

**TOWN OF MOUNTAIN VILLAGE
DESIGN REVIEW BOARD REGULAR MEETING
THURSDAY MAY 5, 2016 10:00 AM
2nd FLOOR CONFERENCE ROOM, MOUNTAIN VILLAGE TOWN HALL
455 MOUNTAIN VILLAGE BLVD, MOUNTAIN VILLAGE, COLORADO
AGENDA**

| | Time | Min. | Presenter | Type | |
|------------|-------------|-------------|------------------|--|---|
| 1. | 10:00 | | Chair | | Call to Order |
| 2. | 10:00 | 5 | Van Nimwegen | Action | Reading and Approval of Summary of Motions of the March 30, 2016 Design Review Board Meeting |
| 3. | 10:05 | 30 | Bangert | Public Hearing Quasi-Judicial Action | Consideration of a Design Review application for a private access tract for Lot 376R and 387R |
| 4. | 10:35 | 60 | Bangert | Work Session | Conceptual Design Review for a new Home on Lot 181 |
| 5. | 11:35 | 30 | Van Nimwegen | Public Hearing Quasi-Judicial Action | Consideration of a Design Review application for a new Single Family Home on Unit 15 of Lot 161D-1 (The Ridge) |
| 6. | 12:05 | 30 | Lunch | | |
| 7. | 12:35 | 15 | Van Nimwegen | Public Hearing Quasi-Judicial Action | Consideration of Improvements within Lone Fir Lane on Tract A-1GC |
| 8. | 12:50 | 30 | Henderson | Public Hearing Quasi-Judicial Action | Consideration of a Design Review application for Telluride Adventure Center's Summer Signage Program Amendment on Lot 53A & OS-3U |
| 9. | 1:20 | 30 | Bangert | Public Hearing Quasi-Judicial Action | Consideration of a Design Review application for Landscape Improvements on Lot 154 (Lorian) |
| 10. | 1:50 | 30 | Bangert | Public Hearing Quasi-Judicial Action | Consideration of a Design Review application for Roofing Repairs to Lot 61CD (Franz Klammer Hotel) |
| 11. | 2:20 | 15 | Van Nimwegen | Informational | Department Update |
| 12. | 2:35 | 10 | Van Nimwegen | Informational | May 19, 2016 Joint Town Council and Design Review Board Meeting |
| 13. | 2:45 | 5 | Van Nimwegen | Informational | Other Business |
| 14. | 2:50 | | | | Adjourn |

Please note that this Agenda is subject to change. (Times are approximate and subject to change)
455 Mountain Village Blvd., Suite A, Mountain Village, Colorado 81435
Phone: (970) 369-8242 Fax: (970) 728-4342

**SUMMARY OF MOTIONS
TOWN OF MOUNTAIN VILLAGE
DESIGN REVIEW BOARD MEETING
WEDNESDAY MARCH 30, 2016**

Item 2

Call to Order

Vice-Chair Dave Eckman called the meeting of the Design Review Board of the Town of Mountain Village to order at 10:01 a.m. on Wednesday March 30, 2016 in the Conference Room at 455 Mountain Village Boulevard Mountain Village, CO 81435.

Attendance

The following Board/Alternate members were present and acting:

Dave Eckman (Vice Chair)
Banks Brown
Keith Brown
Phil Evans
Greer Garner
Luke Trujillo
Jean Vatter (Alternate)

The following Board member was absent:

Dave Craig

Town Staff in attendance:

Glen Van Nimwegen, Director of Planning and Development Services
Dave Bangert, Town Forester/Planner
Colleen Henderson, Planner II
Jim Mahoney, Town Attorney

Public in attendance:

Anton Benitez
John Horn
Carlotta Horn
Emily Brafford
Garrett Brafford
Douglas Tooley
Greg Dennee
Chris Hawkins
Andrew Daigle
Adam Biref
Jack Wesson

Swearing in of Design Review Board Members appointed by Town Council at the March 16, 2016 Council Meeting.

On a Motion by Phil Evans and seconded by Greer Garner, the DRB voted **4-0** to re-appoint Keith Brown, Banks Brown and Luke Trujillo as regular members; and appoint David Craig, presently an alternate board member, to the remaining regular members seat. Susan Johnston swore in Keith Brown, Banks Brown, and Luke Trujillo as regular members.

Design Review Board Annual Election of Chair, Vice-Chair and Temporary Chair.

On a Motion by Phil Evans and seconded by Banks Brown, the DRB voted **7-0** to elect Dave Eckman as Chairman, Banks Brown as Vice Chair, and Luke Trujillo as Temporary Chair.

Reading and Approval of Summary of Motions of the March 3, 2016 Design Review Board Meeting.

On a **Motion** made by Banks Brown and seconded by Luke Trujillo, the DRB voted **7-0** to approve the Summary of Motions from the March 3, 2016 meeting.

On a Motion made by Phil Evans and seconded by Greer Garner, the DRB voted **7-0** to adjourn the March 30, 2016 meeting of the Mountain Village Design Review Board at 10:15 a.m. and enter into an Executive Session.

On a Motion made by Banks Brown and seconded by Greer Garner, the DRB voted **7-0** to adjourn the Executive Session at 10:53 a.m. and reconvene the March 30, 2016 Mountain Village Design Review Board meeting.

The following proposed actions for Lots 376RA, 387R and Access Tract A-376R, 127 and 129 Rocky Road: Rezone, Major Subdivision and Vested Rights Approval.

Glen Van Nimwegen stated the agents for this project have requested a continuance.

On a **Motion** made by Banks Brown and seconded by Greer Garner, the DRB voted **7-0** to continue this agenda item for Lots 376RA, 387R and Access Tract A-376R, 127 and 129 Rocky Road: Rezone, Major Subdivision and Vested Rights Approval to the Thursday May 5, 2016 Design Review Board meeting.

Conceptual Design Review for a Single Family Home on Lot AR-32.

Colleen Henderson presented the conceptual design for the proposed single home located at 123 Singletree Lane in the Ridge at Adams Ranch and referred to a PowerPoint Presentation. John Horn acted as the agent for Emily and Garrett Brafford who both made presentations. Garrett Brafford then presented a handout to staff and DRB members asking for direction. Board members provided comments on each of the 12 issues on the handout.

Lunch at 12:20 p.m.

Conceptual Design Review for a Single Family Home on Lot 5.

Dave Bangert presented the conceptual design for a proposed new single family home at 137 Visher Drive. Architect Jack Wesson made a presentation about his conceptual approach and received direction from DRB members.

Conceptual Design Review for a Single Family Home on Unit 15 on Lot 161D-1 (The Ridge).

Glen Van Nimwegen presented the conceptual design for the proposed project located at 7 Tunnel Drive up in the Ridge and used a PowerPoint Presentation. Architect Andrew Daigle introduced the project and guided the DRB through his design process. Chris Hawkins also spoke on behalf of the project applicants. Board members provided comments including recommending an oxygenated system in the house due to the high elevation.

Other Business.

Glen Van Nimwegen asked if the DRB would like to have a special meeting on Thursday April 17, 2016 and there were not enough board members to represent a quorum.

Glen Van Nimwegen announced the May 19, 2016 Town Council meeting will also be a joint meeting with the Design Review Board.

On a **Motion** made by Greer Garner and seconded by Phil Evans, the DRB voted **7-0** to adjourn the March 30,

2016 meeting of the Mountain Village Design Review Board at 2:15 p.m.

Respectfully Submitted,

Colleen Henderson
Planner II

DRAFT



**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 May 5, 2016

DATE: February 16, 2016

RE: Consideration of a Design Review application for grading of existing slopes; general easement encroachments; and an access road servicing the proposed development on Lot 376R and 387R.

PROJECT GEOGRAPHY

Legal Description: Lot 376R & Lot 387R
Address: 127 & 129 Rocky Road
Applicant/Agent: Fortenberry and Ricks, LLC
Owner: Yellow Brick Road CO, LLC
Zoning: Single-family Zone District
Existing Use: Vacant
Proposed Use: 2 Single-family Lots,
Lot Area: Approximately 59.8 acres
Adjacent Land Uses:

- **North:** Single-family
- **South:** USFS/Ski Resort
- **East:** Single-family
- **West:** Ski Ranches Subdivision, Single-family

ATTACHMENTS

Exhibit A: Applicant Narrative
Exhibit B: Conceptual Plan Set

RECORD DOCUMENTS

- Town of Mountain Village Community Development Code (as adopted March 2013)
- Town of Mountain Village Home Rule Charter (as amended on June 28, 2005)
- Design Review Application as maintained by the Community Development Department.

BACKGROUND

The Owner would like to extend the driveway from its current completion point to a bench on Lot 387R1, which is a logical termination point where the Owner is planning on designing and building a house in the general area. The proposed road extension would serve as the access road for future development occurring on the two residential lots. As architectural plans for the design of improvements on Lot 387R, Lot 376R are completed, the Owner will submit specific design review applications for such improvements, which would include the individual driveway

extensions from the main access road being built pursuant to this application for Town review and approval. This is a Class 2 application that is being raised to a Class 3 for the following variation requests.

Previous Class 2 approvals included the beginning of the driveway and first bridge which was approved on June 23, 2014. Minor amendments were made to this approval on August 14, 2014. The second bridge and the drives between were approved on April 4, 2016.

ROAD STANDARD VARIATIONS

The application is seeking the following variations to the Road and Bridge Standards as allowed by CDC Section 16.6.6(A)(21):

1. To have retaining walls greater than five feet without stepping as set forth in CDC Section 17.6.6(A)(6) to reduce the amount of fill and tree removal.
2. To have a section of the access tract at a 9.55% grade for approximately 875' which is greater than the 500' length allowed under CDC Section 17.6.6.(A)(4)(b).

CDC Section 17.6.6(A)(21) allows for the review authority to grant variations to the roadway standards provided it finds such variation will not adversely affect public health, safety and welfare. The Applicant states that the retaining walls should not be stepped as required by the Road and Bridge Standards to minimize the amount of fill to preserve trees, minimize impacts to steep slopes of 30% or greater and maintain the natural character of the YBR Property. Also, the proposed area of disturbance will not be visible to the general public. The Applicant is providing a driveway cross-section that is comparable to a public street. The private drive only provides access to two lots and does not provide access to any other lots in the Mountain Village. The Public Works Department is in favor of this being a private drive. The Town would have access through the waterline/utility easement to be able to monitor and maintain the waterline facilities over the Property. The proposed variations do not adversely affect the public health, safety or welfare.

STEEP SLOPES

The Steep Slopes Regulations in CDC Section 17.6.1(c) establish the following criteria for the review authority to allow disturbance of slopes 30% or greater:

- i. The proposed steep slope disturbance is in general conformance with the Comprehensive Plan;
- ii. The proposed disturbance is minimized to the extent practical;
- iii. A Colorado professional engineer or geologist has provided:
 - (a) A soils report or, for a subdivision, a geologic report; or
 - (b) An engineered civil plan for the lot, including grading and drainage plans.
- iv. And the proposal provides mitigation for the steep slope development in accordance with the engineered plans.

The proposed slope disturbance is in general conformance with the Comprehensive Plan because such disturbance is required to allow for the single family development as it is currently zoned, with clustered development in the most developable, least constrained area of the YBR Property. The plan for the Property will enable the placement of a shared roadway serving both residential sites. The proposed road alignment and design clearly reduces overall impacts within areas of 30% slopes. The proposed disturbance to slopes 30% or greater is being minimized to the extent practical by:

- Designing the road with the maximum grade allowed of 8% for most of the road, and a portion of the road with 9.5% grade;
- Appropriate retaining walls, which balance retainage and site disturbance, as shown on the plans;
- Minimized cut and fill and the use of imported structural fill behind MSE walls; and the selective use of higher retaining walls (greater than the 5 feet maximum height) without stepping to minimize impacts.

The driveway slopes have been reviewed and approved by the Fire Marshal of the Telluride Fire District.

Materials

The Applicant is requesting DRB approval of native boulders on the uphill side of the driveway planted with landscaping to soften the appearance. On the bottom side of the wall, the Applicant will be facing the MSE wall with stone. The Applicant would like to present the final MSE wall facing to the DRB Chair for review and approval since the architectural team and the Owner will select a final design for the wall in the future. The guardrail being considered will be a steel post with a timber rail. The timber elements will be backed with steel to withstand the force of a vehicular impact. The Applicant is requesting the DRB approval include a condition that the final MSE wall facing will be presented to the DRB Chair for review and approval prior to facing the wall, this also would hold true for the final guardrail design details.

General Easement Encroachments

Section 17.3.14 (F) states:

- F. The DRB may waive the general easement setback or other setbacks and allow for prohibited activities provided:
1. The applicant has demonstrated that avoiding grading and disturbance in the general easement setback would create a hardship, and there is not a practicable alternative that allows for reasonable use of the lot;
 2. The disturbance in the general easement setback is due to natural features of the site, such as steep slopes, wetlands and streams;
 3. No unreasonable negative impacts result to the surrounding properties;
 4. The general easement setback or other setback will be revegetated and landscaped in a natural state;
 5. The Public Works Department has approved the permanent above-grade and below-grade improvements;
 6. The applicant will enter into an encroachment agreement with the Town with the form and substance prescribed by the Town; and
 7. Encroachments into the general easement setback or other setbacks are mitigated by appropriate landscaping, buffering and other measures directly related to mitigating the encroachment impacts.

There are three sections of the access tract where encroachments into the General Easement are proposed. These areas are called out in the GE Encroachment Exhibit and it is proposed that the encroachments include site utilities and related structures, retainage, landscaping, steps and clearing/grading. In addition to these proposed GE encroachments the applicant notes that the existing and proposed relocated waterline and gas line utility corridor and the Ski Ranches private trail cross sections of the GE. The Applicant seeks authorization for these encroachments as part of this application.

A general easement encroachment agreement will need to be created, executed and recorded prior to issuing a certificate of occupancy.

RECOMMENDATION

Staff recommends the DRB approve the Design Review application for Lots 376R and 387R with the following motion:

“I move that the application for the private roadway accessing Lots 376R and 387R be approved with the proposed variations and encroachments into the general easements subject to the following conditions:

- 1. Final MSE wall facing and final guardrail design will be presented for Staff/Chair review prior to facing the walls.*
- 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. Prior to issuance of a CO the owner shall enter into a revocable encroachment agreement for any encroachments into the General Easement.”*

DESIGN REVIEW APPLICATION FOR INTERNAL ACCESS DRIVEWAY AND BRIDGE

AMENDED AND RESTATED NARRATIVE

4/25/16

Owner: Yellow Brick Road CO LLC
YBR Property: Lots 376RA, 387R and Access Tract A-376R
Applicant: Fortenberry and Ricks, LLC

On behalf of the Owner, the Applicant is submitting this Design Review Process development application for an access driveway serving the proposed development on the YBR Property (“**Driveway- Design Review Application**”). The plans have been planned and designed in accordance with Community Development Code (“**CDC**”) Section 17.6.6(B) for driveways since this access will serve two primary units and up to two accessory dwelling units that are “by right” land uses permitted in the Single-family Zone District. This Narrative amends and replaces prior Narratives submitted to the Town in support of the Driveway/Bridge Design Review Application.

The Owner intends to submit for and obtain permits to begin construction of the driveway as presented herein as soon as possible given the short construction season and long lead times for components of the access drive.

The Owner had previously submitted an application to replat and rezone the YBR Property to create a series of single-family residential lots and open space parcels, which said application has been since withdrawn. In its place, the Owner has submitted a plat to adjust the lot line boundaries for and between Lot 376RA and Lot 387R (“**Lot Line Adjustment Plat**”), which does not propose to create any open space parcels or to rezone any portion of the YBR Property. The Lot Line Adjustment Plat would create new Lots 387R1 and 376RA1. The Lot Line Adjustment Plat does not propose to vacate or otherwise modify the 16’ General Easements previously created on the YBR Property. The goal and objective of the Owner with respect to this Driveway Design Review Application is to enable the construction of a private driveway that is designed to meet prescribed Town standards and provide access and certain utility corridors to future developments anticipated to occur on the two residential lots.

Description of the Driveway Design

In 2014 the Owner sought and obtained Town approval to install a driveway and bridge over the ski run connecting to an access tract on the YBR Property and a short section of the private access driveway within the YBR Property to provide access to Mountain Village roads (“**Phase 1 Driveway**”). The work was completed and signed off by the Town in 2014.

The Owner would like to extend the Phase 1 Driveway from its current completion point to a bench on Lot 387R1, which is a logical termination point (“**Phase 2 Driveway**”). The alignment of the Phase 2 Driveway will be able to serve future development on Lots 387R1 and 376RA1 per the Lot Line Adjustment Plat. As architectural plans for the design of improvements on Lot 387R1, Lot 376RA1 are completed, the Owner will submit specific design review applications for such improvements, which will include the individual driveway extensions from Phase 2 Driveway, which will be designed and constructed pursuant to CDC Section 17.6.6(B).

The Phase I Driveway has already been approved and constructed as shown on the plan set from the end of Access Tract A1-F28 to approximate driveway station 8+00. From there, the Phase 2 Driveway continues in a right hand turn that pulls away from the hillside in order to gain vertical separation from

the existing ground. This vertical separation is necessary in order to allow the private Ski Ranches pedestrian/equestrian trail to pass beneath it within the relocated easement.

Once a vehicle has crossed the second bridge heading up to Lot 387R1, there is a vertical curve to transition the longitudinal slope up to 8%. That vertical curve occurs before the next radius is reached so that the two changes do not coincide. The 8% grade remains constant through the next curves and beyond the proposed driveway to access Lot 376RA1.

According to the Telluride Fire Protection District (“**District**”) standards, 8% is the maximum allowable grade for a driveway in a curve. Mountain Village adopted this same policy - basing it on the Fire Department standard. Many different driveway alignments were designed and evaluated to the house sites keeping this 8% as the maximum grade. However, they all involved substantial switchbacks in areas of 30% slopes and resulted in large cuts and fills.

After the driveway provides access to Lot 376RA1, the Phase 2 Driveway grade transitions to an approximate 9.5% grade in a horizontal curve, but that curve has a large radius of 316'. The project engineer determined that this radius was large enough to be treated almost like a tangent section and that this grade is safer than an 8% with multiple switchbacks. The design was presented at the District Board who agreed and granted the variance (**Exhibit E**). No emergency turnouts were required given the width of the driveway.

The design that fits the lay of the land the best is the one being presented. The Phase 2 Driveway geometry was determined by fitting the template to the driveway to the natural topography with the least disturbance possible. The horizontal alignment was pulled into the hillside in order to minimize the height of the fill wall on the downhill side of the driveway, the majority being less than 10' high. Occasional cuts were necessary, but these cuts are held to 4' or less so that a non-reinforced boulder wall could be constructed. The Owner wants to avoid any geogrid requirement on the uphill side because geogrid installation requires too much disturbance of natural ground, reducing tree removal requirements as well.

The Phase 2 Driveway is designed to town Roadway Standards (20' wide), even though the CDC does not require such width. The Applicant and the project engineer likewise determined that a 20' driveway width would be more suitable for the project from a construction standpoint, to best accommodate construction vehicles and onsite construction parking.

Due to the driveway width and the steep natural cross-slope, it was necessary to have a retaining wall on one side or the other. A fill wall, with an applied face cladding, disturbs the least amount of area and is being considered as a construction method. These methods can be constructed within the width of the driveway and has minimal, if any, disturbance to areas outside the driveway width.

Beyond the Lot 378RA1 driveway, the Phase 2 Driveway will be programmed to serve the use by right primary residence and accessory dwelling unit, with the driveway width reduced to 16', however, part of the Fire District approval for the grade was based on the fact the 20' width remains to a point where the Phase 2 Driveway and the driveway for Lot 387R1 commences, to enable additional passing width for emergency vehicles.

The alignment of the Phase 2 Driveway is the most direct route to the developable sites on Lots 387R1 and 376RA1 and would require the fewest number of trees to be removed. Although the alignment and siting of the Phase 2 Driveway will impact slopes that are greater than 30% (Please refer to the Slope Analysis section below), it is important to note that any driveway serving Lot 387R1 as currently platted would need to pass through areas of 30% slopes, and the Phase 2 Driveway plan gets through this area as quickly and directly as possible to minimize and thus mitigate these impacts. To further address impacts

in these areas of steep slopes, the Applicant will be incorporating Best Management Practices along the entire driveway to ensure proper drainage and runoff management. Any areas disturbed also will be revegetated with the “Approved” Mountain Village seed mix. The Applicant will work closely with the Planning Department and field crews to continue the restoration of the forest in these areas to further enhance stability of the hillside. The Applicant is working with Horizon Environmental, LLC to acquire state water quality/stormwater permits and comply with required storm water management and erosion BMP’s.

The materials proposed to be used on the retaining walls consist of stone veneer, steel, and potentially boulders on the uphill side (will be in accordance to approved Mountain Village CDC materials). Prior to commencement of the work, the Applicant will present sample materials to staff for its review and approval.

Steep Slopes

The attached existing conditions map (**Exhibit F**) depicts the slopes 30% or greater affecting the Property and the area of the access driveway. It is noted that the proposed Phase 2 Driveway has to impact slopes 30% or greater as shown to gain access to the gentler slopes in the southeast quadrant of the property as currently platted. The proposed alignment and siting of the Phase 2 Driveway, in the determination of the Applicant and project engineer, presents the best alignment to gain access to those portions of the Lots 387R1 and 376RA1 which are deemed to be appropriate and desirable for use by right development of the property by the owner and its design team. Other portions of Lots 387R1 and 376RA1 are constrained by environmental features, such a substantial drainage and associated wetlands. Even Access Tract A1-F28 and the access easement across the Marmot Ski Run are directed straight at slopes 30% or greater, so it is clear that is not practicable to avoid such slopes. The Applicant is proposing to design the driveway through the area of steep slopes as quickly and efficiently as possible to minimize these impacts. The design and siting of Phase 2 Driveway, together with the proposed clustering of the Lots 387R1 and 376RA1, allows for the avoidance of two driveway alignments that would be required to serve homesites on the Property, as currently platted, and which would have involved design and installation in areas of 30%; this will reduce overall impacts to the Property.

The Steep Slopes Regulations in CDC Section 17.6.1(C) establish the following criteria for the review authority to allow disturbance of slopes 30% or greater:

1. The proposed steep slope disturbance is in general conformance with the Comprehensive Plan;
2. The proposed disturbance is minimized to the extent practical;
3. A Colorado professional engineer or geologist has provided:
 - a. A soils report or, for a subdivision, a geologic report; or
 - b. An engineered civil plan for the lot, including grading and drainage plans.
 - c. And the proposal provides mitigation for the steep slope development in accordance with the engineered plans.

The proposed slope disturbance is in general conformance with the Comprehensive Plan because such disturbance is required to allow for the use by right single family development as platted today and as proposed under the Lot Line Adjustment Plat. The proposed driveway alignment and design clearly reduces overall impacts within areas of 30% slopes.

The proposed disturbance to slopes 30% or greater is being minimized to the extent practical by:

- a. Designing the driveway with the maximum grade allowed of 8% for most of its length, and a portion of the driveway with 9.5% grade;
- b. Appropriate retaining walls, which balance retainage and site disturbance, as shown on the plans;
- c. Minimized cut and fill; and

- d. The use of imported structural fill behind the MSE walls; and
- e. The selective use of higher retaining walls (greater than the 5 feet maximum height) without stepping to minimize impacts.

A Colorado Professional Engineer has designed the civil plans with a key goal to minimize soil disturbance to slopes that are 30% or greater.

Driveway Variations

The Applicant is seeking the following variations to the CDC Driveway Standards for the Phase 2 Driveway:

| Requested Variation | Development Objectives |
|---|--|
| <p>1. 17.6.6(B)(2)(a) Driveway Width. 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.</p> | <p>1. Create driveway 16 foot driveway width for driveways greater than 150 feet in length since the Driveway Standards in this section do not specify the width for such single-family driveways.</p> <p>2. Design proposed driveway width on Access Tract Design Specifications contained in CDC Figure 6-5.</p> |
| <p>2. 17.6.6(A)(3) Depth of Subbase. Variation to allow for 6” of base course instead of 4” and to use non-expansive native soil that is scarified and compacted instead of imported 12” class 2 subbase.</p> | <p>1. Reduce the amount of imported material.</p> <p>2. Provide a strong base for the amount and size of traffic that will utilize the driveway during and after construction.</p> <p>3. Private driveway maintenance.</p> |
| <p>3. 17.6.6(A)(6)(a)-(c) Grading. Variation to allow for retaining wall heights on the downhill side of the driveway to exceed height greater than 5 feet.</p> | <p>1. Minimize the amount of overall site disturbance, cut-and-fill and tree removal.</p> |

CDC Section 17.6.6(B)(23) states that “The review authority may grant a variation to the driveway standards provided the review authority finds such exemption will not adversely affect public health, safety and welfare.” The proposed variations will not adversely impact the public health safety and welfare because:

1. The Driveway has been approved by the Telluride Fire Protection District.
2. The Driveway will be privately maintained and is designed to accommodate all proposed construction traffic and post-development traffic including fire trucks, delivery trucks and private snow plows.
3. The higher retaining wall heights allow for preservation of the natural topography and tree preservation by minimizing the amount of cut-and-fill.

The Applicant is requesting the following CDC requirements be met through conditions of approval:

1. **17.6.6(B)(10) Emergency Turnarounds.** Emergency turnarounds will be provided on proposed Lots 376RA1 and Lots 387R1 concurrent with the future, required Design Review Process applications for review and approval by the Town and the Telluride Fire Protection District. We are proposing a plat note to ensure this condition is met in the future.
2. **17.6.6(B)(21) Construction Maintenance.** A development agreement provision will ensure the driveway is maintained as required by the CDC.
3. **17.5.7(G) Grading and Drainage Design, Erosion Control.** An erosion control/water quality protection plan will be prepared. In addition, a Stormwater Discharge Permit will be obtained from the State prior to commencing grading work on the driveway.

SPECIFIC APPROVAL

The Applicant is also seeking DRB specific approval of the retaining wall material as governed by CDC Section 175.9(D)(2)(d):

“Walls, fences and gates shall be constructed from stone, stucco, metal or wood to meet the town design theme, and shall require the specific approval of the review authority. To the extent practical, walls shall be constructed to match the exterior material of the adjacent building.”

The Applicant is requesting DRB approval of native boulders on the uphill side of the driveway planted with landscaping to soften the appearance. On the bottom side of the wall, the Applicant will be facing the MSE wall with stone. The Applicant would like to present the final MSE wall facing to the DRB Chair for review and approval since the architectural team and the Owner will select a final design for the wall in the future. The guardrail being considered will be a steel post with a timber rail. The timber elements will be backed with steel to withstand the force of a vehicular impact. The Applicant is requesting the DRB approval include a condition that the final MSE wall facing will be presented to the DRB Chair for review and approval prior to facing the wall, this also would hold true for the final guardrail design details.

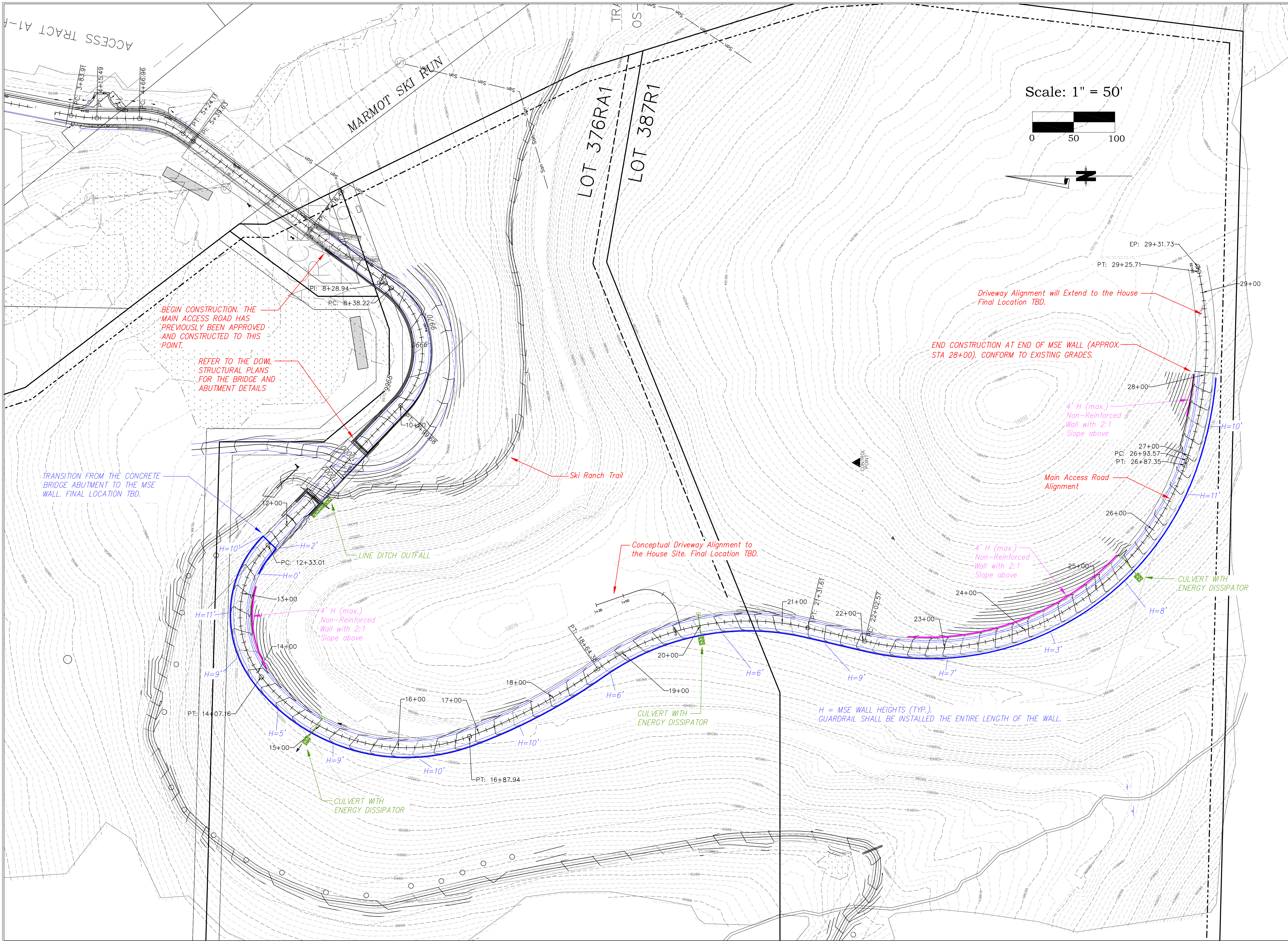
Sincerely

Yellow Brick Road CO LLC,
a Colorado limited liability company

By: _____
Ryan Deppen, Authorized Agent

Exhibit List:

- Civil Driveway Drawings and Construction Mitigation Plans from Uncompahgre Engineering- Exhibit A
- Construction Material Palette- Exhibit C
- Lot Line Adjustment Plat- Exhibit D
- Fire Department-Approval of Driveway- Exhibit E
- Existing Conditions Maps- Slopes greater than 30% - Exhibit F
- Proof of Ownership - Exhibit G
- Owner Authorization – Exhibit H



Uncompahgre
Engineering, LLC

P.O. Box 3945
Telluride, CO 81435
970-729-0683

SUBMISSIONS:
DRB 2016-04-25

Lots 387R1
and 376RA1
Mtn. Village, CO

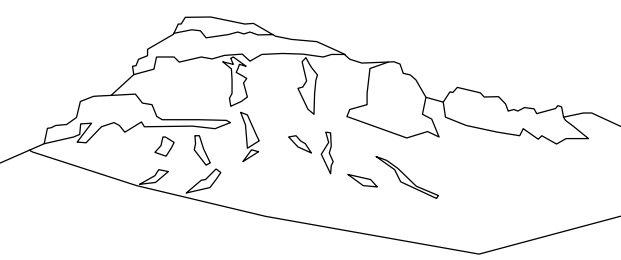


CONTRACTOR TO REVIEW AND COMPARE ALL CHAPTERS AND INTERDISCIPLINARY DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO ANY FIELD WORK BEING DONE IN ACCORDANCE WITH AIA DOCUMENT A201

YBR Project
Driveway
Over-All Site Plan

Scale: 1" = 50'

C1



Uncompahgre
Engineering, LLC

P.O. Box 3945
Telluride, CO 81435
970-729-0683

SUBMISSIONS:

DRB 2016-04-25

Lots 387R1
and 376RA1

Mtn. Village, CO

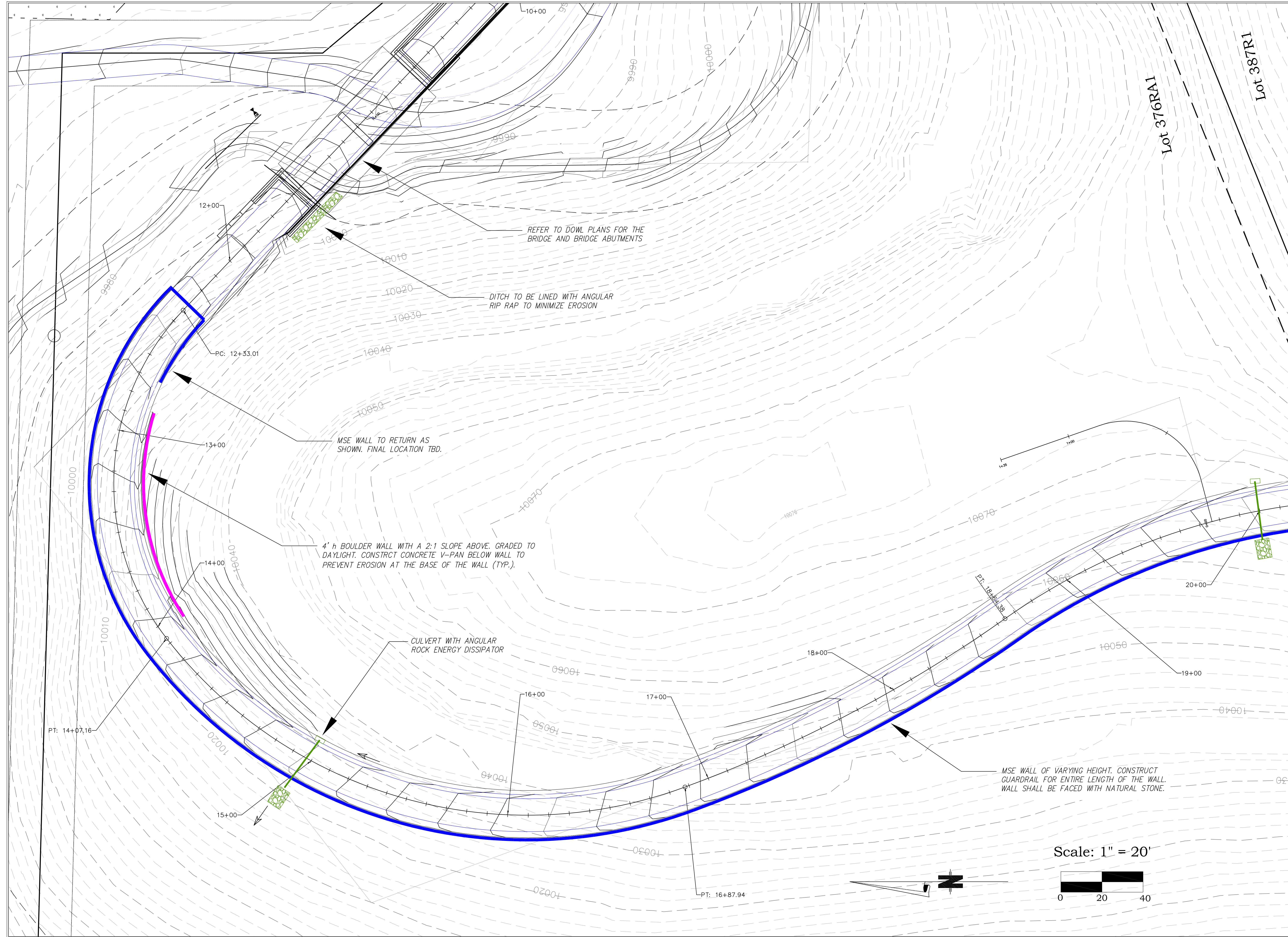


CONTRACTOR TO REVIEW AND COMPARE ALL
CHAPTERS AND INTERDISCIPLINARY DRAWINGS
AND REPORT ANY DISCREPANCIES TO THE
ARCHITECT PRIOR TO ANY FIELD WORK BEING
DONE IN ACCORDANCE WITH AIA DOCUMENT A201

YBR Project
Driveway Plan

Scale: 1" = 20'

C2



REFER TO DOWL PLANS FOR THE
BRIDGE AND BRIDGE ABUTMENTS

DITCH TO BE LINED WITH ANGULAR
RIP RAP TO MINIMIZE EROSION

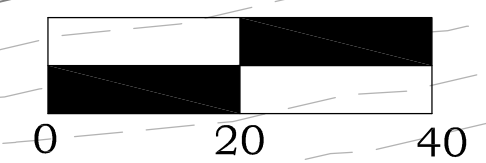
MSE WALL TO RETURN AS
SHOWN. FINAL LOCATION TBD.

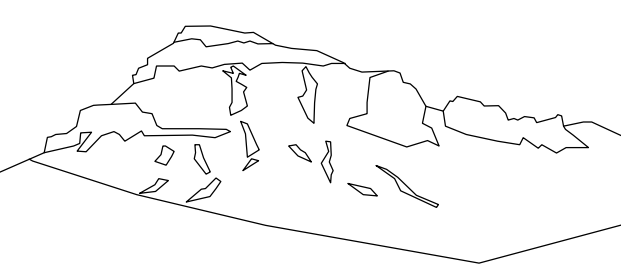
4' h BOULDER WALL WITH A 2:1 SLOPE ABOVE. GRADED TO
DAYLIGHT. CONSTRUCT CONCRETE V-PAN BELOW WALL TO
PREVENT EROSION AT THE BASE OF THE WALL (TYP.).

CULVERT WITH ANGULAR
ROCK ENERGY DISSIPATOR

MSE WALL OF VARYING HEIGHT. CONSTRUCT
GUARDRAIL FOR ENTIRE LENGTH OF THE WALL.
WALL SHALL BE FACED WITH NATURAL STONE.

Scale: 1" = 20'



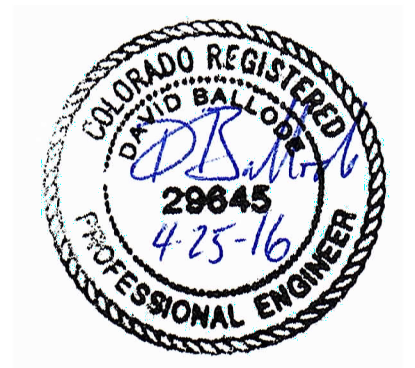


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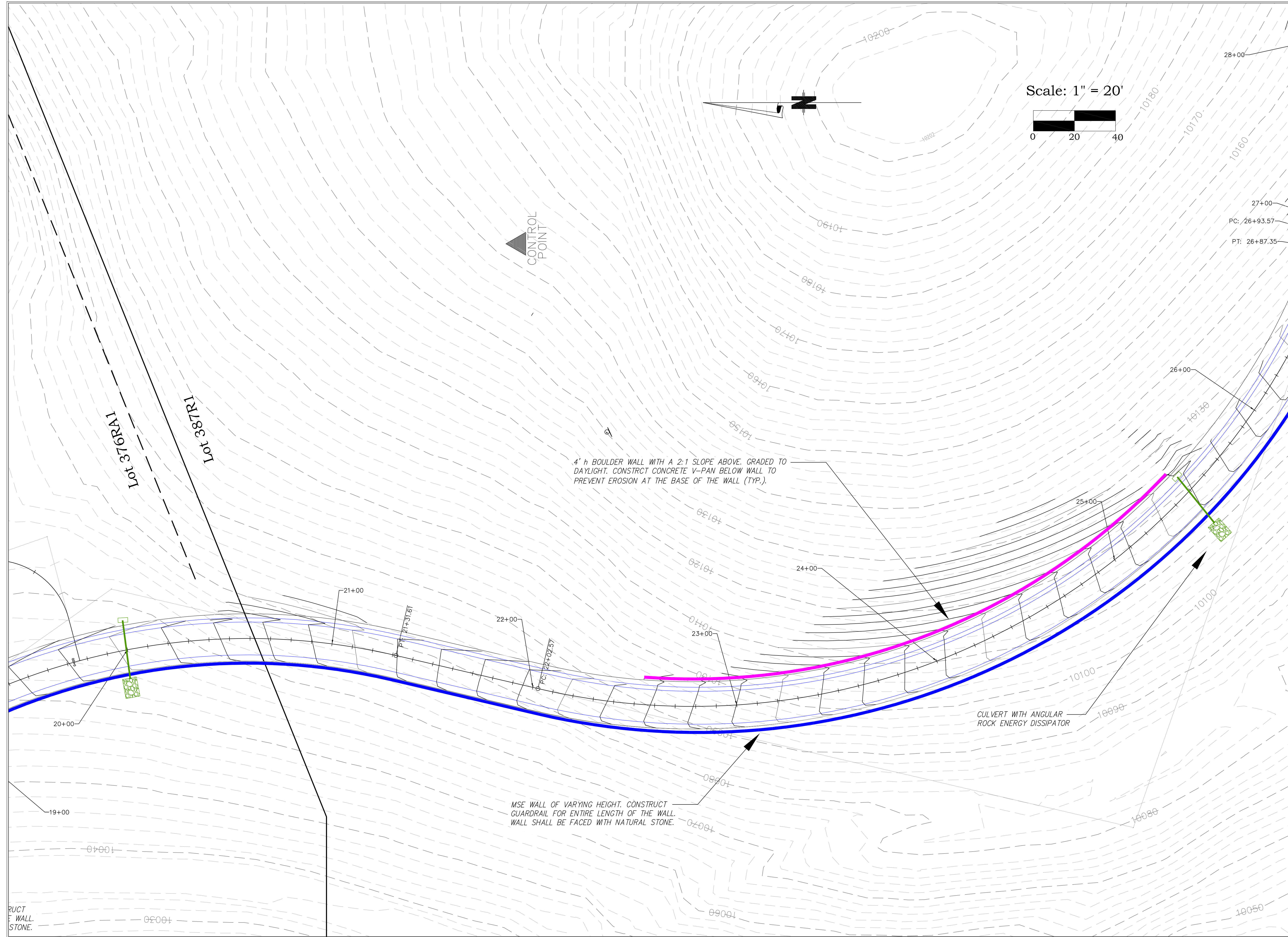
Lots 387R1
and 376RA1
Mtn. Village, CO



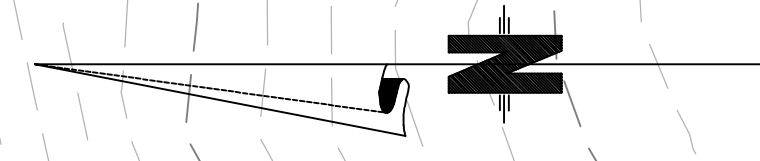
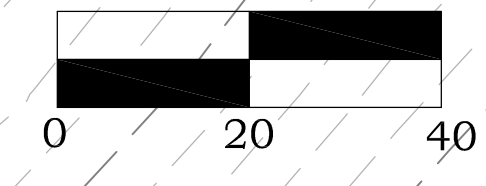
CONTRACTOR TO REVIEW AND COMPARE ALL
CHAPTERS AND INTERDISCIPLINARY DRAWINGS
AND REPORT ANY DISCREPANCIES TO THE
ARCHITECT PRIOR TO ANY FIELD WORK BEING
DONE IN ACCORDANCE WITH AIA DOCUMENT A201

YBR Project
Driveway Plan
Scale: 1" = 20'

C3



Scale: 1" = 20'



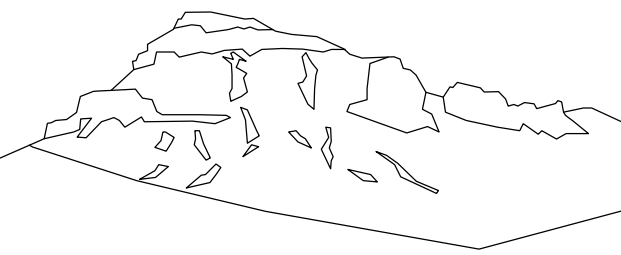
CONTROL
POINT

4' h BOULDER WALL WITH A 2:1 SLOPE ABOVE. GRADED TO
DAYLIGHT. CONSTRUCT CONCRETE V-PAN BELOW WALL TO
PREVENT EROSION AT THE BASE OF THE WALL (TYP.)

CULVERT WITH ANGULAR
ROCK ENERGY DISSIPATOR

MSE WALL OF VARYING HEIGHT. CONSTRUCT
GUARDRAIL FOR ENTIRE LENGTH OF THE WALL.
WALL SHALL BE FACED WITH NATURAL STONE.

DUCT
WALL.
STONE.



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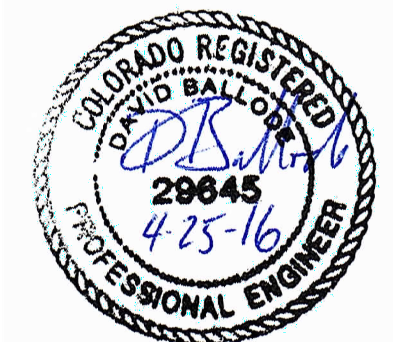
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Telluride, CO 81435
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Lots 387R1
and 376RA1

Mtn. Village, CO



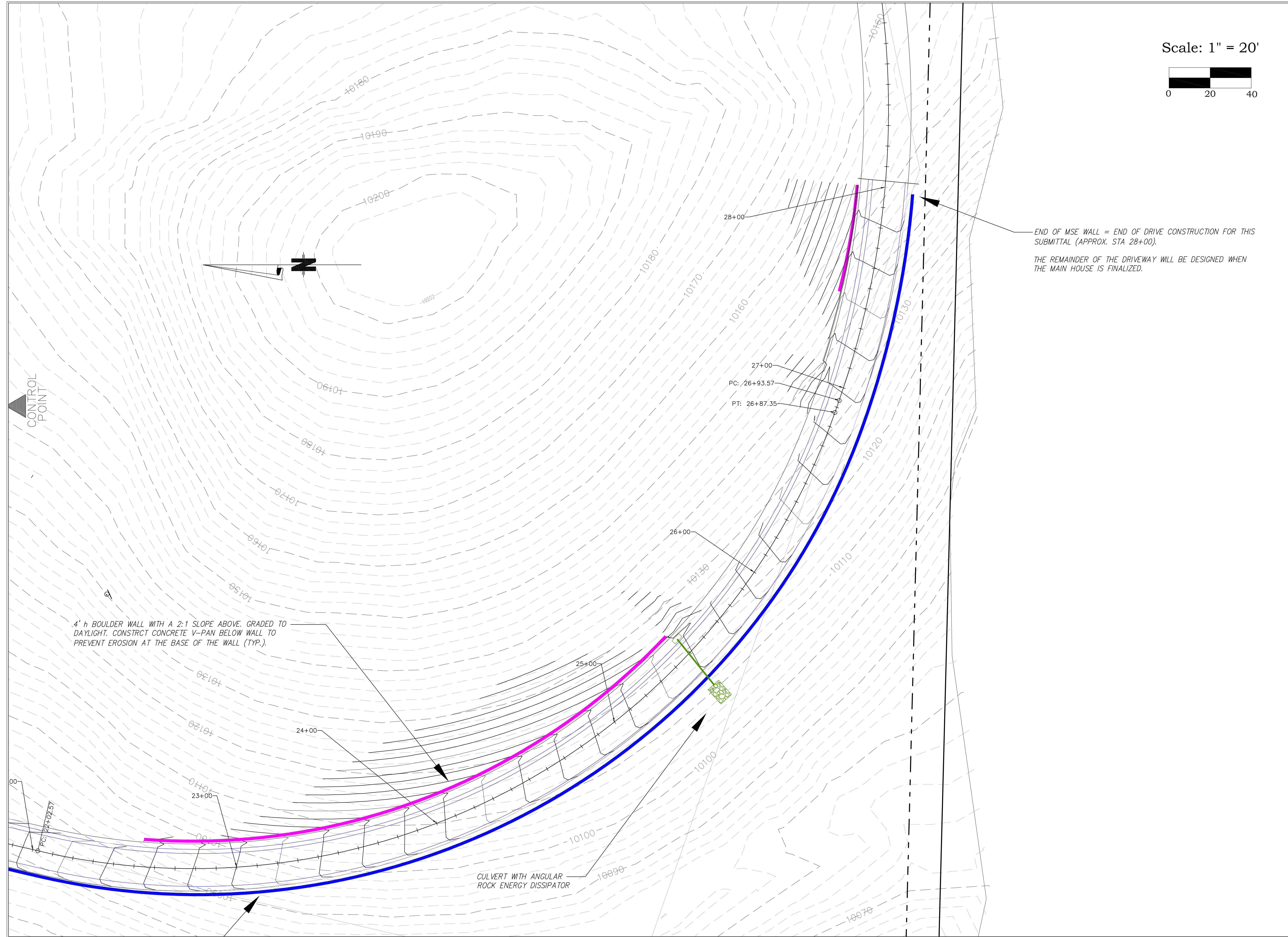
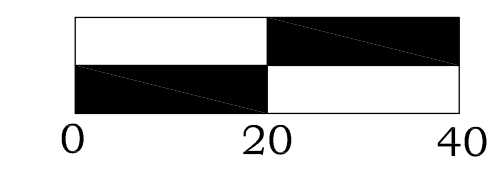
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YBR Project
Driveway Plan

Scale: 1" = 20'

C4

Scale: 1" = 20'



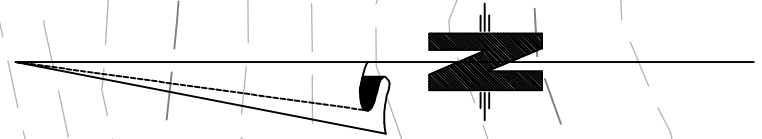
END OF MSE WALL = END OF DRIVE CONSTRUCTION FOR THIS
SUBMITTAL (APPROX. STA 28+00).

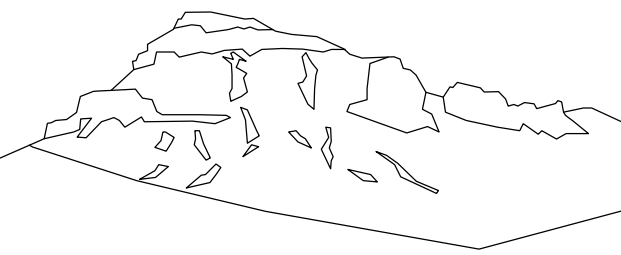
THE REMAINDER OF THE DRIVEWAY WILL BE DESIGNED WHEN
THE MAIN HOUSE IS FINALIZED.

4' h BOULDER WALL WITH A 2:1 SLOPE ABOVE. GRADED TO
DAYLIGHT. CONSTRUCT CONCRETE V-PAN BELOW WALL TO
PREVENT EROSION AT THE BASE OF THE WALL (TYP.).

CULVERT WITH ANGULAR
ROCK ENERGY DISSIPATOR

CONTROL
POINT





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Lots 387R1
and 376RA1
Mtn. Village, CO

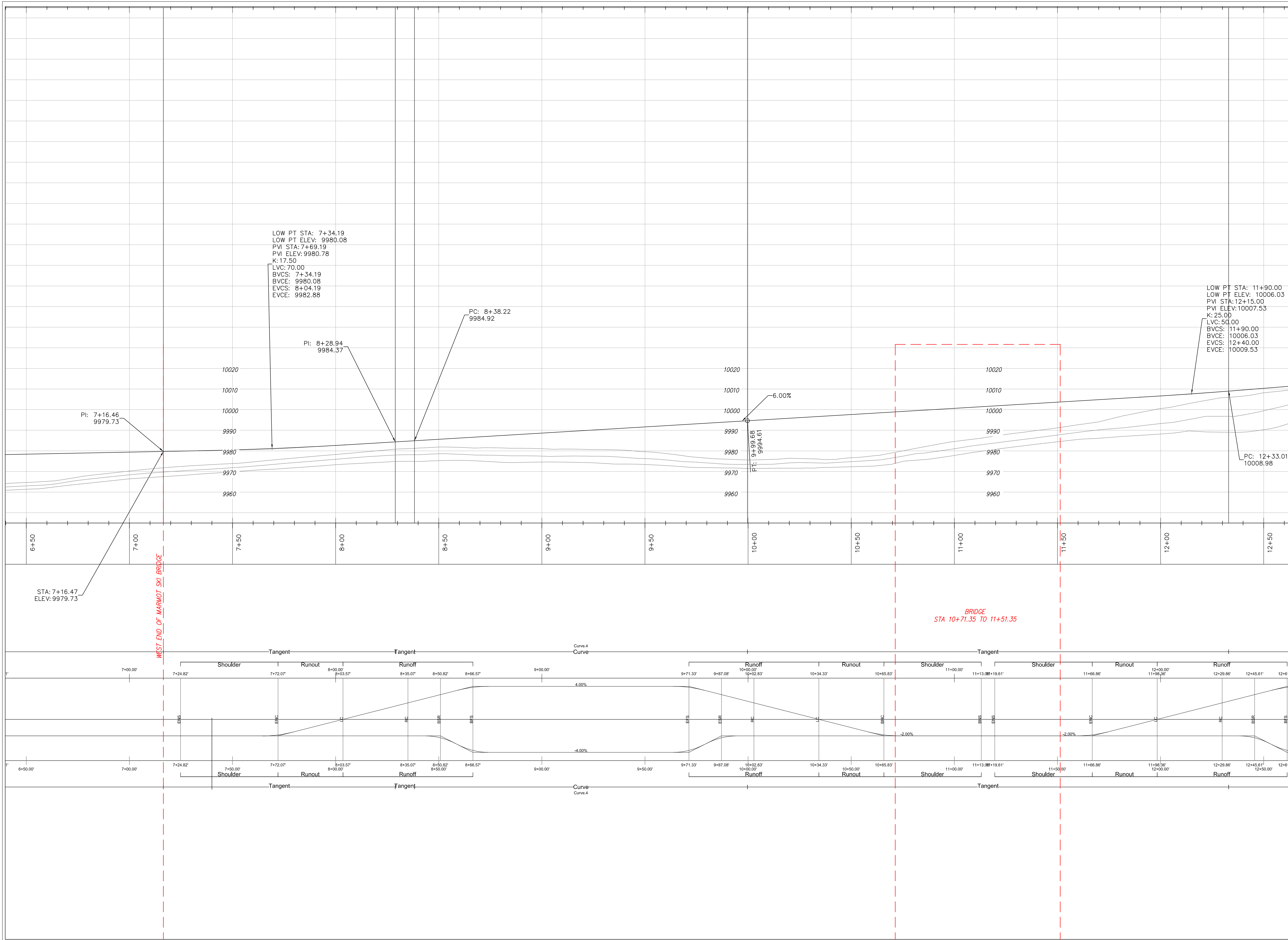


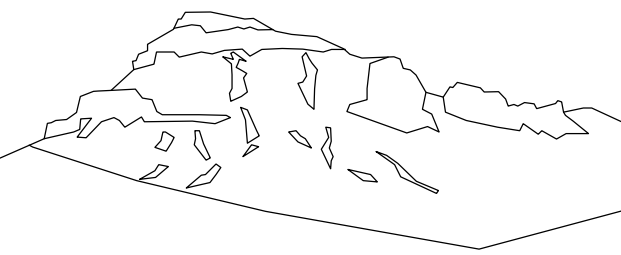
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YBR Project
Driveway Profile
with
Superelevation

Scale: 1" = 20'

C5





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Lots 387R1
and 376RA1
Mtn. Village, CO

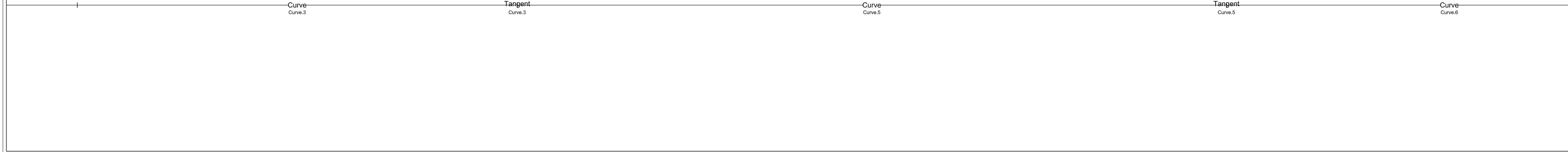
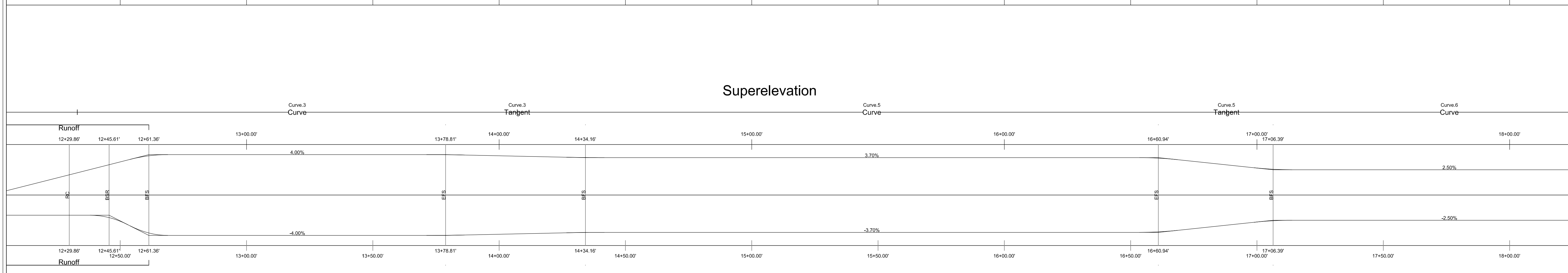
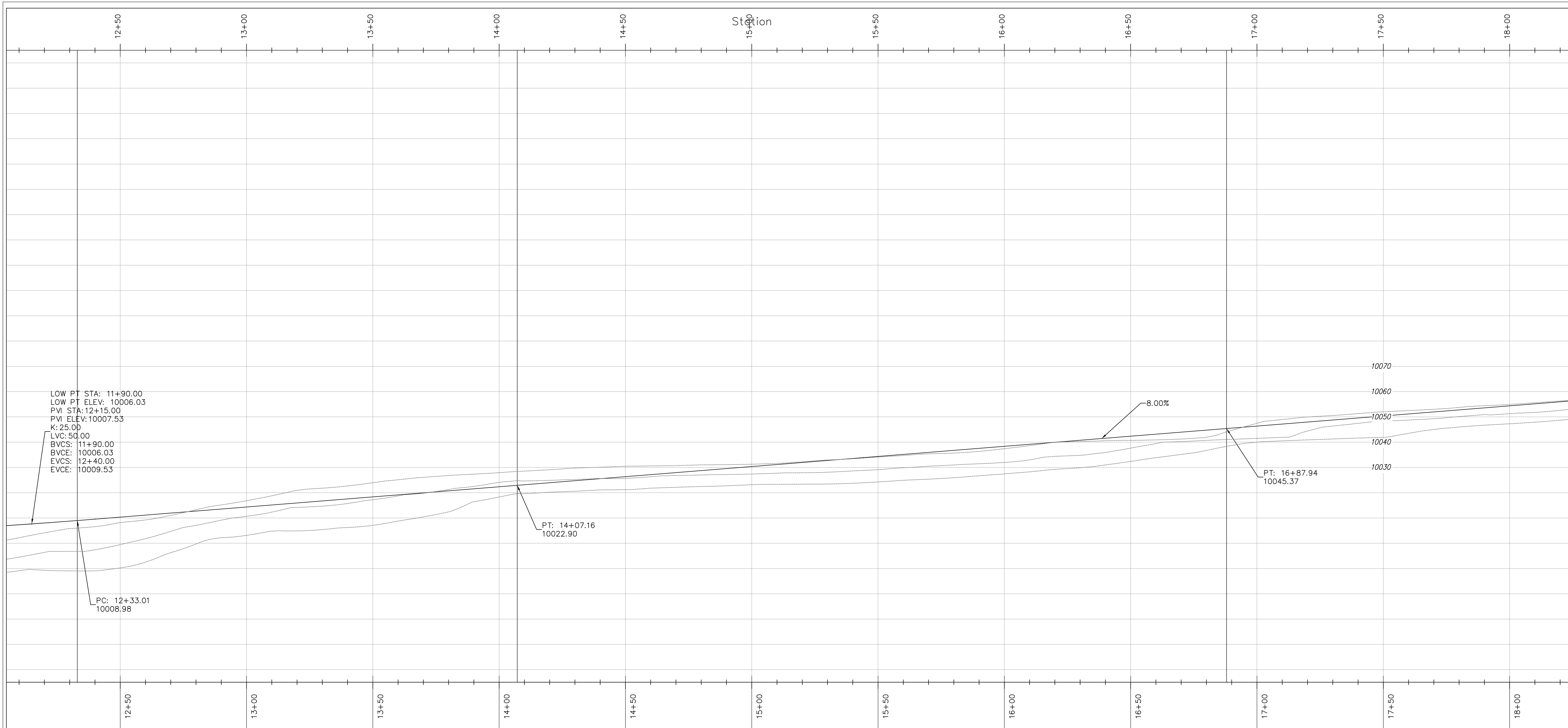


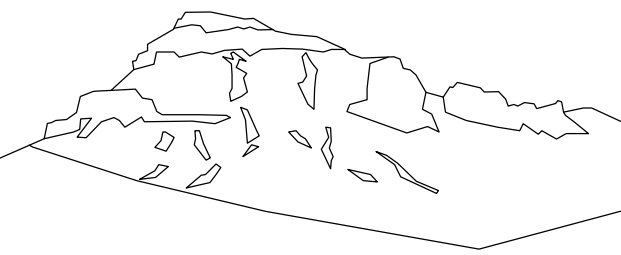
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YBR Project
Driveway Profile with
Superelevation

Scale: 1" = 20'

C6





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Lots 387R1
and 376RA1

Mtn. Village, CO

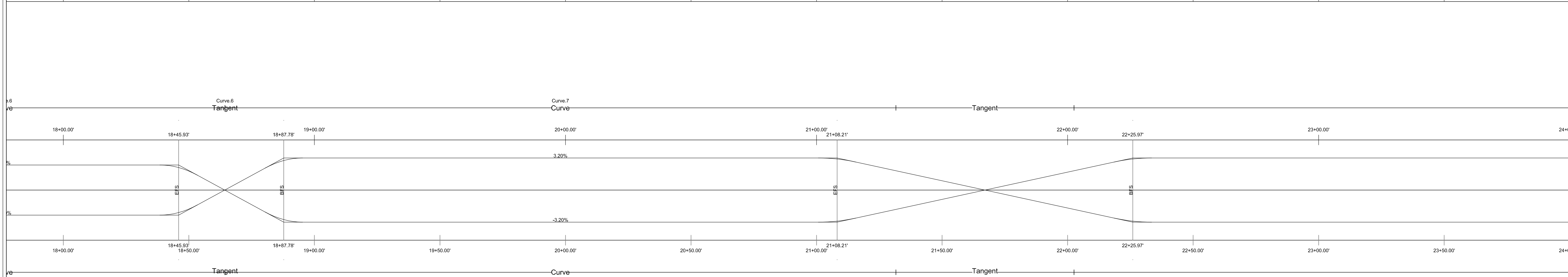
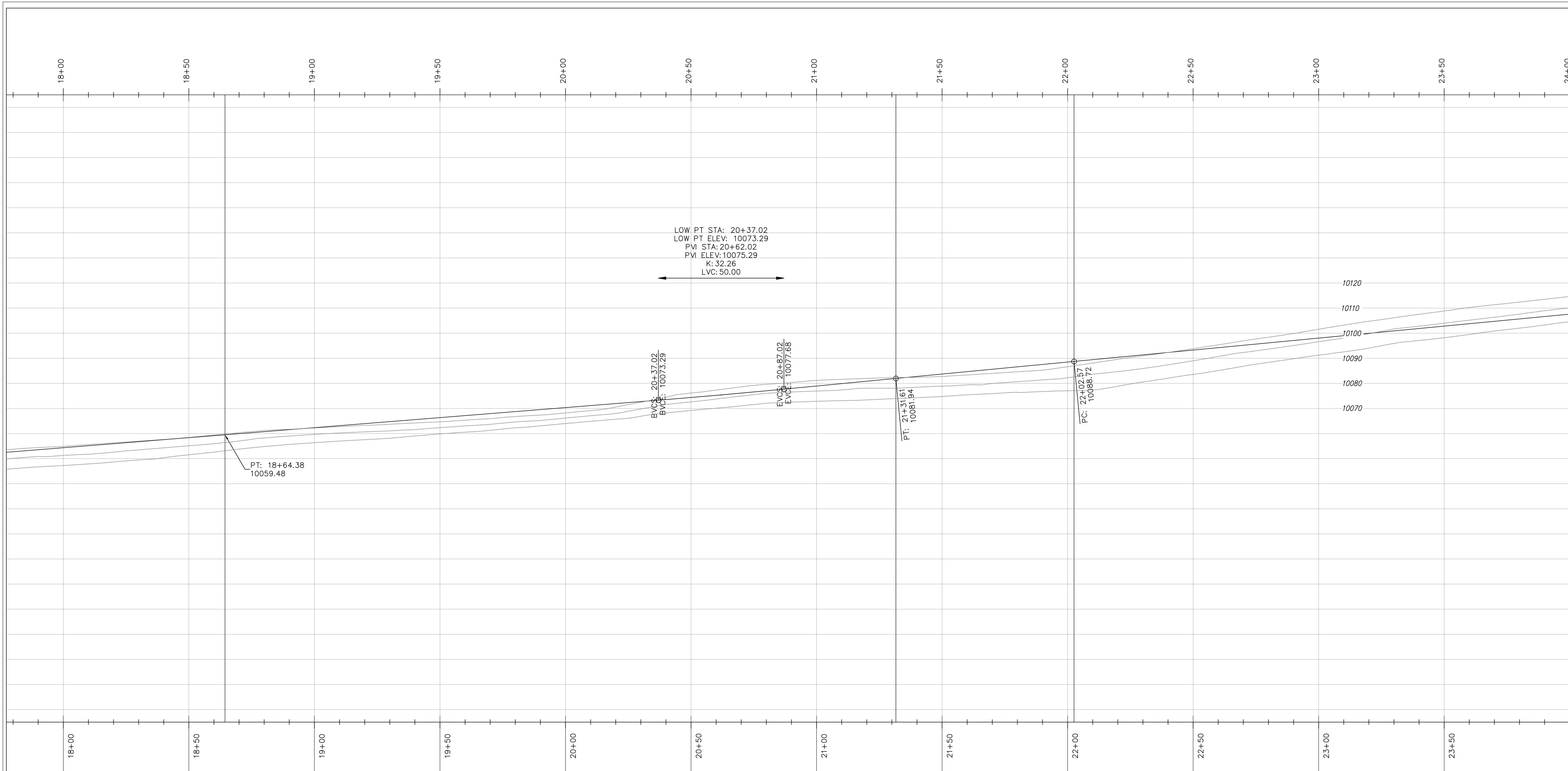


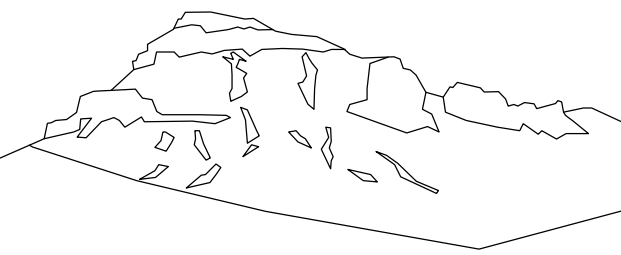
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YBR Project
Driveway Profile
with
Superelevation

Scale: 1" = 20'

C7





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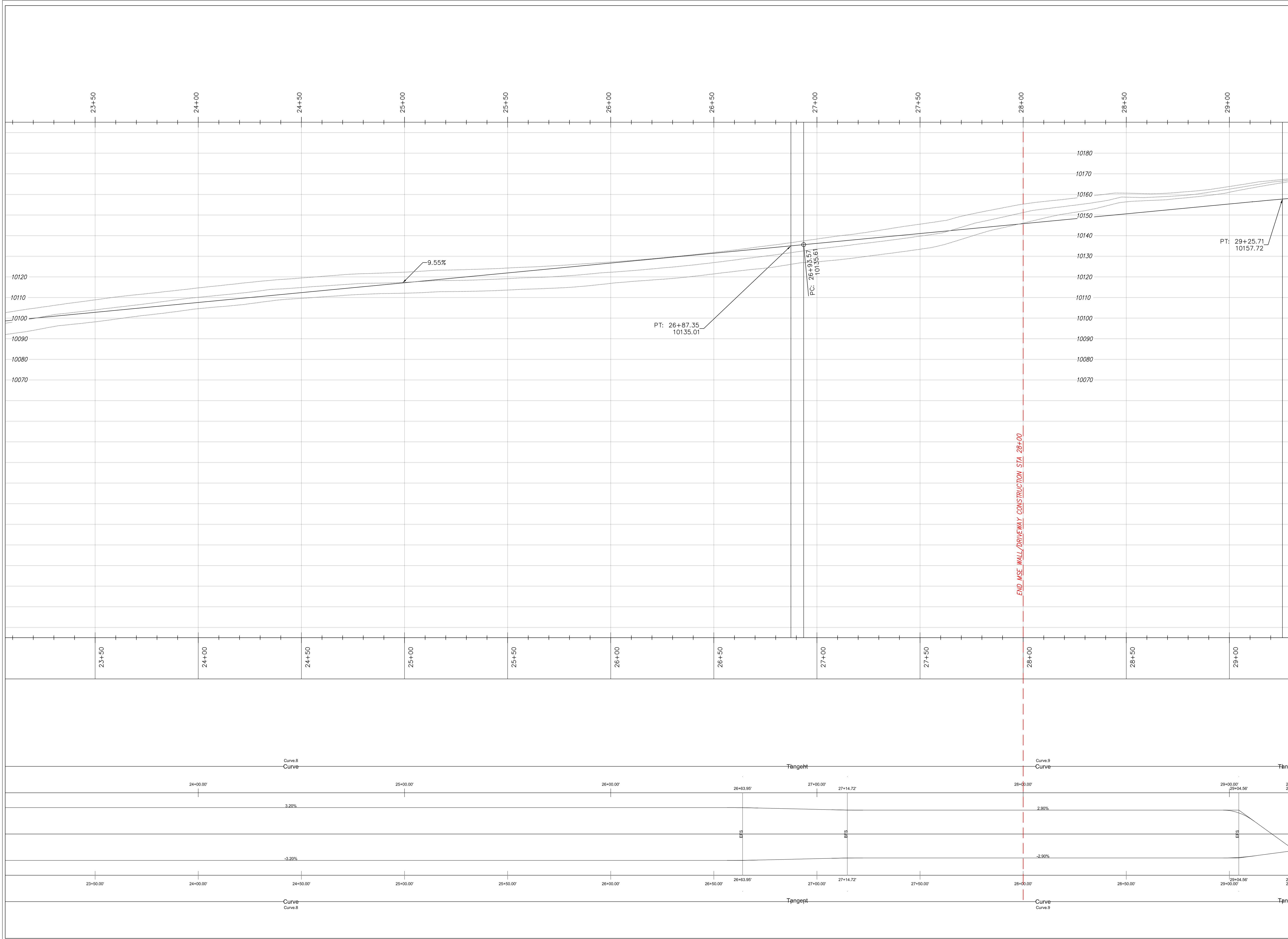
Lots 387R1
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Mtn. Village, CO

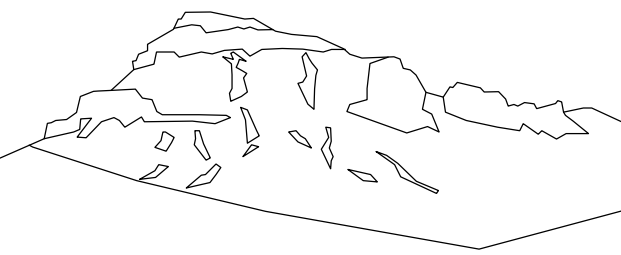


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YBR Project
Driveway Profile
with
Superelevation
Scale: 1" = 20'

C8





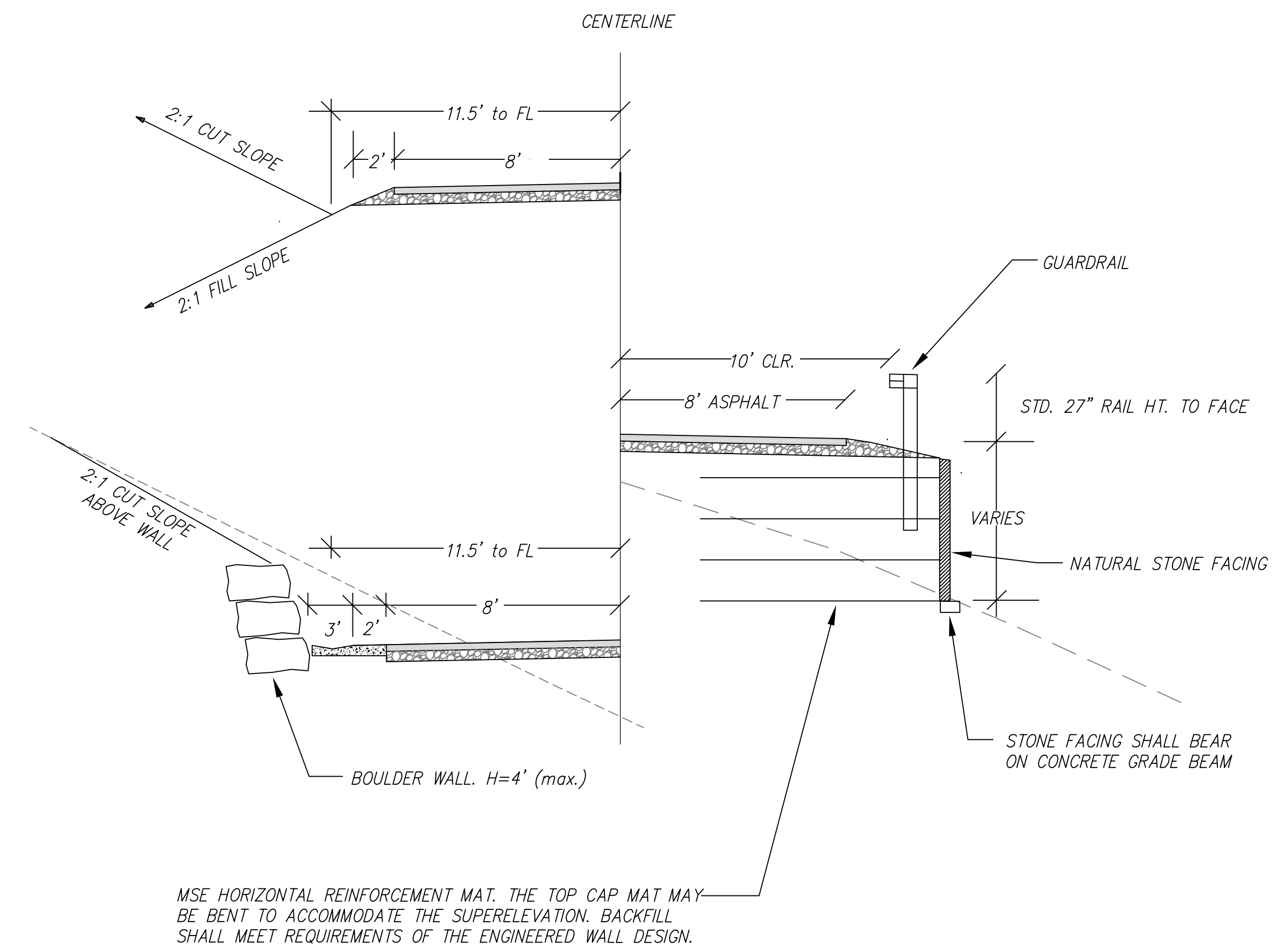
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SUBMISSIONS:

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This Side is Intentionally Blank



- NOTES:
1. MSE WALL SHALL BE A HILFIKER WELDED WIRE WALL
 2. ROAD SECTION IS BOTH CROWNED AND SUPERELEVATED. REFER TO THE PLANS FOR GEOMETRY DETAILS.

TYPICAL (min.) ROAD STRUCTURAL SECTION = 4" ASPHALT ON 6" CLASS 6 ROAD BASE.

THIS SECTION MAY BE MODIFIED BASED ON NATIVE FIELD CONDITIONS.

Lots 387R1
and 376RA1

Mtn. Village, CO

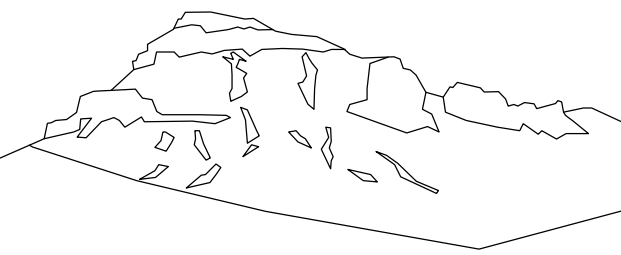


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YBR Project

Driveway
Typical
Section

C9



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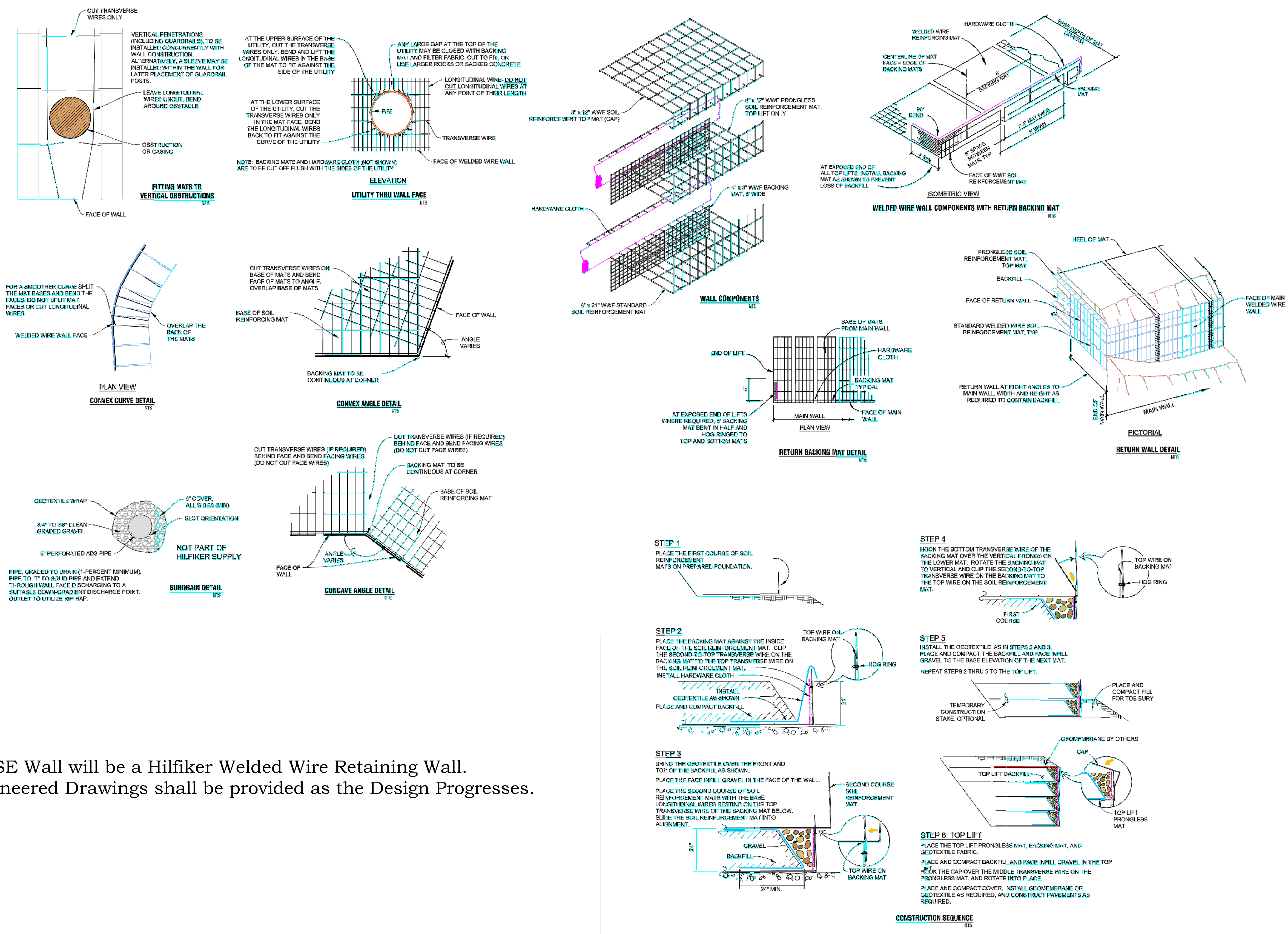
Lots 387R1
and 376RA1
Mtn. Village, CO



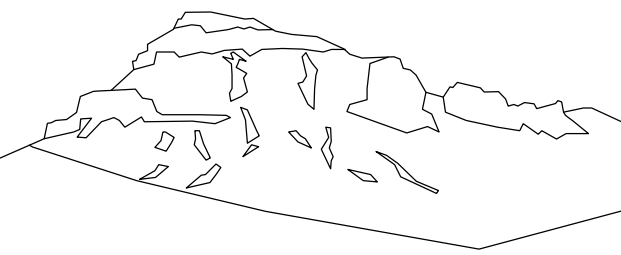
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YBR Project
MSE Wall
Details

C10



The MSE Wall will be a Hilfiker Welded Wire Retaining Wall.
Separate, Engineered Drawings shall be provided as the Design Progresses.



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Lots 387R1
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Mtn. Village, CO

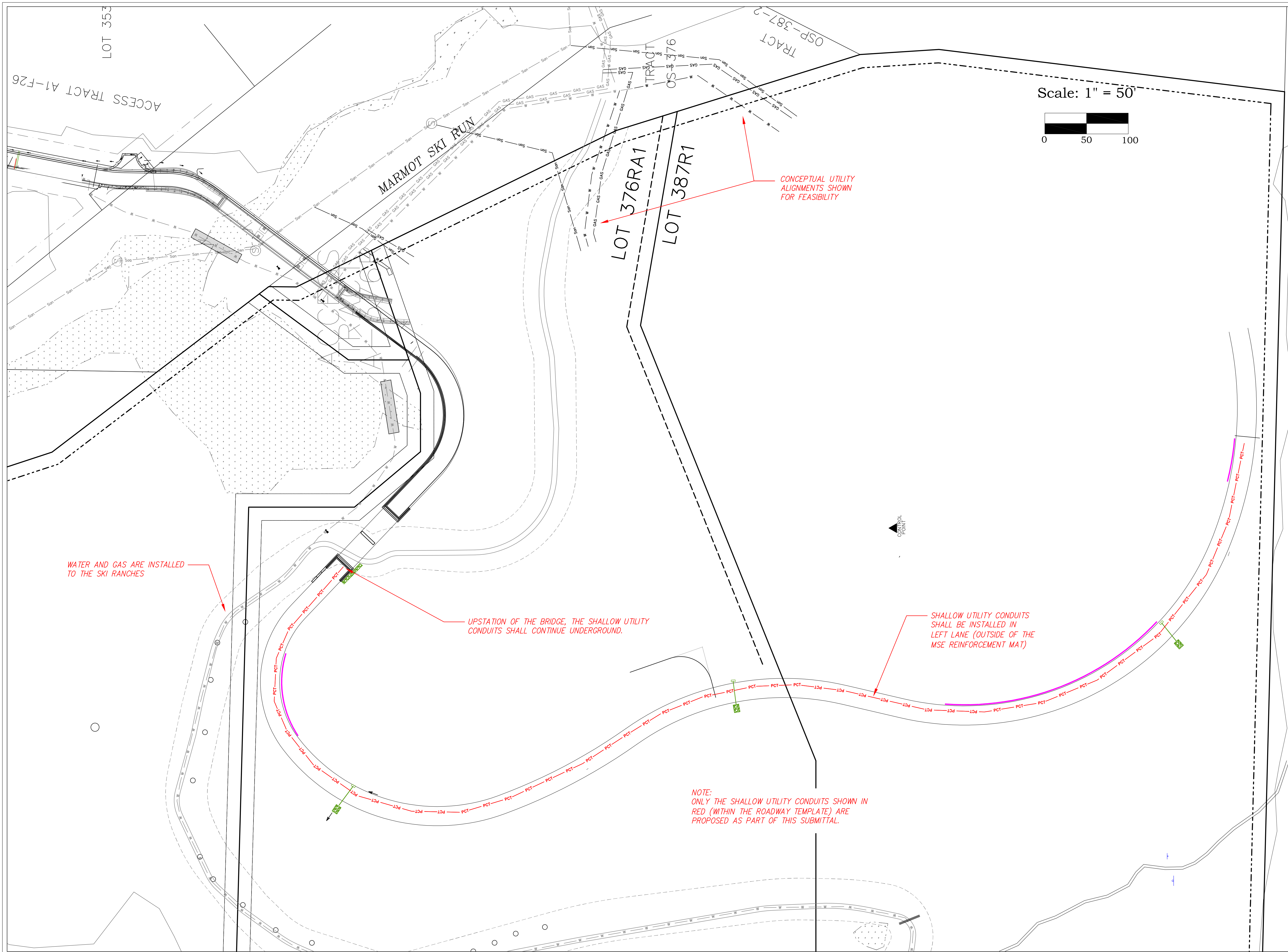


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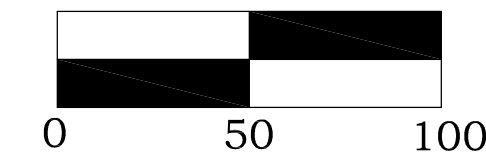
YBR Project
Conceptual
Master Utility Plan

Scale: 1" = 50'

C11



Scale: 1" = 50'



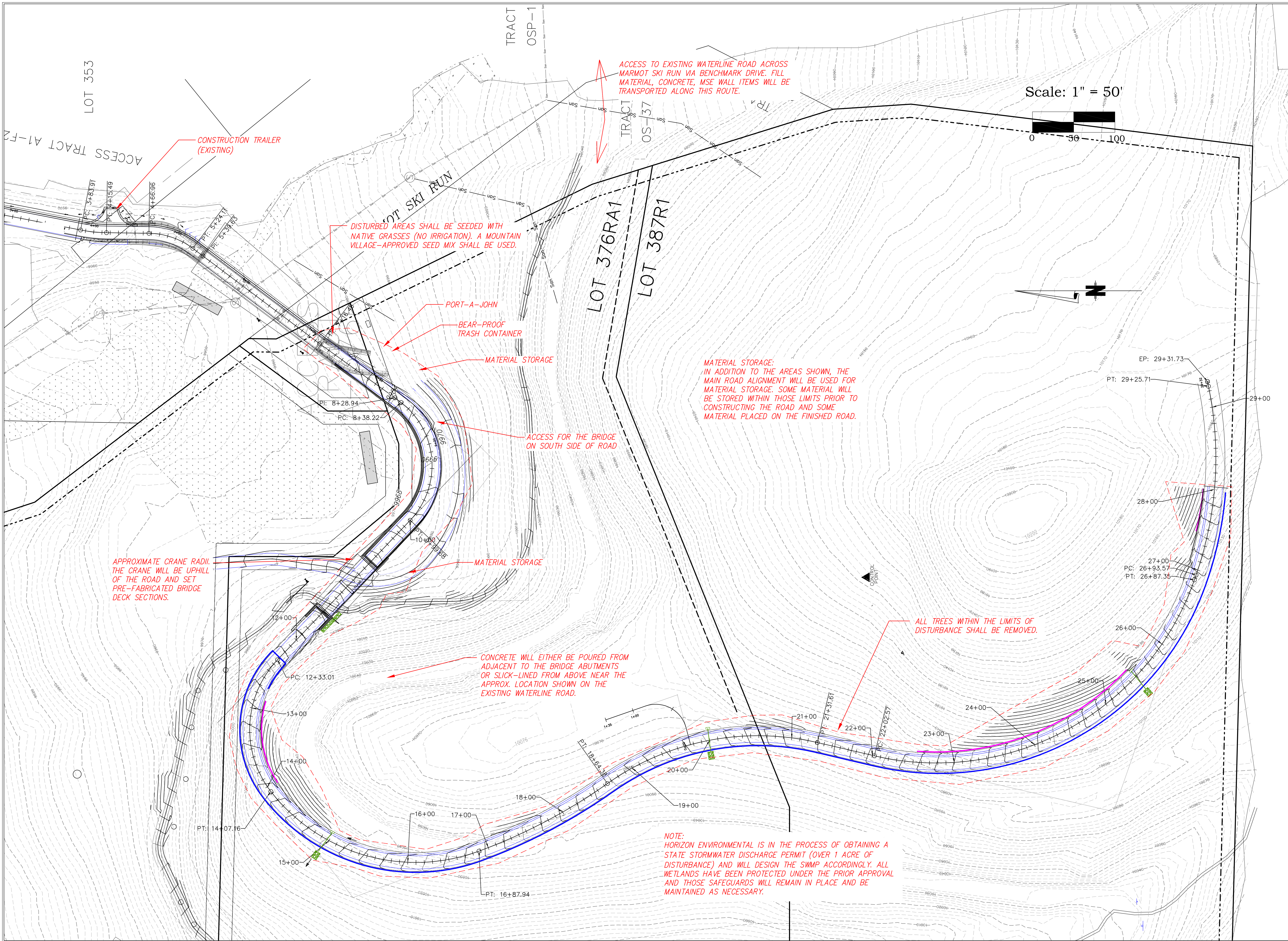
CONCEPTUAL UTILITY
ALIGNMENTS SHOWN
FOR FEASIBILITY

WATER AND GAS ARE INSTALLED
TO THE SKI RANCHES

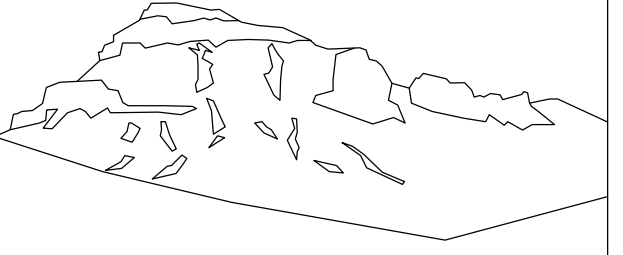
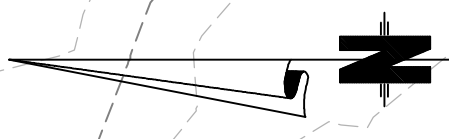
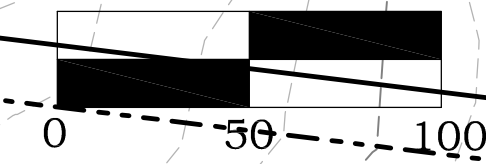
UPSTATION OF THE BRIDGE, THE SHALLOW UTILITY
CONDUITS SHALL CONTINUE UNDERGROUND.

SHALLOW UTILITY CONDUITS
SHALL BE INSTALLED IN
LEFT LANE (OUTSIDE OF THE
MSE REINFORCEMENT MAT)

NOTE:
ONLY THE SHALLOW UTILITY CONDUITS SHOWN IN
RED (WITHIN THE ROADWAY TEMPLATE) ARE
PROPOSED AS PART OF THIS SUBMITTAL.



Scale: 1" = 50'

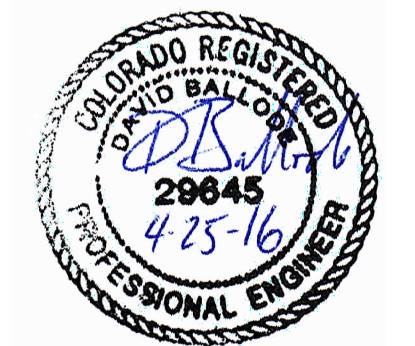


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Lots 387R1
and 376RA1
Mtn. Village, CO

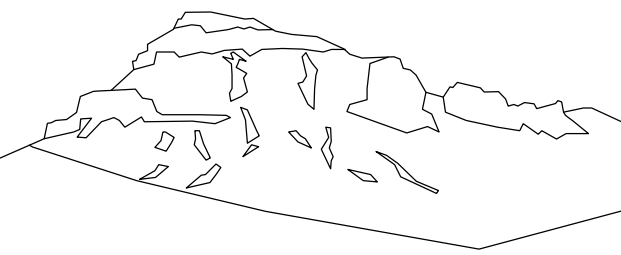


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YBR Project
Driveway
Construction
Mitigation Plan

Scale: 1" = 50'

C12



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Lots 387R1
and 376RA1

Mtn. Village, CO



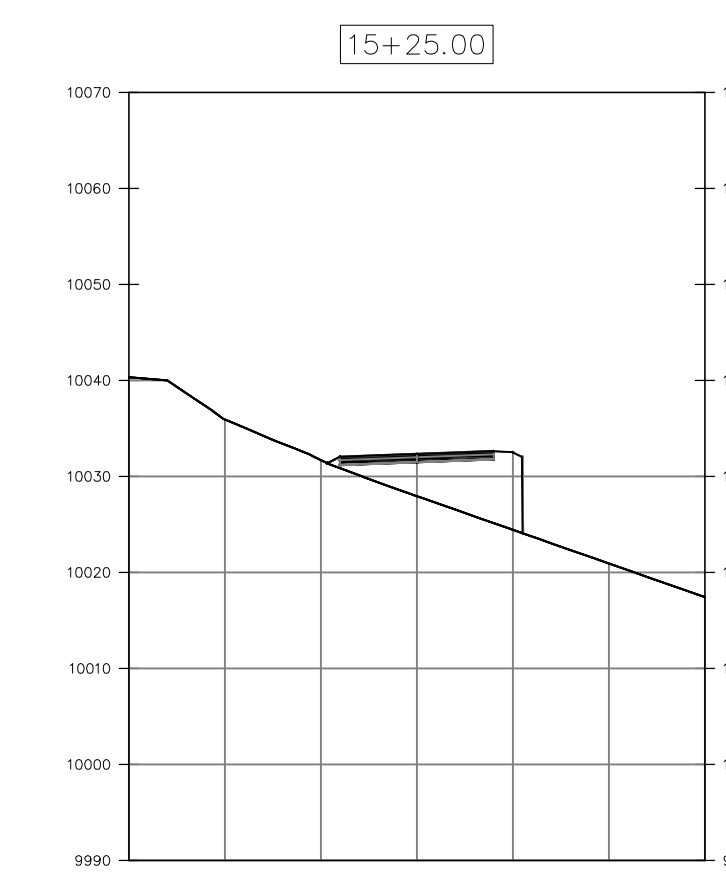
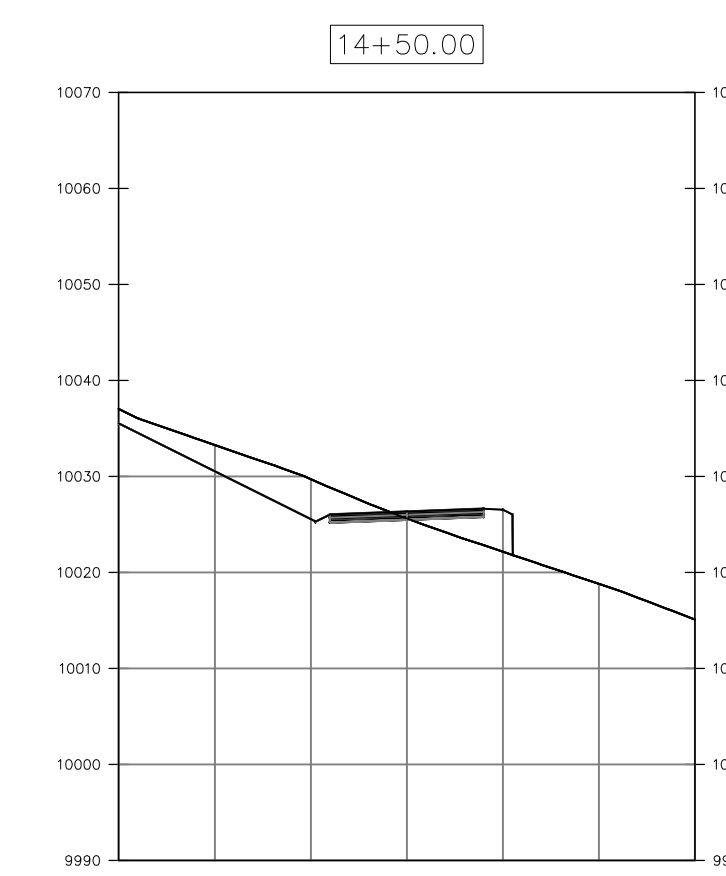
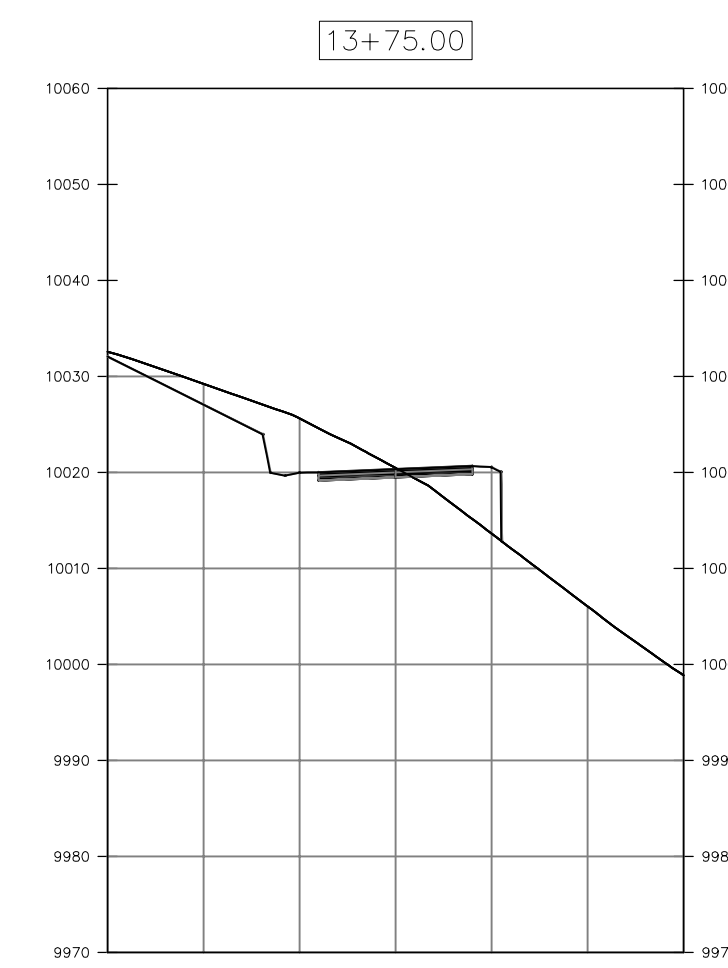
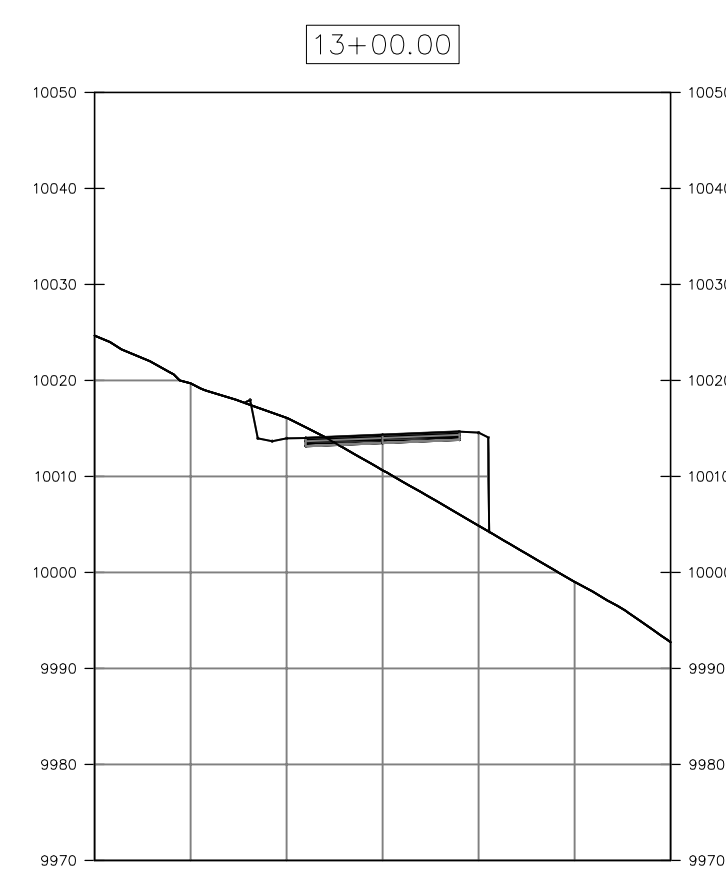
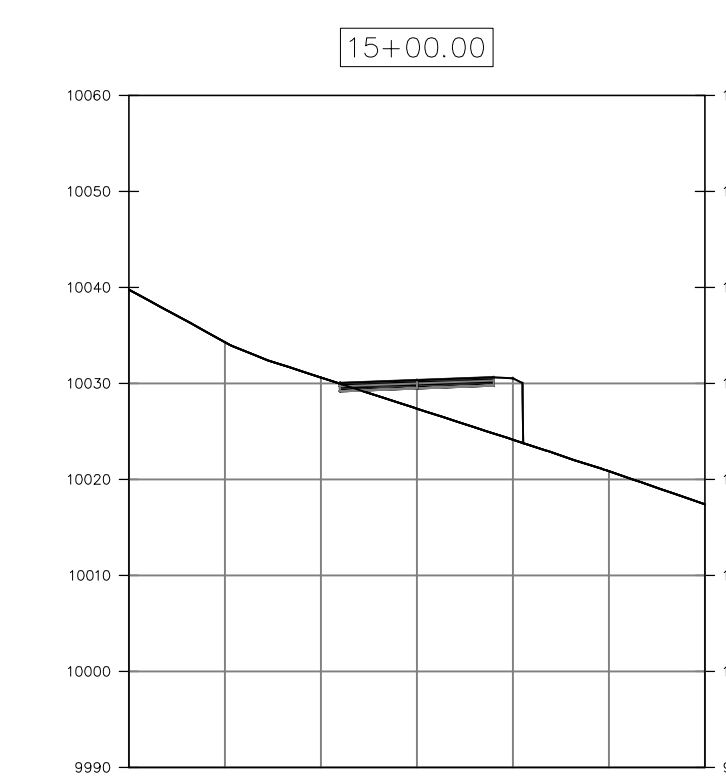
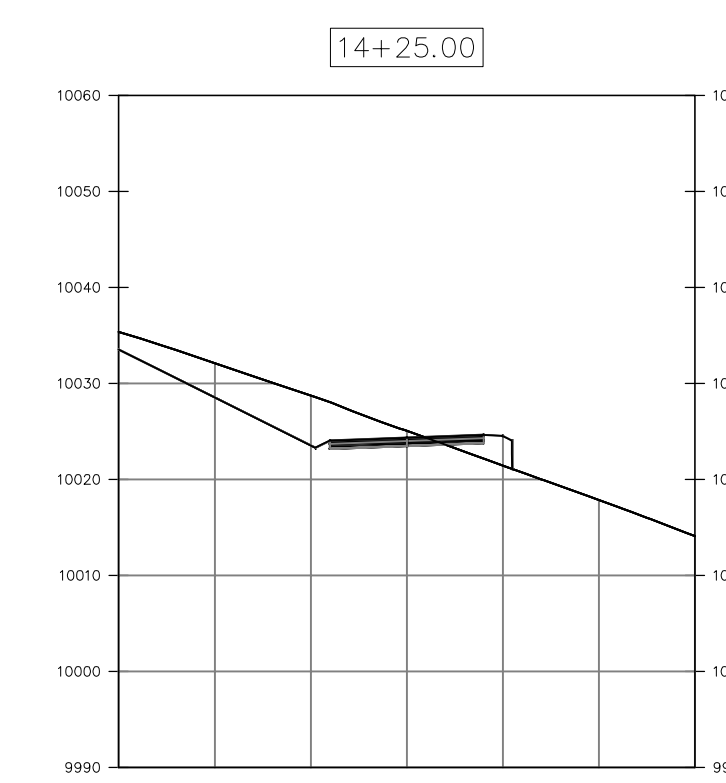
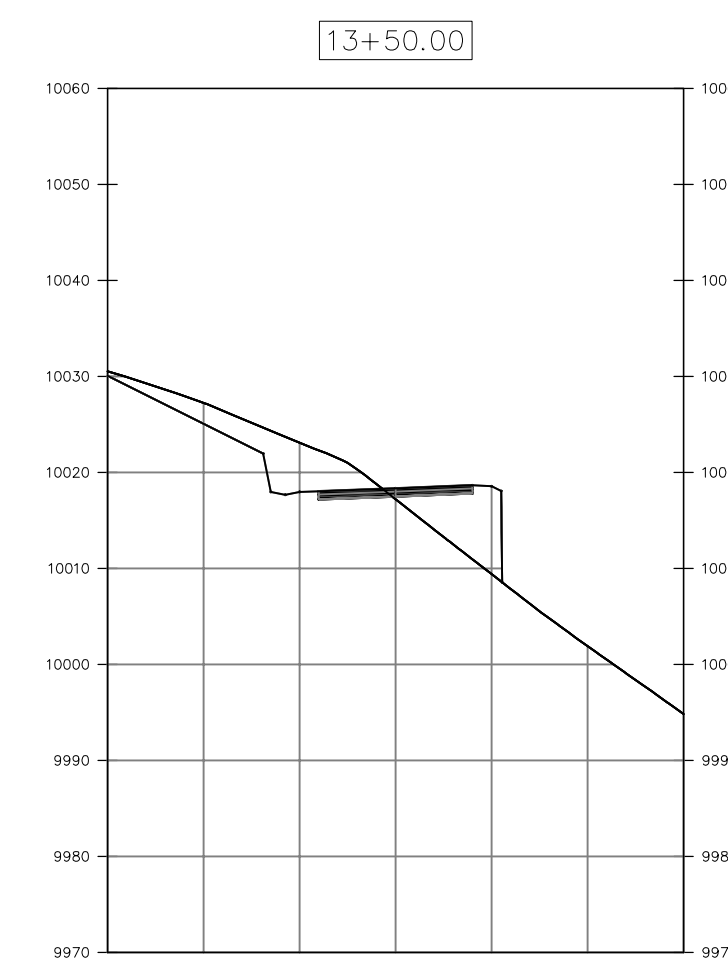
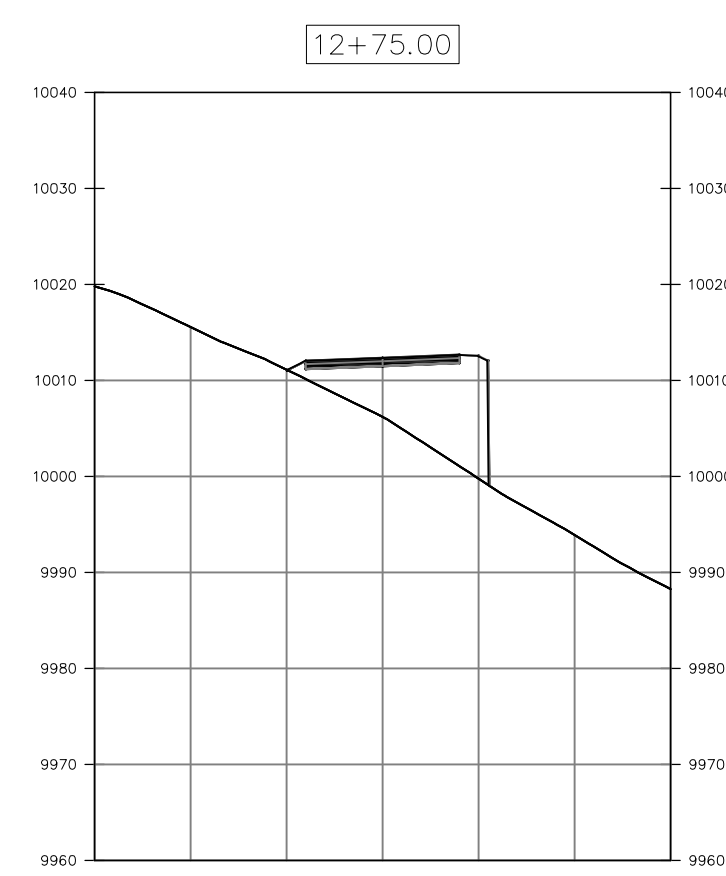
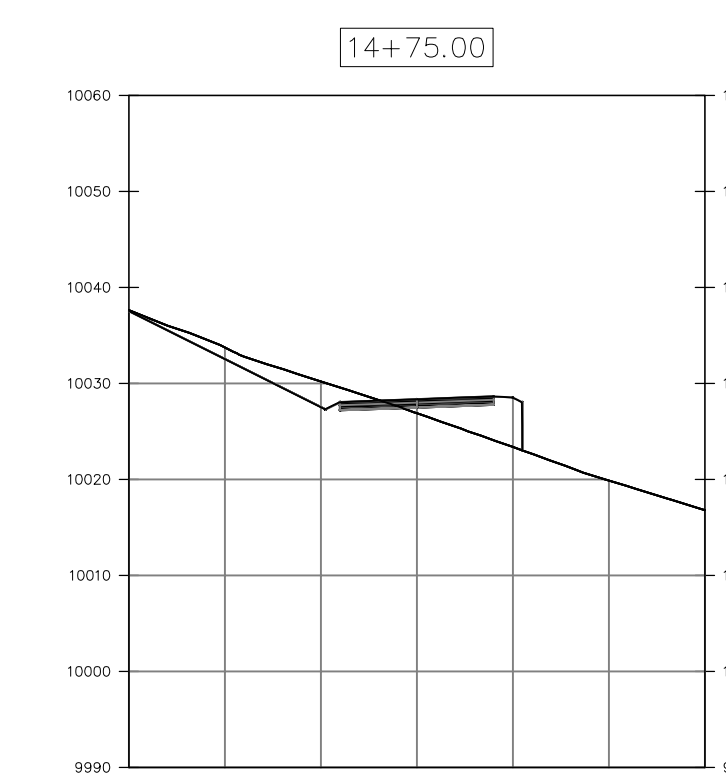
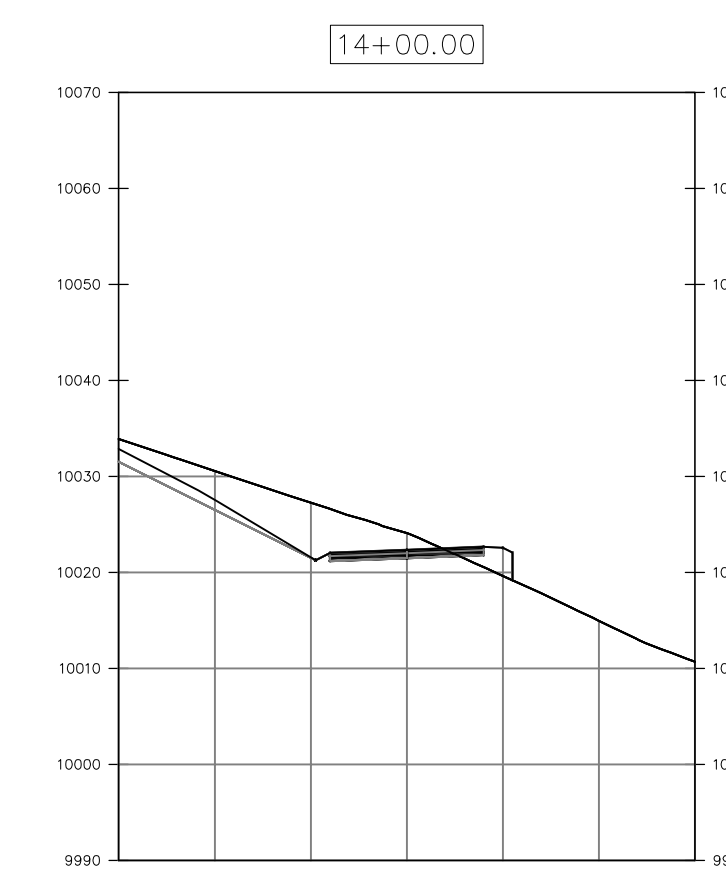
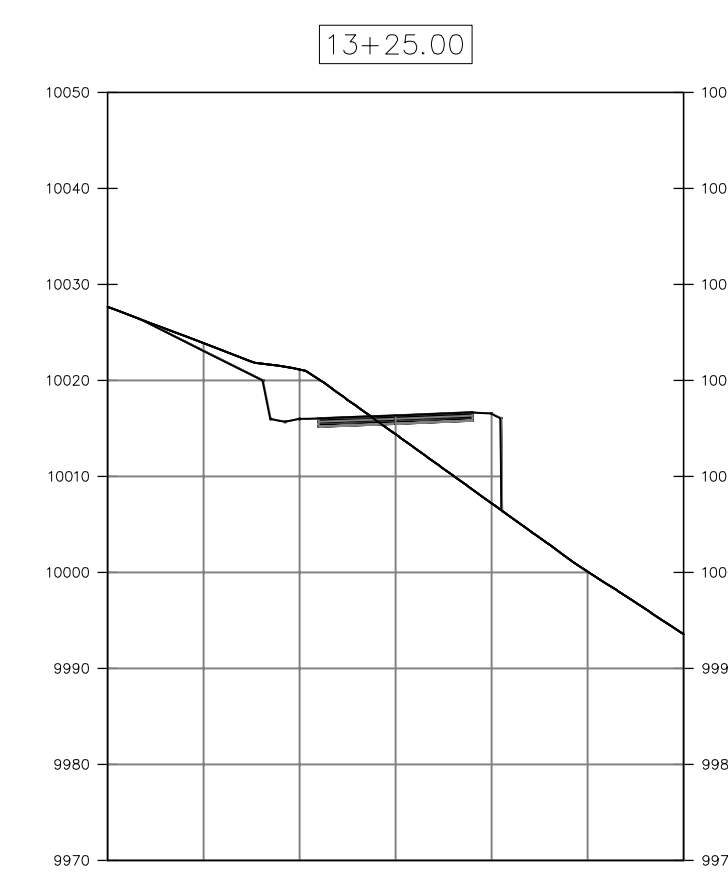
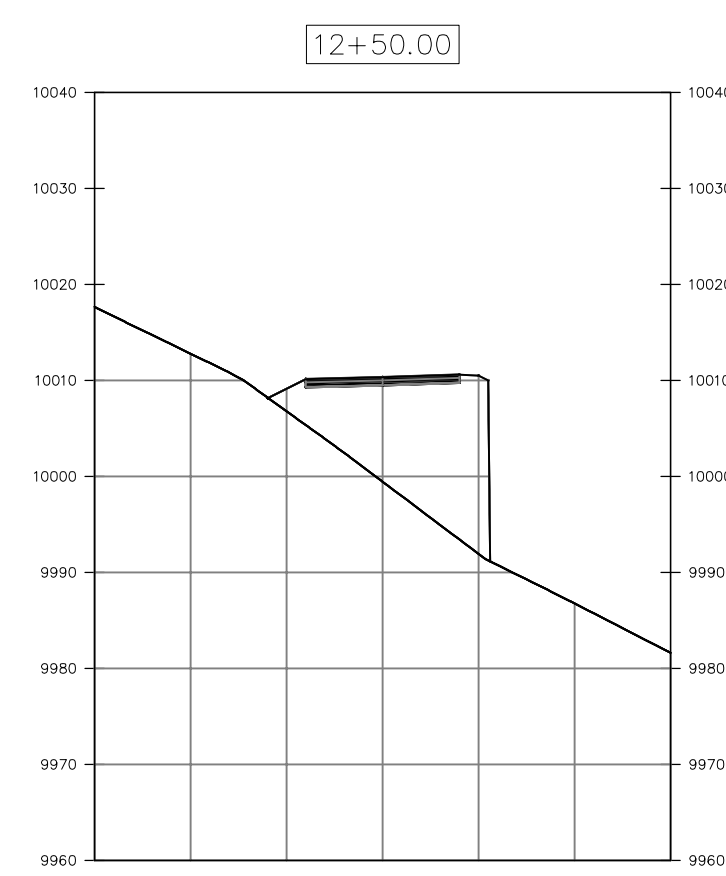
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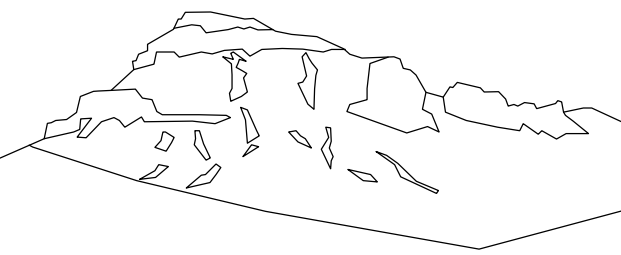
YBR Project

Driveway
Sections

Scale: 1" = 20'

C13





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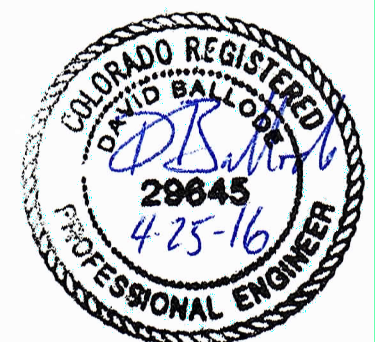
SUBMISSIONS:

DRB

2016-04-25

Lots 387R1
and 376RA1

Mtn. Village, CO



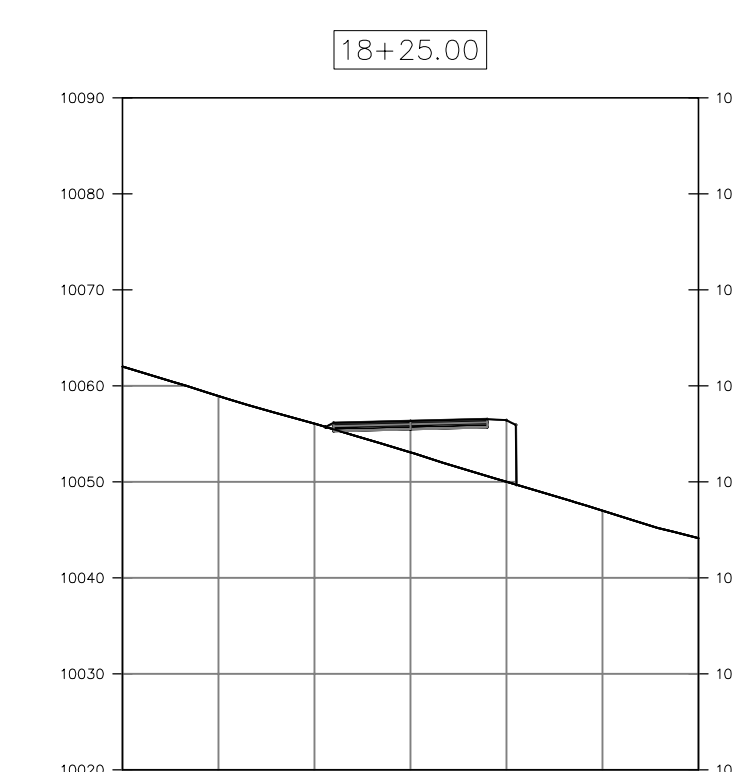
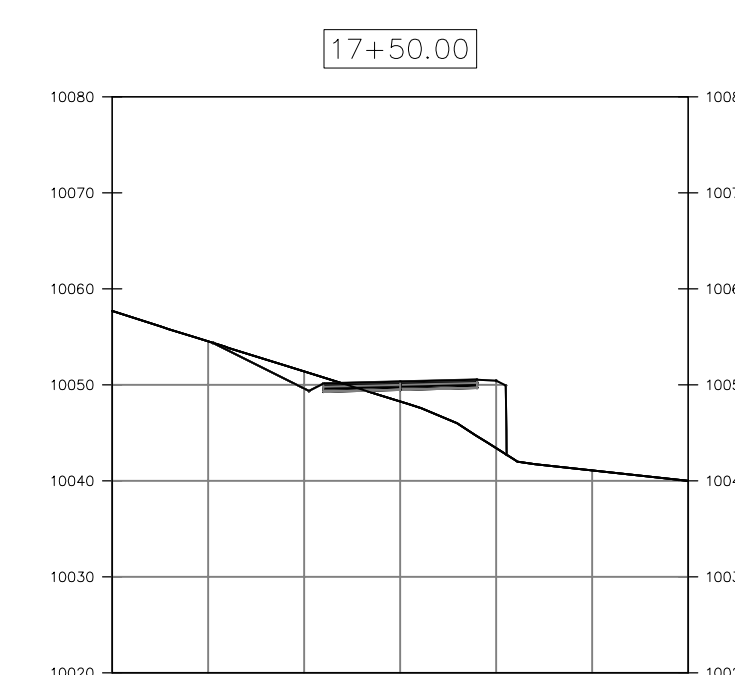
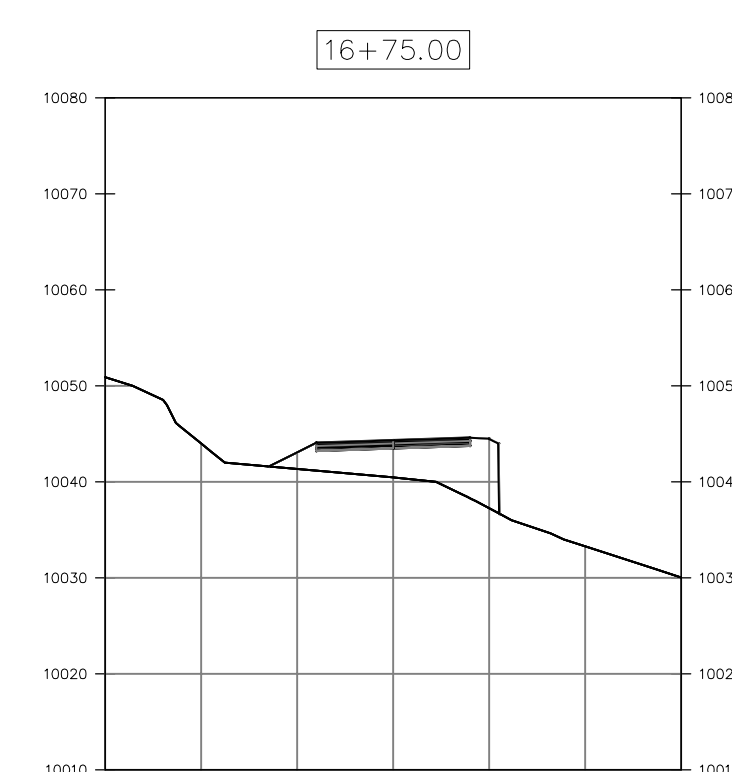
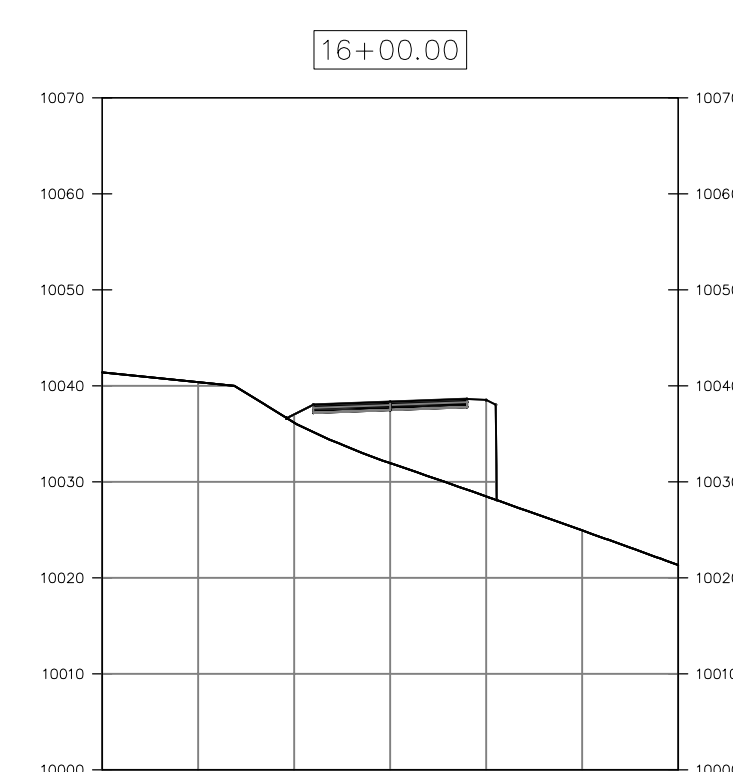
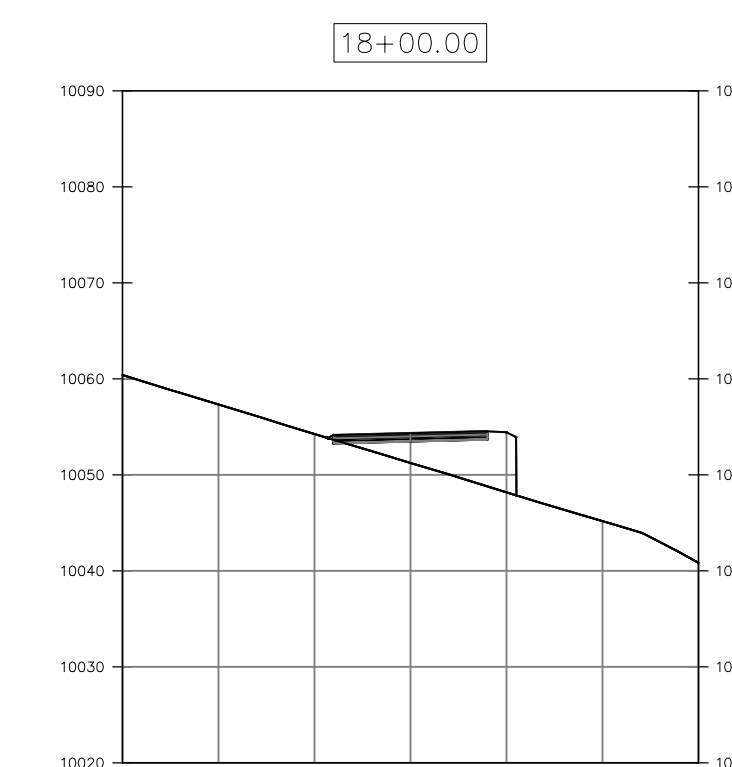
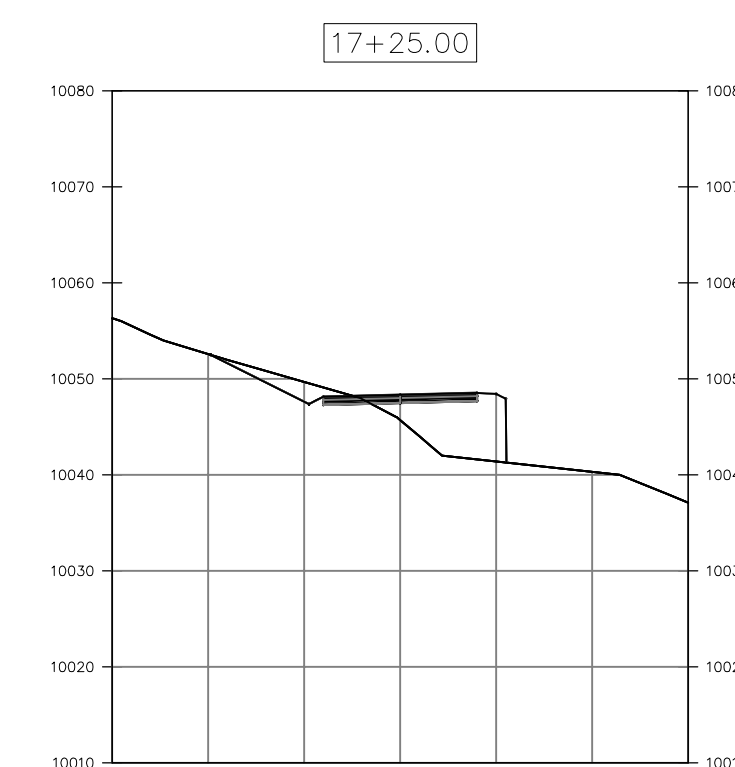
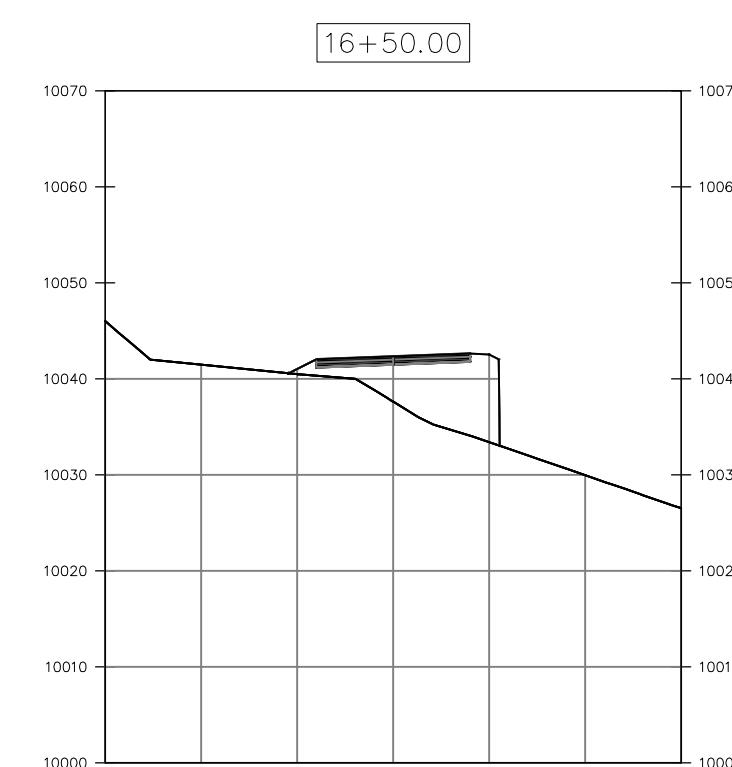
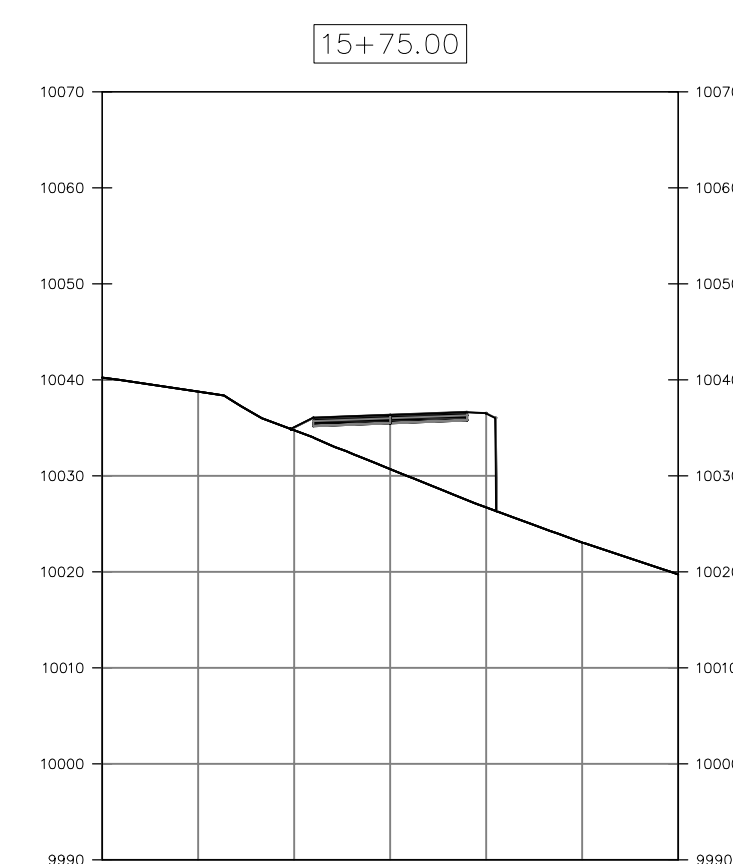
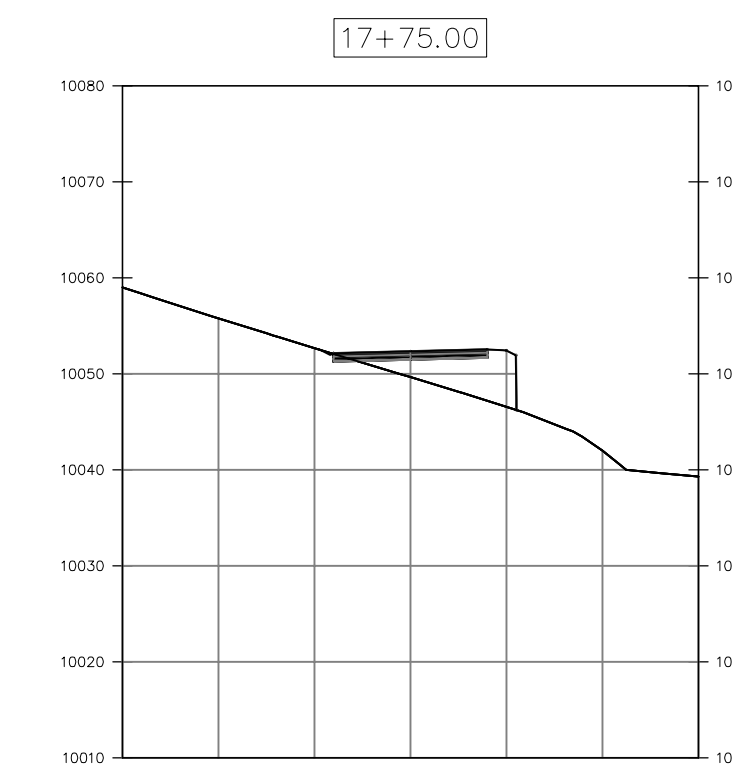
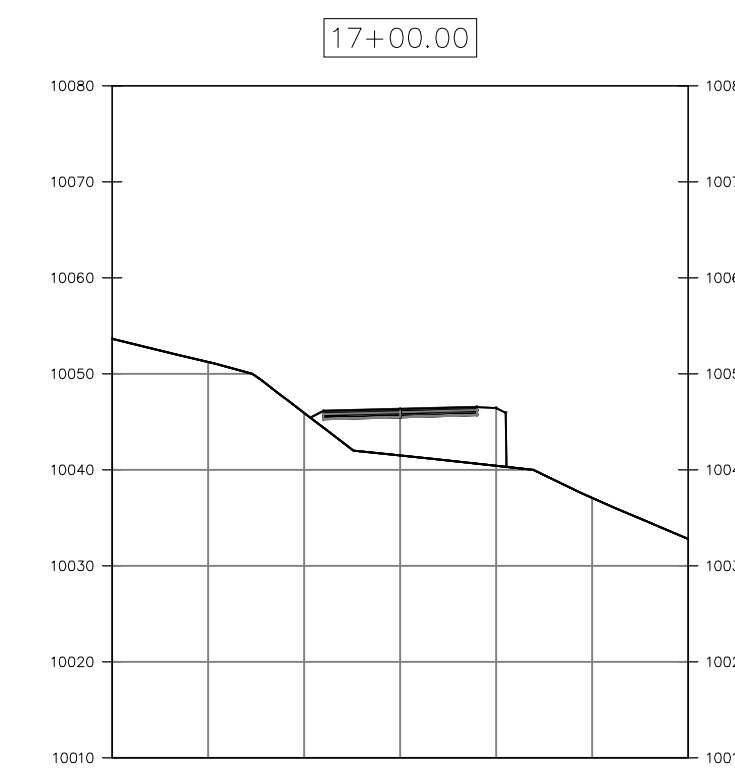
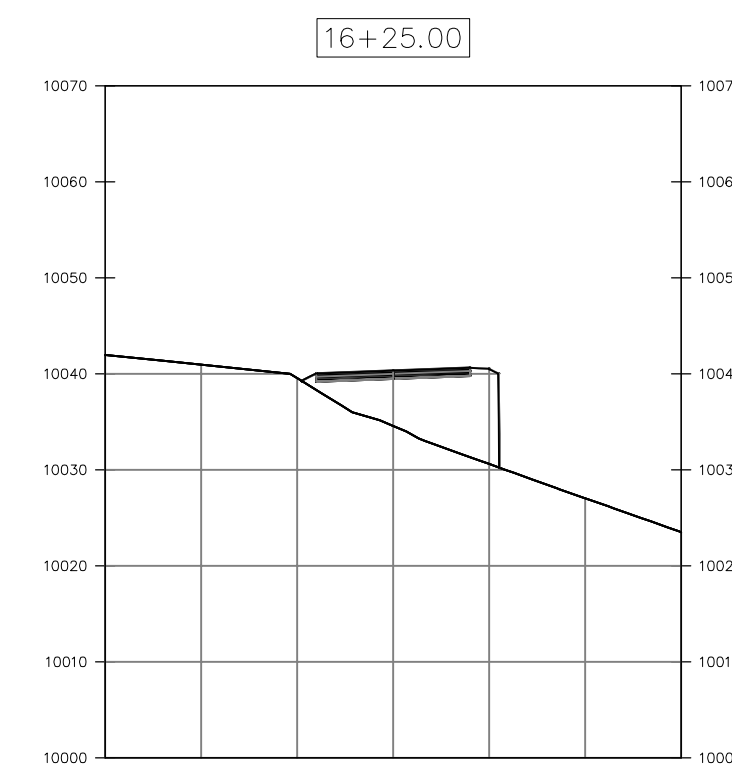
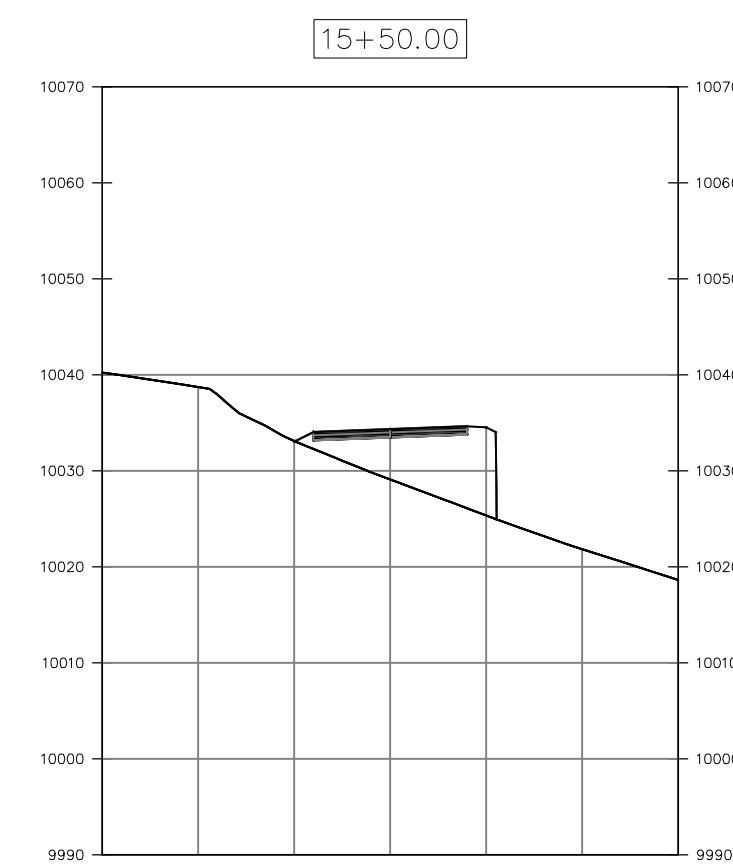
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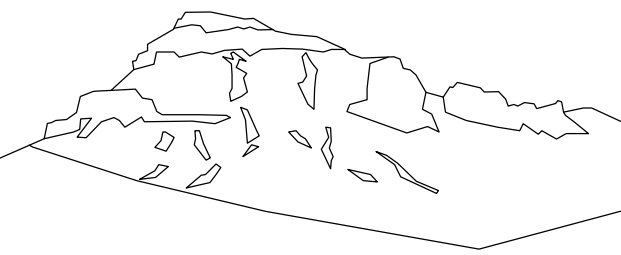
YBR Project

Driveway
Sections

Scale: 1" = 20'

C14





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and 376RA1
Mtn. Village, CO



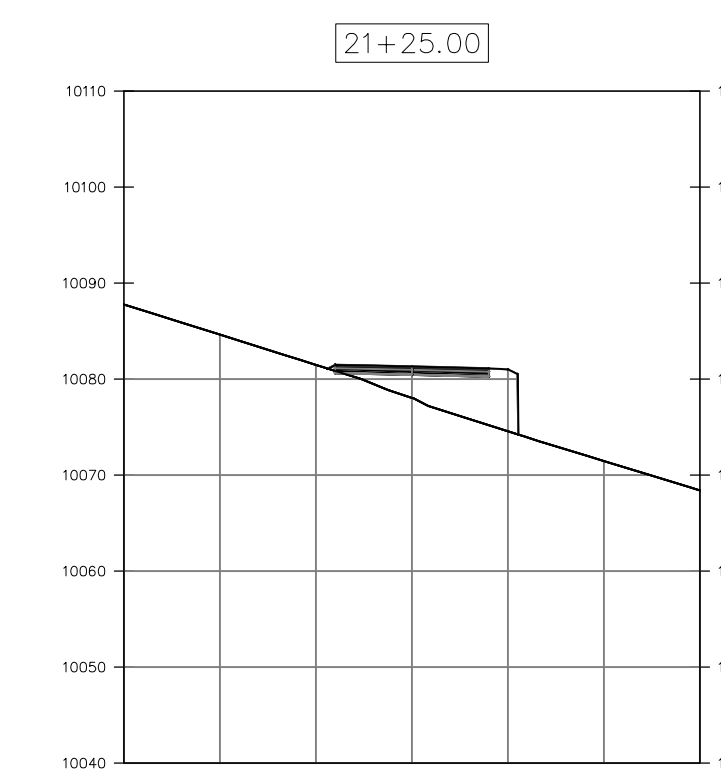
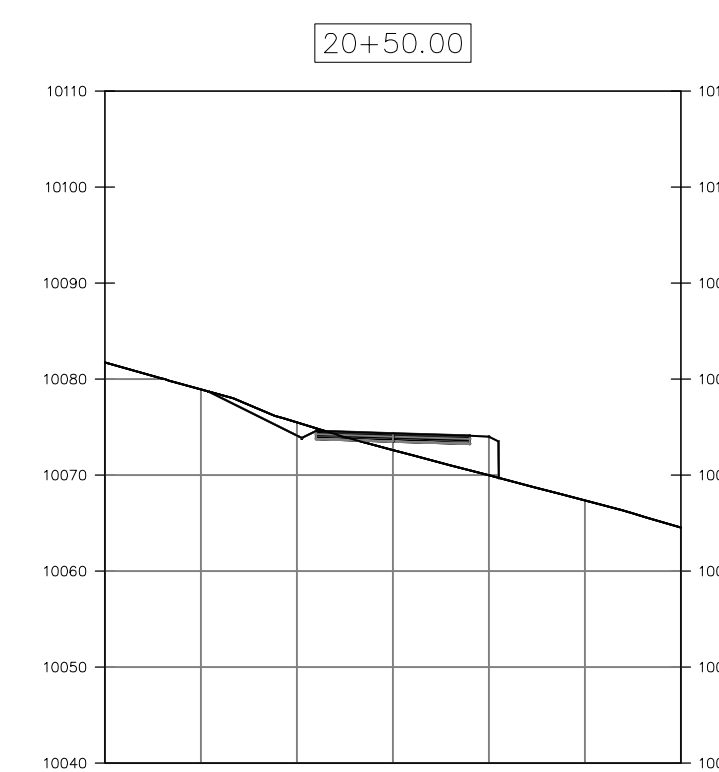
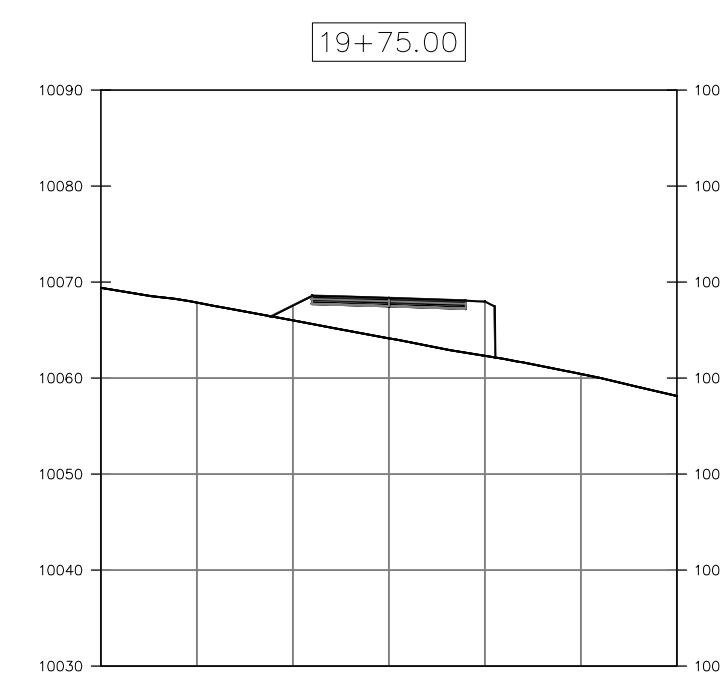
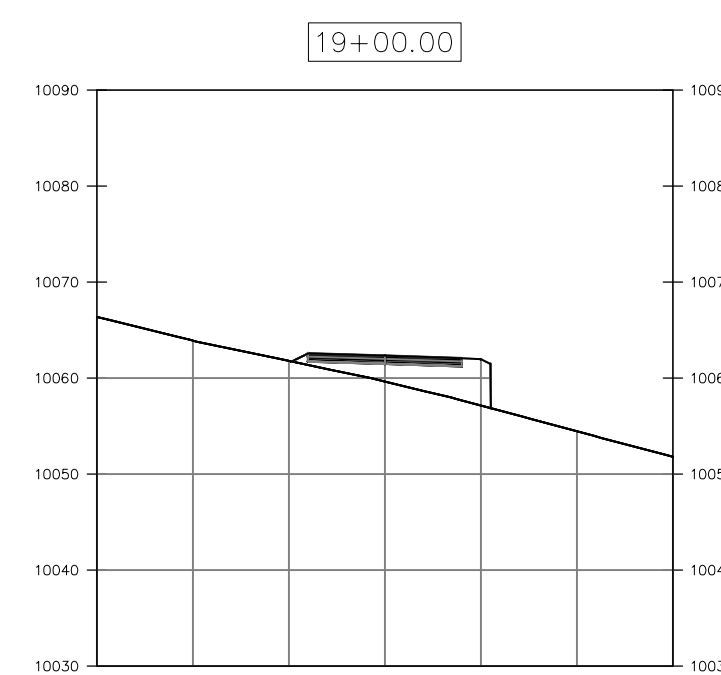
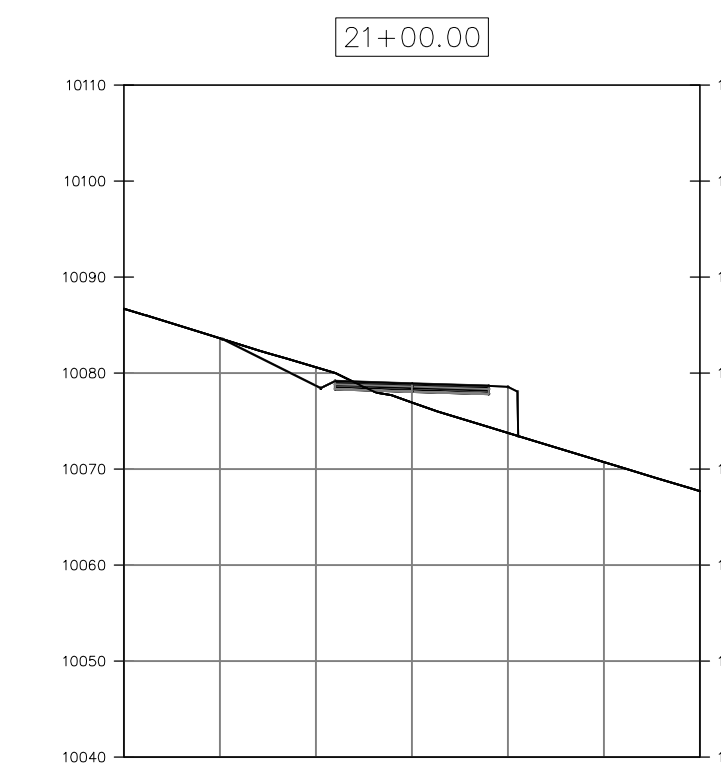
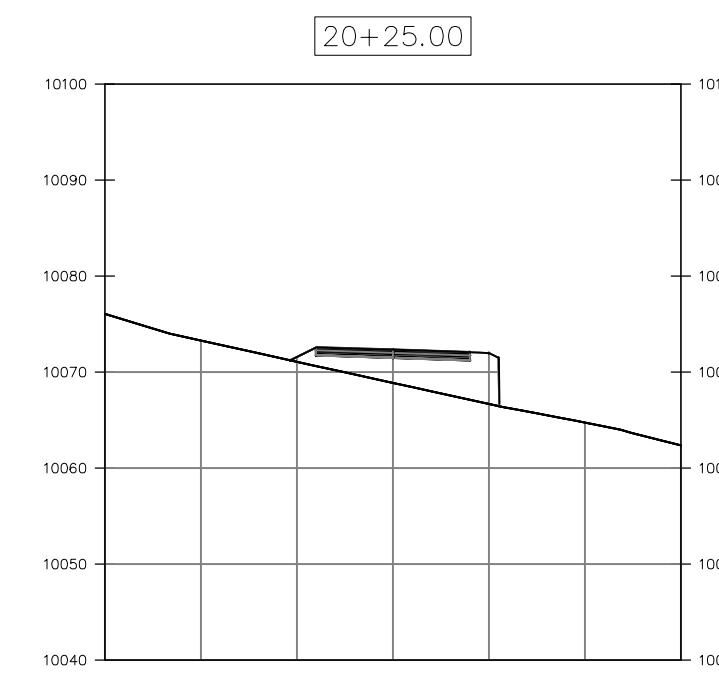
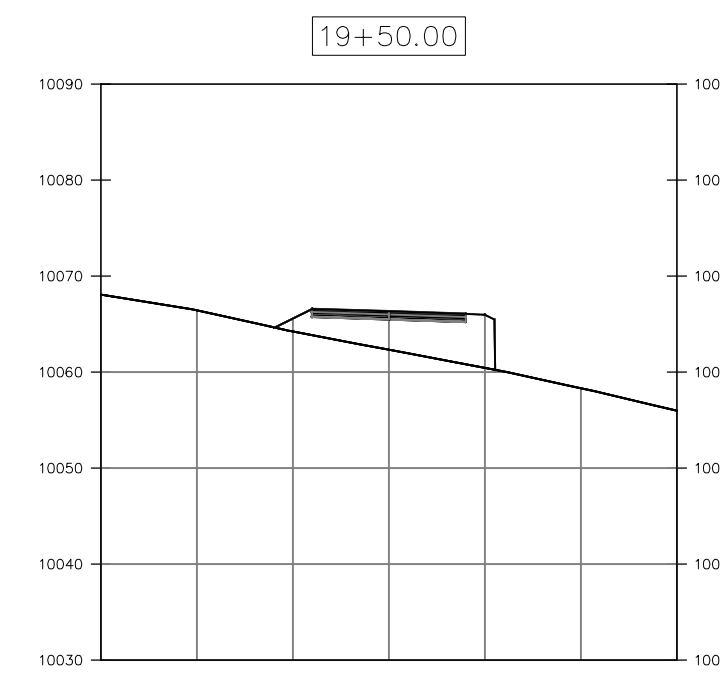
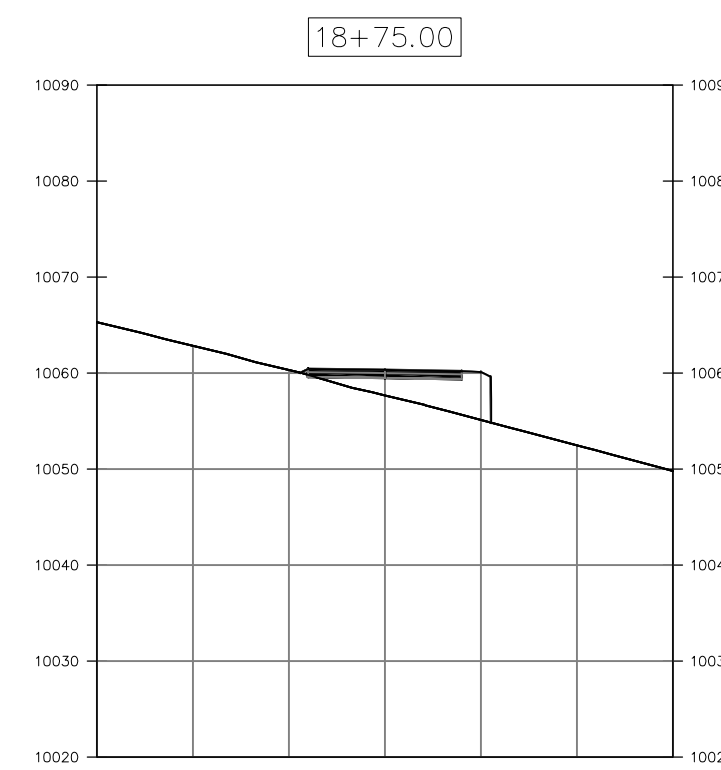
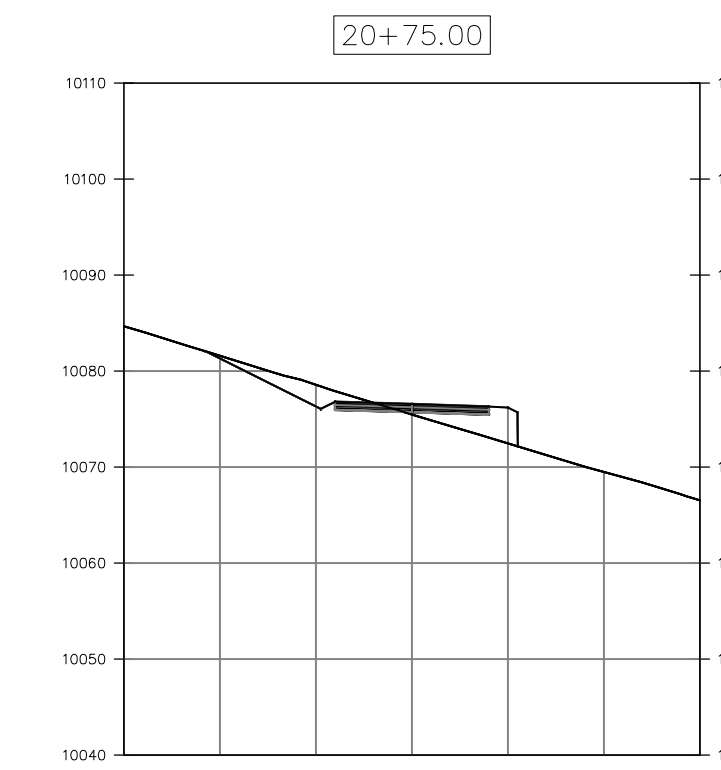
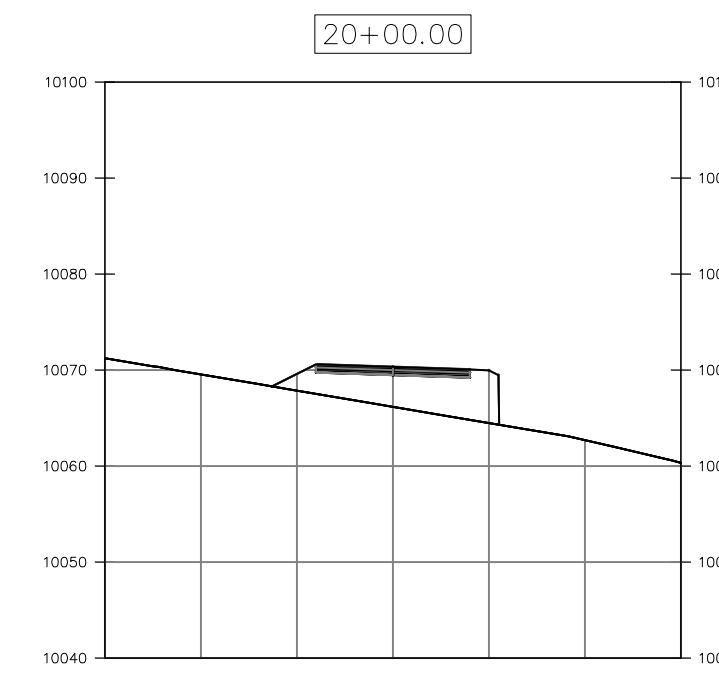
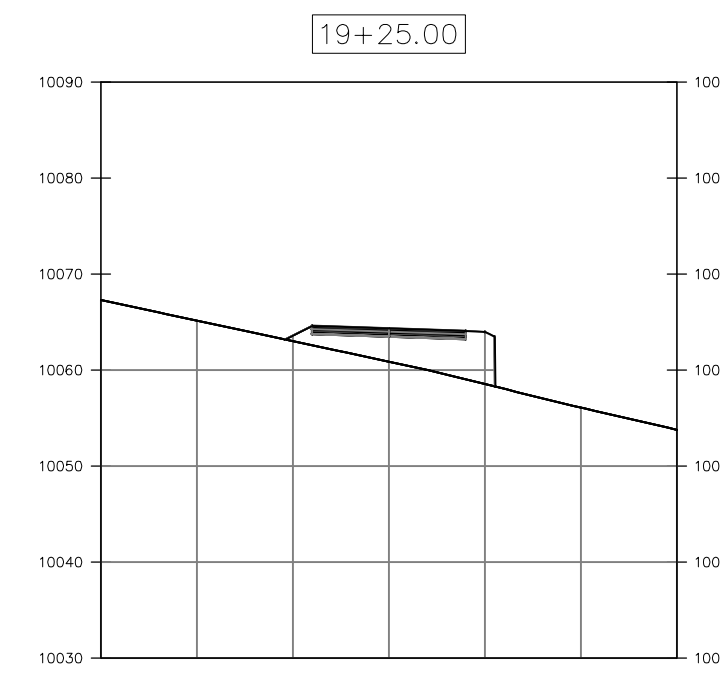
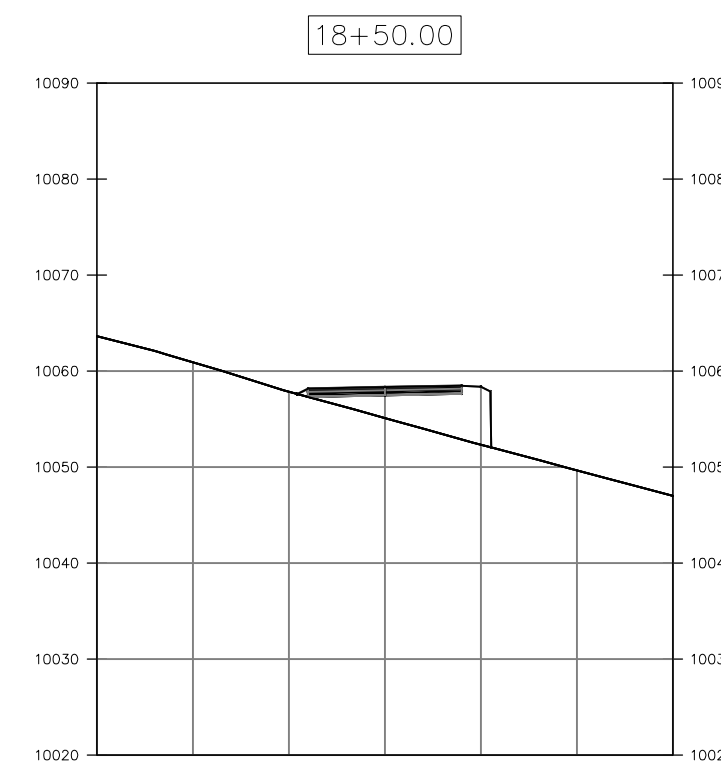
CONTRACTOR TO REVIEW AND COMPARE ALL
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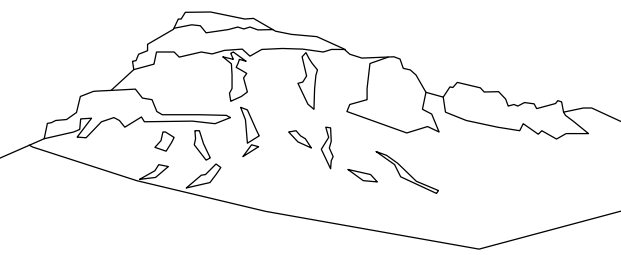
YBR Project

Driveway
Sections

Scale: 1" = 20'

C15





Uncompahgre
Engineering, LLC

P.O. Box 3945
Telluride, CO 81435
970-729-0683

SUBMISSIONS:

DRB

2016-04-25

Lots 387R1
and 376RA1

Mtn. Village, CO



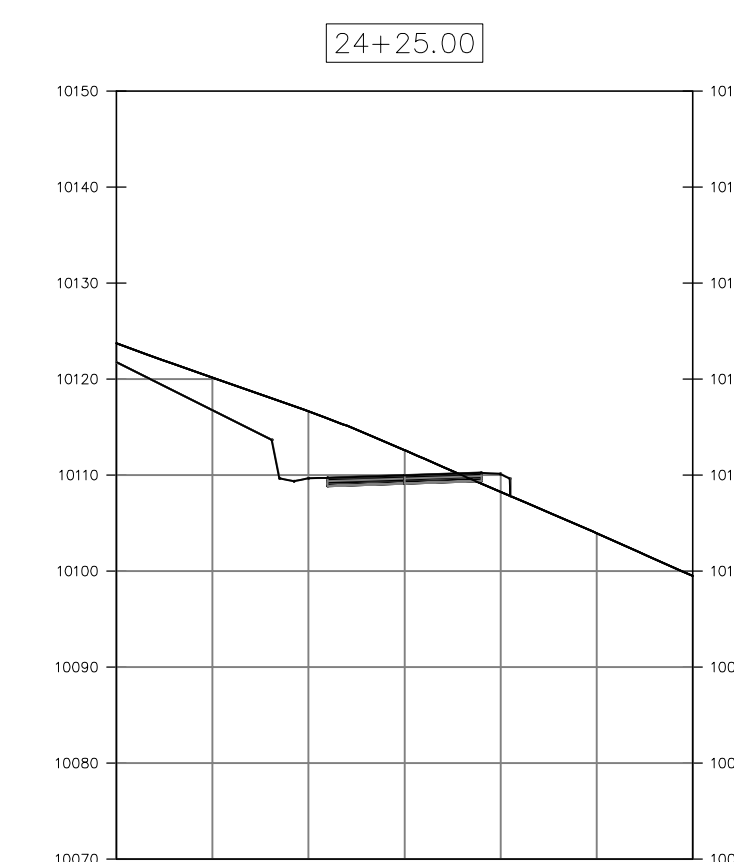
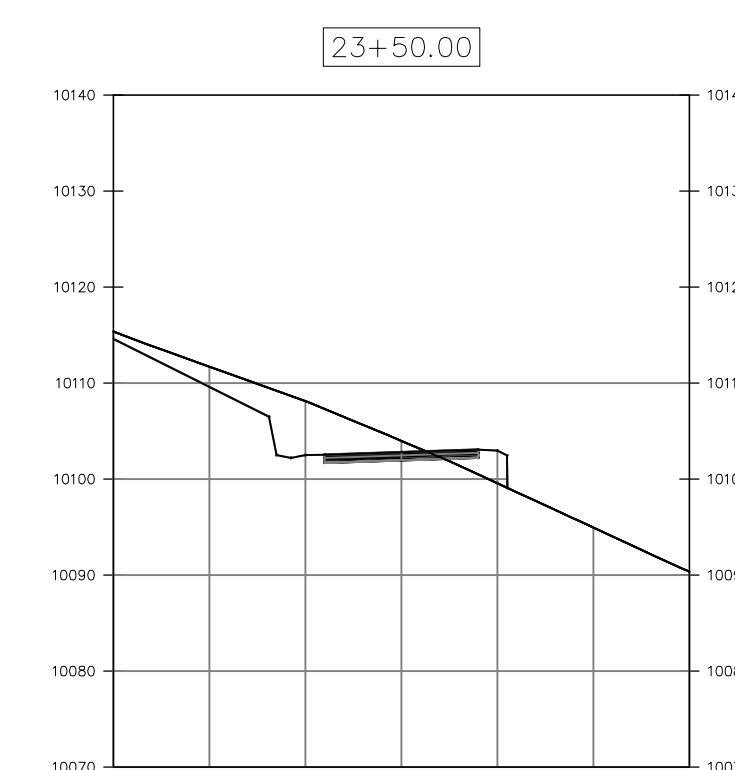
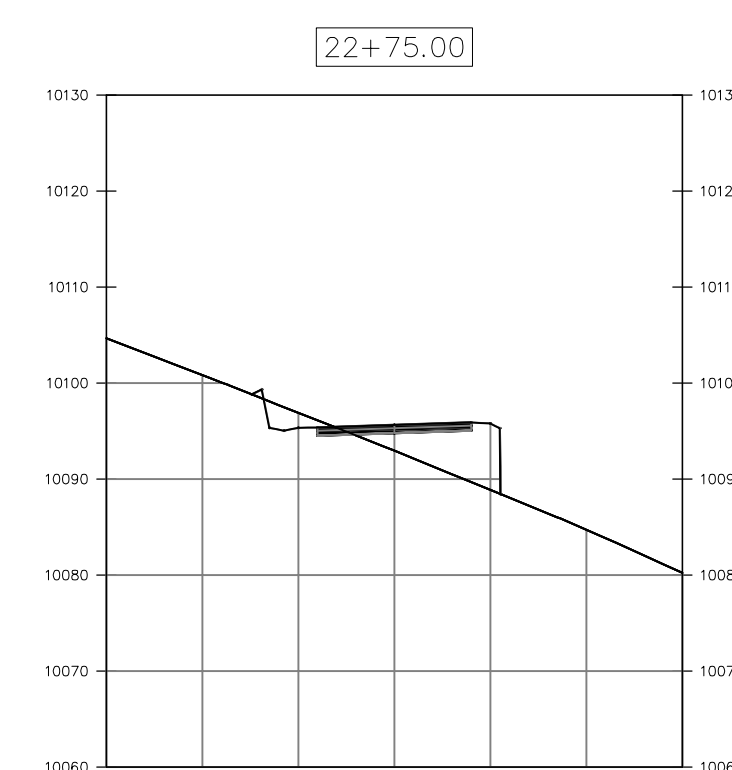
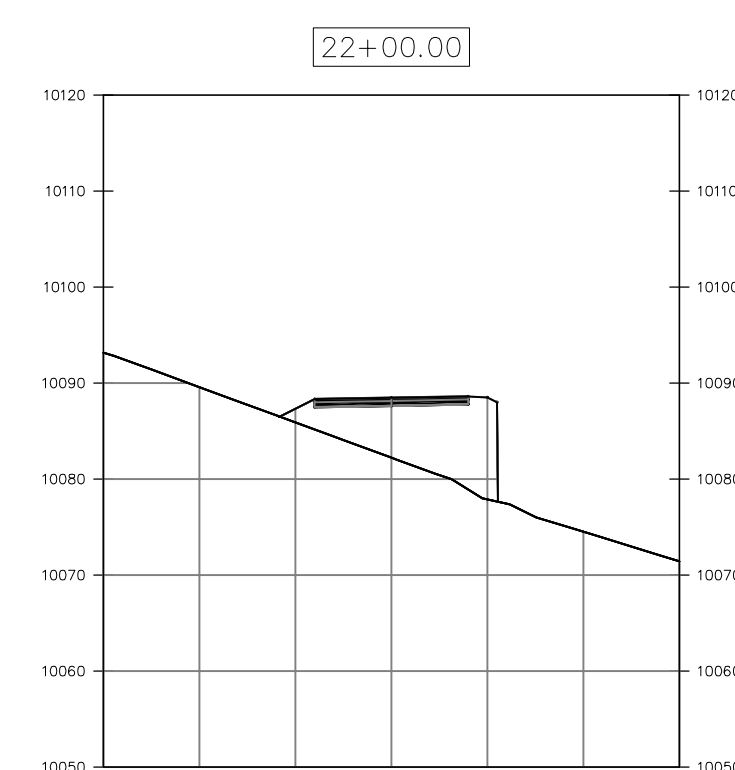
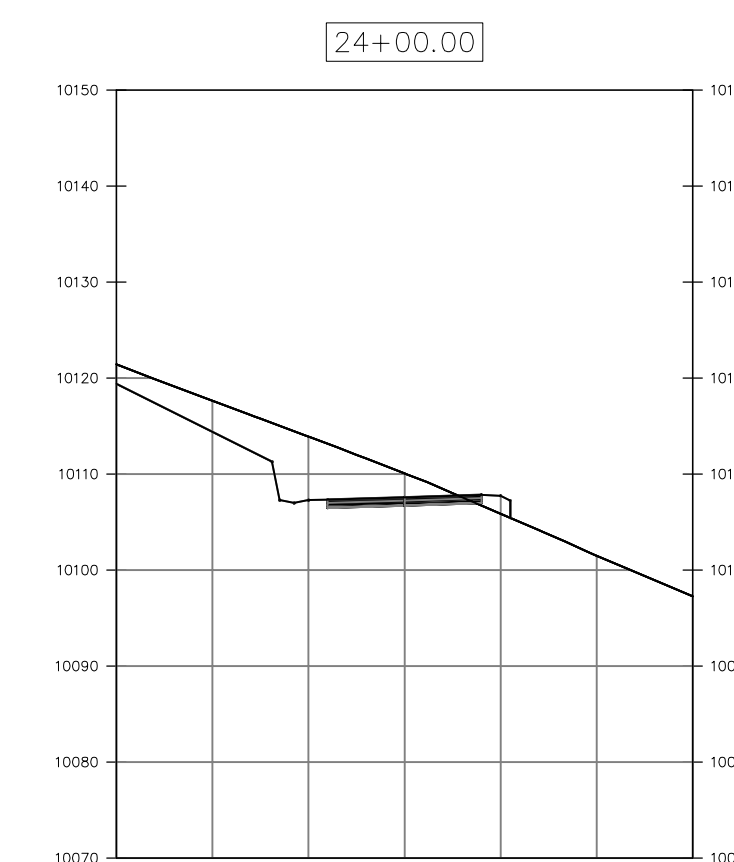
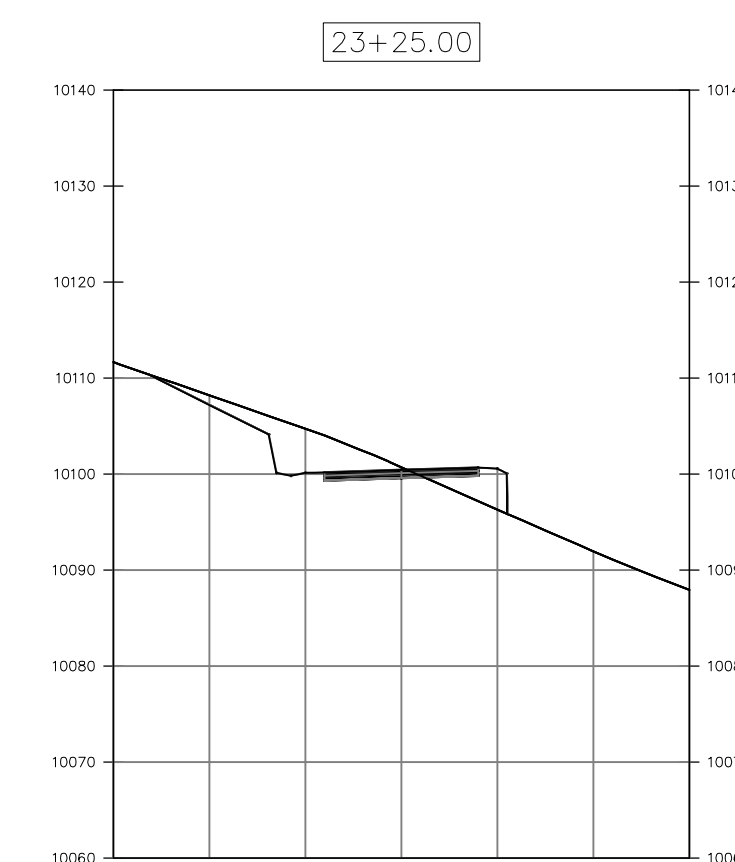
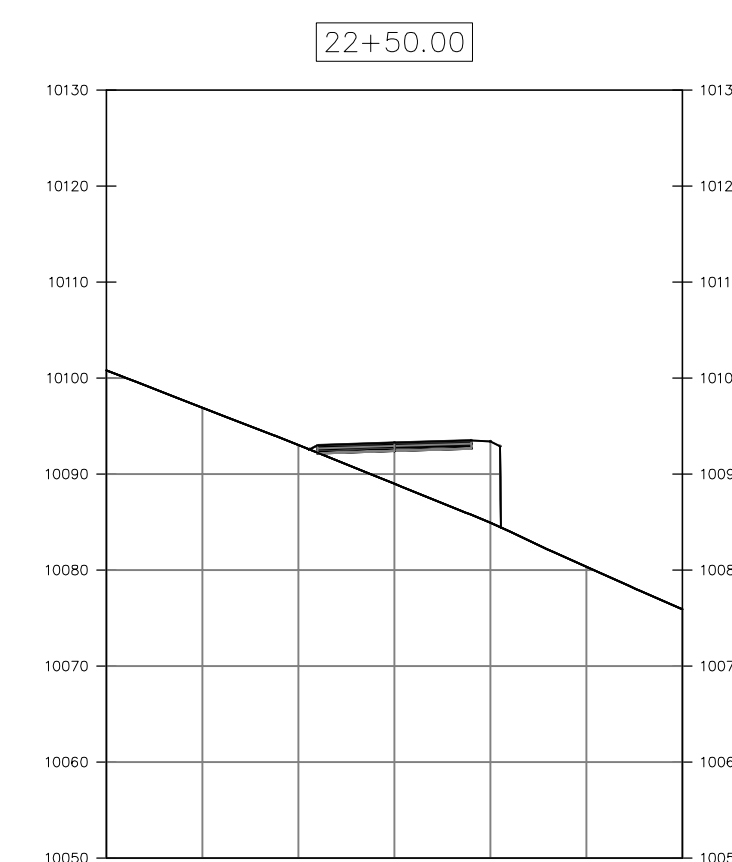
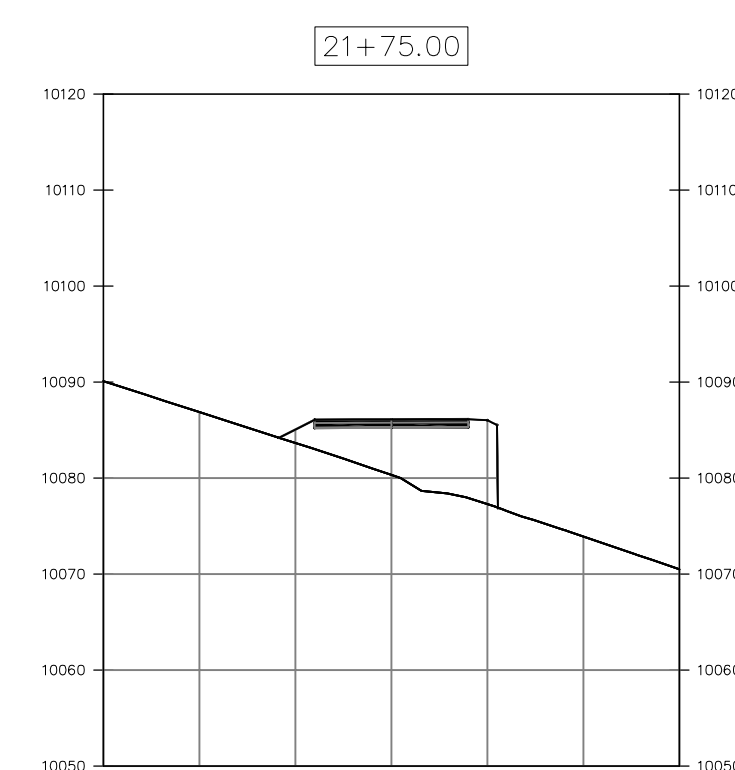
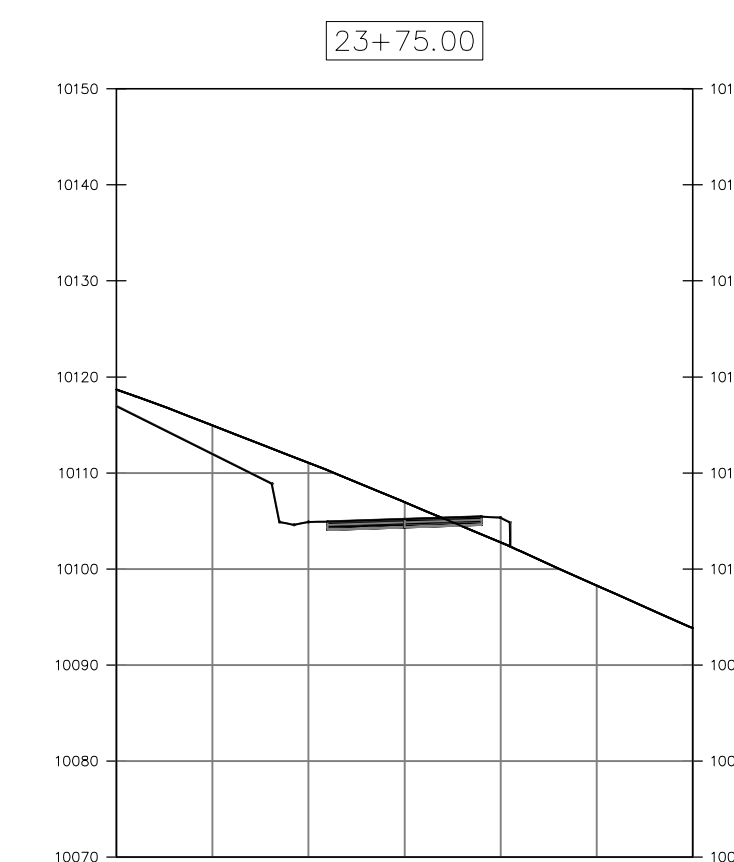
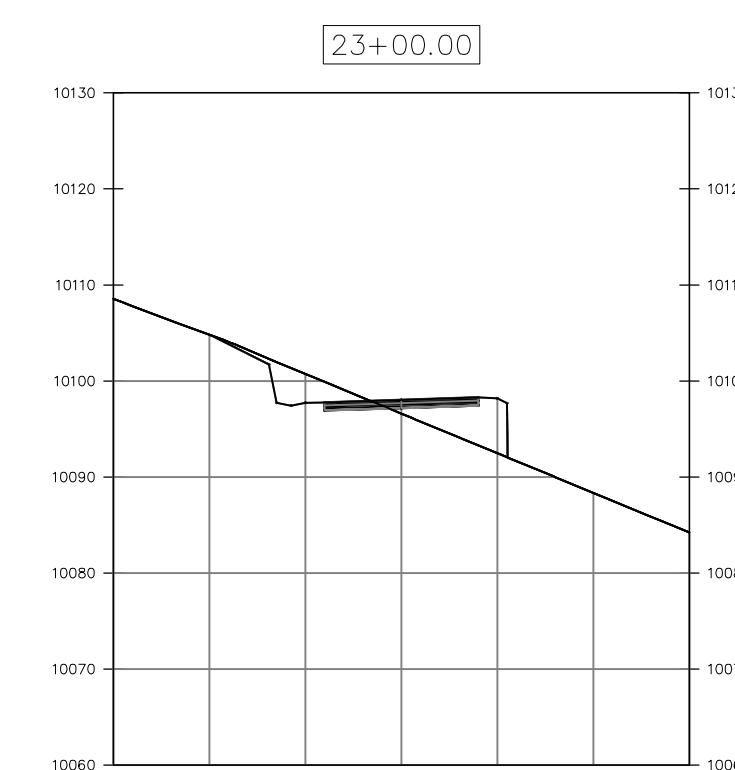
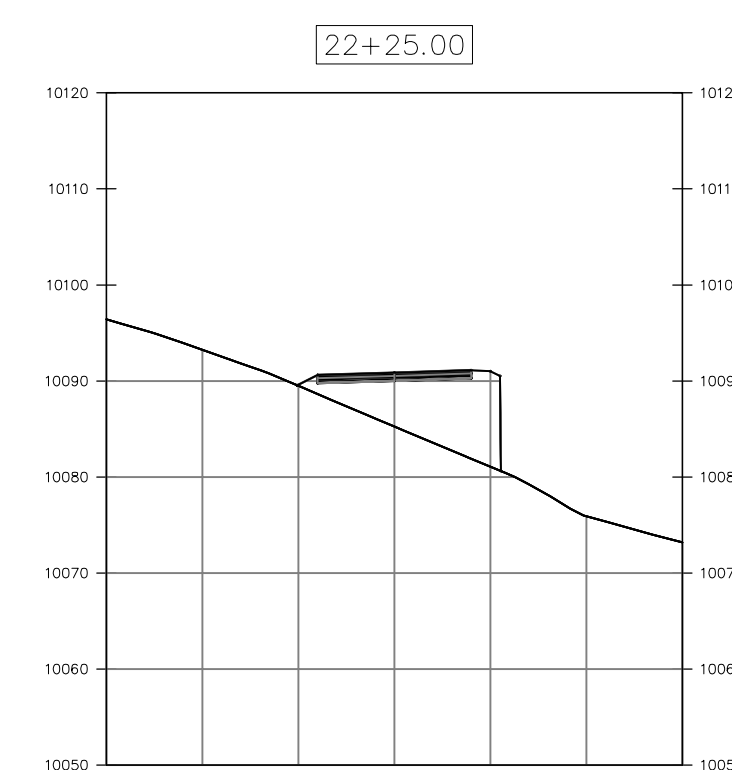
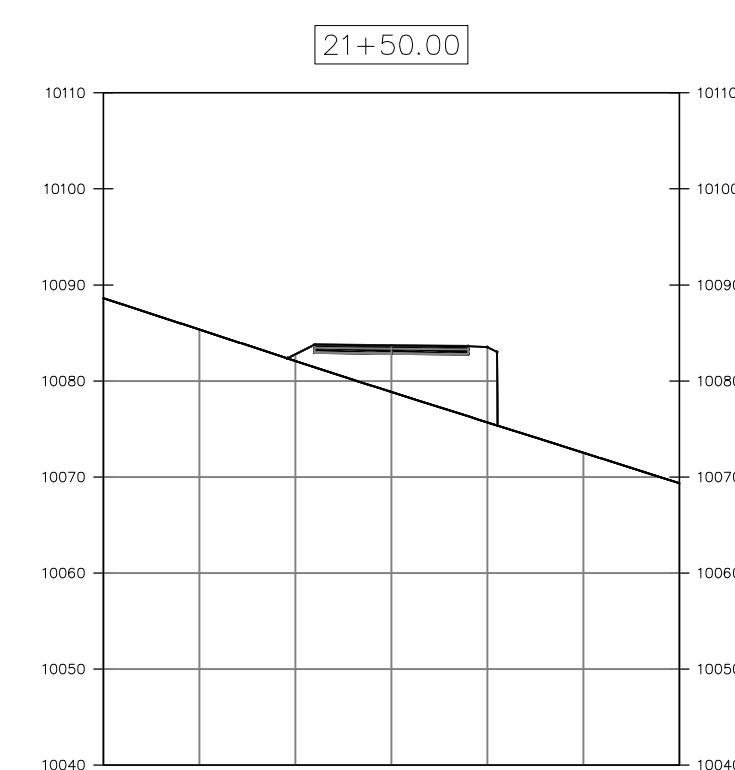
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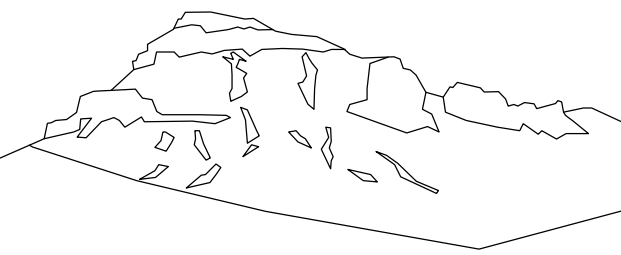
YBR Project

Driveway
Sections

Scale: 1" = 20'

C16





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SUBMISSIONS:

DRB 2016-04-25

Lots 387R1
and 376RA1

Mtn. Village, CO



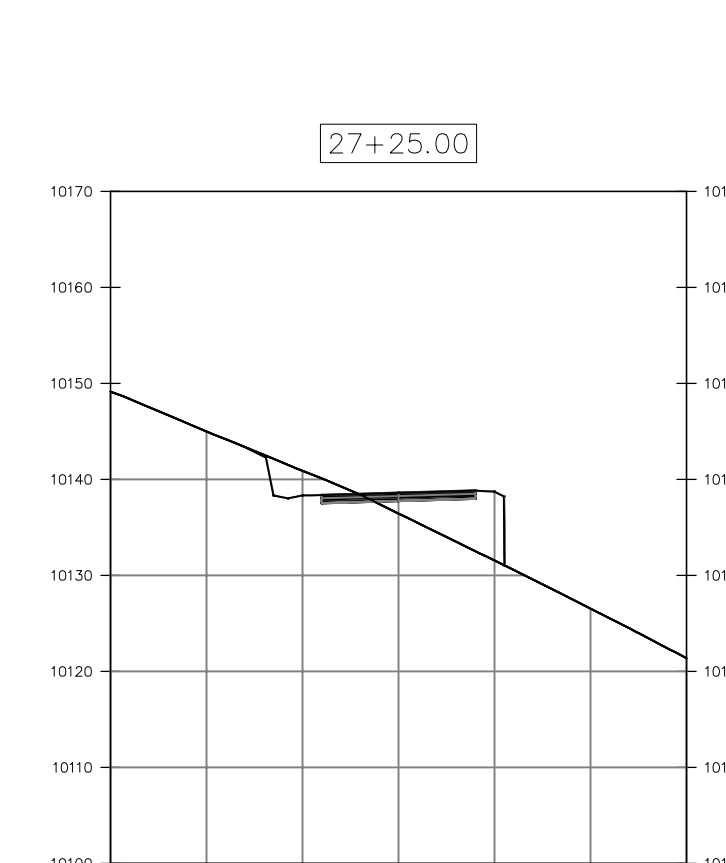
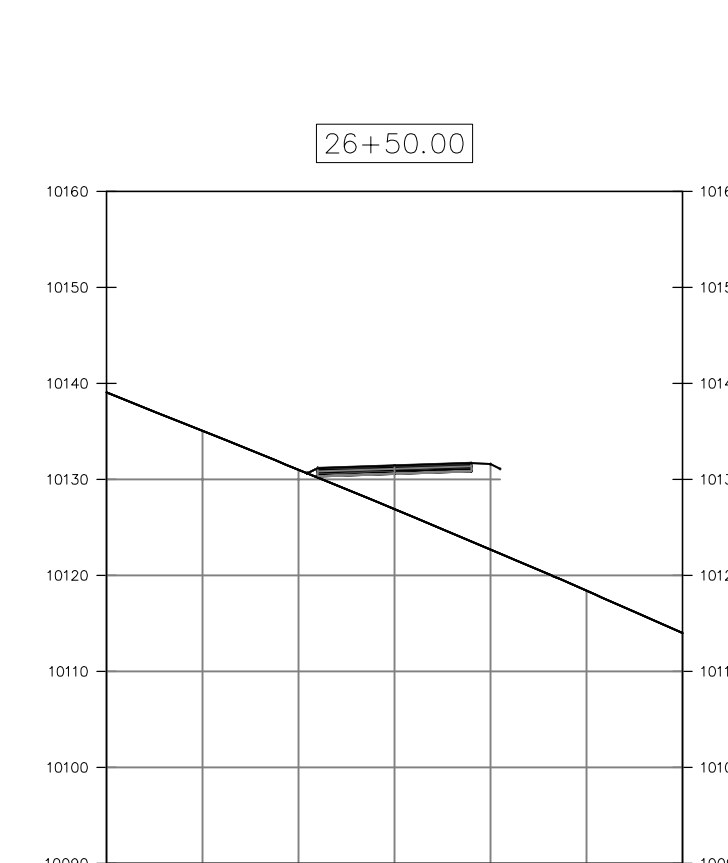
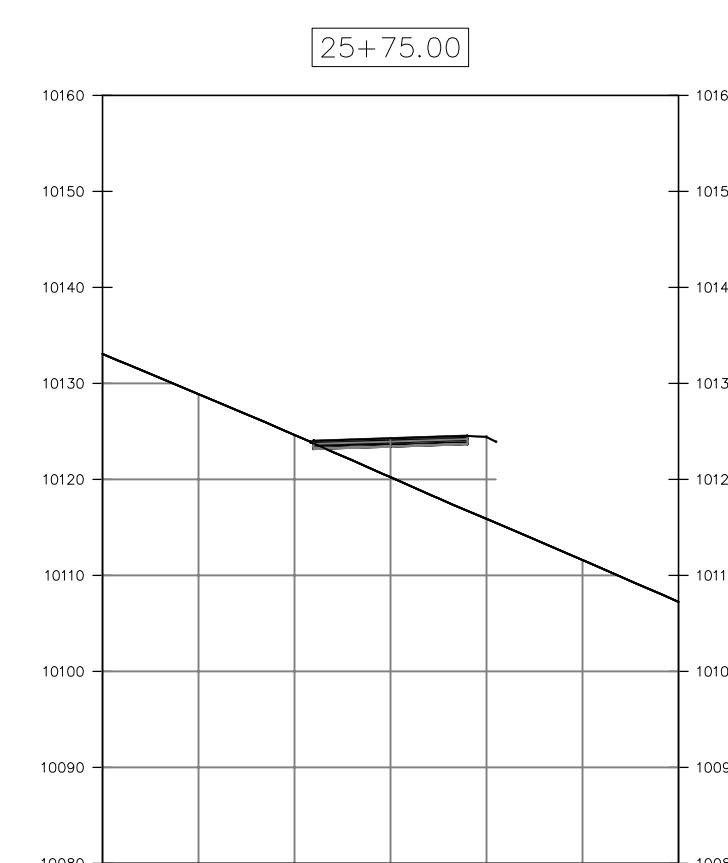
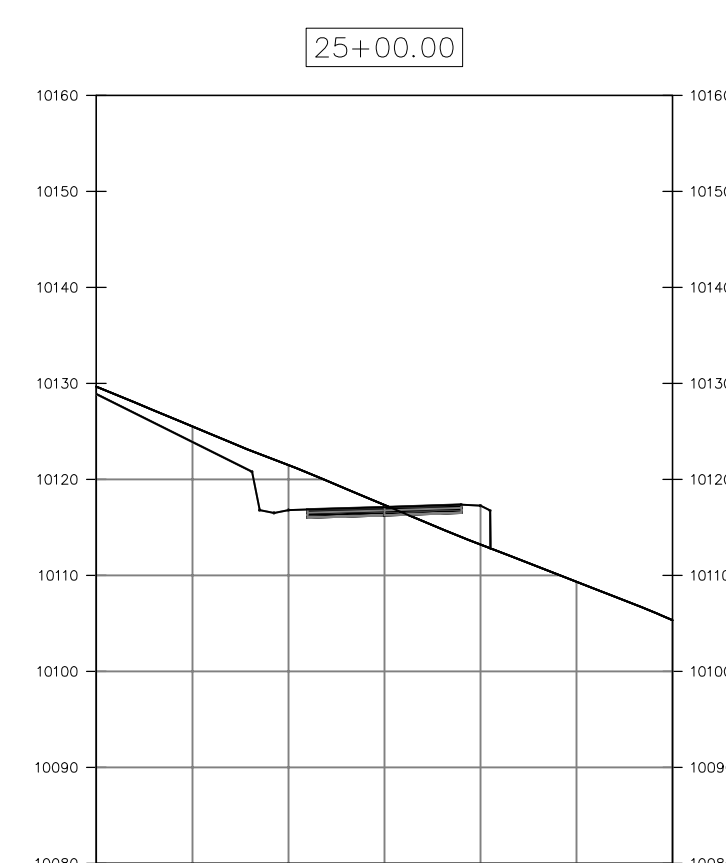
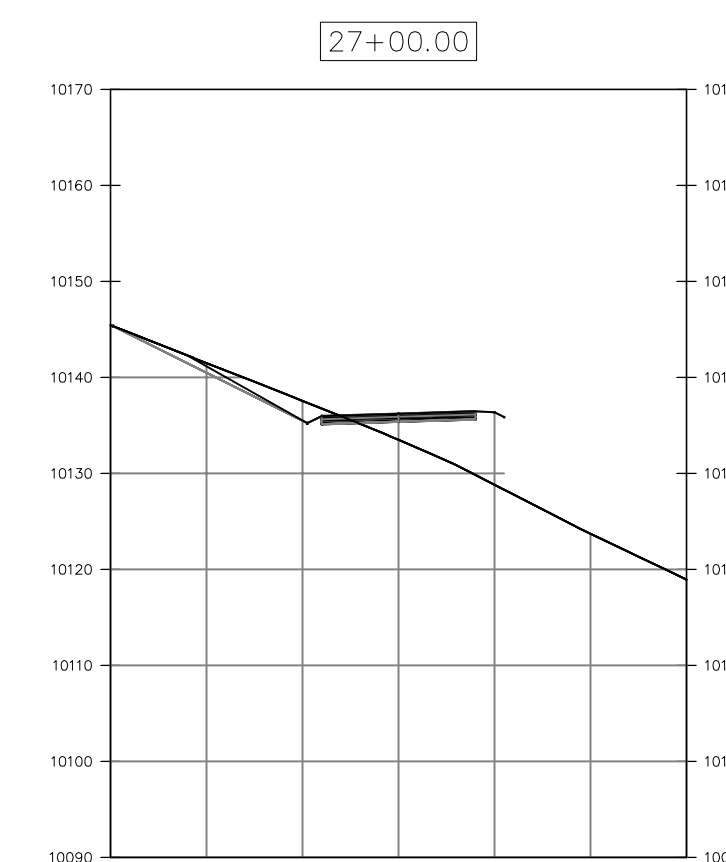
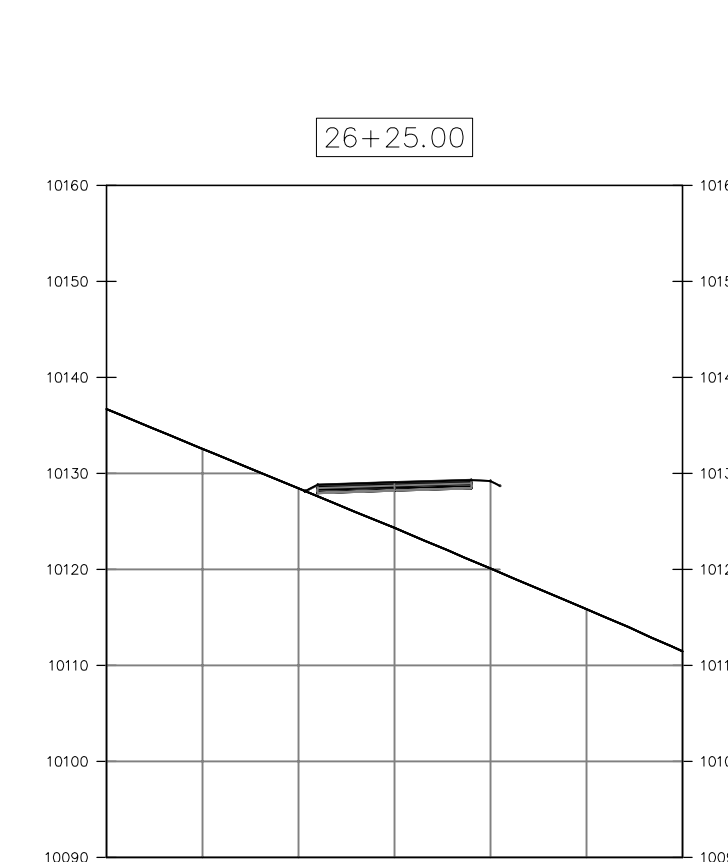
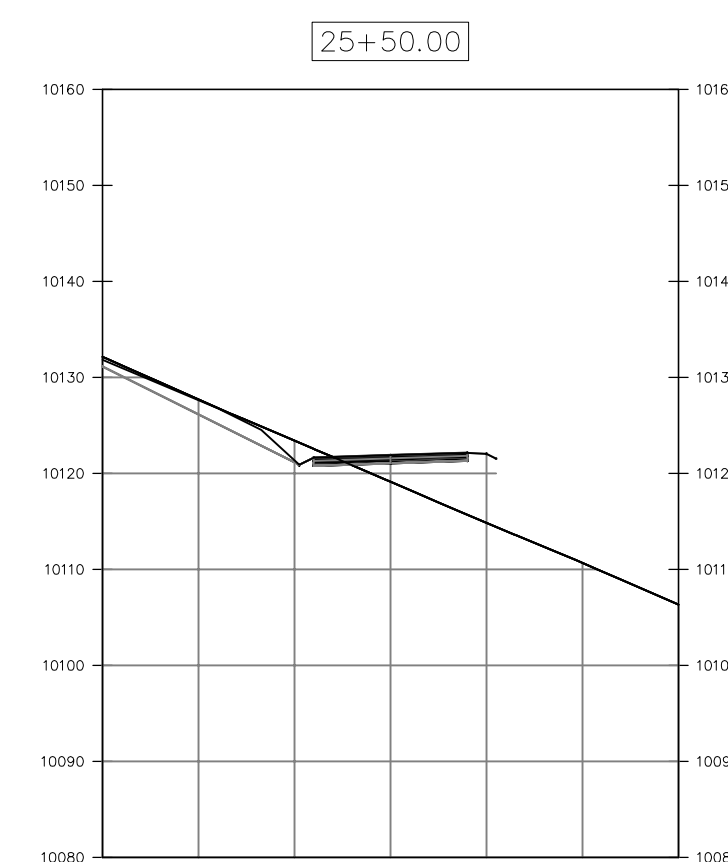
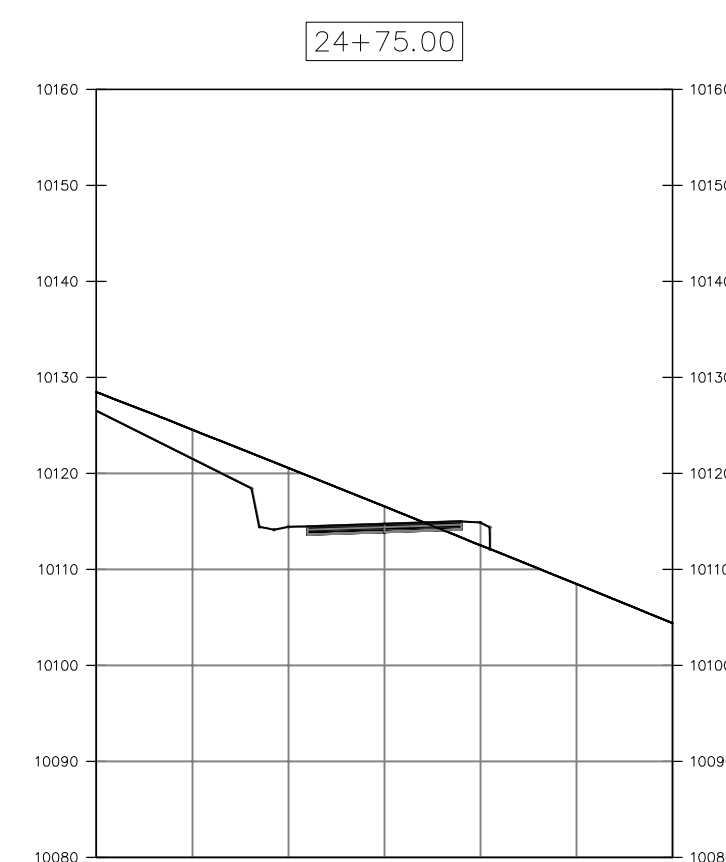
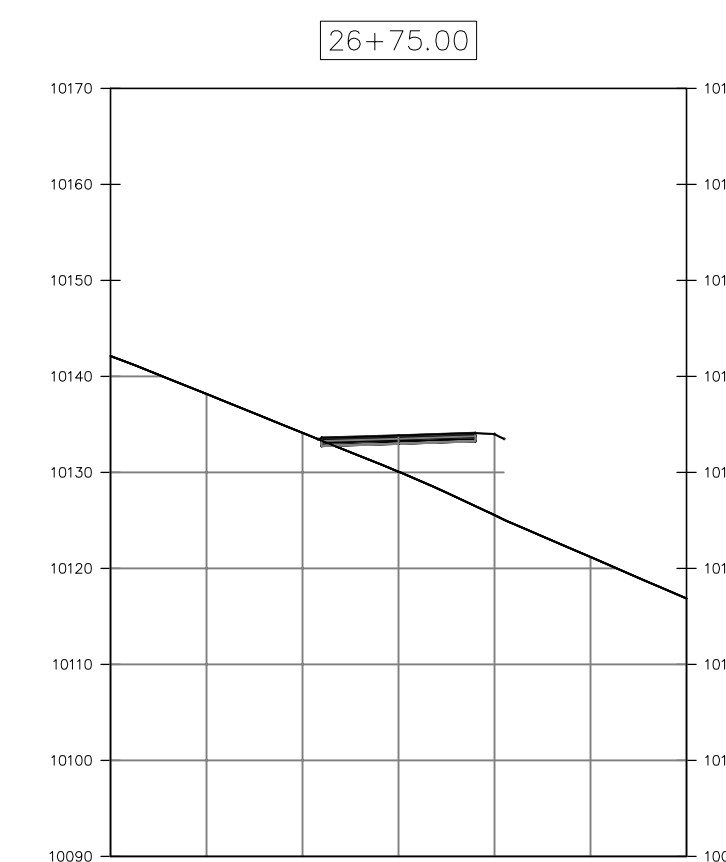
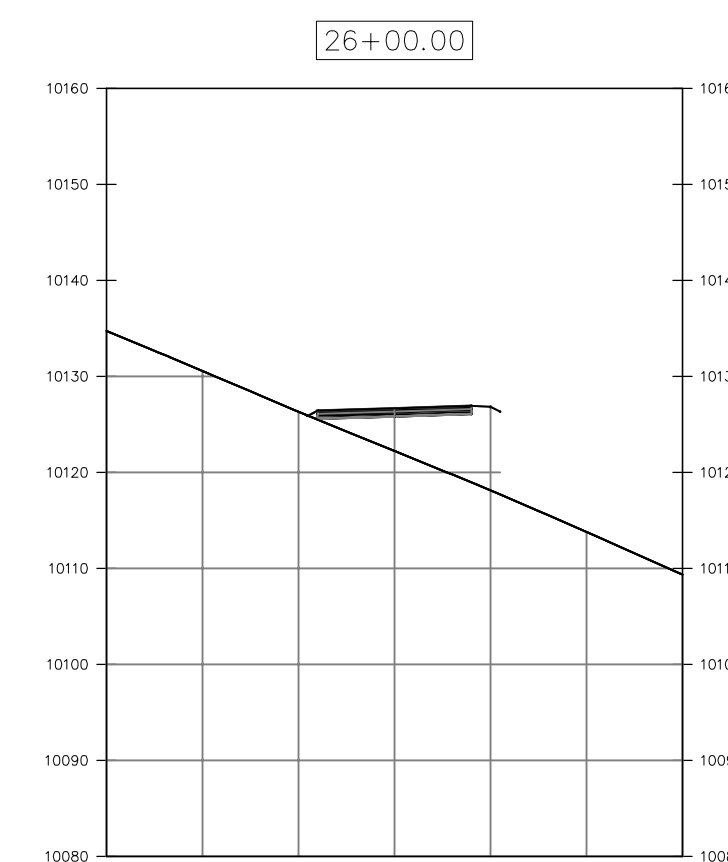
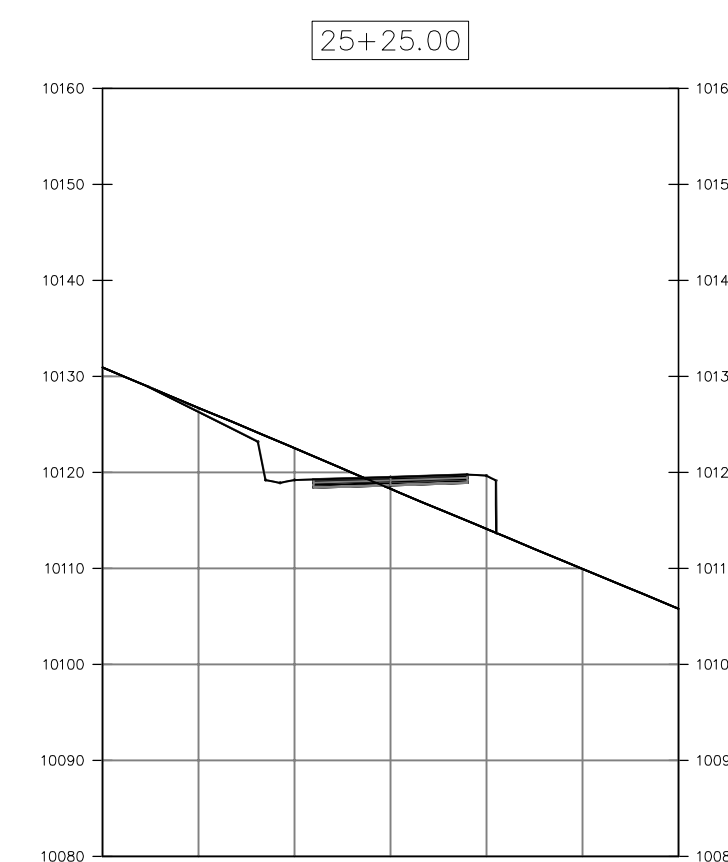
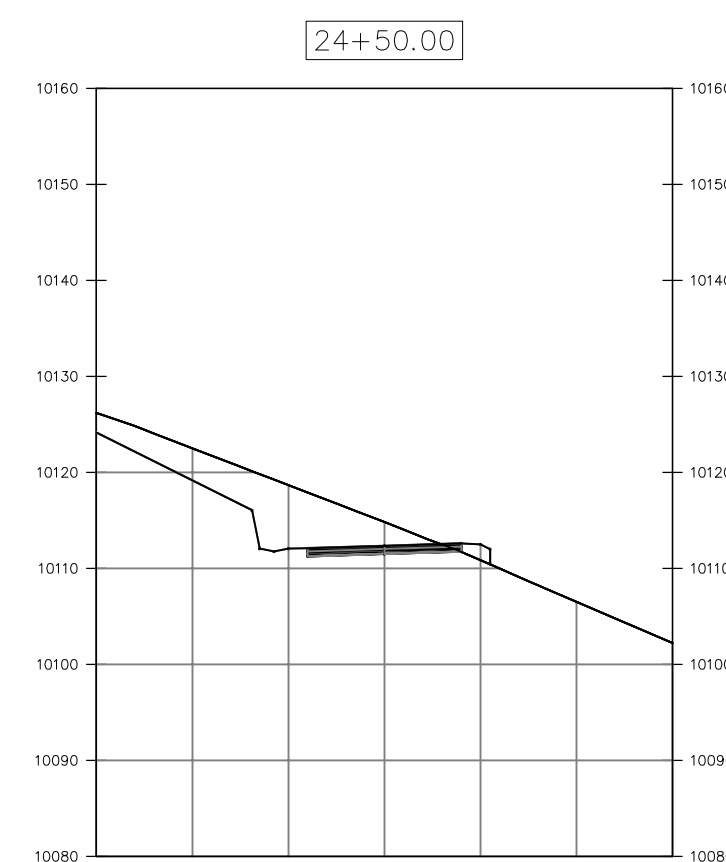
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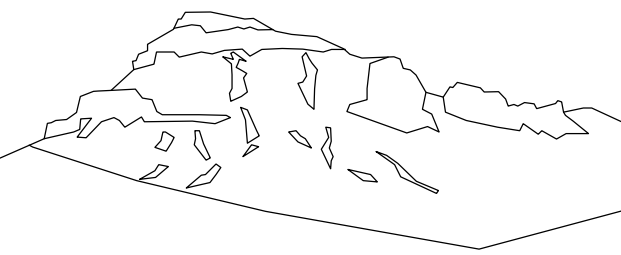
YBR Project

Driveway
Sections

Scale: 1" = 20'

C17





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Telluride, CO 81435
970-729-0683

SUBMISSIONS:

DRB 2016-04-25

Lots 387R1
and 376RA1

Mtn. Village, CO



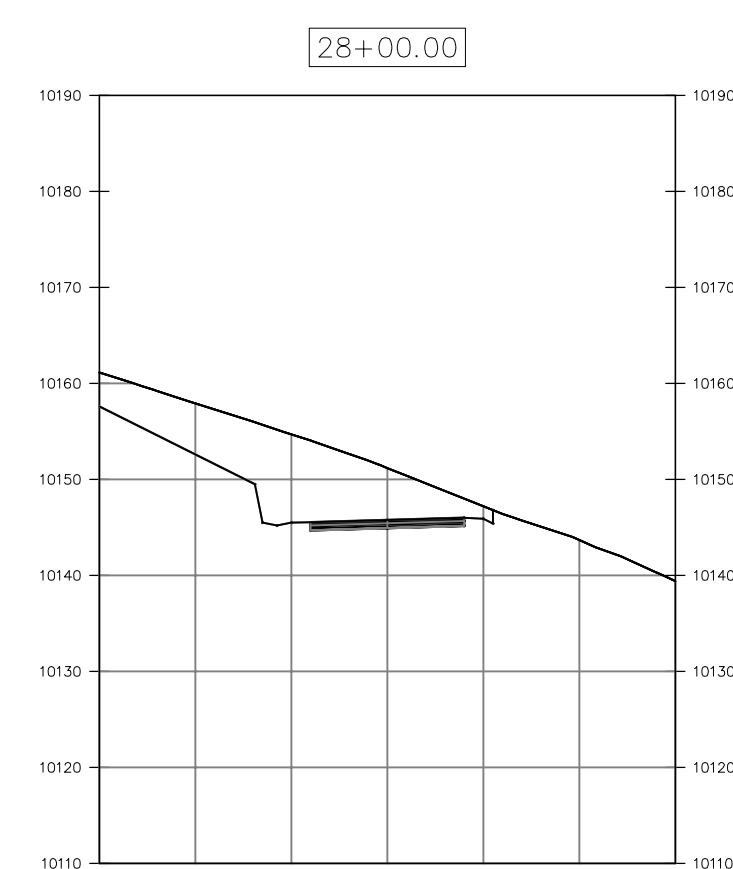
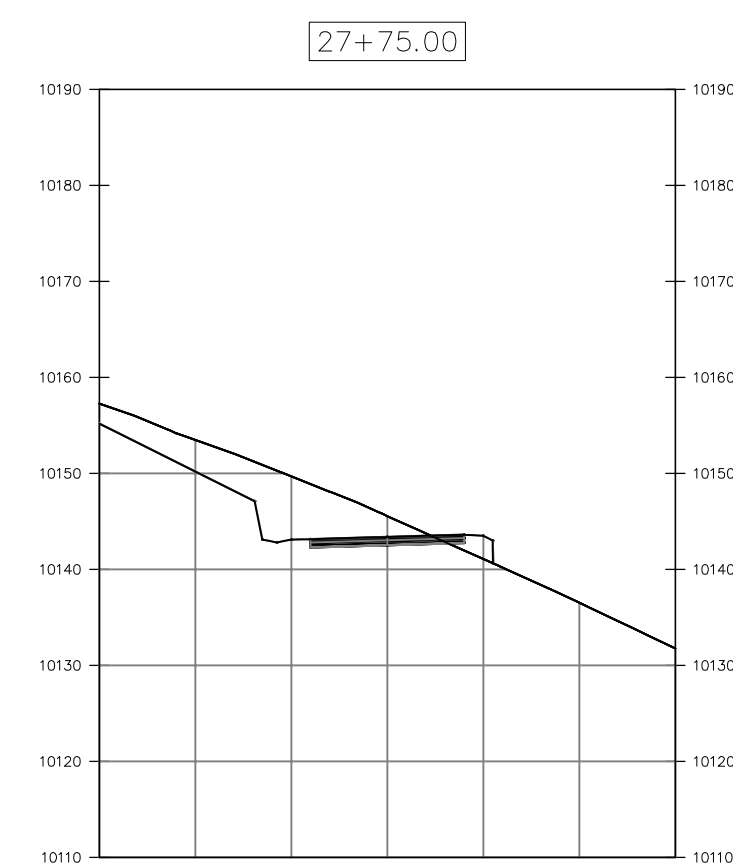
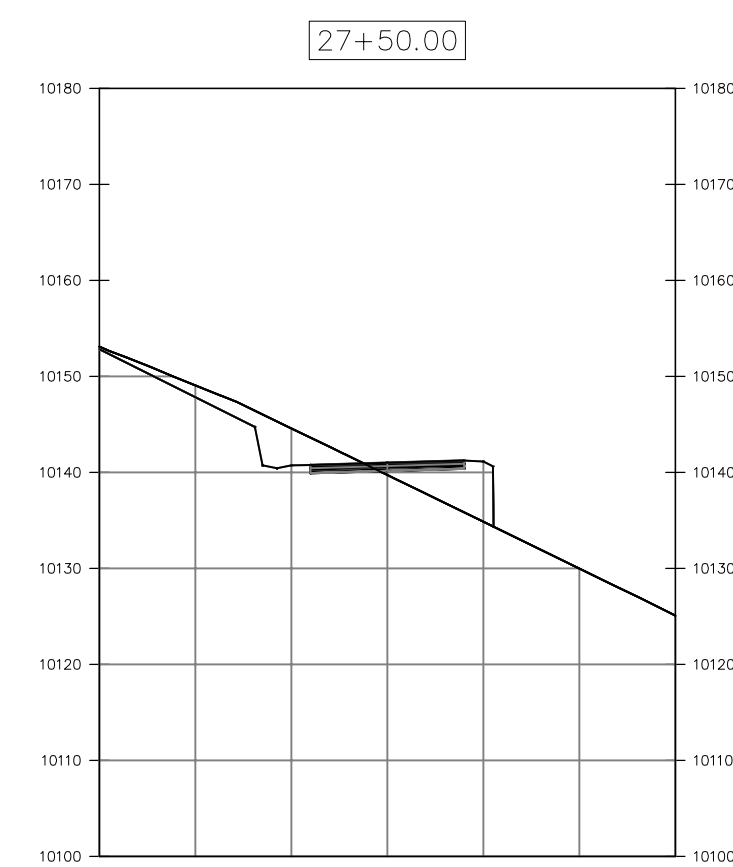
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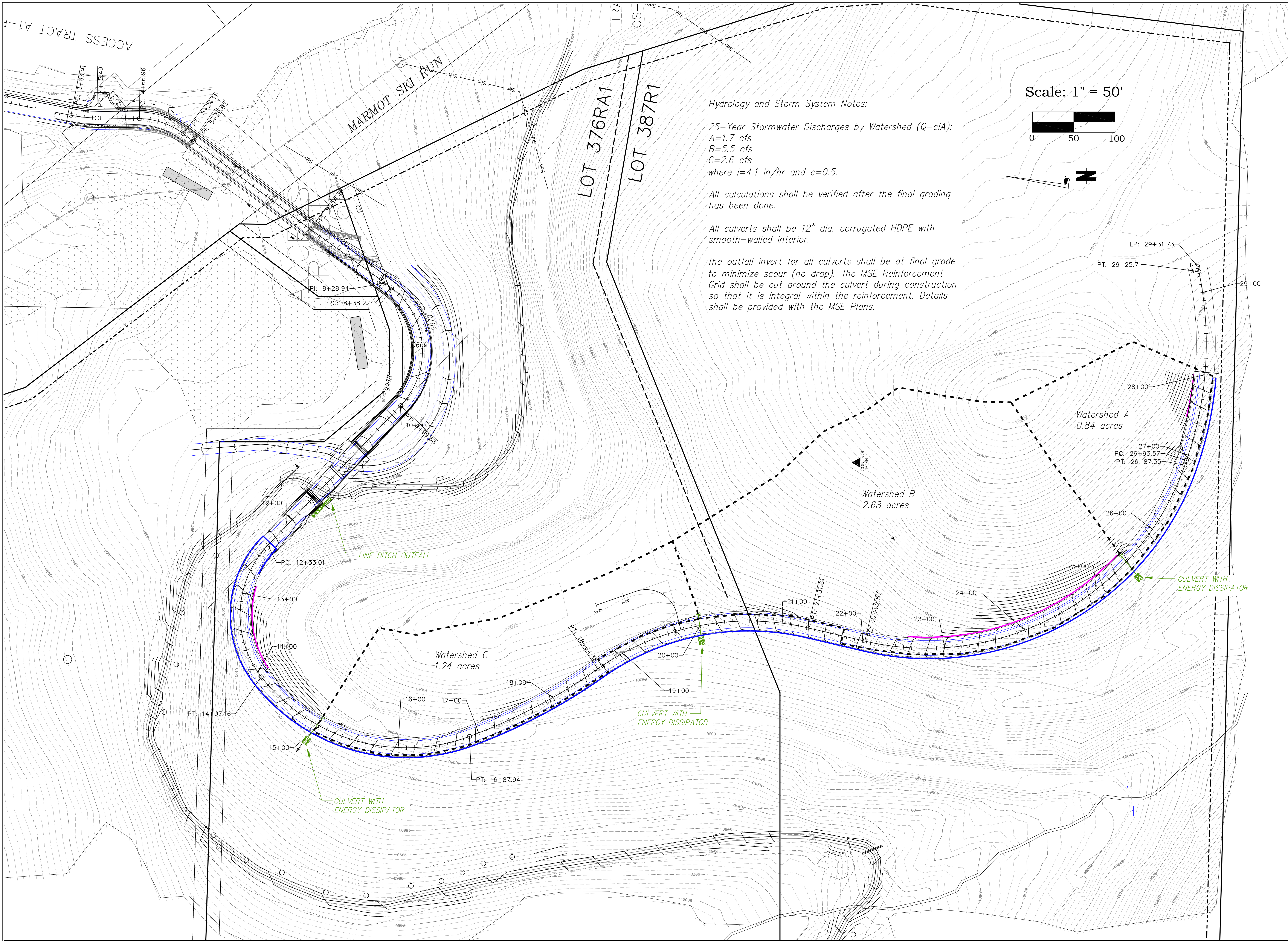
YBR Project

Driveway
Sections

Scale: 1" = 20'

C18





Hydrology and Storm System Notes:

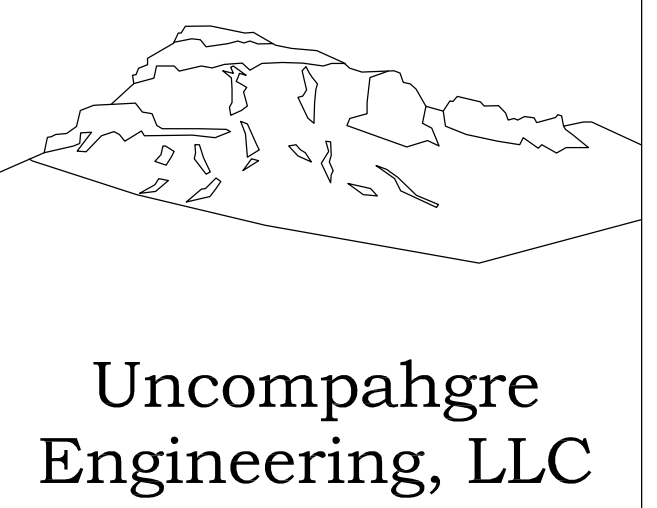
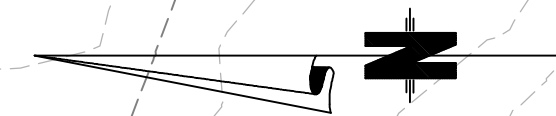
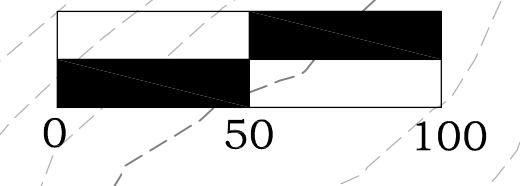
25-Year Stormwater Discharges by Watershed ($Q=ciA$):
 $A=1.7$ cfs
 $B=5.5$ cfs
 $C=2.6$ cfs
 where $i=4.1$ in/hr and $c=0.5$.

All calculations shall be verified after the final grading has been done.

All culverts shall be 12" dia. corrugated HDPE with smooth-walled interior.

The outfall invert for all culverts shall be at final grade to minimize scour (no drop). The MSE Reinforcement Grid shall be cut around the culvert during construction so that it is integral within the reinforcement. Details shall be provided with the MSE Plans.

Scale: 1" = 50'



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 970-729-0683

SUBMISSIONS:
 DRB 2016-04-23

Lots 387R1 and 376RA1
 Mtn. Village, CO



CONTRACTOR TO REVIEW AND COMPARE ALL CHAPTERS AND INTERDISCIPLINARY DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO ANY FIELD WORK BEING DONE IN ACCORDANCE WITH AIA DOCUMENT A201

YBR Project
 Hydrology
 Scale: 1" = 50'

C19

Exhibit C

Weathering Steel- Bridge #2 Girders to be same steel finish.



Stone Veneer Mockup for client and design team review- Local stone



Stone Veneer Mockup for client and design team review- Local stone



Stone Veneer Mockup for client and design team review- Local stone



Stone Veneer Mockup for client and design team review.

Local stone



Guardrail Image-
Reference Merritt Parkway
in Connecticut.

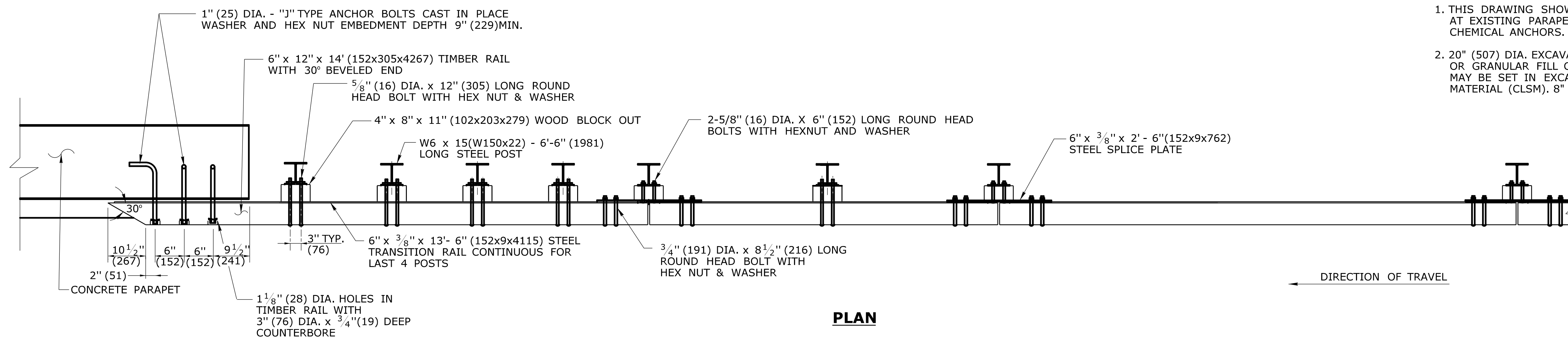


Guardrail Image-
Reference Merritt Parkway
in Connecticut.

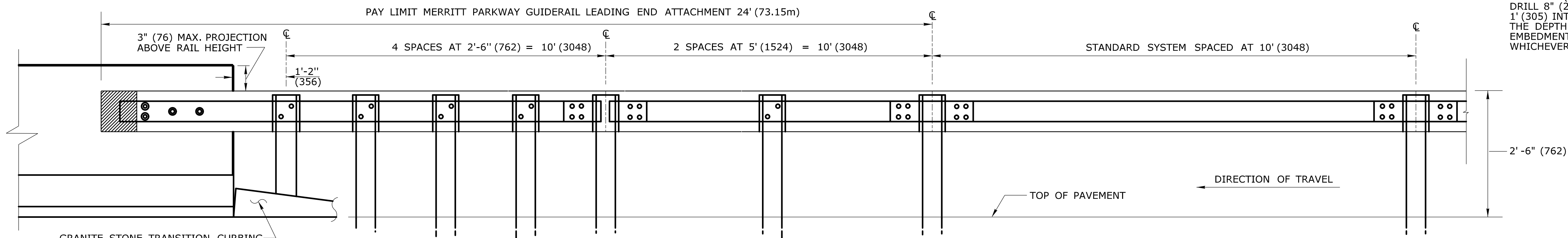


GENERAL NOTE:

- THIS DRAWING SHOWS LEADING END ATTACHMENT TO PROPOSED PARAPETS. AT EXISTING PARAPETS ATTACH GUIDERAIL USING D.O.T. APPROVED CHEMICAL ANCHORS.
- 20" (507) DIA. EXCAVATED HOLE SHALL BE BACKFILLED WITH SUITABLE MATERIAL, OR GRANULAR FILL COMPACTED IN 6" (150) LIFTS BEFORE DRIVING POST OR POSTS MAY BE SET IN EXCAVATED HOLE AND BACKFILLED WITH CONTROLLED LOW STRENGTH MATERIAL (CLSM). 8" (203) DIA. HOLE SHALL BE BACKFILLED WITH SUITABLE MATERIAL.

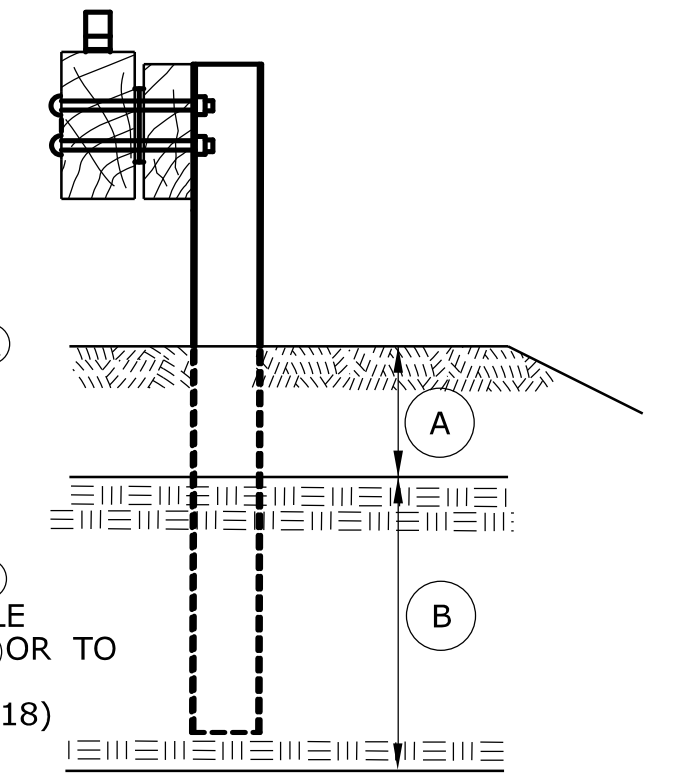


PLAN



ELEVATION

**ATTACHMENT AT LEADING END
(JERSEY SHAPE BARRIER SHOWN)**



ELEVATION

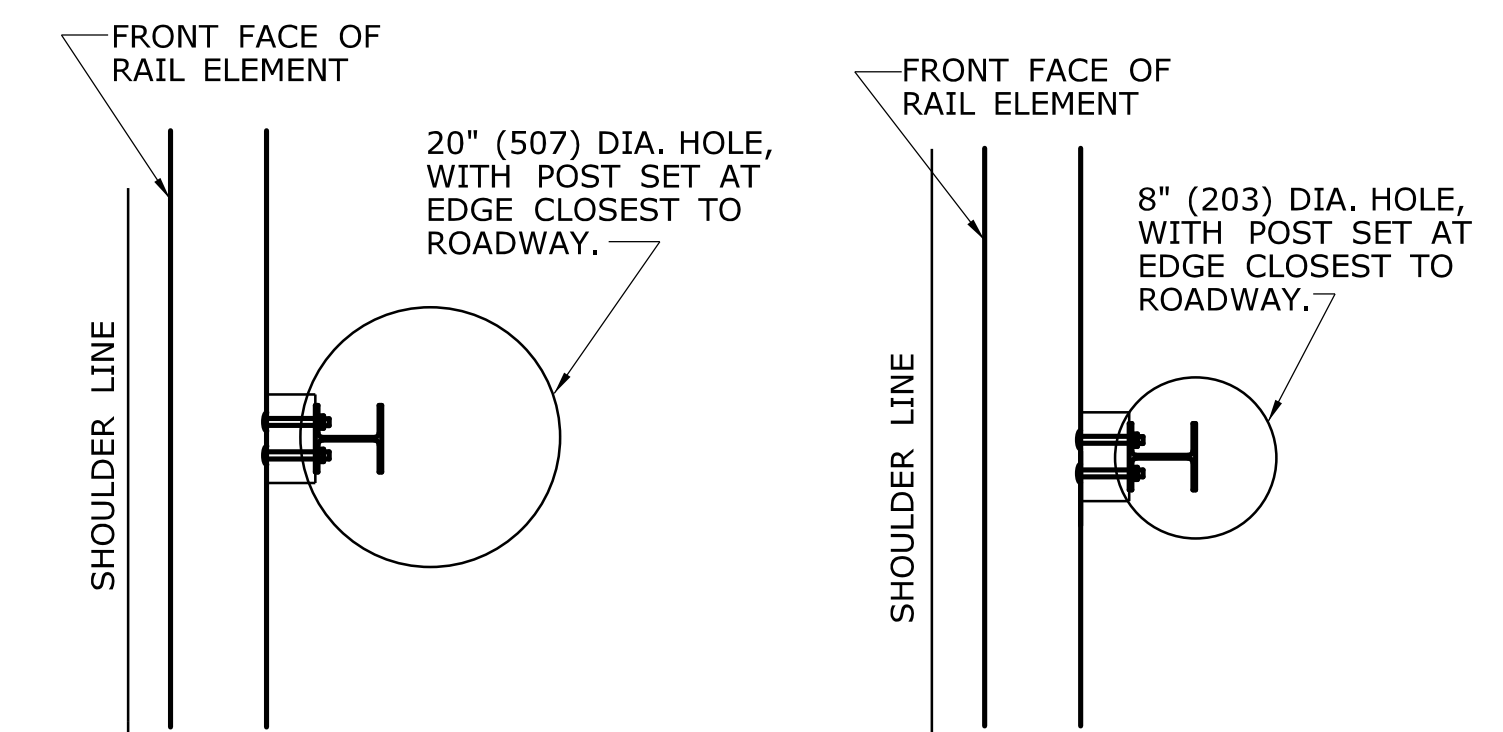
(SEE NOTE 2)

CONDITION 1 :

IF SOIL DEPTH IS \leq 18" (457) DEEP (A) DRILL 20" (507) DIA. HOLE 24" (610) INTO LEDGE. (B)

CONDITION 2 :

IF SOIL DEPTH IS $>$ 18" (457) DEEP (A) DRILL 8" (203) DIA. HOLE 1' (305) INTO LEDGE (B) OR TO THE DEPTH OF FULL EMBEDMENT OF 44" (1118) WHICHEVER IS LESS.



**PLAN
CONDITION 1**

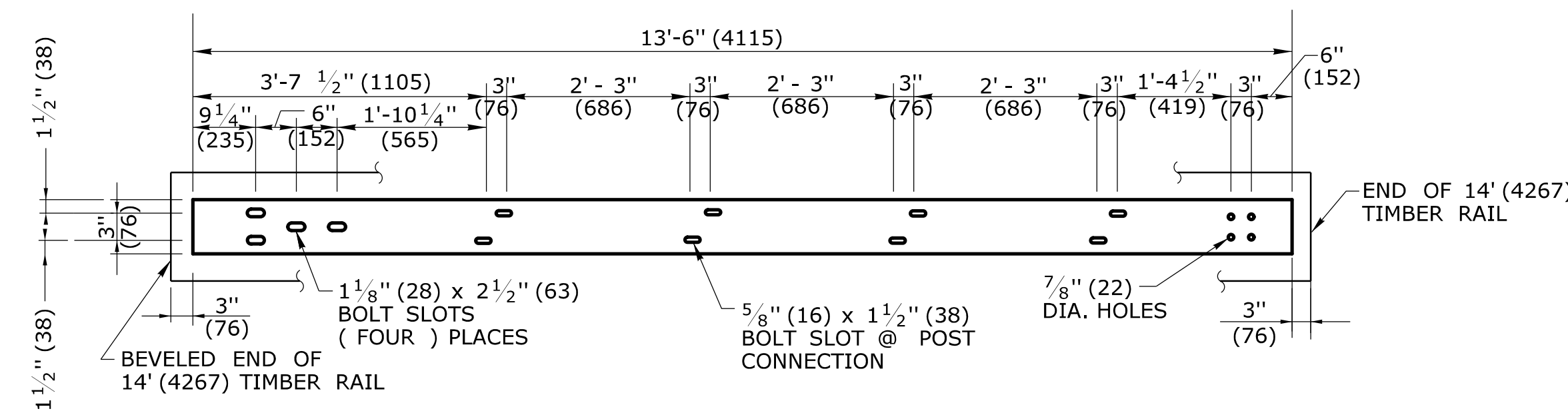
(SEE NOTE 2)

**PLAN
CONDITION 2**

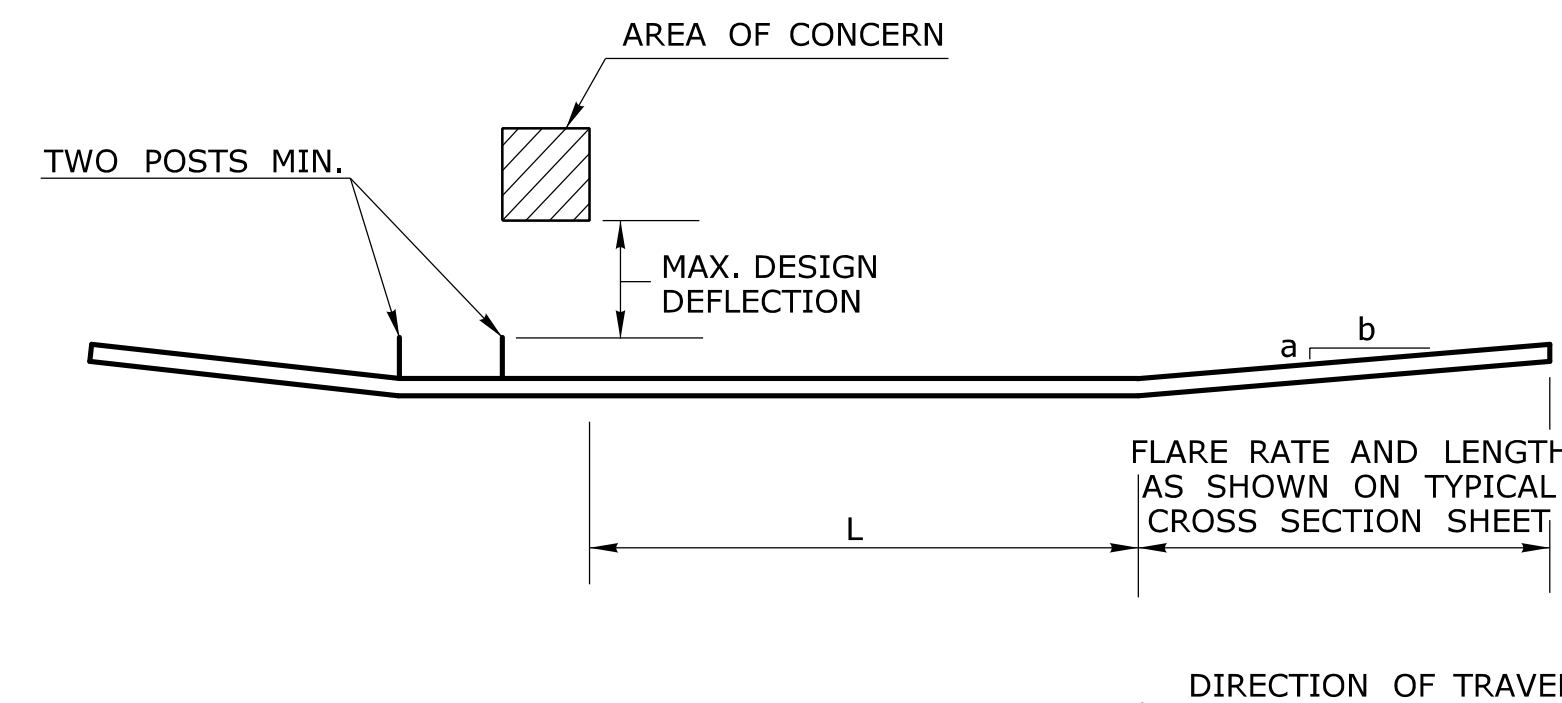
(SEE NOTE 2)

DRILLING IN ROCK FOR GUIDERAIL POSTS

| Maximum Design Deflection (ft) (mm) | Area Of Concern Plus 2 Posts (see sketch) | SYSTEM 3 W6x15 (W150x22) Posts Spaced at 2'- 6" (762) | SYSTEM 2 W6x15 (W150x22) Posts Spaced at 5' (1524) | Standard System W6x15 (W150x22) Posts Spaced at 10' (3048) | L Min. Length Needed |
|-------------------------------------|---|--|---|---|-------------------------|
| 1' (305) | System 3 | 10' (3048) | 10' (3048) | 50' (16.40m) | 70' (21.34m) |
| 2' - 6" (762) | System 2 | - | 10' (3048) | 60' (19.68m) | 70' (21.34m) |
| 4' (1219) | Standard System | - | - | 70' (21.34m) | 70' (21.34m) |



**REAR VIEW
STEEL TRANSITION RAIL
6" x 3/8" x 13'-6" (152x9x4115)
FOR LEADING END ATTACHMENT**



PLAN

**APPROACH TO FIXED OBJECTS
SYSTEM 2 AND 3**

| REV. | DATE | REVISION DESCRIPTION |
|------|------|----------------------|
| - | - | - |
| - | - | - |
| - | - | - |
| - | - | - |
| - | - | - |
| - | - | - |
| - | - | - |
| - | - | - |
| - | - | - |

THE INFORMATION, INCLUDING ESTIMATED QUANTITIES OF WORK SHOWN ON THESE SHEETS IS BASED ON LIMITED INVESTIGATIONS BY THE STATE AND IS IN NO WAY WARRANTED TO INDICATE THE CONDITIONS OF ACTUAL QUANTITIES OF WORK WHICH WILL BE REQUIRED.

NOT TO SCALE

STATE OF CONNECTICUT
DEPARTMENT OF TRANSPORTATION

Plotted Date: 9/30/2010

Filename: CTDOT_HIGHWAY_STD.dgn Model: 47 - HW-910_12a

SUBMITTED BY: NAME/DATE/TIME:

APPROVED BY: NAME/DATE/TIME:

CTDOT
STANDARD SHEET
OFFICE OF ENGINEERING

STANDARD SHEET TITLE:
**MERRITT PARKWAY GUIDERAIL
ATTACHMENT-SYSTEM 2 & 3**

STANDARD SHEET NO.:
HW-910_12a

M 45

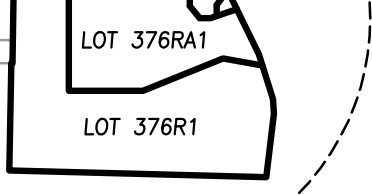
Guardrail Image for discussion only.



HAER NO. WA-60-B

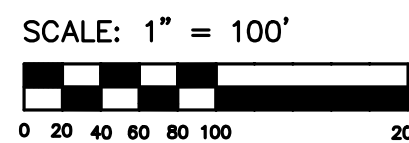
VICINITY MAP

NOT TO SCALE
TOWN OF MOUNTAIN VILLAGE



LEGEND

- 16' GENERAL EASEMENT
SETBACK BEING CREATED
LOT LINE
SECTION LINE
FOUND 1-1/2" ALUMINUM CAP ON #5 REBAR MARKED BANNER, INC., L.S. 25954
FOUND 1-1/2" ALUMINUM CAP ON #5 REBAR MARKED BANNER, INC., L.S. 20632
FOUND 1-1/2" ALUMINUM CAP ON #5 REBAR MARKED ALAN JACOBSON, L.S. 28852
FOUND 1-1/2" ALUMINUM CAP ON #5 REBAR MARKED ALPINE, INC., L.S. 5772
FOUND 1-1/2" ALUMINUM CAP ON #5 REBAR MARKED FOLEY ASSOCIATES, INC., L.S. 24954
SET 1-1/2" ALUMINUM CAP ON 18" #5 REBAR MARKED FOLEY ASSOCIATES, INC., L.S. 37662



OWNERS CERTIFICATE:

1. Yellow Brick Road CO LLC, a Colorado limited liability company ("Owner") is the current fee simple owner of the following described real property located in the Town of Mountain Village, San Miguel County, Colorado ("Property"):

Lots 376RA, 387R, Access Tract A-376R, according to the Lot Line Adjustment Plat of Lots 376R, 387R, Access Easement AE-376 and Access Tract A-376, Town of Mountain Village, recorded January 14, 2005 in Plat Book 1 at page 3427, County of San Miguel, State of Colorado and as amended by the Correction Plat of Lots 376RA, 387R, Access Tract A-376R, Town of Mountain Village, recorded March 4, 2014 in Plat Book 1 at page 4634, County of San Miguel, State of Colorado.

2. The Owner does hereby make and approve the within plat, entitled "Lot Line Adjustment Plat of Lot 387R, Lot 376RA, and Access Tract A-376R, Town of Mountain Village" ("Lot Line Adjustment Plat").
3. The purpose of this Lot Line Adjustment Plat is to modify the lot boundary lines of Lot 376RA and Lot 387R as shown and depicted herein. This Lot Line Adjustment Plat does not change the boundary lines of Access Easement AE-376 and Access Tract A-376R nor does it change the General Easements previously created on the Property.

4. Development of the Property is subject to the terms of this Lot Line Adjustment Plat and all applicable provisions of codes and ordinances duly adopted by the Town, including, the Town Community Development Code ("CDC").

5. The Lot Line Adjustment Plat depicts the areas of certain agreements or easements affecting portions of the Property, including (a) a certain "Waterline Easement" recorded in Reception No. 285725 (accommodating certain waterlines), which has been modified by instrument recorded in Reception No. 436396, which allows the Owner to relocate the Waterline and related Waterline Easement to a different location on the Property, (b) a certain "Goodman/Ski Ranches Agreement" recorded in Reception No. 0276066, as amended by the instrument recorded in Reception No. 290080 (accommodating certain recreational trails for Goodman and Ski Ranches), which was supplemented by instrument recorded in Reception No. 436396, which allows the Owner to relocate the Goodman and Ski Ranches Trail and related Trail Easements under the Goodman/Ski Ranches Agreement to a different location on the Property, (c) a certain "Gasline Easement" recorded in Reception No. 438392; and (d) a certain "Lot 387R1 Access and Utility Easement" recorded in Reception No. 436396.

At such time as the Owner has completed the relocation of the Waterline and the Waterline Easement and the Goodman and Ski Ranches Trail and related Trail Easements as provided for by the agreements of record, the Owner shall record a separate document of record noting such relocations, which shall reference this Lot Line Adjustment Plat to note and confirm that the Owner need not record a further Lot Line Adjustment Plat of the Property to reflect the relocation of such facilities and easements. Furthermore, in the event that any of the foregoing easements are proposed for termination, modification, relocation or amendment, the execution and recordation of a separate instrument will be sufficient to effect the intended change and no amendment to this Lot Line Adjustment Plat is required to achieve such termination, modification, relocation or amendment.

6. The Owner does hereby make and approve the following notes and certifications:

a. Wetlands, steep slopes, and other geologic impediments to development may exist on the Property. The Owner agrees that any site specific development applications for individual improvements on the Property submitted to the Town as required by the CDC shall include an updated existing conditions plan indicating the location of any steep slopes, geologic hazards, wetlands, ponds, streams and drainages on the lot or parcel that development is proposed. The impacts of any site specific development as it relates to any steep slopes, geologic hazards, wetlands, ponds, streams and drainages shall be reviewed and evaluated by the Town at the time of its review of the site specific development application.

b. At the time of the submission of any site specific development applications for individual improvements on the Property as required by the CDC, Owner shall submit a utility plan depicting utility services to the proposed development. The Owner will be required to record utility easements serving the residential lots and open space parcels (as appropriate) at such time as the utilities have been installed and prior to the issuance of a certificate of occupancy for the improvement requiring the utility services. The easement shall be reviewed by the Town. Lots may not be sold to third parties unless and until utility easements have been recorded to the satisfaction of the Town. In the event that any of the foregoing easements are proposed for termination, modification, relocation or amendment, the execution and recordation of a separate instrument will be sufficient to effect the intended change and no amendment to this Lot Line Adjustment Plat is required to achieve such termination, modification, relocation or amendment.

c. The Owner agrees that with respect to the portion of Lot 387R1 and Lot 376RA1 located within the "No Build Zone" as designated and depicted herein; it shall not develop any primary residence or accessory dwelling unit within the "No Build Zone".

THE FOREGOING IS HEREBY ACKNOWLEDGED AND AGREED TO BY THE UNDERSIGNED AS OF 2016.

Yellow Brick Road CO LLC, a Colorado limited liability company

By: Bob Greene Enterprises Inc., Its Manager

By: Bob Greene, President

STATE OF _____)

COUNTY OF _____) ss.

The within Lot Line Adjustment Plat and Owner Certificate was acknowledged before me this day of 2016 by Bob Greene as the President of Bob Green Enterprises, the Manager of Yellow Brick Road CO LLC.

Witness my hand and official seal.

My commission expires: _____ Notary Public

TOWN OF MOUNTAIN VILLAGE APPROVAL CERTIFICATES:

MAYOR'S CERTIFICATE:

I, _____ as Mayor of the Town of Mountain Village, Colorado, do hereby certify that this Lot Line Adjustment Plat has been approved by the Town Council in the same resolution that has authorized and directed me to execute this document. I also certify that the undersigned, being the beneficiaries of record of those portions of land labeled as "16' General Easement" as established on the property as shown hereon by the Lot Line Adjustment Plat of record filed in the Office of the Clerk and Recorder of San Miguel County, do hereby vacate and relinquish that portion of said easements as shown vacated on this Lot Line Adjustment Plat.

Town of Mountain Village:

By: Dan Jansen, as Mayor

By: Glen Van Nimwegen, Director, Community Development Department

STATE OF _____)

COUNTY OF _____) ss.

The approval of this Lot Line Adjustment Plat was acknowledged before me this day of 2016 by Dan Jansen, as the Mayor of the Town of Mountain Village, Colorado.

Witness my hand and official seal.

My commission expires: _____ Notary Public

STATE OF _____)

COUNTY OF _____) ss.

The approval of this Lot Line Adjustment Plat was acknowledged before me this day of 2016 by Glen Van Nimwegen, as the Director of the Community Development Department of the Town of Mountain Village, Colorado.

Witness my hand and official seal.

My commission expires: _____ Notary Public

TITLE INSURANCE COMPANY CERTIFICATE:

Land Title Guarantee Company does hereby certify that we have examined the ownership to the Property as shown on this Lot Line Adjustment Plat and that the ownership to the Property is in the name of Yellow Brick Road CO LLC, a Colorado limited liability company and is free of all liens and taxes, except as follows:

Title Insurance Company Representative

SURVEYOR'S CERTIFICATE:

I, David R. Bulson of Foley Associates, Inc., a Professional Land Surveyor licensed under the laws of the State of Colorado, do hereby certify that the Lot Line Adjustment Plat shown hereon has been prepared under my direct responsibility and checking and accurately represents a survey conducted under my direct supervision. This survey complies with applicable provisions of Title 38, Article 51, C.R.S. to the best of my knowledge and belief. I further certify that all monuments and markers were set as required by the Town of Mountain Village Community Development Code Articles 50 and 51 of Title 38, C.R.S.

IN WITNESS WHEREOF, I hereunto affix my hand and official seal this day of 2016, A.D. 2016.

P.L.S. No. 37662 Date

NOTES:

1. Ownership research from Land Title Guarantee Company, Order Number TLR8600473-3, dated January 14, 2016 at 05:00 P.M.

2. Standard Notes:

a) BASIS OF BEARINGS. The bearing from the CN 1/16 Corner S9, T42N, R9W, N1/4M to the NE 1/16 Corner S9, T42N, R9W, N1/4M assumed to bear S 88°32'23" E according to the Plat filed in at Plat Book 1 page 2088.

b) UNITS OF MEASURE. Lineal units represented hereon are shown in U.S. Survey Feet or a decimal portion thereof.

3. Notice is hereby given that the area included in the Lot Line Adjustment Plat described herein is subject to the regulations of the Community Development Code, November, 2015 as amended.

4. NOTES OF CLARIFICATION:

a. The following boundary lines of the following lots, tracts, and right-of-way have been modified by this Lot Line Adjustment Plat: Lot 387R and Lot 376RA

b. The following lots/parcels have been created by this Lot Line Adjustment Plat: Lot 387R1 and Lot 376RA1

c. The following lots/parcels have been deleted by this Lot Line Adjustment Plat: Lot 387R and Lot 376RA

5. NOTICE: According to Colorado law, you must commence any legal action based upon defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

6. Setback areas shown on this Lot Line Adjustment Plat shall be maintained in a natural, undisturbed state to provide buffering to surrounding land uses. All above grade and below grade structures or structural components (soil nailing, etc.), earth disturbance, or ground level site development such as walks, hardscape, terraces and patios shall be located outside of the setback area, provided, however, that reasonable site disturbance can occur and improvements placed and undertaken within setback areas as may be necessary for driveways and walkways (along with associated structural elements and retaining walls), utilities, address monuments, natural landscaping, drainage/stormwater management, fire mitigation, forestry management and related clearing and grading. The Town may authorize other activities within the setback areas in areas that may be devoid of naturally occurring trees or other naturally occurring vegetation.

COUNTY TREASURER'S CERTIFICATE:

I certify that according to the records in the San Miguel County Treasurer's office, there are no liens against the Property, or any part thereof, for unpaid State, county or municipal ad valorem taxes or special assessments certified to the County Treasurer for collection that are due and payable.

County Treasurer Date

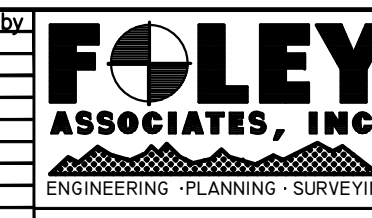
RECORDER'S CERTIFICATE:

This Lot Line Adjustment Plat was filed for record in the office of the San Miguel County Clerk and Recorder on this day of 2016, at Plat Book _____, Page _____, Reception No. _____, Time _____.

San Miguel County Clerk

Minor Subdivision To Adjust Lot Lines Between Lot 387R and Lot 376RA, Town of Mountain Village, situated within the NE1/4 of Section 9, T.42N., R.9W., N.M.P.M., County of San Miguel, State of Colorado.

Table with columns: Project Mgr, Technician, Checked by, Start date, Rev, description, date, by.



970-728-6153 970-728-6050 fax
P.O. BOX 1385
125 W. PACIFIC, SUITE B-1
TELLURIDE, COLORADO 81435

Disregard Building Views- This was a previous design w/ different design team.

Uncompahgre Engineering, LLC

P.O. Box 3945
Telluride, CO 81435
970-729-0683

SUBMISSIONS:
2015-06-12

Lot 387
Mtn. Village, CO

TELLURIDE FIRE PROTECTION DISTRICT
PO BOX 1645
TELLURIDE, CO 81435
970) 728-3801

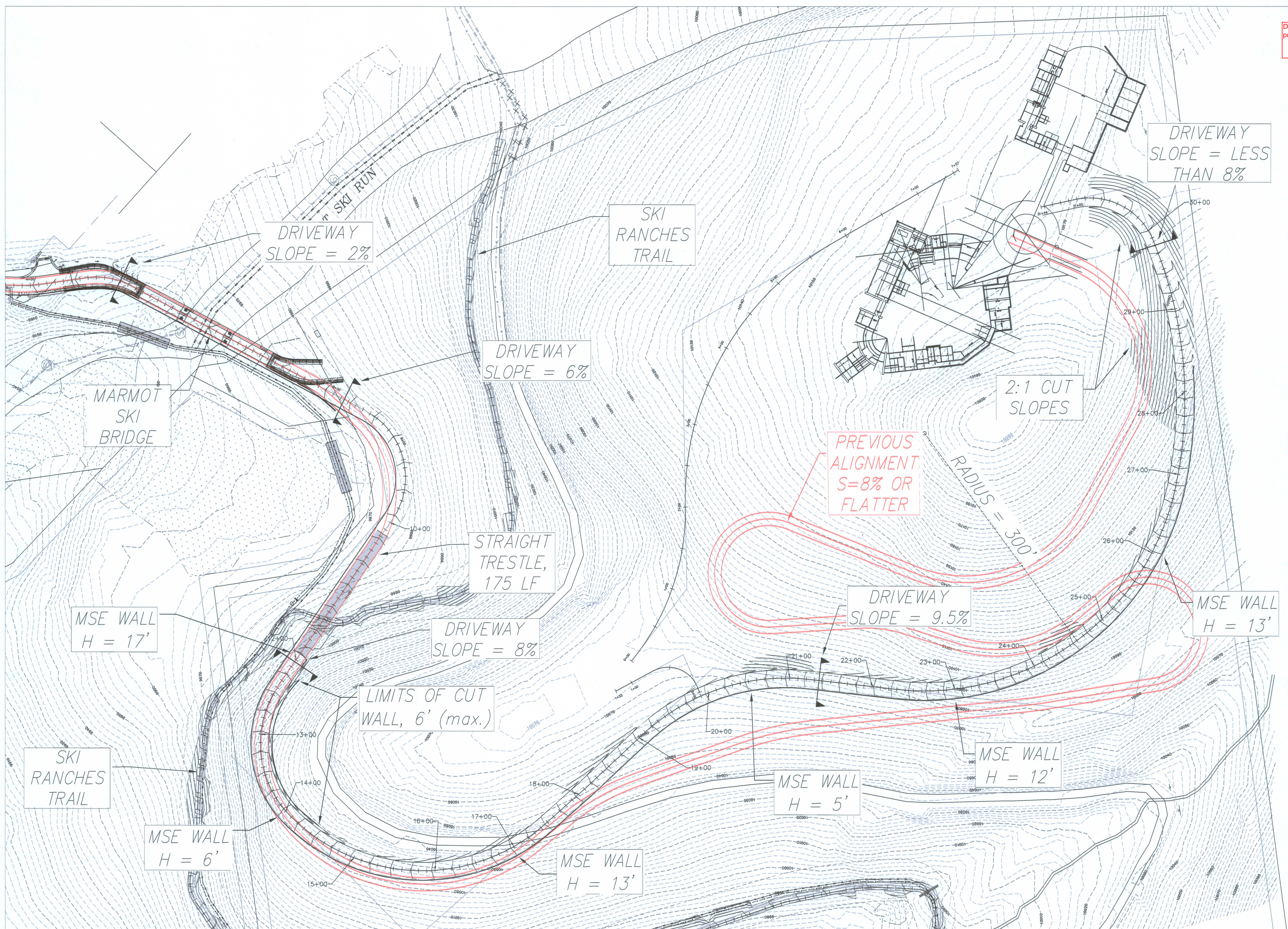
Proposed driveway, in blocks, accepted with variance for 9.5% to grade section length. Variance does not exist precedent for future projects. June 16, 2015

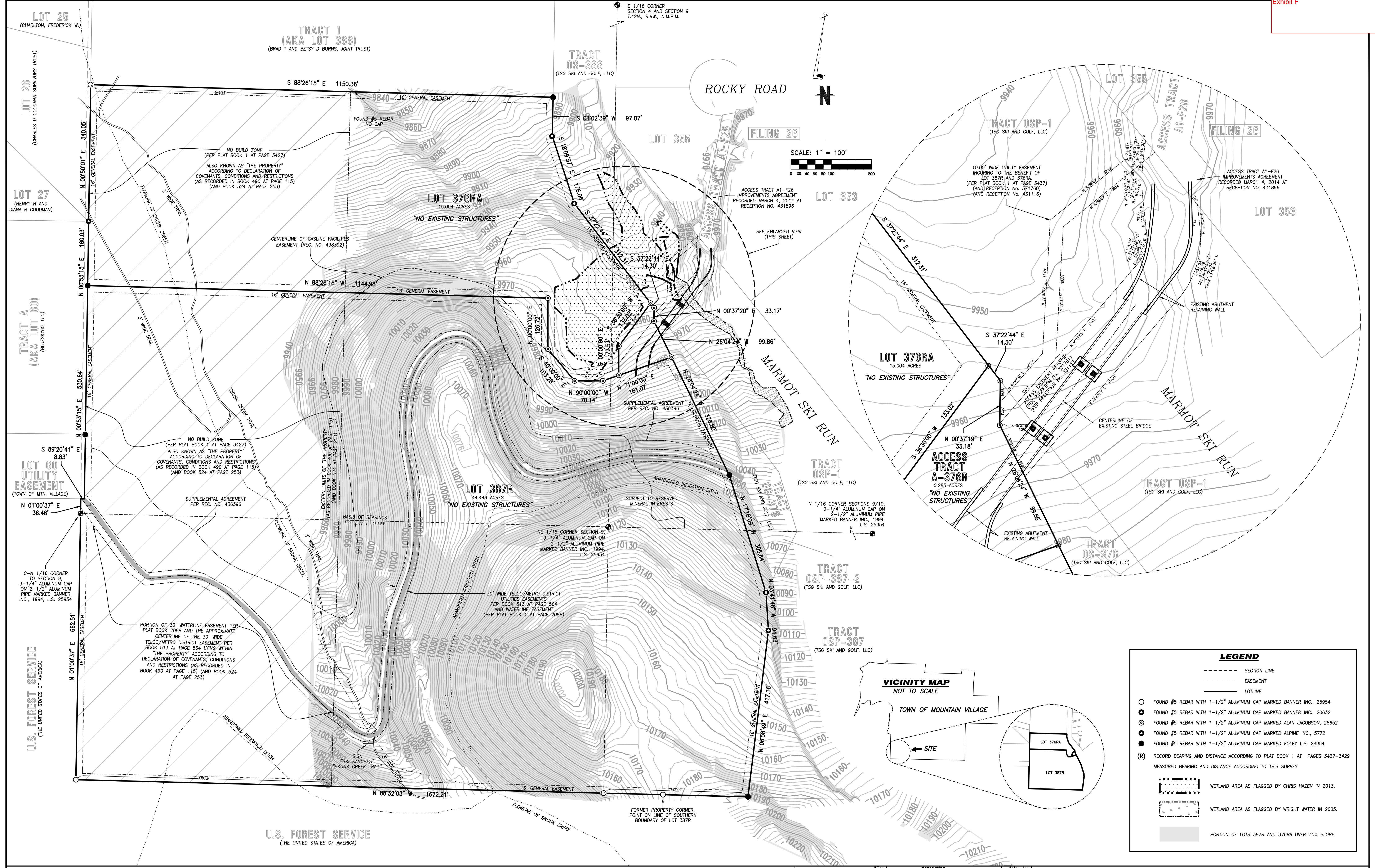
CONTRACTOR TO REVIEW AND COMPARE ALL CHAPTERS AND INTERDISCIPLINARY DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO ANY FIELD WORK BEING DONE IN ACCORDANCE WITH AIA DOCUMENT A201

Driveway Study
20' Shldr-to-Shldr
No Switchback

Scale: 1" = 50'

Exhibit A
Fire Dept Review





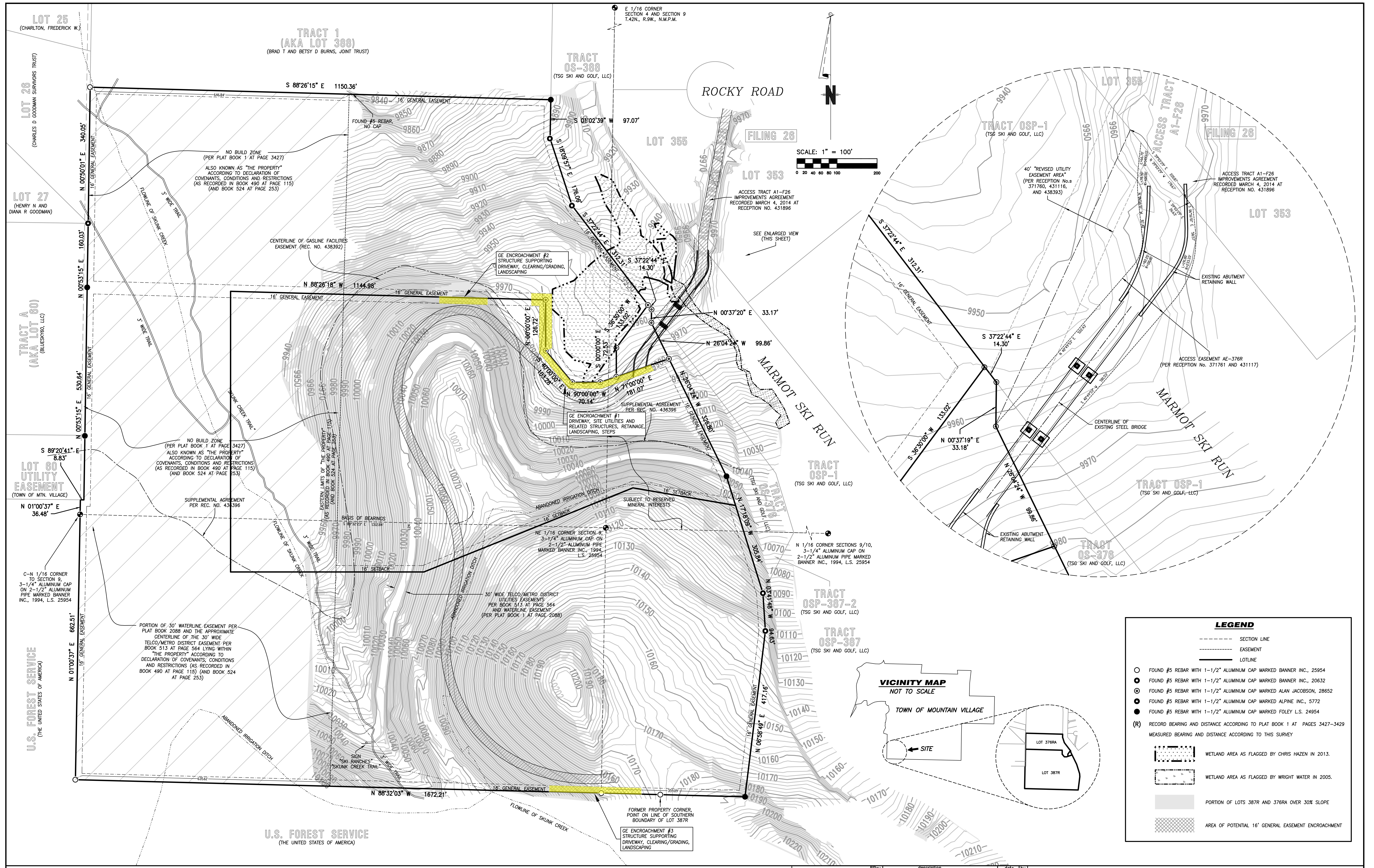
EXISTING CONDITIONS SURVEY OF LOT 376RA, LOT 387R AND ACCESS TRACT A-376R, TOWN OF MOUNTAIN VILLAGE, SITUATED IN THE NE 1/4 OF SECTION 9, T.42N., R.9W., N.M.P.M., COUNTY OF SAN MIGUEL, STATE OF COLORADO.

| Project Mgr: | DB | Rev. | description | date | by |
|--------------|------------|------|-------------|------|----|
| Technician: | FD | | | | |
| Checked by: | | | | | |
| Start date: | 01/22/2016 | | | | |



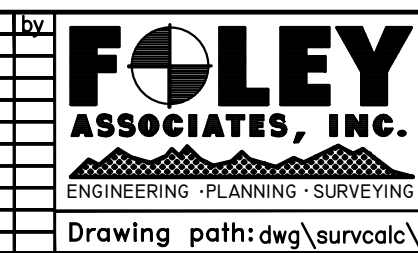
970-728-6153 970-728-6050 fax
P.O. BOX 1385
125 W. PACIFIC, SUITE B-1
TELLURIDE, COLORADO 81435

Drawing path: dwg/EC Topo 01-2016.dwg
Sheet 1 of 1
Project #: 95155



GENERAL EASEMENT ENCROACHMENT EXHIBIT FOR LOT 376RA, LOT 387R AND ACCESS TRACT A-376R, TOWN OF MOUNTAIN VILLAGE, SITUATED IN THE NE 1/4 OF SECTION 9, T.42N., R.9W., N.M.P.M., COUNTY OF SAN MIGUEL, STATE OF COLORADO.

| Project Mgr: | DB | Rev. | description | date | by |
|--------------|------------|------|-------------|------|----|
| Technician: | FO | | | | |
| Checked by: | | | | | |
| Start date: | 01/22/2016 | | | | |



970-728-6153 970-728-6050 fax
 P.O. BOX 1385
 125 W. PACIFIC, SUITE B-1
 TELLURIDE, COLORADO 81435



**PLANNING & DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION**

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

TO: Design Review Board
FROM: Dave Bangert
FOR: Meeting of May 5, 2016
DATE: April 28, 2016
RE: Conceptual work session for a new single-family dwelling on Lot 181, 118 Highlands Drive

PROJECT GEOGRAPHY

Application Overview: The purpose of this agenda item is to allow the Design Review Board (DRB) to provide initial direction to the applicant regarding a proposed new single family home.

Legal Description: Lot 181

Address: 118 Highlands Way

Applicant/Agent: Sante Architects

Owner: Christian Wieninger

Zoning: Single-Family Zone District

Existing Use: Vacant Lot

Proposed Use: Single-Family

Lot Size: 1.84 acres

Adjacent Land Uses:

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

ATTACHMENTS

- Exhibit A: Narrative
- Exhibit B: Plan Set

PROJECT SUMMARY

| CDC Provision | Requirement | Proposed |
|-----------------------------|-------------------------------------|---------------------------|
| Maximum Building Height | 40' maximum (35'+5' for gable roof) | 23' – 7.5" |
| Maximum Avg Building Height | 30' | 19' - .75" |
| Maximum Lot Coverage | 40% maximum | 5% |
| General Easement Setbacks | | |
| North | 16' setback from lot line | 3' to GE |
| South | 16' setback from lot line | 19' to GE |
| East | 16' setback from lot line | 225' + to GE |
| West | 16' setback from lot line | 52' to GE |
| Roof Pitch | | |
| Primary | 6:12 to 12:12 | 6:12 |
| Secondary | 4:12 unless specific approval | Flat roof |
| Exterior Material | | |
| Stone | 35% | 46% |
| Wood | 25% (No requirement) | 24% |
| Windows/Doors | 40% maximum for windows | 30% |
| Metal Accents | Specific Approval | 0% |
| Parking | 2 enclosed and 2 non-tandem | 2 enclosed and 2 exterior |

BACKGROUND

The applicant has submitted an application in accordance with the provisions of Section 17.4.6 of the Community Development Code (CDC) for a conceptual work session with the Design Review Board. The proposed project consists of a 5660 total, 5073 livable, square foot single-family home located on lot 181. The purpose of the work session is to allow the applicant and DRB to have an informal, non-binding review and discussion about the project, potential issues and possible solutions. Staff has conducted a cursory review of the project in relation to the intent and standards of the Design Regulations of the CDC (**Chapter 17.5**).

CURSORY ANALYSIS

Overview

Lot 181 is 1.84 acres and slopes from west to east. The proposed home is situated toward the west of the lot to minimize the driveway length and reduce the amount of tree removal on the lot. The building site is fairly flat and the home is positioned in response to a natural shelf due to the topography of the lot and a series of mature Douglas firs located in the middle of the lot. These trees have been a driver in the design of the home with desired effect of the home being tucked under the tree canopy.

Site

The tree cover on the lot is a mix of mature aspen, Douglas fir and a few spruces with an aspen understory. Most of the aspen overstory is in decline and will be removed either for the home construction or wildfire mitigation. Most of the Douglas fir will be retained on the lot. All structures and improvements are out of the General Easement. However the NE corner of the home's roof line and deck are within 5' of the GE. Due to the foundation being within 5 feet of the General Easement this will require a monumented survey prior to pouring foundation footers.

Roof Forms and Pitches

The proposed home is an L-shaped layout with the primary views to the northeast. The design consists of two wings, one west to east and the other north to south. There will be south facing lawn and patio area within the disturbed area of development that will tie the two wings together. The total livable area for the home will be 5073 sq. ft. with a 587 sq. ft. garage. The applicant is also proposing a roofed carport adjacent to the garage.

The Board should consider the following area where details of the design deviate from the guidelines:

17.5.6.C. Roof Form

1. Roof Design

a. Primary forms shall be gable. Secondary roof forms may be either gable or shed roof forms.

i. Other primary and secondary roof forms may be approved by the DRB as a specific approval consistent with the roof pitch requirements as set forth herein, and provided the Town design theme is met.

b. Roof forms shall be simple in design to the extent practicable.

c. Dormers may be included to add interest and scale to major roof areas and to make habitable use of space within the roofs. Dormers may have gable or shed forms.

d. Roofs shall be designed and insulated to ensure valleys, areas over wall top plates and other similar building spaces do not form ice dams and to prevent the need for heat tracing.

e. The DRB may require long ridgelines to be stepped to avoid long spans of unbroken ridges when such elements are not in proportion to the design and scale of the building, or to ensure the building design is following the topography of the site.

f. Roof ridgelines shall, where practicable, step with the topography of the site following the stepped foundation.

g. The design of roofs shall reflect concern for snow accumulation and ice/snow shedding. Entries, walkways and pedestrian areas shall be protected from ice/snow shedding.

2. Pitch

a. Primary roof pitches shall be 6:12 to 12:12 except for:

i. Town shops, recreational facilities, community facilities, public works buildings or buildings with an industrial zoning designation on the site may have lesser slopes approved as a specific approval of the DRB.

b. Secondary shed roof forms shall have a pitch of not less than 4:12 when attached to major building forms.

i. The Review Authority may allow for roof forms less than 4:12 for secondary roof forms as a specific approval.

The proposed roof forms are two gables on top of a flat roof. The gables are at a 6:12 pitch and flat roof pitches over the garage/carport and along all eaves. The applicant is proposing to integrate a "Live Roof" tray system that would allow large portions of the roof to be covered with

living plant materials. The DRB should consider if these variations to the roof forms and pitches are appropriate for the lot and the surrounding neighborhood.

Windows

The Board should consider the following citation from the Community Development Code:

17.5.6.G. Windows. Windows shall be designed to meet the following standards:

1. Window openings and patterns shall be responsive to good solar design principles. The design of exterior walls shall also respond to solar exposures.

a. North walls shall typically have no more than twenty percent (20%) glass area unless the primary view is to the north.

b. South walls shall open to the sun and view.

c. Consistent with the Building Codes, the maximum window area of a building is forty percent (40%) of the total building façade area.

i. Window area measured as the rough opening area of the windows.

ii. Façade area measured to the exterior face of the wall assembly.

2. Large uninterrupted expanses of glass shall be avoided except on southern facades and to primary views.

a. Uninterrupted glass areas on single-family dwellings may not exceed forty (40) square feet except in one window area designed as a great room where uninterrupted glass areas may not exceed seventy (70) square feet.

i. The review authority shall determine what constitutes an interruption of the window area on a case-by-case basis.

(a) Mullions and simulated divided lites shall be responsive in scale to break up continuous bands of glazing. Simulated divided lites shall have internal and external grills with spacers between panes of glazing.

ii. The DRB may allow for larger window areas without interruption as a specific approval.

The total fenestration for the proposed home is 30%. The north elevation is at 9% fenestration which is under the 20% maximum. The east elevation has 52% fenestration as this is the primary view corridor. The south elevation is at 41% fenestration and the west elevation is at 28% fenestration. All windows proposed are aluminum clad, color to be determined. The majority of the windows are at the 40 sq. ft. maximum for uninterrupted glass. The DRB should consider if this amount of fenestration is appropriate for the design of the home and the surrounding area.

Materials

The applicant has indicated that the stone percentage is 46% but at this time we do not have specifications as to type, color or grouting. The majority of this stone is on the north elevation and very little stone (7.5%) on the south elevation. The DRB should determine if the south elevation has enough stone to give the building a heavy, thick massed base on the first floor. The roofing material proposed is bonderized standing seam with bonderized fascia and gutters. The horizontal wood siding shown on the plans scales to 6” width which would require a variation as it is under the 8” minimum width. Color of the wood siding has not been determined yet.

Potential Variations

- The primary roof form may be flat. The applicant is proposing a “live roof” over this area which may make the gables appear as the primary roof form.
- Horizontal wood siding is 6” in width where 8” is required.

RECOMMENDATION

Work sessions provide an opportunity for the DRB to informally review a proposed application. As such, the DRB can only provide general comments and direction, with no formal decision. It should also be noted that Staff conducts only a high level, cursory review, with the more detailed and thorough review left to the formal process. Therefore, the DRB and staff review and comments will evolve as the project moves through the DRB process.

April 7, 2016

Town of Mountain Village
Planning Department

Attention: Dave Bangert / Glen Van Nimwegen

RE: Lot 181 Mountain Village – DRB Worksession application

Dave / Glen –

Based on our pre-application conference, attached is our plan submittal for Lot 181. We are seeking to get on the May 5, 2016 DRB agenda for a worksession with the Design Review Board.

The property is located towards the end of Highlands Way, nestled amongst mostly built-out lots. It is a very private site, with significant amounts of mature landscaping on the lot and a fairly flat building area towards the west side of the property, which is where we are proposing to place the home. The siting of the home is in response to both natural shelf created by the topography as well as a series of mature fir trees located in the middle of the lot and to the southeast of the proposed residence. The canopy of these trees has been a significant driver in the design of the home, encouraging us to place the home in such a way that it exists below and is tucked under the large canopy overhead.

We attempted to minimize the driveway length and keep the approach as straightforward as possible in order to reduce the amount of tree removal on the lot. The home is essentially an L-shaped plan. There is a carport, garage, mudroom, and bedroom wing located in an east west orientation and the kitchen, dining and living areas are located in the north/south orientation to maximize the views from those spaces. The bedrooms will be oriented to a south lawn within the disturbed area of the development to further engage the occupants with the outdoor spaces and provide ample southern exposure.

We are aware of a couple items that don't fall directly within the CDC guidelines for the design of the home and want to discuss and get the boards input in order for us to move forward. These items include the amount of glazing around the living / dining / kitchen wing, and the "flat roofed" overhangs that occur at the eaves of the primary gables and over the garage / carport.

Glazing:

As you can see, there is significant amounts of glazing around the open living area. The driving factor behind this is maximizing the exposure of the living spaces to the outdoor spaces and providing an uninterrupted visual connection between the two. I have spoken with the building department, and their response has been that as long as we meet a performance based energy code for the home then we are allowed some flexibility in how this is achieved. This is of course from a building code perspective only and would not supercede the decision of the Design Review Board. Essentially our approach will be to work with an energy modeling consultant and likely provide high performance glazing that allows us to reach our goals through HERS rating analysis. This has been designed within the 40 sf max uninterrupted glazing guideline. It should be noted that these panels are a single story of glass, unlike the homes you see throughout the Mountain Village that have 2 to 2.5 stories of glazing to maximize views. I think if you were add

the total amount of glass that we are proposing, it would be in line with a more typical, but much larger home in the region.

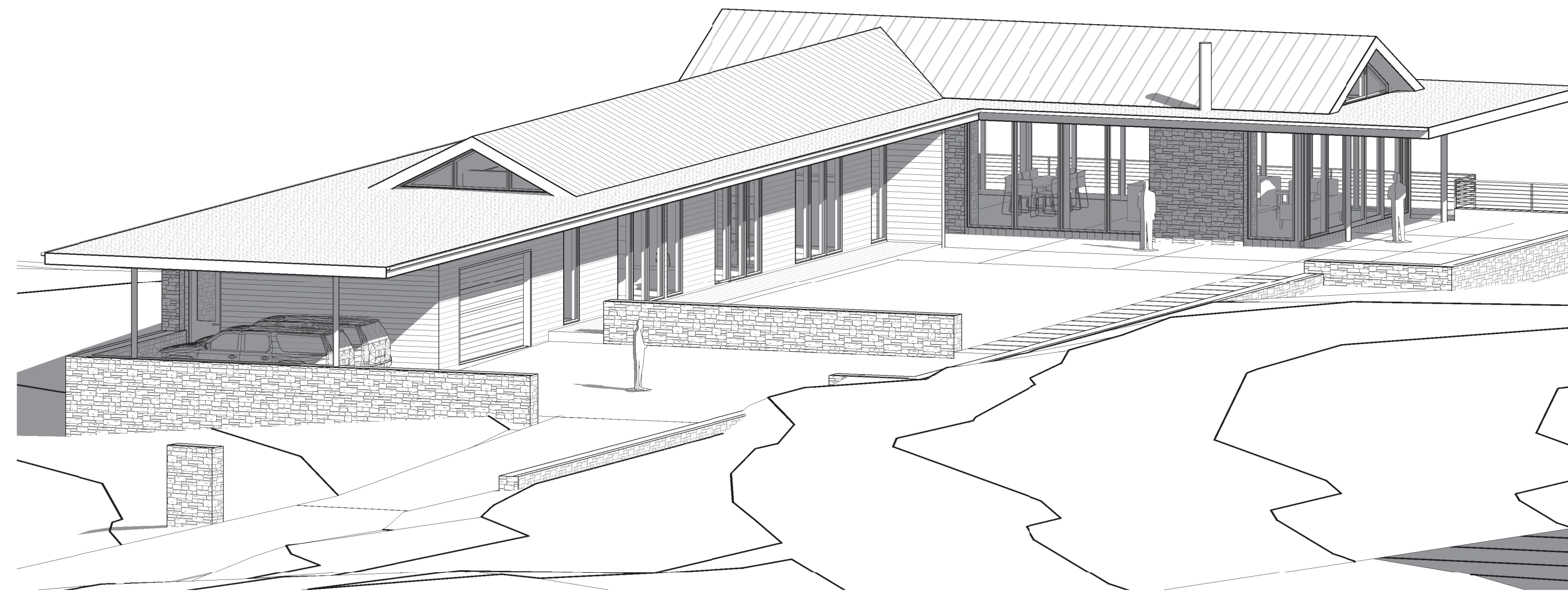
Roof forms:

We are proposing 2 intersecting 6:12 primary gables over each wing of the L-shaped form. Where we differ from the guidelines is the flat roofed areas over the garage / carport and along the eaves. From a design standpoint, our approach as mentioned previously was to engage this home below the existing tree canopy and respond to the natural topography in a long, horizontal form, rather than building 3-4 stories up and maximizing the height. We studied many iterations of roof forms and felt that this approach met both our design aesthetic for a long and low building, but also respected the primary roof form being a gable as directed in the guidelines. It should be heavily considered by the DRB that what we are proposing has very minimal impact on the 2 neighboring homes from a mass and scale and view corridor perspective, compared to a more traditional home. I will provide additional views at the meeting that emphasize this point. We are also excited with the prospect of integrating a "LiveRoof" tray system that would allow us to cover large portions of the flat roof with living plant materials that will allow the roof area to recede visually into the landscape. We plan to bring additional information for the board to consider at our worksession, highlighting not only the benefits of the visual impact of the roof, but also the eco-friendly approach this could have to the neighborhood.

Please review the revised drawings and let me know if you have any questions in order for the application to proceed. Thank you for your time and direction so far on this.

Sincerely,

Peter Sante
Sante Architects



SHEET INDEX

- A 1.0 COVER SHEET, INDEX
- A 1.1 CONCEPTUAL VIEWS
- A 1.2 3D VIEWS
- A 2.0 SITE PLAN
- A 3.0 OVERALL FLOOR PLANS
- A 3.1 FLOOR PLANS
- A 3.2 FLOOR PLANS
- A 3.4 ROOF PLAN
- A 4.0 ELEVATIONS
- A LS CONCEPTUAL LANDSCAPE PLAN

BUILDING CODE/ZONING INFO

PROJECT INFORMATION
 A. OCCUPANCY
 B. TYPE OF CONSTRUCTION

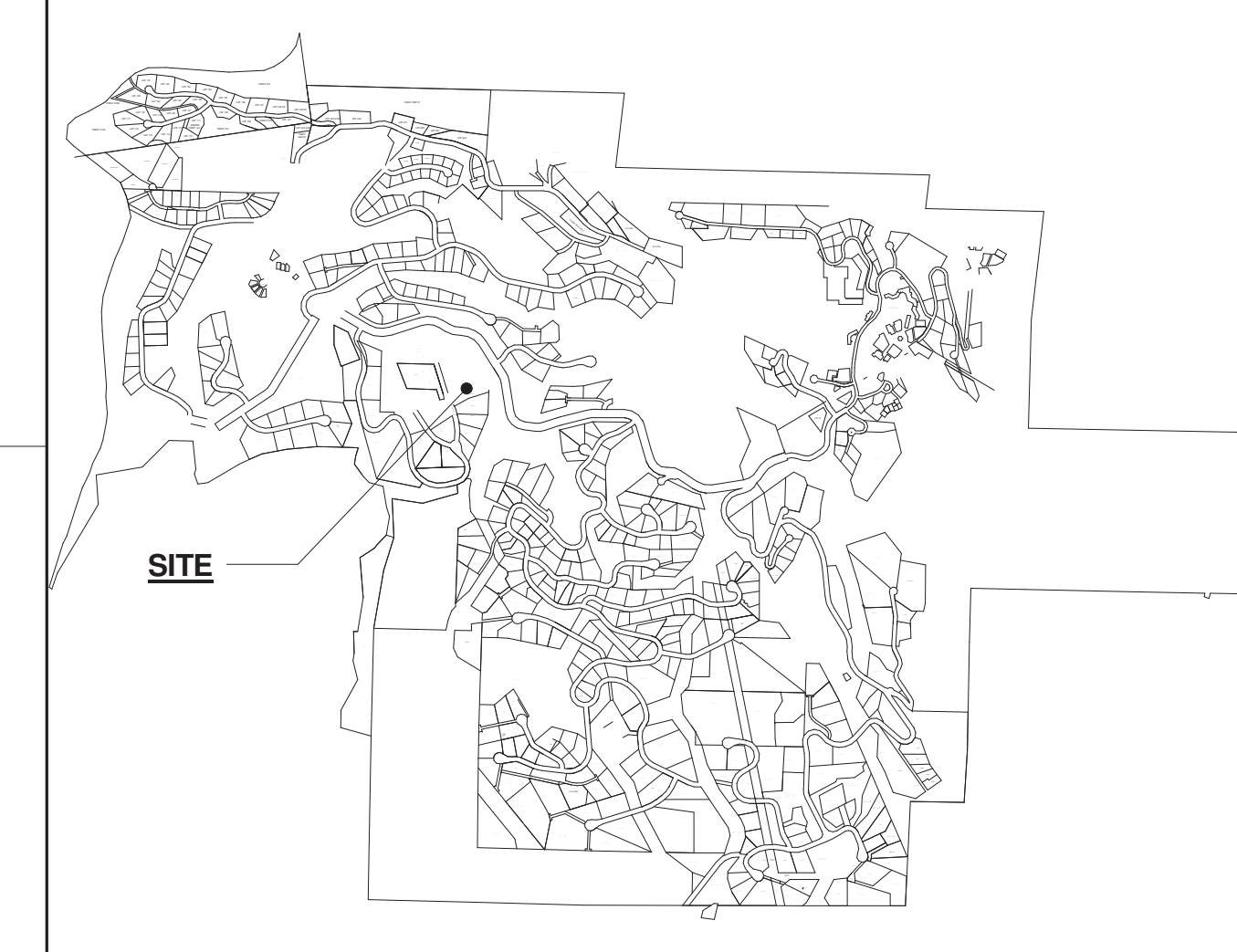
SQUARE FOOTAGE CALCULATIONS

| | |
|------------------------|----------------|
| MAIN LEVEL FLOOR PLAN | 3421 sf |
| LOWER LEVEL FLOOR PLAN | 1652 sf |
| GARAGE | 587 sf |
| TOTAL | 5660 sf |

PROJECT DIRECTORY

| | | |
|--|--|--|
| OWNER CHRISTIAN WIENINGER MARKTSTRASSE 1 83317 TEISENDORF GERMANY | ARCHITECT SANTE ARCHITECTS, LLC 107 N. FIR STREET P.O. BOX 61 TELLURIDE, CO 81435 970.728.6102 - P 970.728.6103 - F | CONTRACTOR EVANS CONSTRUCTION 683 W. PACIFIC AVE #200A TELLURIDE, CO 81435 970.369.0870 |
| STRUCTURAL ENGINEER | SURVEYOR SAN JUAN SURVEYING 102 SOCIETY DR. TELLURIDE, CO 81435 970.728.1128 - P 970.728.9201 - F | GEOTECH ENGINEER DOWL 222 SOUTH PARK AVE. MONTROSE, CO 81401 970.249.6828 |

VICINITY MAP



**LOT 181 MOUNTAIN VILLAGE
 DRB WORKSESSION SET
 4.7.16**

SANTE ARCHITECTS

970.728.6102 FAX 970.728.6103
 EMAIL Peter@santearchitects.com
 PO BOX 61
 107 North Fir Street
 Telluride, CO 81435
 www.SANTEARCHITECTS.COM

**LOT 181
 MOUNTAIN
 VILLAGE
 COLORADO**

DATE:
4.7.16

DRAWN BY:
SJ

CHECKED BY:
SJ

FILE:
1515

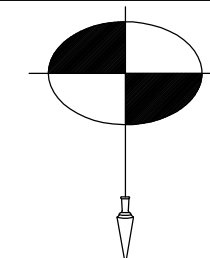
COVER SHEET,
INDEX

SCALE:
1 1/2" = 1'-0"

A 1.0



TOPOGRAPHIC SURVEY
LOT 181, FILING 36, TELLURIDE MOUNTAIN VILLAGE



SAN JUAN SURVEYING
 SURVEYING * PLANNING
 102 SOCIETY DRIVE TELLURIDE, CO. 81435
 (970) 728-1128 (970) 728-9201 fax
 office@sanjuansurveying.net

| | |
|-----------------|------------|
| DATE: | 10/28/2015 |
| JOB: | 99001 |
| DRAWN BY: | CRK |
| CHECKED BY: | ADM |
| REVISION DATES: | |
| SHEET: | 1 OF 1 |

LEGEND

- FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP, LS 20632
- ▲ ELECTRIC VAULT
- ⊠ TELEPHONE PEDESTAL
- ⊙ SEWER MANHOLE
- ⊞ WATER STOP
- ⊡ ADDRESS MONUMENT (122 HIGHLAND DRIVE)
- PAVEMENT
- ⊙# SPRUCE TREE, # INDICATES CALIPER
- ⊙# FIR TREE, # INDICATES CALIPER
- ⊙# ASPEN TREE, # INDICATES CALIPER

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 may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

NOTES:

- According to Flood Insurance Rate Map: 08113C0287 D, map revised September 30, 1992, this parcel lies within Zone X (Areas determined to be outside the 500-year flood plain).
- Vertical datum is based on SJS Control Point CP-20 on Victoria Drive having an elevation of 9388.20'. Site benchmark is the found property corner of Lot 181, an Aluminum Cap Rebar, LS 20632, having an elevation of 9518.26 feet, as depicted.
- Views to major peaks are shown with zenith angles.
- Lineal Units U.S. Survey Feet

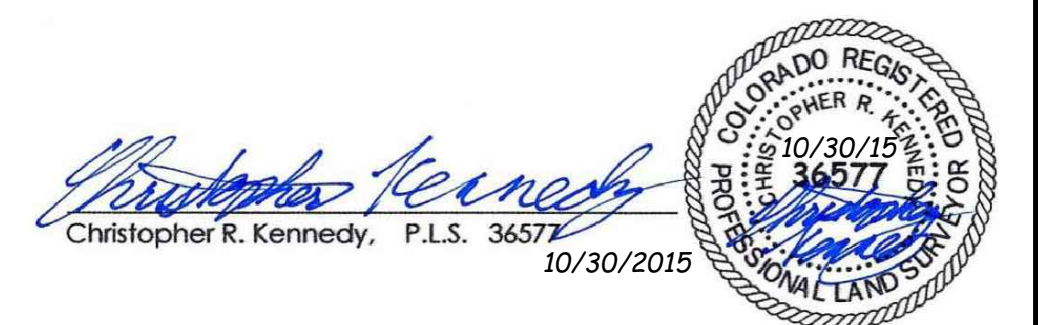
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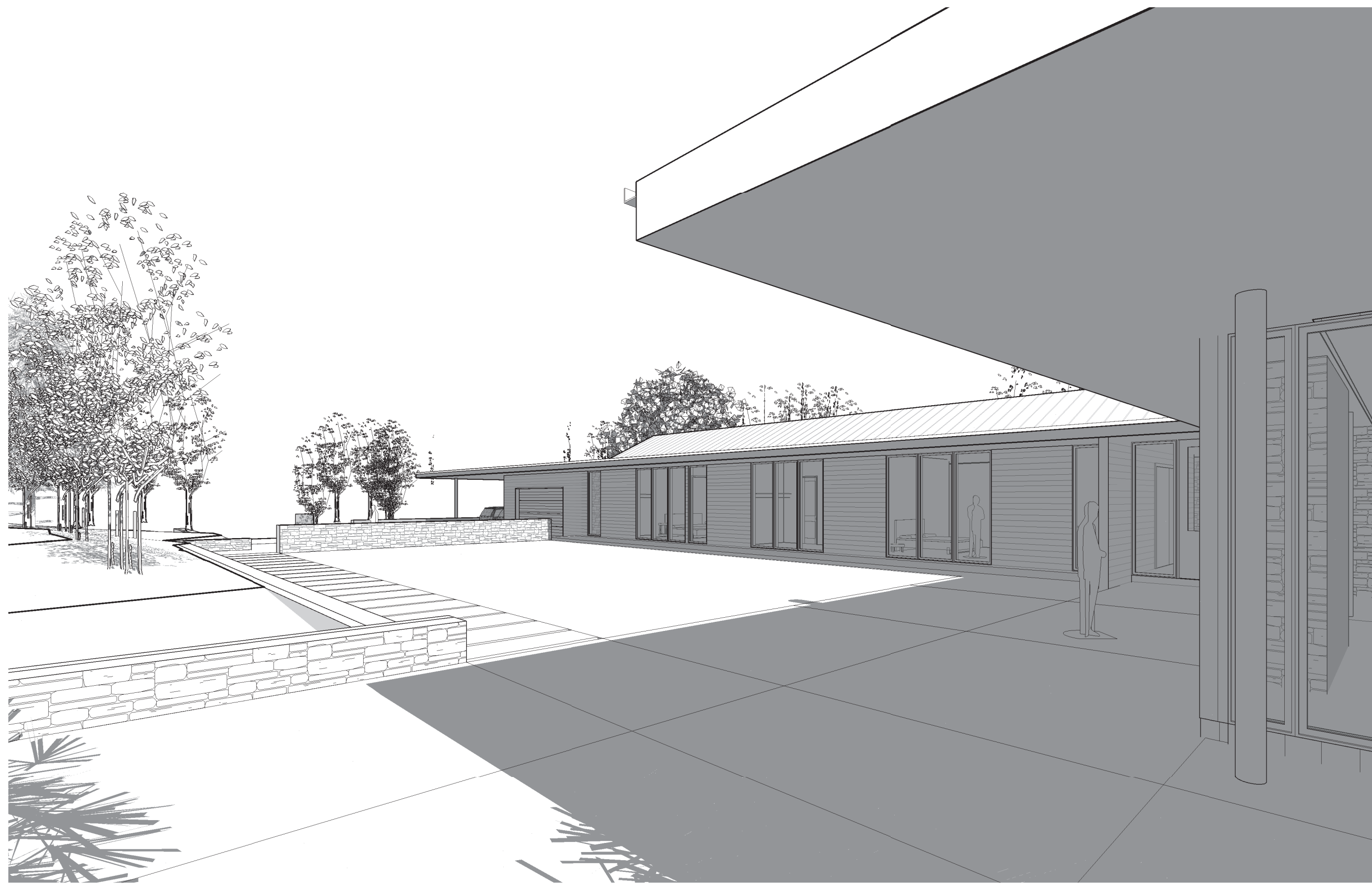
Lot 181, Filing 36, Telluride Mountain Village, according to the Plat recorded October 23, 1996 in Plat Book 1 at page 2144.

County of San Miguel,
 State of Colorado

SURVEYOR'S CERTIFICATE:

I, Christopher R. Kennedy, being a Colorado Licensed Land Surveyor, do hereby certify that this Topographic Survey of Lot 181, Filing 36, Telluride Mountain Village, was made by me and under my direct supervision, responsibility, and checking. This Topographic Survey does not constitute a Land Survey Plat or Improvement Survey Plat as defined by Title 38, Article 51 C.R.S.





1 3D View 1



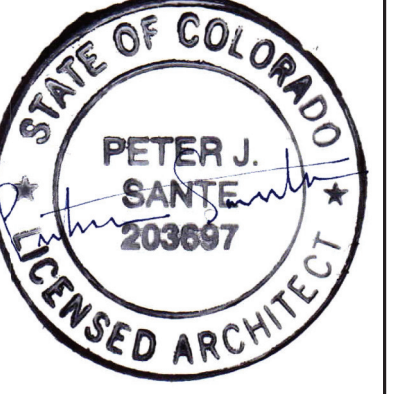
2 3D View 5



3 3D View 6

SANTE ARCHITECTS

970.728.6102 FAX 970.728.6103
 EMAIL Peter@SANTearchitects.com
 PO BOX 61
 107 North Fir Street
 Telluride, CO 81435
 www.SANTearchitects.com



LOT 181
 MOUNTAIN VILLAGE
 COLORADO

DATE:
 4.7.16
 DRAWN BY:
 SJ
 CHECKED BY:
 SJ
 FILE:
 1515

MV DRB WORKSESSION
 4.7.16

Revision Schedule

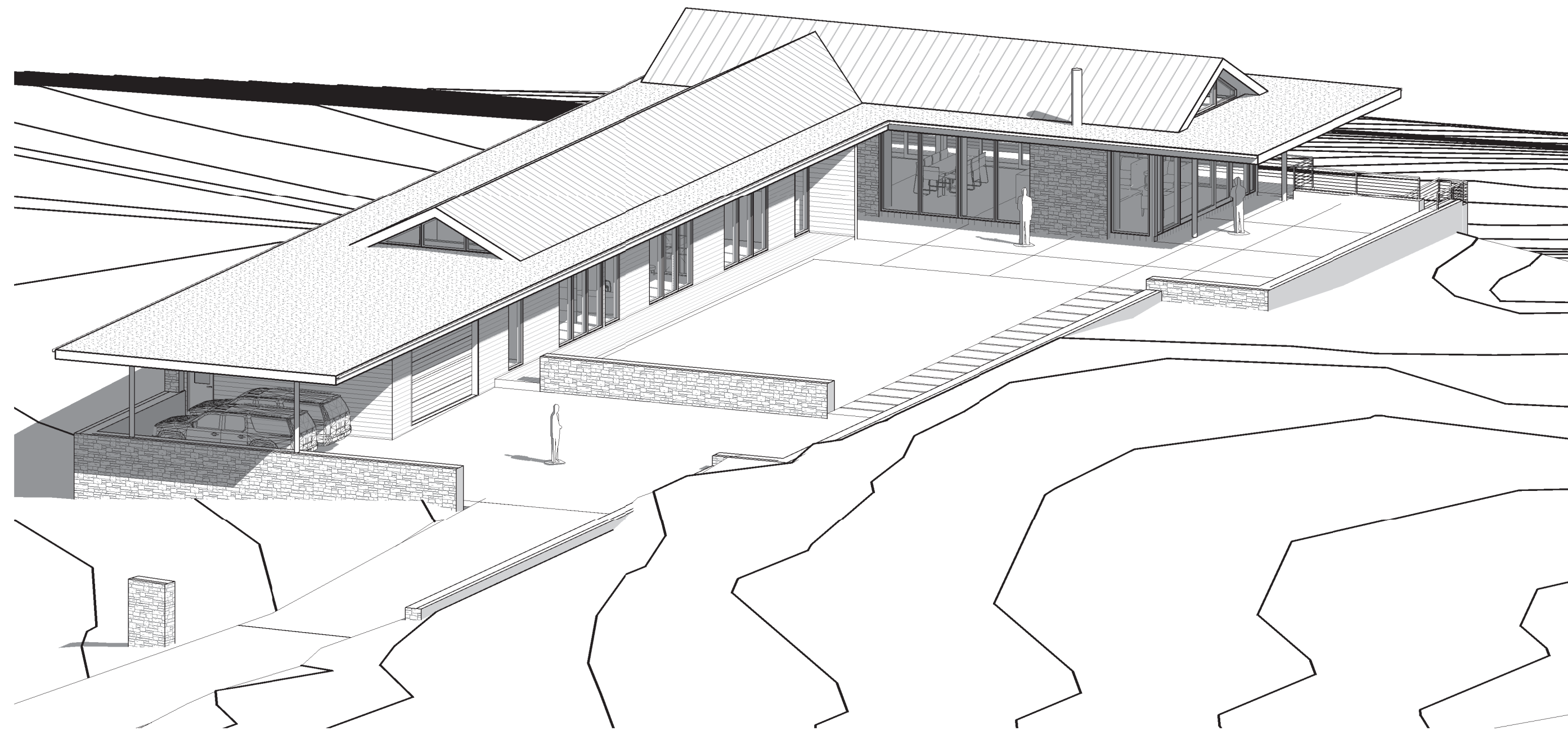
CONCEPTUAL VIEWS

SCALE:

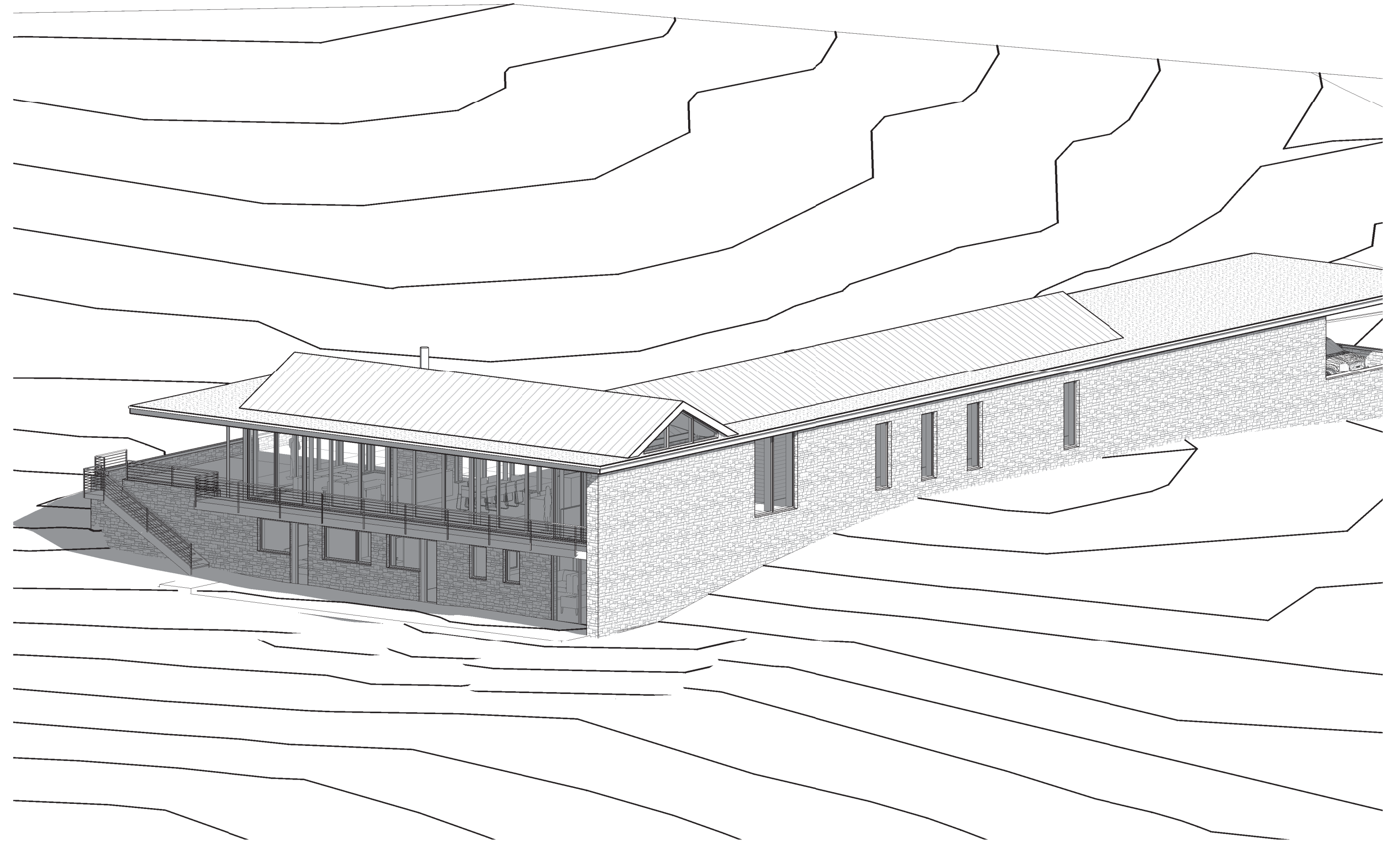
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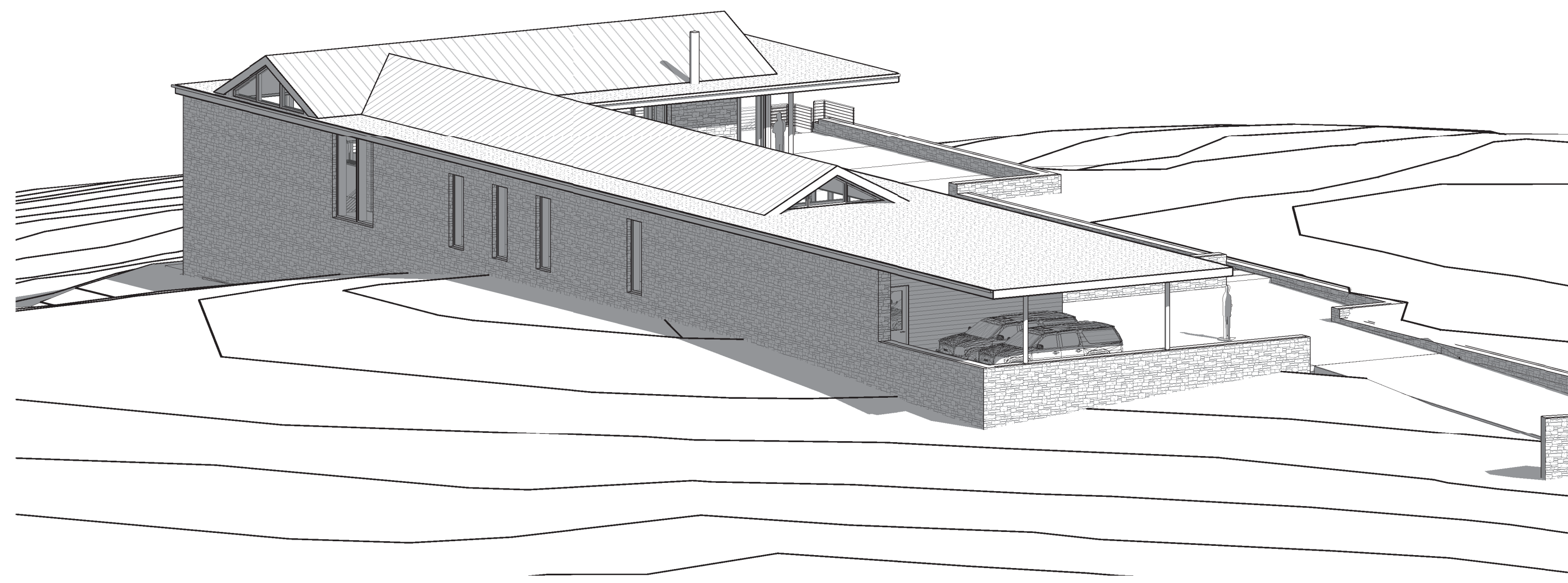
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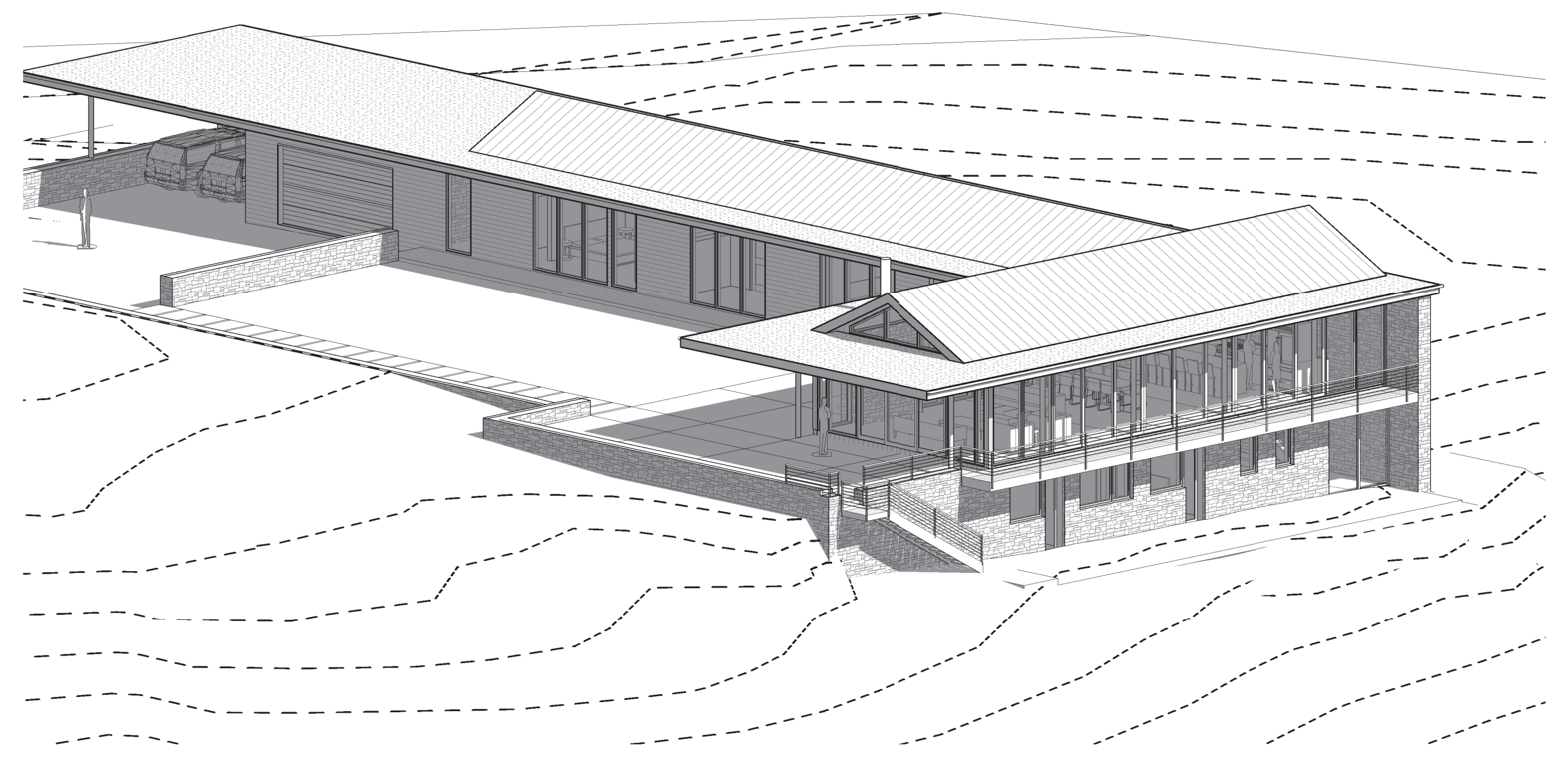
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2 3D NE



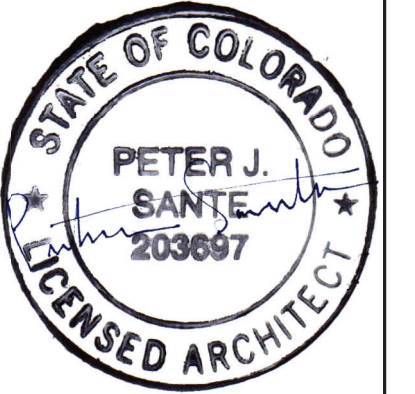
3 3D NW



4 3D SE

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LOT 181
 MOUNTAIN VILLAGE
 COLORADO

DATE:
 4.7.16
 DRAWN BY:
 SJ
 CHECKED BY:
 SJ
 FILE:
 1515

MV DRB WORKSESSION
 4.7.16

Revision Schedule

3D VIEWS

SCALE:

A 1.2

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LOT 180R

LOT 181

1.84 AC.
NO IMPROVEMENTS
(ADDRESS IS NOT POSTED)

LOT 182



TRACT 36-A ACCESS

TO HIGHLANDS WAY

SITE PLAN
1/16" = 1'-0"

- SITE PLAN NOTES:**
- REFER TO ROOF PLAN A3.0 FOR ALL ROOF DIMENSIONS AND NOTES.
 - PROTECT ALL EXISTING LANDSCAPE AND SITE WALLS/STRUCTURES NOT AFFECTED BY THIS DESIGN & MINIMIZE DISTURBANCE TO SITE. REFER TO STRUCTURAL DRAWINGS FOR MINIMUM EXCAVATION.
 - SEED ALL AREAS HATCHED AS DROUGHT RESISTANT GROUND COVER WITH THE FOLLOWING MIX: WESTERN YARROW-5%, TALL FESCUE-10%, ARIZONA FESCUE-5%, HARD FESCUE-5%, CREEPING RED FESCUE-10%, ALPINE BLUEGRASS-15%, CANADA BLUEGRASS-10%, PERENNIAL RYEGRASS-15%, SLENDER WHEATGRASS-10%, MOUNTAIN BROME-15%. ALSO, REVEGETATE ALL DISTURBED AREA WITH THIS SEED MIXTURE.
 - G.C. TO COORDINATE POSITIVE DRAINAGE AWAY FROM SITE.
 - ANY IRRIGATION SYSTEM SHALL BE INSTALLED WITH A MOISTURE SENSOR AND TIMER TO CONTROL IRRIGATION PER T.O.T. GREEN BUILDING/ENERGY CODE, ORDINANCE "1331".

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STATE OF COLORADO
PETER J. SANTE
203697
LICENSED ARCHITECT

| |
|---|
| LOT 181 MOUNTAIN VILLAGE COLORADO |
| DATE: 4.7.16 |
| DRAWN BY: SJ |
| CHECKED BY: SJ |
| FILE: 1515 |

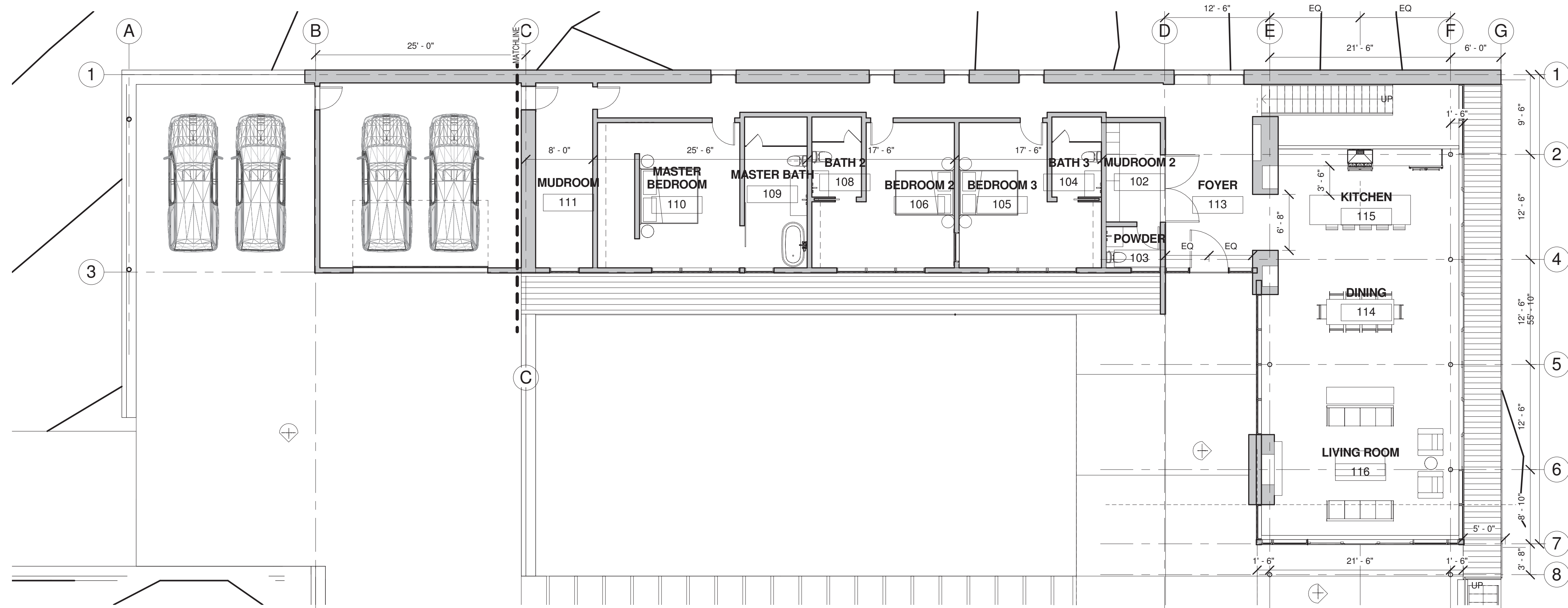
MV DRB WORKSESSION
4.7.16

Revision Schedule

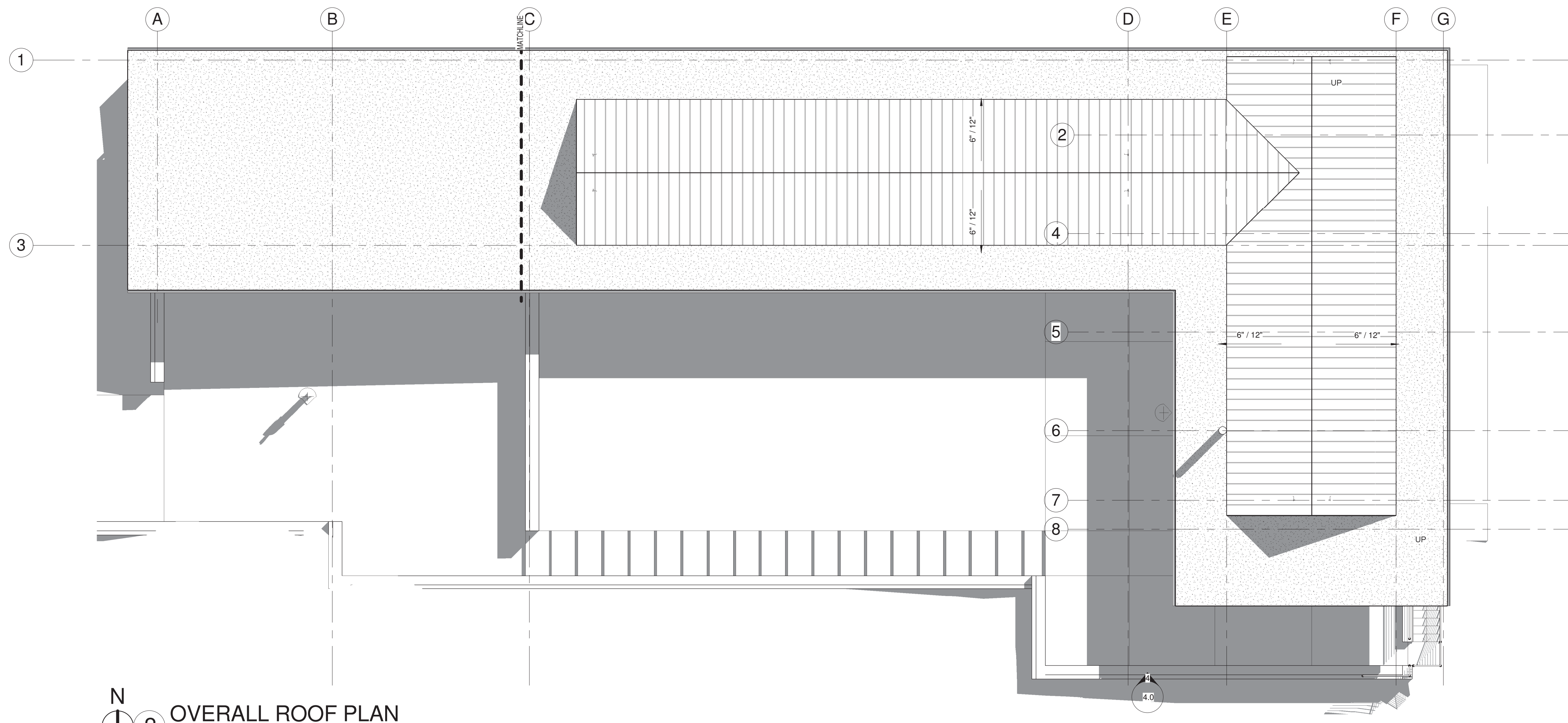
SITE PLAN

SCALE:
As indicated

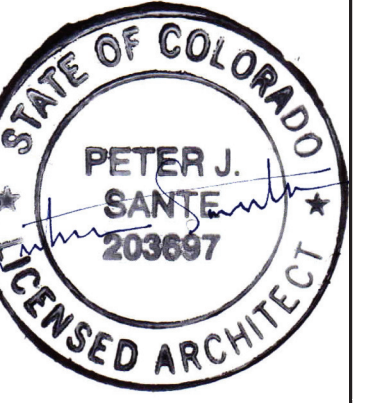
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1 OVERALL MAIN LEVEL PLAN
1/8" = 1'-0"



2 OVERALL ROOF PLAN
1/8" = 1'-0"



LOT 181
MOUNTAIN VILLAGE
COLORADO

DATE:
4.7.16
DRAWN BY:
SJ
CHECKED BY:
SJ
FILE:
1515

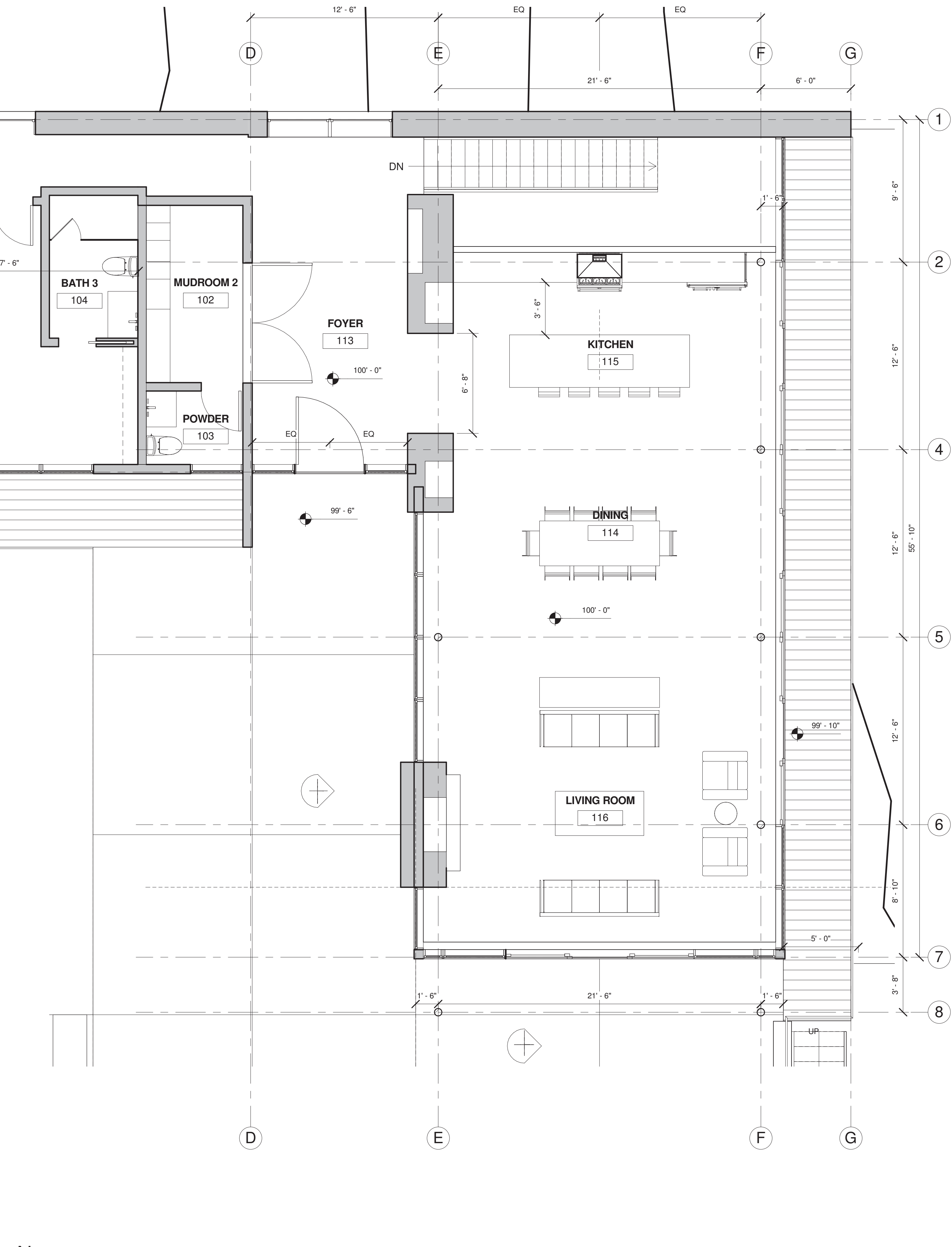
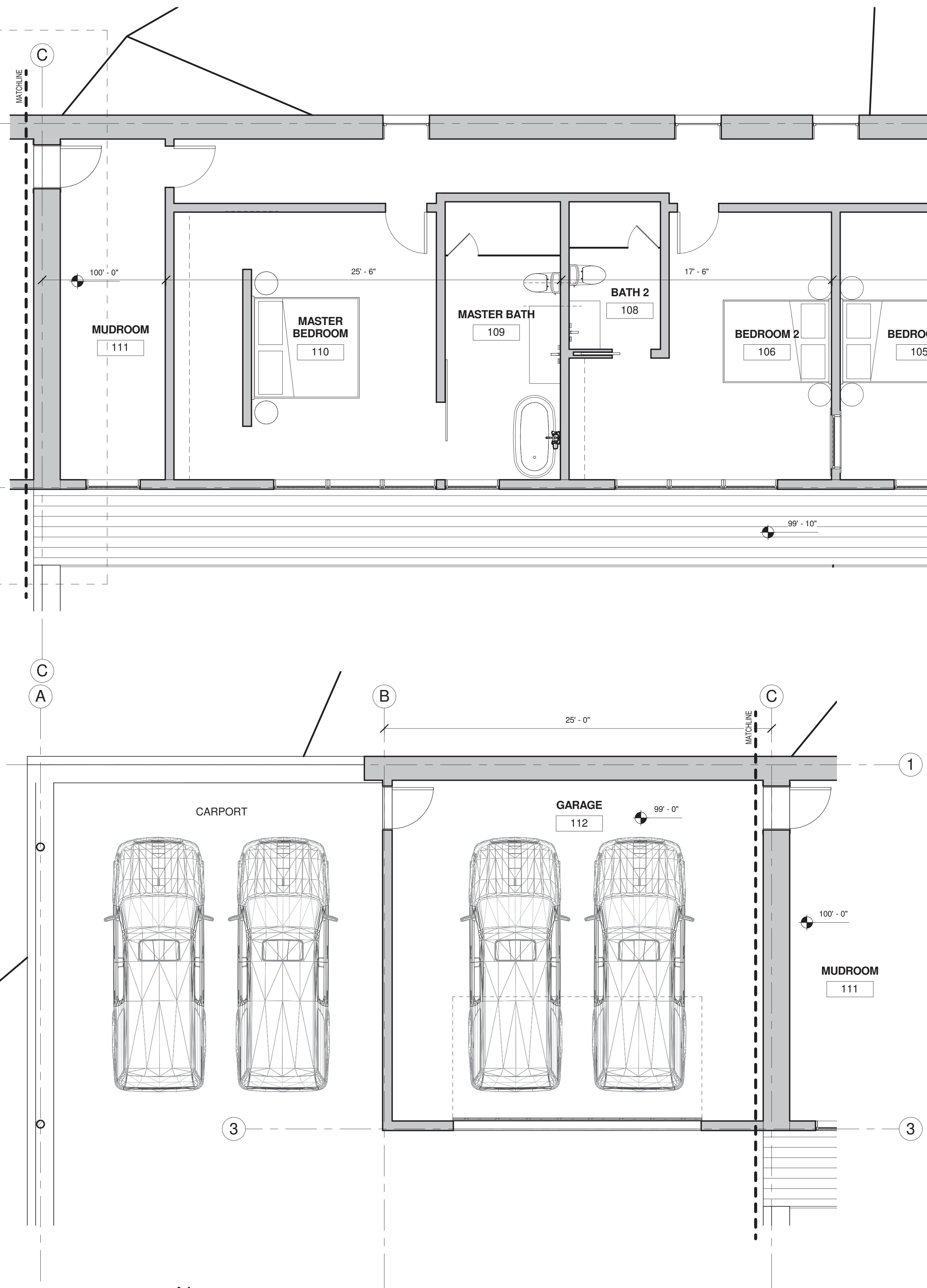
MV DRB WORKSESSION
4.7.16

Revision Schedule

OVERALL FLOOR
PLANS

SCALE:
1/8" = 1'-0"

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STATE OF COLORADO
 LICENSED ARCHITECT
 PETER J. SANTE
 203667

LOT 181
 MOUNTAIN VILLAGE
 COLORADO

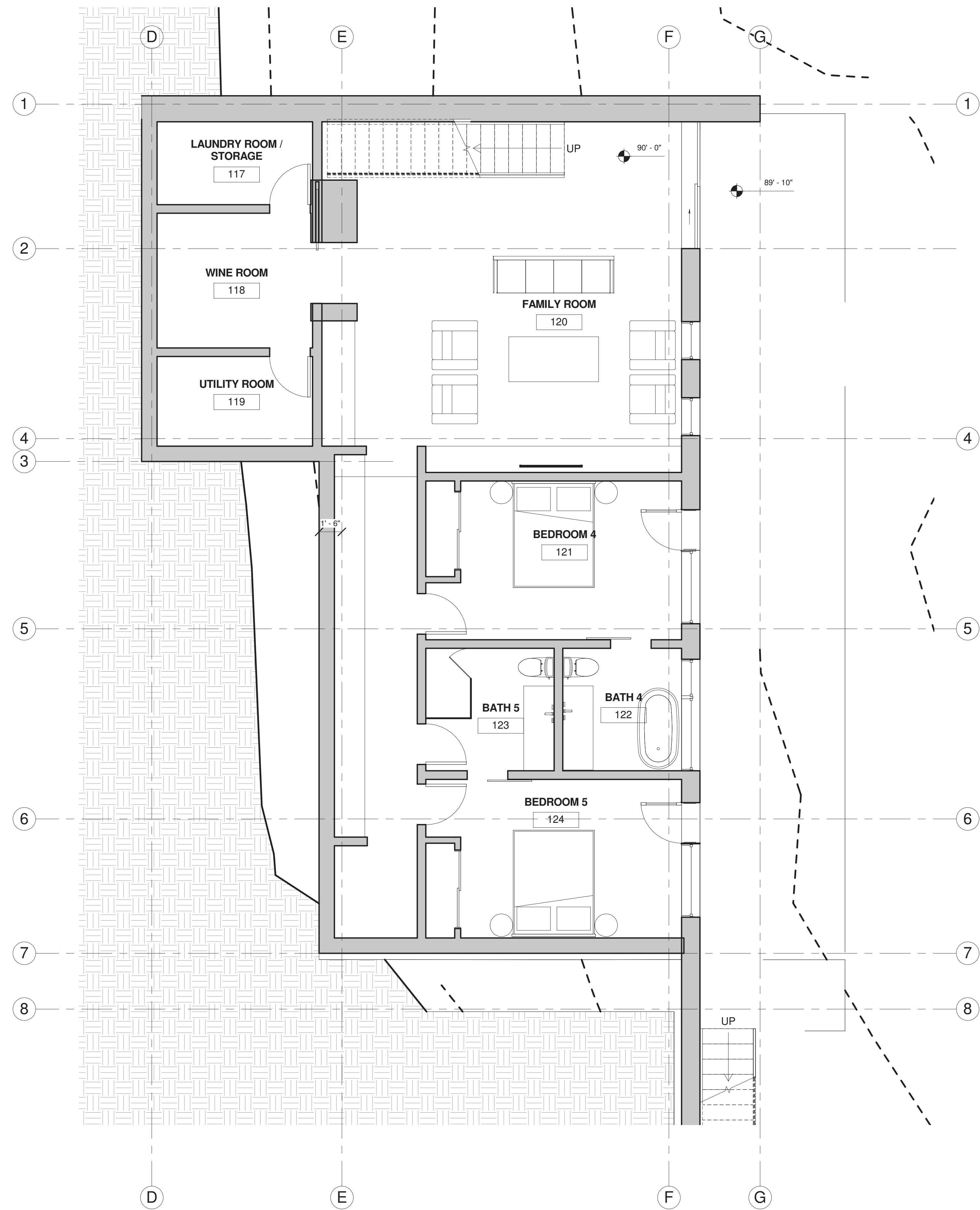
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 4.7.16

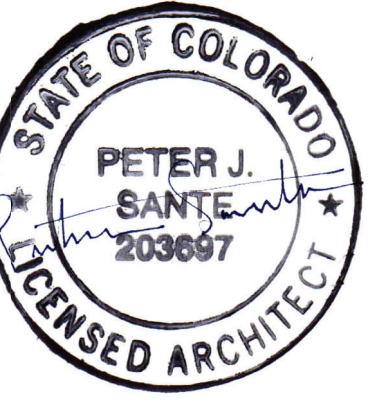
| Revision | Description |
|----------|-------------|
| | |
| | |
| | |

FLOOR PLANS

SCALE:
 1/4" = 1'-0"



1 LOWER LEVEL FLOOR PLAN
1/4" = 1'-0"



LOT 181
 MOUNTAIN VILLAGE
 COLORADO

DATE:
 4.7.16
 DRAWN BY:
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 SJ
 FILE:
 1515

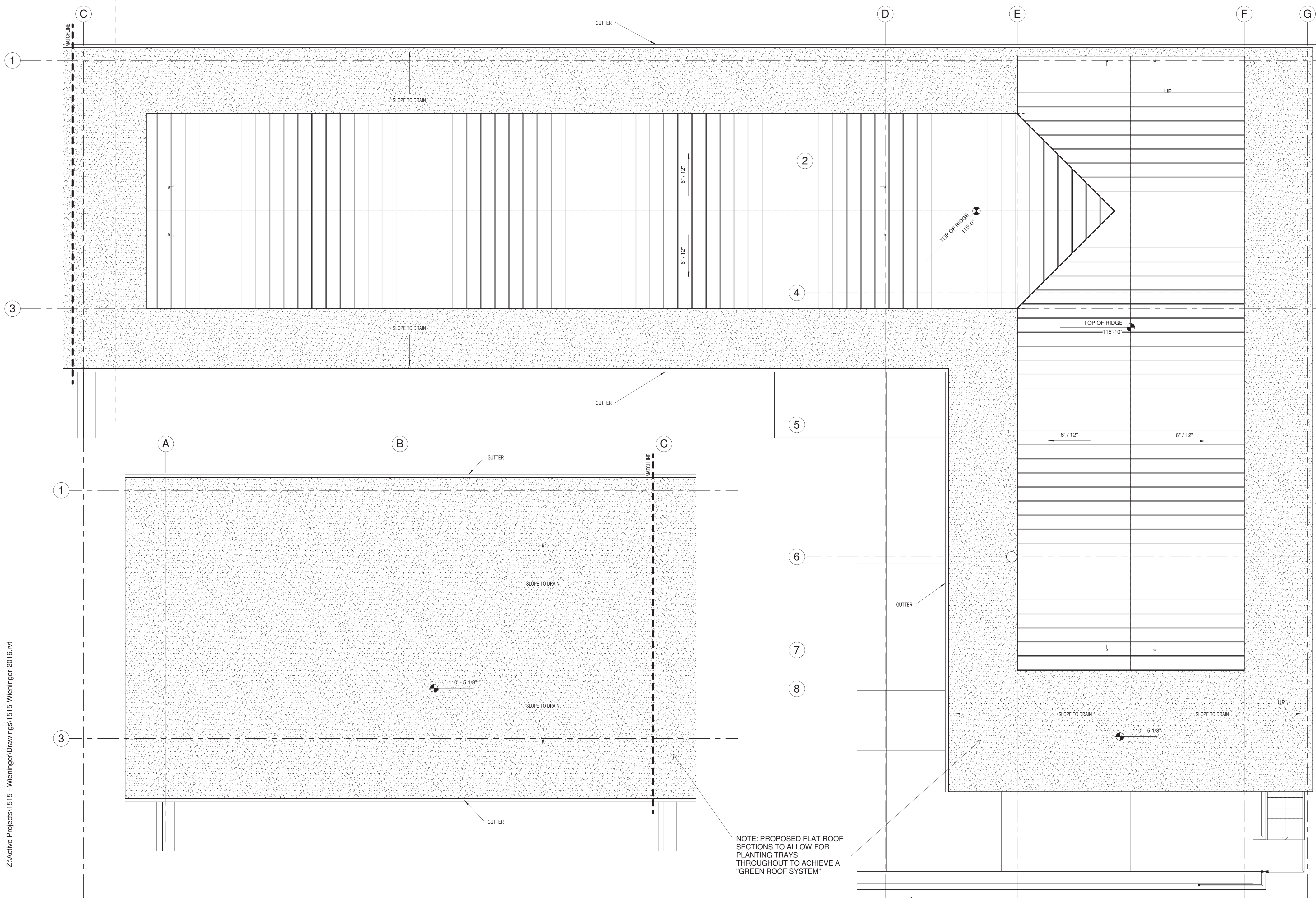
MV DRB WORKSESSION
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Revision Schedule

FLOOR PLANS

SCALE:
 1/4" = 1'-0"

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NOTE: PROPOSED FLAT ROOF SECTIONS TO ALLOW FOR PLANTING TRAYS THROUGHOUT TO ACHIEVE A "GREEN ROOF SYSTEM"

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LOT 181
 MOUNTAIN VILLAGE
 COLORADO

DATE:
 4.7.16

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CHECKED BY:
 SJ

FILE:
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 4.7.16

Revision Schedule

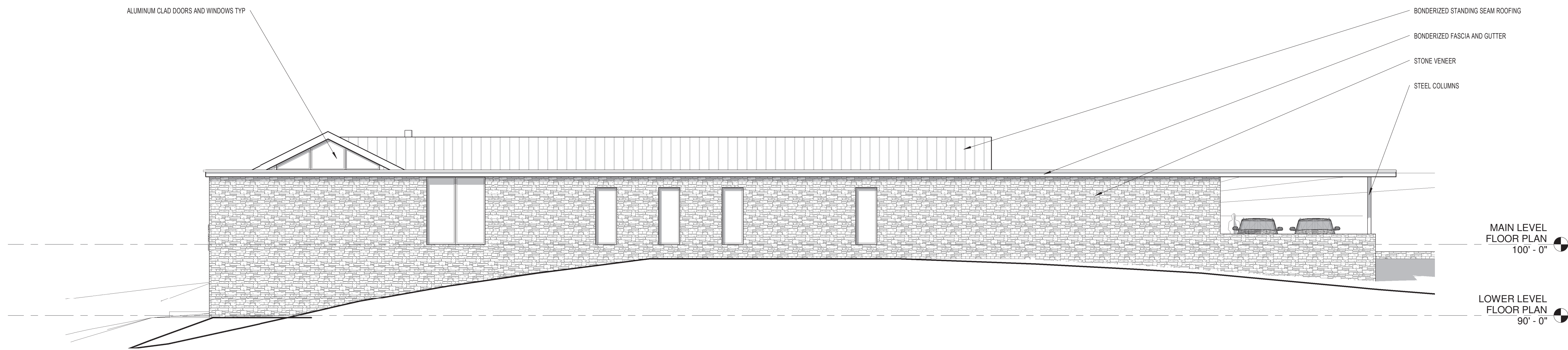
ROOF PLAN

SCALE:
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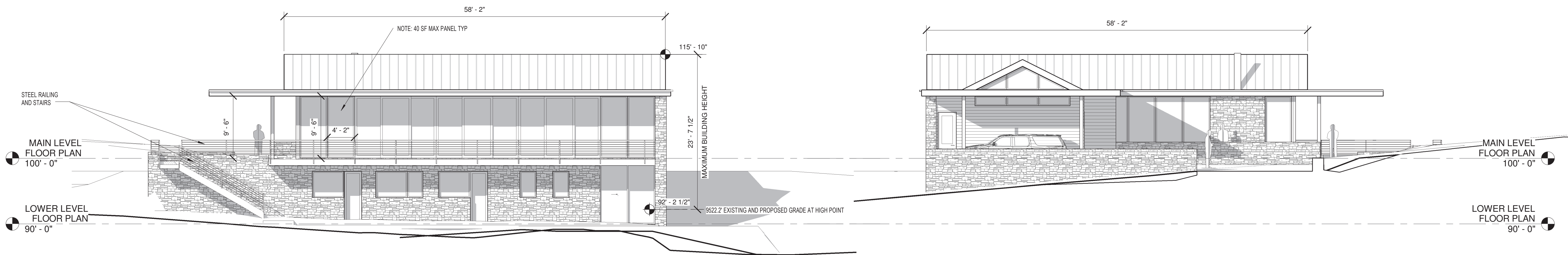
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3 GARAGE / CARPORT ROOF
 1/4" = 1'-0"

2 MAIN ROOF PLAN
 1/4" = 1'-0"

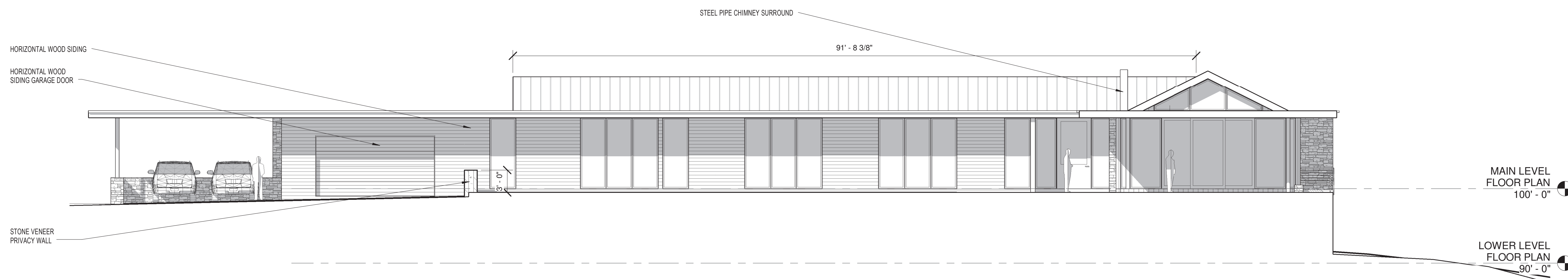


1 NORTH ELEVATION
1/8" = 1'-0"



2 EAST ELEVATION
1/8" = 1'-0"

3 WEST ELEVATION
1/8" = 1'-0"



4 SOUTH ELEVATION
1/8" = 1'-0"

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 PETER J. SANTE
 203897
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LOT 181
 MOUNTAIN VILLAGE
 COLORADO

DATE:
 4.7.16

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FILE:
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 4.7.16

Revision Schedule

ELEVATIONS

SCALE:
 1/8" = 1'-0"

A 4.0

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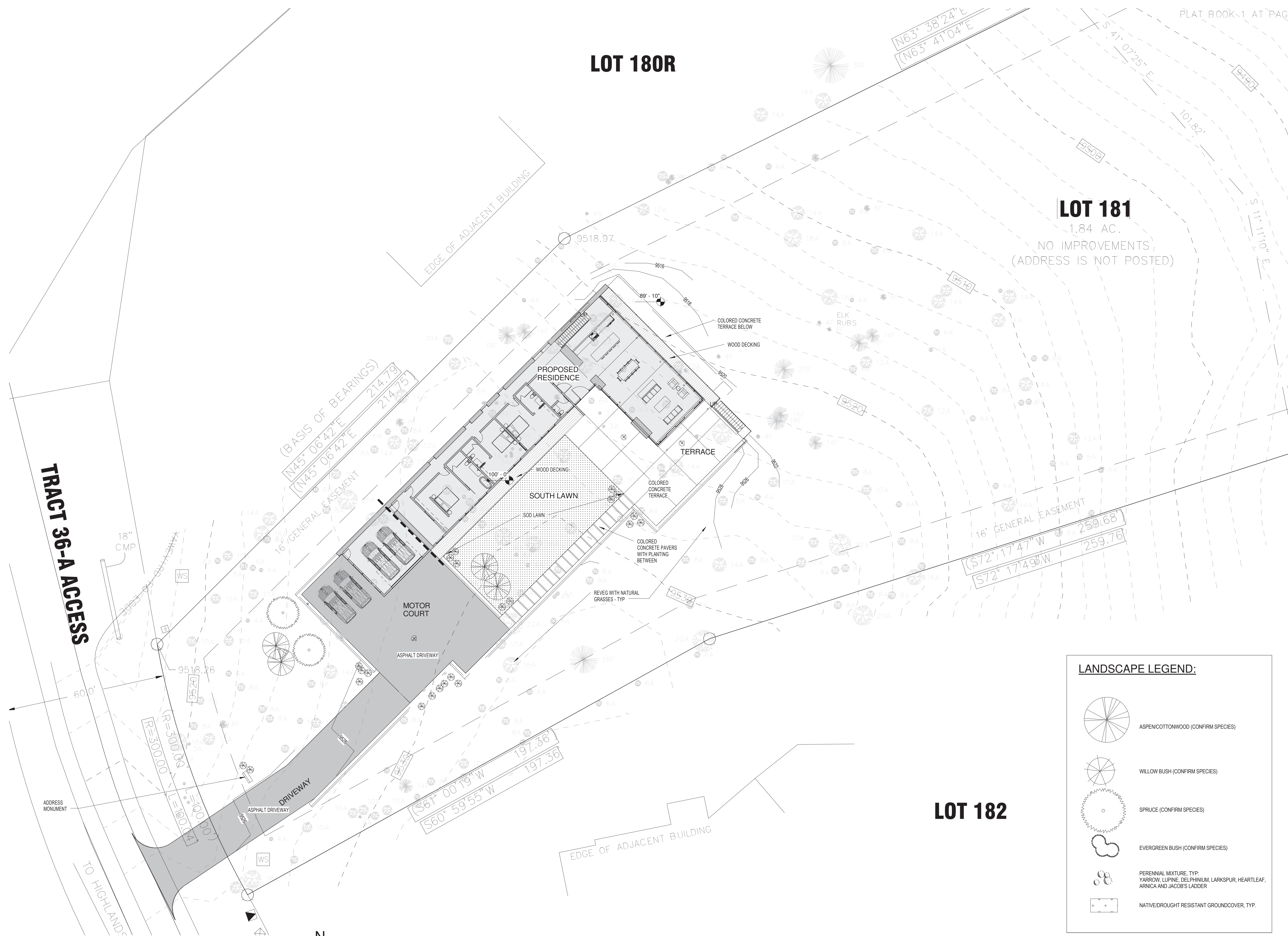
LOT 180R

LOT 181

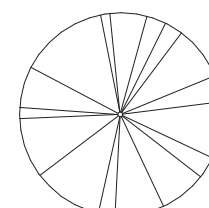
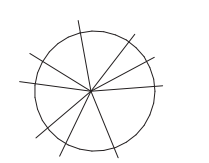
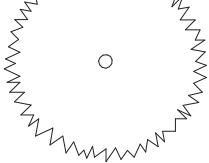


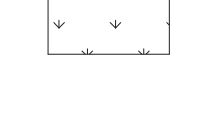
1.84 AC.
NO IMPROVEMENTS
(ADDRESS IS NOT POSTED)

LOT 182

TRACT 36-A ACCESS



LANDSCAPE LEGEND:

-  ASPEN COTTONWOOD (CONFIRM SPECIES)
-  WILLOW BUSH (CONFIRM SPECIES)
-  SPRUCE (CONFIRM SPECIES)
-  EVERGREEN BUSH (CONFIRM SPECIES)
-  PERENNIAL MIXTURE, TYP:
YARROW, LUPINE, DELPHINIUM, LARKSPUR, HEARTLEAF,
ARNICA AND JACOB'S LADDER
-  NATIVE/DROUGHT RESISTANT GROUNDCOVER, TYP.

N
1
LANDSCAPE PLAN
1/16" = 1'-0"

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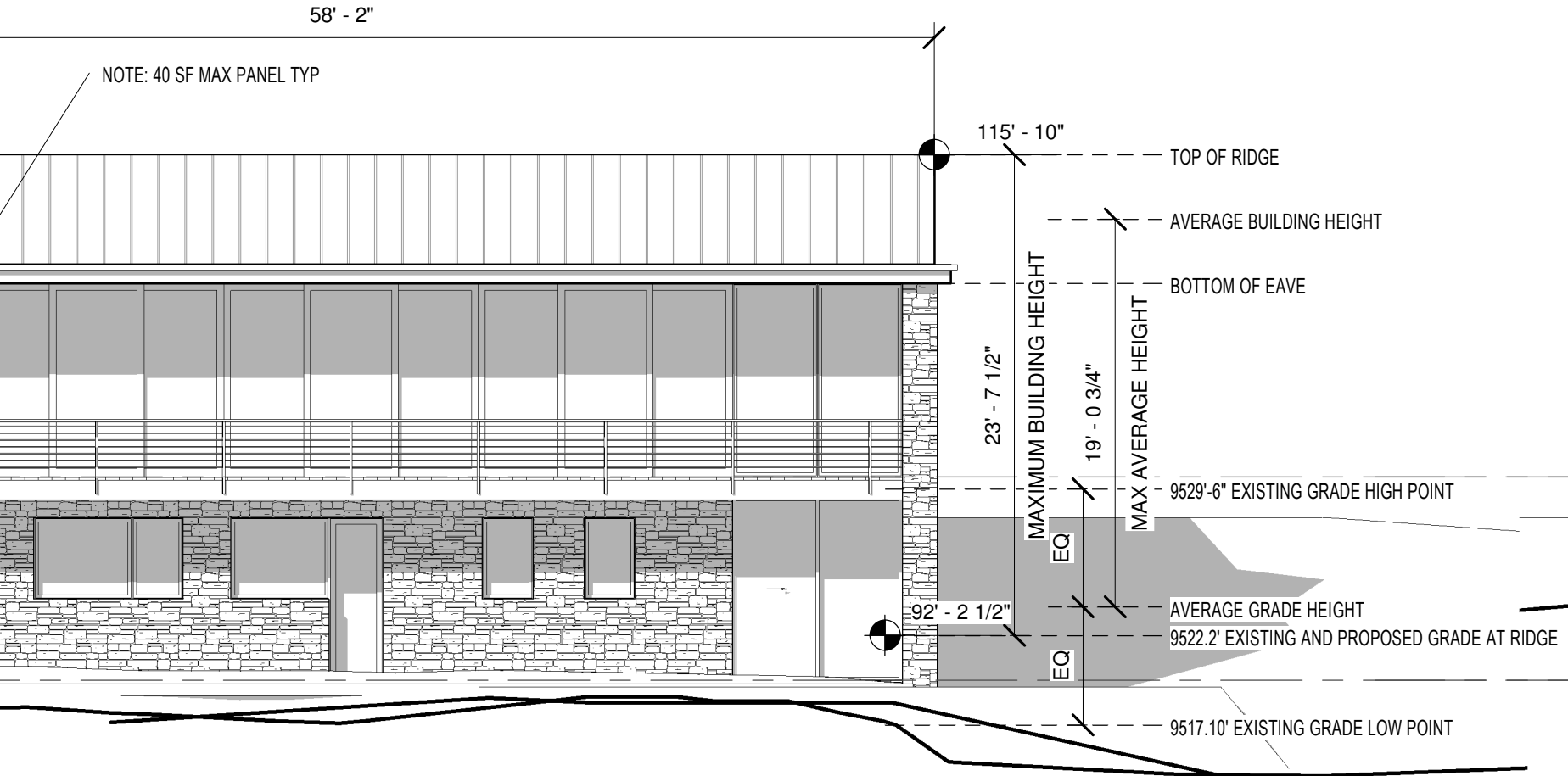
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4.7.16

Revision Schedule

CONCEPTUAL
LANDSCAPE PLAN

SCALE:
As indicated

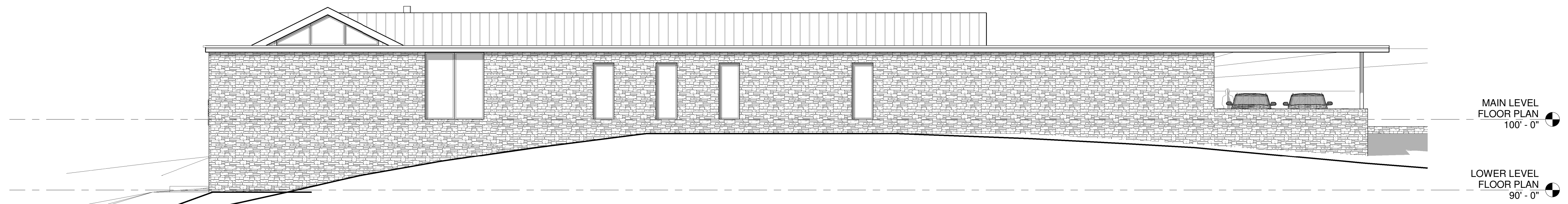
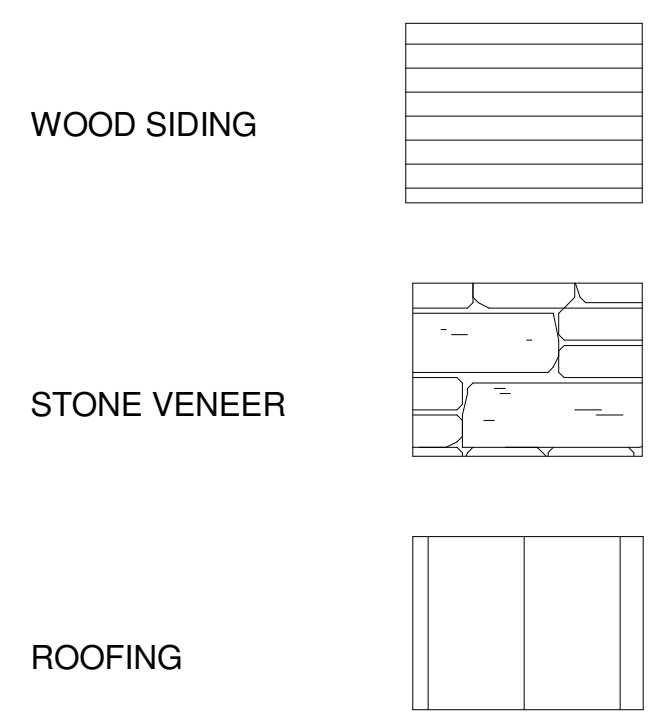




MATERIAL CALCULATIONS:

| NORTH ELEVATION: | EAST ELEVATION: | SOUTH ELEVATION: | WEST ELEVATION: |
|-------------------------------------|-------------------------------------|-------------------------------------|------------------------------------|
| TOTAL SF OF EXTERIOR WALL - 2261 SF | TOTAL SF OF EXTERIOR WALL - 1365 SF | TOTAL SF OF EXTERIOR WALL - 1709 SF | TOTAL SF OF EXTERIOR WALL - 806 SF |
| TOTAL SF OF STONE - 1896 SF | TOTAL SF OF STONE - 522 SF | TOTAL SF OF STONE - 128 SF | TOTAL SF OF STONE - 270 SF |
| TOTAL SF OF STUCCO - 0 SF | TOTAL SF OF STUCCO - 0 SF | TOTAL SF OF STUCCO - 0 SF | TOTAL SF OF STUCCO - 0 SF |
| TOTAL SF OF WOOD - 153 SF | TOTAL SF OF WOOD - 128 SF | TOTAL SF OF WOOD - 875 SF | TOTAL SF OF WOOD - 50 SF |
| TOTAL SF OF ACCENT - 0 SF | TOTAL SF OF ACCENT - 0 SF | TOTAL SF OF ACCENT - 0 SF | TOTAL SF OF ACCENT - 0 SF |
| TOTAL SF OF FENESTRATION - 212 SF | TOTAL SF OF FENESTRATION - 717 SF | TOTAL SF OF FENESTRATION - 706 SF | TOTAL SF OF FENESTRATION - 224 SF |

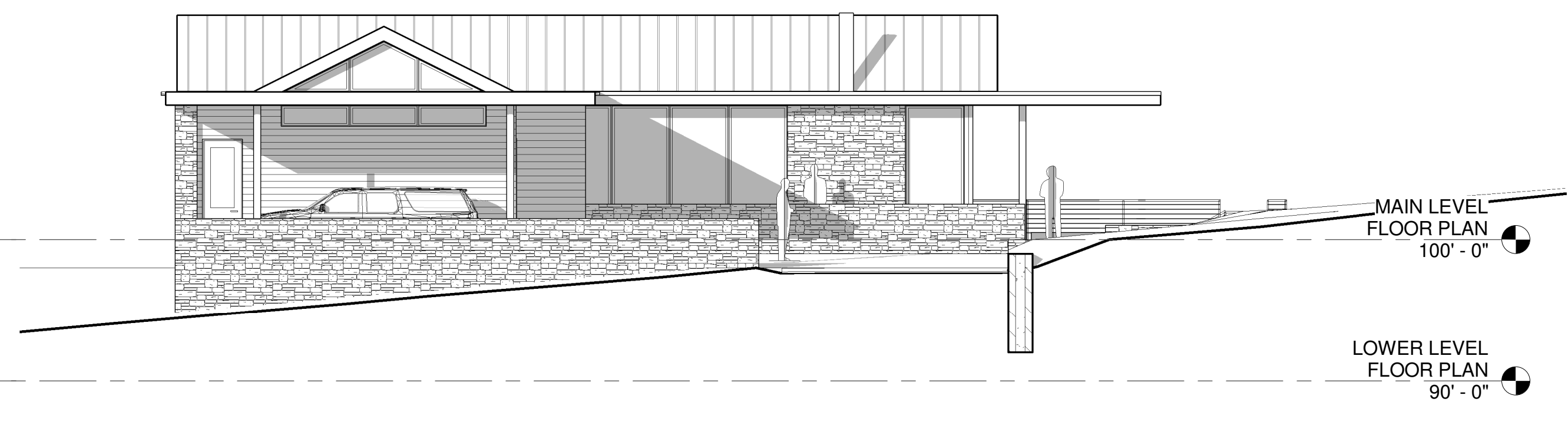
| EXTERIOR WALL PERCENTAGES: | TOTAL BUILDING: |
|---------------------------------|-------------------------------------|
| TOTAL % OF EXTERIOR WALL - 100% | TOTAL SF OF EXTERIOR WALL - 6141 SF |
| TOTAL % OF STONE - 46% | TOTAL SF OF STONE - 2616 SF |
| TOTAL % OF STUCCO - 0% | TOTAL SF OF STUCCO - 0 SF |
| TOTAL % OF WOOD - 24% | TOTAL SF OF WOOD - 1466 SF |
| TOTAL % OF ACCENT - 0% | TOTAL SF OF ACCENT - 0 SF |
| TOTAL % OF FENESTRATION - 30% | TOTAL SF OF FENESTRATION - 1859 SF |



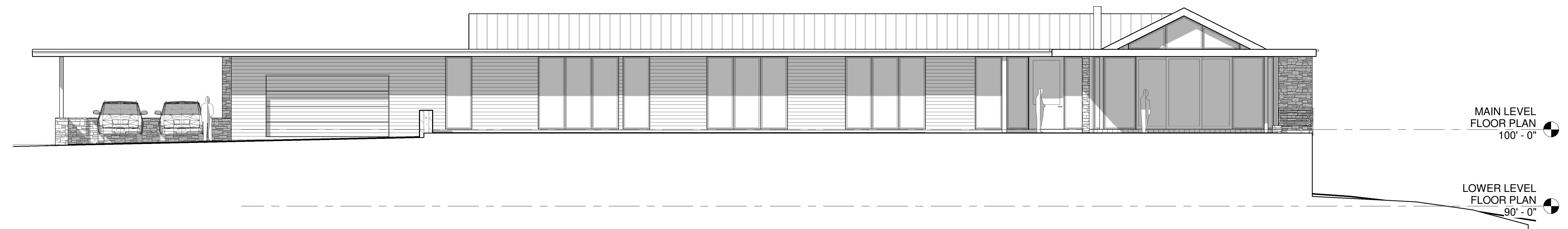
1 NORTH ELEVATION - MC
1/8" = 1'-0"



2 EAST ELEVATION - MC
1/8" = 1'-0"



3 WEST ELEVATION - MC
1/8" = 1'-0"



4 SOUTH ELEVATION - MC
1/8" = 1'-0"

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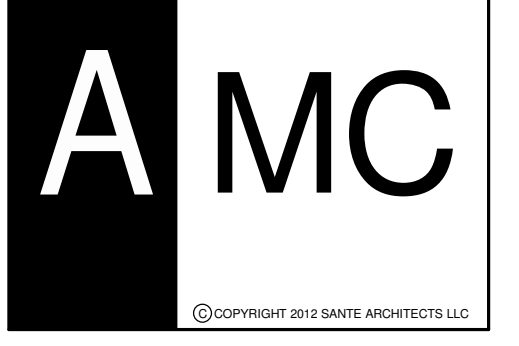
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MV DRB WORKSESSION
 4.7.16

Revision Schedule

MATERIAL
 CALCULATIONS

SCALE:
 As indicated





**PLANNING AND DEVELOPMENT SERVICES
DEPARTMENT**

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

AGENDA ITEM #5

TO: Design Review Board
FROM: Glen Van Nimwegen, Director
FOR: Meeting of May 5, 2016
DATE: April 27, 2016
RE: Design review approval for a new single-family dwelling on Lot 161D-1, Unit 15 (The Ridge, 7 Tunnel Lane)

PROJECT GEOGRAPHY

Application Overview: The purpose of this agenda item is to allow the Design Review Board to provide initial direction to the applicant regarding a proposed new single family home.

Legal Description: Lot 161D-1, Unit 15 at The Ridge

Address: 7 Tunnel Lane

Applicant/Agent: Locati Architects

Owner: Kevin Rost

Zoning: Multi-Family

Existing Use: Vacant Lot

Proposed Use: Single-Family

Lot Size: 7,500 square feet

Adjacent Zoning:

- **North:** Active Open Space (Butterfly Ski Run)
- **South:** Active Open Space (Smuggler Ski Run)
- **East:** Active Open Space
- **West:** Multi-Family

ATTACHMENTS

- Exhibit A: Project Narrative
- Exhibit B: DRB Submittal
- Exhibit C: Material Board
- Exhibit D: Lighting Cut Sheets
- Exhibit E: Roofing Cut Sheets
- Exhibit F: Grading
- Exhibit G: Drainage and Erosion Control Plan
- Exhibit H: Utility Plan
- Exhibit I: Landscape Plan (color)

BACKGROUND

The applicant accurately states in their narrative that this is a unique area of Mountain Village. The site is just below the top of Coonskin Ridge about one-half of a mile south of the gondola station. Access opportunities changes with the seasons, but it will not have direct access by automobiles. Approval of the subdivision raised concerns about the visibility of homes from the ski runs and the town of Telluride. Therefore there are several layers of regulations for development in The Ridge including: Section 17.5.16 Ridgeline Lots, a special section of the Community Development Code; the general design regulations (Chapter 17.5); the development agreement and the covenant recorded on the property (contained in Exhibit A attached).

On March 30 the Board held a work session to discuss the project. There were two primary areas of concern: The large area of unbroken window glazing on the north elevation; and the lighting details.

STAFF ANALYSIS

Site Plan, Grading and Landscaping

Building coverage is not applicable in this case because the development must remain within the 7,500 square foot unit. Area outside of the building envelope is Common Element Open Space owned and maintained by The Ridge association. There are conflicting requirements in the development agreement about what can occur in the common areas. Paragraph 3.2.1 states retaining walls may occur in this area. However paragraph 3.2.4 infers that the DRB at the time excluded paving, grading, landscaping or any structures from occurring outside the building envelope. Staff is comfortable relying on 3.2.1 as development must, and has been allowed in the common area including grading, drainage structures and the construction of the access road. Unit 15 also has a Landscape Buffer Area where the intent is to create a landscape screen along the south and east edges of the lot. The plat states "If the DRB determines that an adequate buffer has been created, then structures and other improvements may be located in the balance of the Landscape Buffer Area". The applicant is proposing retaining walls and a small part of the home in the Landscape Buffer.

The applicant is proposing to shift the building envelope to orient the house better toward the predominant views. This will require a staff level plat amendment which must occur prior to issuance of a building permit.

The site slopes upwards approximately 30 feet from the access drive on the west side of the home. The applicant has revised the driveway slope from what the Board reviewed at the work session. It now conforms to the CDC at a 6.8% slope. A portion of the retaining walls against the house on the east end of the driveway are six and 6.6 feet tall, where the maximum height is five feet. The walls are offset four feet as required by the CDC to allow landscaping between, yet the landscape plan does not show planting in this area.

West Elevation

This is the downhill elevation so it presents the largest edifice to public view. The central gabled roof is proposed at a 2:12 slope which is flatter than the minimum of 6:12 dictated by the CDC. Staff believes the proposal works because it will not be noticeable to the pedestrian as it is close to 30 feet above grade and this portion of the roof plane has been broken into two parts. The chimney forms and the 8:12 gable ends with heavy steel bracketing dominate the elevation versus the flatter than normal roof. A portion of the roof consists of synthetic shake tiles, a

product that was reviewed by the Board in a work session last year, but requires specific approval. The other roof material is standing seam steel.

Twenty-six percent of this elevation consists of windows to capture the major views to the southwest. A large variety of window types is used which matches the CDC requirement of bringing the elevation down to a pedestrian scale (Section 17.5.6.G.3).

The Design Regulations state the primary entrance doorway shall establish interest, variety and character. In this case the front door is understated, but the entry is marked by an eight foot diameter water wheel, clearly creating interest and supporting the mining theme of the home.

North Elevation

The remaining picture of the front entry is presented on this elevation. The water wheel and exposed steel trough structure highlight the procession to the front door. The major roof pitch visible from this side is within the standards; however there are secondary roof pitches that are at 2.5:12, 4:12 and 2:12. The standards also state that no more than 20% of north elevation should be glass and 17% is provided.

East Elevation

This elevation is built into the hillside that narrows the width of the elevation. This elevation is dominated by a large expanse of glass in the center, which was a topic of considerable discussion at the March 30 work session. The Design Regulations state that large expanses of glass should be avoided except on southern exposures and facing primary views. It goes on to state: "Uninterrupted glass areas on single-family dwellings may not exceed forty (40) square feet except in one window area designed as a great room where uninterrupted glass areas may not exceed seventy (70) square feet" (Section 17.5.6.G.2.a). The applicant has revised their plans to break this large glass area into three 38 square foot panes.

South Elevation

Thirty-seven percent (37%) of the south elevation is glass. A segment of the standing seam roof in the center of the elevation is at a 3:12 pitch, less than the Regulations dictate, but in this case it is a small percentage of the total visible roof area. Again, the steep gable ends with heavy metal bracketing dominates the roof. The mining theme is most evident in this elevation with the use of steel supports, balcony railings and chimney caps.

Height

The Ridgeline covenant in place on the property by the development agreement caps the height for the property at a maximum of 45 feet. Another standard of the covenant is that no light or building shall extend above a defined view plane so no part of the structure will be visible from Telluride. The proposed residence is within these standards. As a further precaution the Ridge covenant requires referral of the project to San Miguel County and Telluride; and the erection of story poles to depict the massing, size and scale of the structure. Staff has forwarded the application to both Telluride and San Miguel County and has not received any comments on the proposed design.

Lighting

The height limitations defined in relation to the height of the ridge was in part to protect the Town of Telluride from light intrusion. The exhibits provided show the home is below this elevation so the exterior lights will not be seen from Telluride. Section 17.5.16.B.6 states that no exterior lighting should be on the east side of buildings to the extent practical. The only lighting on this elevation is to light the pedestrian bridge and one wall sconce. During the work session on March 30th, questions arose about the visibility of the exterior lights from Mountain

Village. The applicant has kept exterior lighting on the north and west elevations to a minimum and will be used principally to light the stairs and entryway. Cut sheets have been provided for these lights, but there has not been a final determination on the wall sconces.

Overall Composition

The key aspects of the Mountain Village design theme require building siting that is sensitive to the building's location and its visual integration into the surrounding environment whether natural and manmade. Massing should be simple and step with the natural topography and have a strong, solid heavy base. There are additional design provisions for Ridgeline Lots (Section 17.5.16.B):

1. All structures shall have varied facades to reduce the apparent mass.
2. To the extent practical, foundations shall be stepped down the hillsides to minimize cut, fill and vegetation removal.
3. Building and roofing materials and colors shall blend with the hillside.
4. Colors and textures shall be used that are found naturally in the hillside.
5. Reflective materials, such as mirrored glass or polished metals, shall not be used.
6. To the extent practical, no exterior lights shall be installed on the east side of buildings. Any required exterior lighting shall be shielded, recessed, or reflected so that no lighting is oriented towards the east side of the building.

The requirement for varied facades may conflict with the overall town theme of simple massing, but the applicant has pursued variety which helps implement their design goal to evoke the region's mining past. A plethora of wall materials is used including stone, steel beams, cables, braces and brackets; 2X12 horizontal wood siding and random width vertical wood siding; as well as steel panels. Each elevation is punctuated by an equal variety in window sizes and styles. The roof is equally complex and includes two types of roof materials: standing seam and synthetic shake. The roof is complex, but at a pedestrian level holds the entire variety of wall massing and materials together well.

Potential Variations and Specific Approvals

- Portions of the retaining walls adjacent to the driveway are six and 6.6 feet tall (Section 17.6.6.B.7.a). Staff recommends landscaping be provided between the stepped walls;
- Portions of the roof have pitches of 2:12, 2.5:12 and 3:12 where a minimum of 6:12 is required for the primary roof and 4:12 for the secondary roof (Section 17.5.6.C.2); and
- Specific approval is required for the synthetic roofing materials that emulate wood shake on portions of the roof (Section 17.5.6.C.5.e.iv).

NEXT STEPS

After development approval of the project by the DRB, but prior to issuance of a building permit, the applicant must receive approval of a staff subdivision to shift the building envelope as proposed and erect a story pole to reflect the maximum height of the structure (Sec. 17.5.16.B.5).

RECOMMENDATION

Staff recommends the DRB approve the proposed development and proposed design variations with the following motion:

"I move to approve the Design Review application for Lot 161D-1, Unit 15 (The Ridge, 7 Tunnel Lane) and the proposed variations to roof pitches as described;

approve the use of synthetic shake roofing as specified in the application; and approval of six foot and 6.6 foot retaining walls adjacent to the garage subject to the addition of landscaping between the walls. Prior to the issuance of a building permit the applicant shall receive staff approval of the re-plat of the building envelope and erection of the story pole.”



PROJECT NARRATIVE

BACKGROUND

Locati Architects and Alpine Planning are submitting this Design Review Process development application on behalf of Kevin and Monica Rost (“**Owners**”) who own Unit 15 at The Ridge with an assigned address of 7 Tunnel Lane (“**Property**”). The Owners are proposing to construct a new single-family dwelling within the Property at The Ridge starting in the summer of 2016.

The Mountain Village Design Review Board conducted a work session on the proposed residence on March 30, 2016. The DRB supported the design as presented with only two areas of concern on (1) glass areas greater 40 square feet that are not located in the great room; and (2) lighting glare into the Town of Mountain Village. The plans have been revised based on the concerns of the DRB.

The proposed home is a creative architectural solution to a unique vehicle-less ski development and a response to a challengingly steep and confined property. The architectural design is one of interpreted mining and high alpine vernacular, using natural materials and a combination of smaller building forms to suggest that the home has been built over time. This narrative will summarize challenges, our response, and all related technical issues.

The Property is located on the southern edge of The Ridge with the Butterfly Ski Run to the east and the Smuggler Ski Run located to the south (Please refer to vicinity map in Exhibit A). The Property has elevations ranging from 10,479 to 10,508 with an elevation gain of approximately 29 feet. The Property contains slopes that have a grade of approximately 23 percent.

Development within the Property is regulated by the Mountain Village Community Development Code (“**CDC**”) and by the Development Agreement for Lots 161A-2, 161A-3, 161A-4, 161D-1, and 161D-2 (The Ridge at Telluride) as recorded at Reception Number 365622 (“**Development Agreement**”). The Development Agreement, shown in Exhibit B, has several provisions that will be covered in this narrative.

The Property is platted as a condominium unit under the 5th Supplemented and Amended Planning Community Plat of the Ridge at Telluride – Phases 1, 2, 3, 4, 5 and 6 as recorded at Reception Number 409853 (“**5th Supplement**”) as shown in Exhibit C. The area outside of each Unit is a Common Element Open Space Tract that is a General Common Element to The Ridge Homeowner’s Association subject to Note No. 8 on the 5th Supplement as follows:

“Common Element Open Space Tract. A tract of land owned by The Ridge At Telluride Homeowners Association, Inc., which may be used for, but is not limited to, the following: ski slopes, ski trails, ski lifts, snow making facilities or other recreational facilities, lift structures, communication receiving stations, communication transmitting stations, drainage ditches, drainage swales, drainage structures, access roads, service roads, maintenance roads, utility transmission lines, pedestrian paths, hiking and biking trails, transportation system facilities, golf cart parking lots, storm drainage systems, retaining walls, benches, snow storage, landscaping, cross-country skiing trails, golf cart access, snowcat access and all Buildings and incidental or accessory facilities related to any of the above-described Uses. No

Use shall be allowed on these tracts that is incompatible with the general resort nature of the Town as determined by the DRB and the Town Council. "

Note No. 8 was put on the plat as required by Section 3.2.1 of the Development Agreement.

BUILDING ENVELOPE AND LANDSCAPE BUFFER AREA

Locati Architects designed the Rost Residence within Unit 15 pursuant to the CDC and the Development Agreement, with one of the most important design considerations set forth in Section 3.2.4 of the Development Agreement as follows:

3.2.4 The DRB stated clearly to Owner that the DRB would not allow future development and construction, including hardscape, decks, and all improvements, outside of the building envelopes. Owner will submit to DRB Staff and Legal Counsel a definition of "Development" for approval. Owner will state this restriction along with the definition of "Development" in the recorded condominium documents. To accomplish this the following language will be included in the planned community documents:

(17) "Development. Development shall mean any of the following activities for which permission may be required from the Town of Mountain Village pursuant to its Land Use Ordinance or Design Regulations: (a) the construction, reconstruction, conversion, structural alteration, relocation, or enlargement of any buildings, structures, or accessory structures; (b) any use or change in use of any buildings, land, or water; (c) any clearing, grading or other movement of land; (d) any dredging, filling, grading, paving, excavation, or drilling operations; (e) the storage, deposition, or excavation of materials or (f) landscaping or hardscaping. "

The residence has been designed with all the structure and roof driplines located within the Unit 15 boundary that acts as the building envelope. All development within The Ridge will be required to have a driveway outside the unit boundary that crosses from an access lane on Common Element Open Space to each condominium unit, with garage backup space provided within the driveway area so a permitted vehicle does not have to back up onto the primary access. A driveway is a permitted use within the Common Element Open Space Tract as outlined above.

Each unit within The Ridge will have grading and drainage outside of the unit boundaries due to the sloped topography of The Ridge, the location and design of already constructed access lanes, and allowances for certain activities in the Landscape Buffer Area. The topography of Unit 15 site rises at an approximate 23 percent from Tunnel Lane to the top of the site with an approximate 29 foot gain. This topographic change will necessitate grading outside of the Unit boundary to create good finished that ties into pre-existing grades and to create positive drainage away from the home including the creation of an uphill drainage swale to capture all the drainage heading downhill onto Unit 15. Grading and drainage will also need to occur downhill from the unit boundary to allow for construction of the home, creation of a drainage swale and to create better transitional grading to Tunnel Lane.

Driveway access to Unit 15 was designed to the north of Unit 15 and is based around the design and grades of Tunnel Lane, with the driveway entrance designed at the highest access lane topographic elevation possible to minimize cut and provide the best driveway grade to access Unit 15. Accessing the site by a driveway in this

area is causing the grading and drainage shown outside of Unit 15 to the east of the driveway area, with the two retaining walls, grading and drainage needed due to the large topographic gain on the lot.

Another factor driving the proposed grading concerns the Landscape Buffer Area requirements and allowances set forth on the 5th Supplement and the Development Agreement. The hatched area on the east and south side of Unit 15 is designated by the 5th Supplement and the topographic survey as a "Landscaped Buffer Area" subject to the following Note No. 9:

"9. Landscape Buffer Area. "Landscape Buffer Area" shall mean the landscape buffer area to be created on and around Units 15, 17, and 21 and Future Units 13, and 14 in the areas shown on this Plat and supplements hereto. If the Owners of these Units do not complete the required buffer improvements, then The Ridge at Telluride Homeowners Association, Inc. will be responsible to do so. The Landscape Buffer Area may contain such things that include but are not limited to berms, trees, walls, fences and vegetation. The purpose of the Landscape Buffer Area is to provide a buffer area between the adjacent ski run and the Development on the applicable Unit. If the DRB determines that an adequate buffer has been created, then structures and other improvements may be located in the balance of the Landscape Buffer Area. The provision of this Note 9 may not be modified or deleted without the approval of the Town of Mountain Village."

Note No. 9 was included on the 5th Supplement and the original condo map for The Ridge due to the requirements of Section 3.2.11 of the Development Agreement. It is very important to note that the Landscape Buffer Area allows for the Unit 15 improvements on the south and east sides of the property as shown on the site plan, grading, drainage and landscaping plans. We understand that the DRB needs to review and approve the proposed landscape buffer to ensure it provides a buffer between the proposed development and the ski run. Once the DRB approves the landscape buffer, the Landscape Buffer Area allows for the other improvements as shown, including grading, retaining and drainage.

OTHER DEVELOPMENT AGREEMENT REQUIREMENTS

The Development Agreement has several requirements that are applicable to the Rost Residence in addition to those already discussed above:

1. **3.2.3 DRB review and approval and San Miguel County and Town of Telluride review pursuant to the Ridge Covenant.** The Ridge Covenant is shown in Exhibit D. The Ridge Covenant was created and executed to ensure that development within the Ridge would not penetrate a view plane as shown at the end of Exhibit D. The maximum roof ridge elevation of the proposed home is set at 10,525 feet with a chimney at an elevation of 10528.5 feet. The geographic ridge is located at 10,530; therefore there is no way the home on Unit 15 can be seen from Telluride or development along The Spur in the county. We are therefore reaching out to planning departments in Telluride and San Miguel County to get a written waiver of the need to provide story poles based on this topographic and development information.

The Ridge Covenant sets a height limit for Unit 15 that is located in Lot 161D-1 at 45 feet, with height measured using an old Land Use Ordinance method that measures the maximum height from the lowest finished grade to the top of any structure. The plans prepared by Locati Architects comply with this maximum height limitation and method for measuring. It is important to note that the CDC also allows a

maximum height of 45 feet and an average height of 30 feet in the Multi-family Zone District. The Ridge Covenant limits height to only a maximum height from finished grade with no average height requirement.

2. **3.2.5 Limited Access to The Ridge.** The Development Agreement states:

"The access road from the base of the mountain to the Project will receive minimal use from private construction and Association vehicles. Owner's vehicles will not be allowed access to the Ridge Line Lots except in limited instances pursuant to the Non-Gondola Access Easement Agreement, recorded on July 14, 2001 at Reception #327491, that provides from time to time a homeowner may be authorized to use the road for a limited purpose (e.g. deliver a large piece of furniture). "

The Non-Gondola Access Easement Agreement essentially limits construction access to times when the ski resort is not in operation and during mud season. The Non-Gondola Operating Agreement also has provisions for emergency vehicular access and for limited access after construction. The Owners and all contractors building the Rost Residence will comply with this agreement.

3. **3.2.6 Required Golf Cart Access.** The Development Agreement states: "Access on all roads, access tracts and driveways within the Project is restricted to golf carts." The Owners have included two spaces for parking golf carts within an enclosed garage.
4. **3.2.7 Maximum Number of Golf Carts.** The Development Agreement states: "Each Unit is allowed to have a maximum of two golf carts." The Owners do not intend to have more than two golf carts.
5. **3.2.10 Trash Compactor Required.** The Development Agreement requires all units to have a trash compactor to facilitate the efficient removal of trash from The Ridge. A trash compactor has been designed into the kitchen area.
6. **3.2.12 Tree Removal.** The Development Agreement requires that the Town must approve tree removal which is consistent with the CDC Fire Mitigation and Forestry Management Regulations. There are no trees present within or immediately adjacent to Unit 15.
7. **3.2.13 Landscaping Installation.** The Development Agreement requires the Owners to be responsible for installing and maintaining landscaping as required for the Landscape Buffer Area and as may be required by the CDC Landscaping Regulations. The Owners will install and maintain the landscaping as shown on the landscaping plan.
8. **3.2.13 Tree Protection and Utility Routing.** The Development Agreement states: "In order to protect trees the possibility exists that the DRB may not allow utilities servicing a Unit to be installed along the shortest route from the main utility lines to the Unit." The utility connections are planned onto the adjoining ski runs within utility easements granted to The Ridge where there are no trees.
9. **3.3 Required Actions Prior to Issuing a Building Permit.** The construction mitigation plans in the plan set will indicate no construction is allowed on Sundays and must comply with the time limits set forth in the Building Regulations (allowed 7 am to 6 pm Monday through Saturday, prohibited on Sunday and not

allowed on holidays). Utility plans will be approved by the Town, SMPA and Source Gas as a part of the Design Review Process. The DRB will be reviewing and approving the stone materials for the retaining wall facing as a part of the Design Review Process. The Ridge HOA is responsible for trash and recycling removal from The Ridge to an area where it is picked up by a local trash hauler.

10. 3.4. Required Actions During Construction. There are no trees in the area so tree protection is not needed. Unit 15 is located on the far south side of The Ridge and far away from the Gondola so there are no Tramway Safety Board issues. The site will be revegetated in a weed free state as required by the Landscaping Regulations. The Owners will place construction fencing around the perimeter of the construction site to ensure skier and pedestrian protection during construction. The DRB is approving the lighting plan as a part of the Design Review Process.

BUILDING ENVELOPE RELOCATION

The Owners are proposing to adjust the Unit 15 boundary as shown in the plan set with the main goal to provide a better building orientation to Mount Wilson to the west. The current Unit 15 building area is 100 feet long by 75 feet wide (7,500 sq. ft.) and the proposed unit area remains at the same dimensions.

The Ridge HOA has approved the proposed Unit 15 boundary change as shown in Exhibit E. Since Unit 15 is platted as a condominium, the proposed unit boundary change is a simple adjustment as a staff subdivision (class 1 development application). We are requesting that the DRB approval for the plans include a condition that the Unit 15 boundary be adjusted by a new executed and recorded condominium map to match the approved plan set prior to the issuance of a Certificate of Occupancy to ensure the home as constructed is contained completely within the new unit boundary.

DESIGN REGULATIONS

Lot Coverage

The maximum lot coverage limits set forth in CDC Section 17.3.13 do not apply to The Ridge since the Development Agreement and Master Development Plan are based on building envelopes that are now platted as condominium units. The Ridge concept is to locate buildings and driplines within the units with open areas surrounding the building envelopes.

Sites Adjacent to Open Space

CDC Section 17.5.5(D) states that:

“Prior to the review authority approving the development of a site that proposes grading, clearing, direct drainage, direct access or other direct impact (as solely determined by the review authority) onto an adjoining open space, the applicant shall submit the proposed improvements on the open space to the owner of the affected open space for review and approval.

We will be submitting the plans to TSG for a courtesy review due to the Unit 15 proximity to the two adjoining ski runs and the need for coordination, communication and potentially construction access from the ski runs. The Ridge HOA has reviewed and approved the plans as outlined in Exhibit E.

Specific Approvals

The Owners are seeking the following specific approvals as allowed by the Design Regulations:

1. Roof forms less than 4:12 as shown on the plans.
2. Synthetic shake roofing as shown on the plans.
3. Window areas as shown on the plans.

Parking

The Town Council approved a parking variance for The Ridge under Resolution No. 2003-0610-10 because The Ridge was being planned as a unique development that would have limited vehicular access, with the main access provided by the Gondola during its normal operating hours. Resolution No. 2003-0610-10 was approved with the understanding that either off-site parking would be provided on Lot 161C-R with reception area and valet service; or that parking would be provided by payment to the Parking Fund (also known as parking payment in-lieu). The Town and The Ridge developer subsequently entered into the Ridge Development Parking Performance Agreement at Reception Number 363808 ("**Parking Agreement**") that that also allowed parking to be either provided on Lot 161C-R or to be provided by a payment in-lieu. The Parking Agreement also establishes a framework for the cost of the payment in-lieu and the allowance for promissory notes for a certain period of time. The established payment in-lieu rate is \$26,000 per space with two spaces per detached condominium unit required per the past Town approvals. We are requesting that the DRB approval include a condition that the Owners enter into a payment in-lieu promissory note in the standard form set forth by the Town prior to the issuance of any building permit.

Water Feature

The Owners have designed a water feature by the front entry. The water feature will be designed with a water reserve tank and/or a catch basin as required by CDC Section 17.5.9(C)(4)(h). The Owners understand that the water feature may not be filled when the Town has issued outdoor watering restrictions impacting water features.

DRIVEWAY STANDARD VARIATIONS

The proposed plans are necessitating some variations to the Driveway Standards contained in CDC Section 17.6.6(B) as follows:

1. **17.6.6(B)(5) Fire Apparatus Access.** The Ridge as designed and planned does not allow for fire truck access. The Telluride Fire Protection District was involved with and signed off on The Ridge with a memorandum of understanding as outlined in the Development Agreement.

2. **17.6.6(B)(7)(a) Grading.** The development of Unit 15 requires retaining walls greater than five feet in height because it is not possible to stay on The Ridge Property if five foot walls are used. The grading plan is calling for two retaining walls for the driveway area with maximum heights of six feet and four feet as shown on the grading plan. Shorter wall heights with stepping in between would cause more cut and fill and also cause grading to go out onto the adjoining Butterfly Ski Run. Retaining walls will be crafted in stone, made to fit organically to the sloping landscape, and softened by the use of plant material.

CDC Section 17.6.6(B)(23) states: The review authority may grant a variation to the driveway standards provided the review authority finds such exemption will not adversely affect public health, safety and welfare. We believe all of these variations do not adversely affect the public health safety and welfare.

List of Exhibits

| Exhibit | Description |
|----------------|-------------------------------|
| Exhibit A | Vicinity Map |
| Exhibit B | Development Agreement |
| Exhibit C | 5 th Supplement |
| Exhibit D | The Ridge Covenant |
| Exhibit E | The Ridge HOA Approval Letter |

Exhibit A: Vicinity Map



DEVELOPMENT AGREEMENT
FOR
LOTS 161A-2, 161A-3, 161A-4, 161D-1 AND 161D-2
(The Ridge At Telluride)

THIS DEVELOPMENT AGREEMENT ("Agreement") regarding The Ridge At Telluride Planned Community is entered into by and between the Town of Mountain Village, a home rule municipality and political subdivision of the State of Colorado ("Town"), and St. Sophia Partners, LLLP, a Colorado limited liability limited partnership ("Owner").

I. RECITALS

1.1 WHEREAS, Owner is the owner of certain real property described as:

Lots 161A-2, 161A-3, 161A-4, 161D-1 and 161D-2, Town of Mountain Village, according to the plat recorded at Reception #335478 in Plat Book 1 at page 2758-2760, ("Property").

1.2 WHEREAS, Owner submitted an application ("Application") to the Town for approval of a master development plan for the Property pursuant to the Town of Mountain Village Design Regulations ("Design Regs") dated January 9, 2001.

1.3 WHEREAS, the public hearings on the Application were preceded by publication of public notice of such hearing(s) on such dates and/or dates from which such hearings were continued, in the *Telluride Watch*, and by mailing of public notice to property owners within four hundred feet (400') of the Property, as required by the Design Regs.

1.4 WHEREAS, the terms and conditions of the final master plan approval are set forth in the letter, dated August 15, 2003, to John Horn, St. Sophia Partners, from Mollye A. Wolahan, Director of Planning, Housing and Economic Development, Town of Mountain Village, Re: Master Development Plan for Lots 161A-1R, 161A-2, 161A-3 and 161A-4, 161D-1 and 161D-2 ("Approval Letter"), a copy of the Approval Letter is attached as Exhibit RD-3.

1.5 WHEREAS, Owner will meet all requirements for final master plan approval and will address all conditions of final master plan approval as set forth by the DRB as listed in the Approval Letter.

NOW THEREFORE, the parties agree as follows:

II. CONSIDERATION

2.1 The consideration for this Agreement, the sufficiency of which is hereby acknowledged by the Town and by the Owner, is the Town's final master plan approval for Lots 161A-2, 161A-3, 161A-4, 161D-1 and 161D-2 for the Property upon all terms and conditions contained herein and the mutual obligations and promises set forth herein.

2.2 The Recitals and Consideration set forth above are incorporated herein as essential terms of this Agreement.

III. APPROVAL OF MASTER PLAN PLANS

3.1 The DRB or Staff/Chair has reviewed the following plans, drawings and specification for the Property which shall hereinafter be referred to collectively as the "Preliminary Plans and Specifications". The Preliminary Plans and Specifications are hereby incorporated into this Agreement by this reference. The Preliminary Plans and Specifications are being finalized for construction drawings and will require final approval from Staff and/or the Mountain Village Metropolitan District as noted in the conditions listed in the Approval Letter. Any amendments to the Preliminary Plans and Specifications shall be processed by Staff and/or the Mountain Village

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Metropolitan District in accordance with the procedures set forth in the Design Regs and Land Use Ordinance of the Town of Mountain Village.

3.1.1 Preliminary Plans and Specifications:

- a. Sheets 1 through 27 of The Ridge Infrastructure Civil Construction Plans prepared by Foley & Associates, Inc. (Note: page 3 of these plans have been intentionally deleted).

3.1.2 Prior to applying for a Building Permit, Owner will submit the following (collectively "Final Plans and Specifications") to the Mountain Village Metropolitan District for approval. Items (a) through (e), inclusive, will be stamped by a licensed engineer in the State of Colorado.

- a. Utility Plan.
- b. Drainage Plan.
- c. Grading Plan.
- d. Sanitary Sewer Profile.
- e. Common roadway plan, profile and section.
- f. Construction Staging Plan

3.2 Required Actions-Planned Community Plat. As set forth in the Approval Letter, Owner shall be required to do the following prior to recording the planned community plat:

3.2.1 Owner will record the Common Element Open Space description as a deed restriction. The Common Element Open Space description shall read as follows:

"Common Element Open Space Tracts A tract of land owned by The Ridge At Telluride Homeowners Association, Inc., which may be used for, but is not limited to, the following: ski slopes, ski trails, ski lifts, snow making facilities or other recreational facilities, lift structures, communication receiving stations, communication transmitting stations, drainage ditches, drainage swales, drainage structures, access roads, service roads, maintenance roads, utility transmission lines, pedestrian paths, hiking and biking trails, transportation system facilities, golf cart parking lots, storm drainage systems, retaining walls, benches, snow storage, landscaping, cross-country skiing trails, golf cart access, snowcat access and all Buildings and incidental or accessory facilities related to any of the above-described Uses. No Use shall be allowed on these tracts that is incompatible with the general resort nature of the Town as determined by the DRB and the Town Council." (2)

3.2.2 Owner will work with the Town's legal counsel to create the appropriate easements needed for the Mountain Village Metropolitan District and the Town of Mountain Village as necessary for utilities and access. (3)

3.2.3 Owner will inform all buyers of the Ridge Line lots that any subsequent development requires (i) the approval of the Town of Mountain Village Design Review Board and (ii) review by the Town of Telluride and San Miguel County Planning Departments pursuant to the First Amended and Restated Development Covenant For Lots 161A, 161A-1, 161B, 161D and Adjacent Active Open Space, Town of Mountain Village, recorded at Reception #329093 at pages 12 through 21. To accomplish this the following language will be included in the planned community documents: (15)

"All development within the Project requires (i) the approval of the Town of Mountain Village Design Review Board and (ii) review by the Town of Telluride and San Miguel County Planning Departments pursuant to the First Amended and Restated Development Covenant For Lots 161A, 161A-1, 161B, 161D and Adjacent Active Open Space, Town of Mountain Village, recorded at Reception #329093 at pages 12 through 21."

3.2.4 The DRB stated clearly to Owner that the DRB would not allow future development and construction, including hardscape, decks, and all improvements, outside of the building envelopes. Owner will submit to DRB Staff and Legal Counsel a definition of "Development" for approval. Owner will state this restriction along with the definition of "Development" in the recorded condominium documents. To accomplish this the following language will be included in the planned community documents: (17)

"Development. Development shall mean any of the following activities for which permission may be required from the Town of Mountain Village pursuant to its Land Use Ordinance or Design Regulations: (a) the construction, reconstruction, conversion, structural alteration, relocation, or enlargement of any buildings, structures, or accessory structures; (b) any use or change in use of any buildings, land, or water; (c) any clearing, grading or other movement of land; (d) any dredging, filling, grading, paving, excavation, or drilling operations; (e) the storage, deposition, or excavation of materials or (f) landscaping or hardscaping."

3.2.5 Owner has represented that the use of the access road from the base of the mountain to the Ridge Line Lots will receive minimal use from private construction and HOA vehicles. Owner represented that private owner vehicles would not be allowed access to the Ridge Line Lots except in limited instances pursuant to the Non-Gondola Access Easement Agreement, recorded on July 14, 2001 at Reception #327491, that provides from time to time a homeowner may be authorized to use the road for a limited purpose (e.g. deliver a large piece of furniture). To accomplish this the following language will be included in the planned community documents: (18)

"The access road from the base of the mountain to the Project will receive minimal use from private construction and Association vehicles. Owner's vehicles will not be allowed access to the Ridge Line Lots except in limited instances pursuant to the Non-Gondola Access Easement Agreement, recorded on July 14, 2001 at Reception #327491, that provides from time to time a homeowner may be authorized to use the road for a limited purpose (e.g. deliver a large piece of furniture)."

3.2.6 Owner has represented that the vehicle access to the proposed development is restricted to golf carts as specified in the Application submitted for the DRB review. Owner shall include a provision in the planned community declaration the states this requirement. To accomplish this the following language will be included in the planned community documents: (19)

"Access on all roads, access tracts and driveways within the Project is restricted to golf carts."

3.2.7 Each detached condominium unit is allowed to have a maximum of two golf carts. Owner shall include a provision in the planned community declaration the states this requirement. To accomplish this the following language will be included in the planned community documents: (20)

"Each Unit is allowed to have a maximum of two golf carts."

3.2.8 The filing of the condominium map and documents will trigger the requirement for the density that is not to be used as part of the approved Master Development Plan (435 density, 145 condominium units) to be transferred off of 161A-1R, 161A-2, 161A-3, 161A-4, 161D-1 and 161D-2 to the Density Bank or an approved lot. (22)

3.2.9 Owner will enter into a development agreement prior to receiving a Building Permit for any of the Master Development Plan improvements, which will incorporate the conditions of Master Development Plan approval and include provisions for the escrow of funds necessary to complete the approved infrastructure and amenity improvements, with the Town of Mountain Village and the Metro District. Owner will cause funds to be escrowed for the full dollar amount of the infrastructure improvements upon the closing of the first sale of a Detached Condominium Lot ("First Sale"). Construction of the infrastructure improvements will begin during the first full summer following the First Sale. The full summer season is defined as May 1 to October 31. Owner will complete construction of the infrastructure

improvements within two consecutive full summer seasons. If the infrastructure improvements are not completed within this time frame, the Town of Mountain Village will use the escrowed funds to complete the necessary improvements. (24)

3.2.10 The Owner has stated that all detached condominiums will be required to have a trash compactor. Owner shall include a provision in the planned community declaration that states this requirement. To accomplish this the following language will be included in the planned community documents: (31)

"All Units will be required to have a trash compactor."

3.2.11 The Owner will include a provision in the recorded condominium documents that requires a landscape buffer be created in and around Lots 13,14,15,17 and 21 as represented to and by the DRB. This provision shall stipulate that if the owners of these lots do not complete the required buffer, then the HOA will be responsible to do so. This landscape buffer should include berms as well as trees and vegetation. This requirement, to be included in the recorded condominium documents, shall require that a portion of the building envelope along the ski run be restricted to landscaping. This landscape buffer shall be included and drawn on the recorded condominium map and a copy of this map shall be made a part of the development agreement. The definition of the landscape buffer shall also be included in the development agreement. To accomplish this the following language will be included in the planned community documents: (32)

"Landscape Buffer. "Landscape Buffer" shall mean the landscape buffer to be created on and around Units 13,14,15,17 and 21 in the areas shown on this Plat and supplements hereto. If the Owners of these Units do not complete the required buffer improvements, then The Ridge At Telluride Homeowners Association, Inc. will be responsible to do so. The Landscape Buffer may contain such things that include but are not limited to berms, trees, walls, fences and vegetation. The purpose of the Landscape Buffer is to provide a buffer area between the adjacent ski run and the Development on the applicable Unit. If the DRB determines that an adequate buffer has been created, then structures and other improvements may be located in the balance of the Landscape Buffer."

3.2.12 The Owner will include in the recorded condominium documents the requirement that any tree removal requires the approval of the Town of Mountain Village. The following language was approved by the DRB.

"Town Must Approve Tree Removal. Trees may not be removed from any property without the prior approval of the Town of Mountain Village." (33)

3.2.13 Owner shall be responsible for the installation of the required irrigation and landscaping pursuant to the landscaping plan that will be submitted pursuant to paragraph 3.4.5 below and Section 9-4 of the Design Regulations regarding a plant guarantee. However, Owner may assign the responsibility to maintain the landscaping and irrigation systems after installation to the Ridge At Telluride Homeowners Association, Inc., provided, however, that Owner shall remain responsible for the landscaping for two years following installation pursuant to Section 9-4 of the Design Regulations.

3.2.14 The Owner will note in the recorded condominium documents that there is the possibility that utilities may not be installed along the shortest route in order to protect trees. To accomplish this the following language will be included in the planned community documents: (7)

"In order to protect trees the possibility exists that the DRB may not allow utilities servicing a Unit to be installed along the shortest route from the main utility lines to the Unit."

3.2.14 The Owner will include a provision in the recorded planned community documents that prohibits the provisions to be included in the planned community documents pursuant to this agreement from being modified or deleted without the approval of Town.

3.3 Required Actions-Building Permit. As set forth in the Approval Letter, Owner shall be required to do the following prior to issuance of the building permit for the Public Improvements:

3.3.1 Owner will indicate on the Final Construction Staging Plan that heavy construction/noise is not allowed on Sundays. (5)

3.3.2 Owner must address the issues raised by Kinder Morgan prior to receiving a Building Permit. (10)

3.3.3 Owner must have a Utility Plan approved by SMPA prior to receiving a Building Permit. (11)

3.3.4 Pursuant to Section 2-902 of the Design Regulations, the Owner will pay all outstanding fees owed to the entities of Mountain Village prior to receiving a Building Permit. (36)

3.3.5 The Owner will submit two Construction Staging Plans – one for infrastructure improvements and one for detached condominium development --- to the Building Department for review and approval. The Construction Staging Plans will include the limits of tree removal and method tree protection to be used during the construction. (4)

3.3.6 The Owner must receive the approval of the Building Department for the proposed construction method of the tunnels including ventilation, lighting and fire suppression. (6)

3.3.7 The Owner must receive Metro District approval on the proposed Drainage, Grading, Roadway and Utility Plans. (7)

3.3.8 The Owner will submit the natural stone, retaining wall finishes to the DRB for approval prior to submitting an Application for a Building Permit. (29)

3.3.9 The Owner will receive Metro District approval for the final proposed trash removal plan prior to receiving a Building Permit. (34)

3.4 Required Actions-During Construction. As set forth in the Approval Letter, Owner shall be required to do the following during construction of the Public Improvements:

3.4.1 Owner will locate all utilities around the location of trees whenever feasible in order to preserve as many trees as possible. (8)

3.4.2 Owner, and future owners, will comply with the conditions of the Metro District and Building Department to insure compliance with the Colorado Tramway Safety Board requirements during construction of the proposed development. (9)

3.4.3 Owner will comply with Section 9-109 of the Design Regulations regarding noxious weeds and state compliance with this section in the Landscape Plan submitted to Staff for a Building Permit. (16)

3.4.4 During construction, Owner will place chain link fencing along cuts into individual sites when these building sites are along a tree line. (26)

3.4.5 The Owner must submit a Landscape Plan to the DRB for approval. The Landscape Plan will be submitted after the roads have been roughed in and the retaining walls substantially complete, excluding rock facing. (12)

3.4.6 The Owner will submit a detailed lighting plan to the DRB for approval prior to installation of any lighting. The lighting plan will be submitted after the roads have been roughed in. This lighting plan is subject to the Design Regulations and restrictive covenants governing Ridge Line Lot development. (28)

3.4.7 The Owner stated for the record that any construction equipment to be used during the construction of the infrastructure improvements or building sites can avoid the gondola line and tree lines during construction. (35)

3.5 Required Actions-Certificate of Occupancy. As set forth in the Approval Letter, Owner shall be required to do the following prior to issuance of the certificate of occupancy for the Public Improvements:

3.5.1 Owner must comply with all of the requirements set forth by the TFPD in the "Fire and Emergency Medical Memorandum of Understanding". (13)

3.5.2 Owner must comply with the conditions set forth by the Mountain Village Police Department including the additional conditions noted in this review. (14)

3.5.3 The DRB understands from representations made by Owner that the completion of the Ridge building will be included as part of the infrastructure improvements to be completed by the developer. (21)

3.5.4 Any trails that need to be relocated will be done so at the expense of Owner and to the standards and specifications set forth by the Metro District. No trails are to be eliminated without Metro District approval. (23)

3.5.5 Owner will comply with the outstanding conditions of the TCO for the existing Ridge Building that can be implemented without being damaged by future construction on the Ridge, prior to receiving a Development Permit for the Master Development Plan for the Ridge Line Lots. (25)

3.5.6 Owner has noted that the cart paths will be snow-melted as proposed in the Application submitted for DRB review. (27)

3.5.7 Future development of the spa building and completion of the Ridge building will require the approval of the DRB and be subject to the Design Regulations governing Ridge Line Lot development. (30)

3.5.8 All representations of the Owner, whether within the submittal or at the DRB hearing, are conditions of this approval. (38)

3.5.9 The Owner must have all utilities field verified. (7)

3.6 Required Actions-Completed. As set forth in the Approval Letter, Owner was required to do the following and has completed this requirement:

3.6.1 This approval is subject to agreements being reached between the Owner and the Metro District regarding contributions to the Parking Fund. This requirement has been met. (37)

IV. PUBLIC IMPROVEMENTS

4. CONSTRUCTION OF PUBLIC IMPROVEMENTS

4.1 CONSTRUCTION OF PUBLIC IMPROVEMENTS. The Owner agrees to complete, at Owner's sole cost and expense, the construction of those certain public improvements set forth below ("Public Improvements") and as more fully detailed in the Final Plans and Specifications.

4.1.1 Access ways, excluding driveways.

4.1.2 Metro District relocated hiking trail.

4.1.3 Complete Ridge Building pursuant to plans approved by the Design Review Board approved on March 11, 2004.

4.1.4 Landscaping pursuant to plans to be approved by the Design Review Board.

- 4.1.5 Electric, gas, telephone, sewer, cable television and water utilities.
- 4.1.6 Master grading of Lots 161A-2, 161A-3, 161A-4, 161D-1 and 161D-2.
- 4.1.7 Lampposts.
- 4.1.8 Retaining walls.
- 4.1.9 Drainage structures.
- 4.1.10 Ski trail through Lots 161A-3 and 161A-4.

4.2 OWNER'S CONSTRUCTION OBLIGATION AND STANDARDS. The Owner shall construct and complete all required Public Improvements in accordance with this Agreement, and the Final Plans and Specifications and in compliance with all laws, regulations, standards, specifications and requirements of the United States, the State of Colorado, the Town of Mountain Village, the Telluride Fire Protection District, Metro Services, Mountain Village Metropolitan District and all their pertinent agencies.

4.3 COMPLETION OF PUBLIC IMPROVEMENTS. Construction of the Public Improvements, as described in Section 4.1, shall begin during the first full summer following the first sale of a detached condominium lot from the Property. The full summer season is defined as May 1 to October 31. The Public Improvements shall be completed within two consecutive full summer seasons. If the Public Improvements are not completed within this time frame, the Town of Mountain Village shall be entitled to draw upon the Collateral, as described in Sections 4.4 and 4.5, to complete the Public Improvements. Certificates of Occupancy and Building Permits for the detached condominium lots and/or the Public Improvements may be withheld if (i) Public Improvements are not completed within the requisite timeframe and (ii) the public health, safety or welfare is endangered as a result of the failure to complete with in the requisite timeframe.

4.4 COLLATERAL.

4.4.1 To secure and guarantee performance of its obligations as set forth herein, Owner shall provide collateral ("Collateral") to the Town in the total amount of **\$10,697,341.22**, which amount is based on the estimates provided by Owner as set forth in Exhibit RD-1, attached hereto and incorporated herein by this reference, as follows:

A. Owner shall secure a construction loan from the Community First Bank ("Bank") which loan shall expressly provide for the disbursement of funds to Owner for the construction of the Public Improvements ("Construction Loan"). Owner shall provide the Town with a copy of the loan commitment from the Bank prior to and as a condition of the receipt of a building permit from the Town for the construction of the Public Improvements.

B. Prior to and as a condition of the receipt of a building permit from the Town for the construction of the Public Improvements, Owner shall establish two accounts with the Bank for the benefit of the Town. In one account ("Controlled Account") Owner shall be required to deposit the "Net Proceeds" from each of the detached condominium lot sales from the Property into the Account until the amount of the Account plus the total of the Construction Loan disbursements for construction of the Public Improvements equals **\$10,697,341.22**. "Net Proceeds" shall be defined as the gross sales price minus only those costs payable by Owner for real estate commissions, title insurance, title company and closing costs. The second account ("Checking Account") will be funded from the Collateral Account and will be the account from which the checks are paid for work performed. The Control Account and the Checking Account shall collectively be referred to as the "Accounts". No disbursement will be written from the Controlled Account unless it has been previously approved by the Town and the Bank. The Owner shall be the only authorized signatory on the Checking Account. Interest from both accounts, if any, shall accrue to the benefit of the Owner.; and

4.4.2 The source of funds to pay for the actual construction of the Public Improvements shall be as follows:

A. Construction Loan proceeds shall be disbursed until such time as the amount of the Controlled Account plus the amount of the Construction Loan proceeds disbursed for the construction of the Public Improvements equals \$10,697,341.22. For example, if the total amount in the Controlled Account equals \$4,000,000.00, the Construction Loan must be drawn upon until the amount of the Construction Loan disbursements allocated for the Public Improvements equals \$6,697,341.22.

B. The funds in the Accounts may only be drawn upon by Owner to pay for the Public Improvements at such time as the total amount contained in the Controlled Account plus the total amount of the Construction Loan disbursements allocated for the construction of the Public Improvements equals \$10,697,341.22.

4.4.3 In order to process requests for disbursements from either the Construction Loan or the Accounts (subject to the conditions of paragraph 4.4.2 above), Owner shall comply with the following requirements:

A. Owner shall submit to both the Town and the Bank a written disbursement request while shall include, without limitation, (i) a construction progress report prepared or approved by the Bank's designated inspector, (ii) reconciliation of the amounts previously disbursed from the Construction Loan for the construction of the Public Improvements and the current amount of the Account, and (iii) copies of invoices from Owner's construction contractor(s) and/or subcontractors for the subject work ("Disbursement Request") for review and approval by (x) William Mahoney, Jr. or his designee on behalf of the Town and (y) the Bank.

B. Only upon the written approval of the Disbursement Request by the Town and Bank and subject to the conditions of paragraph 4.4.2 above, shall the Bank be authorized to disburse the requisite proceeds from the Construction Loan or the Controlled Account for payment directly to the Owner's construction contractor(s) or subcontractor's or transferred to the Checking Account.

4.4.4 If at any time the balance of the Controlled Account and the amount disbursed from the Construction Loan is not sufficient to provide for the payment of the remaining Public Improvements, the Owner shall be required to deposit additional funds into the Controlled Account in an amount sufficient to pay for the remaining Public Improvements. Owner shall use the Collateral solely to pay for the construction of the Public Improvements; however, after completion of the Public Improvements any excess funds shall remain the property of Owner and may be used by Owner or returned to Owner, in Owner's sole discretion.

4.5 USE OF COLLATERAL BY TOWN. If the Town Manager determines that reasonable grounds exist to believe that the Owner is failing or will fail to construct or install the Public Improvements as required by this Agreement, the Town Manager shall notify the Owner in writing and send by registered mail, return receipt requested that: (i) the Town intends to draw on the Accounts for the purpose of completing the Public Improvements; (ii) the specific reasons therefore; and (iii) Owner may request a hearing before the Town Council on the matter, such request to be made no less than fifteen (15) days from the date of the notice. Should a hearing not be requested within (15) fifteen days, or should the Town Council conduct a hearing and thereafter determine that the Owner is failing or has failed to satisfactorily install the required Public Improvements, the Town may thereafter draw on the Account as necessary solely for purposes of paying for the costs of constructing the Public Improvements. In such event the Town shall be entitled to recover such costs as are reasonable to administer the construction of the Public Improvements.

4.6 APPROVAL AND ACCEPTANCE OF IMPROVEMENTS.

4.6.1 Upon completion of all of the Public Improvements Owner shall notify the Town Manager in writing and request inspection. The Town Building Official and/or Metro District shall promptly inspect all such Public Improvements within thirty (30) days after the date of Owner's request and promptly notify the Owner in writing of non-approval or approval. If such Public Improvements are not acceptable, the reasons for non-acceptance (which shall be limited to the failure of the Public Improvements to have been constructed in accordance with this Agreement and the Plans and Specifications) shall be stated and corrective measures shall be outlined in a written notice by the Town Building Official. The Owner shall thereafter undertake reasonable measures to correct the Public Improvements and upon completion thereof Owner shall request a re-inspection of the Public Improvements. The Building Official and/or Metro District shall not be required to make inspections during any period when climatic conditions make thorough inspections impractical.

4.6.2 Acceptance of water, sewer and cable television improvements by Metro District Board of Directors shall be a condition of the fulfillment of Owner's obligations under this agreement. Upon acceptance of all of the water, sewer and cable television improvements by the Metro District Board of Directors, the Town shall release the collateral posted by the Owner for these improvements and thereafter Metro District shall assume normal maintenance responsibilities for the water, sewer and cable television improvements.

4.7 Owner shall warrant to the Town and Metro District the quality, workmanship and function of all the water, sewer and cable television improvements for a period of two (2) years after Final Acceptance by the Metro District Board of Directors, or until July 1 of the year during which the second winter terminates after Final Acceptance by the Metro District Board of Directors, which ever is greater.

4.8 Owner agrees to repair any existing improvements or facilities damaged during construction and such other items as the Town Manager or Town Building Official or Metro District deems reasonably appropriate as a result of an act or omission of the Owner or any of its employees, agents or independent contractors.

V. MISCELLANEOUS

5.1 REMEDIES FOR BREACH OR DEFAULT. In the event Owner, or its successor in interest, should fail to perform or adhere to its obligations as set forth herein, and such failure continues for a period of thirty (30) days after the Owner receives written notice by registered mail, return receipt requested from the Town describing the failure in reasonable detail, then the Town shall have the following remedies against the Owner, or its successors and assigns, which remedies are cumulative and non-exclusive:

5.1.1 Specific performance;

5.1.2 Injunctive relief, both mandatory and or prohibitory;

5.1.3 Denial, withholding, or cancellation of any building permit or any other authorization authorizing or implementing the development of the Property and/or any structure or improvement to be constructed on the Property.

5.2 INDEMNITY. Except as otherwise set forth herein, the Owner shall defend and hold the Town harmless from and against any and all claims, demands, liabilities, actions, costs, damages, and reasonable attorney's fees that may arise out of or result directly or indirectly from the Owner's failure to comply with the terms and conditions of this Agreement, including without limitation, Owner's defective design or construction of the Public Improvements or Owner's failure to construct or complete the same. After inspection and acceptance by the Metro District Board of Directors, and after expiration of any applicable warranty period entered into by Owner with the Town, this agreement of indemnity shall expire and be of no future force or effect.

5.3 ATTORNEY FEES. In the event of any action, proceeding or litigation between the Town and the Owner concerning this Agreement, the prevailing party shall be entitled to collect its reasonable legal fees and costs, including the reasonable value of salaried attorneys' time. Any state court litigation to enforce the terms of this Agreement shall be commenced in San Miguel County, Colorado and venue shall be restricted to such county.

5.4 BINDING EFFECT. This Agreement shall extend to, inure to the benefit of, and be binding upon the Town and its successors and assigns and, except as otherwise provided herein, upon the Owner, its successors (including subsequent owners of the Property, or any part thereof, or the Ridge At Telluride Homeowners Association, Inc., or both), legal representatives and assigns. This Agreement shall constitute an agreement running with the Property until: (a) modification or release by mutual agreement of the Town and the Owner or their successors and assigns; or (b) expiration of the term hereof. Upon the conveyance of the Property by St. Sophia Partners, LLLP to a different entity or person, and provided that the Owner is not in default hereunder at the time of conveyance, then upon the conveyance of the Property the Owner shall have no liability under this Agreement for any act or omission occurring after the date of such conveyance; provided, that the third party transferee shall assume all liability for any act or omission arising under this Agreement.

5.5 AUTHORIZATION. The parties hereto warrant they are fully authorized to execute this Agreement and have taken all actions necessary to obtain such authorization.

5.6 NOTICES. Notice. All notices, demands, or writings in this agreement provided to be given or made or sent that may be given or made or sent by either party hereto to the other, shall be deemed to have been fully given or made or sent when personally delivered to the person, person's home or place of business, or faxed in writing or made in writing and deposited in UPS or Federal Express next business day courier service with postage prepaid, or emailed and addressed to the party at the following addresses:

To Town:
Kathy Mahoney
Town Manager
Town of Mountain Village
113 Lost Creek Lane
Mountain Village, Colorado 81435
Fax: 970-728-7577

To Owner:
St. Sophia Partners, LLLP
c/o John J. Horn
PO Box 518
261 Country Club Dr.
Telluride, CO 81435
Tele: 970-728-5677
Fax: 970-728-8315

The address to which any notice, demand, or writing may be given or made or sent to any party as above provided may be changed by written notice given by such party as above provided.

5.7 SEVERABILITY. If any term or provision or article of this Agreement, or the application thereof to any person or circumstances shall, to any extent, be invalid or unenforceable, the remainder of this Agreement or the applications or such term or provision or Article to persons or circumstances other than those to which it is held invalid or unenforceable, shall not be affected thereby, and each remaining term and provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

5.8 DEFINED TERMS. All capitalized but undefined terms used in this Agreement shall have the meanings set forth in the LUO and/or Design Regulations.

5.9 EXHIBITS AND ATTACHMENTS. All exhibits and attachments to this Agreement shall be incorporated herein and deemed a part of this Agreement.

5.10 NO ERRORS OR VIOLATIONS. Per Sections 2-1207 and 2-1207-2 of the Town of Mountain Village Design Regulations, this approval does not allow any violation to the LUO and/or Design Regulations or imply approval of any errors that may be contained in this application that violate the LUO and/or the Design Regulations. (39)

VI. TOWN/METRO DISTRICT APPROVAL

6.1 Subject to the conditions herein, Town does hereby finally approve this Agreement and the Plans and Specifications. These instruments shall constitute the complete approval for the Property. The map for the planned community and this Agreement shall be recorded, at the Owner's expense, in the records of the San Miguel County Clerk and Recorder and shall run with the Property. The Plans and Specifications shall be filed of record with the Town of Mountain Village Department of Planning and Design Review.

IN WITNESS THEREOF, this Agreement is approved, covenanted, agreed to and executed this 1st day of April, 2004.

TOWN OF MOUNTAIN VILLAGE

By: Davis Fansler
Davis Fansler, Mayor

By: Kathy Mahoney
Kathy Mahoney, Town Manager

St. Sophia Partners, LLLP, a Colorado limited liability limited partnership,

By: John J. Horn
John J. Horn, Chief Operating Officer

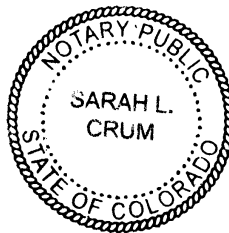
State of Colorado
County of San Miguel

Subscribed to and acknowledged before me this 1st day of April, 2004 by John J. Horn as Chief Operating Officer of St. Sophia Partners, LLLP, a Colorado limited liability limited partnership..

Witness my hand and official seal.
My commission expires: _____

My Commission Expires 08-22-06

Sarah L. Crum
Notary Public

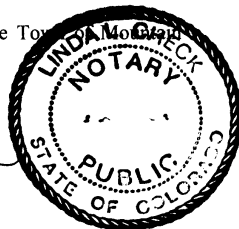


State of Colorado
County of San Miguel

Subscribed, sworn to and acknowledged before me by Davis Fansler, Mayor of the Town of Mountain Village, Colorado on this 1st day of April, 2004.

Witness my hand and seal.
My commission expires: 03-15-07

Linda R. Check
Notary Public

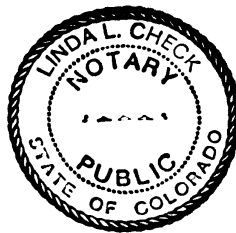


State of Colorado
County of San Miguel

Subscribed, sworn to and acknowledged before me by Kathy Mahoney, Town Manager, Town of Mountain Village, Colorado on this 1st day of April, 2004.

Witness my hand and seal.
My commission expires: 03-15-07

Linda L. Check
Notary Public



MOUNTAIN VILLAGE METROPOLITAN DISTRICT:

Mountain Village Metropolitan District

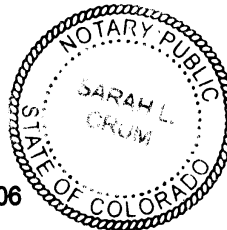
ATTEST:

By: Philip
Date: 4/1/04
Philip Evans, Sec/Treas.

By: Linda L. Check
Date: 04/01/04
Linda Check, Assistant Manager

By: Kathy Mahoney
Kathy Mahoney, District Manager

Date: 4/1/04



STATE OF Colorado)
County of San Miguel) SS.
TOWN OF Mountain Village)

My Commission Expires 08-22-06

The foregoing signature was acknowledged before me this 1st day of April, 2004 by Philip Evans, as Sec/Treas. of Mountain Village Metropolitan District.

Witness my hand and official seal.
My commission expires: _____

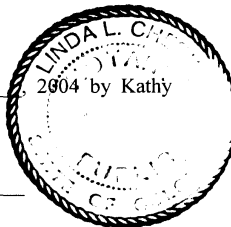
Sarah L. Crum
Notary Public

STATE OF Colorado)
County of San Miguel) SS.
TOWN OF Mountain Village)

The foregoing signature was acknowledged before me this 1st day of April, 2004 by Kathy Mahoney, as the District Manager of the Mountain Village Metropolitan District.

Witness my hand and official seal.
My commission expires: 03-15-07

Linda L. Check
Notary Public

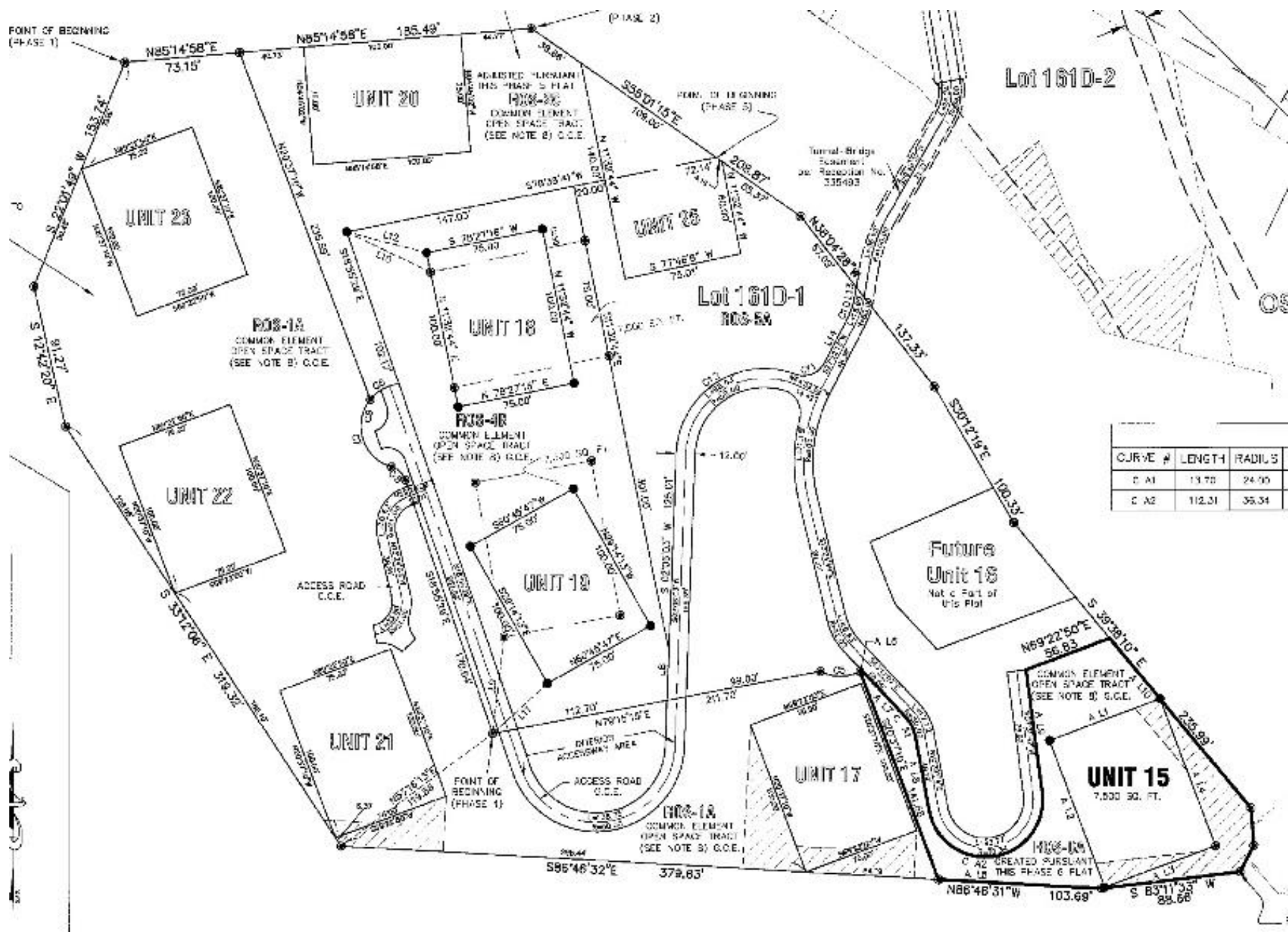


Community First ~~Bank~~ ^{National} represents and warrants to the Town of Mountain Village that it acknowledges, approves and agrees to be bound by the provisions of Paragraph 4 that pertain to Community First ~~Bank~~ ^{National}. Community First ~~Bank~~ ^{National} further agrees and acknowledges that the Town of Mountain Village is relying on such representations and warranties as a material inducement in agreeing to the provisions of Paragraph 4. Community First shall not release any proceeds from the Controlled Account or the Construction Loan pertaining to the construction of the Public Improvements without the written consent of the Town as set forth in 4.4.3(B) above. COMMUNITY FIRST ~~NATIONAL BANK UNDERSTANDS AND AGREES THAT IF COMMUNITY FIRST ^{NATIONAL} BANK DOES NOT COMPLY WITH THE REQUIREMENTS OF PARAGRAPH 4 THE TOWN SHALL HAVE A CLAIM AGAINST COMMUNITY FIRST ^{NATIONAL} BANK FOR, AMONG OTHER THINGS, BREACH OF CONTRACT.~~

Community First National Bank
By: Terry Hill
Senior VP

List of Exhibits

| Exhibit # | Name |
|-----------|--|
| RD-1 | Public Improvements Cost Estimate |
| RD-2 | Sheets 1 through 27 of The Ridge Infrastructure Civil Construction Plans prepared by Foley & Associates, Inc. (Note: page 3 of these plans have been intentionally deleted). |
| RD-3 | Letter, dated August 15, 2003, to John Horn, St. Sophia Partners, from Mollye A. Wolahan, Director of Planning, Housing and Economic Development, Town of Mountain Village, Re: Master Development Plan for Lots 161A-1R, 161A-2, 161A-3 and 161A-4, 161D-1 and 161D-2 ("Approval Letter") |



| CURVE # | LENGTH | RADIUS |
|---------|--------|--------|
| C A1 | 13.70 | 24.90 |
| C A2 | 112.31 | 35.34 |

EXHIBIT B

**FIRST AMENDED AND RESTATED DEVELOPMENT COVENANT
FOR LOTS 161A, 161A-1, 161B, 161D AND ADJACENT ACTIVE OPEN SPACE,
TOWN OF MOUNTAIN VILLAGE, COLORADO**

THIS FIRST AMENDED AND RESTATED DEVELOPMENT COVENANT (this "Ridgeline Covenant") is entered into between **TELLURIDE SKI & GOLF COMPANY, LLLP**, a Colorado limited liability limited partnership ("Telski"), the **SAN MIGUEL COUNTY, COLORADO, BOARD OF COUNTY COMMISSIONERS** (the "County"), **ST. SOPHIA PARTNERS, LLLP**, a Colorado limited liability limited partnership ("St. Sophia"), and the **TOWN OF MOUNTAIN VILLAGE, COLORADO** (the "Town").

RECITALS

- A. Telski and the County are parties to the Development Covenant for Lots 161A, 161B, 161D and Adjacent Active Open Space, Mountain Village Planned Unit Development as recorded in the office of the San Miguel County, Colorado, Clerk and Recorder in Book 504 at Page 744 (the "Development Covenant"). County Resolution 1993-6, authorizing the County to execute the Development Covenant, is recorded in the office of the San Miguel County, Colorado, Clerk and Recorder in Book 504 at Page 737 ("Resolution 1993-6").
- B. Subsequent to January 13, 1993, the Town incorporated in what was previously an unincorporated area of San Miguel County, Colorado.
- C. St. Sophia is now the owner of the following described real property (the "Current St. Sophia Property"):
 - (i) Lot 161A, Telluride Mountain Village, according to the final plat recorded in the office of the San Miguel County, Colorado, Clerk and Recorder in Plat Book 1 at Page 2193.
 - (ii) Lot 161D, Telluride Mountain Village, according to the final plat recorded in the office of the San Miguel County, Colorado, Clerk and Recorder in Plat Book 1 at Page 1403.
- D. Telski is the owner of the following described real property (the "Current Telski Property"):
 - (i) Lot 161A-1, Telluride Mountain Village, according to the final plat recorded in the office of the San Miguel County, Colorado, Clerk and Recorder in Plat Book 1 at Page 2193.
 - (ii) Lot 161B, Telluride Mountain Village, according to the final plat recorded in the office of the San Miguel County, Colorado, Clerk and Recorder in Plat Book 1 at Page 1403.
 - (iii) Active Open Space Tract OSP-49, according to the final plat as amended and recorded in the office of the San Miguel County, Colorado, Clerk and Recorder in Plat Book 1 at Page 1403.

- E. The Current St. Sophia Property is encumbered by the following deeds of trust:
- (i) Deed of trust for the benefit of Warren William Lovell, III, Robert Pickering and the J. Robert Pickering Charitable Remainder Trust as recorded in the office of the San Miguel County, Colorado, Clerk and Recorder in Book 539 at Page 341.
 - (ii) Deed of trust for the benefit of William Warren Lovell, III and Connie M. Pickering as recorded in the office of the San Miguel County, Colorado, Clerk and Recorder in Book 544 at Page 951.
 - (iii) Deed of trust for the benefit of David Iverson, et al. as recorded in the office of the San Miguel County, Colorado, Clerk and Recorder at Reception No. 325420.
- F. The Current Telski Property is encumbered by the following deed of trust:
- (i) Deed of trust for the benefit of U.S. Bank National Association as recorded in the office of the San Miguel County, Colorado, Clerk and Recorder at Reception No. 319935.
- G. The Town, St. Sophia and Telski anticipate that a replat ("Replat") of the St. Sophia Property and the Telski Property will be recorded with the San Miguel County, Colorado, Clerk and Recorder in the form approved by the Town on February 23, 1999.
- H. Subsequent to the recordation of the Replat and certain related real property conveyances between St. Sophia and Telski, it is anticipated that St. Sophia will be the owner of the following described real property (the "Anticipated St. Sophia Property"):
- (i) Lots 161A-2, 161A-3 and 161A-4, as shown on the Replat;
 - (ii) Lots 161D-1 and 161D-2, as shown on the Replat; and
 - (iii) Active open space Tract OS161R-3, as shown on the Replat.
- I. Subsequent to the recordation of the Replat and certain related real property conveyances between St. Sophia and Telski, it is anticipated that Telski will be the owner of the following described real property (the "Anticipated Telski Property"):
- (i) 161A-1R, as shown on the Replat; and
 - (ii) Active open space Tracts OS161-R1, OS161-R2 and OSP-49, as shown on the Replat.
- J. The Current St. Sophia Property and the Current Telski Property (or subsequent to the Replat, the Anticipated St. Sophia Property and the Anticipated Telski Property) are referred to herein collectively as the "Ridgeline Properties".
- K. The parties desire to enter into this Ridgeline Covenant to set forth the rights and obligations of the parties with respect hereto and to assure that the Ridgeline Properties shall be improved, occupied, owned, conveyed, encumbered, leased and used subject to the covenants, conditions, restrictions, undertakings and equitable servitudes described herein.

NOW, THEREFORE, the parties covenant and agree as follows:

1. **Replacement and Consent.** The provisions of this Ridgeline Covenant supersede and replace the Development Covenant and Resolution 1993-6 in their entirety, except that as to each of the Deeds of Trust described in Recital E hereto and any modifications or extensions thereof, the parties agree that the Development Covenant and Resolution 1993-6 shall remain and continue to be a senior covenant and encumbrance upon the Ridgeline Properties until the earlier of such time as the liens of all such Deeds of Trust, and any modifications or extensions thereof are released or extinguished, or such time as all of the beneficiaries of such Deeds of Trust have recorded in the office of the Clerk and Recorder for San Miguel County consents to this Ridgeline Covenant which subordinate the liens of such Deeds of Trust to this Ridgeline Covenant. Any person acquiring title to any of the Ridgeline Properties through foreclosure of any of the Deeds of Trust described in Recital E hereto, or through any conveyance in lieu of such foreclosure, shall take title to such Ridgeline Properties subject the covenants, conditions, restrictions and provisions of the Development Covenant and Resolution 1993-6 unless the consents contemplated by this paragraph have been duly recorded, in which event the person acquiring title to the Ridgeline Properties shall take title subject to the covenants, conditions, restrictions and provisions of this Ridgeline Covenant.

2. **General Objective.** All improvements, including, but not limited to all structures, constructed on the Ridgeline Properties shall conform to the applicable requirements and restrictions set forth herein. All structures, improvements and lighting on the Ridgeline Properties shall be constructed, operated, and maintained so that they shall not be visible from or extend into the View Plane described herein below, excluding the structure which received final plan approval by the Town Design Review Board on April 29, 1999, for development on the Current Telski Property (i.e., Lot 161A-1 and Tract OSP-49 or, subsequent to the Replat, Lot 161A-1R and OS 161-R1) (the "Ridge Club Building"). The final development plans approved by the Town Design Review Board on April 29, 1999 together with the Ridge Club Building Landscape Plan, dated July 1, 1999 and the Ridge Club Site Plan, dated July 1, 1999, which have also received County review and approval, shall be collectively referred to hereafter as the "Approved Plans."

3. **Modifications to Ridge Club Building.** The Ridge Club Building shall be constructed in full compliance with the Approved Plans. Any modifications of the Ridge Club Building shall be subject to this Covenant. However, in no event shall the Ridge Club Building, including any modifications thereto, exceed the maximum height of thirty-five (35) feet along the ridgeline, as measured in accordance with Section 8.2 of the Town's Land Use Ordinance in effect on the date of execution of this Ridgeline Covenant, a copy of Section 8.2 of the Town's Land Use Ordinance is attached hereto and incorporated herein by reference as **Exhibit B-1**.

4. **Height limits on Lots 161A, 161A-1, 161B and 161D.** Except for the Ridge Club Building, all improvements constructed on Lots 161A, 161A-1, 161B and 161D (or, subsequent to the Replat, Lots 161A-1R, 161A-2, 161A-3, 161A-4, 161D-1 and 161D-2) shall have a maximum height limit of the lesser of (i) forty-five (45) feet or (ii) the maximum height allowed pursuant to the View Plane Limitations described below. For the purposes of clause (i) above, the height of any such improvements shall be measured in accordance with Section 8.2 of the Town's Land Use Ordinance as in effect on the date of the execution of this Ridgeline Covenant, a copy of which is attached hereto and incorporated herein by reference as **Exhibit B-1**.

5. **View Plane Limitations for Development on Lots 161A, 161A-1, 161B, and 161D.** Development on Lots 161A, 161A-1, 161B and 161D (or, subsequent to the Replat, Lots 161A-1R, 161A-2, 161A-3, 161A-4, 161D-1 and 161D-2), excluding the Ridge Club Building, shall be located such that, under no circumstances, shall any lighting or any part of any structure extend into the view plane (the "View Plane") shown on the Coonskin View Plane drawing prepared by Jacobsen Associates and dated July 21, 1999, as recorded in the office of the San Miguel County, Colorado, Clerk and Recorder in Plat Book 1 at Page 2601.
6. **View Plane Limitation Review.** Prior to the Town's issuance of any development approvals and/or building permits for any improvements to be located on Lots 161A, 161A-1, 161B, 161D (or, subsequent to the Replat, Lots 161A-1R, 161A-2, 161A-3, 161A-4, 161D-1 and 161D-2), excluding the Ridge Club Building, the applicant shall erect a story pole which reflects the maximum height of the proposed improvements at the point where the proposed improvements will extend closest to the View Plane to confirm that the improvements will comply with all conditions set forth herein. The applicant shall give written notice to the Town and the County at the time the story pole is erected. Contemporaneously with the erection of the story pole, a light shall be installed that illuminates the story pole at the elevation on the pole where light would be visible from off-site at the height of the highest window in the proposed improvements.
7. **Lighting on Ridge Club Building.** All exterior and interior light fixtures on the Ridge Club Building associated with non-gondola uses shall be shielded, recessed or reflected so that no lighting is oriented towards the east face of the building.
8. **Ski Area Commercial Operations in Open Space.** One or more restaurants or other commercial operations may be constructed within the Ridge Club Building. No solid fuel burning device shall be allowed in any proposed restaurant, or at any other commercial operation within the Ridge Club Building.
9. **Landscaping Plan.** St. Sophia shall complete all landscaping surrounding the Ridge Club Building in accordance with the Approved Plans.
10. **Referral to County.** All applications to the Town Design Review Board Administrator for any construction on Lots 161A, 161A-1, 161B, 161D (or, subsequent to the Replat, Lots 161A-1R, 161A-2, 161A-3, 161A-4, 161D-1 and 161D-2) and adjacent Active Open Space (or, subsequent to the Replat, Tracts OS161-R1, OS161R-2, OS161R-3 and OS 49), except initial building permit applications, shall be referred by said Administrator, within seven days of receipt, to the County Planning Office for review. Notwithstanding the foregoing, the Town's approval of such applications will not be subject to County land use review or approval. However, the Town's approval of such applications shall not establish compliance with this Ridgeline Covenant for purposes of enforcement by the County.
11. **Enforcement by the County.** In the event the Town considers any development application which the County believes violates this Ridgeline Covenant, the County shall have the right to initiate legal action at its sole cost and expense to enforce this Ridgeline Covenant against the applicant and/or any other parties with a legal interest in the property. Applicants will be given notice by the Town that the Ridgeline Properties are subject to this Ridgeline Covenant and that it may be enforced by the County through direct court proceedings against them. Any action taken by the County related to the

development application must be brought within 60 days after final plan approval by the Town Design Review Board, provided the development application has been referred to the County in accordance with paragraph 10 above. Any County legal action for possible violations of this covenant regarding future amendments or modifications to a final plan approval shall be limited to such future amendments' or modifications' possible violation of this covenant.

In the event an improvement is constructed which the County believes violates this Ridgeline Covenant, the County shall have the right to initiate legal action at their sole cost and expense to enforce this Ridgeline Covenant against the owner of the improvement. Any action taken by the County related to a constructed improvement shall be brought within one year after the date of issuance of a temporary or permanent certificate of occupancy for the improvement.

12. **Acknowledgments.** The County hereby acknowledges that approval of development upon Ridgeline Properties is subject only to the Town's Land Use Ordinance and the provisions of this Ridgeline Covenant. Notwithstanding the foregoing, the Town hereby acknowledges the County's rights to privately enforce this Ridgeline Covenant, as set forth in paragraph 11 hereof.
13. **Run with Land.** The provisions of this Ridgeline Covenant shall be for the benefit of and a burden upon the title to the Ridgeline Properties, including any future boundary modifications thereto, and shall be binding on the successors and assigns of St. Sophia and Telski.
14. **No Third Party Beneficiaries.** There are no third party beneficiaries to this Ridgeline Covenant and nothing contained herein shall in any way be construed to give any rights to any third party.
15. **Town of Telluride Referral.** All applications to the Town Design Review Board Administrator for any construction on Lots 161A, 161A-1, 161B and 161D (or, subsequent to the Replat, Lots 161A-1R, 161A-2, 161A-3, 161A-4, 161D-1 and 161D-2), and adjacent Active Open Space (or, subsequent to the Replat, Tracts OS161-R1, OS161R-2, OS161R-3 and OS 49) shall be referred to the Town of Telluride for comments regarding compliance with the provisions of this Ridgeline Covenant within seven days of receipt of any such application for construction. Prior to the Town Design Review Board Administrator or the Town Design Review Board taking action on the application, the Town of Telluride shall have 21 days from receipt of such a referral to provide comments concerning an application. Any comments of the Town of Telluride on an application to the Town Design Review Board Administrator shall be advisory and not binding upon the parties hereto. Except for the rights granted to the Town of Telluride in this paragraph, the Town of Telluride shall have no third party beneficiary rights of any nature to enforce any of the provisions of this covenant.
16. **Effect of Provisions of this Covenant.** Each provision of this Ridgeline Covenant, and any agreement, promise, covenant and undertaking to comply with each provision of this Ridgeline Covenant, and any necessary exception or reservation or grant of title, estate, right or interest to effectuate any provision of this Ridgeline Covenant: (a) shall be deemed incorporated in each deed, lease, or other instrument by which any right, title or interest in Lots 161A, 161A-1, 161B, and/or 161D (or, subsequent to the Replat, Lots 161A-1R, 161A-2, 161A-3, 161A-4, 161D-1 and 161D-2) is granted, devised, leased, or conveyed, whether or not set forth or referred to in such deed, lease, or other

instrument; (b) shall, by virtue of acceptance of any right, title or interest in Lots 161A, 161A-1, 161B, and/or 161D (or, subsequent to the Replat, Lots 161A-1R, 161A-2, 161A-3, 161A-4, 161D-1 and 161D-2) by an owner or lessee, be deemed accepted, ratified, adopted and declared to be a real covenant and binding as such upon such owners or lessees; (c) shall be deemed a real covenant by the parties hereto for themselves, their successors and assigns, and also an equitable servitude, running, in each case, as a burden with and encumbrance upon the title to Lots 161A, 161A-1, 161B, and 161D (or, subsequent to the Replat, Lots 161A-1R, 161A-2, 161A-3, 161A-4, 161D-1 and 161D-2) for the benefit of the Town and the County.

17. **Approvals by Lenders.** St. Sophia and Telski shall use all reasonable efforts to secure the written consent to their execution of this Covenant from each of the beneficiaries to the deeds of trust currently encumbering their respective properties, as identified in Recitals E and F herein, prior to the District Court's approval of the Stipulated Settlement Order, which is scheduled to be submitted to the District Court for consideration on Friday, July 23, 1999.
18. **Mutual Attorneys' Fees.** In the event of any litigation (but not including arbitration proceedings) between the parties hereto concerning this Ridgeline Covenant and the enforcement hereof, the prevailing party in such action shall receive from the opposing party all reasonable costs and expenses, including reasonable attorneys' fees, incurred by the prevailing party in such action.
19. **Notices.** All notices, requests, demands, consents and other communications which are required or may be given under this Ridgeline Covenant shall be in writing and shall be given either by personal delivery against a receipted copy or by certified or registered United States mail, return receipt requested, postage prepaid, to the following addresses:

Telluride Ski & Golf Company, LLLP
565 Mountain Village Boulevard
Telluride, CO 81435
Attn: Isaac B. Shisler

San Miguel County, Colorado
Board of County Commissioners
P.O. Box 1170
Telluride, CO 81435

Town of Mountain Village
113 Lost Creek Lane, Suite A
Mountain Village, CO 81435

- 20. **Amendment.** This Ridgeline Covenant may only be amended upon the mutual written consent of all of the parties hereto or their respective successors and assigns.
- 21. **Effective Date.** This Ridgeline Covenant, and the respective rights, duties and obligations of the parties hereto, shall be effective as of the date the Stipulated Settlement Order in San Miguel County District Court Case No. 97 CV 133 is approved and made an Order of the Court. Upon the District Court's approval of the Stipulated Settlement Order, the designated escrow agent shall proceed forthwith to record this Ridgeline Covenant, together with the executed written consents of the beneficiaries of the deeds of trust encumbering the Ridgeline Properties, in the real property records of the San Miguel County, Colorado, Clerk and Recorder's Office, in accordance with the escrow instructions approved by the parties to the above referenced litigation.

TELLURIDE SKI & GOLF COMPANY, LLLP, a Colorado limited liability limited partnership

By: **THE MOUNTAIN VILLAGE, INC.,** a Colorado corporation, a general partner

By: Ronald D. Allred
RONALD D. ALLRED, Chairman

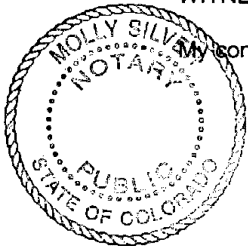
ATTEST:

By: Kim Montgomery
KIM MONTGOMERY, Secretary

STATE OF COLORADO)
) ss.
COUNTY OF SAN MIGUEL)

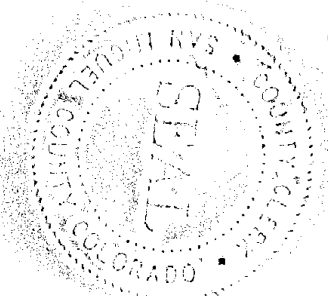
The foregoing instrument was acknowledged before me on this 26th day of July, 1999, by Ronald D. Allred as Chairman of The Mountain Village, Inc., a Colorado corporation, a general partner of Telluride Ski & Golf Company, LLLP, and Kim Montgomery as Secretary of The Mountain Village, Inc.

WITNESS my hand and official seal.



My commission expires: 9/1/2002

Molly Silver
Notary Public



SAN MIGUEL COUNTY BOARD OF COMMISSIONERS

By: _____
ART GOODTIMES, Chairman

ATTEST:

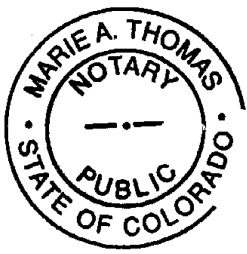
By:
GAY CAPPIS, County Clerk & Recorder

STATE OF COLORADO)
) ss.
COUNTY OF SAN MIGUEL)

The foregoing instrument was acknowledged before me on the 26th day of August, 1999 by Art Goodtimes as Chairman of San Miguel County Board of Commissioners and Gay Cappis as County Clerk & Recorder of San Miguel County.

WITNESS my hand and official seal.

My commission expires: 02/05/01



Notary Public

**ST. SOPHIA PARTNERS, a Colorado
limited liability limited partnership**

By: **C & S CONSTRUCTION AND
DEVELOPMENT, Inc., a Virginia
corporation**

By: 

STEPHEN H. CRAM, President

ATTEST:

By: 

Julie Cram Secretary

STATE OF COLORADO)
) ss.
COUNTY OF SAN MIGUEL)

The foregoing instrument was acknowledged before me on the 2nd day of Aug.,
1999, by Stephen H. Cram as President and JULIE CRAM as Secretary of C & S
Construction and Development, Inc., the General Partner of St. Sofia Partners, LLLP, a
Colorado limited liability limited partnership.

WITNESS my hand and official seal.

My commission expires: 5/25/00



Notary Public



My Commission Expires May 25, 2000

TOWN OF MOUNTAIN VILLAGE,
COLORADO, a Colorado home rule
municipality

By: *William A. Hanley III*
WILLIAM A. HANLEY, III, Mayor

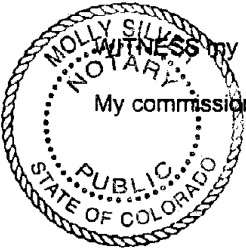
ATTEST:

By: *Linda S. Check*
LINDA CHECK, Town Clerk



STATE OF COLORADO)
) ss.
COUNTY OF SAN MIGUEL)

The foregoing instrument was acknowledged before me on this 24th day of July, 1999, by William A. Hanley, III as Mayor of Town of Mountain Village, Colorado, a Colorado home rule municipality and Linda Check as Town Clerk of Town of Mountain Village, Colorado, a Colorado home rule municipality.



WITNESS my hand and official seal.
My commission expires: 7/21/2002

Molly Silvers
Notary Public

C:\sac\p\cc\MA\SETTLEMN\Finals\Ridgeline (07-12).DOC (printed 07/16/99)
My Commission Expires 07/21/2002

ARTICLE 7 EMPLOYEE HOUSING

SECTION 7-1 EMPLOYEE HOUSING RESTRICTION ("EHR")

7-101 Lots or dwelling units zoned Employee Apartment, Employee Condominium or Employee Dorm are restricted to occupancy exclusively by persons who are employed or can show intent to be employed within the Telluride R-1 District, and their spouses and children. This restriction on use and occupancy constitutes a covenant that runs fifty (50) years from the date of recordation with the title to the property as a burden thereon and shall be binding on the owner, and on the heirs, personal representatives, assigns, lessees and licensees and any transferee of the owner. The duration of this restriction and covenant shall extend for an initial period of fifty (50) years, and at the option of the Town Council, or its designee, may be extended for an additional period of fifty (50) years after public hearing and comment on the proposed extension. This restriction and covenant shall be administered by the Town Council, or its designee, and shall be enforceable by any appropriate legal or equitable action including, but not limited to, specific performance, injunction, abatement or eviction of non-complying owners, users or occupants, or such other remedies and penalties as may be provided by Colorado law or the ordinances of the Town.

7-102 Development shall be in accordance with the specific Design Zone of the property, except that the DRB may, at its discretion, relax the Design Zone requirements to allow for more affordable housing to be built. Employee Dorms may convert to either Employee Condominiums or Employee Apartments, and vice versa, according to the density formula.

ARTICLE 8 BUILDING HEIGHTS

SECTION 8-1 BUILDING HEIGHT LIMITATIONS

8-101 All Lots within the Town, except Lots specifically otherwise assigned in this Section or otherwise specified in a more restrictive Design Zone Covenant or on a recorded plat, shall not exceed thirty-five (35) feet in height relevant to the Maximum Height Limit requirement.

SECTION 8-2 BUILDING HEIGHT REQUIREMENTS - VILLAGE CORE

8-201 Inner Village Core Lots. The Maximum Height Limit for Inner Village Core Lots shall be sixty (60) feet. The Maximum Average Height shall be forty-eight (48) feet. For the purpose of determining height restrictions, the Village Core shall include the following lots: 28, 29A, 29B, 29C, 29D, 29E, 29F, 29G, 34, 35, 37, 38, 41, 42A, 42B, 43, 50A, 50B, 50C, 51, 53A, 53B, 60RA, 60RB, 61A, 61B, 61C, 61D, 62, 63R/64R, 65, 67, 68R, 69R1, 69R2, 71R, 73, 76, 89A, 108, 109, 110, 161CR.

8-202 Village Core Transition Lots. The Maximum Height Limit for Village Core Transition Lots, unless specifically otherwise assigned in this Section or otherwise specified in a more restrictive Design Zone Covenant or on a recorded plat, shall be forty-eight (48) feet. The Maximum Average Height shall be forty-eight (48) feet. For the

purpose of determining height restrictions, Village Core Transition lots shall include the following: 8, 10, 11, 12, 14, 15, 30, 89-1C, 89-1D, 122, 123, 129, 129A, 134, 135, 136, 152A, 152B,

SECTION 8-3 BUILDING HEIGHT REQUIREMENTS - MULTI-UNIT LOTS AND DETACHED CONDOMINIUMS

8-301 Multi-Unit Lots. The Maximum Height Limit for Multi-Unit Lots, unless specifically otherwise assigned in this Section or otherwise specified in a more restrictive Design Zone Covenant or on a recorded plat, shall be forty-eight (48) feet. The Maximum Average Height shall be forty-eight (48) feet.

8-302 Detached Condominium Lots. The Maximum Height Limit for Detached Condominiums shall be thirty-five (35) feet. The Maximum Average Height shall be thirty (30) feet.

SECTION 8-4 BUILDING HEIGHT REQUIREMENTS - RIDGE LINE LOTS

8-401 The Maximum Height Limit, not including chimneys and mechanical equipment, for all Ridge Line Lots shall not exceed forty-five (45) feet, as measured to the top of any structure from finish grade, except for Lots with more restrictive Height Limitations, as more particularly described in Section 5-1 of this Ordinance. The Maximum Average Height shall be thirty (30) feet.

SECTION 8-5 BUILDING HEIGHT REQUIREMENTS - SPECIAL CONSIDERATION LOTS

8-501 The Maximum Average Height Limit for Special Consideration Lots shall be forty-eight (48) feet. The Maximum Height Limit for Special Consideration Lots shall be:

Lots 10, 12 & 14 - 48 feet from Natural Grade

Lot 27A - 60 feet from Natural Grade

Lot 33 - 50 feet from Natural Grade

Lot 52 - 65 feet from Natural Grade

Lot 128 - the "As-Built" height as of 11-21-91

Lot 152C - 55 feet from Natural Grade

Lot 154 - 45 feet from Natural Grade

SECTION 8-6 BUILDING HEIGHT REQUIREMENTS - SINGLE FAMILY, DUPLEX LOTS

8-601 The Maximum Height Limit for Single Family and Duplex Lots, unless specifically otherwise assigned in this section or otherwise specified in a more restrictive Design Zone Covenant or on a recorded plat, shall be thirty-five (35) feet. The Maximum Average Height for Single Family and Duplex Lots, unless specifically otherwise assigned in this Section or otherwise specified in a more restrictive Design Zone Covenant or on a recorded plat, shall be thirty (30) feet.

328113
PLAT
TOWN OF MOUNTAIN VILLAGE
TO
COONSKIN VIEW PLANE

STATE OF COLORADO
COUNTY OF SAN MIGUEL
FILED FOR RECORD AT 1:59 P.M. JULY 26, 1999
AND DAY RECORDED IN
BOOK PL-1 PAGE 2601-2602
BY GAY CAPPS
RECEIVED
BY Rebecca N. Johnson
DATE 7-26-99

SW 1/4
NW 1/4
Section 2

NW 1/4
SW 1/4
Section 2

NE 1/4
SW 1/4
Section 2

U.S.F.S. Boundary

Tract OS161-R3
1.275 Acres

Lot 161A-4
7.469 Acres

SE 1/4
NW 1/4
Section 2

Lot 161A-2
1.432 Acres

Lot 161A-3
0.873 Acres

Lot 161A-1R
0.441 Acres

Tract OSP-49R

Tract OS161-R1
0.221 Acres

Lot 161D-2
0.988 Acres

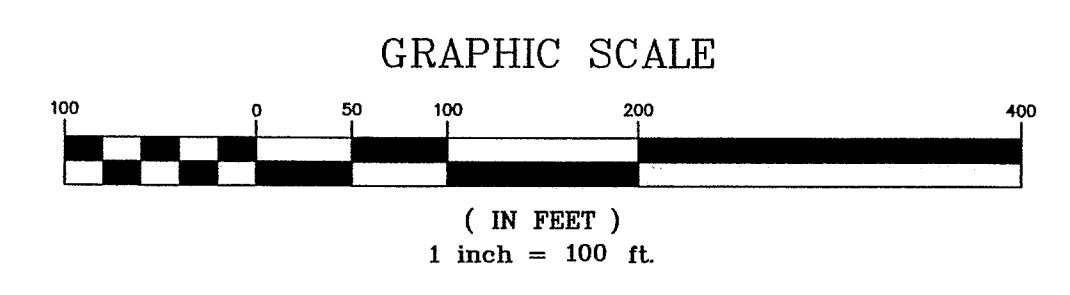
Tract OS161-R2
0.457 Acres

Lot 161D-1
6.264 Acres

Centerline Gondola Easement
(Book 485 Page 1007)
GONDOLA

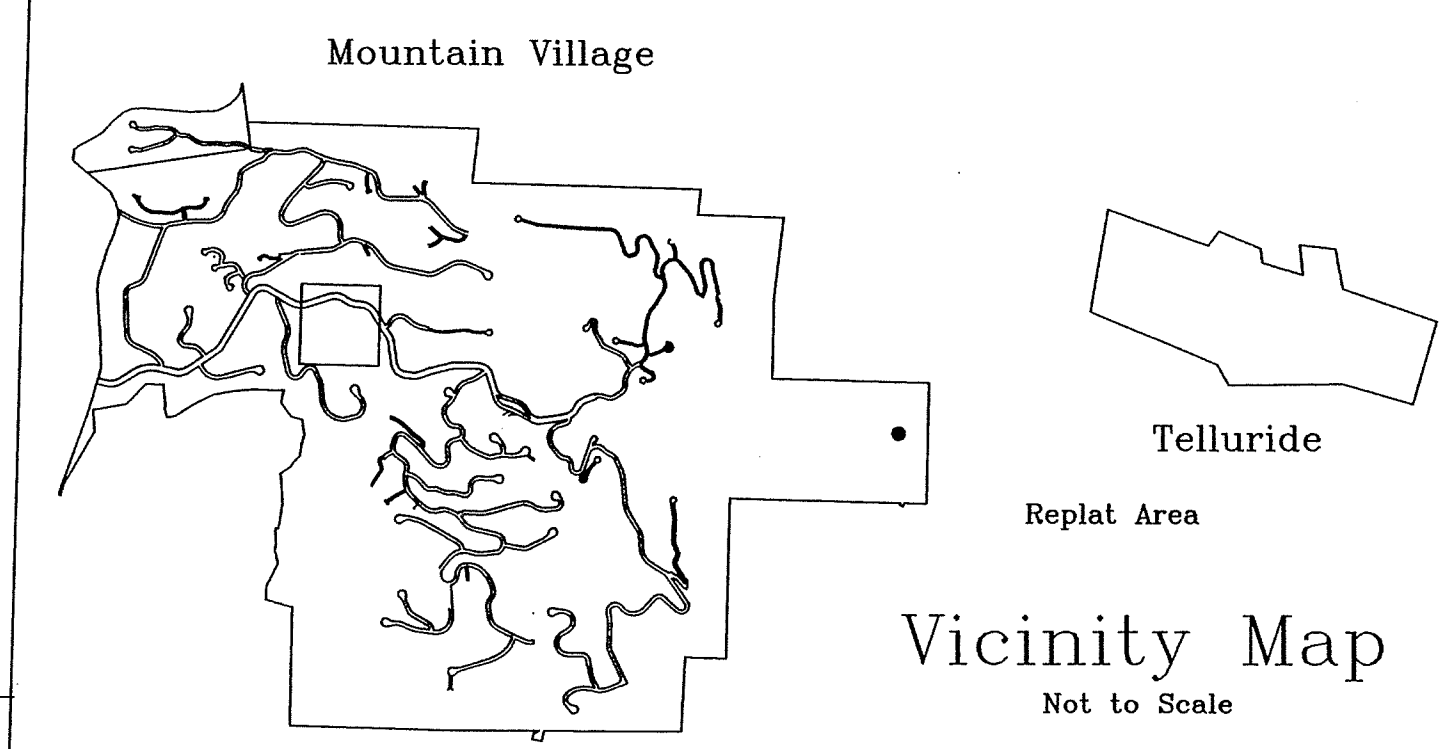
SKI RUN

- Golding View Plane
- Pandora View Plane
- Tomboy View Plane
- Coronet Creek View Plane



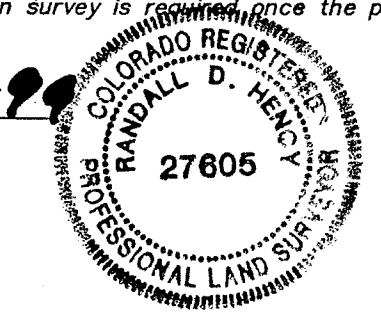
Legend:

- New Lot line
- Vacated Lot lines
- Found No. 5 Rebar with 1 1/2" Aluminum Cap marked 27605
- Found No. 5 Rebar with 1 1/2" Aluminum Cap marked Banner Inc., 20632
- Set No. 5 Rebar with 1 1/2" Aluminum Cap marked Alan Jacobsen, 28652



I do hereby certify that this Coonskin View Plane was verified by me on the 22nd day of July, 1999 in accordance with the requirements of Recital F, Item 4, First Amended Development Covenant for Lots 161A, 161A-1, 161B, 161D and Adjacent Active Open Space, Town of Mountain Village, Colorado, more particularly described as shown on the accompanying map, and that to the best of my knowledge and belief, this map of the Coonskin View Plane approximately shows the correct locations of the height restriction lines. To ensure that the required view plane criteria is met and before any construction can begin, a field verification survey is required, once the proposed building sites have been determined.

Randall D. Hency 7-22-99
Randall D. Hency Date
Colorado Professional Surveyor
PLS #27605



Recorders Certificate

This View Plane was filed for record in the office at the County Clerk and Recorder of San Miguel County on the 26th day of July, A.D. 1999.

Book No: PL-1
Page No: 2601-2602
Reception: 7/26/99
Time: 1:59 PM
County Clerk: *Gay Capps*

PAGE 2601

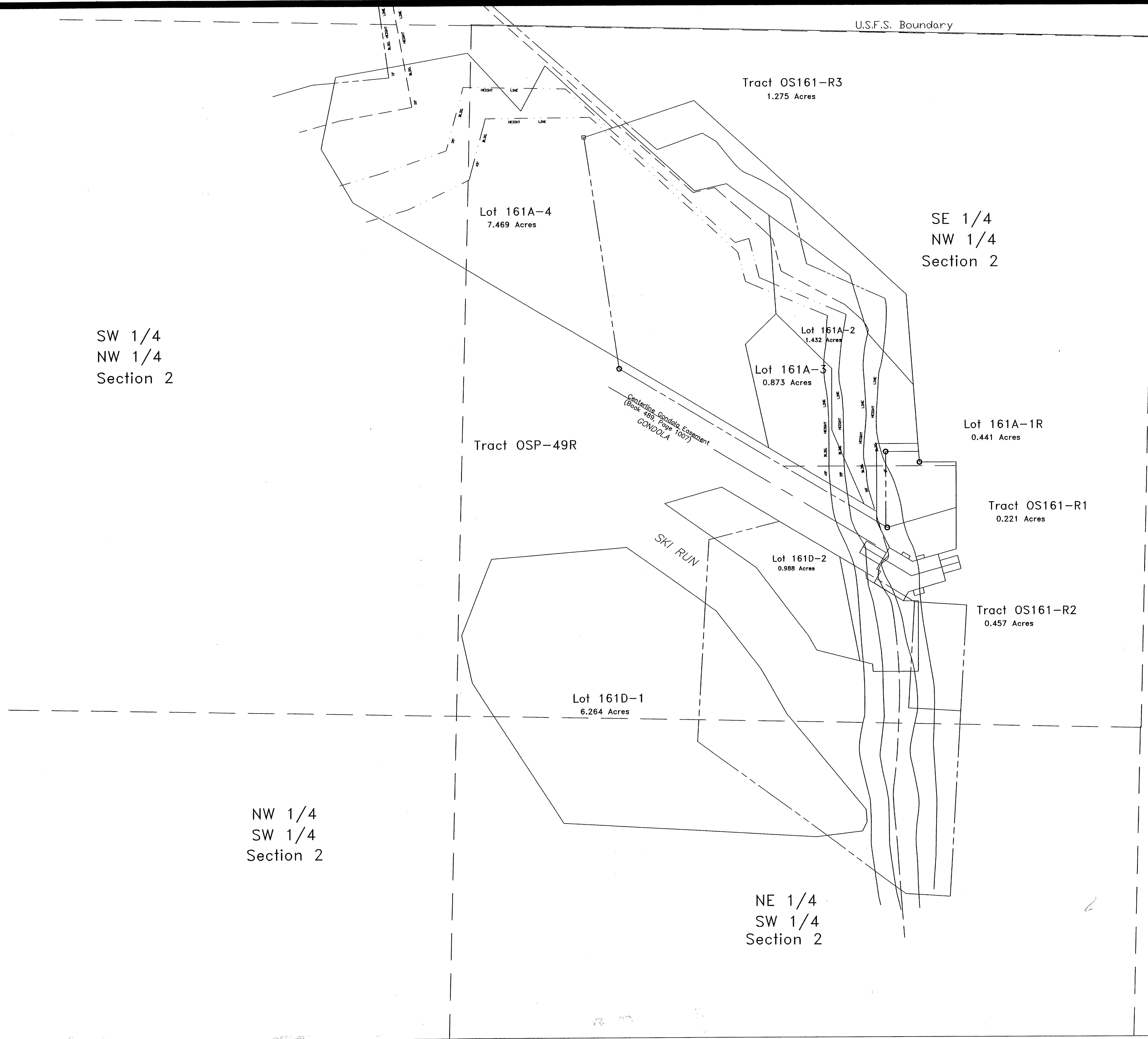
COONSKIN VIEW PLANE

Prepared by:
Kari Distefano
Verified By:
PROFESSIONAL CONSULTANTS INC.

For:
John J. Horn
For:
Town of Mountain Village

| | |
|--------------|-------------|
| date | 7-21-1999 |
| job number | vplane2.dwg |
| drawn by | KLD |
| checked by | RDH |
| sheet number | 1 of 2 CM-4 |

1/2
0m-1



SW 1/4
 NW 1/4
 Section 2

NW 1/4
 SW 1/4
 Section 2

NE 1/4
 SW 1/4
 Section 2

U.S.F.S. Boundary

Tract OS161-R3
 1.275 Acres

Lot 161A-4
 7.469 Acres

SE 1/4
 NW 1/4
 Section 2

Lot 161A-2
 1.432 Acres

Lot 161A-3
 0.873 Acres

Tract OSP-49R

Lot 161A-1R
 0.441 Acres

Tract OS161-R1
 0.221 Acres

Lot 161D-2
 0.988 Acres

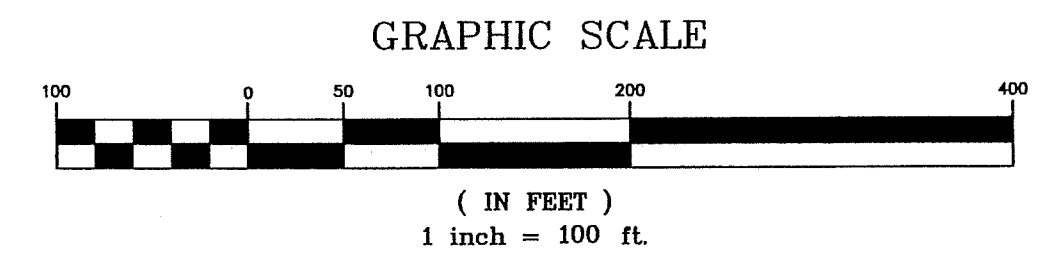
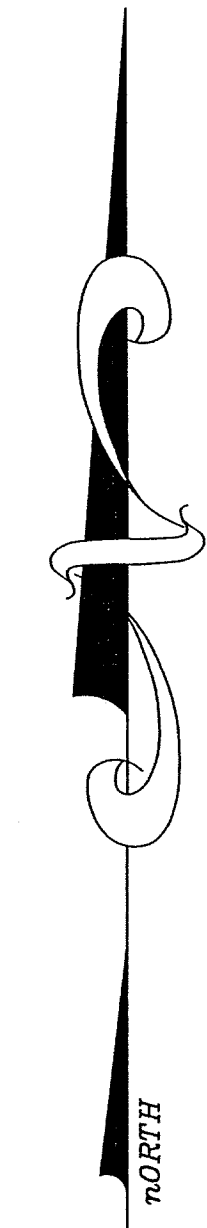
Tract OS161-R2
 0.457 Acres

Lot 161D-1
 6.264 Acres

SKI RUN

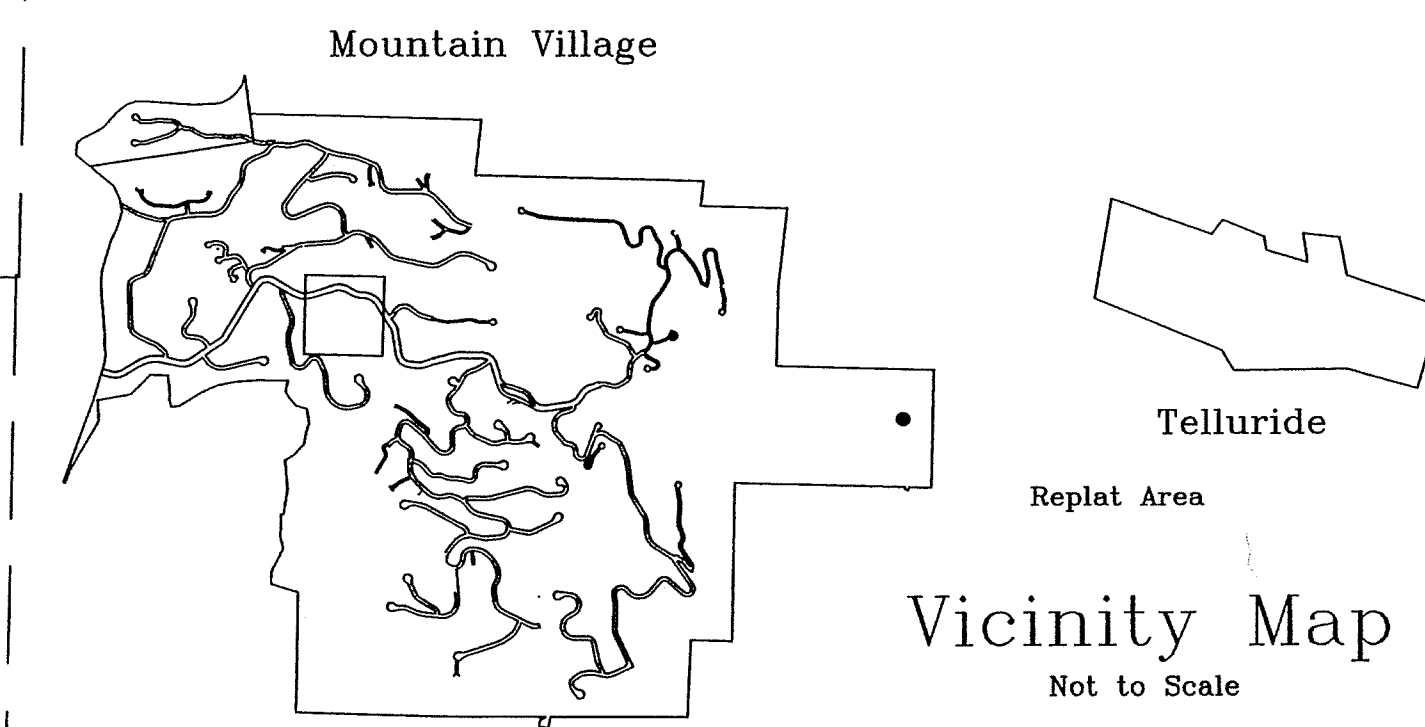
Centerville Gondola Easement
 (Book 489 Page 1007)
 GONDOLA

- 10' Building
- 25' Building
- 35' Building
- 45' Building



Legend:

- New Lot line
- Vacated Lot lines
- Found No. 5 Rebar with 1 1/2" Aluminum Cap marked 27605
- Found No. 5 Rebar with 1 1/2" Aluminum Cap marked Banner Inc., 20632
- Set No. 5 Rebar with 1 1/2" Aluminum Cap marked Alan Jacobsen, 28652



PAGE 2602

COONSKIN VIEW PLANE

Prepared by:
 Kari Distefano
 Verified By:
 PROFESSIONAL CONSULTANTS INC.

For:
 John J. Horn
 For:
 Town of Mountain Village

| | |
|--------------|-------------|
| date | 7-21-1999 |
| job number | vplane3.dwg |
| drawn by | KLD |
| checked by | RDH |
| sheet number | 2 of 2 CM-4 |

R/-2
 CM-4

Exhibit E: The Ridge HOA Approval Letter

The Ridge At Telluride Homeowners Association, Inc.

Greg Dennee AIA
Locati Architects PLLC
1007 East Main St. Suite 202
Bozeman MT 59715

RE: Rost Residence
The Ridge Lot 19

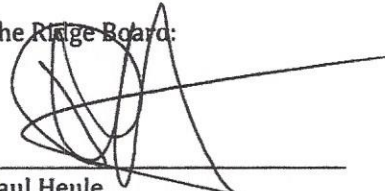
Greg:

The Ridge At Telluride Homeowner's Association, Inc. ("HOA") Board of Directors has reviewed your November 19th, 2015 submittal, the proposed primary residence for Kevin and Monica Rost. Following is a summary of our approval. We find:

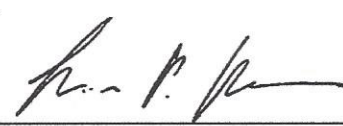
1. That the proposed home's architecture is consistent with, and appropriate to, the Ridge subdivision. The Town of Mountain Village Design Review Board will dictate all architectural requirements, and our endorsement is in no way a substitute for those design review processes.
2. That the proposed rotation of Lot 15 is acceptable. The lot line adjustment will need to be filed as a condominium map amendment which is a staff subdivision approval, and we understand that you have retained or will retain a licensed surveyor and legal counsel to assist in this matter. We further understand that this condominium map amendment will need to be signed by the Rosts and the Board and recorded prior to the issuance of a certificate of occupancy for the home. During this process, it is understood that the size of Lot 15 is not increasing and is only rotating.
3. That the Ridge HOA will sign the plat without any additional requirements provided the home is constructed as presented.
4. That all proposed improvements in Ridge Common Space are consistent with our interpretation of the Plat. This includes all items shown in concept on the submitted plan, including but not limited to the driveway, site retaining walls, grading, the extension of buried utilities to the home, a ski access bridge, and landscaping improvements. Note that landscape buffer zones will require specific landscape efforts to screen the home from the adjacent run(s).
5. That the project may now be submitted to the Town of Mountain Village's Design Review Board based on the approval granted herein.

No approval on our part constitutes approval from the Town of Mountain Village, the Design Review Board, the Ski Company, the County, or any other regulatory agency or prevailing building code.

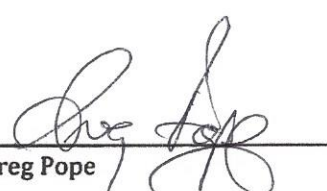
The Ridge Board:



Paul Heule



Charles Harris



Greg Pope

cc: Kevin and Monica Rost

PROJECT NAME:
R O S T R E S I D E N C E
 TELLURIDE COLORADO

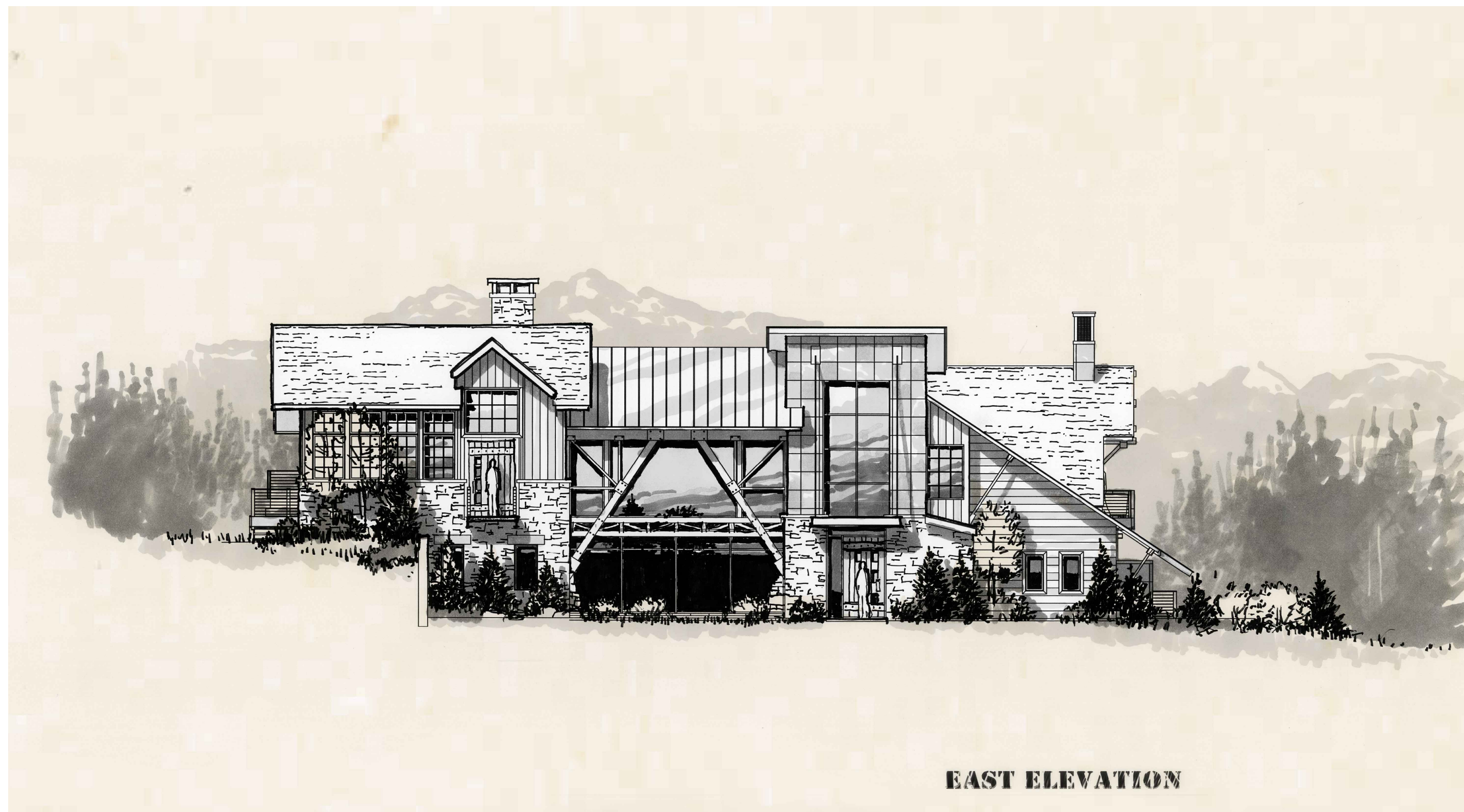
DATE 04-01-2016
 ROST

INDEX OF DRAWINGS

| SHEET | CONTENT |
|--------------|--|
| COVER | |
| C0.0 | SITE PLAN / EXISTING CONDITIONS / PLAT |
| C1.0 | SITE PLAN / ROOF PLAN W/ USGS ELEVATIONS |
| C1.1 | SITE PLAN / CONSTRUCTION MITIGATION |
| L1.0 | SITE PLAN / LANDSCAPING |
| A0.2 | ELEVATIONS / AVG. HT. AND MAX. HT. CALCULATIONS |
| A0.5 | ELEVATIONS / GLAZING AND MATERIAL CALCULATIONS |
| A2.0 | FLOOR PLANS / LOWER LEVEL |
| A2.1 | FLOOR PLANS / MAIN LEVEL |
| A2.2 | FLOOR PLANS / UPPER LEVEL |
| A2.5 | ROOF PLAN |
| A3.0 | EXTERIOR BUILDING ELEVATIONS- WEST |
| A3.1 | EXTERIOR BUILDING ELEVATIONS- NORTH |
| A3.2 | EXTERIOR BUILDING ELEVATIONS- EAST |
| A3.5 | EXTERIOR BUILDING ELEVATIONS- SOUTH |
| A4.1 | WINDOW ELEVATIONS DIMS |
| A4.2 | WINDOW ELEVATIONS DIMS / DETAILS |
| E2.0 | LIGHTING PLAN EXT. LOWER LEVEL |
| E2.1 | LIGHTING PLAN EXT. MAIN LEVEL |
| E2.2 | LIGHTING PLAN EXT. UPPER LEVEL |

ABBREVIATIONS

| ABB. | ABBREVIATION | ABB. | ABBREVIATION |
|----------|----------------------------|----------|------------------------|
| AB | ANCHOR BOLTS | MTL | METAL |
| AFF. | ABOVE FINISHED FLOOR | M.O. | MASONRY OPENING |
| AC. | ACoustICAL | MAX. | MAXIMUM |
| ADJ. | ADJACENT | MECH. | MECHANICAL |
| A/C | AIR CONDITIONING | MED. | MEDIUM |
| ALT. | ALTERNATE | MM | MILLIMETER (S) |
| ALUM. | ALUMINUM | MIN. | MINIMUM |
| APPD. | APPROVED | NOM. | NOMINAL |
| B.O. | BOTTOM OF | NO. | NUMBER |
| BSMT. | BASEMENT | N/C. | NOT IN CONTRACT |
| BRG. | BEARING | N.T.S. | NOT TO SCALE |
| BLK. | BLOCK | O.C. | ON CENTER |
| BLKG. | BLOCKING | O.D. | OUTSIDE DIAMETER |
| BD. | BOARD | P.V.M.T. | PAVEMENT |
| BLDG. | BUILDING | PL. | PLATE |
| C.J. | CONTROL JOINT | PLYUD. | PLYWOOD |
| CLG. | CEILING | PVC | POLYVINYL CHLORIDE |
| CLR. | CLEAR (ANCE) | P.S.F. | POUNDS PER SQ. FOOT |
| COL. | COLUMN | P.S.F. | POUNDS PER SQ. INCH |
| CONC. | CONCRETE | P.T. | PRESSURE TREATED |
| CMU | CONCRETE MASONRY UNIT | R. | RADIUS |
| CONST. | CONSTRUCTION | REF. | REFERENCE |
| DTL. | DETAIL | REQ'D | REQUIRED |
| DWG. | DRAWING | RENF. | REINFORCE (ING) (MENT) |
| EA. | EACH | R.O. | ROUGH OPENING |
| EF. | EACH FACE | R.D. | ROUGH DRAIN |
| E.J. | EXPANSION JOINT | RS | ROUGH SAUN |
| ELEC. | ELECTRIC (AL) | SM. | SIMILAR |
| EQ. | EQUAL | S.C. | SOLID CORE |
| EXIST. | EXISTING | SPEC. | SPECIFICATION (S) |
| EJL | EACH WAY | SPKR | SPEAKER |
| F.D. | FLOOR DRAIN | SQ. | SQUARE |
| FIN. | FINISH | SYS. | SYSTEM |
| FLR. | FLOOR | THK. | THICK (NESS) |
| FLUR. | FLUORESCENT | T&G | TONGUE & GROOVE |
| FTG. | FOOTING | T.O.S. | TOP OF STEEL |
| F.B.O. | FURNISHED BY OTHERS | T.O.W. | TOP OF WALL |
| GA. | GAUGE | TP. | TRIPLE |
| G.C. | GENERAL CONTRACTOR | TYP. | TYPICAL |
| GYP. BD. | GYPSUM BOARD | U.B.C. | UNIFORM BUILDING CODE |
| GFI. | GROUND FAULT INTERRUPTED | UNO. | UNLESS NOTED OTHERWISE |
| HYAC | HEATING/VENT/AIR COND. | V.C.T. | VINYL COMPOSITION TILE |
| H.C. | HOLLOW CORE | V.L.T. | VAULTED CEILING |
| H.M. | HOLLOW METAL | V.T.R. | VENT THROUGH ROOF |
| HR. | HOUR | V.B. | VAPOR BARRIER |
| INCL. | INCLUDE (D) (ING) | W.C. | WATER CLOSET |
| INSUL. | INSULATE (D) (ION) | W.P. | WATER PROOF (ING) |
| INT. | INTERIOR | W.W.F. | WELDED WIRE FABRIC |
| JT. | JOINT | W. | WIDTH WIDE |
| MFR. | MANUFACTURER / MANUFACTURE | W. | WITH |
| MFD. | MANUFACTURED | W/O | WITHOUT |



PROJECT INFORMATION

| |
|--|
| OWNERS KEVIN AND MONICA ROST PO BOX 100 BEAUMONT, CA 92225-0100 |
| PROPERTY ADDRESS / LOCATION UNIT 15 THE RIDGE AT TELLURIDE 7 TUNNEL LANE MOUNTAIN VILLAGE CO 81455 |
| LEGAL DESCRIPTION PARCEL ID 477002202054 UNIT 15 THE RIDGE AT TELLURIDE A PLANNED COMMUNITY LOT 1044A ACC TO PLAT REC 04 08 2004 BK 1 PG 5285 5286 AND ACC TO 6TH SUPPLEMENTAL AND AMENDED PLANNED COMMUNITY PLAT PHASES 1 THRU 7 REC 07 03 2010 PLAT BK 1 PG 4540 4533 AND 6TH SUPPLEMENT & AMENDMENT TO DECS AT 451453 A 5.55 PER INT IN UNIT 4 LOT 104A IS BEING LOT 104 IN OPEN SPACE TRACTS 806 1A 5C 4B 5A 6A 7A LOT 104A & OPEN SPACE TRACTS 806 1B 2B 5A 6A AND LOT 104A 2B OPEN SPACE TRACT 806 2B COMMON ELEMENTS |
| PROJECT DESCRIPTION NEW CONSTRUCTION- 3-STORY- SINGLE FAMILY RESIDENCE WITH ATTACHED GARAGE |

AREA CALCULATIONS

| | |
|---------------------------------------|------------------------------|
| PROPOSED BUILDING AREAS | |
| LOWER LEVEL AREAS: | |
| FINISHED | 2,140 SQ. FT. |
| GARAGE/SHOP | 1,051 SQ. FT. |
| STORAGE | 845 SQ. FT. |
| MAIN LEVEL AREAS: | |
| FINISHED | 5,020 SQ. FT. |
| PATIO | 1,110 SQ. FT. |
| UPPER LEVEL AREAS: | |
| FINISHED | 5,450 SQ.FT. |
| PATIO | 530 SQ.FT. |
| TOTALS: | |
| FINISHED: | 9,210 SQ.FT. |
| GARAGE/SHOP: | 1,051 SQ.FT. |
| STORAGE | 845 SQ.FT. |
| PATIO | 1,640 SQ.FT. |
| GROSS AREA (EXCLUDING PATIOS): | 11,706 SQ.FT. |
| LOT AREA | |
| 75'-0" X 100'-0" | 7,500 SQ.FT. OR .17220 ACRES |
| LOT COVERAGE: | N/A BUILDING ENVELOPE LOT |

APPLICABLE CODES

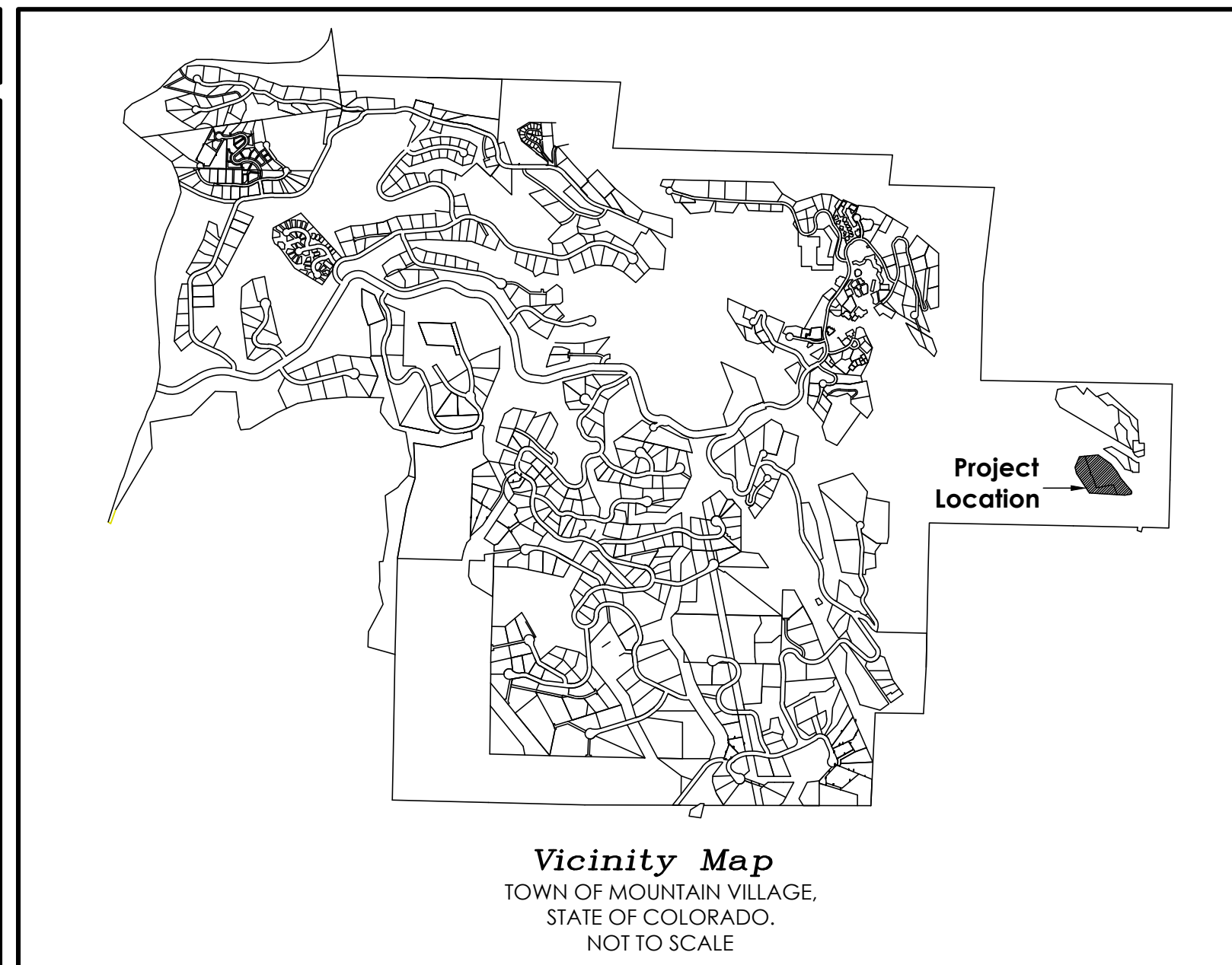
| |
|---|
| CODES |
| INTERNATIONAL RESIDENTIAL CODE 2012 |
| INTERNATIONAL PLUMBING CODE 2012 |
| INTERNATIONAL MECHANICAL CODE 2012 |
| INTERNATIONAL FIRE CODE 2012 |
| INTERNATIONAL ENERGY CONSERVATION CODE 2012 |
| INTERNATIONAL FUEL GAS CODE 2012 |
| NATIONAL ELECTRICAL CODE 2014 |

DEVELOPMENT STANDARDS

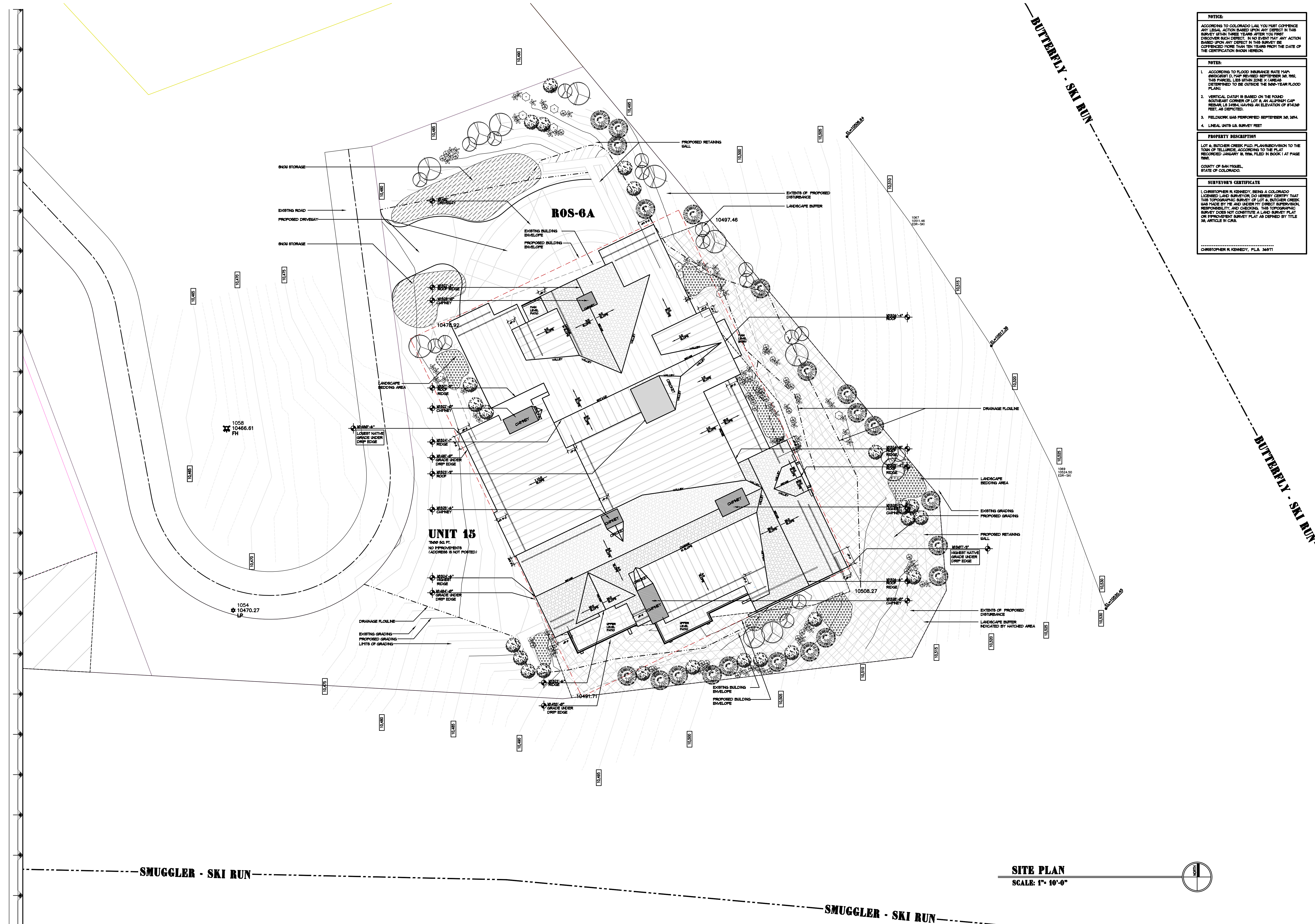
| | |
|-------------------------------|-----------------------------|
| USE AND ZONING | |
| TYPE OF USE: | SINGLE FAMILY RESIDENCE |
| ZONING: | MULTI-FAMILY |
| LOT COVERAGE: | N/A (BUILDING ENVELOPE LOT) |
| MAX BUILDING HEIGHT: | 44'-0" (REF. A0.1) |
| AVG. BUILDING HEIGHT: | 26'-6" (REF. A0.2) |
| LOWEST NATIVE GRADE: | 10,480'-6" |
| HIGHEST ROOF: | 10,524'-6" |
| MIN. REQUIRED SETBACKS | |
| FRONT YARD | N/A (BUILDING ENVELOP LOT) |
| SIDE YARD | N/A (BUILDING ENVELOP LOT) |
| REAR YARD | N/A (BUILDING ENVELOP LOT) |

DESIGN TEAM / CONSULTANTS

| | |
|--|---|
| ARCHITECT JERRY LOCATI - GREG DENNEE - ANDREW DAIGLE LOCATI ARCHITECTS LLP. 1007 E MAIN ST SUITE 202 BOZEMAN MT, 59715 406.587.1139 | |
| LAND PLANNING CONSULTANT ALPINE PLANNING CHRIS HAWKINS P.O. BOX 654 RIDWAY, CO 81425 970-964-7927 | SURVEYOR CHRIS ANDERSON SAN JUAN SURVEYING PO BOX 3750 160-D SOCIETY DRIVE TELLURIDE, CO 81455 |
| STRUCTURAL ENGINEER MATTHEW HUBBARD TIM PATTERSON BCE 1289 STONERIDGE DR. BOZEMAN, MT 59718 | CIVIL ENGINEER GREGORY E. ANDERSON, P.E. ALPINE LAND CONSULTING, LLC P.O. BOX 354 RICO, CO 81352 970-708-0526 |
| LANDSCAPE ARCHITECT TBD | GEOTECHNICAL ENGINEER TBD |



DRB SUBMITTAL



NOTICE:
 ACCORDING TO COLORADO LAW, YOU MUST CONSENT TO ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT SHALL ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

NOTES:

1. ACCORDING TO FLOOD INSURANCE RATE MAP, ANCHORAGE 10, MAP REVISED SEPTEMBER 30, 1993, THIS PARCEL LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLANE).
2. VERTICAL DATUM IS BASED ON THE FOUND SOUTHEAST CORNER OF LOT 8, AN ALUMINUM CAP REBAR, 18 INCH HAVING AN ELEVATION OF 8743.00 FEET, AS DEPICTED.
3. FIELDWORK WAS PERFORMED SEPTEMBER 30, 2014.
4. LINEAL UNITS: U.S. SURVEY FEET.

PROPERTY DESCRIPTION
 LOT 6, BUTTERFLY CREEK PHD, PLANNED DIVISION TO THE TOWN OF TELLURIDE, ACCORDING TO THE PLAN RECORDED JANUARY 28, 1996, FILED IN BOOK 1 AT PAGE 1980.
 COUNTY OF SAN JUAN, STATE OF COLORADO.

SURVEYOR'S CERTIFICATE
 I, CHRISTOPHER R. KENNEDY, BEING A COLORADO LICENSED LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS TOPOGRAPHIC SURVEY OF LOT 6, BUTTERFLY CREEK, WAS MADE BY ME AND UNDER MY DIRECT SUPERVISION, RESPONSIBILITY, AND CHECKING. THIS TOPOGRAPHIC SURVEY DOES NOT CONSTITUTE A LAND SURVEY PLAN OR INSTRUMENT SURVEY PLAN AS DEFINED BY TITLE 38, ARTICLE 81, C.R.S.

CHRISTOPHER R. KENNEDY, P.L.S. 34811

LOCATI ARCHITECTS
 1007 E. MAIN SUITE 202 BOZEMAN MONTANA
 LOC.A.T. 406-587-1188 FAX 407-7998

ROST RESIDENCE
 COLORADO
 TELLURIDE

C1.0

ISSUE / DATE / DBS SUBMITTAL 04-01-2016

PROJECT / OWNER
 PROJECT / OWNER

CONSULTANTS
 STRUCTURAL
 MECHANICAL
 ELECTRICAL

ARCHITECT
 ARCHITECT

CHECKED BY
 XXX

DRAWN BY
 XXX

JOB No. XXX

SITE PLAN
 SCALE: 1"=10'-0"

PLANTING LEGEND

| SYMBOL | QTY. | COMMON NAME | BOTAN. NAME | PLANTED HEIGHT | NATURE HGT. | TYPE |
|--------|------|--------------------------------------|--|---------------------------|--------------------------------------|-----------------------|
| | | ENGELMANN SPRUCE | PICEA ENGELMANNI | 10' - 12' HGT. | 30' - 40' HEIGHT | EVERGREEN |
| | X | SCOTCH PINE | PINUS SYLVESTRIS | 8' HGT. | 40' - 60' HEIGHT 30' - 40' SPREAD | EVERGREEN |
| | X | COLORADO SPRUCE | PICEA PUNGENS | 8'-10' HGT. | 50' - 70' HEIGHT 30' - 40' SPREAD | EVERGREEN |
| | X | AUSTRIAN PINE | PINUS NIGRA | 8'-10' B&B | 40' - 50' HEIGHT 20' SPREAD | EVERGREEN |
| | X | SKYLINE HONEY LOCUST | GLEDISIA TRIANCANTHOS VARIETY 'SKYCOLE' | 1-1/2' CAL B&B | 60' - 70' HEIGHT 30' - 50' SPREAD | CANOPY |
| | X | NORTHWOOD RED MAPLE | ACER RUBRUM 'NORTHWOOD' | 1-1/2' CAL B&B | 40' - 50' HEIGHT 20' SPREAD | CANOPY |
| | X | SINGLE STEM ASPEN | POPULUS TREMULOIDES | 8' CAL B&B | 30' - 40' HEIGHT 20' - 30' SPREAD | CANOPY |
| | X | QUAKING ASPEN (CLUMP - MIN. 3 TREES) | POPULUS TREMULOIDES | 1-1/2' CAL B&B | 30' - 40' HEIGHT 20' - 30' SPREAD | CANOPY |
| | X | PATMORE GREEN ASH | FRAXINUS PENNSYLVANICA 'PATMORE' | 1-1/2' CAL B&B | 30' - 45' HEIGHT 15' - 20' SPREAD | CANOPY |
| | X | BLACK ASH | FRAXINUS NIGRA | 1-1/2' CAL B&B | 30' - 45' HEIGHT 15' - 20' SPREAD | CANOPY |
| | X | CANADA RED CHERRY | PRUNUS VIRGINIANA 'CANADA RED' | 1-1/2' CAL B&B | 20' - 25' HEIGHT 18' - 25' SPREAD | NON-CANOPY ORNAMENTAL |
| | X | EUROPEAN MOUNTAIN ASH | SORBUS AUCUPARIA | 10' HGT. / 1 1/2"-2" DIA. | 20' - 30' HEIGHT 20' - 25' SPREAD | NON-CANOPY ORNAMENTAL |
| | X | PINK FLOWERING CRAB | MALUS THUNDERCHILD | 8' HGT. / 1 1/2" DIA. | 15' HEIGHT 15' SPREAD | ORNAMENTAL |
| | X | DWARF MUGO PINE | PINUS MUGO 'PUMILO' | 3' B&B | 4' | EVERGREEN SHRUB |
| | X | BUFFALO JUNIFER | JUNIPERUS SABINA 'BUFFALO' | | 6'-8' SPREAD | EVERGREEN SHRUB |
| | X | GOLDFLAME SPIREA | SPIRAEA X BIMALDA 'GOLDFLAME' | | 2'-3' | DECIDUOUS SHRUB |
| | X | FROBEL SPIREA | SPIRAEA X BIMALDA 'FROBELLI' | | 3'-4' | DECIDUOUS SHRUB |
| | X | DWARF KOREAN LILAC | SYRINGA MEYERI 'PALIBIN' | | 3'-4' | DECIDUOUS SHRUB |
| | X | KATHERINE DYKES POTENTILLA | POTENTILLA FRUTICOSA 'KATHERINE DYKES' | 5 GALLON | 2'-6" | DECIDUOUS SHRUB |
| | X | RED-TIG DOGWOOD | CORNUS SERICEA | 5 GALLON | 4'-8" | DECIDUOUS SHRUB |
| | X | ANTHONY WATERER SPIREA | SPIRAEA X BIMALDA 'A. WATERER' | 5 GALLON | 2'-6" | DECIDUOUS SHRUB |
| | X | ALFREDO VIBURNUM | VIBURNUM TRILOBUM 'ALFREDO' | 12", 2 GAL. | 4' | DECIDUOUS SHRUB |
| | X | NORMAN SPIREA | SPIREA JAPONICA 'NORMAN' | 10", 2 GAL. | 6' | DECIDUOUS SHRUB |
| | X | HEDGE COTONEASTER | COTONEASTER LUCIDUS | 10 - 24", 2 GAL. | 2 1/2 - 6' | DECIDUOUS SHRUB |
| | X | ISANTI DOGWOOD | CORNUS SERICEA 'ISANTI' | 10 - 24", 2 GAL. | 6' | DECIDUOUS SHRUB |
| | X | SEASONAL COLOR | XXX | XXX | XXX | XXX |
| | X | LAWN | XXX | XXX | XXX | XXX |

LANDSCAPE NOTES

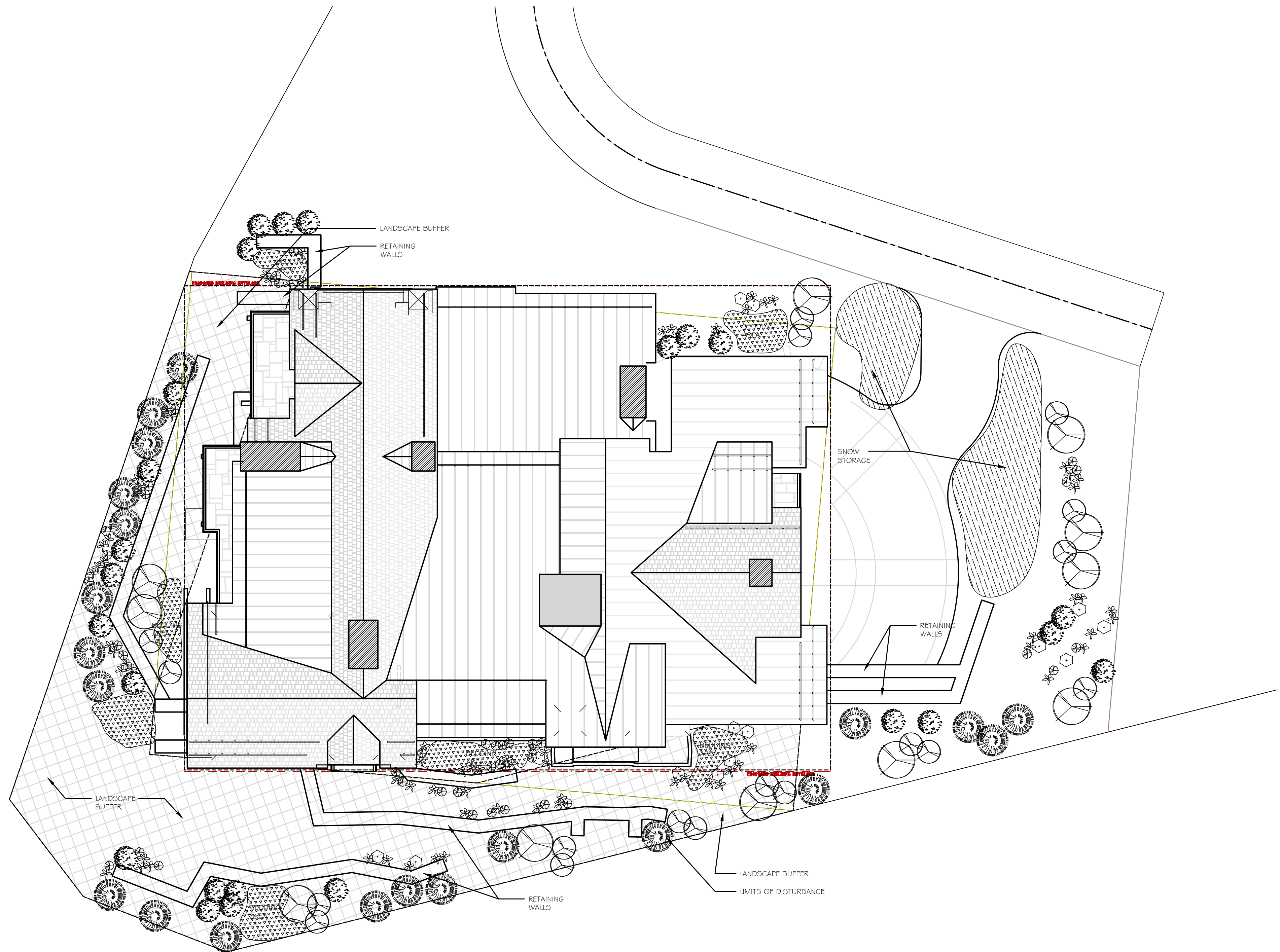
- PROVIDE 60D AT ALL AREAS LABELED LAWN AREA. PROVIDE 16-20-0 FERTILIZER AT 10 LBS. PER 1000 SQUARE FEET.
- ALL PLANTS AND LAWN TO BE GUARANTEED FOR AT LEAST TWO WINTERS.
- PROVIDE UNDERGROUND SPRINKLER SYSTEM AT ALL LAWN AREAS (FULL COVERAGE). PROVIDE UNDERGROUND AUTOMATIC SPRINKLER SYSTEM THROUGHOUT WITH DRIP IRRIGATION AT TREE AND SHRUB BEDS AND SPRAY IRRIGATION FOR PERENNIAL AND ANNUAL BEDS.
- PROVIDE ALL FINISHED GRADING WITH MIN. 6" TOPSOIL.
- SINGLE STEM CANOPY TREES @ IN SITE VISION TRIANGLES TO BE MAINTAINED SUCH THAT NO CANOPY FOLIAGE EXISTS BELOW A HEIGHT OF TEN FEET ABOVE CENTERLINE OF INTERSECTING STREETS.
- ALL ON-SITE UTILITIES TO BE BURIED. COORDINATE TRENCHING AND COMBINE INSTALLATION OF UTILITIES WHEREVER POSSIBLE.
- PROVIDE 1 1/2" - 3" MIN. WASHED ROUND COBBLES AT ALL GROUP PLANTING AREAS WITH PRE-GRADE PLASTIC EDGING & HEAVY-DUTY WEED CONTROL MAT.
- FOR AREAS OUTSIDE SPECIFIED LAWN AREAS, PROVIDE INDIGENOUS GRASS BEED MIX. ALL DISTURBED AREAS WITH A SLOPE GREATER THAN 2:1 TO BE COVERED WITH EROSION CONTROL MAT AND HYDRA-SEEDED.
- SAVE ALL BOULDERS FOUND DURING EXCAVATION FOR USE DURING FINAL LANDSCAPING OF BOULDER RETAINING WALLS.
- PROVIDE A 1 1/2" - 3" WASHED COBBLE FILLED SWALE AT ALL MAJOR DRIP LINES.
- ALL SHADED AREAS ADJACENT TO HOUSE TO BE MITIGATED WITH A MULCHED FOUNDATION BED.
- ALL TREES TO BE TIED AND STAKED FOR A MINIMUM OF ONE YEAR.

NOTE:
COORD DOWNSPOUT / LEADER
LOCATIONS WITH ARCH PRIOR TO
POURING ANY EXTERIOR SLABS

LANDSCAPE POINTS

| | |
|----------|---|
| REQUIRED | XXX POINTS |
| PROVIDED | XXX POINTS |
| | XXX POINTS PROVIDED THROUGH SECTION 18.48.060 XXX |
| | XXX POINTS PROVIDED THROUGH SECTION 18.48.060 XXX |
| | XXX POINTS PROVIDED THROUGH SECTION 18.48.060 XXX |

SMUGGLER
SKI RUN



PRELIMINARY LANDSCAPING PLAN
SCALE: 1" = 10'-0"

BUTTERFLY
SKI RUN

BUTTERFLY
SKI RUN

JOB No. XXX
CHECKED BY XXX
DRAWN BY DRAWBY

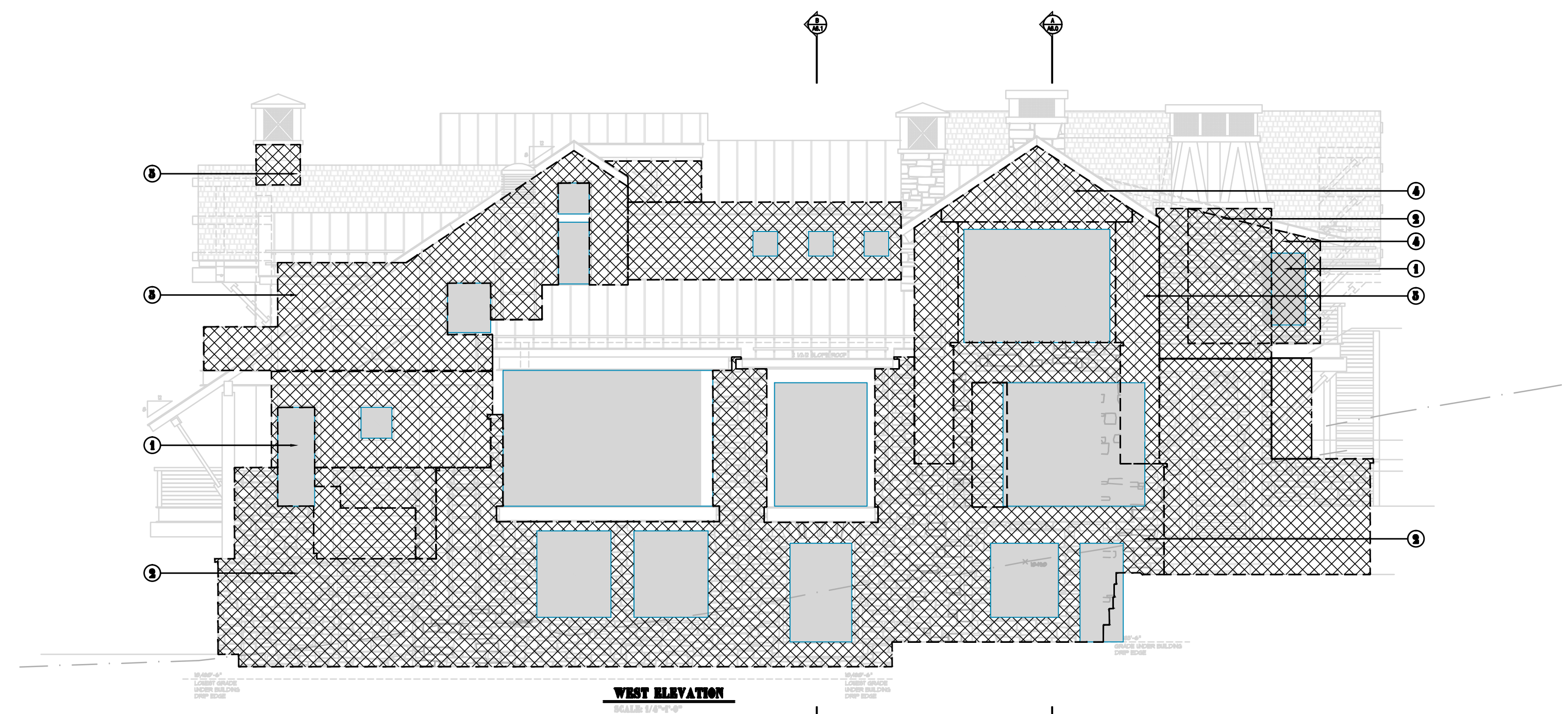
ARCHITECT
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1007 E. MAIN SUITE 202 BOZEMAN MONTANA
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CONSULTANTS
STRUCTURAL
MECHANICAL
ELECTRICAL

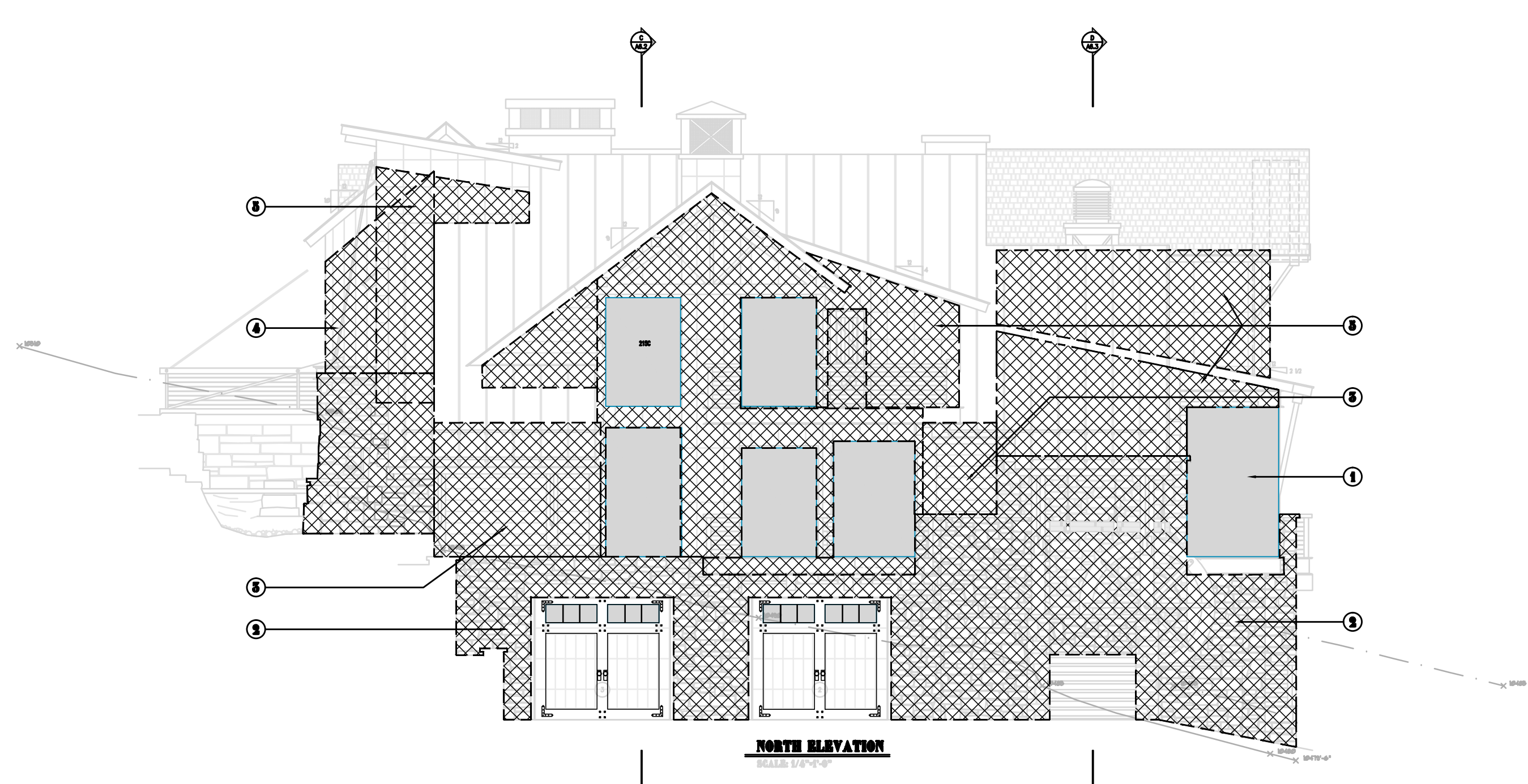
PROJECT / OWNER
ROST RESIDENCE
TELLURIDE COLORADO

DATE - 04-01-2016
ISSUE / DBS SUBMITTAL

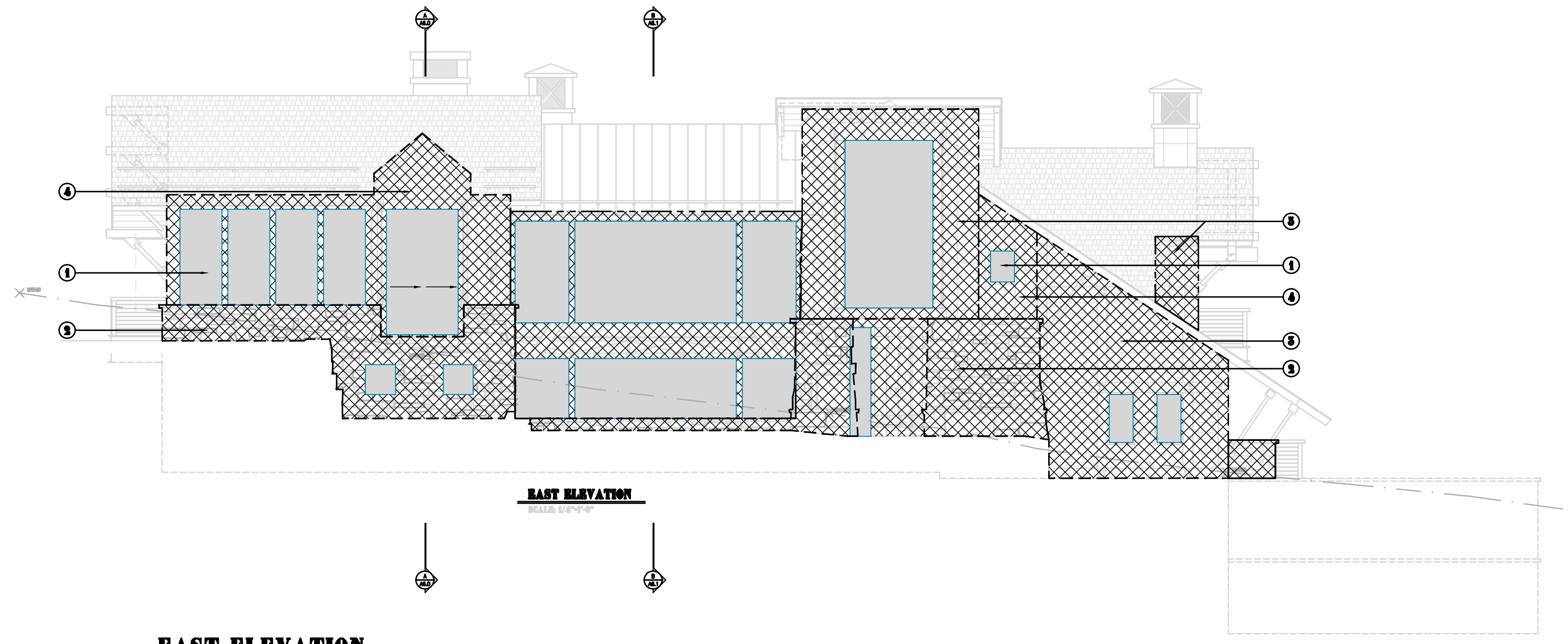
SHEET NUMBER
L1.0



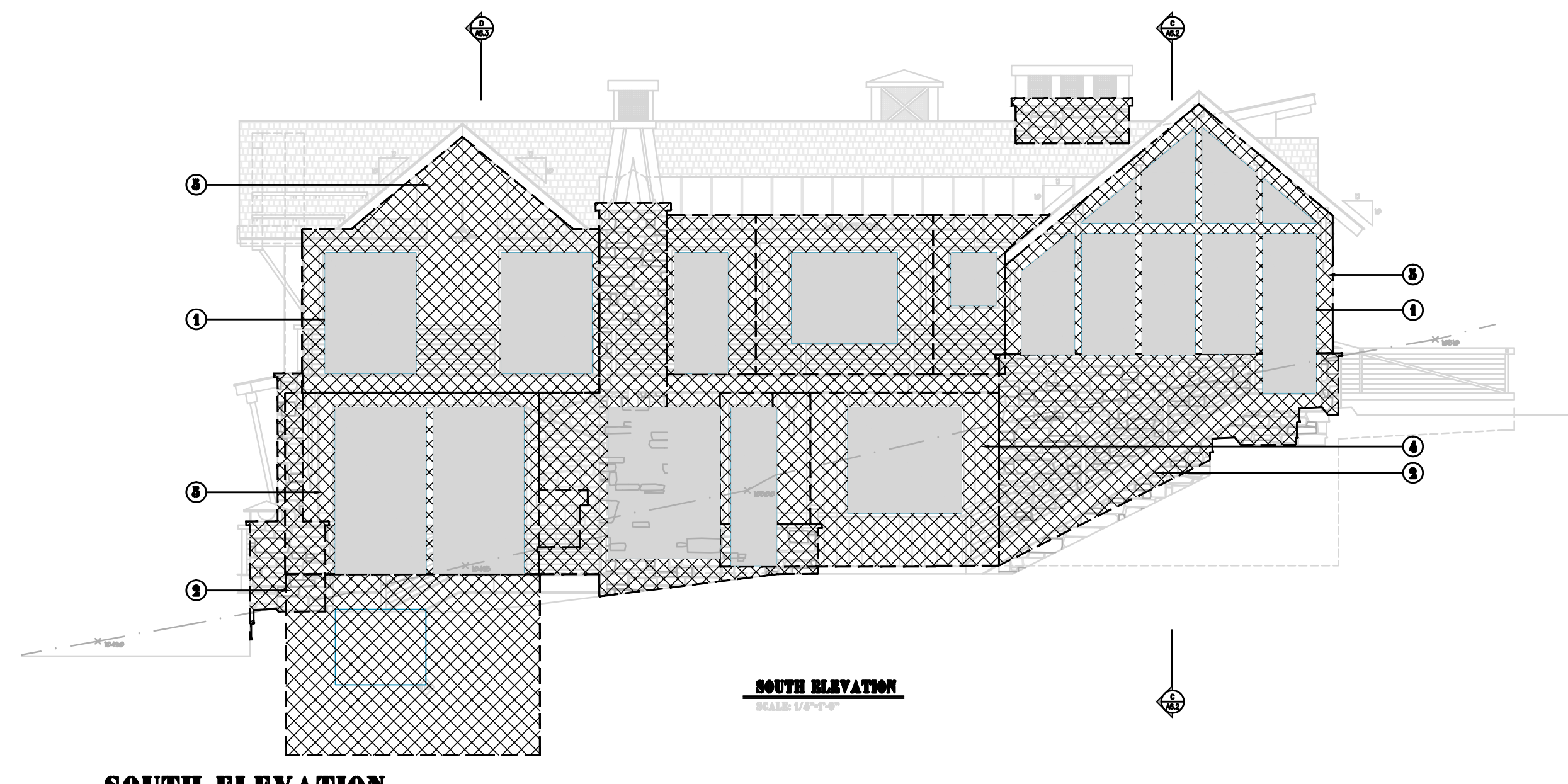
WEST ELEVATION
SCALE: 1/8"=1'-0"



NORTH ELEVATION
SCALE: 1/8"=1'-0"



EAST ELEVATION
SCALE: 1/8"=1'-0"



SOUTH ELEVATION
SCALE: 1/8"=1'-0"

| ELEVATION | MATERIAL | SQ. FT | PERCENTAGE |
|-----------|----------------------|--------|------------|
| NORTH | (1) GLAZING | 375 | 17% |
| | (2) STONE VENEER | 640 | 33% |
| | (3) HORIZ LAP SIDING | 751 | 36% |
| | (4) VERT. DX SIDING | 91 | 5% |
| | (5) METAL SIDING | 666 | 31% |

| ELEVATION | MATERIAL | SQ. FT | PERCENTAGE |
|-----------|----------------------|--------|------------|
| EAST | (1) GLAZING | 630 | 42% |
| | (2) STONE VENEER | 321 | 21% |
| | (3) HORIZ LAP SIDING | 220 | 15% |
| | (4) VERT. DX SIDING | 175 | 12% |
| | (5) METAL SIDING | 151 | 10% |

| ELEVATION | MATERIAL | SQ. FT | PERCENTAGE |
|-----------|----------------------|--------|------------|
| SOUTH | (1) GLAZING | 684 | 37% |
| | (2) STONE VENEER | 618 | 33% |
| | (3) HORIZ LAP SIDING | 800 | 42% |
| | (4) VERT. DX SIDING | 206 | 11% |
| | (5) METAL SIDING | 351 | 19% |

| ELEVATION | MATERIAL | SQ. FT | PERCENTAGE |
|-----------|----------------------|--------|------------|
| WEST | (1) GLAZING | 752 | 26% |
| | (2) STONE VENEER | 1240 | 43% |
| | (3) HORIZ LAP SIDING | 168 | 6% |
| | (4) VERT. DX SIDING | 151 | 5% |
| | (5) METAL SIDING | 580 | 20% |

| ELEVATION | MATERIAL | SQ. FT | PERCENTAGE |
|-----------|----------------------|--------|------------|
| TOTALS | (1) GLAZING | 2385 | 20% |
| | (2) STONE VENEER | 2819 | 24% |
| | (3) HORIZ LAP SIDING | 585 | 5% |
| | (4) VERT. DX SIDING | 625 | 5% |
| | (5) METAL SIDING | 1760 | 15% |

ELEVATION SQ. FOOTAGES
SCALE: 1/8"=1'-0"

JOB No. XXXX
 CHECKED BY XXX
 DRAWN BY XXX

ARCHITECT
LOCATI ARCHITECTS
 1007 E. MAIN SUITE 202 BOZEMAN MONTANA
 409-587-1150 FAX 409-729-7290

CONSULTANTS
 STRUCTURAL MECHANICAL ELECTRICAL

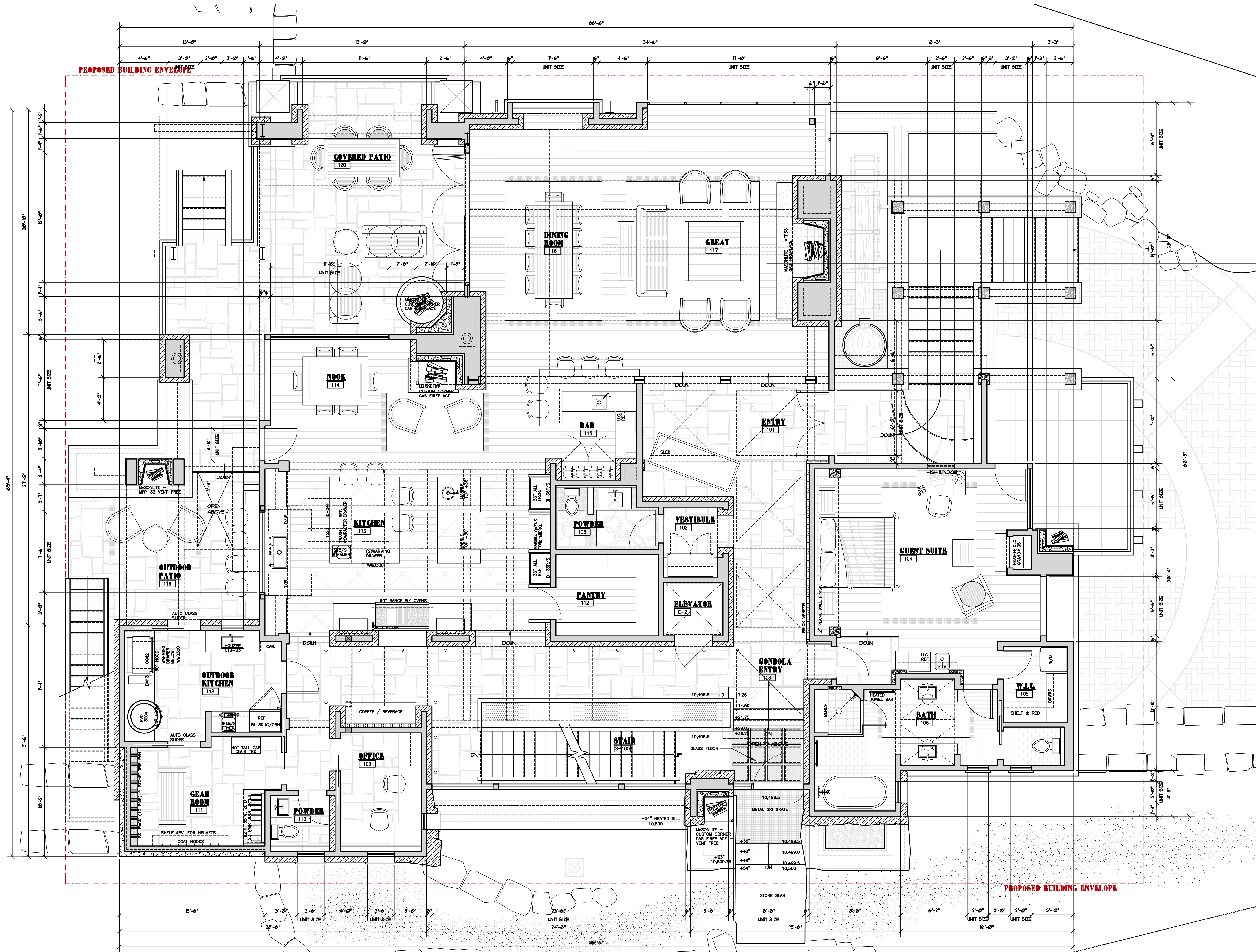
PROJECT / OWNER
ROST RESIDENCE
 TELLURIDE COLORADO

DATE
 04-01-2016

ISSUE
 DBR SUBMITTAL

SHEET NUMBER
A0.5

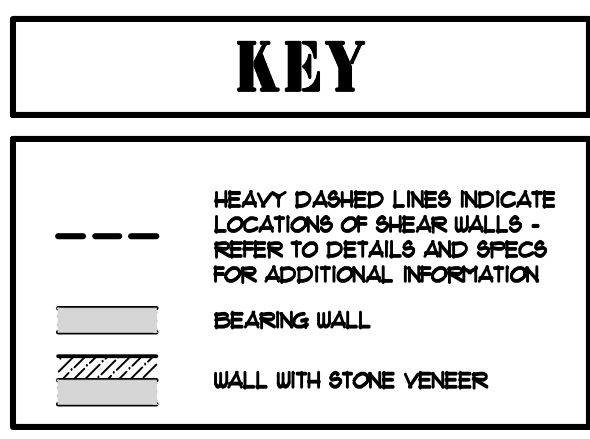
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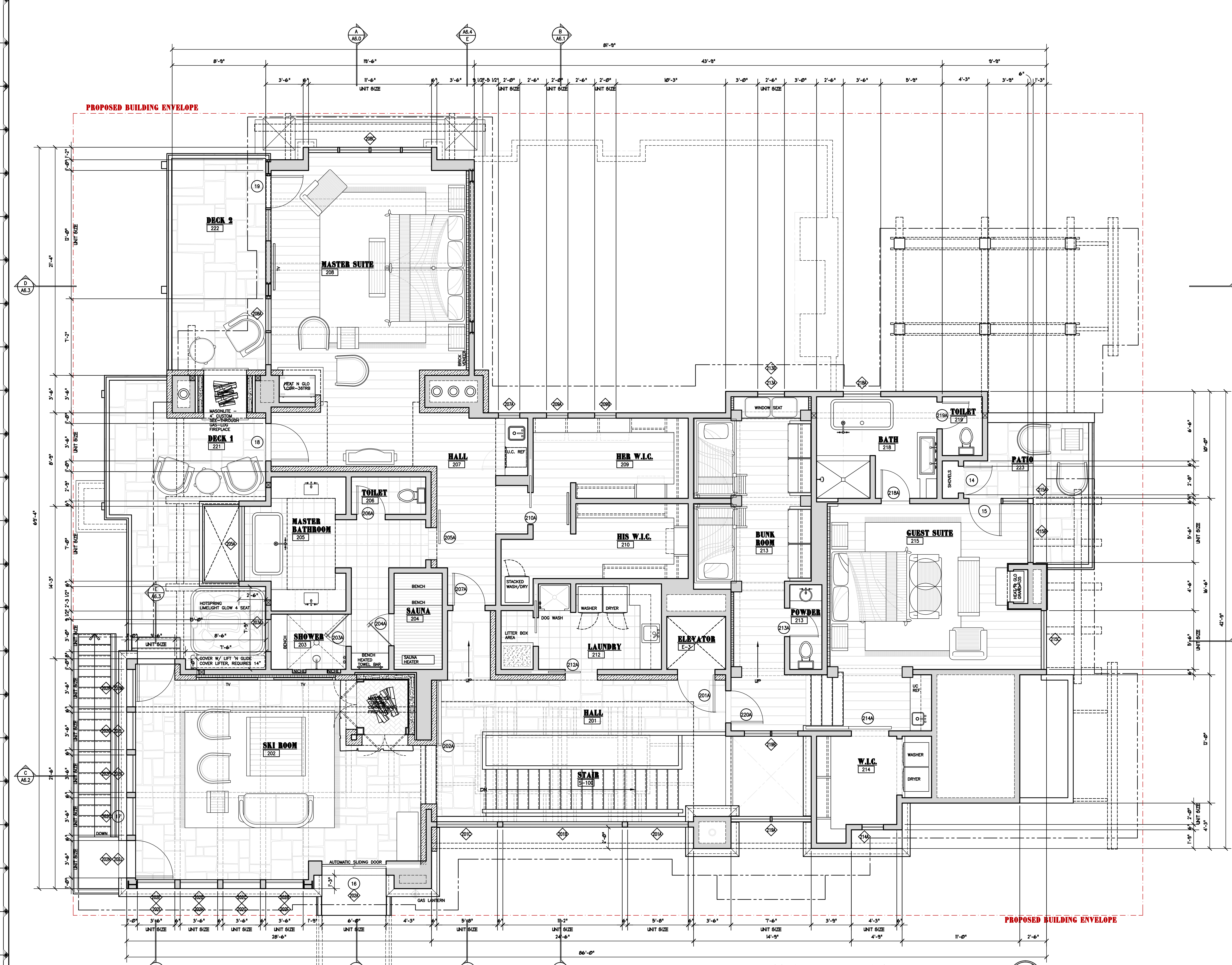
- NOTES:**
1. CONTRACTOR TO PROVIDE BLOCKING AS NECESSARY FOR ALL CABINETS, CABELOWK, BATHROOM ACCESSORIES, HANDRAIL LOCATIONS, FIXTURES, ETC.
 2. CONTRACTOR TO COORDINATE ALL FRAMING MEMBERS WITH ELECTRICAL, PLUMBING, AND MECHANICAL LAYOUT PLANS.
 3. ALL WINDOW AND DOOR R.O.'S TO BE FRAMED FROM SUPPLIER'S CUT SHEETS APPROVED BY ARCHITECT
 4. PROVIDE 3 1/2" SOUND BATT w/ 5/8" GYP. BD. w/ RESILIENT CHANNEL IN ALL PLUMBING, BATHROOM, & BEDROOM WALLS.
 5. PROVIDE 5/8" GYP. BD. OVER RESILIENT CHANNEL w/ SOUND BATT INSUL. IN BASEMENT BEDROOM, REC. ROOM, AND BATHROOM CEILING CAVITIES.
 6. ALL EXTERIOR PLUMBING & STRUCTURAL WALL TO BE 2x6 CONSTRUCTION UNO. - VERIFY ALL OTHER WALLS w/ FLOOR PLANS.
 7. VERIFY SOFFIT FRAMING w/ ARCH. & OWNER PRIOR TO CONSTRUCTION - COORD. w/ MECHANICAL DUCTWORK.
 8. DOOR OPENINGS ARE TO BE EITHER CENTERED OR 6" OFF ADJ. WALL UNLESS OTHERWISE NOTED.

- MECH. ROOM NOTES:**
1. INSULATE ALL WATER PIPES AND SEWER DRAINS w/ MECH. ROOM
 2. VTY. ALL MECH. EQUIP. w/ MECH. ENGINEER & CONTRACTOR
 3. VENT MECH. ROOM TO OUTSIDE. VTY. LOCATION & SPEC. w/ ARCH.
 4. PROVIDE 3 1/2" SOUND BATT INSUL. & CEILING w/ 5/8" GYP. BOARD OVER RESILIENT CHANNEL.

- INSULATION GENERAL NOTES:**
1. EXT. WALLS:
 1. 2" SPRAY URETHANE INSULATION w/ R11 BATT INSULATION
 2. RAFTERED ROOF AREAS:
 1. 3/12 ROOF PITCHES TO HAVE FULL SPRAY-IN URETHANE INSULATION
 2. 8/12 ROOF PITCHES TO HAVE R-48 SPRAY INSULATION
 3. TRUSS ROOF AREAS:
 1. R50 BUB. INSULATION
 4. 2" RIGID PERIMETER INSULATION AT SLAB ON GRADE AREAS
 5. ALL STEEL BEAMS TO BE SPRAYED w/ MIN. 4" SPRAY FOAM INSULATION UNLESS IN CONDITIONED SPACE
 6. ALL EXT. WALL LOCATION WITH STEEL COLUMNS TO HAVE FULL WALL CAVITY SPRAY-IN URETHANE INSULATION
 7. 2" MIN. SPRAY URETHANE INSULATION ONTO UNDERSIDE OF STAIR TREADS FOR SOUND ATTENUATION.
 8. FLOOR OR UNFINISHED SPACE OF GARAGE TO HAVE R50 BATT INSULATION.
 9. ENTIRE MAIN LEVEL FLOOR TO BE R19 MIN. BATT'S ATTACHED TO FLOOR JOISTS
 10. PROVIDE 3 1/2" SOUND BATT w/ 5/8" GYP. BD. IN ALL PLUMBING, BATHROOM, & BEDROOM WALLS.
 11. PROVIDE 5/8" GYP. BD. OVER RESILIENT CHANNEL w/ SOUND BATT INSUL. IN BASEMENT MECHANICAL ROOM CEILING.
 12. PROVIDE FIRE RETARDANT COATING OVER URETHANE INSULATION AT ATTIC - FIREPREBB (F98) OR EQUAL.



SHEET NUMBER: **A2.1**
 ISSUE: **DSB SUBMITTAL**
 DATE: **04-01-2016**
 PROJECT / OWNER: **ROST RESIDENCE**
 TELLURIDE, COLORADO
 ARCHITECT: **LOCATI ARCHITECTS**
 1007 E. MAIN SUITE 202 BOZEMAN MONTANA
 406-587-1188 FAX 406-587-7990
 CHECKED BY: **XXX**
 DRAWN BY: **XXX**
 JOB NO.: **XXX**



- NOTES:**
1. CONTRACTOR TO PROVIDE BLOCKING AS NECESSARY FOR ALL CABINETS, CASEWORK, BATHROOM ACCESSORIES, HANDRAIL LOCATIONS, FIXTURES, ETC.
 2. CONTRACTOR TO COORDINATE ALL FRAMING MEMBERS WITH ELECTRICAL, PLUMBING, AND MECHANICAL LAYOUT PLANS.
 3. ALL WINDOW AND DOOR R.O.'S TO BE FRAMED FROM SUPPLIER'S CUT SHEETS APPROVED BY ARCHITECT.
 4. PROVIDE 3 1/2" SOUND BATT w/ 5/8" GYP. BD. w/ RESILIENT CHANNEL IN ALL PLUMBING, BATHROOM, 4 BEDROOM WALLS.
 5. PROVIDE 5/8" GYP. BD. OVER RESILIENT CHANNEL w/ SOUND BATT INSUL. IN BASEMENT BEDROOM, REC. ROOM, AND BATHROOM CEILING CAVITIES.
 6. ALL EXTERIOR PLUMBING, 4 STRUCTURAL WALL TO BE 2x6 CONSTRUCTION UNDO - VERIFY ALL OTHER WALLS w/ FLOOR PLANS.
 7. VERIFY SOFFIT FRAMING w/ ARCH. 4 OWNER PRIOR TO CONSTRUCTION - COORD. w/ MECHANICAL DUCTWORK.
 8. DOOR OPENINGS ARE TO BE EITHER CENTERED OR 6" OFF ADJ. WALL UNLESS OTHERWISE NOTED.

- MECH. ROOM NOTES:**
1. INSULATE ALL WATER PIPES AND SEWER DRAINS - MECH. ROOM.
 2. VTY. ALL MECH. EQUIP. w/ MECH. ENGINEER 4 CONTRACTOR.
 3. VENT MECH. ROOM TO OUTSIDE. VTY. LOCATION 4 SPEC. w/ ARCH.
 4. PROVIDE 3 1/2" SOUND BATT INSUL. - CEILING w/ 5/8" GYP. BOARD OVER RESILIENT CHANNEL.

- INSULATION GENERAL NOTES:**
1. EXT. WALLS:
 1. 2" SPRAY URETHANE INSULATION w/ R1 BATT INSULATION
 2. RAFTERED ROOF AREAS:
 1. 5/2" ROOF PITCHES TO HAVE FULL SPRAY-IN URETHANE INSULATION
 2. 8/2" ROOF PITCHES TO HAVE R-48 SPRAY INSULATION
 3. TRUSS ROOF AREAS:
 1. R50 BUB. INSULATION
 4. 2" RIGID PERIMETER INSULATION AT SLAB ON GRADE AREAS
 5. ALL STEEL BEAMS TO BE SPRAYED w/ MIN. 4" SPRAY FOAM INSULATION UNLESS IN CONDITIONED SPACE
 6. ALL EXT. WALL LOCATION WITH STEEL COLUMNS TO HAVE FULL WALL CAVITY SPRAY-IN URETHANE INSULATION
 7. 2" MIN. SPRAY URETHANE INSULATION ONTO UNDERSIDE OF STAIR TREADS FOR SOUND ATTENUATION.
 8. FLOOR OR UNFINISHED SPACE OF GARAGE TO HAVE R50 BATT INSULATION.
 9. ENTIRE MAIN LEVEL FLOOR TO BE R19 MIN. BATT'S ATTACHED TO FLOOR JOISTS
 10. PROVIDE 3 1/2" SOUND BATT w/ 5/8" GYP. BD. IN ALL PLUMBING, BATHROOM, 4 BEDROOM WALLS.
 11. PROVIDE 5/8" GYP. BD. OVER RESILIENT CHANNEL w/ SOUND BATT INSUL. IN BASEMENT MECHANICAL ROOF CEILING.
 12. PROVIDE FIRE RETARDANT COATING OVER URETHANE INSULATION AT ATTIC - FIREPREBB (F788) OR EQUAL.

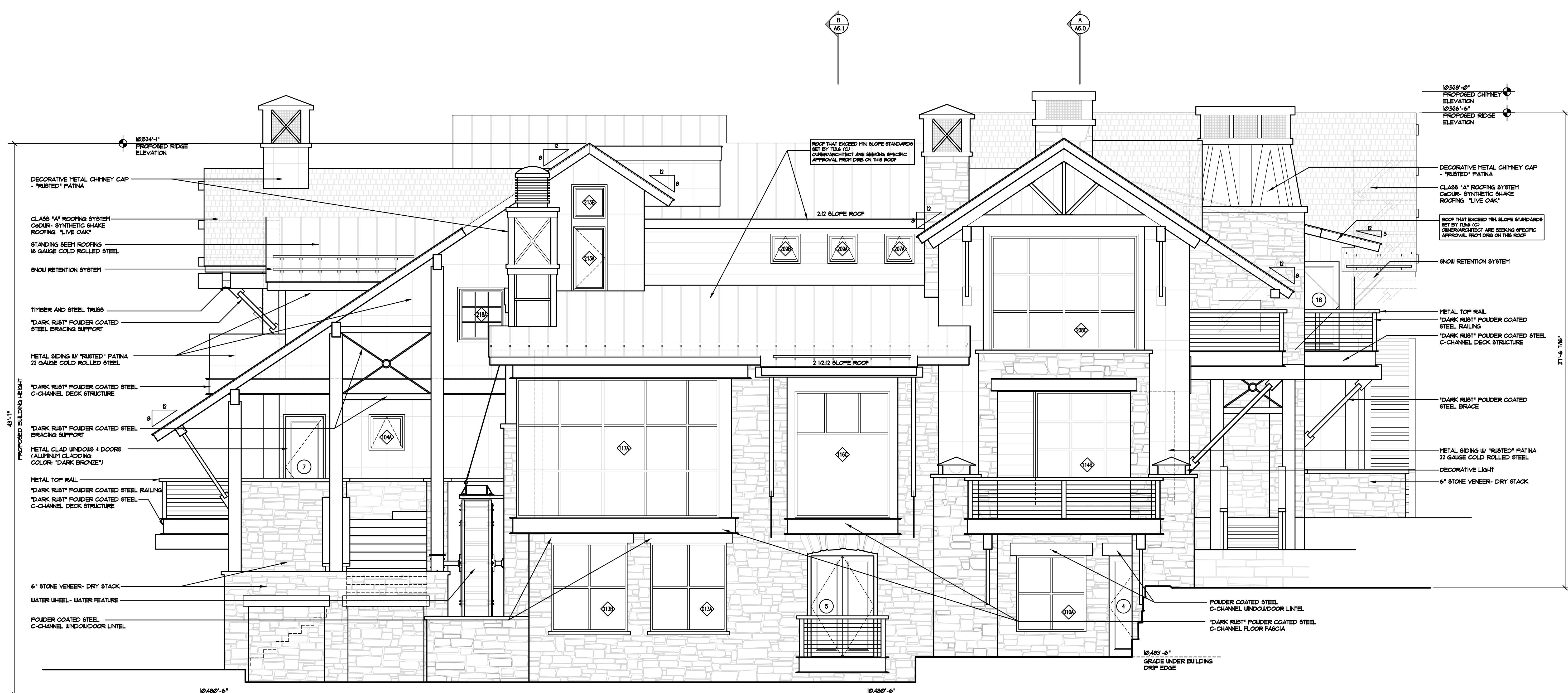
KEY

- HEAVY DASHED LINES INDICATE LOCATIONS OF BEARING WALLS - REFER TO DETAILS AND SPECS FOR ADDITIONAL INFORMATION
- BEARING WALL
- WALL WITH STONE VENEER

UPPER LEVEL FLOOR PLAN
 SCALE: 1/4"=1'-0"
 FINISHED PATIO 3,450 SQ. FT.
 530 SQ. FT.

ARCHITECT: **LOCATI ARCHITECTS**
 CONSULTANTS: **STRUCTURAL MECHANICAL ELECTRICAL**
 PROJECT / OWNER: **ROST RESIDENCE**
 DATE: 04-01-2016
 ISSUE: DBS SUBMITTAL
 SHEET NUMBER: **A2.2**
 CHECKED BY: XXX
 DRAWN BY: XXX
 LOCATI 1007 E. MAIN SUITE 202 BOZEMAN MONTANA 59717-7900
 406-587-1188 FAX 406-587-7900
 COLORADO TELLURIDE

- NOTES:**
1. TYP. SIDING & TRIM COLOR TO BE COLOR "....." SEMI-TRANSPARENT STAIN
 2. FINISH ON ALL LOGS, TIMBERS, SOFFITS, AND DECKS
 3. VERIFY ALL STONE VENEERS w/ ARCH. PRIOR TO CONSTRUCTION - MASON TO PROVIDE SAMPLES AS NECESSARY
 4. COORD. ALL ROOF PENETRATIONS w/ ARCH. PRIOR TO CONSTRUCTION
 5. COORD DOWNSPOUT / LEADER LOCATIONS AND FINISHES WITH ARCH PRIOR TO POURING ANY EXTERIOR SLABS



WEST ELEVATION
SCALE: 1/4"=1'-0"

JOB No. XXX
CHECKED BY XXX
DRAWN BY XXX

LOCATI ARCHITECTS
LOCATI ARCHITECTS
1007 E. MAIN SUITE 202 BOZEMAN MONTANA
406-587-1188 FAX 406-587-7990

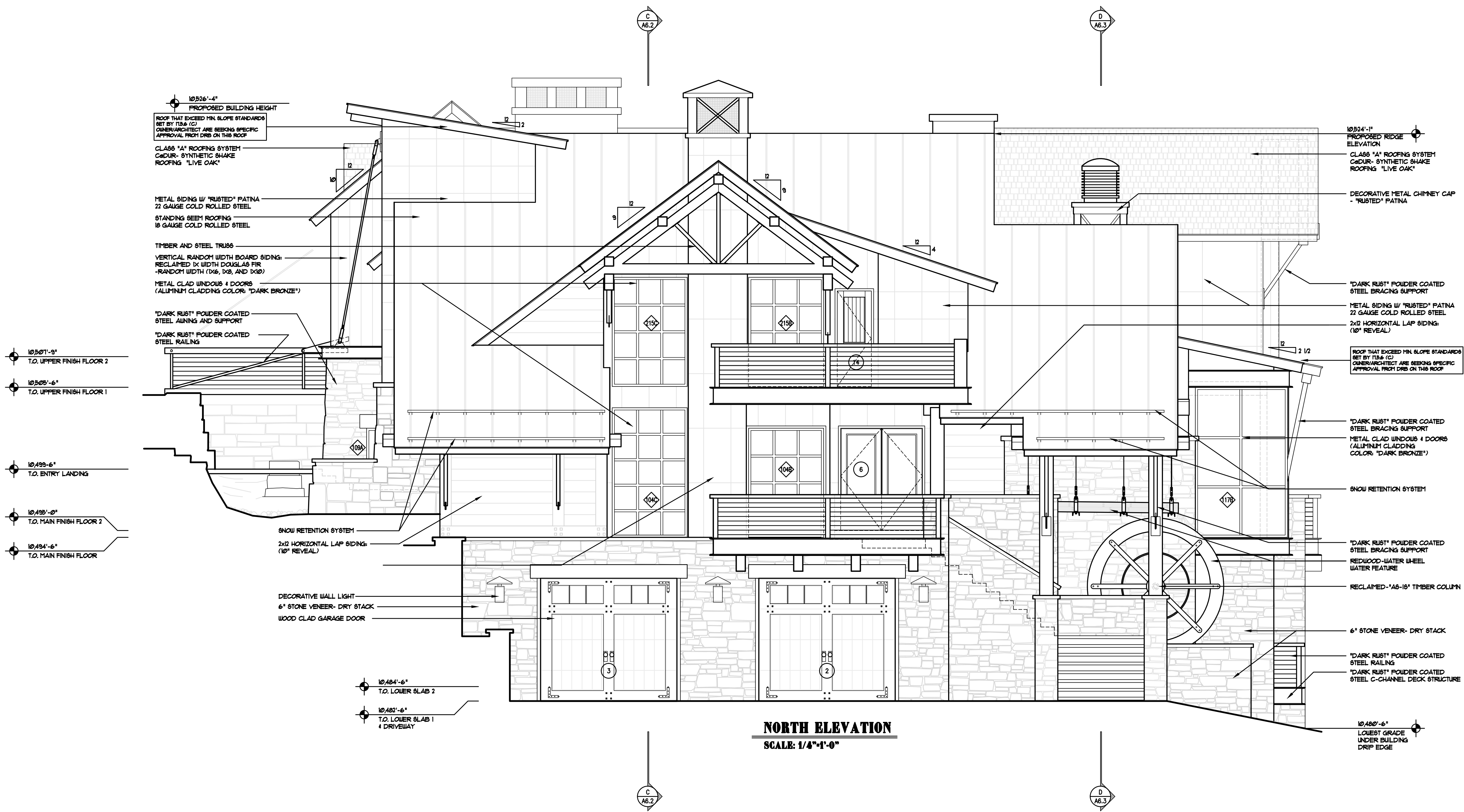
CONSULTANTS
STRUCTURAL MECHANICAL ELECTRICAL

ROST RESIDENCE
COLORADO
TELLURIDE

PROJECT / OWNER
DATE 04-01-2016
ISSUE DBS SUBMITTAL

SHEET NUMBER
A3.0

- NOTES:**
1. TYP. SIDING & TRIM COLOR TO BE COLOR "....." SEMI-TRANSPARENT STAIN
 2. FINISH ON ALL LOGS, TIMBERS, SOFFITS, AND DECKS
 3. VERIFY ALL STONE VENEERS w/ ARCH. PRIOR TO CONSTRUCTION - MASON TO PROVIDE SAMPLES AS NECESSARY
 4. COORD. ALL ROOF PENETRATIONS w/ ARCH. PRIOR TO CONSTRUCTION
 5. COORD DOWNSPOUT / LEADER LOCATIONS AND FINISHES WITH ARCH PRIOR TO POURING ANY EXTERIOR SLABS



NORTH ELEVATION
SCALE: 1/4"=1'-0"

LOCATI ARCHITECTS
1007 E. MAIN SUITE 202 BOZEMAN MONTANA
409-587-1188 FAX 409-587-7998

ROST RESIDENCE
TELLURIDE COLORADO

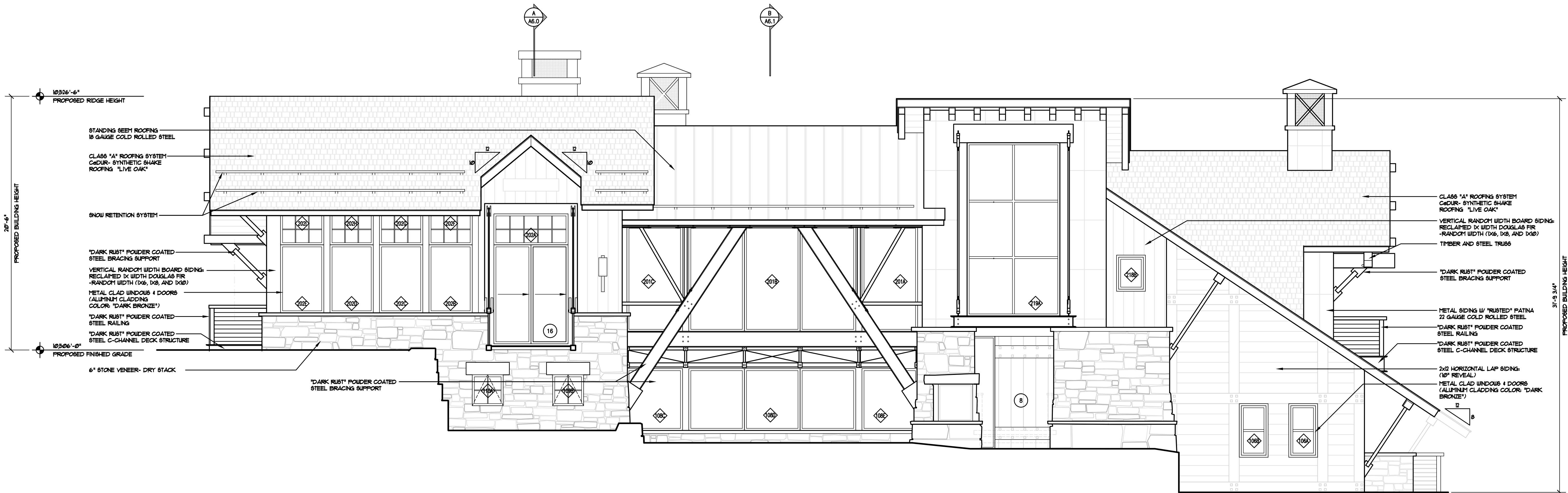
PROJECT / OWNER
DATE 04-01-2016
ISSUE DBS SUBMITTAL

SHEET NUMBER
A5.1

JOB No. XXXX
CHECKED BY XXX
DRAWN BY XXXX

ARCHITECT
CONSULTANTS
STRUCTURAL
MECHANICAL
ELECTRICAL

- NOTES:**
1. TYP. SIDING & TRIM COLOR TO BE COLOR "....." SEMI-TRANSPARENT STAIN
 2. FINISH ON ALL LOGS, TIMBERS, SOFFITS, AND DECKS
 3. VERIFY ALL STONE VENEERS w/ ARCH. PRIOR TO CONSTRUCTION - MASON TO PROVIDE SAMPLES AS NECESSARY
 4. COORD. ALL ROOF PENETRATIONS w/ ARCH. PRIOR TO CONSTRUCTION
 5. COORD DOWNSPOUT / LEADER LOCATIONS AND FINISHES WITH ARCH PRIOR TO POURING ANY EXTERIOR SLABS



EAST ELEVATION
SCALE: 1/4"=1'-0"

SHEET NUMBER: **A3.9**
 ISSUE: DBS SUBMITTAL 04-01-2016
 PROJECT / OWNER: **ROST RESIDENCE** COLORADO
 TELLURIDE
 CONSULTANTS: STRUCTURAL, MECHANICAL, ELECTRICAL
 ARCHITECT: **LOCATI ARCHITECTS**
 1007 E. MAIN SUITE 202 BOZEMAN MONTANA
 LOC.A.T. 406-587-1188 FAX 406-587-7998
 CHECKED BY: XXX
 DRAWN BY: XXX
 JOB No. XXX

- NOTES:**
1. TYP. SIDING & TRIM COLOR TO BE COLOR "....." SEMI-TRANSPARENT STAIN
 2. FINISH ON ALL LOGS, TIMBERS, SOFFITS, AND DECKS
 3. VERIFY ALL STONE VENEERS w/ ARCH. PRIOR TO CONSTRUCTION - MASON TO PROVIDE SAMPLES AS NECESSARY
 4. COORD. ALL ROOF PENETRATIONS w/ ARCH. PRIOR TO CONSTRUCTION
 5. COORD DOWNSPOUT / LEADER LOCATIONS AND FINISHES WITH ARCH PRIOR TO POURING ANY EXTERIOR SLABS



SOUTH ELEVATION
SCALE: 1/4"=1'-0"

JOB No. XXX
CHECKED BY XXX
DRAWN BY XXX

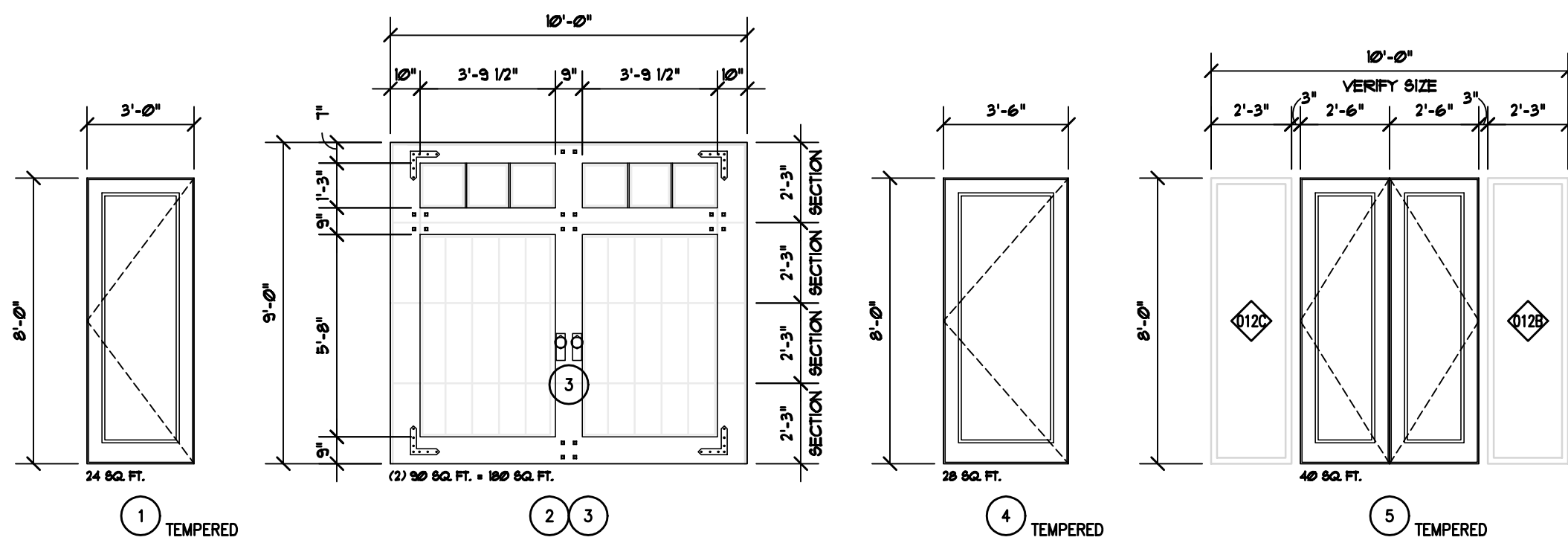
LOCATI ARCHITECTS
LOCATI, 1007 E. MAIN SUITE 202 BOZEMAN MONTANA
409-587-1188 FAX 409-729-7298

CONSULTANTS
STRUCTURAL MECHANICAL ELECTRICAL

ROST RESIDENCE
COLORADO
TELLURIDE

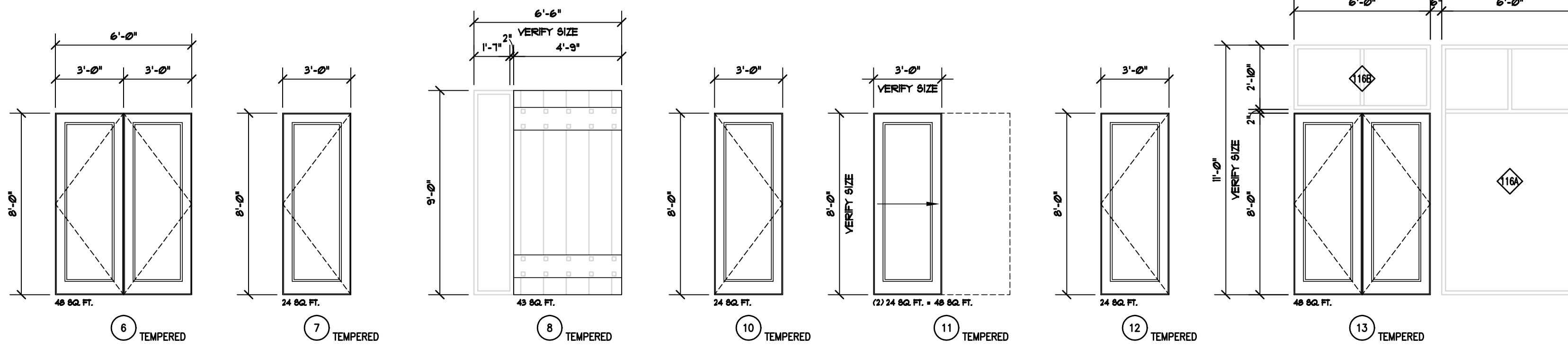
PROJECT / OWNER
DATE 04-01-2016
ISSUE DBS SUBMITTAL

SHEET NUMBER
A5.5



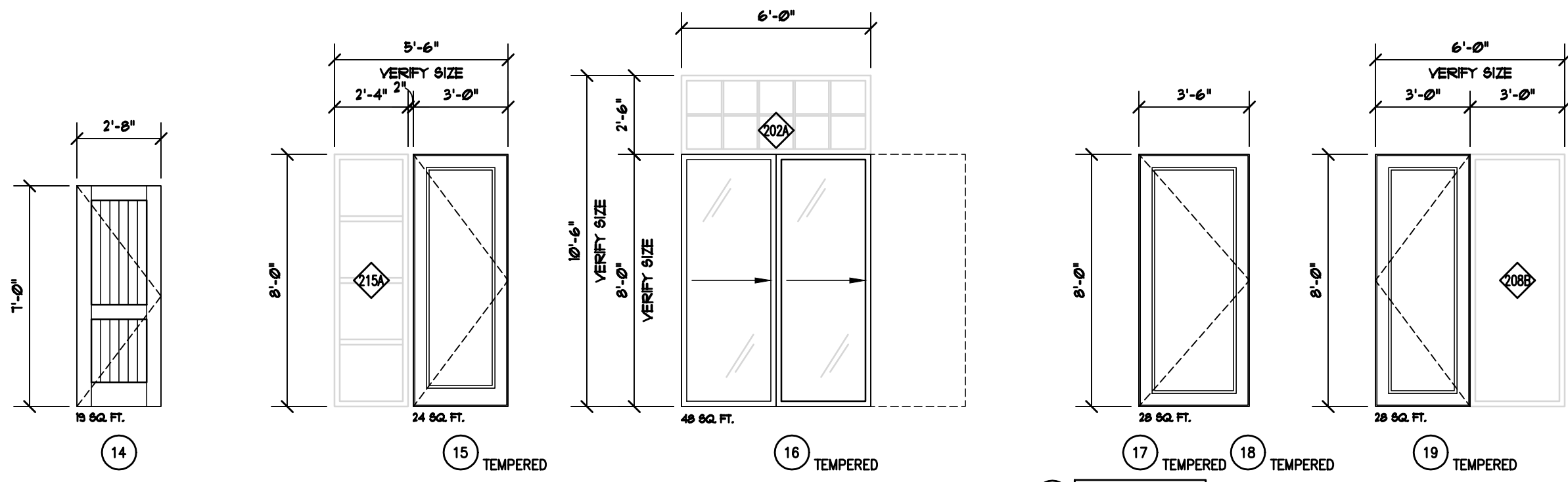
DOOR ELEVATIONS (LOWER LEVEL)

SCALE: 1/4" = 1'-0"



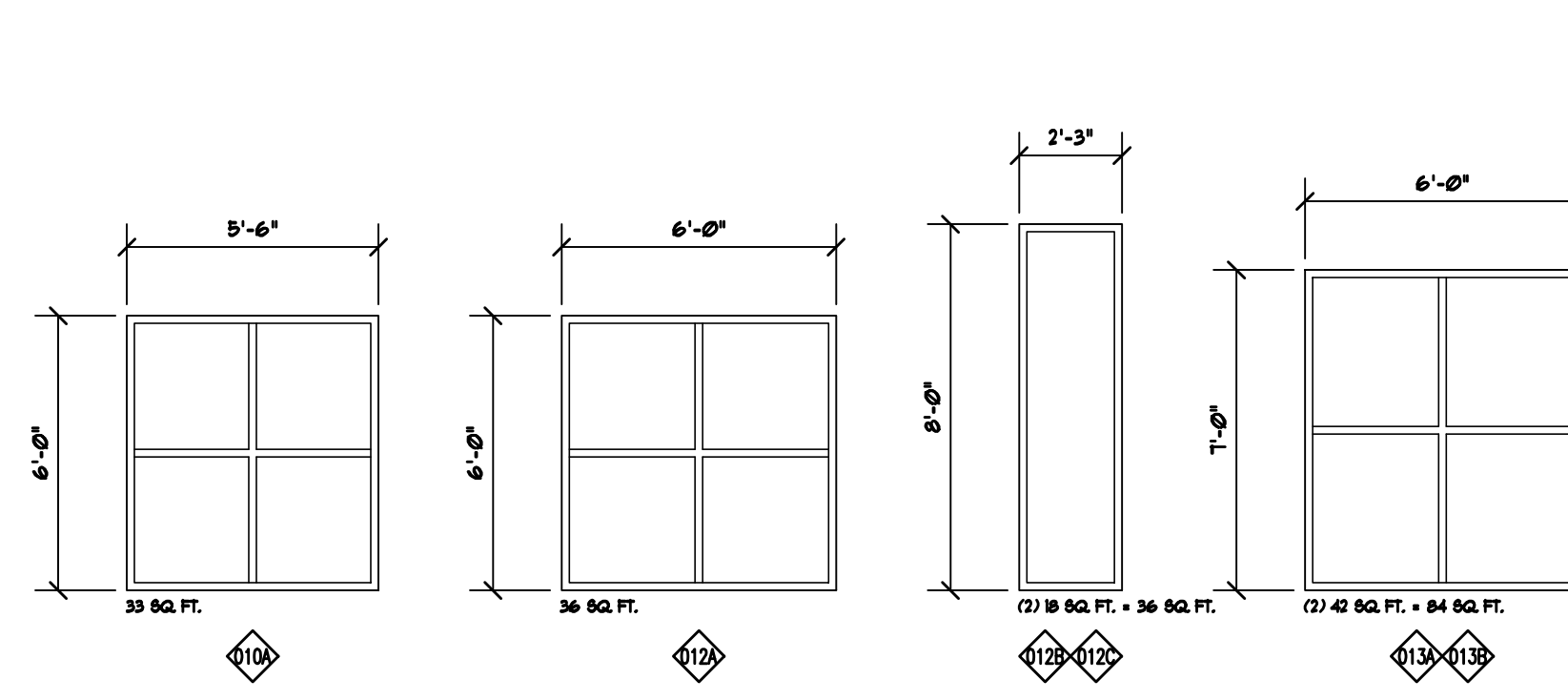
DOOR ELEVATIONS (MAIN LEVEL)

SCALE: 1/4" = 1'-0"



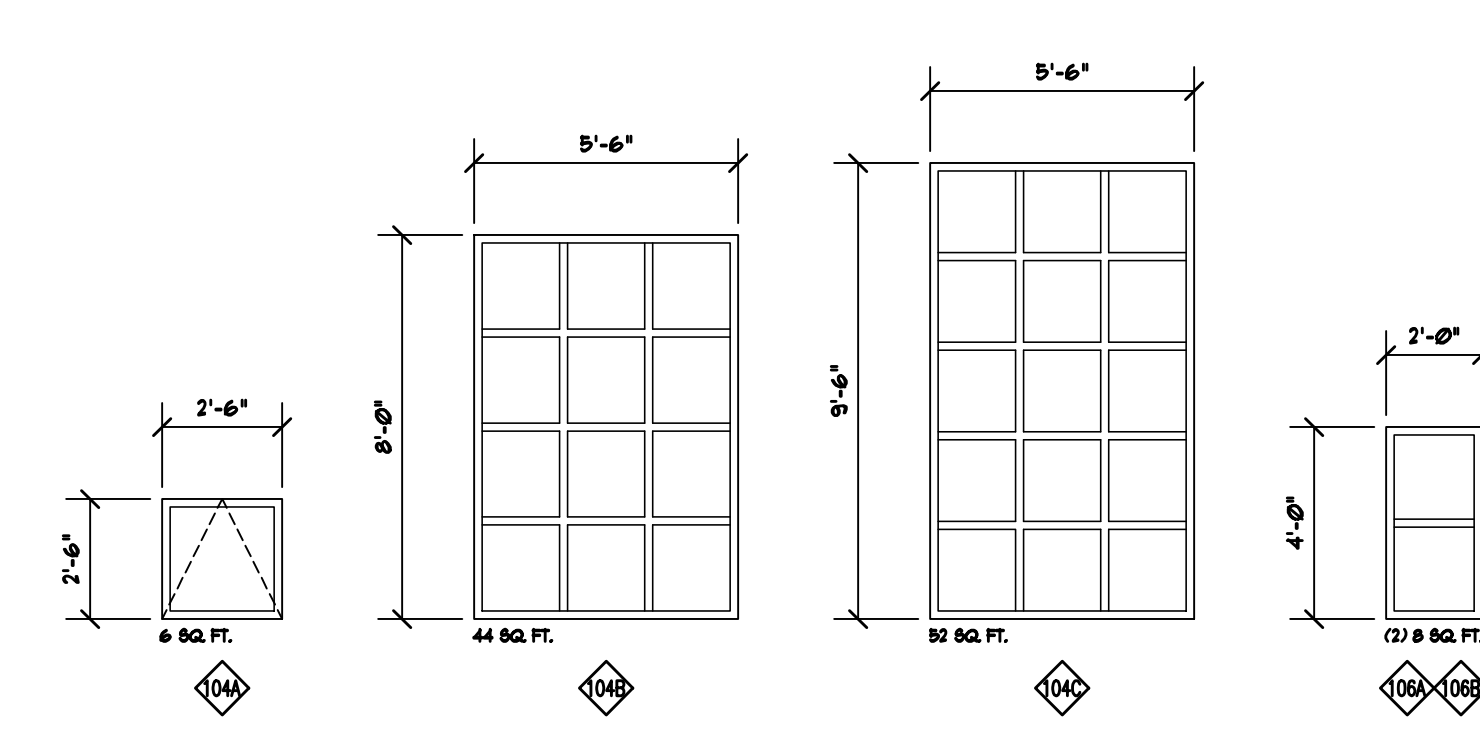
DOOR ELEVATIONS (UPPER LEVEL)

SCALE: 1/4" = 1'-0"



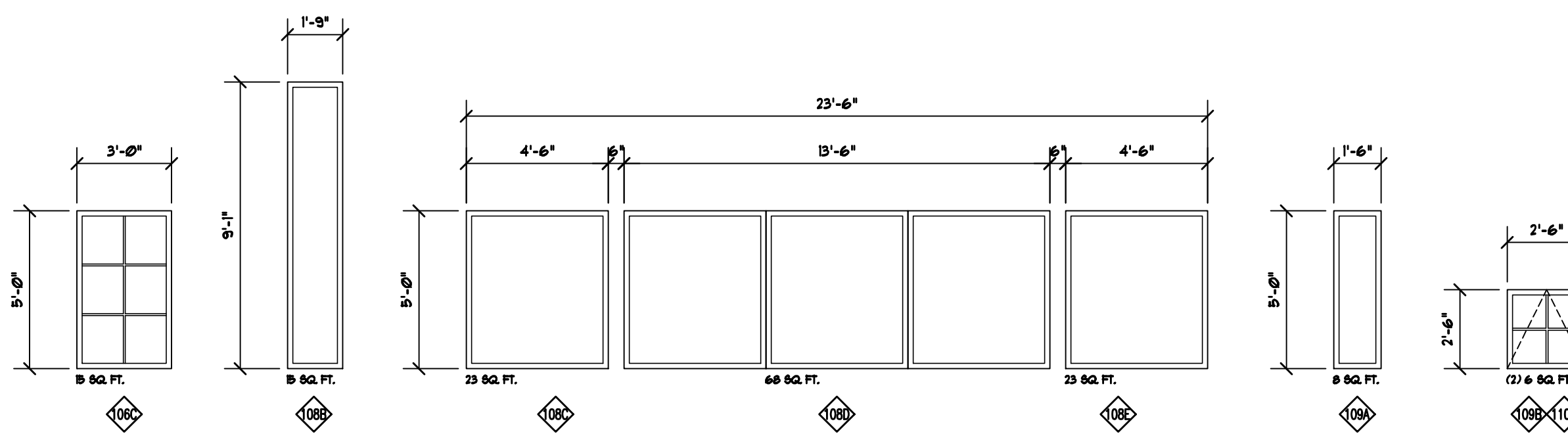
WINDOW ELEVATIONS (LOWER LEVEL)

SCALE: 1/4" = 1'-0"



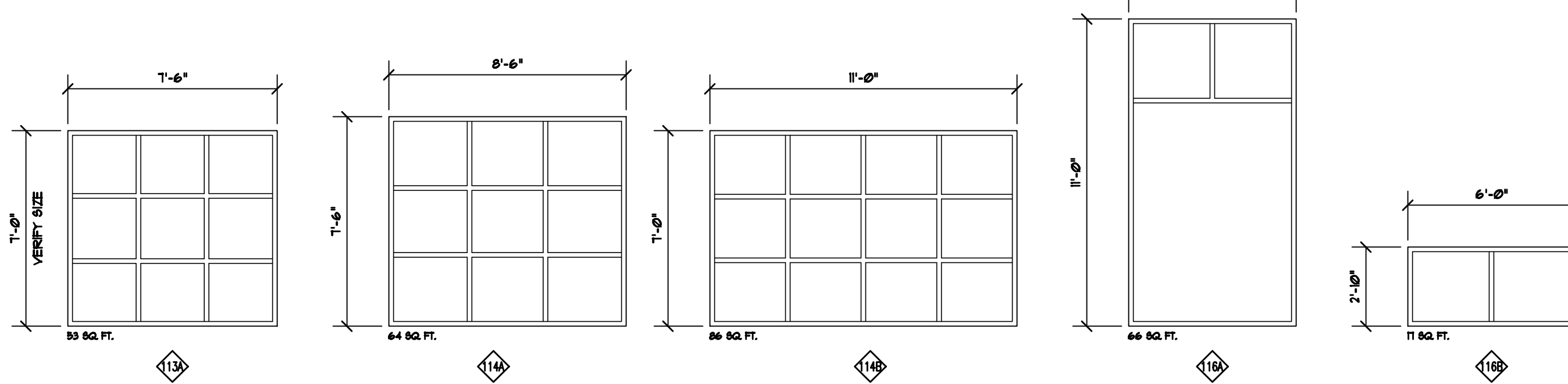
WINDOW ELEVATIONS (MAIN LEVEL)

SCALE: 1/4" = 1'-0"



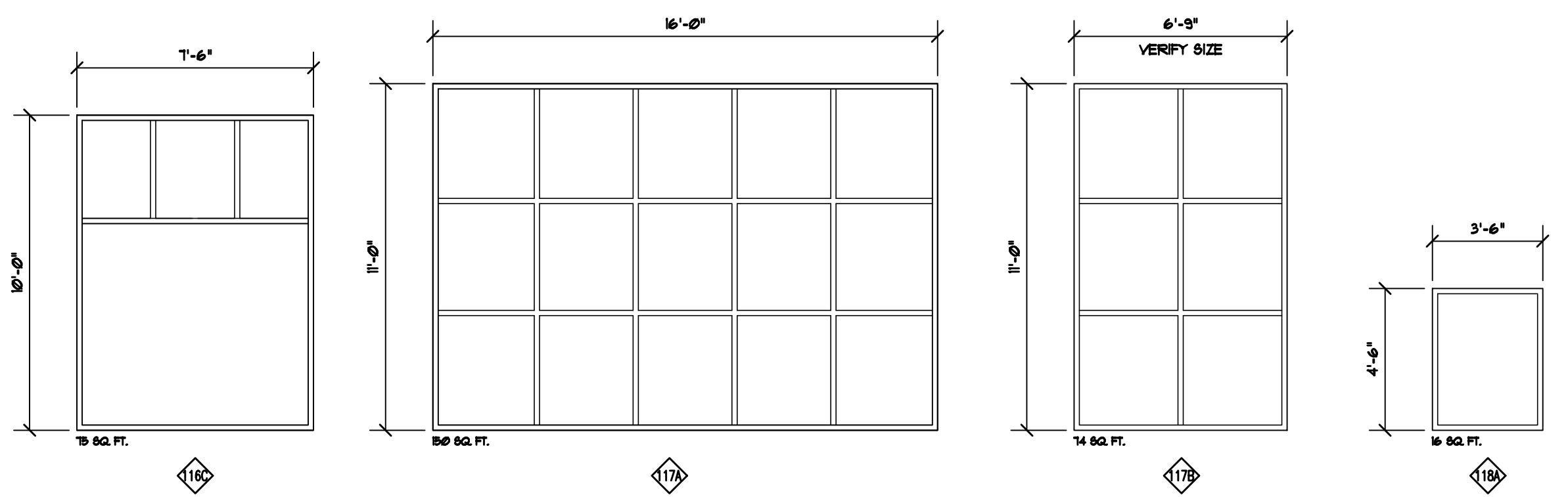
WINDOW ELEVATIONS (MAIN LEVEL)

SCALE: 1/4" = 1'-0"



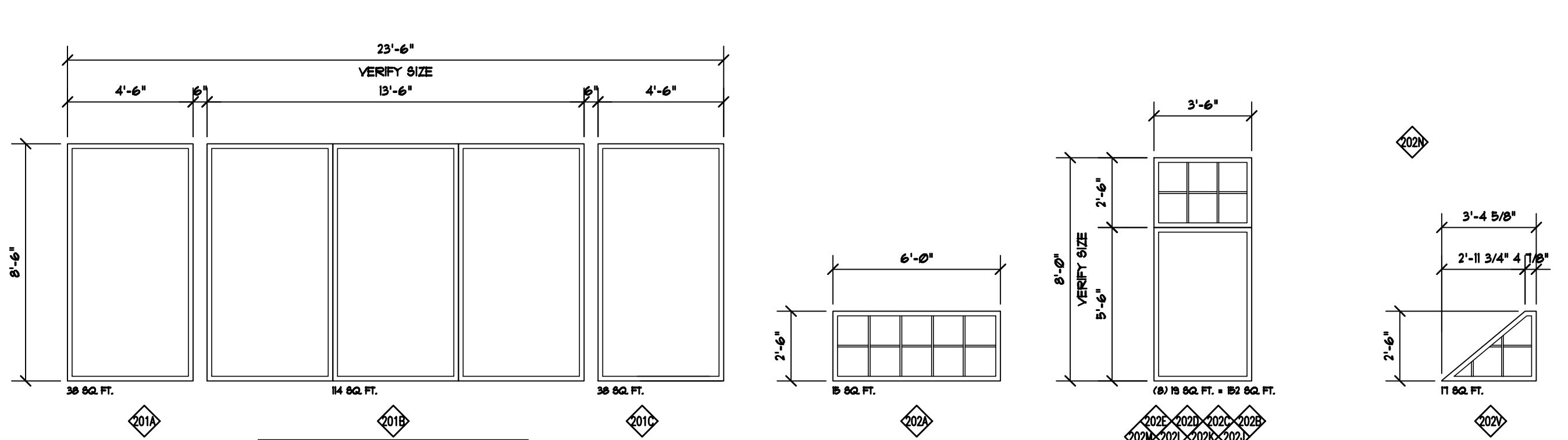
WINDOW ELEVATIONS (MAIN LEVEL)

SCALE: 1/4" = 1'-0"



WINDOW ELEVATIONS (MAIN LEVEL)

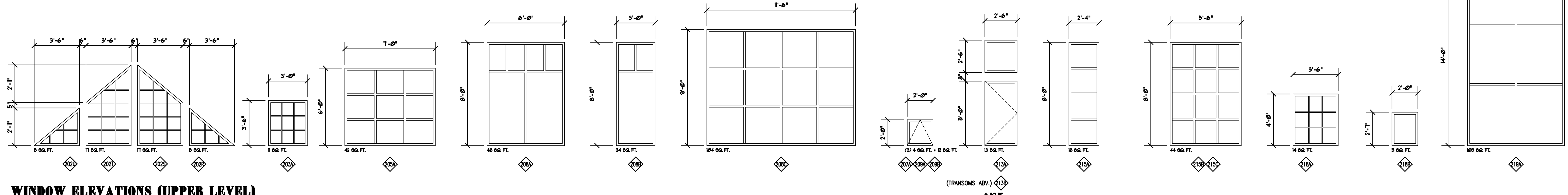
SCALE: 1/4" = 1'-0"



WINDOW ELEVATIONS (UPPER LEVEL)

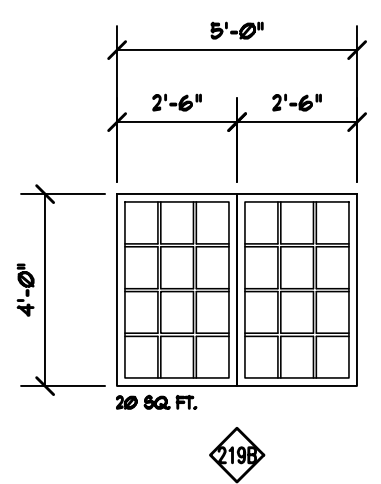
SCALE: 1/4" = 1'-0"

JOB No. XXX
 CHECKED BY XXX
 ARCHITECT **LOCATI ARCHITECTS**
 CONSULTANTS: STRUCTURAL, MECHANICAL, ELECTRICAL
 PROJECT / OWNER **ROST RESIDENCE**
 DATE 04-01-2016
 ISSUE DBS SUBMITTAL
 SHEET NUMBER **A4.1**
 ARCHITECT **LOCATI ARCHITECTS**
 PROJECT 1007 E. MAIN SUITE 202 BOZEMAN MONTANA
 LOCATI ARCHITECTS
 400-587-1188 FAX 587-7990
 COLORADO
 TELLURIDE



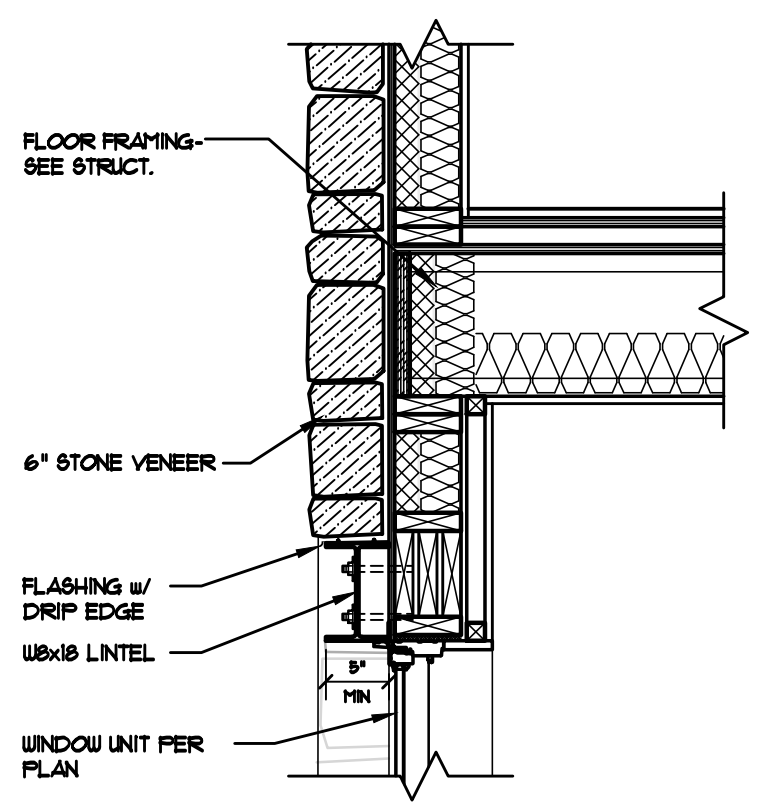
WINDOW ELEVATIONS (UPPER LEVEL)

SCALE: 1/4" = 1'-0"



WINDOW ELEVATIONS (UPPER LEVEL)

SCALE: 1/4" = 1'-0"



WINDOW DETAIL (STONE)

SCALE: 3/4" = 1'-0"

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 406-587-1188 FAX 407-7980

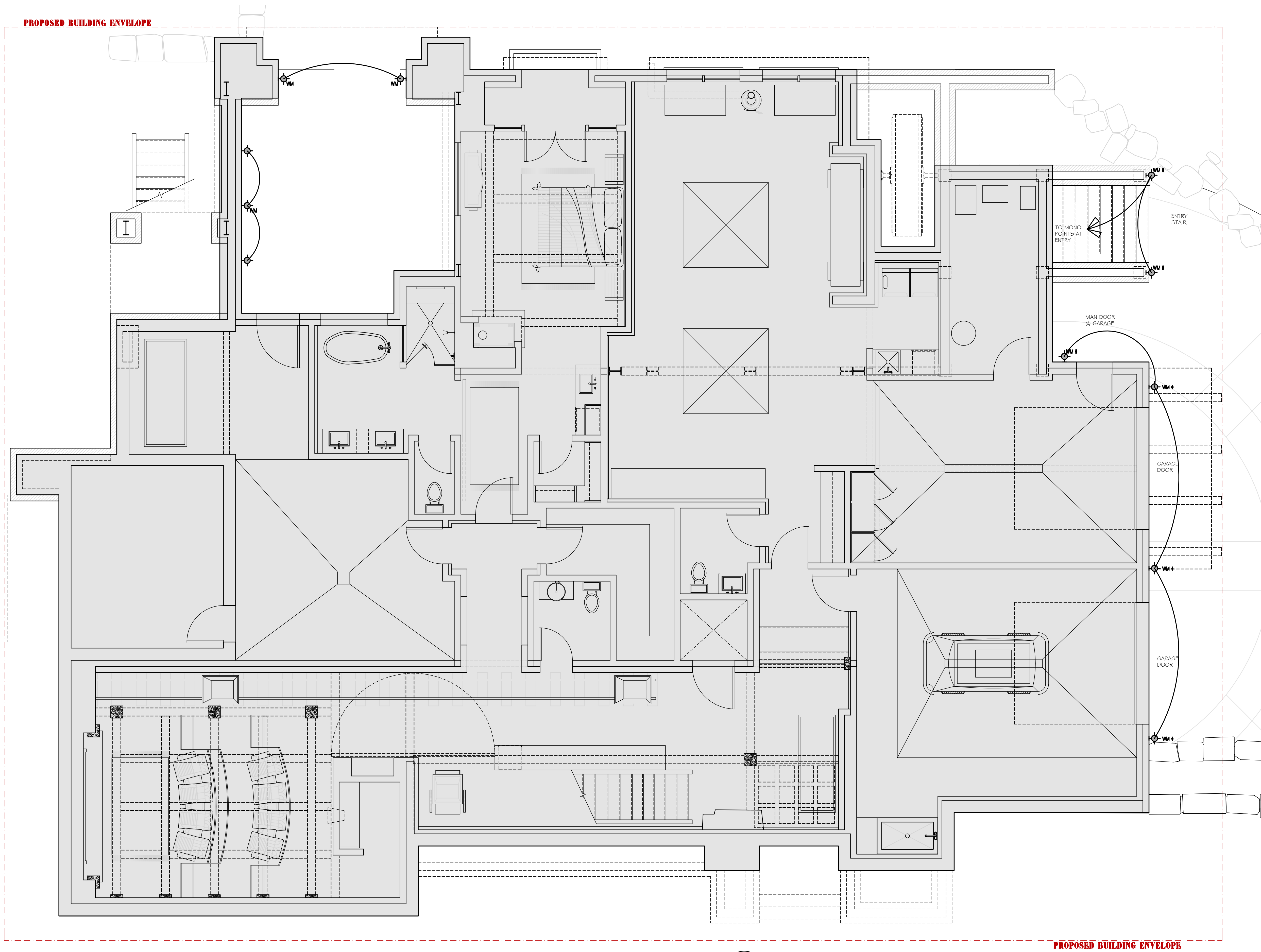
ARCHITECT: **LOCATI ARCHITECTS**
 CHECKED BY: XXX
 DRAWN BY: XXX
 JOB No.: XXX

PROJECT / OWNER: **ROST RESIDENCE** COLORADO
 TELLURIDE

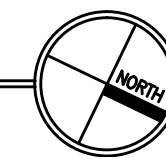
DATE: 04-01-2016
 ISSUE: DBS SUBMITTAL

SHEET NUMBER: **A4.9**

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LOWER LEVEL OUTDOOR LIGHTING PLAN
SCALE: 1/4"=1'-0"



PROPOSED BUILDING ENVELOPE

LIGHT FIXTURE SCHEDULE (EXTERIOR)

| SYMBOL | DESCRIPTION | MANUFACTURER | CATALOG NO. | BULB | REMARKS |
|--------|-------------------|--------------|--|------|-----------------------|
| WM 1 | WALL MOUNT SCENCE | CUSTOM | CUSTOM | TBD | |
| ST 1 | STEP LIGHTING | DREAMSCAPE | DLED-071-660-120V-WET-3000K-DOWN-L2-14 | | |
| MP 1 | MONO POINT MOUNT | DREAMSCAPE | DLED-104-305-40-3000K-230-224-14 | | VERIFY COLOR & FINISH |

E2.0

ISSUE DBS SUBMITTAL 04-01-2016

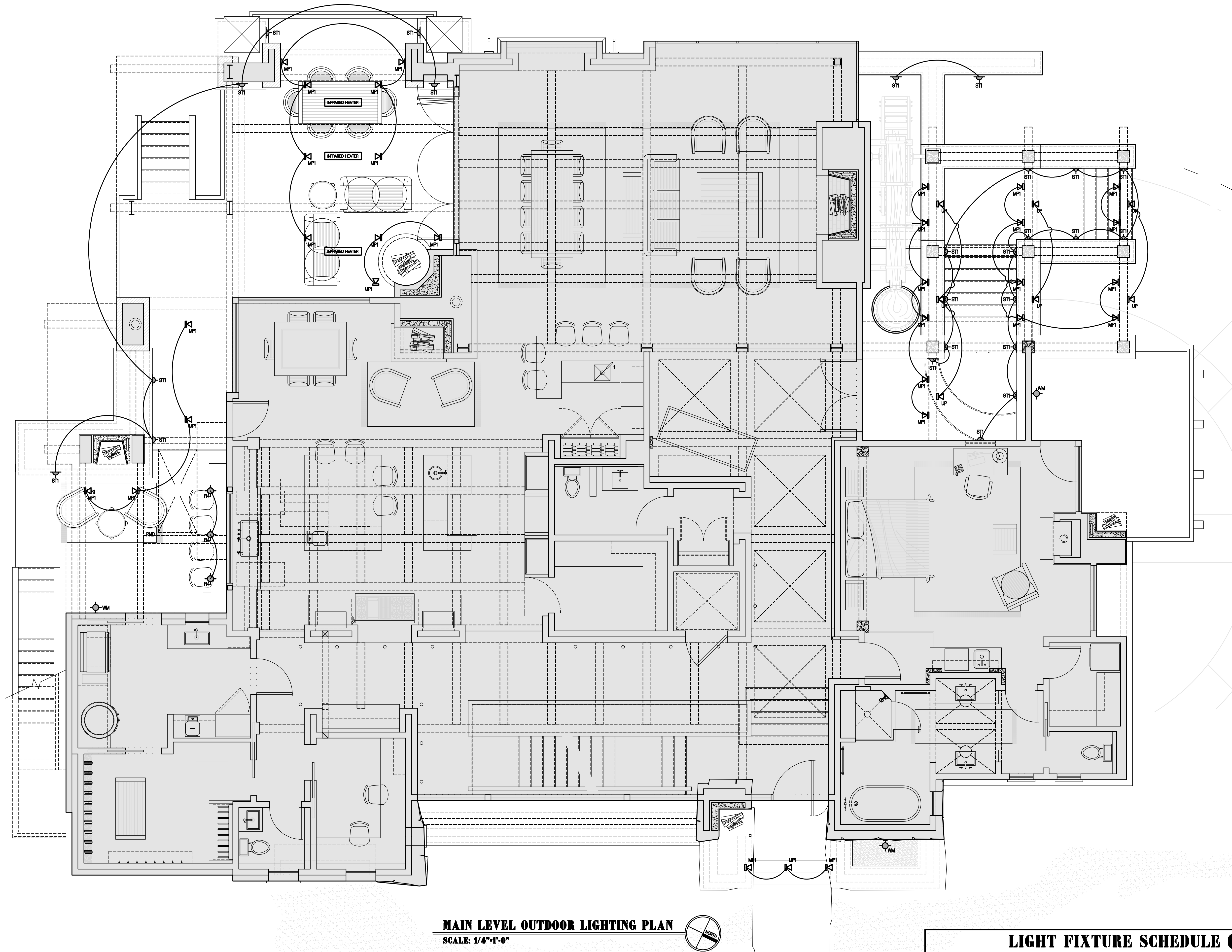
PROJECT / OWNER
ROST RESIDENCE
TELLURIDE COLORADO

CONSULTANTS
STRUCTURAL MECHANICAL ELECTRICAL

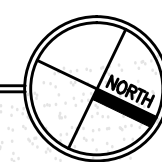
ARCHITECT
LOCATI ARCHITECTS
LOCATI, 1007 E. MAIN SUITE 202 BOZEMAN MONTANA
409-587-1188 FAX 409-587-7990

JOB No. XXX
CHECKED BY XXX
DRAWN BY XXX

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MAIN LEVEL OUTDOOR LIGHTING PLAN
SCALE: 1/4"=1'-0"



LIGHT FIXTURE SCHEDULE (EXTERIOR)

| SYMBOL | DESCRIPTION | MANUFACTURER | CATALOG NO. | BULB | REMARKS |
|--------|-------------------|--------------|--|------|-----------------------|
| WM1 | WALL MOUNT SCONCE | CUSTOM | CUSTOM | TBD | |
| ST1 | STEP LIGHTING | DREASCAPE | DLED-271-66D-120V-WET-3000K-DOWN-L2-14 | | |
| MP1 | MONO POINT MOUNT | DREASCAPE | DLED-124-305-40"-3000K-230-224-14 | | VERIFY COLOR & FINISH |

SHEET NUMBER

E2.1

ISSUE / DATE / DBB SUBMITTAL 04-01-2016

PROJECT / OWNER

ROST RESIDENCE
TELLURIDE COLORADO

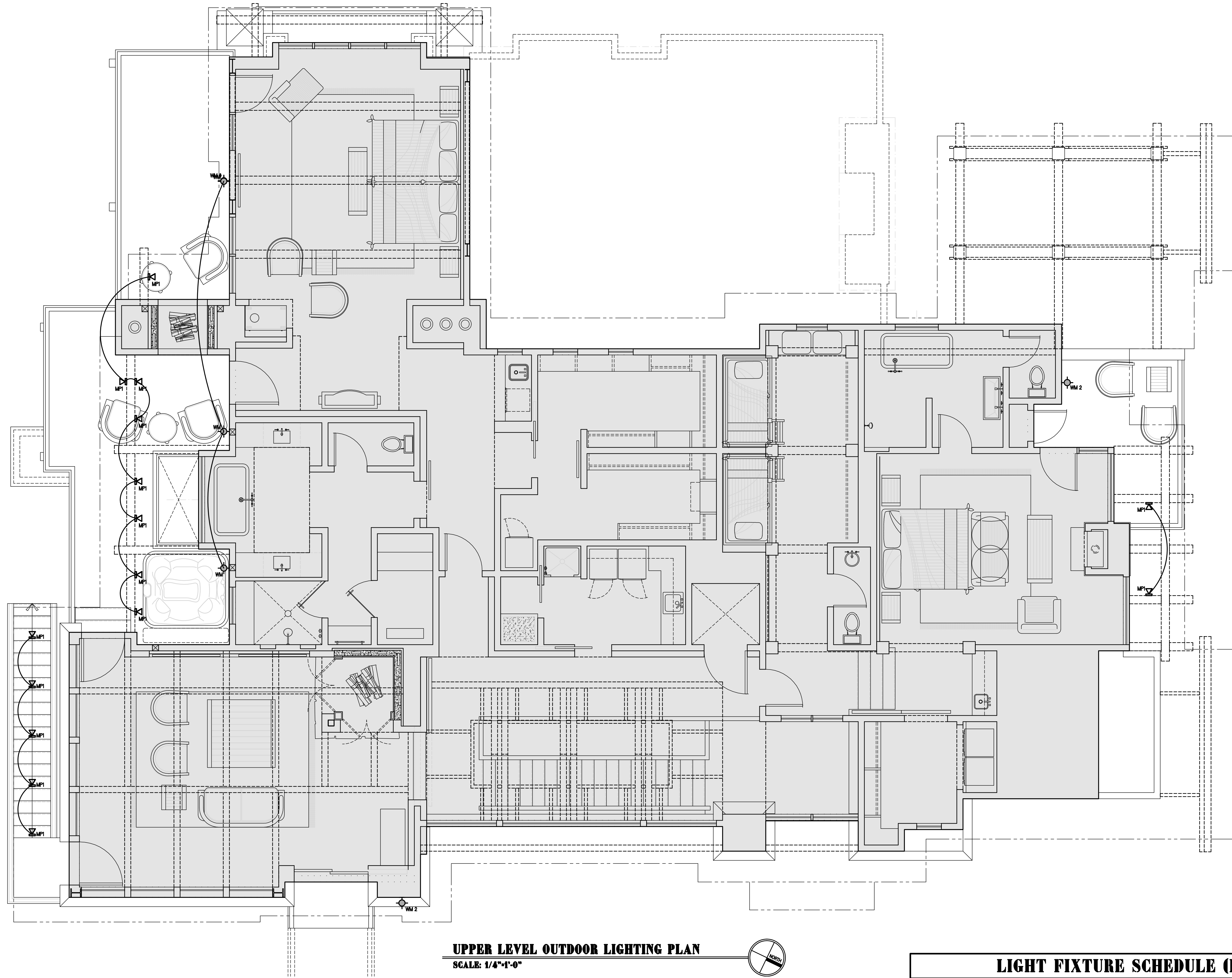
CONSULTANTS
STRUCTURAL
MECHANICAL
ELECTRICAL

ARCHITECT
LOCATI ARCHITECTS
LOCATI, 1007 E. MAIN SUITE 202 BOZEMAN MONTANA
406-587-1188 FAX 406-587-7990

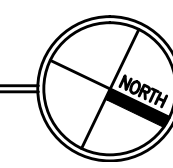
JOB No. XXXX

CHECKED BY
XXX

DRAWN BY
XXXX



UPPER LEVEL OUTDOOR LIGHTING PLAN
 SCALE: 1/4"=1'-0"



LIGHT FIXTURE SCHEDULE (EXTERIOR)

| SYMBOL | DESCRIPTION | MANUFACTURER | CATALOG NO. | BULB | REMARKS |
|--------|-------------------|--------------|--|------|-----------------------|
| WM 1 | WALL MOUNT SCENCE | CUSTOM | CUSTOM | TBD | |
| STL | STEP LIGHTING | DREAMSCAPE | DLED-121-660-120V-WET-3000K-DOWN-L2-14 | | |
| MP 1 | MONO POINT MOUNT | DREAMSCAPE | DLED-104-305-40-3000K-230-224-14 | | VERIFY COLOR & FINISH |

SHEET NUMBER

E2.2

ISSUE DBS SUBMITTAL 04-01-2016

PROJECT / OWNER

ROST RESIDENCE
 TELLURIDE COLORADO

CONSULTANTS
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ARCHITECT
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 LOCATI, 1007 E. MAIN SUITE 202 BOZEMAN MONTANA
 406-587-1188 FAX 407-7980

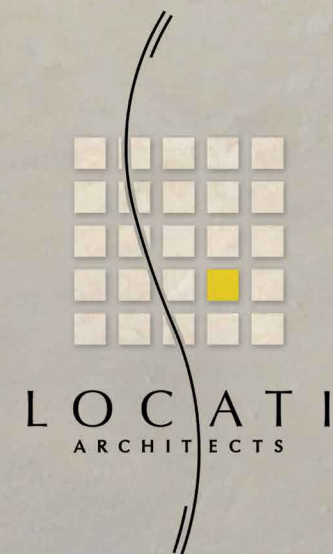
JOB No. XXX

CHECKED BY
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 XXX

ROST RESIDENCE MATERIAL BOARD

TELLURIDE, CO



CHIMNEY CAP DETAIL



PAVERS



RECLAIMED
TIMBER



WINDOW



CeDUR SHINGLES



STANDING SEAM
CORTEN ROOFING



HORIZONTAL
SIDING



STEEL BRIDGE



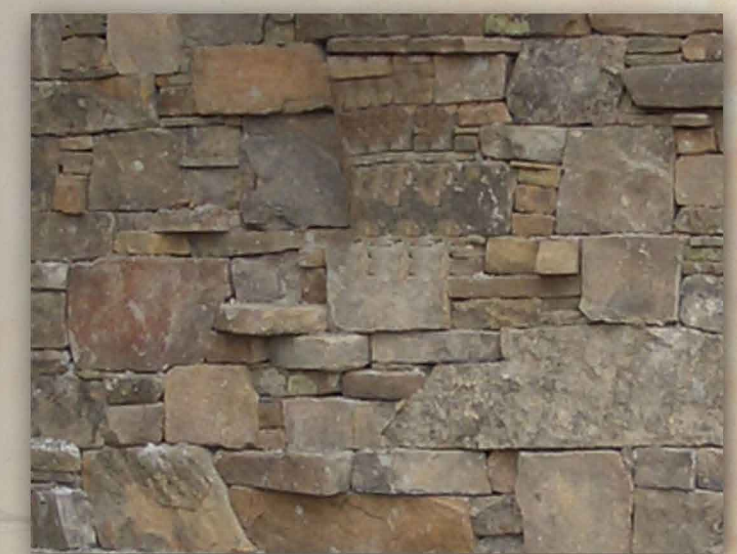
TERRACED BOULDER
RETAINING WALLS



BROOMED COLORED
CONCRETE



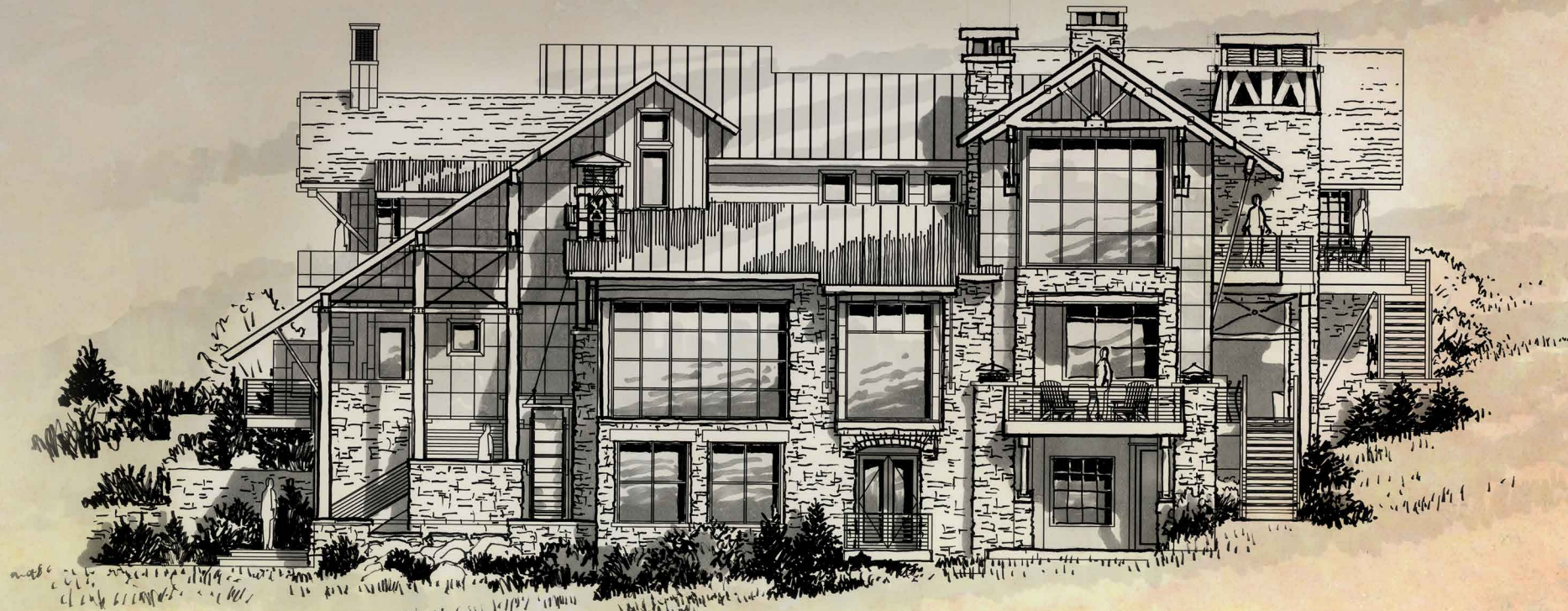
WATER WHEEL



TELLURIDE GOLD
STONE VENEER



CORTEN SIDING





CeDUR synthetic roofing shakes provide the classic beauty of natural cedar and are manufactured to withstand the harsh fire, hail, sun, and wind of the Western United States.



CONTACT INFORMATION

(844) 974-9196

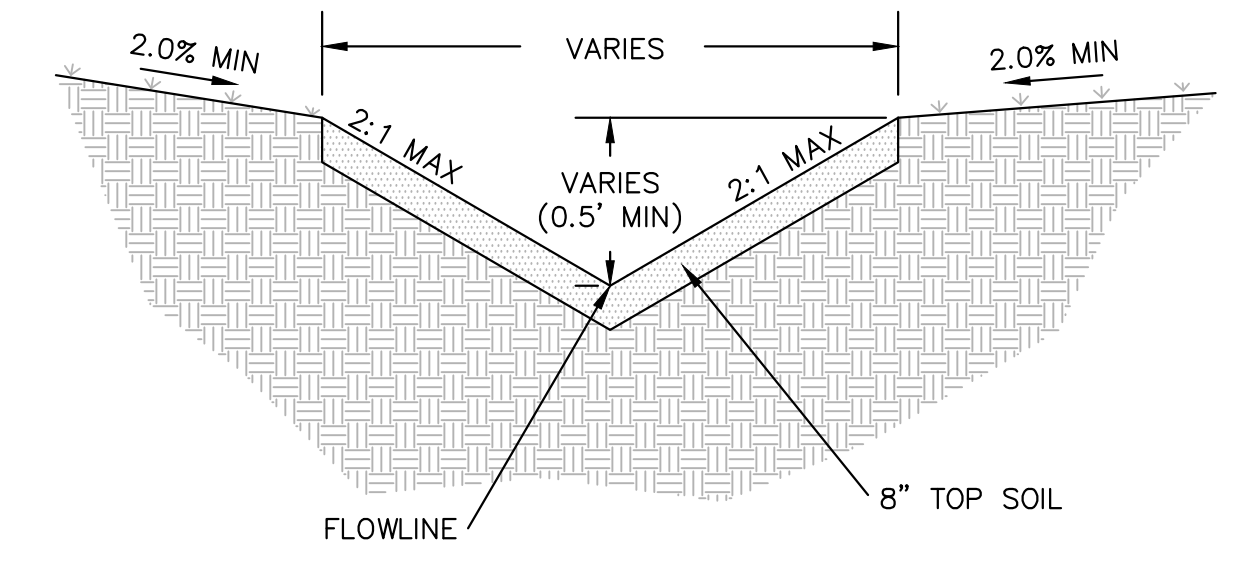
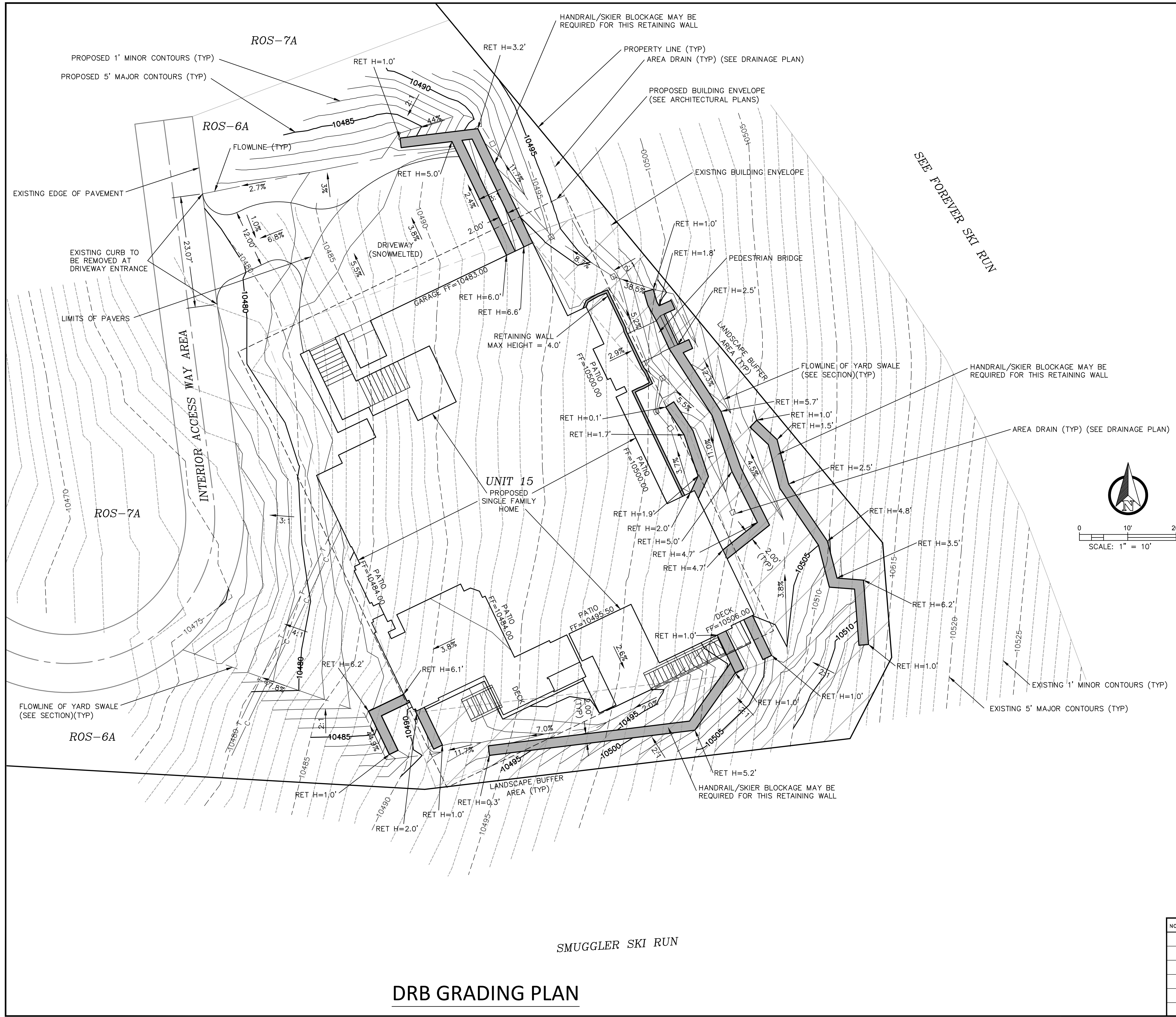
info@cedur.com

**3590 Himalaya Road
Aurora, CO 80011**

www.cedur.com

- ◆ Class A Fire Rating without the requirement of special fire-resistant underlayment
- ◆ Molded from natural cedar shakes with 5", 7", and 12" shakes and a 3/4" butt, which gives deeper shadow lines making your roof virtually indistinguishable from natural cedar shakes
- ◆ Class 4 Impact Rated
- ◆ Potential reductions in Homeowner's insurance
- ◆ Solid product - no cavity back
- ◆ Lightweight - 170 lbs per square
- ◆ Wind resistant - certified to wind gusts up to 115 mph
- ◆ Synthetic roofing product that ages to a beautiful wood color
- ◆ 50 Year Limited Material Warranty if installed by a CeDUR Certified Contractor
- ◆ Installed by Professional and Certified Contractors
- ◆ Improves the insulation value of your roof
- ◆ Manufactured in Colorado using State-of-the-Art
- ◆ Polyurethane Technology
- ◆ U.S. Patent Pending

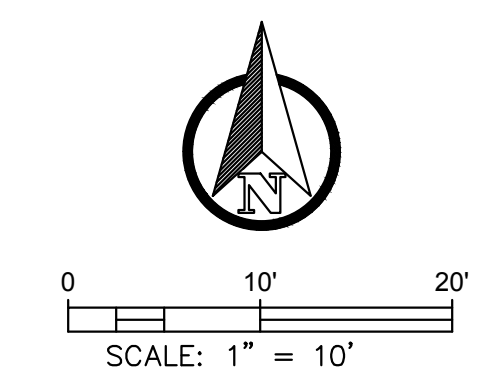




TYPICAL YARD SWALE SECTION
NTS

NOTES:

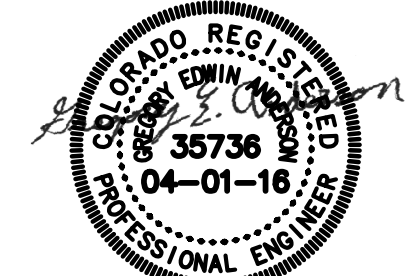
1. THIS IS A PLANNING DOCUMENT ONLY AND NOT TO BE USED FOR CONSTRUCTION
2. MAXIMUM GRADING 2:1 (HORIZONTAL:VERTICAL)
3. ALL EXISTING TOPOGRAPHIC INFORMATION FROM SAN JUAN SURVEYING, "TOPOGRAPHIC SURVEY UNIT 15, THE RIDGE AT TELLURIDE", DATED 02/26/15
4. SEE DRB DRAINAGE AND EROSION CONTROL PLAN FOR ALL PROPOSED EROSION CONTROL
5. EXISTING GRADES FOR AREA OF DRIVEWAY AND TO THE LIMITS OF GRADING ON THE NORTH, AND INTERIOR ACCESS WAY TO BE CONFIRMED BY SURVEYOR PRIOR TO PREPARING FINAL CIVIL CONSTRUCTION PLANS.
6. ALL RETAINING WALLS OVER 30" (2.5') MUST HAVE HANDRAIL AS PART OF CONSTRUCTION PLANS.
7. EXISTING CONCRETE ACCESS PATH HAS A SIX INCH CURB ON EAST SIDE WITH NO GUTTER.
8. ALL RETAINING WALLS TO BE STONE VENEERED, SEE ARCHITECTURAL PLANS.



CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987
OR
811
CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

ALPINE LAND CONSULTING, LLC
P.O. BOX 234
RICO, COLORADO 81532
970-708-0326
GREGG@ALPINELANDCONSULTING.COM

THIS PLANNING DOCUMENT WAS PREPARED BY ME AND UNDER MY DIRECT SUPERVISION ON BEHALF OF ALPINE LAND CONSULTING, LLC FOR LOCATI ARCHITECTS AND INCLUDES PLANNING DESIGN ONLY, AND DOES NOT INCLUDE ENGINEERING OR CONSTRUCTION DOCUMENTS. THIS DOCUMENT IS NOT FOR CONSTRUCTION.



GREGORY E. ANDERSON
COLORADO PROFESSIONAL ENGINEER
REGISTRATION NO. 35736

**UNIT 15
THE RIDGE
MOUNTAIN VILLAGE**
DRB GRADING PLAN

CLIENT:
LOCATI ARCHITECTS
1007 E. MAIN SUITE 202
BOZEMAN, MONTANA

DATE: APRIL 1, 2016

PROJECT #: 2015024

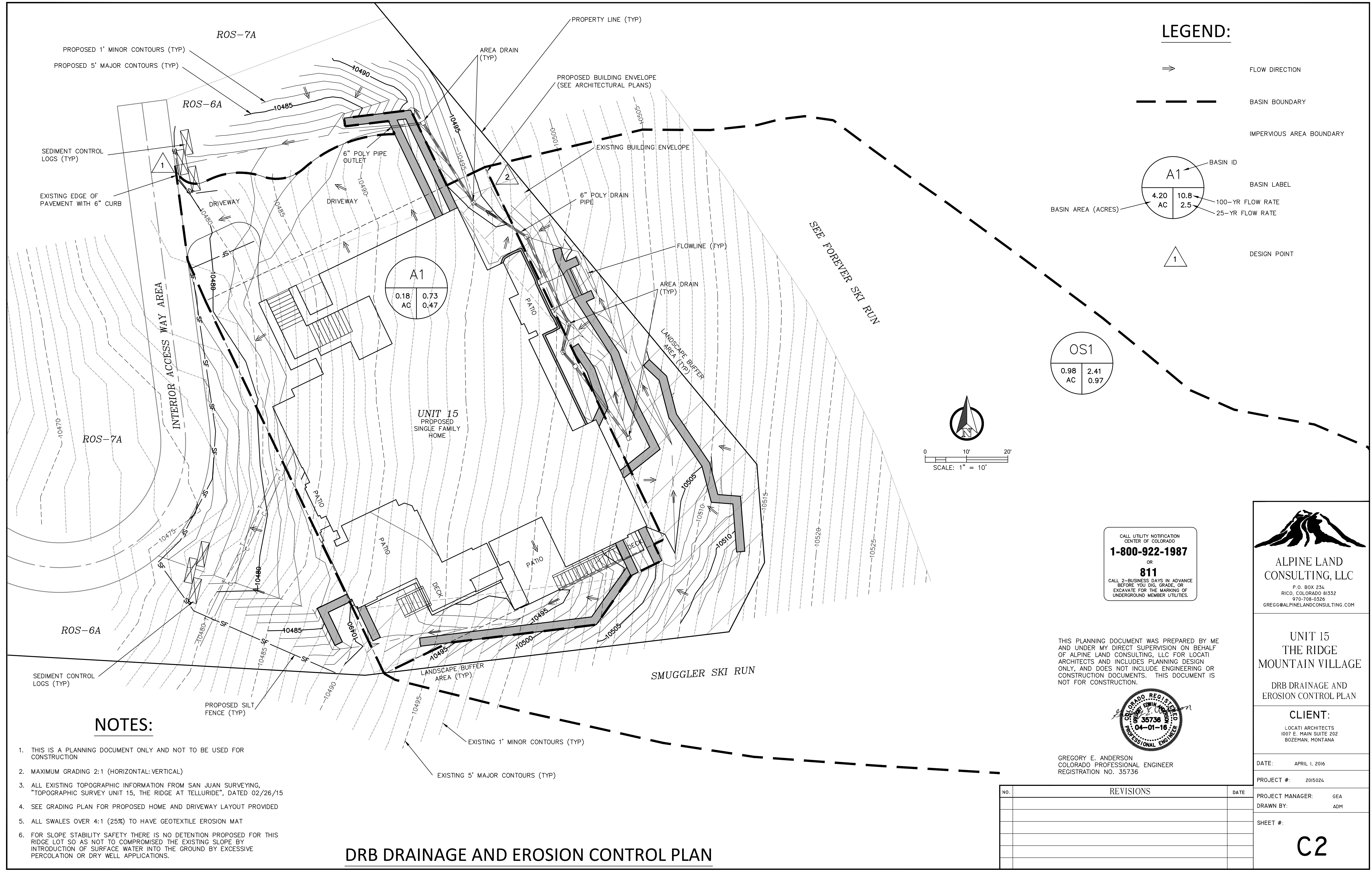
PROJECT MANAGER: GEA
DRAWN BY: ADM

SHEET #:

| NO. | REVISIONS | DATE |
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DRB GRADING PLAN

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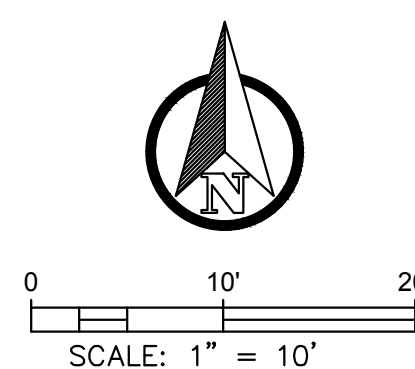


LEGEND:

- FLOW DIRECTION
- BASIN BOUNDARY
- IMPERVIOUS AREA BOUNDARY
- BASIN ID
BASIN LABEL
4.20 AC 10.8 AC
2.5 2.5
100-YR FLOW RATE
25-YR FLOW RATE
- DESIGN POINT

| | |
|---------|---------|
| OS1 | |
| 0.98 AC | 2.41 AC |
| 0.97 | 0.97 |

| | |
|---------|---------|
| A1 | |
| 0.18 AC | 0.73 AC |
| 0.47 | 0.47 |



CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
OR
811
CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR
EXCAVATE FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES.

ALPINE LAND CONSULTING, LLC
P.O. BOX 234
RICO, COLORADO 81552
970-708-0326
GREGG@ALPINELANDCONSULTING.COM

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GREGORY E. ANDERSON
COLORADO PROFESSIONAL ENGINEER
REGISTRATION NO. 35736

**UNIT 15
THE RIDGE
MOUNTAIN VILLAGE**
DRB DRAINAGE AND
EROSION CONTROL PLAN

CLIENT:
LOCATI ARCHITECTS
1007 E. MAIN SUITE 202
BOZEMAN, MONTANA

DATE: APRIL 1, 2016
PROJECT #: 2015024
PROJECT MANAGER: GEA
DRAWN BY: ADM

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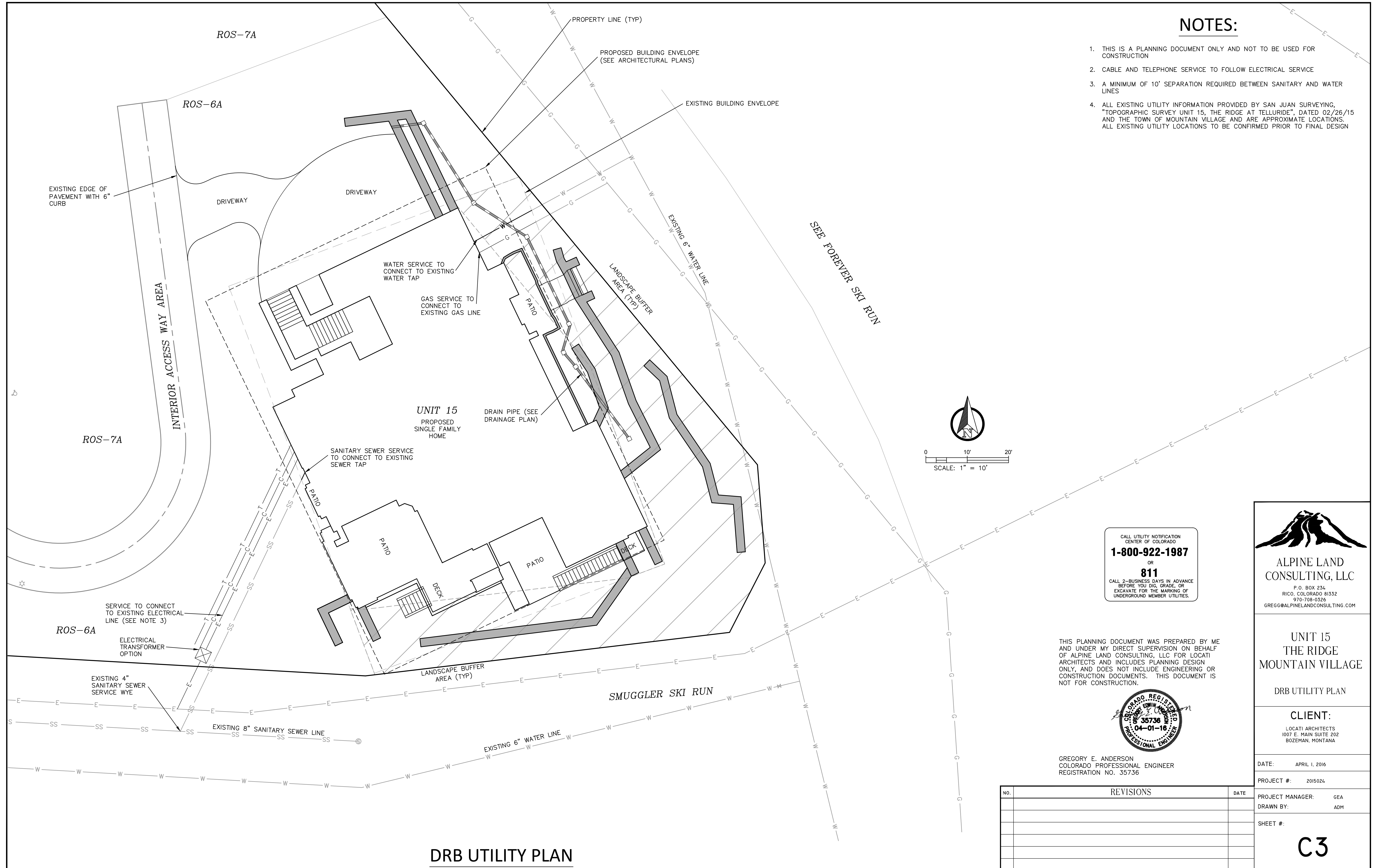
NOTES:

- THIS IS A PLANNING DOCUMENT ONLY AND NOT TO BE USED FOR CONSTRUCTION
- MAXIMUM GRADING 2:1 (HORIZONTAL:VERTICAL)
- ALL EXISTING TOPOGRAPHIC INFORMATION FROM SAN JUAN SURVEYING, "TOPOGRAPHIC SURVEY UNIT 15, THE RIDGE AT TELLURIDE", DATED 02/26/15
- SEE GRADING PLAN FOR PROPOSED HOME AND DRIVEWAY LAYOUT PROVIDED
- ALL SWALES OVER 4:1 (25%) TO HAVE GEOTEXTILE EROSION MAT
- FOR SLOPE STABILITY SAFETY THERE IS NO DETENTION PROPOSED FOR THIS RIDGE LOT SO AS NOT TO COMPROMISE THE EXISTING SLOPE BY INTRODUCTION OF SURFACE WATER INTO THE GROUND BY EXCESSIVE PERCOLATION OR DRY WELL APPLICATIONS.

DRB DRAINAGE AND EROSION CONTROL PLAN

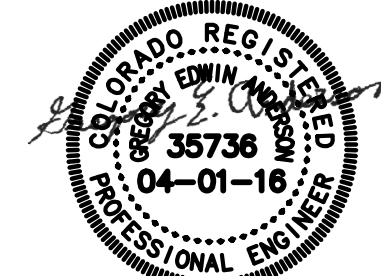
NOTES:

1. THIS IS A PLANNING DOCUMENT ONLY AND NOT TO BE USED FOR CONSTRUCTION
2. CABLE AND TELEPHONE SERVICE TO FOLLOW ELECTRICAL SERVICE
3. A MINIMUM OF 10' SEPARATION REQUIRED BETWEEN SANITARY AND WATER LINES
4. ALL EXISTING UTILITY INFORMATION PROVIDED BY SAN JUAN SURVEYING, "TOPOGRAPHIC SURVEY UNIT 15, THE RIDGE AT TELLURIDE", DATED 02/26/15 AND THE TOWN OF MOUNTAIN VILLAGE AND ARE APPROXIMATE LOCATIONS. ALL EXISTING UTILITY LOCATIONS TO BE CONFIRMED PRIOR TO FINAL DESIGN



CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
OR
811
CALL 2-BUSINESS DAYS IN ADVANCE
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COLORADO PROFESSIONAL ENGINEER
REGISTRATION NO. 35736

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P.O. BOX 234
RICO, COLORADO 81552
970-708-0326
GREGG@ALPINELANDCONSULTING.COM

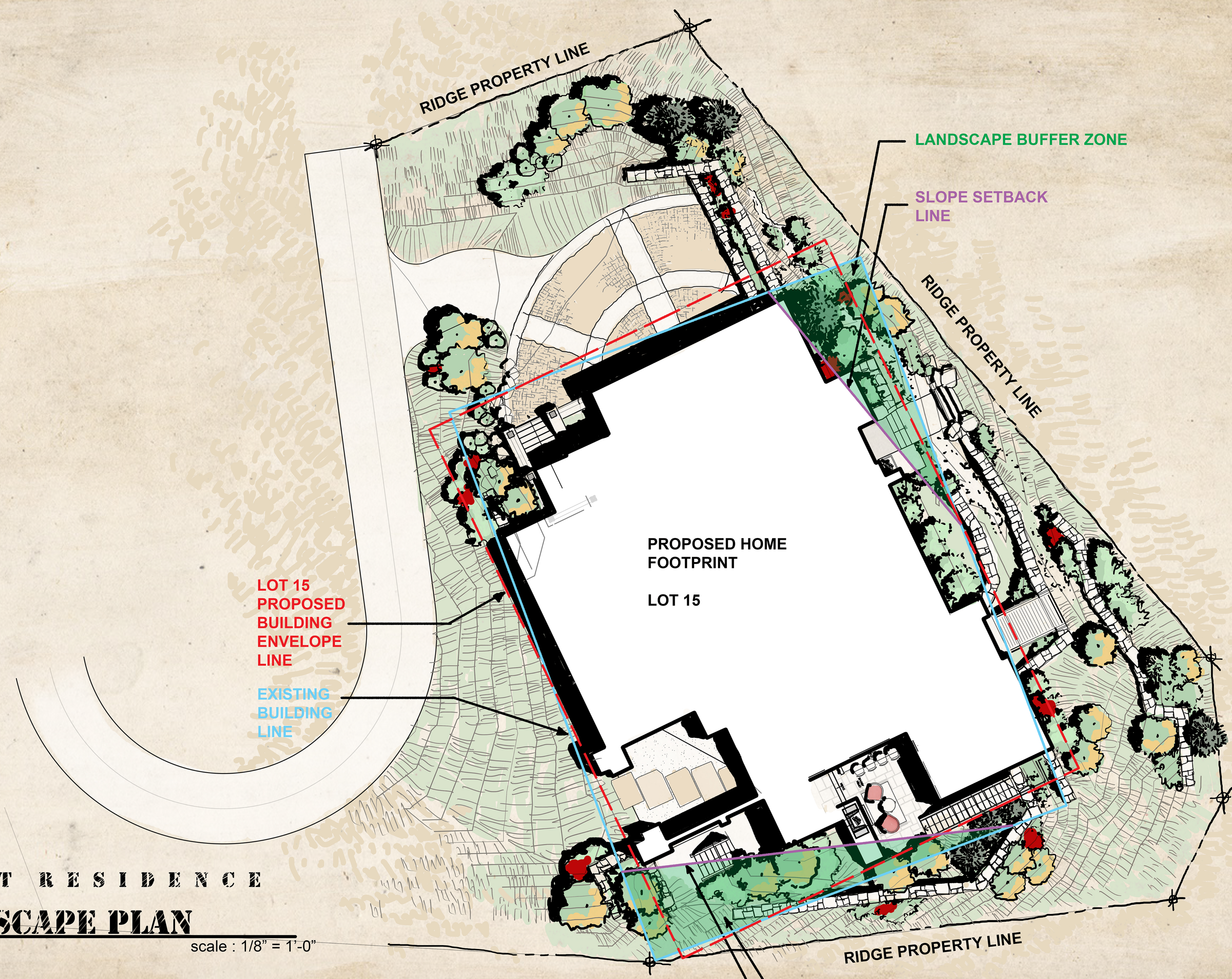
**UNIT 15
THE RIDGE
MOUNTAIN VILLAGE**
DRB UTILITY PLAN

CLIENT:
LOCATI ARCHITECTS
1007 E. MAIN SUITE 202
BOZEMAN, MONTANA

DATE: APRIL 1, 2016
PROJECT #: 2015024
PROJECT MANAGER: GEA
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SHEET #:
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R O S T R E S I D E N C E
LANDSCAPE PLAN

scale : 1/8" = 1'-0"





PLANNING & DEVELOPMENT SERVICES

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

TO: Design Review Board
FROM: Glen Van Nimwegen, AICP
FOR: DRB Meeting on May 5, 2016
DATE: April 22, 2016
RE: Consideration of a Design Review Application for the Installation of Roadway Improvements for Lone Fir Lane (Tract A-1GC)

APPLICATION OVERVIEW:

The applicant is requesting approval of certain roadway improvements with a General Easement at the end of Lone Fir Lane (Access Tract A-1GC).

PROJECT GEOGRAPHY

Legal Description: Tract A-1GC
Address: Approximately 114 Lone Fir Lane
Applicant/Agent: Alpine Planning, LLC
Owner: Telluride Ski and Golf, LLC (TSG)
Zoning: Single-Family Zone District
Existing Use: Single-family residential
Adjacent Land Uses:

- **North:** Single-family residential
- **South:** Single-family residential
- **East:** Single-family residential
- **West:** Single-family residential

ATTACHMENTS

- Exhibit A: Narrative, Application and Road Improvement Plans

BACKGROUND

Lone Fir Lane is a private access tract owned by TSG. It provides direct access to four home sites, and could provide access for three others that also front on Russell Drive. Last October a representative of six of the homeowners received approval from the Town Council to accept the access tract and roadway for maintenance by the town, after it was improved to town standards. Alpine Planning submitted a Class 2 application for approval by staff and the Board Chair, however a portion of the improvements fall within a General Easement.

The Fire Marshal and Public Works Director reviewed the plans as proposed and are in agreement with the design.

ANALYSIS OF RELEVANT CODE SECTIONS

Section 17.3.14 (F) states:

- F. The DRB may waive the general easement setback or other setbacks and allow for prohibited activities provided:
 - 1. The applicant has demonstrated that avoiding grading and disturbance in the general easement setback would create a hardship, and there is not a practicable alternative that allows for reasonable use of the lot;
 - 2. The disturbance in the general easement setback is due to natural features of the site, such as steep slopes, wetlands and streams;
 - 3. No unreasonable negative impacts result to the surrounding properties;
 - 4. The general easement setback or other setback will be revegetated and landscaped in a natural state;
 - 5. The Public Works Department has approved the permanent above-grade and below-grade improvements;
 - 6. The applicant will enter into an encroachment agreement with the Town with the form and substance prescribed by the Town; and
 - 7. Encroachments into the general easement setback or other setbacks are mitigated by appropriate landscaping, buffering and other measures directly related to mitigating the encroachment impacts.

At the terminus of Lone Fir Lane a “hammer head” turn-around was platted. Within this area street paving and drainage improvements were to be constructed that would allow the safe turn around for emergency and other vehicles. Unfortunately, due to wetland areas and steep grades on the south side of the hammer head, the street improvements and a culvert will have to be shifted to the north. This places the improvements outside of the access tract and within the general easements between Lots 504 and 505.

STAFF RECOMMENDATION

Staff recommends approval of the General Easement encroachments proposed by the applicant for Lone Fir Lane (Tract A-1 GC) with the following motion:

“I move to approve the application for paving and drainage improvements within the General Easement as proposed, subject to entering into an encroachment agreement with the Town.”



PROJECT NARRATIVE

BACKGROUND

Lone Fir Lane was created by the Mountain Village Filing No. 2 plat as recorded at Reception No. 269234 (Exhibit A). Lone Fir lane is classified by the town as an "access tract" and provides the primary access for Lots 502-507 ("**Lone Fir Lane Lots**"). Lot 501 was permitted to gain access by Russell Drive and does not use Lone Fir Lane for access. The vicinity map shown in Exhibit B shows the current lot configuration and access. The Lone Fir Lane Access Tract is currently owned by TSG Ski and Golf, LLC ("**TSG**").

Jonette Bronson and Dale Zulauf own Lot 506 in Mountain Village Filing No. 2 ("**Owners**"). In the fall of 2015 the Owners submitted an application requesting the Lone Fir Lane Access Tract be dedicated to the Town and accepted for road maintenance ("**Access Tract Dedication Application**"). The Access Tract Dedication Application was based on the consent of TSG and in communication with the Lone Fir Lane Lots' owners.

The Town Council reviewed the Access Tract Dedication Application and conditionally accepted the Lone Fir Lane Access Tract by Resolution No. 2015-0916-18 as shown in Exhibit C subject to meeting the conditions as set forth in the Access Tract Improvement Agreement. The two main conditions relative to the Owners are to (1) design, construct and install the access tract improvements; and (2) enter into the Lone Fir Lane Access Tract improvements.

Alpine Planning is submitting this class 1 design review process development application on behalf of the Owners to have the proposed road design reviewed and approved by the Town in accordance with the requirements of the Community Development Code ("**CDC**"). Uncompahgre Engineering has prepared plans per the CDC requirements with limited grading and paving in the 16 foot General Easement ("**GE**"). The road has also been designed to accommodate drainage and snow storage in the 16 foot GE. It is important to note that snow storage and drainage from Lone Fir Lane are currently accommodated within the GE. Both the existing and proposed uses are permitted in the GE pursuant to the following CDC definition, with highlight added for key areas relevant to this development application:

"General Easement: There exists for the benefit of the TSG Ski & Golf, LLC ("**TSG**"), and/or its assigns, a perpetual easement sixteen feet (16") in width over, across and under all areas designated as sixteen foot (16') general easement on this replat for any and all uses, improvements and activities deemed necessary by TSG; Mountain Village Metropolitan District; Telluride Mountain Village Resort Company, a Colorado non-profit corporation, doing business as the Telluride Mountain Village Owners Association (TMVOA) and the Town for the safe and efficient operation of the Telluride Ski Area, Telluride Golf Course and the Town, which include but are not limited to the following: utilities, **drainage**, electrical service, communication service, ski slope maintenance, bicycle access, skier access, **roadway access**, equestrian access, pedestrian access, golf cart access, snow making, waterways, slope maintenance, **snow storage**, retaining walls, snowmobile access, snow removal, snowcat access, water, sanitary sewer and storm sewer."

TSG assigned its interest in the GE to the Town by an instrument as recorded at 303539. We therefore believe that the Lone Fir Lane improvements planned by the Owners are permitted in the GE since the Town has conditionally accepted the dedication

The Owners will enter into the Lone Fir Lane Improvement Agreement (“**Agreement**”) prior to the Town issuing a development permit for this Design Review Process development application. The Owners are respectfully requesting that the Town consider amending Section 4 of the Agreement since the Town will not officially accept the access tract until the improvements are completed. The provision of a financial guarantee is a financial burden on the owners that adds cost and ties up financial resources, with a big incentive for the Owner to complete the improvements in order to have the access tract accepted by the Town. This request is similar to the Landscape Completion Policy set forth in CDC Section 17.5.9(D)(5) that does not require a financial guarantee for landscaping improvements, with the enforcement in this situation a requirement that the Town will not accept the access tract until the improvements are completed and inspected by the Town.

Please let us know if you need any additional information for this application.

List of Exhibits

| EXHIBIT | DESCRIPTION |
|------------------|--|
| Exhibit A | Filing No. 2 Plat |
| Exhibit B | Vicinity Map |
| Exhibit C | Resolution No. 2015-0916-18 |
| Exhibit D | Application Form |
| Exhibit E | Owner Consent, TSG Consent |
| Exhibit F | Lone Fir Lane Improvements Plan |

THE INSURANCE COMPANY CERTIFICATE
The San Miguel Title Co. does hereby certify that we have examined the title...

COMMENTS, CONDITIONS, EASEMENTS, RESTRICTIONS, AND EIGHTHINGS
Consent herein one (1) through further (1)A, (1)B, and (1)C, and otherwise...

NOTICE OF CLASSIFICATION (Part of Lots 501, 502, 503, 504, 505, 506, and Lone Fir Lane, Filing 2)
1. The classification of the following lots, tracts and rights-of-way...

COUNTY COMMISSIONER'S APPROVAL
This plat has been prepared for filing by the San Miguel County Board of Commissioners...

CERTIFICATE OF CORRECTION
KNOW ALL MEN BY THESE PRESENTS that the Telluride County being the name...

THE INSURANCE COMPANY CERTIFICATE
The San Miguel Title Co. does hereby certify that we have examined the title...

COMMENTS, CONDITIONS, EASEMENTS, RESTRICTIONS, AND EIGHTHINGS
Consent herein one (1) through further (1)A, (1)B, and (1)C, and otherwise...

NOTICE OF CLASSIFICATION (Part of Lots 501, 502, 503, 504, 505, 506, and Lone Fir Lane, Filing 2)
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CERTIFICATE OF CORRECTION
KNOW ALL MEN BY THESE PRESENTS that the Telluride County being the name...

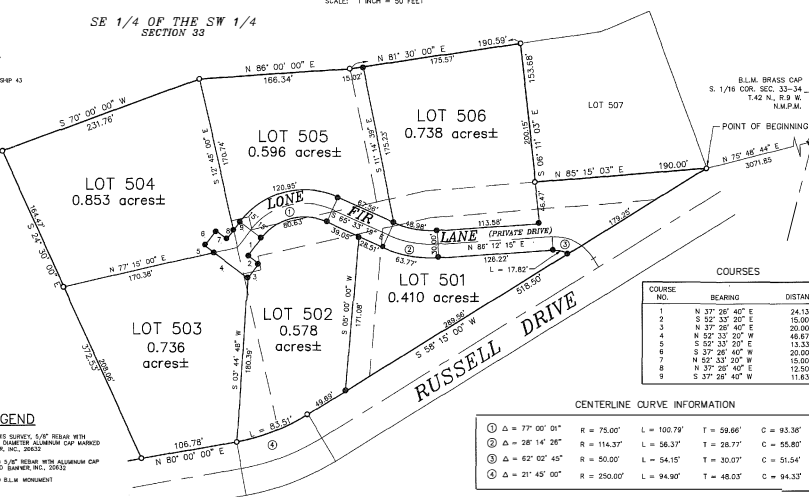
NOTES
1. INFORMATION LISTED WITHIN ROAD RIGHTS-OF-WAY REFERS TO CENTERLINE.
2. ACCORDING TO COLORADO LAW YOU MUST COMPLY WITH ANY LEGAL ACTION BASED UPON...

THE INSURANCE COMPANY CERTIFICATE
The San Miguel Title Co. does hereby certify that we have examined the title...

NOTICE OF CLASSIFICATION (Part of Lots 501, 502, 503, 504, 505, 506, and Lone Fir Lane, Filing 2)
1. The classification of the following lots, tracts and rights-of-way...

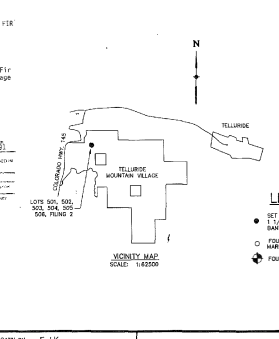
COUNTY COMMISSIONER'S APPROVAL
This plat has been prepared for filing by the San Miguel County Board of Commissioners...

CERTIFICATE OF CORRECTION
KNOW ALL MEN BY THESE PRESENTS that the Telluride County being the name...



COURSES table with columns: COURSE NO., BEARING, DISTANCE. Lists 9 courses for the plat.

CENTERLINE CURVE INFORMATION table with columns: CURVE NO., DELTA, RADIUS, LENGTH, TANGENT, CHORD. Lists 5 curves.



LEGEND
• SET 3/8\" SURVEY, 1/4\" BEAR WITH 1/4\" ALUMINUM CAP MARKED BANNER, INC. 20032

DRAWN BY: F.J.K.
CHECKED BY: W.E.B.

BANNER SURVEYING, INC.
2777 CHESTNUT AVENUE, SUITE 100, COLORADO SPRINGS, CO 80904

REPLAT OF LOTS 501, 502, 503, 504, 505, 506, AND LONE FIR LANE, FILING 2, TELLURIDE MOUNTAIN VILLAGE, SAN MIGUEL COUNTY, COLORADO

SCALE: 1\" = 50' DATE: 11-01-90
SHEET NO: 1 OF 1

RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF
MOUNTAIN VILLAGE, COLORADO,
ACCEPTING LONE FIR LANE (ACCESS TRACT A-1GC)

NO. 2015-0916-18

RECITALS:

- A. TSG Ski and Golf, LLC currently owns Lone Fir Lane (Access Tract A-1GC), Town of Mountain Village, CO.
- B. Lone Fir Lane currently serves as the access to at least five lots within the Town of Mountain Village.
- C. Lone Fir Lane is currently only partially improved.
- D. The owner of Lot 506 has asked the Town to accept Lone Fir Lane from TSG Ski and Golf, LLC.
- E. The Town has previously accepted access tracts if such access tracts are constructed to Town standards and serves three or more lots within the Town of Mountain Village.
- F. The Town finds it in its best interest to accept Lone Fir Lane as it serves as key access to several lots within the Town of Mountain Village and through an agreement with the owner of Lot 506, the Town can ensure that the access tract is constructed at such owner's costs, to the Town's standards for accepting access tracts.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF MOUNTAIN VILLAGE AS FOLLOWS:

1. The Town Council approves accepting a deed from TSG Ski and Golf, LLC for Lone Fir Lane (Access Tract A-1GC), subject to the owner of Lot 506 completing the conditions as set for the Access Tract Improvement Agreement attached hereto as Exhibit A, and authorizes the Mayor to sign such Agreement in a form substantially similar to the attached Exhibit A.

ADOPTED AND APPROVED by the Town Council, at a regular meeting held on the 16th day of September, 2015.

Town of Mountain Village, Town Council



By: _____
Dan Jansen, Mayor

Attest:



By: _____
Jackie Kennefick, Town Clerk

Approved as to form:

By: _____
James Mahoney, Assistant Town Attorney

LONE FIR LANE (ACCESS TRACT A-1GC) IMPROVEMENT AGREEMENT

This Improvement Agreement (“Agreement”) dated as of _____, 2015 is made and entered into by and between the Town of Mountain Village, a home-rule municipality and political subdivision of the state of Colorado (the “Town”) and Jonette Bronson and Dale Zulauf, as the owners of Lot 506, Town of Mountain Village (“Owners”).

RECITALS

- A. Owners own Lot 506, according to Replat of Lots 501, 502, 503, 504, 505, 506, and Lone Fir Lane, Filing 2 Telluride Mountain Village, recorded in Plat Book #1, Page 1112, County of San Miguel, State of Colorado, on January 11, 1991. Owners have received approvals from owners of Lots 503, 504, and 505 to enter into this Agreement. (the “Properties”)
- B. Lone Fir Lane is a private access tract formerly identified as Tract A-1GC per Telluride Mountain Village Filing 2 as recorded in Plat Book #1, Page 702-3, County of San Miguel, State of Colorado, on March 3, 1987, is owned by TSG Ski and Golf, LLC and TSG Asset Holdings, LLC (collectively “TSG”).
- C. Access and utilities serving the Properties is provided from Russell Drive, a Town owned road right of way, over Lone Fir Lane.
- D. The Town finds it in its best interest to accept ownership of Lone Fir Lane, subject to the terms and conditions set forth in this Agreement, as it benefits multiple lots within the Mountain Village.
- E. In addition to the Properties, Lots 502-507, per the plat recorded in Plat Book #1, Page 1112, County of San Miguel, State of Colorado, are the current lots which use or are contemplated to use Lone Fir Lane for access to their property (the “Accessing Lots”).

Now therefore, the parties, for good and valuable consideration, do hereby acknowledge and agree as follows:

1. Acceptance of Lone Fir Lane. The Town agrees to accept via Quit Claim Deed, which is attached hereto as **Exhibit A** and incorporated herein, Lone Fir Lane from TSG (the “Deed”).
2. Use of Lone Fir Lane. Lone Fir Lane shall be a public Access Tract, and shall not be a private drive. Lone Fir Lane may be used and improved to provide vehicular and pedestrian access as well as for the installation of utilities as approved by the Town of Mountain Village, for the use and benefit of the Properties (“Access Tract Improvements”), as well the Accessing Lots, or any other lot the Town deems, in its sole and absolute discretion, appropriate to use Lone Fir Lane. The right for the Owner of the Properties, Accessing Lots and other lots deemed appropriate by the Town to use Lone

Fir Lane to design, construct and use the Access Tract Improvements is perpetual and non-exclusive in nature. Nothing in the agreement shall be construed to provide the Owners or any other lot owner any rights in Lone Fir Lane other than to install, and use the Access Tract Improvements. The Town shall determine in its discretion and when funds are appropriated, as to when and how Lone Fir Lane is maintained similar to other public roads within the Mountain Village including but not limited to, repair and maintenance and seasonal snow removal. If requested by Owner and approved by the Town in writing, the Owners may elect to cause snow removal to occur on Lone Fir Lane outside of Town services at its cost and expense. In the event the Owners causes snow removal to occur on Lone Fir Lane, the Owners shall indemnify and hold harmless the Town, its employees, agents and board members from any and all liability, damages (including physical damage to Lone Fir Lane as a result of the work), and costs and attorney's fees resulting from the Owners snow removal on Lone Fir Lane.

3. Completion of Improvements to Lone Fir Lane. Owners are required to design, construct and install certain Access Tract Improvements according to the then applicable Town road design and utility standards for access tracts within Lone Fir Lane prior to the Town accepting and recording the Deed and prior to the Town performing any maintenance obligations on Lone Fir Lane. The Owners shall be required to cause its contractor to provide the Town with a standard two -year warranty, approved by the Town prior to construction, for the Access Tract Improvements. The Owners shall be required to assign such warranties and receive a certificate of completion for the Access Tract Improvements relating to the road improvements prior to the Town accepting and recording the Deed and prior to the Town performing any maintenance obligations on Lone Fir Lane.
4. Improvement Guarantee., In order to guarantee that necessary Access Tract Improvements shall occur, the Owners shall be required to either: a) post a non-revocable bond or other acceptable form of collateral in a form acceptable to the Town in an amount equal to one hundred and twenty percent (120%) of the estimated costs to complete the Access Tract Improvements relating to the road improvements on Lone Fir Lane; or, b) deposit into escrow with a financial institution agreed upon by the parties, an amount equal to one hundred and twenty percent (120%) of the costs for Access Tract Improvements which shall be released upon completion of the Access Tract Improvements at the discretion of Town. Either of the above options shall be required prior to the issuance of a development permit for the Access Tract Improvements. The Town shall be granted access to such collateral fund if the Access Tract Improvements once initiated are not completed within twelve months of the commencement of construction of the Access Tract Improvements, or such other mutually agreeable date between the parties.

5. Run with the Land. This Agreement shall run with the land and shall be applicable to, binding upon and inure to the benefit of the parties, their respective transferees, representatives, successors and assigns.
6. Complete Agreement. This Agreement represents the complete understanding of the parties and any prior understanding and agreements are superseded by this agreement.
7. Expiration of Agreement. If Owner fails to complete the improvements and warranties outlined in paragraph 3 above within five (5) years of the date of approval, this Agreement shall be null and void.
8. Attorney's fees. In the event of any dispute related to this Agreement, the substantially prevailing party shall be entitled to an award of its costs, including reasonable attorney's fees. Venue for any related to this Agreement shall be proper in San Miguel County, State of Colorado.

Agreed and entered into on the date first written above:

OWNERS OF LOT 506, TOWN OF MOUNTAIN VILLAGE:

Jonette Bronson

Dale Zulauf

State of Colorado)
) ss.
County of San Miguel)

The foregoing instrument was acknowledged before me this _____ day of _____, 2015, by Jonette Bronson and Dale Zulauf

My commission expires: _____

Witness my hand and official seal.

Notary Public

TOWN OF MOUNTAIN VILLAGE:

By: Daniel Jansen, Mayor

State of Colorado)
) ss.
County of San Miguel)

The foregoing instrument was acknowledged before me this _____ day of _____,
2015, by Daniel Jansen, Mayor of the Town of Mountain Village

My commission expires: _____

Witness my hand and official seal.

Notary Public

RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:

Kim Montgomery
Town of Mountain Village
455 Mountain Village Blvd, Suite A
Mountain Village, Colorado 81435

SPACE ABOVE THIS LINE RESERVED FOR USE BY RECORDER

QUIT CLAIM DEED

THIS QUIT CLAIM DEED made this __day of _____, 2015, by **TSG ASSET HOLDINGS, LLC**, a Delaware limited liability company and **TSG Ski and Golf, LLC**, a Delaware limited liability company, with an address of 567 Mountain Village Blvd., Mountain Village, Colorado 81435 (collectively as "**GRANTOR**"), and the **TOWN OF MOUNTAIN VILLAGE**, a municipal corporation and political subdivision of the State of Colorado, with an address of 455 Mountain Village Blvd., Suite A, Mountain Village, Colorado 81435 (as "**GRANTEE**").

WITNESSETH, that GRANTOR, for and in consideration of good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has remised, released, sold, conveyed, and QUIT CLAIMED, and by these presents, does remise, release, sell, convey, and QUIT CLAIM unto GRANTEE and its successors and assigns, forever, all the right, title, interest, claim and demand which GRANTOR has in and to the parcels of real property more particularly described in **Exhibit "A"** ("**Property**") attached hereto, subject to the reservation for the benefit of GRANTOR and GRANTOR'S successors and assigns of a perpetual and non-exclusive easement over and across the entirety of the Property for pedestrian and vehicular ingress and egress by GRANTOR and GRANTOR'S successors and assigns to access any and all real property owned or operated by GRANTOR or GRANTOR'S successors and assigns.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever, of GRANTOR, either in law or equity, to the only proper use, benefit and behoof of GRANTEE, his successors, heirs and assigns forever. The singular number shall include the plural, the plural shall include the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, GRANTOR has executed this QUIT CLAIM DEED on the date set forth above.

EXHIBIT A

Legal Description of Property

Lone Fir Lane, as defined by Replat of Lots 501, 502, 503, 504, 505, 506, and Lone Fir Lane, Filing No. 2 Telluride Mountain Village as recorded at Reception Number 269234 on January 11, 1991.



DESIGN REVIEW PROCESS APPLICATION

**Planning & Development Services
 Department
 Planning Division**
 455 Mountain Village Blvd. Ste. A
 Mountain Village, CO 81435

| DESIGN REVIEW PROCESS APPLICATION | | |
|--|---|---|
| APPLICANT INFORMATION | | |
| Name: Alpine Planning, LLC | E-mail Address: alpineplanningllc@gmail.com | |
| Mailing Address: P.O. Box 654 | Phone: 970.964.7927 | |
| City: Ridgway | State: CO | Zip Code: 81432-0654 |
| Mountain Village Business License Number: 5758 | | |
| PROPERTY INFORMATION | | |
| Physical Address: No address assigned to an access tract | | Acreage: 0.479 acre |
| Zone District: Single-family Zone District | Zoning Designations: Not applicable for access tract. | Density Assigned to the Lot or Site: Not applicable |
| Legal Description: Replat of Lots 501, 502, 503, 504, 505, 506 and Lone Fir Lane Filing No. 2 at Reception No. 269234 | | |
| Existing Land Uses: Access for Ots 502-507 | | |
| Proposed Land Uses: No Change | | |
| OWNER INFORMATION | | |
| Property Owner: TSG Ski and Golf, LLC | E-mail Address: jproteau@tellurideski resort.com | |
| Mailing Address: 565 Mountain Village Blvd. | Phone: 970.728.7444 | |
| City: Mountain Village | State: CO | Zip Code: 81435 |
| DESCRIPTION OF REQUEST | | |
| Class 2 Design Review Process development application for the reconstruction of the Lone Fir Lane access road to meet Town of Mountain Village access tract standards. | | |



DESIGN REVIEW PROCESS APPLICATION

Planning & Development Services
Department
Planning Division
455 Mountain Village Blvd. Ste. A
Mountain Village, CO 81435

OWNER AGENT AUTHORIZATION FORM

I have reviewed the application and hereby authorize (agent name) Chris Hawkins
of (agent's business name) Alpine Planning LLC to be and to act as my designated
representative and represent the development application through all aspects of the development review
process with the Town of Mountain Village.

Jonette Bronson
(Signature)

2/17/16
(Date)

Jonette Bronson
(Printed name)

**TSG Ski & Golf, LLC
Consent to Transfer
Lone Fir Lane to Town of Mountain Village**

August 26 2015

TSG Ski & Golf, LLC ("TSG"), being the record owner of Tract A-1GC, located in Mountain Village, Colorado, more commonly referred to as Lone Fir Lane, ("**Lone Fir Lane**" or "**Access Tract**") as shown in the Mountain Village Filing No. 2 map as recorded at Reception Number 269234 in the office of the San Miguel County Clerk and Recorder, does hereby consent to the transfer of Lone Fir Lane to the Town of Mountain Village, Colorado a home-rule municipality ("Town").

TSG has reviewed the Application regarding the Lone Fir Lane transfer/dedication to the Town, submitted by the Law Office of Daniel T. Zemke on behalf of the owners of Lot 506, Jonette Bronson and Dale Zulof ("Applicant"), and TSG hereby consents to allow the Application to be submitted by the Applicant and processed by the Town, upon the following terms and conditions:

1. This Consent is only for the Applicant to move forward with its Application related to the Lone Fir Lane Access Tract to be transferred to the Town;
2. This Consent is conditioned upon the Town and the Applicant entering into an agreement concerning the construction of the Access Tract to Town Standards, ongoing maintenance and repairs of the Access Tract and other issues related to the Access Tract.
3. TSG shall not bear any costs or expenses related to the Application, construction of the Access Tract to Town Standards, ongoing maintenance and repair of the Access Tract, insurance or any other work or expenses for work noted in the Application, or otherwise, related to transferring the Access Tract to the Town.
4. Prior to any work commencing on Lone Fir Lane, to bring Lone Fir Lane into conformance with Town Standards, any person or entity planning to engage in said construction work, must enter into a license agreement with TSG, which license agreement shall contain insurance and indemnity provisions acceptable to TSG.

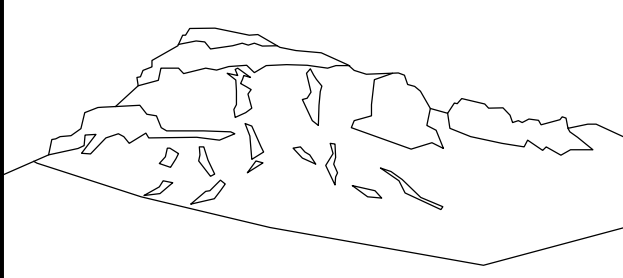
Upon receipt by Applicant of conditional approval by the Town, TSG agrees to transfer Lone Fir Lane via deed, or such other instrument necessary for the transfer, to the Town.

TSG Ski & Golf, LLC, a Delaware limited liability company

By: _____

Its: _____


President / 67 / 6M



Uncompahgre Engineering, LLC

P.O. Box 3945
Telluride, CO 81435
970-729-0683

SUBMISSIONS:
SUBMITTAL 2015-11-29

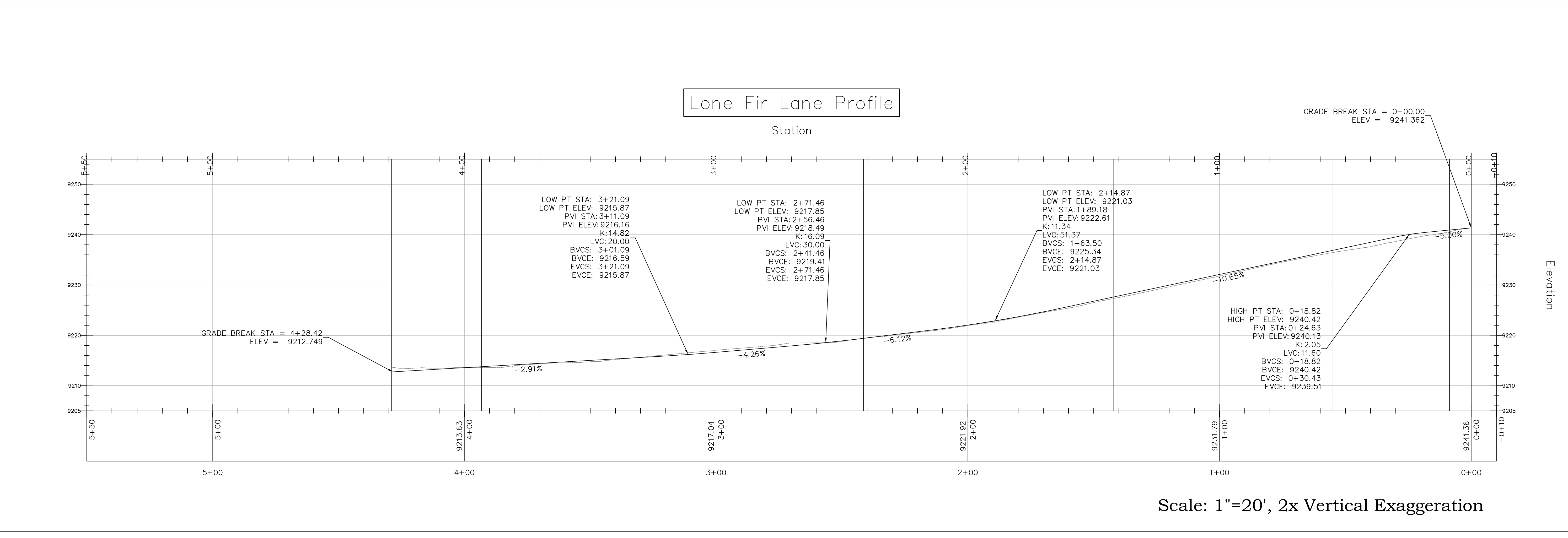
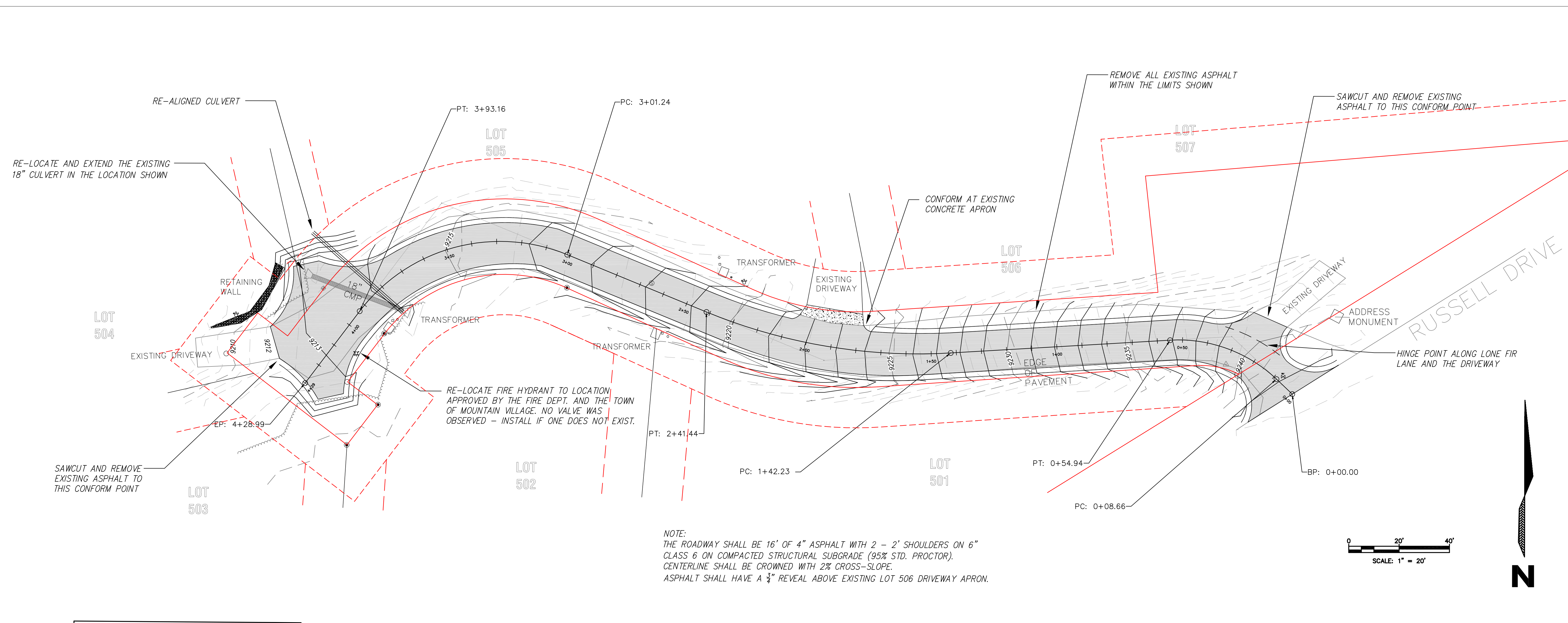
Lone Fir Lane
Mtn. Village, CO



CONTRACTOR TO REVIEW AND COMPARE ALL CHAPTERS AND INTERDISCIPLINARY DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO ANY FIELD WORK BEING DONE IN ACCORDANCE WITH AIA DOCUMENT A201

Road Improvements Plan

C1





**PLANNING & DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION**

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

TO: Design Review Board
FROM: Colleen Henderson, Planner II
FOR: Meeting of May 5, 2016
DATE: April 28, 2016
RE: Lot 53A Telluride Adventure Center's Sign Program Amendment

PROJECT GEOGRAPHY

Description: Summer 2016 Sign Program Amendment
Legal Description: Lot 53A, Telluride Mountain Village
Address: 697 Mountain Village Boulevard
Applicant/Agent: TSG Ski and Golf, LLC
Owner: TSG Gondola, LLC
Zoning: Commercial, Village Center
Existing Use: Commercial
Proposed Use: Commercial
Adjacent Land Uses:

- **North:** Multi Family, Village Center
- **South:** Active Open Space, Village Center
- **East:** Active Open Space, Village Center
- **West:** Active Open Space, Village Center

ATTACHMENTS

- Exhibit A: Proposed Sign Program Amendment Application and Narrative
- Exhibit B: Amended Development Agreement

BACKGROUND

The Design Review Board (DRB) reviewed and approved an amendment to the sign program for the applicant, Telluride Ski & Golf, LLC (TSG) in December 2015 and the approval is valid for a period of three (3) years with the authorization for staff to review annually for compliance with the ability to elevate the review to the full DRB, and will expire on October 15, 2017 unless a Renewal Process development application is approved by the Town pursuant to the CDC.

The Telluride Adventure Center (TAC) relocated from the TSG Ticket Sales Office into the glass structure located at the top of the Chair #4 stairs in the Mountain Village (MV) Gondola Plaza in September of 2015. The primary directive of TAC is to act as the activity hub for residents, guests, and adventure outfitters in the Telluride area by offering adventure opportunities. While the location offers local outfitters an opportunity to translate into increased adventure sales, it also generates greater guest interest in the area.



Summary of Previous Sign Program Amendments

The amendment to the signage program was approved in December 2015 with the following signage/visuals:

- One (1) TAC wooden sign hung above the east entrance door;
- One (1) A-frame sandwich board 28" x 42" (8 square feet) communicating TAC adventures;
- Ski, snowboard, and snowshoe racks positioned adjacent to the TAC structure by the east entrance;
- Two (2) outward-facing 48" video screens (A & B) mounted/positioned on both the east and west entrances of the TAC structure;
- One large 70" video screen (C) mounted/positioned above the TAC desk inside the TAC shop which previewed a winter video during gondola hours;
- One snowmobile prop (10' x 10' x 10') positioned on the northwest corner of the TAC shop; and

- Wrap-around signage (sun screening) on the east, west, and south facing windows of the TAC structure, creatively promoting the adventure lifestyle.

Proposed Sign Program Amendment

The TAC would like to continue acting as a clearinghouse during the summer season for outfitters that provide fly-fishing guide trips, hiking adventures, and off-road adventure activities. The Center also acts as a ticket outlet for the existing bungee operation and summer ropes as well as the proposed panning sluice amusement. In addition, TAC is an informal reference point for Telluride/Mountain Village businesses and events. TAC's request would like to carry this momentum over to the 2016 summer season with the following additions and/or substitutions:

- One (1) additional A-frame sandwich board sign 19" x 24" (3 square feet) communicating stand-up paddle (SUP) board sales/rentals to be positioned on the east and west exterior sides of TAC;
- Four (4) new 48" inward facing video screens (D, E, F & G) mounted/positioned on the four (4) interior corners of the TAC structure. Screens to run both adventure lifestyle and promotional videos during business hours (8:30 am to 6:30 pm) and promotional video to include content from local businesses and events;
- Installation of a SUP board rack (permanently attached to the north side of the structure) for up to 15 SUPs ranging in height from 9' to 12' high;
- Installation of an ice cream freezer positioned inside the TAC in the lower left east-facing window and an ice cream sign facing out communicating to guests that it is available for purchase inside. The freezer dimension is 60" x 32" x 36" while the dimension of the ice cream sign is approximately 18" x 24" (3 square feet);
- Replace the existing snowmobile with a Polaris Razor (10' x 10' x 10') to be positioned outside on the northwest corner of the TAC shop; and
- Mount a 24" x 36" (6 square feet) neon sign (9,540' elevation) inside the TAC structure above the west-facing entrance to be lit only during business hours (8:30 am to 6:30 pm) with no after-business hours light output.

ANALYSIS

The general sections of the CDC to evaluate this request include:

J. Sign Program

1. Purpose and Intent. The purpose and intent of a sign program is to allow for flexibility and creativity in the design of signs, and to have a unified and coordinated design of signs for all the businesses located within a development, lot or site...

1. Criteria for Decision. The following criteria shall be met for the review authority to approve a sign program:

- a. The proposed sign program assures that the color scheme, lettering style and type of materials used in signs within the sign program are consistent with and coordinated within a given project and/or area;
- b. The proposed sign program specifies, as applicable, the type, number, size, method of illumination and location of signs allowed in a development;

- c. The proposed sign program generally conforms to the basic sign requirements contained in Sign Regulations unless unique circumstances or special design or development objectives warrant standards that differ from the Sign Regulations of the CDC;
- d. The proposed sign program prevents visual clutter and the disruption of important scenic corridors or vistas;
- e. The proposed sign program protects the safety of motorists and pedestrians in a manner compatible with the surrounding environment;
- f. The proposed sign program is compatible with surrounding land uses and the neighborhood and will not create a substantial adverse impact on adjacent properties or infrastructure; and
- g. The proposed sign program meets all applicable Town regulations and standards.

To give the Board a perspective of the amount of flexibility requested with the current proposed amendment to the sign plan, staff has provided an analysis of the request against specific sections of the sign code, if any, that relate to each portion of the applicant's request:

Sandwich Boards

Paragraph D.5 of the sign code allows sandwich board signs if there are no more than one per business; no greater than 12 square feet; and must be within 25 feet from the business being advertised. The existing A-frame sandwich board sign is eight (8) square feet while the proposed sign is three (3) square feet representing a total of eleven (11) square feet which meet these standards. Since the Adventure Center is promoting an adventure lifestyle and representing many local businesses and outfitters and they have two entrances on the upper gondola plaza, two sandwich boards are appropriate for this location.

Video Monitors

Sections 17.5.13.B.2 and C.1 prohibits the use internally lit and "flashing signs" which at its basic definition could include a video monitor. Staff believes these sections of the code are addressing Las Vegas style signage with exterior lights that pulsate, versus a video monitor that is within a building. The applicant has stated to staff that their intent is to have the four (4) new 48" video screens mounted/positioned inwards on four (4) of the interior corners of the TAC structure and will run both adventure lifestyle and promotional videos during business hours (8:30 am to 6:30 pm) and promotional video to include content from local businesses and events. Staff is not interpreting video screens to be a type of sign.

Ice Cream Window Sign

Permanent window signage is addressed by the code in paragraph E.1.e. which states that wall and window signage cannot exceed ten (10) square feet. The definition of sign is any device or object that is meant to call attention to a business or service. The applicant is proposing to install an ice cream freezer and one (1) 18" x 24" ice cream sign positioned in the lower left east-facing window of TAC which would represent three (3) square feet of window signage..

Neon Sign

The neon sign is addressed in paragraph E.6 of the Sign Code for Neon Signs. The code states neon may be used as window signs for "open" signs, product logos or graphics for goods or merchandise sold on the property and for business identification signs placed on a window or a wall provided:

- a. The area of the neon sign counts towards the maximum sign area allowed for the type of window and wall sign; and

- b. The maximum area allowed for a neon sign shall be one (1) square foot per sign, with a maximum of (2) neon signs per business.

The proposed 24" x 36" neon sign is six (6) square feet combined with the three (3) square foot ice cream sign would represent a total nine (9) square feet of window and wall signs which meets sign code requirements associated with "window and wall signs" but exceeds the requirements for a neon sign. Since elevation is a top priority of guests as well as an important point of reference to discuss/determine if they are acclimated, the neon sign should be considered as a component of the sign plan.

Stand-Up Paddle Boards and Polaris Razor Display

The SUP racks do not contain any signage specific to the adventure center. While it could be argued that they do bring attention to the Center, they are provided for the convenience of their customers only during the summer season.

Much larger vehicles (Range Rovers) have been allowed to be displayed in town plazas through conditional use approval. The Polaris Razor would replace the snowmobile to bring attention to the core business of the Telluride Adventure Center, so it should be considered as a component of the sign plan. The Polaris Razor would be temporary and would be placed adjacent to the northwest corner of TAC during the summer season, generally from May 25-October 1.

The applicant and staff from the Transit Department (Gondola Operations) met on-site to review the pedestrian circulation around the A-frame sandwich board signs, SUP racks, and Razor display and expressed concern about obstructing pedestrian movement between the two gondola stations (Station #4 and #5) and the gondola staircase. In addition, Transit Department staff indicated they will be utilizing the northern portion of the upper gondola plaza (Lot 53A) to conduct gondola cabin maintenance this upcoming summer season generally from June 15 to September 30, 2016. Staff is generally supportive of these outdoor appurtenances, if they are kept out of the two pinch points at the southeast and southwest corners of the TAC shop and away from gondola chair maintenance activities.

STAFF RECOMMENDATION

Staff supports the proposed additions to the sign program, with the stated conditions, because it meets the purpose and intent of the CDC to "...allow for flexibility and creativity in the design of signs, and to have a unified and coordinated design of signs for all the businesses located within a development, lot or site." The reasons staff feels flexibility is warranted in this case include:

- The Center is a clearinghouse to market many area adventure outfitters and businesses;
- They are marketing adventure and excitement principally to an audience of guests here seeking adventure and excitement;
- Some of the proposed sign types are not addressed by the CDC;
- The Center is isolated from other businesses and residents so it does not create adverse land use impacts;
- The additions proposed to the sign program is isolated to this one structure and immediate vicinity and does not disrupt important scenic corridors; and
- The safety of pedestrians will be ensured with the conditions stated below.

PROPOSED MOTION

If the DRB approves the proposed amendment to the sign program as recommended by staff, then we recommend the following motion:

"I move to approve a development agreement approving an amendment to the TAC Sign Program on Lot 53A as proposed with the following conditions:

- 1. The four (4) new proposed video screens be oriented inwards between the hours of 8:30 am to 6:30 pm with no after-business hours light output;*
- 2. The two (2) outdoor A-frame sandwich board signs and SUP racks shall be located on the north end of the building, away from the southeast and southwest corners of the building where there is the majority of pedestrian travel and shall be brought inside at the close of business every day;*
- 3. The Razor shall be positioned on the northwest side of the TAC structure generally from May 25 to approximately June 15 and shall be moved to accommodate upcoming gondola cabin maintenance which is proposed from June 15 to September 30, 2016;*
- 4. The placement of the neon 9,240' elevation sign (24" x 36") inside the TAC structure above the west-facing entrance and would be displayed (lit) only during business hours (8:30 am to 6:30 pm) with no after-business hours light output; and*
- 5. The back of the ice cream freezer shall be screened from the public.*

**DEVELOPMENT AGREEMENT FOR A SUMMER SIGN PROGRAM
ON LOT 53A, TELLURIDE ADVENTURE CENTER**

THIS DEVELOPMENT AGREEMENT (“**Agreement**”) dated and made effective as of _____, 2016 (“**Effective Date**”), is entered into by and between the Town of Mountain Village, a home rule municipality and political subdivision of the State of Colorado (“**Town**”) and TSG Gondola, LLC (“**Owner**”). Town and Owner are sometimes each individually referred to as a “**Party**” and sometimes collectively as the “**Parties**”.

RECITALS

The Parties acknowledge and agree to the following recitals (“**Recitals**”) and further agree that each of the Recitals: (a) form a portion of the basis of this Agreement; and (b) are incorporated in this Agreement.

- A. Owner is the current, fee simple owner of Lot 53A, Town of Mountain Village, commonly known as 697 Mountain Village Blvd., Town of Mountain Village (“**Property**”).
- B. The Owner received all necessary design review approvals for a sign program for Telluride Adventure Center on the Property (“**Town Approvals**”).
- C. The Owner is a related entity to the operator of the Telluride Ski and Golf Resort operator.
- D. The Design Review Board (“**DRB**”) found the granting the Sign Program Variance to be in compliance with Section 17.5.13.J of the Community Development Code, finding the sign program is unique in that it promotes sales for many businesses within Mountain Village, Telluride, and the region as a whole.
- E. The DRB further finds, consistent with Section 17.5.13.J of the Community Development Code, that the Sign Program (1) supports the color scheme, lettering style and type of materials that is consistent and coordinated with the Telluride Adventure Center; (2) includes the type, number, and size within the application. No additional lighting is proposed; (3) given the temporary nature of the signs they are being proposed for daytime/operating hours of the Telluride Adventure Center only. When the business is closed the signs are to be stored indoors. No important scenic corridors or vistas will be disrupted with the proposed placement of the signs; (4) does not impact the safety of motorists or pedestrians; (5) is compatible with the surrounding land uses and the neighborhood. Substantial adverse impact on adjacent properties or infrastructure is not being created; and (6) meets applicable Town regulations and standards as they are applying for a sign program.

AGREEMENTS AND CONSIDERATION

NOW THEREFORE, in consideration of the foregoing Recitals, which are incorporated into this Agreement and the mutual agreements, obligations and promises set forth below the receipt and sufficiency of which consideration is hereby acknowledged, the Owner and the Town covenant and agree as follows:

1. **LENGTH**. The Sign Program approval shall be valid for a period of three (3) years expiring on October 15, 2017 with the authorization for Planning Division Staff to review annually for compliance with the ability to elevate the review to the full DRB.

2. **SIGNAGE.** Previous Sign Program approvals included two (2) Jeeps advertising Colorado 145 jeep rentals (Exhibit A); one (1) large 60” video screen (facing in); two (2) 48” video screens (A & B outward facing); one (1) TAC wood projecting sign; one (1) A-frame sandwich board sign; two (2) ski & snowboard racks; one (1) snowmobile; and sun screen window shading.

The 2016 Sign Program Amendment includes four (4) new 48” video screens (D, E, F & G) facing inwards; one (1) additional A-frame sandwich board sign; SUP racks attached to the exterior structure; an ice cream freezer and ice cream sign inside the lower east-facing window; replacing the snowmobile with a Polaris Razor; and one (1) 9,540’ elevation neon sign inside TAC (inward facing).

3. **LOCATION AND OPERATION.** Previous Sign Program approvals included (2) two Jeeps advertising Colorado 145 jeep rentals will be parked next to the gondola stairs on Lot OS-3U (summer) and shall not obscure the bike path. The additions of the Telluride Adventure Center (TAC) signage shall be within and adjacent to the TAC and are subject to the following conditions: (a) One (1) A-frame sandwich board sign, ski/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; (b) The A-frame sandwich board sign and ski/snowboard racks will be brought inside at the close of business each day; (c) The snowmobile display will only occur from January to the end of the ski season; (d) The applicant will revise the sign program to: (i) Increase the use of video monitors to match gondola hours; (ii) There shall be no screen on the base windows except for the north side; (iii) No lifestyle graphics on outside windows; (iv) No flags; (v) Staff approval of video content plan; and (vi) Screen the backs of equipment and racks.

The 2016 Sign Program Amendment (Exhibit B) includes approval of (a) four (4) new 48” video screens to be oriented inwards during business hours only; (b) one (1) additional outdoor sandwich board sign, (b) SUP racks and Razor display shall be located on the north end of the building, away from the southeast and southwest corners of the building where there is the majority of pedestrian travel; (c) The SUPs and two (2) sandwich boards will be brought inside at the close of business each day; (d) The 9,540 elevation neon sign shall be installed above the west facing entrance and be turned off at the close of business each day; (e) The Razor display will only occur from May 15 to October 1; and (f) The back of the ice cream freezer shall be screened from the public.

4. **Miscellaneous.**

- 4.1. **Recording.** This Agreement will be recorded in the office of the clerk and recorder for the County of San Miguel, state of Colorado.

- 4.2. **Indemnification.** The Owner hereby indemnifies and holds the Town its officers, directors, employees and agents from and against any and all claims, demands, liabilities, damages, suits, actions, judgments, losses, costs and expenses of every kind or nature by or on behalf of any person or entity, including attorney's fees incurred by the Town in defense of such claims, demands, liabilities, damages, suits, actions, judgments, losses, costs and expenses, arising out of, either directly or indirectly, from the subject matter of this Agreement, the granting of the TCO prior to the completion of the Uncompleted Improvements.

- 4.3. **Remedies for Breach Or Default.** In the event Owner should fail to perform or adhere to its obligations as set forth herein, or fail to meet specified performance timelines, the Town, in addition to any other remedies set forth herein, shall have the following remedies against the Owner, or its successors and assigns, which

remedies are cumulative and non-exclusive and which may be exercised after the provision of written notice stating that Owner is in breach, the specific steps required to cure the breach and a reasonable timeframe within which to cure the breach:

- 4.3.1. Specific performance;
- 4.3.2. Injunctive relief, both mandatory and or prohibitory;
- 4.3.3. Withdrawal or cancellation of Town Approvals;
- 4.3.4. Denial, withholding, or cancellation of any building permit, certificate of occupancy or any other authorization authorizing or implementing the development of the Property and/or any structure or improvement to be constructed on the Property; or
- 4.3.5. The Town shall have enforcement powers for violations of this Agreement as if they are violations of the CDC including the power to assess fines and penalties as set forth in the CDC.

- 4.4. **Governing Law. Costs and Expenses.** This Agreement shall be construed under and governed by the laws of Colorado, with jurisdiction and venue restricted to a court of competent jurisdiction in San Miguel County, Colorado. In addition to the remedies of the Town as set forth in this Agreement, a Party may pursue any and all available remedies under applicable law, including, without limitation, injunctive relief and specific performance. All of the rights and remedies of the Parties under this Agreement shall be cumulative. In any action to enforce or construe the terms of this Agreement, the substantially prevailing Party shall recover all legal and related court costs, including all reasonable attorneys' fees and expert witness fees, costs and expenses.
- 4.5. **Binding Effect.** This Agreement shall extend to, inure to the benefit of, and be binding upon the Town and its successors and assigns and upon the Owner, its successors (including subsequent owners of the Property, or any part thereof), legal representatives and assigns. This Agreement shall constitute an agreement running with the Property until: (a) modification or release by mutual agreement of the Town and the Owner.
- 4.6. **Parties Representations.** In entering into this Agreement, the Parties acknowledge and agree and represent and warrant to each other that they will perform their duties and obligations in a commercially reasonable and good faith manner and that this commitment is being relied upon by each other Party and that the Party has actual and express authority to execute this Agreement, has taken all actions necessary to obtain such authorization, the Agreement constitutes a binding obligation of the Party and the person signing below is duly authorized and empowered to execute this Agreement.
- 4.7. **Severability and Further Assurances.** If any term or provision or Article of this Agreement, or the application thereof to any person or circumstances shall, to any extent, be invalid or unenforceable, the remainder of this Agreement or the applications or such term or provision or Article to persons or circumstances other than those to which it is held invalid or unenforceable, shall not be affected

thereby, and each remaining term and provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

- 4.8. **Entire Agreement.** This Agreement contains the entire agreement and understanding of the Parties with respect to the subject matter hereof, and no other representations, promises, agreements or understandings or obligations with respect to the payment of consideration or agreements to undertake other actions regarding the subject matter hereof shall be of any force or effect unless in writing, executed by all Parties hereto and dated after the date hereof.
- 4.9. **Modifications and Waiver.** No amendment, modification or termination of this Agreement or any portion thereof shall be valid or binding unless it is in writing, dated subsequent to the date hereof and signed by each of the Parties hereto. No waiver of any breach, term or condition of this Agreement by any party shall constitute a subsequent waiver of the same or any other breach, term or condition.
- 4.10. **Counterparts and Facsimile Copies.** This Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. Facsimile copies of any party's signature hereon shall be deemed an original for all purposes of this Agreement.
- 4.11. **Notice.** All notices, demands or writings in this Agreement provided to be given or made or sent that may be given or made or sent by either party hereto to the other, shall be deemed to have been fully given or made or sent when made in writing and delivered either by Fax, Email or United States Mail (certified, return receipt requests and postage pre-paid), and addressed to the party, at the below stated mailing address, email address or fax number. The mailing address, email address or fax number to which any notice, demand or writing may be changed by sending written notice to each party notifying the party of the change.

| | |
|--|--|
| <p><u>Town:</u> Town of Mountain Village Attention: Town Manager 455 Mountain Village Blvd., Suite A Mountain Village, CO 81435</p> | <p><u>Owner:</u> TSG Gondola, LLC Attention: Jeff Proteau 565 Mountain Village Blvd. Mountain Village, CO 81435</p> |
| <p><u>With a Copy to:</u> Jim Mahoney, J. David Reed P.C. PO Box 196 Montrose, CO 81402</p> | <p><u>With a Copy to:</u></p> |

- 4.12. **Exhibits and Attachments.** All exhibits and attachments to this Agreement shall be incorporated herein and deemed a part of this Agreement.
- 4.13. **No Further Rights; No Third Party Rights.** Nothing contained herein shall be construed as creating any rights in any third persons or parties other than the parties specifically intended to be benefited or burdened by this Agreement.
- 4.14. **Term of Agreement.** This Agreement shall expire upon the issuance of a full CO in accordance with Town laws and regulations.

EXHIBIT A





NORTH SUP Outdoor Hanging Rack

- Adjacent **NORTH FACING** Exterior
- North Side TAC Structure 9' x 22'

<< NEW >>

ABOVE Video Screen "C" FACE IN to SOUTH Windows

- Screen Diagonal Dimension: 60" + Light Output: Minimum watts/ft. + Video Display Timeframe: **7am-Midnight**

STORAGE

<< NEW >>

POS #1

TAC DESK

POS #2

LOCKERS

NORTHWEST CORNER Video Screen "D" FACE IN to CENTER of TAC

- Screen Diagonal Dimension: 48"
- Light Output: Minimum watts/ft.
- Video Display Timeframe: **9am-6pm**

MT. SNEFFELS WINDOWS

NORTH

SOUTHEAST CORNER Video Screen "E" FACE IN to CENTER of TAC

- Screen Diagonal Dimension: 48"
- Light Output: Minimum watts/ft.
- Video Display Timeframe: **9am-6pm**

ICE CREAM

<< NEW >>

WEST Video Screen "A" FACE OUT to WEST GONDOLA

- Screen Diagonal Dimension: 48"
- Light Output: Minimum watts/ft.
- Video Display Timeframe: **7am-Midnight**

EAST Video Screen "B" FACE OUT to EAST GONDOLA

- Screen Diagonal Dimension: 48"
- Light Output: Minimum watts/ft.
- Video Display Timeframe: **7am-Midnight**

OUTDOOR PLACEMENT: SIGNAGE + RZR

- **TAC Wooden Sign** hung above east side door [Gondola Station #4 side].
- **TAC A-Frame Sign** (24" x 36") placed within 5 ft. of TAC structure [east side].
- **SUP A-Frame Sign** (18" x 24") placed within 5 ft. of TAC structure [east side].
- **SUP Hanging Rack** (9' x 22') hooks + braces affixed on north side of TAC structure [15 SUPs].
- **2-Door RZR** adjacent to TAC structure [two placements throughout summer].
 - ✓ Northwest corner of TAC structure June 1st to July 4th.
 - ✓ Southwest Gondola Plaza area July 4th to September 30th.

<< NEW >>

OUTDOOR SPEAKERS: MV MUNICIPAL CODE

- **Chapter 8.04** – Sections 8.04.010 Noise
 - ✓ Unreasonable Noise
 - ✓ Annoy + Interfere
 - ✓ Peace, Safety, Comfort, Health

<< NEW >>

SOUTHEAST CORNER Video Screen "G" FACE IN to CENTER of TAC

- Screen Diagonal Dimension: 48"
- Light Output: Minimum watts/ft.
- Video Display Timeframe: **9am-6pm**

<< NEW >>

WEST TAC Neon Sign FACE IN above WEST DOOR

- Sign Dimension: 24" x 36"
- Light Output: 40 – 60 lumens [florescent].
- Sign Display Timeframe: **9am-6pm**

<< NEW >>

SOCIAL MEDIA DESK

SOCIAL MEDIA DESK

SLOPESIDE WINDOWS

SOUTH

COUCH

CHAIR

<< NEW >>

SOUTHWEST CORNER Video Screen "F" FACE IN to CENTER of TAC

- Screen Diagonal Dimension: 48"
- Light Output: Minimum watts/ft.
- Video Display Timeframe: **9am-6pm**

<< NEW >>

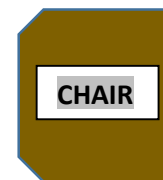
Outdoor Speaker FACING WEST GONDOLA

Outdoor Speaker FACING EAST GONDOLA

RETAIL SHELVES

WEST DOORS

EAST DOORS





DESIGN REVIEW PROCESS SIGNAGE APPLICATION

Community Development Department
Planning Division
455 Mountain Village Blvd.
Mountain Village, CO 81435
(970) 728-1392

The Community Development Department is here to assist you with your development application pursuant to the Community Development Code (CDC).

This publication outlines the Design Review Process Development Signage Application process of the CDC and also provides the submittal requirements for such development application.

Contents of the Publication

This publication is intended to address the submittal requirements for a design review process development application. However, it is each applicant's responsibility to review the CDC and any associated regulations to ensure a full understanding of the development application process.

Class 1 application: Staff development application review process;

Class 1 Applications. *The following types of Design Review Process development applications shall be processed as class 1 applications:*

1. Design revisions or remodeling that are minor in nature, does not alter the massing of the structure and does not compromise the intent of the Design Regulations or approved plans provided the developer provides a courtesy notice to all property owners within 400 feet of the lot affected by the redevelopment;
2. Painting or staining of an existing home or structure;
3. Roofing replacement;
4. Insubstantial landscaping and grading development applications;
5. Sign permits;
6. Bridges for recreational or pedestrian paths;
7. Fire mitigation and forestry management projects;
8. New or modified lighting on all buildings and structures;
9. The replacement of a lift with a new lift provided the capacity of the lift is not changing;
10. Minor golf course improvements or landscaping, such green or tee replacements; and
11. Minor ski resort improvements such as replacing or installing a snowmaking line.

If any of design variation is sought pursuant to Design Variation Process for one of the development applications set forth above, such development application shall be processed as a class 3 application. The review authority may elect to elevate a Design Review Process development application to either a class 2 or 3 application based on complicating factors, complex design or other similar considerations. If the review authority elects to elevate a Design Review Process development application to a class 3 application, no public notice of such application is required.



DESIGN REVIEW PROCESS SIGNAGE APPLICATION

Community Development Department
Planning Division
455 Mountain Village Blvd.
Mountain Village, CO 81435
(970) 728-1392

Development Application Submittal Requirements:

The following forms, information and plans will need to be submitted in order to have a complete development application. Situations will occur when all of the listed submittal requirements will not be required and where items not listed as submittal requirements will be required in order for the Town to have sufficient information to fully evaluate the impacts of a development application. The Planning Division is therefore authorized to determine, based on the nature of a development application, whether to waive submittal requirements or require additional submittal requirements.

| Submitted (Office Use) | Item No | Submittal Requirements |
|---------------------------|------------|---|
| | 1. | Application Form. Completed application form (Attached). |
| | 2. | Fees. \$250 for Class 1 Review |
| | 3. | Proof of Ownership. Copy of current deed or title report on the effected property. |
| | 4. | Agency Letter. If application is not submitted by the owner of the property, a letter of agency, signed by the property owner giving permission to a firm or person to submit the requested land use application (Attached). |
| | 5. | HOA Letter. For development on property that is owned in common by a homeowners association, the development application shall include: A. A letter from the Homeowner’s Association (HOA) board giving permission for the application (Attached), and, where a vote is required by the HOA governing documents, a copy of the proof of the vote and outcome of such vote. B. A copy of the HOA governing documents, including bylaws and declaration. |
| | 6. | Proposed Signage. Digital rendering of proposed signage to include: A. Proposed sign location; B. Materials of sign; C. Dimensions of sign, including total area of graphics and lettering height; and D. Proposed lighting of signage. |
| | 7. | ePlan Submittal. All development applications shall be submitted pursuant to the ePlans submittal process as outlined in the following publication: http://www.townofmountainvillage.com/eplans |

Questions and/or comments on ePlans Process can be directed to cd@mtnvillage.org or call 970-728-1392.



**DESIGN REVIEW PROCESS
SIGNAGE
APPLICATION**

**Community Development Department
Planning Division**
455 Mountain Village Blvd.
Mountain Village, CO 81435
(970) 728-1392

| DESIGN REVIEW PROCESS APPLICATION | | |
|--|---|---|
| APPLICANT INFORMATION | | |
| Name: Eric Apodaca | E-mail Address: EApodaca@TellurideSkiResort.com | |
| Mailing Address: 565 Mountain Village Blvd | Phone: 970.728.7433 | |
| City: Telluride | State: CO | Zip Code: 81435 |
| Mountain Village Business License Number: 4164082-0001 | | |
| PROPERTY INFORMATION | | |
| Physical Address: 697 Mountain Village Blvd | | Acreage: |
| Zone District: | Zoning Designations: | Density Assigned to the Lot or Site: |
| Legal Description: Lot 53A | | |
| Existing Land Uses: Commercial/Retail | | |
| Proposed Land Uses: Commercial/Retail | | |
| OWNER INFORMATION | | |
| Property Owner: TSG Gondola, LLC | E-mail Address: SSolomon@TelSki.com | |
| Mailing Address: 565 Mountain Village Blvd | Phone: 970.728.7318 | |
| City: Telluride | State: CO | Zip Code: 81435 |
| DESCRIPTION OF REQUEST | | |
| | | |



DESIGN REVIEW PROCESS SIGNAGE APPLICATION

Planning & Development Services
Department
Planning Division
455 Mountain Village Blvd.
Mountain Village, CO 81435

**OWNER/APPLICANT
ACKNOWLEDGEMENT
OF RESPONSIBILITIES**

I, _____, the owner of Lot _____ (the "Property") hereby certify that the statements made by myself and my agents on this application are true and correct. I acknowledge that any misrepresentation of any information on the application submittal may be grounds for denial of the development application or the imposition of penalties and/or fines pursuant to the Community Development Code. We have familiarized ourselves with the rules, regulations and procedures with respect to preparing and filing the development application. We agree to allow access to the proposed development site at all times by members of Town staff, DRB members and the Town Council. We agree that if this request is approved, it is issued on the representations made in the development application submittal, and any approval or subsequently issued building permit(s) or other type of permit(s) may be revoked without notice if there is a breach of representations or conditions of approval. By signing this acknowledgement, I understand and agree that I am responsible for the completion of all required on-site and off-site improvements as shown and approved on the final plan(s) (including but not limited to: landscaping, paving, lighting, etc.). We further understand that I (we) are responsible for paying Town legal fees and other fees as set forth in the Community Development Code.

[Handwritten Signature] 4/2/16

Signature of Owner Date

[Handwritten Signature] 4/2/16

Signature of Applicant/Agent Date

| OFFICE USE ONLY | |
|-----------------|----------|
| Fee Paid: | By: |
| | Planner: |



DESIGN REVIEW PROCESS
SIGNAGE
APPLICATION

Planning & Development Services
Department
Planning Division
455 Mountain Village Blvd.
Mountain Village, CO 81435

OWNER AGENT AUTHORIZATION FORM

I have reviewed the application and hereby authorize (agent) ERIC APODACA
of (agent's business name) TSG to be and to
act as my designated representative and represent the development application through all aspects of the
development review process with the Town of Mountain Village.

Bill Jensen

(Signature)

4/2/2016

(Date)

Bill Jensen

(Printed name)



DESIGN REVIEW PROCESS
SIGNAGE
APPLICATION

Planning & Development Services
Department
Planning Division
455 Mountain Village Blvd.
Mountain Village, CO 81435

HOA APPROVAL LETTER

I, (print name) N/A, the HOA president of property located at _____, provide this letter as written approval of the plans dated _____ which have been submitted to the Town of Mountain Village Planning & Development Services Department for the proposed improvements to be completed at the address noted above. I understand that the proposed improvements include (*indicate below*):

(Signature)

(Date)

(Printed name)

TELLURIDE ADVENTURE CENTER SIGN PLAN – 2016 SUMMER AMENDMENT

The Telluride Adventure Center (TAC) relocated this winter from the TSG Ticket Sales Office into the glass structure located at the top of the Chair #4 stairs – Mountain Village (MV) Gondola Plaza. The TAC relocation offers an excellent opportunity to promote area businesses through an effort to both generate local/guest goodwill, and increased revenue during the winter and summer seasons.

The primary directive of TAC is to act as the premier activity hub for both (1) area guests, and (2) adventure outfitters for the Telluride area. Our value add for visitors is to do all the legwork to package the optimal Telluride experience for individuals and/or families. TAC partners with most of the major Telluride outfitters, and as a result, we are able to meet the adventure needs of our guests. We have the partner-pulse of all the adventures that the area offers, so TAC has the ability to package multiple adventures [a service that not even our outfitter associates can offer].

While our location offers our partners an opportunity to translate into increased adventure sales, it generates greater guest interest in the area as well. TAC highlights activities that factor highly in the decisions of guests to make a return visits to Telluride. This increased interest that we generate for local businesses can result in potentially greater traffic for MV [TAC's location base].

Visuals continue to be an important component of the TAC sales style. The presentation of the TAC space as an *informational attraction* [meaning a must place to drop in and visit for the latest–greatest area adventure offerings + information on local businesses/happenings] is driven via still photo + video content. TAC values an opportunity that both the MV DRB, and residents, have given our business unit the past three seasons to promote our offerings from our previous location. We understand the importance of being respectful to MV codes/expectations while we conduct business – especially from our new, high visibility location.

Much of the following summer requests to amend the TAC Sign Plan parallel our winter season wishes. The purpose of our requests are to visually enhance our appeal to guests (as an adventure + information center), so when they enter our structure they *feel* the adventure lifestyle. All outdoor signage and/or racks will be placed adjacent to, or within 5 feet of the TAC shop. All non-affixed signage will be stored in TAC after hours. All after hours light output will not exceed the approved amount/timing designated by MV DRB.

As stated above, the intent of our outdoor signage is to attract guests to inquire about Telluride's adventure lifestyle. TAC accomplished this goal this winter season with the following visuals:

- Ski, snowboard, and snowshoe racks positioned adjacent (within 3') to the TAC structure on the east entrance.

- Two outward-facing 48" TV screens mounted/positioned on both the east and west entrances of the TAC structure [running adventure video + informational stills such as the Daily Snow Report]. One 70" TV screen mounted/positioned above the TAC desk in the structure's interior which runs the TAC winter video.

- ✓ All TV screens ran on gondola hours – approximately 7:30am to midnight daily.

- Snowmobile prop (10' x 10' x 10') positioned on the northwest corner that drew positive guest attention [numerous family photos atop the sled throughout the winter season].
- Wrap-around signage on the east, west, and south facing windows of the TAC structure – creatively promoting the adventure lifestyle + our contact information.

The combination of worded signage and strong visuals helped TAC entice guests to visit our location. TAC would like to carry this momentum over to the 2016 summer season with the following additions and/or substitutions:

- Two a-frame boards communicating TAC's adventures + SUP sales/rentals will be positioned on the east and west end of TAC.
 - ✓ Sign dimensions are 28" x 42" (TAC Adventures) and 19" x 24" (SUP Rentals).
- Four new 48" TV screens mounted/positioned on the four interior corners of the TAC structure.
 - ✓ Monitors to run both adventure lifestyle + promotional video during business hours – approximately 8:30am to 6:30pm.
 - ✓ Promotional video to include content from local businesses + events.
- Installation of a stand up paddle board rack for up to 15 SUPs – adjacent to the north end of the TAC structure.
 - ✓ SUPs are colorful, and add a quality component to visually selling the adventure lifestyle.
 - ✓ SUPs range in height from 9' to 12' being the tallest.
- Summer screams ice cream, so TAC will sell ice cream products in its shop.
 - ✓ Ice cream freezer will be positioned in the lower left east-facing window of TAC.
 - ✓ An ice cream sign will be facing out communicating to guests that it is available for purchase inside.
 - ✓ Cooler dimension is 36"H x 32"W x 60"L – to fit in the window.
- Swap out the snowmobile sled with a two-door Polaris RZR (10' x 10' x 10') to be positioned in the same location – northwest corner.

- TAC would like to mount a Neon 9,240' Elevation Sign inside above the west-facing entrance.
 - ✓ Elevation is a top inquiry of guests.
 - ✓ It is also an important point of reference for us to discuss/determine if guests are acclimated or not.
 - ✓ We'd like to get creative with our presentation of TAC's elevation point – a neon sign grabs attention.
 - ✓ Display timeframe would be business hours only – approximately 8:30am to 6:30pm – with no after-hours light output.
 - ✓ Dimensions would be approximately 24" x 36".



NORTH SUP Outdoor Hanging Rack

- Adjacent **NORTH FACING** Exterior
- North Side TAC Structure 9' x 22'

<< NEW >>

ABOVE Video Screen "C" FACE IN to SOUTH Windows

- Screen Diagonal Dimension: 60" + Light Output: Minimum watts/ft. + Video Display Timeframe: 7am-Midnight

STORAGE

<< NEW >>

POS #1 TAC DESK POS #2

LOCKERS

NORTHWEST CORNER Video Screen "D" FACE IN to CENTER of TAC

- Screen Diagonal Dimension: 48"
- Light Output: Minimum watts/ft.
- Video Display Timeframe: 9am-6pm

MT. SNEFFELS WINDOWS
NORTH

SOUTHEAST CORNER Video Screen "E" FACE IN to CENTER of TAC

- Screen Diagonal Dimension: 48"
- Light Output: Minimum watts/ft.
- Video Display Timeframe: 9am-6pm

<< NEW >>

ICE CREAM

WEST Video Screen "A" FACE OUT to WEST GONDOLA

- Screen Diagonal Dimension: 48"
- Light Output: Minimum watts/ft.
- Video Display Timeframe: 7am-Midnight

EAST Video Screen "B" FACE OUT to EAST GONDOLA

- Screen Diagonal Dimension: 48"
- Light Output: Minimum watts/ft.
- Video Display Timeframe: 7am-Midnight

WEST TAC Neon Sign FACE IN above WEST DOOR

- Sign Dimension: 24" x 36"
- Light Output: 40 – 60 lumens [florescent].
- Sign Display Timeframe: 9am-6pm

<< NEW >>

OUTDOOR PLACEMENT: SIGNAGE + RZR

- TAC Wooden Sign hung above east side door [Gondola Station #4 side].
- TAC A-Frame Sign (24" x 36") placed within 5 ft. of TAC structure [east side].
- SUP A-Frame Sign (18" x 24") placed within 5 ft. of TAC structure [east side].
- SUP Hanging Rack (9' x 22') hooks + braces affixed on north side of TAC structure [15 SUPs].
- 2-Door RZR adjacent to TAC structure [two placements throughout summer].
 - ✓ Northwest corner of TAC structure June 1st to July 4th.
 - ✓ Southwest Gondola Plaza area July 4th to September 30th.

<< NEW >>

OUTDOOR SPEAKERS: MV MUNICIPAL CODE

- Chapter 8.04 – Sections 8.04.010 Noise
 - ✓ Unreasonable Noise
 - ✓ Annoy + Interfere
 - ✓ Peace, Safety, Comfort, Health

<< NEW >>

SOUTHEAST CORNER Video Screen "G" FACE IN to CENTER of TAC

- Screen Diagonal Dimension: 48"
- Light Output: Minimum watts/ft.
- Video Display Timeframe: 9am-6pm

<< NEW >>

SOCIAL MEDIA DESK

SOUTHWEST CORNER Video Screen "F" FACE IN to CENTER of TAC

- Screen Diagonal Dimension: 48"
- Light Output: Minimum watts/ft.
- Video Display Timeframe: 9am-6pm

SOCIAL MEDIA DESK

SLOPESIDE WINDOWS
SOUTH

COUCH

CHAIR

<< NEW >>

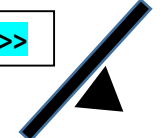
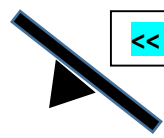
Outdoor Speaker FACING WEST GONDOLA

Outdoor Speaker FACING EAST GONDOLA

WEST DOORS

EAST DOORS

RETAIL SHELVES



TAC STRUCTURE INTERIOR

Video Screen “D”: Screen located inside on the top northwest corner of structure facing in.

- Samsung 1080 Smart LED TV (2015 Model)
- Screen Diagonal Dimension: 48”
Business Hours Light Output: Regular video screen light level output watts/ft.
- Video Display Timeframe: 9:00am to 6:00pm (Summer Business Hours)
- Still Image Display Timeframe: 9:00am to 6:00pm.
After Hours Light Output: None.



Video Screen “E”: Screen located inside on the top northeast corner of structure facing in.

- Samsung 1080 Smart LED TV (2015 Model)
- Screen Diagonal Dimension: 48”
Business Hours Light Output: Regular video screen light level output watts/ft.
- Video Display Timeframe: 9:00am to 6:00pm (Summer Business Hours)
- Still Image Display Timeframe: 9:00am to 6:00pm.
After Hours Light Output: None.



Video Screen “F”: Screen located inside on the top southwest corner of structure facing in.

- Samsung 1080 Smart LED TV (2015 Model)
- Screen Diagonal Dimension: 48”
Business Hours Light Output: Regular video screen light level output watts/ft.
- Video Display Timeframe: 9:00am to 6:00pm (Summer Business Hours)
- Still Image Display Timeframe: 9:00am to 6:00pm.
After Hours Light Output: None.



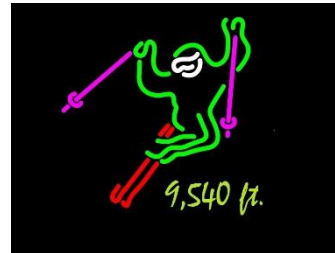
Video Screen “G”: Screen located inside on the top southeast corner of structure facing in.

- Samsung 1080 Smart LED TV (2015 Model)
- Screen Diagonal Dimension: 48”
Business Hours Light Output: Regular video screen light level output watts/ft.
- Video Display Timeframe: 9:00am to 6:00pm (Summer Business Hours)
- Still Image Display Timeframe: 9:00am to 6:00pm.
After Hours Light Output: None.



TAC + 9,240 Elevation Neon Sign: Located inside the TAC structure above the west-facing entrance.

- Elevation is a top inquiry of guests. It is also an important point of reference for us to discuss/determine if guests are acclimated or not.
 - ✓ We'd like to get creative with our presentation of TAC's elevation point. A neon sign grabs attention.
- Image Display Timeframe: 9:00am to 6:00pm.
After Hours Light Output: None.
- Dimensions: 24" x 36"



Ice Cream Freezer: Located inside the TAC structure against the bottom window adjacent to the east entrance.



- Inside sales to not have outside line interfere with in + out gondola flow.
- Ice cream wording on freezer facing toward east gondola.
- Dimensions: 36"H x 32"W x 60"L

TAC STRUCTURE EXTERIOR

- **Stand-Up SUP Storage Rack** parallel to north side of TAC structure.
 - ✓ SUP Rack will support 12 SOL paddle boards.
 - Tallest SUP = 12' in height.
 - ✓ SUPs will be stored nightly inside the TAC structure.
 - ✓ SUP rack will remain adjacent to north side of TAC structure.



TAC Wooden Sign: Telluride Adventure Center outdoor sign hung above east side entrance.

- Dimensions: 37" x 37"
- Please see attached below photos.



TAC WOODEN SIGN



TAC EAST SIDE ENTRANCE

TAC A-Frame Boards: Our Adventure Options + SUP A-Frame boards placed within 3 ft. of TAC shop east side entrance.

- Dimensions: 28" x 42" and 19" x 24"
- Timeframe: 8am to 6pm daily (brought in after hours).
- Please see below photo.



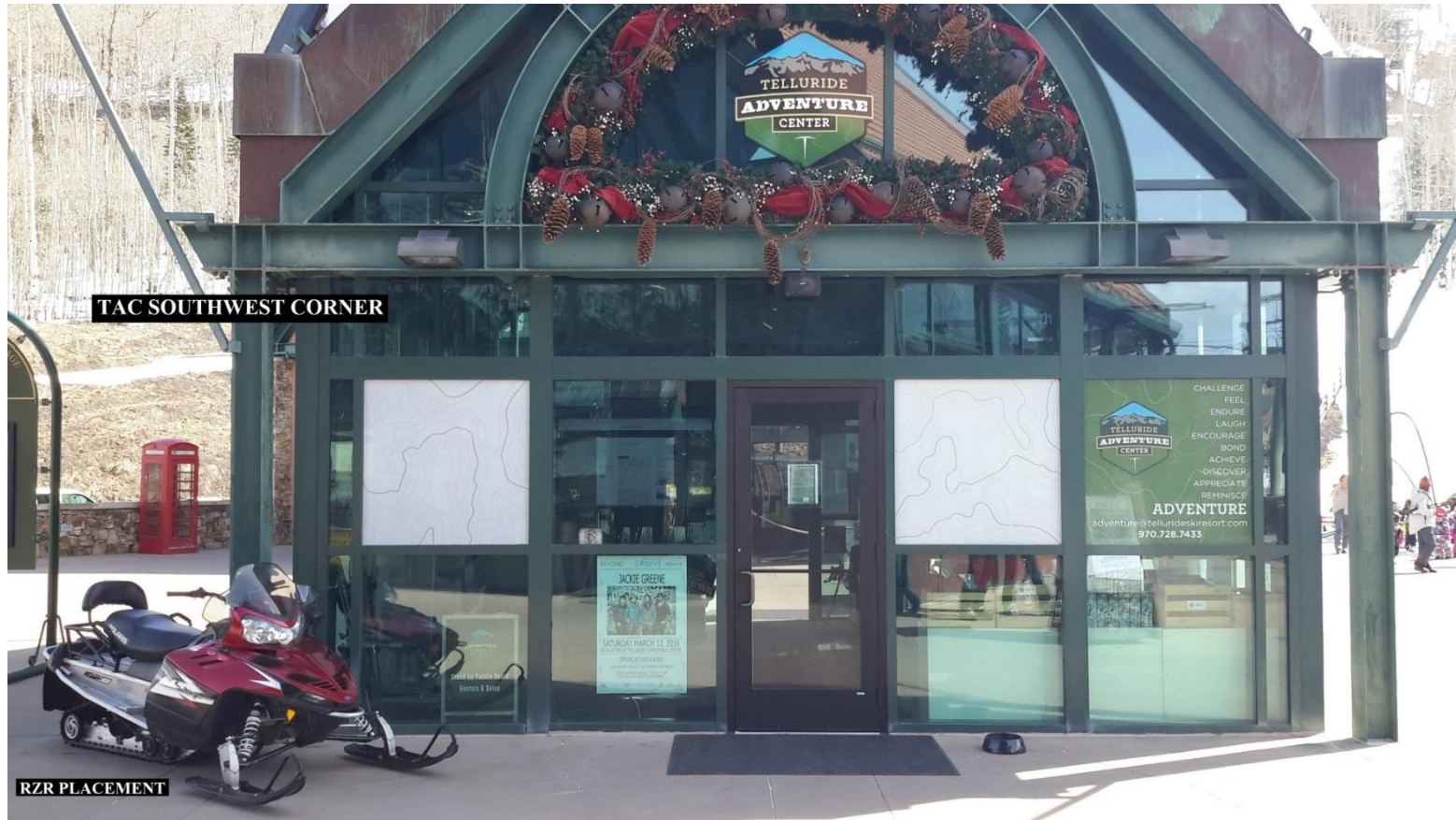
TAC A-FRAME MENU BOARD



TAC SUP A-FRAME

TAC RZR Placement: Replacing winter prop (snowmobile) with summer prop (Polaris RZR). Position RZR adjacent to the front corner of NW TAC.

- RZR Dimensions: 4'H x 4'W x 9'6"L + Display Location: Adjacent to TAC structure (northwest corner of structure).
- Display Timeframe: TAC Summer Opening Day 6/1/16 to 9/30/16.
- Outside display coincides with special RZR adventure options offered inside TAC shop. No signage attached to sled + No fuel in machine.
- Liability + damage to machine assumed by RZR provider.
- See below Polaris RZR photo. **NOTE: Photo depicts 4-door. Display RZR will be a 2-door.**



POLARIS RZR



EXHIBIT A



AFFIDAVIT OF MAILING PUBLIC NOTICE LETTER

April 4, 2016

Town of Mountain Village
Department of Community Development
455 Mountain Village Boulevard, Suite A
Mountain Village, Colorado 81435.

Sent by email to: chenderson@mtnvillage.org

Re: Certification and Affidavit of Mailing Public Notice Letter for Lot 53A

I hereby declare that I, Anneliese K. Riebel, mailed a copy of the Town approved, enclosed public notice letter via U.S. First Class Mail, postage prepaid thereon on April 4, 2016, to the attached list of property owners. The public notice letter was prepared and mailed in accordance with the public noticing requirements of the Community Development Code ("CDC"). The public notice letter was placed in the mail on insert date of mailing, which was at least 30 days prior to the public hearing(s) to be held on May 5th, 2016. The list of property owners includes all lot and condominium property owners located within 400 feet of the boundary of the existing or proposed lot(s). When a portion of a condominium property is located within the 400 foot distance, all condominium unit owners within that project are included on the attached list. The adjacent property owner list was compiled from the San Miguel County Clerk and Records Records

Attached is a copy of the noticing letter, list of all property owners noticed, including their lot number and mailing address, a copy of the vicinity map mailed with the noticing letter, and a map showing all lots that were included within the 400 foot noticing area.

The project is located within the original PUD boundary as defined by the CDC. For development outside the original boundary of the CDC, mineral estate owners are included on the attached list pursuant to the CDC and C.R.S. 24-65.5-100.

I declare that under penalty of perjury under the laws of the State of Colorado that the foregoing is true and correct.

Sincerely,



Anneliese K. Riebel
Authorized Agent

NOTICE OF PENDING DEVELOPMENT APPLICATION

April 5, 2016

RE: Public Hearing on Proposed Sign Amendment

Dear Property Owner,

You are receiving this public notice as required by the Town of Mountain Village Community Development Code (CDC) because you own property within 400 feet of a proposed sign program amendment.

Name of Applicant: TSG Ski & Golf, LLC dba Telluride Adventure Center

Type of Development Application: Class 3 Sign Program Application

Legal Description: Lot 53A and OS-3U, Mountain Village, CO 81435

Address: Village Core

Lot or Site Size: N/A

Review Authority: Design Review Board (DRB)

Date and Time of Public Hearing(s):

- DRB Hearing Date: May 5, 2016
- DRB Hearing Time: 10:00 am or as soon as practicable thereafter.

Location of Public Hearing: Town Hall, Town Council Meeting Room, 455 Mountain Village Blvd., Ste. A, Mountain Village, CO 81435. Amendments to the sign program approved December 3, 2015 and previous amendments approved August 6, 2015 and August 28, 2014.

Description of Any Requested Specific Approvals: N/A

Web Link to View Proposed Development Plans: <http://www.townofmountainvillage.com/currentplanning>

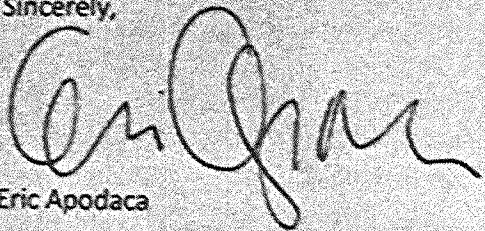
Send written comments addressed to the DRB to: chenderson@mtnvillage.org. Or by surface mail to:

Mountain Village Community Development Department

455 Mountain Village Boulevard, Suite A

Mountain Village, Colorado 81435

Sincerely,



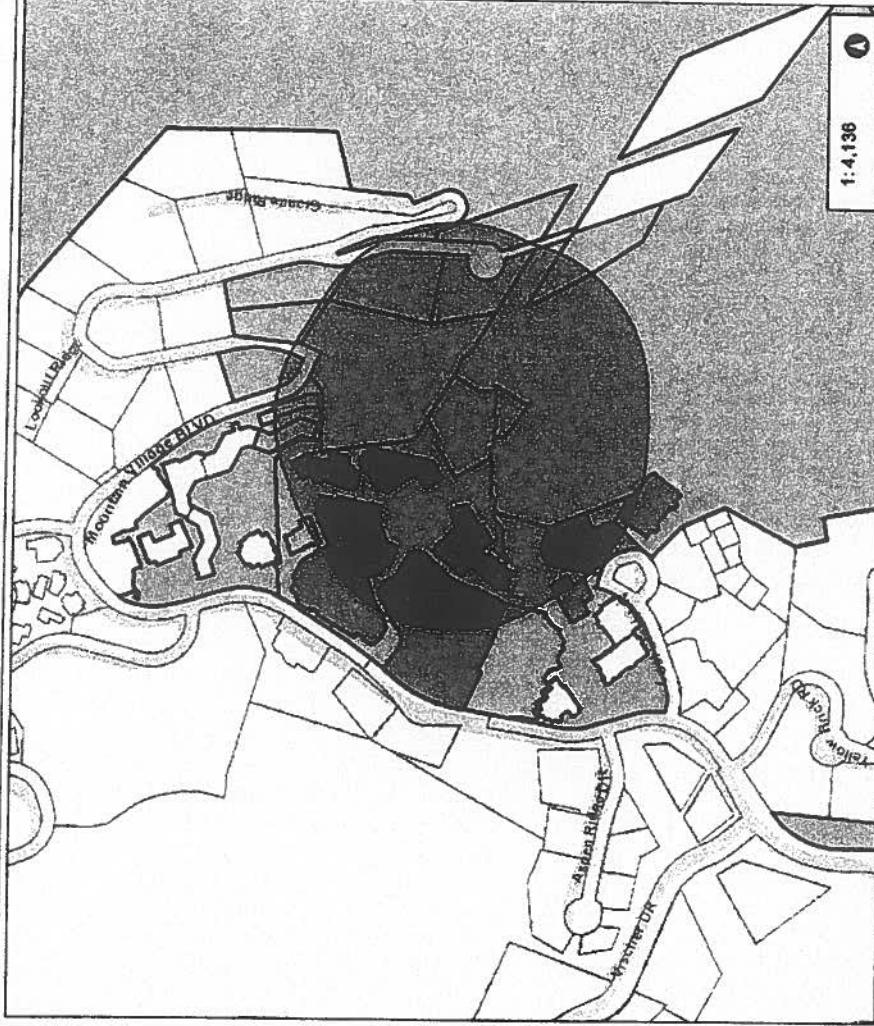
Eric Apodaca

Telluride Adventure Center

eapodaca@tellurideskiresort.com



web/Map
San Miguel County, Colorado



1:4,136

This map is a user generated output from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be current, or otherwise contain errors. THIS MAP IS NOT TO BE USED FOR NAVIGATION.
www.sanmiguelcountycolorado.gov/mapping
NAD_1983 UTM_Zone_13N
© Latitude Geographics Group Ltd.



- Legend**
- Parcels
 - ▨ Roads (1:4,000 - 1:8,000)
 - ▨ Arterial
 - ▨ Main
 - ▨ Local
 - ▨ Primitive
 - ▭ Town Boundaries
 - ▭ County Boundaries

Notes



PLANNING & DEVELOPMENT SERVICES

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

TO: Design Review Board
FROM: Dave Bangert, Town Forester
FOR: DRB Meeting on May 5, 2016
DATE: April 6, 2016
RE: Consideration of a Design Review Application for the Installation of Landscaping in the GE and Road Right of Way on Lot 154

APPLICATION OVERVIEW:

The purpose and intent of this memo is to have the Design Review Board review and evaluate the proposed new plantings and hardscape in the General Easement (GE) and road right-of-way (RROW) on Lot 154.

PROJECT GEOGRAPHY

Legal Description: Lot 154, Telluride Mountain Village
Address: 111 San Juanin
Applicant/Agent: Julee Wolverton, Landscape Architect
Owner: Lorian HOA
Zoning: Multi Family
Existing Use: Multi Family
Proposed Use: Multi Family
Lot Area: 1.59 acres

Adjacent Land Uses:

- **North:** Open Space
- **South:** Multi Family
- **East:** Open Space
- **West:** Open Space

ATTACHMENTS

- Exhibit A: Proposed plans

BACKGROUND

The owner's representative, Julee Wolverton, has submitted a Design Review development application in accordance with the Community Development Code (CDC). The applicant is proposing the installation of landscaping and hardscape in the GE and RROW. The landscaping that is proposed in the RROW will be elevated to the Town Council for review.

ANALYSIS OF RELEVANT CODE SECTIONS

17.3.14 General Easement Setbacks

C. All general easement setbacks or other setbacks shall be maintained in a natural, undisturbed state to provide buffering to surrounding land uses and to maintain the ability to conduct any of the general easement allowed uses.

D. All above- and below-grade structures or structural components (soil nailing, etc.), earth disturbance, or ground level site development such as walks, hardscape, terraces and patios shall be located outside of the general easement setback or other setbacks on each lot within the allowable building area of a lot.

E. The following development activities are permitted in the general easement setback or other setbacks subject to the applicable review process and Design Regulations:

1. Review authority approved accessways for direct access, including driveways, walkways, and ski trails and ski lifts for ski area access.
 - a. Accessway impacts to the general easement shall be minimized to the extent practical, such as a perpendicular crossing of the easement setback area.
 - b. Accessways shall not exceed the minimum Town standards for construction, such as the minimum width.
2. Utilities;
 - a. To the extent practical, all utilities shall follow a driveway alignment.
3. Address monuments;
4. Natural landscaping without any man-made materials or hardscape;
5. Fire mitigation and forestry management without substantial earthwork;
6. Construction staging provided:
 - a. The area proposed for such staging is devoid of naturally occurring trees or other naturally occurring vegetation; or
 - b. The DRB is approving disturbance in the general easement for another proposed improvement such as a driveway, utility cut, or skier access, and the area can be used for staging until the approved improvement is constructed; and
7. Other uses as provided for in the definition of general easement.

F. The DRB may waive the general easement setback or other setbacks and allow for prohibited activities provided:

1. The applicant has demonstrated that avoiding grading and disturbance in the general easement setback would create a hardship, and there is not a practicable alternative that allows for reasonable use of the lot;
2. The disturbance in the general easement setback is due to natural features of the site, such as steep slopes, wetlands and streams;
3. No unreasonable negative impacts result to the surrounding properties;
4. The general easement setback or other setback will be revegetated and landscaped in a natural state;
5. The Public Works Department has approved the permanent above-grade and below-grade improvements;
6. The applicant will enter into an encroachment agreement with the Town with the form and substance prescribed by the Town; and
7. Encroachments into the general easement setback or other setbacks are mitigated by appropriate landscaping, buffering and other measures directly related to mitigating the encroachment impacts.

STAFF RECOMMENDATION

Staff feels that the minor encroachments of hardscape in the General Easement are outweighed by the landscape improvements to the entry way to the Lorian.

Staff recommends approve the General Easement encroachments proposed by the applicant, Julee Wolverton, on Lot 154 with the following motion:

“I move to approve the application by Julee Wolverton to landscaping with the General Easement as proposed, subject to approval of the Town Council for landscaping and hardscape within the right-of-way”.



DESIGN REVIEW PROCESS APPLICATION

**Planning & Development Services
 Department
 Planning Division**
 455 Mountain Village Blvd. Ste. A
 Mountain Village, CO 81435

| DESIGN REVIEW PROCESS APPLICATION | | |
|---|--|---|
| APPLICANT INFORMATION | | |
| Name: Julee Wolverton, Landscape Architect | E-mail Address: wolverton@montrose.net | |
| Mailing Address: 61945 Nighthawk Road | Phone: (970) 417-1779 | |
| City: Montrose | State: CO | Zip Code: 81403 |
| Mountain Village Business License Number: 005820 | | |
| PROPERTY INFORMATION | | |
| Physical Address: 111 San Joaquin Road, Telluride, CO 81435 | | Acreage: 1.59 Acres |
| Zone District: Multi-family Residential | Zoning Designations: | Density Assigned to the Lot or Site: |
| Legal Description: The Lorian at Prospect Creek, Phase 2, Lot 154, located within Section 3, T.42N., R9W, N.M.P.M., San Miguel County, Colorado | | |
| Existing Land Uses: Complex with three condominium buildings, pool area, and landscaping | | |
| Proposed Land Uses: Upgrade existing landscape adjacent to entry sign | | |
| OWNER INFORMATION | | |
| Property Owner: Harold Skripsky | E-mail Address: hskripsky@aol.com | |
| Mailing Address: 9554 East Shangri-La Drive | Phone: 970-254-6111 | |
| City: Scottsdale | State: AZ | Zip Code: 85260 |
| DESCRIPTION OF REQUEST | | |
| <p>The minor landscape improvements at the Lorian Condominiums include upgrading approximately 3,000 sf of the existing landscape area between the entry driveway and San Joaquin Road. The improvements include: 1) adding 2 ft. wide cobble shoulder on the east side of the entry driveway, and 6 ft. wide area of cobble along San Joaquin Road drainage swale, 2) expanding the turf grass about 2,000 sf in front of the existing terraced retaining walls, 3) importing soil for a small 1'-2' rolling rounded berm at the upper retaining wall planter and planting the terraces with flowering alpine perennials to highlight the wall sign & entry, 4) and adding clusters of spruce and aspen along the face of the tall entry retaining wall. The proposed landscape upgrades are located within the 16 ft. wide general easement and right-of-way.</p> | | |



DESIGN REVIEW PROCESS APPLICATION

Planning & Development Services
Department
Planning Division
455 Mountain Village Blvd. Ste. A
Mountain Village, CO 81435

**OWNER/APPLICANT
ACKNOWLEDGEMENT
OF RESPONSIBILITIES**

I, Harold Skripsky, President of H.O.A., the owner of Lot 154, Unit 15 (the "Property") hereby certify that the statements made by myself and my agents on this application are true and correct. I acknowledge that any misrepresentation of any information on the application submittal may be grounds for denial of the development application or the imposition of penalties and/or fines pursuant to the Community Development Code. We have familiarized ourselves with the rules, regulations and procedures with respect to preparing and filing the development application. We agree to allow access to the proposed development site at all times by members of Town staff, DRB and Town Council. We agree that if this request is approved, it is issued on the representations made in the development application submittal, and any approval or subsequently issued building permit(s) or other type of permit(s) may be revoked without notice if there is a breach of representations or conditions of approval. By signing this acknowledgement, I understand and agree that I am responsible for the completion of all required on-site and off-site improvements as shown and approved on the final plan(s) (including but not limited to: landscaping, paving, lighting, etc.). We further understand that I (we) are responsible for paying Town legal fees and other fees as set forth in the Community Development Code.

Signature of Owner

Date

3-29-16

Signature of Applicant/Agent

Date

OFFICE USE ONLY

Fee Paid:

By:

Planner:



DESIGN REVIEW PROCESS APPLICATION

Planning & Development Services
Department
Planning Division
455 Mountain Village Blvd. Ste. A
Mountain Village, CO 81435

OWNER AGENT AUTHORIZATION FORM

I have reviewed the application and hereby authorize (agent *name*) Julee Wolverton
of (agent's business name) Julee Wolverton, Landscape Architect to be and to act as my designated
representative and represent the development application through all aspects of the development review
process with the Town of Mountain Village.

(Signature)

(Date)

Harold Skripsky
(Printed name)



DESIGN REVIEW PROCESS APPLICATION

Planning & Development Services
Department
Planning Division
455 Mountain Village Blvd. Ste. A
Mountain Village, CO 81435

HOA APPROVAL LETTER

I, (*print name*) Harold Skripsky, the HOA president of property located at
The Lorian at Prospect Creek, provide this letter as
written approval of the plans dated March 30, 2016 which have been submitted to the
Town of Mountain Village Planning & Development Services Department for the proposed improvements to be
completed at the address noted above. I understand that the proposed improvements include (*indicate below*):

(Signature)

(Date)

Harold Skripsky
(Printed name)



DESIGN REVIEW PROCESS APPLICATION

Planning & Development Services
Department
Planning Division
455 Mountain Village Blvd. Ste. A
Mountain Village, CO 81435

**OWNER/APPLICANT
ACKNOWLEDGEMENT
OF RESPONSIBILITIES**

I, Harold Skripsky, President of H.O.A., the owner of Lot 154, Unit 15 (the "Property") hereby certify that the statements made by myself and my agents on this application are true and correct. I acknowledge that any misrepresentation of any information on the application submittal may be grounds for denial of the development application or the imposition of penalties and/or fines pursuant to the Community Development Code. We have familiarized ourselves with the rules, regulations and procedures with respect to preparing and filing the development application. We agree to allow access to the proposed development site at all times by members of Town staff, DRB and Town Council. We agree that if this request is approved, it is issued on the representations made in the development application submittal, and any approval or subsequently issued building permit(s) or other type of permit(s) may be revoked without notice if there is a breach of representations or conditions of approval. By signing this acknowledgement, I understand and agree that I am responsible for the completion of all required on-site and off-site improvements as shown and approved on the final plan(s) (including but not limited to: landscaping, paving, lighting, etc.). We further understand that I (we) are responsible for paying Town legal fees and other fees as set forth in the Community Development Code.

Harold Skripsky 3/29/16
Signature of Owner Date

Julie Wolventon 3-29-16
Signature of Applicant/Agent Date

| OFFICE USE ONLY | |
|-----------------|----------|
| Fee Paid: | By: |
| | Planner: |

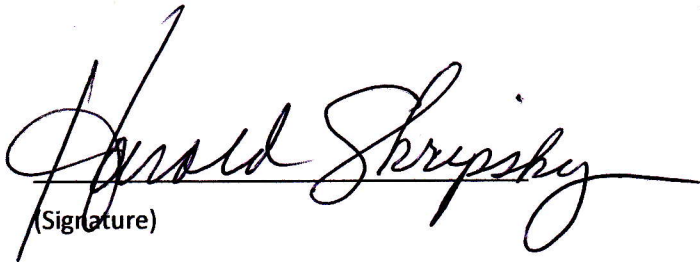


DESIGN REVIEW PROCESS APPLICATION

Planning & Development Services
Department
Planning Division
455 Mountain Village Blvd. Ste. A
Mountain Village, CO 81435

OWNER AGENT AUTHORIZATION FORM

I have reviewed the application and hereby authorize (agent name) Julee Wolverton
of (agent's business name) Julee Wolverton, Landscape Architect to be and to act as my designated
representative and represent the development application through all aspects of the development review
process with the Town of Mountain Village.


(Signature)

3/29/16
(Date)

Harold Skripsky
(Printed name)



DESIGN REVIEW PROCESS
APPLICATION

Planning & Development Services
Department
Planning Division
455 Mountain Village Blvd. Ste. A
Mountain Village, CO 81435

HOA APPROVAL LETTER

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The Lorian at Prospect Creek, provide this letter as
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Town of Mountain Village Planning & Development Services Department for the proposed improvements to be
completed at the address noted above. I understand that the proposed improvements include (*indicate below*):


(Signature)

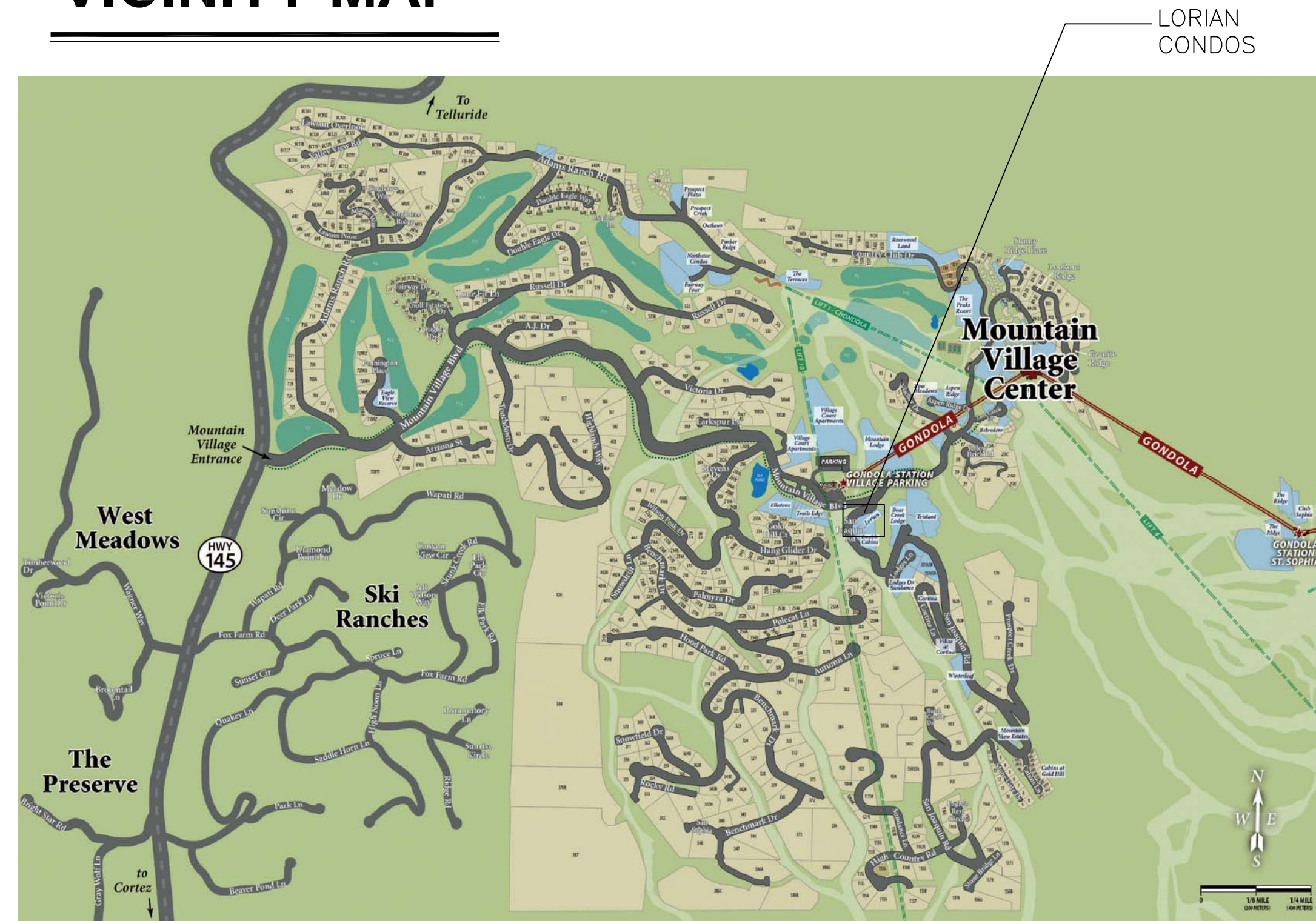
3.29.16
(Date)

Harold Skripsky
(Printed name)

LANDSCAPE IMPROVEMENTS TO THE ROAD FRONTAGE LANDSCAPE AT THE LORIAN CONDOS LOT 154 111 SAN JOAQUIN ROAD, TELLURIDE MTN VILLAGE, 81435

| REVISIONS | BY |
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VICINITY MAP

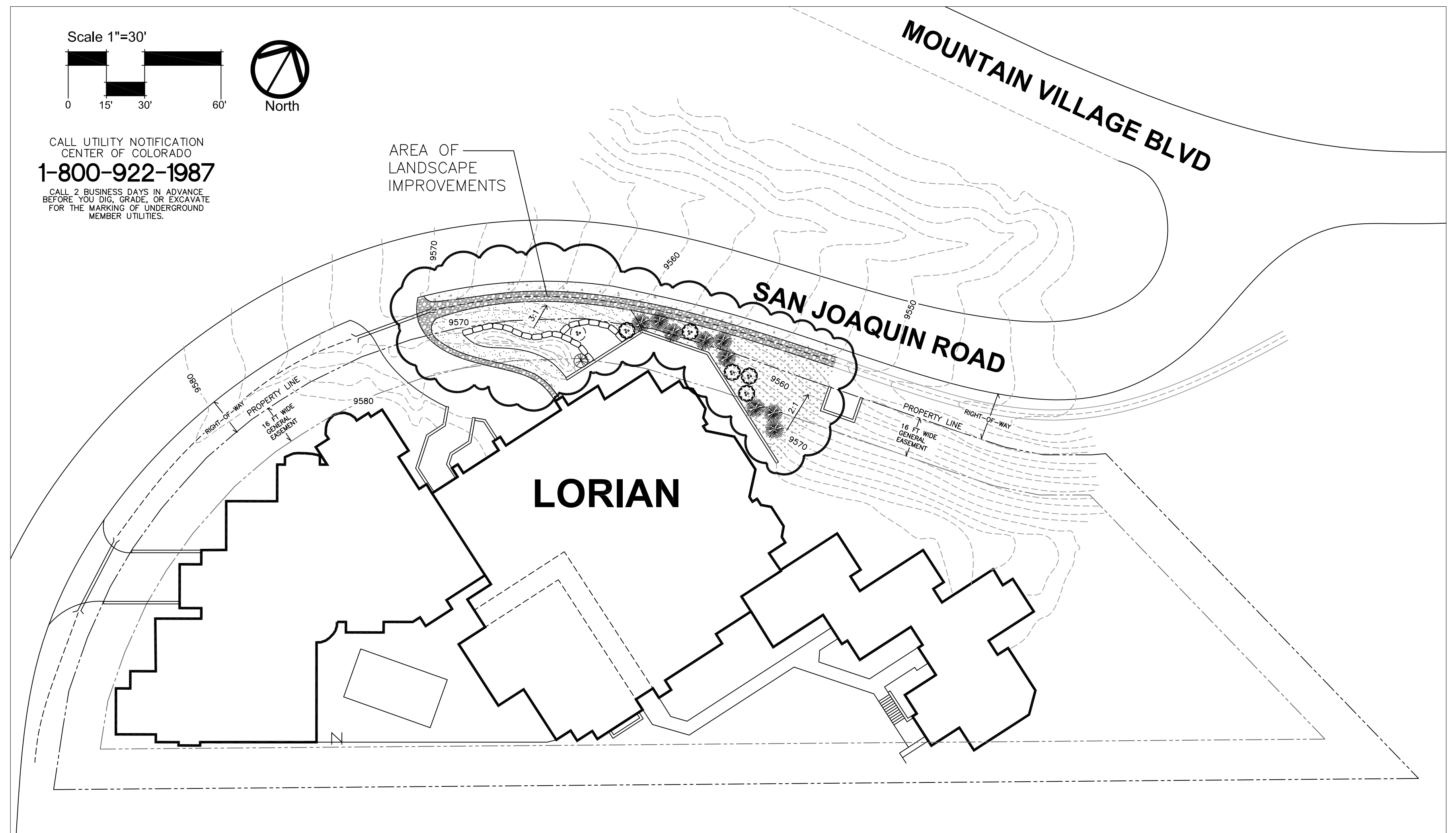


| SHEET NO. | DESCRIPTION |
|-----------|------------------------|
| L-0 | COVER SHEET |
| L-1 | PLANTING PLAN & LEGEND |
| L-2 | DETAILS & NOTES |

DESCRIPTION OF LANDSCAPE IMPROVEMENTS:
 THE MINOR IMPROVEMENTS AT THE LORIAN CONDOS LOT 154 INCLUDE UPGRADING APPROXIMATELY 3,000 SF OF THE EXISTING LANDSCAPE AREA BETWEEN THE ENTRY DRIVEWAY AND SAN JOAQUIN ROAD. THE IMPROVEMENTS INCLUDE THE FOLLOWING:

1. ADDING A 2 FT. WIDE COBBLE SHOULDER ALONG THE EAST SIDE OF THE ENTRY DRIVEWAY, AND A 6 FT. WIDE AREA OF COBBLE ALONG SAN JOAQUIN ROAD DRAINAGE SWALE FROM THE DRIVEWAY EAST TO THE EXISTING UTILITY STRUCTURE.
2. EXPANDING THE TURF GRASS ABOUT 2,000 SF IN AREA IN FRONT OF THE TERRACED RETAINING BOULDER WALL PLANTERS.
3. DENSELY PLANTING THE RETAINING BOULDER WALL PLANTERS WITH FLOWERING ALPINE PERENNIALS TO HIGHLIGHT THE WALL SIGN AND ENTRY FEATURE.
4. ADDING NATURAL CLUSTERS OF BLUE SPRUCE, GREEN SPRUCE, AND ASPEN TREES ALONG THE FACE OF THE TALL ENTRY RETAINING WALL AND DRAINAGE SWALE ALONG SAN JOAQUIN ROAD.
5. SOME OF THESE LANDSCAPE IMPROVEMENTS OCCUR IN THE PROPERTY RIGHT-OF-WAY AREA.

OVERALL SITE



GENERAL CONSTRUCTION NOTES

1. The contractor shall have all existing utilities located. Actual locations and depths may vary and additional underground utilities may exist. Existence and locations of all underground utilities and structures should be verified prior to any construction on this property.
2. All satisfactory excess excavation from the construction shall be spread uniformly across the area to be seeded. All unsatisfactory or waste material including vegetation, roots, concrete, rocks, or other debris, shall be hauled from the project by the Contractor. No separate pay.
3. Contractor shall give 48 hours notice to all authorized inspectors, superintendents, or person(s) in charge of public and private utilities affected by his operations PRIOR to commencement of work. Contractor shall assure himself that all construction permits have been obtained prior to commencement of work. All permits obtainable by the Contractor shall be obtained at the Contractor's expense.
4. Contractor shall confine his construction operations to the right-of-way, and designated staging area as approved by the H.O.A. president, Harold Skripsky (480-247-9372). Any damage to private facilities outside these limits shall be repaired by the Contractor at no expense to the Owner.
5. All construction, and related work, all materials, performance and quality of work, shall conform to the requirements of Town of Telluride Mountain Village Standard Requirements.

Julee Wolverton,
 Landscape Architect



61945 Nighthawk Road
 Montrose, CO 81403
 phone: 970.249.9392
 cell: 970.417.1779
 wolverton@montrose.net

**Lorian Condos, Lot 154 - Landscape & Site Upgrades
 Telluride Mountain Village, Colorado**

DATE
 03-30-16

SHEET TITLE

COVER
 SHEET

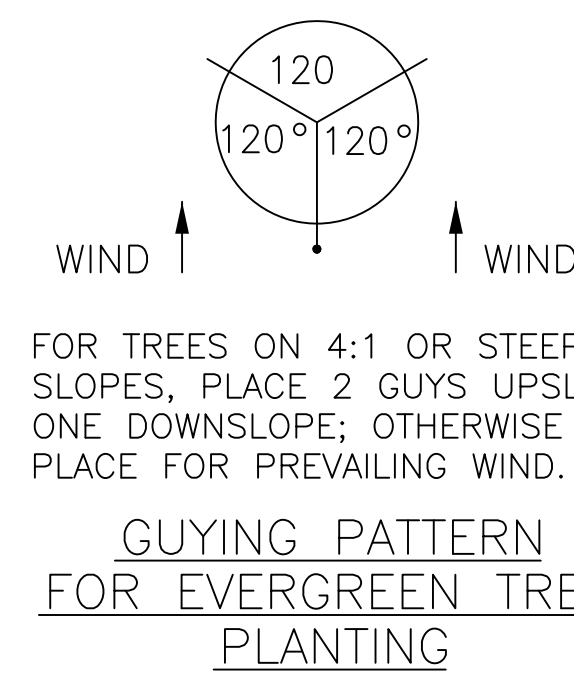
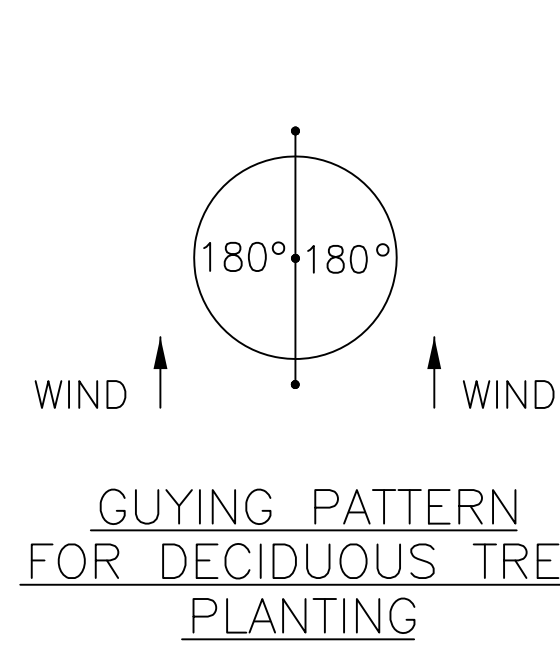
SHEET No.

L-0

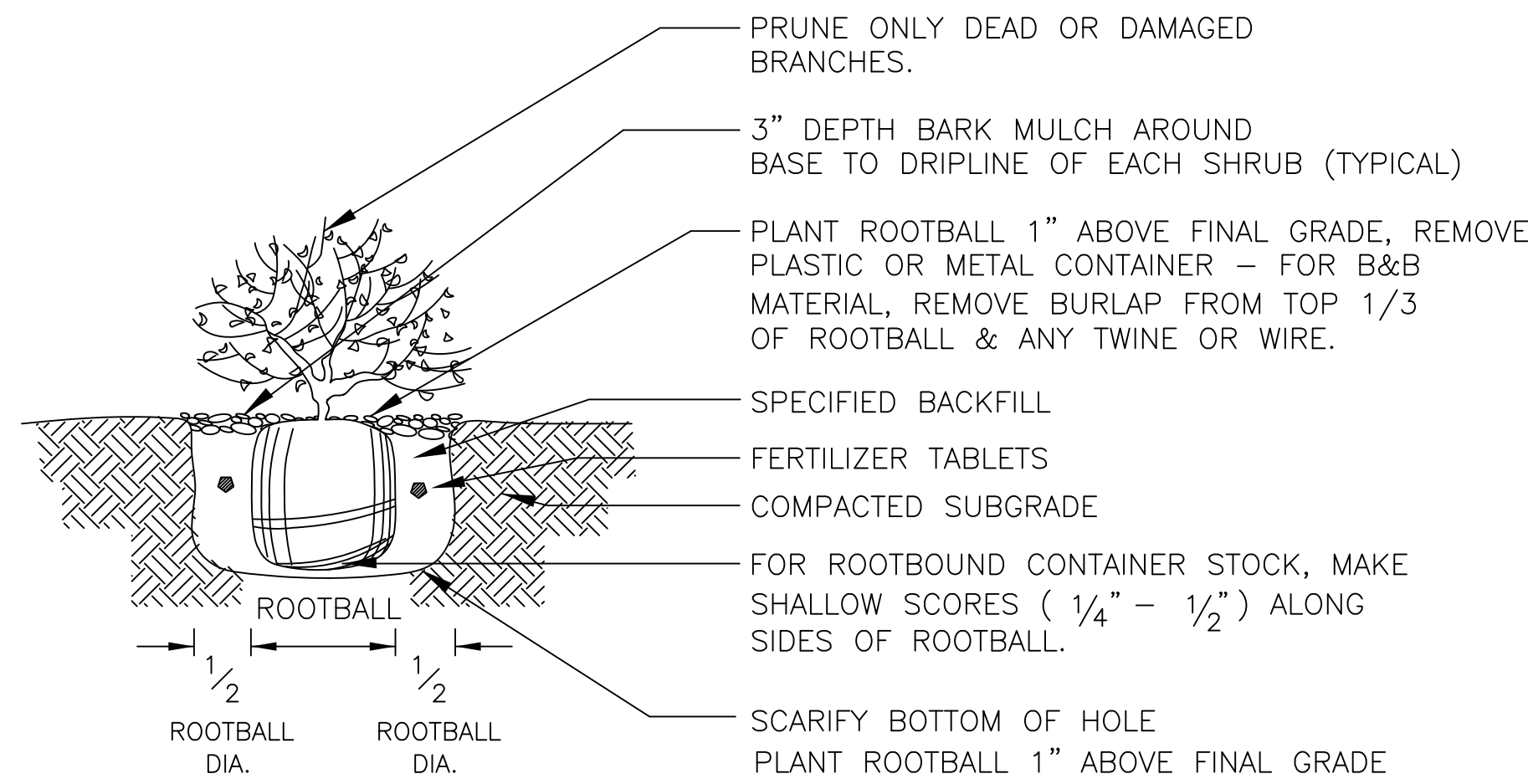
LANDSCAPE NOTES & DETAILS

NOT TO SCALE

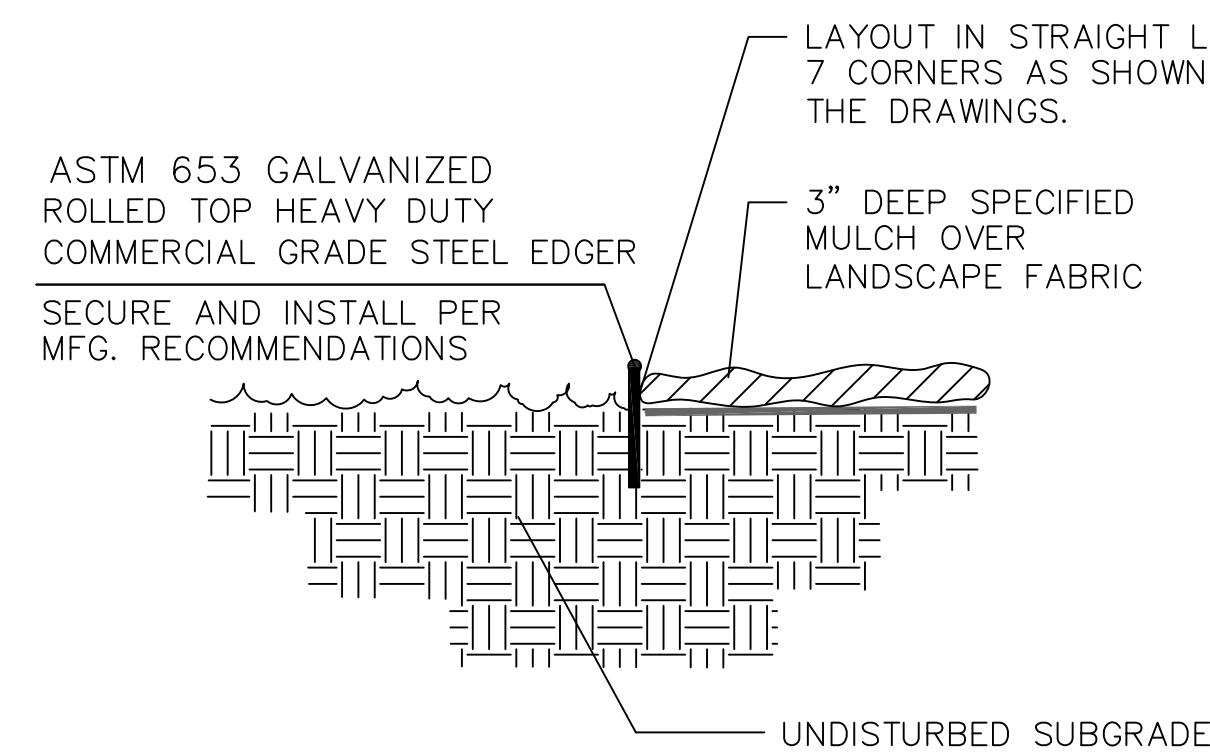
OCT. 2013



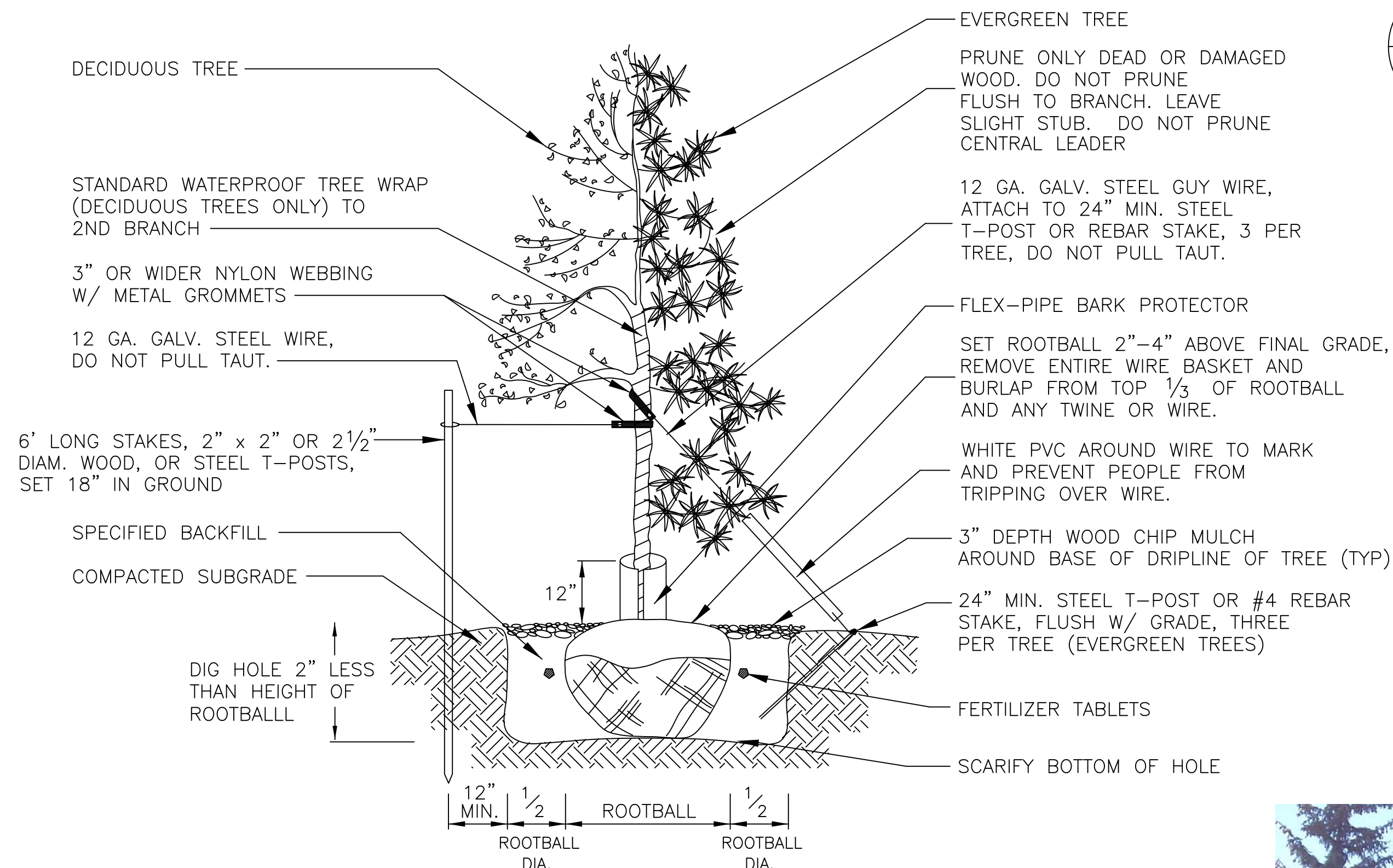
FOR TREES ON 4:1 OR STEEPER SLOPES, PLACE 2 GUYS UPSLOPE, ONE DOWNSLOPE; OTHERWISE PLACE FOR PREVAILING WIND.



B SHRUB OR PERENNIAL DETAIL
L-2 NOT TO SCALE



C COMMERCIAL GRADE STEEL EDGER
L-2 NOT TO SCALE



A TREE PLANTING SECTION
L-2 NOT TO SCALE

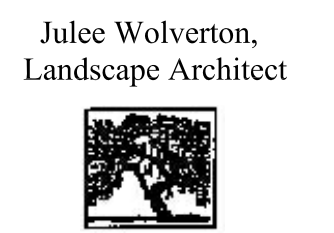
D EXISTING PHOTO MARK-UP
L-2



LANDSCAPE NOTES:

- SOME OF THE LANDSCAPE IMPROVEMENTS ARE LOCATED IN THE RIGHT-OF-WAY. THE CONTRACTOR IS RESPONSIBLE FOR WORKER SAFETY. LINE ROAD WITH SAFETY CONES AND SIGNAGE TO ALERT DRIVERS OF CONSTRUCTION WORK. INCLUDE ADDITIONAL SAFETY PRECAUTIONS AS DEEMED NECESSARY.
- WHEN INSTALLING PLANT MATERIAL, PLANT MIX SHALL BE COMPRISED OF 1 PART SOIL CONDITIONER (DECOMPOSED BARK MULCH OR BACK TO EARTH ACIDIFIER PRODUCT) TO 2 PARTS TOPSOIL. OVER EXCAVATE THE PLANTING HOLES TWO TIMES THE DIAMETER OF THE ROOTBALL. FILL WITH PLANT MIX. ROOTING HORMONE SUCH AS INDOL 3 BUTERIC ACID SHALL BE USED FOR ALL TREES.
- THE EXISTING IRRIGATION SYSTEM FOR THE EXISTING LANDSCAPE SHALL BE MODIFIED TO COVER ALL OF THE NEW LANDSCAPE AREAS AND SUPPLEMENTAL PLANTINGS. SEE CHAPTER 17.5.0 LANDSCAPE REGULATIONS OF THE MOUNTAIN VILLAGE SITE DEVELOPMENT CODE INCLUDING TABLE 5-3. THE IRRIGATION SYSTEM SHALL HAVE A BACKFLOW PREVENTER, DRAIN VALVES, HEAD-TO-HEAD COVERAGE, A MASTER CONTROL VALVE, A FLOW CONTROL DEVICE TO PREVENT WATER LOSS IN THE EVENT OF A BREAK IN THE SYSTEM, SELF-SEALING HEADS, AND AN AUTOMATIC CONTROLLER. ALL TREES SHALL BE IRRIGATED WITH A DRIP IRRIGATION SYSTEM. ALL PERENNIALS SHALL BE IRRIGATED WITH A MICRO-SPRAY SYSTEM. ALL SOD AREAS SHALL BE WATERED WITH A POP-UP SPRAY SYSTEM.
- THE LANDSCAPE SHALL COMPLY WITH TABLE 5-5 OF THE DESIGN REGULATIONS REGARDING NOXIOUS WEEDS IN CHAPTER 17.5.9 LANDSCAPE REGULATIONS OF THE MOUNTAIN VILLAGE SITE DEVELOPMENT CODE.
- CONTRACTOR SHALL OBTAIN AN NECESSARY PERMITS OR APPROVALS REQUIRED BY THE TOWN OF MOUNTAIN VILLAGE PRIOR TO CONSTRUCTION.
- NATURALIZED GRASS AND WILDFLOWER AREAS SHALL BE SEEDED WITH THE NATIVE GRASS/WILDFLOWER SEED MIX AT THE RATE DOUBLED THE RECOMMENDATION OF THE SUPPLIER. ADD A LOCALLY AVAILABLE HIGH ALTITUDE WILDFLOWER SEED MIX TO THE GRASS SEED MIX AT THE PERCENTAGE SPECIFIED. SEE THE SEED MIX TABLE, SHEET L-1.
- PLANT MATERIAL WAS CHOSEN FOR ITS HARDINESS, COLOR, SIZE, AND TOLERANCE OF ELEVATIONS AT 9,000 FT. CONTACT THE LANDSCAPE ARCHITECT FOR SUITABLE SUBSTITUTIONS
- SEE THE DETAILS THIS SHEET FOR INSTALLATION GUIDELINES FOR TREE PLANTING, SHRUB PLANTING, BOULDER PLACEMENT, AND EXAMPLE PHOTO OF LOW DRY STACK STONE RETAINING WALL.
- LOCATE AND MARK LOCATIONS OF ALL UTILITIES PRIOR TO INSTALLING PLANT MATERIAL. DO NOT PLANT ANY TREES OR SHRUBS DIRECTLY OVER BURIED UTILITY LINES.
- ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN STANDARDS FOR NURSERY STOCK, CURRENT EDITION. PLANTING SHALL BE DONE IN CONFORMANCE WITH THE ASSOCIATED LANDSCAPE CONTRACTORS OF COLORADO (A.L.C.C.) SPECIFICATIONS. THE CONTRACTOR SHALL PROVIDE THE PROPERTY OWNER AND DRB WITH A 2-YEAR IRRIGATION AND 2-YEAR PLANT GUARANTEE ON ALL PLANT MATERIAL. ANY DEAD OR DYING TREE SHALL BE REPLACED BY THE CONTRACTOR AT NO ADDITIONAL CHARGE TO THE OWNER DURING THE 2-YEAR WARRANTY PERIOD.

| REVISIONS | BY |
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Julee Wolverton,
Landscape Architect
61945 Nighthawk Road
Montrose, CO 81403
phone: 970.249.9392
cell: 970.417.1779
wolverton@montrose.net

Lorian Condos, Lot 154 - Landscape & Site Upgrades
Telluride Mountain Village, Colorado

| |
|--|
| DATE 03-30-16 |
| SHEET TITLE LANDSCAPE NOTES & DETAILS |
| SHEET No. L-2 |



PLANNING & DEVELOPMENT SERVICE
PLANNING DIVISION
455 Mountain Village Blvd.
Mountain Village, CO 81435
(970) 728-1392

DATE: April 11, 2016
TO: Design Review Board
FROM: Dave Bangert, Town Forester
FOR: DRB Public Hearing on May 5, 2016
RE: Consideration of a Class 1 design review application for Lot 61CD (Franz Klammer Lodge) for a change in roof materials.

APPLICATION OVERVIEW

The applicant, Frank Eades, Regional Director of Engineering for Fairmont has submitted an application to repair a damaged shed roof above units E5 and E6 at the Franz Klammer Lodge by replacing existing concrete tiles with corrugated rusty metal. This application is being elevated to the Board because of complicating factors.

PROJECT GEOGRAPHY

Legal Description: Lot 61CD (Franz Klammer)
Address: 567 Mountain Village Blvd.
Applicant/Agent: Frank Eades
Owner: Club Telluride Owners Association
Zoning: Village Center
Existing Use: Mixed Use

ATTACHMENTS

- Exhibit A: Application and photos

BACKGROUND

Staff was contacted by Frank Eades about repairing a stand-alone shed roof on the Franz Klammer Lodge. The existing roofing is concrete tiles and the roofing tile manufacturer, West Tile has gone out of business and the concrete tiles are no longer available. The applicant is proposing to replace the existing concrete tiles with corrugated rusty metal. The replacement of a roof is normally a staff function, however in this case the roof materials dictated by the Community Development Code are no longer available. Therefore staff has elevated the request to the Board to consider a minor variation (Sec.17.4.11.C.1.c).

17.4.11. E.5.e. Design Variation Process.

The following criteria shall be met for the review authority to approve a design variation development:

- i. The design variation is compatible with the design context of the surrounding area, and provides for a strong mountain vernacular design.
- ii. The design variation is consistent with the town design theme;
- iii. The strict development application of the Design Regulations(s) would prevent the applicant or owner from achieving its intended design objectives for a project;
- iv. The design variation is the minimum necessary to allow for the achievement of the intended design objectives;
- v. The design variation is consistent with purpose and intent of the Design Regulations;
- vi. The design variation does not have an unreasonable negative impact on the surrounding neighborhood; and
- vii. The proposed design variation meets all applicable Town regulations and standards.

ANALYSIS OF RELEVANT CODE SECTIONS

17.5.6.C.5. Roof Material

- a. All roofing material shall be of a type and quality that will withstand high alpine climate conditions.
- b. The review authority may require class A roofing materials as a fire mitigation measure.
- c. Permitted roof material outside the Village Center include:
 - i. Rusted standing seam metal;
 - ii. Zinc;
 - iii. Minimum 1/2" slate; and
 - iv. 18 - 22 gauge black or rusted corrugated metal.

d. Village Center roofing material shall be concrete tile or synthetic materials that emulate concrete tile of the color burnt sienna except for special copper accent roofs that shall require specific approval of the DRB.(emphasis added)

e. The following roofing materials may be approved by the DRB as a specific approval that is processed as a class 3 development application if the DRB finds the roofing material is consistent with the town design theme and the applicable Design Regulations:

- i. Copper;
 - (a) Copper shall only be considered when it is proposed with a brown or verde patina finish where visible except for the Village Center where a verde patina finish is required.
 - (i.) The copper finish shall be completed prior to issuing a certificate of occupancy.
- ii. Galvanized corrugated or standing seam metal (not rusted);
- iii. Standing seam;
- iv. Synthetic roofing material that accurately emulates wood shake, concrete and slate tile or any other roofing material permitted or existing in Mountain Village.**

(a) Synthetic roofing material shall be:

- (i.) Durable**
- (ii.) High strength, both material and shape;**
- (iii.) Low absorption or permeability;**
- (iv.) High freeze/thaw damage resistance;**
- (v.) Color throughout the tile (not surface applied); and**
- (vi.) High-quality design that fits within the architectural**

context of the building and the architectural context of the surrounding area. (emphasis added)

- f. The following requirements are applicable to all roofing:
 - i. Metal roofing surface shall not reflect an excessive amount of light when viewed against direct sunlight.
 - ii. Unless the DRB grants a specific approval for a non-rusted metal roof, corrugated and standing seam roofing materials shall be pre-treated to produce rusting prior to placement on the roof, and prior to the issuance of a certificate of occupancy.
- g. The installation or re-installation of wood shakes, glazed tile and asphalt shingles is prohibited , except for the repair or replacement of wood shake areas that are 25% or less of the total roof surface area.
- h. Roof flashing, Gutters Downspouts and Similar Hardware:
 - i. In the Village Center, all exposed metal flashing, gutters, downspouts and other roof hardware shall be copper except when either structural requirements dictate the use of stronger materials such as for snow fences.
 - ii. In all other areas, other metal guttering besides copper may be approved by the review authority to allow it to match roofing material, such as the use of rusty steel guttering on a rusty metal roof.
 - iii. When steel or iron are used, they shall be either rusted to match the roof or finished with a baked on enamel paint or, subject to the prior approval of the review authority, a silicon modified alloy or special epoxy paint system of a color approved by the review authority.

Staff believes approving the variation is a viable stop gap for a maintenance issue that affects most of the buildings in the Village Core. There are secondary shed roofs with corrugated and rusty metal roofs in the neighborhood of the Franz Klammer building, so the proposal is not out of character for the neighborhood. Another option may be the substitution of synthetic roof material.

STAFF RECOMMENDATION

Staff recommends that the DRB approve the variation for roof material within the Village Center as proposed with the following motion:

“I move to approve the application by Frank Eades for the use of corrugated rusty metal for minor roof repairs at the Franz Klammer Lodge, with the findings and conditions presented at the May 5, 2016 DRB meeting.”

OR

Give the applicant direction on another appropriate material (synthetic).



DESIGN REVIEW PROCESS APPLICATION

Planning & Development Services
 Department
 Planning Division
 455 Mountain Village Blvd. Ste. A
 Mountain Village, CO 81435

DESIGN REVIEW PROCESS APPLICATION

APPLICANT INFORMATION

| | | | |
|--|---------------------|--|--|
| Name: Frank Eades | | E-mail Address: frank.eades@fairmont.com | |
| Mailing Address: 567 Mtn Village Blvd | | Phone: 970.728.3318 | |
| City: Mtn Village | State: CO | Zip Code: 81435 | |
| Mountain Village Business License Number: 001550 | | | |

PROPERTY INFORMATION

| | | |
|--|---|---|
| Physical Address: 567 Mtn Village Blvd | | Acreage: |
| Zone District: Village Center | Zoning Designations: Village Center | Density Assigned to the Lot or Site: |
| Legal Description: Lot 61Cd | | |
| Existing Land Uses: Multifamily | | |
| Proposed Land Uses: Multifamily | | |

OWNER INFORMATION

| | | | |
|---|---------------------|--|--|
| Property Owner: Club Telluride Owners Assoc | | E-mail Address: frank.eades@fairmont.com | |
| Mailing Address: 567 Mtn Village Blvd | | Phone: 970.728.3318 | |
| City: Mtn Village | State: CO | Zip Code: 81435 | |

DESCRIPTION OF REQUEST

Repair damaged shed roof above E5 and E6 on Mtn Village Blvd by replacing tiles with corrugated rusty metal. This is a stand alone, non-connected roof.



DESIGN REVIEW PROCESS APPLICATION

Planning & Development Services
Department
Planning Division
455 Mountain Village Blvd. Ste. A
Mountain Village, CO 81435

REP

**OWNER/APPLICANT
ACKNOWLEDGEMENT
OF RESPONSIBILITIES**

I, Frank Eades, the owner of Lot 81CD (the "Property") hereby certify that the statements made by myself and my agents on this application are true and correct. I acknowledge that any misrepresentation of any information on the application submittal may be grounds for denial of the development application or the imposition of penalties and/or fines pursuant to the Community Development Code. We have familiarized ourselves with the rules, regulations and procedures with respect to preparing and filing the development application. We agree to allow access to the proposed development site at all times by members of Town staff, DRB and Town Council. We agree that if this request is approved, it is issued on the representations made in the development application submittal, and any approval or subsequently issued building permit(s) or other type of permit(s) may be revoked without notice if there is a breach of representations or conditions of approval. By signing this acknowledgement, I understand and agree that I am responsible for the completion of all required on-site and off-site improvements as shown and approved on the final plan(s) (including but not limited to: landscaping, paving, lighting, etc.). We further understand that I (we) are responsible for paying Town legal fees and other fees as set forth in the Community Development Code.

Signature of Owner

Date

Signature of Applicant/Agent

Date

[Handwritten Signature]
04 APR 2016

OFFICE USE ONLY

Fee Paid:

By:

Planner:



DESIGN REVIEW PROCESS APPLICATION

Planning & Development Services
Department
Planning Division
455 Mountain Village Blvd. Ste. A
Mountain Village, CO 81435

OWNER AGENT AUTHORIZATION FORM

I have reviewed the application and hereby authorize (agent name) _____
of (agent's business name) _____ to be and to act as my designated
representative and represent the development application through all aspects of the development review
process with the Town of Mountain Village.

(Signature)

(Date)

(Printed name)



DESIGN REVIEW PROCESS APPLICATION

Planning & Development Services Department Planning Division 455 Mountain Village Blvd. Ste. A Mountain Village, CO 81435

HOA APPROVAL LETTER

I, (print name) Frank Eades, the HOA president of property located at 567 Mtn Village blvd, provide this letter as written approval of the plans dated 04 Apr 2016 which have been submitted to the Town of Mountain Village Planning & Development Services Department for the proposed improvements to be completed at the address noted above. I understand that the proposed improvements include (indicate below):

(Signature) [Handwritten signature]

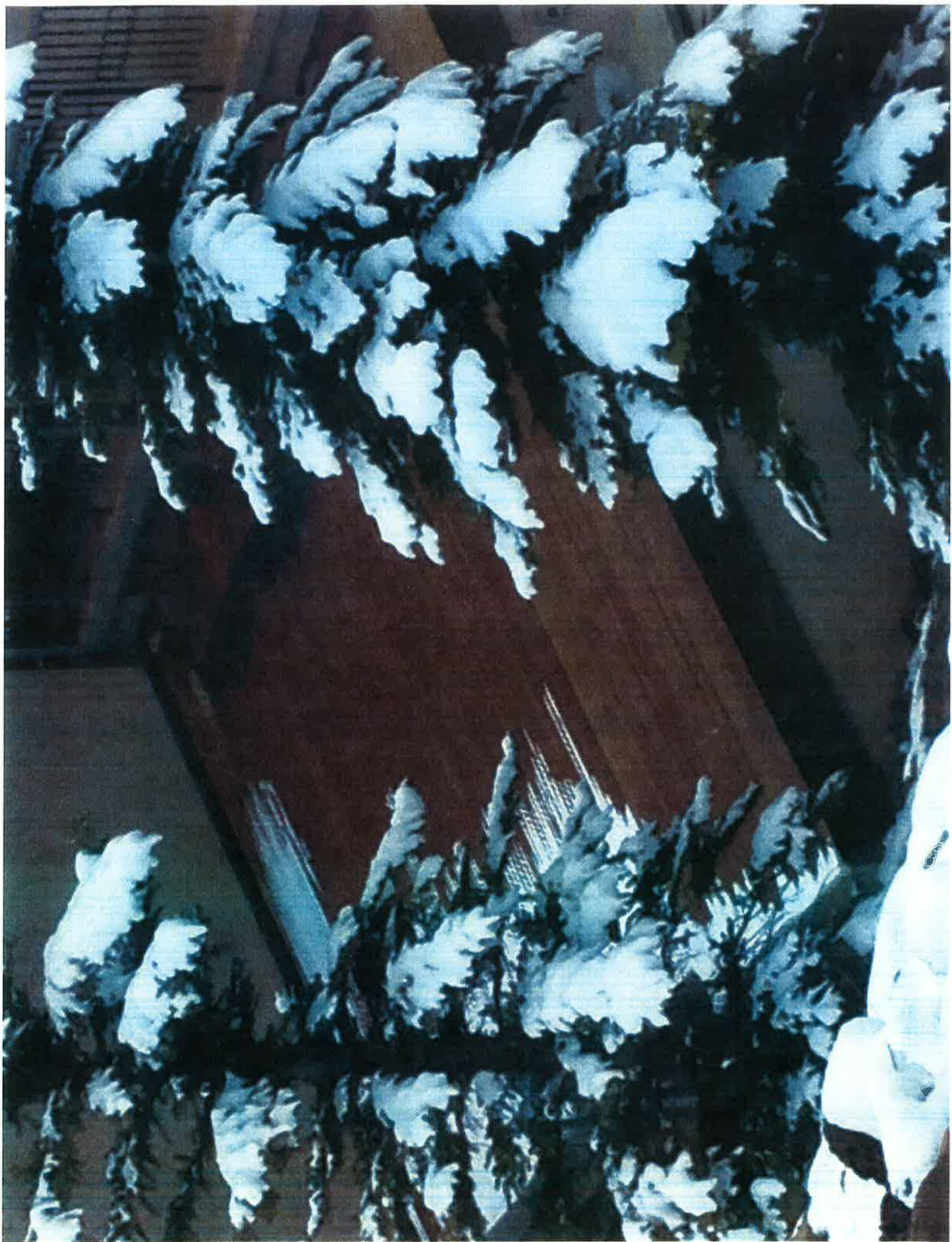
(Date) 04 APR 2016

(Printed name)









ARC

A Roofing Consultant

Jason Mateševac

180 S. Amelia St.
Ridgway, CO 81432
970-729-1083

To whom it may concern:

My name is Jason Mateševac, I have been roofing in San Miguel County, Colorado exclusively for the last 21 years. I've been working on the Franz Klammer Lodge Phase 1 and 2 since 1997. Frank Eades has asked me to assess the condition of the existing concrete roof tiles, how to best maintain current conditions, the average number of tiles damaged yearly and to offer some variable solutions for the future of the lodge regarding the roof. The roof on Phase 1 is roughly 23 years old, the roof on Phase 2 is roughly 19 years old. The current condition of the entire tile roof system is adequate, with the exception of the lack of a factory glaze system-wide due to its age. Aged concrete roof tiles always absorb water. In freezing conditions this can cause internal heaving, cracking or breaking of the tile on any pitch anywhere in the field. (See page 1 for suggested solution.) In the last decade of tile repair on the Franz Klammer Lodge, ASMR has replaced on average 325 broken tiles yearly. The current number of available stock tile is approximately 1475 pieces including 12 gable and 23 ridge, as of May 2nd, 2016. Given the average number of tiles we have replaced per year, it is probable that the stock will last about 4.5 years. To increase the amount of years the lodge can sustain its current condition, I suggest restocking the lodge with the existing concrete tiles from the suggested unseen roof areas (See consultation report, page 2), and installing metal or composite tile in the areas where the tiles would be reclaimed. (See page 3 and 4) The reason for this reclamation is that in 2013, Westile series 2000 double roman tiles became unavailable. The only foreseeable problem with metal roofing or composite tile roofing installation is that neither of these products are designed to hold snow, concrete roof tiles are. In the unseen roof areas where the reclaimed tile will come off and be replaced by metal or composite tile this inability to hold snow will pose no problem, however in areas where public safety and the building's design are primary, I suggest leaving the cement tile to hold the snow. In my expert opinion, I would suggest that the reclamation of the tile from the unseen areas and those tile being replaced with some low cost metal roofing would be the best option.



ISOKOR EKO PROFİ



ISOKOR EKO PROFİ

Best for: (interior - exterior): natural and artificial stone (limestone, sandstone, concrete), cement-lime plaster, brick, drywall, grout etc. ISOKOR EKO PROFİ is ideal for hydrophobic insulation of walls (vertical parts of objects with mineral surfaces) exposed to rain. Prevents water damage on buildings, moss and mold formation or penetration of bacteria

into the material. Great for treatment of old historic buildings by increasing thermal insulation properties and making the inside clean and dry. Thanks to the long-term lotus effect, the treated surface has a strong self-cleaning ability. Treated surface is absolutely nontoxic.

Properties of the treated surface:

- excellent resistance to falling and splashing water, oil, dilute acids and alkalis (up to pH = 13)
- long - term lotus effect
- unchanged vapor permeability respectively gas permeability
- water based, odorless, deep penetrating, non-combustible
- significantly reduces the adhesion of dirt to the surface
- creates an invisible protective layer that inhibits the growth of microorganisms
- appearance of the treated surface does not change
- excellent self-cleaning effect
- the protective layer is resistant to UV radiation
- durability on horizontal surfaces about 5 years, on vertical 8 years or more

FREE SHIPPING ON ALL ORDERS.

Please remember we ship only within the United States (excluding Alaska and Hawaii). We do not accept international orders.

Color Finish: Transparent

| Volume | Isokor Eco Profi | Coverage |
|----------|------------------|-------------|
| 1 Gallon | Isokor 001 | 550- 600 sf |
| 1 Quart | Isokor 001 | 125-150 sf |

Please Select Volume

1Gallon \$195.00 USD

[Add to Cart](#)

[View Cart](#)

Products for any application



Isokor Eko Profi



Isokor Metal&Plastic



Isokor Wood



Isokor Glass



DOUBLE ROMAN

Lightweight Composite Tile

Overview

The Quarrix Double Roman tile offers the look of traditional concrete and clay tiles without the heavy weight and installation challenges. The Composite Tile advanced material is one third the weight of traditional concrete tiles, meaning they can be installed on existing homes and buildings without structural roof modifications. Quarrix Double Roman tile design creates unmatched beauty with long-term performance.



Quarrix Double Roman Benefits

• Architectural Appeal

Authentic look of traditional concrete or clay tiles but weighs about the same as an asphalt shingle. The six rich colors create an attractive roof to enhance any style of home.

• Efficient Installation

Cut, drill and fasten with standard roofing tools - No special reinforcement required.

• Proven Performance

Superior performance across all temperature and climate zones and backed by 50-year limited warranty.

• Strong & Durable

Easier roof loading with virtually no breakage; Class 4 Hail Rating; Tested to 110 mph; no freeze thaw issues

• Complete System

Compatible with Quarrix system solution of tile accessories – Tile Fasteners, Flow-Thru Tile Battens, Tile Flashing and Tile Blocking.

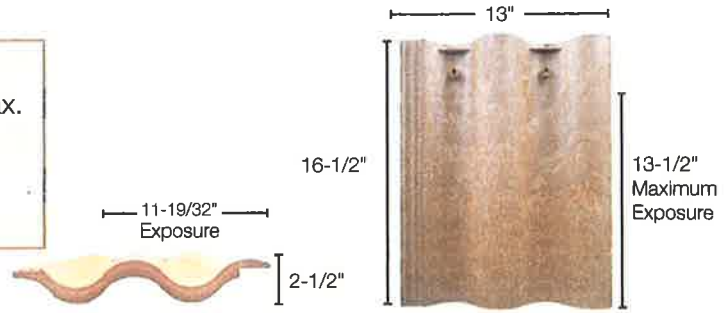


AVAILABLE COLORS



SPECIFICATIONS

| | |
|-----------------------------|--------------------------|
| Dimensions (overall) | 13" x 16-1/2" |
| Exposure | 11-19/32" x 13-1/2" max. |
| Tiles/Square | 92 |
| Weight/Square | 303.6 lbs. |
| Fire Rating | Class C Only |



| Part # | Description | Color | Weight/Tile | Weight/Square | Roofing Square |
|-----------|--|--------------|-------------|---------------|----------------|
| 2001BK | Double Roman, Class C, Field Tile | Black | 3.3 lbs | 303.6 lbs | 92 pieces |
| 2001CE | Double Roman, Class C, Field Tile | Canyon Earth | 3.3 lbs | 303.6 lbs | 92 pieces |
| 2001DR | Double Roman, Class C, Field Tile | Desert Red | 3.3 lbs | 303.6 lbs | 92 pieces |
| 2001GR | Double Roman, Class C, Field Tile | Goldenrod | 3.3 lbs | 303.6 lbs | 92 pieces |
| 2001SB | Double Roman, Class C, Field Tile | Saddle Brown | 3.3 lbs | 303.6 lbs | 92 pieces |
| 2001SG | Double Roman, Class C, Field Tile | Sage | 3.3 lbs | 303.6 lbs | 92 pieces |
| 2010BK | Hip/Ridge/Rake Tile | Black | 2 lbs | | |
| 2010CE | Hip/Ridge/Rake Tile | Canyon Earth | 2 lbs | | |
| 2010DR | Hip/Ridge/Rake Tile | Desert Red | 2 lbs | | |
| 2010GR | Hip/Ridge/Rake Tile | Goldenrod | 2 lbs | | |
| 2010SB | Hip/Ridge/Rake Tile | Saddle Brown | 2 lbs | | |
| 2010SG | Hip/Ridge/Rake Tile | Sage | 2 lbs | | |
| 2011BK | Starter Tile | Black | 1.9 lbs | | |
| 2011CE | Starter Tile | Canyon Earth | 1.9 lbs | | |
| 2011DR | Starter Tile | Desert Red | 1.9 lbs | | |
| 2011GR | Starter Tile | Goldenrod | 1.9 lbs | | |
| 2011SB | Starter Tile | Saddle Brown | 1.9 lbs | | |
| 2011SG | Starter Tile | Sage | 1.9 lbs | | |
| 2014SG/BK | Double Roman, Lower Metal Eave Closure | Black | | | |
| 2014CE | Double Roman, Lower Metal Eave Closure | Canyon Earth | | | |
| 2014DR | Double Roman, Lower Metal Eave Closure | Desert Red | | | |
| 2014GR | Double Roman, Lower Metal Eave Closure | Goldenrod | | | |
| 2014SB | Double Roman, Lower Metal Eave Closure | Saddle Brown | | | |
| 2015SG/BK | Double Roman, Upper Metal Closure | Black | | | |
| 2015CE | Double Roman, Upper Metal Closure | Canyon Earth | | | |
| 2015DR | Double Roman, Upper Metal Closure | Desert Red | | | |
| 2015GR | Double Roman, Upper Metal Closure | Goldenrod | | | |



Hip/Ridge/Rake Tile | Starter Tile | Metal Closures | Ridge Vent | Tile Blocking | Universal Flashing | Tile Flashing | Tile Battens | Tile Fasteners

Material Costs

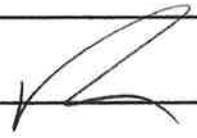
- A. Cement Tile - Westile series 2000 Double Roman, Terra-cotta color**
Cost: Labor to Reclaim T&M - Unknown
- B. Quarrix Double Roman composite tile, Desert Red color**
Cost: \$2.²⁰ per sq. ft.
- C. Copper Standing seam**
Cost: \$6.⁰⁰ per sq. ft.
- D. Faux Copper Standing seam**
Cost: \$2.³⁷ per sq. ft.
- E. Rusty Corrugated metal**
Cost: \$1.⁶² per sq. ft.

These are base prices as of May 2nd, 2016.



ASMR LLC
Jason Mateševac, President
 180 S. Amelia St.
 Ridgway, CO 81432
 970-729-1083

PROPOSAL

| | | |
|--|--|------------------|
| TO: Franz Klammer Lodge | Phone #: 970-729-2002 | Date: 05/02/2016 |
| Agent: Frank Eades | Job/Location: #567 Mountain Village Blvd. Mountain Village, CO 81435 | |
| <p>We hereby submit specification for: Tile Roof Mitigation (Isokor - Sealant) There is 79,000 sq. ft. of cement double roman roof tiles. To be power washed (for dust and debris removal) To be sealed with Isokor Eko Profi cement sealer (5-7 year warranty) 740 gal. of Isokor Eko Profi Coating - \$30,955.⁰⁰ (Cost per gallon is \$195.⁰⁰ plus tax & shipping) Cost of labor to clean & seal total cement tile surface - Unknown This solution can be done all at once or in stages.</p> | | |
| <p>We Propose to hereby furnish material and labor - complete in accordance with the above specifications for the sum of: <div style="text-align: right; margin-top: 10px;">\$Unknown</div></p> | | |
| <p>Payments to be made as follows: 1/2 Down, Draw upon request - Balance due upon completion. 2% Interest on balance on accounts over 30 days.</p> | | |
| <p><small>All material is guaranteed to be as specified and is guaranteed by manufacturer only. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon accidents or delays beyond our control. Property owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by insurance and workers compensation. All agreements contingent upon home owner roof maintenance. Any damage done by lack of snow removal or damage done by snow removal company will void warranty.</small></p> | | |
| <p><small>All labor guaranteed for 5-7 years.</small></p> | | |
| <p>Acceptance of Proposal- The above prices, specification and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.</p> | | |
| Date of Acceptance _____ | Signature _____ | |
| A Sheet Metal Roofer | Jason Mateševac  | |

Consultation Report (unseen tile, suggested reclamation sites)

Area 1:

1st Floor Pitched Roofs above deed restricted units

Area 1 - 200 tiles

Area 2 - 200 tiles

400 Tiles

Area 2:

3rd Floor Inner Dimension of PAC Roof

(Mechanical, Flat roof)

925 Tiles

Area 3:

5th Floor Inner Dimension of area above stair B

(Crows nest, Flat roof)

201 Tiles

Area 4:

5th Floor Inner Dimension of area above stair C

(Small flat roof with air exchange vents)

99 Tiles

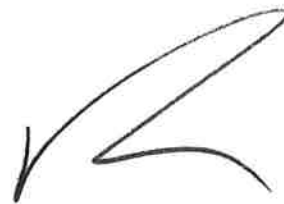
Area 5:

5th Floor Inner Dimension of area above housekeeping closet

(Small Flat roof)

170 Tiles

Total Possible Reclaimed Amount: 1,795 Tiles

A handwritten signature or mark, possibly initials, located in the bottom right corner of the page.

5/4/2016

Google Maps

Google Maps

Area #1

Area #2

Area #3



Imagery ©2016 Google, Map data ©2016 Google 50 ft

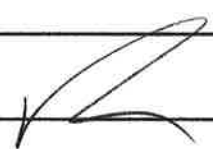
Google Maps

Area #5

Area #4

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| TO: Franz Klammer Lodge | Phone #: 970-729-2002 | Date: 05/02/2016 |
| Agent: Frank Eades | Job/Location: #567 Mountain Village Blvd. Mountain Village, CO 81435 | |
| <p>We hereby submit specification for: Tile Roof Future Mitigation (metal, corrugated or standing seam) Reclamation of 1,795 Cement roofing tiles (added to existing stock) (From 5 areas cited on Consultation report)</p> <p>Installation of:</p> <ul style="list-style-type: none"> A. Copper standing seam roofing (Option #1) B. Steel - Faux Copper painted standing seam roofing (Option #2) C. Rusty Corrugated metal (barn tin) (Option #3) <p>All this suggested work can be proposed with hard numbers or recorded as Time & Material charges.</p> | | |
| <p>We Propose to hereby furnish material and labor - complete in accordance with the above specifications for the sum of:</p> <p style="text-align: right; font-weight: bold; font-size: 1.2em;">\$Unknown</p> | | |
| <p>Payments to be made as follows:</p> <p>1/2 Down, Draw upon request - Balance due upon completion. 2% Interest on balance on accounts over 30 days.</p> | | |
| <p>All material is guaranteed to be as specified and is guaranteed by manufacturer only. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon accidents or delays beyond our control. Property owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by insurance and workers compensation. All agreements contingent upon home owner roof maintenance. Any damage done by lack of snow removal or damage done by snow removal company will void warranty.</p> | | |
| <p>All labor guaranteed for 10 years.</p> | | |
| <p>Acceptance of Proposal- The above prices, specification and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.</p> | | |
| Date of Acceptance _____ | Signature _____ | |
| A Sheet Metal Roofer | Jason Matesevac  | |

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| TO: Franz Klammer Lodge | Phone #: 970-729-2002 | Date: 05/02/2016 |
| Agent: Frank Eades | Job/Location: #567 Mountain Village Blvd. Mountain Village, CO 81435 | |
| <p>We hereby submit specification for: Tile Roof Future Mitigation (Quarrix Composite tile) Reclamation of 1,795 Cement roofing tiles (added to existing stock) (From 5 areas cited on Consultation report) Installation of Quarrix Composite roof tile (Closest match to existing: Double Roman, Desert Red) All suggested work can be proposed with hard numbers or recorded as Time & Material charges.</p> | | |
| <p>We Propose to hereby furnish material and labor - complete in accordance with the above specifications for the sum of: \$Unknown</p> | | |
| <p>Payments to be made as follows: 1/2 Down, Draw upon request - Balance due upon completion. 2% Interest on balance on accounts over 30 days.</p> | | |
| <p>All material is guaranteed to be as specified and is guaranteed by manufacturer only. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon accidents or delays beyond our control. Property owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by insurance and workers compensation. All agreements contingent upon home owner roof maintenance. Any damage done by lack of snow removal or damage done by snow removal company will void warranty.</p> | | |
| <p>All labor guaranteed for 7 years.</p> | | |
| <p>Acceptance of Proposal - The above prices, specification and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.</p> | | |
| Date of Acceptance _____ | Signature _____ | |
| A Sheet Metal Roofer | Jason Mateševac _____ | |

SIGN-IN SHEET

DRB Meeting
 Thursday May 5, 2016
 Please write clearly

| ATTENDEE NAME (PLEASE PRINT CLEARLY) | ADDRESS |
|---|----------------------------|
| DAVID GALLOPE | — |
| KEVIN L. ROST | |
| Paul Richards | |
| RYAN DODD | |
| Tom Kennedy | |
| PETER SANTS | SANTE ARCHITECTS |
| SHANE JORDAN | ↓ |
| CHRISTIAN WIGNINGER | |
| KIRSTIN WIGNINGER | |
| GREG DENNIE | LOCATI ARCHITECTS |
| ANDREW DAIGLE | " |
| Ben Bailis | SANTE / CARIBBOO |
| STEVE MORTON | MORTON ARCHITECTS |
| Chric Hosking | |
| ERIC APODACA | TELLURIDE ADVENTURE CTR. |
| Breanna Demont | TELLURIDE ADVENTURE CENTER |
| Marcy Pickering | Peak Property Management |
| FRANK EADES | FAIRMONT |
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