



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

---

October 22, 2024  
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 28<sup>th</sup>, 2024) Chapter 12 (Land Use Regulations), Article 9 (Land Development Regulations), the following narrative is intended to be paired with the attached 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. **24 Residential Units**
  - (iii) Total number of square feet of non-residential floor space. **Of our total 66,559 proposed square feet (Gross SF), we are proposing 18,284 sf of commercial tenant space.**
  - (iv) Total number of off-street parking spaces, including those associated with single family residential use. **Of the total 104 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 spaces, calculated using the prescribed .085sp/ft on all lot frontages available across our project scope.**
  - (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 –**



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

---

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. **No additional information requested during sketch plan review.**
- 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 24 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.**



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

---

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*



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

---

*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



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

---

the amount of open space associated with these developments. **Our proposed development includes the addition of (24) residential units in (6) distinct buildings, as well as 18,000+ SF of commercial/public tenant space for the benefit of the community at large. Gross Floor Area is 66,559 SF, with 18,284 SF dedicated to commercial space and 48,275 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 50' from the maximum height of the primary roof to the low corner at grade, and we are seeking a variance to allow for this disparity from code regulations.**
- (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.**