

**TOWN OF MOUNTAIN VILLAGE  
DESIGN REVIEW BOARD REGULAR MEETING  
THURSDAY JULY 6, 2017 10:00 AM  
2nd FLOOR CONFERENCE ROOM, MOUNTAIN VILLAGE TOWN HALL  
455 MOUNTAIN VILLAGE BLVD, MOUNTAIN VILLAGE, COLORADO  
AGENDA**

	Time	Min.	Presenter	Type	
1.	10:00		Chair		Call to Order
2.	10:00	5	Bangert	Action	Reading and Approval of Summary of Motions of the June 1, 2017 Design Review Board Meeting
3.	10:05	45	Bangert	Public Hearing, Quasi-Judicial Action	Consideration of a Design Review application for a single family home on Lot 163RC, 105 Prospect Creek Drive
4.	10:50	15	Bangert	Public Hearing, Quasi-Judicial Action	Consideration of a Class 1 Minor Revisions application raised to a Class 3 application for potential General Easement encroachment for a new deck on Lot 166AR2-11, 11 Stonegate Drive.
5.	11:05	30	Starr	Public Hearing, Quasi-Judicial Action	Consideration of a recommendation to Town Council for a Density Transfer Application Lot 601 Units 22 & 23, 308 & 310 Fairway Drive
6.	11:35	5		Discussion	Other Business
7.	11:40				Adjourn

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

Individuals with disabilities needing auxiliary aid(s) may request assistance by contacting Town Hall at the above numbers or email: [cd@mtnvillage.org](mailto:cd@mtnvillage.org). We would appreciate it if you would contact us at least 48 hours in advance of the scheduled event so arrangements can be made to locate requested auxiliary aid(s).

**SUMMARY OF MOTIONS  
TOWN OF MOUNTAIN VILLAGE  
DESIGN REVIEW BOARD MEETING  
THURSDAY, JUNE 1, 2017**

Agenda Item 2

**Call to Order**

Chairman Dave Eckman called the meeting of the Design Review Board of the Town of Mountain Village to order at 9:57 a.m. on Thursday, June 1, 2017 in the Conference Room at 455 Mountain Village Boulevard Mountain Village, CO 81435.

**Attendance**

**The following Board/Alternate members were present and acting:**

Banks Brown  
Keith Brown  
Luke Trujillo  
Phil Evans  
Liz Caton (Alternate)

**The following Board members were absent:**

Greer Garner  
Dave Craige  
Dave Eckman  
Jean Vatter (Alternate)

**Town Staff in attendance:**

Dave Bangert, Senior Planner/Forester  
Sam Starr, Planner  
Jim Mahoney, Attorney  
Finn Kjome, Public Works Director

**Public in attendance:**

Cynthia Barutha	<a href="mailto:Barutha@msn.com">Barutha@msn.com</a>
George Barutha	<a href="mailto:Barutha@msn.com">Barutha@msn.com</a>
Reid Smith	<a href="mailto:Reid@reidsmitharchitects.com">Reid@reidsmitharchitects.com</a>
Dave Gerber	<a href="mailto:Dave@gerberconstruction.net">Dave@gerberconstruction.net</a>
John Horn	
Stef Solomon	<a href="mailto:ssolomon@telski.com">ssolomon@telski.com</a>
Bill Jensen	
Nancy Landon	
Jeff Proteau	<a href="mailto:jeff@telski.com">jeff@telski.com</a>
Adam Miller	
Blake Builder	<a href="mailto:bbuilder@telski.com">bbuilder@telski.com</a>
Douglas Tooley	
Kristine	<a href="mailto:kristine@shift-architects.com">kristine@shift-architects.com</a>

**Reading and Approval of Summary of Motions of the May 4, 2017 Design Review Board Regular Meeting**

On a **Motion** made by Keith Brown and seconded by Luke Trujillo, the DRB voted 5-0 to approve the Summary of Motions from the May 4, 2017 Design Review Board Meeting.

**Consideration of a Design Review Process Application for new construction of a single family home on Lot 149AR, 255 Country Club Drive**

Board Member Keith Brown recused himself from this item due to a conflict of interest.

Dave Bangert presented the Design Review Application for a proposed new construction of a single family home on Lot 149AR, 255 Country Club Drive. Reid Smith Architects presented on behalf of the owner.

On a **Motion** made by Luke Trujillo and seconded by Phil Evans the DRB voted 4-0 to approve a Design Review Process Development Application proposed new single family home on Lot 149AR, 255 Country Club Drive, with the following conditions:

The proposed design makes the best out of difficult topographic constraints and meets the goals of the Town Design Theme. All of the encroachments requested above are related to the difficult grades of the narrow site, including the proposed height variance. Therefore staff recommends the DRB approve the Design Review application for Lot 149AR with the above variance and specific approvals and subject to the following conditions:

1. This approval is subject to the Town Council approving the variance to the height requirement. If denied, the applicant must resubmit for approval of the project by the Design Review Board.
2. Prior to issuance of a building permit the applicant will seek approval of the Mountain Village Town Council for temporary construction staging and permanent improvements in the Country Club Dr. Right of Way and enter into a license agreement with the Town for use of the RROW for construction staging.
3. Prior to CO the owners of Lot 149AR will enter into a General Easement/RROW encroachment agreement with the Town for the encroachments into the eastern and western General Easements and the northern GE and Country Club Drive Right of Way.
4. A survey of the footers will be provided prior to pouring concrete to determine that there are no encroachments into the GE.
5. A ridge height survey will be provided during the framing inspection to determine the building height is in compliance.
6. The residence shall have a monitored fire sprinkler system; and the numbers on the address monument shall be coated or outlined with material to cause them to be reflective.
7. Prior to the issuance of a building permit, the applicant shall field verify all utilities and submit a revised utility plan to the public works director identifying the location of utilities and connection points.
8. Roofing materials shall be of a darker shade with a matted finish so that the roofing material is not reflective to the surrounding neighborhood. Staff shall approve the roofing material prior to issuance of a building permit.
9. The Hot Tub shall be relocated outside of GE.

**Consideration of a Design Review Process Application and Height Variance request for new construction of a single family home on Lot 149AR, 255 Country Club Drive**

Board Member Keith Brown recused himself from this item due to a conflict of interest.

Dave Bangert presented the Design Review Process Application and Height Variance request for new construction of a single family home on Lot 149AR, 255 Country Club Drive. Reid Smith Architects presented on behalf of the owner.

On a **Motion** made by Liz Caton and seconded by Luke Trujillo the DRB voted 4-0 to approve a Design Review Process Application and Height Variance request for new construction of a single family home on Lot 149AR, 255 Country Club Drive, for a variance to increase the maximum building height to approximately 39 feet and six inches (39'-6") for Lot 149AR subject to the development of the home being in substantial conformance to what was approved by the Design Review Board.

Board Member Luke Trujillo left the meeting at 11:15 am due to another commitment.

**Consideration of a Design Review Process Application for Proposed Exterior Changes to Telluride Apartments, Lot 640A, 306 Adams Ranch Road**

Dave Bangert presented the Design Review Process Application for Proposed Exterior Changes to Telluride Apartments, Lot 640A, 306 Adams Ranch Road. Blake Builder representing Telluride Ski & Golf Company presented on behalf of the owner.

On a **Motion** made by Phil Evans and seconded by Keith Brown the DRB voted 4-0 to approve a Design Review Process Application for Proposed Exterior Changes to Telluride Apartments, Lot 640A, 306 Adams Ranch Road with the following conditions:

1. The residence shall have a monitored fire sprinkler system; and the numbers on the address monument shall be coated or outlined with material to cause them to be reflective.
2. The exterior sconces shall be lowered to a height of seven (7') feet and lighting bollards shall be added to the parking areas.
3. Landscaping shall be field located to give adequate screening to the Timber View Development to the west.

**Consideration of a Class 1 Design Review application, raised to a Class 3 application, for exterior changes to Lot 128, 136 Country Club Drive ,Units 736 and 740**

Dave Bangert presented the Design Review Process Application for Class 1 Design Review application, raised to a Class 3 application, for exterior changes to Lot 128, 136 Country Club Drive, Units 736 and 740. Kristine Perpar, Shift Architects presented on behalf of the owner.

On a **Motion** made by Phil Evans and seconded by Liz Caton the DRB voted 4-0 to approve a Design Review Process for the Class 1 application for exterior changes to Lot 128, 136 Country Club Drive, Units 736 and 740

**Other Business**

Public Works Director Finn Kjome spoke to the Design Review Board and Staff outlining the use of General Easements in the Mountain Village.

On a **Motion** made by Banks Brown and seconded by Greer Garner the DRB voted 4-0 to adjourn the June 1, 2017 meeting of the Mountain Village Design Review Board at 12:35 p.m.

Respectfully Submitted,

Dave Bangert  
Senior Planner/Forester





**PLANNING & DEVELOPMENT SERVICES DEPARTMENT  
PLANNING DIVISION**

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

**TO:** Design Review Board  
**FROM:** Dave Bangert, Senior Planner/Forester  
**FOR:** Meeting of July 6, 2017  
**DATE:** June 29, 2017  
**RE:** Design Review application for a new single-family dwelling on Lot 163RC

**PROJECT GEOGRAPHY**

**Legal Description:** Lot 163RC  
**Address:** 105 Prospect Creek  
**Applicant/Agent:** Shift Architects  
**Owner:** Damon and Aldona Spiegel  
**Zoning:** Single-Family Zone District  
**Existing Use:** Vacant Lot  
**Proposed Use:** Single-Family  
**Lot Size:** 0.82 acres  
**Adjacent Land Uses:**

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

**ATTACHMENTS**

- Exhibit A: Narrative
- Exhibit B: Plan Set

**PROJECT SUMMARY**

<b>CDC Provision</b>	<b>Requirement</b>	<b>Proposed</b>
Maximum Building Height	40' maximum (35'+5' for gable roof)	34' – 2.5"
Maximum Avg Building Height	35' maximum (30'+5' for gable roof)	29' – 5"
Maximum Lot Coverage	40% maximum	23.04%
General Easement Setbacks		
North	16' setback from lot line	31' to GE
South	16' setback from lot line	208' to GE
East	16' setback from lot line	0' to GE
West	16' setback from lot line	3.5' to GE
Roof Pitch		
Primary		3:12 and 6:12

Secondary		3:12
Exterior Material		
Stone	35%	38%
Wood	25% (No requirement)	29%
Windows/Doors	40% maximum for windows	30%
Metal Accents	Specific Approval	3%
Parking	2 enclosed and 2 non-tandem	2 enclosed and 2 exterior

**BACKGROUND**

In accordance with 17.4.3 of the Community Development Code (CDC), the applicant has applied for a Class 3 Design Review for the development of a single-family residence. The proposed project consists of a 6,497.97 total square foot (with 5,921.97 square foot livable) single-family home located on lot 163RC. This is the first project we have coming through that will require a twostep process, Initial Architecture and Site Review followed by Final Review on a subsequent DRB agenda.

**17.3.12.C BUILDING HEIGHT LIMITS**

The applicant has stated that the maximum building height will be 34’ – 2.5” and average building height is 29’ – 5”. When a proposed development is approved that is five (5) feet or less from the maximum building height or maximum average building height, the review authority approval shall include a condition that a monumented land survey shall be prepared by a Colorado public land surveyor to establish the maximum building height and the maximum average building height. This shall be done prior to the Building Division conducting the required framing inspection.

**17.5.5 BUILDING SITING DESIGN**

Lot 163RC is an average (0.82 acres) rectangular shaped lot that slopes gently towards the northwest. The building site is sparsely treed with a few larger spruces that the applicant is trying to save. There are no proposed General Easement building encroachments but foundation walls are within 5’ of GE and the proposed driveway/auto court does extend into the northern GE. This will require a footer survey prior to pouring concrete to ensure no encroachments in to the General Easement area. There is a delineated wetland (0.24 acre) with a Jurisdictional Determination letter from the U.S. Army Corps of Engineers dated February 21, 2013. This letter is good for five years so a new wetlands delineation is not required at this time. There are no proposed impacts to the wetlands however on grade patio areas are within a few feet of the wetland boundaries and the southeast corner of the garage is within five feet of the wetlands Conservation Easement.

**17.5.6 BUILDING DESIGN**

**Building Form and Exterior Wall Form**

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

**Roof Forms, Design and Materials**

The CDC states that the roof shall be a composition of multiple forms that emphasize sloped planes, varied ridgelines and vertical offsets. The proposed roof forms are 2 gables, 2 gable dormers and 4 shed roofs. The roof pitches are proposed at a 3:12 and 6:12 pitches. The roofing material proposed is standing seam metal.

**Exterior Wall Materials**

The exterior walls consist of 38% stone veneer; 29 % wood siding with 8” horizontal siding; steal deck handrails 3% steel accents and 30% fenestration (metal clad, color not specified). With a 38% stone coverage, the stone percentage meets the 35% minimum.

**17.5.12 LIGHTING REGULATIONS**

The proposed lighting plan includes sixteen (16) sconces and seven (7) recessed cans. Locations include egress, deck, garage and patio areas. Lighting is permitted in all proposed locations but the DRB should determine if the exterior lighting is excessive for the design. All lighting has been designed as full cut-off fixtures with LED bulbs. All bulbs to be LED 10w, 2500K-2700K.

**17.6.6. B. DRIVEWAY STANDARDS**

The driveway plan is preliminary and will need to be revised to meet the standards for the TFPD. The width will have to be 16’ total with 2’ shoulders compacted to withstand 20 ton loads. Because the driveway is in excess of 150’ in length a fire truck turn around will be required. The current driveway and auto court configuration encroaches into the eastern General Easement.

**17.6.8 SOLID FUEL BURNING DEVICE REGULATIONS**

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

**17.7.19 CONSTRUCTION MITIGATION**

All construction staging is with the lot boundaries but the construction staging plan shows construction parking and disturbance in the General Easements. This disturbance is minimal and will not adversely affect the surrounding properties.

**PROPOSED VARIATIONS AND SPECIFIC APPROVALS**

- Driveway and auto court encroaching into the eastern General Easement

**RECOMMENDATION**

Staff recommends the DRB approve the Sketch Review application with the stated variations and specific approvals for Lot 163RC with the following conditions which shall be addressed before Final Review hearing unless otherwise noted:

1. A monumented land survey shall be prepared by a Colorado public land surveyor to establish the maximum building height and the maximum average building height. This condition shall be carried over to any Final Review Approval as it is a construction condition.
2. A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no encroachments into the GE. This condition shall be carried over to any Final Review Approval as it is a construction condition.



**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 DISCREPANCIES BETWEEN THE PARTS SHALL 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 NOTES 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.

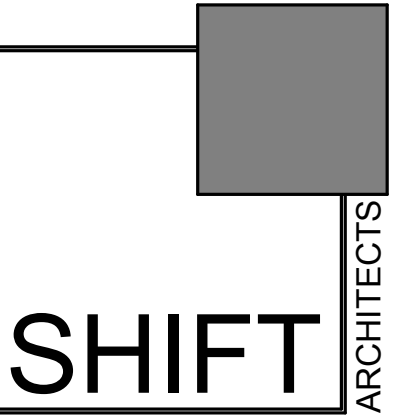
**INTENT:**  
 THESE DOCUMENTS ARE INTENDED TO INCLUDE ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES REQUIRED TO COMPLETE THE WORK DESCRIBED HEREIN.

**COORDINATION:**  
 THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE DOCUMENTS, VERIFY ACTUAL CONDITIONS AND REPORT ANY 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 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 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.



P.O. Box 3206  
 100 W. Colorado Suite 211  
 Telluride, Colorado 81435  
 p 970-728-8145  
 kristine@shift-architects.com  
 www.shift-architects.com

PROJECT ISSUE DATE:  
 06.26.17 DRB SUBMITTAL

**PROJECT CODE INFORMATION**

ZONING: SINGLE-FAMILY RESIDENCE (MV LOT 163RC)  
 TAX AREA: 108  
 BUILDING CODE: IRC 2012 AND ALL APPLICABLE CODES AS REQUIRED BY THE TOWN OF MOUNTAIN VILLAGE  
 DESCRIPTION: MULTI-STORY, SINGLE FAMILY DWELLING  
 OCCUPANCY CLASSIFICATION: R-3  
 AUTOMATIC FIRE SPRINKLER: PER NFPA - SPRINKLED OVER 3500 SF  
 FIRE RESISTIVE RATING: GARAGE - 1 HR  
 MECHANICAL - 1 HR

**PROJECT INFORMATION**

TYPE OF UNIT:	SINGLE FAMILY RESIDENCE	MAX BUILDING HEIGHT:	ALLOWABLE 35'-0"
GROSS FLOOR AREA:		PROPOSED	34'-2 1/2"
LIVING		MAX AVERAGE HEIGHT:	ALLOWABLE 30'-0"
GROUND LEVEL	2751.78 SF	PROPOSED	29'-5"
UPPER LEVEL	3170.19 SF	PARKING REQUIRED:	4 REQUIRED, 1 PER BEDROOM
TOTAL:	5921.97 SF	PARKING PROVIDED:	4 TOTAL (2 ENCLOSED, 2 SURFACE)
GARAGE	576 SF		
TOTAL:	6497.97 SF		
LOT AREA:	0.82 ACRES (35719.2 SF)		
LOT COVERAGE:			
ALLOWABLE	14287.68 SF (40% MAX)		
PROPOSED	8229.71 SF (23.04%)		

PROPOSED LOT COVERAGE INCLUDES FOOTPRINT TO DRIPLINE, DECKS, PATIOS AND MOTOR COURT

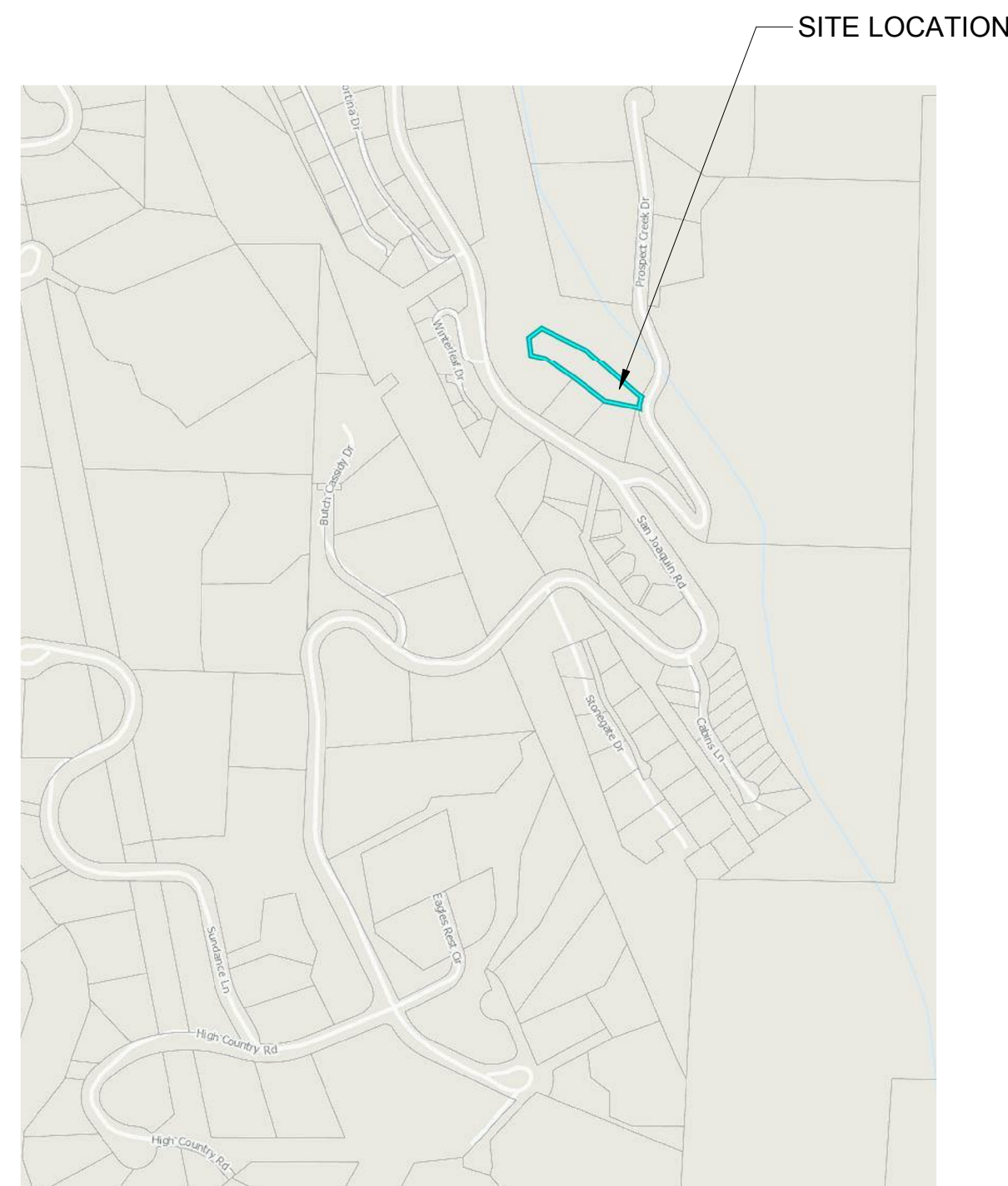
**SHEET INDEX**

**GENERAL**  
 G1.0 COVER SHEET  
 G1.1 ABBREVIATIONS AND LEGENDS

**ARCHITECTURAL**  
 A1.0 SURVEY  
 A1.1 ARCHITECTURAL SITE PLAN  
 A1.3 CONSTRUCTION MITIGATION PLAN  
 A2.1 MAX BUILDING HEIGHT CALCULATIONS  
 A2.2 MATERIAL CALCULATIONS  
 A3.1 FLOOR PLANS  
 A3.2 FLOOR PLANS  
 A3.4 ROOF PLAN  
 A4.1 EXTERIOR ELEVATIONS  
 A4.2 EXTERIOR ELEVATIONS  
 A4.3 EXTERIOR ELEVATIONS

LTG1.0 EXTERIOR LIGHTING PLANS

**VICINITY MAP**



**PROJECT TEAM**

<b>OWNER:</b> SPIEGEL DAMON AND SPIEGEL ALDONA AS JT 2727 BARBARA LANE HOUSTON, TX 77005 P. 832.877.3369 damon@spiegel1.com	<b>STRUCTURAL:</b> TBD	<b>MECHANICAL:</b> TBD
<b>ARCHITECT:</b> SHIFT ARCHITECTS KRISTINE PERPAR, AIA - ARCHITECT 100 WEST COLORADO STE. 211 TELLURIDE, CO 81435 P. 970.275.0263 kristine@shift-architects.com	<b>SURVEYOR:</b> FOLEY ASSOCIATES, INC. 125 W. PACIFIC, SUITE B-1 P.O. BOX 1385 TELLURIDE, CO 81435 P. 970.728.6153 F. 970.728.6050	
<b>GENERAL CONTRACTOR:</b> TBD	<b>CIVIL:</b> TBD	

SPIEGEL RESIDENCE

LOT 163RC / PROSPECT CREEK DRIVE  
 MOUNTAIN VILLAGE, CO 81435

COVER SHEET

SHEET NUMBER

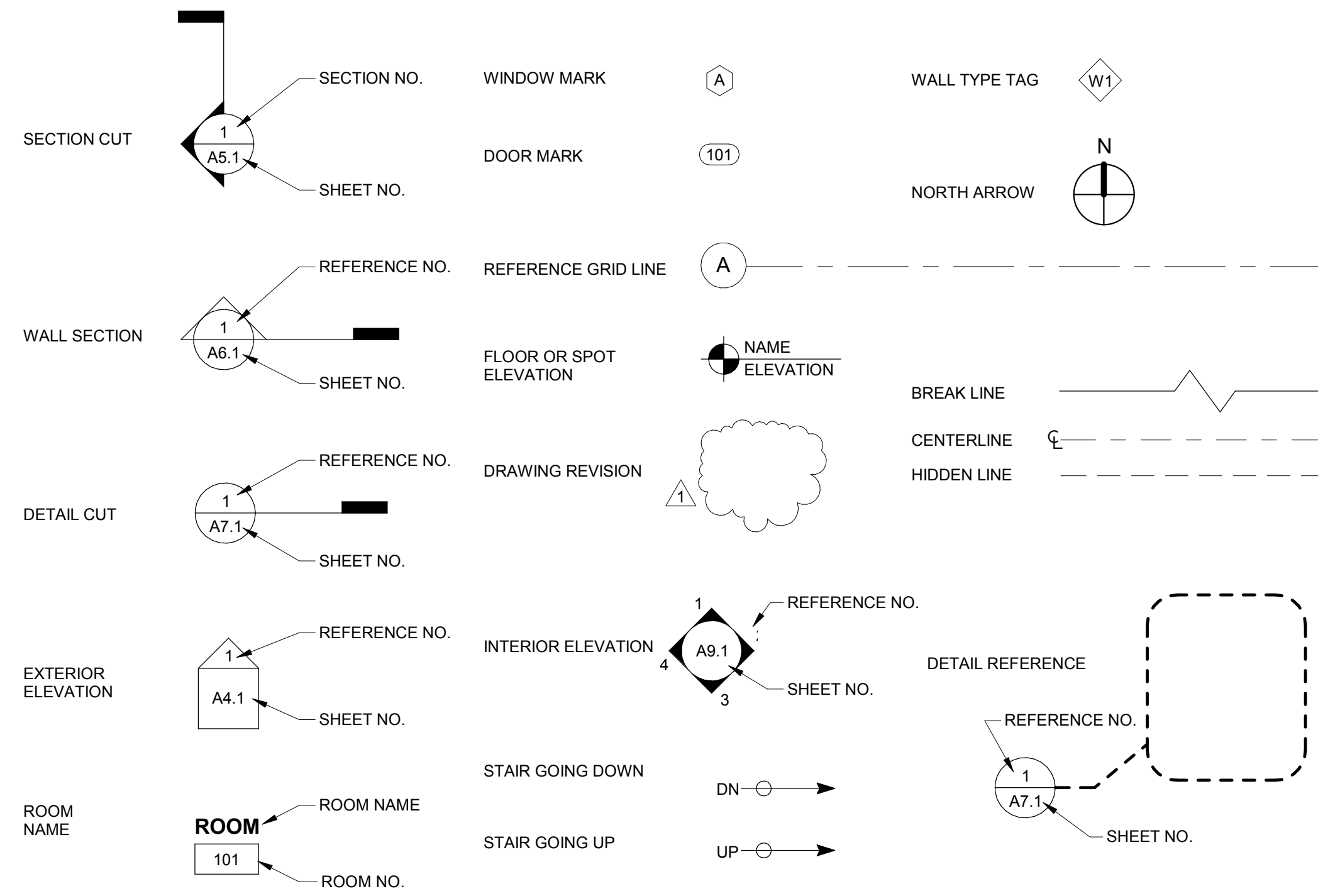
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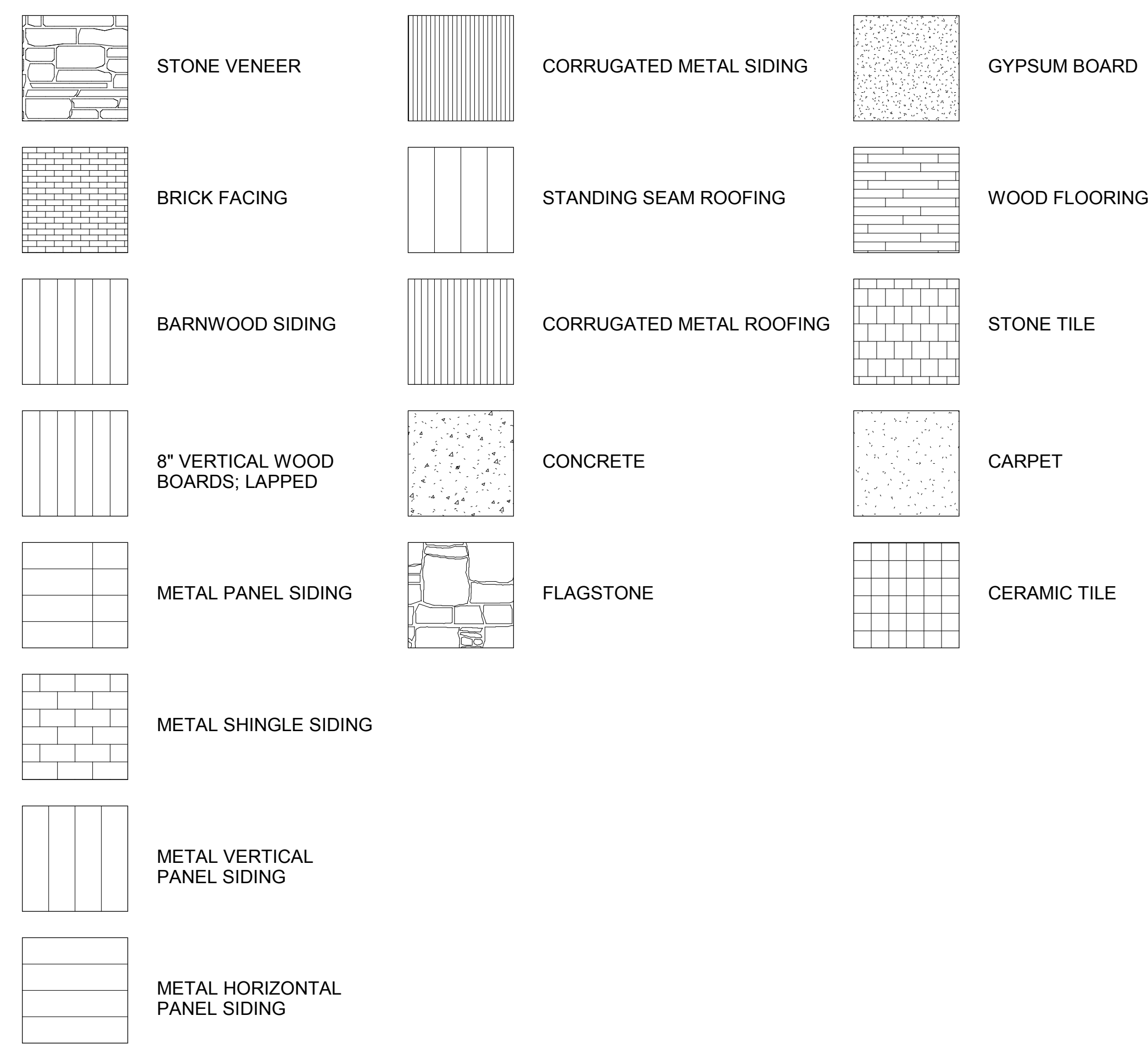
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**NOT FOR CONSTRUCTION**



### SYMBOL LEGEND

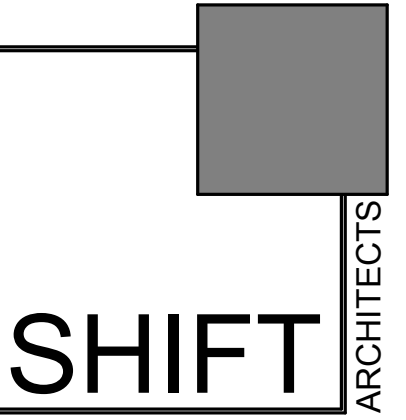


### MATERIAL LEGEND



### ABBREVIATIONS

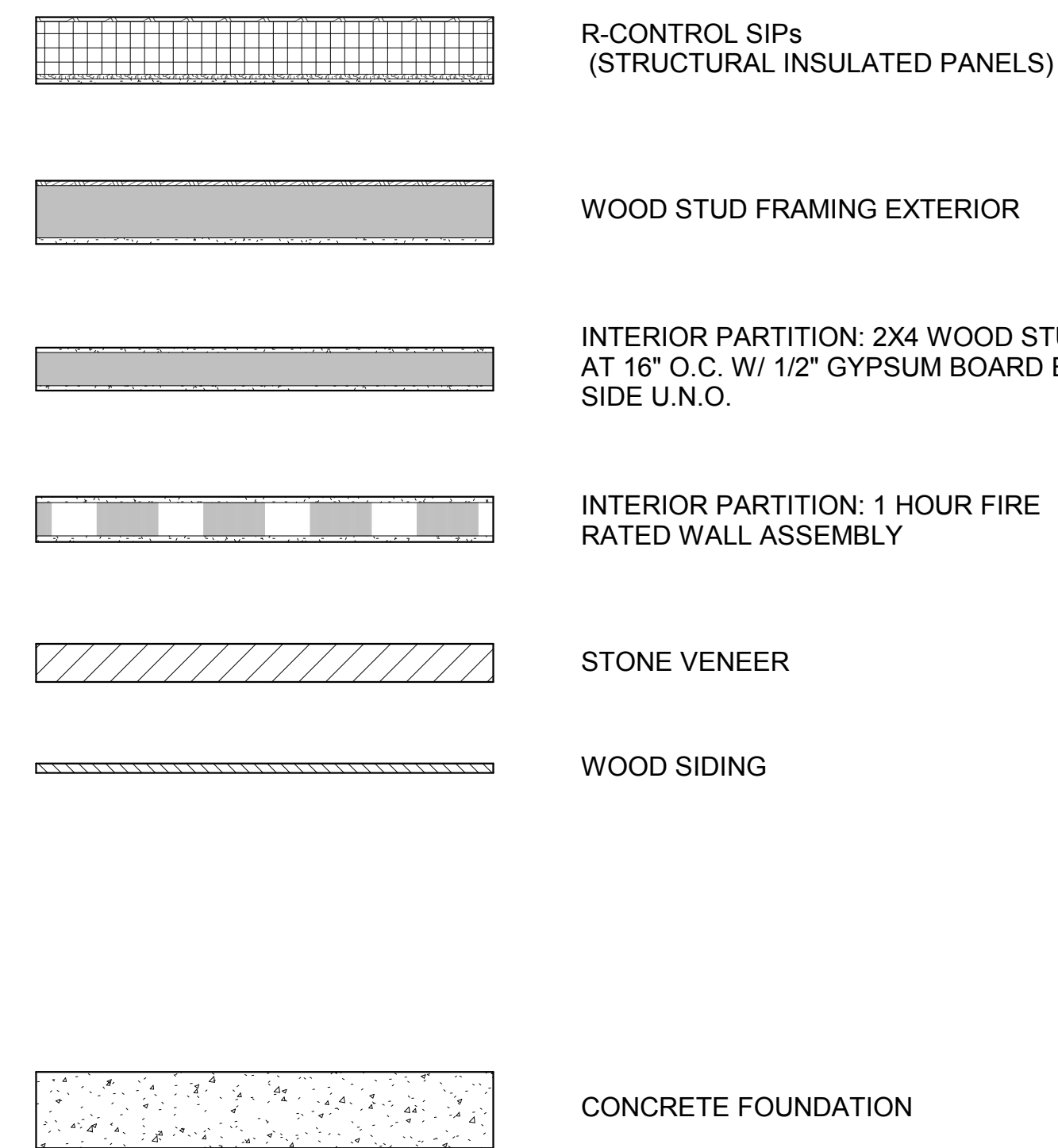
AC	Acres
AFF	Above Finished Floor
AGG	Aggregate
AL	Aluminum
BM	Bench Mark
BSN	Basin
BTH	Bath
CL	Centre Line
CJ	Control Joint
CLST	Closet
CP	Carpet
CT	Ceramic Tile
DIA	Diameter
DP	Downpipe
DW	Dishwasher
EX	Existing
FF	Finished Floor
FHR	Fire Hose Reel
FP	Flue Pipe
GAL	Galvanized
GL	Ground Line
GFI	Ground Fault Circuit Interrupter
GPO	General Power Outlet
IBC	International Building Code
MDF	Medium Density Fibreboard
MR	Metal Roofing
MSB	Main Switch Board
NTS	Not To Scale
PFC	Parallel Flanged Steel Channel
PL	Plastic Laminate
PT	Paint
RC	Reinforced Concrete
REF	Refrigerator
RL	Reduced Level
S	Sanitary Drainage Pipe
SHR	Shower
SK	Sink
SN	Stone
SS	Stainless Steel
ST	S Trap
STF	Steel Trowel Finished Concrete
SW	Stormwater Drainage Line
T&G	Tongue and Grooved
TO	Top Of
TPH	Toilet Paper Holder
TR	Tiled Roofing
TSF	Timber Strip Floor
TYP	Typical
U	Urinal
UOS	Unless Otherwise Specified
V	Valley
VIF	Verify In Field
VP	Vent Pipe
WC	Water Closet (Toilet)
WM	Washing Machine
WPM	Water Proof Membrane



P.O. Box 3206  
100 W. Colorado Suite 211  
Telluride, Colorado 81435  
p 970-728-8145  
kristine@shift-architects.com  
www.shift-architects.com

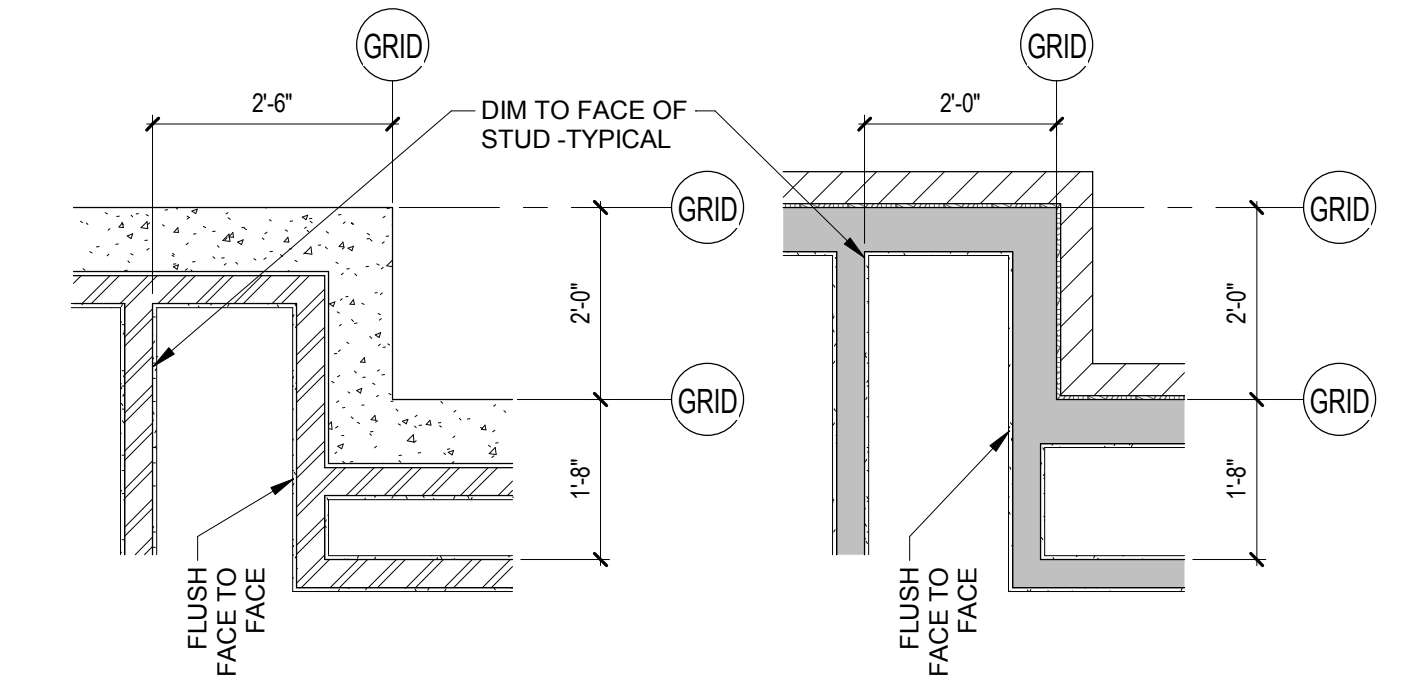
PROJECT ISSUE DATE:  
06.26.17 DRB SUBMITTAL

### WALL LEGEND



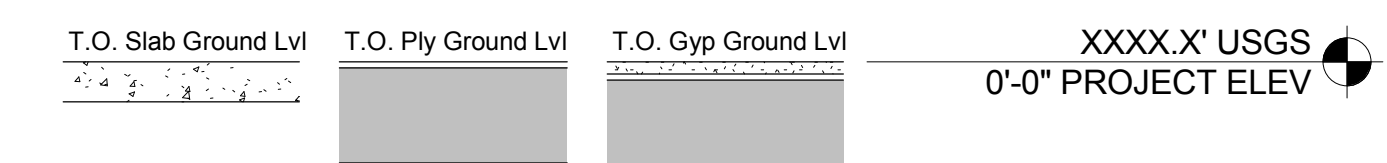
### DIMENSIONING LEGEND

- GRIDS ALIGN WITH OUTSIDE FACE OF FOUNDATION WALL AND OUTSIDE FACE OF STUD AT EXTERIOR STRUCTURAL FRAME WALL.
- WALLS AND PARTITIONS SHOWN IN PLAN INCLUDE FINISH MATERIALS.
- DIMENSIONS ARE SHOWN FROM GRID TO GRID, GRID TO FACE OF STUD, AND FACE OF STUD TO FACE OF STUD AT INTERIOR PARTITIONS, TYPICAL.
- INTERIOR PARTITIONS FLUSH FACE TO FACE WITH THEIR EXTERIOR COUNTERPARTS, TYPICAL.



### PROJECT DATUM LEGEND

ACTUAL ELEVATION ABOVE SEA LEVEL = PROJECT 0'-0"



SPIEGEL RESIDENCE

LOT 163RC / PROSPECT CREEK DRIVE  
MOUNTAIN VILLAGE, CO 81435

ABBREVIATIONS AND LEGENDS

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SHEET NUMBER

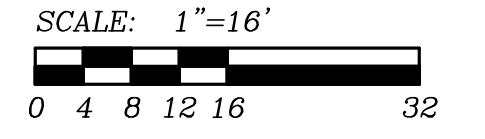
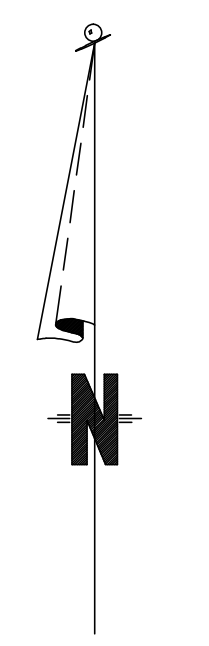
G1.1

6/27/2017 3:31:21 PM

NOT FOR CONSTRUCTION

**LEGEND**

- W WATER VALVE
- ⊙ SEWER MANHOLE
- 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 STEEL PIN WITH NO CAP

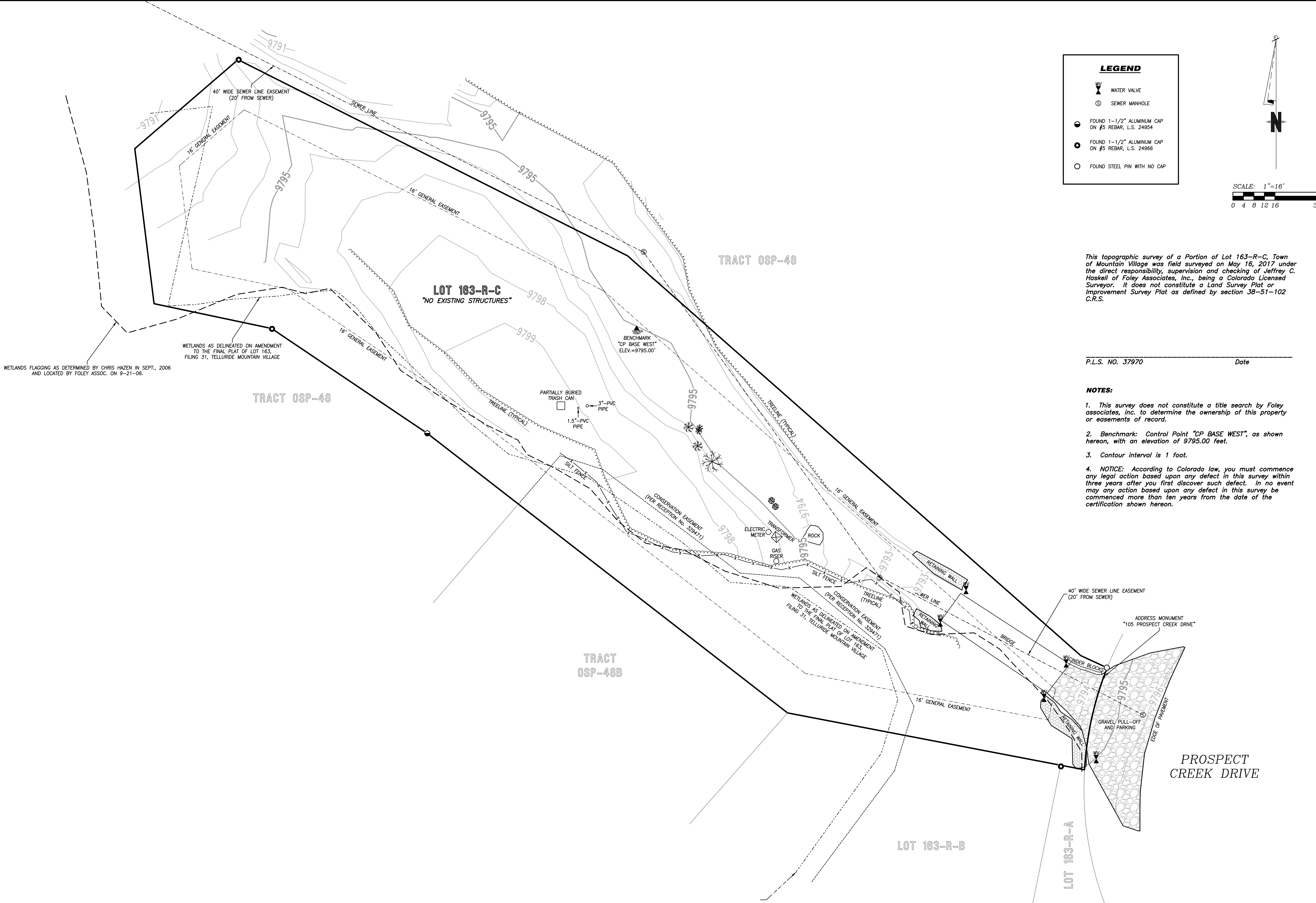


This topographic survey of a Portion of Lot 163-R-C, Town of Mountain Village was field surveyed on May 16, 2017 under the direct responsibility, supervision and checking of Jeffrey C. Haskell of Foley Associates, Inc., being a Colorado Licensed Surveyor. It does not constitute a Land Survey Plat or 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. Benchmark: Control Point "CP BASE WEST", as shown hereon, with an elevation of 9795.00 feet.
3. Contour interval is 1 foot.
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.



WETLANDS FLAGGING AS DETERMINED BY CHRIS HAZEN IN SEPT., 2006 AND LOCATED BY FOLEY ASSOC. ON 9-21-06.

WETLANDS AS DELINEATED ON AMENDMENT TO THE FINAL PLAT OF LOT 163, FILING 31, TELLURIDE MOUNTAIN VILLAGE

CONSERVATION EASEMENT (PER RECEPTION NO. 329471)

CONSERVATION EASEMENT (PER RECEPTION NO. 329471)

WETLANDS AS DELINEATED ON AMENDMENT TO THE FINAL PLAT OF LOT 163, FILING 31, TELLURIDE MOUNTAIN VILLAGE

40' WIDE SEWER LINE EASEMENT (20' FROM SEWER)

ADDRESS MONUMENT "105 PROSPECT CREEK DRIVE"

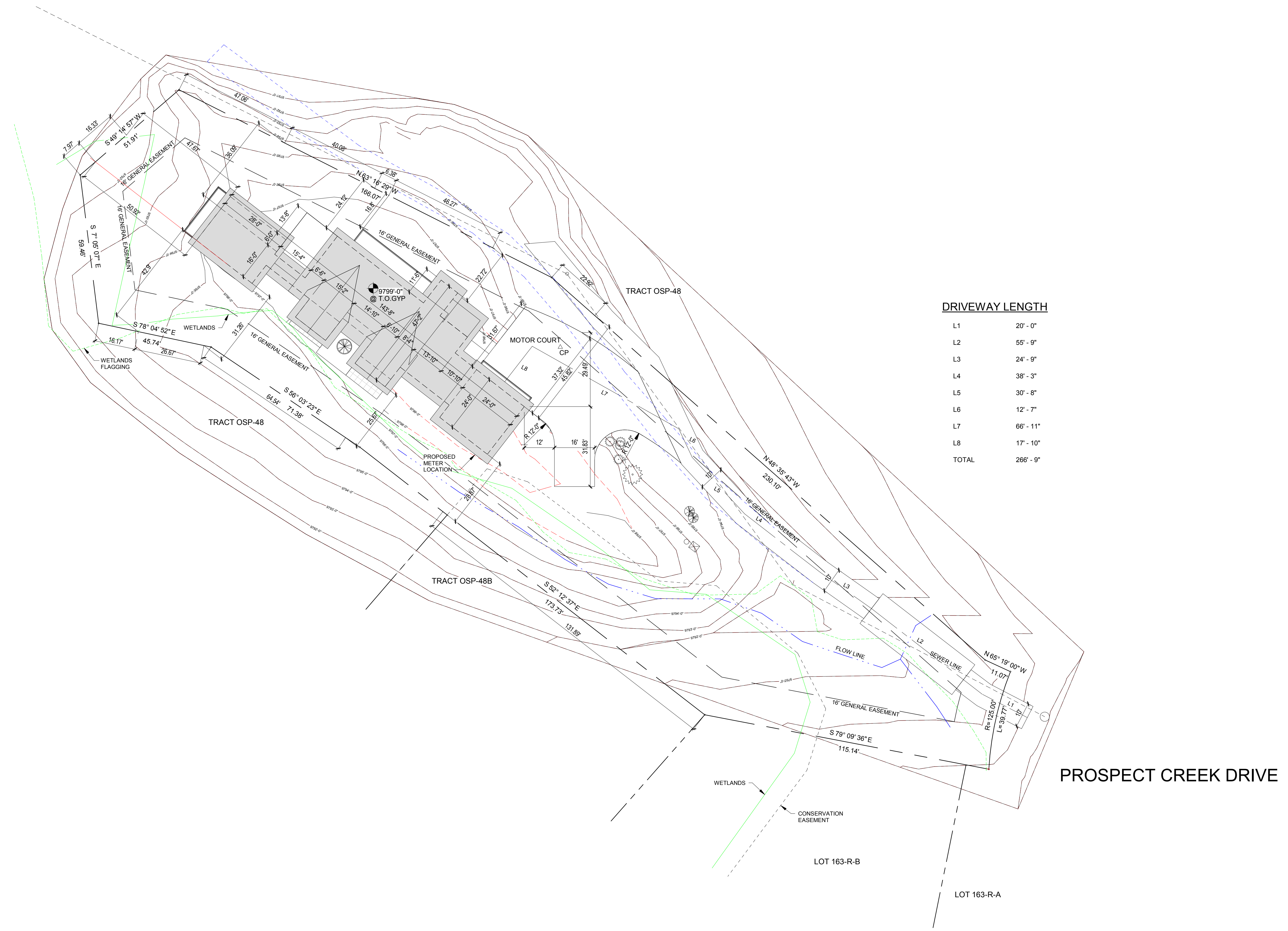
**Topographic Survey**  
 Lot 163-R-C, Telluride Mountain Village, Filing 31,  
 San Miguel County, Colorado.

Project Mgr:	JH
Technician:	MC
Checked by:	KV/NW
Start date:	05/16/2017



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

F:\014 WJ\Jobs\06064\06064.dwg 05-17.dwg - 5:30:2017 10:00:12 AM, PCS



**DRIVEWAY LENGTH**

L1	20' - 0"
L2	55' - 9"
L3	24' - 9"
L4	38' - 3"
L5	30' - 8"
L6	12' - 7"
L7	66' - 11"
L8	17' - 10"
TOTAL	266' - 9"

**SPIEGEL RESIDENCE**

LOT 163RC / PROSPECT CREEK DRIVE  
MOUNTAIN VILLAGE, CO 81435

ARCHITECTURAL  
SITE PLAN

©shift architects  
SHEET NUMBER

**A1.1**

**1** ARCHITECTURAL SITE PLAN  
1" = 20'-0"

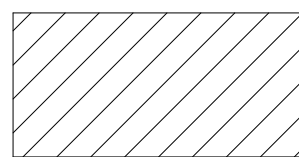
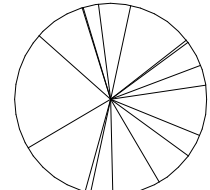
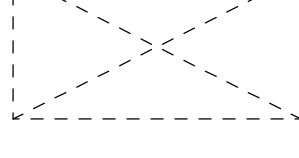
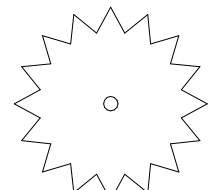
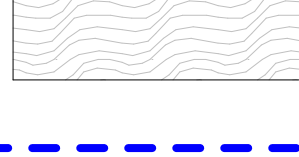





6/27/2017 3:31:02 PM

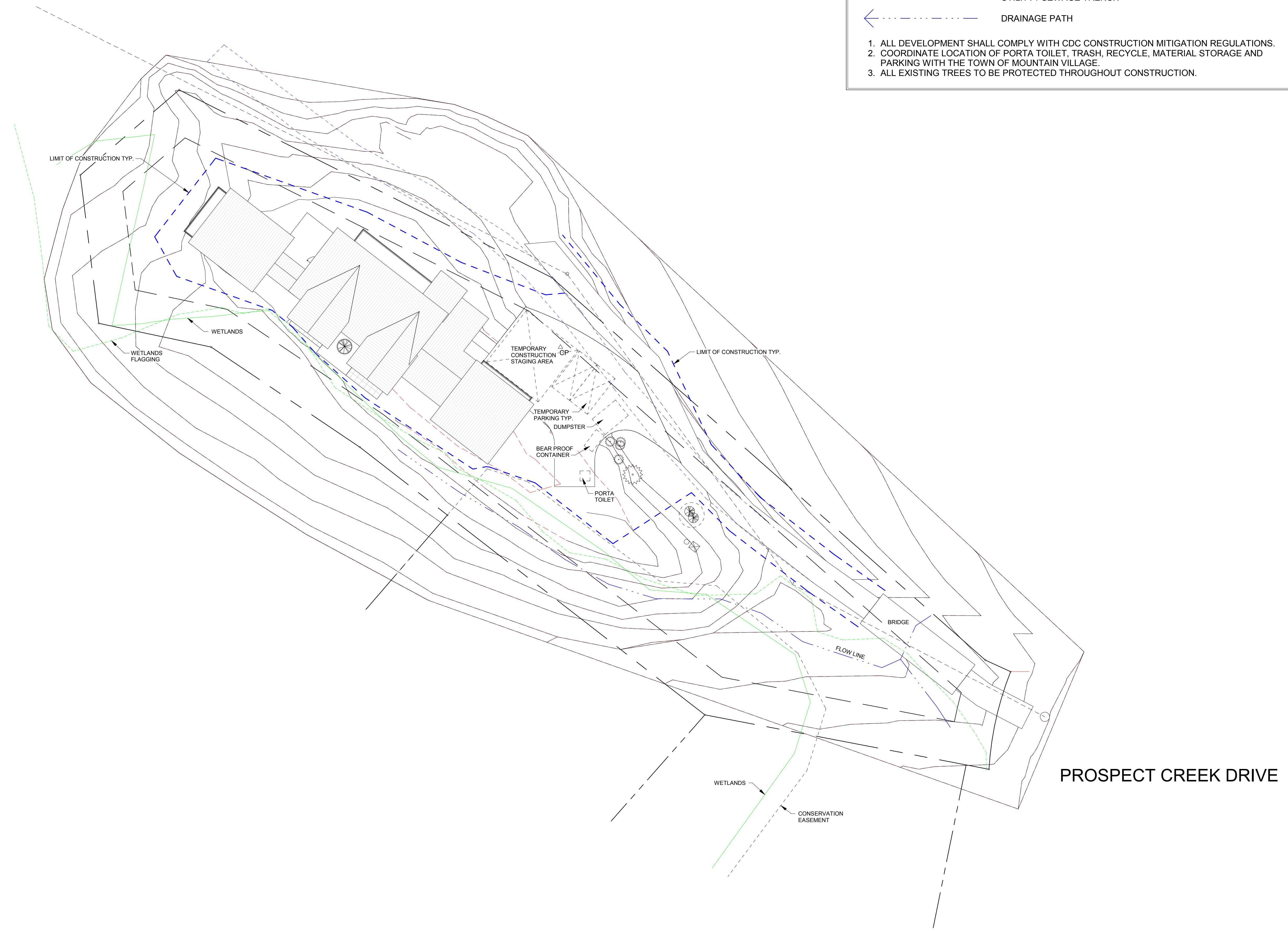
**NOT FOR CONSTRUCTION**



**CONSTRUCTION MITIGATION LEGEND**

	LIMITS OF CONSTRUCTION		EXISTING ASPEN TREE TO REMAIN
	TEMPORARY PARKING		EXISTING EVERGREEN TREE TO REMAIN
	REVEGETATION AREAS		
	CONSTRUCTION FENCING		
	UTILITY / SEWAGE TRENCH		
	DRAINAGE PATH		

- ALL DEVELOPMENT SHALL COMPLY WITH CDC CONSTRUCTION MITIGATION REGULATIONS.
- COORDINATE LOCATION OF PORTA TOILET, TRASH, RECYCLE, MATERIAL STORAGE AND PARKING WITH THE TOWN OF MOUNTAIN VILLAGE.
- ALL EXISTING TREES TO BE PROTECTED THROUGHOUT CONSTRUCTION.



**SPIEGEL RESIDENCE**

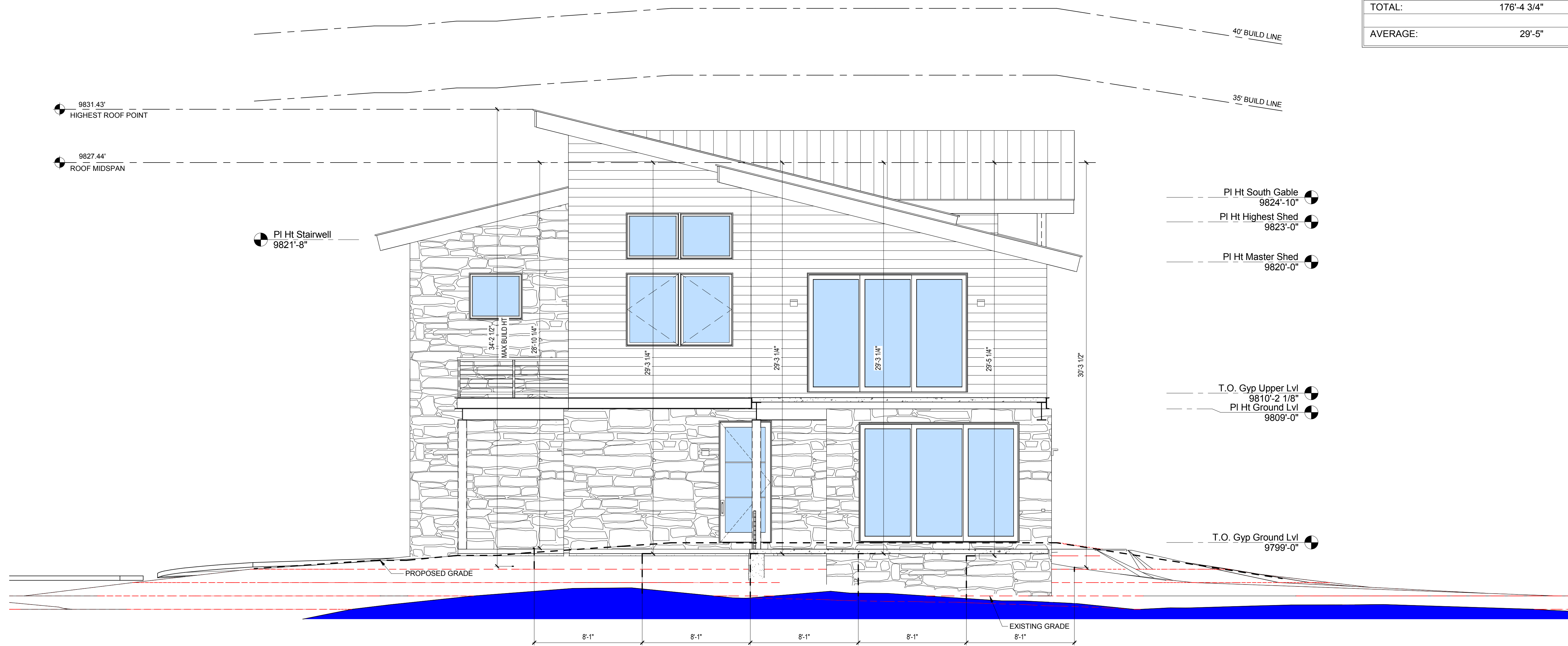
LOT 163RC / PROSPECT CREEK DRIVE  
MOUNTAIN VILLAGE, CO 81435

CONSTRUCTION  
MITIGATION PLAN

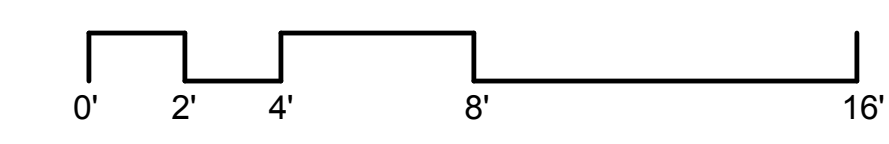
©shift architects  
SHEET NUMBER



AVG HT CALCULATIONS	
MEASUREMENT 1	28'-10 1/4"
MEASUREMENT 2	29'-3 1/4"
MEASUREMENT 3	29'-3 1/4"
MEASUREMENT 4	29'-3 1/4"
MEASUREMENT 5	29'-5 1/4"
MEASUREMENT 6	30'-3 1/2"
TOTAL:	176'-4 3/4"
AVERAGE:	29'-5"



**1 WEST ELEVATION**  
1/4" = 1'-0"



SPIEGEL RESIDENCE

LOT 163RC / PROSPECT CREEK DRIVE  
MOUNTAIN VILLAGE, CO 81435

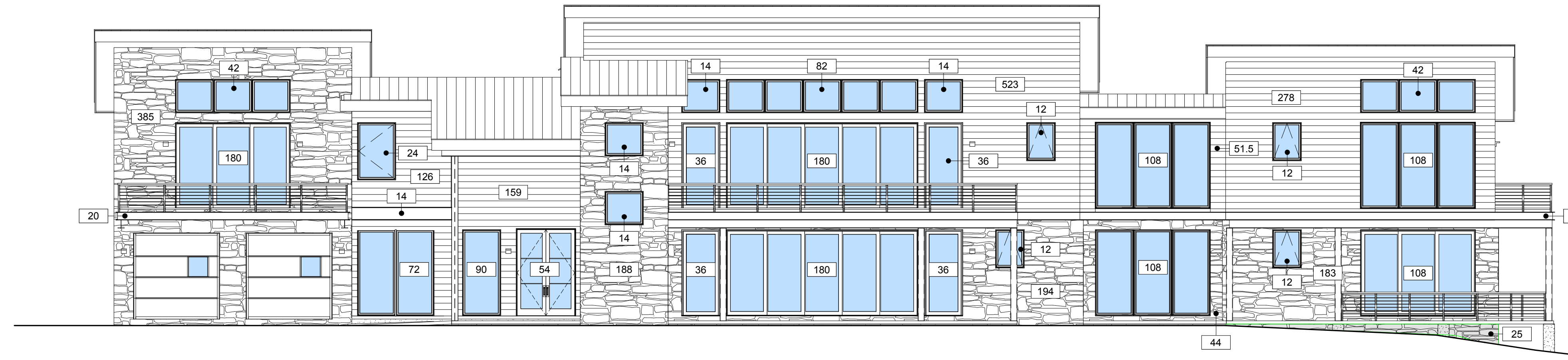
MAX BUILDING  
HEIGHT  
CALCULATIONS

SHEET NUMBER

**A2.1**

6/27/2017 3:37:53 PM

NOT FOR CONSTRUCTION

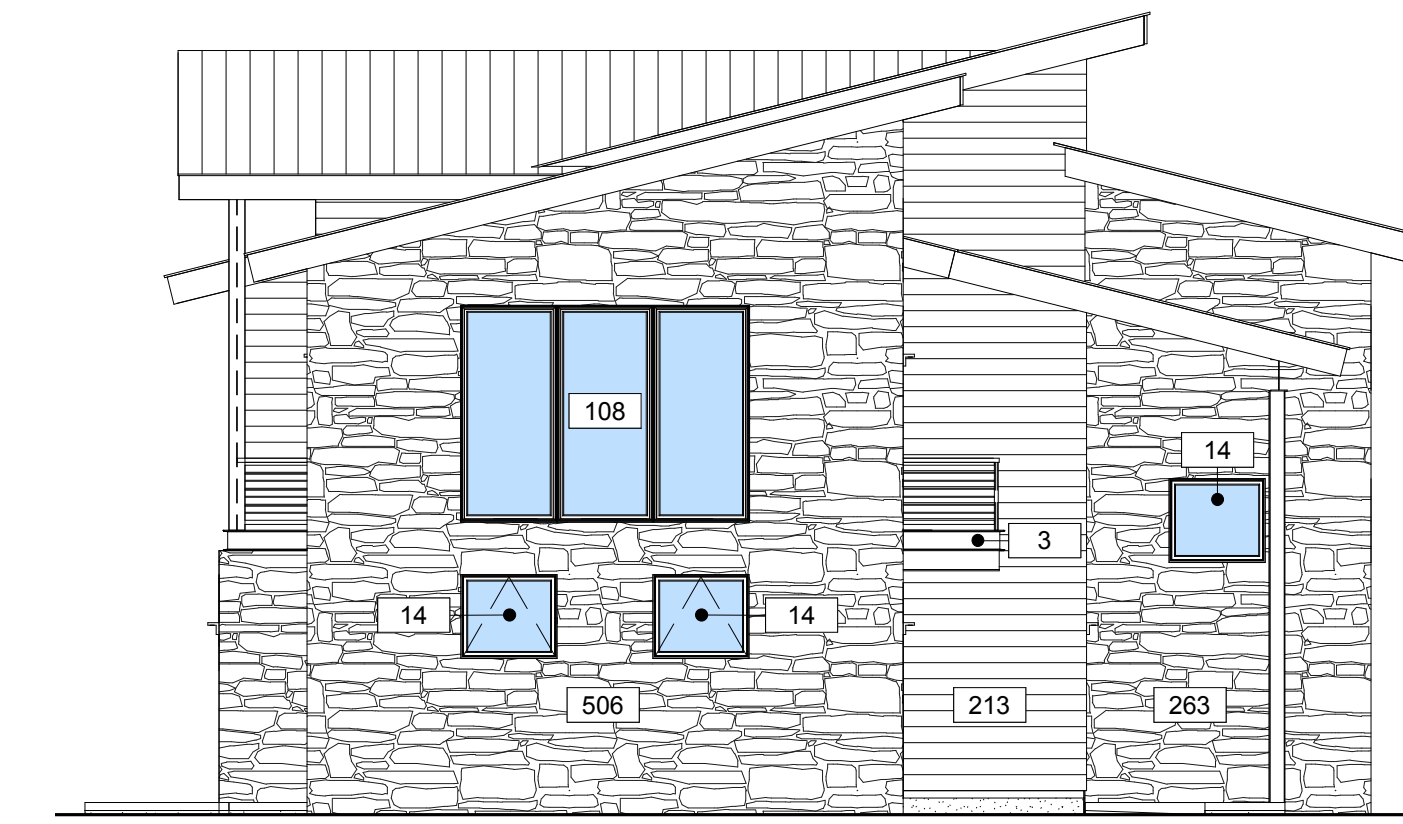


**1 NORTH ELEVATION**  
1/8" = 1'-0"

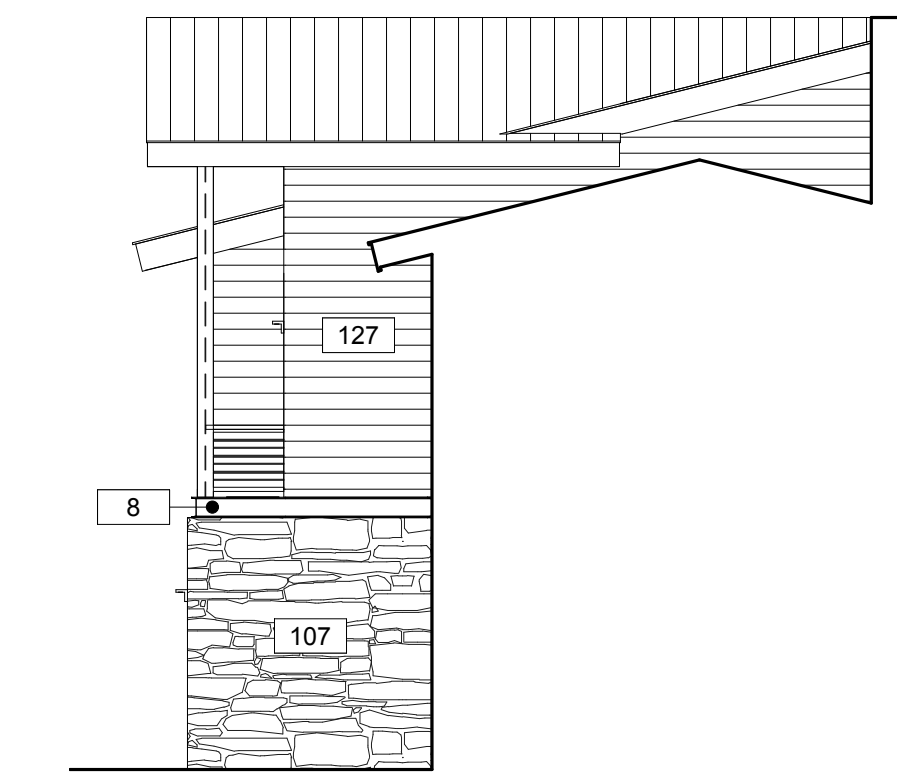
MATERIAL CALCULATIONS	
<b>NORTH</b>	
STONE	1,019.0 SF
WOOD SIDING	1,137.5 SF
WINDOWS/DOORS	1,626.0 SF
STEEL ACCENT	112.0 SF
<b>SOUTH</b>	
STONE	1,146.5 SF
WOOD SIDING	942.0 SF
WINDOWS/DOORS	1,291.5 SF
STEEL ACCENT	106.0 SF
<b>EAST</b>	
STONE	1,116.0 SF
WOOD SIDING	575.0 SF
WINDOWS/DOORS	174.0 SF
STEEL ACCENT	34.0 SF
<b>WEST</b>	
STONE	975.0 SF
WOOD SIDING	543.0 SF
WINDOWS/DOORS	360.0 SF
STEEL ACCENT	54.0 SF
<b>TOTALS</b>	
STONE	4,256.5 SF
WOOD SIDING	3,197.5 SF
WINDOWS/DOORS	3,451.5 SF
STEEL ACCENT	306.0 SF
TOTAL:	11,211.5 SF
<b>PERCENTAGES</b>	
STONE	38 %
WOOD SIDING	29 %
WINDOWS/DOORS	30 %
STEEL ACCENT	3 %
TOTAL:	100 %



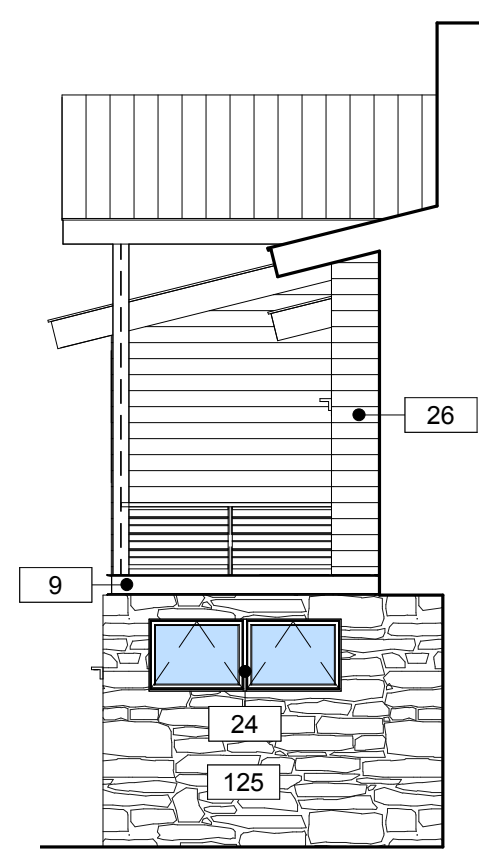
**2 SOUTH ELEVATION**  
1/8" = 1'-0"



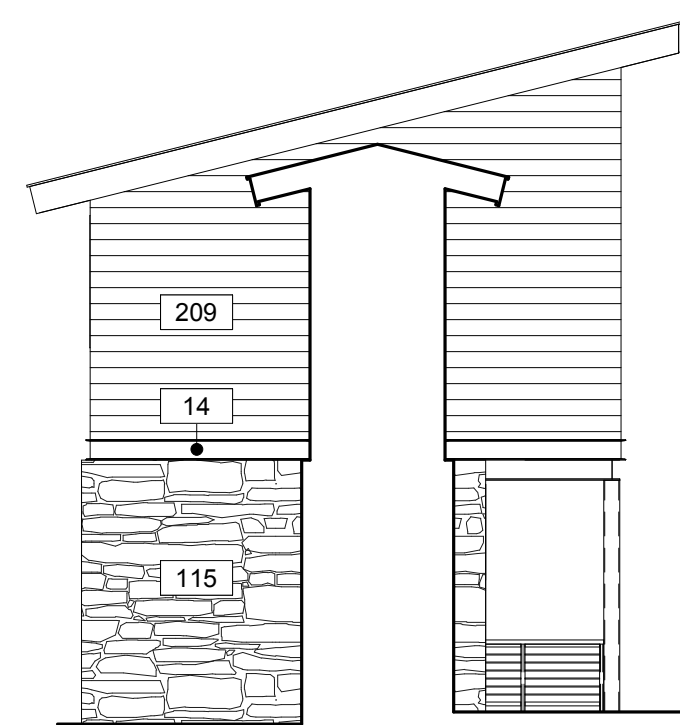
**3 EAST ELEV**  
1/8" = 1'-0"



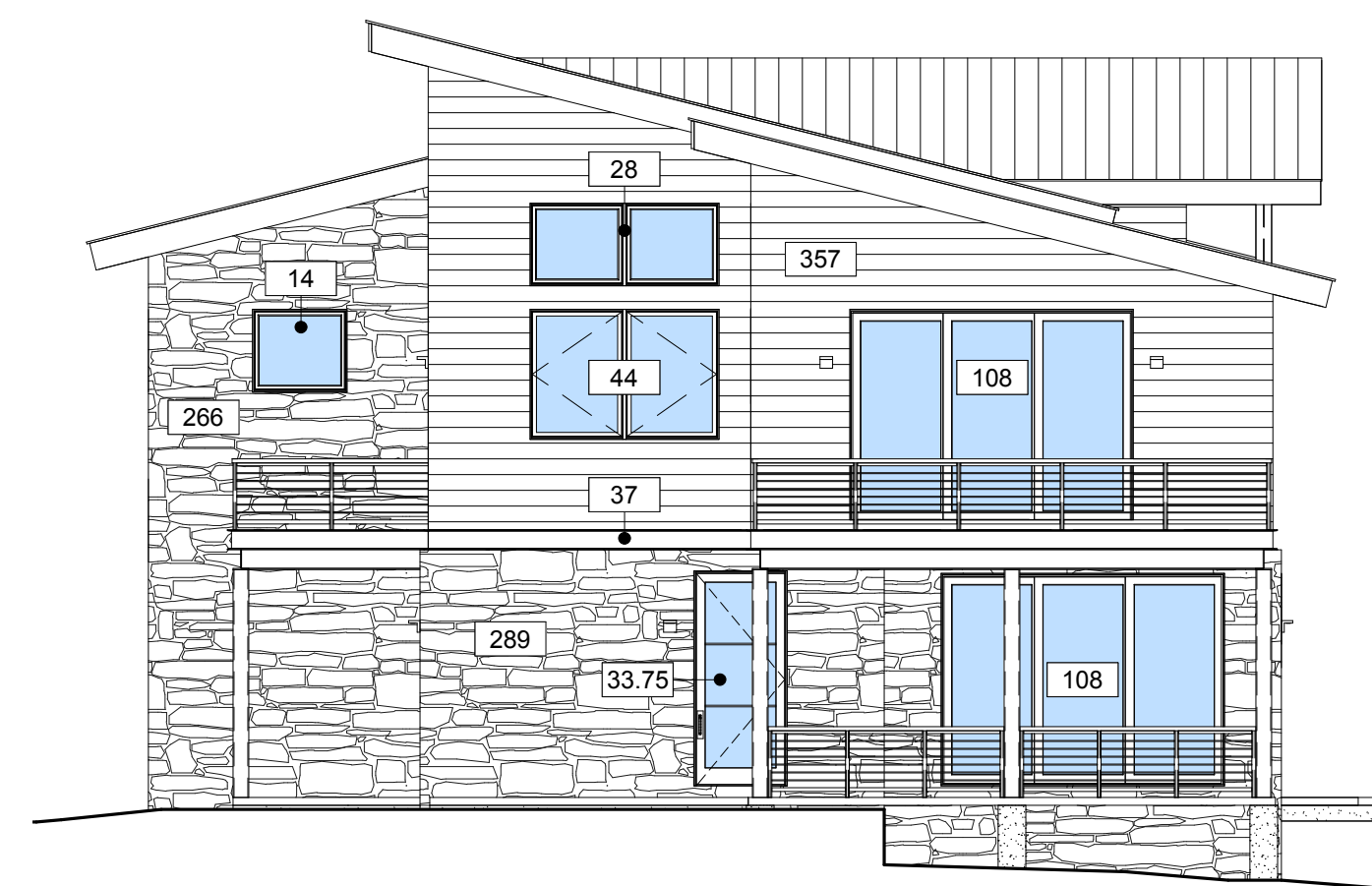
**4 EAST AT BED 1**  
1/8" = 1'-0"



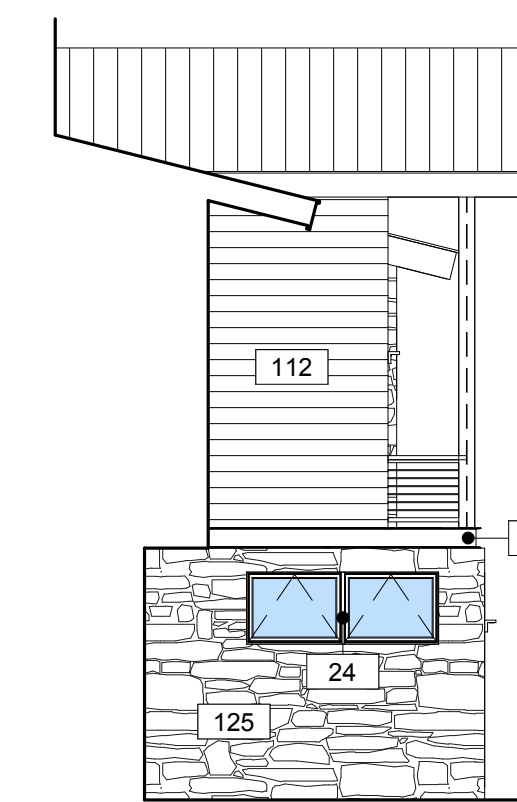
**5 EAST AT BED 2**  
1/8" = 1'-0"



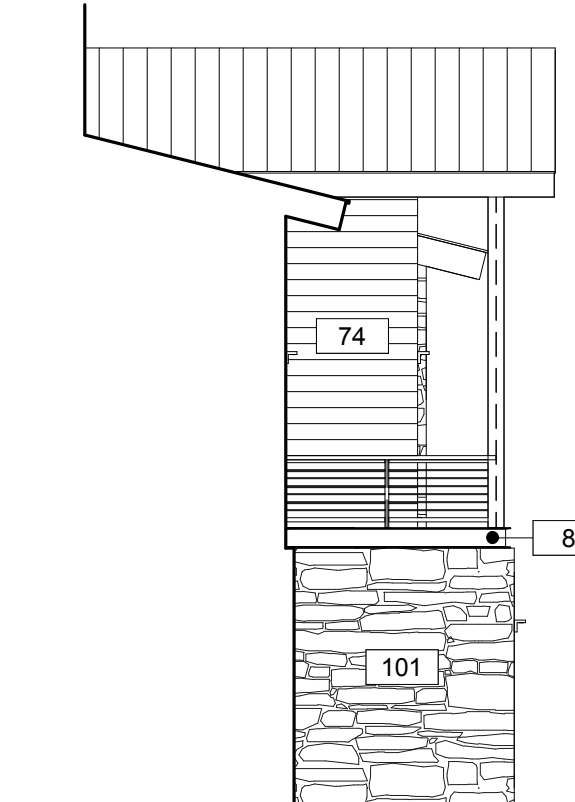
**6 EAST AT BED 3**  
1/8" = 1'-0"



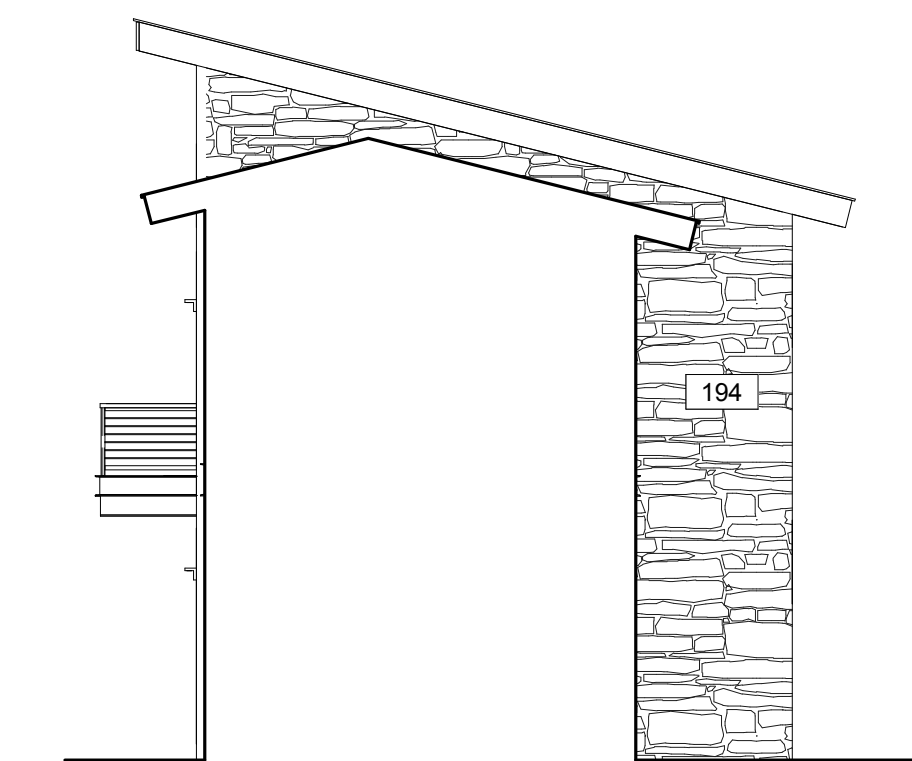
**7 WEST ELEVATION**  
1/8" = 1'-0"



**8 WEST AT BED 1**  
1/8" = 1'-0"

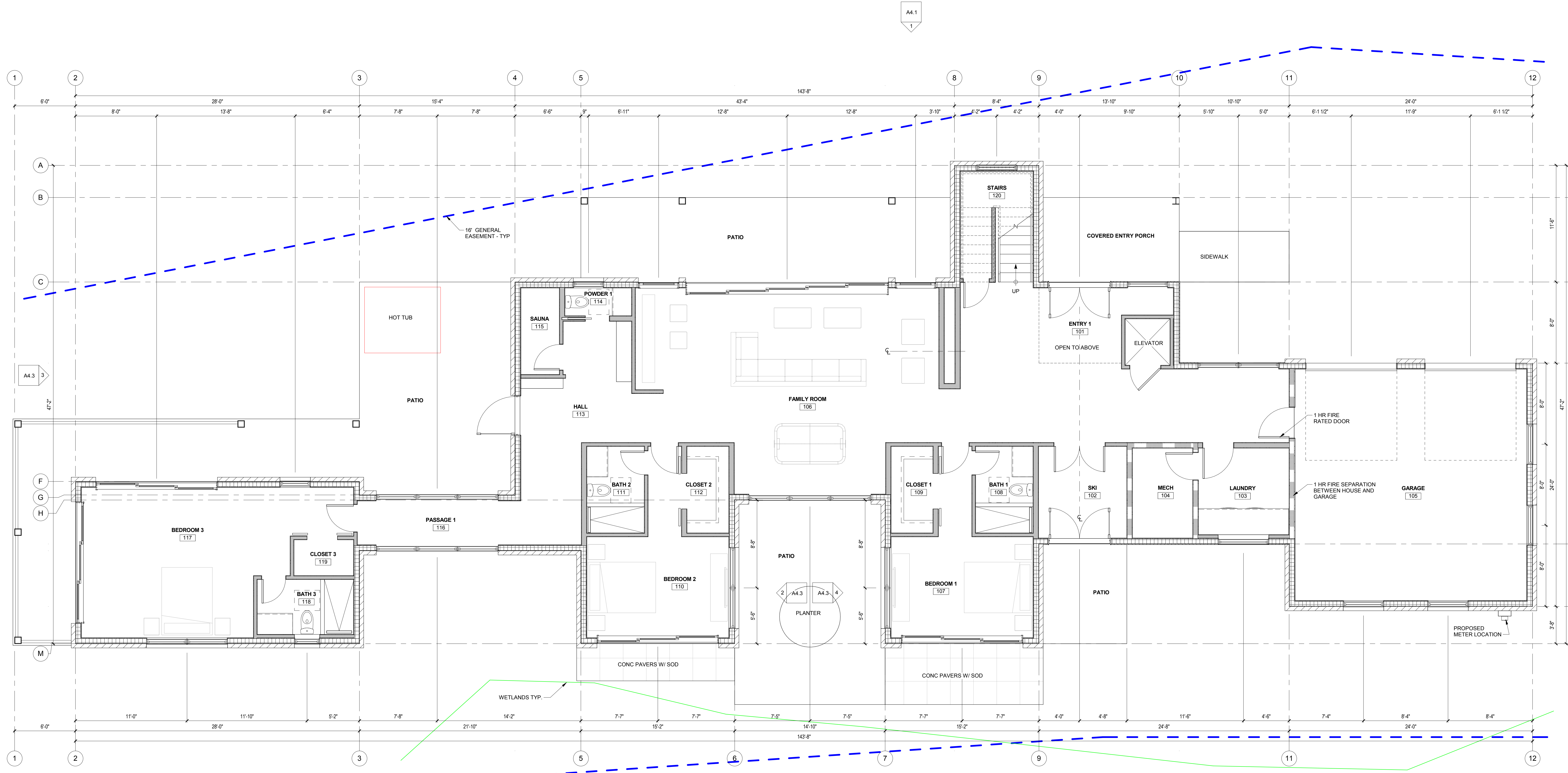


**9 WEST AT BED 2**  
1/8" = 1'-0"



**10 WEST AT GARAGE**  
1/8" = 1'-0"





**SPIEGEL RESIDENCE**

LOT 163RC / PROSPECT CREEK DRIVE  
MOUNTAIN VILLAGE, CO 81435

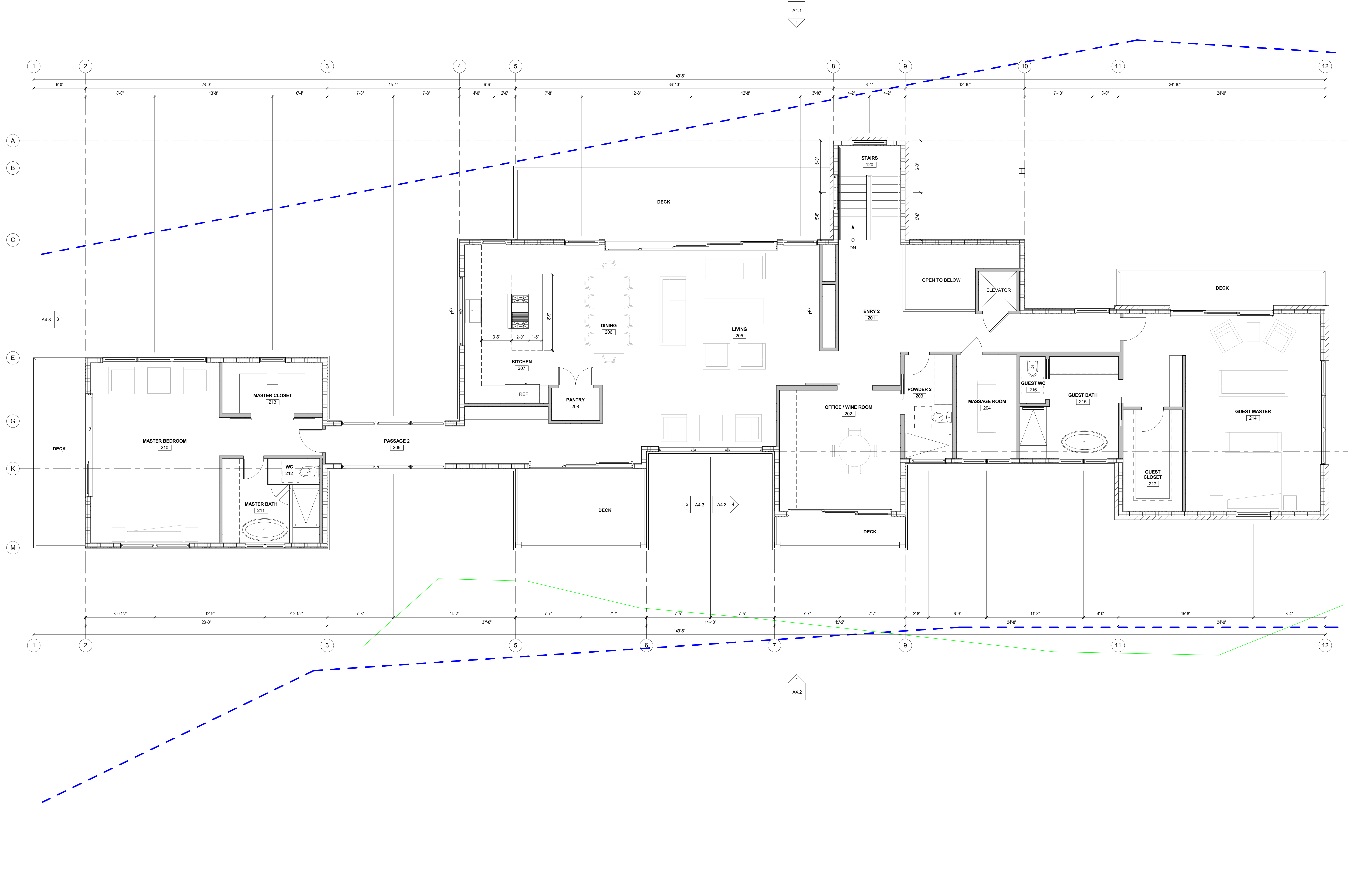
FLOOR PLANS

SHEET NUMBER

**A3.1**

6/27/2017 3:31:11 PM

**NOT FOR CONSTRUCTION**



**SPIEGEL RESIDENCE**

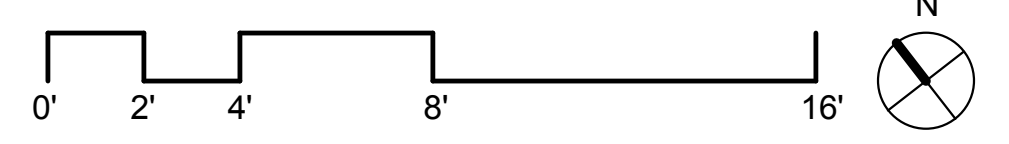
LOT 163RC / PROSPECT CREEK DRIVE  
MOUNTAIN VILLAGE, CO 81435

FLOOR PLANS

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SHEET NUMBER

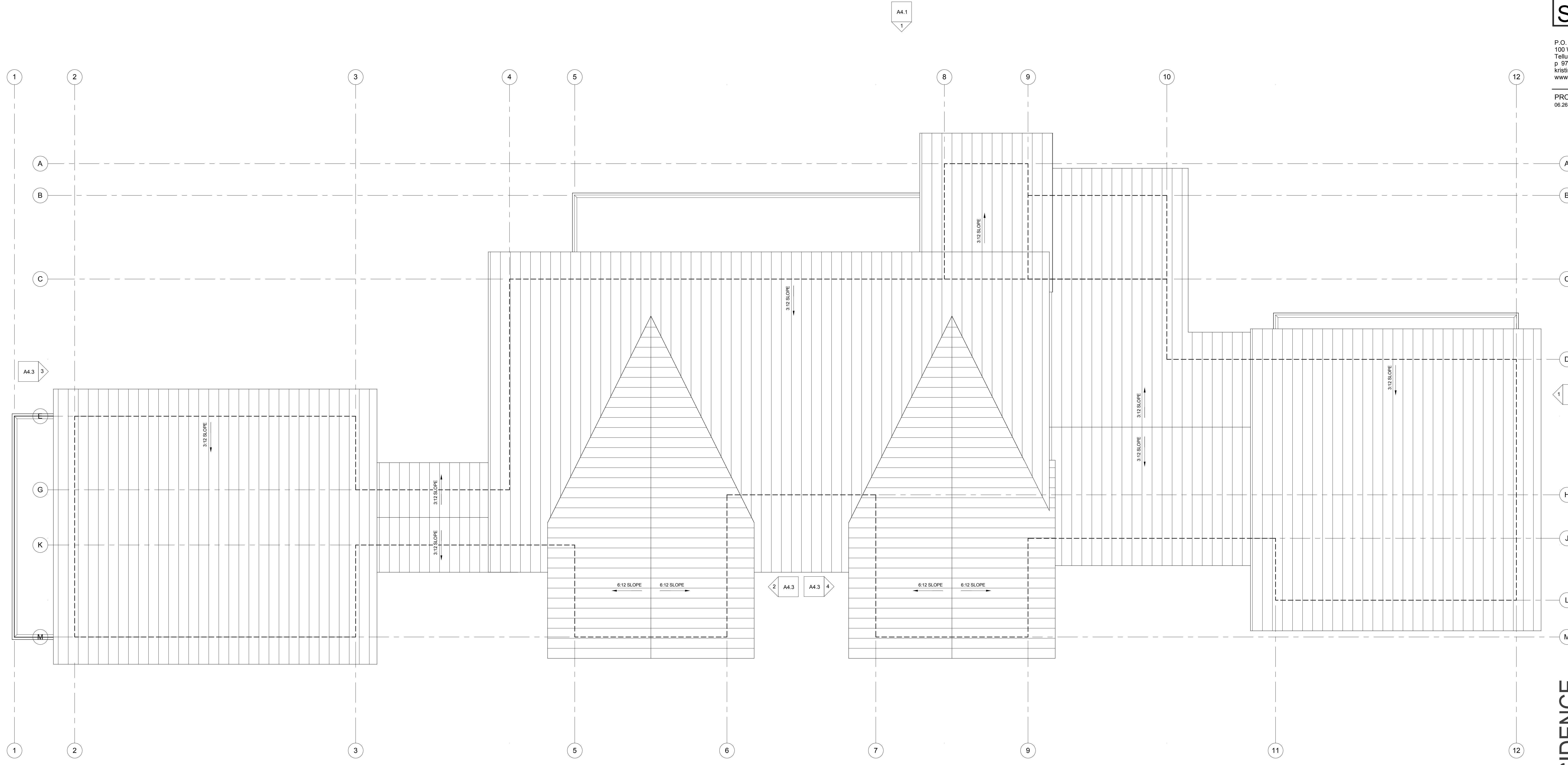
**A3.2**

**1 UPPER LEVEL**  
1/4" = 1'-0"



6/27/2017 3:31:12 PM

**NOT FOR CONSTRUCTION**



**SPIEGEL RESIDENCE**

LOT 163RC / PROSPECT CREEK DRIVE  
MOUNTAIN VILLAGE, CO 81435

ROOF PLAN

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SHEET NUMBER

6/27/2017 3:31:12 PM

**A3.4**

**NOT FOR CONSTRUCTION**

**1 ROOF PLAN**  
1/4" = 1'-0"

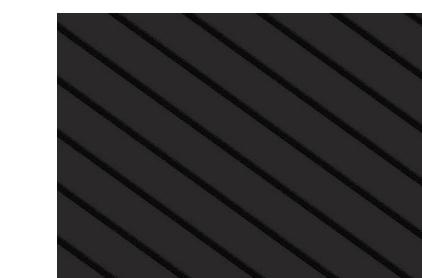




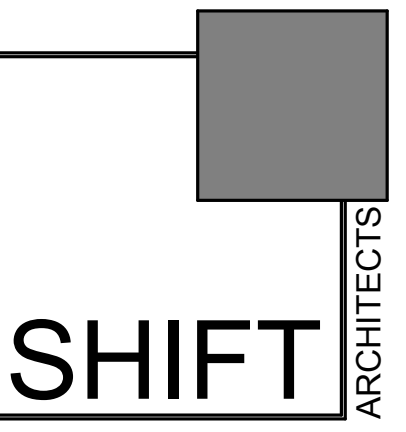
TELLURIDE HERITAGE SERIES  
BLANCA PEAK  
FULL STONE VENEER



1\"X8\" HORIZONTAL  
WOOD SIDING

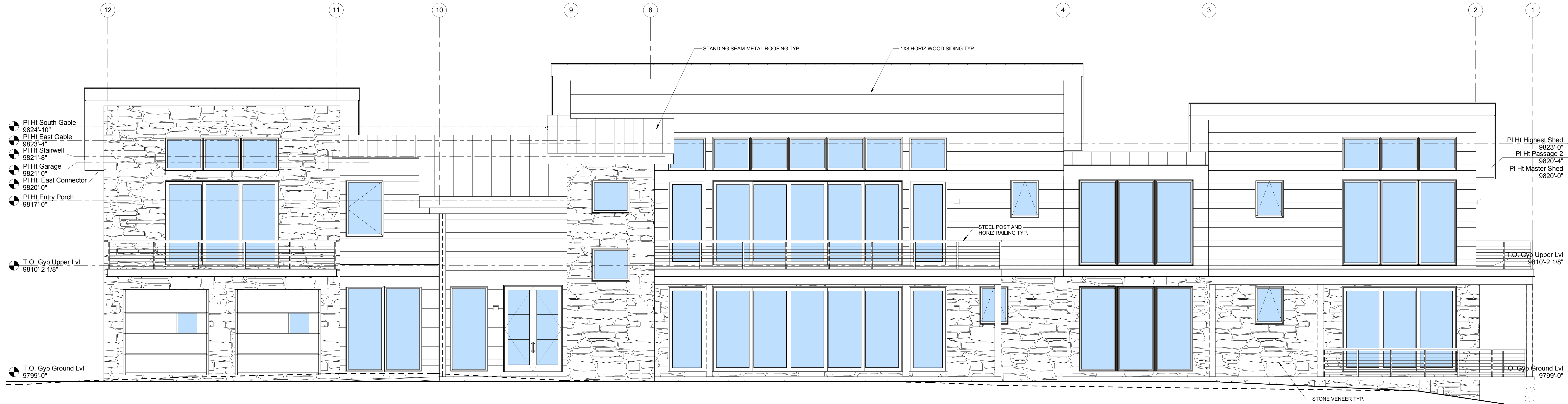


12\" PAC-CLAD STANDING  
SEAM METAL ROOF  
MATTE BLACK FINISH



P.O. Box 3206  
100 W. Colorado Suite 211  
Telluride, Colorado 81435  
p 970-728-8145  
kristine@shift-architects.com  
www.shift-architects.com

PROJECT ISSUE DATE:  
06.26.17 DRB SUBMITTAL



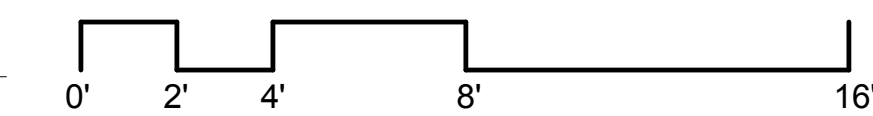
SPIEGEL RESIDENCE

LOT 163RC / PROSPECT CREEK DRIVE  
MOUNTAIN VILLAGE, CO 81435

EXTERIOR  
ELEVATIONS

©shift architects  
SHEET NUMBER

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



6/27/2017 3:31:13 PM  
A4.1

NOT FOR CONSTRUCTION



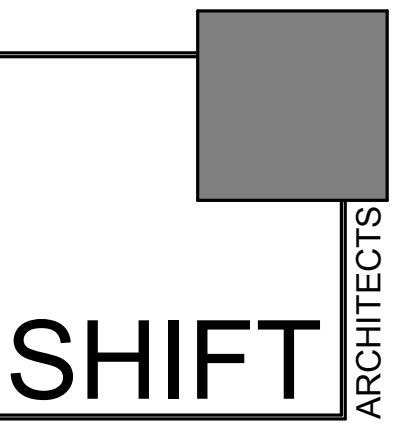
TELLURIDE HERITAGE SERIES  
BLANCA PEAK  
FULL STONE VENEER



1\"X8\" HORIZONTAL  
WOOD SIDING



12\" PAC-CLAD STANDING  
SEAM METAL ROOF  
MATTE BLACK FINISH



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www.shift-architects.com

PROJECT ISSUE DATE:  
06.26.17 DRB SUBMITTAL



PI Ht Highest Shed  
9823'-0"  
PI Ht Passage 2  
9820'-4"  
PI Ht Master Shed  
9820'-0"

T.O. Gyp Upper Lvl  
9810'-2 1/8"

T.O. Gyp Ground Lvl  
9799'-0"

PI Ht South Gable  
9824'-10"  
PI Ht East Gable  
9823'-4"  
PI Ht Garage  
9821'-0"

T.O. Gyp Upper Lvl  
9810'-2 1/8"

PROPOSED METER  
LOCATION

T.O. Gyp Ground Lvl  
9799'-0"  
9798'-0"

SPIEGEL RESIDENCE

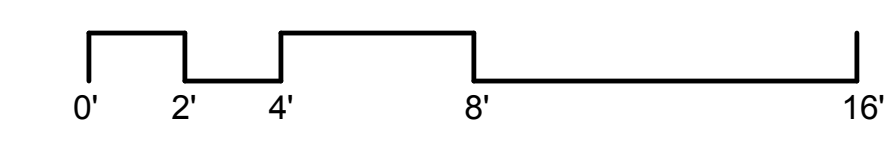
LOT 163RC / PROSPECT CREEK DRIVE  
MOUNTAIN VILLAGE, CO 81435

EXTERIOR  
ELEVATIONS

SHEET NUMBER

6/27/2017 3:31:14 PM  
**A4.2**  
NOT FOR CONSTRUCTION

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



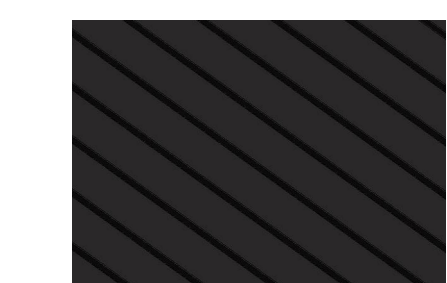




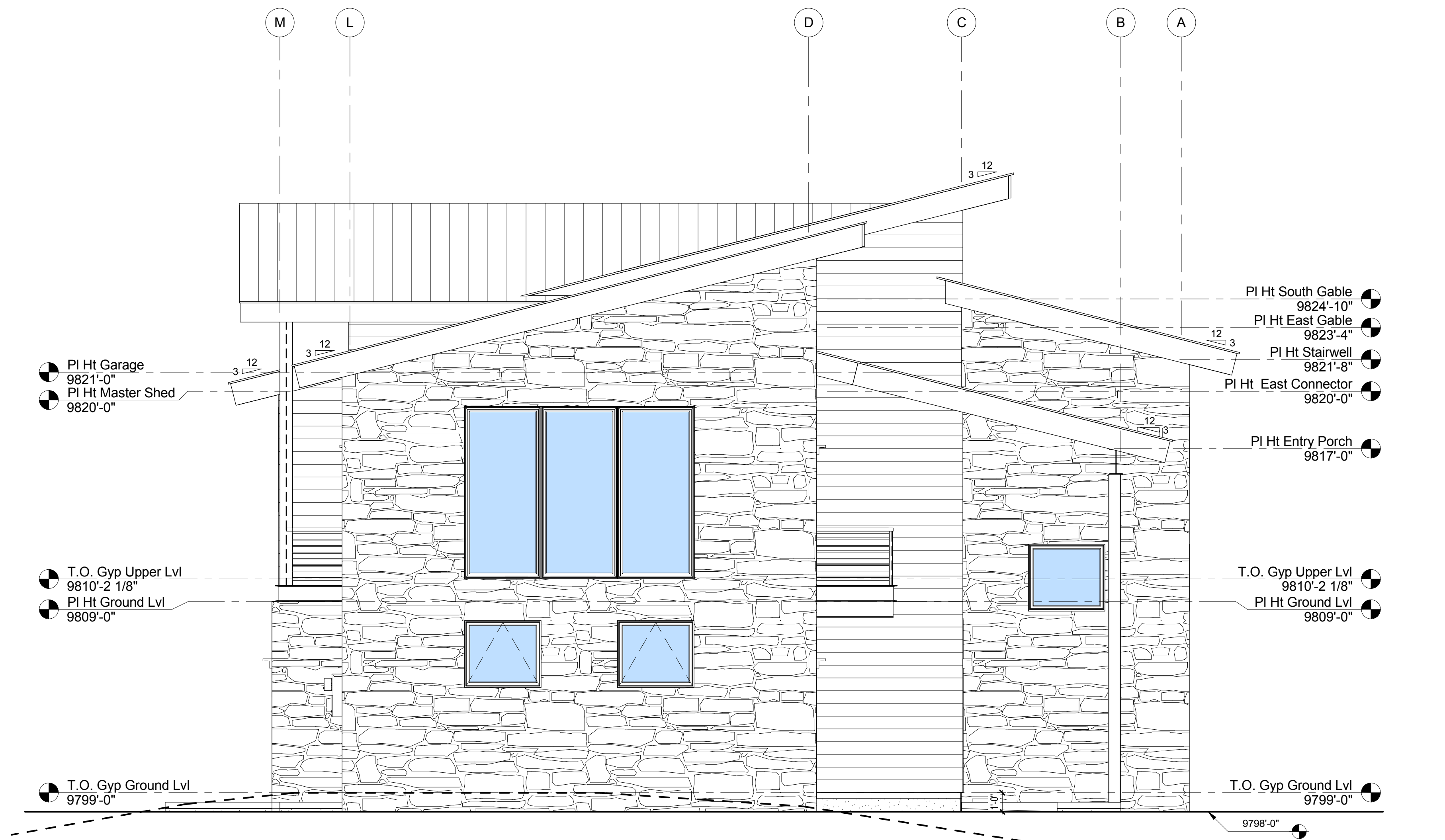
TELLURIDE HERITAGE SERIES  
BLANCA PEAK  
FULL STONE VENEER



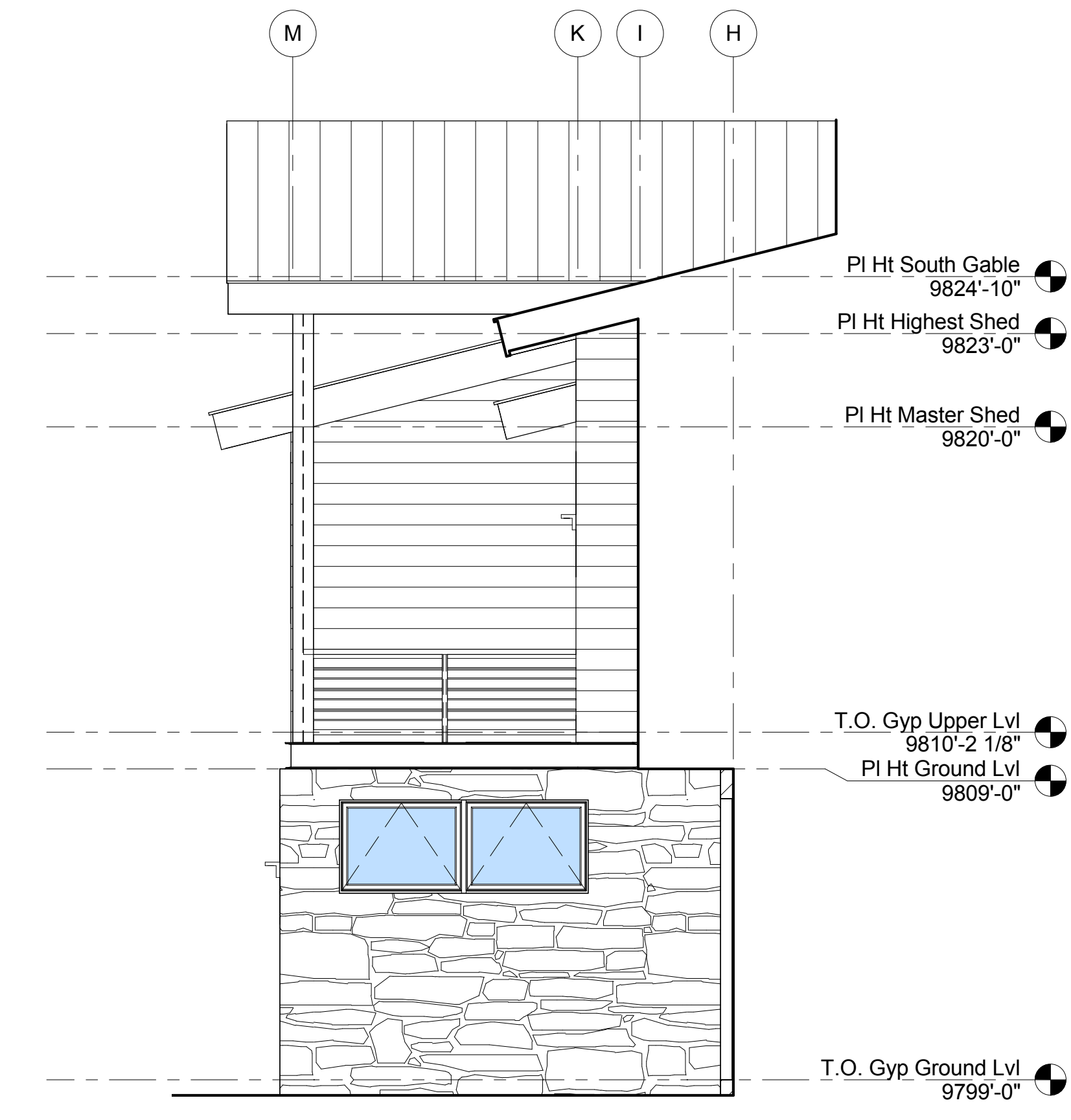
1\"X8\" HORIZONTAL  
WOOD SIDING



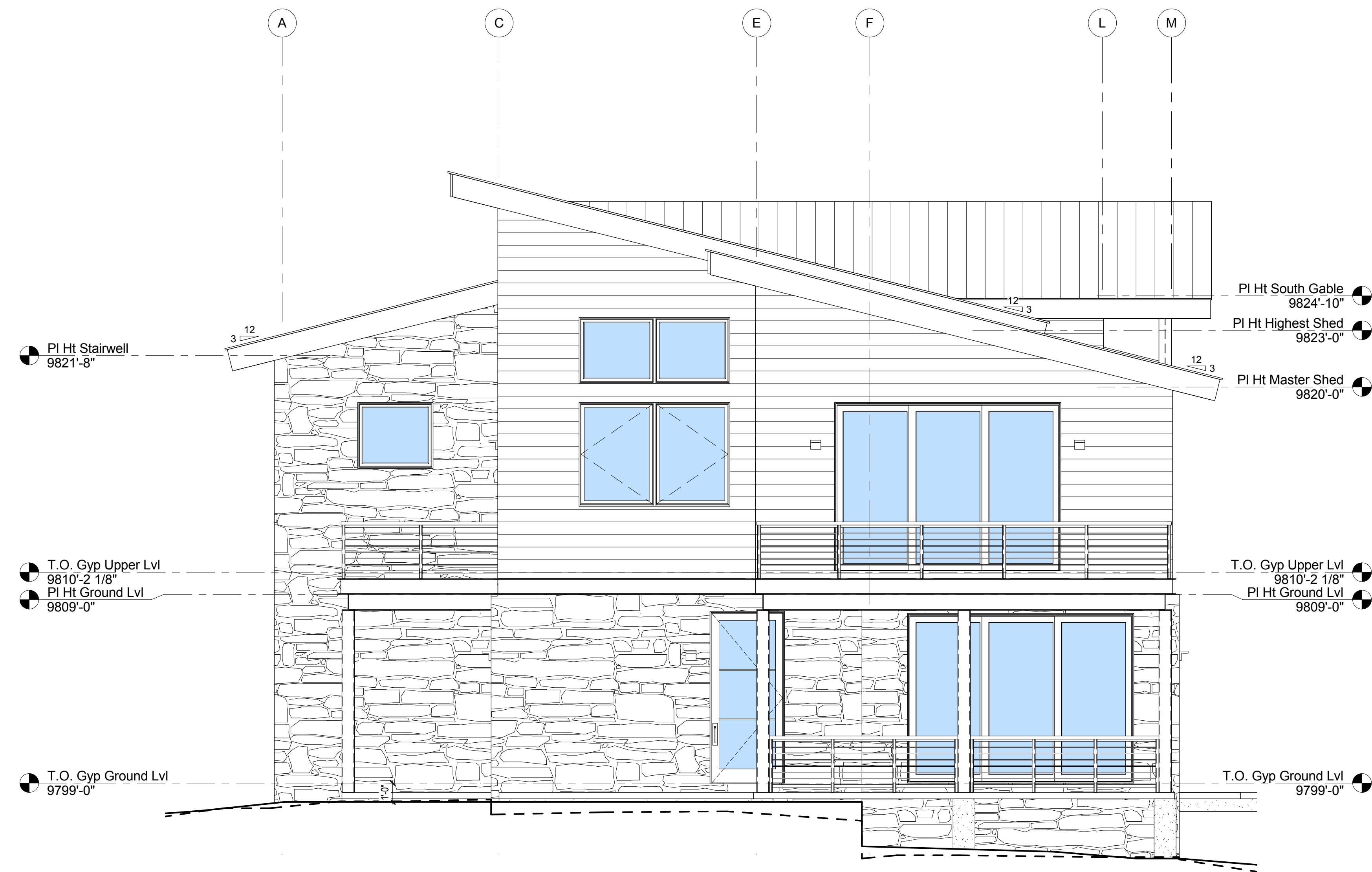
12\" PAC-CLAD STANDING  
SEAM METAL ROOF  
MATTE BLACK FINISH



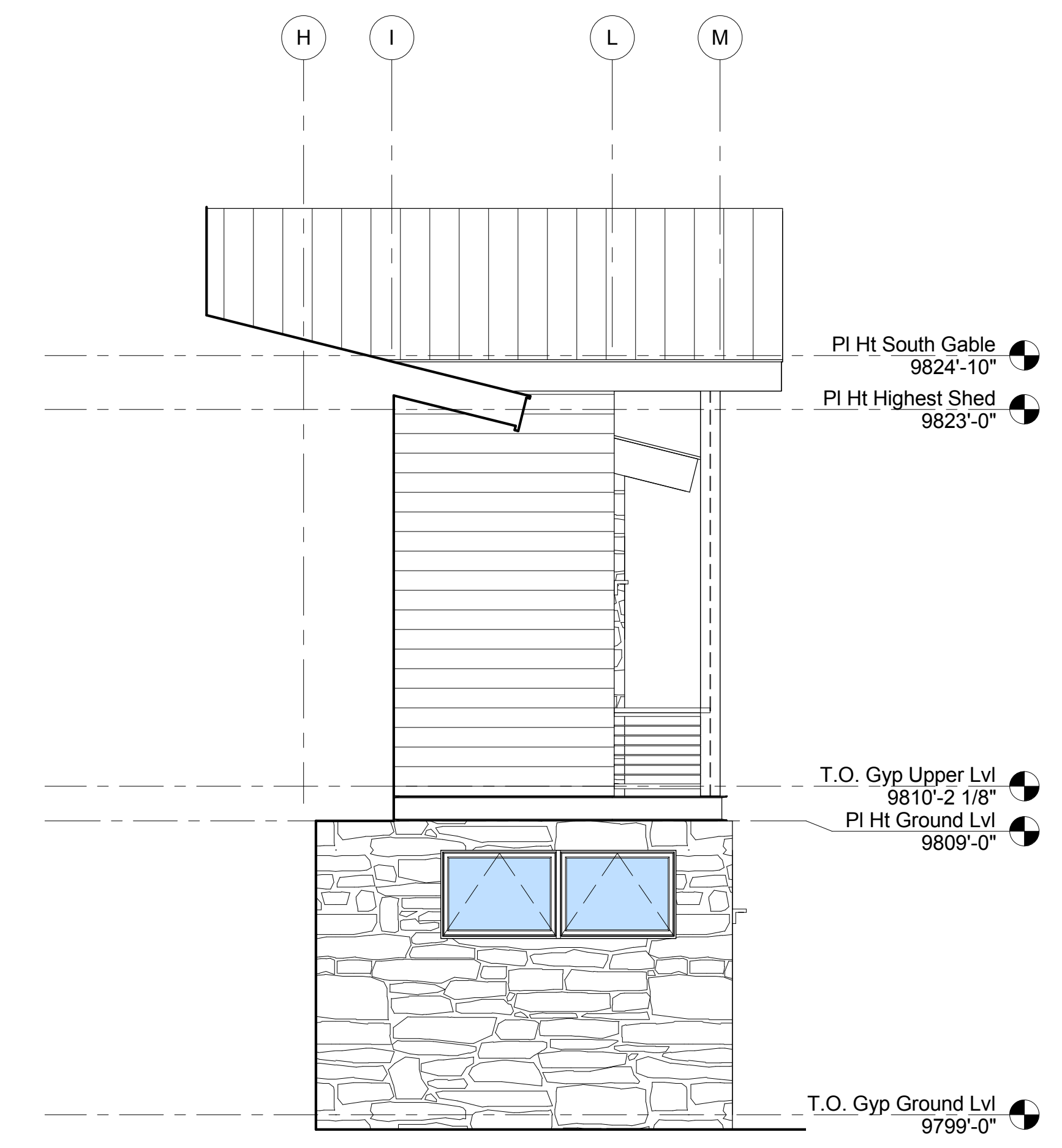
**1 EAST ELEVATION**  
1/4\" = 1'-0\"



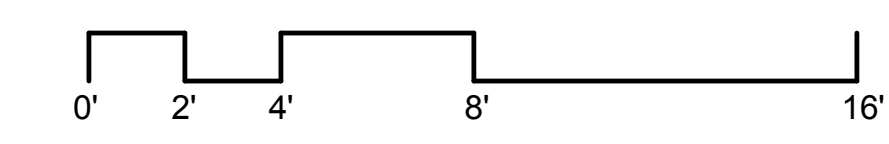
**2 PARTIAL EAST ELEVATION AT BEDROOM 2**  
1/4\" = 1'-0\"



**3 WEST ELEVATION**  
1/4\" = 1'-0\"



**4 PARTIAL WEST ELEVATION AT BEDROOM 1**  
1/4\" = 1'-0\"





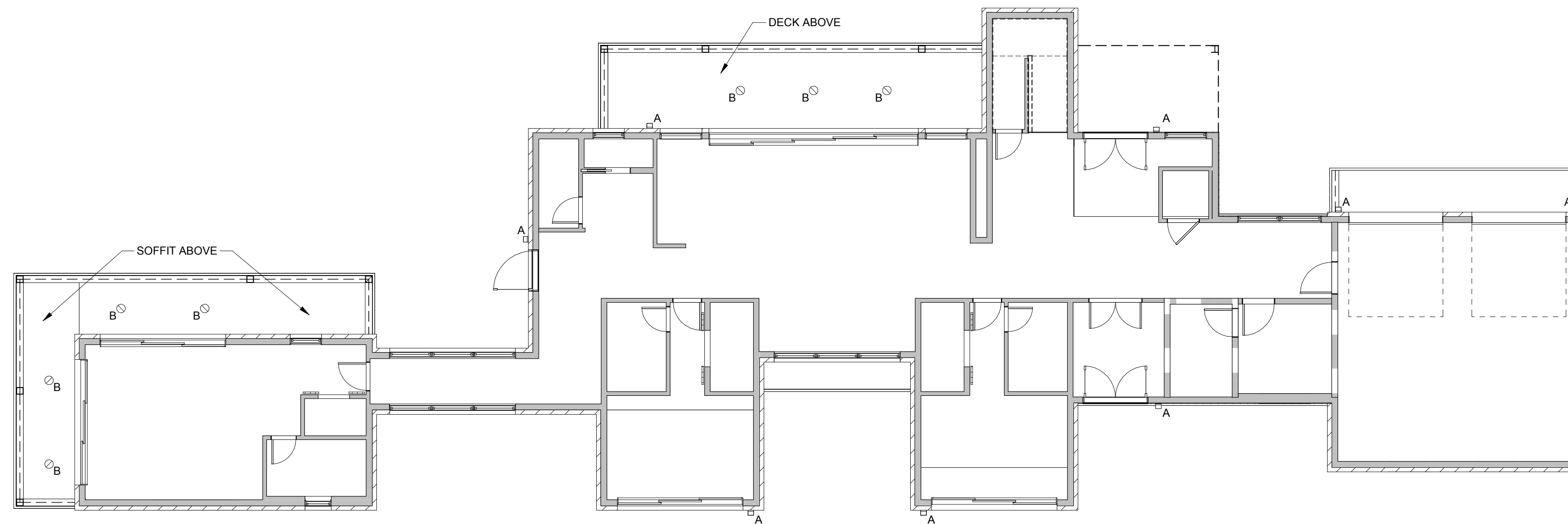
**FIXTURE A:**  
HIGH OUTPUT LED WALL PACK

TECH LIGHTING "TAAG 6"	
CHARCOAL	
WIDTH	5"
HEIGHT	5.9"
EXTENSION	5.7"
DELIVERED LUMENS	625.2
WATTS	10.2
VOLTAGE	UNIVERSAL 120-277V WITH INTEGRAL TRANSIENT 2.5KV SURGE PROTECTION (DRIVER)
DIMMING	0-10. ELV
LIGHT DISTRIBUTION	SYMMETRIC
MOUNTING OPTIONS	WALL
PERFORMANCE OPTIONS	PHOTOCONTROL/IN-LINE FUSE/SURGE PROTECTOR
CCT	3000K OR 4000K
CRI	80+
COLOR BINNING	3 STEP
BUG RATING	B1-U1-G0
DARK SKY	COMPLIANT
WET LISTED	IP65
GENERAL LISTING	ETL TITLE 24
START TEMP	-30° C
FIELD SERVICEABLE LED	YES
CONSTRUCTION	ALUMINUM
HARDWARE	STAINLESS STEEL
FINISH	MARINE GRADE POWDER COAT
LED LIFETIME	L70; 70,000 HOURS

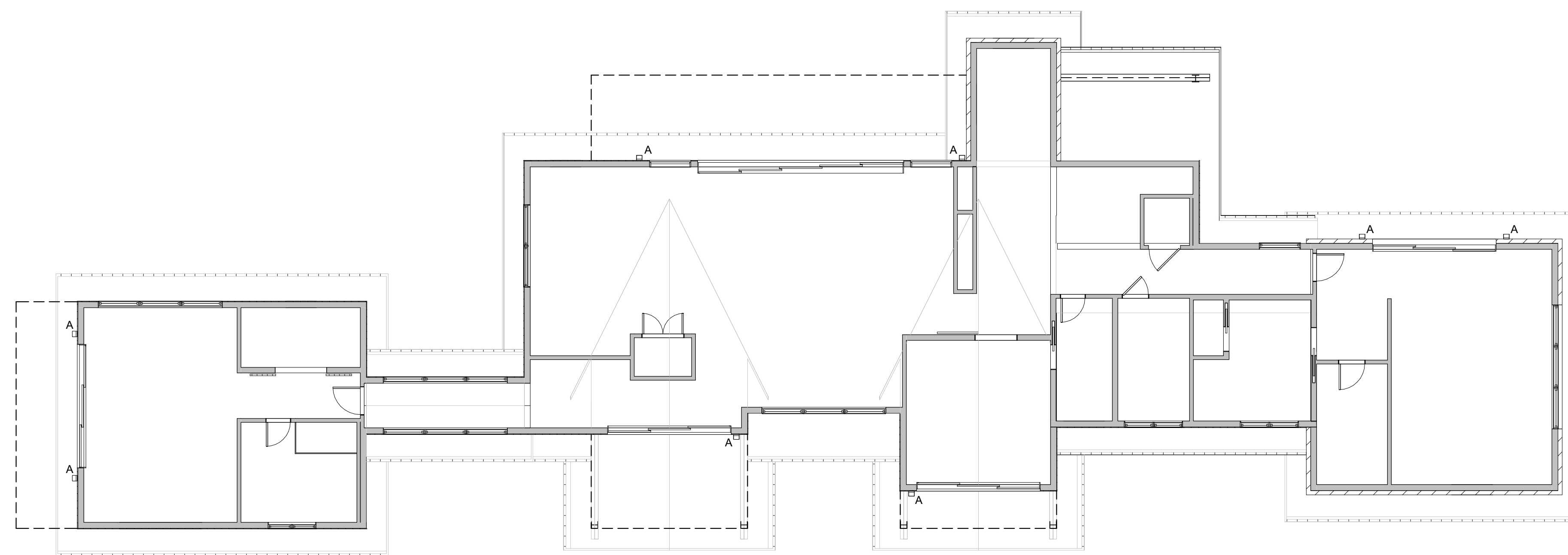


PROVIDE FULL CUT OFF FIXTURES WITH LED 10W 2500K-2700K BULBS PER CDC REQUIREMENTS.

MOUNT FIXTURES AT 7'-0" AFF MAX PER CDC REQUIREMENTS.



**1 GROUND LEVEL EXTERIOR LIGHTING PLAN**  
1/8" = 1'-0"



**2 UPPER LEVEL EXTERIOR LIGHTING PLAN**  
1/8" = 1'-0"



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

REPLY TO  
ATTENTION OF

February 21, 2013

Regulatory Division SPK-2007-00240-CW

Mr. Reggie Kajer  
Camde Partners LLP  
11 Lynn Batts Lane, Suite 100  
San Antonio, Texas 78218

Dear Mr. Kajer:

We are responding to your October 24, 2012 request for an approved jurisdictional determination for Lot 163 R-C in the Town of Mountain Village project. The site is located near the Prospect Creek Drive and San Joaquin Road intersection and extends downstream on the west side of Prospect Creek Road, Latitude 37.9264°, Longitude -107.8476°, Town of Mountain Village, San Miguel County, Colorado (see Vicinity Map, Enclosure 1).

Based on available information, we concur with the estimate of waters of the United States, as described in the October 24, 2012 Jurisdictional Determination Renewal, and as depicted on the enclosed **October 2, 2006 Wetland** drawing, prepared by Foley Associates, Incorporated for The Terra Firm, Incorporated (Enclosure 2). The 0.24 acre of wetland present within the survey area is a water of the United States regulated under Section 404 of the Clean Water Act. Only those wetlands identified as "Wetlands Flagging as Determined by Chris Hazen in September 2006" are included in this Approve Jurisdictional Determination.

This verification is valid for five years from the date of this letter, unless new information warrants revision of the determination before the expiration date. This letter contains an Approved Jurisdictional Determination for your subject site. If you object to this determination, you may request an administrative appeal under Corps regulations at 33 CFR Part 331.

A Notification of Appeal Process (NAP) and Request for Appeal (RFA) form is enclosed (Enclosure 3). If you request to appeal this determination you must submit a completed RFA form to the South Pacific Division Office at the following address: Administrative Appeal Review Officer, Army Corps of Engineers, South Pacific Division, CESPDPDO, 1455 Market Street, 2052B, San Francisco, California 94103-1399, Telephone: 415-503-6574, FAX: 415-503-6646.

In order for an RFA to be accepted by the Corps, the Corps must determine that it is complete, that it meets the criteria for appeal under 33 CFR Part 331.5, and that it has been received by the Division Office within 60 days of the NAP. Should you decide to submit an RFA form, it must be received at the above address by 60 days from the date of this letter. It is

not necessary to submit an RFA form to the Division Office if you do not object to the determination in this letter. 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 determination has been conducted to identify the limits of Corps of Engineers' Clean Water Act jurisdiction for the particular site identified in this request. This determination may not be valid for the wetland conservation provisions of the Food Security Act of 1985. If you or your tenant are U.S. Department of Agriculture (USDA) program participants, or anticipate participation in USDA programs, you should request a certified wetland determination from the local office of the Natural Resources Conservation Service prior to starting work.

Please refer to identification number SPK-2007-00240-CW in any correspondence concerning this project. If you have any questions, please contact Carrie Sheata at our Colorado West Regulatory Branch, 400 Rood Avenue, Room 224, Grand Junction, Colorado 81501, email [Carrie.A.Sheata@usace.army.mil](mailto:Carrie.A.Sheata@usace.army.mil), or telephone (970) 243-1199, extension 14. We appreciate your feedback. At your earliest convenience, please tell us how we are doing by completing the customer survey on our website, [www.spk.usace.army.mil/Missions/Regulatory.aspx](http://www.spk.usace.army.mil/Missions/Regulatory.aspx), under Customer Service Survey.

Sincerely,

**Original Signed**

Susan Bachini Nall  
Chief, Colorado West Regulatory Branch

Enclosures:

1. Vicinity Map: Lot 163 R-C
2. September 2006 wetland drawing prepared by Foley Associates
3. Notification of Appeal Process and Request for Appeal form

Copies Furnished:

Mr. Chris Hazen, The Terra Firm, Incorporated, Post Office Box 362, Telluride, Colorado 81435

Mr. Chris Hawkins, Community, Development Director, Town of Mountain Village, 455 Mountain Village Boulevard, Suite A, Mountain Village, Colorado 81435

Mr. Mike Rozycki, Planning Director, San Miguel County, Post Office Box 548, Telluride, Colorado 81435







**PLANNING & DEVELOPMENT SERVICES**

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

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**TO:** Design Review Board  
**FROM:** Dave Bangert, Senior Planner/Town Forester  
**FOR:** DRB Meeting on July 6, 2017  
**DATE:** June 22, 2017  
**RE:** Consideration of a Minor Revisions Application for the extension of existing deck into the General Easement in the GE on Lot 166AR2-11

---

**APPLICATION OVERVIEW:**

The purpose and intent of this memo is to have the Design Review Board review and evaluate the proposed new deck extending into the General Easement (GE) on Lot 166AR2-11.

**PROJECT GEOGRAPHY**

**Legal Description:** Lot 166AR2-11, Telluride Mountain Village  
**Address:** 11 Stonegate Dr.  
**Applicant/Agent:** Tom Conyers Architect  
**Owner:** Kelly Cabbage for Stonegate LLC  
**Zoning:** Single Family  
**Existing Use:** Single Family  
**Lot Area:** 0.5 acres

**Adjacent Land Uses:**

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

**ATTACHMENTS**

- Exhibit A: Proposed plans

**BACKGROUND**

The owner's representative, Tom Conyers, has submitted a Minor Revisions application in accordance with the Community Development Code (CDC). The applicant is proposing the extension of an existing deck into the General Easement over an existing patio terrace that has an existing General Easement encroachment agreement. Public Works has no issues with the additional encroachment into the GE.



**ANALYSIS OF RELEVANT CODE SECTIONS**

**17.3.14 General Easement Setbacks**

C. All general easement setbacks or other setbacks shall be maintained in a natural, undisturbed state to provide buffering to surrounding land uses and to maintain the ability to conduct any of the general easement allowed uses.

D. All above- and below-grade structures or structural components (soil nailing, etc.), earth disturbance, or ground level site development such as walks, hardscape, terraces and patios shall be located outside of the general easement setback or other setbacks on each lot within the allowable building area of a lot.

E. The following development activities are permitted in the general easement setback or other setbacks subject to the applicable review process and Design Regulations:

1. Review authority approved accessways for direct access, including driveways, walkways, and ski trails and ski lifts for ski area access.
  - a. Accessway impacts to the general easement shall be minimized to the extent practical, such as a perpendicular crossing of the easement setback area.
  - b. Accessways shall not exceed the minimum Town standards for construction, such as the minimum width.
2. Utilities;
  - a. To the extent practical, all utilities shall follow a driveway alignment.
3. Address monuments;
4. Natural landscaping without any man-made materials or hardscape;
5. Fire mitigation and forestry management without substantial earthwork;
6. Construction staging provided:
  - a. The area proposed for such staging is devoid of naturally occurring trees or other naturally occurring vegetation; or
  - b. The DRB is approving disturbance in the general easement for another proposed improvement such as a driveway, utility cut, or skier access, and the area can be used for staging until the approved improvement is constructed; and
7. Other uses as provided for in the definition of general easement.

F. The DRB may waive the general easement setback or other setbacks and allow for prohibited activities provided:

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

**STAFF RECOMMENDATION**

Staff feels that the new deck extension over an existing patio with an existing General Easement encroachment agreement will not adversely affect the Town's use of the GE.

Staff recommends approval the General Easement encroachment proposed by the applicant, Tom Conyers, on Lot 166AR2-11 with the following motion:

*"I move to approve the application by Tom Conyers to extend an existing deck into the western GE with a new General Easement encroachment agreement between the owner of Lot 166AR2-11 and the Town of Mountain Village".*





# MINOR REVISIONS APPLICATION

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

MINOR REVISIONS APPLICATION			
<b>APPLICANT INFORMATION</b>			
<b>Name:</b> Thomas Conyers		<b>E-mail Address:</b> tom@conyers-architect.com	
<b>Mailing Address:</b> p.o. box 3383		<b>Phone:</b> 970-369-0057	
<b>City:</b> Telluride	<b>State:</b> CO	<b>Zip Code:</b> 81435	
<b>Mountain Village Business License Number</b> 399			
<b>PROPERTY INFORMATION</b>			
<b>Physical Address:</b> Lot 11 Stonegate		<b>Acreage:</b> .5 acre	
<b>Zone District:</b> Residential	<b>Zoning Designations:</b> Single Family Residential	<b>Density Assigned to the Lot or Site:</b>	
<b>Legal Description:</b> Lot 166AR2-11			
<b>Existing Land Uses:</b> residential			
<b>Proposed Land Uses:</b> NA			
<b>OWNER INFORMATION</b>			
<b>Property Owner:</b> Kelly Cabbage for Stonegate LLC		<b>E-mail Address:</b> cubbagemd@hotmail.com	
<b>Mailing Address:</b> 613 Grecian Way		<b>Phone:</b> 281-414-4316	
<b>City:</b> Houston	<b>State:</b> TX	<b>Zip Code:</b> 77024	
<b>DESCRIPTION OF REQUEST</b>			
Extension of existing deck into the general easement over an existing terrace with a general easement encroachment in place.			



MINOR REVISIONS APPLICATION

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

I, Stonigate LLC, the owner of Lot AB (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.

OWNER/APPLICANT
ACKNOWLEDGEMENT
OF RESPONSIBILITIES

Signature of Owner: Kelly Curbog for Stonigate LLC
Date: 6/13/2017

Signature of Applicant/Agent: Thomas W. Cox
Date: 6/15/17

OFFICE USE ONLY

Paid:

B :

Planner:



MINOR REVISIONS APPLICATION

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

OWNER AGENT AUTHORIZATION FORM

I have reviewed the application and hereby authorize Thomas Conyers of  
Thomas Conyers to be and to act as my designated representative and represent the development  
Architect, AIA  
application through all aspects of the development review process with the Town of Mountain Village.

Kelly Cribbyn for Stonegate LLC  
(Signature)

6/13/2017  
(Date)

Kelly Cribbyn for Stonegate LLC  
(Printed name)



**GENERAL NOTES**

- BUILDING FOOTPRINT IS TO BE LOCATED BY A CERTIFIED SURVEYOR.
- ALL UTILITIES ARE TO BE BURIED.
- LOCATE ALL UTILITIES WITH REPRESENTATIVES OF EACH INDIVIDUAL UTILITY COMPANY OR PROPERTY MASTER PLAN.
- VERIFY SIZE AND LOCATION OF UTILITY LINES WITH APPROPRIATE UTILITY COMPANY OR CONTRACTOR TO PERFORM UTILITY WORK.
- ALL TOPOGRAPHICAL INFORMATION OBTAINED FROM:  
SAN JUAN SURVEY  
TELLURIDE, CO 81435  
(970)728-1128
- CONTRACTOR TO VERIFY ELEVATIONS SHOWN ARE BASED ON THE MOUNTAIN VILLAGE PROJECT DATUM.
- ANY DISCREPANCIES FOUND ON THESE CONSTRUCTION DOCUMENTS MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO COMMENCEMENT OF WORK.

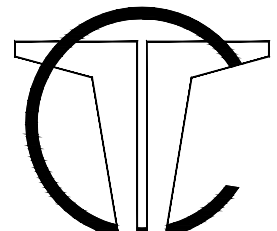
**LEGEND**

- EXISTING CONTOUR
- PROPOSED CONTOUR

**KEY PLAN**



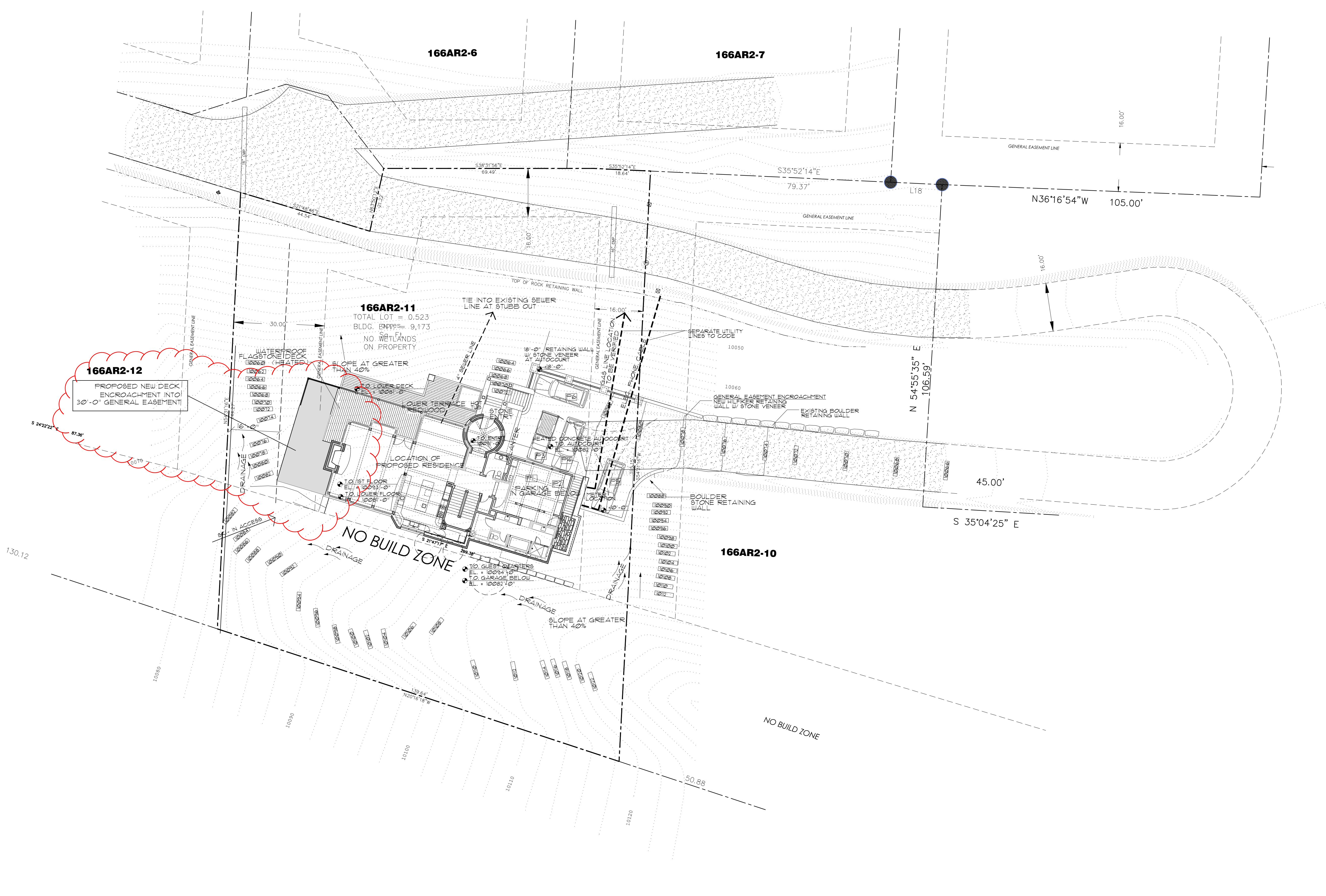
No.	Revision	Date
1	DECK ADDITION	6-9-17


**Thomas W. Conyers**  
 Architect, AIA  
 PO Box 3383  
 619 W. Columbia, B106  
 Telluride, Co. 81435  
 Tel: 970.369.0057  
 Fax: 970.369.0059  
 conyers@tmi.net  
 www.conyers-architect.com

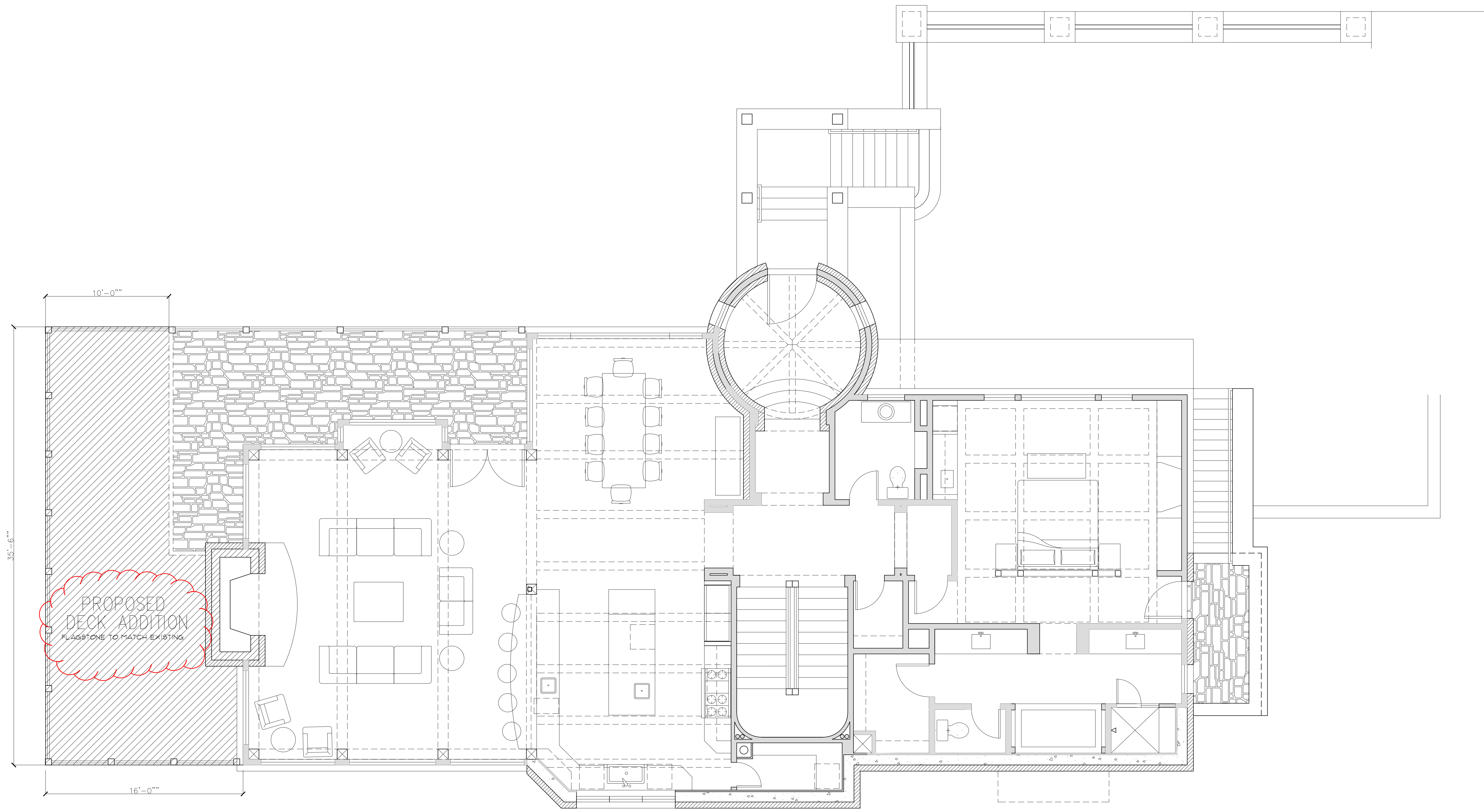
**LOT 11, STONEGATE**  
**TELLURIDE MOUNTAIN VILLAGE**  
 MOUNTAIN VILLAGE, COLORADO 81435

**SITE PLAN**

Project No. <b>04-011</b>	Drawing No. <b>A1.1A</b>
CAD File No. -	
Date <b>9.1.06</b>	- of -



**A SITE PLAN**  
 SCALE: 1/16" = 1'-0"  
 SITE ELEVATION: 10093'-0" = 100'-0"



**A** FIRST FLOOR PLAN  
 SCALE: 1/4" = 1'-0"  
 SQUARE FOOTAGE (FINISHED) = 2534 SQ. FT.

**GENERAL NOTES**

**KEY PLAN**



No.	Revision	Date
1	DECK ADDITION	6-9-17

Thomas W. Conyers  
 Architect, AIA  
 PO Box 3383  
 619 W. Columbia, B106  
 Telluride, CO 81435  
 Tel: 970.369.0057  
 Fax: 970.369.0059  
 conyers@tmi.net  
 www.conyers-architect.com

**LOT 11, STONEGATE  
 TELLURIDE MOUNTAIN VILLAGE  
 MOUNTAIN VILLAGE, COLORADO 81435**

**FLOOR PLANS**

Project No. 04-011	Drawing No. A2.2
CAD File No. -	of -
Date 10.18.05	



GENERAL NOTES

MAXIMUM HEIGHT LIMIT PER STONEGATE  
USGS EL. 10130'-0"



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

KEY PLAN


No.	Revision	Date


**Thomas W. Conyers**  
 Architect, AIA  
 PO Box 3383  
 619 W. Columbia, B106  
 Telluride, CO 81455  
 Tel: 970.360.0057  
 Fax: 970.369.0559  
 conyers@twa.net  
 www.conyers-architect.com

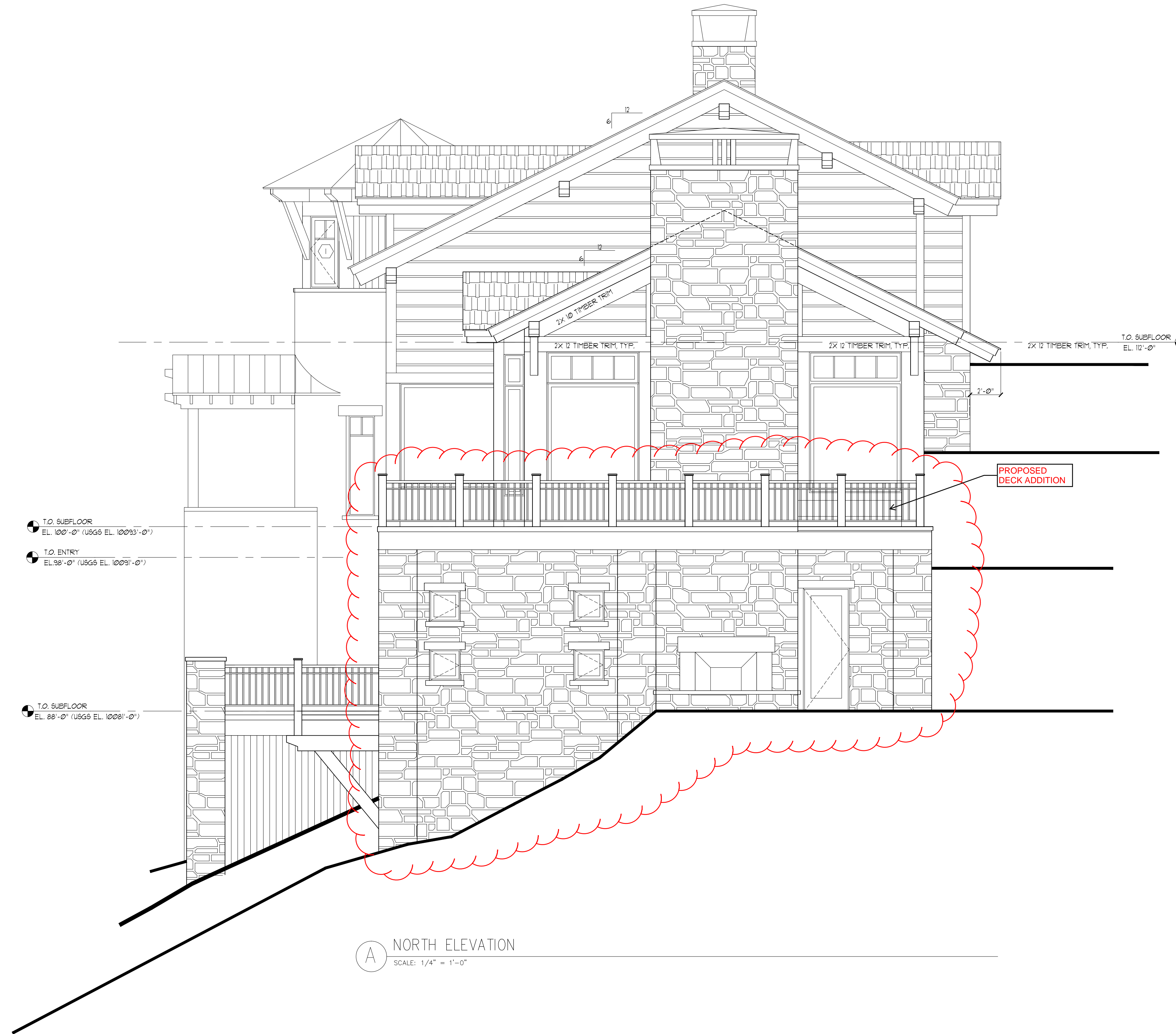
**KERR RESIDENCE**  
 LOT 11, STONEGATE  
 TELLURIDE MOUNTAIN VILLAGE  
 MOUNTAIN VILLAGE, COLORADO 81435

Drawing Title  
**ELEVATIONS**

Project No. 04-011	Drawing No. A3.1
CAD File No. -	
Date 9.1.06	of -

GENERAL NOTES

MAXIMUM HEIGHT LIMIT PER STONEGATE  
 USGS EL. 10301'-0"

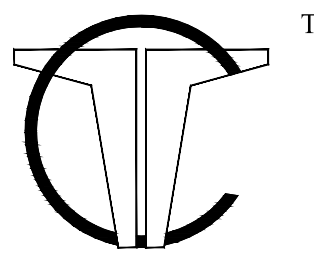


KEY PLAN



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.	.	.
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.	.	.

No. Revision Date



Thomas W. Conyers  
 Architect, AIA  
 PO Box 3383  
 619 W. Columbia, B106  
 Telluride, CO 81435  
 Tel: 970.369.0857  
 Fax: 970.369.0559  
 conyers@twa.net  
 www.conyers-architect.com

KERR RESIDENCE  
 LOT 11, STONEGATE  
 TELLURIDE MOUNTAIN VILLAGE  
 MOUNTAIN VILLAGE, COLORADO 81435

ELEVATIONS

Project No. 04-011	Drawing No. A3.2
CAD File No. -	
Date 9.1.06	of -



411 Mountain Village Boulevard • Mountain Village, CO 81435 • Phone 970-728-1392 • Fax 970-369-0005

## GENERAL EASEMENT ENCROACHMENT AGREEMENT

The Town of Mountain Village (Town) hereby grant the Owner(s) Richard Kerr and/or assigns permission for encroachment within the 30-foot General Easement along the northwest boundary of Lot 166AR2-11, Town of Mountain Village, that allows for the development of a flagstone patio as shown on Exhibit A and Exhibit B attached hereto.

Development within the General Easement shall be performed at the Owner's sole risk and expense. Should the Town require the easement for any purpose deemed necessary in its/their sole and absolute discretion, including but not limited to, those uses set forth in the Land Use Ordinance, the Town reserves the right to interrupt Owner's use of the General Easement. Any costs associated with reestablishing Owner's use of the General Easement shall be the sole responsibility of the Owner.

Owner hereby agrees to indemnify and hold harmless the Town from any and all liability for loss, injury, damage or otherwise (including reasonable fees) arising out of or in any way either directly or indirectly resulting from the allowed encroachment and the use associated therewith.

Executed on this 20<sup>th</sup> day of February, 2008

Town of Mountain Village

By: \_\_\_\_\_

Robert H. Delves, Mayor

Town of Mountain Village

By: \_\_\_\_\_

Greg Sparks, Town Manager

Attest:

Kim Montgomery  
Kim Montgomery, Town Clerk

By: \_\_\_\_\_

Owner's Signature

Richard Kerr

Type or Print Owner's Name

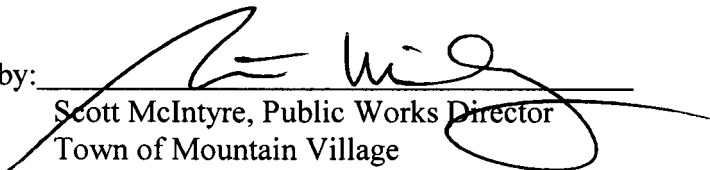




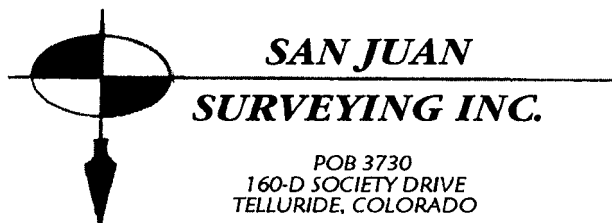
**Town of Mountain Village  
General Easement Encroachment Agreement**

As an authorized representative of the Town of Mountain Village, Public Works Department, I have reviewed the Site Plan for Lot 166AR2-11 and have determined we do not currently use nor do we, at this time, have plans to use the affected portion of the 16-foot General Easement depicted in Exhibit A and Exhibit B and have no objection (from a standpoint with regards to Utilities) to granting the Owner (s) of Lot 101 and/or assigns permission for encroachment within the 16-foot General Easement, as shown attached hereto, that allows for the development of a flagstone patio associated with the single family home on Lot 101.

Town of Mountain Village, a municipal corporation and  
Political subdivision of the State of Colorado:

Approved by:   
Scott McIntyre, Public Works Director  
Town of Mountain Village

Date: 2/6/08



POB 3730  
160-D SOCIETY DRIVE  
TELLURIDE, COLORADO

PHONE 970.728.1128 FAX 970.728.9201

SJS@TELLURIDECOLORADO.NET

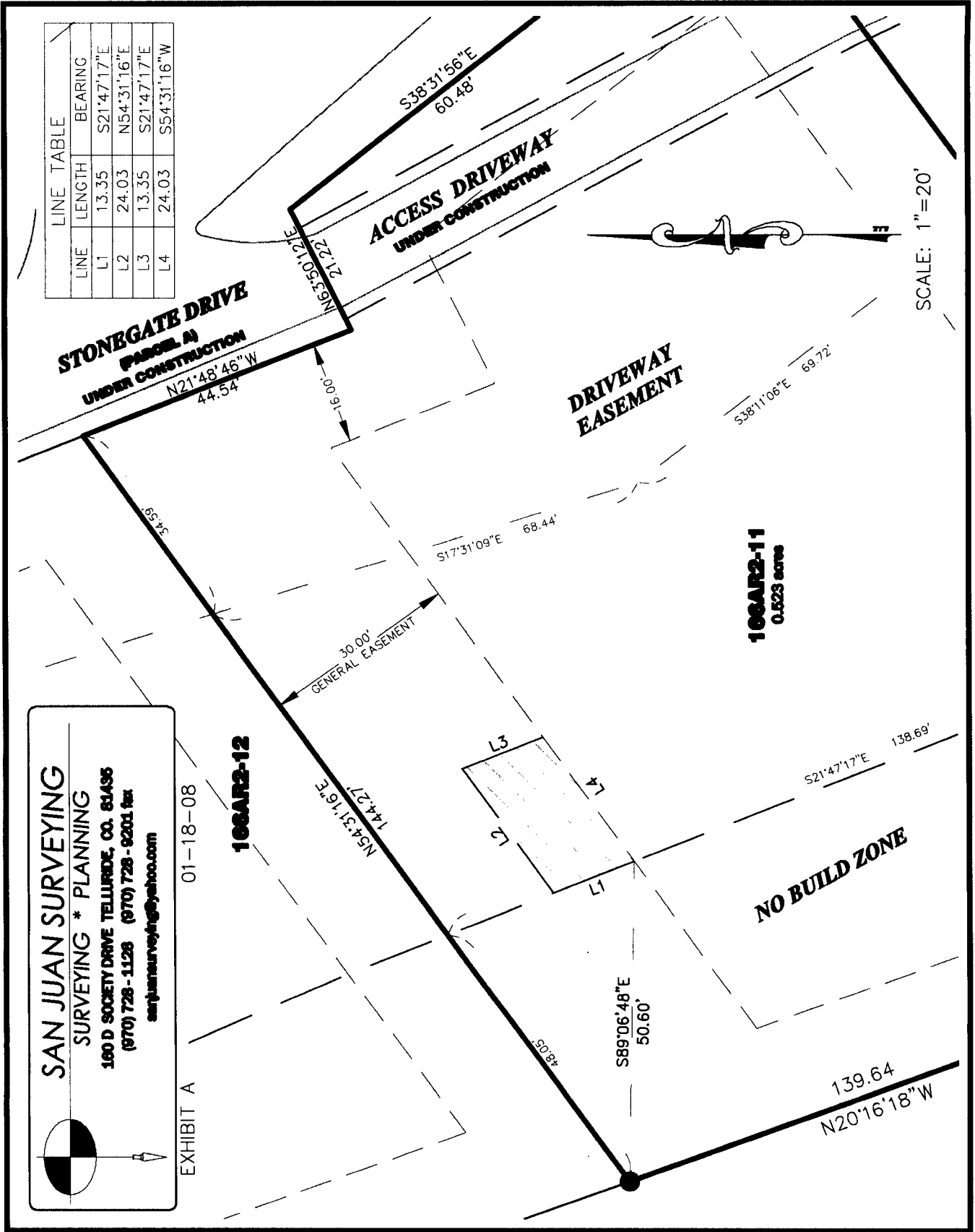
**PROPERTY DESCRIPTION (EXHIBIT "B")**

A portion of the 30 foot General Easement on Lot 166AR2-11, Town of Mountain Village according to the plat filed in the office of the Clerk and Recorder in Plat Book 1 at page 3116, being more particularly described as follows:

BEGINNING at a point on the 30 foot General Easement line of said Lot 166AR2-11 from which the northwest corner of said Lot 166AR2-11 bears North 89°06'48" West, 50.60 feet;  
THENCE departing said 30 foot General Easement line North 21°47'17" West, 13.35 feet;  
THENCE North 54°31'16" East, 24.03 feet;  
THENCE South 21°47'17" East, 13.47 feet to a point on the 30 foot General Easement line of said Lot 166AR2-11;  
THENCE coincident with said 30 foot General Easement line South 54°31'16" West, 24.03 feet to THE POINT OF BEGINNING.

Containing 312 square feet

County of San Miguel,  
State of Colorado.





**PLANNING AND DEVELOPMENT SERVICES  
DEPARTMENT**

455 Mountain Village Blvd.  
Mountain Village, CO 81435  
(970) 369-8250

**Agenda Item No.**

**TO:** Design Review Board

**FROM:** Sam Starr, Planner

**FOR:** Meeting of July 6, 2017

**DATE:** June 22, 2017

**RE:** **Consider a recommendation to the Town Council regarding the proposed density transfer application of Lot 601, Unit 22, to transfer one density unit (three person equivalent density) to allow for the addition of a 389 sq. ft. deck.**

---

**PROJECT GEOGRAPHY**

**Legal Description:** Lot 601, Units 22 and 23  
**Address:** 308 & 310 Fairway Drive.  
**Applicant/Agent:** Nichole Pieterse  
**Owner:** Nicke and Richard Hetzel  
**Zoning:** Multi-Family  
**Existing Use:** Condominium  
**Proposed Use:** Condominium  
**Lot Size:** .083 Acres

**Adjacent Land Uses:**

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

**ATTACHMENTS**

- Exhibit A: Knoll Estates condominium map
- Exhibit B: Density transfer and class 1 design review applications

**BACKGROUND**

Applicants Nicke and Richard Hetzel own the properties addressed 308 and 310 Fairway Drive, and have applied to construct a 389 square foot deck attached to the home located at Lot 601, Unit 23, 308 Fairway Drive. In order to do so applicants will need to accomplish 3 things: transfer the density associated with this lot, update the Knoll Estates condo map, and undergo a class 1 design review process.

Per the required processes to have their deck constructed, applicants are transferring Lot 601, Unit 22 density units to the Density Bank in the owner's names. Planning and Development Services staff have received applications for the condo map amendment and the class 1 design review, and conclude that the proposed deck and requisite density transfer are concurrent with the aims and goals of the of the Town of Mountain Village Comprehensive Plan.

## **DISCUSSION**

To transfer density to the Density Bank the rezoning process must be followed, which includes a recommendation by the Design Review Board and final action by the Town Council. The following criteria must be met for the review authority to approve a rezoning application:

- a. The proposed rezoning is in general conformance with the goals, policies and provisions of the Comprehensive Plan;
- b. The proposed rezoning is consistent with the Zoning and Land Use Regulations;
- c. The proposed rezoning meets the Comprehensive Plan project standards;
- d. The proposed rezoning is consistent with public health, safety and welfare, as well as efficiency and economy in the use of land and its resources;
- e. The proposed rezoning is justified because there is an error in the current zoning, there have been changes in conditions in the vicinity or there are specific policies in the Comprehensive Plan that contemplate the rezoning;
- f. Adequate public facilities and services are available to serve the intended land uses;
- g. The proposed rezoning shall not create vehicular or pedestrian circulation hazards or cause parking, trash or service delivery congestion; and
- h. The proposed rezoning meets all applicable Town regulations and standards.

The proposal to transfer units to the Density Bank is consistent with the plan because it does not change the current number of hotbeds or dorm units—the proposed use of the property remains the same. Also, because the proposal is transferring density to the Bank, versus increasing the intensity of development of Lot 601, Unit 22, the project standards of the Comprehensive Plan, and the decision criteria related to adequate facilities and infrastructure does not apply. Staff finds the application meets the above criteria.

The following criteria must be met for the Town Council to approve the transfer of density to the density bank:

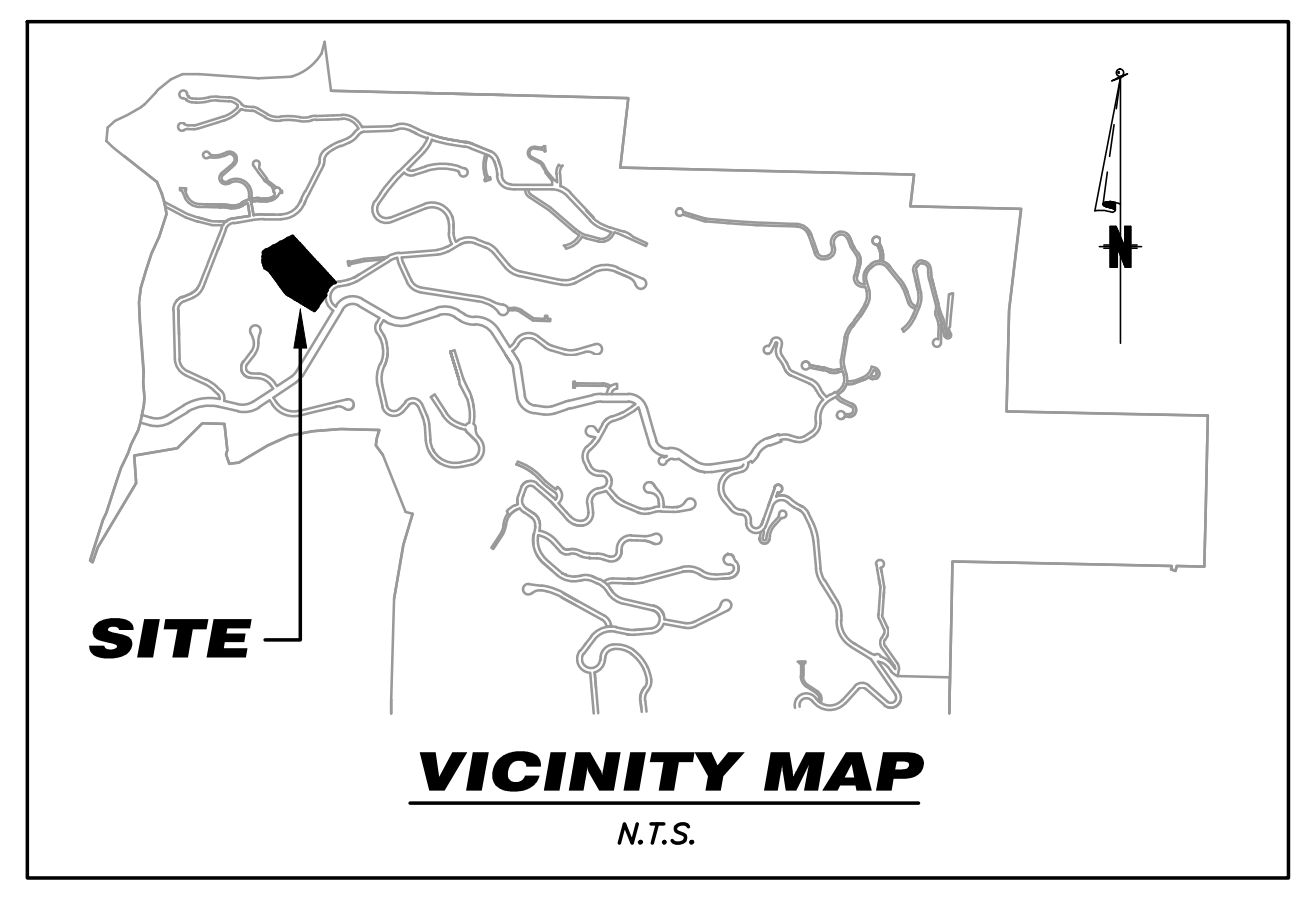
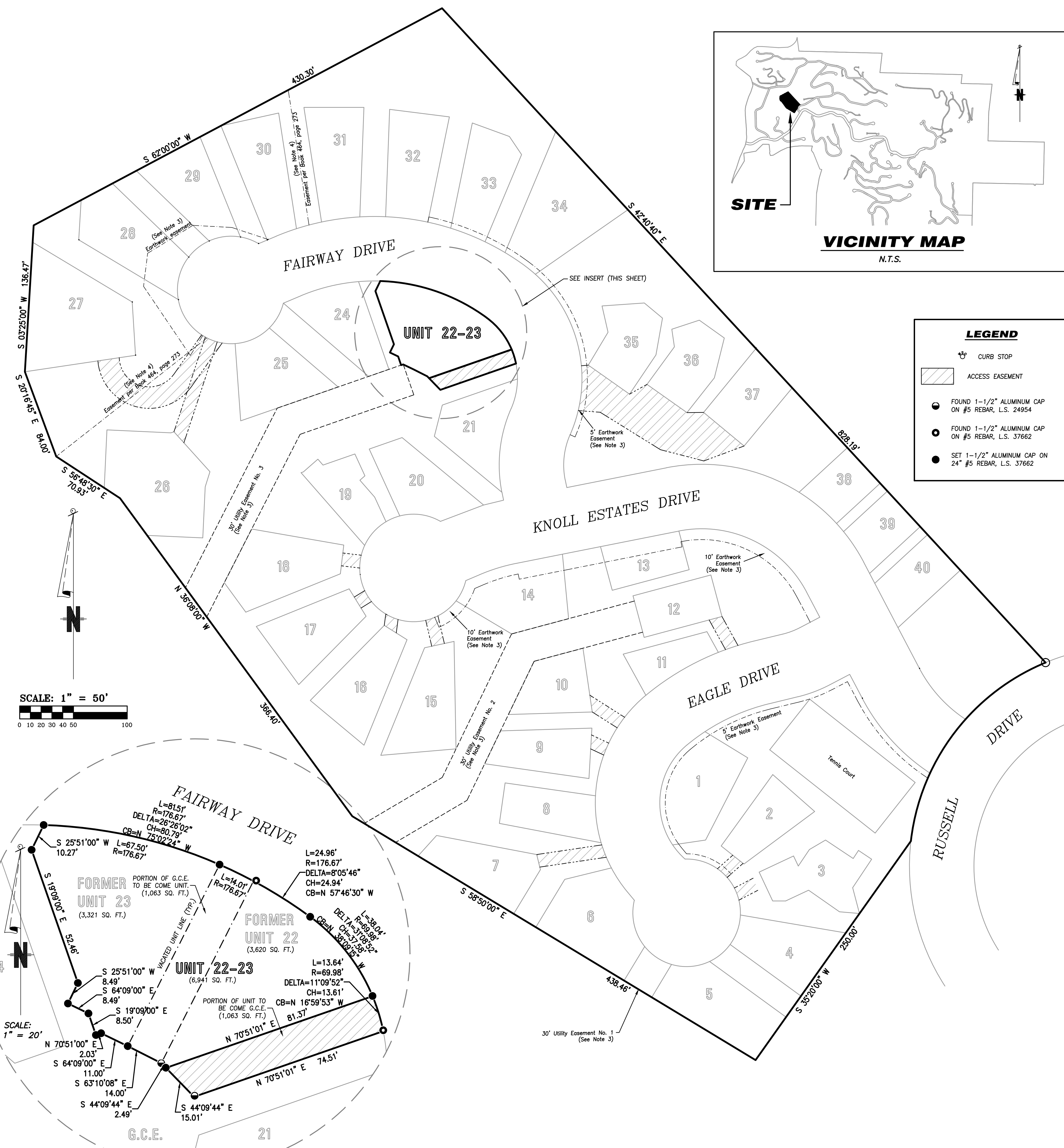
- a. The criteria for decision for a rezoning are met, since such density transfer must be processed concurrently with a rezoning development application;
- b. The density transfer meets the density transfer and density bank policies; and
- c. The proposed density transfer meets all applicable Town regulations and standards.

The proposed density transfer meets the above criteria.

## **PROPOSED MOTION**

The Design Review Board recommends the Town Council approve the transfer of one density unit (three person equivalent density) to the Density Bank.





**LEGEND**

- CURB STOP
- ACCESS EASEMENT
- FOUND 1-1/2" ALUMINUM CAP ON #5 REBAR, L.S. 24954
- FOUND 1-1/2" ALUMINUM CAP ON #5 REBAR, L.S. 37662
- SET 1-1/2" ALUMINUM CAP ON 24" #5 REBAR, L.S. 37662

**SURVEYOR'S CERTIFICATE**

I, David R. Bulson, being a Registered Land Surveyor in the State of Colorado, do hereby certify that this map and survey of THIRD AMENDMENT TO THE MAP FOR THE KNOLL ESTATES, A CONDOMINIUM (i) was made under my direct supervision, responsibility and checking (ii) is true and accurate to the best of my knowledge and belief (iii) is clear and legible (iv) contains all the information required by C.R.S. 38-33.3-209.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2017

**DRAFT**

David R. Bulson LS 37662

**NOTICE**

According to Colorado law you must commence any legal action based upon 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.

**NOTES**

- Easement research and legal description from Security Title Guaranty Company Commitment No. TLR86007082 dated May 18, 2017 at 5:00 P.M.
- Basis of Bearings. The northeasterly boundary of The Knoll Estates, a Condominium was assumed as the record bearing of S 42°40'40" E according to the Map for The Knoll Estates, a Condominium, recorded in Plat Book 1 at page 1023.
- Per Plat Book 1 at pages 1023-1024.
- 24 foot wide nonexclusive easement lying within Knoll Estates Drive, Fairway Drive and extending west of the cul-de-sac of Fairway Drive and between Units 30 and 31 per Book 464 at pages 273-276.

**TOTAL UNIT BOUNDARY SQUARE FOOTAGE**

Unit No.	Pre-existing	Amended
Unit 22	3620	N/A
Unit 23	3321	N/A
Unit 22-23	N/A	6941

**OWNERSHIP AND REDESIGNATION CERTIFICATE**

KNOW ALL PERSONS BY THESE PRESENTS that The Knoll Estates Homeowners Corporation, a nonprofit corporation, being the duly recognized Homeowners Association for The Knoll Estates, a Condominium, as defined and described in the Declaration for The Knoll Estates, a Condominium recorded in Book 464 at pages 188-232 (the "Declaration"), and the Map for The Knoll Estates, a Condominium recorded in Plat Book 1 at pages 1023-1024 (the "Map") (hereinafter referred to as "The Knoll Estates, A Condominium"); that Richard W. Hetzel and Nicke Mecaskey Hetzel as the owner in fee simple of Units 22 and 23, The Knoll Estates, A Condominium, in accordance with and subject to the Declaration of Condominium for the Knoll Estates, a Condominium, as shown on this Map and as set forth in the First Amendment to the Declaration of Condominium for The Knoll Estates, a Condominium, recorded in the office of the San Miguel County Clerk and Recorder at Reception No. \_\_\_\_\_

IN WITNESS WHEREOF, the Declarant hereby executes this Certificate on this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

Homeowners Association Consent: The Knoll Estates Homeowners Corporation, a nonprofit corporation,

By: \_\_\_\_\_, President

ATTEST: \_\_\_\_\_, Secretary

**ACKNOWLEDGEMENT**

STATE OF \_\_\_\_\_ )  
 COUNTY OF \_\_\_\_\_ ) SS

The foregoing was subscribed and sworn to me before this \_\_\_\_\_ day of \_\_\_\_\_, 2017, by \_\_\_\_\_ President, and by \_\_\_\_\_ Secretary, of The Knoll Estates Homeowners Corporation, a nonprofit corporation,

Witness my hand and official seal. My commission expires: \_\_\_\_\_

Notary Public

IN WITNESS WHEREOF, the Owners hereby execute this Certificate on this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

**OWNERS:**

Richard W. Hetzel

Nicke Mecaskey Hetzel

**ACKNOWLEDGEMENT**

STATE OF \_\_\_\_\_ )  
 COUNTY OF \_\_\_\_\_ ) SS

The foregoing was subscribed and sworn to me before this \_\_\_\_\_ day of \_\_\_\_\_, 2017 by Richard W. Hetzel

Witness my hand and official seal. My commission expires: \_\_\_\_\_

Notary Public

**ACKNOWLEDGEMENT**

STATE OF \_\_\_\_\_ )  
 COUNTY OF \_\_\_\_\_ ) SS

The foregoing was subscribed and sworn to me before this \_\_\_\_\_ day of \_\_\_\_\_, 2017, by Nicke Mecaskey Hetzel

Witness my hand and official seal. My commission expires: \_\_\_\_\_

Notary Public

**RECORDER'S CERTIFICATE**

This map was filed for record in the office of the County Clerk and Recorder of San Miguel County on this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_. At Reception No. \_\_\_\_\_, Time \_\_\_\_\_, Book \_\_\_\_\_, Page \_\_\_\_\_.

San Miguel County Clerk

**THIRD Amendment To The Map For The Knoll Estates, A Condominium Town Of Mountain Village, San Miguel County, Colorado**

Project Mgr:	DB	Rev.	description	date	by
Technician:	FO				
Checked by:					
Start date:	05-2017				



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



## DESIGN REVIEW PROCESS APPLICATION

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

DESIGN REVIEW PROCESS APPLICATION		
APPLICANT INFORMATION		
<b>Name:</b> Nicole Pieterse, Agent	<b>E-mail Address:</b> nicole.rplaw@gmail.com	
<b>Mailing Address:</b> PO Box 2673	<b>Phone:</b> 970-728-5006 ext 1	
<b>City:</b> Telluride	<b>State:</b> CO	<b>Zip Code:</b> 81435
<b>Mountain Village Business License Number:</b> #005396		
PROPERTY INFORMATION		
<b>Physical Address:</b> 308 and 310 Fairway Drive		<b>Acreage:</b> 6,941 total sf
<b>Zone District:</b> Multifamily	<b>Zoning Designations:</b> Condominium	<b>Density Assigned to the Lot or Site:</b> 6.0 total density units (Condominium)
<b>Legal Description:</b> Unit 22 and Unit 23, The Knoll Estates, a Condominium		
<b>Existing Land Uses:</b> Unit 22 vacant; Unit 23 existing residence		
<b>Proposed Land Uses:</b> rezone/density transfer with no change in use		
OWNER INFORMATION		
<b>Property Owner:</b> Hetzl, Richard and Nicke		<b>E-mail Address:</b> hetzelrichard@yahoo.com
<b>Mailing Address:</b> 2215 Cedar Springs Road #817		<b>Phone:</b> (469) 223-7499
<b>City:</b> Dallas	<b>State:</b> Texas	<b>Zip Code:</b> 75201
DESCRIPTION OF REQUEST		
Transfer of Knoll Estates Unit 22's density (3.0 units) to Density Bank in owners' names		





# DESIGN REVIEW PROCESS APPLICATION

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

**OWNER/APPLICANT  
ACKNOWLEDGEMENT  
OF RESPONSIBILITIES**

I, Richard Hetzel, the owner of Lot Knoll Estates Units 22 & 23 (the "Property") hereby certify that the statements made by myself and my agents on this application are true and correct. I acknowledge that any misrepresentation of any information on the application submittal may be grounds for denial of the development application or the imposition of penalties and/or fines pursuant to the Community Development Code. We have familiarized ourselves with the rules, regulations and procedures with respect to preparing and filing the development application. We agree to allow access to the proposed development site at all times by members of Town staff, DRB and Town Council. We agree that if this request is approved, it is issued on the representations made in the development application submittal, and any approval or subsequently issued building permit(s) or other type of permit(s) may be revoked without notice if there is a breach of representations or conditions of approval. By signing this acknowledgement, I understand and agree that I am responsible for the completion of all required on-site and off-site improvements as shown and approved on the final plan(s) (including but not limited to: landscaping, paving, lighting, etc.). We further understand that I (we) are responsible for paying Town legal fees and other fees as set forth in the Community Development Code.

Richard Hetzel  
Richard Hetzel (Jun 6, 2017)

June 6, 2017

Signature of Owner

Date

[Signature]  
Signature of Applicant/Agent

6/7/17  
Date

**OFFICE USE ONLY**

Fee Paid:

By:

Planner:



# DESIGN REVIEW PROCESS APPLICATION

Planning & Development Services  
Department  
Planning Division  
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Mountain Village, CO 81435

## OWNER AGENT AUTHORIZATION FORM

I have reviewed the application and hereby authorize (agent *name*) Nicole Y. Pieterse, Attorney  
of (agent's business name) Russell & Pieterse, LLC to be and to act as my designated  
representative and represent the development application through all aspects of the development review  
process with the Town of Mountain Village.

*Richard Hetzel*  
Richard Hetzel (Jun 6, 2017)

\_\_\_\_\_  
(Signature)

Richard Hetzel

\_\_\_\_\_  
(Printed name)

June 6, 2017  
(Date)



Planning & Development Services  
Department  
455 Mountain Village Blvd. Ste. A  
Mountain Village, CO 81435  
(970) 728-1392

### HOA APPROVAL LETTER

I, (*print name*) Barbara Hinterkopf, the HOA president of property located at 308 and 310 Fairway Drive, Mountain Village, CO 81435, provide this letter as written approval of the plans dated ON FILE which have been submitted to the Town of Mountain Village Planning & Development Services Department for the proposed improvements to be completed at the address noted above. I understand that the proposed improvements include (*indicate below*):

Knoll Estates condominium map amendment to combine Unit 22 and Unit 23 into a resulting double Unit and relocation of open space of exact same square footage.

Rezone/density transfer consisting solely of density transfer into density bank.

Construction of a new exterior deck and stair case

The Knoll Estates Homeowners' Association

ON FILE

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Date)

Barbara Hinterkopf

(Printed name)

# SIGN-IN SHEET

DRB Meeting  
THURSDAY JULY 6, 2017  
Please write clearly

ATTENDEE NAME (PLEASE PRINT CLEARLY)	EMAIL ADDRESS
K. PARDAR	
D. Henschel	
Nicole Pieterse	nicole.rplaw@gmail.com



**Sam Starr**

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**From:** kory cornum <koryf15@hotmail.com>  
**Sent:** Thursday, June 29, 2017 9:59 PM  
**To:** Sam Starr  
**Subject:** Rezoning, 308 and 310 Fairway Dr

Sir

Thank you for the opportunity to comment on the rezoning of 308 and 310 Fairway Drive

I think this action is a great help for our community. Less dense housing anywhere in Mountain Village is needed. In our neighborhood the homes are so close together that any additional open space is hugely beneficial for the flora and fauna in our area not to mention the improved views and decreased use of our roads and public utilities.

Please approve this important rezoning request and encourage more people to do this with open lots and land. Once land has a building on it our open space is gone forever.

Please contact me with any questions at koryf15@hotmail.com or at 859-953-1668

Many thx

Kory Cornum  
Home owner 314 Fairway Dr