

Leatherwood Grand Lake

Block 5, Grand Lake, CO 80447

Spirit Lake Condos, LLC

Final Development Application

11/25/2025





LEATHERWOOD GRAND LAKE

Spirit Lake Condos, LLC

BLOCK 5, GRAND LAKE, CO 80447
PROJECT #2402



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Spirit Lake Condos, LLC

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PROJECT #2402



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

November 25, 2025
 Spirit Lake Condos, LLC
 PO Box 11
 Grand Lake, CO 80447-0011

Final Development Application Leatherwood Grand Lake

RE: Final Development Application - Narrative

Parcel Numbers: 119305223003, 119305223005, 119305223006, 119305223009

Site Address: Varies (Existing Addresses to be modified during re-plat): 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) 546-7390
 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
ward8100@gmail.com

Dear Residents, Stakeholders, and Community Members,

Spirit Lake Condos (LLC) & MA Studios (AIA) are pleased to submit this Final 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 drawings illustrating the design intent for the sites described in the above legal description. The following narrative is organized based on the submittal requirements outlined in Section 12-9-2-E.

- 1) No development shall be approved until such data, surveys, analyses, studies, plans, and designs have been submitted, reviewed, and found to meet all sound planning and engineering requirements of the Town of Grand Lake and the conditions contained in these regulations and all other applicable Sections of the Code of the Town.
- 2) Final Development Application Submission Requirements. The Final Development Plan shall include all of the drawn and graphic information required in the Preliminary Development Application in its finalized, detailed form. In addition:
 - a) Any new items not submitted with the Preliminary Development Application; and
 - b) Any required dedication documentation and/or bonds; and
 - c) Final engineering plans for public roads: **See Civil Engineering Addendum, provided ASAP (prior to Final review)**
 - d) Final engineering plans for utility systems: **See Civil Engineering Addendum, provided ASAP (prior to Final review)**
 - e) Final engineering plans for storm drainage control systems: **See Civil Addendum, provided ASAP (prior to Final review)**
 - f) Where a portion of an existing easement is contiguous to a proposed easement or right-of-way of a new development, proof of the dedication of the existing easement or right-of-way; and: **N/A**
 - g) An exact copy of a certificate of a title insurance company or abstract of title suitably certified or certificate of title or title opinion submitted by an attorney which shall set forth the names of all owners of property included in the Plat and shall include a list of all mortgages, judgments, liens, easements, contracts and agreements of record, which shall affect the property covered by such plats; and **Provided with preliminary development plans – attached.**
 - h) Master Declarations for each Local Employee Residence; and: **N/A**
 - i) A draft Improvement Agreement; and: **Provided with preliminary development plans – attached.**
 - j) Where a Home Owners Association or other entity is to be used for the administration and maintenance of private roads or open space and recreational facilities a binding and perpetual agreement in regard to maintenance and access control shall be submitted with the Final Development Application. Such agreement shall include provisions for: **Provided with preliminary development plans – attached.**
 - k) Any additional information as may be required by the Planning Commission or Board of Trustees necessary to evaluate the character and impact of the proposed Development.
 - 1) **As discussed during the preliminary review, MA has included detailed information concerning the exterior materials for reference during the final review.**

Project Basics:

- Total acres and square feet to be developed: **1.029 Acres (44,877 SF) @ combined property line.**
- Total number of proposed dwelling units. **22 Residential Units (1,2 & 3-bed units, see plans)**
- Total number of square feet of non-residential floor space. **Of our total 73,459 proposed square feet (Gross SF), we have 19,140 SF of commercial tenant space.**
- Parking: **the total 86.7 parking spaces provided in our calculations, 40 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)**
- **UNIT COUNT (Residential)**
 - **Event Center – 3 Units**
 - **Lake House – 3 Units**
 - **Building #1 – 8 Units**
 - **Building #2 – 8 Units**
- **PHASE BREAKDOWN: at this conceptual stage, our phases are inter-related & may be completed concurrently:**
 - **EVENT CENTER LAKE AVENUE RESTAURANT AND PLAZA (restoration)**
 - **EVENT CENTER MAIN FLOOR CONDO (1) (restoration/addition)**
 - **EVENT CENTER UPPER-LEVEL CONDOS (2) (restoration/addition)**
 - **(3) CONDOS IN LAKE HOUSE (restoration/addition)**
 - **B1 (mixed-use, new construction)**
 - **B2 (mixed-use, new construction)**

PROJECT NARRATIVE



Final
 Development
 Plans

11/25/2025

LEATHERWOOD GRAND LAKE

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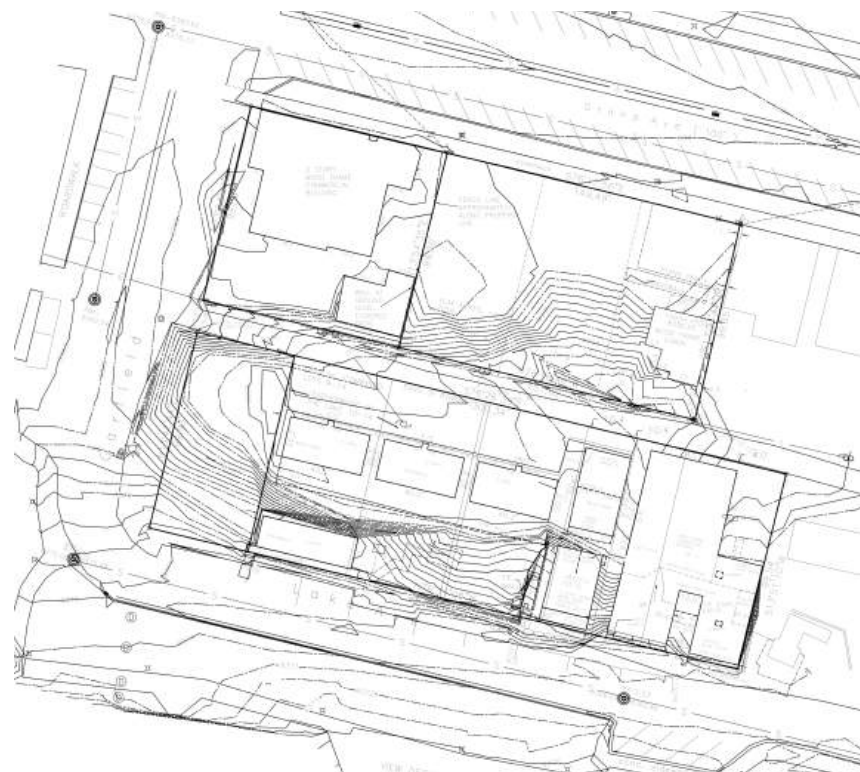
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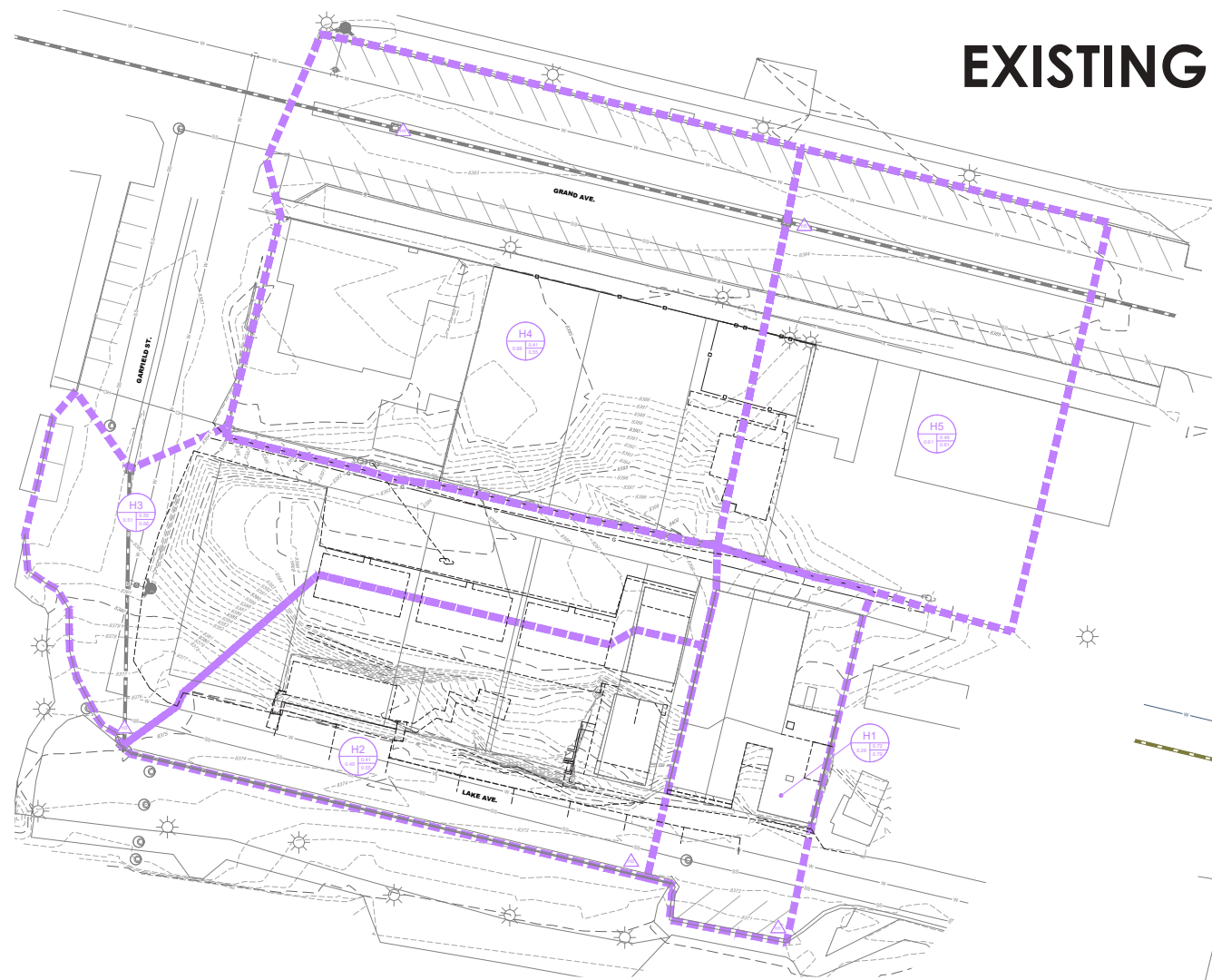


SITE LEGEND:

- EXISTING BUILDING (TO REMAIN)
- COMMERCIAL @ GRADE (RESIDENTIAL ABOVE, TYP)
- PARKING @ GRADE (RESIDENTIAL ABOVE, TYP)
- RESIDENTIAL UNIT (W/ RESIDENTIAL ABOVE, TYP)
- NEW ASPHALT PAVING (RE. CIVIL)
- NEW BOARDWALK
- EXISTING BOARDWALK
- LANDSCAPED OPEN SPACE
- SNOW STORAGE
- PHASE SEPARATION (APPROX)



SITE PLAN: EXISTING



EXISTING

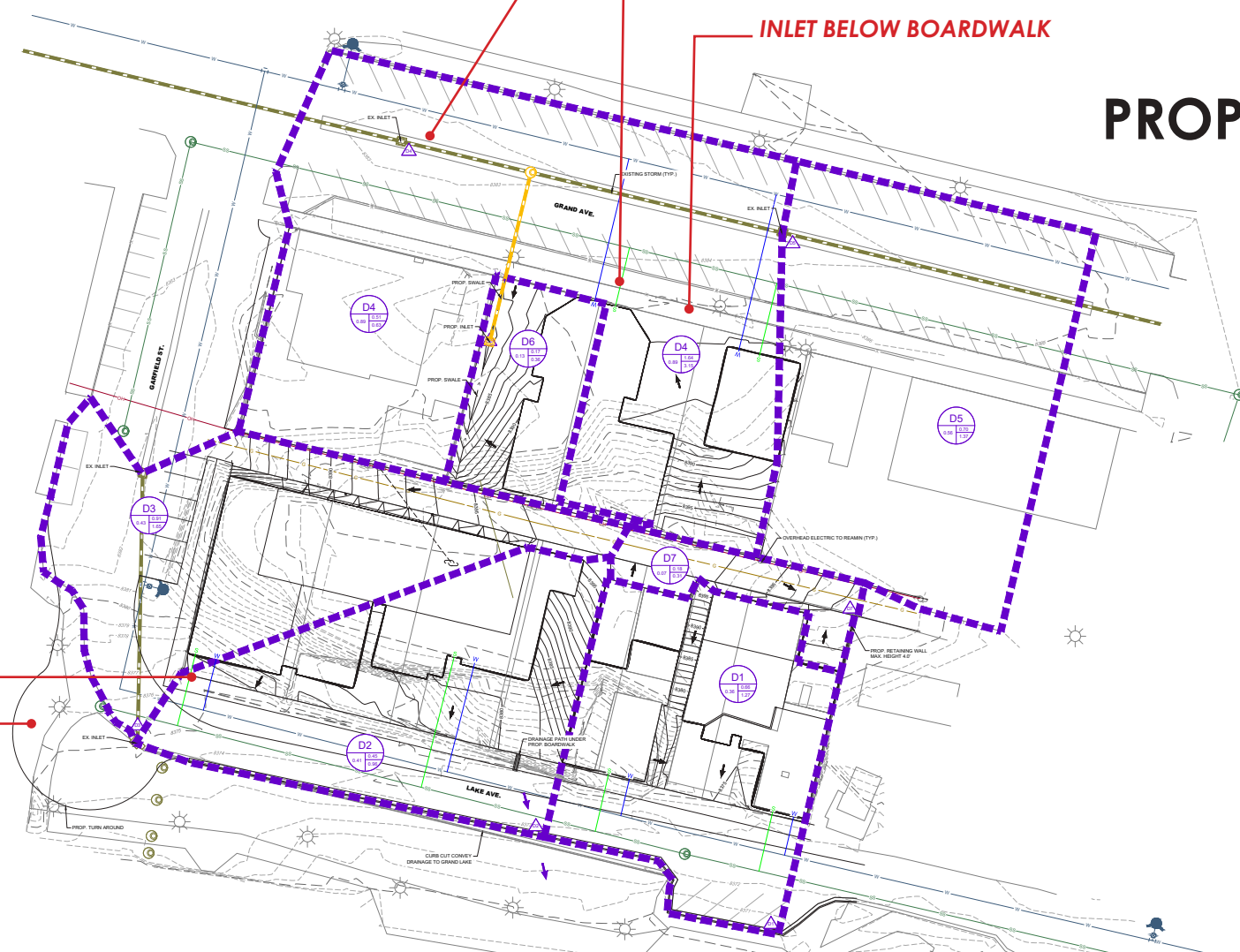
PREVIOUS BUILDING FOOTPRINTS SHOWN - DRAINAGE PLAN & OVERALL STRATEGY REMAIN THE SAME - FOOTPRINTS WILL BE UPDATED WHEN PROJECT PROGRESSES INTO ENGINEERING PHASE

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

INLET BELOW BOARDWALK

PROPOSED

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



LEGEND

	EXISTING	PROPOSED	DESIGN POINT

SITE DRAINAGE & UTILITIES: EXISTING VS. PROPOSED

TOGL COMMERCIAL REGULATIONS:

MAX LOT COVERAGE:	THE FIRST FLOOR OF MULT-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 12-2-18(D) 9)
SNOW	TOTAL EXTERIOR DRIVE/PARKING SF: 2,400 SF SNOW STORAGE (REQUIRED) = 800 SF SNOW STORAGE (PROVIDED) = 2,000 SF
LIGHTING (EXTERIOR):	LIGHTING SHALL BE CONSISTENT WITH THE DARK-SKY CONCEPT THROUGH THE UTILIZATION OF APPROVED NIGHTSCAPING FIXTURES, WHICH PREVENT ADVERSE EFFECTS OF ARTIFICIAL NIGHT LIGHTING. THIS SHALL INCLUDE COMPONENTS TO REDUCE SKY GLOW, LIGHT TRESPASSING AND CLUTTER, DECREASED NIGHT VISIBILITY, AND ENERGY WASTE. (TOGL ARTICLE 7: DESIGN REVIEW STANDARDS 12-7-4)
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 ERECTED, 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 9-1-1(B) 7)
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" (WIDTH) x 20' - 0" (LENGTH) STANDARD PARKING SPACE, COVERED/INDOOR: 10' - 0" (WIDTH) x 18' - 0" (LENGTH) ACCESSIBLE PARKING SPACE: 8' - 0" (WIDTH) x 18' - 0" (LENGTH) W/ 5' - 0" MIN ACCESS AISLE
ACCESSIBLE PARKING REQUIREMENT: 12-2-28(B) 6	ONE DESIGNATED ACCESSIBLE (HANDICAPPED) PARKING SPACE SHALL BE REQUIRED AS A PART OF THE OVERALL OFF-STREET PARKING REQUIREMENTS MANDATED UNDER THIS SECTION FOR EACH TWENTY-FIVE (25) OFF-STREET PARKING OR FRACTION THEREOF. IN ALL CASES THE ACCESSIBLE SPACE SHALL BE LOCATED IN A MANNER CLOSE AND CONVENIENT TO THE MAIN PEDESTRIAN INGRESS/EGRESS.
PARKING CALCULATIONS:	COMMERCIAL (1SP/350 SF FLOOR AREA) = 18,140 SF/350 SF = 51.7 SPACES REQUIRED 1-BEDROOM UNITS: BUILDING #1 - (2) 1-BED UNITS (2) REQUIRED SPACES 2-BEDROOM UNITS: LAKEHOUSE - (3) 2-BED UNITS (6) REQUIRED SPACES EV. CENTER - (2) 2-BED UNITS (4) REQUIRED SPACES BUILDING #1 - (4) 2-BED UNITS (8) REQUIRED SPACES BUILDING #2 - (17) 2-BED UNITS (34) REQUIRED SPACES 3-BEDROOM UNITS: EV. CENTER - (1) 3-BED UNIT (2) REQUIRED SPACES BUILDING #1 - (2) 3-BED UNITS (4) REQUIRED SPACES BUILDING #2 - (1) 3-BED UNITS (2) REQUIRED SPACES TOTAL RESIDENTIAL PARKING REQUIRED: (34) SPACES REQUIRED ALL RESIDENTIAL UNITS ARE PARKED WITHIN THEIR RESPECTIVE BUILDING OFF STREET PARKING REQUIRED/PROVIDED: 34 SPACES REQUIRED/46 SPACES PROVIDED (OFF ALLEY) FOR RESIDENTIAL UNITS. ON STREET PARKING PROVIDED: 54.7 SPACES REQUIRED/47 SPACES PROVIDED (ON-STREET TOTAL INCL ADA) BASED ON ON-STREET PARKING CREDITS CALCULATED AT 0.085 SPACES/1' OF FRONTAGE FOR GRAND AVE, LAKE AVE & GARFIELD ST - 12-2-28(B) 3.B - ROUNDED UP - 2+ PROVIDED SPACES TO BE ACCESSIBLE (ACCESSIBLE ON-STREET - 1 PER 25 SPACES) 88.7 TOTAL SPACES REQUIRED - 86.7 TOTAL SPACES PROVIDED

PARKING

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: VS - WOOD FRAMED (NON-FIRE RATED) W/ AUTOMATIC SPRINKLERING
ZONING CLASSIFICATION:	C - COMMERCIAL
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:	51'-6", 30'-8", 29'-2"
HEIGHT (STORIES):	2/3 STORIES EXISTING, ALL NEW CONSTRUCTION TO COMPLY WITH GRAND LAKE CODES
GROSS SITE AREA:	1.029 ACRES (44,877 SF) @ COMBINED PROPERTY LINE

SITE NOTES

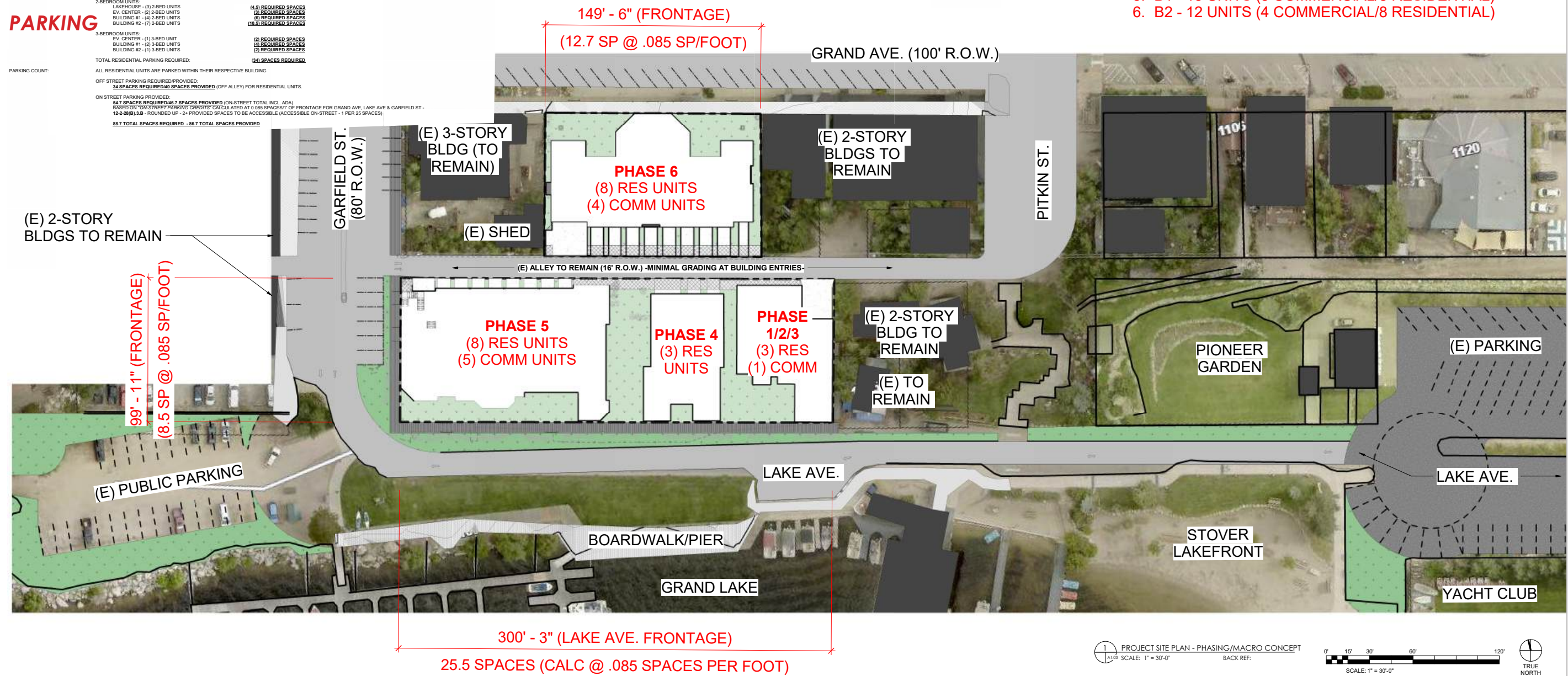
- ELECTRICAL, CABLE T.V. AND TELEPHONE TO BE UNDERGROUND IN COMMON TRENCH. VERIFY ALL UTILITY LOCATES PRIOR TO ANY WORK. COORDINATE UTILITY ROUTING WITH APPLICABLE COMPANY - ALL UTILITIES TO BE UNDERGROUND.
- PROVIDE POSITIVE DRAINAGE AT ALL BUILDING PERIMETERS. (SLOPE AWAY FROM BUILDING AT 1:12 MIN.)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

SITE LEGEND:

- EXISTING BUILDING (TO REMAIN)
- COMMERCIAL @ GRADE (RESIDENTIAL ABOVE, TYP)
- PARKING @ GRADE (RESIDENTIAL ABOVE, TYP)
- RESIDENTIAL UNIT (W/ RESIDENTIAL ABOVE, TYP)
- NEW ASPHALT/PAVING (RE: CIVIL)
- NEW BOARDWALK
- EXISTING BOARDWALK
- LANDSCAPED OPEN SPACE
- SNOW STORAGE
- PHASE SEPARATION (APPROX)

PHASE/PARCEL BREAKDOWN:

- EVENT CENTER LAKE RESTAURANT/PLAZA
- EVENT CENTER ALLEY LEVEL - 1 UNIT
- EVENT CENTER PENTHOUSE - 2 UNITS
- LAKE HOUSE - 3 UNITS
- B1 - 13 UNITS (5 COMMERCIAL/8 RESIDENTIAL)
- B2 - 12 UNITS (4 COMMERCIAL/8 RESIDENTIAL)



PROJECT SITE PLAN - PHASING/MACRO CONCEPT
SCALE: 1" = 30'-0"
BACK REF:

0' 15' 30' 60' 120'
SCALE: 1" = 30'-0"
TRUE NORTH

SITE PLAN: CONTEXT & CONCEPT



Final Development Plans

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OPEN SPACE CALCS:











TOTAL AREA WITHIN PROPERTY LINE: 1.03 ACRES = 44,877 SF
 TOTAL BUILDING FOOTPRINTS: 28,379 SF
 ON-SITE OPEN SPACE: (44,877-28,379-2,140 APRON) = 14,358 SF

PERCENTAGE (OPEN SP/LOT AREA): (14,358/44,877) = **31.99%**

TOTAL COMMERCIAL/OFFICE: 19,140 SF
 TOTAL RESIDENTIAL: 54,409 SF
 TOTAL GROSS SF/FLOOR AREA 73,459 SF

PERCENTAGE (COMMERCIAL/TOTAL): 19,140/73,459 = **26.02%**
 PER GL CODE (TABLE 12-2-26-3): **GROUP III**
 REQUIRED OPEN SPACE: **(NO REQUIREMENT)**

SITE LEGEND:

-  EXISTING BUILDING (TO REMAIN)
-  COMMERCIAL @ GRADE (RESIDENTIAL ABOVE, TYP)
-  PARKING @ GRADE (RESIDENTIAL ABOVE, TYP)
-  RESIDENTIAL UNIT (w/ RESIDENTIAL ABOVE, TYP)
-  NEW ASPHALT/PAVING (RE: CIVIL)
-  NEW BOARDWALK
-  EXISTING BOARDWALK
-  LANDSCAPED OPEN SPACE
-  SNOW STORAGE
-  PHASE SEPARATION (APPROX)

BUILDING #2:

8,177 SF (TOTAL FP)
8,177 SF (LEVEL 1 - COMMERCIAL)
 9,018 SF (LEVEL 2 - RES PARKING & 3 RES UNITS)
 9,224 SF (LEVEL 3 - 5 RES UNITS)

BUILDING #1:

11,286 SF (TOTAL FP)
9,326 SF (LEVEL 1 - COMMERCIAL)
 2,993 SF (LEVEL 2 - RES PARKING)
 8,102 SF (LEVEL 2 - 4 RES UNITS)
 11,123 SF (LEVEL 3 - 4 RES UNITS)

TREE & LAKEHOUSE (0 SF COMMERCIAL):

4,227 SF (TOTAL FP)
 1,908 SF (LAKE LEVEL - 1 CONDO/UNIT)
 1,680 SF (LEVEL 2 - 1 CONDO/UNIT)
 3,866 SF (LEVEL 3 - PARKING & 1 CONDO/UNIT)

EVENT CENTER:

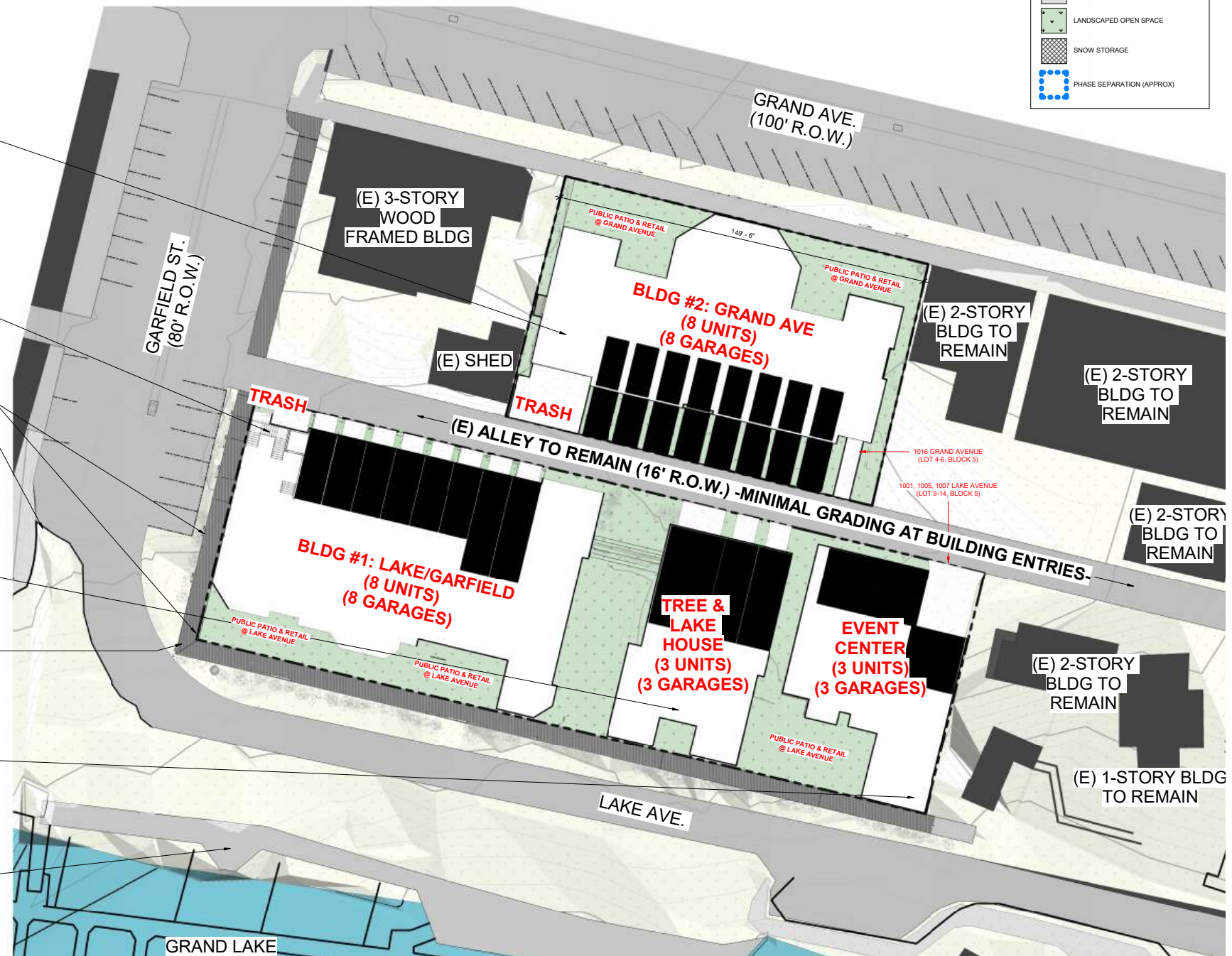
4,869 SF (TOTAL FP)
1,637 SF (LAKE AVE - COMMERCIAL)
 1,940 SF (LEVEL 1 - PARKING)
 1,599 SF (LEVEL 1 - 1 CONDO/UNIT)
 2,956 SF (LEVEL 2 - 2 CONDOS/UNITS)

NEW CURB & GUTTER AT NEW BOARDWALK

EDGE OF (E) ASPHALT

NEW BOARDWALK (GARFIELD & LAKE)

(E) PUBLIC BOARDWALK & PIER

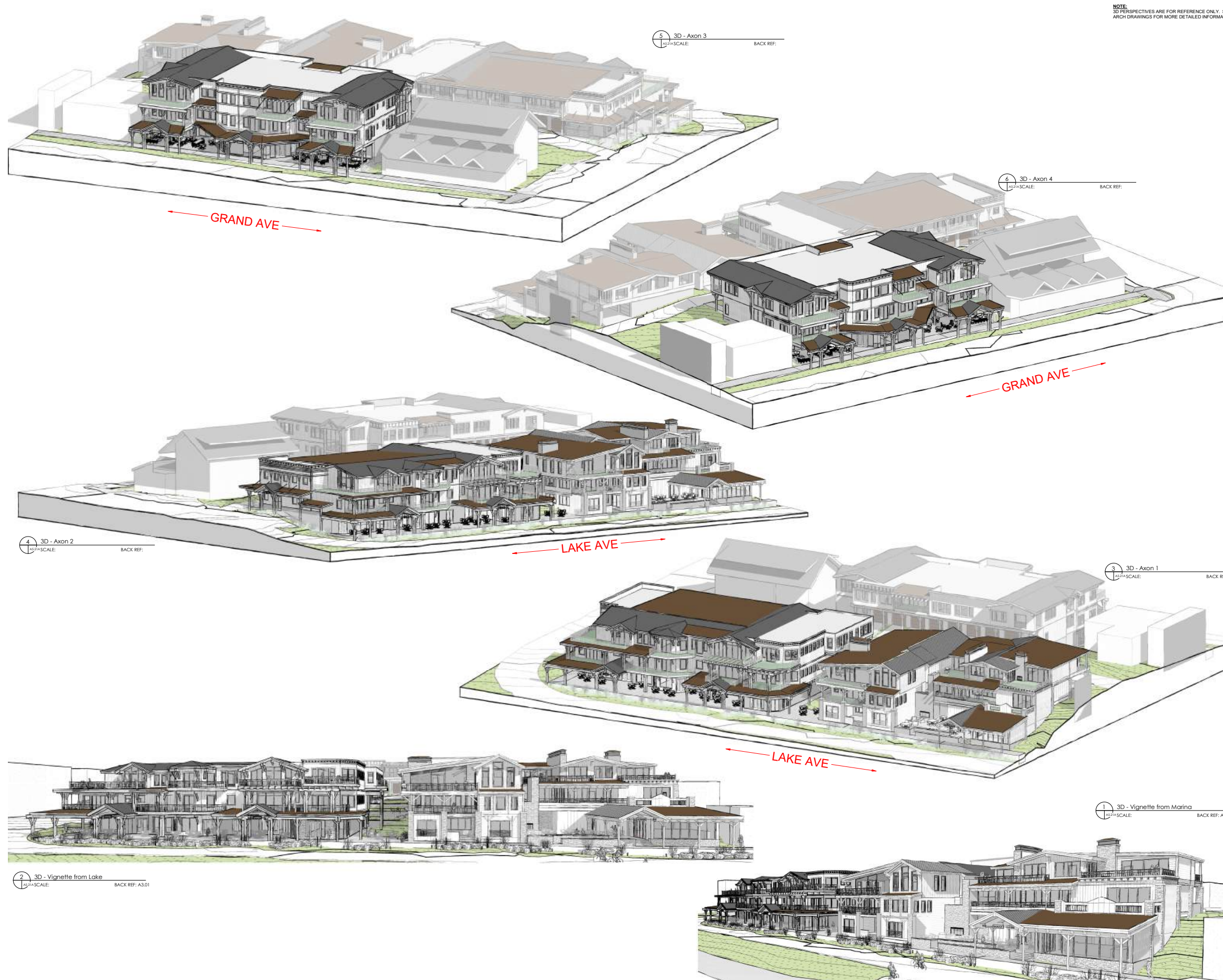


SITE PLAN: OPEN SPACE

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

5 3D - Axon 3
1/32" = SCALE BACK REF.

6 3D - Axon 4
1/32" = SCALE BACK REF.

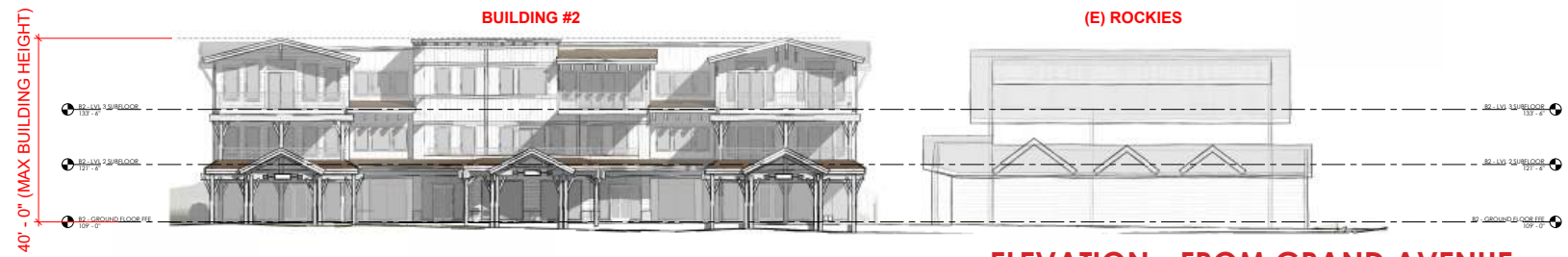
4 3D - Axon 2
1/32" = SCALE BACK REF.

3 3D - Axon 1
1/32" = SCALE BACK REF.

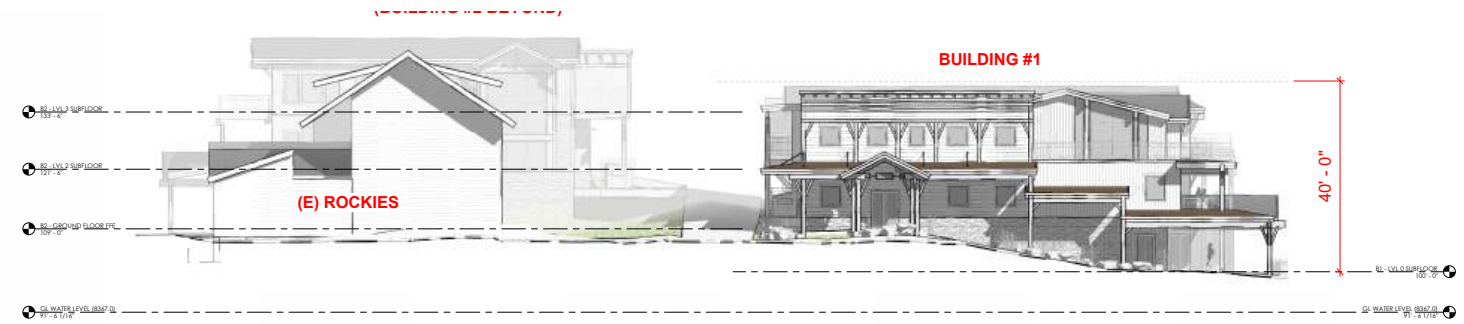
2 3D - Vignette from Lake
1/32" = SCALE BACK REF. A3.01

3D - Vignette from Marina
1/32" = SCALE BACK REF. A3.01

CONCEPTUAL MASSING - OVERALL SITE



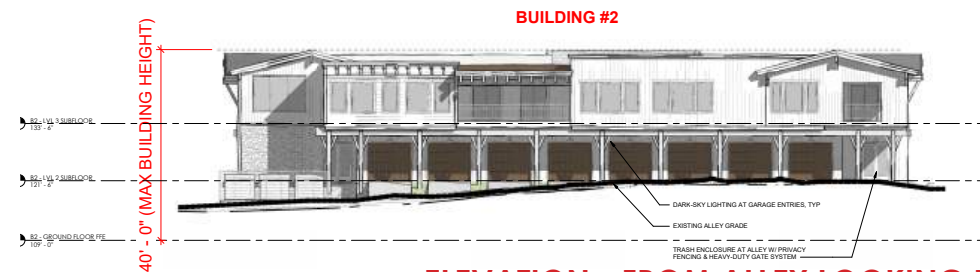
ELEVATION - FROM GRAND AVENUE



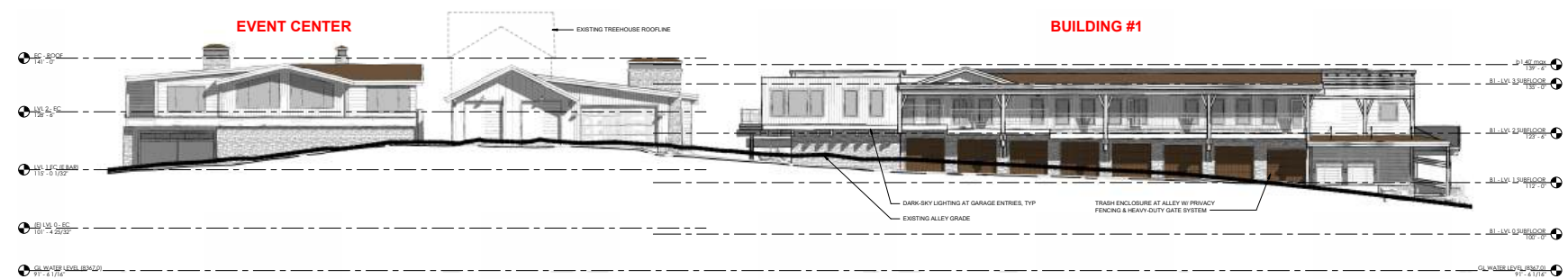
ELEVATION - FROM GARFIELD



ELEVATION - FROM LAKE AVENUE

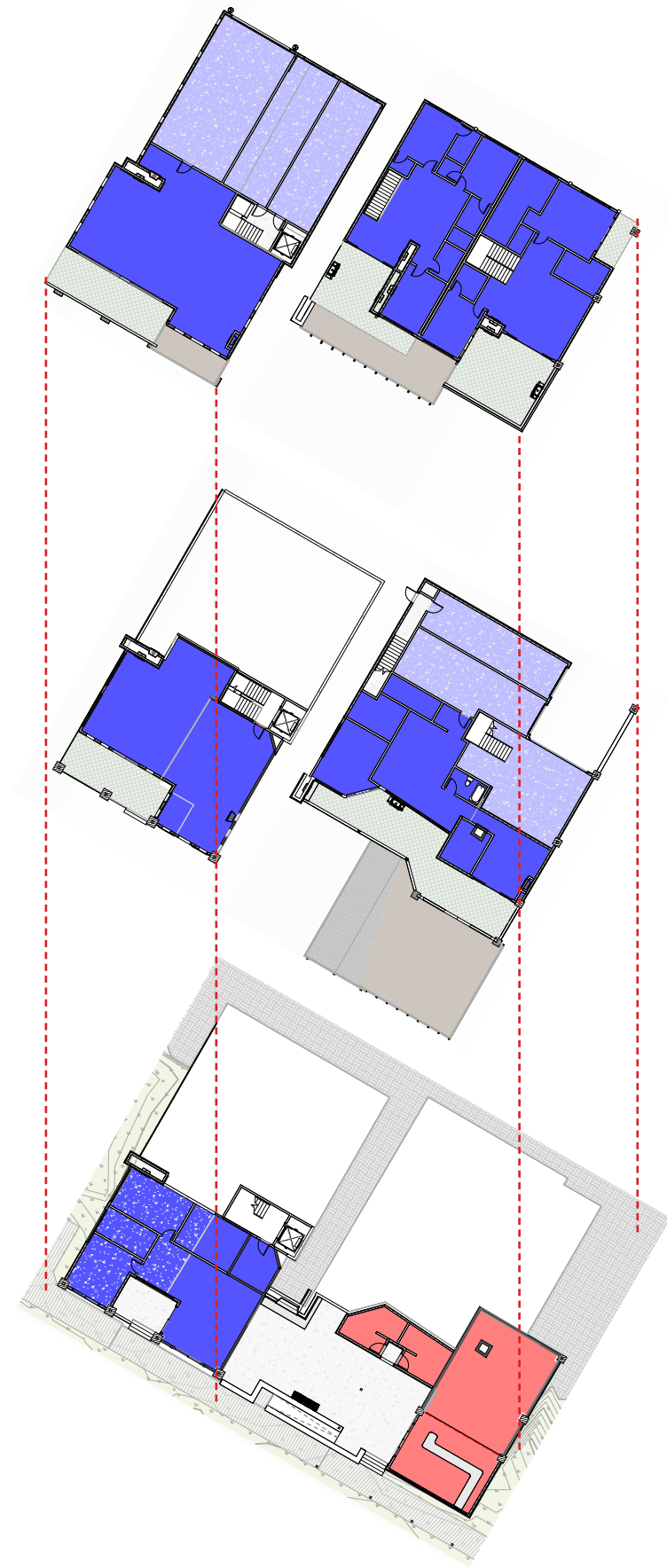


ELEVATION - FROM ALLEY LOOKING NORTH



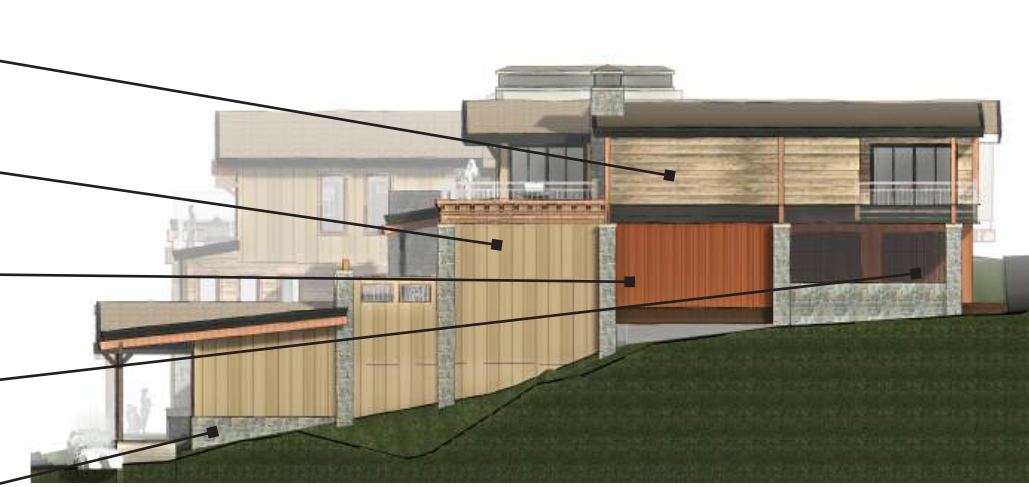
ELEVATION - FROM ALLEY LOOKING SOUTH

CONCEPTUAL FACADES - OVERALL SITE



- COMMERCIAL SPACE
- RESIDENTIAL SPACE
- RESIDENTIAL GARAGE

- HORIZONTAL WOOD
- BOARD & BATTEN WOOD
- STANDING SEAM METAL
- VERTICAL WOOD
- NATURAL STONE



ELEVATION - FROM EAST



ELEVATION - FROM NORTH



ELEVATION - FROM WEST

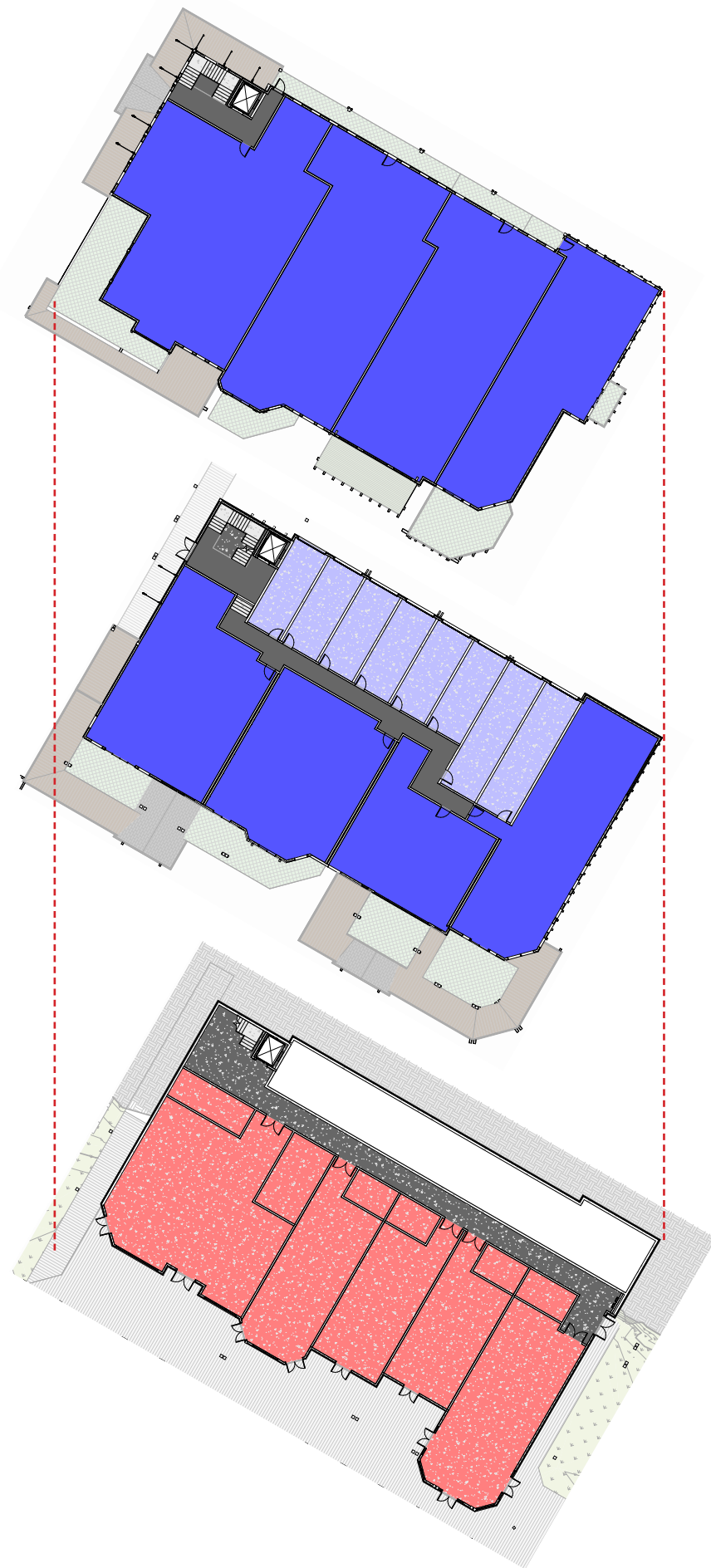


ELEVATION - FROM SOUTH

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CONCEPTUAL PLANS & MASSING - EVENT CENTER/TREEHOUSE/LAKEHOUSE



- COMMERCIAL SPACE
- RESIDENTIAL SPACE
- RESIDENTIAL GARAGE

- HORIZONTAL WOOD
- BOARD & BATTEN WOOD
- STANDING SEAM METAL
- VERTICAL WOOD
- NATURAL STONE



ELEVATION - FROM EAST



ELEVATION - FROM NORTH

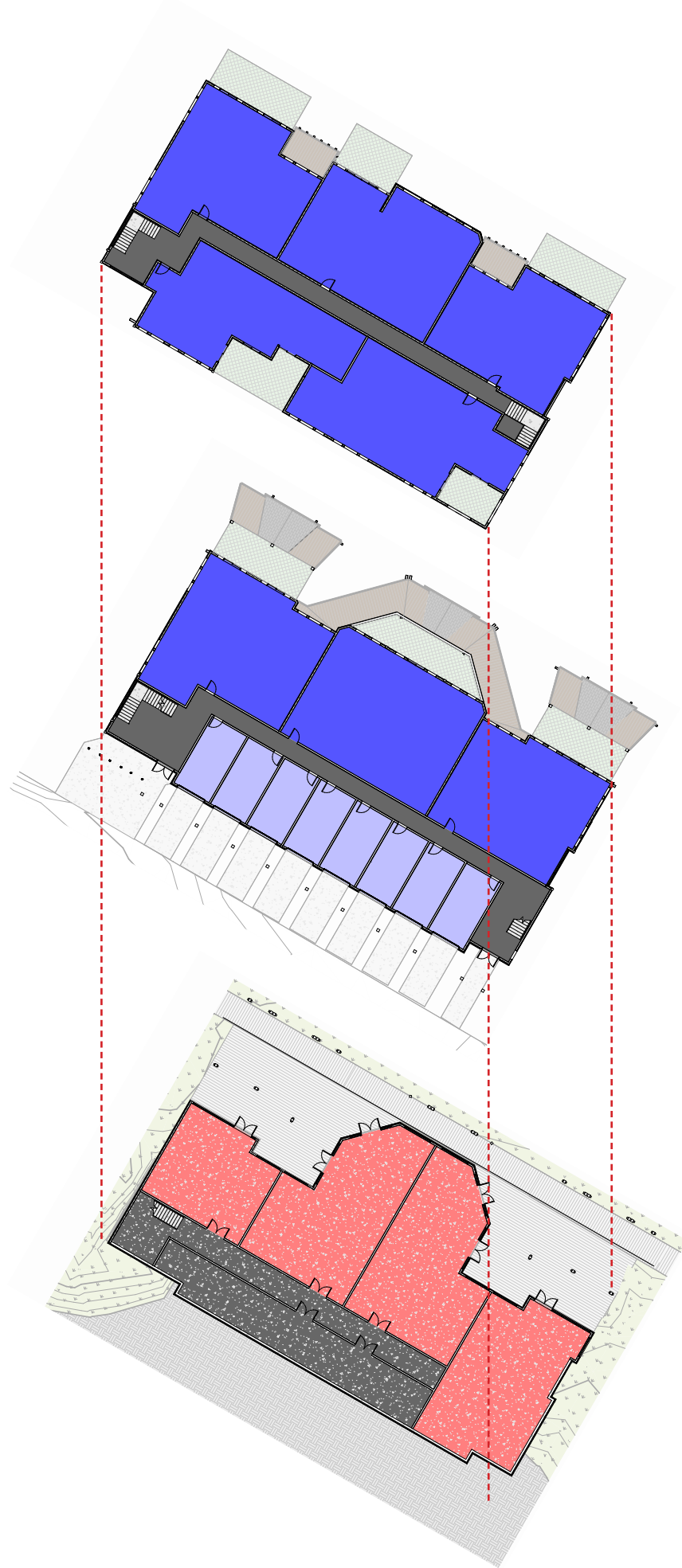


ELEVATION - FROM WEST



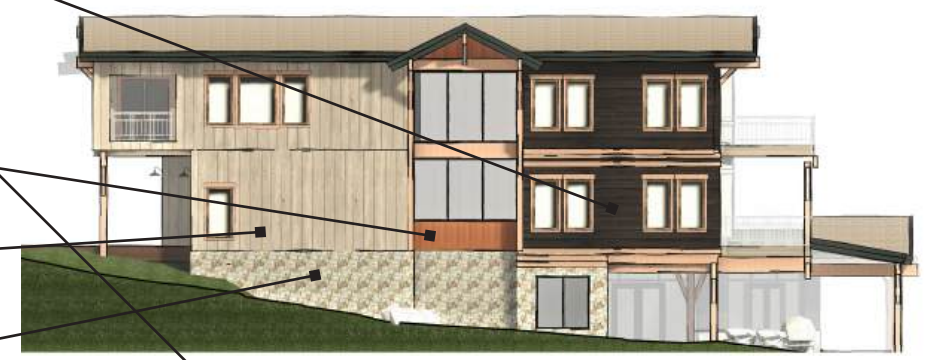
ELEVATION - FROM SOUTH

CONCEPTUAL PLANS & MASSING - **BUILDING #1**



- COMMERCIAL SPACE
- RESIDENTIAL SPACE
- RESIDENTIAL GARAGE

- HORIZONTAL WOOD
- BOARD & BATTEN WOOD
- STANDING SEAM METAL
- VERTICAL WOOD
- NATURAL STONE



ELEVATION - FROM EAST



ELEVATION - FROM NORTH



ELEVATION - FROM WEST



ELEVATION - FROM SOUTH

CONCEPTUAL PLANS & MASSING - **BUILDING #2**

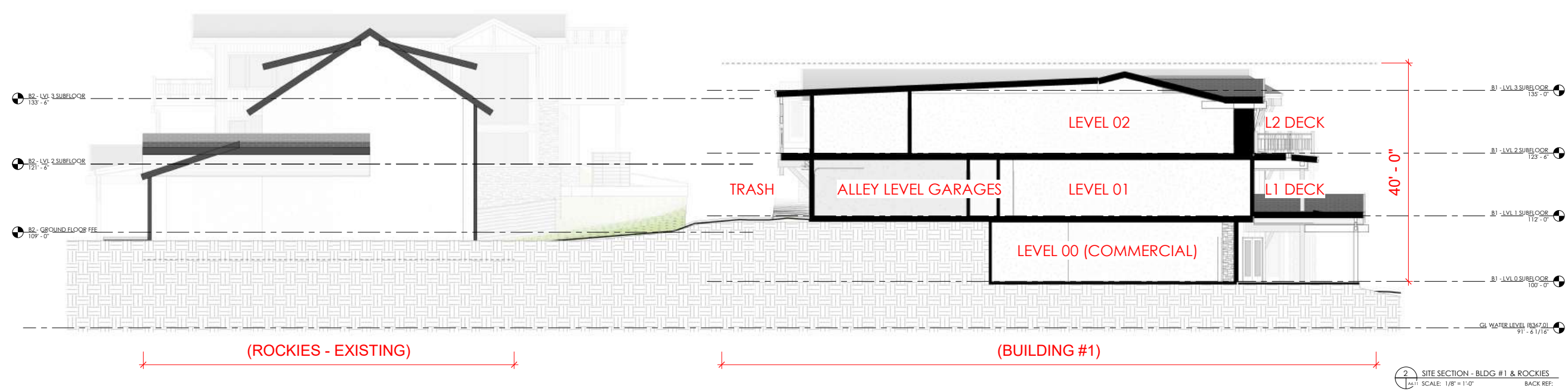
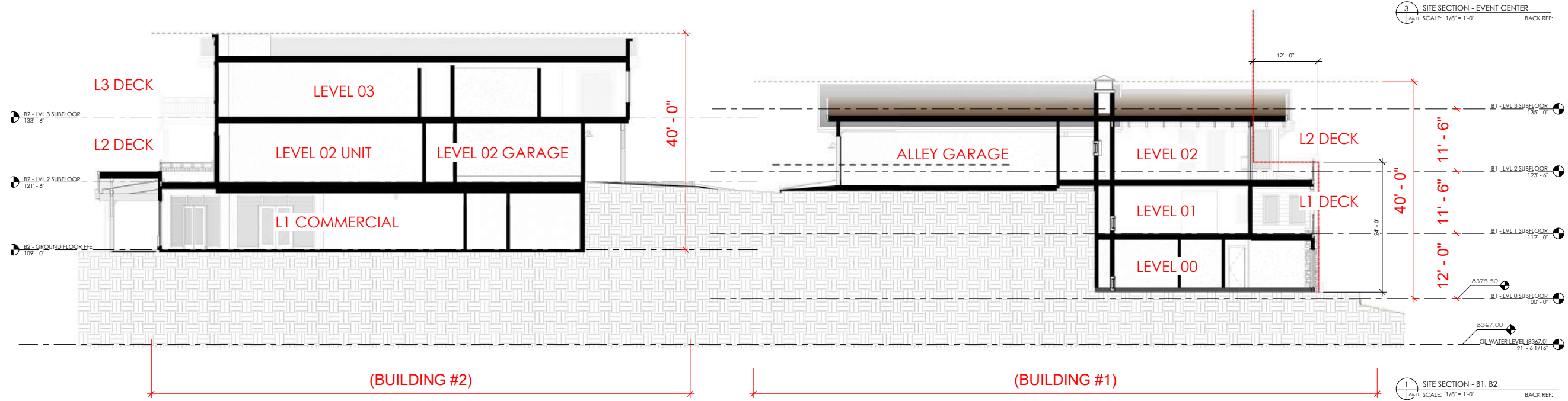
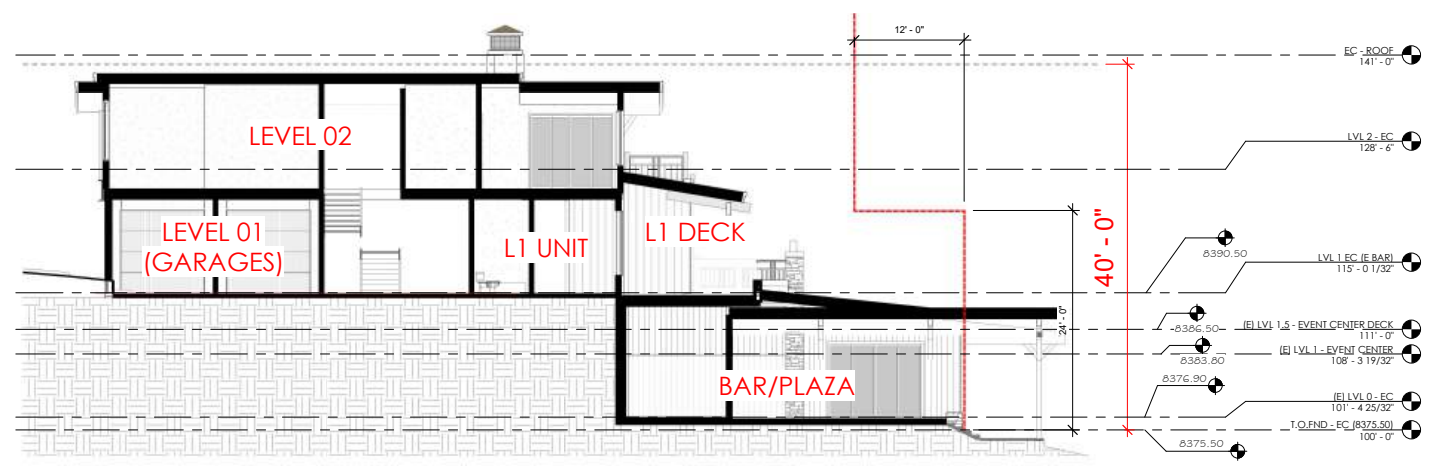
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SITE SECTIONS

BOARD & BATTEN (NATURAL WOOD)

- Species: Hemlock or Cedar, TBD
- Finish: Woodsource Matte Oil & Seal
- Pattern: Vertical Board & Batten, 18" Boards

CORTEN (RAW STEEL)

- Finish: Raw Corten Steel
- Pattern: Vertical Standing Seam Wall Panels

NICKEL-GAP (NATURAL WOOD)

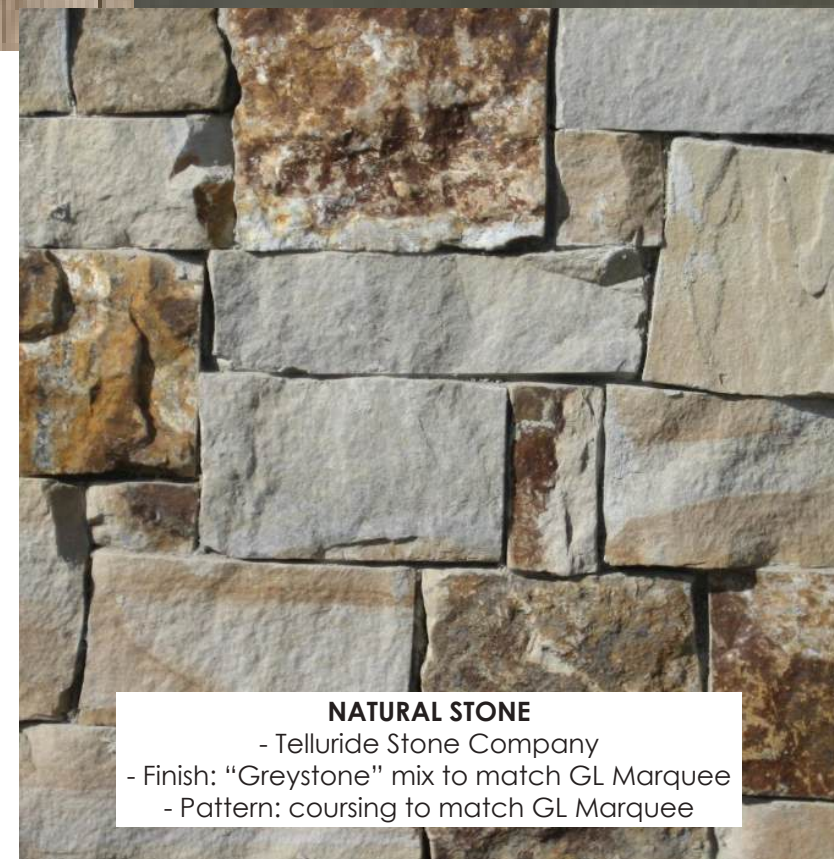
- Species: Woodsource Wisewood
- Finish: Wisewood Berthoud
- Pattern: Vertical Nickel-Gap, 7 1/4" boards

CLASSIC LAP (NATURAL WOOD)

- Species: Aquafir Doug Fir
- Finish: Battleship - (Semi-transparent stain)
- Pattern: Horizontal Lap Siding, 9 1/4" boards



GRAND LAKE STANDARD BOARDWALK



NATURAL STONE

- Telluride Stone Company
- Finish: "Greystone" mix to match GL Marquee
- Pattern: coursing to match GL Marquee

ARCHITECTURAL PALETTE



LEATHERWOOD GRAND LAKE

Spirit Lake Condos, LLC
BLOCK 5, GRAND LAKE, CO 80447
PROJECT #2402



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