



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 • 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 description

REQUIRED INFORMATION CHECKLIST:

- | | |
|---|--|
| <input checked="" type="checkbox"/> 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) |
| <input checked="" type="checkbox"/> Explanation of Hardship | (See Municipal Code for review criteria) |
| <input checked="" type="checkbox"/> Statement of Authority | (If applicable. Required for representatives of entities and property owners.) |
| <input checked="" type="checkbox"/> Property Survey | |
| <input checked="" type="checkbox"/> Agreement for Services Form | |
| <input checked="" type="checkbox"/> Application Deposit | (See Fee and Deposit schedule for amount) |
| <input checked="" type="checkbox"/> 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

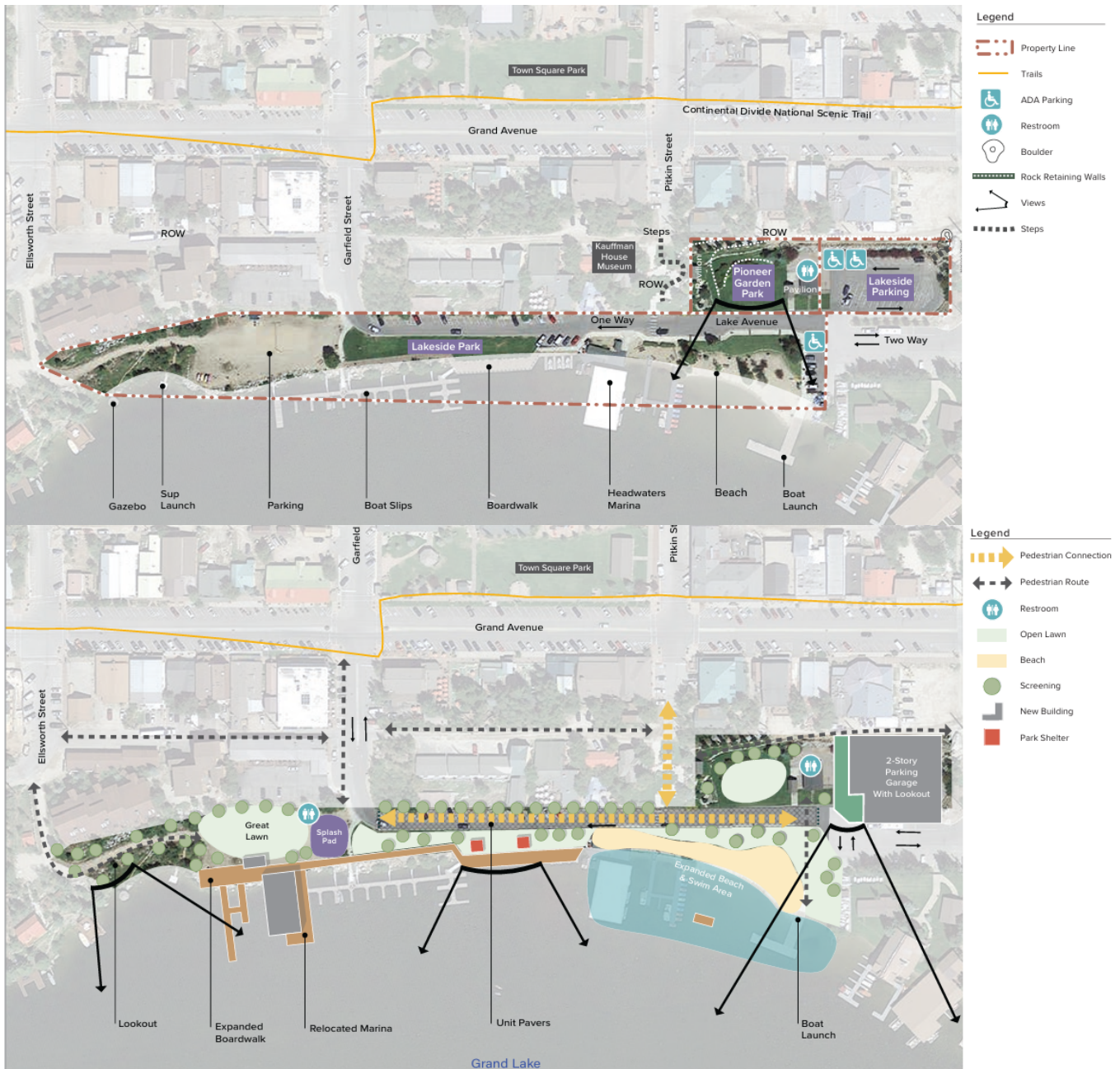
STAFF USE ONLY

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
June 26th, 2025



Images above: Diagrams from the "Town of Grand Lake Municipal Lands Master Plan" Adopted 8.26.2024 as Resolution 52-2024.

These plans show an analysis of Lake Avenue aligned with the town's comprehensive plan to address traffic & pedestrian circulation issues on the lakefront. Recommendations from the report illustrate that Lake Avenue has a unique opportunity to be a premier waterfront feature & draw for the town. Through the re-organizing of vehicular circulation and developing the parking lot on the eastern end of Lake Ave, the park can be greatly enhanced w/ improved pedestrian circulation, park space & programming.

- **Past planning documents recommend a pedestrian oriented waterfront park:**
 - **plazas, parks and promenades, improved crosswalks on Lake Avenue**
 - **limited surface parking along Lake Avenue & one-way traffic**
 - **ability to close Lake Avenue for special events or peak season, i.e., removable bollards**
 - **parking structure at the existing Lakeside Parking Lot**
 - **relocated Marina & expanded green space west of Garfield Street**
 - **event and performance spaces, expanded beach & swim area**

On the following page we will further explain our variance request and hardship in detail.

12-2-27-B: Variance Request Procedure: The Planning Commission will hold a Public Hearing within forty-five (45) days from Town receipt of the application. Fifteen (15) days prior to the scheduled date, legal notice shall be placed in the local newspaper of general circulation advertising the time, date, location of the Public Hearing, as well as the variance request. In addition, certified letters are to be mailed at least fifteen (15) days prior to the Public Hearing to all property owners within two hundred (200') feet of any portion of the property. The Planning Commission shall forward a recommendation to the Town Board of Trustees.

1. Town staff shall schedule the Public Hearing for the next available Planning Commission meeting, dependent on the availability on the Planning Commission's agenda.

2. The Town Board of Trustees shall hear the variance application, with Planning Commission recommendation, at their next regularly scheduled meeting. The Board of Trustees may elect to hold a Public Hearing regarding the variance application. The Board of Trustees shall grant or deny the variance within forty-five (45) days of receipt from the Planning Commission.

3. The following factors should be considered by the Planning Commission and Town Board of Trustees in determining whether to issue a variance:

- (a) The compatibility of the proposed action with the surrounding area; and
- (b) Whether the proposed action is in harmony with the character of the neighborhood; and
- (c) The need for the proposed action; and
- (d) The effect of the proposed action upon future development in the area; and
- (e) The shape, size, topography, slope, soils, vegetation, and other physical characteristics; and
- (f) Whether alternative designs are possible; and
- (g) With due consideration for the Town's Comprehensive Plan.

Leatherwood Grand Lake - Variance Request

Variance Requested: We kindly request a variance to sub-item "A" in Grand Lake's Municipal Code, section: 12-2-17-A-15 "The first story area measured from the frontage to fifty feet (50') into the lot shall be dedicated to commercial space". The variance we are requesting is **only** for the proposed "Building #1", and aligns with the approved variance #3 in Resolution 03-2025, where the planning commission voted to approve the allowance of a residential use on the ground floor of the building known as the "lakehouse" within the Leatherwood master plan. Our request is a variance to allow residential area on the ground floor of Building #1. This variance would apply to the (3) ground-level units on Lake Avenue that do not have frontage on Garfield Street - hardship and explanation outlined below per section 12-2-27-B in the Municipal Code:

Explanation of Hardship: Lake Avenue, both in its existing condition and in the context of Grand Lake's comprehensive plan, creates hardship for the economic feasibility of commercial spaces for multiple reasons. Commercial space is supported by vehicular traffic - not just for exposure & curb appeal, but for practicality - if people are not driving by or parking near a commercial space, they are less likely to be aware of it. If we designated the spaces on the ground floor of Building #1 (spaces that do not have frontage on Garfield Street) to commercial use, they would add to the already-present vacant commercial spaces along Grand Lake's pedestrian thoroughfares.

(a) The compatibility of the proposed action with the surrounding area;

Lake Avenue is intended to be a pedestrian-activated community amenity. We are proposing commercial space on the ground level of our entire project, except the residential units that only have street frontage along Lake Avenue. Commercial spaces are proposed along Grand Ave, Garfield Street, and in the 'event center' building adjacent to the snack bar on Lake Avenue. By activating the corners of our Lake Avenue frontage with commercial space, we are creating the opportunity for viable commercial tenants/amenities to the community - by providing residential spaces on Lake Avenue, we are not adding to the traffic/loading/delivery/parking problems along the existing one-way drive aisle of Lake Ave.

(b) Whether the proposed action is in harmony with the character of the neighborhood;

See item (a) above.

(c) The need for the proposed action;

Lack of vehicular access and traffic means dysfunctional loading & delivery operations, trash pickup & maintenance, and a general disadvantage when it comes to creating financially viable retail/restaurant/business space. Lake Avenue's lack of parking & loose pedestrian circulation (no boardwalks, crosswalks, parking, etc) create an environment along the right-of-way that is not conducive to successful commercial operations.

(d) The effect of the proposed action upon future development in the area;

See item (g) below - keeping our proposed development in line with the comprehensive town plan sets precedent into the future for considerate and intentional development & design.

(e) The shape, size, topography, slope, soils, vegetation, and other physical characteristics;

The physical characteristics of the site are an excellent & unique lake-facing opportunity for a special residential use - raised from the street level to separate private space from the public & pedestrian thoroughfare of Lake Avenue.

(f) Whether alternative designs are possible;

Due to the town's direction to reduce and remove parking along Lake Avenue, access and visibility to the commercial spaces along Lake Avenue is drastically diminished.

(g) With due consideration for the Town's Comprehensive Plan.

Within the Town's Comprehensive Plan from 2020, and the Master Plan Analysis/Report in 2024, we believe Lake Avenue's future as a one-way, seasonally closed vehicular route creates major hardship for operating year-round commercial businesses in our ground floor units that do not have frontage on Garfield Street. Within the comprehensive plan is the notion that Lake Avenue is a special pedestrian-activated 'lakefront plaza', and we agree that Lake Avenue is a unique condition in Grand Lake's fabric as a potential pedestrian lakefront event space & community amenity. Because of this unique condition, Lake Avenue has evolved over the years - parking has been slowly re-oriented and removed, and multiple times per year the street is entirely closed to vehicular traffic for special events. Without consistent vehicular traffic, commercial space is not viable.

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

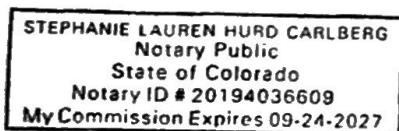
State of Colorado

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