

900 Grand Ave  
Grand Lake, CO 80447

**Preliminary Development Application**  
**02.19.2026**

Submitted by:  
900 Thousand, LLC

# Project Summary

## Character of the Proposed Development

The proposed development is a thoughtfully scaled, three-story mixed-use building designed to reinforce the established character of the Town of Grand Lake while contributing to a vibrant, walkable downtown core. The project integrates a commercial space at street level with two residential units above, reflecting the traditional Main Street development pattern that has long defined Grand Lake’s historic and economic fabric.

Architecturally, the building draws inspiration from Grand Lake’s rustic mountain and western heritage through the use of durable, context-appropriate materials, articulated massing, and varied textures that break down the perceived scale of the structure. The design emphasizes human-scaled proportions at the pedestrian level, visual interest along the street frontage, both gabled and flat roof features, and high-quality materials intended to age well in the mountain environment. Overall, the project is intended to feel authentic to Grand Lake—neither suburban nor overbuilt—while aligning with the newly created Central Business District design guidelines.

## Goals and Objectives of the Project

The primary goals and objectives of the project are to:

- Support a lively and economically resilient downtown by introducing active commercial space that contributes to local commerce and yearlong usability.
- Provide high-quality residential units that increase opportunities for people to live within walking distance of shops, restaurants, and community amenities.
- Reinforce Grand Lake’s identity as a walkable, small-town destination by encouraging mixed-use development consistent with historic patterns.
- Utilize durable, low-maintenance materials suited to Grand Lake’s climate, helping ensure long-term sustainability and visual integrity.
- Design a project that respects surrounding properties through appropriate scale, massing, and architectural articulation.

The development is intended to be an investment not only in a single parcel, but in the long-term health and vitality of the Town’s Central Business District.

## Rationale Behind Design Choices

Site conditions, Town regulations, and the Central Business District Guidelines guided key design assumptions and choices.

The mixed-use configuration was selected to maximize the site’s contribution to downtown activity, placing commercial uses at street level where pedestrian interaction is most important, and residential uses above where privacy and views can be prioritized. The

building footprint and location at the front of the lot, and overall size were designed to comply with applicable height, setback, and commercial frontage requirements. Material selections emphasize durability while visually referencing traditional wood, stone, and metal commonly found in historic mountain towns. Variations in façade articulation, window placement, and roof elements were intentionally used to reduce visual massing and avoid a monolithic appearance.

Overall, the design choices reflect a balance between regulatory compliance, environmental conditions, economic feasibility, and respect for the Town’s established character.

### **Consistency with the Town of Grand Lake Comprehensive Plan**

The proposed development has been planned to conform closely with the goals and policies outlined in the Town of Grand Lake Comprehensive Plan. In particular, the project supports the Plan’s emphasis on:

- **Downtown vitality and economic sustainability**, by introducing mixed-use development that supports local businesses and increases year-round activity.
- **Walkability and compact development**, by concentrating residential and commercial uses within the Town’s core rather than promoting outward expansion.
- **Preservation of community character**, through architectural design that reflects Grand Lake’s historic, western, and mountain identity while allowing for thoughtful evolution.
- **Efficient land use**, by making full and appropriate use of an infill site served by existing infrastructure.

By aligning with these principles, the project contributes to the Comprehensive Plan’s long-term vision of a thriving, authentic, and walkable business district that serves both residents and visitors.

# Written Application

1. Title work – [Provided in the submission folder.](#)
2. Summary Statement of Proposal including the following:
  - (i) Total acres and square feet to be developed. – [Total lot area equals 5,000 SF.](#)
  - (ii) Total number of proposed dwelling units. – [Two dwelling units.](#)
  - (iii) Total number of square feet of non-residential floor space. – [Commercial space equals 2,452 SF plus a 600 SF outdoor patio.](#)
  - (iv) Total number of off-street parking spaces, including those associated with single family residential use. – [There are five \(5\) off-street parking spaces.](#)
  - (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. – [N/A \(no major civil improvements\).](#)
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, times or concentration and flow capacity with all assumptions clearly stated and with proper justification when needed or requested. – [To be provided at the time of final development application.](#)
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. – [N/A \(We are exempt from this per code section 12-10-3\(D\)3 as we have less than 5 dwelling units.\)](#)
5. Conversion Report, if applicable. – [N/A](#)
6. Solar Orientation statement as outlined in Section [12-9-10\(F\)5\(b\)](#). – [N/A](#)
7. Open Space and Land Dedication statement, if applicable. – [N/A](#)
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. – [Let us know if any further information is needed.](#)
9. Additional Written Documents for Developments:
  - (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. – [See above "Project Summary."](#)

- (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. – Development will begin as soon as the building permit is issued. A demolition permit has already been issued.  
May 2026 – Demolition of existing building.  
June 2026 – Start of construction.  
July 2026 – Utility tie-ins.  
May 2027 – Certificate of Occupancy.
- (iii) A description of the proposed open space to be provided at each stage of development – N/A
- (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 developer intends to create a limited homeowners association (HOA) in conjunction with the future sale of the residential units within the development. The HOA will be established primarily for the purpose of ownership, maintenance, and management of shared building elements and common facilities associated with the residential portion of the project. Proposed covenants and governing documents will address the maintenance and operation of common building components, which may include, but are not limited to, the building structure, roof systems, exterior façades, shared mechanical systems, utilities serving multiple units, and any shared circulation areas. The HOA will also be responsible for coordinating maintenance obligations between the residential and commercial portions of the building, as applicable. No privately owned common recreational open spaces are proposed as part of this development. Utility easements, access easements, and similar encumbrances may be created as required by utility providers or the Town of Grand Lake at the time of final engineering and permitting. Any such easements will be limited in scope and will not materially alter the approved uses or design of the project. No additional deed restrictions or land-use limitations are proposed beyond those necessary to implement the approved development plan and ensure compliance with applicable Town codes, conditions of approval, and standard operational requirements.
- (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. – The development group and/or a licensed real estate professional will handle all sales and leasing activity. The development group plans to sell one residential unit upon receiving certificate of occupancy and will retain one residential unit for private use. The development group will retain ownership of the commercial space with a commercial lease to a qualified tenant.
- (vi) Quantitative data for the following:  
Total number and type of dwelling units – Two residential dwellings and one commercial space.  
Number of bedrooms in each unit – Three bedrooms in second story unit, three bedrooms in third story unit.

Parcel size – 50'x100' or 5,000 SF

Proposed lot coverage of buildings and structures – Approximately 3,475 SF building coverage plus 600 SF concrete patio.

Gross and net residential – Gross residential totals 5,307 SF and net residential totals 5,151 SF.

Commercial and industrial densities – There is 2,452 SF of commercial space plus 600 SF of concrete patio for commercial/community usage.

Total amount of open space (including a separate figure for usable or improved open space) – 1,525 SF of total open space with 600 SF of that being usable open space (patio). The remaining open space is comprised of an open parking area, and small sections around the building.

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. – N/A

- (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. – Geotechnical Report is provided in the submission folder.
- (viii) A report detailing the traffic impact of the Development on the Town street system is to be represented in conjunction with this information. – N/A
- (ix) The proposed maximum height of all buildings within the Development. – Maximum building height is 33' – 4"
- (x) Proof of legal, appropriated private water rights and/or source of proposed public water service. Proof of sewer service availability. – Property is serviced by Town of Grand Lake (water) and Three Lakes Water and Sanitation (sewer).

## Notes Regarding Drawing Requirements

1. Many of the items in section 12-9-2(D)9 did not apply to our project. For example, maps indicating additional facilities and street right-of-ways will not be a part of this single-lot development, and therefore, were not included. The drainage plans, grading, and soil erosion maps will be provided with the final development application.
2. Snow storage is located on the patio and is indicated on the site plan. There is no snow storage at the rear of the building because all parking is covered.
3. Trash enclosure is located at the back of the building near the parking area and is indicated on the site plan.
4. There are a total of five (5) off-street parking spaces. Each garage includes two parking spaces, and the fifth covered space is provided on the southwest side of the building near the trash enclosure.
5. We are not proposing any additional landscaping.

# Project Contacts

## Developer

900 Thousand, LLC  
Representatives: Kaylee and Will Wallesen  
2011 County Road 5  
Fraser, CO 80442

## Designer

Change House Design & Construction  
Representative: Matt Larson  
9520 1st St  
Lincoln, NE 68526

## Engineer

Ziehler Engineering, Inc.  
Representative: Mike Ziehler, P.E.  
7428 Fairway Lane  
Parker, CO 80134

## Surveyor

Tim Shenk Land Surveying, Inc.  
Representative: Tim Shenk  
1946 County Road 57  
Granby, CO 80446