TOWN OF MOUNTAIN VILLAGE
DESIGN REVIEW BOARD REGULAR MEETING
THURSDAY AUGUST 6, 2015, 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				Call to Order
2.	10:00	5	Jameson	Action	Reading and Approval of Summary of Motions of the July 2, 2015 Meeting of the Design Review Board.
3.	10:05	30	Jameson	Action	Consideration of a Design Review Process Development Application on Lot SS-811 with a design variation request for roof pitch
4.	10:35	30	Jameson	Action	Consideration of an amendment to the TSG Sign Program on Lots 53A and OS-3U
5.	11:05	60	Jameson	Action	Continuation from the July 2, 2015 meeting of the Design Review Process Development Application on Lot 600BR-10
6.	12:05	30			Lunch
7.	12:35	30	Jameson	Action	Continuation from the July 2, 2015 meeting of the Design Review Process Development Application on Lot 23AC
8.	1:05	45	Jameson	Worksession	Work session for design review of an Accessory Dwelling Unit on Lot 144BR
9.	1:50	45	Bangert	Worksession	Work Session for design review of new construction on Lot GH15
10.	2:35	45	Bangert	Worksession	Work Session for design review of new construction on Lot 1175R
11.	3:20				Adjourn

Item 2

SUMMARY OF MOTIONS
TOWN OF MOUNTAIN VILLAGE
DESIGN REVIEW BOARD MEETING
THURSDAY, JULY 2, 2015

Call to Order

Chairman, Bill Hoins, called the meeting of the Design Review Board of the Town of Mountain Village to order at 10:03 a.m. on Thursday, July 2, 2015, in the Conference Room at 455 Mountain Village Boulevard, Mountain Village, Colorado, 81435.

Attendance

The following Board/Alternate members were present and acting:

Bill Hoins-Chairman
Phil Evans
Banks Brown
David Craige
Keith Brown
David Eckman
Luke Trujillo
Jean Vatter
Greer Garner

The following Board members were absent:

None

Town Staff in attendance:

Chris Hawkins, Director of Community Development
Savannah Jameson, Planner II
Dave Bangert, Town Forester
Jim Mahoney, Attorney

Public in Attendance:

Erka Jurecki
Landon Barrett
Gerald Ross
Herb McHarg
Russ Montgomery
Finn Kjome
Stacy Lake
Douglas Tooley
Paul & Amy McPheeters
Tommy Hein
Bruce Macintire
David Ballode

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

On a **Motion** made by David Eckman and seconded by Greer Garner, the DRB voted 7-0 to approve the Summary of Motions from the June 4, 2015 meeting.

Consideration of a Design Review Process Development Application on Lot 59R with a design variation request to allow for awning signs.

Savannah Jameson, presented for the Design Review Development Application for Lot 59 for a design variation for awning signs.

On a **Motion** made by David Craige and seconded by Phil Evans, the DRB voted 7-0 to approve the Development Application for Lot 59R with a design variation request to allow awning signs.

DRAFT

Consideration of a Design Review Process Development Application for an addition on a single-family residence on Lot 427R with a design variation request to allow for rounded building forms, rounded and flat roof forms.

Savannah Jameson, presented for the Design Review Development Application for Lot 427R for an addition on a single-family residence on Lot 427R with a design variation. Applicant, Gerald Ross, presented for the application.

Upon presentation and discussion on a **Motion** made by Greer Garner and seconded by Jean Vatter, the DRB voted 7-0 to approve an addition on a single-family residence on Lot 427R with a design variation for rounded building forms and rounded and flat roof forms with findings contained in the staff memo of record and the following conditions:

Condition:

1. The lighting specifications be submitted for review with staff, DRB chair and David Craige.

Banks Brown Joined the Meeting at 10:37 a.m.

Consideration of a Design Review Process Development Application for an addition on a single-family residence on Lot 23CR with a request for a specific approval for a 3:12 roof on a secondary roof.

Savannah Jameson, presented for the Design Review Development Application for an addition on a single-family residence on Lot 23CR with a request for a specific approval for a 3:12 roof on a secondary roof. Applicant, Landon Barrett, presented for the application.

Upon presentation and discussion on a **Motion** made by Phil Evans and seconded by Banks Brown, the DRB voted 7-0 to continue the application to the next DRB meeting to be held at 10:00 a.m. on Thursday, August 6, 2015, in the Conference Room at 455 Mountain Village Boulevard, Mountain Village, Colorado, 81435.

Consideration of a recommendation to Town Council for a Rezoning and Density Transfer on Lot 128

Due to time constraints Savannah Jameson requested DRB consider this project out of order.
Savannah Jameson, requested DRB consideration of a recommendation to Town Council for a Rezoning and Density Transfer on Lot 128

Upon presentation and discussion on a **Motion** made by David Eckman and seconded by Phil Evan the DRB voted 7-0 to recommend Town Council approve the application for Rezoning and Density Transfer.

Consideration of a Design Review Process Development Application for new construction of a single-family residence on Lot 600BR-10.

Savannah Jameson, presented for the Design Review Development Application for new construction of a single-family residence on Lot 600BR-10. Applicant, Tommy Hein, presented for the application.

Upon presentation and discussion on a **Motion** made by Phil Evans and seconded by Banks Brown, the DRB voted 6-1 to continue the application to the next DRB meeting to be held at 10:00 a.m. on Thursday, August 6, 2015, in the Conference Room at 455 Mountain Village Boulevard, Mountain Village, Colorado, 81435.

Lunch Break

1:48pm – 2:10pm

Keith Brown left the meeting at 1:48pm

Consideration of a Design Review Process Development Application for an addition on a single-family residence on Lot 221R with a request for a specific approval for a 3:12 roof on a secondary roof and a green flat roof as well as a second driveway cut.

Luke Trujillo recused himself from the application due to a conflict of interest.

Dave Bangert presented for the Design Review Development Application for an addition on a single-family residence on Lot 221R with a request for a specific approval for a 3:12 roof on a secondary roof and a green flat roof as well as a second driveway cut. Applicant, Luke Trujillo, presented for the application.

Upon presentation and discussion on a **Motion** made by Phil Evans and seconded by Greer Garner, the DRB voted 7-0 to approve an addition on a single-family residence on Lot 221R with a request for a specific approval for a 3:12 roof on a secondary roof and a green flat roof as well as a second driveway cut.

Condition: Exterior lighting plan for the entire project and existing house be submitted.

Amendment by Bill Banks: DRB finds the original driveway as it is now to be reconstituted as a 9' wide walk path no longer constitutes second curb cut.

Jean Vatter left the meeting at 2:50 p.m.

Other Business

With no further business, on a **Motion** made by Dave Eckman and seconded Greer Garner, the DRB voted 6-0 to adjourn the July 2, 2015 meeting of the Mountain Village Design Review Board at 2:58 p.m.

Respectfully Submitted,

Savannah Jameson, Planner II
Town Planner

Agenda Item #3

PLANNING AND DEVELOPEMENT SERVICES

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

TO: Design Review Board

FROM: Savannah Jameson, Planner II

FOR: DRB Public Hearing on August 6, 2015

DATE: July 28, 2015

RE: Consideration of a Design Review Process application for a new single-family residence on Lot SS-811.

PROJECT GEOGRAPHY

Legal Description: Lot SS-811, Mountain Village
Address: 2 Mountain Village Boulevard
Applicant/Agent: One Architects, LLC
Owner: Davis D. Fansler
Zoning: Single-family Zone District
Existing Use: Single-family Dwelling
Proposed Use: No change in use
Adjacent Land Uses:

- **North:** Open Space
- **South:** N/A
- **East:** Single-family Residential
- **West:** Open Space

Lot Size: 5.67 acres

PROJECT SUMMARY

CDC Provision	Requirement	Proposed
Maximum Building Height	40' maximum (35'+5' for gable roof)	35'
Maximum Avg Building Height	35' maximum (30'+5' for gable roof)	19'-7"
Maximum Lot Coverage	20% maximum	9% (4,491 sq.ft.)
Setbacks		
North	16' GE	16' GE
South	16' GE	16' GE
East	0'	0'
West	16' GE	16' GE
Roof Pitch		
Primary	6:12 to 12:12	8:12
Secondary	4:12 unless specific approval	3:12 , 1.5:12
Exterior Material		
Stone	35%	67.7%
Windows/Doors	40% maximum for windows	18.85%
Steel Paneling	N/A	3.8%
8" Wood Siding	N/A	9.7%
Parking	2 enclosed and 2 non-tandem	2 enclosed and 2 exterior

ATTACHMENTS

- Exhibit A: Design Review Plans
- Exhibit B: Maintenance and Access Easement Agreement
- Exhibit C: Hazen Wetland Report

RECORD DOCUMENTS

- Town of Mountain Village Community Development Code as amended (CDC)
- Town of Mountain Village Home Rule Charter as amended
- Design Review Application as maintained by the Community Development Department

BACKGROUND

The proposal is for a new single family home on Lot SS-811. The Lot was originally platted with access off of Arizona Drive. Due to location of the wetlands the access is proposed from Mountain Village Boulevard. The easement corridor passes through open space parcel OSP-18A owned by TSG Ski & Golf Company The Owner of Lot SS-811 has entered into a Maintenance and Access Easement Agreement with TSG to allow for the driveway and utilities to pass through Lot OSP-18A. The address monument encroachment into the road right-of-way will go before Town Council for their review and approval on August 20, 2015.

CRITERIA FOR DECISION

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

ANALYSIS

The proposed new construction of a single family residence complies with the Design Regulations and the Design Review Process as outlined in the findings set forth in the attached resolution. The following are the outstanding matters that have to be corrected or addressed:

Wetlands

There are delineated wetlands on Lot SS-811.The applicant is not proposing any wetland disturbance or fills during the construction of this new single family home. A new wetland delineation has been submitted to the U.S. Army Corps of Engineers (USACE) according to the standards identified by the USACE. This USACE approved delineation will be a condition prior to issuance of a building permit.

CDC Section 17.6.1.B Wetland Regulations

f. All development applications for lots that contain wetlands or that are in close to

proximity of wetlands on adjoining lots shall, as a part of the applicable development application, submit a wetlands delineation performed by a USACE qualified consultant.

i. Written verification of the delineation from the USACE is required prior to the review authority issuing the final CDC required development approval.

(a) The review authority may also, as a condition of the final approval, require the submission of the USACE wetland delineation verification prior to the issuance of a development permit.

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

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

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

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

Roof Pitch

CDC 17.5.6.(C)(2)(b)(i) states that the review authority may allow for roof forms less than 4:12 for secondary roof forms as a specific approval. The proposed 3:12 and 1.5:12 roof pitches on the secondary roofs will have minimal impact as secondary roof forms.

Exterior Materials

CDC 17.5.6(E)(3) states that the review authority may review and approve metal as an accent siding material, soffit material and fascia material as specific approvals in a development application. The applicant is requesting steel siding as an accent material, 3.8%. The metal accent will be minimal at 272 square feet, 3.8% of the total exterior materials.

RECOMMENDATION

Staff recommends the DRB approve the Design Review Process development application with the following motion:

"I move to approve a resolution for a Design Review Process development application for a new single-family residence on Lot SS-811, with the findings and conditions as set forth in the resolution"

RESOLUTION OF THE DESIGN REVIEW BOARD OF MOUNTAIN VILLAGE, COLORADO, AUTHORIZING AND APPROVING THE DESIGN REVIEW PROCESS FOR A SINGLE FAMILY RESIDENCE ON LOT SS-811

Resolution No. 2015-0806-

RECITALS:

A. Davis D. Fansler ("Owner") is the owner of certain real property described as Lot SS-811, Mountain Village.

B. The Owner's Representative, One Architects, INC., has submitted a Class 3 Design Review Process application requesting approval for a single-family residence on Lot SS-811 ("Application").

C. The Design Review Board (DRB) considered this application, along with evidence and testimony, at a public hearing held on August 6, 2015. Upon concluding their review, the DRB voted _ to __ to approve the Application.

D. The public hearing on the Application referred to above was preceded by public notice as required by the public hearing noticing requirements set forth in the Community Development Code ("CDC").

E. The DRB considered the Application submittal materials, all other relevant materials, public letters and public testimony, and approved the Application with conditions as set forth in this Resolution.

F. The Owners have addressed, or agreed to address, all conditions of approval of the Application imposed by the DRB.

G. DRB based their approval of this Application on the following findings, as stated required by section CDC Section 17.4.11(D):

1. With compliance of the conditions set forth below, the proposed development meets the Design Regulations because, the development is compliant with the Town design theme; building siting design requirements; building design requirements; grading and drainage design; trash and recycling area design; and utilities design. The DRB's approval includes specific approvals for a 3:12 pitch on a secondary roof and steel siding as an accent material as presented.
2. The proposed development is in compliance with the Zoning and Land Use Regulations because, without limitation, the development is permitted in the Single-family Zone District.
3. The proposed development is in compliance with the other regulations of this CDC, including but not limited to the Development Review Procedures, the Fire Mitigation Regulations and the Road and Driveway Standards.
4. As of the Effective Date, the development application complies with conditions imposed on development of the site through previous approvals.
5. The proposed development meets all applicable Town regulations and standards.

Now, Therefore, Be It Resolved that the DRB hereby approves the Application and authorizes the DRB Chairman to sign the Resolution subject to the conditions in Section 1.

Section 1. Development Application Conditions

1. All representations of the applicant, whether within the submittal or at the DRB hearing, are conditions of this approval.
2. The U.S. Army Corps of Engineers (USACE) approved delineation will be a condition prior to issuance of a building permit.

Section 2. Effective Date and Length of Validity

1. This approval shall be effective seven (7) calendar days from the date of the DRB approval, on August 13, 2015 unless an appeal is filed in accordance with the CDC appeal procedures. If an appeal is filed pursuant to the appeal procedures, building permits or other development permits shall not be issued until the appeal is heard by the Town Council and it takes action to uphold or modify the approval.
2. This approval shall be valid for eighteen (18) months from the effective date of approval and shall lapse on February 6, 2017 unless a Renewal Process development application is approved by the Town pursuant to the CDC.

Section 3. Void Approval

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

Be It Further Resolved that the Application may be developed as submitted in accordance with Resolution No. 2015-0806.

Approved by the Design Review Board at a public meeting August 6, 2015.

Town of Mountain Village, Design Review Board

By:_____
Bill Hoins, Chairman

Attest:

By:_____
Savannah Jameson, Planner II

DESIGN REVIEW PROCESS APPLICATION

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

DESIGN REVIEW PROCESS APPLICATION

APPLICANT INFORMATION

Name: One Architects, INC		**E-mail Address:** bruce@onearchitects.com
Mailing Address: P.O. Box 3442		**Phone:** 790-728-8877
City: Telluride	**State:** CO	**Zip Code:** 81435

Mountain Village Business License Number:
261

PROPERTY INFORMATION

Physical Address: 2 Mountain Village Boulevard		**Acreage:** 5.67
Zone District: Single Family	**Zoning Designations:** SS-Single Family	**Density Assigned to the Lot or Site:** 1, 4.0 person-equivalents

Legal Description:
lot SS811 Telluride Town of Mountain Village ACC to Plat BK1 BK PG 1555 8-23-93

Existing Land Uses:
Residential

Proposed Land Uses:
Residential

OWNER INFORMATION

Property Owner: Davis D Fansler		**E-mail Address:** dfansler7@gmail.com
Mailing Address: P.O.Box 2758		**Phone:** 970-209-6986
City: Telluride	**State:** CO	**Zip Code:** 81435

DESCRIPTION OF REQUEST

Please review this application for the approval of a proposal for a new 5,000 sf single family residential building on lot SS811 in the Town of Mountain Village. The proposed building will be a two-story 3 bedroom house, nested in the landscape and responding to the climactic and built environment.

Thank you.

DESIGN REVIEW PROCESS APPLICATION

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

OWNER/APPLICANT ACKNOWLEDGEMENT OF RESPONSIBILITIES

I, Davis D. Fansler, the owner of Lot SS811 (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 member 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.

Davis D Fansler 6/17/15

Signature of Owner Date

6.17.2015

Signature of Applicant/Agent Date

OFFICE USE ONLY	
Fee Paid:	**By:**
	Planner:

DESIGN REVIEW PROCESS APPLICATION

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

OWNER AGENT AUTHORIZATION FORM

I have reviewed the application and hereby authorize Bruce L Wright of One Architects, Inc 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.

Davis Fansler — 3/25/15

(Signature) (Date)

DAVIS FANSLER

(Printed name)

one architects inc

Fansler - 2 MVB 6/23/2015

Mountain Village DRB Sketch Submittal

Background, purpose and details.

The proposed building will be a two-story 3 bedroom house, nested in the landscape and responding to the climactic and built environments. It will be an example to all who experience its presence - passersby, neighbors and the house inhabitants.

The 4,500 square foot house will be settled on the sunny open area of the 5.6 acre lot, with a minimum impact on the existing natural area. There will be a minimum to none disturbance on the existing trees, and minimum impact on the wetlands.

The building will be predominantly stone veneer with smaller percentage of stained wood siding and few metal accents, low ridge lines and expansive eaves. The latter together with the stone/metal chimney "pin" the house to the site. The windows will be set back in the stone, placed to take advantage of the stunning views and to allow for the best daylighting. The house will blend with the natural setting and context, while responding to the local climate and design regulations.

This will be a wonderful low-impact, gentle house perfectly designed to be lived in and enjoyed from inside and out.

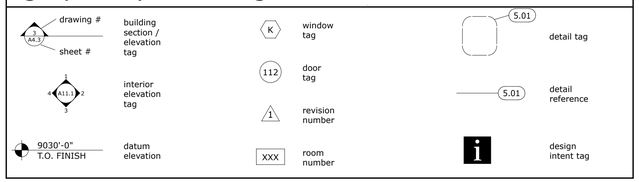
Thank you!

one architects inc

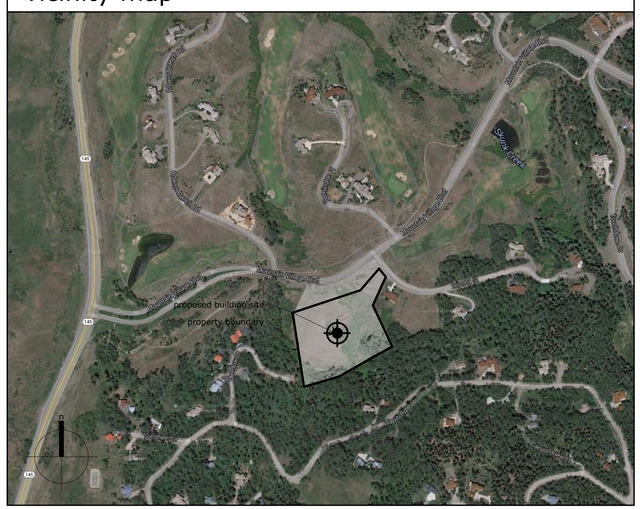
general notes

1. the contract documents include the contractual agreement, the drawings, and the project binder (specifications, supplemental drawings, addenda and product cut sheets).
2. all required work shall be performed by the general contractor, unless otherwise noted. all references to the "contractor" include the general contractor and his subcontractors: they shall be one and the same.
3. the contractor shall obtain all applicable building permits, all necessary inspections, and the certificate of occupancy.
4. the contractor is responsible for the conformance of all work to any and all applicable building codes (including plumbing, electrical and fire). any discrepancies or nonconforming items found in the drawings must be immediately brought to the attention of the architect.
5. immediately following the awarding of the contract, the contractor shall submit a construction schedule. any and all changes or submittals affecting construction cost or schedule shall be submitted to the architect for approval. any discrepancies or nonconforming items found in the drawings must be immediately brought to the attention of the architect.
6. at the time of bid submittal, the contractor shall advise the architect (in writing) of any specified materials or equipment which are either unavailable, out of the budget or will cause a delay in the construction completion schedule.
7. the contractor is responsible for submitting to the architect all shop drawings and finish material samples, allowing adequate time for review, approval or corrections so as not to adversely affect the construction schedule.
8. no substitutions of specified materials shall be permitted without first submitting specifications, samples and cost impact for the architect's approval.
9. the contractor shall coordinate all work performed by the various sub-contractors, and shall verify and coordinate all openings through floors, walls and ceilings with architectural, structural, mechanical and electrical drawings.
10. the contractor shall coordinate his work with all other trades on the project. any changes or delays arising from conflicts between trades shall be the responsibility of the contractor at no additional cost to the owner.
11. the contractor is responsible for the protection of all materials being delivered to the project, the protection of neighboring properties, and the compliance to all o.s.h.a. requirements.
12. the job site shall be maintained in a clean, orderly manner, free of trash and construction debris. the contractor shall provide for recycling at the job site.
13. the architect is delighted to be working with the contractor, and will provide him with either beer or doughnuts if he sees this note and immediately brings it to the attention of the architect
14. the drawings should not be scaled. if a dimension can't be determined, the contractor shall promptly contact the architect for verification. when drawings have been revised, noted dimensions shall take precedence.
15. the drawings and specifications are complimentary: what is required by one shall be as binding as if required by all. when a conflict occurs, the specifications shall have precedence.
16. the contractor shall provide and install rough plumbing and final hook-up for all specified fixtures and appliances, and shall supply all such fixtures and appliances unless otherwise noted.
17. the contractor shall coordinate with all equipment manufacturers for equipment rough-in requirements.
18. the contractor shall supply and install blocking and supports in partitions and ceilings as required for installation of specified equipment, accessories, cabinetry, finish materials and fire blocking (see below)
19. the contractor shall verify required locations and dimensions of all necessary access panels (in partitions, floors, or ceilings), and coordinate exact locations and panel details with the architect prior to installation.
20. the contractor shall provide a floor drain in a utility area for drainage of condensate and/or overflow from all mechanical equipment including the hot water heater.
21. the contractor shall be responsible for supplying temporary utilities (power, lighting, water) to the job site for use by all construction trades, including those not a subcontractor to the general contractor.
22. the contractor is responsible for verification of all stone take-offs done by the stone mason.
23. fire separation:
    a. for walls separating garage and living space, provide (1) layer of 5/8" type "X" g.w.b. on each side of studs.
    b. for ceiling/floors separating garage and living space, provide (2) layers of 5/8" type "x" g.w.b. at ceiling.
24. fire blocks shall be provided in the following locations:
    a. in concealed spaces of stud walls and partitions, including furred spaces, at ceiling and floor elevations
    b. in concealed spaces of stud walls and partitions, including furred spaces, at 10-foot intervals along the length of the wall.
    c. at all interconnections between concealed vertical and horizontal spaces such as occur at soffits, drop ceiling and cove ceilings.
    d. in concealed spaces between stair stringers at the top and bottom of the run and between studs along and in line with the run of the stairs if the walls under the stairs are unfinished.
    e. in openings around vents, pipes, ducts, chimneys, fireplaces and similar openings that afford a passage for fire at ceiling and floor levels, with non-combustible materials.
    f. at openings between attic spaces and chimney chases for factory-built chimneys.

graphic symbols legend



vicinity map



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L1.1 irrigation plan

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project site view

project team

surveyor

foley associates
po box 1385
125 w. pacific b-1
telluride, co 81435

(970) 728-6153
(970) 728-6050 (fax)

soils + septic engineer

buckhorn geotech
222 south park ave.
montrose, co 81401

(970) 249-6828
(970) 249-0945 (fax)

geo-hazard engineer

wilbur engineering inc.
chris wilbur
150 east 9th st., suite 201
durango, co 81301

(970) 247-1488
(970) 247-7774 (fax)

general contractor

t.b.d.

structural engineer

t.b.d.

mechanical engineer

t.b.d.

h.e.r.s. rater

anadel building solutions llc
mike frisoni
po box 741
mancos, co 81328

(970) 533-1548

lighting designer

luminosity
dru wallon
po box 3220
telluride, co 81435

(970) 728-5011

landscape architect

caribou design associates
beth bailis
po box 3855
telluride, co 81435

(970) 708-1232

project information

legal description:

lot SS811 Telluride Town of Mountain Village ACC to Plat
BK1 BK PG 1555 8-23-93

zone district / zoning designation:

town of mountain village zoning

single family residential zone

land use code standards

1 single-family dwelling unit and 1 accessory building allowed

16'-0" min. front yard setback (general easement) on all sides

20% max lot coverage = 46,756 sf

35'-0" max. building height (measured parallel to pre or post-construction grade, whichever is more restrictive)

30' average building height

2 indoor and 2 outdoor on-site parking spaces required

project description:

lot size: 5.67 acres (246,113 sq. ft.)

2 levels + crawl space

3 bedrooms

attached, on-grade garage

square footage summary:

square footage summary

main level living	2,975 sf
upper level living	1,190 sf
total living s.f.	**3,733 sf**
garage	758 sf
gross enclosed s.f.	**4,491 sf**

one architects inc

post office box 3442
220 e. colorado ave. suite 220
p:970.728.8877 f:970.728.8848
www.onearchitects.com
contact: bruce/jodie/bronwen/josh

DAVIS + BOBBEY FANSLER

tmv lot # ss811
2 mountain village blvd
mountain village, colorado

RESIDENCE - 2 MVB

issuances:
DRB submittal 6/23/2015

A1.1
title sheet

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/Volumes/present/Fansler/Drawings + Consultants/Architectural/fansler SD 4.3.15.pln

1 NE Perspective

one architects inc

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www.onearchitects.com
contact: bruce/jodie/bronwen/josh

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2 mountain village blvd
mountain village, colorado

issuances:
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A1.2
perspectives

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This Topographic Survey of Lot SS811 and Tract OSP-18A, Town of Mountain Village, was prepared in March of 2008 under the direct responsibility, supervision and checking of David R. Bulson, of Foley Associates, Inc., being a Colorado Licensed Surveyor. Foley Associates, Inc. provided only the electronic drafting, view directions, and project benchmark conversion for this mapping. Trees shown hereon were located by Foley Assoc. on May 16, 2005. Mountain Village Boulevard was surveyed by Foley Assoc. in February of 2008. All other information contained hereon, was provided by Wellington Land Surveying, Topographic Map dated 8/12/99. Foley Associates, Inc. makes no assurances as to the accuracy or the precision of the information contained. It does not constitute a Land Survey Plat or an Improvement Survey Plat as defined by section 38-51-102 C.R.S.

P.L.S. NO. 37662 Date

NOTES

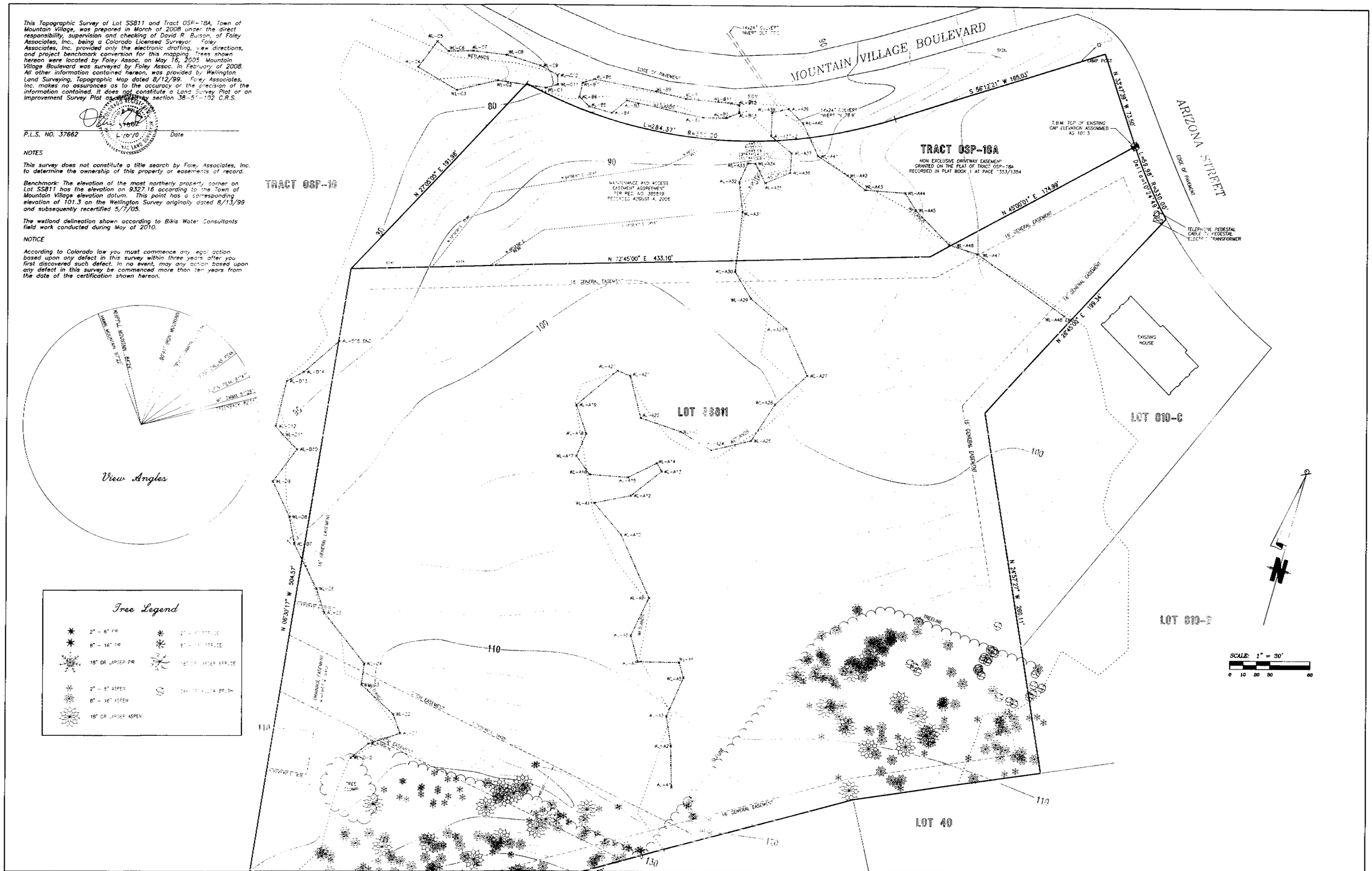
This survey does not constitute a title search by Foley Associates, Inc. to determine the ownership of this property or easements of record.

Benchmark: The elevation of the most northerly property corner on Lot SS811 has the elevation on 9327.16 according to the Town of Mountain Village elevation datum. This point has a corresponding elevation of 101.3 on the Wellington Survey originally dated 8/13/99 and subsequently recertified 5/7/05.

The wetland delineation shown according to Bikis Water Consultants field work conducted during May of 2010.

NOTICE

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered 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.



TOPOGRAPHIC SURVEY
LOT SS811, TOWN OF MOUNTAIN VILLAGE

Project Mgr:	DB
Technician:	JC
Technician:	
Checked by:	DB
Start date:	3-12-08

Rev.	description	date	by
1	add MV Blvd	3-08	JC

FOLEY ASSOCIATES, INC.
ENGINEERING · PLANNING · SURVEYING
970-728-6153 970-728-6050 fax
P.O. BOX 1385
125 W. PACIFIC, SUITE B-1
TELLURIDE, COLORADO 81435

TOPO ELEVATIONS CONVERSION

SURVEY	USGS
100	9325.86
101.3	9327.16 (benchmark)

14 x 24" culvert invert out 77.0'
relocate sign
proposed address monument, see A9.1
14x24" culvert invert in 78.9'
unreinforced boulder wall
sign
lamp post
edge of pavement
non exclusive driveway easement granted on the plat of tract OSP-18A recorded in plat book 1 at page 1353/1354
t.b.m. top of existing cap elevation assumed as 101.3 = 9327.6'
utilities trench (gas, water, electrical, phone & cable tv)
phone + cable tv pedestals
electrical transformer
existing house
edge of wetlands
16' general easement
drainage easement
40' wide ditch easement
approx mh location
sewer line
maintenance and access easement agreement per rec. no. 385819 recorded august 4th, 2006
MOUNTAIN VILLAGE BLVD
ARIZONA STREET
tract OSP-18
tract OSP-18A
lot SS811
lot 810-C
lot 810-B
lot 40
lot 39
lot 38
park
PROPERTY LINE
16' GENERAL SETBACK
S 56°12'21" W 165.03'
N 33°47'39" W 73.50'
N 65°00'01" E 134.99'
N 68°02'47" E 145.87'
N 64°58'40" E 131.49'
N 48°06'21" E 44.94'
N 27°45'00" E 87.11'
N 60°13'58" E 48.36'
N 27°03'59" E 131.88'
N 18°24'19" E 2.16'
S 59°17'12" W 434.09'
S 27°56'46" E 344.25'
S 79°56'46" E 285.96'
S 83°29'43" W 30.86'
N 83°29'43" E 30.00'
S 82°48'41" W 40.00'
N 06°07'17" W 504.57'
N 60°30'17" W 124.57'
N 24°52'27" W 168.11'
S 89°45'00" E 98.34'
256.68'
60.41'
43.34'
mt.holly mountain 84°24'
mt. sneffels 87°22'
29.07' cathedral peak
29.07' cathedral peak
79°39' cathedral peak
gilpin peak 81°47'
mt. emma 81°28'
greenback 82°01'

1 overall site plan
scale:1" = 30'

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A2.1
overall site plan

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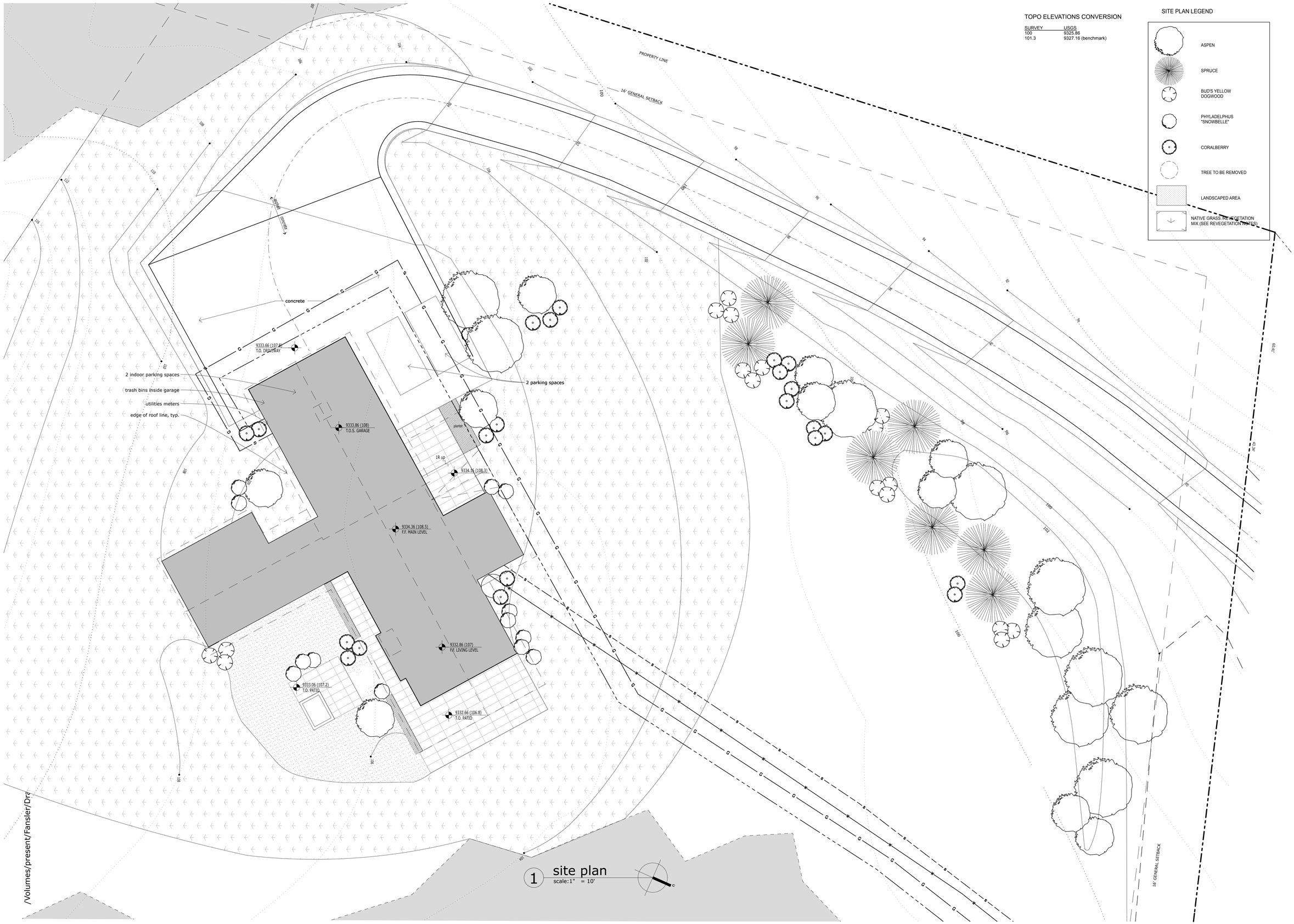

1 site plan
scale:1" = 10'

TOPO ELEVATIONS CONVERSION

SURVEY	USGS
100	9325.86
101.3	9327.16 (benchmark)

SITE PLAN LEGEND

- ASPEN
- SPRUCE
- BUD'S YELLOW DOGWOOD
- PHYLADELPHUS "SNOWBELLE"
- CORALBERRY
- TREE TO BE REMOVED
- LANDSCAPED AREA
- NATIVE GRASS /REVEGETATION MIX (SEE REVEGETATION NOTES)

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FANSLER - 2 MVB

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A2.2
site plan

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TOPO ELEVATIONS CONVERSION

SURVEY	USGS
100	9325.86
101.3	9327.16 (benchmark)

UTILITY LEGEND

- SEWER LINE
- GAS LINE
- WATER LINE
- ELECTRICAL, PHONE, TV CABLE
- UTILITIES TRENCH

MOUNTAIN VILLAGE BLVD

approx mh location

sewer line

tract OSP-18

utilities trench routing to avoid wetlands impacts where possible

tract OSP-18A

ARIZONA STREET

utilities trench

water line

gas line

phone, TV + electrical cable

phone + cable tv pedestals

electrical transformer

lot SS811

lot 810-C

lot 810-B

lot 40

lot 39

lot 38

16' GENERAL SETBACK

PROPERTY LINE

utilities meters location

1 utilities plan
SCALE: 1" = 30'

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issuances:
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A2.3
utility plan

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TOPO ELEVATIONS CONVERSION

SURVEY	USGS
100	9325.86
101.3	9327.16 (benchmark)

PROPERTY LINE

16' GENERAL SETBACK

3% grade

drainage

concrete

9333.66 (107.8)
T.O. DRIVEWAY

9333.86 (108)
T.O.S. GARAGE

planter

1R up

9334.76 (108.3)

9334.36 (108.5)
F.F. MAIN LEVEL

9332.86 (107)
F.F. LIVING LEVEL

9333.06 (107.2)
T.O. PATIO

9332.66 (106.8)
T.O. PATIO

1.5% grade

64.41'

41.34'

16' GENERAL SETBACK

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1 grading plan
scale:1" = 10'

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DRB - 2 MVB

issuances:
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A2.4
grading plan

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A2.5
construction staging plan

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1 landscape plan
scale:1" = 10'

LANDSCAPE PLAN LEGEND

- ASPEN
- SPRUCE
- BUD'S YELLOW DOGWOOD
- PHYLADELPHUS "SNOWBELLE"
- CORALBERRY
- TREE TO BE REMOVED
- LANDSCAPED AREA
- NATIVE GRASS / REVEGETATION MIX (SEE REVEGETATION NOTES)
- EXISTING CONTOUR
- NEW CONTOUR

06

GENERAL NOTES

1. all trees and shrubs shall be field located by project landscape architect.
2. All trees and shrubs shall be backfilled with a topsoil/organic fertilizer mixture at a 2:1 ratio.
3. Necessary trees shall be staked with4 foot metal posts. Trees shall be guyed with 12 gauge galvanized wire and poly- propylene tree race straps.
4. Trees straps to be removed following the initial first two planting seasons.
5. Perennial planting beds shall be filled to a 6" depth and amended with topsoil and organic fertilizer at a 2:1 ratio.
6. See planting details for all deciduous and evergreen trees.
7. Mulch all perennial beds with back to earth landscaper mix or approved equivalent.
8. All plant material to meet the American Standard for nursery stock.
9. In non-perennial bed planting areas calling for mulch used triple shredded pine mulch, color black or brown. No red.

Noxious weeds
1. All planting materials including seed, shall be non-noxious species as specified within the San Miguel Counties most current noxious weed list

LANDSCAPE MAINTENANCE NOTES

1. Turf shall be created 2 to 3 times per year to increase the water absorption rates. Necessary organic fertilization and amendment shall be incorporated at the same time.
2. Irrigation system shall be turned on by 15th May and blown out by 30th October annually.
3. Mulch shall be reapplied to all perennial beds, trees, and shrub beds every three seasons at a minimum.
4. Trees stemmed protection in the form of a tree wrap shall be applied to trees subject to physical damage from snowplowing. Stems should be wrapped from the bottom to the top to keep water from seeping in. The top should be attached with a stretchable materials such as masking tape or light twine that will decompose naturally. Never use fiber-reinforced tape, nylon cord or wires to attach wrap.
5. Remove tree wrap every spring following the winter snowplow season. Never leave a tree stem wraped for more than one year.
6. All plantings within a perennial bed shall be trams to 6 inches from the ground in the fall following the growing seasonand before winter. Beds should be raked and then mulched with straw, hay, or leaves, where necessary.
7. Perennial beds requiring additional mulching in the fall shall be those susceptible to significant snowmelt with a south for southwesterly exposure and/or significant wind exposure.

REVEGETATION NOTES

1. Subsoil surfaces shall be filled to a 4" depth of non-fill areas.
2. Topsoil shall be spread at a minimum depth of 4" over all areas to be read vegetated (except on slopes greater than 3:1) and amendments rotottiled at a rate of 3 cubic yds per thousand square feet.
3. Broadcasting of seed shall be done immediately after topsoil is applied (within 10 days) to minimize erosion and weeds.
4. Areas which have been compacted or relatively undisturbed needing seating, shall be scarified before broadcasting of seed.
5. Broadcast with specified seed mix and follow with dry mulching. Strahl or hey maybe uniformly applied over seeded area at a rate of 1.5 tons per acre for hay or 2 tons per acre for straw, crimp in.
6. On slopes greater than 3:1 erosion control blankets shall be applied in place of straw mulch and pinned.
7. All utility cuts shall be read vegetated within two weeks after installation of utilities to prevent weed infestation.
8. C. all areas labeled native grass and wild flower with Western native seeds sub alpine wildflower mix. Www.Westernnativeseed.com
9. Seed all areas labeled native grass seed with the following mixture at a rate of 12 lbs. per acre.

Species	pure live seed per acre
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 wheat grass	10%
Mountain Brome	15%
Mountain Brome (Bromar)	10%

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L1.0
landscape plan

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Uncompahgre Engineering, LLC

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

SUBMISSIONS:

INTERNAL REVIEW	2015-06-11

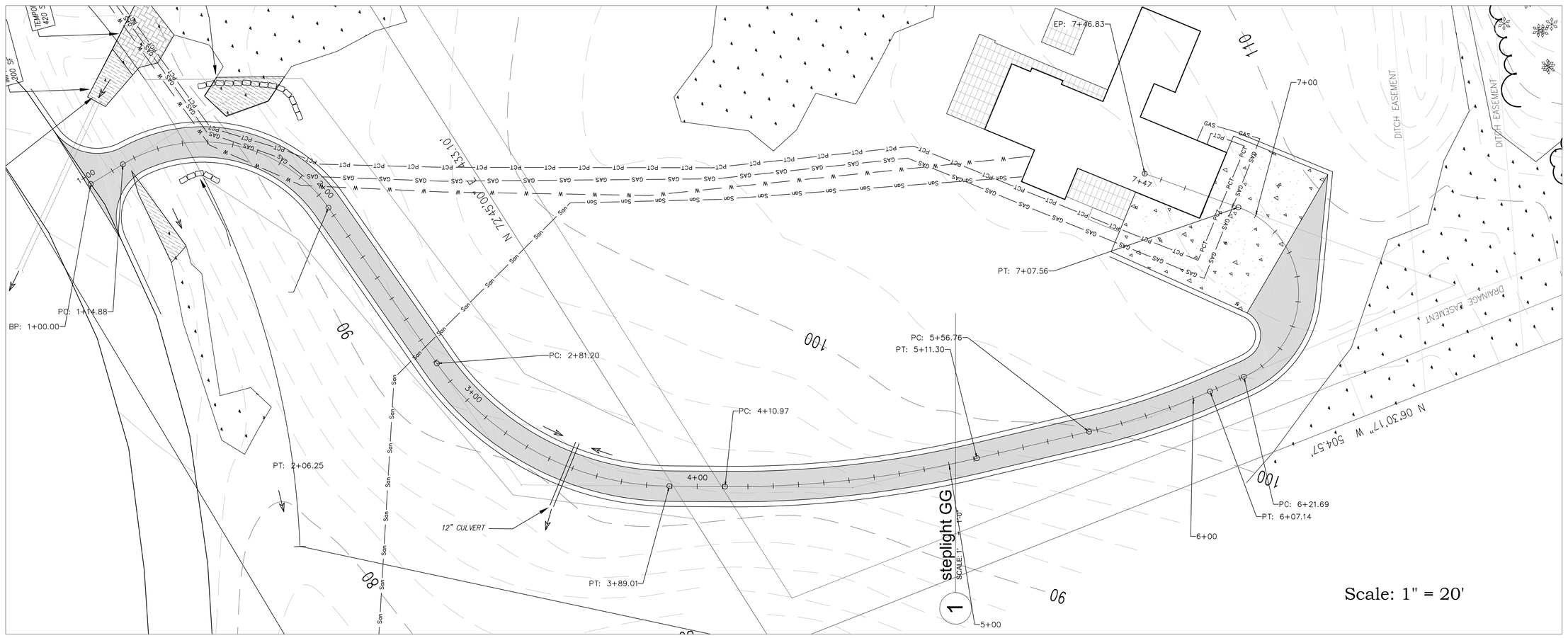
Fansler Residence
Lot SS811
Mtn. Village, CO

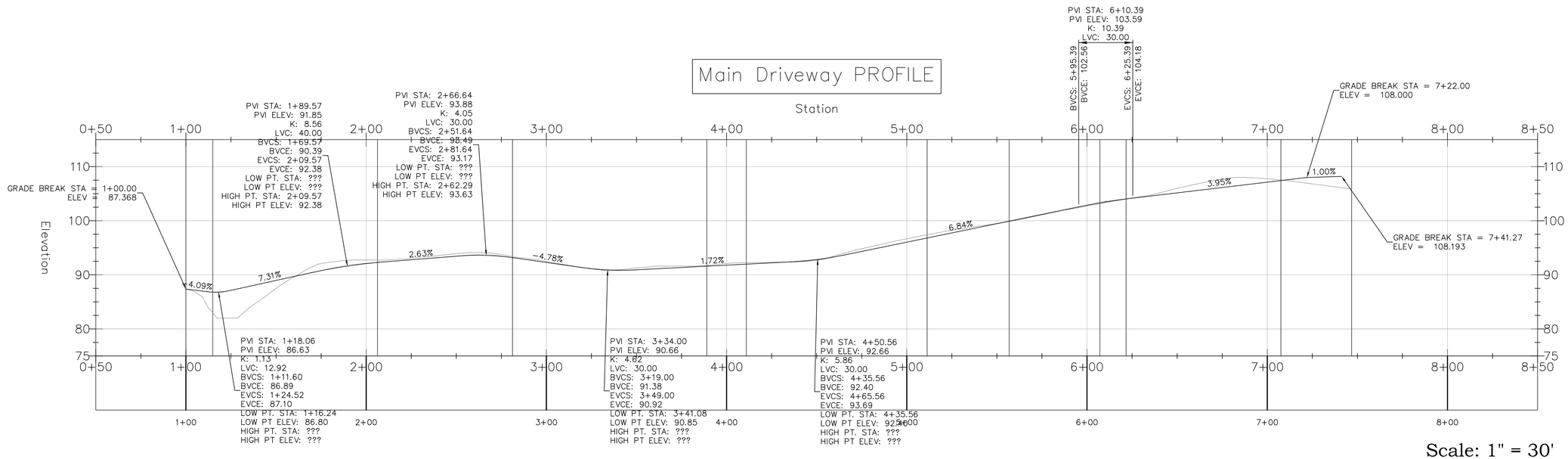
NOT FOR CONSTRUCTION

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 Plan and Wetlands Impacts

C1





Scale: 1" = 30'

Uncompahgre Engineering, LLC

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

SUBMISSIONS:

SUBMITTAL	2015-06-11

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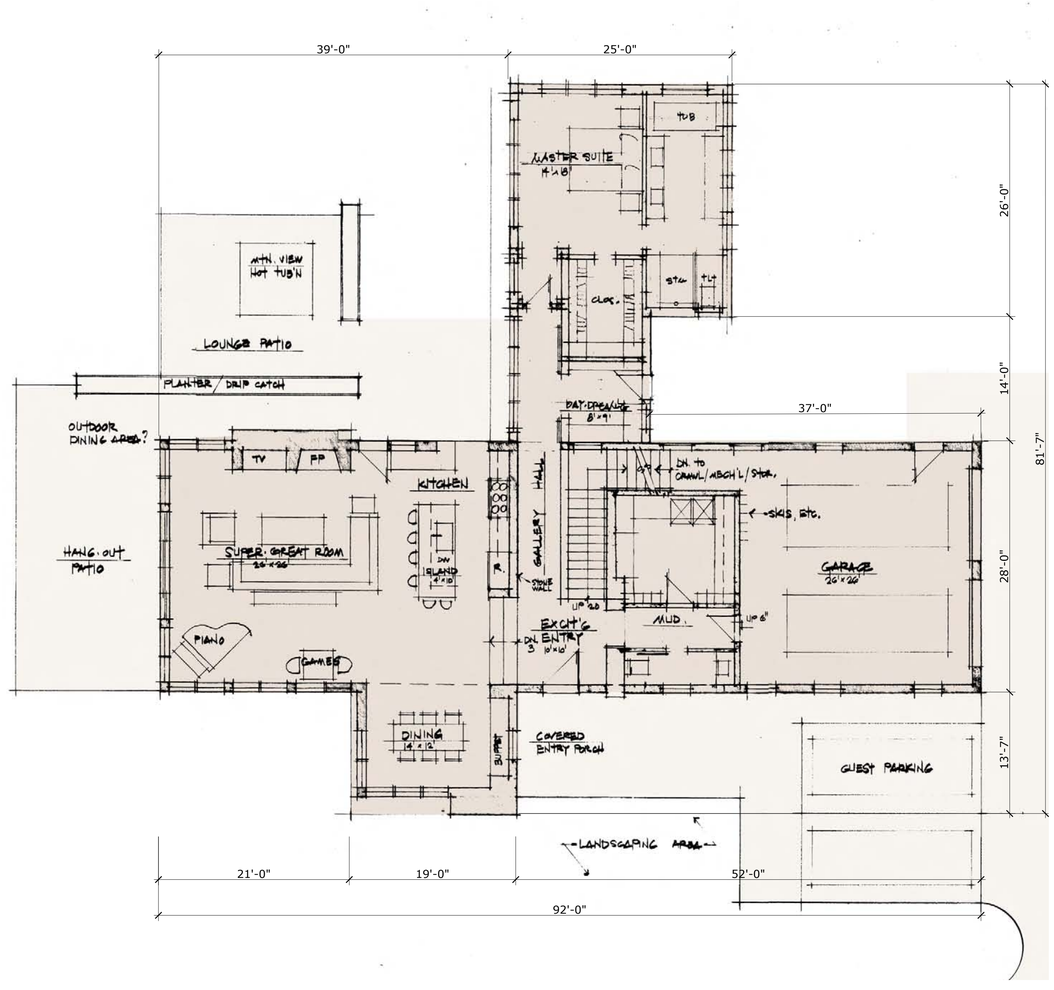
Fansler Residence
Lot SS811
Mtn. Village, CO

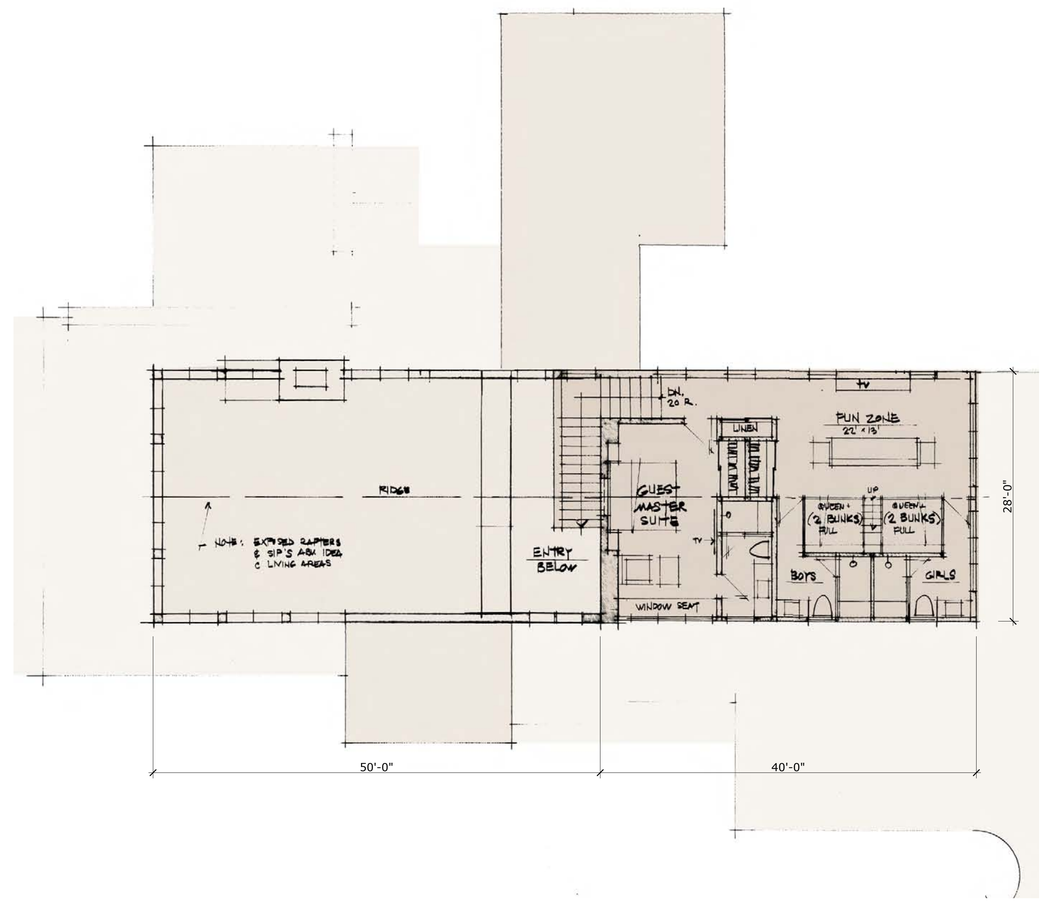
Driveway

Plan
and Profile

C2



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



2 upper level floor plan
scale:1/8" = 1'-0"

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A3.0
floor plans

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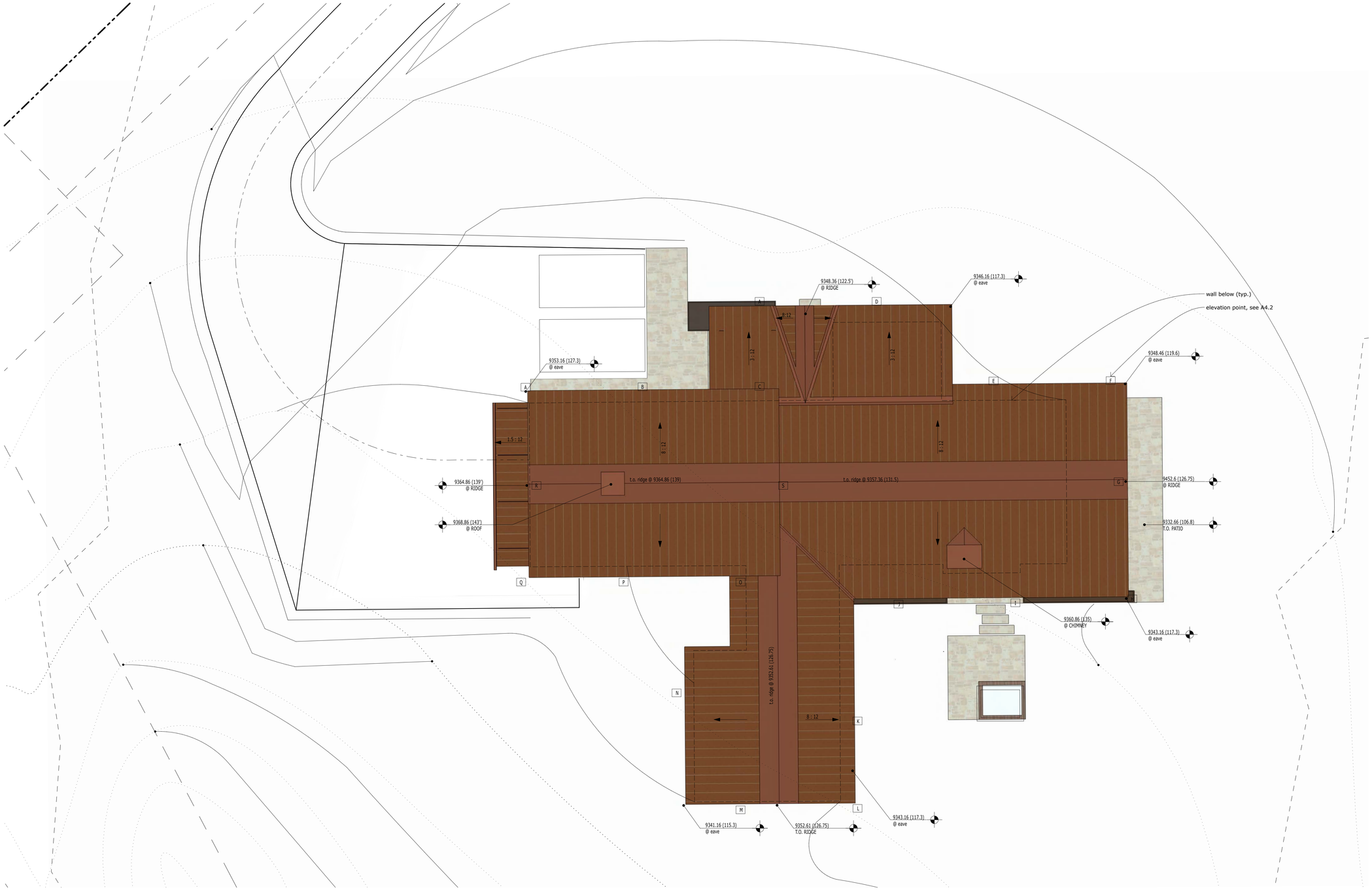
TOPO ELEVATIONS CONVERS

SURVEY	USGS
100	9325.86
101.3	9327.16 (benchmark)



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

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A3.1
roof plan

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2 NE elevation
scale:1/4" = 1'-0"

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

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A4.0
elevations

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2 SW elevation

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

1 SE elevation

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

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A4.1
elevations

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AVERAGE BUILDING HEIGHT CALCULATIONS			
EL. POINT	Height	POINT	Height
A	25'-2"	M	14'-1"
B	25'-1"	N	13'-1"
C	24'-8"	O	11'-9"
D	18'-0"	P	25'-1"
E	19'-0"	Q	24'-6"
F	20'-1"	R	25'-1"
G	20'-8"	S	25'-4"
H	17'-6"	**Total**	**372' - 8"**
I	17'-6"		
J	16'-11"		
K	15'-0"		372' - 8" / 19
L	14'-2"	**Ave. Bldg Ht**	**= 19'-7"**

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4 SW elevation calcs
SCALE: 1/8" = 1'-0"

3 SE elevation calcs
SCALE: 1/8" = 1'-0"

2 NE elevation calcs
SCALE: 1/8" = 1'-0"

1 NW elevation calcs
SCALE: 1/8" = 1'-0"

issuances:
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A4.2
hight calculations

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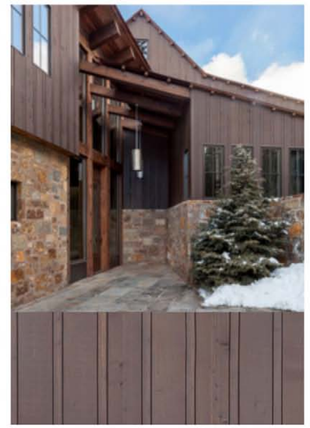
EXTERIOR MATERIAL CALCULATIONS

MATERIAL	S.F. TOTAL PER MATERIAL	% OF TOTAL PER MATERIAL
STONE VENEER	4,125 SF	67.7%
8" VERTICAL SIDING	593 SF	9.7%
STEEL PANELING	272 SF	3.8%
GLAZING	1,145 SF	18.8%
TOTAL EXTERIOR MATERIAL S.F.	6,090 SF	

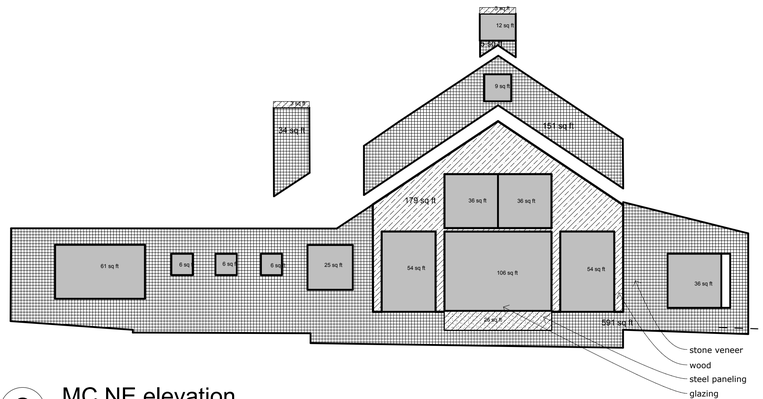
ROOF
standing seam rusted metal,
non-reflective

STONE VENEER
telluride gold (or smaller)

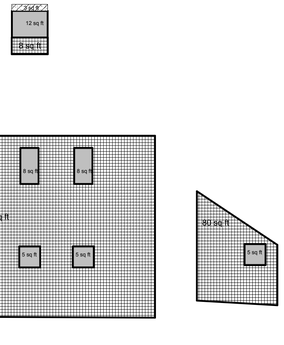
WOOD SIDING
vertical western red cedar, stained
alternate rough (8") and smooth (2") boards w/ 1/4" gap
transluscent stain



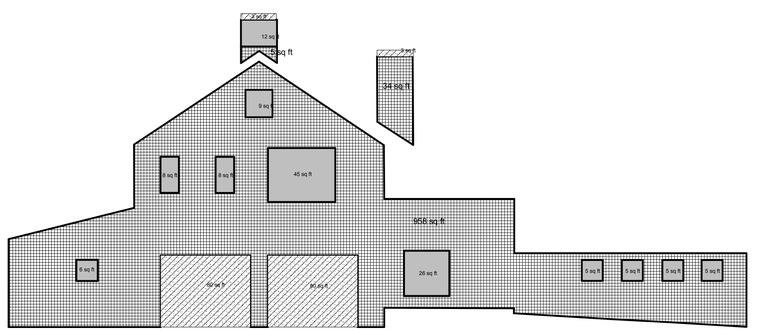
FANSLER MATERIAL BOARD



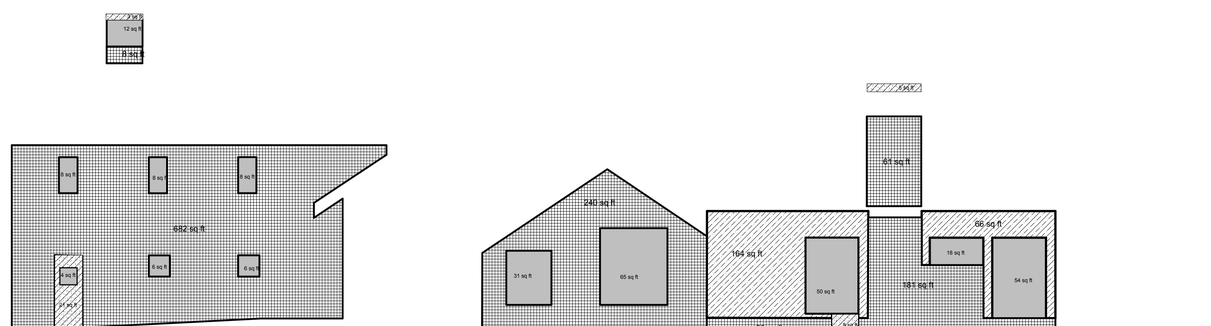
2 MC NE elevation
SCALE: 1/8" = 1'-0"



1 MC NW elevation
SCALE: 1/8" = 1'-0"



4 MC SW elevation
SCALE: 1/8" = 1'-0"



3 MC SE elevation
SCALE: 1/8" = 1'-0"

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A4.3
exterior materials

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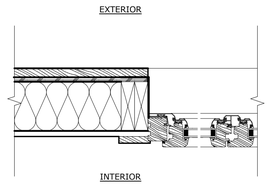
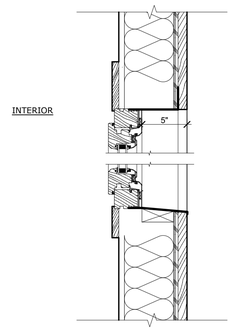
WINDOW SCHEDULE				
ID	Unit Height	Unit Width	Qty	Area
A	2'-4"	2'-4"	15	5.4 sf
B	4'-0"	2'-0"	8	8 sf
C	5'-0"	2'-6"	1	12.5 sf
D	5'-0"	5'-0"	3	25 sf
E	6'-0"	3'-0"	1	18 sf
F	6'-0"	6'-0"	8	18 sf
G	3'-0"	3'-0"	22	9 sf
H	3'-0"	2'-0"	8	6 sf
I	6'-0"	2'-6"	2	15 sf
J	6'-0"	5'-0"	5	30 sf
K	2'-6"	2'-6"	3	6.25 sf
L	5'-0"	3'-0"	1	15 sf

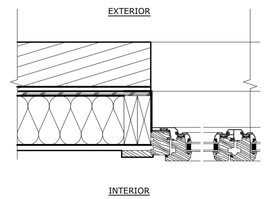
DOOR SCHEDULE		
ID	Unit Height	Unit Width
101	8'-0"	3'-0"
102	4'-6"	3'-0"
103	6'-0"	3'-0"
104	3'-0"	3'-0"
105	4'-6"	3'-0"
106	6'-0"	3'-0"
107	3'-0"	3'-0"



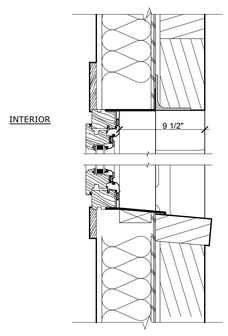
7 Window@ Wood - Jamb
SCALE: 1 1/2"= 1'-0"



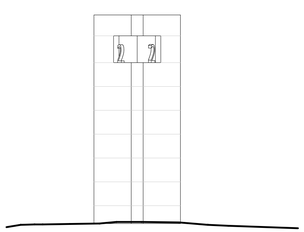
6 Window@ Wood - Header & Sill
SCALE: 1 1/2"= 1'-0"



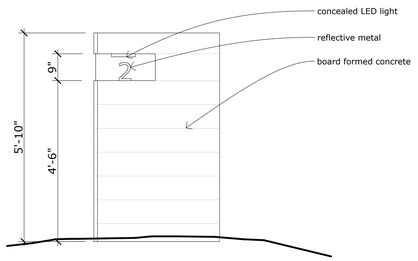
5 Window@ Stone Wall - Jamb
SCALE: 1 1/2"= 1'-0"



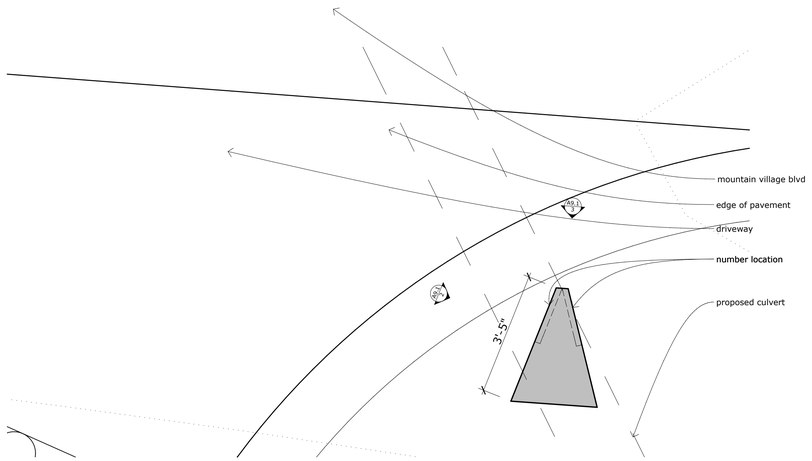
4 Window@ Stone Wall - Header & Sill
SCALE: 1 1/2"= 1'-0"



3 address monument front
SCALE: 1/2" = 1'-0"



2 address monument side
SCALE: 1/2" = 1'-0"



1 address monument plan
SCALE: 1/2" = 1'-0"

one architects inc

post office box 3442
220 e. colorado ave. suite 220
p:970.728.8877 f:970.728.8848
www.onearchitects.com
contact: bruce/jodie/bronwen/josh

DAVIS + BOBSEY FANSLER
tmv lot # ss811
2 mountain village blvd
mountain village, colorado

DAVIS + BOBSEY FANSLER

issuances:
DRB submittal 6/23/2015

A9.1
address monument and windows

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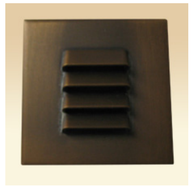
/Volumes/present/Fansler/Drawings + Consultants/Architectural/fansler SD 4.3.15.pln



Manufacturer: SPJ
Website: www.spjlighting.com
Description: Forever Bright LED Recessed Square Louvered Steplight
Product #: GDG-30W-SQ-L-MBR-80-2750K-9-18 + FB-CPS-1
Dimensions: 2"H x 2"W x 2.125"D
Mounting: Surface
Electrical: 12-volt with **remote** LED magnetic driver
Finish: Matte Bronze
Accessories: Concrete Pour Sleeve

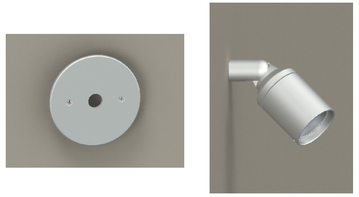
Lamp: (1) 3-watt LED Cree XRE [included]

6 steplight GG
SCALE: 1:1.27

Manufacturer: Elco
Website: www.elcolighting.com
Description: IC recessed downlight housing + 4" adjustable shower trim
Product #: EL1499ICA + EL1411BZ
Dimensions: 12"L x 7.5"W x 7.25"H
Mounting: Recessed
Electrical: 12-volt with **integral** magnetic transformer
Finish: Bronze
Accessories: N/A

Lamp: (1) 20-watt halogen MR16 "Titan" bulb *flood + GU5.3 bi-pin base

5 recessed downlight DD
SCALE: 1:1.27



Manufacturer: Hevi Lite
Website: www.hevilite.com
Description: MR16 Adjustable Accent wall mount
Product #: HL-360-BZ + WM-1-BZ
Dimensions: 4"H x 2.25"Dia + 4.75"Dia wall plate
Mounting: Surface
Electrical: 12-volt with **remote** magnetic transformer + **integral** electronic transformer
Finish: Bronze
Accessories: TBD

Lamp: (1) 20-watt halogen MR16 "Tru-Aim IR" bulb *narrow flood + GU5.3 bi-pin base

4 surface mtd. wall monopoint CC
SCALE: 1:1.30

Manufacturer: Hunza
Website: www.hunza.co.nz
Description: Pagoda Light Sconce
Product #: PGL-BZ-WBAP
Dimensions: 6"H x 3"W x 3"Ext
Mounting: Surface
Electrical: 12-volt with **remote** magnetic transformer + **integral** electronic transformer
Finish: Bronze
Accessories: Wall box adaptor plate

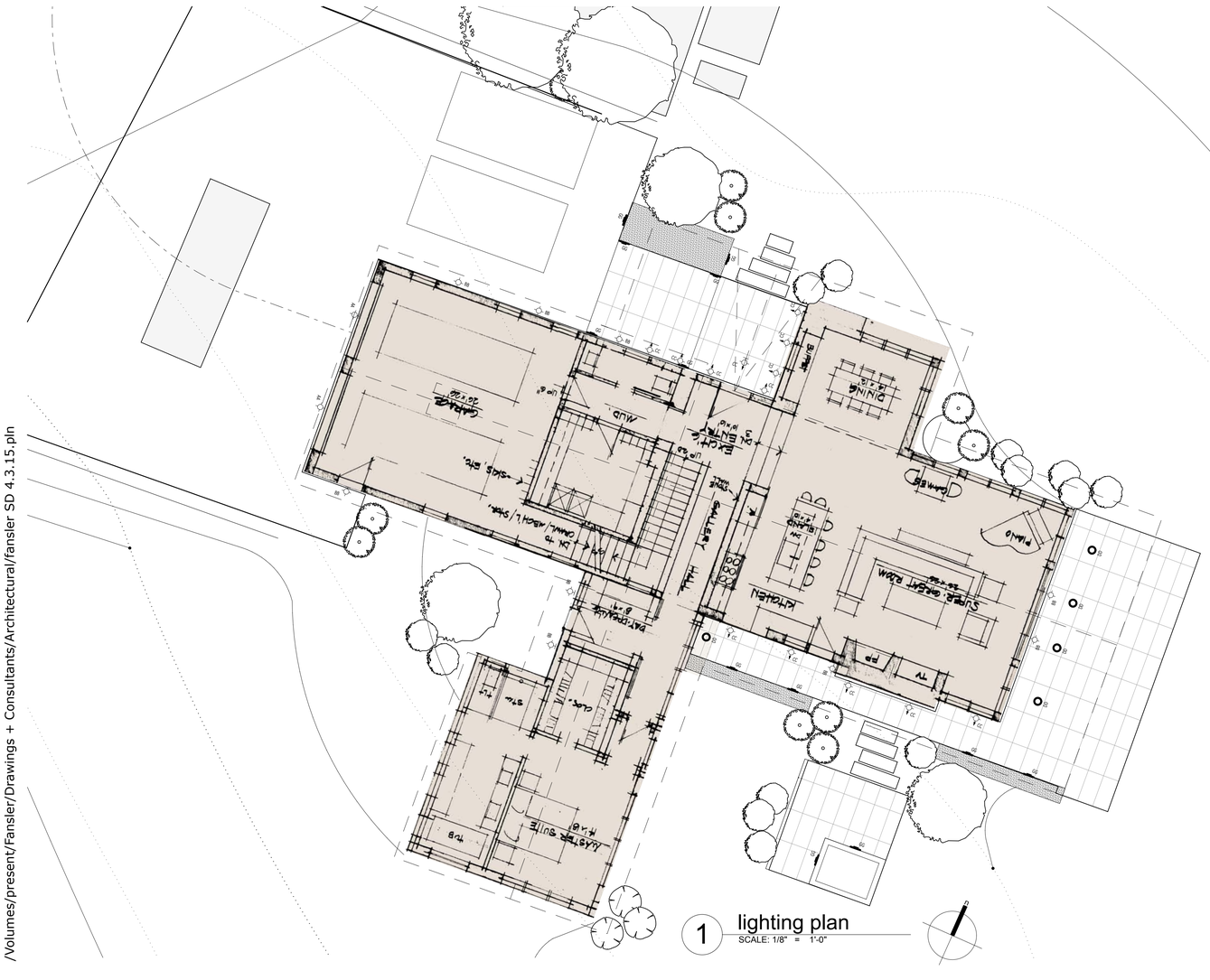
Lamp: (1) 20-watt halogen T4 bulb + G4 bi-pin base

3 surface mtd. wall sconce BB
SCALE: 1:1.24

Manufacturer: Hevi-Lite
Website: www.hevilite.com
Description: Adjustable wall mounted sign light
Product #: HL-716-BZ
Dimensions: 24"Extension arm + 4.75"Dia wall plate
Mounting: Surface
Electrical: 12-volt with **remote** magnetic transformer
Finish: Bronze
Accessories: N/A

Lamp: (1) 20-watt halogen MR16 "Tru-Aim IR" bulb *wide flood + GU5.3 bi-pin base

2 surface mounted sconce AA
SCALE: 1:1.20



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

LIGHTING PLAN LEGEND & SCHEDULE

Legend	Type	Qty	Mounting Height	Manufacturer	Description	Lamp Type	Watts/ Fixt.
AA	surface mounted sconce	2	8'-6"	Hevi Lite	Adjustable wall mounted Sign Light with 90-degree fitting on 24" extension arm with 4.75" Dia mounting plate (bronze)	20-watt halogen MR16 "Tru-Aim IR" bulb + GU5.3 bi-pin base wide flood (5,000 hrs)(12V) [Sylvania #58534]	20
BB	surface mounted sconce	9	8'-6"	Hanza	Pagoda Lite sconce 6"H x 3"W x 3"Dia with Wall Box Adaptor Plate (Bronze)	20-watt halogen T4 + G4 bi-pin (12V)	20
CC	surface mntd. wall monopoint	13	8'-6"	Hevi Lite	MR16 Adjustable Accent Light 4"H x 2.25"Dia wall plate (bronze)	20-watt halogen MR16 "Tru-Aim IR" bulb + GU5.3 bi-pin base narrow flood (5,000 hrs)(12V) [Sylvania #58532]	20
DD	recessed downlight	5	10' min	Elco	New Construction IC Airtight recessed downlight housing 12" x 7.5" x 7.25"H with magnetic transformer + 4" adjustable shower trim (bronze)	20-watt halogen MR16 "Titan" bulb + GU5.3 bi-pin base flood (4,000 hrs) (12V) [Sylvania #58534]	20
GG	steplight	7	18"	SPJ	Forever Bright LE D Recessed square louvered steplight 2" x 2" x 2.175"D (matte bronze)	3-watt LED Cree XRE (2750K) (9-18VAC)	3

one architects inc
post office box 3442
220 e. colorado ave. suite 220
p:970.728.8877 f:970.728.8848
www.onearchitects.com
contact: bruce/jodie/bronwen/josh

DAVIS + BOBBEY FANSLER
tmv lot # ss811
2 mountain village blvd
mountain village, colorado

FANSLER

issuances:
DRB submittal 6/23/2015

LP1.0
lighting plan

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/Volumes/present/Fansler/Drawings + Consultants/Architectural/fansler SD 4.3.15.pln

DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, SACRAMENTO DISTRICT
1325 J STREET
SACRAMENTO CA 95814-2922

REPLY TO
ATTENTION OF

June 15, 2015

Regulatory Division SPK-2015-00073

Mr. Davis Fansler
Post Office Box 2758
Telluride, Colorado 81435

Dear Mr. Fansler:

We are responding to your June 5, 2015, request for a preliminary jurisdictional determination (JD), in accordance with our Regulatory Guidance Letter (RGL) 08-02, for the Lot SS881 Development site. The site is located within the Town of Mountain Village on Lot SS881, on Mountain Village Boulevard, Latitude 37.9328°, Longitude -107.8745°, San Miguel County, Colorado.

Based on available information, we concur with the amount and location of wetlands and/or other water bodies on the site as depicted on the enclosed map entitled **Sheet 1, Project No. 04141, dated January 22, 2015,** prepared by Foley Associates, Incorporated. The approximately 2.8 acres of wetlands and/or other water bodies present within the survey area are potential waters of the United States regulated under Section 404 of the Clean Water Act.

You should not start any work in potentially jurisdictional waters of the United States unless you have Department of the Army permit authorization for the activity. You may request an approved JD for this site at any time prior to starting work within waters. In certain circumstances, as described in RGL 08-02, an approved JD may later be necessary. You should provide a copy of this letter and notice to all other affected parties, including any individual who has an identifiable and substantial legal interest in the property.

This preliminary determination has been conducted to identify the potential limits of wetlands and other water bodies which may be subject to Corps of Engineers' jurisdiction for the particular site identified in this request. A Notification of Appeal Process and Request for Appeal form is enclosed to notify you of your options with this determination.

Please refer to identification number SPK-2015-00073 in any correspondence concerning this project. If you have any questions, please contact Carrie Sheata at the Colorado West Regulatory Branch, 400 Rood Avenue, Room 224, Grand Junction, Colorado 81501, by email at *Carrie.A.Sheata@usace.army.mil*, or telephone at 970-243-1199 X14. We appreciate your feedback. At your earliest convenience, please tell us how we are doing by completing the customer survey on our website under *Customer Service Survey*. For more information regarding our program, please visit our website at *www.spk.usace.army.mil/Missions/Regulatory.aspx*.

Sincerely,

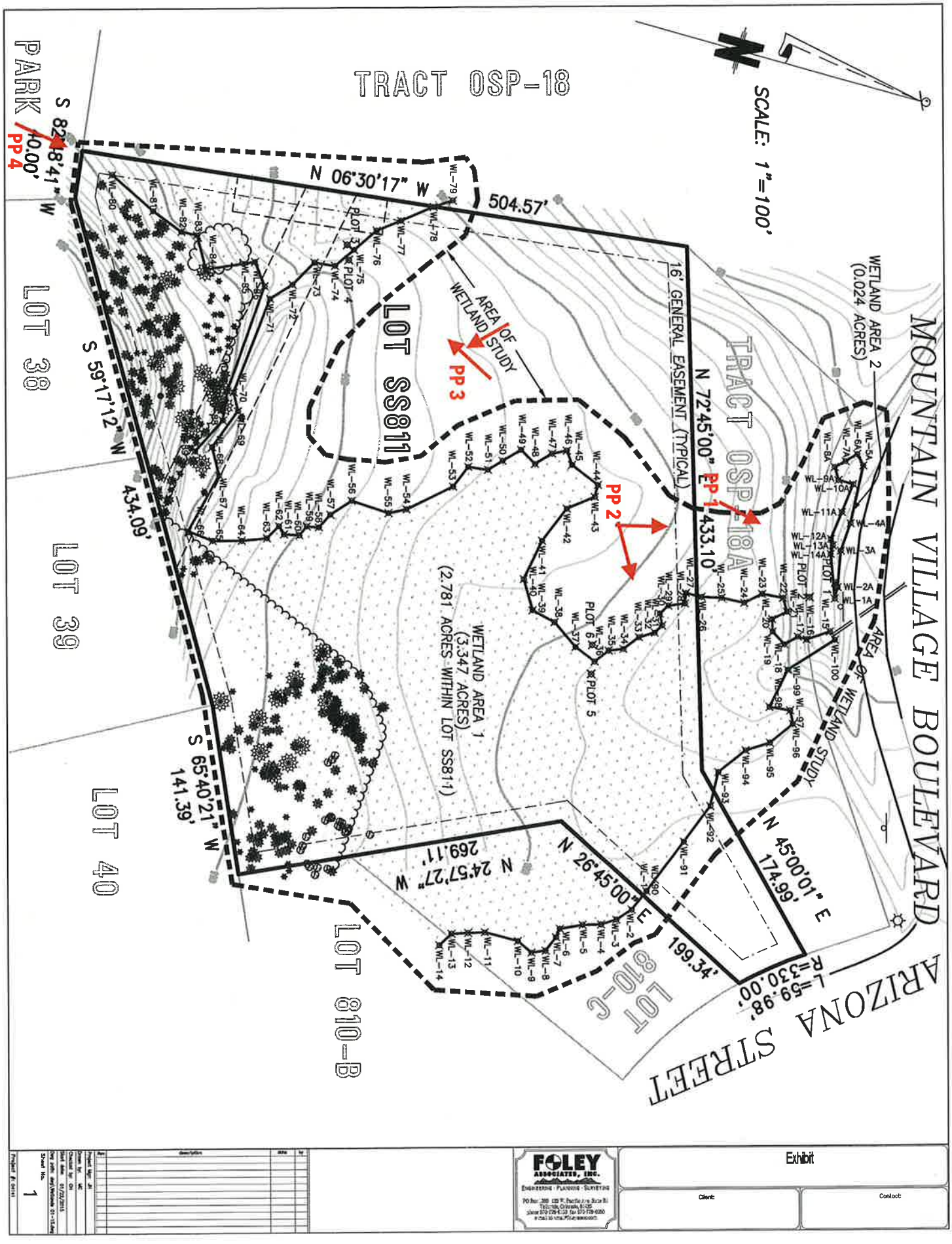
Original Signed

Susan Bachini Nall
Chief, Colorado West Branch
Regulatory Division

Enclosures:
1. Sheet 1, Project No. 04141, dated January 22, 2015
2. Notification of Appeal Form

cc: (w/ encl 1)
Mr. Chris Hazen, The Terra Firm, Incorporated, Post Office Box 362, Telluride, Colorado 81435
Mr. Chris Hawkins, Town of Mountain Village, 455 Mountain Village Blvd. Suite A, Telluride, Colorado 81435

Z:\Old W\Jobs\JOBS2004\04141\dwg\Wetlands 01-15.dwg, 1/23/2015 4:00:20 PM, marco



ENCLOSURE 1

This Topographic Survey of Lot SS811 and Tract OSP-18A, Town of Mountain Village, was prepared in March of 2008 under the direct responsibility, supervision and checking of David R. Bulson, of Foley Associates, Inc., being a Colorado Licensed Surveyor. Foley Associates, Inc. provided only the electronic drafting, view directions, and project benchmark conversion for this mapping. Trees shown hereon were located by Foley Assoc. on May 18, 2005. Mountain Village Boulevard was surveyed by Foley Assoc. in February of 2008. All other information contained hereon, was provided by Wellington Land Surveying, Topographic Map dated 8/12/99. Foley Associates, Inc. makes no assurances as to the accuracy or the precision of the information contained. It does not constitute a Land Survey Plat or an Improvement Survey Plat as specified by section 38-51-102 C.R.S.

DAVID R. BULSON 37662 PROFESSIONAL LAND SURVEYOR

P.L.S. NO. 37662 — Date

NOTES

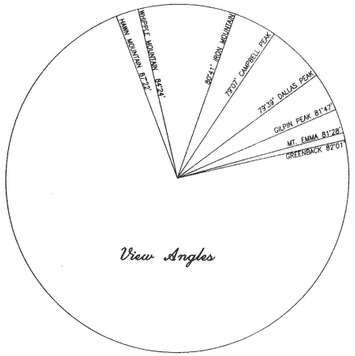
This survey does not constitute a title search by Foley Associates, Inc. to determine the ownership of this property or easements of record.

Benchmark: The elevation of the most northerly property corner on Lot SS811 has the elevation on 9327.16 according to the Town of Mountain Village elevation datum. This point has a corresponding elevation of 101.3 on the Wellington Survey originally dated 8/13/99 and subsequently recertified 5/17/05.

The wetland delineation shown according to Bikis Water Consultants field work conducted during May of 2010.

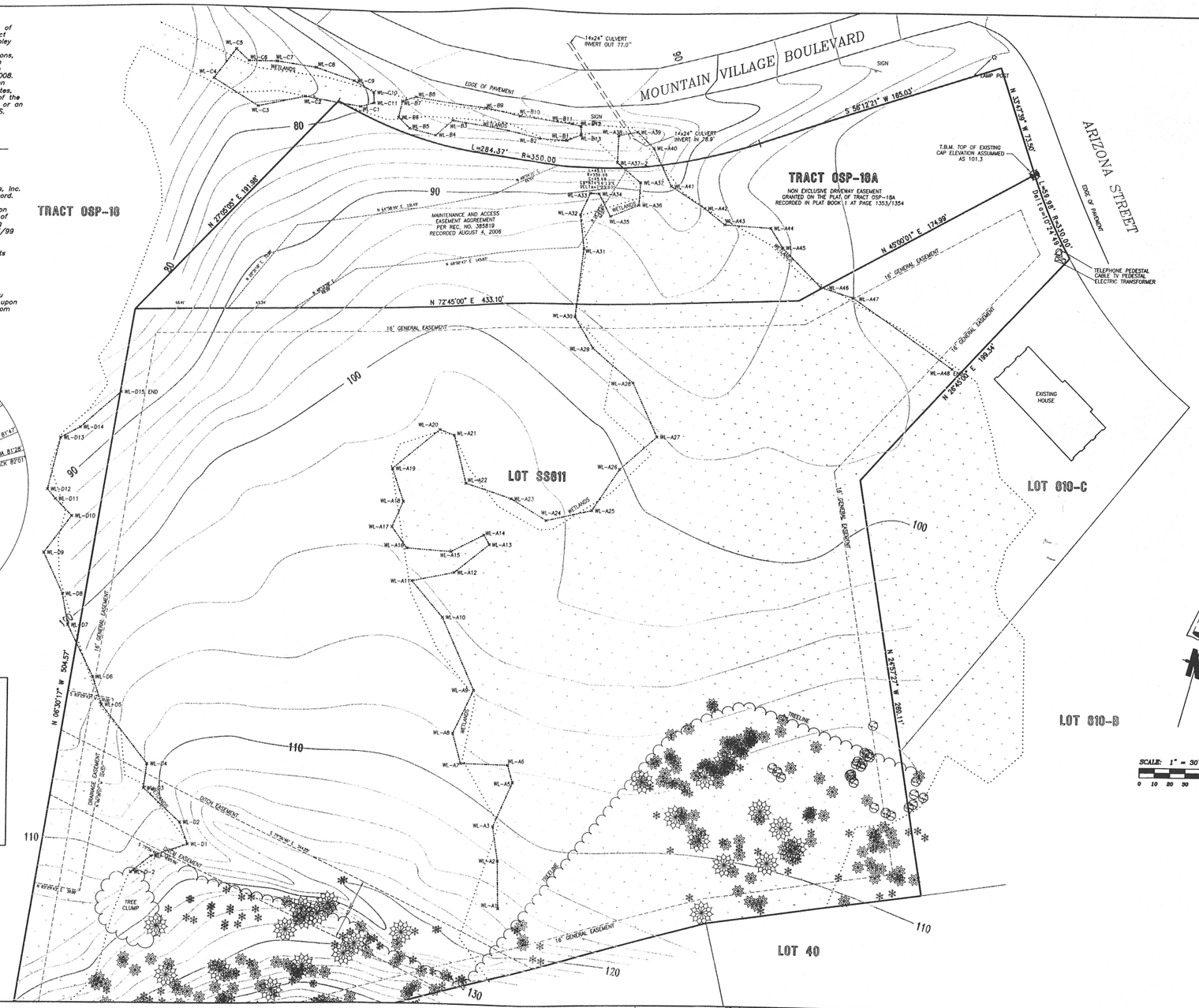
NOTICE

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered 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.



Tree Legend

2" – 6" FIR	2" – 6" SPRUCE
8" – 16" FIR	8" – 16" SPRUCE
18" OR LARGER FIR	18" OR LARGER SPRUCE
2" – 6" ASPEN	OAK OR WILLOW BRUSH
8" – 16" ASPEN	
18" OR LARGER ASPEN	



SCALE: 1" = 30'
0 10 20 30 60

TOPOGRAPHIC SURVEY
LOT SS811, TOWN OF MOUNTAIN VILLAGE

Project Mgr:	DB
Technician:	JC
Technician:	
Checked by:	DB
Start date:	3-12-08

Rev.	description	date	by
1	add MV Blvd	4-08	JC

FOLEY ASSOCIATES, INC.
ENGINEERING · PLANNING · SURVEYING
970-728-6153 970-728-6050 fax
P.O. BOX 1385
125 W. PACIFIC, SUITE B-1
TELLURIDE, COLORADO 81435

Drawing path: 04141\DWG\TOPOWITHTREES-3-08.dwg | Sheet1 of 1 | Project #: 04141

E-RECORDED

State Documentary Fee
Date: July 15, 2014
$ 57.00

Warranty Deed

(Pursuant to 38-30-113 C.R.S.)

THIS DEED, made on **July 15, 2014** by **GREEN MOUNTAIN FINANCE FUND LLC, A DELAWARE LIMITED LIABILITY COMPANY** Grantor(s), of the County of and State of **CONNECTICUT** for the consideration of **($570,000.00) *** Five Hundred Seventy Thousand and 00/100 *** dollars** in hand paid, hereby sells and conveys to **DAVIS D. FANSLER AND BARBARA H. FANSLER** Grantee(s), as Joint Tenants, whose street address is **PO BOX 2758 TELLURIDE, CO 81435**, County of **SAN MIGUEL**, and State of **COLORADO**, the following real property in the County of **San Miguel**, and State of Colorado, to wit:

LOT SS811, ACCORDING TO THE PLAT OF SS811, TELLURIDE MOUNTAIN VILLAGE RECORDED AUGUST 23, 1993 IN PLAT BOOK 1 AT PAGE 1555, COUNTY OF SAN MIGUEL, STATE OF COLORADO.

also known by street and number as: **(VACANT) ARIZONA STREET MOUNTAIN VILLAGE CO 81435**

with all its appurtenances and warrants the title to the same, subject to *general taxes for the year 2014 and those specific* ***matters set forth on Exhibit B2 attached hereto and made a part hereof.***

GREEN MOUNTAIN FINANCE FUND LLC, A DELAWARE LIMITED LIABILITY COMPANY
BY: TOPWATER INVESTMENT MANAGEMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY, MANAGING MEMBER

X _____
BY: TRAVIS C. TAYLOR, MEMBER

X _____
BY: BRYAN D. BORGIA, MEMBER

State of Connecticut)
) ss.
County of Fairfield)

The foregoing instrument was acknowledged before me on this day of **July** 14, **2014**
by **TRAVIS C. TAYLOR AND BRYAN D. BORGIA AS THE MEMBERS OF TOPWATER INVESTMENT MANAGEMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY AS MANAGING MEMBER OF GREEN MOUNTAIN FINANCE FUND LLC, A DELAWARE LIMITED LIABILITY COMPANY**

Susan R. Rubin
Notary Public-Connecticut
My Commission Expires
November 30, 20 17

Notary Public _____
My commission expires _____

When Recorded Return to: **DAVIS D. FANSLER AND BARBARA H. FANSLER**
PO BOX 2758 TELLURIDE, CO 81435

Land Title GUARANTEE COMPANY

286818 08/23/1993 02:27P B: PL#1 P:1555
Gay Cappis, County Clerk, San Miguel County, CO

TITLE INSURANCE COMPANY CERTIFICATE

Telluride Mountain Title Co. does hereby certify that we have examined the title to the lands herein shown on this plat of SS8ll, Telluride Mountain Village, and that title to this land is in the name of The Telluride Company and is free and clear of all encumbrances, liens, and taxes except as follows:

NONE

Dated this 16th day of February, 1993, at 8:00 A.M.

By Martin E. McGrath

Title PRESIDENT

TREASURER'S CERTIFICATE

I certify that according to the records in my office that there are no liens against this subdivision or any part thereof for unpaid State, County, Municipal, or local taxes or special assessments.

Dated this 17th day of February, 1993.

Sherry M. Rose
Treasurer

TAX BOND CERTIFICATE

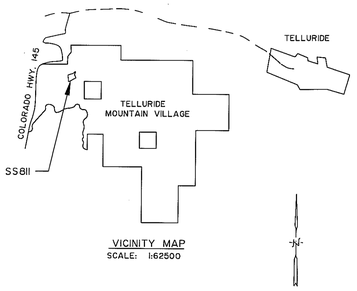
The undersigned Clerk of San Miguel County certifies that No dollars have been deposited to cover taxes and assessments against this property which are a lien, but not yet payable.

Dated this 17th day of FEBRUARY, 1993.

Gay Cappis
County Clerk

NOTES:

1. INFORMATION LISTED WITHIN ROAD RIGHTS-OF-WAY REFERS TO CENTERLINE.
2. 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 CERTIFICATION SHOWN HEREON.
3. ALL DISTANCES SHOWN ALONG CURVED RIGHTS-OF-WAY ARE ARC LENGTHS.
4. ORIGIN OF BEARING: THE NORTH LINE OF THE S 1/2 OF THE SE 1/4 OF SECTION 34, TOWNSHIP 43 NORTH, RANGE 9 WEST, NEW MEXICO PRINCIPAL MERIDIAN BEARS S 88° 36' 10" E WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO. THIS BEARING WAS ROTATED 01° 26' 50" CLOCKWISE FROM ROGER D. MAHNKE'S SURVEY AS SHOWN ON THE TELLURIDE COMPANY BOUNDARY MAP DATED OCTOBER OF 1980. THIS ROTATION WAS DONE TO BE IN CONFORMANCE WITH THE PROJECT BEARINGS ESTABLISHED PREVIOUSLY BY KKBNA, INC., DENVER, COLORADO.
5. G.E., AN EASEMENT, 16 FEET IN WIDTH INURING TO THE BENEFIT OF THE TELLURIDE COMPANY, ITS SUCCESSORS AND ASSIGNS, IS HEREBY ESTABLISHED AND RESERVED OVER, ACROSS AND UNDER THE PERIMETER OF THOSE LOTS DESIGNATED ON THIS PLAT BY THE SYMBOL "G.E." FOR THE PURPOSE OF ANY AND ALL IMPROVEMENTS REQUIRED FOR THOSE USES AND ACTIVITIES DEEMED NECESSARY BY THE TELLURIDE COMPANY FOR THE SAFE OR EFFICIENT OPERATION OF THE TELLURIDE MOUNTAIN VILLAGE OR THE TELLURIDE SKI AREA, WHICH INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING: UTILITIES, DRAINAGE, ELECTRICAL SERVICE, NATURAL GAS SERVICE, PROPANE SERVICE, TELEPHONE SERVICE, CABLE TELEVISION SERVICE, COMMUNICATION SERVICES, SKI SLOPE MAINTENANCE, BICYCLE ACCESS, SNOWMAKING, WATERWAYS, SLOPE MAINTENANCE, SNOW STORAGE, RETAINING WALLS, SNOWMOBILE ACCESS, SNOW REMOVAL, SNOWCAT ACCESS, WATER, SANITARY SEWER, AND STORM SEWER.
6. APPROVAL OF THIS PLAT MAY CREATE A VESTED PROPERTY RIGHT. PURSUANT TO ARTICLE 68 OF TITLE 24, C.R.S., AS AMENDED.
7. MOUNTAIN VILLAGE BOULEVARD WAS FILED FOR RECORD IN THE OFFICE OF SAN MIGUEL COUNTY CLERK AND RECORDER ON JULY 3, 1984 IN BOOK 411, PAGES 889-893.
8. SANITARY SEWER ACCESS POINT FOR SS8ll IS WITHIN 50 FEET OF THE LOT LINE.
9. ARIZONA STREET WAS FILED FOR RECORD IN THE OFFICE OF THE SAN MIGUEL COUNTY CLERK AND RECORDER AS A PART OF FILING II ON NOVEMBER 21, 1988 IN PLAT BOOK 1 AT PAGES 864-865.
10. DRIVEWAY EASEMENT, A NON-EXCLUSIVE EASEMENT INURING TO THE BENEFIT OF LOT SS-8ll OVER TRACT OSP-18A WAS ESTABLISHED IN THE PLAT OF TRACT OSP-18 AND TRACT OSP-18A, TELLURIDE MOUNTAIN VILLAGE, RECORDED IN PLAT BOOK 1 AT PAGES_____AND_____;



VICINITY MAP
SCALE: 1:62500

COVENANTS, CONDITIONS, EASEMENTS, RESTRICTIONS, AND DEFINITIONS

General notes one (1) through fourteen (14), inclusive, and definitions one (1) through twenty-five (25), inclusive, as shown on sheet one (1) and two (2) of the Plat for the Telluride Mountain Village, Filing 6, recorded on June 20, 1985 in the office of the Clerk and Recorder for San Miguel County, Colorado, in Plat Book 1 at Pages 565-571, are incorporated herein by this reference and shall apply to the real property platted hereby in the same manner as if fully set forth herein. Any amendments to the above referenced General Notes and Definitions shall apply to the real property platted hereby. San Miguel County, reserves the right and power to, pursuant to a zoning amendment, modify the covenants, conditions, easements, restrictions, and definitions.

II. Wetlands Condition.

II.1 Avoidance. Based upon a review of the survey contained in Exhibit SS8ll-1, it is apparent that slightly less than 50% of the 5.673 acres contained in Lot SS8ll are uplands; consequently, in view of the fact that Lot SS8ll is intended to be final platted as a single family lot it appears that even a very large single family dwelling may be easily located on the roughly 2.8 acres of upland located on Lot SS8ll. Access off of Mountain Village Boulevard can be obtained without impacting the finger of wetlands located within the right-of-way by spanning the wetlands with a relatively inexpensive structure. Finally, based upon Dr. Olgelson's letter (Exhibit SS8ll-2), it appears that construction in the upland portion of the lot will have no negative impact upon the adjacent wetlands. In view of these facts it appears that disturbance to the wetlands can be totally avoided.

II.2 Minimization Of Impacts. As additional assurance, for the purpose of minimizing the impacts of the development on Lot SS8ll the County may wish to impose the following conditions on the approval of the final plat for Lot SS8ll:

II.2.1 Silt Fence. A minimum 2-foot-high silt fence no more than 10 feet from the development footprint, encompassing all development area, shall be installed prior to construction and maintained responsibly throughout the construction.

II.2.2 French Drain. A non-daylighted french drain system shall be installed that minimizes interruption and impacts on natural hydrological flow of ground water by collecting and redistributing flow from the developed area should be installed.

II.2.3 Drain System. A drain system shall be designed and installed as follows:

(a) Determine the direction of groundwater flow relative to the angle of flow intercepting walls (groundwater flow generally follows surface water flow down slope);

(b) Designate the center of the well closest to perpendicular to groundwater flow as the high point of the system;

(c) Install rigid 4" PVC perforated pipe at 1/4"-per-foot grade downward toward the corners of the system, and then level at the down-gradient side of the structure (with perforations level and on upper half of pipe);

(d) Bed the pipe with a minimum of 6" of 1-1/2"-minus washed rock prior to backfilling with native materials.

The drain system must be fully installed upon foundation completion, and grading of the system must be inspected prior to backfilling. No development, including driveways, may alter surface water flow independently of the drain system.

DRAINAGE EASEMENT		
①	S 06° 30' 17" E	250.00'
②	N 83° 29' 43" E	30.00'
③	S 06° 30' 17" E	124.57'
④	S 83° 29' 43" W	30.00'
⑤	S 06° 30' 17" E	130.00'

NOTES OF CLARIFICATION (Plat of SS8ll, Telluride Mountain Village)

1. The Configuration of the following lots, tracts and rights-of-way have been modified by this Plat:

   None

2. The following lots, tracts, and rights-of-way have been deleted by this Plat:

   None

3. The following lots, tracts, and right-of-way have been created by this Plat:

   SS8ll

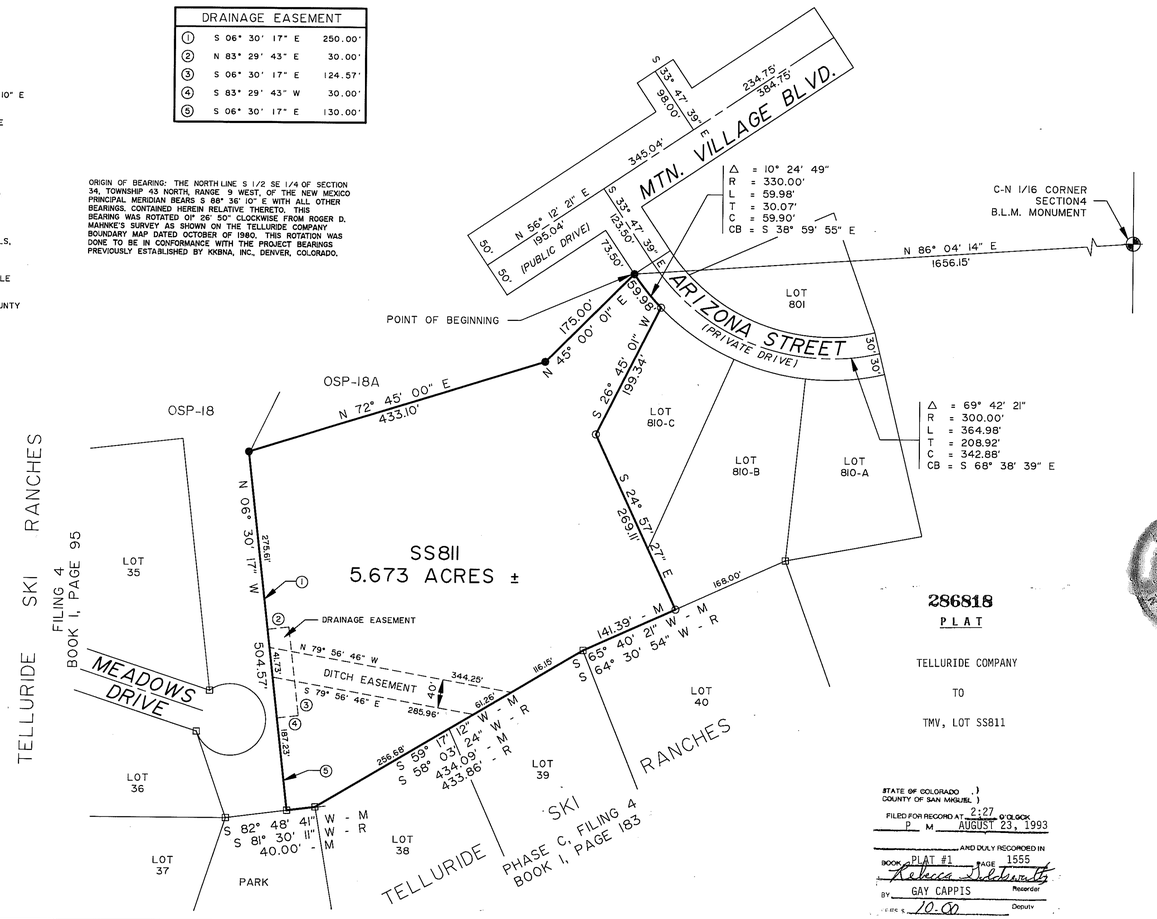
4. At the time of recording this plat, the population level in the Telluride Mountain Village is 1483; the population level of the Telluride Mountain Village excluding lots containing transferable development rights is 713.5; the population level of the Telluride Mountain Village excluding lots containing transferable development rights and employees housing rooms and/or units is 677. These density figures are arrived at by adding 4 people, including 2 employees, to the density figures set forth in the FINAL PLAT OF LOT 646 MOUNTAIN VILLAGE RECORDED IN PLAT BOOK 1 PAGE _____ of San Miguel County records.
5. The use or density, or both, of the following lots have been changed as follows:

   None

LEGEND

- ● SET THIS SURVEY, 5/8" REBAR WITH 1 1/2" DIAMETER ALUMINUM CAP MARKED BANNER, INC., 20632
- ○ FOUND THIS SURVEY, 5/8" REBAR WITH 1 1/2" DIAMETER ALUMINUM CAP MARKED BANNER, INC., 20632
- ⊡ FOUND 1-1/2" ALUMINUM CAP ON #4 REBAR MARKED LS 6868
- ⊕ FOUND B.L.M. MONUMENT, 3 1/2" ALUMINUM CAP ON 2 1/2" ALUMINUM PIPE MARKED, 1989
- R = DIMENSION OF RECORD
- M = MEASURED DIMENSION THIS SURVEY

ORIGIN OF BEARING: THE NORTH LINE S 1/2 SE 1/4 OF SECTION 34, TOWNSHIP 43 NORTH, RANGE 9 WEST, OF THE NEW MEXICO PRINCIPAL MERIDIAN BEARS S 88° 36' 10" E WITH ALL OTHER BEARINGS, CONTAINED HEREIN RELATIVE THERETO. THIS BEARING WAS ROTATED 01° 26' 50" CLOCKWISE FROM ROGER D. MAHNKE'S SURVEY AS SHOWN ON THE TELLURIDE COMPANY BOUNDARY MAP DATED OCTOBER OF 1980. THIS ROTATION WAS DONE TO BE IN CONFORMANCE WITH THE PROJECT BEARINGS PREVIOUSLY ESTABLISHED BY KKBNA, INC., DENVER, COLORADO.



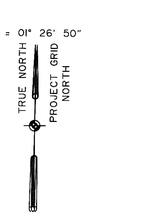
COUNTY COMMISSIONER'S APPROVAL

This plat has been accepted for filing by the San Miguel County Board of Commissioners and this plat, the uses, densities, standards and definitions contained herein are hereby approved.

Effective date: Aug 19, 1993

Chairman

LOT NO.	DESIGNATED USE	NO. OF UNITS
SS8ll	SCHOOL SITE/SINGLE FAMILY (G.E.)	1



GRAPHIC SCALE
SCALE: 1 INCH = 100 FEET

286818 PLAT

TELLURIDE COMPANY

TO

TMV, LOT SS8ll

STATE OF COLORADO)
COUNTY OF SAN MIGUEL)
FILED FOR RECORD AT 2:27 O'CLOCK P M AUGUST 23, 1993
AND DULY RECORDED IN BOOK PLAT #1 PAGE 1555
Rebecca Silverwolf
GAY CAPPIS Recorder
BY Deputy
FEE $ 10.00

CERTIFICATE OF OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS that The Telluride Company being the owner in fee simple of SS8ll, Telluride Mountain Village does hereby plat, said real property in accordance with the plat shown hereon.

LEGAL DESCRIPTION OF SS8ll, TELLURIDE MOUNTAIN VILLAGE

A tract of land located in a portion of the SW 1/4 of the NW 1/4 of Section 4, Township 42 North, Range 9 West of the New Mexico Principal Meridian, County of San Miguel, State of Colorado more fully described as follows:

Beginning at the most northerly corner of Lot SS6ll, whence the C-N 1/16 corner of Section 4, T.42 N., R.9 W., N.M.P.M., which is a B.L.M. Monument, bears N 86° 04' 14" E, 1656.15 feet;

1. Thence southeasterly 59.98 feet along the arc of a circular curve concave to the northeast with a radius of 330.00 feet, a delta of 10° 24' 49" and a chord bearing S 38° 59' 55" E, 59.90 feet;
2. Thence S 26° 45' 00" W, 199.34 feet;
3. Thence S 24° 57' 27" E, 269.11 feet;
4. Thence S 65° 40' 21" W, 141.39 feet;
5. Thence S 59° 17' 12" W, 434.09 feet;
6. Thence S 82° 48' 41" W, 40.00 feet;
7. Thence N 06° 30' 17" W, 504.57 feet;
8. Thence N 72° 45' 00" E, 433.10 feet;
9. Thence N 45° 00' 00" E, 175.00 feet to the Point of Beginning.

SS8ll, Telluride Mountain Village, as described above contains 5.673 acres more or less.

THE TELLURIDE COMPANY, a Colorado Corporation

Ronald D. Allred
President

Attest:

John Horn
Executive Vice-President/General Counsel

ACKNOWLEDGEMENT OF OWNER

State of Colorado)
) ss
County of San Miguel)

Subscribed and sworn to before me this 11th day of Feb., 1993, by Ronald D. Allred as President and John Horn as Executive Vice-President/General Counsel of The Telluride Company.

IN WITNESS WHEREOF, I hereunto affix my hand and official seal.

My commission expires 7-22-95

Mary Jo Wilson
Notary Public

RECORDERS CERTIFICATE

This plat was filed for record in the office of the County Clerk and Recorder of San Miguel County on this 2nd day of August, 1993.

Book No.: Plat #1
Page No.: 1555
Reception No.: 286818
Time: 2:27 P.M.

Gay Cappis
County Clerk

SURVEYOR'S CERTIFICATE

I, Wallace E. Beedle, a Professional Land Surveyor licensed under the laws of the State of Colorado, do hereby certify that the Plat of SS8ll, Telluride Mountain Village shown hereon has been prepared under my direct supervision and accurately represents a survey conducted under my direct supervision. This survey complies with applicable San Miguel County and State of Colorado regulations to the best of my knowledge and belief.

IN WITNESS WHEREOF, I hereunto affix my hand and official seal this 12 day of January, A.D., 1993.

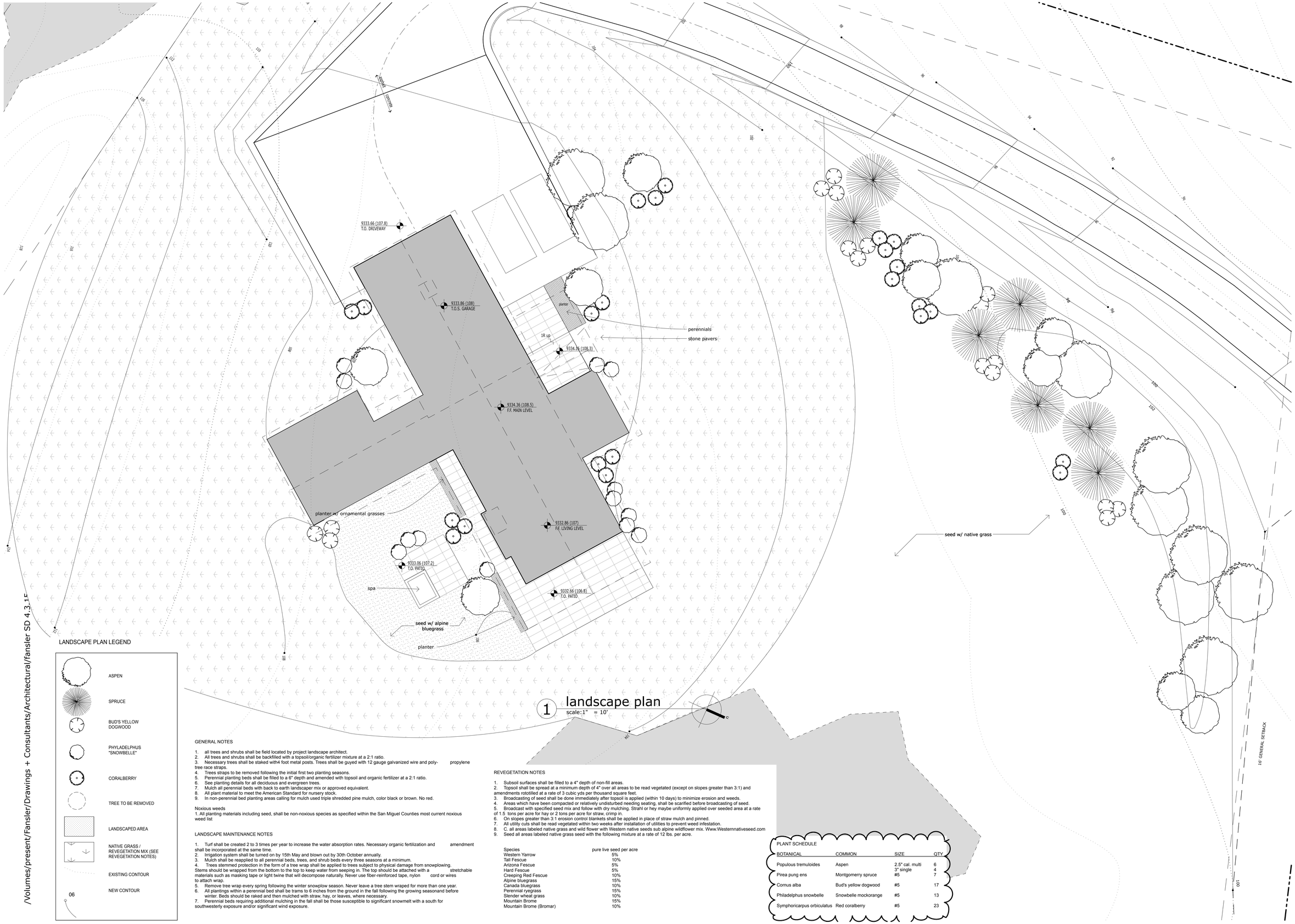
Wallace E. Beedle
P.E., P.L.S. No. 20632

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

BANNER
BANNER ASSOCIATES, INC. ● CONSULTING ENGINEERS & ARCHITECTS
2777 CROSSROADS BOULEVARD ● GRAND JUNCTION, CO 81506 ● (303) 243-2242
605 E. MAIN ● SUITE 6 ● ASPEN, CO 81611 ● (303) 925-5857

PLAT OF SS8ll
TELLURIDE MOUNTAIN VILLAGE
SAN MIGUEL COUNTY, COLORADO

SCALE: 1" = 100'
JOB NO: 8270330I
DATE: 1-12-93
SHEET NO: 1 of 1



1 landscape plan

scale:1" = 10'

LANDSCAPE PLAN LEGEND

- ASPEN
- SPRUCE
- BUD'S YELLOW DOGWOOD
- PHYLADELPHUS "SNOWBELLE"
- CORALBERRY
- TREE TO BE REMOVED
- LANDSCAPED AREA
- NATIVE GRASS / REVEGETATION MIX (SEE REVEGETATION NOTES)
- EXISTING CONTOUR
- NEW CONTOUR

06

GENERAL NOTES

1. all trees and shrubs shall be field located by project landscape architect.
2. All trees and shrubs shall be backfilled with a topsoil/organic fertilizer mixture at a 2:1 ratio.
3. Necessary trees shall be staked with4 foot metal posts. Trees shall be guyed with 12 gauge galvanized wire and poly- propylene tree race straps.
4. Trees straps to be removed following the initial first two planting seasons.
5. Perennial planting beds shall be filled to a 6" depth and amended with topsoil and organic fertilizer at a 2:1 ratio.
6. See planting details for all deciduous and evergreen trees.
7. Mulch all perennial beds with back to earth landscaper mix or approved equivalent.
8. All plant material to meet the American Standard for nursery stock.
9. In non-perennial bed planting areas calling for mulch used triple shredded pine mulch, color black or brown. No red.

Noxious weeds

1. All planting materials including seed, shall be non-noxious species as specified within the San Miguel Counties most current noxious weed list

LANDSCAPE MAINTENANCE NOTES

1. Turf shall be created 2 to 3 times per year to increase the water absorption rates. Necessary organic fertilization and amendment shall be incorporated at the same time.
2. Irrigation system shall be turned on by 15th May and blown out by 30th October annually.
3. Mulch shall be reapplied to all perennial beds, trees, and shrub beds every three seasons at a minimum.
4. Trees stemmed protection in the form of a tree wrap shall be applied to trees subject to physical damage from snowplowing. Stems should be wrapped from the bottom to the top to keep water from seeping in. The top should be attached with a stretchable materials such as masking tape or light twine that will decompose naturally. Never use fiber-reinforced tape, nylon cord or wires to attach wrap.
5. Remove tree wrap every spring following the winter snowplow season. Never leave a tree stem wraped for more than one year.
6. All plantings within a perennial bed shall be trams to 6 inches from the ground in the fall following the growing seasonand before winter. Beds should be raked and then mulched with straw, hay, or leaves, where necessary.
7. Perennial beds requiring additional mulching in the fall shall be those susceptible to significant snowmelt with a south for southwesterly exposure and/or significant wind exposure.

REVEGETATION NOTES

1. Subsoil surfaces shall be filled to a 4" depth of non-fill areas.
2. Topsoil shall be spread at a minimum depth of 4" over all areas to be read vegetated (except on slopes greater than 3:1) and amendments rototilled at a rate of 3 cubic yds per thousand square feet.
3. Broadcasting of seed shall be done immediately after topsoil is applied (within 10 days) to minimize erosion and weeds.
4. Areas which have been compacted or relatively undisturbed needing seating, shall be scarified before broadcasting of seed.
5. Broadcast with specified seed mix and follow with dry mulching. Strahl or hey maybe uniformly applied over seeded area at a rate of 1.5 tons per acre for hay or 2 tons per acre for straw, crimp in.
6. On slopes greater than 3:1 erosion control blankets shall be applied in place of straw mulch and pinned.
7. All utility cuts shall be read vegetated within two weeks after installation of utilities to prevent weed infestation.
8. C. all areas labeled native grass and wild flower with Western native seeds sub alpine wildflower mix. Www.Westernnativeseed.com
9. Seed all areas labeled native grass seed with the following mixture at a rate of 12 lbs. per acre.

Species	pure live seed per acre
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 wheat grass	10%
Mountain Brome	15%
Mountain Brome (Bromar)	10%

PLANT SCHEDULE

BOTANICAL	COMMON	SIZE	QTY
Populous tremuloides	Aspen	2.5" cal. multi 3" single	6 4
Pirea pung ens	Montgomerry spruce	#5	7
Cornus alba	Bud's yellow dogwood	#5	17
Philadelphus snowbelle	Snowbelle mockorange	#5	13
Symphoricarpus orbiculatus	Red coralberry	#5	23

one architects inc

post office box 3442
220 e. colorado ave. suite 220
p:970.728.8877 f:970.728.8848
www.onearchitects.com
contact: bruce/jodie/bronwen/josh

DAVIS + BOBSEY FANSLER

tmv lot # ss811
2 mountain village blvd
mountain village, colorado

2 MVB - FANSLER

issuances:

DRB submittal 6/23/2015
DRB submittal Revision#1 7/13/2015

L1.0
landscape plan

copyright 2014 - printed 7/14/15

/Volumes/present/Fansler/Drawings + Consultants/Architectural/fansler SD 4.3.15

Pre-Construction Notification

Lot SS811, Mountain Village, San Miguel County, Colorado
Nationwide Permit 29 Application

Prospective Permittee:
Davis Fansler
PO Box 2758
Telluride, Colorado 81435

Assigned Corps ID:
SPK-2015-00073

Project Location:
Lot SS-811, Town of Mountain Village, San Miguel County, Colorado.

Coordinate of Proposed Action:
37° 55′ 59.4″ N 107° 52′ 26.9″ W.

Project Description:
The proposed development of Lot SS811 includes all site preparation for a residential structure, the construction of a driveway off of Mountain Village Boulevard and the instalation of utilities to the building site.

Originally Lot SS811 was platted with an access corridor off of Arizona Drive (see Figure titled Parcel Map), as no single family residential lots in the Mountain Village had driveways entering Mountain Village Boulevard directly. As a part of the Consent Decree between the Environmental Protection Agency and the Telluirde Ski & Golf Company (now TSG Ski and Golf, LLC.), an access easement was granted to Lot SS811 to allow for a driveway to be constructed off of Mountain Village Boulevard to minimize wetland impacts associated with a driveway off of Arizona Drive. The easement corridor passes through open space parcel OSP-18A (TSG owned) and allows for the development of a driveway. Utility (phone, electric,gas and cable) easements were granted through OSP-18A from Arizona Drive to Lot SS811, and for a sewer connection within OSP-18A.

There are no alternate routes to provide access or utilities to Lot SS 811 that offer any lesser impacts.

The easement corridor granted to Lot SS811 is shown on Figure W1 where it joins the right-of-way for Mountain Village Boulevard. The driveway, and all associated cuts and fills must be contained within the easement on OSP-18A. The delineated wetlands on the site extend into the easement area near the location where the driveway must turn to remain within the easement corridor. Impact areas (driveway) 1 and 2 are shown on Figures W1 – W3. Impacts to the bar ditch (Imapct Area 1) are

associated with connecting natural grades with those of the driveway prism and avoiding steep drop-offs from the driveway. Impact Area 2 results from the required turn in the driveway, the need for an upslope cut and required retaining walls to keep the driveway within the easement corridor.

Impact Area 3 is associated with an existing culvert inlet that is partially buried and the need to feather the grades from the driveway down to the culvert inlet elevation. The existing channel and culvert inlet does not support vegetation and it is proposed that the culvert have a flared end installed on the inlet and that the channel be better armored with cobbles to minimize the erosion at the culvert site. See Figure W4 for details.

The temporary impacts are associated with the same eroded channel as Impact Area 3 and result from the installation of the utilities to the lot. There is not an alternate route available to install utilities to the site and the impacts of trenching through the eroded channel should be minimal. Following the utility installation, the channel will be re-armored and the described culvert work at Impact Area 3 will be completed. See Figure W5 for detatils.

Impacts to wetlands as a result of driveway development and utility installation are summarized in Table 1 below.

Impact Area ID	Impact Type	Impact Area (s.f.)	Impact Area (acres)
1	Permanent	190	.004
2	Permanent	320	.007
3	Permanent	200	.005
4	Temporary	420	.009
TOTAL	**Permanent**	**710**	**.016**
TOTAL	**Temporary**	**420**	**.009**

Table 1 Summary of proposed wetland impacts at Lot SS811, Town of Mountain Village.

A formal mitigation plan has not been developed for the activity because of the small scale of the project. 1300 maximum square feet (1000 minimum s.f.) of compensatory mitigation is proposed to offset the 710 square feet of permanent impact. The relationship of the impacts on the north side of the lot and the proposed mitigation on the south side of the lot is shown on Figure W6.

The mitigation area will be developed by expanding wetlands on site and transplanting *Carex utriculata* into the mitigation site. The excavation will be field fit to the existing terrain, but Figure W7 (attached) shows the general area where the mitigation will be completed. Monitoring of the transplants will be achieved by collecting annual photographs of the site for three years following transplant and submitting a summary report the Army Corps Project Manager. Additionally, Best Management Practices will be used to protect the existing wetlands and the transplant area during construction activities at Lot SS-811. Standard BMP installations include silt and construction fencing for containment of disturbance and capture of mobile silts and straw wattles/bales for use as hydrologic check-dams.

Permits:

The Town of Mountain Village will soon be considering an appliation for residential development at the site, which includes access and design approvals.

The possible Nationwide Permits identified for the project are;

(1) **NWP 29** for Residential Development.

General Conditions:

1. Navigation – The construction activities associated with the action will not impede navigation because the wetland areas are non-navigable.
2. Aquatic Life Movements – There is currently no movement of aquatic species through the wetland.
3. Spawning Areas – There is no spawning in the area of the proposed action.
4. Migratory Bird Breeding Areas – There is no migratory bird breeding in the area of the proposed action.
5. Shellfish Beds – there are not any shellfish beds in the area of the proposed action.
6. Suitable Materials – Only suitable fill materials will be used for the proposed action.

7. Water Supply Intakes – There are not any public water supply intakes in the proximity of the proposed action.
8. Adverse Effects from Impoundment – There is not any impoundment associated with the permitted portion of the proposed action.
9. Management of Water Flows – The proposed action will not affect the management of water flows.
10. Fills Within 100-Year Floodplains – The proposed action will not impact flows within any mapped 100-year floodplain.
11. Equipment – Equipment will be able to minimize impacts to the wetlands as the construction areas have ample surrounding upland areas for approach and staging.
12. Soil Erosion and Sediment Controls –All areas of the project will be protected using ordinary and expected Best Management Practices.
13. Removal of Temporary Fills – There will not be any temporary fills associated with the action.
14. Proper Maintenance – Following the proposed action, revegetation will be the only maintenance task.
15. Single and Complete Project – The proposed action is part of a single and complete project.
16. Wild and Scenic Rivers – The subject wetlands are not a Wild and Scenic River, or within a proposed Wild and Scenic River drainage.
17. Tribal Rights – There are no Tribal Rights that will be affected by the proposed action.
18. Endangered Species – No endangered species were observed in the area of the proposed action, and the habitat in the area will not have permanent adverse effects.
19. Migratory birds and Golden and Bald Eagles – U.S. Fish and Wildlife will be contacted to ensure that a "take" permit will not be required for the proposed action.
20. Historic Properties – There are not any Historic Properties that will be affected by the proposed actions.
21. Discovery of Previously Unknown Remains and Artifacts – If any remains or artifacts are encountered during construction activities authorized under the Nationwide Permit, the construction activities will be stopped and the District Engineer will be contacted.
22. Designated Critical Water Resources – The unnamed wetlands are not designated as a Critical Resource Water within the State of Colorado.
23. Mitigation – Impact totals are below the threashold for required mitigation.

24. Safety of Impoundment Structures – no impoundment structures are associated with the proposed action.
25. Water Quality – The State of Colorado does not require Section 401 Certification with the application for the proposed Nationwide Permit and no pollutants are proposed as a part of the action.
26. Coastal Zone Management – The proposed action is not within a Coastal Zone.
27. Regional and Case-By-Case Conditions – Regional Conditions are addressed below.
28. Use of Multiple Nationwide Permits – There is only one Nationwide permit associated with the proposed action, and the action is part of a single and complete project.
29. Transfer of Nationwide Permit Verifications – The applicant will abide by the transfer conditions if a transfer of permits is required.
30. Compliance Certification – A Compliance Certification will be completed when the proposed action is finished.
31. Pre-Construction Notification – The PCN is being submitted with the hope of completing the action in the summer of 2015.

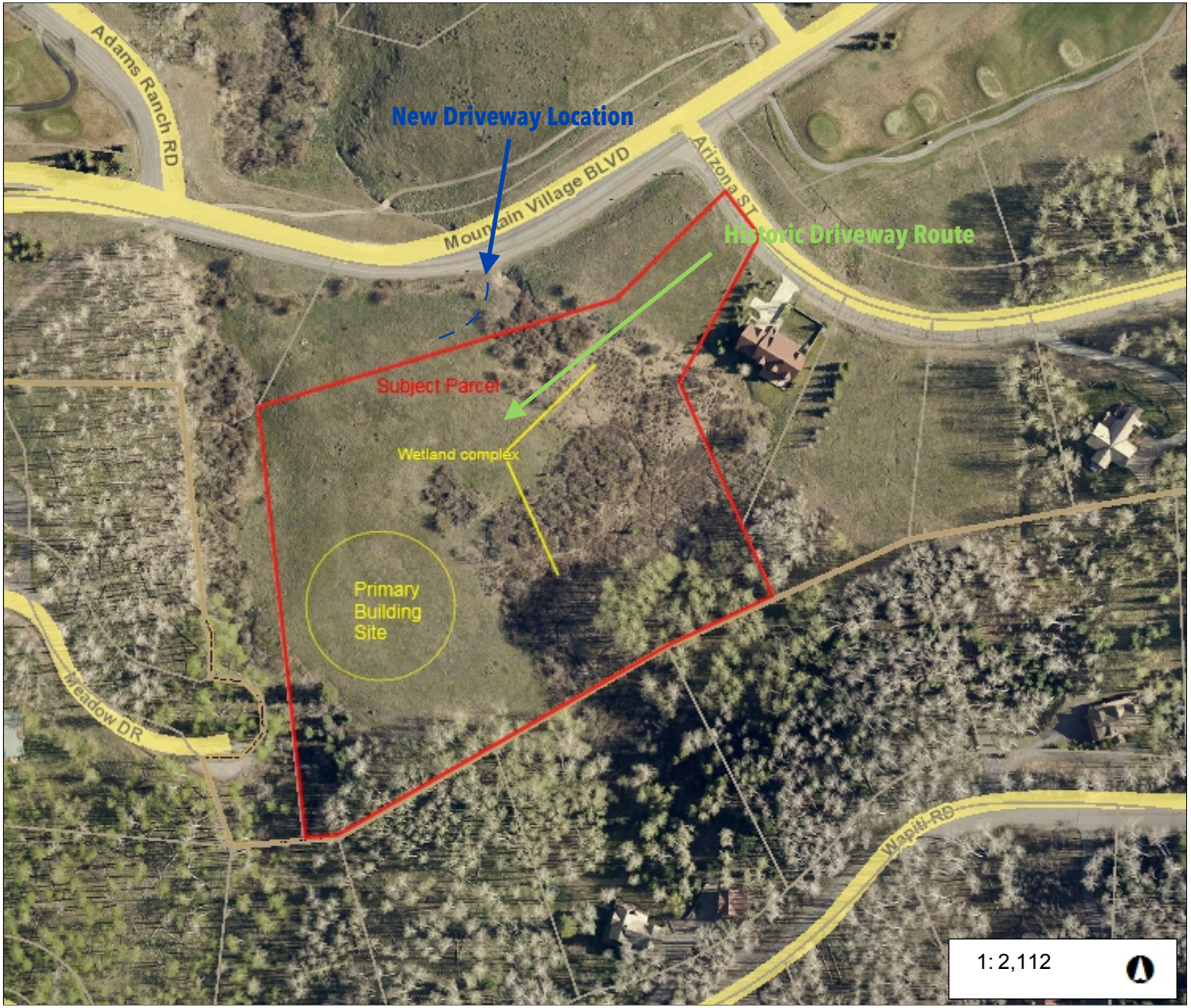
Regional Conditions (Colorado):

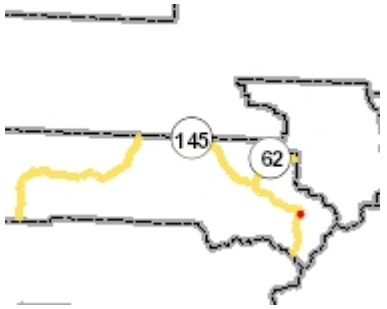
6. A copy of the locally approved FEMA Map is included with the PCN submittal. All mapped floodplains are on main-stem channels which are spatially removed from the project site. The FEMA map does not provide accurate information concerning the Town of Mountain Village
7. Spawning Areas – There are not any identified spawning areas within the proposed action area.
8. Removal of Temporary Fills – All temporary fills in wetland areas will be removed and the natural surface will remain undisturbed apart from any compaction that may occur under the temporary fill.
9. Fens – There are not any fens located in the immediate vicinity of the project area.
10. Springs - No springs are located within 100 feet of the proposed action.
11. Suitable Fill – No temporary fills are required at the site.

Geographic Information Systems
SAN MIGUEL COUNTY COLORADO
www.sanmiguelcounty.org/maps

webMap
San Miguel County, Colorado

Lot SS811: Parcel Map





Legend

- Parcel Boundaries
- Roads
  - Arterial
  - Main
  - Local
  - Primitive
- Town Boundaries
- County Boundaries

Notes

0.1 0 0.03 0.1 Miles

NAD_1983_UTM_Zone_13N

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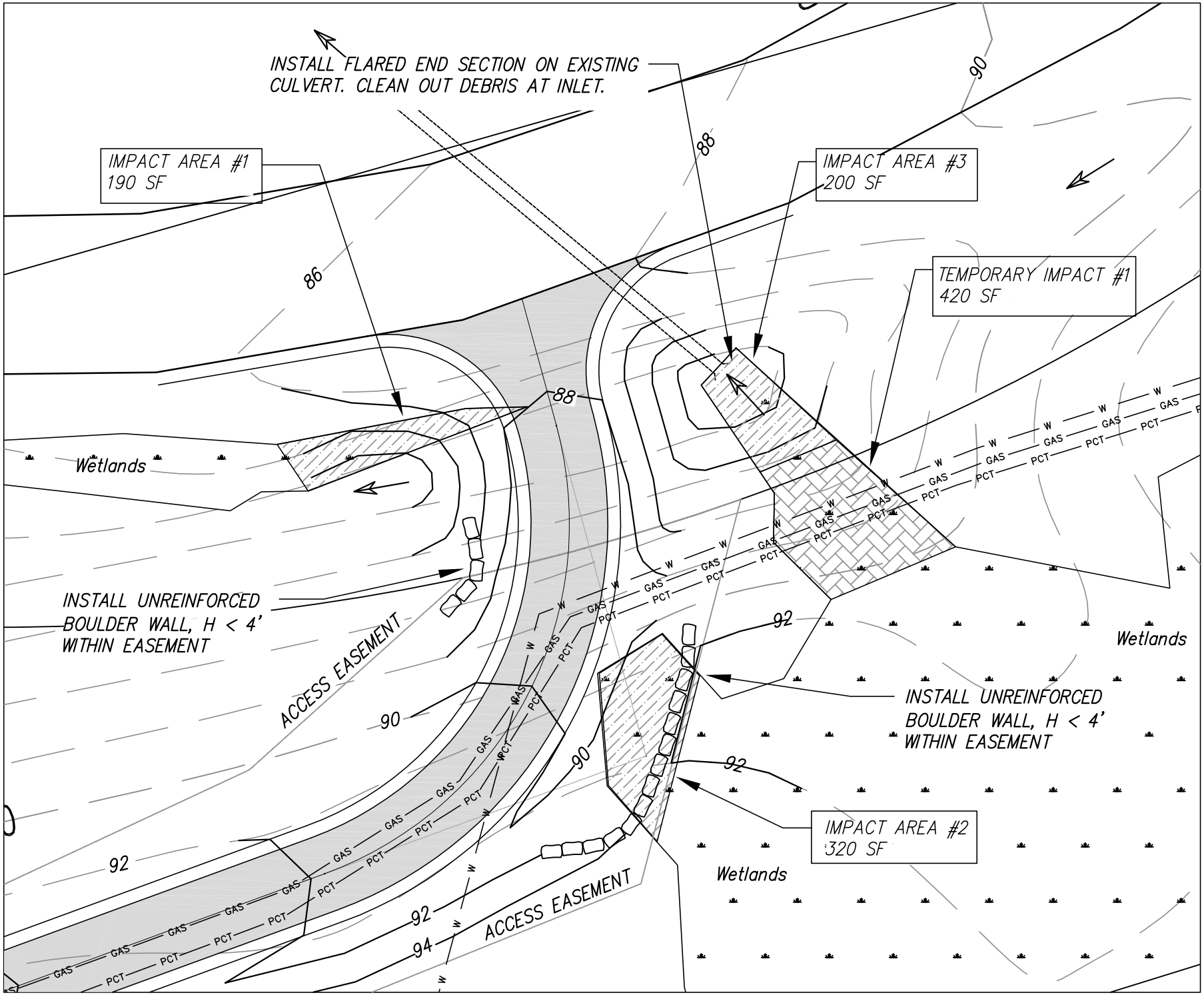
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

www.sanmiguelcounty.org/maps

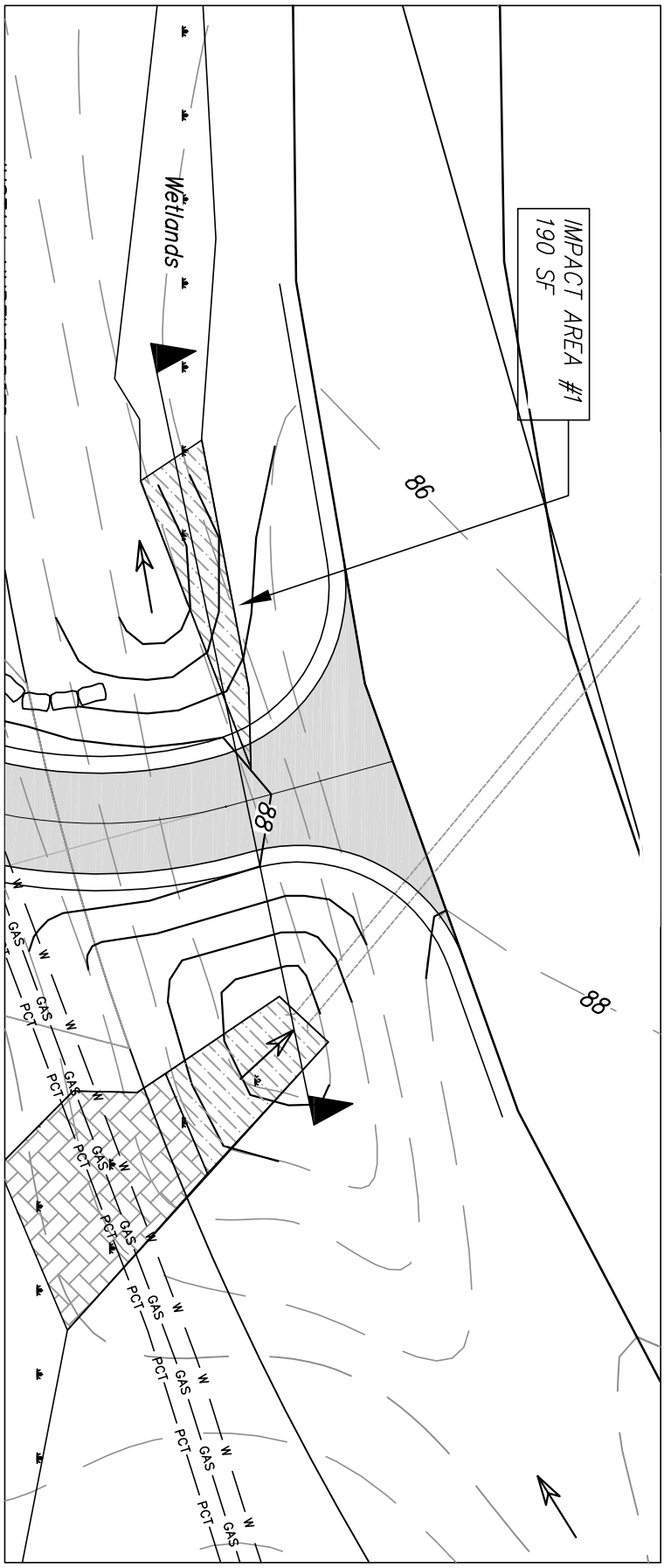


W1
Site Plan

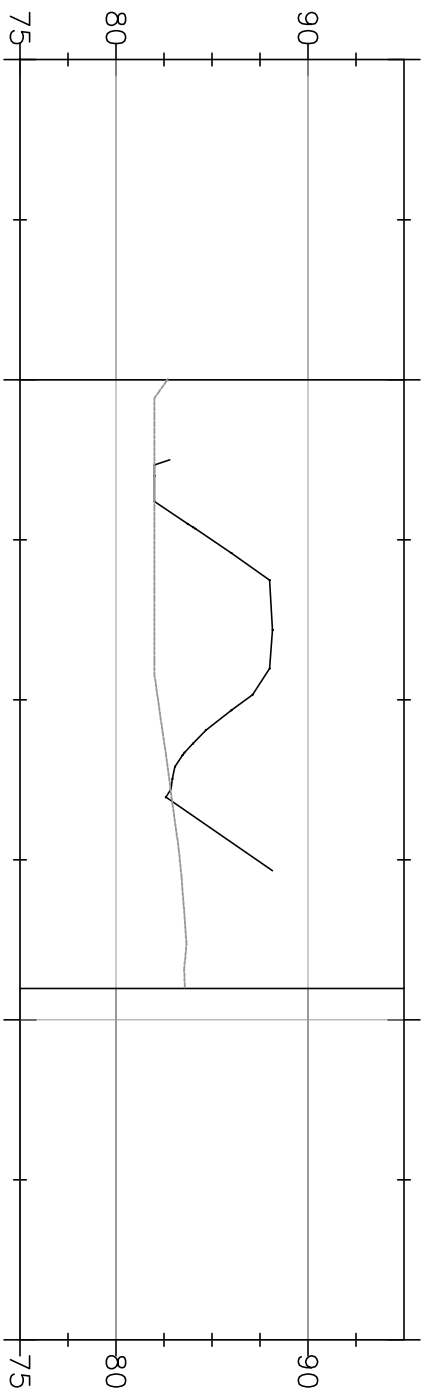
Wetlands Impacts
Lot SS811, Mountain Village, CO

Plan Scale: 1" = 20'

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



Impact Area # 1 – Section



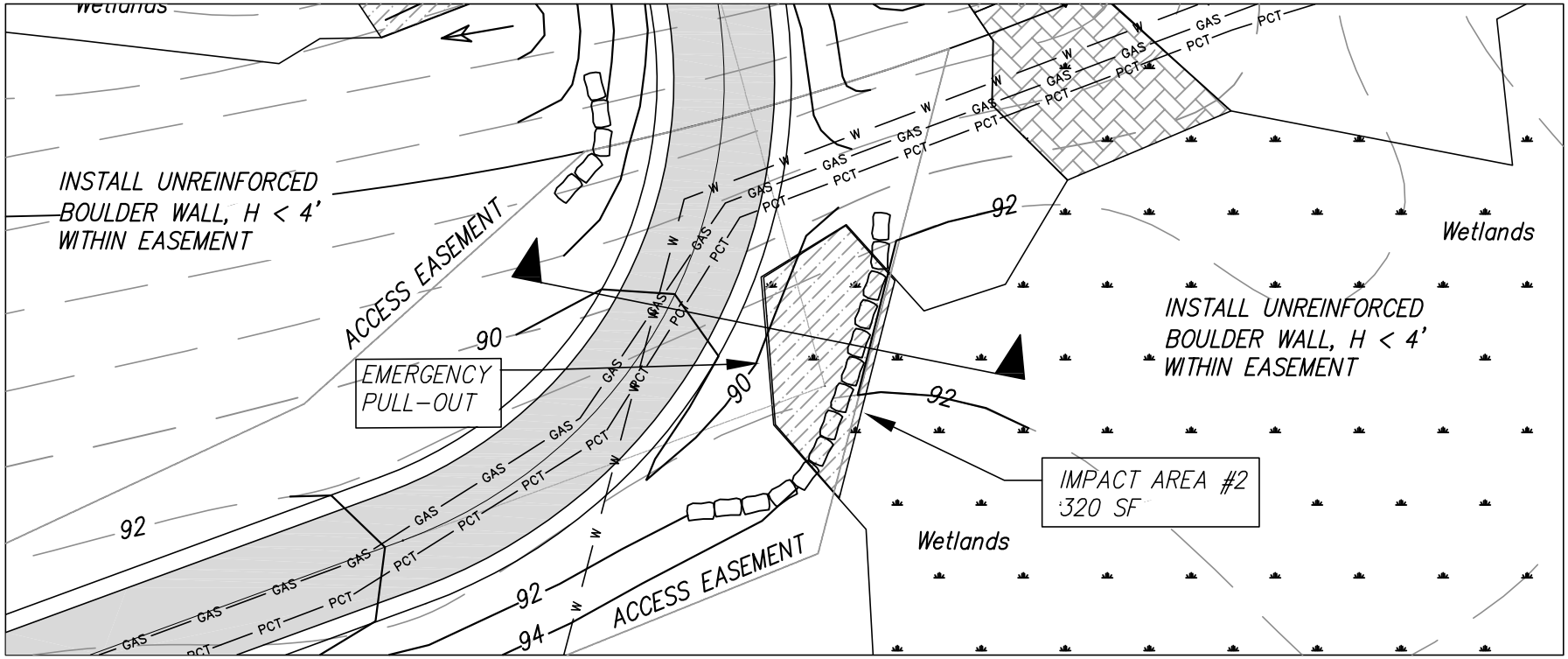
Uncompahgre Engineering, LLC
P.O. Box 3945, Telluride, CO 81435
970-729-0683

Wetlands Impacts
Lot SS811, Mountain Village, CO

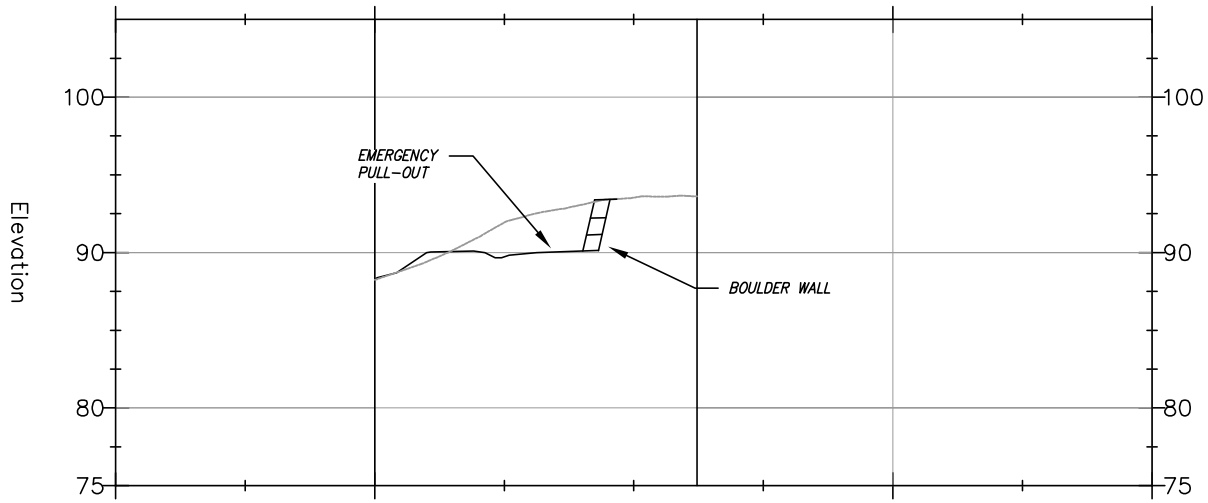
Plan Scale: 1" = 20'

W2

Impact
Area #1



Impact #2 – Section

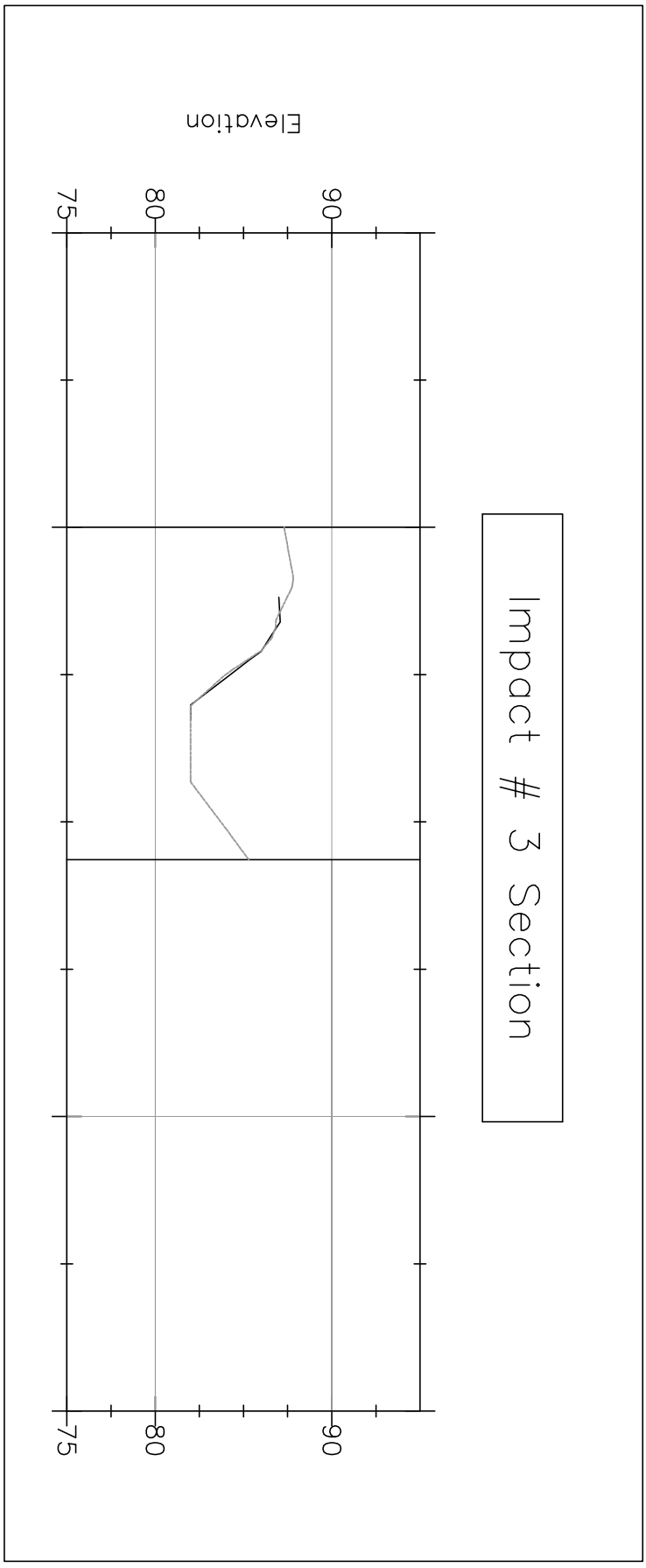


W3
Impact
Area #2

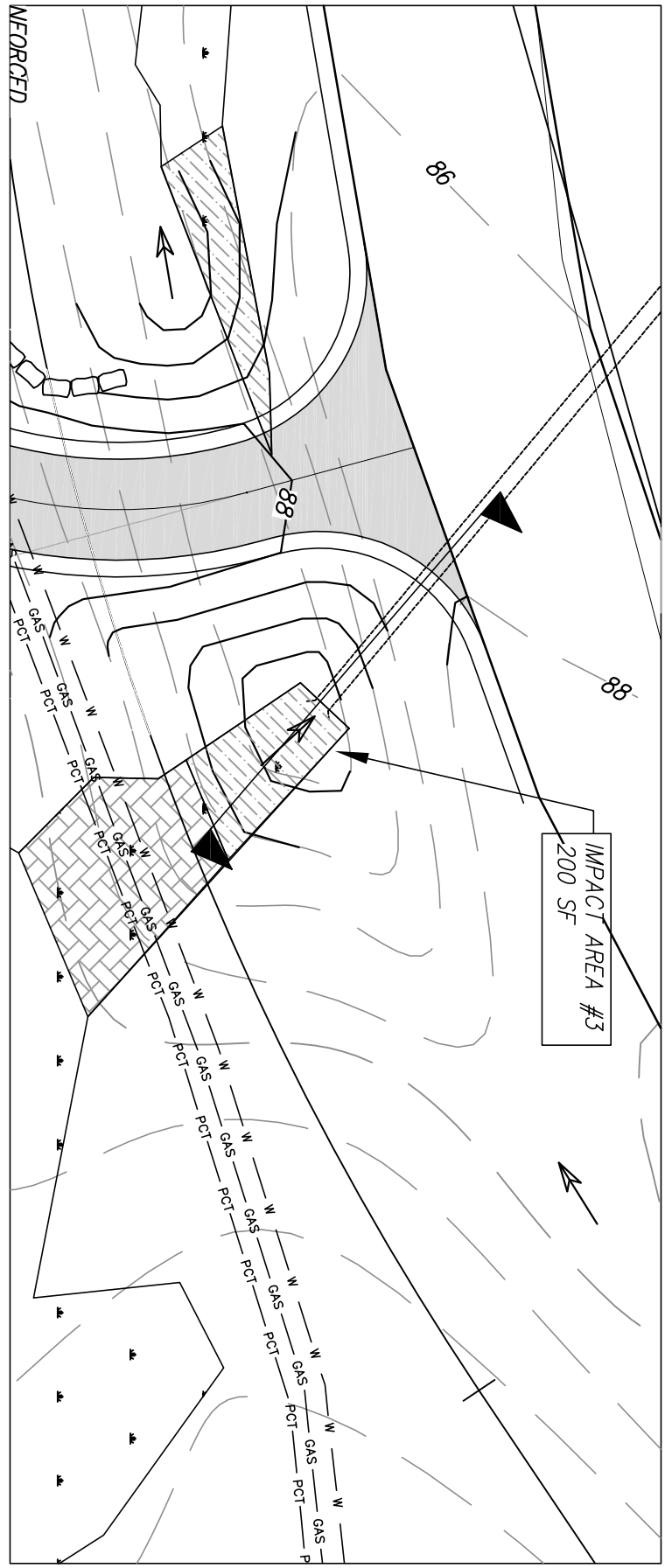
Wetlands Imapcts
Lot SS811, Mountain Village, CO

Plan Scale: 1' = 20'

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



Impact # 3 Section



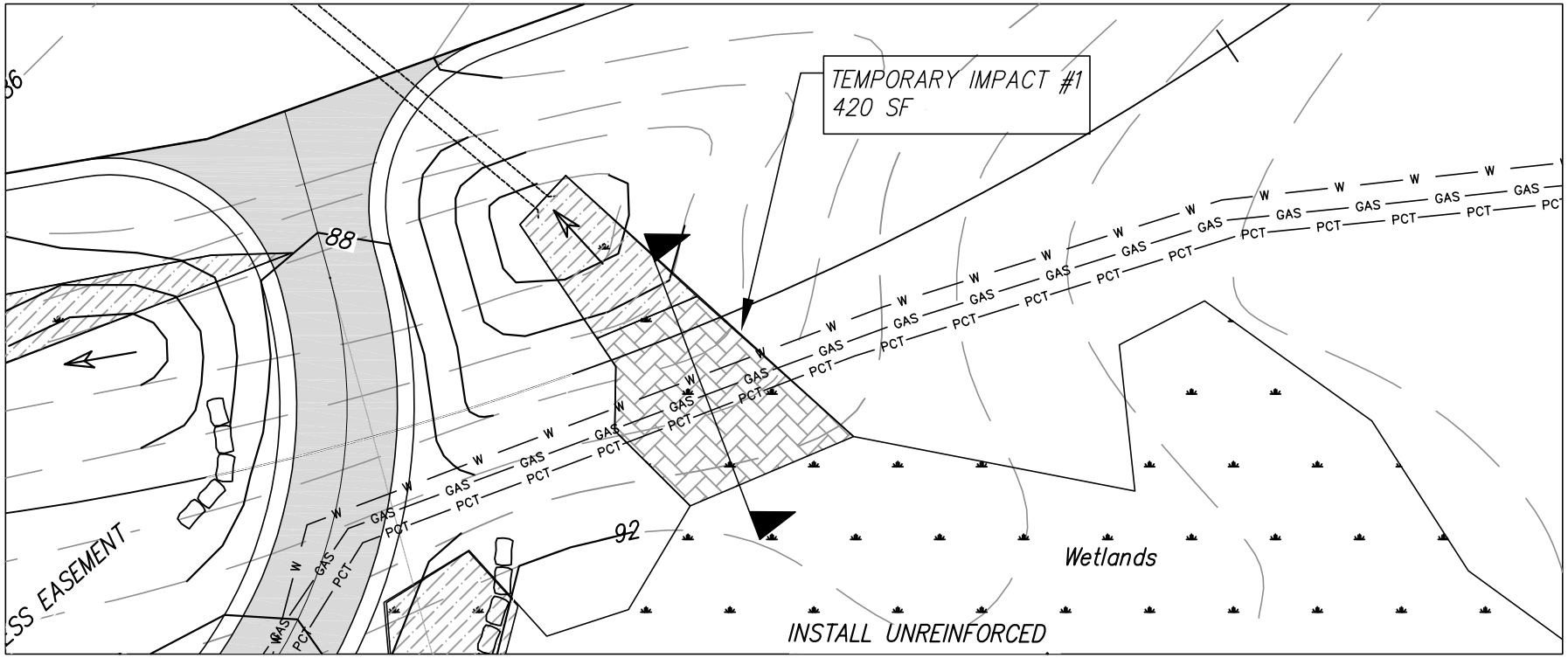
Uncompahgre Engineering, LLC
P.O. Box 3945, Telluride, CO 81435
970-729-0683

Wetlands Impacts
Lot SS811, Mountain Village, CO

Plan Scale: 1" = 20'

W4

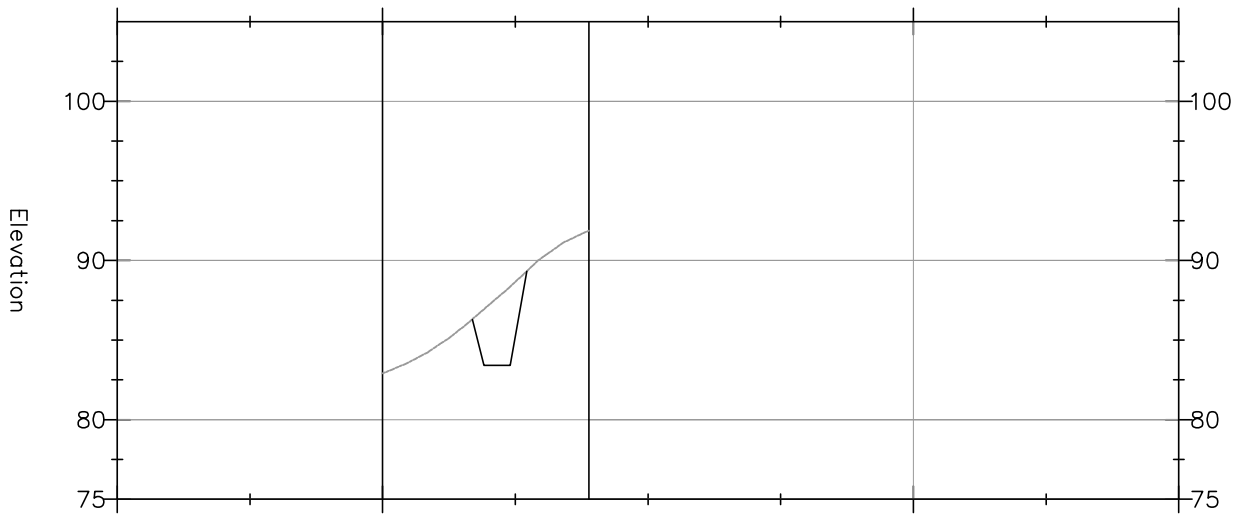
Impact
Area #3



W5
Temporary Impact #1

Wetlands Imapcts
Lot SS811, Mountain Village, CO
Plan Scale: 1" = 20'

Temp Impact 1 – Section



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

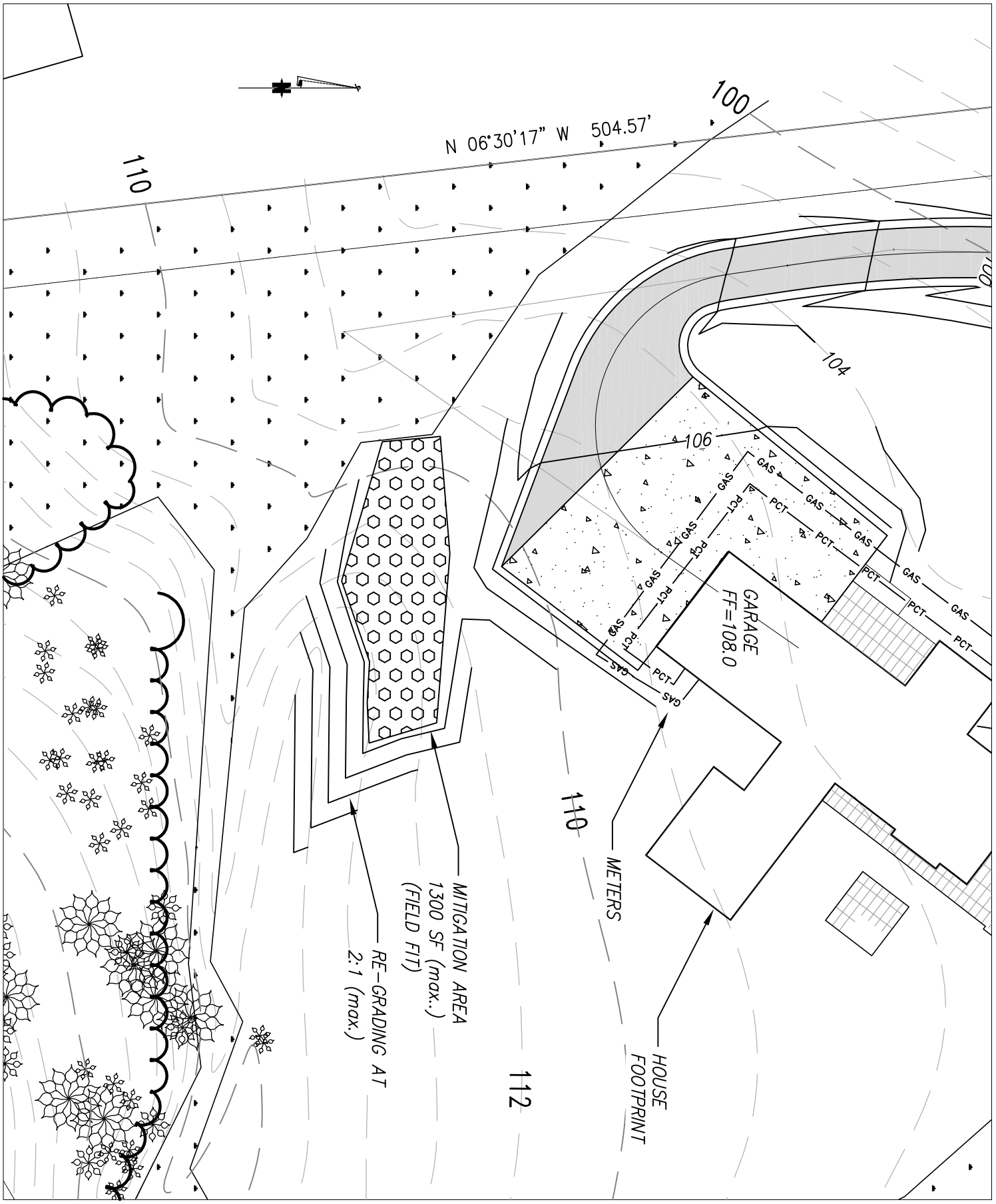
Uncompahgre Engineering, LLC
P.O. Box 3945, Telluride, CO 81435
970-729-0683

Wetlands Impacts
Lot SS811, Mountain Village, CO

Plan Scale: 1" = 80'

W6

Over-All
Site Plan



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

Wetlands Impacts
Lot SS811, Mountain Village, CO

Plan Scale: 1" = 30'

W7

Mitigation Area Plan

385819
Page 1 of 6
SAN MIGUEL COUNTY, CO
DORIS RUFFE CLERK-RECORDER
08-04-2006 11:07 AM Recording Fee $31.00

MAINTENANCE AND ACCESS EASEMENT AGREEMENT

This MAINTENANCE AND ACCESS EASEMENT AGREEMENT (the "Agreement") is entered into October 4, 2005, by TSG Ski & Golf, LLC, a Colorado limited liability company, as grantor ("Grantor") and Robert G. Kerrigan and Sharon S. Kerrigan, as grantee ("Grantee").

RECITALS

A. Grantor is the owner of certain real property in the Town of Mountain Village, San Miguel county, Colorado, more particularly described as Tract OSP-18A, Telluride Mountain Village, County of San Miguel, State of Colorado, according to the Plat of Tract OSP-18 and OSP-18A recorded in Plat Book 1 at pages 1553-1554 ("Grantor Property").

B. Grantee is the owner of certain real property in the Town of Mountain Village, San Miguel County, Colorado, more particularly described as Lot SS811, Town of Mountain Village, according to the plat filed in the office of the Clerk and Recorder in Plat Book 1 at page 2281, and according to the Town of Mountain Village Official Lot List, recorded in Book 586 at page 548, County of San Miguel, State of Colorado, also known by street and number as: Lot SS-811, Mountain Village, Colorado 81435 ("Grantee Property").

C. The terms, conditions and covenants made by the parties herein are made in their capacities as the owners of the subject properties. As such, the covenants herein are not personal to the parties but rather are personal to and shall run with the land according to the record title holder of the properties.

D. The Plat of Tract OSP-18 and OSP-18A recorded in Plat Book 1 at pages 1553-1554, Note 1, established a non-exclusive driveway easement ("the Original Easement") inuring to the benefit of Lot SS-811 on, over, across and under Tract OSP-18A for the purpose of constructing, operating and maintaining pedestrian and vehicular access and subsurface utilities to Lot SS-811.

E. Grantor desires to grant to Grantee an additional easement, consistent with the Original Easement, for the purposes set forth below across certain portions of the Grantor Property, more particularly described on the attached Exhibit A Map and Legal Description ("Easement Area"), in accordance with the terms and conditions of this Agreement.

AGREEMENT

NOW, THEREFORE, in consideration of $10.00, the mutual covenants and agreements contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned parties hereby covenant and agree as follows:

1. Grant of Easement. Grantor hereby grants to Grantee and its agents, employees, representatives, contractors and subcontractors ("Permittees") a non-exclusive easement for pedestrian and vehicular ingress and egress on, over, through, and across the Easement Area for the purposes of accessing, constructing, operating, maintaining and repairing any improvements to be located on Grantee Property ("Maintenance and Access Easement"), including the construction of a vehicular and pedestrian bridge in the Easement Area to span the small area of wetlands in the Easement Area. Grantor hereby expressly reserves the right to make any use of the Easement Area that does not unreasonably interfere with the Maintenance and Access Easement. Grantee and its Permittees will not use the Easement Area for any use or purpose other than as expressly provided herein. Grantee's times of use of the Maintenance and Access Easement shall be limited to those hours permitted for construction activities under any applicable regulations of the Town of Mountain Village.

2. Term of Easement. The term of the Maintenance and Access Easement shall be perpetual.

3. Compliance with Laws. All activities carried on by Grantee and its Permittees in the Easement Area shall be conducted in accordance with all applicable laws, including compliance with Wetlands regulations. Grantee's and Permittees' use of the Easement Area shall be done in a manner and with such safeguards as to avoid any personal injury or property damage.

4. Construction and Maintenance. Neither Grantee nor Grantor shall have any responsibility to construct or maintain any improvements within the Easement Area. Any damage to the Easement Area or improvements located within the Easement Area caused by Grantee or Permittees shall be repaired at Grantee's sole cost. All work will be done in a professional, workmanlike manner.

5. Runs with the Land; Heirs, Successors and Assigns. The easements, benefits and rights granted and agreed to herein and the burdens, duties and obligations imposed and agreed to herein shall run with the land and shall be a benefit of, and burden upon, the Grantor Property and the Grantee Property. Further, the easements, benefits and rights granted and agreed to herein and the burdens, duties and obligations imposed and agreed to herein shall be binding upon and shall inure to the benefit of, and be a burden upon, the heirs, designees, successors, and assigns of both of the parties to this Agreement.

6. Indemnity. Grantee hereby agrees to indemnify, defend and hold harmless Grantor from and against any and all claims, actions, causes of actions, liability, losses damages, costs or expenses, including reasonable attorneys fees, and including, without limitation, any and all mechanics' and materialmen's liens and claims, that may be imposed upon or incurred by Grantor and that arise from Grantee's or its Permittees' use of the Easement Area, except to the extent due to Grantor's actions or conditions that are not created on the Easement Area or caused to be created thereon by Grantee or its Permittees.

7. Wetland Issues. Grantee acknowledges that it has received and is familiar with the

Wetlands Management Plan for the Telluride Mountain Village dated October 1996 ("Wetlands Management Plan"). Grantee hereby covenants and agrees that any and all construction, operation, maintenance and/or repair carried out within any of the easement areas described herein will comply with the Wetlands Management Plan.

8. Contractors and Sub-Contractors Affidavits. Prior to the commencement of any construction relating to the Maintenance Access Easement, Grantee shall cause all of its contractors and subcontractors to execute Contractor and Sub-Contractor Affidavits in accordance with Section 6.2 of the Wetlands Management Plan and shall forward copies of all such affidavits to Grantor.

9. Liens. Grantee shall keep the Easement Area free of any liens or encumbrances caused by any act or omission of Grantee or its Permittees.

10. Headings. The captions and headings of any section herein are not part of and in no manner or way define, limit, amplify, change or alter any term, covenant or condition of this Agreement.

11. Governing Law. This Agreement shall be governed and construed in accordance with the laws of the State of Colorado.

12. Recordation. This Agreement shall be recorded in the real property records of San Miguel County, Colorado.

13. Amendments. No amendments, waivers or modifications hereof shall be made or deemed to have been made unless in writing and executed by the parties to be bound thereby.

14. Attorneys' Fees. In the event of any litigation, controversy, claim or dispute between the parties hereto arising out of or relating to this Agreement or the breach or threatened or claimed breach hereof, the prevailing party, whether by judgment of out of court settlement, shall be entitled to recover from the losing party, reasonable expenses, attorneys' fees and other costs incurred in connection therewith, or in the enforcement or collection of any judgment or award rendered therein.

15. Severability. The enforceability, invalidity or illegality of any provision of this Agreement shall not render the other provisions of this Agreement unenforceable, invalid, or illegal or illegal, but rather the unenforceable, invalid or illegal provisions of this Agreement shall be deemed severed from this Agreement, and this Agreement shall remain in full force and effect to the greatest extent permitted by applicable law.

IN WITNESS WHEREOF, the undersigned have executed this Agreement intending it to be effective as of the date first set forth above.

GRANTOR:

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

By: _____
[signed]
JEFF PROTEAU, SR. VICE PRESIDENT - RESORT OPERATIONS
[print name and title]

STATE OF COLORADO)
)
COUNTY OF SAN MIGUEL)

The foregoing instrument was acknowledged before me this 28th day of June, 2006, by Jeff Proteau [name], Sr. V.P. [title], TSG Ski & Golf, LLC, a Colorado limited liability company.

My commission expires: 7-5-08
Witness my hand and official seal.

LINDA RODGERS NOTARY PUBLIC STATE OF COLORADO

Notary Public

GRANTEE:

Robert G. Kerrigan

Sharon S. Kerrigan

STATE OF FLORIDA)
)
COUNTY OF ESCAMBIA)

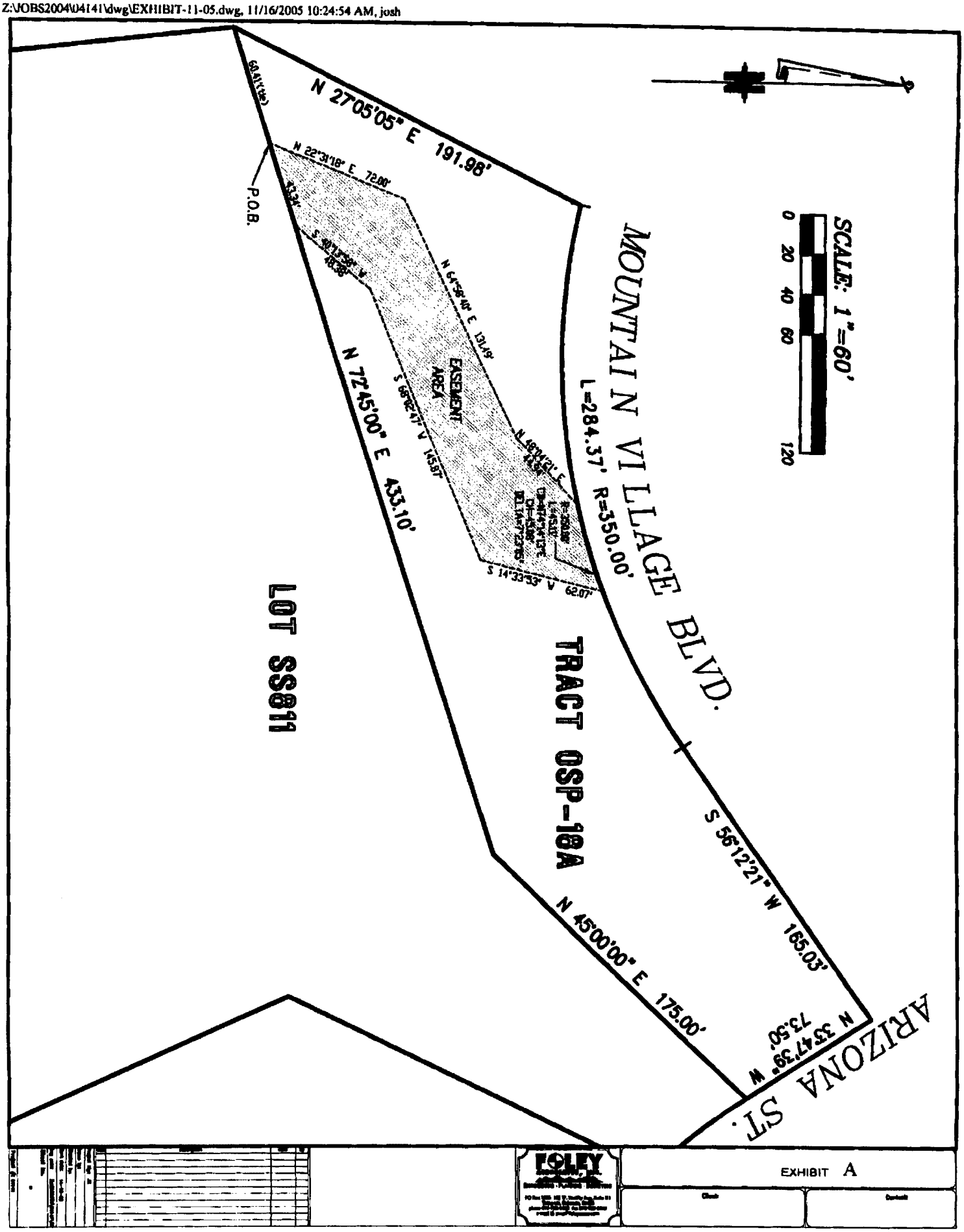
The foregoing instrument was acknowledged before me this 24th day of July, ~~2005~~ 2006, by Robert G. Kerrigan and Sharon S. Kerrigan.

My commission expires: 12/20/2009
Witness my hand and official seal.

Notary Public

CHARATI D. JENNINGS
Notary Public-State of FL
Comm. Exp: Dec. 20, 2009
Comm. No: DD 475324

Z:\JOBS2004\04141\dwg\EXHIBIT-11-05.dwg, 11/16/2005 10:24:54 AM, josh



FOLEY ASSOCIATES, INC.
CIVIL ENGINEERING AND LAND SURVEYING
P. O. BOX 1385
TELLURIDE, CO 81435
970-728-6153

LEGAL DESCRIPTION

A portion of Tract OSP-18A, Town of Mountain Village, according to the Plat of Tract OSP-18 and Tract OSP-18A, Telluride Mountain Village filed in the office of the Clerk and Recorder in Plat Book 1 at page 1553, further described as follows:

Beginning at a point on the southern boundary of said Tract OSP-18A the from which the westernmost corner bears S 72°45'00" W, 60.41 feet;
Thence N 22°31'18" E, 72.00 feet;
Thence N 64°58'40" E, 131.49 feet:
Thence N 48°04'21" E, 44.94 feet to a point on the northern boundary of said Tract OSP-18A;
Thence along the northern boundary of said Tract OSP-18A, 45.11 feet along a non-tangential curve concave to the north with a radius of 350 feet, a delta angle of 7°23'05", a chord bearing of N 74°14'13" E and a chord distance of 45.08 feet;
Thence S 14°33'53" W, 62.07 feet;
Thence S 68°02'47" W, 145.87 feet;
Thence S 40°13'58" W, 48.38 feet to a point on the southern boundary of said Tract OSP-18A;
Thence S 72°45'00" W, 43.34 feet along the southern boundary of said Tract OSP-18A to the Point of Beginning,

County of San Miguel,
State of Colorado

Joshua J. Casselberry P.L.S. #37903

Z:\JOBS2004\04141\DOC\EXHIBIT-11-05

COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
455 Mountain Village Blvd.
Mountain Village, CO 81435
(970) 728-1392

TO: Design Review Board

FROM: Savannah Jameson, Planner II

FOR: Meeting of August 6, 2015

DATE: July 30, 2015

RE: Amendment to the Telluride Ski and Golf Sign Program on Lot 53A and Lot OS-3U.

PROJECT GEOGRAPHY

Application Description: Sign Program
Legal Description: Lot 53A and OS-3U, Telluride Mountain Village
Address: 697 Mountain Village Blvd
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 Signage Application
- Exhibit B: Amended Development Agreement

RECORD DOCUMENTS

- Town of Mountain Village Community Development Code (as amended) (CDC)
- Town of Mountain Village Home Rule Charter (as amended on June 28, 2005)
- Conceptual work session application as maintained by the Community Development Department.

BACKGROUND

The Design Review Board (DRB) reviewed and approved a sign plan for the applicant, Telluride Ski & Golf (TSG) in August 2014. The Sign Program approval from that time is valid for a period of three years (3) during the summer season, with the authorization for Planning Division 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. For the summer season 2015 “Colorado 145” signs were installed that were not originally part of the sign program approval. This is a retroactive approval for the “Colorado 145” signs. The Range Rover signs originally part of this application have been removed and are no longer part of this application.

TSG has submitted a Sign Program amendment in accordance with the CDC 17.5.13:

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.

The applicant, TSG, is requesting an amendment to the sign program on Lot 53A and OS-3U. The proposed amendment includes “Colorado 145” signs on parked jeeps.

ANALYSIS

Sign Program

4. **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.

Staff finds the proposed amendment to the sign plan to meet the criteria for decision.

RECOMMENDATION

Staff recommends the DRB approve the proposed amendment to the sign program.

“*I move to approve a resolution approving an amendment to the TSG Sign Program on Lot 53A and OS-3U.”*

RESOLUTION OF THE DESIGN REVIEW BOARD OF MOUNTAIN VILLAGE, COLORADO, AUTHORIZING AND APPROVING THE SIGN PROGRAM AMENDMENT FOR TELLURIDE ADVENTURE CENTER ON LOT 53A AND LOT OS-3U

Resolution No. 2015-0806

RECITALS:

A. TSG Gondola, LLC is the owner ("Owner") of record of real property described as Lot 53A and Lot OS-3U, Filing 1, Town of Mountain Village; and

B. The Owner has submitted a Class 3 Design Review Process Signage application requesting approval for a Sign Program on Lot 53A and Lot OS-3U, Filing 1, Town of Mountain Village; and

C. The Design Review Board (DRB) considered this application, along with evidence and testimony, at a public meeting held on August 6, 2015. Upon concluding their review, the DRB voted___ to approve the Sign Program Amendment; and

D. The public hearing on the Application referred to above was preceded by public notice as required by the public hearing noticing requirements set forth in the Community Development Code ("CDC"); and

E. The DRB considered the Application submittal materials, and all other relevant materials, public letters and public testimony, and approved the Application with conditions as set forth in this Resolution; and

F. The Owners have addressed, or agreed to address, all conditions of approval of the Application imposed by the DRB; and

G. DRB based their approval of this Application on the following findings, as stated required by section CDC Section 17.5.13.J.4:

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.

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

Section 1. Development Application Conditions

1. The Sign Program Amendment approval shall be valid for a period of two years (2) during the summer season, with the authorization for Planning Division Staff to review annually for compliance with the ability to elevate the review to the full DRB.
2. Any substantial changes to the approved Sign Program will come before the full Design Review Board for review.
3. All representations of the applicant, whether within the submittal or at the DRB hearing, are conditions of this approval.

Section 2. Effective Date and Length of Validity

1. This approval shall be effective seven (7) calendar days from the date of the DRB approval, on August 14, 2015 unless an appeal is filed in accordance with the CDC appeal procedures. If an appeal is filed pursuant to the appeal procedures, building permits or other development permits shall not be issued until the appeal is heard by the Town Council and it takes action to uphold or modify the approval.
2. The Sign Program approval shall be valid for a period of three years (3) during the summer season, with the authorization for Planning Division Staff to review annually for compliance with the ability to elevate the review to the full DRB, and expire on October 15, 2017 unless a Renewal Process development application is approved by the Town pursuant to the CDC.

Section 3. Void Approval

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

Be It Further Resolved that Lot 53A and OS-3U may be developed as submitted in accordance with Resolution NO. 2015-0806

Approved by the Design Review Board at a public meeting August 6, 2015.

Town of Mountain Village, Design Review Board

By:_____
Bill Hoins, Chairman

Attest:

By:_____
Chris Hawkins Director of Community Development

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: Noah Sheedy		**E-mail Address:** NSheedy@telski.com	
Mailing Address: 565 Mountain Village Blvd		**Phone:** 9707287501	
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:** 9707287318	
City: Telluride	**State:** CO	**Zip Code:** 81435	

DESCRIPTION OF REQUEST

request to amend approved sign program to include:
- 2 parked rental Jeeps with Mountain Village business "Colorado 145" logo
- usage of branded Range Rover pop fencing to segregate Gravity Play area from bicycle traffic

DESIGN REVIEW PROCESS
SIGNAGE
APPLICATION

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

OWNER/APPLICANT ACKNOWLEDGEMENT OF RESPONSIBILITIES

I, TSG Gondola, LLC, the owner of Lot 53A (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.

Signature of Owner — Date: 7/1/15

Signature of Applicant/Agent — Date: 7/1/15

OFFICE USE ONLY	
Fee Paid:	**By:**
	Planner:

DESIGN REVIEW PROCESS
SIGNAGE
APPLICATION

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

OWNER AGENT AUTHORIZATION FORM

I have reviewed the application and hereby authorize *(agent)* Noah Sheedy
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.

(Signature) _____ (Date) 7/1/15

GREG PACK
(Printed name)

TELLURIDE
145
RUBICON
JEEP RENTALS
970-519-1004 Colorado145.com
Telluride Adventure Center

RANGE
ROVER

Agenda Item #5

PLANNING AND DEVELOPEMENT SERVICES

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

TO: Design Review Board

FROM: Savannah Jameson, Planner II

FOR: DRB Public Hearing on August 6, 2015

DATE: July 28, 2015

RE: Consideration of a Design Review Process application for a new single-family residence on Lot 600BR-10.

PROJECT GEOGRAPHY

Legal Description: Lot 600BR-10, Mountain Village Filing No. 1
Address: 27 Trails Edge
Applicant/Agent: Tommy Hein Architects
Owner: Peter and Laura Klekamp
Zoning: Single-family Zone District
Existing Use: Single-family Dwelling
Proposed Use: No change in use
Adjacent Land Uses:

- **North:** Open Space
- **South:** Open Space
- **East:** Single-family lots
- **West:** Single-family lots

Lot Size: 0.27 acres

PROJECT SUMMARY

CDC Provision	Requirement	Proposed
Maximum Building Height	40' maximum (35'+5' for gable roof)	36'-2"
Maximum Avg Building Height	35' maximum (30'+5' for gable roof)	23.06'
Maximum Lot Coverage	40% maximum	28.07% (7,211 sq.ft.)
Setbacks		
North	0'	0'
South	8' setback	8' w/ driveway
East	35' ski rope setback	35' w/ slab on grade terrace
West	8' setback	8' w/ fireplace vent
Roof Pitch		
Primary	6:12 to 12:12	12:12, 11.5:12
Secondary	4:12 unless specific approval	4:12 , 5:12
Exterior Material		
Stone	35%	35% (2,441 sq. ft.)
Windows/Doors	40% maximum for windows	17% (1,670.5 sq. ft.)
Metal	N/A	16% (1,129 sq. ft.)
Parking	2 enclosed and 2 non-tandem	2 enclosed – requesting waiver

ATTACHMENTS

- Exhibit A: Design Review Plans
- Exhibit B: Trail's Edge at Double Cabins Owners Association, Inc. letter
- Exhibit C: Plat Map
- Exhibit D: Email from Telluride Ski and Golf regarding ski rope setback

RECORD DOCUMENTS

- Town of Mountain Village Community Development Code as amended (CDC)
- Town of Mountain Village Home Rule Charter as amended
- Design Review Application as maintained by the Community Development Department

BACKGROUND

The DRB reviewed the project on July 2, 2015 and voted unanimously to continue the project to the August 6, 2015 meeting. The Board had the following comments regarding the project:

1. Construction of the driveway and other hardscape not occur on the adjacent lot without owner consent.
2. Snow melt needs to be counted and limited to the lot.
3. The existing sidewalk should remain.
4. Material calculations include percentage of metal and percentage of wood being proposed.
5. The proposed materials are monochromatic. There needs to be more articulation in the materials.
6. Construction staging and layback should be located within the boundaries of the lot unless an agreement has been obtained from the adjoining property owners. .

The proposal is for a single family home on Lot 600BR-10. 600BR-10 and 600BR-11 are the largest lots in this subdivision and were intended to have larger homes while complying with the required 40% lot coverage. This lot has 8' setbacks along the west and south lot boundaries and a 35' ski rope setback to the east which limits the buildable footprint for any proposed home. The applicant is proposing an encroachment into the western 8' setback to allow for the fireplace vent. An encroachment is being proposed into the southern 8' setback to allow for the driveway. The proposed driveway encroaches onto the skier pedestrian access easement. The applicant proposes encroachments into the ski rope setback for the slab on grade patio. Telluride Ski & Golf (TSG) has reviewed the encroachment and verified the slab on-grade terrace does not require a variance.

The Trail's Edge at Double Cabins Owners Association, INC. (HOA) reviewed the project prior to the July 2, 2015 review and submitted their comments in the attached letter. The applicant has addressed the concerns regarding the window wells by relocating them outside the 8' setback.

The applicant has provided a narrative for the waiver of two parking spaces.

CRITERIA FOR DECISION

1. The proposed development meets the Design Regulations;
2. The proposed development is in compliance with the Zoning and Land Use Regulations;
3. The proposed development complies with the road and driveway standards;

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

ANALYSIS

The proposed new construction of a single family residence complies with the Design Regulations and the Design Review Process as outlined in the findings set forth in the attached resolution. The following are the outstanding matters that have to be corrected or addressed:

Design Variations

The applicant is seeking specific approval for the following variations pursuant to CDC Section 17.4.11(E)(5):

1. Use of barn wood 6" in width in lieu of an average of 8" in width as outlined in CDC Section17.5.6(E)(2)(c); and

Section 17.4.11(E)(5)(e) states that the following criteria shall be met for the review authority to approve a design variation development:

1. The design variation is compatible with the design context of the surrounding area, and provides for a strong mountain vernacular design.
2. The design variation is consistent with the town design theme;
3. The strict development application of the Design Regulations(s) would prevent the applicant or owner from achieving its intended design objectives for a project;
4. The design variation is the minimum necessary to allow for the achievement of the intended design objectives;
5. The design variation is consistent with purpose and intent of the Design Regulations;
6. The design variation does not have an unreasonable negative impact on the surrounding neighborhood as it is an accent material; and
7. The proposed design variation meets all applicable Town regulations and standards.

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

Staff supports the proposed 6" barn wood as it is compatible with the design of the building as well as surrounding buildings in Trails Edge. It has minimal impact as it is an accent material.

Parking and Driveway

Lot 600BR-10 is designated single-family. The CDC 17.5.8 states that 2 enclosed spaces in the garage and 2 surface parking spaces are required for single family lots. CDC 17.5.8(2) states that for single family, the review authority may allow for tandem spaces as the two (2) surface spaces for smaller lots less than 0.75 acre where non-tandem parking is not feasible due to unique site conditions such as steep slopes, wetlands and unique shaped lots, and may waive the two (2) surface spaces for smaller lots when tandem parking is not feasible.

The applicant is requesting the two parking spaces be waived as tandem parking is not feasible and the lot is less than .75 acres.

The driveway as proposed encroaches into the skier pedestrian access easement. It has not been legally proven that the driveway may encroach into the skier pedestrian access. The Town's legal department is working with the applicant and the HOA to resolve any potential issues.

The Town of Mountain Village legal department has been in contact with the applicant regarding the issues involved with the location of the driveway and has requested that these be resolved prior to approval.

Setback Encroachments
CDC 17.3.14(F) states that 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.

The applicant proposes encroachments into the 35' ski rope setback to the east for the slab on grade patio. The fireplace vent will encroach into the west 8' setback. The driveway will encroach into the southern 8' setback.

Exterior Materials
CDC 17.5.6(E)(3) states that the review authority may review and approve metal as an accent siding material, soffit material and fascia material as specific approvals in a development application. The applicant is requesting corrugated bonderized accent siding within timber trim. The siding will have minimal impact as it is an accent material.

RECOMMENDATION

If the DRB finds the application meets the Community Development Code, staff recommends the DRB approve the Design Review Process development application with the following motion:

> *"I move to approve a resolution for a Design Review Process development application for a new single-family residence on Lot 600BR-10, with the findings and conditions as set forth in the resolution"*

Condition:

1. It be legally proven that the driveway may be in the ski pedestrian access easement or the owner have HOA consent to locate the driveway in the ski pedestrian access easement.

RESOLUTION OF THE DESIGN REVIEW BOARD OF MOUNTAIN VILLAGE, COLORADO, AUTHORIZING AND APPROVING THE DESIGN REVIEW PROCESS FOR A SINGLE FAMILY RESIDENCE ON LOT 600BR-10

Resolution No. 2015-0806-

RECITALS:

A. Peter and Laura Klekamp ("Owner") is the owner of certain real property described as Lot 600-BR-10, Mountain Village Filing No. 1

B. The Owner's Representative, Tommy Hein Architects, has submitted a Class 3 Design Review Process application requesting approval for a single-family residence on Lot 600BR-10 ("Application").

C. The Design Review Board (DRB) considered this application, along with evidence and testimony, at a public hearing held on August 6, 2015. Upon concluding their review, the DRB voted _ to __ to approve the Application.

D. The public hearing on the Application referred to above was preceded by public notice as required by the public hearing noticing requirements set forth in the Community Development Code ("CDC").

E. The DRB considered the Application submittal materials, all other relevant materials, public letters and public testimony, and approved the Application with conditions as set forth in this Resolution.

F. The Owners have addressed, or agreed to address, all conditions of approval of the Application imposed by the DRB.

G. DRB based their approval of this Application on the following findings, as stated required by section CDC Section 17.4.11(D):

1. With compliance of the conditions set forth below, the proposed development meets the Design Regulations because, the development is compliant with the Town design theme; building siting design requirements; building design requirements; grading and drainage design; trash and recycling area design; and utilities design. The DRB's approval includes specific approvals for corrugated bonderized accent siding within timber trim.
2. The DRB finds that the variation to use 6" width barn wood in lieu of an average of 8" width barn wood as outlined in CDC Section 17.4.11(E)(5)(e) meet the criteria for approving variations as set forth in Section 17.4.11(E)(5)(e):
    a. The design variation is compatible with the design context of the surrounding area, and provides for a strong mountain vernacular design because, without limitation; the 6"width barn wood meets the Town Design Theme.
    b. The design variation is consistent with the town design theme because, without limitation; the proposed exterior materials are commonly used throughout the town.
    c. The design variation is the minimum necessary to allow for the achievement of the intended design objectives;
    d. The design variation is consistent with purpose and intent of the Design Regulations;

e. The design variation does not have an unreasonable negative impact on the surrounding neighborhood because the material is an accent material and is commonly used throughout the town; and
f. The proposed design variation meets all applicable Town regulations and standards.

3. The proposed development is in compliance with the Zoning and Land Use Regulations because, without limitation, the development is permitted in the Single-family Zone District.
4. The proposed development is in compliance with the other regulations of this CDC, including but not limited to the Development Review Procedures, the Fire Mitigation Regulations and the Road and Driveway Standards.
5. As of the Effective Date, the development application complies with conditions imposed on development of the site through previous approvals.
6. The proposed development meets all applicable Town regulations and standards.

Now, Therefore, Be It Resolved that the DRB hereby approves the Application and authorizes the DRB Chairman to sign the Resolution subject to the conditions in Section 1.

Section 1. Development Application Conditions

1. It be legally proven that the driveway may be in the ski pedestrian access easement or the owner have HOA consent to locate the driveway in the ski pedestrian access easement.
2. It be legally proven that the driveway may be in the 8' access easement of Lot 600BR-11 or the owner of Lot 600BR-11 give consent to locate the driveway in their 8' access easement.
3. All representations of the applicant, whether within the submittal or at the DRB hearing, are conditions of this approval.

Section 2. Effective Date and Length of Validity

1. This approval shall be effective seven (7) calendar days from the date of the DRB approval, on August 13, 2015 unless an appeal is filed in accordance with the CDC appeal procedures. If an appeal is filed pursuant to the appeal procedures, building permits or other development permits shall not be issued until the appeal is heard by the Town Council and it takes action to uphold or modify the approval.
2. This approval shall be valid for eighteen (18) months from the effective date of approval and shall lapse on February 6, 2017 unless a Renewal Process development application is approved by the Town pursuant to the CDC.

Section 3. Void Approval

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

Be It Further Resolved that the Application may be developed as submitted in accordance with Resolution No. 2015-0806.

Approved by the Design Review Board at a public meeting August 6, 2015.

Town of Mountain Village, Design Review Board

By:_____
Bill Hoins, Chairman

Attest:

By:_____
Savannah Jameson, Planner II

LOT COVERAGE AND FLOOR AREA CALCULATIONS

STANDARDS	ALLOWED	PROPOSED
LOT COVERAGE		
GROSS LOT AREA (SF AND ACREAGE)	< 40% Lot Coverage	Lot Area 0.27 Acres - 11,882 SF Lot Coverage 3,336 SF **Coverage % 28.07%**
LOT COVERAGE	< 40%	**28.07% (11.92% BELOW 40% ALLOWABLE)**
FLOOR AREA CALCULATIONS		
		PRIMARY - LIVABLE Basement not counted Main Level (1st) = 2,207 SQ. FT. Upper Level (2nd) = 1,531 SQ. FT. **LIVABLE TOTAL = 3,738 SQ. FT.** **PRIMARY - NON-LIVABLE** (Garage, Mech, Storage) Basement = 278 SQ. FT. Main Level (1st) = 523 SQ. FT. Upper Level (2nd) = 0 SQ. FT. **NON-LIVABLE TOTAL = 801 SQ. FT.**
MISC. REQUIREMENTS		
BUILDING SETBACKS	8'-0" & 35'-0' @ Ski Lift	8'-0" & 35'-0" @ Ski Lift
BUILDING HEIGHT Maximum Average	35'-0" + 5'-0" (per 8-103) = 40'-0" per 8-105	 36'-2' 23.06'
NUMBER OF UNITS Broken down by Type	1 Residential	1 Residential
PARKING SPACES Enclosed Surface	 2 2	 2 0- Waiver request
SNOWMELT AREA	1000 S.F.	1000 S.F. (+228 s.f. purchased)
--		

GENERAL NOTES

CONTRACT DOCUMENTS

CONTRACT DOCUMENTS CONSIST OF THE AGREEMENT, GENERAL CONDITIONS, SPECIFICATIONS, AND DRAWINGS, WHICH ARE COOPERATIVE AND CONTINUOUS. WORK INDICATED OR REASONABLY IMPLIED IN ANY ONE OF THE DOCUMENTS SHALL BE SUPPLIED AS THOUGH FULLY COVERED IN ALL. ANY DISCREPANCIES BETWEEN THE PARTS SHALL BE REPORTED TO THE ARCHITECT PRIOR TO COMMENCEMENT OF WORK.

THESE DRAWINGS ARE PART OF THE CONTRACT DOCUMENTS FOR THIS PROJECT. THESE DRAWINGS ARE THE GRAPHIC ILLUSTRATION OF THE WORK TO BE ACCOMPLISHED.

ORGANIZATION

THE DRAWINGS FOLLOW A LOGICAL, INTERDISCIPLINARY FORMAT: PLANNING & REGULATORY (A SHEETS) CIVIL DRAWINGS (C SHEETS), LANDSCAPE DRAWINGS (L SHEETS), ARCHITECTURAL DRAWINGS (A SHEETS), INTERIOR DRAWINGS (I SHEETS), STRUCTURAL DRAWINGS (S SHEETS), MECHANICAL DRAWINGS (M SHEETS), ELECTRICAL (E SHEETS), PLUMBING (P SHEETS), FIRE ALARM (FA SHEETS), FIRE PROTECTION (FP SHEETS), AUDIO/VISUAL DRAWINGS (LV SHEETS) AND LIGHTING DRAWINGS (LP SHEETS).

CODE COMPLIANCE:

ALL WORK, MATERIALS, AND ASSEMBLIES SHALL COMPLY WITH APPLICABLE STATE AND LOCAL CODES, ORDINANCES, AND REGULATIONS. THE CONTRACTOR, SUBCONTRACTORS AND JOURNEYMEN OF THE APPROPRIATE TRADES SHALL PERFORM WORK TO THE HIGHEST STANDARDS OF CRAFTSMANSHIP AND IN ACCORDANCE WITH AIA DOCUMENT A201-SECTION 3

INTENT:

THESE DOCUMENTS ARE INTENDED TO INCLUDE ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES REQUIRED TO COMPLETE THE WORK DESCRIBED HEREIN.

COORDINATION:

THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE DOCUMENTS, VERIFY THE ACTUAL CONDITIONS, AND REPORT ANY DISCREPANCIES, ERRORS, OR OMISSIONS TO THE ARCHITECT IN A TIMELY MANNER. THE ARCHITECT SHALL CLARIFY OR PROVIDE REASONABLE ADDITIONAL INFORMATION REQUIRED FOR SUCCESSFUL EXECUTION. THE CONTRACTOR SHALL VERIFY AND COORDINATE ALL OPENINGS THROUGH FLOORS, CEILINGS AND WALLS WITH ALL ARCHITECTURAL, INTERIOR, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AUDIO/VISUAL AND LIGHTING DRAWINGS.

ZONING - CODE SUMMARY

ZONING - SINGLE FAMILY RESIDENTIAL
BUILDING CODE - IRC 2012
DESCRIPTION - 2.0 STORY W/ BASEMENT
OCCUPANCY CLASSIFICATION - IRC 1&2
AUTOMATIC FIRE SPRINKLERS - NFPA 13D - SPRINKLERED GREATER THAN 3600SF

FIRE RESISTIVE RATING - NA.
EXT ENCLOSURE RATING - NA.
ELEVATOR SHAFT - N/A.

CONCEPT NARRATIVE

Trails Edge is a neighborhood adjacent to Town Hall and the Market with mostly smaller single family lots, a large multi-family building, and two premier ski frontage lots at the end of the cul-de-sac. This site is one of those larger lots surrounded by open space and the ski area on two sides and bisected by Chair 10.

The views, sun, privacy from the lift, and unique geometry of this parcel shaped the design of the building. The steep pitched roofs rise to the center of parcel, then step down on all sides to gracefully follow the natural topography. Special care has been taken to step the forms down to the ski lift and to the pedestrian ski access.

The architecture is a contextual, mill-inspired transitional style imbued with natural stone, steel, vintage wood, and glass. It recalls the history of our region and moves gently into the future.

SPECIFIC APPROVAL REQUESTS

This project is well below both site coverage and height maximums. Due to the lot hardships, building code egress requirements, and design intent we request the following:

1-Waive 2 on-site parking spaces for hardship per CDC.
Tandem not feasible
2-Stone and concrete walks for access within setbacks.
3-Barnwood with 6-inch exposure in lieu of required 8 inch.
4-Accent material of corrugated, non-reflective, bonderized siding.

VICINITY MAP

PROJECT SITE

SHEET INDEX

Sheet #	Sheet Name
A0.1	Project Information Sheet
A0.2	Existing Site Photographs
A0.3	Exterior 3d Views
C1.0	Topographic Survey
C1.1	Plat Signature Page 1
C1.2	Plat- Signature Page 2
C1.3	Plat- Overall 600A and 600B
C1.4	Plat- Detail 600B
C1	Grading, Drainage and Utility Plan
A1.0	Site Plan- Architectural
A1.1	Site Plan- Rough Grading, Parking & Bldg Envelope
A1.2	Site Plan- Landscape
A1.3	Site Plan- Neighborhood Plat Context
A1.4	Site Plan- Construction Mitigation
A1.5	Building Height Diagram
A1.6	Snowmelt Areas Diagram
LT0.1	Exterior Lighting Plan
LT0.2	Exterior Isolines
LT0.3	Light Fixture Cut Sheets
A2.0	Gross Livable Floor Area Diagrams
A2.1	Lower Level Floor Plan
A2.2	Main Level Floor Plan
A2.3	Upper Level Floor Plan
A2.4	Monitor Floor Plan
A2.5	Roof Plan
A2.7	Structural Layout Plan- Level 0 w/ Level 1 Above
A2.8	Structural Layout Plan- Level 1w/ Level 2 Above
A3.1	Exterior Material Calculations
A3.2	Exterior Material Calculations
A3.3	Exterior Elevations
A3.4	Exterior Elevations
A3.5	Exterior Elevations
A3.6	Exterior Elevations
A4.0	Section 3d Views
A4.1	Bldg Sections & Typ Wndw & Door Recess Details
A4.2	Building Sections
A4.3	Building Sections
A4.4	Building Sections
A4.5	Building Sections
A4.6	Building Sections
A4.7	Building Sections
A4.8	Building Sections
A10.1	Interior 3d Views

PROJECT TEAM

OWNER:
PETER AND LAURA KLEKAMP
CINCINNATI, OH
c/o TOMMY HEIN ARCHITECTS

ARCHITECT:
TOMMY HEIN ARCHITECTS
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john@digs-home.com

LANDSCAPE:
-

CIVIL:
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DBALLODE@MSN.COM

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dimitri@hce-pa.com

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ASPEN, CO 61621
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RSINGER@ROBERTSINGERLIGHTING.COM

AUDIO / VISUAL:
-

SURVEYOR:
FOLEY ASSOCIATES INC
JEFF HASKELL
125 W PACIFIC AVE #B1
TELLURIDE, CO 81435
p. 970.728.6153 f. 970.728.6050
JHASKELL@FOLEYASSOC.COM

SIGNATURES

PROPERTY OWNER
PETER AND LAURA KLEKAMP
SIGNATURE

SURVEYOR CERTIFICATE
DAVID BALLODE
SIGNATURE

APPROVAL BY DESIGN REVIEW BOARD
SIGNATURE

APPROVAL BY PLANNING DIRECTOR
SIGNATURE

HISTORIC PRECEDENT

LEWIS MILL ca 1907

Tommy Hein ARCHITECTS
Box 3327 108 S. Oak St. Penthouse
Telluride, Colorado 81435 970.728.1220
Fax 728.1294 www.TommyHein.com

Submissions

Owner Review	04-24-15
Owner Review	05-06-15
HOA-DRB Review	05-19-15
HOA-DRB Review	05-27-15
DRB-1 & Pricing	06-02-15
DRB-1 Revise	06-25-15
DRB-2	07-08-15
DRB-2B	07-24-15

KLEKAMP RESIDENCE

27 TRAILS EDGE
MOUNTAIN VILLAGE

©COPYRIGHT 2015 TOMMY HEIN ARCHITECT, LLC (THA) THESE ARCHITECTURAL DRAWINGS AND PLANS ARE THA WORK PRODUCT AND CANNOT BE UTILIZED OR DUPLICATED WITHOUT THA'S EXPRESS WRITTEN PERMISSION.

Project Information Sheet

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

A0.1

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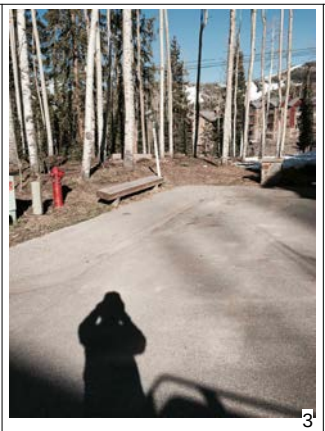

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10

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Tommy Hein ARCHITECTS
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KLEKAMP RESIDENCE

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MOUNTAIN VILLAGE

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Existing Site Photographs

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

A0.2

9 3D View 1a

8 3D View 1b

2 3D View 2

3 3D View 3

1 3D View 4a

5 3D View 5

4 3D View 4

7 3D View 5a

6 3D View 6

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Submissions

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DRB-1 & Pricing	06-02-15
DRB-1 Revise	06-25-15
DRB-2	07-08-15
DRB-2B	07-24-15

KLEKAMP RESIDENCE

27 TRAILS EDGE
MOUNTAIN VILLAGE

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Exterior 3d Views

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

A0.3

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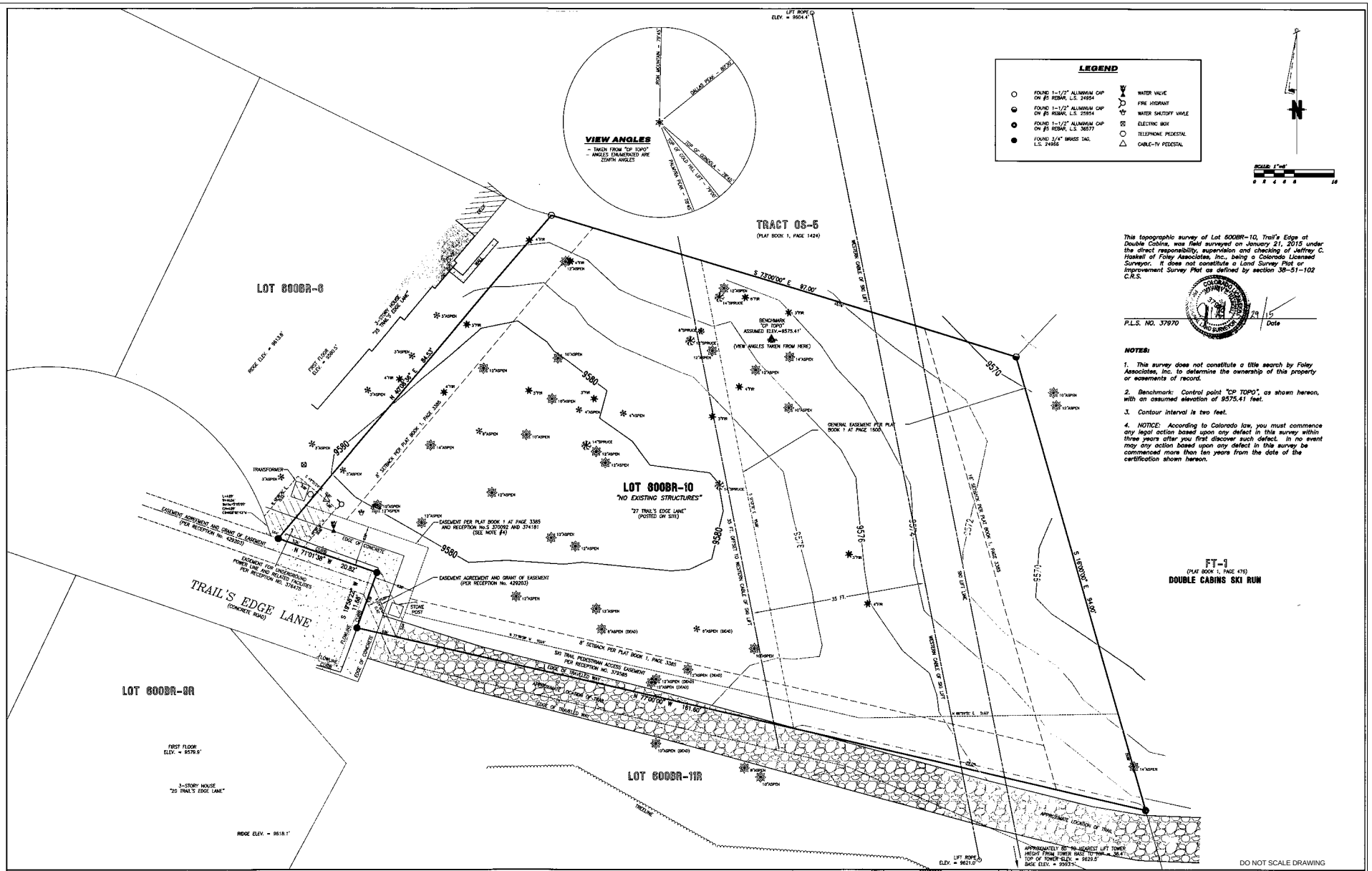

This topographic survey of Lot 600BR-10, Trail's Edge at Double Cabins, was field surveyed on January 21, 2015 under the direct responsibility, supervision and checking of Jeffrey C. Haskell of Foley Associates, Inc., being a Colorado Licensed Surveyor. It does not constitute a Land Survey Plat or Improvement Survey Plat as defined by section 38-51-102 C.R.S.

P.L.S. NO. 37970 — Date: 1/29/15

NOTES:

1. This survey does not constitute a title search by Foley Associates, Inc. to determine the ownership of this property or easements of record.
2. Benchmark: Control point "CP TOPO", as shown hereon, with an assumed elevation of 9575.41 feet.
3. Contour interval is two feet.
4. 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.

Topographic Survey

Lot 600BR-10, Trail's Edge at Double Cabins, Town of Mountain Village, San Miguel County, Colorado.

Project Mgr:	JH
Technician:	MC
Technician:	
Checked by:	TC
Start date:	01/21/2015

No.	Description	Date
1	Added trail, trailhead, and buffered trees	01/29/15

FOLEY ASSOCIATES, INC.
ENGINEERING · PLANNING · SURVEYING
970-728-6153 970-728-6050 fax
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125 W. PACIFIC, SUITE B-1
TELLURIDE, COLORADO 81435

Drawing path: dwg\TOPO 01-15.dwg | Sheet1 of 1 | Project #: 06037

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370419 11/11/2004 01:45 PM Page 1 of 2 $21.00
SAN MIGUEL COUNTY, CO DORIS RUFFE CLERK-RECORDER

TOWN OF MOUNTAIN VILLAGE APPROVAL

I, Davis D. Fansler as Mayor, and I, Kathy Mahoney as Manager, of the Town of Mountain Village, Colorado, do hereby certify that this plat has been approved by the Town Council in the same resolution that has authorized and directed us to execute this document.

Davis D. Fansler, Mayor, Date 9/25/04

Kathy Mahoney, Town Manager Date 9/24/04

ACKNOWLEDGMENT

State of CO)
County of San Miguel) ss

The foregoing signature was acknowledged before me this 25th day of September, 20 04 A.D. by Davis D. Fansler as Mayor of the Town of Mountain Village.

My commission expires 10/16/2007
Witness my hand and seal.
Notary Public

KIM E. MONTGOMERY NOTARY PUBLIC STATE OF COLORADO
MY COMMISSION EXPIRES 10/16/2007

ACKNOWLEDGMENT

State of CO)
County of San Miguel) ss

The foregoing signature was acknowledged before me this 24th day of September, 20 04 A.D. by Kathy Mahoney as Manager of the Town of Mountain Village.

My commission expires 10/16/2007
Witness my hand and seal.
Notary Public

KIM E. MONTGOMERY NOTARY PUBLIC STATE OF COLORADO
MY COMMISSION EXPIRES 10/16/2007

NOTES

1. Approval of this plan may create a vested property right pursuant to Article 68 of Title 24, C.R.S., as amended.

2. Easement research from Alpine Title, LLC, United General Title Insurance Company Owner's Policy No. 35008038, dated March 5, 2004.

3. BASIS OF BEARINGS. The bearing on the northerly boundary of Lot 600-B assumed as the record bearing of S 63°40'30" E according to the plat of Substantial Amendment and Rezoning to the Final Plat of Replat No. 7, Telluride Mountain Village recorded in Plat Book 1 at page 1600.

4. Notice is hereby given that the area included in the plat described herein is subject to the regulations of the Land Use Ordinance, of the Town of Mountain Village, January 9, 2001 as amended.

5. NOTES OF CLARIFICATION

a. The Configuration of the following lots, tracts, and right-of-way have been modified by this plat:
None

b. The following lots have been created by this plat:
Lots 600BR-1 through 600BR-12

c. The following lots have been deleted by this plat:
Lot 600B

6. The approval of this Plat Amendment vacates all prior plats for the area described in the Legal Description as shown hereon in the Certificate of Ownership.

7. 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.

8. There is an eight-foot easement adjacent to Trail's Edge Road as indicated hereon for drainage, access, driveways, earthwork, retaining walls, utilities, and pedestrian walkway and access adjacent to the north boundary of Trail's Edge Road for the benefit of the owners of lots in Trail's Edge at Double Cabins, as more particularly set forth in the Declaration for Trail's Edge at Double Cabins recorded at Reception No. 370419.

9. Declarant/Developer hereby reserves the right, both during and after the period of Declarant Control as set forth in the Declaration for Trails' Edge at Double Cabins, for so long as Declarant is the owner of Lot 12 as set forth on this plat, the right to vacate any or all of the boundaries of said lot and combine said lot with any other lot in the Project or any adjacent project or lot, within or outside the Trails' Edge at Double Cabins project, subject, however, to the ordinances, rules and regulations of the Town of Mountain Village.

10. All utilities shall be installed in accordance with Town of Mountain Village requirements.

11. There is a 10-foot wide ski trail pedestrian access easement burdening Lots 600BR-10 and 600BR-11, as indicated hereon, for the benefit of the owners of Lots 600BR-1, 600BR-2, 600BR-3, 600BR-4, 600BR-5, 600BR-6, 600BR-7, 600BR-8, 600BR-9, 600BR-10, and 600BR-11, for the purpose of pedestrian and ski access to the Double Cabins ski trail.

RECORDER'S CERTIFICATE

This plat was filed for record in the office of the San Miguel County Clerk and Recorder on this 11th day of NOVEMBER 20 04
Plat Book B-1
Page 3385-3386
Reception No. 370419
Time 1:45 PM
Doris Ruffe San Miguel County Clerk

CERTIFICATE OF OWNERSHIP

KNOW ALL PERSONS BY THESE PRESENTS that the PBC 1996 Trust, being the owner in fee simple of all real property described as follows, does hereby make an Amendment to the Final Plat of said real property in accordance with the Amendment to the Final Plat shown hereon:

Lot 600B, Substantial Amendment and Rezoning to the Final Plat of Replat No. 7, Telluride Mountain Village, according to the plat recorded in Plat book 1 at page 1600,
County of San Miguel, State of Colorado,
further described as follows:
Beginning at the southeast corner of said Lot 600B, thence N 77°00'00" W a distance of 520.00 feet; thence N 13°14'26" E a distance of 248.83 feet; thence S 63°40'30" E a distance of 335.00 feet; thence S 73°00'00" E a distance of 102.04 feet; thence S 16°00'00" E a distance of 188.08 feet to the Point of Beginning.

OWNER: PBC 1996 Trust
By Paul B. Cloeyssens, Trustee
By: Richard K. Riebel, ATTORNEY-IN-FACT
By Paul B. Cloeyssens
as Trustee of the PBC 1996 Trust.

ACKNOWLEDGMENT

State of Colorado)
County of San Miguel) ss

Michael J. Lomax, Attorney-in-Fact

The foregoing signature was acknowledged before me this 18th day of October, 20 04 A.D. by Paul B. Cloeyssens as Trustee of the PBC 1996 Trust.

My commission expires 6/15/08
Witness my hand and seal.
Notary Public

RICHARD K. RIEBEL NOTARY PUBLIC STATE OF COLORADO

TITLE INSURANCE COMPANY CERTIFICATE

Alpine Title, LLC does hereby certify that it has examined the title to the lands herein shown on this Amendment to the Final Plat and that the title to this land is in the name of the PBC 1996 Trust, and is free and clear of all encumbrances, liens, taxes, and special assessments except as follows: Taxes for the current year, including all taxes now or hereafter assessed, due or payable. A Deed of Trust from PBC 1996 Trust to the Public Trustee of San Miguel County for the benefit of Weststar Bank, dated Sept. 29, 2004 and recorded September 30, 2004 at Reception No. 369241.

Title Insurance Company Representative

SECURITY INTEREST HOLDER'S CONSENT

The undersigned ~~Telluride Properties, LLC, a Colorado Limited Liability Company~~ WESTSTAR BANK, as a beneficiary of a deed of trust which constitutes a lien upon the declarant's property, recorded at Reception No. 364441, in the San Miguel County Clerk and Recorder's real property records, hereby consents to the subdivision of the real property as depicted on this Plat.

369241

Name: PATRICIA A MAXON
Date: October 18, 2004
Address: 339 E. Colorado Ave
Signature:
Title: President

ACKNOWLEDGMENT

State of Colorado)
County of San Miguel) ss

The foregoing signature was acknowledged before me this 18th day of October, 20 04 A.D. by Patricia A. Maxon, ~~of Paul Family Properties, LLC, a Colorado Limited Liability Company~~ Telluride, a WestStar Bank.

My commission expires 6/15/08
Witness my hand and seal.
Notary Public

RICHARD K. RIEBEL NOTARY PUBLIC STATE OF COLORADO

EASEMENT VACATION

The undersigned being the beneficiaries of record of those portions of land labeled as 16' foot General Easement (G.E.) as established on the property as shown hereon by the 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 easement as shown vacated on this plat.

Town of Mountain Village
Davis Fansler, as Mayor, Date
Kathy Mahoney, Town Manager Date 9/24/04

ACKNOWLEDGMENT

State of CO)
County of San Miguel) ss

The foregoing signature was acknowledged before me this 25th day of September, 20 04 A.D. by Davis Fansler as Mayor of the Town of Mountain Village.

My commission expires 10/16/2007
Witness my hand and seal.
Notary Public

KIM E. MONTGOMERY NOTARY PUBLIC STATE OF COLORADO
MY COMMISSION EXPIRES 10/16/2007

ACKNOWLEDGMENT

State of CO)
County of San Miguel) ss

The foregoing signature was acknowledged before me this 24th day of September, 20 04 A.D. by Kathy Mahoney as Manager of the Town of Mountain Village.

My commission expires 10/16/2007
Witness my hand and seal.
Notary Public

KIM E. MONTGOMERY NOTARY PUBLIC STATE OF COLORADO
MY COMMISSION EXPIRES 10/16/2007

TSG Ski & Golf, LLC, a Delaware limited liability company
By: Jeffrey T. Jones, Authorized Signatory, President
Jeffrey T. Jones, President
Stanley K. Pribram, Vice President

ACKNOWLEDGMENT

State of Colorado)
County of San Miguel) ss

The foregoing signature was acknowledged before me this 7th day of October, 20 04 A.D. by Merritt G. Thad Hanna, Jeffrey T. Jones and Stanley K. Pribram, as President of TSG Ski & Golf, LLC a Delaware limited liability company, Vice President

My commission expires 10/03/2006
Witness my hand and seal.
Notary Public

MOLLY SILVER NOTARY PUBLIC, STATE OF COLORADO

Mountain Village Metropolitan District, a Colorado quasi governmental entity

A.J. Wells, as President
Kathy Mahoney, District Manager

ACKNOWLEDGMENT

State of CO)
County of San Miguel) ss

The foregoing signature was acknowledged before me this 24th day of September, 20 04 A.D. by A.J. Wells, as President of Mountain Village Metropolitan District.

My commission expires 10/16/2007
Witness my hand and seal.
Notary Public

KIM E. MONTGOMERY NOTARY PUBLIC STATE OF COLORADO
MY COMMISSION EXPIRES 10/16/2007

ACKNOWLEDGMENT

State of CO)
County of San Miguel) ss

The foregoing signature was acknowledged before me this 24th day of September, 20 04 A.D. by Kathy Mahoney, as District Manager of Mountain Village Metropolitan District.

My commission expires 10/16/2007
Witness my hand and seal.
Notary Public

KIM E. MONTGOMERY NOTARY PUBLIC STATE OF COLORADO
MY COMMISSION EXPIRES 10/16/2007

LAND USE CHART

Lot No.	Designated Use	No. of Units	Lot No.	Area (Acres)
600BR-1	Single Family	1	600BR-1	0.12
600BR-2	Single Family	1	600BR-2	0.13
600BR-3	Single Family	1	600BR-3	0.12
600BR-4	Single Family	1	600BR-4	0.12
600BR-5	Single Family	1	600BR-5	0.10
600BR-6	Single Family	1	600BR-6	0.09
600BR-7	Single Family	1	600BR-7	0.11
600BR-8	Single Family	1	600BR-8	0.10
600BR-9	Single Family	1	600BR-9	0.11
600BR-10	Single Family	1	600BR-10	0.27
600BR-11	Single Family	1	600BR-11	0.36
600BR-12	Condominium	10	600BR-12	0.34
			Trail's Edge Lane	0.17
			Total	2.14

SURVEYOR'S CERTIFICATE

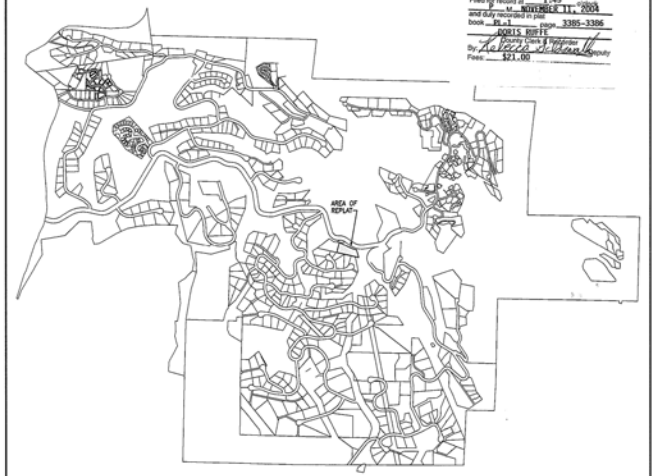
I, J. David Foley of Foley Associates, Inc., a Professional Land Surveyor licensed under the laws of the State of Colorado, do hereby certify that the TRAIL'S EDGE AT DOUBLE CABINS, AN AMENDMENT TO THE FINAL PLAT OF LOT 600B, TOWN OF MOUNTAIN VILLAGE shown hereon has been prepared under my direct responsibility 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.

IN WITNESS HEREOF, I here unto affix my hand and official seal this 30th day of SEPTEMBER, A.D. 2004.

P.L.S. No. 24954 Date

370419
PLAT
PBC TRUST
TO
TRAILS EDGE AT DOUBLE CABINS

State of Colorado
County San Miguel
Filed for record at 1:45 o'clock
and duly recorded in plat
book B-1 Page 3385-3386
DORIS RUFFE
County Clerk & Recorder
By Deputy
Fees $21.00



TOWN OF MOUNTAIN VILLAGE

VICINITY MAP
NOT TO SCALE

PAGE 3385

TRAIL'S EDGE AT DOUBLE CABINS, AN AMENDMENT TO THE FINAL PLAT OF LOT 600B, TOWN OF MOUNTAIN VILLAGE LOCATED WITHIN THE SW 1/4 NW 1/4 OF SECTION 3, T.42N., R.9W., N.M.P.M., SAN MIGUEL COUNTY, COLORADO

Project Mgr: DF
Technician: JH
Technician:
Checked by:
Start date: 3-15-04

Rev.	Description	Date	By
1	ADD BOX 11	8-13-04	DF
2	ADD NOTE 11 AT SUBDIVISION, REVISE BOX 11 OR WAY	9-13-04	DF
3	REVISE BL & SURVEYOR	9-28-04	DF

FOLEY ASSOCIATES, INC.
LAND PLANNING SURVEYING
970-728-6153 970-728-6050 fax
P.O. BOX 1385
125 W. PACIFIC, SUITE B-1
TELLURIDE, COLORADO 81435

g path: \dwg\Replat-3-04 Sheet1 of 2 Project #: 0401I

Plot Time: 7/24/2015 3:13:51 PM X:\Lnk To Kmart\Th Archit? Trails Edge\150707 2?Trails Ddbl 2 Revisions.rvt
Z:\2005\2005048801\dwg\Replat-3-04.dwg, 9/9/2005 10:19:20 PM, jeff

289063 12/09/1993 01:16P Bk PL#1 P:1000
Gay Cappis, County Clerk, San Miguel County, CO

TITLE INSURANCE COMPANY CERTIFICATE

Telluride Mountain Title Co. does hereby certify that we have examined the title to all lands herein shown on this Substantial Amendment to the Final Plat of Replat No. 7, Filing 1, Telluride Mountain Village and that title to this land is in the name of The Telluride Company and is free and clear of all encumbrances, liens, and taxes except as follows:

NONE AND PAY AND ALL UNPAID TAXES AND ASSESSMENTS

Dated this 7TH day of DECEMBER 1993, AT 8:00 A.M.

Martin S. Brogan
President

TREASURER'S CERTIFICATE

I certify that according to the records in my office that there are no liens against this subdivision or any part thereof for unpaid county, Municipal, or local taxes or special assessments.

Dated this 7TH day of December 1993.

Treasurer Deputy

TAX BOND CERTIFICATE

The undersigned Clerk of San Miguel County certifies that ___0___ bonds, dollars have been deposited to cover taxes and assessments against this property which are a lien, but not yet payable.

Dated this 7th day of December 1993.

County Clerk Deputy

COVENANTS, CONDITIONS, EASEMENTS, RESTRICTIONS, AND DEFINITIONS

General notes one (1) through (14), inclusive, and definitions one (1) through twenty-five (25), inclusive, as shown on sheet one (1) and two (2) of the Plat for the Telluride Mountain Village, Filing 1, recorded on March 9, 1984 in the office of the Clerk and Recorder for San Miguel County, Colorado, in Plat Book 1 at Pages 476-486, are incorporated herein by this reference and shall apply to the real property platted hereby to the same manner as if fully set forth herein. Any amendments to the above referenced General Notes and Definitions shall apply to the real property platted hereby. San Miguel County, reserves the right and power to, pursuant to a zoning amendment, modify the covenants, conditions, easements, restrictions, and definitions.

PASSIVE OPEN SPACE/RECREATION TRACT

Designates a tract of land which is intended to preserve land within flood plains, wetlands, riparian areas and big game habitats in their natural character. To the greatest extent possible, all land designated as a Passive Open Space/Recreation Tract shall remain in their natural, undisturbed state. Uses allowed on these tracts shall include, but are not limited to, uses which are similar in nature to walking trails, hiking trails, nature trails, and land in its natural state and subsurface utilities. Nothing to the contrary withstanding, no uses allowed within these tracts which is incompatible with the general resort nature of the Telluride Mountain Village as determined by the San Miguel County Board of Commissioners.

NOTES OF CLARIFICATION (Substantial Amendment to the Final Plat of Replat No. 7, Filing 1, Telluride Mountain Village)

1. The Configuration of the following lots, tracts and right-of-way have been modified by this Substantial Amendment to the Final Plat:

   TRACT OS-2 AND TRACT OS-5

2. The following lots have been created by this Substantial Amendment to the Final Plat:

   Tract A-7A, Lot 600-A, Lot 600-B, TRACT OS-5-1A AND TRACT OS-2-1A

3. The following lots have been deleted by this Substantial Amendment to the Final Plat:

   Tract A-7 and Lot 600

4. At the time of recording this plat, the population level in the Telluride Mountain Village is ___ the population level of the Telluride Mountain Village excluding lots containing transferable development rights is ___ the population level of the Telluride Mountain Village excluding lots containing transferable development rights and employees housing rooms and/or units is ___. These density figures are arrived at by adding ____people. Including ____ employees, to the Density figures set forth in the _____ of San Miguel County records.

5. The use or density, or both, of the following lots have been changed as follows:

LOT NO.	DESIGNATED USE	PRIOR DENSITY	NEW DENSITY	NEW POPULATION EQUIVALENT
600	CONDOMINIUM	88	0	0
	EMPLOYEE APT.	6	0	0
	EMPLOYEE DORM	12	0	0
600-A	CONDOMINIUM	0	33	99
	EMPLOYEE APT.	0	6	18
	EMPLOYEE DORM	0	12	12
600-B	CONDOMINIUM	0	36	108

COUNTY COMMISSIONER'S APPROVAL

This Substantial Amendment to the Final Plat has been accepted for filing by the San Miguel County Board of Commissioners and this replat, the uses, densities, standards and definitions contained herein are hereby approved.

Effective date: Dec. 8, 1993

Chairman Dec 8 1993

LOT NO.	DESIGNATED USE	NO. OF UNITS
600-A	CONDOMINIUM	33
	EMPLOYEE APT.	6
	EMPLOYEE DORM	12
600-B	CONDOMINIUM	36
TRACT A-7A	ACCESS	N/A
TRACT OS-2-1A	PASSIVE OPEN SPACE/ RECREATION TRACT	N/A
TRACT OS-5-1A	PASSIVE OPEN SPACE/ RECREATION TRACT	N/A

The following deed restriction is and shall be imposed on Lots 600-A and 600-B ("Property") pursuant to Section 3-1325 of the San Miguel County Land Use Code.

Deed Restriction

The ownership of the Property is hereby limited exclusively to employees and their spouses maintaining primary and sole residence in San Miguel County, Colorado, and to certain other persons and entities as permitted in Section 3-1205 of the San Miguel County Land Use Code, and the use and occupancy of the Property is hereby limited exclusively to such Employees who earn their income primarily within the Telluride R-1 School District and their spouses and children. Ownership, use and occupancy of the Property is subject to such definitions, exceptions and qualifications specified in Section 3-1325 of the San Miguel County Land Use Code, including but not limited to the following:

In the event Affordable Housing is sold, transferred and/or conveyed without compliance with Section 3-1325 of the San Miguel County Land Use Code, such sale, transfer and/or conveyance shall be wholly null and void and shall confer no title whatsoever upon the purported transferee. Each and every conveyance of Affordable Housing, for all purposes, shall be deemed to include and incorporate by this reference all terms of that certain Section 3-1325, including but not limited to those provisions governing the sale, transfer or conveyance of Employee Improvements.

The foregoing restriction on ownership, use and occupancy constitutes a covenant that runs 50 years from the date of recordation with the title to the Property as a burden thereon for the benefit of the Board of County Commissioners of San Miguel County, Colorado, or its designee and shall be binding on the owner, and on the heirs, personal representatives, assigns, lessors 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 Board of County Commissioners of San Miguel County, 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 Board of County Commissioners of San Miguel County, Colorado, or its designee, and shall be enforceable by any appropriate legal or equitable action, including but not limited to specific performance, injunction, abatement or contempt or non-complying Owners, users or occupants, or such other remedies and penalties as may be specified in Sections 1-16 and 5-1305 of the San Miguel County Land Use Code, or under law.

Notwithstanding the foregoing, this deed restriction shall automatically terminate upon the failure to exercise the Option to Purchase the Property granted in any Option to Purchase Affordable Housing by and between the San Miguel Housing Authority and the Holder or a first mortgage and subsequent issuance of a public trustees deed to the holder of a promissory note or governmental agency guaranteeing, insuring or acquiring the note (except San Miguel County, the Housing Authority or any successor, a Project Developer as defined in the Land Use Code or any nonprofit Affordable Housing Corporation) secured by a first deed of trust encumbering the Property. The date of termination shall be the date of recording the Public Trustee's Deed conveying the Employee Improvements.

In addition, San Miguel County expressly reserves the right to terminate this Deed Restriction as to the Property upon recording a Termination Agreement in the office of the Clerk and Recorder of San Miguel County executed by all of the then owners of the Property and the Board of County Commissioners.

CERTIFICATE OF OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS that The Telluride Company being the owner in fee simple of Substantial Amendment to the Final Plat of Replat No. 7, Filing 1, Telluride Mountain Village does hereby make a Substantial Amendment to the Final Plat of said real property in accordance with the Substantial Amendment to the Final Plat shown hereon.

LEGAL DESCRIPTION OF TRACT A-7A AND LOTS 600-A AND 600-B, TELLURIDE MOUNTAIN VILLAGE

A tract of land located in the SW 1/4 of the NW 1/4 of Section 3, Township 42 North, Range 9 West of the New Mexico Principal Meridian, County of San Miguel, State of Colorado more fully described as follows:

Beginning at the westerly corner of Lot 600-A, whence the N 1/16 corner common to Sections 3 and 4, T.42 N., R.9 W., N.M.P.M., bears N 21° 27' 01" W. 962.82 feet;

1. Thence N 51° 29' 14" E. 354.94 feet,
2. Thence S 57° 59' 00" E. 137.00 feet,
3. Thence northeasterly 58.90 feet along the arc of a circular curve concave to the south with a radius of 50.00 feet, a delta of 78° 57' 28" and a chord bearing N 71° 39' 15" E, 63.58 feet,
4. Thence N 38° 00' 00" E. 35.60 feet,
5. Thence northeasterly 24.77 feet along the arc of a circular curve concave to the southeast with a radius of 125.66, a delta of 10° 27' 41" and a chord bearing N 63° 13' 52" E. 24.74 feet,
6. Thence N 48° 34' 07" E. 62.82 feet,
7. Thence southeasterly 151.24 feet along the arc of a circular curve concave to the south with a radius of 1608.30 feet, a delta of 5° 23' 29" and a chord bearing S 66° 32' 22" E. 151.18 feet,
8. Thence southwesterly 81.15 feet along the arc of a circular curve concave to the north with a radius of 120.00 feet, a delta of 35° 45' 50" and a chord bearing S 59° 28' 24" W. 79.85 feet,
9. Thence westerly 26.54 feet along the arc of a circular curve concave to the southeast with a radius of 25.66, a delta of 59° 06' 05" and a chord bearing N 88° 41' 03" W. 26.41 feet,
10. Thence S 10° 34' 07" W. 22.67 feet,
11. Thence S 69° 00' 00" E. 269.46 feet,
12. Thence S 77° 00' 00" E. 102.06 feet,
13. Thence S 18° 00' 00" E. 188.08 feet,
14. Thence N 77° 00' 00" W. 990.00 feet to the Point of Beginning.

This Substantial Amendment to the Final Plat of Replat No. 7, Filing 1, Telluride Mountain Village, as described above contains 4.494 acres more or less.

THE TELLURIDE COMPANY, a Colorado Corporation

Ronald D. Allred
President

Attest:

Executive Vice-President/General Counsel

ACKNOWLEDGEMENT OF OWNER

State of Colorado)
) ss
County of San Miguel)

Subscribed and sworn to before me this 10th day of Dec., 1993, by Ronald D. Allred as President and John Horn as Executive Vice-President/General Counsel of The Telluride Company.

IN WITNESS WHEREOF, I hereunto affix my hand and official seal.

My commission expires 7-22-95

Mary Jo Wilson
Notary Public

RECORDER'S CERTIFICATE

This Substantial Amendment to the Final Plat was filed for record in the office of the County Clerk and Recorder of San Miguel County on this 22 day of December, 1993.

Book No. Plat #1
Page No. 1000-1001
Reception No. 289063
Time

Gay Cappis by Doris Raffe
County Clerk Deputy

SURVEYOR'S CERTIFICATE

I, Jonathan M. Kobylarz, a Professional Land Surveyor, licensed under the laws of the State of Colorado, do hereby certify that the accompanying Substantial Amendment to the Final Plat of Replat No. 7, Filing 1, Telluride Mountain Village has been prepared under my direct supervision and accurately represents a survey conducted under my direct supervision. This survey complies with applicable San Miguel County and State of Colorado regulations to the best of my knowledge and belief.

IN WITNESS WHEREOF, I hereunto set my hand and seal this ____ day of _____, 1993.

Jonathan M. Kobylarz
P.L.S., 25954

DO NOT SCALE DRAWING

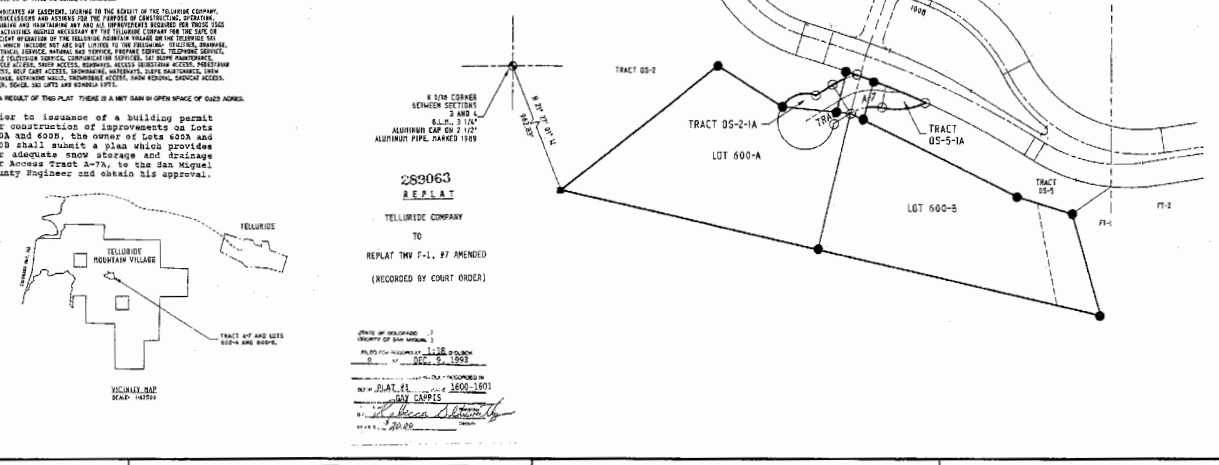
NOTES:

1. 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 CERTIFICATION SHOWN HEREON.
2. 10' BOUNDARY EASEMENT, AN EASEMENT 10 FEET IN WIDTH HAVING TO THE BENEFIT OF THE TELLURIDE COMPANY, ITS SUCCESSORS AND ASSIGNS, IS HEREBY ESTABLISHED AND RESERVED ALONG ALL BOUNDARY LINES THAT PORTION OF THE LOTS DESIGNATED AS 10' BOUNDARY EASEMENT FOR THE PURPOSES OF ANY AND ALL IMPROVEMENTS DEEMED BY THE TELLURIDE COMPANY FOR THE SAFE OR EFFICIENT OPERATION OF THE TELLURIDE MOUNTAIN VILLAGE OR THE TELLURIDE SKI AREA, WHICH INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING: UTILITIES, DRAINAGE, ELECTRICAL SERVICE, NATURAL GAS SERVICE, PROPANE SERVICE, TELEPHONE SERVICE, CABLE TELEVISION SERVICE, COMMUNICATION SERVICES, SKI SLOPE MAINTENANCE, BICYCLE ACCESS, SNOWBOARDING, HIKERWAYS, SLOPE MAINTENANCE, SNOW STORAGE, RETAINING WALLS, SNOWMOBILE ACCESS, SNOW REMOVAL, SKIER/CAT ACCESS, WATER, SANITARY SEWER, AND STORM SEWER.
3. ORIGIN OF BEARINGS: THE NORTH LINE OF THE S 1/2 OF THE SE 1/4 OF SECTION 34, TOWNSHIP 43 NORTH, RANGE 9 WEST, NEW MEXICO PRINCIPAL MERIDIAN BEARS S 89° 36' 58" E WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO. THIS BEARING WAS ROTATED 01° 28' 59" CLOCKWISE FROM ROGER D. MANNING'S SURVEY AS SHOWN ON THE TELLURIDE COMPANY SURVEYANT MAP DATED OCTOBER OF 1986. THIS ROTATION WAS DONE TO BE IN CONFORMANCE WITH THE PROJECT DATUMS ESTABLISHED PREVIOUSLY BY KERNS, INC., DENVER, COLORADO.
4. MOUNTAIN VILLAGE BOULEVARD WAS FILED FOR RECORD JULY 2, 1985 AND ONLY RECORDED IN BOOK NO. 421, PAGES 685-693, COUNTY OF SAN MIGUEL, STATE OF COLORADO.
5. TELLURIDE MOUNTAIN VILLAGE, FILING 1, PHASE 1, WAS FILED FOR RECORD MARCH 9, 1984 AND DULY RECORDED IN PLAT BOOK NO. 1, PAGES 476-486, COUNTY OF SAN MIGUEL, STATE OF COLORADO.
6. TELLURIDE MOUNTAIN VILLAGE, REPLAT NO. 7, FILING 1, WAS FILED FOR RECORD FEBRUARY 4, 1988 AND DULY RECORDED IN PLAT BOOK NO. 1, PAGES 620-622, COUNTY OF SAN MIGUEL, STATE OF COLORADO.
7. APPROVAL OF THIS PLAT MAY CREATE A VESTED PROPERTY RIGHT, PURSUANT TO ARTICLE 68 OF TITLE 24, C.R.S., AS AMENDED.
8. (U) INDICATES AN EASEMENT, INURING TO THE BENEFIT OF THE TELLURIDE COMPANY, ITS SUCCESSORS AND ASSIGNS FOR THE PURPOSE OF CONSTRUCTING, OPERATING, REPAIRING AND MAINTAINING ANY AND ALL IMPROVEMENTS REQUIRED FOR THOSE USES AND ACTIVITIES DEEMED NECESSARY BY THE TELLURIDE COMPANY FOR THE SAFE OR EFFICIENT OPERATION OF THE TELLURIDE MOUNTAIN VILLAGE OR THE TELLURIDE SKI AREA WHICH INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING: UTILITIES, DRAINAGE, ELECTRICAL SERVICE, NATURAL GAS SERVICE, PROPANE SERVICE, TELEPHONE SERVICE, CABLE TELEVISION SERVICE, COMMUNICATION SERVICES, SKI SLOPE MAINTENANCE, BICYCLE ACCESS, SKIER ACCESS, HIKERWAYS, ACCESS DESIGNATIONS, PEDESTRIAN ACCESS, GOLF CART ACCESS, SNOWSHOEING, HIKERWAYS, SLOPE MAINTENANCE, SNOW STORAGE, RETAINING WALLS, SNOWMOBILE ACCESS, SNOW REMOVAL, SKI/CAT ACCESS, WATER, SEWER, SKI LIFTS AND GONDOLA LIFTS.
9. AS A RESULT OF THIS PLAT THERE IS A NET GAIN IN OPEN SPACE OF 0.623 ACRES.
10. Prior to issuance of a building permit for construction of improvements on Lots 600A and 600B, the owner of Lots 600A and 600B shall submit a plan which provides for adequate snow storage and drainage for Access Tract A-7A, to the San Miguel County Engineer and obtain his approval.

VICINITY MAP
SCALE: 1"=1500'

LEGEND

- ● SET THIS SURVEY, 5/8" REBAR WITH 1 1/2" DIAMETER ALUMINUM CAP MARKED BANNER, INC. 25954
- ○ FOUND THIS SURVEY, 5/8" REBAR WITH 1 1/2" DIAMETER ALUMINUM CAP MARKED BANNER, INC. 17956
- ◉ BUREAU OF LAND MANAGEMENT MONUMENT, AS DESCRIBED
- ■ FOUND NO. 5 REBAR AND CAP, L.S. 9960



289063
REPLAT
TELLURIDE COMPANY
TO
REPLAT TMV F-1, #7 AMENDED
(RECORDED BY COURT ORDER)

STATE OF COLORADO)
COUNTY OF SAN MIGUEL)
FILED FOR RECORD AT 1:16 P.M.
DEC. 9, 1993
AND RECORDED IN BOOK 1600-1601
AT PLAT #1
GAY CAPPIS
COUNTY CLERK
BY Rebecca S. Peterson DEPUTY
FEE $20.00

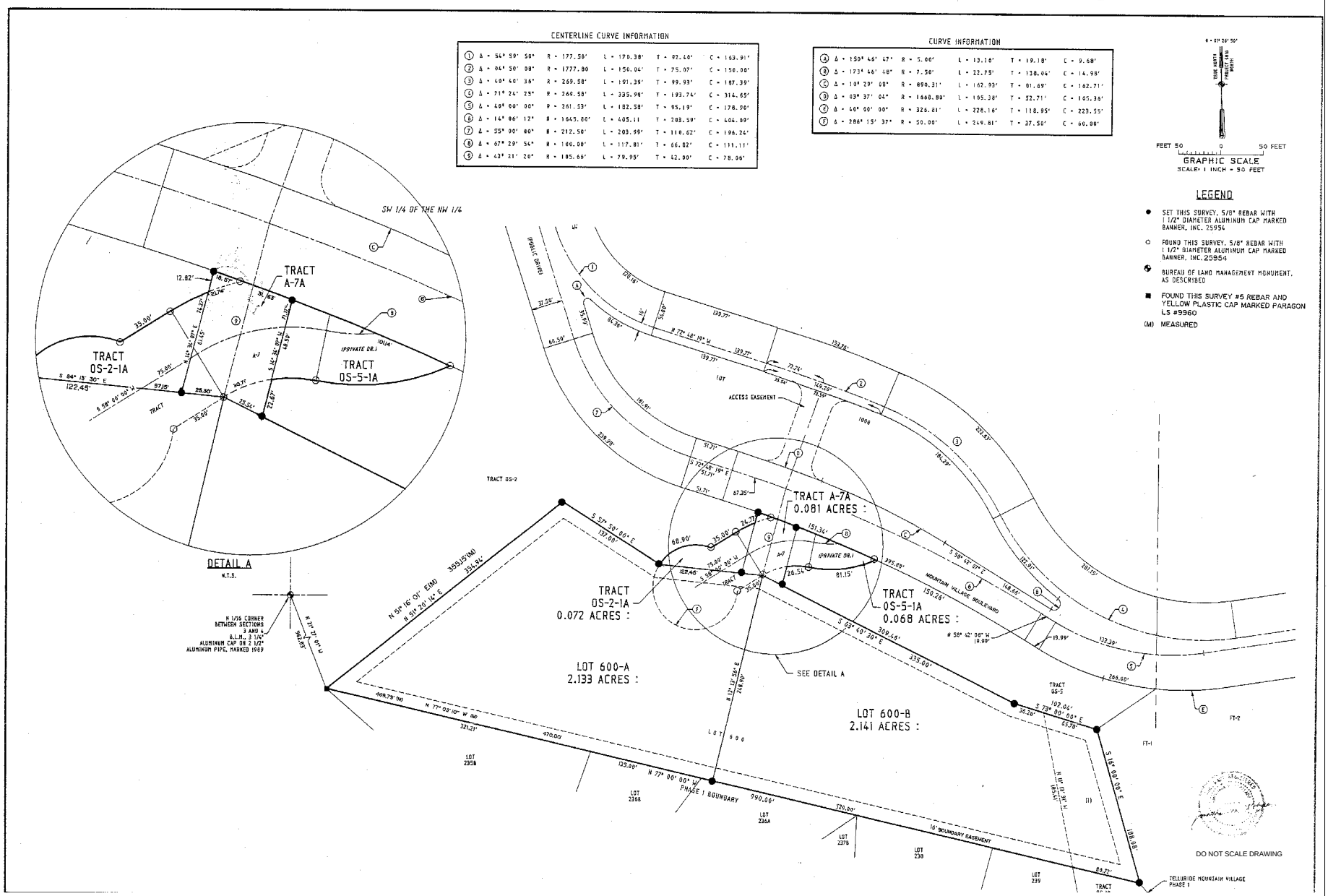
DRAWN BY: F.J.K.
CHECKED BY: J.M.K.

BANNER
BANNER ASSOCIATES, INC. • CONSULTING ENGINEERS & SURVEYORS
2777 CROSSROADS BOULEVARD • GRAND JUNCTION, CO 81506 • (303) 243-3242
605 E. MAIN • SUITE 6 • ASPEN, CO 81611 • (303) 925-5837

SUBSTANTIAL AMENDMENT AND REZONING TO THE FINAL PLAT OF REPLAT NO. 7, FILING 1, TELLURIDE MOUNTAIN VILLAGE SAN MIGUEL COUNTY, COLORADO

SCALE: 1" = 100'
JOB NO: 8270-57
DATE: 10-04-93
SHEET NO: 1 of 2

Plot Time: 7/24/2015 3:13:34 PM X:\JOB\ To Kenneth Archer? Trish Edge\15057 27\Plats ORB 2 Revisions.mt



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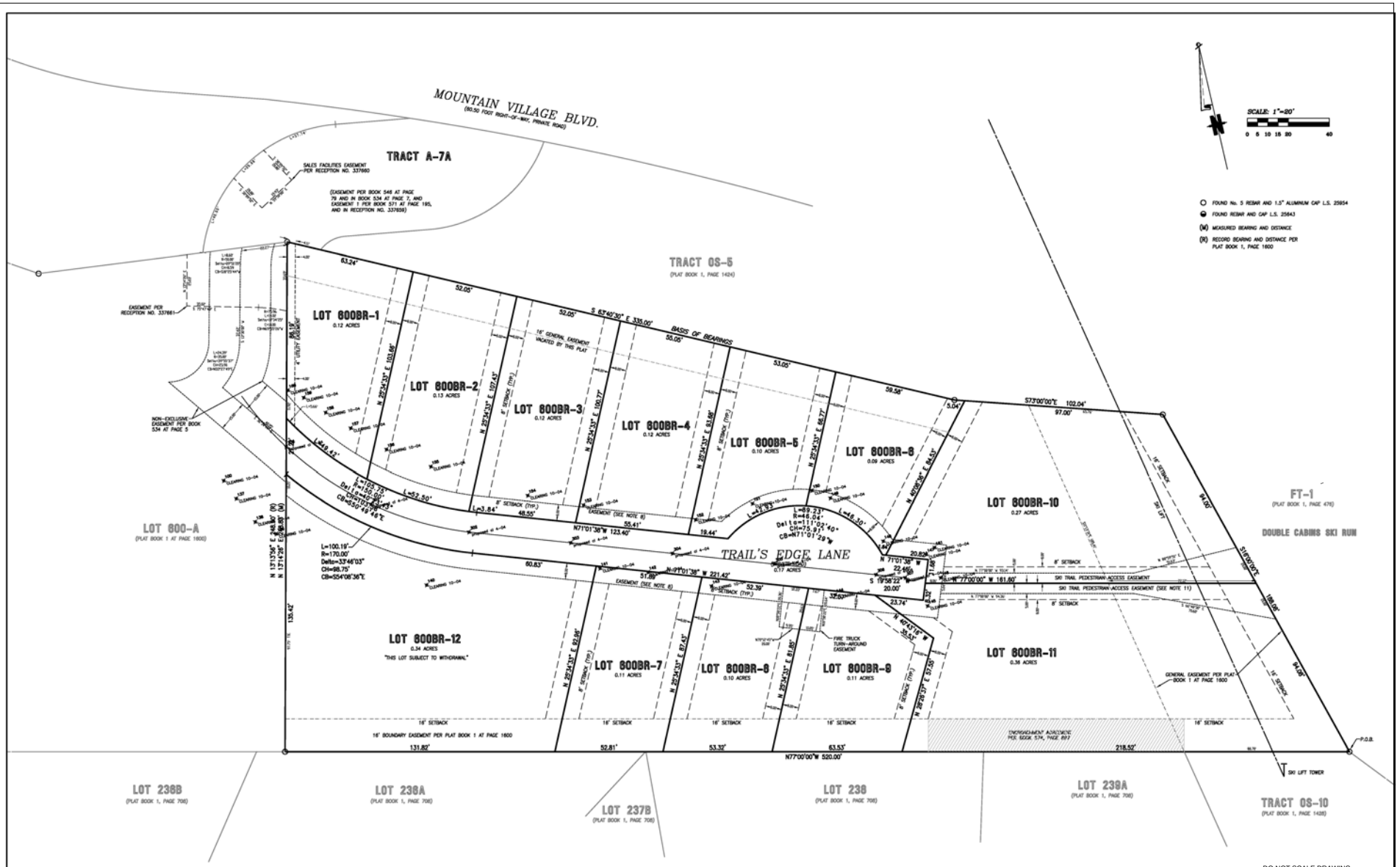


DO NOT SCALE DRAWING

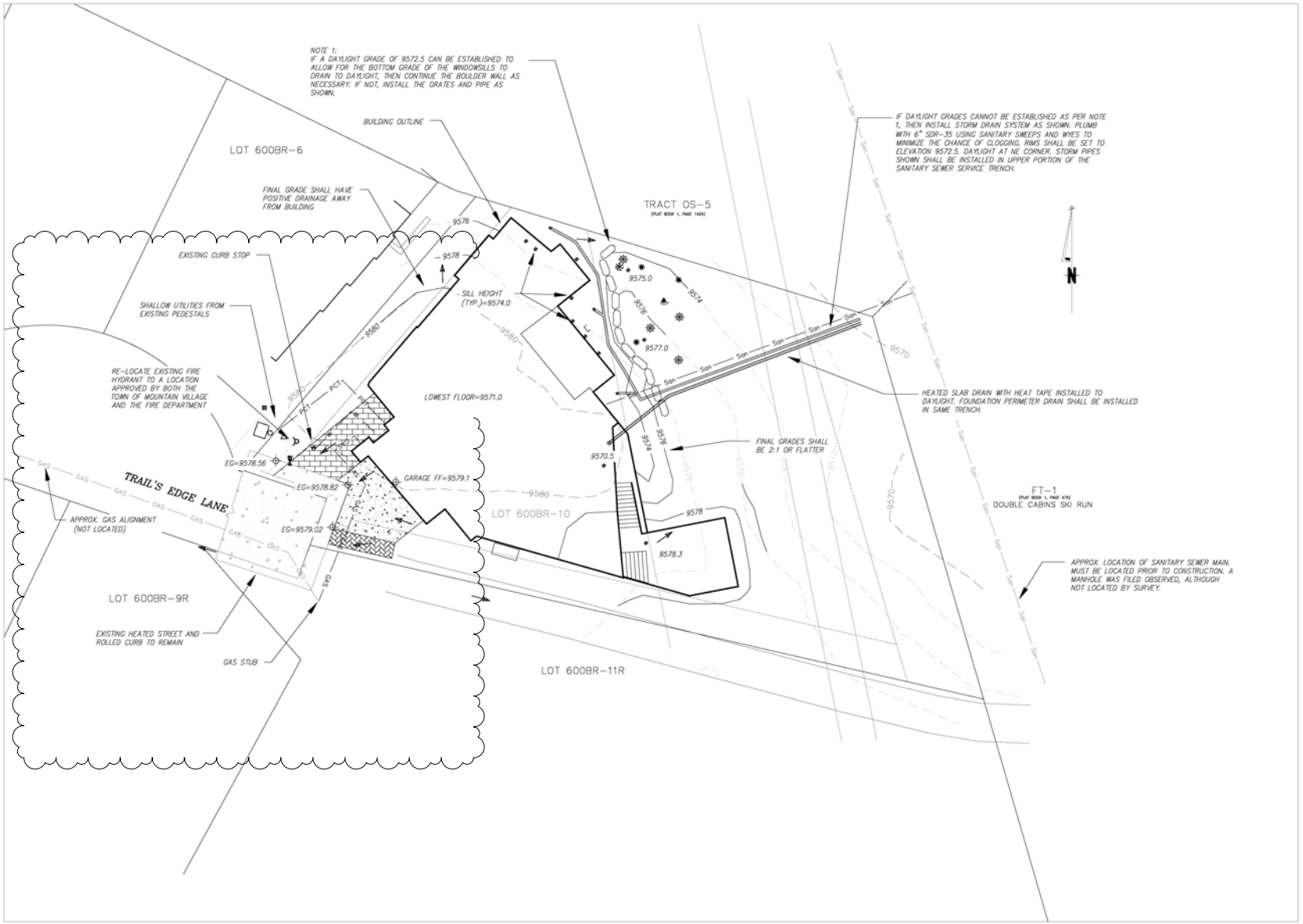
TRAIL'S EDGE AT DOUBLE CABINS, AN AMENDMENT TO THE FINAL PLAT OF LOT 600B, TOWN OF MOUNTAIN VILLAGE LOCATED WITHIN THE SW 1/4 NW 1/4 OF SECTION 3, T.42N., R.9W., N.M.P.M., SAN MIGUEL COUNTY, COLORADO

Project Mgr: DF	1	ADD NOTE 11	8-2-04
Technician: JH	2	REVISE NOTES OF EXEMPTION, INDICATE NOTE 11 ON MAP	9-10-04
Technician:	3	REVISE SKI ACCESS EASEMENT	9-28-04
Checked by:			
Start date: 3-15-04			

FOLEY ASSOCIATES, INC.
ENGINEERING · PLANNING · SURVEYING
970-728-6153 970-728-6050 fax
P.O. BOX 1385
125 W. PACIFIC, SUITE B-1
TELLURIDE, COLORADO 81435

Drawing path: \dwg\Replat-3-04 | Sheet2 of 2 | Project #: 04011

Plot Time: 7/14/2015 3:12:39 PM X-Link: To Kinetic\In Arch\27 Trails Edge\150707 27Trails DRB 2 Revisions.rvt
J:\04011\dwg\sheet\1\dwg\Replat-3-04.dwg, 3/9/2005 10:35:24 PM, samm



Uncompahgre Engineering, LLC

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

SUBMISSIONS:

SUBMITTAL	2015-05-29
DRB CHANGES	2015-07-13

27 Trails Edge Ln.
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

Grading, Drainage, and Utility Plan

Scale: 1" = 10'

C1

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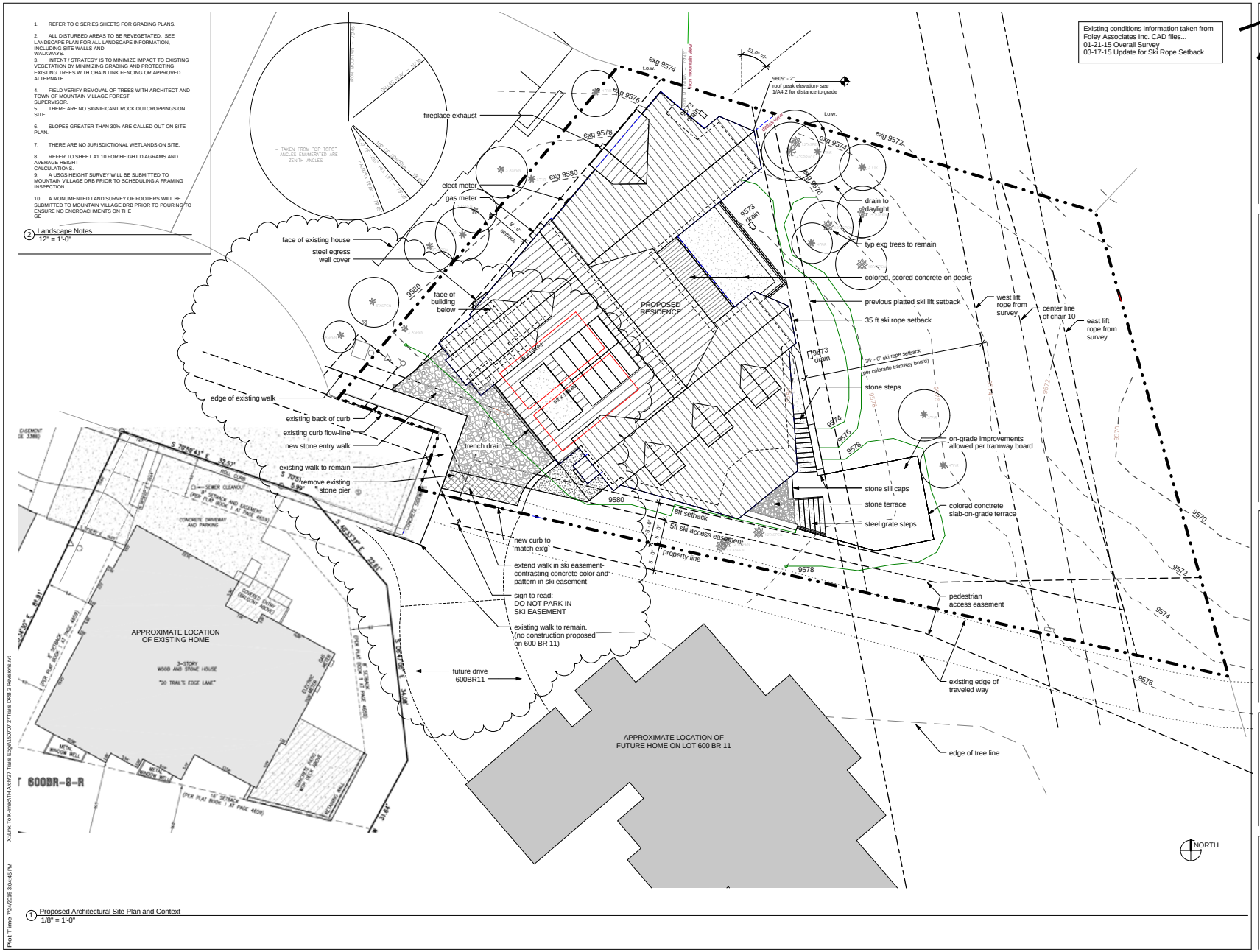

Proposed Architectural Site Plan and Context
1/8" = 1'-0"

Tommy Hein ARCHITECTS
Box 3327 108 S. Oak St. Penthouse
Telluride, Colorado 81435 970.728.1220
Fax 728.1294 www.TommyHein.com

Submissions

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Owner Review	05-06-15
HOA-DRB Review	05-19-15
HOA-DRB Review	05-27-15
DRB-1 & Pricing	06-02-15
DRB-1 Revise	06-25-15
DRB-2	07-08-15
DRB-2B	07-24-15

KLEKAMP RESIDENCE

27 TRAILS EDGE
MOUNTAIN VILLAGE

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Site Plan-
Architectural

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A1.0

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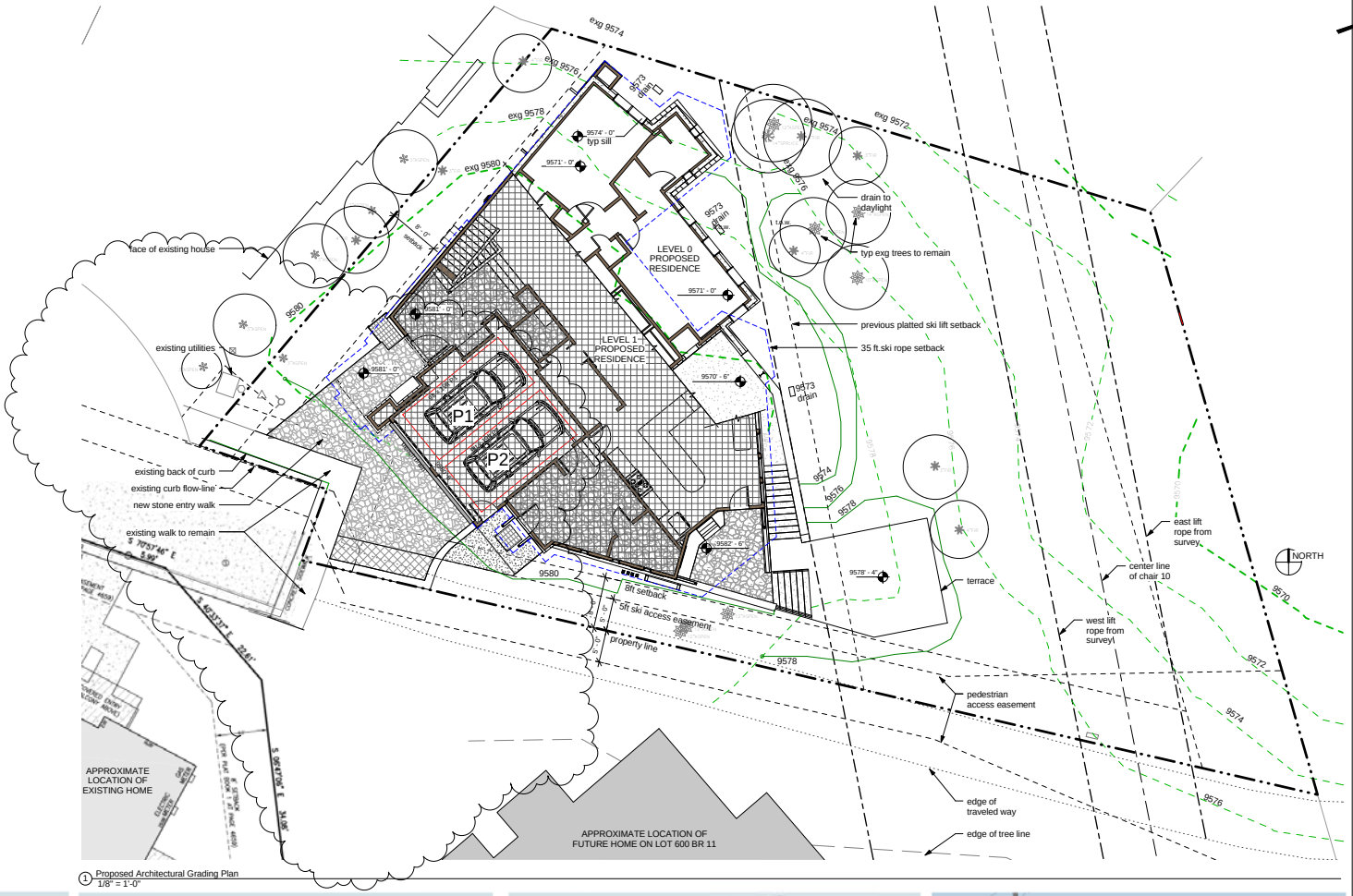
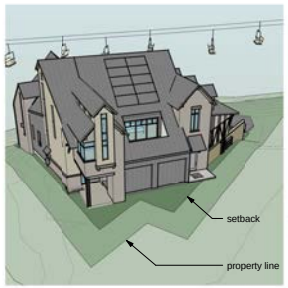


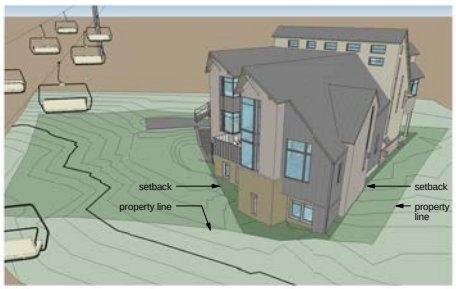
1 Proposed Architectural Grading Plan
1/8" = 1'-0"



5 Blg. Envelope- South West View

4 Blg. Envelope- South East View

3 Blg. Envelope- Ski Slope Side



2 Blg. Envelope- North West View

Tommy Hein
ARCHITECTS
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Telluride, Colorado 81435 970.728.1220
Fax 728.1294 www.TommyHein.com

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KLEKAMP RESIDENCE

27 TRAILS EDGE
MOUNTAIN VILLAGE

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Site Plan- Rough Grading, Parking & Bldg Envelope

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A1.1

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PLANT SCHEDULE

NEW TREES TO BE PLANTED

	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	PICEA PUNGENS	COLORADO SPRUCE	15'-20'	9
	POPULUS TREMULOIDES	QUAKING ASPEN	10'-20'	7
	PINUS FLEXILIS	LIMBER PINE	10'-20'	0
	PINUS ARISTATA	BRISTLECONE PINE	10'-20'	0
	PINUS MUGO	MUGO PINE	5'- 8'	4

TREE PLANTING OPTION - REMOVE AND STORE SELECTED TREES FOR REPLANTING

NOTE: SEE SHEET A1.2 FOR TREE PROTECTION DURING CONSTRUCTION

LANDSCAPE GENERAL NOTES

1. ALL TREES AND SHRUBS SHALL BE FIELD LOCATED BY PROJECT ARCHITECT
2. ALL TREES AND SHRUBS SHALL BE BACK FILLED WITH A TOPSOIL / ORGANIC FERTILIZER MIXTURE AT A 2:1 RATIO
3. PLANTED TREES SHALL BE STAKED WITH 4 FOOT METAL POSTS. TREES SHALL BE GUYED WITH 12 GAUGE GALVANIZED WIRE AND POLYPROPYLENE TREE RACE STRAPS
4. PERENNIAL PLANTING BEDS SHALL BE TILLED TO A 6" DEPTH AND AMENDED WITH TOPSOIL AND ORGANIC FERTILIZER AT A 2:1 RATIO
5. SEE PLANTING DETAILS FOR ALL DECIDUOUS AND EVERGREEN TREES
6. MULCH ALL PERENNIAL BEDS WITH A PINE BARK SOIL CONDITIONER BY SOUTHWEST IMPORTERS SHREDDED CEDAR BARK
7. ALL PLANT MATERIAL TO MEET THE AMERICAN STANDARD FOR NURSERY STOCK.
8. ALL PLANTED MATERIALS SHALL BE A NON-NOXIOUS SPECIES AS SPECIFIED WITHIN THE SAN MIGUEL COUNTY NOXIOUS WEED LIST. LANDSCAPING SHOWN ON THE LANDSCAPE PLAN SHALL COMPLY WITH SECTION 17.7.9.C.6.g OF THE COMMUNITY DEVELOPMENT CODE REGARDING NOXIOUS WEEDS.
9. NO TREES TO BE REMOVED OUTSIDE OF THE BUILDING ENVELOPE, EXCEPT AS REQUIRED FOR FIRE MITIGATION AND/OR AS DESIGNATED BY THE TOWN FORESTER
10. SEEDING WITH NATIVE GRASS SEED MIX, IF APPLICABLE, IS REQUIRED IN ALL DISTURBED AREA ON THE PERIMETER OF THE BUILDING SITE AND AT UTILITY AND ROAD CUTS

10.a NATIVE GRASS SEED MIX SHALL BE COMPOSED OF THE FOLLOWING

WESTERN YARROW	5%	TALL FESCUE	10%
ARIZONA FESCUE	5%	HARD FESCUE	5%
CREEPING RED FESCUE	10%	ALPINE BLUEGRASS	15%
CANADA BLUEGRASS	10%	PERENNIAL RYEGRASS	10%
SLENDER WHEATGRASS	10%	MOUNTAIN BROME	15%

SOIL PROTECTION NOTES

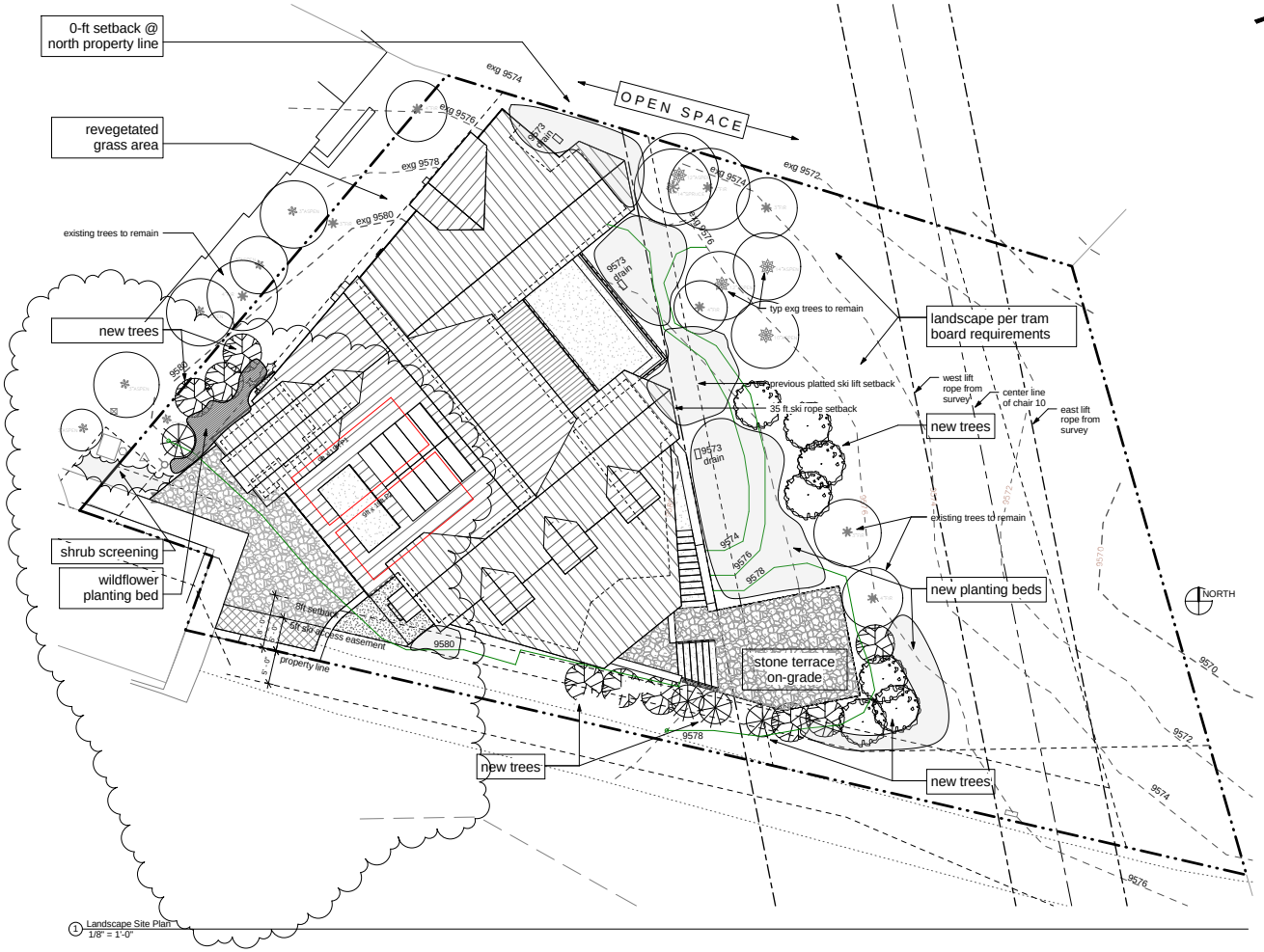
1. PRIOR TO EXCAVATION, TOPSOIL SHALL BE STRIPPED AND STORED ON THE SITE OR IN A LOCATION APPROVED BY THE REVIEW AUTHORITY
2. GOOD QUALITY TOPSOIL SHALL BE REPLACED IN AREAS REQUIRING LANDSCAPING OR REVEGETATION
3. TOPSOIL SHALL BE SPREAD TO A MINIMUM DEPTH OF FOUR INCHES (4")
4. A SOIL AMENDMENT, SUCH AS FULLY COMPOSTED MANURE, SHALL BE ROTOTILLED INTO ALL AREAS THAT WILL BE SODDED OR SEEDED
   - 4.a AMENDMENTS SHALL BE TILLED INTO THE SOIL TO A SIX TO EIGHT (6"-8") DEPTH
   - 4.b THE RATE OF APPLICATION OF SOIL AMENDMENT SHALL BE THREE (3) CUBIC YARDS PER 1,000 SQUARE FEET
5. NEWLY SEEDED AREAS SHALL BE PROTECTED FROM WIND AND WATER EROSION THROUGH THE USE OF WEED FREE MULCHES. ACCEPTABLE MULCHES ARE: STRAW, HYDRO-MULCH AND, WHEN NEEDED, BIODEGRADABLE EROSION-CONTROL NETTING
   - 5.a. NYLON NETTING IS PROHIBITED.

EROSION CONTROL NOTES

1. TO THE EXTENT PRACTICAL, ROAD AND DRIVEWAY SHALL BE REVEGETATED WITHIN 30 DAYS OF THE DISTURBANCE TO AVOID UNSIGHTLY SCARS AND WEED INFESTATION ON THE LANDSCAPE
2. UTILITY CUTS SHALL BE REVEGETATED IMMEDIATELY (WITHIN TWO WEEKS) AFTER INSTALLATION OF UTILITIES TO PREVENT WEED INFESTATION. LANDOWNER SHALL INSURE PROPER WEED CONTROL IN IMPACTED AREAS.
3. EROSION CONTROL ATTENTION TO DISTURBED AREAS SHALL BE IMPLEMENTED TO ENSURE THERE IS NO DETRIMENTAL IMPACT OF RUNOFF TO ANY PONDS, STREAMS OR WETLANDS
4. IN AREAS THAT ARE TO BE REVEGETATED (ESPECIALLY SEEDING LOCATIONS WHICH HAVE RECEIVED HEAVY CONSTRUCTION EQUIPMENT TRAFFIC), SOIL SHALL BE SCARIFIED BEFORE THE APPLICATION OF SEED. SLOPE SURFACES SHALL BE ROUGHENED BY RUNNING TRACKED EQUIPMENT UP AND DOWN THE FACE OF THE SLOPE. (RUNNING SUCH EQUIPMENT ACROSS THE FACE OF THE SLOPE ENCOURAGES EROSION AND IS NOT RECOMMENDED).
5. NEWLY SEEDED AREAS SHALL BE PROTECTED FROM WIND AND WATER EROSION THROUGH THE USE OF MULCHES. ACCEPTABLE MULCHES ARE WOOD CHIPS, STRAW, HYDRO-MULCH AND EROSION CONTROL NETTING
6. EROSION CONTROL NETTING WILL BE REQUIRED ON SLOPES 3:1 OR STEEPER. IF ALLOWED BY VARIANCE TO SECTION 9-103-2 AND IN DRAINAGE SWALES. FOR ADDITIONAL INFORMATION SEE SHEET C2.

IRRIGATION SYSTEM REQ'S

1. A BACKFLOW PREVENTER BY A COLORADO LICENSED PLUMBER THAT IS INSTALLED AFTER RECEIVING A PLUMBING PERMIT FROM THE TOWN
2. INTERIOR AND EXTERIOR DRAIN VALVES AND AN INTERIOR DRAIN
3. HEAD-TO-HEAD OR DOUBLE COVERAGE.
4. A MASTER CONTROL VALVE
5. A FLOW CONTROL DEVICE TO PREVENT WATER LOSS IN THE EVENT OF A BREAK IN THE IRRIGATION SYSTEM
6. SELF-SEALING HEADS TO REDUCE RUN OUT AFTER ZONE SHUTS DOWN
7. LOW-ANGLE SPRAY HEADS TO REDUCE WIND EFFECT AND MISTING ON AREAS OF TURF AND LOW-GROWING VEGETATION.



1 Landscape Site Plan
1/8" = 1'-0"

Tommy Hein ARCHITECTS
Box 3327 108 S. Oak St. Penthouse
Telluride, Colorado 81435 970.728.1220
Fax 728.1294 www.TommyHein.com

Submissions

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DRB-1 Revise	06-25-15
DRB-2	07-08-15
DRB-2B	07-24-15

KLEKAMP RESIDENCE

27 TRAILS EDGE
MOUNTAIN VILLAGE

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Site Plan-
Landscape

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

A1.2

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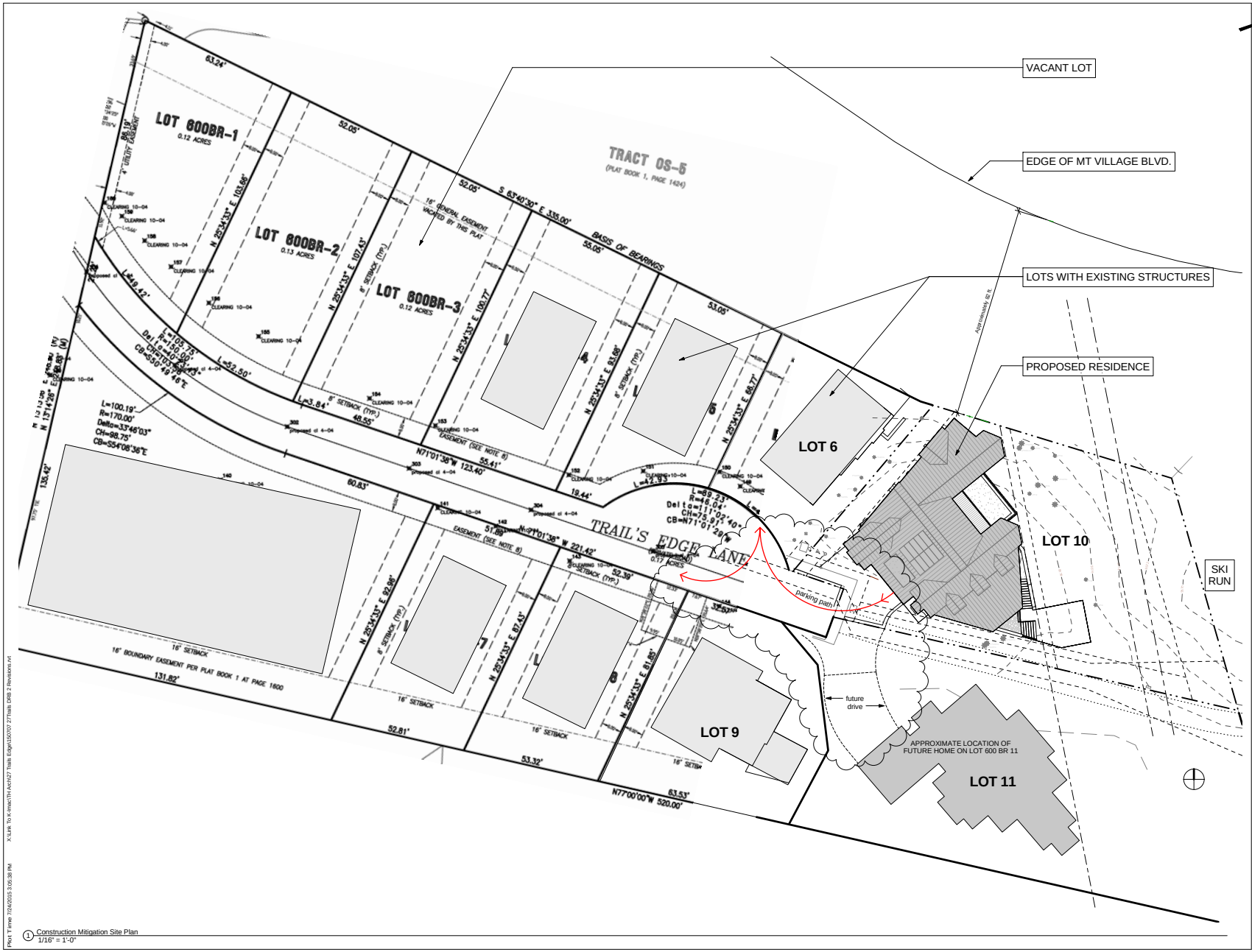

1 Construction Mitigation Site Plan
1/16" = 1'-0"

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Site Plan-
Neighborhood Plat
Context

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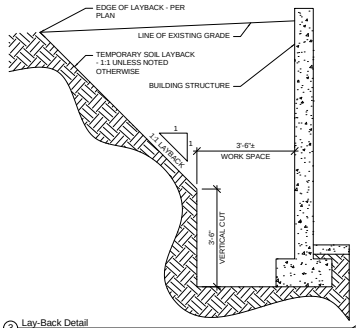

3 Lay-Back Detail
NO SCALE

STAGING NOTES

1. CONTOUR INTERVAL IS 2'-0".
2. CUT AND SLASH TO BE REMOVED FROM SITE.
3. PEDESTRIAN PROTECTION TO BE IMPLEMENTED WITH PROPER SIGNAGE AND HARD HAT REQUIREMENTS.
4. RECYCLING CONTAINERS TO BE PROVIDED FOR ALL RECYCLABLE MATERIALS.
5. LIMIT OF TREE REMOVAL TO BE WITHIN THE INDICATED AREA EXCEPT WHERE DESIGNATED AS "TREES TO REMAIN" WITHIN THE EXCAVATION LIMIT.
6. SILT FENCE TO BE OF GEO-TECHNICAL ENGINEER APPROVED MATERIAL BURIED 8" BELOW GRADE AND EXTENDING UP 12" ABOVE GRADE. MATERIAL ATTACHED TO PICKETS LOCATED 4'-0" ON CENTER.
7. ALL LIMITS OF EXCAVATION TO BE WITHIN PERIMETER OF SILT FENCE.
8. TREES TO REMAIN, AS DESIGNATED BY ARCHITECT, ARE TO BE PROTECTED THROUGHOUT THE ENTIRE CONSTRUCTION PROCESS. (SEE DETAIL THIS PAGE)
9. TREES TO BE REMOVED FOR FIRE MITIGATION WILL BE MARKED IN THE FIELD BY THE TOWN FORESTER AND THE ZONES SHOWN HERON DO NOT BIND THE TOWN IN THE APPLICATION OF THE FIRE MITIGATION REGULATIONS.

SOIL PROTECTION NOTES

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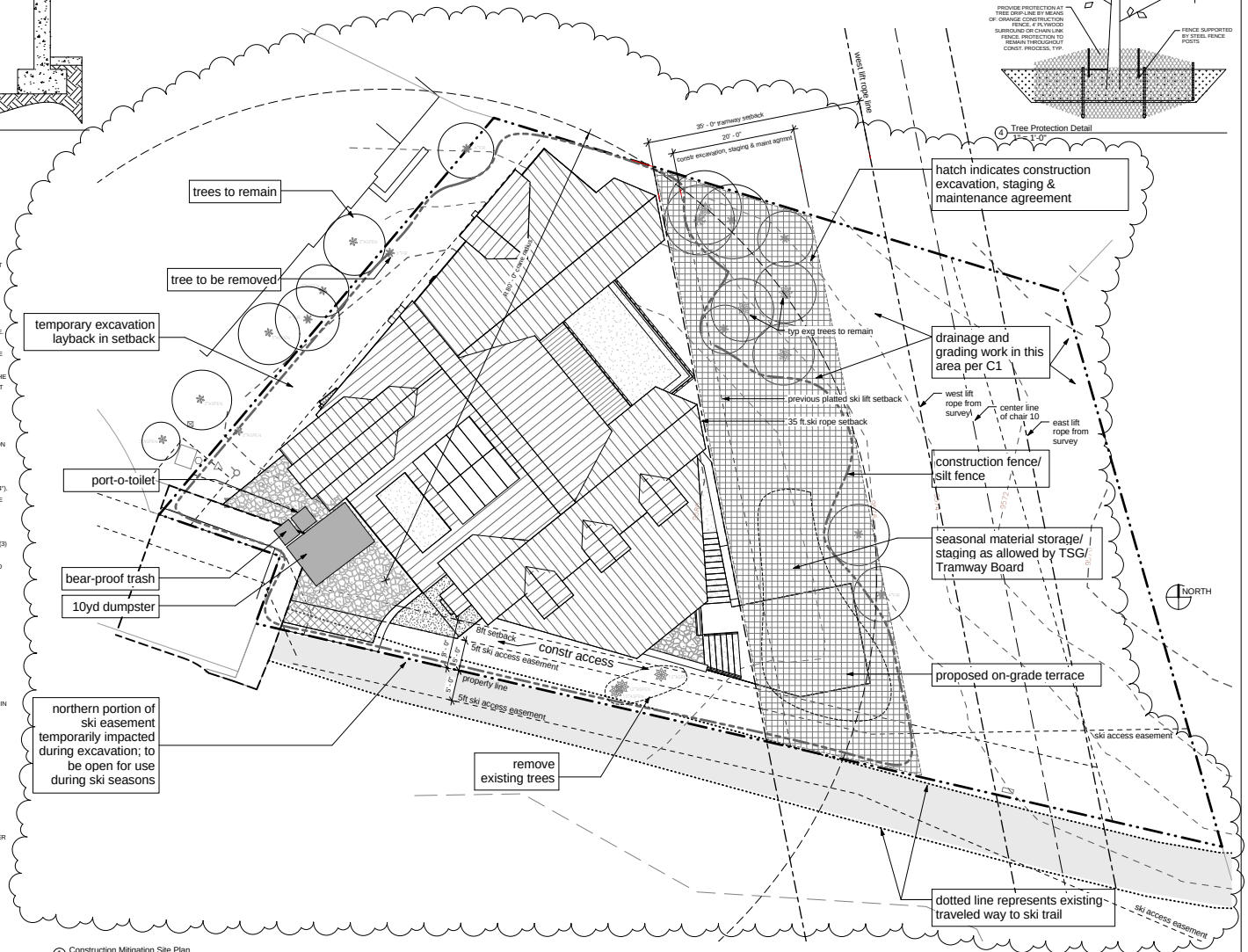
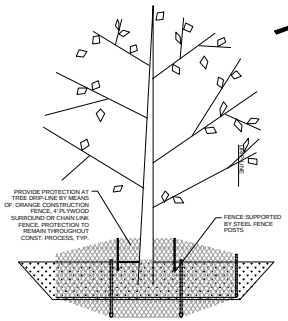
2 Constr Mitigation Notes
1" = 1'-0"



1 Construction Mitigation Site Plan
1/8" = 1'-0"



4 Tree Protection Detail
1" = 1'-0"

Tommy Hein
ARCHITECTS
Box 3327 108 S. Oak St. Penthouse
Telluride, Colorado 81435 970.728.1220
Fax 728.1294 www.TommyHein.com

Submissions

Owner Review	04-24-15
Owner Review	05-06-15
HOA-DRB Review	05-19-15
HOA-DRB Review	05-27-15
DRB-1 & Pricing	06-02-15
DRB-1 Revise	06-25-15
DRB-2	07-08-15
DRB-2B	07-24-15

KLEKAMP RESIDENCE

27 TRAILS EDGE
MOUNTAIN VILLAGE

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Site Plan-
Construction
Mitigation

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

A1.4

Plot Time: 7/24/2015 3:06:43 PM
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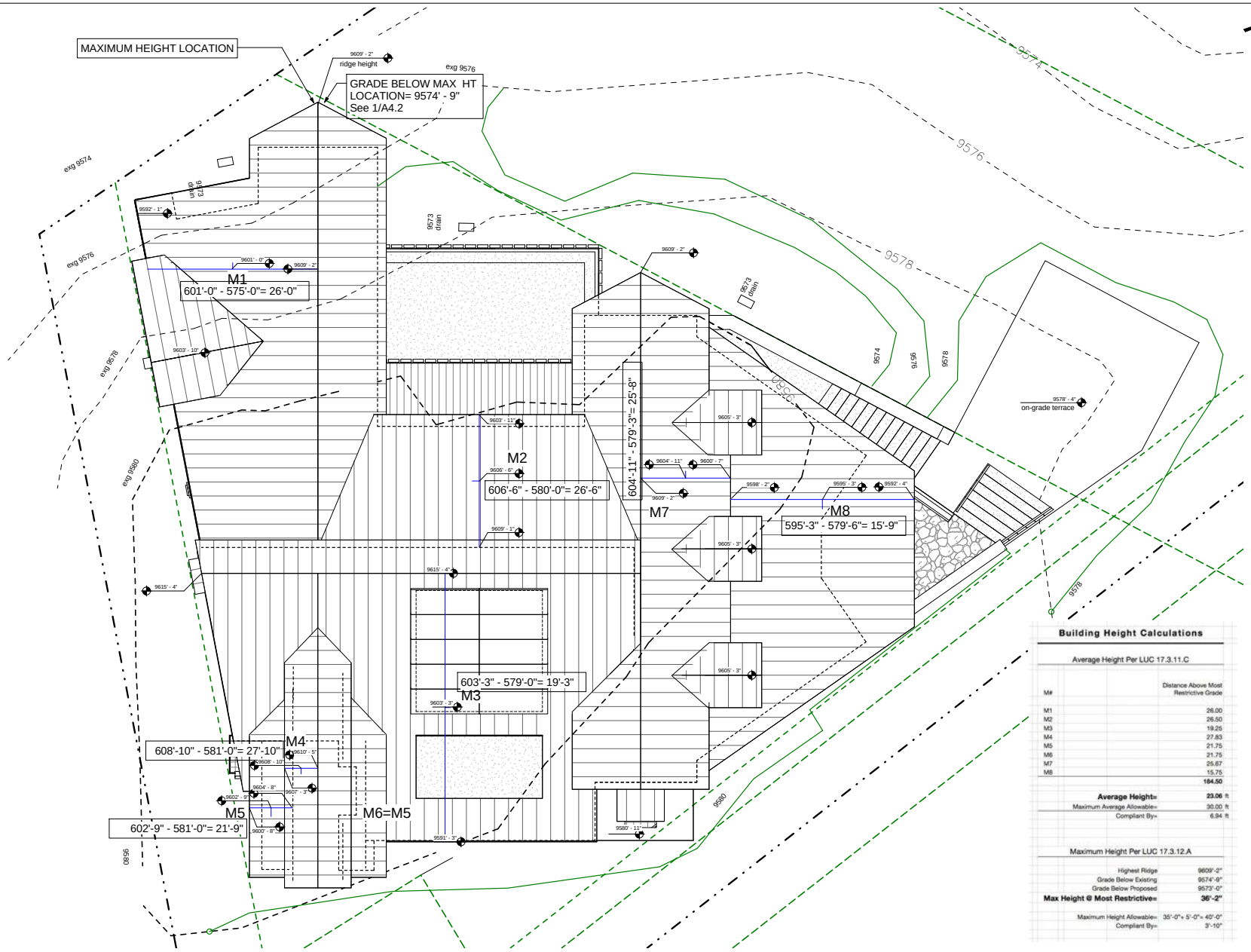

1 Roof Plan- Building Ht
1/4" = 1'-0"

Building Height Calculations

Average Height Per LUC 17.3.11.C

M#	Distance Above Most Restrictive Grade
M1	26.00
M2	26.50
M3	19.25
M4	27.83
M5	21.75
M6	21.75
M7	25.67
M8	15.75
	184.50
Average Height=	**23.06** ft
Maximum Average Allowable=	30.00 ft
Compliant By=	6.94 ft

Maximum Height Per LUC 17.3.12.A

Highest Ridge	9609'-2"
Grade Below Existing	9574'-9"
Grade Below Proposed	9573'-0"
Max Height @ Most Restrictive=	**36'-2"**
Maximum Height Allowable=	35'-0" + 5'-0"= 40'-0"
Compliant By=	3'-10"

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DRB-2B	07-24-15

KLEKAMP RESIDENCE

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Building Height Diagram

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

A1.5

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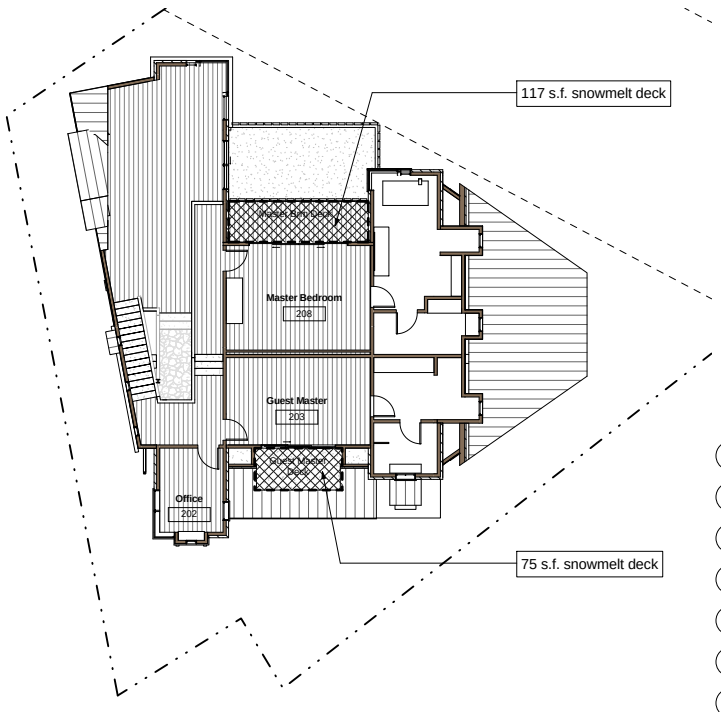
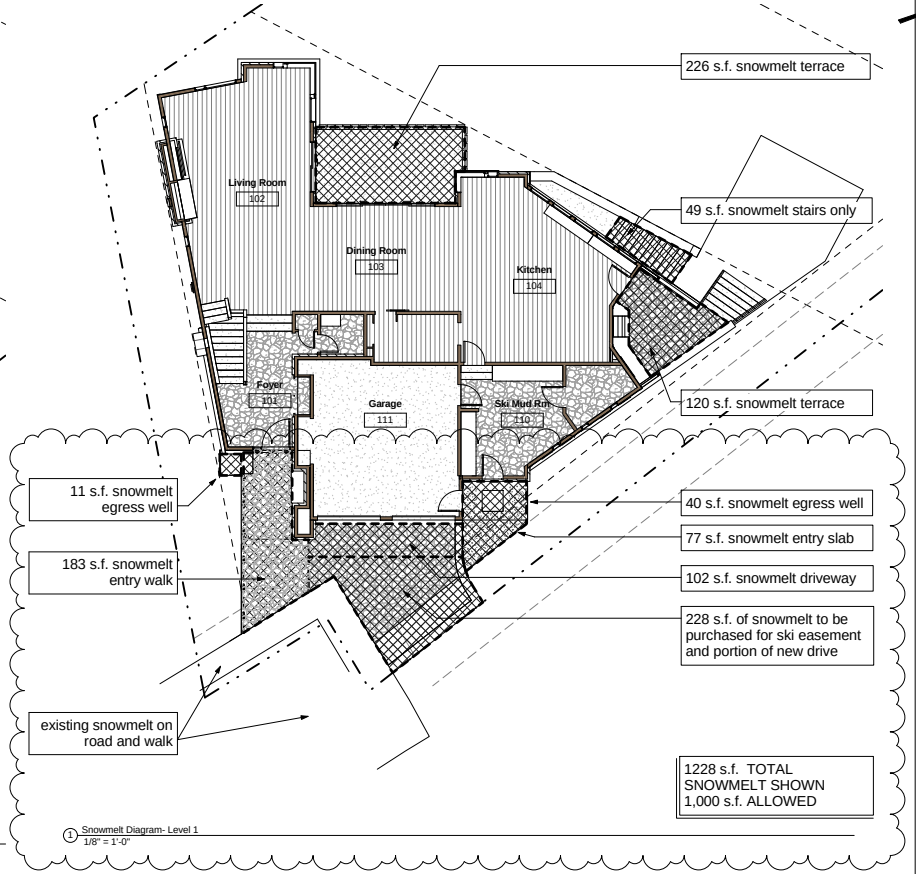


2 Snowmelt Diagram- Level 2
1/8" = 1'-0"



1 Snowmelt Diagram- Level 1
1/8" = 1'-0"

Tommy Hein
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Telluride, Colorado 81435 970.728.1220
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Submissions

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Owner Review	05-06-15
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HOA-DRB Review	05-27-15
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DRB-1 Revise	06-25-15
DRB-2	07-08-15
DRB-2B	07-24-15

KLEKAMP RESIDENCE

27 TRAILS EDGE
MOUNTAIN VILLAGE

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Snowmelt Areas Diagram

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A1.6

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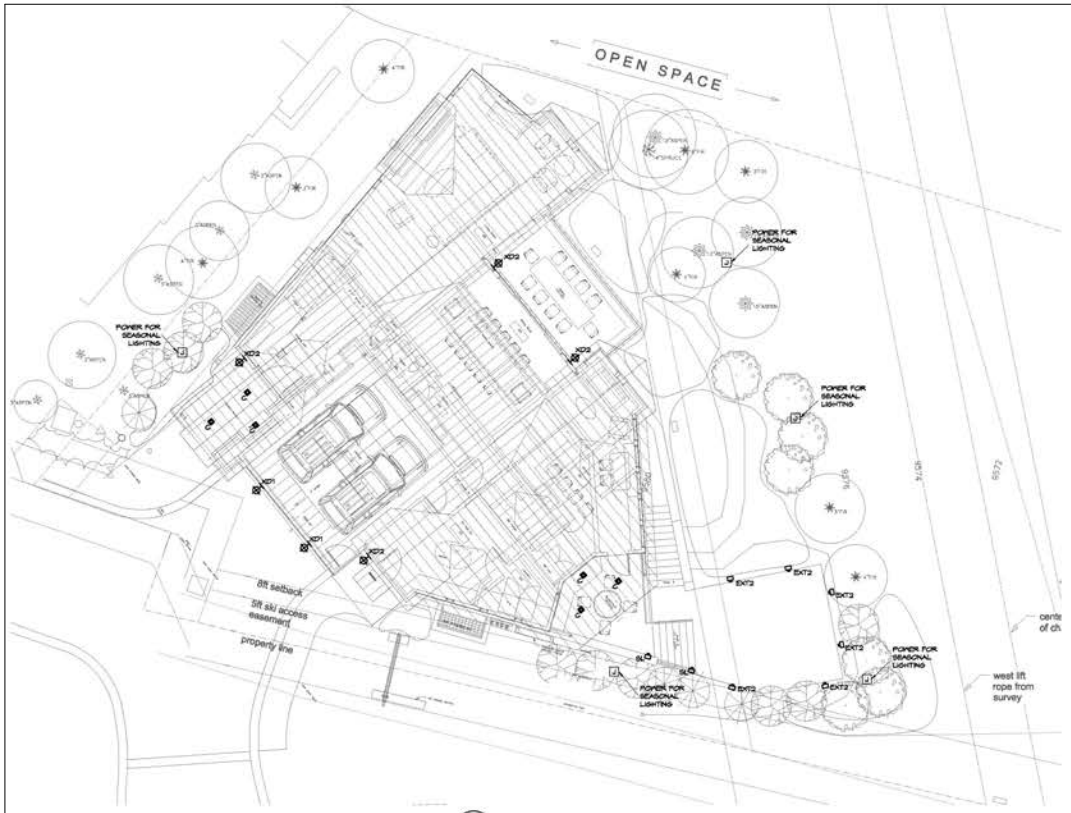
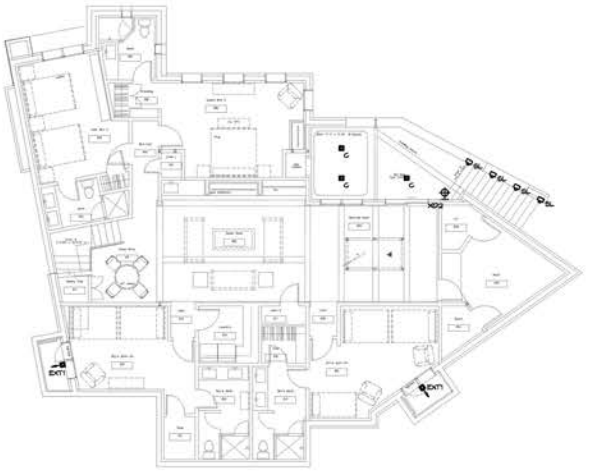
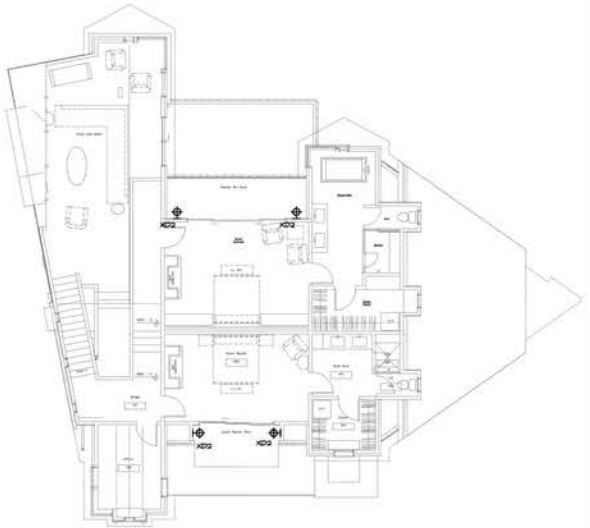


1 LT-0.1 SITE & MAIN LEVEL EXTERIOR LIGHTING
SCALE: 1/8"=1'-0"



2 LT-0.1 LOWER LEVEL EXTERIOR LIGHTING
SCALE: 1/8"=1'-0"



3 LT-0.1 UPPER LEVEL EXTERIOR LIGHTING
SCALE: 1/8"=1'-0"

ROBERT SINGER & ASSOCIATE LEGEND		
PREVIEW	TYPE	DESCRIPTION
	G	RECESSED DOWNLIGHT
	XD1	WALL MOUNTED SCONCES
	XD2	WALL MOUNTED SCONCES
	EXT1	SURFACE MOUNTED DOWNLIGHT
	EXT2	RECESSED STEPLIGHT
	SL	PATHLIGHT
J	J-BOX	HOLIDAY LIGHTING JUNCTION BOX

ROBERT SINGER & ASSOCIATES INC.
DESIGN CONSULTANTS
LIGHTING SPECIALISTS
Corporate Member
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www.robertsingerlighting.com

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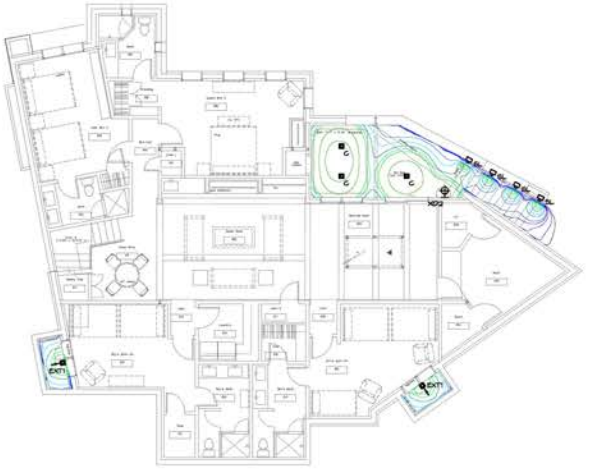
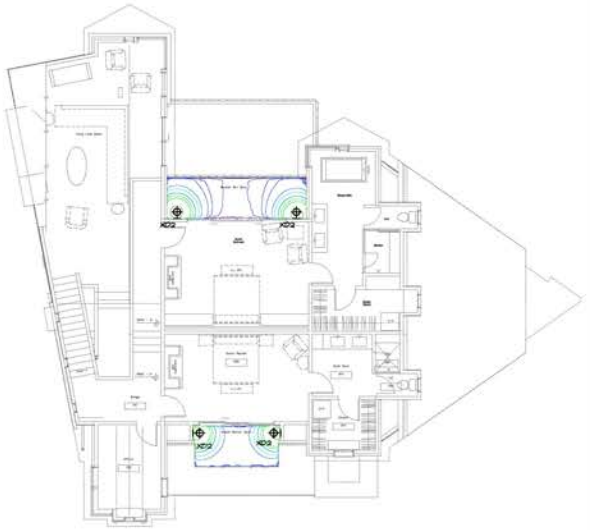
1 LT-0.2 SITE & MAIN LEVEL ISOLINES
SCALE: 1/8"=1'-0"



2 LT-0.2 LOWER LEVEL EXTERIOR ISOLINES
SCALE: 1/8"=1'-0"



3 LT-0.2 UPPER LEVEL EXTERIOR ISOLINES
SCALE: 1/8"=1'-0"

LIGHT LEVEL LEGEND (footcandles)	
.1 FC	
.5 FC	
1 FC	
3 FC	
5 FC	
10 FC	
20 FC	
30 FC	

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Issue:
06-01-2015
PERMIT SET

PROJECT
KLEKAMP RESIDENCE
27 TRAILS EDGE
MOUNTAIN VILLAGE, CO

DESCRIPTION
EXTERIOR ISOLINES

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

SHEET
LT-0.2

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Plot Time: 7/24/2015 3:13:48 PM X:\Lirk To Keep\Th Arch\27 Hals Edge\150707 27Hals DRB 2 Revisions.rvt

PROJECT: Klekamp Residence
DATE: 6/1/2015
CATALOG #: Atlantis 1648BZ-LED
LAMP: 6W, 2700°K LED

TYPE: XD2
Page 1 of 1

HINKLEY.&R.

ATLANTIS 1648BZ-LED	
BRONZE	
WIDTH	6.5"
HEIGHT	16.5"
WEIGHT	4.5 LBS
MATERIAL	EXTRUDED ALUMINUM BODY
GLASS	ETCHED GLASS LENS
BACKPLATE WIDTH	4.5"
BACKPLATE HEIGHT	4.5"
SOCKET	2.5-50W COL.35 INCLUDED
DARK SKY	YES
LED INFO:	
LUMENS	250
COLOR TEMP	2700K
CRI	80
LED WATTAGE	6w
INCANDESCENT EQUIVALENCY	25w
DIMMABLE	Yes, on any Incandescent, MLV, ELV, or CL dimmer (77% or 6.5% min.)
NOTES	PATENT: US AND FOREIGN PATENTS PENDING | THIS FIXTURE WILL CAST LIGHT DOWN
EXTENSION	4.5"
TTC	15.0°
CERTIFICATION	C-UL-US WET RATED
VOLTAGE	120V
UPC	669957184631

AT HINKLEY, WE EMBRACE THE DESIGN PHILOSOPHY THAT YOU CAN MERGE TOGETHER THE LIGHTING, FURNITURE, ART, COLORS AND ACCESSORIES YOU LOVE INTO A BEAUTIFUL ENVIRONMENT THAT DEFINES YOUR OWN PERSONAL STYLE. WE HOPE YOU WILL BE INSPIRED BY OUR COMMITMENT TO KEEP YOUR 'LIFE AGLOW.'

*life*AGLOW®

PROJECT: Klekamp Residence
DATE: 6/1/2015
CATALOG #: Kube 1796BZ-LED
LAMP: 6W, 2700°K LED

TYPE: XD1
Page 1 of 1

HINKLEY.&R.

KUBE 1796BZ-LED	
BRONZE	
WIDTH	6.5"
HEIGHT	6.5"
WEIGHT	3.5 LBS
MATERIAL	EXTRUDED ALUMINUM
GLASS	ETCHED GLASS LENS
BACKPLATE WIDTH	4.5"
BACKPLATE HEIGHT	4.5"
SOCKET	1.5-15W COL.35 INCLUDED
DARK SKY	YES
LED INFO:	
LUMENS	250
COLOR TEMP	2700K
CRI	80
LED WATTAGE	6w
INCANDESCENT EQUIVALENCY	25w
DIMMABLE	Yes, on any Incandescent, MLV, ELV, or CL dimmer (77% or 6.5% min.)
NOTES	PATENT: US AND FOREIGN PATENTS PENDING | THIS FIXTURE WILL CAST LIGHT DOWN
EXTENSION	6.5"
TTC	15.0°
CERTIFICATION	C-UL-US WET RATED
VOLTAGE	120V
UPC	669957184631

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*life*AGLOW®

PROJECT: Klekamp Residence
DATE: 6/1/2015
CATALOG #: ISL-ALED-3K-ABR-L; PSA-60-12H
LAMP: 3W, 41.4 Lumens, 3000°K LED

TYPE: SL
Page 1 of 3

IMPACT®
ISL-ALED
RECESSED LUMINAIRE

DESCRIPTION

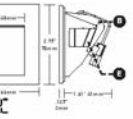
A. Material:
Ring recessed LED with molded glass aperture for low glare, energy efficient, path, step and accent lighting, available for dry or wet, interior or exterior application.

B. Special Features:
3 dimmable 3W 4.4 CRI 30m string by power supply(s).
LED/heat sink module is replaceable.

C. Effects & Controls:
Provided with sealed exposed lens, currently factory for availability of color/grade which may achieve custom color temperatures.

D. Mounting:
Options in 15° (26Pm) all above washing surfaces. 24" (610mm) on center.

E. Related Items:
Various wiring type secure fitting kits, back box, mounting plate or appropriately sized cut-out, additional accessories included with locking versions.



TECHNICAL

CONSTRUCTION
Gen3 316 stainless steel or bronze depending on finish.

ELECTRICAL
The system requires a proprietary remote driver assembly (PSA-60-12H dimmable power supply with hardwire transformer or PSA-60-12P plug in transformer, each order separately). Each power supply is capable of powering up to 10 luminaires. See page 2 for AC power supplies. The power supply may be installed up to 100' (30.7m) from the luminaires. Longer run lengths possible with properly sized awg wire, home runs (consult factory).

MOUNTING
See page 2 for mounting options.

LED
CRI 4.4 LED, 30 CRI, 2,700K, a color temperatures of 2700K, 3000K and 4000K with custom color temperatures options using a Weatherlight. 42+ delivered lumens (11.4 lm/watt). Average rated lumen life of 50,000+ hours.

LIFTING
ETL listed for ship/damp and wet locations. OE marked. IP68 rated. Earth City approved. Rated 16, 0.5-0.45L 220-5.

WARRANTY
Manufacturer's one year warranty guarantees product(s) listed to be free from defects in material or workmanship under normal use and service. Warranty is conditional upon use of manufacturer supplied transformers or ballast.

ORDERING INFORMATION (Listing)

Example: ISL-ALED-3K-ABR-HL

ISL-ALED			
# OF LEDS	HOUSING & FINISH	FINISH	LENS
ISL-ALED	3.7W 2700K 3K 3000K 4K 4000K CA Custom Color 3640	W White Powdercoat B Black Powdercoat C Chrome K Hammered Grey NSS Nickel Silver SS Brushed Stainless Steel BS Brushed Bronze BPP Polished & Painted Bronze Powdercoat BPP Polished & Painted Bronze Paint BPW Matte 10-8 oiled Bronze Paint	NL Non Locking L Locking

WOFER LIGHTING COMPANY

PROJECT: Klekamp Residence
DATE: 6/1/2015
CATALOG #: BOL-ALED-3K-ABR-SD; ISL-ALED-3K-ABR-L
LAMP: 3W, 41.4 Lumens, 3000°K LED

TYPE: EXT2
Page 1 of 5

BOLLARD
BOL

DESCRIPTION

A. Material:
Freestanding mount for use with Stealth or Impact.

B. Special Features:
Recessed fitting for flush installation

C. Mounting:
Bollard secured to base with supplied screws, specify base for bolt-down, above-down, or glued concrete pour (see page 2)

D. Fitting:
Surface spring style retainer fitting set option on 15° (26Pmm) above washing surface, recommended 24" (610mm) on center when using multiple Bollards.

Construction:
Bollard body is extruded aluminum with stainless steel internals; currently factory for availability of custom Bollard body extrusion dimensions.

*Standard Bollard height is 21.53" (817mm), currently factory for custom height options in height for remote powered Bollard is 9" (229mm), minimum height for integral powered Bollard is 14" (356mm).

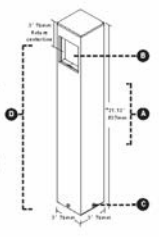
Electrical:
Bollard may be specified for use with remote power supply (BOL-REM) or to include integral 60 power supply. For Bollard use with ISL-ALED or ISL-ALED or 30 power supply. For Bollard use with BOL-ISLED

BOL-INT-ACE includes integral 120V primary, 12V secondary, 2.5W dimmable transformer.

BOL-INT-ACE includes integral 120V primary, 12V secondary, 60W dimmable conventional electronic transformer.

BOL-INT-ISL includes integral, eco-elite module 120V-240V primary, 1050mA (1W) secondary DC LED driver

Listing:
Bollard, Stealth and Impactare ETL listed for ship/damp and wet locations. OE marked. IP68 rated. Earth City approved.



ORDERING INFORMATION

Example: BOL-REM-4-03

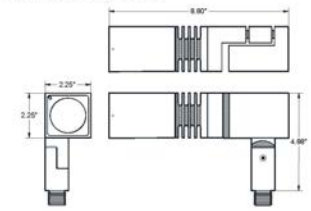
BOL					
# OF LEDS	HOUSING & FINISH		FINISH	[see page]	CUSTOM ASSIGNMENT
BOL	ECM Remote INT-ACE Integral 2.5W Isolated Transformer INT-ACE Integral 60W Isolated Transformer INT-ISL Integral 350mA DMX IC power supply		W White Powdercoat B Black Powdercoat BS Metallic Grey CP Custom Color AMB Architectural Bronze Powdercoat	SD Bolt-down Backbone, not included BD Bolt-down CP Hold Down, refer your	Keyed Ring, custom height, include in Part Number (eg. 24" height, number) Min height: BOL-REM-4-09-24 Minimum height for remote powered Bollard is 9" [229mm], minimum height for integral, powered Bollard is 14" [356mm]

WOFER LIGHTING COMPANY

PROJECT: Klekamp Residence
DATE: 6/1/2015
CATALOG #: ZXL-16i-SQ-ABZ-12-8-30K-30; CM3 Canopy
LAMP: 8W, 30° Beam, 3000°K LED

TYPE: EXT1
Page 1 of 1

MODEL ZXL-16i-SQ
LED ACCENT & AREA with INTEGRAL PSU



- The ZXL-16i-SQ is a very compact quality lighting solution for accent or area illumination in an architectural or landscape application. Designed with a rectilinear edge, it is machined from anti-corrosion silicone magnesium aluminum alloy.
- IP68 rated for indoor/outdoor wet location application.
- Anodized finish for efficient heat dissipation.

SPECIFICATION

		CODE
		ZXL-16i-SQ
MATERIALS	Machined silicone magnesium aluminum alloy (6061-T6) resistant to corrosion, stainless steel (303SS) hardware. Brass and stainless steel versions available upon request.	
FINISHES Anodized	Bronze	ABZ
	Black	ABK
	Clear	ACL
Powder Coat Paint	Bronze	BZ
	Black	BK
	White	WT
VOLTAGE	120 / 277 Volt AC	
WATTAGE	4 / 8 / 8 / 50 / 15 Watt	
LAMP	LED 3000K / 4300K	
BEAM SPREAD	15 / 30 / 45 Degree	
FITTING	1/2" NPS threaded male fitting	

PROJECT:
TYPE:

MK LIGHTING GROUP
3529 Old Conejo Road, #110
Newbury Park, CA 91320
Phone: 805.480.4851
Fax: 805.480.4811
E-mail: mike@mklightinggroup.com

PROJECT: Klekamp Residence
DATE: 6/1/2015
CATALOG #: 803U-HI-500-120-DIMFL; INS-BV-P-1-WH/SF
LAMP: 14.7W, 850 Lumen, 3000°K LED

TYPE: C
Page 3 of 4

TRIM: INS-BV-P - BEVEL SERIES™
4" TRIM, 1 ¼" APERTURE FOR PLASTER/SHEETROCK CEILING APPLICATIONS

Project Name	
Date	Type
Prepared By	
Comments	
Catalog # INS - BV - P - 1 - /	

eight LIGHTING

PRODUCT FEATURES

PRODUCT SPECIFIER/PRODUCT ORDER NUMBER

INS-BV - P - 1 - /

PROJECT: Klekamp Residence
DATE: 6/1/2015
CATALOG #: 803U-HI-500-120-DIMFL; INS-BV-P-1-WH/SF
LAMP: 14.7W, 850 Lumen, 3000°K LED

TYPE: C
Page 1 of 4

HOUSING: 803 I.C.
LAMP MODULE: J-ADJUSTABLE | LED

Project Name	
Date	Type
Prepared By	
Comments	
Catalog # 803 / J - - - DIM /	

eight LIGHTING

PRODUCT FEATURES

803/J PERFORMANCE SUMMARY

PRODUCT SPECIFIER/PRODUCT ORDER NUMBER

803 / J - - DIM /

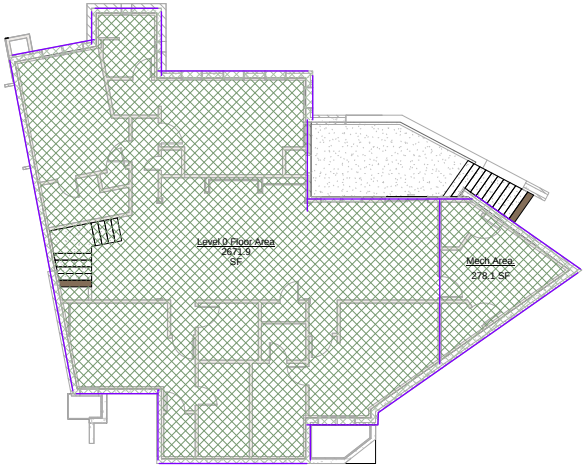
Lighting Fixture Schedule
Robert Singer & Associates
970.963.0692
www.robertsingerlighting.com

Klekamp Residence

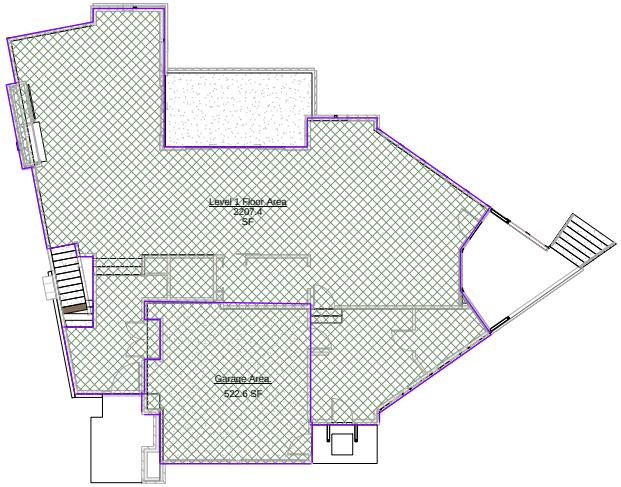
Type	Mfr/Catalog #	Lamping	Electrical	Notes
C	**Number 8 Lighting 803-U HI-500-120-DIMFL; INS-BV-P 1-WH-SF** Description:	1 - 14.7W, 850 Lumen, 3000°K LED	Integral Reverse Phase Electronic Dimming Voltage: 120V	Location: Exterior Hardware Fixture. Refer to installation instructions. Contractor to paint trim to match ceiling color.
EXT1	**HK USA Lighting Group ZXL-16i-SQ-ABZ-12-8-30K-30; CM3 Canopy** Description: Square Low-voltage LED landscape/wall fixture mounted with 4.75" sq canopy	1 - 8W, 30° Beam, 3000°K LED	Voltage: 120V	Location: Lightwell
EXT2	**Lucifer Lighting 805...INT.ACT.-ABR-SD; ISL-ALED-3K-ABR-L** Description: LED path light	1 - 3W, 41.4 Lumens, 3000° K LED	Integral 2.5W Toroidal Transformer Voltage: 120V	Location: Exterior
SL	**Lucifer ISL-ALED-3K-ABR-L; PSA-60-12H** Description: Recessed Step light	1 - 3W, 41.4 Lumens, 3000° K LED	Remote Dimmable Power Supply Voltage: 12V	Location: Exterior Location for remote power supply to be determined on site.
XD1	**Hinkley Lighting: Kube 1796BZ LED** Description:	1 - 6W, 2700°K LED	Voltage: 120V	Location: Exterior Entrance
XD2	**Hinkley Lighting: Atlantis 1648BZ-LED** Description:	1 - 6W, 2700°K LED	Voltage: 120V	Location: Exterior Entrance

Contact Technology By Design for factory direct pricing
970-963-1239
www.technologybydesign.com

LT0.3
EXTERIOR LIGHT
FIXTURE CUT SHEETS



3 Level 0
1/8" = 1'-0"



1 Level 1
1/8" = 1'-0"

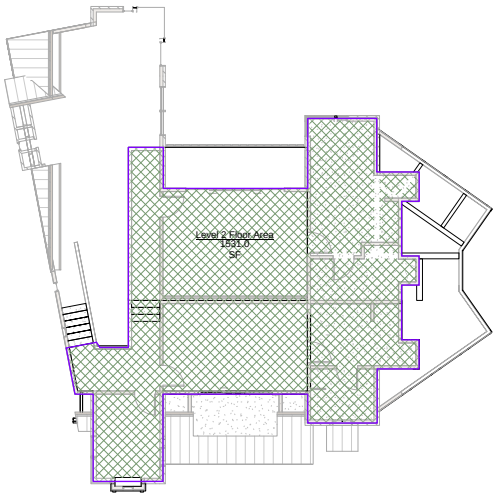
Gross Livable Floor Area	
Name	Area
Level 0 Floor Area	2671.9 SF
Level 1 Floor Area	2207.4 SF
Level 2 Floor Area	1531.0 SF
	6410.3 SF

Garage & Mech Floor Area	
Name	Area
Garage Area.	522.6 SF
Mech Area.	278.1 SF
	800.8 SF

6,410.3
+800.8
Gross Floor Area= 7,211.1

Above Grade Floor Area:

Level 1 Floor Area	2207.4 s.f.
Level 2 Floor Area	1531.0 s.f.
Total Above Grade Floor Area=	**3738.4 s.f.**



2 Level 2
1/8" = 1'-0"

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Submissions

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DRB-2	07-08-15
DRB-2B	07-24-15

KLEKAMP RESIDENCE

27 TRAILS EDGE
MOUNTAIN VILLAGE

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Gross Livable Floor Area Diagrams

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A2.0

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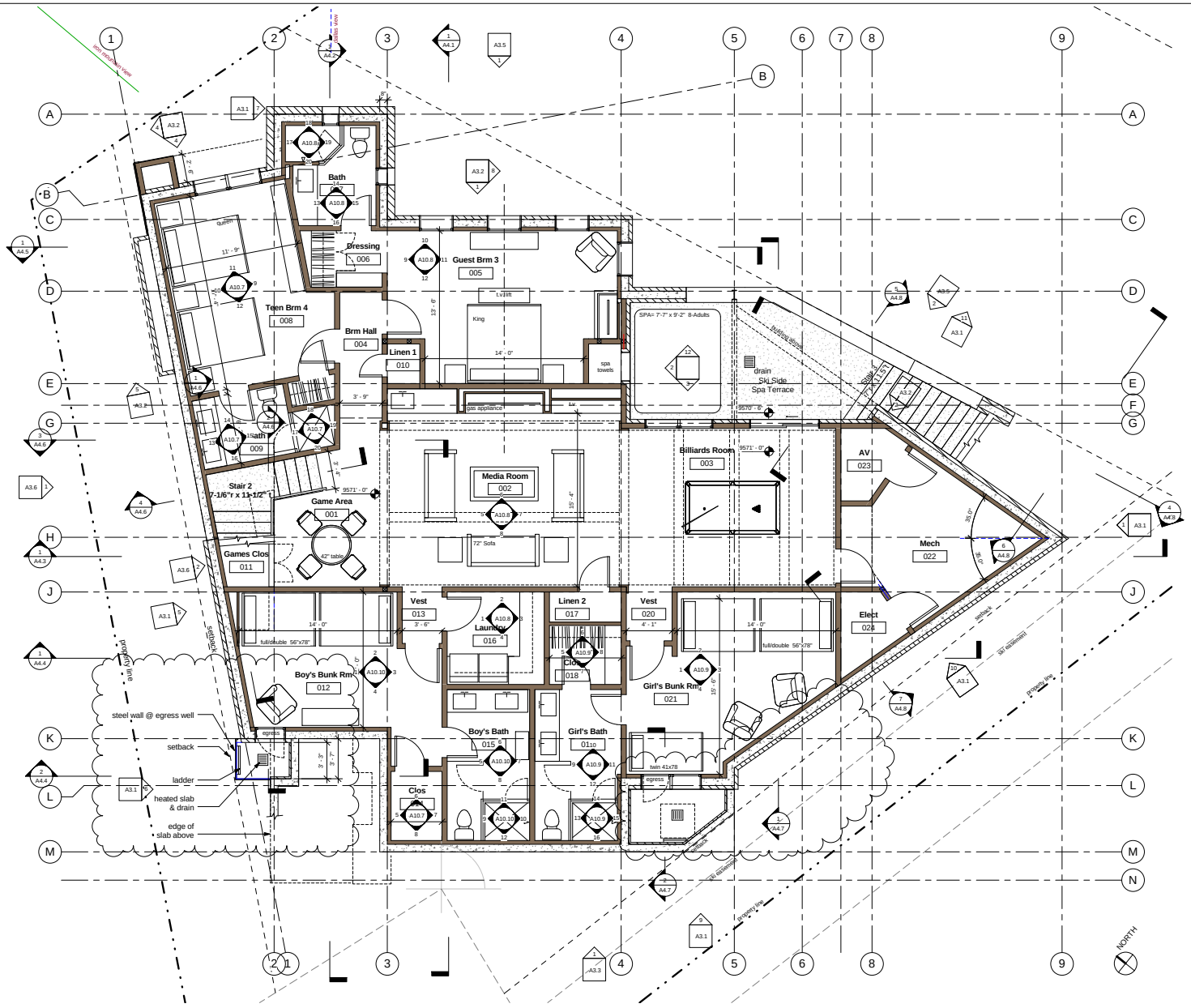

Level 0
1/4" = 1'-0"

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Lower Level Floor Plan

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A2.1

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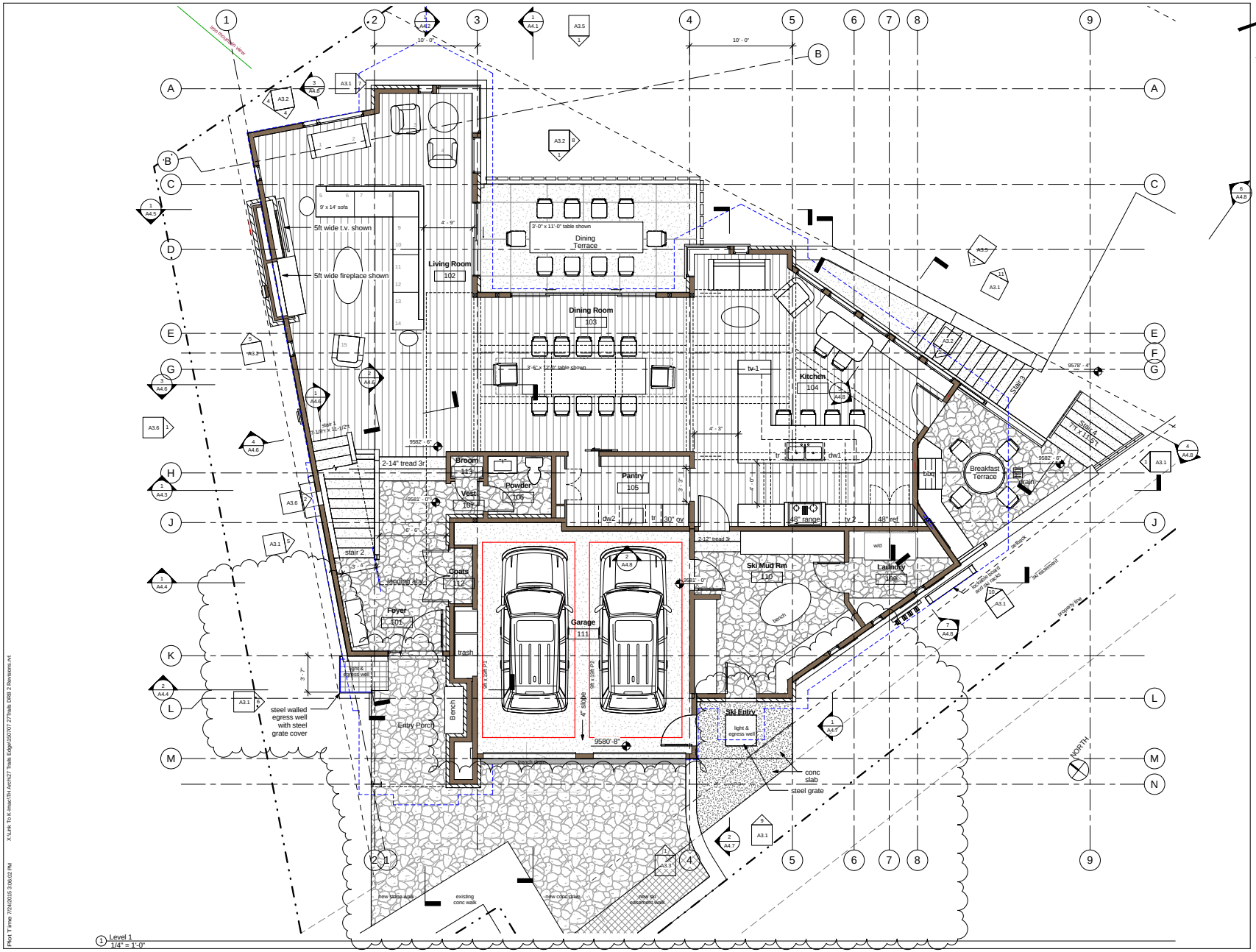

1 Level 1
1/4" = 1'-0"

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Main Level Floor Plan

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A2.2

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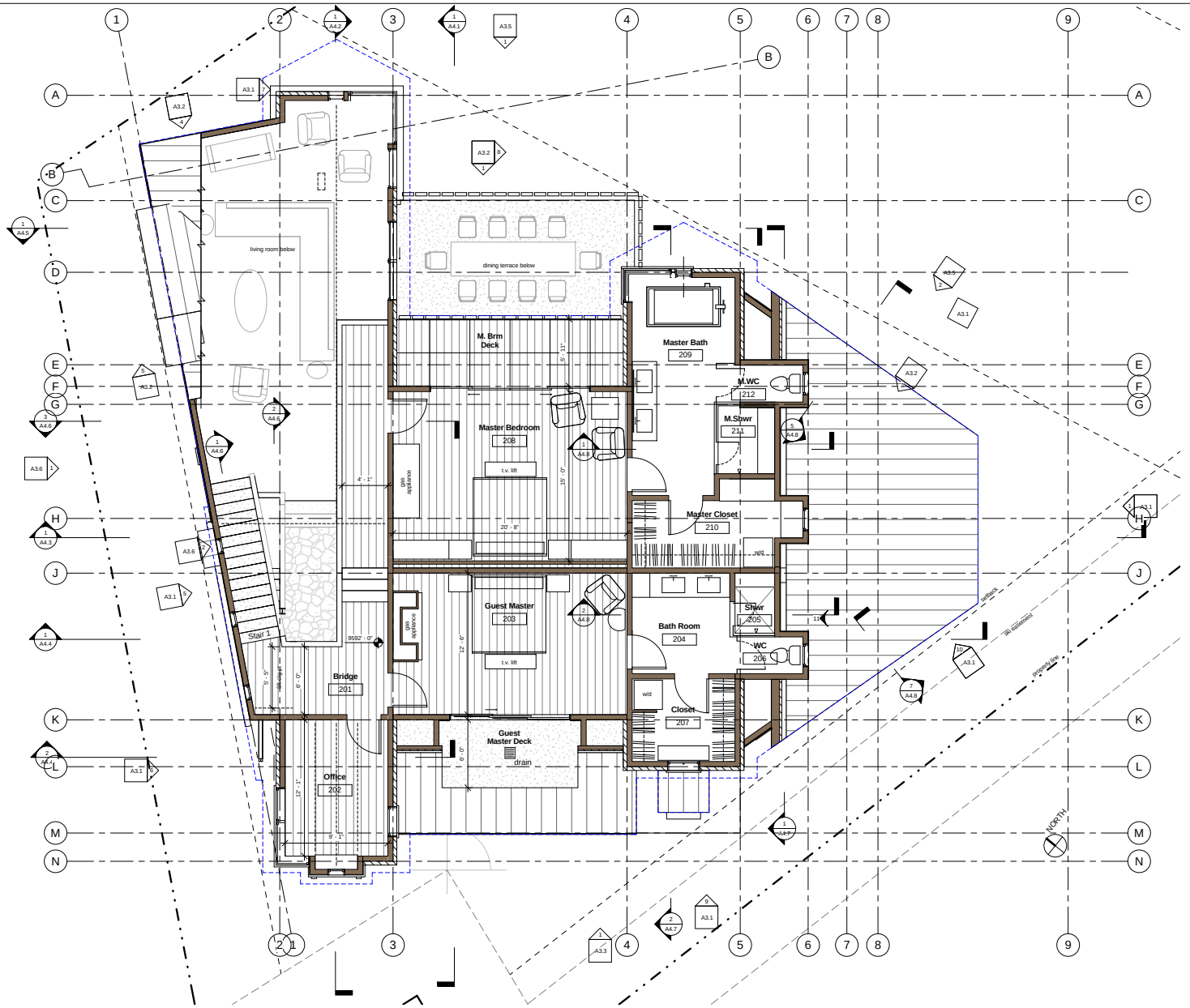

1 Level 2
1/4" = 1'-0"

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Upper Level Floor Plan

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A2.3

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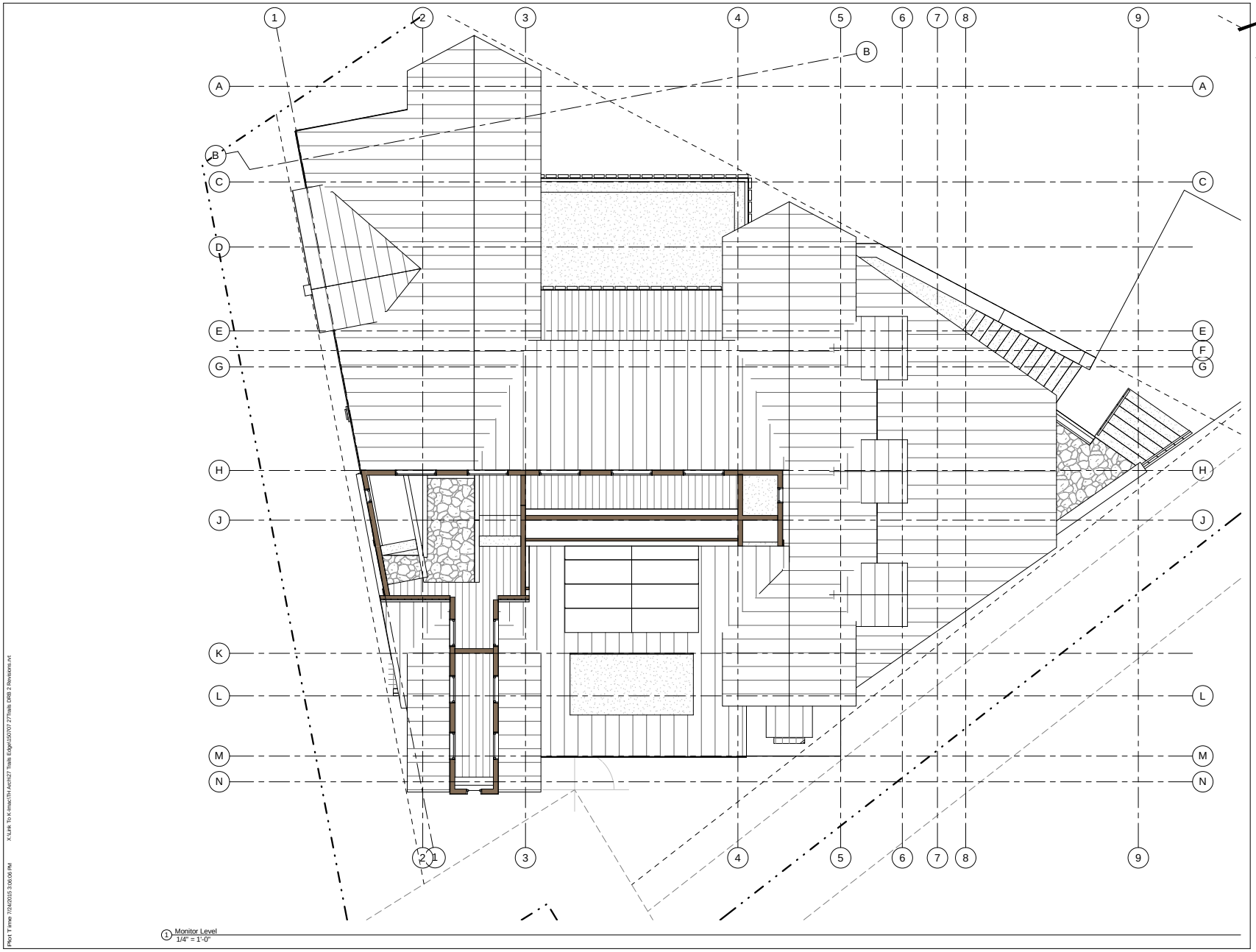

1 Monitor Level
1/4" = 1'-0"

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Monitor Floor Plan

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A2.4

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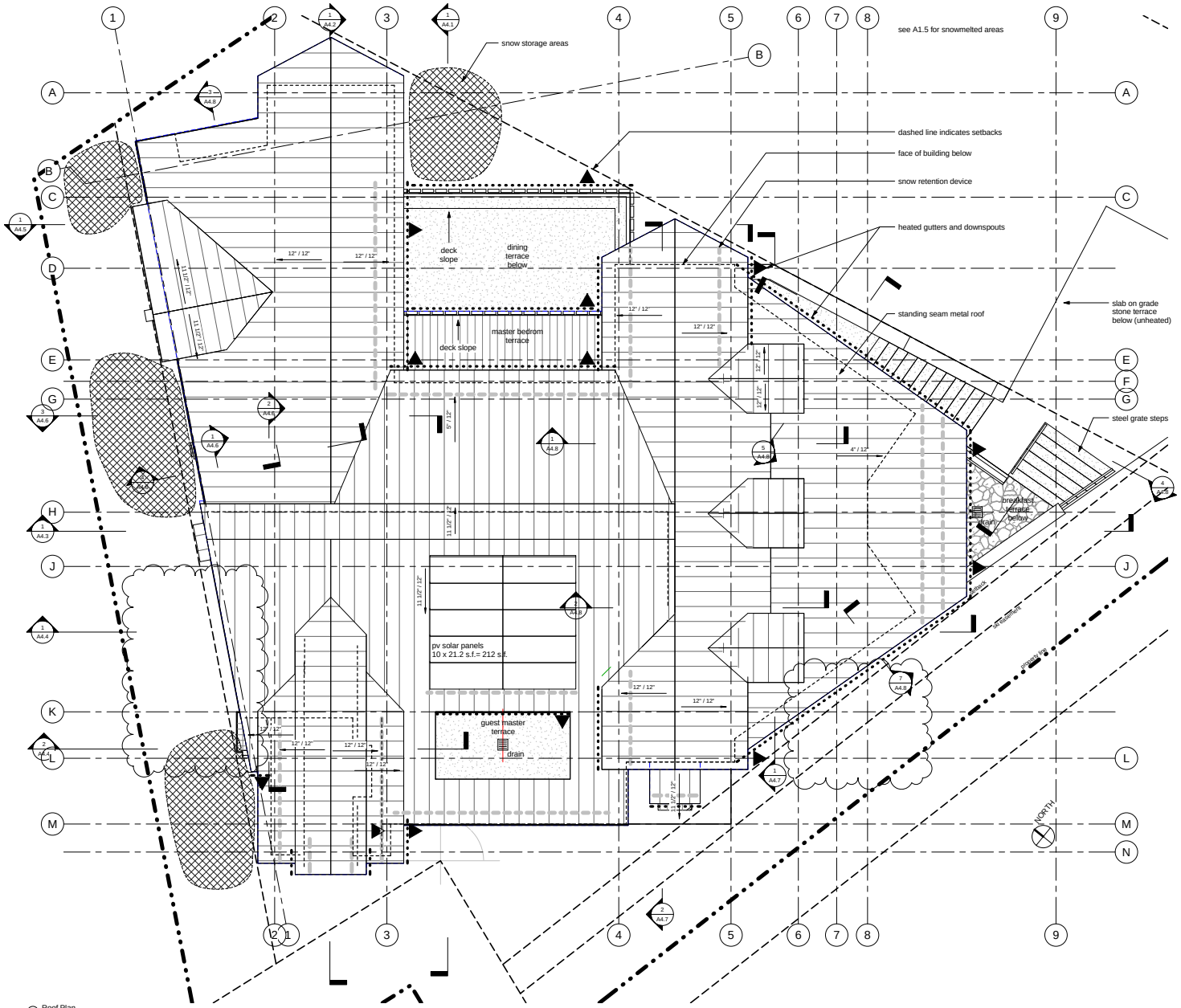

1 Roof Plan
1/4" = 1'-0"

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KLEKAMP RESIDENCE

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MOUNTAIN VILLAGE

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Roof Plan

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A2.5

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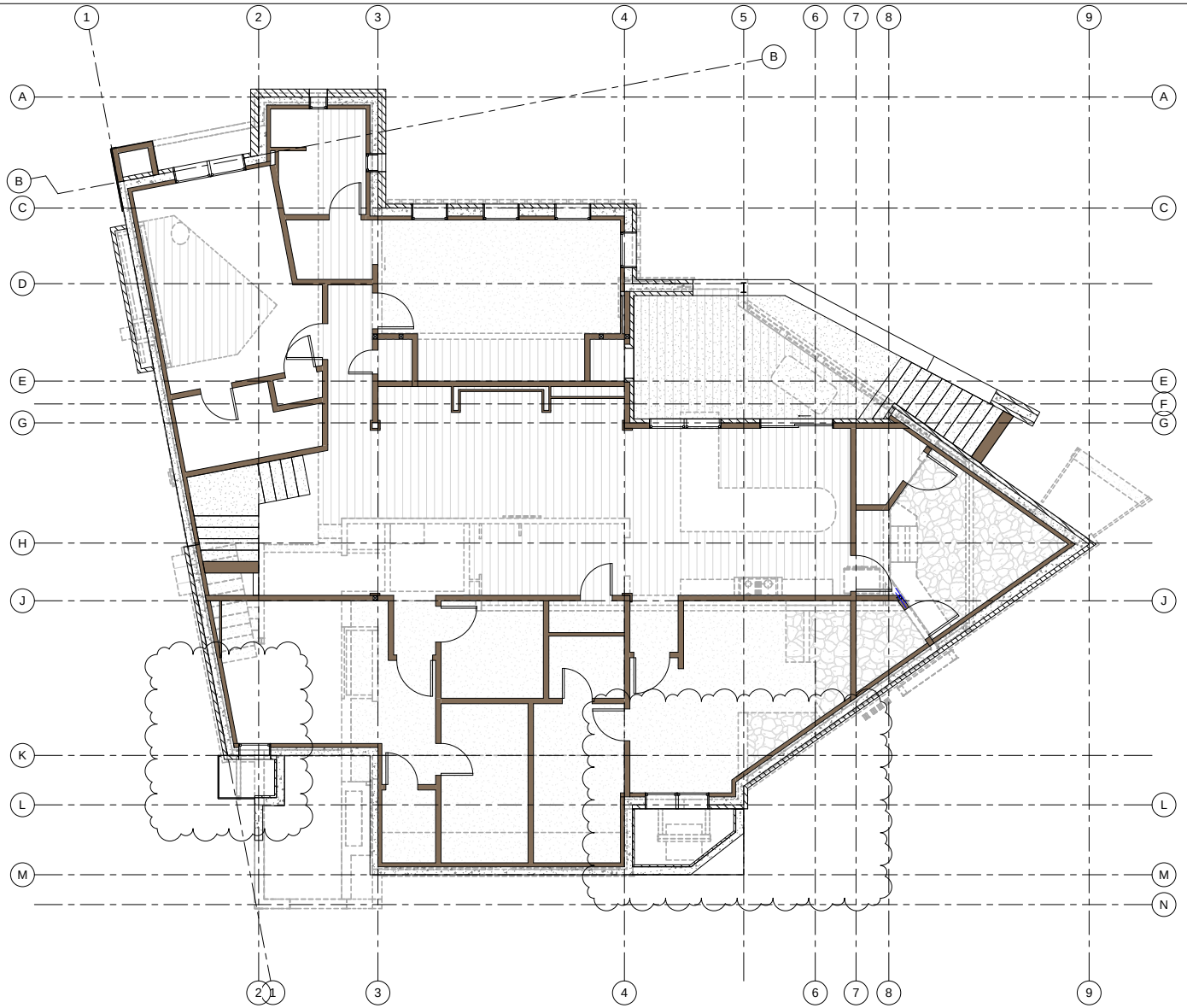

1 Level 0 With Str Above
1/4" = 1'-0"

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Structural Layout Plan- Level 0 w/ Level 1 Above

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A2.7

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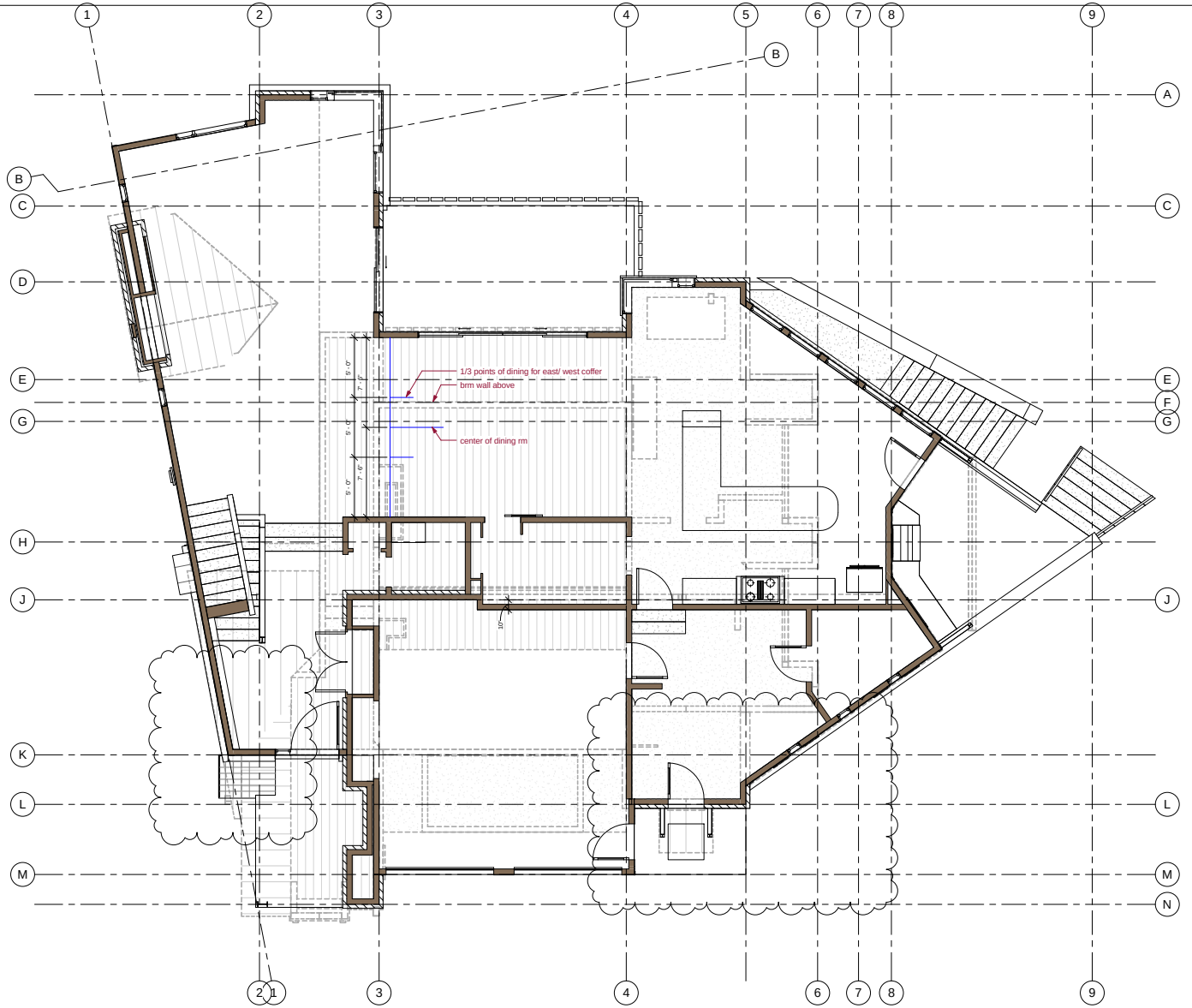

1 Level 1 With Str Above
1/4" = 1'-0"

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KLEKAMP RESIDENCE

27 TRAILS EDGE
MOUNTAIN VILLAGE

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Structural Layout Plan- Level 1w/ Level 2 Above

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A2.8

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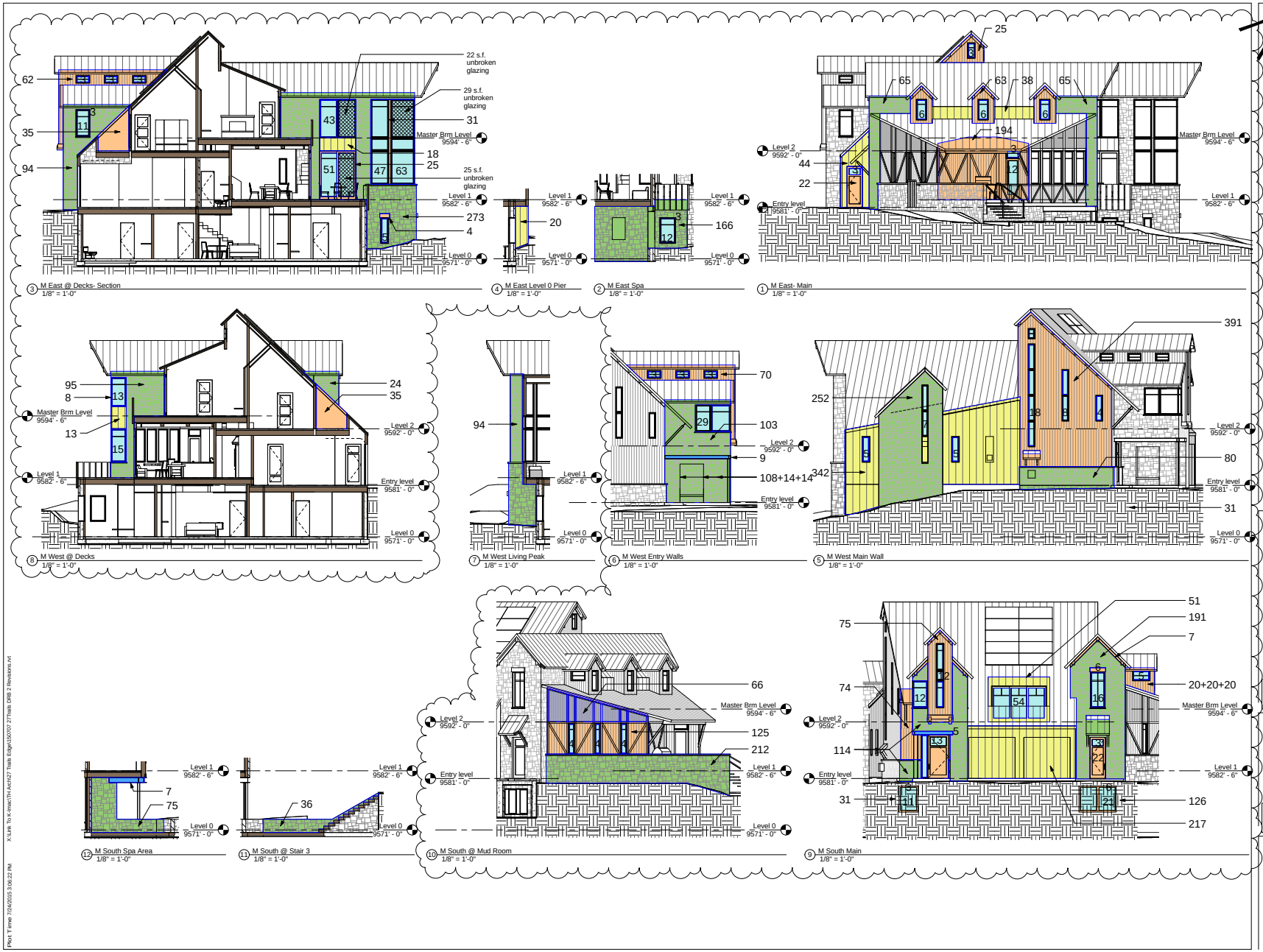

3 M East @ Decks- Section 1/8" = 1'-0"
4 M East Level 0 Pier 1/8" = 1'-0"
2 M East Spa 1/8" = 1'-0"
1 M East- Main 1/8" = 1'-0"
8 M West @ Decks 1/8" = 1'-0"
7 M West Living Peak 1/8" = 1'-0"
6 M West Entry Walls 1/8" = 1'-0"
5 M West Main Wall 1/8" = 1'-0"
12 M South Spa Area 1/8" = 1'-0"
11 M South @ Stair 3 1/8" = 1'-0"
10 M South @ Mud Room 1/8" = 1'-0"
9 M South Main 1/8" = 1'-0"

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Exterior Material Calculations

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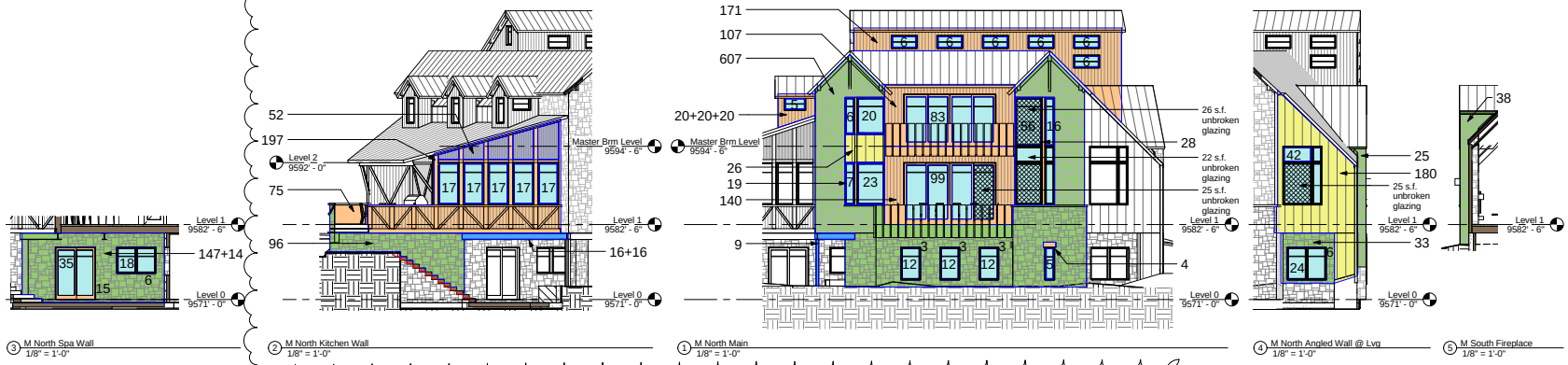

Exterior Wall Materials

Stone	Glazing A 3.1	Glazing A 3.2	Corrugated Metal	Wood/ Timber	Steel	Standing Seam Metal
65	3	42	66	25	9	38
65	6	24	52	63	5	44
166	6	6		194	7	20
273	6	6		22	9	18
94	3	6		3	16	342
80	3	6		31	16	13
31	12	6		25		51
252	12	6		4		217
	3	5		62		180
103	3	6		35		26
108	3	20		391		
14	11	7		70		
14	43	23		35		
94	51	83		8		
24	47	99		7		
95	63	56		20		
191	5	16		20		
126	18	12		20		
114	8	12		6		
212	4	12		22		
31	7	5		6		
36	5	17		75		
75	5	17		74		
38		17		3		
25	3	17		125		
33	3	17		6		
607	3	35		28		
96	29	18		3		
147	13			3		
14	15			3		
	5			4		
	16			171		
	3			107		
	54			20		
	12			20		
	12			20		
	13			19		
	11			140		
	21			197		
	4			75		
	4			6		
	4			15		
	552	596				
2,421			1,148	118	2,183	62	949

6,881 Total Exterior Wall Surface Area

0.9%	STEEL
1.7%	CORRUGATED METAL
13.8%	STANDING SEAM SIDING
16.7%	GLAZING
31.7%	WOOD/ TIMBER
35.2%	**STONE**

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MOUNTAIN VILLAGE

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Exterior Material Calculations

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A3.2

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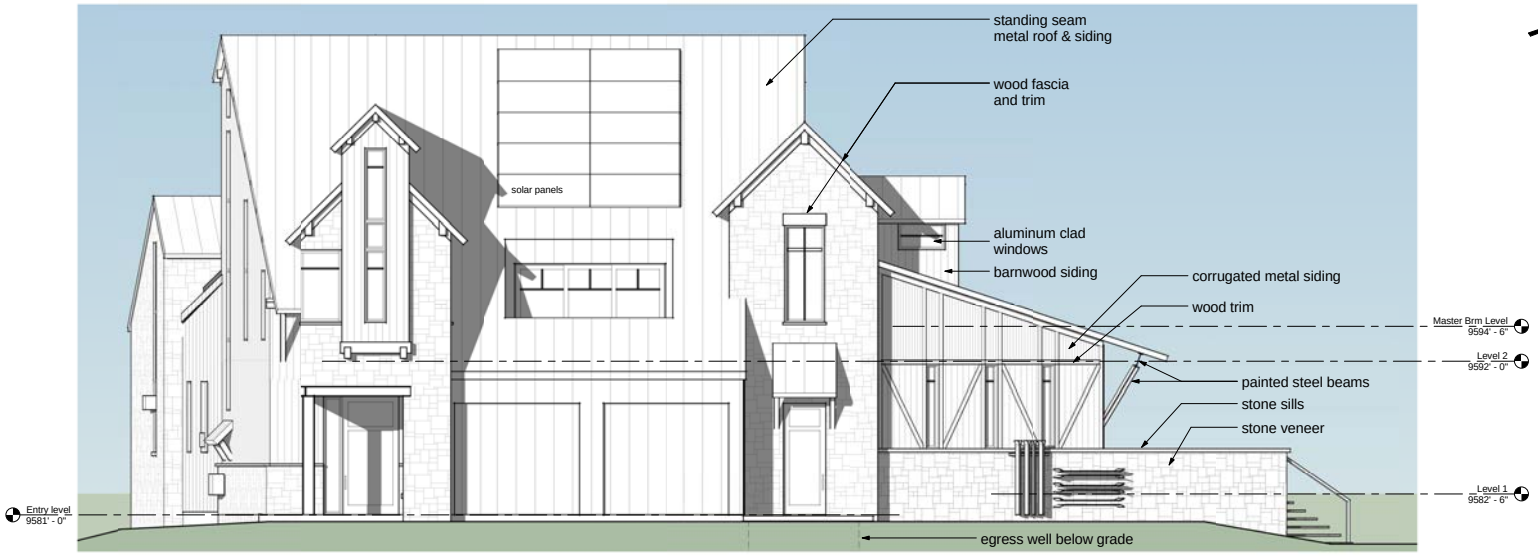
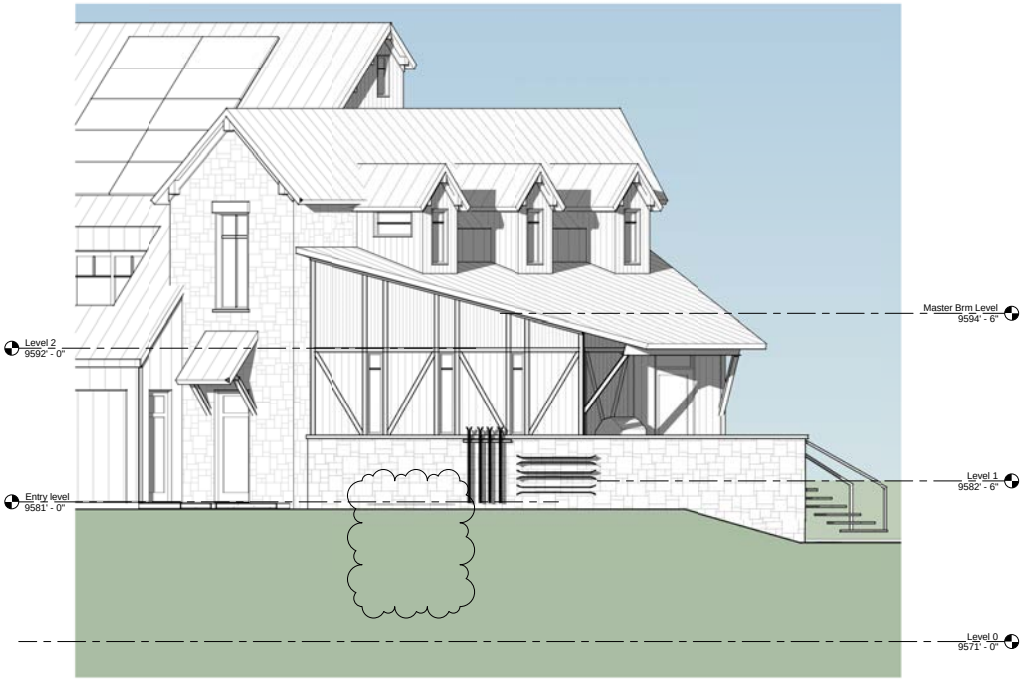
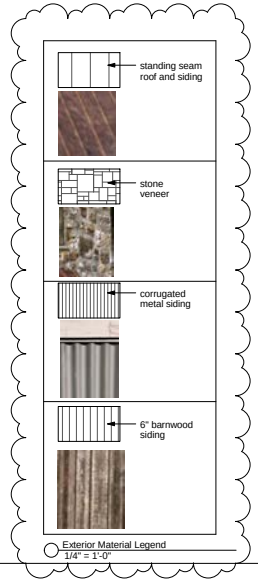


1 -South
1/4" = 1'-0"



2 -South @ Mud Room
1/4" = 1'-0"



Exterior Material Legend
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Exterior Elevations

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A3.3

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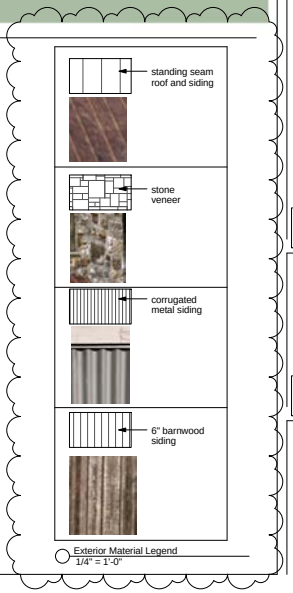
1 East
1/4" = 1'-0"



Exterior Material Legend
1/4" = 1'-0"

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DRB-1 & Pricing	06-02-15
DRB-1 Revise	06-25-15
DRB-2	07-08-15
DRB-2B	07-24-15

KLEKAMP RESIDENCE

27 TRAILS EDGE
MOUNTAIN VILLAGE

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Exterior Elevations

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A3.4

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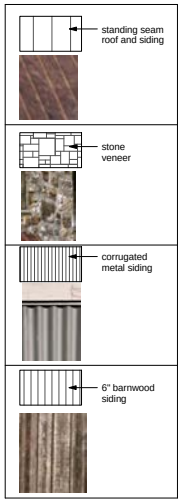
2 -North-Kitchen
1/4" = 1'-0"

1 -North
1/4" = 1'-0"



Exterior Material Legend
1/4" = 1'-0"

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Fax 728.1294 www.TommyHein.com

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A3.5

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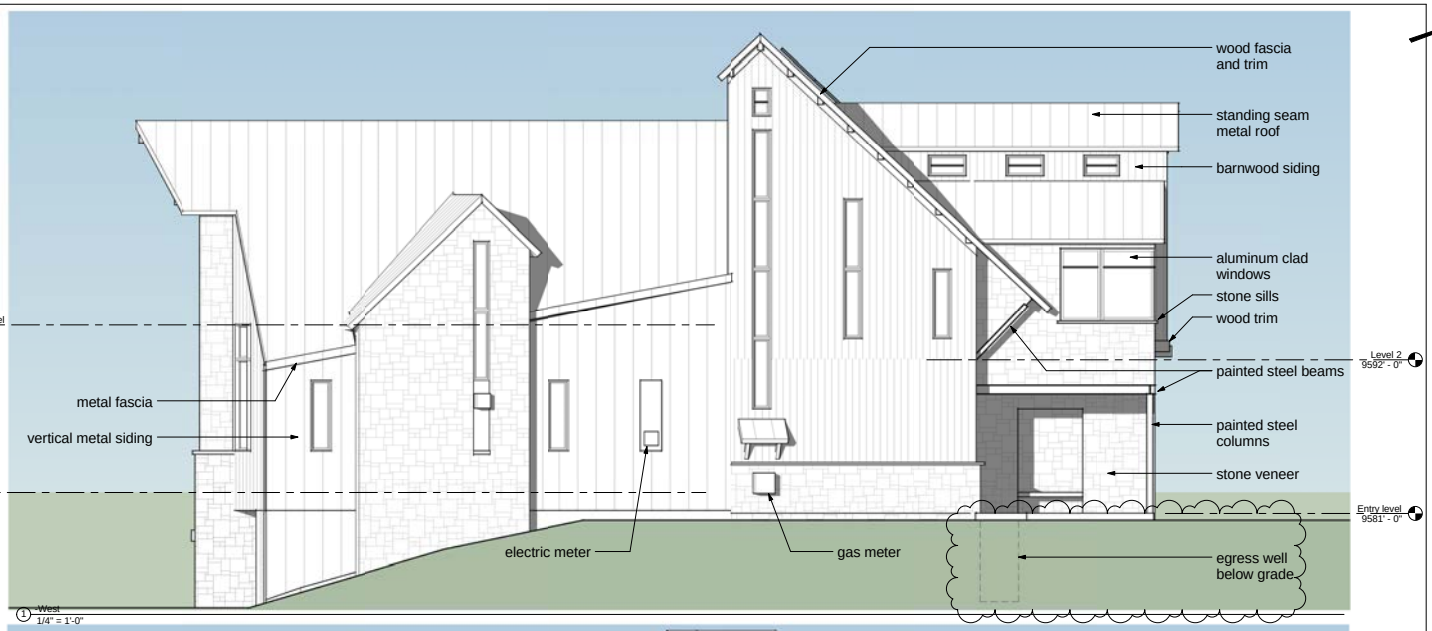

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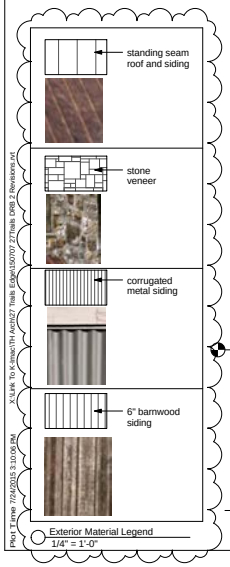
2 -West-1
1/4" = 1'-0"



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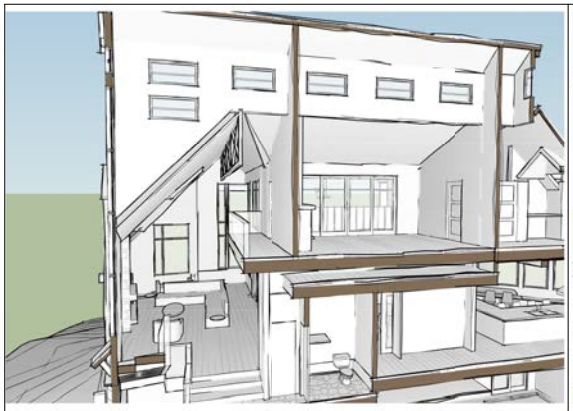
A3.6



5 3D View 11

3 3D View 9

1 3D View 7

6 3D View 12

4 3D View 10

2 3D View 8

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Section 3d Views

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A4.0

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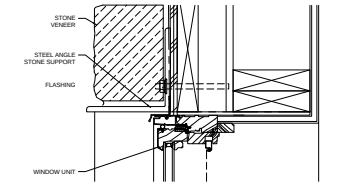
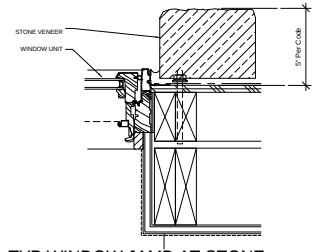
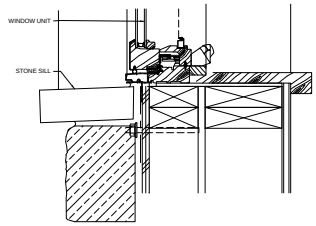
WINDOW AND DOOR STONE RECESS DETAILS



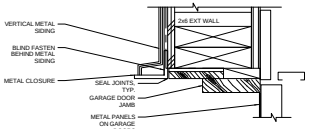
1 TYP WINDOW HEAD AT STONE



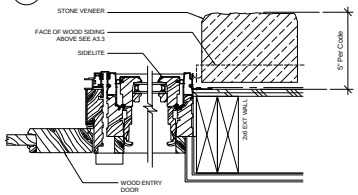
2 TYP WINDOW JAMB AT STONE



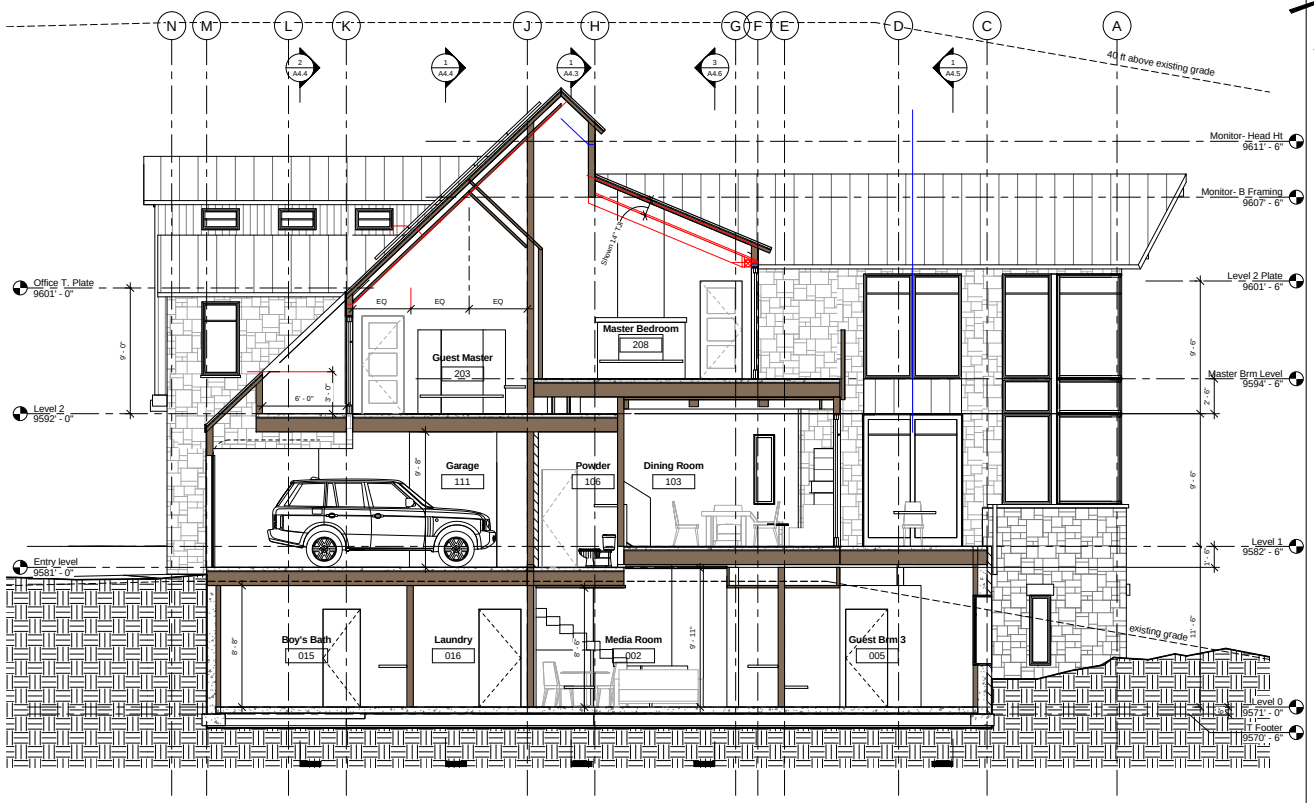
3 TYP WINDOW SILL AT STONE



4 GARAGE JAMB



5 ENTRY DOOR JAMB



1 Section 3
1/4" = 1'-0"

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DRB-2	07-08-15
DRB-2 & 5 Owner Review	07-24-15

KLEKAMP RESIDENCE

27 TRAILS EDGE
MOUNTAIN VILLAGE

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Bldg Sections & Typ Wndw & Door Recess Details

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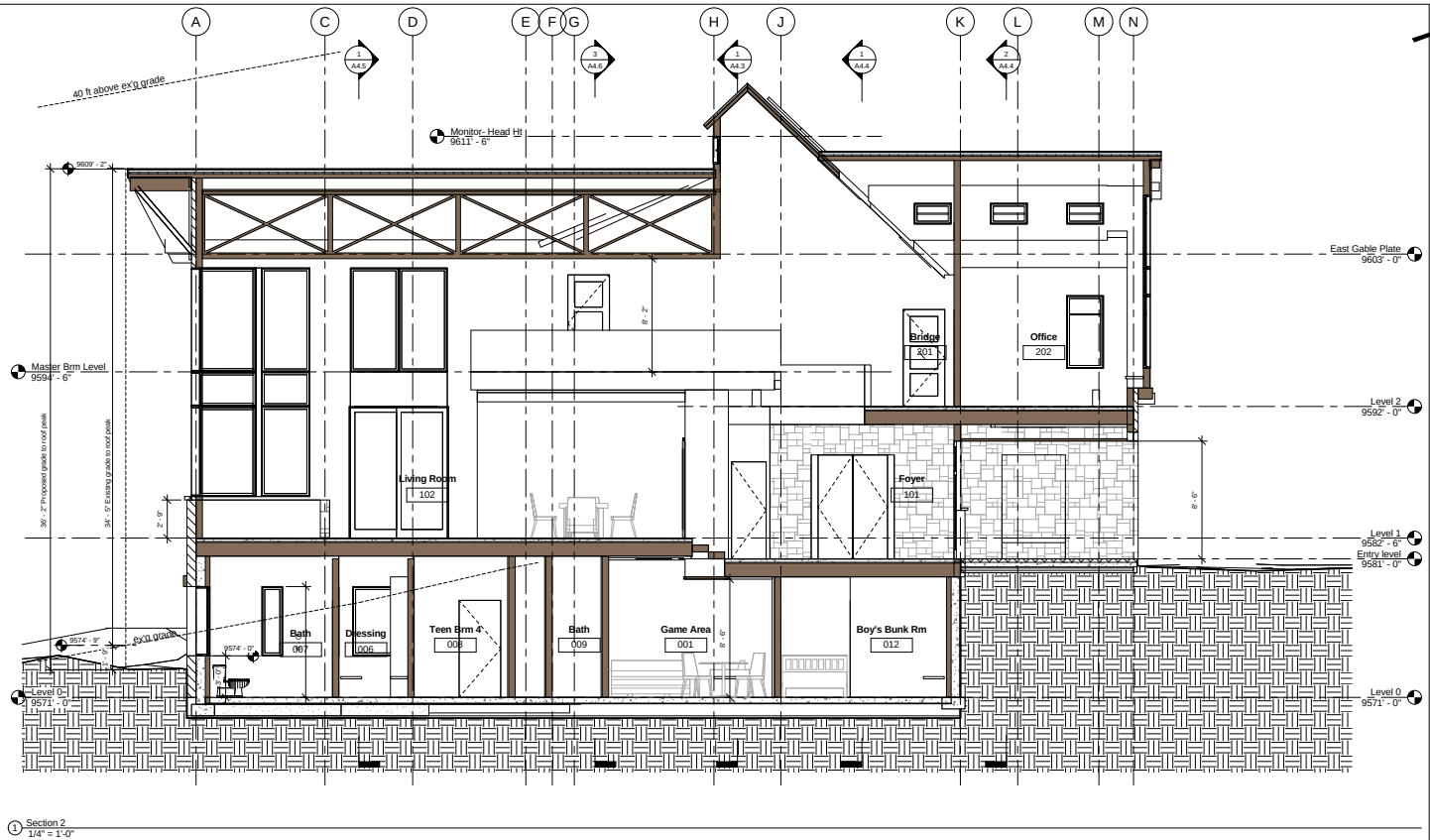

1 Section 2
1/4" = 1'-0"

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DRB-2B	07-24-15

KLEKAMP RESIDENCE

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Building Sections

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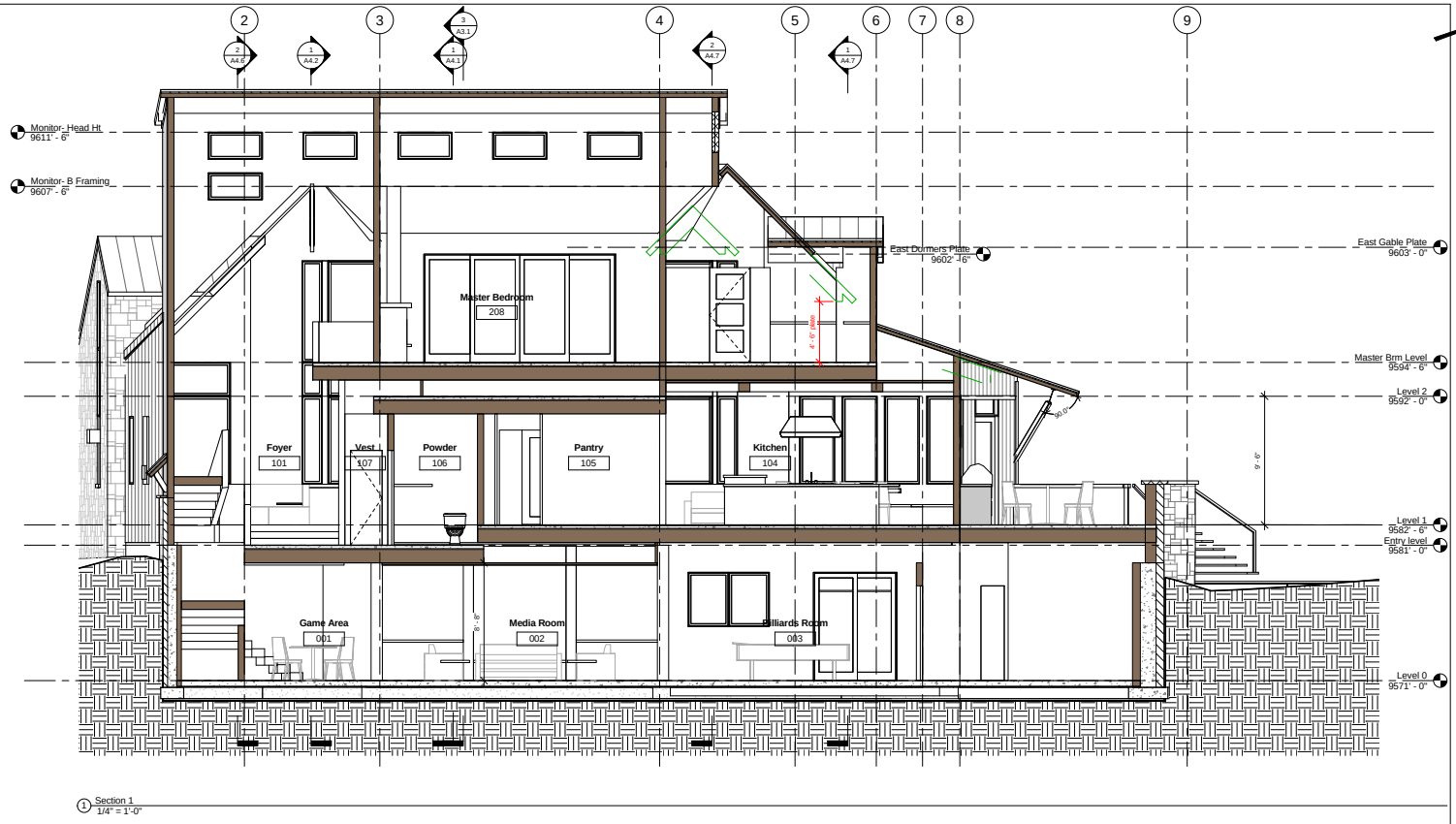

1 Section 1
1/4" = 1'-0"

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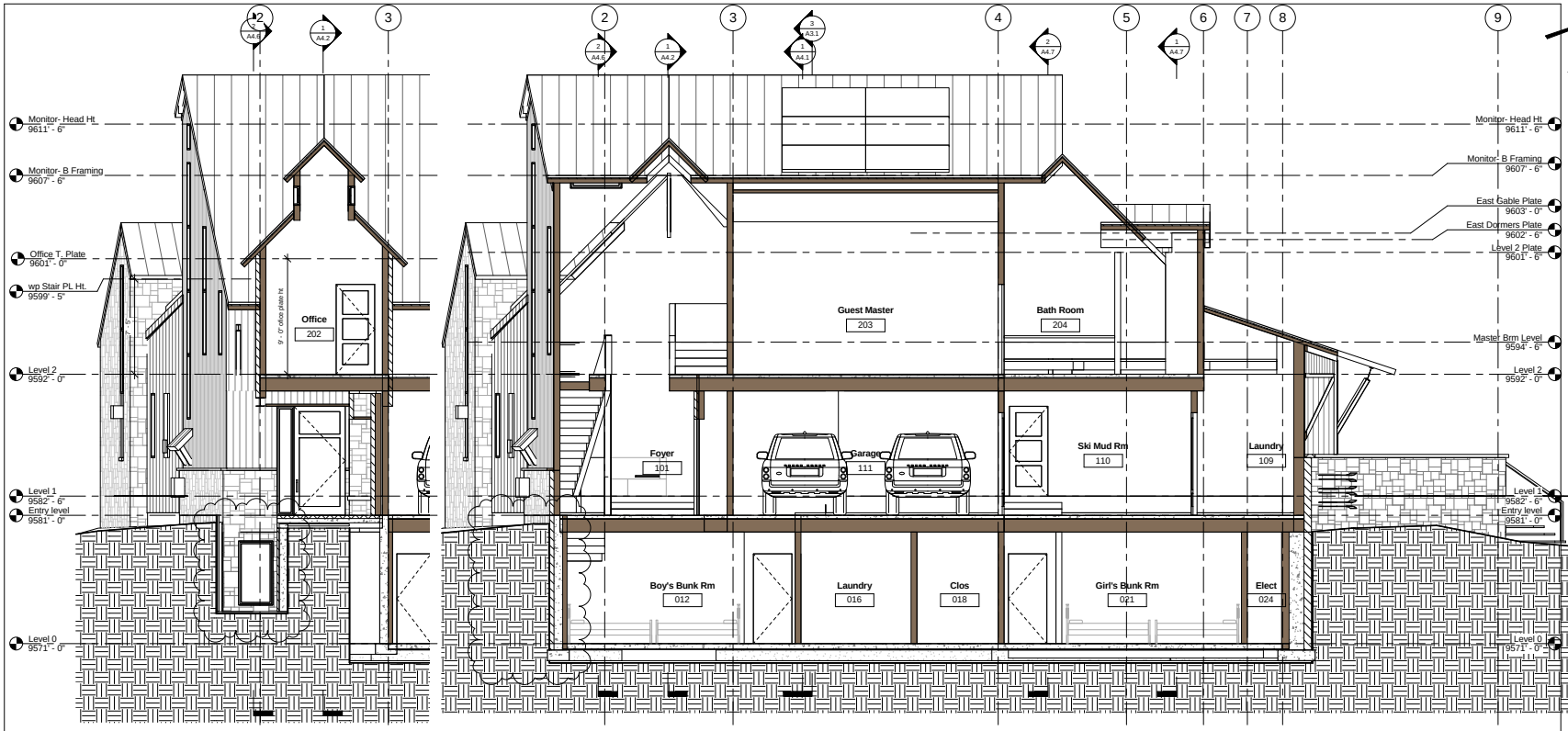

2 Section 11
1/4" = 1'-0"

1 Section 4
1/4" = 1'-0"

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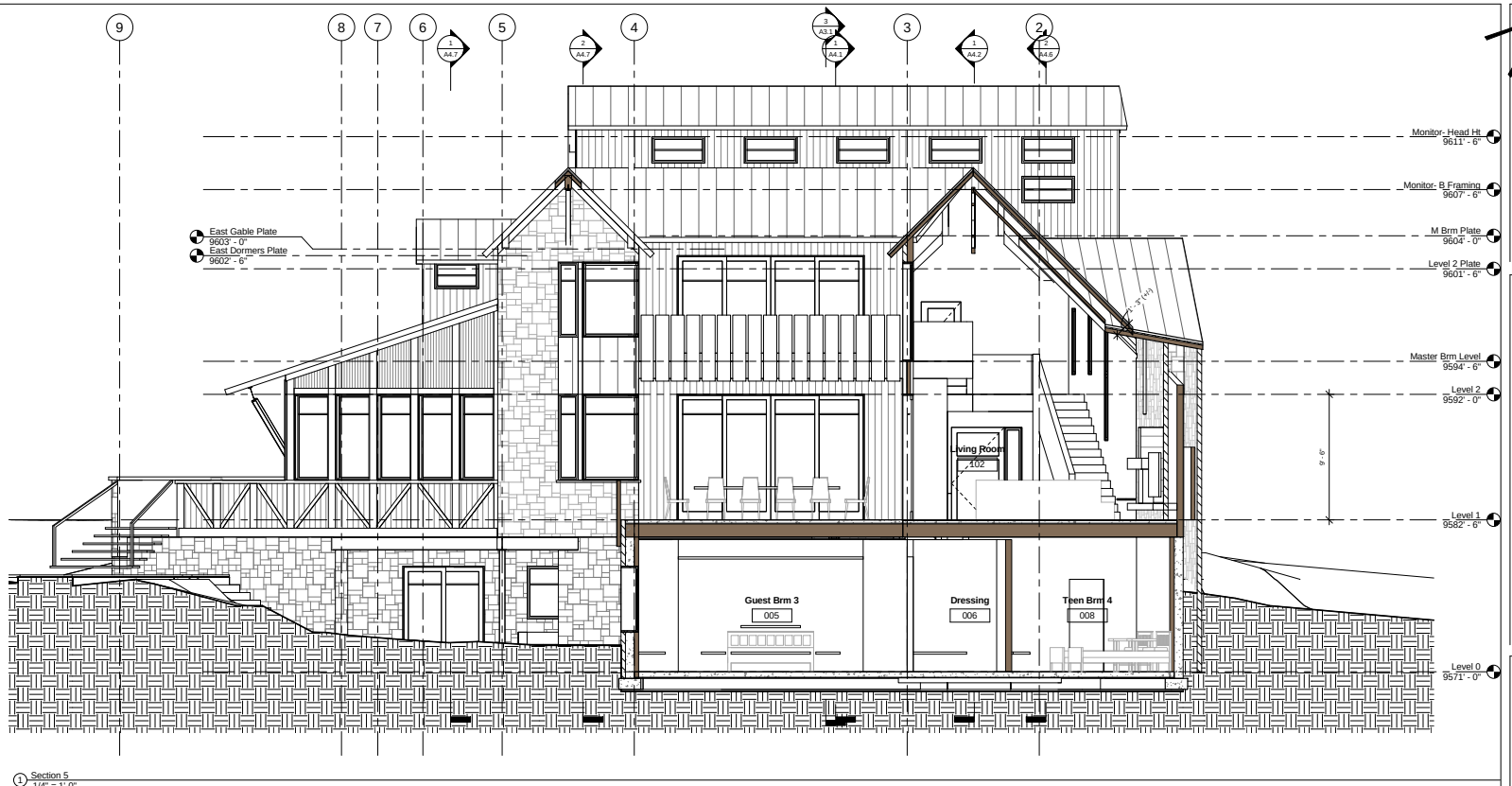

1 Section 5
1/4" = 1'-0"

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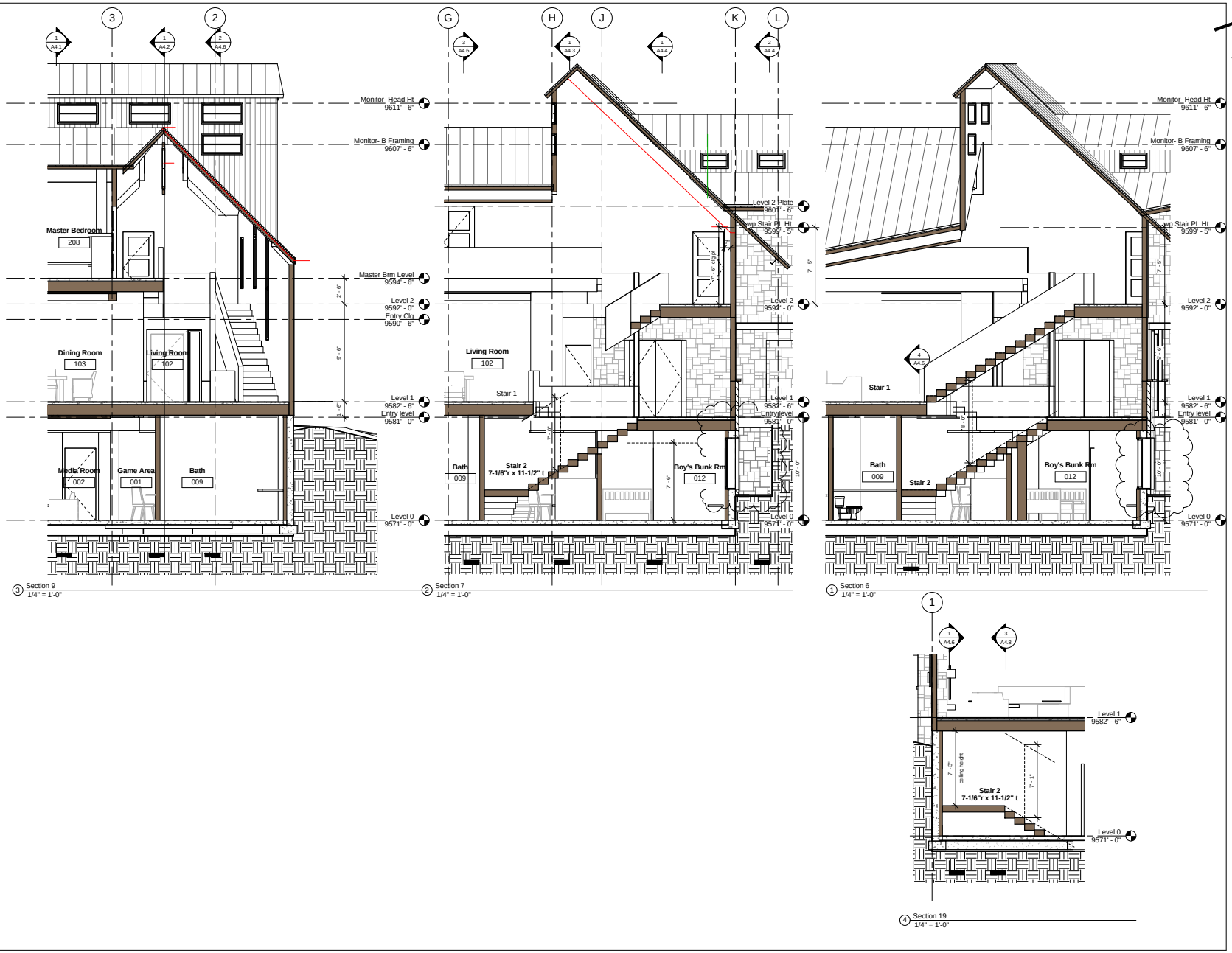

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DRB-2B	07-24-15

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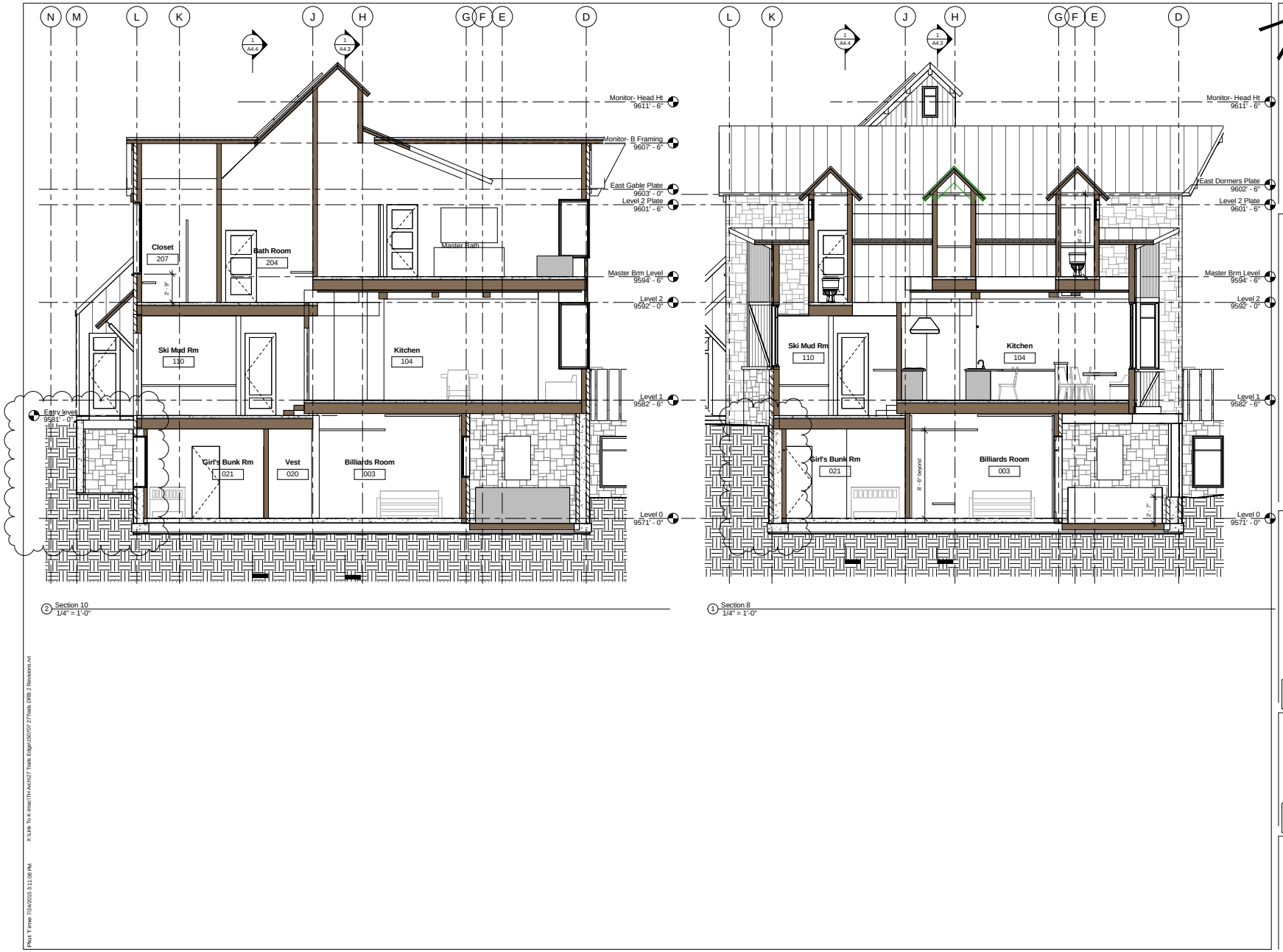

2 Section 10
1/4" = 1'-0"

1 Section 8
1/4" = 1'-0"

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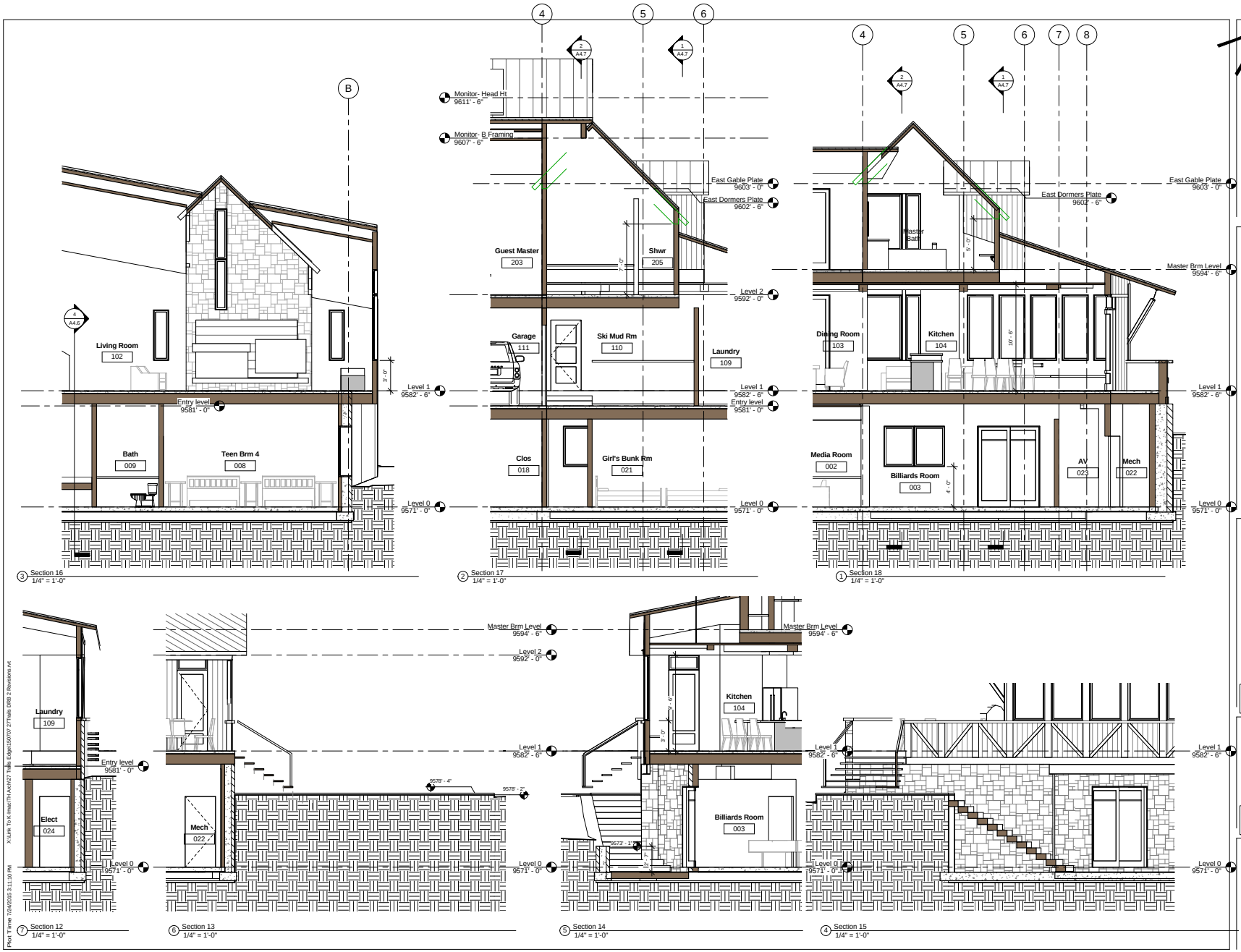

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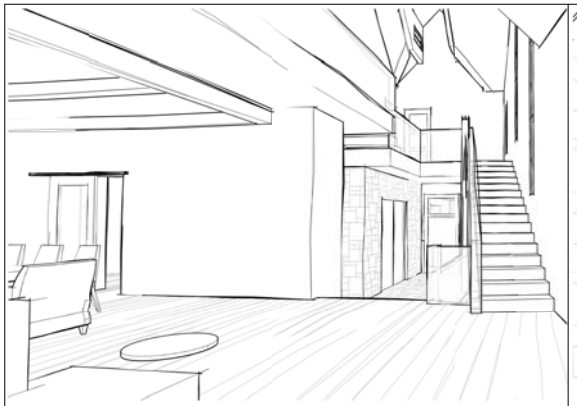

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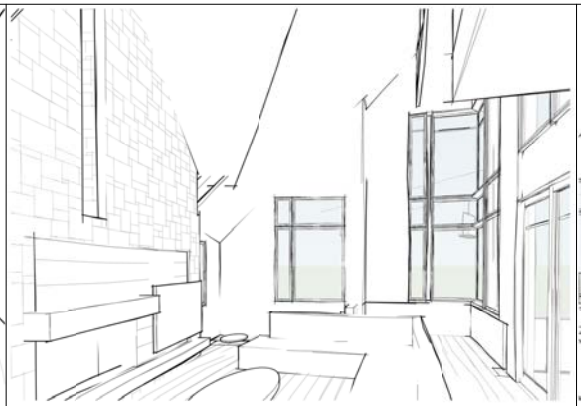


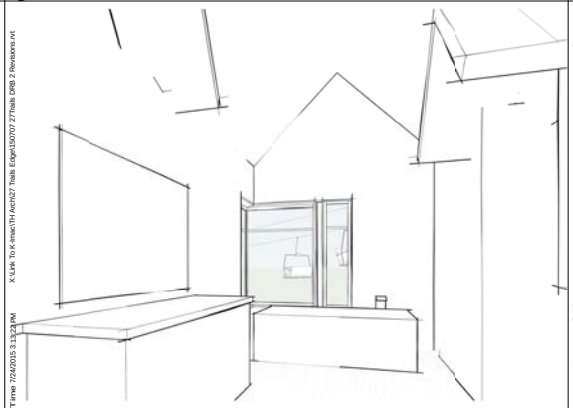
2 Int Living Room 2

1 Int Living Room 1

9 Int Media 2

5 int Kit 2

4 Int Kit 1



8 Int M Bath 1

7 int M Brm 2

6 Int M Brm 1

X:\Link To K-Imac\TH Arch\27 Trails Edge\150707 27Trails DRB 2 Revisions.rvt

Plot Time 7/24/2015 3:13:23 PM

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Interior 3d Views

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A10.1

Tommy Hein
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108 South Oak Street, Penthouse, P.O. Box 3327, Telluride CO 81435 970.728.1220 Fax 1294, tommy@tommyhein.com

July 27, 2015

KLEKAMP SURFACE PARKING WAIVER, 27 Trails Edge

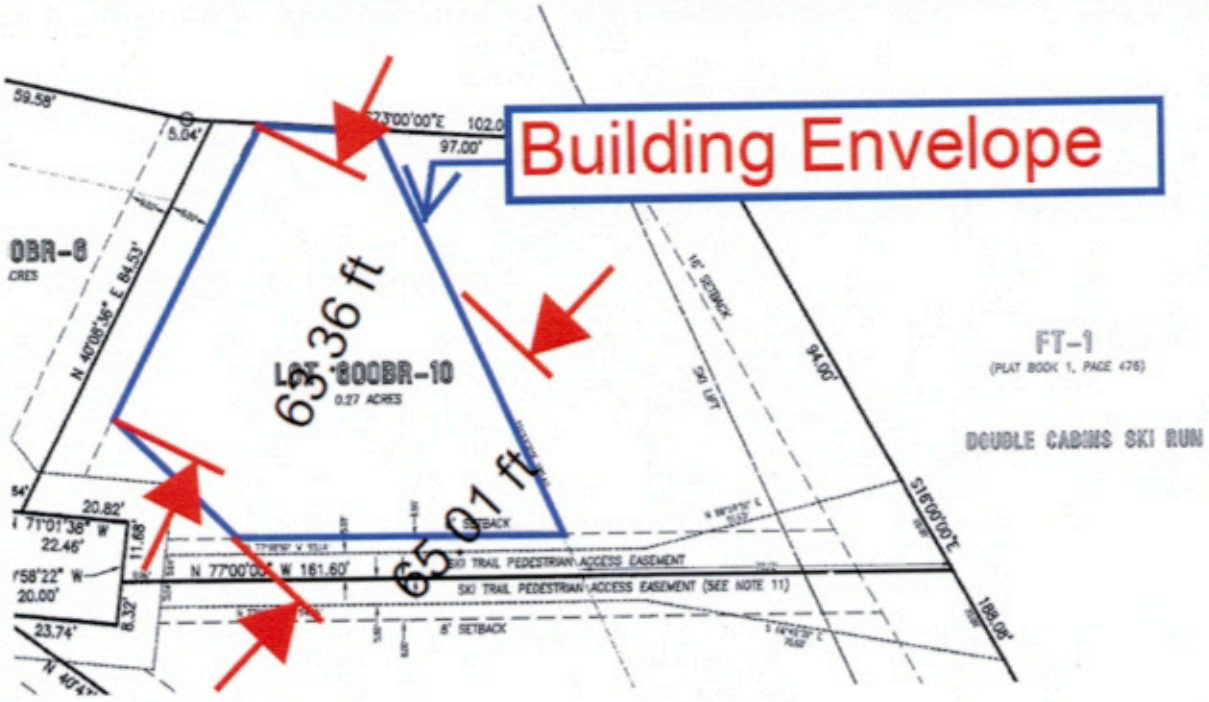
DRB MEMBERS:

We respectfully request that the Design Review Board waive the requirement for two tandem parking spaces pursuant to Community Development Code ("CDC") Section 17.5.8(A)(2) that states:

> "For single family, the review authority may allow for tandem spaces as the two (two) surface spaces for smaller lots less than 0.75 acre where non-tandem parking is not feasible due to unique site conditions such as steep slopes, wetlands and unique shaped lots, **and may waive the two (2) surface parking spaces for smaller lots when tandem parking is not feasible**"

Two tandem parking spaces are not feasible on Lot 600BR-10 ("Lot") for several reasons. First, the Lot's building envelope has a very unique truncated triangle shape that pinches down at the southwest corner of the Lot where the primary front façade and vehicular access must be located. This unique building envelope is created by the Chair 10 ski easement/lift setback pushing in an approximate average of 68 feet from the eastern lot line and the 8-foot setbacks to the west and south. The Lot is further constrained by the 5' Ski Trail and Pedestrian Access Easement to the south.

The Lot has a very small frontage that constrains driveway access and associated parking which is less than the CDC required 50 feet of frontage. The 32.7 feet of frontage is less than the approximate 52-foot average frontage of Lots 600BR-1 through 600BR-10. This small 32.7 feet of frontage is functionally reduced down to approximately 17 feet by the 8 foot setbacks and the 5 foot Ski Trail Pedestrian Access Easement. The Lot also has a very uniquely shaped rectangular frontage located on a half cul-du-sac/ hammerhead turnaround that pushes back the building envelope of the Lot. All of the constraints listed above create a building envelope that is approximately 64 feet deep measured from the point where a straight façade can be placed perpendicular to the driveway and at the edge of the frontage rectangle point as shown in the following diagram:



Lots 600BR-1 through 600BR-6 have an average building envelope depth of 78 feet as measured on the shortest side lot line and excluding the front 8 foot front setback which is approximately 14 feet more in depth than the Lot. Thus, this Lot 600BR-10 has a building depth less than the average building depth for Lots 600BR-1 through 600BR-6. Tandem parking would further reduce this smaller building envelope depth making one of the larger lots in the subdivision have less buildable area than anticipated in the original subdivision approval.

Finally, tandem parking is infeasible due to the necessity to maintain the existing sidewalk through the Lot for pedestrian connectivity to the ski run. Any tandem vehicles parked behind the garage would block this path.

We believe that the Lot is uniquely located to provide overnight off-site parking if such is ever needed due to the close walking distance to the Gondola Parking Garage. The board informally agreed to grant this parking waiver at the previous meeting and I hope you will finalize your vote today based on all the forgoing well-deserving reasons.

Regards,

Tommy Hein

Tommy Hein, Architect

SCOTT T. ERICKSON, P.C.
ATTORNEYS AT LAW

P.O. BOX 4074
145 W. PACIFIC AVE.
TELLURIDE, COLORADO 81435
TELEPHONE: (970) 728-6180
FAX: (970) 369-0664
E-MAIL: hmcharg@telluridelaw.net

June 24, 2015

Town of Mountain Village
Design Review Board
c/o Chris Hawkins, Community Development Director
and Savannah Jameson, Planner II
455 Mountain Village Boulevard, Suite A
Mountain Village, CO 81435
Email: chawkins@mtnvillage.org; sjameson@mtnvillage.org

Via Email

Re: Comments Re: The Klekamp Proposed Development of Lot 10, Trail's Edge at Double Cabins, 27 Trail's Edge Drive, Mountain Village, CO (the "Development")

Dear Design Review Board ("DRB"):

This firm represents Trail's Edge at Double Cabins Owners Association, Inc. (the "Association"). The Association has reviewed the plans for the Development prepared by Tommy Hein Architects dated May 19, 2015 for Association and DRB review (the "Plans"). Please note that the Association understands and expects that the Plans have been modified to include wood and stone in the west elevation. In regards to the Development and the Plans, the Association has the following comments and concerns:

A. Window Well Encroachment. The window well located on the south side of the Development encroaches into the general easement setback (the "GE"). Pursuant to the Community Development Code (the "CDC") section 17.3.14(C), "[a]ll general easement 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." Section 17.3.14(D) further provides that "[a]ll above- and below-grade structures . . . shall be located outside of the general easement setback or other setbacks on each lot within the allowable building area of a lot." Here, the applicant cannot demonstrate that removing the subject window well from the GE would create a hardship and that there is no practicable alternative that allows for reasonable use of the lot, that there would be no unreasonable impact to the surrounding properties, or the other elements required by section 17.3.14(F) of the CDC. Therefore, constructing the window well within the GE is prohibited by the CDC. It is also worth noting that, because the proposed window well encroaches into the GE, it is located very close to the ski access easement such that any person utilizing the ski easement would feel as though they were trespassing on the subject lot. Due to the proximity of the proposed window well to the ski easement, there would not be an opportunity to mitigate this impact with any landscaping buffer as contemplated by section 17.5.9.

B. Violation of Parking Space Requirements. According to the Plans, the applicant is requesting a reduction in the number of required parking spaces from four to three. The Plans also depict surface parking located within the GE, which is a violation of section 17.5.8(A)(3). However, it is the Association's understanding and belief that the applicant is now seeking a waiver of the requirement for both of the two required surface spaces. In any event, it is the Association's position that the DRB should follow the provisions of the CDC and require the Development to include all four spaces. CDC section 17.5.8(A)(1) clearly states that "[p]arking spaces shall be provided on-site for development as set forth in Table 5-2." According to Table 5-2, a single-family home shall have "2 enclosed spaces in garage and 2 surface parking spaces." The DRB only has discretion to waive the two required surface spaces "when tandem parking is not feasible." See 17.5.8(A)(2). Here, tandem parking is feasible with a reasonable reduction in the size of the Development, as discussed further below. The DRB should not waive a CDC requirement when the hardship is created by the applicant.

Regarding the two garage spaces, it appears from the Plans that the vehicles backing out of the garage would not have the minimum twenty-five feet of backup space required by CDC section 17.5.8(C)(2). This issue could also be addressed by a reasonable reduction in the size of the Development. Further, it appears that the Plans contemplate an encroachment of the driveway area into the adjacent lot to the south. Certainly, the DRB should not approve the proposed Development without the necessary easement agreement in place between the applicant and the adjoining neighbor.

C. Scale of the Development. According to the Plans, the Development's residential structure contains 7,175.8 square feet. The Association believes that is nearly twice the size of the other homes within Trail's Edge. In addition to causing the window well encroachment and creating the violation of the parking space requirement as discussed above, the sheer size of the structure does not conform to the Association's Design Covenants, and frustrates the purposes and intent of the CDC. According to the Design Covenants, "[a]ll buildings in Trail's Edge . . . shall follow a common 'mining theme' [and] [t]he use of common materials and similar designs will create a harmonious relationship of the buildings as might be expected in any small village." According to section 17.1.3, the expressed purposes of the CDC include "[f]oster a sense of community; [e]nsure that uses and structures enhance their sites and area; [p]romote good civic design and development; [c]reate and preserve an attractive and functional community . . .." At nearly double the size of the surrounding homes in the community, with half the required parking and a GE encroachment, it is difficult to conclude that the CDC's purposes are being met by the proposed Development. Fortunately, compliance with the CDC is feasible and may be obtained with a reasonable reduction in the scale of the Development.

Accordingly, the Association requests that this matter be tabled until the above concerns are addressed in revised plans submitted to the Association for review.

Sincerely,

SCOTT T. ERICKSON, P.C.
/s/ *W. Herbert McHarg*

W. Herbert McHarg, Esq.

cc. Trail's Edge at Double Cabins Owners Association

Savannah Jameson

From: Niki Levy <levyboys@aol.com>
Sent: Thursday, July 02, 2015 12:29 AM
To: Savannah Jameson
Subject: 27 Trails Edge DRB Application

Dear Ms. Jameson:

We are the owners of 25 Trails Edge Lane. We are writing about the house to be built next door to our home. After reviewing the plans, we are very unhappy with certain aspects of the home, particularly the encroachment on the ski easement and the parking situation. There is no reason that they cannot have a proper parking spots. Right now their parking is on the 8' easement between our homes. Everyone else in trails edge has managed to have a two uncovered parking spaces at their homes without having to park on the easement between the houses. We all have much smaller pieces of property and have been able to fit in the parking spots. I don't think anyone would want cars parked on the side of their house. There is only 16' between the two homes and to put a car between there and assume the people parking are going to stay on their side of the property line is ridiculous. We all have people coming to our homes with cars whether it is service people or visitors. In addition, the way the second parking spot is set up, a car will most likely wind up blocking the ski easement.

In general, the house is very large and not in keeping with the nature of the development. We have no issues with a bigger house being built on the lot especially since it is a much larger piece of property, but there is no reason the house can't be built within the regulations set forth by Mountain Village. The parking and ski easement situation puts the health, safety and welfare of the residents of both Trails Edge and Elkstone at risk.

Thank you for considering our comments.

Sincerely,
Niki & David Levy
914-806-6653

Savannah Jameson

From: Suse <suseconnolly@yahoo.com>
Sent: Wednesday, July 01, 2015 4:52 PM
To: Savannah Jameson
Subject: 27 Trails Edge DRB Application

From: Susanne <suseconnolly@yahoo.com>
Date: July 1, 2015 at 3:48:58 PM MDT
To: "sjameson@mtvillage.org" <sjameson@mtvillage.org>
Subject: 27 Trails Edge DRB Application

Dear Ms. Jameson:

I am a full time resident at 23 Trails Edge. I am a commercial real estate attorney and am writing this letter personally (not on behalf of the Trails Edge HOA).

I am writing to address one of the conditions set forth in your June 23rd Staff Brief regarding the 27 Trails Edge DRB Application. On Page 5 of your Staff Brief, Condition 1 states "It be legally proven that the driveway may be in the ski pedestrian access easement or the owner may have HOA consent to locate the driveway in the ski pedestrian access easement".

The answer to this question is that the applicant would have to obtain the consent of both the Trails Edge at Double Cabins HOA ("Trails Edge HOA") and the Elkstone Owners Association, Inc. as the Trails Edge HOA has granted the property owners of Elkstone the right to both ski and pedestrian easements.

There are 53 properties that are benefitted by the ski and pedestrian easements running over the Applicant's property. As background, the Elkstone/Trails Edge easements are not well settled, friendly easements. Elkstone and Trails Edge were in protracted and expensive litigation regarding the ski and pedestrian easements (among other things) until 2013. Ultimately, the litigation resulted in the parties entering into a First Amendment to Easement Agreement and Grant of Easement recorded as Document 429203 on August 2, 2013. Paragraph A on Page 2 and Exhibit A of this First Amendment clearly shows ski and pedestrian easements running across the Applicant's property. The easements were in place before the Applicant purchased the property.

I ask that you modify Condition 1 to require the Applicant also obtain consent from Elkstone Owners Association, Inc.

Is there really no other place than the ski easement area to put the construction trailer for most of the construction period? Applicant's property is a large parcel so Applicant should use its best efforts to not block the ski trail during construction. I ask that DRB prohibit the temporary blockage of the ski easement area during construction.

If the DRB won't prohibit the temperate blocking of the ski access easement, I would ask that a new condition be added addressing Applicant's plan to temporarily block the ski access easement during construction by placing a construction trailer in the easement area.

The new condition should require that the Applicant must show written consent allowing the temporary relocation of the ski easement from (i) both the Trails Edge HOA and Elkstone Owners Association, Inc. and (ii) the owner of Lot 11. Any consent should require the Applicant to pay for any costs to clear the temporary ski easement.

Thank you for considering my comments.

Best,

Suse

Suse Connolly, Esq.
610 213 7520

Solomon Law Firm, P.C.

227 West Pacific Avenue, Suite A (required for FedEx, UPS, etc.)
PO Box 1748 (required for all U.S. Mail)
Joseph A. Solomon, Esq. Telluride, Colorado 81435 tel (970) 728-8655
Attorney at Law cell (970) 729-2225
E-mail: jsolomon@montrose.net fax (775) 703-9582

July 1, 2015

Town of Mountain Village
Design Review Board
c/o Chris Hawkins and Savannah Jameson
via E-mail

Re: Klekamp Residence / 27 Trail's Edge Lane

Dear DRB:

I represent Peter Klekamp, applicant for the above project. The purpose of this letter is to address various development matters.

Parking

The staff memo states that two enclosed and two non-tandem spaces are required. This appears inconsistent with the CDC, which states at sec. 17.5.8 that the Parking Regulations for this single-family common interest community are simply two spaces per unit.

Ski Pedestrian Acces Easement

The staff memo recommends as condition #1 that "*It be legally proven that the driveway may be in the ski pedestrian access easement or the owner have HOA consent to locate the driveway in the ski pedestrian access easement.*"

Typically, the Town does not enforce private covenants. In addition, the applicant believes that the minor proposed paving of this area (with stamped concrete to ensure a delineation of the easement area) is not disruptive of the access. This is simply a short continuation of the paved access, as the access starts at Trail's Edge Lane.

Driveway and 8' Access Easement

The staff memo recommends as condition #2 that "*It be legally proven that the driveway may be in the 8' access easement of Lot 600BR-11 or the owner of Lot 600BR-11 give consent to locate the driveway in their 8' access easement.*"

Again, typically, the Town does not enforce private covenants. With that said, the eight foot easement is clearly for the shared benefit of the owners. The Plat note states in part that the easement is for "*access [and] driveways ... for the benefit of the owners of lots in Trail's Edge at Double Cabins*." If the area was for the exclusive use of just the Lot owner upon whose property the easement lay, there would be no need for Plat Note 8. The Declaration contains many references to established easements, including at sec. 11.8 that "*Recorded Easements and Easements on Plat. All recorded easements currently affecting Parcels are set forth on the Plat or contained herein or are otherwise recorded in the San Miguel County records. Any easement designated on the Plat shall be deemed a grant of easement by Declarant burdening the land so indicated and benefitting the Property or such persons or entities that may be indicated.*"

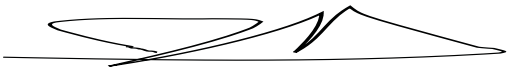
The applicant has designed the drive to stay within the eight foot access easement.

The applicant would like to eventually cooperate with the neighbor to the south to create an expanded hammerhead.

Conclusion

Thank you for your consideration of these comments.

Sincerely,



Joseph A. Solomon, Esq.

cc: Peter Klekamp
Jody Klekamp
Tommy Hein
Jim Mahoney (Town Attorney)
Herb McHarg (counsel for the HOA)
David Schlitz (owner of Lot 11)

David and Theresa Schiltz

BCW Properties LLC.

1260 Old Woods Road

West Chester, Pa 19382

July 1, 2015

Chris Hawkins

DRB Board Members

Town of Mountain Village

Hello,

We recently went thru the building process at 20 Trails Edge, a single family home. The process to us was smooth and transparent, given that we were following the guide lines from the initial design process thru construction that the HOA and DRB had given us. We were told that we needed (4) parking spaces, we provided (2) inside and (2) outside well within the set backs.

At this point we have multiple concerns on the parking. One being the proximity to the Ski Easement and the neighboring property. Their has been some conversation that under new guide lines, only two spaces are required? Given that the HOA doesn't have any common parking areas, where would guests or service vehicles park? In the street, in front of the existing homes that all have complied with (4) space requirement?

We have started the design process for a new home on Lot 11, which we plan to start building late this year or in the spring.

This brings up multiple issues that need to be address prior to permits, see points below

1. **WHO HAS THE RIGHT TO EXTEND THE ROAD?**
2. **WHO WILL MAINTAIN AND HEAT THE EXTENSION?**
3. **EASEMENT AGREEMENTS FOR THE HAMMER HEAD / JOINT ACCESS?**
4. **WHAT IF ANY LANDSCAPING CAN BE DONE BETWEEN THE HOUSE AND SKI EASEMENT?**
5. **IS THE SIZE OF THE HOME IN KEEPING WITH THE HOA DESIGN PLAN?**

We unfortunately are unable to attend tomorrow's meeting, is there anyway to have an audio and or video feed to access it?

Sincerely,

David Schiltz

David and Lynnette Wyler
7715 Buckingham Road
Cincinnati, OH 45243

June 27, 2015

Chris Hawkins, AICP
Director of Community Development
Town of Mountain Village, CO

Via Email Transmission: chawkins@mtnvillage.org

Chris,

As the owner of 7 Trails Edge located in the Trials Edge neighborhood I have reviewed The Klekamp DRB submittal and would like this letter to be read into the public record as support for the project. I have heard conversations within the Trails Edge HOA that the Klekamp home is too big for the neighborhood, I disagree.

It was my understanding when I purchased my interior lot that the 2 lots that are directly slope side were bigger in size to accommodate larger homes, more similar in size to the other homes that you ski by along the Double Cabins ski run.

Sincerely,

David Wyler

Savannah Jameson

From: Proteau, Jeff <JProteau@tellurideskiresort.com>
Sent: Thursday, July 23, 2015 10:41 AM
To: Tommy Hein
Cc: Savannah Jameson; Dave Bangert; Jeff Koenig; King, Ken
Subject: RE: 27 trails edge construction agreement in lift setback

Tommy,
I confirmed with Larry Smith, the Tramway Engineer for the Colorado Passenger Tramway Safety Commission, that an on-grade terrace does not compromise the air space of the passenger tramway and will not require a variance. The concerns of the commission are fire hazard and evacuation and an on-grade terrace will not create a problem with either of these concerns. If in the future if any additional structures etc. are added to the terrace a violation of the air space could be a problem.
Jeff

Jeff Proteau
Vice President of Mountain Operations & Planning Telluride Ski& Golf
565 Mountain Village Blvd
Telluride, CO 81435
970-728-7444

-----Original Message-----
From: Tommy Hein [mailto:tommyhein@mac.com]
Sent: Wednesday, July 22, 2015 5:55 PM
To: Proteau, Jeff <JProteau@tellurideskiresort.com>; Joe Solomon <jsolomon@montrose.net>; Jeff Koenig <jeff@koenigconstructionservices.com>
Cc: Savannah Jameson <sjameson@mtnvillage.org>; Dave Bangert <DBangert@mtnvillage.org>
Subject: 27 trails edge construction agreement in lift setback

Jeff,

We need your interpretation and approval per Tram Board requirements of the on-grade terrace and construction activity in the lift setback for DRB approval August 6th. Call me with any questions or concerns, Tommy

Agenda Item #7

COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
455 Mountain Village Blvd.
Mountain Village, CO 81435
(970) 728-1392

TO: Design Review Board

FROM: Savannah Jameson, Planner II

FOR: DRB Public Hearing on August 6, 2015

DATE: July 29, 2015

RE: Consideration of a Design Review Process application for a new addition on Lot 23AC.

PROJECT GEOGRAPHY

Legal Description: Lot 23AC, Mountain Village Filing No. 1
Address: 117 Yellow Brick Road
Applicant/Agent: Shift Architects
Owner: AARIS, LLC
Zoning: Single-family Zone District
Existing Use: Single-family Dwelling
Proposed Use: No change in use
Adjacent Land Uses:

- **North:** Active Open Space/Commercial
- **South:** Residential – Single-family lots
- **East:** Residential **–** Single-family lots
- **West:** Active Open Space/Residential – Single Family Lots

Lot Size: 1.59 acres

PROJECT SUMMARY

CDC Provision	Requirement	Proposed
Maximum Building Height	40' maximum (35'+5' for gable roof)	27'-5/16"
Maximum Avg Building Height	35' maximum (30'+5' for gable roof)	20' -1 31/21"
Maximum Lot Coverage	40% maximum	2.0% (1,319 sq. ft.)
General Easement Setbacks		
North	16'	16'
South	16'	16'
East	16'	16'
West	16'	16'
Roof Pitch		
Primary	6:12 to 12:12	12:12
Secondary	4:12 unless specific approval	4:12, 3:12
Exterior Material		
Stone	35%	58.17% (2136 sq. ft.)
Wood	25% (No requirement)	27.51% (1010 sq. ft.)
Windows/Doors	40% maximum for windows	6.25% (227 sq. ft.)
Accent	Specific Approval	8.15% (299 sq.ft.)
Parking	Not required for ADU	N/A

ATTACHMENTS

- Exhibit A: Applicant Narrative
- Exhibit B: Design Review Plans
- Exhibit C: Development Agreement

RECORD DOCUMENTS

- Town of Mountain Village Community Development Code as amended (CDC)
- Town of Mountain Village Home Rule Charter as amended
- Design Review Application as maintained by the Community Development Department

BACKGROUND

The Design Review Process application is for a patio and 403 square foot addition. On July 20, 2015 Town Council approved a lot line vacation for Lots 23AR and 23CR creating Lot 23AC. The existing structure on former Lot 23CR is a pre-existing non-conforming accessory structure as it was established on the property prior to the establishment of the primary use prior to the CDC restriction of the establishment of an accessory use prior to a primary use. As the proposed addition will not increase the size of the cabin beyond the maximum size permitted for an accessory structure, the cabin will remain as a pre-existing non-conforming accessory structure. The owner, AARIS, LLC will enter into a development agreement outlining conditions as they apply to the pre-existing non-conforming accessory structure.

CRITERIA FOR DECISION

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

ANALYSIS

The proposed addition complies with the Design Regulations and the Design Review Process as outlined in the findings set forth in the attached resolution. The following are the outstanding matters that have to be corrected or addressed:

Roof Pitch

CDC 17.5.6.(C)(2)(b)(i) states that the review authority may allow for roof forms less than 4:12 for secondary roof forms as a specific approval. The proposed 3:12 roof pitch on the secondary roof of the addition will keep the massing low and connect to the existing 3:12 roof pitch.

Exterior Materials

CDC 17.5.6(E)(3) states that the review authority may review and approve metal as an accent siding material, soffit material and fascia material as specific approvals in a development application. The proposal is for metal shingles as an accent material. The accent material is proposed on the rear elevation. The metal accent is 299 square feet, 8.15% coverage of the building.

Miscellaneous

Staff notes the following issue will be addressed during clearing for the new addition:

1. A wildfire mitigation plan to create defensible space zones around the existing home and new addition will be marked in the field by the Town Forester per CDC Section 17.6.1.(A) Fire Mitigation and Forestry Management.

Development Agreement

The owner, AARIS, LLC will enter into a development agreement outlining conditions as they apply to the pre-existing non-conforming accessory structure.

RECOMMENDATION

Staff recommends the DRB approve the Design Review Process development application with the following motion:

> *"I move to approve a resolution for a Design Review Process development application for a new addition to a pre-existing non-conforming accessory dwelling unit on Lot 23AC, with the findings and conditions as set forth in the resolution"*

RESOLUTION OF THE DESIGN REVIEW BOARD OF MOUNTAIN VILLAGE, COLORADO, AUTHORIZING AND APPROVING THE DESIGN REVIEW PROCESS DEVELOPMENT APPLICATION FOR AN ADDITION ON AN EXISTING SINGLE-FAMILY RESIDENCE ON LOT 23CR

Resolution No. 2015-0806-

RECITALS:

A. Aaris, LLC ("Owner") is the owner of certain real property described as Lot 23CR, Mountain Village Filing No. 1.

B. The Owner's Representative, Shift Architects, has submitted a Class 3 Design Review Process application requesting approval for an addition on an existing single-family residence on Lot 23CR ("Application").

C. The Design Review Board (DRB) considered this application, along with evidence and testimony, at a public hearing held on August 6, 2015. Upon concluding their review, the DRB voted __to__ to approve the Application.

D. The public hearing on the Application referred to above was preceded by public notice as required by the public hearing noticing requirements set forth in the Community Development Code ("CDC").

E. The DRB considered the Application submittal materials, all other relevant materials, public letters and public testimony, and approved the Application with conditions as set forth in this Resolution.

F. The Owners have addressed, or agreed to address, all conditions of approval of the Application imposed by the DRB.

G. DRB based their approval of this Application on the following findings, as stated required by section CDC Section 17.4.11(D):

1. With compliance of the conditions set forth below, the proposed development meets the Design Regulations because, without limitation, the development is compliant with the Town design theme, building siting design requirements, building design requirements. The DRB's approval includes specific approvals for a roof pitch of 3:12 for a secondary roof form as presented, and for a metal accent material of approximately 8.2% as presented.
2. With compliance of the conditions set forth below, the proposed development is in compliance with the Zoning and Land Use Regulations because, without limitation, the development is permitted in the Single-family Zone District, the density limitation is not impacted, the platted open space requirements are met, and the General Easement Setback requirements in CDC Section 17.3.14.
3. The proposed development is in compliance with the other regulations of this CDC, including but not limited to the Development Review Procedures, the Fire Mitigation Regulations and the Road and Driveway Standards.
4. As of the Effective Date, development on Lot 23CR complies with previous plans approved for the site still in effect.
5. As of the Effective Date, the development application complies with conditions imposed on development of the site through previous approvals.

6. The proposed development meets all applicable Town regulations and standards.

Now, Therefore, Be It Resolved that the DRB hereby approves the Application and authorizes the DRB Chairman to sign the Resolution subject to the conditions in Section 1.

Section 1. Development Application Conditions

1. The applicant shall enter into a development agreement regarding the cabin status as a pre-existing non-conforming accessory dwelling.
2. The development shall comply with the following required surveys and inspections as set forth in CDC Section 17.5.5(J):
   B. Prior to the Building Division conducting the required framing inspection, a four foot (4') by eight foot (8') materials board shall be erected on site consistent with the review authority approval to show:

   i. The stone, setting pattern and any grouting with the minimum size of four feet (4') by four feet (4');
   ii. Wood that is stained in the approved color(s);
   iii. Any approved metal exterior material;
   iv. Roofing material(s); and
   v. Any other approved exterior materials

   This materials board shall remain on the site in a readily visible location until the project receives a certificate of occupancy or a temporary certificate of occupancy.
   C. Prior to or concurrent with the Building Division conducting the foundation and framing inspections, the Planning Division shall conduct site inspections to ensure the development is proceeding in accordance with the approved plans.
   D. Prior to the issuance of either a certificate of occupancy or a temporary certificate of occupancy, the Planning Division shall inspect the site to ensure the development is constructed in accordance with the approved plans, including but not limited to all exterior materials, windows, exterior lighting, landscaping, drainage and massing.
3. All representations of the applicant, whether within the submittal or at the DRB hearing, are conditions of this approval.

Section 2. Effective Date and Length of Validity

1. This approval shall be effective seven (7) calendar days from the date of the DRB approval, on August 13, 2015 unless (A) an appeal is filed in accordance with the CDC appeal procedures; If an appeal is filed pursuant to the appeal procedures, building permits or other development permits shall not be issued until the appeal is heard by the Town Council and it takes action to uphold or modify the approval.
2. This approval shall be valid for eighteen (18) months from the effective date of approval and shall lapse on February 6, 2017 unless a Renewal Process development application is approved by the Town pursuant to the CDC.

Section 3. Void Approval

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

Be It Further Resolved that the Application may be developed as submitted in accordance with Resolution No. 2015-0806

Approved by the Design Review Board at a public meeting August 6, 2015.

Town of Mountain Village, Design Review Board

By:_____

Bill Hoins, Chairman

Attest:

By:_____
Savannah Jameson, Planner II

GENERAL NOTES

CONTRACT DOCUMENTS:
CONTRACT DOCUMENTS CONSIST OF THE AGREEMENT, GENERAL CONDITIONS, SPECIFICATIONS, DETAIL BOOK AND DRAWINGS, WHICH ARE COOPERATIVE AND CONTINUOUS. WORK INDICATED OR REASONABLY IMPLIED IN ANY ONE OF THE DOCUMENTS SHALL BE SUPPLIED AS THOUGH FULLY COVERED IN ALL. ANY DISCREPENCIES BETWEEN THE PARTS CHALL BE REPORTED TO THE ARCHITECT PRIOR TO THE COMMENCEMENT OF WORK. THESE DRAWINGS ARE PART OF THE CONTRACT DOCUMENTS FOR THIS PROJECT. THESE DRAWINGS ARE THE GRAPHIC ILLUSTRATION OF THE WORK TO BE ACCOMPLISHED. ALL DIMENSIONS NOTED TAKE PRECEDENCE OVER SCALED DIMENSIONS. DIMENSIONS NOTED WITH "N.T.S." DENOTES NOT TO SCALE.

ORGANIZATION:
THE DRAWINGS FOLLOW A LOGICAL, INTERDISCIPLINARY FORMAT: ARCHITECTURAL DRAWINGS (A SHEETS), CIVIL DRAWINGS (C SHEETS), STRUCTURAL (S SHEETS), MECHANICAL AND PLUMBING (M SHEETS), ELECTRICAL (E SHEETS) AND LIGHTING (LTG SHEETS).

CODE COMPLIANCE:
ALL WORK, MATERIALS, AND ASSEMBLIES SHALL COMPLY WITH APPLICABLE STATE AND LOCAL CODES, ORDINANCES, AND REGULATIONS. THE CONTRACTOR, SUBCONTRACTORS, AND JOURNEYMEN OF THE APPROPRIATE TRADES SHALL PERFORM WORK TO THE HIGHEST STANDARDS OF CRAFTSMANSHIP AND IN ACCORDANCE WITH AIA DOCUMENT A201-SECTION 3. THE BUILDING INSPECTOR SHALL BE NOTIFIED BY THE CONTRACTOR WHEN THERE IS NEED OF INSPECTION AS REQUIRED BY THE INTERNATIONAL BUILDING CODE OR ANY LOCAL CODE OR ORDINANCE.

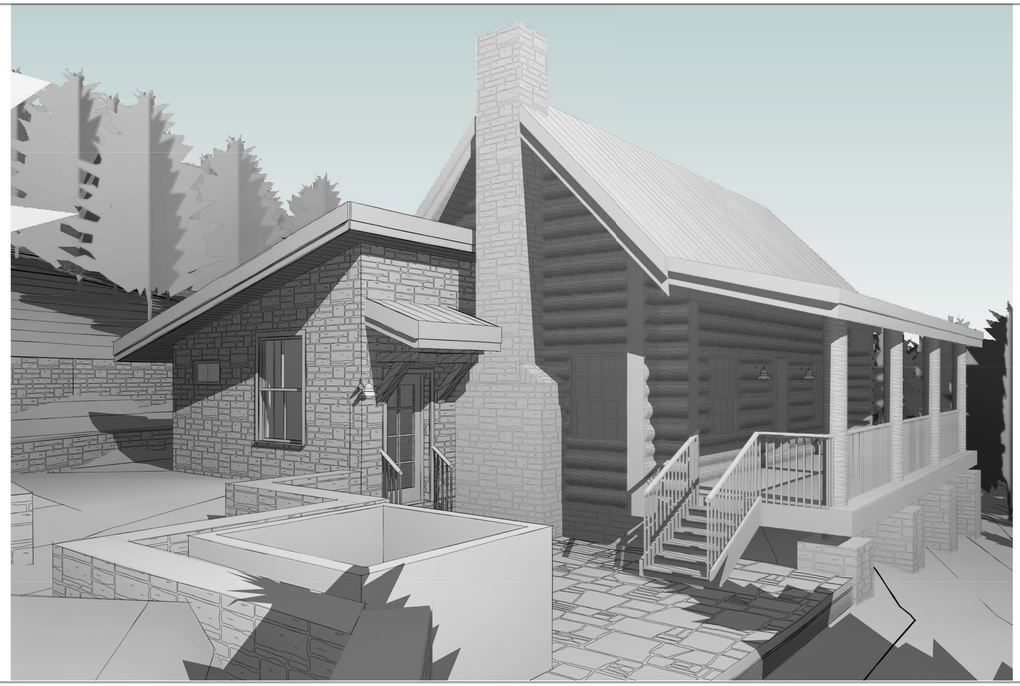
INTENT:
THESE DOCUMENTS ARE INTENDED TO INCLUDE ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES REQUIRED TO COMPLETE THE WORK DESCRIBED HEREIN.

COORDINATION:
THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE DOCUMENTS, VERIFY ACTUAL CONDITIONS AND REPORT ANY DISCREPENCIES, ERRORS OR OMMISSIONS TO THE ARCHITECT IN A TIMELY MANNER. THE ARCHITECT SHALL CLARIFY OR PROVIDE REASONABLE ADDITIONAL INFORMATION REQUIRED FOR SUCCESSFUL EXECUTION. THE CONTRACTOR SHALL VERIFY AND COORDINATE ALL OPENINGS THROUGH FLOORS, CEILINGS AND WALLS WITH ALL ARCHITECTURAL, INTERIOR, STRUCTURAL, MECHANICAL AND PLUMBING, ELECTRICAL AND LIGHTING DRAWINGS. CONTRACTOR WILL ASSUME RESPONSIBILITY OF ITEMS REQUIRING COORDINATION AND RESOLUTION DURING THE BIDDING PROCESS.

SUBSTITUTIONS:
ANY MATERIALS PROPOSED FOR SUBSTITUTION OF THOSE SPECIFIED OR THE CALLED OUT BY TRADE NAME IN THESE DOCUMENTS SHALL BE PRESENTED TO THE ARCHITECT FOR REVIEW. THE CONTRACTOR SHALL SUBMIT SAMPLES WHEN REQUIRED BY THE ARCHITECT AND SUCH SAMPLES SHALL BE REVIEWED BY THE ARCHITECT BEFORE THE WORK IS PERFORMED. WORK MUST CONFORM TO THE REVIEWED SAMPLES. ANY WORK WHICH DOES NOT CONFORM SHALL BE REMOVED AND REPLACED WITH WORK WHICH CONFORMS AT THE CONTRACTOR'S EXPENSE. SUBCONTRACTORS SHALL SUBMIT REQUESTS AND SAMPLES FOR REVIEW THROUGH THE GENERAL CONTRACTOR WHEN WORK IS LET THROUGH HIM OR HER. REQUIRED VERIFICATION AND SUBMITTALS TO BE MADE IN ADEQUATE TIME AS NOT TO DELAY WORK IN PROGRESS.

SHOP DRAWINGS:
SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR HIS OR HER REVIEW WHERE CALLED FOR ANYWHERE IN THESE DOCUMENTS. REVIEW SHALL BE MADE BY THE ARCHITECT BEFORE WORK IS BEGUN, AND WORK SHALL CONFORM TO THE REVIEWED SHOP DRAWINGS, SUBJECT TO REPLACEMENT AS REQUIRED IN PARAGRAPH "SUBSTITUTIONS" ABOVE.

SAFETY & PROTECTION OF WORK:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY AND CARE OF ADJACENT PROPERTIES DURING CONSTRUCTION FOR COMPLIANCE WITH FEDERAL AND STATE O.S.H.A. REGULATIONS, AND FOR THE PROTECTION OF ALL WORK UNTIL IT IS DELIVERED COMPLETED TO THE OWNER.



PROJECT CODE INFORMATION

ZONING	SINGLE FAMILY RESIDENCE (MV LOT 801)
BUILDING CODE	IBC 2009
DESCRIPTION	TWO STORY SINGLE FAMILY DWELLING
OCCUPANCY CLASSIFICATION	R-1

PROJECT CDC INFORMATION

TYPE OF UNIT	SINGLE FAMILY RESIDENCE
TOTAL BUILDING GROSS AREA	1,468 SF
EXISTING LIVING	1,033 SF
PROPOSED LIVING	89 SF
LOFT	944 SF
MAIN FLOOR	403 SF
LOT SIZE	2.59 ACRES (112,994.64 SF)
LOT COVERAGE	1.30% (1,468 SF) < 40% MAX ALLOWABLE
MAX BUILDING HEIGHT	27'-5/16" < 40'-0" ALLOWABLE (35'-0" + 5'-0" GABLE RIDGE, CDC TABLE 3-3 FOOTNOTE 1)
AVERAGE HEIGHT	20' - 1 31/32" < 30'-0" ALLOWABLE
PARKING REQUIRED	2 SPACES

SHEET INDEX

A 0.0	Cover Sheet
A 1.0	Survey
A 1.1	Site
A 1.2	Construction Staging
A 1.3	Revegetation Plan
A 1.4	Perspectives
A 2.0	Demo Plan
A 3.0	Floor Plan
A 3.1	Roof Plan
A 4.0	Elevations
A 4.1	Elevations
A 4.2	Interior Elevations
A 5.0	Building Section
LT 1.0	Exterior Lighting
LT 1.1	Interior Lighting Plan
S 1.0	Notes, Sections & Details
S 1.1	Foundation & Floor Framing Plan
S 1.2	Roof Framing Plan

VICINITY MAP

PROJECT TEAM

OWNER:

PAUL & AMY McPHEETERS
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AMYMCPHEETERS@GMAIL.COM

ARCHITECT:

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STRUCTURAL:

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SURVEYOR:

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Cover Sheet

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A 0.0

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This Existing Conditions / Topographic Survey was prepared in March, 2012 and updated in February, 2015 under the direct responsibility, supervision and checking of Jeffrey C. Haskell of Foley Associates, Inc., being a Colorado Licensed Surveyor. It does not constitute a Land Survey Plat or Improvement Survey Plat as defined by section 38-51-102 C.R.S.

_____

P.L.S. NO. 37970 *Date*

NOTES:

1. *This survey does not constitute a title search by Foley Associates, Inc. to determine the ownership of this property or easements of record.*

2. *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.*

LEGEND

- WV — WATER VALVE
- FIRE HYDRANT
- LAMP POST
- TRANSFORMER
- TELEPHONE PEDESTAL
- CABLE-TV PEDESTAL
- FOUND 1-1/2" ALUMINUM CAP ON #5 REBAR, L.S. 24954
- FOUND 1-1/2" ALUMINUM CAP ON #5 REBAR, L.S. 37970

TRACT OS-8A
LOT 27A
TRACT OS-3F
YELLOW BRICK ROAD
LOT 23AR
LOT 23CR
LOT 23D
LOT 23R
LOT 23E
ACCESS TRACT F1-23A
ACCESS TRACT F1-23B
TRACT OS-3
UTILITY EASEMENT ACCESS LOCATION

9520 9530 9540 9550 9560 9570 9580 9590 9600 9610 9620

L=164.14'
R=87.50'
DELTA=107°28'45"
CH=141.11'
CB=N 10°23'26" W

L=75.57'
R=87.50'
DELTA=49°28'55"
CH=73.24'
CB=N 68°05'18" E

L=38.31'
R=50.00'
DELTA=43°53'47"
CH=37.38'
CB=N 45°16'14" E

N 19°59'47" E 37.74'
N 42°00'00" W 79.18'
N 87°10'00" W 58.66'
EDGE OF PAVEMENT
RETAINING WALL
RETAINING WALL
ADDRESS MONUMENT
CONCRETE V-PAN
N 58°58'51" E 65.29'
PAVED PRIVATE ROAD
16' NO-DISTURB ZONE

S 84°45'00" E 228.20'
16' GENERAL EASEMENT
BRIDGE EASEMENT AREA (PER RECEPTION No. 337399)
S 84°45'00" E 144.79'
SURFACE DRAINAGE EASEMENT PER RECEPTION NO. 337426
WETLANDS AS DELINEATED BY AQUATIC AND WETLANDS COMPANY (LOCATED BY FOLEY ASSOCIATES, INC 10/10/98
S 35°00'55" W 110.17'
S 10°23'41" W 111.97'
16' GENERAL EASEMENT
16' GENERAL EASEMENT

CONCRETE SPILLWAY
FLOWLINE
PAVED DRIVE
POND
BRIDGE
CMP
EDGE OF POND
UTILITY EASEMENT AREA AND AREA FOR EXISTING UTILITIES FACILITIES (PER RECEPTION No. 423436)
EASEMENT AGREEMENT FOR LANDSCAPING (PER PLAT BOOK 1 AT PAGE 3144) (AND PER RECEPTION No. 357358)
S 14°12'00" E 85.50'
STONE PATH
TREELINE
CMP N 79°30'00" E 58.00'
STONE PATH
STREAM
TREELINE
16' GENERAL EASEMENT
EDGE OF SKI RUN
BRIDGE
RETAINING WALL
STEPS
DECK
STEPS
RETAINING WALL
117 YELLOW BRICK RD.
2 STORY HOUSE
RETAINING WALL
HOT TUB
1st Floor Elevation = 9590.2
Peak Elevation = 9610.6
N 11°28'16" W 209.59'
TREELINE
UTILITY EASEMENT AREA FACILITIES (PER RECEPTION No. 423436)
OLD ROAD CUT
EDGE OF SKI RUN
TREELINE
N 79°30'00" E 232.62'
S 00°00'00" E 20.36'
S 46°47'38" W 67.62'
L=83.39'
R=138.00'
DELTA=34°36'48"
CH=82.12'
CB=N 21°36'48" W
PARKING AREA
STEPS
STONE PATH
1st Floor Elevation = 9590.2
Peak Elevation = 9610.6

N
SCALE: 1"=20'
0 5 10 15 20 40

S 87°28'43" E 52.45'
S 87°28'43" E 65.24'
PAVED PRIVATE ROAD
18" CMP
FOUND REBAR, NO CAP
N 87°58'47" E 54.80'
FOUND BRASS TAG, L.S. 24954
L=128.79'
R=220.00'
DELTA=33°32'26"
CH=126.96'
CB=S 75°45'04" W
L=22.99'
R=290.00'
DELTA=4°32'31"
CH=22.98'
CB=S 89°44'58" E
PUMP HOUSE
STREAM
SHARED DRIVEWAY AND UNDERGROUND UTILITY EASEMENT AGREEMENT (PER RECEPTION No. 407675)
FIRST AMENDMENT TO THE SHARED DRIVEWAY AND UNDERGROUND EASEMENT AGREEMENT (PER RECEPTION No. _____)
RETAINING WALL
36" CMP
TAKEOFF POINTS
PAVED DRIVEWAY
RETAINING WALL
STREAM
24" CMP
BERM AND LANDSCAPED AREA
CENTERLINE OF GRANTEE DRIVEWAY EXTENSIONS

Existing Conditions / Topographic Survey

Lot 23AR and Lot 23CR, Town of Mountain Village, San Miguel County, Colorado.

Project Mgr:	JH
Technician:	MC
Technician:	
Checked by:	
Start date:	02/2015

Rev.	description	date	by

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1 Proposed New Construction - Site
1" = 10'-0"

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Site

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1 Proposed New Construction - Construction Staging
1" = 10'-0"

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Construction Staging

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PLANT SCHEDULE

BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
PICEA PUNGENS	COLORADO SPRUCE	2.5 CALS 8'-10' TALL	0
POPULUS TREMULOIDES	QUAKING ASPEN	12'	0
PERENNIALS		200 SF	
REVEGETATION		FIELD VERIFY	

WATER USAGE CHART

TYPE	MONTHLY USE	TOTAL MONTHLY USAGE	QUANTITY
SPRUCE	25 GAL EACH	100 GAL	0
ASPEN	10 GAL EACH	110 GAL	0
PERENNIALS	2.5 GAL / SF	250 GAL	200 SF

LEGEND

DISTURBED AREAS

GENERAL NOTES:

1. ALL TREES AND SHRUBS TO BE LOCATED BY PROJECT ARCHITECT / OWNER.
2. ALL TREES AND SHRUBS SHALL BE BACKED FILLED WITH A TOPSOIL / ORGANIC FERTILIZER MIXTURE AT A 2:1 RATIO.
3. NECESSARY TREES SHALL BE STACKED WITH 4' METAL POSTS, TREES SHALL BE GUYED WITH 12 GAUGE GALVANIZED WIRE AND POLYPROPYLENE TREE RACE STRIPS.
4. PERENNIAL PLANTING BEDS SHALL BE TILLED 6" DEPTH AND AMENDED WITH TOPSOIL AND ORGANIC FERTILIZER AT A 2:1 RATIO.
5. SEE PLANTING DETAILS FOR ALL DECIDUOUS AND EVERGREEN TREES.
6. MULCH ALL PERENNIAL BEDS WITH A PINE BARK SOIL CONDITIONER BY SOUTHWEST IMPORTERS; SHREDDED CEDAR BARK.
7. ALL PLANT MATERIAL TO MEET THE AMERICAN STANDARD FOR NURSERY STOCK.
8. ALL PLANTED MATERIALS SHALL BE NON NOXIOUS SPECIES AS SPECIFIED WITHIN THE SAN MIGUEL COUNTY NOXIOUS WEED LIST.

LANDSCAPE MAINTENANCE NOTES:

1. TURF SHALL BE AERATED 2 TO 3 TIMES PER YEAR TO INCREASE THE WATER ABSORPTION RATE. NECESSARY ORGANIC FERTILIZATION AND AMENDMENT SHALL BE INCORPORATED AT THE SAME TIME.

REVEGITATION NOTES:

1. SUBSOIL SURFACE SHALL BE TILLED TO A 4" DEPTH ON NON FILL AREAS.
2. TOPSOIL SHALL BE SPREAD AT A MINIMUM DEPTH OF 4" OVER ALL AREAS TO BE REVEGETATED (EXCEPT OF SLOPES GREATER THAN 3:1) AND AMENDMENT ROTOTILLED AT A RATE OF THREE CUBIC YARDS PER THOUSAND SQUARE FEET.
3. BROADCASTING OF SEED SHALL BE DONE IMMEDIATELY AFTER TOPSOIL IS APPLIED (WITHIN 10 DAYS) TO MINIMIZE EROSION AND WEEDS.
4. AREAS WHICH HAVE BEEN COMPACTED OR RELATIVELY UNDISTURBED NEEDING SEEDING, SHALL BE SCARIFIED BEFORE BROADCASTING THE SEED.
5. BROADCASTING WITH SPECIFIED SEED MIX AND FOLLOW WITH DRY MULCHING, STRAW OR HAY SHALL BE UNIFORMLY APPLIED OVER SEEDED AREA AT A RATE OF 1.5 TONS PER ACRE FOR HAY OR 2 TONS PER ACRE FOR STRAW, CRIMP IN.
6. ON SLOPES GREATER THAN 3:1 EROSION CONTROL BLANKET SHALL BE APPLIED IN PLACE OF STRAW MULCH AND PINNED.
7. ALL UTILITY CUTS SHALL BE REVEGETATED WIHTIN TWO WEEKS AFTER INSTALLATION OF UTILITIES TO PREVENT WEED INFESTATION.
8. SEED ALL AREAS LABELED NATIVE GRASS SEED WITH THE FOLLOWING MISTURE AT A RATE OF 12 LBS. PER ACRE.

1 Purpoed New Construction - Revegetation
1" = 10'-0"

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Revegetation Plan

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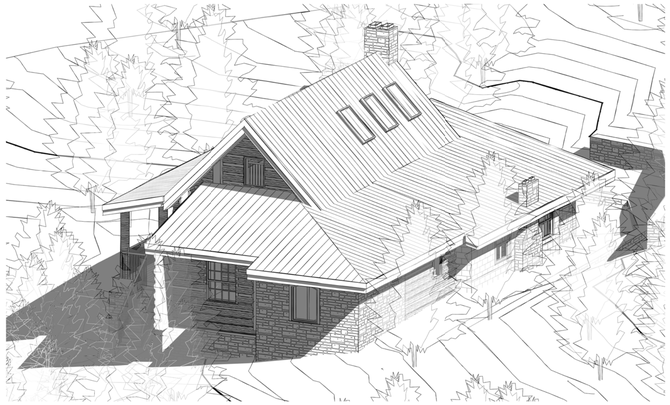
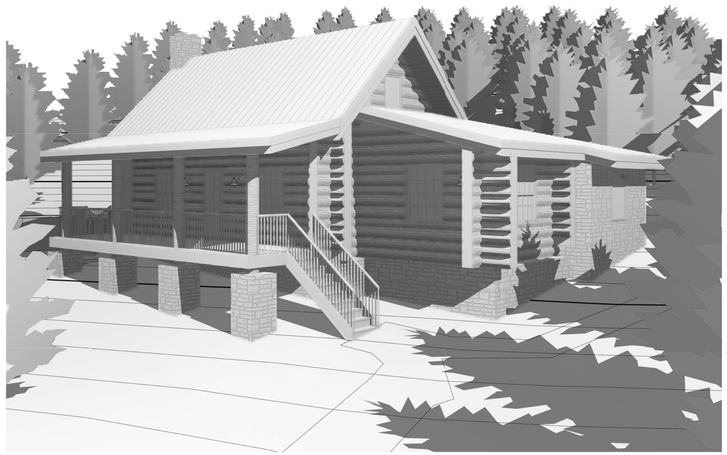
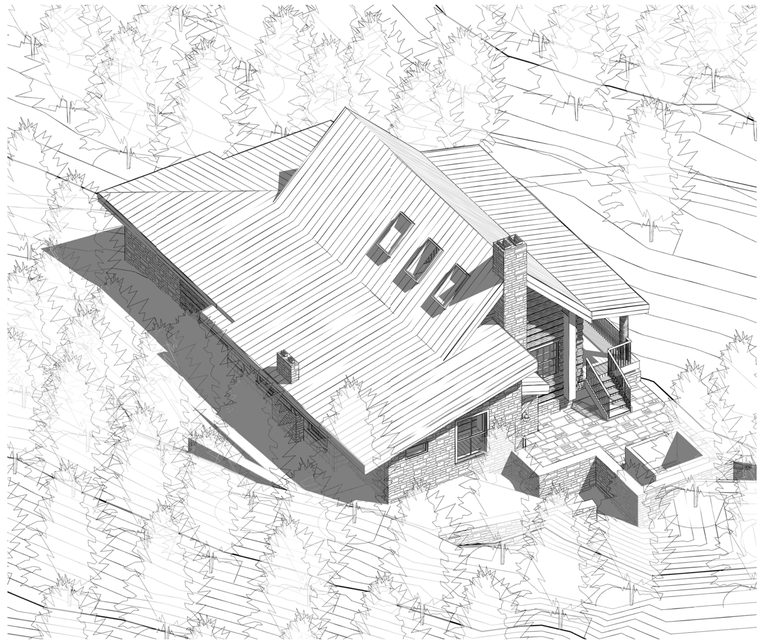


4 New Construction - Purspective - SW

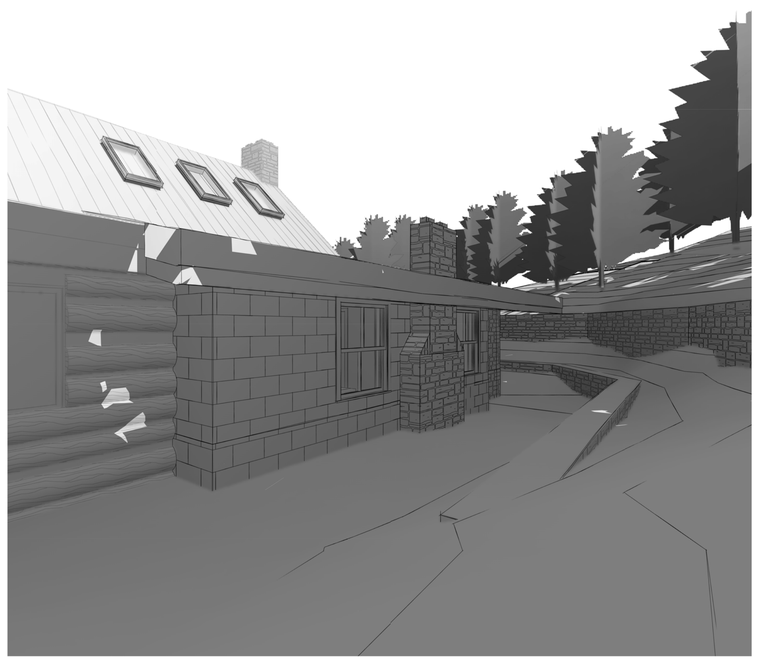
3 New Construction - Purspective - NW



2 NW Perspective



5 New Construction - Purspective - SE



7 New Construction - Perspective - South Side of New Aditiioin

1 New Construction - Purspective - NE

6 New Construction - Perspective - Flagstone Patio

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Perspectives

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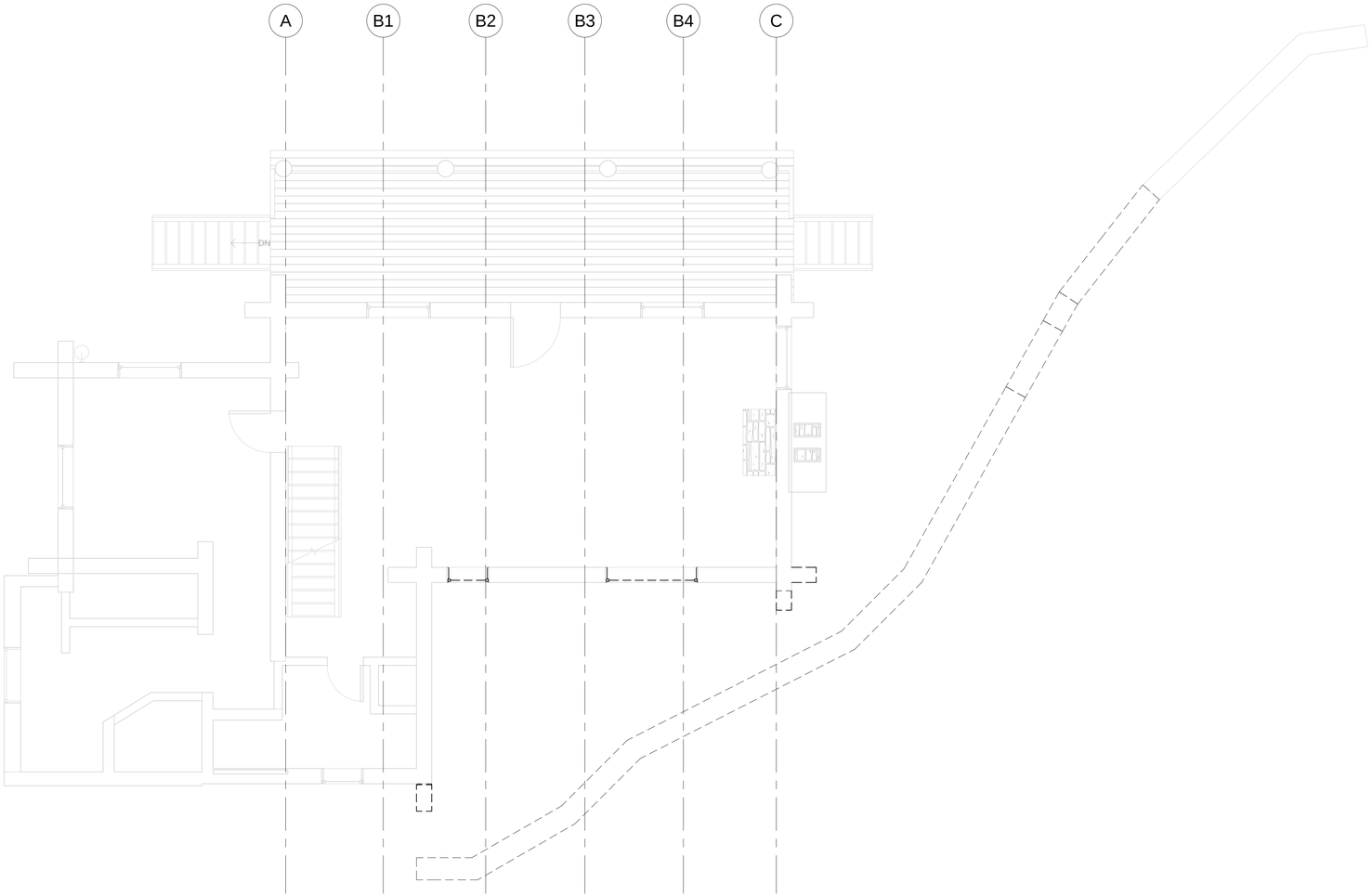

1 Demo - Main Level
1/4" = 1'-0"

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Demo Plan

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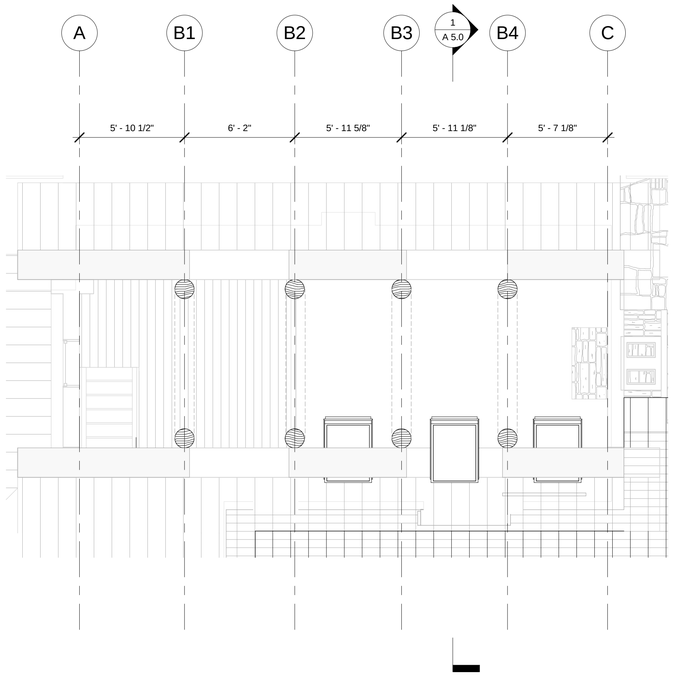


2 Proposed New Construction - Loft/Skylight
1/4" = 1'-0"

Window Schedule

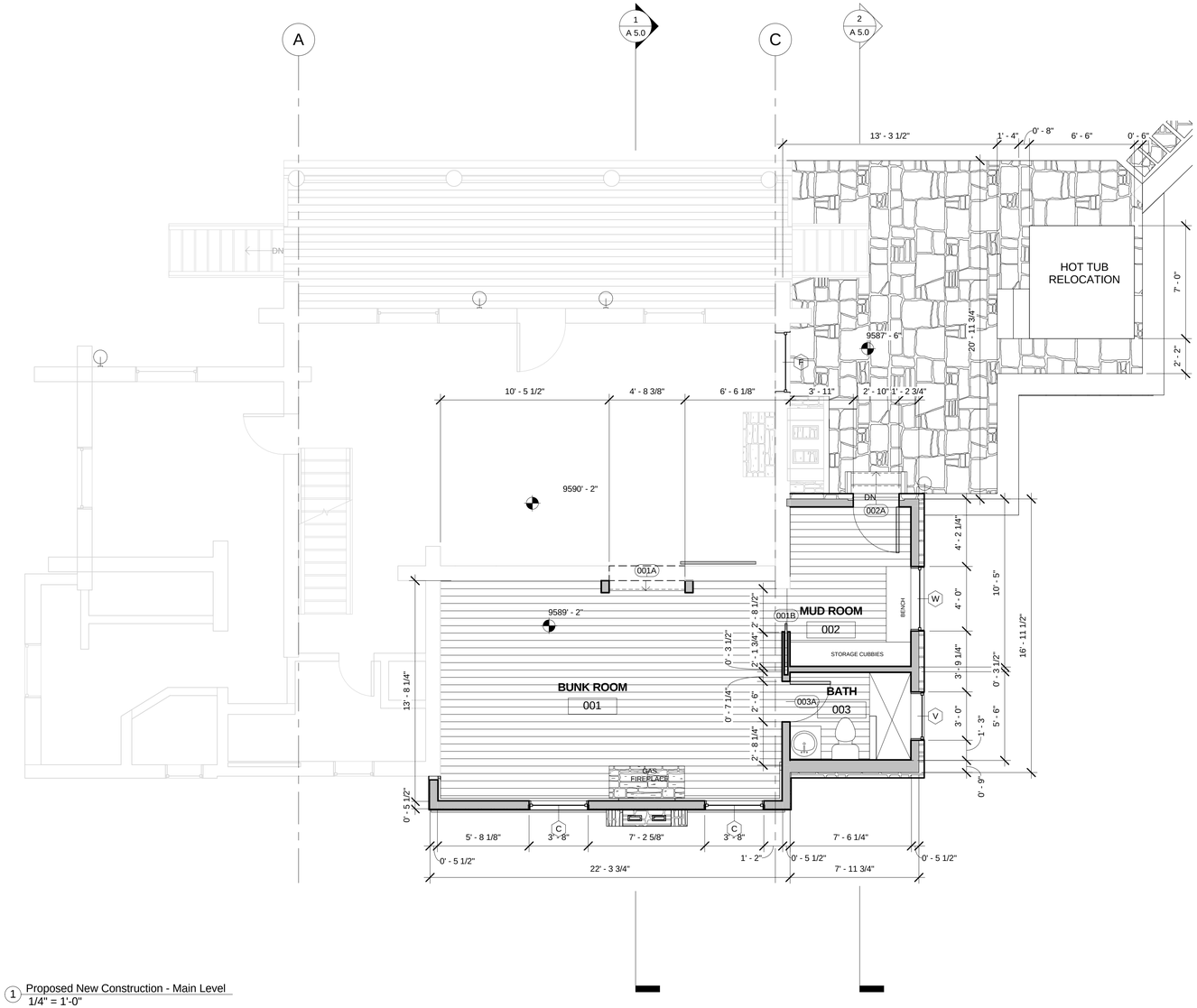
Type Mark	Room Number	Room Name	Window Type	Height	Width	Head Height	Manufacturer	Model	Count	Comments
C	001	BUNK ROOM	Double-Hung Windows	4' - 0"	3' - 8"	7' - 6"	TBD	TBD	2	
F	000	LIVING ROOM	Double-Hung Windows	4' - 9"	3' - 10"	7' - 9"	TBD	TBD	1	
V	003	BATH	Fixed Windows	1' - 6"	3' - 0"	7' - 6"	TBD	TBD	1	
W	002	MUD	Double-Hung Windows	5' - 8"	4' - 0"	8' - 8"	TBD	TBD	1	
X	000	LIVING ROOM	Roof Windows	4' - 7"	2' - 6 5/8"		VELUX	FS M08 2005 Skylight	3	

Grand total: 8

Door Schedule

Mark	Room	Type	Type Mark	Width	Height	Manufacturer	Hardware	Comments
001A	LIVING ROOM	Barn Door 56" x 80"	08	4' - 8"	6' - 8"	TBD	TBD	
001B	LIVING ROOM	32" x 80"	09	2' - 8"	6' - 8"	TBD	TBD	
002A	MUD ROOM	34" x 80"	17	2' - 10"	6' - 8"	TBD	TBD	
003A	BATH	30" x 80"	02	2' - 6"	6' - 8"	TBD	TBD	

Grand total: 4



1 Proposed New Construction - Main Level
1/4" = 1'-0"

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Floor Plan

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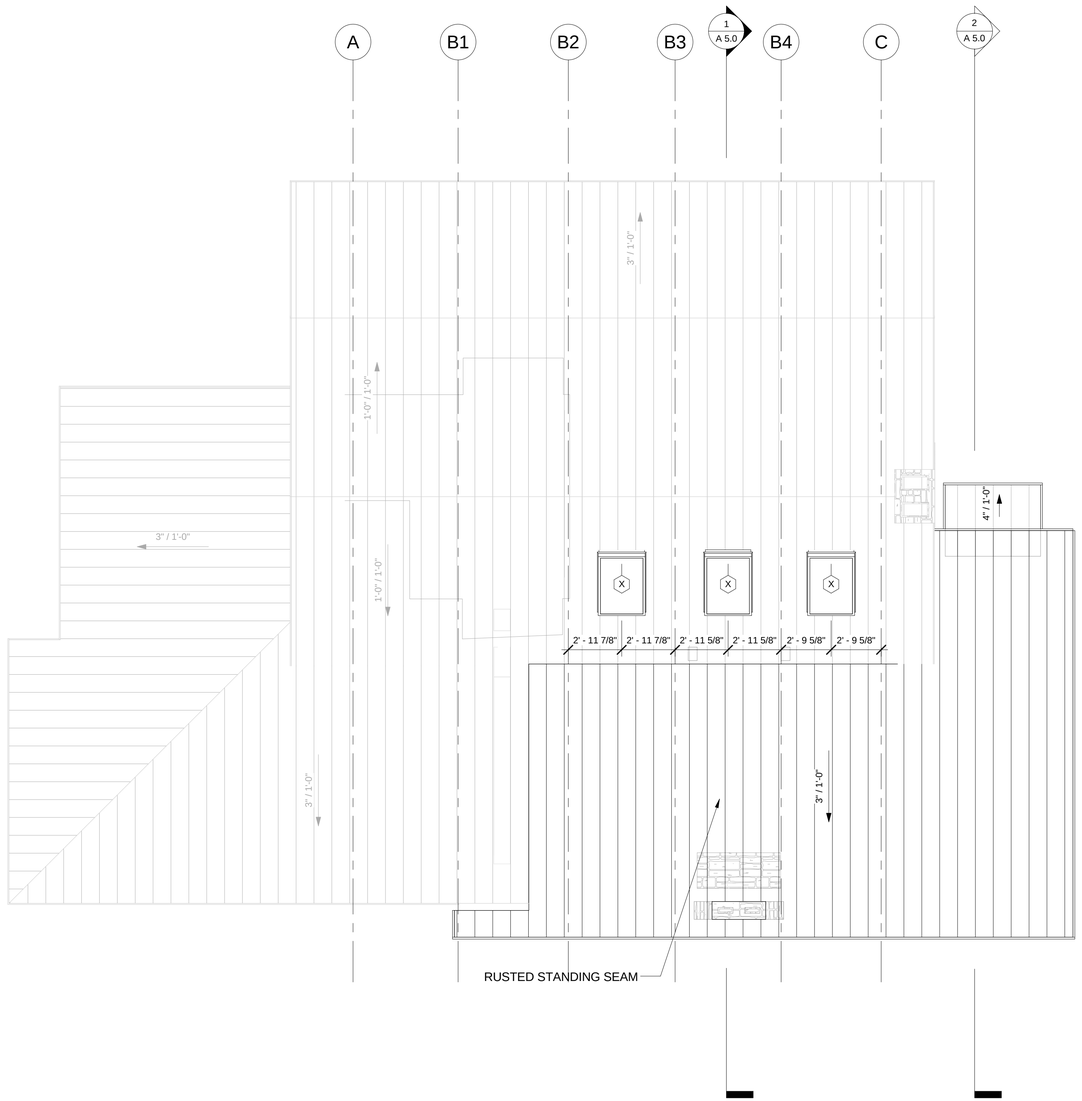

1 Proposed New Construction - Roof Plan
1/4" = 1'-0"

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Roof Plan

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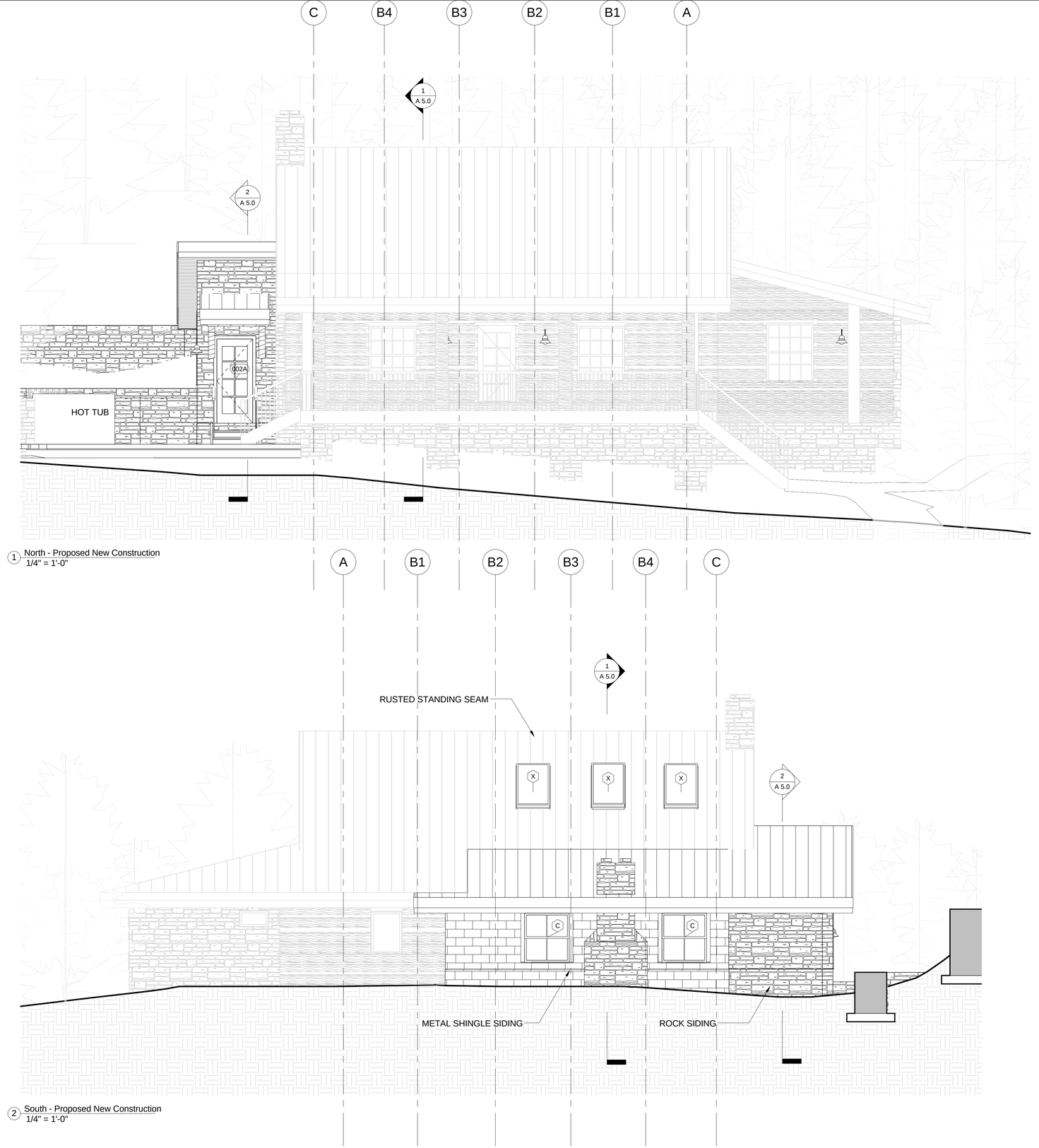
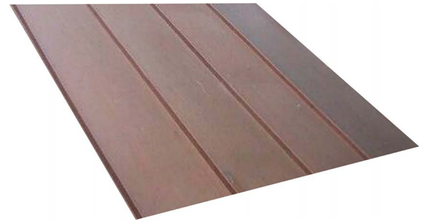


1 North - Proposed New Construction
1/4" = 1'-0"

2 South - Proposed New Construction
1/4" = 1'-0"

MATERIAL	TOTAL AREA (sq ft)	% COVERED
STONE VENEER	2136 sq ft	58.17%
LOG WOOD SIDING	1010 sq ft	27.51%
METAL SHINGLES	299 sg ft	8.15%
WINDOWS	186 sq ft	5.06%
DOORS	41 sq ft	1.20%
	TOTAL sq ft = 3672 sq ft	**100%**

ROCK SIDING



RUSTED STANDING SEAM ROOF

METAL SHINGLE SIDING

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P.O. Box 3206
100 W. Colorado Suite 211
Telluride, Colorado 81435
p 970-728-8145
kristine@shift-architects.com
www.shift-architects.com

DATE:
7/27/2015
DRB Submittal

117 Yellow Brick Road

117 Yellow Brick Rd Telluride, CO 81435

Elevations

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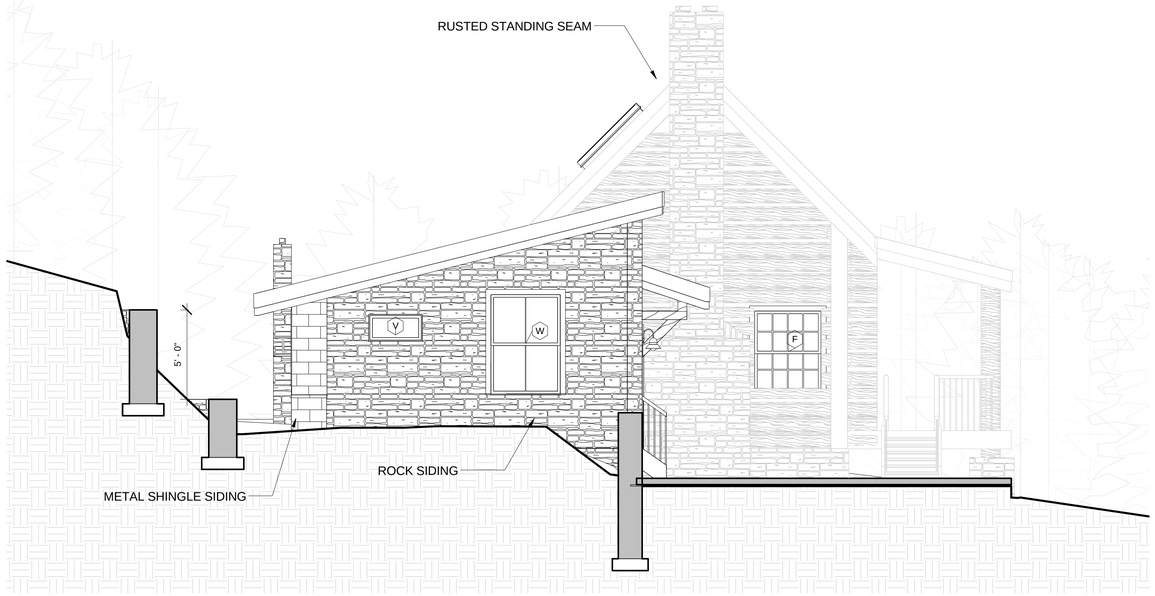
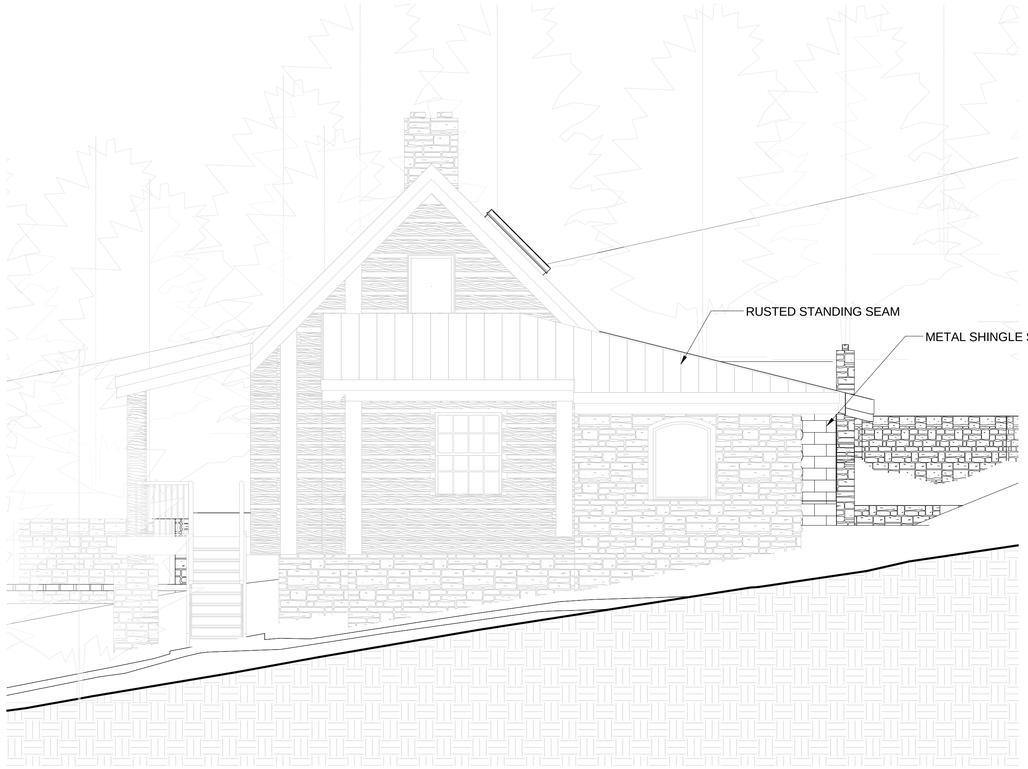
SHEET NUMBER

A 4.0

7/27/2015 11:00:16 AM



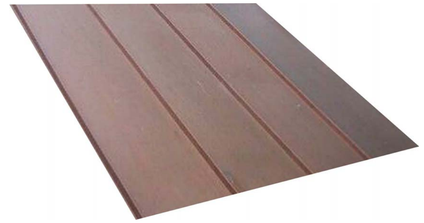
1 East - Proposed New Construction
1/4" = 1'-0"



2 West - Proposed New Construction
1/4" = 1'-0"

MATERIAL	TOTAL AREA (sq ft)	% COVERED
STONE VENEER	2136 sq ft	58.17%
LOG WOOD SIDING	1010 sq ft	27.51%
METAL SHINGLES	299 sg ft	8.15%
WINDOWS	186 sq ft	5.06%
DOORS	41 sq ft	1.20%
	TOTAL sq ft = 3672 sq ft	**100%**

ROCK SIDING



RUSTED STANDING SEAM ROOF

METAL SHINGLE SIDING

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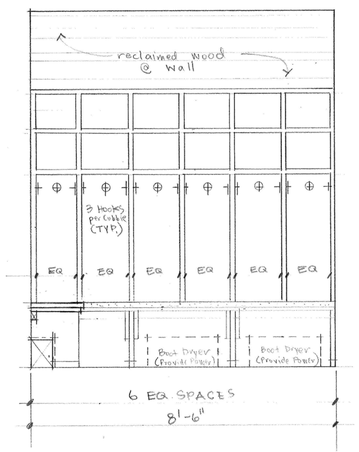
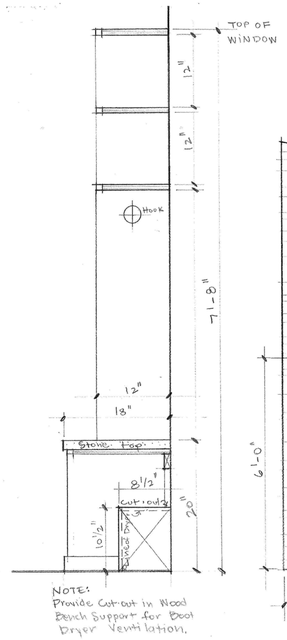
SHEET NUMBER

A 4.1

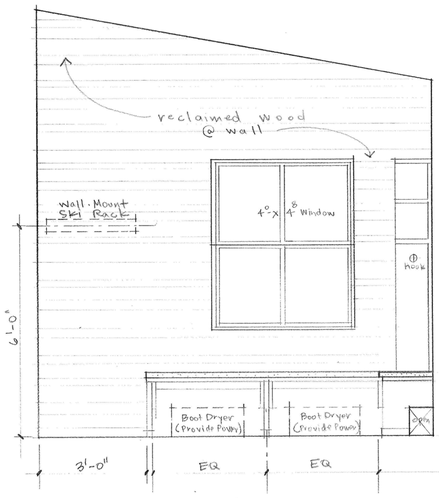
7/27/2015 11:00:20 AM



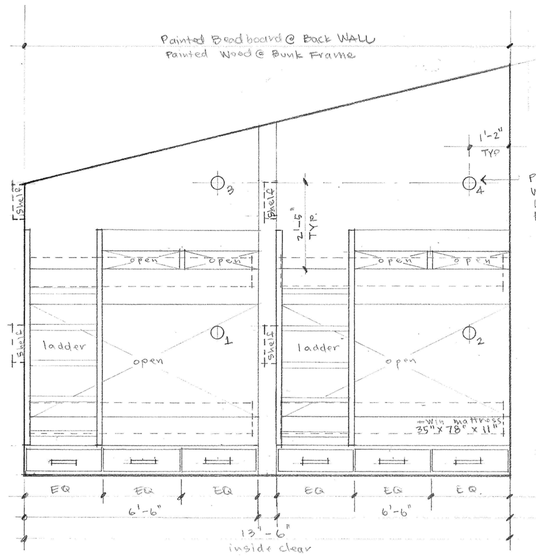
INT. ELEV. - SOUTH (MUD ROOM)
1/2"=1'-0"



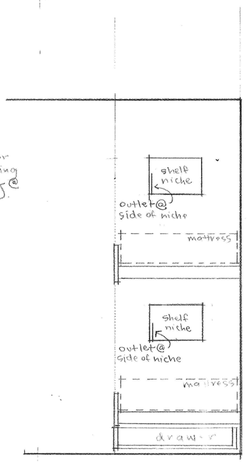
DETAIL @ BENCH/CUBBIES
1"=1'-0"



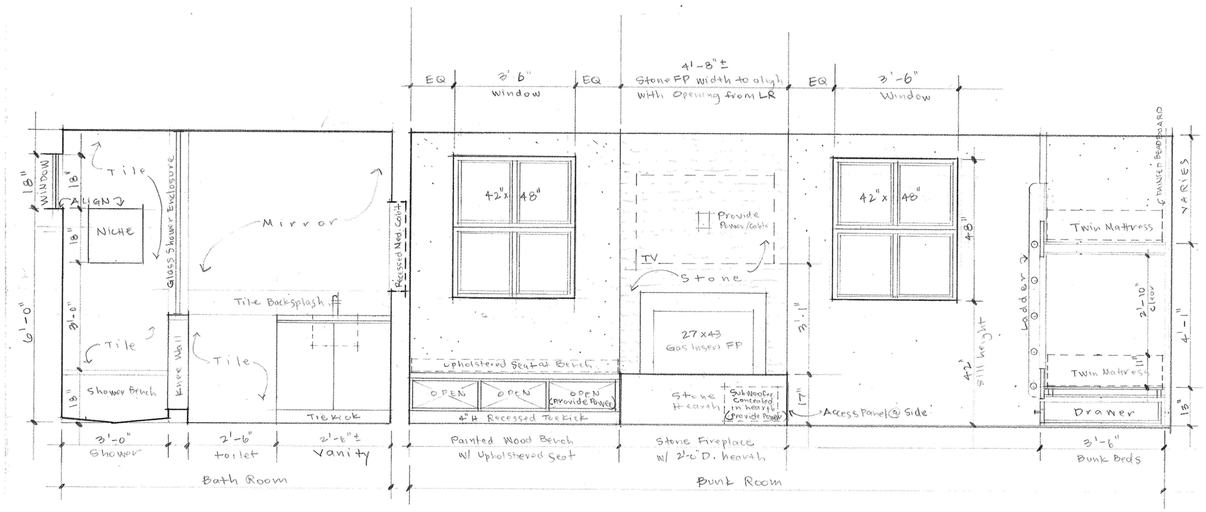
INT. ELEV. - EAST (MUD ROOM)
1/2"=1'-0"
6.2.15
ath.



INTERIOR ELEVATION - WEST (BUNK BEDS)
1/2"=1'-0"
ath.



DETAIL @ BUNKS
1/2"=1'-0"
ath.



INTERIOR ELEVATION - SOUTH (BUNKROOM & BATH ROOM)
1/2"=1'-0"
6.2.15
ath.

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Interior Elevations

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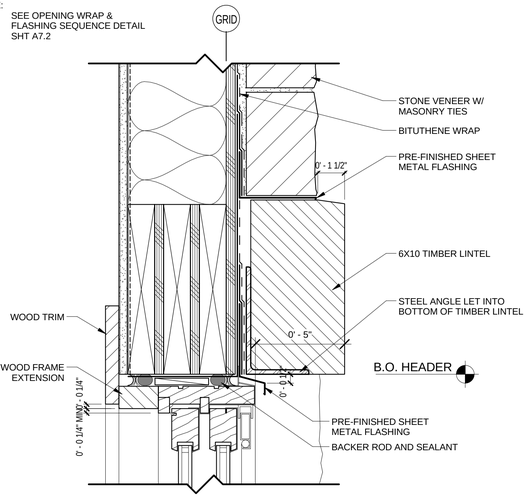
SHEET NUMBER

A 4.2

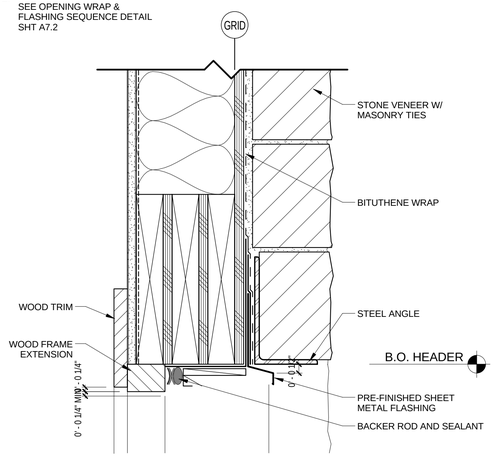
7/27/2015 11:00:34 AM

NOTE:
1. SEE OPENING WRAP & FLASHING SEQUENCE DETAIL SHT A7.2



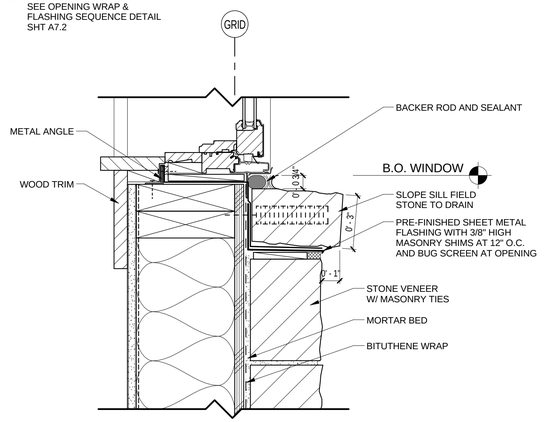
4 DOOR HEAD @ STONE/TIMBER LINTEL
3" = 1'-0"

NOTE:
1. SEE OPENING WRAP & FLASHING SEQUENCE DETAIL SHT A7.2

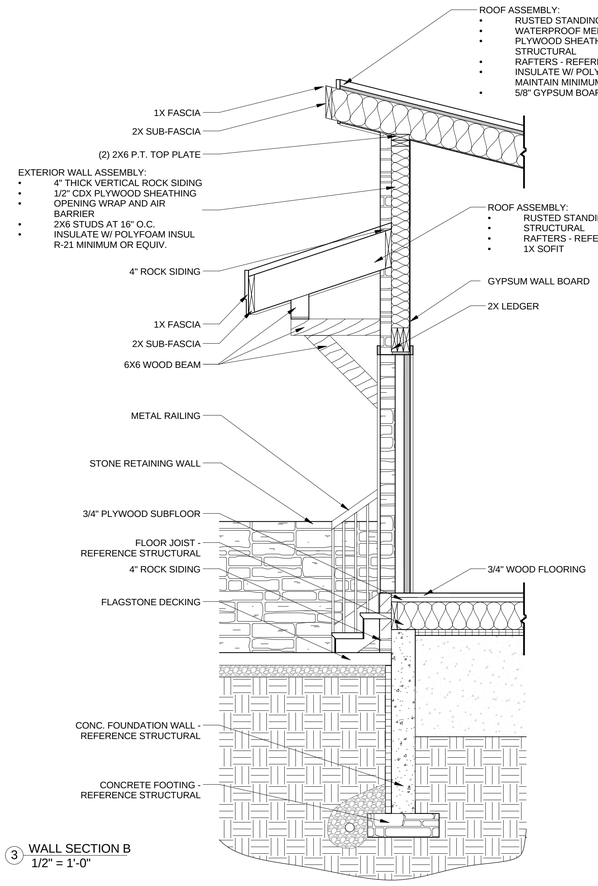


5 WINDOW HEAD @ STONE VENEER
3" = 1'-0"

NOTE:
1. SEE OPENING WRAP & FLASHING SEQUENCE DETAIL SHT A7.2

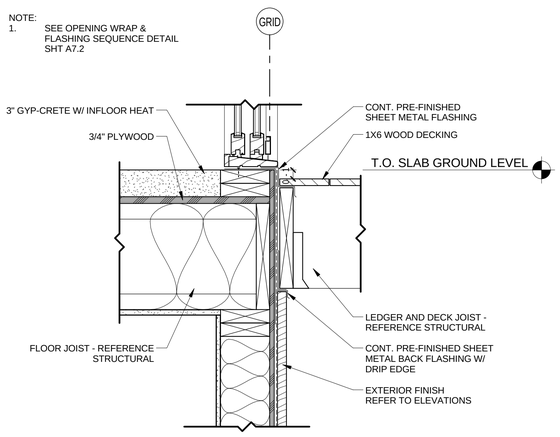


6 WINDOW SILL @ STONE CAP
3" = 1'-0"

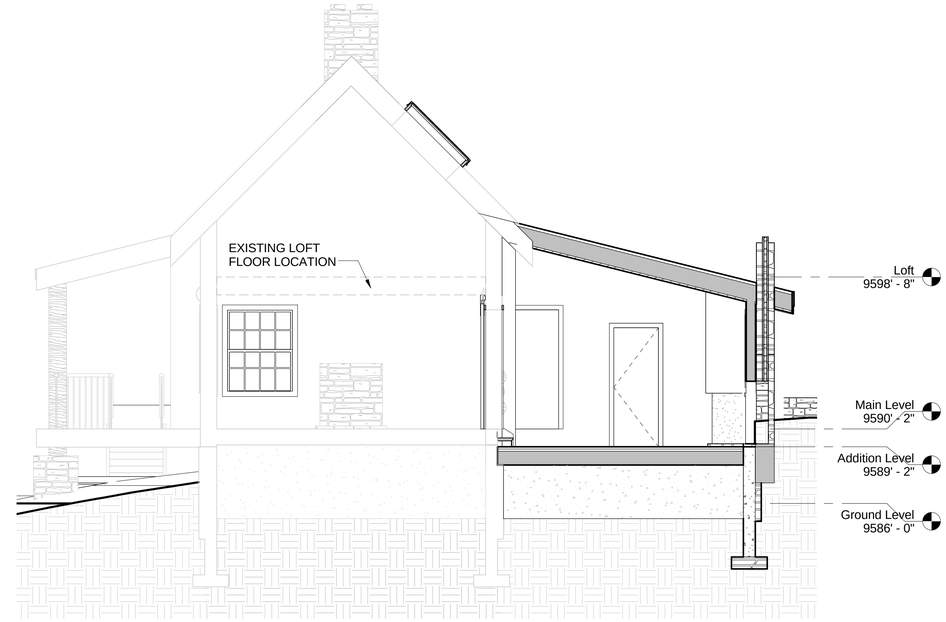


3 WALL SECTION B
1/2" = 1'-0"

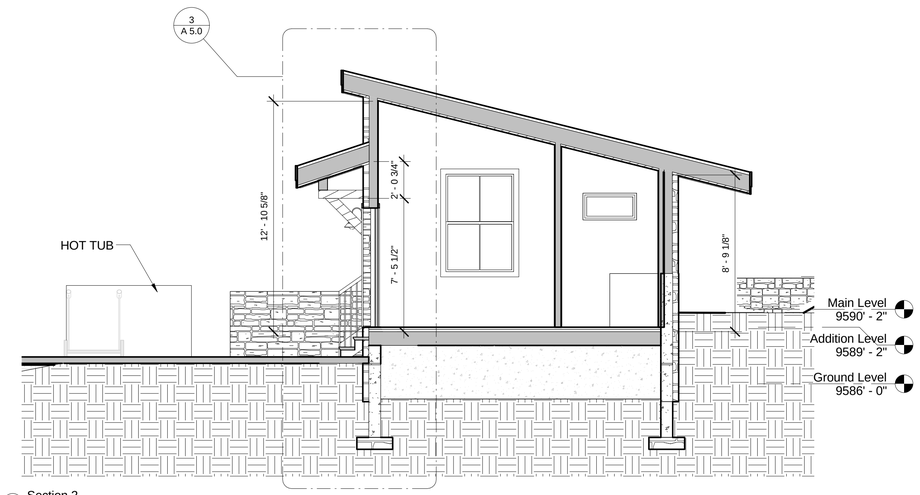
NOTE:
1. SEE OPENING WRAP & FLASHING SEQUENCE DETAIL SHT A7.2



7 DOOR THRESHOLD @ DECK
1 1/2" = 1'-0"



1 Section 1
1/4" = 1'-0"



2 Section 2
1/4" = 1'-0"

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www.shift-architects.com

DATE:
7/27/2015
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Building Section

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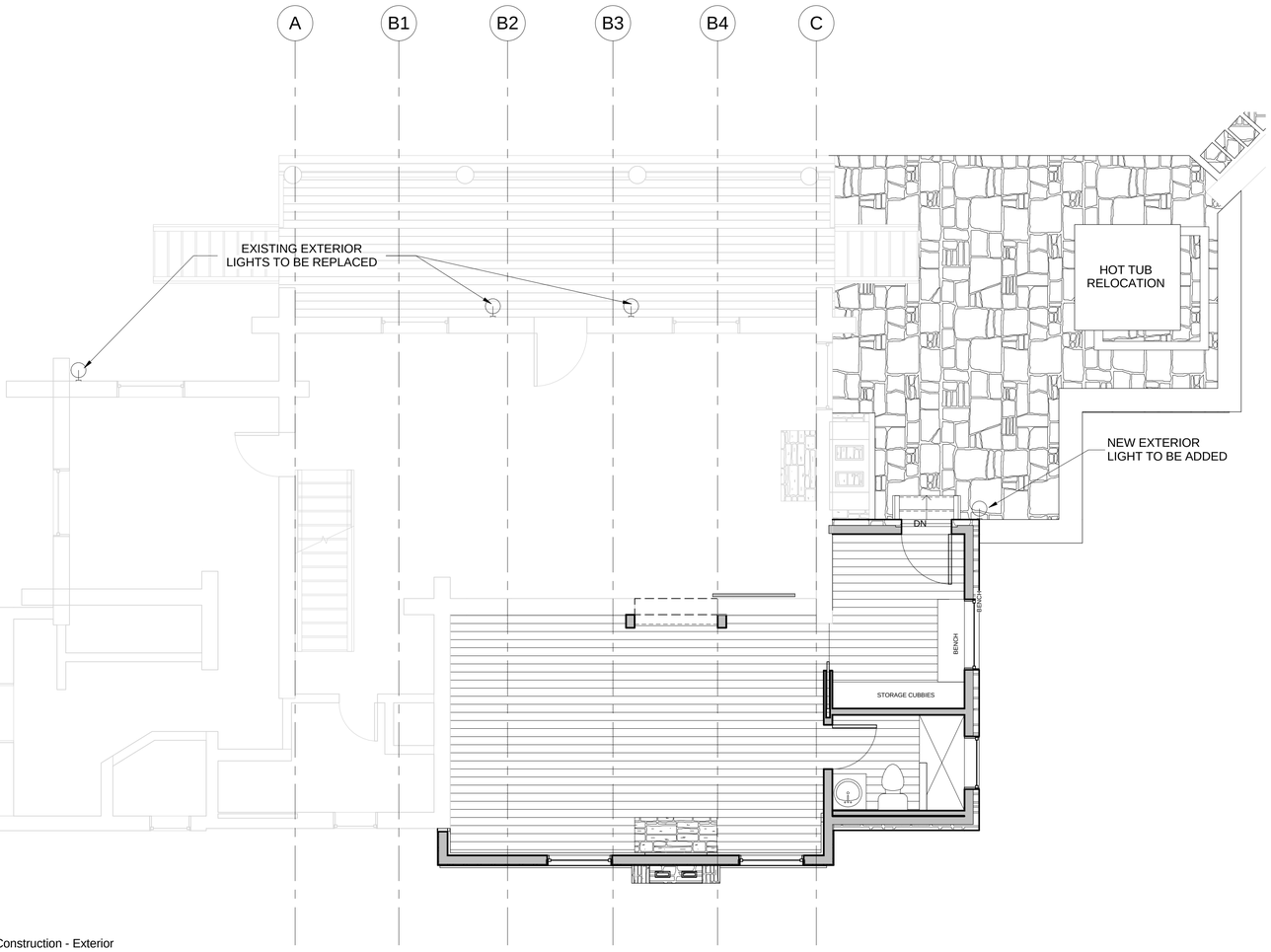
A 5.0

7/27/2015 11:00:37 AM



Construction - Exterior

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kristine@shift-architects.com
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DATE:
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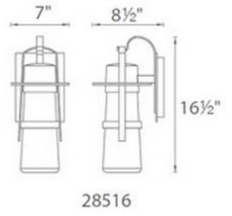
BALTHUS – model: WS-W285

NOTE: EXTERIOR LIGHTING TO BE UPDATED



Model	Height	Watt	LED Lumens	Delivered Lumens	Finish
WS-W28514	13 1/4"	10W	478	455	**GH** - Graphite **ORB** - Oil Rubbed Bronze
WS-W28516	16 1/2"		481	465	

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Exterior Lighting

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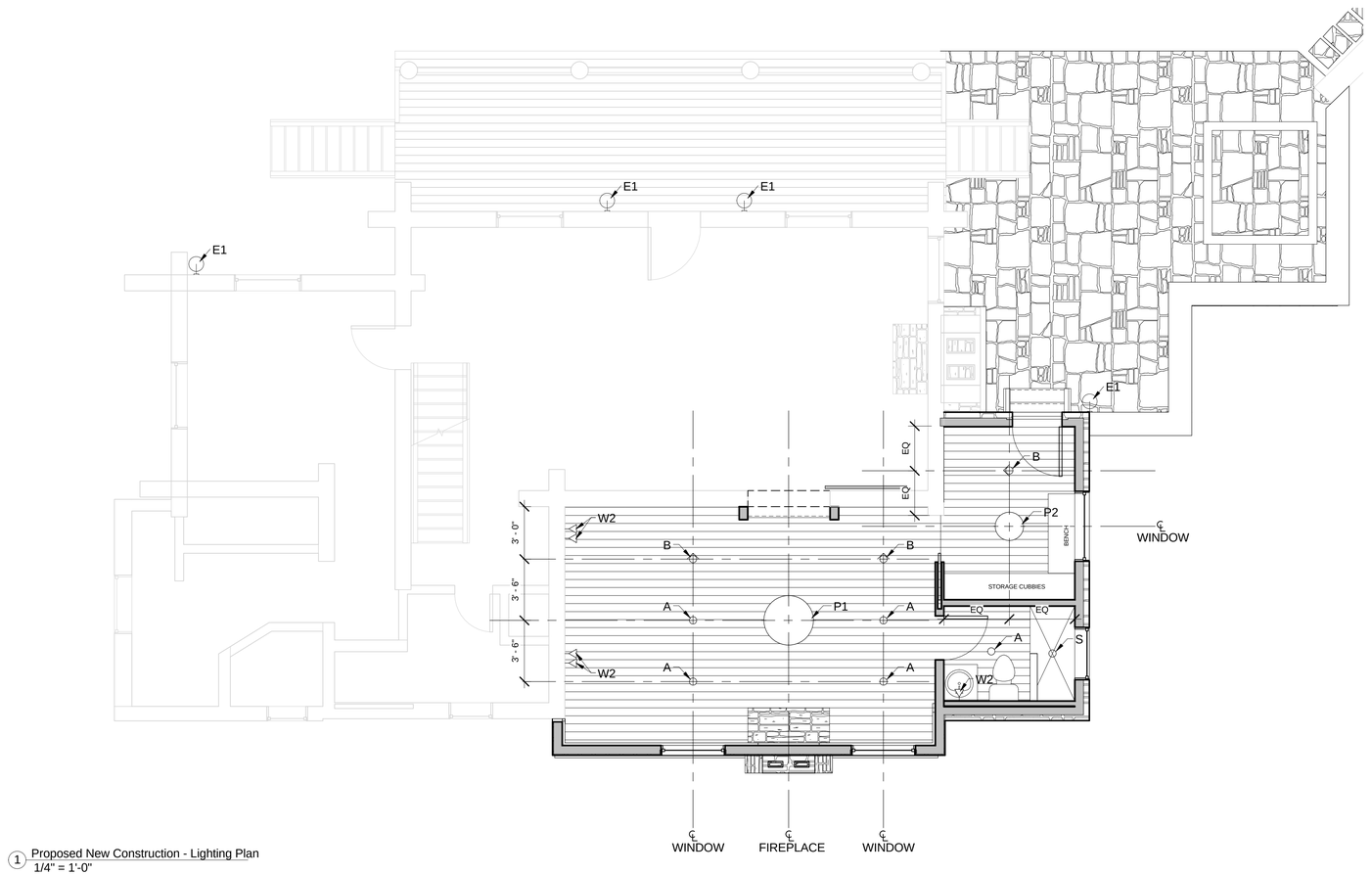
SHEET NUMBER

LT 1.0

7/27/2015 11:00:38 AM



1 Proposed New Construction - Lighting Plan
1/4" = 1'-0"

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100 W. Colorado Suite 211
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p 970-728-8145
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www.shift-architects.com

DATE:
7/27/2015
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Interior Lighting Plan

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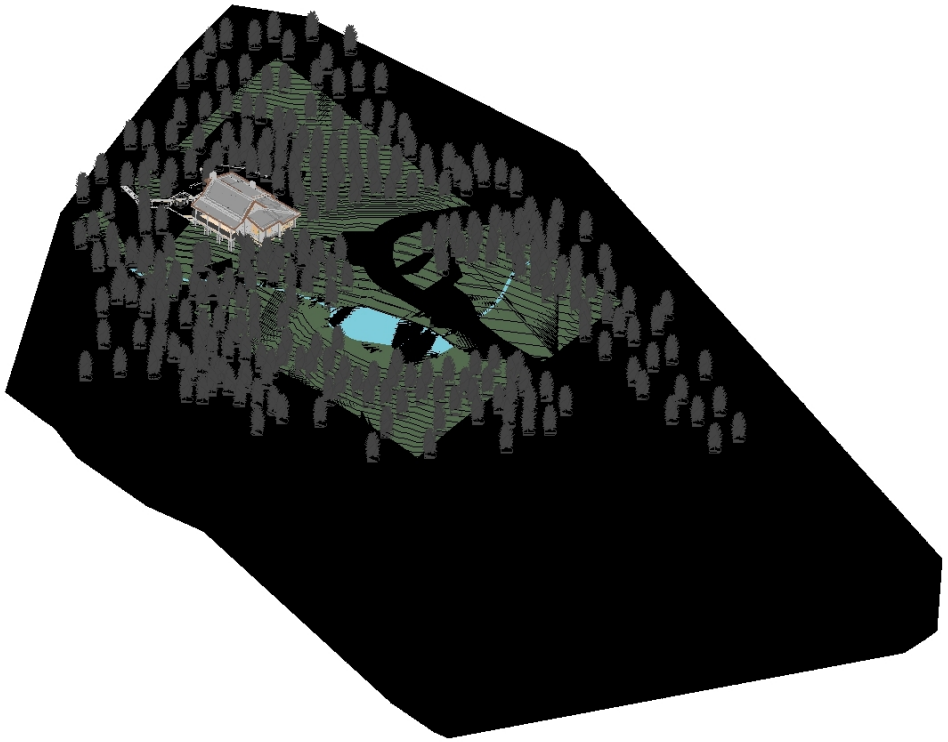
SHEET NUMBER

LT 1.1

7/27/2015 11:00:39 AM



DEVELOPMENT AGREEMENT
LOT 23AC

THIS DEVELOPMENT AGREEMENT ("**Agreement**"), dated and made effective as of _____, 2015 ("**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 Aaris, 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 23AC, Town of Mountain Village ("Property").

B. The Owner, through its representative Kris Perpar, applied for a Class 3 Design Review Process Application requesting approval for an addition on an existing cabin (the "Cabin") on the Property (the "Application").

C. The "Cabin" has been determined to be a pre-existing non-conforming accessory structure as it was established on the Property prior to the establishment of the primary use prior to a restriction on establishing an accessory use prior to establishing a primary use.

D. The Town has determined that due to the application not increasing the size of the Cabin beyond the maximum size permitted for an accessory structure, the Cabin will remain as a pre-existing, non-conforming accessory structure with the conditions as set forth in this Agreement.

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. **Cabin Access Status**. The Owner acknowledges that the Cabin is a pre-existing, non-conforming use. The Owner further acknowledges that the approval of the Application is made expressly contingent upon the Owner agreeing to the following conditions:

1.1. The Cabin shall not have any additions or alterations which increase the square footage of the Cabin beyond what is approved in the Application without full compliance with all of the Town's rules, regulations and requirements regarding primary structures, including but not limited to the provision of applicable parking requirements.

1.2. Any application by the owner of the Property for the development of a future primary structure shall comply with all applicable parking requirements for primary structures as required by the Town's community development code.

2. **Remedies For Breach Or Default**. In the event Owner should fail to perform or adhere to its obligations as set forth herein, the Town, in addition to any other remedies allowed by law or equity, 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 (no longer than fifteen days) within which to cure the breach:

2.1.1. Specific performance;

2.1.2. Injunctive relief, both mandatory and or prohibitory;

2.1.3. Denial, withholding, or cancellation of any building permit, certificate of completion 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

2.1.4. 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.

3. **Miscellaneous**.

3.1. **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.

3.2. **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.

3.3. **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 the modification or release by mutual agreement of the Town and the Owner.

3.4. **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.

3.5. **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.

3.6. **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.

3.7. **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.

3.8. **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 or electronic copies of any Party's signature hereon shall be deemed an original for all purposes of this Agreement.

3.9. **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.

Town:	**Owner:**
Town of Mountain Village Attention: Town Manager 455 Mountain Village Blvd., Suite A	

Mountain Village, CO 81435	
With a Copy to: J. David Reed, Esquire J. David Reed, P.C. PO Box 196 Montrose, CO 81402	**With a Copy to:**

3.10. **Exhibits and Attachments**. All exhibits and attachments to this Agreement shall be incorporated herein and deemed a part of this Agreement.

3.11. **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.

3.12. **Term of Agreement.** This Agreement shall expire upon the issuance of a full Certificate of Completion in accordance with Town laws and regulations.

IN WITNESS THEREOF, the Parties have executed this Agreement intending that it become effective as of the Effective Date.

TOWN:

Town of Mountain Village, a
home rule municipality and political
subdivision of the State of Colorado:

By:_____ Date: _____
Kim Montgomery, Town Manager

STATE OF _____)
) ss
COUNTY OF _____)

Acknowledged, subscribed and sworn to before me this ____ day of _____, 2015 by Kim Montgomery as the Town Manager of the Town of Mountain Village, a home rule municipality and political subdivision of the State of Colorado.

Witness my hand and official seal.

_____ My commission expires: _____.
Notary Public

Approved as to Form:

_____
James Mahoney, Assistant Town Attorney

OWNER:

Aaris, LLC

_____
By:_____, Manager

State of _____)
)ss
County of _____)

Subscribed to and acknowledged before me this ____ day of _____, 2015 by _____.

Witness my hand and official seal.

_____ My commission expires: _____
Notary Public

Agenda Item # 8
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
455 Mountain Village Blvd.
Mountain Village, CO 81435
(970) 728-1392

TO: Design Review Board

FROM: Savannah Jameson, Planner II

FOR: Meeting of August 6, 2015

DATE: July 30, 2015

RE: Conceptual work session for an accessory dwelling unit on Lot 144-BR

PROJECT GEOGRAPHY

Application Overview: The purpose and intent of this memo is to have a Design Review Board (DRB) review and provide direction to the applicant regarding a proposed accessory dwelling unit on Lot 144-BR.

Legal Description: Lot 144-BR
Address: 234 Country Club Drive
Applicant/Agent: Matthew Allen
Owner: Kristin & Jonathan Harris
Zoning: Single-Family Zone District
Existing Use: Single-Family
Proposed Use: Single-Family
Adjacent Land Uses:

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

ATTACHMENTS

- Exhibit A: Design Review Plan Set
- Exhibit B: Applicant Narrative
- Exhibit C: Site Plan

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 applicant has submitted a conceptual work session application in accordance with the Community Development Code (CDC) as provided for in CDC Section 17.4.6:

A. Purpose and Intent

The purpose and intent of this section is to provide a process for both the DRB to have an informal, non-binding review of a conceptual development proposal. The conceptual work session is further intended to provide venue for the analysis of potential issues, areas of concern and to evaluate possible development alternatives.

ANALYSIS

Staff believed a work session would helpful due to the constraints presented by the lot. The applicant would like to construct an Accessory Dwelling Unit (ADU) on the lot. Per the CDC ADUs on lots less than or equal to 0.75 acres should be physically attached to the primary single-family dwelling. The primary house is located on the Northern most edge of the lot close to the lot lines and driveway leaving little room for an addition to the primary structure. As such the applicant is proposing a detached ADU below the driveway. This would encroach into the Driveway Slope Easement. The Plat 267989 plat note 2 defining the easement does not include language excluding a structure.

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.

CONCEPTUAL WORKSESSION SUBMITTAL FORM

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

WORKSESSION SUBMISSION PROCESS		
APPLICANT INFORMATION		
Name: MATTHEW ALLEN	**E-mail Address:** matthewallen@mindspring.com	
Mailing Address: P.O. BOX 762	**Phone:** (970) 728-3102	
City: TELLURIDE	**State:** CO.	**Zip Code:** 81435
Mountain Village Business License Number:		
PROPERTY INFORMATION		
Physical Address: 234 COUNTRY CLUB DR.	**Acreage:** 0.628 AC.	
Zone District: RESIDENTIAL	**Zoning Designations:** SINGLE FAMILY	**Density Assigned to the Lot or Site:** 4 UNITS
Legal Description: LOT 144 BR, MOUNTAIN VILLAGE, CO.		
Existing Land Uses: RESIDENTIAL		
Proposed Land Uses: RESIDENTIAL		
OWNER INFORMATION		
Property Owner: KRISTIN & JONATHAN HARRIS	**E-mail Address:** jonathan@jmh4.com	
Mailing Address: 234 COUNTRY CLUB DR.	**Phone:** 970 708 4135	
City: TELLURIDE	**State:** CO.	**Zip Code:** 81435
DESCRIPTION OF REQUEST		
WORKSESSION TO DETERMINE IF ACCESSORY DWELLING UNIT (ADU) COULD BE CONSTRUCTED ON LOT.		

CONCEPTUAL WORKSESSION SUBMITTAL FORM

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

OWNER/ APPLICANT ACKNOWLEDGEMENT OF RESPONSIBILITIES

I, Kristin Harris, the owner of Lot 144 BR (the "Property") hereby certify that the statements made by myself and my agents on this submittal are true and correct. I acknowledge that any misrepresentation of any information on the submittal may be grounds for denial of the development worksession 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 submission request. We agree to allow access to the proposed development site at all times by member 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 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.

Kristin C Harris 7-29-15

Signature of Owner Date

Matt Allen 7-29-15

Signature of / Agent Date

OFFICE USE ONLY	
Fee Paid:	By:
	Planner:

CONCEPTUAL WORKSESSION SUBMITTAL FORM

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

OWNER AGENT AUTHORIZATION FORM

I have reviewed the development submission request and hereby authorize MATTHEW ALLEN of MATTHEW ALLEN, ARCHITECT to be and to act as my designated representative and represent the development request through all aspects of the development review process with the Town of Mountain Village.

Kristin C. Harris
(Signature)

July 29, 2015
(Date)

KRISTIN HARRIS
(Printed name)

MATTHEW ALLEN, ARCHITECT
DESIGN + BUILD
(970) 728.3102 (970) 729.0029 CELL
E MAIL: matthewallen@mindspring.com
BOX 762, TELLURIDE, CO. 81435

Date: 7/30/15
Project: Harris Ski Hut (ADU)
Lot 144 BR
234 Country Club Drive
Mountain Village, Co.
Re: DRB Work Session
Narrative

The intent of this DRB worksession is to determine if an accessory structure could be allowed to be built on Lot 144 BR, located at 234 Country Club Drive, Mountain Village, Co. The site consists of 0.628 acres and is quite steep, with an existing residence located at the uppermost portion of the lot. The lot is encumbered with an access easement and existing driveway that accesses lots 145A, 144A, 144BR, and 143A. The driveway crosses lot 144BR in two locations, resulting in a bisected lot condition. The existing residence occupies the entire buildable area of the upper portion of the lot, above the access drive. Please refer to site pictures and Improvement Survey submitted herewith for reference.

The owners would like to construct an accessory building below their residence to accommodate their ski gear and facilitate a more convenient access sequence to the ski area, which is directly across Country Club Drive. The structure would also contain a sitting/ lounge area, home office for the owner, bathroom, and small kitchenette space, along with outdoor patio area. As the existing home sits at the top of the lot and fills the buildable area above the access drive, the accessory building would need to be detached from the primary residence. The proposed location is on the lower portion of the lot, below the access drive on a bench of flatter topography. This is the only portion of the lot which is less than 30% slope. As the primary residence is 6145 sq. ft., the accessory structure would be limited to 20% of this, for a maximum of 1229 sq. ft.; however, our plans at this point are for a smaller structure.

Access to the structure would be created by a meandering footpath with steps from the main residence above down to the access drive and continue down to the site. We would like to continue the footpath down to Country Club Drive in order to access the ski area in a downward direction while wearing ski boots and carrying skiis. A potential parking spot could be created on the upper side of the lower access drive, above the accessory building, if required.

As there is no possibility of attaching the structure to the primary residence as required by the CDC for lots less than 0.75 acres, a variance is requested of the DRB. The structure would sit on a relatively flat bench area on

the southern portion of the lot; however, a portion of the structure would be located within a 'Slope Maintenance Easement' area below the access drive, as shown on the Improvement Survey and Site Plan. The language pertaining to the Slope Maintenance Easement states "slope maintenance easement for the benefit of the owners of the 20 ft. wide access easement for the maintenance, construction, and snow removal of the 20 foot wide access easement." (refer to Replat Lot 144 document to confirm easement language). This language does not appear to exclude the construction of a structure, as long as it did not inhibit road maintenance or snow removal.

We would involve the expertise of a professional Geotechnical Engineer for recommendations on maintaining slope stability and structural requirements. We would also work with the neighbors and members of the Access Easement to get their support for the project. We feel that the small scale of the project, combined with a quality design and materials selection and a relatively low building mass make this proposal appropriate in the desired location on the lot.

Respectfully Submitted,

Matthew Allen, Architect

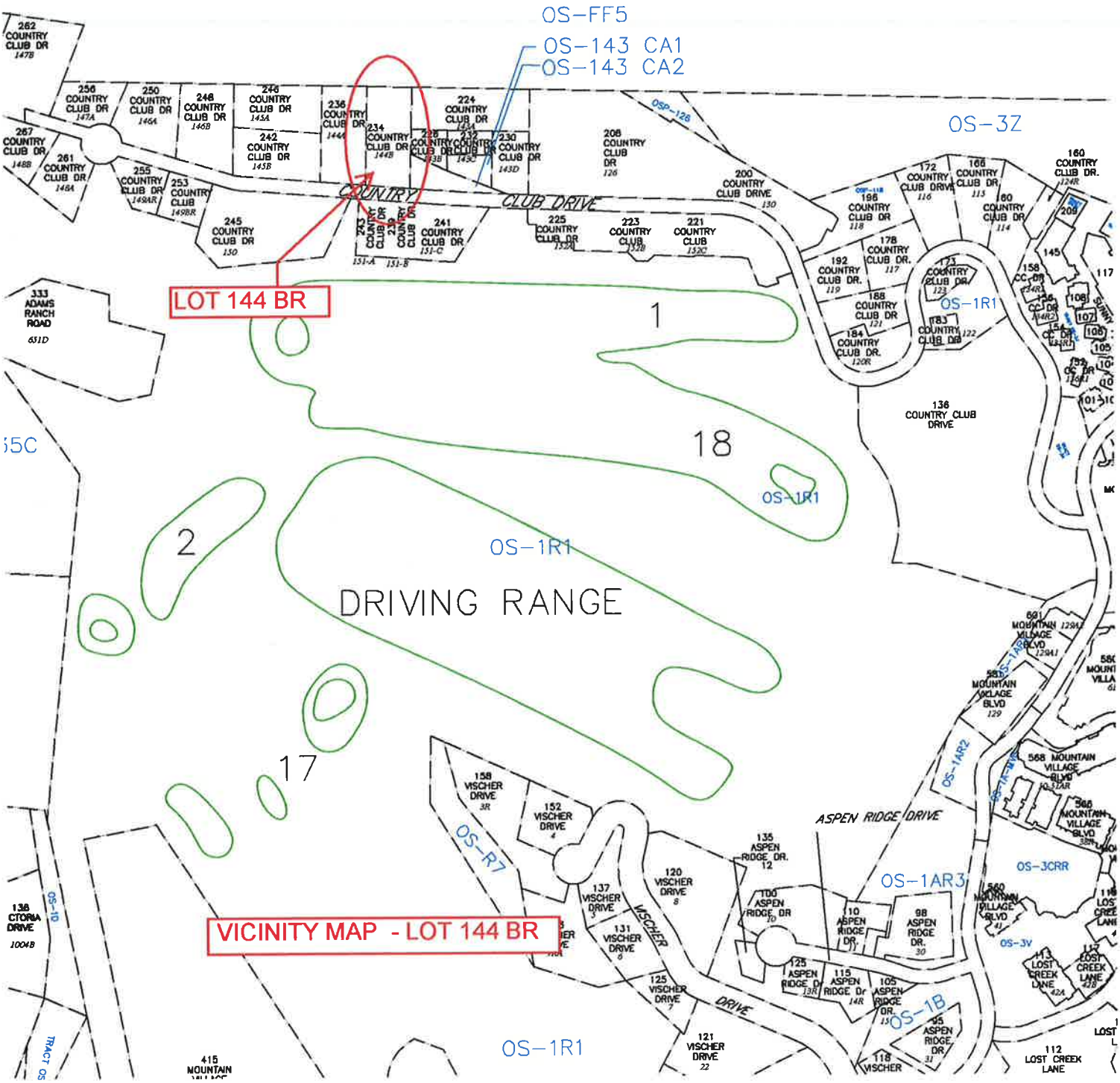
MATTHEW ALLEN, ARCHITECT
DESIGN + BUILD
(970) 728.3102 (970) 729.0029 CELL
E MAIL: matthewallen@mindspring.com
BOX 762, TELLURIDE, CO. 81435

Date: 7/30/15
Project: Harris Ski Hut (ADU)
Lot 144 BR
234 Country Club Drive
Mountain Village, Co.
Re: DRB Work Session
Practicable Alternatives Analysis

The proposed location for the accessory structure sits at the lower, southern portion of the subject lot. This area of the lot is the flattest area of a rather steep parcel. The slopes on the proposed site range from 10% to approx. 33%. The areas above and below this site, excluding the existing access drive, consist of slopes approx. 35% to 80%. As the existing primary residence fills the buildable area above the upper drive location, and the area between the upper drive and lower drive locations is too small and steep to accommodate a structure, we feel that this is the most appropriate location on the lot to accommodate the proposed structure.

Respectfully Submitted,

Matthew Allen, Architect


OS-FF5
OS-143 CA1
OS-143 CA2
OS-3Z
LOT 144 BR
COUNTRY CLUB DRIVE
1
18
2
17
OS-1R1
DRIVING RANGE
ASPEN RIDGE DRIVE
OS-1AR3
OS-R7
OS-1B
OS-3CRR
VICINITY MAP - LOT 144 BR

Land Title
GUARANTEE COMPANY
—Since 1967—

Customer Distribution

Our Order Number: TLR86004423.1-3

Date: 01-19-2015

Property Address: 234 COUNTRY CLUB DRIVE, MOUNTAIN VILLAGE, CO 81435

For Closing Assistance
Gaylene Anderson
191 S PINE ST #1C
PO BOX 277
TELLURIDE, CO 81435
970-728-1023 (phone)
970-728-5079 (fax)
ganderson@ltgc.com

Closer's Assistant
LINDSAY REIMANN
191 S PINE ST #1C
PO BOX 277
TELLURIDE, CO 81435
970-728-1023 (phone)
970-728-5079 (fax)
lreimann@ltgc.com

For Title Assistance
CHRISTY BROWN
191 S PINE ST #1C
PO BOX 277
TELLURIDE, CO 81435
970-728-8673 (phone)
970-728-5079 (fax)
cbrown@ltgc.com

Buyer/Borrower
JONATHAN HARRIS
Delivered via: Electronic Mail

Other
TELLURIDE SOTHEBY'S INTERNATIONAL REALTY
Attention: MEAGHAN CLIFTON
PO BOX 1125
TELLURIDE, CO 81435
970-417-7054 (home) 970-369-7700 (work)
970-369-7786 (work fax)
meaghan.clifton@sothebysrealty.com
Delivered via: Electronic Mail

Seller/Owner
MAD INVESTMENTS GROUP, LLC
Delivered via: Electronic Mail

Other
TELLURIDE SOTHEBY'S INTERNATIONAL REALTY
Attention: LIZ CICHELLA
565 MOUNTAIN VILLAGE BLVD #103
TELLURIDE, CO 81435
970-728-1404 (work)
970-728-8874 (work fax)
liz.cichella@sothebysrealty.com
Delivered via: Electronic Mail

Agent for Seller
TELLURIDE SOTHEBY'S INTERNATIONAL REALTY
Attention: BILL FANDEL
PO BOX 1125
TELLURIDE, CO 81435
970-369-7700 (work)
970-369-7786 (work fax)
bill.fandel@sothebysrealty.com
Delivered via: Electronic Mail

Other
TELLURIDE PROPERTIES
Attention: HUNTER ANDERSON
hunter@oneillstetina.com
Delivered via: Electronic Mail

Agent for Buyer
TELLURIDE PROPERTIES
Attention: BRIAN O'NEILL
PO BOX 37, 237 S OAK ST
TELLURIDE, CO 81435
970-708-5367 (home) 970-728-4226 (work)
970-728-5407 (work fax)
brian@oneillstetina.com
Delivered via: Electronic Mail

Lender
MIDFIRST BANK
Attention: CINDY R. ROBINSON
20645 N. PIMA ROAD, SUITE 220
SCOTTSDALE, AZ 85255
480-384-5763 (work)
480-384-5780 (work fax)
cindy.robinson@midfirst.com
Delivered via: Linked Commitment Delivery

(Exceptions)

Order Number: TLR86004423.1-3

The policy or policies to be issued will contain exceptions to the following unless the same are disposed of to the satisfaction of the Company:

1. **Any facts, rights, interests, or claims thereof, not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.**

2. **Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.**

3. **Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.**

4. **Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.**

5. **Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date of the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.**

6. **(a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.**

7. **(a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water.**

   Note: Standard Exceptions 1 through 4 will not appear on the Owner's Extended Coverage Policy and the specific coverages afforded by said policy will be substituted. If Land Title Guarantee Company conducts the closing of the transaction to be insured under this commitment, item 5 of the standard exceptions is hereby deleted. Upon proof of payment of prior years taxes, item 6 will be amended to read: Taxes and assessments for the current year and subsequent years. The Owner's Extended Coverage Policy (OEC) will automatically increase coverage by 10 percent on each of the five anniversaries of the policy date, at NO additional charge.

8. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE FOLLOWING PLATS:
   #1 - TELLURIDE MOUNTAIN VILLAGE, FILING 1 RECORDED MARCH 9, 1984 IN PLAT BOOK 1 AT PAGE 476, AND TECHNICAL AMENDMENT CONCERNING DENSITY RECORDED FEBRUARY 12, 1990 IN BOOK 462 AT PAGE 759,
   #2 - PLAT OF THE TOWN OF MOUNTAIN VILLAGE RECORDED OCTOBER 6, 1995 IN PLAT BOOK 1 AT PAGE 1918 AND OFFICIAL LAND USE AND DENSITY ALLOCATION FOR ALL LAND WITHIN THE TOWN OF MOUNTAIN VILLAGE, COLORADO RECORDED OCTOBER 6, 1995 IN BOOK 551 AT PAGE 485 AND AS AMENDED IN INSTRUMENT RECORDED JUNE 25, 2009 UNDER RECEPTION NO. 407544,
   #3 - TOWN OF MOUNTAIN VILLAGE RECORDED JULY 24, 1996 IN PLAT BOOK 2 AT PAGE 2073, AND
   #4 - THE TOWN OF MOUNTAIN VILLAGE OFFICIAL TOWN PLAT RECORDED SEPTEMBER 8, 1997 IN PLAT BOOK 1 AT PAGE 2281 AND THE TOWN OF MOUNTAIN VILLAGE OFFICIAL LOT LIST RECORDED SEPTEMBER 8, 1997 IN BOOK 586 AT PAGE 548.

9. RESTRICTIVE COVENANTS, FOR MOUNTAIN VILLAGE, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED

Schedule B-1

(Requirements)

Order Number: TLR86004423.1-3

The following are the requirements to be complied with:

EXCEPTION NO. 6 OF THE STANDARD EXCEPTIONS WILL BE AMENDED TO READ:

TAXES AND ASSESSMENTS FOR THE YEAR 2015 AND SUBSEQUENT YEARS.

ITEM NOS. 1-4 OF THE STANDARD EXCEPTIONS WILL BE DELETED FROM MORTGAGEE'S TITLE POLICY, WHEN ISSUED. ITEM NO. 5 WILL BE DELETED IF LAND TITLE CLOSES AND RECORDS THE DOCUMENTS.

Schedule B-1

(Requirements)

Order Number: TLR86004423.1-3

The following are the requirements to be complied with:

Payment to or for the account of the grantors or mortgagors of the full consideration for the estate or interest to be insured.

Proper instrument(s) creating the estate or interest to be insured must be executed and duly filed for record, to-wit:

1. (ITEM INTENTIONALLY DELETED)

2. WARRANTY DEED FROM MAD INVESTMENTS GROUP, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY TO JONATHAN HARRIS AND KRISTEN HARRIS CONVEYING SUBJECT PROPERTY.

3. EVIDENCE SATISFACTORY TO LAND TITLE GUARANTEE COMPANY THAT THE TERMS, CONDITIONS AND PROVISIONS OF THE TELLURIDE MOUNTAIN VILLAGE RESORT COMPANY REAL ESTATE TRANSFER ASSESSMENT HAVE BEEN SATISFIED OR THAT AN EXEMPTION HAS BEEN GRANTED.

4. DULY EXECUTED AND ACKNOWLEDGED STATEMENT OF AUTHORITY SETTING FORTH THE NAME OF MAD INVESTMENTS GROUP, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY AS A LIMITED LIABILITY COMPANY. THE STATEMENT OF AUTHORITY MUST STATE UNDER WHICH LAWS THE ENTITY WAS CREATED, THE MAILING ADDRESS OF THE ENTITY, AND THE NAME AND POSITION OF THE PERSON(S) AUTHORIZED TO EXECUTE INSTRUMENTS CONVEYING, ENCUMBERING, OR OTHERWISE AFFECTING TITLE TO REAL PROPERTY ON BEHALF OF THE ENTITY AND OTHERWISE COMPLYING WITH THE PROVISIONS OF SECTION 38-30-172, CRS.

   NOTE: THE STATEMENT OF AUTHORITY MUST BE RECORDED WITH THE CLERK AND RECORDER.

   NOTE: THE OPERATING AGREEMENT FOR MAD INVESTMENTS GROUP, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY DISCLOSES DIANA L. GRUBBS, AS TRUSTEE OF THE DIANA L. GRUBBS TRUST DATED JANUARY 29, 2001 AS THE SOLE MEMBER THAT IS AUTHORIZED TO EXECUTE LEGAL INSTRUMENTS ON BEHALF OF SAID ENTITY.

5. (ITEM INTENTIONALLY DELETED)

6. DEED OF TRUST FROM JONATHAN HARRIS AND KRISTEN HARRIS TO THE PUBLIC TRUSTEE OF SAN MIGUEL COUNTY FOR THE USE OF MIDFIRST BANK TO SECURE THE SUM OF $3,325,000.00.

   REQUIREMENTS TO PROVIDE OWNER'S EXTENDED COVERAGE IN THE OWNER'S POLICY TO BE ISSUED

   A. UPON RECEIPT BY THE COMPANY OF A SATISFACTORY FINAL AFFIDAVIT AND AGREEMENT FROM THE SELLER AND PROPOSED INSURED, EXCEPTIONS 1 THROUGH 4 OF THE STANDARD EXCEPTIONS WILL BE DELETED. ANY ADVERSE MATTERS DISCLOSED BY THE FINAL AFFIDAVIT AND AGREEMENT AND SURVEY WILL BE ADDED AS EXCEPTIONS.

   B. IF LAND TITLE GUARANTEE COMPANY CONDUCTS THE CLOSING OF THE CONTEMPLATED TRANSACTIONS AND RECORDS THE DOCUMENTS IN CONNECTION THEREWITH, EXCEPTION NO. 5 OF THE STANDARD EXCEPTIONS WILL BE DELETED.

   C. UPON RECEIPT OF PROOF OF PAYMENT OF ALL PRIOR YEARS' TAXES AND ASSESSMENTS,

Old Republic National Title Insurance Company
Schedule B-2

(Exceptions)

Order Number: TLR86004423.1-3

The policy or policies to be issued will contain exceptions to the following unless the same are disposed of to the satisfaction of the Company:

UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS CONTAINED IN INSTRUMENT RECORDED MARCH 9, 1984 IN BOOK 409 AT PAGE 714, AS AMENDED OR SUPPLEMENTED. AMENDED AND RESTATED GENERAL DECLARATION RECORDED DECEMBER 11, 2002 UNDER RECEPTION NO. 353668. FIRST AMENDMENT TO THE AMENDED AND RESTATED GENERAL DECLARATION RECORDED DECEMBER 09, 2009 UNDER RECEPTION NO. 410160. SECOND AMENDMENT TO THE AMENDED AND RESTATED GENERAL DECLARATION RECORDED MARCH 19, 2012 UNDER RECEPTION NO. 422188.

NOTE: UNDER THE GENERAL NOTES ON THE PLAT OF TELLURIDE MOUNTAIN VILLAGE RECORDED MARCH 9, 1984 IN PLAT BOOK 1 AT PAGE 476 THE TELLURIDE COMPANY RESERVES THE RIGHT TO IMPOSE ADDITIONAL RESTRICTIVE COVENANTS ON ALL LOTS IN ADDITION TO THE ONES DESCRIBED HEREIN.

NOTICE REGARDING CONTACT INFORMATION AND REAL ESTATE TRANSFER ASSESSMENT RECORDED MAY 25, 2011 UNDER RECEPTION NO. 418209.

10. TERMS, CONDITIONS AND PROVISIONS OF NOTICE OF WATER AND SEWER TAP FEE PAYMENT RECORDED APRIL 14, 1987 IN BOOK 435 AT PAGE 603, TAP FEE AGREEMENT RECORDED MAY 29, 1992 IN BOOK 492 AT PAGE 991, AND BY FIRST AMENDMENT TO TAP FEE AGREEMENT RECORDED DECEMBER 18, 1996 IN BOOK 573 AT PAGE 237, AND AS ASSIGNED BY TAP FEE ASSIGNMENT AND ASSUMPTION AGREEMENT RECORDED APRIL 29, 1999, UNDER RECEPTION NO. 326037.

11. TERMS, CONDITIONS AND PROVISIONS OF FACILITIES, WATER RIGHTS AND EASEMENT AGREEMENT RECORDED APRIL 27, 1992 IN BOOK 491 AT PAGE 359 AND AS AMENDED IN INSTRUMENT RECORDED NOVEMBER 13, 1992 IN BOOK 501 AT PAGES 433 AND 437 AND AS AMENDED IN INSTRUMENT RECORDED APRIL 26, 1993 IN BOOK 510 AT PAGE 8 AND AS AMENDED IN INSTRUMENT RECORDED APRIL 26, 1993 IN BOOK 510 AT PAGE 11 AND AS AMENDED IN INSTRUMENT RECORDED OCTOBER 24, 1996 IN BOOK 569 AT PAGE 668.

12. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN AGREEMENT REGARDING GENERAL EASEMENTS RECORDED MAY 21, 1996 IN BOOK 562 AT PAGE 97 AND AS AMENDED IN INSTRUMENT RECORDED OCTOBER 24, 1996 IN BOOK 569 AT PAGE 670.

13. RESERVATION BY THE TELLURIDE COMPANY OF ALL OF THE RIGHTS TO MINERAL AND OIL, GAS OR OTHER HYDROCARBONS LOCATED ON, IN OR UNDER THE REAL PROPERTY, WITHOUT ANY RIGHT OF SURFACE ENTRY FOR EXPLORATION, DEVELOPMENT OR EXTRACTION. THE TELLURIDE COMPANY COVENANTS THAT IT WILL NOT MINE, EXTRACT, EXPLORE FOR OR DEVELOP ANY OF THE MINERALS, OIL, GAS OR OTHER HYDROCARBONS LOCATED ON, IN OR UNDER THE REAL PROPERTY, ALL AS CONTAINED IN INSTRUMENT RECORDED JULY 3, 1984 IN BOOK 412 AT PAGE 137

14. TERMS, CONDITIONS, RESERVATIONS AND PROVISIONS AS CONTAINED IN WARRANTY DEED RECORDED JULY 3, 1984 IN BOOK 412 AT PAGE 137.

15. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE REPLAT OF LOT 144, TELLURIDE MOUNTAIN VILLAGE FILING 1, RECORDED OCTOBER 18, 1990 IN PLAT BOOK 1 AT PAGE 1084 AND THE REPLAT OF LOT 144-B, TELLURIDE MOUNTAIN VILLAGE,

Schedule A

Order Number: TLR86004423.1-3

Customer Ref-Loan No.:

Property Address:

234 COUNTRY CLUB DRIVE, MOUNTAIN VILLAGE, CO 81435

1. **Effective Date:**

   01-14-2015 at 05:00PM

2. **Policy to be Issued and Proposed Insured:**

   Owner's Extended Coverage Policy - 1987 Rev (For Single Family Residence) $4,750,000.00
   Proposed Insured:
   JONATHAN HARRIS AND KRISTEN HARRIS

   "ALTA" Loan Policy 06-17-06 $3,325,000.00
   Proposed Insured:
   MIDFIRST BANK, ITS SUCCESSORS AND/OR ASSIGNS

3. **The estate or interest in the land described or referred to in this Commitment and covered herein is:**

   A FEE SIMPLE

4. **Title to the estate or interest covered herein is at the effective date hereof vested in:**

   MAD INVESTMENTS GROUP, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

5. **The Land referred to in this Commitment is described as follows:**

   LOT 144-BR, TELLURIDE MOUNTAIN VILLAGE, FILING 1, ACCORDING TO THE REPLAT OF LOT 144-B, TELLURIDE MOUNTAIN VILLAGE FILING 1, RECORDED JANUARY 17, 2006 IN PLAT BOOK 1 AT PAGE 3607, COUNTY OF SAN MIGUEL, STATE OF COLORADO.

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(Exceptions)

Order Number: TLR86004423.1-3

The policy or policies to be issued will contain exceptions to the following unless the same are disposed of to the satisfaction of the Company:

FILING 1, RECORDED JANUARY 17, 2006 IN PLAT BOOK 1 AT PAGE 3607.

16. TERMS, CONDITIONS AND PROVISIONS OF NOTICE FILED BY SAN MIGUEL POWER ASSOCIATION, INC. RECORDED MARCH 18, 1999 UNDER RECEPTION NO. 325020.

17. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN TOWN OF MOUNTAIN VILLAGE RESOLUTIONS #2002-07 AND #2002-1210-31 AMENDING AND RESTATING THE TOWN OF MOUNTAIN VILLAGE DESIGN REGULATIONS RECORDED DECEMBER 18, 2002 UNDER RECEPTION NOS. 353852 AND 353853.

18. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ORDINANCE #2005-0913-23 RECORDED NOVEMBER 18, 2005 UNDER RECEPTION NO. 379661.

19. MATTERS DISCLOSED ON IMPROVEMENT SURVEY PLAT ISSUED BY FOLEY ASSOCIATES, INC. CERTIFIED JANUARY 07, 2015, JOB NO. 06021.

Land Title
GUARANTEE COMPANY
WWW.LTGC.COM

JOINT NOTICE OF PRIVACY POLICY OF

LAND TITLE GUARANTEE COMPANY,
LAND TITLE GUARANTEE COMPANY - GRAND JUNCTION,
LAND TITLE INSURANCE CORPORATION AND
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

This Statement is provided to you as a customer of Land Title Guarantee Company and Meridian Land Title, LLC, as agents for Land Title Insurance Corporation and Old Republic National Title Insurance Company.

We want you to know that we recognize and respect your privacy expectations and the requirements of federal and state privacy laws. Information security is one of our highest priorities. We recognize that maintaining your trust and confidence is the bedrock of our business. We maintain and regularly review internal and external safeguards against unauthorized access to non-public personal information ("Personal Information").

In the course of our business, we may collect Personal Information about you from:

- applications or other forms we receive from you, including communications sent through TMX, our web-based transaction management system;
- your transactions with, or from the services being performed by, us, our affiliates, or others;
- a consumer reporting agency, if such information is provided to us in connection with your transaction;

  and

- the public records maintained by governmental entities that we either obtain directly from those entities, or from our affiliates and non-affiliates.

Our policies regarding the protection of the confidentiality and security of your Personal Information are as follows:

- We restrict access to all Personal Information about you to those employees who need to know that information in order to provide products and services to you.
- We maintain physical, electronic and procedural safeguards that comply with federal standards to protect your Personal Information from unauthorized access or intrusion.
- Employees who violate our strict policies and procedures regarding privacy are subject to disciplinary action.
- We regularly access security standards and procedures to protect against unauthorized access to Personal Information.

WE DO NOT DISCLOSE ANY PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT PERMITTED BY LAW.

Consistent with applicable privacy laws, there are some situations in which Personal Information may be disclosed. We may disclose your Personal Information when you direct or give us permission; when we are required by law to do so, for example, if we are served a subpoena; or when we suspect fraudulent or criminal activities. We also may disclose your Personal Information when otherwise permitted by applicable privacy laws such as, for example, when disclosure is needed to enforce our rights arising out of any agreement, transaction or relationship with you.

Our policy regarding dispute resolution is as follows. Any controversy or claim arising out of or relating to our privacy policy, or the breach thereof, shall be settled by arbitration in accordance with the rules of the American Arbitration Association, and judgment upon the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof.

Land Title
GUARANTEE COMPANY
Since 1967

LAND TITLE GUARANTEE COMPANY

LAND TITLE GUARANTEE COMPANY - GRAND JUNCTION

DISCLOSURE STATEMENTS

Note: Pursuant to CRS 10-11-122, notice is hereby given that:

A) The Subject real property may be located in a special taxing district.
B) A certificate of taxes due listing each taxing jurisdiction will be obtained from the county treasurer of the county in which the real property is located or that county treasurer's authorized agent unless the proposed insured provides written instructions to the contrary. (for an Owner's Policy of Title Insurance pertaining to a sale of residential real property)
C) The information regarding special districts and the boundaries of such districts may be obtained from the Board of County Commissioners, the County Clerk and Recorder, or the County Assessor.

Note: Effective September 1, 1997, CRS 30-10-406 requires that all documents received for recording or filing in the clerk and recorder's office shall contain a top margin of at least one inch and a left, right and bottom margin of at least one half of an inch. The clerk and recorder may refuse to record or file any document that does not conform, except that, the requirement for the top margin shall not apply to documents using forms on which space is provided for recording or filing information at the top margin of the document.

Note: Colorado Division of Insurance Regulations 3-5-1, Paragraph C of Article VII requires that "Every title entity shall be responsible for all matters which appear of record prior to the time of recording whenever the title entity conducts the closing and is responsible for recording or filing of legal documents resulting from the transaction which was closed". Provided that Land Title Guarantee Company conducts the closing of the insured transaction and is responsible for recording the legal documents from the transaction, exception number 5 will not appear on the Owner's Title Policy and the Lenders Policy when issued.

Note: Affirmative mechanic's lien protection for the Owner may be available (typically by deletion of Exception no. 4 of Schedule B, Section 2 of the Commitment from the Owner's Policy to be issued) upon compliance with the following conditions:

A) The land described in Schedule A of this commitment must be a single family residence which includes a condominium or townhouse unit.
B) No labor or materials have been furnished by mechanics or material-men for purposes of construction on the land described in Schedule A of this Commitment within the past 6 months.
C) The Company must receive an appropriate affidavit indemnifying the Company against un-filed mechanic's and material-men's liens.
D) The Company must receive payment of the appropriate premium.
E) If there has been construction, improvements or major repairs undertaken on the property to be purchased within six months prior to the Date of the Commitment, the requirements to obtain coverage for unrecorded liens will include: disclosure of certain construction information; financial information as to the seller, the builder and or the contractor; payment of the appropriate premium fully executed Indemnity Agreements satisfactory to the company, and, any additional requirements as may be necessary after an examination of the aforesaid information by the Company.

No coverage will be given under any circumstances for labor or material for which the insured has contracted for or agreed to pay.

Note: Pursuant to CRS 10-11-123, notice is hereby given:

This notice applies to owner's policy commitments containing a mineral severance instrument exception, or exceptions, in Schedule B, Section 2.

A) That there is recorded evidence that a mineral estate has been severed, leased, or otherwise conveyed from the surface estate and that there is a substantial likelihood that a third party holds some or all interest in oil, gas, other minerals, or geothermal energy in the property; and
B) That such mineral estate may include the right to enter and use the property without the surface owner's permission.

Note: Pursuant to CRS 10-1-128(6)(a), It is unlawful to knowingly provide false, incomplete, or misleading facts or information to an insurance company for the purpose of defrauding or attempting to defraud the company. Penalties may include imprisonment, fines, denial of insurance, and civil damages. Any insurance company or agent of an insurance company who knowingly provides false, incomplete, or misleading facts or information to a policyholder or claimant for the purpose of defrauding or attempting to defraud the policyholder or claimant with regard to a settlement or award payable from insurance proceeds shall be reported to the Colorado division of insurance within the department of regulatory agencies.

Nothing herein contained will be deemed to obligate the company to provide any of the coverages referred to herein unless the above conditions are fully satisfied.

Commitment to Insure - ALTA Commitment - 1970 Rev.

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, a Minnesota corporation, herein called the Company, for a valuable consideration, hereby commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest covered hereby in the land described or referred to in Schedule A, upon payment of the premiums and charges therefor; all subject to the provisions of Schedule A and B and to the Conditions and Stipulations hereof.

This Commitment shall be effective only when the identity of the proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A hereof by the Company, either at the time of the issuance of this Commitment or by subsequent endorsement.

This Commitment is preliminary to the issuance of such policy or policies of title insurance and all liability and obligations hereunder shall cease and terminate six months after the effective date hereof or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue such policy or policies is not the fault of the Company.

CONDITIONS AND STIPULATIONS

1. The term "mortgage", when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has or acquires actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure of the proposed Insured to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions and Stipulations.
3. Liability of the company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith(a) to comply with the requirements hereof or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions and the Conditions and Stipulations and the Exclusions from Coverage of the form of policy or policies committed, for in favor of the proposed Insured which are hereby incorporated by reference and made a part of this Commitment except as expressly modified herein.
4. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.

STANDARD EXCEPTIONS

In addition to the matters contained in the Conditions and Stipulations and Exclusions from Coverage above referred to, this Commitment is also subject to the following:

1. Rights or claims of parties in possession not shown by the public records.
2. Easements, or claims of easements, not shown by the public records.
3. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, and any facts which a correct survey and inspection of the premises would disclose and which are not shown by the public records.
4. Any lien, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown by the public records.
5. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.

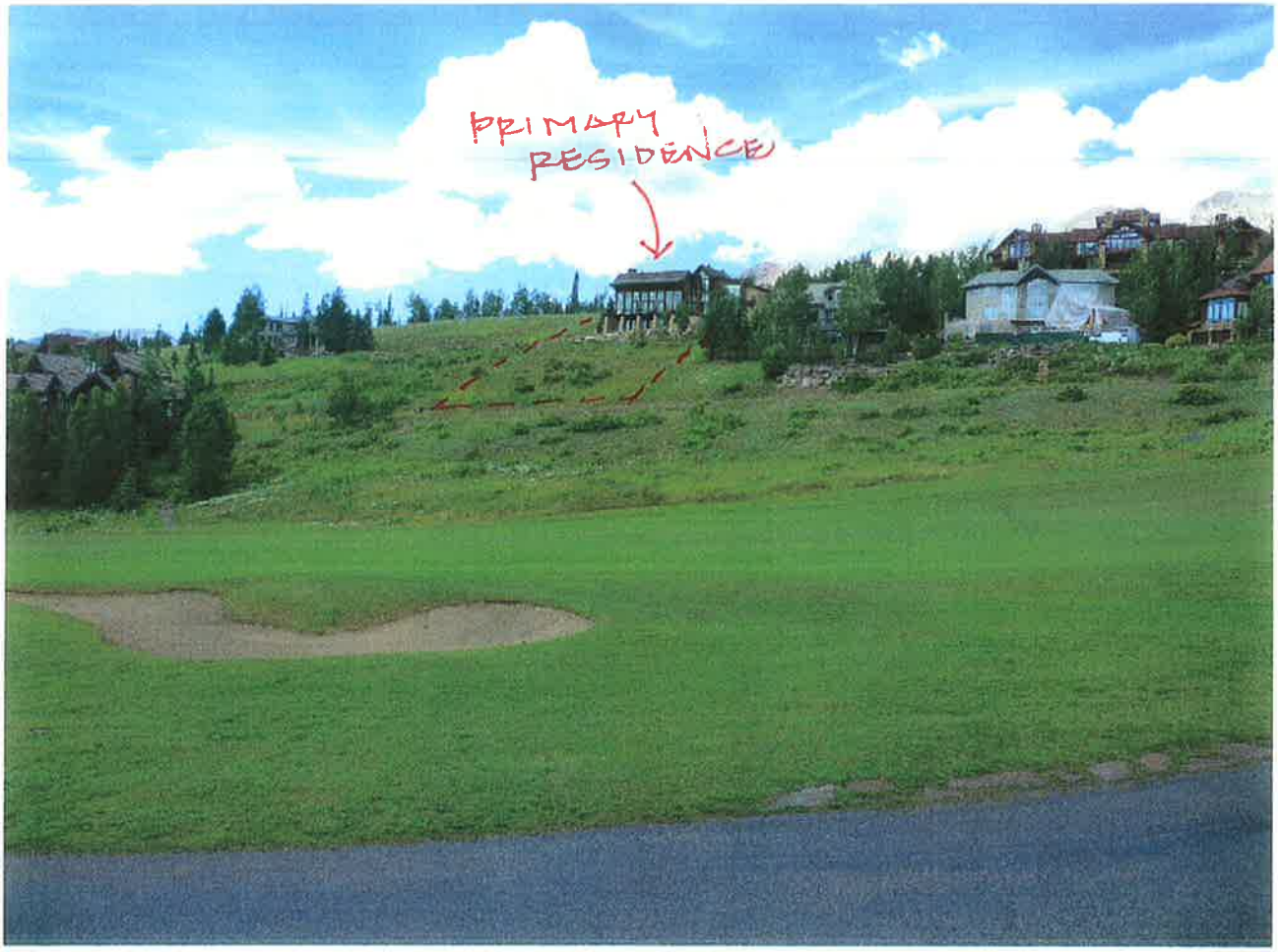
IN WITNESS WHEREOF, Old Republic National Title Insurance Company has caused its corporate name and seal to be hereunto affixed by its duly authorized officers on the date shown in Schedule A, to be valid when countersigned by a validating officer or other authorized signatory.

Issued by:
Land Title Guarantee Company
3033 East First Avenue
Suite 600
Denver, Colorado 80206
303-850-4165

Authorized Signature

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Stock Company
400 Second Avenue South
Minneapolis, Minnesota 55401
(612) 371-1111

AMERICAN LAND TITLE ASSOCIATION



NEIGHBORHOOD VIEW
LOT 144 BR

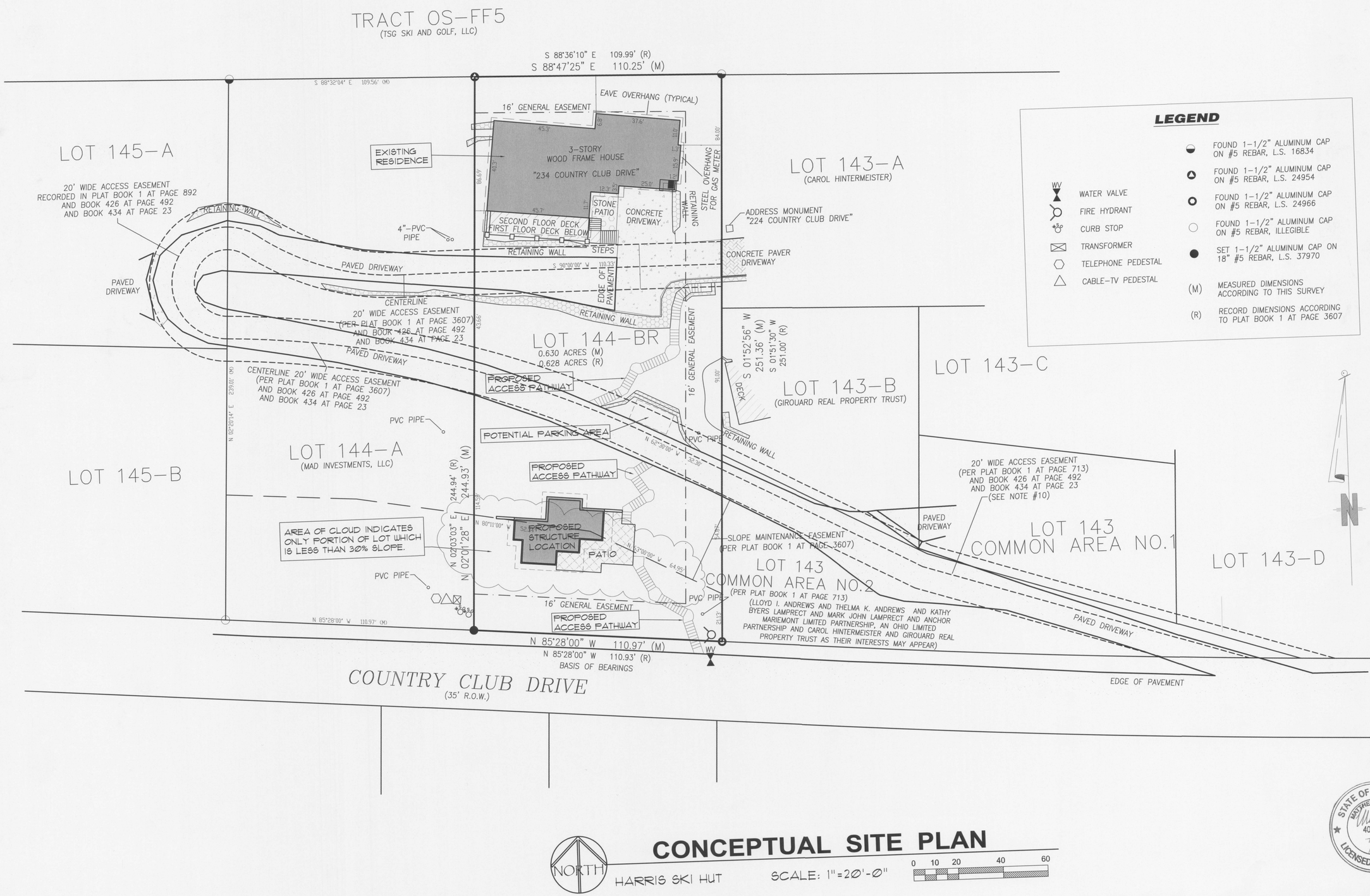
MAIN RESIDENCE
LOT 144 BR

POTENTIAL PARKING AREA
LOT 144 BR

PROPOSED BUILDING SITE FROM ABOVE
LOT 144 BR

PROPOSED BUILDING SITE FROM BELOW
LOT 144 BR

PROPOSED BUILDING SITE FROM BELOW
LOT 144 BR



CONCEPTUAL SITE PLAN

HARRIS SKI HUT SCALE: 1"=20'-0"

ALLEN DESIGN

DATE:
7/29/15
DRB WORK SESSION

MATTHEW ALLEN
ARCHITECT
DESIGN + BUILD
970-728-3102 970-729-0029 CELL
10 BEESLACK LN. TELLURIDE, CO.
E-MAIL: matthewallen@mindspring.com

HARRIS SKI HUT
LOT 144BR
234 COUNTRY CLUB DR.
MOUNTAIN VILLAGE, CO.

SITE PLAN

STATE OF COLORADO
MATTHEW D. ALLEN
400307
7/29/15
LICENSED ARCHITECT

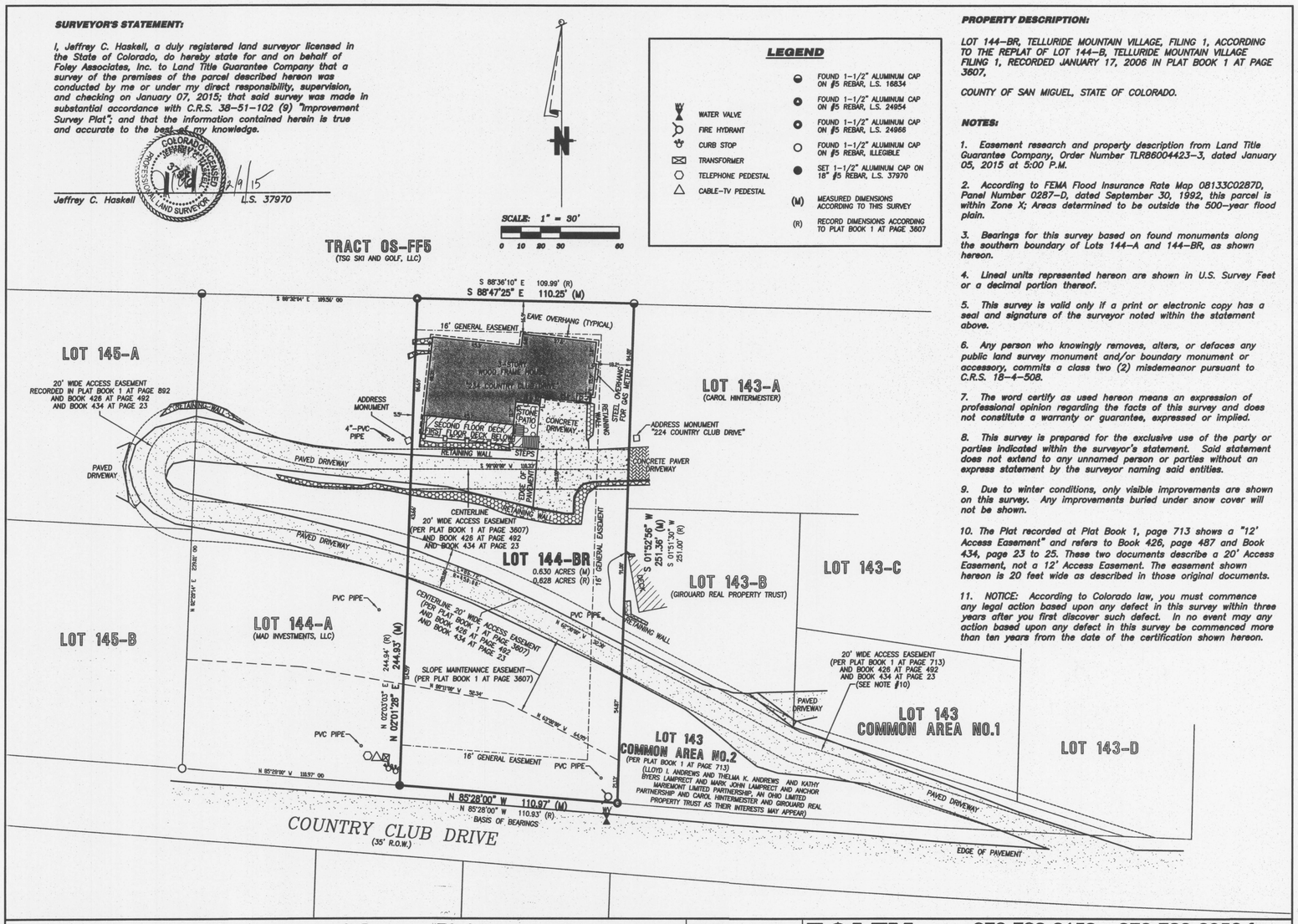
A1.0

SURVEYOR'S STATEMENT:

I, Jeffrey C. Haskell, a duly registered land surveyor licensed in the State of Colorado, do hereby state for and on behalf of Foley Associates, Inc. to Land Title Guarantee Company that a survey of the premises of the parcel described hereon was conducted by me or under my direct responsibility, supervision, and checking on January 07, 2015; that said survey was made in substantial accordance with C.R.S. 38-51-102 (9) "Improvement Survey Plat"; and that the information contained herein is true and accurate to the best of my knowledge.

COLORADO LICENSED JEFFREY C. HASKELL 37970 PROFESSIONAL LAND SURVEYOR

Jeffrey C. Haskell L.S. 37970 3/9/15



LEGEND

- WATER VALVE
- FIRE HYDRANT
- CURB STOP
- TRANSFORMER
- TELEPHONE PEDESTAL
- CABLE-TV PEDESTAL
- FOUND 1-1/2" ALUMINUM CAP ON #5 REBAR, L.S. 16834
- FOUND 1-1/2" ALUMINUM CAP ON #5 REBAR, L.S. 24954
- FOUND 1-1/2" ALUMINUM CAP ON #5 REBAR, L.S. 24966
- FOUND 1-1/2" ALUMINUM CAP ON #5 REBAR, ILLEGIBLE
- SET 1-1/2" ALUMINUM CAP ON 18" #5 REBAR, L.S. 37970
- (M) MEASURED DIMENSIONS ACCORDING TO THIS SURVEY
- (R) RECORD DIMENSIONS ACCORDING TO PLAT BOOK 1 AT PAGE 3607

PROPERTY DESCRIPTION:

LOT 144-BR, TELLURIDE MOUNTAIN VILLAGE, FILING 1, ACCORDING TO THE REPLAT OF LOT 144-B, TELLURIDE MOUNTAIN VILLAGE FILING 1, RECORDED JANUARY 17, 2006 IN PLAT BOOK 1 AT PAGE 3607,

COUNTY OF SAN MIGUEL, STATE OF COLORADO.

NOTES:

1. Easement research and property description from Land Title Guarantee Company, Order Number TLR8004423-3, dated January 05, 2015 at 5:00 P.M.

2. According to FEMA Flood Insurance Rate Map 08133C0287D, Panel Number 0287-D, dated September 30, 1992, this parcel is within Zone X; Areas determined to be outside the 500-year flood plain.

3. Bearings for this survey based on found monuments along the southern boundary of Lots 144-A and 144-BR, as shown hereon.

4. Lineal units represented hereon are shown in U.S. Survey Feet or a decimal portion thereof.

5. This survey is valid only if a print or electronic copy has a seal and signature of the surveyor noted within the statement above.

6. Any person who knowingly removes, alters, or defaces any public land survey monument and/or boundary monument or accessory, commits a class two (2) misdemeanor pursuant to C.R.S. 18-4-508.

7. The word certify as used hereon means an expression of professional opinion regarding the facts of this survey and does not constitute a warranty or guarantee, expressed or implied.

8. This survey is prepared for the exclusive use of the party or parties indicated within the surveyor's statement. Said statement does not extend to any unnamed person or parties without an express statement by the surveyor naming said entities.

9. Due to winter conditions, only visible improvements are shown on this survey. Any improvements buried under snow cover will not be shown.

10. The Plat recorded at Plat Book 1, page 713 shows a "12' Access Easement" and refers to Book 426, page 487 and Book 434, page 23 to 25. These two documents describe a 20' Access Easement, not a 12' Access Easement. The easement shown hereon is 20 feet wide as described in those original documents.

11. 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.

Improvement Survey Plat

Lot 144-BR, Telluride Mountain Village, Filing 1,
located within the SW1/4 of Section 34, T.43N., R.9W., N.M.P.M., San Miguel County, Colorado.

Project Mgr:	JH
Technician:	MC
Technician:	
Checked by:	TC
Start date:	01/07/2015

FOLEY ASSOCIATES, INC.
ENGINEERING PLANNING SURVEYING
970-728-6153 970-728-6050 fax
PO Box 1385
125 W. Pacific Ave., Suite B-1
Telluride, Colorado, 81435

Drawing path: dwg\ISP 01-15.dwg | Sheet1 of 1 | Project #: 06021

267989

PLAT
REPLAT LOT 144-TELLURIDE MTN. VILLAGE,FILING 1.

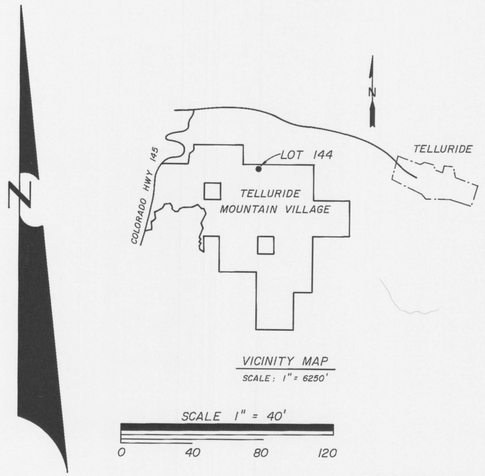
RENE C. LABORDE-CO-TRUSTEE & IND.

TO
Replat Lot 144-TMV.Filing 1.

STATE OF COLORADO)
COUNTY OF SAN MIGUEL)

FILED FOR RECORD AT 1:00 O'CLOCK P M. October 18,1990

AND RECORDED IN BOOK PLAT #1 1084
Gay Cappis Recorder
BY Katherine Rose Deputy
FEES $ 10.00



VICINITY MAP
SCALE: 1" = 6250'

SCALE 1" = 40'
0 40 80 120

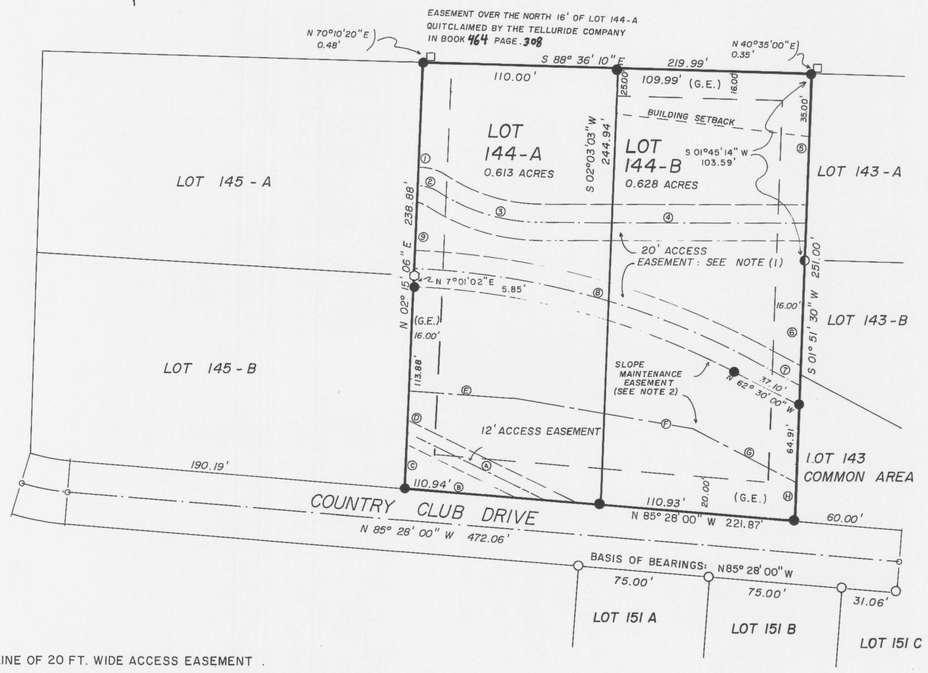
LOT NO.	DESIGNATED USE	NO. OF UNITS
144-A	SINGLE FAMILY	1
144-B	SINGLE FAMILY	1

BASIS OF BEARINGS

Northerly line of Lot 151 assumed as record bearing of North 85 degrees 28 minutes 00 seconds West, per Plat Book 1 at Pages 476-486.

SURVEY CONTROL NOTES

Found Survey monuments set by John Jessup, LS 16834, were not accepted. These were set in the preliminary planning of the Mountain Village and were not platted. Subsequent platting was done by Banner Associates and monuments set by Banner were accepted as controlling monuments. No lots were monumented on the north side of Country Club Drive by Banner Associates as part of Filing 1. A projection of record data from Lots on the south side of Country Club Drive as surveyed by Banner were used to control the position of Lot corners for Lot 144. This checked well with Banner Associates coordinate grids established for this project and also with Banner surveys at Lots 151 and 152. Mesa Engineering, LS 12180, used Jessup monuments for control to replat Lots 143 and 145 and set monuments. These were not used for control either.



CENTERLINE OF 20 FT. WIDE ACCESS EASEMENT
(THIS IS RECORD INFORMATION PER BOOK 426, PAGES 487-492)

SEE NOTE (1)
- ① TIE TO NORTHWEST CORNER LOT 144 S 02°15'06"W 65.0'
- ② CURVE TO THE RIGHT R=25.0' L=14.1'
- ③ CURVE TO THE LEFT R=110.0' L=66.6'
- ④ N 90°00'00"E 149.00'
- ⑤ TIE TO NORTHEAST CORNER LOT 144 N 01°51'30"E 84.0'
- ⑥ TIE TO NORTHEAST CORNER LOT 144 S 01°51'30"W 175.0'
- ⑦ N 62°30'00"W 32.3'
- ⑧ CURVE TO THE LEFT R=450.0' L=198.3'
- ⑨ TIE TO THE NORTHWEST CORNER OF LOT 144 N 02°15'06"E 115.0'

LEGEND

- ● SET NO. 5 REBAR & ALUMINUM CAP LS 24954
- ○ FOUND NO. 5 REBAR & ALUMINUM CAP LS 20632
- ◐ FOUND NO. 5 REBAR & ALUMINUM CAP LS 12180
- ⬡ FOUND NO. 5 REBAR & PLASTIC CAP LS 25643
- □ FOUND NO. 5 REBAR & ALUMINUM CAP LS 16834

NOTE (1) THE NORTHERN PORTION OF THE ACCESS EASEMENT DOES NOT CLOSE MATHEMATICALLY

(G.E.) Indicates an easement, 16 feet in width, inuring to the benefit of the Telluride Company, its successors and assigns, established and reserved over, across and under the perimeter of this Lot 144 for the purpose of any and all improvements required for those uses and activities deemed necessary by the Telluride Company for the safe or efficient operation of the Telluride Mountain Village or the Telluride Ski Area, which include but are not limited to the following: utilities, drainage, electrical service, natural gas service, propane service, telephone service, cable television service, communication services, ski slope maintenance, bicycle access, skier access, roadways, access, equestrian access, pedestrian access, golf cart access, snowmaking, waterways, slope maintenance, snow storage, retaining walls, snowmobile access, snow removal, snowcat access, water, sanitary sewer and storm sewer.

COVENANTS, CONDITIONS, EASEMENTS, RESTRICTIONS, AND DEFINITIONS

General notes one (1) through (14), inclusive, and definitions one (1) through twenty-five (25), inclusive, as shown on sheets one (1) and two (2) of the plat for the Telluride Mountain Village, Filing 6, recorded on June 20, 1985 in the office of the Clerk and Recorder for San Miguel County, Colorado, in Plat Book 1 at Pages 565-571, are incorporated herein by this reference and shall apply to the real property replatted hereby in the same manner as if fully set forth herein. Any amendments to the above referenced General Notes and Definitions shall apply to the real property replatted hereby. San Miguel County, reserves the right and power to, persuant to a zoning amendment, modify the covenants, conditions, easements, restrictions, and definitions.

SURVEYOR'S CERTIFICATE

I, J. David Foley, do hereby certify that this accompanying plat and survey was performed under my direct responsibility, supervision, and checking, and that the information contained herein is true and accurate to the best of my belief and knowledge.

J. David Foley
L. S. No. 24954 Date

COLORADO REGISTERED J. DAVID FOLEY 24954 PROFESSIONAL LAND SURVEYOR

NOTE

(1) The northern portion of the 20 ft. wide access easement does not close mathematically.
(2) Slope maintenance easement for the benefit of the owners of the 20 ft. wide access easement for the maintenance, construction, and snow removal of the 20 ft. wide access easement.

COUNTY COMMISIONERS' APPROVAL

This plat has been accepted for filing by the San Miguel County Board of Commissioners.

Effective Date: 9/20/90
Chairman

NOTICE

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered 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.

CENTERLINE OF 12 FT. WIDE ACCESS EASEMENT
(THIS IS RECORD INFORMATION PER BOOK 453 PAGES 87-91)

Ⓐ N 65° 16' 36" W 89.75' Ⓑ N 85°28'00"W 83.00' Ⓒ S 2°15'06"W 31.00'

SLOPE MAINTENANCE EASEMENT

- Ⓓ N 2°15'06"E 54.97' TIE TO SOUTHWEST CORNER LOT 144
- Ⓔ S 86°07'E 58.50'
- Ⓕ S 80°11'E 105.00'
- Ⓖ S 63°00'E 64.95'
- Ⓗ N 1°51'30"E 21.13' TIE TO SOUTHEAST CORNER LOT 144

PLANNING COMMISSION APPROVAL

This plat has been approved by the San Miguel Planning and Zoning Commission this _____ day of _____, 19__.

Chairman

OWNERSHIP CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS that RENE C. LABORDE is the owner of Lot 144, Telluride Mountain Village, Filing 1, San Miguel County, Colorado and does hereby replat said Lot 144 under the name and style of Replat of Lot 144 Telluride Mountain Village, Filing 1 and do hereby dedicate the slope maintenance easement as shown on this plat for the purposes indicated on this plat.

Lot 144 as described above is located within Section 34, T. 43 N., R. 9 W., N.M.P.M.

Lot 144 as described above contains 1.242 acres. Lot 144-A contains 0.613 acres and Lot 144-B contains 0.628 acres.

This Replat of Lot 144, Telluride Mountain Village, Filing 1, is hereby approved

By Rene C. LaBorde
RENE C. LABORDE, AS CO-TRUSTEE AND INDIVIDUALLY

ACKNOWLEDGEMENT

State of Nevada)
) ss
County of Washoe)

The foregoing signature was acknowledged before me this 12th day of March, 1990 A.D. by Rene C. Laborde, AS CO-TRUSTEE AND INDIVIDUALLY

Melinda Corron

MELINDA CORRON
Notary Public - State of Nevada
Appointment Recorded in Washoe County
MY APPOINTMENT EXPIRES: AUG. 4, 1993

TITLE INSURANCE COMPANY CERTIFICATE

San Miguel Title Co.
does hereby certify that we have examined the title to all lands herein shown on this plat and that the title to this land is in the names of those persons shown in the Certificate of Ownership which is on the face hereof and is free and clear of all encumbrances, liens, and taxes, except as follows:
ANY AND ALL UNPAID TAXES

Dated this 15th day of March, 1990.
Susan R. Sherry
Title Insurance Company Representative

TREASURERS CERTIFICATE

I, the undersigned, Treasurer of the County of San Miguel, do hereby certify that according to the records in my office that there are no liens against this subdivision or any part thereof for unpaid state, county, municipal, or local taxes, or special assessments not yet payable.

Dated this 4th day of Sept., 1990.
Sherry M. Rose
San Miguel County Treasurer

TAX BOND CERTIFICATE

I, the undersigned Clerk of San Miguel County, do hereby certify that _____ Dollars have been deposited to cover taxes and assessments against this property which are a lien, but are not yet payable.

Dated this _____ day of _____, 19__.

San Miguel County Clerk

RECORDER'S CERTIFICATE

This plat was filed for record in the office of the County Clerk and Recorder of San Miguel County on this 18 day of October, 1990, in Book No. Plat #1, Page No. 1084, Reception No. 267989. Time 1:00 PM.

Gay Cappis By Katherine Rose Deputy
San Miguel County Clerk

REPLAT OF LOT 144 TELLURIDE MOUNTAIN VILLAGE, FILING 1

J. DAVID FOLEY ASSOCIATES • LAND SURVEYING
P.O. BOX 1385 TELLURIDE COLORADO 81435

DATE: OCT. 1989 JOB: 89121

380903 01-17-2006 01:00 PM Page 1 of 1 $11.00
SAN MIGUEL COUNTY, CO DORIS RUFFE CLERK-RECORDER

380903

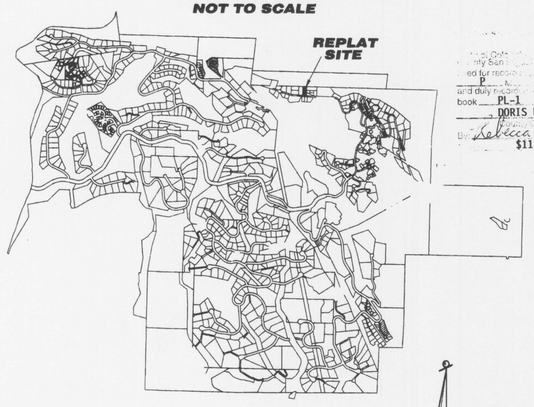
REPLAT

DONALD T. & ANN MARIE MARSHALL

TO

REPLAT LOT 144-BR MOUNTAIN VLG

TOWN OF MOUNTAIN VILLAGE VICINITY MAP NOT TO SCALE



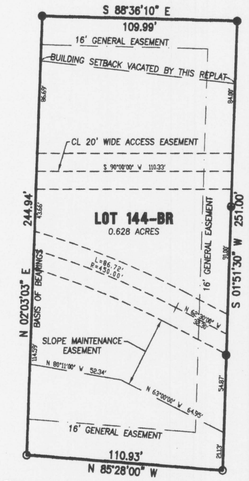
1:00 JANUARY 17, 2006
book PL-1 3607
DORIS RUFFE
$11.00

Legend

- FOUND 1.5" ALUMINUM CAP LS 12180
- FOUND 1.5" ALUMINUM CAP LS 24954
- SET #5 REBAR WITH 1.5" ALUMINUM CAP LS 24966

SCALE: 1"=40'

0 10 20 30 40 80



COUNTRY CLUB DRIVE

CERTIFICATE OF OWNERSHIP

KNOW ALL PERSONS BY THESE PRESENTS

That Donald T. Marshall and Ann Marie Marshall, being the owners in fee simple of all real property described as follows,

Lot 144-B, Replat of Lot 144, Telluride Mountain Village, Filing 1, according to the plat filed in the office of the Clerk and Recorder in Plat Book 1 at page 1084,

County of San Miguel,
State of Colorado.

do hereby make an Amendment to the Final Plat of said real property in accordance with the Amendment to the Final Plat shown hereon under the name and style of LOT 144-BR, A REPLAT OF LOT 144-B, TELLURIDE MOUNTAIN VILLAGE, FILING 1:

Owners:

Donald T. Marshall

Ann Marie Marshall

State of) ss
County of)

The foregoing signature was acknowledged before me this ___ day of ___, 20___ A.D. by Donald T. Marshall.

My commission expires ___.

Witness my hand and seal.

Notary Public

State of) ss
County of)

The foregoing signature was acknowledged before me this ___ day of ___, 20___ A.D. by Ann Marie Marshall.

My commission expires ___.

Witness my hand and seal.

Notary Public

TITLE INSURANCE COMPANY CERTIFICATE

Security Title Guaranty Company does hereby certify that we have examined the title to the lands herein shown on this Amendment to the Final Plat and that the title to this land is in the names of Donald T. Marshall and Ann Marie Marshall and is free and clear of all encumbrances, liens, taxes, and special assessments except as follows: ad valorem taxes.

11-23-05
Title Insurance Company Representative

BUILDING SETBACK VACATION

The undersigned, Rube Felicelli, as Mayor Protem, hereby quit claim any interest, if any, in the Building Setback as established on the property as shown hereon by the plat of record filed in the Office of the Clerk and Recorder of San Miguel County and do hereby vacate and relinquish said Building Setback as shown vacated on this plat.

Town of Mountain Village

~~Davis D. Fansler, as Mayor,~~ Date
Rube Felicelli, as Mayor Pro-tem
Kathy Mahoney, Town Manager, 1.16.06 Date

State of CO) ss
County of San Miguel)

The foregoing signature was acknowledged before me this 16th day of January, 20 06 A.D. by ~~Davis D. Fansler as Mayor,~~ Rube Felicelli, as Mayor Pro-tem
My commission expires 6/11/2007.

Witness my hand and seal.

BERNADETTE ERVIN Notary Public State of Colorado
Notary Public

State of CO) ss
County of San Miguel)

The foregoing signature was acknowledged before me this 16th day of January, 20 06 A.D. by Kathy Mahoney as Town Manager.

My commission expires 6/11/2007.

Witness my hand and seal.

BERNADETTE ERVIN Notary Public State of Colorado
Notary Public

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

By: JEFFREY T. PROTEAU, VICE PRESIDENT

State of Colorado) ss
County of San Miguel)

The foregoing signature was acknowledged before me this 16th day of January, 2006 A.D. by JEFFREY T. PROTEAU, VICE PRESIDENT of TSG Ski & Golf, LLC a Delaware limited liability company.

My commission expires 7-5-08.

Witness my hand and seal.

LINDA RODGERS NOTARY PUBLIC STATE OF COLORADO
Notary Public

Mountain Village Metropolitan District, a Colorado quasi governmental entity

~~Ad. Wells, as President Secretary/Treasurer~~
~~Phil Evans~~
Kathy Mahoney, as District Manager

BUILDING SETBACK VACATION (CONTINUED)

State of CO) ss
County of San Miguel)

The foregoing signature was acknowledged before me this 16th day of January, 20 06 A.D. by ~~Phil Evans~~ ~~Ad. Wells,~~ as ~~President~~ of Mountain Village Metropolitan District. ~~Secretary~~/Treasurer

My commission expires 6/11/2007

Witness my hand and seal.

OFFICIAL SEAL STATE OF COLORADO Bernadette Ervin NOTARY PUBLIC MY COMMISSION EXPIRES JUNE 11, 2007
Notary Public

State of CO) ss
County of San Miguel)

The foregoing signature was acknowledged before me this 16th day of January, 20 06 A.D. by Kathy Mahoney, as District Manager of Mountain Village Metropolitan District.

My commission expires 6/11/2007.

Witness my hand and seal.

BERNADETTE ERVIN Notary Public State of Colorado
Notary Public

NOTES

1. Approval of this plan may create a vested property right pursuant to Article 68 of Title 24, C.R.S., as amended.

2. Easement research and legal description from Security Title Guaranty Company Commitment Number S0048961 dated March 24, 2005 at 8:00AM.

3. BASIS OF BEARINGS. The bearing on the west boundary of Lot 144-B assumed as the record bearing of N 02°03'03" E between the monuments shown hereon.

4. Notice is hereby given that the area included in the plat described herein is subject to the regulations of the Land Use Ordinance, of the Town of Mountain Village, March, 2005 as amended.

5. NOTES OF CLARIFICATION

a. The Configuration of the following lots, tracts, and right-of-way have been modified by this plat:
None

b. The following lots have been created by this plat:
Lot 144-BR

c. The following lots have been deleted by this plat:
Lot 144-B

6. The approval of this Plat Amendment vacates the Building Setback shown on the plat of record. All other easements, including the 16' G.E., and restrictions of record remain for the area described in the Legal Description as shown hereon in the Certificate of Ownership.

7. 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.

SURVEYOR'S CERTIFICATE

I, Warren L. Ruby, a Professional Land Surveyor licensed under the laws of the State of Colorado, do hereby certify that the LOT 144-BR, A REPLAT OF LOT 144-B, TELLURIDE MOUNTAIN VILLAGE, FILING 1 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.

IN WITNESS HEREOF, I here unto affix my hand and official seal this 22 day of November, A.D. 2005.

Warren L. Ruby 11-22-05
P.L.S. No. 24966 Date

TOWN OF MOUNTAIN VILLAGE APPROVAL

Rube Felicelli Mayor Pro-tem
I, ~~Davis D. Fansler~~ as Mayor, and I Kathy Mahoney as Manager, of the Town of Mountain Village, Colorado, do hereby certify that this plat has been approved by the Town Council in the same resolution that has authorized and directed us to execute this document.

1/16/06
~~Davis D. Fansler, as Mayor,~~ Date
Rube Felicelli, as Mayor Pro-tem
Kathy Mahoney, Town Manager, 1.16.06 Date

State of CO) ss
County of San Miguel)

The foregoing signature was acknowledged before me this 16th day of January, 2006 A.D. by ~~Davis D. Fansler as Mayor,~~ Rube Felicelli, as Mayor Pro-tem
My commission expires 6/11/2007.

Witness my hand and seal.

BERNADETTE ERVIN Notary Public State of Colorado
Notary Public

State of CO) ss
County of San Miguel)

The foregoing signature was acknowledged before me this 16th day of January, 20 06 A.D. by Kathy Mahoney as Town Manager.

My commission expires 6/11/2007.

Witness my hand and seal.

BERNADETTE ERVIN Notary Public State of Colorado
Notary Public

RECORDERS CERTIFICATE

This plat was filed for record in the office of the San Miguel County Clerk and Recorder on this 17th day of JANUARY, 2006, at
Plat Book PL-1
Page 3607
Reception No. 380903
Time 1:00 P.M.

Doris Ruffe By Rebecca Goldsworth
San Miguel County Clerk Chief Deputy, City Clerk

PAGE 3607

LOT 144-BR, A REPLAT OF LOT 144-B, TELLURIDE MOUNTAIN VILLAGE, FILING 1, A PART OF THE SW 1/4 OF SECTION 34, T.43N., R.9W., N.M.P.M., LYING WITHIN THE INCORPORATED TOWN OF MOUNTAIN VILLAGE, COUNTY OF SAN MIGUEL, STATE OF COLORADO

Project Mgr: DB	
Technician: JH	
Technician:	
Checked by:	
Start date: 3-30-05	

Rev.	description	date	by

FOLEY ASSOCIATES, INC.
ENGINEERING · PLANNING · SURVEYING

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

Drawing path: \dwg\Replat 3-05 | Sheet1 of 1 | Project #: 89121

X:\Jobs\JOBS1989\89121\dwg\Replat 3-05.dwg, 11/22/2005 8:54:54 AM, warren

Agenda Item #9

COMMUNITY DEVELOPMENT 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 August 6, 2015

DATE: July 30, 2015

RE: Conceptual work session for a new single-family dwelling on Lot GH-15

PROJECT GEOGRAPHY

Application Overview: The purpose and intent of this memo is to have a Design Review Board (DRB) review and provide direction to the applicant regarding a proposed new single family home on Lot GH-15.

Legal Description: Lot GH-15
Address: 115 Cabins Lane
Applicant/Agent: Matt Franklin Architect
Owner: Michael and Susan Magoline
Zoning: Single-Family Zone District
Existing Use: Vacant Lot
Proposed Use: Single-Family
Lot Size: 0.21 acres
Adjacent Land Uses:

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

ATTACHMENTS

- Exhibit A: Applicant Narrative
- Exhibit B: 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 applicant has submitted a conceptual worksession application in accordance with the Community Development Code (CDC) as provided for in CDC Section 17.4.6:

A. Purpose and Intent

The purpose and intent of this section is to provide a process for both the DRB to have an informal, non-binding review of a conceptual development proposal. The conceptual worksession is further intended to provide venue for the analysis of potential issues, areas of concern and to evaluate possible development alternatives.

ANALYSIS

There are several issues with regard to the proposed development that the applicant would like direction from the Design Review Board.

"There are several items of special consideration in which the DRB's input and feedback would be greatly appreciated. All are related to the requirement of the HOA not allowing a structure to be built more than 2 ½ stories above the adjacent Cabins Lane. This requirement has forced us to bring the level of the home down quite a bit into the existing topography and has created several issues.

1. We believe this will require a couple of 6' high boulder retaining walls on the uphill side and will have substantial visual impact on the site's development. Is this an issue with the DRB?
2. Bringing the structure down will require some grading of the existing topography outside of the general easement, particularly along San Joaquin Road. This will require a variance.
3. The drop in elevation creates a drainage pattern in which surface run-off runs towards the left garage bay. The left parking spot will have a slope of somewhere between 5.5%-8%. Is this an issue?

Part of the proposed exterior parking area will be outside of the 5' easement line. This will require a variance as well and based upon the existing homes and lot sizes in this development I'm led to believe this is typically allowed".

RECOMMENDATION

Worksessions 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.

MTN DESIGN™

711 E. Broadway Meridian, ID 83642

July 22, 2015

Ms. Savannah Jameson & Mr. Dave Bangert
Community Development Director & Town Forrester
Town of Mountain Village

Subject: Development Narrative for Lot GH15
Owner: Michael & Susan Magoline

The proposed development is to build a single family residence on lot GH15 on Cabins Lane. The proposed configuration of the home consists of a main floor and second floor of living space above a daylight garage and basement floor. The garage access is on the downhill side of the slope with main floor access on the uphill side of slope.

Specifications and design criteria are listed on the following page.

There are several items of special consideration in which the DRB's input and feedback would be greatly appreciated. All are related to the requirement of the HOA not allowing a structure to be built more than 2 ½ stories above the adjacent Cabins Lane. This requirement has forced us to bring the level of the home down quite a bit into the existing topography and has created several issues.

1. We believe this will require a couple of 6' high boulder retaining walls on the uphill side and will have substantial visual impact on the site's development. Is this an issue with the DRB?
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Part of the proposed exterior parking area will be outside of the 5' easement line. This will require a variance as well and based upon the existing homes and lot sizes in this development I'm led to believe this is typically allowed.

Thank you for your time and consideration,

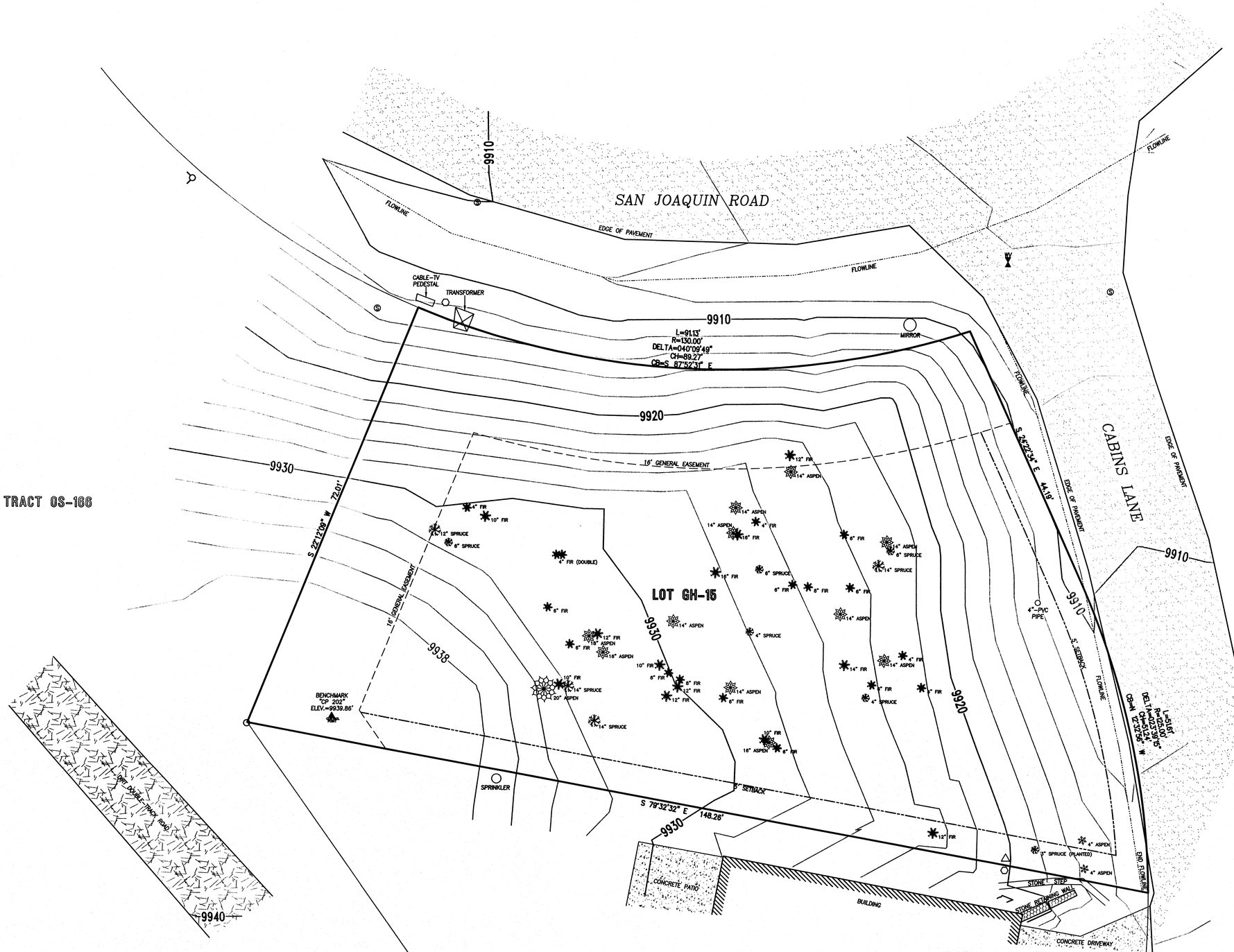
Matthew Franklin, Architect
MTN Design
mfranklin@mtndesign.com
(208) 493-2692

PROJECT GEOGRAPHY

Legal Description:	Lot GH15, Telluride Mountain Village Filing No. 31
Address:	Lot GH15 Cabins Lane, Mountain Village, CO
Applicant/Agent:	Matthew C. Franklin, MTN Design
Owner:	Michael & Susan Magoline
Zoning:	Single-Family Zone District
Existing use:	Vacant
Proposed use:	Single-Family Residence
Lot size:	.21 acres

PROJECT SUMMARY

CDC Provision	Requirement	Proposed
Maximum Building Height	40’ max. (35’+5’ for gable roof)	27’-3 3/4”
Maximum Avg. Building Height	35’ max. (30’+5’ for gable roof)	20’-1 3/8”
Maximum Lot Coverage	40 % maximum	28.4%
General Easement Setbacks		
North	16’	
South	5’	
East	5’	
West	16’	
Roof Pitch		
Primary	6:12 to 12:12	12:12
Secondary	4:12 unless specific approval	4:12
Exterior Material		
Stone	35%	29% (36% of siding)
Wood	25% (no requirement)	51.5% (64% of siding)
Windows/Doors	40% maximum for windows	19.5%
Parking	2 enclosed and 2 non-tandem	2 enclosed and 2 exterior



SCALE: 1"=8'

0 2 4 8 16

LEGEND

- WATER VALVE
- FIRE HYDRANT
- SEWER MANHOLE
- TELEPHONE PEDESTAL
- CABLE-TV PEDESTAL
- FOUND REBAR WITH NO CAP

This topographic survey of Lot GH-15, Town of Mountain Village, was field surveyed on May 18, 2015 under the direct responsibility, supervision and checking of David R. Bulson of Foley Associates, Inc., being a Colorado Licensed Surveyor. It does not constitute a Land Survey Plat or Improvement Survey Plat as defined by section 38-51-102 C.R.S.

COLORADO LICENSED DAVID R. BULSON 37662 PROFESSIONAL LAND SURVEYOR

P.L.S. NO. 37662 Date

NOTES:

1. *This survey does not constitute a title search by Foley Associates, Inc. to determine the ownership of this property or easements of record.*
2. *Benchmark: Control point "CP 202", as shown hereon, with an elevation of 9939.86 feet.*
3. *Contour interval is two feet.*
4. *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.*

Topographic Survey

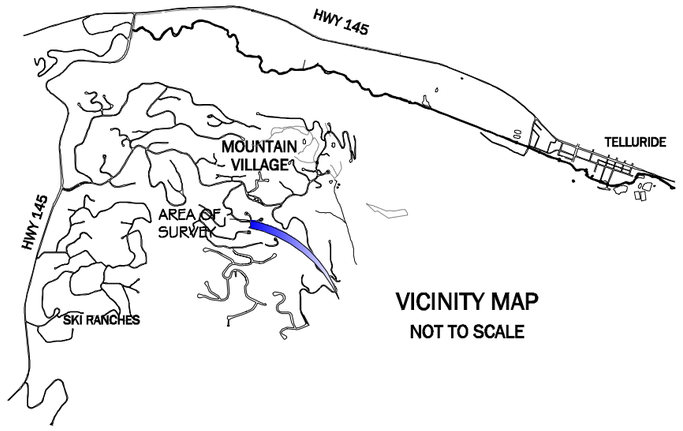
Lot GH-15, Town of Mountain Village,
San Miguel County, Colorado.

Project Mgr:	DB
Technician:	MC
Technician:	
Checked by:	DS
Start date:	05/18/2015

Rev.	description	date	by

FOLEY ASSOCIATES, INC.
ENGINEERING · PLANNING · SURVEYING
970-728-6153 970-728-6050 fax
P.O. BOX 1385
125 W. PACIFIC, SUITE B-1
TELLURIDE, COLORADO 81435

Drawing path: dwg\TOPO 05-15.dwg | Sheet1 of 1 | Project #: 99209



VICINITY MAP
NOT TO SCALE

PROJECT INFORMATION

ADDRESS:	LOT GH-15 CABINS LANE
LOCATION:	TOWN OF MOUNTAIN VILLAGE, CO
JURISDICTION:	SAN MIGUEL COUNTY
CONTACT INFO:	RANDY KEE 970-369-8246

DESIGN CRITERIA

CODE REQUIRED:	2012 IRC
GROUND SNOW LOAD:	130 LBS
WIND LOAD:	90 MPH, EXP. B
SEISMIC ZONE:	1
FROST DEPTH:	48"
ENG STAMP REQUIRED:	YES
ARCH STAMP REQUIRED:	YES
SITE PLAN REQUIRED:	YES
WINDOW MANUFACTURER:	WINDSOR U.N.O
ELEVATION:	9930'

M·T·N DESIGN™

PRECISIONCRAFT®
LOG & TIMBER HOMES

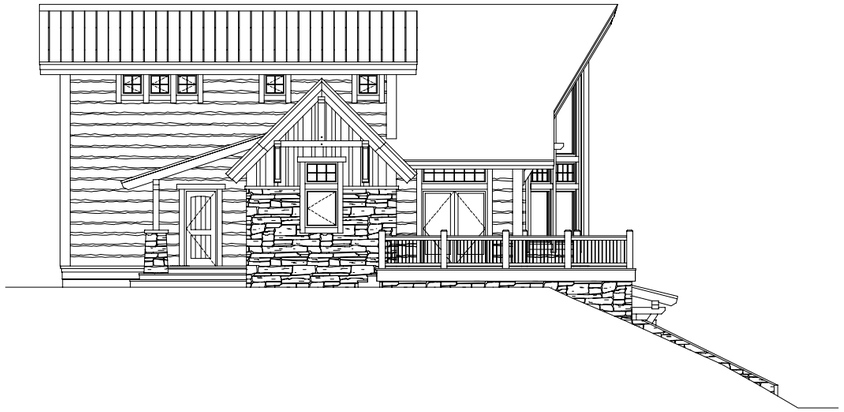
CONTACT INFORMATION

ARCHITECT: MATTHEW C. FRANKLIN
MTN DESIGN
711 E. BROADWAY
MERIDIAN, ID 83642
(208) 493-2692

SURVEYOR: DAVID BULSON
FOLEY ASSOCIATES, INC.
125 W. PACIFIC, SUITE B-1
TELLURIDE, CO 81435
(970) 728-6153

DRAWING INDEX:

CV	COVER SHEET
SPEC	SPECIFICATIONS
SITE	SITE PLAN
1.0	BASEMENT PLAN
1.1	MAIN FLOOR PLAN
1.2	SECOND FLOOR PLAN
1.3	ROOF PLAN
2.1	BUILDING ELEVATIONS
2.2	BUILDING ELEVATIONS
MP1	TIMBER MATERIAL PACKAGE DRAWINGS
MP2	TIMBER MATERIAL PACKAGE DRAWINGS
MP3	TIMBER MATERIAL PACKAGE DRAWINGS
SP1	SIPS MATERIAL PACKAGE DRAWINGS
ICF1	ICF MATERIAL PACKAGE DRAWINGS
R1	RENDERINGS



M·T·N DESIGN™

PRECISIONCRAFT®
LOG & TIMBER HOMES

STATE OF COLORADO
MATTHEW C FRANKLIN
ARC.00403813
LICENSED ARCHITECT

MAGOLINE
LOT GH15

DESIGN PHASE		
DRAWN:	DATE:	CHCKD
MCF	5.27.15	
MCF	6.30.15	
MCF	7.17.15	CB
DESIGN REV. PHASE		
-	-	
FINALS PHASE		
-	-	
SHOP DRAWINGS		
-	-	

PROJECT: 15-005

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PRELIMINARY
NOT FOR
CONSTRUCTION

SCALE: NA

CV

SHEET

MATERIALS PACKAGE SPECIFICATIONS

MATERIALS PACKAGE

- **TRUSSES:**
  - 9"x9" Rectangular DOUG FIR FOHC
  - TEXTURING:
  - LOCATION: PER PLAN
- **TIMBERFRAME:**
  - 9"x9" Rectangular DOUG FIR FOHC
  - 9"x11" Rectangular DOUG FIR FOHC
  - 7"x11" Rectangular DOUG FIR FOHC
  - 7"x7" Rectangular DOUG FIR FOHC
  - 5"x9" Rectangular DOUG FIR FOHC
  - 7"x9" Rectangular DOUG FIR FOHC
  - 5"x7" Rectangular DOUG FIR FOHC
  - 3 1/2"x11" Rectangular DOUG FIR FOHC
  - TEXTURING:
  - LOCATION: PER PLAN
- **MATERIAL SPECS**
  - EDGE STYLE: DRAWKNIFED CORNERS
  - FINISH: NONE
  - CARVING: NONE
- **INSULSPAN SIP PANELS**
  - WALL PANEL: 6-1/2" - NON-BORATE - 5/8" SHIM
  - ROOF PANEL: 12-1/4" - NON-BORATE - 7/8" SHIM
  - LOCATION: Per plan (RTA=Ready To Assemble)
- **PLASTISPAN**
  - HD TYPE II 3"
- **ADVANTAGE ICF**
  - ICF WIDTH: 13-1/4" x 8" STEM WALL
  - ICF HEIGHT: 16-1/2"
  - LOCATION: FOUNDATION WALLS PER PLAN

DFFOHC - HEADER GRADE OR BETTER (U.N.O.)

GRADING STANDARDS:

ALL LOG MATERIALS ARE GRADED IN ACCORDANCE WITH THE GRADING RULES OF THE LOG HOME COUNCIL AND ASTM STANDARD D-3957. UNLESS OTHERWISE SPECIFIED THE LOG/TIMBER MATERIALS PROVIDED (LISTED ABOVE) REFER TO PLANS AND SHT. MP1 FOR LOCATIONS), WILL BE WALL GRADE OR BETTER.

-TRUSS MEMBERS ARE TO BE HEADER GRADE OR BETTER

-MEMBERS WITH ARCH CUTS TO BE WALL GRADE OR BETTER (U.N.O.)

INTERIOR FINISHES

GREAT ROOM	FLOOR TREATMENT:	HARDWOOD FLOOR
	WALL TREATMENT:	DRYWALL (SKIP TROWEL)
	CEILING TREATMENT:	T&G
KITCHEN	FLOOR TREATMENT:	HARDWOOD FLOOR
	WALL TREATMENT:	DRYWALL (SKIP TROWEL)
	CEILING TREATMENT:	DRYWALL (SKIP TROWEL)
	COUNTERTOP TREATMENT:	SOLID SURFACE (GRANITE)
LAUNDRY	FLOOR TREATMENT:	TILE
	WALL TREATMENT:	DRYWALL (SKIP TROWEL)
	CEILING TREATMENT:	DRYWALL (SKIP TROWEL)
	COUNTERTOP TREATMENT:	SOLID SURFACE (GRANITE)
BATH #1	FLOOR TREATMENT:	TILE
	WALL TREATMENT:	DRYWALL (SKIP TROWEL)
	CEILING TREATMENT:	DRYWALL (SKIP TROWEL)
	COUNTERTOP TREATMENT:	SOLID SURFACE (GRANITE)
BEDROOM #2	FLOOR TREATMENT:	CARPET
	WALL TREATMENT:	DRYWALL (SKIP TROWEL)
	CEILING TREATMENT:	DRYWALL (SKIP TROWEL)
BEDROOM #3	FLOOR TREATMENT:	CARPET
	WALL TREATMENT:	DRYWALL (SKIP TROWEL)
	CEILING TREATMENT:	DRYWALL (SKIP TROWEL)
MASTER BEDROOM	FLOOR TREATMENT:	CARPET
	WALL TREATMENT:	DRYWALL (SKIP TROWEL)
	CEILING TREATMENT:	T&G
MASTER BATHROOM	FLOOR TREATMENT:	TILE
	WALL TREATMENT:	DRYWALL (SKIP TROWEL)
	CEILING TREATMENT:	T&G
	COUNTERTOP TREATMENT:	SOLID SURFACE (GRANITE)
MASTER CLOSET	FLOOR TREATMENT:	CARPET
	WALL TREATMENT:	DRYWALL (SKIP TROWEL)
	CEILING TREATMENT:	DRYWALL (SKIP TROWEL)
LOFT	FLOOR TREATMENT:	CARPET
	WALL TREATMENT:	DRYWALL (SKIP TROWEL)
	CEILING TREATMENT:	T&G
FAMILY ROOM	FLOOR TREATMENT:	CARPET
	WALL TREATMENT:	DRYWALL (SKIP TROWEL)
	CEILING TREATMENT:	DRYWALL (SKIP TROWEL)
BUNK ROOM	FLOOR TREATMENT:	CARPET
	WALL TREATMENT:	DRYWALL (SKIP TROWEL)
	CEILING TREATMENT:	DRYWALL (SKIP TROWEL)
BATH #2	FLOOR TREATMENT:	TILE
	WALL TREATMENT:	DRYWALL (SKIP TROWEL)
	CEILING TREATMENT:	DRYWALL (SKIP TROWEL)
	COUNTERTOP TREATMENT:	SOLID SURFACE (GRANITE)
MUD ROOM	FLOOR TREATMENT:	TILE
	WALL TREATMENT:	DRYWALL (SKIP TROWEL)
	CEILING TREATMENT:	DRYWALL (SKIP TROWEL)
	COUNTERTOP TREATMENT:	SOLID SURFACE (GRANITE)
CARETAKER'S SUITE	FLOOR TREATMENT:	CARPET
	WALL TREATMENT:	DRYWALL (SKIP TROWEL)
	CEILING TREATMENT:	DRYWALL (SKIP TROWEL)
BATH #3	FLOOR TREATMENT:	TILE
	WALL TREATMENT:	DRYWALL (SKIP TROWEL)
	CEILING TREATMENT:	DRYWALL (SKIP TROWEL)
	COUNTERTOP TREATMENT:	SOLID SURFACE (GRANITE)
STAIRS - UP	FLOOR TREATMENT:	OPEN TIMBER
	WALL TREATMENT:	DRYWALL (SKIP TROWEL)
	CEILING TREATMENT:	DRYWALL (SKIP TROWEL)
STAIRS - DOWN	FLOOR TREATMENT:	CARPET
	WALL TREATMENT:	DRYWALL (SKIP TROWEL)
	CEILING TREATMENT:	DRYWALL (SKIP TROWEL)
GARAGE	FLOOR TREATMENT:	CONCRETE (FLOAT FINISH)
	WALL TREATMENT:	DRYWALL (SKIP TROWEL) TYPE-X
	CEILING TREATMENT:	DRYWALL (SKIP TROWEL) TYPE-X

NOTE: ALL MATERIALS & SYSTEMS TO BE VERIFIED WITH OWNERS

EXTERIOR FINISHES

STONE	STONE TYPE:	NATURAL STONE
SIDING	MAIN:	HORIZONTAL PLANK SIDING W/ CHINKING
	KITCHEN BUMPOUT:	VERTICAL BARN WOOD
ROOFING	MAIN:	ARCHITECTURAL SHINGLES
	SHEDS:	STANDING SEAM METAL
RAILING	INTERIOR:	WOOD POST W/ WROUGHT IRON RAILING
	EXTERIOR:	WOOD POST W/ WROUGHT IRON RAILING
PATIOS		CONCRETE (BROOM FINISH)
DECKS		COMPOSITE DECKING
		TREATED JOISTS
EAVES	SOFFIT:	PINE T&G
	FASCIA:	1X CEDAR BUILD UP

NOTE: VERIFY MATERIAL LOCATIONS WITH ELEVATIONS

MECHANICAL SYSTEMS

HEATING/ APPLIANCES	HEATING:	FORCED AIR
	AIR CONDITIONING:	YES
	AIR EXCHANGER:	YES
	RANGE:	GAS
	APPLIANCES:	TO BE DETERMINED
FIREPLACES	GREAT ROOM:	GAS
WATER/WASTE	WATER SUPPLY:	CITY
	WASTE REMOVAL:	SEWER
FIRE SUPRESS	FIRE SPRINKLERS:	NO

INSULATION R-VALUES

INSULATION	FLOORS:	R-30 MIN.
	FRAMED WALLS:	R-20 + R-5 MIN.
	CEILING:	R-49 MIN.
	SLABS:	R-10 MIN.

CONSTRUCTION SYSTEMS

ROOF	MAIN:	12 1/4" SIPS
	GARAGE:	TJI JOISTS
FLOORS		TJI JOISTS
EXT WALLS		6 1/2" SIPS
		13 1/4" ICF CONCRETE WALL
STEM WALLS		13 1/4" ICF CONCRETE WALL

NOTE: VERIFY CONSTRUCTION SYSTEMS WITH PLANS

INSTALLATION

◆ INSTALLATION OF MATERIALS DEPICTED ON SHEET MP2 & SP1 PERFORMED BY MATERIALS PROVIDER (REFER TO CONTRACT)

◆ INSTALLATION OF MATERIALS DEPICTED ON SHEET MP3 & ICF1 PERFORMED BY OWNERS BUILDER OR PARTIES OTHER THAN MATERIALS PROVIDER (REFER TO CONTRACT)

RESIDENCE VENTILATION NOTE

A MECHANICAL VENTILATION SYSTEM IS REQUIRED TO PROVIDE AIR MOVEMENT AND REMOVE HUMIDITY. EXCESS HUMIDITY IN THE HOME COULD RESULT IN A BUILD UP OF WATER VAPOR IN UNWANTED AREAS CAUSING SEVERE DAMAGE TO THE STRUCTURAL INSULATED PANEL OR OTHER BUILDING MATERIALS

STATE OF COLORADO
MATTHEW C FRANKLIN
ARC.00403813
LICENSED ARCHITECT

MTN DESIGN
PRECISION CRAFT
LOG & TIMBER HOMES

MAGOLINE
LOT GH15

DESIGN PHASE

DRAWN:	DATE:	CHCKD
MCF	5.27.15	
MCF	6.30.15	
MCF	7.17.15	CB
DESIGN REV. PHASE		
-	-	
FINALS PHASE		
-	-	
SHOP DRAWINGS		
-	-	

PROJECT: 15-005

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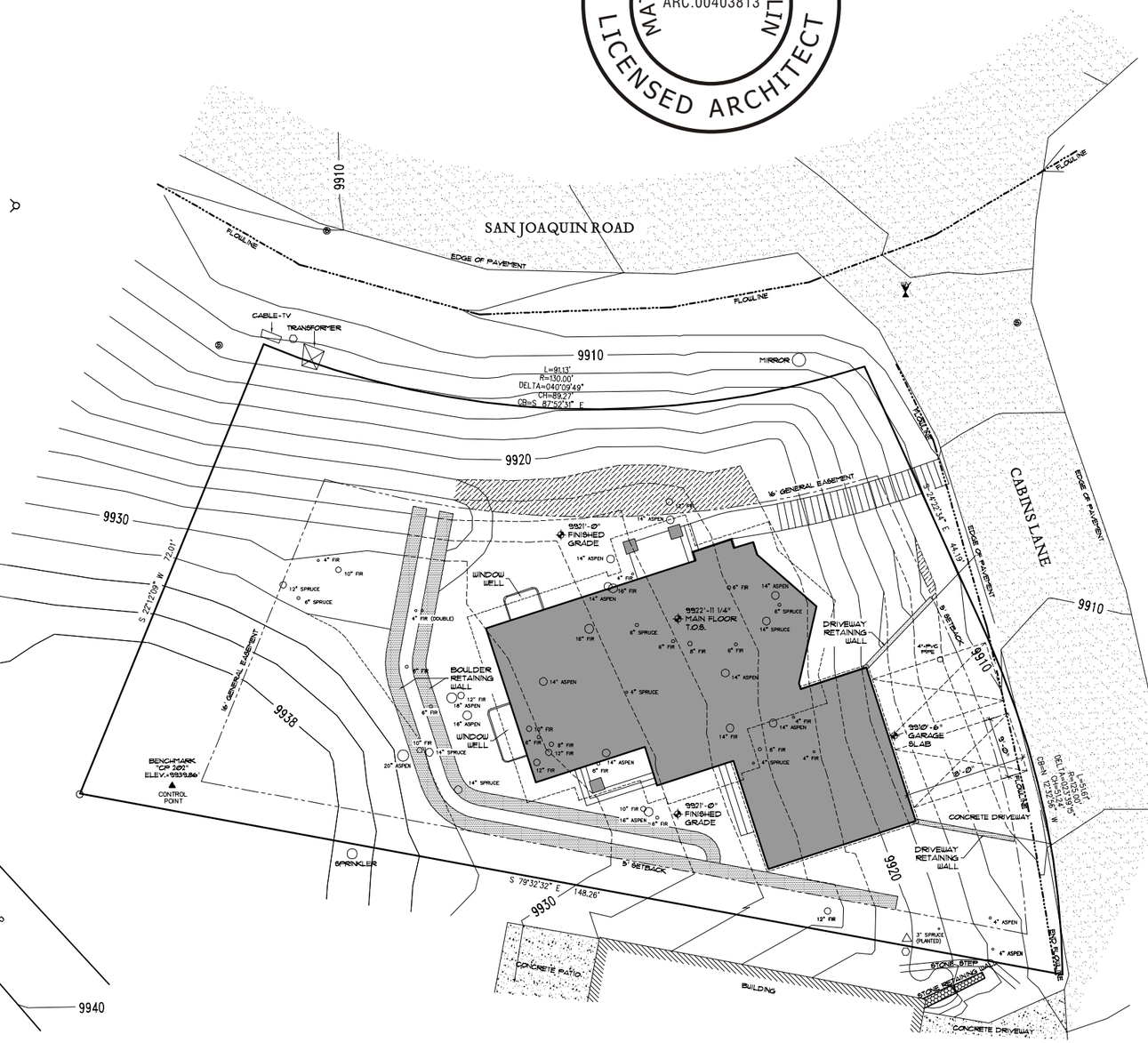
PRELIMINARY NOT FOR CONSTRUCTION

SCALE: NA

SPEC

SHEET

STATE OF COLORADO
MATTHEW C FRANKLIN
ARC.00403813
LICENSED ARCHITECT



SITE PLAN

10' 0 10' 40'
(IN FEET)

LEGEND
- WATER VALVE
- FIRE HYDRANT
- SEWER MANHOLE
- TELEPHONE PEDESTAL
- CABLE-TV PEDESTAL
- FOUND REBAR WITH NO CAP

INDICATES GRADE DISTURBANCE OUTSIDE OF BUILDING ENVELOPE

TOTAL LOT SQUARE FOOTAGE - 9093 SQFT.
BUILDING SQUARE FOOTAGE - 1676 SQFT. DECKS & STEPS SQUARE FOOTAGE - 134 SQFT. WALKWAY SQUARE FOOTAGE - 146 SQFT. DRIVEWAY SQUARE FOOTAGE - 620 SQFT.
TOTAL LOT COVERAGE - 2576 SQFT.
2576 SQFT. / 9093 SQFT. = 28.4% LOT COVERAGE ALLOWABLE COVERAGE IS 40%

MAXIMUM BUILDING HEIGHT ABOVE MOST RESTRICTIVE GRADE (PROPOSED) IS 27'-3 3/4"
AVERAGE BUILDING HEIGHT IS 20'-1 3/8" SEE SHEET 1.3 (ROOF PLAN)

(2) COVERED PARKING SPACES REQUIRED (2) OFF ROAD PARKING SPACES REQUIRED

This topographic survey of Lot GH-15, Town of Mountain Village, was field surveyed on May 18, 2015 under the direct responsibility, supervision and checking of David R. Bulson of Foley Associates, Inc., being a Colorado Licensed Surveyor. It does not constitute a Land Survey Plat or Improvement Survey Plat as defined by section 38-51-102 C.R.S.

P.L.S. NO. 37662 Date

NOTES:

1. This survey does not constitute a title search by Foley Associates, Inc. to determine the ownership of this property or easements of record.

2. Benchmark: Control point "CP 202", as shown hereon, with an elevation of 9939.86 feet.

3. Contour interval is two feet.

4. 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.

MTN DESIGN
PRECISION CRAFT
LOG & TIMBER HOMES

MAGOLINE
LOT GH15

DESIGN PHASE		
DRAWN:	DATE:	CHCKD
MCF	5.27.15	
MCF	6.30.15	
MCF	7.17.15	CB
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FINALS PHASE		
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SHOP DRAWINGS		
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PROJECT: 15-005

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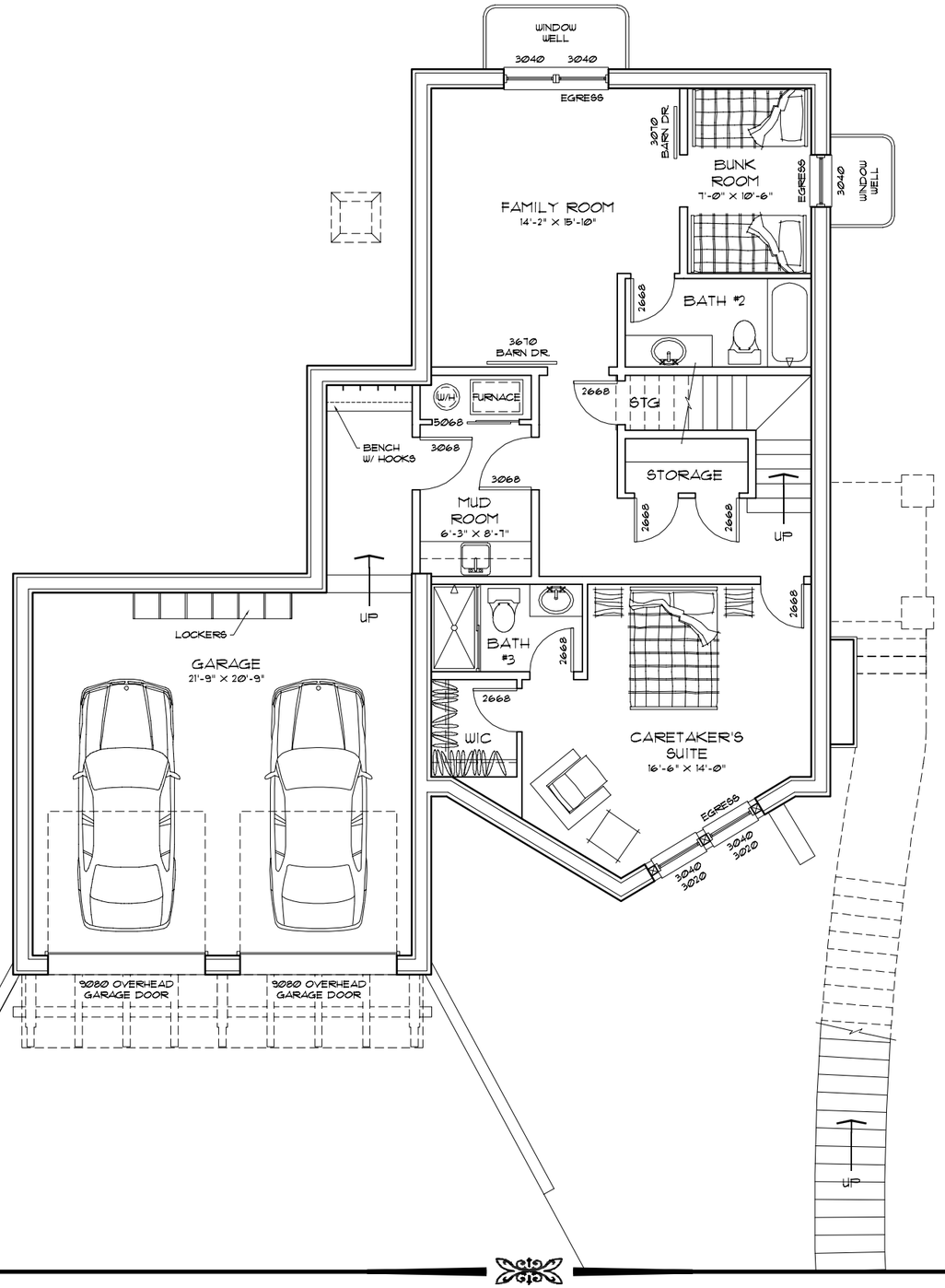
PRELIMINARY
NOT FOR
CONSTRUCTION

SCALE: AS NOTED

SITE

SHEET



MTN DESIGN

PRECISION CRAFT
LOG & TIMBER HOMES

MAGOLINE
LOT GH15

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SHOP DRAWINGS		
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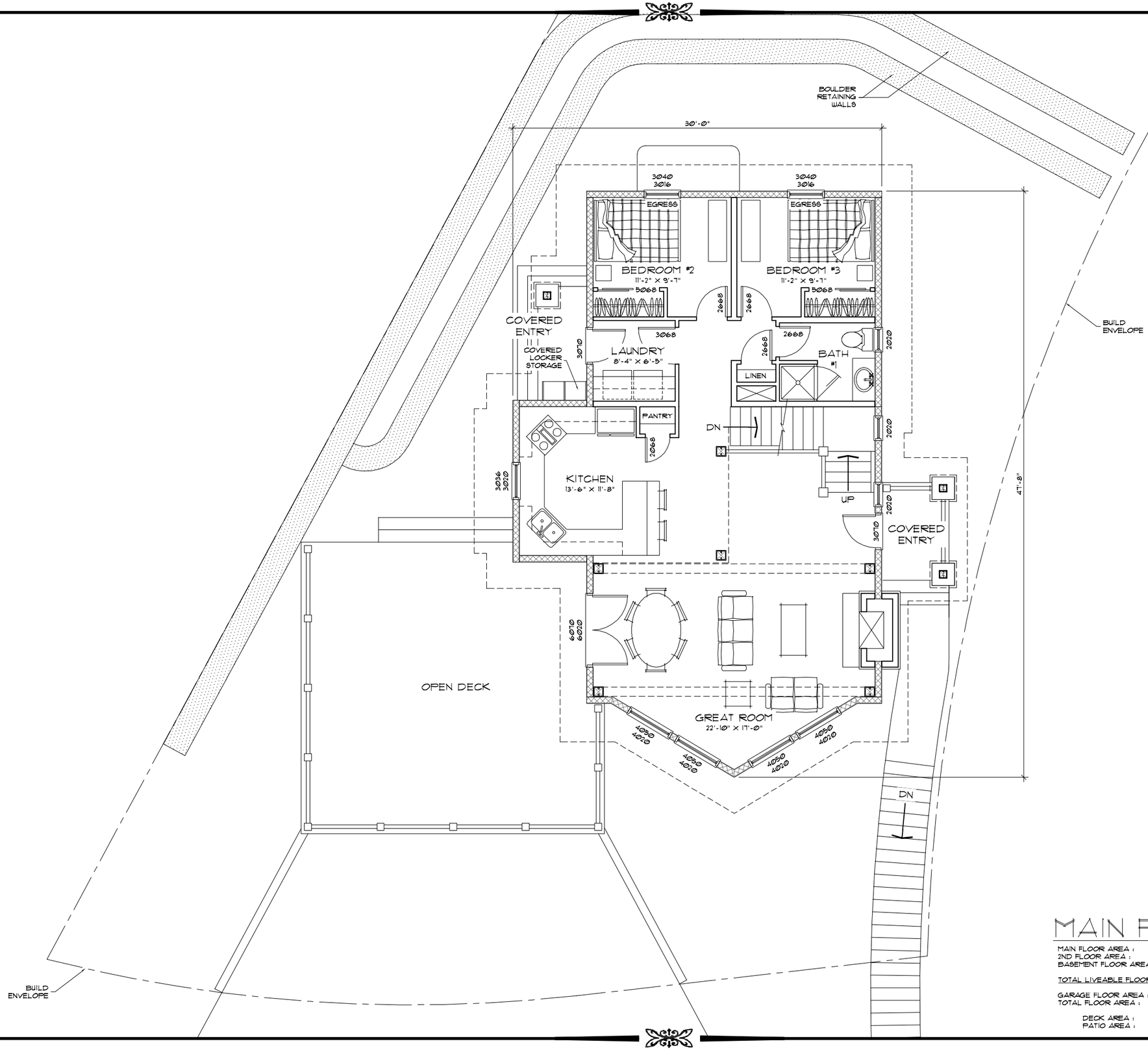
STATE OF COLORADO
MATTHEW C FRANKLIN
ARC.00403813
LICENSED ARCHITECT

PRELIMINARY NOT FOR CONSTRUCTION

0 2' 4' 8'
SCALE:

BASEMENT FLOOR PLAN

1.0
SHEET



MAIN FLOOR PLAN

MAIN FLOOR AREA :	1139 S.F.
2ND FLOOR AREA :	559 S.F.
BASEMENT FLOOR AREA :	1139 S.F.
TOTAL LIVEABLE FLOOR AREA :	2837 S.F.
GARAGE FLOOR AREA :	530 S.F.
TOTAL FLOOR AREA :	3367 S.F.
DECK AREA :	640 S.F.
PATIO AREA :	42 S.F.

MT:N DESIGN

PRECISION CRAFT.
LOG & TIMBER HOMES

MAGOLINE
LOT GH15

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STATE OF COLORADO
MATTHEW C FRANKLIN
ARC.00403813
LICENSED ARCHITECT

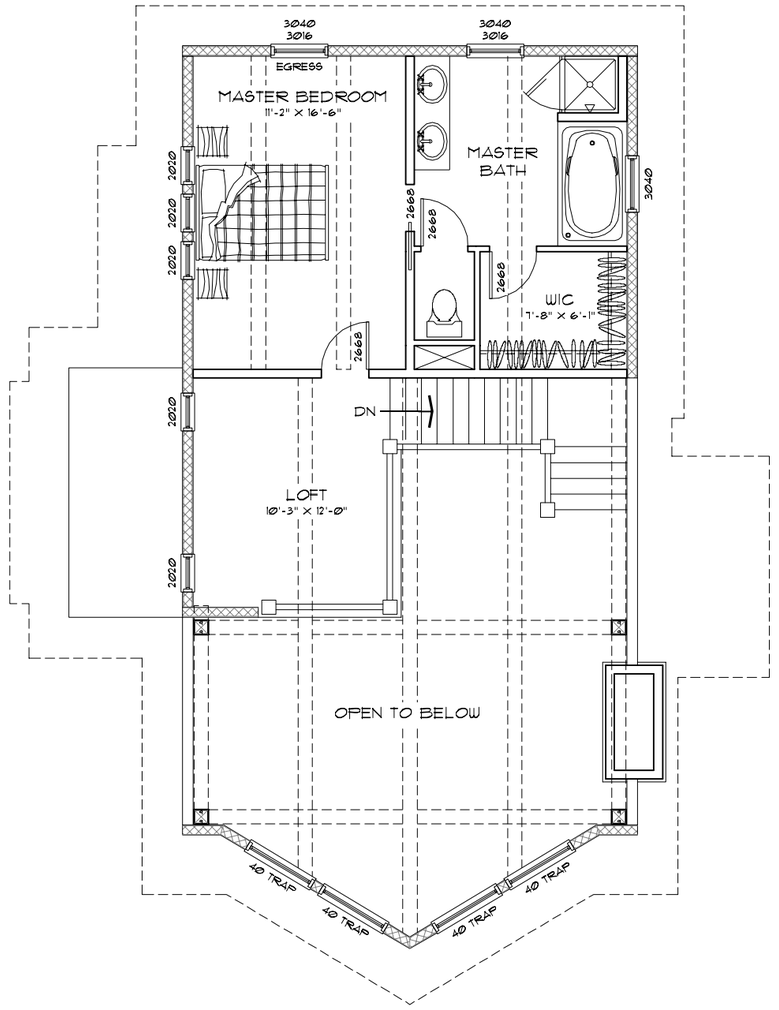
PRELIMINARY
NOT FOR
CONSTRUCTION

0 2' 4' 8'

SCALE:

1.1

SHEET



MT·N DESIGN

PRECISION CRAFT.
LOG & TIMBER HOMES

MAGOLINE
LOT GH15

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NOT FOR
CONSTRUCTION

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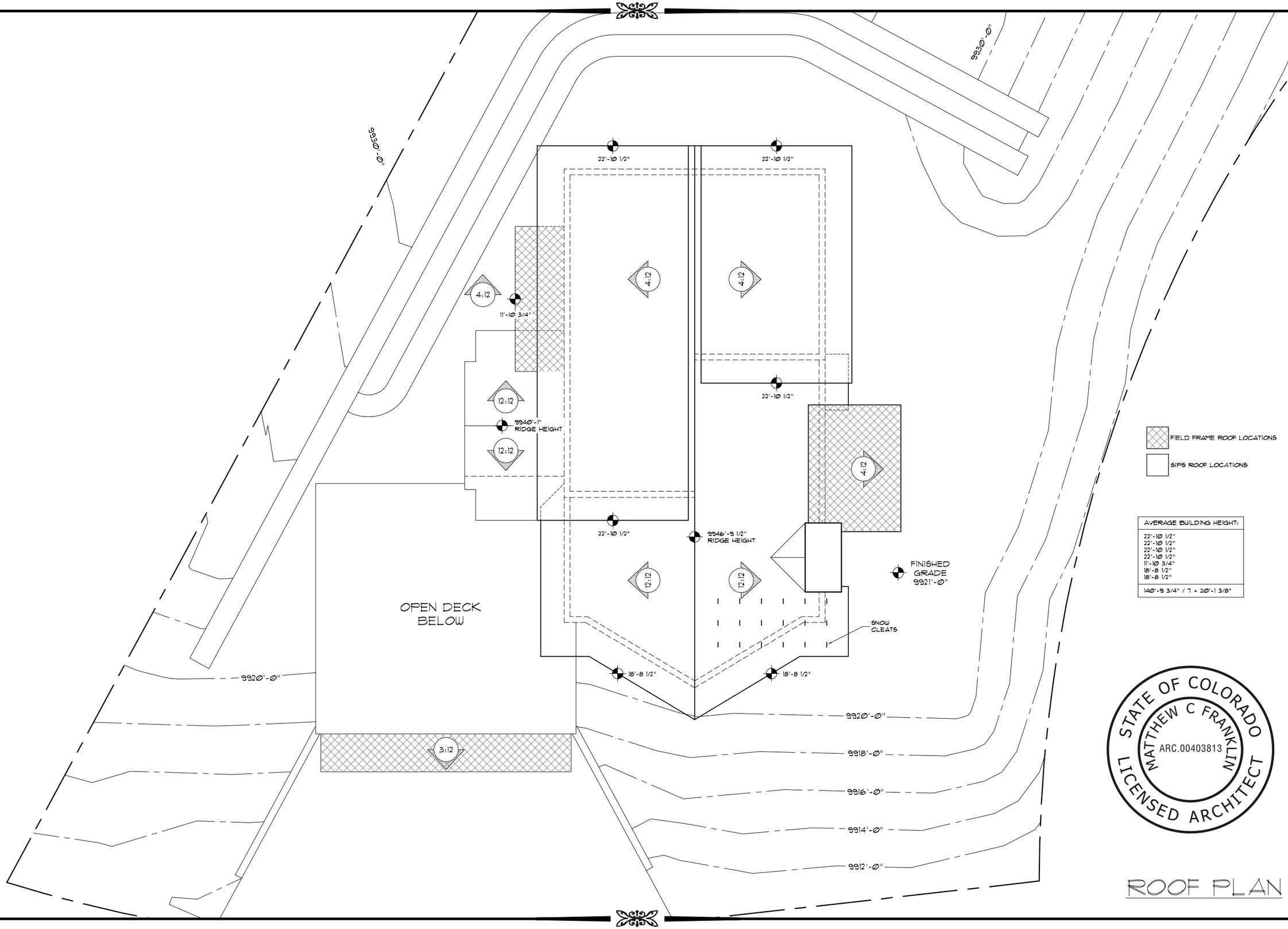
MATTHEW C FRANKLIN
ARC.00403813
LICENSED ARCHITECT

0 2' 4' 8'
SCALE:

SECOND FLOOR PLAN

1.2
SHEET



FIELD FRAME ROOF LOCATIONS

SIPS ROOF LOCATIONS

AVERAGE BUILDING HEIGHT:
22'-10 1/2"
22'-10 1/2"
22'-10 1/2"
22'-10 1/2"
11'-10 3/4"
18'-8 1/2"
18'-8 1/2"
140'-9 3/4" / 7 = 20'-1 3/8"

M:TN DESIGN

PRECISION CRAFT.
LOG & TIMBER HOMES

MAGOLINE
LOT GH15

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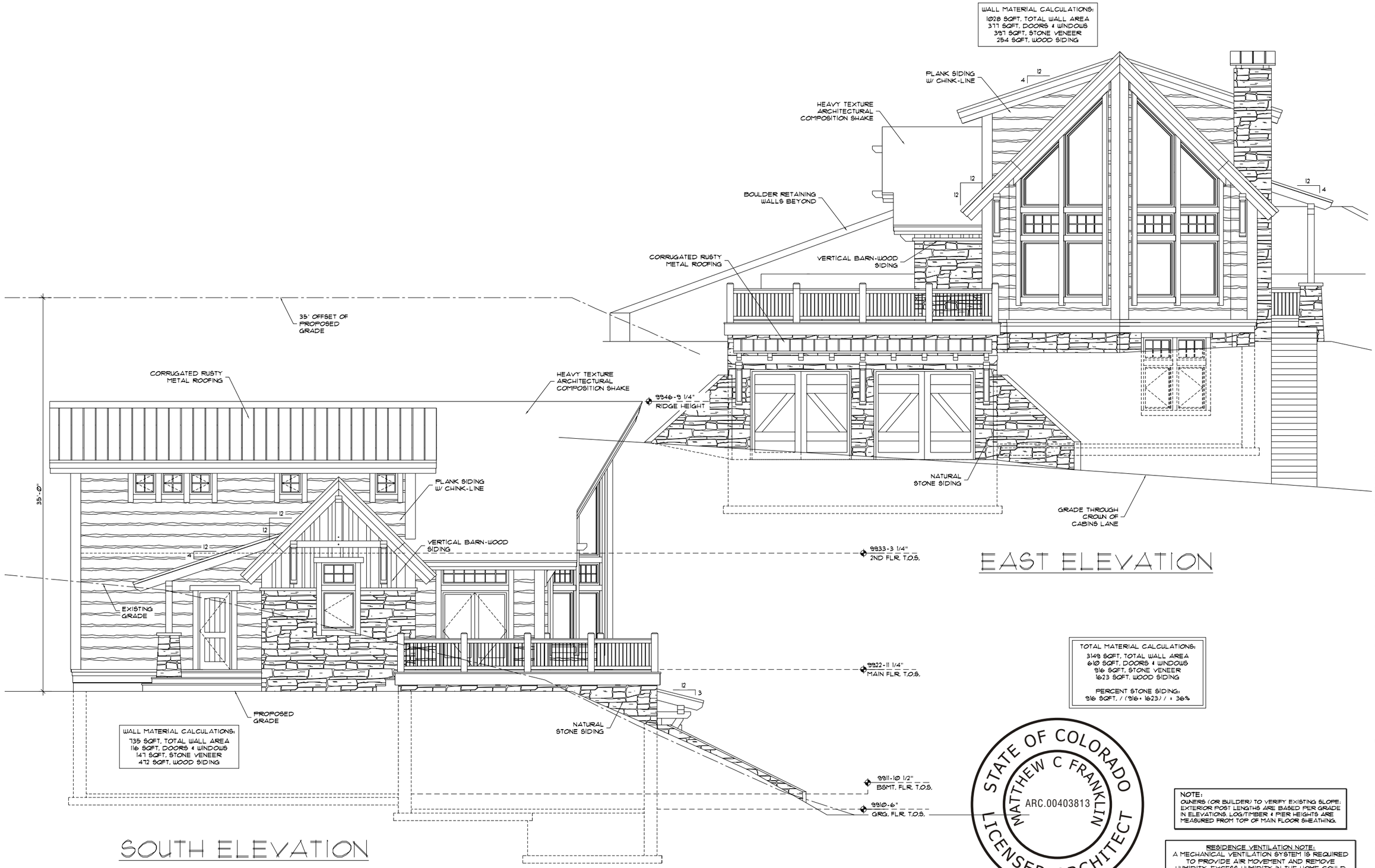
LICENSED ARCHITECT

PRELIMINARY
NOT FOR
CONSTRUCTION

0 2' 4' 8'
SCALE:

ROOF PLAN

1.3
SHEET



NOTE:
OWNERS (OR BUILDER) TO VERIFY EXISTING SLOPE. EXTERIOR POST LENGTHS ARE BASED PER GRADE IN ELEVATIONS. LOG/TIMBER & PIER HEIGHTS ARE MEASURED FROM TOP OF MAIN FLOOR SHEATHING.

RESIDENCE VENTILATION NOTE:
A MECHANICAL VENTILATION SYSTEM IS REQUIRED TO PROVIDE AIR MOVEMENT AND REMOVE HUMIDITY. EXCESS HUMIDITY IN THE HOME COULD RESULT IN A BUILD UP OF WATER VAPOR IN UNVENTED AREAS CAUSING SEVERE DAMAGE TO THE STRUCTURAL INSULATED PANEL OR OTHER BUILDING MATERIALS.

MTN DESIGN

PRECISION CRAFT
LOG & TIMBER HOMES

MAGOLINE
LOT GH15

DESIGN PHASE		
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PRELIMINARY
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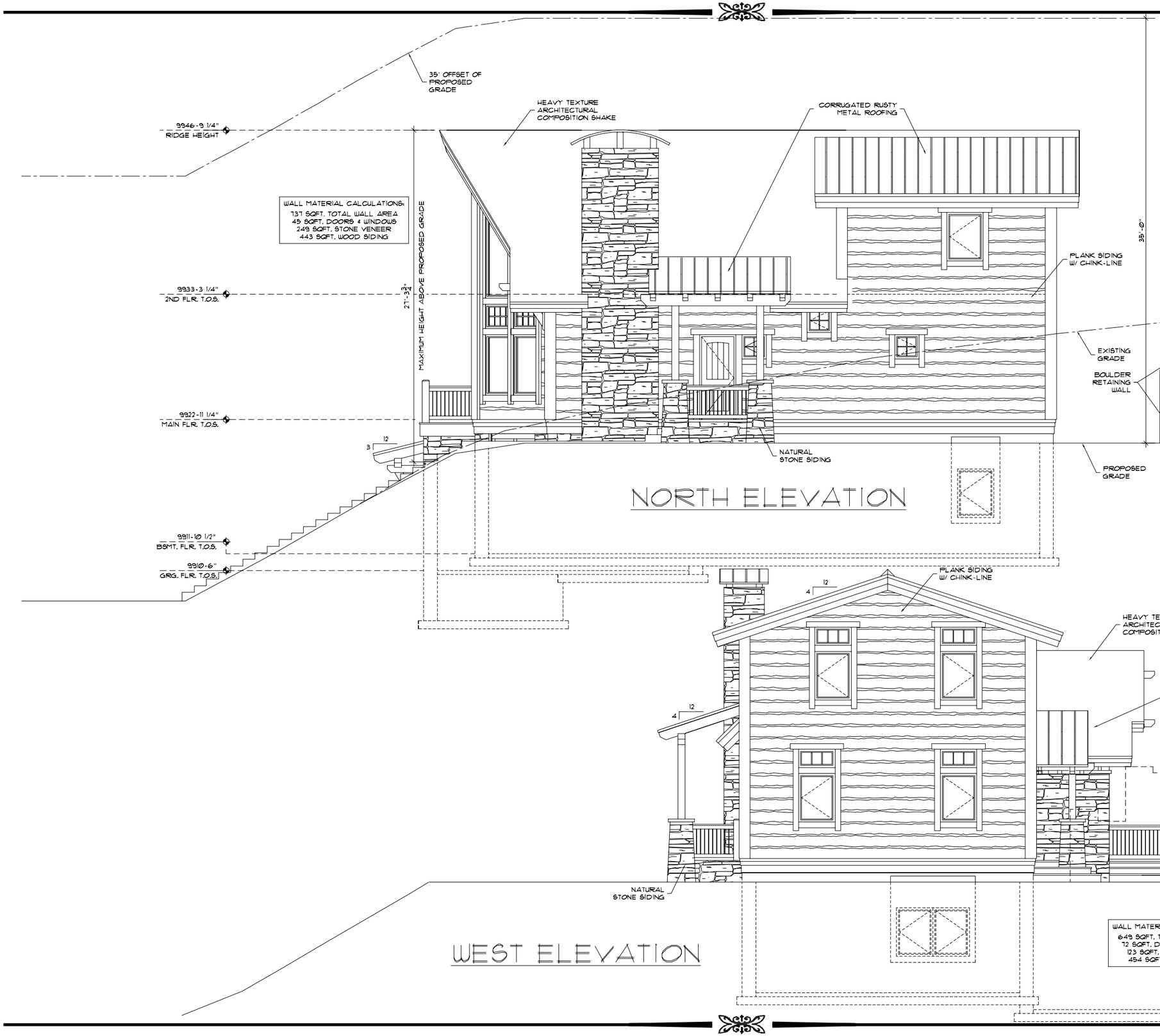
CONSTRUCTION

0 2' 4' 8'

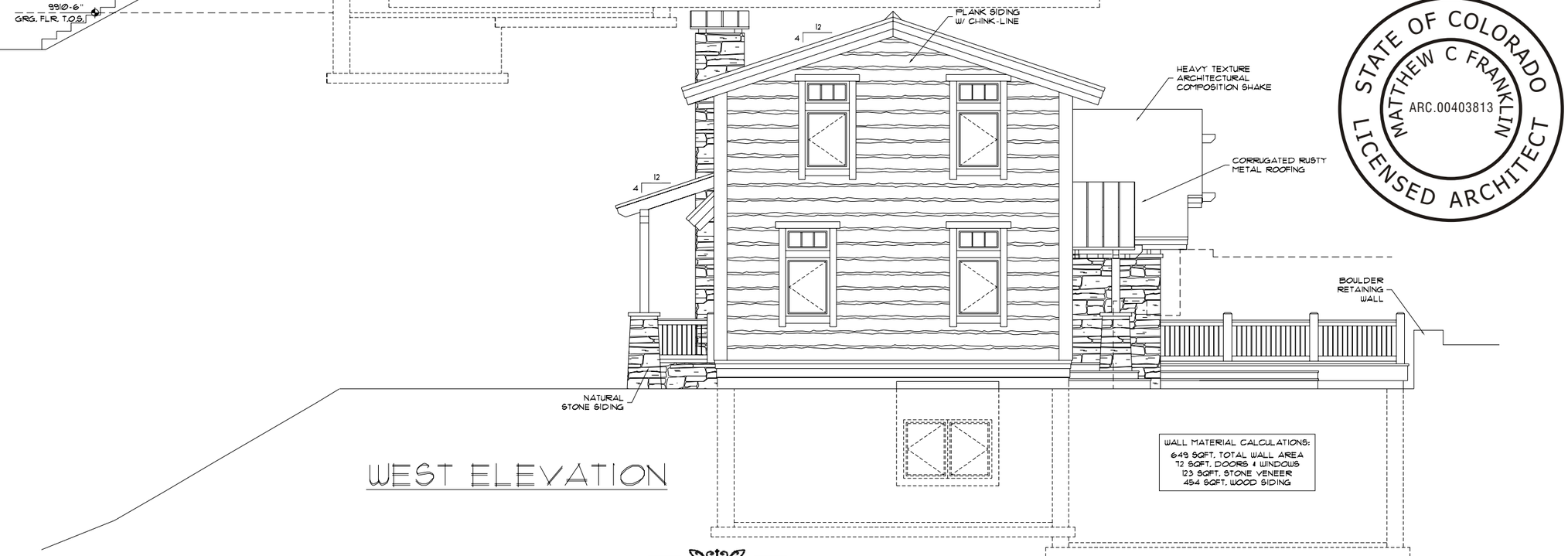
SCALE:

2.1

SHEET



NORTH ELEVATION



WEST ELEVATION

NOTE:
OWNERS (OR BUILDER) TO VERIFY EXISTING SLOPE: EXTERIOR POST LENGTHS ARE BASED PER GRADE IN ELEVATIONS. LOG/TIMBER & PIER HEIGHTS ARE MEASURED FROM TOP OF MAIN FLOOR SHEATHING.

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MTN DESIGN™

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LOG & TIMBER HOMES

MAGOLINE
LOT GH15

DESIGN PHASE		
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FINALS PHASE		
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SHOP DRAWINGS		
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STATE OF COLORADO
MATTHEW C FRANKLIN
ARC.00403813
LICENSED ARCHITECT

PROJECT: 15-005

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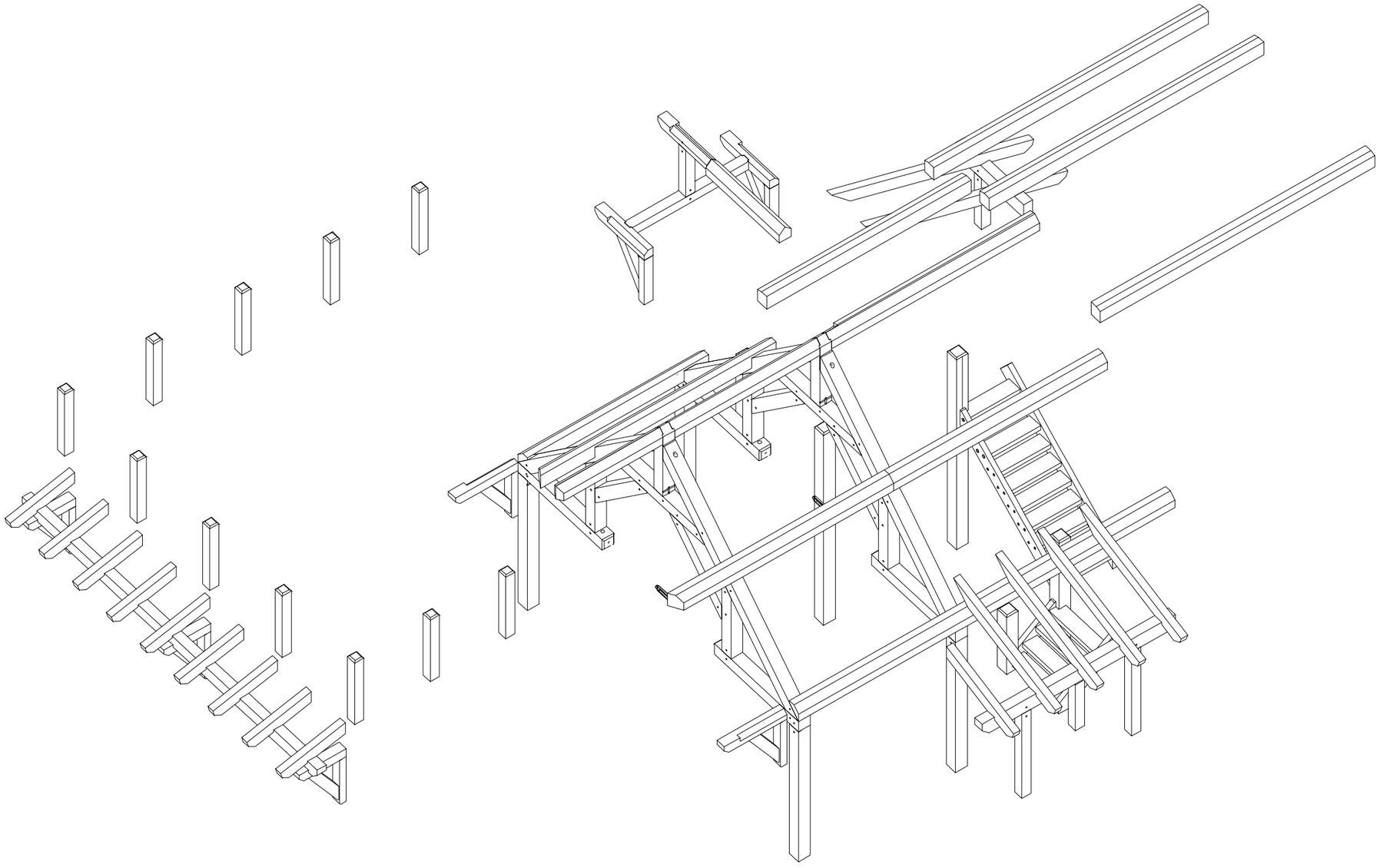
PRELIMINARY
NOT FOR
CONSTRUCTION

0 2' 4' 8'
SCALE:

2.2
SHEET

ANY STRUCTURE (SONO TUBES, PIERS, DIMENSIONAL FRAMING, ETC.) REQUIRED TO SUPPORT LOG/TIMBER MATERIAL TO BE INSTALLED, MUST BE IN PLACE PRIOR TO THE MATERIAL BEING SHIPPED.



MTN DESIGN

PRECISION CRAFT
LOG & TIMBER HOMES

MAGOLINE
LOT GH15

DESIGN PHASE		
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SHOP DRAWINGS		
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PROJECT: 15-005

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NOT FOR
CONSTRUCTION

STATE OF COLORADO
MATTHEW C FRANKLIN
ARC.00403813
LICENSED ARCHITECT

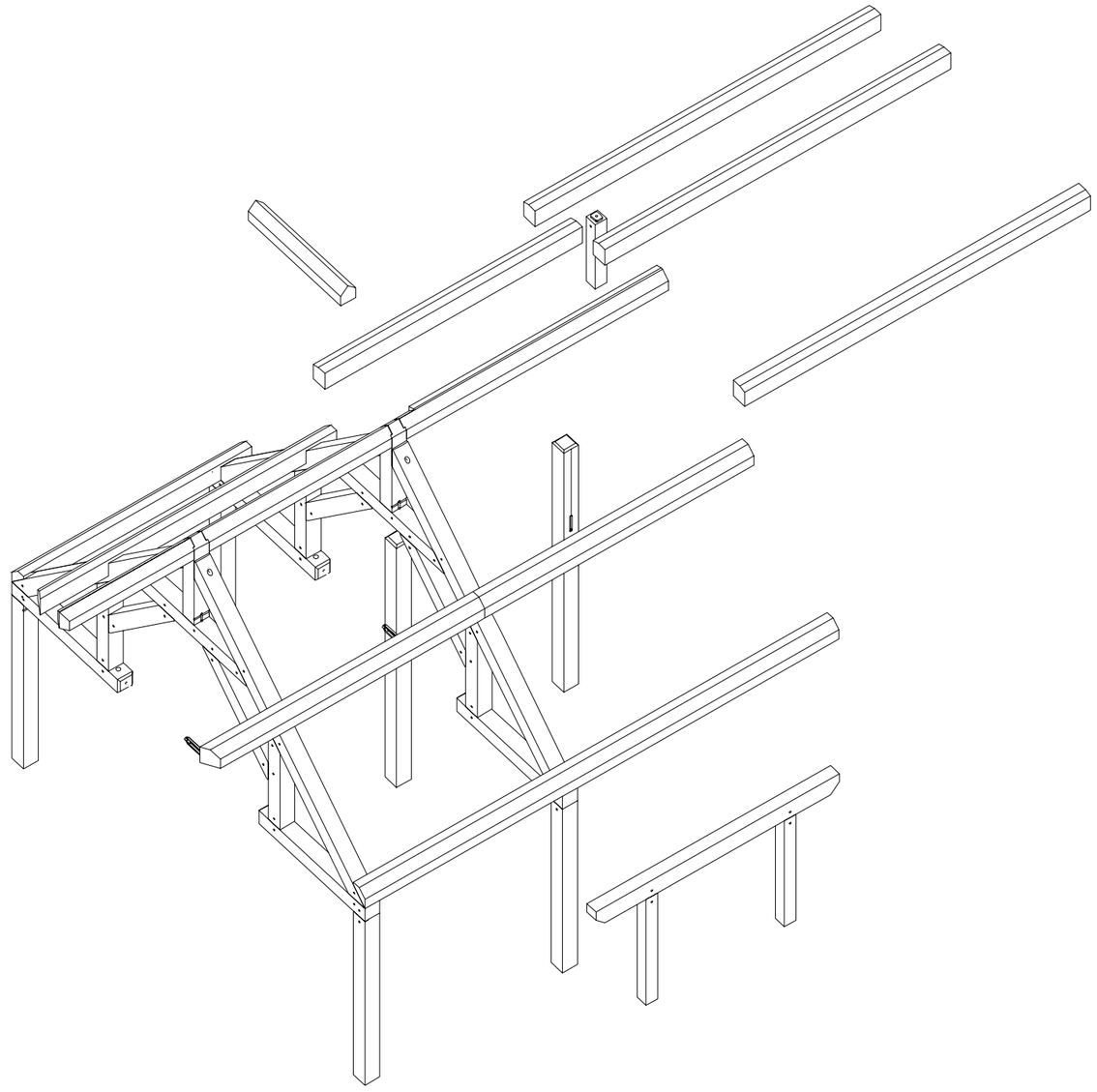
SCALE: NA

TIMBER MATERIALS PACKAGE PROVIDED

MP1

SHEET

ANY STRUCTURE (SONO TUBES, PIERS, DIMENSIONAL FRAMING, ETC.) REQUIRED TO SUPPORT LOG/TIMBER MATERIAL TO BE INSTALLED, MUST BE IN PLACE PRIOR TO THE MATERIAL BEING SHIPPED.



BUILDER/OWNER RESPONSIBILITY

THIS DRAWING MAY DEPICT SOME FINISH WORK NOT INCLUDED IN THE INSTALLATION SERVICES. BUILDER AND/OR OWNER ARE SOLELY RESPONSIBLE FOR FINISH WORK OF ALL LOG AND TIMBER MATERIALS INCLUDING:

- CUTTING LOG GABLE RAKES
- TRIMMING ALL LOG DOOR AND WINDOW OPENINGS
- CUTTING LOG WALL WINDOW AND DOOR OPENINGS TO FINISH SIZES
- LETTING-IN AND SLOTTING FOR ALL FRAMED WALLS AT LOG WALLS.
- DECORATIVE LOG SWEEPS
- OTHER FINISH WORK

TEMPORARY BRACING MAY BE USED FOR LOG AND TIMBER MATERIALS INTERSECTING WITH STRUCTURAL FRAMING AND IT IS THE OWNER AND/OR BUILDER'S RESPONSIBILITY TO PERMANENTLY CONNECT THESE PARTS PER PLANS. FOR FURTHER INFORMATION, REFER TO CONTRACT.

STATE OF COLORADO
MATTHEW C FRANKLIN
ARC.00403813
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TIMBER MATERIALS PACKAGE INSTALLED BY PROVIDER

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LOG & TIMBER HOMES

MAGOLINE
LOT GH15

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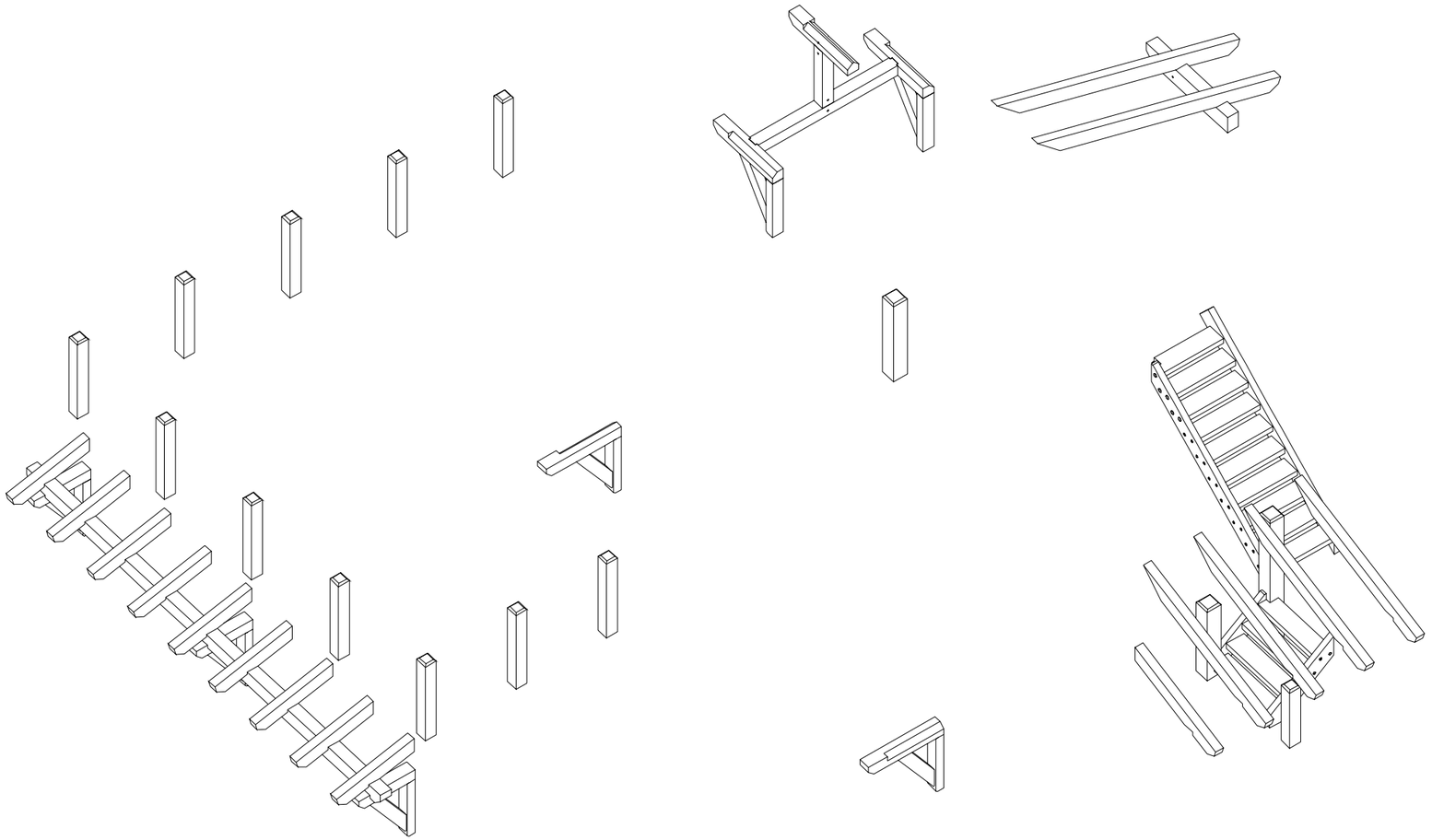
CONSTRUCTION

SCALE: NA

MP2
SHEET



MAGOLINE
LOT GH15

DESIGN PHASE		
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NOT FOR
CONSTRUCTION

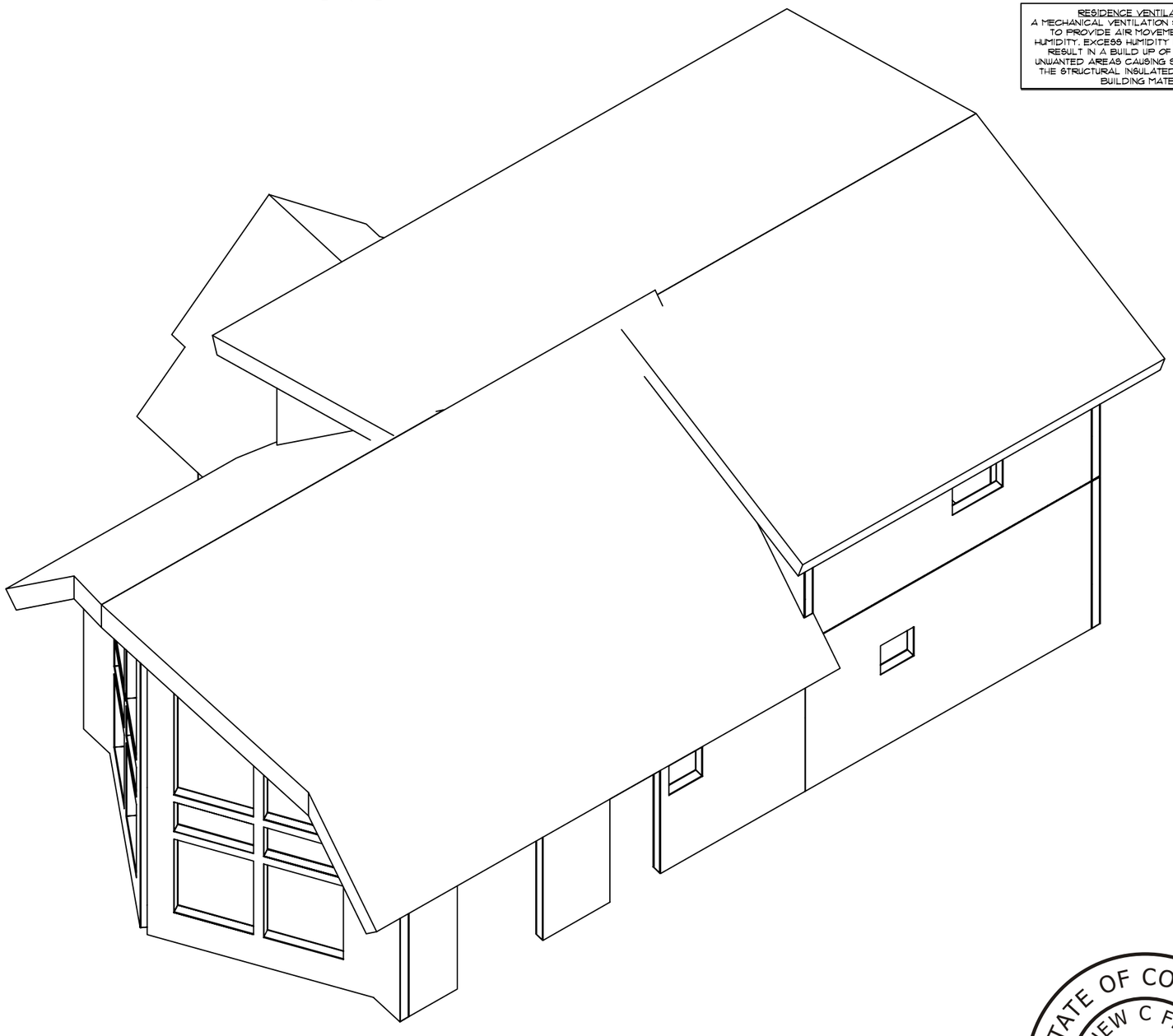
STATE OF COLORADO
MATTHEW C FRANKLIN
ARC.00403813
LICENSED ARCHITECT

SCALE: NA

TIMBER MATERIALS PACKAGE INSTALLED BY OTHERS

MP3
SHEET

RESIDENCE VENTILATION NOTE:
A MECHANICAL VENTILATION SYSTEM IS REQUIRED TO PROVIDE AIR MOVEMENT AND REMOVE HUMIDITY. EXCESS HUMIDITY IN THE HOME COULD RESULT IN A BUILD UP OF WATER VAPOR IN UNWANTED AREAS CAUSING SEVERE DAMAGE TO THE STRUCTURAL INSULATED PANEL OR OTHER BUILDING MATERIALS.



SIPS PANEL MATERIAL PROVIDED

MTN DESIGN

PRECISION CRAFT
LOG & TIMBER HOMES

MAGOLINE
LOT GH15

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MATTHEW C FRANKLIN
ARC.00403813
LICENSED ARCHITECT

SCALE: NA

SP1
SHEET

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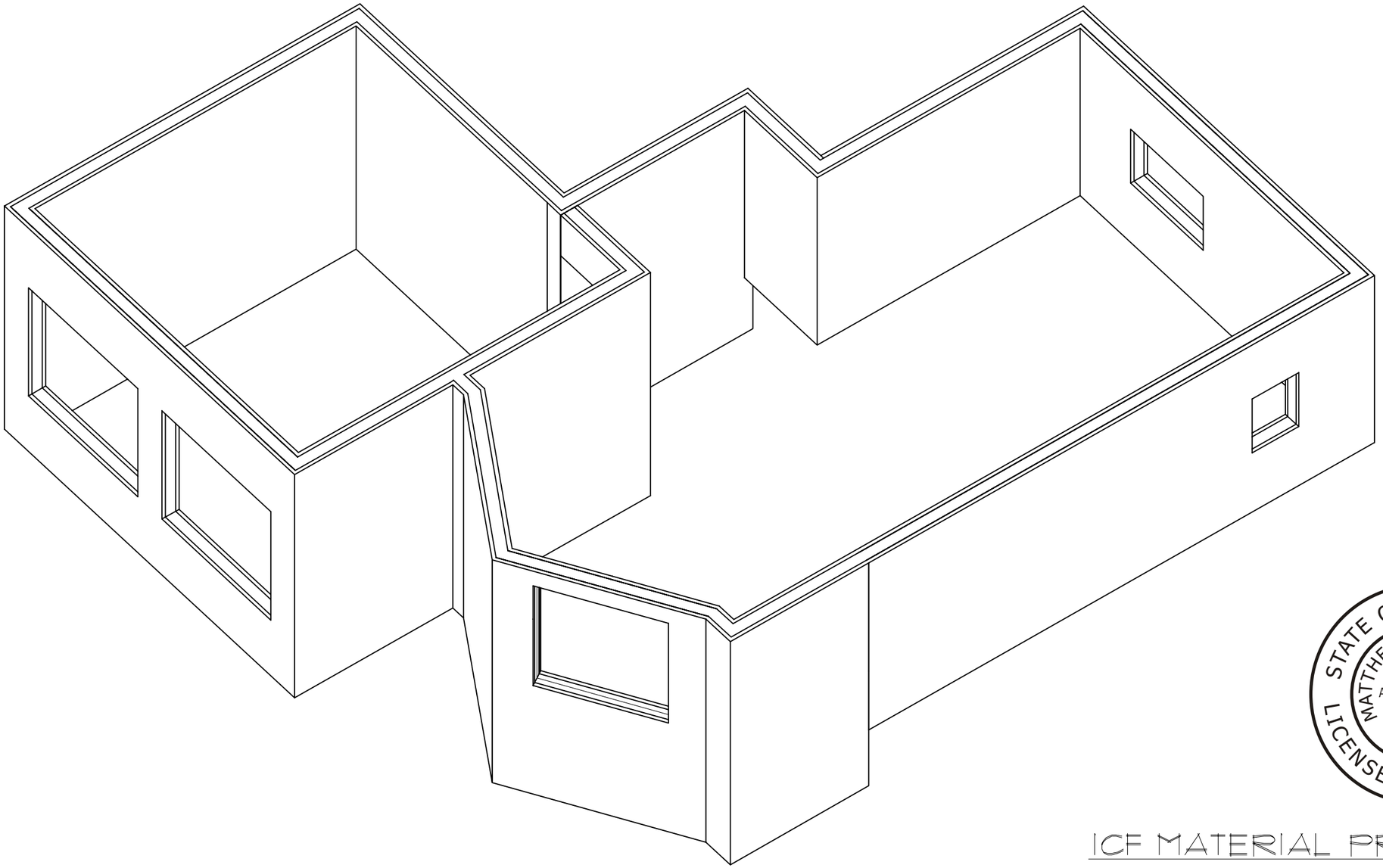
PRECISION CRAFT®
LOG & TIMBER HOMES

MAGOLINE
LOT GH15



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CONSTRUCTION

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MATTHEW C FRANKLIN
ARC.00403813
LICENSED ARCHITECT

SCALE: NA

ICF MATERIAL PROVIDED

ICF 1
SHEET

NOTE:
OWNERS AND OR BUILDER TO VERIFY EXISTING SLOPES, EXTERIOR POST LENGTHS ARE BASED AS PER GRADE IN ELEVATIONS, PIER HEIGHTS ARE MEASURED FROM MAIN FLOOR DECK HEIGHT

MTN DESIGN

PRECISION CRAFT
LOG & TIMBER HOMES

MAGOLINE
LOT GH15

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LICENSED ARCHITECT

PRELIMINARY
NOT FOR
CONSTRUCTION

SCALE: NA

R1

SHEET

Agenda Item #10

COMMUNITY DEVELOPMENT 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 August 6, 2015

DATE: July 30, 2015

RE: Conceptual work session for a new single-family dwelling on Lot 1175R

PROJECT GEOGRAPHY

Application Overview: The purpose and intent of this memo is to have a Design Review Board (DRB) review and provide direction to the applicant regarding a proposed new single family home on Lot 1175R.

Legal Description: Lot 1175R
Address: 130 Sundance Drive
Applicant/Agent: Matt Franklin Architect
Owner: Dana Bracket
Zoning: Single-Family Zone District
Existing Use: Vacant Lot
Proposed Use: Single-Family
Lot Size: 1.16 acres
Adjacent Land Uses:

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

ATTACHMENTS

- Exhibit A: Lot 1175R Owner Consent letter
- Exhibit B: Applicant Narrative
- Exhibit B: 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 applicant has submitted a conceptual worksession application in accordance with the Community Development Code (CDC) as provided for in CDC Section 17.4.6:

A. Purpose and Intent

The purpose and intent of this section is to provide a process for both the DRB to have an informal, non-binding review of a conceptual development proposal. The conceptual worksession is further intended to provide venue for the analysis of potential issues, areas of concern and to evaluate possible development alternatives.

ANALYSIS

Staff believed a work session would helpful due to this being the applicant's first project submitted in Mountain Village. There is one small secondary roof pitch at 3:12 proposed that will require specific approval from the DRB. The following is the applicable Design Regulation relevant to the proposal:

17.5.6. C.2.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.

Wetlands

There are delineated wetlands on Lot 1175R.The applicant is not proposing any wetland disturbance or fills during the construction of this new single family home. A new wetland delineation has been submitted to the U.S. Army Corps of Engineers according to the standards identified by the USACE. This USACE approved delineation will be a condition prior to issuance of a building permit.

CDC Section 17.6.1.B Wetland Regulations

f. All development applications for lots that contain wetlands or that are in close to proximity of wetlands on adjoining lots shall, as a part of the applicable development application, submit a wetlands delineation performed by a USACE qualified consultant.

i. Written verification of the delineation from the USACE is required prior to the review authority issuing the final CDC required development approval.

(a) The review authority may also, as a condition of the final approval, require the submission of the USACE wetland delineation verification prior to the issuance of a development permit.

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

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

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

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

RECOMMENDATION

Worksessions 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.

carol ducommun

Town of Mountain Village,

Dear Sir/Madam,

My name is Carol Ducommun, and I am the signer of Lot 1175R which is titled under the name of TITL LLC, an IL LLC.

I currently have Lot 1175R under contract with the buyer, Dana Brackett. I hereby provide consent to Dana Brackett and his architect, Matt Franklin, to submit plans to Mountain Village to initiate Mr. Brackett's design process. Please feel free to email or call me at 630-969-1968 with any questions. Thank you.

Sincerely,

Carol Ducommun

MTN DESIGN™

711 E. Broadway Meridian, ID 83642

July 22, 2015

Ms. Savannah Jameson & Mr. Dave Bangert
Community Development Director & Town Forrester
Town of Mountain Village

Subject: Development Narrative for Lot 1175R
Owner: Dana Brackett

The proposed development is to build a single family residence on lot 1175R on Sundance Lane. The proposed configuration of the home consists of a main floor and second floor of living space above a daylight garage. The garage access is on the downhill side of the slope with main floor access on the uphill side of slope.

Specifications and design criteria are listed on the following page.

The only variance we feel will be needed is that for small shed dormer with a 3:12 pitch. All other roof pitches comply with the CDC.

The proposed driveway will come off of Sundance Lane near the existing utilities and run down to the southeast to the proposed home's location. The grade of the driveway does not exceed 6.3%. The driveway will need to cross a drainage area delineated as a wetlands feeder which cannot be disturbed. The owner has met with Chris Hazen the wetlands specialist and he said we can cross the drainage with a half round culvert on concrete footings to minimize disturbance to the feeder and eliminate the necessity to involve the Army Corp of Engineers. I've shown the location for the half culvert on the site plan. There is an alternative route that we are considering and would like the DRB's input and feedback on that approach as well which avoids the feeder altogether.

Thank you for your time and consideration,

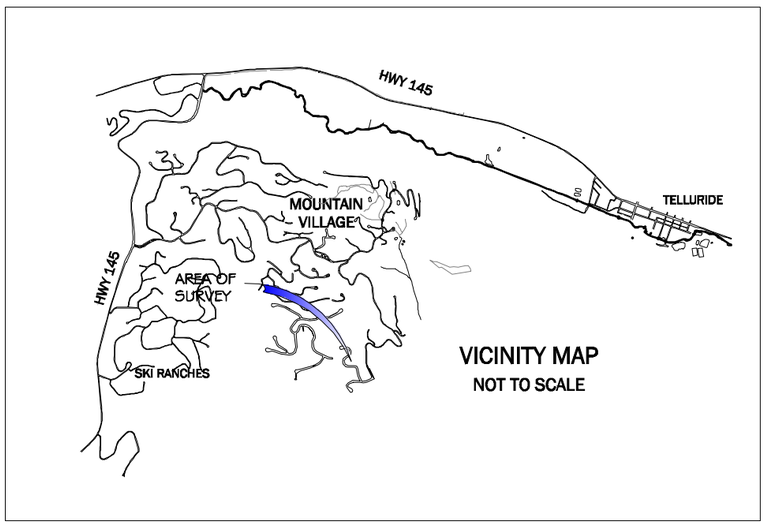
Matthew Franklin, Architect
MTN Design
mfranklin@mtndesign.com
(208) 493-2692

PROJECT GEOGRAPHY

Legal Description:	Lot 1175R, Telluride Mountain Village Filing No. 30
Address:	Lot 1175R Sundance Lane, Mountain Village, CO
Applicant/Agent:	Matthew C. Franklin, MTN Design
Owner:	Dana Brackett
Zoning:	Single-Family Zone District
Existing use:	Vacant
Proposed use:	Single-Family Residence
Lot size:	1.16 acres

PROJECT SUMMARY

CDC Provision	**Requirement**	**Proposed**
Maximum Building Height	40’ max. (35’+5’ for gable roof)	33’-2 ½”
Maximum Avg. Building Height	35’ max. (30’+5’ for gable roof)	23’-6 ½”
Maximum Lot Coverage	30 % maximum	11.4%
General Easement Setbacks		
North	16’	
South	16’	
East	16’	
West	16’	
Roof Pitch		
Primary	6:12 to 12:12	8:12
Secondary	4:12 unless specific approval	4:12, 3:12
Exterior Material		
Stone	35%	30.1% (37% of siding)
Wood	25% (no requirement)	51% (63% of siding)
Windows/Doors	40% maximum for windows	18.9%
Parking	2 enclosed and 2 non-tandem	2 enclosed and 3 exterior



PROJECT INFORMATION

ADDRESS:	LOT 1175R
LOCATION:	TOWN OF MOUNTAIN VILLAGE, CO
JURISDICTION:	SAN MIGUEL COUNTY
CONTACT INFO:	RANDY KEE 970-369-8246

DESIGN CRITERIA

CODE REQUIRED:	2012 IRC
GROUND SNOW LOAD:	130 LBS
WIND LOAD:	90 MPH, EXP. B
SEISMIC ZONE:	1
FROST DEPTH:	48"
ENG STAMP REQUIRED:	YES
ARCH STAMP REQUIRED:	YES
SITE PLAN REQUIRED:	YES
WINDOW MANUFACTURER:	WINDSOR U.N.O
ELEVATION:	10007'

M·T·N DESIGN™

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LOG & TIMBER HOMES

CONTACT INFORMATION

ARCHITECT: MATTHEW C. FRANKLIN
MTN DESIGN
711 E. BROADWAY
MERIDIAN, ID 83642
(208) 493-2692

SURVEYOR: CHRIS KENNEDY
SAN JUAN SURVEYING
102 SOCIETY DR.
TELLURIDE, CO 81435
(970) 728-1128

DRAWING INDEX:

CV	COVER SHEET
SPEC	SPECIFICATIONS
SITE	SITE PLAN
1.0	BASEMENT PLAN
1.1	MAIN FLOOR PLAN
1.2	SECOND FLOOR PLAN
1.3	ROOF PLAN
2.1	BUILDING ELEVATIONS
2.2	BUILDING ELEVATIONS
MP1	TIMBER MATERIAL PACKAGE DRAWINGS
MP2	TIMBER MATERIAL PACKAGE DRAWINGS
MP3	TIMBER MATERIAL PACKAGE DRAWINGS
SP1	SIPS MATERIAL PACKAGE DRAWINGS
R1	RENDERINGS

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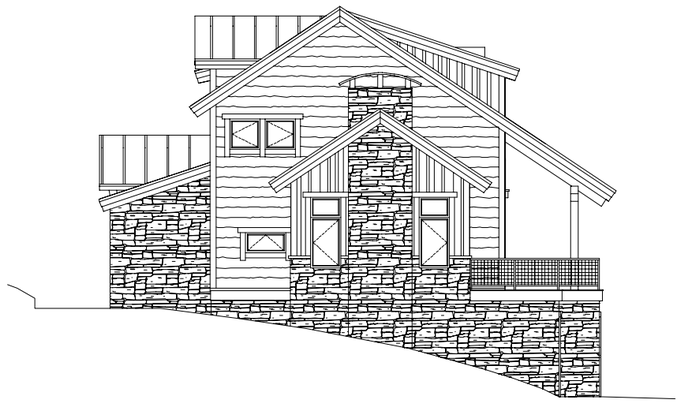

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MCF	6.17.15	
MCF	7.7.15	
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FINALS PHASE		
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SHOP DRAWINGS		
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PROJECT: 15-017

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PRELIMINARY
NOT FOR CONSTRUCTION

SCALE: NA

CV

SHEET

BRACKETT
LOT 1175R

MATERIALS PACKAGE SPECIFICATIONS

MATERIALS PACKAGE

- **TIMBERFRAME:**
  - 9"x11" Rectangular DOUG FIR FOHC
  - 9"x9" Rectangular DOUG FIR FOHC
  - 7"x11" Rectangular DOUG FIR FOHC
  - 7"x7" Rectangular DOUG FIR FOHC
  - TEXTURING: NONE
  - LOCATION: PER PLAN
- **INSULSPAN SIP PANELS**
  - WALL PANEL: 6-1/2" - NON-BORATE - 5/8" SHIM
  - ROOF PANEL: 12-1/4" - NON-BORATE - 5/8" SHIM
  - LOCATION: Per plan (RTA=Ready To Assemble)
- **TECHNICAL ASSISTANCE**
  - SIPS PANELS: 2 DAYS

DFFOHC - HEADER GRADE OR BETTER (U.N.O.)

GRADING STANDARDS:

ALL LOG MATERIALS ARE GRADED IN ACCORDANCE WITH THE GRADING RULES OF THE LOG HOME COUNCIL AND ASTM STANDARD D-3957. UNLESS OTHERWISE SPECIFIED THE LOG/TIMBER MATERIALS PROVIDED (LISTED ABOVE: REFER TO PLANS AND SHT. MP1 FOR LOCATIONS), WILL BE WALL GRADE OR BETTER.

-TRUSS MEMBERS ARE TO BE HEADER GRADE OR BETTER

-MEMBERS WITH ARCH CUTS TO BE WALL GRADE OR BETTER (U.N.O.)

INTERIOR FINISHES

MUDROOM	FLOOR TREATMENT:	TILE
	WALL TREATMENT:	DRYWALL (SKIP TROWEL)
	CEILING TREATMENT:	DRYWALL (SKIP TROWEL)
GARAGE	FLOOR TREATMENT:	CONCRETE (FLOAT FINISH)
	WALL TREATMENT:	DRYWALL (SKIP TROWEL) TYPE-X
	CEILING TREATMENT:	DRYWALL (SKIP TROWEL) TYPE-X
LIVING ROOM	FLOOR TREATMENT:	HARDWOOD FLOOR
	WALL TREATMENT:	DRYWALL (SKIP TROWEL)
	CEILING TREATMENT:	DRYWALL (SKIP TROWEL)
KITCHEN	FLOOR TREATMENT:	HARDWOOD FLOOR
	WALL TREATMENT:	DRYWALL (SKIP TROWEL)
	CEILING TREATMENT:	T&G WOOD
	COUNTERTOP TREATMENT:	SOLID SURFACE (GRANITE)
DINING ROOM	FLOOR TREATMENT:	HARDWOOD FLOOR
	WALL TREATMENT:	DRYWALL (SKIP TROWEL)
	CEILING TREATMENT:	DRYWALL (SKIP TROWEL)
LAUNDRY	FLOOR TREATMENT:	HARDWOOD FLOOR
	WALL TREATMENT:	DRYWALL (SKIP TROWEL)
	CEILING TREATMENT:	DRYWALL (SKIP TROWEL)
	COUNTERTOP TREATMENT:	SOLID SURFACE (GRANITE)
PANTRY	FLOOR TREATMENT:	HARDWOOD FLOOR
	WALL TREATMENT:	DRYWALL (SKIP TROWEL)
	CEILING TREATMENT:	DRYWALL (SKIP TROWEL)
PC	FLOOR TREATMENT:	HARDWOOD FLOOR
	WALL TREATMENT:	DRYWALL (SKIP TROWEL)
	CEILING TREATMENT:	DRYWALL (SKIP TROWEL)
	COUNTERTOP TREATMENT:	SOLID SURFACE (GRANITE)
MASTER BEDROOM	FLOOR TREATMENT:	HARDWOOD FLOOR
	WALL TREATMENT:	DRYWALL (SKIP TROWEL)
	CEILING TREATMENT:	T&G WOOD
MASTER CLOSET	FLOOR TREATMENT:	HARDWOOD FLOOR
	WALL TREATMENT:	DRYWALL (SKIP TROWEL)
	CEILING TREATMENT:	T&G WOOD
MASTER BATHROOM	FLOOR TREATMENT:	HARDWOOD FLOOR
	WALL TREATMENT:	DRYWALL (SKIP TROWEL)
	CEILING TREATMENT:	DRYWALL (SKIP TROWEL)
	COUNTERTOP TREATMENT:	SOLID SURFACE (GRANITE)
BEDROOM #2	FLOOR TREATMENT:	HARDWOOD FLOOR
	WALL TREATMENT:	DRYWALL (SKIP TROWEL)
	CEILING TREATMENT:	DRYWALL (SKIP TROWEL)
BEDROOM #3	FLOOR TREATMENT:	HARDWOOD FLOOR
	WALL TREATMENT:	DRYWALL (SKIP TROWEL)
	CEILING TREATMENT:	DRYWALL (SKIP TROWEL)
BATHROOM #2	FLOOR TREATMENT:	TILE
	WALL TREATMENT:	DRYWALL (SKIP TROWEL)
	CEILING TREATMENT:	DRYWALL (SKIP TROWEL)
	COUNTERTOP TREATMENT:	SOLID SURFACE (GRANITE)
LOFT	FLOOR TREATMENT:	HARDWOOD FLOOR
	WALL TREATMENT:	DRYWALL (SKIP TROWEL)
	CEILING TREATMENT:	DRYWALL (SKIP TROWEL)
STAIRS	FLOOR TREATMENT:	HARDWOOD FLOOR
	WALL TREATMENT:	DRYWALL (SKIP TROWEL)
	CEILING TREATMENT:	DRYWALL (SKIP TROWEL)
CLOSETS	FLOOR TREATMENT:	HARDWOOD FLOOR
	WALL TREATMENT:	DRYWALL (SKIP TROWEL)
	CEILING TREATMENT:	DRYWALL (SKIP TROWEL)

NOTE: ALL MATERIALS & SYSTEMS TO BE VERIFIED WITH OWNERS

EXTERIOR FINISHES

STONE	STONE TYPE:	NATURAL STONE
SIDING	MAIN:	HORIZONTAL PLANK SIDING
	LAUNDRY/LIVING RM/DORMERS:	VERTICAL BARN WOOD
ROOFING	MAIN:	RUSTIC METAL
RAILING	INTERIOR:	TUBE STEEL W/ WIRE MESH
	EXTERIOR:	TUBE STEEL W/ WIRE MESH
DECKS	BEDROOM #2 DECK:	IPE DECKING
	MAIN FLOOR DECK:	BRUSHED & STAINED CONCRETE
EAVES	SOFFIT:	PINE T&G
	FASCIA:	1X CEDAR BUILD UP

NOTE: VERIFY MATERIAL LOCATIONS WITH ELEVATIONS

MECHANICAL SYSTEMS

HEATING/ APPLIANCES	HEATING:	RADIANT W/ WARMBOARD
	AIR CONDITIONING:	NO
	AIR EXCHANGER:	YES
	RANGE:	GAS
	APPLIANCES:	TO BE DETERMINED
FIREPLACES	LIVING ROOM:	GAS
WATER/WASTE	WATER SUPPLY:	CITY
	WASTE REMOVAL:	SEWER
FIRE SUPRESS	FIRE SPRINKLERS:	NO

INSULATION R-VALUES

INSULATION	FLOORS:	R-30 MIN.
	FRAMED WALLS:	R-20 + R-5 MIN.
	CEILING:	R-49 MIN.
	SLABS:	R-10 MIN.

CONSTRUCTION SYSTEMS

ROOF	MAIN:	12 1/4" SIPS
	COVERED ENTRY:	TJI JOISTS
FLOORS		TJI JOISTS
EXT WALLS	MAIN:	6 1/2" SIPS
	GARAGE:	2X6 FRAMED WALLS
STEM WALLS		8" CONCRETE WALL

NOTE: VERIFY CONSTRUCTION SYSTEMS WITH PLANS

STATE OF COLORADO
MATTHEW C FRANKLIN
ARC.00403813
LICENSED ARCHITECT

INSTALLATION

- INSTALLATION OF MATERIALS DEPICTED ON SHEET MP2 PERFORMED BY MATERIALS PROVIDER (REFER TO CONTRACT)
- INSTALLATION OF MATERIALS DEPICTED ON SHEET MP3 & SP3 PERFORMED BY OWNERS BUILDER OR PARTIES OTHER THAN MATERIALS PROVIDER (REFER TO CONTRACT)

TECHNICAL ASSISTANCE

- TECHNICAL ASSISTANCE FOR THE INSTALLATION OF THE MATERIALS DEPICTED ON SHEET SP1 PROVIDED BY MATERIALS PROVIDER (REFER TO CONTRACT)

RESIDENCE VENTILATION NOTE

A MECHANICAL VENTILATION SYSTEM IS REQUIRED TO PROVIDE AIR MOVEMENT AND REMOVE HUMIDITY. EXCESS HUMIDITY IN THE HOME COULD RESULT IN A BUILD UP OF WATER VAPOR IN UNWANTED AREAS CAUSING SEVERE DAMAGE TO THE STRUCTURAL INSULATED PANEL OR OTHER BUILDING MATERIALS

MTN DESIGN
PRECISION CRAFT
LOG & TIMBER HOMES

BRACKETT
LOT 1175R

DESIGN PHASE		
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MCF	7.7.15	
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PRELIMINARY
NOT FOR CONSTRUCTION

SCALE: NA

SPEC
SHEET

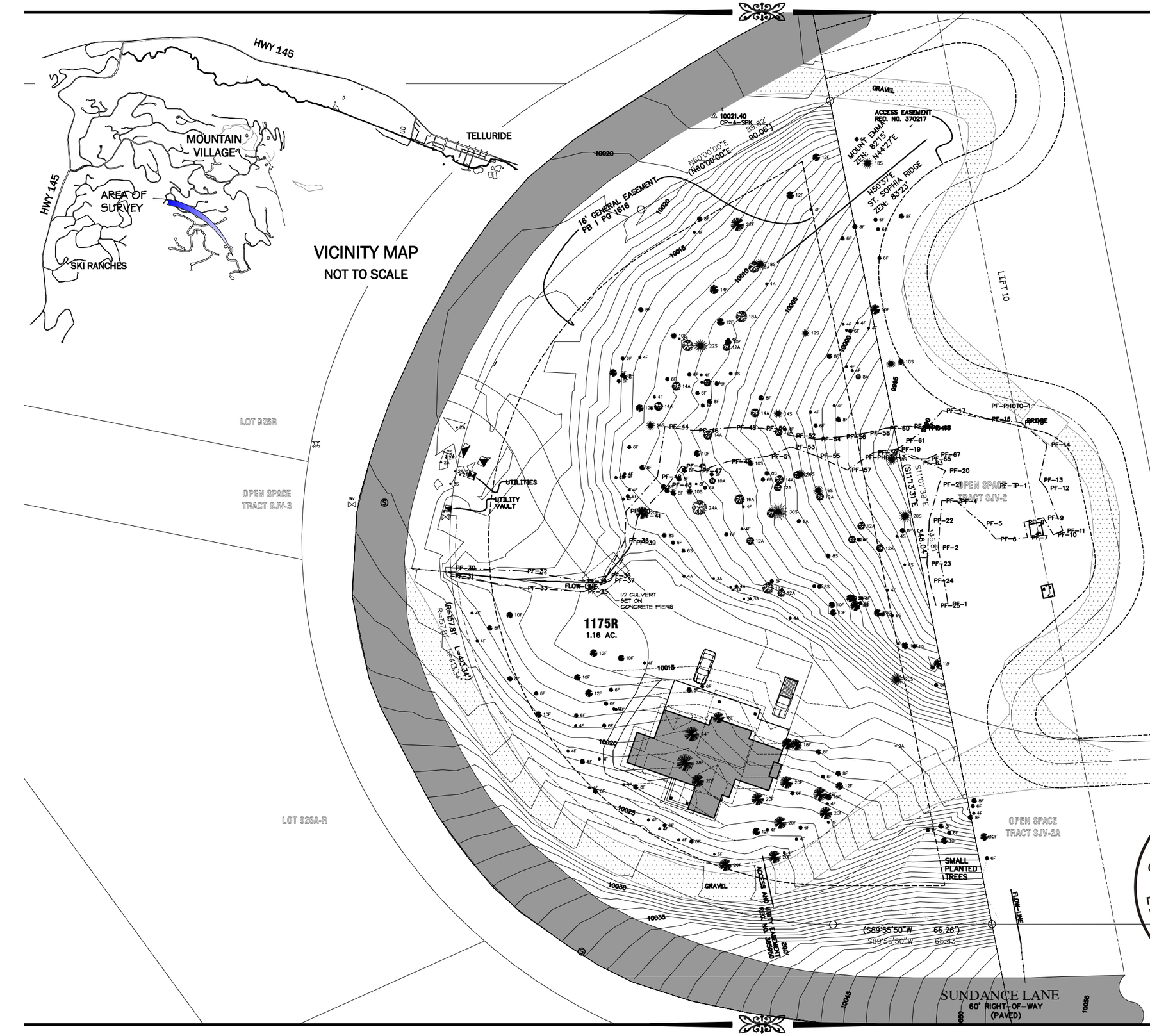
VICINITY MAP
NOT TO SCALE

TOTAL LOT SQUARE FOOTAGE - 50734 SQFT.
BUILDING SQUARE FOOTAGE - 2033 SQFT. DECKS & STEPS SQUARE FOOTAGE - 1286 SQFT. WALKWAY SQUARE FOOTAGE - 330 SQFT. DRIVEWAY SQUARE FOOTAGE - 3311 SQFT.
TOTAL LOT COVERAGE - 5186 SQFT.
5186 SQFT. / 50734 SQFT. - 11.4% LOT COVERAGE ALLOWABLE COVERAGE IS 30%

MAXIMUM BUILDING HEIGHT ABOVE MOST RESTRICTIVE GRADE (PROPOSED) IS 33'-2 1/2"
AVERAGE BUILDING HEIGHT IS 23'-6 1/2" SEE SHEET L3 (ROOF PLAN)

(2) COVERED PARKING SPACES REQUIRED (2) OFF ROAD PARKING SPACES REQUIRED

- FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP, LS 24954
- FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP, LS 20632
- FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP, LS 37903
- FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP, LS 36577
- WITNESS CORNER
- WV WATER VALVE
- ELECTRIC TRANSFORMER
- UTILITIES, METERS, ETC.
- S SEWER MANHOLE
- ASPHALT
- 24" CMP
- SPRUCE TREE, NUMBER INDICATES CALIPER
- ASPEN TREE, NUMBER INDICATES CALIPER
- FIR TREE, NUMBER INDICATES CALIPER
- PF-# WETLANDS BOUNDARY



SITE PLAN

20' 0 20' 80'
(IN FEET)

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BRACKETT LOT 1175R

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SCALE: AS NOTED

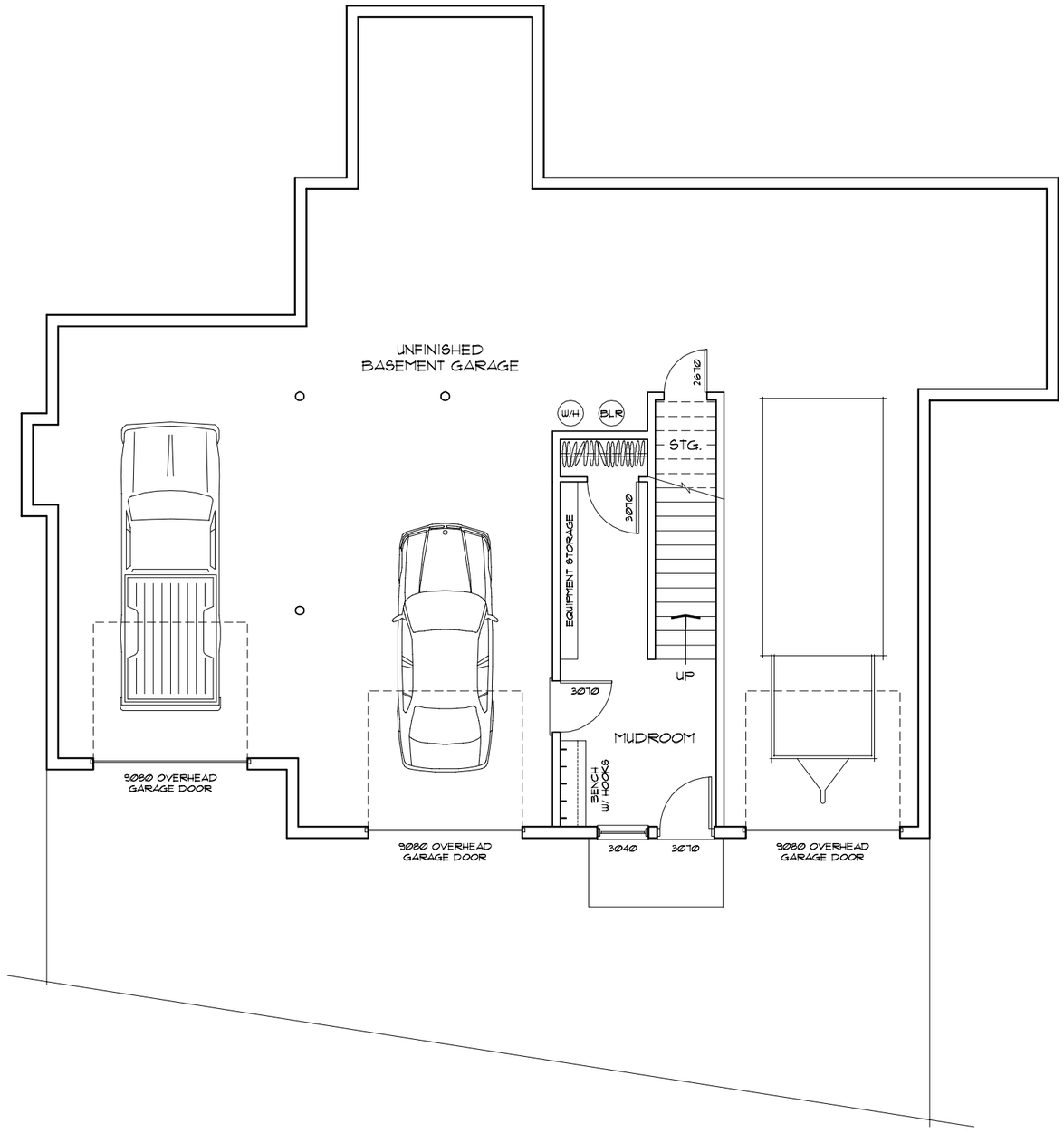
SITE

SHEET

MTN DESIGN

PRECISION CRAFT
LOG & TIMBER HOMES

BRACKETT
LOT 1175R



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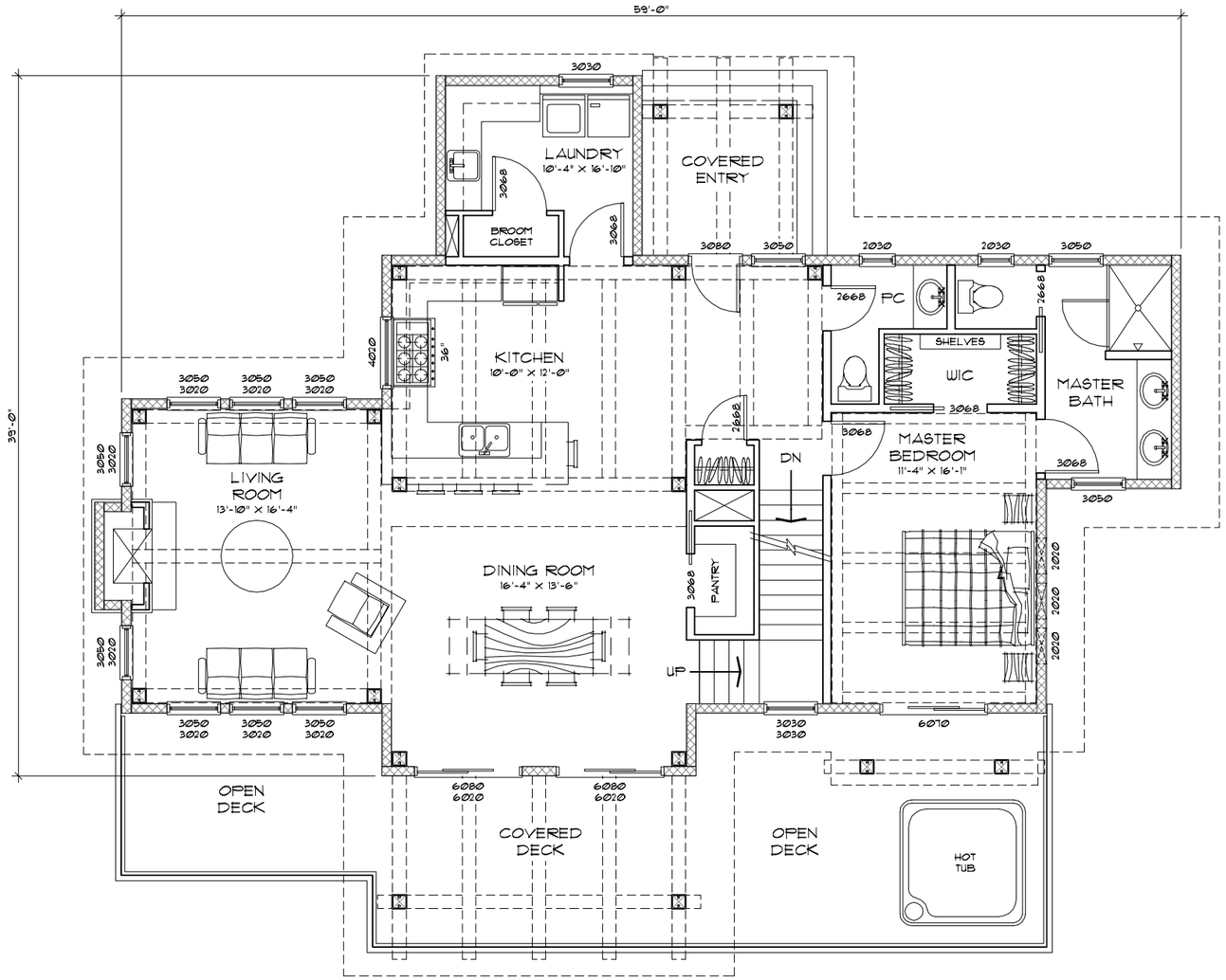
0 2' 4' 8'
SCALE:

BASEMENT FLOOR PLAN

1.0
SHEET



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BRACKETT
LOT 1175R

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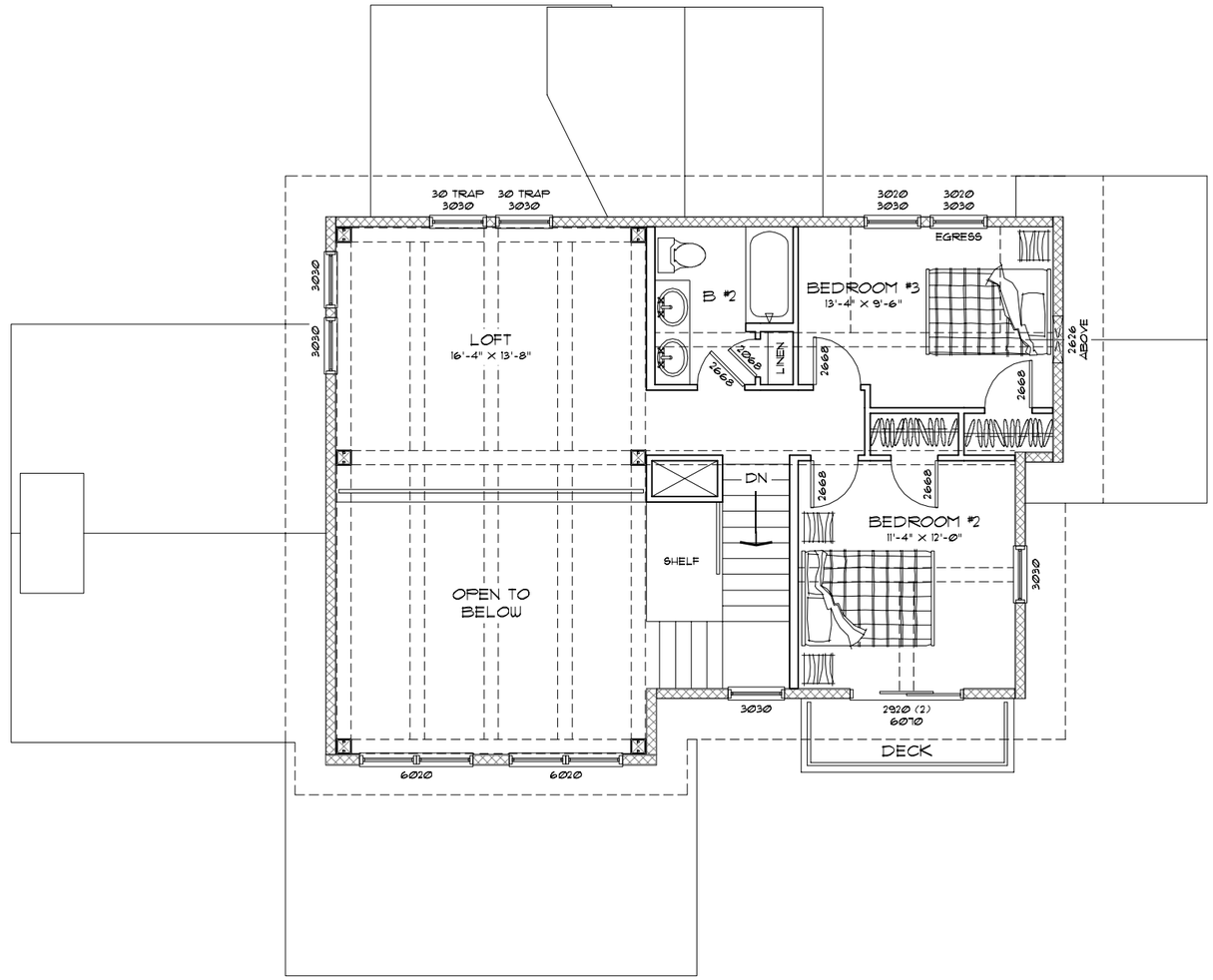
NOT FOR
CONSTRUCTION

MAIN FLOOR PLAN

MAIN FLOOR AREA :	1471 S.F.
2ND FLOOR AREA :	706 S.F.
BASEMENT FLOOR AREA :	247 S.F.
TOTAL LIVEABLE FLOOR AREA :	2424 S.F.
GARAGE FLOOR AREA :	1784 S.F.
TOTAL FLOOR AREA :	4208 S.F.
DECK AREA :	624 S.F.
PATIO AREA :	70 S.F.

0 2' 4' 8'
SCALE:

1.1
SHEET



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BRACKETT
LOT 1175R

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STATE OF COLORADO
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PRELIMINARY
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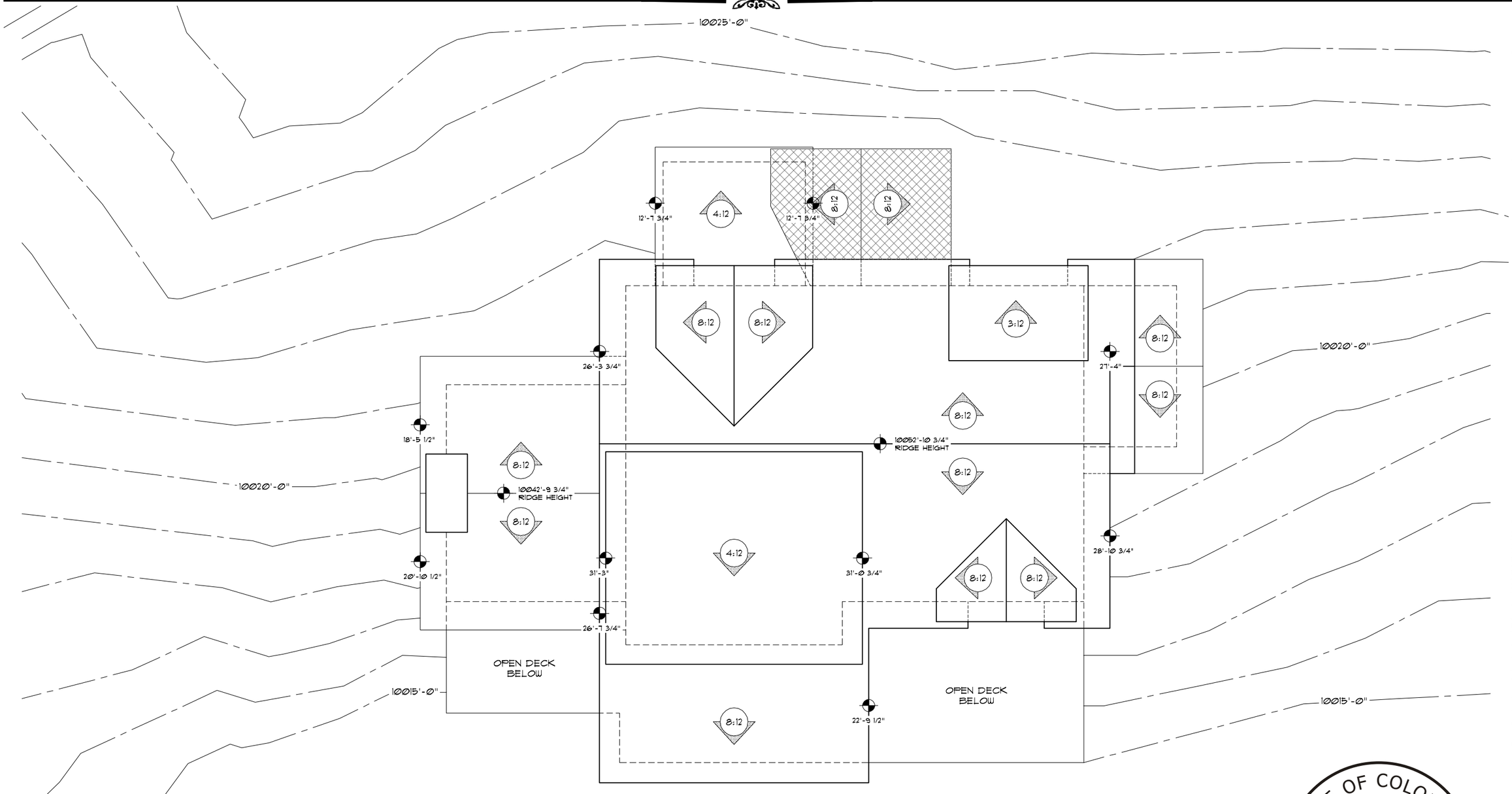
0 2' 4' 8'
SCALE:

SECOND FLOOR PLAN

1.2
SHEET



AVERAGE BUILDING HEIGHT:
20'-10 1/2"
18'-5 1/2"
26'-7 3/4"
31'-3"
26'-3 3/4"
12'-7 3/4"
12'-7 3/4"
22'-9 1/2"
31'-0 3/4"
28'-10 3/4"
27'-4"
258'-11" / 11 = 23'-6 1/2"

MTN DESIGN

PRECISION CRAFT
LOG & TIMBER HOMES

BRACKETT
LOT 1175R

DESIGN PHASE		
DRAWN:	DATE:	CHCKD
MCF	6.17.15	
MCF	7.7.15	
DESIGN REV. PHASE		
-	-	
FINALS PHASE		
-	-	
SHOP DRAWINGS		
-	-	

PROJECT: 15-017

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NOT FOR
CONSTRUCTION

STATE OF COLORADO
MATTHEW C FRANKLIN
ARC.00403813
LICENSED ARCHITECT

0 2' 4' 8'

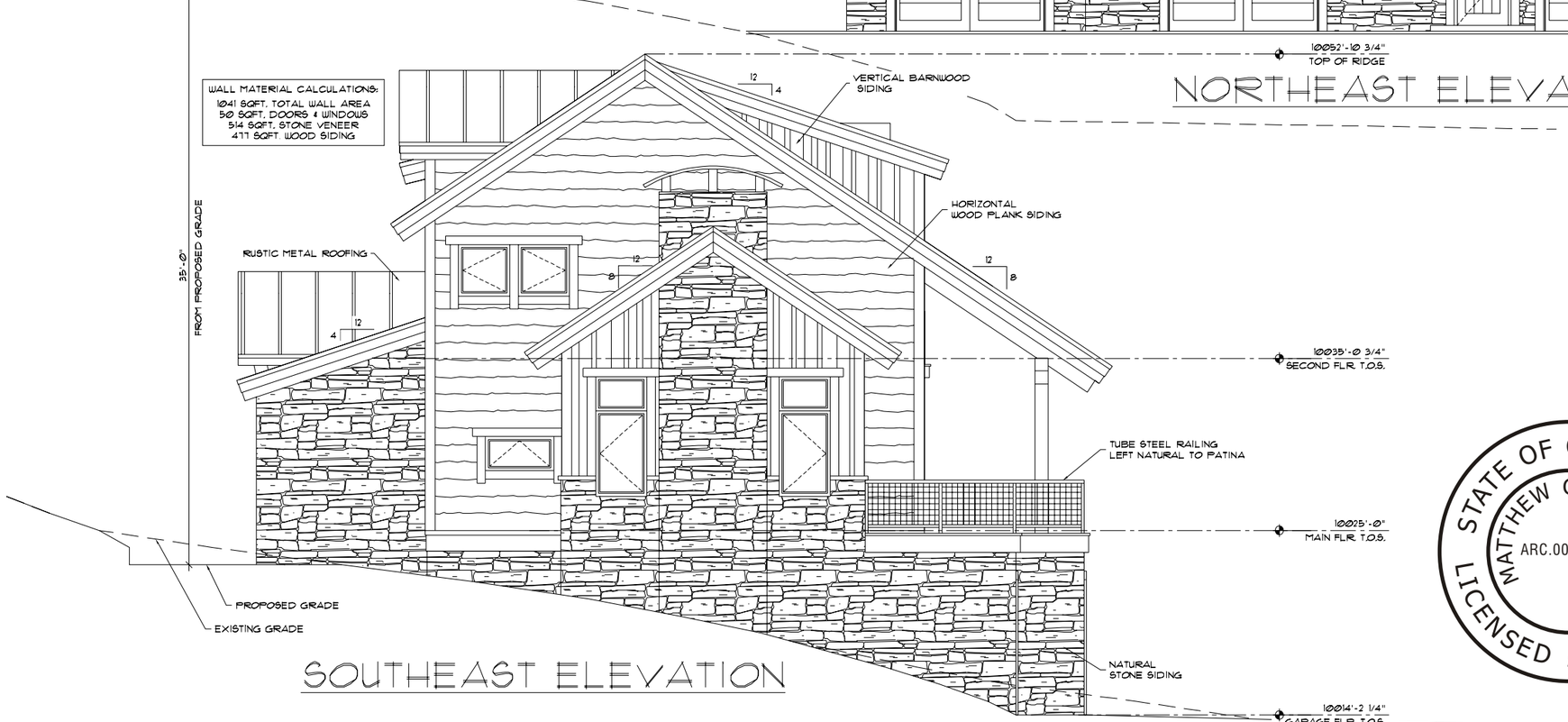
SCALE:

ROOF PLAN

1.3

SHEET

NORTHEAST ELEVATION



SOUTHEAST ELEVATION

TOTAL MATERIAL CALCULATIONS:
4663 SQFT. TOTAL WALL AREA
873 SQFT. DOORS & WINDOWS
1406 SQFT. STONE VENEER
2378 SQFT. WOOD SIDING

PERCENT STONE SIDING:
1406 SQFT. / (1406+ 2378) / = 37%

STATE OF COLORADO
MATTHEW C FRANKLIN
ARC.00403813
LICENSED ARCHITECT

NOTE:
OWNERS (OR BUILDER) TO VERIFY EXISTING SLOPE; EXTERIOR POST LENGTHS ARE BASED PER GRADE IN ELEVATIONS. LOG/TIMBER & PIER HEIGHTS ARE MEASURED FROM TOP OF MAIN FLOOR PER BUILDING SECTIONS.

RESIDENCE VENTILATION NOTE:
A MECHANICAL VENTILATION SYSTEM IS REQUIRED TO PROVIDE AIR MOVEMENT AND REMOVE HUMIDITY. EXCESS HUMIDITY IN THE HOME COULD RESULT IN A BUILD UP OF WATER VAPOR IN UNWANTED AREAS CAUSING SEVERE DAMAGE TO THE STRUCTURAL INSULATED PANEL OR OTHER BUILDING MATERIALS.

MTN DESIGN™
PRECISION CRAFT®
LOG & TIMBER HOMES

BRACKETT
LOT 1175R

DESIGN PHASE		
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MCF	7.7.15	
DESIGN REV. PHASE		
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FINALS PHASE		
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SHOP DRAWINGS		
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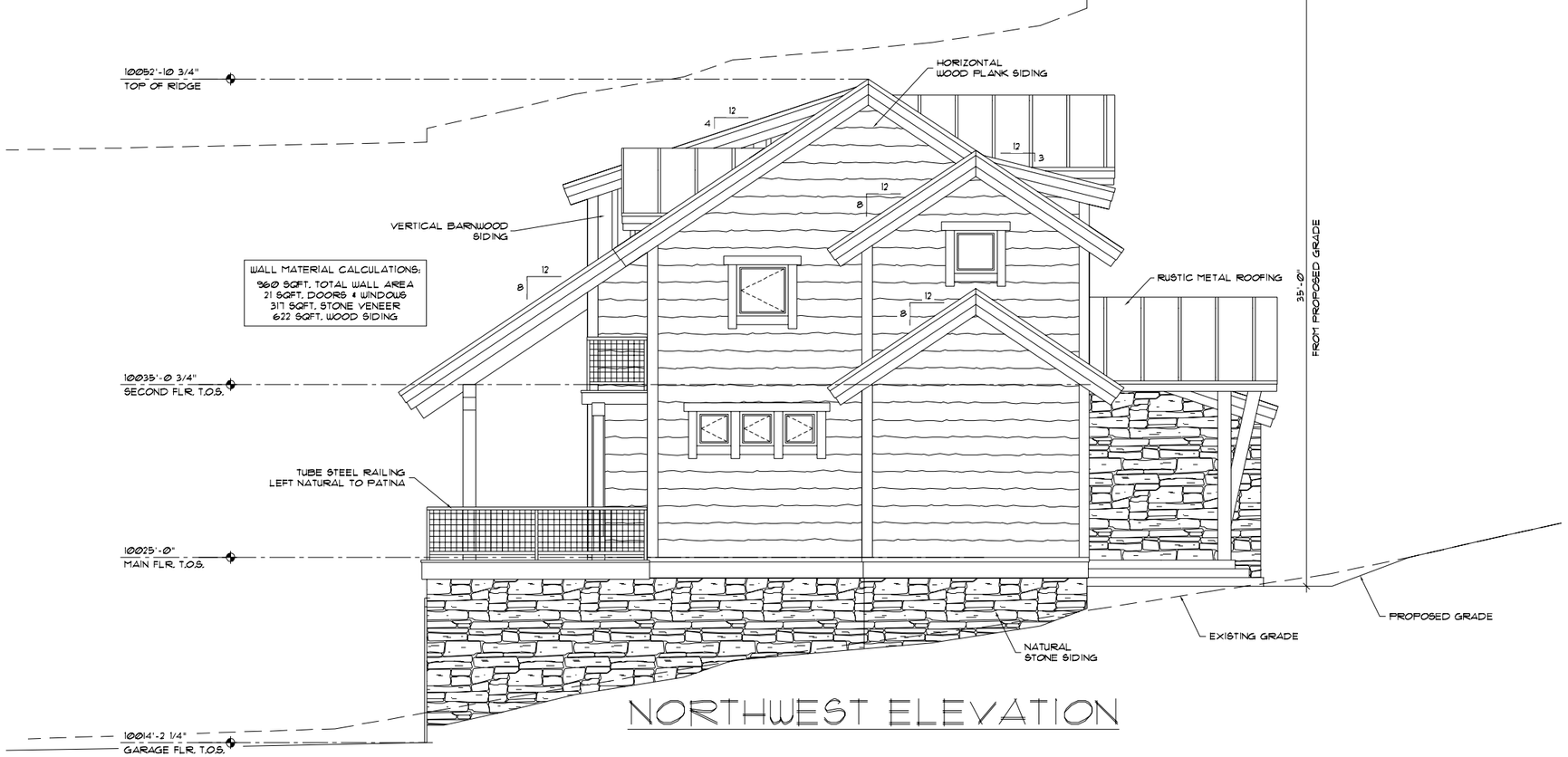
0 2' 4' 8'
SCALE:

2.1
SHEET

SOUTHWEST ELEVATION



NORTHWEST ELEVATION

MTN DESIGN

PRECISION CRAFT
LOG & TIMBER HOMES

BRACKETT
LOT 1175R

DESIGN PHASE		
DRAWN:	DATE:	CHCKD
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MCF	7.7.15	
DESIGN REV. PHASE		
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FINALS PHASE		
-	-	
SHOP DRAWINGS		
-	-	

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ARC.00403813
LICENSED ARCHITECT

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NOTE:
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Ø 2' 4' 8'

SCALE:

2.2

SHEET

ANY STRUCTURE (SONO TUBES, PIERS, DIMENSIONAL FRAMING, ETC.) REQUIRED TO SUPPORT LOG/TIMBER MATERIAL TO BE INSTALLED, MUST BE IN PLACE PRIOR TO THE MATERIAL BEING SHIPPED.

MTN DESIGN™

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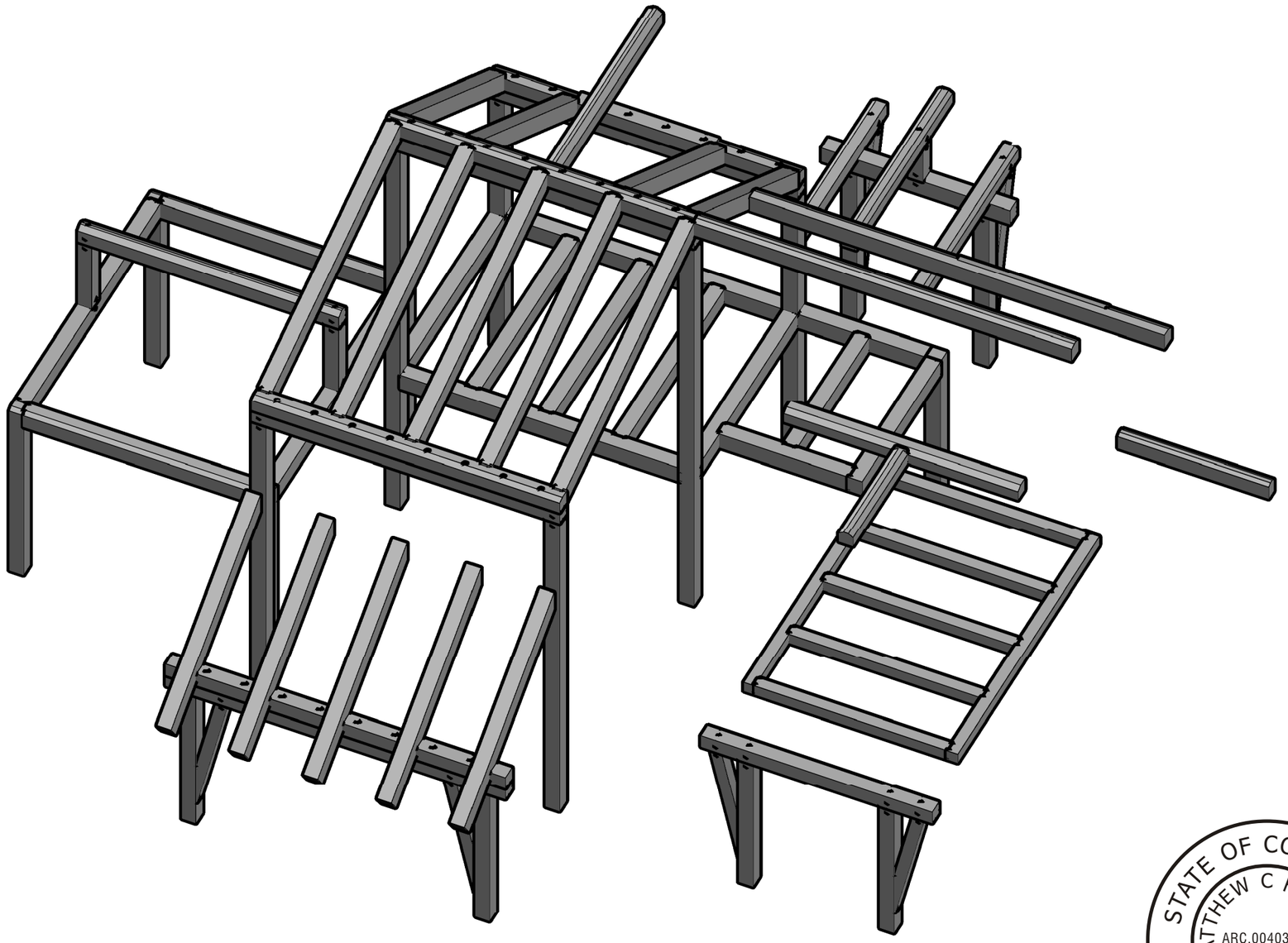
LOG & TIMBER HOMES



BRACKETT
LOT 1175R

DESIGN PHASE		
DRAWN:	DATE:	CHCKD
MCF	6.17.15	
MCF	7.7.15	
DESIGN REV. PHASE		
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FINALS PHASE		
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SHOP DRAWINGS		
-	-	

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CONSTRUCTION

STATE OF COLORADO
MATTHEW C FRANKLIN
ARC.00403813
LICENSED ARCHITECT

SCALE: NA

TIMBER MATERIALS PACKAGE PROVIDED

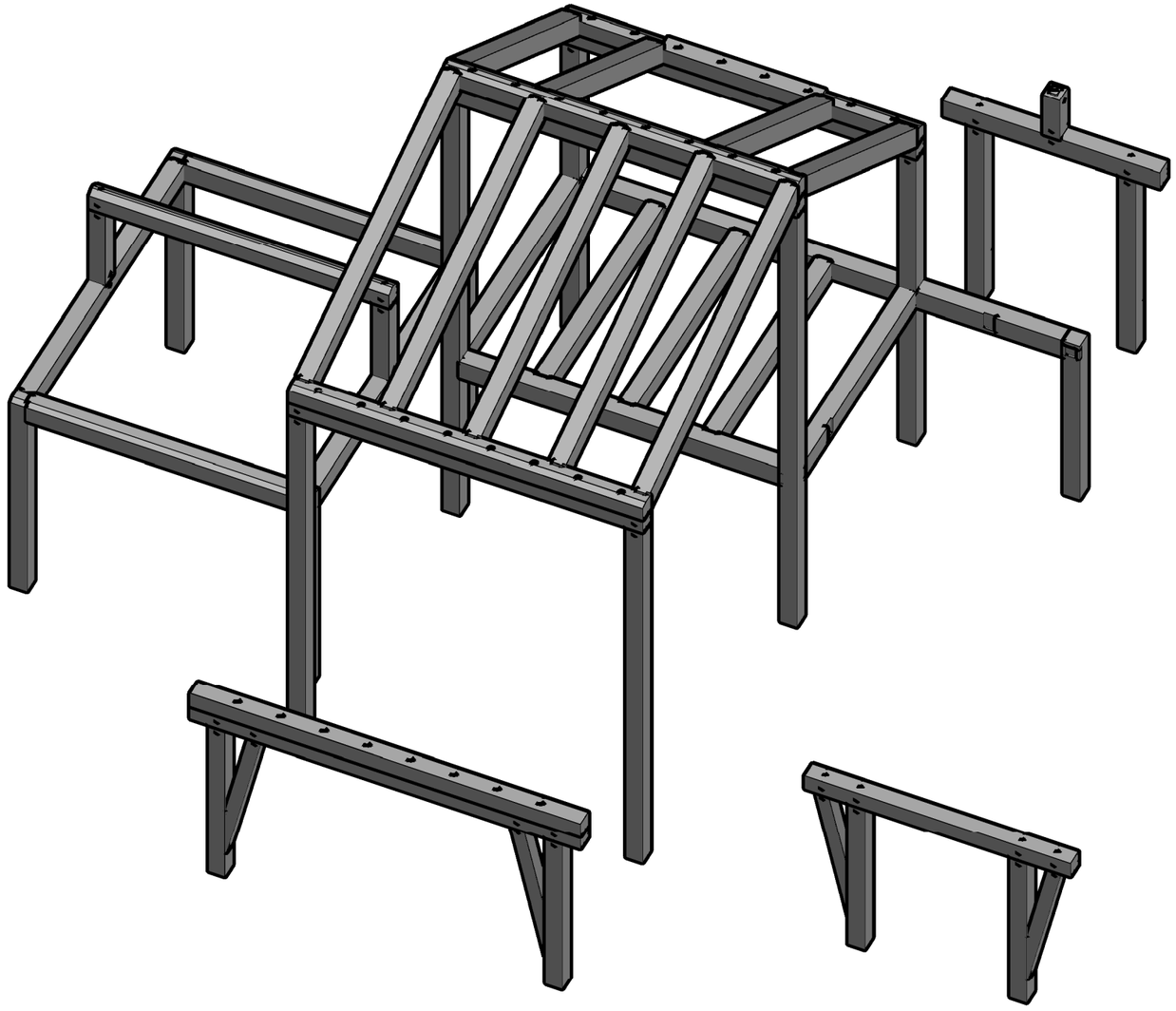
MP1
SHEET

ANY STRUCTURE (SONO TUBES, PIERS, DIMENSIONAL FRAMING, ETC.) REQUIRED TO SUPPORT LOG/TIMBER MATERIAL TO BE INSTALLED, MUST BE IN PLACE PRIOR TO THE MATERIAL BEING SHIPPED.

MTN DESIGN

PRECISION CRAFT
LOG & TIMBER HOMES

BRACKETT
LOT 1175R



DESIGN PHASE		
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MCF	6.17.15	
MCF	7.7.15	
DESIGN REV. PHASE		
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FINALS PHASE		
-	-	
SHOP DRAWINGS		
-	-	

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CONSTRUCTION

STATE OF COLORADO
MATTHEW C FRANKLIN
ARC.00403813
LICENSED ARCHITECT

SCALE: NA

BUILDER/OWNER RESPONSIBILITY

THIS DRAWING MAY DEPICT SOME FINISH WORK NOT INCLUDED IN THE INSTALLATION SERVICES. BUILDER AND/OR OWNER ARE SOLELY RESPONSIBLE FOR FINISH WORK OF ALL LOG AND TIMBER MATERIALS INCLUDING:

- CUTTING LOG GABLE RAKES
- TRIMMING ALL LOG DOOR AND WINDOW OPENINGS
- CUTTING LOG WALL WINDOW AND DOOR OPENINGS TO FINISH SIZES
- LETTING-IN AND SLOTTING FOR ALL FRAMED WALLS AT LOG WALLS.
- DECORATIVE LOG SWEEPS
- OTHER FINISH WORK

TEMPORARY BRACING MAY BE USED FOR LOG AND TIMBER MATERIALS INTERSECTING WITH STRUCTURAL FRAMING AND IT IS THE OWNER AND/OR BUILDER'S RESPONSIBILITY TO PERMANENTLY CONNECT THESE PARTS PER PLANS. FOR FURTHER INFORMATION, REFER TO CONTRACT.

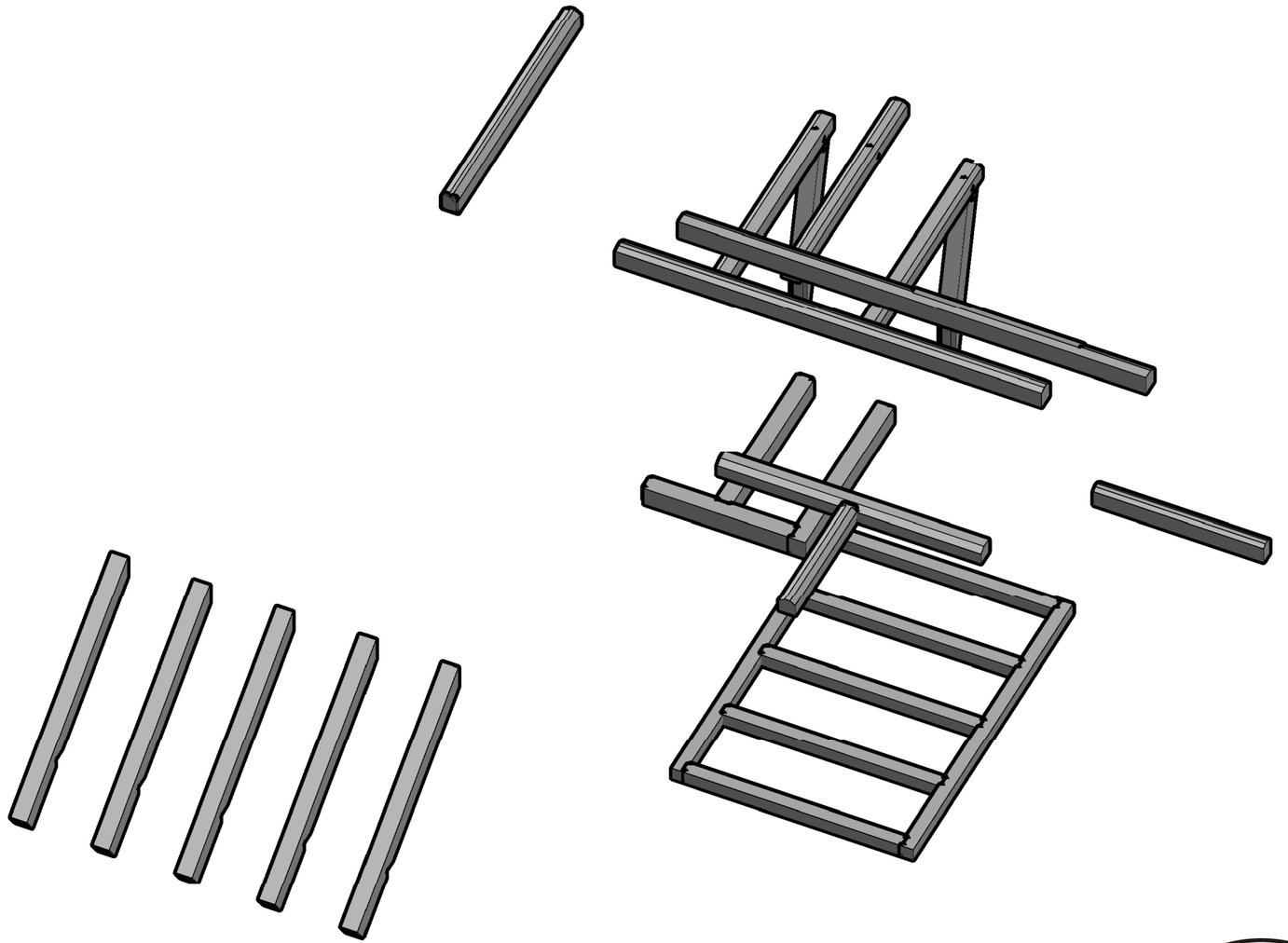
TIMBER MATERIALS PACKAGE INSTALLED BY PROVIDER

MP2
SHEET

MTN DESIGN

PRECISION CRAFT
LOG & TIMBER HOMES

BRACKETT
LOT 1175R



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MCF	7.7.15	
DESIGN REV. PHASE		
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FINALS PHASE		
-	-	
SHOP DRAWINGS		
-	-	

PROJECT: 15-017

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STATE OF COLORADO
MATTHEW C FRANKLIN
ARC.00403813
LICENSED ARCHITECT

PRELIMINARY
NOT FOR
CONSTRUCTION

SCALE: NA

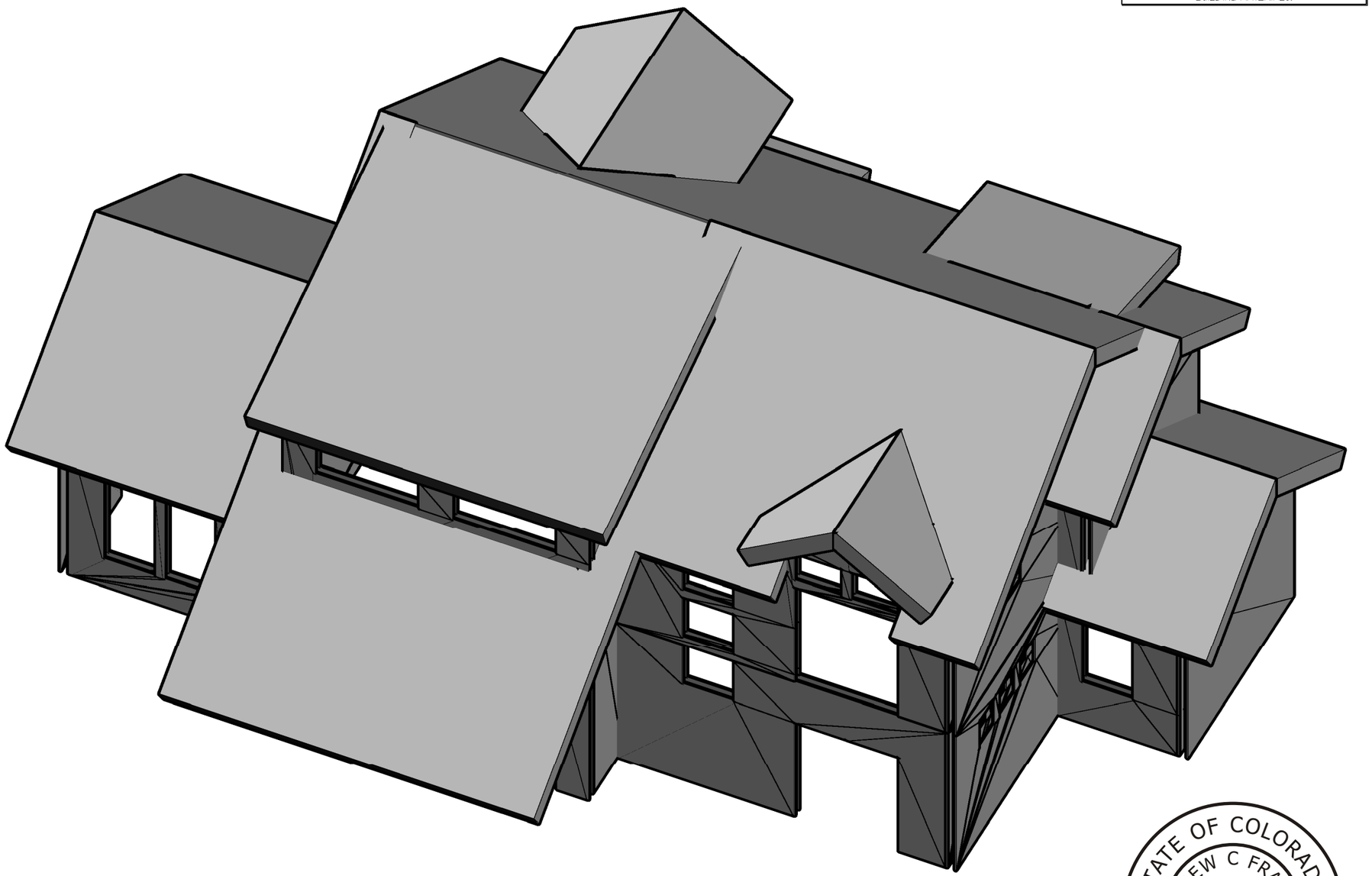
TIMBER MATERIALS PACKAGE INSTALLED BY OTHERS

MP3
SHEET

RESIDENCE VENTILATION NOTE:
A MECHANICAL VENTILATION SYSTEM IS REQUIRED TO PROVIDE AIR MOVEMENT AND REMOVE HUMIDITY. EXCESS HUMIDITY IN THE HOME COULD RESULT IN A BUILD UP OF WATER VAPOR IN UNWANTED AREAS CAUSING SEVERE DAMAGE TO THE STRUCTURAL INSULATED PANEL OR OTHER BUILDING MATERIALS.

MTN DESIGN

PRECISION CRAFT
LOG & TIMBER HOMES



BRACKETT
LOT 1175R

DESIGN PHASE		
DRAWN:	DATE:	CHCKD
MCF	6.17.15	
MCF	7.7.15	
DESIGN REV. PHASE		
-	-	
FINALS PHASE		
-	-	
SHOP DRAWINGS		
-	-	

PROJECT: 15-017

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STATE OF COLORADO
MATTHEW C FRANKLIN
ARC.00403813
LICENSED ARCHITECT

SCALE: NA

SIPS PANEL MATERIAL PROVIDED

SP1
SHEET

NOTE:
CONTRACTOR AND OR BUILDER TO VERIFY EXISTING SLOPE. EXTERIOR POST LENGTHS ARE BASED AS PER GRADE IN ELEVATIONS. PIER HEIGHTS ARE MEASURED FROM MAIN FLOOR DECK HEIGHT.

MTN DESIGN™

PRECISION CRAFT®
LOG & TIMBER HOMES

BRACKETT
LOT 1175R

DESIGN PHASE		
DRAWN:	DATE:	CHCKD
MCF	6.17.15	
MCF	7.7.15	
DESIGN REV. PHASE		
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FINALS PHASE		
-	-	
SHOP DRAWINGS		
-	-	

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CONSTRUCTION

STATE OF COLORADO
MATTHEW C FRANKLIN
ARC.00403813
LICENSED ARCHITECT

SCALE: NA

R1

SHEET

Uncompahgre
Engineering, LLC

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

SUBMISSIONS:

SUBMITTAL	2015-07-30

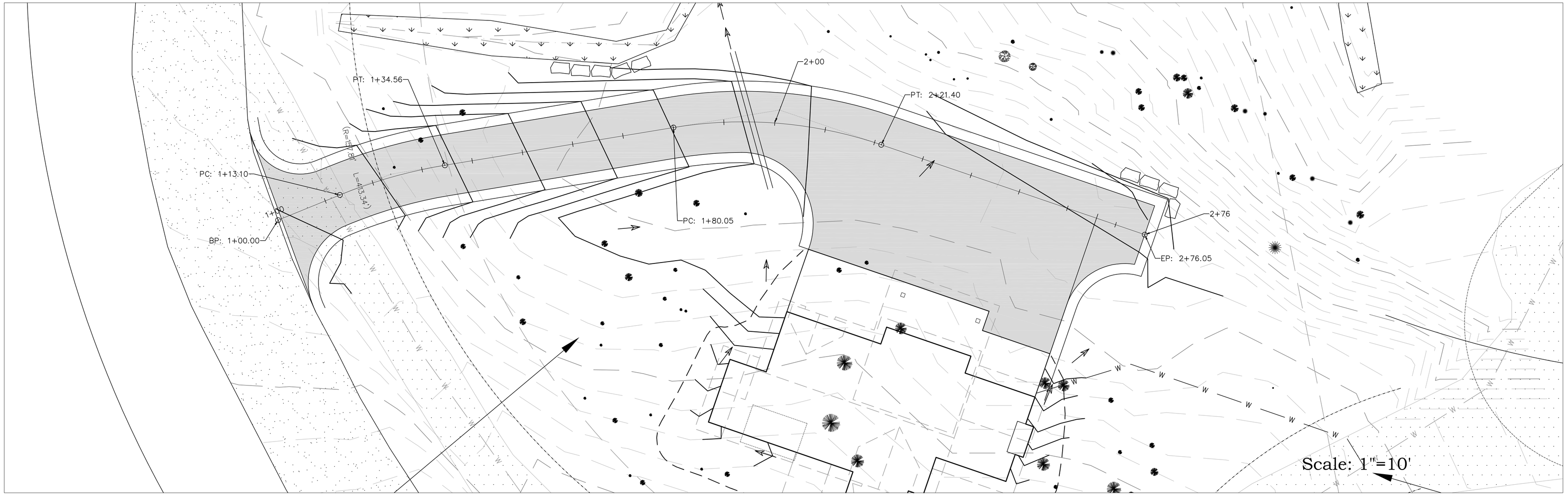
Brackett Residence
Lot 1175R
Mtn. Village, CO

NOT FOR CONSTRUCTION

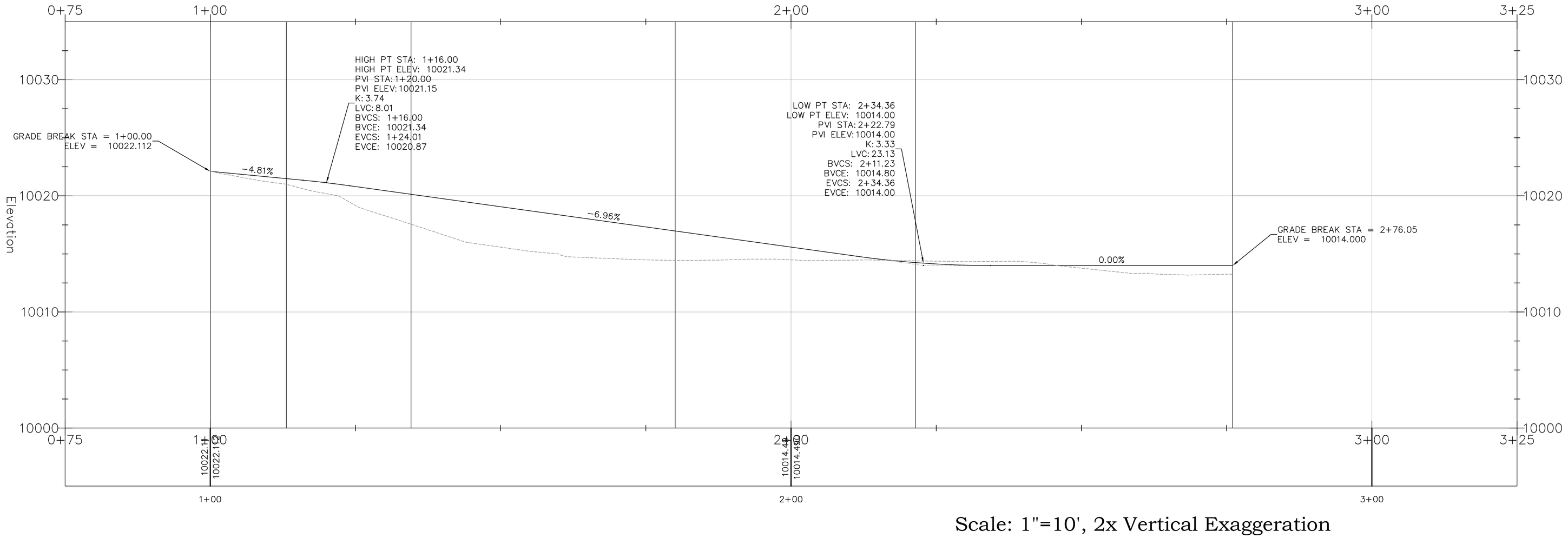
CONTRACTOR TO REVIEW AND COMPARE ALL CHAPTERS AND INTERDISCIPLINARY DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO ANY FIELD WORK BEING DONE IN ACCORDANCE WITH AIA DOCUMENT A201

Construction
Mitigation
Plan

C4



Driveway Profile



Scale: 1"=10', 2x Vertical Exaggeration

Uncompahgre Engineering, LLC

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

SUBMISSIONS:

SUBMITTAL	2015-07-30

Brackett Residence
Lot 1175R
Mtn Village, CO

NOT FOR CONSTRUCTION

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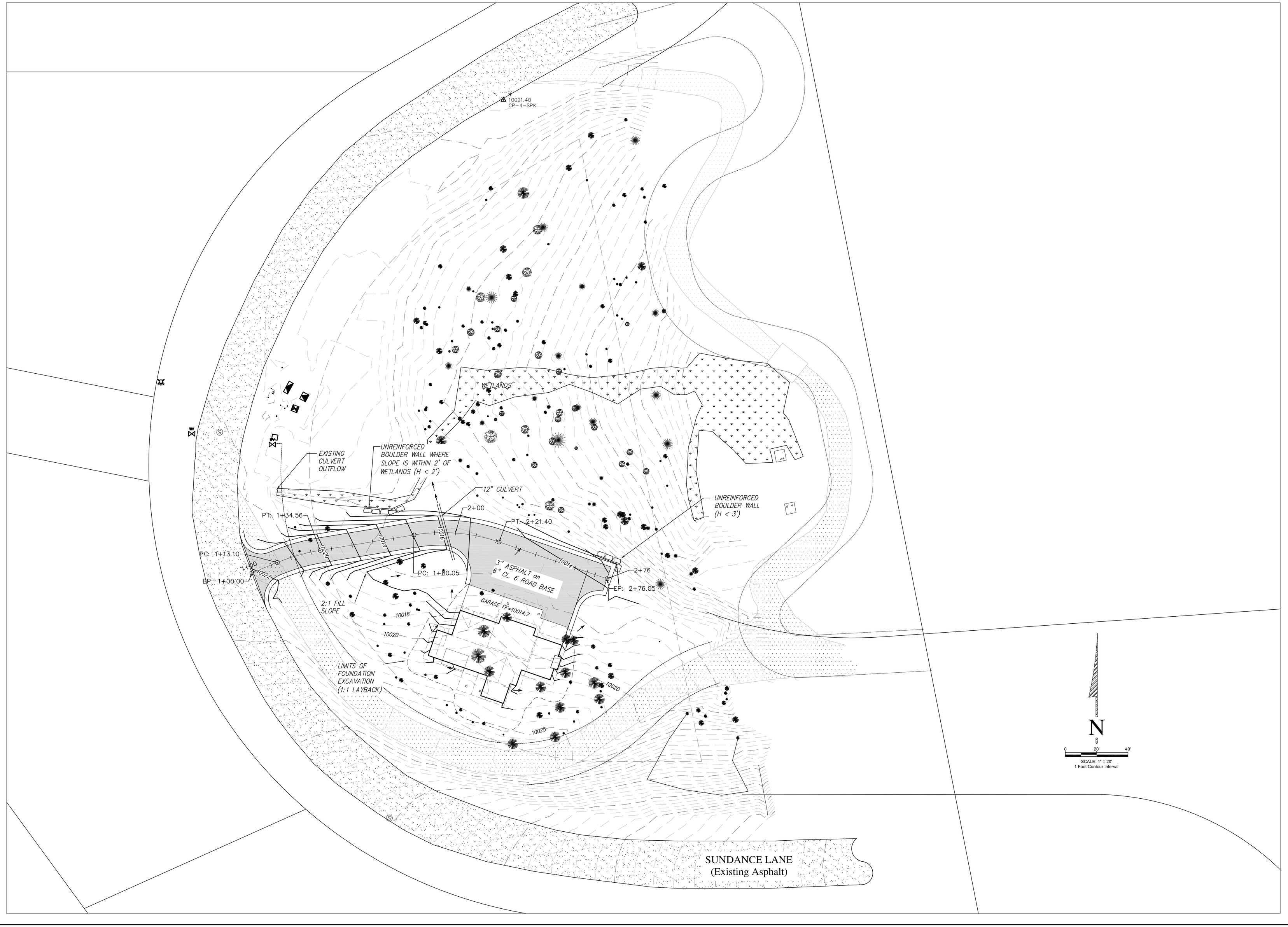
Driveway

Plan and Profile

C2



Uncompahgre Engineering, LLC

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

SUBMISSIONS:

SUBMITTAL	2015-07-30

Brackett Residence
Lot 1175R
Mtn. Village, CO

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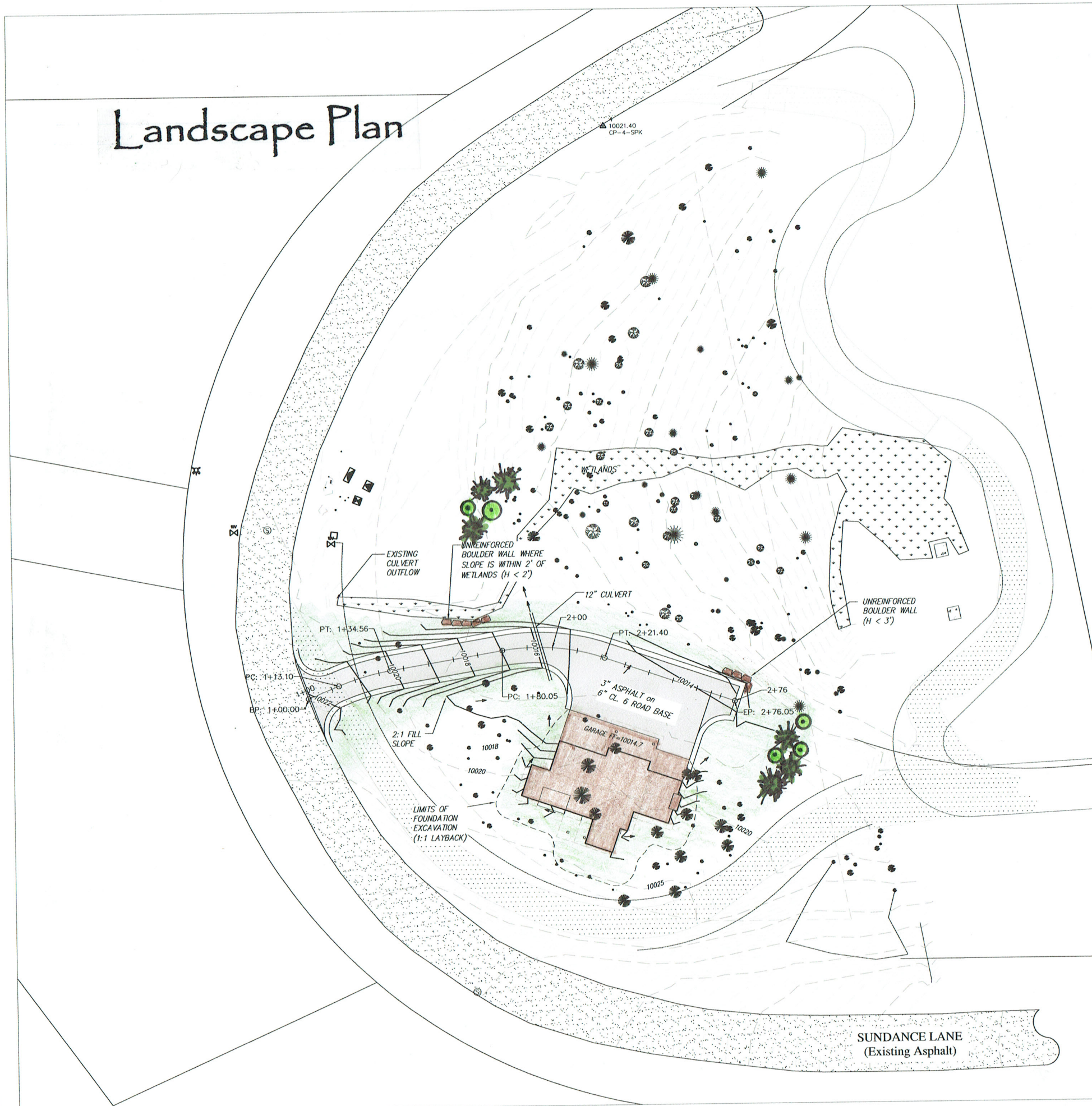
Grading and Drainage Plan

C1

Landscape Plan



LEGEND

- SPRUCE (2@8', 2@10', 2@12')
- ASPEN (5@ 2-3" CAL.)

NOTES:

REVEG ALL DISTURBED AREAS WITH MTN. VILLAGE APPROVED SEED MIX. MULCH WITH CERTIFIED STRAW.

NO IRRIGATION.

N

0 20' 40'

SCALE: 1" = 20'
1 Foot Contour Interval

SCANLON DESIGN
scanlon@rmi.net

Uncompahgre Engineering, LLC

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

SUBMISSIONS:

SUBMITTAL	2015-07-30

Brackett Residence
Lot 1175R
Mtn. Village, CO

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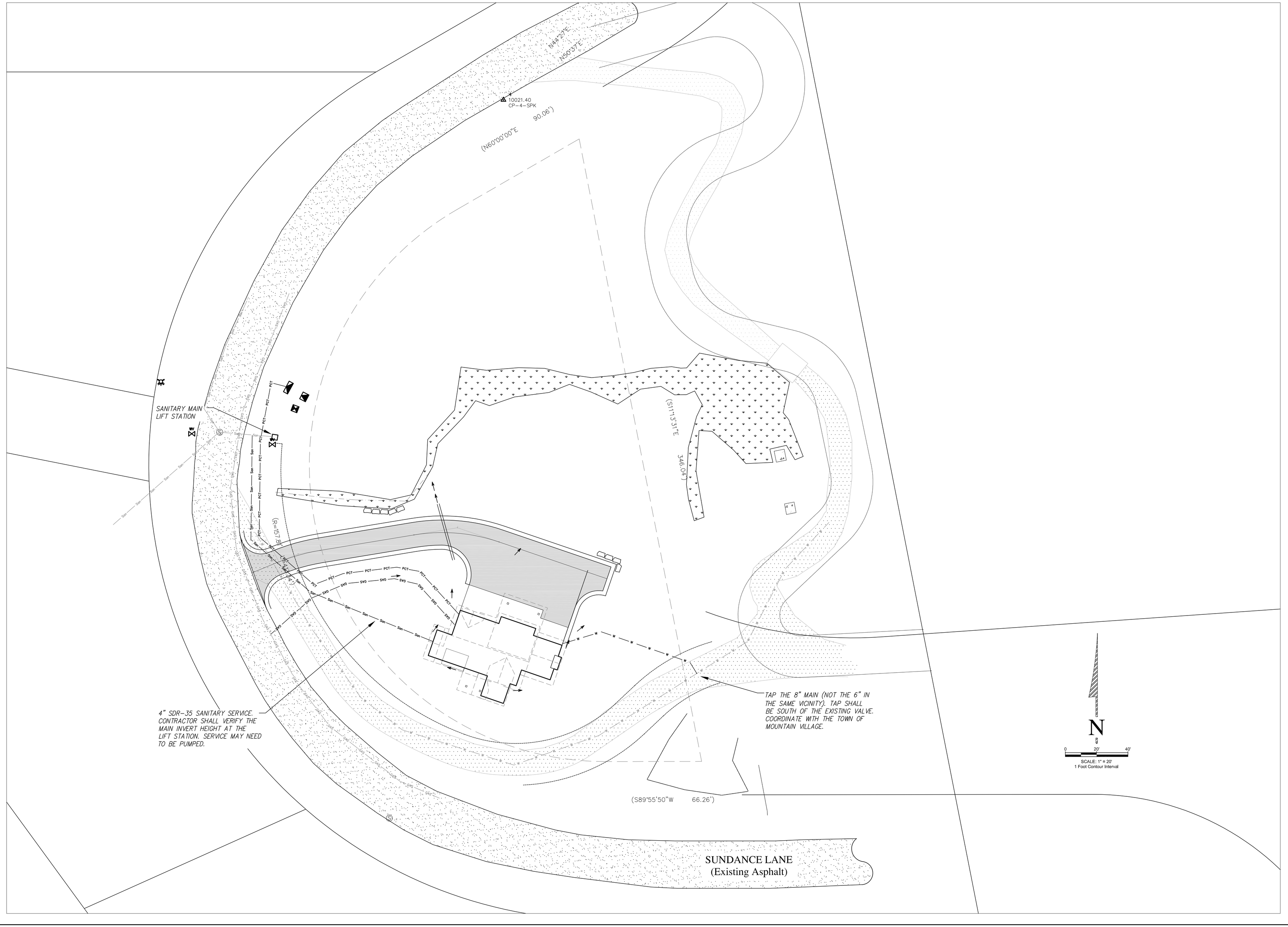
LANDSCAPE, Grading and Drainage Plan

C1



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SUBMISSIONS:

SUBMITTAL	2015-07-30

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Mtn. Village, CO

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Utility Plan

C3

Daniel Harper Meek
PO Box 6
Pocopson, PA 19366
d.harper.meek@gmail.com
610-793-2041

August 4, 2015

Dave Bangert
Associate Planner/Forester
Town of Mountain Village
455 Mountain Village Blvd, Suite A
Mountain Village, CO 81435

RE: Aug 6 work session / New Construction Lot GH15

Mr. Bangert:

My wife and I own lots GH1 and GH2, directly opposite Cabins Lane from lot GH15. We live in the home on GH2 about 5 months of the year.

We have commented on the design via the review by the Cabins at Gold Hill Homeowners Association. I understand they are providing written comment directly to you and the lot owner.

We appreciate the design modifications reflected in the July revision 'D3' that show a ridge height of 9946 – 9 ¼". We believe this ridge height is consistent with the other home heights along the west side of cabins lane, specifically GH 14 and GH 13, and it is important to us that you do not allow changes during the review process that would increase this height.

On a separate issue, we ask that the applicant and Mountain Village proactively address site access, staging and parking for contractors. We are concerned that adequate staging and parking areas need to be established both to allow timely and efficient construction on lot GH15, while also maintaining access to homes on Cabins Lane for homeowners, delivery vehicles, emergency services, waste removal, and construction on Cabins Lane lots south of GH15. Cabins lane is narrow, the site is steep and generally difficult, and with homes on many adjoining lots, there are very limited options to stage materials, provide construction parking, and generally access the site with heavy equipment, cranes and delivery vehicles. We encourage Mountain Village to work with the applicant to allow the use of edge of San Joaquin for staging, parking, and other site access to the fullest extent possible. We also encourage the applicant to investigate site access via the road owned by the ski company directly to the west of lot GH15, although we understand they would need permission to do so, and that winter access may be unlikely due to conflicting uses by the ski company.

In addition to daily staging, access and parking issues, some construction may nevertheless prevent vehicle access to the balance of Cabins Lane, such as concrete delivery or mobile crane operations. We ask both the applicant and Mountain Village cooperate to allow Cabins Lane homeowner parking, including potentially overnight parking, along San Joaquin for the duration that Cabins Lane is obstructed. Depending on seasonal occupancy and homeowner needs, this may require a substantial number of spaces, as there are 8 homes, including one currently under construction, that could not be accessed if Cabins Lane is impassable at GH15.

We understand that some of the access and staging issues we raise here may be premature, but we want to assure they are identified early in the permit process so that there is the full cooperation between the applicant, the town building department, and any other town departments that need to approve staging, parking and other construction activity along the edge of San Joaquin.

Thank you for your timely notice of this work session. Please keep us advised of further meetings and discussions regarding this lot.

Daniel Harper Meek and Kristine Bartosiak

GENERAL NOTES

CONTRACT DOCUMENTS:
CONTRACT DOCUMENTS CONSIST OF THE AGREEMENT, GENERAL CONDITIONS, SPECIFICATIONS, DETAIL BOOK AND DRAWINGS, WHICH ARE COOPERATIVE AND CONTINUOUS. WORK INDICATED OR REASONABLY IMPLIED IN ANY ONE OF THE DOCUMENTS SHALL BE SUPPLIED AS THOUGH FULLY COVERED IN ALL. ANY DISCREPENCIES BETWEEN THE PARTS CHALL BE REPORTED TO THE ARCHITECT PRIOR TO THE COMMENCEMENT OF WORK. THESE DRAWINGS ARE PART OF THE CONTRACT DOCUMENTS FOR THIS PROJECT. THESE DRAWINGS ARE THE GRAPHIC ILLUSTRATION OF THE WORK TO BE ACCOMPLISHED. ALL DIMENSIONS NOTED TAKE PRECEDENCE OVER SCALED DIMENSIONS. DIMENSIONS NOTED WITH "N.T.S." DENOTES NOT TO SCALE.

ORGANIZATION:
THE DRAWINGS FOLLOW A LOGICAL, INTERDISCIPLINARY FORMAT: ARCHITECTURAL DRAWINGS (A SHEETS), CIVIL DRAWINGS (C SHEETS), STRUCTURAL (S SHEETS), MECHANICAL AND PLUMBING (M SHEETS), ELECTRICAL (E SHEETS) AND LIGHTING (LTG SHEETS).

CODE COMPLIANCE:
ALL WORK, MATERIALS, AND ASSEMBLIES SHALL COMPLY WITH APPLICABLE STATE AND LOCAL CODES, ORDINANCES, AND REGULATIONS. THE CONTRACTOR, SUBCONTRACTORS, AND JOURNEYMEN OF THE APPROPRIATE TRADES SHALL PERFORM WORK TO THE HIGHEST STANDARDS OF CRAFTSMANSHIP AND IN ACCORDANCE WITH AIA DOCUMENT A201-SECTION 3. THE BUILDING INSPECTOR SHALL BE NOTIFIED BY THE CONTRACTOR WHEN THERE IS NEED OF INSPECTION AS REQUIRED BY THE INTERNATIONAL BUILDING CODE OR ANY LOCAL CODE OR ORDINANCE.

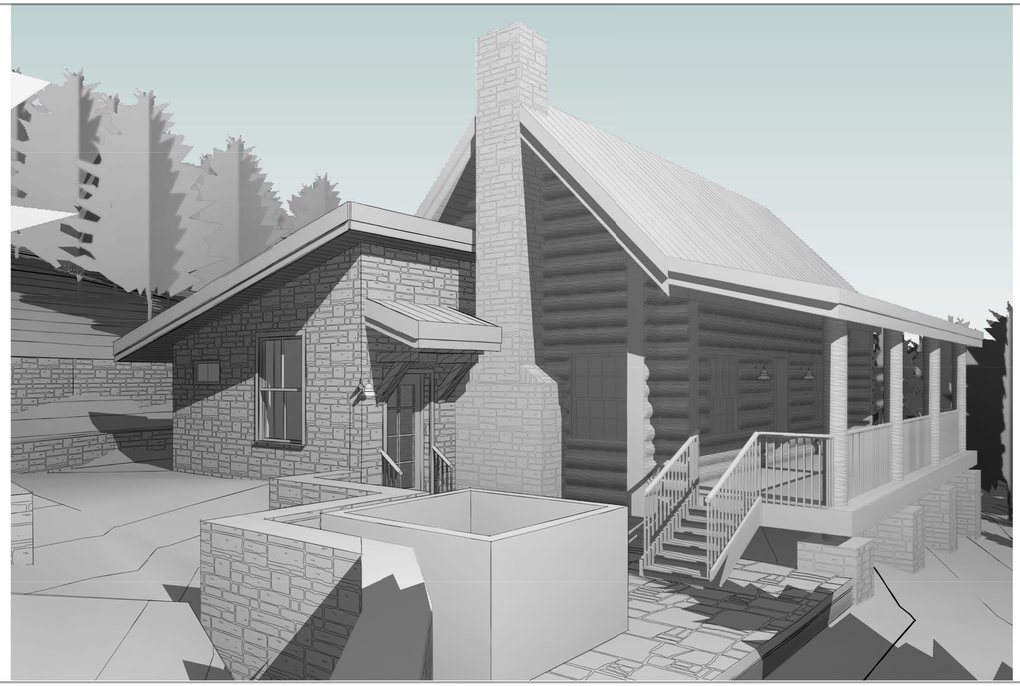
INTENT:
THESE DOCUMENTS ARE INTENDED TO INCLUDE ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES REQUIRED TO COMPLETE THE WORK DESCRIBED HEREIN.

COORDINATION:
THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE DOCUMENTS, VERIFY ACTUAL CONDITIONS AND REPORT ANY DISCREPENCIES, ERRORS OR OMMISSIONS TO THE ARCHITECT IN A TIMELY MANNER. THE ARCHITECT SHALL CLARIFY OR PROVIDE REASONABLE ADDITIONAL INFORMATION REQUIRED FOR SUCCESSFUL EXECUTION. THE CONTRACTOR SHALL VERIFY AND COORDINATE ALL OPENINGS THROUGH FLOORS, CEILINGS AND WALLS WITH ALL ARCHITECTURAL, INTERIOR, STRUCTURAL, MECHANICAL AND PLUMBING, ELECTRICAL AND LIGHTING DRAWINGS. CONTRACTOR WILL ASSUME RESPONSIBILITY OF ITEMS REQUIRING COORDINATION AND RESOLUTION DURING THE BIDDING PROCESS.

SUBSTITUTIONS:
ANY MATERIALS PROPOSED FOR SUBSTITUTION OF THOSE SPECIFIED OR THE CALLED OUT BY TRADE NAME IN THESE DOCUMENTS SHALL BE PRESENTED TO THE ARCHITECT FOR REVIEW. THE CONTRACTOR SHALL SUBMIT SAMPLES WHEN REQUIRED BY THE ARCHITECT AND SUCH SAMPLES SHALL BE REVIEWED BY THE ARCHITECT BEFORE THE WORK IS PERFORMED. WORK MUST CONFORM TO THE REVIEWED SAMPLES. ANY WORK WHICH DOES NOT CONFORM SHALL BE REMOVED AND REPLACED WITH WORK WHICH CONFORMS AT THE CONTRACTOR'S EXPENSE. SUBCONTRACTORS SHALL SUBMIT REQUESTS AND SAMPLES FOR REVIEW THROUGH THE GENERAL CONTRACTOR WHEN WORK IS LET THROUGH HIM OR HER. REQUIRED VERIFICATION AND SUBMITTALS TO BE MADE IN ADEQUATE TIME AS NOT TO DELAY WORK IN PROGRESS.

SHOP DRAWINGS:
SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR HIS OR HER REVIEW WHERE CALLED FOR ANYWHERE IN THESE DOCUMENTS. REVIEW SHALL BE MADE BY THE ARCHITECT BEFORE WORK IS BEGUN, AND WORK SHALL CONFORM TO THE REVIEWED SHOP DRAWINGS, SUBJECT TO REPLACEMENT AS REQUIRED IN PARAGRAPH "SUBSTITUTIONS" ABOVE.

SAFETY & PROTECTION OF WORK:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY AND CARE OF ADJACENT PROPERTIES DURING CONSTRUCTION FOR COMPLIANCE WITH FEDERAL AND STATE O.S.H.A. REGULATIONS, AND FOR THE PROTECTION OF ALL WORK UNTIL IT IS DELIVERED COMPLETED TO THE OWNER.



PROJECT CODE INFORMATION

ZONING	SINGLE FAMILY RESIDENCE (MV LOT 801)
BUILDING CODE	IBC 2009
DESCRIPTION	TWO STORY SINGLE FAMILY DWELLING
OCCUPANCY CLASSIFICATION	R-1

PROJECT CDC INFORMATION

TYPE OF UNIT	SINGLE FAMILY RESIDENCE
TOTAL BUILDING GROSS AREA	1,436 SF
EXISTING LIVING	1,033 SF
PROPOSED LIVING	403 SF
LOFT	89 SF
MAIN FLOOR	944 SF
LOT SIZE	2.59 ACRES (112,994.64 SF)
LOT COVERAGE	1.30% (1,468 SF) < 40% MAX ALLOWABLE
MAX BUILDING HEIGHT	27'-5/16" < 40'-0" ALLOWABLE (35'-0" + 5'-0" GABLE RIDGE, CDC TABLE 3-3 FOOTNOTE 1)
AVERAGE HEIGHT	20' - 1 31/32" < 30'-0" ALLOWABLE
PARKING REQUIRED	2 SPACES

SHEET INDEX

A 0.0	Cover Sheet
A 1.0	Survey
A 1.1	Survey
A 1.2	Site
A 1.3	Construction Staging
A 1.4	Revegetation Plan
A 1.5	Perspectives
A 2.0	Demo Plan
A 3.0	Floor Plan
A 3.1	Roof Plan
A 4.0	Elevations
A 4.1	Elevations
A 4.2	Interior Elevations
A 5.0	Building Section
LT 1.0	Exterior Lighting
LT 1.1	Interior Lighting Plan
S 1.0	Notes, Sections & Details
S 1.1	Foundation Plan
S 2.0	Floor Framing Plan
S 3.0	Roof Framing Plan

VICINITY MAP

PROJECT TEAM

OWNER:

PAUL & AMY McPHEETERS
160 HUMBOLDT STREET
DENVER, CO 80218
P. 617.571.7174
AMYMCPHEETERS@GMAIL.COM

ARCHITECT:

SHIFT ARCHITECTS
100 WEST COLORADO STE. 211
TELLURIDE, CO 81435
P. 970.275.0263
kristine@shift-architects.com

GENERAL CONTRACTOR:

STRUCTURAL:

TELLURIDE ENGINEERING
JACK GARDNER
PO BOX 4045
TELLURIDE, CO 81435
P. 970.728.5440
jgpe@wildblue.net

SURVEYOR:

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125 W PACIFIC AVE STE. B-1
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P. 970.728.6153
F. 970.728.6050

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www.shift-architects.com

DATE:
7/31/2015
DRB Set

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Cover Sheet

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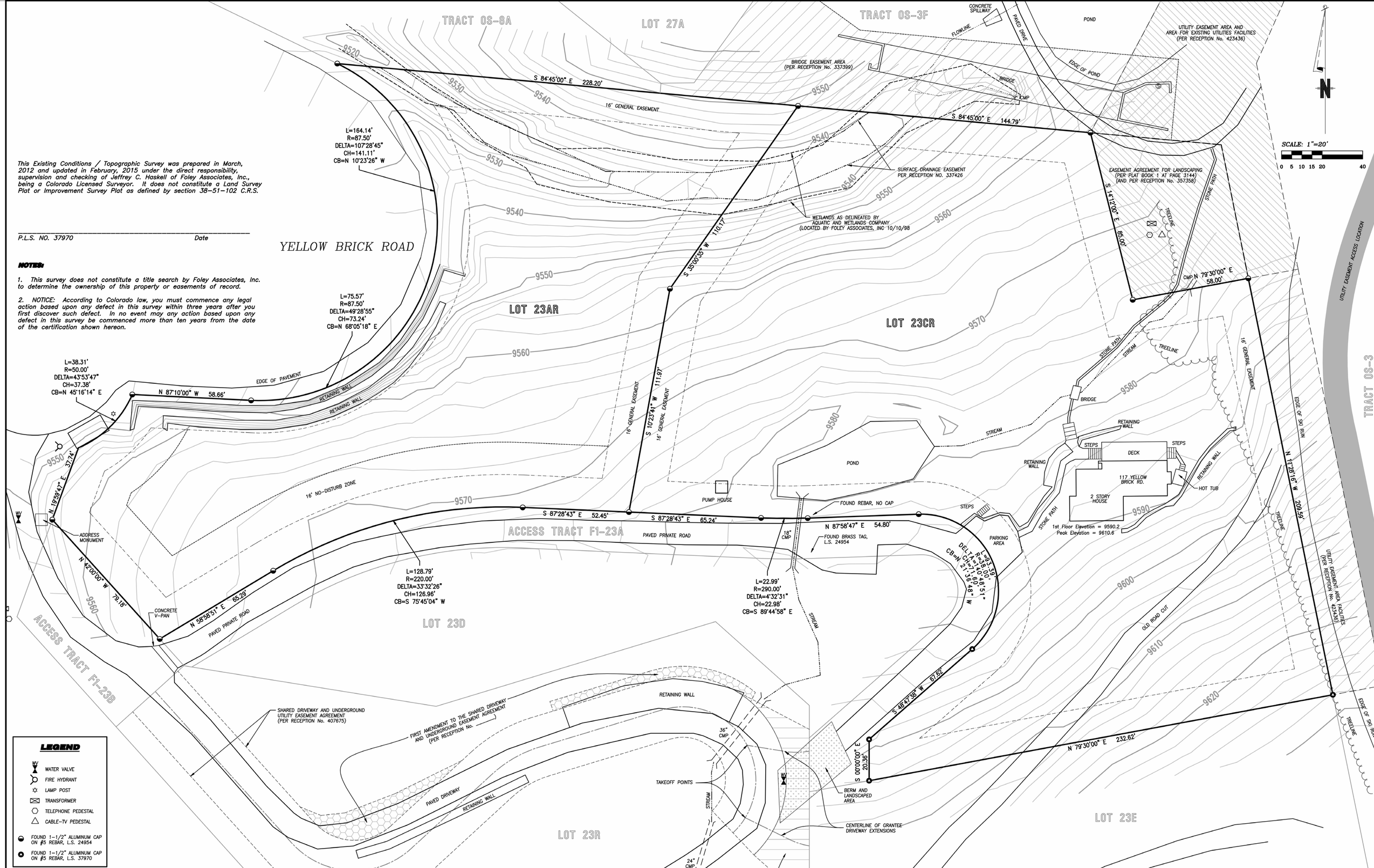


This Existing Conditions / Topographic Survey was prepared in March, 2012 and updated in February, 2015 under the direct responsibility, supervision and checking of Jeffrey C. Haskell of Foley Associates, Inc., being a Colorado Licensed Surveyor. It does not constitute a Land Survey Plat or Improvement Survey Plat as defined by section 38-51-102 C.R.S.

P.L.S. NO. 37970 Date

NOTES:

1. This survey does not constitute a title search by Foley Associates, Inc. to determine the ownership of this property or easements of record.

2. 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.

Existing Conditions / Topographic Survey

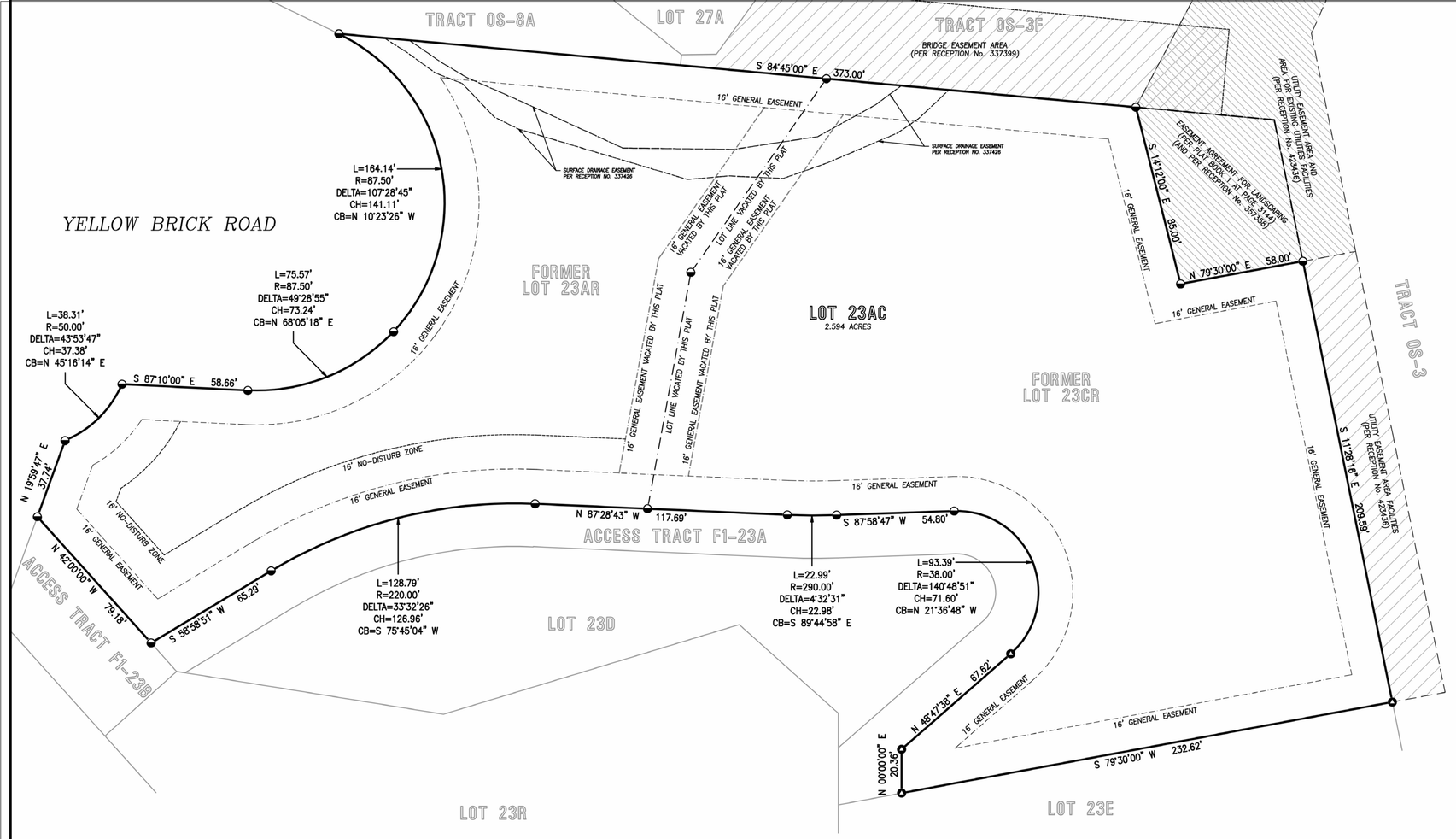
Lot 23AR and Lot 23CR, Town of Mountain Village,
San Miguel County, Colorado.

Project Mgr:	JH
Technician:	MC
Technician:	
Checked by:	
Start date:	02/2015

Rev.	description	date	by

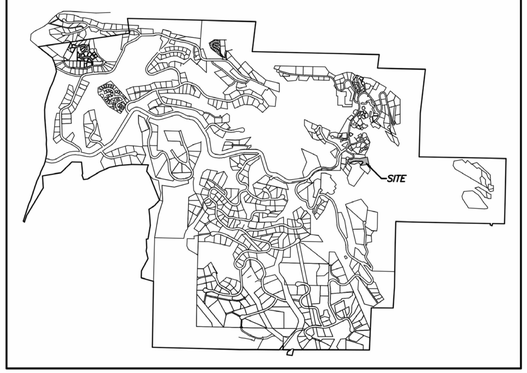
FOLEY ASSOCIATES, INC.
ENGINEERING · PLANNING · SURVEYING
970-728-6153 970-728-6050 fax
P.O. BOX 1385
125 W. PACIFIC, SUITE B-1
TELLURIDE, COLORADO 81435

Drawing path: dwg\Existing Cond-Topo 02-15.dwg | Sheet1 of 1 | Project #: 00174



TOWN OF MOUNTAIN VILALGE VICINITY MAP

NOT TO SCALE



LEGEND

- FOUND 1-1/2" ALUMINUM CAP ON #5 REBAR, L.S. 24954
- FOUND 1-1/2" ALUMINUM CAP ON #5 REBAR, L.S. 37970

SCALE: 1" = 30'

0 10 20 30 60

CERTIFICATE OF OWNERSHIP

KNOW ALL PERSONS BY THESE PRESENTS that AARIS LLC, being the owner in fee simple of all real property described as follows, does hereby make an Amendment to the Final Plat of said real property in accordance with the Amendment to the Final Plat shown hereon.

LOTS 23AR AND 23CR, TELLURIDE MOUNTAIN VILLAGE, ACCORDING TO THE PLAT RECORDED MAY 20, 2003 IN PLAT BOOK 1 AT PAGE 3144,

COUNTY OF SAN MIGUEL, STATE OF COLORADO.

OWNER: AARIS LLC

By: _____ as _____
for AARIS LLC A CO LLC,

ACKNOWLEDGMENT

State of)
)ss
County of)

The foregoing signature was acknowledged before me this _____ day of _____, 2015 A.D. by _____ as _____ for AARIS LLC.

My commission expires _____.

Witness my hand and seal.

_____
Notary Public.

SURVEYOR'S CERTIFICATE

I, Jeffrey C. Haskell of Foley Associates, Inc., a Professional Land Surveyor licensed under the laws of the State of Colorado, do hereby certify that this LOT 23AC, AN AMENDMENT TO THE FINAL PLAT FOR LOTS 23AR AND 23CR, TELLURIDE MOUNTAIN VILLAGE, FILING 1, 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 WHEREOFF, I here unto affix my hand and official seal this ____ day of _____, A.D. 2015.

_____
P.L.S. 37970 Date

TITLE INSURANCE COMPANY CERTIFICATE

Land Title Guarantee Company does hereby certify that we have examined the title to the lands herein shown on this Amendment to the Final Plat and that the title to this land is in the name of _____ and is free and clear of all liens and taxes, except as follows:

_____
Title Insurance Company Representative

TOWN OF MOUNTAIN VILLAGE APPROVAL

I, _____, as mayor of the Town of Mountain Village, Colorado, do hereby certify that this plat has been approved by the Town Council in the same resolution that has authorized and directed me to execute this document.

_____
By: _____, as Mayor Date

ACKNOWLEDGMENT

State of)
)ss
County of)

The foregoing signature was acknowledged before me this _____ day of _____, 2015 A.D. by _____, as Mayor, Town of Mountain Village.

My commission expires _____.

Witness my hand and seal.

_____
Notary Public.

EASEMENT VACATION

The undersigned being the beneficiaries of record of those portions of land labeled as Utility Easement as established on the property as shown hereon by the 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 easement as shown vacated on this Plat.

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

By:_____
_____, Vice President

ACKNOWLEDGMENT

State of)
)ss
County of)

The foregoing signature was acknowledged before me this _____day of _____, 2015 by _____, as Vice President of TSG Ski & Golf, LLC, a general partner of the TSG Ski & Golf, LLC, a Delaware limited liability company.

Town of Mountain Village

_____
By: _____, as Mayor, Town of Mountain Village, Colorado

ACKNOWLEDGMENT

State of)
)ss
County of)

The foregoing signature was acknowledged before me this _____ day of _____, 2015 A.D. by _____, as Mayor, Town of Mountain Village, Colorado

My commission expires _____.

Witness my hand and seal.

_____
Notary Public.

Telluride Mountain Village Resort Co., a Colorado non-profit corporation, doing business as Mountain Village Owner's Association, Inc.

_____
By: _____, President

ACKNOWLEDGMENT

State of)
)ss
County of)

The foregoing signature was acknowledged before me this _____ day of _____, 2015 A.D. by _____ as President of Mountain Village Owner's Association.

My commission expires _____.

Witness my hand and seal.

_____
Notary Public.

NOTES

1. Approval of this plan may create a vested property right pursuant to Article 68 of Title 24, C.R.S., as amended.

2. Easement research from Land Title Guarantee Company Commitment No. _____ dated _____, 20___ at _____ P.M.

3. BASIS OF BEARINGS. The Bearing between found monuments along the northern boundary of Lot 23AR was assumed to be the record bearing of

4. Notice is hereby given that the area included in the plat described herein is subject to the regulations of the Community Development Code, March 2012 as amended.

5. NOTES OF CLARIFICATION

a. The Configuration of the following lots, tracts, and right-of-way have been modified by this plat:
None

b. The following lots have been created by this plat:
Lot 23AC

c. The following lots have been deleted by this plat:
Lot 23AR and Lot 23CR

6. Zoning and land use designations are as set forth on the Town's Official Zoning Map, Official Land Use and Density Allocation List and any duly adopted resolutions or ordinances governing the property which is the subject of this plat.

7. The approval of this plat vacates all prior plats for the area described in the legal description as shown hereon in the certificate of ownership.

8. 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.

9. The purpose of this plat is to vacate the property line and 16 foot General Easement between Lot 23AR and Lot 23CR to create Lot 23AC.

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 included in the subdivision, or any part thereof, for unpaid State, county or municipal ad valorem taxes or special assessments certified to the County Treasurer for collection.

_____
San Miguel County Treasurer Date

RECORDER'S CERTIFICATE

This plat was filed for record in the Office of the San Miguel County Clerk and Recorder on this _____ day of _____, 2015, at
Plat Book _____,
Page _____,
Reception No. _____,
Time _____.

_____
San Miguel County Clerk

LOT 23AC, AN AMENDMENT TO THE FINAL PLAT FOR LOTS 23AR AND 23CR, TELLURIDE MOUNTAIN VILLAGE, FILING 1, LOCATED IN THE NE1/4 OF SECTION 3, T.42N., R.9W., N.M.P.M., TOWN OF MOUNTAIN VILLAGE, COUNTY OF SAN MIGUEL, STATE OF COLORADO

Project Mgr:	JH
Technician:	MC
Technician:	
Checked by:	
Start date:	02/27/2015

Rev.	description	date	by

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P.O. BOX 1385
125 W. PACIFIC, SUITE B-1
TELLURIDE, COLORADO 81435

Drawing path: dwg\REPLAT 02-15.dwg | Sheet1 of 1 | Project #: 00174

1 Proposed New Construction - Site
1" = 10'-0"

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p 970-728-8145
kristine@shift-architects.com
www.shift-architects.com

DATE:
7/31/2015
DRB Set

117 Yellow Brick Road

117 Yellow Brick Rd Telluride, CO 81435

Site

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SHEET NUMBER

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1 Proposed New Construction - Construction Staging
1" = 10'-0"

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DATE:
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Construction Staging

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SHEET NUMBER

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PLANT SCHEDULE

BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
PICEA PUNGENS	COLORADO SPRUCE	2.5 CALS 8'-10' TALL	0
POPULUS TREMULOIDES	QUAKING ASPEN	12'	0
PERENNIALS		200 SF	
REVEGETATION		FIELD VERIFY	

WATER USAGE CHART

TYPE	MONTHLY USE	TOTAL MONTHLY USAGE	QUANTITY
SPRUCE	25 GAL EACH	100 GAL	0
ASPEN	10 GAL EACH	110 GAL	0
PERENNIALS	2.5 GAL / SF	250 GAL	200 SF

LEGEND

DISTURBED AREAS

GENERAL NOTES:

1. ALL TREES AND SHRUBS TO BE LOCATED BY PROJECT ARCHITECT / OWNER.
2. ALL TREES AND SHRUBS SHALL BE BACKED FILLED WITH A TOPSOIL / ORGANIC FERTILIZER MIXTURE AT A 2:1 RATIO.
3. NECESSARY TREES SHALL BE STACKED WITH 4' METAL POSTS, TREES SHALL BE GUYED WITH 12 GAUGE GALVANIZED WIRE AND POLYPROPYLENE TREE RACE STRIPS.
4. PERENNIAL PLANTING BEDS SHALL BE TILLED 6" DEPTH AND AMENDED WITH TOPSOIL AND ORGANIC FERTILIZER AT A 2:1 RATIO.
5. SEE PLANTING DETAILS FOR ALL DECIDUOUS AND EVERGREEN TREES.
6. MULCH ALL PERENNIAL BEDS WITH A PINE BARK SOIL CONDITIONER BY SOUTHWEST IMPORTERS; SHREDDED CEDAR BARK.
7. ALL PLANT MATERIAL TO MEET THE AMERICAN STANDARD FOR NURSERY STOCK.
8. ALL PLANTED MATERIALS SHALL BE NON NOXIOUS SPECIES AS SPECIFIED WITHIN THE SAN MIGUEL COUNTY NOXIOUS WEED LIST.

LANDSCAPE MAINTENANCE NOTES:

1. TURF SHALL BE AERATED 2 TO 3 TIMES PER YEAR TO INCREASE THE WATER ABSORPTION RATE. NECESSARY ORGANIC FERTILIZATION AND AMENDMENT SHALL BE INCORPORATED AT THE SAME TIME.

REVEGITATION NOTES:

1. SUBSOIL SURFACE SHALL BE TILLED TO A 4" DEPTH ON NON FILL AREAS.
2. TOPSOIL SHALL BE SPREAD AT A MINIMUM DEPTH OF 4" OVER ALL AREAS TO BE REVEGETATED (EXCEPT OF SLOPES GREATER THAN 3:1) AND AMENDMENT ROTOTILLED AT A RATE OF THREE CUBIC YARDS PER THOUSAND SQUARE FEET.
3. BROADCASTING OF SEED SHALL BE DONE IMMEDIATELY AFTER TOPSOIL IS APPLIED (WITHIN 10 DAYS) TO MINIMIZE EROSION AND WEEDS.
4. AREAS WHICH HAVE BEEN COMPACTED OR RELATIVELY UNDISTURBED NEEDING SEEDING, SHALL BE SCARIFIED BEFORE BROADCASTING THE SEED.
5. BROADCASTING WITH SPECIFIED SEED MIX AND FOLLOW WITH DRY MULCHING, STRAW OR HAY SHALL BE UNIFORMLY APPLIED OVER SEEDED AREA AT A RATE OF 1.5 TONS PER ACRE FOR HAY OR 2 TONS PER ACRE FOR STRAW, CRIMP IN.
6. ON SLOPES GREATER THAN 3:1 EROSION CONTROL BLANKET SHALL BE APPLIED IN PLACE OF STRAW MULCH AND PINNED.
7. ALL UTILITY CUTS SHALL BE REVEGETATED WIHTIN TWO WEEKS AFTER INSTALLATION OF UTILITIES TO PREVENT WEED INFESTATION.
8. SEED ALL AREAS LABELED NATIVE GRASS SEED WITH THE FOLLOWING MISTURE AT A RATE OF 12 LBS. PER ACRE.

1 Purpoed New Construction - Revegetation
1" = 10'-0"

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Revegetation Plan

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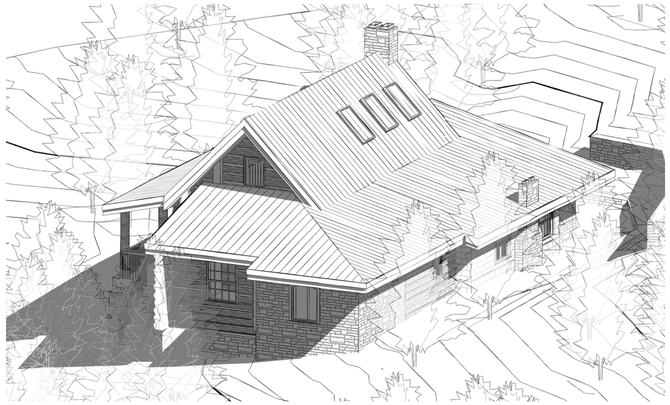
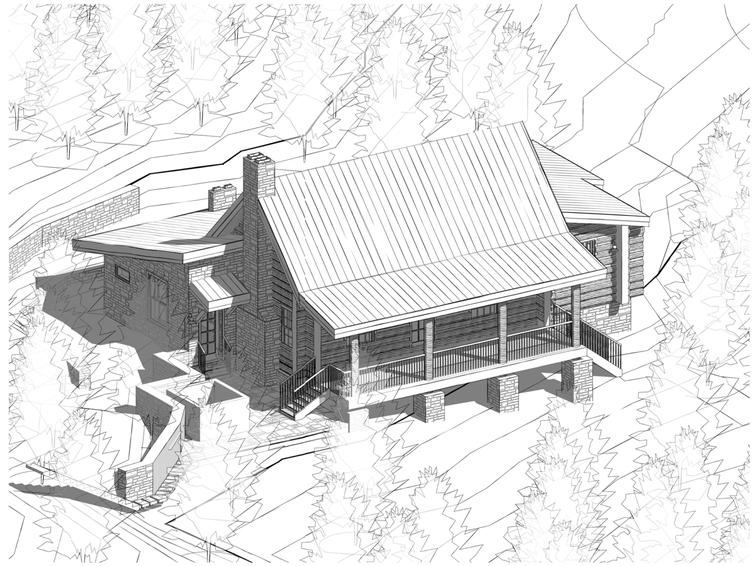


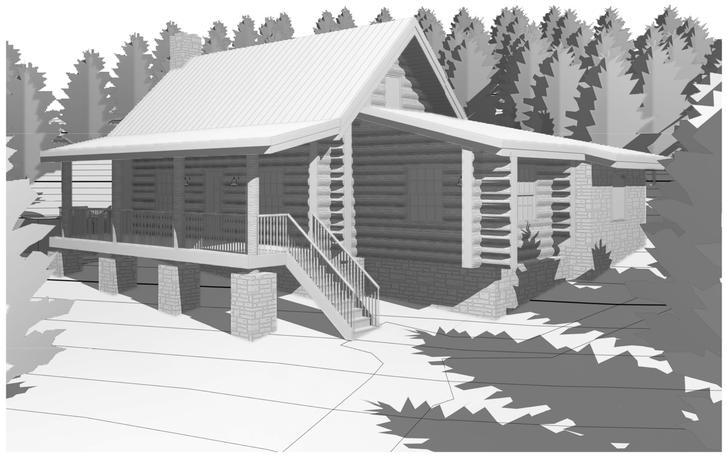
4 New Construction - Purspective - SW

5 New Construction - Purspective - SE

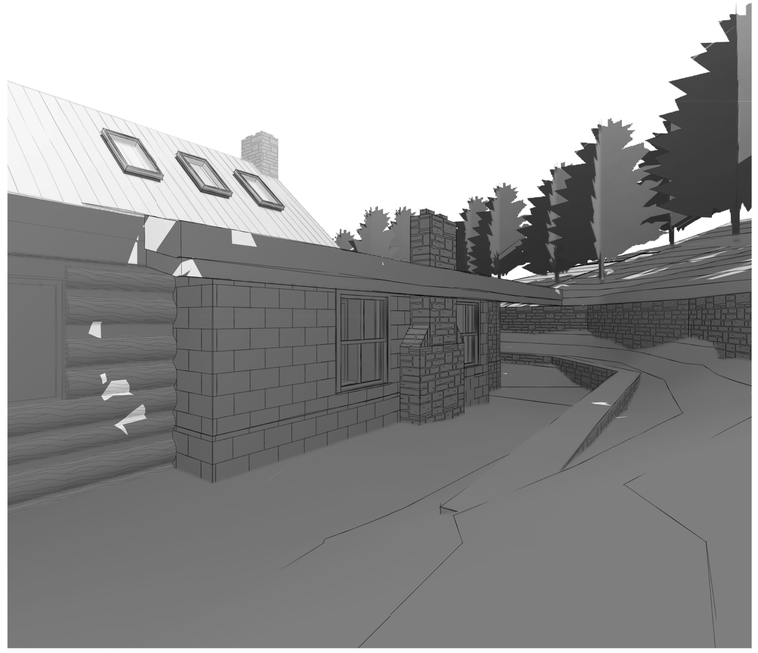


1 New Construction - Purspective - NE

3 New Construction - Purspective - NW



2 NW Perspective



7 New Construction - Perspective - South Side of New Aditiioin

6 New Construction - Perspective - Flagstone Patio

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Perspectives

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DATE:
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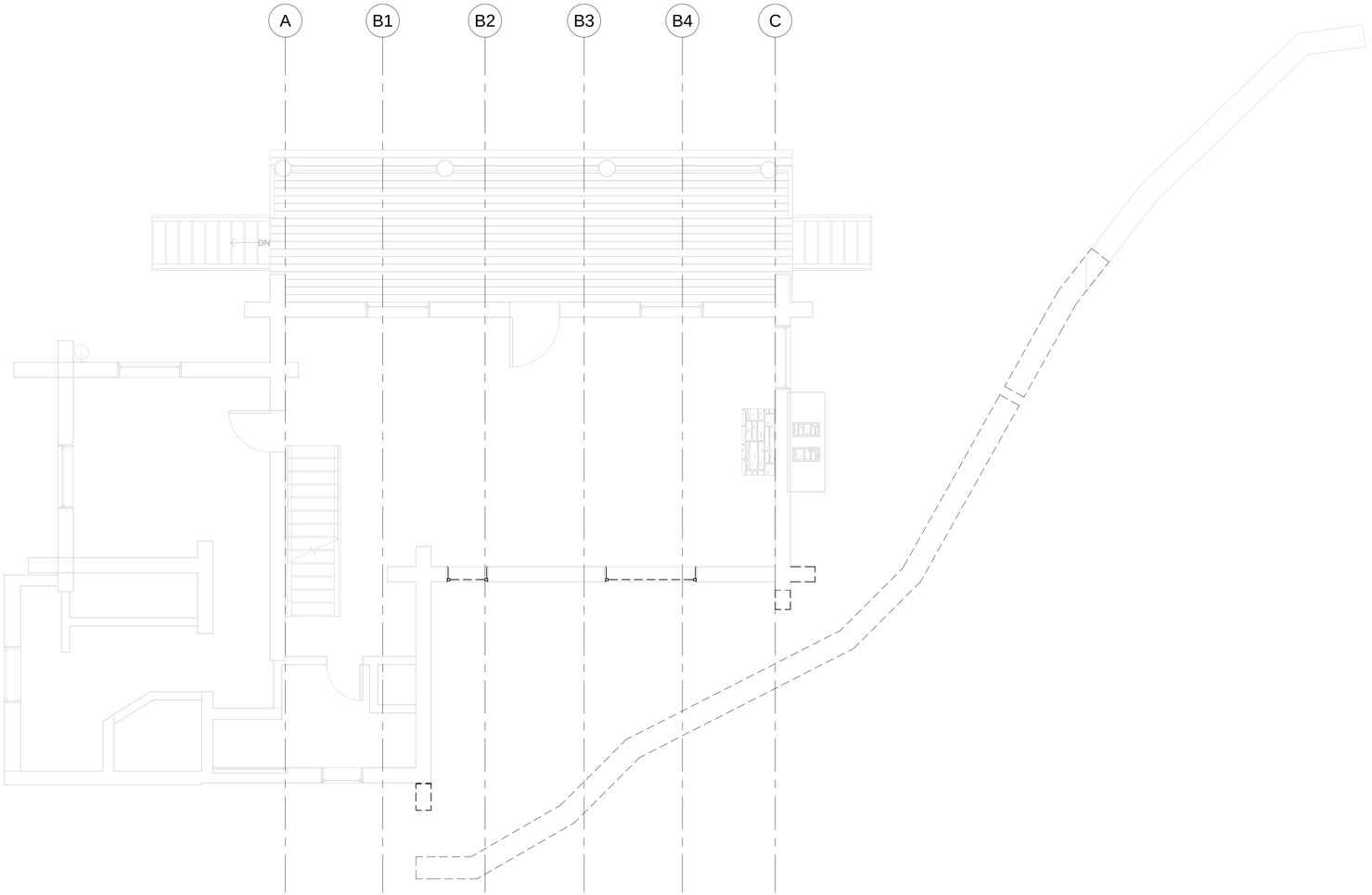

1 Demo - Main Level
1/4" = 1'-0"

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Demo Plan

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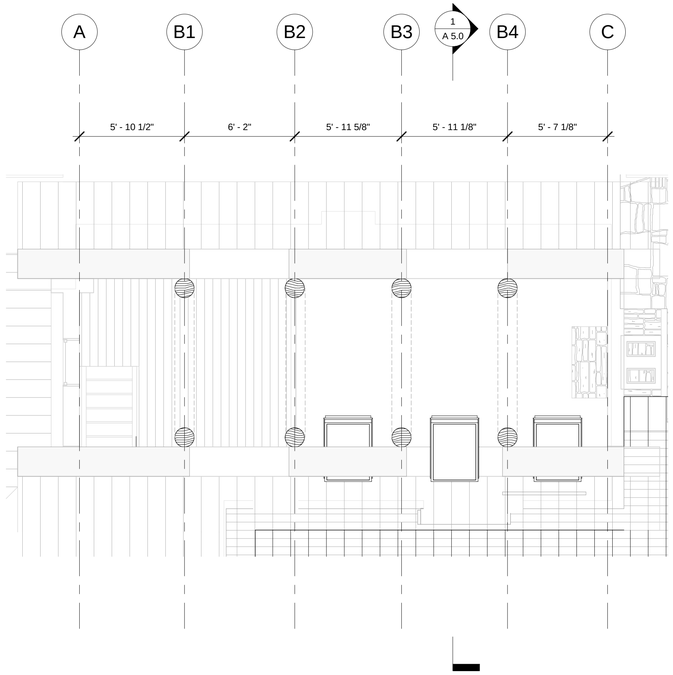


2 Proposed New Construction - Loft/Skylight
1/4" = 1'-0"

Window Schedule

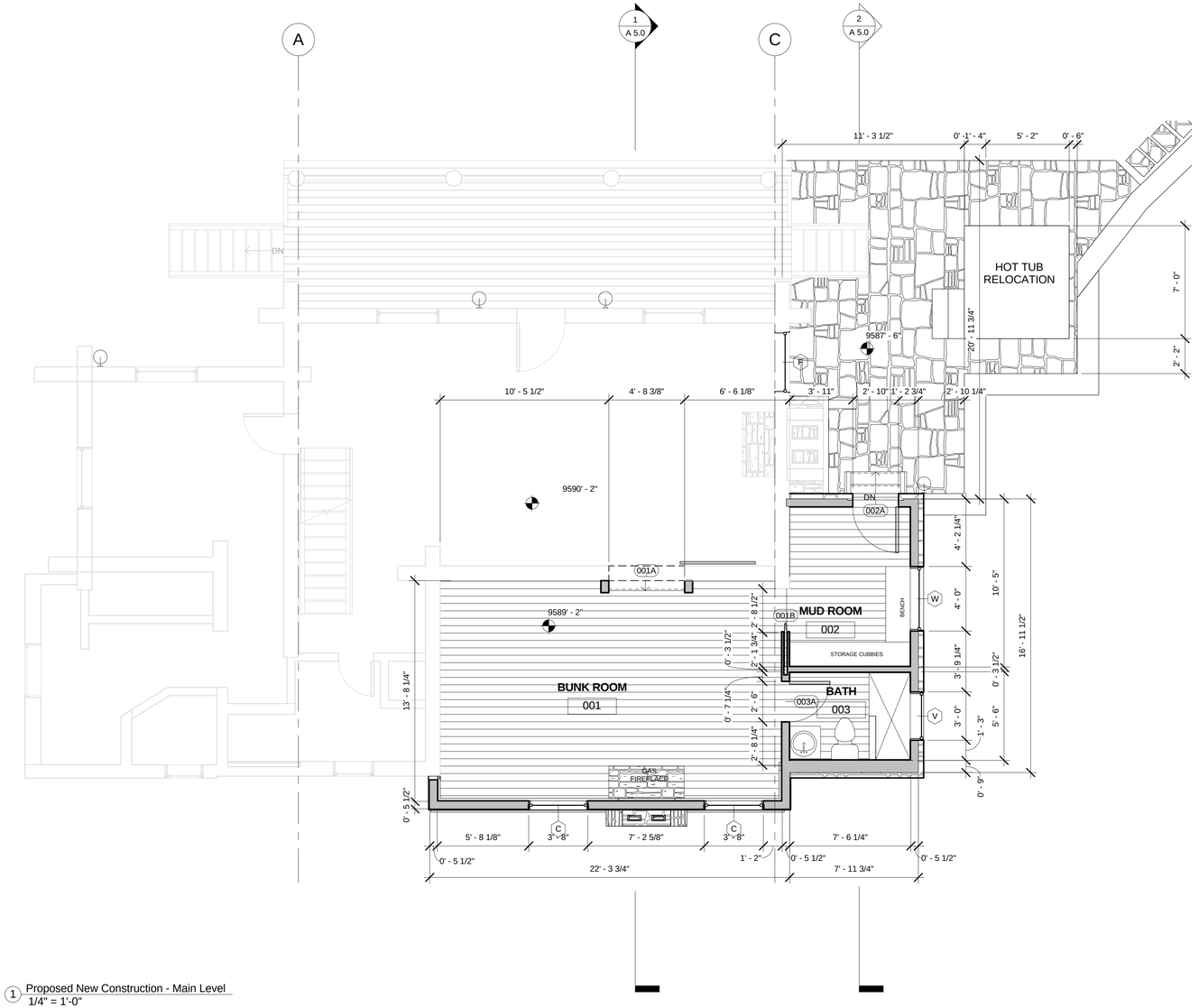
Type Mark	Room Number	Room Name	Window Type	Height	Width	Head Height	Manufacturer	Model	Count	Comments
C	001	BUNK ROOM	Double-Hung Windows	4' - 0"	3' - 8"	7' - 6"	TBD	TBD	2	
F	000	LIVING ROOM	Double-Hung Windows	4' - 9"	3' - 10"	7' - 9"	TBD	TBD	1	
V	003	BATH	Fixed Windows	1' - 6"	3' - 0"	7' - 6"	TBD	TBD	1	
W	002	MUD	Double-Hung Windows	5' - 8"	4' - 0"	8' - 8"	TBD	TBD	1	
X	000	LIVING ROOM	Roof Windows	4' - 7"	2' - 6 5/8"		VELUX	FS M08 2005 Skylight	3	

Grand total: 8

Door Schedule

Mark	Room	Type	Type Mark	Width	Height	Manufacturer	Hardware	Comments
001A	LIVING ROOM	Barn Door 56" x 80"	08	4' - 8"	6' - 8"	TBD	TBD	
001B	LIVING ROOM	32" x 80"	09	2' - 8"	6' - 8"	TBD	TBD	
002A	MUD ROOM	34" x 80"	17	2' - 10"	6' - 8"	TBD	TBD	
003A	BATH	30" x 80"	02	2' - 6"	6' - 8"	TBD	TBD	

Grand total: 4



1 Proposed New Construction - Main Level
1/4" = 1'-0"

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Floor Plan

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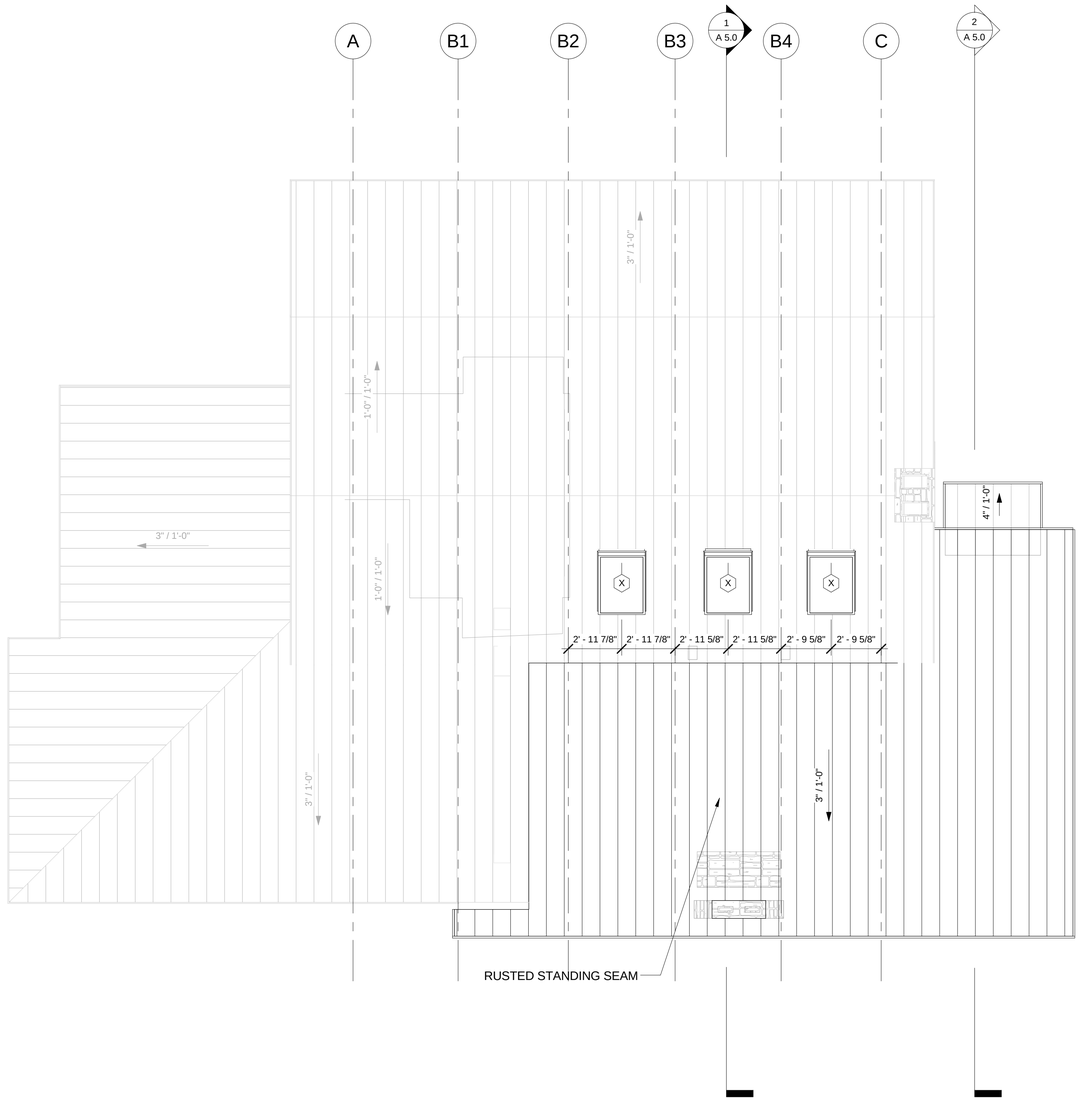

1 Proposed New Construction - Roof Plan
1/4" = 1'-0"

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DRB Set

117 Yellow Brick Road

117 Yellow Brick Rd Telluride, CO 81435

Roof Plan

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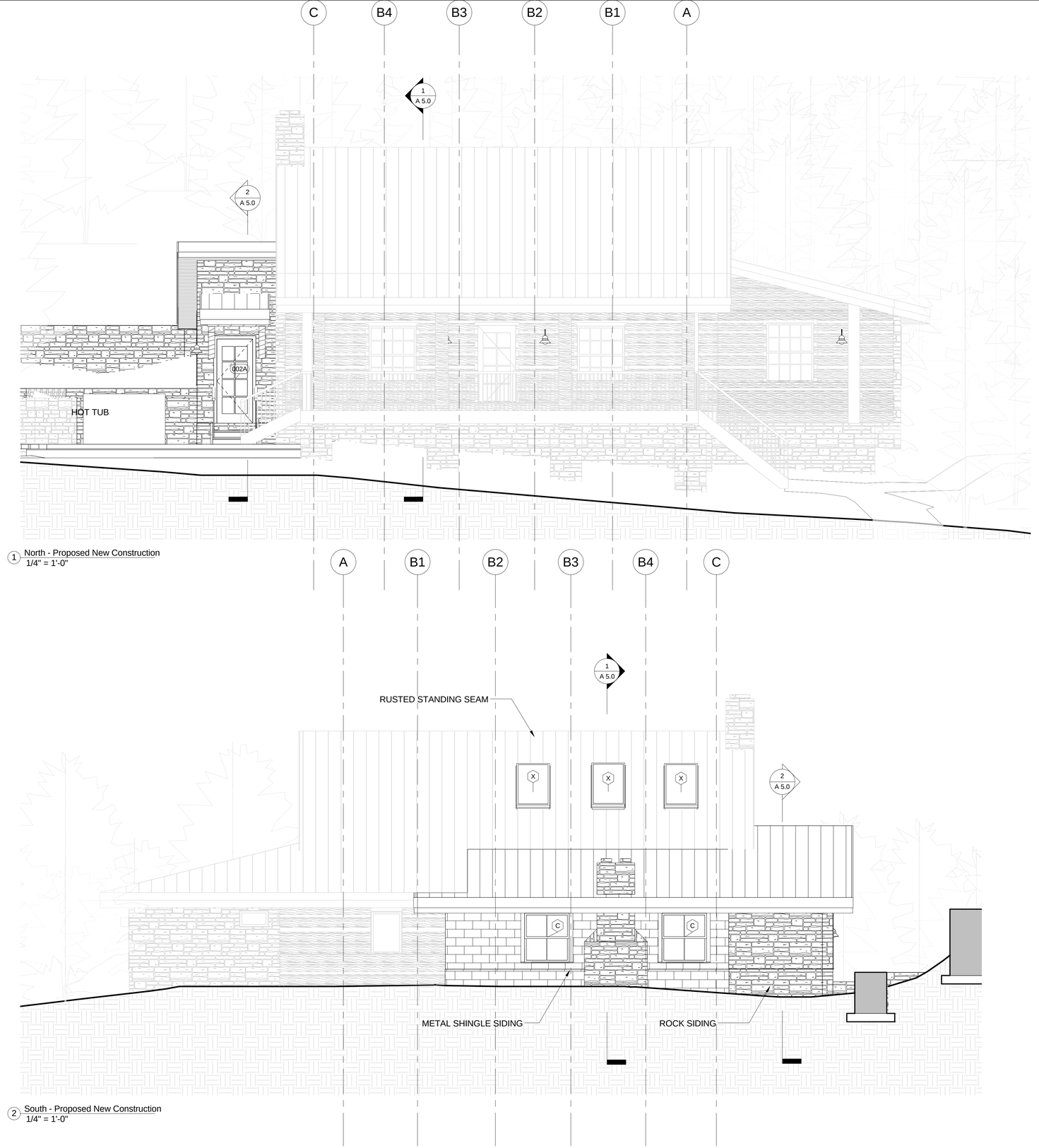
SHEET NUMBER

A 3.1

7/31/2015 1:22:46 PM

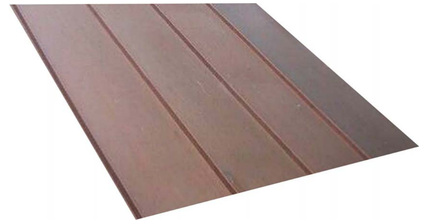


1 North - Proposed New Construction
1/4" = 1'-0"

2 South - Proposed New Construction
1/4" = 1'-0"

MATERIAL	TOTAL AREA (sq ft)	% COVERED
STONE VENEER	2136 sq ft	58.17%
LOG WOOD SIDING	1010 sq ft	27.51%
METAL SHINGLES	299 sg ft	8.15%
WINDOWS	186 sq ft	5.06%
DOORS	41 sq ft	1.20%
	TOTAL sq ft = 3672 sq ft	**100%**

ROCK SIDING



RUSTED STANDING SEAM ROOF

METAL SHINGLE SIDING

SHIFT ARCHITECTS
P.O. Box 3206
100 W. Colorado Suite 211
Telluride, Colorado 81435
p 970-728-8145
kristine@shift-architects.com
www.shift-architects.com

DATE:
7/31/2015
DRB Set

117 Yellow Brick Road

117 Yellow Brick Rd Telluride, CO 81435

Elevations

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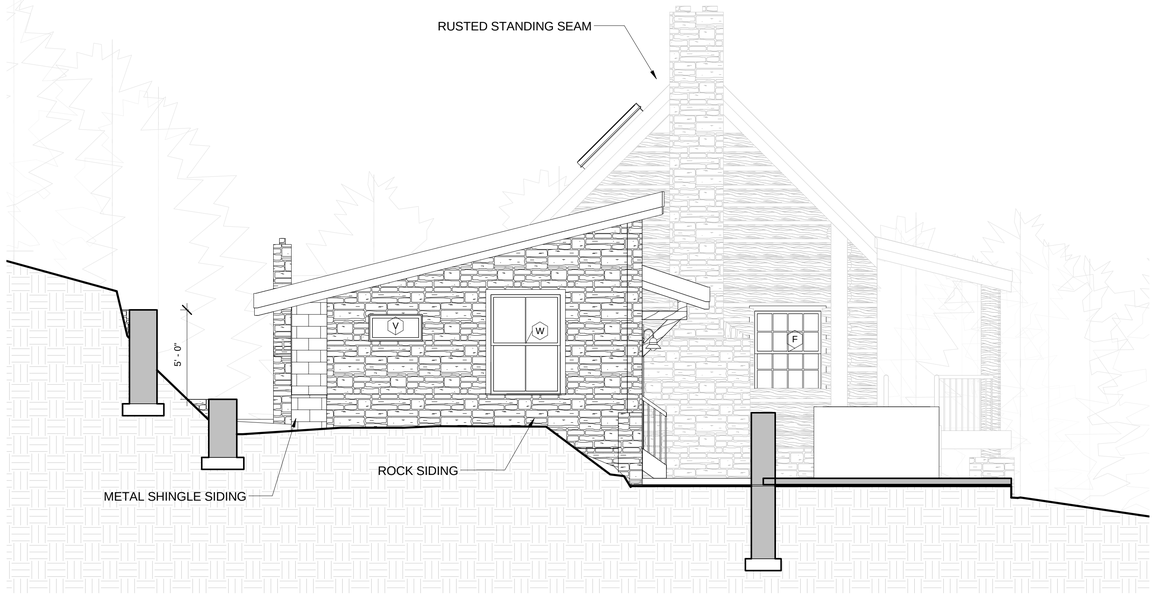
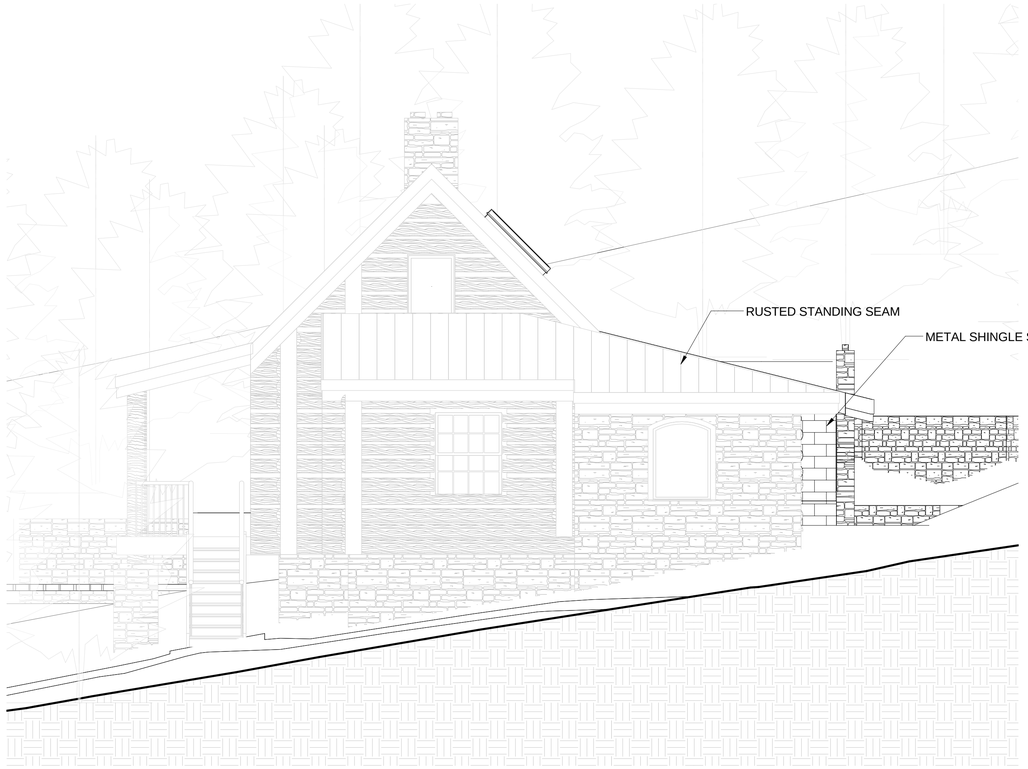
SHEET NUMBER

A 4.0

7/31/2015 1:22:54 PM



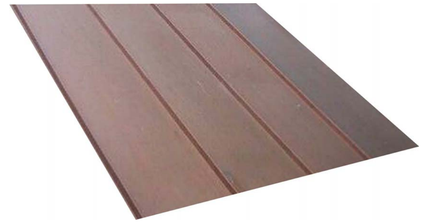
1 East - Proposed New Construction
1/4" = 1'-0"



2 West - Proposed New Construction
1/4" = 1'-0"

MATERIAL	TOTAL AREA (sq ft)	% COVERED
STONE VENEER	2136 sq ft	58.17%
LOG WOOD SIDING	1010 sq ft	27.51%
METAL SHINGLES	299 sg ft	8.15%
WINDOWS	186 sq ft	5.06%
DOORS	41 sq ft	1.20%
	TOTAL sq ft = 3672 sq ft	**100%**

ROCK SIDING



RUSTED STANDING SEAM ROOF

METAL SHINGLE SIDING

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117 Yellow Brick Road

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Elevations

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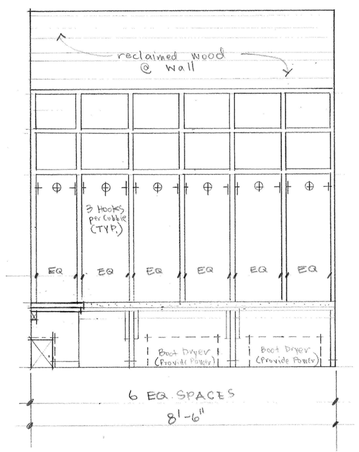
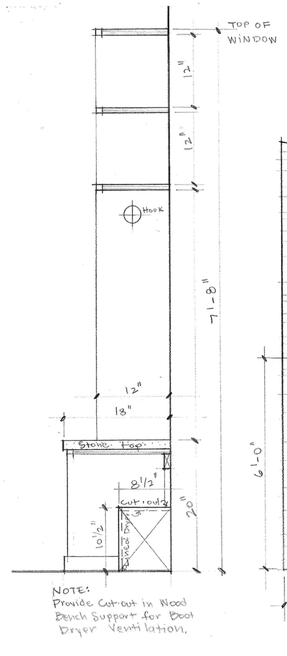
SHEET NUMBER

A 4.1

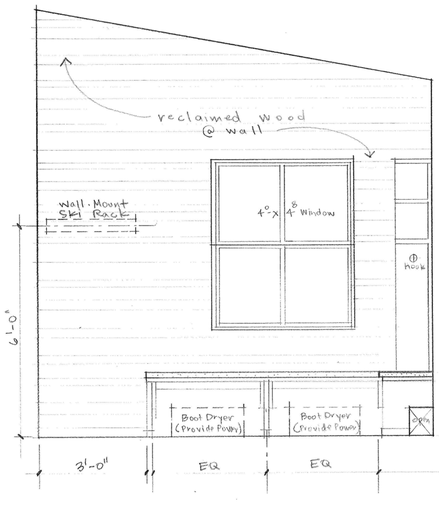
7/31/2015 1:22:58 PM



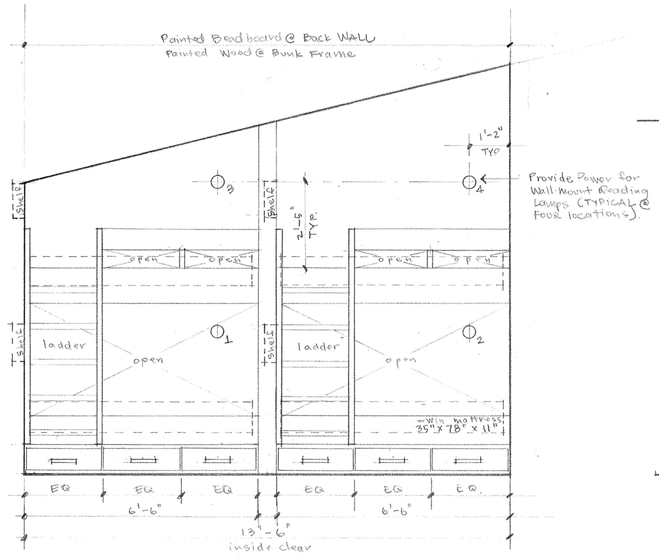
INT. ELEV. SOUTH (MUD ROOM)
1/2"=1'-0"
atn



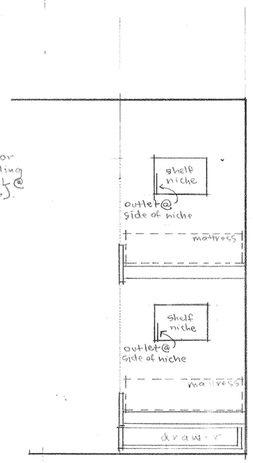
DETAIL @ BENCH/CUBBIES
1"=1'-0"
atn



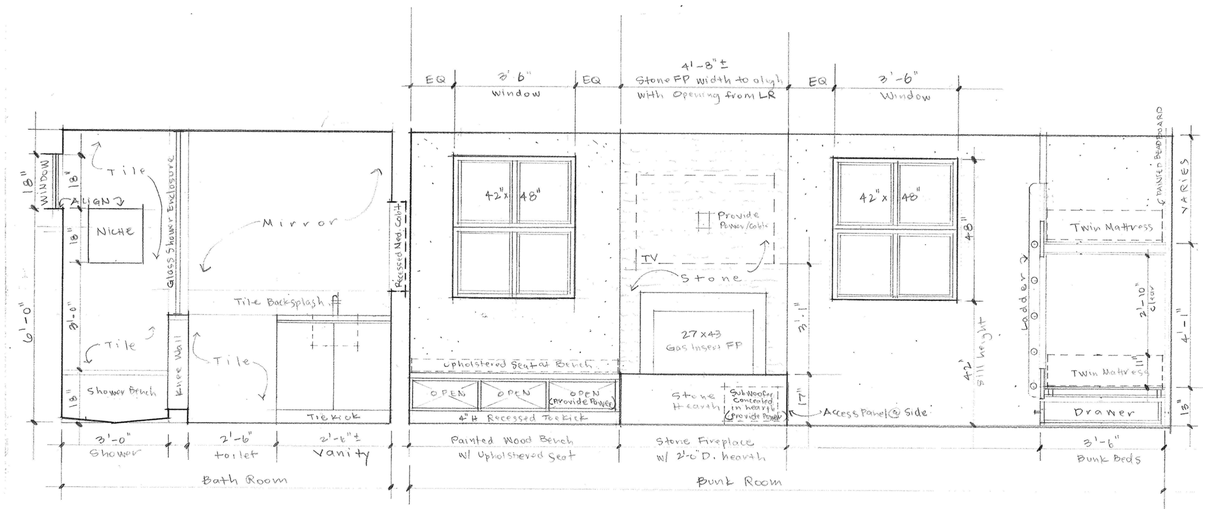
INT. ELEV. EAST (MUD ROOM)
1/2"=1'-0"
6.2.15
atn



INTERIOR ELEVATION • WEST (BUNK BEDS)
1/2"=1'-0"
atn



DETAIL @ BUNKS
1/2"=1'-0"
atn



INTERIOR ELEVATION • SOUTH (BUNKROOM & BATH ROOM)
1/2"=1'-0"
6.2.15
atn

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Interior Elevations

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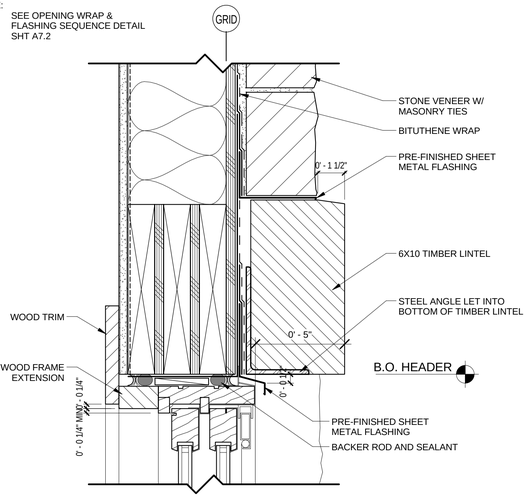
SHEET NUMBER

A 4.2

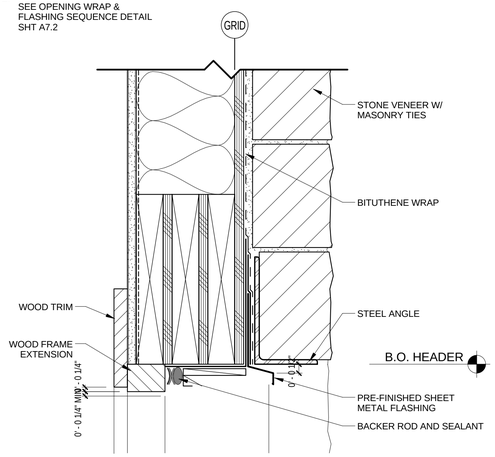
7/31/2015 1:23:12 PM

NOTE:
1. SEE OPENING WRAP & FLASHING SEQUENCE DETAIL SHT A7.2



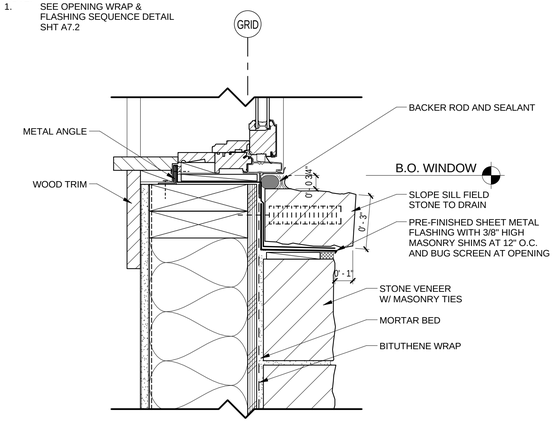
4 DOOR HEAD @ STONE/TIMBER LINTEL
3" = 1'-0"

NOTE:
1. SEE OPENING WRAP & FLASHING SEQUENCE DETAIL SHT A7.2

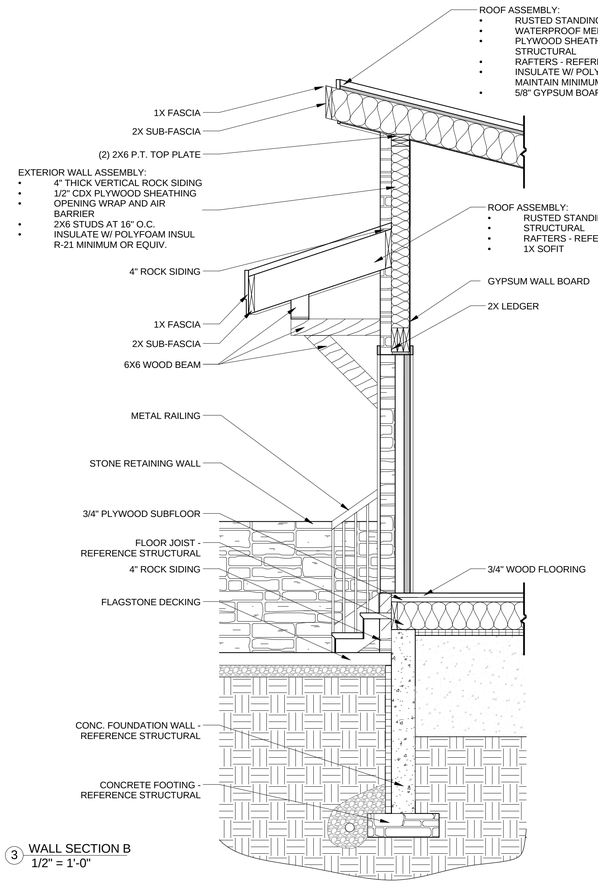


5 WINDOW HEAD @ STONE VENEER
3" = 1'-0"

NOTE:
1. SEE OPENING WRAP & FLASHING SEQUENCE DETAIL SHT A7.2

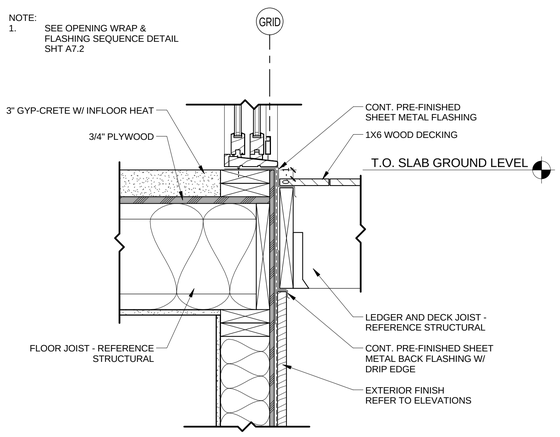


6 WINDOW SILL @ STONE CAP
3" = 1'-0"

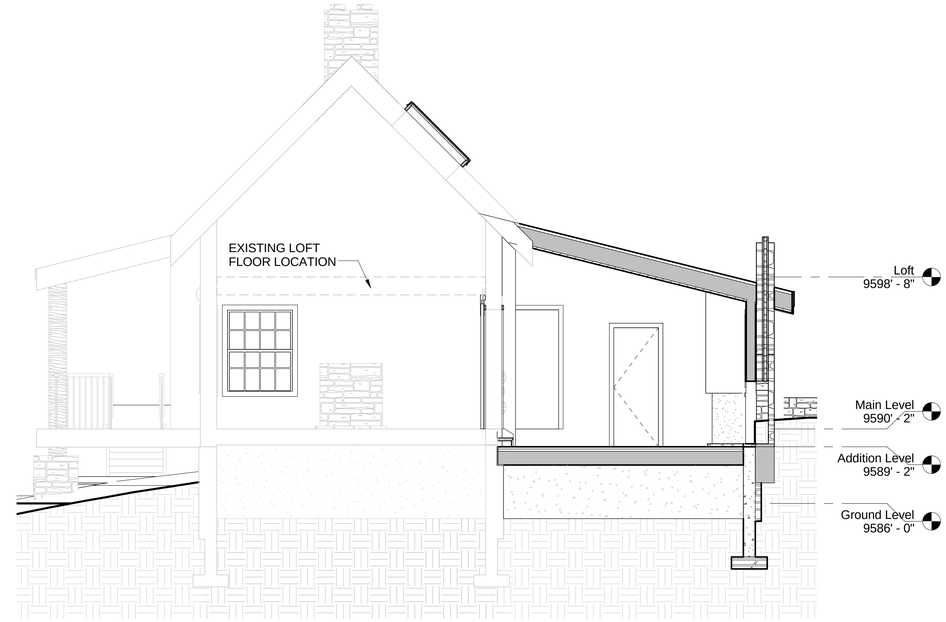


3 WALL SECTION B
1/2" = 1'-0"

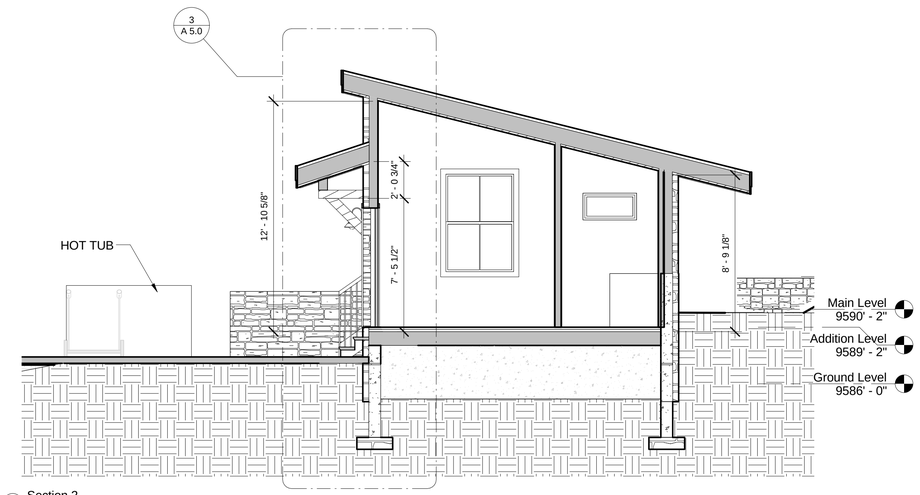
NOTE:
1. SEE OPENING WRAP & FLASHING SEQUENCE DETAIL SHT A7.2



7 DOOR THRESHOLD @ DECK
1 1/2" = 1'-0"



1 Section 1
1/4" = 1'-0"



2 Section 2
1/4" = 1'-0"

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100 W. Colorado Suite 211
Telluride, Colorado 81435
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kristine@shift-architects.com
www.shift-architects.com

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Building Section

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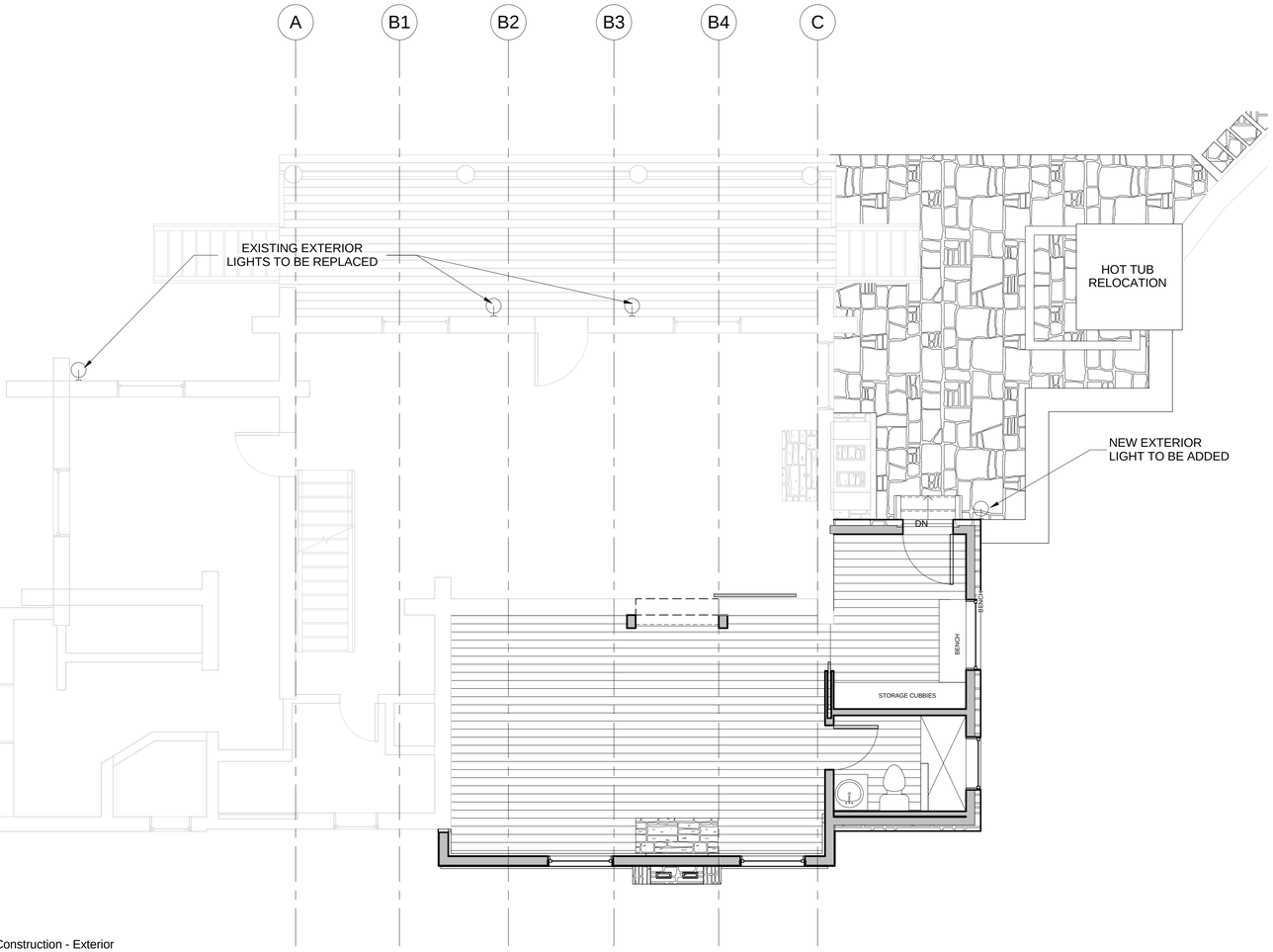
A 5.0

7/31/2015 1:23:14 PM



Construction - Exterior

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DATE:
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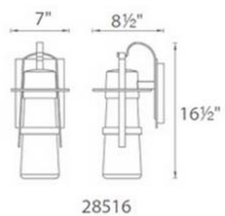
BALTHUS – model: WS-W285

NOTE: EXTERIOR LIGHTING TO BE UPDATED



Model	Height	Watt	LED Lumens	Delivered Lumens	Finish
WS-W28514	13 1/4"	10W	478	455	**GH** - Graphite **ORB** - Oil Rubbed Bronze
WS-W28516	16 1/2"		481	465	

117 Yellow Brick Road

117 Yellow Brick Rd Telluride, CO 81435

Exterior Lighting

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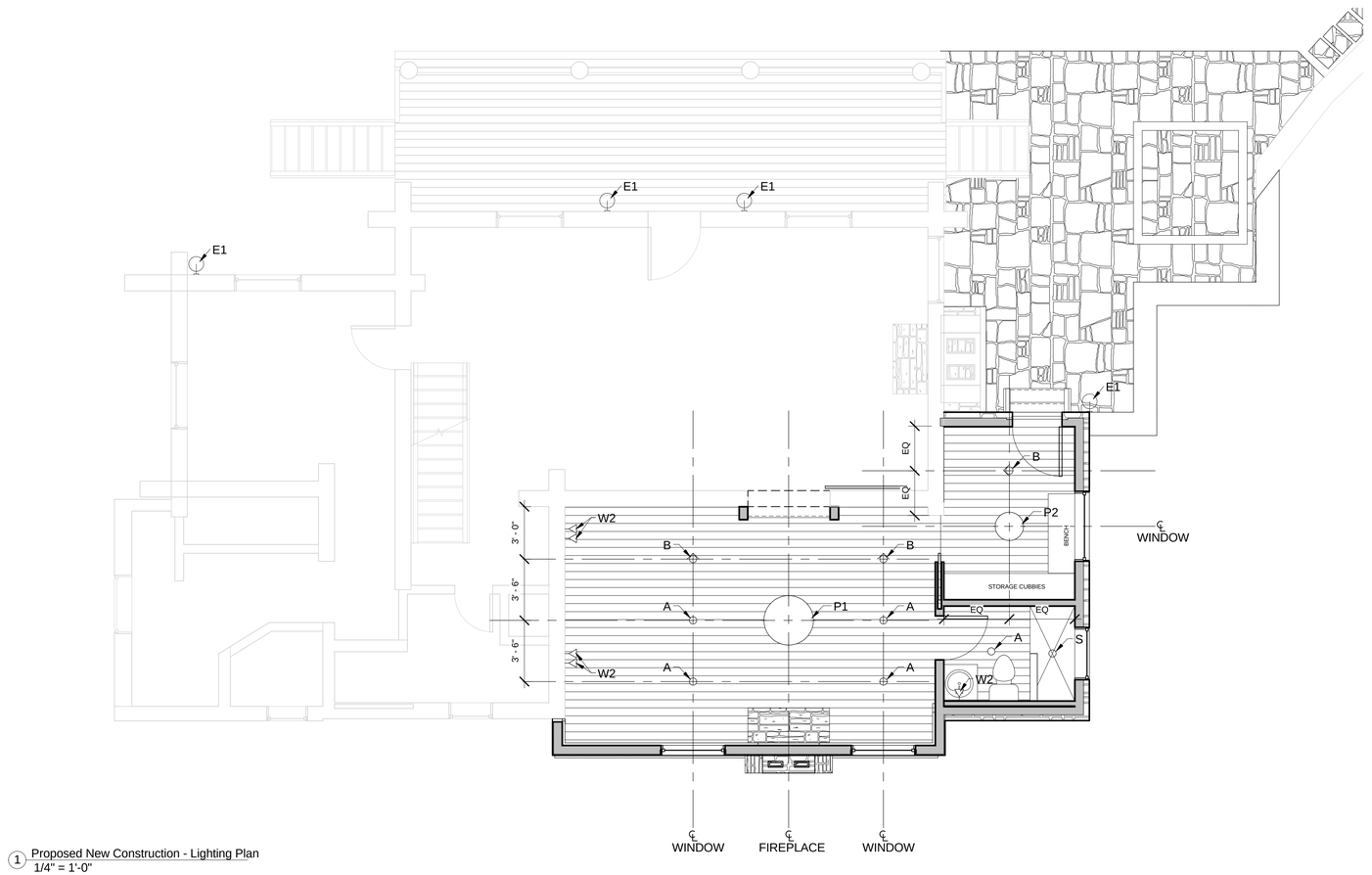
SHEET NUMBER

LT 1.0

7/31/2015 1:23:15 PM



1 Proposed New Construction - Lighting Plan
1/4" = 1'-0"

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P.O. Box 3206
100 W. Colorado Suite 211
Telluride, Colorado 81435
p 970-728-8145
kristine@shift-architects.com
www.shift-architects.com

DATE:
7/31/2015
DRB Set

117 Yellow Brick Road

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Interior Lighting Plan

©shift architects

SHEET NUMBER

LT 1.1

7/31/2015 1:22:16 PM

Shift Architects

Date: July 30, 2015
By: Kristine Perpar, Architect

Property address:

Lot 23CR
117 Yellow Brick Road
Mountain Village, Co.
81435

Sent to:
Savannah Jamison
Mountain Village Design Review Board

Re: Project Narrative

Lot 23AC currently has a small accessory unit of 1033 square feet. We are proposing an additional 403 square feet addition on the south east side of the existing structure, adding 3 skylights to the existing roof structure , the replacement of the existing roof to a rusted standing seam meal roof and a revised hardscape patio.

We are requesting a variance for our proposed roof pitches.
The CDC also states in 17.5.5.-2b. Secondary roof should not be less than 4:12. We are proposing 3:12 for the secondary roof form. Keeping the massing low and allowing us to connect to the existing 3:12 secondary roof.

Please let us know if you have any questions or need any additional information.

Sincerely,

Kristine Perpar, AIA

SHIFT ARCHITECTS

TO: Town of Mountain Village DRB
FROM: Elizabeth Barth, 1 Elkstone Place, MV
DATE: August 5, 2015
RE: Proposed plans for 27 Trails Edge ski easement encroachment

I am the owner of 1 Elkstone Place and a member of the Elkstone Owners' Association. Currently, I am Treasurer and Vice President of the Owners' Association. I have recently reviewed the most current site and development plans for 27 Trail's Edge.

The Elkstone Owners' Association has legal rights to a ski easement that borders 27 Trail's Edge. In fact, we are a major stakeholder of this easement. The current plans for a proposed residence on 27 Trail's Edge encroach onto this easement in ways that are unacceptable to me as a homeowner and as a board member representing our members' property rights, property values and interests in this community.

First, the proposed driveway covers a large portion of the existing ski easement and is so short that contractors' and guests' vehicles will almost certainly block the easement when parking in the driveway. Signage will not stop this from happening as is made apparent by all the people who routinely ignore "no parking" signs elsewhere in Mountain Village.

This issue could easily be resolved by moving the driveway and garage to the left and moving the entrance next to the proposed ski entrance for the property. Another solution would be to configure the driveway so that it does not encroach onto the easement at all. The driveway could start narrow and then widen into the garage, allowing two cars to back out onto the street independently.

Second, the proposed plans call for 20% more snowmelt than what is allowed, with some of it actually on the ski easement. The purpose of a ski easement is to have snow on the path so owners may ski in and out on the easement. The addition of snowmelt on the easement also encourages vehicles to park and block the easement.

Third, the proposed landscaping is too close to the easement and is in some cases located within the easement. Those landscaping materials will grow over time and further block the easement.

In conclusion, as an owner and member of a major stakeholder of this easement, I do not approve of these plans in their current form because they encroach on the easement in a manner that impairs our property rights, reduces our property values, and is questionable from a legal standpoint.

Thank you for your consideration of my position on this important issue.

MINOR REVISIONS APPLICATION

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

HOA APPROVAL LETTER

I, (*print name*) Bruce MacIntire, the HOA president of property located at Lot 10, Trails Edge Lane, provide this letter as written approval of the plans dated July 24, 2015 which have been submitted to the Town of Mountain Village Community Development Department for the proposed improvements to be completed at the address noted above. I understand that the proposed improvements include *(indicate below):*

A single family residence known as the Klekamp residence. The HOA believes that the design his compatible with the subdivision even though the home is larger than the average house in the subdivision. The rendering 3Cdr2.jpg, shows an exterior color scheme that is consistent with the subdivision design standards.

The HOA approves plans that include 2 garage parking spaces and no exterior parking and preserves both the Elkstone and Trails Edge ski easements reception numbers 370284 and 388998.

(Signature) 8/4/2015 (Date)

Trails Edge At Double Cabins Owners Assn.

President

(Title)

TOWN OF MOUNTAIN VILLAGE APPROVAL

I, Davis D. Fansler as Mayor, and I, Kathy Mahoney as Manager, of the Town of Mountain Village, Colorado, do hereby certify that this plat has been approved by the Town Council in the same resolution that has authorized and directed us to execute this document.

Davis D. Fansler, Mayor, Date 9/24/04

Kathy Mahoney 9/24/04
Kathy Mahoney, Town Manager Date

ACKNOWLEDGMENT

State of CO)
County of San Miguel) ss

The foregoing signature was acknowledged before me this 25th day of September, 20 04 A.D. by Davis D. Fansler as Mayor of the Town of Mountain Village.

My commission expires 10/16/2007
Witness my hand and seal.
Notary Public

KIM E. MONTGOMERY
NOTARY PUBLIC
STATE OF COLORADO
MY COMMISSION EXPIRES 10/16/2007

ACKNOWLEDGMENT

State of CO)
County of San Miguel) ss

The foregoing signature was acknowledged before me this 24th day of September, 20 04 A.D. by Kathy Mahoney as Manager of the Town of Mountain Village.

My commission expires 10/16/2007
Witness my hand and seal.
Notary Public

KIM E. MONTGOMERY
NOTARY PUBLIC
STATE OF COLORADO
MY COMMISSION EXPIRES 10/16/2007

NOTES

1. Approval of this plan may create a vested property right pursuant to Article 68 of Title 24, C.R.S., as amended.

2. Easement research from Alpine Title, LLC, United General Title Insurance Company Owner's Policy No. 35008038, dated March 5, 2004.

3. BASIS OF BEARINGS. The bearing on the northerly boundary of Lot 600-B assumed as the record bearing of S 63°40'30" E according to the plat of Subsantial Amendment and Rezoning to the Final Plat of Replat No. 7, Telluride Mountain Village recorded in Plat Book 1 at page 1600.

4. Notice is hereby given that the area included in the plat described herein is subject to the regulations of the Land Use Ordinance, of the Town of Mountain Village, January 9, 2001 as amended.

5. NOTES OF CLARIFICATION

a. The Configuration of the following lots, tracts, and right-of-way have been modified by this plat:
None

b. The following lots have been created by this plat:
Lots 600BR-1 through 600BR-12

c. The following lots have been deleted by this plat:
Lot 600B

6. The approval of this Plat Amendment vacates all prior plats for the area described in the Legal Description as shown hereon in the Certificate of Ownership.

7. 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.

8. There is an eight-foot easement adjacent to Trail's Edge Road as indicated hereon for drainage, access, driveways, earthwork, retaining walls, utilities, and pedestrian walkway and access adjacent to the north boundary of Trail's Edge Road for the benefit of the owners of lots in Trail's Edge at Double Cabins, as more particularly set forth in the Declaration for Trail's Edge at Double Cabins recorded at Reception No. 370093.

9. Declarant/Developer hereby reserves the right, both during and after the period of Declarant Control as set forth in the Declaration for Trails' Edge at Double Cabins, for so long as Declarant is the owner of Lot 12 as set forth on this plat, the right to vacate any or all of the boundaries of said lot and combine said lot with any other lot in the Project or any adjacent project or lot, within or outside the Trails' Edge at Double Cabins project, subject, however, to the ordinances, rules and regulations of the Town of Mountain Village.

10. All utilities shall be installed in accordance with Town of Mountain Village requirements.

11. There is a 10-foot wide ski trail pedestrian access easement burdening Lots 600BR-10 and 600BR-11, as indicated hereon, for the benefit of the owners of Lots 600BR-1, 600BR-2, 600BR-3, 600BR-4, 600BR-5, 600BR-6, 600BR-7, 600BR-8, 600BR-9, 600BR-10, and 600BR-11, for the purpose of pedestrian and ski access to the Double Cabins ski trail.

RECORDER'S CERTIFICATE

This plat was filed for record in the office of the San Miguel County Clerk and Recorder on this 11th day of NOVEMBER 20 04
Plat Book 1
Page 3385-3386
Reception No. 370419
Time 1:45 PM
Doris Ruffe San Miguel County Clerk

CERTIFICATE OF OWNERSHIP

KNOW ALL PERSONS BY THESE PRESENTS that the PBC 1996 Trust, being the owner in fee simple of all real property described as follows, does hereby make an Amendment to the Final Plat of said real property in accordance with the Amendment to the Final Plat shown hereon:

Lot 600B, Substantial Amendment and Rezoning to the Final Plat of Replat No. 7, Telluride Mountain Village, according to the plat recorded in Plat book 1 at page 1600,
County of San Miguel, State of Colorado,
further described as follows:
Beginning at the southeast corner of said Lot 600B, thence N 77°00'00" W a distance of 520.00 feet; thence N 13°14'26" E a distance of 248.83 feet; thence S 63°40'30" E a distance of 335.00 feet; thence S 73°00'00" E a distance of 102.04 feet; thence S 16°00'00" E a distance of 188.08 feet to the Point of Beginning.

OWNER: PBC 1996 Trust
By, Paul B. Claeyssens, TRUSTEE
By: Michael J. Lewis, ATTORNEY-IN-FACT
By: Paul B. Claeyssens

as Trustee of the PBC 1996 Trust.

ACKNOWLEDGMENT

State of Colorado)
County of San Miguel) ss

The foregoing signature was acknowledged before me this 18th day of October, 20 04 A.D. by Paul B. Claeyssens as Trustee of the PBC 1996 Trust.

MICHAEL J. LEWIS, ATTORNEY-IN-FACT

My commission expires 6/15/08
Witness my hand and seal.
Notary Public

RICHARD K. RIEBEL
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires 6/15/08

TITLE INSURANCE COMPANY CERTIFICATE

Alpine Title, LLC does hereby certify that it has examined the title to the lands herein shown on this Amendment to the Final Plat and that the title to this land is in the name of the PBC 1996 Trust, and is free and clear of all encumbrances, liens, taxes, and special assessments except as follows: Taxes for the current year, Mortgage, all recorded ~~None~~ or not to date ~~Reserved~~ Deed of Trust from PBC 1996 Trust to the Public Trustee of San Miguel County for the benefit of Weststar Bank, dated Sept. 29, 2004 and recorded September 29, 2004 at Reception No. 368041.

Alpine Title, LLC
Title Insurance Company Representative

SECURITY INTEREST HOLDER'S CONSENT

The undersigned ~~Peter Paulo Properties, LLC, a Colorado limited liability company~~ Weststar Bank, as a beneficiary of a deed of trust which constitutes a lien upon the declarant's property, recorded at Reception No. 368041, in the San Miguel County Clerk and Recorder's real property records, hereby consents to the subdivision of the real property as depicted on this Plat.

368041

Name: PATRICIA A MAXON
Date: October 18, 2004
Address: 339 E. Colorado Ave
Signature:
Title: President

ACKNOWLEDGMENT

State of Colorado)
County of San Miguel) ss

The foregoing signature was acknowledged before me this 18th day of October, 20 04 A.D. by Patricia A Maxon as President of ~~Peter Paulo Properties, LLC, a Colorado Limited Liability Company~~ Telluride, a WestStar Bank.

My commission expires 6/15/08
Witness my hand and seal.
Notary Public

RICHARD K. RIEBEL
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires 6/15/08

EASEMENT VACATION

The undersigned being the beneficiaries of record of those portions of land labeled as 16 foot General Easement (G.E.) as established on the property as shown hereon by the 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 easement as shown vacated on this plat.

Town of Mountain Village

Davis D. Fansler, as Mayor, Date

Kathy Mahoney 9/24/04
Kathy Mahoney, Town Manager Date

ACKNOWLEDGMENT

State of CO)
County of San Miguel) ss

The foregoing signature was acknowledged before me this 25th day of September, 20 04 A.D. by Davis Fansler as Mayor of the Town of Mountain Village.

My commission expires 10/16/2007
Witness my hand and seal.
Notary Public

KIM E. MONTGOMERY
NOTARY PUBLIC
STATE OF COLORADO
MY COMMISSION EXPIRES 10/16/2007

ACKNOWLEDGMENT

State of CO)
County of San Miguel) ss

The foregoing signature was acknowledged before me this 24th day of September, 20 04 A.D. by Kathy Mahoney as Manager of the Town of Mountain Village.

My commission expires 10/16/2007
Witness my hand and seal.
Notary Public

KIM E. MONTGOMERY
NOTARY PUBLIC
STATE OF COLORADO
MY COMMISSION EXPIRES 10/16/2007

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

By: [illegible]
Michael J. Fallon, Attorney III, President
Richard T. Watrous, Vice President

ACKNOWLEDGMENT

State of Colorado)
County of San Miguel) ss

The foregoing signature was acknowledged before me this 14th day of October, 20 04 A.D. by Michael J. Fallon, Attorney III, President, Richard T. Watrous, Vice President of TSG Ski & Golf, LLC a Delaware limited liability company.

My commission expires 10/03/2006
Witness my hand and seal.
Notary Public

MOLLY SILVER
NOTARY PUBLIC, STATE OF COLORADO

Mountain Village Metropolitan District, a Colorado quasi governmental entity

A.J. Wells, as President

Kathy Mahoney, as District Manager

ACKNOWLEDGMENT

State of CO)
County of San Miguel) ss

The foregoing signature was acknowledged before me this 24th day of September, 20 04 A.D. by A.J. Wells, as President of Mountain Village Metropolitan District.

My commission expires 10/16/2007
Witness my hand and seal.
Notary Public

KIM E. MONTGOMERY
NOTARY PUBLIC
STATE OF COLORADO
MY COMMISSION EXPIRES 10/16/2007

ACKNOWLEDGMENT

State of CO)
County of San Miguel) ss

The foregoing signature was acknowledged before me this 24th day of September, 20 04 A.D. by Kathy Mahoney, as District Manager of Mountain Village Metropolitan District.

My commission expires 10/16/2007
Witness my hand and seal.
Notary Public

KIM E. MONTGOMERY
NOTARY PUBLIC
STATE OF COLORADO
MY COMMISSION EXPIRES 10/16/2007

LAND USE CHART

Lot No.	Designated Use	No. of Units	Lot No.	Area (Acres)
600BR-1	Single Family	1	600BR-1	0.12
600BR-2	Single Family	1	600BR-2	0.13
600BR-3	Single Family	1	600BR-3	0.12
600BR-4	Single Family	1	600BR-4	0.12
600BR-5	Single Family	1	600BR-5	0.10
600BR-6	Single Family	1	600BR-6	0.09
600BR-7	Single Family	1	600BR-7	0.11
600BR-8	Single Family	1	600BR-8	0.10
600BR-9	Single Family	1	600BR-9	0.11
600BR-10	Single Family	1	600BR-10	0.27
600BR-11	Single Family	1	600BR-11	0.36
600BR-12	Condominium	10	600BR-12	0.34
			Trail's Edge Lane	0.17
			Total	2.14

SURVEYOR'S CERTIFICATE

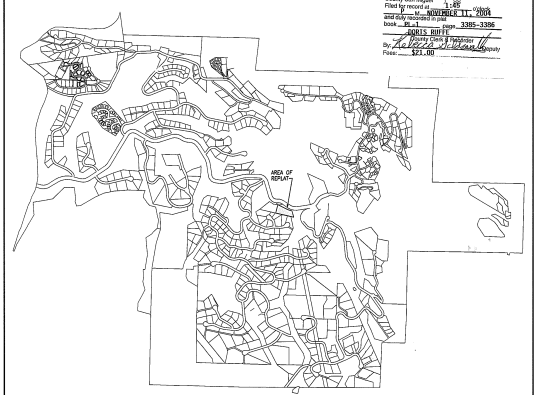
I, J. David Foley of Foley Associates, Inc., a Professional Land Surveyor licensed under the laws of the State of Colorado, do hereby certify that the TRAIL'S EDGE AT DOUBLE CABINS, AN AMENDMENT TO THE FINAL PLAT OF LOT 600B, TOWN OF MOUNTAIN VILLAGE shown hereon has been prepared under my direct responsibility 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.

IN WITNESS HEREOF, I here unto affix my hand and official seal this 28th day of OCTOBER A.D. 2004

P.L.S. No. 24954 Date

370419
PLAT
TO
PBC TRUST
TO
TRAILS EDGE AT DOUBLE CABINS

State of Colorado
County San Miguel } ss
Filed for record at 1:45 o'clock PM
this 11 day of NOVEMBER, 2004
and duly recorded in plat
book 1 at page 3385-3386
DORIS RUFFE
County Clerk & Recorder
By Deputy
Fees: $21.00



TOWN OF MOUNTAIN VILLAGE

VICINITY MAP
NOT TO SCALE

PAGE 3385

TRAIL'S EDGE AT DOUBLE CABINS, AN AMENDMENT TO THE FINAL PLAT OF LOT 600B, TOWN OF MOUNTAIN VILLAGE LOCATED WITHIN THE SW 1/4 NW 1/4 OF SECTION 3, T.42N., R.9W., N.M.P.M., SAN MIGUEL COUNTY, COLORADO

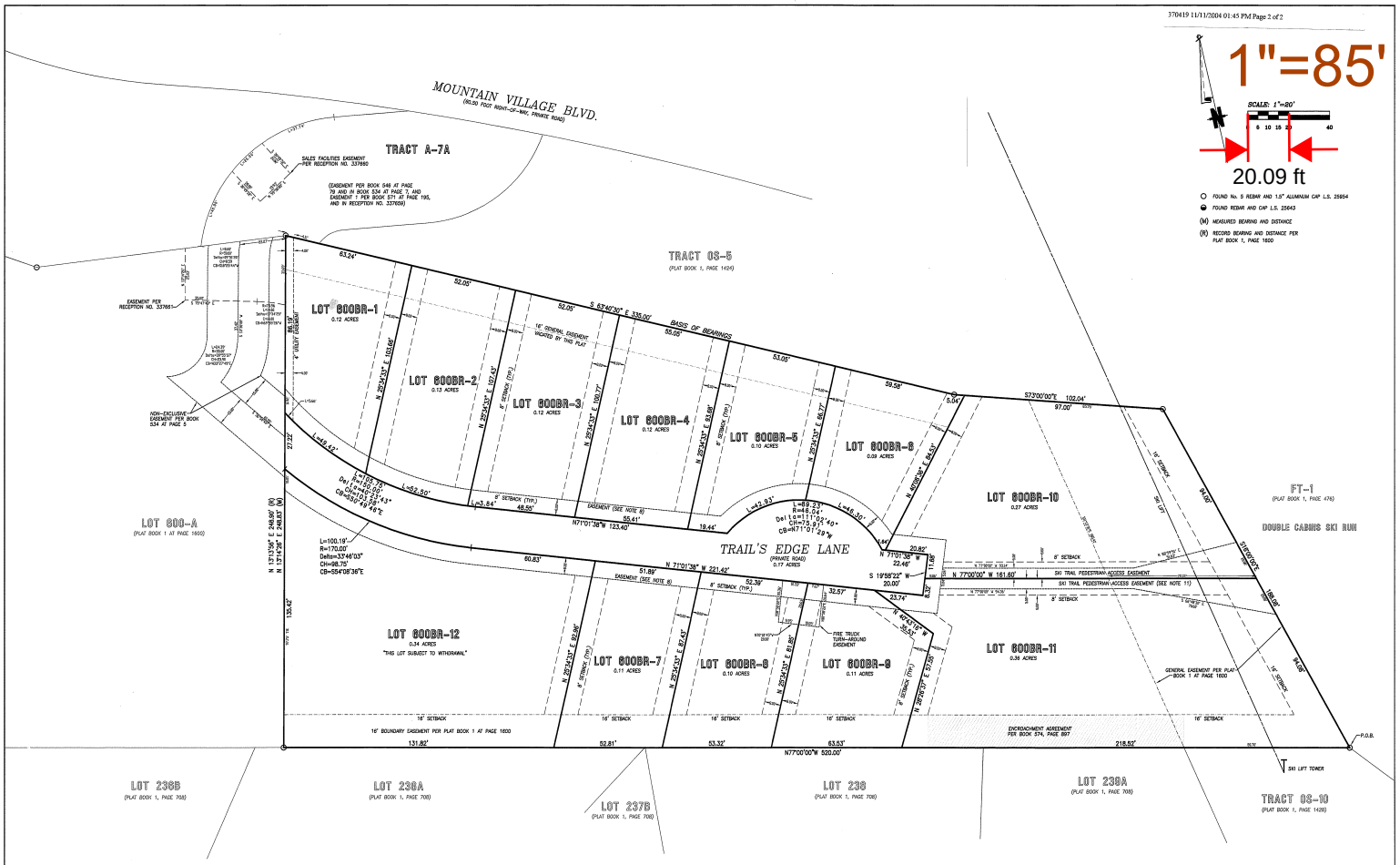
Project Mgr: DF
Technician: JH
Technician:
Checked by:
Start date: 3-15-04

No.	Description	Date	By
1	ADD BASIS OF	5-5-04	DF
2	REVISE NUMBER OF CONDITIONAL MASSAGE NOTE 11 ON MAP	5-25-04	DF
3	REVISE PBC OWNERS SIGNATURE	9-28-04	DF

FOLEY ASSOCIATES, INC.
LAND PLANNING SURVEYING
970-728-6153 970-728-6050 fax
P.O. BOX 1385
125 W. PACIFIC, SUITE B-1
TELLURIDE, COLORADO 81435

g path: \dwg\Replat-3-04

Sheet 1 of 2 | Project #: 04011



PAGE 3386

TRAIL'S EDGE AT DOUBLE CABINS, AN AMENDMENT TO THE FINAL PLAT OF LOT 600B, TOWN OF MOUNTAIN VILLAGE LOCATED WITHIN THE SW 1/4 NW 1/4 OF SECTION 3, T.42N., R.9W., N.M.P.M., SAN MIGUEL COUNTY, COLORADO

Project Mgr:	DF
Technician:	JH
Checked by:	
Start date:	3-15-04

Rev.	Description	Date	By
1	ADD NOTE 11	8-2-04	DF
2	REVISE NOTES OF CLARIFICATION, PROCURE NOTE 11 ON MAP	8-13-04	DF
3	REVISE DIS ACCESS EASEMENT	8-26-04	JH

FOLEY ASSOCIATES, INC.
ENGINEERING PLANNING SURVEYING

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

Drawing path: \dwg\Replat-3-04 | Sheet2 of 2 | Project #: 04011

Solomon Law Firm, P.C.

227 West Pacific Avenue, Suite A (required for FedEx, UPS, etc.)
PO Box 1748 (required for all U.S. Mail)
Telluride, Colorado 81435

Joseph A. Solomon, Esq.
Attorney at Law
E-mail: jsolomon@montrose.net

tel (970) 728-8655
cell (970) 729-2225
fax (775) 703-9582

August 5, 2015

Town of Mountain Village
Design Review Board
c/o Savannah Jameson
via E-mail

Re: Klekamp Residence / 27 Trail's Edge Lane

Dear DRB:

I represent Peter Klekamp, applicant for the above project. A suggested condition the staff memo stating that it must be "legally proven that the driveway may be in the ski pedestrian access easement or the owner have HOA consent to locate the driveway in the ski pedestrian access easement." The purpose of this letter is to explain how the applicant does have the legal right to locate part of the driveway in the ski access.

The Ski Access is a Non-Exclusive Easement

The ski pedestrian access easement, established in Note 11 of the enclosed Plat, is a non-exclusive easement. This is because the Plat Note does not state the easement is exclusive.

See *Bergen Ditch & Reservoir Co. v. Barnes*, 683 P.2d 365 (Colo.App. 1984) ["Unless the grant conveying an easement specifically characterizes the easement as 'exclusive,' the grantor of the easement retains the right to use the property in common with the grantee"].

Locating Part of the Drive in the Ski Access Will Not Unreasonably Interfere With It

The rights of the owner of the land over which the easement exists (known as the "servient estate") are explained in the seminal case of Lazy Dog Ranch v. Telluray Ranch Corp., 965 P.2d 1229, 1238 (Colo.1998):

> "[W]here an easement is non-exclusive in nature, both the holder of the easement and the owner of the land burdened by the easement have rights to use the property. Consequently, the interests of both parties must be balanced in order to achieve due and reasonable enjoyment of both the easement and the servient estate. [Citations.] [P] Unless the intentions of the parties are determined to require a different result, the owner of the servient estate may make any use of the burdened property that does not unreasonably interfere with the enjoyment of the easement by its owner for its intended purpose. [Citation.]

Here, the ski pedestrian access easement flows from the paved pedestrian walkway established at Note 8 of the Plat. All of the driveways for the north lots run through this walkway. It is not appropriate to single out the applicant and deny the request to locate part of the drive in the pedestrian ski access. The location of part of the drive in the ski easement will not unreasonably interfere with the access.

Conclusion

Thank you for your consideration of these comments.

Sincerely,

Joseph A. Solomon, Esq.

cc: Peter Klekamp
Jody Klekamp
Tommy Hein
Jim Mahoney
Bruce MacIntire

Mike and Susan Magoline
2037 S. Meadow Circle
Akron, OH 44333-1196

July 31, 2015

Matthew C. Franklin
MTN Design
711 E. Broadway
Meridian, ID 83642

Dave Bangert
Associate Planner/Forester
Town of Mountain Village
455 Mountain Village Blvd, Suite A
Mountain Village, CO 81435

Dear Mike, Susan, Matthew and Dave:

This is to inform you that the revised design submitted for Lot GH-15 Cabins Lane (15-005 Magoline D3 with a Ridge Height of *9946 – 9 ¼"*) was reviewed and approved by our HOA board at a Special Board of Directors Meeting of the Cabins at Gold Hill Homeowners Association on July 28, 2015. We appreciate Matthew's efforts to bring the design into reasonable conformance with the HOA guidelines concerning vertical height from Cabins Lane and the number of stories.

The one topic on which the Board did voice concern is the location of the construction staging area. We recognize that MTN Design is the architect and not the contractor, and that the contractor has probably not been selected yet. Still, the interest of the Board is maintenance of continuous access to Cabins Lane during construction for all of the GH homeowners, visitors, renters, garbage and emergency vehicles, etc. Our concern is that the construction will be at the head of the street and could easily restrict passage on the narrow Cabins Lane. We therefore request that particular attention be paid on how to mitigate the effects of the construction staging on the traffic pattern. It was suggested that the contractor might negotiate with Telski to have temporary access to the maintenance/snowmobile road directly west and adjacent to Lot GH-15 alongside which a staging area might be created.

Dave, please do send the agenda for the August 6 DRB work session as we will try to have a member of our HOA Board present at the meeting.

Thank you everyone for your patience with the HOA deliberations and for your cooperation in ensuring the aesthetics of the Cabins Lane community.

Sincerely,

Lawrence A. Crosby

Lawrence A. Crosby
President
Cabins at Gold Hill Homeowners Association

CC: Harper Meek, Howard Savin, Jennifer Lerulli, Tony Ippolito, Kandy Shugars

SIGN-IN SHEET

DRB Meeting
Thursday, August 6, 2015
Please write clearly

ATTENDEE NAME (PLEASE PRINT CLEARLY)	ADDRESS
Kristine Perpar	P.O. Box 3206
Bruce Wright	3442
Eliza Mendova	
Stacy Lake	PO Box 3814
Elizabeth Barth	1 Elkstone Pl
Daniel Zenke	Lot 1 Elkstone (D Zenke law)
Tommy Hein	T-RIDE
Bonnie Beames	Elk St
[illegible]	Elk
Bruce MacIntyre	Trails Edge
Brian Kanage	
Larry Crosby	105 Cabins Lane, MV
Tony Ippolito	114 Cabins Lane MV.
Matt Franklin	5293 N. Sun Shimmer, Meridian, ID
Matthew Allen	Box 762, Telluride
Dana C Brackett	PO Box 3211 Telluride