

**TOWN OF MOUNTAIN VILLAGE
DESIGN REVIEW BOARD
REGULAR MEETING
THURSDAY, JANUARY 7, 2016 10:00 AM
2nd FLOOR CONFERENCE ROOM, MOUNTAIN VILLAGE TOWN HALL
455 MOUNTAIN VILLAGE BLVD, MOUNTAIN VILLAGE, COLORADO
AGENDA
REVISED**

	Time	Min.	Presenter	Type	
1.	10:00				Call to Order
2.	10:00	5	Van Nimwegen	Action	Reading and Approval of Summary of Motions of the December 3, 2015 Meeting and the December 17, 2015 Special Meeting of the Design Review Board
3.	10:05	45	Bangert and One Architect	Action	Consideration of Design Review Application/Resolution for a new single family home on Lot 421 (234 Touchdown)
4.	10:50	5	Van Nimwegen	Informational	Design Review Board 2016 Termed Seats - Request for Letter of Intent
5.	10:55	5			Other Business
6.	11:00				Adjourn

**SUMMARY OF MOTIONS
TOWN OF MOUNTAIN VILLAGE
DESIGN REVIEW BOARD MEETING
THURSDAY, DECEMBER 3, 2015**

Call to Order

Chairman, Hoins, called the meeting of the Design Review Board of the Town of Mountain Village to order at 10:00 a.m. on Thursday, December 3, 2015, in the Conference Room at 455 Mountain Village Boulevard, Mountain Village, Colorado, 81435.

Attendance

The following Board/Alternate members were present and acting:

Bill Hoins	Dave Eckman
Phil Evans	Luke Trujillo
Banks Brown	Jean Vatter
David Craig	Greer Garner
Keith Brown	

The following Board members were absent:

None

Town Staff in attendance:

Glen Van Nimwegen, Director of Planning & Development Services
Dave Bangert, Town Forester/Planner

Public in attendance:

Adam Brick
Jack Wesson
Russ Montgomery

Reading and Approval of Summary of Motions of the October 1, 2015 Design Review Board Meeting

On a **Motion** made by Keith Brown and seconded by Dave Eckman, the DRB voted 7-0 to approve the Summary of Motions from the October 1, 2015 meeting.

Consideration and Review of proposed 2016 Design Review Board Meeting Schedule

On a **Motion** made by Dave Eckman and seconded by Luke Trujillo, the DRB voted 7-0 to approve the 2016 Design Review Board Meeting Schedule.

Consideration of Design Review Application Process for a new single family home on Lot 600BR-2

Planner/Forester Dave Bangert presented the Design Review Application for Lot 600BR-2. Jack Wesson presented for the application.

On a **Motion** made by Dave Eckman and seconded by Greer Garner, the DRB voted 7-0 to approve the Design Review application for Lot 600BR-2 following conditions:

1. As required by CDC section 17.3.14, the developer shall submit a monumented land survey prepared by a Colorado public land surveyor to ensure there are no above-grade or below-grade encroachments into the setback prior to the Building Division conducting the required footing or foundation inspection as applicable.

2. Prior to the mason setting any stonework, a four foot (4') by four foot (4') mock up board be prepared by the development mason for the review authority to approve the final stone material and setting pattern consistent with the review authority approval.
3. The 3/12 roof pitch at the secondary shed roof on the garage punch-out will be changed to 4/12 prior to issuing a building permit.
4. The number of exterior sconces will be reduced and steel screens will be used instead of glass as approved by staff.
5. The base of the garage punch-out on the second floor of the east elevation will be changed to stone prior to issuing a building permit.
6. The landscape plan will be revised to include 30% of the spruce plantings to be 12' prior to issuing a building permit.
7. Applicant will provide surveyed verification of the 40% maximum lot coverage.
8. Staff will verify approval of access with the Elkstone HOA prior to issuing a building permit.
9. There will be a snow melt requirement for the driveway due to the 8.2% slope.
10. Applicable Town fees and taxes shall be paid prior to commencing the activity or prior to the Town issuing a permit, as applicable, including but not limited to the Town's use tax.
11. All representations of the applicant, whether within the submittal or at the DRB hearing, are conditions of this approval.

Village Court Apartments Site Improvements

Glen Van Nimwegen updated the Board on proposed Village Court Apartments Site Improvements specifically bike and BBQ grill barns for the benefit of Village Court Apartment residents. Discussion ensued between the board and staff with many ideas and thoughts given on locations and the visual aspects of the barns. One suggestion included creating a common grill at one of the raised deck areas which may reduce the number of individually owned grills. Mr. Van Nimwegen will return at a later date to the Board with an update.

Other Business

Board member David Eckman asked that the Board be made aware of an issue that was brought to his attention by a contractor concerning the construction at the Hotel Madeline and the material of a column.

Glen Van Nimwegen reminded the board that there will be a Special Design Review Board meeting on December 17, 2015 at 10 am in the Conference Room at 455 Mountain Village Boulevard, Mountain Village, Colorado, 81435.

With no further business, on a **Motion** made by Phil Evans and seconded Greer Garner, the DRB voted 7-0 to adjourn the December 3, 2015 meeting of the Mountain Village Design Review Board at 11:32 a.m.

Respectfully Submitted,

Glen Van Nimwegen, AICP
Director of Planning & Development Services

**SUMMARY OF MOTIONS
TOWN OF MOUNTAIN VILLAGE
SPECIAL DESIGN REVIEW BOARD MEETING
THURSDAY, DECEMBER 17, 2015**

Call to Order

Chairman Hoins called the Special meeting of the Design Review Board of the Town of Mountain Village to order at 10:00 a.m. on Thursday, December 17, 2015, in the Conference Room at 455 Mountain Village Boulevard, Mountain Village, Colorado, 81435.

Attendance

The following Board/Alternate members were present and acting:

Bill Hoins	Dave Eckman
Phil Evans	Banks Brown
Jean Vatter	Greer Garner
Keith Brown	

The following Board members were absent:

Luke Trujillo
David Craigie

Town Staff in attendance:

Glen Van Nimwegen, Director of Planning and Development Services
Dave Bangert, Town Planner/Forester

Public in attendance:

Eric Apodaca
Breanna Demont
Alena Walker

Consideration of an amendment to the TSG Sign Program on Lots 53A and OS-3U

Glen Van Nimwegen presented the amendment to the TSG Sign Program.
Eric Apodaca presented for the application.

On a **Motion** made by Phil Evans and seconded by Banks Brown, the DRB voted 7-0 to approve the amendment to the TSG Sign Program with the following conditions:

1. The outdoor sandwich board sign, ski and snowboard racks, and snowmobile display shall be located to the north end of the building, away from the southeast and southwest corners of the building where there is the majority of pedestrian travel.
2. The snowmobile display will only occur from January to the end of the ski season.
3. The ski and snowboard racks and sandwich board will be brought inside at the close of business every day.
4. The applicant will revise the sign program to:
 - a. Increase the use of video monitors to match gondola hours;
 - b. There shall be no screen on the base windows except for the north side;
 - c. No lifestyle graphics on outside windows;
 - d. No flags;
 - e. Staff approval of video content plan; and
 - f. Scree the backs of equipment and racks.

Other Business

With no further business, on a **Motion** made by Bill Hoins and seconded Phil Evans, the DRB voted 7-0 to adjourn the December 17, 2015 Special meeting of the Mountain Village Design Review Board at p.m.

Respectfully Submitted,

Glen Van Nimwegen, AICP
Director of Planning and Development Services



**PLANNING & DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION**

455 Mountain Village Blvd.
Mountain Village, CO 81435
(970) 728-1392

TO: Design Review Board
FROM: Dave Bangert, Town Forester
FOR: Meeting of January 7, 2016
DATE: December 22, 2015
RE: Consideration of a Design Review application for a new single-family dwelling on Lot 421

PROJECT GEOGRAPHY

Application Overview: The purpose and intent of this memo is to have a Design Review Board (DRB) review and approve a new single family home on Lot 421.

Legal Description: Lot 421
Address: 234 Touchdown Drive
Applicant/Agent: One Architects
Owner: Val Telluride, LLC
Zoning: Single-Family Zone District
Existing Use: Vacant Lot
Proposed Use: Single-Family
Lot Size: 1.02 Acres
Adjacent Land Uses:

- **North:** Single-Family
- **South:** Single-Family
- **East:** Single-Family
- **West:** Single-Family

PROJECT SUMMARY

CDC Provision	Requirement	Proposed
Maximum Building Height	40' maximum (35'+5' for gable roof)	40' – 00"
Maximum Avg Building Height	35' maximum (30'+5' for gable roof)	28' – 9"
Maximum Lot Coverage	40% maximum	15%
General Easement Setbacks		
North	16' setback from lot line	20'
South	16' setback from lot line	42'
East	16' setback from lot line	249'
West	16' setback from lot line	16'
Roof Pitch		
Primary	6:12 to 12:12	2.66:12, 4:12, 5:12, 9:12
Secondary	4:12 unless specific approval	1:12, 1.5:12, 3:12, 4:12
Exterior Material		
Stone	35%	45%
Wood	25% (No requirement)	30%
Windows/Doors	40% maximum for windows	22%
Metal Accents	Specific Approval	3%
Parking	2 enclosed and 2 non-tandem	3 enclosed and 1 exterior

ATTACHMENTS

- Exhibit A: Applicant Narrative
- Exhibit B: Plan set

BACKGROUND

In accordance with 17.4.3 of the Community Development Code (CDC), the applicant has applied for a Class 3 Design Review for the development of a single-family residence. The proposed home is located at 234 Touchdown Drive. The proposed home consists of two levels and a basement in two masses that are connected by a basement tunnel and a second story bridge. The proposed home has four bedrooms and a three car garage with total square footage of 7584 sq. ft. with 6373 sq. ft. livable. The site area consists of 1.02 acres and is characterized by steep slopes with zones of 30% grade or steeper. There is also a pond/wet area on the western property line that will need a new wetland delineation submitted to the Army Corps of Engineers for their approval. The site consists of a mature aspen overstory that is in varying states of decline and a sub alpine fir second story that is becoming established under the aspen.

CRITERIA FOR DECISION

1. The proposed development meets the Design Regulations;
2. The proposed development is in compliance with the Zoning and Land Use Regulations;
3. The proposed development complies with the road and driveway standards;
4. The proposed development is in compliance with the other applicable regulations of this CDC;
5. The development application complies with any previous plans approved for the site still in effect;
6. The development application complies with any conditions imposed on development of the site through previous approvals; and
7. The proposed development meets all applicable Town regulations and standards.

17.5.5 BUILDING SITING DESIGN

Site Plan

Construction on the site is almost entirely composed of 30% or greater slopes, is challenged by CDC section 17.6.1.C which recommends avoiding steep slopes. The applicant’s narrative discusses the lack of any practical alternatives to building on slopes greater than 30%. The layout and roof line of the unit is located completely within the allowable buildable area of the lot with no encroachments proposed. However, some disturbances, tree removal, grading/drainage and construction staging is proposed within the western General Easement and the Touchdown Dr. Road Right of Way. The DRB should review the site plan and determine whether the construction staging encroachments into the western GE would cause unreasonable negative impacts to the surrounding properties. The proposed temporary encroachment into the road right of way (RROW) will require approval from the Mountain Village Town Council. This will be a condition of approval. Because the foundation is less than five feet from the General Easement a monumented survey of the footers will be required before the pouring of concrete. This will be a condition of approval.

17.3.12.C BUILDING HEIGHT LIMITS

The applicant has stated that the maximum building height will be right at the 40' height limit. When a proposed development is approved that is five (5) feet or less from the maximum building height or maximum average building height, the review authority approval shall include a condition that a monumented land survey shall be prepared by a Colorado public land surveyor to establish the maximum building height and the maximum average building height. This shall be done prior to the Building Division conducting the required framing inspection.

17.7.19 CONSTRUCTION MITIGATION

The applicant is proposing to use the western General Easement and the Touchdown Dr. RROW for construction staging. The staging plan shows parking for 12 spots along the west side of Touchdown Drive. The MV Public Works Department does not support parking along the west side of Touchdown Dr. due to plowing concerns. This will require specific approval from the DRB for the use of the GE and license approval from the MV Town Council for temporary use of the RROW for construction staging.

17.5.6 BUILDING DESIGN

Building Form and Exterior Wall Form

The proposed building form and exterior wall form portray a mass that is thick and strong, with a heavy, thick massed base.

Roof Forms

The CDC allows for primary roof pitches to be between 6:12 and 12:12 and be gable in form, and secondary roofs will not have pitches less than 4:12 and be either gable or shed in form. With this in mind, the roof plan illustrates that the two primary roofs do not meet the CDC requirement. One of the primary roofs is gable in form and has pitches of 5:12 and 9:12. The other primary roof is hip in form and has pitches of 2.66:12 and 4:12. The secondary roof pitches are 1:12, 1.5:12, 3:12 and 4:12.

- The applicant is seeking specific approval for the following design variation pursuant to CDC Section 17.4.11(E) (5):
 1. Proposed primary roof with a 5:12 pitch. Proposed primary roof, hip in form, with pitches of 2.66:12 and 4:12 as outlined in CDC Section 17.5.6.(C)(2)(a).
 2. Proposed secondary shed roofs with 1:12, 1.5:12 and 3:12 pitches as outlined in CDC Section 17.5.6.(C)(2)(b).
- Section 17.4.11(E) (5) (e) states that the following criteria shall be met for the review authority to approve a design variation development:
 1. The design variation is compatible with the design context of the surrounding area, and provides for a strong mountain vernacular design.
 2. The design variation is consistent with the town design theme;
 3. The strict development application of the Design Regulations(s) would prevent the applicant or owner from achieving its intended design objectives for a project;
 4. The design variation is the minimum necessary to allow for the achievement of the intended design objectives;
 5. The design variation is consistent with purpose and intent of the Design Regulations;
 6. The design variation does not have an unreasonable negative impact on the surrounding neighborhood; and

7. The proposed design variation meets all applicable Town regulations and standards.

Cost or inconvenience alone shall not be sufficient grounds to grant a design variation.

The applicant's narrative states the following concerning the variations:

"Our solution utilizes several shallow-pitched roofs in addition to a primary roof form within an acceptable range. These simple roof forms allow for adequate interior spaces, while staying below both the max. height and max. average height limits. In addition, the overall roof design achieves the goal of shedding snow away from pedestrian-circulation on the site. Specifically, the hip roof over the southern mass allows decks, patios and high windows to face the primary views to the east without battling snow/ice/water shedding, or low roof eaves cutting off the view."

Roof Material

The primary roofing material proposed is bonderized standing seam metal and is a permitted roof material outside of the Village Center.

Exterior Wall Materials

The exterior walls consist of 40% stone; 30% wood siding; 3% zinc accents; and 22% fenestration. With a 40% stone coverage, the stone percentage meets the 35% minimum. Wood siding shall be a minimum size of one inch by eight inches (1" x 8") in dimension and stained. Zinc accents require a DRB specific approval:

- The review authority may review and approve metal as an accent siding material, soffit material and fascia material as specific approvals in a development application.
 - a. Permitted metal siding types include rusted corrugated, rusted sheet metal panels, zinc panels, copper panels and other metal types reviewed and approved by the DRB.
 - b. Copper metal shall be treated to produce a patina prior to the issuance of a certificate of occupancy.
 - c. Corrugated metal shall be treated to produce rusting prior to the issuance of a certificate of occupancy.

The DRB should review the steel accents to determine if these elements are appropriate and compatible with the surrounding area development.

17.6.1.B WETLAND REGULATIONS

The applicant is not proposing any wetland disturbance or fill during the construction of this new single family home. However, new wetland delineation will have to be submitted to the U.S. Army Corps of Engineers (USACE) according to the standards identified by the USACE. This delineation will be a condition prior to issuance of a building permit.

- f. All development applications for lots that contain wetlands or that are in close to proximity of wetlands on adjoining lots shall, as a part of the applicable development application, submit a wetlands delineation performed by a USACE qualified consultant.
 - i. Written verification of the delineation from the USACE is required prior to the review authority issuing the final CDC required development approval.
 - (a) The review authority may also, as a condition of the final approval, require the submission of the USACE wetland delineation verification prior to the issuance of a development

permit.

(b) USACE written approval of wetland delineations typically expire after five (5) years. A new wetland delineation approval letter from the USACE shall be submitted if the original wetland delineation approval has expired.

g. When a development is in close proximity to a wetland area that is protected by a conservation easement, the boundaries of such easement shall be shown on the existing conditions plan and all site plans.

h. When wetlands are identified on a lot, it shall be the responsibility of the lot owner to ensure that these areas are not impacted by any development.

i. Any development application that proposes wetland fill shall be referred to the USACE in accordance with the Referral and Review Process to ensure compliance with the federal wetland permitting process.

17.5.7 GRADING AND DRAINAGE PLAN

The applicant has provided a grading and drainage plan prepared by Alpine Land Consulting, LLC for the proposed development. Positive drainage away from the structure has been created. The plan includes two drainage swales emanating from the north and south side of the structure. The northern swale goes into the General Easement and both swales terminate at the pond/wet area. An 18” culvert is being shown under the driveway at the road.

17.5.8 PARKING REGULATIONS

The unit is proposing three (3) indoor and one (1) outdoor surface parking space. All parking spaces are completely located within the property boundaries.

17.5.9 LANDSCAPING REGULATIONS

The proposed landscape plan shows (9) aspens, (5) spruces and (3) bristlecone pines to be planted, in additions to a mixture of shrubs and perennials. All plantings shall be in compliance with Table 5-4 of the CDC:

Table 5-4, Minimum Plant Size Requirements

Landscaping Type	Minimum Size
Deciduous Trees –Single Stem	3 inches caliper diameter at breast height (“dbh”)
Deciduous Trees – Multi-stem	2.5 inches dbh
Evergreen Trees –Single-family lots	8 to 10 feet in height, with 30% 10 feet or larger.
Evergreen Trees – Multi-family lots	8 to 12 feet in height, with 30% 12 feet or larger.
Shrubs	5 gallon or larger massing of smaller shrubs

An irrigation plan has been submitted and is in compliance with Table 5-3, Irrigation System Design. A rain shut-off device is called out in the plans as well as a backflow prevention device.

17.5.11 UTILITIES

There are two (2) options shown for the sanitary sewer alignment. Option one shows the sewer alignment crossing Lot 175R2 to reach the 30' sanitary sewer easement. This option will require an easement agreement between the owners of Lot 421 and 175R2. The second option for the sewer line runs to the east side of the lot and picks up the sewer easement without crossing Lot 175R2. This will require a pumping station in the middle of the lot. Public Works will review the final layout of the utility plan and commented that the developer is responsible to determine the actual location of the existing utilities.

17.5.12 LIGHTING REGULATIONS

The proposed lighting plan includes twelve (12) sconces, twelve (12) monopoint fixtures, seventeen (17) steep lights and one (1) handrail LED strip light. Locations include egress, deck, stairways and patio areas. Lighting is permitted in all proposed locations. All lighting has been designed as full cut-off fixtures with LED bulbs. All bulbs to be LED 2w-10w, 2500K-2700K.

17.5.13.E.4 ADDRESS IDENTIFICATION SIGNS

Address monuments may be located in a right-of-way or access tract if it is not possible to locate it within the lot so it is visible. For the monument to be located in the RROW, the owner must enter into a revocable license agreement.

- The applicant is proposing an address monument that is located in the Touchdown Drive Road Right of Way. This will require that the applicant seek approval from the Town of Mountain Village Town Council and enter into a revocable RROW encroachment agreement with the Town.

17.6.6.B.2 DRIVEWAY WIDTH

The applicant is proposing a road cut/driveway width of 33' with slopes of 8.3% to 10.8%. The city code states:

- a. For driveways that service three (3) or fewer single-family dwellings, the maximum paved drive surface width shall be twelve feet (12') for driveway lengths less than 150 feet. Shoulders may be required by the Fire Code.

Though Telluride Fire District staff supports the proposed driveway width, Public Works staff is not in favor of the 33' wide driveway cut because it complicates snow plowing of the road. Staff recommends that the DRB require the applicant to revise the plans to show a 12' wide paved surface in the RROW that expands to 33' wide auto court at the lot line. Due to the steepness of the driveway the DRB may require a snow melt system be incorporated into the driveway design.

17.6.8 SOLID FUEL BURNING DEVICE REGULATIONS

The applicant has indicated the fireplace will be a gas and not solid fuel-burning. Staff would note that in order to install a solid fuel-burning device (i.e., interior fireplace, wood burner or fireplace insert) in any structure in the Town, the Owner must have or obtain a permit from the Town.

17.3.4.F.5 ACCESSORY DWELLING UNIT

The applicant is showing a future guest house at the east end of the site. The CDC allows the unit if it is 1,500 square feet or less. Prior to construction the applicant will have to return to the Board for approval of this addition.

RECOMMENDATION

Staff recommends the DRB approve the Design Review application for Lot 421 with the following motion:

“I move to approve a resolution for a Design Review Process development application for a new single-family residence on Lot 421, with the findings and conditions as set forth in the resolution”

**RESOLUTION OF THE DESIGN REVIEW BOARD
OF MOUNTAIN VILLAGE, COLORADO, AUTHORIZING AND APPROVING THE DESIGN
REVIEW PROCESS FOR LOT 421**

Resolution No. 2016-0107-1

RECITALS:

- A. Val Telluride, LLC is the owner (“Owner”) of record of real property described as Lot 421, Filing 12, Town of Mountain Village; and
- B. One Architects, has submitted a Class 3 Design Review Process application requesting approval for the development of a single family home on Lot 421, Town of Mountain Village; and
- C. The Design Review Board (DRB) considered this application, along with evidence and testimony, at a public meeting held on January 7, 2016. Upon concluding their review, the DRB voted to approve the Design Review; and
- D. The public hearings referred to above were preceded by publication of public notice of such hearings on such dates and/or dates from which such hearings were continued on the *Town of Mountain Village website*, and by mailing of public notice to property owners within four hundred feet (400') of the Property, as required by the Community Development Code; and
- E. The DRB considered the Application submittal materials, and all other relevant materials, public letters and public testimony, and approved the Application with conditions as set forth in this Resolution; and
- F. The Owners have addressed, or agreed to address, all conditions of approval of the Application imposed by the DRB; and
- G. DRB based their approval of this Application on the following findings, as stated required by section CDC Section 17.4.11.D:
 - 1. With compliance of the conditions set forth below, the proposed development meets the Design Regulations because, without limitation, the development is compliant with the Town design theme, the building siting design requirements, building design requirements, and the Parking Regulations.
 - 2. With compliance of the conditions set forth below, the proposed development is in compliance with the Zoning and Land Use Regulations because, without limitation, the development is located in the Single Family Zone District, the maximum and average building heights are met, and the structure complies with the lot coverage requirements;
 - 3. The proposed development is in compliance with the other applicable regulations of this CDC, including but not limited to the Development Review Procedures, the Fire Mitigation Regulations and the Steep Slope Regulations;
 - 4. The development application complies with any previous plans approved for the site still in effect because, without limitation, the development is in compliance with previously approved development plans;
 - 5. The development application complies with any conditions imposed on development of the site through previous approvals; and
 - 6. The proposed development meets all applicable Town regulations and standards.

Now, Therefore, Be It Resolved that the DRB hereby approves the Design Review Process development application and authorizes the DRB Chairman to sign the Resolution subject to the following conditions:

Section 1. Development Application Conditions

1. Prior to issuance of a building permit the applicant will seek the approval of the Mountain Village Town Council for temporary construction staging in the Touchdown Drive RROW and enter into a license agreement with the Town for use of the RROW for construction staging.
2. Prior to issuance of a building permit the applicant will submit a new wetlands delineation for Lot 421 to the U.S. Army Corps of Engineers for their approval.
3. Prior to issuance of a C.O. the applicant will seek the approval of Town Council for the address monument in the RROW and enter into a RROW revocable encroachment agreement with the Town.
4. Prior to issuance of a building permit, applicant shall obtain an easement across Lot 175R2 if the applicant elects to proceed with sewer line alignment (option one) which crosses Lot 175R2. Alternatively applicant shall use sewer line alignment (option two).
5. As required by CDC section 17.3.14, the developer shall submit a monumented land survey prepared by a Colorado public land surveyor to ensure there are no above-grade or below-grade encroachments into the setback prior to the Building Division conducting the required footing or foundation inspection as applicable.
6. Prior to the Building Division conducting the required framing inspection the applicant will have a monumented land survey prepared by a Colorado public land surveyor to establish the maximum building height.
7. Prior to the mason setting any stonework, a four foot (4') by four foot (4') mock up board be prepared by the development mason for the review authority to approve the final stone material and setting pattern consistent with the review authority approval.
8. There will be a snow melt requirement for the driveway due to the 8.3% to 10.8% slope with any snowmelt in excess of 1000 sq. ft. requiring an energy offset payment to the Town.
9. Applicable Town fees and taxes shall be paid prior to commencing the activity or prior to the Town issuing a permit, as applicable, including but not limited to the Town's building permit fees, use tax and any other outstanding fees owed to the Town.
10. All representations of the applicant, whether within the submittal or at the DRB hearing, are conditions of this approval.

Section 2. Effective Date and Length of Validity

1. This approval shall be effective seven (7) calendar days from the date of the DRB approval, on January 14, 2016 unless an appeal is filed in accordance with the CDC appeal procedures. If an appeal is filed pursuant to the appeal procedures, building permits or other development permits shall not be issued until the appeal is heard by the Town Council and it takes action to uphold or modify the approval.
2. This approval shall be valid for eighteen (18) months from the effective date of approval and shall lapse on July 14, 2017 unless a Renewal Process development application is approved by the Town pursuant to the CDC.

Section 3. Void Approval

A resolution or subsequent approval issued by the Town in error or which does not comply with the provisions of this CDC or Town-adopted codes, ordinances and regulations is null and void. A permit, certificate or license issued in reliance upon any materially false statement in the development application, supporting documents or oral statements made on the record shall be null and void.

Be It Further Resolved that Lot 421 may be developed as submitted in accordance with Resolution NO. 2016-0107-1.

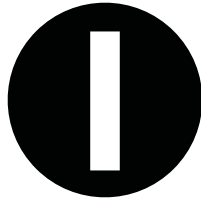
Approved by the Design Review Board at a public meeting January 7, 2016.

Town of Mountain Village, Design Review Board

By: _____
Bill Hoins, Chairman

Attest:

By: _____
Dave Bangert, Town Forester



one architects inc

Development Narrative

12/3/15

The house design proposed for the owners of Mountain Village lot 421 (Bill + Karen Valaika) is a mindful response to the challenges presented by the natural features of the site. The forested lot slopes steeply down from both Highlands way and Touchdown drive to a wet area at the low point of the property. Our goals therefore have been to develop a design that minimizes construction activities and impact on the steep slopes (and keeps these activities as far as possible from any wet areas), while respecting the general easement, maximum height limits, and building design standards. While we feel our design is the most effective balance of all the goals set forth in the CDC, it is necessary to request specific approval from the DRB (as allowed by the CDC) to deviate from the standards in the following 4 areas:

Development on steep slopes:

As the shading on the survey illustrates, the entire lot is checker-boarded with zones of 30% grade or steeper, with the only exception being the low point of the lot with the wet area. Furthermore, all of the areas with shallower grades than those where the house is located are more than 20' below the adjacent road, so the driveway would be impractical if not impossible (and it would cut through the 30%+ slope zone). So building on steep slopes is unavoidable without introducing bigger problems. Our proposed plan minimizes disturbance to the steep slope by locating the structure and construction activities as close as possible to the property boundary, and by utilizing a long, narrow building footprint that aligns with the natural contours of the slope.

Disturbance in the general easement and right of way:

As illustrated in the grading and drainage plans, regrading in the G.E. and right of way west of the house is necessary to adequately redirect drainage under the driveway and around the house. We also feel that the only realistic area from which to stage construction of the house will be that comparatively level stretch of land between Touchdown Drive and the proposed house location. Staging construction in the area already disturbed by regrading and construction of the driveway and utility lines contains the construction impacts up near the road, and away from the rest of the steep, forested lot, seasonal pond and neighbors.

The proposed disturbance of the G.E. and right of way is temporary, we are not proposing that any part of any permanent structures or other man-made site work remain in the G.E. after construction. After the construction equipment and infrastructure is removed, and final grading completed, we will restore the disturbed areas with landscaping (including many trees) in the g.e., and revegetation of the right of way with native species as identified in the landscape plan.

Driveway standards:

To limit the steepness of the driveway, we have located the auto-court and garage as high and as close to the road as possible without violating the max. height limit or general easement. This has resulted in a manageable driveway grade of 10%, which has been approved by the TFPD as designed.

The driveway is also wider than 12'. We have proposed the extra width to make the auto-court and short / moderately steep driveway safer and more maneuverable. The additional width will not contribute to further disturbance of the G.E. or right of way because, as previously stated, we are already requesting to disturb the G.E. along the west side of the house.

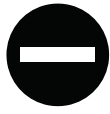
Roof forms and pitches:

Finally, our solution utilizes several shallow-pitched roofs in addition to a primary roof form within an acceptable range. These simple roof forms allow for adequate interior spaces, while staying below both the max. height and max. average height limits. In addition, the overall roof design achieves the goal of shedding snow away from pedestrian-circulation on the site. Specifically, the hip roof over the southern mass allows decks, patios and high windows to face the primary views to the east without battling snow/ice/water shedding, or low roof eaves cutting off the view.

Metal Accent Siding:

We have identified weathered zinc accent siding (which also requires DRB review and approval) at the bay window seats to create interest by contrasting with the stone and wood siding.

Our application also shows a conceptual guest house on the east end of the property. This schematic plan follows the shape of the general easement, and is shown accessed from Highlands way via an open steel grate parking platform and walkway. We are presenting it at this time only for approval of the basic concept, to perhaps be built at a later date. The location and basic size/shape of the guest house are shown on the site plan and perspective and elevation pages, and the square footage, contribution to lot coverage, etc. are noted on the title page. Should plans to build the guest house move forward at a future time, we expect to submit a DRB final plan application for the design with more detailed information. If the basic concept of the guest house is approved, the owners may want to stub out water and sewer lines to the proposed location at the time of the main home construction.



one architects inc
 post office box 3462
 1000 1st ave
 97070-3800 77 670 578 8888
 www.onearchitects.com
 contact: bruce@onearchitects.com

ELL & KAREN VALAICA
 lot 421 Mountain Village
 san miguel county, colorado

VAIKA & RESIDENCE

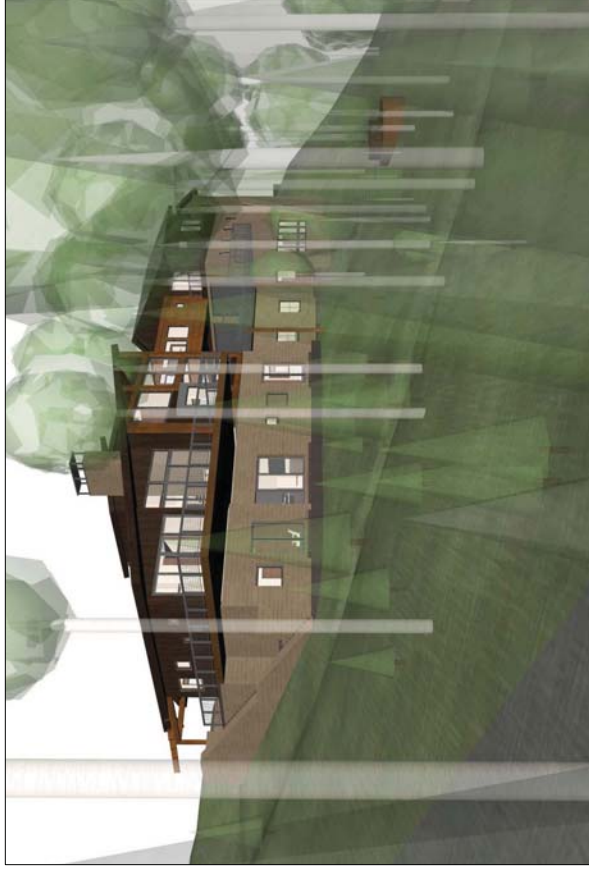
Jodie Shike
 Wright
 2015.11.24
 13:56:13
 -0700
 ESSENTIALS
 development application 11/04/2015

A1.2
 perspectives

copyright 2015 - pinned 11/04/15



② northwest perspective



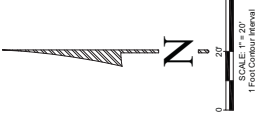
④ southeast perspective



① northeast aerial perspective



③ east perspective



- LEGEND**
- FOUND #4 REBAR WITH 1/2" ALUMINUM CAP IS 4888
 - FOUND #4 REBAR WITH 1/2" ALUMINUM CAP IS 4310
 - FOUND REBAR WITH 1/2" YELLOW PLASTIC CAP IS LEGIBLE
 - TELEPHONE FIBER OPTIC
 - ELECTRIC TRANSFORMER
 - FIRE HYDRANT
 - WATER VALVE
 - CABLE FIBER OPTIC
 - SEWER MANHOLE
 - ASPHEN TREE NUMBER INDICATES CALIPER
 - FR TREE NUMBER INDICATES CALIPER
 - SPRICE TREE NUMBER INDICATES CALIPER
 - BOULDER WALL

NOTICE
 According to Colorado Law, you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event shall the statute of limitations be tolled or extended for a period of time longer than ten years from the date of the certification shown hereon.

- NOTES:**
- According to Flood Insurance Rate Map 88111C0288C dated September 30, 1988, the parcel lies within Flood Zone "X". Areas determined to be outside the Special Flood Hazard Area are shown in pink on this map.
 - Improvement location was prepared for Alpine Title as an agent for Western Land Title Insurance Company, File No. 54PC1A, Amendment No. 2, Effective Date: May 04, 2015.
 - Vertical datum is based on a set of 40D spikes an elevation of 95.324 feet NAVD 83. Dependent Elevation was determined by a GPS static observation reduced by NGS data.
 - Lineal UTM U.S. Survey Feet
 - Surveying was performed by San Juan Surveying, Inc. Certificate No. 00014915. Surveying is not performed without the express permission of San Juan Surveying, Inc.

PROPERTY DESCRIPTION:
 Lot 421, Telluride Mountain Village, Filing 12, according to the plat recorded under the name of San Juan Surveying, Inc., in the County of San Miguel, State of Colorado.

IMPROVEMENT LOCATION CERTIFICATE
 I hereby certify that this Improvement Location Certificate was prepared for Alpine Title as an agent for Western Land Title Insurance Company, William C. Yabato, as the agent for the improvement location of the improvement shown on this plat and that this is not a Land Survey Plat or Improvement Survey Plat and that it is not to be relied upon for the establishment of fences, buildings, or other future improvement lines.

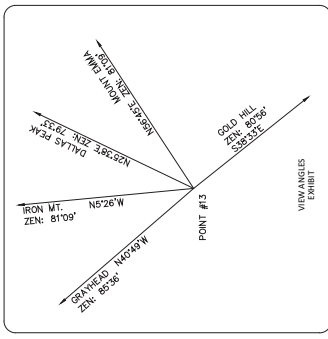
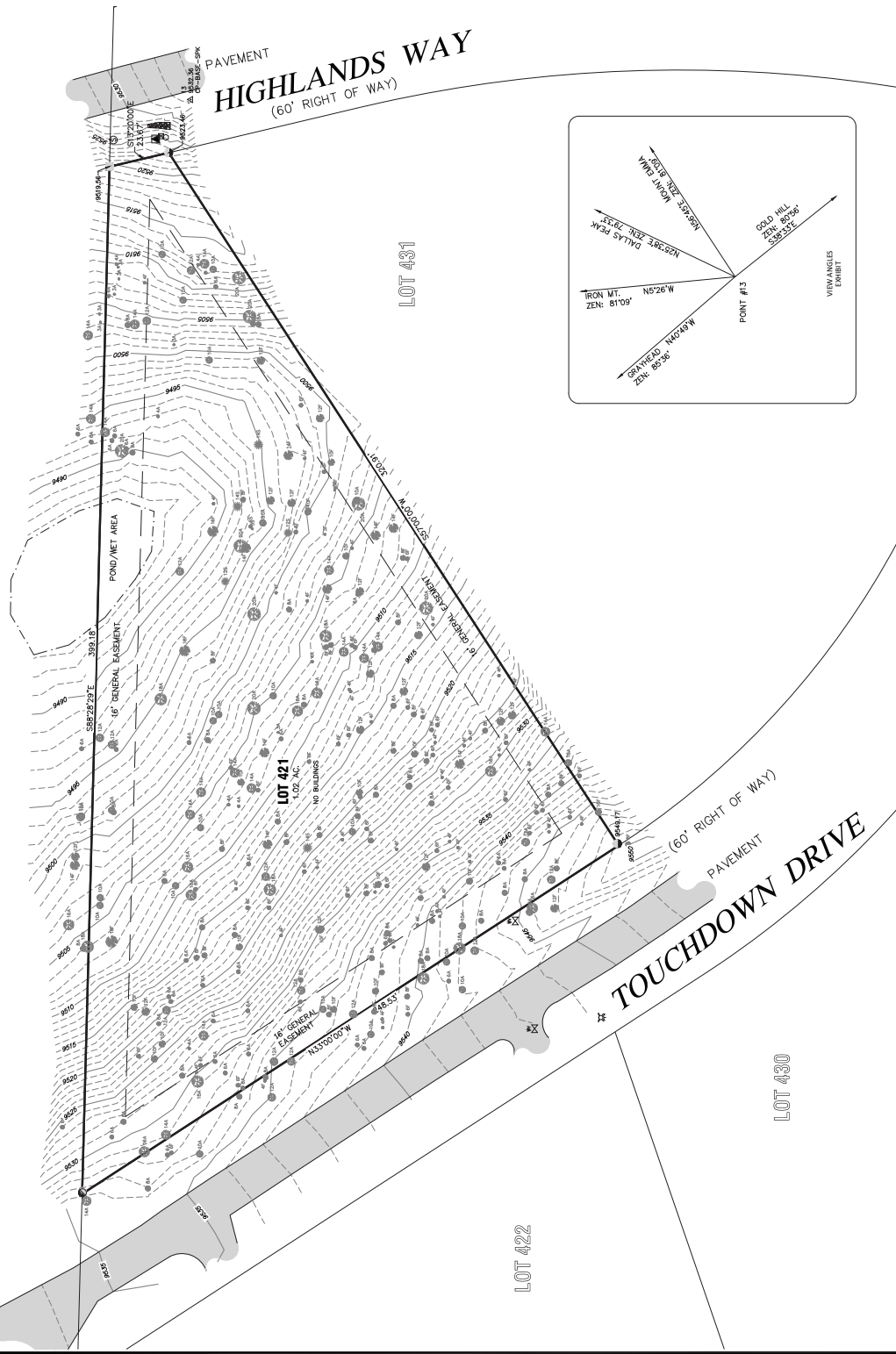
I further certify that the improvement on the above described parcel on this date, is as shown on this plat and that there are no encroachments upon the described parcel, except as shown. But there are no encroachments upon the described parcel, except as shown. But there are no encroachments upon the described parcel, except as shown. But there are no encroachments upon the described parcel, except as shown.



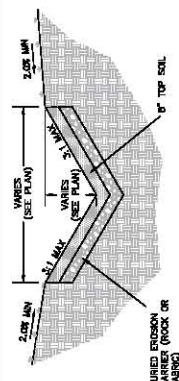
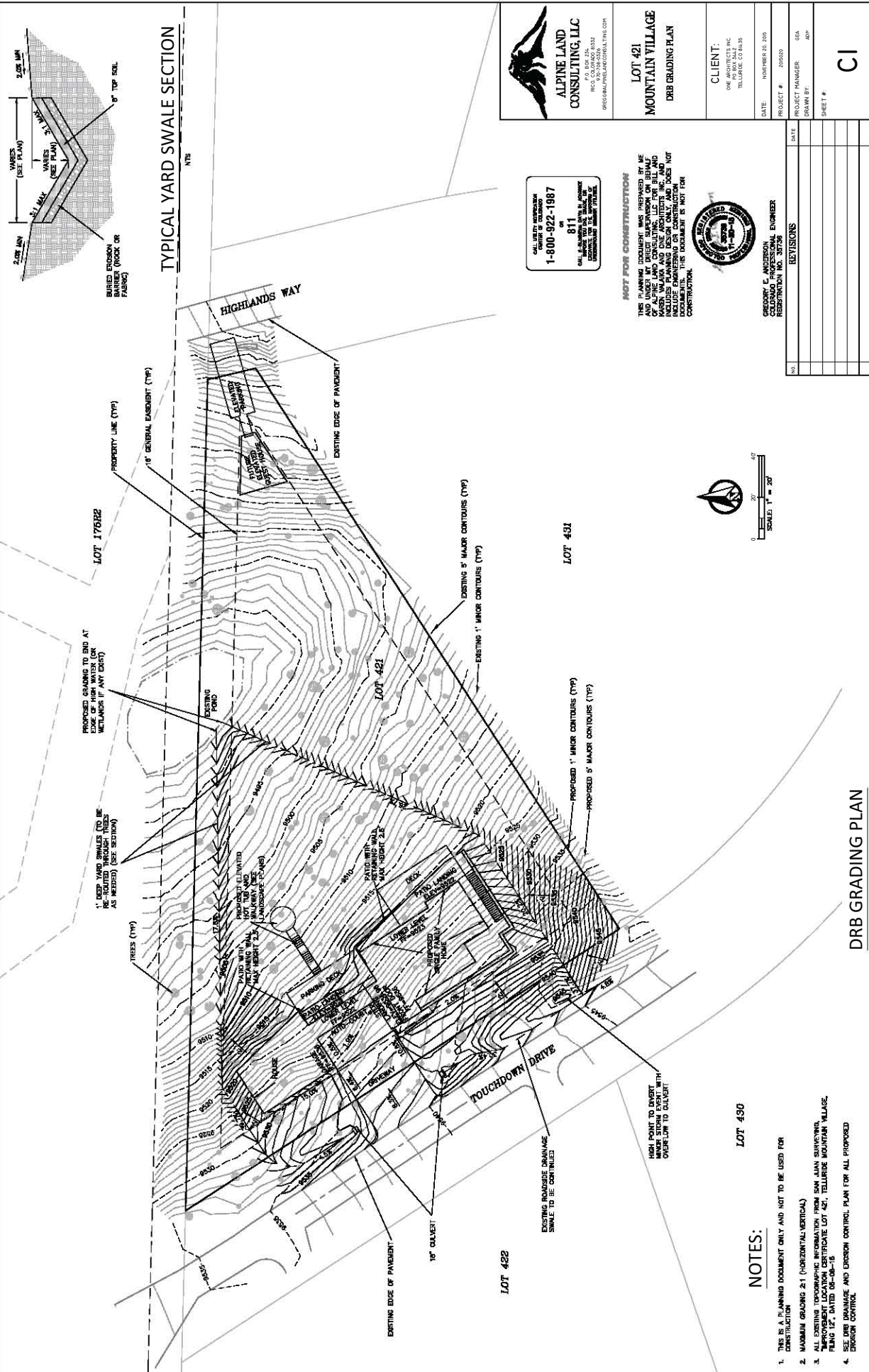
DATE	05/03/2015
DRAWN BY	CSA
CHECKED BY	SDH
REVISION	
SHEET	1 OF 1

SAN JUAN SURVEYING
 SURVEYING • PLANNING
 102 SOCIETY DRIVE TELLURIDE, CO 81435
 (970) 728-1128 (970) 728-8201 fax
 office@sanjuansurveying.net

LOT 175R2



IMPROVEMENT LOCATION CERTIFICATE
LOT 421, TELLURIDE MOUNTAIN VILLAGE, FILING 12



TYPICAL YARD SWALE SECTION

ALPINE LAND CONSULTING, LLC
 P.O. BOX 274
 9307 W. 63RD AVE.
 DENVER, CO 80231
 303.441.1111
 www.alpine-land.com

LOT 421
MOUNTAIN VILLAGE
DRB GRADING PLAN

CLIENT:	ONE PROJECTS INC. P.O. BOX 3412 TELLURIDE, CO 81415
DATE:	NOVEMBER 20, 2009
PROJECT #:	2009020
PROJECT MANAGER:	MSJ
DRAWN BY:	MSJ
SHEET #:	CI

CALL US TODAY FOR A FREE QUOTE!
 1-800-922-1987
 OR
 CALL 303-441-1111
 WE'LL BE HAPPY TO ASSIST YOU WITH ANY OF YOUR PROJECTS!

NOT FOR CONSTRUCTION
 THIS PLAN IS FOR INFORMATION ONLY AND IS NOT TO BE USED FOR CONSTRUCTION. THE CLIENT AND ALPINE LAND CONSULTING, LLC THE DESIGNER, ASSUME NO LIABILITY FOR ANY DAMAGE OR LOSS OF ANY KIND, INCLUDING PLANNING, DESIGN, OR CONSTRUCTION, ARISING FROM THE USE OF THIS PLAN.



GREGORY E. ANDERSON
 COLORADO PROFESSIONAL ENGINEER
 REGISTRATION NO. 37578



LOT 430

NOTES:

1. THIS IS A PLANNING DOCUMENT ONLY AND NOT TO BE USED FOR CONSTRUCTION.
2. MAXIMUM GRADING 2:1 (HORIZONTAL:VERTICAL).
3. ALL EXISTING TOPOGRAPHIC INFORMATION FROM SMM JUAN SURVEYING, IMPROVEMENT LOCATION CERTIFICATE LOT 421, TELLURIDE MOUNTAIN VILLAGE, PLANS 12, DATED 08-08-06.
4. SEE DRAINAGE AND EROSION CONTROL PLAN FOR ALL PROPOSED EROSION CONTROL.

DRB GRADING PLAN



ONE ADVANTAGES INC
 1000 10th Ave SW
 1000 10th Ave SW, Suite 100
 1000 10th Ave SW, Suite 100
 1000 10th Ave SW, Suite 100

MR. J. VALENTI
 1000 10th Ave SW
 1000 10th Ave SW, Suite 100
 1000 10th Ave SW, Suite 100

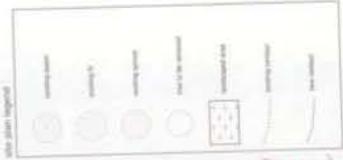
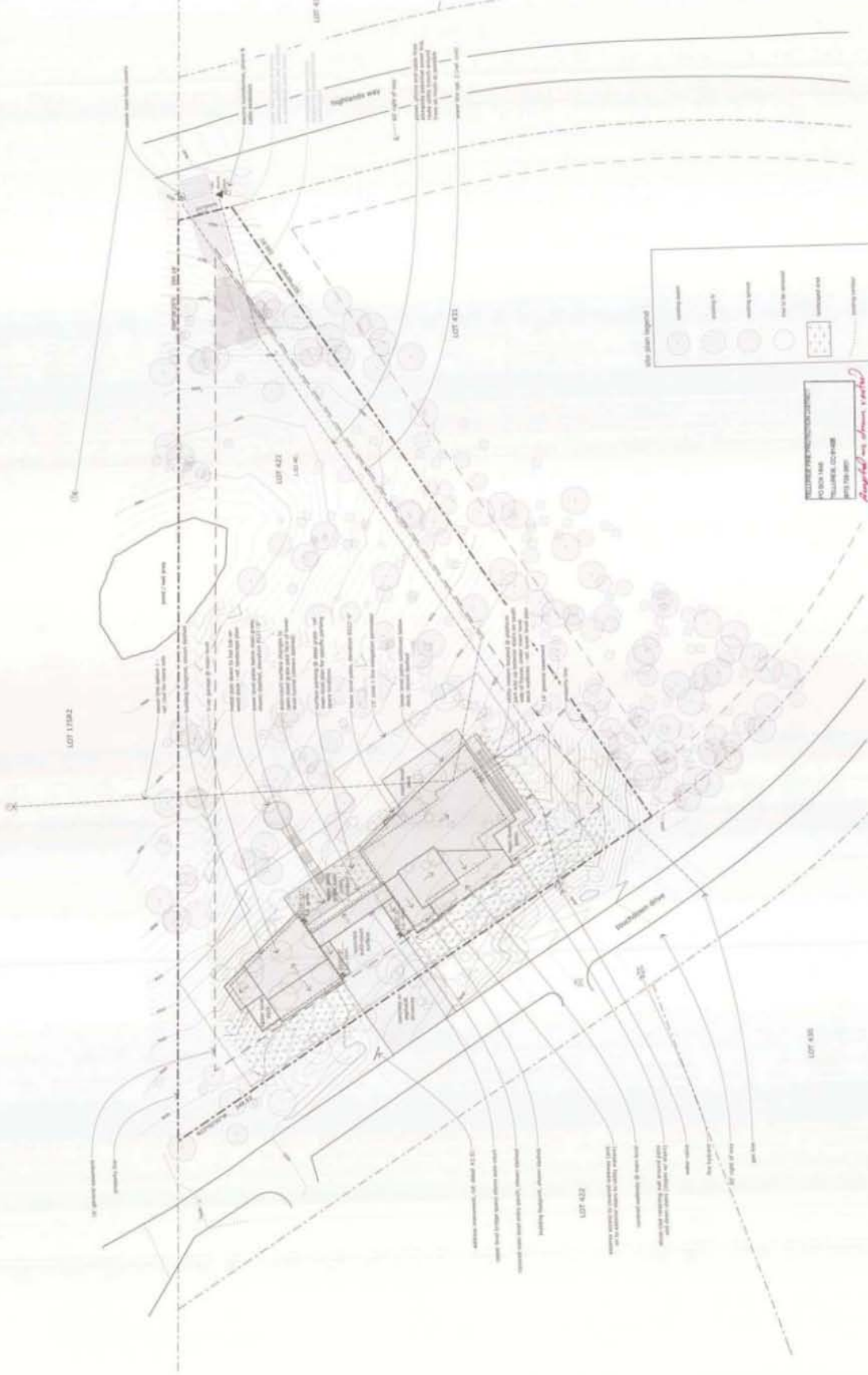
VILLIKR RESIDENCE

Jodie Shike
 Wright
 2015.11.24
 13:56:48
 -0700



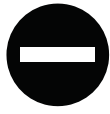
A2.1
 site + utility plan

1000 10th Ave SW - 1000 10th Ave SW



NOTES:
 1. Proposed building footprint is shown in red.
 2. Proposed parking spaces are shown in blue.
 3. Proposed landscaping is shown in green.
 4. Proposed utility lines are shown in yellow.
 5. Proposed site access is shown in black.

1 site plan
 1000 10th Ave SW

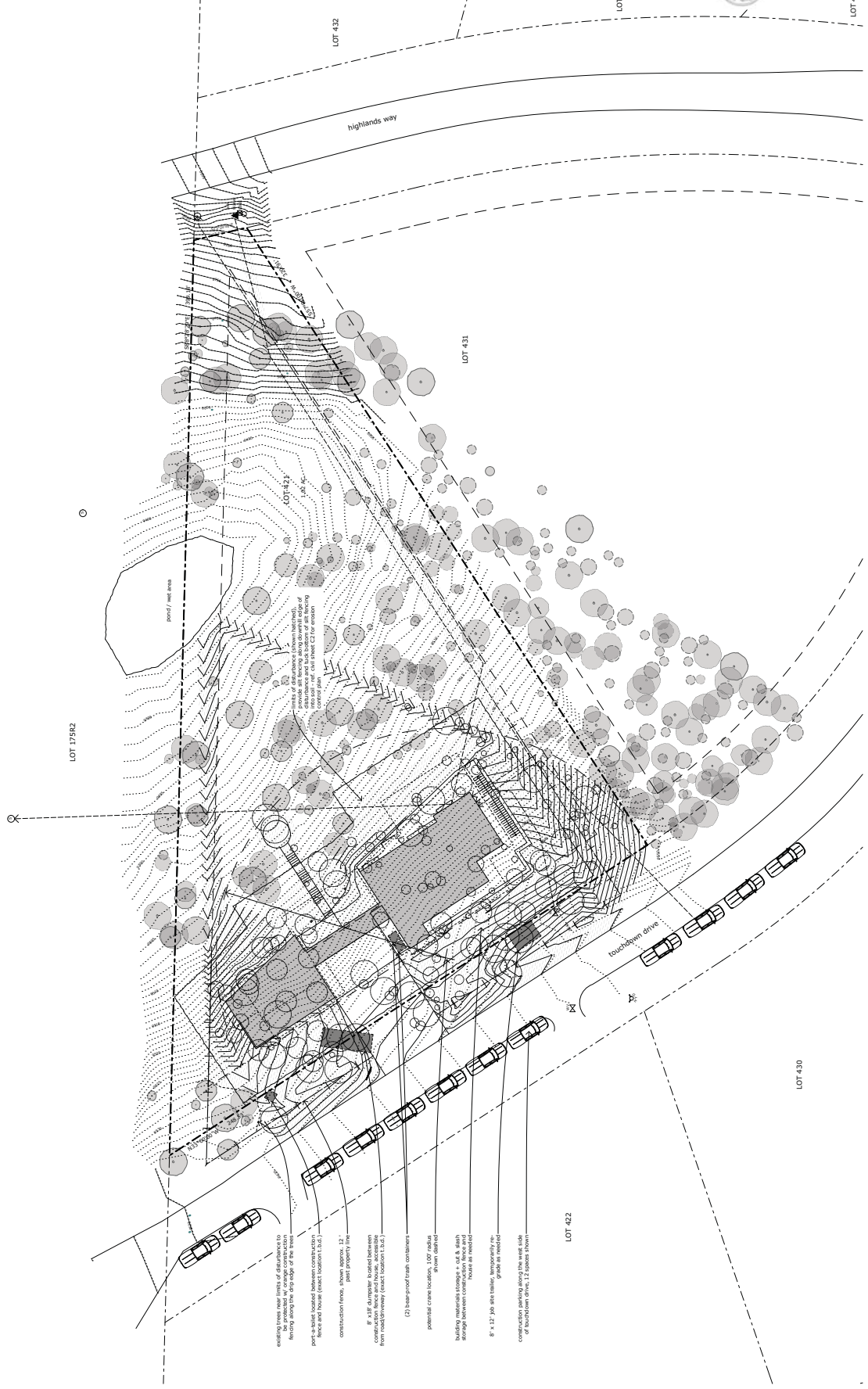


one architects inc
 post office box 3462
 1000 10th street NW
 edmonton, alberta T6P 0R8
 phone: 780.480.7700
 www.onearchitects.com
 contact: bruce@onearchitects.com

ELL & KAREN VALAICA
 lot 421 Mountain Village
 san miguel county, colorado

VAIKA & RESIDENTS

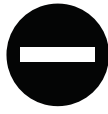
Jodie Shike
 Wright
 2015.11.24
 13:57:40
 -07'00"
 ENPLACES
 development location: 11/24/2015



- existing trees near limits of disturbance to be preserved (shown in green)
- proposed base proof crash containment (1)
- construction fence, shown approx. 12' past property line
- 8' x 12' dumpster to be placed between construction fence and driveway
- building materials storage (shown in blue)
- (2) base proof crash containment
- potential crane location, 100' radius shown exterior
- building materials storage 4' x 6' x 8' wash storage between construction fence and building materials storage
- 8' x 12' job site trailer, temporarily re-grade on road
- construction parking along the west side of Touchdown Drive, 12 spaces shown

1 construction mitigation plan
 sheet 1 of 20

A2.2
 construction
 mitigation plan
 copyright 2015 - planed 11/24/15



one architects inc
 post office box 3462
 1000 1st street
 san miguel county, colorado
 81351
 phone: 719.486.8888
 www.onearchitects.com
 contact: info@onearchitects.com

ELL & KAREN VALEIKA
 lot 421 Mountain Village
 san miguel county, colorado

VALEIKA RESIDENCE

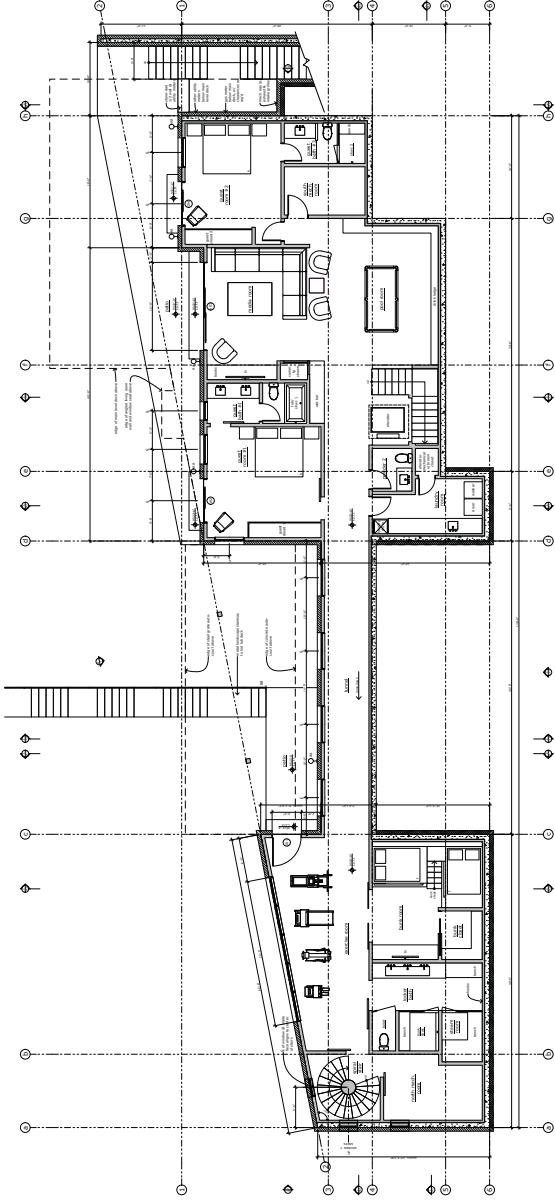
Jodie Shike
 Wright
 2015.11.24
 13:58:17
 -07'00"



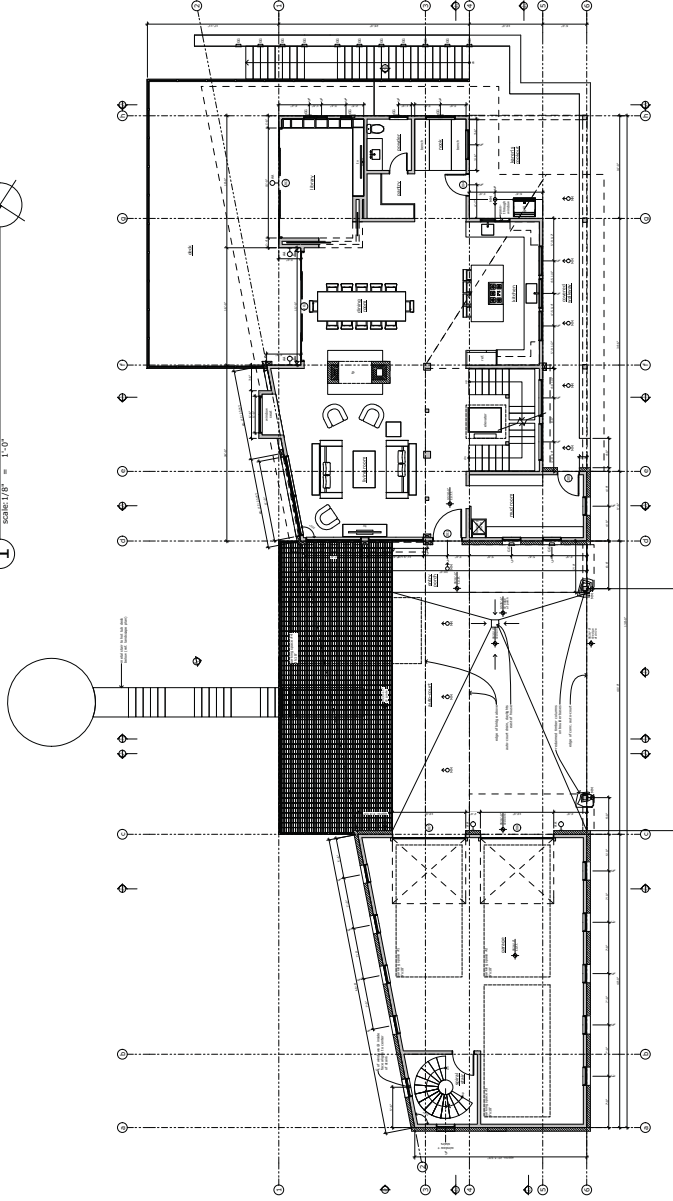
ESSENTIALS
 development application 11047035

A3.1
 1/8" scale floor
 plans

copyright 2015 - printed 11/24/15



1 lower level framing plan
 scale: 1/8" = 1'-0"



2 main level framing plan
 scale: 1/8" = 1'-0"

reference: architectural legends	Q	1/4"	1/8"	1/16"
column	□	□	□	□
beam	—	—	—	—
door	—	—	—	—
stair	—	—	—	—
LED handrail light	—	—	—	—

WALLS: 2x8 studs, 1/2" sheetrock	017
CEILING: 2x8 studs, 1/2" sheetrock	017
FLOOR: 2x8 studs, 1/2" sheetrock	017
ROOF: 2x8 studs, 1/2" sheetrock	017
FOUNDATION: 12" concrete	017
SCREENS	017
SCREENS	017



one architects inc
 6001 16TH AVE, SUITE 3442
 DENVER, COLORADO 80202
 P: 303.733.1111
 WWW.ONEARCHITECTS.COM
 CONTACT: BRUCE@ONEARCHITECTS.COM

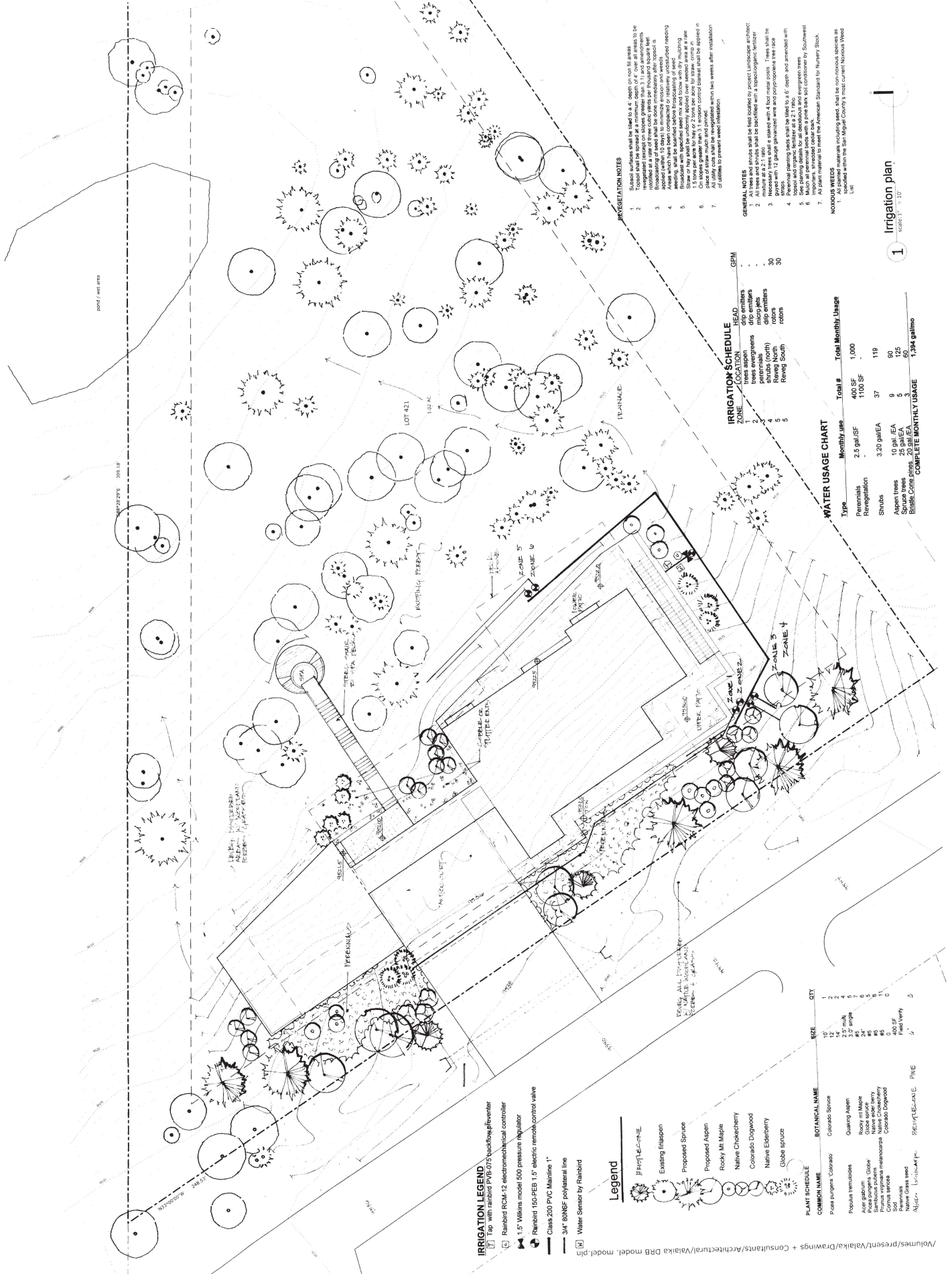
ELL & KAREN VALAIKA
 1000 1/2 UNIVERSITY BOULEVARD
 SAN MIGUEL COUNTY, COLORADO

VAIKA & RESIDENTIAL

12/4/2015

A2.4
 Irrigation plan

SCALE: 1" = 10'



REVEGETATION NOTES

1. Surface surfaces shall be graded to a depth of two feet for all trees to be planted. All trees shall be installed with a topography control matting installed on slopes greater than 3:1 and environments shall be installed on slopes greater than 3:1 and environments shall be installed on slopes greater than 3:1 and environments shall be installed on slopes greater than 3:1.
2. All trees shall be installed with a topography control matting installed on slopes greater than 3:1 and environments shall be installed on slopes greater than 3:1 and environments shall be installed on slopes greater than 3:1.
3. All trees shall be installed with a topography control matting installed on slopes greater than 3:1 and environments shall be installed on slopes greater than 3:1 and environments shall be installed on slopes greater than 3:1.
4. All trees shall be installed with a topography control matting installed on slopes greater than 3:1 and environments shall be installed on slopes greater than 3:1 and environments shall be installed on slopes greater than 3:1.
5. All trees shall be installed with a topography control matting installed on slopes greater than 3:1 and environments shall be installed on slopes greater than 3:1 and environments shall be installed on slopes greater than 3:1.
6. All trees shall be installed with a topography control matting installed on slopes greater than 3:1 and environments shall be installed on slopes greater than 3:1 and environments shall be installed on slopes greater than 3:1.
7. All trees shall be installed with a topography control matting installed on slopes greater than 3:1 and environments shall be installed on slopes greater than 3:1 and environments shall be installed on slopes greater than 3:1.

GENERAL NOTES

1. All trees and shrubs shall be field located by project landscape architect.
2. All trees shall be installed with a topography control matting installed on slopes greater than 3:1 and environments shall be installed on slopes greater than 3:1 and environments shall be installed on slopes greater than 3:1.
3. Necessary trees shall be installed with a topography control matting installed on slopes greater than 3:1 and environments shall be installed on slopes greater than 3:1 and environments shall be installed on slopes greater than 3:1.
4. All trees shall be installed with a topography control matting installed on slopes greater than 3:1 and environments shall be installed on slopes greater than 3:1 and environments shall be installed on slopes greater than 3:1.
5. All trees shall be installed with a topography control matting installed on slopes greater than 3:1 and environments shall be installed on slopes greater than 3:1 and environments shall be installed on slopes greater than 3:1.
6. All trees shall be installed with a topography control matting installed on slopes greater than 3:1 and environments shall be installed on slopes greater than 3:1 and environments shall be installed on slopes greater than 3:1.
7. All trees shall be installed with a topography control matting installed on slopes greater than 3:1 and environments shall be installed on slopes greater than 3:1 and environments shall be installed on slopes greater than 3:1.

IRRIGATION SCHEDULE

ZONE	LOCATION	HEAD	GPM
1	lines	emitters	
2	perennials	drip emitters	
3	shrubs	micro-puls	
4	Aspen (North)	rotors	30
5	Aspen (South)	rotors	30

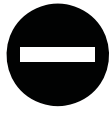
WATER USAGE CHART

Type	Monthly use	Total #	Total Monthly Usage
Perennials	2.5 gal/SF	400 SF	1,000
Revegetation		1100 SF	
Shrubs	3.20 gal/EA	37	119
Aspen trees	10 gal/EA	9	90
Shrub trees	25 gal/EA	5	125
Bi-Bi-Bi Core Pines	20 gal/EA	7	140
COMPLETE MONTHLY USAGE			1,364 gal/mo

Legend

COMMON NAME	BOTANICAL NAME	SIZE	CITY
Populus tremuloides	Colorado Spruce	10'	1
Quercus	Quaking Aspen	14'	2
Rocky Mt Maple	Rocky Mt Maple	2.5' multi	3
Globe spruce	Globe spruce	45' multi	4
Native Chokeberry	Native Chokeberry	#5	5
Colorado Dogwood	Colorado Dogwood	#5	6
Native Elderberry	Native Elderberry	#5	7
Globe spruce	Globe spruce	0'	8
Native Grass seed	Native Grass seed	0'	9
Native Grass seed	Native Grass seed	0'	10
Native Grass seed	Native Grass seed	0'	11
Native Grass seed	Native Grass seed	0'	12
Native Grass seed	Native Grass seed	0'	13
Native Grass seed	Native Grass seed	0'	14
Native Grass seed	Native Grass seed	0'	15
Native Grass seed	Native Grass seed	0'	16
Native Grass seed	Native Grass seed	0'	17
Native Grass seed	Native Grass seed	0'	18
Native Grass seed	Native Grass seed	0'	19
Native Grass seed	Native Grass seed	0'	20
Native Grass seed	Native Grass seed	0'	21
Native Grass seed	Native Grass seed	0'	22
Native Grass seed	Native Grass seed	0'	23
Native Grass seed	Native Grass seed	0'	24
Native Grass seed	Native Grass seed	0'	25
Native Grass seed	Native Grass seed	0'	26
Native Grass seed	Native Grass seed	0'	27
Native Grass seed	Native Grass seed	0'	28
Native Grass seed	Native Grass seed	0'	29
Native Grass seed	Native Grass seed	0'	30

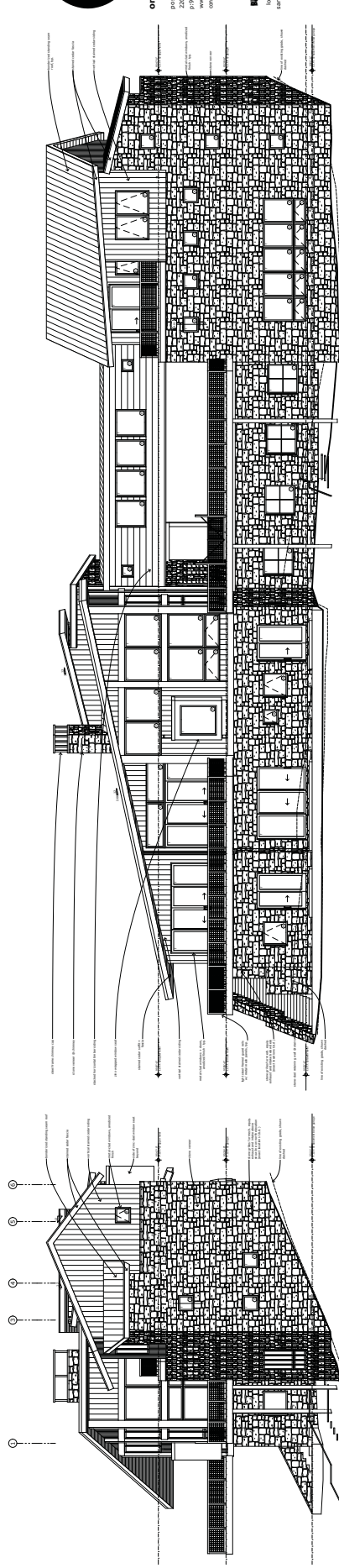
- IRRIGATION LEGEND**
- Tap with rainbird PVC/1/2" backflow preventer
 - Rainbird RCM-12 electromechanical controller
 - 1.5" Wilcox model 500 pressure regulator
 - Rainbird 150-PEB 1.5" electric remote control valve
 - Class 200 PVC Mainline 1"
 - 3/4" BUNIF poly lateral line
 - Water Sensor by Rainbird



one architects inc
 post office box 3462
 1000 1st Avenue S.W.
 Denver, CO 80202
 phone: 303.733.1234
 www.onearchitects.com
 contact: kristin@onearchitects.com

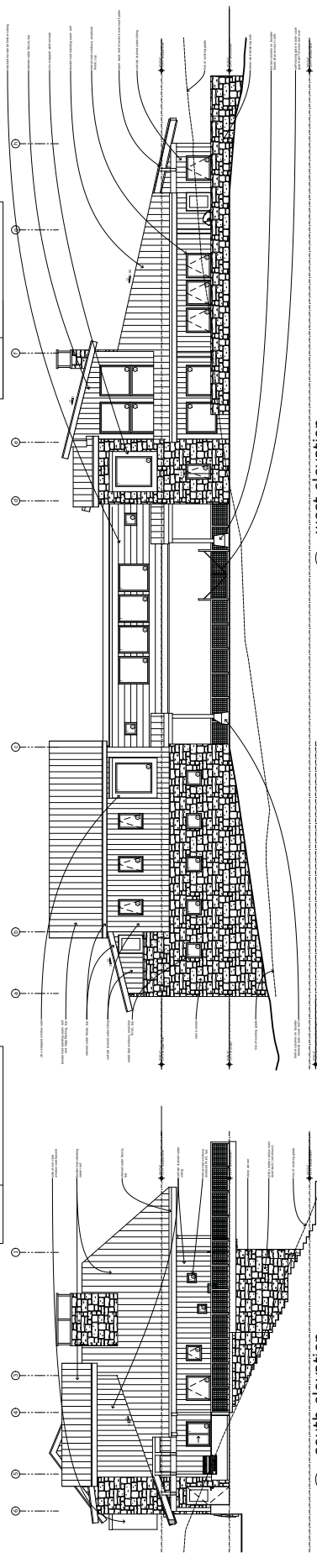
ELL & KAREN VAHAKA
 lot 421 Mountain Village
 san miguel county, colorado

Valkia Residence



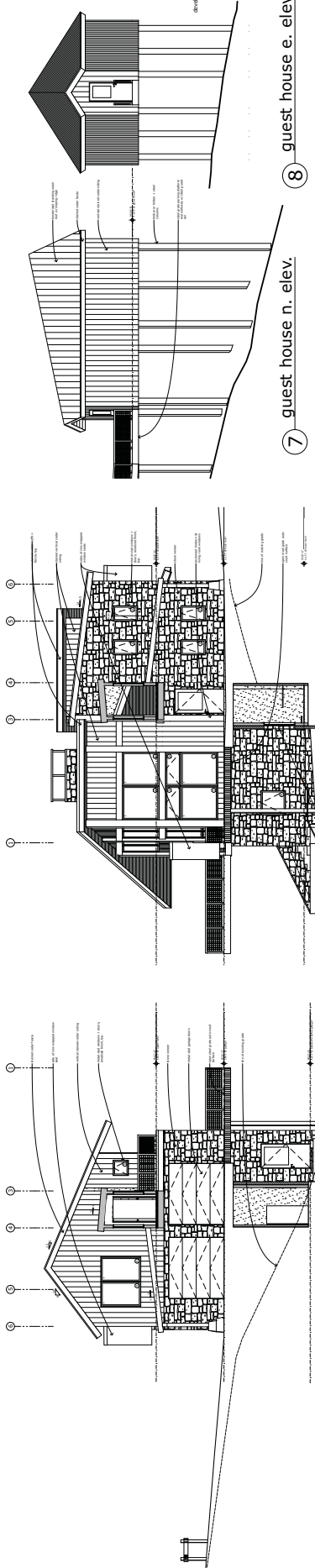
1 north elevation
 SCALE: 1/8" = 1'-0"
 ROOMS: 0000 (garage), 0001 (garage), 0002 (garage)
 GARAGE: 231.47' (total depth) 195.26' (total depth)
 GARAGE: 231.47' (total depth) 195.26' (total depth)

2 east elevation (angled)
 SCALE: 1/8" = 1'-0"
 ROOMS: 0000 (garage), 0001 (garage), 0002 (garage)
 GARAGE: 231.47' (total depth) 195.26' (total depth)
 GARAGE: 231.47' (total depth) 195.26' (total depth)



3 south elevation
 SCALE: 1/8" = 1'-0"
 ROOMS: 0000 (garage), 0001 (garage), 0002 (garage)
 GARAGE: 231.47' (total depth) 195.26' (total depth)
 GARAGE: 231.47' (total depth) 195.26' (total depth)

4 west elevation
 SCALE: 1/8" = 1'-0"
 ROOMS: 0000 (garage), 0001 (garage), 0002 (garage)
 GARAGE: 231.47' (total depth) 195.26' (total depth)
 GARAGE: 231.47' (total depth) 195.26' (total depth)



5 garage south elevation
 SCALE: 1/8" = 1'-0"
 ROOMS: 0000 (garage), 0001 (garage), 0002 (garage)
 GARAGE: 231.47' (total depth) 195.26' (total depth)
 GARAGE: 231.47' (total depth) 195.26' (total depth)

6 north elevation
 SCALE: 1/8" = 1'-0"
 ROOMS: 0000 (garage), 0001 (garage), 0002 (garage)
 GARAGE: 231.47' (total depth) 195.26' (total depth)
 GARAGE: 231.47' (total depth) 195.26' (total depth)

7 guest house n. elev.

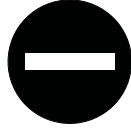
8 guest house e. elev.

NUMBER	SCALE	AREA
1-8	1/8" = 1'-0"	4000 SF
9-10	1/8" = 1'-0"	2000 SF
11-12	1/8" = 1'-0"	1000 SF
13-14	1/8" = 1'-0"	500 SF

A4.1
 1/8" scale
 elevations
 copyright 2015 - updated 12/18/15

SCHEMATIC
 development application 11/14/2015

window schedule					
ID	Unit Height	Width	Type	Qty	Remarks
A	2'-6"	2'-6"	fixed	15	
B	2'-6"	2'-6"	awning	4	
C	2'-0"	4'-0"	awning	5	
D	5'-0"	4'-0"	fixed	5	
E	4'-0"	2'-6"	awning	9	
F	5'-6"	4'-0"	awnings	2	
G	2'-0"	2'-0"	fixed	4	
H	5'-0"	4'-6"	fixed	8	
J	5'-0"	5'-0"	fixed	4	divided lites
K	6'-6"	4'-0"	fixed	2	
M	4'-0"	4'-0"	awning	8	
N	2'-6"	5'-6"	awning	4	
O	6'-0"	5'-6"	fixed	10	
P	6'-0"	5'-0"	picture	3	
Q	3'-0"	7'-6"	fixed	2	
R	1'-6"	1'-6"	fixed	3	
S	4'-0"	4'-0"	slider	1	
T	5'-0"	5'-0"	fixed	6	



one architects inc
 post office box 3442
 220 e colorado #220
 phone 970 728 8877
 fax 970 728 8848
 onearchitects.com

**VALAIKA
 RESIDENCE**

Bill + Karen Valaika
 lot 421
 telluride mountain village
 colorado, 81435

title: window schedule

scale 1" = 1'-0"

date: 12/3/15

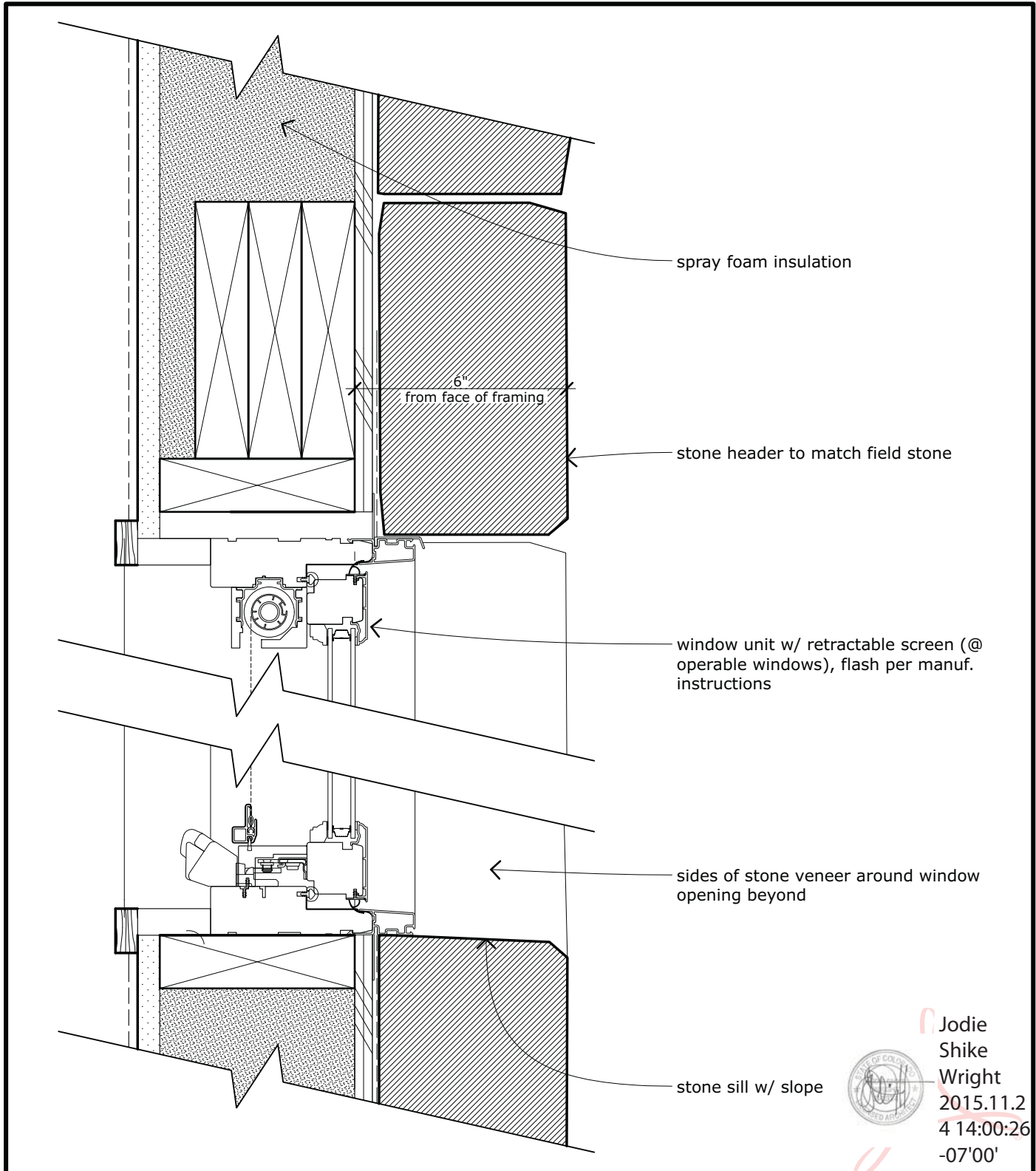
drawn by: bronwen

issued for: DRB



copyright 2015 - revised 12/3/15

exterior door schedule						
ID	Location	Unit Width	Unit Height	Type	Material Notes	Remarks
101		4'-0"	8'-0"	inswing?		
102		6'-0"	8'-0"	patio slider		
103		12'-0"	8'-0"	patio slider		3-panel multi-slide
104		6'-0"	8'-0"	patio slider		
201		4'-0"	8'-0"	front door		
202		15'-0"	10'-0"	patio slider		bi-parting
203		15'-0"	9'-0"	patio slider		bi-parting
204		3'-0"	7'-0"	inswing		
205		3'-0"	7'-0"	inswing		
206		10'-0"	9'-0"	garage door		
207		10'-0"	9'-0"	garage door		
301		8'-0"	8'-0"	patio slider		
302		3'-0"	7'-0"	inswing		



Jodie
Shike
Wright
2015.11.2
4 14:00:26
-07'00'



VALAIKA RESIDENCE
Bill + Karen Valaika

lot 421
telluride mountain village
colorado, 81435

title: window in stone veneer detail

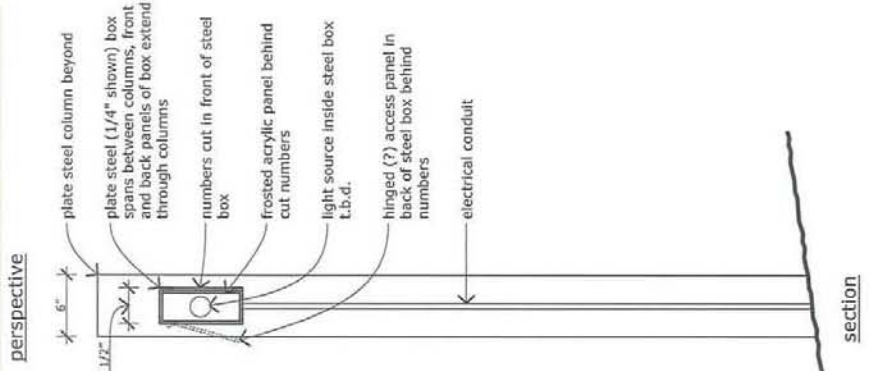
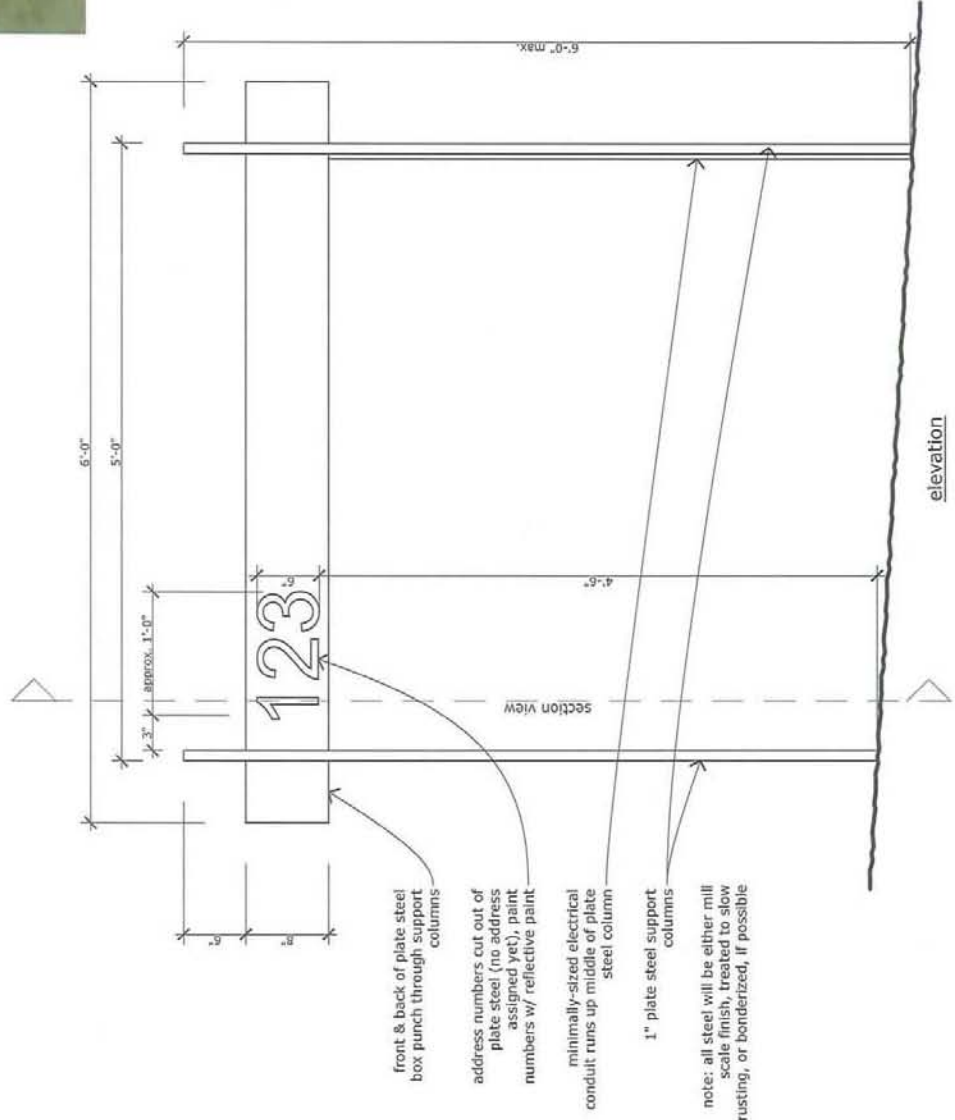
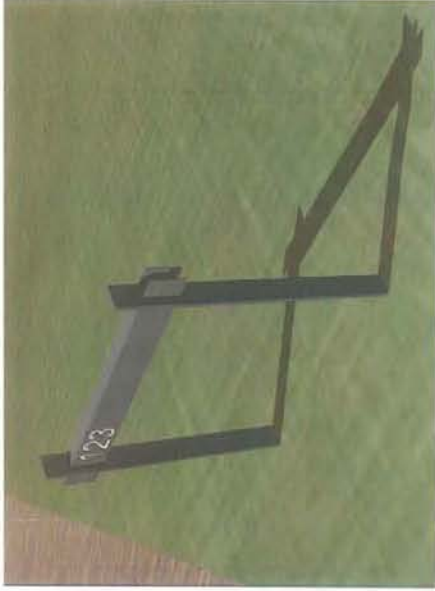
scale: 3" = 1'-0"
date: 11/24/15
drawn by: bronwen
issued for: DRB

9.01

copyright 2015 - printed 11/24/15

TELLURIDE FIRE PROTECTION DISTRICT
 PO BOX 1645
 TELLURIDE, CO 61435
 (970) 728-3801

*Accepted as drawn
 Nov 19, 2015
 J. E. B. [Signature]*



 <p>one architects inc</p>	<p>post office box 3442 220 e colorado #220 phone 970 728 8877 fax 970 728 8848 onearchitects.com</p>
	<p>VALAIKA RESIDENCE</p> <p>Bill + Karen Valaika lot 421 telluride mountain village colorado, 81435</p>
<p>Jodie Shike Wright 2015.11.2 4 14:00:54 -0700'</p> 	<p>title: address monument scale 1" = 1'-0", 1:178.68 date: 11/20/15 drawn by: bronwen issued for: review</p>
<p>2.01</p>	

Lighting
Design
81435, Inc

Valaika Residence – “AA”
Exterior – throughout
San Miguel County, Colorado
November 23, 2015



Manufacturer: HeviLite
Website: www.hevilite.com
Description: PAR20 Wall Mount downlight sconce
Product #: HL-375-??
Dimensions: 5.75"H x 2.75"W x 4"Ext
Mounting: Surface
J-box: Standard 4" box
Electrical: 120-volt
Finish: TBD
Accessories: N/A

Lamp: (1) 8-watt LED PAR20 bulb *flood + E26 medium base
CCT: 2700K
Lumens: 500

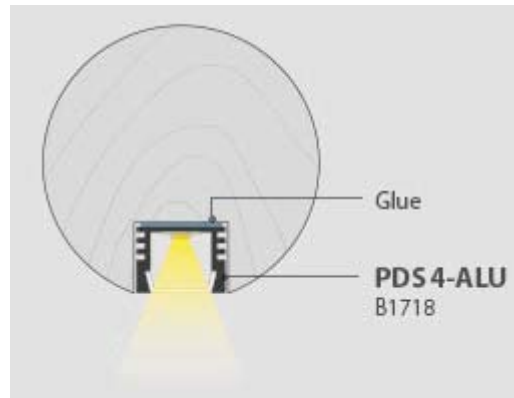
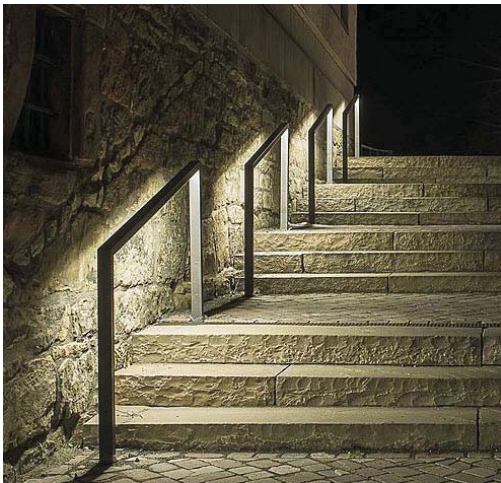
US Mail: PO Box 3220

683 West Pacific Ave. Unit D
Phone: (970) 728-5011

Telluride, Colorado 81435

Lighting
Design
81435, Inc

Valaika Residence – “BB”
Exterior – path to hot tub
San Miguel County, Colorado
November 23, 2015

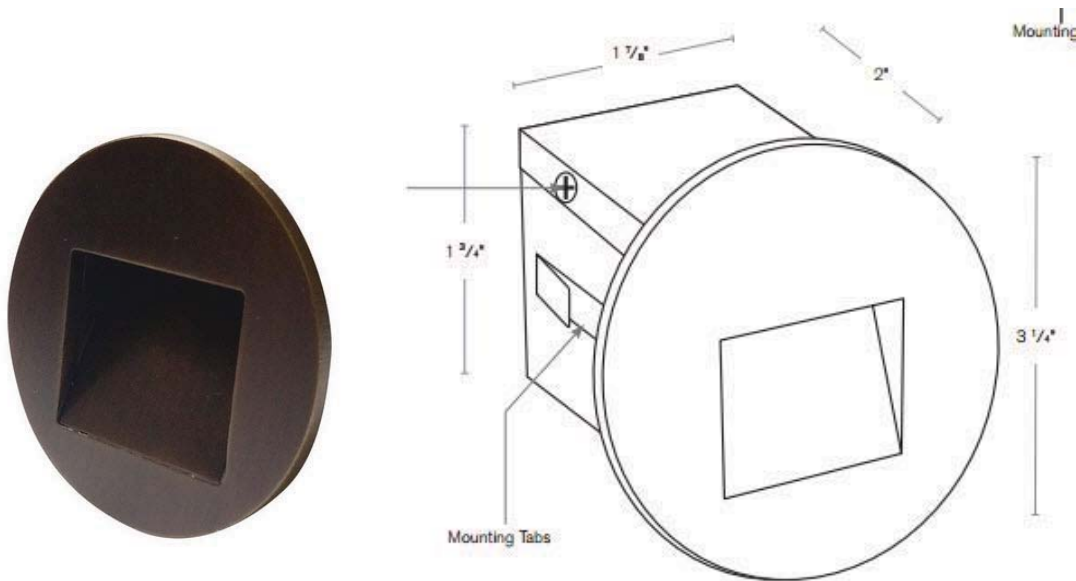


Manufacturer: Klush and Q-Tran
Website: www.klusdesign.com and www.q-tran.com
Description: LED Extrusion + Flexible Tape Light
Product #: PDS4-ALU + IQ67-25-50-90-2.6
Dimensions: 0.5"H x 0.63"W
Mounting: Recessed into handrail
J-box: N/A
Electrical: 24-volt remote magnetic dimmable LED power supply
Finish: N/A
Accessories: N/A

Lamp: 2.6-watt/ft LED striplight
CCT: 2500K
Lumens: 190/ft

Lighting
Design
81435, Inc

Valaika Residence – “GG”
Exterior – throughout
San Miguel County, Colorado
November 23, 2015



Manufacturer: SPJ Lighting
Website: www.spjlighting.com
Description: LED step light
Product #: SPJ-MRL2-??-2W-125-2700K-9-15V
Dimensions: 3.25" Dia x 2" Deep
Mounting: Recessed
J-box: 2.1875" SQ x 3.125" Deep
Electrical: 12-volt with remote magnetic transformer
Finish: TBD
Accessories: TBD

Lamp: (1) 2-watt LED [integral]
CCT: 2700K
Lumens: 125

Lighting
Design
81435, Inc

Valaika Residence – “MM”
Exterior – throughout
San Miguel County, Colorado
November 23, 2015



Manufacturer: SPJ Lighting
Website: www.spjlighting.com
Description: Titan 10 monopoint
Product #: TITAN-10-??-10W-WIDEFLOOD-300-2700K-12V-15V
Dimensions: 4"H x 2.25"W x 1"Ext
Mounting: Surface
J-box: N/A
Electrical: 12-volt with remote magnetic transformer
Finish: TBD
Accessories: TBD

Lamp: (1) 10-watt LED *wide flood [integral]
CCT: 2700K
Lumens: 300

DRB Members 2016				
Member	Original Date Appointed	Term Expiration	Regular/Alternate	Consecutive Absences
Bill Hoins	Apr-08	Apr-16	Regular	
Keith Brown	Nov-10	Apr-16	Regular	
Banks Brown	Nov-10	Apr-16	Regular	
Luke Trujillo	Apr-12	Apr-16	Regular	
Dave Eckman	Apr-09	Apr-17	Regular	
Greer Garner	Apr-13	Apr-17	Regular	
Phil Evans	Jul-13	Apr-17	Regular	
Dave Craige	Apr-15	Apr-17	Alternate	
Jean Vatter	Apr-15	Apr-17	Alternate	



OPPORTUNITY IS OPEN TO THE AT LARGE COMMUNITY

submit your letter of intent and resume
by 5 p.m. February 29
jmarinoff@mtnvillage.org

town council will
appoint board members
at its March meeting

enjoy the benefits
of a ski pass

DESIGN REVIEW BOARD FOUR OPEN SEATS

“WE WOULD LIKE A BALANCED BOARD OF EXPERIENCED ARCHITECTS AND DESIGNERS, CONTRACTORS AND CONSTRUCTION WORKERS, COMPANY PLANNERS AND COMMUNITY MEMBERS.”

THIS VOLUNTEER BOARD MEETS THE FIRST THURSDAY OF EACH MONTH AND SPECIAL MEETINGS AS NEEDED

DESIGN REVIEW BOARD IS RESPONSIBLE FOR
reviewing the design of new structures, remodels, sign requests, landscaping plans and other architectural and aesthetic matters; board members act as a planning commission, too.

Agenda item #4



SIGN-IN SHEET

DRB Meeting

Thursday, January 7, 2016

Please write clearly

ATTENDEE NAME (PLEASE PRINT CLEARLY)	ADDRESS
MICHAEL LYONLI	PO BOX 2636
Bill Valaika	234 Touchdown, M.V.
Bronwen Spielman / OMC Architects	220 E. Colorado Ave, Suite 220
Bruce Wright / OMC Architects	"
Jodie Wright / OMC Architects	"
Karen Valaika	234 Touchdown M.V.
Jean Valh	
Beth Baileis	





- 1. STONE VENEER
- 2. ZINC ACCENT
- 3. BONDERIZED STANDING SEAM ROOFING MATERIAL
- 4. BROWN/GRAY VERTICAL WOOD SIDING
- 5. RECLAIMED TIMBER
- 6. BONDERIZED CORRUGATED ROOFING MATERIAL

