



## 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  
[glplanning@townofgrandlake.com](mailto:glplanning@townofgrandlake.com) • [www.townofgrandlake.com](http://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 ½ 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.

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

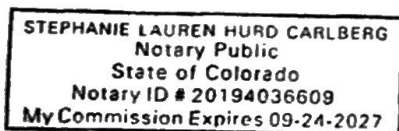
State of Colorado

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



1120006  
January 3, 2024  
11:04 AM

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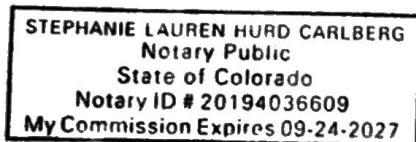
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