



GRAND LAKE BOARD OF TRUSTEES WORKSHOP AND MEETING AGENDA

Monday, February 10, 2025 at 4:30 PM

Town Hall Board Room – 1026 Park Avenue

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

Please join my meeting from your computer, tablet or smartphone.

<https://us06web.zoom.us/j/87372979823>

You can also dial in using your phone.

United States: 719-359-4580

Meeting ID: 873 7297 9823

WORK SESSION 4:30 PM

1. Call to Order
2. Roll Call
3. Conflicts of Interest
4. Items of Discussion
 - A. KFFR Radio
 - B. Purchase of "HKD Super Blizzard" Discussion

EVENING MEETING 6:00 PM

1. Call to Order
2. Pledge of Allegiance
3. Announcements
4. Roll Call
5. Conflicts of Interest
6. Manager's Report
 - A. February 10, 2025
7. Public Comments (Limited to 3 Minutes)
- H. Consent Agenda

- [1.](#) Meeting Minutes- January 27, 2025
- [2.](#) Accounts Payable- February 10, 2025

9. Items of Discussion

- [A.](#) Consideration of Resolution 07-2025, a Resolution Setting Certain Fees for Grand Lake Rotary Club's "Grand Lake Skijoring Volunteer Lunches and Beer Garden" Event on March 8, 2025, and March 9, 2025
- [B.](#) Consideration of a New Special Event Application and Resolution 08-2025, Setting Certain Fees for the Colorado Corvette Club's Special Event, "Grand Lake Corvette Show"
- [C.](#) Consideration of a New Special Event Liquor Permit & Resolution 09-2025, Setting Certain Fees for a Special Event Liquor Permit for the Grand Lake Rotary's, Special Event, "Grand Lake Skijoring"
- [D.](#) Consideration of Resolution 10-2025, Affirming Compliance of a Petition for Annexation of a Parcel of Land Located in Unincorporated Grand County Comprising 6.88 Acres Located at 120 County Road 663, Grand Lake, Colorado, and Setting a Public Hearing on the Annexation
- [E.](#) **QUASI JUDICIAL (PUBLIC HEARING)** – Resolution 11-2025 - Consideration of Zoning Regulation Variances on Lot 12, Block 12 Grand Lake Subdivision, More Commonly Referred to as 825 Lake Avenue, and 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.
- [F.](#) Consideration of Resolution 13-2025, a Resolution Approving a Contract for Treasurer Support Services
- [G.](#) Consideration of Resolution 14-2025, a Resolution Approving a Contract for Oncall Planning Services
- [H.](#) Consideration of Resolution 15-2025, a Resolution Approving a Contract for Local Planning Capacity Support
- [I.](#) Consideration to Approve the Remote Broadcast Invoice From KFFR Radio for the Grand Lake Skijoring Event
- [J.](#) Consideration to Direct the Mayor Pro-Tem to Sign the Letter of Support for Colorado State-Wide Avalanche Protocol (SWAP) Discretionary Grant Application

10. Future Items for Consideration

11. Mayor's Report

12. **EXECUTIVE SESSION PURSUANT TO SECTION 24-6-402(4)(b), C.R.S., TO CONFER WITH THE TOWN ATTORNEY ON SPECIFIC LEGAL QUESTIONS RELATED TO THE TOWN MANAGER'S CONTRACT AND EMPLOYMENT.**

13. Adjourn Meeting

SUPER BLIZZARD

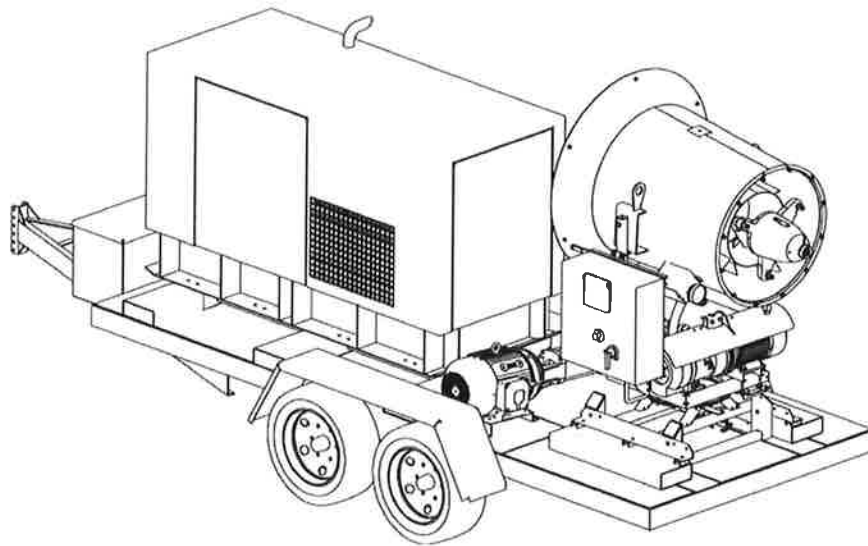
Fans

The newly designed HKD Super Blizzard is a self-contained portable snowmaking system that's capable of making snow anywhere; all that's required is a water source. The production capacity reaches 200 gallons per minute with projection exceeding 225 feet. The Super Blizzard is perfect for Nordic Centers and other venues where a traditional snowmaking system is not available.



The Super Blizzard includes a pump, HKD Turbo fan, and 65 KVA generator - all mounted on a 16' trailer. This machine is ready to tackle bury your toughest snowmaking project.

PRODUCT SPECS



Length	2, 10, 20, 30ft 3.1, 6.1, 9.1 m
Weight	30, 50, 80, 120 lbs 22.6, 36.2 54.4 kgs
Wet Bulb Start-Up	28F -2.2C
Water Flow	12 - 50 gpm 46 - 190 lpm
Minimum Water Pressure	200 psi 13.6 bar
Air Flow	5 - 35 cfm 8.5 - 59 m3/hr
Minimum Air Pressure	85 psi 5.8 bar
Throw	30 - 125 ft / 9.2 - 38.5 m
Water Flow Stages	5 Stages



MANAGER UPDATE

Meeting Date: 2/10/2025

To: Town of Grand Lake Board of Trustees
From: Steve Kudron, Town Manager

Town Bathroom Repairs:

The men’s bathroom that is attached to the rear of the library suffered damage when one of the library’s water pipes burst during the recent cold spree. After conferring with our insurance carrier, it was requested that the library file a claim under their policy. The Town appreciates all the cooperation received by the library to complete the repairs. The bathroom reopened 2/7/25.

Ice Conditions

The Town’s Ice Rinks are open, but the weather has deteriorated the surface. Because the temperatures have not been below freezing, we have had challenges resurfacing them regularly. Remember, natural ice surfaces come with natural surface conditions. Be safe out there.

RFQ responses.

Of the five RFQs issued, four have closed. Staff has been able to use the responses to make recommendations on three of the items this evening with the other two to be completed later this month.

Marquee Progress:

Work continues at the Town Marquee. They are working through the weather. Welding has started and the material pile on Grand Ave has been removed.

Winter Town Maintenance:

As the Temperature fluctuates wildly, problems may occur with services around Town. It is important to remember that the Town services the main lines, but all service lines (electric, water, sewer, etc.) are the responsibility of the property owner. The Town will do what we can to support these property issues as they arise. Equipment can be seen on Town roads almost every day in the wintertime. Please make certain that our workers are afforded your patience and distance when working.

When snow clearing operations occur, berms are a result of that operation. We do not clear every drive or pathway in residential streets as a matter of policy and practice.

February Event Highlights:

- 2/8/2025: Winter Carnival **Downtown Grand Lake & Charlies Sports Bar & Grill**
- 2/15/2025: Flight for Life Poker Run Benefit **Grand Lake to Snowmobile Trail System**
- 2/18/2025: Happening at the House: five generations of history in Grand County, featuring Ashley and Matt Reed-Tolonen.
- 2/22/2025: Ice Addiction Ice Fishing Tournament **Grand Lake**

For all of the great events happening in Grand Lake as well as Rocky Mountain Folk School classes, check out the January newsletter on the Town’s website.

Next Board Meeting: February 24, 2025



GRAND LAKE BOARD OF TRUSTEES WORKSHOP AND MEETING MINUTES

Monday, January 27, 2025, at 6:00 PM

Town Hall Board Room – 1026 Park Avenue

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

A. Call to Order

The regular meeting of the Board of Trustees was called to order by Mayor Pro-Tem Bergquist at 6:00 P.M. in the Town Hall Board Room.

B. Pledge of Allegiance

Mayor Pro-Tem Bergquist led everyone in reciting the Pledge of Allegiance.

C. Announcements

Mayor Pro-Tem Bergquist announced: Please turn off all cell phones during the meeting.

D. Roll Call

Mayor Pro-Tem Bergquist, Trustees Arntson, Causseaux, Miller, Schoenherr, Sobon, Town Manager, Kudron, and Town Clerk, Carrell, were present.

E. Conflicts of Interest

None.

F. Manager's Report

New Code Enforcement Officer/Permit Tech:

The Town has recently hired Brian Kracke as the Code Enforcement Officer & Permit Tech. We received many qualified candidates and are happy to have Brian join the team.

Ice Conditions

The Town’s Ice Rinks are open and being resurfaced regularly. Parks staff surfaced the Lake rink as well as the Town Park rink. Both are lit and skates are available for use at the warming hut in Gene Stover Park.

RFQs Issued

Staff has completed the issuance of five requests for qualifications as discussed in the previous Board of Trustees meeting. The following are the listings and their deadlines:

- Affordable Housing Support Consultant RFQ
Utilization of DOLA grant LPC 24-048 *Grand Lake Affordable Housing Planning Assistance*
Responses due *January 31, 2025*

- Town Planning Services Support RFQ
Ongoing planning services, Pass through development services, planner recruitment
Responses Due January 31, 2025
- Town Treasurer Support Services RFQ
Accounting and Treasurer Support, Reconciliation, Audit & Enterprise Accounting
Responses due February 2, 2025
- Architecture/Engineering/Consulting Services – Space to Create Utilization of DOLA Grand SCIG-IN-116 *Grand Lake Space to Create infrastructure*
Responses Due February 7, 2025
- Project Management/Consulting Services – Space to Create Utilization of DOLA Grand SCIG-IN-116 *Grand Lake Space to Create infrastructure*
Responses Due February 14, 2025

Marquee Progress:

Work continues at the Town Marquee. They are working through the weather.

Winter Town Maintenance:

As the Temperature fluctuates wildly, problems may occur with services around Town. It is important to remember that the Town services the main lines, but all service lines (electric, water, sewer, etc.) are the responsibility of the property owner. The Town will do what we can to support these property issues as they arise.

Equipment can be seen on Town roads almost every day in the wintertime. Please make certain that our workers are afforded your patience and distance when working.

When snow clearing operations occur, berms are a result of that operation. We do not clear every drive or pathway in residential streets as a matter of policy and practice.

February Event Highlights:

- 1/30/2025: Grand County Library District Senior Lunch & Learn **Community House**
- 2/1/2025: 8th Annual Pond Hockey Tournament **the Ice on Grand Lake**
- 2/8/2025: Winter Carnival **Downtown Grand Lake & Charlies Sports Bar & Grill**
- 2/15/2025: Flight for Life Poker Run Benefit **Grand Lake to Snowmobile Trail System**
- 2/22/2025: Ice Addiction Ice Fishing Tournament **Grand Lake**

For all of the great events happening in Grand Lake as well as Rocky Mountain Folk School classes, check out the January newsletter on the Town’s website.

Next Board Meeting: February 10, 2025

G. Public Comments (Limited to 3 Minutes)

None.

H. Consent Agenda

1. Meeting Minutes- January 13, 2025

2. Accounts Payable- January 27, 2025

Trustee Sobon made a motion to approve the consent agenda for January 27, 2025. Trustee Causseaux seconded the motion. Town Clerk, Carrell, called the vote:

Mayor Kudron	Abstain
Mayor Pro-Tem Bergquist	Aye
Trustee Arntson	Aye
Trustee Causseaux	Aye
Trustee Miller	Aye
Trustee Schoenherr	Aye
Trustee Sobon	Aye

I. Financial Review

1. November Sales Tax Reports & December Financials

Presented by Town Manager, Kudron.

J. Items of Discussion

1. Consideration of 2025 Hilly Lawn Contract for Landscape Services

Presented by Town Manager, Kudron.

Trustee Arntson made a motion to approve the 2025 Hilly Lawn contract for landscape services. Trustee Schoenherr seconded the motion. Town Clerk, Carrell, called the vote:

Mayor Kudron	Abstain
Mayor Pro-Tem Bergquist	Aye
Trustee Arntson	Aye
Trustee Causseaux	Aye
Trustee Miller	Aye
Trustee Schoenherr	Aye
Trustee Sobon	Aye

1. Consideration of Marketing & Visitor Center Contracts with the Grand Lake Chamber of Commerce

Presented by Town Manager, Kudron.

Trustee Schoenherr made a motion to approve the marketing and visitor center contracts with the Grand Lake Chamber of Commerce. Trustee Arntson seconded the motion. Town Clerk, Carrell, called the vote:

Mayor Kudron	Abstain
Mayor Pro-Tem Bergquist	Aye
Trustee Arntson	Aye
Trustee Causseaux	Aye
Trustee Miller	Aye
Trustee Schoenherr	Aye
Trustee Sobon	Nay

2. Consideration of New Special Event Liquor Permit & Resolution 03-2025, Setting Certain Fees for a Special Event Liquor Permit for the Grand Arts Council’s, Special Event, “An Evening of Music”

Presented by Town Clerk, Carrell.

Jim Cervenka was present on behalf of the Grand Arts Council.

Trustee Schoenherr made a motion to approve a new special event liquor permit and Resolution 03-2025, setting certain fees for a special event liquor permit for the Grand Arts Council’s, Special Event, “An Evening of Music”. Trustee Sobon seconded the motion. Town Clerk, Carrell, called the vote:

Mayor Kudron	Abstain
Mayor Pro-Tem Bergquist	Aye
Trustee Arntson	Aye
Trustee Causseaux	Aye
Trustee Miller	Aye
Trustee Schoenherr	Aye
Trustee Sobon	Aye

3. Consideration of New Special Event Liquor Permit & Resolution 04-2025, Setting Certain Fees for a Special Event Liquor Permit for the Grand Arts Council’s, Special Event, “Moors & McCumber Concert”

Presented by Town Clerk, Carrell.

Jim Cervenka was present on behalf of the Grand Arts Council.

Trustee Miller made a motion to approve a new special event liquor permit and Resolution 04-2025, setting certain fees for a special event liquor permit for the Grand Arts Council’s, Special Event, “Moors & McCumber Concert”. Trustee Arntson seconded the motion. Town Clerk, Carrell, called the vote:

Mayor Kudron	Abstain
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Mayor Pro-Tem Bergquist	Aye
Trustee Arntson	Aye
Trustee Causseaux	Aye
Trustee Miller	Aye
Trustee Schoenherr	Aye
Trustee Sobon	Aye

- 4. Consideration to Approve a New Special Event Permit Application & Resolution 05-2025, a Resolution Setting Certain Fees for the Town of Grand Lake's Special Event, "Winter Carnival"**
Presented by Town Event Manager, Weekes.

Trustee Schoenherr made a motion to approve a new special event permit application and Resolution 05-2025, setting certain fees for the Town of Grand Lake's Special Event, "Winter Carnival". Trustee Arntson seconded the motion. Town Clerk, Carrell, called the vote:

Mayor Kudron	Abstain
Mayor Pro-Tem Bergquist	Aye
Trustee Arntson	Aye
Trustee Causseaux	Aye
Trustee Miller	Aye
Trustee Schoenherr	Aye
Trustee Sobon	Aye

- 5. Consideration to Approve a New Special Event Permit Application & Resolution 06-2025, a Resolution Setting Certain Fees for the Colorado Skijoring's Special Event, "Grand Lake Skijoring"**

Presented by Town Event Manager, Weekes.

Delphine Eytel was present via Zoom on behalf of Grand Lake Skijoring.

Suzi Maki, 1590 West Portal Road- expressed concerns regarding parking, safety, insurance, and road closures affecting businesses during the event.

Trustee Sobon made a motion to approve a new special event permit application and Resolution 06-2025, setting certain fees for the Colorado Skijoring's special event, "Grand Lake Skijoring". Trustee Causseaux seconded the motion. Town Clerk, Carrell, called the vote:

Mayor Kudron	Abstain
Mayor Pro-Tem Bergquist	Aye
Trustee Arntson	Aye
Trustee Causseaux	Aye
Trustee Miller	Aye
Trustee Schoenherr	Aye
Trustee Sobon	Aye

6. Consideration to Replace Firewall

Presented by Town Manager, Kudron.

Trustee Arntson made a motion to direct the Town Manager to sign the contract with Executech for a new firewall and Sophos support. Trustee Sobon seconded the motion. Town Clerk, Carrell, called the vote:

Mayor Kudron	Abstain
Mayor Pro-Tem Bergquist	Aye
Trustee Arntson	Aye
Trustee Causseaux	Aye
Trustee Miller	Aye
Trustee Schoenherr	Aye
Trustee Sobon	Aye

K. Future Items for Consideration

- Planning Commission to look at code revisions
- Spring Retreat

L. Mayor's Report

Mayor Pro-Tem, Bergquist, encouraged everyone to stay healthy, as sickness continues to go around our town/county.

Lots of events are coming up and the Grand Lake calendar is full on the weekends, making us all excited. With new events like Skijoring coming to town, this is trial by fire, and we are going to learn the do's and don'ts to continue building this event. We have seen the Pond Hokey Tournament take off and we will continue to do the same in making events successful. Mayor Pro-Tem, Bergquist, expressed her gratitude to the town staff for making these events come together. Events are brought to town in hopes the businesses will open to sustain a year-round economy.

If anyone is interested in volunteering, please contact Town Hall.

M. EXECUTIVE SESSION PURSUANT TO SECTION 24-6-402(4)(b), C.R.S., FOR THE PURPOSE OF CONFERRING WITH THE TOWN ATTORNEY TO RECEIVE LEGAL ADVICE REGARDING SPECIFIC QUESTIONS RELATED TO THE SALE, PURCHASE AND USE OF THE ALCORN TRUST PROPERTY

Trustee Arntson made a motion to enter into executive session pursuant to section 24-6-402(4)(b), C.R.S., for the purpose of conferring with the Town Attorney to receive legal advice regarding specific questions related to the sale, purchase and use of the Alcorn Trust Property. Trustee Sobon seconded the motion. Town Clerk, Carrell, called the vote:

Mayor Kudron	Abstain
Mayor Pro-Tem Bergquist	Aye
Trustee Arntson	Aye
Trustee Causseaux	Aye

Trustee Miller	Aye
Trustee Schoenherr	Aye
Trustee Sobon	Aye

N. Adjourn Meeting

Trustee Causseaux made a motion to adjourn the meeting. Trustee Sobon seconded the motion. Town Clerk, Carrell, called the vote:

Mayor Kudron	Abstain
Mayor Pro-Tem Bergquist	Aye
Trustee Arntson	Aye
Trustee Causseaux	Aye
Trustee Miller	Aye
Trustee Schoenherr	Aye
Trustee Sobon	Aye

This meeting of the Board of Trustees was adjourned at 8:26 PM.

(Attest)

Alayna Carrell, Town Clerk

Christina Bergquist, Mayor Pro-Tem



Request for Board Action

Meeting Date: 2/10/2025

Department: Bookkeeper	Presenter: Jackson
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ITEM:

Consideration to approve Accounts Payable

BACKGROUND:

At every Board meeting, the Town Board of Trustees approves the accounts payable.

FISCAL NOT

All documents were emailed to Trustees for review on Wednesday, February 5, 2025.

STAFF RECOMMENDATION

Approve

SUGGESTED MOTIONS

I make a motion to approve/(deny) the accounts payable for February 10, 2025.



Meeting Date: 2/10/2025

To: Mayor Kudron & Town Trustees

From: Sarah Weekes, Event Manager

ITEM:

CONSIDERATION OF RESOLUTION 07-2025, A RESOLUTION SETTING CERTAIN FEES FOR GRAND LAKE ROTARY CLUB’S “GRAND LAKE SKIJORING VOLUNTEER LUNCHEES AND BEER GARDEN” EVENT ON MARCH 8TH, 2025, AND MARCH 9TH, 2025

BACKGROUND:

Rotary is a global network of 1.2 million neighbors, friends, leaders, and problem-solvers who see a world where people unite and take action to create lasting change – across the globe, in our communities, and in ourselves.

The Grand Lake Rotary Club has offered to volunteer for the “Grand Lake Skijoring” event providing lunches to the event volunteers on both March 8th 2025, and March 9th, 2025. They will also be facilitating the Beer Garden for the event on both March 8th, 2025, and March 9th, 2025.

They request the Board waive the rental fee for the use of the Community House in the amount of \$600, the rental fee for the use of the Town Hall Kitchen in the amount of \$200, the rental fee for the use of the Heckert Pavilion for in the amount of \$280, the rental fee for the use of the Town Park Gazebo for the scheduled time in the amount of \$140 and the use of electricity in the amount of \$25 as they are a non-profit organization.

When reviewing the application, the Board of Trustees is to consider the following:

Municipal Code 11-6-3(C): Special Event Permit Application Review and Approval.

1. Review Considerations. The following factors shall be considered prior to approval of a SEP:

- (a) The predominant use of the primary facility being used; and*
- (b) The proposed event and the event hours; and*
- (c) Neighborhood compatibility; and*
- (d) Effect of the proposed event on the community; and*
- (e) The Town's anticipated cost in staff time and equipment use; and*
- (f) The benefit to non-profit from the event; and*



- (g)The benefit to local businesses from the event; and*
- (h)Duplication of services or sale items; and*
- (i)Nature of the past event issues or similar past event issues.*

FISCAL NOTE

In 2025, the Board of Trustees has not waived any fees for the Grand Lake Rotary Club.

SUGGESTED MOTIONS

I make a motion to approve/(deny) **RESOLUTION 07-2025, A RESOLUTION SETTING CERTAIN FEES FOR GRAND LAKE ROTARY CLUB’S “GRAND LAKE SKIJORING VOLUNTEER LUNCHEAS AND BEER GARDEN” EVENT ON MARCH 8TH, 2025, AND MARCH 9TH, 2025**

**TOWN OF GRAND LAKE
BOARD OF TRUSTEES
RESOLUTION NO. 07-2025**

**A RESOLUTION SETTING CERTAIN FEES FOR GRAND LAKE ROTARY CLUB’S
“GRAND LAKE SKIJORING VOLUNTEER LUNCHEES AND BEER GARDEN” EVENT ON
MARCH 8TH, 2025, AND MARCH 9TH, 2025**

WHEREAS, the Grand Lake Rotary Club has scheduled the use of the Community House, Town Hall Kitchen, Heckert Pavilion and Town Park Gazebo March 8th, 2025, and March 9th, 2025, to hold their Grand Lake Skijoring Volunteer Lunches and Beer Garden; and,

WHEREAS, the rental fee for the use of the Community House for the scheduled time is set at \$600, the rental fee for the use of the Town Hall Kitchen for the scheduled time is set at \$200, the rental fee for the use of the Heckert Pavilion for the scheduled time is set at \$280, the rental fee for the use of the Town Park Gazebo for the scheduled time is set at \$140 and the use of electricity for the scheduled time is set at \$25 for non-profit organizations; and,

WHEREAS, the Board of Trustees has the authority pursuant to Colorado State Statute § 31-15- 901 (1) (c) and Section 2-3-2 of the Municipal Code to adopt a resolution waiving Town fees; and,

WHEREAS, upon consideration of staff comments and discussion amongst the Board members themselves, the Board concluded that waiving rental fees is in the best interests of the Town and its citizens;

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF GRAND LAKE, COLORADO:

THAT, the Board hereby waives rental fees for the use of the Community House, Town Hall Kitchen, Heckert Pavilion and Town Park Gazebo for the Grand Lake Rotary Club’s Grand Lake Skijoring’s Volunteer Lunches and Beer Garden, to be held from March 8th, 2025, and March 9th, 2025.

DULY MOVED, SECONDED, AND ADOPTED BY THE BOARD OF TRUSTEES OF THE TOWN OF GRAND LAKE THIS 10th DAY OF FEBRUARY 2025.

Votes Approving:
Votes Opposing:
Votes Abstaining:
Absent:

(SEAL)

ATTEST:

Alayna Carrell, Town Clerk

Christina Bergquist, Mayor Pro-Tem



Town Of Grand Lake Outdoor Structure and Facility Application and Use Agreement

According to the use policies for the Town of Grand public facilities and structures (outlined by section 11-6-2 in the Municipal Code), any group or governmental entity (User) desiring to use any public facility or structure shall comply with the terms of the of the Municipal Code and any Resolution enacted.

Please Note: There are blackout dates for facilities and structures throughout the year. Please contact the Town Hall for more information regarding those dates.

Please complete the below Application and Use Agreement and return to the Grand Lake Town Hall with payment. For questions, please contact the Town Hall. Phone: 970-627-3435 Email: town@toglco.com

Contact Information

Group or User: Rotary Club of Grand Lake Contact Person: Judy Eberly

Contact Mailing Address: _____

Town: _____ State: _____ ZIP Code: _____

Contact Phone: _____ Contact Email: _____

Special Event (If Applicable): Skijoring Day Beer Garden

Facility Information

Please select the requested structure and/or facility, including any applicable amenity:

	Deposit	Fees	Non-Profit Fees	
<input checked="" type="checkbox"/> Heckert Pavilion	None	\$30/hr <i>7 hrs = \$210</i>	\$20/hr <i>7 hrs = \$140</i>	<input checked="" type="checkbox"/> Electrical Use (+\$25)
<input checked="" type="checkbox"/> Town Square Gazebo	None	\$20/hr	\$10/hr <i>7 hrs = \$70</i>	<input type="checkbox"/> Electrical Use (+\$25)
<input type="checkbox"/> Upper Lakefront Park Picnic Shelter	None	\$30/hr	\$20/hr	<input type="checkbox"/> Electrical Use (+\$25)
<input type="checkbox"/> Lower Lakefront Park Picnic Shelter	None	\$30/hr	\$20/hr	<input type="checkbox"/> Electrical Use (+\$25)

Event Information

- Is this user group a Government, Non-Profit, or special District? YES NO
- Is this a private or public event? Private Public
- If the event is public, please fill out the special event application as well.*
- Is this a reoccurring event? YES *hopefully* NO
- Is this a pecuniary use? (Will you be selling something?) YES NO

Event Name: Grand Lake Skijoring

Event Use: Beer Garden

Explain clean-up & waste removal: All trash will be placed in provided recepticals.

Event Information Continued

Section 9, Item A.

Please list the date(s), start & end time(s):

Date	Start Time	End Time
3/8/25	10:00AM	5:00PM
3/8/25	10:00AM	5:00PM

Date	Start Time	End Time

Please identify businesses that may be providing services during the use of the facility or structure. Include all caterers, music services, rental companies, delivery services, etc. Provide all the information requested.

Business Type	Business Name	Phone	Address

NOTE:

- No alcohol is allowed in Town Parks. The Community House is the only facility that allows alcohol to be provided in the Community House during a private event. If alcohol is to be sold, please contact the Town Clerk regarding liquor licensing.
- Clean up must be completed during the time rented. If the facility or structure is not left cleaned, the town will charge \$50.00 per hour per staff member.
- The approval of this application only grants the use of the requested structure(s), not use of the public parks or areas around the structure(s).
- Any event open to the public will need a special event permit.

ACKNOWLEDGEMENT: By my signature, I and my organization (User) hereby acknowledge to have received a copy of the Town of Grand Lake Resolution of policies for the Town of Grand Lake Public Facilities and Structures and that the policies have been read, understood and are agreed to comply with the terms thereof.

Signature  _____ Date 1-21-25

ACKNOWLEDGEMENT: By my signature, I and my organization (User) hereby acknowledge to have received a copy of the Town of Grand Lake Resolution of policies for the Town of Grand Lake Public Facilities and Structures and that the policies have been read, understood and are agreed to comply with the terms thereof.

Signature  _____ Date 1-21-25





Received 1/21/25 -aw

Section 9, Item A.

Town Of Grand Lake Community House Facility Application and Use Agreement

According to the use policies for the Town of Grand public facilities and structures (outlined by section 11-6-2 in the Municipal Code), any group or governmental entity (User) desiring to use any public facility or structure shall comply with the terms of the of the Municipal Code and any Resolution enacted.

Please Note: There are blackout dates for facilities and structures throughout the year. Please contact the Town Hall for more information regarding those dates.

Please complete the below Application and Use Agreement and return to the Grand Lake Town Hall with payment. For questions, please contact the Town Hall. Phone: 970-627-3435 Email: town@toglco.com

Contact Information

Group or User: Grand Lake Rotary Contact Person: Judy Eberly

Contact Mailing Address: _____

Town: _____ State: _____ ZIP Code: _____

Contact Phone: _____ Contact Email: _____

Special Event (If Applicable): Grand Lake Skijoring Volunteers Lunches

Facility Information

Deposit needed \$500

Rental Cost: Private or Pecuniary: \$600 ~~*~~Gov./Non-Profits/Special Dist.: \$300
Deposit: ~~*~~Damage and Cleaning Deposit: \$500 *A valid credit card must remain on file for any incidentals*

Please waive

Optional Amenities Deposits/Fees

Key Use \$50 Deposit

Use of AV Equipment \$200 Fee

Use of Kitchen \$100 Fee If not clean, will pay!

Event Information

Is this user group a Government, Non-Profit, or special District? YES NO

Is this a private or public event? Private Public

If the event is public, please fill out the special event application as well

Is this a reoccurring event? YES NO Maybe

Is this a pecuniary use? (Will you be selling something?) YES NO

Event Name: Grand Lake Skijoring Volunteers lunch

Event Use: _____

Explain clean-up & waste removal: Rotary volunteers will clean

Event Information Continued

Section 9, Item A.

Please list the date(s), start & end time(s):

Date	Start Time	End Time
3/8/25	10:30AM	2:30PM
3/9/25	10:30AM	2:30:PM

Date	Start Time	End Time

Please Identify businesses that may be providing services during the use of the facility or structure. Include all caterers, music services, rental companies, delivery services, etc. Provide all the information requested.

Business Type	Business Name	Phone	Address

NOTE:

- No alcohol is allowed in Town Parks. The Community House is the only facility that allows alcohol to be provided in the Community House during a private event. If alcohol is to be sold, please contact the Town Clerk regarding liquor licensing.
- Clean up must be completed during the time rented. If the facility or structure is not left cleaned, the town will charge \$50.00 per hour per staff member.
- AV Equipment may only be used with approval from the Town and
- Any event open to the public will need a special event permit.

ACKNOWLEDGEMENT: By my signature, I and my organization (User) hereby acknowledge to have received a copy of the Town of Grand Lake Resolution of policies for the Town of Grand Lake Public Facilities and Structures and that the policies have been read, understood and are agreed to comply with the terms thereof.

Signature

[Handwritten Signature]

Date

1-21-25

ACKNOWLEDGEMENT: By my signature, I and my organization (User) hereby acknowledge to have received a copy of the Town of Grand Lake Resolution of policies for the Town of Grand Lake Public Facilities and Structures and that the policies have been read, understood and are agreed to comply with the terms thereof.

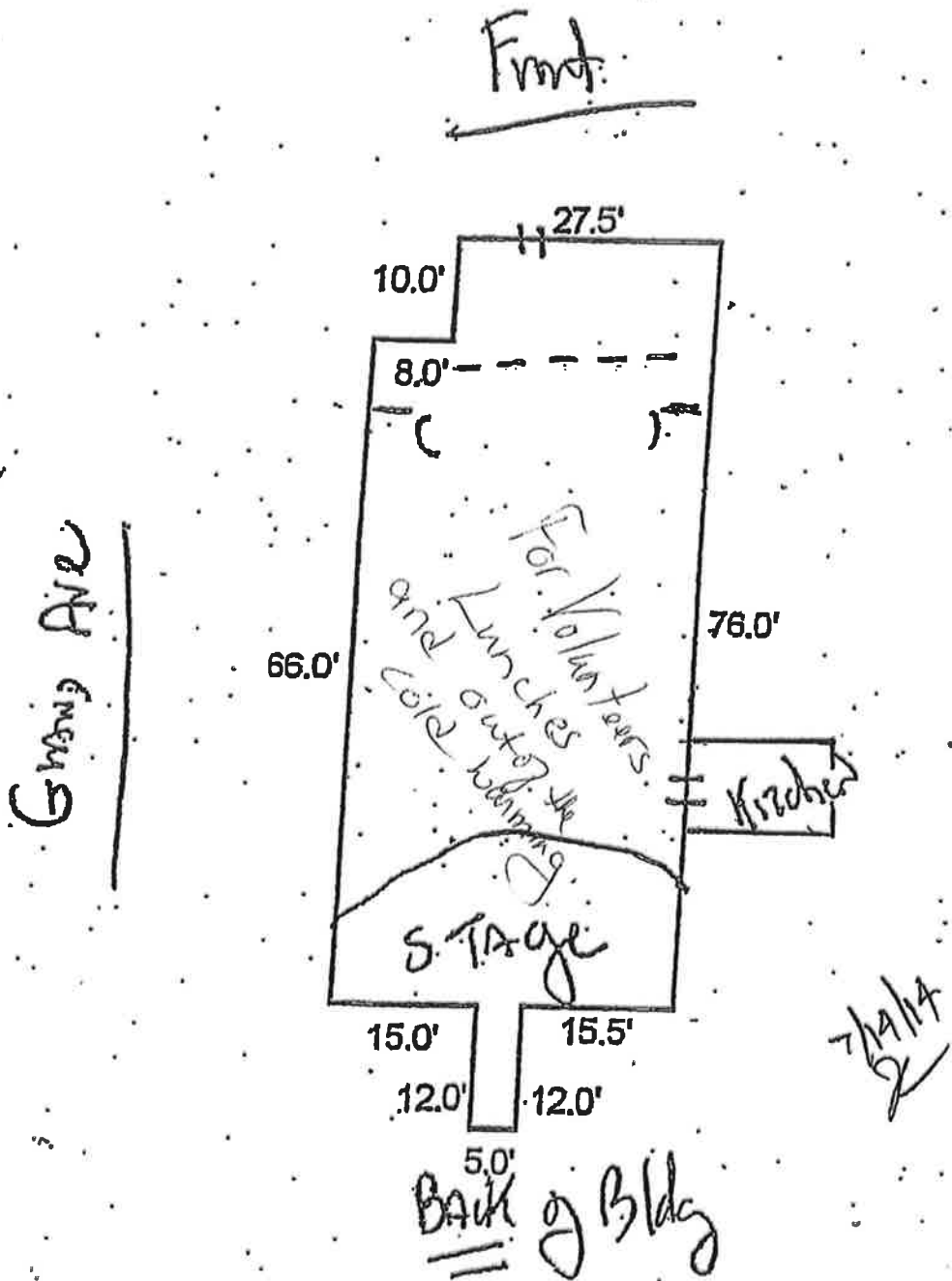
Signature

[Handwritten Signature]

Date

1-21-25

Grand Lake Community House





Meeting Date: 2/10/2025

To: Mayor Kudron & Town Trustees

From: Sarah Weekes, Event Manager

ITEM:

CONSIDERATION OF RESOLUTION 08-2025, A RESOLUTION SETTING CERTAIN FEES FOR COLORADO CORVETTE CLUB'S SPECIAL EVENT, "GRAND LAKE CORVETTE SHOW" ON AUGUST 23RD, 2025

BACKGROUND:

The Colorado Corvette Club was founded in 2005 with the goal of bringing people who love Corvette's and people who enjoy doing charity work together. They are a club of around 30 members. While they give to various charities throughout the year, their big fundraiser every year is their annual Corvette Show. This show has been held previously in Grand Lake 12-13 times with the number of Corvettes being as high as 136 in a single show. Throughout the Corvette Community, the location in Grand Lake is very popular. The Colorado Corvette Club constantly receive inquiries from other clubs and Corvette owners asking if "Grand Lake is happening this year". The Colorado Corvette Club as well as Town staff are excited to get this show back on track with the hopes of once again making it an annual event. Because they prefer to support charities where their contributions will be impactful, this year the Club has chosen to support Grand County Pet Pals who are excited to be a part of this event.

They request the Board waive the new special event permit fee of \$250 and the rental fee for the use of the Heckert Pavilion in the amount of \$130 as they are a non-profit organization.

When reviewing the application, the Board of Trustees is to consider the following:

Municipal Code 11-6-3(C): Special Event Permit Application Review and Approval.

1. Review Considerations. The following factors shall be considered prior to approval of a SEP:

- (a) The predominant use of the primary facility being used; and*
- (b) The proposed event and the event hours; and*
- (c) Neighborhood compatibility; and*
- (d) Effect of the proposed event on the community; and*
- (e) The Town's anticipated cost in staff time and equipment use; and*
- (f) The benefit to non-profit from the event; and*
- (g) The benefit to local businesses from the event; and*



- (h) Duplication of services or sale items; and*
- (i) Nature of the past event issues or similar past event issues.*

FISCAL NOTE

In 2025, the Board of Trustees has not waived any fees for the Colorado Corvette Club.

SUGGESTED MOTIONS

I make a motion to approve/(deny) **RESOLUTION 08-2025, A RESOLUTION SETTING CERTAIN FEES FOR COLORADO CORVETTE CLUB'S SPECIAL EVENT, "GRAND LAKE CORVETTE SHOW" ON AUGUST 23RD, 2025**

**TOWN OF GRAND LAKE
BOARD OF TRUSTEES
RESOLUTION NO. 08-2025**

**A RESOLUTION SETTING CERTAIN FEES FOR THE COLORADO CORVETTE CLUB'S
SPECIAL EVENT, "GRAND LAKE CORVETTE SHOW" ON AUGUST 23RD, 2025**

WHEREAS, the Colorado Corvette Club has scheduled a new special event, "Grand Lake Covette Show", August 23rd, 2025; and,

WHEREAS, the new special event permit fee is set at \$250 and the rental fee for the use of the Heckert Pavilion for the scheduled time is set at \$130 for non-profit organizations; and,

WHEREAS, the Board of Trustees has the authority pursuant to Colorado State Statute § 31-15-901 (1) (c) and Section 2-3-2 of the Municipal Code to adopt a resolution waiving the Town fee; and,

WHEREAS, upon consideration of staff comments and discussion amongst the Board members themselves, the Board concluded that waiving the new special event permit fee and the facility rental fee is in the best interests of the Town and its citizens;

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF GRAND LAKE, COLORADO:

THAT, the Board hereby waives the new special event fee of \$250 and the rental fee for the Heckert Pavilion of \$130 for the Colorado Corvette Club's, "Grand Lake Corvette Show" to be held August 23rd, 2025.

**DULY MOVED, SECONDED, AND ADOPTED BY THE BOARD OF TRUSTEES OF
THE TOWN OF GRAND LAKE THIS 10th DAY OF FEBRUARY 2025.**

Votes Approving:
Votes Opposing:
Votes Abstaining:
Absent:

(SEAL)

ATTEST:

Alayna Carrell, Town Clerk

Christina Bergquist, Mayor Pro-Tem



Town Of Grand Lake Special Event Permit (SEP) Application

For a one-day Special Event, this application must be submitted at least 30 days prior. If the special event is for more than one day or involves liquor, this application must be submitted at least 90 days prior. This application must be submitted in full, with all required supporting documentation, to be considered for approval.

A permit will not be issued if the applicant is delinquent on any accounts of the Town or any of its enterprise funds.

Contact Information

Contact Person Name: Mike Krieger Phone Number: _____
Address: _____ City: _____
State: _____ Zip: _____ Email: _____

Organization or Entity Information

Organization: Colorado Corvette Club Phone Number: _____
Address: _____ City: _____
State: _____ Zip: _____ Email: _____

Event Information

Event Name: Grand Lake Corvette Show Dates of Event: August 23, 2025
Is this the first occurrence of the event? Yes No
During Event Contact: Mike Krieger Phone Number: _____
Post Event Clean-up Contact: _____ Phone Number: _____

Event Details

Document Check List

The following items must be submitted with the application. If no applicable, please note NA.

Documents	Included in Application	Received By Town
Site Plan – Including the following:		
Dimensions and Locations of Specific Activities	✓	✓
Delineation for Liquor Service & Consumption	n/a	n/a
Ingress and Egress Points	✓	✓
Off-Street Parking and Track Circulation	✓	✓
Location of Any Signage	n/a	n/a
Trash Can/Dumpster Location	n/a	n/a
Restrooms/Porta-Potties Location	n/a	n/a
Copies of Colorado and Grand Lake Sales Tax Licenses	n/a	n/a
Copy of Government or Non-Profit Status	✓	✓
Copy of Grand Lake Business License and/or Peddler's Applications	n/a	n/a
Copy of Liquor License Application or License	n/a	n/a
Endorsed Liability Insurance - Town of Grand Lake Listed as Additional Insured		
Fees Paid (New event fee \$250.00 and/or \$250.00 refundable damage deposit)	✓	
Any Additional Information or Documents Which Pertain to the Event or this Application	✓	✓

requesting \$250 fee to be waived in 2/10/25 BOT meeting

Event Details Continued

Please answer the following questions in detail. If more space is needed to adequately respond to the questions, please attach them to this application; note in the space given where to find the response in the additional documentation.

What is the precise nature of the event: _____

Corvette Car Show with all registration fees to be donated to local Grand County Charity - Grand County Pet Pals. We are going to request that they assist us with the raffle to raise additional funds for the charity.

Detail the itinerary (dates & times) for event and clean-up:

August 23, 2025. Parking begins at 7:30 am. Car show 9:00am-1:00pm. Awards ceremony from 1:00pm-2:00pm. Cleanup immediate following.

List all Town facilities or parks to be used for the event: _____

Town Square Park including the parking lots, the Pavilion in the Park, Garfield and Pitkin streets between Park and Grand Avenues and the parking spaces on Grand Ave adjacent to the Park.

Please fill out the Facility Rental Application for each facility to be utilized

State the compatibility with the surrounding properties and how the event will impact the neighboring businesses. Comments from surrounding businesses may be requested. _____

We only expect a positive impact to the surrounding business. Car show participants tend to rent a significant number of rooms in Grand Lake, dine at local restaurants, and shop at local merchants. There may be minor impact from the closure of the two streets, but because Grand Ave will remain open, this impact should only be minor.

List exact dates, times, and locations of requested street closures or blocking of parking spaces:

7:30 am-2:00 pm Closure of both Garfield and Pitkin between Grand and Park Avenue

What is the anticipated impact to on-street parking:

On street parking would be impacted on Garfield and Pitkin between Grand and Park Avenue. This would be used for overflow Car Show Parking. Also the parking spaces on Grand Avenue adjacent to the park would be utilized for show parking.

Detail planned signage for the event including dimensions of signs, locations, dates placed & removed:

At this point, we don't expect to have any signage. We plan to provide directions to participants ahead of the event. We will work with the town to add any signs the town will require.

Detail trash and waste plan, including placement & removal or containers and post event clean up:

We don't expect to generate anything more than incidental trash as we are not selling anything at our event. We will provide our own trash cans in the pavilion and will remove our own trash.

List any special requests or services to be provided by the town such as electricity sprinkler shut-off, sound system use, marquee announcement, use of Town Park kiosk:

Giving that we are asking to park cars on the grass in the park, we would ask that the sprinklers be turned off on the day of the event. We would also work with the town to determine if they should be turned off a day or two before the event to limit any possible damage to the lawn.

By signing below the applicant acknowledges they have received, reviewed, and understands the requirements set forth in Municipal Code Chapter 11: Municipal Property Regulations, including the notes bellow*. The applicant further acknowledges the information contained on the application is true and correct and that submission of false information shall be cause for the SEP to be immediately revoked without notice or hearing. During the event, the SEP shall be available and presented upon demand at the location of the Special Event.

- * Clean-up must be completed within 24 hours of the end of the event. If this is not accomplished the Town Staff will finish the clean-up resulting in a \$50.00 per hour per staff member charge to the even organization and no refunding of the damage deposit.
- * No stakes may be used in any town park
- * No alcohol is allowed unless a Special Event Liquor Permit has been issued

Signature

Date

For questions contact the town: Phone: 970-627-3435 Email: town@toglco.com



Date Received 2/3/25
 Fee Total Paid requesting fee waiver
 Deposit Total Paid: 0
 Facility Requested: Heckert Pavilion

TOWN OF GRAND LAKE STRUCTURE AND FACILITY APPLICATION AND USE AGREEMENT

According to the use policies for Town of Grand Lake public facilities and structures (outlined by Resolution), any group or governmental entity (User) desiring to use public facilities and structure shall comply with the terms of the Resolution. The following information is required for this Application and Use Agreement.

User Group Name: COLORADO CORUETTE CLUB
 User Group Contact Person: MIKE KRIEGER
 Contact Mailing Address: _____
 Contact Daytime Telephone Number: _____
 Contact Email Address: _____

Is this user group a Government, Non-Profit, or Special District? Yes No
 Is this a reoccurring event? Yes No
 Is this a pecuniary use? (Will you be selling something?) Yes No

Please indicate event name, or use:
GRAND LAKE CORUETTE SHOW

Please identify your waste removal plan.
WE WILL BRING TRASH CANS BUT ONLY EXPECT INCIDENTAL TRASH

Please check which structure(s) and/or facility (and applicable subsequent amenity) you would like to use as well as note the date(s) and time period(s):

- Community House (\$550 Deposit) + Fee
 Non profit (\$150/\$300) all others (\$300/\$600)
- Heckert Pavilion (\$20 non profit per hr) private \$30 per hr. \$20 @ 6.5 hrs = \$130
 Electricity Use Requested (+\$25)
- Town Square Gazebo (\$10 per hr non-profit) private \$20 per hr.
 Electricity Use Requested(+ \$25)
- Lakelront Park (Upper) Picnic Shelter (\$20 non-profit per hr) private \$30 per hr
 Electricity Use Requested(+ \$25)
- Lakelront Park (Lower) Picnic Shelter (\$20 non-profit per hr) private \$30 per hr
 Electricity Use Requested(+ \$25)
- Pitkin Annex (\$550 Deposit) + Fee (\$30 non-profit 1/2 day, \$50 full day) private \$50 1/2 day, \$100 full day

DATE REQUESTED-START & END TIME
7:30 AM - 2:00 PM 8/23/25

Please identify all businesses (including addresses and phone numbers) that may be providing services for this use. This list should include caterers, music services, rental companies, etc. Businesses providing delivery services should also be included:

COLORADO CORVETTE CLUB

GRAND LAKE CHARITY STILL TO BE DETERMINED (GIL PET PALS)

NOTE: No alcohol is allowed in Town Parks. If a private event, alcohol may be provided in the Community House only. If alcohol is to be sold, please contact the Town Clerk regarding liquor licensing.

KNOWLEDGEMENT: By my signature, I and my organization (User) hereby acknowledge to have received a copy of the Town of Grand Lake Resolution of policies for the Town of Grand Lake Public Utilities and Structures and that the policies have been read, understood and are agreed to comply with the terms thereof.

~~_____~~
User Group Point of Contact Signature

RELEASE OF LIABILITY, INDEMNIFICATION AND HOLD HARMLESS CLAUSE: By my signature, I agree and understand that the Town of Grand Lake is not responsible for the actions, activities or property of Users using the Town of Grand Lake's structures and/or facilities and hereby, for myself and the User Group I represent, I release and absolve the Town of Grand Lake from any liability associated with those actions, activities and/or property described herein this Agreement. I further indemnify and hold harmless the Town of Grand Lake from any and all claims arising out of our use of the premises; including costs associated with cleaning and waste removal as well as all costs and attorney's fees incurred in collecting for damages to said structure and/or facility or defending against claims of Users or User's invitees.

~~_____~~
User Group Point of Contact Signature

Town of Grand Lake
P.O. Box 99
Grand Lake, CO 80447
Ph. (970) 627-3435
FAX (970) 627-9290
town@togleo.com

Grand Lake Corvette Show August 23, 2025

Site Plan

Show Overview

Corvette Show Presented by Colorado Corvette Club

Colorado Corvette Club is a small club that is focused on Corvettes and Charity Work

Returning after 3-year hiatus

All Proceeds to benefit a local Grand County Charity – Grand County Pet Pals

Previous Corvette shows in Grand Lake have ranged from 75-136 participant cars

Economic benefits to Grand Lake include:

- Hotel/Cabin/Airbnb Rentals




- Restaurant and local shop patronage

- Fun event for all attendees

Traffic Flow and Street Closures



Legend:

- Show Location 
- Street Closures 
- Detour 

Pitkin and Garfield Streets closed between Grand Ave and Park Ave. Detour streets would be Hancock St and Ellsworth St. Streets closed between 7:30am and 2:00pm

Show Participant Parking and Entrance/Exit



Legend:	
Show Location	
Show Parking	
Show entry/Exit	
Initial Entry	
Overflow Entry	

Primary parking will be on the grass in Town Square Park and on Grand Ave adjacent to the park. The entrance to the park will use the ramp on Pitkin St. Once the grass is full, show parking will move to Pitkin St (Overflow #1). If Pitkin fills up, we will move the entrance to Garfield St and park participants on Garfield St. Should additional parking be needed, the Library and Town hall Parking lots will be used with the entry off of Park Avenue. All entrance points will be the same for exit after the show.

Park Entrance Pictures



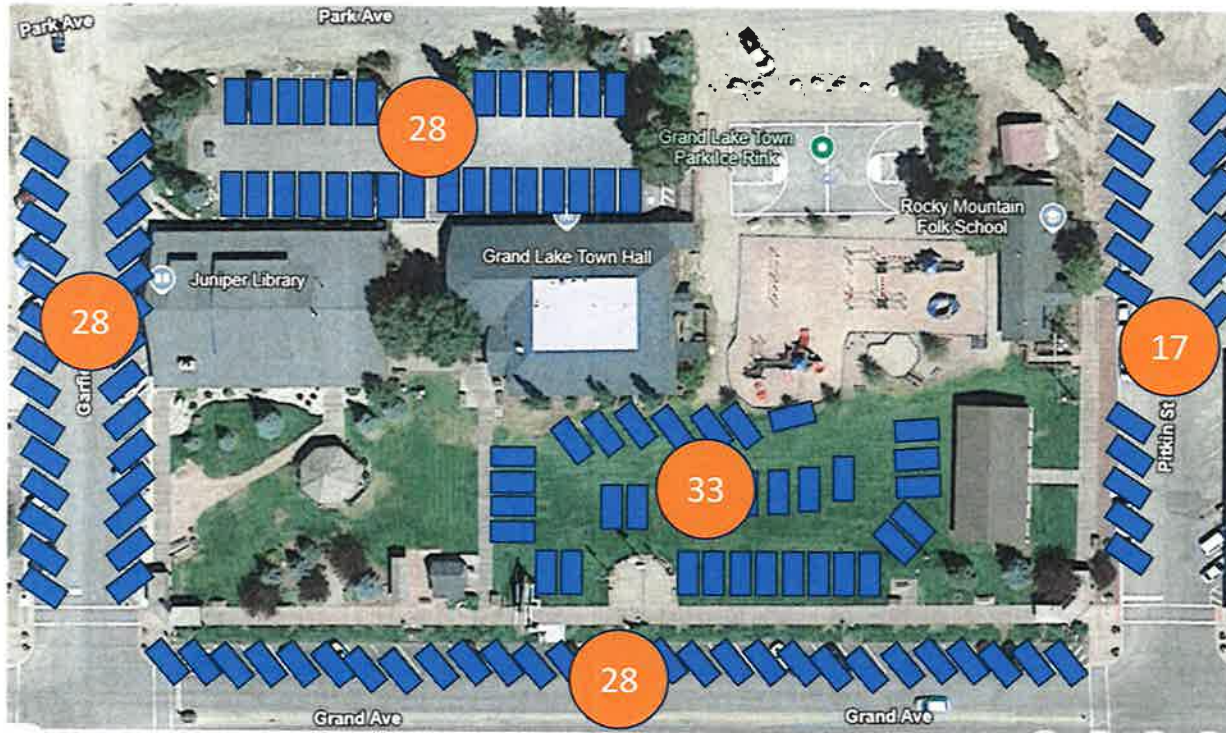
Detailed Show Map



Legend:	
Show Location	
Show Parking	
Restrooms	
Show Registration	
Charity Food	

- ① Restrooms: We plan to utilize the public restrooms located in the Park.
- ② Trash: We expect to only have incidental trash related to our event. We will provide a couple of trash cans to support the existing trash cans in the park.
- ③ Charity Food: We want to work with our selected charity or another local Grand Lake charity to provide(Sell) food for the event. If they choose to do the food, we'd ask them to be fully responsible for executing that part of the show.

Parking Estimate



Parking Count:

Garfield	28
Library/Town Hall	28
Park	33
Pitkin	17
Grand	28
Total	134

This diagram estimates the ability to park 134 cars. It is a conservative estimate, but to make sure we have enough room, we will limit the registrations to 120 cars.

Pictures from Vintage Car Show held in same Location





Meeting Date: 2/10/2025

To: Mayor Kudron & Town Trustees

From: Alayna Carrell, Town Clerk

ITEM:
SPECIAL EVENT LIQUOR PERMIT APPLICATION & RESOLUTION 09-2025, A RESOLUTION SETTING CERTAIN FEES FOR A SPECIAL EVENT LIQUOR PERMIT FOR THE ROTARY CLUB OF GRAND LAKE’S SPECIAL EVENT, “GRAND LAKE SKIJORING VOLUNTEER LUNCHESES AND BEER GARDEN”

BACKGROUND:

Rotary is a global network of 1.2 million neighbors, friends, leaders, and problem-solvers who see a world where people unite and take action to create lasting change – across the globe, in our communities, and in ourselves.

The Rotary Club of Grand Lake has volunteered to supply lunch to all Skijoring volunteers on March 8, 2025, and March 9, 2025 in the Grand Lake Community House. They will also be hosting a beer garden in Town Park for patrons to watch the show and enjoy a fresh beverage both days, from 9:00AM to 5:00PM. Fermented Malt Beverages will be served by the Grand Lake Gentlemen’s Club, who will have TIPS certification.

The request is to waive the \$100.00 special event liquor permit fee to serve fermented malt beverages, as they are non-profit organization.

When reviewing the application, the Board of Trustees is to consider the following for approval:

44-5-102. Qualifications for permit. (1) A special event permit issued under this article 5 may be issued to:

(a) An organization, whether or not presently licensed under articles 3 and 4 of this title 44, that:

(1) Has been incorporated under the laws of this state for purposes of a social, fraternal, patriotic, political, educational, or athletic nature, and not for pecuniary gain;



- (II) Is a regularly chartered branch, lodge, or chapter of a national organization or society organized for the purposes specified in subsection (1)(a)(I) of this section and is nonprofit in nature;*
- (III) Is a regularly established religious or philanthropic institution; or*
- (IV) Is a state institution of higher education;*
- (b) A political candidate who has filed the necessary reports and statements with the secretary of state pursuant to article 45 of title 1; or*
- (c) Any municipality, county, or special district.*
- (2) Repealed.*
- (3) Notwithstanding any law to the contrary, and subject to this article 5, the state or local licensing authority may issue a special event permit to a state agency, the Colorado wine industry development board, created in section 35-29.5-103, or an instrumentality of a municipality or county that promotes:*
 - (a) Alcohol beverages manufactured in the state; or*
 - (b) Tourism in an area of the state where alcohol beverages are manufactured.*

When reviewing the application, the Board of Trustees can deny the application for the following:

44-5-106. Grounds for denial of special permit.

- (1) The state or local licensing authority may deny the issuance of a special event permit upon the grounds that the issuance would be injurious to the public welfare because of the nature of the special event, its location within the community, or the failure of the applicant in a past special event to conduct the event in compliance with applicable laws.**
- (2) Public notice of the proposed permit and of the procedure for protesting issuance of the permit shall be conspicuously posted at the proposed location for at least ten days before approval of the permit by the local licensing authority.**

FISCAL NOTE

To date we have waived \$00.00 in special event liquor permit fees for the Grand Lake Rotary Club.

SUGGESTED MOTIONS

I make a motion to approve/(deny) **SPECIAL EVENT LIQUOR PERMIT APPLICATION & RESOLUTION 09-2025, A RESOLUTION SETTING CERTAIN FEES FOR A SPECIAL EVENT LIQUOR PERMIT FOR THE ROTARY CLUB OF GRAND LAKE’S SPECIAL EVENT, “GRAND LAKE SKIJORING VOLUNTEER LUNCHEES AND BEER GARDEN”**

**TOWN OF GRAND LAKE
BOARD OF TRUSTEES
RESOLUTION NO. 09-2025**

**A RESOLUTION SETTING CERTAIN FEES FOR A SPECIAL EVENT LIQUOR PERMIT FOR
THE ROTARY CLUB OF GRAND LAKE’S EVENT,
“GRAND LAKE SKIJORING VOLUNTEER LUNCHES & BEER GARDEN”**

WHEREAS, Rotary Club of Grand Lake has scheduled a special event, “Grand Lake Skijoring Volunteer Lunches and Beer Garden”, March 8, 2025, and March 9, 2025; and,

WHEREAS, the fee for a special event liquor permit is set at \$100.00; and,

WHEREAS, the Board of Trustees has the authority pursuant to Colorado State Statute § 31-15-901 (1) (c) and Section 2-3-2 of the Municipal Code to adopt a resolution waiving the Town fee; and,

WHEREAS, upon consideration of staff comments and discussion amongst the Board members themselves, the Board concluded that waiving the special event liquor permit fee is in the best interests of the Town and its citizens;

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF GRAND LAKE, COLORADO:

THAT, the Board hereby waives the \$100.00 special event liquor permit fee for the Rotary Club of Grand Lake’s special event, “Grand Lake Skijoring Volunteer Lunches and Beer Garden”, to be held March 8, 2025, and March 9, 2025, from 9:00am to 5:00pm.

**DULY MOVED, SECONDED, AND ADOPTED BY THE BOARD OF TRUSTEES OF
THE TOWN OF GRAND LAKE THIS 10th DAY OF FEBRUARY 2025.**

Votes Approving:
Votes Opposing:
Votes Abstaining:
Absent:

(SEAL)

ATTEST:

Alayna Carrell, Town Clerk

Christina Bergquist, Mayor Pro-Tem

JAN 22 2025

Departmental Use Only

Section 9, Item C.

Application for a Special Events Permit

Liquor Permit Number (Do Not Fill Out)

In order to qualify for a Special Events Permit, You **Must Be a Qualifying Organization Per 44-5-102 C.R.S. and One of the Following (See back for details.)**

- Social
- Athletic
- Philanthropic Institution
- Fraternal
- Chartered Branch, Lodge or Chapter
- Political Candidate
- Patriotic
- National Organization or Society
- Municipality Owned Arts Facilities
- Political
- Religious Institution
- Chamber of Commerce

LIAB Type of Special Event Applicant is Applying for:

- 2110 Malt, Vinous And Spirituous Liquor \$25.00 Per Day
- 2170 Fermented Malt Beverage \$10.00 Per Day *or Please waire*

Name of Applicant Organization or Political Candidate

State Sales Tax Number (Required)

Mailing Address of Organization or Political Candidate

City

State ZIP Code

Address of Place to Have Special Event

City

State ZIP Code

Authorized Representative of Qualifying Organization or Political Candidate

Date of Birth (MM/DD/YY)

Phone Number

Authorized Representative's Mailing Address (if different than address provided in Question 2.)

City

State ZIP Code

Event Manager

Judy Eberly Section 9, Item C.

Date of Birth (MM/DD/YY)

Phone Number

[Empty box for Date of Birth]

[Empty box for Phone Number]

Event Manager Home Address

[Empty box for Event Manager Home Address]

City

State

ZIP Code

[Empty box for City]

[Empty box for State]

[Empty box for ZIP Code]

Email Address of Event Manager

[Empty box for Email Address of Event Manager]

1. Is the place to have the Special Event located on State-owned property?

Yes No

2. Has Applicant Organization or Political Candidate been issued a Special Event Permit this Calendar Year?

No Yes, How many days?

[Empty box for number of days]

3. Is the premises for which your event is to be held currently licensed under the Colorado Liquor or Beer codes?

No Yes, License Number

[Empty box for License Number]

4. Does the Applicant Have Possession or Written Permission for the Use of The Premises to be Licensed?

Yes No *Filed an application.*

5. For Chambers of Commerce - Each member who holds a retail establishment permit attests they are not exercising the privileges of the retail establishment permit for the duration of the SEP days.

Yes No

6. For Chambers of Commerce - Please list all members participating in the SEP.

[Large empty box for listing members]

List Below the Exact Date(s) for Which Application is Being Made for Permit

Section 9, Item C.

Date

March 8, 2025

From:

9

To:

5

Date

March 9, 2025

From:

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To:

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Oath of Applicant

Section 9, Item C.

I declare under penalty of perjury in the second degree that I have read the foregoing application and all attachments thereto, and that all information therein is true, correct, and complete to the best of my knowledge.

Title
Grand Lake Rotary Vice President

Signature
Date (MM/DD/YY)
01/25/26

Report and Approval of Local Licensing Authority (City or County)

The foregoing application has been examined and the premises, business conducted and character of the applicant is satisfactory, and we do report that such permit, if granted, will comply with the provisions of Title 44, Article 5, C.R.S., as amended.

Therefore, this Application is Approved.

Local Licensing Authority (City or County)
 City County

Telephone Number of City/County Clerk

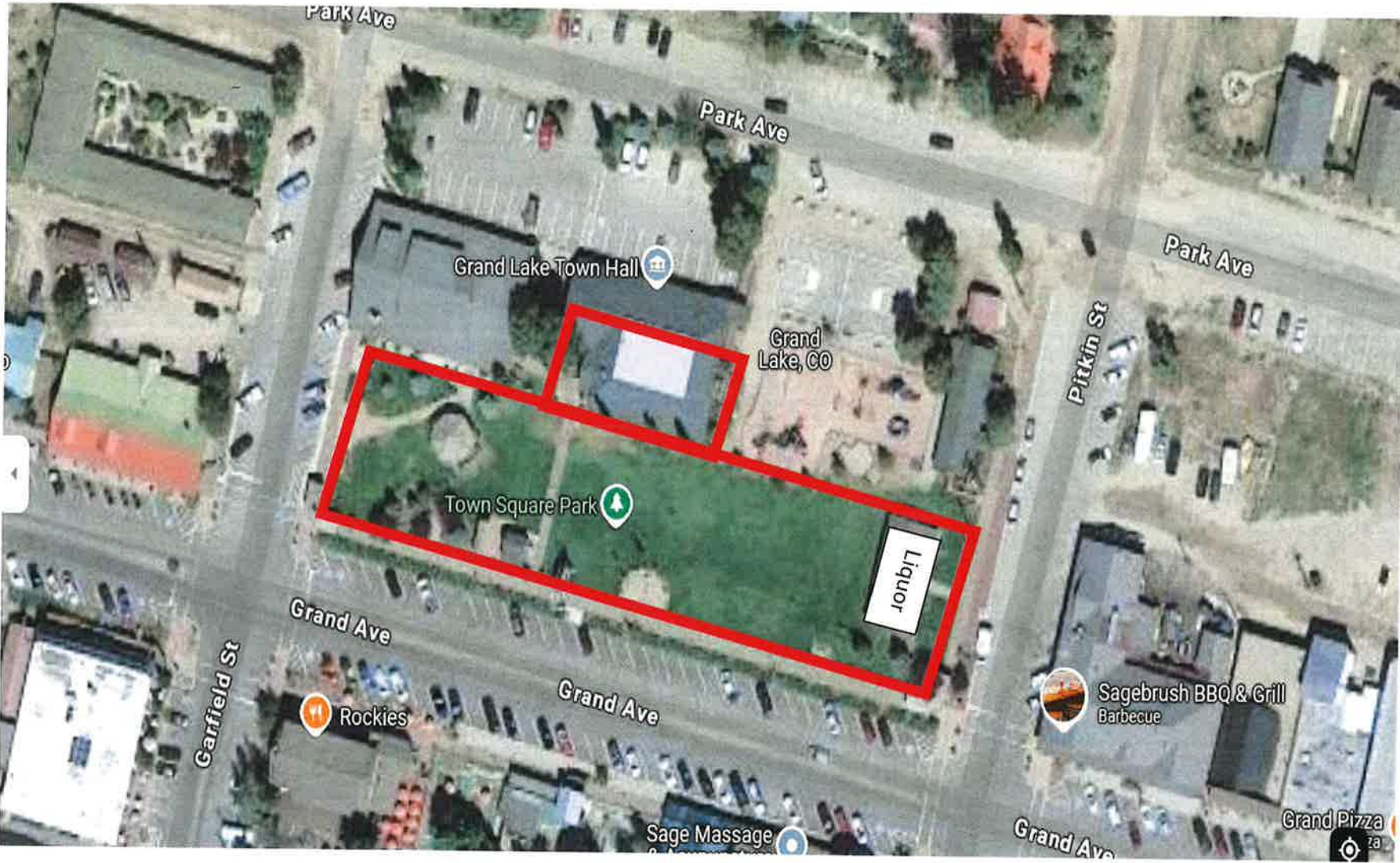
Title

Signature
Date (MM/DD/YY)

Do Not Write in this Space - For Department of Revenue Use Only

Liability Information

License Account Number
State
-750 (999) \$
Liability Date
Total
.00

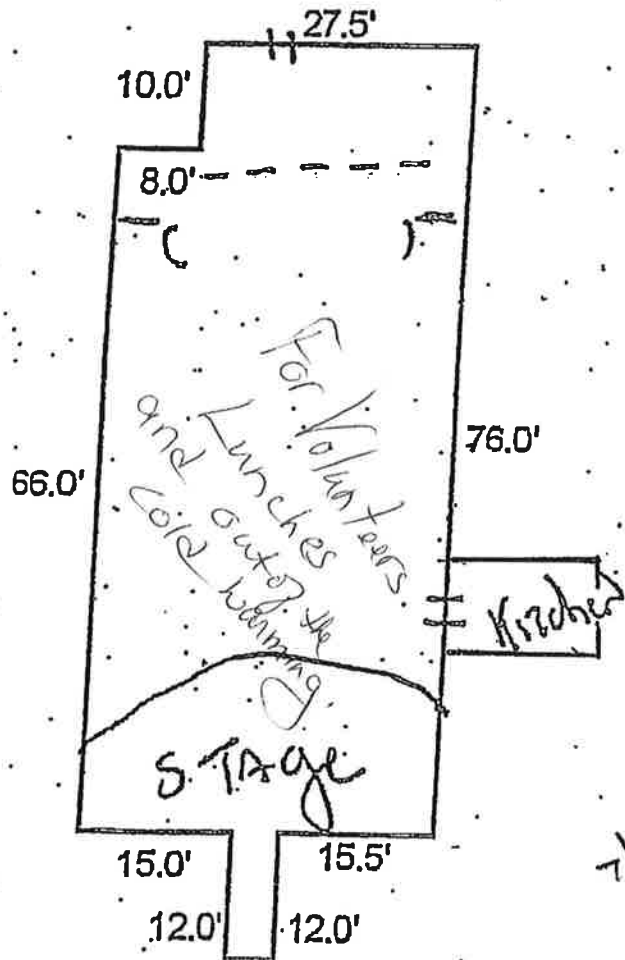


Grand Lake Community House



Grand Ave

Front
←



Back of Bldg
=

2/11/14
2



PLANNING COMMISSION STAFF MEMORANDUM

DATE: January 13, 2025
TO: Mayor and the Board of Trustees
FROM: Steve Kudron, Town Manager
 Angela Snyder, Contract Staff - Planning Department
SUBJECT: Resolution 10-2025 - Consideration to Affirm that the Annexation Petition for 120 County Road 663 is in compliance with Title 31, Article 12, C.R.S.

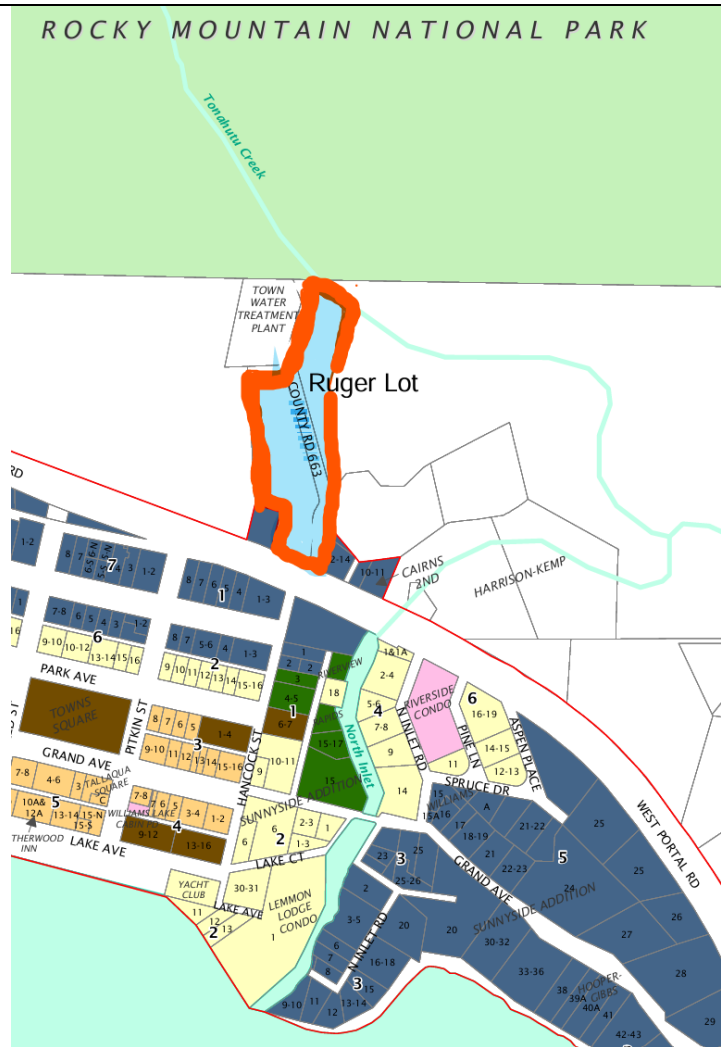
Overview

- **Property Owner and Applicant:** Michael P Ruger Trust & Linda Ashley Randall Trust c/o Michael Ruger and Linda Randall.
- **Location:** 120 County Road 663 (aka Summerland Park Road)
- **Size:** 4.88 acres
- **Proposed Zoning:** RE, Residential Estate
- **Attachments:**
 - Annexation Petition
 - Draft Annexation Plat
 - Resolution

The property proposed to annexed is adjacent to town limits, specifically the Cairns addition.

Michael Ruger, manager of Michael P Ruger Trust, and Linda Randall, manager of Linda Ashley Randall Trust, filed the petition for annexation of the “Ruger Property” on January 24, 2025.

The property is within the Grand Lake Three Mile Plan, as required by Colorado Revised Statutes.



Note, this agenda item is the first step in consideration of an annexation. It is not a public hearing nor an opportunity to determine in favor or against the annexation. The purpose of the Resolution is to confirm that the property proposed to be annexed complies with the requirements in Title 31, Article 12, of the Colorado Revised Statutes, and is **eligible** for annexation and, if so, to set a hearing date.

If the petition is found to be in substantial compliance, the procedure outlined in Sections 31-12-108 to 31-12-110, C.R.S. will be followed. Staff will begin an official review of the annexation and initial zoning request. Affected tax districts, Grand County, other referral agencies, and surrounding property owners



will be contacted for comment. The Planning Commission will hold a public hearing to review only the proposed zoning and provide recommendation to the Board of Trustees. The Board of Trustees will then hold a public hearing to consider both the proposed annexation and the initial zoning request.

Staff Analysis

Staff finds that the proposed petition for annexation is in compliance with the provisions of 31-12-104 and 31-12-107, C.R.S, also known as the eligibility criteria of the Municipal Annexation Act of 1965. The following criteria are simplified from the state statute.

- 1. *That not less than one-sixth of the perimeter of the area proposed to be annexed is contiguous with the annexing municipality.*

Approximately 23% of the perimeter is contiguous with the Town of Grand Lake, more than the required 16.7% or 1/6.

- 2. *That a community of interest exists between the area proposed to be annexed and the annexing municipality; that said area is urban or will be urbanized in the near future; and that said area is integrated with or is capable of being integrated with the annexing municipality. The fact that the area proposed to be annexed has the contiguity with the annexing municipality required by paragraph (a) of this subsection (1) shall be a basis for a finding of compliance*

The property has Town of Grand Lake sewer and water lines running through it. The Town of Grand Lake already maintains County Road 633, as it is the road to the water treatment plant. The property is capable of being integrated with the Town, and, in fact, is already integrated.

- 3. *The signatures of the petition comprise fifty percent (50%) or more of the landowners of the territory to be included in the area proposed to be annexed and said landowners attesting to the facts and agreeing to the conditions herein contained will negate the necessity of any annexation election.*

The signatures of the petition comprise 100% of the landowners of the property considered for annexation.

- 4. *The petition is accompanied by an annexation map containing the following information: a written legal description of the boundaries of the area proposed to be annexed; a map showing the boundary of the area proposed to be annexed; within the annexation boundary map, a showing of the location of each ownership tract in unplatted land and, if part or all of the area is platted, the boundaries and the plat numbers of plots or of lots and blocks.;*

The annexation plat submitted with the application meets the requirements.

- 5. *The petition contains the following:*
 - (I) *An allegation that it is desirable and necessary that such area be annexed to the municipality;*
 - (II) *An allegation that the requirements of sections 31-12-104 and 31-12-105 exist or have been met;*
 - (III) *An allegation that the signers of the petition comprise more than fifty percent of the landowners in the area and own more than fifty percent of the area proposed to be annexed, excluding public streets and alleys and any land owned by the annexing*



- municipality;*
- (IV) A request that the annexing municipality approve the annexation of the area proposed to be annexed;*
- (V) The signatures of such landowners;*
- (VI) The mailing address of each such signer;*
- (VII) The legal description of the land owned by such signer;*
- (VIII) The date of signing of each signature; and*
- (IX) The affidavit of each circulator of such petition, whether consisting of one or more sheets, that each signature therein is the signature of the person whose name it purports to be.*

The annexation petition meets the requirements of Title 31, Article 12.

Board of Trustees Consideration

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

Sample Board of Trustees Motions

Approval

I move to approve Resolution 10-2025, a resolution affirming the annexation petition received for 120 County Road 663 is in compliance with Title 31, Article 12, C.R.S. and move to set March 24, 2025 as the date for the annexation hearing.

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

I move to approve Resolution 02-2025, a resolution finding the annexation petition received for 120 County Road 663 is NOT in compliance with Title 31, Article 12, C.R.S., based on the following findings of fact:

-
-

**TOWN OF GRAND LAKE
BOARD OF TRUSTEES
RESOLUTION NO. 10 – 2025**

A RESOLUTION AFFIRMING COMPLIANCE OF A PETITION FOR ANNEXATION OF A PARCEL OF LAND LOCATED IN UNINCORPORATED GRAND COUNTY COMPRISING 6.88 ACRES LOCATED AT 120 COUNTY ROAD 633, GRAND LAKE, COLORADO, AND SETTING A PUBLIC HEARING ON THE ANNEXATION

WHEREAS, Michael P. Ruger Trust and Linda Ashley Randall Trust (the “Owner”) are the owners of certain unincorporated territory, more particularly described in Exhibit A, also known as: 120 County Road 633, Grand Lake, Colorado 80447 (the “Property”); and

WHEREAS, the Owner has filed a petition for annexation (the "Petition") of the Property; and

WHEREAS, pursuant to C.R.S. § 31-12-108, the Town may accept the Petition, if complete, and establish a date, time and place that the Board of Trustees will hold a public hearing to consider the annexation and the applicable requirements of the Municipal Annexation Act of 1965, C.R.S. § 31-12-101, *et seq.*; and

WHEREAS, the Board of Trustees, at its regular meeting on February 10, 2025, reviewed the Petition and various documents submitted in support of the Petition.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF GRAND LAKE, COLORADO,

Section 1. Petition Compliance: The Petition is hereby accepted and found to be in substantial compliance with the Municipal Annexation Act of 1965, C.R.S. § 31-12-101, *et seq.*

Section 2. Hearing Date Set: The Board of Trustees will hold a public hearing Monday, March 24, 2025, to determine if the proposed annexation complies with the Municipal Annexation Act of 1965, C.R.S. § 31-12-101, *et seq.*, and the Constitution of the State of Colorado, Article II, Section 30, as amended.

Section 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 Board of Trustees 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.

Section 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 BOARD OF TRUSTEES OF THE TOWN OF GRAND LAKE, COLORADO THIS 10th DAY OF FEBRUARY 2025.

(S E A L)

ATTEST:

TOWN OF GRAND LAKE

Alayna Carrell
Town Clerk

Christina Bergquist,
Mayor Pro-Tem

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

EXHIBIT A

LEGAL DESCRIPTION

A TRACT OF LAND SITUATED IN THE NORTHEAST QUARTER NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 75 WEST OF THE 6TH P.M., COUNTY OF GRAND, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 5, BEING A 2 1/2 INCH DIAMETER GLO BRASS CAP, DATED 1928; THENCE N88°54'34"W ALONG THE NORTH LINE OF THE NORTHEAST QUARTER NORTHWEST QUARTER, 166.04 FEET TO A REBAR AND CAP MARKED LS 18470; THENCE CONTINUING ALONG SAID NORTH LINE S88°35'34"W 12.70 FEET TO A NUMBER 3 REBAR; THENCE LEAVING SAID NORTH LINE, S23°02'39"E 154.82 FEET TO A NUMBER 4 REBAR; THENCE S16°22'45"W 232.67 FEET NAIL AND FLAGGING; THENCE N89°01'57"W 130.47 FEET TO ANAIL AND WASHER; THENCE S06°09'05"E 489.26 FEET TO A 1 INCH SQUARE BOLT HEAD; THENCE S70°11'33"E 99.43 FEET TO A 1 INCH SQUARE BOLT HEAD; THENCE S14°46'34"W 99.91 FEET TO A NUMBER 5 REBAR, BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY OF WEST PORTAL ROAD, (AKA TUNNEL ROAD); THENCE CONTINUING ALONG SAID NORTHERLY LINE, S70°17'44"E 106.50 FEET TO A 3.25 INCH ALUMINUM CAP WITH NO MARKINGS; THENCE S63°42'31"E 75.90 FEET TO A REBAR AND YELLOW PLASTIC CAP, PLS 26298 ON THE EAST LINE OF SAID NORTHEAST QUARTER NORTHWEST QUARTER OF SECTION 5; THENCE ALONG SAID EAST LINE N01°23'15"E 1047.22 FEET TO THE POINT OF COMMENCEMENT.

SAID TRACT CONTAINS 4.88 ACRE MORE OR LESS.

PETITION FOR ANNEXATION TO THE
TOWN OF GRAND LAKE, COLORADO

The undersigned, in accordance with Article 12, Title 31, CRS, as amended, hereby petition to the Board of Trustees of the Town of Grand Lake, Colorado, for annexation to the Town of Grand Lake the unincorporated territory more particularly described below, to be known as (insert name of annexation)

West Portal Road 120 GCR 663 Grand Lake, CO 80447

and in support of said Petition, petitioners allege that:

1. It is desirable and necessary that the following described territory be annexed to the Town of Grand Lake (attach legal description as Exhibit "A");
2. Not less than one-sixth (1/6) of the perimeter of the area proposed to be annexed is contiguous with the Town of Grand Lake, Colorado;
3. A community of interest exists between the territory proposed to be annexed and the Town of Grand Lake, Colorado;
4. The territory proposed to be annexed is urban or will be urbanized in the near future;
5. The territory proposed to be annexed is integrated or is capable of being integrated with the Town of Grand Lake, Colorado;
6. The signatures of the Petition comprise one hundred percent (100%) of the landowners of the territory to be included in the area proposed to be annexed and said landowners attesting to the facts and agreeing to the conditions herein contained will negate the necessity of any annexation election;
7. No land held in identical ownership, whether consisting of one tract to parcel of real estate or two or more contiguous tracts or parcels of real estate:
 - a) Is divided into separate parts or parcels without the written consent of the landowner or landowners thereof, unless such tracts or parcels are separated by a separate dedicated street, road or other public way;
 - b) Comprising twenty (20) acres or more and which, together with the buildings and improvements situated thereon has an assessed value in excess of Two Hundred Thousand Dollars (\$200,000) for ad valorem tax purposes for the year proceeding the annexation, is included within the territory proposed to be annexed without the written consent of the landowner or landowners;
8. No part of the area proposed to be annexed is more than three miles from a point on the municipal boundary, as such was established more than one year before this annexation will take place;
9. The area proposed to be annexed comprises (Check One):
 - More than 10 acres and the Board of County Commissioners of Grand County has agreed to waive the requirement of an impact report as provided for in section 31-12-108.5, C.R.S., as amended;
 - More than 10 acres and an impact report as provided for in section 31-12-108.5, C.R.S., as amended, is required; OR
 - 10 acres or fewer and an impact report as provided for in section 31-12-108.5, C.R.S., as amended, is not required.

10. The area proposed to be annexed is located within Grand County, and the following special districts:

Water Districts: **Town of Grand Lake** _____

Sanitation District: **Three Lakes Sanitation** _____

Fire District: **Town of Grand Lake** _____

School District: **East Grand School District** _____

Recreation District: **Grand Lake Metropolitan Recreation District** _____

Library District: **Grand County Library District** _____

Ambulance District: **Grand County Emergency Medical Services (EMS)** _____

Jr. College District: **Moffat County Affiliated Junior College District** _____

Other _____

11. The mailing address of each signer, the legal description of the land owned by each signed and the date of signing of each signature are all shown on this Petition;

12. Accompanying this Petition is the draft annexation and initial zoning plat containing the following information:

- a) A written legal description of the boundaries of the area proposed to be annexed;
- b) A map showing the boundary of the area proposed to be annexed;
- c) Within the annexation boundary map there is shown the location of each ownership tract in unplatted land, and if part or all of the area is to be platted, then the boundaries and the plat number of plots or of lots and blocks are shown;
- d) Next to the boundary of the area proposed to be annexed is drawn the contiguous boundary of the Town of Grand Lake, and the contiguous boundary of any other municipality abutting the area proposed to be annexed;
- e) The dimensions of the contiguous boundaries are shown on the map;

13. The territory to be annexed is not presently a part of any incorporated city, city and county, or town;

14. The undersigned agree to the following, which shall be covenants running with the land, and which shall, at the option of the Town, appear on the annexation map;

a) Petitioner represents that water rights shall be provided pursuant to Section 10-2-1 of the Grand Lake Municipal Code;

b) Petitioner represents that:

No part of the property to be annexed is included within a site-specific development plan approved by Grand County, Colorado; OR

A site-specific development plan has been approved by Grand County, Colorado, which has created the following vested right(s):

*7/11/11
2-6-25*

_____ ; and

15. The petitioner understands he/she will be responsible for costs incurred by the Town of Grand Lake such as, but not limited to, advertising and recording fees, attorney fees, and other professional costs incurred by the City.

PETITION FOR ANNEXATION SIGNATURE PAGE

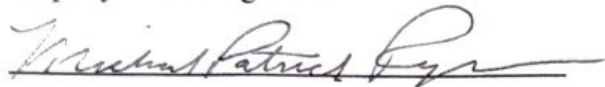
Executed this 24th day of January, 2025.

PROPERTY OWNER(S):

Michael Patrick Ruger

Linda Ashley Randall

Property Owner Signature



Property Owner Signature



Property Owner Printed Name

Michael Patrick Ruger

Property Owner Printed Name

Linda Ashley Randall

Mailing Address

5160 Redwood Drive

Mailing Address

5160 Redwood Drive

City, State, Zip

Bow Mar, CO 80123

City, State, Zip

Bow Mar, CO 80123

Email Address

mikeruger@comcast.net

Email Address

ashleyrandall@comcast.net

Contact Phone

303-882-3743

Contact Phone

303-324-9249

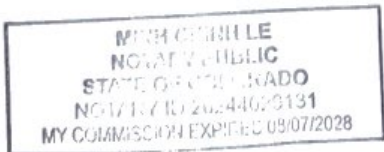
STATE OF COLORADO)
) ss.
COUNTY OF Arapahoe)

SUBSCRIBED AND SWORN to before me this
day of January 24th, 2025, by
Michael Patrick Ruger
Linda Ashley Randall
Notary Public in and for the State of Colorado

WITNESS my hand and official seal.

My commission expires : 08-07-2028

(SEAL)



RUGER ANNEXATION PLAT

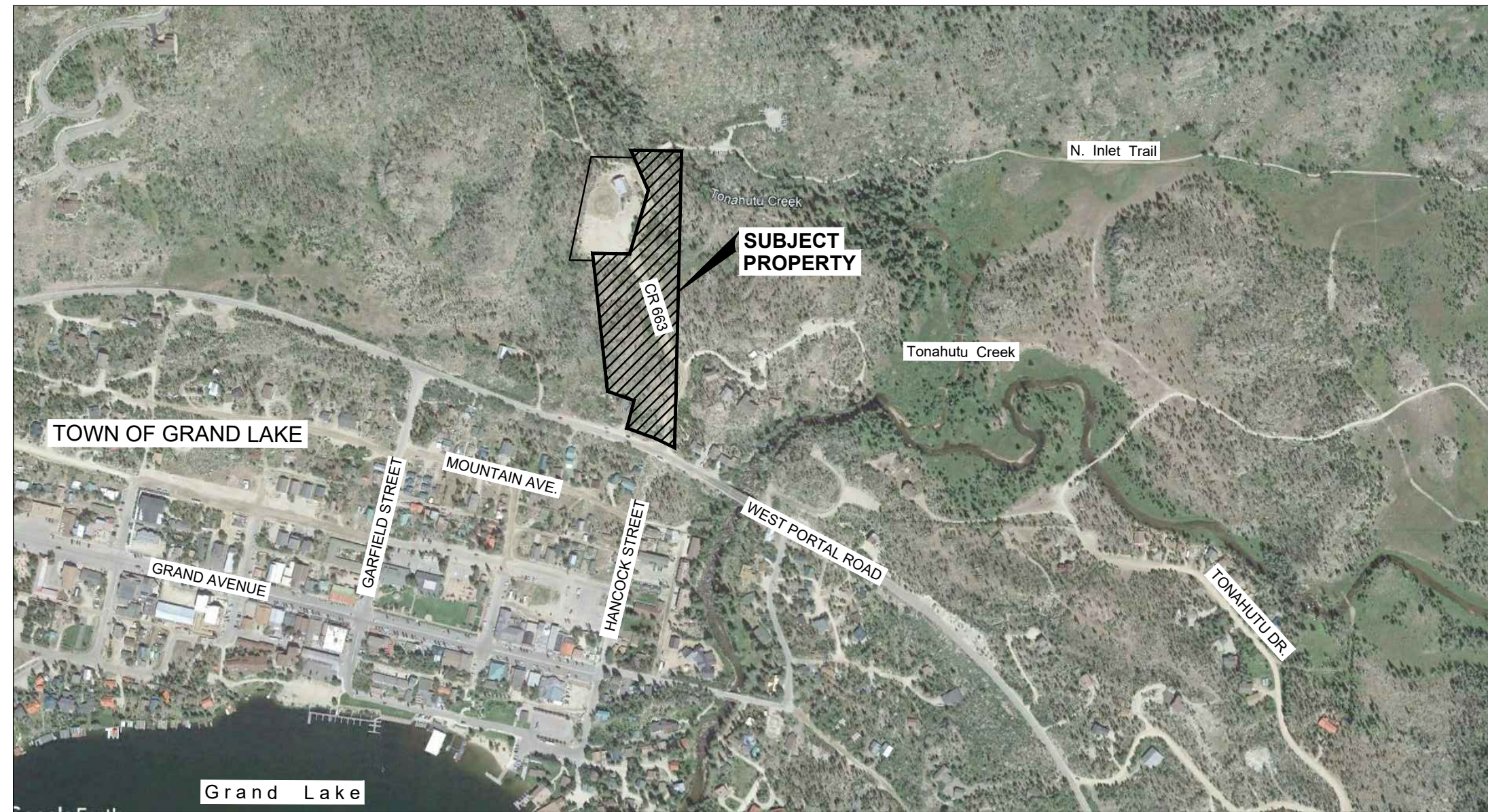
THAT PARCEL OF LAND DESCRIBED IN QUIT CLAIM DEED, RECEPTION NO. 2015001490

PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 75 WEST OF THE 6TH P.M.
COUNTY OF GRAND, STATE OF COLORADO
SHEET 1 OF 2

ANNEXATION DESCRIPTION

A TRACT OF LAND SITUATED IN THE NORTHEAST QUARTER NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 75 WEST OF THE 6TH P.M., COUNTY OF GRAND, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 5, BEING A 2 1/2 INCH DIAMETER GLO BRASS CAP, DATED 1928; THENCE N88°54'34"W ALONG THE NORTH LINE OF THE NORTHEAST QUARTER NORTHWEST QUARTER, 166.04 FEET TO A REBAR AND CAP MARKED LS 18470; THENCE CONTINUING ALONG SAID NORTH LINE S88°35'34"W 12.70 FEET TO A NUMBER 3 REBAR; THENCE LEAVING SAID NORTH LINE, S23°02'39"E 154.82 FEET TO A NUMBER 4 REBAR; THENCE S16°22'45"W 232.67 FEET NAIL AND FLAGGING; THENCE N89°01'57"W 130.47 FEET TO A NAIL AND WASHER; THENCE S06°09'05"E 489.26 FEET TO A 1 INCH SQUARE BOLT HEAD; THENCE S70°11'33"E 99.43 FEET TO A 1 INCH SQUARE BOLT HEAD; THENCE S14°46'34"W 99.91 FEET TO A NUMBER 5 REBAR, BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY OF WEST PORTAL ROAD, (AKA TUNNEL ROAD); THENCE CONTINUING ALONG SAID NORTHERLY LINE, S70°17'44"E 106.50 FEET TO A 3.25 INCH ALUMINUM CAP WITH NO MARKINGS; THENCE S63°42'31"E 75.90 FEET TO A REBAR AND YELLOW PLASTIC CAP, PLS 26298 ON THE EAST LINE OF SAID NORTHEAST QUARTER NORTHWEST QUARTER OF SECTION 5; THENCE ALONG SAID EAST LINE N01°23'15"E 1047.22 FEET TO THE POINT OF COMMENCEMENT. SAID TRACT CONTAINS 4.88 ACRE MORE OR LESS.



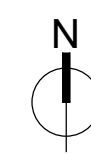
PROPERTY DESCRIPTION: (PER RECEPTION NUMBER 2015001490)

A tract of land in Lot 3 (NE 1/4 NW 1/4) Section 5, Township 3 North, Range 75 West of the 6th P.M., described as follows:
Beginning at the North Quarter corner of said Section 5;
thence North 88°55' West, 178.84 feet along the north line of said Section 5 to the northeasterly corner of the Grand Lake Water Treatment Plant Tract;
thence South 23°14'01" East, 154.84 feet along the easterly boundary of said Treatment Plant Tract;
thence along said easterly boundary South 16°28'43" West, 233.70 feet to the Southeasterly corner of said tract;
thence North 88°53'57" West, 130.0 feet along the south line of said tract;
thence South 05°44' East, 489.05 feet to the northwesterly corner of the Copeland tract as described in Book 173 at Page 517;
thence South 71°16' East, 100 feet along the northerly line of the Copeland Tract to the northeasterly corner of said tract;
thence South 13°32' West, 100 feet along the Easterly line of said Tract to the northerly line of the U.S. Government Tunnel road R.O.W.;
thence South 70°17' East, 106.2 feet along said R.O.W. line to U.S.B.R. A.P. 166A;
thence South 63°54' East, 75.91 feet along said R.O.W. line to the North-South centerline of said Section 5;
thence North 01°32' East, 1047.22 feet along said centerline To The Point of Beginning.

NOTES:

1. ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED ON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BE COMMENCED MORE THAN 10 YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
2. BASIS OF BEARING FOR THIS SURVEY IS N01°23'15"E ALONG THE EAST LINE OF THE NE1/4 NW1/4 OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 75 WEST OF THE 6TH P.M., COUNTY OF GRAND, STATE OF COLORADO, MONUMENTED AS SHOWN ON THIS PLAT.
3. LINEAL UNIT OF MEASURE IS U.S. SURVEY FEET.
4. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY DIAMONDBACK SURVEYING, LLC, TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS AND RIGHTS-OF-WAY, DIAMONDBACK SURVEYING, LLC RELIED ON THE STEWART TITLE GUARANTY COMPANY TITLE COMMITMENT NUMBER 1119032-C WITH AN EFFECTIVE DATE OF JANUARY 28, 2021.
5. FOR BEARINGS/DISTANCES SHOWN; (M) DENOTES MEASURED, (P) DENOTES PLAT, (D) DENOTES DEED, AND (R) DENOTES RECORD.

VICINITY MAP
1" = 500'



SURVEYORS CERTIFICATION:

I, JERALD W. RICHMOND BEING A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, HEREBY CERTIFY THAT THIS ANNEXATION PLAT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS BASED ON A FIELD SURVEY PERFORMED ON SEPTEMBER 10, 2021, AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND IS ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND THAT IT IS NOT A GUARANTY OR WARRANTY EXPRESSED OR IMPLIED.

JERALD W. RICHMOND P.L.S. 26298
FOR AND ON BEHALF OF
DIAMONDBACK SURVEYING, LLC



REVISION	DATE	BY:

RUGER ANNEXATION

DATE: 11/04/2022 DRAWN BY: JR

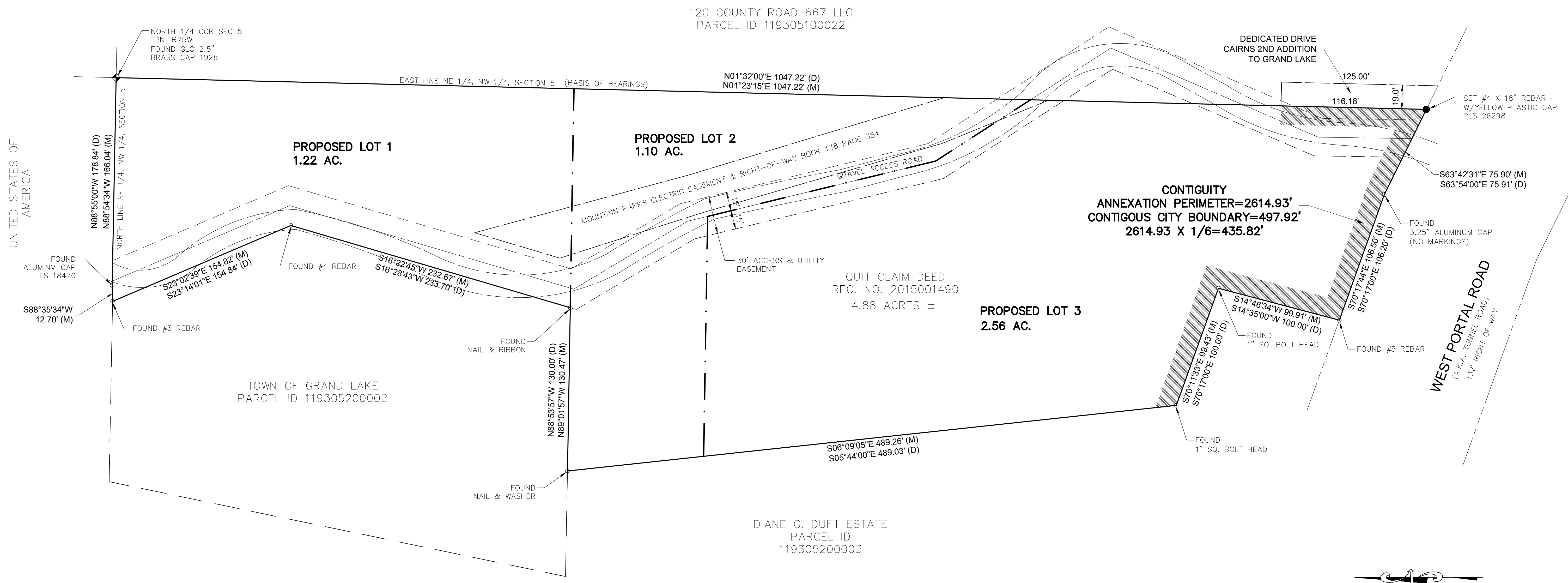
Diamondback Surveying, LLC

509 20 1/2 AVE. E
WEST FARG, ND 58078
Office: 303-918-7310

RUGER ANNEXATION PLAT

THAT PARCEL OF LAND DESCRIBED IN QUIT CLAIM DEED, RECEPTION NO. 2015001490

PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 75 WEST OF THE 6TH P.M.
COUNTY OF GRAND, STATE OF COLORADO



- NOTES:**
- ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED ON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BE COMMENCED MORE THAN 10 YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
 - ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DIFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508 OF THE COLORADO STATE STATUTES.
 - THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY DIAMONDBACK SURVEYING, LLC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS AND RIGHTS-OF-WAY, DIAMONDBACK SURVEYING, LLC RELIED ON THE RECORDED PLATS AND THE COMMITMENT FOR TITLE INSURANCE ISSUED BY TITLE COMPANY OF THE ROCKIES; COMMITMENT NO. 1119032-C, EFFECTIVE DATE: 01/28/21.
 - BASIS OF BEARING: EAST LINE OF THE SUBJECT PROPERTY, BEING THE EAST LINE OF THE NE1/4 OF THE NW1/4 OF SECTION 5, BETWEEN THE N1/4 CORNER OF SECTION 5, A FOUND GLO 2.5 INCH BRASS CAP, AND THE SOUTHEAST CORNER OF THE SUBJECT PROPERTY, A SET #4 X 18" REBAR WITH YELLOW PLASTIC CAP MARKED PLS 26298.
 - LINEAL UNIT OF MEASURE IS U.S. SURVEY FEET.
 - UTILITIES, IF SHOWN, WERE PLOTTED BASED ON VISIBLE EVIDENCE AND ARE NOT GUARANTEED ACCURATE OR ALL INCLUSIVE.
 - FOR BEARINGS/DISTANCES SHOWN; (M) DENOTES MEASURED, (D) DENOTES DEED.

SURVEYORS CERTIFICATION:

I, JERALD W. RICHMOND BEING A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, HEREBY CERTIFY THAT THIS LAND SURVEY PLAT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS BASED ON A FIELD SURVEY PERFORMED ON SEPTEMBER 10, 2021, AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

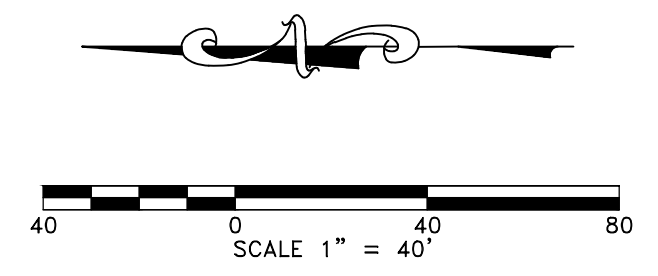
JERALD W. RICHMOND P.L.S. 26298
FOR AND ON BEHALF OF
DIAMONDBACK SURVEYING, LLC

**MONUMENTED LAND SURVEY PLAT
DEPOSITING CERTIFICATE:**

DEPOSITED THIS _____ DAY OF _____, 20____
A.D. AT _____ O'CLOCK _____ M., IN BOOK _____
OF THE COUNTY SURVEYOR'S LAND SURVEY/ RIGHT OF WAY
SURVEY RECORDS AT PAGE _____, RECEPTION NO. _____

BY: _____
COUNTY SURVEYOR

REVISION	DATE	BY:		
			RUGER PROPERTY RECEPTION NO. 2015001490 LAND SURVEY PLAT	Diamondback Surveying, LLC <small>7804 FRASER RIVER CIRCLE LITTLETON, CO 80125 Office: 303-918-7310</small>
			DATE: 09/23/21	





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 9, Item E.

STATEMENT OF AUTHORITY

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

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

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

State of Colorado
County of GRAND

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

My Commission expires: 09/24/2027

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

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



1120006
January 3, 2024
11:04 AM

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Spirit Lake Condos, LLC, a Colorado limited liability company

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

State of **Colorado**
County of GRAND

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[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

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

January 8, 2025
Spirit Lake Condos, LLC
PO Box 11
Grand Lake, CO 80447-0011

Preliminary Development Application Leatherwood Grand Lake

RE: *Preliminary Development Application - Narrative*

Parcel Numbers: 119305223003, 119305223005, 119305223006, 119305223009

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

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

Project/Property Owner:

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

Architect/Planner:

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

Consultant Engineers:

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

jsimpson@liveyourcore.com

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

j.veenstra@ascentgrp.com

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

wward8100@gmail.com

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

Dear Residents, Stakeholders, and Community Members,

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

- 1) One (1) copy of title work including a statement of present and proposed ownership. This statement shall include the address of the applicant, all the property owners in the development, development signors for all public and/or private parcels, and any lien holders for all public and/or private parcels. **See title work, attached.**
- 2) Summary Statement of Proposal including the following:
 - (i) Total acres and square feet to be developed: **1.029 Acres (44,877 SF) @ combined property line. Satellite property @ 825 Lake Avenue includes .17 Acres (7,511 SF) in total.**
 - (ii) Total number of proposed dwelling units. **25 Residential Units**
 - (iii) Total number of square feet of non-residential floor space. **Of our total 65,100 proposed square feet (Gross SF), we are proposing 14,414 sf of commercial tenant space.**
 - (iv) Total number of off-street parking spaces, including those associated with single family residential use. **Of the total 90 parking spaces provided in our calculations, 44 parking spaces are provided off-street for residential use. Commercial parking is provided via our on-street parking credits, calculated using the prescribed .085sp/ft on all lot frontages available across our project scope. (Per GL code sec 12-2-28(b).3.B)**
 - (v) Estimated construction cost and proposed method of financing of the streets and related facilities, water distribution system, sewage collection system, storm drainage facilities, and such other facilities as may be necessary to complete the development plan. **The estimated construction costs of any items related to street facilities, water distribution and such other facilities to complete the development shall be paid for with company funds and/or construction loans.**
- 3) A narrative of the proposed handling of the increased drainage at the concentration points or of internal pattern changes. The drainage report shall include the supporting calculations for runoffs, time or concentration and flow capacity with all assumptions clearly stated and with proper justification when needed or requested. **See civil engineer statement, attached.**
- 4) Statement of compliancy to the AFFORDABLE HOUSING REQUIREMENTS found in Municipal Code Section 12-10-3 including, but not limited to, number of proposed units, unit size, type and amenities, as well as a Local Employee Residence schedule for the development. – **The affordable housing requirements (LERP) shall be met by developer/owner's provision of associated fee/cash payment per town requirements.**
- 5) Conversion Report, if applicable. – **Not Applicable.**
- 6) Solar Orientation statement as outlined in Section 12-9-10(F)5(b) Solar Orientation. – **Solar orientation of all buildings within the development has been maximized to provide ample solar exposure for all possible residential units. North facing slopes have been minimized and southern-facing balconies and windows are an utmost priority for the project as a whole. The natural topography of the property lends itself to southern exposures and maximum solar incidence –**

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- landscape design will account for the intensity of the solar exposure through the use of native and low-maintenance, xeric plantings and natural materials. Snow and ice melting conditions will be mitigated through the architectural forms of the development itself, as well as additional snow-fencing and protection methods to ensure that public access routes and general pedestrian circulation are accounted for in drainage and snowmelt design.
- 7) Open Space and Land Dedication statement, if applicable. – **Open Space and Land Dedication statement pertaining to the project shall be noted on the final plat per the direction of the Planning Department.**
 - 8) Any additional information as may be required by the Planning Commission or staff to evaluate the character and impact of the proposed Development suggested at the time of Sketch Plan. **All additional revisions/information requested during the sketch plan review is contained within the new drawing package submitted along with this application.**
 - 9) Additional Written Documents:
 - (i) A description of the character of the proposed development, the goals and objectives of the project, an explanation of the rationale behind the assumptions and choices made by the applicant, and an explanation of the manner in which it has been planned to conform to the Town's Comprehensive Plan.

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

At the heart of this vision lies a commitment to revitalizing the connection between Grand Avenue and Grand Lake, breathing new life into our urban core while preserving the unique charm and character that defines our community. The proposed development seeks to create an energetic & active pedestrian plaza, serving as a welcoming gathering space for residents and visitors alike. Picture a bustling hub of activity, where families can stroll, friends can meet, and neighbors can come together to enjoy the beauty of our surroundings. Quantitatively, the project consists of 25 residential units and multiple commercial condominium units at ground level, both on Grand Avenue and Lake Avenue. There shall be an open, public plaza that will span from Grand Avenue down to Lake Avenue, supplying the community and its guests with a clear path from the middle of town to Grand Lake. It will concentrate housing in the downtown corridor with on-site parking to accommodate existing and new commercial spaces with pedestrian & commercial traffic as well as live/work spaces above. It meets all aspects of the Town of Grand Lake's Comprehensive Plan with development within the business district of downtown Grand Lake.

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

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

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

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

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

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

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

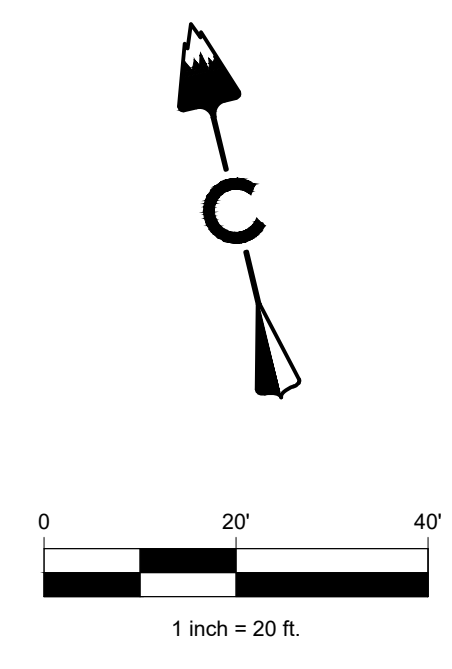
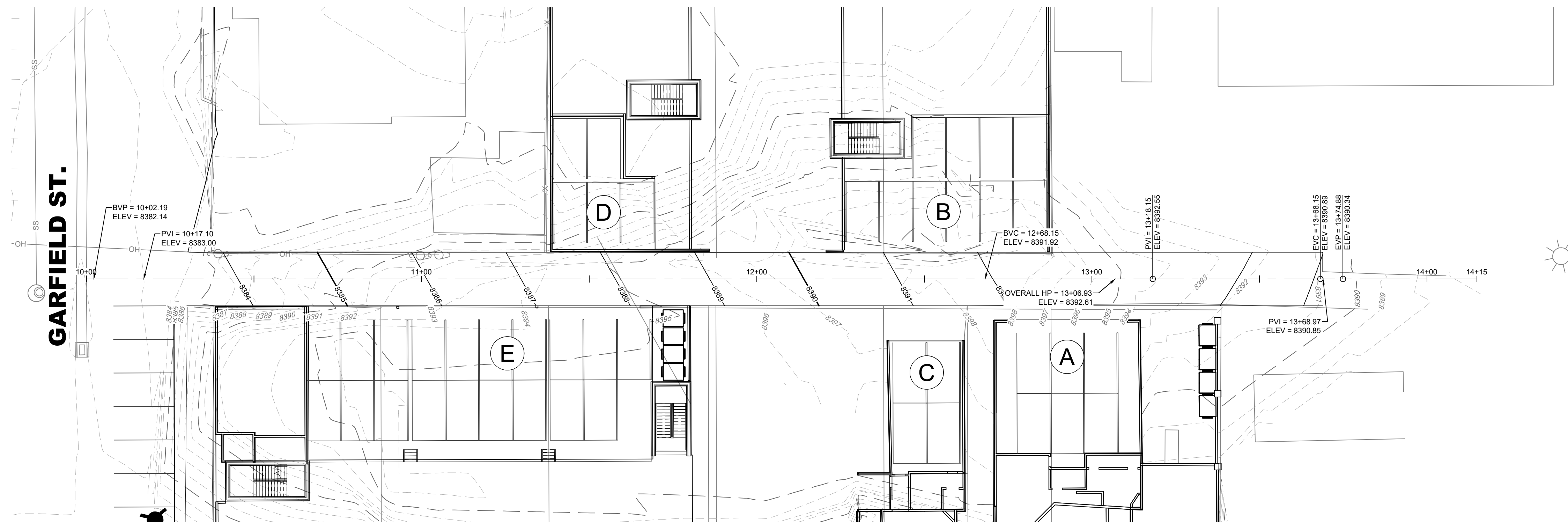
- F. Alley Re-Grade: The alley will re-graded, and will swiftly be re-opened to public circulation as needed for residential access, commercial deliveries, and emergency access if required. Adjacent to the existing 'Treehouse' building (see concept plans), the current alley is extremely steep (steeper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

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

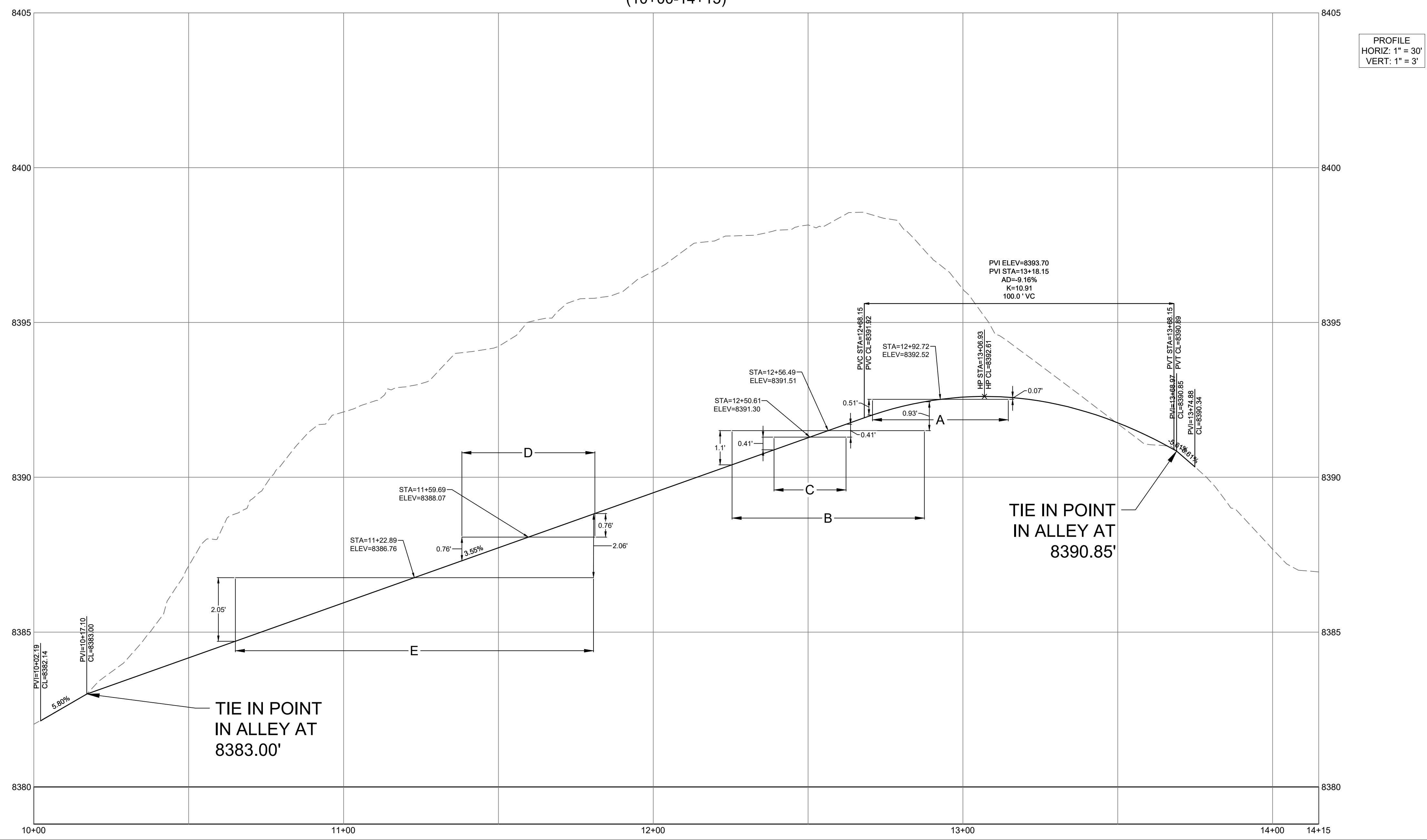
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the amount of open space associated with these developments. **Our proposed development includes the addition of (25) residential units in (6) distinct buildings, as well as 14,400+ SF of commercial/public tenant space for the benefit of the community at large. Gross Floor Area is 65,100 SF, with 14,414 SF dedicated to commercial space and 50,686 SF dedicated to new residential condominium space (including common use corridors, mechanical and circulation spaces).**

- (vii) Physiographic and environmental studies of the proposed site prepared and attested to by qualified professional authorities in the following fields: soil quality, slope and topography, geology, water rights and availability, surface and ground water conditions, and any impact on wildlife. **The entire development is located within the Town of Grand Lake on platted lots reserved for development meeting all Town codes. Soil quality, slope and topography, geology shall/is being addressed by our geotechnical consulting firm and those studies shall be supplied to the Town. Surface and groundwater conditions shall be handled by the team's geotechnical consultant and civil engineer. All of the platted lots in this subdivision are located within the central business district of the Town of Grand Lake. All codes shall be adhered to as pertaining to the impact on wildlife.**
- (viii) A report detailing the traffic impact of the Development on the Town street system is to be represented in conjunction with this information. **Traffic impact report not undertaken – not necessary within project scope.**
- (ix) The proposed maximum height of all buildings within the Development. **Our proposed development includes (6) buildings of various heights, measured individually based on county standards for 35' maximum height from lowest corner to maximum roof height. For the buildings that have larger than 5' change in grade at their footprint, maximum height will be measured at a point 40' above the lowest corner of the building at grade. All buildings in the proposed development will comply with these standards, except building #1. The maximum height of building #1 is less than 45' from the maximum height of the primary roof to the low corner of the alley, and we are seeking a variance to allow for this disparity from code regulations. Please see the variance request and the attached drawings for additional detail.**
- (x) Proof of legal, appropriated private water rights and/or source of proposed public water service. Proof of sewer service availability. **Water is available through the Town of Grand Lake to supply the subdivision. Sewer is available through Three Lakes Water and Sanitation District to supply the subdivision. It is our understanding that there is adequate water and sewer service through these utility providers. Credit shall be given for any existing water and sewer taps that were transferred through the purchase of the property.**



ALLEY ALIGNMENT
(10+00-14+15)



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 - 09.06.24.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 BOARD OF TRUSTEES STAFF MEMORANDUM

DATE: February 10, 2025
TO: Mayor and Board of Trustees
FROM: Steve Kudron, Town Manager
 Josh Olhava, AICP, Contract Staff - Planning Department
SUBJECT: **QUASI JUDICIAL (PUBLIC HEARING)** – Resolution 11-2025 - Consideration of Zoning Regulation Variances on Lot 12, Block 12 Grand Lake Subdivision, More Commonly Referred to as 825 Lake Avenue, and 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

- **Property Owner and Applicant:** Spirit Lake Condos, LLC
- **Applicant's Representative:** Jim Kreutzer
- **Consultant:** Gabe Bellow, MA Studios
- **Project Location:** 825 Lake Avenue, 1016 Grand Avenue and 1001, 1005, and 1007 Lake Avenue
- **Zoning:**
 - Commercial Transition (CT)
 - Commercial (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 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 Sketch Plan discussion and Planning Commission Public Hearing on the variance request informed the attached preliminary project drawings. These drawings are included for reference and illustrate the design characteristics of the on-site development proposals as part of the applicant's variance request justification. Regardless of the variance determination by the Board, 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, which require review by the Planning Commission and Town Board.

The proposed project area for the Leatherwood site 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, on-site open space and plazas, and upper-floor residential units. The proposed work at 825 Lake Avenue includes a covered/secure accessory garage structure in the location

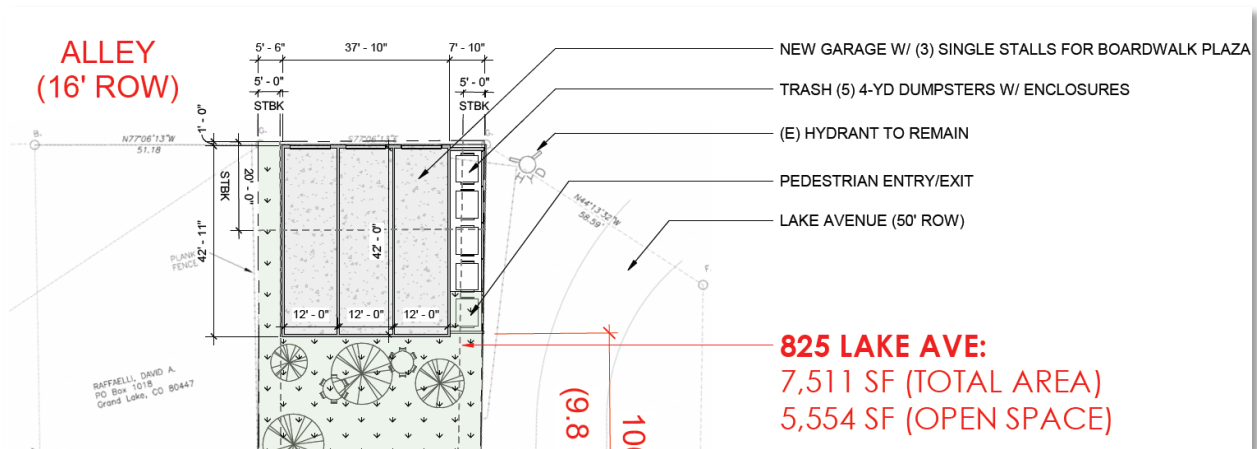


of existing surface parking on the northern end of the lot, adjacent to the alleyway. In addition, the applicant will be extending the roof to partially enclose the existing trash and recycling dumpsters currently located on the lot.

The following bullet list captures the applicant's attached variance request and Municipal Code citations and criteria applicable to the variance request.

- **Variance #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 #2:** To allow the construction of an accessory structure (off-site garage and refuse enclosure) within the 20-foot rear setback along the alleyway. Staff note: as presented, there are two additional variances required with this rear setback request: side setback encroachment and relief from the maximum size of an accessory structure. The applicable code sections are captured below.
 - *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.*
 - *Accessory Structure criteria.*
 - *Sec. 12-2-6. Definitions for Accessory Structure: (d) The gross land area utilized by all accessory uses of all uses by right on the same property shall not exceed ten percent (10%) of the Building Area of the property and the gross land area utilized by all accessory uses of all uses by right shall not exceed the gross land area utilized by all uses by right;*





- **Variance #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:** To allow a maximum height of up to 52 feet for Building 1 of the Leatherwood project (measured according to municipal code criteria), located at the corner of Lake Avenue and Garfield Street. Staff note: As part of Planning Commission deliberations, a revised exhibit was presented by the applicant (included in this packet) that shows the proposed Event Center elevation and proposed modifications that will also require a variance to the maximum height. The height is shown over 43 feet, code would allow up to 40 feet without a variance based on site topography.
 - *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 feet’.*

- **Variance #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	Land Use or	Minimum Open
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	Area Of Structure or Land Use Area	Floor Area	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	

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. An item of discussion and clarification at the Planning Commission hearing was the timing of the newspaper posting. The notification was submitted and published online with the newspaper within the required timeframes, even though the printed paper is delayed. Notices were also posted around town in accordance with notification requirements.

Since the initial variance request was submitted, modifications have been made and additional information presented than what was available with staff's original Planning Commission analysis. Our analysis in this Town Board memorandum reflect the additional information received.

825 Lake Avenue - Variance Request #2 and Additional Accessory Structure Size Variance

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 is reasonable based on the proximity adjacent to the Commercial zone district (across the public alleyway to the north) 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. The Commercial Transition zone district is intended to serve as a transition from the Commercial district to the adjacent residential areas surrounding downtown. Providing alley-loaded garages and a trash enclosure closer than the required 20-foot rear (alley) setback is consistent with the character and design of the alleyway. However, all variance needs should be taken into consideration.

- If a variance is considered, a minimum five-foot setback should be preserved as there are concerns and questions as to the actual width of the alleyway and ability to safely navigate the public space. This may be problematic to the long-term goals for the alley use and safety.
- Based on best available data, the total square footage of 825 Lake Avenue is 7,081, with a buildable area (excluding setback areas) of 4,409, resulting in the maximum allowed accessory structure size of 441 square feet. The current proposal contains 1,777 square feet which is almost four times the allowed size in code. While the function and use seems reasonable, the size is problematic considering the criteria for evaluating a variance request and compatibility.

Leatherwood Development Proposal – Variance Requests #1, #3, #4, and #5

The requested variances have the potential to align with Goals and Strategies from the Comprehensive Plan related to fostering quality development, supporting the local economy, availability of diverse



housing units, and extension/use of existing community services and facilities. As the final design is still being refined, it is unclear whether the proposal can achieve the Comprehensive Plan Goal and Strategy aimed at preserving the character of the community through design. The applicant worked on refine the design over the past few months working through preliminary review and Sketch Plan review by the Board and Planning Commission. As a result, many elements align with this goal, but there are still questions related to the overall mass, as expressed by the Planning Commission and community members. This is more difficult to assess at this time but is an important consideration with the requested maximum height variance.

- Variance #1 analysis – Off-site open space credit using a portion of 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 #2 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 the nonconforming 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 52 feet for Building 1 and over 43 feet for the proposed renovations to the Event Center 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 topography changes such as this site. The applicant has provided step-backs on the upper levels from Lake Avenue and adjacent public spaces to reduce the impact of a four-story vertical structure along Lake Avenue. Architectural features such as roof pitches and dormers that match the design characteristics of the surrounding areas continue to compliment the downtown character. The ground floor off Lake Avenue is a partial level due to the steep grade changes from the alleyway today and as proposed. In comparison to properties to the west, the first level of this property is below grade as Garfield drops to meet the lake. Eagles Landing a block to the west is shown for comparison of overall height, as well as the existing on-site tree house property. The unique topography and proximity as a transition between the lake level and the rest of downtown along Grand Avenue provide unique circumstances worth consideration. Additional perspectives and visuals were provided by the applicant for the last Planning Commission meeting that are included in this packet. Preserving two stories along Grand Avenue as presented blends in with the rest of the downtown character and provides a transition to potential height considerations at the alleyway.

- Variance #5 analysis – classification as Open Space Group III versus Group IV.



- Based on the project location in the core downtown area, it is reasonable to allow and encourage a reduction to the on-site open space requirements 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 boardwalk, open space, and beach along Lake Avenue. 3) the preliminary plans show an intentionally designed, 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.

Planning Commission Recommendation

The Planning Commissions held a public hearing on the variance requests during a meeting on January 8, 2025, as the first regular meeting would have fallen on January 1, 2025, a Town Holiday. Following presentations by staff, the applicant, public comments, and Planning Commission discussions, the Commission requested additional information from the applicant to support their deliberations. The Commission continued the meeting to February 5, 2025. At the February 5th meeting, Commission members reviewed the additional information from the applicant (attached) and listed to further community feedback on the variance requests.

Following nearly six and a half hours of community feedback and Commission member deliberations between the two meetings, the Planning Commission forwarded the following recommendations to the Town Board.

- The Commission forwarded a recommendation of approval for the following variance requests by a 4 to 2 vote; to allow the adjustment to the on-site open space land area requirements (Variance #5), to allow the off-site open space credit (Variance #1), and to allow the first-floor residential unit to remain as presented (Variance #3).
- The Commission forwarded a recommendation of denial for the follow variance requests by a 4 to 2 vote; to allow the encroachment into the side and rear setbacks at 825 Lake Avenue (Variance #2), to allow an increase in the maximum size of an accessory structure at 825 Lake Avenue (Staff Identified Variance #2.b), and for an increase in the maximum building height for the Leatherwood development site (Variance #4), based on the following findings of fact:
 - The variances do not meet all of the requirements of Sec. 12-3-5(A).4; and
 - The variances do not meet the criteria of Sec. 12-2-27(B).3., such as
 - compatibility with the surrounding area;
 - harmony with the character of the neighborhood;
 - serving a determined need; and
 - overall effect of the proposed action upon future development in the area.

Commission members did discuss the denied elements at great length before making their recommendation, asking staff and the applicant for clarifications as needed. The Commission summarized that the applicant would be able to design and orient the accessory structure on the site at 825 Lake Avenue to meet the setbacks and be closer to the maximum accessory structure size. Further discussion occurred around the Leatherwood project site's height variance and considerations for stepping back the upper floors along Garfield and the overall relation to other properties in the area. Ultimately, the overall height and mass of the proposed design with the fourth floor was the primary



concern. Commission members did appreciate the pitched roof approach to complement the existing buildings in the area and the illustrations showing two stories along Grand Avenue.

Board of Trustees Consideration

Board members are encouraged to evaluate the variance requests, taking into account staff analysis, the applicant’s presentation, public comments during the public hearing, the recommendations of the Planning Commission, and the findings of fact from the code in making their determination.

Municipal Code Section 12-3-5(A)4 outlines the considerations for dimension variance requests such as relief from setbacks and height requirements.

Sec. 12-3-5(A)4. Variances may only be granted if all of the following conditions are found to exist:

- (a) By reason of exceptional shape, size or topography of lot, or other exceptional situation or condition of the building or land, practical difficulty or unnecessary hardship would result to the owners of said property from a strict enforcement of Municipal Code Zoning Regulations; and
- (b) Literal interpretation of the provisions of Municipal Code Zoning Regulations would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of the Municipal Code; and
- (c) The special conditions and circumstances do not result from the actions of the applicant; and
- (d) Granting the variance request will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structures, or buildings in the same district; and
- (e) The granting of the variance does not pose a detriment to the public good and does not substantially impair the intent and purpose of Municipal Code Zoning Regulations.

For those requests not associated with dimension criteria, the Board should take into account the following factors when 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 Board of Trustees Motions

Approval with or without conditions

I move to approve Resolution 11-2025, a resolution approving the zoning regulation variances on Lot 12, Block 12 Grand Lake Subdivision, more commonly referred to as 825 Lake Avenue, and 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 (establishing findings of fact based on specific code sections and requirements)

I move to approve Resolution 11-2025, a resolution denying the zoning regulation variances on Lot 12, Block 12 Grand Lake Subdivision, more commonly referred to as 825 Lake Avenue, and 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:

-
-

Or, the Board may choose to approve certain variance requests and deny others as part of the same motion, similar to the Planning Commission's recommendation. For any denial, findings of fact are required based on the code.

**TOWN OF GRAND LAKE
BOARD OF TRUSTEES
RESOLUTION NO. 11 – 2025**

A RESOLUTION APPROVING ZONING REGULATION VARIANCES ON LOT 12, BLOCK 12 GRAND LAKE SUBDIVISION, MORE COMMONLY REFERRED TO AS 825 LAKE AVENUE, AND 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:

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

Lots 4-6, Block 5, Grand Lake Subdivision, Grand Lake, Colorado, also known as: 1016 Grand Avenue, Grand Lake, Colorado 80447 (the “Property”); 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 detached accessory structure and a new multistory mixed-use development known as the Leatherwood project; and

WHEREAS, the Town received a zoning variance application (the “Application”) from the Owner requesting relief from certain zoning regulations and consideration 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 encroachment into the side and rear setbacks for a standalone accessory structure at 825 Lake Avenue.
3. To allow an increase in the maximum square footage of an accessory structure at 825 Lake Avenue.
4. 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.
5. To allow a residential use to remain on the main floor within the front 50 feet of an existing nonconforming structure, commonly known as “The Lakehouse” along Lake Avenue within the proposed Leatherwood project.
6. To allow a maximum building height of up to 52 feet for Building 1 of the Leatherwood

project and over 40 feet for the proposed Events Center building, located along Lake Avenue within the Leatherwood project area.

WHEREAS, Grand Lake Municipal Code (the “Code”) establishes the following regulations related to the variance requests for the Town as follows:

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.

12-2-6. – Definitions

Accessory Structures.

- (d) The gross land area utilized by all accessory uses of all uses by right on the same property shall not exceed ten percent (10%) of the Building Area of the property and the gross land area utilized by all accessory uses of all uses by right shall not exceed the gross land area utilized by all uses by right;

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’

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.

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

Standard Type	Measurement
Maximum Height	35'

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	

WHEREAS, on January 8, 2025, the Planning Commission reviewed the Owners’ variance request at a Public Hearing, continued final deliberations to February 5, 2025, to following discussions, passed tow Planning Commission Resolutions recommending approval and denial of specific variance requests; and,

WHEREAS, based on the Application, the representations of the Owner to the Planning Commission, and public comments, the Board of Trustees has considered the following factors set forth in the Grand Lake Municipal Codea:

Sec. 12-3-5(A)(4). Variances may only be granted if all of the following conditions are found to exist:

- (a) By reason of exceptional shape, size or topography of lot, or other exceptional situation or condition of the building or land, practical difficulty or unnecessary hardship would result to the owners of said property from a strict enforcement of Municipal Code Zoning Regulations; and
- (b) Literal interpretation of the provisions of Municipal Code Zoning Regulations would deprive the applicant of rights commonly enjoyed by other properties in the

- same district under the terms of the Municipal Code; and
- (c) The special conditions and circumstances do not result from the actions of the applicant; and
- (d) Granting the variance request will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structures, or buildings in the same district; and
- (e) The granting of the variance does not pose a detriment to the public good and does not substantially impair the intent and purpose of Municipal Code Zoning Regulations.

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 12-3-5 (A)(4) and Section 12-2-27 (2)(B)(3) of the Grand Lake Municipal Code, the Board of Trustees finds such factors weigh in favor of approval of the Application.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF GRAND LAKE, COLORADO,

1. The Board of Trustees approves the Application. Unless specified otherwise, the Owner shall satisfy any outstanding items that may include:
 - a. Payment by Owner of all legal, engineering and administrative fees incurred by the Town in connection with review, processing, consideration and approval of the Application.
 - b. Compliance by the Owner with all representations made to the Planning Commission, the Board of Trustees, and Staff 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 Board of Trustees is not obligated to grant similar requests in the future nor does granting this Request set 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
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 Board of Trustees 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 BOARD OF TRUSTEES OF THE TOWN OF GRAND LAKE, COLORADO THIS 10th DAY OF FEBRUARY 2025.

(S E A L)

ATTEST:

TOWN OF GRAND LAKE

Alayna Carrell
Town Clerk

Christina Bergquist,
Mayor Pro-Tem

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

**TOWN OF GRAND LAKE
BOARD OF TRUSTEES
RESOLUTION NO. 11 – 2025**

A RESOLUTION DENYING ZONING REGULATION VARIANCES ON LOT 12, BLOCK 12 GRAND LAKE SUBDIVISION, MORE COMMONLY REFERRED TO AS 825 LAKE AVENUE, AND 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 Owner is preparing to redevelop the Property for a detached accessory structure and a new multistory mixed-use development known as the Leatherwood project; and

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6. To allow a maximum building height of up to 52 feet for Building 1 of the Leatherwood

project and over 40 feet for the proposed Events Center building, located along Lake Avenue within the Leatherwood project area.

WHEREAS, Grand Lake Municipal Code (the “Code”) establishes the following regulations related to the variance requests for the Town as follows:

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

(B) *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.

12-2-6. – Definitions

Accessory Structures.

- (e) The gross land area utilized by all accessory uses of all uses by right on the same property shall not exceed ten percent (10%) of the Building Area of the property and the gross land area utilized by all accessory uses of all uses by right shall not exceed the gross land area utilized by all uses by right;

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

(E) *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’

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

(B) *Uses Permit by Right.*

- 10. Residential units, herein defined as: Multi-family attached rental units, condominiums, townhouses, and condo/hotels with the following restrictions:
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12-2-18(C) – Regulations for Commercial - C.

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

Standard Type	Measurement
Maximum Height	35'

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

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	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	

WHEREAS, on January 8, 2025, the Planning Commission reviewed the Owners’ variance request at a Public Hearing, continued final deliberations to February 5, 2025, to following discussions, passed tow Planning Commission Resolutions recommending approval and denial of specific variance requests; and,

WHEREAS, based on the Application, the representations of the Owner to the Planning Commission, and public comments, the Board of Trustees has considered the following factors set forth in the Grand Lake Municipal Codea:

Sec. 12-3-5(A)(4). Variances may only be granted if all of the following conditions are found to exist:

- (a) By reason of exceptional shape, size or topography of lot, or other exceptional situation or condition of the building or land, practical difficulty or unnecessary hardship would result to the owners of said property from a strict enforcement of Municipal Code Zoning Regulations; and
- (b) Literal interpretation of the provisions of Municipal Code Zoning Regulations would deprive the applicant of rights commonly enjoyed by other properties in the

- same district under the terms of the Municipal Code; and
- (c) The special conditions and circumstances do not result from the actions of the applicant; and
- (d) Granting the variance request will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structures, or buildings in the same district; and
- (e) The granting of the variance does not pose a detriment to the public good and does not substantially impair the intent and purpose of Municipal Code Zoning Regulations.

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 12-3-5 (A)(4) and Section 12-2-27 (2)(B)(3) of the Grand Lake Municipal Code, the Board of Trustees finds such factors weigh in favor of approval of the Application.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF GRAND LAKE, COLORADO,

1. The Board of Trustees denies the Application based on the following findings of fact:
 - a.
2. Unless specified otherwise, the Owner shall satisfy any outstanding items that may include:
 - a. Payment by Owner of all legal, engineering and administrative fees incurred by the Town in connection with review, processing, consideration and approval of the Application.
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 Board of Trustees 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 BOARD OF TRUSTEES OF THE TOWN OF GRAND LAKE, COLORADO THIS 10th DAY OF FEBRUARY 2025.

(S E A L)

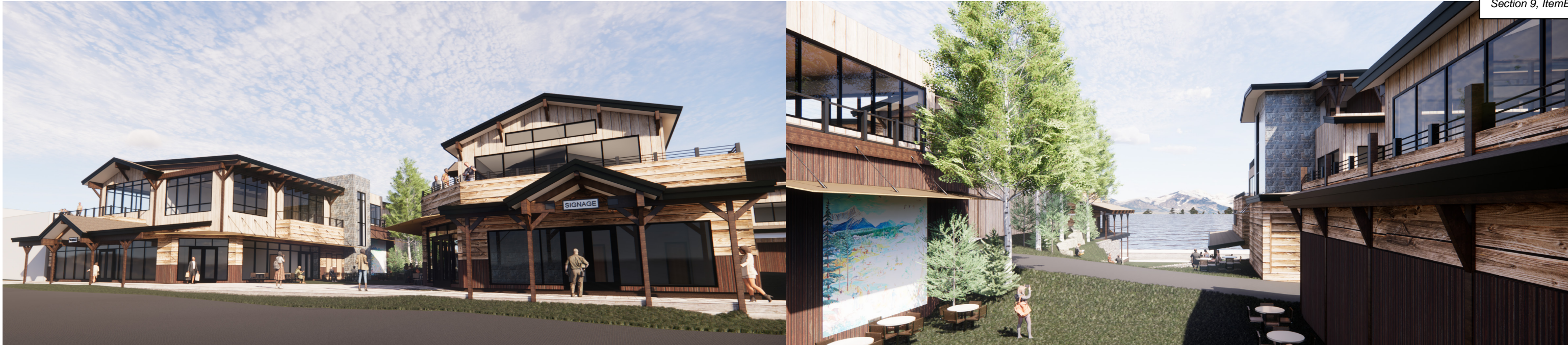
ATTEST:

TOWN OF GRAND LAKE

Alayna Carrell
Town Clerk

Christina Bergquist,
Mayor Pro-Tem

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



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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Preliminary
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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 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

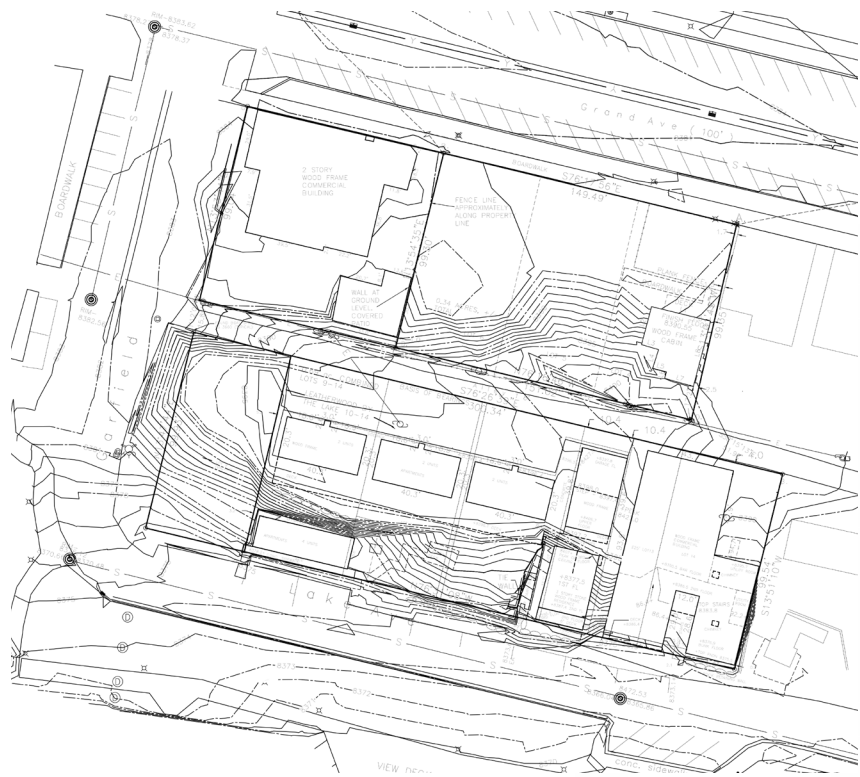
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BLOCK 5, GRAND LAKE, CO 80447
 PROJECT #2402

LEATHERWOOD GRAND LAKE

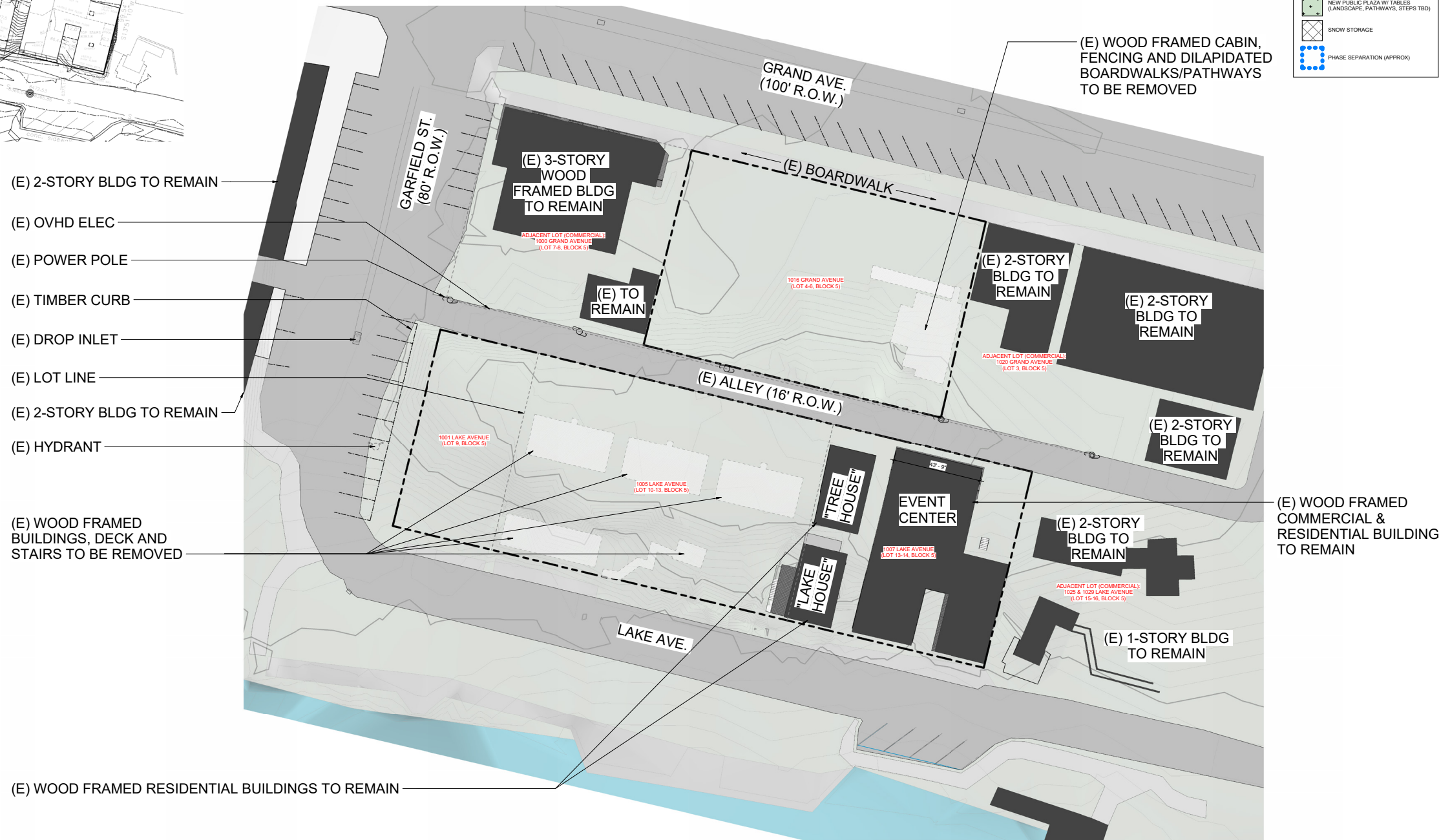
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SITE LEGEND:

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

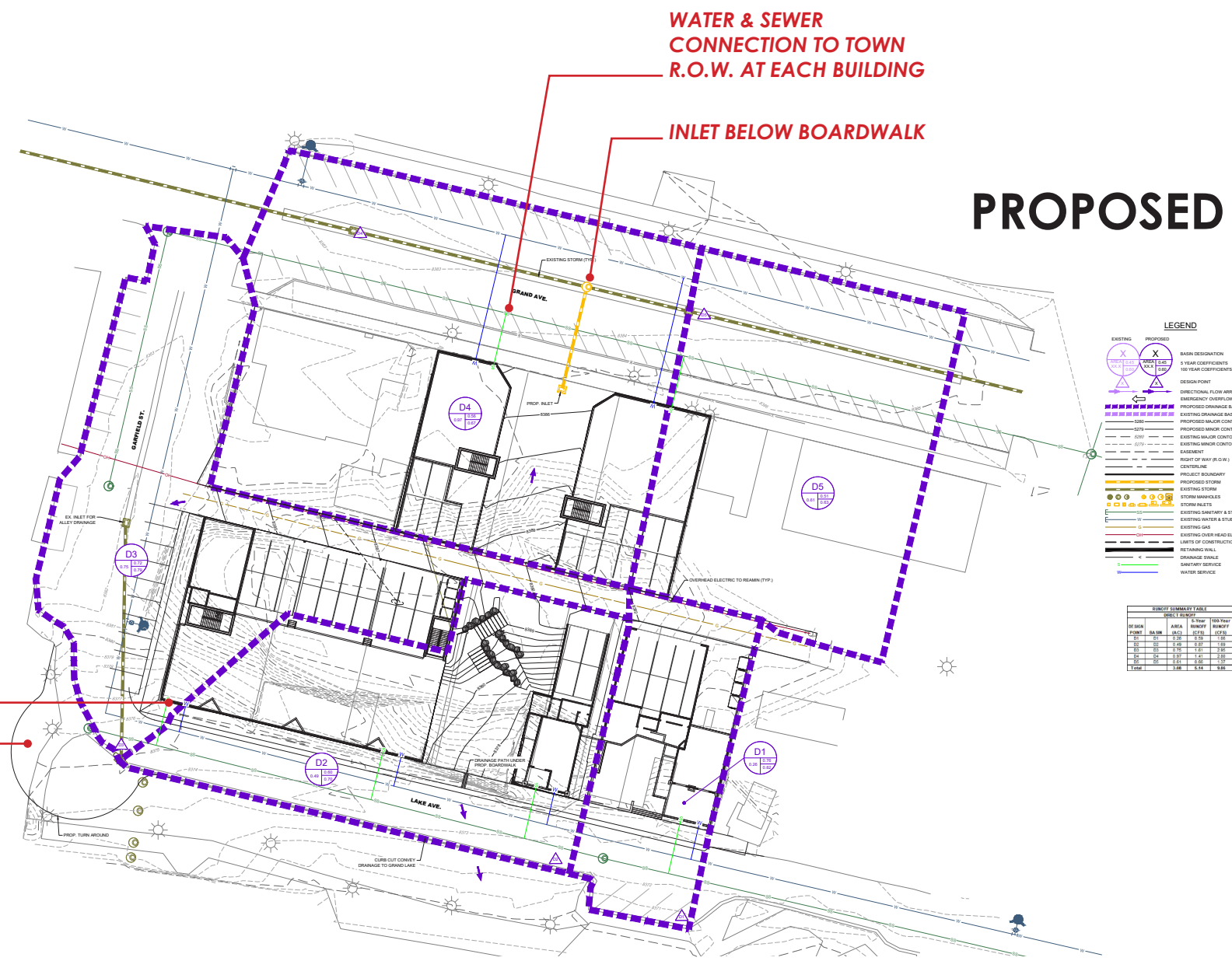
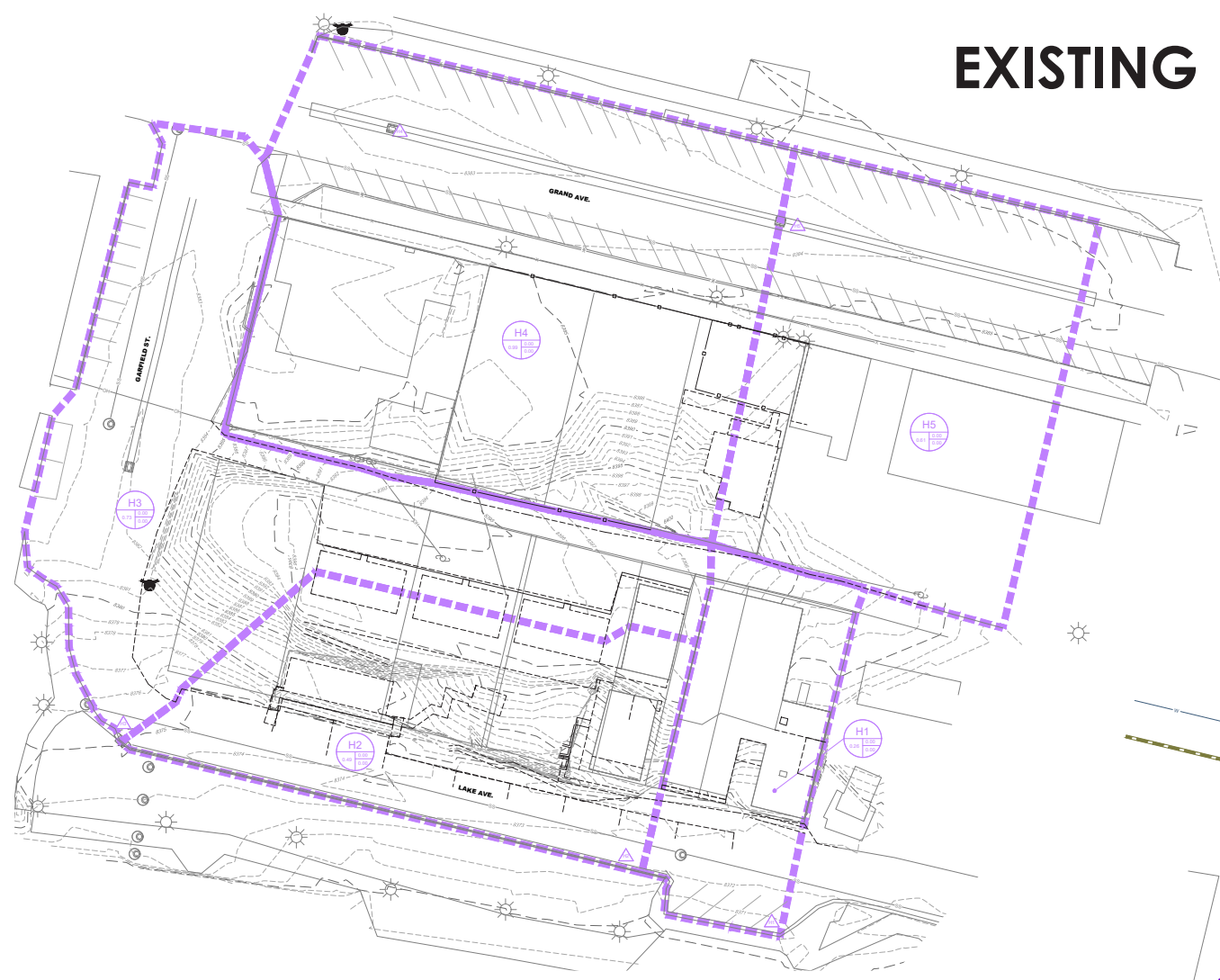


SITE PLAN: EXISTING

LEATHERWOOD GRAND LAKE

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

NEW TURNAROUND

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

INLET BELOW BOARDWALK

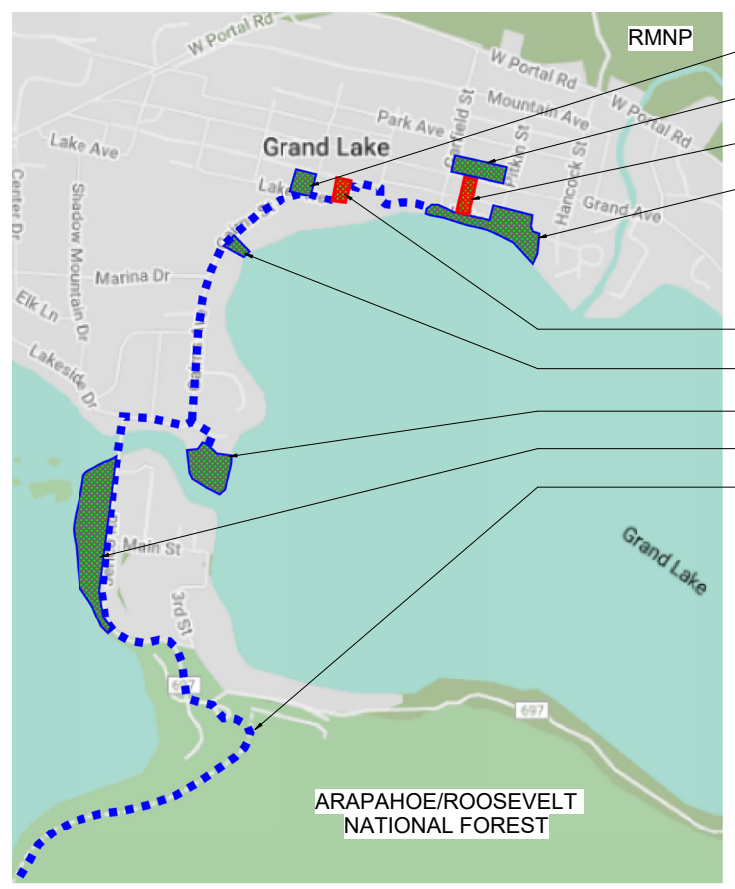
LEGEND

	BASIN DESIGNATION
	5 YEAR COEFFICIENT
	100 YEAR COEFFICIENT
	DESIGN POINT
	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.)
	CENTERLINE
	PROJECT BOUNDARY
	PROPOSED STORM
	EXISTING STORM
	STORM MANHOLE
	STORM INLETS
	EXISTING SANITARY & STUB OUT
	EXISTING WATER & STUB OUT
	EXISTING GAS
	EXISTING OVERHEAD ELECTRIC
	UTILITY OF CONSTRUCTION
	RETAINING WALL
	DRAINAGE SWALE
	SANITARY SERVICE
	WATER SERVICE

Basin Summary Table

Basin	Area	Permit	100 Year
D1	1.2	1.2	1.2
D2	1.5	1.5	1.5
D3	1.8	1.8	1.8
D4	2.1	2.1	2.1
D5	2.4	2.4	2.4

SITE DRAINAGE & UTILITIES: EXISTING VS. PROPOSED



- 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

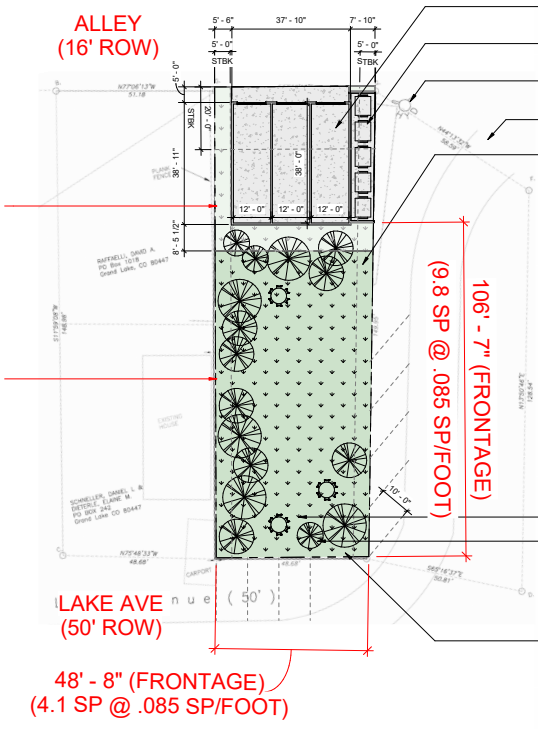
PERCENTAGE (TOTAL OPEN/LOT AREA): 18,248/49,270 = **37%**
 PER GL CODE (TABLE 12-2-26-3): **GROUP III**
 REQUIRED OPEN SPACE: **35% MINIMUM**

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%**

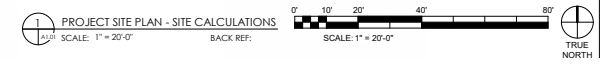
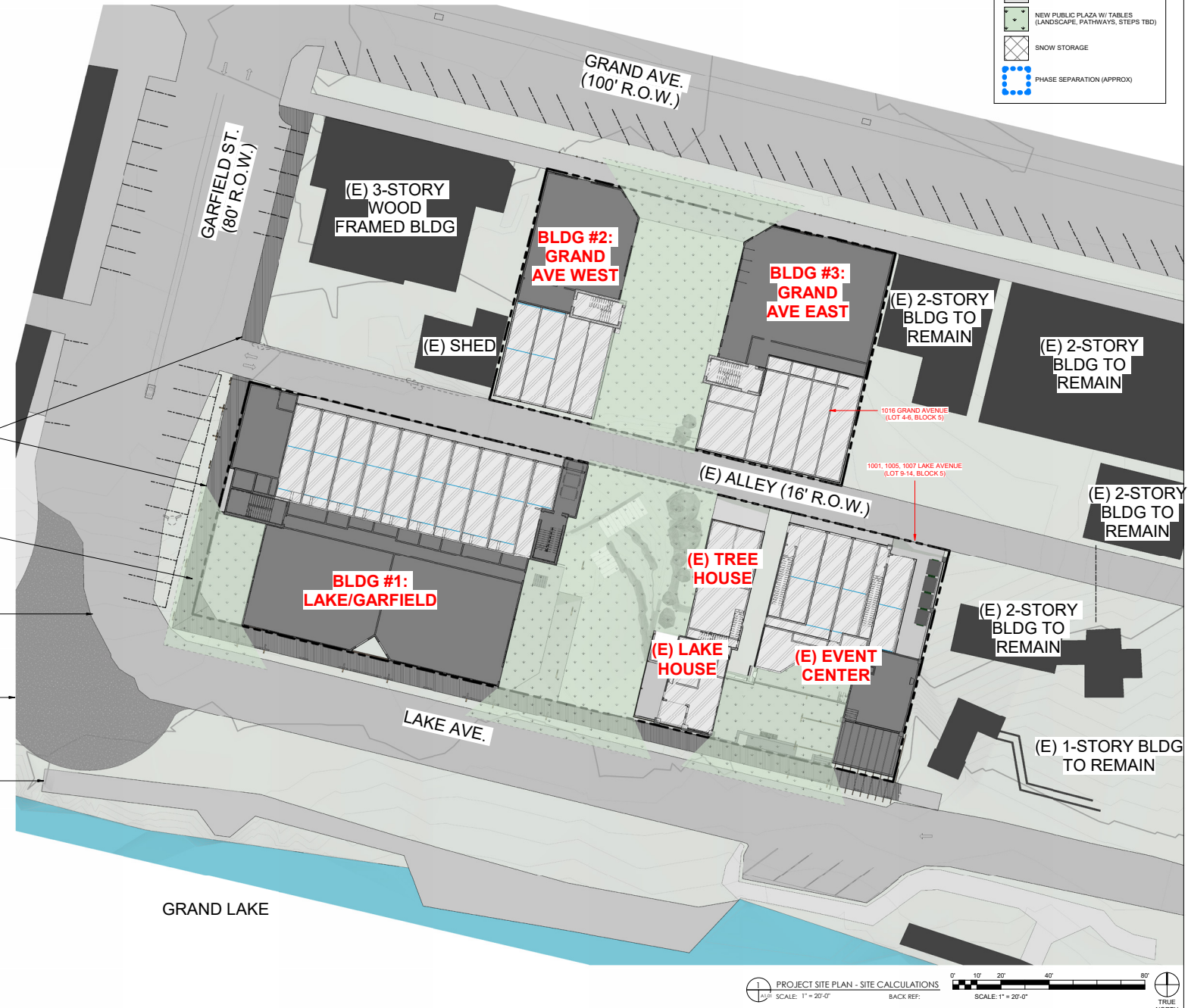
SITE LEGEND:

- 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)

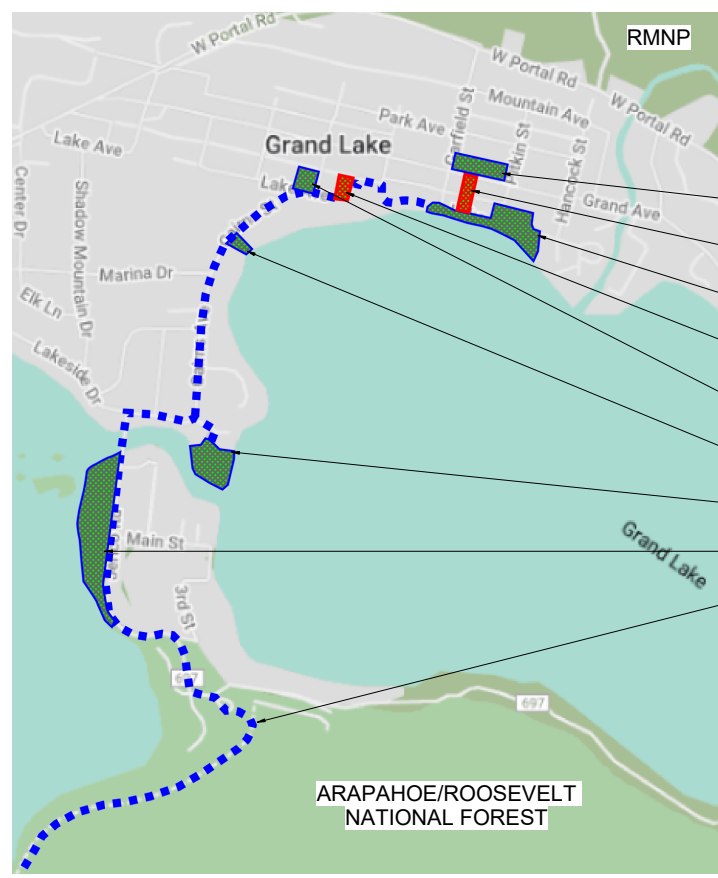


- NEW GARAGE W/ (3) SINGLE STALLS FOR BOARDWALK PLAZA
- TRASH (5) 4-YD DUMPSTERS W/ ENCLOSURES
- (E) HYDRANT TO REMAIN
- LAKE AVENUE (50' ROW)
- PEDESTRIAN ENTRY/EXIT
- NEW CURB & GUTTER AT NEW BOARDWALK
- NEW BOARDWALK (GARFIELD & LAKE)
- EDGE OF (E) ASPHALT
- NEW TURNAROUND FOR LOADING/DELIVERIES/ETC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



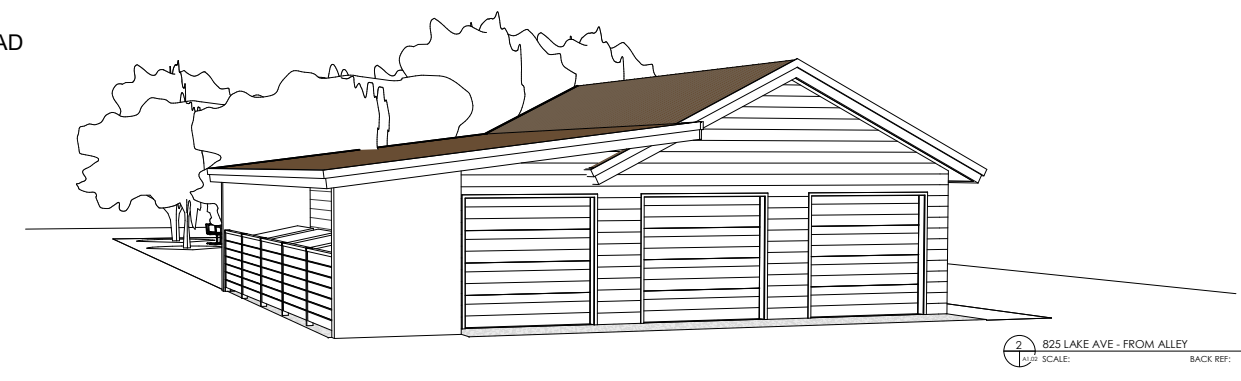
SITE PLAN: OPEN SPACE



- 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:

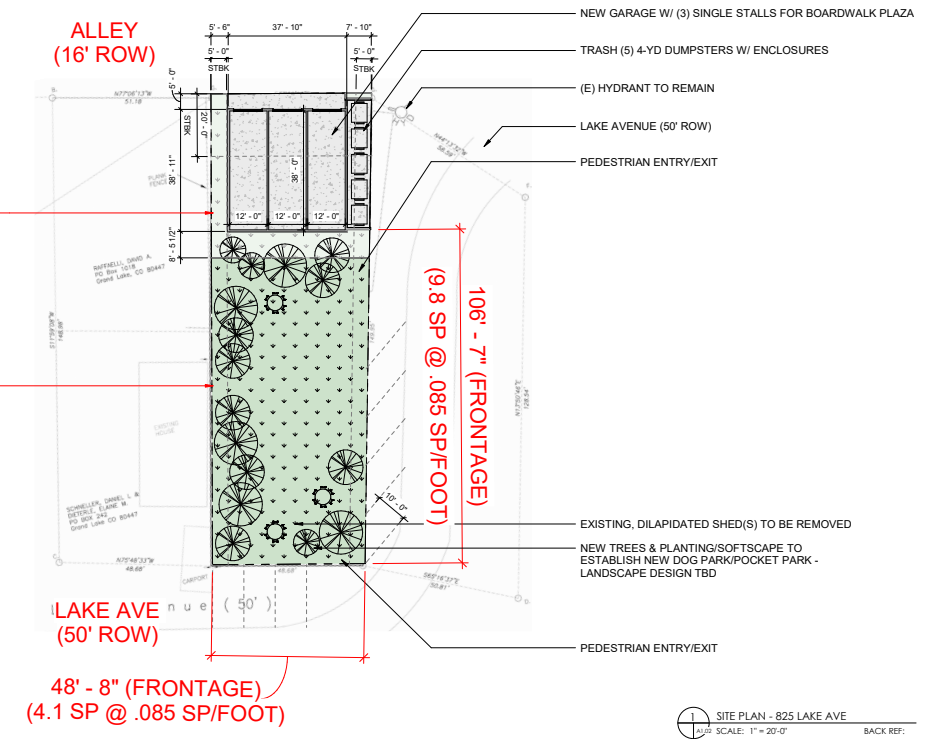
	EXISTING BUILDING (TO REMAIN)
	COMMERCIAL OCCUPANCY (8' GROUND (RESIDENTIAL ABOVE, TYP))
	PARKING BELOW/ RESIDENTIAL OCCUPANCY ABOVE
	EXISTING ASPHALT (TO REMAIN)
	NEW ASPHALT/PAVING (RE: CIVIL)
	NEW BOARDWALK
	EXISTING BOARDWALK
	NEW PUBLIC PLAZA W/ TABLES (LANDSCAPE, PATHWAYS, STEPS TBD)
	SNOW STORAGE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

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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)
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/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 (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) 73 TOTAL SPACES REQUIRED - 50 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

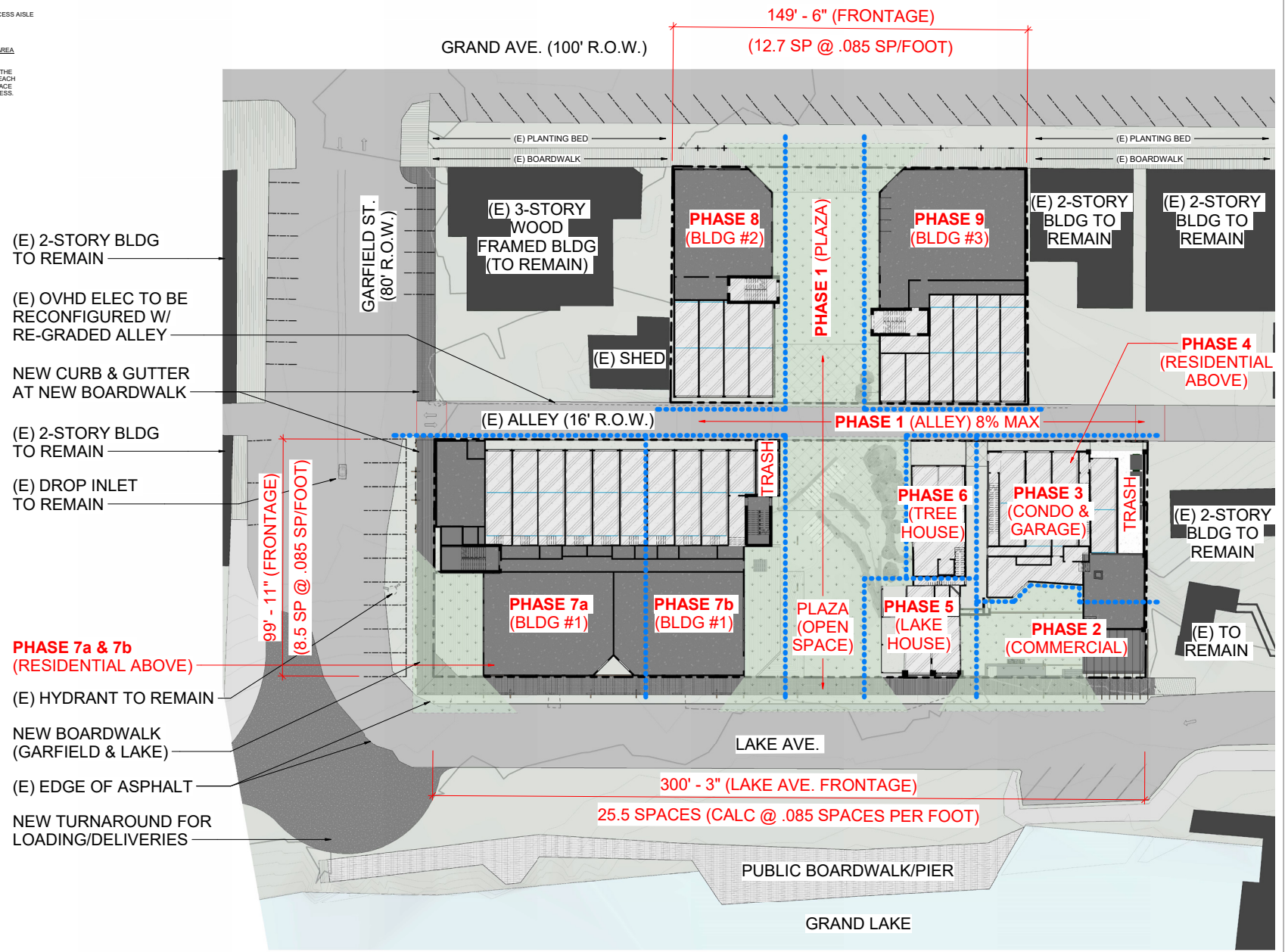
LEGAL DESCRIPTION:	BLOCK 5, LOTS 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 TOWN OF GRAND LAKE COUNTY OF GRAND STATE OF COLORADO
CONSTRUCTION TYPE:	EXISTING CONSTRUCTION: VARIES, VS TYPICAL NEW CONSTRUCTION: VB - WOOD FRAMED (NON-FIRE RATED) W/ AUTOMATIC SPRINKLERING C - COMMERCIAL
ZONING CLASSIFICATION:	
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.

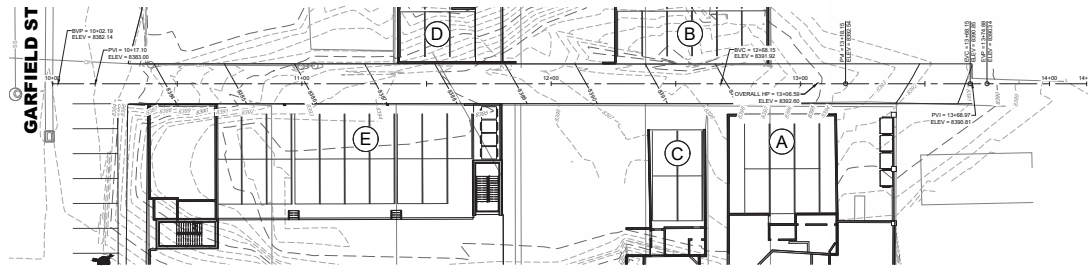
SITE LEGEND:

- 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)

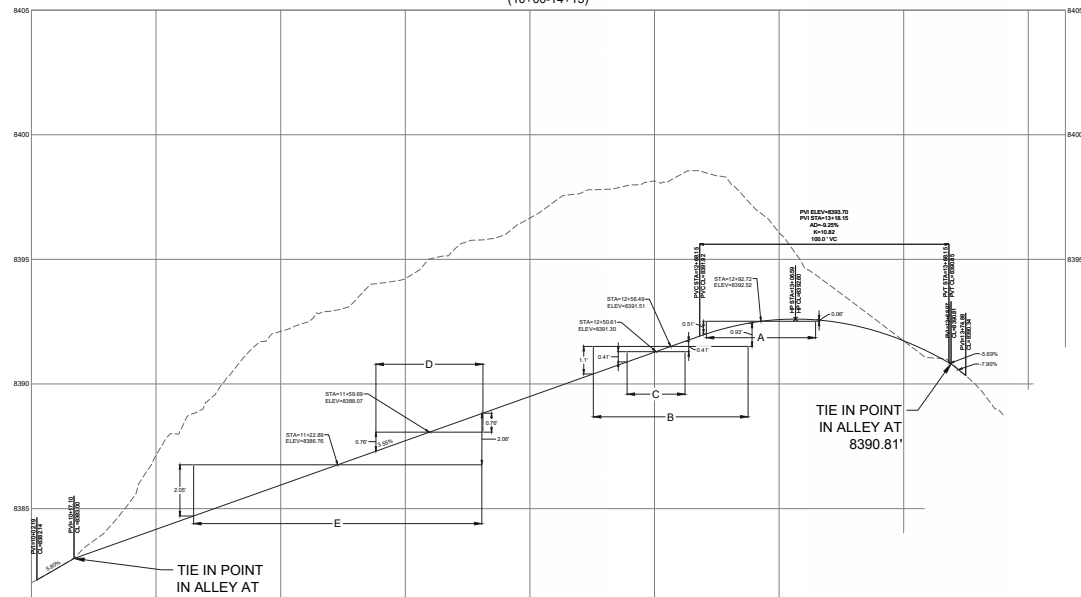


SITE PLAN: GROUND FLOOR CONCEPT

ALLEY PROFILE (PROPOSED VS. EXISTING)



ALLEY ALIGNMENT
(10+00-14+15)

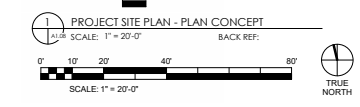
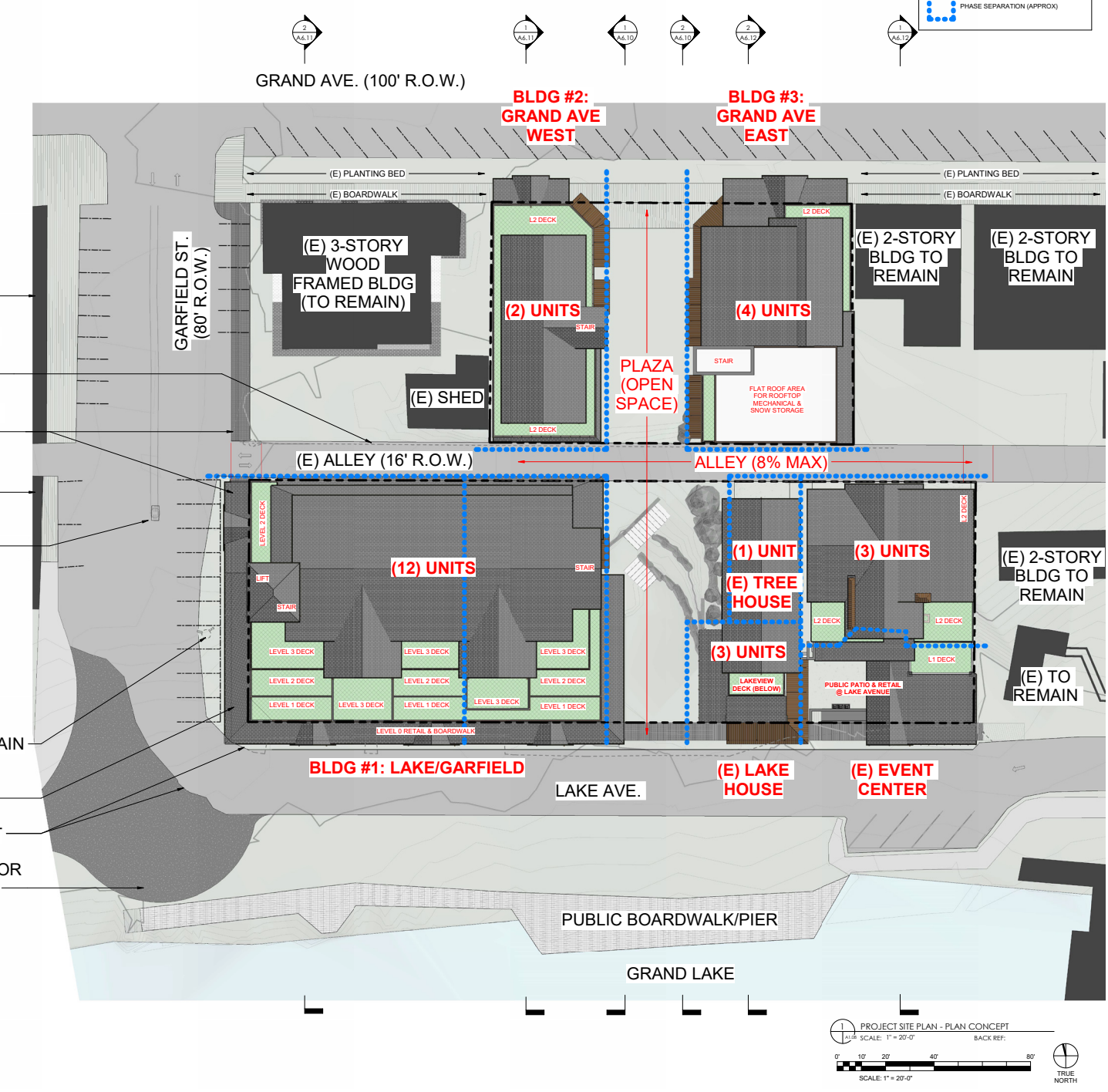


SITE LEGEND:

- 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)

- (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
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 7. B1 - 12 UNITS (POTENTIALLY 2 PHASES, PENDING)
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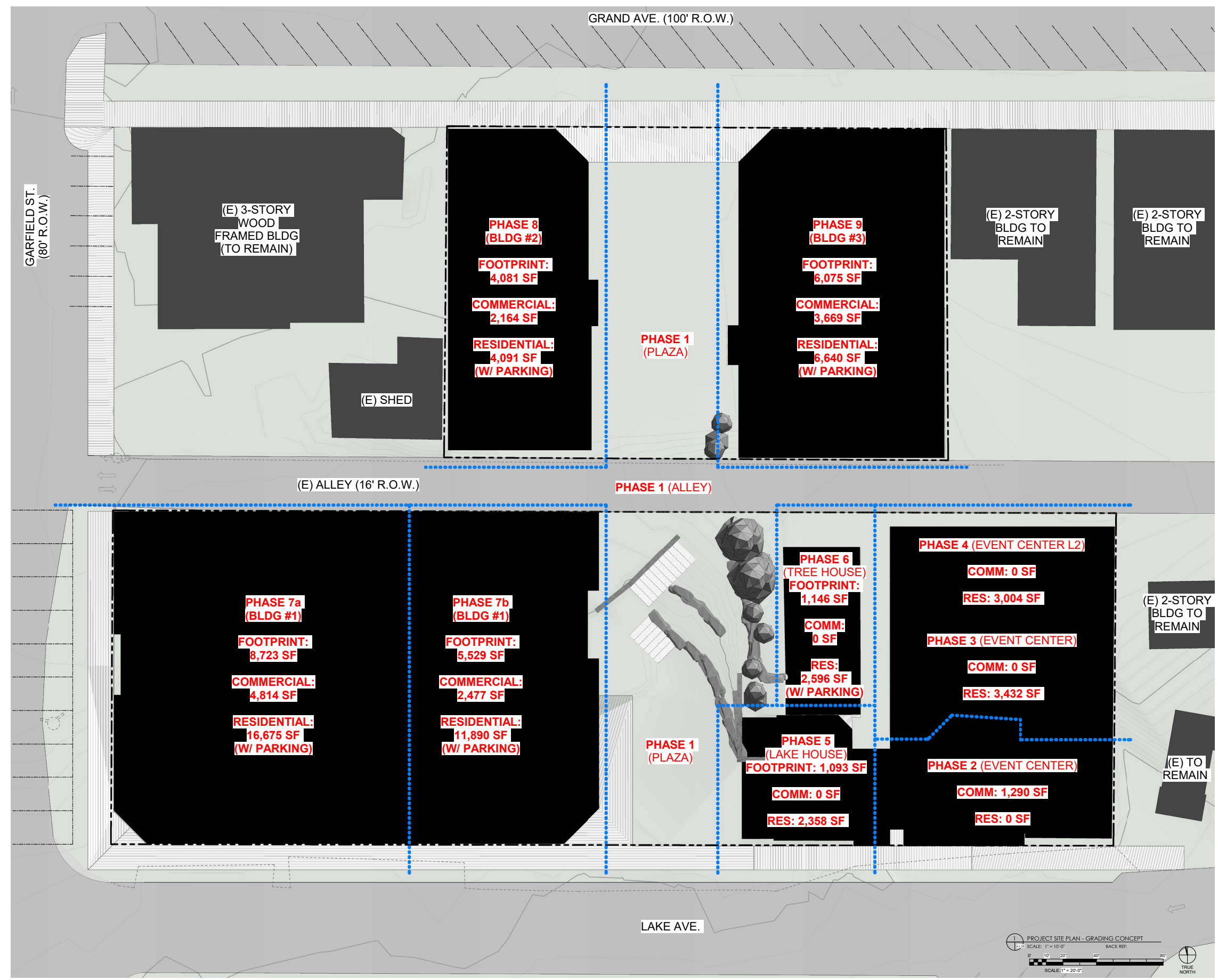
SITE PLAN: PLAN CONCEPT

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
 BLOCK 5, GRAND LAKE, CO 80447
 PROJECT #2402

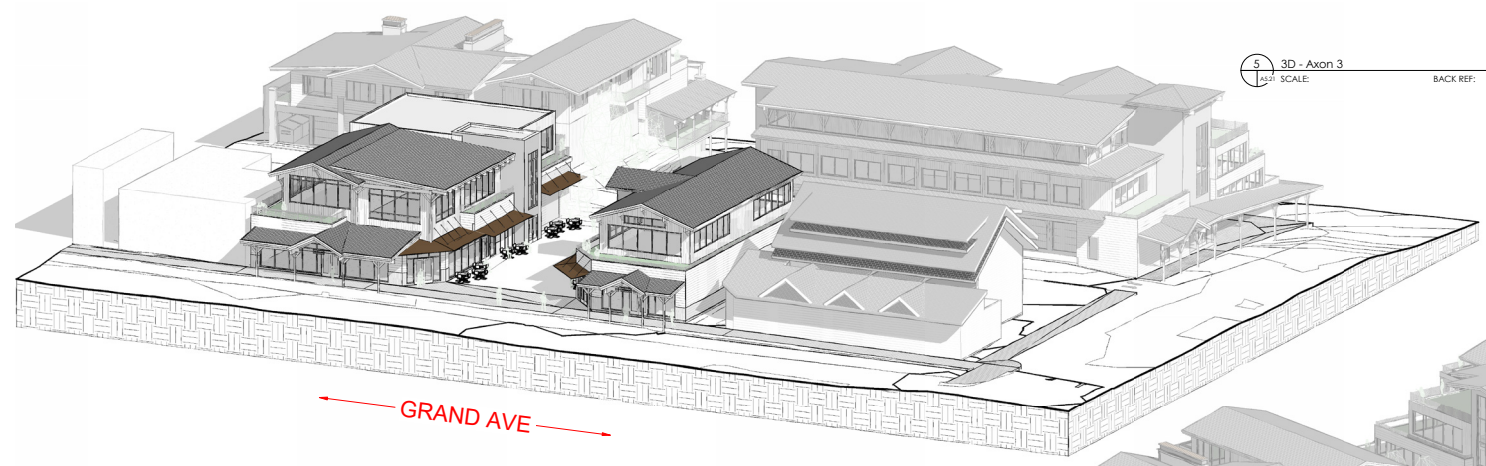
SITE PLAN: PLAT/PHASE CONCEPT

LEATHERWOOD GRAND LAKE

Spirit Lake Condos, LLC

BLOCK 5, GRAND LAKE, CO 80447
PROJECT #2402

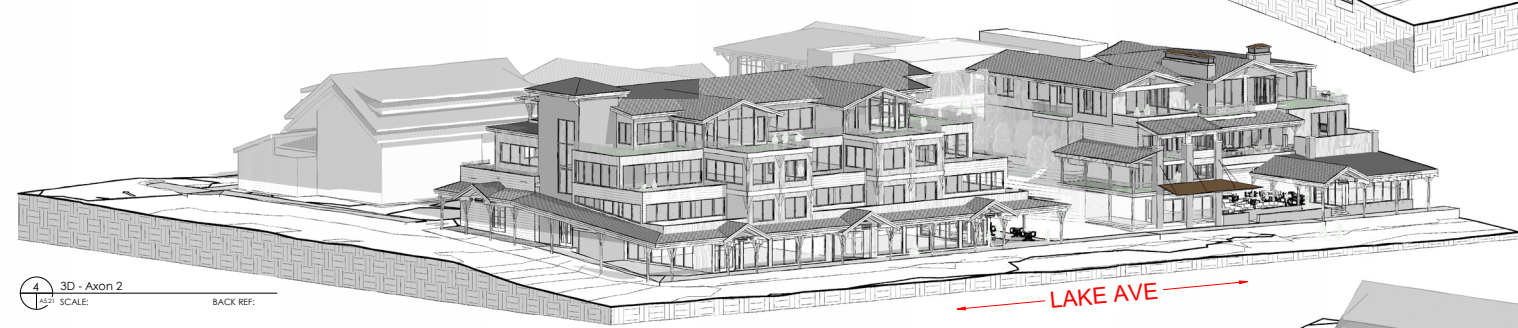
NOTE:
3D PERSPECTIVES ARE FOR REFERENCE ONLY. SEE
ARCH DRAWINGS FOR MORE DETAILED INFORMATION.



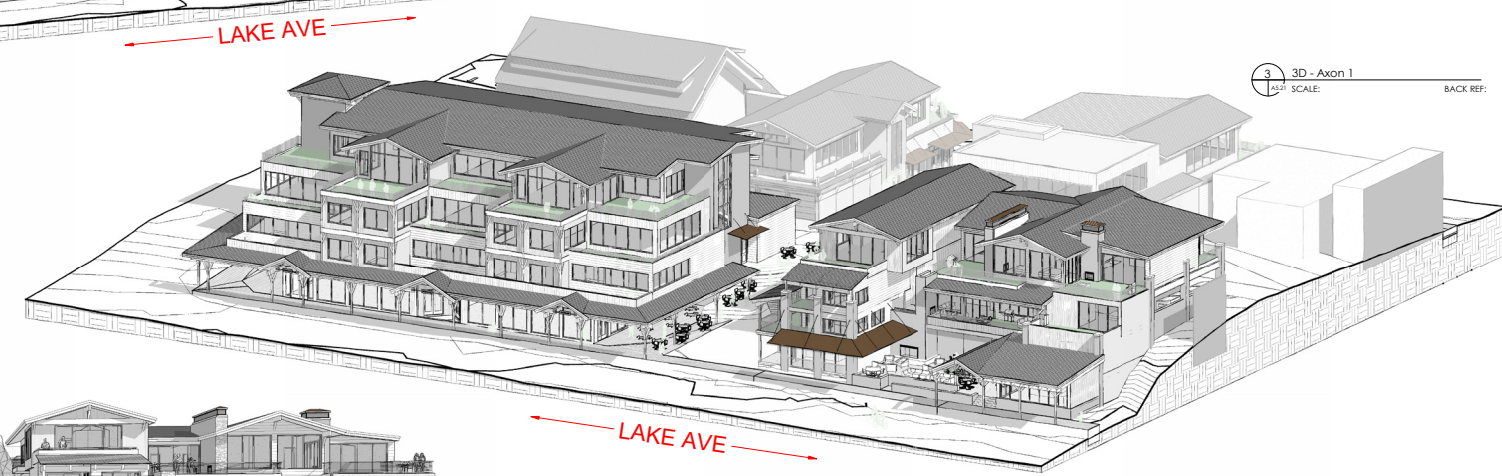
5 3D - Axon 3
SCALE: 1/8" = 1'-0"
BACK REF:



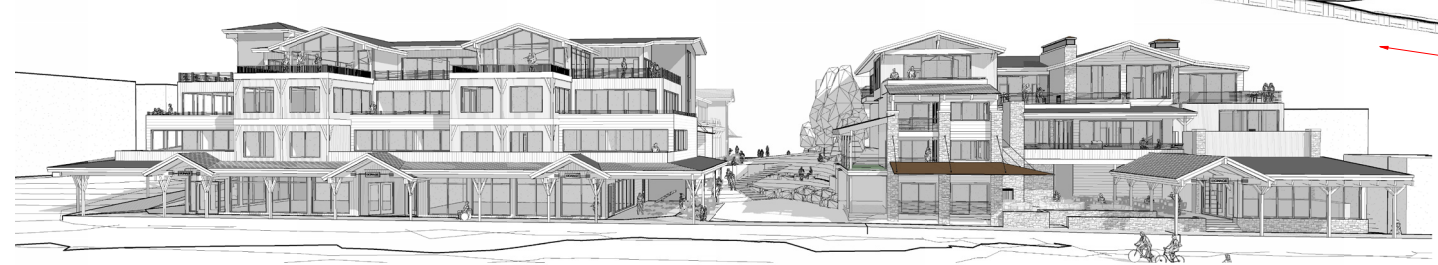
6 3D - Axon 4
SCALE: 1/8" = 1'-0"
BACK REF:



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



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

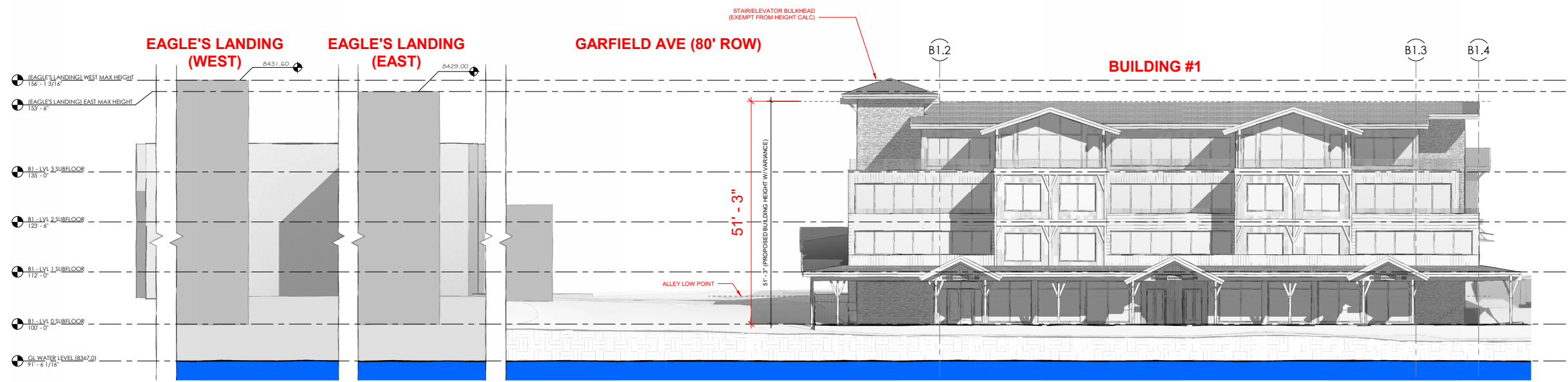


2 3D - Vignette from Lake
SCALE: 1/8" = 1'-0"
BACK REF: A3.01



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

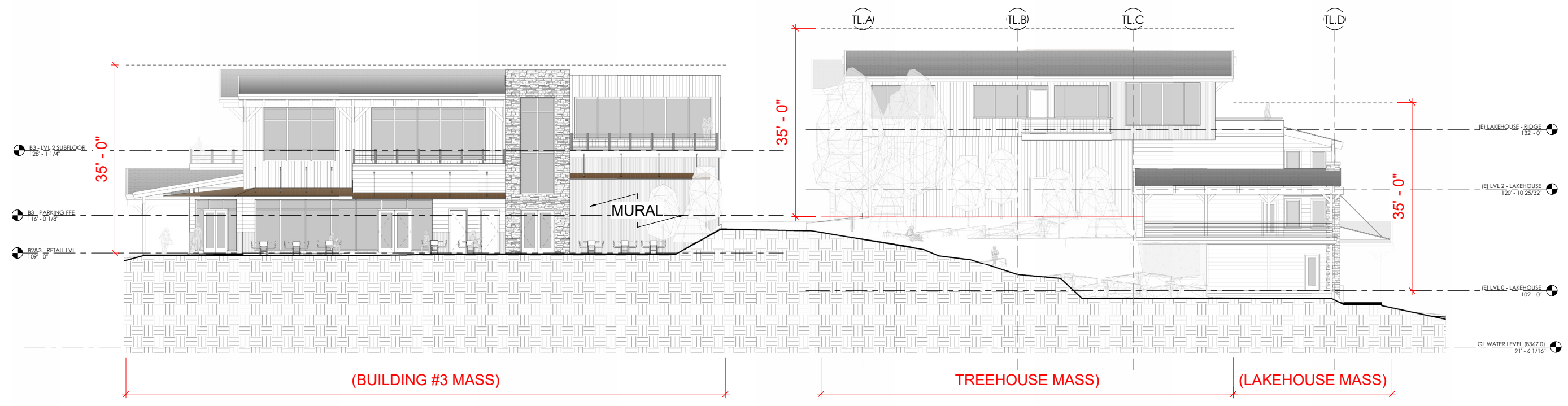
Spirit Lake Condos, LLC

BLOCK 5, GRAND LAKE, CO 80447
 PROJECT #2402

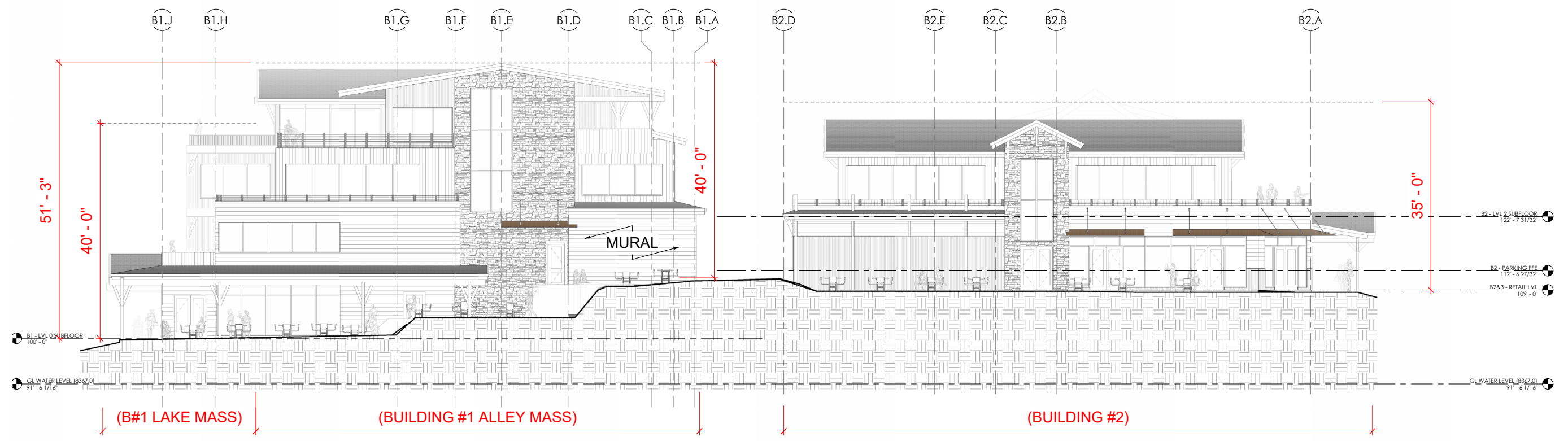
LEATHERWOOD GRAND LAKE

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:



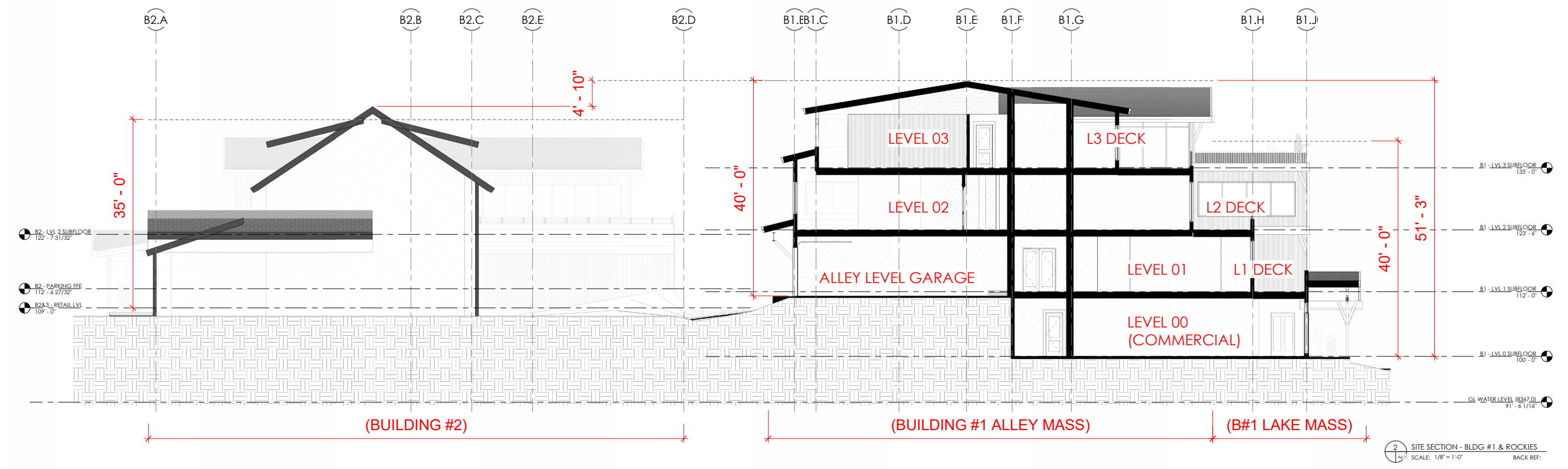
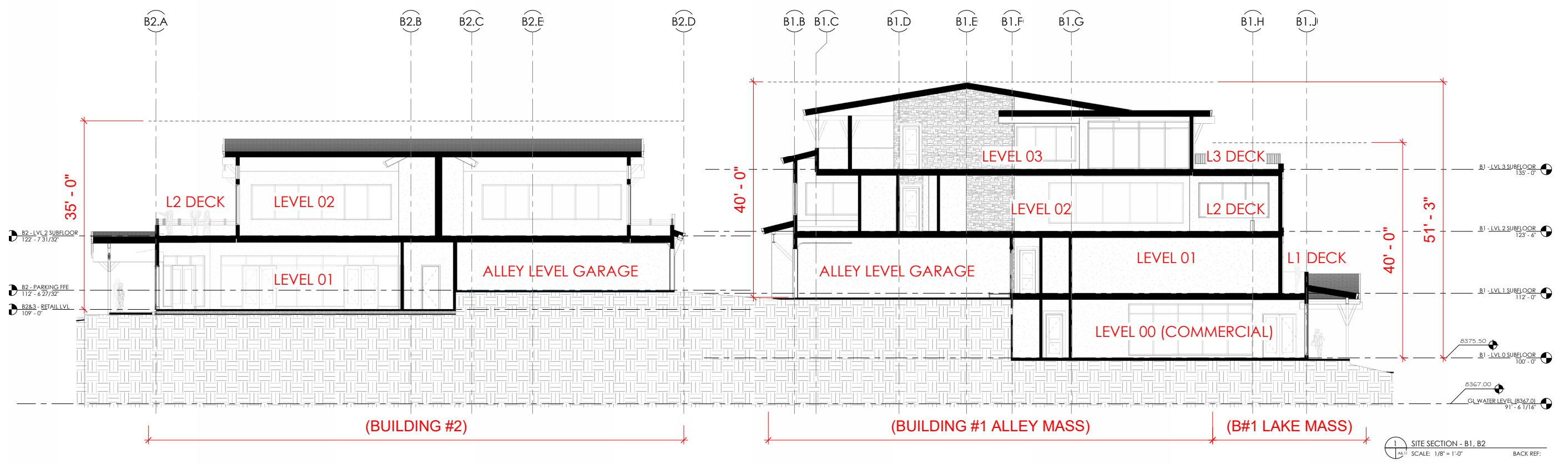
1 SITE SECTION - PLAZA FACING WEST
SCALE: 1/8" = 1'-0"
BACK REF:

PLAZA SECTIONS/ELEVATIONS

LEATHERWOOD GRAND LAKE

Spirit Lake Condos, LLC

BLOCK 5, GRAND LAKE, CO 80447
PROJECT #2402

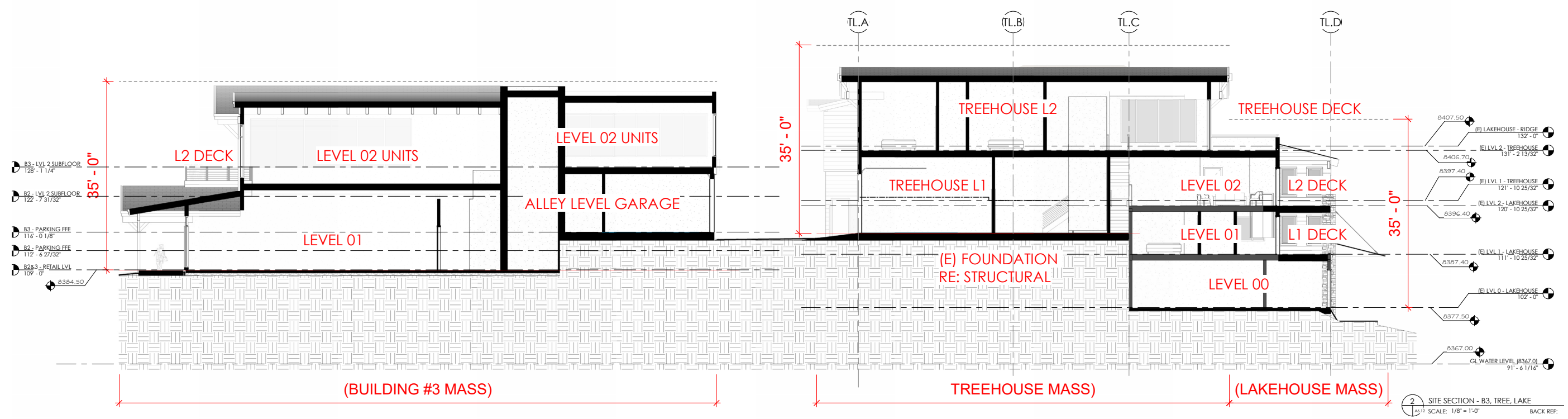
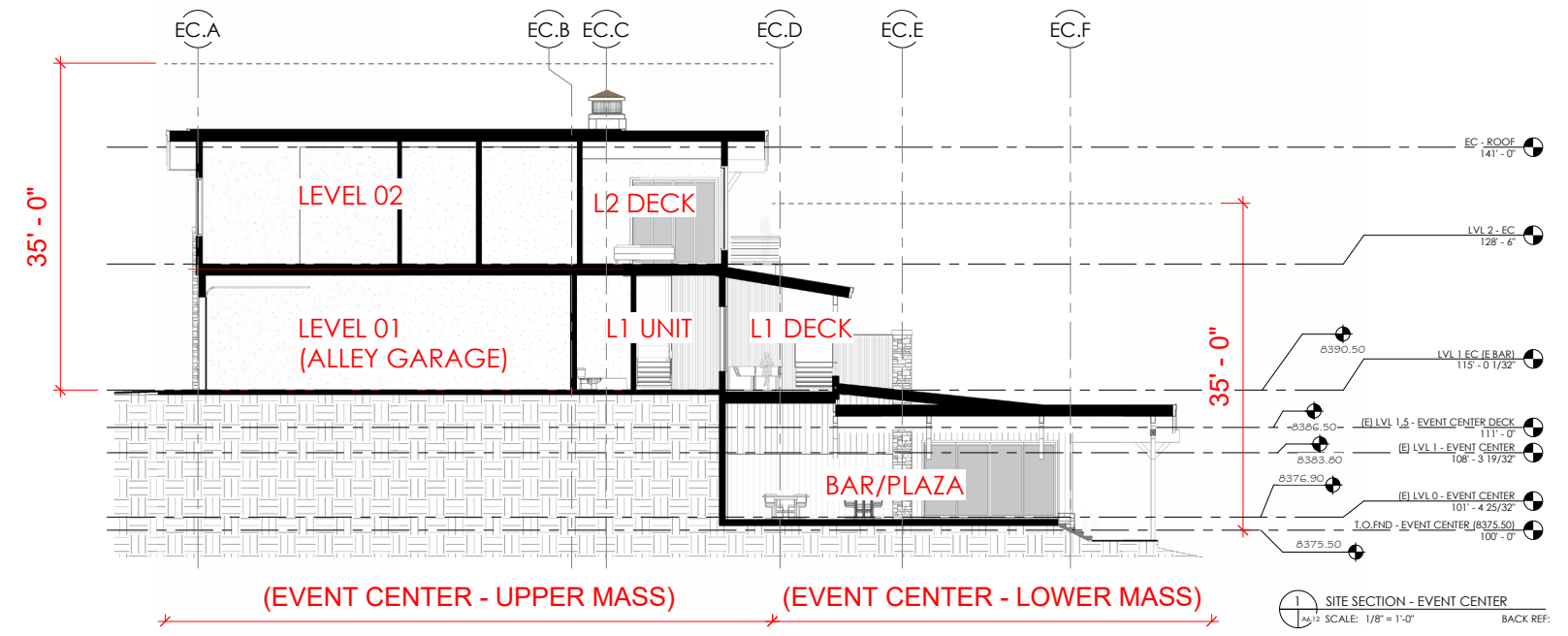


SITE SECTIONS

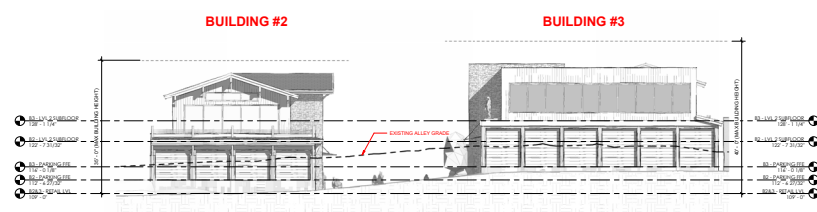
LEATHERWOOD GRAND LAKE

Spirit Lake Condos, LLC

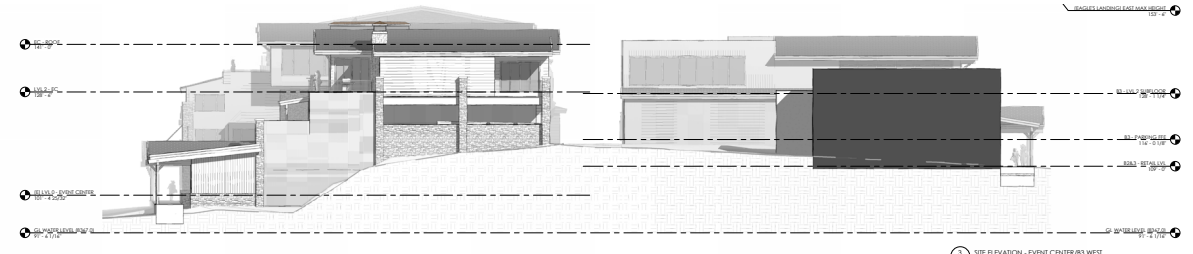
BLOCK 5, GRAND LAKE, CO 80447
PROJECT #2402



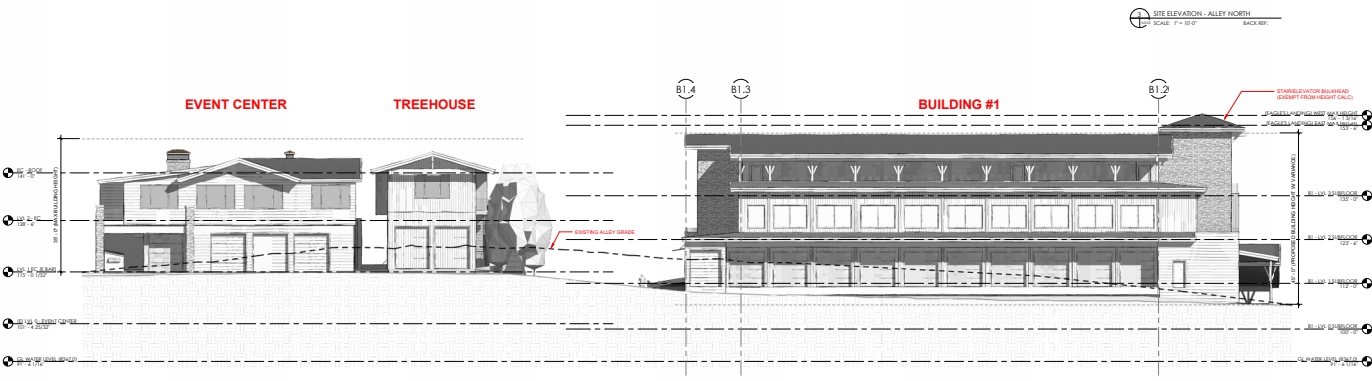
SITE SECTIONS



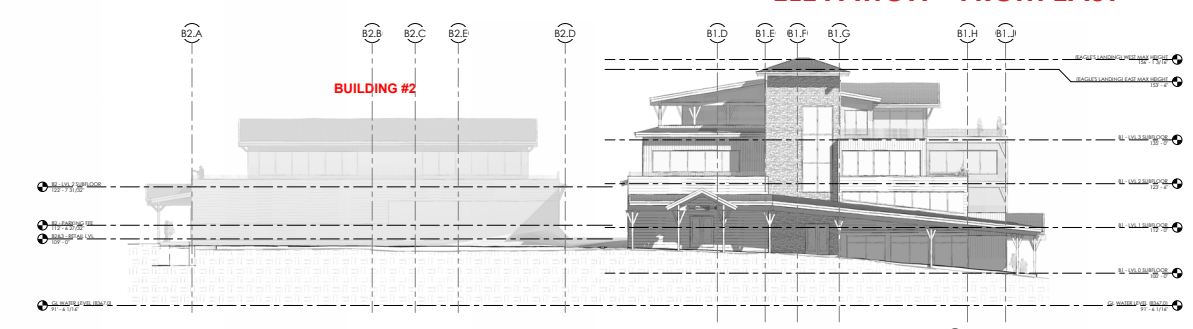
ELEVATION - FROM ALLEY LOOKING NORTH



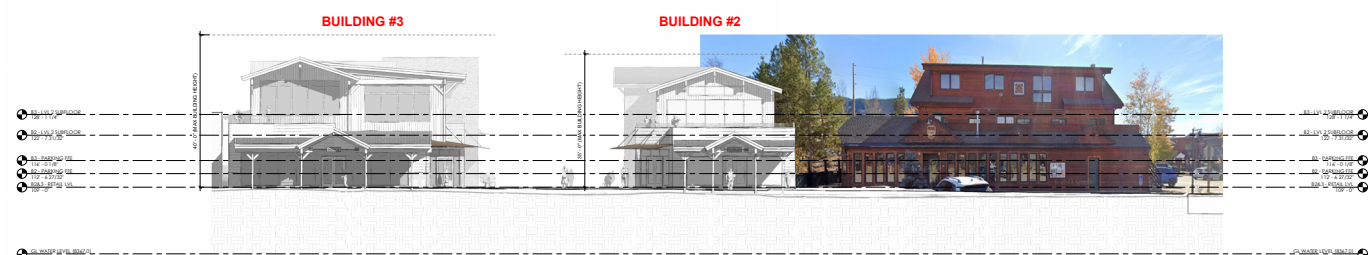
ELEVATION - FROM EAST



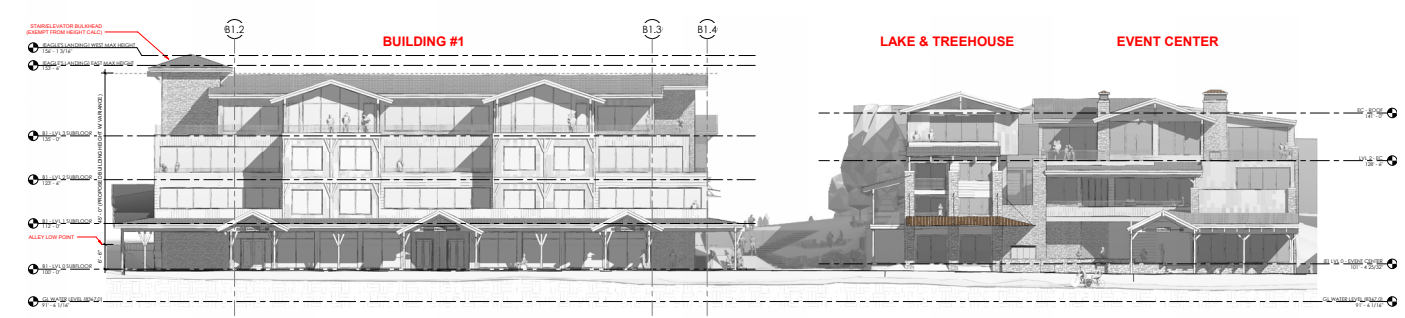
ELEVATION - FROM ALLEY LOOKING SOUTH



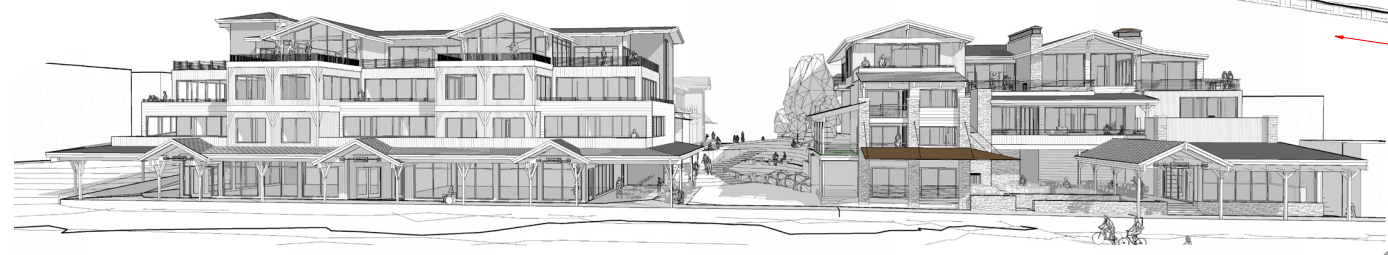
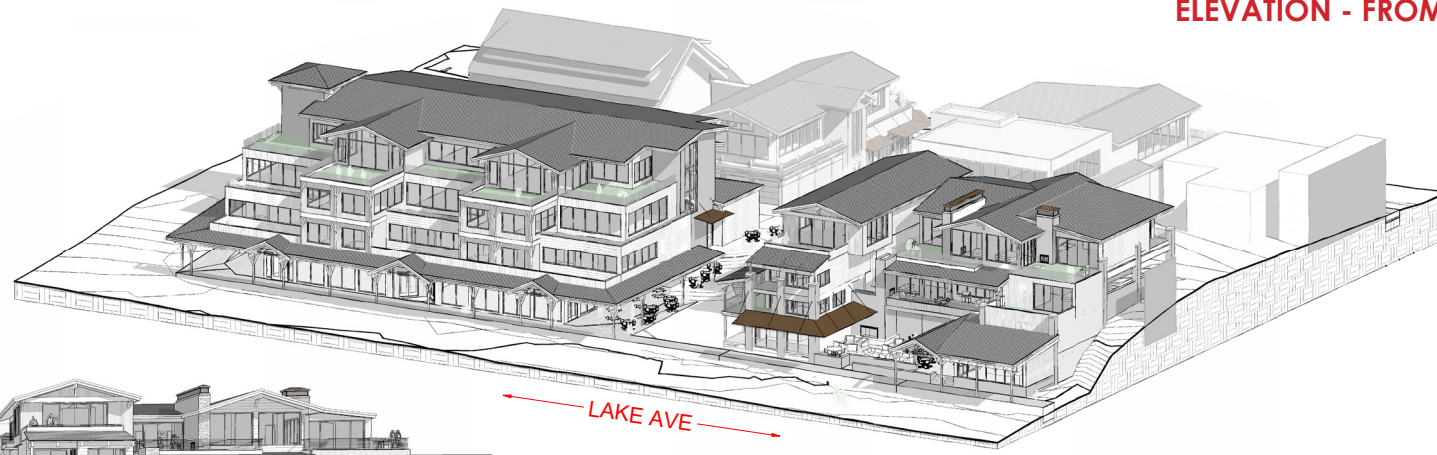
ELEVATION - FROM GARFIELD



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

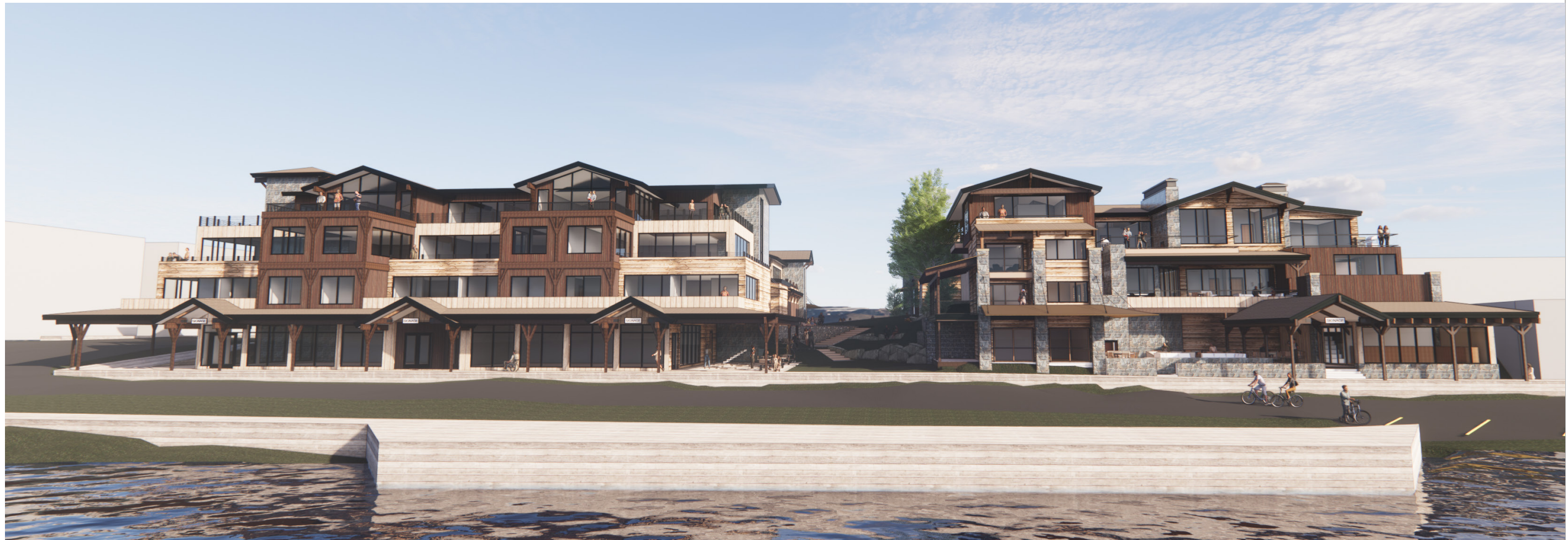
BLOCK 5, GRAND LAKE, CO 80447
PROJECT #2402



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

CONCEPTUAL RENDERINGS



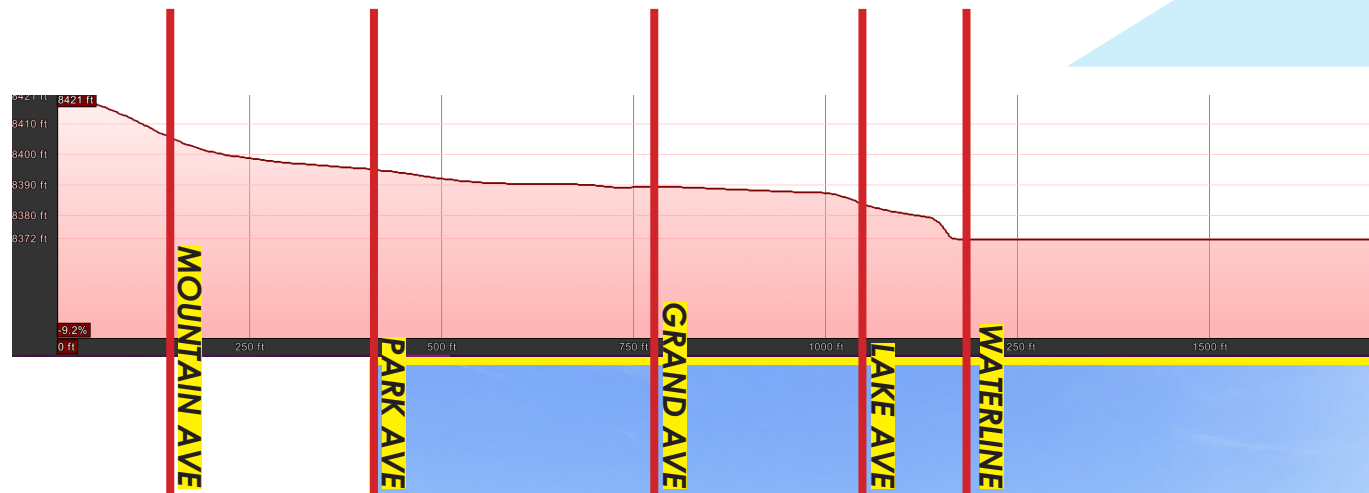
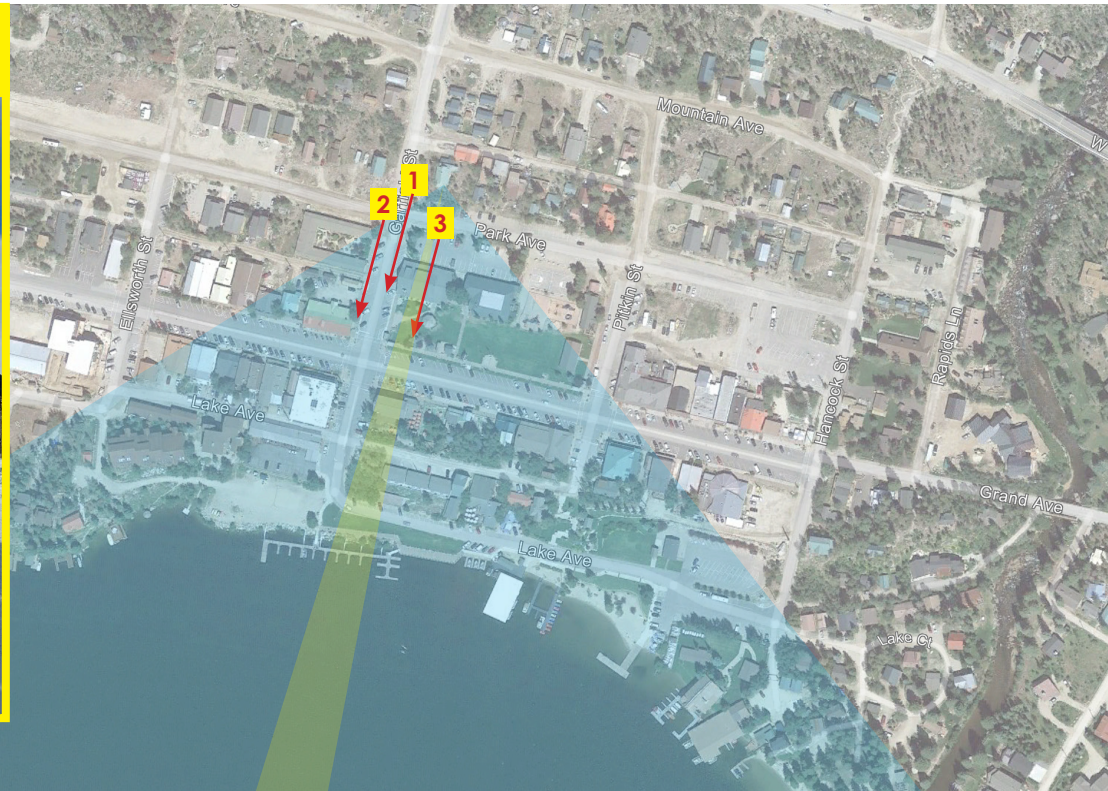
LEATHERWOOD GRAND LAKE

Spirit Lake Condos, LLC

BLOCK 5, GRAND LAKE, CO 80447
PROJECT #2402



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



Grand Lake Viewshed

Building #1 potential view



Grand Lake

Building #1 @ Leatherwood

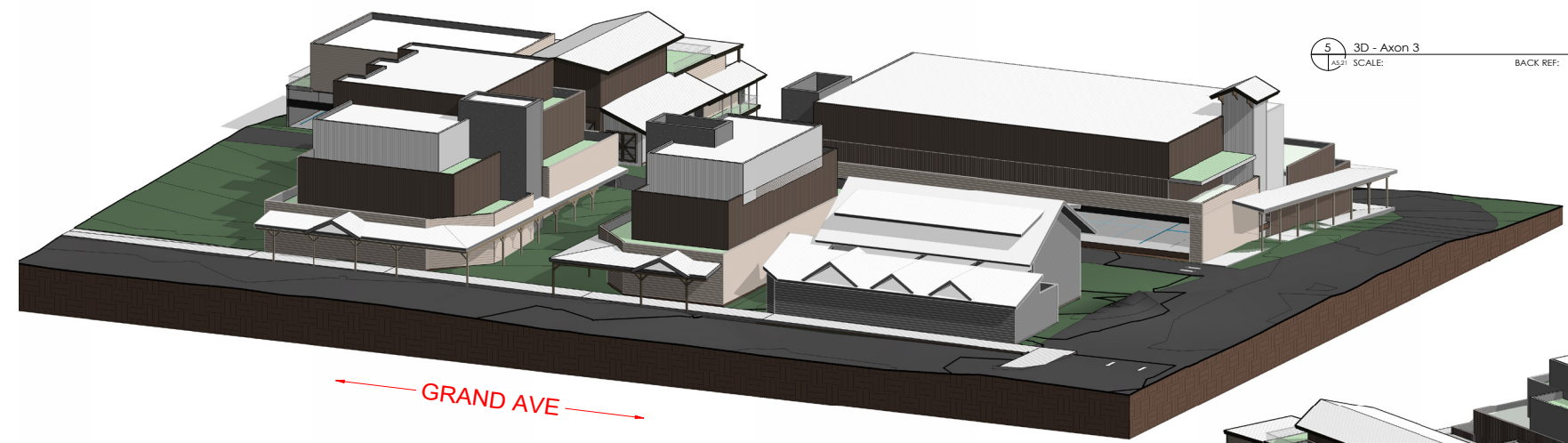
Juniper Library @ 316 Garfield St

LEATHERWOOD GRAND LAKE

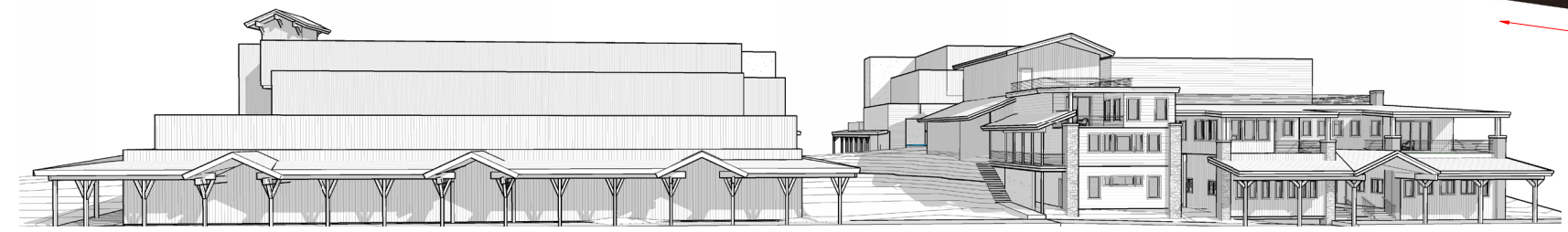
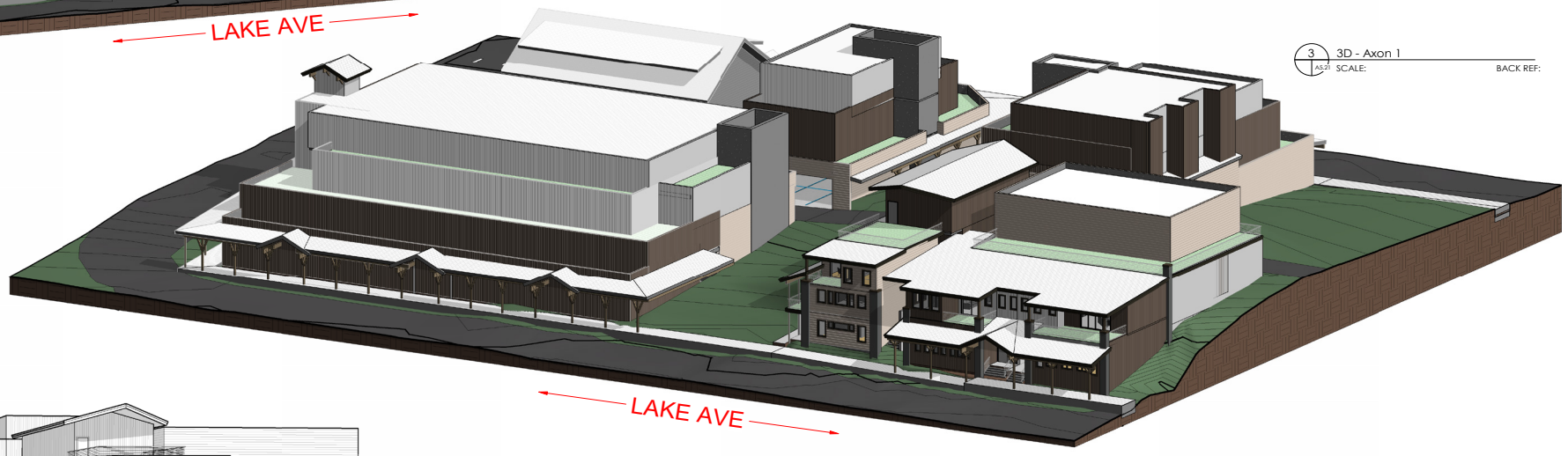
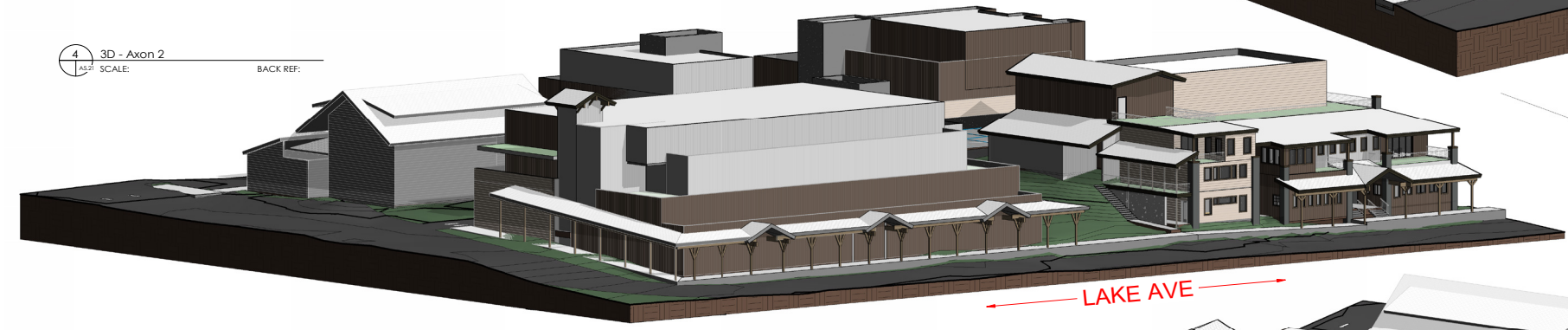
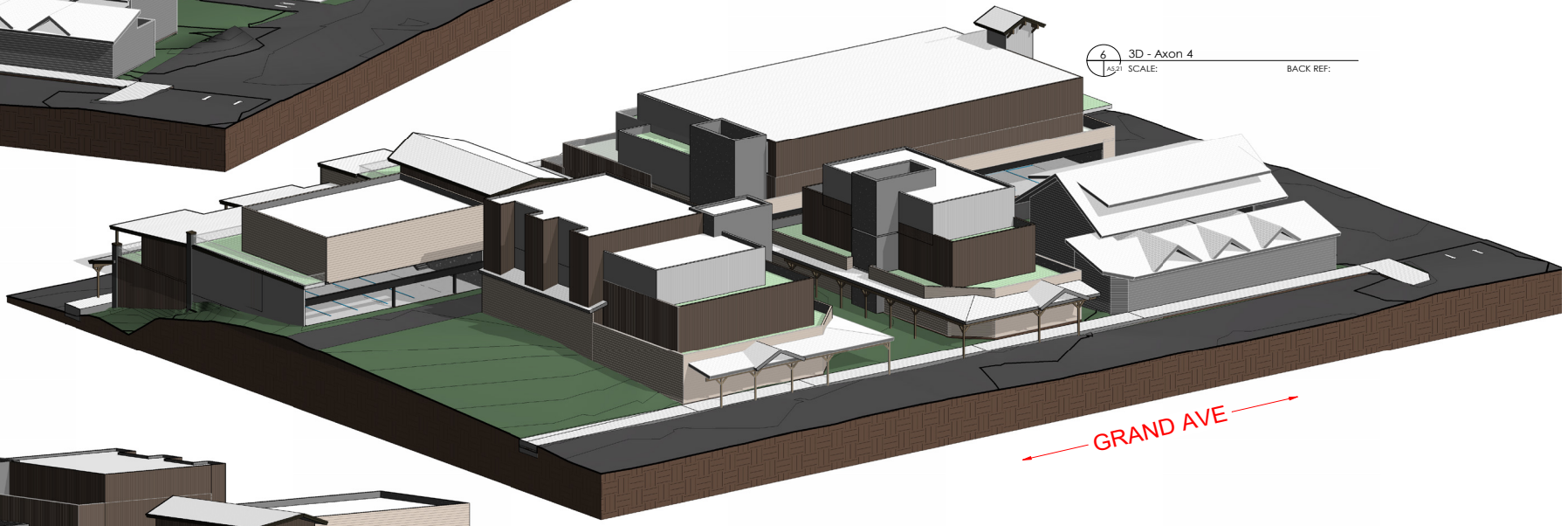
Spirit Lake Condos, LLC

BLOCK 5, GRAND LAKE, CO 80447
PROJECT #2402

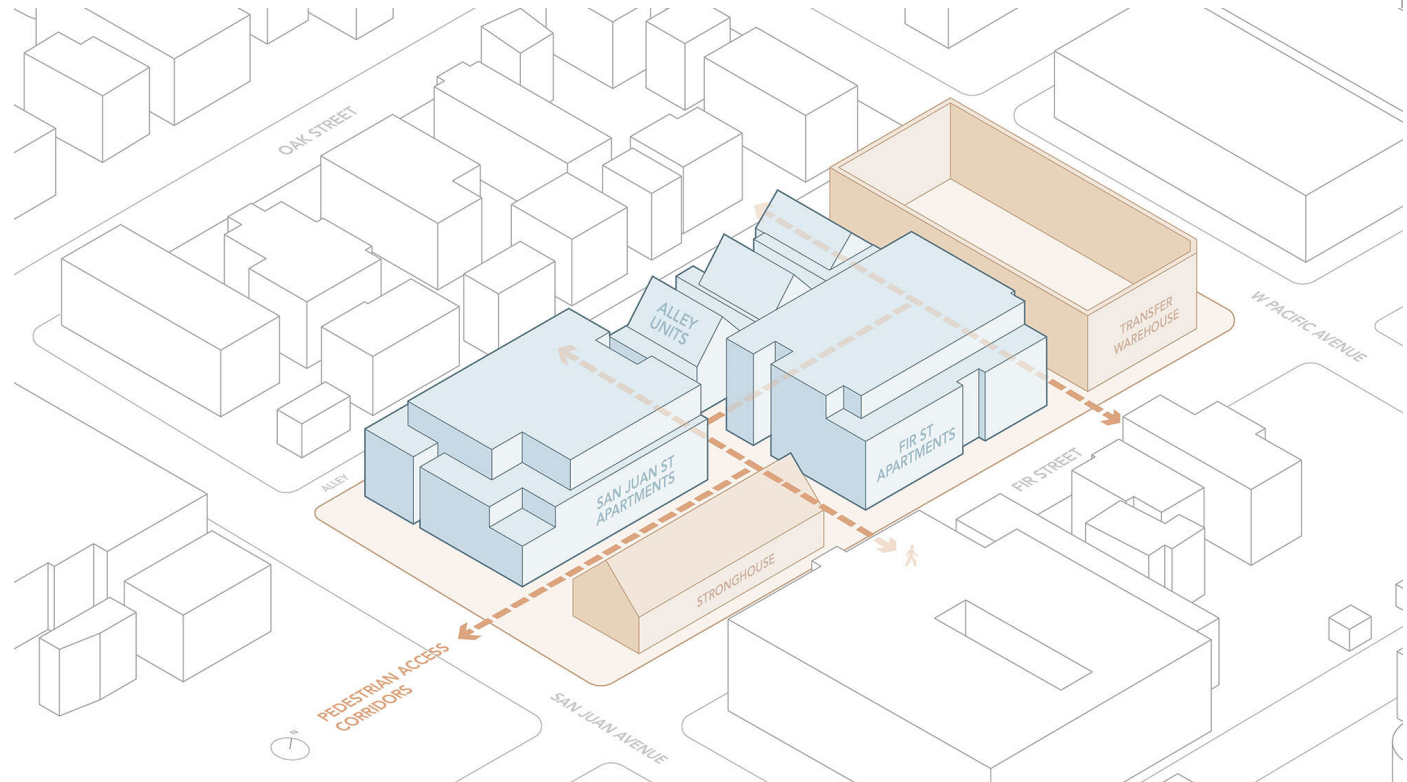
NOTE:
3D PERSPECTIVES ARE FOR REFERENCE ONLY. SEE ARCH DRAWINGS FOR MORE DETAILED INFORMATION.



3-STORY MASSES ON GRAND AVE



PREVIOUS ITERATION - FROM 06/17/2024



LEATHERWOOD GRAND LAKE

Spirit Lake Condos, LLC

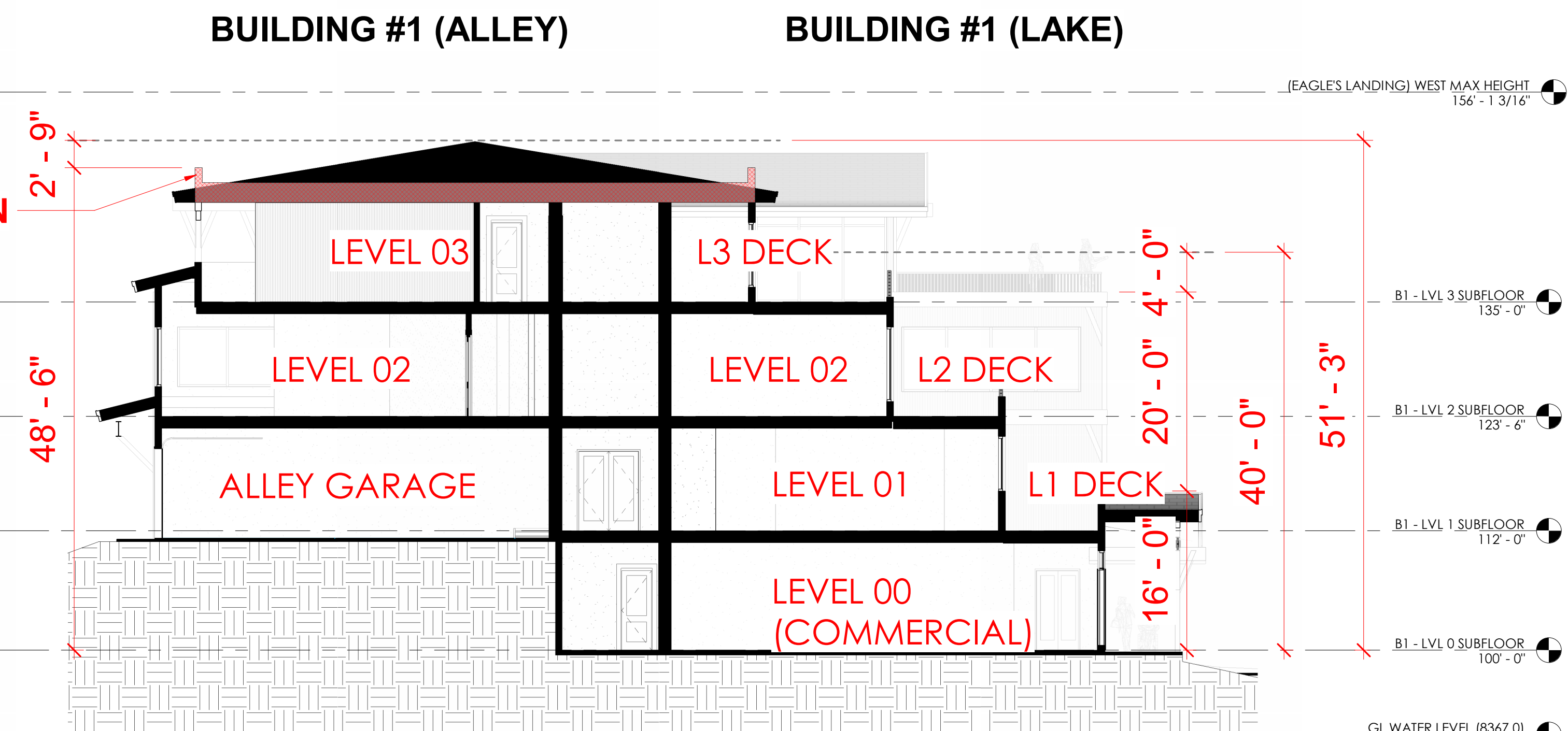
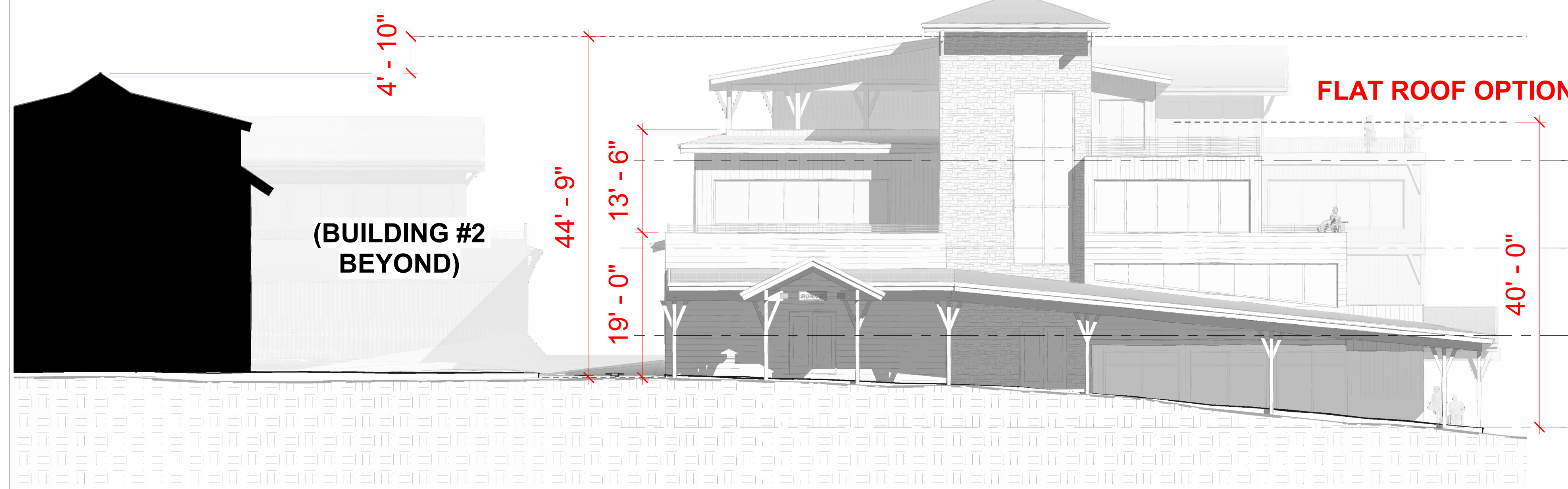
BLOCK 5, GRAND LAKE, CO 80447
 PROJECT #2402

“TELLURIDE TRANSFER”

CONCEPT DESIGN - PRECEDENT

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

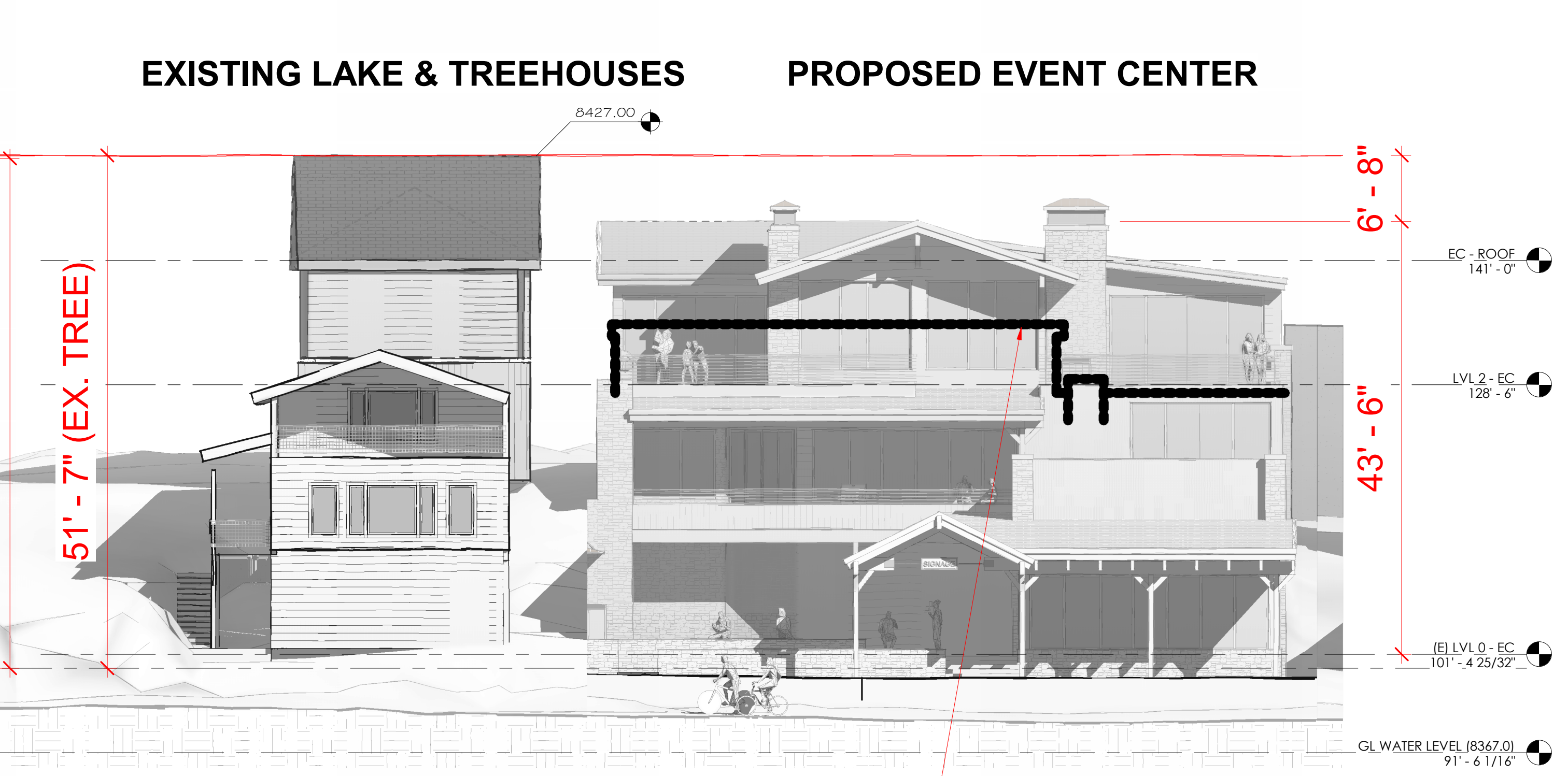
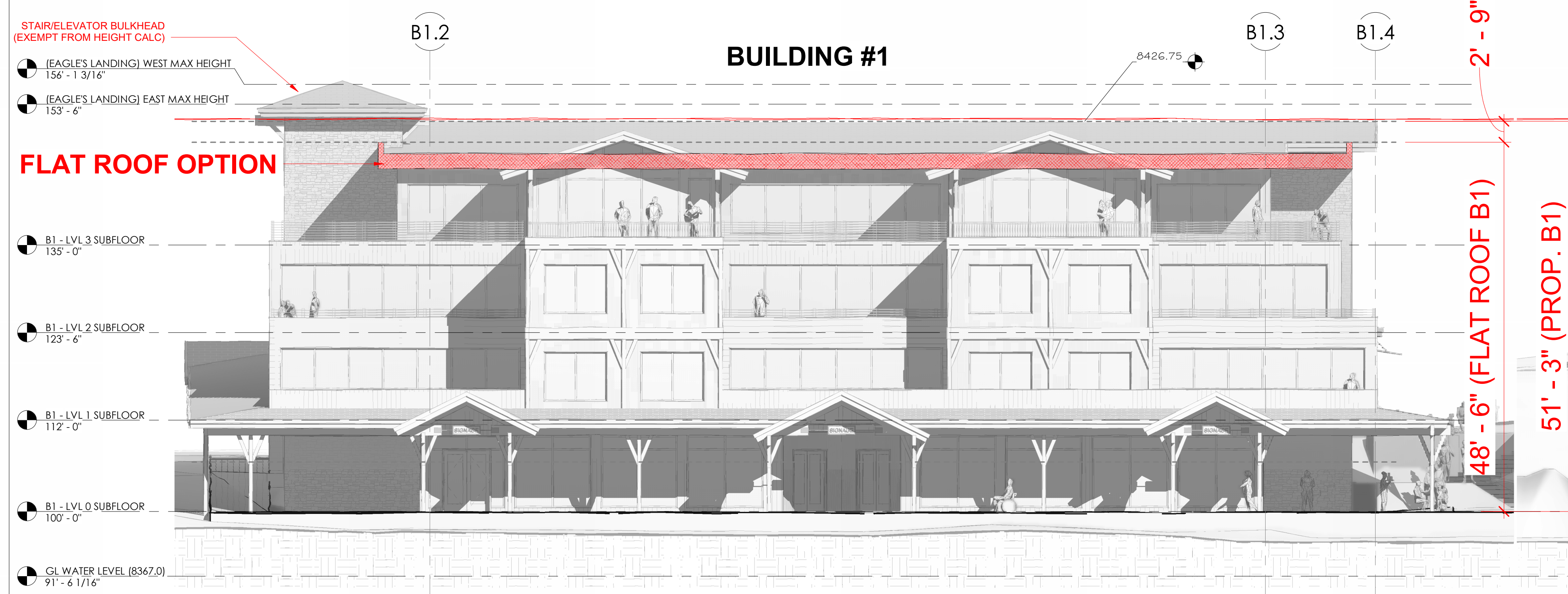
"ROCKIES" (EXISTING 3-STORY BLDG)



(BUILDING #1 ALLEY MASS) (B#1 LAKE MASS) (BUILDING #1 ALLEY MASS) (B#1 LAKE MASS)

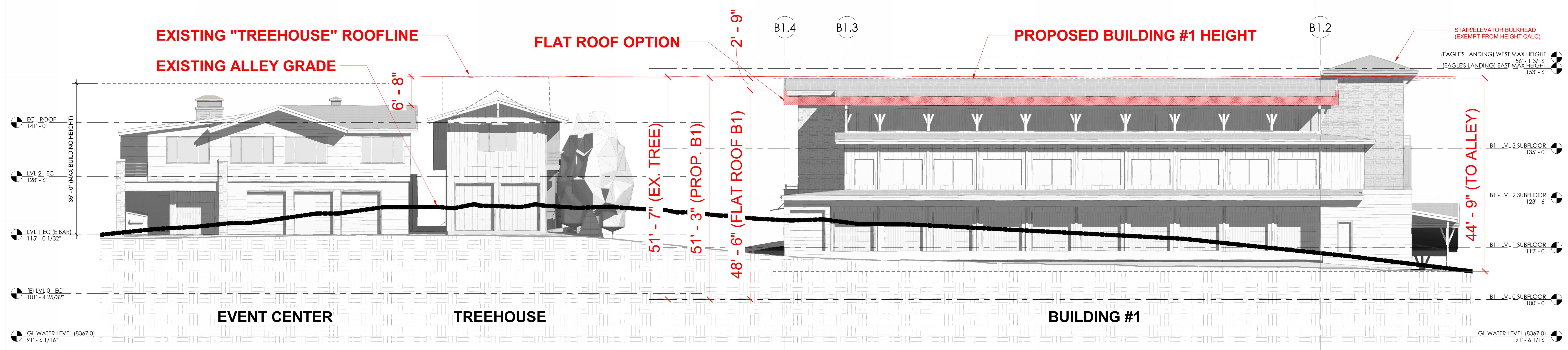
4 SITE ELEVATION - GARFIELD - ANNO SCALE: 1" = 10'-0" BACK REF:

5 SITE SECTION - BLDG #1+ SCALE: 1" = 10'-0" BACK REF:



ROOFLINE OF EXISTING EVENT CENTER

3 SITE ELEVATION - LAKE AVE - w/ existing BLDGS SCALE: 1" = 10'-0" BACK REF:



1 ALLEY SOUTH - EVENT/TREE/BUILDING #1 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.



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

LEATHERWOOD SPIRIT LAKE CONDOS, LLC BLOCK 5, GRAND LAKE, CO PROJECT #: 2402

ISSUANCE: DATE:

NOT FOR CONSTRUCTION FOR REFERENCE ONLY

SHEET TITLE: BUILDING 1 HEIGHT STUDY

SHEET NUMBER: A5.03

2/5/2025 12:50:48 PM C:\Users\gabee\Documents\MA_2402_Leatherwood_A24_SITE_gabee\Q4\A.v1



Request for Board Action

Meeting Date: 2/10/2025

To: Mayor Pro-Tem Bergquist & Trustees

From: Town Manager, Kudron

ITEM:

Resolution Number 13-2025: A RESOLUTION APPROVING A CONTRACT WITH _____ FOR TREASURER SUPPORT SERVICES

BACKGROUND:

With the departure of our Town Treasurer, staff moved forward with a job posting for the position and a Request for Qualifications for On-Call Accounting services.

Staff has received four applications, none of which possess the experience of our departing Treasurer, although I would like to interview two this month.

Additionally, staff received two responses to the RFQ which produced one firm that has the required financial software experience to manage our systems.

FISCAL NOTE: The cost of support services is offset by the lack of salary at this time.

SUGGESTED MOTIONS

I make a motion to APPROVE Resolution 13-2025 a contract for on-call Treasurer services with _____ at the terms of the bid received.

OR

I make a motion to approve with conditions Resolution 13-2025 a contract for on-call Treasurer services with _____ at the terms of the bid received.

**TOWN OF GRAND LAKE
BOARD OF TRUSTEES
RESOLUTION NO. 13-2025**

A RESOLUTION APPROVING CONTRACT FOR TREASURER SUPPORT SERVICES

WHEREAS, the Town of Grand Lake currently has an opening for a Town Treasurer; and,

WHEREAS, the Town’s need for accounting services are ongoing; and,

WHEREAS, the Town of Grand Lake Board of Trustees has the authority to engage in outside consulting services; and

WHEREAS, upon consideration of staff comments and discussion amongst the Board members Themselves regarding the immediate and ongoing nature of the role of Treasurer, the Board concluded that engaging on-call Treasurer services is in the best interests of the Town and its citizens,

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF GRAND LAKE, COLORADO:

THAT, the Board hereby directs the Town Manager to sign a contract with _____ to provide on-call accountant and treasurer services commencing February 15, 2025, for a period of no longer than 1 (one year).

DULY MOVED, SECONDED, AND ADOPTED BY THE BOARD OF TRUSTEES OF THE TOWN OF GRAND LAKE THIS 10th DAY OF FEBRUARY 2025.

Votes Approving:
Votes Opposing:
Votes Abstaining:
Absent:

(SEAL)

ATTEST:

Alayna Carrell, Town Clerk

Christina Bergquist, Mayor Pro-Tem



Request for Board Action

Meeting Date: 2/10/2025

To: Mayor Pro-Tem Bergquist & Town Trustees
From: Town Manager, Kudron

ITEM:

Resolution Number 14-2025: A RESOLUTION APPROVING A CONTRACT FOR ONCALL PLANNING SERVICES

BACKGROUND:

Due to the recent departure of the Town’s Planner and growth in both the public and private sector, the Town has completed a recent Request for Qualifications to hire an outside planning firm to perform some of the Town’s Community Development functions. For this Request for Qualifications, we are seeking an experienced planning and engineering team to manage some of the Town’s planning functions to ensure continuity in ongoing projects as well as engaging in the Board of Trustee’s direction regarding affordable housing initiatives and plan for the Town’s future. This includes but is not limited to performing pass-through planning services for subdivisions and annexations, providing code recommendations for change recommendations to the Board and providing training as needed for the Town’s planner when employed.

The Town has received several responses (5) for on call planning services. Staff asks the Board to consider a respondent with knowledge of the Town’s current and future planning needs and is able to support the success of the Town’s Planner I hire.

FISCAL NOTE: The cost of support services is offset by pass-through costs and budgeted support services in the general fund.

STAFF RECOMMENDATION

Staff recommend the Board APPROVE the resolution for on-call Planner services with _____ at the terms of the bid received.

SUGGESTED MOTIONS

I make a motion to APPROVE Resolution 14-2025 a contract for on-call Planning services with _____ at the terms of the bid received.

OR

I make a motion to approve with conditions Resolution 14-2025 a contract for on-call Planning services with _____ at the terms of the bid received.

**TOWN OF GRAND LAKE
BOARD OF TRUSTEES
RESOLUTION NO. 14-2025**

A RESOLUTION APPROVING CONTRACT FOR PLANNING SUPPORT SERVICES

WHEREAS, the Town of Grand Lake currently has an opening for a Town Planner 1; and,

WHEREAS, the Town’s need for supported planning services are ongoing; and,

WHEREAS, the Town of Grand Lake Board of Trustees has the authority to engage in outside consulting services; and

WHEREAS, upon consideration of staff comments and discussion amongst the Board members themselves regarding the immediate and ongoing nature of the role of Planner, the Board concluded that engaging on-call Planning services is in the best interests of the Town and its citizens,

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF GRAND LAKE, COLORADO:

THAT, the Board hereby directs the Town Manager to sign a contract with _____ to provide on-call planning services commencing February 15, 2025, for a period of no longer than 1 (one year).

DULY MOVED, SECONDED, AND ADOPTED BY THE BOARD OF TRUSTEES OF THE TOWN OF GRAND LAKE THIS 10th DAY OF FEBRUARY 2025.

Votes Approving:
Votes Opposing:
Votes Abstaining:
Absent:

(SEAL)

ATTEST:

Alayna Carrell, Town Clerk

Christina Bergquist, Mayor Pro-Tem



Request for Board Action

Meeting Date: 2/10/2025

To: Mayor Pro-Tem Bergquist

From: Town Manager, Kudron

ITEM:

Resolution Number 15-2025: A RESOLUTION APPROVING A CONTRACT for LOCAL PLANNING CAPACITY SUPPORT

BACKGROUND:

The Town opted into the State initiative, Proposition 123, which addresses affordable housing needs around the State. As part of this initiative, the Town has received various funds to promote the Town’s Space to Create affordable housing project. The Space to Create project is intended to support the development of an already selected site for workforce housing within the Town’s downtown area. Additionally, there are two other sites preserved for workforce and affordable housing within the community. An element of this project will be to develop clear guidelines, subsequent developer Requests for Qualifications, and coordinate efforts to advance development of these various sites by creating clear programmatic tools and requirements, as well as by providing administrative support.

The Town of Grand Lake (“Town”), Colorado completed the bid process and received three proposals. Two of the responses demonstrated a solid understanding of the desired outcomes and staff recommend the Board interview each candidate to determine the selection.

FISCAL NOTE: Cost of Service is up to \$174,000 which is funded by a DOLA Local Planning Capacity Grant

STAFF RECOMMENDATION

Staff recommends the Board interview the finalists and direct the Mayor to enter into an agreement with the selected firm.

SUGGESTED MOTIONS

I make a motion to approve/(deny) **Resolution Number 15-2025: A RESOLUTION APPROVING A CONTRACT with ___for LOCAL PLANNING CAPACITY SUPPORT**

**TOWN OF GRAND LAKE
BOARD OF TRUSTEES
RESOLUTION NO. 15-2025**

A RESOLUTION APPROVING CONTRACT FOR LOCAL PLANNING CAPACITY SERVICES

WHEREAS, the Town of Grand Lake is experiencing an affordable housing crisis; and,

WHEREAS, the Town’s need for streamlined planning support to advance affordable housing needs; and,

WHEREAS, the Town of Grand Lake Board of Trustees has received grant funding for this project and the authority to engage in outside consulting services; and

WHEREAS, upon consideration of staff comments and discussion amongst the Board members themselves regarding the immediate urgent need for affordable housing, the Board concluded that engaging a consultant to perform the necessary planning services is in the best interests of the Town and its citizens,

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF GRAND LAKE, COLORADO:

THAT, the Board hereby directs the Town Mayor to sign a contract with _____ to complete the Affordable Housing Planning Streamline project commencing February 15, 2025, until completion of the project within the timelines set forth in the proposal.

DULY MOVED, SECONDED, AND ADOPTED BY THE BOARD OF TRUSTEES OF THE TOWN OF GRAND LAKE THIS 10th DAY OF FEBRUARY 2025.

Votes Approving:
Votes Opposing:
Votes Abstaining:
Absent:

(SEAL)

ATTEST:

Alayna Carrell, Town Clerk

Christina Bergquist, Mayor Pro-Tem



MEMORANDUM

Meeting Date: 2/10/2025

To: Town of Grand Lake Board of Trustees
From: Steve Kudron, Town Manager

Re: KFFR Live broadcast Grand Lake SkiJor

Recently, the Town has approved a new Special Event Permit for the Grand Lake SkiJor to be held on Grand Ave. March 8 and 9, 2025.

This first-time event is approved with the intention of increasing visitation and the economy during a traditionally slow early spring weekend. Staff has received a request from the organizers to support a live broadcast on the County's radio station KFFR.

The Town has recently entered into a marketing agreement with KFFR to support broadcast advertising and programming during the second half of 2025. Staff believes this early addition will help to enhance the program plan KFFR has developed for the Town.

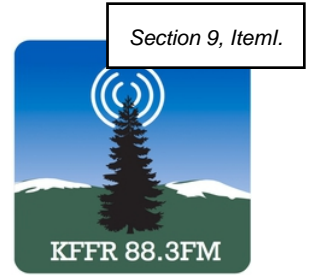
Staff Recommends the Board approve the request for marketing funds for the live broadcast of the Grand Lake SkiJor on March 8, 2025.

The Board should consider the request and direct staff further.

INVOICE

Fraser Valley Community Media,
Inc. dba KFFR 88.3 FM
PO Box 2227
Fraser, CO 80442

ryan@kffr.org
+1 (970) 363-7361
kffr.org



Bill to
Grand Lake Skijoring
PO Box 1842
Fairplay, CO 80440

Ship to
Grand Lake Skijoring
PO Box 1842
Fairplay, CO 80440

Invoice details

Invoice no.: 1675
Terms: Net 30
Invoice date: 01/17/2025
Due date: 02/16/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.	01/17/2025	Remote Broadcast		1	\$2,000.00	\$2,000.00
2.	01/17/2025	KFFR Additional Promotions	One 30 second spot 3x daily 1/17/25-3/9/25.	1	\$0.00	\$0.00

Total **\$2,000.00**

Thank you for your payment. If you choose ACH please note that we use United Business Bank.

Note to customer

Thank you for supporting KFFR!



MEMORANDUM

Meeting Date: 2/10/2025

To: Town of Grand Lake Board of Trustees
From: Steve Kudron, Town Manager

Re: CDOT Letter of Support

CDOT is once again pursuing federal grants to expand the avalanche mitigation efforts throughout the state and to do additional study on Berthoud Pass. They are again requesting letters of support.

The intent is support for the Colorado Department of Transportation (CDOT)'s State-Wide Avalanche Protocol Project, also known as "SWAP" or "the Project". SWAP takes a two-fold approach to statewide avalanche control with specialized solutions to address the varied avalanche threats the Rocky Mountain transportation system faces. The Project addresses both large and small slope mitigation techniques to provide a comprehensive approach to avalanche mitigation. The Project will include equipment transition from outdated Howitzers to modern Remote Avalanche Controls Systems (RACS), replacing rotary snow blowers that have reached the end of their life, and performing a Small Slope Alternative Avalanche Mitigation Analysis ("the study" or "the analysis").

Staff is asking the Board to Direct the Mayor to sign the Letter of Support for Avalanche Mitigation on Berthoud Pass.



February 10, 2025

The Honorable Sean Duffy
 US Department of Transportation
 1200 New Jersey Ave, SE
 Washington, DC 20590

RE: Support for Colorado State-Wide Avalanche Protocol (SWAP) Discretionary Grant Application

Dear Secretary Duffy:

As Mayor of the Town of Grand Lake, Colorado I am writing to express my strong support for the Colorado Department of Transportation (CDOT)'s State-Wide Avalanche Protocol Project, also known as "SWAP" or "the Project". SWAP takes a two-fold approach to statewide avalanche control with specialized solutions to address the varied avalanche threats the Rocky Mountain transportation system faces. The Project addresses both large and small slope mitigation techniques to provide a comprehensive approach to avalanche mitigation. The Project will include equipment transition from outdated Howitzers to modern Remote Avalanche Controls Systems (RACS), replacing rotary snow blowers that have reached the end of their life, and performing a Small Slope Alternative Avalanche Mitigation Analysis ("the study" or "the analysis").

Currently, CDOT uses U.S. Army-owned World War II Howitzers to perform avalanche mitigation missions and geologic maintenance along regionally and nationally significant roadways, including Interstate 70 (I-70), United States Highway 160 (US 160), and United States Highway 550 (US 550). However, Howitzers are 80-year-old military artillery that are less efficient and less environmentally sustainable than RACS. By transitioning to RACS, avalanche mitigation missions can be completed at peak environmental instability and at any time of day or night and reduce closure duration and frequency on these major freight and tourism corridors. The use of RACS is also better for the environment and will reduce debris on roadways and in wildlife habitats. When using Howitzers, CDOT is forced to leave a radius of foreign substance from every explosion, as it is too dangerous for crew to scout the unstable mountainside for Howitzer shrapnel after every mission. RACS confine explosions, do not use heavy metals and unnatural elements, and leave no residue or shrapnel when triggered.

For slopes too shallow to install or deploy RACS, CDOT will study alternative avalanche control methods along key slopes to identify effective and lasting solutions. The study will enable CDOT to begin the valuable process of constructing permanent solutions based on the unique character and needs of each small slope. This study will most notably evaluate avalanche

mitigation options along Berthoud Pass, which has endured several recent safety closures due to hazardous bank slides. The consequences of small slope bank slides remains a significant threat to the transportation network and is a top priority for CDOT to address.

I-70, US 160, and US 550 are backbone routes to and through the rural mountain communities of Western Colorado. The federal government has designated I-70 as a key freight corridor on the National Highway Freight Network. The interstate, along with US 160 and US 550, are designated as Highway Freight Corridors on the Colorado Freight Plan.

Berthoud Pass and small slopes around the Western Slope are critical access points for mountain towns, and necessary for these locations to access vital tourism dollars and emergency services. US 40, which runs along the pass, is identified by CDOT as a Highway Freight Corridor. Navigating the winding canyon roads and Rocky Mountain terrain of Western Colorado requires reliable mobility along these corridors for freight transport, essential daily accessibility, emergency services, tourism and recreation, and access to natural resources for economic livelihood.

We whole-heartedly support this project and request USDOT to prioritize grant funding for this worthy proposal.

Sincerely,

Christina Berquist
Mayor, Town of Grand Lake