

**TOWN OF MOUNTAIN VILLAGE
DESIGN REVIEW BOARD REGULAR MEETING
THURSDAY JANUARY 5, 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	Van Nimwegen	Action	Reading and Approval of Summary of Motions of the December 1, 2016 Design Review Board Meeting.
3.	10:05	60	Van Nimwegen	Public Hearing Quasi-Judicial Action	Review and recommendation to the Town Council regarding the following proposed actions for Lot 640A, 306 Adams Ranch Road: A. The proposed rezoning of the southern .55 acres of Lot 640A (2.56 Acres) from Multi-Family Zone District to Class 2 Active Open Space and the remaining 2.01 acres to Class 3 Active Open Space; and B. The transfer of 15 units of Employee Apartment or Condominium units (45 person equivalent density) from the Density Bank to Lot 640A for a total of 45 units of Employee Apartment or Condominium units (135 person equivalent density); and C. The approval of a Conditional Use Permit for 45 Employee Apartment or Condominium units on the central 1.41 acres of Lot 640A; and D. Approval of the Replat of 640A
4.	11:05	60	Bangert	Public Hearing Quasi-Judicial Action	Consideration of a Design Review Process Development Application for new construction of a single-family residence on Lot 233A, 103 Gold Hill Court.
5.	12:05	30			LUNCH
6.	12:35	30	Starr	Public Hearing Quasi-Judicial Action	Consideration of a Design Review Process Application for Sunset Plaza Paving and Lighting Redevelopment Project on OS3V
7.	1:05	30	Starr	Work Session	Conceptual Work Session application for a new single family home on Lot 165R, Unit 22 of the Second Amendment to the Map of the Cortina Land Condominiums, 155 Cortina Drive.
8.	1:35	30	Van Nimwegen	Public Hearing Action	Review for a recommendation to the Town Council of proposed amendments to Sections 17.5 <u>Design Regulations</u> and 17.4 <u>Development Review Procedures</u> of the Community Development Code.

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

**DESIGN REVIEW BOARDMEETING
AGENDA FOR JANUARY 2017**

9.	2:05	5	Van Nimwegen	Discussion	Other Business
10.	2:10				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) 369-6406 Fax: (970) 728-4342

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mvclerk@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, DECEMBER 1, 2016**

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 10:05 a.m. on Thursday, December 1, 2016 in the Conference Room at 455 Mountain Village Boulevard Mountain Village, CO 81435.

Attendance

The following Board/Alternate members were present and acting:

Dave Eckman (Chair)
Phil Evans
Keith Brown
Luke Trujillo
Dave Craige
Liz Caton (Alternate)
Jean Vatter (Alternate)

The following Board members were absent:

Greer Garner
Banks Brown

Town Staff in attendance:

Glen Van Nimwegen, Director of Planning and Development Services
Dave Bangert, Senior Planner/Forester
Sam Starr, Planner

Public in attendance:

Mike Fitzhugh mikemericana@gmail.com
Mike Mayer mike@teamkashmir.com
Merry Mayer mikemerryastrag@comcast.net
Mike Chandler mc@chandlerhomes.biz
Bronwen Stielman Bronwen@onearchitects.com

Reading and Approval of Summary of Motions of the November 3, 2016 Design Review Board Regular Meeting and the November 7, 2016 Special Design Review Board Meeting.

On a **Motion** made by Phil Evans and seconded by Keith Brown, the DRB voted 7-0 to approve the Summary of Motions from the November 3, 2016 Design Review Board Meeting and the November 7, 2016 Special Design Review Board Meeting with the following recommend changes:

1. November 3rd meeting, under Design Review for Lot 387R1 condition number 7 should read “The written mitigation” (adding the word “written”).
2. November 7th meeting, under Design Review for Lot GH11, change Griffith Architecture, to Truline Architecture.

Review and recommendation to the Town Council regarding the following proposed actions for Lot 640A, 306 Adams Ranch Road: A. The proposed rezoning of the southern .55 acres of Lot 640A (2.56 Acres) from Multi-Family Zone District to Class 2 Active Open Space and the remaining 2.01 acres to Class 3 Active Open Space; and B. The transfer of 15 units of Employee Apartment or Condominium units (45 person equivalent

density) from the Density Bank to Lot 640A for a total of 45 units of Employee Apartment or Condominium units (135 person equivalent density); and C. The approval of a Conditional Use Permit for 45 Employee Apartment or Condominium units on the central 1.41 acres of Lot 640A; and D. Approval of the Replat of 640A.

Glen Van Nimwegen asked that this item be continued until the January 5, 2017 DRB meeting at the request of the applicant. On a Motion made by Phil Evans and seconded by Keith Brown, the DRB voted 7-0, to continue this application till the January 5, 2017 Design Review Board Meeting.

Conceptual Work Session application for a new single family home on Lot 233A, 103 Gold Hill Court.

Board Member Phil Evans recused himself from this item due to a conflict of interest.

Dave Bangert presented the conceptual design for a proposed single family home located on Lot 233A, 103 Gold Hill Court. Bronwen Stielman from One Architects gave an overview of the proposed single family home.

Public comment was received from Phil Evans

Continue review of the Design Regulations of the Community Development Code.

Glen Van Nimwegen opened the worksession and presented the Design Review Board with a redline version of the proposed changes to the Mountain Village Community Development Code regarding Chapter 17.5 Design Regulations and Chapter 17.4 Development Review Procedures. Assistant Attorney Mahoney described the proposed wording change to the Intent section of the requirements.

Staff has incorporated the changes discussed at the November 7 work session.

The major changes were in the following areas:

- Removed “board formed concrete” from Sec. 17.1.6A.
- Added varied roof lines and multiple forms to Sec. 17.1.6C.
- Revised the synthetic roof material approval.
- Addressed noise impacts as a part of design considerations under 17.1.6D.9.
- Made changes to the stone requirements contained in Sec. 17.1.6E.

Staff stated the only thing the Board has not reviewed was the proposed changes in the design process, which staff should have for the meeting in January for action.

Other Business.

Design Review Board 2017 Meeting Schedule.

List of Design Review Board Members whose terms are up in April 2017 and request for letters of interest/resumes.

DRB reviewed the 2017 Meeting Schedule and the List of Design Review Board Members terms that are up in April 2017.

On a **Motion** made by David Craig and seconded by Dave Eckman the DRB voted 7-0 to approve the 2017 Meeting Schedule but to change the April 6, 2017 meeting to March 30, 2017 due to spring break.

On a **Motion** made by Phil Evans and seconded by Dave Eckman the DRB voted 7-0 to adjourn the December 1, 2016 meeting of the Mountain Village Design Review Board at 12:26 p.m.

Respectfully Submitted,

Glen Van Nimwegen
Director



**PLANNING AND DEVELOPMENT SERVICES
DEPARTMENT**

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

Agenda Item No. 3

TO: Design Review Board
FROM: Glen Van Nimwegen, AICP
Director
FOR: Meeting of January 5, 2017
DATE: December 20, 2016

RE: Review and make a recommendation to the Town Council regarding the following proposed actions for Lot 640A, 306 Adams Ranch Road:

- A. The proposed rezoning of the southern .55 acres of Lot 640A (2.56 Acres) from Multi-Family Zone District to Class 2 Active Open Space and the remaining 2.01 acres to Class 3 Active Open Space (New Tracts OS-640A-1, OS-640A-2 and OS-640A-3);**
- B. The transfer of 15 units of Employee Apartment or Condominium units (45 person equivalent density) from the Density Bank to Lot 640A (New Tract OS-640A-2) for a total of 45 units of Employee Apartment or Condominium units (135 person equivalent density);**
- C. The approval of a Conditional Use Permit for 45 Employee Apartment or Condominium units on the central 1.61 acres of Lot 640A; and**
- D. Approval of the Re-plat of Lots 640A and Tract OSP-35A to create new Tracts OS-640A-1, OS-640A-2, OS-640-A3 and OS-35AR1.**

PROJECT GEOGRAPHY

Legal Description: Lot 640A and a portion of OSP-35A

Applicant/Agent: Adams Ranch MV, LLC (Randy Edwards)

Owner:

Lot 640A: Adams Ranch MV, LLC

OSP-35A: Telluride Ski and Golf

Zoning:

Lot 640A: Multi-Family Zone District

OSP-35A: Full Use Active Open Space Zone District

Existing Use: Vacated apartments, vacant land and open space

Proposed Use: 45 employee apartment units, new Meadows Park

Site Area: Rezone, Density Transfer and CUP=2.56 acres; Subdivision=6.08 acres

Density: 28 units per acre

Adjacent Land Uses:

- **North:** Adams Ranch Road/Coyote Court/The Boulders
- **South:** Active Open Space, Golf Course/Northstar
- **East:** Northstar/Open Space Prospect Creek
- **West:** Timberview

ATTACHMENTS

- Exhibit A: Existing Zoning
- Exhibit B: Proposed Zoning
- Exhibit C: Applicant Narrative
- Exhibit D: TSG Letter
- Exhibit E: Parkside in the Meadows Conceptual Plans
- Exhibit F: Proposed Re-plat of Lot 640A and Tract OSP-35A
- Exhibit G: Park Term Sheet
- Exhibit H: Wetlands Delineation

GENERAL DEVELOPMENT REQUIREMENTS

Currently Allowed and Proposed Density:

Use	Actual Units	Density Per Unit	Person Equiv. Unit Density
Emp. Apts.	30	3	90
Required Density Transfer	15	3	45
Proposed Density	45	3	135

- Building Height¹:**
- o **Maximum:** Allowed: 48 feet+5 feet Proposed: TBD
 - o **Maximum Average:** Allowed: 48' Proposed: TBD
- Coverage:** Allowed: 65% Proposed: TBD

Required Parking Spaces:

Land Use	Number of Apt. Units	Parking Requirement	Required Parking Spaces
Employee Condominium	45	1.5 sp./unit	68
HOA for Service Vehicles		1 to 5	1
Total Parking Spaces			69

BACKGROUND

Overview of Development Applications

The applicant’s goal is to construct 45 workforce housing units to replace the vacant Telluride Apartments. To reach that goal, the applicant is proposing the following development applications:

- A. **Rezoning.** The applicant is proposing to rezone Lot 640A from the Multi-family Zone District to Class 2 and 3 Active Open Space Zone Districts. Workforce housing is allowed as a conditional use in the Class 3 Active Open Space Zone District. The

¹ Building height will be per the CDC standards for Multi-Family development. The housing development will be evaluated with a future Design Review Process development application.

action will allow for the land area of Lot 640A be counted as replacement open space for future re-zonings as provided for in the CDC.

- B. **Density Transfer.** The applicant is proposing to transfer 15 employee apartment density to the site to construct 45 units. Thirty employee apartment units are currently permitted by the underlying zoning. The existing units will be demolished.
- C. **Conditional Use Permit.** The applicant is proposing a conditional use permit to allow for the development of workforce housing on a portion of 640A (to be known as Tract OS-640A-2, 1.61 acres). The CDC requires a conditional use permit to allow workforce housing on the proposed Class 3 Active Open Space.
- D. **Subdivision.** The applicant is proposing to re-subdivide Lot 640A and OSP-35A into four new lots as shown on the draft plat, containing Tract OS-640A-1, Hillside Open Space, containing 0.55 acre; Tract OS-640A-2, Development Site, containing 1.61 acres; Tract OS-640A-3, Park Parcel, containing 1.21 acres; and Tract OSP-35AR2, containing 2.71 acres.

The applicant is not seeking a Design Review Process approval at this time. The attached plans are intended to provide a high level, conceptual view of the overall project design. Staff is recommending development standards be adopted with the zoning ordinance to be used in addition to the Design Regulations, Environmental Regulations and Road and Driveway Standards when a Design Review application is made. Approval of the proposed applications does not vest any development rights, with final details such as grading, drainage, landscaping, snow storage, parking area design, park design, and building design to be determined by the DRB during the Design Review Process.

Current Site Conditions

Lot 640A is the current location for Telluride Apartments, consisting of 30 employee apartments on 2.6 acres. The Town issued a notice and order on the Telluride Apartments project in November of 2008 directing the property be vacated due to significant mold issues that caused a dangerous building. The building has sat vacant since that time causing a blighting influence on the Meadows area.

At some point in time a park area evolved on the undeveloped portion of Lot 640A and on a portion of OSP-35A without any formal public easements or other Town approvals. It has been maintained by the Town. Play equipment and a basketball court are located in close proximity to the apartment building, with the general public also using this area.

Recent Legislative History

January 8, 2015: The Design Review Board recommended the Town Council approve the rezoning, density transfer and conditional use permit for 91 workforce housing units on the site.

March 26, 2015: The applicant for the above actions withdrew his application from further consideration.

April 23, 2015: The Town Council approved a resolution placing Ballot Question One: a citizen initiated ordinance allowing the density on the site be increased from the current density (30 units) up to 45 units on the ballot for the June 30, 2015 election.

May 8, 2015: The Town Council approved a resolution placing Ballot Question Two: a Town initiated ordinance on the ballot for the June 30, 2015 election that would allow the density to be increased to 60 units; limit the population; restrict pet ownership; jointly fund and develop the

adjacent park site; orient buildings toward the west edge of the site; recognize waivers may be requested by developer; and require onsite management.

June 30, 2015: Ballot Question One was approved with 219 Yes votes and 180 No votes. Ballot Question Two failed with 199 Yes votes and 204 No votes.

September 22, 2016: Town Council approves a term sheet for the purchase of 1.21 acres of 640A for a park site. The terms include the requirement that the owner of 640A submit applications to rezone the site for 45 employee housing units; transfer density and approve a conditional use permit for employee housing (Exhibit E).

October 20, 2016: Town Council approves a resolution in support of an application for a GOCO (Great Outdoors Colorado) grant to partially fund the planning of the park.

Comprehensive Plan Context

The Mountain Village Comprehensive Plan (Plan) shows the site as Parcel G in the Meadows Subarea. The Plan's Meadows Development Table sets a target density of 91 employee units, with a target maximum building height of 48 feet. The Comprehensive Plan also includes the following policies for Parcel G:

- a. Provide a playfield on or adjacent to Parcel G Telluride Apartments. At a minimum, provide park equipment desired by area neighbors such as a gazebo, grills, horseshoe pits, play equipment, a small play field, and a regulation sand volleyball area. Consult with area neighbors to determine appropriate park equipment, site design, and landscaping.
- b. Provide a fence along the North Star property line to the east.

The current request is half of the density recommended by the Plan and there has been significant public input including a citizen initiative that was approved stating 640A could have up to 45 work force housing units. Staff will ensure there will be significant public input on the development of the public park as well.

The following general Plan policies are applicable to the DRB's considerations on the development applications:

Land Use Principles, Policies and Actions, Principle I, Policies B, C & G

- B. Require rezoning, Planned Unit Developments (PUD), subdivisions, special use permits, density transfers, and other discretionary land use applications to be in general conformance with the Land Use Plan, the Subarea Plans and their associated principles and policies, and the applicable policies of the Comprehensive Plan.
- C. Permit development applications in general conformance with the Comprehensive Plan per the applicable criteria for decision-making.
- G. Require a rezoning, PUD, subdivision or density transfer to meet the following applicable criteria:
 1. A proposal shall not increase the town's density beyond the 8,027 person equivalent density cap in accordance with the terms of the County Settlement Agreement which allows for the creation of bonus employee density, so proposal does not affect the cap.
 2. A proposal generally meets the targeted parcel density as identified in the

- Development Tables for each Subarea Plan. Proposal is 50% below target.
3. A proposal shall meet the adopted criteria for decision-making for the required development review processes. (see below)
 4. A proposal to rezone, subdivide or transfer density shall provide public benefits listed in the Public Benefits Table.
 5. A proposal that involves rezoning open space, as envisioned by the Comprehensive Plan, shall provide an equal or greater amount of replacement of open space within the original County PUD boundary in accordance with the terms of the County Settlement Agreement and LUO and Design Guidelines.
 6. The proposal will meet the following or equivalent standards:
 - a. Minimize and mitigate a project's visual impacts, to the extent practical, while also providing the targeted density identified in each Subarea Plan Development Table. It is understood that some visual impacts will occur with development.
 - b. Ensure appropriate scale and mass that fits the site(s) under review.
 - c. Avoid, minimize and mitigate environmental and geotechnical impacts, to the extent practical, consistent with the Comprehensive Plan while also providing the target density identified in each Subarea Plan Development Table.
 - d. Address all site-specific issues to the satisfaction of the town such as, but not limited to, the location of trash facilities, grease trap cleanouts, restaurant vents, and access points. Development standards are being included with the rezoning ordinance and project will have to go through Design Review Board for approval.

ANALYSIS

The DRB should refer to the draft findings set forth under the CRITERIA section to review how staff believes the development applications meet the criteria for decision. Staff believes that the following represents the main topics for the DRB's deliberation at the public hearing:

Building Scale, Mass and Fit

The Comprehensive Plan and the CDC's Comprehensive Plan Project Standards establish the policy to "ensure appropriate scale and mass that fits the site(s) under review". A conditional use permit criterion also requires that the proposed "use is in harmony and compatible with surrounding land uses and the neighborhood and will not create a substantial adverse impact on adjacent properties or on services and infrastructure."

Fit and compatibility of development are a discretionary determination of the DRB and the Town Council. Fit and compatibility can be partially gauged by evaluating the similarity of land uses, building height, density per acre, floor area, and floor area ratio. Site design can also help a project fit into an area. All of these site design issues will be evaluated during the required Design Review Process development application.

The proposed multi-family land use is consistent with surrounding land uses. The building height will also be compatible with development in the Meadows with two, three and four stories. The following table shows the Floor Area Ratio (FAR) and units per acre and floor area for each development in the Meadows:

Approximate Floor Area Ratio and Units Per Acre

Development	Approx. Floor Area In Square Feet	Approx. Floor Area Ratio (FAR)	Units Per Acre
Coyote Court	15,993	0.2	5
Boulders	39,986	0.4	9
Prospect Plaza	41,092	0.8	7
The Outlaws	18,974	0.4	15
Prospect Creek	15,577	0.3	13
Parker Ridge	30,666	0.6	17
North Star	41,968	0.5	13
Fairway Four	29,103	0.2	9
Spring Creek	22,572	0.4	11
Big Billies	72,026	0.8	75
Terraces	31,114	0.3	11
Total Average	32,643	0.5	17
Multi-Family Average ²	32,643	0.5	19
Proposed Development	50,000	0.7	28

Floor Area Ratio (FAR) is an additional gauge of compatibility and fit since it is a ratio of the floor area to the lot area. For example, an FAR of 1:1 would be a development with the same amount of floor area as lot area, with a 40,000 sq. ft. lot having a 40,000 sq. ft. building. The average FAR for The Meadows is approximately 0.5:1, or about 50% of the lot area in floor area, with a minimum of 0.2:1 for Coyote Court and a high of 0.8:1 for Prospect Plaza and Big Billies. The proposed development has an FAR that is approximately 30% greater than the average in The Meadows, but the residential project will be surrounded by 1.76 acres of open space. If this area was included, the FAR and density of the project would be only 0.3 and 13 units per acre respectively.

Fit and compatibility can also be achieved through sensitive site planning. Though a detailed development plan has not been submitted, staff is recommending a number of conditions to ensure the project fits in the neighborhood including building setbacks, fencing and locating trash dumpsters away from Northstar. We are also recommending the applicant receive approval of wetland delineation by the United States Army Corps of Engineers prior to submitting for DRB approval.

New Meadows Park

The area directly to the north of the development site has unofficially acted as open space for the residents of the neighborhood. Various plans have come forward to create this park, but have been tied to the development of the apartments. The last plan had the developer building the park site and dedicating it to the Town. The current plan is also tied to the approval of these actions, but the public will own the property and the park design will be the product of our residents.

Plat Revisions

The proposed subdivision plat splits up Lot 640A and Tract OSP-35A into four new parcels. The plat vacates the 16 foot General Easements that surround the former Lot 640A. Public Works staff agrees with the abandonment from a utility standpoint because of the new utility

² Multi-family average does not include Coyote Court or The Boulders since these are single-family developments.

easement in the northwest corner of the plat. However, staff is recommending the GE's remain in place on the north, west, south and east sides of Tracts OS-640A-1 and OS-640A-2. Other needed revisions include vacating of the 20 foot easement that bisects the Park Parcel; and the delineation and description of a 60 foot building setback adjacent to the west property line of the Development Site parcel. The building setback line mirrors the applicant's conceptual plans. Staff has added a condition to the approval of the project that the plat must be revised prior to Town Council approval.

CRITERIA FOR DECISION

Below are the criteria that must be met for the Board to recommend approval of the requested actions. Staff has inserted our interpretation of how the proposal meets the criteria as stated in the bulleted text.

Rezoning Criteria

1. The proposed rezoning is in general conformance with the goals, policies and provisions of the Comprehensive Plan:
 - The development applications meet Land Use Principles, Policies and Actions, Principle I because the development will promote a land use pattern envisioned by the Comprehensive Plan that will provide economic and social vibrancy;
 - The development applications meet Land Use Principles, Policies and Actions, Principle I, Policy B that requires rezoning, Planned Unit Developments (PUD), subdivisions, special use permits, density transfers, and other discretionary land use applications to be in general conformance with the Land Use Plan, the Subarea Plans and their associated principles and policies, and the applicable policies of the Comprehensive Plan;
 - The development applications meet Land Use Principles, Policies and Actions, Principle I, Policy C that permits development applications in general conformance with the Comprehensive Plan per the applicable criteria for decision-making;
 - The development applications meet Land Use Principles, Policies and Actions, Principle I, Policy G that requires a rezoning, PUD, subdivision or density transfer to meet the certain site standards that have been embodied in the CDC as the Comprehensive Plan Project Standards (Please refer to criterion below);
 - Meadows Subarea Plan Principle, Policy and Action II.B requires any applicant who proposes a rezoning, density transfer, subdivision to strive to reach the target density outlined in the Meadows Development Table;
 - The Meadows Development Table sets forth a target density 91 deed restricted units and the proposal is for only 45 units;
 - The applicant has entered into an agreement with the Town that will allow the acquisition of a park site as envisioned in the Comprehensive Plan, with the final design and improvements to be shaped by the community; and
 - A fence will be provided along Northstar property in appropriate locations to prevent trespassing.

2. The proposed rezoning is consistent with the Zoning and Land Use Regulations;
 - Employee housing is a permitted use in the current Multi-Family Zone District and is a conditional use in the proposed Full Use Active Open Space Zone District;
 - The CDC density limitation will not be exceeded because new workforce housing does not count towards the density limitation;

- The platted open space requirements will be met because additional open space is being created; and
 - The development will be required to comply with the building height, lot coverage and general easement setback requirements during the required Design Review Process development application.
3. The proposed rezoning meets the Comprehensive Plan project standards:
 - The proposed development has appropriate scale and mass that fits the neighborhood because it has a similar floor area ratio and density of surrounding land uses; environmental impacts and the impacts to adjoining properties will be avoided due to careful site planning; and there are not impacts to the skier experience or ski runs.
 4. 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:
 - The Telluride Fire Protection District will provide fire protection services;
 - The Mountain Village Police Department will provide police protection services;
 - Water and sewer are available from the Town of Mountain Village;
 - The proposed development is envisioned by the Comprehensive Plan to provide for economic and social vibrancy, thus creating a more sustainable community; and
 - The development will reduce the amount of economic leakage out of the Telluride Region, with local employees spending more dollars locally rather than in the surrounding commuting communities.
 5. 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;
 6. Adequate public facilities and services are available to serve the intended land uses.
 7. The proposed rezoning shall not create vehicular or pedestrian circulation hazards or cause parking, trash or service delivery congestion:
 - A transportation study completed for the Comprehensive Plan showed that Adams Ranch Road has a volume to capacity ratio of 0.41, thus only 41 percent of capacity at build out;
 - Russell Drive showed it was only at eight percent of capacity at build out;
 - Adams Ranch Road and Russell Drive have a good level of service to provide access for the development;
 - The access drives, parking areas, delivery area(s); and trash and recycling areas will be designed to not create any vehicular or pedestrian hazards concurrent with the required Design Review Process development application; and
 - Pedestrian infrastructure will be provided to ensure this development is connected to the sidewalk along Adam's Ranch Road and the bus stops located on the north side of such road.
 8. The proposed rezoning meets all applicable Town regulations and standards.

Density Transfer Criteria

1. The criteria for decision for a rezoning are met, since such density transfer must be processed concurrently with a rezoning development application (except for MPUD development applications).
2. The density transfer meets the density transfer and density bank policies:
 - The Town Council may create workforce housing density that is not in the density bank and transfer it to a site because new workforce housing density is not subject to the density limitation.
3. The proposed density transfer meets all applicable Town regulations and standards.

Conditional Use Permit Criteria

1. The proposed conditional use is in general conformity with the policies of the principles, policies and actions set forth in the Comprehensive Plan.
2. The proposed conditional use is in harmony and compatible with surrounding land uses and the neighborhood and will not create a substantial adverse impact on adjacent properties or on services and infrastructure;
 - The multi-family use is similar to the surrounding land uses.
 - The building height will be according to the CDC and at the maximum will be similar to several projects in the Meadows, such as Prospect Plaza, Big Billies and Parker Ridge.
 - The proposed Floor Area Ratio (FAR) and density for the project is similar to the average of the nine multi-family projects in the Meadows. When adjacent open space is included, then the project's FAR and density is 30% less than the average.
 - The proposed development is half the number of units as recommended by the Comprehensive Plan.
 - The development will be evaluated pursuant to the Design Regulations which will further ensure compatibility and harmony with surrounding land uses.
3. The design, development and operation of the proposed conditional use shall not constitute a substantial physical hazard to the neighborhood, public facilities, infrastructure or open space;
4. The design, development and operation of the proposed conditional use shall not have significant adverse effect to the surrounding property owners and uses;
5. The design, development and operation of the proposed conditional use shall not have a significant adverse effect on open space or the purposes of the facilities owned by the Town.
6. The design, development and operation of the proposed conditional use shall minimize adverse environmental and visual impacts to the extent possible considering the nature of the proposed conditional use.
7. The design, development and operation of the proposed conditional use shall provide adequate infrastructure.

8. The proposed conditional use does not potentially damage or contaminate any public, private, residential or agricultural water supply source; and
9. The proposed conditional use permit meets all applicable Town regulations and standards.

Subdivision Criteria for Decision

1. The proposed subdivision is in general conformance with the goals, policies and provisions of the Comprehensive Plan;
2. The proposed subdivision is consistent with the applicable Zoning and Land Use Regulations and any PUD development agreement regulating development of the property.
3. The proposed density is assigned to the lot by the official land use and density allocation, or the applicant is processing a concurrent rezoning and density transfer.
4. The proposed subdivision is consistent with the applicable Subdivision Regulations.
5. Adequate public facilities and services are available to serve the intended land uses.
6. The applicant has provided evidence to show that all areas of the proposed subdivision that may involve soil or geological conditions that may present hazards or that may require special precautions have been identified, and that the proposed uses are compatible with such conditions.
7. Subdivision access is in compliance with Town standards and codes unless specific variances have been granted in accordance with the variance provisions of this CDC.
8. The proposed subdivision meets all applicable Town regulations and standards.

RECOMMENDATION

Last year Mountain Village voters determined that up to 45 employee units is appropriate on the site, which is well below the Comprehensive Plan's recommendation of 91 units. Staff has analyzed the proposed development in terms of density and floor area ratio and find it similar to other development in the Meadows. Staff is recommending additional setback requirements and retaining General Easements to ensure a good fit. Finally, the development provides a much needed housing type as recommended by the Comprehensive Plan. Therefore staff recommends approval of the proposed applications to rezone the site; transfer 15 units of employee housing to the site; approve a conditional use permit for employee housing and approve the subdivision of Lots 640A and Tract OSP-35A, subject to conditions.

PROPOSED MOTION

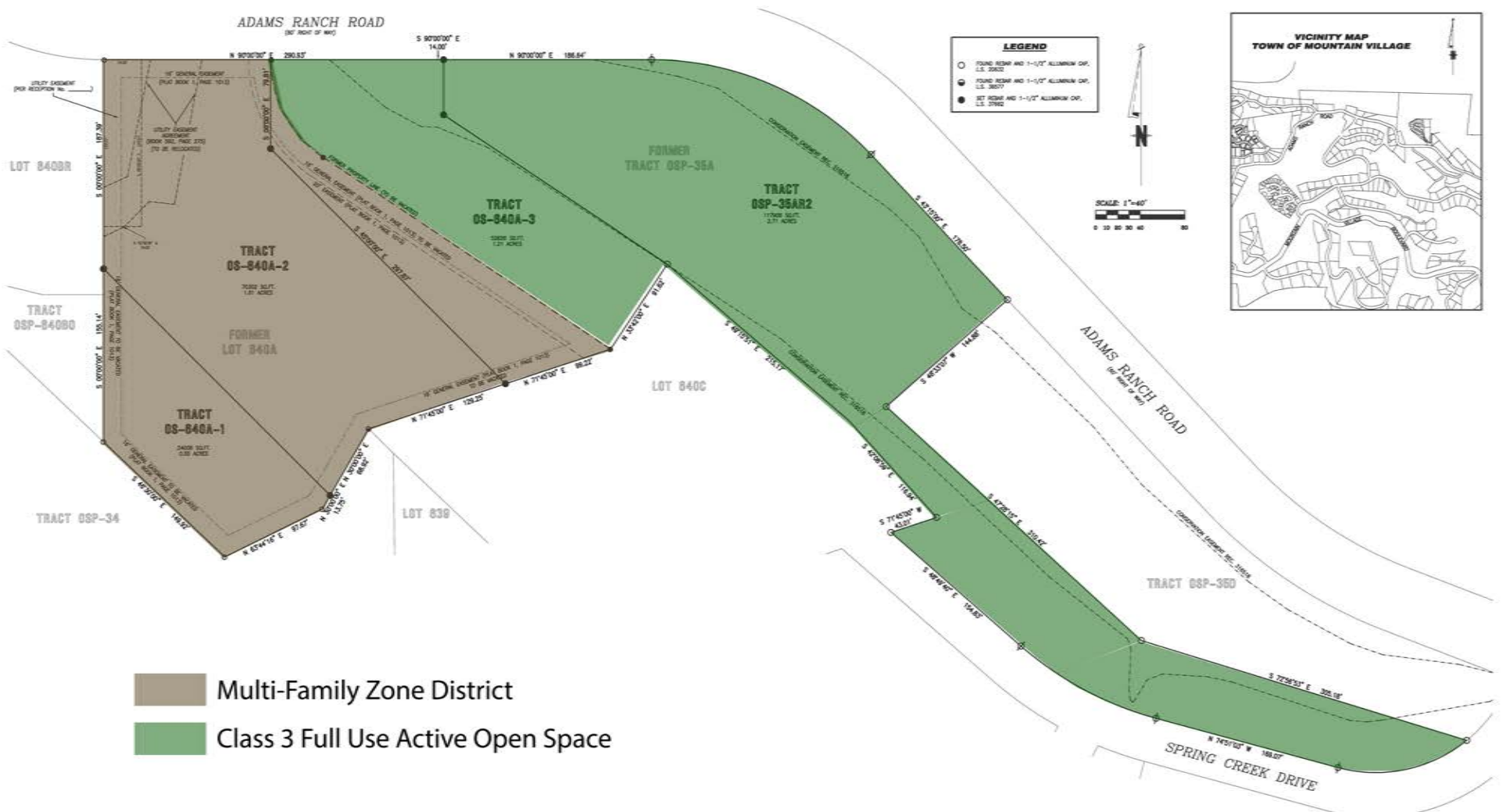
"I recommend the Design Review Board recommend the Town Council approve the proposed applications subject to the following conditions:

1. The final location and design of the building, grading, landscaping, parking areas, accessways and other site improvements shall be determined with the required Design

Review Process application pursuant to the applicable requirements of the CDC, including but not limited to the Design Regulations, Wetland Regulations and the Road and Driveway Standards, except:

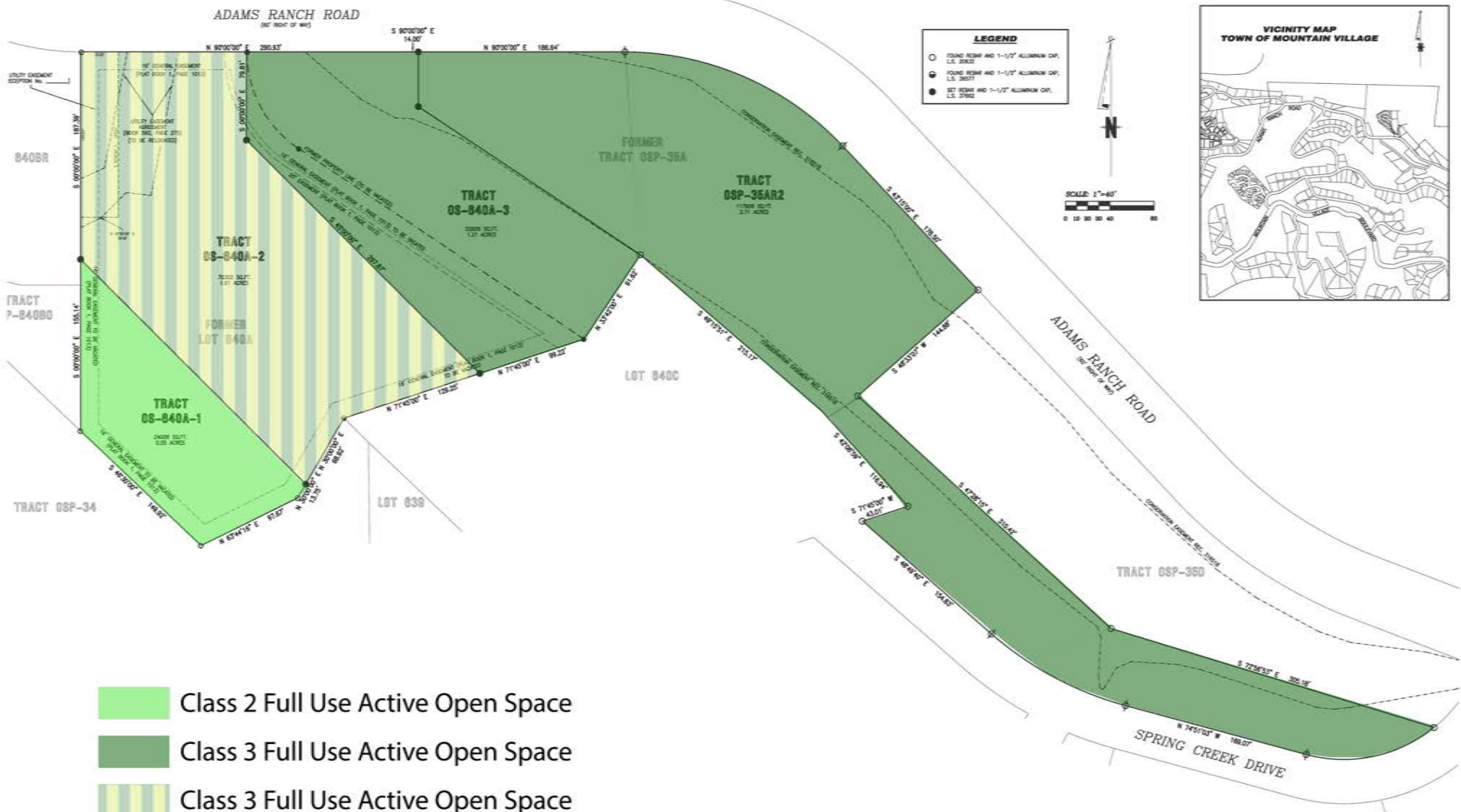
- a. Minimum building setback of 60 feet shall be applied adjacent to the east side of Tract OS-640A-2, Development Site; and
 - b. The applicant may seek certain variations to the Design Regulations such as the percent of stone, roofing material, window materials or other similar variations as are typically granted for employee housing projects.
2. The proposed density shall not exceed 45 units and the general location of the building shall remain substantially as shown in the conceptual plans except as provided herein.
 3. Prior to submitting for the required Design Review Process development application, the applicant shall obtain approval for the wetland delineation from the United States Army Corps of Engineers.
 4. Trash and recycling facilities shall be located to minimize impacts to Northstar and Timberview.
 5. The Employee Housing Deed Restriction that exists on the property shall be extended to include the additional 15 units.
 6. The developer shall receive approval of a demolition permit within 30 days following the closing of the Town's purchase of Tract OS-640A-3, Park Parcel, which will require the demolition of the existing improvements on Lot 640A within 120 days of closing. The permit shall include a plan to be approved by staff that describes the mitigation of the impacts of the demolition on surrounding properties.
 7. Prior to the Town Council reviewing the subdivision, the plat shall be revised to meet the Subdivision Regulations and the following:
 - a. Provide 16 foot General Easements adjacent to Adams Ranch Road and the west, south, and east edges of Tracts OS-640A-1 and OS-640A-2.
 - b. Delineate and describe a 60 foot building setback adjacent to the west edge of Tract OS-640A-2.

EXISTING ZONING FOR 640A



- Multi-Family Zone District
- Class 3 Full Use Active Open Space

PROPOSED ZONING FOR 640A



- Class 2 Full Use Active Open Space
- Class 3 Full Use Active Open Space
- Class 3 Full Use Active Open Space
With Conditional Use Permit for
45 Housing Units

**APPLICATION FOR REVIEW AND APPROVAL OF
REZONING/DENSITY TRANSFER APPLICATION,
MAJOR SUBDIVISION (REPLAT) APPLICATION, AND
CONDITIONAL USE PERMIT APPLICATION**

Dated and Submitted: September 25, 2016
Owner/Applicant: Adams Ranch MV, LLC (“Applicant”)
Property: Lot 640A and OSP 35A
Address: 306 Adams Ranch Road
Mountain Village, San Miguel County, Colorado

Overview

Following three years of meetings and a referendum by constituents to create a maximum density on the Site of 45 deed restricted housing units, and in light of an executed Term Sheet with the Town of Mountain Village to acquire land and develop a public park adjacent to the development envisioned by this Application, the Property Owner and Applicant, Adams Ranch MV, LLC, (“ARMV” and “Owner”) hereby submits this Application to approve a) a rezoning of Lot 640A from Employee Apartments to Open Space, b) a density transfer from the TMV Housing Authority from 30 to 45 deed restricted housing units to increase the density by an 15 additional units, c) a replat and subdivision of Lot 640A and a portion of OSP35A in order to form three (3) separate Lots as reflected on Exhibit A (attached hereto), and finally d) a Conditional Use Permit to allow Lot B of the replat to be developed as Employee Housing, pursuant to the existing Deed Restriction on the Property, under the rules allowed in Active Open Space.

The Owner is seeking approval of the Applications set forth herein with respect to Lot 640A and OSP 35A. ARMV and its principals have been working with the Town, staff and various boards since 2012 regarding an Employee Housing development on Lot 640A (the “Lot”), the site of the former Telluride Apartments project. This Application is the culmination of those discussions and endeavors.

Pursuant to the Town CDC, these Applications are being presented for approval with the representations that the mass and scale of the Building will be substantially in the location represented herein, and that improvements must be built generally in compliance with the representations set forth in these Applications. Although the Applications do not specifically seek approval of the architectural elements of the project, the Applications do seek the following approvals:

- The subdivision of Lot 640A into the replatted lots reflected on Exhibit A.
- The increase in density on the Lot B site, from 30 to 45 employee housing units.
- Acknowledgement and approval that a project of 45 units will fit on the development Lot B.
- New general easements that are being proposed on the development Lot B.
- The transfer of the 2.56-acre development credit to TSG due to the swap of development land to open space.
- The general size of the Park, which will be owned and developed by the Town following a purchase from the Applicant.

The Project is not seeking any architectural approvals at this time, which is allowed under the rules established by the Town’s CDC. When the Owner is ready to move forward with its subsequent architectural review, the Application at that time will be required to meet all standards set forth in the CDC. These standards will include maximum allowable height of the project and minimum setbacks from the property lines. However, the Owners expect to apply for typical relief that has been granted to other deed restricted housing projects, such as minimum required stone, exterior finishes, and requirements for certain window construction, to name a few.

During the previous public hearings and worksessions, a great deal has been expressed by the residents of the Meadows regarding mass and scale, population impacts, public services, unit mix and the park. ARMV continues to solicit insight and input from the residents of adjacent properties such as North Star, Coyote Court, Fairway Four, The Boulders and others. This submission incorporates many of these comments,

including prior direction from these Boards in an effort to develop what AMRV expects to be the primary location for work force housing in the Telluride region, the bellwether and centerpiece for the Meadows, and one of the primary economic drivers for the Mountain Village. All of this is in substantial compliance with the Comprehensive Plan requirements for this Parcel, as is required by the Town CDC rules.

As a result of a citizens' referendum passed in July 2015, the maximum allowable units for the Project has been limited to 45 units. This is approximately 50% of the density that was set forth in the Town's Comprehensive Plan which was approved by the Town in 2011. We are providing a conceptual presentation that clearly shows that 45 units of apartments or employee condominiums, which are represented as mostly 2 and 3 bedroom units averaging approximately 1,000sf per unit average, can easily fit on the Site, including all required parking that is reflected the surface parking lot, and on the covered lot that is shown as a part of this Conceptual Massing on Floor 1. This covered parking is not underground parking, but "at grade" parking within the footprint of the Project.

The Project currently provides for adequate setbacks from all property lines, and wetland delineations. The replat also includes a re-worked Utility Easement with Timberview which, upon the commencement of new construction on the Site, will consolidate a "spider-web" of existing utilities across the Site, some of which are not included in any easements, and altering some easements areas that have been inefficient and have hampered logical development of this Site in the past.

Pursuant to early comments from the Town Staff, Boards and neighbors, the massing along Adams Ranch has been pushed further back from the road, with parking and circulation out in front of the "wing" in the Northeast Corner of the site, where the building is shown at two stories. Most of the massing of the Project is expected to be adjacent to Parcel A, the hillside open space that TSG will receive at the closing of the proposed sale of Parcel C to the Town for a neighborhood park. Massing at the south end, adjacent to North Star, is also reflected as 2-story buildings to minimize the impact of the new proposed structure on its North Star neighbors.

The Project

The Proposed concept for this Work Force Housing project incorporates 45-units, expected to be demonstrably 2 and 3 bedroom units, includes approximately 50,000 rentable square feet, a leasing and management office, and potentially some amenity space, with at least 2 elevators servicing 3 and 4 floors of units to be built above a single story podium parking garage, which is not subterranean, but demonstrably at grade.

Based on this configuration, there will be 68 parking spaces required, approximately 50% will be at grade under the building footprint, and 50% will be surface spaces.

ARMV will still work to provide North Star with a "permanent Fix" for their encroachment issues along the common property line, including allowing "back yard improvements" in the 16 foot GE area on the site. Details of this will be forthcoming.

In keeping with input from previous meetings, the Proposal will also incorporate the following:

- The Project will not request any variance for height, and will comply with the 48 foot maximum height and 48 foot average height requirements for multi-density buildings outside of the Village Core.
- The Applicant is undertaking a "swap" with TSG which cleans up easement issues and provides land for the Park development. The development credit that was approved under a triparty intergovernmental agreement in 2014, will allow TSG to use the 2.56-acre open space replacement credit in development areas shown in the Comprehensive Plan, to potentially develop other parcels that TSG owns which are currently situated in active open space. The executed Agreement with TSG is part of this Application.

- The Applicant will be selling Lot C to the Town in order for a Town Park to be developed in the Meadows. Though the specifics of the Park Plan will be handled by the Town, the Park would likely have a pedestrian path that serviced east/west foot traffic along Adams Ranch Road, including a footbridge through the wetlands along Prospect Creek. Input from the Meadow's neighbors regarding these improvements will be integral to the Town's plan.
- The Applicant has provided further buffering from all designated wetlands, including any wetlands within the conservation easement on OSP 35A.

Conclusion

Notwithstanding these Applications, our Town and our region is in dire, dire need of affordable and well-developed Workforce Housing. The Telluride Ski and Golf Company has gone as far as to ask for the renovation of the existing improvements at these former Telluride Apartments, OR the potential installation of temporary housing to mitigate the immediate need for the units envisioned by these Applications. In the words of the Ski Company's HR director, "we can't build it fast enough" to meet their current needs.

Whether you review the County Needs Studies, the overall market analysis, talk to the managers of the 100% leased projects in Town, or you simply talk to employees on the street who cannot find any affordable, convenient (within 30-45 miles), and quality housing options, the additional housing requested in this application is needed right now – and we are proposing it in "the" location that Town determined in several years of Task Force analyses that additional employee housing should go.

The wisdom of the Comprehensive Plan says that more density should go here. The market says additional housing is needed here NOW. And we have submitted Applications that comply with all of the requirements of the CDC. As such, the Owner respectfully requests that you review and approval these Applications, so that we may move ahead expeditiously to get this needed Project developed as soon as possible.

Thank you.
Adams Ranch MV, LLC

October 3, 2016

Mr. Glen Nimwegen
Director of Community Development
Town of Mountain Village
455 Mountain Village Blvd.
Mountain Village, CO 81435

RE: **Adams Ranch MV Application Regarding
Portions of OSP 35A in Conjunction With
Lot 640A, 306 Adams Ranch Road**

Dear Glen:

Please let this letter serve as notice to any and all boards and staff members of the Town of Mountain Village, that TSG Ski & Golf, LLC, a Delaware limited liability company (“TSG”), owner of OSP 35A, hereby appoints Adams Ranch MV, LLC (the “Applicant”) as its agent with respect to the Application that is currently being submitted for 640A and TSG’s OSP 35A, upon the terms and conditions of stated in this letter.

This letter confirms that the Applicant and TSG are currently in the process of negotiating a definitive agreement between TSG and the Applicant whereby the Applicant will be authorized to replat a portion of the current OSP 35A into the new Lot 640AR in exchange for (i) receiving the 2.56 acres of open space credits that will arise from the proposed rezoning of Lot 640A to Active Open Space, (ii) adequate assurance that the Town and San Miguel County will allow the 2.56 acres of open space credit to be use on any site approved in the Town’s Comprehensive Development Plan; (iii) assurance that the Town and Applicant will protect any wetlands within the conservation easement located on OSP 35A; and (iv) possible other consideration from the Applicant. TSG will be looking for approval from the Town and County to allow it to use the open space credit to offset any open space requirements, on a one-to-one square foot basis, for any parcel identified in the Town of Mountain Village’s Comprehensive Development Plan.

At the time of this letter, TSG has received and reviewed the Applicant’s draft Application narrative. No other Application submission documents have been received or reviewed by TSG. Please be advised that TSG reserves the right to withdraw the agency appointment and its support for Adams Ranch MV’s Application, at any time at its sole discretion, if (i) the terms of the definitive agreement with the Applicant; or (ii) or any submission documents; or (iii) the terms of the Town’s and County’s approval are not acceptable to TSG. If TSG approves of the terms of the definitive agreement with the Applicant, the submission documents filed by Applicant, and the terms of the Town’s and County’s approval, then TSG will also cooperate, finalize and execute approved documents that may be required as a part of finalizing any approvals contemplated herein.

Applicant contemplates that the definitive agreement will be in final form and executed within 30-45 days, but in no case later than the date of the approval of the Final Plan Approval of these captioned applications; TSG can offer no opinion on this timeframe.

Should you have any questions regarding this matter, please call the undersigned.

Sincerely,

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

By: 
Bill Jensen, CEO



P.O. Box 2486 - Telluride, CO 81435
 Phone: 970-708-4795
 email: dylanh12@hotmail.com

PROJECT TEAM

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

Consultant: Foley Associates, Inc.
 Address: 125 W. Pacific Ave., Suite B-1
 Address: P.O. Box 1385 - Telluride, CO 81435
 Phone: 970-728-6153
 Fax: 970-728-6050

PROJECT DESCRIPTION

Employee Housing Proposal

PROJECT ZONING DESIGNATION

Multi-Family

PROJECT LEGAL DESCRIPTION

Lot 640A, 340 Adams Ranch Road
 Telluride, CO 81435
 San Miguel County

No.	Description	Date
1	Worksession Review	10-9-2013
2	Design Review	10-14-2013
3	Design Review	11-05-2013
4	Rezoning_Density Transfer	08-22-2014
5	Parking_Garage Study	10-09-2014
6	Replat Site Study	03-29-2016
7	Replat Site Study	06-15-2016
8	Replat Site Study	09-22-2016

Parkside In The Meadows

Site Photo Overlay

Date 03/29/2015
 Drawn by DH / BF
 Checked by DH / BF

A0.4

Scale 1" = 40'-0"

① Site Aerial Overlay
 1" = 40'-0"



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 Telluride, CO 81435
 San Miguel County

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6	Replat Site Study	03-29-2016
7	Replat Site Study	06-15-2016
8	Replat Site Study	09-22-2016

Parkside In The Meadows

Site Overlay - Wide View

Date	03/29/2015
Drawn by	DH / BF
Checked by	DH / BF

A0.5

Scale	1" = 80'-0"
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① Aerial Overlay
 1" = 80'-0"



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Employee Housing Proposal

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 San Miguel County

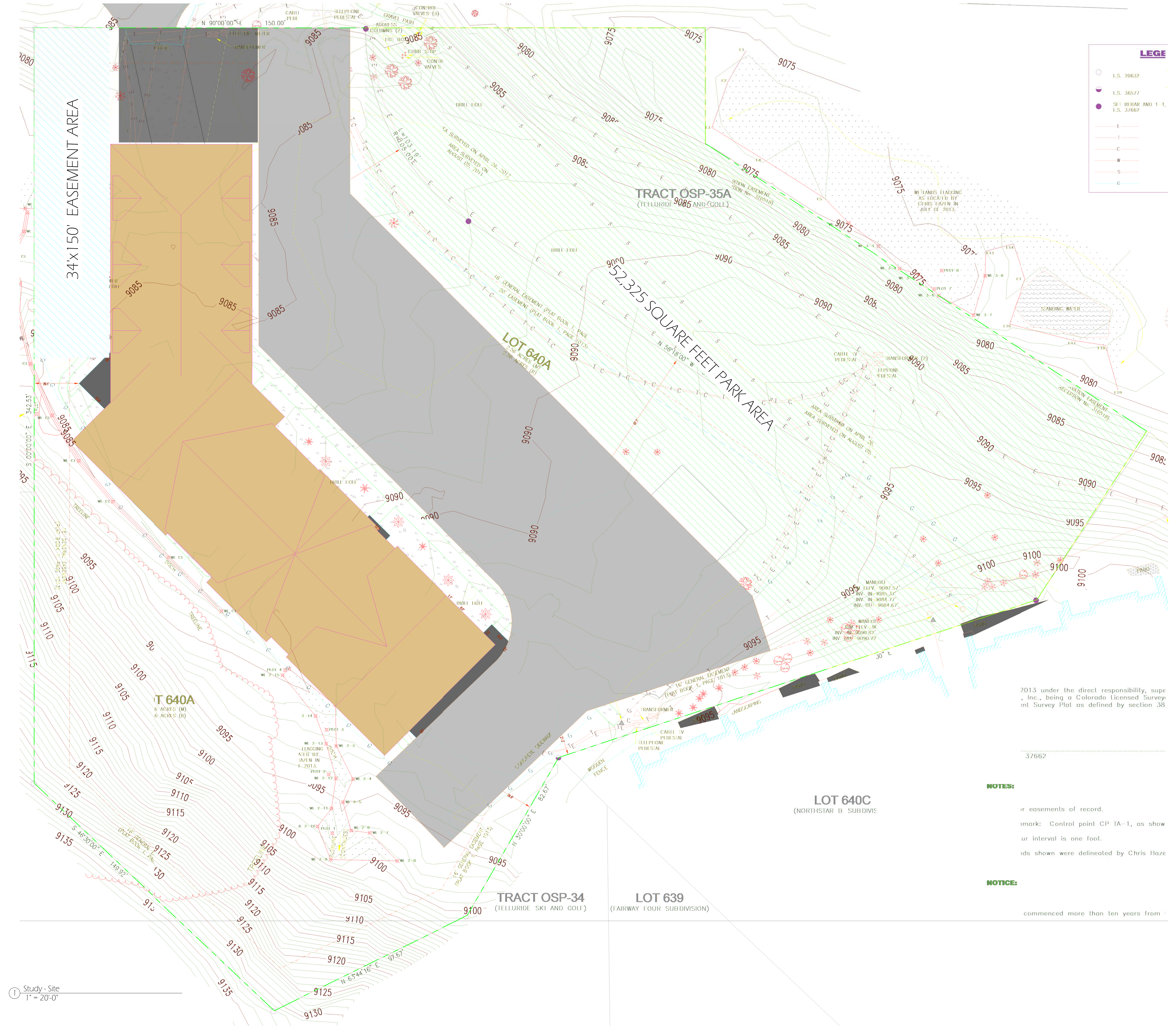
No.	Description	Date
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5	Parking Garage Study	10-09-2014
6	Replat Site Study	03-29-2016
7	Replat Site Study	06-15-2016
8	Replat Site Study	09-22-2016

Parkside In The Meadows
 Site Study

Date	03/29/2015
Drawn by	DH / BF
Checked by	DH / BF

A0.6

Scale 1" = 20'-0"



LEGEND

- I.S. 20632
- I.S. 36577
- SET BAR AND 1-1, I.S. 37662
- E
- T
- C
- W
- S
- G

2013, under the direct responsibility, supra, Inc., being a Colorado Licensed Surveyor, and Survey Plat as defined by section 38

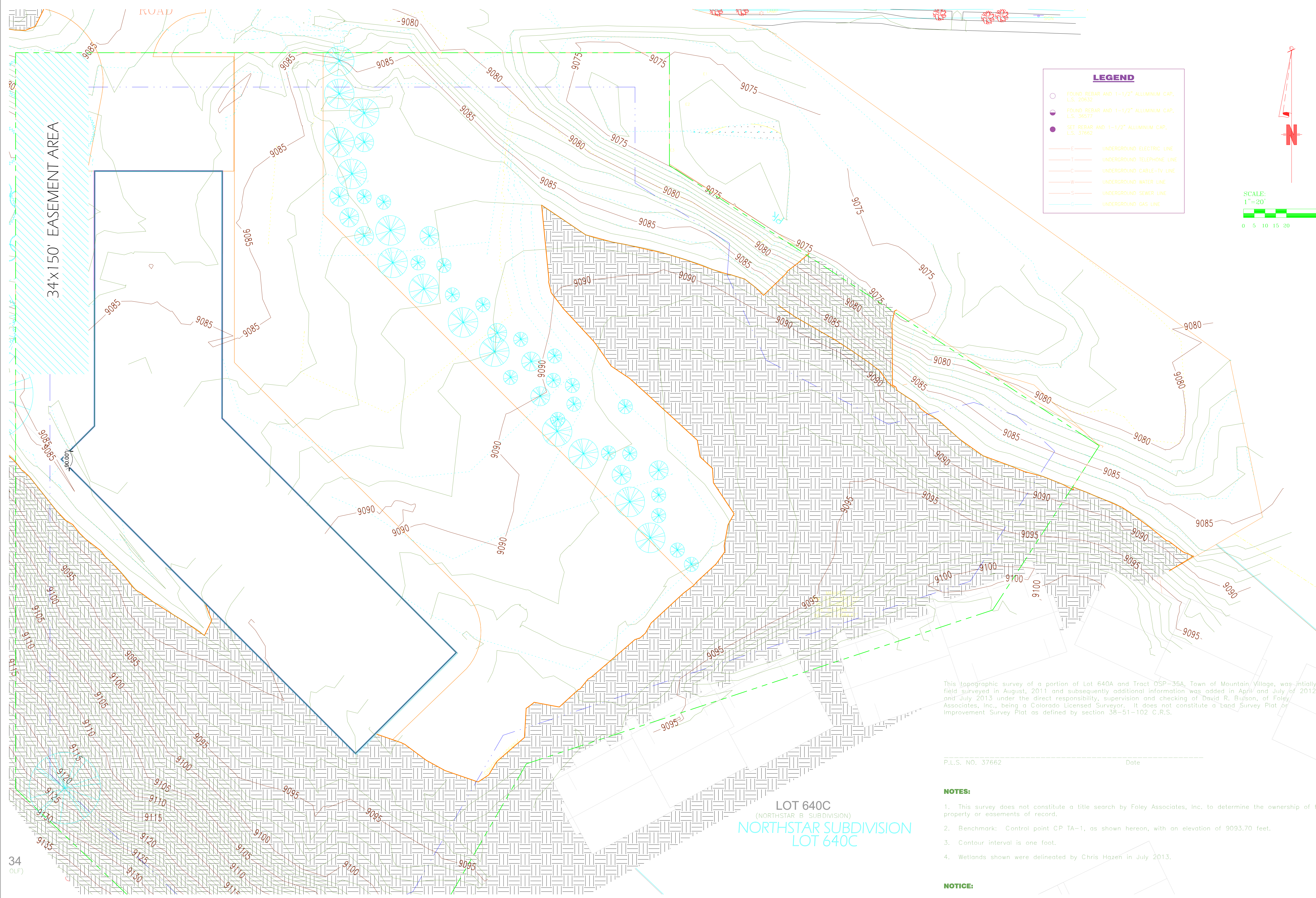
37662

NOTES:

- 1. All easements of record.
- 2. Remark: Control point CP TA-1, as shown on interval is one foot.
- 3. Boundaries shown were delineated by Chris Haze

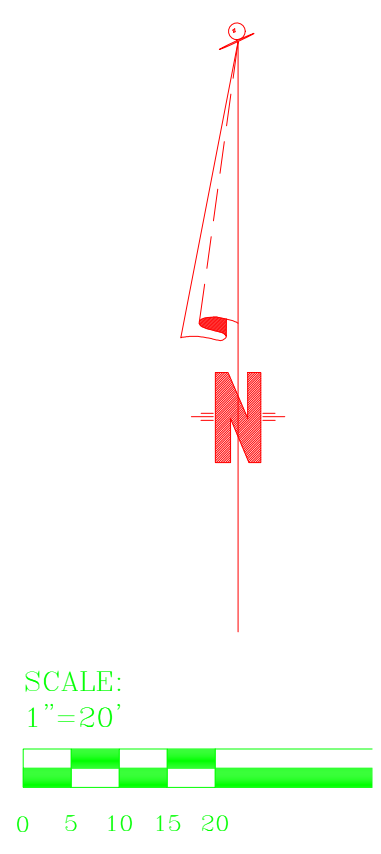
NOTICE:

Work commenced more than ten years from 1



LEGEND

- FOUND REBAR AND 1-1/2" ALUMINUM CAP, L.S. 20632
- FOUND REBAR AND 1-1/2" ALUMINUM CAP, L.S. 36577
- SET REBAR AND 1-1/2" ALUMINUM CAP, L.S. 37662
- E — UNDERGROUND ELECTRIC LINE
- T — UNDERGROUND TELEPHONE LINE
- C — UNDERGROUND CABLE-TV LINE
- W — UNDERGROUND WATER LINE
- S — UNDERGROUND SEWER LINE
- G — UNDERGROUND GAS LINE



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PROJECT DESCRIPTION

Employee Housing Proposal

PROJECT ZONING DESIGNATION

Multi-Family

PROJECT LEGAL DESCRIPTION

Lot 640A 340 Adams Ranch Road
 Telluride, CO 81435
 San Miguel County

No.	Description	Date
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7	Replat Site Study	06-15-2016
8	Replat Site Study	09-22-2016

This topographic survey of a portion of Lot 640A and Tract OSP-35A, Town of Mountain Village, was initially surveyed in August, 2011 and subsequently additional information was added in April and July of 2012, and July 2013 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 the property or easements of record.
2. Benchmark: Control point CP TA-1, as shown hereon, with an elevation of 9093.70 feet.
3. Contour interval is one foot.
4. Wetlands shown were delineated by Chris Hazen in July 2013.

NOTICE:

LOT 640C
 (NORTHSTAR B SUBDIVISION)
NORTHSTAR SUBDIVISION
LOT 640C

34
 OLF)

① Level 1
 1" = 20'-0"

Parkside In The Meadows

Building Footprint

Date	03/29/2015
Drawn by	DH / BF
Checked by	DH / BF
A0.7	
Scale	1" = 20'-0"



P.O. Box 2486 - Telluride, CO 81435
 Phone: 970-708-4795
 email: dylanh12@hotmail.com

PROJECT TEAM

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PROJECT DESCRIPTION

Employee Housing Proposal

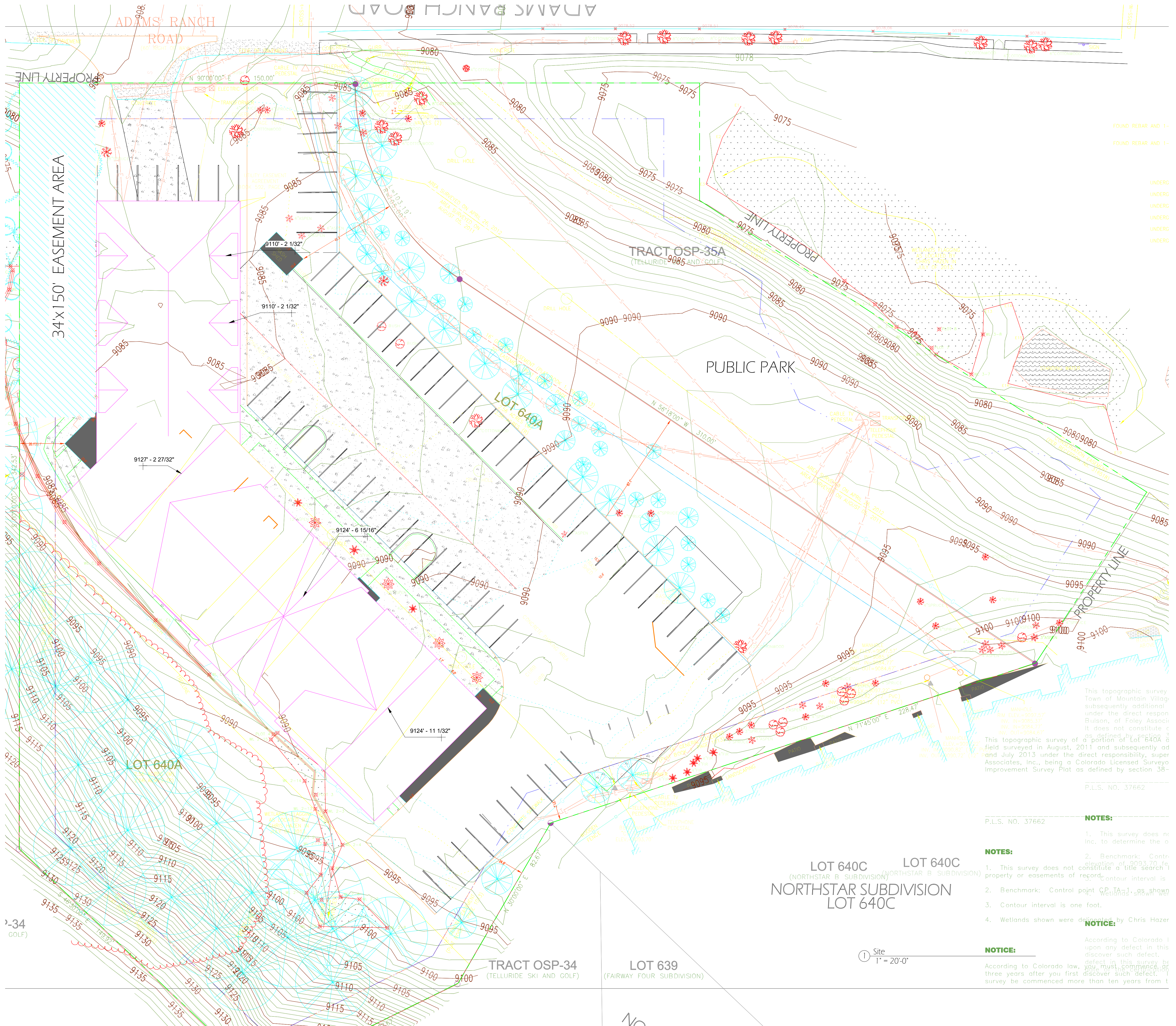
PROJECT ZONING DESIGNATION

Multi-Family

PROJECT LEGAL DESCRIPTION

Lot 640A, 340 Adams Ranch Road
 Telluride, CO 81435
 San Miguel County

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5	Parking Garage Study	10-09-2014
6	Replat Site Study	03-29-2016
7	Replat Site Study	06-15-2016
8	Replat Site Study	09-22-2016



This topographic survey of a portion of Lot 640A is a field surveyed in August, 2011 and subsequently updated in July 2013 under the direct responsibility, supervision and control of Chris Hazer, a Colorado Licensed Surveyor. This survey is being used for the purpose of a replat site study. The survey was conducted in accordance with the standards of the Colorado Board of Surveying and Mapping. The survey was conducted in accordance with the standards of the Colorado Board of Surveying and Mapping. The survey was conducted in accordance with the standards of the Colorado Board of Surveying and Mapping.

NOTES:

- This survey does not constitute a title search of property or easements of record.
- Benchmark: Control point CP TA 1, as shown on the attached plat, is one foot.
- Contour interval is one foot.
- Wetlands shown were determined by Chris Hazer.

NOTICE:

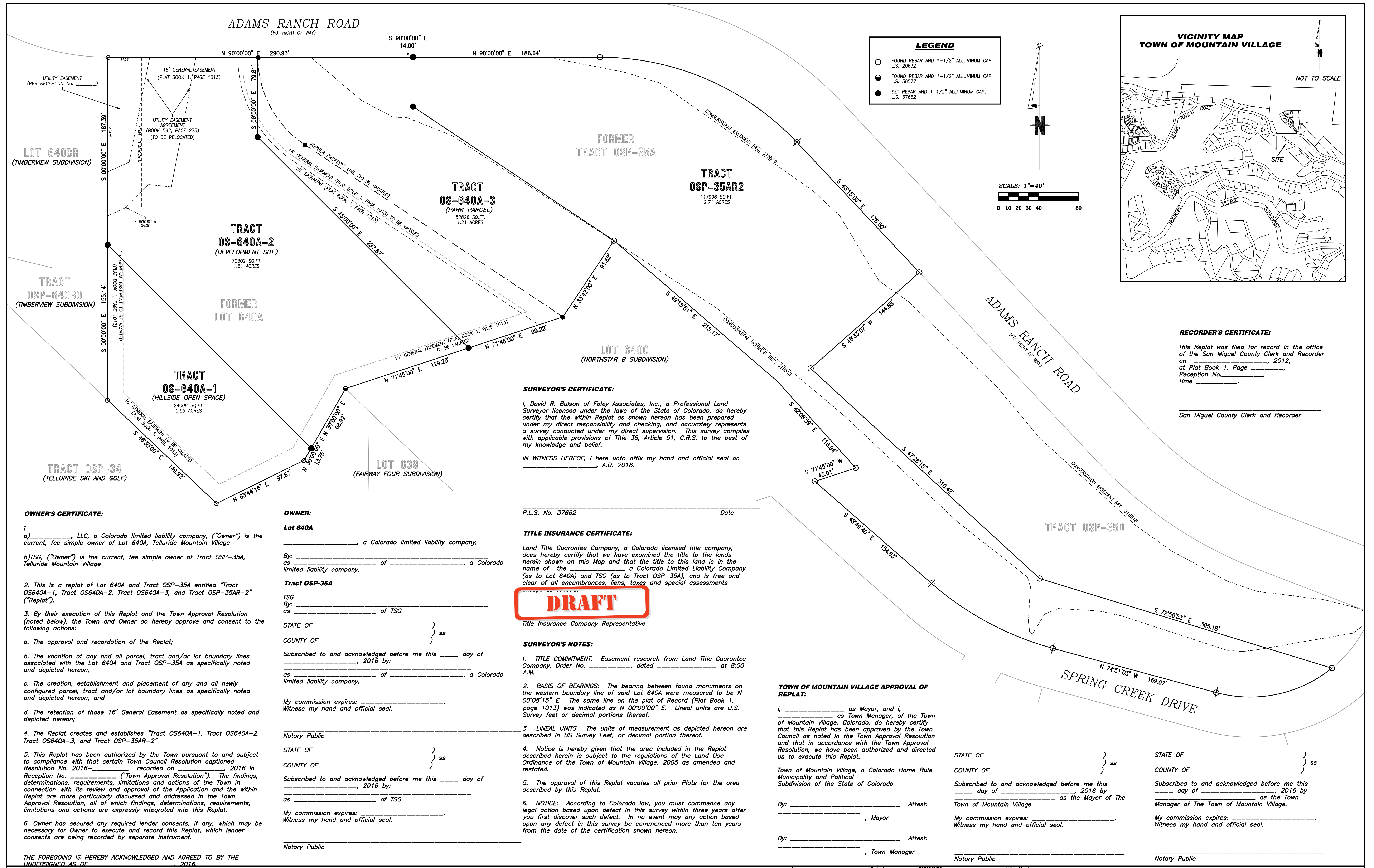
According to Colorado law, you must commence a survey within three years after you first discover such defect, or the survey be commenced more than ten years from the date of the survey.

1" = 20'-0"

Parkside In The Meadows

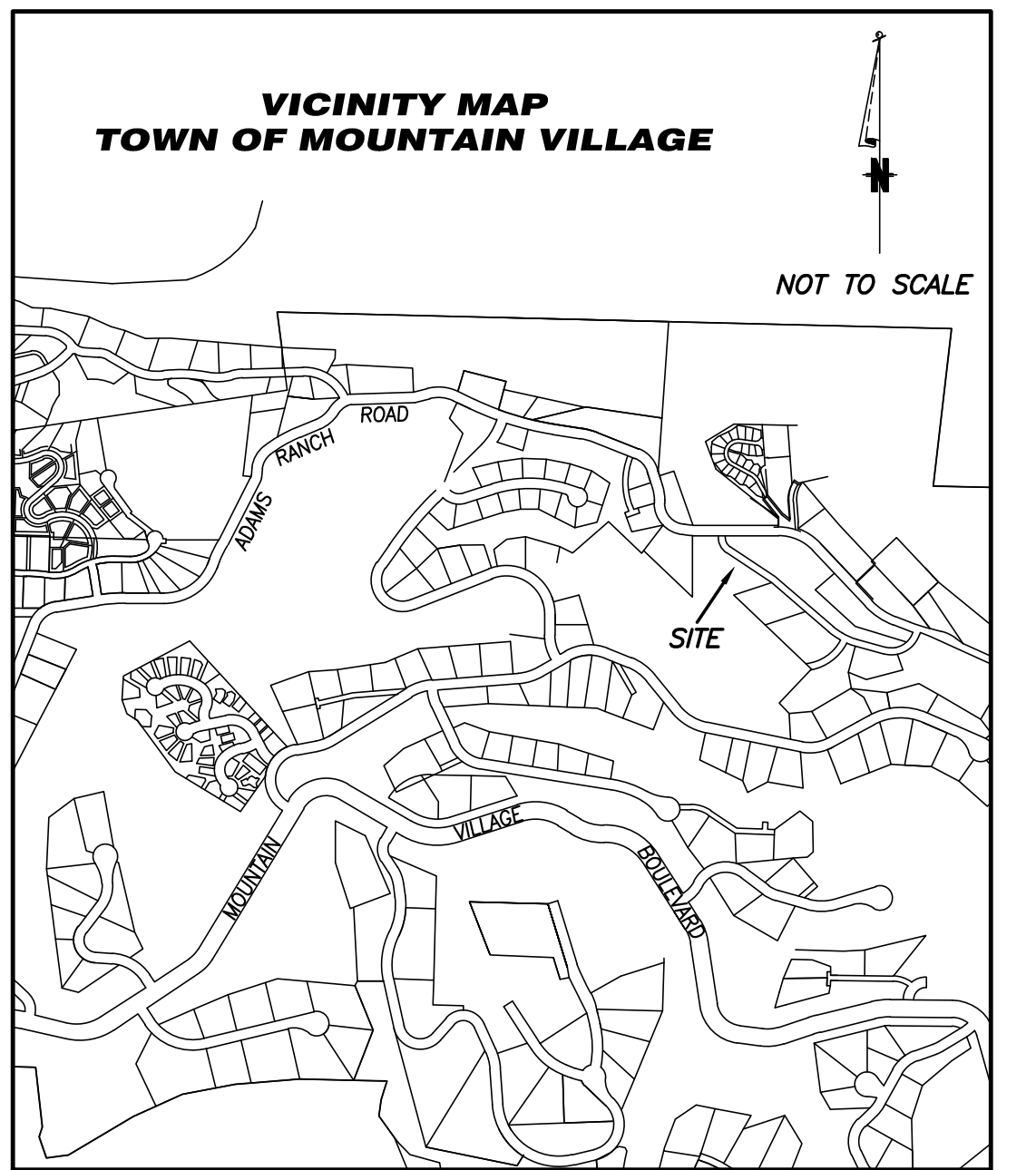
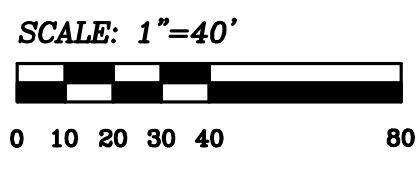
Site Plan_Overlay Existing

Date	03/29/2015
Drawn by	DH / BF
Checked by	DH / BF
A101	
Scale	1" = 20'-0"



LEGEND

- FOUND REBAR AND 1-1/2" ALLUMINIUM CAP, L.S. 20632
- FOUND REBAR AND 1-1/2" ALLUMINIUM CAP, L.S. 36577
- SET REBAR AND 1-1/2" ALLUMINIUM CAP, L.S. 37662



RECORDER'S CERTIFICATE:

This Replat was filed for record in the office of the San Miguel County Clerk and Recorder on at Plat Book 1, Page _____, 2012, Reception No. _____, Time _____.

San Miguel County Clerk and Recorder

SURVEYOR'S CERTIFICATE:

I, David R. Bulson of Foley Associates, Inc., a Professional Land Surveyor licensed under the laws of the State of Colorado, do hereby certify that the within Replat as 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 WHEREOF, I here unto affix my hand and official seal on _____, A.D. 2016.

P.L.S. No. 37662 Date _____

TITLE INSURANCE CERTIFICATE:

Land Title Guarantee Company, a Colorado licensed title company, does hereby certify that we have examined the title to the lands herein shown on this Map and that the title to this land is in the name of the _____ a Colorado Limited Liability Company (as to Lot 640A) and TSG (as to Tract OSP-35A), and is free and clear of all encumbrances, liens, taxes and special assessments

DRAFT

Title Insurance Company Representative

SURVEYOR'S NOTES:

- TITLE COMMITMENT.** Easement research from Land Title Guarantee Company, Order No. _____, dated _____ at 8:00 A.M.
- BASIS OF BEARINGS:** The bearing between found monuments on the western boundary line of said Lot 640A were measured to be N 00°08'15" E. The same line on the plat of Record (Plat Book 1, page 1013) was indicated as N 00°00'00" E. Lineal units are U.S. Survey feet or decimal portions thereof.
- LINEAL UNITS.** The units of measurement as depicted hereon are described in US Survey Feet, or decimal portion thereof.
- Notice is hereby given that the area included in the Replat described herein is subject to the regulations of the Land Use Ordinance of the Town of Mountain Village, 2005 as amended and restated.
- The approval of this Replat vacates all prior Plats for the area described by this Replat.
- 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.

OWNER'S CERTIFICATE:

- a) _____, LLC, a Colorado limited liability company, ("Owner") is the current, fee simple owner of Lot 640A, Telluride Mountain Village
- b) TSG, ("Owner") is the current, fee simple owner of Tract OSP-35A, Telluride Mountain Village
2. This is a replat of Lot 640A and Tract OSP-35A entitled "Tract OS640A-1, Tract OS640A-2, Tract OS640A-3, and Tract OSP-35AR-2" ("Replat").
3. By their execution of this Replat and the Town Approval Resolution (noted below), the Town and Owner do hereby approve and consent to the following actions:
 - The approval and recordation of the Replat;
 - The vacation of any and all parcel, tract and/or lot boundary lines associated with the Lot 640A and Tract OSP-35A as specifically noted and depicted hereon;
 - The creation, establishment and placement of any and all newly configured parcel, tract and/or lot boundary lines as specifically noted and depicted hereon; and
 - The retention of those 16' General Easement as specifically noted and depicted hereon;
4. The Replat creates and establishes "Tract OS640A-1, Tract OS640A-2, Tract OS640A-3, and Tract OSP-35AR-2"
5. This Replat has been authorized by the Town pursuant to and subject to compliance with that certain Town Council Resolution captioned Resolution No. 2016-_____, recorded on _____, 2016 in Reception No. _____ ("Town Approval Resolution"). The findings, determinations, requirements, limitations and actions of the Town in connection with its review and approval of the Application and the within Replat are more particularly discussed and addressed in the Town Approval Resolution, all of which findings, determinations, requirements, limitations and actions are expressly integrated into this Replat.
6. Owner has secured any required lender consents, if any, which may be necessary for Owner to execute and record this Replat, which lender consents are being recorded by separate instrument.

OWNER:

Lot 640A

_____, a Colorado limited liability company,

By: _____ of _____ a Colorado limited liability company,

Tract OSP-35A

TSG

By: _____ of TSG

STATE OF _____) ss

COUNTY OF _____)

Subscribed to and acknowledged before me this _____ day of _____, 2016 by:

as _____ of _____ a Colorado limited liability company,

My commission expires: _____

Witness my hand and official seal.

Notary Public

STATE OF _____)

COUNTY OF _____) ss

Subscribed to and acknowledged before me this _____ day of _____, 2016 by:

as _____ of TSG

My commission expires: _____

Witness my hand and official seal.

Notary Public

TOWN OF MOUNTAIN VILLAGE APPROVAL OF REPLAT:

I, _____ as Mayor, and I, _____ as Town Manager, of the Town of Mountain Village, Colorado, do hereby certify that this Replat has been approved by the Town Council as noted in the Town Approval Resolution and that in accordance with the Town Approval Resolution, we have been authorized and directed us to execute this Replat.

Town of Mountain Village, a Colorado Home Rule Municipality and Political Subdivision of the State of Colorado

By: _____ Attest: _____ Mayor

By: _____ Attest: _____ Town Manager

STATE OF _____)

COUNTY OF _____) ss

Subscribed to and acknowledged before me this _____ day of _____, 2016 by _____ as the Mayor of the Town of Mountain Village.

My commission expires: _____

Witness my hand and official seal.

Notary Public

STATE OF _____)

COUNTY OF _____) ss

Subscribed to and acknowledged before me this _____ day of _____, 2016 by _____ as the Town Manager of The Town of Mountain Village.

My commission expires: _____

Witness my hand and official seal.

Notary Public

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

Tract OS 640A-1, Tract OS 640A-2, Tract OS 640A-3 and Tract OS 35AR1, a Replat of Lot 640A and Tract OSP-35A, Town of Mountain Village, located within Section 33, T.43N, R.9W., of the N.M.P.M., in the County of San Miguel, lying within the incorporated town of the Town of Mountain Village, Colorado.

Project Mgr:	DB	Rev.	description	date	by
Technician:	MC	1	revised property boundaries to coincide with 7/13/13 submittal	7/13/13	DB
Checked by:		2	revised for 5/13/13 submittal, no change from 7/13/13 document	7/13/13	DB
Start date:	07/09/2012	3	revised to reduce development parcel and add new OS Tract	7/26/15	DB
		4	revised property lines and acreage for 10/16/15 R.C.	6/9/16	DB

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-07-12.dwg

Sheet 1 of 1 Project #: 80131

LOT 640A TERM SHEET

This Term Sheet, between the Town of Mountain Village, a home rule municipality and political subdivision of the State of Colorado (the "Town") and Adams Ranch MV LLC (the "Seller"), is a non-binding term sheet setting forth the basis of understanding for the Parties, as they pursue a Purchase and Sale Agreement between them for the completion of the transaction contemplated herein:

1. The Town in an effort to provide a local park consistent with the desires of the residents of the area in lower Mountain Village known as the "Meadows", wishes to purchase a portion of Lot 640A and a portion of OSP-35A as reflected on the attached Exhibit "A" and labeled as Tract C – Park Parcel, totaling approximately 1.21 acres.
2. The Purchase Price for the Town's purchase of Tract C will be \$550,000.00, and closing shall take place no later than 30 days following the final approval of Seller's Application for Rezone, Replat, Conditional Use Permit and Density Transfer (the "Application") by the Town and following the final disposition of any legal or legislative challenge time periods as provided under applicable law, under terms acceptable to the Town and Seller. At closing Seller shall receive \$400,000 of the Purchase Price, the remaining \$150,000 shall be placed in escrow in accordance with paragraph 5(f) and paragraph 9 below. There are no brokers representing the parties, and the parties will seek a Real Estate Transfer Assessment Exemption from TMVOA due to the deed restricted nature of the property and the exempt status of the Town.
3. The Purchase Price shall and closing shall be subject to the Town obtaining an appraisal of proposed Tract C (the "Park Parcel") on or before August 31st, 2016. In the event that the appraisal of the Park Parcel is less than the Purchase Price or cannot be obtained by the Town, the Town at its sole discretion may either elect to continue with the purchase of the Park Parcel and the closing as set forth herein, or the Town may terminate this Term Sheet with no further obligations to the Seller by providing written notice within 5 days of the August 31st, 2016 survey deadline.
4. The Town intends to use the Park Parcel as a park for its residents and visitors and shall restrict the use of the Park Parcel to park type uses for a period of time and in a manner yet to be determined, as deemed appropriate by the Town.
5. The Application will include the following:
 - a. A replat of Lot 640A and OSP-35A into four (4) lots: a) Tract A – the Hillside Open Space Lot, b) Tract B – the Development Site zoned class 3 active open space, c) Tract C – the Park Parcel, zoned class 3 active open space and d) Tract D – the Remainder of OSP-35A.
 - b. The Application will also seek approval of abatement of the remaining required additional 15 water and sewer tap fees required to develop the property at 45 units, and an approval to allow all required parking to be surface parking.
 - c. The Application will also seek a waiver of all other Town imposed application fees and costs, but shall not be a waiver of building permit fees, use tax or fees and taxes imposed by other governmental or quasi-governmental entities which are entitled to impose fees or taxes.
 - d. The Application shall also include the Rezoning of the entirety of Tract B and Tract C into Class 3 Full Use Active Open Space, Rezoning of Tract A to Class 1

or Class 2 Limited Use Active Open Space, and a Density Transfer from the Town density bank increasing the employee housing zoning from 30 units (90 density points) to 45 units (135 density points). The Employee Housing Deed Restriction that exists on the property will be extended to include these additional units. It is acknowledged by the Parties that the Seller (Applicant) will seek certain variances from the Design Guidelines such as i. percentage of stone, ii. roofing material, iii. window materials, iv. other similar variances that are typically granted to Applications for Employee housing projects.

- e. The Application shall also seek a conditional use permit to allow for the construction of Employee Housing on Class 3 Full Use Active Open Space.
 - f. The Application shall also seek a demolition permit approval that will require that the existing improvements on Lot 640A begin demolition within 30 days following the closing of the Town's purchase of Tract C at the Seller's sole cost and expense with completion of demolition within 120 days of closing. In the event the Seller receives approval of a demolition permit, the Seller shall be required to escrow funds in the amount of One Hundred Thousand Dollars \$100,000 at closing on the sale of Tract C, guaranteeing the demolition of the existing improvements, which would also allow Seller to draw down such escrowed funds for the demolition with a retainage of ten percent on each draw in order to guarantee full completion of the demolition.
6. The Application will require an Amended Agreement (the "Agreement") between the Seller and the Telluride Ski and Golf Company ("Telski"), the owner of OSP-35A. The Agreement will include a) an agreement to swap the Tract A Parcel for the part of OSP-35A that will become a part of Tract C, and b) an agreement to transfer the 2.56-acre development credit attributable to the increase in Open Space and established by the Rezone, in its entirety, to Telski. Applicant will also be working with TMVOA and the Timberview HOA in order to adjust the Utility Easement on the west side of the property as is depicted on Exhibit A.
7. In the event the Seller does not obtain approval for the Agreement with Telski, cannot adjust the Utility Easement to Seller's satisfaction, or does not obtain approval of the Application upon terms and conditions satisfactory to the Seller, which do not include any additional public benefit requirements by the Town, the Seller may terminate this transaction without penalty.
8. The Parties also agree that at the closing of the sale of Tract C to the Town, the parties will execute the following easement or license agreements:
- a. The Town will be granted a license agreement to allow for public use of the area currently maintained as a park area on Lot 640A and OSP-35A until a building permit is issued for the construction of the 45 unit project (Town to provide liability insurance).
 - b. Seller shall grant to the Town a perpetual access and utility easement over a portion of Tract B in order to allow for access to Tract C. The parties may also mutually agree upon a parking easement for parking on Tract B for the benefit of Tract C; however, this easement is not required unless mutually agreed to by the Parties. The Parties have identified two areas where parking for the Park can be

achieved, as reflected on the attached Exhibit "B". The Parties will determine specific options during the Application process.

9. An additional \$50,000 shall be escrowed from the Purchase Price as an incentive for the Seller to break ground on the construction of the workforce housing project. Upon pulling the building permit, the \$50,000 escrowed funds shall be released to the Seller. As a further incentive to complete the construction of the workforce housing on parcel B the Town shall agree to refund \$50,000 of the building permit fee paid by the Seller to the Town for the construction of the workforce housing at the time of issuance of a certificate of occupancy for the workforce housing.
10. Nothing contained herein is intended to, nor shall it, obligate the Town to approve the Application or accept and hear the Application with any meeting timeline or deadline other than as provided by the Town's Community Development Code. Seller's requirement to close on the sale of the Park Parcel to the Town is contingent upon the Seller securing final approval of the Application on terms and conditions that are acceptable to the Seller in its discretion. If the Application is not approved by October 31st, 2016 or such later date mutually acceptable to the parties, Seller may terminate this Term Sheet.
11. Terms and conditions set forth herein shall survive closing of the Park Parcel and shall run with the land.

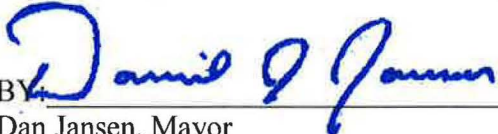
Executed this 2nd day of August, 2016

By:
ADAMS RANCH MV, LLC

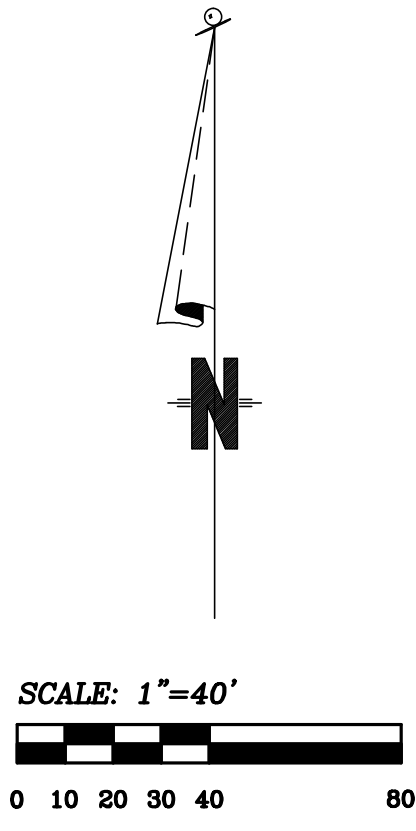
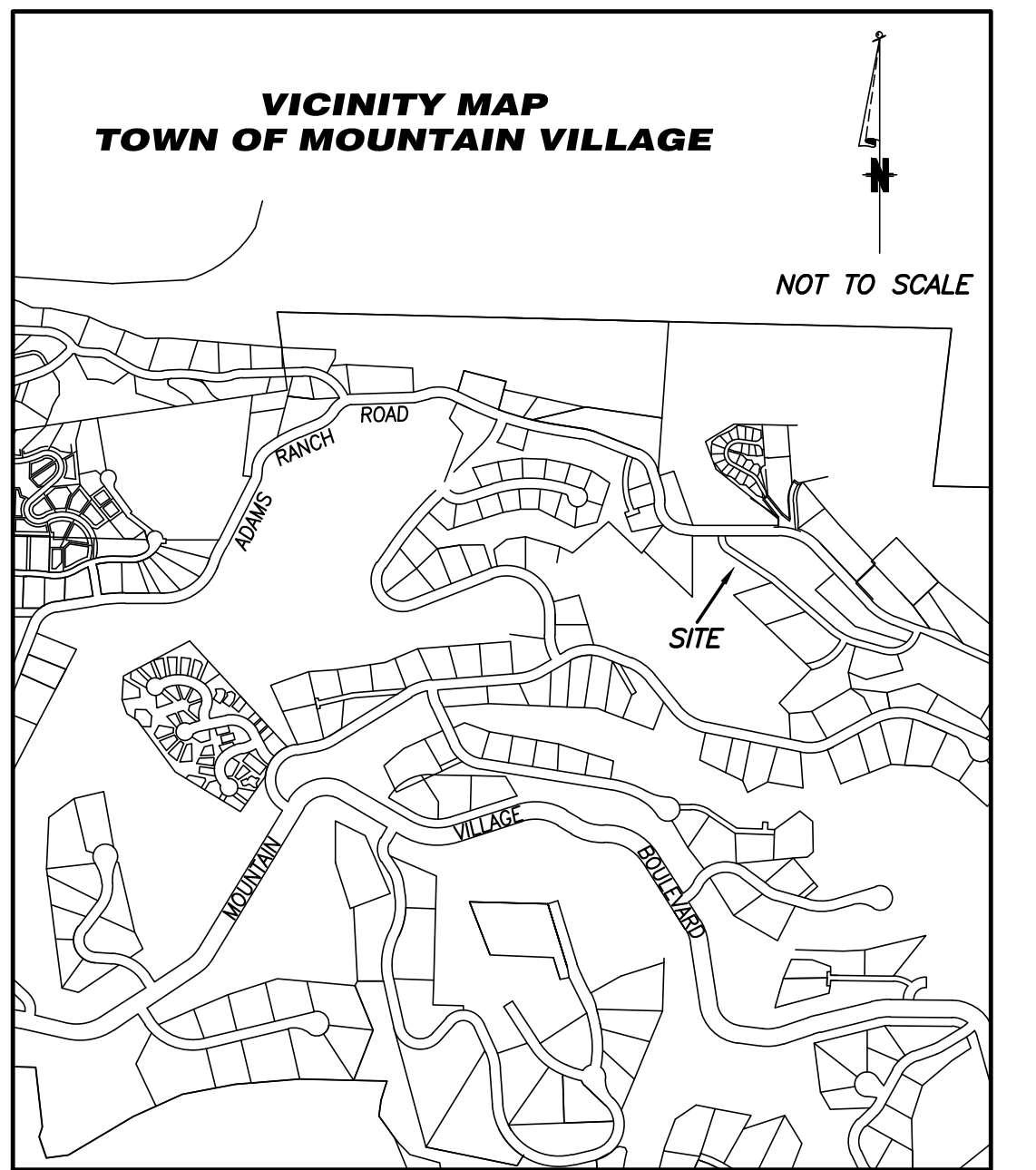
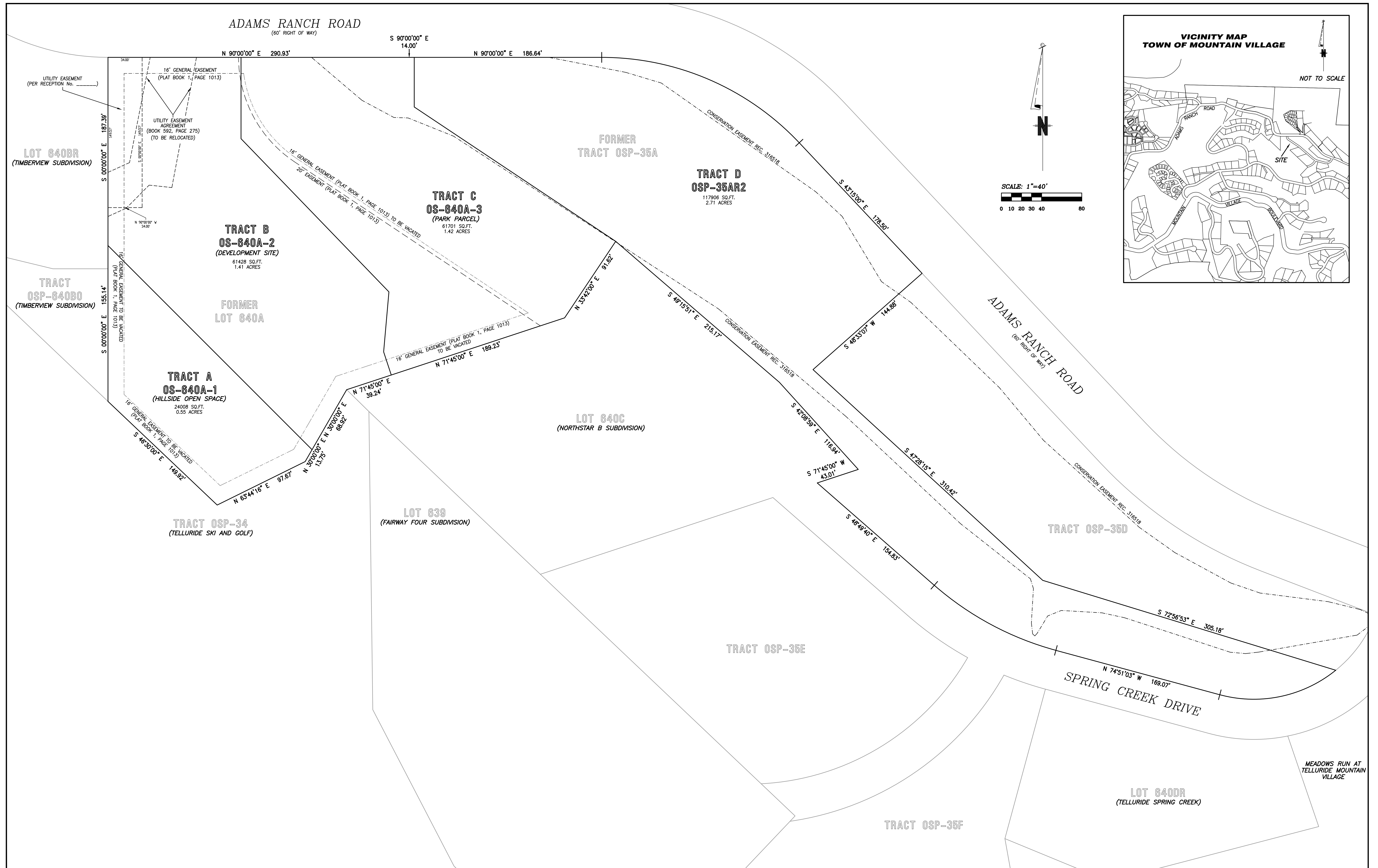
BY: 

Randy Edwards, Manager

TOWN OF MOUNTAIN VILLAGE, a Home Rule municipality

BY: 

Dan Jansen, Mayor



Lot 640A-1, Lot 640A-2, Tract OSP-640A,, Tract OS 35AR1 and Tract OSP-35AR2, a Replat of Lot 640A and Tract OSP-35A, Town of Mountain Village, located within Section 33, T.43N, R.9W., of the N.M.P.M., in the County of San Miguel, lying within the incorporated town of the Town of Mountain Village, Colorado.

Project Mgr:	DB
Technician:	MC
Checked by:	
Start date:	07/09/2012

Rev.	description	date	by
1	related property boundaries to coincide with 7/17/12 submitter	7/17/12	db
2	released for 7/17/12 submitter, no change from 2/15/12 document	7/17/12	db
3	revised to reduce development parcel and add new OS Tract	7/26/12	db

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P.O. BOX 1385
125 W. PACIFIC, SUITE B-1
TELLURIDE, COLORADO 81435

Drawing path: dwg\Replat 07-12.dwg
Sheet 1 of 1 Project #: 80131



P.O. Box 2486 - Telluride, CO 81435
 Phone: 970-708-4795
 email: dylanh12@hotmail.com

PROJECT TEAM

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

Consultant: Foley Associates, Inc.
 Address: 125 W. Pacific Ave., Suite B-1
 Address: P.O. Box 1385 - Telluride, CO 81435
 Phone: 970-728-6153
 Fax: 970-728-6050

PROJECT DESCRIPTION

Employee Housing Proposal

PROJECT ZONING DESIGNATION

Multi-Family

PROJECT LEGAL DESCRIPTION

Lot 640A 340 Adams Ranch Road
 Telluride, CO 81435
 San Miguel County

No.	Description	Date
1	Worksession Review	10-9-2013
2	Design Review	10-14-2013
3	Design Review	11-05-2013
4	Rezoning Density Transfer	08-22-2014
5	Parking Garage Study	10-09-2014
6	Replat Site Study	03-29-2016
7	Replat Site Study	06-15-2016

Parkside In The Meadows

Site Photo Overlay

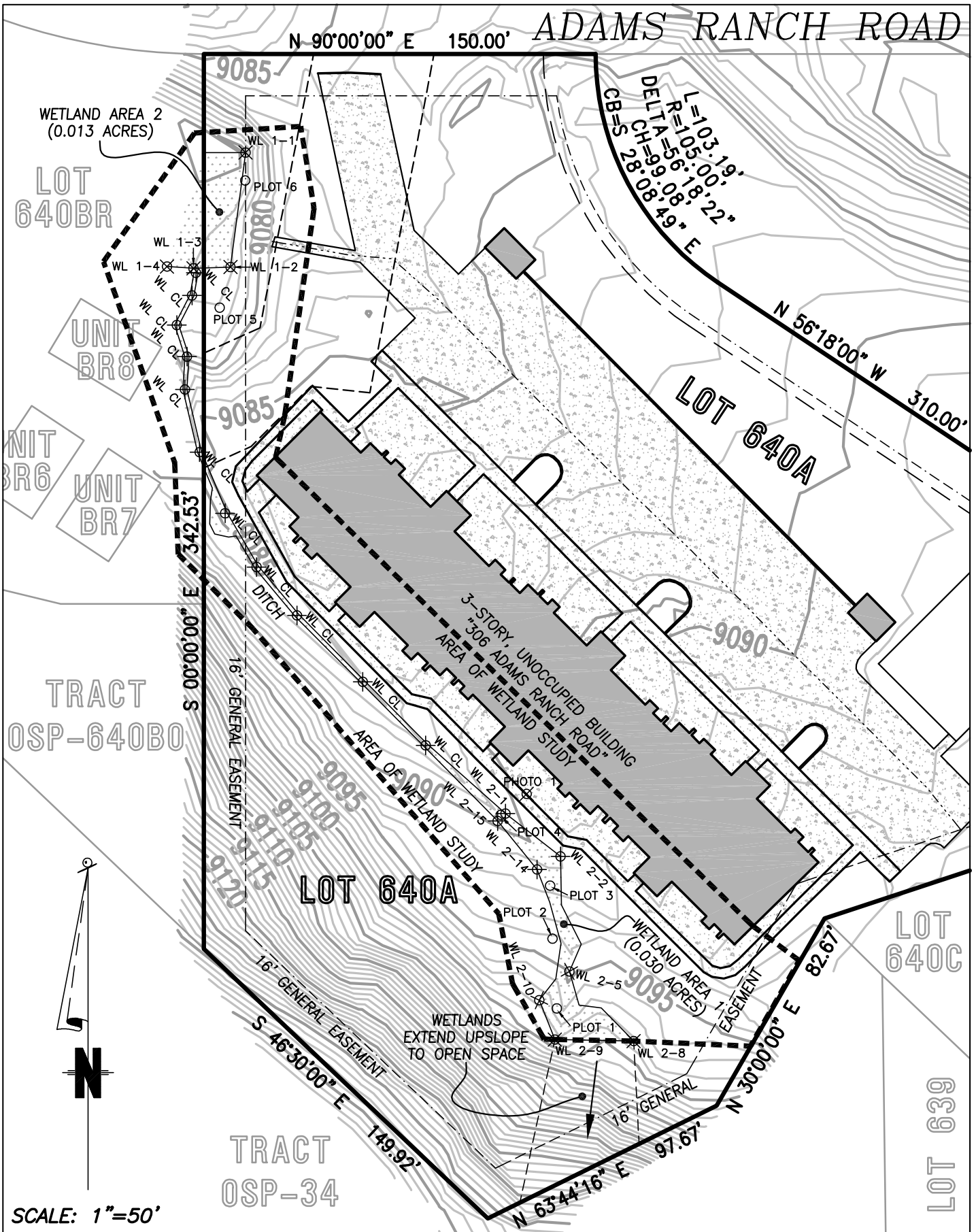
Date: 03/29/2015
 Drawn by: DH / BF
 Checked by: DH / BF

A0.4

Scale: 1" = 40'-0"

Site Aerial Overlay
 1" = 40'-0"

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SCALE: 1"=50'

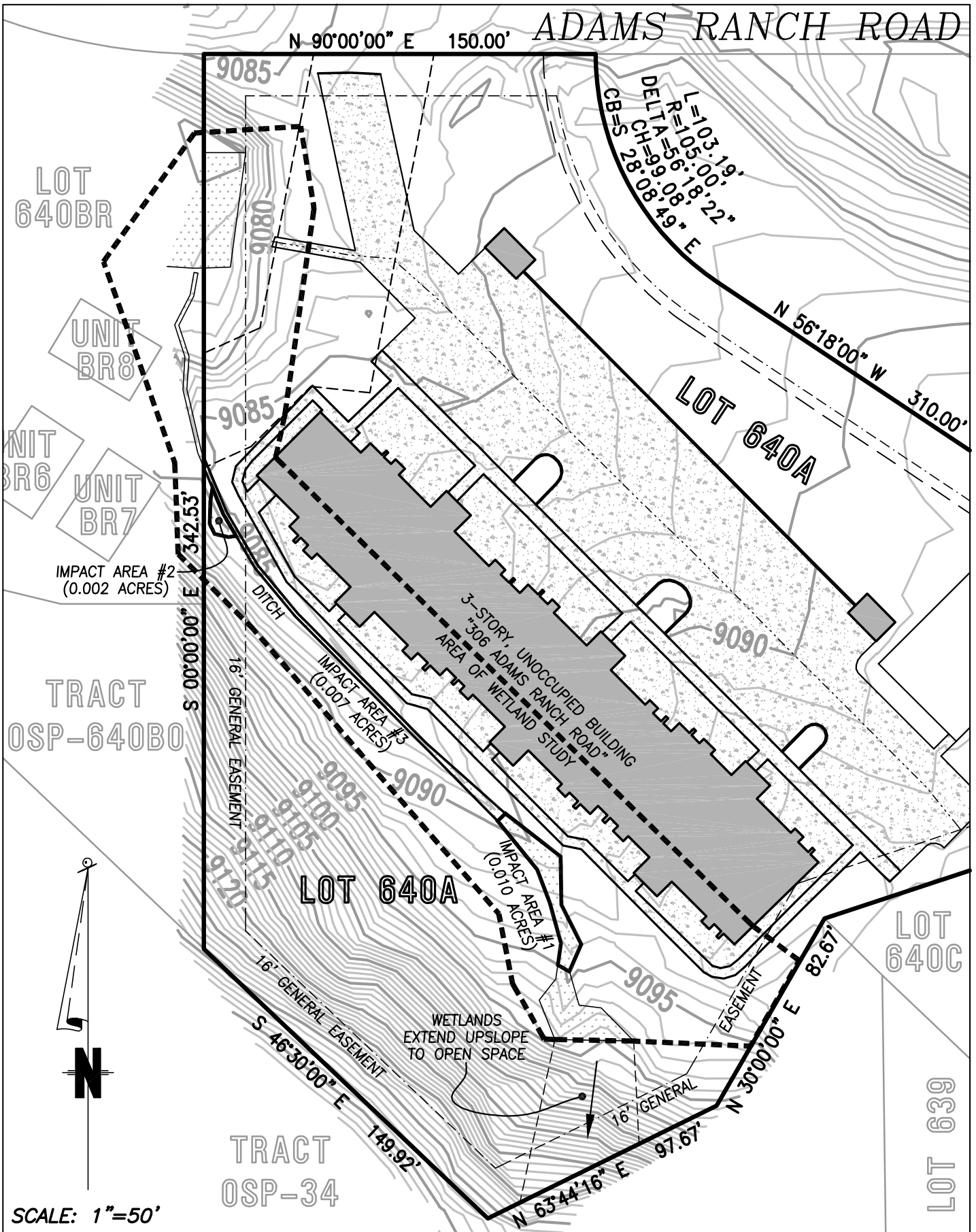
No.	description	date	by

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 PO Box 1886 12677 Pacific Ave. Suite 91
 Everett, WA 98203
 phone 425.798.4125 fax 425.798.0200
 e-mail info@foley.com

Exhibit	
Client:	Contact:

Project Mgr: JH
Drawn by: MC
Checked by: CH
Start date: 12/19/2014
Dwg path: deg\Wetlands USCE 12-14
Sheet No.
1
Project #: 90131

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SCALE: 1"=50'

Rev.	description	date	by

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 phone 916 798-4125 fax 916 798-0200
 e-mail info@foley.com

Exhibit	
Client:	Contact:

Project Mgr: JH
Drawn by: MC
Checked by: CH
Start date: 12/19/2014
Dwg path: dsg\Wetlands USCE 12-14
Sheet No. 2
Project #: 90131



**PLANNING & DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION**

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

TO: Design Review Board
FROM: Dave Bangert
FOR: Meeting of January 5, 2017
DATE: December 21, 2016
RE: Consideration of a Design Review application for a new single-family dwelling on Lot 233A, 103 Gold Hill Court

PROJECT GEOGRAPHY

Legal Description: Lot 233A
Address: 103 Gold Hill Ct.
Applicant/Agent: One Architects, Inc.
Owner: Mike and Merry Mayer
Zoning: Single-Family Zone District
Existing Use: Vacant Lot
Proposed Use: Single-Family
Lot Size: 0.66 acres
Adjacent Land Uses:

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

ATTACHMENTS

- Exhibit A: Narrative
- Exhibit B: Plan Set

BACKGROUND

A Conceptual Work Session for this project was held on December 1, 2016. The applicant has submitted an application in accordance with the provisions of Section 17.4.6 of the Community Development Code (CDC) for Design Review for a new single family home on Lot 233A. The proposed project consists of a 930 square foot garage and 4463 square foot single-family home located on lot 233A.

PROJECT SUMMARY

CDC Provision	Requirement	Proposed
Maximum Building Height	40' maximum (35'+5' for gable roof)	37' – 6"
Maximum Avg Building Height	35' maximum (30'+5' for gable roof)	24' – 10"
Maximum Lot Coverage	40% maximum	11.4%
General Easement Setbacks		
North	16' setback from lot line	46' to GE
South	16' setback from lot line	45' to GE
East	16' setback from lot line	3.5' to GE
West	16' setback from lot line	1' to GE
Roof Pitch		
Primary	6:12 to 12:12	12:12
Secondary	4:12 unless specific approval	1:12, 2:12, 3:12
Exterior Material		
Stone	35%	39%
Wood	25% (No requirement)	39.7%
Windows/Doors	40% maximum for windows	21.3%
Metal Accents	Specific Approval	0.0%
Parking	2 enclosed and 2 non-tandem	3 enclosed and 2 exterior

17.3.12.C BUILDING HEIGHT LIMITS

The applicant has stated that the maximum building height will be 37' – 6" and average height will be 24' – 10". 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 233A is an average size (0.66 acres) triangular shaped lot that slopes from north to south and narrows as it goes north towards the cul-de-sac on Gold Hill Ct. This lot has frontage on both Gold Hill Ct. and Hang Glider Dr. The applicant is proposing to bring the driveway up from Hanglider Dr. in order to avoid negatively impacting neighbors on Gold Hill Ct. and to eliminate the need for a substantial cut with 8' to 10' high retaining walls. The house site is located near the top of a knoll on a naturally existing relatively flat spot. The orientation of the building opens the driveway and auto court to the south to take advantage of passive solar snow melting and locates primary outdoor spaces on the south side of the house to maintain privacy for the owners and neighboring properties. All proposed improvements on the lot are outside of the General Easements with the exception of the address monument. However, the driveway retaining walls are within 1' of the western GE and a retaining wall on the east side of the home is 3.5' from the eastern GE. Because of the close proximity to the GE's a monumented footer survey will be required prior to pouring concrete. This is a condition of approval.

17.5.6 BUILDING DESIGN

Building Form and Exterior Wall Form

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

Roof Forms

The CDC allows for primary roof pitches to be between 6:12 and 12:12 and be gable in form, and secondary roofs will not have pitches less than 4:12 and be either gable or shed in form. The proposed primary roof form is 12:12 gable and the secondary roof forms are a series of sheds ranging from 1:12, 2:12 and 3:12 and will require specific approval from the DRB. The proposed roofing material bonderized standing seam metal. Guttering and snow fencing is proposed for the shed roof above the garage patio area.

Exterior Wall Materials

The exterior walls consist of 39% stone veneer, (Telluride Gold with a full-face grout pattern), 39.7% wood siding with variable width horizontal siding (stained a blackish color) and 8" vertical wood siding (stained natural) fascia and soffits to be clear stained cedar; and 21.3% fenestration (metal clad windows with dark color). The north elevation has 42.6% fenestration which is well over the 20% maximum for north elevations. At the work session the DRB indicated that the amount of fenestration on the north side was appropriate due to the primary views being to the north. The applicant has reduced the size of the unbroken glazing on the north elevation to reflect the board's concerns. The roofing material proposed is bonderized standing seam metal. The driveway and auto court retaining walls are proposed as board formed concrete totaling 1300 square feet.

- The applicant is seeking specific approval for the following design variations pursuant to CDC Section 17.4.11(E) (5):
 1. Proposed secondary shed roofs with 1:12, 2:12 and 3:12 pitches as outlined in CDC Section 17.5.6. (C)(2)(b).
 2. Use of board formed concrete as outlined in CDC Section 17.5.6 (E)(7)(b).
 3. Retaining walls above the maximum 5' as outlined in CDC Section 17.6.6 (A)(6)(a).
 4. Proposed driveway grade exceeding 5% for the first 20' and maximum grade exceeding 8% as outlined in CDC Section 17.6.6(A)(4)(a)(b).

- Section 17.4.11(E) (5) (e) and (f) states:
 - (e) The following criteria shall be met for the review authority to approve a design variation development:
 - i. The design variation is compatible with the design context of the surrounding area, and provides for a strong mountain vernacular design.
 - ii. The design variation is consistent with the town design theme;
 - iii. The strict development application of the Design Regulation(s) would prevent the applicant or owner from achieving its intended design objectives for a project;
 - iv. The design variation is the minimum necessary to allow for the achievement of the intended design objectives;
 - v. The design variation is consistent with the purpose and intent of the Design Regulations;
 - vi. The design variation does not have an unreasonable negative impact on the surrounding neighborhood; and
 - vii. The proposed design variation meets all applicable Town regulations and standards.
 - (f) Cost or inconvenience alone shall not be sufficient grounds to grant a design variation.

17.5.7 GRADING AND DRAINAGE PLAN

The applicant has provided a grading and drainage plan prepared by Alpine Land Consulting, LLC for the proposed development. Positive drainage away from the structures has been provided with all disturbed areas and drainage swales to have final grades of 2:1 or flatter.

17.5.8 PARKING REGULATIONS

There are 3 enclosed parking spaces and 2 exterior spaces proposed. All parking spaces are completely located within the property boundaries. The applicant has indicated that there will be snowmelt only on the upper patio area above the garage. Total square footage of snowmelt is not determined at this time but is projected to be under the 1000 SF maximum.

17.5.9 LANDSCAPING REGULATIONS

The proposed landscape plan shows 20 aspens, 7 bristlecone pines, 20 aspens as well as crab apple, Mt. maple, elderberry chokecherry and snowberry. All plantings will need to be in compliance with Table 5-4 of the CDC:

Table 5-4, Minimum Plant Size Requirements

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

A formal irrigation plan has been submitted that shows a rainfall sensor and a backflow prevention device.

17.5.11 UTILITIES

All shallow utilities are proposed to be run from the Gold Hill Court cul-de-sac and the sanitary sewer is proposed to run down to Hang Glider Drive. Public Works requests that all utilities be field located by the contractor prior to construction.

17.5.12 LIGHTING REGULATIONS

The proposed lighting plan includes 8 sconces, 12 steep lights and 8 recessed cans. Locations include egress, auto court, and deck and patio areas. Lighting is permitted in all proposed locations. All lighting has been designed as full cut-off fixtures with LED bulbs. All bulbs are to be LED 10w maximum, with a temperature range from 2500K-2700K. The CDC states that the maximum height for a wall-mounted light fixture shall be seven feet (7') but the plans show heights ranging from 6.5' to 10.5', the DRB should determine if these sconces heights are appropriate for the design and lighting location.

17.5.13.E.4 ADDRESS IDENTIFICATION SIGNS

The address monument is proposed to be a 10” x 10” concrete or rusty steel column. If the monument is concrete it will need to board formed and will require specific approval. The monument design meets the code but the numbers will have to be reflective per the TFPD.

17.6.6. B. DRIVEWAY STANDARDS

The driveway grades have the approval of the TFPD and MV Public Works, however the first 20’ is slightly over the 5% maximum at 5.4% and the maximum grade exceeds 8% at 9.7%. The grade at the auto court is at 1.9% which is compliant. The driveway width is 12’ with 2’ shoulders.

17.6.8 SOLID FUEL BURNING DEVICE REGULATIONS

The applicant has indicated that the fire place will be gas. 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. Applicant has provided the adequate number of fireplace permits.

17.7.19 CONSTRUCTION MITIGATION

All construction staging is within the lot boundaries and is compliant. The applicant may request additional construction parking along Hang Glider Driver. The construction mitigation plan calls for orange construction fencing. This will have to be changed to 6’ high construction fencing with green screening.

Potential Variations and Specific Approvals

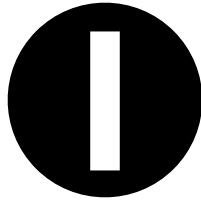
- Secondary roof pitches of 1:12, 2:12 and 3:12;
- Retaining walls at 6.4 feet where five feet is the maximum;
- Driveway slope at 9.7% and first 20’ at 5.4% grades; and
- The use of board formed concrete for the driveway and auto court retaining walls.

RECOMMENDATION

Staff recommends the DRB approve the Design Review application for Lot 233A with the above variations, specific approvals and conditions with the following motion:

“I move to approve a Design Review Process development application for a new single-family residence on Lot 233A with the findings and conditions as set forth at the January 5, 2017 DRB meeting to include:

1. Prior to CO the owners of Lot 233A will enter into a General Easement encroachment agreement with the Town for the address monument in the southern GE.
2. A survey of the footers will be provided prior to pouring concrete to determine that there are no encroachments into the GE.
3. A ridge height survey will be provided during the framing inspection to determine the building height is in compliance.
4. 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.
5. 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.



one architects inc

Development Narrative

11/11/16

We are pleased to present the DRB with our design for Mike & Merry Mayer's home on Mountain Village lot 233-A. We have put careful consideration into the development of the proposed design, which is simple, straightforward, and in keeping with Mike & Merry's preference for clean, contemporary design. The key decisions from our design process are summarized below.

Driveway + Access

This lot has two street fronts, and we have chosen to locate the driveway on Hang Glider Drive. We quickly determined that putting the driveway on Gold Hill Court would be impractical, and would negatively impact the neighbors. Specifically, a driveway rising at the maximum allowable grade would require a substantial cut, with retaining walls 8' to 10' high on both sides, because the narrow segment of property that touches Gold Hill Court prevents the driveway from running parallel to the slope. Furthermore, Gold Hill Court already serves several driveways, and staging a construction project off of it, with the lot's short street frontage, would be unnecessarily disruptive. Alternatively, the proposed driveway shown coming from Hang Glider Drive is fully compliant with CDC section 17.6.6.B, and the site plan / fire department access has already been approved by the Telluride Fire Protection District.

The utility pedestals, water tap, and fire hydrant are located off of Gold Hill Court, so we plan to maintain a simple pedestrian path to it for skier access, utility meter access, and fire department access. The route of this path will be coordinated with the disturbance resulting from utility trenching.

House Location + Orientation

The house is located near the top of the knoll on the property, on the naturally-existing, comparatively flat spot. The home's footprint is pulled as far past the southern edge of the flat spot as we are comfortable with, while still maintaining glimpses of the views to the north.

The orientation of the building masses opens the driveway + auto-court up to the sun, to take advantage of passive solar snow melting. This arrangement also locates the primary outdoor spaces on the south side of the house, away from the neighbors, preserving everyone's privacy. The floor plan is rotated at an angle to both the east and west general easement lines, rather than

running parallel up against either of them, to avoid facing a facade of windows directly at the neighboring houses.

Steep Slopes

As is increasingly common, most of Mike & Merry's property is steeply sloped. As described above, we have located the bulk of the house on the one flat-ish area. The driveway parallels grade as much as possible. The required retaining near the top of the driveway is split into two walls, reducing the height of individual walls to a maximum of 5', and allowing space between them for plenty of dense plantings for screening. To minimize excavation and disturbance, the spaces of the house are stacked, with a modest-sized footprint. The entry level (lowest level) is half buried, so the full three story height is only seen on the front entrance elevation, which is broken up with push-pull elements in the facade.

Specific approvals requested:

We are requesting special approval in the following areas:

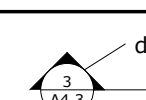
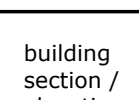
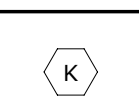
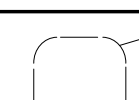
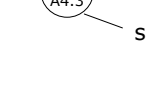



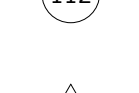
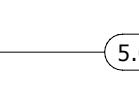


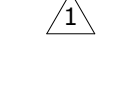
Shallow-pitch secondary roof: While the primary roof form is a spectacularly-compliant 12:12 gable roof, the secondary roof is a 1:12 shed. This simple, shallow shed roof form allows the spaces on the top floor to have adequate volume and ceiling height and good wall height for view windows, while keeping the roof well below the height limit, and shedding snow away from the auto-court. (The DRB has the authority to approve a shallow secondary roof pitch, as stated in CDC section 17.5.6.C.2.b.i.)

Board form concrete retaining walls: Board form concrete, when done with care for a refined, finished appearance, has a clean, elegant look. We plan to form the walls with the boards oriented vertically, to work with the curved portions of the retaining and to add visual interest. Sculptural board form concrete retaining walls will dovetail with the simple, contemporary character of the house, while the reduced wall width achieved by not facing both sides of the walls in stone will allow us to maximize the planting area between them. Board form concrete is a permitted exterior material, with review authority specific approval, per CDC section 17.5.6.E.7.b.

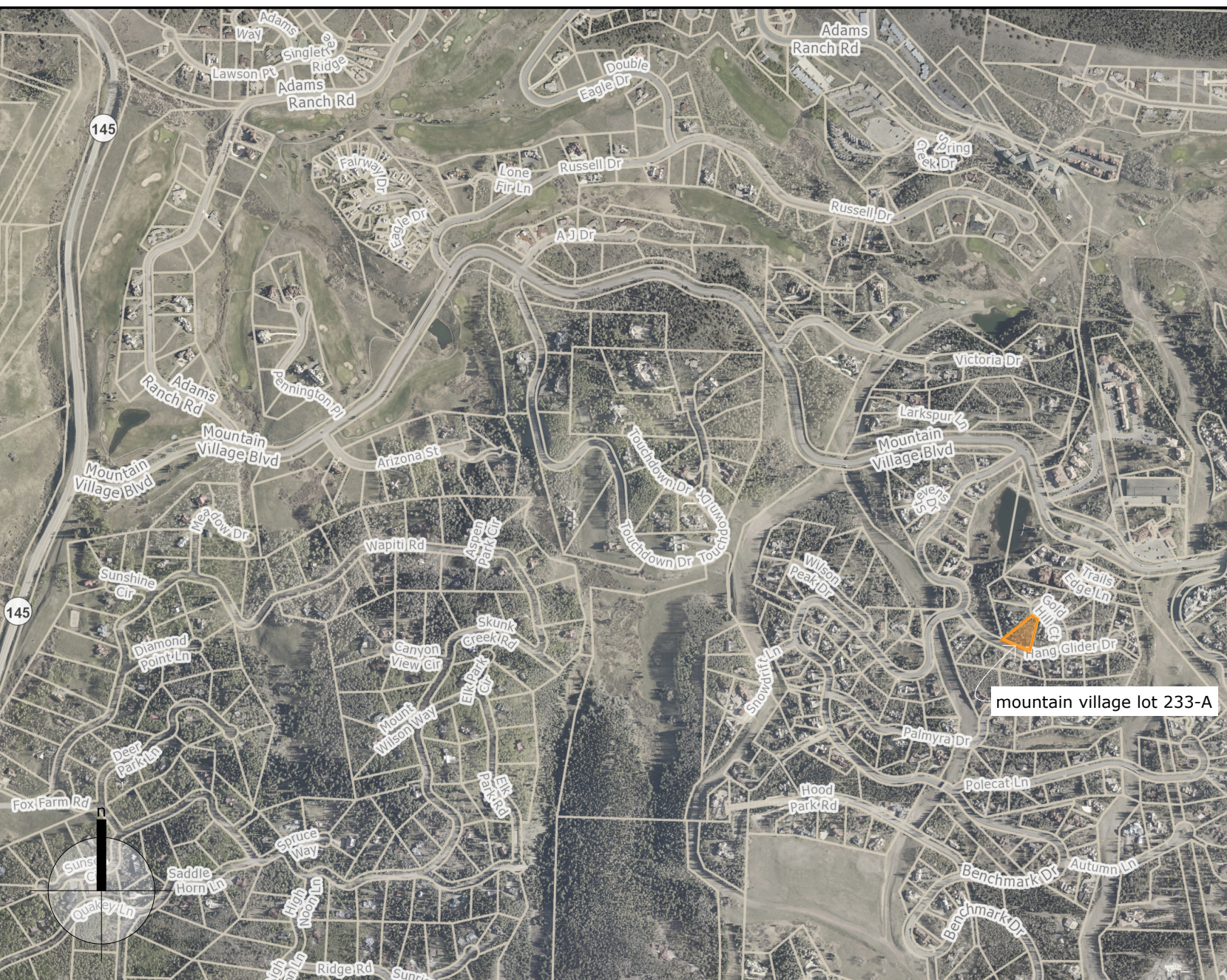
general notes

- the contract documents include the contractual agreement, the drawings, and the project binder (specifications, supplemental drawings, addenda and product cut sheets).
- 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.
- the contractor shall obtain all applicable building permits, all necessary inspections, and the certificate of occupancy.
- 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.
- 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.
- 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.
- 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.
- no substitutions of specified materials shall be permitted without first submitting specifications, samples and cost impact for the architect's approval.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- the contractor shall coordinate with all equipment manufacturers for equipment rough-in requirements.
- 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)
- 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.
- 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.
- 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.
- the contractor is responsible for verification of all stone take-offs done by the stone mason.
- fire separation:
 - for walls separating garage and living space, provide (1) layer of 5/8" type "X" g.w.b. on each side of studs.
 - for ceiling/floors separating garage and living space, provide (2) layers of 5/8" type "x" g.w.b. at ceiling.
- fire blocks shall be provided in the following locations:
 - in concealed spaces of stud walls and partitions, including furred spaces, at ceiling and floor elevations
 - in concealed spaces of stud walls and partitions, including furred spaces, at 10-foot intervals along the length of the wall.
 - at all interconnections between concealed vertical and horizontal spaces such as occur at soffits, drop ceiling and cove ceilings.
 - 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.
 - 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.
 - at openings between attic spaces and chimney chases for factory-built chimneys.

graphic symbols legend

 drawing #	 building section / elevation tag	 window tag	 detail tag
 sheet #	 door tag	 detail reference	
 interior elevation tag	 revision number	 datum elevation	 design intent tag
 9030-0" t.o. finish	 room number		

vicinity map



sheet index

- A1.1 title sheet
- site survey
- C-1 drainage plan
- C-2 grading plan
- C-3 utility plan
- A2.1 site plan
- A2.2 landscape plan
- A2.3 construction mitigation plan
- A3.1 entry level plan
- A3.2 2nd level plan
- A3.3 3rd level plan
- A4.1 elevations
- A4.2 elevations
- A4.3 additional info

project site view



project team

surveyor san juan surveying 102 society drive telluride, CO 81435 (970) 728-1128 (970) 728-9201 (fax)	geotech engineer trautner geotech llc 649 tech center drive, unit A durango, CO 81301 (970) 259-5095	civil engineer alpine land consulting llc gregg anderson po box 234 rico, CO 81332 (970) 708-0326	general contractor chandler homes inc michael chandler 9 valley view drive telluride, CO 81435 (970) 728-4006
structural engineer mike thele , p.e. 0296 seven oaks road carbondale, co 81435 (970) 963-3181 (970) 963-3182 (fax)	mechanical engineer t.b.d.	h.e.r.s. rater anadel building solutions llc mike frisoni po box 741 manacos, co 81328 (970) 533-1548	lighting designer lighting design 81435 dru wallon po box 3220 telluride, co 81435 (970) 728-5011
landscape architect caribou design associates beth ballis po box 3855 telluride, co 81435 (970) 708-1232			

project information

legal description:

lot 233-A telluride mountain village filing 6 phase 2 replat of lot 233, plat book 1 page 903 (proposed address on hang glider drive)

zoning designation + building code:

TMV single-family zone district
2012 IRC - occupancy classification R-3

project description:

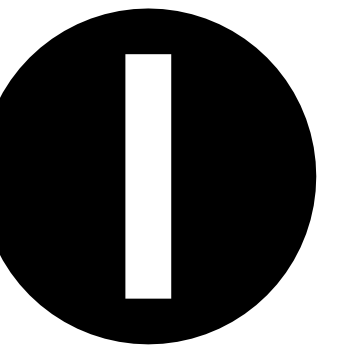
3 levels, including partially buried lowest level
3 bedrooms

project stats:

lot size: 28,585 s.f. / 0.66 acres
lot coverage: 3,250 s.f. = 11.4%
max. building height: 37'-6"
average building height: 24'-10"
interior parking spaces: 3
surface parking spaces: 2

square footage summary:

entry level	2321
living garage	1391 930
2nd level	1795.5
3rd level	1276.5
totals	4463
living	4463
garage	930
gross	5393



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/bromwen/josh/eliza

MIKE + MERRY MAYER

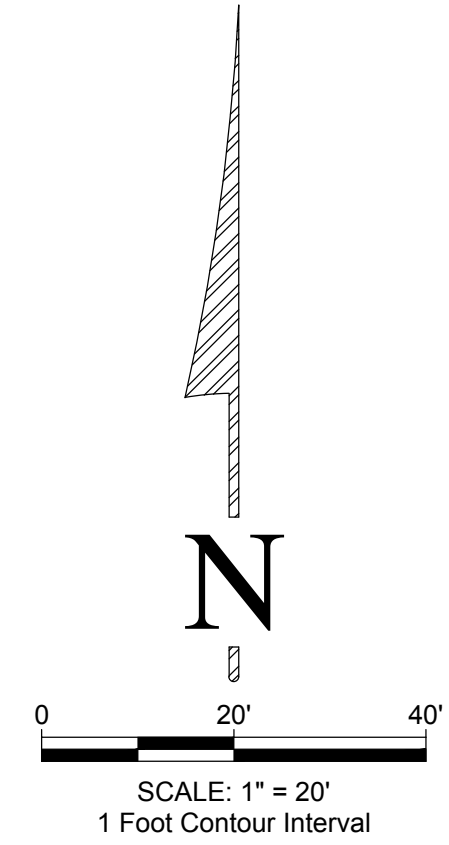
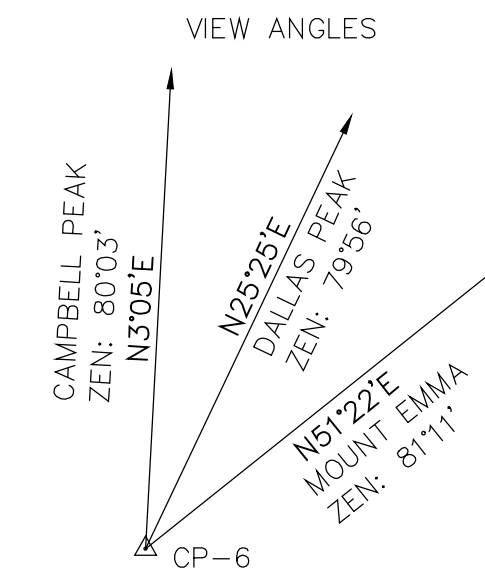
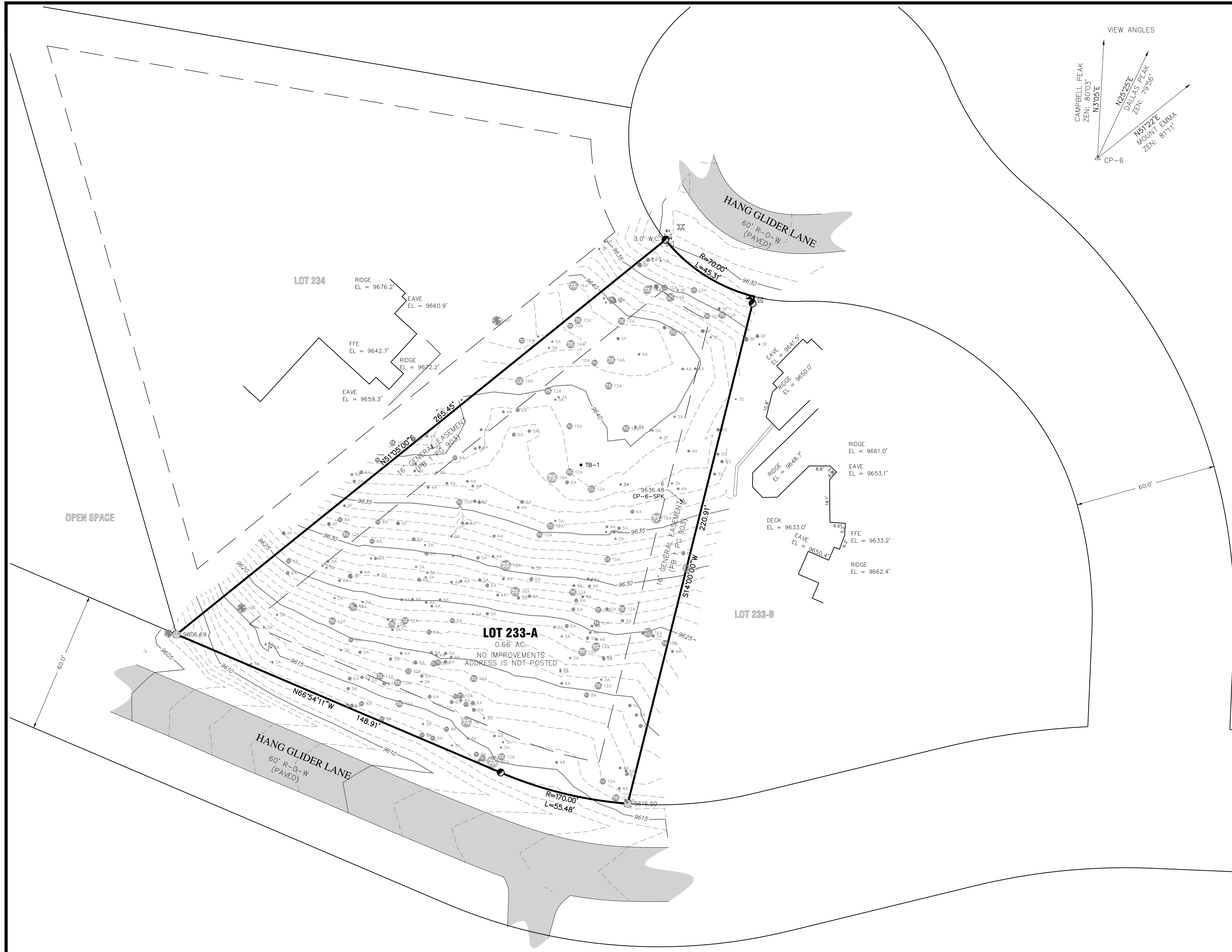
mountain village lot #233A
san miguel county, colorado

MAYER RESIDENCE

issuances:

drb dev. app. submittal 11/11/2016

A1.1
title sheet



- LEGEND**
- FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP. LS 20632
 - SET 18"X24" LONG #5 REBAR WITH 1 1/2" ALUMINUM CAP. LS 36577
 - 3.0' W.C. WITNESS CORNER
 - ⊠ TELEPHONE PEDESTAL
 - ⚡ ELECTRIC TRANSFORMER
 - ⚡ FIRE HYDRANT
 - ⚡ WATER VALVE
 - SPRUCE TREE, NUMBER INDICATES CALIPER
 - FIR TREE, NUMBER INDICATES CALIPER

NOTICE:

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

- NOTES:**
- According to Flood Insurance Rate Map: 08113C0286 C, map revised September 30, 1992, this parcel lies within Zone X (Areas determined to be outside the 500-year flood plain).
 - Vertical datum is based on the found Southeast corner of Lot 233-A, an Aluminum Cap Rebar, LS 20632, having an elevation of 9616.50 feet NAVD88, as depicted. Elevations were determined by a GPS Static Observation, reduced by NGS Opus website.
 - Fieldwork was performed April, 2016.
 - Lineal Units U.S. Survey Feet

PROPERTY DESCRIPTION:

Lot 233-A, Replot of Lot 233, Telluride Mountain Village, Filing 6, Phase 2, according to the Plat recorded May 8, 1989 in Plat Book 1 at page 903.

County of San Miguel,
State of Colorado.

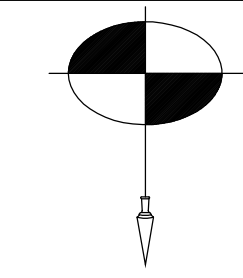
SURVEYOR'S CERTIFICATE:

I, Christopher R. Kennedy, being a Colorado Licensed Land Surveyor, do hereby certify that this Topographic Survey of Lot 233-A, Telluride Mountain Village, Filing 6, Phase 2, was made by me and under my direct supervision, responsibility, and checking. This Topographic Survey does not constitute a Land Survey Plat or Improvement Survey Plat as defined by Title 38, Article 51 C.R.S.

Christopher R. Kennedy
Christopher R. Kennedy, P.L.S. 36577
04/15/2016

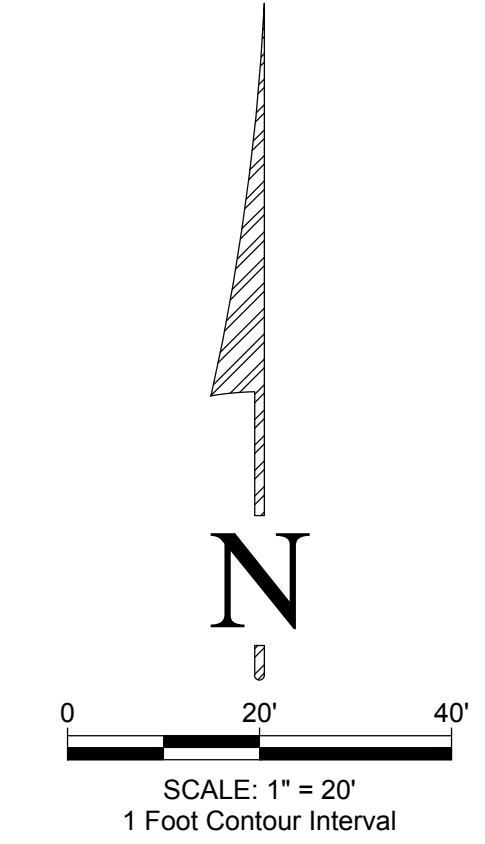
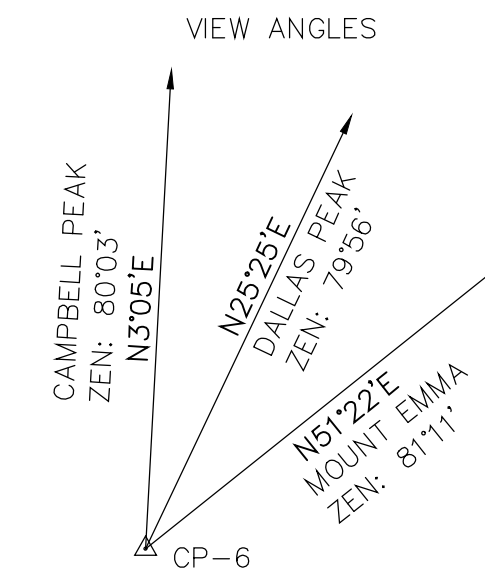
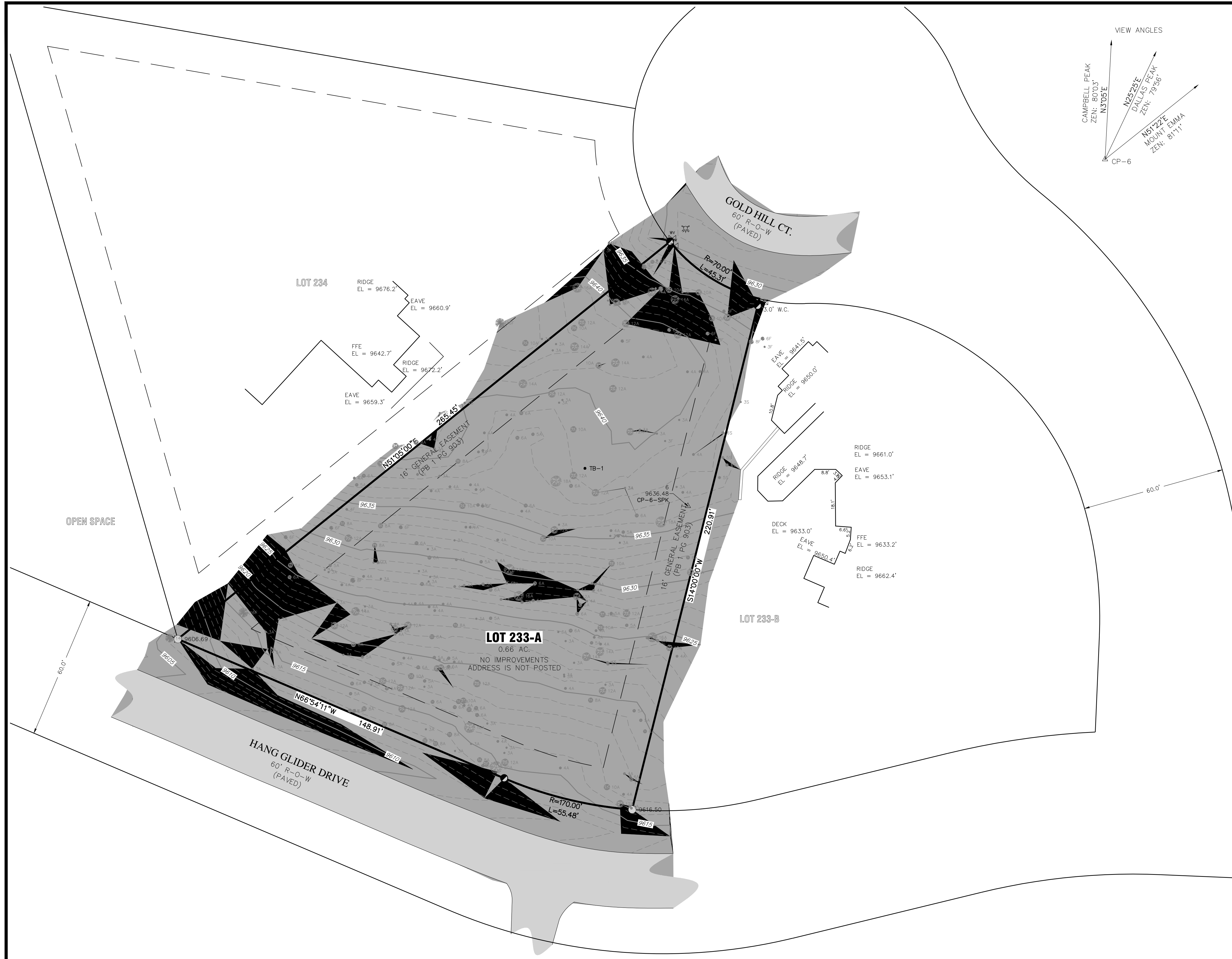
TOPOGRAPHIC SURVEY

LOT LOT 233-A, TELLURIDE MOUNTAIN VILLAGE, FILING 6, PHASE 2



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

DATE:	0/00/2016
JOB:	16008
DRAWN BY:	CRK
CHECKED BY:	SDH
REVISION DATES:	
SHEET:	1 OF 1



LEGEND

- FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP, LS 20632
- SET 18"X24" LONG #5 REBAR WITH 1 1/2" ALUMINUM CAP, LS 36577
- 3.0' W.C. WITNESS CORNER
- TELEPHONE PEDESTAL
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- FIRE HYDRANT
- WATER VALVE
- SPRUCE TREE, NUMBER INDICATES CALIPER
- FIR TREE, NUMBER INDICATES CALIPER
- ASPEN TREE, NUMBER INDICATES CALIPER

SLOPE TABLE			
NUMBER	MIN. SLOPE	MAX. SLOPE	COLOR
1	0.100%	29.999%	
2	30.000%	300.000%	

NOTICE:

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

NOTES:

1. According to Flood Insurance Rate Map: 08113C0286 C, map revised September 30, 1992, this parcel lies within Zone X (Areas determined to be outside the 500-year flood plain).
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4. Lineal Units U.S. Survey Feet


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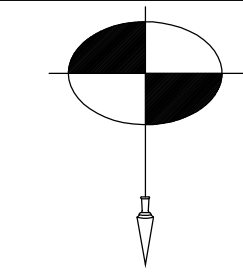
SURVEYOR'S CERTIFICATE:

I, Christopher R. Kennedy, being a Colorado Licensed Land Surveyor, do hereby certify that this Topographic Survey and Slope Study of Lot 233-A, Telluride Mountain Village, Filing 6, Phase 2, was made by me and under my direct supervision, responsibility, and checking. This Topographic Survey does not constitute a Land Survey Plat or Improvement Survey Plat as defined by Title 38, Article 51 C.R.S.


 Christopher R. Kennedy, P.L.S. 36577
 11/09/2016

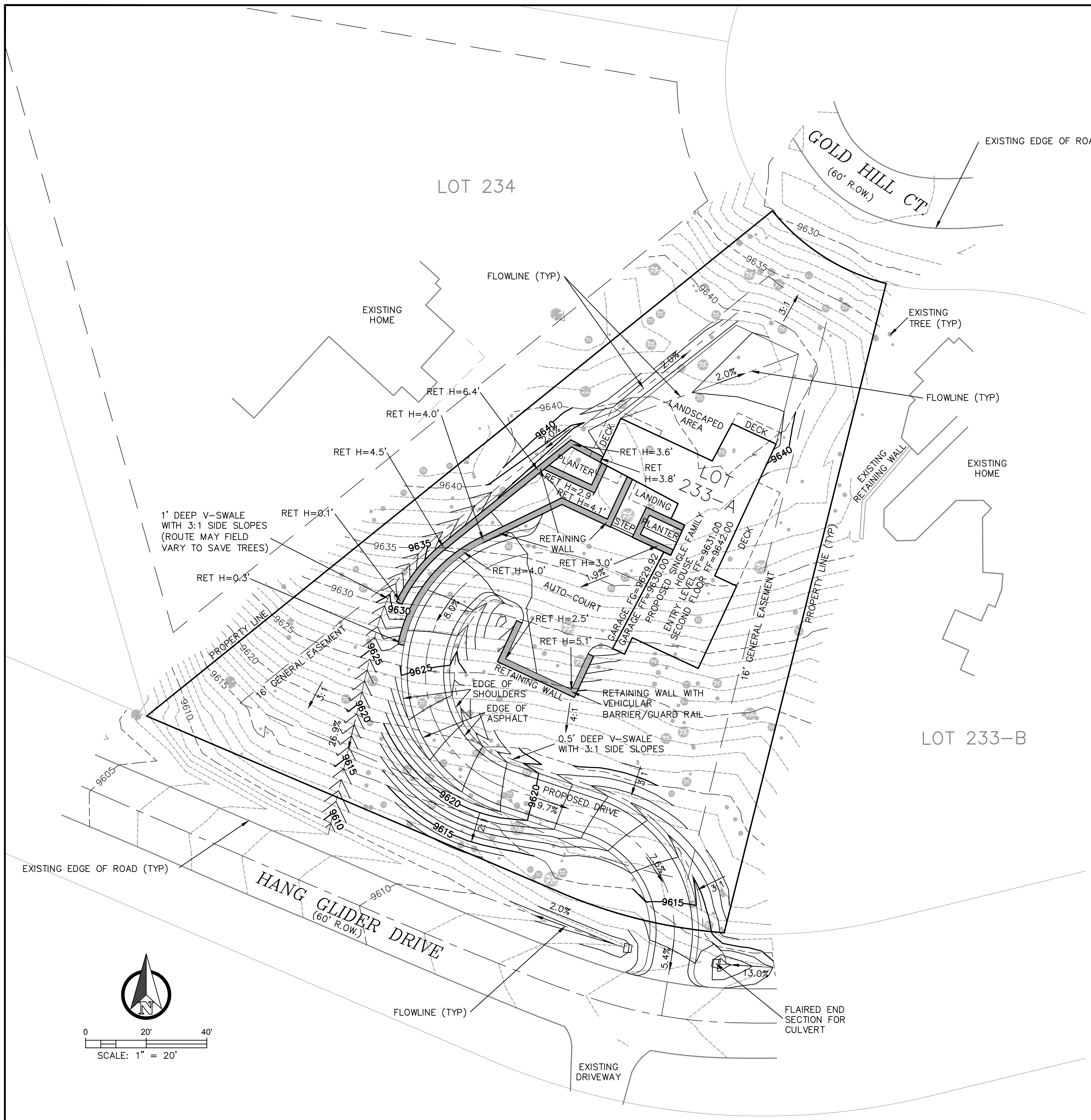


TOPOGRAPHIC SURVEY AND SLOPE STUDY
LOT LOT 233-A, TELLURIDE MOUNTAIN VILLAGE, FILING 6, PHASE 2



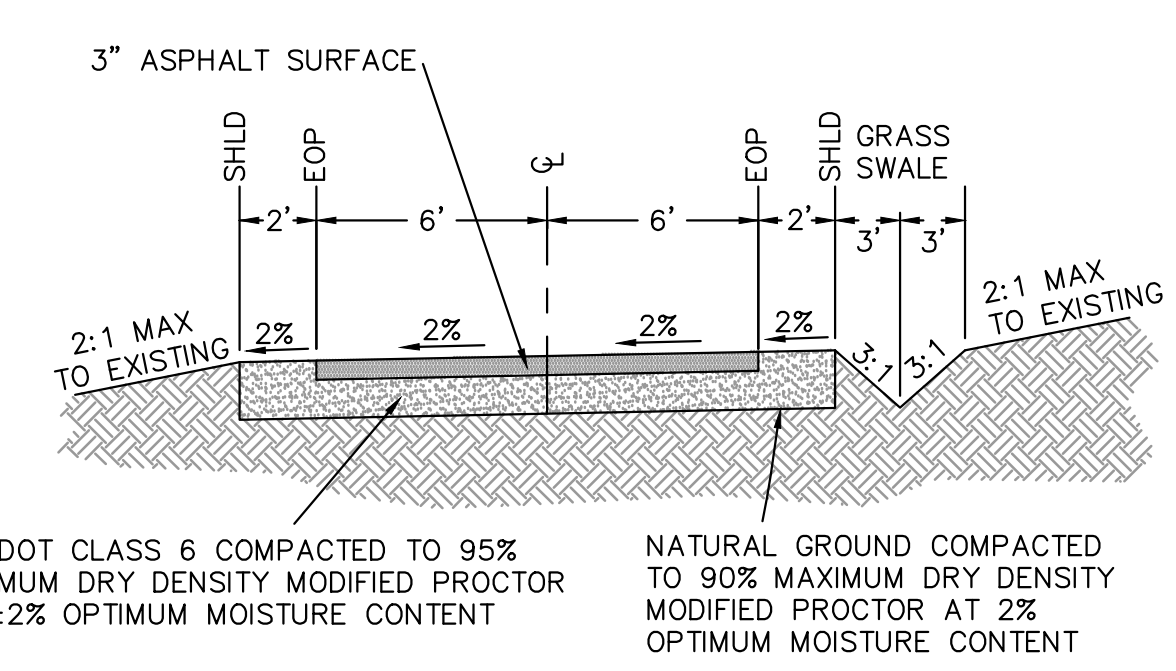
SAN JUAN SURVEYING
 SURVEYING * PLANNING
 102 SOCIETY DRIVE TELLURIDE, CO. 81435
 (970) 728 - 1128 (970) 728 - 9201 fax
 office@sanjuansurveying.net

DATE:	11/09/2016
JOB:	16008
DRAWN BY:	CRK
CHECKED BY:	SDH
REVISION DATES:	
SHEET:	1 OF 1

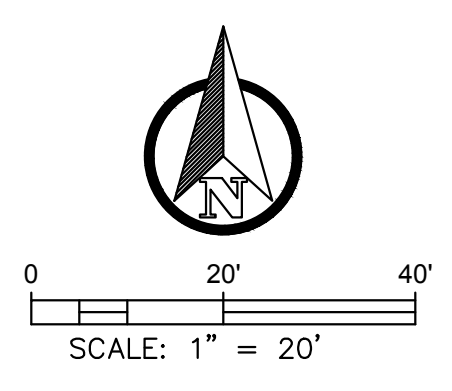


NOTES:

1. THIS IS A PLANNING DOCUMENT ONLY AND NOT TO BE USED FOR CONSTRUCTION
2. MAXIMUM GRADING 2:1 (HORIZONTAL:VERTICAL), TO BE VERIFIED BY A GEOTECHNICAL ENGINEER.
3. ALL EXISTING TOPOGRAPHIC INFORMATION PROVIDED BY SAN JUAN SURVEYING; TOPOGRAPHIC SURVEY, LOT 233-A, TELLURIDE MOUNTAIN VILLAGE, FILING 6, PHASE 2; BENCHMARK: FOUND SOUTHEAST CORNER OF LOT 233-A, AN ALUMINUM CAP, LS 20632, HAVING AN ASSUMED ELEVATION OF 9616.50 FEET, CHRIS KENNEDY, PLS AT (970) 728-1128 FOR MORE BENCHMARK INFORMATION.
4. ALL RETAINING WALL HEIGHTS (RET H) ARE FINISHED GRADE TO FINISHED GRADE (RETAINED HEIGHT) AND DO NOT INCLUDE ANY FOUNDATIONS OR CAP (SEE ARCHITECTURAL, STRUCTURAL, AND/OR LANDSCAPE PLANS).
5. RETAINING WALLS WITH PEDESTRIAN AND/OR VEHICULAR TRAFFIC REQUIRE HAND RAIL OR VEHICULAR BARRIER FOR ALL RETAINED HEIGHTS OVER 2.5' (SEE ARCHITECTURAL AND/OR LANDSCAPE PLANS).



TYPICAL DRIVEWAY SECTION
NTS



DRB GRADING PLAN

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

NOT FOR CONSTRUCTION

THIS PLANNING DOCUMENT WAS PREPARED BY ME AND UNDER MY DIRECT SUPERVISION ON BEHALF OF ALPINE LAND CONSULTING, LLC FOR MERRY AND MICHAEL MAYER AND INCLUDES DRB GRADING, UTILITY AND DRAINAGE PLANNING DESIGN ONLY, IT DOES NOT INCLUDE FINAL ENGINEERING OR CONSTRUCTION DOCUMENTS. THIS DOCUMENT IS NOT FOR CONSTRUCTION.



GREGORY E. ANDERSON
COLORADO PROFESSIONAL ENGINEER
REGISTRATION NO. 35736

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

LOT 233-A MOUNTAIN VILLAGE

DRB GRADING PLAN

CLIENT:

MICHAEL G AND MERRY L MAYER
935 RAVINE ROAD
WINNETKA, IL 60093

DATE: NOVEMBER 8, 2016

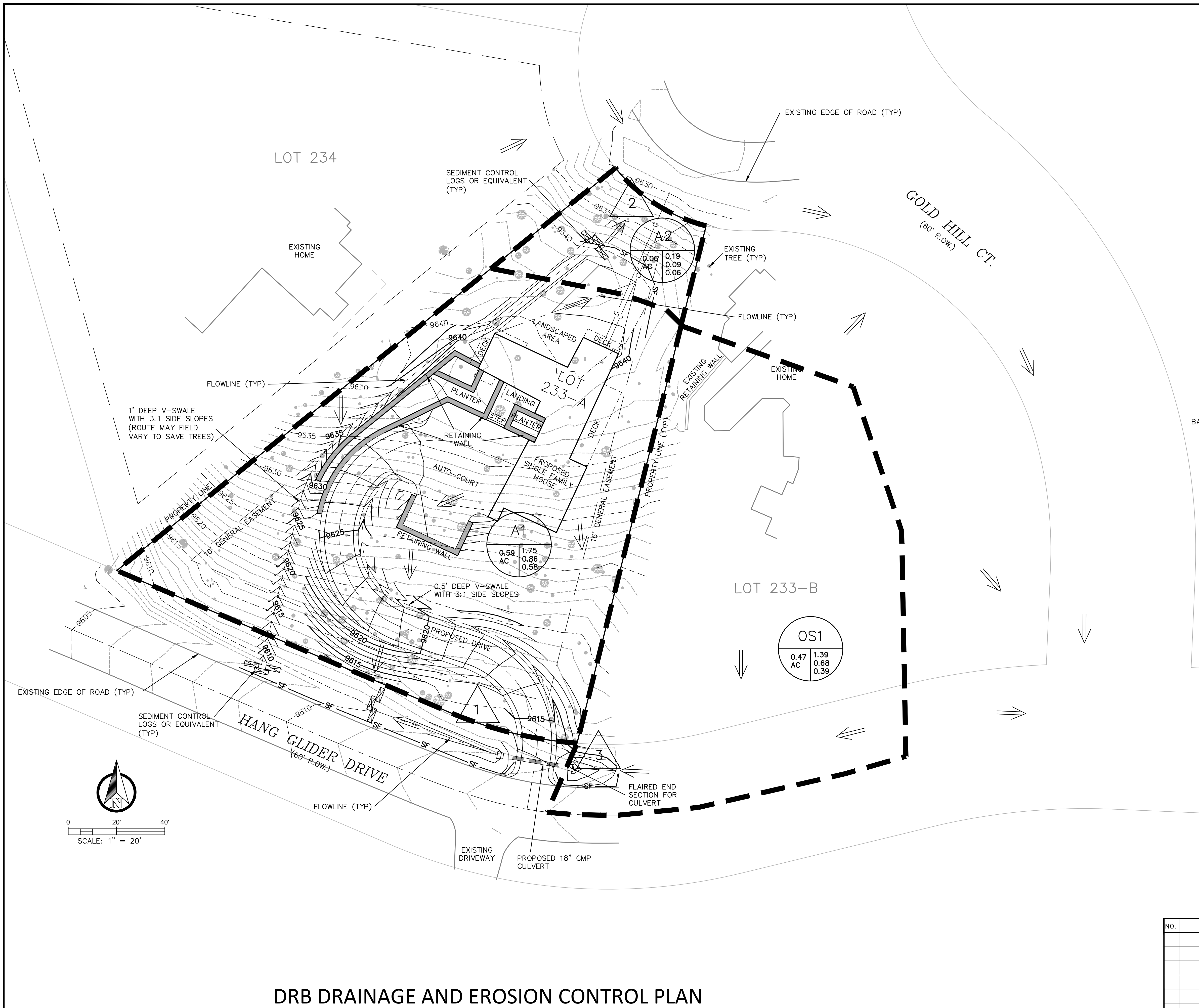
PROJECT #: 2016034

PROJECT MANAGER: GEA
DRAWN BY: ADM

SHEET #:

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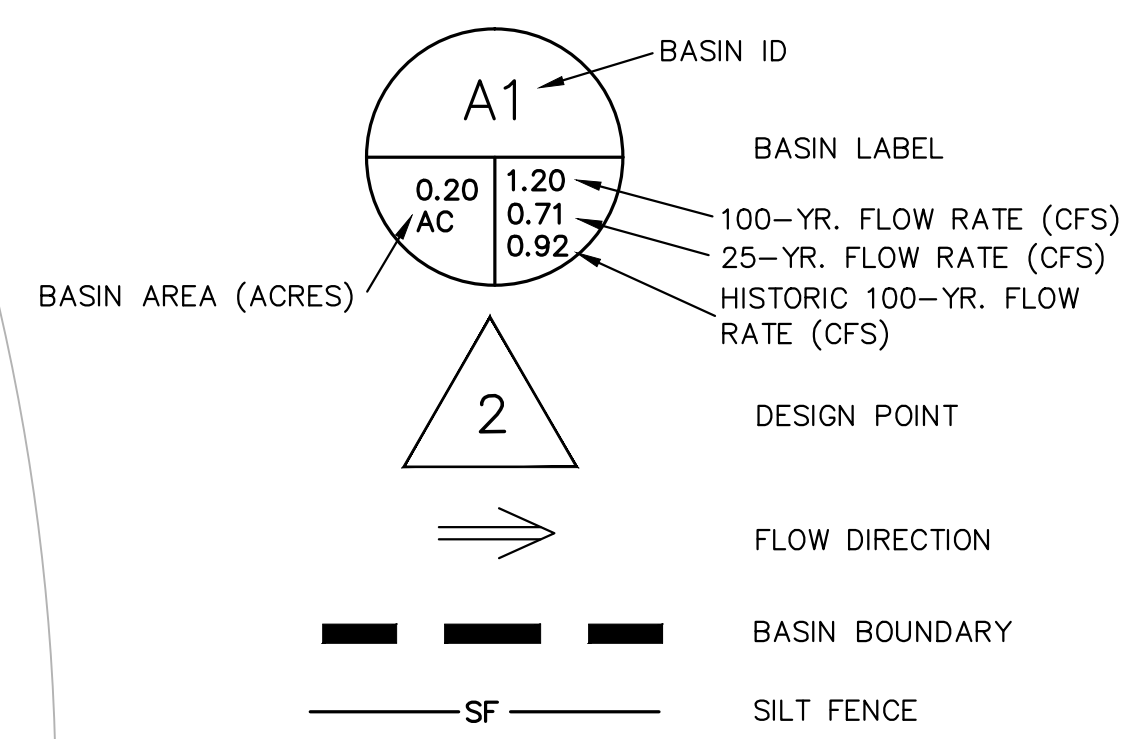
NO.	REVISIONS	DATE



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4. SEE DRB GRADING PLAN FOR ALL PROPOSED GRADING.
5. NO DETENTION OR RETENTION IS PROPOSED FOR THIS PROPOSED SINGLE FAMILY HOME AT THIS TIME. IF RETENTION IS REQUIRED IT MUST BE INCLUDED WITH THE CONSTRUCTION DOCUMENTS.

LEGEND



CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
OR
811
CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR
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GREGORY E. ANDERSON
COLORADO PROFESSIONAL ENGINEER
REGISTRATION NO. 35736

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

LOT 233-A MOUNTAIN VILLAGE

DRB DRAINAGE PLAN

CLIENT:

MICHAEL G AND MERRY L MAYER
935 RAVINE ROAD
WINNETKA, IL 60093

DATE: NOVEMBER 8, 2016

PROJECT #: 2016034

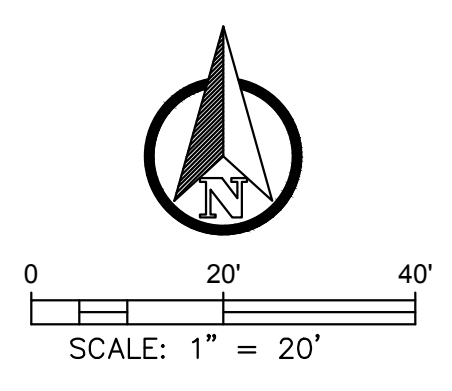
PROJECT MANAGER: GEA
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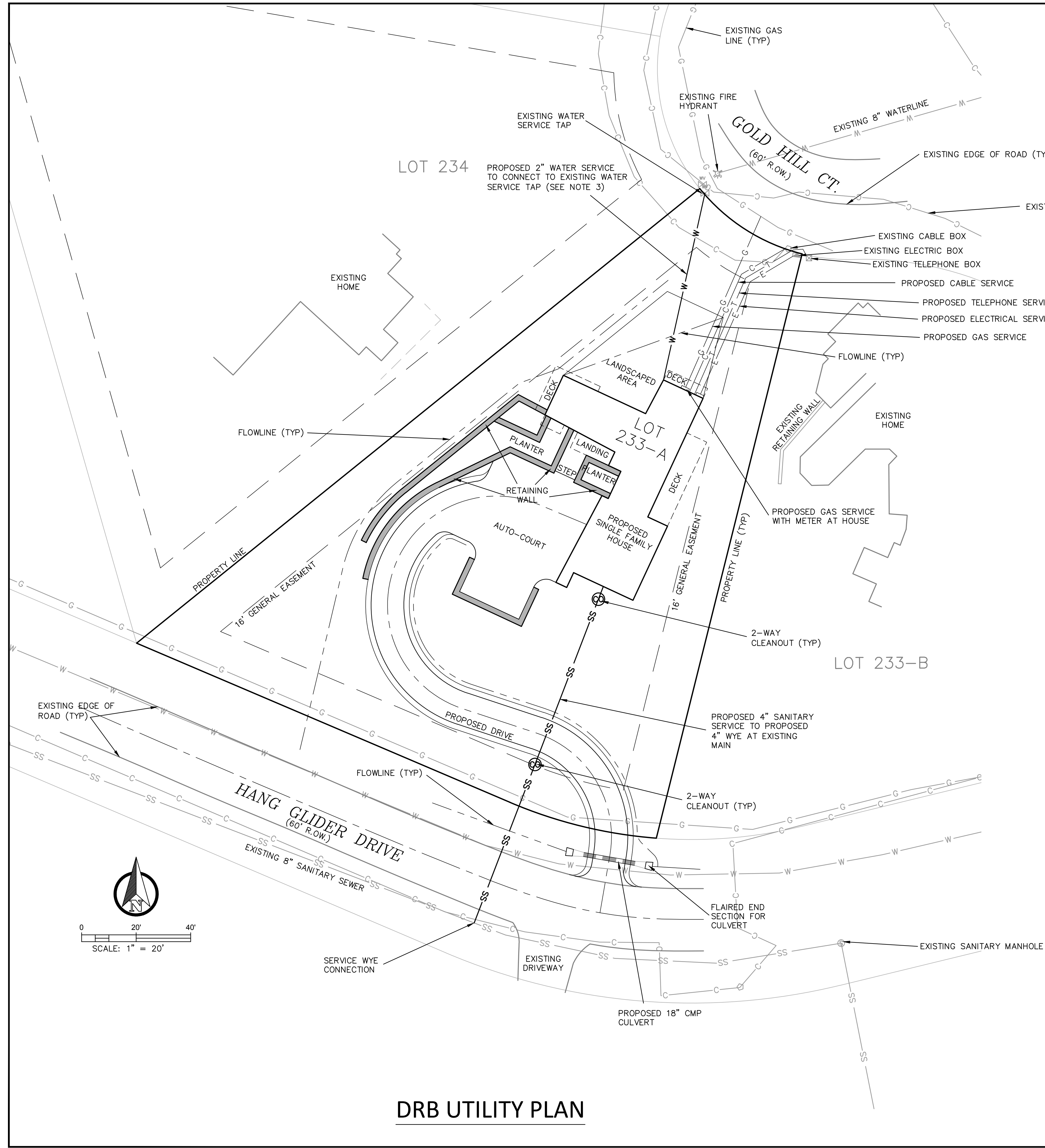
SHEET #:

C2

NO.	REVISIONS	DATE

DRB DRAINAGE AND EROSION CONTROL PLAN





DRB UTILITY PLAN

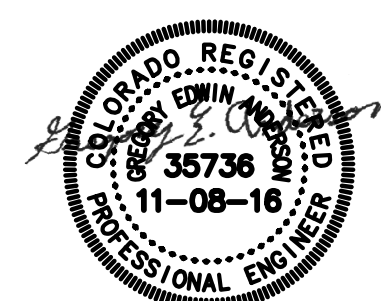
NOTES:

1. THIS IS A PLANNING DOCUMENT ONLY AND NOT TO BE USED FOR CONSTRUCTION
2. ALL EXISTING UTILITIES ARE FROM MAPPING AND MUST BE CONFIRMED FOR LOCATION AND DEPTH AS PART OF PREPARING CONSTRUCTION DOCUMENTS
3. WATER SERVICE SIZE MUST BE CONFIRMED WITH MECHANICAL ENGINEER AND FIRE PROTECTION (SPRINKLER) CONSULTANT
4. IN ALL CASES, SANITARY SEWER AND WATER LINES MUST MAINTAIN A MINIMUM OF 10' SEPARATION

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811
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LOT 233-A MOUNTAIN VILLAGE

DRB UTILITY PLAN

CLIENT:

MICHAEL G AND MERRY L MAYER
935 RAVINE ROAD
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DATE: NOVEMBER 8, 2016

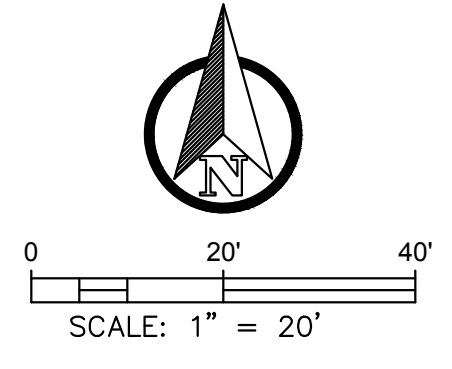
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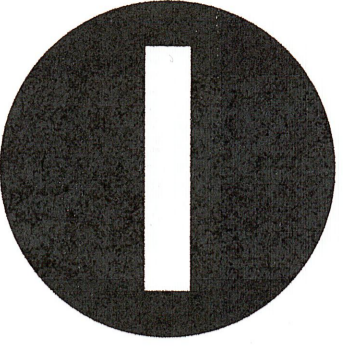
PROJECT MANAGER: GEA
DRAWN BY: ADM

SHEET #:

C3

NO.	REVISIONS	DATE

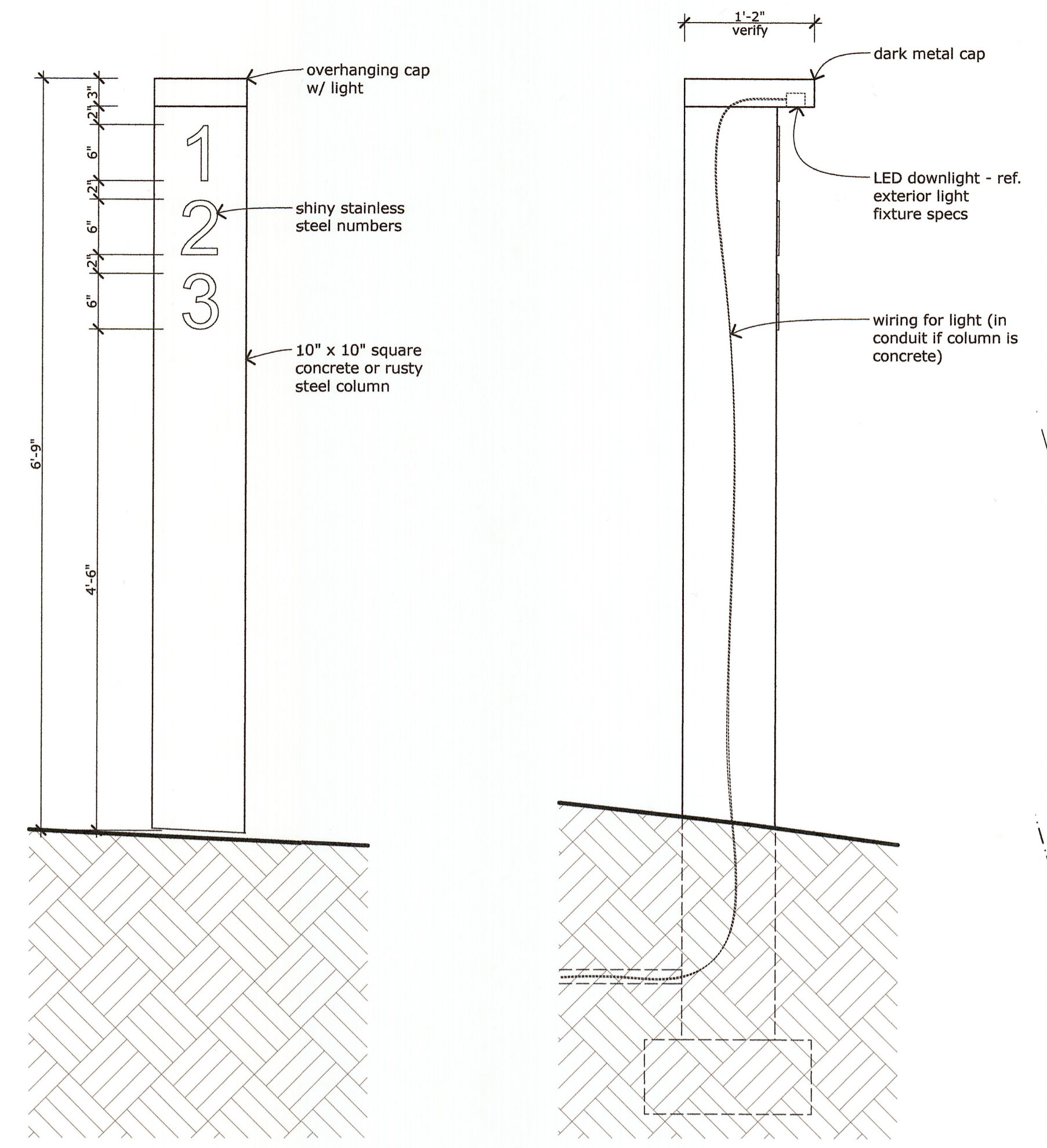




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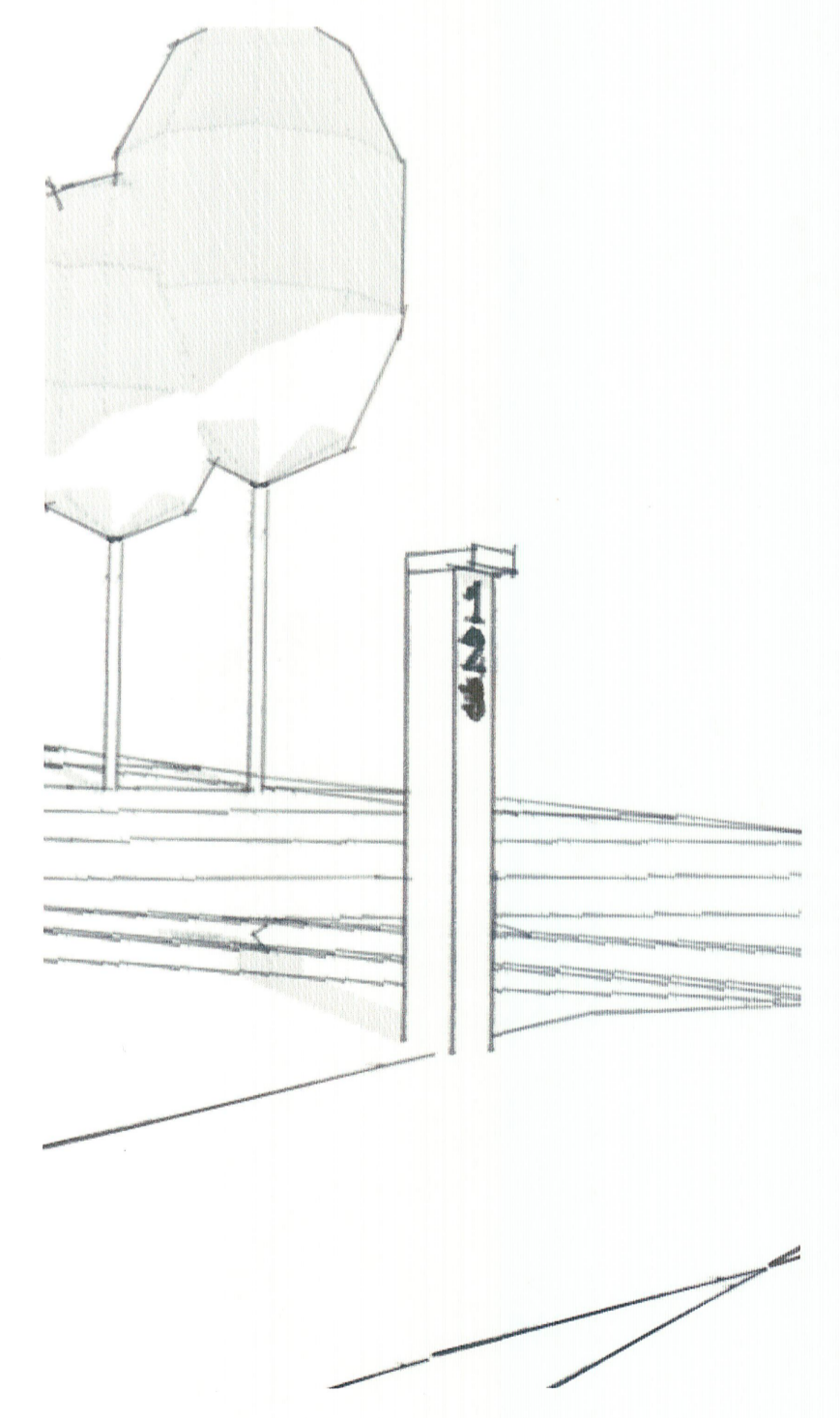
MAYER + MAYER
 mountain village lot #233A
 san miguel county, colorado

MAYER RESIDENCE

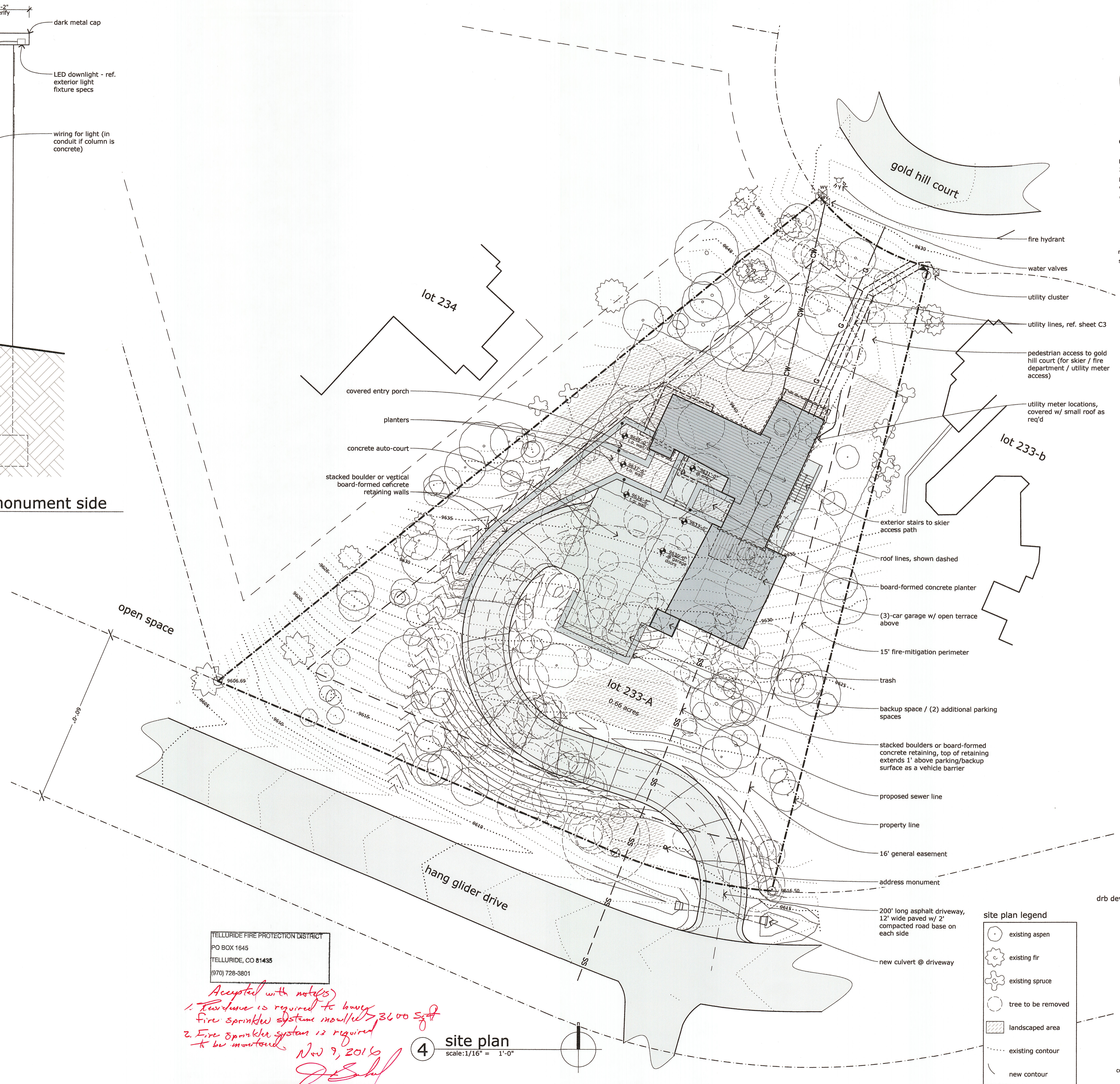


1 address monument front
 scale: 1" = 1'-0"

2 address monument side
 scale: 1" = 1'-0"



3 address monument perspective



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

Accepted with notes
 1. Firehouse is required to have fire sprinkler system installed > 3600 sq ft
 2. Fire sprinkler system is required to be mounted
 Nov 9, 2016
[Signature]

4 site plan
 scale: 1/16" = 1'-0"

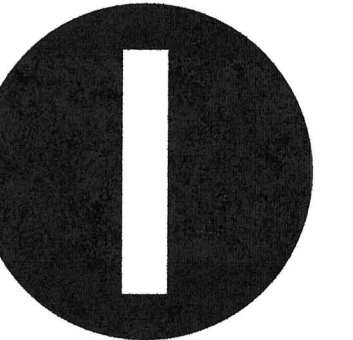
- site plan legend
- existing aspen
 - existing fir
 - existing spruce
 - tree to be removed
 - landscaped area
 - existing contour
 - new contour

ISSUANCES:
 drb dev. app. submittal 11/11/2016

A2.1 site plan

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/Volumes/present/Mayer/drawings + consultants/2016.10.14 DRB progress.pln



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ISSUANCES:

drb submittal 11/11/2016

Caribou Design Associates
Landscape Architecture and Planning

P.O. box 3855
Telluride, Colorado 81436 (970)-708-1232
caribou.design@gmail.com
CaribouDesignAssociates.com

A2.2

landscape plan

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LEGEND

- EXISTING TREE
- PROPOSED ASPEN
- SPRUCE
- BRISTLECONE PINE
- CHOKESERRY
- ROCKY MT MAPLE
- SNOWBERRY
- ELDERBERRY
- PERENNIALS
- SOD

COMMON NAME	BOTANICAL NAME	SIZE	QTY
Picea pungens 'Colorado'	Colorado Spruce	10"	2
		12"	2
		14"	1
Populus tremuloides	Quaking Aspen	2.5" multi	11
		3.0" single	8
		2.5" cal.	1
Malus spring snow	Spring snow Crab tree	6"	7
Pinus aristata	Bristlecone Pine	#7	4
Acer glabrum	Rocky Mt Maple	#5	9
Sambucus pubens	Native Elderberry	B&B	3
Prunus virginiana melanocarpa	Native Chokeserry	#5	11
Symphoricarpos albus	Snowberry	#5	11
Sod		525 SF	
Perennials		200 SF	
Annuaals in planters		150 SF	
Native Grass seed		Field Verify	

REVEGETATION NOTES

- Subsoil surfaces shall be tilled to a 4" depth on non fill areas.
- Topsoil shall be spread at a minimum depth of 4" over all areas to be re-vegetated (except on slopes greater than 3:1) and amendments rototilled at a rate of three cubic yards per thousand square feet.
- Broadcasting of seed shall be done immediately after topsoil is applied (within 10 days) to minimize erosion and weeds.
- Areas which have been compacted or relatively undisturbed needing seeding, shall be scarified before broadcasting of seed.
- Broadcast with specified seed mix and follow with dry mulching. Straw or hay shall be uniformly applied over seeded area at a rate 1.5 tons per acre for hay or 2 tons per acre for straw, crimp in place.
- On slopes greater than 3:1 erosion control blanket shall be applied in place of straw mulch and pinned.
- All utility cuts shall be re-vegetated within two weeks after installation of utilities to prevent weed infestation.
- Seed mix to be Mountain mix native grass mix as specified in DRB guidelines.

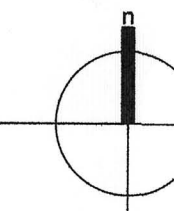
GENERAL NOTES

- All trees and shrubs shall be field located by project Landscape architect.
- All trees and shrubs shall be backfilled with a topsoil/organic fertilizer mixture at a 2:1 ratio.
- Necessary trees shall be staked with 4 foot metal posts. Trees shall be guyed with 12 gauge galvanized wire and polypropylene tree race straps.
- Perennial planting beds shall be tilled to a 6" depth and amended with topsoil and organic fertilizer at a 2:1 ratio.
- Mulch all perennial beds with a pine bark soil conditioner by Southwest Importers; shredded cedar bark.
- All plant material to meet the American Standard for Nursery Stock.

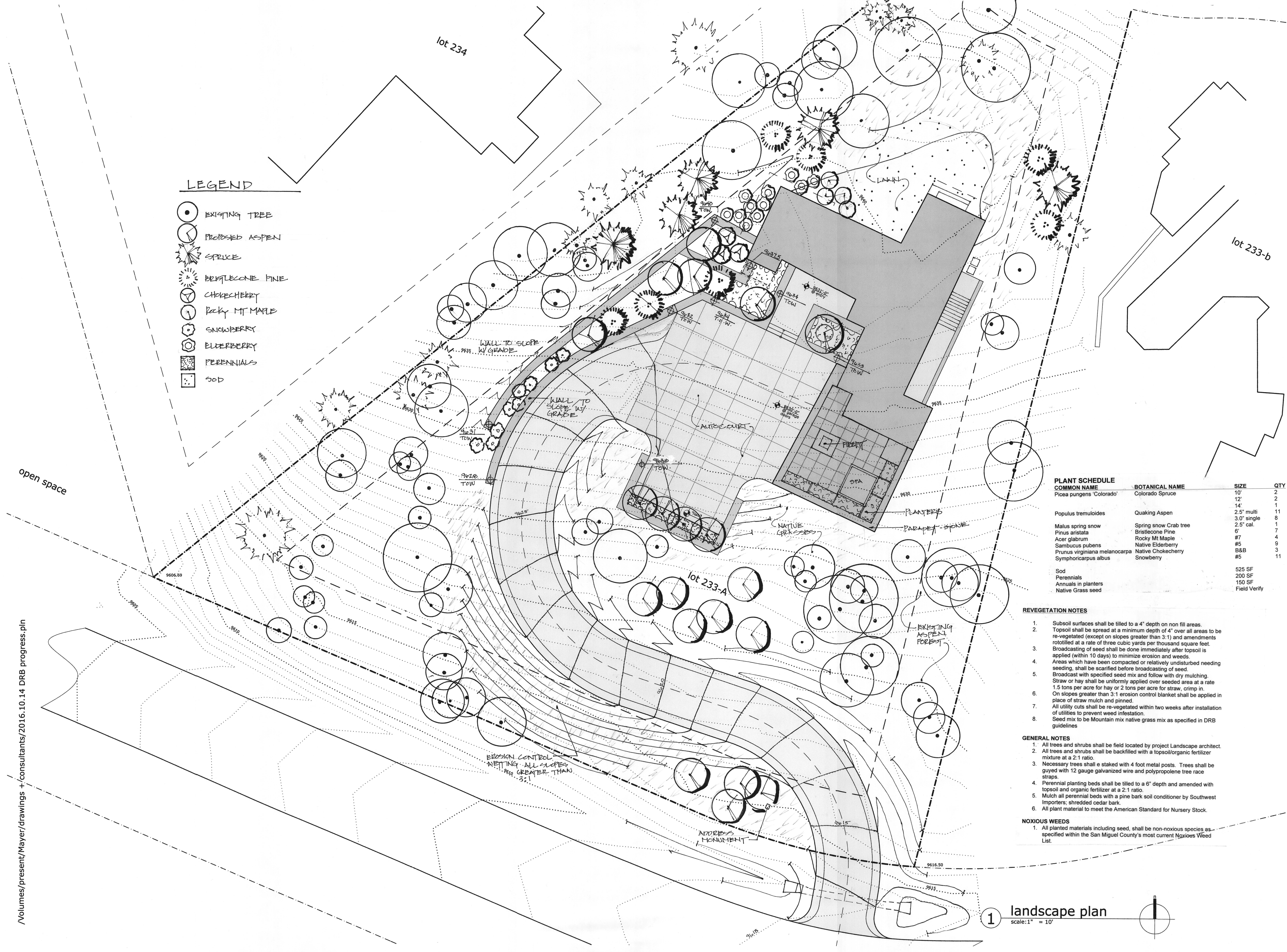
NOXIOUS WEEDS

- All planted materials including seed, shall be non-noxious species as specified within the San Miguel County's most current Noxious Weed List.

1 landscape plan
scale: 1" = 10'



/Volumes/present/Mayer/drawings + Consultants/2016.10.14 DRB progress.pln



WATER USAGE CHART

Type	Monthly use	Total #	Total Monthly Usage
Perennials	2.5 gal/SF	200 SF	500
Sod	4.0/SF	525 SF	2,100
Revegetation	-	1100 SF	-
Shrubs	3.20 gal/EA	27	87
Aspen trees	10 gal /EA	19	190
Spruce trees	25 gal/EA	5	125
Bristle Cone pines	20 gal/EA	3	140
COMPLETE MONTHLY USAGE			3,142 gal/mo

LEGEND

- EXISTING TREE
- PROPOSED ASPEN
- SPRUCE
- BRISTLECONE PINE
- CHOCHECHERRY
- ROCKY MT MAPLE
- SNOWBERRY
- ELDERBERRY
- PERENNIALS
- SOD

IRRIGATION LEGEND

- Tap with rainbird PVB-075 backflow preventer
- Rainbird RCM-12 electromechanical controller
- 1.5" Wilkins model 500 pressure regulator
- Rainbird 150-PEB 1.5" electric remote control valve
- Class 200 PVC Mainline 1"
- 3/4" 80NSF polylateral line
- Water Sensor by Rainbird

IRRIGATION SCHEDULE

ZONE	LOCATION	HEAD	GPM
1	perennials front	micro sprays	-
2	rooftop planters	drip emitters	-
3	sod	pop ups	30
4	EVERGREEN shrubs (north)	drip emitters	-
5	shrubs (west)	drip emitters	-
6	Aspen (SW)	drip emitters	-
7	Reveg South	rotors	30

PLANT SCHEDULE

COMMON NAME	BOTANICAL NAME	SIZE	QTY
Picea pungens 'Colorado'	Colorado Spruce	10'	2
		12'	2
		14'	1
Populus tremuloides	Quaking Aspen	2.5' multi	11
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Sod		525 SF	
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Annuals in planters		150 SF	
Native Grass seed		Field Verify	

REVEGETATION NOTES

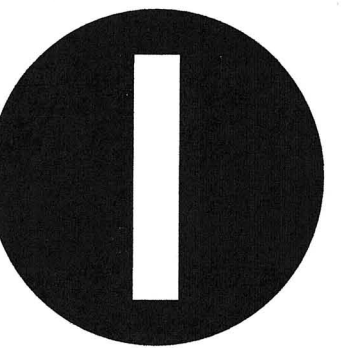
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GENERAL NOTES

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- Perennial planting beds shall be tilled to a 6" depth and amended with topsoil and organic fertilizer at a 2:1 ratio.
- Mulch all perennial beds with a pine bark soil conditioner by Southwest Importers; shredded cedar bark.
- All plant material to meet the American Standard for Nursery Stock.

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- All planted materials including seed, shall be non-noxious species as specified within the San Miguel County's most current Noxious Weed List.



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MAYER + MERRY MAYER

mountain village lot #233A
san miguel county, colorado

MAYER RESIDENCE

ISSUANCES:

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Caribou Design Associates
Landscape Architecture and Planning

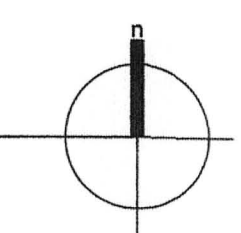
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Telluride, Colorado 81435 (970)-708-1232
cariboudesignassociates.com
CaribouDesignAssociates.com

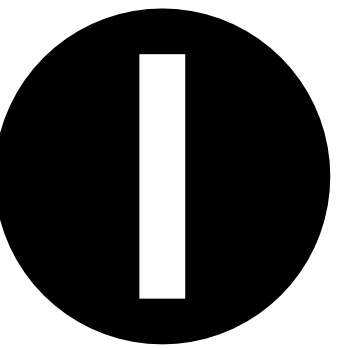
A2.2a
irrigation plan

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1 irrigation plan
scale: 1" = 10'





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MIKE + MERRY MAYER

mountain village lot #233A
san miguel county, colorado

MAYER RESIDENCE

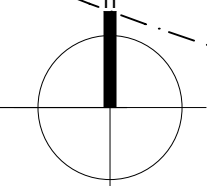


- (2) bear-proof polycarts (trash + recycling)
- port-a-toilet
- approximate crane location in auto-court (if needed temporarily)
- orange construction fencing along west side of property, routed around trees to remain

- 15' fire-mitigation perimeter
- additional material storage @ auto-court if needed
- primary material storage in garage
- job site trailer, shown 8'x20'
- 40-yard dumpster
- healthy trees/clumps of trees near disturbed areas, that are practical to save, will be protected by either orange construction fencing for large clumps, or 3-sided fences of osb on 2x4 posts for individual trees
- orange construction fencing along east side of property, routed around trees to remain
- limits of disturbance (shown w/ diagonal line hatch)
- primary parking for up to 5 trucks along driveway (expected to be sufficient)
- possible additional parking along hang glider during busy times
- driveway to be roughed-in first, to use for tree removal and staging

1 construction mitigation plan

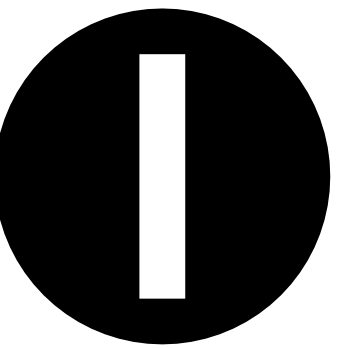
scale: 1/16" = 1'-0"



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A2.3
construction mitigation plan
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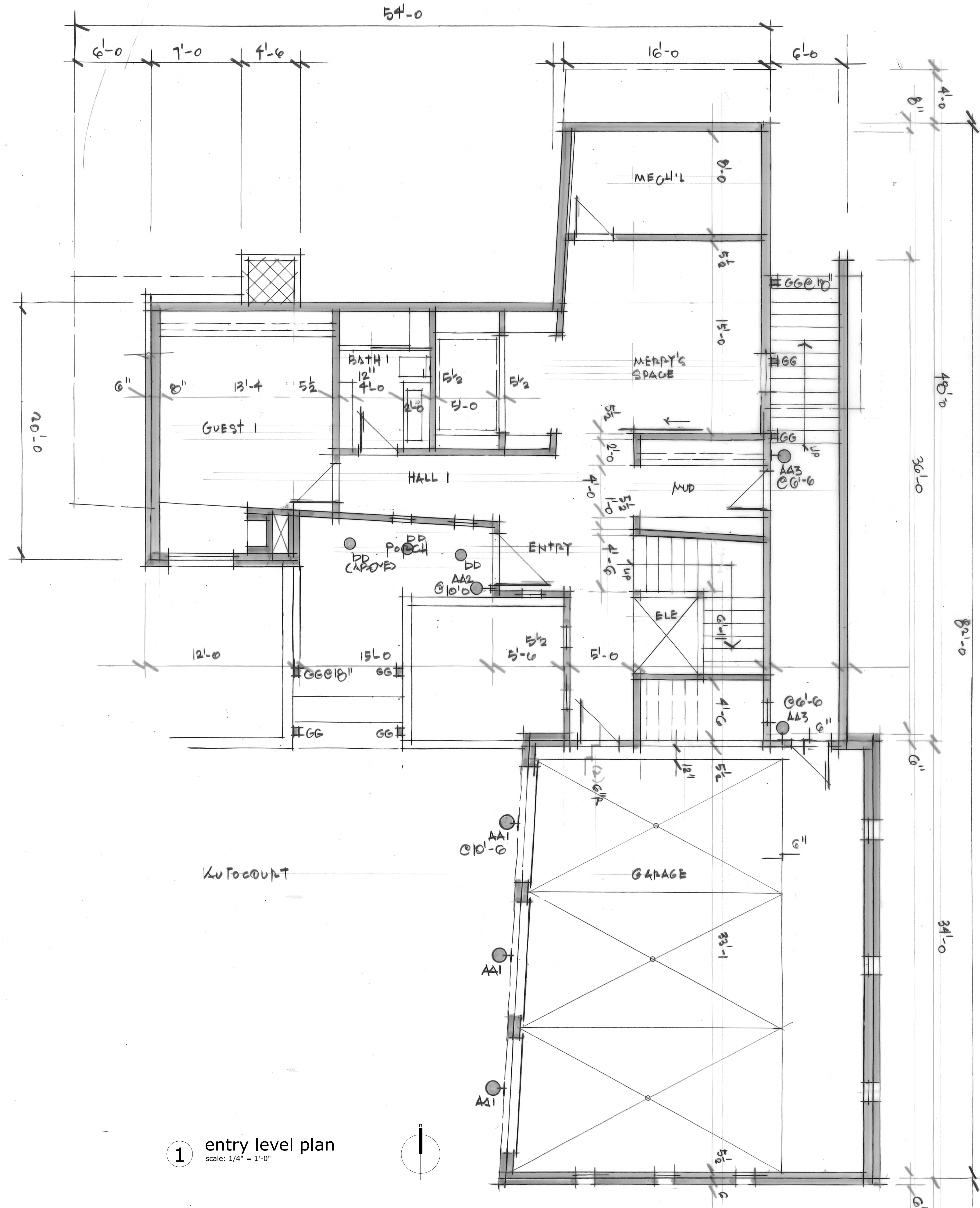
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A3.1 entry level framing plan

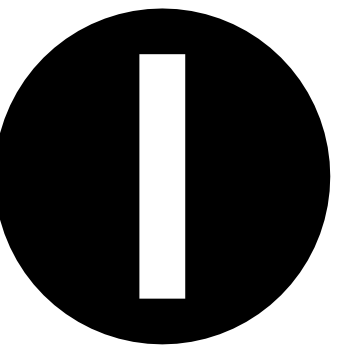
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1 entry level plan
scale: 1/4" = 1'-0"

square footage summary	
entry level	2321
living	1391
garage	930
2nd level	1795.5
3rd level	1276.5
totals	
living	4463
garage	930
gross	5393

LIGHTING SYMBOLS	
	SURFACE MOUNTED LED SCONCE
	RECESSED LED DOWNLIGHT WITH WET RATED TRIM
	RECESSED LED PUCKLIGHT
	RECESSED LED STEPLIGHT

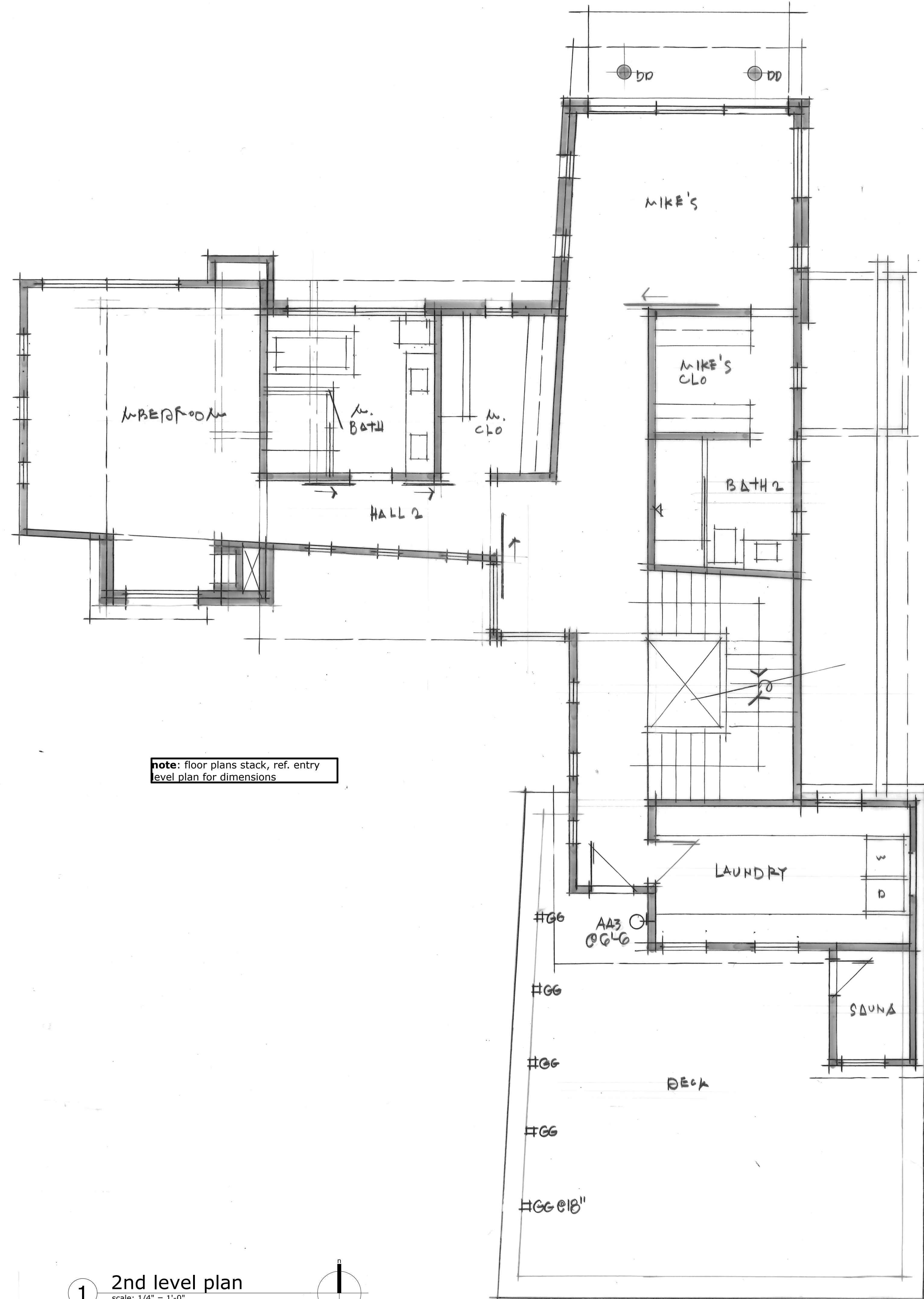


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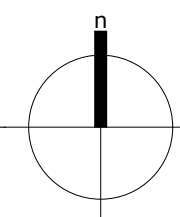
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san miguel county, colorado

MAYER RESIDENCE



note: floor plans stack, ref. entry level plan for dimensions

1 2nd level plan
scale: 1/4" = 1'-0"



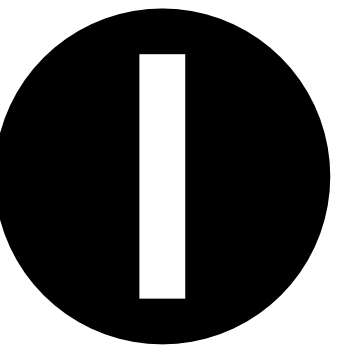
LIGHTING SYMBOLS	
	SURFACE MOUNTED LED SCONCE
	RECESSED LED DOWNLIGHT WITH WET RATED TRIM
	RECESSED LED PUCKLIGHT
	RECESSED LED STEPLIGHT

square footage summary	
entry level	2321
living	1391
garage	930
2nd level	1795.5
3rd level	1276.5
totals	
living	4463
garage	930
gross	5393

issuances:
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A3.2 2nd level floor plan

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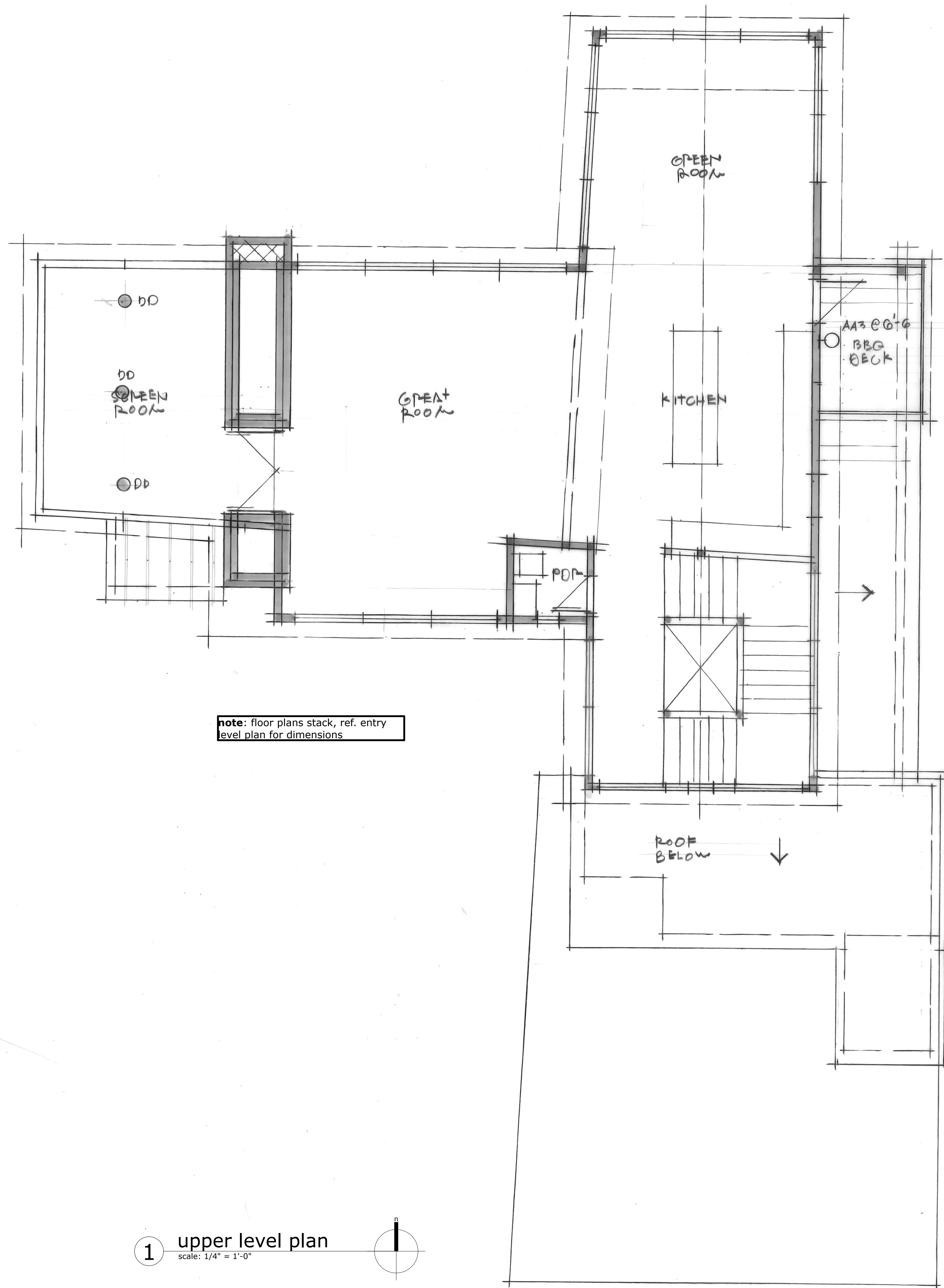
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san miguel county, colorado

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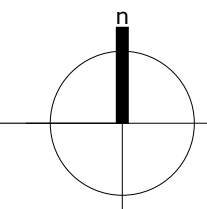
issuances:

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note: floor plans stack, ref. entry level plan for dimensions

1 upper level plan
scale: 1/4" = 1'-0"

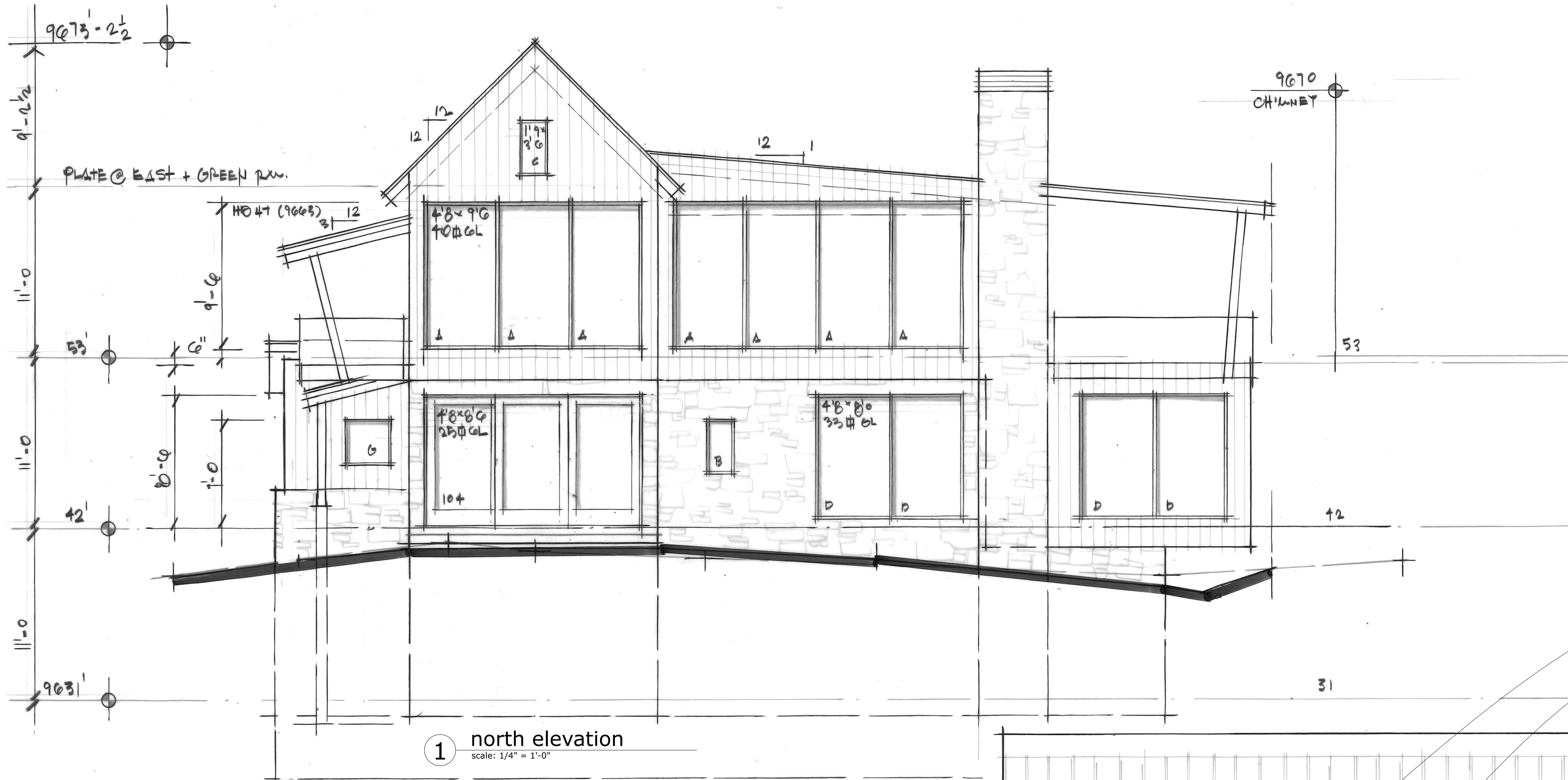


LIGHTING SYMBOLS	
	SURFACE MOUNTED LED SCONCE
	RECESSED LED DOWNLIGHT WITH WET RATED TRIM
	RECESSED LED PUCKLIGHT
	RECESSED LED STEPLIGHT

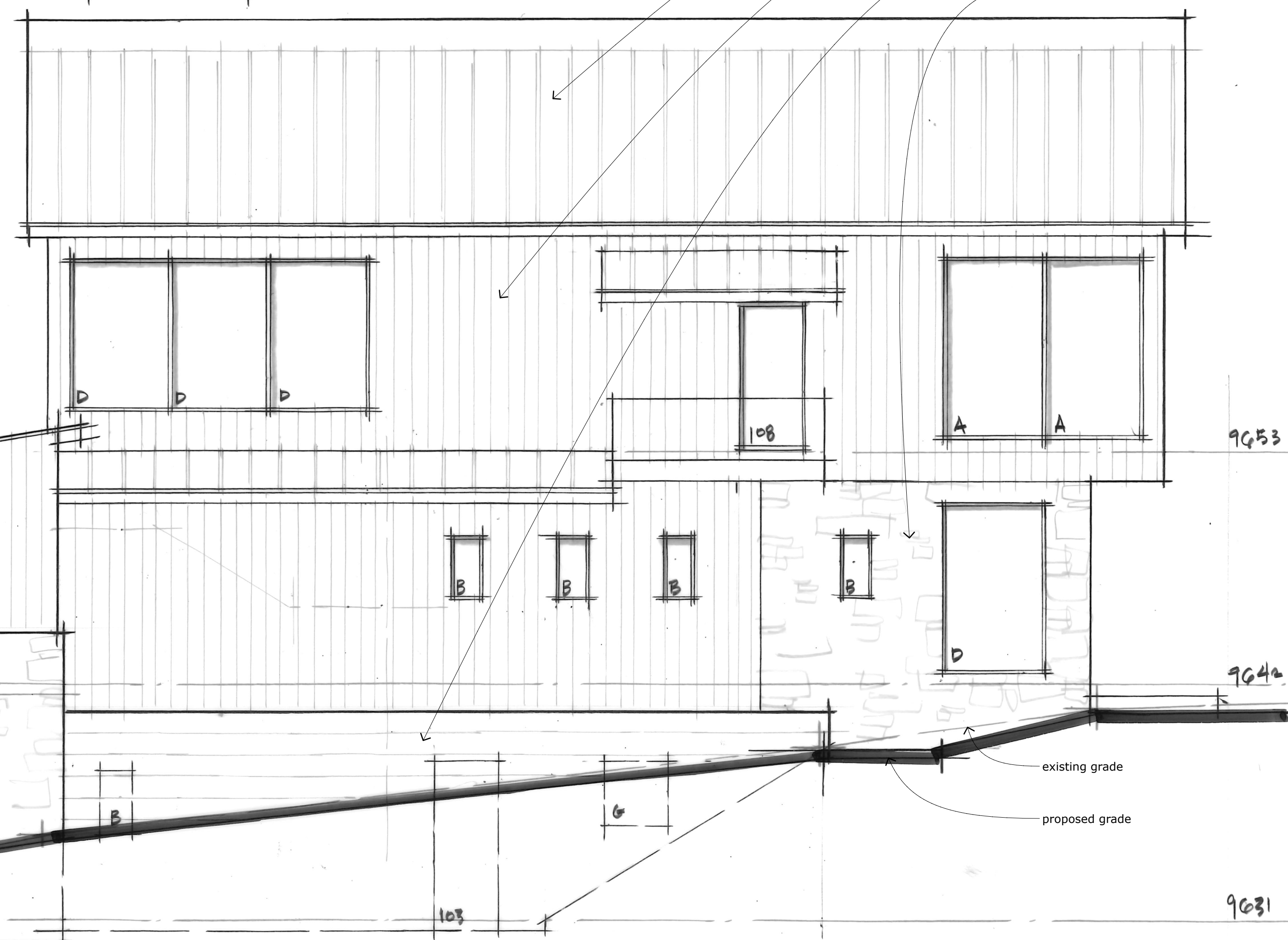
square footage summary	
entry level	2321
living	1391
garage	930
2nd level	1795.5
3rd level	1276.5
totals	
living	4463
garage	930
gross	5393

A3.3 3rd level framing plan

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1 north elevation
scale: 1/4" = 1'-0"

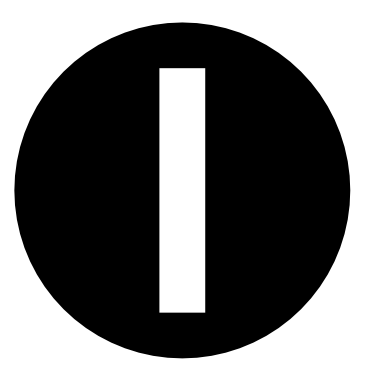


2 east elevation
scale: 1/4" = 1'-0"

exterior material calculations

	stone	wood siding	glazing
north elevation	409.85 s.f.	394.9 s.f.	598.3 s.f.
east elevation	792.65 s.f.	884.3 s.f.	313.05 s.f.
south elevation	702.5 s.f.	648.6 s.f.	420 s.f.
west elevation	725.5 s.f.	922.6 s.f.	289.4 s.f.
total	2630.5 s.f.	2850.4 s.f.	1620.75 s.f.
%	37%	40.2%	22.8%

- bonderized metal roofing
- vertical wood siding
- board formed concrete
- stone veneer



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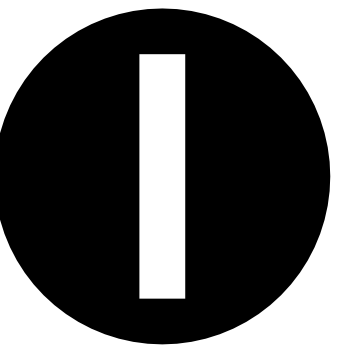
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A4.1
elevations



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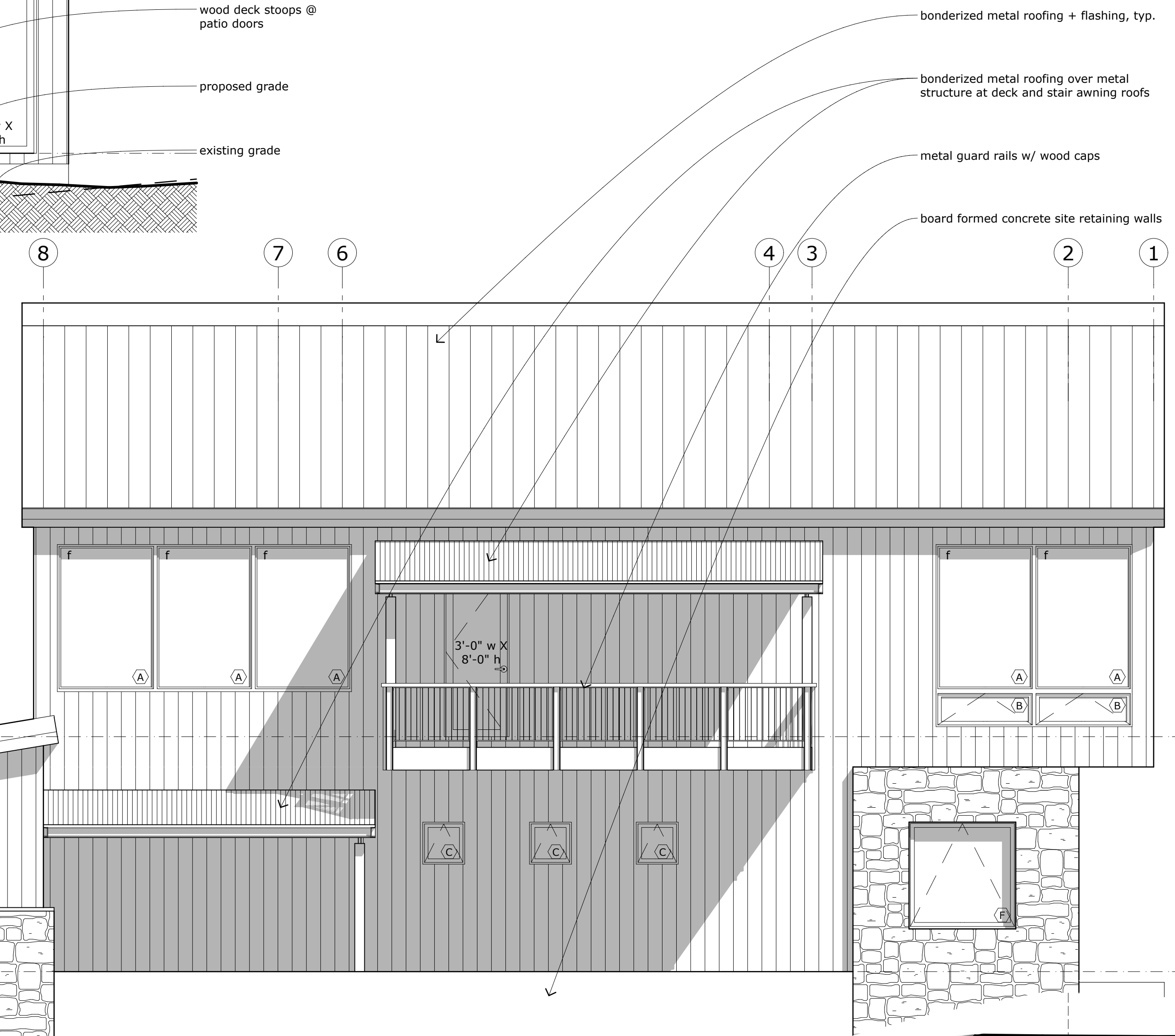
MAYER RESIDENCE

exterior material calculations

	stone	wood siding	glazing
north elevation	431.5 s.f.	331 s.f.	561 s.f.
east elevation	936 s.f.	856 s.f.	283 s.f.
south elevation	707 s.f.	723 s.f.	385 s.f.
west elevation	720 s.f.	933 s.f.	301 s.f.
total	2794.5 s.f.	2843 s.f.	1530 s.f.
%	39%	39.7%	21.3%



1 north elevation
scale: 1/4" = 1'-0"

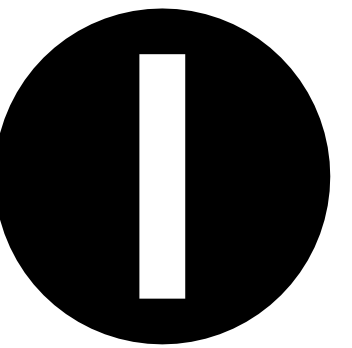


2 east elevation
scale: 1/4" = 1'-0"

issuances:

drb dev. app. submittal 11/11/2016
window updates 12/16/2016

A4.1
elevations



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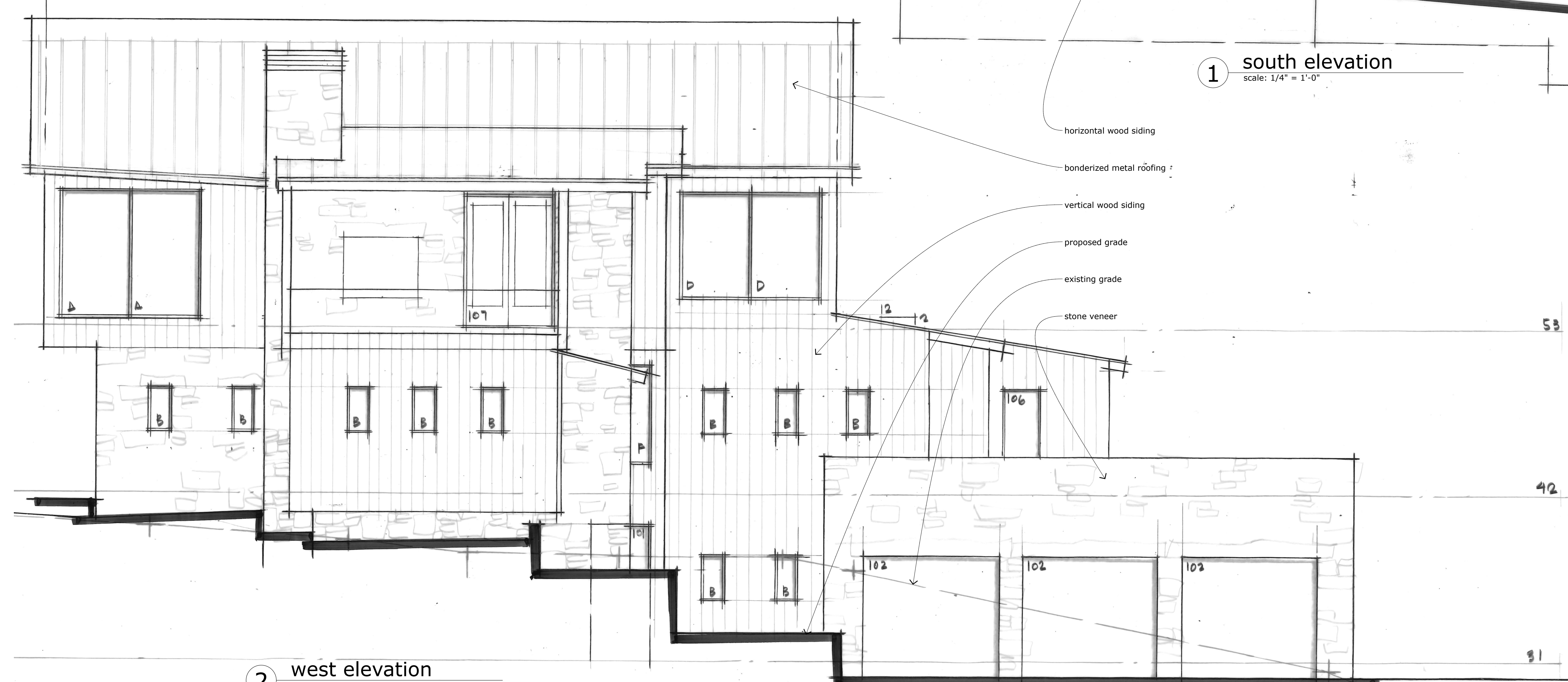
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san miguel county, colorado

MAYER RESIDENCE



1 south elevation
scale: 1/4" = 1'-0"

- horizontal wood siding
- bonderized metal roofing
- vertical wood siding
- proposed grade
- existing grade
- stone veneer



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

exterior material calculations

	stone	wood siding	glazing
north elevation	409.85 s.f.	394.9 s.f.	598.3 s.f.
east elevation	792.65 s.f.	884.3 s.f.	313.05 s.f.
south elevation	702.5 s.f.	648.6 s.f.	420 s.f.
west elevation	725.5 s.f.	922.6 s.f.	289.4 s.f.
total	2630.5 s.f.	2850.4 s.f.	1620.75 s.f.
%	37%	40.2%	22.8%

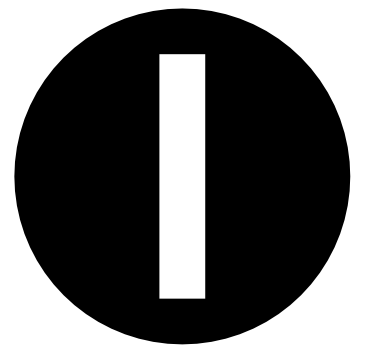
issuances:
drb dev. app. submittal 11/11/2016

A4.2 elevations

exterior material calculations

	stone	wood siding	glazing
north elevation	431.5 s.f.	331 s.f.	561 s.f.
east elevation	936 s.f.	856 s.f.	283 s.f.
south elevation	707 s.f.	723 s.f.	385 s.f.
west elevation	720 s.f.	933 s.f.	301 s.f.
total	2794.5 s.f.	2843 s.f.	1530 s.f.
%	39%	39.7%	21.3%

window schedule					
ID	unit height	unit width	operation	qty	remarks
A	6'-10 3/4"	4'-7 1/8"	picture	23	
B	1'-7 3/4"	4'-7 1/8"	awning	17	
C	1'-11 5/8"	1'-11 5/8"	awning	12	
D	1'-11 5/8"	1'-11 5/8"	fixed	7	
E	2'-11 1/2"	2'-11 1/2"	access awning	10	
F	5'-0"	5'-0"	access awning	4	
G	6'-0"	4'-0"	fixed	4	



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MAKER + MERRY MAYER
mountain village lot #233A
san miguel county, colorado

MAXEY RESIDENCE

gutter w/ snow fence @ shed roof above garage only

horizontal wood accent siding

board formed concrete site retaining walls

bonderized metal roofing, typ.

screen porch

cedar fascia + soffit, typ.

vertical wood siding

stone veneer

wood-faced garage doors

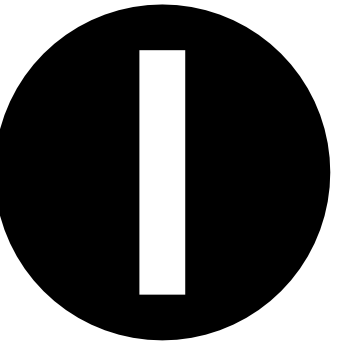
existing grade

proposed grade

issuances:

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window updates 12/16/2016

A4.2
elevations



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

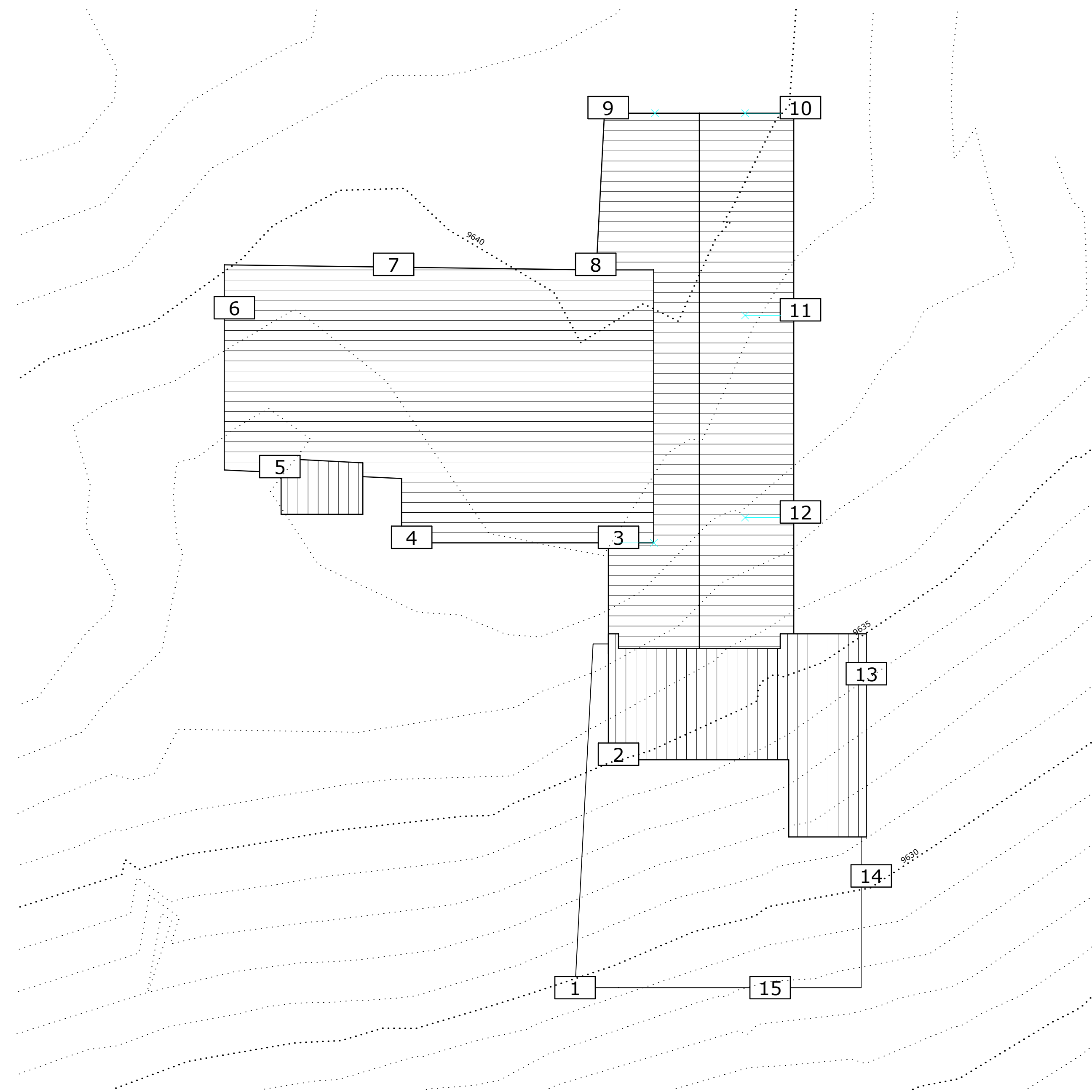
MAKER + MERRY MAYER

mountain village lot #233A
san miguel county, colorado

MAYER RESIDENCE

roof height calculations

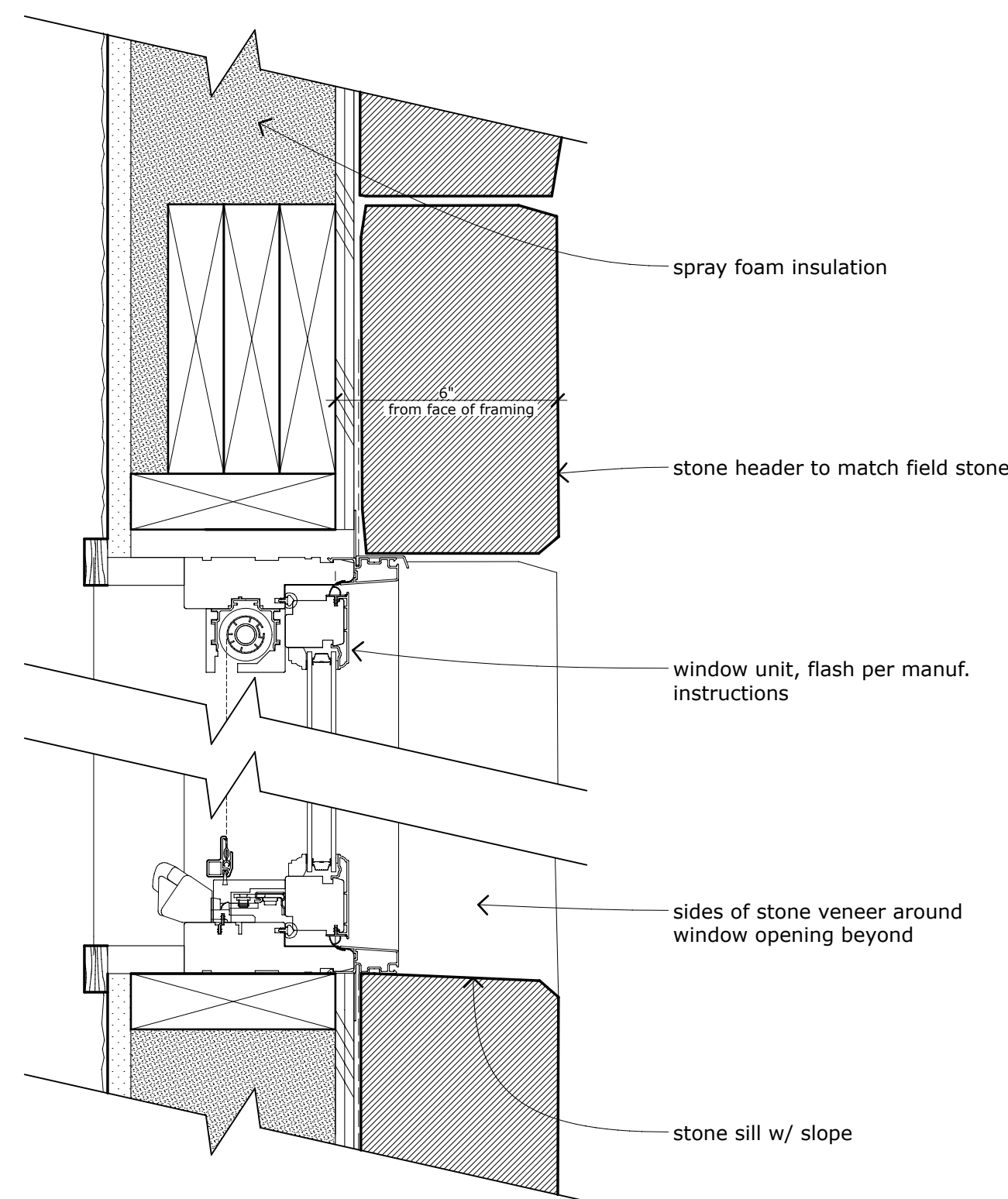
point #	existing grade	proposed grade	roof elevation	roof height
1	9630'-6"	9631'-0"	9645'-6"	15'-0"
2	9635'-0"	9631'-0"	9653'-0"	22'-0"
3	9638'-6"	9631'-0"	9668'-6"	37'-6"
4	9638'-6"	9637'-6"	9664'-6"	27'-0"
5	9638'-6"	9639'-0"	9665'-0"	26'-6"
6	9639'-6"	9639'-0"	9663'-0"	24'-0"
7	9639'-6"	9639'-6"	9664'-6"	25'-0"
8	9640'-3"	9640'-6"	9666'-0"	25'-9"
9	9640'-0"	9640'-6"	9668'-6"	28'-0"
10	9640'-0"	9640'-6"	9668'-6"	28'-6"
11	9639'-0"	9639'-0"	9668'-6"	29'-6"
12	9638'-0"	9636'-6"	9668'-6"	32'-0"
13	9634'-6"	9635'-6"	9654'-6"	20'-0"
14	9630'-0"	9631'-6"	9645'-6"	15'-6"
15	9629'-6"	9630'-6"	9645'-6"	16'-0"
				= 24'-10" average roof height



2 roof plan
scale: 1/8" = 1'-0"

window schedule					
wndw id	unit width	unit height	operation	qty	remarks
A	4'-8"	9'-6"		14	
B	1'-6"	3'-0"		28	
C	1'-9"	3'-6"		2	
D	4'-8"	8'-0"		13	
E	5'-0"	5'-0"		2	
F	4'-0"	6'-6"		2	
G	3'-0"	3'-0"		6	

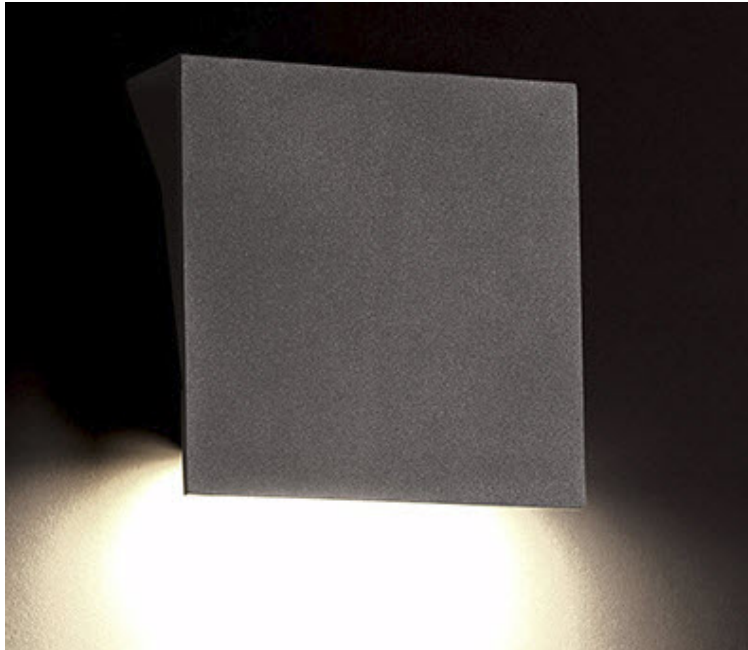
exterior door schedule					
door#	location	unit width	unit height	operation	remarks
101	entry	4'-0"	9'-0"	inswing	
102	garage	9'-0"	8'-0"	garage	
103	mudroom	3'-0"	8'-0"	inswing	
104	office	14'-0"	8'-6"	multi-slide	(3) 4'-8" x 8'-6" panels = 14'-0" wide unit
105	deck	3'-0"	8'-0"	inswing	
106	sauna	2'-6"	7'-0"	inswing	
107	porch	6'-0"	8'-0"	french	(2) 3'-0" x 8'-0" panels = 6'-0" wide unit
108	grill	3'-0"	7'-0"	inswing	



1 window recessed in stone veneer detail
scale: 3" = 1'-0"



Mayer Residence – **"AA1"**
Exterior – Garage Doors
Mountain Village, Colorado
November 10, 2016



Manufacturer: Modern Forms
Website: www.modernforms.com
Description: Downlight wet rated sconce
Product #: WS-W38608-??
Dimensions: 8"SQ x 3"Ext
Mounting: Surface
J-box: Standard 4" box
Electrical: 120-volt
Finish: TBD
Accessories: N/A

Lamp: 9-watt LED [integral]
CCT: 3000K
Lumens: 398

Lighting Design 81435, Inc.
US Mail: PO Box 3220 683 West Pacific Ave. Unit D Telluride, Colorado 81435
Phone: (970) 728-5011

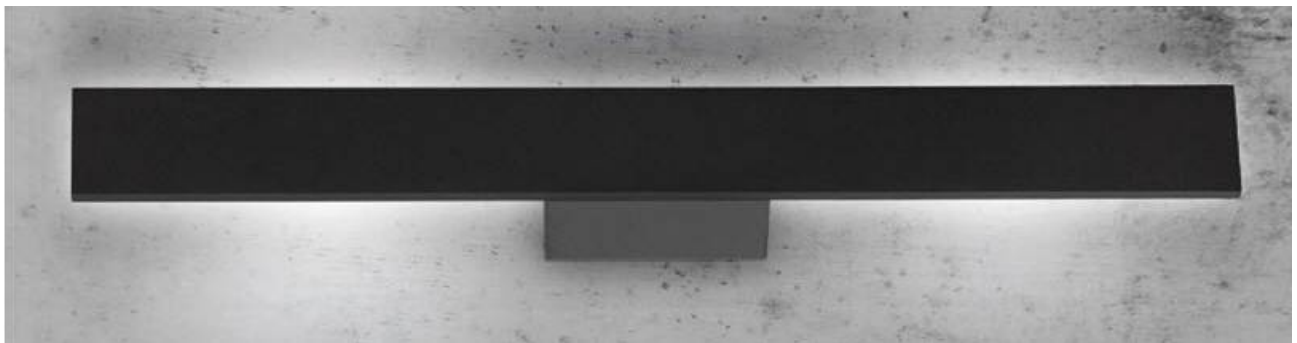
LD3

Mayer Residence – **"AA2"**

Exterior – Front Door

Mountain Village, Colorado

November 10, 2016



Manufacturer: Eureka Lighting

Website: www.eurekalighting.com

Description: Plate Out indirect wet rated sconce

Product #: 3450-2XLED.5.30-120V-ANTE

Dimensions: 33"W x 3.3"H x 2.75"Ext with 5"W canopy

Mounting: Surface

J-box: Standard 4" box

Electrical: 120-volt

Finish: Anthracite Fine Texture

Accessories: N/A

Lamp: 2 x 5-watt LED [integral]

CCT: 3000K

Lumens: 360

Lighting Design 81435, Inc.

US Mail: PO Box 3220 683 West Pacific Ave. Unit D Telluride, Colorado 81435

Phone: (970) 728-5011

LD3

Mayer Residence – **"AA3"**
Exterior – Secondary Doors
Mountain Village, Colorado
November 10, 2016



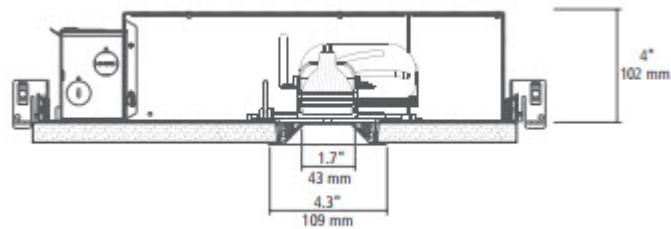
Manufacturer: Bega
Website: www.bega-us.com
Description: LED Shielded Wall Luminaire
Product #: 33 514-??
Dimensions: 8"H x 2.125"W x 2.5"Ext
Mounting: Surface
J-box: Proprietary Bega 19 545 small opening wiring box
Electrical: 120-volt
Finish: TBD
Accessories: N/A

Lamp: 4.3-watt LED [integral]
CCT: 3000K
Lumens: 153

Lighting Design 81435, Inc.
US Mail: PO Box 3220 683 West Pacific Ave. Unit D Telluride, Colorado 81435
Phone: (970) 728-5011



Mayer Residence – “DD”
Exterior – Decks
Mountain Village, Colorado
November 10, 2016

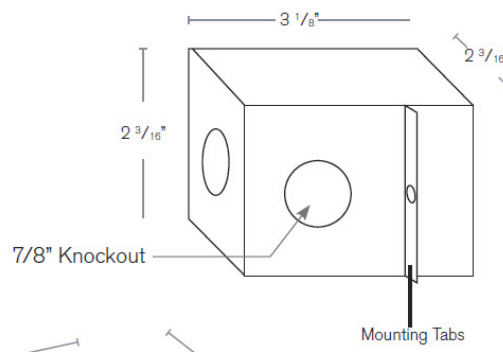


Manufacturer: Tech Element
Website: www.element-lighting.com
Description: 3-in Low Profile Wet Rated Non-IC Adjustable Downlight
Product #: E3S-WC-H-A-S-M + E3S-F-F-H-??
Housing Dimensions: 17.5"L x 11.5"W x 4"Ext
Trim Dimensions: 3.2"SQ
Mounting: Recessed
J-box: Integral 12V magnetic transformer
Electrical: 120-volt
Finish: TBD
Accessories: N/A

Lamp: 6-watt LED MR16 *flood [Soraa #SM16-06-36D-930-03]
CCT: 3000K
Lumens: 310



Mayer Residence – “GG”
Exterior – Throughout
Mountain Village, Colorado
November 10, 2016



Manufacturer: SPJ Lighting
Website: www.spjlighting.com
Description: Recessed wet rated steplight
Product #: SPJ-MSL2-??-2W-125-2700K-9-15V
Dimensions: 2.625"SQ x 2"D
Mounting: Recessed
J-box: Proprietary 2"SQ x 3"D backbox [included]
Electrical: Remote 12VAC magnetic transformer
Finish: TBD
Accessories: N/A

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

Lighting Design 81435, Inc.
US Mail: PO Box 3220 683 West Pacific Ave. Unit D Telluride, Colorado 81435
Phone: (970) 728-5011



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

Agenda Item No.#6

DATE: December 14, 2016
TO: Design Review Board
FROM: Sam Starr, Planner
FOR: DRB Public Hearing on January 5, 2017
RE: **Consideration of a Design Review Process Application for Sunset Plaza Paving and Lighting Redevelopment Project on OS3V.**

PROJECT GEOGRAPHY

Legal Description: Lot OS-3V; Sunset Plaza
Address: N/A
Applicant/Agent: Ryan Vugteveen, ASLA; Lift Studio, LLC for the Town of Mountain Village.
Owner: Town of Mountain Village
Zoning: Open Space
Existing Use: Open Space
Proposed Use: Open Space
Lot Size: 1.70 Acres
Adjacent Land Uses:

- **North:** Open Space
- **South:** Village Center
- **East:** Village Center
- **West:** Open Space

ATTACHMENTS

- Exhibit A: Sunset Plaza Application and Renderings
- Exhibit B: Arial Map of Sunset Plaza
- Exhibit C: Relevant section of Wayfinding Plan

OVERVIEW

Pursuant to the Town of Mountain Village Master Plan and Wayfinding Plan, the town will upgrade the pavers, lighting, and landscaping on Sunset Plaza upon completion of snowmelt installation beneath portions of OS-3V. The Town hired Ryan Vugteveen to assist with the design. The proposed pavers will be arranged in a chevron pattern in two tones/textures of gray paving. Additionally six poles for hanging lights are proposed in the center of the plaza, to create

a space for outdoor dining during late hours in the summer. As part of an existing legal agreement concerning the plaza, the Town of Mountain Village will also remove or relocate some existing landscaping features/planters. Future space will be reserved for five potential fire pits, and one larger art feature in the northwestern portion of the plaza.

The proposed modifications to the plaza, including new light standards and light strings, would require only a Class 1 review by staff. However, Sunset Plaza is a very visible plaza surrounded by commercial business and residential owners. Therefore staff is raising the application to the full board for their consideration. Staff sent a courtesy notice of the application to all owners adjacent to the plaza.

The Community Development Code Design Regulations only address the proposed lighting. The attached exhibits show three alternatives for lighting, and staff prefers the café lighting. The fixtures are full cut-off and are LED. The paving pattern mirrors some of the Italiante design elements on a surrounding building.

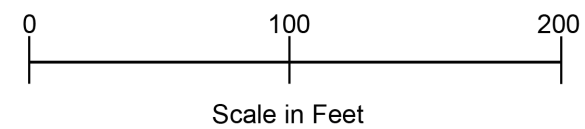
STAFF RECOMMENDATION

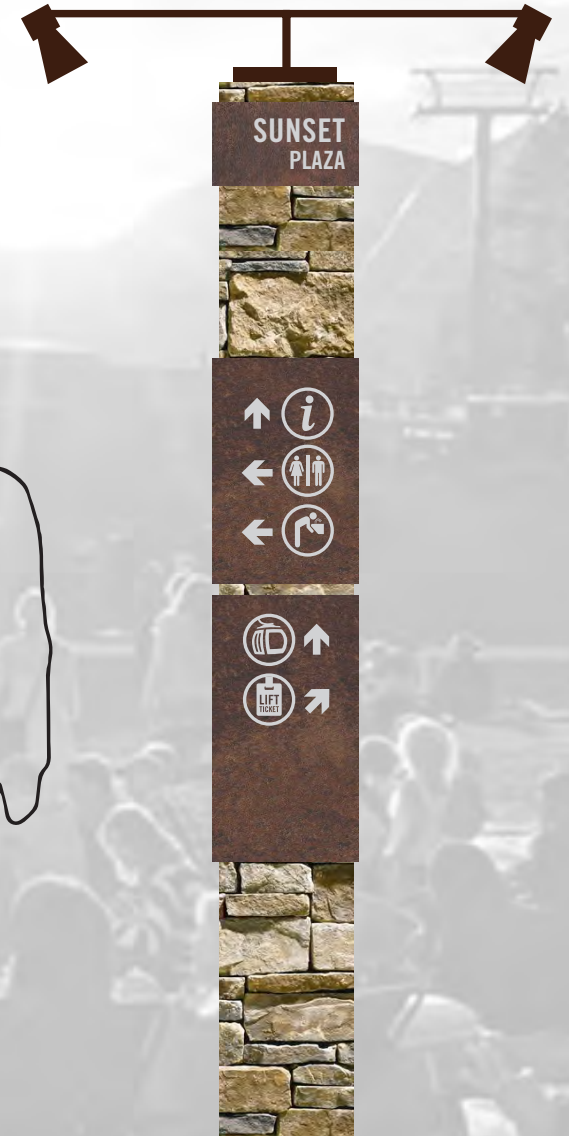
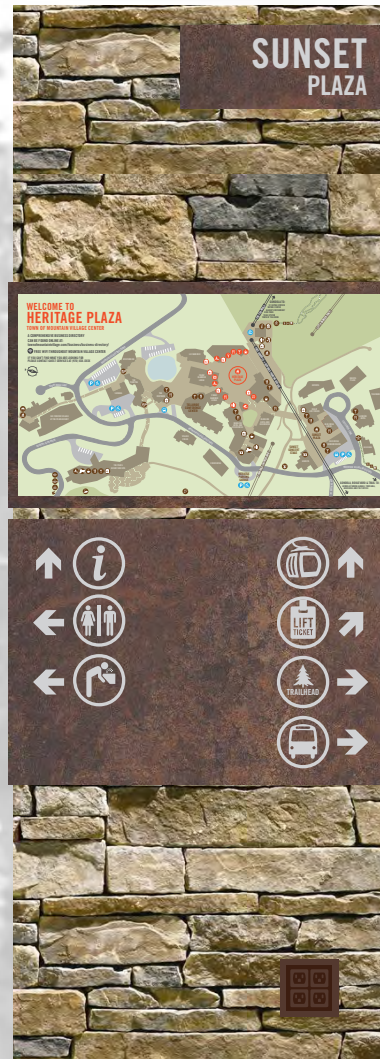
Staff recommends that the DRB approve the submitted lighting and paver installation schematics as set forth in the motion below:

“I move to approve the lighting and paver installation plans to include the hanging café lights as submitted.”



Impacted Area of OS-3V





TOWN OF MOUNTAIN VILLAGE | SUNSET PLAZA

PAVEMENT AND LIGHTING REDEVELOPMENT PROJECT

DESIGN APPLICATION SUBMISSION: 12/05/2016

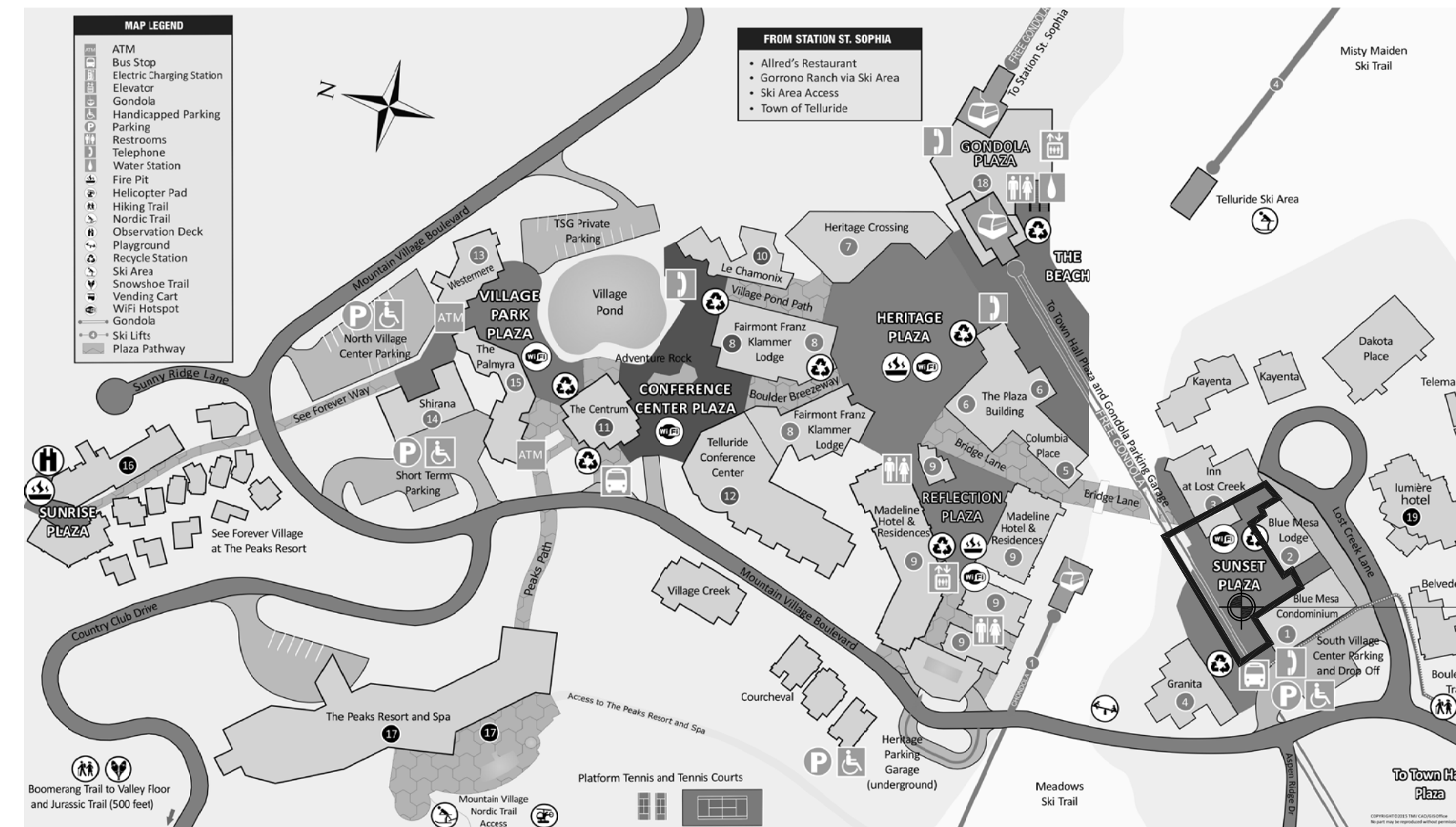
ABBREVIATIONS

THE FOLLOWING ABBREVIATIONS ARE DEFINED AS NOTED:

ADJ	ADJACENT	IRR	IRRIGATION
AVG	AVERAGE	GA	GAUGE
B&B	BALLED AND BURLAP	GPM	GALLONS PER MINUTE
BC	BOTTOM OF CURB ELEVATION	HP	HIGH POINT ELEVATION
BS	BOTTOM OF STEP ELEVATION	HT	HEIGHT
BW	BOTTOM OF WALL ELEVATION	LBS	POUNDS
CAL	CALIPER	LP	LOW POINT ELEVATION
CB	CATCH BASIN	LTG	LIGHTING
CDS	CONTRACT DOCUMENTS (DWGS AND SPECS)	ME	MATCH EXISTING
CIVIL	CIVIL ENGINEER	MEP	MECHANICAL/ELECTRICAL/PLUMBING
CJ	CONTROL JOINT	MFR	MANUFACTURER
CLR	CLEAR OR CLEARANCE	OC	ON CENTER
CMU	CONCRETE MASONRY UNIT	PERP	PERPENDICULAR
CONC	CONCRETE	PSI	POUNDS PER SQUARE INCH
CTR	CENTER	PVMT	PAVEMENT
DG	DITCH GRADE ELEVATION	RAD	RADIUS
DIA	DIAMETER	RE	REFER TO
DTL	DETAIL	RQD	REQUIRED
DWG	DRAWING	RQMTS	REQUIREMENTS
EJ	EXPANSION /ISOLATION JOINT	SF	SQUARE FEET
ELEC	ELECTRICAL OR ELECTRICIAN	SIM	SIMILAR
ENLG	ENLARGEMENT	SPEC	PROJECT MANUAL OR SPECIFICATIONS
EQ	EQUAL OR EQUIDISTANT	STRL	STRUCTURAL ENGINEER
EX	EXISTING	TC	TOP OF CURB ELEVATION
FD	FINISH DECK ELEVATION	THK	THICK
FFE	FINISH FLOOR ELEVATION	TL	TOP OF LANDING ELEVATION
FG	FINISH GRADE ELEVATION	TS	TOP OF STEP ELEVATION
FT	FEET	TW	TOP OF WALL ELEVATION
HDG	HOT DIP GALVANIZED/ZINC COATED	TYP	TYPICAL
IBC	INTERNATIONAL BUILDING CODE	X	MULTIPLIED BY OR BY
IRC	INTERNATIONAL RESIDENTIAL CODE		

VICINITY MAP

MAP COURTESY OF TOWN OF MOUNTAIN VILLAGE. NOT TO SCALE.



DESIGN INTENT

AS THE TOWN OF MOUNTAIN VILLAGE MOVES TOWARD A MORE CONTEMPORARY APPROACH TO DEVELOPMENT, ONE THAT THOUGHTFULLY INTEGRATES WITHIN THE CONSTRUCTS OF THE 'EUROPEAN VILLAGE' VERNACULAR, LIFT STUDIO HAS BEEN ASKED TO RE-ENVISION SUNSET PLAZA THROUGH ITS PAVING AND LIGHTING ELEMENTS. OUR SIMPLE, STRIKING DESIGN SOLUTION INFUSES AN ALPINE MODERN AESTHETIC INTO THE TRADITIONAL MOUNTAIN FEEL OF THE VILLAGE WHILE ENHANCING EXPERIENCE OF THE BREATHTAKING VIEWS BEYOND.

A GRAPHIC CHEVRON PATTERN, REFERENCING ADJACENT HERRINGBONE PAVING AND ARCHITECTURAL ACCENT, IS EXPRESSED IN TWO TONES/TEXTURES OF GRAY PAVING. WHILE SUBTLE, THE SCALE OF THE PATTERN MAKES IT LEGIBLE FROM BOTH GROUND LEVEL AND FROM THE HEIGHT OF THE GONDOLA. MOVEMENT INHERENT IN THE CHEVRON WELCOMES PEOPLE TO EXPLORE AN ENLIVENED SPACE, WHILE WARM OVERHEAD LIGHTING, GAS FIRE RINGS, ENGRAVED TEXT, AND AN AT-GRADE WATER FEATURE NEARBY GIVE THEM AMPLE EXCUSE TO LINGER.

PROJECT LOCATION

SUNSET PLAZA
 TOWN OF MOUNTAIN VILLAGE | CO 81453
 NOT FOR CONSTRUCTION



GENERAL NOTES

1. THE CONTRACTOR SHALL OBTAIN PERMITS REQUIRED TO CONSTRUCT THE WORK AND SHALL COMPLY WITH FEDERAL, STATE AND LOCAL REGULATIONS, CODES AND ORDINANCES. THE CONTRACTOR SHALL SUBMIT ANY SUBSTANTIAL CHANGES OR ADDITIONS TO THE APPROVED PLANS TO THE FEDERAL, STATE AND LOCAL REVIEW AGENCIES, INCLUDING HOMEOWNERS ASSOCIATIONS.
2. THE CONTRACTOR SHALL NOTIFY ADJACENT LAND OWNERS OF CONSTRUCTION ACTIVITIES PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR SHALL CONFIRM JURISDICTIONAL APPROVAL OF PROPOSED ELEMENTS SHOWN OUTSIDE THE BUILDING ENVELOPE, WITHIN SETBACKS OR WITHIN EASEMENTS PRIOR TO COMMENCING WORK.
4. THE CONTRACTOR SHALL LOCATE AND MARK UTILITIES IN THE FIELD (CALL 811 BEFORE YOU DIG). THE CONTRACTOR SHALL NOT PERMANENTLY MARK ANY ELEMENTS IDENTIFIED TO REMAIN ON THE PROPERTY, SUCH AS PAVEMENT, TREES AND SHRUBS. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF ANY UTILITIES THAT MAY CONFLICT WITH LANDSCAPE ELEMENTS PRIOR TO COMMENCING WORK.
5. CONTRACT DOCUMENTS INCLUDE DRAWING SHEETS AND NOTES, SPECIFICATIONS, BID FORMS AND OTHER DOCUMENTATION FURNISHED BY THE LANDSCAPE ARCHITECT. ANY QUESTIONS REGARDING THE INTENT OF THE CONTRACT DOCUMENTS SHALL BE CLARIFIED WITH THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
6. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF DISCREPANCIES, ERRORS OR OMISSIONS IN THE CONTRACT DOCUMENTS, INCLUDING DISCREPANCIES AMONG CONSULTANT DRAWINGS, SPECIFICATIONS AND REPORTS. THE CONTRACTOR SHALL REVIEW AND VERIFY CONSULTANT CONTRACT DOCUMENTS AND THE EXISTING FIELD CONDITIONS AND RESOLVE ANY DISCREPANCIES WITH THE CONSULTANTS PRIOR TO COMMENCING WORK.
7. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IF ANY DESIGNED ELEMENTS IN THE CONTRACT DOCUMENTS POSE CONCERNS WITH CONSTRUCTABILITY, MAINTENANCE, CODE AND/OR LONG TERM PERFORMANCE PRIOR TO COMMENCING WORK.
8. REFER TO THE SIGNED AND SEALED EXISTING CONDITIONS SURVEY AS PROVIDED BY THE SURVEYOR.
9. REFER TO AND COMPLY WITH THE GEOTECHNICAL ENGINEER'S CONTRACT DOCUMENTS, INCLUDING THE SOIL REPORT. THE GEOTECHNICAL ENGINEER SHALL REVIEW THE SITE GRADING AND DRAINAGE PRIOR TO CONSTRUCTION.
10. REFER TO AND COMPLY WITH THE CIVIL ENGINEER'S CONTRACT DOCUMENTS FOR GRADING, DRAINAGE, WATERPROOFING, SNOWMELTING, UTILITIES AND SOIL EROSION CONTROL. THESE ELEMENTS MAY BE SHOWN DIAGRAMMATICALLY ON THE LANDSCAPE ARCHITECT'S DRAWINGS, BUT CONDITIONS REPRESENTED ON THESE DRAWINGS DO NOT CONSTITUTE THE GRADING, DRAINAGE AND UTILITIES PLAN. THE CONTRACTOR SHALL PROVIDE ADEQUATE DRAINAGE AWAY FROM ALL STRUCTURES.
11. REFER TO AND COMPLY WITH THE STRUCTURAL ENGINEER'S CONTRACT DOCUMENTS AND RECOMMENDATIONS FOR VERTICAL AND HORIZONTAL CONCRETE.

PROJECT DIRECTORY

OWNER	LANDSCAPE ARCHITECT
TOWN OF MOUNTAIN VILLAGE	LIFT STUDIO LLC
CONTACT: FINN KJOME	PO BOX 2748
	ASPEN, CO 81612
	970 404 5610
	CONTACT: RYAN VUGTEVEEN

Issuance
 2016-12-05 Design Review App

SHEET INDEX

LCD	COVER/INDEX	■ □ □ □ □
EC 1.1	SURVEY: BOUNDARIES AND EASEMENTS DATED 03/31/2015 (PROVIDED BY OTHERS)	■ □ □ □ □
EC 1.2	SURVEY: SURFACE INFORMATION DATED 03/31/2015 (PROVIDED BY OTHERS)	■ □ □ □ □
L 1.0	PLAZA PAVING AND LIGHTING DEVELOPMENT PLAN	■ □ □ □ □
CMP1.0	STAGING/CONSTRUCTION MITIGATION PLAN	■ □ □ □ □
APP A	SCHEMATIC DESIGN PACKAGE (3 PAGES OF DESIGN INTENT AND IMAGES)	■ □ □ □ □

2016-12-05

DRAFT

Cover Sheet

LCD

This Existing Conditions map of a portion of the Gondola Plaza Parking Condominium, Town of Mountain Village, was prepared October 27, 2014 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 survey or any other engineering Survey Plat as defined by sections 38-51-102 C.R.S.

GPP BOUNDARY AND EASEMENTS

P.L.S. NO. 37970 _____ Date 10/15/15



NOTES:

- Easement research and property description from Land Title Guarantee Company Property Information Binder, Order Number TLL 86004228, dated September 12, 2014.
- Benchmark: Control point "TOP PLAZA-1", as shown hereon, with an elevation of 9535.97 feet.
- Contour interval is one foot.

PROPERTY DESCRIPTION:

GENERAL COMMON ELEMENTS, GONDOLA PLAZA PARKING CONDOMINIUM, TELLURIDE MOUNTAIN VILLAGE, ACCORDING TO THE CONDOMINIUM DECLARATION FOR THE GONDOLA PLAZA PARKING AND RECORDER IN PLAT BOOK 1, AT PAGE 1457 AND ACCORDING TO THE CONDOMINIUM DECLARATION FOR THE GONDOLA PLAZA PARKING CONDOMINIUM, RECORDED MARCH 09, 1993 IN BOOK 507 AT PAGE 53, AS AMENDED OR SUPPLEMENTED, PLUSUANT TO THE EASEMENT DECLARATIONS, RECORDED NOVEMBER 30, 1992 IN BOOK 502 AT PAGE 207, AND RECORDED MARCH 09, 1993 IN BOOK 507 AT PAGE 24, AND RECORDED MARCH 09, 1993 IN BOOK 507 AT PAGE 29, AND RECORDED MARCH 09, 1993 IN BOOK 507 AT PAGE 35, AND RECORDED MARCH 09, 1993 IN BOOK 507 AT PAGE 41, AND RECORDED MARCH 09, 1993 IN BOOK 507 AT PAGE 47.

COUNTY OF SAN MIGUEL, STATE OF COLORADO.

NOTICE:

According to Colorado law, you must commence any legal action to enforce this plat within the time period specified hereon, or you may, at any time 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.

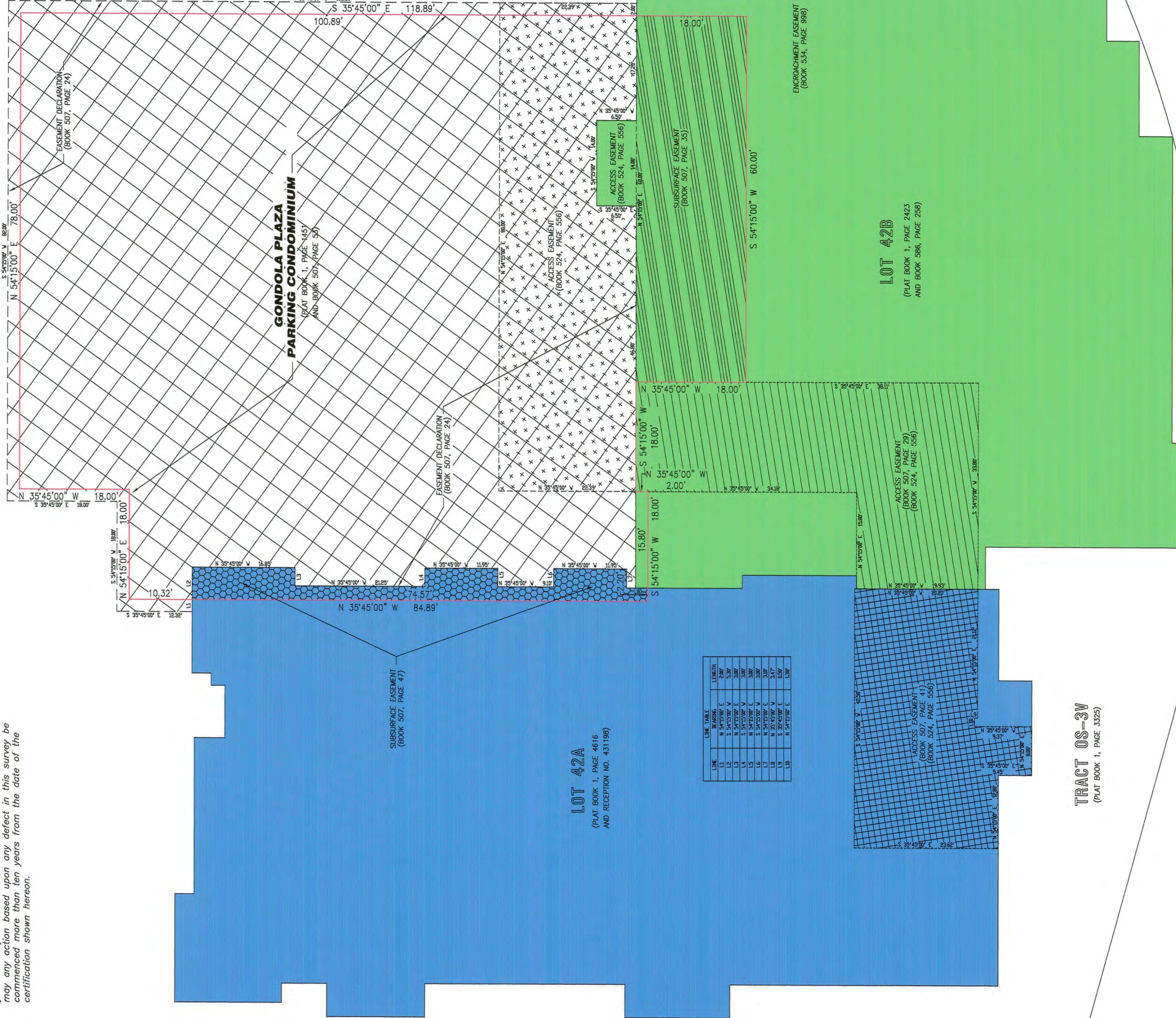


TRACT OS-3V
(PLAT BOOK 1, PAGE 3325)

TRACT OS-3V
(PLAT BOOK 1, PAGE 3325)

LOT 43R
(PLAT BOOK 1, PAGE 2368
AND RECEPTION NO. 420881)

TRACT OS-3V
(PLAT BOOK 1, PAGE 3325)



LOST CREEK LANE
(PLAT BOOK 1, PAGE 577)

TRACT OS-3V
(PLAT BOOK 1, PAGE 3325)

EC1.1

Existing Conditions for
The Gondola Plaza Parking Condominium

Project Mgr: JH
Technician: MC/JH
Checked by:
Start date: 10-14



970-728-6153 970-728-6050 fax
P.O. BOX 1385
125 W. PACIFIC, SUITE B-1
TELLURIDE, COLORADO 81435
Drawing path: \\gpp\Boundary-Easements 02-15.dwg Sheet 1 of 1 Project #: 93007

This Existing Conditions map of a portion of the Gondola Plaza Parking Condominium, Town of Mountain Village, was prepared October 27, 2014, 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 C.R.S.



P.L.S. NO. 37970 Date

NOTES:

1. Easement research and property description from Land Title Guarantee Company Property Information Binder, Order Number TLL 86004228, dated September 12, 2014.

2. Benchmark: Control point "Op PLAZA-1", as shown hereon, with an elevation of 9535.97 feet.

3. Contour interval is one foot.

PROPERTY DESCRIPTION:

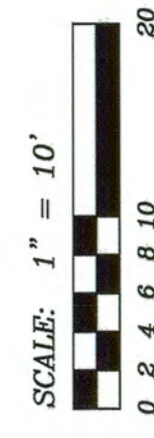
GENERAL COMMON ELEMENTS, GONDOLA PLAZA PARKING CONDOMINIUM, TELLURIDE MOUNTAIN VILLAGE, ACCORDING TO THE PLAT RECORDED MARCH 09, 1993 IN THE OFFICE OF THE CLERK AND RECORDER IN PLAT BOOK 1 AT PAGE 1451 AND ACCORDING TO THE CONDOMINIUM DECLARATION FOR THE GONDOLA PLAZA PARKING CONDOMINIUM, RECORDED MARCH 09, 1993 IN BOOK 507 AT PAGE 33, AS AMENDED OR SUPPLEMENTED;

AND PURSUANT TO THE EASEMENT DECLARATIONS, RECORDED NOVEMBER 30, 1992 IN BOOK 502 AT PAGE 207, AND NOVEMBER 30, 1992 IN BOOK 502 AT PAGE 207, AND RECORDED MARCH 09, 1993 IN BOOK 507 AT PAGE 24, AND RECORDED MARCH 09, 1993 IN BOOK 507 AT PAGE 29, AND RECORDED MARCH 09, 1993 IN BOOK 507 AT PAGE 35, AND RECORDED MARCH 09, 1993 IN BOOK 507 AT PAGE 41, AND RECORDED MARCH 09, 1993 IN BOOK 507 AT PAGE 47, COUNTY OF SAN MIGUEL, STATE OF COLORADO.

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.

SURFACE INFORMATION



LEGEND

	LAMP POST
	DRAIN
	SPOT ELEVATION
	ABOVE GROUND BUILDING FOOTPRINT
	PROPERTY LINE LOT 42A
	TOP OF PARKING STRUCTURE WALL
	PROPERTY LINE LOT 42B



LOST CREEK LANE

EC1.2

Existing Conditions for
The Gondola Plaza Parking Condominium

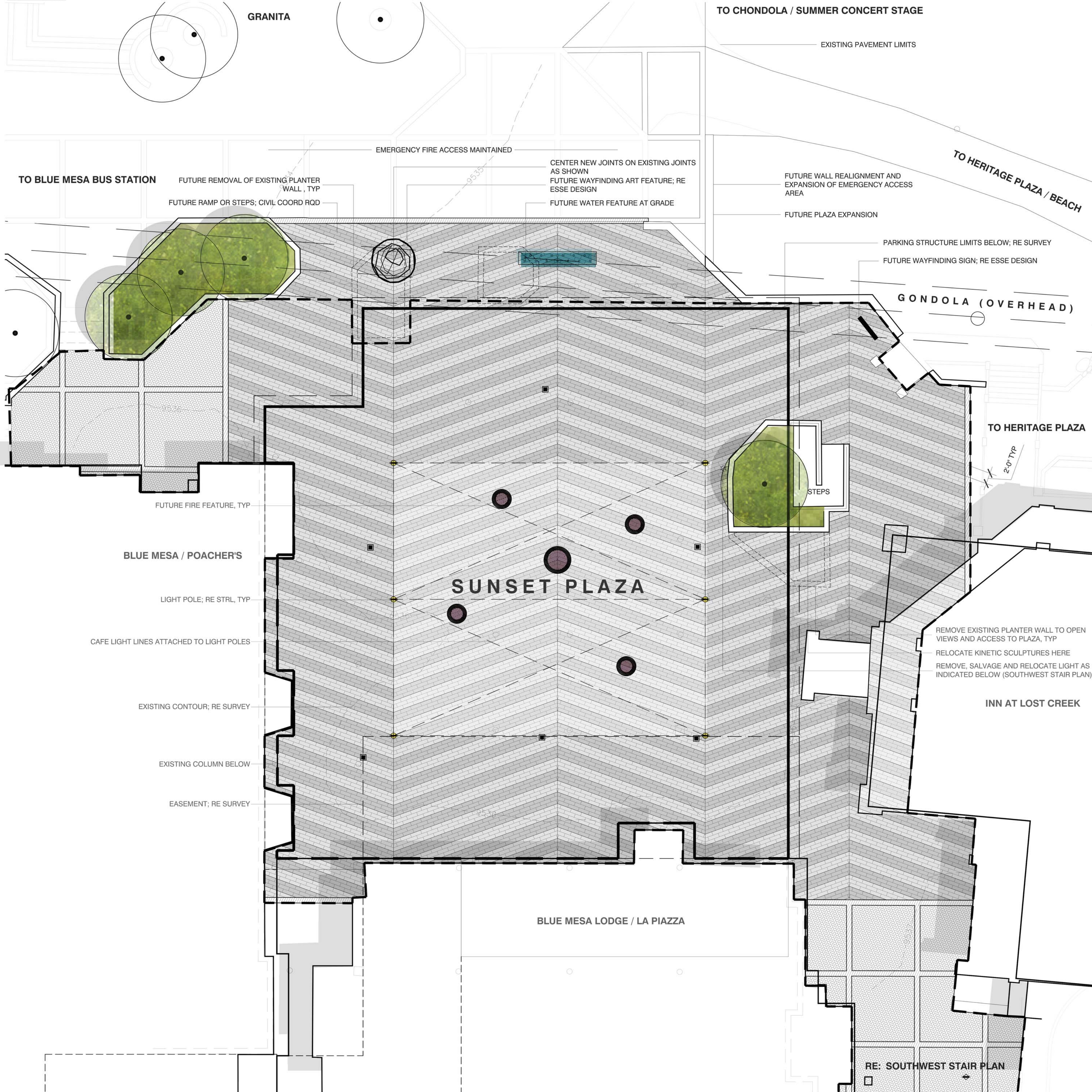
Project Mgr.:	JH
Technician:	JH
Checked by:	
Start date:	10-14

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
Sheet of 1 Project #: 93007

Drawing path: jmg\Surfaces info 02-15.dwg

PLAZA PLAN



LEGEND

	PHASE ONE PROJECT LIMITS: ALL NEW WORK SHALL BE HEATED/SNOWMELT AS DESIGNED BY SGM; RE CIVIL
	PAVER TYPE A
	PAVER TYPE B
	CONCRETE
	ROSE SANDSTONE EDGE
	EXISTING PAVER: SALVAGE AND REINSTALL
	LIGHT PEDESTAL (W/ CAFE STRING LIGHTS); STRUCTURAL REQUIRED
	EXISTING LIGHT; SALVAGE AND REINSTALL; FIELD LOCATE
	EXISTING DRAIN LOCATION W/NEW GRATE; RE CIVIL
	TREE
	GAS FIRE FEATURE (FUTURE)
	WATER FEATURE AT GRADE (FUTURE)

DESIGN INTENT

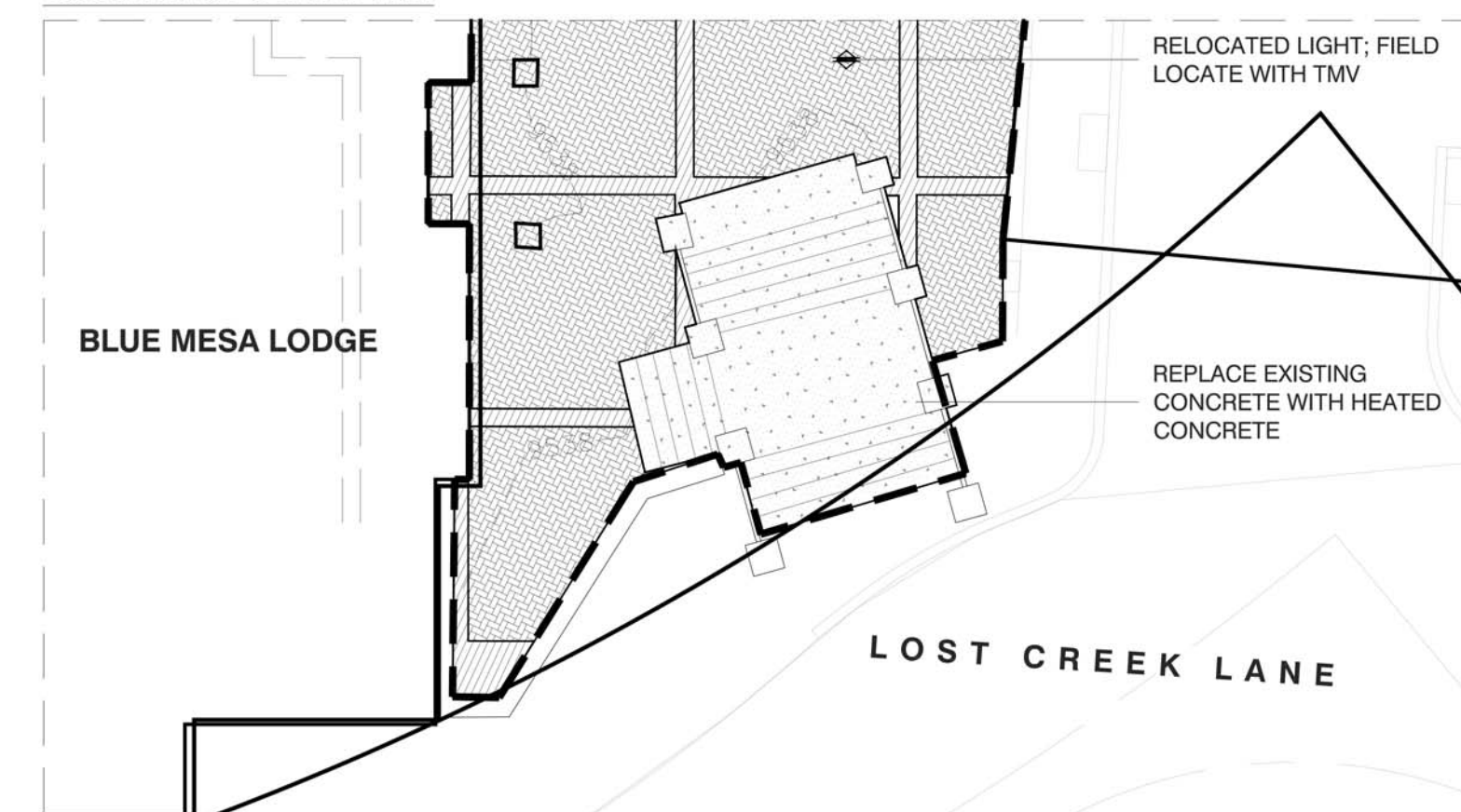
AS THE TOWN OF MOUNTAIN VILLAGE MOVES TOWARD A MORE CONTEMPORARY APPROACH TO DEVELOPMENT, ONE THAT THOUGHTFULLY INTEGRATES WITHIN THE CONSTRUCTS OF THE 'EUROPEAN VILLAGE' VERNACULAR, LIFT STUDIO HAS BEEN ASKED TO RE ENVISION SUNSET PLAZA THROUGH ITS PAVING AND LIGHTING ELEMENTS. OUR SIMPLE, STRIKING DESIGN SOLUTION INFUSES AN ALPINE MODERN AESTHETIC INTO THE TRADITIONAL MOUNTAIN FEEL OF THE VILLAGE WHILE ENHANCING EXPERIENCE OF THE BREATHTAKING VIEWS BEYOND.

A GRAPHIC CHEVRON PATTERN, REFERENCING ADJACENT HERRINGBONE PAVING AND ARCHITECTURAL ACCENT, IS EXPRESSED IN TWO TONES/TEXTURES OF GRAY PAVING. WHILE SUBTLE, THE SCALE OF THE PATTERN MAKES IT LEGIBLE FROM BOTH GROUND LEVEL AND FROM THE HEIGHT OF THE GONDOLA. MOVEMENT INHERENT IN THE CHEVRON WELCOMES PEOPLE TO EXPLORE AN ENLIVENED SPACE, WHILE WARM OVERHEAD LIGHTING, GAS FIRE RINGS, ENGRAVED TEXT, AND AN AT-GRADE WATER FEATURE NEARBY GIVE THEM AMPLE EXCUSE TO LINGER.

NOTE

1. THE EXISTING CONDITIONS BASE PLAN REFERENCES BOTH THE FOLEY ASSOCIATES INC SURVEYS AND THE TOWN OF MOUNTAIN VILLAGE CAD DATA. AN UPDATED SURVEY IS RECOMMENDED TO ENSURE THE EXISTING CONDITIONS ARE ADEQUATELY DOCUMENTED FOR DESIGN AND CONSTRUCTION PURPOSES.
2. REFER TO SGM DESIGN DOCUMENTS FOR ALL GRADING, DRAINAGE, WATERPROOFING, SNOWMELT AND STRUCTURAL ENGINEERING. THE LANDSCAPE ARCHITECT'S SCOPE OF WORK INCLUDES LAYOUT AND PRODUCT SELECTION FOR SURFACE PAVING AND LIGHTING ONLY.
3. THESE PLANS ARE SCHEMATIC AND ARE NOT SUITABLE FOR CONSTRUCTION. LIGHTING FIXTURE AND PAVER SELECTIONS/OPTIONS SHALL BE PROVIDED BY THE LANDSCAPE ARCHITECT AT DRB REVIEW MEETING.
4. PHASE I WORK CONSISTS OF PAVING AND LIGHTING (SLEEVING FOR FUTURE INFRASTRUCTURE BY TMV PUBLIC WORKS). ART, WATER FEATURE AND FIRE FEATURE AMENITIES WILL BE CONSIDERED FOR FUTURE PHASES.

SOUTHWEST STAIR PLAN



LIFT

LIFT STUDIO LLC
LANDSCAPE ARCHITECTURE
P.O. BOX 2748
ASPEN, CO 81612
970.404.5610
LIFTSTUDIOLANDSCAPE.NET

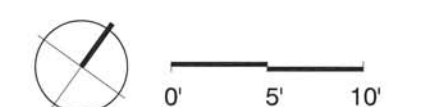
SUNSET PLAZA
TOWN OF MOUNTAIN VILLAGE | CO 81453
NOT FOR CONSTRUCTION



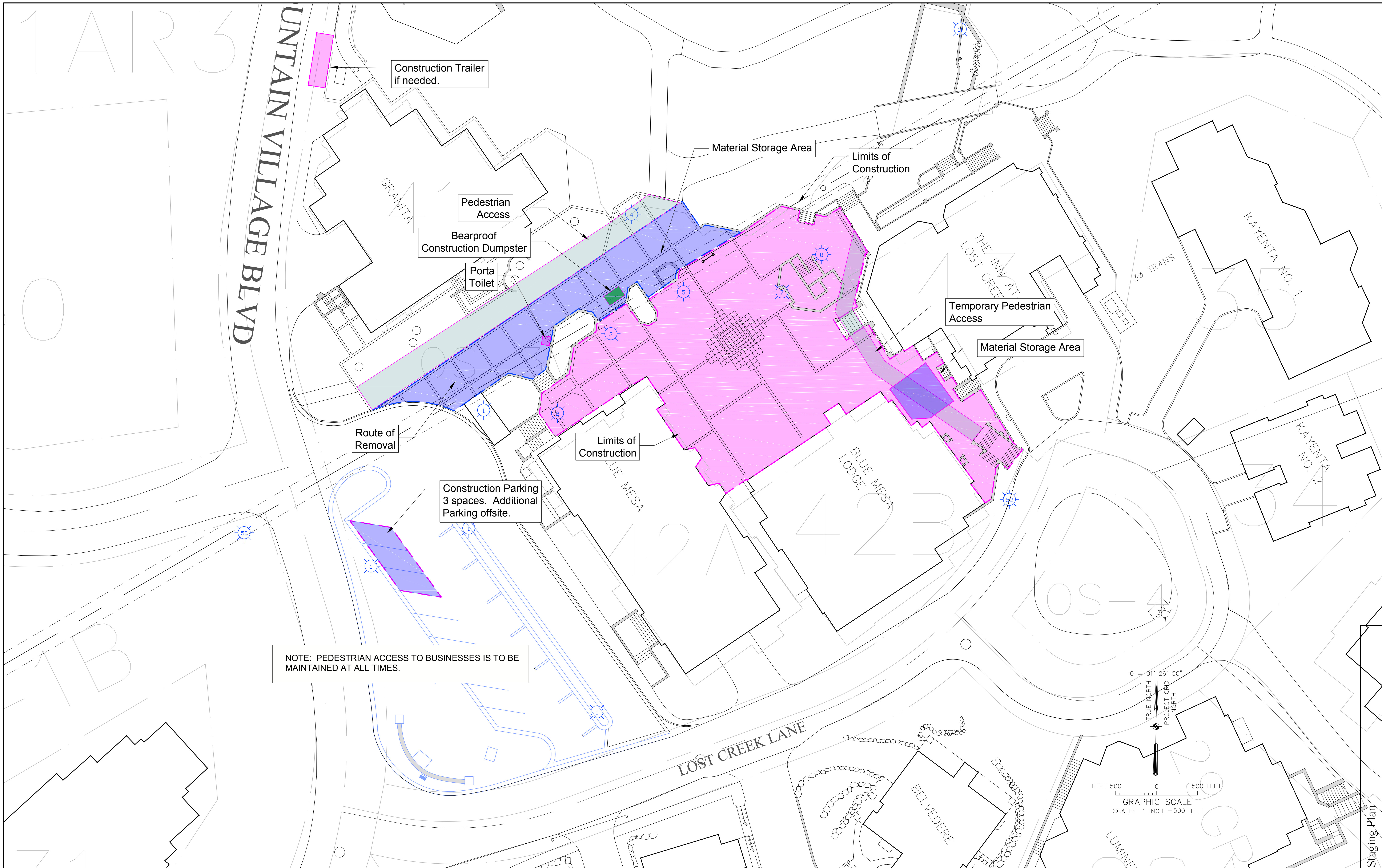
Issuance
2016-11-30 TMV Review
2016-12-05 Design Review App

DRAFT

Plaza Paving and Lighting
Development Plan




L1.0



DRAWN BY: RBC	<small>Disclaimer</small> This information is a product of the Mountain Village Geographic Information Systems (GIS) Department and is intended for the display of relative positions and locations only. Users of this information hereby recognize, acknowledge and agree that it is not a guaranteed accurate, legal or surveyed representation of land. Users assume all risk and responsibility for any and all direct and indirect damages, including consequential damages, that may flow from the use of this information. Users further recognize, acknowledge and agree that the Mountain Village GIS Department has not made any representations, warranties, or guarantees of any kind that this information is survey accurate or fit to be used or relied upon for any particular purpose.
DESIGNED BY:	
CHECKED BY: FK	

REVISION	DATE	DESCRIPTION	BY	CHD



Town of Mountain Village
Geographical Information System
& CAD Design Office
411 Mountain Village Blvd, Mountain Village, CO 81435
Ph. 970-728-5946 Fax 970-728-6027

Sunset Plaza Staging Plan

Town of Mountain Village

SCALE: 1" = 20'	JOB NO:	DATE: 12-1-16
SHEET NO:	CMP1.0	

SUNSET PLAZA Mountain Village | Colorado

As the Town of Mountain Village moves toward a more contemporary approach to development, one that thoughtfully integrates within the constructs of the 'European Village' vernacular, Lift Studio has been asked to re-envision Sunset Plaza through its paving and lighting elements. Our simple, striking design solution infuses an alpine modern aesthetic into the traditional mountain feel of the Village while enhancing experience of the breathtaking views beyond.

A graphic chevron pattern, referencing adjacent herringbone paving and architectural forms, is expressed in two tones/textures of gray paving. While subtle, the scale of the pattern makes it legible from both ground level and from the height of the gondola. Movement inherent in the chevron welcomes people to explore an enlivened space, while warm overhead lighting, gas fire rings, engraved text, and an at-grade water feature nearby give them ample excuse to linger.

Images provided herein are conceptual and are intended to convey broad ideas, not as literal proposed conditions. Actual materials and products have not yet been selected at this stage in the design process.

DESIGN STATEMENT | APP A



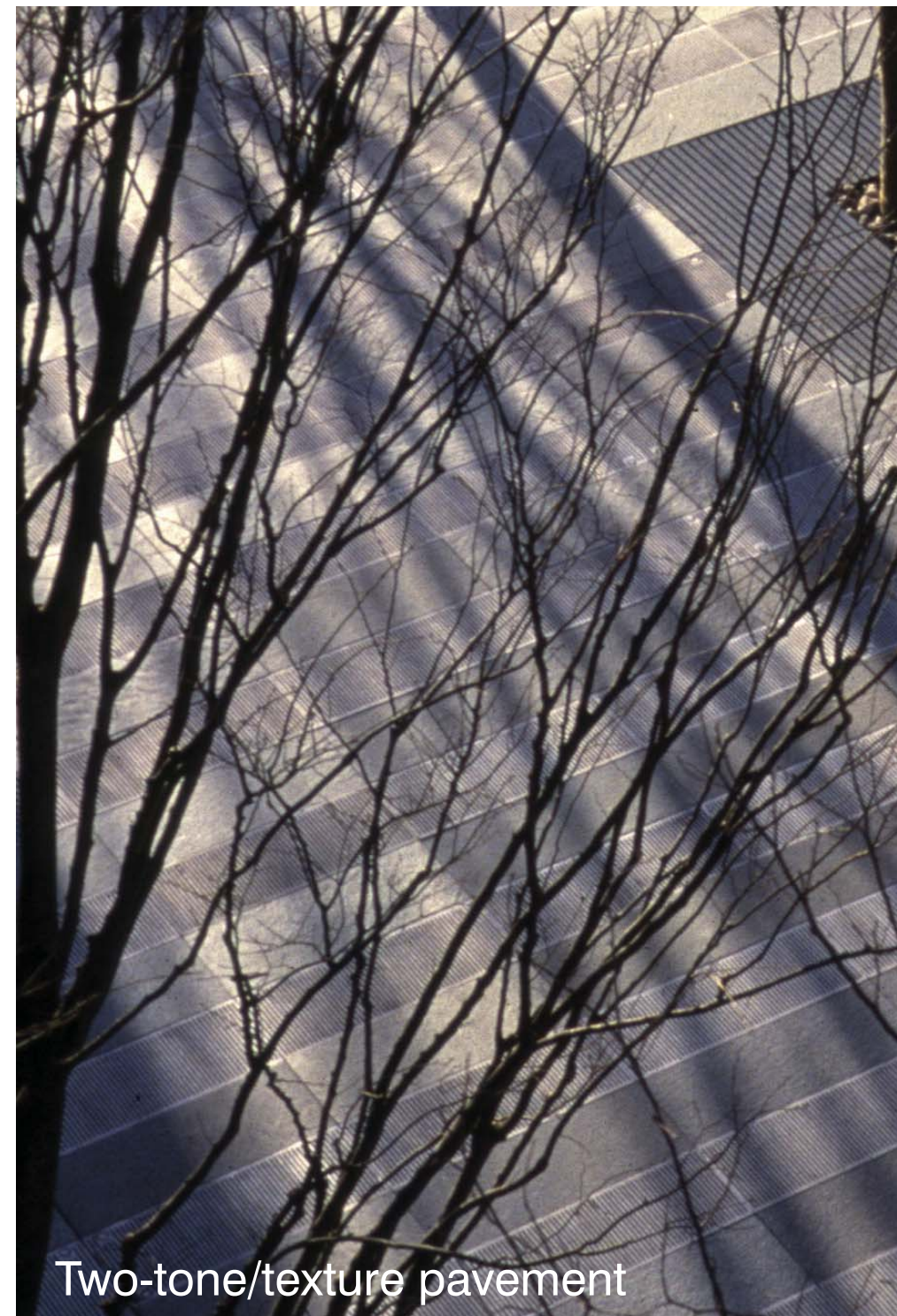
Small scale angled paving pattern



At grade water feature



Fire ring (lightweight)



Two-tone/texture pavement



Text in pavement tbd



Existing architectural angled roof lines



Existing herringbone paving pattern

PRECEDENT IMAGES | APP A



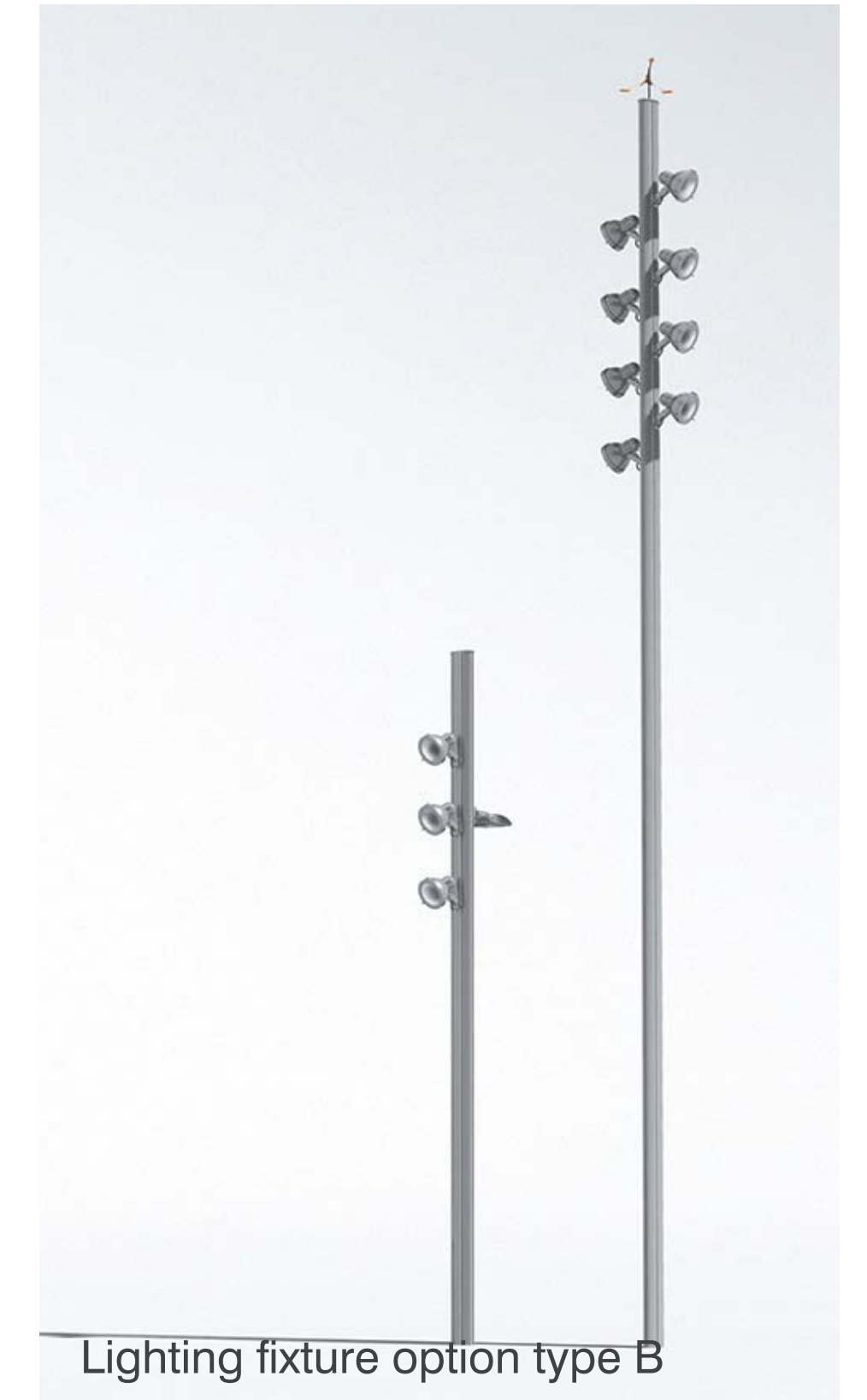
Lighting fixture option type A



Lighting fixture option type A



Lighting fixture option type B



Lighting fixture option type B



Cafe lighting



Cafe lighting, shielded

LIGHTING PRECEDENT IMAGES | APP A



**PLANNING & DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION**

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

TO: Design Review Board
FROM: Sam Starr
FOR: Meeting of January 5, 2017
DATE: December 22, 2016
RE: Conceptual work session for a new single-family dwelling on Lot 165R Unit 22, Cortina Land Condominiums.

PROJECT GEOGRAPHY

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

Legal Description: Unit 22, Cortina Land Condominiums

Address: 155 Cortina Drive.

Applicant/Agent: Alpine Planning, LLC. & Tommy Hein Associates

Owner: David H. Ezell Living Trust

Zoning: Multi-Family

Existing Use: Vacant Lot

Proposed Use: Single-Family

Lot Size: 0.44 acres

Adjacent Land Uses:

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

ATTACHMENTS

- Exhibit A: Narrative
- Exhibit B: Plan Set

BACKGROUND

The applicant has submitted an application in accordance with the provisions of Section 17.4.6 of the Community Development Code (CDC) for a conceptual work session with the Design Review Board. The proposed project consists of an 827 square foot garage/mechanical space and 3,231 square foot single-family home located on lot 165R. The purpose of the work session is to allow the applicant and DRB to have an informal, non-binding review and discussion about the project, potential issues and possible solutions. Staff has conducted a review of the project in relation to the intent and standards of the Design Regulations of the CDC (**Chapter 17.5**).

PROJECT SUMMARY

CDC Provision	Requirement	Proposed
Maximum Building Height	48' maximum +5' for appurtenances	+/- 40'
Maximum Avg. Building Height	48' maximum	+/- 40'
Maximum Lot Coverage	65% maximum	+/- 20%
General Easement Setbacks		
North	16' General Easement	12' from GE
South	16' General Easement	.8' from GE
East	16' General Easement	3.2' from GE
West	16' General Easement	0.5' from GE
Roof Pitch		
Primary	6:12 to 12:12	12:12, 3:12
Secondary	4:12 unless specific approval	5:12, 3:12
Exterior Material		
Stone	35%	TBD
Wood	25% (No requirement)	TBD
Windows/Doors	40% maximum for windows	TBD
Metal Accents	Specific Approval	TBD
Parking	1.5 Spaces	2 guest spaces and 2 enclosed spaces

ANALYSIS**Overview**

The applicant seeks guidance from the Design Review Board in a conceptual work session because there are several issues posed by this particular site. Primarily of note, Unit 22 is a .44 acre lot with a majority of the site being comprised of northern facing slopes that exceed 30% grade. In addition to steep grades, this property abuts Cortina Drive on three sides. The proposed building is north facing to capture the views of the Sneffels Mountain Range, provide privacy from southern neighbors, and create a solid grounded base.

Site

The preeminent design challenge for this site is the steep grade of this lot. All structures and improvements are out of the General Easement area, and compliant with setbacks. However, due to the steep slopes and the proximity of the foundation to the General Easement, foundation surveys and drainage plans will need to be submitted for DRB approval. Given the design challenges that this site presents, the applicant is seeking a variation to allow for portions of their driveway to exceed 8%. The applicant is also proposing to bring the driveway up from the west in order to substantially reduce the grade for a driveway, and eliminate the need for high retaining walls along most of the property.

Although no tree mitigation plan has been submitted, the design submission is sensitive to existing vegetation, and notes that 60 existing trees (that are a combination of fir and aspen) will remain. The maximum coverage for the proposed development is 20%, which is well below the Community Development Code requirement.

Roof forms and pitches

The proposed roof forms are a combination of a primary asymmetric gable and secondary shed forms. The primary gable has a combination of a 12:12 and 3:12 pitch, and the secondary shed roofs have pitches from 3:12 to 5:12. Both the primary and secondary roof pitches will require variances. The applicant also proposes a flat chimney cap instead of the code-mandated arched chimney cap. Given the discussion surrounding forthcoming code changes, the DRB should consider if these variations to the roof pitches, and chimney cap are appropriate for the lot and the surrounding neighborhood context. A more precise roof height measurement needs to be submitted with updated grading plans.

Balcony

Proposed balconies are compliant with the Community Development Code, and will have steel grate railing surrounds. The primary balcony is on the north side of the house, and a second outdoor dining balcony is planned for the west side of the house.

Windows

The total fenestration for the proposed home is to be determined; however, two windows on the northern elevation exceed the code maximum of 40 square feet. The DRB should consider if this amount and size of fenestration is appropriate for the design of the home and the surrounding area.

Address Monument

No address sign location has been proposed with the submittal. If the applicant chooses to erect a monument sign, it is likely that there will need to be a variance to allow the sign in the General Easement on the western portion of the property.

Potential Variations and Specific Approvals

- Primary roof pitches of 3:12;
- Secondary roof pitches of 3:12 and 5:12;
- Uninterrupted glass area to exceed 40 square feet;
- Flat chimney cap;
- Wood siding to have a minimum width of 6" instead of code required 8";
- South walls to be less open to sun and views; and,
- Portions of driveway grade to exceed 8 percent.

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 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.



22 Cortina Conceptual Worksession



BACKGROUND

The David H Ezell Living Trust (“**Owner**”) owns Unit 2, Cortina Land Condominiums located at 155 Cortina Drive (“**Property**”). The Owner intends to construct a new single-family dwelling on the Property starting in the spring of 2017.

The Property is vacant and is located on the north end of the interior development area of the Cortina Subdivision, with Cortina Drive looping and wrapping around the Property as it gains elevation to the upper lots in the subdivision. The Property is shown in Figure 1. The Property is located in the Multi-family Zone District.



Figure 1. Vicinity Map

The Property has slopes 30 percent or greater, which combined with Cortina Drive wrapping around it, create a unique design context. This context has shaped the design as presented, with the goal to minimize slope disturbance as discussed below, maximize views, provide safe access and fit the new home on the site as sensitively as possible. This design has significantly limited the lot coverage to roughly one-third of that permitted for the zone district, with a large undisturbed area that will retain its natural character.

The proposed design of the home is based in Mountain Village’s and Telluride’s evolving mountain vernacular design with some European influences. The primary roof form is an asymmetrical gable, with two main secondary shed roof forms framing the main asymmetrical gable. The gable end to the east has a 12:12 pitch while the gable end to the west has a 3:12 pitch. The secondary shed roof forms on the western side of the home have a 3:12 pitch to match the primary roof, while a secondary shed on the east elevation has a 5:12 pitch. We feel the proposed roof has a composition of multiple forms that emphasize sloped planes, varied ridgelines and vertical alignments as required by the pending amendments to the Design Regulations.

Views from the Property are oriented primarily to the north San Sophia Ridge, with secondary views to the east and west. There are no southern views with Unit 21 to be developed in the future most likely impacting the limited southern views from the Property.

The proposed home is designed with a solid, heavy stone base that leads into the chimney with the upper floor consisting of glass, wood siding, metal siding, timber posts and beams. Roofing will be a bondurized standing seam metal roof. The home will also have outdoor living spaces to the north and west that are integrated into the home.

The Cortina Subdivision was approved by the Town in 2005 and permits 19 single-family, “detached condos” on Units 1-16 and 20-22, with multi-family development in the already constructed Villas at Cortina on Lot 18R and vacant 17R. Detached condos were an express allowed use in the town per the old Land Use Ordinance. The Mountain Village Community Development Code (“CDC”) does not list detached condos as an express permitted use, however, CDC Table 3-1 lists “single-family dwelling platted as a condominium dwelling unit” as a permitted use in the Multi-family Zone District. Table 1 outlines the geography for the Property.

Table 1. Geography and Zoning Requirements

Geography and Zoning Requirements		
	Existing/Requirement	Proposed
Legal Description	Unit 22, Cortina Land Condominiums	No Change
Address	155 Cortina Drive	No Change
Lot Size	0.44 acre; 19,166.4 square feet	No Change
Zone District	Multi-family Zone District	No Change
Maximum Building Height	48 feet + 5 feet for roof appurtenances	Approx. 40 feet
Average Building Height	48 feet	Approx. 40 feet
Lot Coverage	65%	Approx. 20%
Setbacks		
	Front - East	16 feet
	Front - North	16 feet
	Front - West	16 feet
	Rear - South	16 feet
Parking	1 space	2 spaces

VARIATIONS AND SPECIFIC APPROVALS

The proposed single-family home will necessitate the following variations and specific approvals:

- Variation to CDC Section 17.5.6(C)(2)(a) for the primary roof to have a roof pitch of less than 6:12 to allow for 3:12 pitches
- Specific approval to CDC Section 17.5.6(C)(2)(b) allow secondary roof forms to have a pitch of less than 4:12 to allow for 3:12 pitches.
- Specific approval to CDC Section 17.5.6(G)(2)(a) to allow uninterrupted glass area to exceed 40 sq. ft.
- Variation to CDC Section 17.5.6(D)(2) that requires an arched chimney cap to allow for a flat chimney cap
- Variation to CDC Section 17.5.6(E)(2)(c) that requires wood siding to have a minimum size of 1" x 8" to allow for 1" x 6" siding.
- Variation to CDC Section 17.5.6(G)(1)(b) to have the south walls be less open to sun and views.
- Specific approval to CDC Section 17.6.6(B)(4) to allow for driveway grades greater than 8 percent.

Variations

CDC Section 17.4.11(E)(5)(e) establishes the following review criteria for the Design Review Board ("DRB") to approve a variation:

- i. The design variation is compatible with the design context of the surrounding area, and provides for a strong mountain vernacular design.
- ii. The design variation is consistent with the town design theme;
- iii. The strict development application of the Design Regulations(s) would prevent the applicant or owner from achieving its intended design objectives for a project;
- iv. The design variation is the minimum necessary to allow for the achievement of the intended design objectives;
- v. The design variation is consistent with purpose and intent of the Design Regulations;
- vi. The design variation does not have an unreasonable negative impact on the surrounding neighborhood; and
- vii. The proposed design variation meets all applicable Town regulations and standards.

We believe the variations to allow the western gable end have a slope of 3:12; secondary shed roof slopes of 3:12; wood siding to have a minimum of 1" x 6"; allow a flat chimney cap; and to have views oriented to the north, east and west meet the criteria to approve a variation outlined above. The design variations are compatible with the design context of the surrounding area and provide a strong mountain vernacular design. We believe the design fits in perfectly with the more European Villas at Cortina and the more modern design on Unit 14. Mountain Village has several recent designs that are a part of the evolving local mountain vernacular, with the development community and community desiring change to allow for the continuing evolution of mountain modern design in Mountain Village and Telluride Region.

The Town amendments to the Design Regulations are supportive of the requested variations, with a new roof pitch requirement to have "...multiple forms that emphasize sloped planes, varied ridgelines and vertical alignments". The proposed amendments to the Design Regulations also allow for non-arched chimney caps.

We believe that the proposed design variations are consistent with the Town Design Theme because the building design is sensitive to the building location, access, views, solar gain, tree preservation and visual impacts to the design context of the surrounding neighborhood development. The design provides a simple massing that steps with the steep topography of the Property. The design also provides a solid, heavy grounded base that will withstand the high alpine conditions. The design also provides for sustainable materials with stone, wood, metal and glass, with natural colors that will blend into the site.

The strict application of the Design Regulations would prevent Tommy Hein's design objectives to create a
Page 3

more modern design that is based in the evolving mountain vernacular of the Telluride Region. The design variations are the minimum necessary to achieve the design objectives, and are consistent with the Design Regulations Purpose and Intent. The Design Regulations will not have an unreasonable or negative impact on surrounding properties in the surrounding neighborhood. Last, the design variations will meet all applicable Town regulations and standards, especially the pending amendments to the Design Regulations.

Specific Approvals

Secondary Roof Form Less Than 4:12

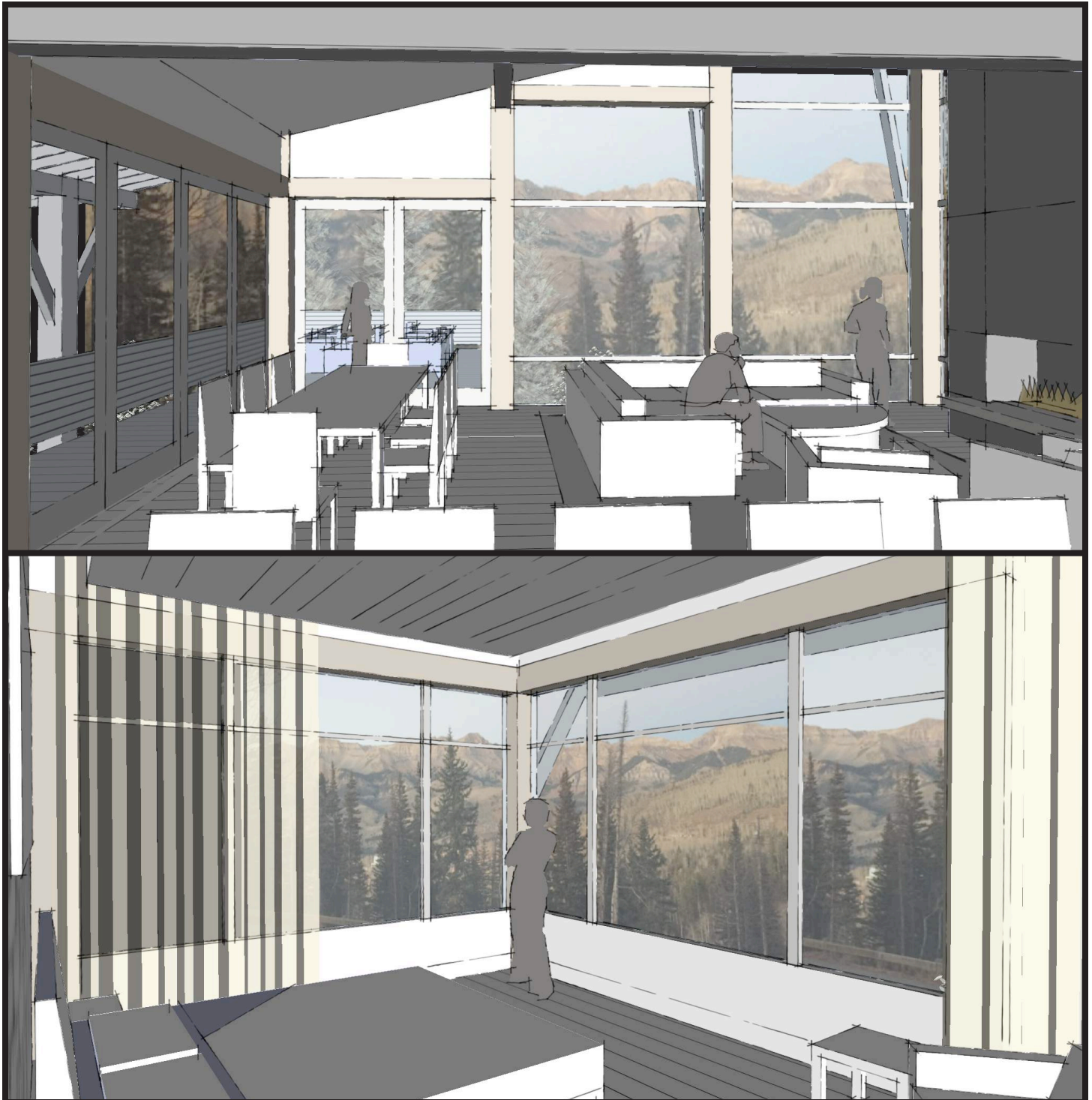
The secondary shed roof forms with a 3:12 pitch are needed to achieve the design objectives for the development. The specific approval is also in line with the pending amendments to the Design Regulations that elim-



inate roof pitch in lieu of a new requirement to have “a composition of multiple forms that emphasize sloped planes, varied ridgelines and vertical alignments”. We believe the roof forms provide the desired roof form composition.

Uninterrupted Glass Area Greater Than 40 Square Feet

The design of the home has incorporated two 57 square foot windows into the north elevation in order to capture the main views from the living room to the San Sophia Ridge. This design is integral to the Owner’s desire to make the surrounding environment the focal point of the integrated outdoor and indoor living spaces. This design is also consistent with the pending amendments to the CDC that will not require a specific approval for window areas over 40 sq. ft., with the new window standard stating:

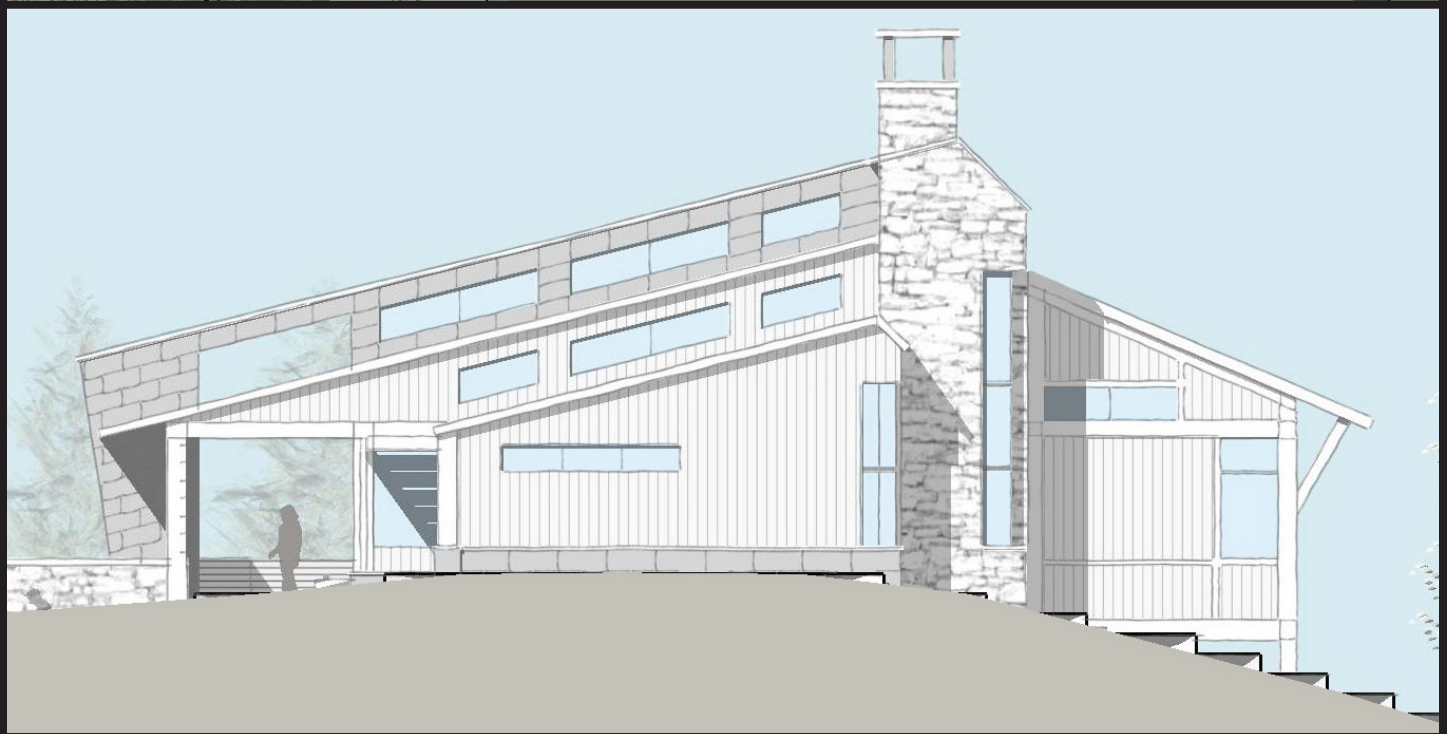


“Window design must be responsive to the energy code and site conditions. Each window wall composition will be evaluated on the basis of whether it is an integral part of the structure’s complete design.”

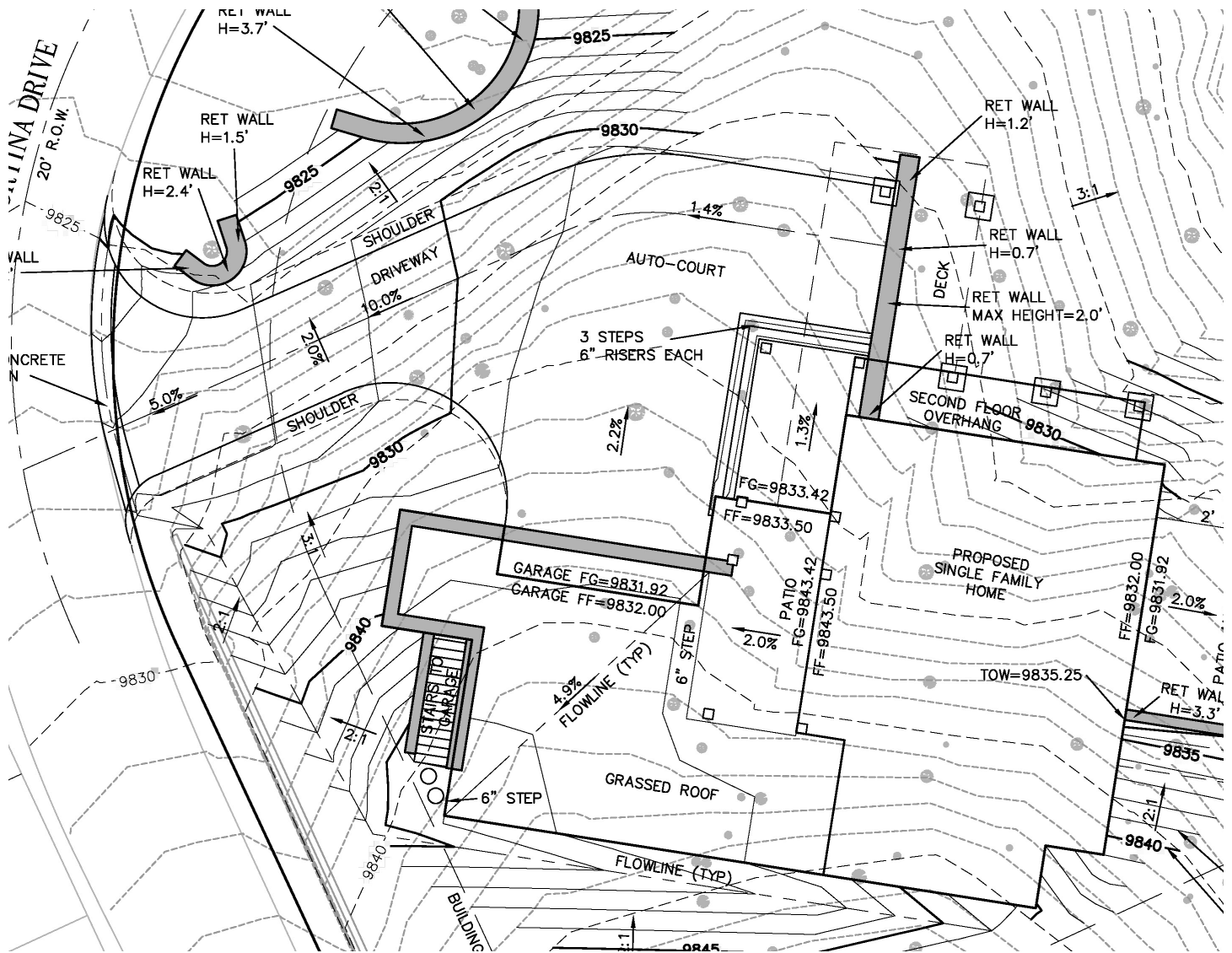
We believe that the overall window design is integral to the overall design and wall composition of the structure, maximizing window fenestration on the north east and west facades, and limiting on the south due to the overall design and the future home siting on Unit 21 in the future.

Driveway Grade Greater Than Eight Percent

The Property has a steep topography as discussed in the Steep Slope Regulation below. This existing condition necessitates a driveway grade of 10 percent. The entry to the driveway has slopes less than 5 percent as required by the CDC Driveway Regulations, and the auto-court by the home has a grade of 1.4 to 2.2 percent.



The driveway in between the entry grade and auto-court grade is 10% to connect the gentler sloping driveway entry and auto-court. We will be reaching out to the Telluride Fire Protection District to ensure appropriate fire protection and support for the driveway grades as presented.



Step Slope Regulations

The Property contains large areas of slopes that are 30 percent or greater so it is not possible for development to avoid these steep slopes areas. CDC Section 17.6.1 states that the DRB will only allows for disturbance to slopes that are 30 percent or greater if the following criteria are met:

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

The CDC states "...that is may be necessary to permit disturbance of slopes that are 30% or greater on a lot to allow access to key viewsheds, avoid other environmental issues, buffer development and similar site-specific design considerations." In this instance, a majority of the buildable area of the Property contains slopes that are 30 percent, so the development of a home will have to impact steep slopes to allow for reasonable use.

The home was sited in an area that has slopes less than 30 percent, with the driveway having to cross a steep slope area and the main home to the east of the garage disturbing steep slopes. The home has been designed to have the foundations step with the topography and site grading is being minimized, with only 20% lot coverage. The proposed development is in conformance with the Mountain Village Comprehensive Plan that envisions the development of the Cortina Subdivision. Site grading has been minimized and mitigated with the design prepared by a Colorado Professional Engineer based on a soils report.







**Concept
Massing and
Elevations**

View From Northwest
June 20th @ 6:15 PM

EZELL
22 Cortina
Mt. Village, CO

December 07, 2016 -1



**Concept
Massing and
Elevations**

View From Northwest
June 20th @ 6:30 PM

EZELL
22 Cortina
Mt. Village, CO

December 07, 2016 -1

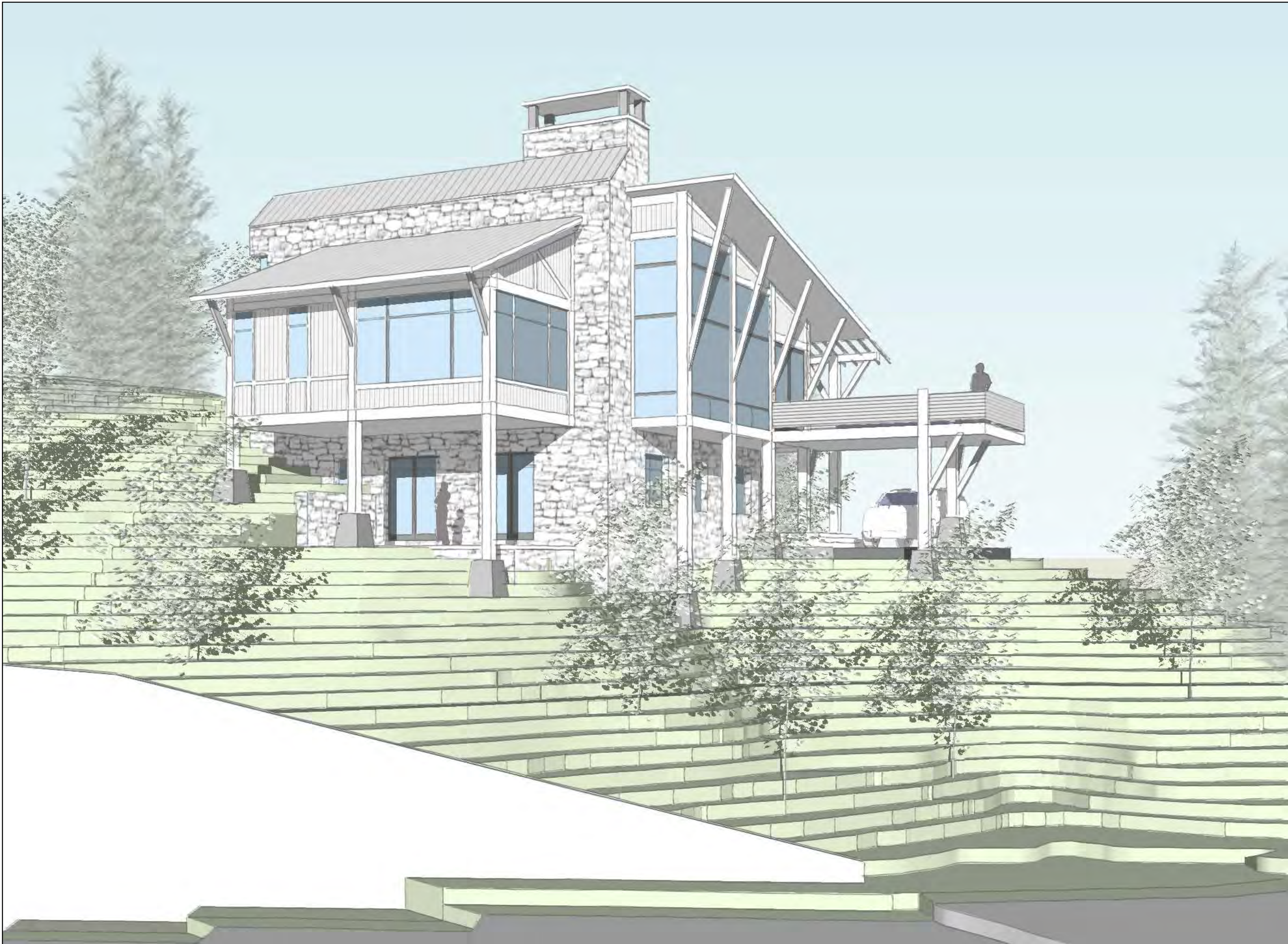


**Concept
Massing and
Elevations**

View From Northeast
June 20th @ 6:00 AM

EZELL
22 Cortina
Mt. Village, CO

December 07, 2016 -1



**Concept
Massing and
Elevations**

View From Northeast
June 20th @ 6:00 AM

EZELL
22 Cortina
Mt. Village, CO

December 07, 2016 -1



**Concept
Massing and
Elevations**

View From Southeast
June 20th @ 9:00 AM

EZELL
22 Cortina
Mt. Village, CO

December 07, 2016 -1



**Concept
Massing and
Elevations**

View From Southwest
June 20th @ 5:00 PM

EZELL
22 Cortina
Mt. Village, CO

December 07, 2016 -1



**Concept
Massing and
Elevations**

View From Southwest
June 20th @ 5:00 PM

EZELL
22 Cortina
Mt. Village, CO

December 07, 2016 -1



**Concept
Massing and
Elevations**

North Elevation
1"= 8'-0"

EZELL
22 Cortina
Mt. Village, CO

December 07, 2016 -1

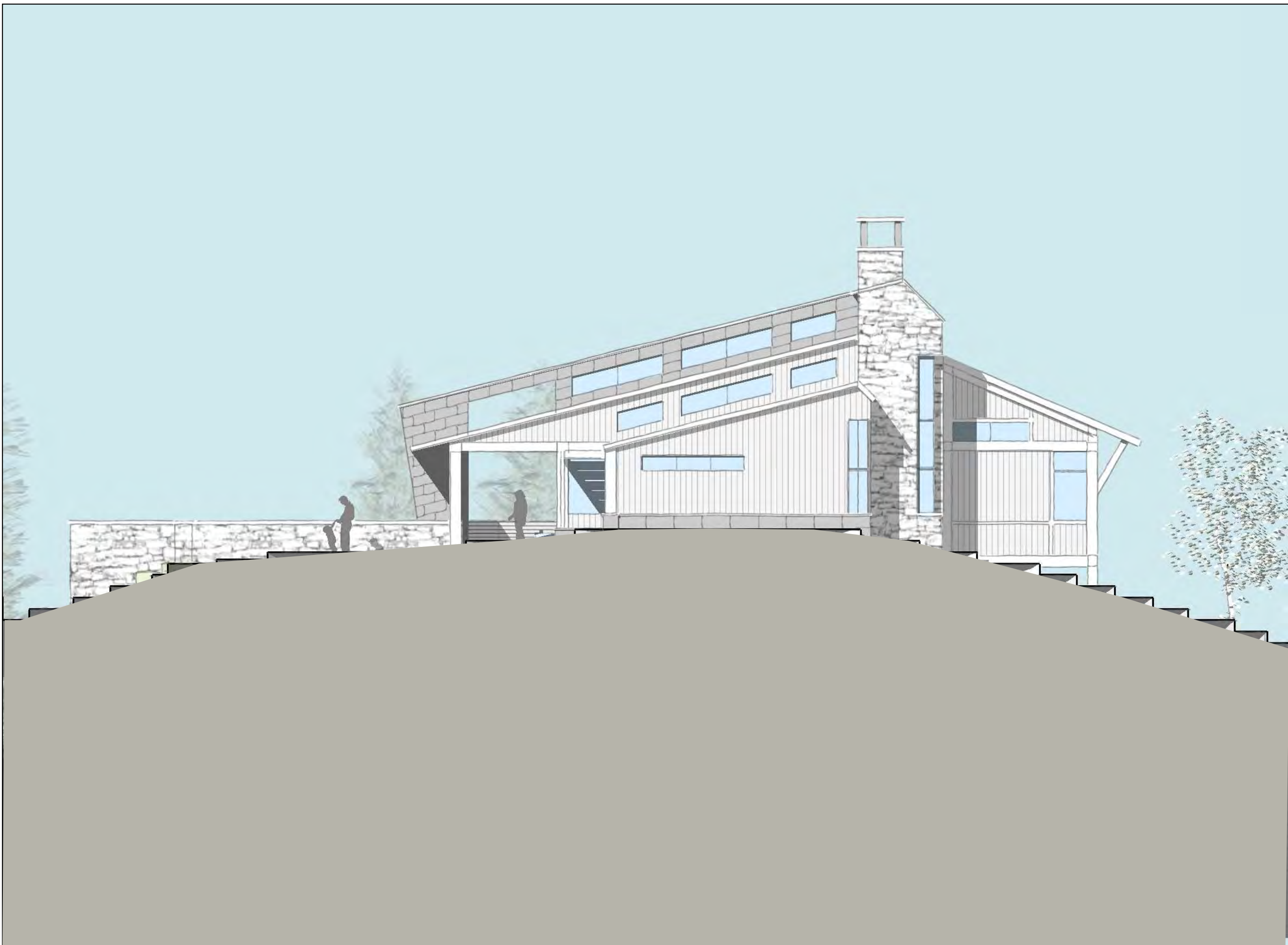


**Concept
Massing and
Elevations**

East Elevation
1" = 8'-0"

EZELL
22 Cortina
Mt. Village, CO

December 07, 2016 -1



**Concept
Massing and
Elevations**

South Elevation
1" = 8'-0"

EZELL
22 Cortina
Mt. Village, CO

December 07, 2016 -1

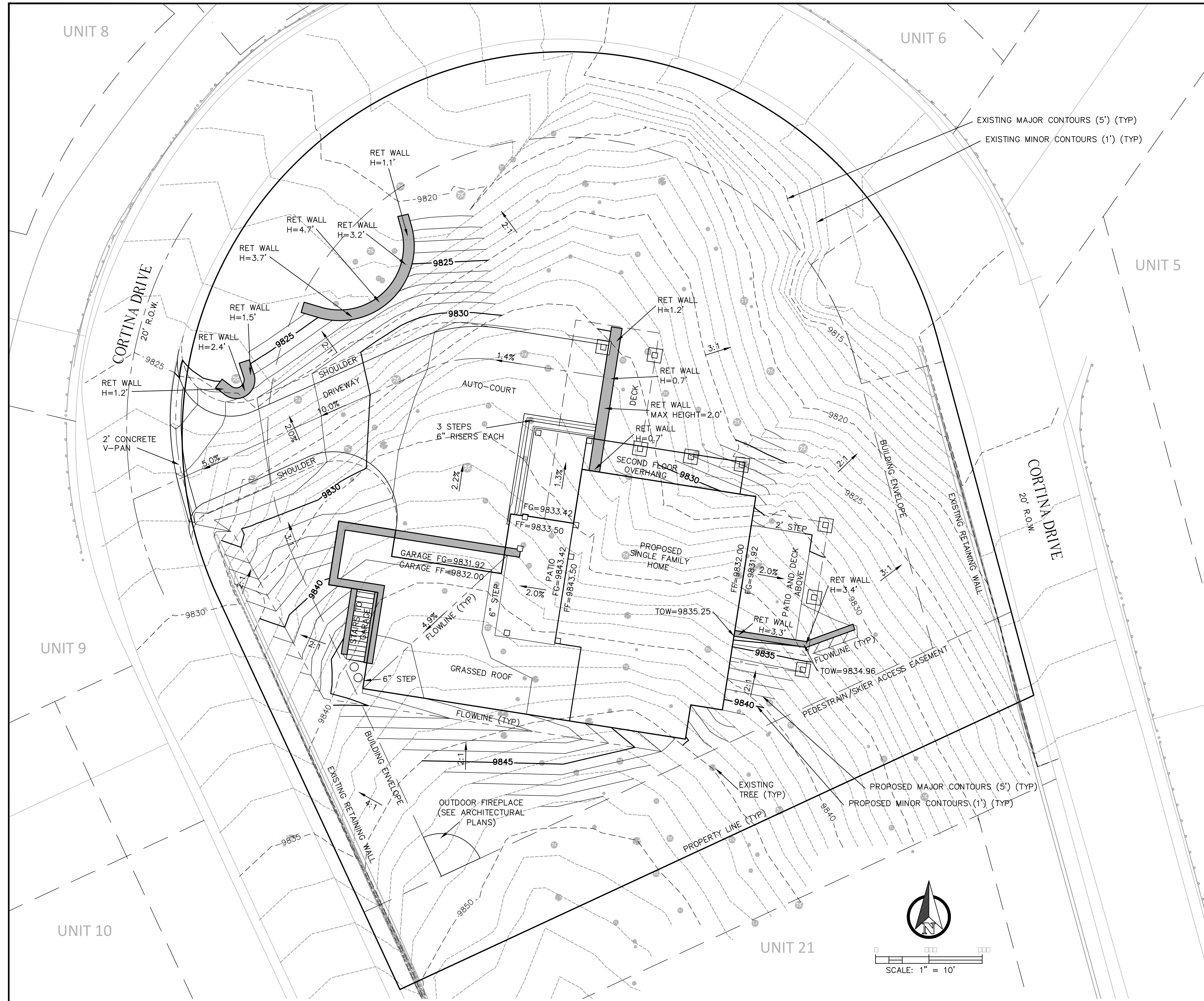


**Concept
Massing and
Elevations**

West Elevation
1" = 8'-0"

EZELL
22 Cortina
Mt. Village, CO

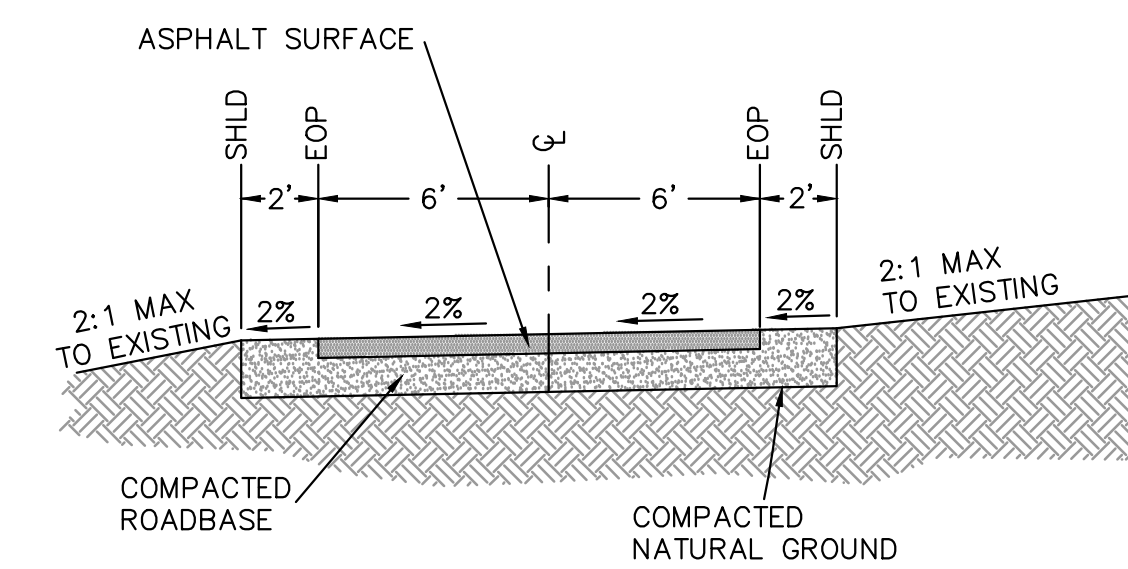
December 07, 2016 -1



DRB GRADING PLAN

NOTES:

1. THIS IS A PLANNING DOCUMENT ONLY AND NOT TO BE USED FOR CONSTRUCTION
2. MAXIMUM GRADING 2:1 (HORIZONTAL:VERTICAL)
3. ALL EXISTING TOPOGRAPHIC INFORMATION PROVIDED BY SAN JUAN SURVEYING LLC; IMPROVEMENT SURVEY PLAT UNIT 22, THE CORTINA LAND CONDOMINIUMS; BENCHMARK: SOUTHWEST CORNER 5.00' WITNESS CORNER OF LOT 22 HAVING AN ELEVATION OF 9850.47 FEET, CONTACT CHRISTOPHER KENNEDY, PLS AT (970) 728-1128 FOR MORE BENCHMARK INFORMATION.
4. ALL RETAINING WALL HEIGHTS ARE FINISHED GRADE TO FINISHED GRADE (RETAINED HEIGHT) AND DO NOT INCLUDE ANY FOUNDATIONS OR CAP (SEE ARCHITECTURAL, STRUCTURAL, AND/OR LANDSCAPE PLANS).
5. RETAINING WALLS WITH PEDESTRIAN ACCESS REQUIRE HAND RAILS FOR ALL RETAINED HEIGHTS OVER 2.5' (SEE ARCHITECTURAL AND/OR LANDSCAPE PLANS).

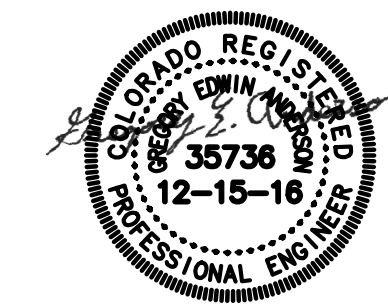


TYPICAL DRIVEWAY SECTION

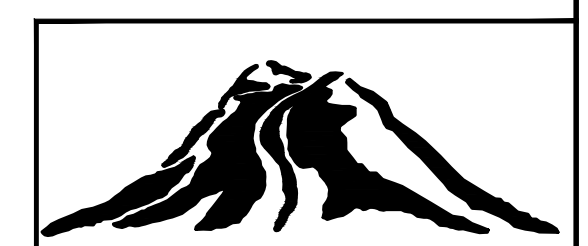
NTS

THIS PLAN IS FOR CONCEPTUAL PLANNING ONLY AND NOT FOR CONSTRUCTION

THIS DRB PLANNING DOCUMENT WAS PREPARED BY ME AND UNDER MY DIRECT SUPERVISION ON BEHALF OF ALPINE LAND CONSULTING, LLC FOR DAVID H. EZELL LIVING TRUST AND INCLUDES DRB PLANNING DESIGN ONLY, AND DOES NOT INCLUDE ANY OTHER PLANNING OR ENGINEERING.



GREGORY E. ANDERSON
COLORADO PROFESSIONAL ENGINEER
REGISTRATION NO. 35736



ALPINE LAND CONSULTING, LLC

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

**UNIT 22
CORTINA**

DRB GRADING PLAN

CLIENT:

DAVID H. EZELL LIVING TRUST
3108 LARKSPUR LN
FORT SMITH, AR 72916

DATE: DECEMBER 15, 2016

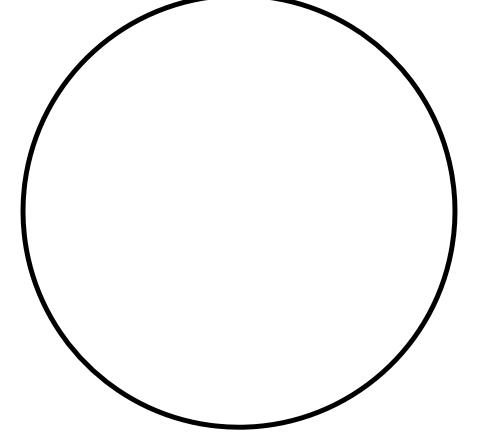
PROJECT #: 2016027

PROJECT MANAGER: GEA
DRAWN BY: ADM

SHEET #:

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

NO.	REVISIONS	DATE



SUBMISSIONS:

CLIENT REVIEW	11.23.16
CLIENT REVIEW	12.08.16
CLIENT REVIEW	12.15.16

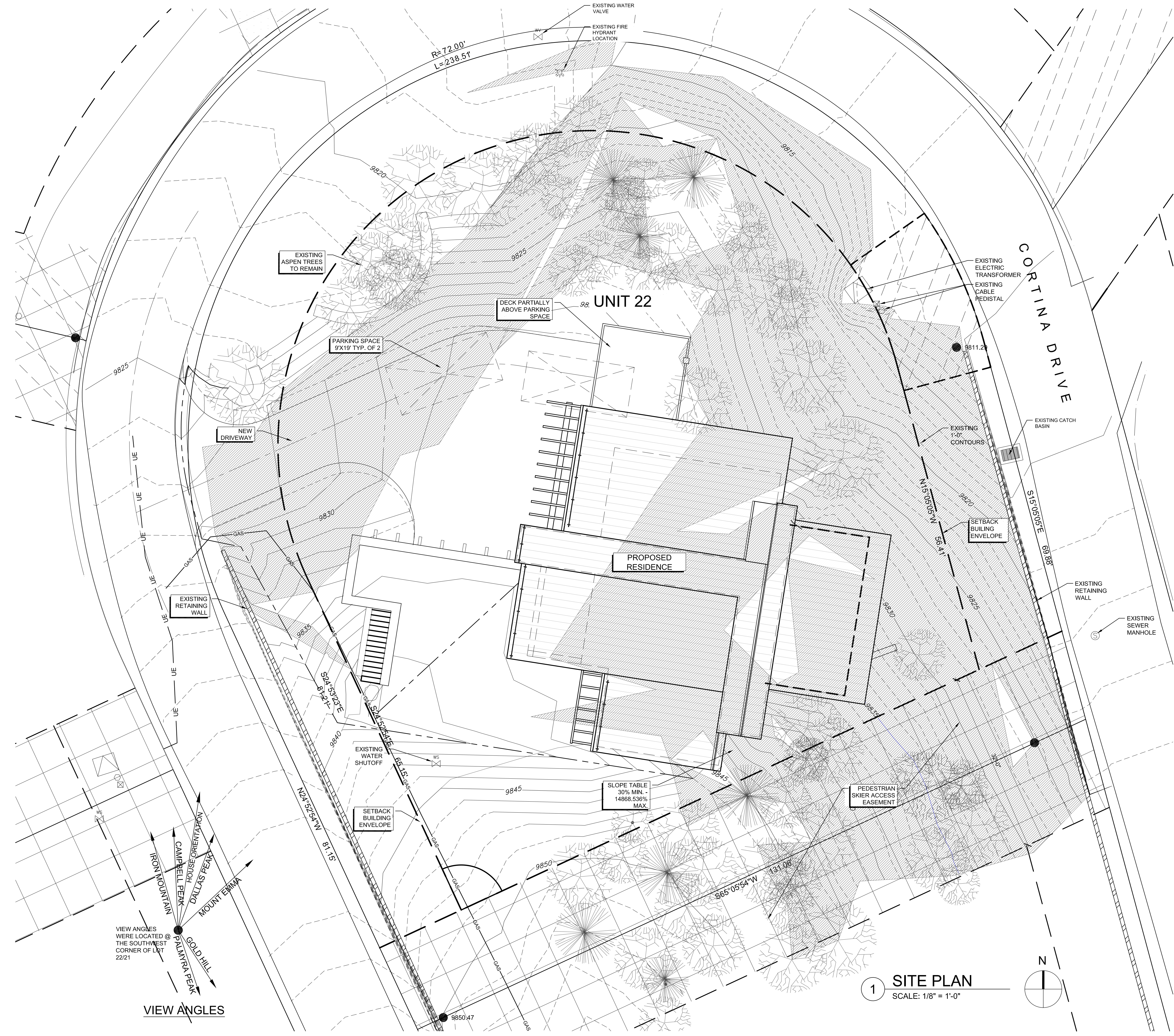
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**EZELL
 RESIDENCE**

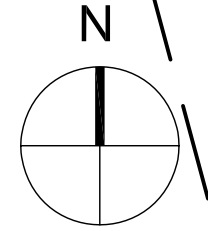
22 CORTINA
 Mountain Village
 Colorado

**OVERALL
 SITE PLAN**

A1.0



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



VIEW ANGLES
 WERE LOCATED @
 THE SOUTHWEST
 CORNER OF LOT
 22/21



1 OPTION A - VERTICAL CEDAR
1x6 CEDAR W/ 1/4" REVEAL, SHIPLAP,
GRAYWASH STAIN, SEALED



2 OPTION B - VERTICAL STEEL SIDING



3 STEEL
PAINTED BLACK TO MATCH WINDOWS/DOORS
(INTERIOR - "PENETROL", NATURAL PATINA FINISH)



4 WOOD BEAM
DOUGLAS FIR RECYCLED, RESAWN TIMBERS,
GRAY STAIN, SEALED



5 CONCRETE
DARK GREY COLORED, SCORED



6 STONE
GRAY KANSAS LIMESTONE, ASHLAR PATTERNED, DRY STACK



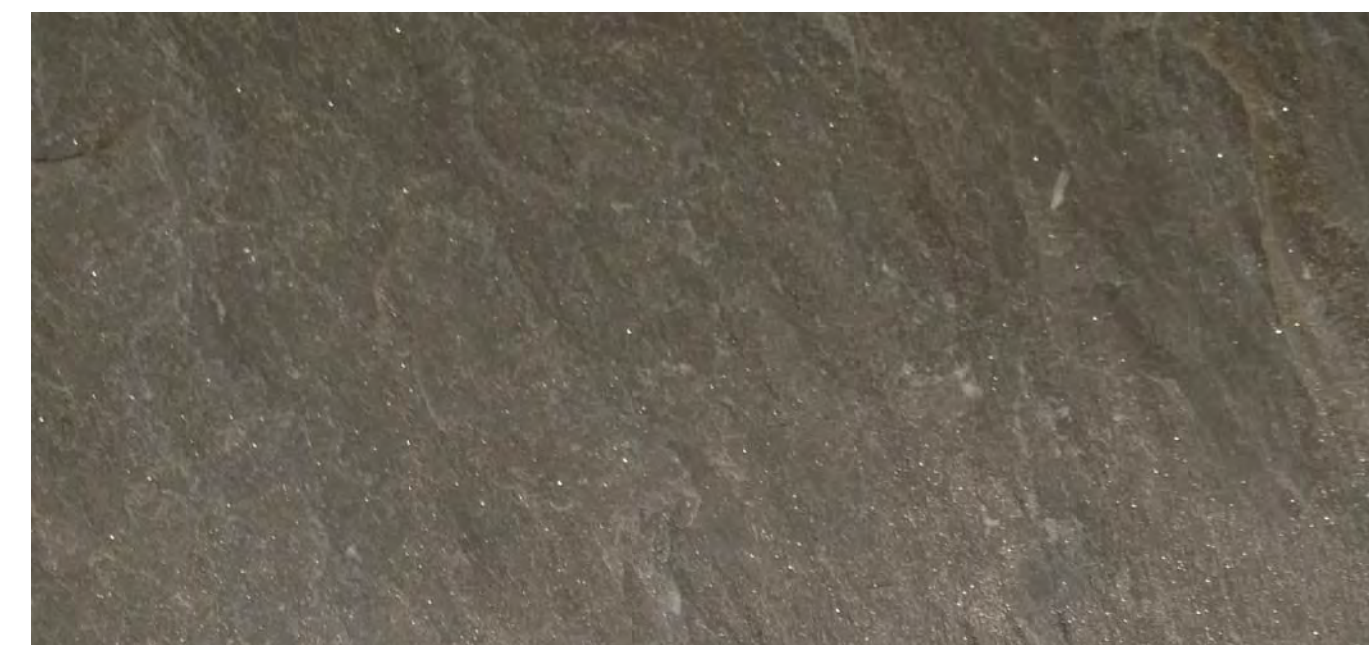
7 BONDERIZED ROOFING



8 STEEL GRATE
HEELS AND WHEELS



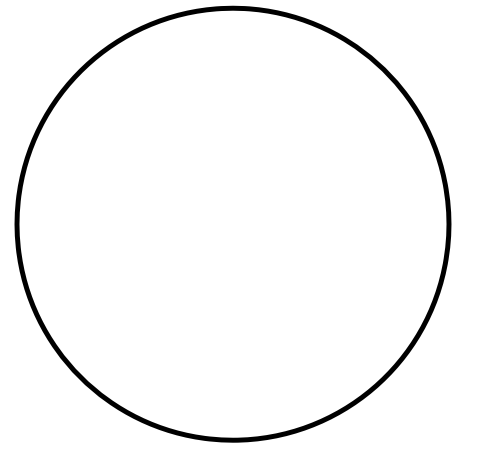
9 STEEL RAILING



10 SLATE FLOORING
BLACK SLATE, 18x36 SLABS, SEALED
(VERIFY PATTERN)



11 WINDOWS & EXT. DOORS
BLACK CLAD W/ DOUGLAS FIR WOOD INTERIOR,
STAINED, SEALED



SUBMISSIONS:
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CLIENT REVIEW 12.08.16

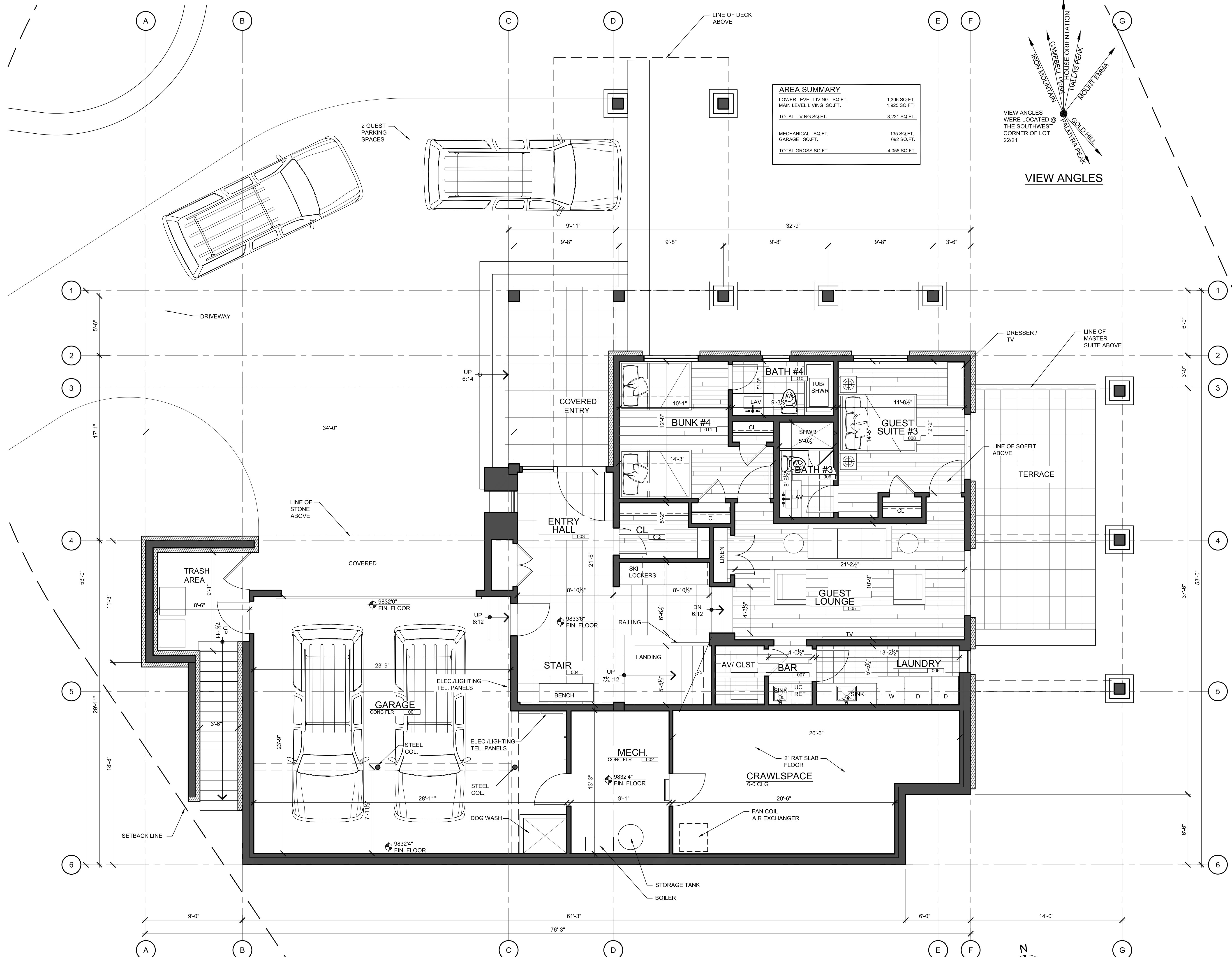
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EZELL RESIDENCE

22 CORTINA
Mountain Village
Colorado

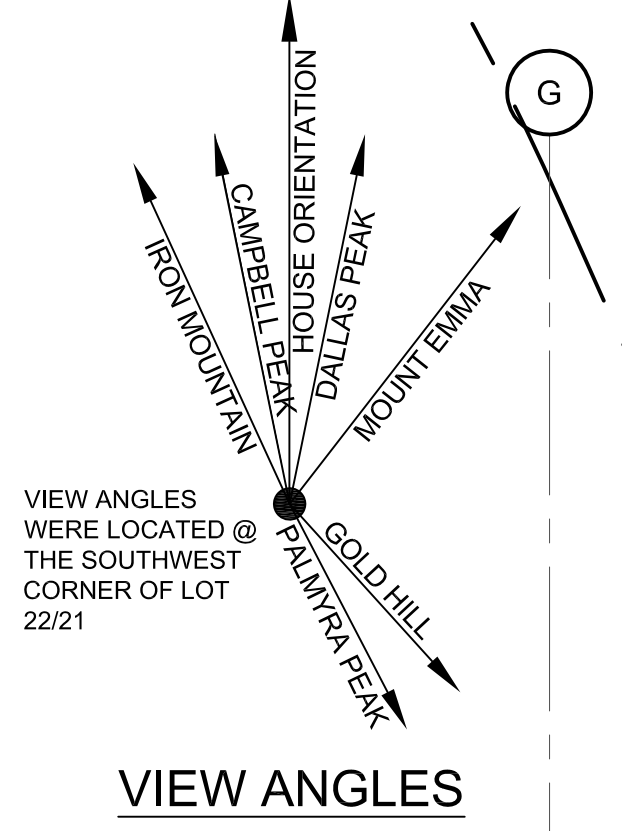
EXTERIOR MATERIAL SPECS

A0.1



AREA SUMMARY

LOWER LEVEL LIVING SQ.FT.	1,306 SQ.FT.
MAIN LEVEL LIVING SQ.FT.	1,925 SQ.FT.
TOTAL LIVING SQ.FT.	3,231 SQ.FT.
MECHANICAL SQ.FT.	135 SQ.FT.
GARAGE SQ.FT.	692 SQ.FT.
TOTAL GROSS SQ.FT.	4,058 SQ.FT.



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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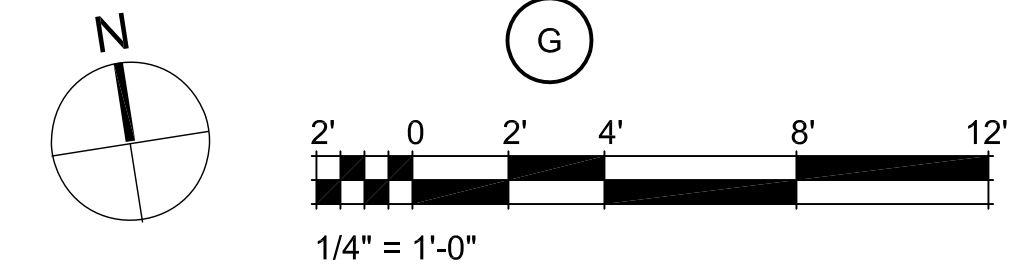
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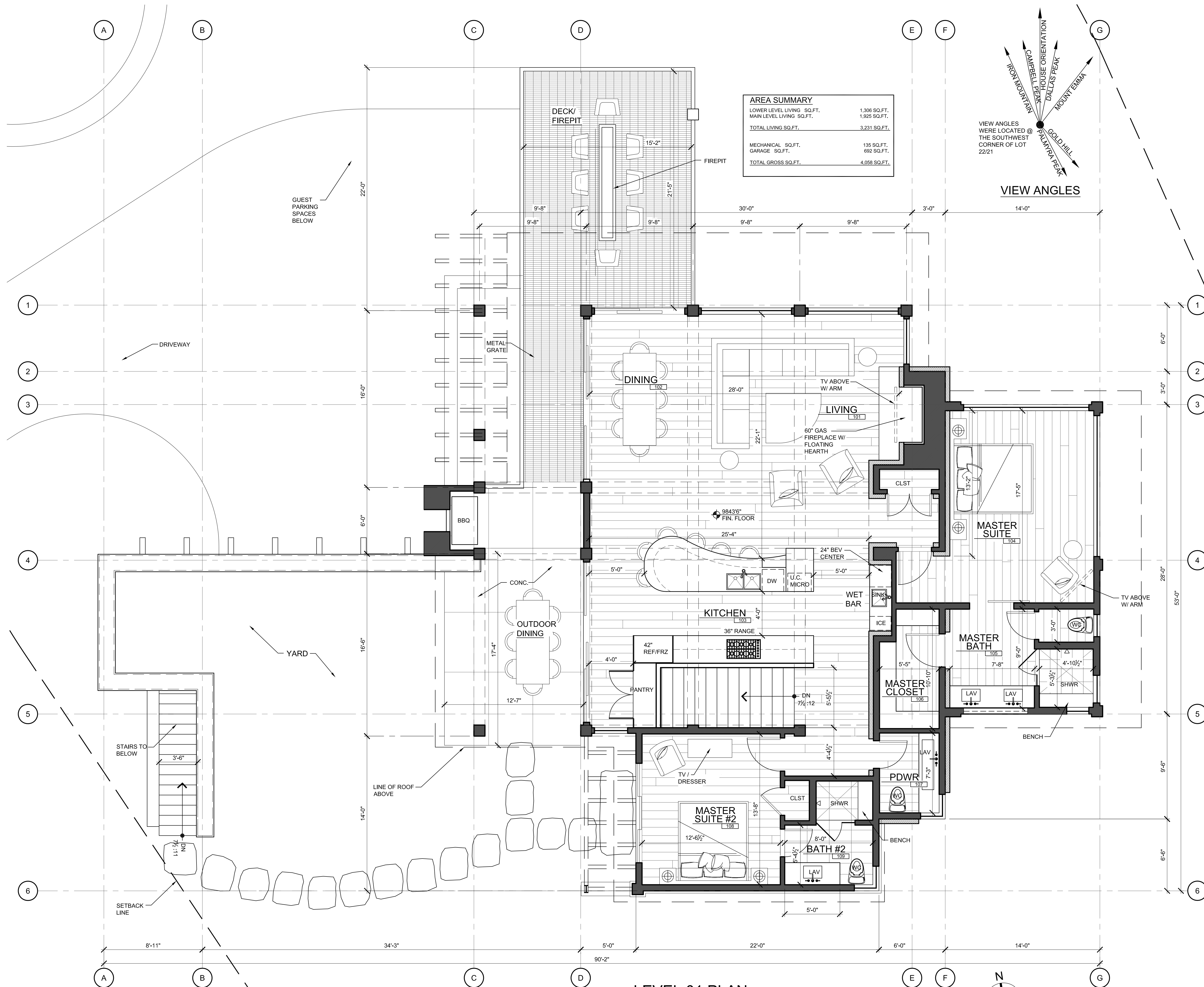
22 CORTINA
 Mountain Village
 Colorado

PROPOSED LOWER LEVEL FLOOR PLAN

A2.1

1 LEVEL 00 PLAN
 SCALE: 1/4" = 1'-0"



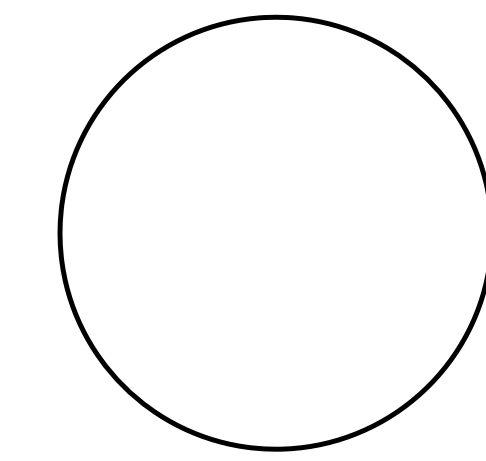


AREA SUMMARY	
LOWER LEVEL LIVING SQ.FT.	1,306 SQ.FT.
MAIN LEVEL LIVING SQ.FT.	1,925 SQ.FT.
TOTAL LIVING SQ.FT.	3,231 SQ.FT.
MECHANICAL SQ.FT.	135 SQ.FT.
GARAGE SQ.FT.	692 SQ.FT.
TOTAL GROSS SQ.FT.	4,058 SQ.FT.

VIEW ANGLES WERE LOCATED @ THE SOUTHWEST CORNER OF LOT 22/21

VIEW ANGLES

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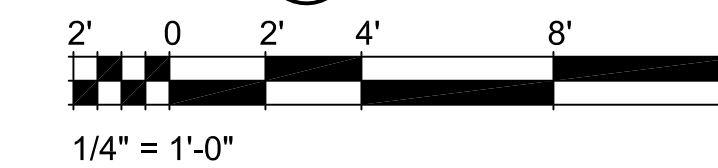
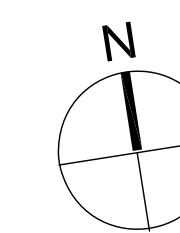
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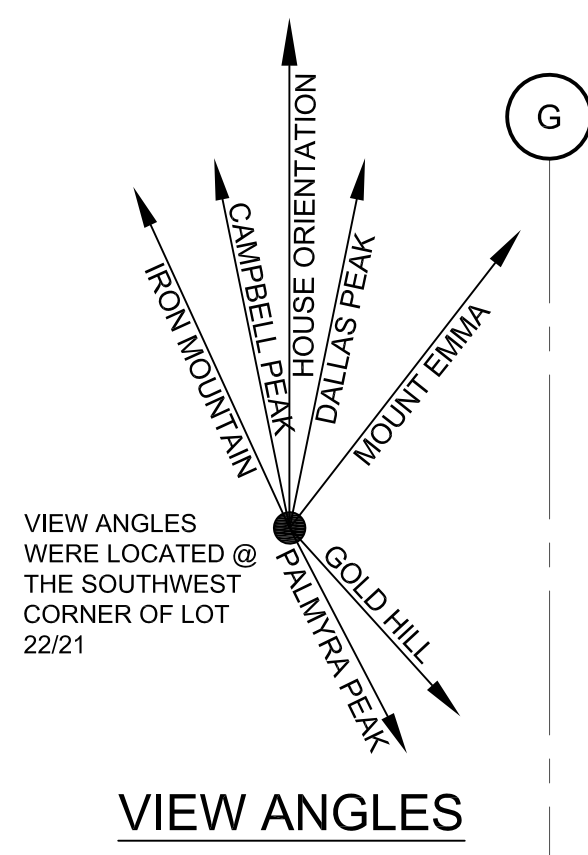
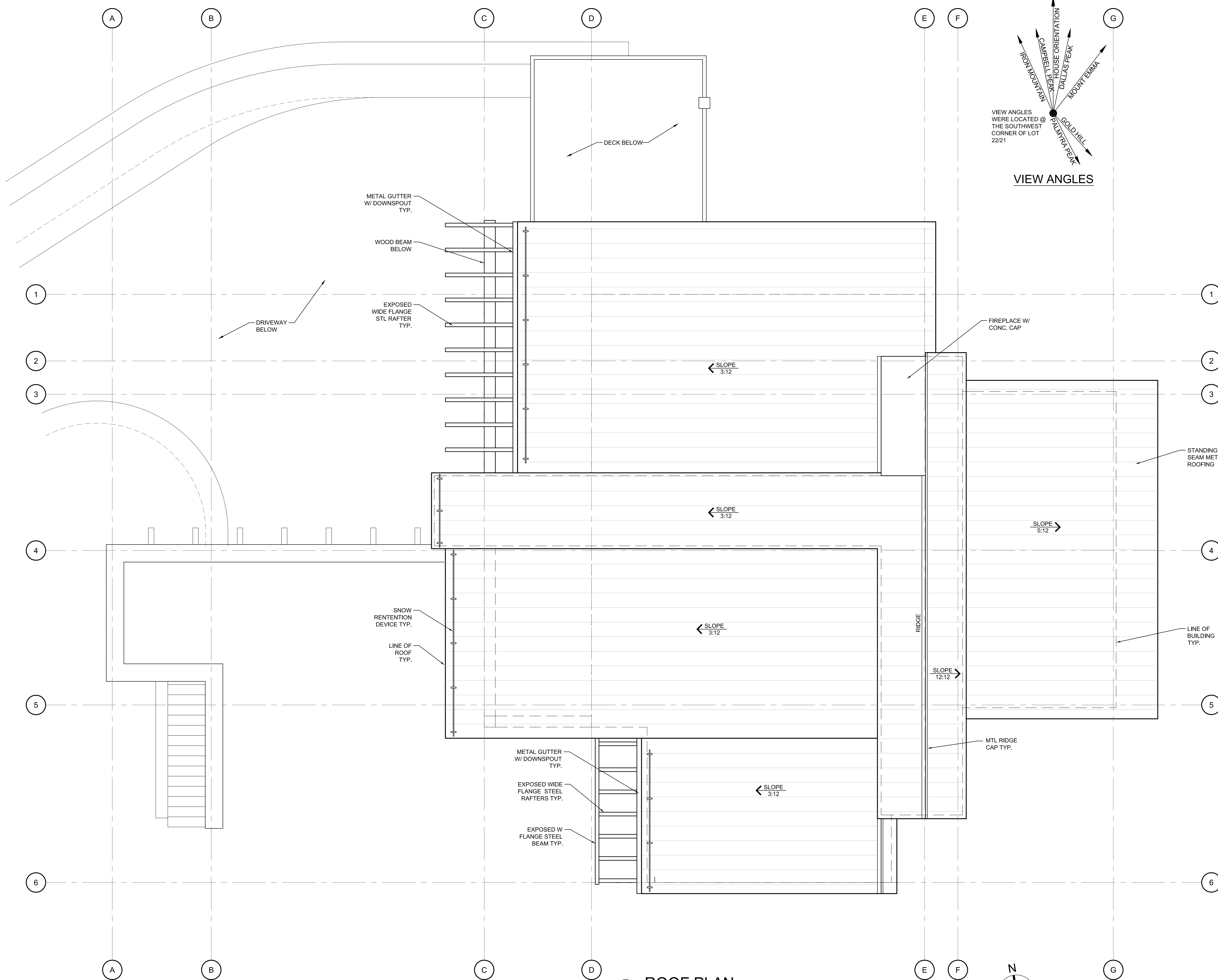
22 CORTINA
 Mountain Village
 Colorado

PROPOSED MAIN LEVEL FLOOR PLAN

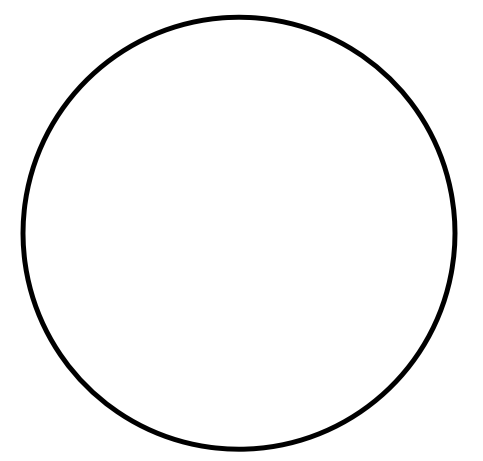
A2.2

1 LEVEL 01 PLAN
 SCALE: 1/4" = 1'-0"





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SUBMISSIONS:
 CLIENT REVIEW 11.23.16
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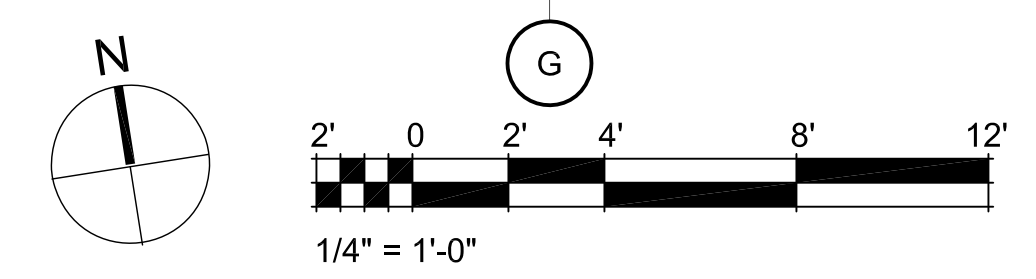
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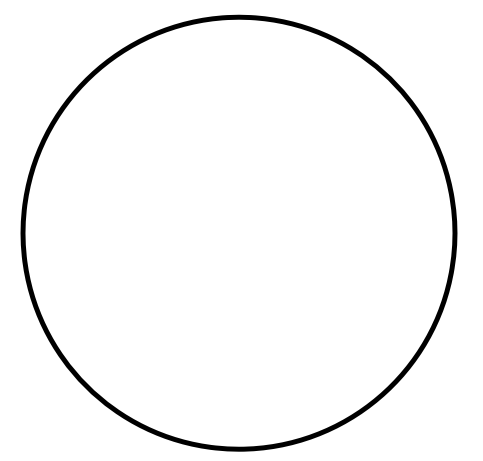
22 CORTINA
 Mountain Village
 Colorado

PROPOSED ROOF PLAN

A2.3

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





SUBMISSIONS:

CLIENT REVIEW	11.23.16
CLIENT REVIEW	12.08.16
CLIENT REVIEW	12.15.16

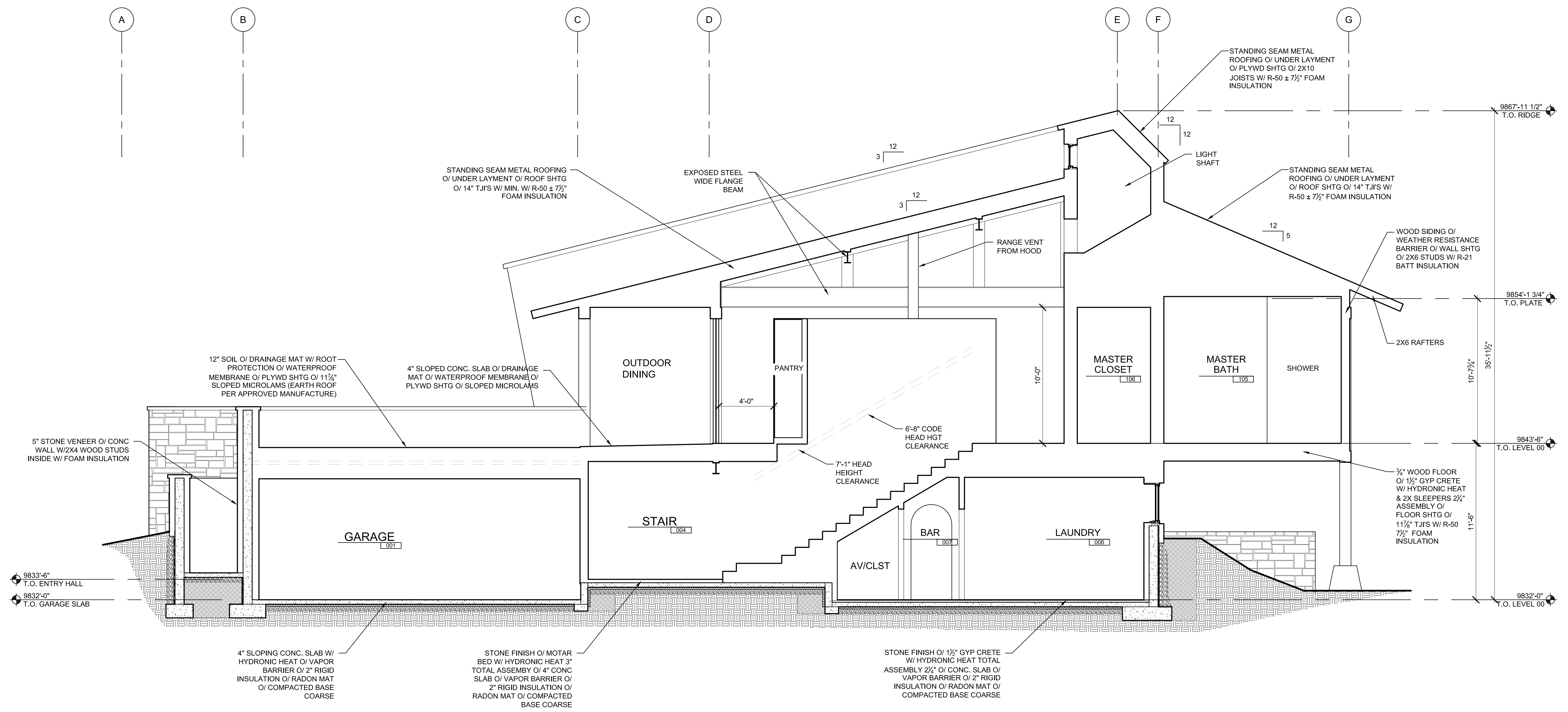
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**EZELL
 RESIDENCE**

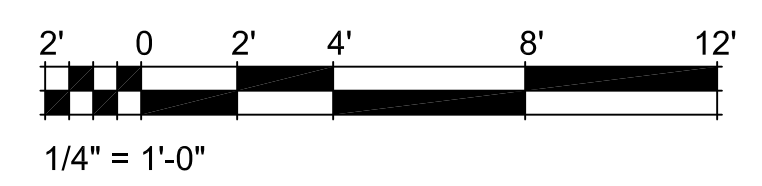
22 CORTINA
 Mountain Village
 Colorado

**BUILDING
 SECTION**

A4.1



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





**PLANNING AND DEVELOPMENT SERVICES
DEPARTMENT**

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

Agenda Item #8

TO: Design Review Board

FROM: Glen Van Nimwegen, AICP
Director

FOR: Meeting of January 5, 2017

DATE: December 20, 2016

RE: **Review for a Recommendation to the Town Council of Proposed Amendments to Sections 17.5 Design Regulations and 17.4 Development Review Procedures of the Community Development Code.**

Staff has made revisions to the Design Regulations that were discussed in the December work session (shown as **highlighted** in redline version). Also provided are the draft changes to Section 17.4 to revise the process to require a two-step process for every Class 3 Design Review project. The first meeting was patterned after our optional conceptual work session meeting with an emphasis on reviewing the complete composition of the project and the second meeting being formal review and approval. Staff is proposing a reduction in the notice time from 30 days to 21 days for a number of reasons:

- The CDC has parameters on what the DRB may review and approve consistent with the development rights that are on the property. This is very different from a zoning change or density transfer that is changing what can be developed on a site.
- Staff is recommending the time for posting a sign on the site be increased from 15 days to 21 days to be consistent with the mailed notice.
- The change will facilitate an efficient process that will not require additional time for approval of a project.

If the Board believes the reduction in the notice time is not warranted, the process will be extended approximately four additional weeks.

Legal staff has not reviewed the changes to Section 17.4 at this time. Staff will forward them when received or will discuss at the January meeting.

PROPOSED MOTIONS

- A. The Design Review Board recommends the Town Council approve amendments to Section 17.5 Design Regulations of the Community Development Code as presented herein; and

- B. The Design Review Board recommends the Town Council approve amendments to Section 17.4 Development Review Procedures of the Community Development Code as presented herein.

Attachments:

- Revised redline version of Section 17.5 Design Regulations
- Redline version of Section 17.4 Development Review Procedures

CHAPTER 17.5 Design Regulations

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17.5.1 PURPOSE AND INTENT

The Mountain Village Design Regulations ("Design Regulations") have been established to achieve the following:

- A. Provide clear, consistent, predictable and efficient design standards;
- B. Promote public health, safety and welfare;
- C. Preserve open space and protect the environment;
- D. Enhance the natural beauty of the town's surroundings;
- E. Foster a sense of community;
- F. Promote the economic vitality of the town;
- G. Promote the resort nature and tourism trade of the town;
- H. Ensure that uses and structures enhance their sites and area compatible with the natural beauty of the town's setting and its critical natural resources;
- I. Promote good civic design and development; and
- J. Create and preserve an attractive and functional community.

J-K. For the DRB to ensure the compliance and compatibility with the town design theme.

Comment [GVN1]: Jim Mahoney edit 11-30-2016

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17.5.2 APPLICABILITY

- A. The Design Regulations apply to all development where there is an exterior alteration proposed or where an exterior alteration is required due to a change in use.
- B. Workforce housing development shall be in accordance with the Design Regulations, except that the DRB may, at its discretion, vary the Design Regulations' requirements.

17.5.3 DEVELOPMENT APPLICATION PROCESS

The Design Review Process is set forth in the Development Review Procedures in Chapter 4. Further, it is the overall intent of the Design Review Process that the DRB shall be responsible for ensuring the compliance and compatibility with the town design theme as a primary outcome of the process and the DRB may impose direction and/or conditions to applicants in order to ensure such compliance and compatibility. Applicants in the Design Review process shall be responsive to DRB directions and/or conditions regarding design review by providing meaningful responses and shall demonstrate such responses on plan sets prior to proceeding in the Design Review Process after such direction has been given.

Comment [GVN2]: Jim Mahoney edit 11-30-2016.

17.5.4 TOWN DESIGN THEME

- A. The town design theme is directed at establishing a strong image and sense of place for the community within its mountain setting.
- B. - Mountain Village is located in a fragile, high-alpine environment that contains forests, streams, wetlands and mountainous topography. The natural physical features and setting of the town shall inform the design of our buildings to promote harmony between people and nature that respects and blends with its surroundings and is integrated into the landscape.
- C. Architecture and landscaping within the town shall be respectful and responsive to the tradition of alpine design and shall reflect sturdy building forms common to alpine regions.

- D. Architectural expression shall be a blend of influences that visually tie the town to mountain buildings typically found in high alpine environments.
- E. Architecture within the town will continue to evolve and create a unique mountain vernacular architecture that is influenced by international and regional historical alpine precedents. The Town encourages new compatible design interpretations that embrace nature, recall the past, interpret our current time, and move us into the future while respecting the design context of the neighborhood surrounding a site.
- F. The key characteristics of the town design theme are:
 1. Building siting that is sensitive to the building location, access, views, solar gain, tree preservation, and visual impacts to the existing design context of surrounding neighborhood development.
 2. Massing that is simple in form and steps with the natural topography.
 3. ~~Solid, heavy g~~Grounded bases that are designed to withstand alpine snow conditions.
 4. Structure that is expressive of its function to shelter from high snow loads.
 5. Materials that are natural and sustainable in stone, wood, and metal.
 6. Colors that blend with nature.

The Design Regulations set forth herein are intended to achieve these defining characteristics.

17.5.5 BUILDING SITING DESIGN

A. Design to Fit the Landscape.

Effective site planning is crucial to designing a building and development that blends into the existing landscape. Building siting shall respect and relate to existing land-forms and vegetation. Design solutions shall be site-specific, organizing the building mass in a way that relates to the terrain and functional constraints of the site.

1. Siting of buildings and routing of driveways, utilities, walkways, drainage, etc., shall be designed to blend with the topography and avoid unnecessary disturbances to existing vegetation, ponds, streams and wetlands.
2. Natural vegetation, ponds, streams and wetlands shall be preserved and protected to the extent practicable while still allowing for the owner’s envisioned development consistent with the Town regulations, standards and the Comprehensive Plan.
3. Due to heavy snowfall experienced in the area, all site plans shall provide a snow shed and storage plan for roofs, walkways and drives. Areas of snow or ice shedding from roofs shall be shown along with methods to protect pedestrian and/or vehicular traffic from injury or damage.

B. Residential Building Siting

1. Buildings shall be sited based on the consideration of influences such as surrounding development, shade and shadow, views, solar exposure, natural vegetation, and water run-off.
2. View corridors for proposed development shall be specifically preapproved by the review authority as a part of the overall landscape plan pursuant to the applicable requirements of the CDC.
3. The review authority may require the creation of a building envelope to define the area in which all improvements must be located in order to protect the general easement, wetlands, steep slopes, golf course, open space, common areas and similar site features.

- a. When a building envelope is required by the review authority, the applicant may be required by the review authority to submit a site improvement location certificate to ensure all development and improvements occur within the building envelope.

C. Village Center Building Siting

1. Building siting within the Village Center shall relate directly to the pre-established or proposed pedestrian walkways, malls and plaza areas. It is imperative that buildings form the walls of these exterior spaces and that circulation routes are uninterrupted, continuous and reinforced by adjacent buildings.
2. Development of a structure to the lot lines shall be allowed on building footprint lots provided Building Codes setbacks are met, adequate fire access is provided and the applicable requirements of the CDC are met.

D. Sites Adjacent to Open Space

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

1. The owner of the open space shall provide the Town with written consent for the development application to proceed or all proposed improvements affecting the open space shall be deleted from the development application.
2. The applicant shall be required to enter into an open space impact agreement with the owner of the open space.
3. The Town may require easements for direct discharge, landscaping, access and similar improvements.

E. Golf Course Setbacks

Buildings shall be setback from the golf course fairways, tee boxes and greens. The DRB has the right, during the Design Review Process, to impose greater setback requirements if it determines that unique circumstances exist or if required for safety or aesthetic reasons.

F. Sites Adjacent to Common Areas

Prior to development of any site that will directly impact any developed common areas (pedestrian pathways, paver systems, retaining walls, light poles, sodded areas, etc.) by grading, clearing, direct drainage, direct access or other impact (as solely determined by the review authority) the applicant shall be required by the review authority to enter into a common area impact agreement.

17.5.6 BUILDING DESIGN

A. Building Form

1. ~~The alpine mountain design shall be based on solid, heavy~~ building forms that are well grounded to withstand the extreme natural forces of wind, snow and heavy rain. All buildings shall be designed to incorporate a substantially grounded base on the first floor and at finished grade. Examples of materials which evoke this form is stone, metal,

~~stucco (for Village Center only), or wood with dimensions that are ten inches (10") or greater for timber or timber veneer and sixteen inches (16") or greater for log homes or log bases. Where the base of a building meets natural grade, the materials must be appropriate to be adjacent to accumulated snow. The following building massing requirements shall be met to achieve this mountain vernacular design:~~

~~2.1.~~

~~a. All buildings shall be designed to incorporate a heavy, thick massed base on the first floor and at finished grade base of stone, stucco (for Village Center only), or wood with dimensions that are ten inches (10") or greater for timber or timber veneer and sixteen inches (16") or greater for log homes or log bases.~~

~~i. For multi-family, mixed-use and commercial development, the first floor, primary material shall be stone or stucco with metal accent material.~~

~~ii. The DRB may increase the size of the timber or logs depending upon the size and visual weight of the upper floor materials in order to provide the desired heavy, thick building base.~~

~~iii. The heavy, thick building base shall be the primary element with the allowance of secondary, accent exterior materials to break up the mass or provide interest in association with an architectural element.~~

~~3.2.~~ Windows and doors in stone and stucco areas shall be recessed back from the face of the exterior material by a minimum of five inches (5") with variations in the depth of the window and door recessions provided throughout the building to convey the desired heavy, thick massing.

a. Window trim or built up areas around the windows shall not be included in the measurement, such measurement to be made from the predominant face of the exterior wall assembly.

~~4.3.~~ The exterior material requirements reinforce the desired massing set forth in this section.

B. Exterior Wall Form

1. General (Applies to All Development)

- a. The overall form of residential exterior walls shall be simple in design.
- b. Walls need to portray a massing that is substantially grounded to the site.~~that is strong and thick.~~

2. Village Center Wall Form Additional Requirements

- a. The form of exterior walls within the Village Center shall form and define the public spaces they confine as well as the interior uses of the building. Spaces defined by the walls shall be contained courtyards and plazas or continuous flowing streets. Angles shall be soft, repetitive 90-degree turns and open-ended, disjointed spaces shall be avoided.
- b. Exterior walls along small commercial retail streets and plazas shall reinforce the "village street" concept with relatively narrow frontages and/or vertical "townhouse" proportions. Ground level, commercial spaces shall be architecturally defined from office or residential spaces above.

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C. **Roof Form**

1. **Roof Design Elements**

- a. ~~Primary forms shall be gable. Secondary roof forms may be either gable or shed roof forms. The roof shall be a composition of multiple forms that emphasize sloped planes, varied ridgelines and vertical offsets.~~
 - i. ~~Other primary and secondary roof forms may be approved by the DRB as a specific approval consistent with the roof pitch requirements as set forth herein, and provided the Town design theme is met.~~
- b. ~~Roof forms shall be simple in design to the extent practicable.~~
- e-b. Dormers may be included to add interest and scale to major roof areas and to make habitable use of space within the roofs. Dormers may have gable or shed forms.
- e-c. Roofs shall be designed and insulated to ensure valleys, areas over wall top plates and other similar building spaces do not form ice dams and to prevent the need for heat tracing.
- e-d. The DRB may require long ridgelines to be stepped to avoid long spans of unbroken ridges when such elements are not in proportion to the design and scale of the building, or to ensure the building design is following the topography of the site.
- f-e. Roof ridgelines shall, where practicable, step with the topography of the site following the stepped foundation.
- g-f. The design of roofs shall reflect concern for snow accumulation and ice/snow shedding. Entries, walkways and pedestrian areas shall be protected from ice/snow shedding.
- g. Eaves and fascia shall generally be responsive and proportional to the design of the building.

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2. **Pitch**

- a. ~~Primary roof pitches shall be 6:12 to 12:12 except for:~~
 - i. ~~Town shops, recreational facilities, community facilities, public works buildings or buildings with an industrial zoning designation on the site may have lesser slopes approved as a specific approval of the DRB.~~
- b. ~~Secondary shed roof forms shall have a pitch of not less than 4:12 when attached to major building forms.~~
 - i. ~~The Review Authority may allow for roof forms less than 4:12 for secondary roof forms as a specific approval.~~

3. **Eaves and Fascia**

- a. ~~Eaves and fascia shall generally be responsive and proportional to the design of the building.~~

|

|

4.2. Roof Drainage

- a. Where roofs drip onto pedestrian or other public areas, all multi-family, mixed use or commercial buildings shall provide a system of gutters, downspouts and permitted heat-tape to direct and channel roof run-off into the project's landscape areas and to prevent ice build-up in pedestrian areas. In non-pedestrian or public areas, roofs may drip to cobble lined swales that direct water to the natural or proposed landscape.
- b. All development within the Village Center shall be required to provide an integral guttering system designed into the roof or other DRB approved system of gutters, downspouts and heat-tape to contain roof run-off.
- c. Within the Village Center, all building roof run-off shall be directed to storm sewers or drainage systems capable of handling the volume of run-off. Such system shall be kept and maintained by the owner and/or respective homeowners association in a clean, safe condition and in good repair.

DRAFT

5.3. Roof Material

- a. All roofing material shall be of a type and quality that will withstand high alpine climate conditions.
- b. The review authority may require class A roofing materials as a fire mitigation measure.
- c. Permitted roof material outside the Village Center include:
 - i. Rusted, black or gray standing ~~seam~~ seam or corrugated metal;
 - ii. Zinc;
 - iii. Minimum 1/2" slate; and
 - iv. ~~18-22 gauge black or rusted corrugated metal.~~ Synthetic materials that have been approved by the Design Review Board for general use after having been used on individual projects and the Board makes the finding that the material has proven to meet the standards stated below.
- d. Village Center roofing material shall be concrete tile or synthetic materials that emulate concrete tile of the color burnt sienna except for special copper accent roofs that shall require specific approval of the DRB.
- e. The following roofing materials may be approved by the DRB as a specific approval that is processed as a class 3 development application if the DRB finds the roofing material is consistent with the town design theme and the applicable Design Regulations:
 - i. Copper;
 - (a) Copper shall only be considered when it is proposed with a brown or verde patina finish where visible except for the Village Center where a verde patina finish is required.
 - ~~(b)~~ (b) The copper finish shall be completed prior to issuing a certificate of occupancy.
 - ii. Galvanized corrugated or standing seam metal (not rusted, or reflective);
 - ~~iii. Standing seam;~~
 - ~~iv.~~ iii. Synthetic roofing material that accurately emulates wood shake, concrete and slate tile or any other roofing material permitted or existing in Mountain Village.
 - (a) Synthetic roofing material shall be:
 - (i.) Durable
 - (ii.) High strength, both material and shape;
 - (iii.) Low absorption or permeability;
 - (iv.) High freeze/thaw damage resistance;
 - (v.) Color throughout the tile (not surface applied); and
 - (vi.) High-quality design that fits within the architectural context of the building and the architectural context of the surrounding area.

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- f. The following requirements are applicable to all roofing:
 - i. Metal roofing surface shall not reflect an excessive amount of light when viewed against direct sunlight.
 - ii. Unless the DRB grants a specific approval for a non-rusted metal roof, corrugated and standing seam roofing materials shall be pre-treated to produce rusting prior to placement on the roof, and prior to the issuance of a certificate of occupancy.
- g. The installation or re-installation of wood shakes, glazed tile and asphalt shingles is prohibited, except for the repair or replacement of wood shake areas that are 25% or less of the total roof surface area.
- h. Roof flashing, Gutters Downspouts and Similar Hardware:
 - i. In the Village Center, all exposed metal flashing, gutters, downspouts and other roof hardware shall be copper except when either structural requirements dictate the use of stronger materials such as for snow fences.
 - ii. In all other areas, other metal guttering besides copper may be approved by the review authority to allow it to match roofing material, such as the use of rusty steel guttering on a rusty metal roof.
 - iii. When steel or iron are used, they shall be either rusted to match the roof or finished with a baked on enamel paint or, subject to the prior approval of the review authority, a silicon modified alloy or special epoxy paint system of a color approved by the review authority.

6.4. Pedestrian Protection. Due to the potential for heavy snow accumulation, snow shedding shall be expected from sloping roofs onto the adjoining finished grades. It is therefore important that people, structures and improvements be protected from these potential impact loads.

- a. All building entries and shop fronts shall be located at gable ends of buildings or shall be protected by secondary roofs, arcades, balconies or similar structures when they are subject to snow or ice shedding.
- b. Structures, improvements and other pedestrian/public areas shall be protected by structural snow retention devices and other measures, such as snow fences and heat traced gutters.
- c. Snow retention devices shall be designed by a registered, Colorado professional engineer to support structural loads.
- d. Raised planters, retaining walls or similar landscape features shall be used to direct pedestrians away from any snow or ice shed areas and shall be required where a potential volume of snow shed or an especially hazardous area exists due to the height and slope of the roof aspect and similar site-specific considerations.
- e. Mechanical and safety devices shall be provided to safely accommodate snow removal in accordance with federal occupational regulations.

7.5. Roofing Color/Nonreflective Material. All roof material colors shall be a non-reflective natural earth or rusted tones that blend with the natural backdrop to the extent practicable.

D. Chimneys, Vent and Rooftop Equipment Design

1. Chimney forms shall relate to the overall building.
2. All fireplace flues shall be enclosed, ~~and have with an arched~~ chimney cap that allows the proper draft to flow past the cap as required by any applicable codes and not simply left as exposed metal or clay flues. Chimney enclosures are generally made of stone, stucco or ~~rusted or painted~~ metal, ~~or metal treated to create a natural patina, to complement the roof material.~~ ~~The metal shall be treated to produce rusting.~~
3. All wood-burning fireplaces shall require the installation of a spark arrester.
 - a. Wood-burning fireplaces are only permitted on certain lots as limited by the Solid Fuel Burning Device Regulations.
4. All flues and vents shall be consolidated to the extent allowed by the Building Codes to minimize the visual impacts caused by excessive chimneys, flues and vents.
- ~~5. Chimneys shall be located on the side or rear of a dwelling and not located on the front façade as viewed from the primary access way.~~
- ~~6.5.~~ Vents shall be located on the roof plane that is furthest away from the adjoining public ways.
- ~~7.6.~~ Vents on the roof or on a wall shall be located and designed to ensure the lack of ~~instructions-obstructions~~ from accumulating snowfall.
- ~~8.7.~~ Exhaust vents from commercial kitchens, locker rooms and any other space that may emit undesirable odors shall be designed and located so as to vent from the roof of buildings and thus mitigate ~~and eliminate~~ odors. The review authority has the right to require improvements, such as air cleaners (scrubbers), to any system that does not in its judgment perform satisfactorily.
- ~~8.~~ Rooftop heating and air conditioning equipment, large vent stacks, elevator penthouses, mechanical equipment and building vents and flues shall be designed to be compatible with the overall design of the structure, consolidated into vent enclosures and concealed or screened from public view. Building vents and flues that cannot be consolidated into vent enclosures and/or concealed due to the Building Codes shall be wrapped with an appropriate metal to match the exterior materials of the building so as not to be obtrusive.
- ~~9.~~ **9. Exhaust vents and air conditioning equipment must be located to ensure emitted noise is directed away from public and habitable spaces.**

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E. **Exterior Wall Materials.** ~~A mix of materials including N~~atural stone, stucco (only in the Village Center), steel and wood ~~are shall be~~ the primary exterior materials. Proposed exterior materials shall be compatible with surrounding area development.

1. **Stone.** In addition to achieving the building massing requirements, stone walls shall meet the following standards:
 - a. ~~All B~~uildings with wood or other approved exterior materials shall have thirty-five percent (35%) minimum stone walls.
 - b. The stone for building additions shall be included into the overall stone calculation for the entire building and must comply with the stone percentage requirements stated herein.
 - c. The designs shall show stone that is distributed to enhance the overall architecture.
 - i. Stone incorporated in retaining walls that are ~~adjacent to and~~ an integral part of the building ~~design~~ may be included, ~~up to ten percent (10%),~~ in the building's exterior stone material calculation.

- ~~ii. Boulder walls or landscaped walls shall not be considered within calculations of the exterior wall material requirement.~~
- ~~iii-ii. A narrative that describes the pattern, grout, block size and color of the proposed stone. A stone sample and color picture of the proposed stone and setting pattern shall be provided as a part of the Design Review Process application for approval by the review authority.~~
- ~~iv-iii. Any review authority approval for stone shall include a condition that a four foot (4') by four foot (4') mock up board be prepared by the development mason for the review authority to approve the final stone material and setting pattern consistent with the review authority approval. Such mock up shall be provided prior to the installation of any stone and prior to the town conducting the framing inspection (if any), or other trigger point developed by the review authority.~~

2. **Wood.** Wood siding (horizontal or vertical), wood shingles, log, log siding and heavy timbers, and timber veneers are acceptable exterior wood materials. In addition to achieving the building massing requirements, wood siding shall meet the following standards:
 - a. Log and log siding shall be a minimum sixteen inches (16") in diameter on the first and lower floor elevations as provided under the building design standards, and nine inches (9") in diameter on upper floors. When milled logs are used, hand-hewed logs are preferred. When log siding, heavy timber or wood siding are used, corner detailing shall be provided.
 - b. Heavy timber shall be a minimum size of eight inches by eight inches (8" x 8").
 - c. Wood siding shall be a minimum size of one inch by eight inches (1" x 8") in dimension and either painted or stained. Reclaimed barn wood shall be an average of eight inches (8") in width.
 - d. Board and batten wood siding shall not be the predominant siding pattern. When board and batten siding is proposed the minimum size shall be one inch by eight inch (1" x 8") boards and one inch by eight inch (1" x 8") battens.
3. **Metal.** The review authority may review and approve metal as ~~an accent~~ siding material, soffit material and fascia material as specific approvals in a development application.
 - a. Permitted metal siding types include rusted corrugated, rusted sheet metal panels, zinc panels, copper panels and other metal types reviewed and approved by the DRB.
 - b. Copper metal shall be treated to produce a patina prior to the issuance of a certificate of occupancy.
 - c. Corrugated metal shall be treated to produce rusting prior to the issuance of a certificate of occupancy.
4. **Stucco.** Stucco is only allowed in the Village Center. In addition to achieving the building massing requirements, stucco siding shall meet the following standards:
 - a. The primary exterior wall finish in the Village Center shall be stucco with a minimum use of twenty-five percent (25%) stone and a maximum of twenty percent (20%) wood as an exterior wall material.
 - b. Stucco walls shall portray a building of mass and, therefore, must be used over

- large surfaces rather than on small isolated areas. Stucco walls shall have a smooth undulating surface with soft rounded corners and deeply recessed doors and windows to reinforce the building mass.
- c. Two-coat or three-coat stucco construction shall be detailed on the Design Review Process and construction plans.
 - d. Stucco colors shall be primarily light earth tones and are subject to the approval of the review authority.
 - e. Exterior Insulation Finished System or "EIFS" is prohibited due to the high alpine conditions and the prevalent water damage issues occurring in past EIFS installations.
5. **Non-combustible Materials.** The Town Building Codes may require certain non-combustible wall assemblies or synthetic materials. In such circumstances, the DRB may approve non-combustible materials as a specific approval provided it finds such materials are compatible with the town design theme and surrounding area development.
 6. **Sustainable Green Building Materials.** The DRB may approve sustainable green building materials as a specific approval provided it finds such materials are compatible with the town design theme and surrounding area development.
 7. **Prohibited Exterior Materials.** The following exterior materials are prohibited:
 - a. Rough sawn plywood, aluminum, fiberglass, T-111 panels, plastic and/or vinyl siding.
 - b. Concrete is limited as an exterior materials for structural elements such as exposed lintels or beams, or as board form concrete with review authority specific approval. Other areas of concrete shall be faced with stone, wood, stucco or metal per the exterior material requirements set forth in this section.

F. Exterior Color

Exterior material color shall harmonize with the natural landscape within and surrounding the town. Color shall be natural, warm and subtle. Roofs may be rusted, black or gray standing seams or corrugated metal. Any colors used on details such as trim, fascia and timbers can be stronger and provide contrast to the more subtle tones of large wall or roof areas.

G. ~~Windows Glazing.~~ Windows shall be designed to meet the following standards: Window design must be responsive to the energy code and site conditions. Each window wall composition will be evaluated on the basis of whether it is an integral part of the structure's complete design. Windows shall be designed to meet the following standards:

1. Window openings and patterns shall be responsive to good solar design principles. The design of exterior walls shall also respond to solar exposures.
 - a. ~~North walls shall typically have no more than twenty percent (20%) glass area unless the primary view is to the north.~~
 - b. ~~South walls shall open to the sun and view.~~
 - e.a. ~~Consistent with the Building Codes,~~ The maximum window area of a building is shall be forty percent (40%) of the total building façade area. Window placement and size shall be sensitive to light spill over to adjacent properties.
 - i. ~~Window area measured as the rough opening area of the windows.~~
 - ii. ~~Façade area measured to the exterior face of the wall assembly.~~

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

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

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

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

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

~~3.2. Combinations of windows shall be used to establish a human scale to building facades in the Village Center.~~

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~~4.3. Windows within grounded base forms shall appear to be punched into massive walls. Window patterns and reveals need to be carefully studied to create interest and variety.~~

~~a. All windows in stone or stucco walls shall be recessed so that the exterior face of the glass is set back a minimum of five inches (5") from the outside face of the exterior wall assembly.~~

~~i. Built-out eyebrows shall not be used to circumvent the intent of the window recess requirement.~~

~~Within the Village Center, the depth of reveals shall vary from the five inches (5") as set forth above with reveals greater than ten inches (10") being more desirable. When bay windows are incorporated in stucco walls, the window recess requirement will be reviewed on an individual basis.~~

~~ii.~~

~~b.~~

~~b.a. When bay windows are incorporated in stucco walls, the window recess requirement will be reviewed on an individual basis.~~

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~~5.4. Window openings and trim shall be consistent in proportion and scale with the associated building. Materials shall vary in detailing and color while still being compatible with overall building design. Transitional details must be provided that clearly describe connection of glazing to walls.~~

~~6.5. For residential windows above the pedestrian (ground) level within the Village Center, uninterrupted, maximum glass area shall not exceed sixteen (16) square feet.~~

~~7.6. Village Center windows at pedestrian (ground) level are also governed by the Commercial, Ground Level and Plaza Area Design Regulations..~~

~~8. Continuous, repetitive bands of windows shall be avoided.~~

~~9.7. Windows shall have double or triple glazing or high technology glass as required by the Building Codes.~~

~~10.8. Window frames and trim shall be painted or stained wood, anodized, painted or clad~~

aluminum or patina copper clad.

- a. Aluminum is allowed as painted clad material only.
- b. The use of vinyl windows is prohibited.

~~11.9.~~ Divided-lite windows shall be either individual glass ~~lights-lites~~ with real mullions unless special divided-~~light-lite~~ windows with interior spacer bars are otherwise approved by the review authority; or simulated divide lite windows. The use of removable grid (false mullions) is prohibited.

~~12.10.~~ The use of mirrored glass is prohibited.

~~13.11.~~ If shutters or grills are used on exterior walls, they shall be operable and not merely ornamental.

H. Doors and Entryways

1. For single-family development, doors and entryways shall use handcrafted materials whenever possible. The primary entrance doorways shall establish interest, variety and character and shall be reviewed by the review authority on an individual basis.
2. Within the Village Center and multi-family development, glass, metal and wood doors shall be used to establish interest, variety and character for the tenant spaces.
3. Flush metal doors will not be permitted unless the review authority determines that such doors are semi-concealed from public ways.
4. All doors shall meet the applicable energy code requirements of the Building Codes.
 - a. Hollow metal doors are not permitted.
5. The exterior face of a door shall be recessed a minimum of five inches (5") from the outside face of ~~the exterior wall assembly~~ a grounded base.
6. Garage doors shall be rich and interesting. Wood or metal sectional overhead doors of raised panel design may be used.
 - a. Hollow metal doors, metal overhead doors of plain panel or roll-up doors similar to those of a service truck are prohibited.
 - b. Wood garage doors, other than wood sectional overhead doors, shall be reviewed on an individual basis.
 - c. The exterior face of the garage door shall be recessed a minimum of seven inches (7") from the outside face of the exterior wall assembly.

I. Decks and Balconies

1. Decks and balconies shall be designed to enhance the overall architecture of the building by creating variety and detail on exterior elevations. Combinations of covered decks, projecting balconies and bay windows shall be used.
2. Long, continuous bands of balconies are prohibited.
3. Whenever possible, balconies and decks shall be located in areas of high sun exposure while at the same time preserving views and solar access.

J. Required Surveys and Inspections

The following surveys and inspections shall be conducted by the Planning Division or the Building Division to ensure development is constructed in accordance with the review authority

approved plans:

1. As required by CDC Section 17.3.12.C, when building height is within five (5) feet or less of the maximum building height or maximum average building height the developer shall submit a monumented land survey that is prepared by a Colorado public land surveyor to establish the maximum building height and the maximum average building height, including but not limited to natural grade, finished grade and the building height measurement points (in USGS datum) prior to the Building Division conducting the required framing inspection.
2. As required by CDC section 17.3.14, when an approved development has a structure, building, grading, hardscape or other similar improvement within five (5) feet or less from the general easement setback, other setback or a lot line, the developer shall submit a monumented land survey prepared by a Colorado public land surveyor to ensure there are no above-grade or below-grade encroachments into the general easement setback prior to the Building Division conducting the required footing or foundation inspection as applicable.
3. Prior to the Building Division conducting the required framing inspection, a four foot (4') by eight foot (8') materials board will be erected on site consistent with the review authority approval to show:
 - a. The stone, setting pattern and any grouting with the minimum size of four feet (4') by four feet (4');
 - b. Wood that is stained in the approved color(s);
 - c. Any approved metal exterior material;
 - d. Roofing material(s); and
 - e. 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.
4. 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.
5. 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.
6. Prior to the Building Division conducting the required footing or foundation inspection for an accessory dwelling unit, a monumented land survey prepared by a Colorado public land surveyor to ensure that an accessory dwelling unit will contain the maximum floor area as approved by the review authority. Such a survey may also be required by the review authority for any other land use that has a maximum or minimum size established by the CDC a PUD or by a development agreement with the Town.

CHAPTER 17.4 DEVELOPMENT REVIEW PROCEDURES

17.4.11(E) 5. Design Variation Process.

- a. The DRB may grant design variations to the following Design Regulations sections:

- i. Building siting design;
 - ii. Grading and drainage design;
 - iii. Building design;
 - iv. Landscaping regulations;
 - v. Trash, recycling and storage areas;
 - vi. Lighting regulations;
 - vii. Sign regulations; and
 - viii. Commercial, ground level and plaza area regulations.
- b. A design variation request shall be processed concurrently with the applicable Design Review Process development application.
- c. A design variation request shall outline the specific variations requested and include the section number.
- d. A design variation request shall provide a narrative on how the variation request meets the design variation criteria for decision.
- e. The following criteria shall be met for the review authority to approve a design variation ~~development~~:
- i. The design variation is compatible with the design context of the surrounding area; ~~and provides for a strong mountain vernacular design.~~
 - ii. The design variation is consistent with the town design theme;
 - iii. The strict development application of the Design Regulations(s) would prevent the applicant or owner from achieving its intended design objectives for a project;
 - iv. The design variation is the minimum necessary to allow for the achievement of the intended design objectives;
 - v. The design variation is consistent with purpose and intent of the Design Regulations;
 - vi. The design variation does not have an unreasonable negative impact on the surrounding neighborhood; ~~and~~
 - ~~vii.~~ The proposed design variation meets all applicable Town regulations and standards; and
 - ~~viii.~~ The variation supports a design interpretation that embraces nature, recalls the past, interprets our current time, and moves us into the future while respecting the design context of the neighborhood surrounding a site.
 - ~~viii.~~
- f. Cost or inconvenience alone shall not be sufficient grounds to grant a design variation.
- g. It shall be the burden of the applicant to demonstrate that submittal material and the proposed development substantially comply with the design variation process.

CHAPTER 17.4 DEVELOPMENT REVIEW PROCEDURES

17.4.1 PURPOSE

The purpose of the Development Review Procedures is to provide a clear, transparent, consistent, predictable and efficient review process for certain development activities within Mountain Village that are governed by this CDC.

17.4.2 OVERVIEW OF DEVELOPMENT REVIEW PROCESSES

- A. There are five (5) development review processes that are used for evaluating land use development applications governed by the CDC:
1. **Class 1 application:** Staff development application review process;
 2. **Class 2 application:** Staff-DRB chair development application review process;
 3. **Class 3 application:** DRB development application review process;
 4. **Class 4 application:** DRB-Town Council development application review process; and
 5. **Class 5 application:** Town Council development application review process.
- B. Table 4-1 summarizes the types of development applications that fall under each class of application and associated review authority:

Table 4-1, Development Application Classes

Development Application Type	Application Class	Review Authority
Minor revision Process	Class 1	Planning Division Staff
Renewals	Class 1	Planning Division Staff
Rezoning Process	Class 4	DRB Recommendation & Town Council Action
Density Transfer Process		
From lot, or density bank, to a lot	Class 4	DRB Recommendation & Town Council Action
Within the density bank	Class 1	Planning Division Staff
Design Review Process		
	Class 1	Planning Division Staff
	Class 2	DRB Chair
	Class 3	DRB
Site Specific PUD (SPUD)	Class 4	DRB Recommendation & Town Council Action
Conceptual PUD	Class 4	DRB Recommendation & Town Council Action
Sketch PUD	Class 3	DRB
Final PUD	Class 4	DRB Recommendation & Town Council Action
Master PUD (MPUD)		
Outline PUD	Class 5	Town Council
Final PUD	Class 4	DRB Recommendation & Town Council Action
Subdivision		
Major Subdivisions	Class 4	DRB Recommendation & Town Council Action
Minor Subdivisions	Class 5	Town Council
Staff Subdivisions	Class 1	Planning Division Staff
Conditional Use Permits	Class 4	DRB Recommendation & Town Council Action
Variance Process	Class 4	DRB Recommendation & Town Council Action
Vested Property Right	Class 4	DRB Recommendation & Town Council Action
Special Events	Class 1	Planning Division Staff
Vending Permits	Class 1	Planning Division Staff
Home Occupations	Class 1	Planning Division Staff

Development Application Type	Application Class	Review Authority
Telecommunication Regulation		
New Freestanding Antenna	Class 4	DRB Recommendation & Town Council Action
Attached to structure	Class 1	Planning Division Staff
Cell on Wheels (COW)	Class 1	Planning Division Staff
Busking Permits	Class 1	Planning Division Staff

- C. Certain development applications are not associated with an application class, and have their Alternative Review Process outlined in a specific section of the CDC, such as the Alternative Review Process for governmental projects, appeals and worksessions.
- D. In the event a development application is submitted and can be processed pursuant to the provisions of this CDC, but the application class is not listed in the development application table or set forth in the CDC as a development application class or alternative review, the Director of Community Development shall determine the application class such application shall follow.

17.4.3 DEVELOPMENT REVIEW PROCEDURES

The following Development Review Procedures shall apply to all classes of development applications except where a section of this CDC has a unique development process contained therein. The following Development Review Procedures shall be in addition to any specific review procedures that may be required for a specific type of development application outlined in this CDC.

A. Step 1: Presubmittal Meeting

The purpose of a presubmittal meeting is to provide an applicant with a list of required information and plans that must be submitted with a development application and to discuss potential opportunities and issues with CDC regulations prior to a formal submittal.

1. **Class 1 and 2 Applications.** Presubmittal meetings are not required for class 1 or 2 development applications; however, an applicant or the Planning Division may request such a meeting based on the nature and scope of a development application.
2. **Class 3, 4 or 5 Applications.** Prior to submitting a class 3, 4 or 5 development application, a presubmittal meeting shall be scheduled with the Planning Division to review the submittal documents, information and studies that must be submitted and to discuss potential issues with CDC regulations. This meeting may, at the discretion of the Planning Division, require a conceptual site plan showing key plan elements (building layout, parking area layout, access, lot layout, etc.). The applicant will be provided with a development application submittal information packet and a checklist of submittal requirements at the presubmittal meeting.
3. **Waiver of Presubmittal Meeting.** The Planning Division may waive the presubmittal meeting requirement based upon the nature and scope of a proposed development application.

B. Step 2: Development Application Submittal for All Application Classes. A development application may be submitted to the Planning Division following the presubmittal meeting for class 3, 4 and 5 development applications unless a presubmittal meeting was waived by the Planning Division, in which case the application may be submitted at any time. A development application for class 1 and 2 applications may be submitted at any time unless a presubmittal meeting was required by the Planning Division. The application shall include all the submittal requirements of the development application submittal form, including but not limited to all applicable fees, required plans and other submittal documents required by the CDC.

C. Step 3: Development Application Completeness Check

1. **Completeness and Compliance Review.** The Planning Division shall determine the completeness of a development application according to the submittal requirements of this CDC within seven (7) calendar days following the submittal of an application ("Completeness Check Deadline").
2. **Advisement of Development Application Status.** If an application is determined to be complete, it shall be accepted by the Planning Division as a complete development application and the formal review process shall commence. If the application is determined incomplete, the applicant shall be notified in writing of the specific deficiencies and the review process shall not commence until all noted deficiencies are corrected. The Planning Division shall provide written notification of either the acceptance or rejection due to incompleteness of an application by the Completeness Check Deadline. An incomplete application may be returned to an applicant if an application is not made complete within twenty-one (21) calendar days following the original submission date.

D. Step 4: Development Application Referral and Review

1. **Class 1 and 2 Applications.** The formal review process for a development application shall commence with the Referral and Review Process. The Referral and Review Process shall be a fifteen (15) calendar day process from the date of a complete development application. The Referral and Review Process may be compressed by the Planning Division if responses to all referrals are received and the Planning Division also completes its development application review prior to the end of the fifteen (15) day review period.
 - a. Referral agency comments shall be forwarded to the applicant.
 - b. Within the first five (5) calendar days of the review period a referral agency may request an extension of time to review a development application for good cause. The Planning Division shall determine if any requested extension is warranted and notify the referral agency and applicant of its decision and the number of days allowed for the extended review time, if any, within three (3) business days of such request.
2. **Class 3, 4 and 5 Applications.** The formal review process for a development application shall commence with the Referral and Review Process. The Referral and Review Process shall be a twenty-one (21) calendar day process from the date of a complete development application.
 - a. Within the first ten (10) calendar days of the review period a referral agency may request an extension of time to review a development application for good cause.

The Planning Division shall determine if any requested extension is warranted and notify the referral agency and applicant of its decision and the number of days allowed for the extended review time, if any, within three (3) business days of such request.

- b. Referral agency comments shall be forwarded to the applicant.

3. Additional Review Time for All Development Application Classes. The Planning Division has the authority to determine, based on the complexity of a development application and staffing demands related thereto, if additional review time is required for the Referral and Review Process for all development application classes. The Planning Division shall inform an applicant if additional time is required within seven (7) calendar days from the date of a complete development application for class 1 and 2 applications, and within fourteen (14) calendar days for class 3, 4 and 5 applications.

4. Referral Agencies. The Planning Division shall be responsible for referring development applications to the agencies listed in the referral agency table, Table 4-2, below unless the Planning Division determines a referral is not necessary based on the nature of the development application.

- a. **No Comment.** If a referral agency fails to respond by the date requested on the referral form, its failure to respond shall be interpreted as “no comment” in which case it shall be presumed that such referral agency does not take issue with the development application.
- b. **Use of Referral Agency Comments.** Concerns raised by referral agencies related to specific regulatory requirements shall be considered by the review authority in making a decision. Referral agency recommendations not related to specific regulatory requirements of an agency may be addressed provided such recommendations are within the criteria for decision used by the review authority when considering a development application.

Referral Agency Table 4-2

Referral Agency	Class 1	Class 2	Class 3	Class 4	Class 5
Town Public Works	X	X	X	X	X
Town Plazas and Environmental Services Dept.	XEP	XEP	XEP	XEP	XEP
Town Attorney	XL	XL	XL	XL	XL
Mountain Village Cable	X	X	X	X	X
Transportation Department	XT	XT	XT	XT	XT
Recreation Department	XR	XR	XR	XR	XR
Telluride Fire Protection District	X	X	X	X	X
San Miguel Power Association	X	X	X	X	X
Source Gas	X	X	X	X	X
Qwest	X	X	X	X	X
Colorado Geologic Survey					X
San Miguel County				XMR	XMOS
Town of Telluride				XMR	
San Miguel Regional Housing Authority					
Colorado State Forest Service					
United States Army Corps of Engineers					
United States Forest Service					

XEP: Mandatory referral for a determination of the existence of wetlands on or adjacent to the site or lot related to development applications that involve grading or exterior construction activity and comments if there are wetlands in the area of the site or lot.

XL: Referrals for development applications with legal agreements or issues.

XT: Referrals for development applications with transportation impacts.

XR: Referrals for development applications with recreation impacts.

XMR: Mandatory referral for Design Review Process development applications on ridgeline lots.

XMOS: Mandatory referral for rezonings, subdivisions and lot line vacations that affect active or passive open space.

E. Step 5: Planning Division Follow-up Communication

All Development Application Classes. Within seven (7) calendar days following the completion of the Referral and Review Process in step 4, the Planning Division shall provide the applicant with a written communication summarizing the comments of the referral agencies received by the Planning Division during, and, if warranted by the conclusions of the review, may provide guidance and suggestions to the applicant regarding staff's analysis of measures necessary to attain compliance with the applicable criteria for decision and requirements of the CDC. The Planning Division's written correspondence to an applicant represents only an administrative review of the development application through the Referral and Review Process. Staff may identify additional issues at any time prior to final approval.

F. Step 6: Applicant Plan Revisions

1. **Plan Revisions.** If upon conclusion of the Referral and Review Process in step 4 it is determined that revisions to a development application are necessary in order to comply with the requirements of the CDC, the applicant shall be provided with an opportunity to revise the development application.
 - a. **Required Plan Revisions.** An applicant shall revise the development application to address the requirements of the CDC unless a variance or a PUD is being requested as a part of the development application (required plan revisions). Examples of such requirements include but are not limited to setbacks, general easements, building height, lot coverage and permitted uses.
 - b. **Discretionary Plan Revisions.** Certain requirements and criteria of the CDC are more discretionary and subject to individual opinion and judgment, such as the need to provide adequate buffering, minimize visual impacts or minimize wetland impacts (discretionary plan revisions). An applicant will be encouraged by the Planning Division to amend the development application to address the discretionary plan revisions in order to be compliant with the requirements and criteria of the CDC.
2. **Progression to Step 7.** A development application shall not progress to step 7 or other subsequent steps until all the required plan revisions have been addressed by an applicant, and the applicant has either revised the plans to address the required discretionary plan revisions, or provided a written narrative on why the development application either does not need to be amended to address a discretionary requirement of the CDC, or a written explanation of how the development application meets the discretionary requirements.

G. Step 7: Schedule Review Authority Public Hearing

1. **Class 1 and Class 2 Applications.** Class 1 and 2 development applications do not require a formal public hearing with the review authority. Therefore, no public hearing is required.
2. **Class 3, 4 and 5 Applications.**

a. A public hearing shall be scheduled with the review authority in accordance with this section if the Planning Division determines that a class 3, 4 or 5 development application has met the following public hearing threshold requirements:

- i. The development application has addressed any required plan revisions;
- ii. The applicant has amended the development application to address any discretionary plan revisions or provided a written narrative why the development application does not need to be amended to address such discretionary requirements; and
- ~~iii.~~ iii. The development application contains sufficient detail to allow a thorough review of the proposal by the review authority per the applicable requirements of this CDC and the applicable criteria for decision.
- ~~iii-iv.~~ iv. For Class 3 applications, a Sketch Review process has been completed.

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b. Certain class 5 applications are exempt from the need to conduct a public hearing as outlined in step 10 and the public hearing noticing requirements.

b-c. Class 3 applications will require a two-step process consisting of an initial Sketch Review process, followed by a public hearing for formal approval at a subsequent Design Review Board agenda.

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3. **Scheduling Development Application on Agenda.** A development application shall be scheduled before the review authority at its next regular meeting, considering the required notice period, where adequate time is available on the agenda to conduct a public meeting or hearing, as applicable. Notwithstanding the foregoing, scheduling of the meeting or public hearing, whichever situation applies, shall occur within 60 calendar days after the Planning Division determines that the public hearing threshold requirements have been met.

H. Step 8: Public Noticing

- 1. **Class 1 and 2 Applications.** Class 1 and 2 development applications do not require public noticing.
- 2. **Class 3, 4 and 5 Applications.** Noticing of class 3, 4 and 5 development application public hearings shall be in accordance with the public hearing noticing requirements.

a. Certain class 5 development applications as outlined in step 10 are exempt from the public noticing requirements because a public hearing is not required.

a-b. The Sketch Review step of the Class 3 Design Review process are exempt from the public noticing requirements because a public hearing is not required.

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I. Step 9: Preparation of Staff Report

- 1. **Class 1 and 2 Applications.** Class 1 and 2 development applications do not require the preparation of a formal staff report. Notwithstanding the foregoing, the Planning Division may elect to prepare a report on such development applications.
- 2. **Class 3, 4 and 5 Applications.** The Planning Division shall prepare a staff report for the review authority for class 3, 4 and 5 development applications that analyzes the development application as per the applicable requirements and criteria for decision of

this CDC. Such staff report shall be included as part of the application packet materials for the review authority.

J. Step 10: Review Authority Public Hearing or Meeting

1. **Class 1 and 2 Applications.** No public hearing or meeting is required for class 1 or 2 development applications prior to taking action.
2. **Class 3 Applications.** Prior to taking any action on a class 3 development application, the DRB shall hold at least one (1) initial Sketch Review meeting and at least one (1) public hearing held at a subsequent DRB agenda for the purpose of considering recommendations from the Planning Division, the Design Review Board, other agencies and testimony from the applicant and the public.
3. **Class 4 Applications.** A class 4 development application shall first be reviewed by the DRB, which shall make a recommendation to the Town Council. Thereafter, the Town Council shall render a final decision on such development applications.
 - a. Prior to taking any action and making a recommendation on a class 4 development application, the DRB shall hold at least one (1) public hearing for the purpose of considering recommendations from the Planning Division, other agencies and testimony from the applicant and the public.
 - b. Prior to taking any action on a class 4 development application, the Town Council shall hold at least one (1) public hearing for the purpose of considering recommendations from the Planning Division, DRB, other agencies and testimony from the applicant and the public.
4. **Class 5 Applications That Require a Public Hearing.** Prior to taking any action on the following class 5 development application, the review authority shall hold at least one (1) public hearing for the purpose of considering recommendations from the Planning Division, other agencies and testimony from the applicant and the public:
 - a. Outline MPUD development applications;
5. **Other Class 5 Applications.** Minor subdivision and other class 5 development applications do not require a public hearing.

K. Step 11: Review Authority Action on a Development Application

1. **Class 1 or Class 2 Applications.**
 - a. The Planning Division shall issue a written decision on class 1 or 2 development applications within seven (7) calendar days after the Planning Division determines a development application can proceed to step 7 as outlined under step 6 above.
 - b. The Planning Division's action on class 1 or 2 development applications shall be based on a finding of compliance with the specific requirements of this CDC for the type of development application under review and shall be for approval, conditional approval or denial.
 - c. Approval of class 1 or class 2 development applications may include conditions of approval.
2. **Class 3, ~~4~~ and ~~5~~ Applications.** The following options are available to the review

authority when acting on class 3, ~~4 or 5~~ development applications:

a. ~~Sketch Review. The Design Review Board shall review and approve a Sketch Review application before the application is allowed to proceed to a subsequent agenda for a public hearing and Formal Review.~~

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b. ~~Formal Review. After the DRB approves the Sketch Review application a public hearing shall be held on a subsequent agenda. The DRB shall have the following options for action:~~

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a.i. ~~Approval. The review authority DRB shall approve a proposed Class 3, 4 or 5 development applications if it determines that it meets the applicable requirements and criteria of the CDC.~~

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i.(a) The review authority's approval of a class 3, 4 or 5 development application shall be made by resolution, and such resolution may be recorded in the records of the San Miguel County Clerk and Recorder at the discretion of the Town Attorney.

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ii.(b) The DRB's recommendation of approval of a class 4 development application shall be made by motion, approved by a majority vote of the DRB and recorded in the DRB summary of motions.

iii.(c) The review authority may attach conditions of approval.

b.i. ~~Denial. The review authority DRB shall deny a proposed class 3, 4 or 5 development application if it determines that it does not meet the applicable requirements and criteria of the CDC.~~

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i.(a) The review authority DRB's denial of a class 3, ~~4 or 5~~ Formal Review development application shall be made by resolution.

ii.(b) ~~The DRB's recommendation of denial of a class 4 development application shall be made by motion, approved by a majority vote of the DRB and recorded in the DRB summary of motions.~~

e.iii. ~~Continuance.~~

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i.(a) The public hearing may identify additional issues that relate to applicable requirements or criteria for decisions set forth in this CDC, and the applicant may be required by the review authority to address such new issues prior to taking formal action on a development application. Where development application revisions are required by the review authority, the review authority shall determine, at its public hearing or meeting, the timeline for submitting such revisions or new information to the Planning Division and continue the public hearing or meeting to a date certain, which will allow sufficient time for proper analysis and preparation of a supplemental staff report by the Planning Division.

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ii.(b) If a hearing is continued, the applicant shall submit, at least 30 calendar days prior to the continued hearing (unless otherwise specified by the review authority provided there is enough time to review the revised plans and prepare a staff report), any additional required submittal documents or new information to address the review authority's concerns per the applicable

requirements and criteria for decision set forth in this CDC.

~~iii.~~(c) A public hearing continued to a certain date, time and location is not required to be noticed.

~~iv.~~ **Tabling.** If continuance is not appropriate or if more than two months are needed to address development issues or questions, the ~~review authority~~DRB may table a development application for good cause or to allow additional information and materials to be submitted that will allow for a comprehensive review. Tabled development applications require noticing in accordance with the public hearing noticing requirements prior to recommending the public hearing process.

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3. Class 4 and 5 Applications. The following options are available to the review authority when acting on Class 4 or 5 development applications:

a. **Approval.** The review authority shall approve a proposed Class 4 or 5 development applications if it determines that it meets the applicable requirements and criteria of the CDC.

i. The review authority's approval of a Class 4 or 5 development application shall be made by resolution, and such resolution may be recorded in the records of the San Miguel County Clerk and Recorder at the discretion of the Town Attorney.

ii. The DRB's recommendation of approval of a Class 4 development application shall be made by motion, approved by a majority vote of the DRB and recorded in the DRB summary of motions.

iii. The review authority may attach conditions of approval.

b. **Denial.** The review authority shall deny a proposed Class 4 or 5 development application if it determines that it does not meet the applicable requirements and criteria of the CDC.

i. The review authority's denial of a Class 4 or 5 development application shall be made by resolution.

ii. The DRB's recommendation of denial of a Class 4 development application shall be made by motion, approved by a majority vote of the DRB and recorded in the DRB summary of motions.

c. **Continuance.**

i. The public hearing may identify additional issues that relate to applicable requirements or criteria for decisions set forth in this CDC, and the applicant may be required by the review authority to address such new issues prior to taking formal action on a development application. Where development application revisions are required by the review authority, the review authority shall determine, at its public hearing or meeting, the timeline for submitting such revisions or new information to the Planning Division and continue the public hearing or meeting to a date certain, which will allow sufficient time for proper analysis and preparation of a supplemental staff report by the Planning Division.

ii. If a hearing is continued, the applicant shall submit, at least 30 calendar days prior to the continued hearing (unless otherwise specified by the

review authority provided there is enough time to review the revised plans and prepare a staff report), any additional required submittal documents or new information to address the review authority's concerns per the applicable requirements and criteria for decision set forth in this CDC.

iii. A public hearing continued to a certain date, time and location is not required to be renoticed.

d. **Tabling.** If continuance is not appropriate or if more than two months are needed to address development issues or questions, the review authority may table a development application for good cause or to allow additional information and materials to be submitted that will allow for a comprehensive review. Tabled development applications require renoticing in accordance with the public hearing noticing requirements prior to recommending the public hearing process.

L. Step 12: Notice of Action

1. **Class 1 and 2 Applications.** With respect to Class 1 and 2 applications, the Planning Division shall send written notice of its decision to the applicant within five (5) calendar days after the date action is taken. Notice to the applicant shall include any conditions of approval or findings for denial. Failure to send written notice within five (5) calendar days shall not invalidate the action taken, but shall extend the period in which the applicant may submit an appeal by the number of days that giving of notice is delayed beyond five (5) calendar days.
2. **Class 3 Applications.** The Planning Division shall send written notice of the DRB's decision to either approve or deny a Formal Review development application to the applicant within seven (7) calendar days after the date action is taken. Notice to the applicant shall include any conditions of approval or findings for denial. Failure to give notice within seven (7) calendar days shall not invalidate the action taken, but shall extend the period in which the applicant may submit an appeal by the number of days that giving of notice is delayed beyond seven (7) calendar days.
3. **Class 4 and 5 Applications.** The Planning Division shall send written notice of the Town Council's decision to either approve or deny a development application to the applicant within seven (7) calendar days after the date action is taken. Notice to the applicant shall include any conditions of approval or findings for denial.

M. Step 13: Effective Date and Appeal

1. **Class 1 and 2 Applications.** Action on class 1 and 2 applications shall become effective on the date a decision is rendered unless an appeal is filed within seven (7) calendar days.
2. **Class 3 Applications.** Action on class 3 applications shall become effective seven (7) calendar days from the date a decision is rendered unless an appeal is filed in accordance with the appeal procedures within this seven (7) day period.
3. **Class 4 and 5 Applications.** The Town Council's action on Class 4 and 5 applications shall become effective on the date a decision is rendered.
 - i. In certain instances which require the recording of a legal instrument, the Town Council action shall not be effective until any required resolution or other required legal instruments are recorded. Recording shall occur as soon as practicable after the Council hearing approving the development application.

- b. Decisions of the Town Council shall be final, subject only to judicial review by a court of competent jurisdiction in accordance with the Colorado Rules of Civil Procedure.

4. Appeal and No Issuance of Permits

- a. Appeals to the Town Council on Class 1, 2 and 3 applications shall be filed, and hearings thereon shall be conducted in accordance with the appeal procedures.
 - i. If a decision to approve a class 1, 2 or 3 application is appealed 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.
 - ii. If the appeal results in a denial of a development application, a new and substantially modified development application must be submitted if an applicant desires to continue pursuing the development of a property absent a change in the CDC regulations or Comprehensive Plan policies.
- b. The Town Council's approval or denial of class 4 or 5 development applications, or appeals of class 1, 2 or 3 development applications shall constitute final administrative Town action on a development application.
 - i. If the Town Council denies a development application, a new and substantially modified development application shall be submitted if an applicant desires to continue pursuing the development of a property absent a change in the CDC regulations or Comprehensive Plan policies.
 - (a) An applicant cannot submit the same development application that was denied by the Town Council for a period of three (3) years from the date of denial.

N. Step 14: Length of Validity

- 1. **Class 1, 2 and 3 Applications.** Approval of class 1, 2 and 3 applications shall lapse eighteen (18) months from the effective date of the approval (except for renewals as outlined below) unless a development permit is issued by the Town and either: (a) a building permit is issued, and the Director of Community Development determines substantial construction has occurred on the project; (b) a certificate of occupancy or certificate of completion is obtained; or (c) the development application resulted in a final action that does not expire, such as a density transfer. If a certificate of occupancy or certificate of completion is obtained on a class 1, 2 or 3 development application, the approval shall remain valid for the life of the project provided the use continues to comply with the requirements of the CDC in effect when the project was completed, unless the development application is amended or revoked in accordance with the procedures outlined in this CDC.
 - a. An applicant may seek one (1), six (6) month renewal prior to lapse of the approval in accordance with the renewal procedures. If a renewal development application is approved by the Town, the approval shall lapse six (6) months after the expiration date of the original approval.
 - b. Class 1, 2 or 3 development applications that have lapsed shall be required to

submit a new development application, which shall be governed by the requirements of this CDC in effect at the time of the new submittal.

- c. If construction ceases on a development leaving a partially finished project, the Town may initiate the revocation procedure.
 - i. During the revocation procedure, the Town may apply conditions to mitigate adverse impacts in conjunction with relief provided by the CDC and the Building Codes.

2. **Class 4 Applications.**

- a. **Class 4 Applications General.** The Town Council's approval of a class 4 application shall lapse after eighteen (18) months from the date of approval unless one (1) of the following actions occurs within said time period:
 - i. Any required plat, development agreement or other legal instruments are executed and recorded; or
 - (a) A PUD development agreement shall set forth the length of validity for such agreement and any associated vested property rights according to the PUD Process.
 - ii. The activity and/or use described in the development application has substantially commenced or been constructed, whichever situation applies in accordance with development application and the associated approval.

Once one of these actions occurs, the class 4 application shall remain valid for length stated in the approving resolution or associated development agreement unless it is amended or revoked in accordance with the procedures outlined in this CDC.

- b. **Length of Validity for Conditional Use Permits.**
 - i. If no time period is stated in a resolution approving a conditional use permit, the permit shall be valid for five (5) years unless a development agreement or resolution has been approved in accordance with the CDC, which may specify a longer period of approval.
 - ii. The Town Council may limit the maximum length of validity for all conditional use permits to allow for periodic reviews of such uses per the requirements and criteria for decision of this CDC.
 - iii. If activities allowed by a conditional use permit have ceased for at least one (1) year, such permits shall expire and these activities cannot resume unless a development application is filed and approved in accordance with the procedures for review of new conditional use permits.
 - iv. A conditional use permit shall remain valid for length stated in the approving resolution or associated development agreement unless the approval is amended or revoked in accordance with the procedures outlined in this CDC.

3. **Class 4 or 5 Applications.**

- a. Approval of a class 4 or 5 application shall lapse after eighteen (18) months unless one of the following have occurred:
 - i. The required legal instruments have been executed and recorded, such as the required resolution, ordinance, density transfer, subdivision plat, PUD development agreement, development agreement or any other legal instruments required by the Town as a part of the development application approvals; or
 - (a) A PUD development agreement shall set forth the length of validity for such agreement and any associated vested property rights according to the PUD Process.
 - ii. The approving ordinance is subject to a petition and referendum and is revoked by a vote in accordance with the Town Charter.
- b. Once the required actions occur, the approval shall remain valid as stated in the legal instruments unless the approval is amended or revoked in accordance with the procedures outlined in this CDC.
 - i. Subdivision plats and associated resolutions, and rezoning and ordinances shall be valid in perpetuity unless the approvals are amended or revoked in accordance with the procedures outlined in the CDC.

17.4.4 GENERAL PROVISIONS APPLICABLE TO ALL DEVELOPMENT APPLICATION CLASSES

A. Merits of Each Development Application

Every development application as set forth in the CDC shall be reviewed on its individual merits in relation to the criteria for decision and the applicable requirements of the CDC. Therefore, no precedence is set by the approval of a development application.

B. Authority to Initiate a Development Application

Any owner or anyone who has written permission from an owner in a form deemed acceptable by the Planning Division may submit a development application. Special rules apply to submitting a PUD development application and for PUD amendments.

C. Communication

Written notice or communication of any matters as provided for in this CDC for any purpose, including without limitation notice of action, and follow up communication on a development application shall adhere to the standards as set forth in this section. Communication may be provided by either surface mail, e-mail or other electronic communication. The time period for any such notice process shall be as set forth in the provisions of this CDC related to such particular process, and receipt of such notice shall be presumed to be the date of such electronic transmission unless conclusively established to the contrary.

D. Conditions of Approval

1. The review authority may impose or attach any reasonable conditions to the approval of a development application to ensure a project will be developed in the manner indicated in the development application and will be in compliance with the standards and criteria established within this CDC.
 - a. Conditions for class 1 and 2 applications shall be related to outstanding technical requirements of this CDC or referral agency comments not adequately addressed by the initial development application.
 - b. Class 3, 4 and 5 applications may also include, in addition to technical conditions to address specific requirements of this CDC, conditions to ensure that a development application meets the criteria for decision, mitigates adverse impacts of the use or protects public health, safety and welfare.
2. Conditions shall be tied to the applicable criteria for decision, applicable legal requirements and may consist of one (1) or more but are not limited to the following:
 - a. **Development Schedule.** If the review authority determines that a development schedule is warranted, the conditions may place a reasonable time limit on any activities associated with the proposed development or any portion thereof. Upon good cause shown by the applicant, the Town may allow for administrative amendments to any development schedule and the associated legal instruments. Notwithstanding the foregoing, some development schedules are integral to the review authority's approval, and, if so determined by the Planning Division with respect to a proposed amendment to a development schedule, only the review authority that took action on the original approval may approve an amendment to

- such development schedule.
- b. **Use.** The conditions may restrict the future use of the proposed development to that indicated in the development application and other similar uses.
 - c. **Dedications.** The conditions may require conveyances of title or easements to the Town, public utilities, a homeowners association or other appropriate entity for purposes related to ensuring general conformance with the Comprehensive Plan and the public health, safety and welfare, which may include but not be limited to land and/or easements for parks, utilities, pedestrian/bikeways, schools, trails, roads, transportation and other similar uses. The Town may also require construction of all facilities to public standards and the dedication of public facilities necessary to serve the development.
 - d. **Homeowner's Association.** A condition may require the creation of a homeowners association to hold and maintain common property or common improvements in a condominium community.
 - e. **Public Improvements, Improvements Agreement and Public Improvements Guarantee.** When public improvements are involved in a development application, conditions shall require the public improvements, an improvements agreement consistent with the public improvements policy, and a financial guarantee in an amount to be determined by the Town to ensure that all public improvements and related infrastructure are completed as approved.
 - f. **Indemnification/Covenants.** The conditions may require the recording of covenants and/or deed restrictions on the subject property or the indemnification of the Town in certain instances.
 - g. **Additional Plans.** The conditions may require that additional plans or engineered revisions to site, drainage or utility plans be submitted to the Town and approved prior to issuance of building permits or issuance of a certificate of occupancy, whichever is applicable.
 - h. **Other Conditions.** Other conditions may be required, as determined by the Town to be necessary to ensure that the development is constructed in compliance with applicable Town regulations and standards.

E. Revocation of Approval

Class 1, 2, 3, 4 and 5 Applications. The Planning Division, in consultation with the Town Attorney's Office, may revoke a class 1, 2, 3, 4 or 5 application approval if construction or activities authorized by a development application cease for at least eighteen (18) months or for failure to comply with conditions of approval, or for a threat to the public health safety or welfare provided, however, prior to any such revocation, the developer shall receive a thirty (30) day written notice of the pending revocation stating the grounds for revocation, during which time the developer shall have the opportunity to either cure the violation to the satisfaction of the Town, default or appeal the administrative decision. The Revocation Process in this section shall not apply to a legally recorded PUD development agreement, plat or executed rezoning ordinance.

F. Maximum Time Limits for Development Application Processing

1. **Class 1, 2, 3, 4 and 5 Applications.** Unless an extension is granted, class 1, 2, 3, 4 and 5 applications shall receive a final decision from the review authority within one (1) year from the date such an application is filed and accepted by the Planning Division as a complete development application unless the development application is withdrawn.
2. **Failure to Amend Development Application.** If an applicant fails to amend the application to address required plan revisions, discretionary plan revisions or to address a

review authority's continuance or tabling conditions, the Planning Division shall schedule the development application for review and action by the appropriate review authority and provide the appropriate notice as required by this CDC.

3. **Extension.** The Director of Community Development may extend the one (1) year review period for any development application upon a determination that good cause exists for such extension due to: 1) the complexity, size or other extraordinary physical characteristics of the proposed development, or 2) other exceptional circumstances applicable to the particular development application.

G. Revisions

1. Certain class 1, 2, 3, 4 or 5 application approvals may be granted an administrative minor revision or modification by the Planning Division subject to the Revision Process.
2. Revisions or modifications that are found by the Planning Division to not be minor per the Revision Process shall be considered a new proposal and be evaluated in accordance with the applicable development review process outlined in this CDC.

H. Expiration of Preexisting Approvals and Development Applications

1. **Expired Development Applications.** Development application approvals that have expired shall have to resubmit a new development application following the requirements of this CDC and be subject to the applicable requirements of this CDC in effect at the time of submittal or as otherwise provided for by law.
2. **Preexisting, Inactive Development Applications.** Inactive development applications that were submitted prior to March 25, 2012, that have not had final action by the review authority are considered null and void.

I. Public Hearing Noticing Requirements

This section sets forth the public hearing noticing requirements for various public hearings as provided for in this CDC.

1. General Provisions

- a. Adjacent property owner address lists and PUD owner address lists for PUD amendments shall be obtained from either San Miguel County's Geographic Information System ("GIS") or from the records of the San Miguel County Clerk and Recorder within thirty (30) calendar days of the date of the required mailing. If more than sixty (60) calendar days have passed after the date an adjacent property owner list was provided to the Planning Division as required by this section, an applicant shall provide an updated list to the Planning Division based on the most recent GIS records.
- b. Adjacent property owner lists shall be compiled by measuring a set radial distance from all the property boundaries of a project as set forth in the public noticing requirements set forth below.
- c. Where there are multiple owners of a property, such as a timeshare, notification shall only be required to be sent to the manager of the timeshare or to the primary contact of record according to the GIS records.
- d. Notice of public hearings shall be deemed given and effective upon substantial compliance with the requirements for notice as set forth in this section, including without limitation the procedural requirements for mailing notice and the

substantive requirements regarding the information to be contained in such notices. Upon substantial compliance with the requirement for notice as set forth in this section, any failure of the Town, applicant or other party to strictly comply with the noticing requirement set forth in this section for any public hearing shall not deprive the review authority of jurisdiction to hear the matter at such public hearing or in any other manner invalidate actions taken by such review authority at such meeting.

- e. Notwithstanding the foregoing, the requirements for the timing of the notice and for specifying the time, date and place of a hearing or other public review shall be strictly construed. The description of the property shall be sufficiently accurate to allow a reasonable person to determine the location of the property in question.
- f. If questions arise at a review authority's hearing regarding the adequacy of notice in relationship to specific requirements of this CDC, the review authority shall make a formal finding regarding whether there was substantial compliance with the notice requirements of the CDC before proceeding with the hearing or other public review. All objections to such noticing provisions shall be made at the commencement of any such hearing or else shall be deemed waived.
- g. Failure of a party to receive written notice after it is mailed in accordance with the provisions of this CDC shall not invalidate any subsequent action taken by a review authority.
- h. The required legal notice of a vested property right may be combined with the notice for any other required, concurrent hearing to be held on the site-specific development plan for the subject site or lot.

2. **Public Noticing Requirements.** Notice as required by this section shall be given ~~at least thirty (30) calendar days as prescribed below~~ prior to the initial public hearing held by the review authority. Development applications shall be noticed in substantial compliance with the following provisions:

- a. **Class 1 and 2 Applications.** No legal notice of these administrative development application processes is required.
- b. **Class 3 and 4 Applications.** Notice of the public hearing(s) for Formal Review shall be: 1) sent to all property owners within 400 feet of the property boundaries in accordance with the public hearing noticing requirements and the mailing notice details at least twenty-one (21) days prior to the initial public hearing, 2) posted in accordance with the posted notice details, and 3) listed on the review authority agenda.
 - ~~b.i. No mailed or posted notice is required for Sketch Review.~~
 - ~~i. If the Director of Community Development determines that a final MPUD or major PUD amendment development application affects only a portion of the property within a MPUD, SPUD or PUD, then, notwithstanding any other provisions of this section, notice shall be mailed to owners within 400 feet of the affected site or to those owners that are determined to be potentially affected.~~
- c. **Class 4 Applications.** Notice of the public hearing(s) shall be: 1) sent to all property owners within 400 feet of the property boundaries in accordance with the public hearing noticing requirements and the mailing notice details at least thirty (30) days prior to the initial public hearing, 2) posted in accordance with the posted notice details, and 3) listed on the review authority agenda.

Comment [GVN1]: Option 2: Keep the notice time at 30 days. This will require a mandatory two month process.

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- i. If the Director of Community Development determines that a final MPUD or major PUD amendment development application affects only a portion of the property within a MPUD, SPUD or PUD, then, notwithstanding any other provisions of this section, notice shall be mailed to owners within 400 feet of the affected site or to those owners that are determined to be potentially affected.

e.d. **Class 5 Applications.** Notice of the following development application public hearing(s) shall be: 1) sent to all property owners within 400 feet of the property boundary in accordance with the public noticing requirements and the mailing notice details at least thirty (30) days prior to the initial public hearing, 2) posted in accordance with posted notice details, and 3) listed on the review authority agenda:

- i. Outline MPUD development applications;
- ii. No legal notice is required for the following class 5 development applications:
 - (a) Minor subdivisions.
 - (b) Other class 5 applications.

e.e. **Mineral Estate Notification:** An applicant, for any application outside of the Original PUD Boundary, shall provide notice to mineral estate owners as required by C.R.S. § 24-65.5-100, et seq., as currently enacted or hereinafter amended.

3. **Additional Public Notice Requirements for Specific Development Review Applications**

- a. **Vested Property Right.** Notice of the review authority's public hearing for a vested property right may be combined with the notice for any other required, concurrent hearing to be held on the site-specific development plan for the subject site or lot.
- b. **CDC Amendments.** Notice of the review authority's public hearing for the proposed CDC amendment shall be: 1) listed on the review authority agenda, and 2) listed as a public notice on the Town's website at least fifteen (15) calendar days prior to the initial public meeting.
- c. **Adoption or Amendments to Master Plans.** Notice of the Town Council's public hearing for the proposed adoption of or amendments to the Comprehensive Plan shall be: 1) listed on the Council's agenda, and 2) published as a legal advertisement at least once in a newspaper of general circulation in the town at least fifteen (15) calendar days prior to the initial public meeting.

4. **Mailing Notice Details**

- a. Mailing of the property owner notice is the responsibility of the applicant who shall obtain a copy of the adjacent property owner letter form from the Planning Division.
- b. The mailing of all notices shall be by first-class mail, postage prepaid.
- c. If a condominium development is located within the prescribed distance of the

subject property, the applicant shall provide notice to the condominium association and every condominium unit property owner or part owner who owns at least a fifty percent (50%) interest in a condominium unit.

- d. Prior to the mailing of notice, the applicant shall deliver to the Planning Division a copy of the notice for review and approval.
- e. If for any reason a development application is not placed on the agenda for the date noticed, the applicant shall re-notice the revised scheduled meeting date at least fifteen (15) days prior to the revised meeting date.
- f. The applicant shall execute an affidavit of mailing in a form provided by the Planning Division with a copy of the notice and the property owner mailing list attached thereto.
- g. If notice required by this section is determined to be improper or incomplete, the applicant shall be required to re-notice adjacent owners at least thirty (30) days prior to a revised scheduled meeting date.
- h. Notices shall be deemed delivered when deposited for delivery with the United States Postal Service.
- i. Notices shall include, at a minimum, the following information:
 - i. Name and address of the applicant;
 - ii. Type of development application(s);
 - iii. Address and legal description of the subject property;
 - iv. Date, time and place of the DRB and/or Town Council meeting;
 - v. Detail summary of the development application under consideration;
 - vi. Description of any requested variations to the standard requirements of the CDC;
 - vii. Vicinity map;
 - viii. Identification of the review authority that will conduct the public hearing; and
 - ix. Such other information deemed necessary by the Planning Division in order to inform the public of the nature of the development application.

5. Posted Notice Details

- a. At least ~~fifteen-twenty-one~~ (1521) days prior to the meeting date, the applicant shall post a public notice sign on the property that is the subject of the development application.
- b. The public notice sign shall be provided by the Planning Division and shall be posted on the property by the applicant in a visible location adjacent to public rights-of-way or public space.
- c. The posted notice shall only indicate that the property is the subject of a pending land use development application before the Town and shall provide a contact phone number with the Town to obtain information regarding the development application.
- d. More than one notice may be required to be posted on the property affected by the development application if the Planning Division determines that because of the size, orientation or other characteristics of the property additional posted notice is necessary.
- e. The applicant shall be responsible for returning the sign to the Planning Division following the meeting date.
- f. The Planning Division may require a security deposit for the sign.
- g. The applicant shall execute an affidavit of posting the notice in a form provided

Comment [GVN2]: Option 2: Return this back to 15 days.

by the Planning Division.

J. Submittal Requirements

1. The Planning Division shall publish submittal requirements for each type of development review process as provided for by this CDC. Submittal requirements shall be based on the requirements of this CDC and criteria for decision.
 - a. The Planning Division may amend the submittal requirements from time to time by publishing new submittal requirements.
2. Situations will occur when all of the listed submittal requirements will not be needed and situations when items not listed as submittal requirements will be needed 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 that are not addressed in the published submittal requirements.

K. Concurrent Processing

Applicants with developments that require the submittal of more than one (1) type of development application may request concurrent processing. A determination on a request for concurrent processing shall be made by the Director of Community Development based on administrative efficiency and the complexity of the development proposal. In the instance of concurrent processing, the applicant's submittal shall meet the submittal requirements for each class of development application submitted. Fee adjustments in the case of a concurrent submittal may be authorized by the Director of Community Development.

L. Fees

1. **Fee Schedule.** The Town Council shall, from time to time, adopt a fee resolution setting forth all development application fees and associated permit fees. Fees for submittals not listed in the fee schedule resolution shall be determined by the Director of Community Development on a case-by-case basis determined by the similarity between the submittal and the development applications listed on the fee schedule together with the estimated number of hours of staff time the review of the submittal will require. No development application shall be processed, nor any development or building permits shall be issued until all outstanding fees or moneys owed by the applicant, lot owner, developer or related entity, as defined by the Municipal Code, to the Town, in any amount for any purpose, including but not limited to any fees, delinquent taxes, required Town licenses, permit fees, court fines, costs, judgments, surcharges, assessments, parking fines or attorney's fees are paid to the Town.
2. **Town Attorney Fees.** The applicant shall be responsible for all legal fees incurred by the Town in the processing and review of any development application or other submittal, including but not limited to any Town Attorney fees and expenses incurred by the Town in the legal review of a development application together with the legal review of any associated legal documents or issues. Legal expenses so incurred shall be paid for by the applicant prior to the issuance of any permits.
3. **Property or Development Inquiries.** The Town requires that Town Attorney legal fees and expenses be paid for all development or property inquiries where a legal review is

deemed necessary by the Town. The developer or person making the inquiry, whichever the case may be, shall be informed of this obligation and execute a written agreement to pay such legal expenses prior to the Town Attorney conducting any legal review. A deposit may be required by the Director of Community Development prior to the commencement of the legal review.

4. **Other Fees.** The applicant shall be responsible for all other fees associated with the review of a development application or other submittal conducted by any outside professional consultant, engineer, agency or organization and which are deemed necessary by the Town for a proper review.
5. **Recordation Fees.** The Community Development Department will record all final plats, development agreements and other legal instruments. The applicant shall be responsible for the fees associated with the recording of all legal instruments.

M. Requirement and Cost for Special Studies

The Town Council, DRB or Director of Community Development shall have the authority to require special studies, as deemed necessary, to be prepared for all development applications to address a requirement or a criteria for decision under this CDC. Examples of such studies include, but are not limited to analyses for traffic impacts, wetlands, steep slopes or visual impacts. The applicant may cause such studies to be prepared by a third-party consultant engaged directly by the applicant; however, the Director of Community Development may require in his or her sole discretion that an independent third-party consultant be hired by the Town to conduct or review the required studies. The cost of said independent study shall be paid for by the applicant proposing the project.

17.4.5 APPEALS

A. Purpose and Intent

The purpose and intent of this section is to provide a process for the appeal of class 1, 2 and 3 applications and for certain administrative decisions as set forth in the CDC.

B. Applicability

The Appeals Process is applicable to an administrative decision on class 1 or 2 applications, administrative decisions as authorized by this CDC (excepting the Building Codes that have a specific appeal procedure), and for DRB action on class 3 applications.

C. Standing to Appeal

The following persons shall be deemed to have standing to appeal a decision:

1. The applicant or the owner of the property of the subject development application;
2. Any party in interest who testified at any required public hearing on the development application;
3. Any party in interest who submitted written comments on the application before final action was taken, excluding persons who only signed petitions or form letters;
4. Any person who was entitled to receive the required public notice, if any;

D. Appeal Procedures

1. **Deadline to File Appeal.** In order to initiate an appeal pursuant to this section, a “notice of appeal” shall be filed with the Planning Division within seven (7) calendar days following one of the following events, as applicable:
 - a. **Administrative Decisions.** The appeal of a final, administrative decision as authorized by the CDC, including but not limited to action on class 1 and 2 applications and zoning violations, shall be made within seven (7) calendar days of the date of receiving notice of the written decision. A written decision shall be deemed to have been delivered when it is either emailed or deposited in the U.S. mail.
 - b. **DRB Decisions.** The appeal of a final decision of the DRB shall be made within seven (7) calendar days of the date the DRB made the final decision.
2. **Required Contents of the Notice of Appeal.** The notice of appeal shall describe the

contested action, contain the appellant's name, address and telephone number; and specify the grounds for the appeal as it relates to the applicable criteria for decision and/or requirements of this CDC. Failure to specify a ground for appeal in the notice of appeal shall bar consideration of the appeal by Town Council. The notice of appeal shall be accompanied by a fee as set forth in the fee resolution.

3. **Effect of Appeal.** The proper and timely filing of a notice of appeal shall temporarily stay the subject administrative decision or decision of the DRB, pending the determination of the appeal, unless the Town administrative official or the DRB, as applicable, certifies in writing to the Town Manager that a stay will pose an immediate threat to the health, safety or welfare of persons or property or defeat the lawful purpose of the decision; in which event, a stay shall not enter, and such order shall be subject to immediate enforcement according to its terms. Notwithstanding the foregoing, the timely filing of a notice of appeal shall under no circumstances stay a stop work order.
4. **Scheduling Hearing.** Upon receipt of a notice of appeal, the Planning Division shall schedule a hearing before the Town Council on the appeal within a reasonable period of time but not more than sixty (60) days following receipt of the notice of appeal and the required fee. Public notice of the appeal shall be done in accordance with the public hearing noticing requirements.
5. **Disclosure.** In order to ensure adequate notice to all parties to an appeal and for the efficient presentation of evidence, the parties to the appeal shall exchange a list of witnesses who may be called upon to offer testimony at the hearing, with copies thereof delivered to the Planning Division at least twenty (20) days prior to the hearing date. This disclosure shall include the name, address and telephone number of each witness and a brief summary of the subject matter of each witness's testimony. Also, at least twenty (20) days prior to the hearing date, the parties to the appeal shall exchange a brief which outlines the legal basis such party relies upon for their appeal and list of documents that may be offered into evidence to support such appeal and shall deliver copies thereof to the Town. Not less than ten (10) days prior to the hearing date, the parties may update their respective list of witnesses and documents by exchanging such updates with each other and delivering such updated list to the Community Development Department. The failure to make the required disclosure of a witness or document shall exclude the testimony of the undisclosed witness and the introduction into evidence of the undisclosed document at the hearing.
6. **Appellant Notice.** The Town Council shall hear all appeals at a public meeting with no less than thirty (30) days' prior written notice to the appellant and any other affected party.
7. **Town Council Hearing.** The burden shall be on the appellant to demonstrate by clear and convincing evidence that the action of the DRB, the building Official or the Town administrative official was in error, unjustified, an abuse of discretion or otherwise not in accordance with the terms of the CDC.
 - a. Unexcused failure on the part of the appellant or the appellant's representative to appear at the scheduled hearing shall result in a dismissal of the appeal and an affirmation of the decision.
 - b. Any appeal heard pursuant to this section shall be an evidentiary hearing with appellant and appellee being given an opportunity to present oral and documentary evidence previously disclosed in accordance with the CDC. Unless otherwise extended by the Town Council, appellant shall have thirty (30) minutes for the presentation of evidence and may reserve ten (10) minutes of the allotted thirty (30) minutes for rebuttal. Likewise, unless otherwise extended by the Town Council, the appellee shall have thirty (30) minutes for the presentation of

evidence and may reserve ten (10) minutes of the allotted thirty (30) minutes for rebuttal. Town Council shall then be permitted to examine the appellant and appellee for such period of time as it deems reasonable and necessary and shall thereafter discuss the evidence presented amongst themselves.

- c. The appellant shall be responsible for securing the attendance of a court reporter at the hearing at appellant's sole cost and expense. The transcript prepared by the court reporter, the documents introduced into evidence by appellant and appellee and the findings of fact and conclusions of law rendered by the Town Council shall constitute the record on appeal from this final administrative decision. Any party wishing to obtain a copy of the transcript shall do so at their own expense.

8. Town Council Decision. Not more than thirty (30) days following the conclusion of the hearing, the Town Council shall issue written findings of fact and conclusions of law.

- a. The Town Council may reverse, affirm or modify the appealed decision, and Town Council shall have all powers vested in the DRB or Town administrative officials to impose reasonable conditions to be complied with by the appellant as part of the decision. A copy of the Town Council's decision shall be mailed to the appellant.
- b. Decisions of the Town Council shall be final, subject only to judicial review by a court of competent jurisdiction in accordance with the Colorado Rules of Civil Procedure.

17.4.6 CONCEPTUAL WORKSESSION PROCESS

A. Purpose and Intent

The purpose and intent of this section is to provide a process for both the DRB and the Town Council 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.

B. Applicability

The Conceptual Worksession Process is applicable to any developer who desires to present conceptual plans to the DRB or Town Council. The Conceptual Worksession Process is also a required step in certain development review processes prior to submitting a formal development application.

C. Review Process

1. The Conceptual Worksession Process shall consist of the following steps:
 - a. Pre-submittal meeting;
 - b. Conceptual worksession submittal;
 - c. Planning Division completeness check;
 - d. Referral and review;
 - e. Planning Division follow-up communication;
 - f. Applicant plan revisions;
 - g. Schedule public meeting;
 - h. Publish review authority agenda; and
 - i. Conduct public conceptual worksession(s)

2. The steps outlined above shall generally follow the similar steps outlined in the Development Review Procedures.

D. Criteria for Decision

The review authority for a conceptual worksession shall evaluate the proposed concept plans based on the applicable criteria for decision for the future, formal development application(s) that will need to be submitted.

E. General Standards

1. **Legislative Process.** The Conceptual Worksession Process is not considered a land use development application under the CDC, since this process is to evaluate a conceptual development proposal prior to a developer or owner submitting a formal development application. As such, conceptual worksessions are considered a legislative matter and not a pending land use development application, with the DRB and the Town Council free to discuss the conceptual worksession development application outside of the public meetings.
2. **Action.** No formal action is taken by the DRB or the Town Council on conceptual worksessions because such provide informal opportunities for developers to obtain input.
3. **Worksession Disclaimer.** Any comments or general direction by the DRB or the Town Council shall not be considered binding or represent any promises, warranties, guarantees and/or approvals in any manner or form. A conceptual worksession shall not be construed as a comprehensive review of the proposal under discussion, and as such, additional issues and/or concerns will most likely arise as part of the formal development review process.

17.4.7 MINOR REVISION PROCESS

A. Purpose and Intent

The purpose and intent of this section is to provide an administrative process for minor plan revisions for approved class 1, 2, 3, 4 and 5 development applications.

B. Applicability

The Minor Revision Process is applicable to any approved class 1, 2, 3, 4 and 5 development application where the developer requests a minor revision of the approved plans.

C. Review Process

Minor Revision Process development applications shall be processed as class 1 applications.

D. Criteria for Decision

1. The following criteria shall be met for the review authority to approve minor revisions to an approved development application:
 - a. The proposed revision does not increase the amount of originally approved, gross building floor area more than ten percent (10%) of the total approved by the

- review authority;
- b. The proposed revision does not materially alter the bulk and massing of buildings, increase the visual impact of the development or materially alter a project's design;
 - c. The proposed revision does not significantly change the location of uses, the layout of streets or driveways, parking areas, trails or pathways or other improvements;
 - d. The proposed revision does not significantly increase the level of environmental impact caused by the proposed development, including but not limited to increasing the amount of slope disturbance or impact wetlands;
 - e. The proposed revision does not significantly alter the development application or plans reviewed and approved by the review authority or any conditions or findings made by such review authority in approving the development application; and
 - f. The proposed revision meets all applicable Town regulations and standards.
2. It shall be the burden of the applicant to demonstrate that submittal material and the proposed development substantially comply with the revision review criteria.
 3. If the Planning Division is unable to find that the proposed revision meets the applicable criteria listed above, such revision shall be considered a new proposal and shall be evaluated in accordance with the applicable development review process outlined in this CDC.
 4. A proposed revision may not be approved by the Planning Division if it seeks to revise: 1) PUD text or exhibits, excepting scrivener's errors; 2) a development agreement, excepting scrivener's errors; 3) a site-specific development plan; 4) a rezoning; 5) an official plat approved by the Town Council, or other revisions that are determined by the Director of Community Development to be significant.

17.4.8 RENEWALS

A. Purpose and Intent

The purpose and intent of this section is to provide an administrative process for renewals of approved class 1, 2, 3, 4 and 5 development applications.

B. Applicability

The Renewal Process is applicable to any approved class 1, 2, 3, 4 or 5 development application that has not yet lapsed and the developer seeks to extend the approval.

C. Review Process

Renewal of development applications shall be processed as a class 1 development application.

D. Criteria for Decision and Related Requirements

1. The following criteria shall be met for the review authority to approve the renewal of an approved development application:
 - a. The renewal is for a currently valid review authority approval, and the approval will expire within three (3) months. Renewals shall not be granted for

- development applications that have more than three (3) months until their expiration unless good cause is shown to warrant an early renewal;
- b. If new CDC provisions applicable to the project have been adopted since the original approval or new issues are found per CDC regulations, the Planning Division may impose additional conditions at the time of renewal necessary to satisfy such new requirements and criteria for decision of the CDC. If such CDC regulations require plan revisions, then such revisions shall be evaluated in accordance with the minor Revision Process; and
 - c. The proposed renewal meets all applicable Town regulations and standards.
2. It shall be the burden of the applicant to demonstrate that submittal material and the proposed development substantially comply with the renewal review criteria.
 3. If the Planning Division is unable to find that the proposed revision meets the applicable criteria listed above, such revision shall be considered a new proposal and shall be evaluated in accordance with the applicable development review process outlined in this CDC.

E. General Standards

1. **Number of Renewals.** Only one (1), six (6) month renewal shall be permitted. Upon expiration of the renewal, the applicant must submit a new development application and follow the required development review process as provided for by this CDC.
2. **Length of Validity.** If a renewal development application is approved by the Town, the approval shall lapse six (6) months after the expiration date of the original approval.

17.4.9 REZONING PROCESS

A. Purpose and Intent

The purpose and intent of this section is to provide procedures and policies for a rezoning development application to change either the zone district or the zoning designation(s) of a lot.

B. Applicability

The Rezoning Process is applicable to any development application that proposes to change the zone district, zoning designation and/or the density allocation assigned to a lot.

C. Review Process

1. **Step 1: Conceptual Worksession.** A conceptual worksession application shall be submitted prior to submitting a formal rezoning development application.
 - a. The Director of Community Development may waive the requirement to submit a conceptual worksession due to limited size, scale or other matters that limit the issues associated with a rezoning development application.
2. **Step 2: Rezoning Development Application.** Rezoning development applications shall be processed as class 4 applications.

D. Criteria for Decision

1. The following criteria shall be met for the review authority to approve a rezoning development 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.
2. It shall be the burden of the applicant to demonstrate that submittal material and the proposed development substantially comply with the rezoning review criteria.

E. General Standards

1. **Ordinance Required for Zone District Amendment.** Any change to the zone district, on a lot shall be by duly adopted ordinance.
 - a. All ordinances for a rezoning shall include a map reflecting the new zoning and associated boundaries.
 - b. A rezoning shall not become effective until thirty (30) days following the adoption of the rezoning ordinance.
2. **Ordinance Required for Change in Density or Zoning Designation.** Any change to the density or zoning designation assigned to a lot shall be by duly adopted ordinance that shall be recorded in the records of the San Miguel County Clerk and Recorder.
 - a. To the extent multiple recorded resolutions and/or ordinances exist with respect to the zoning designation of a lot, the most recently recorded resolution or ordinance shall prevail and shall have the effect of voiding all prior recorded resolutions and ordinances.
 - b. **Zoning on Plats.** If the current, recorded plat for the lot(s) affected by the rezoning lists either the zone district, zoning designation and/or associated density, the rezoning ordinance shall include a statement that the zoning set forth in the rezoning ordinance shall prevail over any inconsistent plat notations on all validly recorded plats for the lots affected by such rezoning.
3. **Official Zoning Map Amendment.** Rezoning affecting the zone district boundaries shall be shown by the Town on the Official Zoning Map as soon as reasonably practicable following the effective date of a rezoning. The Official Zoning Map, as amended by the rezoning, shall be signed by the Town Mayor and attested by the Town

Clerk.

4. **Official Land Use and Density Allocation List Amendment.** Rezoning that change the zoning designations or density allocations on a lot shall be reflected on the official land use and density allocation list as soon as reasonably practicable following the effective date of a rezoning.

5. **Density Transfer**

- a. Density may be transferred from one lot to another within the Town, provided that the existing or proposed zone district of both lots allows for the increase or decrease in density, and provided that the density transfer is approved pursuant to the Rezoning Process, PUD Process or the MPUD Process.
- b. Density may be increased or decreased on a lot by transferring density to or from the density bank, or by transferring density to or from another lot if such transferor lot is made a part of the Rezoning Process, PUD Process or the MPUD Process.

6. **Rezoning Limitations**

- a. Zoning designations assigned to density within the density bank may be changed to another zoning designation during the Rezoning Process when it is being transferred to a lot.
- b. Workforce housing density may not be rezoned to free market units except when the WHR is lost as provided for in the Zoning and Land Use Regulations.
- c. Workforce housing density assigned to a lot or property has specific requirements as set forth in the workforce housing requirements.
- d. Lots or units subject to the workforce housing restriction may only request a rezoning to change the zoning designation to either: (1) employee apartment, employee single-family, employee condominium or employee dorm; or (2) for whole lots only, the PUD Zone District to allow for a mix of workforce housing and free-market dwellings.
- e. Single-family zoning designations within the density bank may be rezoned to any zoning designation as a part of a rezoning and density transfer development application where the density is being transferred from the density bank to a lot.
- f. Lodge, efficiency lodge, hotel and hotel efficiency zoning designations may not be rezoned to condominium zoning designations.
- g. Rezoning of a condominium unit from residential to commercial, or vice-versa, whether or not there is any change to the exterior of the building, requires a rezoning of the affected unit(s).
- h. Lots outside the Village Center rezoning to any zoning designation with multi-family dwellings may be required to have a transportation plan and may be required to provide certain amenities on site, such as outdoor spa facilities, playgrounds, fitness facilities and/or a common area gathering place as conditions of approval.
- i. In development applications that propose removing density from a Village Center and multi-family lot, the applicant must prove the existence of a practical difficulty that prohibits the build out of the platted density. Financial hardship or expense shall not be considered a practical difficulty for the purpose of this section.
- j. Commercial and industrial density and/or zoning designations shall not be rezoned or converted to any other density since such a change would increase the Density Limitation.

7. Town Initiated Rezonings

The Town Council may initiate the rezoning of private property by passing a motion directing staff to prepare and process a rezoning development application for specifically identified lots, following the Rezoning Process established by this section as a class 4 application.

17.4.10 DENSITY TRANSFER PROCESS

A. Purpose and Intent

The purpose and intent of this section is to provide procedures and policies for a density transfer development application to transfer density from:

1. A lot to another lot in the town;
2. A lot to the density bank;
3. The density bank to a lot; or
4. Within the density bank, from one entity to another entity.

B. Applicability

The density transfer process is applicable to any owner or developer that proposes to conduct one of the activities outlined above.

C. Review Process

Density transfers shall be processed as follows:

1. **Class 1 Application.** A density transfer within the density bank, from one entity to another entity, shall be processed as a class 1 application.
2. **Class 4 Application.** Density transfers from a lot to another lot, a lot to the density bank or the density bank to a lot shall be processed as class 4 applications, concurrent with the required Rezoning Process.

D. Criteria for Decision

1. **Class 1 Applications.** The following criteria shall be met for the review authority to approve a transfer within the density bank:
 - a. The applicant has submitted a copy of the effective and valid official density bank certificate;
 - b. The density bank certificate contains the density sought to be transferred;
 - c. The applicant has provided a copy of the properly recorded density conveyance document to the Planning Division showing the conveyance of the density;
 - d. The density transfer meets the density transfer and density bank policies; and
 - e. The proposed transfer within the density bank meets all applicable Town regulations and standards.
2. **Class 4 Applications.** The following criteria shall be met for the Review Authority to approve a density transfer:

- a. The criteria for decision for a rezoning are met, since such density transfer must be processed concurrently with a rezoning development application (except for MPUD development applications);
 - 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.
3. It shall be the burden of the applicant to demonstrate that submittal material and the proposed development substantially comply with the density transfer review criteria.

E. General Standards

1. **Density as a Property Interest.** Density in the density bank is considered a property interest by the Town, and may be bought or sold subject to meeting the applicable requirements of the CDC.
2. **Density Bank Certificate.** Upon the approval of a density transfer within the density bank, the Town shall issue a new density bank certificate to the new owner and to the original owner if the transfer does not involve all of the density shown on the density transfer certificate.
3. **Official Land Use and Density Allocation List.** The Planning Division shall update the official land use and density allocation list upon the approval and effective date of a density transfer.

17.4.11 DESIGN REVIEW PROCESS

- A. The purpose and intent of the Design Review Process is to ensure that development is planned and designed to fit within the overall design context of the town. These regulations are also intended to:

1. Promote public health, safety and welfare;
2. Require quality building, landscaping and site design that enhances the character of the town;
3. Ensure development meets the Zoning and Land Use Regulations and other applicable requirements of this CDC;
4. Foster a sense of community;
5. Promote the economic vitality of the town;
6. Promote the resort nature and tourism trade of the town; and
7. Protect property values within the town.

B. Applicability and Exemptions

1. **Applicability.** The Design Review Process is applicable to any developer, owner, agent or person that plans on conducting one of the following activities:
 - a. The construction or alteration of a building or structure;
 - b. New landscaping or alterations to existing landscaping;
 - c. Any clearing, grading or other movement of land;
 - d. Any dredging, filling, grading, paving or excavation;
 - e. The improvement or alteration of any lot, property or open space, whether temporary or permanent;
 - f. New development;

- g. All exterior modifications to existing development; or
- h. The application of new paint or stain on a building or structure.

2. Exemptions.

- a. The following activities are exempt from the need to submit to a Design Review Process:
 - i. Landscaping to replace dead or diseased vegetation that was already approved by a previous Design Review Process development application;
 - ii. Landscaping that involves the planting of flowers without any expansion of the irrigation system;
 - iii. The placement of play equipment and similar uses in the rear yard that are not custom built on site, such as a swing set or a trampoline; and
 - iv. Any activity or building permitted by another development review process that has the same detail as the Design Review Process, including but not limited to conditional use development applications and site-specific PUD development applications.
 - (a) The Planning Division shall determine if an activity or building is approved via another development review process that has the same detail as the Design Review Process prior to an activity being exempt from the Design Review Process.
 - (b) Such written determinations shall be made either concurrent with the non-Design Review Process development application or by a separate written request after a development application has been approved.
 - (c) Examples of this include a facility that has detailed plans (grading, landscaping, floor plans, elevations, etc.) approved via the Conditional Use Permit Process and, therefore, would not be required to also conduct a Design Review Process.
 - v. Seasonal decorations that comply with any limitations in the CDC, such as the Lighting Regulations and be installed for no more than 60 days for all events except for winter seasonal decorations that may be installed for no longer than five (5) consecutive months.
- b. Even though an activity may be exempt from the Design Review Process, such activities shall still comply with the applicable requirements of the Design Regulations and this CDC.
- c. Even if an activity is exempt from the Design Review Process, it shall be the responsibility of the owner, developer or agent of a lot or property to ensure the activity, development, structure or improvements are constructed in compliance with the Design Regulations and the CDC.

C. Review Process

1. Class 1 Applications.

- a. The following types of Design Review Process development applications shall be processed as class 1 applications:

- i. 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;
 - ii. Roofing replacement;
 - iii. Insubstantial landscaping and grading development applications;
 - iv. Sign permits;
 - v. Bridges for recreational or pedestrian paths;
 - vi. Fire mitigation and forestry management projects;
 - vii. New or modified lighting on all buildings and structures;
 - viii. The replacement of a lift with a new lift provided the capacity of the lift is not changing;
 - ix. Minor golf course improvements or landscaping, such green or tee replacements; and
 - x. Minor ski resort improvements such as replacing or installing a snowmaking line.
- b. If any is 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.
 - c. 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.
 - i. 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.

2. Class 2 Development Applications:

- a. The following types of Design Review Process development applications shall be processed as class 2 applications:
 - i. Building additions that do not increase the floor area by more than twenty-five percent (25%) of the primary structure;
 - ii. Design revisions or remodeling that are more significant in nature, minimally alters 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;
 - iii. New or remodeled, non-residential buildings or structures with less than 2,500 sq. ft. of floor area; and
 - iv. Substantial landscaping and grading development applications;
- b. If any is 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.
- c. The review authority may elect to elevate a Design Review Process development application to a class 3 application based on complicating factors, complex

design or other similar considerations.

- i. 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.

3. Class 3 Development Applications. All other Design Review Process development applications not listed above shall be processed as class 3 applications. Class 3 applications consist of two steps as outlined below.

a. **Sketch Review.** The intent of the Sketch Review is to allow the DRB a preliminary review of the composition of the project to determine whether it is responsive to the Town Design Theme; fits within the context of the existing neighborhood and to identify potential variations. The review is not a public hearing and no action will be taken.

i. **Sketch Review Disclaimer.** Any comments or general direction by the DRB shall not be considered binding or represent any promises, warranties, guarantees and/or approvals in any manner or form. A sketch review shall not be construed as a comprehensive review of the proposal under discussion, and as such, additional issues and/or concerns will most likely arise as part of the final review process.

3.b. Final Review. Held on a subsequent agenda after the Sketch Review, the Final Review is a public hearing to determine the project's consistency with the Town Design Theme and compliance with the CDC.

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D. Criteria for Decision

1. The following criteria shall be met for the review authority to approve a Design Review Process development application:
 - a. The proposed development meets the Design Regulations;
 - b. The proposed development is in compliance with the Zoning and Land Use Regulations;
 - c. The proposed development complies with the road and driveway standards;
 - d. The proposed development is in compliance with the other applicable regulations of this CDC;
 - e. The development application complies with any previous plans approved for the site still in effect;
 - f. The development application complies with any conditions imposed on development of the site through previous approvals; and
 - g. The proposed development meets all applicable Town regulations and standards.
2. It shall be the burden of the applicant to demonstrate that submittal material and the proposed development substantially comply with the Design Regulations.

E. General Standards

1. **Licensed Architect Required.** All development applications for a structure or building to be constructed, altered or modified within the town are required to be stamped by a Colorado licensed architect.
 - a. If allowed by the CRS 12-25-301 et seq, the Director of Community

Development may exempt a remodeling development application from this requirement if he/she determines that such remodeling is minor in nature and without any modification to a building's mass, or for a remodeling that is simply proposing the replacement of exterior materials and associated minor alterations.

2. **Master Development Plan.** Development applications with several phases are required to receive approval of a master development plan pursuant to the class 3 application process. Each phase will require review per the applicable Design Review Process set forth above and the Design Regulations. Design review development applications for each phase will conform to the approved master development plan.
 - a. The master development plan shall be used as a guide for the subsequent development of sites and the design and location of buildings and grounds within the project. All plans subsequently approved by the DRB in accordance with the Design Regulations shall substantially conform to the master development plan approved by the DRB.
3. **DRB Design Review Prior to Building Permit.** A building permit for a project that requires Design Review Process shall not be issued unless such project has been reviewed and approved pursuant to the Design Review Process and the Design Regulations.
4. **Non-Conforming Lots or Buildings:** A Design Review Process development application shall require the applicant to bring the existing building(s), structure(s), landscaping and other site elements into compliance with the current Design Regulations and CDC requirements. The Town shall only seek to bring a lot, site or building into compliance with the CDC in direct proportion to the development application to ensure that the costs of compliance are fair and balanced to the level of originally requested improvements.
5. **Design Variation Process.**
 - a. The DRB may grant design variations to the following Design Regulations sections:
 - i. Building siting design;
 - ii. Grading and drainage design;
 - iii. Building design;
 - iv. Landscaping regulations;
 - v. Trash, recycling and storage areas;
 - vi. Lighting regulations;
 - vii. Sign regulations; and
 - viii. Commercial, ground level and plaza area regulations.
 - b. A design variation request shall be processed concurrently with the applicable Design Review Process development application.
 - c. A design variation request shall outline the specific variations requested and include the section number.
 - d. A design variation request shall provide a narrative on how the variation request meets the design variation criteria for decision.
 - e. The following criteria shall be met for the review authority to approve a design variation ~~development~~:

- i. The design variation is compatible with the design context of the surrounding area, ~~and provides for a strong mountain vernacular design.~~
 - ii. The design variation is consistent with the town design theme;
 - iii. The strict development application of the Design Regulations(s) would prevent the applicant or owner from achieving its intended design objectives for a project;
 - iv. The design variation is the minimum necessary to allow for the achievement of the intended design objectives;
 - v. The design variation is consistent with purpose and intent of the Design Regulations;
 - ~~vi.~~ The design variation does not have an unreasonable negative impact on the surrounding neighborhood; ~~and~~
 - ~~vi.~~ The proposed design variation meets all applicable Town regulations and standards; ~~and~~
 - vii. The variation supports a design interpretation that embraces nature, recalls the past, interprets our current times, and moves us into the future while respecting the design context of the neighborhood surrounding a site.
- f. Cost or inconvenience alone shall not be sufficient grounds to grant a design variation.
 - g. It shall be the burden of the applicant to demonstrate that submittal material and the proposed development substantially comply with the design variation process.

6. DRB Compliance Inspection. No owner, lessee or their agent or assignee shall apply for a certificate of occupancy (CO), temporary certificate of occupancy (TCO), final building approval or other similar occupancy approvals from the Building Division unless the applicant has received final inspections for compliance conducted by the Planning Division staff, and staff has signed the Building Division inspection card.

- a. In the event that paving and/or landscaping cannot be constructed without unreasonable delay, a TCO may be issued, if the applicant complies with the landscape completion policy in the Design Regulations.

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SIGN-IN SHEET

DRB Meeting

THURSDAY JANUARY 5, 2017

Please write clearly

ATTENDEE NAME (PLEASE PRINT CLEARLY)	EMAIL ADDRESS
Michael Chandler	mc@chandlerhomes.biz
Mike Mayer	mike@teamkashmir.com
MERRY MAYER	mikemerryastra@comcast.net
Beth Bailis	caribbeedesign@gmail.com
Bronwen Spielman	bronwen@onearchitects.com
JODIE WRIGHT	jodie@onearchitects.com
Jolana VAN MEK	in file
TOMMY HEIN	
STACY LAKE	STACY@TOMMYHEIN.COM
Mike Baulser	mike@tommyhein.com
Chris Hankins	cpinplanningllc@gmail.com
Jack Schultz	schultzjack@icloud.com
FRANK KUOME	frkjuome@mit.edu
RYAN VUGHTVEEN / LIFT STUDIO	ryan@liftstudiolandscape.net
STEFANO CANCINI	INFO@LAPIAZZADISVUAGGIORISTORNOV.COM
PAOLO CANCINI	
Kris Bartosick	
Harper Merz	

TOWN OF MOUNTAIN VILLAGE | SUNSET PLAZA

PAVEMENT AND LIGHTING REDEVELOPMENT PROJECT

DESIGN APPLICATION SUBMISSION: 12/05/2016

UPDATED 12/28/2016

LIFT STUDIO LLC
 LANDSCAPE ARCHITECTURE
 PO BOX 2746
 ASPEN, CO 81612
 970 424 5810
 LIFTSTUDIO@LANDSCAPE.NET

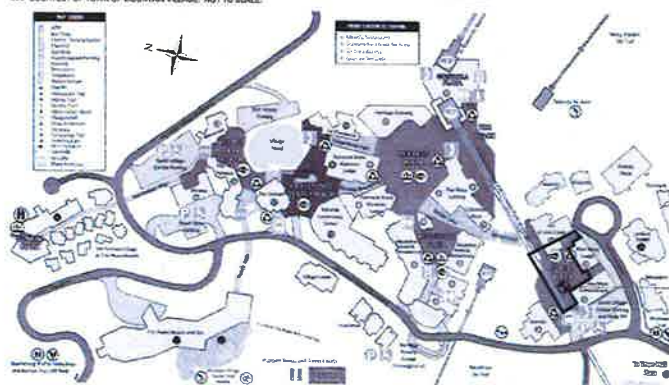
ABBREVIATIONS

THE FOLLOWING ABBREVIATIONS ARE DEFINED AS NOTED:

ADJ	ADJACENT	IPR	IRRIGATION
AVG	AVERAGE	GA	GAUGE
B&B	BALLED AND BURLAP	GPM	GALLONS PER MINUTE
BC	BOTTOM OF CURB ELEVATION	HP	HIGH POINT ELEVATION
BS	BOTTOM OF STEP ELEVATION	HT	HEIGHT
BW	BOTTOM OF WALL ELEVATION	LBS	POUNDS
CAL	CALIPER	LP	LOW POINT ELEVATION
CB	CATCH BASIN	LTO	LIGHTING
CD6	CONTRACT DOCUMENTS (DWGS AND SPECS)	ME	MATCH EXISTING
CHE	CIVIL ENGINEER	MEP	MECHANICAL/ELECTRICAL/PLUMBING
CJ	CONTROL JOINT	MFR	MANUFACTURER
CLR	CLEAR OR CLEARANCE	OC	ON CENTER
CMU	CONCRETE MASONRY UNIT	PERP	PERPENDICULAR
CONC	CONCRETE	PSI	POUNDS PER SQUARE INCH
CTR	CENTER	PVMT	PAVEMENT
DG	DITCH GRADE ELEVATION	RAD	RADIUS
DIAM	DIAMETER	RE	REFER TO
DTL	DETAIL	RCD	REQUIRED
DWG	DRAWING	RCVMTS	REQUIREMENTS
EJ	EXPANSION ISOLATION JOINT	SF	SQUARE FEET
ELEC	ELECTRICAL OR ELECTRICIAN	SM	SIMILAR
ENL5	ENLARGEMENT	SPEC	PROJECT MANUAL OR SPECIFICATIONS
EO	EQUAL OR EQUIVALENT	STR	STRUCTURAL ENGINEER
EX	EXISTING	TC	TOP OF CURB ELEVATION
FD	FINISH DECK ELEVATION	THK	THICK
FPE	FINISH FLOOR ELEVATION	TL	TOP OF LANDING ELEVATION
FG	FINISH GRADE ELEVATION	TS	TOP OF STEP ELEVATION
FT	FEET	TW	TOP OF WALL ELEVATION
HDG	HOT DIP GALVANIZED/ZINC COATED	TYP	TYPICAL
IBC	INTERNATIONAL BUILDING CODE	X	MULTIPLIED BY OR BY
IRC	INTERNATIONAL RESIDENTIAL CODE		

VICINITY MAP

MAP COURTESY OF TOWN OF MOUNTAIN VILLAGE. NOT TO SCALE.



DESIGN INTENT

AS THE TOWN OF MOUNTAIN VILLAGE MOVES TOWARD A MORE CONTEMPORARY APPROACH TO DEVELOPMENT, ONE THAT THOUGHTFULLY INTEGRATES WITHIN THE CONTEXTS OF THE EUROPEAN VILLAGE, VERNACULAR, LIFT STUDIO HAS BEEN ASKED TO RE-IMAGINE SUNSET PLAZA THROUGH ITS PAVING AND LIGHTING ELEMENTS. OUR SIMPLE, STRONG DESIGN SOLUTION INFUSES AN ALPINE, MODERN AESTHETIC INTO THE TRADITIONAL MOUNTAIN FEEL OF THE VILLAGE WHILE ENHANCING EXPERIENCE OF THE BREATHTAKING VIEW BEYOND.

A GRAPHIC CHEVRON PATTERN, REFERENCING ADJACENT HERRINGBONE PAVING AND ARCHITECTURAL ACCENT, IS EXPRESSED IN TWO TONES/TEXTURES OF GRAY PAVING, WHILE SUBTLE, THE SCALE OF THE PATTERN MAKES IT LEGIBLE FROM BOTH GROUND LEVEL AND FROM THE HEIGHT OF THE GONDOLA. MOVEMENT INHERENT IN THE CHEVRON WELCOMES PEOPLE TO EXPLORE AN OPENED SPACE, WHILE WARM OVERHEAD LIGHTING, ENGRAVED TEXT AND A FUTURE ARTIFINE FEATURE NEARBY, GIVE THEM AMBLE EXCUSE TO LINGER.

GENERAL NOTES

1. THE CONTRACTOR SHALL OBTAIN PERMITS REQUIRED TO CONSTRUCT THE WORK AND SHALL COMPLY WITH FEDERAL, STATE AND LOCAL REGULATIONS, CODES AND ORDINANCES. THE CONTRACTOR SHALL SUBMIT ANY SUBSTANTIAL CHANGES OR ADDITIONS TO THE APPROVED PLANS TO THE FEDERAL, STATE AND LOCAL REVIEW AGENCIES, INCLUDING HOMEOWNERS ASSOCIATIONS.
2. THE CONTRACTOR SHALL NOTIFY ADJACENT LAND OWNERS OF CONSTRUCTION ACTIVITIES PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL OF PROPOSED ELEMENTS SHOWN OUTSIDE THE BUILDING ENVELOPE, WITHIN SETBACKS OR WITHIN EASEMENTS, PRIOR TO COMMENCING WORK.
4. THE CONTRACTOR SHALL LOCATE AND MARK UTILITIES IN THE FIELD (CALL BY) BEFORE YOU DIG. THE CONTRACTOR SHALL NOT PERMANENTLY MARK ANY ELEMENTS IDENTIFIED TO REMAIN ON THE PROPERTY, SUCH AS PAVEMENT, TREES AND SHRUBS. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF ANY UTILITIES THAT MAY CONFLICT WITH LANDSCAPE ELEMENTS PRIOR TO COMMENCING WORK.
5. CONTRACT DOCUMENTS INCLUDE DRAWING SHEETS AND NOTES, SPECIFICATIONS, BID FORMS AND OTHER DOCUMENTATION FURNISHED BY THE LANDSCAPE ARCHITECT. ANY QUESTIONS REGARDING THE INTENT OF THE CONTRACT DOCUMENTS SHALL BE CLARIFIED WITH THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
6. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF DISCREPANCIES, ERRORS OR OMISSIONS IN THE CONTRACT DOCUMENTS INCLUDING DISCREPANCIES AMONG CONSULTANT DRAWINGS, SPECIFICATIONS AND REPORTS. THE CONTRACTOR SHALL REVIEW AND VERIFY CONSULTANT CONTRACT DOCUMENTS AND THE EXISTING FIELD CONDITIONS AND RESOLVE ANY DISCREPANCIES WITH THE CONSULTANTS PRIOR TO COMMENCING WORK.
7. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IF ANY DESIGNED ELEMENTS IN THE CONTRACT DOCUMENTS POSE CONCERNS WITH CONSTRUCTABILITY, MAINTENANCE, CODE AND/OR LONG TERM PERFORMANCE PRIOR TO COMMENCING WORK.
8. REFER TO THE SIGNED AND SEALED EXISTING CONDITIONS SURVEY AS PROVIDED BY THE SURVEYOR.
9. REFER TO AND COMPLY WITH THE GEOTECHNICAL ENGINEER'S CONTRACT DOCUMENTS, INCLUDING THE SOIL REPORT. THE GEOTECHNICAL ENGINEER SHALL REVIEW THE SITE GRADING AND DRAINAGE PRIOR TO CONSTRUCTION.
10. REFER TO AND COMPLY WITH THE CIVIL ENGINEER'S CONTRACT DOCUMENTS FOR GRADING, DRAINAGE, WATERPROOFING, ENGINEERING, UTILITIES AND SOIL EROSION CONTROL. THESE ELEMENTS MAY BE SHOWN GRAPHICALLY ON THE LANDSCAPE ARCHITECT'S DRAWINGS, BUT CONDITIONS REPRESENTED ON THESE DRAWINGS DO NOT CONSTITUTE THE GRADING, DRAINAGE AND UTILITIES PLAN. THE CONTRACTOR SHALL PROVIDE ADEQUATE DRAINAGE AWAY FROM ALL STRUCTURES.
11. REFER TO AND COMPLY WITH THE STRUCTURAL ENGINEER'S CONTRACT DOCUMENTS AND RECOMMENDATIONS FOR VERTICAL AND HORIZONTAL CONCRETE AND OTHER FEATURES, SUCH AS LIGHT POLES.

PROJECT DIRECTORY

OWNER:	TOWN OF MOUNTAIN VILLAGE	LANDSCAPE ARCHITECT:	LIFT STUDIO LLC
CONTACT:	FRN KJOME	PO BOX 2749	ASPEN, CO 81612
		970 424 5810	CONTACT: RYAN VUOTTEVEN

SHEET INDEX

LCD	COVERINDEX	■ □ □ □ □
EC 1.1	SURVEY: BOUNDARIES AND EASEMENTS DATED 03/12/2015 (PROVIDED BY OTHERS)	■ □ □ □ □
EC 1.2	SURVEY: SURFACE INFORMATION DATED 03/12/2015 (PROVIDED BY OTHERS)	■ □ □ □ □
L 1.0	PLAZA PAVING AND LIGHTING DEVELOPMENT PLAN	■ □ □ □ □
CAMP 2	STAGING/CONSTRUCTION MITIGATION PLAN	■ □ □ □ □
APP A	SCHEMATIC DESIGN PACKAGE (3 PAGES OF DESIGN INTENT AND IMAGES)	■ □ □ □ □

2016.12.28
 2016.12.28



Revised:
 2016-12-05 Design Review App
 2016-12-28 Design Review App

DRAFT

Cover Sheet

LCD

SUNSET PLAZA
 TOWN OF MOUNTAIN VILLAGE | CO 81613
 NOT FOR CONSTRUCTION

This Existing Conditions map of a portion of the Gondola Plaza Parking Condominium, Tract of Mountain Village, was prepared October 25, 2014 under the direct responsibility, supervision and checking of Jeffrey C. Folley of Folley Associates, Inc., being a Colorado Licensed Surveyor. It does not constitute a Land Survey that an independent Surveyor may be entitled to prepare. 18-11-1001 C.R.S.



GPP BOUNDARY AND EASEMENTS



PLS NO. 47923

NOTES:

1. Easement research and property description from Lord Title Sureties Company Property Information Service, Order Number 011 A5504229, dated September 12, 2014.
2. Benchmark, Control point "CP PLAZA-1", as shown herein, with an elevation of 9533.97 feet.
3. Contour Interval is one foot.

PROPERTY DESCRIPTION:

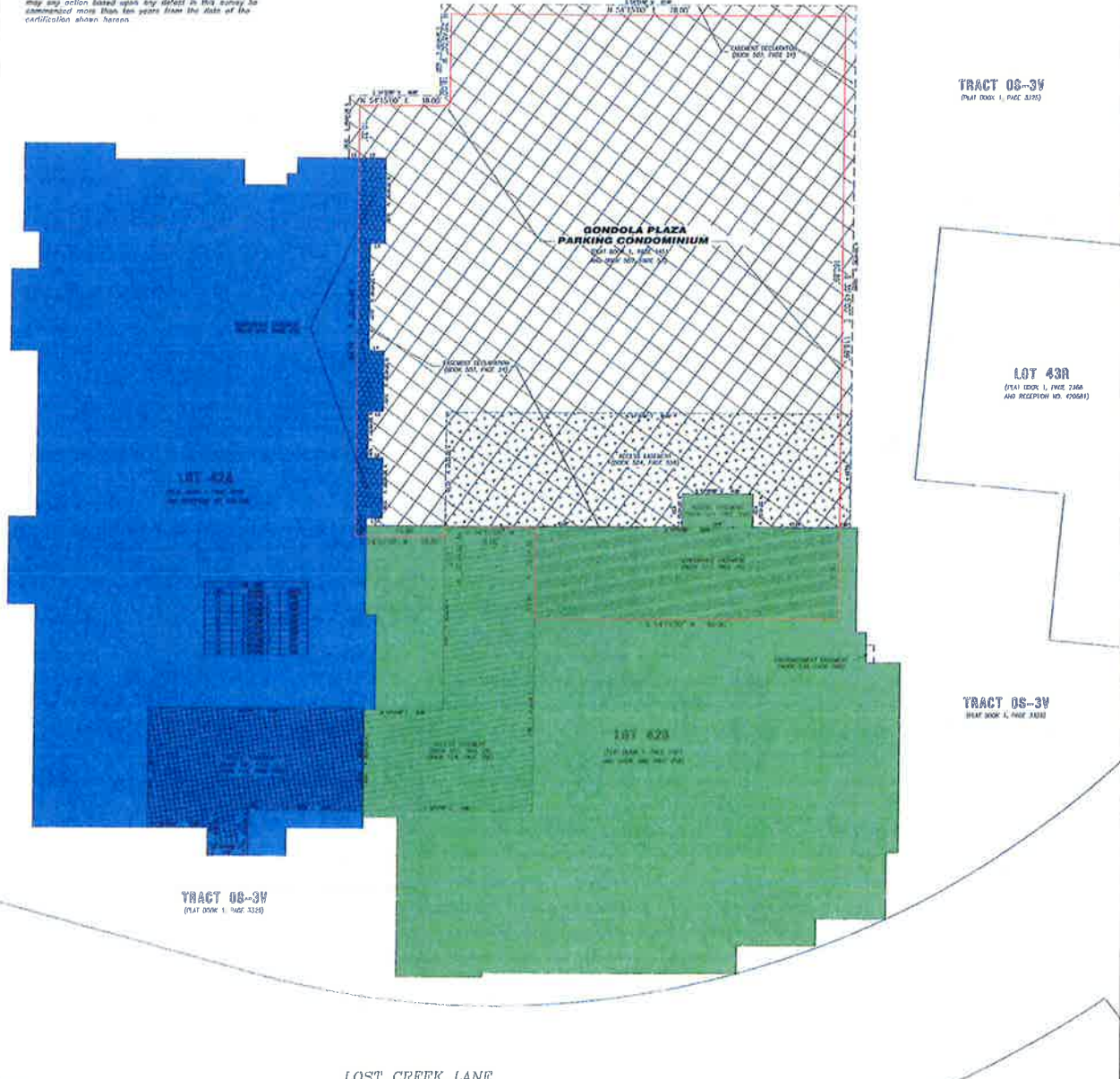
GENERAL COMMON ELEMENTS, GONDOLA PLAZA PARKING CONDOMINIUM, TELLURIDE MOUNTAIN VILLAGE, ACCORDING TO THE PLAN RECORDED MARCH 05, 1993 IN THE OFFICE OF THE CLERK AND RECORDER IN PLAT BOOK 1, PAGE 1451 AND ACCORDING TO THE CONDOMINIUM DECLARATION FOR THE GONDOLA PLAZA PARKING CONDOMINIUM, RECORDED MARCH 05, 1993 IN BOOK 507 AT PAGE 63, AS AMENDED OR SUPPLEMENTED, AND PURSUANT TO THE CASUALTY DECLARATIONS RECORDED NOVEMBER 30, 1992 IN BOOK 502 AT PAGE 207, AND RECORDED MARCH 05, 1993 IN BOOK 507 AT PAGE 24, AND RECORDED MARCH 05, 1993 IN BOOK 507 AT PAGE 29, AND RECORDED MARCH 05, 1993 IN BOOK 507 AT PAGE 35, AND RECORDED MARCH 05, 1993 IN BOOK 507 AT PAGE 41, AND RECORDED MARCH 05, 1993 IN BOOK 507 AT PAGE 42.

TRACT 08-3V
(PLAT BOOK 1, PAGE 3315)

COUNTY OF SAN JUAN, STATE OF COLORADO

NOTICE:

According to Colorado law, you must commence any legal action herein 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 herein.



EC1.1

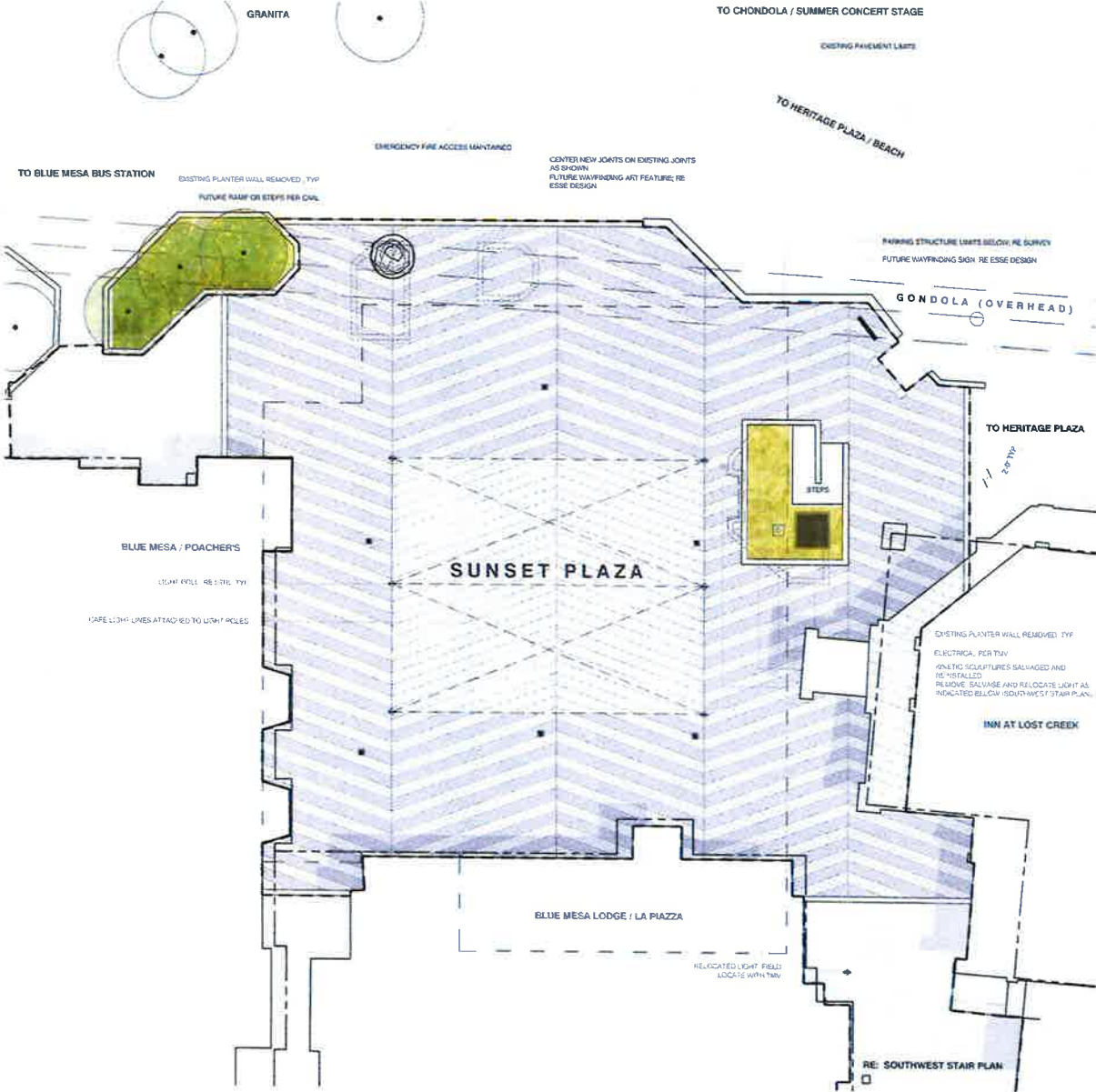
Existing Conditions for
The Gondola Plaza Parking Condominium

Client No.	14-001
Project No.	14-001
Surveyor	Jeffrey C. Folley
Checked by	
Date	10-14

FOLEY ASSOCIATES, INC.
SURVEYING & ENGINEERING

970-728-8153 970-728-8050 fax
PO BOX 4285
150 W. PACIFIC, SUITE B-1
TELLURIDE, COLORADO 81420

PLAZA PLAN



LEGEND

- PHASE ONE PROJECT LIMITS: ALL NEW WORK SHALL BE HEATED/SNOWMELT AS DESIGNATED BY SIGNAL, RE CIVIL
- PAVER TYPE A
- PAVER TYPE B
- CONCRETE
- PAVER EDGE
- EXISTING PAVER, SALVAGE AND REINSTALL
- LIGHT PEDESTAL (R) (W/ CAFE STRING LIGHTS); RE STR FOR FOUNDATION AND INTERFACE WITH PARKING STRUCTURE
- EXISTING LIGHT (T) SALVAGE AND REINSTALL, FIELD LOCATE BY TYP
- EXISTING DRAIN LOCATION WINDOW GRATE, RE SURVEY AND CIVIL
- EXISTING TREE

DESIGN INTENT

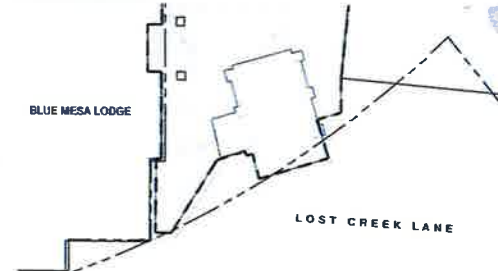
AS THE TOWN OF MOUNTAIN VILLAGE MOVES TOWARD A MORE CONTEMPORARY APPROACH TO DEVELOPMENT, ONE THAT THOUGHTFULLY REINTERPRETS WITHIN THE CONCEPTS OF THE EUROPEAN VILLAGE, VERNACULAR, LIFT STUDIO HAS BEEN ASKED TO RE-CONSIDER SUNSET PLAZA THROUGH ITS PAVING AND LIGHTING ELEMENTS. OUR SIMPLE, STRONG DESIGN SOLUTION APPEALS AN ALPINE, MODERN AESTHETIC INTO THE TRADITIONAL MOUNTAIN FEEL OF THE VILLAGE WHILE ENHANCING EXPERIENCE OF THE BREATHTAKING VIEWSCENES.

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NOTE

1. THE EXISTING CONDITIONS BASE PLAN REFERENCES BOTH THE POLY ASSOCIATES INC SURVEYS AND THE TOWN OF MOUNTAIN VILLAGE CAD DATA, AN UPDATED SURVEY DOCUMENTING THE FULL LIMIT OF WORK IS RECOMMENDED TO ENSURE THE EXISTING CONDITIONS ARE ADEQUATELY DOCUMENTED FOR DESIGN AND CONSTRUCTION PURPOSES.
2. REFER TO GSI DESIGN DOCUMENTS FOR ALL GRADED, DRAINAGE, WATERPROOFING, SHOWBELT AND STRUCTURAL, ENGINEERING, INCLUDING LIGHT POLE FOUNDATIONS.
3. THE LANDSCAPE ARCHITECT'S SCOPE OF WORK INCLUDES ONLY THE LAYOUT AND PRODUCT SELECTION FOR SURFACE PAVERING AND LIGHTING. OTHER IMPROVEMENTS ARE SHOWN DIAGRAMMATICALLY ON THESE DRAWINGS, BUT ARE NOT THE RESPONSIBILITY OF THE LANDSCAPE ARCHITECT.
4. THESE PLANS ARE SCHEMATIC AND ARE NOT SUITABLE FOR CONSTRUCTION. LIGHTING, FUTURE AND PAVEMENT SELECTIONS/CAPTIONS SHALL BE PROVIDED BY THE LANDSCAPE ARCHITECT AT GRS REVIEW MEETING.
5. PHASE I WORK CONSISTS OF PAVERING AND LIGHTING (ELEVATING FOR FUTURE INFRASTRUCTURE BY TYP PUBLIC WORKS). AN ART/FIRE FEATURE, WILL BE CONSIDERED DESIGNED IN A FUTURE PHASE.

SOUTHWEST STAIR PLAN



LIFT

LIFT STUDIO LLC
LANDSCAPE ARCHITECTURE
PO BOX 5745
ASPEN, CO 81612
970.924.5810
LIFTSTUDIO@LANDSCAPE.NET

SUNSET PLAZA
TOWN OF MOUNTAIN VILLAGE | CO 81453
NOT FOR CONSTRUCTION



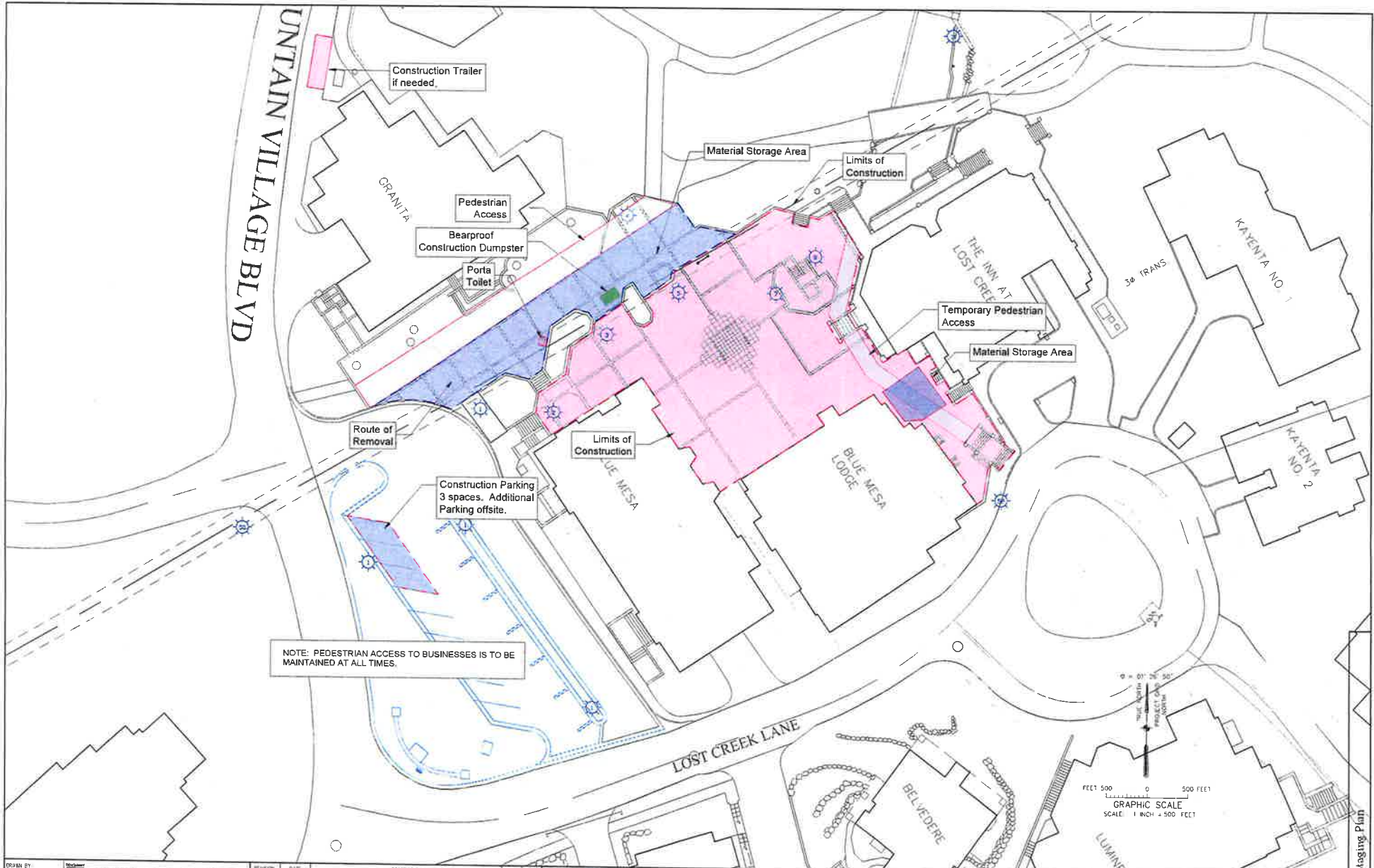
Revisions
2018-11-29 TMY Review
2018-12-05 Design Review App

DRAFT

Plaza Paving and Lighting
Development Plan



L1.0



NO.	REVISION	DATE	DESCRIPTION	BY	CHKD

DRAWN BY: RBC
 DESIGNED BY:
 CHECKED BY:



Town of Mountain Village
 Logging and Information System
 & CAD Design Office
 411 Mountain Village Blvd, Mountain Village, CO 81455
 Ph: 970-725-3946 Fax: 970-725-6027

Sunset Plaza Staging Plan

Town of Mountain Village

SCALE:	AS SH.	DATE:
1" = 20'		12-1-16
SHEET NO.		

CMP1.0

Staging Plan



Gray angled paving pattern from above



Two-tone texture pavement



Text in pavement too



Art fire feature concept from Esse Design



Gray angled paving pattern at ground level



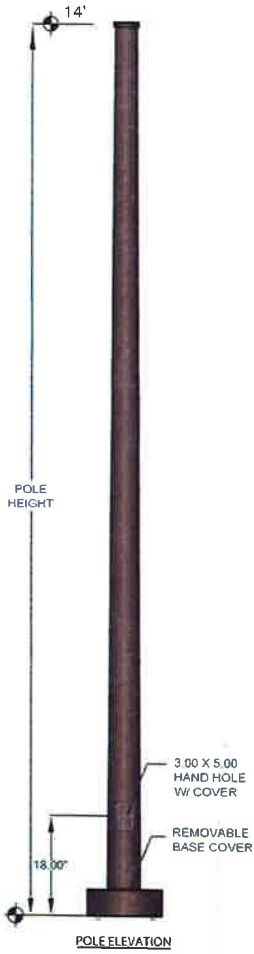
Existing architectural angled roof lines



Existing herringbone paving pattern

PRECEDENT IMAGES | APP A

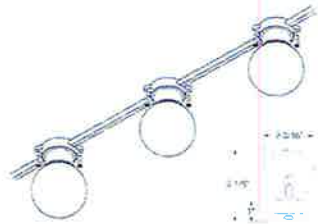
LIFT



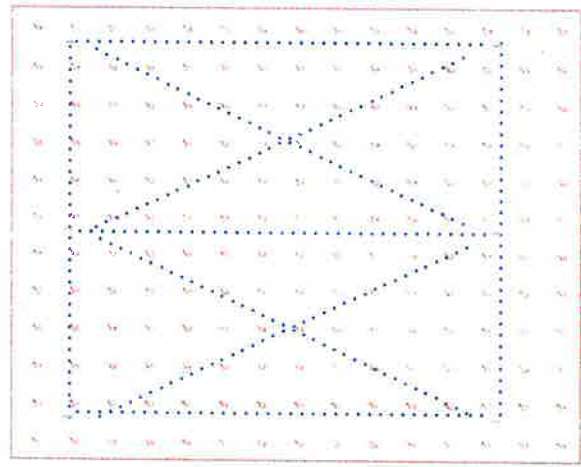
AV Round Tapered Aluminum Pole



Gray Metallic Powdercoat



Tivoli Lightsphere



Symbol	Label	Qty	Location	Description	Notes	Number of Fixtures	Lighting Control	ICP	Height
⊙	A	22	LANDSCAPE	String	indirect	22	7.4250	1	1.41

Statistics	
Number of Fixtures	22
Area	117.6475 (14.9 x 7.89)

Photometric study courtesy of The Lighting Agency.

LIGHTING SPECS AND PHOTOMETRICS | APP A

SUNSET PLAZA Mountain Village | Colorado

As the Town of Mountain Village moves toward a more contemporary approach to development, one that thoughtfully integrates within the constructs of the 'European Village' vernacular, Lift Studio has been asked to re-envision Sunset Plaza through its paving and lighting elements. Our simple, striking design solution infuses an alpine modern aesthetic into the traditional mountain feel of the Village while enhancing experience of the breathtaking views beyond.

A graphic chevron pattern, referencing adjacent herringbone paving and architectural forms, is expressed in two tones/textures of gray paving. While subtle, the scale of the pattern makes it legible from both ground level and from the height of the gondola. Movement inherent in the chevron welcomes people to explore an enlivened space, while warm overhead lighting, engraved text, and an art fire feature nearby give them ample excuse to linger.

Images provided herein are conceptual and are intended to convey broad ideas, not as literal proposed conditions. Actual materials and products have not yet been selected at this stage in the design process.

DESIGN STATEMENT | APP A



