

**TOWN OF MOUNTAIN VILLAGE
REGULAR DESIGN REVIEW BOARD MEETING
THURSDAY MARCH 28, 2019 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	Starr	Action	Reading and Approval of Summary of Motions of the of the March 7, 2019 Design Review Board Meeting.
3.	10:05	30	Starr	Public Hearing Quasi-Judicial	Consideration of a Design Review application for CeDUR synthetic roofing, which requires a specific approval from the DRB, on Lot 601-Unit 34, 307Fairway Drive.
4.	10:35	60	Starr	Public Hearing Quasi-Judicial	Consideration of a Design Review: Initial Architectural and Site Review application for a new single-family residence on Lot 165-13, 230 Cortina Drive.
5.	11:35	25			LUNCH
6.	12:00	60	Starr	Public Hearing Quasi-Judicial	Consideration of a Design Review: Initial Architectural and Site Review Application for a Multi-Family Development within the expansion area of Lot 600A consisting of Six (6) Condominium Units; Read and Recommendation of a Resolution to Town Council for a Density Transfer and Rezone from Four (4) Condo Units to Six (6) Condo Units.
7.	1:00	60	Starr	Work Session	Discussion Regarding Accessory Structures as found in Chapter 17.3.3 Use Table, 17.3.4 Specific Zone District Requirements, and Chapter 17.8 Definitions, of the Community Development Code.
8.	2:00				Adjourn

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

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**SUMMARY OF MOTIONS
TOWN OF MOUNTAIN VILLAGE
DESIGN REVIEW BOARD MEETING
THURSDAY FEBRUARY 7, 2019**

agenda item 2

Call to Order

Chairman Banks Brown called the meeting of the Design Review Board of the Town of Mountain Village to order at 10:05 a.m. on Thursday, March 7th, 2019 in the Town Hall Conference Room at 415 Mountain Village Boulevard Mountain Village, CO 81435.

Attendance

The following Board members were present and acting:

Banks Brown
Liz Caton (Alternate)
David Craige
Phil Evans
Greer Garner

The following Board members were absent:

Keith Brown
Dave Eckman
Luke Trujillo
Jean Vatter (Alternate)

Town Staff in attendance:

Michelle Haynes, Planning & Development Services Director
John Miller, Senior Planner
Sam Starr, Planner

Public in attendance:

Robert Stenhammer	rstenhammer@telski.com
Beth Bailis	cariboudesign@gmail.com
Shane Jordan	shanejds9@gmail.com
Steve Seltz	steveseltz@msn.com
Laura Jordan	laura@9westdesignstudio.com
Cath Jett	cathjett@gmail.com
Scott Landsfield	jlandfield@gmail.com
David Heaney	dheaney@heaneyrosenthal.com
Ellen Kramer	erkramer14@gmail.com
Steve Margetts	gettsbuilt@outlook.com
Alex Klumb	aklumb@ccyarchitects.com
Simon Elliot	selliot@ccyarchitects.com
David Ballode	dballode@msn.com

Reading and Approval of Summary of Motions for the February 7th, 2019 Design Review Board Meeting Minutes.

On a **Motion** made by Phil Evans and seconded by Greer Garner, the DRB voted 5-0 to approve the February 7th, 2019 Summary of Motions.

Interview new applicants for Design Review Board open seats with recommendation to Town Council.

Planning Director Michelle Haynes presented for the DRB member recommendation of appointments

The Board interviewed new applicants: Ellen Kramer, Cath Jett, and David Heaney

On a **Motion** by David Craige and seconded by Phil Evans, the DRB voted 5-0 to recommend the Town Council appoint David Eckman, Greer Garner, and Liz Caton as regular members; and appoint Cath Jett and Ellen Kramer as Design Review Board Alternate members. DRB's recommendations will go before Town Council at the March 21st, 2019 meeting, located at 455 Mountain Village Blvd.

Consideration of a Design Review: Final Review Application for a new single-family residence on Lot 659R, 145 AJ Drive.

Planner Sam Starr presented the consideration of a Final Review application for a new single-family residence on lot 659R, 145 AJ Drive. Architects Shane and Laura Jordan presented on behalf of the applicant.

There was no public comment.

On a **Motion** made by Phil Evans and seconded by David Craige, the DRB voted 5-0 to approve a Final Review Application for a new single-family residence on Lot 659R, 145 AJ Drive, with the following conditions:

1. *A monumented land survey shall be prepared by a Colorado public land surveyor to establish the maximum building height and the maximum average building height. This condition shall be carried over to any Final Review Approval as it is a construction condition.*
2. *A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no encroachments into the GE. This condition shall be carried over to any Final Review Approval as it is a construction condition.*
3. *Owners of Lot 659R will enter into a revocable General Easement Encroachment Agreement for the address monument, driveway, and landscape elements in the General Easement.*
4. *Alter the lighting plan so that the sconce on the caretaker's deck is replaced with a step light.*

Consideration of a Design Review: Initial Architectural Site Review Application for a new single-family residence on Lot 348R, 530 Benchmark Drive.

Senior Planner John Miller presented the consideration of an Initial Architectural Site Review application for a new single-family residence on lot 348R, 530 Benchmark Drive. Alex Klumb and Simon Elliot of CCY Architects presented on behalf of the applicant.

There was no public comment.

On a **Motion** made by David Craige and seconded by Phil Evans, the DRB voted 5-0 to approve an Initial Architectural Site Review Application for a new single-family residence on Lot 348R, 530 Benchmark Drive with the following conditions:

1. *The applicant shall be required to submit an updated grading and erosion control plan detailing any retaining walls, proposed grading, stormwater mitigation techniques, material storage calculations, etc.*
2. *The applicant shall be required to update the Construction Mitigation Plan to better detail parking constraints, phasing of the driveway and development, and material storage areas - in conformance with the requirements of the CDC.*
3. *The applicant shall revise the Landscaping plan to document all remaining trees within the areas of disturbance, and specifically address methods to preserve the trees during construction.*
4. *The applicant shall provide staff a forestry report and thinning recommendation from a forester or landscape architect prior to any fire mitigation efforts which are to occur on the property with the exception of the trees located within the excavation footprint.*
5. *The applicant shall revise the lighting plan to address non-compliant fixtures (L-6 and L-7) as well as provide an isometric foot-candle study detailing the extend of the illumination of the site.*
6. *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.*
7. *Prior to issuance of a CO the property owner will enter into an access agreement with Telluride Ski and Golf for ski/trail access from Lot 348R.*

Consideration of a Design Review: Final Review Application for a new single-family residence on Lot GH-11, 111 Cabins Lane.

Senior Planner John Miller presented the consideration of a Final Review application for a new single-family residence on lot GH-11, 111 Cabins Lane. Scott Landsfield of E Cummings Architects presented on behalf of the applicant.

There was no public comment.

Board Member Greer Garner left at 1:00PM

On a **Motion** made by Liz Caton and seconded by Phil Evans, the DRB voted 4-0 to approve a Final Review Application for a new single-family residence on Lot GH-11, 111 Cabins Lane, with the following conditions:

1. *This approval is subject to the Town Council approving the variance to the height requirement. If denied, the applicant must resubmit for approval of the project by the Design Review Board.*
2. *The applicant shall revise plans for secondary walkways to be constructed of a material such as flagstone, sandstone, granite cobbles, brick or concrete pavers.*
3. *A monumented land survey by a Colorado certified land surveyor of the footers will be provided prior to pouring concrete to determine there are no encroachments into the General Easements or setbacks.*
4. *A monumented land survey by a Colorado certified land surveyor of the cantilevered deck will be provided prior to issuance of a Certificate of Occupancy to determine there are no encroachments into the General Easement or Setbacks.*
5. *A ridge height survey prepared by a Colorado certified land surveyor will be provided during the framing inspection to determine the maximum building height is in compliance with the approval.*
6. *The contractor shall meet with employees of Community Services (Police Department) as well as the HOA regarding the parking of construction vehicles at the site prior to the commencement of construction.*

7. *Prior to the issuance of a building permit, the applicant shall field verify all utilities and submit a revised utility plan to the public works director identifying the location of utilities and connection points.*
8. *A final landscaping plan will be provided demonstrating planting schedules including but not limited to tree/shrub size and species proposed for the site.*
9. *Prior to issuance of a CO the property owner will enter into an access agreement with Telluride Ski and Golf for ski/trail access from Lot GH-11.*

Review for Recommendation to Town Council, an Ordinance regarding amendments to Lighting Regulations as found in Chapter 17.5 Design Regulations, Section 17.5.12 and 17.5.15; and Chapter 17.8 Definitions, of the Community Development Code.

Senior Planner John Miller presented the review for recommendation to Town Council, an Ordinance regarding amendments to Lighting Regulations as found in Chapter 17.5 Design Regulations, Section 17.5.12 and 17.5.15; and Chapter 17.8 Definitions, of the Community Development Code.

By consensus, the Design Review Board agreed to continue the lighting discussion to the May 2nd, 2019 DRB meeting.

Adjourn

On a unanimous **Motion** the Design Review Board voted 4-0 to adjourn the March 7th, 2019 meeting of the Mountain Village Design Review Board at 2:03 p.m.

Prepared and Submitted by,

Sam Starr, AICP
Planner
Town of Mountain Village



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

DATE: March 18, 2019
TO: Design Review Board
FROM: Sam Starr, Planner
FOR: DRB Public Hearing on March 28, 2019
RE: Consideration of a Design review application for CeDUR synthetic roofing, which requires a specific approval from the DRB, on Lot 601 Unit 34, 307 Fairway Drive.

PROJECT GEOGRAPHY

Legal Description: Lot 601, Unit 34
Address: 307 Fairway Drive
Applicant/Agent: Paul Hoskinson
Owner: Barbra and Walter Hinterkopf
Zoning: Multi-Family
Existing Use: Multi-Family

ATTACHMENTS

- Exhibit A: Narrative
- Exhibit B: Images

BACKGROUND

The existing roofing on Lot 601 Unit 34 is cedar shake which is no longer allowed in Mountain Village. The applicant is proposing to replace the existing cedar shake with a CeDUR synthetic roofing that requires DRB review and approval. Accordingly, staff has elevated the request to the Board to consider a specific approval per CDC Section 17.5.6.C.3.d., which states:

- d. The following roofing materials outside of the Village Center shall 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. 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.

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. 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.

ANALYSIS

The CeDUR synthetic shake proposed by the applicant is a material that meets the design theme of the town, as the walden color blends with nature and emulates a natural material. The proposed material is not a radical departure from the existing roof; therefore, the new material will not change the architectural character of the home. There is also a CeDUR synthetic roof on Units 3 and 5 of Lot 601, so there is sufficient precedent for this material in the neighborhood.

STAFF RECOMMENDATION

Staff recommends that the DRB approve the specific approval for CeDUR synthetic Roof at Lot 601 Unit 34, 307 Fairway Drive as proposed with the following motion:

"I move to approve the application by Barbra and Walter Hinterkopf for the use of synthetic roofing, with the findings contained in the staff memo presented at the March 28th, 2019 DRB meeting.

Barbra and Walter Hinterkopf
307 Fairway Drive, Mountain Village, CO
Development Review Process Application
Responses to Items Not Marked N/A

1. **Application Form and Fee Acknowledgement Form:** Attached
2. **Proof of Ownership:** Assessor's office tax report attached
3. **Agency Letter:** Attached
7. **Development Narrative:** The current cedar shake roof is in deteriorating condition. There are cracked, cupped and missing shingles over the entire roof, particularly on ridges and adjacent to valleys (see picture attached). The existing shingles are dried out and break when walked on. The current roof is a fire hazard and will be prone to leaks in the near future. It would be in the best interests of the Owner, the Town of Mountain Village and the Owners insurance company to replace the roof at this time rather than to spend money, on a recurring basis, to repair the existing roof. Because of this the Homeowner requests approval to re-roof the current residence with CeDUR synthetic shake shingles.

The residence will be re-roofed using the following procedures:

- Remove current cedar shake shingles, underlayment and metal and haul away.
- Inspect decking to determine if any needs to be replaced. If so, replace.
- Install Carlisle WIP 300 HT (high temperature) ice and water shield over entire roof surface with 2 layers in all valleys.
- Install powder coated steel headwall sidewall and drip edge flashing at all intersections of roof and exterior walls. Color- CMG dark bronze
- Install powder coated steel valley metal in all valleys- open valley installation. Color- CMG dark bronze.
- Replace skylights with Velux skylights and solar shades
- Install ridge vents on all major ridges.
- Install CeDUR shake starter, hip and ridge and field shingles using galvanized RS 1 3/4" nails using straight across pattern. Color- Live Oak
- Install snow retention above all traffic areas. The Owner has reviewed the areas where people and property could be damaged from falling snow and has designed a snow retention plan to protect those areas. Color Statuary Bronze Plan attached.
- Replace existing pipe jack boots. Paint all boots and furnace vents to blend with the color of the new roof shingles.
- Fully clean up the jobsite after completion of work.

-The Project will be fully permitted by the Mountain Village building department. All work will be performed in accordance with the all applicable building codes.

Re-roofing of the residence with CeDUR shingles will comply with the desires of the Town of Mountain Village to eliminate the fire hazard associated with the cedar shake shingles currently in place on the subject roof. The CeDUR shingles re-roofing will result in a Class A fire rating for the roofing system as well as a Class IV hail rating (the best possible). The use of CeDUR shingles in the Live Oak color will be lighter in color than two other homes in the Knolls Estates subdivision, located at 115 Eagle Drive and 116 Eagle Drive (pictures attached) that have been re-roofed with CeDUR shingles in the last 2 years,. The other homes used the Walden color. The CMG dark bronze for flashing metal will emulate the color of copper after patina. The statuary bronze color for the snow clips will also emulate the color of copper after patina and is the same color as used at 115 Eagle Drive and 116 Eagle Drive.

8H. Existing Improvements: See photographs attached showing building, driveway, roadway and site improvements. There are no drainage systems, trails, sidewalks, lite poles.

9G. Construction Mitigation Plan:

- i. Construction disturbances will include noise associated with the re-roofing process, including the sound of compressors and nail guns.
- ii. No crane will be used.
- iii. No trees will be removed.
- iv. No trees will be disturbed
- v. No construction fencing will be used. Landscaping will not be disturbed to any significant degree. Minor debris will be removed from landscaping on a daily basis. Debris will be loaded into a truck to be located in the driveway.
- vi. Materials will be roof loaded. Only minor amounts of materials will be located in the driveway during construction.
- vii. Haul off truck will be parked in the driveway. One construction pick-up truck will be parked in the driveway or on the roadside adjacent to the home.
- viii. No port-a-toilet will be on site
- ix. There will be no construction trailer
- x. There will be no need for erosion control as no disturbance of the ground will occur.
- xi. Haul off truck will be parked in the driveway and removed from the site once tear-off of the existing roof is complete.
- xii. There will be no food waste left onsite overnight.

9H. Materials Board: Will be available at the time of the DRB review.

12. Design Variation The existing cedar shake roof will be re-roofed using CeDUR synthetic shake shingles. The color will be Live Oak





115 Eagle Drive after re-roof





**PLANNING & DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION**

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

TO: Design Review Board
FROM: Sam Starr, Planner
FOR: Meeting of March 28,2019
DATE: March 21, 2019
RE: Consideration of a Design Review: Initial Architectural Site Review application for a new single-family dwelling on Lot 165-13, 230 Cortina Drive.

PROJECT GEOGRAPHY

Legal Description: Unit 13, The Cortina Land Condominiums, according to the second amendment to the map of Cortina Land Condominiums recorded August 22, 2014 in Plat book 1 at Page 4461, County of San Miguel, State of Colorado.

Address: 230 Cortina Drive Drive
Applicant/Agent: Lea Sisson Architects
Owner: Bruce and Rosamaria Taten
Zoning: Multi Family Zone District
Existing Use: Vacant Lot
Proposed Use: Single-Family Residence
Lot Size: 0.21 Acres

Adjacent Land Uses:

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

ATTACHMENTS

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

BACKGROUND

In accordance with 17.4.3 of the Community Development Code (CDC), the applicant has applied for a Class 3 Initial Architectural Site Review for the development of a single-family residence. The proposed dwelling unit is located on 230 Cortina Drive and consists of 3,858 livable square feet with 616 square feet of mechanical and garage space. The total site area .21 acres (9,147 square feet) and is characterized by a substantial slope on the western portion that has driven the design and placement of this residence.

PROJECT SUMMARY

CDC Provision	Requirement	Proposed
Maximum Building Height	35 + 5' (if gable form) maximum	34' 6"
Maximum Avg Building Height	30' + 5' (if gable form) maximum	28' 1"
Maximum Lot Coverage	Subject to building envelope, zone district is otherwise 65%	54%
General Easement/Setbacks		
North	16' setback line and building envelope	16' 8"
South	16' setback line and building envelope	16'
East	10' setback line and building envelope	10'
West	10' setback line and building envelope	13'
Roof Pitch		
Primary		4:12
Secondary		2:12
Exterior Material		
Stone	35%	36.5%
Wood	No requirement	25.1%
Windows/Doors	40% maximum for windows	27.0%
Metal Accents	No requirement	11.3%
Parking	2 spaces per unit	2 enclosed, 2 exterior
Snowmelt	1000 square feet	0

17.3.12.C BUILDING HEIGHT LIMITS

The average height for the proposed design is code compliant at 28' 1". The maximum height is 34' – 6" at the western elevation, just below the maximum allowed height for a single-family residence without a gabled roof. To verify that the finished product matches the proposed plans, staff also recommends 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 condition shall be carried over to any Final Review approval as it is a construction condition.

17.5.5 BUILDING SITING DESIGN

The site for this proposed home contains considerable slopes on the western portion of the site. The existing Cortina setbacks and the lot size has also dictated a smaller home. Since landscaping and structural elements encroach into the eastern General Easement, the applicant will need to complete a General Easement encroachment agreement prior to issuance of a building permit. Staff also recommends that a monumented land survey of the footers be provided prior to pouring concrete to determine there are no further encroachments into the recorded easements. This condition shall also be carried over to any Final Review approval as it is a construction condition.

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 grounded foundation. Moreover, the materials and form align with the character of the neighborhood.

Roof Forms, Design and Materials

The CDC states that the roof shall be a composition of multiple forms that emphasize sloped planes, varied ridgelines, and vertical offsets. The primary roof is an offset gable with a 4:12 pitch. The secondary roof is a shed roof form with a 2:12 pitch. The proposed roof material is a rusted standing seam steel. The applicant has not indicated a fireplace will be present.

Exterior Wall Materials

The exterior walls consist of 36.5% 6” stone veneer of an unspecified mix. 23% of the exterior materials will be 8” stained horizontal cedar siding and 4” vertical siding. A variation will be required for all wood under 8”. The remainder of the proposed materials will be 27% fenestration, and 11.3% accents.

17.5.7 GRADING AND DRAINAGE PLAN

The applicant has provided a grading and drainage plan for the proposed development. Positive drainage away from the structures has been provided with all disturbed areas and to have final grades of 3:1 or flatter. Fill areas will be graded with the foundation excavation. Applicant proposes placing a series of boulders for retainage in the eastern portion near the driveway and extending into the General Easement to ease the naturally occurring slope.

17.5.8 PARKING REGULATIONS

The applicant shows 2 enclosed and 2 exterior parking spaces, which is above the number of spaces required for a single-family common interest community home. The applicant has indicated that the driveway will not be heated with snowmelt.

17.5.9 LANDSCAPING REGULATIONS

The proposed landscape plan shows the addition of 4 aspen, 4 bristlecone pine, 3 specialty spruce trees, and an assortment of perennials with native wildland grass. Additionally, there are landscaping elements in the General Easement, which will require a General Easement Encroachment Agreement. All plantings shown on Final Review 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

17.5.11 UTILITIES

All shallow utilities are proposed to be run from the eastern portion of the lot. Public Works requests that all utilities be field located by the contractor prior to construction.

17.5.12 LIGHTING REGULATIONS.

Applicant proposes to place 5 “Bowman 6” wall sconces, 12 “Element 3 inch Entra” lights, and 2 “Bowman 4” wall sconces. The board will need to weigh in on the appropriateness on the number of lights present above the deck. The application also notes that steplights will be present but does not indicate where.

17.5.13.E.4 ADDRESS IDENTIFICATION SIGNS

The applicant will be using 10” plate steel box numbers attached to field stone. The address monument complies with the maximum height of 6 feet but will need to alter the lighting system so that the numbers are downlit instead of backlit. All numbers will need to have a reflective coating as well.

17.7.19 CONSTRUCTION MITIGATION

All construction staging is within the lot boundaries. However, the construction staging plan does show construction parking and disturbance in the General Easements and Cortina Drive Right of Way. Staff finds this disturbance is minimal and will not adversely affect the surrounding properties. The configuration is necessary given the size and slope constraints of the site.

Specific Approvals and Stated Variations

- Vertical wood siding less than 8” in diameter

RECOMMENDATION

Staff recommends the DRB approve the Initial Architecture Site Review application with the stated variations and specific approvals for Lot 601 Unit 13, 230 Cortina Drive with the following conditions which shall be addressed before issuance of a building permit unless otherwise noted:

1. A monumented land survey shall be prepared by a Colorado public land surveyor to establish the maximum building height and the maximum average building height. This condition shall be carried over to any Final Review Approval as it is a construction condition.
2. A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no encroachments into the GE. This condition shall be carried over to any Final Review Approval as it is a construction condition.
3. Applicant will need to adjust the address monument to make the address monument numbers downlit instead of backlit. Numbers will need to be coated with a reflective paint.

Narrative
for Unit 13 Cortina, Mountain Village
2.11.2019

Bruce and Rosamaria Taten owners of Unit 13 in Cortina Subdivision of Mountain Village are seeking to develop their lot. Please find the key features of the proposal below and in the drawing set submitted with this application.

The single family home is a 3 bedroom 4.5 bath with an office. With 3858 heated livable square footage, 616sf garage/mechanical, and 475sf of covered deck. Cortina has a heated 4000sf limit, but the owners were given a variance for this lot of 3500sf heated space, these are different than the 40% typical for mountain village lots. The home meets the height requirements see A1.1 site plan showing grade and roof elevations. It has a small ski access at the lower level along the deeded ski access for the development. We will work with the town to connect to this access. The building stays within the setbacks without any easement encroachments. It has a simple address monument designed to scale with the development. Please see below how the building addresses each part of the Town of Mountain Village CDC.

Chapter 17 - Design Regulations

17.5.4.F

1. The building is sited like the others on the site respecting the location of the garage not facing the street and small driveway turnaround with plantings in the center.
2. Building height follows the grade and makes use of the steep slope
3. Building base is stone grounding it to the site.
4. Roofs in alpine towns tend to hold the snow for insulation or release it. This roof takes the insulation route with low pitches and single point pitch directing away from pedestrian, vehicular and living spaces. There is an integral gutter and downspout with a minimal amount of heat to ensure proper drainage.
5. The material palette is warm rustic with rusted metal, dry stacked stone, and rough sawn stained siding.

17.5.5.A.3. This design carefully eliminates the multiple snow shed areas and the resulting failure of this, see imagery in roof section below. While not having any horizontal ridge, the snow is directed to the back of the building away from pedestrian, vehicular, and fragile vegetation.

By incorporating an enclosed heated downspout, this like a flat roof actively directs the drainage.

17.5.5.B.1

1. This design sites the building in context with its neighbors. Turning the garage doors away from the road, orienting the driveway to the south of the garage unobstructed to allow for natural melting and draining of snow accumulation. This also sets the main spaces back from the road doing 2 things. It aids foundation construction by minimizing excavation cuts as we are starting on the lower portion rather than the high side at the road, and ultimately allowing a feeling of a front yard and privacy from the road and the buildings to the east. The site drainage uses the extended building wall and the existing retaining boulders to capture the grade changes without going into the setbacks and easements.

17.5.6.A Building Form

1. This building has a heavy stone base and angled stone piers representing a load-bearing stone pier.

The materials on the wall have been carefully selected for durability, stone where the wall meets the ground and metal where roofs meet walls.

2. There are no windows in stone.

3. Materials are chosen to express the architectural intent of a large mass holding up a lighter articulated structure

17.5.6.B Wall Form

1. Walls are simple in design yet have a variation of materials to express the heavy base and to relate to the snow cumulation both at the base and at the roof where it meets the higher walls.

17.5.6.C. Roof form and Drainage

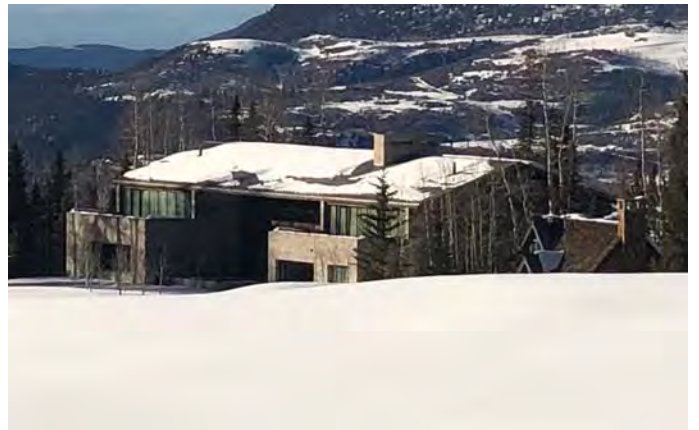
This roof is a simple design focussed on creating a simple method of snow shedding while keeping the sense of variety. It uses sloped planes not to have a horizontal ridgeline anywhere. It eliminates the issues associated with multiple roof punctuations. See below examples of numerous broken valleys with attempts to hold the snow on a steeply pitched roof where there is pedestrian access below. This roof takes all the drainage to 2 locations away from harm and integrates an integral gutter to control the drainage further.

The low pitch allows for the snow to further insulate the building. Steel beams and columns connecting to the stone base express the strong support of the roof. The roofs step down from the front of the site (high side) to the back. The deep overhangs on the south and west provide shade for the spaces below them while the upper windows to the east have smaller overhangs to allow for cooler morning light to enter the building. The eaves are thick to emphasize the weight and strength of the roof form. The roof material is standing seam rusted metal; to go with the overall warm color palate and for durability.

Small roofs to avoid



Long horizontal ridges to avoid



17.5.6.D. Chimneys are minimized in this design with wall venting. Stone columns give the vertical emphasis.

17.5.6.E. Wall materials and color

Stone is dry stacked telluride gold, wood siding is 2x10 stained horizontal siding (warm brown) and barn wood (warm grey), metal folded seam (shingle) has been used where on walls with roofs adjacent for further durability of structure and for varying material palette. The soffit is rough-sawn t&g stained warm grey. The building meets the required percentages see A3.1 and A3.2. The overall material color palate is warm and rustic.

17.5.6.G

The window area is well under 40% see A3.1 A3.2, windows and doors are located to maximize view and daylight for the spaces inside, doors are used to create a seamless flow to the outside entertaining areas. Finish is a dark bronze to go with the warm material palette.

17.5.6.H Doors and entryways

The entry door is articulated to be in scale with the inhabitants using accents of steel and wood for the overhangs it again drains to the side away from the walkway and into the landscaping to the left. Use of stepping stones to connect the garage man door the entry creates a soft connection to the building and separation from the asphalt driveway.

17.5.6.I Decks and Balconies

The deck is integral to the interior great room space it is entirely covered allowing for year-round access. It faces south and west away from the road and toward the open space. The roof overhang allows for the winter sun to penetrate the building for solar gain while protecting the west side during the summer months (the winter months the sun goes down on this site before the sun is low enough affect the interior spaces). The deck provides the same protection and shading to the windows below it, again maximizing the solar gain in winter.

The drive and drainage have been engineered to manage sheet flow although none of the roof drains onto this area. The garage and motor court provide the required parking (this includes the office as a bedroom as well).

The landscape has been designed to create a screening along the road and natural plantings along the front of the building at the entry and then becomes natural landscaping throughout to connect to the open space and easement areas. By locating the vegetation only in key areas this minimizes the water usage.

Lighting is limited to downlighting in the deep overhanging roofs, down-lit sconces in areas where task lighting is needed at bbq and garage, and a few step lights at the rear ski door entry for code small back downlight concealed behind the address box.

We hope this shows how the design meets the intent of the CDC.
Thank you everyone for your time.

Regards,

A handwritten signature in green ink, appearing to read 'Lea Sisson', is centered below the text 'Regards,'.

Lea Sisson, Registered Architect



Taten Residence

Cortina Drive, UNIT # 13, Mountain Village, Colorado

OWNER:

Bruce Taten
Casamigos LLC
3716 Jardin St.
Houston, TX 77005
T: 713-582-4516
bruce.taten@gmail.com

ARCHITECT:

LEA SISSON ARCHITECT, LLC.
Lea Sisson, Principal
Centrum Building Ste. 200B
Mountain Village, CO
MAILING:
P.O.Box 4471 Aspen, CO, 81612
(970) 925-1224
EMAIL: lea@leasisonarchitects.com

SURVEYOR:

San Juan Surveying
D. Rabov, 3735
Telluride, CO 81435
T: (970) 728-1128
office@sanjuansurveying.net

GEOTECHNICAL ENGINEER:

Trautner Geotech
649 Tech Center Drive
Durango, CO 81435
(970) 259-5095
dtrautner@trautnergeotech.com

CIVIL ENGINEER:

Uncampohgre Engineering
David Bollade, PE
P.O. BOX 5945
Telluride, CO, 81435
Ph: 970-729-0683
dbollade@msn.com

LANDSCAPE ARCHITECT

Escape Garden Design
Jennifer Dolecki-Smith
312-E AABC
Aspen, CO, 81611
Ph: 970-920-3700
Fx: 970-920-9589
jennifer@escapegardendesign.com

LIGHTING DESIGNER

Amped Lighting Design
Katie Sapp
po box 4156
Telluride, CO 81435
970.708.1545
katie@ampedlightingdesign.com

CONTRACTOR:

OSBOURNE BUILDERS
G.C. : Michael Osborne
220 East Colorado Ave, Suite #201
PO. Box 3163, Telluride CO 81435
(970)728-4479 Office
(970)729-0186 Cell
(970)446-7212 Fax
www.osbornebuilders.com
michael@osbornebuilders.com

FLOOR AREA CALCULATIONS

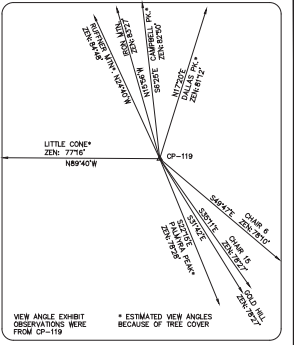
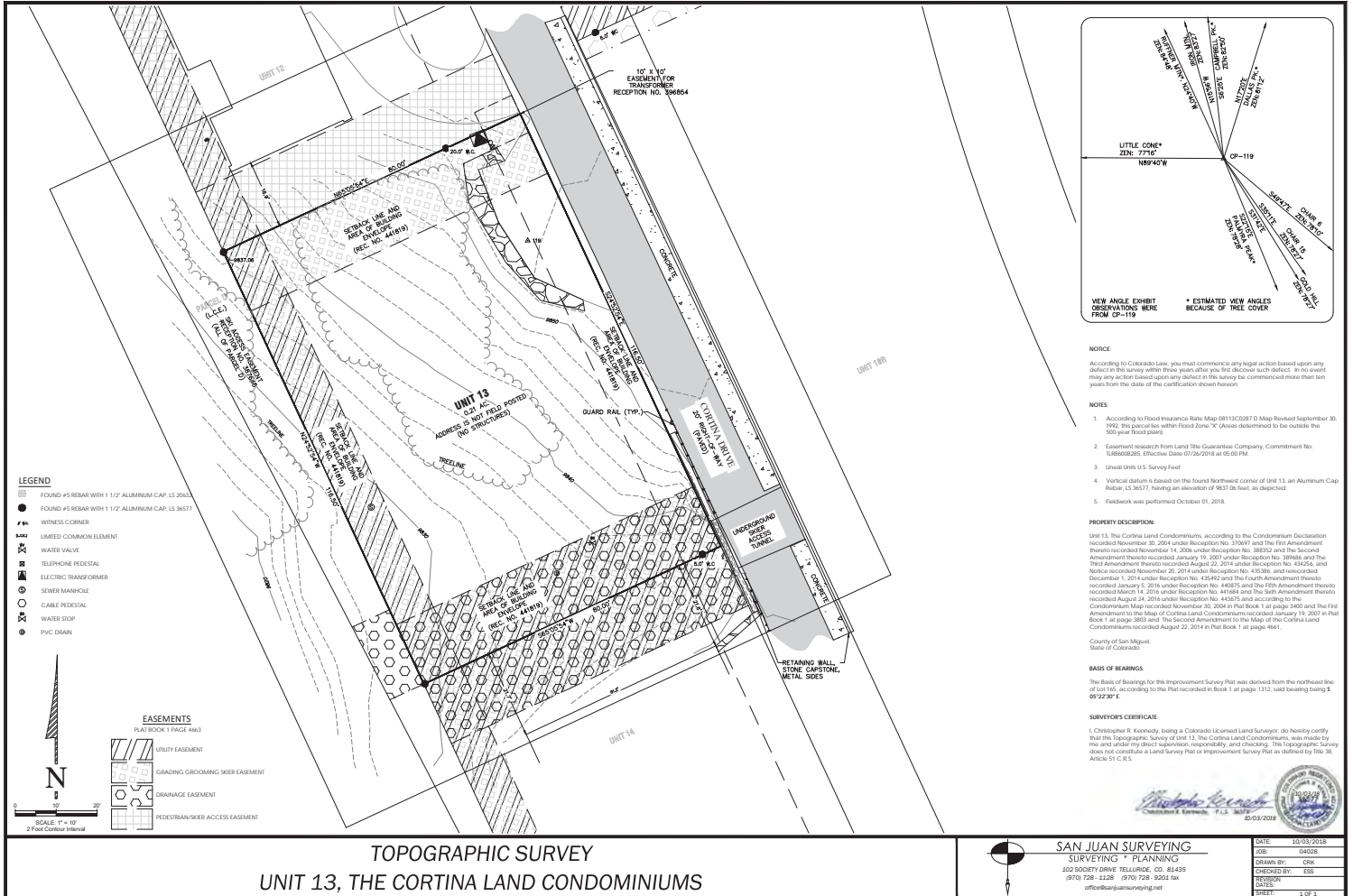
SINGLE FAMILY RESIDENTIAL:	
LIVABLE AREA	
LOWER LEVEL	1349 SQ FT
MAIN LEVEL	1446 SQ FT
UPPER LEVEL	1063 SQ FT
TOTAL-LIVING	3858 SQ FT
GARAGE-STORAGE-MECH	616 SQ FT
TOTAL-GROSS SF:	4474 SQ FT
OTHER SF	
DECK/PATIOS	475 SQ FT

L.U.C. NOTES
R-3 TYPE V CONSTRUCTION.

DRAWING INDEX

ARCHITECTURAL	
A-0	COVER
A-0	TOPOGRAPHICAL SURVEY
A-1.1	SITE PLAN
A-1.1C	CONSTRUCTION PLAN
CI-3	GRADING / UTILITY PLAN
L1	LANDSCAPE PLAN
L2	IRRIGATION PLAN
A1.1EL	EXTERIOR LIGHTING PLAN
L701	EXTERIOR PHOTOMETRIC PLAN
A-2.1	MAN & LOWER FLOOR PLANS
A-2.2	UPPER FLOOR & ROOF PLANS
A-3.1	ELEVATIONS
A-3.3	ELEVATIONS
A-3.1R	ELEVATION RENDERINGS
A-3.2R	ELEVATION RENDERINGS

LEA SISSON ARCHITECT, LLC
 3716 JARDIN ST.
 HOUSTON, TX 77005
 TEL: 713-582-4516
 WWW.LEASISONARCHITECTS.COM
 TATEN RESIDENCE
 UNIT # 13 - CORTINA TELLURIDE MOUNTAIN VILLAGE, CO
 A-0



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 be based upon any defect in this survey for a period more than ten years from the date of the certification shown herein.

- NOTES**
1. According to Flood Insurance Rate Map 98113C0287D Map Revised September 30, 1990, this parcel lies within Flood Zone "X" (Areas determined to be outside the 500-year flood plain).
 2. Easement research from Land Title Guarantee Company, Commitment No. 138600285, Effective Date 07/26/2016 at 05:00 PM.
 3. Linear Units U.S. Survey Feet
 4. Vertical datum is based on the found Northwest corner of Unit 13, an Aluminum Cap Rebar, L5 36577, having an elevation of 9637.04 feet, as depicted.
 5. Fieldwork was performed October 01, 2016.

PROPERTY DESCRIPTION:
 Unit 13, The Cortina Land Condominiums, according to the Condominium Declaration recorded November 30, 2004 under Reception No. 376497 and The First Amendment thereto recorded November 14, 2006 under Reception No. 388163 and The Second Amendment thereto recorded January 19, 2007 under Reception No. 389463 and The Third Amendment thereto recorded August 22, 2014 under Reception No. 434254, and Notice recorded November 20, 2014 under Reception No. 435396, and recorded December 1, 2014 under Reception No. 436492 and The Fourth Amendment thereto recorded January 5, 2016 under Reception No. 445875 and The Fifth Amendment thereto recorded March 14, 2016 under Reception No. 446684 and The Sixth Amendment thereto recorded August 24, 2016 under Reception No. 445975 and according to the Condominium Map recorded November 20, 2004 in Plat Book 1 at page 340 and The First Amendment to the Map of Cortina Land Condominiums recorded January 19, 2007 in Plat Book 1 at page 360 and The Second Amendment to the Map of the Cortina Land Condominiums recorded August 22, 2014 in Plat Book 1 at page 4661.
 County of San Miguel
 State of Colorado

BASE OF BEARINGS
 The base of bearings for this Improvement Survey Plat was derived from the northeast tie of lot 165, according to the Plat recorded in Book 1 at page 1312, said bearing being S 69°22'20" E.

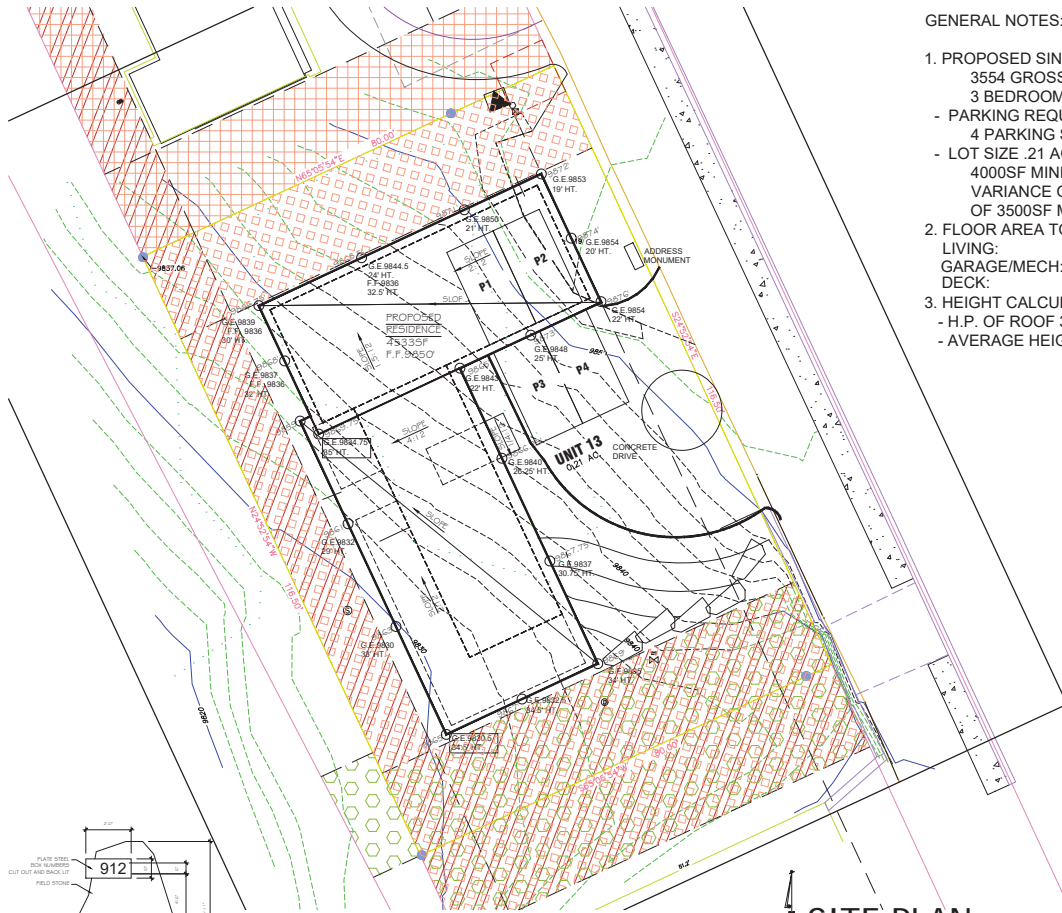
SURVEYORS CERTIFICATE
 I, Christopher R. Kennedy, being a Colorado Licensed Land Surveyor, do hereby certify that this Topographic Survey of Unit 13, The Cortina Land Condominiums, was made by me and under my direct supervision, responsibility, and checking. The Topographic Survey does not constitute a Land Survey Plat or Improvement Survey Plat as defined by the statute, Article 51, C.R.S.



SAN JUAN SURVEYING
 SURVEYING * PLANNING
 202 SOUTH DRIE BELLWEE, CO. 80445
 (970) 728-1128 (970) 728-9301 fax
 office@sanjuansurveying.net

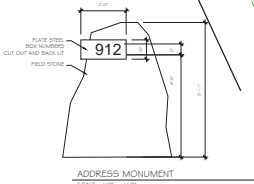
DATE:	10/01/2016
JOB:	04028
DRAWN BY:	CRK
CHECKED BY:	ESS
DESIGN:	
SHEET:	1 OF 1

TOPOGRAPHIC SURVEY
UNIT 13, THE CORTINA LAND CONDOMINIUMS



GENERAL NOTES:

1. PROPOSED SINGLE FAMILY RESIDENTIAL
 3554 GROSS SQUARE FEET
 3 BEDROOMS PLUS OFFICE
 - PARKING REQUIREMENT -
 4 PARKING SPACES INCL. OFFICE
 - LOT SIZE .21 ACRE (9427.5SF) ;
 4000SF MINIMUM REQUIRED HEATED SPACE :
 VARIANCE GRANTED FOR REDUCTION
 OF 3500SF MINIMUM
2. FLOOR AREA TOTALS
 LIVING: 3858SF
 GARAGE/MECH: 616SF
 DECK: 475SF
3. HEIGHT CALCULATIONS SHOWN ON THIS PLAN
 - H.P. OF ROOF 34.5' < 35'-0"
 - AVERAGE HEIGHT 28.01'

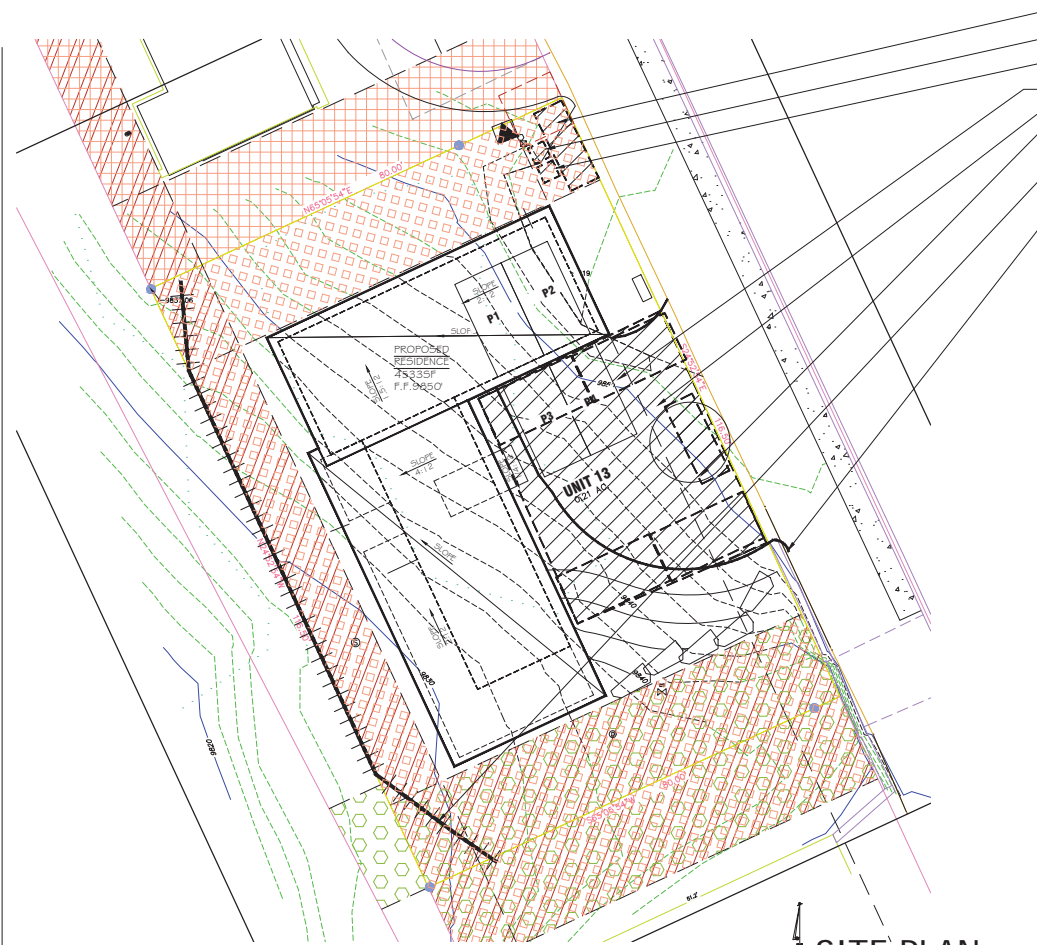


SITE PLAN

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

L E A S I S O N A R C H I T E C T
 10800 CENTRAL BLVD. MOUNTAIN VILLAGE, P.O. BOX 447, ASPEN, CO 81612 TEL: (970) 925-1122 FAX: (970) 925-1122 EMAIL: LEAS@LEASARCHITECTS.COM
 PROJECT: 20190101 - 123010 - 123010 - 123010 - 123010
 TATEN RESIDENCE
 LOT 13 - GORTHA - TELLURIDE MOUNTAIN VILLAGE - CO





- GENERAL CONSTRUCTION
- WASTE DUMPSTER
- PORTA TOILET
- BEAR-PROOF FOOD WASTE DUMPSTER
- PARKING AREAS
- MATERIAL STORAGE
- JOB TRAILER
- SILT FENCING/ STRAW BALES
- LIMITS OF CONSTRUCTION ACTIVITY-JOB SITE FENCE

STAGING NOTES

1. CONTOUR INTERVAL IS 2'-0"
2. EXCAVATED MATERIAL TO BE REMOVED FROM SITE VIA DRIVE CLEARING.
3. CUT AND SLASH TO BE REMOVED FROM SITE
4. PEDESTRIAN PROTECTION TO BE IMPLEMENTED WITH PROPER SIGNAGE AND HARD HAT REQUIREMENTS.
5. BEAR-PROOF CONTAINER FOR FOOD
6. RECYCLING CONTAINERS FOR ALL RECYCLABLE MATERIALS.
7. HEAVY CONSTRUCTION NOISE IS LIMITED TO MON-SAT 7AM-6PM

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

CONSTRUCTION MITIGATION PLAN

GENERAL CIVIL ENGINEERING NOTES:

1. THE EXISTING UTILITY LINES SHOWN ON THE PLANS ARE APPROXIMATE. AT LEAST TWO (2) FULL WORKING DAYS PRIOR TO COMMENCING CONSTRUCTION, THE CONTRACTOR SHALL CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO @ 1-800-952-1967 OR 811 TO GET ALL UTILITIES LOCATED. IF ANY OF THESE UNDERGROUND UTILITIES ARE IN CONFLICT WITH THE CONSTRUCTION PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND WORK WITH THE ENGINEER TO FIND A SOLUTION BEFORE THE START OF CONSTRUCTION.

INSTALLATION AND SEPARATION REQUIREMENTS SHALL BE COORDINATED WITH THE INDIVIDUAL UTILITY PROVIDERS.

THE UTILITY PROVIDERS ARE:
SEWER, WATER, AND GAS: TOWN OF MOUNTAIN VILLAGE
NATURAL GAS: BLACK HILLS ENERGY
POWER: SAN MIGUEL POWER
TELEPHONE: CENTURY LINK

2. PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ALL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ALL NECESSARY PERMITS SHALL BE OBTAINED BY THE OWNER OR CONTRACTOR.

3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT EXCAVATED SLOPES ARE SAFE AND COMPLY WITH OSHA REQUIREMENTS. REFER TO THE SITE-SPECIFIC REPORT FOR THIS PROJECT FOR ADDITIONAL INFORMATION.

4. ALL TRENCHES SHALL BE ADEQUATELY SUPPORTED OR LAID BACK PER OSHA REGULATIONS.

5. ALL MATERIALS AND CONSTRUCTION SHALL BE IN ALL MATERIALS AND CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE TOWN OF MOUNTAIN VILLAGE DESIGN STANDARDS LATEST EDITION. ALL CONSTRUCTION WITHIN EXISTING STREET OR ALLEY RIGHT-OF-WAY SHALL BE SUBJECT TO TOWN OF MOUNTAIN VILLAGE INSPECTION.

6. THE CONTRACTOR SHALL HAVE ONE COPY OF THE STAMPED PLANS ON THE JOB SITE AT ALL TIMES.

7. THE CONTRACTOR SHALL NOTIFY THE TOWN 48 HOURS PRIOR TO THE START OF CONSTRUCTION.

8. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING EROSION AND SEDIMENT CONTROL MEASURES AT ALL TIMES DURING CONSTRUCTION. THE ADJOINING ROADWAYS SHALL BE FREE OF DEBRIS AT THE END OF CONSTRUCTION ACTIVITIES EACH DAY.

9. THE CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN PROPER TRAFFIC CONTROL DEVICES UNTIL THE SITE IS OPEN TO TRAFFIC. ANY TRAFFIC CLOSURES MUST BE COORDINATED WITH THE TOWN OF MOUNTAIN VILLAGE.

10. ALL DAMAGE TO PUBLIC STREETS AND ROADS, INCLUDING HAUL ROUTES, TRAILS, OR STREET IMPROVEMENTS, OR TO PRIVATE PROPERTY, SHALL BE REPAIRED AT THE SOLE EXPENSE OF THE CONTRACTOR TO THE ORIGINAL CONDITIONS.

11. WHEN AN EXISTING ASPHALT STREET IS CUT, THE STREET MUST BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN ITS ORIGINAL CONDITION. THE FINISHED PATCH SHALL BLEND SMOOTHLY INTO THE EXISTING SURFACE. ALL LARGE PATCHES SHALL BE PAVED WITH AN ASPHALT LAY-DOWN MACHINE.

12. IF DETERMINING IS REQUIRED, THE CONTRACTOR SHALL COORDINATE THE DISCHARGE REQUIREMENTS WITH THE TOWN OF MOUNTAIN VILLAGE.

13. CONTRACTOR SHALL NOTIFY ALL RESIDENTS IN WRITING 24 HOURS PRIOR TO ANY SHUT-OFF IN SERVICE. THE NOTICES MUST HAVE CONTRACTOR'S PHONE NUMBER AND NAME OF CONTACT PERSON, AND EMERGENCY PHONE NUMBER FOR AFTER HOURS CALLS. ALL SHUT-OFFS MUST BE APPROVED BY THE TOWN AND TOWN VALVES AND APPURTENANCES SHALL BE OPERATED BY TOWN PERSONNEL.

14. CONTRACTOR SHALL KEEP SITE CLEAN AND LITTER FREE (INCLUDING CIGARETTE BUTTS) BY PROVIDING A CONSTRUCTION DEBRIS TRASH CONTAINER AND A BEAR-PROOF POLY-CART TRASH CONTAINER, WHICH IS TO BE LOADED AT ALL TIMES.

15. CONTRACTOR MUST BE AWARE OF ALL TREES TO REMAIN PER THE DESIGN AND APPROVAL PROCESS AND PROTECT THEM ACCORDINGLY.

16. THE CONTRACTOR SHALL PROVIDE UNDERGROUND UTILITY AS-BUILTS TO THE TOWN.

17. ALL STRUCTURAL FILL UNDER HARDSCAPE OR ROADS MUST BE COMPACTED TO 95% MODIFIED PROCTOR (MIN) AT PLUS OR MINUS 2% OF THE OPTIMUM MOISTURE CONTENT. NON-STRUCTURAL FILL SHALL BE PLACED AT 80% (MIN) MODIFIED PROCTOR.

18. UNSUITABLE MATERIAL SHALL BE REMOVED AS REQUIRED BY THE SOILS ENGINEER. ALL MATERIALS SUCH AS LUMBER, LOGS, BRUSH, TOPSOIL, OR ORGANIC MATERIALS OR RUBBISH SHALL BE REMOVED FROM ALL AREAS TO RECEIVE COMPACTED FILL.

19. NO MATERIAL SHALL BE COMPACTED WHEN FROZEN.

20. NATIVE TOPSOIL SHALL BE STOCKPILED TO THE EXTENT PRACTICABLE ON THE SITE FOR USE ON AREAS TO BE REVEGETATED.

21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST ABATEMENT AND EROSION CONTROL MEASURES DEEMED NECESSARY BY THE TOWN, IF CONDITIONS WARRANT THEM.

22. ALL DISTURBED GROUND SHALL BE RE-SEED WITH A TOWN-APPROVED SEED MIX. REFER TO THE LANDSCAPE PLAN.

23. THE CONTRACTOR IS REQUIRED TO PROTECT ALL EXISTING SURVEY MONUMENTATION AND PROPERTY CORNERS DURING GRADING AND CONSTRUCTION.

24. PROPOSED WATER AND SANITARY SEWER ARE TO MAINTAIN A MINIMUM TEN FEET (10') HORIZONTAL SEPARATION (OUTSIDE OF PIPE TO OUTSIDE OF PIPE) AND A MINIMUM VERTICAL SEPARATION OF EIGHTEEN INCHES (18").

25. ALL UNDERGROUND PIPE SHALL BE PROTECTED WITH BEDDING TO PROTECT THE PIPE FROM BEING DAMAGED.

26. HOT TUB DRAINS CANNOT BE CONNECTED TO THE SANITARY SEWER SYSTEM.

27. JOINTS IN SEWER MAINS THAT ARE WITHIN 18 INCHES VERTICALLY AND 10 FEET HORIZONTALLY SHALL BE ENCASED IN CONCRETE.

28. THE UTILITY PLAN DEPICTS FINAL UTILITY LOCATIONS BUT HAS BEEN COMPLETED AT A PRELIMINARY STAGE. CONTRACTOR SHALL VERIFY ALIGNMENTS WITH THE ARCHITECT PRIOR TO CONSTRUCTION.



Uncompahgre
Engineering, LLC

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

SUBMISSIONS:

DRG SUBMITAL 2019-02-12

Taten Residence
Lot 13 Cortina
Mtn. Village, CO



CONTRACTOR TO BESEAL AND CONFIRM ALL
PLANS BEFORE THE COMMENCEMENT OF WORK. IT IS
THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL
NECESSARY PERMITS AND TO OBTAIN ALL
NECESSARY APPROVALS FROM THE TOWN OF MOUNTAIN VILLAGE.

Civil
Engineering
Notes

C1



Uncompahgre
Engineering, LLC

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

SUBMISSIONS:

DATE SUBMITTED: 2019-03-12

Taten Residence
Lot 13 Cortina
Mtn. Village, CO

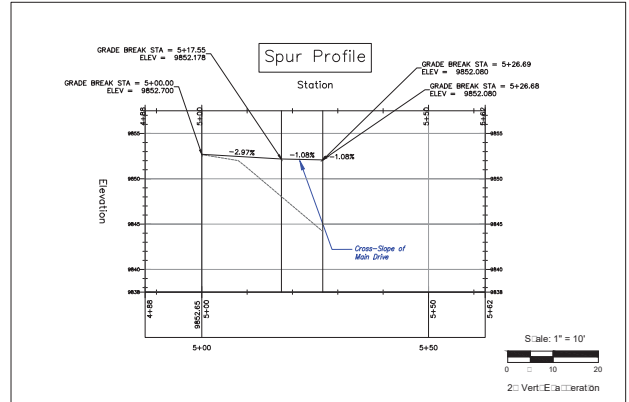
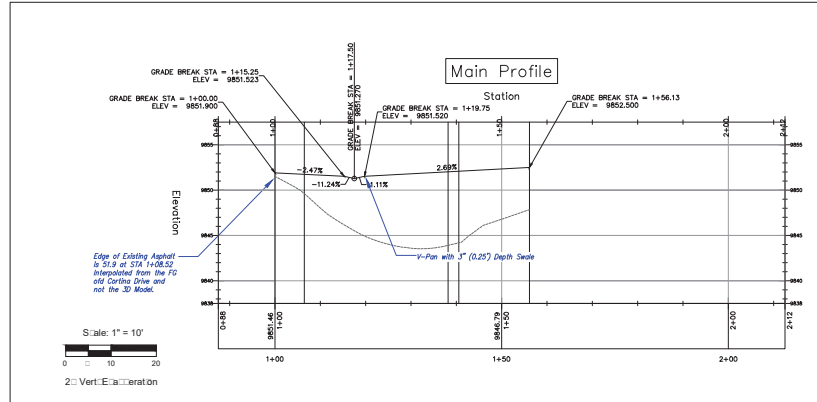
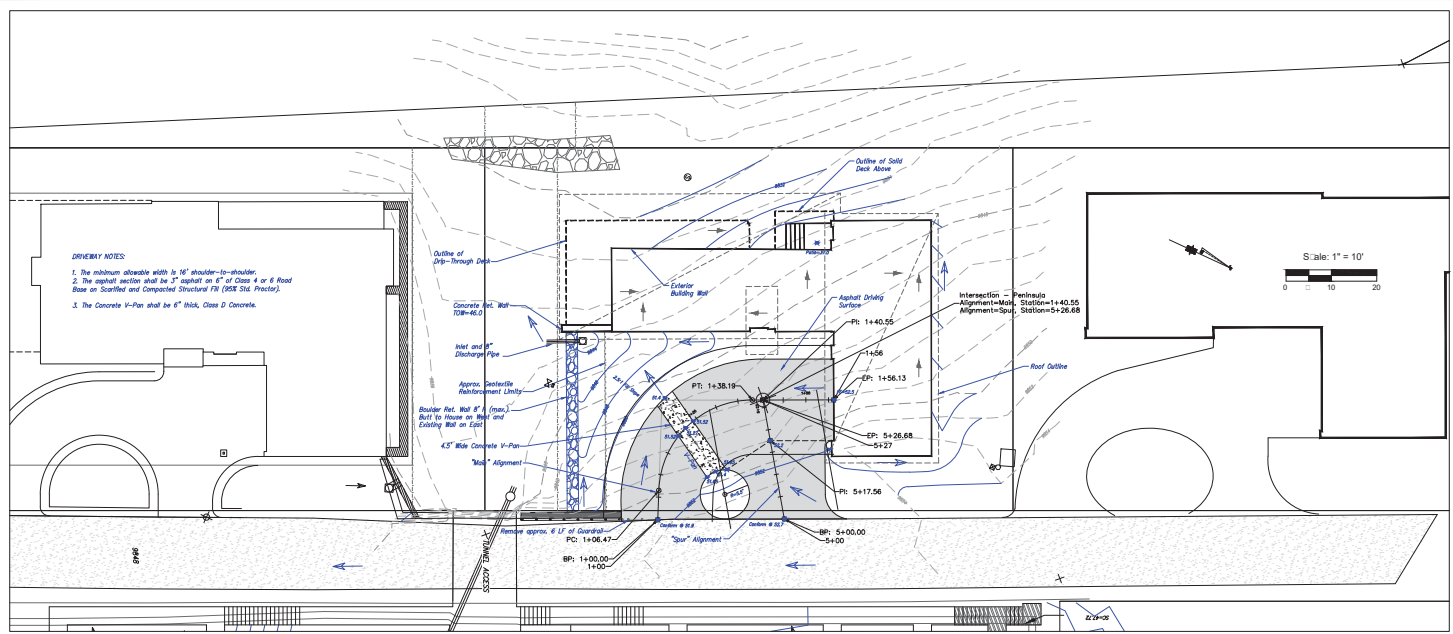


NO. 1000000000
STATE OF COLORADO
EXPIRES 12/31/2020

Driveway

Plan and
Profile

C2





Uncompahgre
Engineering, LLC

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

SUBMISSIONS:
DATE SUBMITTED: 2019-02-12

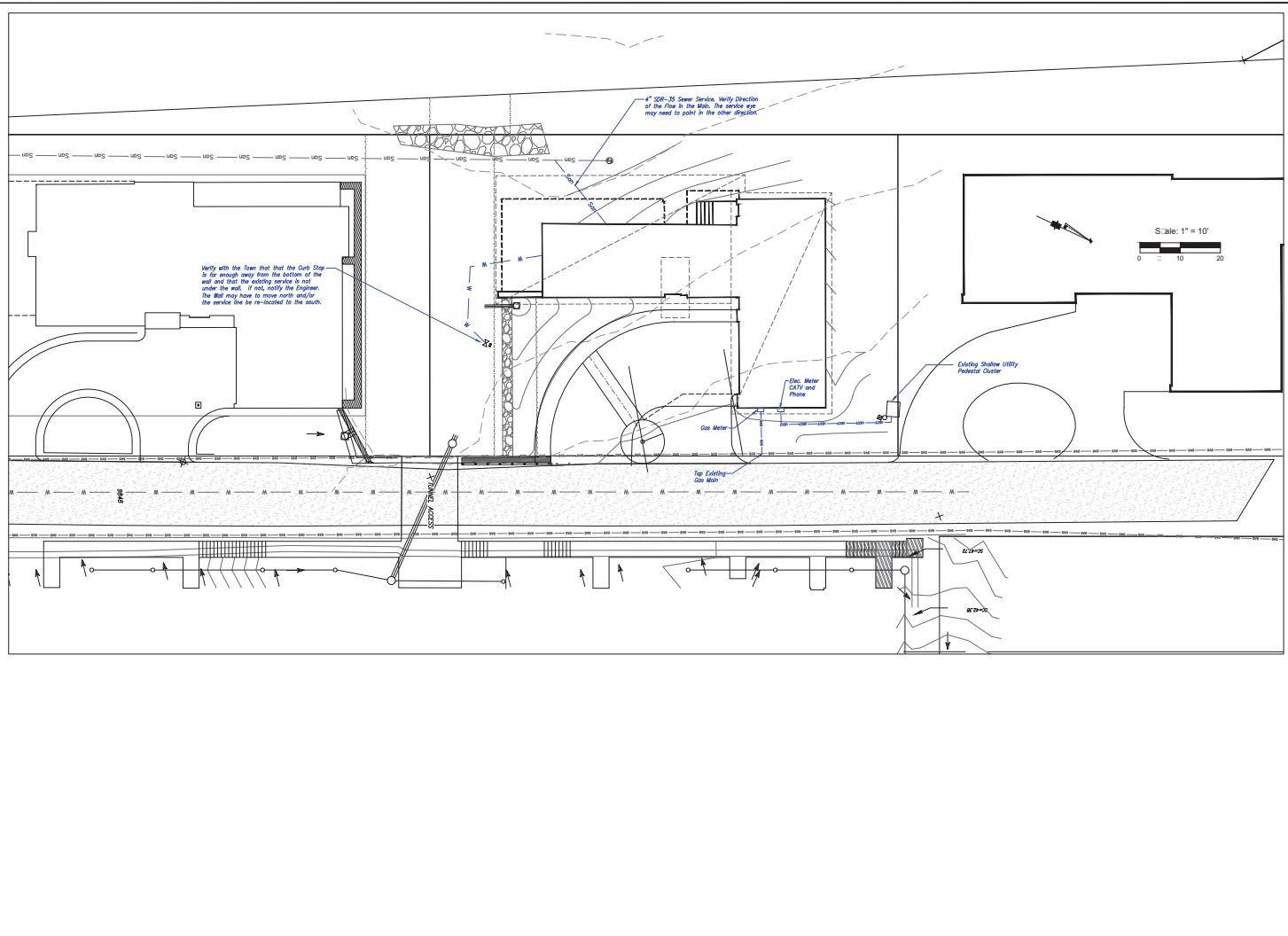
Taten Residence
Lot 13 Cortina
Mtn. Village, CO

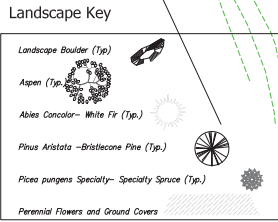
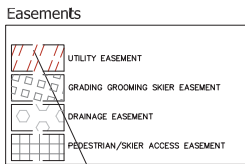
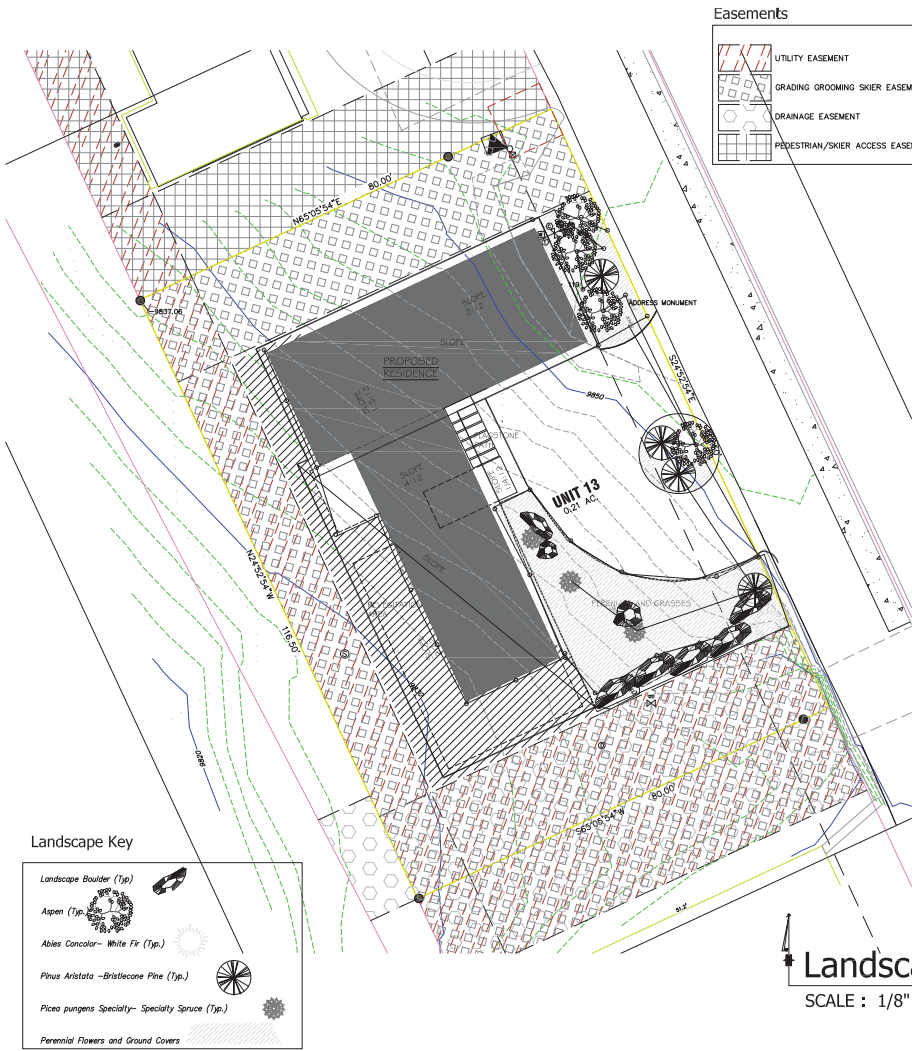


FOR THE RECORD TO BE FILED IN THE PUBLIC RECORDS OF THE COUNTY OF SAGUARO, ARIZONA, THE FOLLOWING INFORMATION IS BEING PROVIDED:
DATE OF RECORDING: 02/12/2019

Utilities

C3





Landscape General Notes

- All trees and shrubs shall be field located by project Architect
- All trees and shrubs shall be back filled with a topsoil / organic compost 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 depth of 1' and amended with topsoil and organic compost at a 2:1 ratio, or filled to a minimum depth of 12" with new topsoil.
- Mulch all perennial beds with a cotton burr compost or soil conditioner.
- All plant material to meet the American standard for nursery stock.
- All planted materials shall be a non-noxious species as specified within the Mountain Village noxious weed list Section 9-109 and The San Miguel County noxious weed list.

Landscape Maintenance Notes

- Turf shall be aerated 2 to 3 times per year to increase the water absorption rates. Necessary organics fertilization and amendment shall be incorporated at the same time. (N/A)
- Weekly weed maintenance, or as required to control weeds during seed establishment. Once seed is established, weeding as needed.
- Annual composting or soil conditioning of perennial beds.
- Weekly irrigation testing/inspection to assure proper functioning.

Revegetation Notes

- Subsoil surface shall be tilled to a 4" depth on non filled areas.
- Topsoil shall be spread at a minimum depth of 4" over all areas to be revegetated (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 ten days) to minimize erosion and weeds.
- Areas which have been compacted, or are 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 of 1.5 tons per acre for hay and 2 tons per acre for straw, crimp in.
- On slopes greater than 3:1 erosion control blanket shall be applied in place of straw mulch and pinned.
- All utility cuts shall be revegetated within two weeks after installation of utilities to prevent weed infestation.
- Seed all areas labeled native grass seed with the following mixture at a rate of 12 pounds per acre.

Native Grasses Seed Mix, to be checked for availability, may be supplemented with species from the approved Urban Village Mix

Urban Village Mix	Quantity
Aspen	100
Abies Concolor	100
Pinus Aristata	100
Picea pungens	100
Juniperus Horizontalis	100
Thuja Occidentalis	100
Yucca Filifera	100
Other	100

Perennial (Seedbed in Native revegetation Areas and placed in general spaces: Some or all of the following shall be:

Perennial	Quantity
Aspen	100
Abies Concolor	100
Pinus Aristata	100
Picea pungens	100
Juniperus Horizontalis	100
Thuja Occidentalis	100
Yucca Filifera	100
Other	100

Trees and Shrubs

Common Name	Quantity
Aspen	100
Abies Concolor	100
Pinus Aristata	100
Picea pungens	100
Juniperus Horizontalis	100
Thuja Occidentalis	100
Yucca Filifera	100
Other	100

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

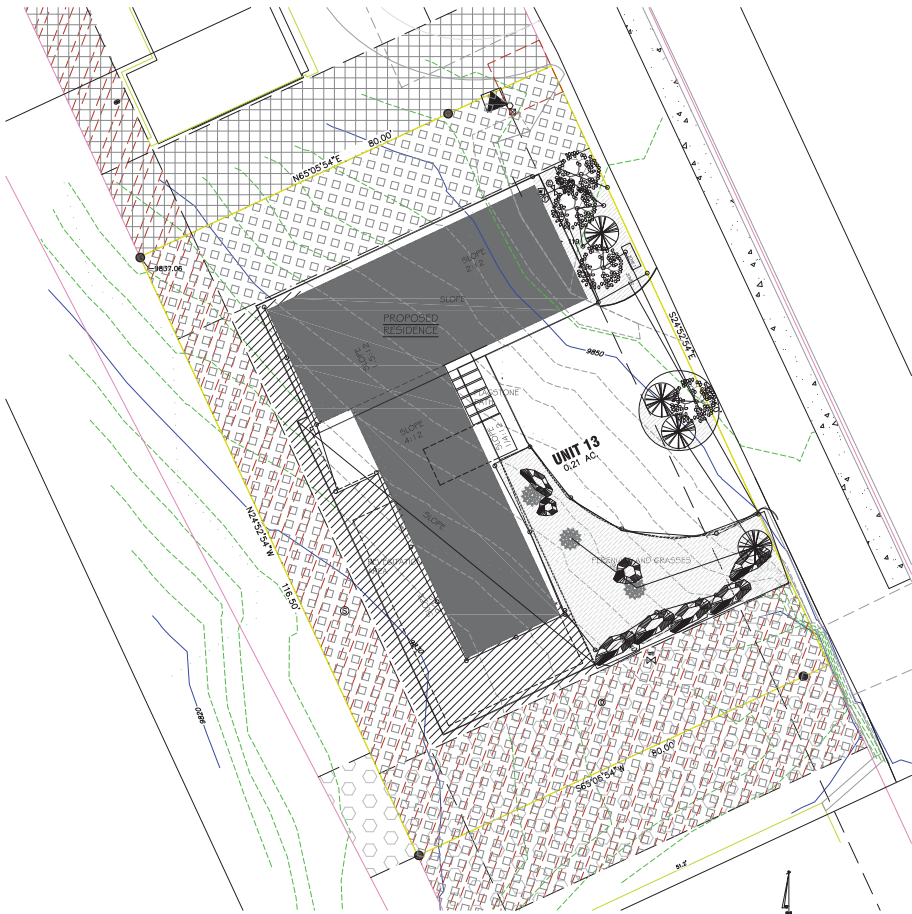


ESCAPE
Landscape Architecture

Landscape Plan

Taten Residence
Lot 13 Cortina
Mountain Village, Colorado

Date: 2-8-19
Revisions:
Drawing
L1



WATER USAGE CHART

TYPE	MONTHLY USE	TOTAL #	TOTAL MONTHLY USE
ASPHEN	10 GAL / SF @ 3"-4"	1	100 GAL FOR THE FIRST 3 SEASONS
BIRCHES	10 GAL / SF @ 3"-4"	1	100 GAL THEREAFTER
PERENNIALS & GRASSES	2 GAL / SF	500SF	1000 GAL

ZONE	LOCATION	HEAD	TOTAL	QUANTITY
ZONE 1	ASPHEN	DRP EMITTERS	100	100
ZONE 2	PERENNIALS & GRASSES	Pop up Emitters	10	20 GPM
(ZONE 3)	PERENNIALS & GRASSES	ROTOR	10	20 GPM

- Number of Zones to be adjusted based on Pressure
- IRRIGATION LEGEND:**
- ⊙ SUP WITH RAUBER'S PUMP/1/2" BACKFLOW PREVENTER
 - ⊙ RAUBER'S RDN-10 ELECTROMECHANICAL CONTROLLER
 - ⊙ 1/2" VALVE/10' HOSE AND PRESSURE REGULATOR
 - ⊙ RAUBER'S 100 ELECTRIC REMOTE CONTROL VALVE
 - 1" CLASS 200 PVC MAINLINE
 - 1/2" HDPE LATERAL LINE
 - ⊙ WATER SENSOR-RAIN SHUT OFF DEVICE
 - ⊙ PE-VEG AREAS
 - Irrigation Head-Quantity and Distance to be subject to approval by Pressure



IRRIIGATION

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



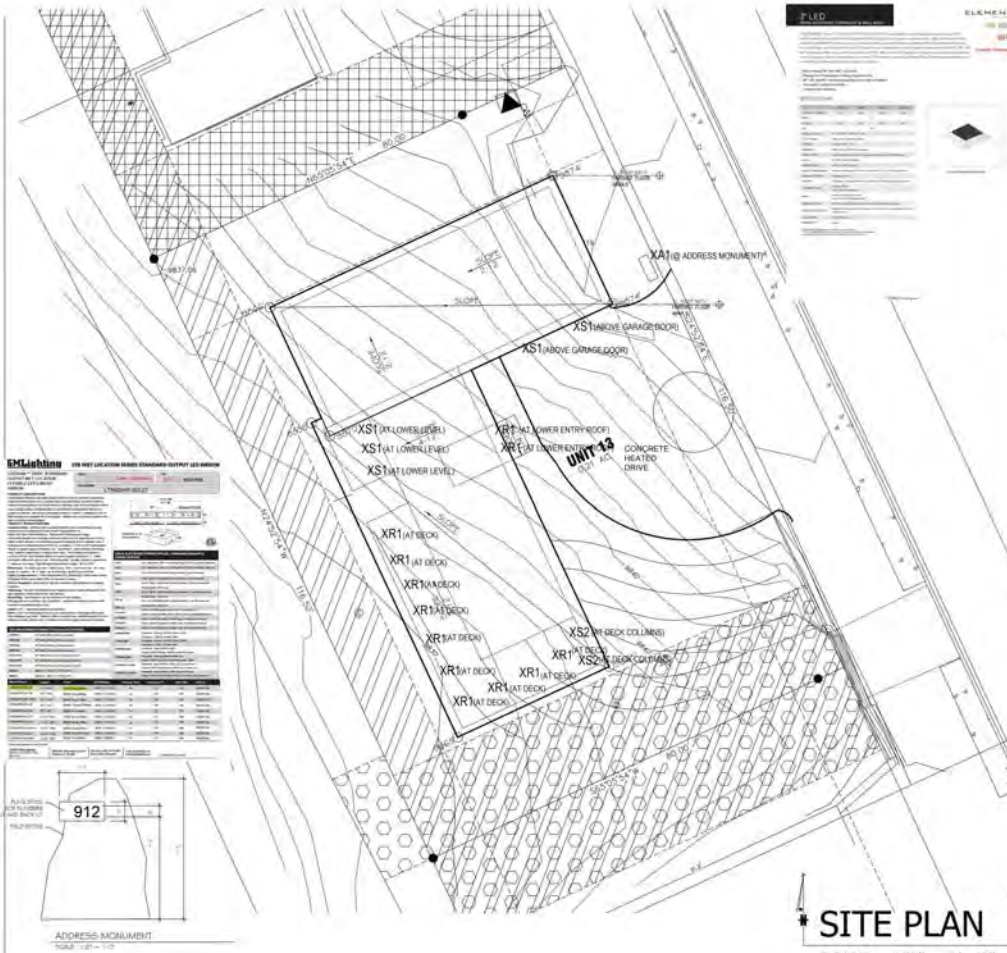
ESCAPE
ELECTRIC SERVICE AND CONTROL

Irrigation Plan

Taten Residence
Lot 13 Contina
Mountain Village, Colorado

Date: 2-8-19
Revisions:

Drawing
L2



★ **SITE PLAN** **EXTERIOR LIGHTING PLAN**
 SCALE : 1/8" = 1' - 0"

TATEN RESIDENCE
 A1.1.EL



amped lighting design
 katie sapp
 po box 4156
 telluride, co 81435
 970-708-1545

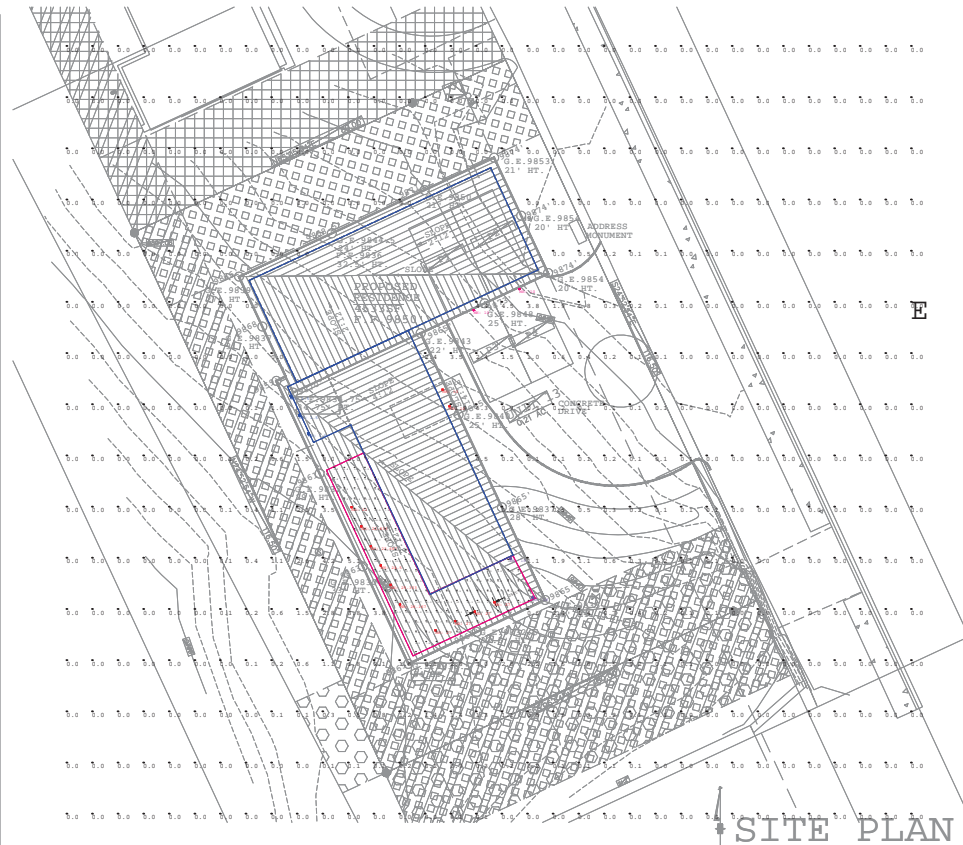
PHASE _____ DATE _____
 DRB _____ 02/05/2019

Photometric drawings are not to scale.
 Drawings are for estimating purposes.
 Foot Candle values are predicted at
 horizontal calculations unless specified
 otherwise. This is a simulated
 calculation and actual foot-candle may
 vary.

TATEN RESIDENCE
 LOT 13 Corrina
 TELLURIDE MOUNTAIN VILLAGE, CO

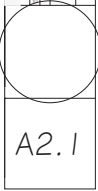
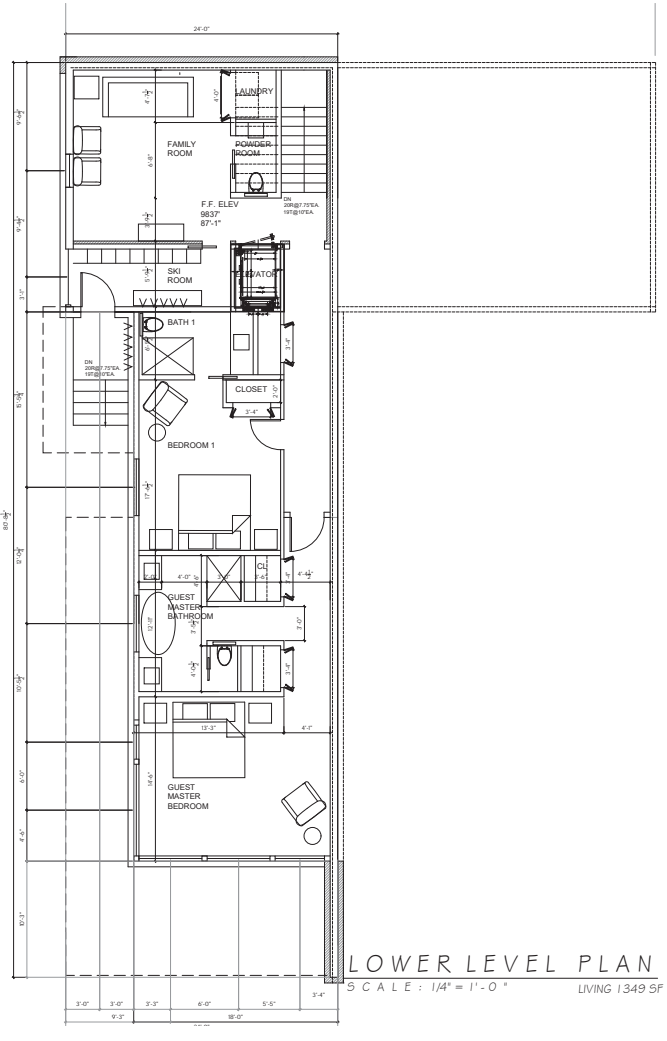
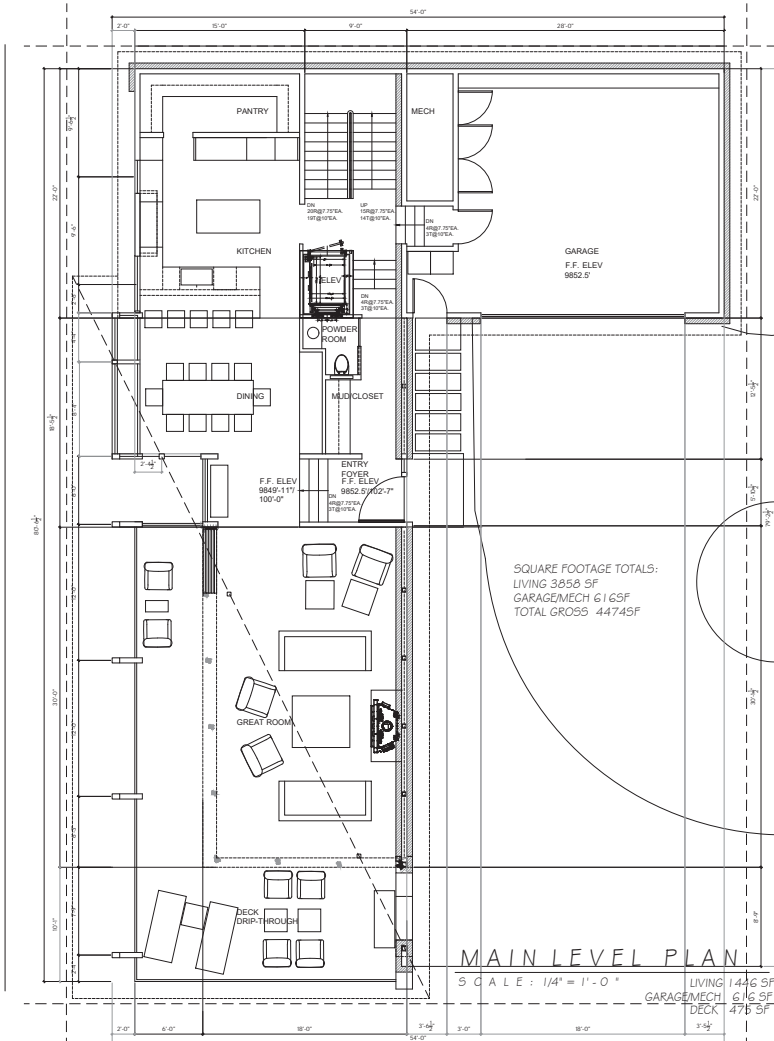
PROJECT
 DRAWING
**EXTERIOR
 PHOTOMETRIC
 LIGHTING PLAN**

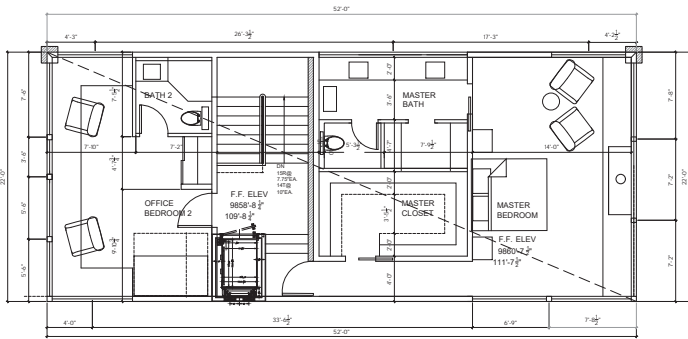
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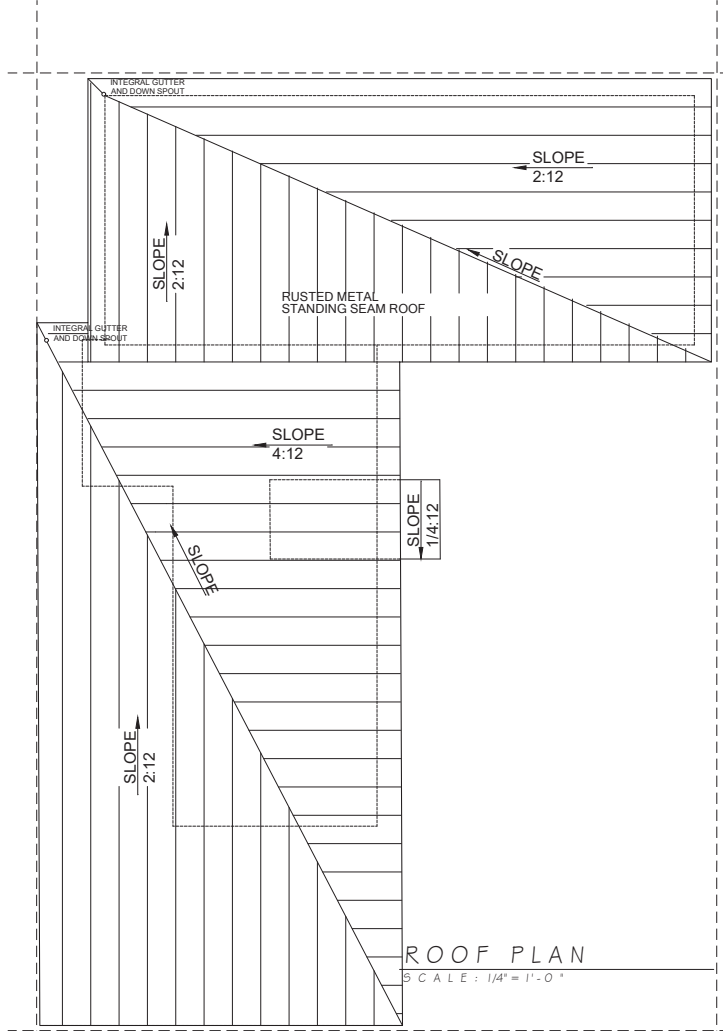
Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
Deck Floor, Top	FC	10.15	17.7	0.4	26.39	44.25
Site	FC	0.26	11.9	0.0	N.A.	N.A.

Luminaire Schedule						
Symbol	Qty	Label	Lum. Watts	Lum. Lumens	LLF	Description
□	2	XS1	21.2	1259	0.924	700WSBOW6Z-LED827 (MOD)
□	2	XS2	21.2	1259	0.555	700WSBOW4Z-LED827 (MOD)
□	3	XW	4.7	223	0.900	LEDSTEP001
□	12	XR1	11.9	989	0.900	EN3RLO927AA1EN3RFBOW





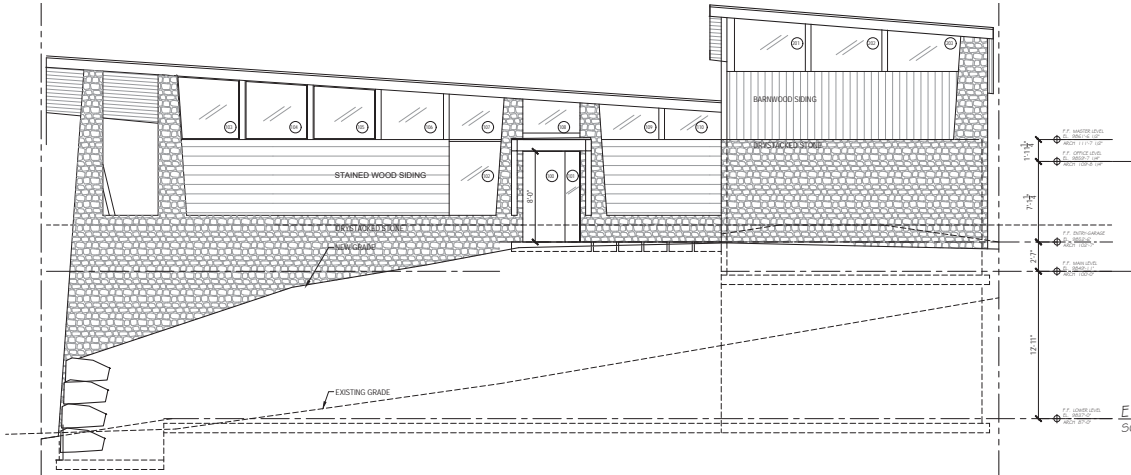
UPPER LEVEL PLAN
SCALE: 1/4" = 1'-0" LIVING 1063 SF



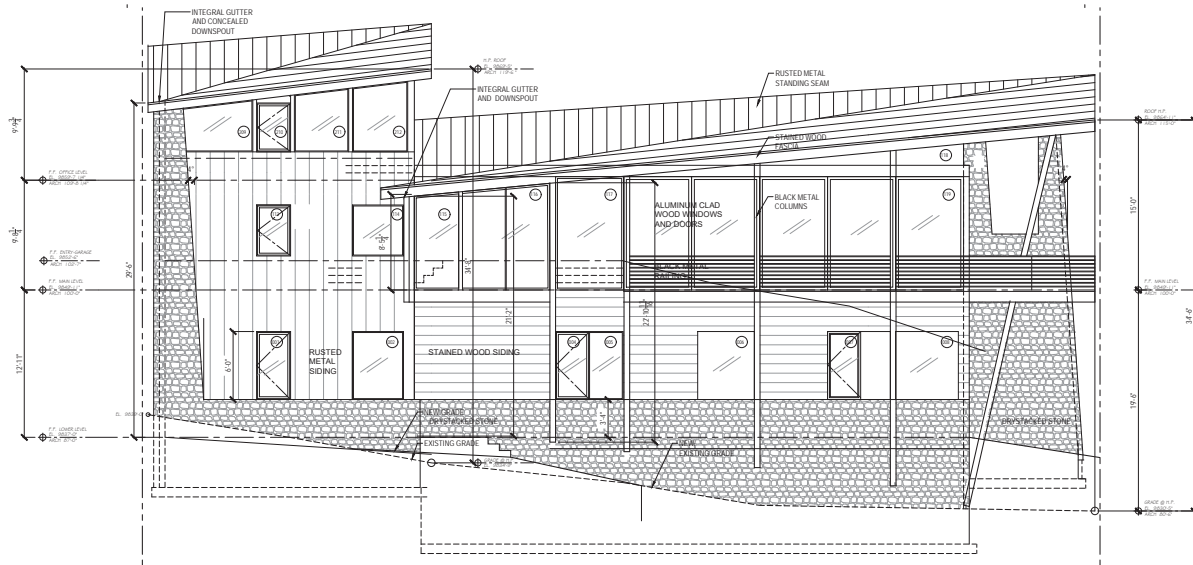
I F A S I S O N A R C H I T E C T
 2006 CENTRAL BLDG. MOUNTAIN VILLAGE, P.O. BOX 447, ASPEN, CO 81612 TEL: (970) 925-1222 EMAIL: LIA@IASCARCHITECT.COM
 WWW.IASCARCHITECT.COM
 LOT 18 CORTINA, TELLURIDE MOUNTAIN VILLAGE, CO

TATEN RESIDENCE

A2.2



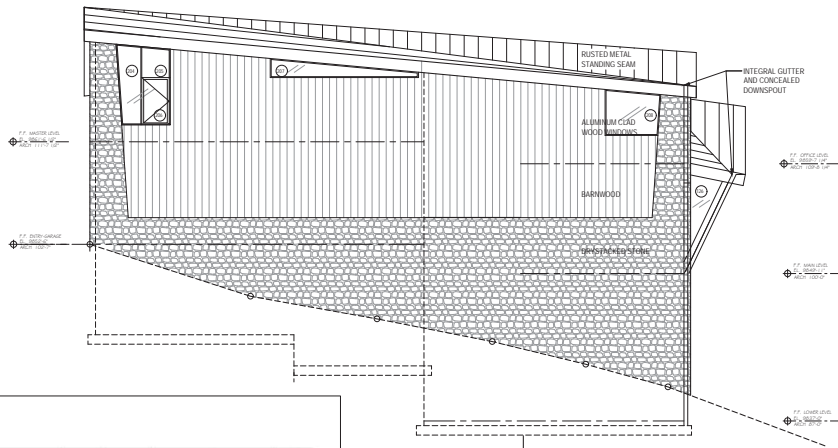
EAST ELEVATION
SCALE: 1/4" = 1'-0"



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

L E A S I S O N A R C H I T E C T
 10000 E. CENTURY BLVD. - MOUNTAIN VILLAGE, P.O. BOX 447, ASPEN, CO 81512 TEL: (970) 925-1224 EMAIL: LIA@LEASISONARCHITECTS.COM
 WWW.LEASISONARCHITECTS.COM
 TATEN RESIDENCE
 LOT 13 GORTINA TELLURIDE MOUNTAIN VILLAGE, CO

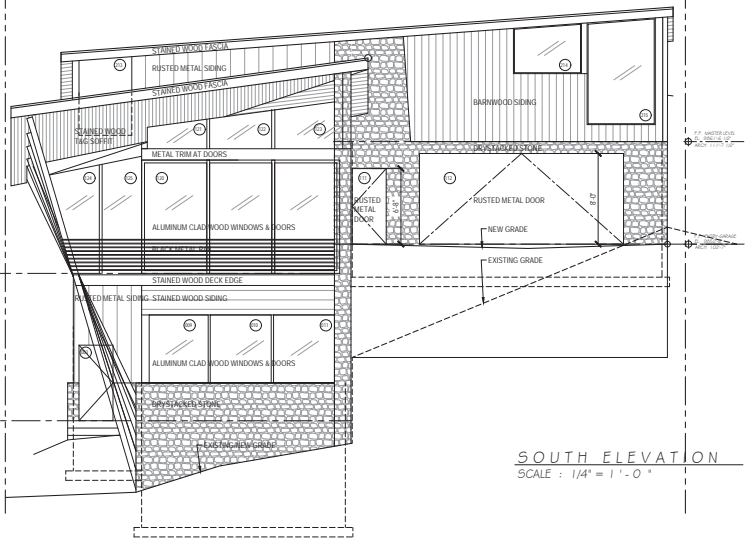
A3.1



TATEN RESIDENCE

MATERIAL SCHEDULE	LOT 13 CORTINA				2.11.2019
	WOOD	METAL	GLAZING	STONE	TOTAL
NORTH	538	0	77	562	1177
SOUTH	212	358	506	339	1416
WEST	484	351	788.75	746.5	2370.25
EAST	941	0	322.5	637	1300.5
TOTALS	1575	710	1694.25	2284.5	6263.75
PERCENTAGES					0
TOTAL	25.1%	11.3%	27.0%	36.5%	
NORTH	45.7%	0	0.5%	47.7%	
SOUTH	15.0%	25.4%	35.7%	23.9%	
WEST	20.4%	14.8%	33.3%	31.5%	
EAST	26.2%	0.0%	24.8%	49.0%	

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



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

FLATT RESIDENCE

LOCATION	NO.	MANUFACTURER	FINISH	TYPE	DATE	STATUS
ALUMINUM CLAD WOOD WINDOWS & DOORS	101	ALUMINUM CLAD WOOD WINDOWS & DOORS	ALUMINUM CLAD WOOD WINDOWS & DOORS	ALUMINUM CLAD WOOD WINDOWS & DOORS	2019/01/01	COMPLETE
BARWOOD SIDING	102	BARWOOD SIDING	BARWOOD SIDING	BARWOOD SIDING	2019/01/01	COMPLETE
RUSTED METAL SIDING	103	RUSTED METAL SIDING	RUSTED METAL SIDING	RUSTED METAL SIDING	2019/01/01	COMPLETE
STAINED WOOD FASCIA	104	STAINED WOOD FASCIA	STAINED WOOD FASCIA	STAINED WOOD FASCIA	2019/01/01	COMPLETE
METAL TRIM DOORS	105	METAL TRIM DOORS	METAL TRIM DOORS	METAL TRIM DOORS	2019/01/01	COMPLETE
ALUMINUM CLAD WOOD WINDOWS & DOORS	106	ALUMINUM CLAD WOOD WINDOWS & DOORS	ALUMINUM CLAD WOOD WINDOWS & DOORS	ALUMINUM CLAD WOOD WINDOWS & DOORS	2019/01/01	COMPLETE
RUSTED METAL DOOR	107	RUSTED METAL DOOR	RUSTED METAL DOOR	RUSTED METAL DOOR	2019/01/01	COMPLETE
STAINED WOOD DECK EDGE	108	STAINED WOOD DECK EDGE	STAINED WOOD DECK EDGE	STAINED WOOD DECK EDGE	2019/01/01	COMPLETE
RUSTED METAL SIDING	109	RUSTED METAL SIDING	RUSTED METAL SIDING	RUSTED METAL SIDING	2019/01/01	COMPLETE
ALUMINUM CLAD WOOD WINDOWS & DOORS	110	ALUMINUM CLAD WOOD WINDOWS & DOORS	ALUMINUM CLAD WOOD WINDOWS & DOORS	ALUMINUM CLAD WOOD WINDOWS & DOORS	2019/01/01	COMPLETE



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



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



SIMILAR COLOR PALETTE

**RUSTED METAL STANDING SEAM ROOF AND WOOD T&G SOFFIT
STEEL BRACKETS PAINTED MAT BLACK
ALUMINUM CLAD WOOD WINDOWS AND DOORS WITH BRONZE FINISH**

F A S I S O N A R C N E C
 T A T E N R E S I D E N C E
 107 W. CORNING, TWINBREE MOUNTAIN VILLAGES, CO.

ARCHITECT: TATEN RESIDENCE
 2020-2021 PROJECT

A3.1
 COLOR RENDERINGS



PERSPECTIVE VIEWS



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



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

F A S I S S O N A R C H I T E C T
 1000 S. 10TH AVENUE, SUITE 100, DENVER, CO 80202
 TEL: 303.733.1111 FAX: 303.733.1112
 WWW.FASISSONARCHITECT.COM

TATEN RESIDENCE
 LOT 16 CORNER TERRACE MOUNTAIN BUSINESS CD

A3.2
 COLOR
 RENDERINGS



TO: Mountain Village Design Review Board

FROM: John Miller, Senior Planner; Presented by Sam Starr, Planner

FOR: Meeting of March 28, 2019

DATE: March 11, 2019

RE: **Design Review Board (DRB) Initial Architectural and Site Review for Six (6) Condominium Units; Read and Recommendation of an Ordinance to Town Council for a Density Transfer and Rezone from Four (4) Condo Units to Six (6) Condo Units.**

APPLICATION OVERVIEW:

PROJECT GEOGRAPHY

Legal Description: Lot 600A Expansion Area as shown on the plat recorded at Reception Number 418711

Address: TBD Elkstone Place

Applicant/Agent: Chris Hawkins - Alpine Planning, LLC

Owner: Sterling Snow, LLC

Zoning: Multi-Family Zone District

Existing Use: Multi-Family

Proposed Use: Multi-Family

Expansion Area: 0.51 acres

Lot Size: 2.133 Acres

Adjacent Land Uses:

- **North:** Passive OS
- **South:** Single-Family
- **East:** Single-Family
- **West:** Active OS

ATTACHMENTS

- Exhibit A: Narrative
- Exhibit B: Plan Set
- Exhibit C: Public and Agency Comments

Figure 1: Vicinity Map



CASE SUMMARY: Chris Hawkins of Alpine Planning, acting on behalf of the owner of the Declarant and Development Rights for the Expansion Area of Lot 600A, is requesting DRB Initial Architectural and Site Review approval along with a recommendation to Town Council for a Density Transfer and Rezone – in order to develop six (6) condominium units within the remaining expansion area of the Elkstone Condominium Community as identified in Figure 1 of this report.

The applicant is pursuing a concurrent rezone and density transfer as well as a design review for six (6) condominium units to be located to the southeast of Elk Lake and to the west of the existing development on Lot 600A. Elkstone currently has 29 condominium/duplex units, one detached single-family condo, and 21 multi-family condominium units with one employee apartment. The remaining zoned density for the undeveloped expansion area is four (4) condominium units, therefore in order to achieve the desired six (6) units - a density transfer and rezone must occur.

The expansion area is unique in that a large percentage of the site is characterized by slopes steeper than 30% grade. In addition to the natural steep slopes ($\pm 55\%$), a large cut was made into the hillside to provide a flat construction staging area during the development of the adjacent Elkstone 21. This flat graded area now functions as a turn-around at the terminus of Elkstone Place. It should be noted that that in 2014, the previous developers were required by the town to mitigate erosion and slumping of the slope via erosion control measures consisting of soil nails and mesh erosion control, but these measures were only temporary, and during the development of this site this applicant will be required to address the downhill creep of the soil and has proposed to do so within their application.

According to the Community Development Code (CDC), if the natural grade of the site has been disturbed prior to development, Staff may establish the natural grade that existed prior to any such disturbances. During a work session held on February 7, 2019, Staff requested that the DRB review the materials submitted by the applicant including surveys which documented the grade of the site prior to the construction Elkstone 21 in order to determine the appropriateness of establishing the natural grade. At the February 7th meeting, the DRB did determine and establish the natural grade of the site based off aforementioned survey of the site.

Table 1: Building Height, Lot Coverage, Setbacks and Roof Pitch

<u>CDC Provision</u>	<u>Requirement</u>	<u>Proposed</u>
Maximum Building Height	53 feet	50.29 feet
Maximum Avg. Building Height	53 feet	39.79 feet
Maximum Lot Coverage	65% maximum	52%
General Easement Setbacks		
North	No Setbacks	1'
South	16' setback from lot line	17'
East	16' setback from lot line	250' +
West	No Setbacks	1'
Roof Pitch		
Primary		7:12
Secondary		3:12 / 8:12 / 10:12

Table 2: Materials, Requirements, Variations

Exterior Materials	Area (sq. ft.)	Percentage
Telluride Gold Stone	5,947	36% (35% requirement)
8" Cedar Siding	3,785	23%
Metal Zinc Panels	648	4%
Corrugated Metal Siding	766	5%
Steel Beams/Grates	759	5%
Glazing	4,456	27%
Proposed Design Variations:		
Roofing Material	Roofing is proposed to be a combination of red zinc standing seam and galvalume metal shingles	
General Easement Encroachment:		
Southern GE	Soil Nailing ± 15 ft below grade	
Establishment of Northern Property Line Setback		
There is no General Easement along the northwest property line. The February 7 th DRB work session for the project established a 1-foot setback in along this boundary as requested by the applicant		

Table 3: Density Transfer and Rezone Request

Lot	Existing Zoning/Zoning Density	Existing Person Equivalent	Proposed Zoning/Density	Proposed Person Equivalent
600A	Condo; 4 Units	12	Condo; 6 Units	18

Staff Note: The proposal will result in an increase of 2 Condominium Units or an 6-person equivalent for a total of 18-person equivalents in the expansion area.

CRITERIA, ANALYSIS AND FINDINGS

The criteria for decision for the board to evaluate the Initial Architectural and Site Review is listed below. The criteria may not be exhaustive and does not diminish the requirements of the applicant to meet all CDC regulations – even if not specifically noted herein.

Chapter 17.3: ZONING AND LAND USE REGULATIONS

17.3.12: Building Height Limits

Staff: The applicant has provided a height analysis that demonstrates both Maximum Roof Height Calculations as well as Average Maximum Roof Height Calculations. According to page H1.00 of the plan set, the average height for the proposed designed is compliant at 39.79 feet and the highest point above the most restrictive grade is M08 which has a max height of 52.91 feet. The applicant has provided an average height analysis demonstrating all measurement points above the most restrictive grade, along with elevations demonstrating the height analysis showing a parallel slope analysis demonstrating compliance and all areas other than those in which the chimney penetrates the 53-foot parallel slope of nature.

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.

17.3.13: Maximum Lot Coverage

Staff: The application complies with lot coverage requirements for the multi-family zone. As proposed, the project occupies 52% (11,527 sq. ft) of the 0.51-acre expansion area, with an allowed maximum of 65% (14,472 sq. ft). The applicant did not provide a calculation of lot coverage for the existing structures on Lot 600A, and it may be beneficial to see the cumulative calculation of lot coverage for the existing and proposed structures prior to Final Architecture Review.

17.3.14: General Easement Setbacks

Staff: Lot 600A is burdened by a 16-foot General Easement (GE) along the southern and eastern property line. The remaining two property lines have no setback established. As part of this process, the applicant has requested a 1-foot setback for the property line that runs north to west of the project. The CDC provides that the GE shall be maintained in a natural, undisturbed state to provide buffering to surrounding land uses. The CDC does provide for some development activity within the GE such as Ski Access, Utilities, Address Monuments, and Fire Mitigation.

The proposal includes a GE encroachments that does not fall into the above category of permitted GE development activity that would require specific approval by the DRB.

- *Subterranean Soil Nailing – As mentioned in the case summary, the prior developers were required to install temporary slope stabilization measures prior to the issuance of this application. In order to permanently secure the hillside and any future soil creep, the applicant is proposing to install soil nails that will penetrate the soil horizontally and pass approximately 15 feet below the General Easement area. Staff during agency referrals for this project consulted with the Town’s Public Works Department Director who confirmed that this subterranean encroachment will not limit any future development of infrastructure or adjacent trails.*

It should be noted that any foundation walls that are within 5’ of GE will require a footer survey prior to pouring concrete to ensure there is no encroachments into the General Easement area. All encroachments into the GE will require encroachment agreements between the property owner and the Town.

Chapter 17.5: DESIGN REGULATIONS

17.5.4: Town Design Theme

The Town of Mountain Village has established design themes aimed at creating a strong image and sense of place for the community. Due to the fragile high alpine environment, architecture and landscaping shall be respectful and responsive to the tradition of alpine design – reflecting elements of alpine regions while blending influences that visually tie the town to mountain buildings. The town recognizes that architecture will continue to evolve and create a regionally unique mountain vernacular, but these evolutions must continue to embrace nature and traditional style in a way that respects the design context of the neighborhoods surrounding the site.

Staff: The CDC provides design themes characteristics which have been addressed by the applicant within the provided narrative. Specifically, the applicant has aimed to denote compliance with things such as the unique site sensitive building location, access, views, tree preservation, structural massing, building materials, and colors.

It should be noted that the proposed structure's design varies slightly from the existing structures on Lot 600A. Although that difference is noticeable, Staff believes the applicant has been able to demonstrate how the proposed design fits into the Mountain Village Vernacular design though the structure's massing and material usage which largely reflect the contemporary rustic designs recently seen within the Town. By incorporating a mix of contemporary forms with heavy stone elements grounding the structure as well as traditional mountain architectural designs of exterior wood, and metal, staff believes that the design fits into the overall design theme and character of Mountain Village.

17.5.5: Building Siting Design

The CDC requires that any proposed development blend into the existing land forms and vegetation.

Staff: Lot 600A is 2.133 acres in size with the remaining developable area (expansion area) totaling 0.51 acres. The site was previously disturbed during the construction of Elkstone 21, which has resulted in a large area that was cleared of trees and graded to be relatively flat, with the remainder of the site consisting of slopes greater than 30%. Although approximately half of the site consists of steep slopes, the disturbance of those slopes has been minimized with the siting of the structure within the existing disturbed area. The pre-disturbed area provides a relatively flat location for the structure, while the driveway design is mostly pre-existing until you reach the development area. The stepped nature of the proposed structure allows for the building to built into the hillside which reduces mass along the southern façade while also allowing an accommodation of the required interior parking.

17.5.6: Building Design

The style of the proposed structure, although slightly different from the existing residences within the Elkstone development, appears to fit the modern architectural vernacular that has been recently more popular in Mountain Village. The building form and exterior wall form portray a mass that is thick and strong with a heavy grounded foundation largely being demonstrated using Telluride Gold Stone. Other materials as identified within the plan set include corrugated metal siding, 8' fire treated cedar siding, and varied metal roofing.

The roof form for the structure is proposed as multiple pitch (3:12, 7:12, 8:12, and 10:12) gable roofs that provide a varied and interesting roofline. The proposed roofing material is a mix of red zinc standing seam, zinc shingles, and weathered acrylic coated galvalume. The applicant has asked for specific approval from the DRB for non-rusted metal roofs as described above. The material calculations as provided by the applicant meet the 35% requirements for stone.

The applicant has also requested a portion of the exterior be snow melted but has not indicated the specific square footage of the snow melt system at this time. Prior to Final Architectural Review, the applicant must finalize the design and square footage of the snow melt system.

17.5.7: Grading and Drainage Design

At this point, the applicant has not provided a substantial grading and drainage plan that meets the requirements of the CDC. The information provided does denote some basic provisions related to the building siting, but does not provide calculations related to cuts, fills, stormwater mitigation, drainage of the project, existing drainage issues, and areas of disturbance. Due to the steepness of the site and the proximity to Elk Pond, its imperative that the applicant address Grading and Drainage comprehensively prior to the Final

Architectural Review. The civil plans for the development of the site must be prepared by a Colorado PE.

17.5.8: Parking Regulations

Staff: The applicant has proposed 9 interior parking spaces. The CDC requires 1.5 parking spaces for each condominium unit, and the requirement as such has been met. It should be noted that the CDC also requires a minimum of one parking space to be used for HOA purposes such as housekeeping, maintenance, etc. Currently, its unclear if the applicant is proposing the drop-off / pick-up area to be utilized for that function or if there is another area that will be reserved for HOA functions. Prior to Final Architectural Review, the applicant must address the HOA parking requirements.

17.5.9: Landscaping Regulations

Staff: The applicant has not provided a full landscaping plan but rather an initial site plan the demonstrates specific landscaping features such as areas of tree removal and areas of proposed landscaping. Prior to Final Architectural Review, the applicant will be required to demonstrate irrigation methods, methods to preserve existing trees to remain, along with specific planting schedules for all proposed shrubs and plantings on the site.

17.5.10: Trash, Recycling, and General Storage Areas

Staff: The applicant has indicated that there will be an area for enclosed trash and recycling within the eastern portion of the project adjacent to the entrance to the parking garage. This location will allow for waste collection in the existing drive / fire turn around without impacting parking or traffic flow on the site. There are no additional storage areas indicated on the plan set.

17.5.12: Lighting Regulations

Staff: The applicant has not provided a lighting plan for the project. It's unclear to staff as to the types and amounts of proposed fixtures on the site. Due to the size of the project along with the adjacent sensitive riparian areas, staff is recommending that the applicant provide a full lighting plan including an iso-metric foot-candle study along with full cut sheets for all the proposed lighting fixtures for the site. It would be beneficial when developing this plan to take into account the adjacent residences along with the riparian area of Elk Pond when designing lighting fixture locations, lighting temperature, and lumens. Ideally, the applicant would limit the use of exterior fixtures within the area that may spill over into the riparian areas to the north west of the project.

17.5.13: Sign Regulations

Staff: At this time, the applicant has not indicated how they intend to locate the address monument for the project. Currently, the existing Elkstone Development has a signage indicating the overall development, but staff is unsure if the applicant is proposing to provide additional signage at that location or on the proposed structure. Prior to Final Architectural Review, the applicant shall provide an address monument plan demonstrating compliance with the CDC for location, height, illumination, etc.

17.6.1: Environmental Regulations

Staff: Fire Mitigation and Forestry Management – Prior to Final Architectural Review, the applicant shall revise the plans to include the area to be delineated as Zone 1 Defensible Space as required by the CDC. The applicant has indicated on the site plan the trees to be removed, but this does not satisfy the code requirements for fire mitigation.

Staff: Steep Slopes – Due to the unique topography of the site, staff believes the applicant has worked to provide logical siting for the project. Due to the extent of the slopes greater

than 30%, and the need for a fire truck turn around, it appears that this location best limited extensive cuts and fills along with impacts to adjacent uses. The structure is sited on the pre-disturbed portion of the property and utilizes a stepped design to minimize cuts on the varied topography of the site. The applicant's alternative analysis is as follows; "It is not practicable to avoid all steep slope areas because the expansion area contains large areas of slopes that are 30% or greater". By siting the project in its current location, it limits cuts and excavation while reducing impacts to any adjacent wetlands and riparian areas.

17.6.6: Roads and Driveway Standards

The driveway design meets the standards of the CDC. Due to the prior development of the site, almost the entirety of the access drive to the expansion area has been constructed. The applicant is proposing to install a Y-type fire truck turn around that would meet the standards of the Fire Department – a design which has largely driven the placement of the building on the site as proposed. Due to building and driveway being sited on a relatively flat portion of the lot, there will be minimum issues with the driveway grade and staff does not foresee any additional snow melt requirements other than what is proposed by the applicant. The applicant has proposed 9 interior spaces within the structure, and it appears that there is a drop off area also indicated on the plan set. It is unclear if the area identified as pick-up drop-off area would also function as the HOA parking as required and detailed above.

17.6.8: Solid Fuel Burning Device Regulations

The applicant has indicated that all fireplaces within the residence will be natural gas burning fixtures.

Chapter 17.7: BUILDING REGULATIONS

17.7.19: Construction Mitigation

The applicant has not provided a construction mitigation plan that would meet the requirements of the Town's CDC. Due to the size of this project, along with the proximity of existing residences and Elk Pond, it is strongly advised that the applicant begin to address construction mitigation for the site as soon as possible. Prior to Final Architectural approval, staff is requesting a full CMP that addresses but is not limited to the following items: construction fencing, material stockpiling, construction parking, crane staging, tree protection, storm water mitigation, and staging.

The applicant and contractor will be instructed to fence the site and any soil and or trees not to be removed will need to be protected throughout the project. Staff does have some concerns related to staging and offsite parking impacts, and it may be helpful to discuss additional mitigation steps such as neighborhood updates on the project as it begins to break ground.

CRITERIA, ANALYSIS AND FINDINGS

The criteria for decision for the board to evaluate a rezone that changes the zoning designation and/or density allocation assigned to a lot is listed below. The following criteria must be met for the review authority to approve a rezoning application:

17.4.9: Rezoning Process

(***)

3. Criteria for Decision: (*)**

- a. The proposed rezoning is in general conformance with the goals, policies and provisions of the Comprehensive Plan;

Staff Finding: While the subject lots are not called out within a specific subarea plan, the area has been identified within the Future Land Use map

as an area for Multi-Unit Development. In which, the Comprehensive Plan provides guiding policies such as allowing mixed-use commercial development, considerations to minimizing environmental impacts and ensuring that development fits and blends into the existing environment and character of the area. Although the applicant is not proposing a commercial amenity with this project, it could be beneficial to have more residential units within close proximity to the Town Hall subarea and within an area that has previously been identified for development.

- b. The proposed rezoning is consistent with the Zoning and Land Use Regulations;
Staff Finding: The proposed rezone and density transfer meets the requirements of the CDC. The Multi-Family Zone is intended to provide higher density multi-family uses limited to multi-family dwellings, hotbed development, recreational trails, workforce housing and similar uses. It could be preferable to the community to include additional housing units within this area to increase our hotbed inventory in an area that is in close proximity to adjacent commercial uses, public transit, and recreational amenities.
- c. The proposed rezoning meets the Comprehensive Plan project standards;
Staff Finding: As mentioned above, the subject lots are not within a planned subarea and therefore are not called out specifically within the Development Table (Comprehensive Plan; Pg. 52) with site specific 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;
Staff Finding: Due to the location of the project – within the expansion area that was previously identified for development of multi-family units, there are very few potential impacts that could arise related to public health, safety, and the welfare of adjacent uses. By clustering the development within the existing expansion area, it limits future development needs in other areas that could potentially have higher impacts than the proposed location.
- 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;
Staff Finding: The density on the site allows for 4 condo units as currently zoned – this proposal would increase the allowance to 6 units. As mentioned above, density directly adjacent to the Town Hall subarea is preferable development on other multi-family lots on the periphery of the community. The changes in the development pattern of the adjacent areas and their high-densities justify the requested increase in density on Lot 600A.
- f. Adequate public facilities and services are available to serve the intended land uses;
Staff Finding: Any future development would be required to utilize town infrastructure including sewer, water, and public transportation. It should be noted that the existing lines for all utilities serving the project are currently located within Lot 600A and would require minor extensions. Its

unclear to staff if this project would be required to increase infrastructure capacity but this was not indicated to be problematic during the agency review of the project by public works.

- g. The proposed rezoning shall not create vehicular or pedestrian circulation hazards or cause parking, trash or service delivery congestion; and
Staff Finding: The rezoning will not create a vehicular or pedestrian circulation hazards due to the unique location, parking limitations, and access to the public transportation within the Town Center Subarea.
- h. The proposed rezoning meets all applicable Town regulations and standards.
Staff Finding: The application meets all applicable regulations and standards.

. 17.4.10: Density Transfer Process

(***)

D. Criteria for Decision

(***)

- 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);
Staff Finding: The applicant has met the criteria for decision for rezoning as provided above.
 - b. The density transfer meets the density transfer and density bank policies; and
Staff Finding: The application meets all applicable density transfer and density bank policies.
 - c. The proposed density transfer meets all applicable Town regulations and standards.
Staff Finding: The application meets all applicable regulations and standards.

Staff Recommendation: Staff recommends the DRB approve the Initial Architecture and Site Review for the Expansion Area of Lot 600A , TBD Elkstone Place. In addition, Staff recommends the DRB recommend approval of an Ordinance for a Density Transfer and Rezone application to the Town Council that would increase the density of the expansion area of Lot 600A from four (4) condo units to six (6) condo units – increasing the person equivalent of the site to eighteen (18).

If the DRB deems this application to be appropriate for approval, Staff requests said approval condition the items listed below in the suggested motion.

PROPOSED MOTION -

Staff Note: It should be noted that reasons for approval or rejection should be stated in the findings of fact and motion.

I move to approve 1) the Initial Architecture and Site Review for a six (6) unit condominium located within the expansion area of Lot 600A; and, 2) move to recommend to Town Council, an Ordinance for a Density Transfer and Rezone that would increase the density of the expansion area of Lot 600A from four (4) condo units to six(6) condo units, based on the evidence provided within the Staff Report of record dated March 11, 2019 and with the following conditions:

- 1) Prior to submitting for the Final Review, the Owner shall either (A) obtain Town Council approval for the Rezoning Process and Density Transfer Process development applications; or (B) revise the proposed plans to include only four condominium units.
- 2) Prior to Final Architectural Review, the applicant shall provide staff a cumulative calculation of lot coverage for Lot 600A in its entirety, including existing structures not within the expansion area.
- 3) Prior to Final Architectural Review, the applicant shall provide a total calculation of exterior areas to have snow melt systems, and revise page L1.01 to indicate those areas in the plan set.
- 4) Prior to the Final Architectural Review, the applicant must submit a complete grading and erosion control plan documenting all cuts, fills, stormwater mitigation and drainage plans. The civil plans for the development of the site must be prepared by a Colorado PE.
- 5) Prior to Final Architectural Review, the applicant must provide additional information related to the address monument for the project, including location, illumination methods, heights, and any other requirements that may be applicable for addressing.
- 6) Prior to Final Architectural Review, the applicant shall submit a full wildfire mitigation plan demonstrating all mitigation areas as Zone 1, 2, or 3. In addition, they must provide documentation to planning staff demonstrating a certified forester, arborists, or landscape architect has determined the extent of any thinning work required for forest health.
- 7) Prior to Final Architectural Review, the applicant will be required to update the landscaping plan in order to demonstrate irrigation system design, methods to preserve existing trees which are to remain, along with specific planting schedules for all proposed shrubs and plantings on the site.
- 8) Prior to Final Architectural Review, the applicant must address the HOA parking requirements of no less than one (1) and no more than five (5) spaces reserved for HOA uses.
- 9) Prior to Final Architectural Review, staff is recommending that the applicant provide a full lighting plan including an iso-metric foot-candle study along with full cut sheets for all the proposed lighting fixtures for the site. The iso-metric foot candle study should specifically address light spill into the wetlands / riparian areas of Elk Pond.
- 10) Prior to Final Architectural approval, staff is requesting a full Construction Mitigation Plan that addresses but is not limited to the following items: construction

fencing, material stockpiling, construction parking, crane staging, tree protection, storm water mitigation, and project phasing.

- 11) Prior to issuance of a CO the property owner will enter in to a General Easement Encroachment Agreement with the Town of Mountain Village for the subterranean soil nail encroachments to the south of the development.
- 12) Prior to issuance of a CO, the property owner will submit a condominium map or condominium map amendment recognizing the final development.
- 13) 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.
- 14) A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the GE.

Condition of a recommendation regarding a density transfer and rezone:

- 1) The property owner must demonstrate ownership of the requisite density prior to issuance of a building permit.

/JJM

Elkstone Lakeside Condominiums

Rezoning, Density Transfer and Initial Architecture and Site Review



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PROJECT OVERVIEW

Sterling Snow, LLC (“**Owner**”) is the owner of the Declarant Rights and the development rights in the Expansion Area of Lot 600A as shown on the plat recorded at Reception Number 418711 (“**Expansion Area**”) and as shown in Figure 1. The Expansion Area is a part of the Elkstone Condominium Community (“**Elkstone**”). The Declarant Rights allow for the Owner to develop the Expansion Area per the declaration for Elkstone as amended (“**Declaration**”). The Expansion Area is shown in Figure 1.

Elkstone currently includes 29 built condominium units in three duplex buildings; one detached single-family condo building; and 21 multi-family condominium units and one employee apartment in the Elkstone 21 building. The Official Land Use and Density Allocation List confirms that remaining zoned density on Lot 600A in the Expansion Area is four (4) condominium units (12 person equivalents) as summarized in Table 1.

Table 1. Lot 600A Density Per the Official Land Use and Density Allocation List

Lot	Acres	Zone District	Zoning Designation	Actual Units	Density Per Unit	Equivalent Units
Zoned Density						
600A	2.133	Multi-family	Condominium	32	3	96
			Employee Apt.	1	3	3
Total				33		99
Built Density						
			Condominium	28	3	84
			Employee Apt.	1	3	3
Total						
Remaining Density			Condominium	4	3	12

The Project Summary is shown in Table 2. The Owner proposes to develop six (6) condominium units in the Expansion Area that necessitates Rezoning and Density Transfer Process development applications. The Density Transfer consists of moving two (2) condominium units of density from the Density Bank to the Property.

The Owner could alternatively propose to convert the four (4) condominium units into twelve (12) lodge units without a density transfer to the Expansion Area. This conversion and the Owner’s ability to rezone the Property are recognized in the Declaration and supported by the Mountain Village Comprehensive Plan (“**Plan**”). However, we believe that a six (6) condominium development is a much better fit for the Elkstone community.

Concurrent Processing

The Owner requests concurrent approval of a Design Review Process application with the Rezoning Process and Density Transfer Process development applications. The base premise of this request is that if the Town does not approve the rezoning and density transfer, then the Owner intends to build currently-permitted four condominium units within the proposed building footprint. We therefore respectfully request that the Design Review Board consider the following condition for any approval of the Initial Architecture and Site Review:

“Prior to submitting for the Final Review, the Owner shall either (A) obtain Town Council approval for the Rezoning Process and Density Transfer Process development applications; or (B) revise the proposed plans to include only four condominium units.”

Granting this request would allow for the Owner to move forward with the development of the Expansion Area.



Table 2. Project Summary

Geography and Zoning Requirements		
	Existing/Requirement	Proposed (Approx.)
Lot 600A Size	2.133 acres	No Change
Expansion Area Size	22,265 sq. ft. (0.51 acres)	No Change
Zone District	Multi-family Zone District	No Change
Proposed Density	4 Condo Units	6 Condo Units
Maximum Building Height	48 feet + 5 feet for gabled roofs	50.29'
Average Building Height	48 feet + 5 feet for gabled roofs	39.79' (-13.21')
Lot Coverage	65%	52%
Setbacks		
Front - North	None	1'
Rear - South	16'	17'
Side - East	16'	250'+
Side - West	Same as North Setback	
Parking	9 spaces (1.5 spaces per Unit)	9 spaces

Site Context

The Expansion Area is located to the southeast of the Elk Lake and to the west of the Elkstone 21 Condominiums, and in the Multi-family Zone District. The site is characterized by a flat-graded bench that currently functions as a turnaround at the end of Elkstone Place. This flat space was graded to provide a construction

staging area for the Elkstone 21 Condominium Project. A temporary slope erosion mitigation system was installed on the Property in 2014 to stabilize slumping slopes and erosion.

The Expansion Area has a low USGS elevation of 9524 on the north side and 9592 on the south side for an overall elevation gain of 68 feet. The slopes within the Expansion Area have a grade of approximately 55% above the flat graded area. The topography on the Expansion Area prior to the Elkstone 21 development (natural grade) had grades of approximately 55%. Most of the trees on the site were removed during the development of Elkstone 21, with the only remaining trees found on the west and south sides of the site and one aspen on the north side.

The Expansion Area showed signs of slope movement after the construction of Elkstone 21 that warranted the Town to require the prior developer to install temporary slope stabilization measures. The temporary stabilization measures consist of soil nails and a mesh shoring system. The proposed development will replace these temporary stabilization measures with permanent retaining, grading and revegetation.

Building Siting + Design

The primary factor in siting the building is the necessary area and configuration required for an emergency vehicle turnaround. By identifying “pedestrian” and “vehicular” areas through detailing and use of pavement and landscape materials, we believe we can create an outdoor plaza and “front door” to the building that link common outdoor areas with internal lobbies and circulation.

The building “footprint” is primarily defined by the necessary and efficient configuration of the required indoor parking areas, (1.5 spaces/unit), as well as aligning the building walls with natural grades to minimize the height of retaining walls, while maximizing views to Elk Lake and the mountain ranges beyond from both common areas and condominium units.

By providing a balanced configuration of two units on each floor, we have minimized necessary common areas to a single exit stairway and elevator core on each floor. We believe this unit arrangement maximizes each unit’s value by providing single-level living, (no internal stairs in most units), with 90-degree views, 270-degree day light, and ventilation for the lower level units.

For security purposes, we can “key” the elevator to only open at the specific unit and common areas. While the elevator could be easily located on the south side of the building, which would increase the amount of “salable” area along the north side of the building, we feel it is more beneficial to eliminate common corridors and connect the unit elevators directly to ground floor common areas as opposed to having the primary elevator lobby within the parking garage.

REZONING

The proposed rezoning complies with the Rezoning Process Criteria for Decision set forth in CDC Section 17.4.9(C)(3).

General Conformance with the Mountain Village Comprehensive Plan

The proposed rezoning and density transfer are in general conformance with the Plan. The Plan’s Future Land Use Plan designates Lot 600A and the Expansion Area as “Multiunit”. The Plan states the following regarding the Multiunit classification:

“Provide higher density condominium development for deed restricted housing, hotbeds, second homes and similar uses.”

The Plan policies for Multiunit development were incorporated into the CDC and the Multi-family Zone

Local Design Inspiration



District. No public benefits are recommended by the Plan for the Expansion Area. Lot 600A has provided the required employee housing in the Elkstone 21 building. Wetlands, steep slopes and infrastructure are addressed in this narrative. Most of the forested tree cover was removed from the Expansion Area by the prior developer when Elkstone 21 was constructed. The proposed new development would require removal of approximately 15 additional trees as shown on the landscaping plan.

Consistency with Zoning and Land Use Regulations

The proposed rezoning and density transfer applications are consistent with the Zoning and Land Use Regulations contained in CDC Section 17.3. Multi-family condominium dwellings are permitted uses in the Multi-family Zone District.

The Owner intends to transfer two condominium units to the Expansion Area. Workforce housing has been provided as required by the original Town Zoning with one employee apartment in Elkstone 21. The rezoning does not impact the CDC Platted Open Space requirements. The proposed building height and maximum average height comply with the CDC building height limitations. The site coverage also complies with the Multi-family Zone District with less than 65% site coverage.

Comprehensive Plan Project Standards

The proposed rezoning complies with the Comprehensive Plan Project Standards in CDC Section 17.4.12 (H).

Visual Impacts

Visual impacts have been minimized and mitigated. The primary views for the existing Elkstone development are not adversely impacted since their view corridors are to the north and the proposed building is located to the west. The home on Lot 235B at 108 Gold Hill Court is located directly to the south of the Expansion Area at what appears to be an elevation of over 9600 feet. The highest proposed roof ridge has an elevation of 9602.08. We reached out to the owner of Lot 235B and obtained permission to survey the as-built elevations of the living spaces and deck that overlook the Expansion Area. We are currently awaiting the results of that survey. Lot 236B at 106 Gold Hill Court has primary views that look directly to the north with the proposed development located northwest of the Expansion Area and well out of the primary direct views.

The Owner is proposing a building that complies with the maximum height allowed in the Multi-family Zone District - and the building height would remain the same even if only four condominium units were developed. The rezoning is not introducing a new use that was not anticipated. Instead, development has been known and contemplated for the Expansion Area since Lot 600A was created, and it has been well documented with the various phases of the Elkstone development.

The permitted building height is mitigated by the natural topography of the site, with two stories built into the hillside. Properties to the south would view two stories above grade and the roof area.

Scale and Mass

The scale and mass of the development are appropriate and based on the zoning limitations of the Multi-family Zone District. The scale and mass of the building are minimized and mitigated through significant building articulation in the exterior walls; varying exterior materials; window fenestration; the use of decks at varying levels; varying roof forms and heights; landscaping; and tucking the building into the hillside.

Environmental and Geotechnical Impacts

The proposed development is avoiding or mitigating environmental and geotechnical impacts. A Colorado licensed Professional Engineer will design the proposed uphill retaining wall for the development based on a soils report and in consideration of the past geotechnical mitigation work completed in the Expansion Area.

The design will also be completed in accordance with the CDC Steep Slope Regulations. There are no wetlands present in the Expansion Area. Wetlands are present to the north of the Expansion Area around Elk Lake as discussed in this narrative.

[Site Specific Issues](#)

The proposed development addresses site specific issues. The Elkstone 21 Building foundation drain caused a significant odor problem in the area that was corrected by discharging groundwater beneath the surface of Elk Lake. The proposed development will design its building drain system to ensure that the past smell issue is not repeated for the new building.

The proposed development is also providing an emergency firetruck turnaround that serves the entire Elkstone development. This fire truck turnaround will also provide a vehicular turnaround at the end of Elkstone Place.

Consistency with Public Health, Safety and Welfare

The proposed rezoning is consistent with the public health, safety and welfare. The proposed development is designed in accordance with the dimensional limitations of the underlying Multi-family Zone District. The dimensional limitations of the CDC were created to ensure appropriate and compatible development as envisioned by the Plan, the Multi-family Zone District and the CDC. Adequate infrastructure and services are available to the Expansion Area as outlined in this narrative.

Rezoning Justification

The proposed rezoning is justified by the Plan with multi-family condominium development envisioned in the Expansion Area. The Town's rezoning and density transfer policies also recognize the ability to transfer density or convert density on a development site.

Public Facilities and Services

The Telluride Fire Protection District will provide fire protection and emergency response services. The Mountain Village Police Department will provide police services. Water and sewer are available from the Town of Mountain Village. Gas and electric services will be provided by Black Hills Energy and SMPA, respectively. The roads within the Elkstone development are privately maintained, including snow plowing and snow removal as needed. Pedestrian access to the gondola is provided by Elkstone Place and a sidewalk system starting at Mountain Village Blvd.

Project Circulation, Parking, Trash and Deliveries

The proposed development will be accessed by Elkstone Place from Mountain Village Blvd. An emergency and vehicular turnaround for Elkstone Place will be provided as a part of the project and benefit the entire Elkstone community. Parking will be provided in an underground parking garage accessed off the end of Elkstone Place. A trash and recycling room is designed into the building that is accessed from the emergency turnaround. A loading/unloading parking area is provided to the east of the transformer next to Elkstone 21.

Compliance with Other Town Regulations

The proposed development will comply with the requirements of the CDC and any applicable requirements of the Municipal Code.

DENSITY TRANSFER

The proposed development complies with the CDC density transfer policies. The Owner has identified a few options to acquire two (2) condominium units of density from the Density Bank, and intends to enter into a contract to purchase the density prior to the Town Council public hearing on the rezoning. We are requesting that the Town condition any rezoning approval upon the Owner providing proof that two (2) condominium units of density have been transferred to the site from the Density Bank prior to recording the approving ordinance.

The proposal is in compliance with the Density Transfer Process and outlined in CDC Section 17.4.10. The density transfer will meet the density transfer and density bank policies, with condominium units in the Density Bank proposed to be transferred to the site.

DESIGN REVIEW PROCESS - INITIAL REVIEW

The Owner is seeking the approval of a concurrent Design Review Process application. This section documents how the project complies with key design review requirements of the CDC.

Northern Setback

There is no general easement along the northern property line. CDC Section 17.3.14(B) states:

“For lots outside the Village Center Zone District where a general easement does not exist and lots where the general easement has been vacated, the review authority may require the establishment of a building setback as determined by the DRB at the time of review of a development application.”

We are proposing a minimal setback of approximately one (1) foot on the northern property line for several reasons. The main reason for the proposed setback is to reduce impacts to steep slopes on the site since pushing the building back would cause more site impacts in an area that has already seen some past soil movement prior to the temporary stabilization. We are also attempting to mitigate visual impacts for the home on Lot 235B. A reduced setback is also justified based on the proximity to the Elk Lake open space and the forested buffer along the pond. The Elkstone development also contains relatively small six (6) foot setbacks to this same property line.

Design Variation

The project architect is proposing to use acrylic coated Galvalume metal shingles for the roofing material as shown on Sheets A2.01 through A.203. The Galvalume metal shingles are proposed on the northern and southern gables while standing seam metal roofing is proposed on the eastern and western gables with the exception of a few roof small shed forms on the east elevation. The Galvalume roofing represents 48% of the overall roofing materials. Galvalume is a zinc/aluminum coated steel roofing product that is electronically etched into the steel similar to a galvanizing process.

Galvalume metal shingles are not a specifically identified roofing material in CDC Section 17.5.6(C)(3) and therefore may require approval pursuant to the Design Variation Process. Galvalume is a zinc coated product and zinc roofing is a permitted roofing material. CDC Section 17.4.11(E)(5)(a) states that the DRB may approve a Design Variation Process request if the following criteria are met, with our comments shown in *italics*:

- i. The design variation is compatible with the design context of the surrounding area. *We believe the proposed roofing is compatible with the design context of the surrounding area. We are proposing a metal shingle that is comparable to smaller shake shingles found on the older Elkstone buildings that is also*

compatible with roofing on the Elkstone Building and surrounding developments. We believe the metal shingle looks much better than synthetic wood shingles and provides a nice change to break up the rusted and rustic patina of the area.

- ii. The design variation is consistent with the town design theme. *The proposed roofing material is consistent with the Mountain Village Design Theme. The proposed material has been shown to hold up well over time in high alpine conditions. The roofing material has gray color with texturing and shadows that will provide relief. The roofing material will allow roof materials to evolve in the town while still providing the desired high alpine feel and design. The proposed color will better blend into the forested backdrop of the town than will rusted metal.*
- iii. The strict application of the Design Regulations(s) would prevent the applicant or owner from achieving its intended design objectives for a project. *Strict application of the CDC limitations would prevent the use of Galvalume metal shingles. The project architect designed the roof to be an important element of the overall design, with metal shingles replicating smaller cedar shake shingles and a more contemporary appearance, and standing seam metal roofing predominating the overall roof design.*
- iv. The design variation is the minimum necessary to allow for the achievement of the intended design objectives. *The design variation is the minimum needed to allow for the use of Galvalume roofing shingles.*
- v. The design variation is consistent with purpose and intent of the Design Regulations. *The design variation is consistent with the purposes of the Design Regulations because it will promote good civic design and development and create and preserve an attractive and functional community.*
- vi. The design variation does not have an unreasonable negative impact on the surrounding neighborhood. *We believe the design variation will have a positive impact on the surrounding neighborhood through introduction of a unique material and roof design that complements neighboring architecture.*
- vii. The proposed design variation meets all applicable Town regulations and standards. *The proposed variation meets the requirements of the CDC, including but not limited to the Building Regulations.*
- viii. 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. *Galvalume roofing was selected because it recalls cedar shake shingles that are no longer allowed and interprets it to our modern time with a classic roof pattern that is similar in appearance to cedar shingles. The overall roof design will achieve optical relief through the use of standing seam zinc metal roofing on the eastern and western facades and Galvalume roofing on the northern and southern facades.*

Steep Slopes

The Property contains steep slopes that are 30% or greater. Section 17.6.1(C)(2)(a) of the Community Development Code CDC states that:

“Building and development shall be located off slopes that are thirty percent (30%) or greater to the extent practical.

- i. In evaluating practicable alternatives, the Town recognizes that it 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.”

It is not practicable to avoid all steep slope areas because the Expansion Area contains large areas of slopes that are 30% or greater, when the flat bench in the Expansion Area was graded out of the hillside. The current permitted uses and density were placed on Lot 600A with knowledge of the steep slopes. The impact to

steep slopes is unchanged from current zoning because the Owner intends to build the same building footprint for a four-unit condominium or twelve-unit lodge project if the Town does not approve the rezoning request for six (6) units.

CDC Section 17.6.1(C)(2)(c) states the review authority will only allow for steep slope disturbance if the following criteria are met, with our comments shown in *italics*:

- i. The proposed steep slope disturbance is in general conformance with the Comprehensive Plan. *The proposed steep slope disturbance is envisioned by the Plan. The Future Land Use Map envisions the Expansion Area for Multi-family development.*
- ii. The proposed disturbance is minimized to the extent practical. *A large cut across the Expansion Area was made during the development of Elkstone 21 to create a flat bench for staging construction materials and equipment. Thus, significant site disturbance to the steep slopes has occurred. The proposed building in the Expansion Area will provide a permanent slope stabilization measure. Soil disturbance in undisturbed areas will be 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.

And the proposal provides mitigation for the steep slope development in accordance with the engineered plans. *A Colorado PE has designed the proposed grading plans. A Colorado PE will design the uphill retaining wall based on a site-specific soil analysis and the temporary stabilization plan prior to submitting for a building permit for development.*

General Easement

We are also requesting the use of the southern general easement for soil nailing that will be a minimum of approximately 15 feet below grade. Soil nailing is not a permitted use in the general easement. CDC Section 17.3.14(F) states, with our comments shown in *italics*:

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

1. The applicant has demonstrated that avoiding grading and disturbance in the general easement setback would create a hardship, and there is not a practicable alternative that allows for reasonable use of the lot. *There is no practicable engineering alternative for soil nailing that avoids the general easement. The soil nailing is approximately 15 feet below grade and will not impact the ability of the Town to use the general easement for utilities or allowed surface uses.*
2. The disturbance in the general easement setback is due to natural features of the site, such as steep slopes, wetlands and streams. *The soil nailing is needed to stabilize the uphill slopes and construct a retaining wall to allow for development. The soil nailing is needed even if the Owner builds four condominium units so adding two condominium units does not increase the need for soil nailing in the general easement.*
3. No unreasonable negative impacts result to the surrounding properties. *The soil nailing is below grade and will therefore cause no adverse impacts to surrounding development.*
4. The general easement setback or other setback will be revegetated and landscaped in a natural state. *The surface of the general easement will not be impacted.*

5. The Public Works Department has approved the permanent above-grade and below-grade improvements. *We will be reaching out to the Public Works Director in the coming weeks to discuss the proposed soil nailing.*
6. The applicant will enter into an encroachment agreement with the Town with the form and substance prescribed by the Town. *The Owner will enter into an encroachment agreement with the Town; however, a revocable agreement would be impractical due to the need to permanently stabilize the slopes in the Expansion Area.*
7. Encroachments into the general easement setback or other setbacks are mitigated by appropriate landscaping, buffering and other measures directly related to mitigating the encroachment impacts. *The below-grade soil nailing does not require mitigation.*

Exterior Material, Roof Design and Retaining Wall Design

The Elkstone Lakeside Condominium development is designed with the following exterior materials:

Exterior Material	Area	Percent of Total Facade
Telluride Gold Stone	5,947 sq. ft.	36%
8" Horizontal Wood Cedar Siding/Fascia	3,785 sq. ft.	23%
Metal Zinc Panels	648 sq. ft.	4%
Corrugated Metal Siding	766 sq. ft.	5%
Steel Beam/Mech Grate	759 sq. ft.	5%
Glazing	4,456 sq. ft.	27%
Total Material		100%

Roofing is proposed to be a combination of red zinc standing seam and Galvalume metal shingles as shown on the elevations. All above grade exterior retaining walls are proposed to be faced with Telluride Gold Stone.

The proposed roof design provides "...a composition of multiple forms that emphasize sloped planes, varied ridgelines and vertical offsets..." as required by the Design Regulations.

Wetlands

Grading for the development is proposed 25 feet from the Elk Lake Wetlands. The development therefore is not subject to the CDC Wetland Regulations. Final plans will include a robust water quality protection plan.

Driveway Access Retaining Walls

CDC Section 17.6.6(B)(7)(a)-(b), Driveway Standards states:

- a. The maximum retaining wall height shall be five feet (5'), with a minimum "step" in between walls of four feet (4') to allow for landscaping to soften the walls.
- b. Retaining walls shall be setback from driveways at least five (5) feet, where practicable, to allow proper room for drainage, snow plowing and snow storage.

The driveway access emergency turnaround has been designed with a maximum five (5) foot tall wall as shown on the site plan.



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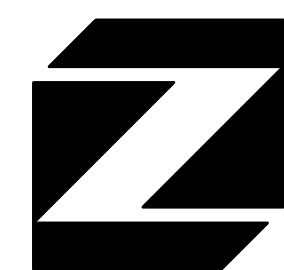
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ELKSTONE LAKESIDE CONDOMINIUMS IN MOUNTAIN VILLAGE, COLORADO



ISSUE C - DESIGN REVIEW REVISION

MARCH 06, 2019



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PROJECT DIRECTORY

GENERAL NOTES

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- DO NOT SCALE DRAWINGS.
- DIMENSIONS ARE TO CENTERLINE OF GRID AND FACE OF CONCRETE. INTERIOR WALL DIMENSIONS ARE TO CENTER OF STUD AND EXTERIOR WALL DIMENSIONS ARE TAKEN TO FACE OF NAKED EXTERIOR STUD, UNLESS NOTED OTHERWISE.
- ALL ANGLES ON PLANS ARE 90 OR 45 DEGREES, UNLESS NOTED OTHERWISE.
- NOTIFY ARCHITECT OF ANY DISCREPANCIES OR CONFLICTS IN DOCUMENTS PRIOR TO DEMOLITION, CONSTRUCTION, OR ALTERATION OF EXISTING OR NEW STRUCTURES.
- PROVIDE ALL NECESSARY BLOCKING IN WOOD & METAL STUD WALLS AND CEILING. LOCATIONS INCLUDE BUT ARE NOT LIMITED TO TOILETS, BATH ACCESSORIES, CEILING AND WALL MOUNTED ELECTRICAL FIXTURES, SHELVES, CLOSET RODS, CABINETS, COUNTERTOPS, AND FALSE BEAMS.

ABBREVIATIONS

DRAWING INDEX

AC ARCHITECTURAL CONCRETE	CO CLEAN OUT	FD FLOOR DRAIN	HR HOUR	N NORTH	R RISER	T TREAD
ACOUS ACoustical	COL COLUMN	FDN FOUNDATION	HSS HIGH-STRENGTH STEEL	N/A NOT APPLICABLE	RB RESILIENT BASE	TSS TOP OF STRUCTURAL SLAB
ACT ACOUSTIC CEILING TILE	CONC CONCRETE	FEC FIRE EXTINGUISHER CABINET	HT HEIGHT	NIC NOT IN CONTRACT	RC RESILIENT CHANNEL	TSF TOP OF STRUCTURAL FLOOR
AD AREA DRAIN	CONST CONSTRUCTION	FF FINISH FLOOR	ID INSIDE DIAMETER	No NUMBER	RCP REFLECTED CEILING PLAN	TFF TOP OF FINISH FLOOR
ADJ ADJACENT	CONT CONTINUOUS	FG FIBERGLASS	IN INCHES	NOM NOMINAL	RD ROOF DRAIN	TC TOP OF CURB
AFF ABOVE FINISH FLOOR	CORR CORRUGATED	FHC FIRE HOSE CABINET	ID INTERIOR DESIGN	NTS NOT TO SCALE	REF REFERENCE	TEL TELEPHONE
AFP ACOUSTIC FABRIC PANEL	CPT CARPET	FHR FIRE HOSE REEL	IN INCHES	OA OVERALL	REFR REFRIGERATOR	TERZ TERRAZZO
ALT ALTERNATE	CS CONCRETE SEALER	FIN FINISH(ed)	INCL INCLUDE	OC ON CENTER	REINF REINFORCED	THK THICKNESS
ALUM ALUMINIUM	CT CERAMIC TILE	FL FLOOR	INFO INFORMATION	OD OUTSIDE DIAMETER	REQD REQUIRED	THRU THROUGH
ANOD ANODIZED	CU CUBIC	FLG FLANGE	INSUL INSULATION	OFD OVERFLOW DRAIN	REV REVISION	T/O BM TOP OF BEAM
AP ACCESS PANEL	CY CUBIC YARD	FLSG FLASHING	INT INTERIORS	OPNG OPENING	RM ROOM	T/O CONC TOP OF CONCRETE
APPROX APPROXIMATE		FLR FLOOR	JC JANITOR CLOSET	OPP OPPOSITE	RO ROUGH OPENING	TOW TOP OF WALL
ARCH ARCHITECTURAL		FLUOR FLUORESCENT	JMB JANITOR MOP BASIN	OSB ORIENTED STRAND BOARD	RP RADIUS POINT	TRANS TRANSVERSE
B&B BALL AND BURLAP	DD DECK DRAIN	FOC FACE OF CONCRETE	JT JOINT	OSF OUTSIDE FACE	RS ROUGH SAWN	TRAV TRAVERTINE
B/O BOTTOM OF	DF DRINKING FOUNTAIN	FOF FACE OF FINISH		OZ OUNCE		TS TUBULAR STEEL
BC BACK OF CURB	DI DRAIN INLET	FOS FACE OF STUD		PA PAINTED		TYP TYPICAL
BD BOARD	DIA DIAMETER	FP FIREPLACE	LAB LABORATORY	PART PARTITION	S SOUTH	
BLDG BUILDING	DIAG DIAGONAL	FR FIRE-RETARDANT	LAM LAMINATED	PAV PAVERS	SCH SCHEDULE	UG UNDERGROUND
BLKG BLOCKING	DIM DIMENSION	FT FEET	LAV LAVATORY	PC POINTS OF CURVATURE	SD STORM DRAIN	UL UNDERWRITERS LABORATORIES
BM BEAM	DN DOWN	FTG FOOTING	LB(S) POUNDS	PC PRECAST CONCRETE	SECT SECTION	UNO UNLESS NOTED OTHERWISE
BOH BACK OF HOUSE	DS DOWNSPOUT		LT LIGHT	PERP PERPENDICULAR	SF SQUARE FEET	UR URINAL
BOT BOTTOM	DTL DETAIL		LTWT LIGHTWEIGHT	PL PLATE	SHT SHEET	
BRG BEARING	DWG DRAWING		LVR LOUVER	PLAM PLASTIC LAMINATE	SIM SIMILAR	VB VINYL BASE
BRK BRICK				PLMB PLUMBING	SIP STRUCTURAL INSULATION PANEL	VCT VINYL COMPOSITION TILE
BRZ BRONZE	E EAST			PLSTC PLASTIC	SLR SEALER	VERT VERTICAL
BSMT BASEMENT	EA EACH			PLWD PLYWOOD	SNK SINK	VEST VESTIBULE
BTU BRITISH THERMAL UNIT	EC EXPOSED CONSTRUCTION			PTD PAINTED	SPEC SPECIFICATION	VIF VERIFY IN FIELD
BUR BUILT UP ROOF	EIFS EXTERIOR INSULATION & FINISH SYSTEM			PR PROPERTY LINE	SS SQUARE	VNR VENEER
BW BOTTOM OF WALL	EJ EXPANSION JOINT			PR PREFAB	SQ STAINLESS STEEL	WVC VINYL WALL COVERING
	ELEC ELECTRICAL			PROJ PROJECT	SK SERVICE SINK	
C/C CENTER TO CENTER	ELEV ELEVATION			PSF POUNDS PER SQUARE FOOT	STA STAINED	
CAL TREE CALIPER	ELEVTR ELEVATOR			PSI POUNDS PER SQUARE INCH	STC SOUND TRANSMISSION CLASS	W WEST
CFM CUBIC FEET PER MINUTE	EM EMERGENCY			PT POINT OF TANGENCY	STD STANDARD	WC WATER CLOSET
CIP CAST IN PLACE	EMBED EMBEDMENT			PVC POLYVINYL CHLORIDE	STDF STIFFENER	WD WOOD
CJ CONTROL JOINT	EPS EXPANDED POLYSTYRENE				STLF STEEL	WLS WALLS
CL CENTER LINE	EQ EQUAL				STN STAMPED	WP WATERPROOF
CLG CEILING	EQUIP EQUIPMENT				STOR STORAGE	WP WATERPROOF MEMBRANE
CLO CLOSET	EXIST EXISTING				STRUC STRUCTURAL	WR WATER RESISTANT
CLR CLEAR	EXP EXPOSED				SUSP SUSPENDED	WWF WELDED WIRE FABRIC
CM CORRUGATED METAL	EXPA EXPANSION					
CMP CORRUGATED METAL PIPE	EXT EXTERIOR					
CMU CONCRETE MASONRY UNIT						

- GENERAL SHEETS**
- A0.00 COVER SHEET
 - A0.01 PROJECT INFORMATION SHEET
- ARCHITECTURAL SHEETS**
- A1.01 FIRST LEVEL FLOOR PLAN
 - A1.02 SECOND LEVEL FLOOR PLAN
 - A1.03 THIRD LEVEL FLOOR PLAN
 - A1.04 FOURTH LEVEL FLOOR PLAN
 - A1.05 FIFTH LEVEL FLOOR PLAN
 - A1.06 ROOF PLAN
- EXTERIOR ELEVATIONS**
- A2.01 EXTERIOR ELEVATIONS
 - A2.02 EXTERIOR ELEVATIONS
 - A2.03 PROPOSED EXTERIOR MATERIALS
 - A2.04 EXTERIOR MATERIALS TAKE-OFF
 - A2.05 EXTERIOR MATERIALS TAKE-OFF
- SECTION**
- A3.01 SITE SECTION
- WINDOW AND DOOR DETAILS**
- A5.01 WINDOW AND DOOR DETAILS
- CONCEPT VIEWS**
- R1.00 CONCEPT VIEWS
 - R1.01 CONCEPT VIEWS
- LANDSCAPE SHEETS**
- L1.01 SITE PLAN
 - L1.02 STEEP SLOPES MAP

DATUM REFERENCE

DATUM = 100'-0" = 9,600 ABOVE SEA LEVEL = TOP OF CONCRETE AT LEVEL FP01

MATERIALS LEGEND

GRAPHIC SYMBOLS

MATERIAL HATCHES IN SECTION	MATERIAL HATCHES IN ELEVATION
FILL MATL EARTH GRAVEL	GLAZING GLASS
CONCRETE CONCRETE LTWT CONC CMU PLASTER	CONCRETE/PLASTER
BRICK FACE BRICK FIRE BRICK	MASONRY BRICK CMU RUNNING STACKED CERAMIC
STONE STONE VENEER	WOOD SHAKES WD TRIM PANEL
METAL IRON, STEEL	METAL CORRUGATED METAL COPPER SHINGLES FISHSCALE SHINGLES SPANISH TILE
WOOD FINISH ROUGH BLOCKING PLYWOOD PLYWOOD OSB PLYWOOD	
INSULATION BATT RIGID RIGID RIGID SOUND BOARD BLOWN-IN-BLANKET (BIBS)	
MISC ACOUSTICAL TILE CARPET & PAD DRAINAGE MAT	

NEW SITE PLAN 1/8" = 1'-0"

FIRST FLOOR PLAN 1/4" = 1'-0"

DRAWING TAGS

- DETAIL/ENLARGED PLAN BUBBLE
- DETAIL BUBBLE
- GRID BUBBLE
- INTERIOR WALL TAG
- CEILING TAG
- EXTERIOR WALL TAG
- FLOOR TAG
- ROOF TAG
- DOOR TAG
- WINDOW TAG
- BUILDING SECTION
- BUILDING ELEVATION
- REVISION CLOUD
- REVISION TAG
- BREAK LINE

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PROJECT INFORMATION SHEET

PROJECT No. 20182606.00 DATE 11/13/2018

DRAWN BY JBR CHK BY TL TRV BY

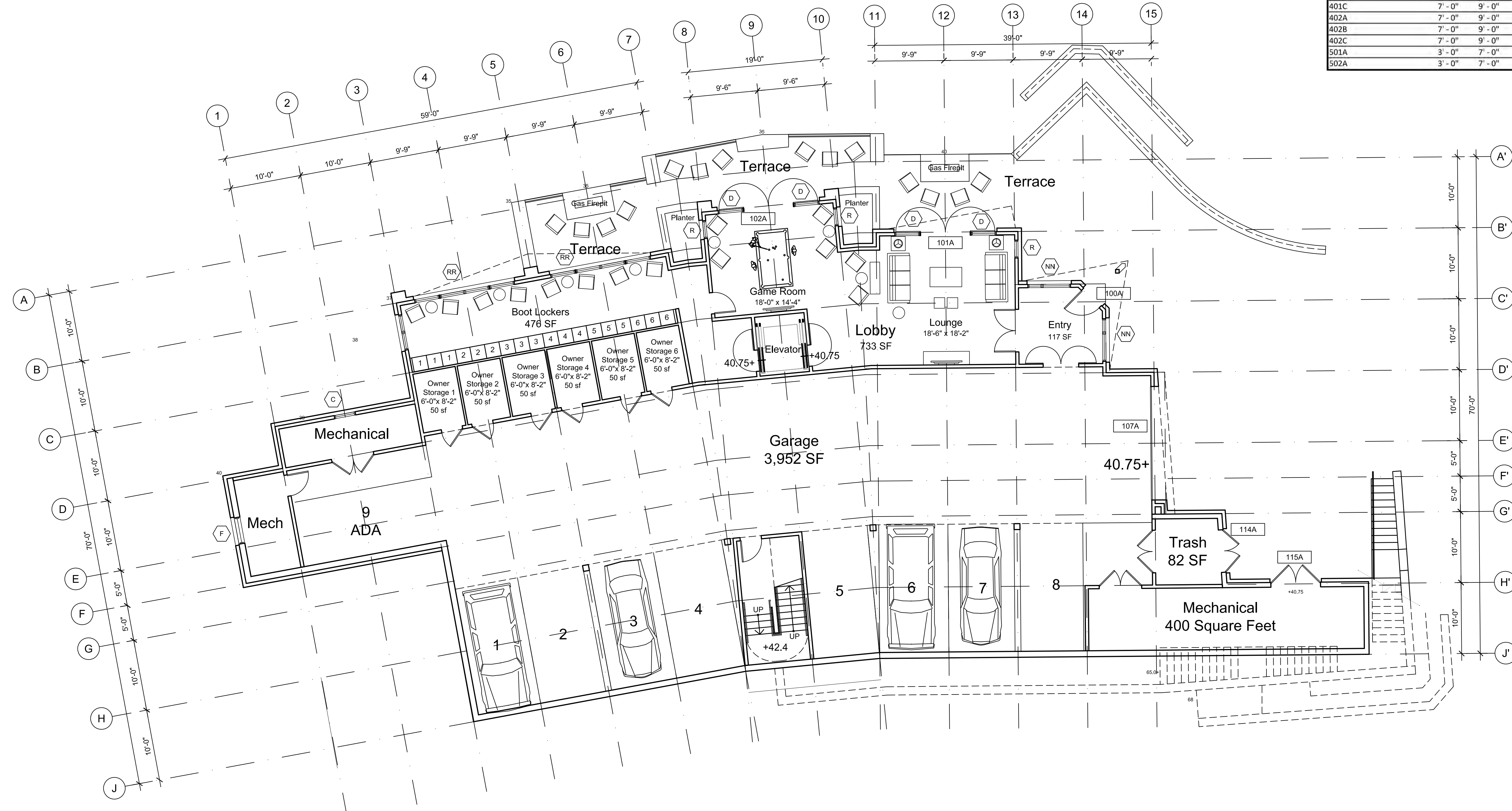
SHEET No. **A0.01**
SCALE: AS SHOWN

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Type Mark	Width	Height	Comment
A	3'-0"	6'-0"	
B	6'-0"	5'-6"	
C	3'-0"	5'-6"	
D	3'-6"	6'-9"	
E	2'-6"	4'-6"	
F	3'-6"	4'-0"	Mechanical Grate
G	8'-0"	6'-9"	
H	3'-6"	2'-3"	
J	3'-0"	2'-3"	
K	3'-0"	5'-0"	
L	2'-6"	6'-0"	
M	3'-6"	6'-0"	
N	3'-6"	2'-1"	
P	2'-6"	3'-6"	
Q	3'-0"	6'-9"	
R	2'-6"	5'-6"	
S	5'-0"	6'-0"	

Mark	Total Width	Maximum Height
AA	8'-0"	2'-11 1/2"
BB	3'-6"	7'-5 3/4"
CC	8'-0"	6'-9"
DD	3'-6"	7'-5 3/4"
EE	10'-2 3/4"	8'-3"
FF	9'-2 3/4"	7'-6"
GG	3'-0"	7'-4"
HH	3'-0"	7'-4"
JJ	16'-0"	5'-0"
KK	3'-6"	7'-4"
LL	12'-3"	8'-3"
MM	11'-2 3/4"	7'-6"
NN	6'-0"	6'-9"
PP	3'-6"	3'-2"
QQ	3'-6"	3'-2"
RR	14'-3"	6'-6"
SS	3'-6"	7'-4"

Mark	Width	Height	Comment
100A	3'-6"	9'-0"	
101A	7'-0"	9'-0"	
102A	7'-0"	9'-0"	
107A	16'-0"	9'-0"	
114A	6'-0"	9'-0"	
115A	7'-0"	9'-0"	
201A	7'-0"	9'-0"	
201B	7'-0"	9'-0"	
201C	3'-6"	9'-0"	
201D	3'-6"	9'-0"	
202A	3'-6"	9'-0"	
202B	7'-0"	9'-0"	
202C	7'-0"	9'-0"	
301A	7'-0"	9'-0"	
301B	7'-0"	9'-0"	
301C	3'-6"	9'-0"	
302A	3'-6"	9'-0"	
302B	7'-0"	9'-0"	
302C	7'-0"	9'-0"	
303A	3'-0"	7'-0"	
401A	7'-0"	9'-0"	
401B	7'-0"	9'-0"	
401C	7'-0"	9'-0"	
402A	7'-0"	9'-0"	
402B	7'-0"	9'-0"	
402C	7'-0"	9'-0"	
501A	3'-0"	7'-0"	
502A	3'-0"	7'-0"	



1 FIRST LEVEL PLAN (+40.9')

A1.01 1/8" = 1'-0"

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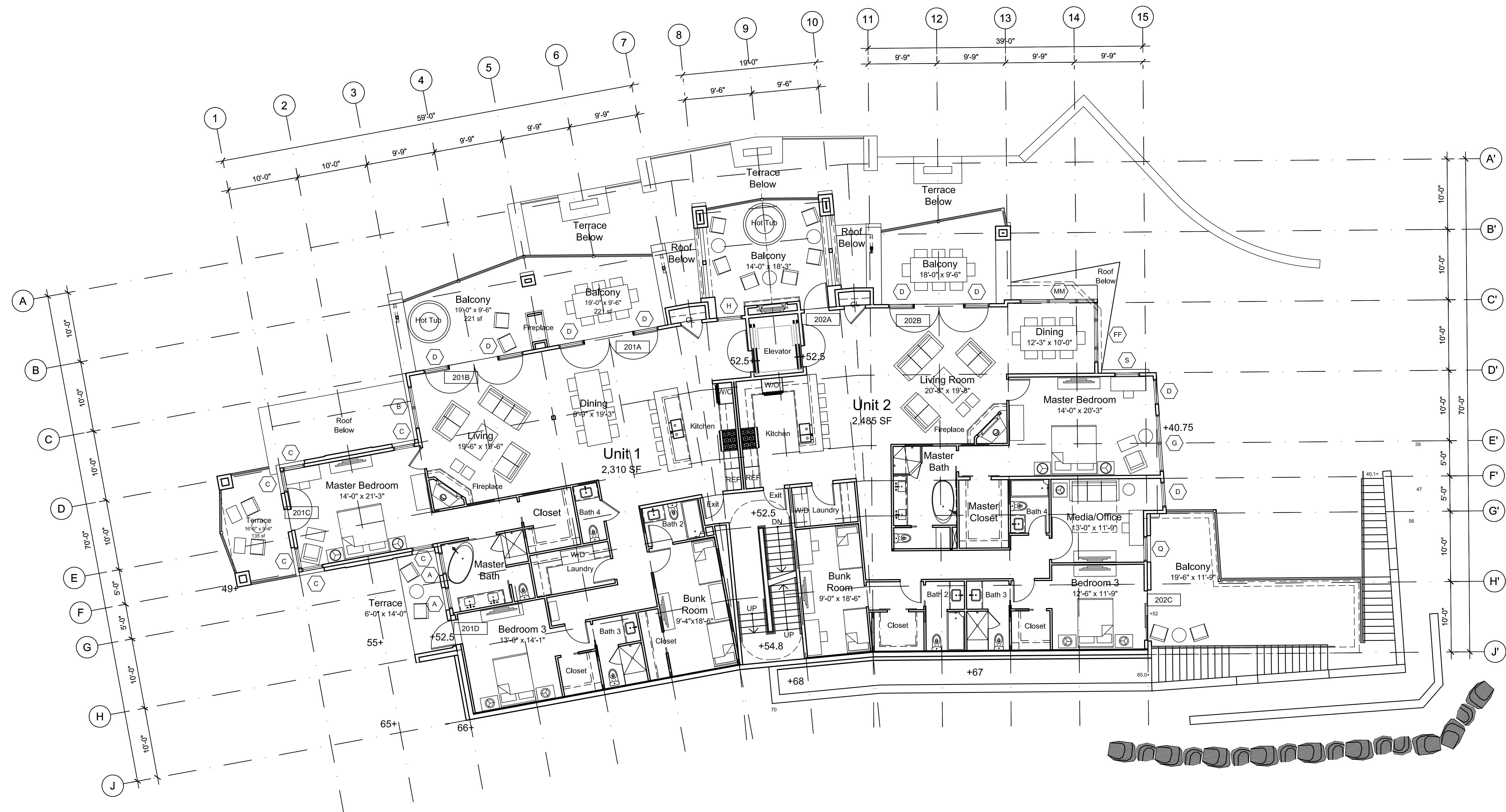
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FIRST LEVEL FLOOR PLAN

PROJECT No. 20182606.00	DATE 11/13/2018
DRAWN BY JBR	CHK BY TL
	TRV BY

SHEET No.
A1.01
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1 SECOND LEVEL PLAN (+52'-6")
 A1.02 1/8" = 1'-0"

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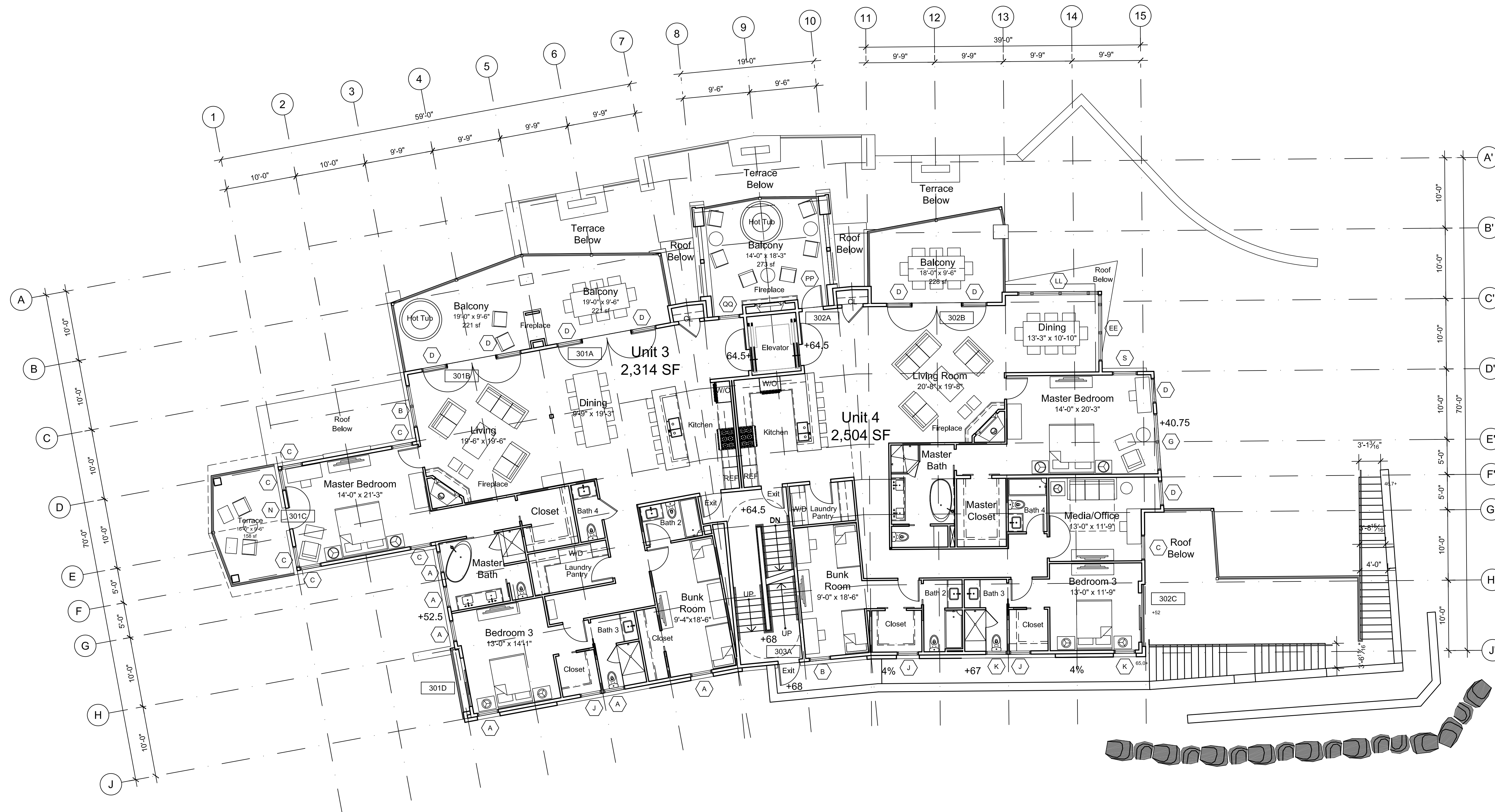
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SECOND LEVEL FLOOR PLAN

PROJECT No. 20182606.00	DATE 11/13/2018
DRAWN BY JBR	CHK BY TL
TRV BY	
SHEET No. A1.02	
SCALE: AS SHOWN	



1 THIRD LEVEL PLAN (+64'-6")
A1.03 1/8" = 1'-0"

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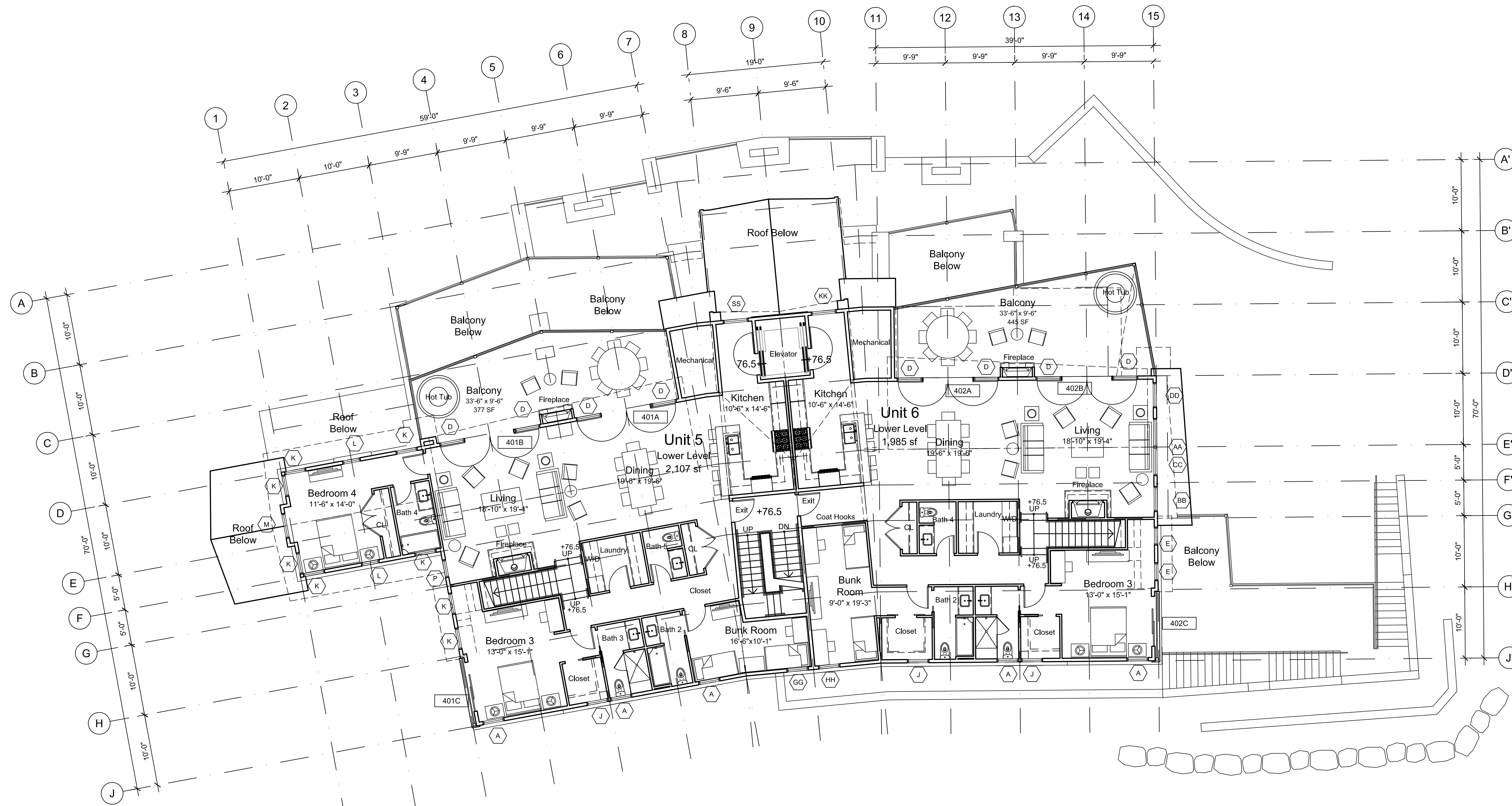
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**THIRD LEVEL
FLOOR PLAN**

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SHEET No. A1.03	
SCALE: AS SHOWN	



1 FOURTH LEVEL PLAN (+76'-6")
A1.04 1/8" = 1'-0"

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FLOOR PLAN

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1 FIFTH LEVEL PLAN (+88'-6")
A1.05 1/8" = 1'-0"

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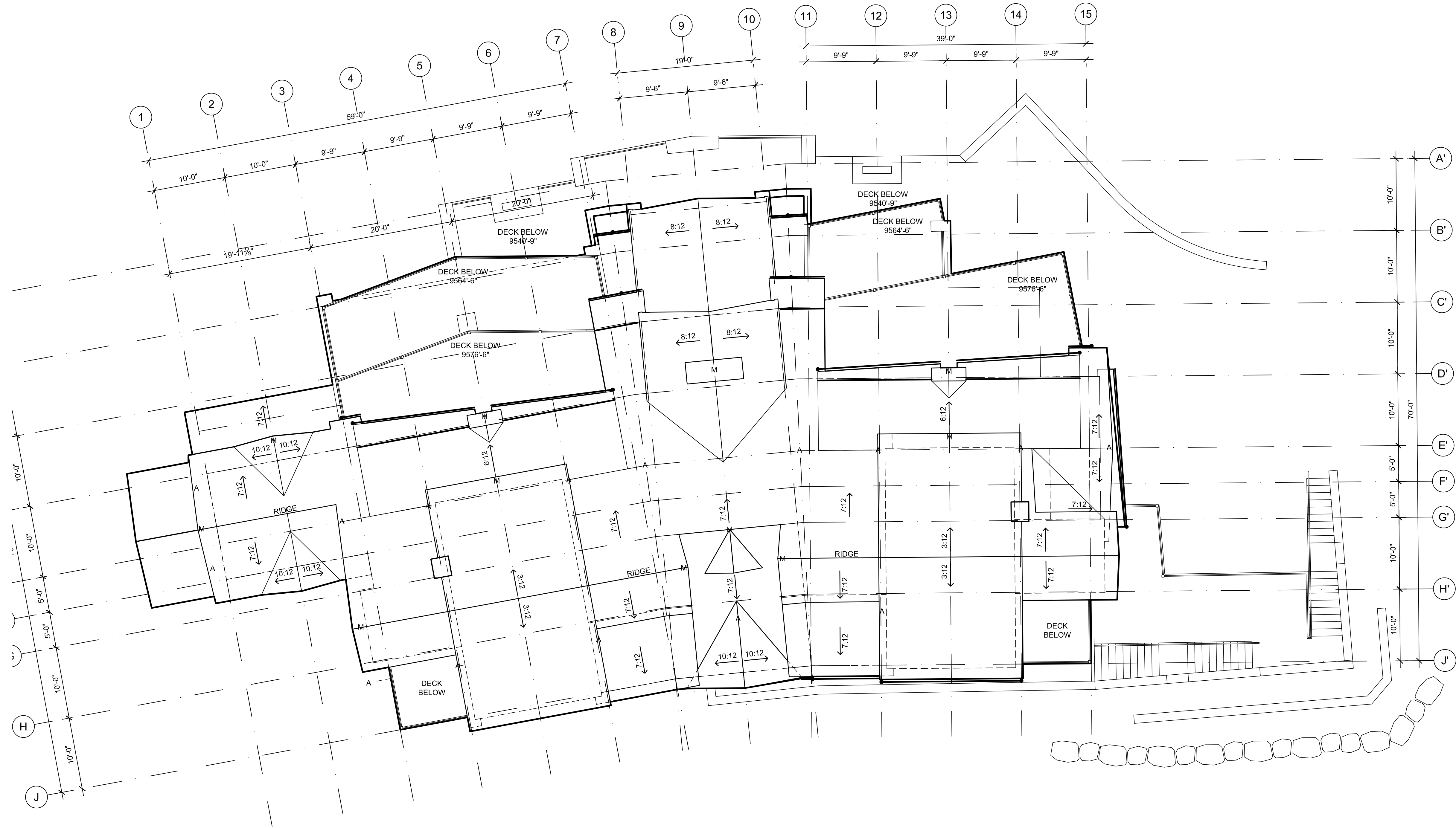
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FIFTH LEVEL
FLOOR PLAN

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SHEET No. A1.05	
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1 ROOF PLAN
A1.06 1/8" = 1'-0"

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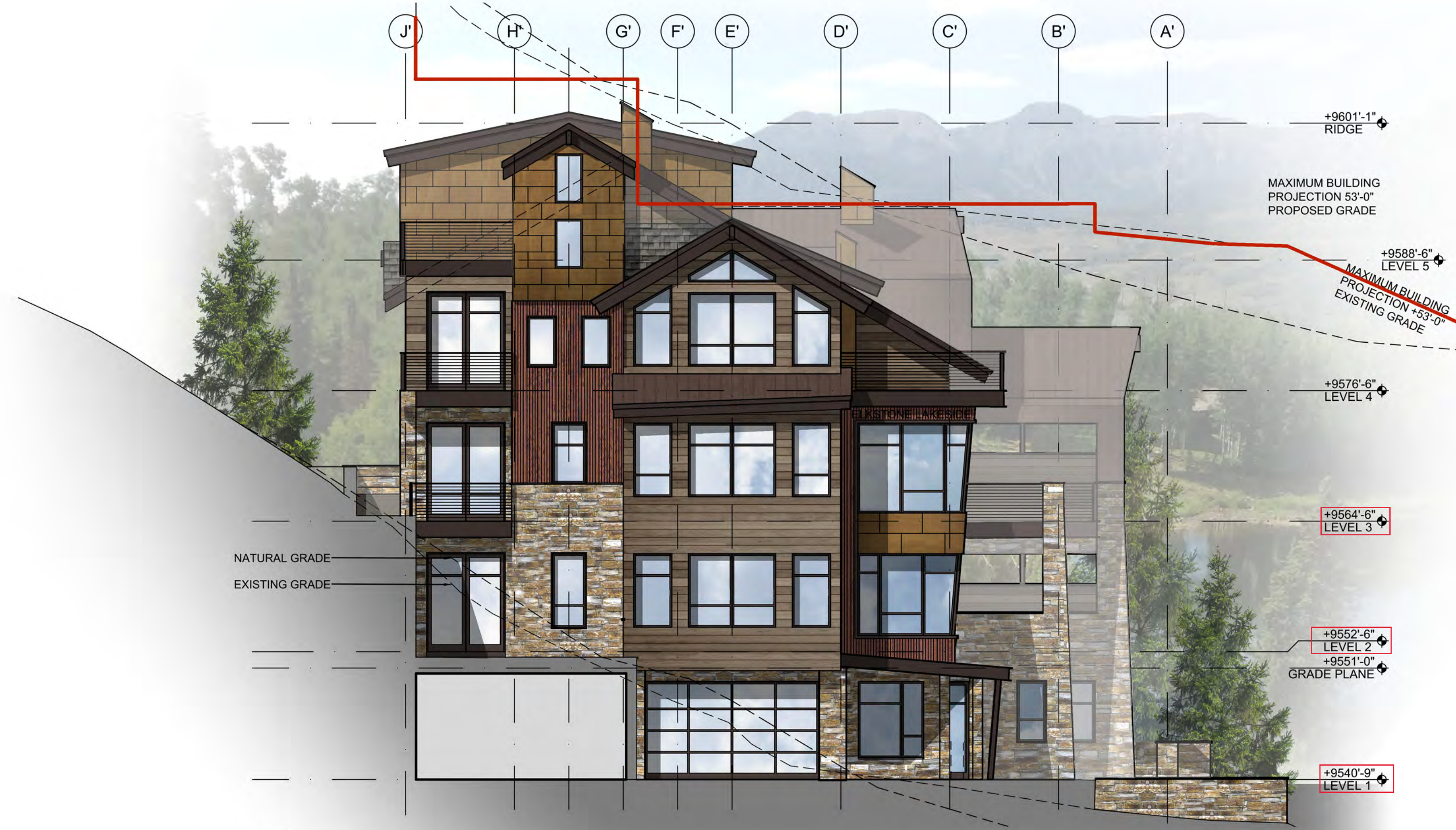
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ROOF PLAN

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2 EAST ELEVATION (ENTRY)
A2.01 1/8" = 1'-0"



1 NORTH ELEVATION
A2.01 1/8" = 1'-0"

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**EXTERIOR
ELEVATIONS**

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SHEET No. A2.01	
SCALE: AS SHOWN	



2 WEST ELEVATION
A2.02 1/8" = 1'-0"



1 SOUTH ELEVATION
A2.02 1/8" = 1'-0"

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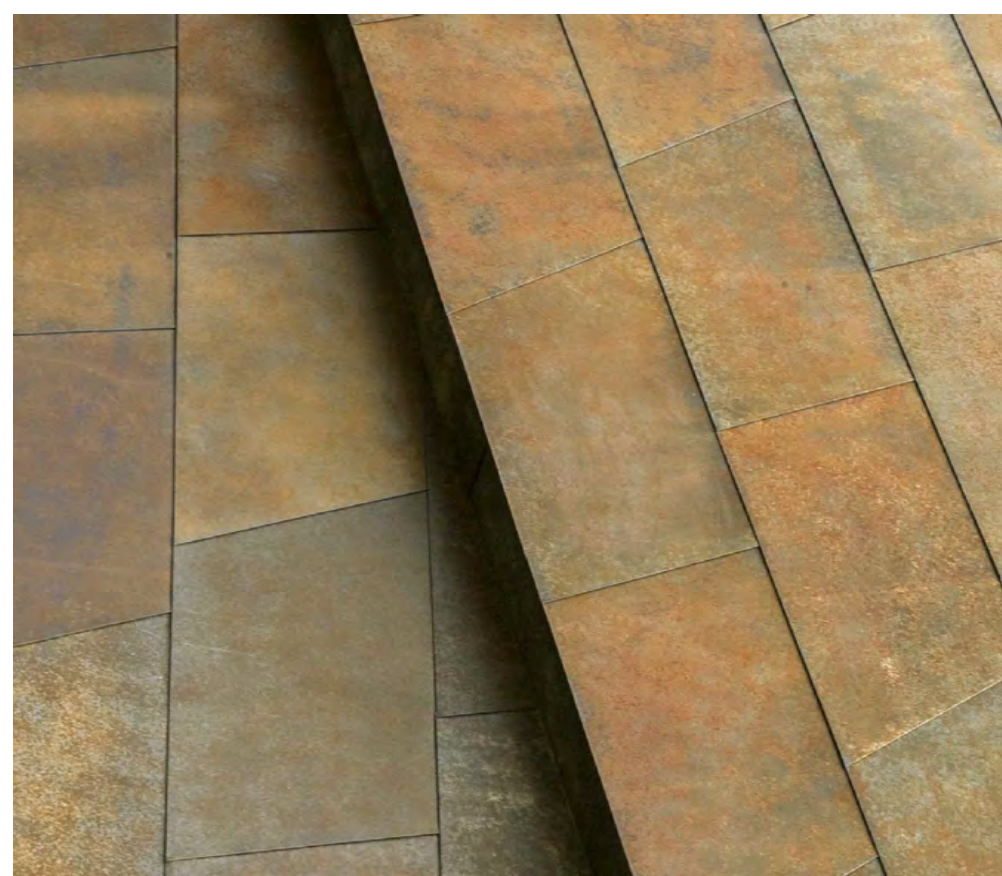
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EXTERIOR ELEVATIONS

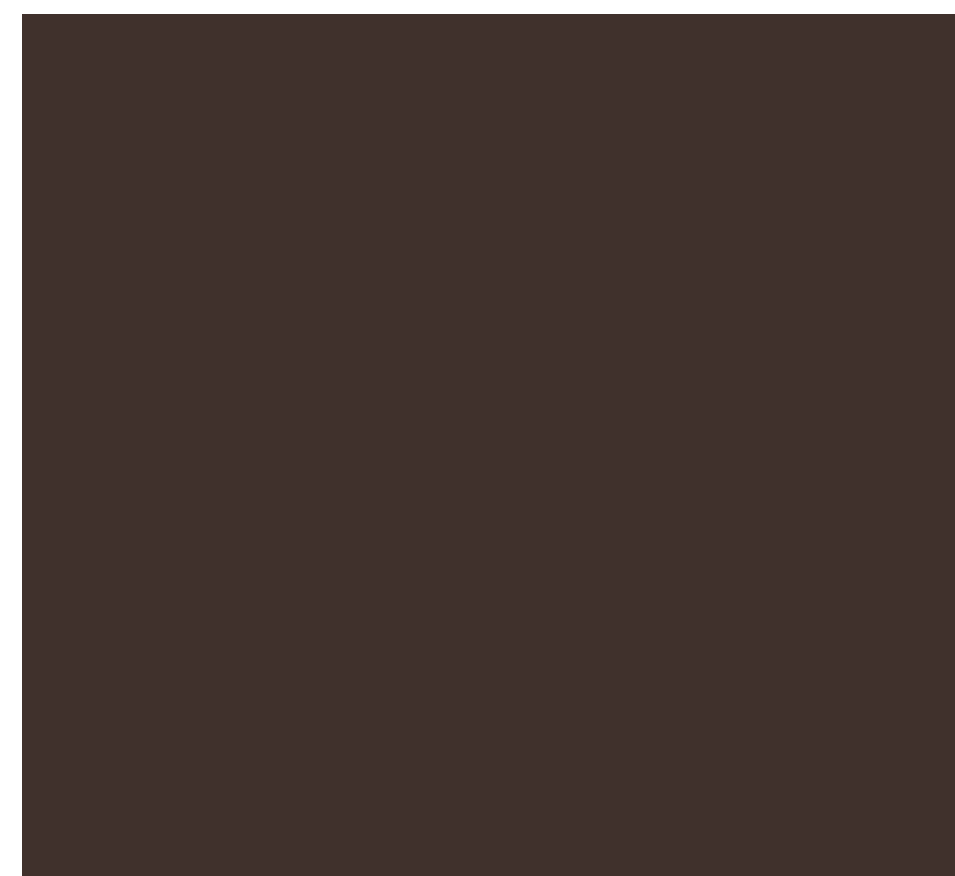
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SHEET No.
A2.02
SCALE: AS SHOWN



ROANO ZINC
MANUFACTURER: ZAHNER

7 METAL PANEL
A2.03 1/8" = 1'-0"



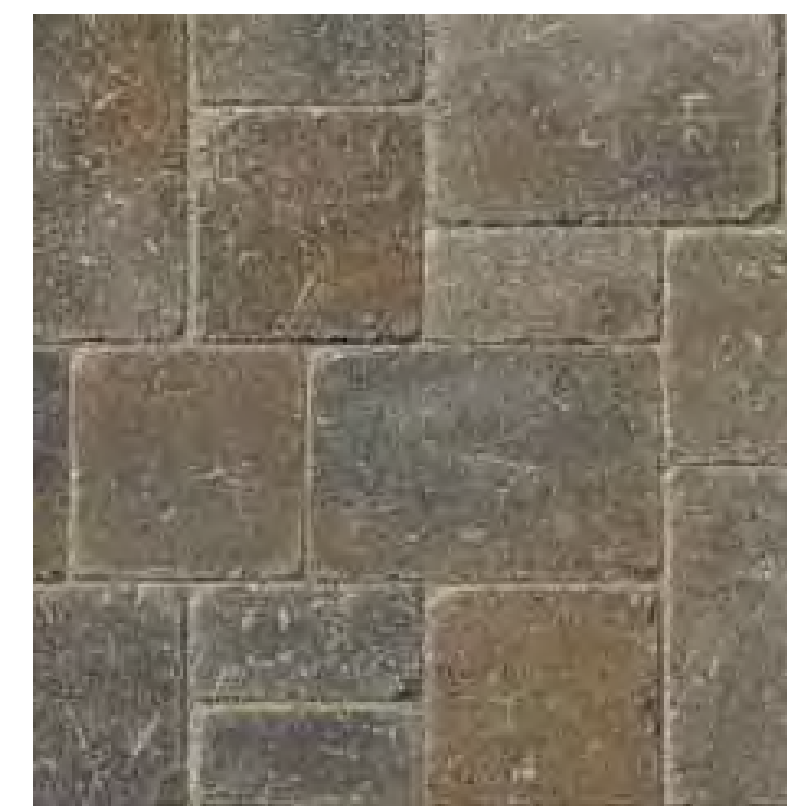
COLOR: CORDOVAN BROWN SEMI SOLID STAIN
MANUFACTURER: BENJAMIN MOORE

6 WOOD FASCIA
A2.03 1/8" = 1'-0"



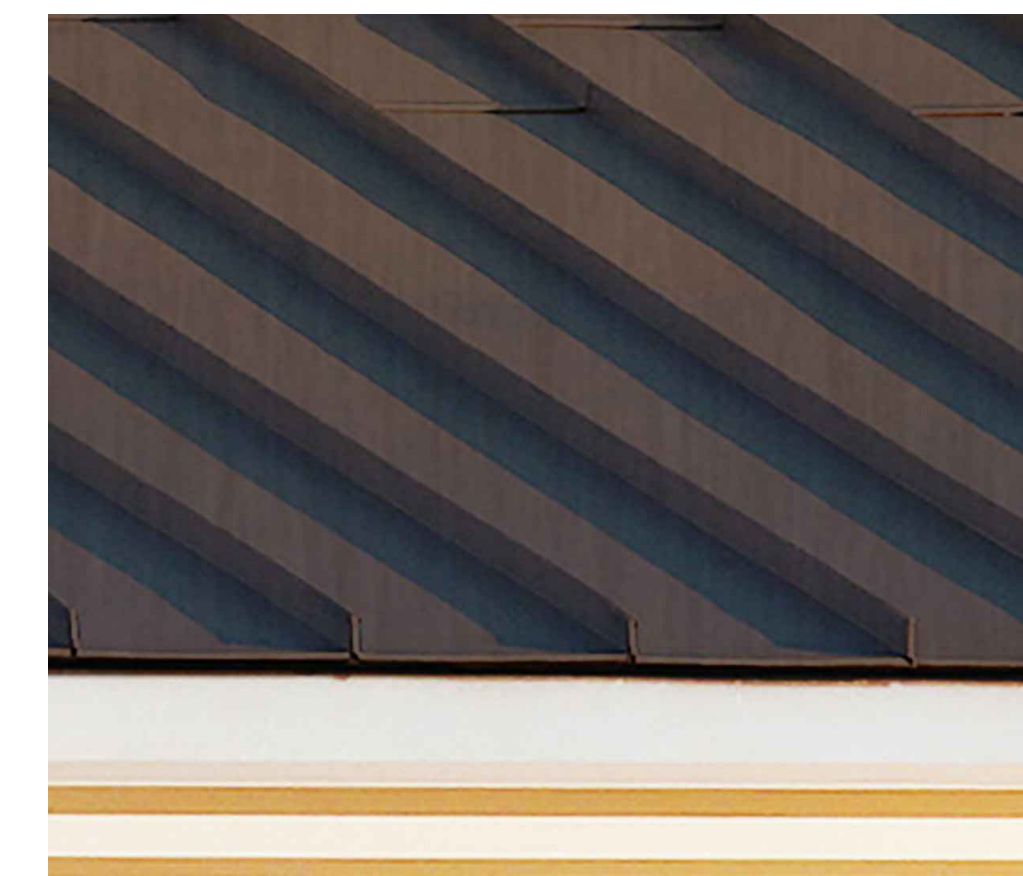
EXTERIOR COLOR: DARK BRONZE
MANUFACTURER: SIERRA PACIFIC

5 WINDOWS
A2.03 1/8" = 1'-0"



EXTERIOR COLOR: VICTORIAN SERIES: MODULINE
MANUFACTURER: BELGARD

4 PAVERS
A2.03 1/8" = 1'-0"



2" FIELD-LOK STANDING SEAM MTL ROOFING
FINISH: RED ZINC (95)
MANUFACTURER: ATAS INTERNATIONAL

3 STANDING SEAM MTL ROOF
A2.03 1/8" = 1'-0"



TELLURIDE GOLD STONE #304
SUPPLIER: GALLEGOS CORPORATION

8 STONE
A2.03 1/8" = 1'-0"



8" FIRE TREATED, STAINED, CHANNEL RUSTIC CEDAR SIDING
COLOR: BEECHWOOD GRAY, SEMI TRANSPARENT
MANUFACTURER: CABOT

9 WOOD SIDING
A2.03 1/8" = 1'-0"



9 EAST ELEVATION (ENTRY)
A2.03 1/8" = 1'-0"



CASTLETOP METAL SHINGLES
FINISH: WEATHERED ACRYLIC COATED GALVALUME
MANUFACTURER: ATAS INTERNATIONAL

2 METAL SHINGLE ROOF
A2.03 1/8" = 1'-0"



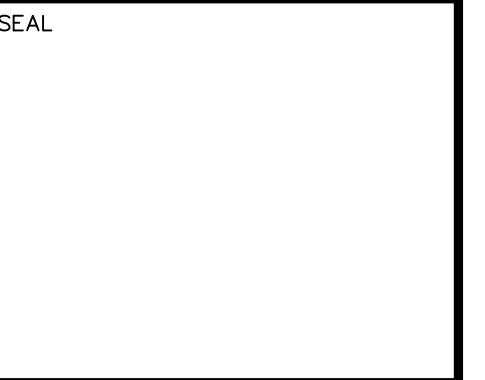
7/8" CORRUGATED SIDING
FINISH: RUSTIC RAWHIDE GR-50
MANUFACTURER: BRIDGER STEEL

1 CORRUGATED SIDING
A2.03 1/8" = 1'-0"

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PROPOSED EXTERIOR MATERIALS

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2 EAST ELEVATION (ENTRY)
A2.04 1/8" = 1'-0"



1 NORTH ELEVATION
A2.04 1/8" = 1'-0"

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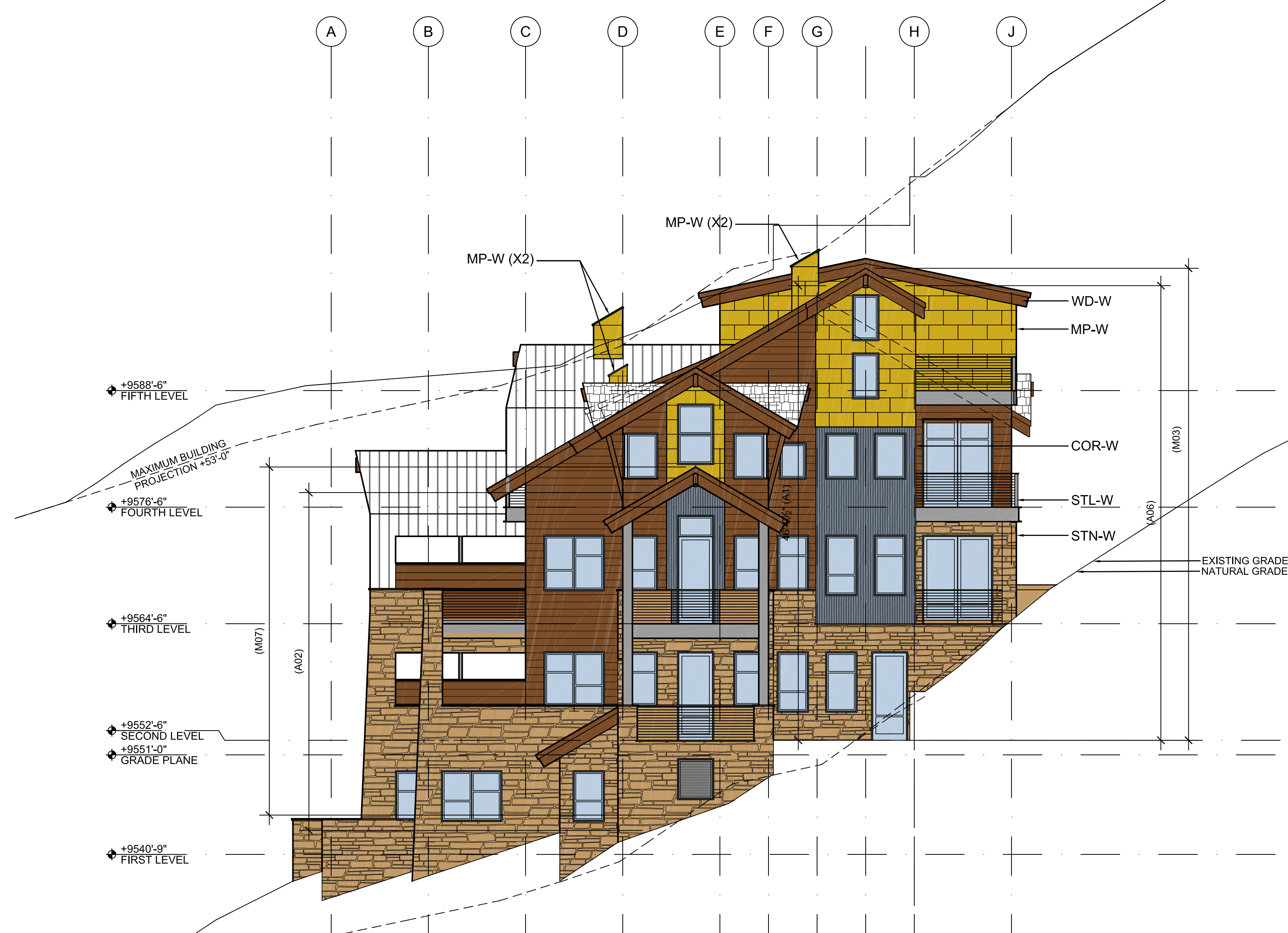
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EXTERIOR MATERIALS TAKE-OFF

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SHEET No. A2.04	
SCALE: AS SHOWN	



2 WEST ELEVATION
A2.05 1/8" = 1'-0"



1 SOUTH ELEVATION
A2.05 1/8" = 1'-0"

2/28/2019

Material	Identification ID	Area (SQ. FT)	% of Total
Metal Panel (MP)			
	MP-N	724	
	MP-E	298	
	MP-W	329	
	MP-S	619	
Total (MP)		648	4%
Glazing (GL)			
	GL-N	2352	
	GL-E	662	
	GL-W	991	
	GL-S	632	
Total (GL)		4637	28%
Wood Siding / Fascia (WD)			
	WD-N	1362	
	WD-E	744	
	WD-W	760	
	WD-S	985	
Total (WD)		3851	23%
Stone (STN)			
	STN-N	2076	
	STN-Hidden-N	329	
	STN-E	947	
	STN-Hidden-E	211	
	STN-W	674	
	STN-Hidden-W	284	
	STN-S	1194	
	STN-Hidden-S	53	
Total (STN)		5767	35%
Corrugate (COR)			
	COR-N	288	
	COR-E	167	
	COR-W	193	
	COR-S	142	
Total (COR)		790	5%
Steel Beam / Mech Grate (STL)			
	STL-N	480	
	STL-E	125	
	STL-W	104	
	STL-S	68	
Total (STL)		777	5%
Total SF Material		16470	100%

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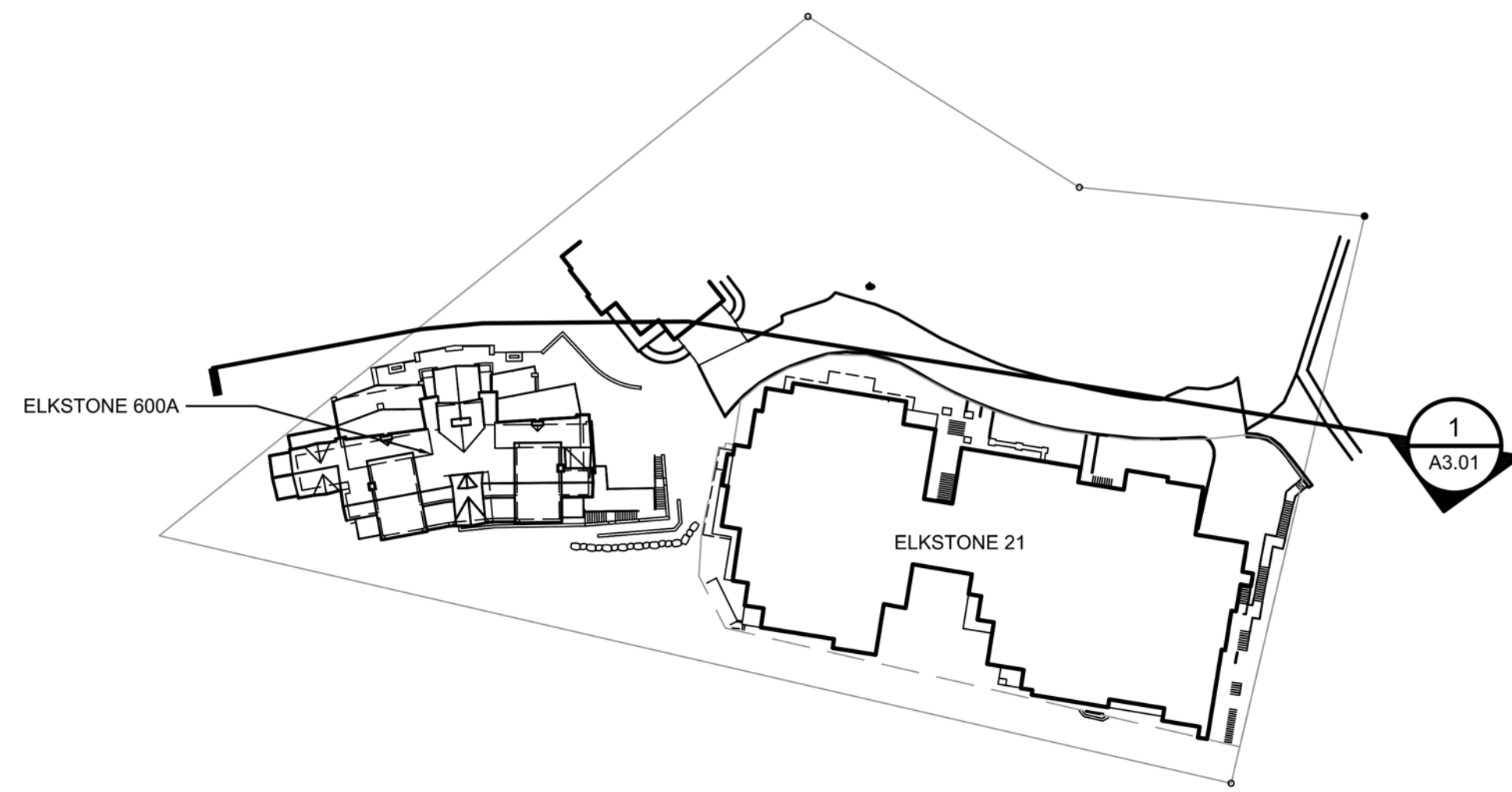
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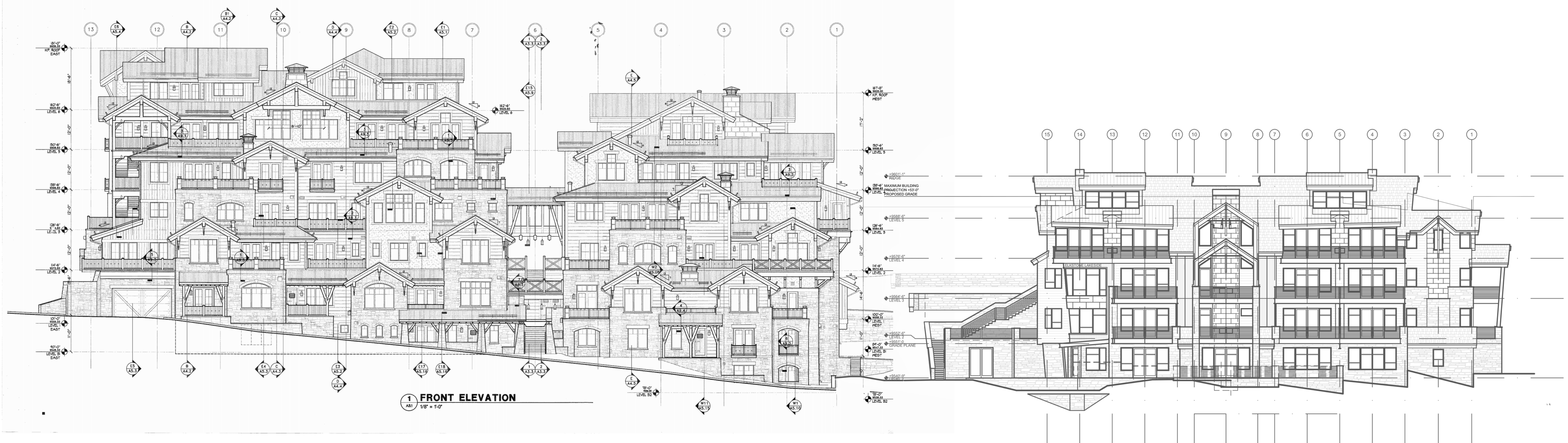
SHEET No.
A2.05
SCALE: AS SHOWN



KEYPLAN
1/64" = 1'-0"

EXTERIOR MATERIAL KEY

STONE VENEER REF: 1-040.3	STUCCO REF: 1-040.3
LOG SIDING REF: 1-040.3	COMBUSTIBLE COR-TEN ROOFING
BOARD & BATTEN REF: 1-040.3	METAL ROOFING PANELS REF: 1-040.3



1 SITE SECTION
A3.01 1/16" = 1'-0"

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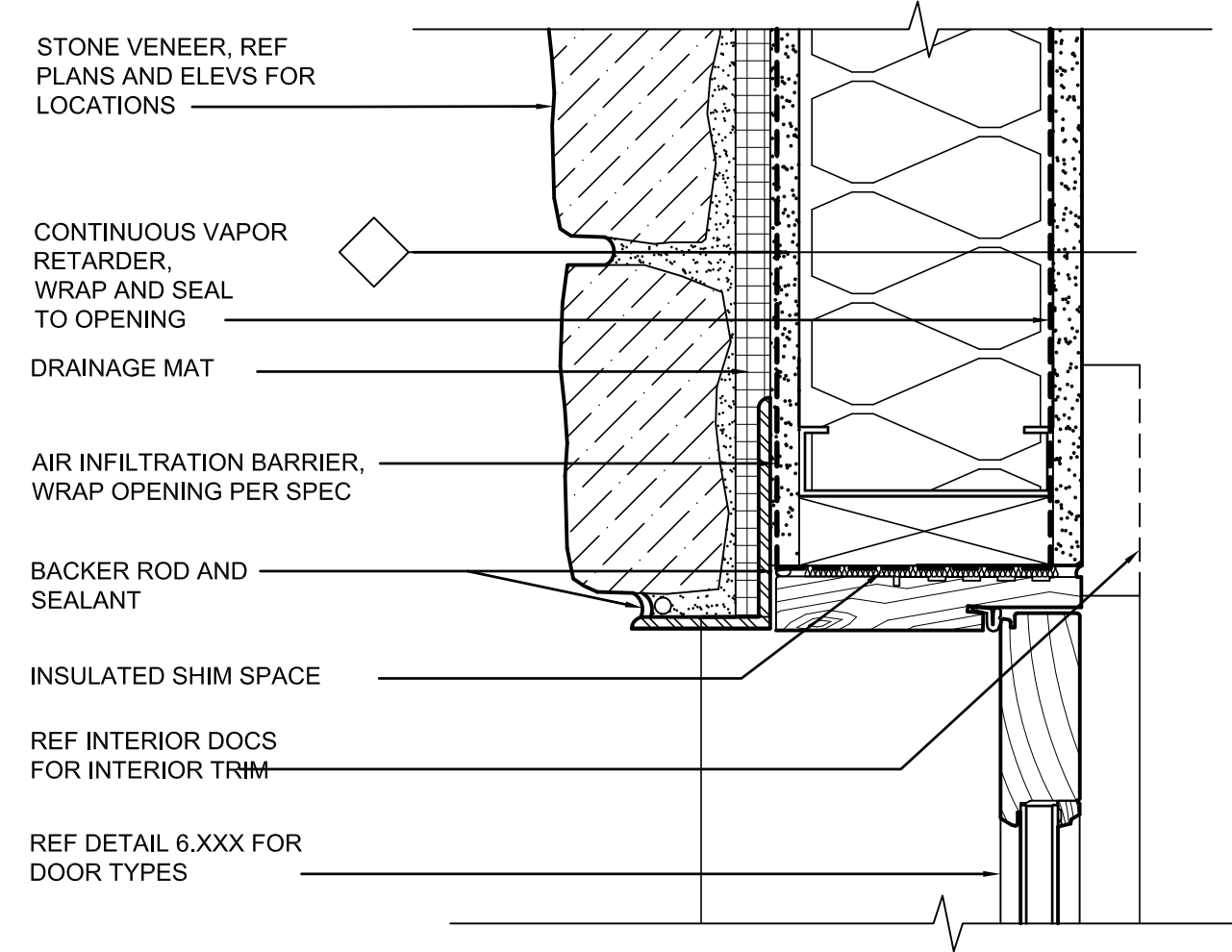
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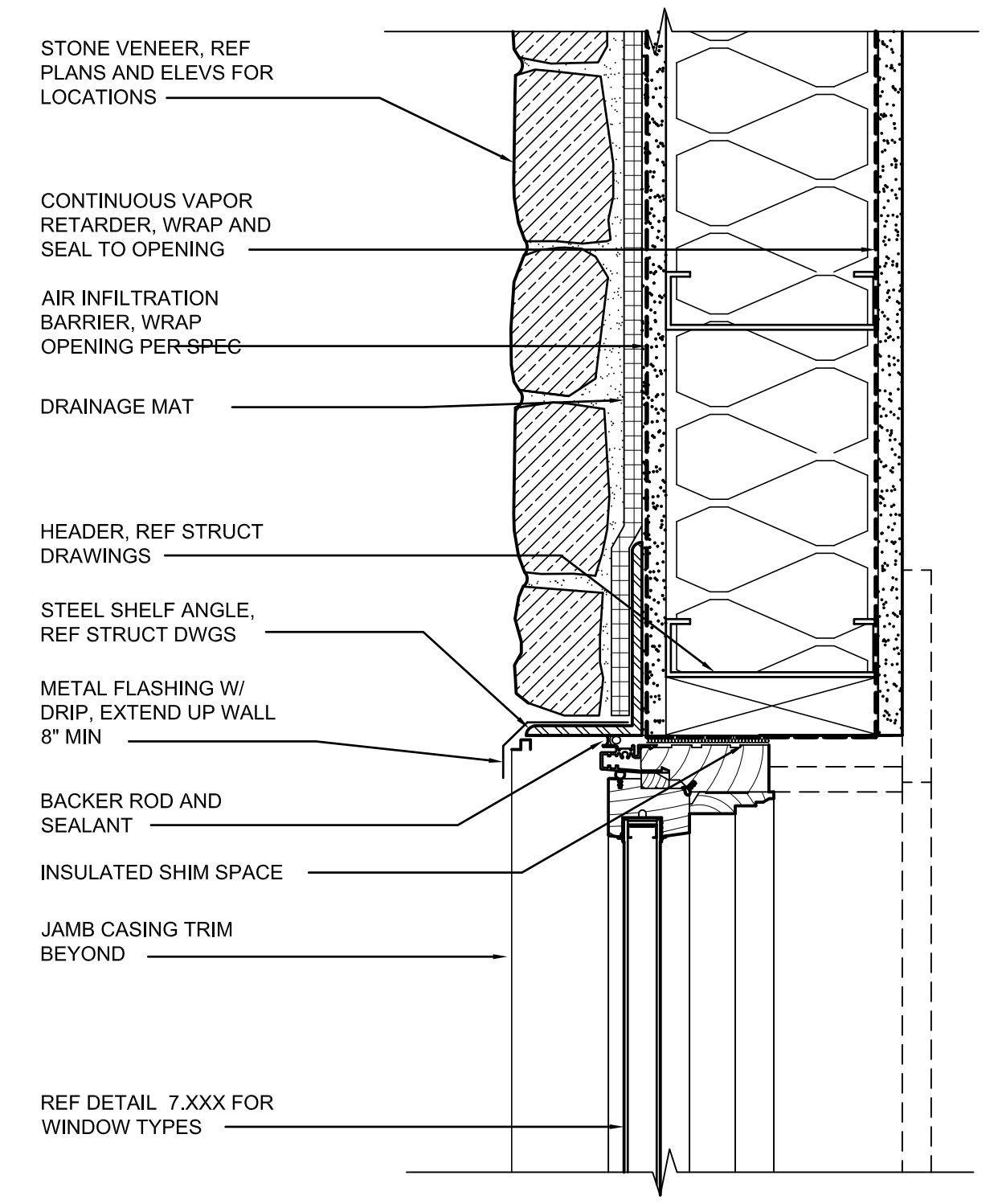
SITE SECTION

PROJECT No.	DATE
20182606.00	11/13/2018
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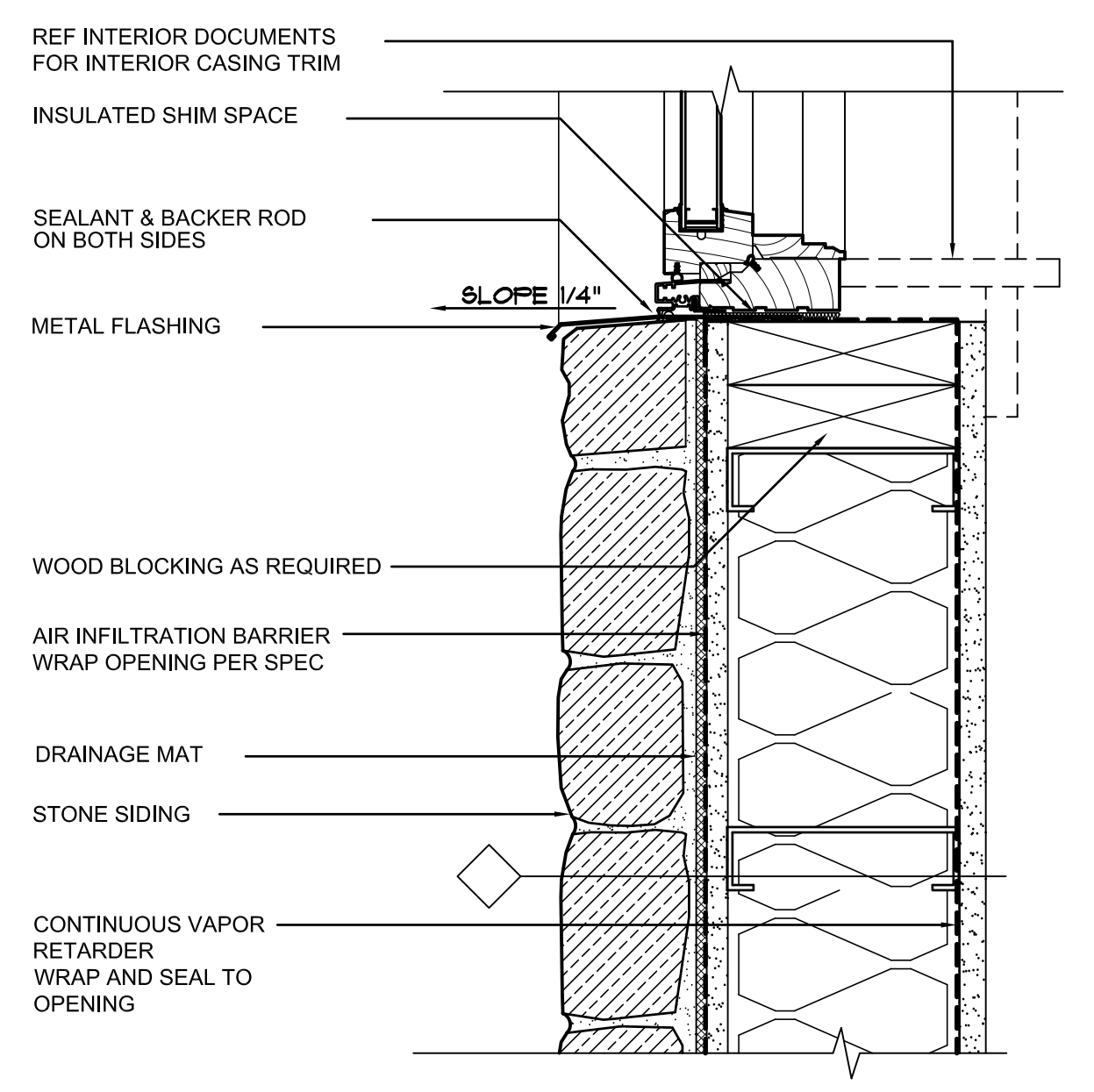
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A3.01
SCALE: AS SHOWN



2 TYPICAL DOOR HEAD IN STONE
A5.01 3" = 1'-0"



1 TYPICAL WINDOW HEAD IN STONE
A5.01 3" = 1'-0"



1 TYPICAL WINDOW SILL IN STONE
A5.01 3" = 1'-0"

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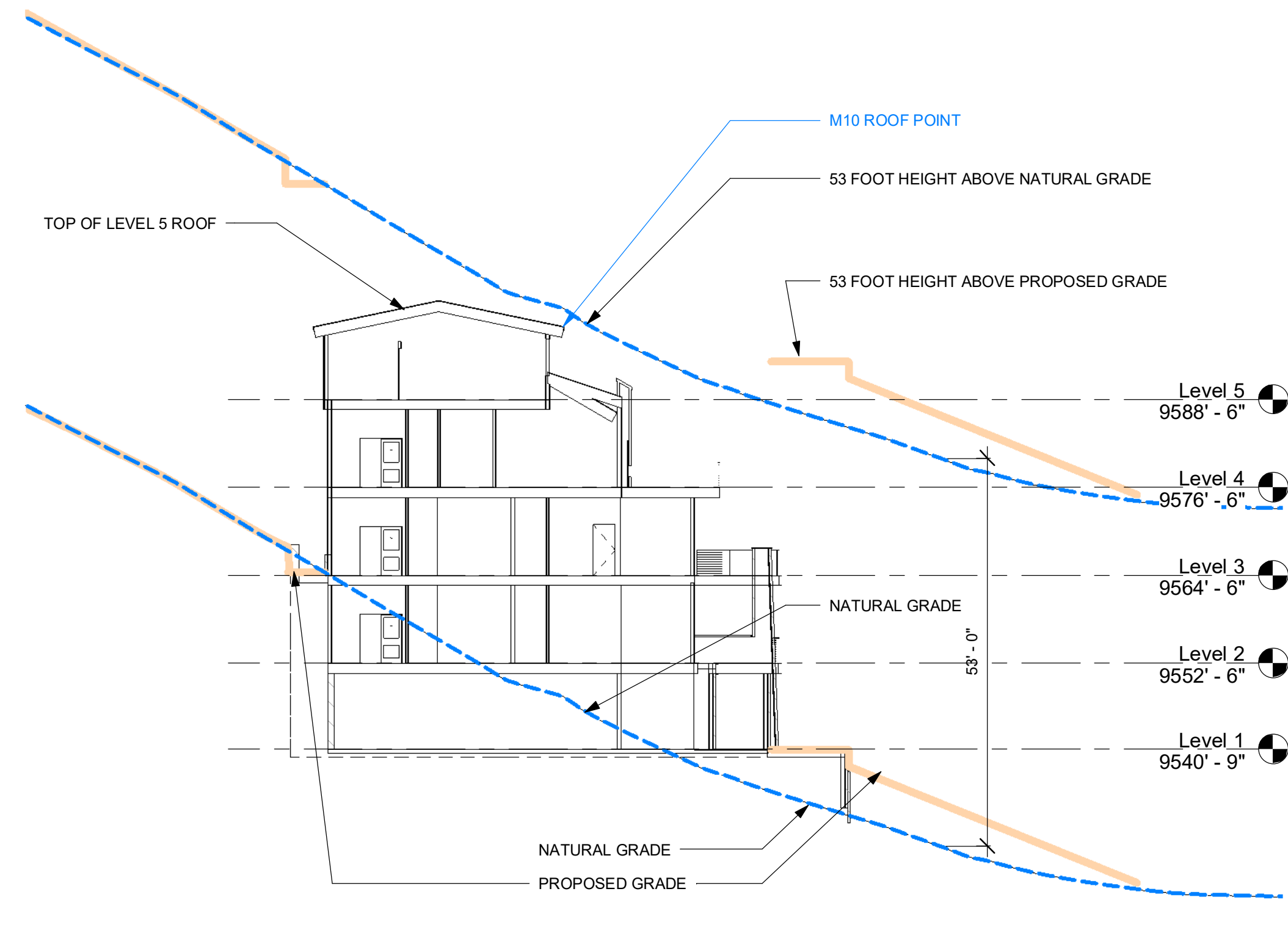
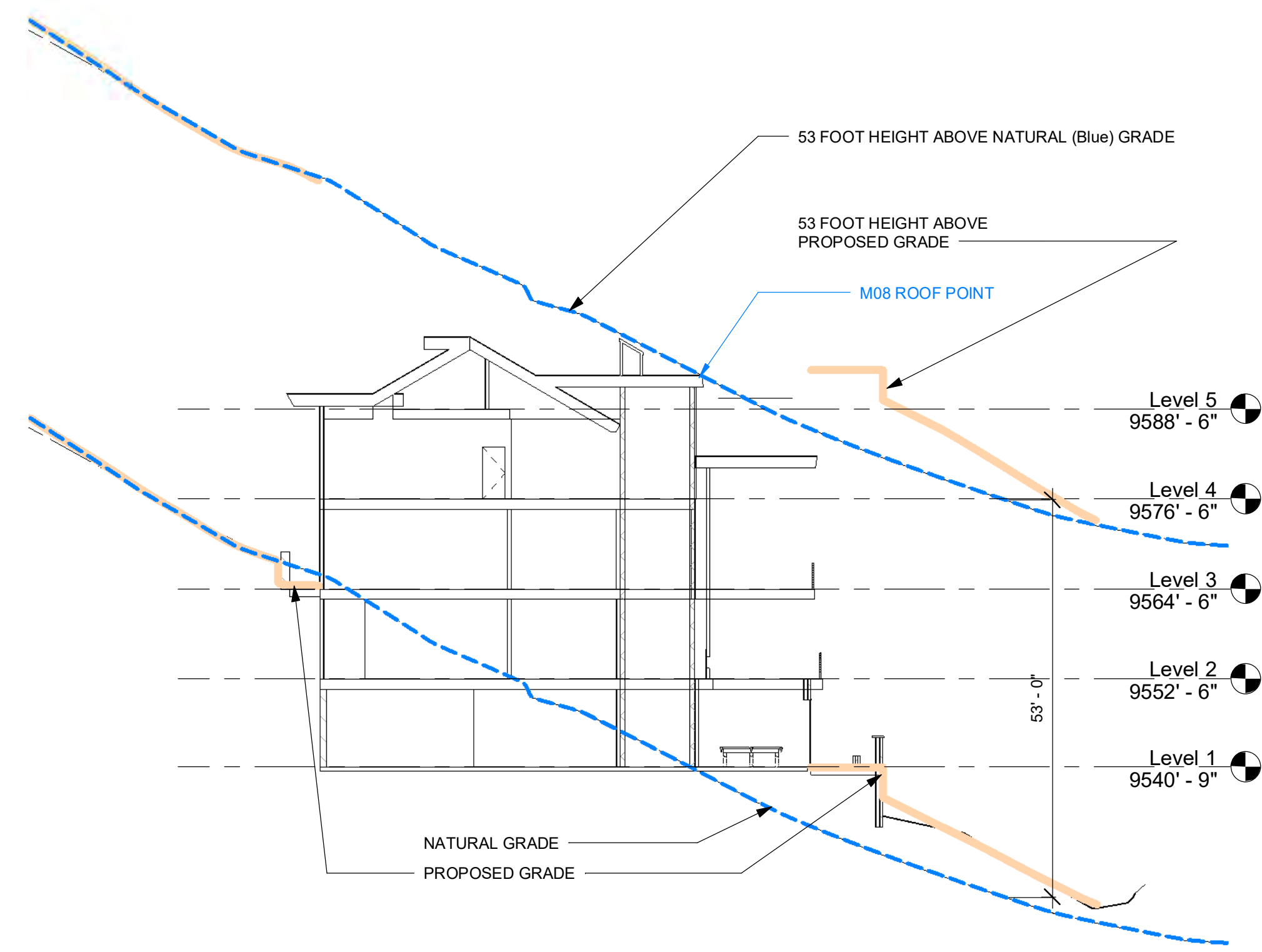
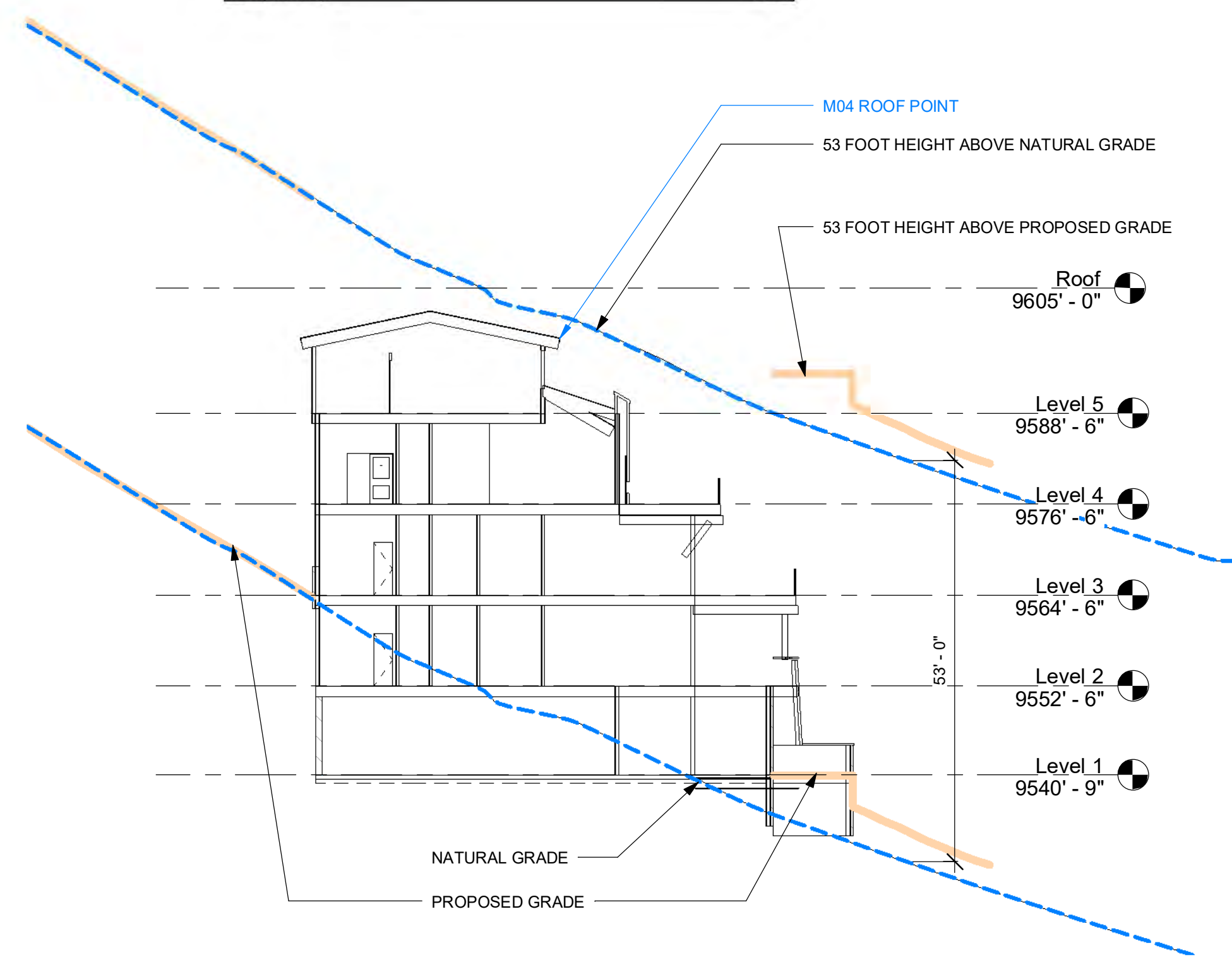
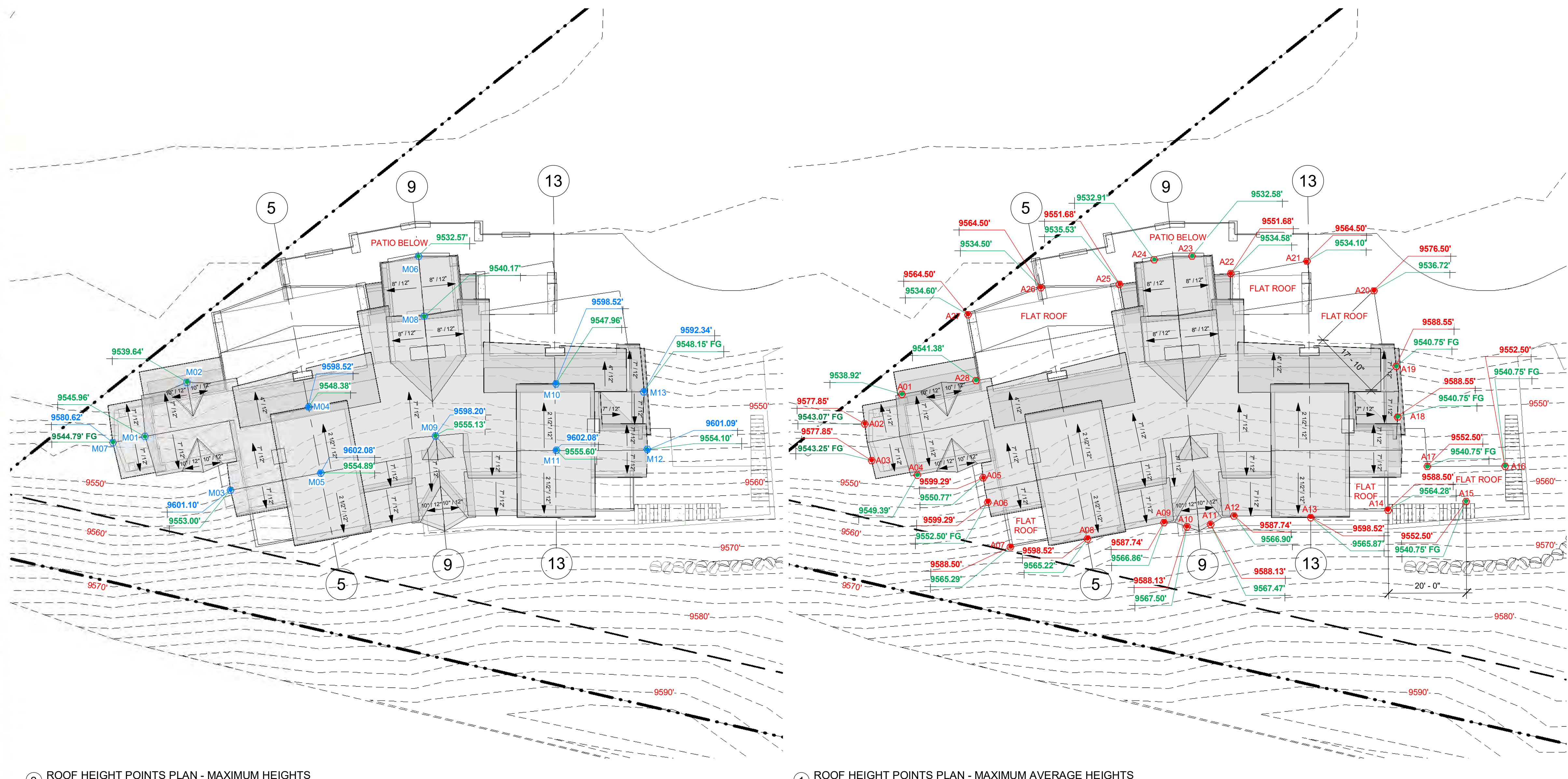
WINDOW AND DOOR DETAILS

PROJECT No. 20182606.00	DATE 11/13/2018
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SHEET No.
A5.01
SCALE: AS SHOWN

Roof Point #	Roof Point Elevation	Natural Grade Elevation	Calculated Roof Height (feet) Above Natural Grade	Proposed Grade Elevation Below	Calculated Roof Height (feet) Above Finish Grade
M01	9590.87	9545.96	44.91	9544.86	46.01
M02	9589.21	9539.04	49.57	9542.00	47.21
M03	9601.10	9553.00	48.10	9552.50	48.60
M04	9598.31	9548.16	50.15	N/A	N/A
M05	9602.08	9554.89	47.19	N/A	N/A
M06	9582.31	9532.57	49.74	9540.75	41.56
M07	9580.62	9544.79	35.83	N/A	N/A
M08	9593.08	9540.17	52.91	N/A	N/A
M09	9598.20	9555.13	43.07	N/A	N/A
M10	9598.52	9547.96	50.56	N/A	N/A
M11	9602.08	9555.60	46.48	N/A	N/A
M12	9601.08	9554.10	46.98	N/A	N/A
M13	9592.34	9548.15	44.19	9540.75	51.59

Roof Point #	Roof Elevation	Most Restrictive Elevation Below Roof Point	NG = Natural Grade FG = Finish Grade	Roof Height (feet) Above Most Restrictive Grade
A01	9584.76	9538.92	NG	45.84
A02	9577.85	9543.07	FG	34.78
A03	9577.00	9543.25	FG	33.75
A04	9584.76	9549.39	NG	135.37
A05	9599.29	9550.77	NG	48.52
A06	9599.29	9552.50	FG	46.79
A07	9588.50	9565.29	NG	23.21
A08	9598.52	9565.22	NG	33.30
A09	9587.74	9566.86	NG	20.88
A10	9588.13	9567.50	NG	20.63
A11	9588.13	9567.47	NG	20.66
A12	9587.74	9566.90	NG	20.84
A13	9598.52	9565.87	NG	32.65
A14	9588.50	9564.28	NG	24.22
A15	9552.50	9540.75	FG	11.75
A16	9552.50	9540.75	FG	11.75
A17	9552.50	9540.75	FG	11.75
A18	9588.55	9540.75	FG	47.80
A19	9588.55	9540.75	NG	47.80
A20	9576.50	9536.72	NG	39.78
A21	9564.50	9534.10	NG	30.40
A22	9551.68	9534.58	NG	17.10
A23	9578.73	9532.58	NG	46.15
A24	9579.07	9532.91	NG	46.16
A25	9551.68	9535.53	NG	16.15
A26	9564.50	9534.50	NG	30.00
A27	9564.50	9534.60	NG	29.90
A28	9584.82	9541.38	NG	43.44
Average Height:				34.69
Max. Average Allowable:				45.00
Compliant By:				10.31



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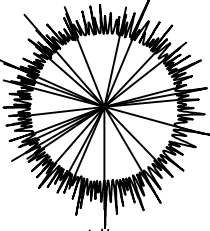
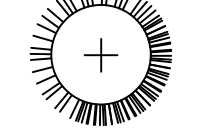

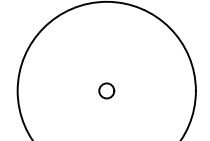
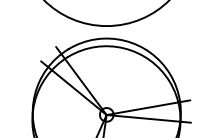
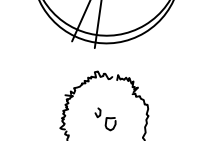
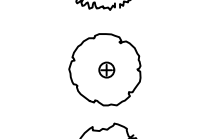
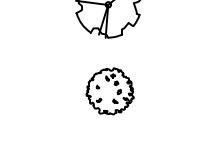
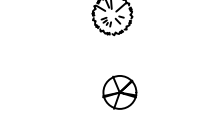
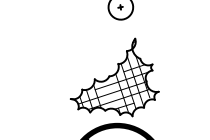
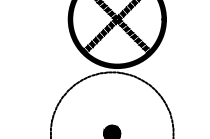
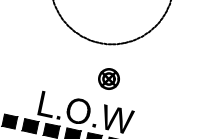





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BUILDING ROOF HEIGHT ANALYSIS

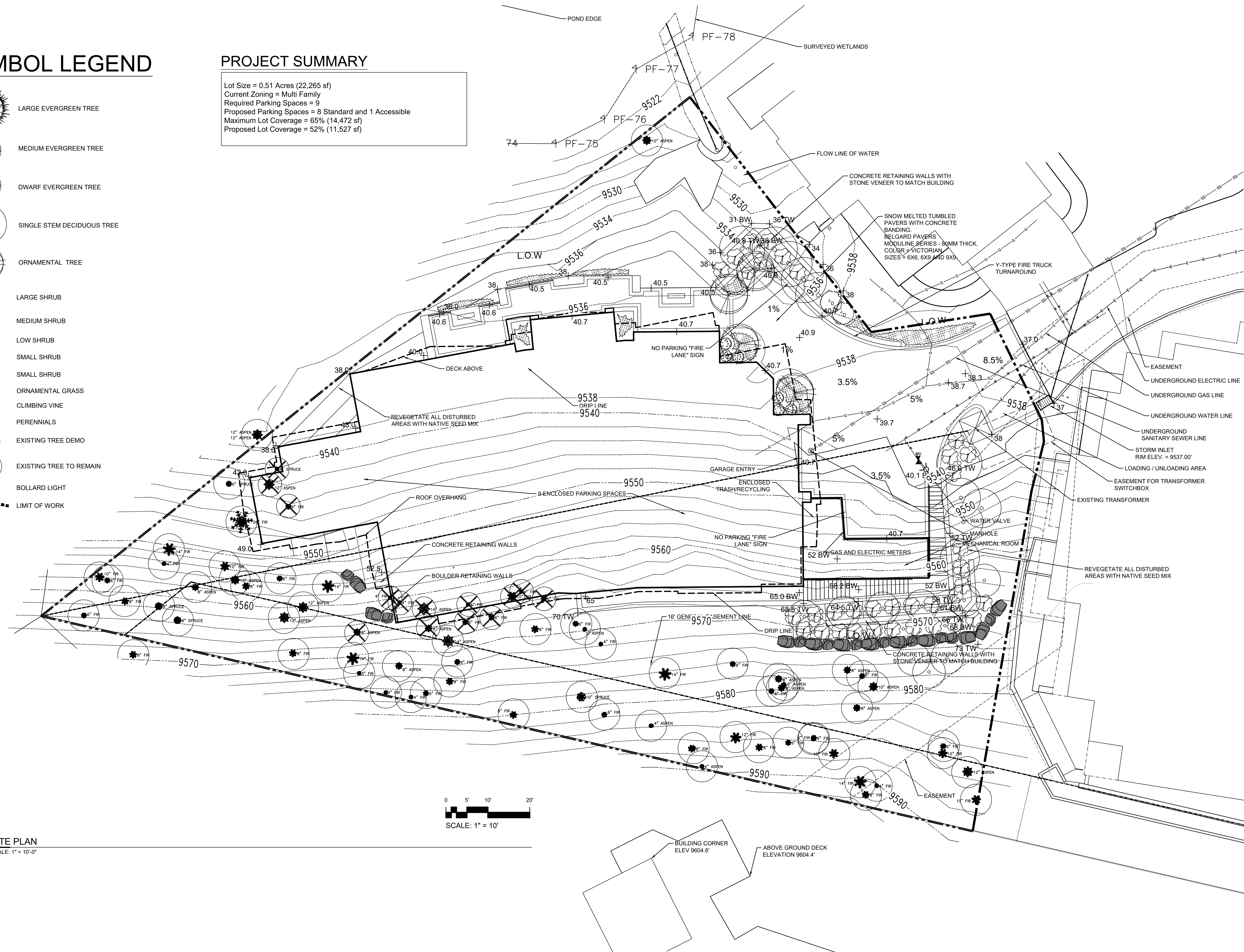
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SCALE:		

SYMBOL LEGEND

-  LARGE EVERGREEN TREE
-  MEDIUM EVERGREEN TREE
-  DWARF EVERGREEN TREE
-  SINGLE STEM DECIDUOUS TREE
-  ORNAMENTAL TREE
-  LARGE SHRUB
-  MEDIUM SHRUB
-  LOW SHRUB
-  SMALL SHRUB
-  SMALL SHRUB
-  ORNAMENTAL GRASS
-  CLIMBING VINE
-  PERENNIALS
-  EXISTING TREE DEMO
-  EXISTING TREE TO REMAIN
-  BOLLARD LIGHT
-  LIMIT OF WORK

PROJECT SUMMARY

Lot Size = 0.51 Acres (22,265 sf)
 Current Zoning = Multi Family
 Required Parking Spaces = 9
 Proposed Parking Spaces = 8 Standard and 1 Accessible
 Maximum Lot Coverage = 65% (14,472 sf)
 Proposed Lot Coverage = 52% (11,527 sf)



1 SITE PLAN
 L1.01 SCALE: 1" = 10'-0"

0 5' 10' 20'
 SCALE: 1" = 10'

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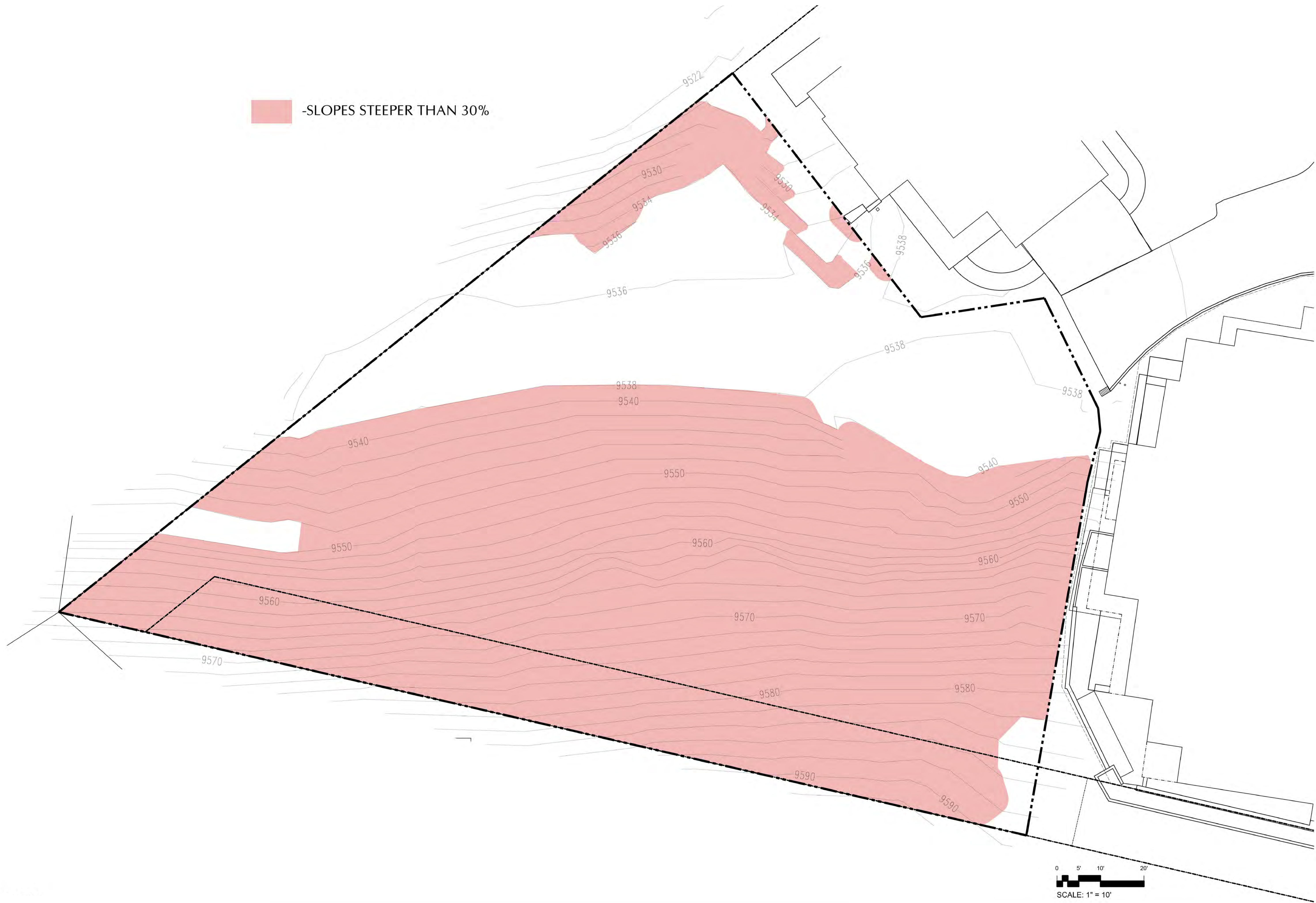
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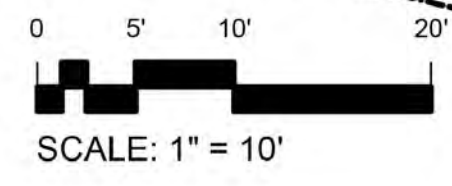
SITE PLAN

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SHEET No. L1.01	
SCALE: AS SHOWN	

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-SLOPES STEEPER THAN 30%



1 STEEP SLOPES
L1.02 SCALE: 1" = 10'-0"

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STEEP SLOPES
MAP

PROJECT No. 20182606.00	DATE 11/13/2018
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L1.02
SCALE: AS SHOWN

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1 PERSPECTIVE VIEW FROM EAST / MAIN ENTRY



2 PERSPECTIVE VIEW FROM NORTHEAST



3 PERSPECTIVE VIEW FROM NORTHWEST



4 PERSPECTIVE VIEW FROM SOUTHWEST



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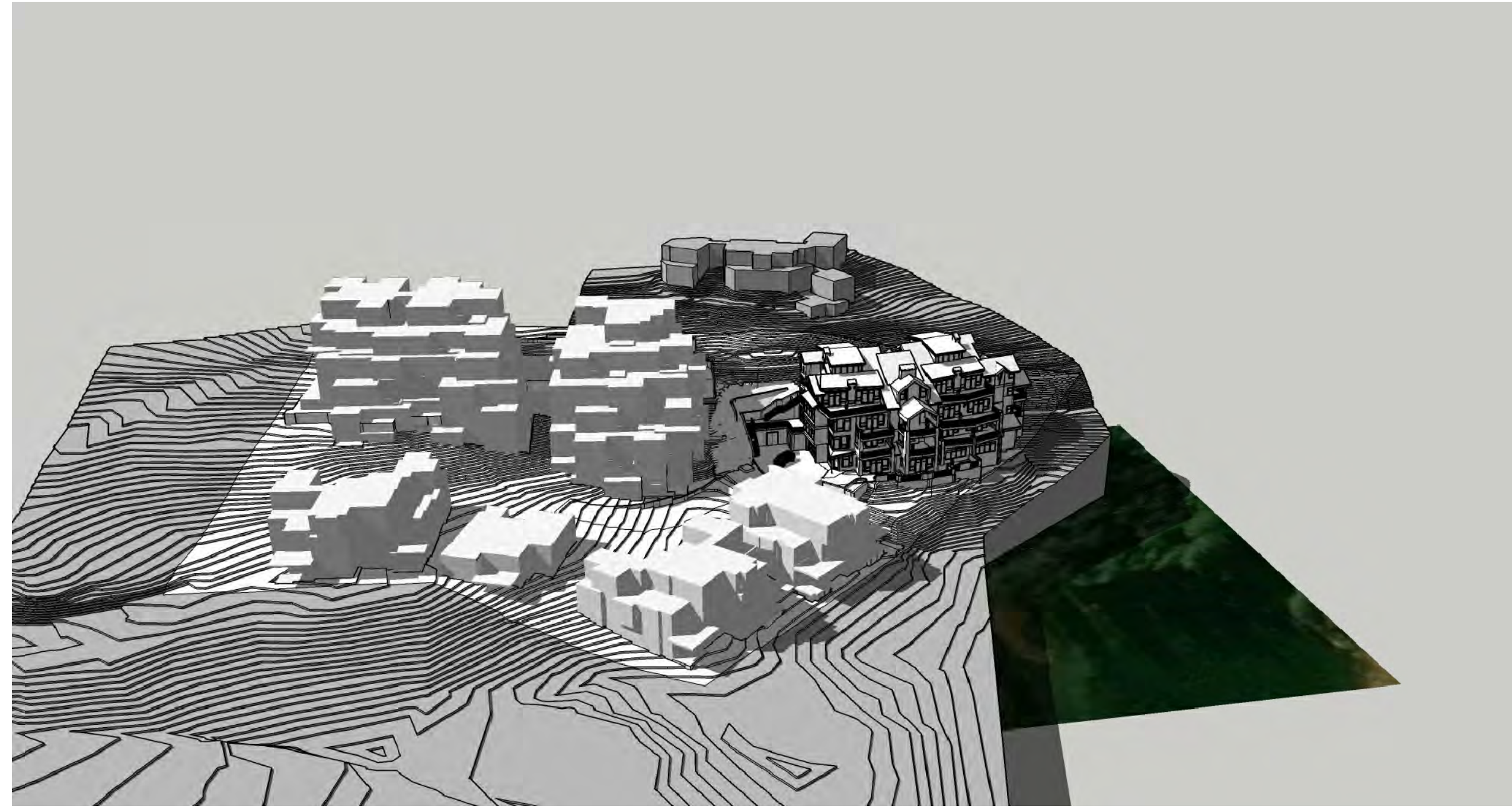
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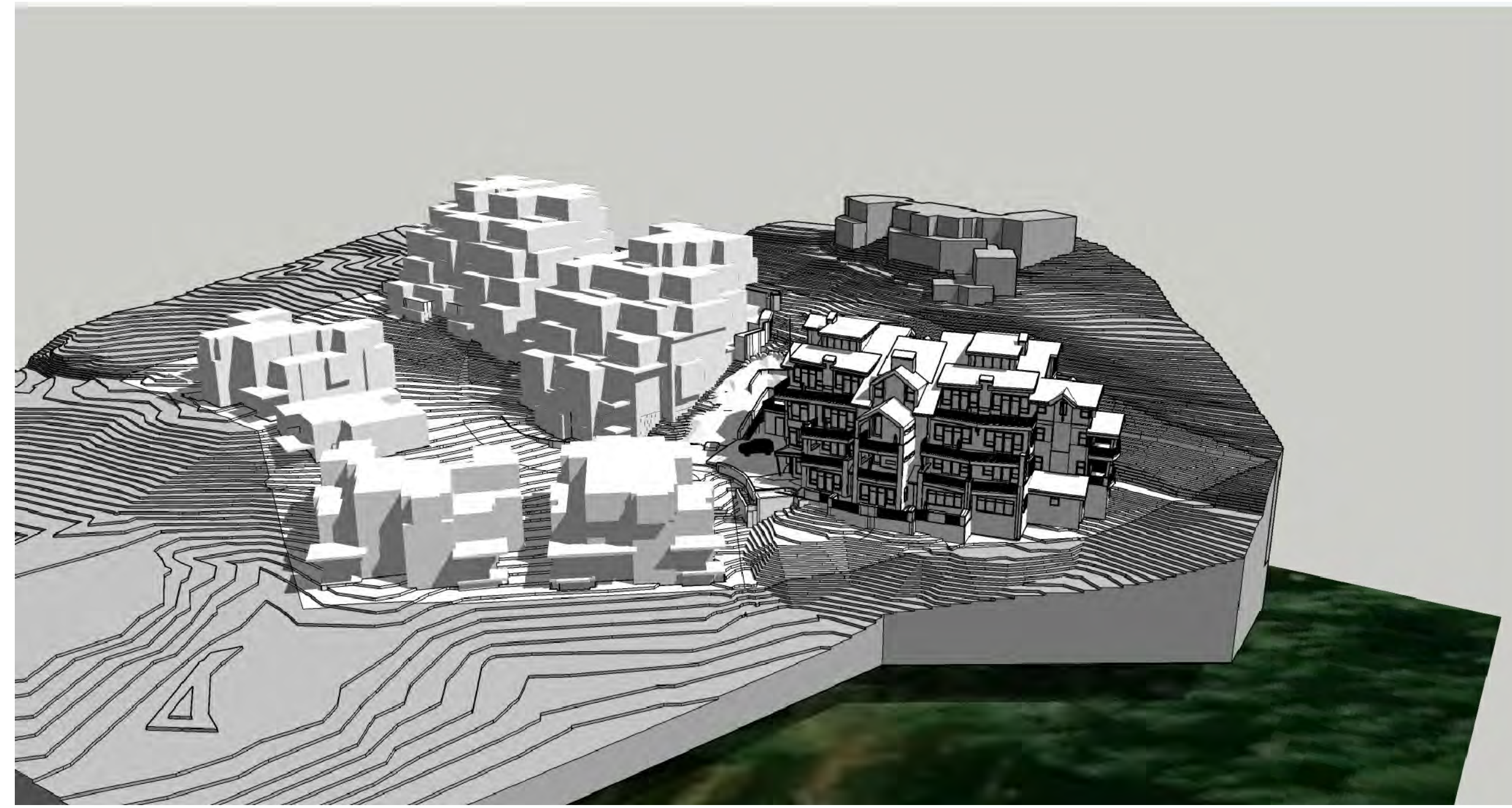
CONCEPT VIEWS

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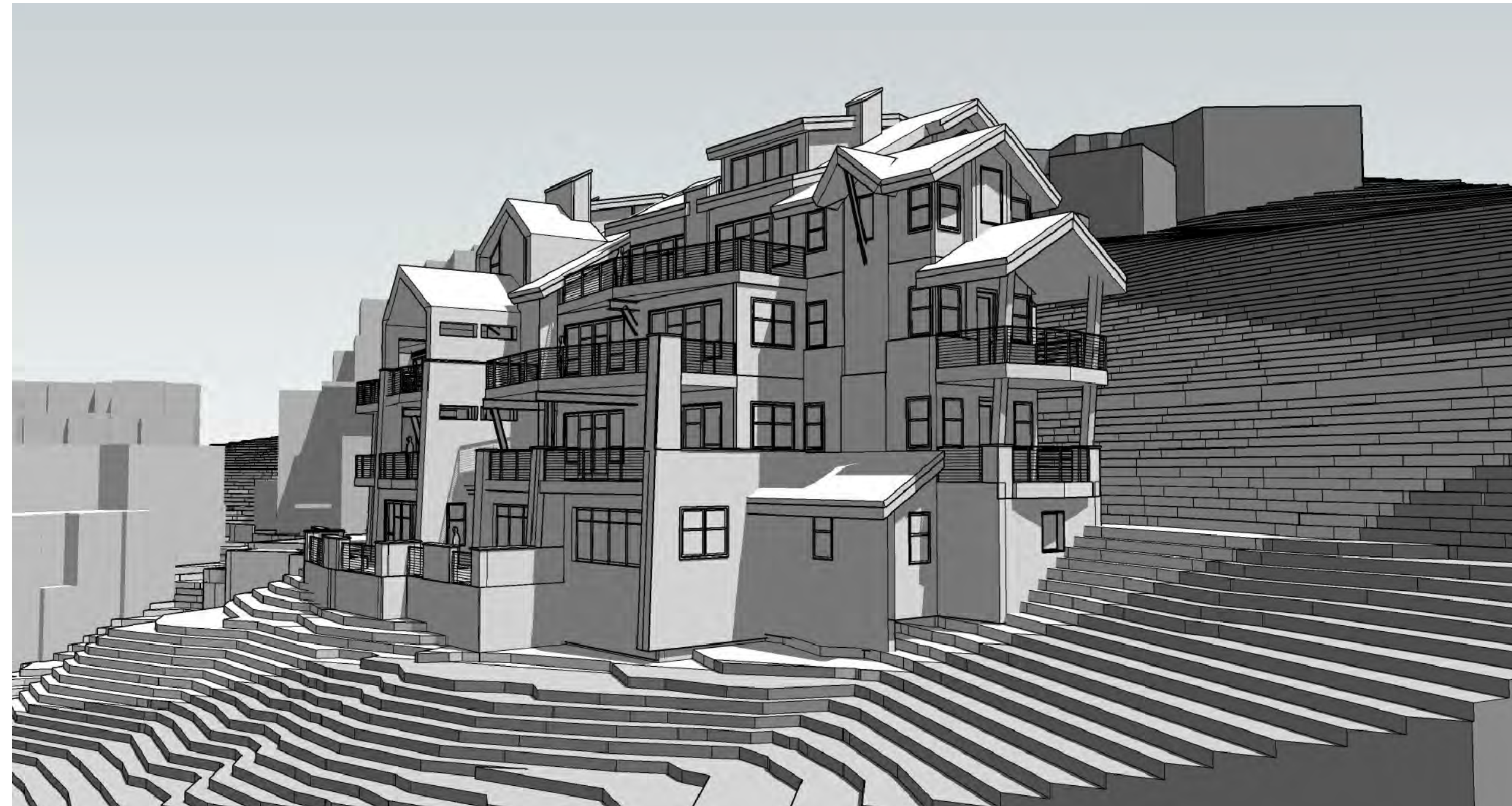
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 SCALE:



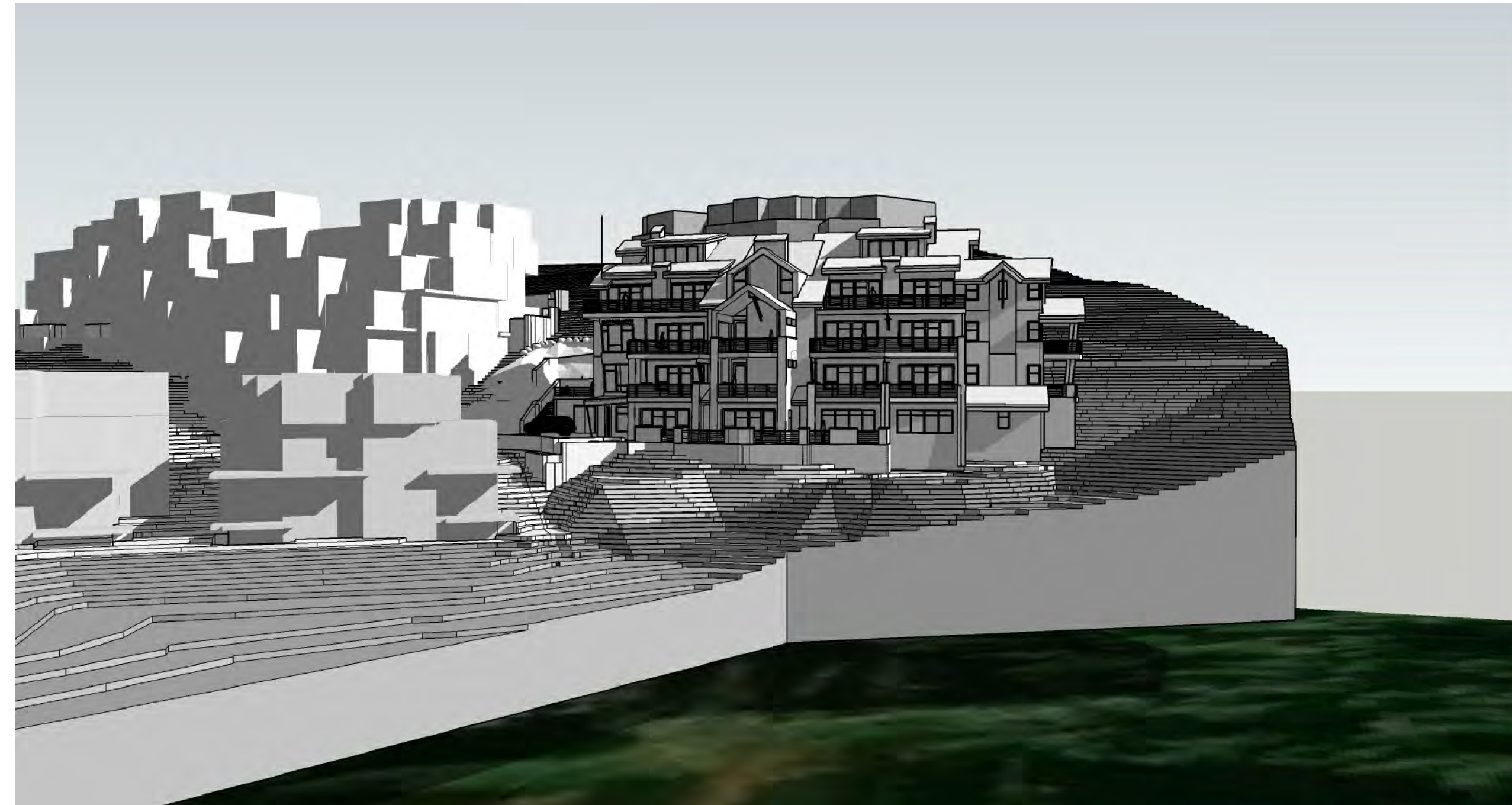
1 MASSING MODEL VIEW 1
R1.01 NTS



2 MASSING MODEL VIEW 2
R1.01 NTS



3 MASSING MODEL VIEW 3
R1.01 NTS



4 MASSING MODEL VIEW 4
R1.01 NTS

ZEHREN
AND ASSOCIATES, INC.
ARCHITECTURE - PLANNING - INTERIORS
LANDSCAPE ARCHITECTURE
101 El Paseo
Santa Barbara, California 93101
(805) 963-6890 FAX (805) 963-8102

48 East Beaver Creek Blvd., Suite 303
P.O. Box 1976 - Avon, Colorado 81620
(970) 949-0257 FAX (970) 949-1080

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CIVIL
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MARTIN-MARTIN

MECHANICAL
AEC CONSULTING ENGINEERS
ELECTRICAL
AEC CONSULTING ENGINEERS

SEAL

**ELKSTONE
CONDOMINIUMS**
LOT 600A
MOUNTAIN VILLAGE, COLORADO

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ISSUED FOR:		
No.	DATE	COMMENT
A	01/23/2018	PLANNING & ZONING
B	02/15/2019	DESIGN REVIEW
C	03/04/2019	DESIGN REVIEW REV

**CONCEPT
VIEWS**

PROJECT No. 20182606.00	DATE 11/13/2018
DRAWN BY JBR	CHK BY TL
TRV BY	
SHEET No. R1.01	
SCALE: AS SHOWN	

John A. Miller

From: Finn KJome
Sent: Monday, March 18, 2019 3:27 PM
To: John A. Miller
Subject: RE: Referral for Lot 348R Upper Benchmark Dr; Initial Architecture and Site Review

John,
Public Works has reviewed the referral finding no issues. There are no concerns with the soil nails in the southern G.E. The existing utilities were designed to handle the future expansion. Looks like a good project.
Finn

Finn KJome
Public Works Director
Town of Mountain Village

From: John A. Miller
Sent: Thursday, March 07, 2019 4:53 PM
To: Finn KJome <FKJome@mtnvillage.org>; Steven LeHane <SLeHane@mtnvillage.org>; Jim Loebe <JLoebe@mtnvillage.org>; Chris Broady <CBroady@mtnvillage.org>; jeremy@smpa.com; brien.gardner@blackhillscorp.com; kirby.bryant@centurylink.com; Forward jim.telluridefire.com <jim@telluridefire.com>
Cc: jmahoney@jdreedlaw.com
Subject: RE: Referral for Lot 348R Upper Benchmark Dr; Initial Architecture and Site Review

Afternoon All,
This is the DRB Initial Architectural and Site Review for Six (6) Condominium Units; Read and Recommendation to Town Council for a Density Transfer and Rezone from Four (4) Condo Units to Six (6) Condo Units. Finn, I wanted to get your initial take on the series of soil nailing (approx. 15 feet horizontally into the hillside below grade but within the GE). The hillside requires stabilization and the design proposes this solution.

Thanks everyone,
J

John A Miller III, CFM
Senior Planner
Planning & Development Services
Town of Mountain Village
455 Mountain Village Blvd, Suite A
Mountain Village, CO 81435
O :: 970.369.8203
C :: 970.417.1789



John A. Miller

From: Jim Loebe
Sent: Friday, March 8, 2019 10:25 AM
To: John A. Miller
Subject: Re: Referral for Lot 348R Upper Benchmark Dr; Initial Architecture and Site Review

Proolly not. But they need to know that there's gonna be a trail in their back yard.

Jim Loebe
Transit Director
Town of Mountain Village
jloebe@mtnvillage.org
W 970 369 8300
C 970 729 3434

On Mar 8, 2019, at 8:14 AM, John A. Miller <JohnMiller@mtnvillage.org> wrote:

Thanks Jim. Do you think any of the proposed drives or the building will be a problem as sited?

John A Miller III, CFM
Senior Planner
Planning & Development Services
Town of Mountain Village
455 Mountain Village Blvd, Suite A
Mountain Village, CO 81435
O :: 970.369.8203
C :: 970.417.1789

<image001.jpg>

From: Jim Loebe
Sent: Thursday, March 7, 2019 5:02 PM
To: John A. Miller <JohnMiller@mtnvillage.org>
Subject: RE: Referral for Lot 348R Upper Benchmark Dr; Initial Architecture and Site Review

We may be putting a trail in around Elk Lake that will skirt the NW boundary of this lot.

Jim Loebe
Transit Director and Director of Parks and Recreation
Town of Mountain Village
O::970.369.8300
M::970.729.3434
Email Signup | Website | Facebook | Twitter | Pinterest | Videos On Demand

From: John A. Miller
Sent: Thursday, March 07, 2019 4:53 PM
To: Finn KJome <FKJome@mtnvillage.org>; Steven LeHane <SLeHane@mtnvillage.org>; Jim Loebe <JLoebe@mtnvillage.org>; Chris Broady <CBroady@mtnvillage.org>; jeremy@smpa.com; brien.gardner@blackhillscorp.com; kirby.bryant@centurylink.com; Forward jim.telluridefire.com <jim@telluridefire.com>

Cc: jmahoney@jdreedlaw.com

Subject: RE: Referral for Lot 348R Upper Benchmark Dr; Initial Architecture and Site Review

Afternoon All,

This is the DRB Initial Architectural and Site Review for Six (6) Condominium Units; Read and Recommendation to Town Council for a Density Transfer and Rezone from Four (4) Condo Units to Six (6) Condo Units. Finn, I wanted to get your initial take on the series of soil nailing (approx. 15 feet horizontally into the hillside below grade but within the GE). The hillside requires stabilization and the design proposes this solution.

Thanks everyone,

J

John A Miller III, CFM
Senior Planner
Planning & Development Services
Town of Mountain Village
455 Mountain Village Blvd, Suite A
Mountain Village, CO 81435
O :: 970.369.8203
C :: 970.417.1789

<image001.jpg>

John A. Miller

From: John A. Miller
Sent: Tuesday, March 12, 2019 4:06 PM
To: 'John McIntyre'; Michelle Haynes
Subject: RE: lot 600A Elkstone

Mr. McIntyre,

I am in receipt of your letter addressing your concerns regarding the proposed development at Lot 600A. I will ensure this letter is included within the Public Comment portion of the Packet for the DRB.

Thanks,

J

John A Miller III, CFM
Senior Planner
Planning & Development Services
Town of Mountain Village
455 Mountain Village Blvd, Suite A
Mountain Village, CO 81435
O :: 970.369.8203
C :: 970.417.1789



From: John McIntyre <john.mcintyre@outlook.com.au>
Sent: Tuesday, March 12, 2019 3:57 PM
To: Michelle Haynes <MHaynes@mtnvillage.org>
Cc: John A. Miller <JohnMiller@mtnvillage.org>
Subject: RE: lot 600A Elkstone

Dear Ms Haynes

We received no such correspondence.

We have some comments we would like conveyed to the DRB.

Bearing in mind our experience during the construction of Elkstone 21, we would like to get certainty about the existing trees they are allowed to be removed and what must be retained and protected during construction. These should be clearly marked and photographs provided to the town prior to the commencement of construction to ensure strict compliance with that condition of any approval.

It should be a condition of any approval that any crane boom used during construction cannot encroach into the airspace over our Lot.

It was our experience during the construction of Elkstone 21 that the height of the building as shown on the plans and told to us by the developer and his architect in person at our home was exceeded by a significant amount as constructed. We were told that the highest point of the roof would be level with the deck of our home that faces Elkstone 21.

As constructed the highest part of the roof of Elkstone 21 is at least 10 feet higher than our deck. The definition of the building height “above natural ground level “ is pretty much a fiction considering the nature of the terrain and the fact that it has already been significantly disturbed. The applicant should be required to erect marker poles illustrating the maximum height of the building at various places on the land that give an accurate illustration of the proposed height that can be viewed by neighbours prior to any final consideration of the application and photographed and recorded for future reference in the event that the height as constructed proves to be excessive and not in accordance with any approval that may be granted. we have seen that done on a number of building sites in the town of Telluride before any application of this nature is given final consideration. Please acknowledge receipt of this submission and confirm that it will be placed before the DRB.

Kind regards
John and Catherine McIntyre
“Eureka”
106 Gold Hill Court
Mountain Village, Telluride
Colorado

From: Michelle Haynes [<mailto:MHaynes@mtnvillage.org>]
Sent: Wednesday, 13 March 2019 1:42 AM
To: John McIntyre
Cc: John A. Miller
Subject: RE: lot 600A Elkstone

Dear Mr. McIntyre:

Good morning. I reviewed the public notice affidavit and a public notice was sent to your address noted as Box 208 in Thredbo, Australia by the applicant. The 600A Elkstone development application can be found at the following link for you to review:

<https://townofmountainvillage.com/governing/building-development/current-planning/current-planning-projects/>

I have copied John Miller, Senior Planner, should you have any additional questions regarding this application, he is the planner assigned to the project.

Thanks so much.

Michelle Haynes, MPA
Planning and Development Services Director
Town of Mountain Village
455 Mountain Village Blvd. Suite A
Mountain Village, CO 81435
O:: 970-239-4061 – PLEASE NOTE NEW OFFICE PHONE NUMBER
M:: 970-417-6976
mhaynes@mtnvillage.org



[Email Signup](#) | [Website](#) | [Facebook](#) | [Twitter](#) | [Pinterest](#) | [Videos On Demand](#)

From: John McIntyre <john.mcintyre@outlook.com.au>

Sent: Monday, March 11, 2019 4:49 PM

To: Michelle Haynes <MHaynes@mtnvillage.org>

Subject: lot 600A Elkstone

Dear Ms Haynes

We have just learned that an application has been made for development on lot 600A Elkstone below us. We have not been notified and offered an opportunity to consider the application and make submissions. Can you please advise us what is proposed and how we can make a submission?

Kind regards

John and Catherine McIntyre

"Eureka"

106 Gold Hill Court

Mountain Village, Telluride

Colorado

970 728 4012

EMAIL : john.mcintyre@outlook.com.au

www.vrbo.com/188870

John A. Miller

From: David Mehl <dmehl@cottonwoodproperties.com>
Sent: Tuesday, February 5, 2019 11:49 AM
To: John A. Miller
Subject: Re Rezoning of Lot 600

DRB and Town Council

I respectfully oppose the rezoning of Lot 600 in the Elkstone Condominiums Expansion Area from 4 units to 6 units. Our family owns a home at 133 Benchmark Drive (Lot 210) that we built in 1991. We are long term residents of the Mountain Village. The overall massing that will occur, and that will be adjoining Elk Lake, is simply too large. The development of the currently allowed 4 units, instead of a 50% increase to 6 units, would better maintain the character around the lake and would lessen the impact on the views of the numerous existing homes.

Thank you for your consideration.

David Mehl

David Mehl
133 Benchmark Ave.
Mountain Village, Colorado 81435
Mobile: 520-907-6491
Home: 970-728-6754

ORDINANCE NO. 2019-____-__

ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF MOUNTAIN VILLAGE, COLORADO APPROVING: (1) REZONE OF LOT 600A AND (2) TRANSFER TWO CONDOMINIUM UNITS OF DENSITY FROM FOUR CONDOMINIUM UNITS TO SIX CONDOMINIUM UNITS.

RECITALS

- A. The applicant and owner’s representative, Chris Hawkins, has submitted an application for a rezoning and density transfer of the Expansion Area of Lot 600A. The owner proposed to rezone the property to reallocate condominium zoning designations and change (4) condominium unit designations to six (6) condominium unit designations pursuant to the requirements of the Community Development Code (“CDC”).
- B. Sterling Snow, LLC. is the owner of the declarant and development rights for the Expansion Area of Lot 600A as shown on the plat recorded at Reception Number 418711.
- C. The Owner has authorized Chris Hawkins, to pursue the approval of the concurrent rezoning and density transfer application to rezone the properties to change the density allocation (the “Rezoning Application”).
- D. The Property has the following zoning designations pursuant to the Official Land Use and Density Allocation List and zoning as set forth on the Town Official Zoning Map:

Lot	Acreage	Zone District	Zoning Designation	Actual Units	Person Equivalent per Actual Unit	Total Person Equivalent Density
Zoned Density						
600A	2.133	Multi-Family	Condominium	32	3	96
			Employee Apt.	1	3	3
Total				33		99
Built Density			Condominium	28	3	84
Remaining Density Unbuilt (Expansion Area)			Condominium	4	3	12

- E. At a duly noticed public hearing held on March 28, 2019, the DRB considered the Applications, testimony and public comment and recommended to the Town Council that the Applications be approved with conditions pursuant to the requirement of the CDC.
- F. At its regularly scheduled meeting held on _____, 2019, the Town Council conducted a public hearing on this Ordinance, pursuant to the Town Charter and after receiving testimony and public comment, closed the hearing and approved the Applications and this Ordinance on second reading.
- G. This Ordinance approves a density transfer of an addition two condominium units as shown below:

Lot	Acreage	Zone District	Zoning Designation	Actual Units	Person Equivalent per Actual Unit	Total Person Equivalent Density
Zoned Density						
600A	2.133	Multi-Family	Condominium	32	3	96
			Employee Apt.	1	3	3
Total				33		99
Built Density			Condominium	28	3	84
Remaining Density Unbuilt (Expansion Area)			Condominium	6	3	18

- H. The meeting held on _____, 2019 was duly publicly noticed as required by the CDC Public Hearing Noticing Requirements, including but not limited to notification of all property owners within 400 feet of the Property, posting of a sign and posting on the respective agendas.
- I. The Town Council hereby finds and determines that the Applications meet the Rezoning Process Criteria for Decision as provided in CDC Section 17.4.9(D) as follows:

Rezoning Findings

1. The proposed rezoning is in general conformance with the goals, policies and provisions of the Comprehensive Plan.
2. The proposed rezoning is consistent with the Zoning and Land Use Regulations.
3. The proposed rezoning meets the Comprehensive Plan project standards.
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.
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.
8. The proposed rezoning meets all applicable Town regulations and standards.

- J. The Town Council finds that the Applications meet the Rezoning Density Transfer Process criteria for decision contained in CDC Section 17.4.10(D)(2) as follows:

Density Transfer Findings

1. The criteria for decision for a rezoning are met, since such density transfer must be processed concurrently with a rezoning development application

2. The density transfer meets the density transfer and density bank policies.
3. The proposed density transfer meets all applicable Town regulations and standards.

NOW, THEREFORE, BE IT RESOLVED THAT THE TOWN COUNCIL HEREBY APPROVES THE APPLICATION SUBJECT TO THE FOLLOWING CONDITIONS.

[insert any DRB conditions from March 28, 2019]

Section 1. Effect on Zoning Designations

A. This Resolution does not change the zoning designations on the Properties it only removes the density from the Properties.

Section 2. Ordinance Effect

All ordinances, of the Town, or parts thereof, inconsistent or in conflict with this Ordinance, are hereby repealed, replaced and superseded to the extent only of such inconsistency or conflict.

Section 3. Severability

The provisions of this Ordinance are severable and the invalidity of any section, phrase, clause or portion of this Ordinance as determined by a court of competent jurisdiction shall not affect the validity or effectiveness of the remainder of this Ordinance.

Section 4. Effective Date

This Ordinance shall become effective on February 21, 2019 following public hearing and approval by Council on second reading.

Section 5. Public Hearing

A public hearing on this Ordinance was held on the 21st of February 2019 in the Town Council Chambers, Town Hall, 455 Mountain Village Blvd, Mountain Village, Colorado 81435.

INTRODUCED, READ AND REFERRED to public hearing before the Town Council of the Town of Mountain Village, Colorado on the 17th day of January 2019.

TOWN OF MOUNTAIN VILLAGE

**TOWN OF MOUNTAIN VILLAGE,
COLORADO, A HOME-RULE
MUNICIPALITY**

By: _____
Laila Benitez, Mayor

ATTEST:

Jackie Kennefick, Town Clerk

**HEARD AND FINALLY ADOPTED by the Town Council of the Town of Mountain Village,
Colorado this 21st day of February 2019**

**TOWN OF MOUNTAIN VILLAGE
TOWN OF MOUNTAIN VILLAGE,
COLORADO, A HOME-RULE
MUNICIPALITY**

By: _____
Laila Benitez, Mayor

ATTEST:

Jackie Kennefick, Town Clerk

Approved as To Form:

Jim Mahoney, Assistant Town Attorney

I, Jackie Kennefick, the duly qualified and acting Town Clerk of the Town of Mountain Village, Colorado ("Town") do hereby certify that:

1. The attached copy of Ordinance No. _____ ("Ordinance") is a true, correct and complete copy thereof.

2. The Ordinance was introduced, read by title, approved on first reading with minor amendments and referred to public hearing by the Town Council the Town ("Council") at a regular meeting held at Town Hall, 455 Mountain Village Blvd., Mountain Village, Colorado, on _____, 2019, by the affirmative vote of a quorum of the Town Council as follows:

Council Member Name	"Yes"	"No"	Absent	Abstain
Laila Benitez, Mayor				
Dan Caton, Mayor Pro-Tem				
Dan Jansen				
Bruce MacIntire				
Patrick Berry				
Natalie Binder				
Jack Gilbride				

3. After the Council's approval of the first reading of the Ordinance, notice of the public hearing, containing the date, time and location of the public hearing and a description of the subject matter of the proposed Ordinance was posted and published in the Telluride Daily Planet, a newspaper of general circulation in the Town, on _____, 2019 in accordance with Section 5.2b of the Town of Mountain Village Home Rule Charter.

4. A public hearing on the Ordinance was held by the Town Council at a regular meeting of the Town Council held at Town Hall, 455 Mountain Village Blvd., Mountain Village, Colorado, on _____, 2019. At the public hearing, the Ordinance was considered, read by title, and approved without amendment by the Town Council, by the affirmative vote of a quorum of the Town Council as follows:

Council Member Name	"Yes"	"No"	Absent	Abstain
Laila Benitez, Mayor				
Dan Caton, Mayor Pro-Tem				
Dan Jansen				
Bruce MacIntire				
Patrick Berry				
Natalie Binder				
Jack Gilbride				

5. The Ordinance has been signed by the Mayor, sealed with the Town seal, attested by me as Town Clerk, and duly numbered and recorded in the official records of the Town.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Town this ____ day

of _____, 2019.

Jackie Kennefick, Town Clerk

(SEAL)



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

TO: Design Review Board (DRB)
FROM: Sam Starr, Planner
FOR: March 28 2019 Design Review Board Memo
RE: Work Session Staff Memo – Accessory Structures

PART I. Introduction and Background

The purpose of this agenda item is to allow the Design Review Board (DRB) to provide initial direction and recommendations to the Town of Mountain Village Planning and Development Services Staff regarding a possible amendment to the Development Code (CDC) Chapter 17.3.4.F.(2)(b) Single Family Zone District, Accessory Buildings or Structures. In 2018, the Town of Mountain Village planning staff received an increasingly large number of applications and inquiries concerning the use of accessory structures. This growing number of applications and development inquiries can largely be attributed to the market demand for homes with outdoor spaces which include (but are not limited to): pool houses, outdoor kitchens, covered patios, detached garages or studio (not dwelling) space and apres-ski lounges. The Design Review Board reviewed one such application on May 3, 2018, where the applicant provided an updated landscape plan which proposed the building of an outdoor entertainment and dining lounge. The board voted unanimously in favor of this project after robust discussion concerning the accessory structure requirements and limitations.

After preliminary discussion with the Design Review Board members at the December 6, 2018 and January 3, 2019 Design Review Board Meetings, staff have made several proposed edits to the Community Development Code. These changes specifically clarify what accessory structures are and what is allowed in the zone districts; they do not alter any elements concerning the permissible size of the structure. The intent behind the edits is to clarify the accessory structures section for developers and make our Community Development Code more accessible to the general public.

PART II. Proposed Amendment Discussion

Staff is recommending initially addressing the following topics during this work session. If it is determined that there are additional provisions that required amendments, Staff will return with specific language based off DRB feedback.

The following formatting styles are used for the proposed code language:
 Regular Text = Existing code language to remain
Underline = Proposed new language
~~Strikethrough~~ = Language proposed for removal

(*******) = Portion of existing code removed (skipping to another code section to reduce report length)

17.3.3 USE SCHEDULE

(*******)

Use/Zone	C	C	C	C	C	P	SF, SFCI	MF	MPW	CV	VC
	L A S S 1 A O S	L A S S 2 A O S	L A S S 3 A O S	L L A A 4 A O S	L L A A 5 A O S	O S					
Temporary real estate sales office associated in one unit of new development							C	C	C	C	C
Private outdoor tennis courts and tennis facilities			C	C	C		A				P
Private indoor tennis							C				
Public tennis courts	C	C	C								P
Town shops and storage		C	C					C		P	
Trash and recycling facilities			C					C		P	
Utility infrastructure, underground	P	P	P	P	P	P	P	P	P	P	P
Major Utility infrastructure, above ground	C	C	C	C	C		C	C	C	C	C
Minor utility infrastructure, above ground accessory to development	P	P	P	P	P		P	P	P	P	P
Vehicle sponsorship as limited by Sign Regulations	C	C	C							C	C
Water and sewer infrastructure	P	P	P	P	P	P	P	P	P	P	P
Water storage tanks	C	C	C	C	C		C	C	C	C	C
Water and sewer treatment facilities	C	C	C	C	C			C		C	
Water wells	P	P	P	P	P	C	P	P	P	P	P
Weddings, parties and private events (Refer to Special Event Regulations)	P	P	P				P	C		C	C
Wind turbines	C	C	C				C	C	C	C	
Residential and Lodging Uses											
Clothes line, rear yard not visible from public way							A	A			
Permitted Accessory buildings or structures limited to detached garage, gazebo and similar accessory buildings							A	A	A	A	A
Single-family dwelling platted as a condominium dwelling unit							P	P			P

Condominium dwelling							P		P	P
Condominium-hotel dwelling unit							P		C	P
Nonsubdivided duplex						P				
Efficiency lodge dwelling							P		C	P
Employee apartment dwelling unit		C				A	P		P	P
Employee condominium		C					P		P	P
Employee dorm dwelling unit		C					P		P	P
Employee Single-family		C				P	P			
Hotel dwelling unit							P		C	P
Hotel efficiency dwelling unit							P		C	P
Industrial							P			
Lodge							P		C	P
Parking, public garage		C					A	C	P	P
Parking, surface lot		C				A	A	C	A	C
Recreational facilities, private,						C	A			C
Rentals, short or long-term						P	P		P	P
Single-family						P				
Single-family accessory garage						A				
Single-family accessory dwelling unit						A (SF only)				
Single Family, General Accessory Uses in the rear yard such as a fenced in dog area.						A				
Construction staging		PM				PM	PM	PM	PM	PM
Educational Facilities										
School, private or public		C					C		P	C
College, private or public		C					C		P	C
Day-care, home							C		P	C
Day-care, non-profit or public							C		P	C

17.3.4 SPECIFIC ZONE DISTRICT REQUIREMENTS

(***)

D. Multi-Family Zone District

Permitted Uses. Lots in the Multi-family Zone District shall be used for the construction of multi-family dwellings, including lodge units, efficiency lodge units, condominium units, workforce housing units, hotel units, hotel efficiency units, accessory commercial uses as limited below and other similar uses.

Accessory Buildings or Structures. ~~Permitted accessory buildings or structures include hot tubs, saunas, swimming pools, gazebos, art and similar uses. Detached storage buildings are expressly prohibited in the Village Center, and are only allowed in other projects.~~ **Accessory structures are allowed** for trash and recycling structures or buildings, bike storage/common community storage (such as bicycles), and similar situations.

Accessory Uses. Permitted accessory uses include home occupations pursuant to the Home Occupation Regulations, surface parking as limited by the Parking Regulations, and other similar uses.

Commercial Area Limitation. Commercial area is limited to restaurants and gift shops that primarily serve the guests and owners of a development, or as otherwise provided in the Comprehensive Plan.

(***)

F. Single-Family Zone District

(***)

Accessory Buildings or Structures. Accessory buildings or structures may be allowed in the Single-Family Zone District, pursuant to the following requirements: ~~Permitted accessory buildings or structures include hot tubs, saunas, swimming pools, gazebos, art, ski tramways approved pursuant to the Conditional Use Permit Process, fenced dog areas and similar uses. Storage buildings are expressly prohibited, except the DRB may approve a trash and recycling bin storage building at the end of a driveway longer than 100 feet provided such is designed in accordance with the design regulations.~~

- a. ~~All~~ Accessory buildings or structures shall be located in the rear yard to the extent practical.
- b. Accessory buildings or structures shall not exceed 500 cumulative sq. ft. in size or floor area, as applicable.
- c. ~~Design requirements applicable to accessory dwelling units. Accessory structures shall comply with the design regulations are in the Single Family zone district.~~
- d. Buffering is provided for high activity level buildings or structures, such as hot tubs, swimming pools and tennis courts to mitigate the adverse visual and noise impacts.
- e. Storage buildings are expressly prohibited, except the DRB may approve a trash and recycling bin storage building at the end of a driveway longer than 100 feet provided such is designed in accordance with the Design Regulations.
- f. Planning Director may also verify any other requirements of this section with respect to such an application if necessary, to comply with CDC standards and applicable law.

(***)

G. Single-Family Common Interest Community Zone District

(***)

Accessory Buildings or Structures. Accessory buildings or structures may be allowed in the Single-Family Common Interest Community Zone District, pursuant to the following requirements:

- a. All accessory buildings or structures shall be located in the rear yard to the extent practical.
- b. Accessory buildings or structures shall not exceed 500 cumulative sq. ft. in size or floor area, as applicable.
- c. Accessory structures shall comply with design regulations
- d. Buffering is provided for high activity level buildings or structures, such as hot tubs, swimming pools and tennis courts to

- mitigate the adverse visual and noise impacts.
- e. Storage buildings are expressly prohibited, except the DRB may approve a trash and recycling bin storage building at the end of a driveway longer than 100 feet provided such is designed in accordance with the Design Regulations.
- f. Planning Director may also verify any other requirements of this section with respect to such an application if necessary, to comply with CDC standards and applicable law.

~~2. Permitted accessory buildings or structures include hot tubs, saunas, swimming pools, gazebos, art, outdoor kitchens, play equipment, fire pits, tennis courts and typical court fencing, ski tramways approved pursuant to the Conditional Use Permit Process, fenced dog areas and other similar uses. Storage buildings are expressly prohibited.~~

~~3.~~

~~4. All accessory buildings or structures shall be located in the rear yard to the extent practical.~~

~~5. Accessory buildings or structures shall not exceed 500 sq. ft. in size or floor area, as applicable.~~

~~6. Buffering is provided for high activity level buildings or structures, such as hot tubs, swimming pools and tennis courts to mitigate the adverse visual and noise impacts.~~

(***)

H. Village Center Zone District

Accessory Buildings or Structures. Permitted accessory buildings or structures include hot tubs, saunas, swimming pools, plaza uses and other similar uses.
Detached storage buildings are expressly prohibited.

PART III. Conclusions

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

SIGN-IN SHEET

SPECIAL LIGHTING DRB MEETING

THURSDAY MARCH 28, 2019

Please write clearly

ATTENDEE NAME (PLEASE PRINT CLEARLY)	EMAIL ADDRESS
LEA SISSON	LEA@LEASISSONARCHITECTS.COM
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