

# Leatherwood Grand Lake

Block 5, Grand Lake, CO 80447

*Spirit Lake Condos, LLC*

Preliminary Development Application & Preliminary Plat Plans

09/24/2025







**MA**  
**STUDIOS**

Preliminary  
Development  
Plans

09/24/2025

**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





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

September 24, 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) 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  
wward8100@gmail.com

Dear Residents, Stakeholders, and Community Members,

Spirit Lake Condos (LLC) & 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 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-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.**
  - (ii) Total number of proposed dwelling units. **19 Residential Units (1,2 & 3-bed units, see plans)**
  - (iii) Total number of square feet of non-residential floor space. **Of our total 62,790 proposed square feet (Gross SF), we have 16,482 sf of commercial tenant space.**
  - (iv) Total number of off-street parking spaces, including those associated with single family residential use. **Of the total 86 parking spaces provided in our calculations, 38 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 – 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.**



Preliminary  
Development  
Plans

09/24/2025

LEATHERWOOD GRAND LAKE

Spirit Lake Condos, LLC

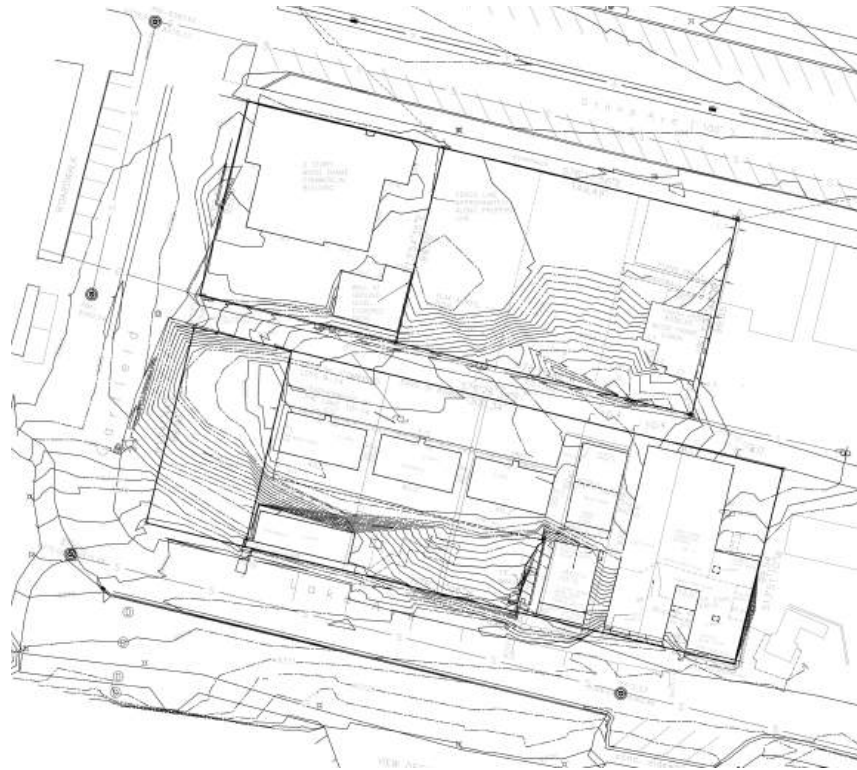
BLOCK 5, GRAND LAKE, CO 80447  
PROJECT #2402

PROJECT NARRATIVE

- 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 input received during the previous sketch plan & preliminary plan reviews has been considered and has informed the revised 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 introduce Leatherwood Grand Lake, a transformative mixed-use development project that promises to enhance our downtown area. Our proposed development seeks to rehabilitate a series of dilapidated and vacant lots in the central core of the commercial zoning district and the town's historic district. This rehabilitation takes the form of new, mixed-use spaces that bring much needed residential space into the town's core, above lively & vibrant new commercial spaces to accommodate the growing economy of Grand Lake. Re-activation of this now-vacant portion of 'Block 5' seeks to enhance the daily experience of all in the community, and to reflect the vision and intent of the surrounding population at large. Quantitatively, the project consists of 19 new residential units and multiple ground-level commercial condominium units at ground level on Grand Avenue, Garfield Street and Lake Avenue.**
- A few items of particular note at this stage of review:
- A. **UNIT COUNT (Residential)**
- a. **Event Center – 3 Units**
- b. **Lake House – 3 Units**
- c. **Building #1 – 8 Units**
- d. **Building #2 – 5 Units**
- B. **PARKING CALCULATIONS**
- a. **See plans attached.**
- C. **PHASE BREAKDOWN: at this conceptual stage, our phases are inter-related & may be completed concurrently. Please reference the attached concept plans for detail:**
1. **EVENT CENTER LAKE AVENUE RESTAURANT AND PLAZA (restoration)**
2. **EVENT CENTER MAIN FLOOR CONDO (1) (restoration/addition)**
3. **EVENT CENTER UPPER-LEVEL CONDOS (2) (restoration/addition)**
4. **(3) CONDOS IN LAKE HOUSE (restoration/addition)**
5. **B1 (mixed-use, new construction)**
6. **B2 (mixed-use, new construction)**
- (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 6 would begin Spring of 2026. Removal & adaptive reuse of the existing motel buildings and re-grading of the property will begin Fall 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 boardwalk & public improvements was intended to be completed by Fall of 2025. This milestone has shifted to Summer/Fall of 2026. 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 (19) residential units in (4) distinct buildings, as well as 16,400+ SF of commercial/public tenant space for the benefit of the community at large. Gross Floor Area is 62,790 SF, with 16,482 SF dedicated to commercial space and 46,308 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 the project 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 (4) buildings of various heights, measured individually based on town standards of 35' to 40' 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.**
- (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.**





- (E) 2-STORY BLDG TO REMAIN
- (E) OVHD ELEC
- (E) POWER POLE
- (E) TIMBER CURB
- (E) DROP INLET
- (E) LOT LINE
- (E) 2-STORY BLDG TO REMAIN
- (E) HYDRANT

(E) WOOD FRAMED BUILDINGS, DECK AND STAIRS TO BE REMOVED

(E) WOOD FRAMED RESIDENTIAL BUILDINGS TO REMAIN



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



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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 12-2-18(D) 9) <div>SNOW STORAGE (REQUIRED) = 2,100 SF SNOW STORAGE (PROVIDED) = 700 SF SNOW STORAGE (PROVIDED) = 2,600 SF</div>
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, GLARE, LIGHT TRESPASSING AND CLUTTER, DECREASED NIGHT VISIBILITY, AND ENERGY WASTE. (TOGL ARTICLE 7: DESIGN REVIEW STANDARDS 12-7-6)
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) <b>ASSUMPTION:</b> 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" (WIDE) x 20' - 0" (LENGTH) STANDARD PARKING SPACE, COVERED/INDOOR: 10' - 0" (WIDE) x 18' - 0" (LENGTH) ACCESSIBLE PARKING SPACE: 8' - 0" (WIDE) x 16' - 0" (LENGTH) W/ 5' - 0" MIN ACCESS AISLE <div>STUDIO/1 BEDROOM: 1 SPACE 2 BEDROOM: 1.5 SPACES 3 BEDROOM: 2 SPACES GENERAL RETAIL (BANK/OFFICE/CLUB/PERSONAL SERVICES): 1 SPACE/350 S.F. TOTAL FLOOR AREA</div>
ACCESSIBLE PARKING REQUIRED: 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) = 16,482 SF/350 SF = <b>(47.09) SPACES REQUIRED</b> 1-BEDROOM UNITS: LAKEHOUSE - (2) 1-BED UNITS <b>(2) REQUIRED SPACES</b> BUILDING #1 - (2) 1-BED UNITS <b>(2) REQUIRED SPACES</b> 2-BEDROOM UNITS: LAKEHOUSE - (1) 2-BED UNIT <b>(1.5) REQUIRED SPACES</b> EV. CENTER - (2) 2-BED UNITS <b>(3) REQUIRED SPACES</b> BUILDING #1 - (4) 2-BED UNITS <b>(6) REQUIRED SPACES</b> BUILDING #2 - (5) 2-BED UNITS <b>(7.5) REQUIRED SPACES</b> 3-BEDROOM UNITS: EV. CENTER - (1) 3-BED UNIT <b>(4) REQUIRED SPACES</b> BUILDING #1 - (2) 3-BED UNITS <b>(4) REQUIRED SPACES</b> TOTAL RESIDENTIAL PARKING REQUIRED: <b>(28) SPACES REQUIRED</b> ALL RESIDENTIAL UNITS ARE PARKED WITHIN THEIR RESPECTIVE BUILDING OFF STREET PARKING REQUIRED/PROVIDED: <b>28 SPACES REQUIRED/28 SPACES PROVIDED</b> (OFF ALLEY GARAGES) FOR RESIDENTIAL UNITS. ON STREET PARKING PROVIDED: <b>(47.09) SPACES REQUIRED/48 SPACES PROVIDED</b> (ON-STREET TOTAL INCL. ADA) BASED ON "ON-STREET PARKING CREDITS" CALCULATED AT 4.085 SPACES' 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) <b>77 TOTAL SPACES REQUIRED - 86 TOTAL SPACES PROVIDED</b>

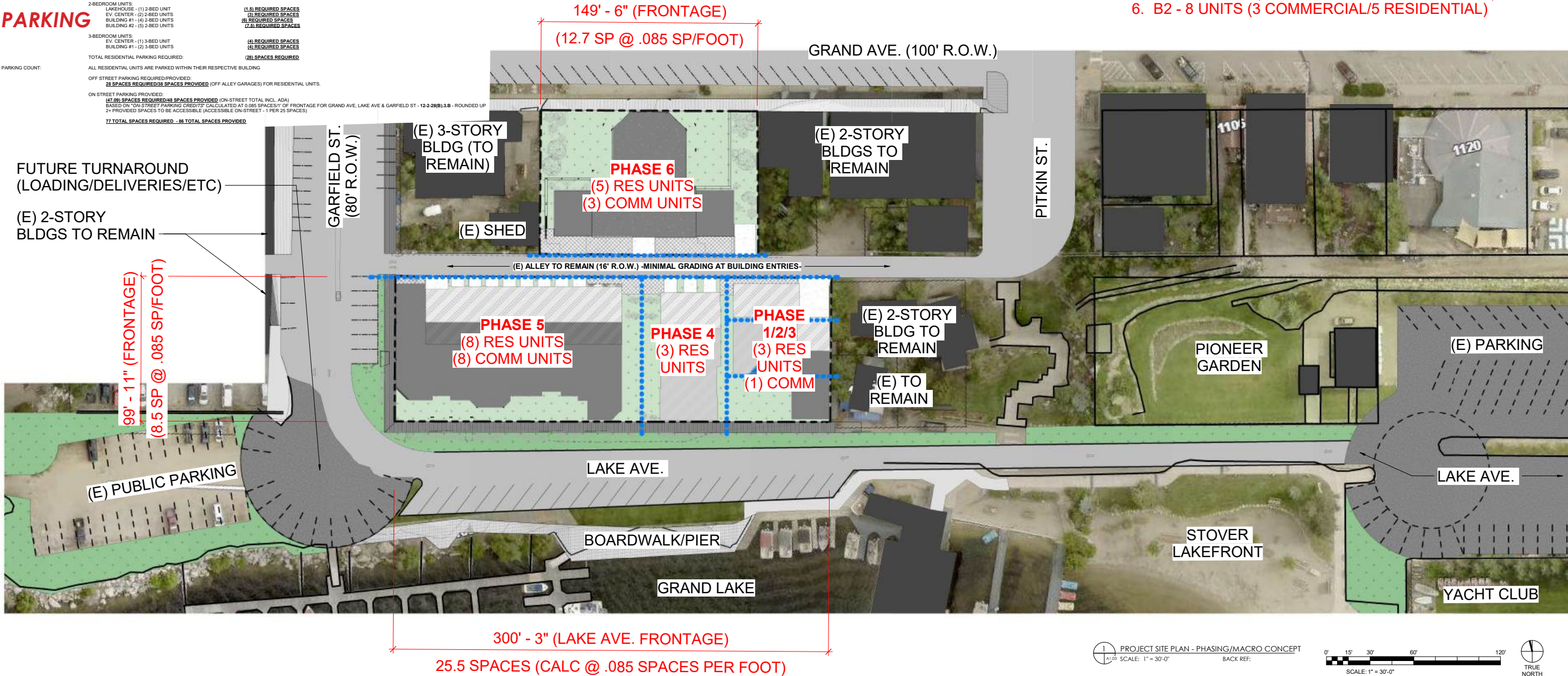
PARKING

PARKING COUNT:

FUTURE TURNAROUND (LOADING/DELIVERIES/ETC)

(E) 2-STORY BLDGS TO REMAIN

99' - 11" (FRONTAGE)  
(8.5 SP @ .085 SP/FOOT)



300' - 3" (LAKE AVE. FRONTAGE)  
25.5 SPACES (CALC @ .085 SPACES PER FOOT)

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, VB TYPICAL NEW CONSTRUCTION: 15' - 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 - 8 UNITS (3 COMMERCIAL/5 RESIDENTIAL)



OPEN SPACE CALCS:

TOTAL AREA WITHIN PROPERTY LINE: 1.03 ACRES = 44,877 SF  
TOTAL BUILDING FOOTPRINTS: 27,030 SF  
ON-SITE OPEN SPACE: (44,877-27,030-2,140 APRON) = 15,707 SF

PERCENTAGE (OPEN SP/LOT AREA): (15,707/44,877) = 35.00%  
PER GL CODE (TABLE 12-2-26-3): GROUP III  
REQUIRED OPEN SPACE: 35% MINIMUM

TOTAL COMMERCIAL/OFFICE: 16,482 SF  
TOTAL RESIDENTIAL: 46,308 SF  
TOTAL GROSS SF/FLOOR AREA 62,790 SF

PERCENTAGE (COMMERCIAL/TOTAL): 16,482/62,790 = 26.25%  
REQUIRED COMMERCIAL %: 25-50%

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:**  
6,613 SF (TOTAL FP)  
5,000 SF (LEVEL 1 - COMMERCIAL)  
6,711 SF (LEVEL 2 - RES PARKING & 1 RES UNIT)  
5,083 SF (LEVEL 3 - 4 RES UNITS)

**BUILDING #1:**  
12,408 SF (TOTAL FP)  
8,558 SF (LEVEL 1 - 1 COMM)  
1,284 SF (LEVEL 2 - COMMERCIAL & LOBBY)  
3,790 SF (LEVEL 2 - RES PARKING)  
7,320 SF (LEVEL 2 - 4 RES UNITS)  
10,916 SF (LEVEL 3 - 4 RES UNITS)

**TREE & LAKEHOUSE (0 SF COMMERCIAL):**  
3,320 SF (TOTAL FP)  
1,449 SF (LAKE LEVEL - 1 CONDO/UNIT)  
1,392 SF (LEVEL 2 - 1 CONDO/UNIT)  
3,152 SF (LEVEL 3 - PARKING & 1 CONDO/UNIT)

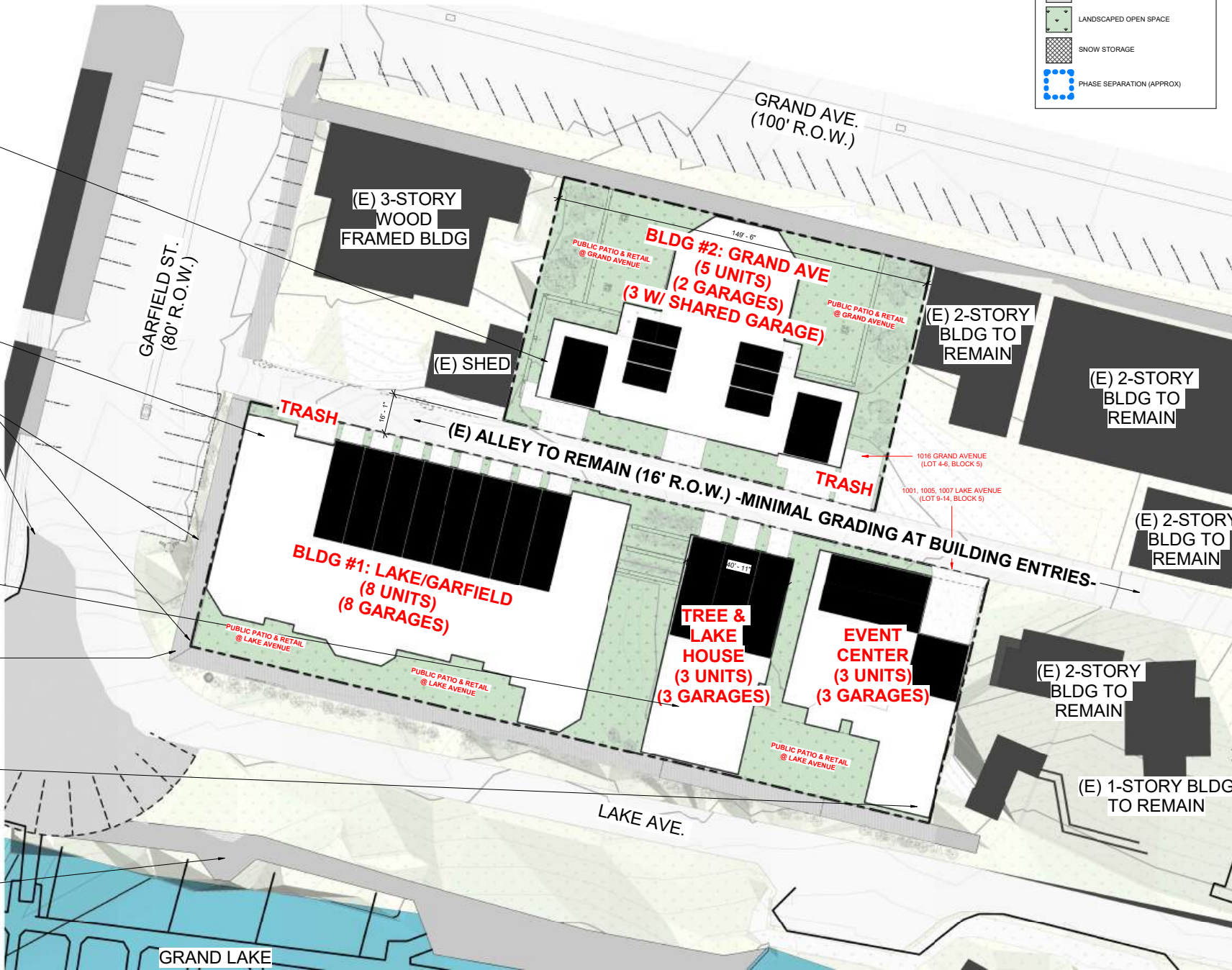
**EVENT CENTER:**  
4,869 SF (TOTAL FP)  
1,640 SF (LAKE AVE - COMMERCIAL)  
1,940 SF (LEVEL 1 - PARKING)  
1,599 SF (LEVEL 1 - 1 CONDO/UNIT)  
2,956 SF (LEVEL 2 - 2 CONDOS/UNITS)

NEW CURB & GUTTER  
AT NEW BOARDWALK

EDGE OF (E) ASPHALT

NEW BOARDWALK  
(GARFIELD & LAKE)

(E) PUBLIC  
BOARDWALK & PIER



SITE PLAN: OPEN SPACE



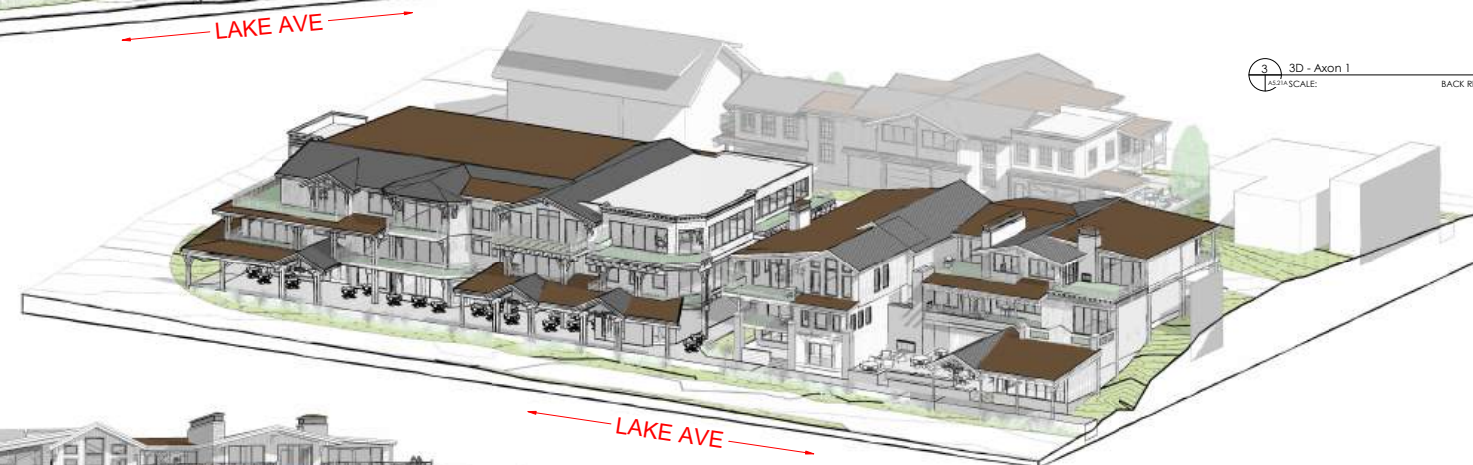
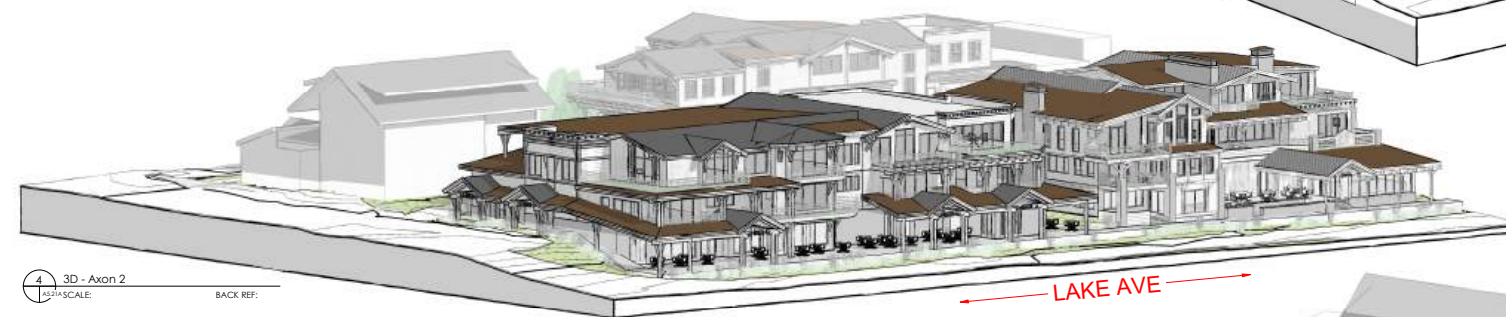
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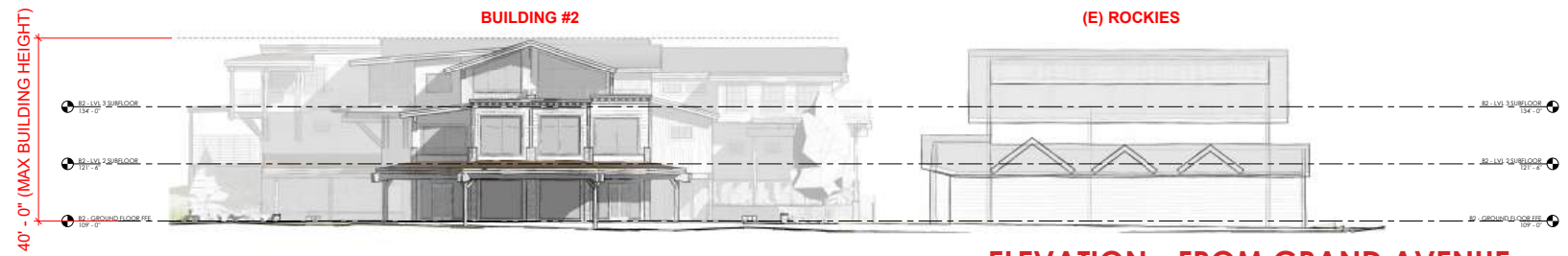
PROJECT #2402

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

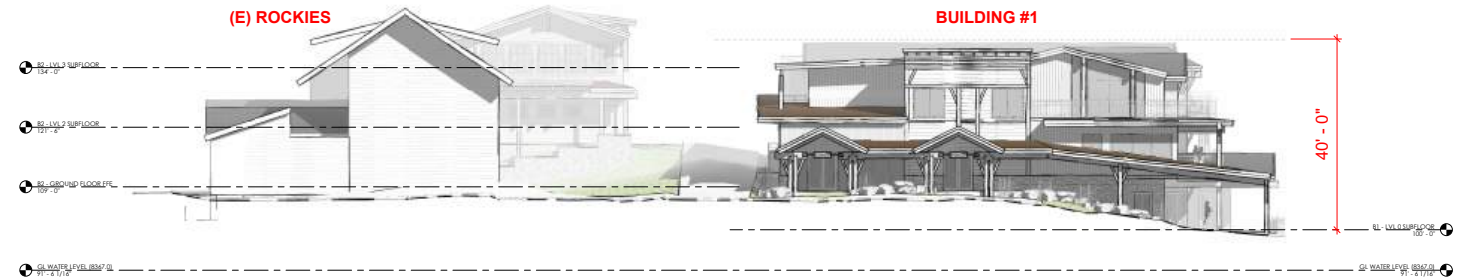


CONCEPTUAL MASSING





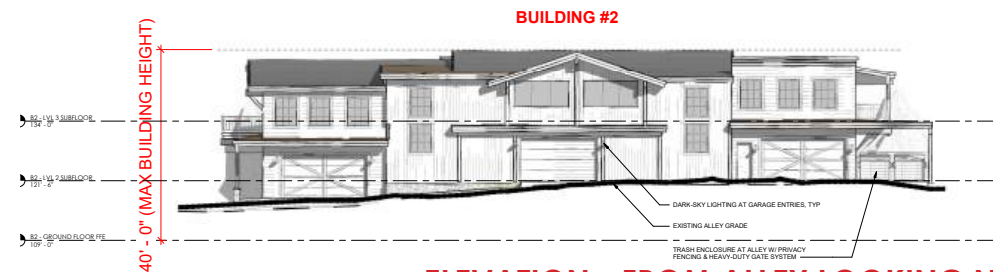
**ELEVATION - FROM GRAND AVENUE**



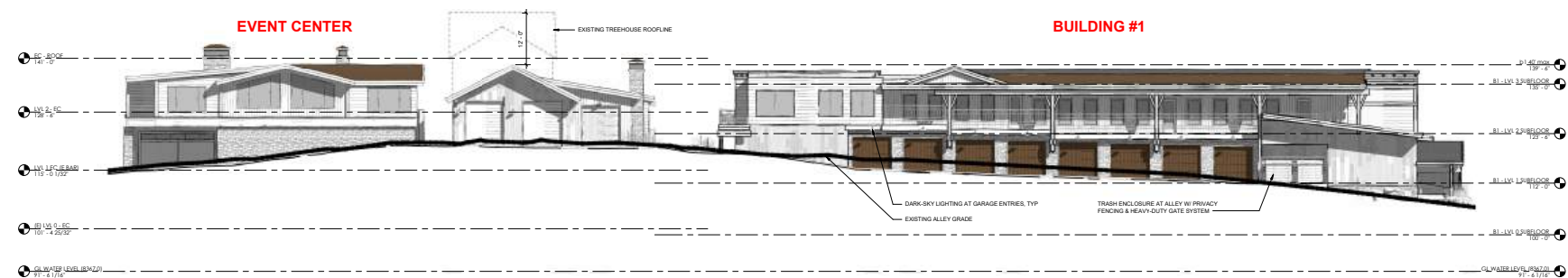
**ELEVATION - FROM GARFIELD**



**ELEVATION - FROM LAKE AVENUE**



**ELEVATION - FROM ALLEY LOOKING NORTH**



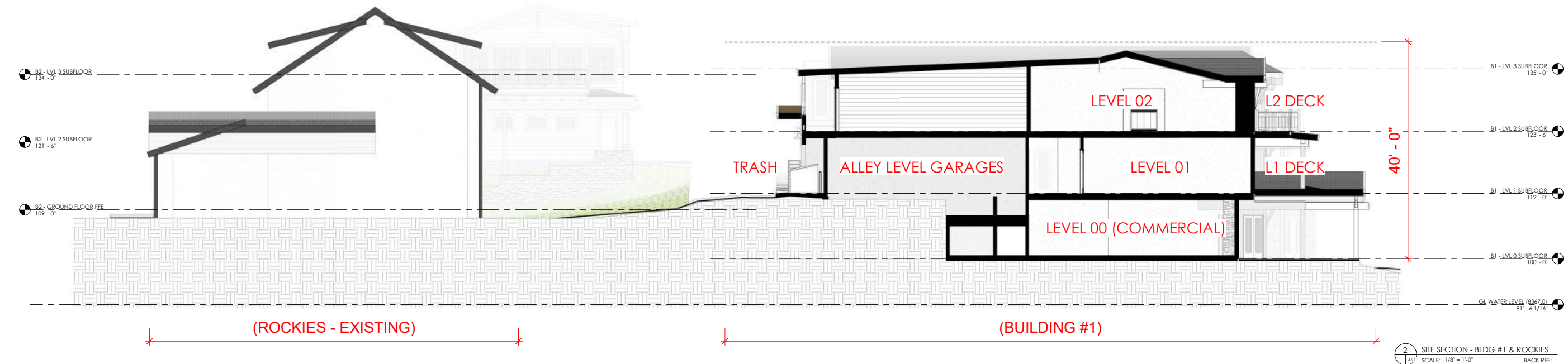
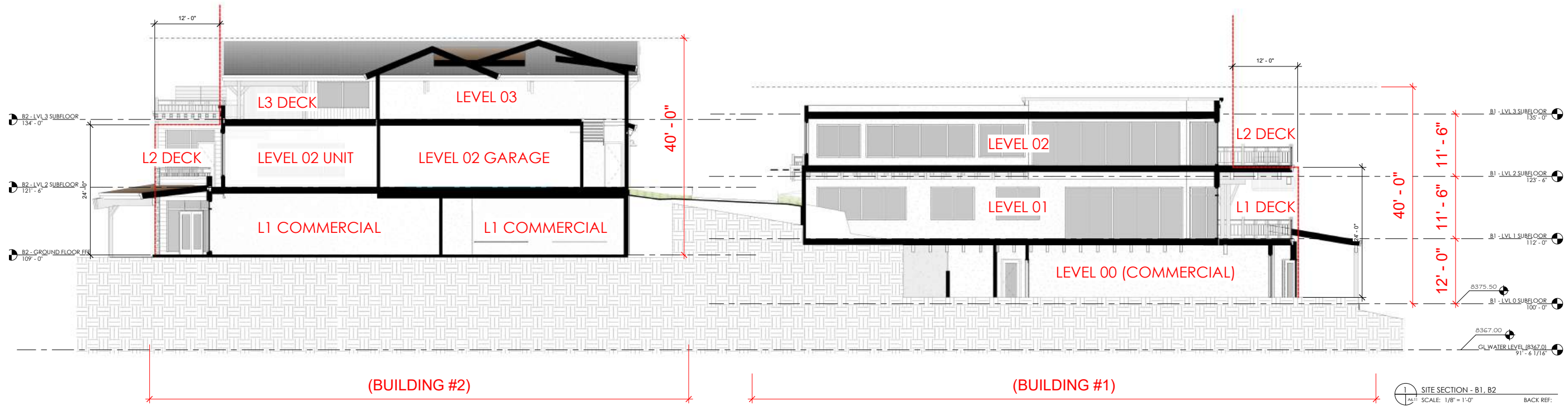
**ELEVATION - FROM ALLEY LOOKING SOUTH**

# CONCEPTUAL MASSING - FACADE SCHEMATICS & MASSING AERIALS



LEATHERWOOD GRAND LAKE

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



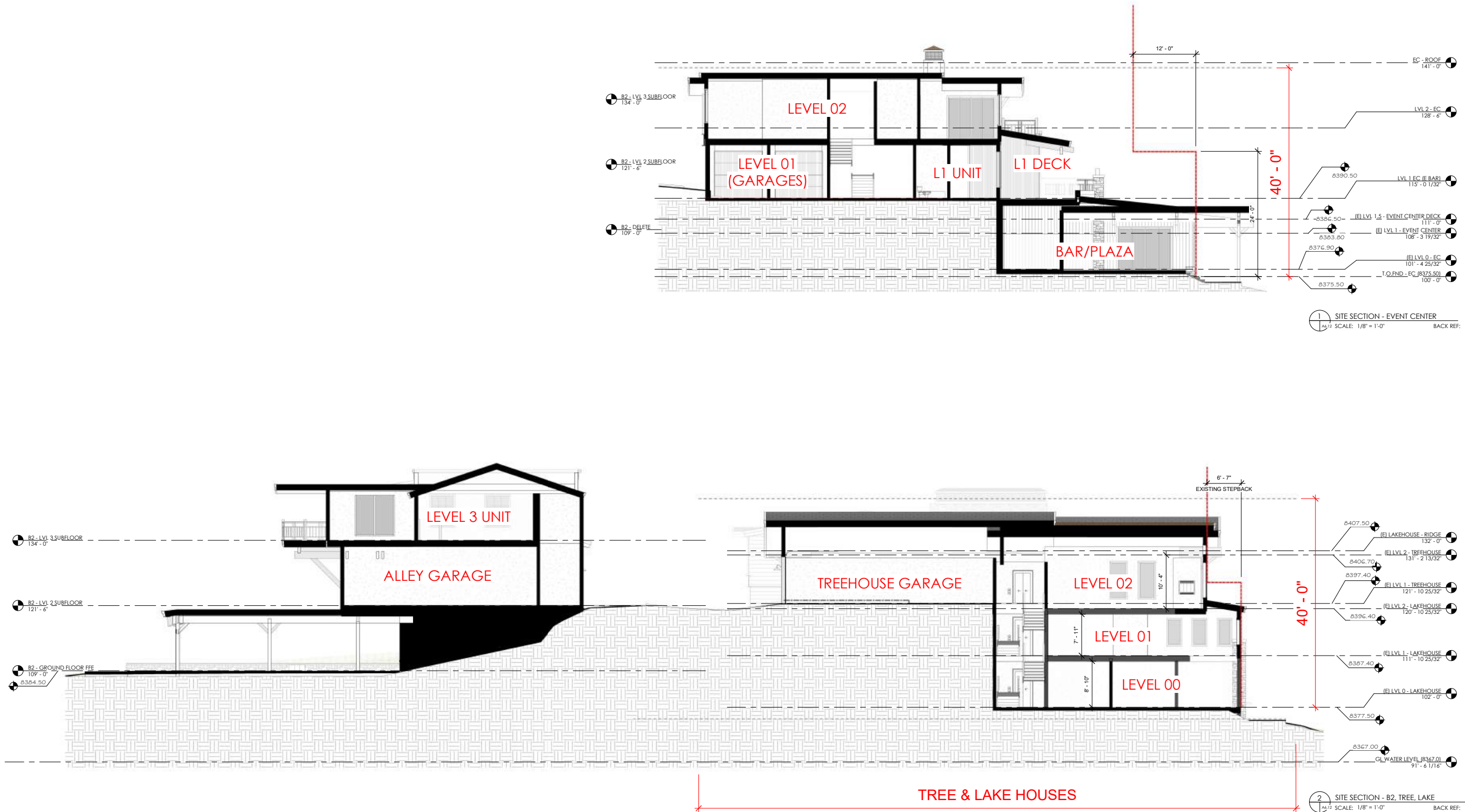
SITE SECTIONS



LEATHERWOOD GRAND LAKE

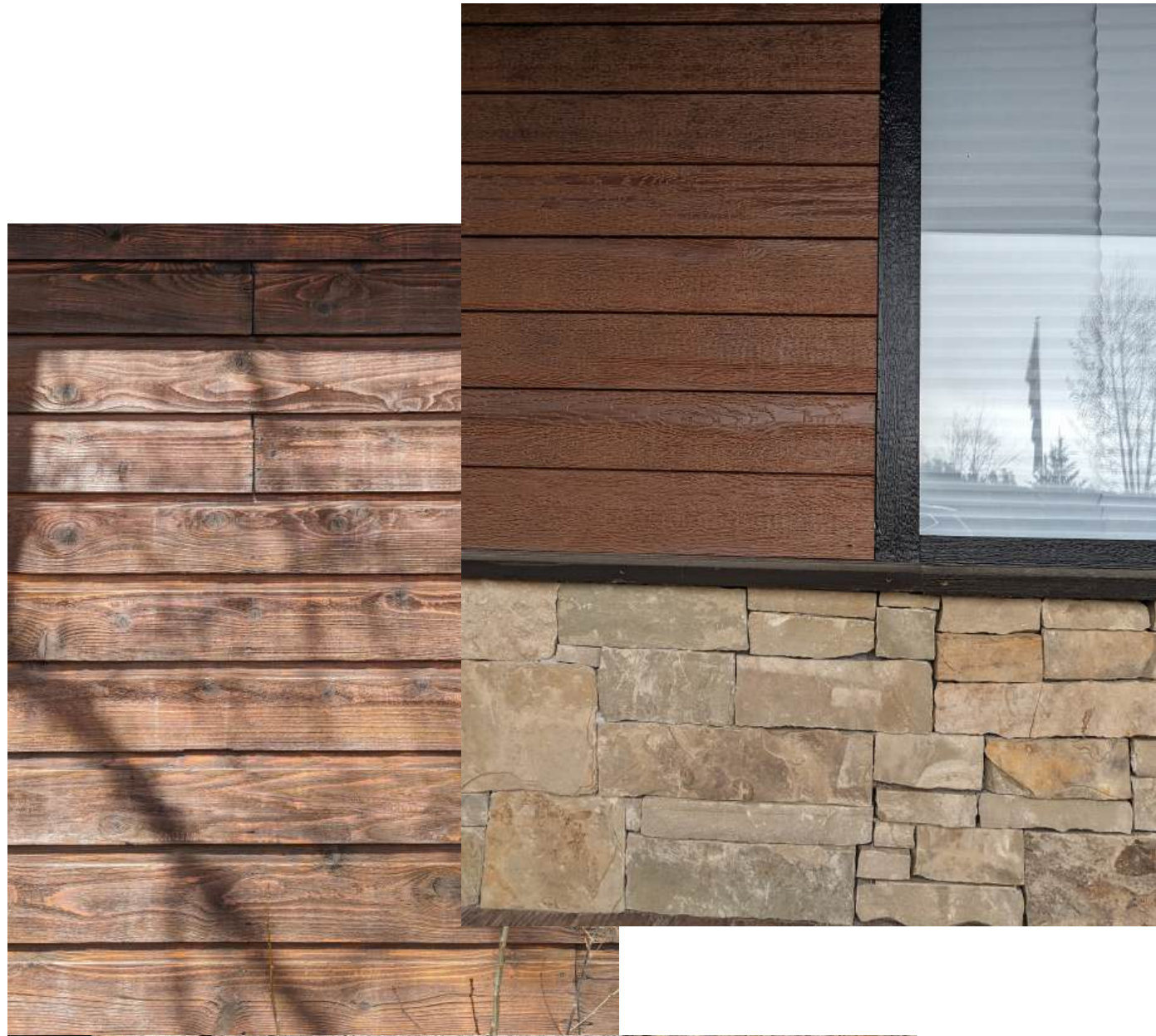
Spirit Lake Condos, LLC

BLOCK 5, GRAND LAKE, CO 80447  
PROJECT #2402



SITE SECTIONS





GRAND LAKE PALETTE

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





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**LEATHERWOOD GRAND LAKE**

Spirit Lake Condos, LLC

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PROJECT #2402

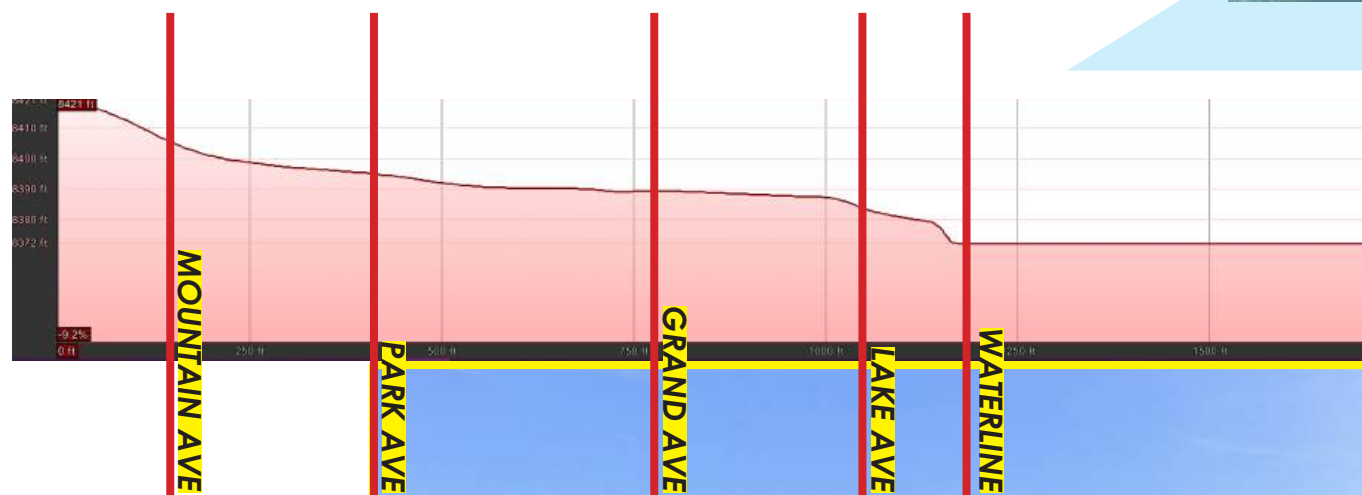


VIEW OF THE LAKE FROM MOUNTAIN AVE - NO VISUAL IMPACT FROM LEATHERWOOD



Grand Lake Viewshed

Building #1 potential view



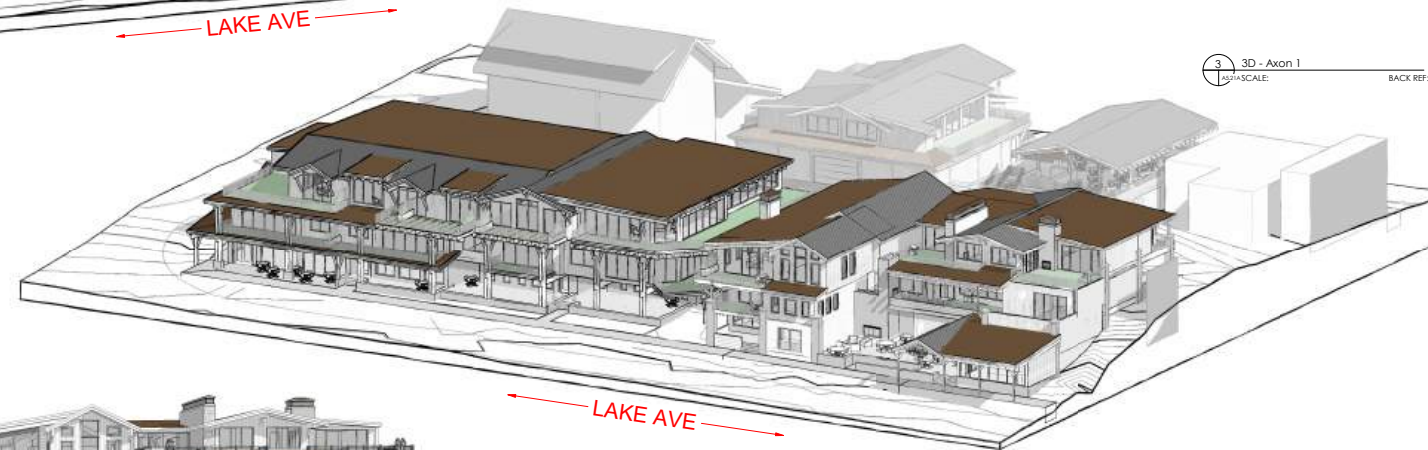
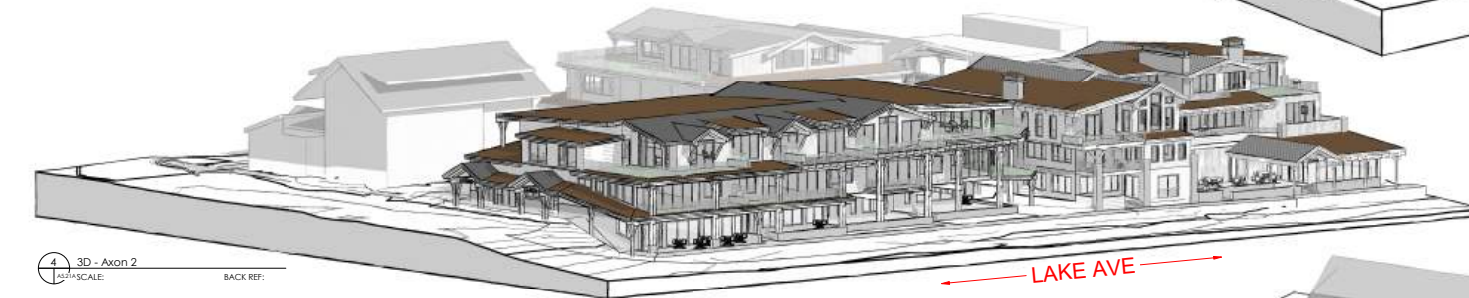
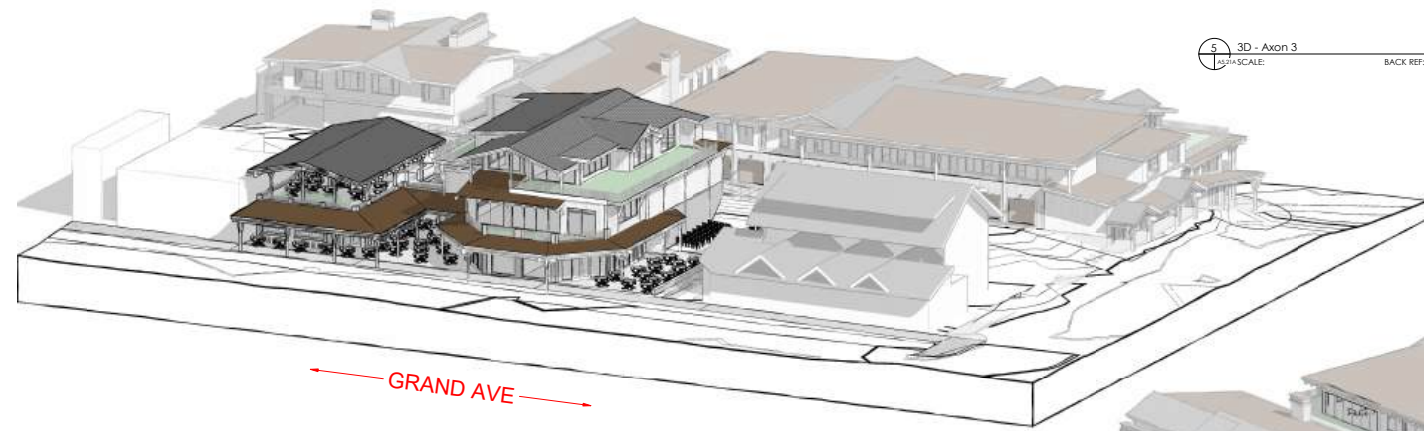
Grand Lake

Building #1  
@ Leatherwood

Juniper Library  
@ 316 Garfield St

IMPACT STUDY - MOUNTAIN AVE VIEW CORRIDOR

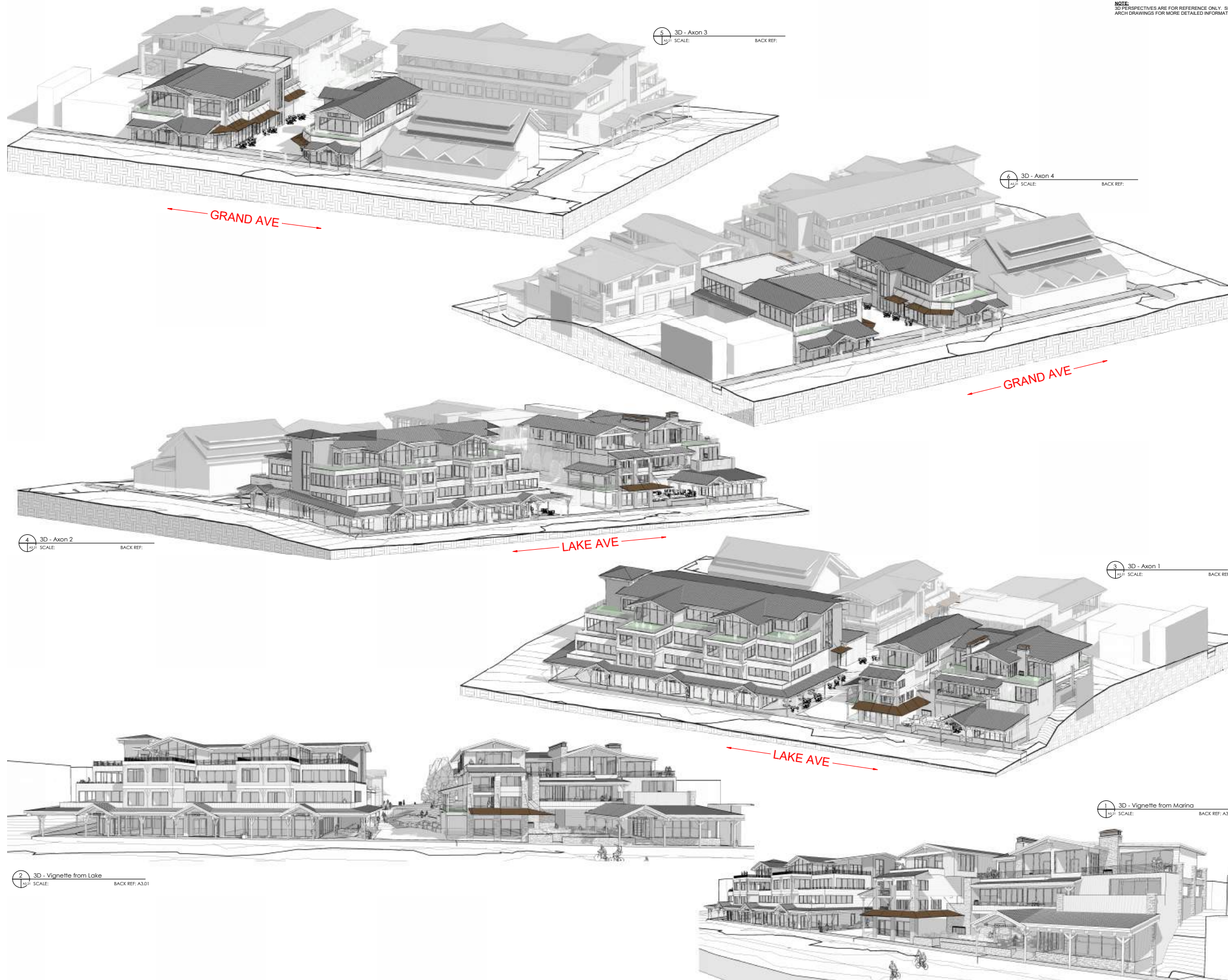




**KIOSK ON GRAND AVENUE, RESIDENTIAL ON GROUND FLOOR ON LAKE AVE  
PREVIOUS ITERATION - FROM 06/30/2025**

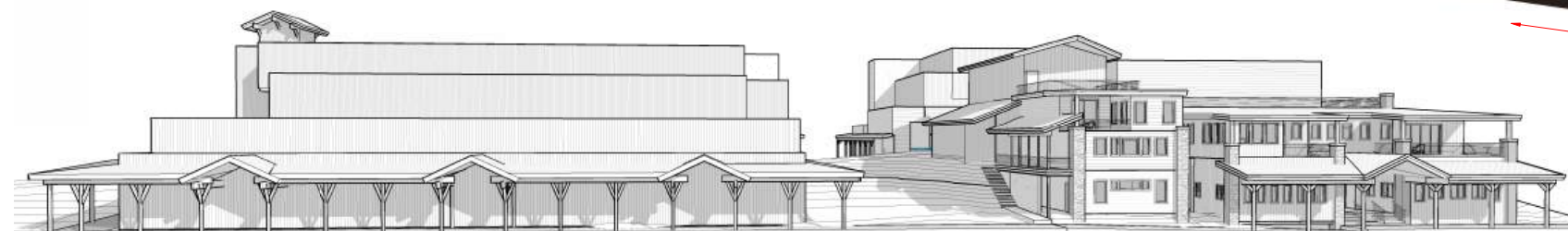
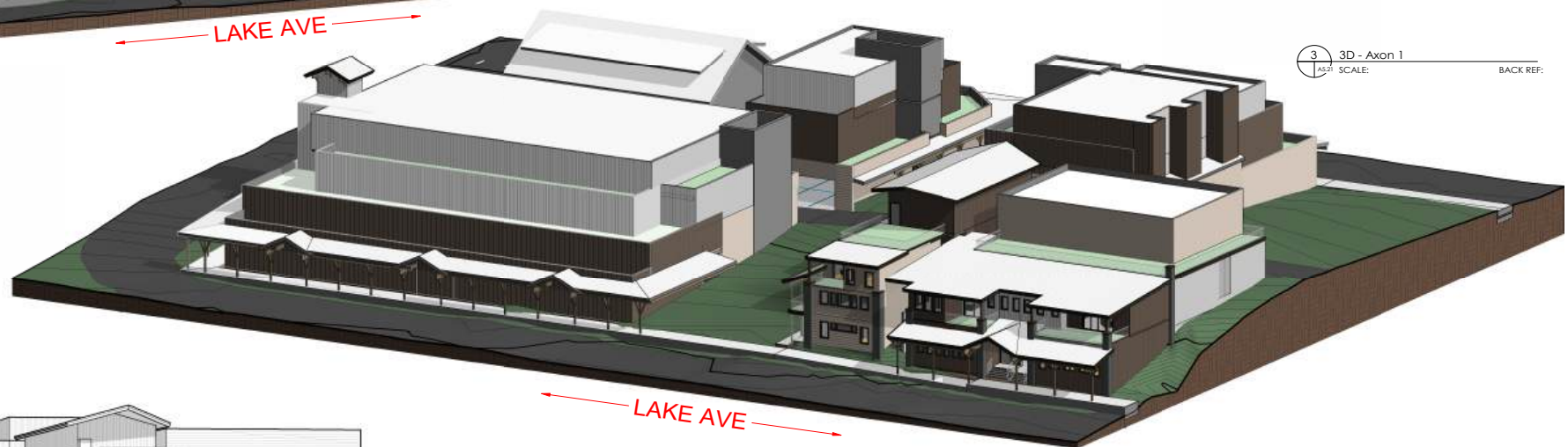
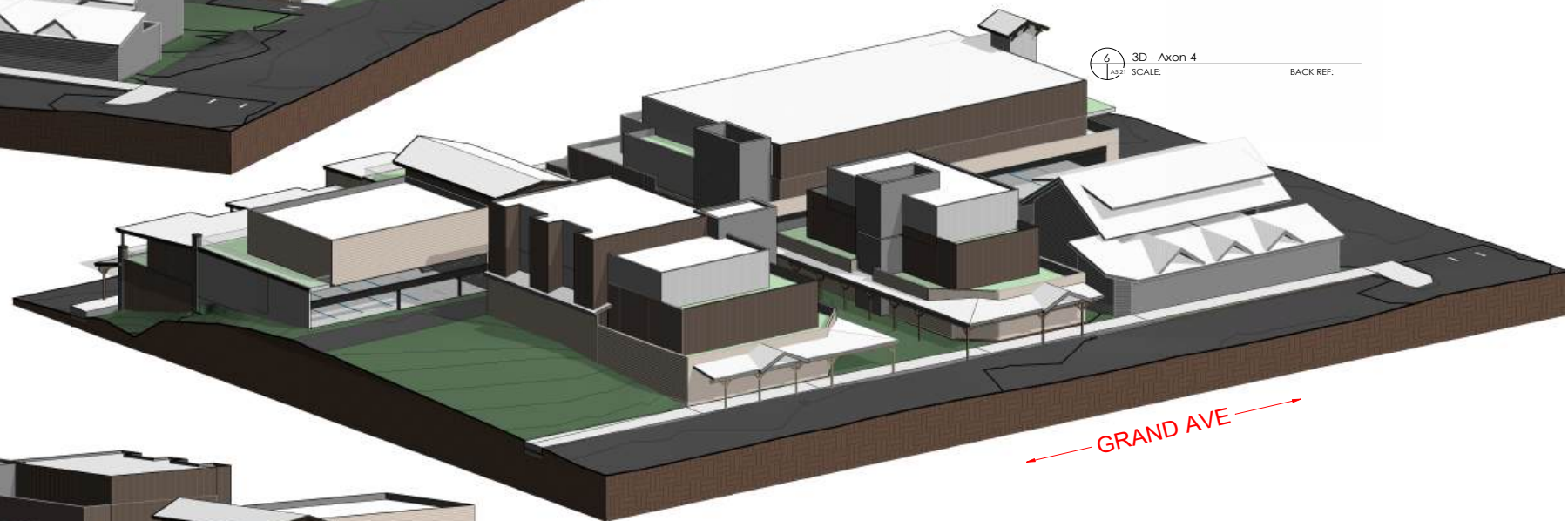
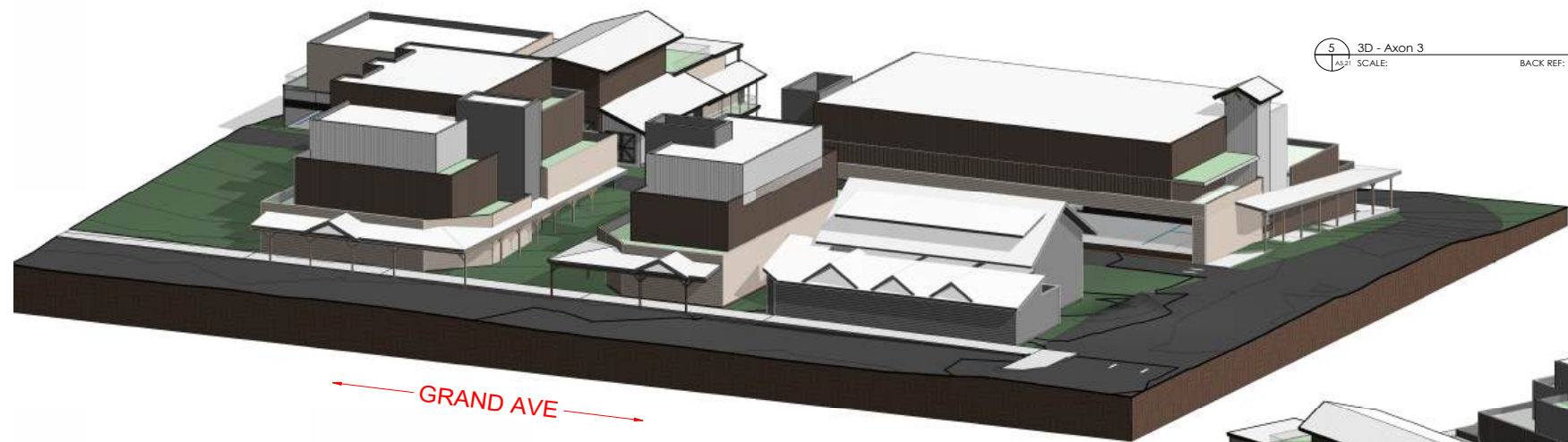
NOTE:  
3D PERSPECTIVES ARE FOR REFERENCE ONLY. SEE  
ARCH DRAWINGS FOR MORE DETAILED INFORMATION.





**4-STORY BUILDING #1  
PREVIOUS ITERATION - FROM 10/22/2024**





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**