



## PLANNING COMMISSION STAFF MEMORANDUM

**DATE:** May 21, 2025  
**TO:** Planning Commission  
**FROM:** Angela Snyder, Contract Staff - Planning Department  
**SUBJECT:** Design Review – Taco About It/Lone Eagle Lodge, 712-720 Grand Avenue

### Background

Victor and Jose de los Santos, owners of Taco About It, located in the Lone Eagle Lodge are proposing to remodel the street-facing, north side of the east building, expanding the area for the restaurant and significantly reinventing the façade. The addition will add 931 square feet to the building. The applicant will also extend the boardwalk in front of their property.



Based on Section 12-7-8 – Design Review Procedures and Submission Requirements, Town Staff may forward design review requests to the Planning Commission for a recommendation for exterior remodels. This is especially useful when code requirements include an element of subjectivity.

### Consideration Factors

According to 12-7-8 (B), the Planning Commission shall consider the following factors in their decision:

1. *The proposal's consideration to the local and immediate context of the existing buildings, the natural environment, historical aspects and the local community culture. Determination will be based on the design elements listed herein as well as:*

- a. *The proposal's overall harmony with adjacent buildings, open and public spaces.*
  - b. *Any graphic design that might interfere with public safety or does not add to or enhance the aesthetic value of the Town of Grand Lake will be denied.*
2. *The elemental design tools of composition, proportion, scale, and rhythm are important elements for achieving a balance between unity and complexity in design. These tools may be used to improve the limitations of architectural style and to achieve buildings with more timeless visual assets. Each of these design tools will be applied to the materials, surfaces, massing and street wall (if applicable) of buildings to better indicate use, visual interest, and creation of a more appropriate balance with human scale. Design Elements include:*
  - a. *Scale the proportion used to determine the relationships and harmony between different elements (existing surroundings including buildings and natural elements, to better define heights and widths and depth).*
  - b. *Composition the organization of parts (including non-built spaces) of a project to achieve a unified whole.*
  - c. *Proportion the relationship of one (1) part to another or to the whole.*
  - d. *Rhythm the relative variation of regular and repetitive elements (how surface materials begin and end and how a switch form one (1) material to another occurs).*

## Design Standards

The design standards for structures are found in Section 12-7-4 and are summarized below.

### 12-7-4 (A) – Color Palette Selection and (B) Material Selection

The applicant has selected colors and materials that are listed as allowable colors and materials.



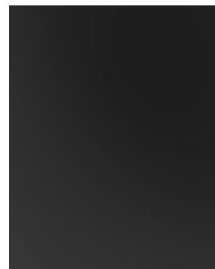
ST.1 SANDSTONE BUFF  
RECTANGULAR CUT STONE VENEER



STAINED KNOTTY PINE COLUMNS AND BEAMS



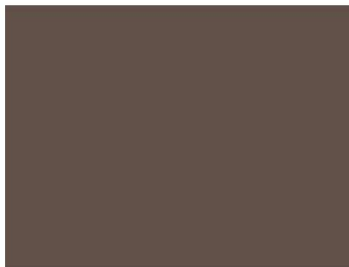
EXISTING WOOD TIMBER SIDING



BLACK ANODIZED ALUMINUM WINDOWS



STANDING SEAM ROOF TO MATCH EXISTING



PAINTED 4" WOOD SIDING PT-10

#### *Section 12-7-4 (C) – Additional Design Standards for Commercial Structures*

The design minimizes voids in the street wall and extends the boardwalk, creating more useful pedestrian space. Massing requirements are intended to be compatible with the sawtooth profile, but are allowed to be distinguishable from historic buildings in the vicinity. Staff worked with the applicant to modify the design in order to accomplish this balance. The current design is the result of those recommendations.

#### *Current Street Wall, Massing, and Façade*



#### *Proposed Street Wall, Massing, and Façade*



The proposed design uses façade variations, recesses, and projections with variations in texture and muted, natural colors. Human-scale elements have been added to the previously flat façade. The windows make up at least 50% of the street facing façade, are deep set, well lit, and incorporate clear glass.

The proposed boardwalk will meet ADA standards. Section 12-7-4 (C)3(c) states that “...covered walkways and arcades should be provided on all buildings where pedestrian traffic is likely.” The applicant has requested not to cover the boardwalk as it would block the light and view through the windows.



### Staff Recommendation

Overall, staff finds the application substantially complies with the design standards in Chapter 12, Article 7 of the Grand Lake Municipal Code, extends the boardwalk, standardizes parking, and provides a unique, yet complementary commercial space. Staff prefers to have the boardwalk covered, but concedes that not all boardwalks on the 700 block of Grand Avenue are covered. Staff recommends approval of the design.

### Sample Motion

I move to approve Resolution 06-2025 directing staff to [approve OR deny] the design for 712 Grand Avenue [as proposed OR with the following modifications or conditions].