TOWN OF MOUNTAIN VILLAGE
REGULAR DESIGN REVIEW BOARD MEETING
THURSDAY JUNE 6, 2019 10:00 AM
2nd FLOOR CONFERENCE ROOM, MOUNTAIN VILLAGE TOWN HALL
455 MOUNTAIN VILLAGE BLVD, MOUNTAIN VILLAGE, COLORADO
REVISED AGENDA

	Time	Min.	Presenter	Type	
1.	10:00		Chair		Call to Order
2.	10:00	1	Clerk	Action	Oath of Office Appointed DRB Members
3.	10:01	4	Starr	Action	Reading and Approval of Summary of Motions of the of the May 2, 2019 Design Review Board Meeting.
4.	10:05	60	Miller	Initial Architectural and Site Review	Consideration of a Design Review: Initial Architecture and Site Review Application for two new multi-family apartment buildings consisting of a cumulative 49 dwelling units, located on Lot 1001R, 415 Mountain Village Blvd (Village Court Apartments)
5.	11:05	30	Miller	Public Hearing Quasi-Judicial	Read and Recommendation to Town Council: A Resolution approving a variance to the Community Development Code requirements for Lot 1001R to allow deviations from the Maximum Height. The address of the Lot is 415 Mountain Village Blvd (Village Court Apartments)
6.	11:35	30	Miller	Public Hearing Quasi-Judicial	Read and Recommendation to Town Council: An Ordinance approving a density transfer and rezone, increasing the unbuilt employee apartment density on Lot 1001R, 415 Mountain Village Blvd (Village Court Apartments) from 42 units to 49 units; an increase of 7 units total
7.	12:05	30			Lunch
8.	12:35	30	Starr	Public Hearing Quasi-Judicial	Consideration of a Sign Program Application for Telluride Ski and Golf, LLC on Lot 53A,697 Mountain Village Boulevard
9.	1:05	30	Starr	Public Hearing Quasi-Judicial	Consideration of a class 3 application for synthetic roofing, on Lot 416B, 204 Wilson Peak Drive
10.	1:35	30	Miller	Public Hearing Quasi-Judicial	Read and Recommendation to Town Council: a resolution approving a Conditional Use Permit to allow for the development and installation of a platform tower and platform to be associated with an Aerial Canopy Tour. The tower is located on Lot OSP-48 within Active Open Space
11.	2:05	20	Haynes	Legislative	Continued CDC amendment discussion regarding roof flashing, gutters and downspouts
12.	2:25				Adjourn

Agenda Item 3

SUMMARY OF MOTIONS
TOWN OF MOUNTAIN VILLAGE
DESIGN REVIEW BOARD MEETING
THURSDAY MAY 2, 2019

Call to Order
Chairman Banks Brown called the meeting of the Design Review Board of the Town of Mountain Village to order at 10:03 a.m. on Thursday, May 2nd, 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:
Cath Jett (Alternate)
Greer Garner
Dave Eckman
Liz Caton
Keith Brown
David Craige
Banks Brown

The following Board members were absent:
Ellen Kramer

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
Lea Sisson	lea@leasissonarchitects.com
Walter Hinterkopf	whint2012@gmail.com
David Ballode	dballode@msn.com
Adam Miller	amctelluride@gmail.com

Reading and Approval of Summary of Motions for the March 28th, 2019 Design Review Board Meeting Minutes.

On a **Motion** made by Keith Brown and seconded by Cath Jett, the DRB voted 7-0 to approve the March 28th, 2019 Summary of Motions, with the following changes:

1. Page 2 was edited to reflect that the CeDUR synthetic roof that was approved was a "Live Oak" color.

DRAFT

Interview New Applicants for Design Review Board vacated open seat with Recommendation to Town Council

Senior Planner John Miller presented for the DRB member recommendation of appointments.

The Board interviewed new applicant: Adam Miller

On a **Motion** made by Keith Brown and seconded Liz Caton, the DRB voted 7-0 to recommend the Town Council appoint Adam Miller to the Design Review Board.

On a **Second Motion** made by Liz Caton and seconded by Keith Brown, The DRB voted 7-0 to **rescind** the first motion, and then recommend the Town Council appoint Cath Jett to a regular Design Review Board seat and appoint Adam Miller as a Design Review Board alternate member. This motion superseded the first motion.

Consideration of a Minor Revisions application for synthetic roofing on lot 601, Unit 34, Knoll Estates, 307 Fairway Drive, raised to a class 3 review.

Planner Sam Starr presented the consideration of a minor revision's application for CeDUR synthetic roofing of a "Walden" color with CMG Dark Bronze color steel flashing on Lot 601, Unit 34, 307 Fairway Drive. Applicant Walter Hinterkopf presented on his own behalf for this matter.

There was no public comment.

On a **Motion** made by Dave Eckman and seconded by Keith Brown, the DRB voted 7-0 to approve a minor revisions application for CeDUR synthetic "Walden" color roofing with CMG Dark Bronze color steel flashing on Lot 601 Unit 34, Knoll Estates, 307 Fairway Drive.

Consideration of a Design Review: Final Review Application for a new single-family residence on Lot 165, Unit 13, Cortina Land Condominiums, 230 Cortina Drive.

Planner Sam Starr presented the consideration of a Final Review application for a new single-family residence on lot 165, Unit 13, Cortina Land Condominiums, 230 Cortina Drive. Architect Lea Sisson and engineer David Ballode presented on behalf of the applicant.

There was no public comment.

On a **Motion** made by Keith Brown and seconded by Cath Jett the DRB voted 7-0 to approve a Final Review Application for a new single-family residence on Lot 165, Unit 13, Cortina Land Condominiums, 230 Cortina 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. *A four foot (4') by four foot (4') mock up board be prepared by the development mason for the review authority to approve the final stone material and setting pattern consistent with the review authority approval. Such mock up shall be provided prior to the installation of any stone and prior to the town conducting the framing inspection (if any), or other trigger point developed by the review authority.*

DRAFT

4. *Demonstrate approval by the HOA for boulder retaining walls, address monument and any other non-building features in the setback areas, concurrent with building permit review. Any building elements would require an agreement between the HOA and the lot owner prior to issuance of a Certificate of Occupancy, as applicable.*
5. *Applicant shall provide detailing of retaining wall to be reviewed by staff prior to issuance of Building Permit.*
6. *Applicant shall provide an updated lighting plan to be approved concurrently by town staff and a DRB member designated by the DRB Chairman.*

Review and Recommendation of an Ordinance Amending the Community Development Code Sections 17.5—Design Regulations, 17.15.12—Lighting Regulations, 17.5.15—Commercial, Ground Level and Plaza Area Design Regulations, and 17.8—Definitions.

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.

There was no public Comment

On a **Motion** made by David Craige and seconded by Dave Eckman, The DRB voted 7-0 to recommend approval to the Town Council, an Ordinance amending the Community Development Code Chapter 17.5 Design Regulations, Sections 17.15.12 –Lighting Regulations, 17.5.15 – Commercial, Ground Level and Plaza Area Design Regulations; and Chapter 17.8 – Definitions.

Review and Recommendation to Town Council regarding an amendment to the Community Development Code to allow for staff level review of synthetic roof materials at Section 17.5.6.C.3 Roof Material

Planning and Development Services Director Michelle Haynes presented the review and recommendation to Town Council regarding an amendment to the Community Development Code to allow staff level review of synthetic roof materials at Section 17.5.6.C.3 Roof Material.

There was no public comment

On a **Motion** made by Cath Jett and seconded by Dave Eckman, the DRB voted 7-0 to recommend approval to the town council regarding an amendment to the Community Development Code to allow for staff level review of synthetic roof materials at Section 17.5.6.C.3. Roof Material and to propose additional amendments for DRB review of flashing, gutters and downspouts when not copper and when proposed with synthetic, slate or solar roof tiles

Adjourn

On a unanimous **Motion** the Design Review Board voted 7-0 to adjourn the May 2nd, 2019 meeting of the Mountain Village Design Review Board at 2:11 p.m.

Prepared and Submitted by,

Sam Starr, AICP
Planner
Town of Mountain Village

DRAFT

AGENDA ITEM 4
PLANNING & DEVELOPMENT SERVICE
PLANNING DIVISON
455 Mountain Village Blvd.
Mountain Village, CO 81435
(970) 728-1392

TO: Mountain Village Design Review Board

FROM: John Miller, Senior Planner

FOR: Design Review Board Public Hearing; June 6, 2019

DATE: May 21, 2019

RE: Consideration of a Design Review: Initial Architecture and Site Review Application for two new multi-family apartment buildings consisting of a cumulative 49 dwelling units, located on Lot 1001R, 415 Mountain Village Blvd (Village Court Apartments)

APPLICATION OVERVIEW: Staff Memo – Initial Architecture and Site Review

PROJECT GEOGRAPHY

Legal Description: *Lot 1001, Town of Mountain Village, According to the Replat of Lots 1001, 1007, 1008 and Tract OS-1R-1, Mountain Village, Filing 1 Recorded September 10, 2014 in Plat Book 1 at Page 4671.*

Address: 415 Mountain Village Blvd
Applicant/Agent: Tom Umbhau, Bauen Group Architecture, LLC
Owner: Mountain Village Housing Authority
Zoning: Multi-Family Zone District / Active Open Space
Existing Use: Employee Apartments
Proposed Use: Employee Apartments
Lot Size: 8.394 acres

Figure 1: Lot 1001 - Vicinity Map

Adjacent Land Uses:

- **North:** Active Open Space
- **South:** Civic
- **East:** Active Open Space
- **West:** Active Open Space

ATTACHMENTS

- Exhibit A: Narrative
- Exhibit B: Plan Set

Case Summary: The Town of Mountain Village, working with Tom Umbhau of Bauen Group, is requesting Design Review Board (DRB) Initial Architectural and Site Review approval to construct two employee apartment buildings at 415 Mountain Village Blvd, Lot 1001R. The two additional buildings would provide a total of 49 new employee apartments and are proposed to be located adjacent to existing apartments within the Village Court Apartment Complex (VCA). In order to secure approval for this project as designed, the applicant is proposing a concurrent application process for Design Review, Density Transfer and Rezone for the creation of an additional 7 units of employee apartment density, and a Variance for the allowed Maximum Building Height. In order to avoid confusion, staff will address the two new buildings in the same manner as the applicant and they will be referred to as the "West" and "East" building throughout this memo.

It should be noted that in relation to infill opportunities, Lot 1001R is constrained geographically with large portions of the lot undevelopable due to existing land uses, topography, and existing delineated wetland areas. Because of this, the location of the proposed west and east building seen below in *Figure 2*, along with the design and massing has been largely driven by the topography of available developable land. Due to steep slopes of the site and limited developable lot area, the applicant is requesting a height variance for the East building allowing it to exceed the 53' height requirement for hip roofs in the multi-family zone for a total height of 70'-1" and the West building allowing it to exceed the 53' height requirement for a total height of 59'-1".

Figure 2: Aerial Imagery Indicating Slope Gradient

The applicant has provided comparative modelling of the proposed buildings in relation to existing buildings within VCA and also provided a sight analysis from points throughout the Village to potentially identify any visual impacts that could arise from the project. It appears that as observed from the parking areas of VCA, there will be a minimal observed difference in height between the new building and existing buildings. Upon review of the submitted sight analysis provided within the architectural plans, staff believes that this project will not be out of scale with the existing buildings in the neighborhood, nor impact other property within Mountain Village negatively. As seen in *Figure 2* above, there is an existing stand of mature trees located to the north-east of the project area as well as an open space lot / Double Cabin ski run that serves to create a vegetative buffer that should

prevent the majority of visual impacts that may arise due to the increased height of the East and West building.

The initial goal of the VCA Phase IV expansion project was to add up to 50 additional apartments as recognized through the Comprehensive Plan – Town Hall Subarea Plan adopted in 2017. The town undertook feasibility studies beginning in 2017 and due to geographical constraints condensed almost all of the density on the site into two proposed buildings, while eliminating the proposed third building proposed near Lift 10 which bisects Lot 1001R and 1005R. The proposed additional 8 units of employee apartment density that were assigned to Lot 1005R, Building 2 – would not otherwise occur until the envisioned daycare facility building is relocated off-site. Due to the site constraints detailed above, the design is shown with a maximum of 49 additional units. Existing density on Lot 1001R is 42 employee apartments and therefore will require an additional seven employee apartment density units to be created to accomplish the design as proposed. The town is able to create density for employee housing which is not governed pursuant to the San Miguel County Settlement Agreement but does require a density transfer and rezone process.

Although outside the purview of the DRB, the Town Council has directed that the new units provide enhanced amenities to create a comfortable living environment. This includes providing both a full-sized bathroom and ¾ bath in each two-bedroom unit, an open kitchen floor plan with a breakfast bar, Juliette balconies, solid core interior doors, bolstered insulation between units and in the floors to enhance sound proofing, wood trim versus vinyl trim and similar upgraded interior finishes and amenities. Each building will also have its own laundry facility in the basement.

The applicant has submitted all required materials in accordance with the provisions of Section 17.4.11 of the Community Development Code (CDC) for a Class 3 DRB Initial Architecture and Site Review. It should be noted that there are some design variations proposed that will need to be approved specifically by the DRB and which are documented in more detail throughout this memo. Any design review approval is subject to the Town Council approving the density transfer and rezone and the variance to the height requirement. If either concurrent application is denied, the applicant will at that point be required to resubmit for design review approval by the DRB.

Architecturally, the applicant has indicated that the design of the East and West building will be similar to other existing buildings within VCA with the goal of reducing maintenance costs while maintaining a high-quality level of design. Due to these considerations, the majority of the material palette with the exception of the heavy timber accoutrements consist of differing metals and stone. The design utilizes intermittent stone veneer along the building's foundations interspaced with vertical rusted metal panels that extend to the ground and elevated vertical rusted ultra-batten. The proposed roof is a standing seam metal. Generally speaking, these new buildings will have similar appearances and functions except in that the proposal for the West building includes an employee office for VCA staff due to lack of available egress for the space otherwise required for a bedroom. Within the provided DRB Application Narrative, the applicant has described the proposed west and east building as follows:

"The proposed West Apartment building is 21,522 square feet with 1,384 square feet of unheated exterior stair space and is three stories tall. In addition to the three stories, there is a 'walk-out' lower (fourth) floor, the walk-out level is not a full floor. The lowest floor is tucked into the hillside, faces the open space to the east, and is not visible from the Village

Court Apartments parking lot. The building consists of (20) two-bedroom units and (1) one-bedroom unit with associated laundry, employee office and mechanical room facilities."

"The proposed East Apartment building is 24,515 square feet with 1,384 square feet of unheated exterior stair space and is three stories tall. In addition to the three stories, there is a 'walk-out' lower (fourth) floor, the walk-out level is not a full floor. The lowest floor is tucked into the hillside, faces the open space to the east, and is not visible from the Village Court Apartments parking lot. The building consists of (21) two-bedroom units and (7) one-bedroom units with associated laundry and mechanical room facilities."

Applicable CDC Requirement Analysis: The applicable requirements cited may not be exhaustive or all inclusive. The applicant is required to follow all requirements even if an applicable section of the CDC is not cited. ***Please note that Staff comments will be indicated by*** *Blue Italicized Text.*

Table 1

CDC Provision	**Requirement if applicable**	**Proposed**
Maximum Building Height	53' maximum (48'+5' for hip roof)	E: 70'-1"
		W: 59'-1"
Maximum Avg. Building Height	53' maximum (48'+5' for gable roof)	E: 48'-1"
		W: 40'-11"
Maximum Lot Coverage	65% maximum	19%
General Easement Setbacks	No General Easement	35-160' setback
Roof Pitch		
Primary		5:12
Secondary		3:12
Exterior Material: East		
Stone	35% minimum	9%
Wood		0%
Windows/Doors		15%
Metal Accents		76%
Exterior Material: West		
Stone	35% minimum	3%
Wood		0%
Windows/Doors		15%
Metal Accents		82%
Parking	49	Existing on site

Table 2

Proposed Variances, Variations, and Specific Approvals
1. 17.5.6 (A)(2) – Recessed Windows in Stone Clad Areas
2. 17.5.6(E)(1) – 35% Stone Siding
3. 17.5.6(E)(3) – Use of Metal Siding
4. 17.5.6(E)(7)(b) – Use of Board Form Concrete
5. 17.6.6(B)(7) – Maximum Retaining Wall Height > 4'
6. Variance for Maximum Height for the East Building (56.5')

Chapter 17.3: ZONING AND LAND USE REGULATIONS
17.3.12: Building Height Limits
Sections 17.3.11 and 17.3.12 of the CDC define the requirements for building height limits and maximum average building height - based off the zoning district. The maximum average height must be at or below 53 feet and the maximum height must be at or below 53 feet for gabled roofs. The average height is an average of measurements from a point halfway between the roof ridge and eave. The points are generally every 20 feet around the roof. The maximum height is measured from the highest point on a roof directly down to the existing grade or finished grade, whichever is more restrictive.

Staff: The applicant has indicated that both the East and West building meet the requirements of the CDC related to Average Maximum Building Height. Both the East and the West Building exceed the allowed 53'-0" Maximum Building Height requirements and currently have max heights of 70'-1" and 59'-1", respectively. Due to the proposed height exceeding the CDC allowances, the applicant will be required to obtain a recommendation from the DRB and approval of a variance from the Town Council, subsequent to any design approvals. 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.

17.3.14: General Easement Setbacks
Lot 1001R is not burdened by the typical General Easement (GE) that surrounds the perimeter of most lots within the Town. The CDC provides that "for lots outside the Village Center 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".

Staff: Although there is no GE on this Lot, the proposed buildings are setback from the property line substantially due to slopes > 30% as you travel towards the eastern property boundary. Based on the submitted plan set, the proposed building's setbacks vary - with the East building setback approx. 35' from the closest property line and the West building setback 160' from the closest property line. The entirety of the infrastructure currently crossing property lines will not require modification.

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 proposed design of the West and East Buildings are based off the programmatic needs identified by the Town of Mountain Village. The site constraints and community needs drove the massing of the structure, while the proposed design worked to incorporate existing material palettes found within VCA. Working with staff, the applicant

was able to identify problematic materials that have been used in the past and modified them in a way that minimizes maintenance costs over time while providing a high level of architectural quality. Although the specific materials are slightly different than the existing VCA buildings due to contemporary material styles, the goal was to blend the new project into the existing with the specific color choices and similar overall design. Staff feels that this proposal blends into the existing residences at VCA and will serve to compliment the existing architecture of Lot 1001R.

17.5.5: Building Siting Design
The CDC requires that any proposed development blend into the existing land forms and vegetation. Lot 1001R is burdened by both regulatory and physical restrictions which pose significant challenges for development, such as slope, access to site, construction staging, and wetland areas in close project proximity.

Staff: The design of the proposed buildings reflect the physical and regulatory restrictions discussed throughout this memo. Due to the steepness of slope, proximity of existing wetlands, and surrounding existing land uses – there were few, if any, alternate locations for this proposal. The design of the buildings themselves do appear to be visually subordinate to the surrounding landscape in that they are being built into the sloped hillside, maintaining a large landscaping buffer, and utilizing relatively natural colors for the exterior materials in a way that will blend into the existing land forms and vegetation. The town has retained Chris Hazen of Terra Firma to assure wetland regulation compliance throughout this project.

17.5.6: Building Design
Staff: The CDC requires that building form and exterior wall forms portray a mass that is thick and strong with a heavy grounded foundation. As previously discussed within this report, the proposed buildings do not meet the 35% minimum stone requirement and instead both provide for < 10% total stone façade area. For the areas that do provide for stone, the applicant is proposing a grouted soft light tan / brown locally sources stone in a random arrangement of different sizes and shades. There is no exterior wood on the project with the exception of heavy timber that will be used to accent the entry ways and staircases. The primary reason for the reduction on exterior wood is to reduce long term maintenance costs that are required to upkeep wood siding material. Window trim coloring is proposed to be black/grey. The applicant is requesting specific approval from the DRB for the use of metal accents such as wire mesh deck railing, pre-rusted flat interlocking metal siding (ultra-batten), and pre-rusted metal panels. Metal materials are more durable and require minimum long-term maintenance. The DRB will need to determine if the request to reduce the required stone percentage below the 35% CDC standard is appropriate.

The primary roof forms of the buildings consist of a 5:12 pitch gable roof with multiple secondary 3:12 pitch shed roofs that project from the main gable forms of the buildings. The proposed roofing material will be standing seam metal along with snow guards attached to the roof over major ingress and egress areas.

17.5.7: Grading and Drainage Design
Staff: The grading and drainage plan prepared by Bill Frownfelter of Russell Planning and Engineering addresses site specific issues such as stormwater mitigation, limiting potential impacts to adjacent wetlands, soil retainage, infrastructure such as sanitary sewer, and other general engineering issues on the site. Due to the steepness of the remaining developable portion of the lot, the applicant has attempted to minimize all

disturbances outside of the project area. As required by the CDC, all disturbed areas are to have final grades of 2:1 or less.

There are a number of proposed retaining walls shown, four of which exceed the 5'-0" height allowance provided in the CDC. Of the proposed retaining walls, one is proposed to be constructed from boulders and the remainder are proposed to be board-form concrete. Any retaining walls over 2.5 feet in height are required to have a guard rail or hand rail. As the area around the buildings to the north and east sit much lower and within an existing ravine, the retaining walls will have a minimal visual impact to surrounding properties.

17.5.8: Parking Regulations
Staff: The CDC requires that VCA provides 1 exterior parking space per apartment unit. With the creation of 49 new units, there will be a requirement of an additional 49 parking spaces to be created. The town has worked prior to this submittal to increase parking at VCA. Between restriping and creating two new parking areas, the town created 71 additional parking spaces in 2018. There is currently adequate parking to meet the CDC parking requirement. All parking spaces are completely located within the property boundaries.

17.5.9: Landscaping Regulations
Staff: The applicant has submitted a landscaping plan demonstrating the location of existing trees, trees to be preserved, and the location of proposed planting for the new buildings. They have indicated that all disturbed areas on site will be revegetated with a native seed mix. Due to the geographic constraints of the property, there are limited areas where landscaping can be applied in a way that meets both landscaping, visual buffering, and fire mitigation requirements. With this, the applicant has proposed to maintain as many mature trees within the existing landscaping buffer to the north, while working to create an appealing aesthetic within VCA itself. In addition, the applicant is proposing to reclaim boulders from the existing retaining wall to be removed and utilize them throughout the landscaped areas of the property – specifically between the drive aisles and at grade units facing the parking areas.

17.5.11: Utilities
Staff: All shallow utilities are currently located on the Lot in close proximity to the proposed buildings. There will not be any required extensions to infrastructure to accommodate the project. There were prior discussions about relocation of a sanitary sewer, and staff is currently investigating the potential to maintain its current location within the proposed design as shown.

17.5.12: Lighting Regulations
Staff: The applicant has provided a lighting plan indicating the fixture type, lumens, wattage, bulb temperature, and the lighting cutsheets for the fixtures located on the project. In addition, the applicant has provided a photometric plan of the project site. It appears that the lighting will be minimal and not create an adverse impact.

17.5.13: Sign Regulations
Staff: The applicant has not addressed addressing at this point in time. Staff recommends that the addressing for the East and West building match the existing addressing that is found currently in VCA. No additional address monuments will be required for this project.

Chapter 17.6: SUPPLEMENTARY REGULATIONS
17.6.1: Environmental Regulations

Staff: Fire Mitigation and Forestry Management: The applicant has provided a landscaping plan the demonstrates trees to be removed during construction. Due to the location of the project, a number of trees will need to be removed in order to develop the site. In addition, there may be some desire to keep trees located within the Fire Zones 1-3 in order to provide a buffer for the project in relation to adjacent viewsheds. Staff believes that the proposal as shown meets the needs of fire mitigation as well as vegetative buffering.

Steep Slopes: Due to the unique location and topography of the site, staff believes that the applicant has worked to provide logical siting for the buildings with no other practicable alternatives for the project at Lot 1001R.

17.6.6: Roads and Driveway Standards
Staff: The proposal does not include any additional driveways or roads. There will be some modification of existing ingress and egress to VCA surrounding the proposed buildings, but the Fire Department has weighed in on the proposal and feels that their access will not be compromised with access as shown.

17.6.8: Solid Fuel Burning Device Regulations
Staff: There are no solid fuel burning devices within this project.

Chapter 17.7: BUILDING REGULATIONS
17.7.19: Construction Mitigation
Staff: The applicant has provided a construction mitigation plan the demonstrates areas of disturbance, fencing areas, dumpsters, recycling locations, and locations of proposed cranes. The cranes will be necessary for work but will not require that loads be swung over existing buildings. The construction staging area shown on the plan set is approx. 13,000 sq. ft. and is located between the East and West Buildings. There is some indication that the ideal option would be to maintain a reduced fire lane that has limited access – particularly between existing Building #7 and the proposed West building. The 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.

Staff Recommendation: Staff recommends the DRB approve the Initial Architectural and Site Review for Lot 1001R, 415 Mountain Village Blvd. 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 the Initial Architectural and Site Review for two new multi-family apartment buildings located at Lot 1001R, Village Court Apartments, based on the evidence provided within the Staff Report of record dated May 21, 2019 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) This approval is subject to the Town Council approving the Density Transfer and Rezone for Lot 1001R, creating an additional 7 units of employee apartment density. If denied, the applicant must resubmit for approval of the project by the Design Review Board, as applicable.
3) The applicant shall provide details related to the proposed board form concrete including board spacing width and texture.
4) 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.
5) The contractor shall meet with employees of Community Services (Police Department) as well as VCA Management regarding the parking of construction vehicles at the site prior to the commencement of construction.
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) A final landscaping plan will be provided demonstrating planting schedules including but not limited to tree/shrub size and species proposed for the site.

/jjm

DESIGN REVIEW PROCESS APPLICATION

PLANNING & DEVELOPMENT SERVICES
455 Mountain Village Blvd. Suite A
Mountain Village, CO 81435
970-728-1392
970-728-4342 Fax
cd@mtnvillage.org

DESIGN REVIEW PROCESS APPLICATION		
APPLICANT INFORMATION		
Name: Thomas W. Umbhau, AIA		**E-mail Address:** info@bauengroup.com
Mailing Address: P.O. Box 2044		**Phone:** 970-382-9130
City: Durango	**State:** CO	**Zip Code:** 81302
Mountain Village Business License Number: 007214		
PROPERTY INFORMATION		
Physical Address: 415 Mountain Village Blvd, Mountain Village, CO 81435		**Acreage:** 8.394
Zone District: Multi-Family	**Zoning Designations:** Apartments	**Density Assigned to the Lot or Site:** 50 Available units
Legal Description: LOT 1001 ACC TELLURIDE MTN VILLAGE		
Existing Land Uses: Multi-Family		
Proposed Land Uses: Multi-Family		
OWNER INFORMATION		
Property Owner: Town of Mountain Village & Housing Authority		**E-mail Address:** MHaynes@mtnvillage.org
Mailing Address: 455 Mountain Village Blvd, Suite A		**Phone:** 970-369-8250
City: Mountain Village	**State:** CO	**Zip Code:** 81435

DESCRIPTION OF REQUEST

Exterior design approval for two new apartment buildings within the existing Town of Mountain Village - Village Court Apartments complex.

DESIGN REVIEW PROCESS APPLICATION

PLANNING & DEVELOPMENT SERVICES
455 Mountain Village Blvd. Suite A
Mountain Village, CO 81435
970-728-1392
970-728-4342 Fax
cd@mtnvillage.org

OWNER/APPLICANT ACKNOWLEDGEMENT OF RESPONSIBILITIES

I, Town of Mtn Village, the owner of Lot 1001R (the "Property") hereby certify that the statements made by myself and my agents on this application are true and correct. I acknowledge that any misrepresentation of any information on the application submittal may be grounds for denial of the development application or the imposition of penalties and/or fines pursuant to the Community Development Code. We have familiarized ourselves with the rules, regulations and procedures with respect to preparing and filing the development application. We agree to allow access to the proposed development site at all times by members of Town staff, DRB and Town Council. We agree that if this request is approved, it is issued on the representations made in the development application submittal, and any approval or subsequently issued building permit(s) or other type of permit(s) may be revoked without notice if there is a breach of representations or conditions of approval. By signing this acknowledgement, I understand and agree that I am responsible for the completion of all required on-site and off-site improvements as shown and approved on the final plan(s) (including but not limited to: landscaping, paving, lighting, etc.). We further understand that I (we) are responsible for paying Town legal fees and other fees as set forth in the Community Development Code.

K E M 04/18/19

Signature of Owner Date

2019-04-18

Signature of Applicant/Agent Date

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

DESIGN REVIEW PROCESS APPLICATION

PLANNING & DEVELOPMENT SERVICES
455 Mountain Village Blvd. Suite A
Mountain Village, CO 81435
970-728-1392
970-728-4342 Fax
cd@mtnvillage.org

OWNER AGENT AUTHORIZATION FORM

I have reviewed the application and hereby authorize (agent *name*) Thomas W. Umbhau, AIA of (agent's business name) Bauen Group, LLC to be and to act as my designated representative and represent the development application through all aspects of the development review process with the Town of Mountain Village.

(Signature)

04/18/2019
(Date)

Kim Montgomery, Town Manager
(Printed name)

Land Title Guarantee Company
Customer Distribution

PREVENT FRAUD - Please remember to call a member of our closing team when initiating a wire transfer or providing wiring instructions.

Order Number: **ABS86008792** Date: **03/08/2019**

Property Address: **415 MOUNTAIN VILLAGE BOULEVARD, MOUNTAIN VILLAGE, CO 81435**

PLEASE CONTACT YOUR CLOSER OR CLOSER'S ASSISTANT FOR WIRE TRANSFER INSTRUCTIONS

For Closing Assistance

For Title Assistance
Nicole Hall
5975 GREENWOOD PLAZA BLVD
GREENWOOD VILLAGE, CO 80111
(303) 850-4189 (Work)
nhall@ltgc.com

Agent for Seller
TOWN OF MOUNTAIN VILLAGE
Attention: MICHELLE HAYNES
455 MOUNTAIN VILLAGE BLVD SUITE A
MOUNTAIN VILLAGE, CO 81435
(970) 239-4061 (Work)
(970) 417-6976 (Home)
mhaynes@mtnvillage.org
Delivered via: Electronic Mail

LAND TITLE GUARANTEE COMPANY
Attention: ROBIN WATKINSON
191 S PINE ST #1C
PO BOX 277
TELLURIDE, CO 81435
(970) 728-1023 (Work)
(970) 728-5079 (Work Fax)
rwatkinson@ltgc.com
Delivered via: Electronic Mail

Land Title Guarantee Company
Estimate of Title Fees

Order Number: **ABS86008792** Date: **03/08/2019**

Property Address: **415 MOUNTAIN VILLAGE BOULEVARD, MOUNTAIN VILLAGE, CO 81435**

Parties: **A BUYER TO BE DETERMINED**

TOWN OF MOUNTAIN VILLAGE HOUSING AUTHORITY, A BODY CORPORATE AND POLITIC OF THE STATE OF COLORADO

Visit Land Title's Website at **www.ltgc.com** for directions to any of our offices.

Estimate of Title insurance Fees	
"TBD" Commitment	$250.00
	Total $250.00
If Land Title Guarantee Company will be closing this transaction, the fees listed above will be collected at closing.	
Thank you for your order!	

Note: The documents linked in this commitment should be reviewed carefully. These documents, such as covenants conditions and restrictions, may affect the title, ownership and use of the property. You may wish to engage legal assistance in order to fully understand and be aware of the implications of the effect of these documents on your property.

Chain of Title Documents:

San Miguel county recorded 12/29/2000 under reception no. 338901

San Miguel county recorded 05/22/1991 under reception no. 270933 at book 477 page 977

San Miguel county recorded 12/26/1989 under reception no. 262861 at book 461 page 127

Plat Map(s):

San Miguel county recorded 09/10/2014 at book 1 page 4671

ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule A

Order Number: ABS86008792

Property Address:

415 MOUNTAIN VILLAGE BOULEVARD, MOUNTAIN VILLAGE, CO 81435

1. **Effective Date:**

   03/05/2019 at 5:00 P.M.

2. **Policy to be Issued and Proposed Insured:**

   "TBD" Commitment $0.00
   Proposed Insured:
   A BUYER TO BE DETERMINED

3. **The estate or interest in the land described or referred to in this Commitment and covered herein is:**

   A Fee Simple

4. **Title to the estate or interest covered herein is at the effective date hereof vested in:**

   TOWN OF MOUNTAIN VILLAGE HOUSING AUTHORITY, A BODY CORPORATE AND POLITIC OF THE STATE OF COLORADO

5. **The Land referred to in this Commitment is described as follows:**

   LOT 1001, TOWN OF MOUNTAIN VILLAGE, ACCORDING TO THE REPLAT OF LOTS 1001, 1007, 1008 AND TRACT OS-1R-1, MOUNTAIN VILLAGE, FILING 1 RECORDED SEPTEMBER 10, 2014 IN PLAT BOOK 1 AT PAGE 4671,

   LESS AND EXCEPT THAT PORTION OF SAID LOT 1001 BEING MORE PARTICULARLY DESCRIBED AS UNIT 4106, BUILDING 4, VILLAGE COURT APARTMENTS, AS DESCRIBED IN THE SPECIAL WARRANTY DEED RECORDED DECEMBER 29, 2000 UNDER RECEPTION NO. 338902 AND AS DEPICTED ON THE MAP RECORDED DECEMBER 29, 2000 IN SURVEYORS PLAT BOOK S1 AT PAGE 371,

   COUNTY OF SAN MIGUEL, STATE OF COLORADO.

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ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule B, Part I

(Requirements)

Order Number: ABS86008792

All of the following Requirements must be met:

This proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

Pay the agreed amount for the estate or interest to be insured.

Pay the premiums, fees, and charges for the Policy to the Company.

Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

1. PARTIAL RELEASE OF DEED OF TRUST DATED SEPTEMBER 30, 2014 FROM TOWN OF MOUNTAIN VILLAGE HOUSING AUTHORITY, PUBLIC BODY. CORPORATE AND POLITIC, EXISTING AS SUCH UNDER THE LAWS AND CONSTITUTION OF THE STATE OF COLORADO TO THE PUBLIC TRUSTEE OF SAN MIGUEL COUNTY FOR THE USE OF NBH CAPITAL FINANCE, A DIVISION OF NBH BANK, N.A. TO SECURE THE SUM OF $12,340,000.00 AND $1,076,000.00 RECORDED OCTOBER 02, 2014, UNDER RECEPTION NO. **434799**.
2. CERTIFIED COPY OF RESOLUTION OF THE GOVERNING BOARD OF THE TOWN OF MOUNTAIN VILLAGE HOUSING AUTHORITY, A BODY CORPORATE AND POLITIC OF THE STATE OF COLORADO (AUTHORIZING THE SALE OF THE SUBJECT PROPERTY AND THE EXECUTION OF NECESSARY DOCUMENTS) AND RECITING THAT THE BOARD HAS BEEN DULY AUTHORIZED IN THE PREMISES BY THE ENTITY. SAID RESOLUTION MUST BE PROPERLY CERTIFIED BY AN OFFICER OF THE ENTITY. SAID RESOLUTION MUST BE SUBMITTED TO AND APPROVED BY LAND TITLE GUARANTEE COMPANY BUT NEED NOT BE RECORDED.
3. WARRANTY DEED FROM TOWN OF MOUNTAIN VILLAGE HOUSING AUTHORITY, A BODY CORPORATE AND POLITIC OF THE STATE OF COLORADO TO A BUYER TO BE DETERMINED CONVEYING SUBJECT PROPERTY.
4. EVIDENCE SATISFACTORY TO LAND TITLE GUARANTEE COMPANY THAT THE TERMS, CONDITIONS AND PROVISIONS OF THE TELLURIDE MOUNTAIN VILLAGE OWNER'S ASSOCIATION REAL ESTATE TRANSFER ASSESSMENT HAVE BEEN SATISFIED OR THAT AN EXEMPTION HAS BEEN GRANTED.

   NOTE: ALL PARTIES WILL BE REQUIRED TO SIGN A SATISFACTORY LIEN AFFIDAVIT AT CLOSING.

   NOTE: ADDITIONAL REQUIREMENTS OR EXCEPTIONS MAY BE NECESSARY WHEN THE BUYERS NAMES ARE ADDED TO THIS COMMITMENT. COVERAGES AND/OR CHARGES REFLECTED HEREIN, IF ANY, ARE SUBJECT TO CHANGE UPON RECEIPT OF THE CONTRACT TO BUY AND SELL REAL ESTATE AND ANY AMENDMENTS THERETO.

ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule B, Part II

(Exceptions)

Order Number: ABS86008792

This commitment does not republish any covenants, condition, restriction, or limitation contained in any document referred to in this commitment to the extent that the specific covenant, conditions, restriction, or limitation violates state or federal law based on race, color, religion, sex, sexual orientation, gender identity, handicap, familial status, or national origin.

1. **Any facts, rights, interests, or claims thereof, not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.**
2. **Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.**
3. **Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.**
4. **Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.**
5. **Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date of the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.**
6. **(a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.**
7. **(a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water.**
8. ALL EXISTING LEASES AND TENANCIES.
9. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE FOLLOWING PLATS:
   #1 - TELLURIDE MOUNTAIN VILLAGE, FILING 1 RECORDED MARCH 9, 1984 IN PLAT BOOK 1 AT PAGE 476, AND TECHNICAL AMENDMENT CONCERNING DENSITY RECORDED FEBRUARY 12, 1990 IN BOOK 462 AT PAGE 759,
   #2 - PLAT OF THE TOWN OF MOUNTAIN VILLAGE RECORDED OCTOBER 6, 1995 IN PLAT BOOK 1 AT PAGE 1918 AND OFFICIAL LAND USE AND DENSITY ALLOCATION FOR ALL LAND WITHIN THE TOWN OF MOUNTAIN VILLAGE, COLORADO RECORDED OCTOBER 6, 1995 IN BOOK 551 AT PAGE 485 AND AS AMENDED IN INSTRUMENT RECORDED JUNE 25, 2009 UNDER RECEPTION NO. 407544,
   #3 - TOWN OF MOUNTAIN VILLAGE RECORDED JULY 24, 1996 IN PLAT BOOK 2 AT PAGE 2073, AND
   #4 - THE TOWN OF MOUNTAIN VILLAGE OFFICIAL TOWN PLAT RECORDED SEPTEMBER 8, 1997 IN PLAT BOOK 1 AT PAGE 2281 AND THE TOWN OF MOUNTAIN VILLAGE OFFICIAL LOT LIST RECORDED SEPTEMBER 8, 1997 IN BOOK 586 AT PAGE 548.

ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule B, Part II

(Exceptions)

Order Number: ABS86008792

10. RESTRICTIVE COVENANTS, FOR MOUNTAIN VILLAGE, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS CONTAINED IN INSTRUMENT RECORDED MARCH 9, 1984 IN BOOK 409 AT PAGE **714**, AS AMENDED OR SUPPLEMENTED. AMENDED AND RESTATED GENERAL DECLARATION RECORDED DECEMBER 11, 2002 UNDER RECEPTION NO. **353668**. FIRST AMENDMENT TO THE AMENDED AND RESTATED GENERAL DECLARATION RECORDED DECEMBER 09, 2009 UNDER RECEPTION NO. **410160**. SECOND AMENDMENT TO THE AMENDED AND RESTATED GENERAL DECLARATION RECORDED MARCH 19, 2012 UNDER RECEPTION NO. **422188**.

    NOTE: UNDER THE GENERAL NOTES ON THE PLAT OF TELLURIDE MOUNTAIN VILLAGE RECORDED MARCH 9, 1984 IN PLAT BOOK 1 AT PAGE **476** THE TELLURIDE COMPANY RESERVES THE RIGHT TO IMPOSE ADDITIONAL RESTRICTIVE COVENANTS ON ALL LOTS IN ADDITION TO THE ONES DESCRIBED HEREIN.

    NOTICE REGARDING CONTACT INFORMATION AND REAL ESTATE TRANSFER ASSESSMENT RECORDED MAY 25, 2011 UNDER RECEPTION NO. **418209**.

11. TERMS, CONDITIONS AND PROVISIONS OF NOTICE OF WATER AND SEWER TAP FEE PAYMENT RECORDED APRIL 14, 1987 IN BOOK 435 AT PAGE **603**, TAP FEE AGREEMENT RECORDED MAY 29, 1992 IN BOOK 492 AT PAGE **991**, AND BY FIRST AMENDMENT TO TAP FEE AGREEMENT RECORDED DECEMBER 18, 1996 IN BOOK 573 AT PAGE **237**, AND AS ASSIGNED BY TAP FEE ASSIGNMENT AND ASSUMPTION AGREEMENT RECORDED APRIL 29, 1999, UNDER RECEPTION NO. **326037**.

12. TERMS, CONDITIONS AND PROVISIONS OF FACILITIES, WATER RIGHTS AND EASEMENT AGREEMENT RECORDED APRIL 27, 1992 IN BOOK 491 AT PAGE **359** AND AS AMENDED IN INSTRUMENT RECORDED NOVEMBER 13, 1992 IN BOOK 501 AT PAGES **433** AND **437** AND AS AMENDED IN INSTRUMENT RECORDED APRIL 26, 1993 IN BOOK 510 AT PAGE **8** AND AS AMENDED IN INSTRUMENT RECORDED APRIL 26, 1993 IN BOOK 510 AT PAGE **11** AND AS AMENDED IN INSTRUMENT RECORDED OCTOBER 24, 1996 IN BOOK 569 AT PAGE **668**.

13. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN TOWN OF MOUNTAIN VILLAGE EMPLOYEE HOUSING RESTRICTION RECORDED SEPTEMBER 08, 1997 IN BOOK 586 AT PAGE **575** AND AS AMENDED IN INSTRUMENT RECORDED OCTOBER 12, 1999 UNDER RECEPTION NO. **329779**.

ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule B, Part II

(Exceptions)

Order Number: ABS86008792

14. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLATS OF:
#1 - TELLURIDE EMPLOYEE VILLAGE, REPLAT OF LOT TTTT AND PORTIONS OF LOT P2 AND TRACT OS-1 INTO LOT 1001 AND LOT 1005, TELLURIDE MOUNTAIN VILLAGE FILING 1 RECORDED DECEMBER 20, 1989 IN PLAT BOOK 1 AT PAGE 961;
#2 - REPLAT AND RE-ZONING OF LOT 1001, TELLURIDE MOUNTAIN VILLAGE FILING 1 RECORDED DECEMBER 2, 1991 IN PLAT BOOK 1 AT PAGE 1216;
#3 - REPLAT OF LOTS 160 AND 1005, TOWN OF MOUNTAIN VILLAGE RECORDED MAY 10, 2000 IN PLAT BOOK 1 AT PAGE 2710; AND
#4 - REPLAT OF LOTS 1001, 1007, 1008 AND TRACT OS-1R-1, MOUNTAIN VILLAGE, FILING 1 RECORDED SEPTEMBER 10, 2014 IN PLAT BOOK 1 AT PAGE 4671.
15. RESERVATION BY THE TELLURIDE COMPANY OF ALL OF THE RIGHTS TO MINERAL AND OIL, GAS OR OTHER HYDROCARBONS LOCATED ON, IN OR UNDER THE REAL PROPERTY, WITHOUT ANY RIGHT OF SURFACE ENTRY FOR EXPLORATION, DEVELOPMENT OR EXTRACTION. THE TELLURIDE COMPANY COVENANTS THAT IT WILL NOT MINE, EXTRACT, EXPLORE FOR OR DEVELOP ANY OF THE MINERALS, OIL, GAS OR OTHER HYDROCARBONS LOCATED ON, IN OR UNDER THE REAL PROPERTY, ALL AS CONTAINED IN INSTRUMENT RECORDED MAY 22, 1991 IN BOOK 477 AT PAGE 977.
16. TERMS, CONDITIONS, RESERVATIONS AND PROVISIONS AS CONTAINED IN WARRANTY DEED RECORDED MAY 22, 1991 IN BOOK 477 AT PAGE 977.
17. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN RESOLUTION #1991-79 APPROVING THE REZONING AND REPLAT OF LOTS 16, 27, 30, 31, 32, 71R, 437, 646 AND 1001, TELLURIDE MOUNTAIN VILLAGE RECORDED DECEMBER 02, 1991 IN BOOK 485 AT PAGE 259.
18. TERMS, CONDITIONS AND PROVISIONS OF NOTICE FILED BY SAN MIGUEL POWER ASSOCIATION, INC. RECORDED MARCH 18, 1999 UNDER RECEPTION NO. 325020.
19. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN RESOLUTION NO. 2000-0509-09 APPROVING LOT 1001 REZONE RECORDED JULY 06, 2000 UNDER RECEPTION NO. 335320.
20. MATTERS DISCLOSED ON THE MAP OF UNIT 4106, VILLAGE COURT APARTMENTS, LOCATED ON LOT 1001 ISSUED BY FOLEY ASSOCIATES, INC. CERTIFIED DECEMBER 29, 2000, JOB NO. 00102 AND RECORDED DECEMBER 29, 2000 IN SURVEYORS PLAT BOOK S1 AT PAGE 371.
21. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS OF THE EASEMENTS BENEFITTING UNIT 4106, VILLAGE COURT APARTMENTS AS SET FORTH IN SPECIAL WARRANTY DEED RECORDED DECEMBER 29, 2000 UNDER RECEPTION NO. 338902 AND AS DEPICTED ON MAP RECORDED DECEMBER 29, 2000 IN SURVEYORS PLAT BOOK S1 AT PAGE 371.
22. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN BENEFICIARY AND RENT USE RESTRICTION RECORDED MARCH 14, 2001 UNDER RECEPTION NO. 340294.
23. BILL OF SALE BETWEEN THE SAN MIGUEL COUNTY HOUSING AUTHORITY, A BODY CORPORATE AND POLITIC TO THE TOWN OF MOUNTAIN VILLAGE HOUSING AUTHORITY, A BODY CORPORATE AND POLITIC RECORDED JUNE 7, 2001 UNDER RECEPTION NO. 341852.

ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule B, Part II

(Exceptions)

Order Number: ABS86008792

24. LEASE BETWEEN TOWN OF MOUNTAIN VILLAGE HOUSING AUTHORITY, LESSOR, AND AUTOMATIC LAUNDRY COMPANY, LTD, LESSEE, AS SHOWN BY ABSTRACT OF LEASE RECORDED MARCH 25, 2002 UNDER RECEPTION NO. 347911

25. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN TOWN OF MOUNTAIN VILLAGE ORDINANCE #2002-07 AMENDING AND RESTATING THE LAND USE ORDINANCE RECORDED DECEMBER 18, 2002 UNDER RECEPTION NO. 353852.

26. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN TOWN OF MOUNTAIN VILLAGE RESOLUTION #2002-1210-31 AMENDING AND RESTATING THE TOWN OF MOUNTAIN VILLAGE DESIGN REGULATIONS RECORDED DECEMBER 18, 2002 UNDER RECEPTION NO. 353853 AND TOWN OF MOUNTAIN VILLAGE RESOLUTION #2005-0308-03 AMENDING AND RESTATING THE TOWN OF MOUNTAIN VILLAGE DESIGN REGULATIONS RECORDED APRIL 15, 2005 UNDER RECEPTION NO. 374090.

27. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN RESOLUTION NO. 2006-0314-01 APPROVING LOT 1001 DENSITY TRANSFER AND PARKING VARIANCE RECORDED MAY 10, 2006 UNDER RECEPTION NO. 384008.

28. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN COLORADO DEPARTMENT OF LOCAL AFFAIRS BENEFICIARY AND RENT USE COVENANT RECORDED OCTOBER 01, 2012 UNDER RECEPTION NO. 424947 AND AS AMENDED IN INSTRUMENT RECORDED NOVEMBER 16, 2012 UNDER RECEPTION NO. 425670.

29. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN RESOLUTION NO. 2014-0320-08 APPROVING A MINOR SUBDIVISION TO REMOVE LAND USES AND LAND USE DESIGNATIONS FROM RECORDED PLATS FOR LOTS 1007, 1008, 1001 AND IS-1R1 AND TO HAVE REZONING ORDINANCE AFFECT ZONING AND ASSOCIATES ZONING DESIGNATIONS RECORDED APRIL 10, 2014 UNDER RECEPTION NO. 432417.

LAND TITLE GUARANTEE COMPANY
DISCLOSURE STATEMENTS

Note: Pursuant to CRS 10-11-122, notice is hereby given that:

(A) The Subject real property may be located in a special taxing district.

(B) A certificate of taxes due listing each taxing jurisdiction will be obtained from the county treasurer of the county in which the real property is located or that county treasurer's authorized agent unless the proposed insured provides written instructions to the contrary. (for an Owner's Policy of Title Insurance pertaining to a sale of residential real property).

(C) The information regarding special districts and the boundaries of such districts may be obtained from the Board of County Commissioners, the County Clerk and Recorder, or the County Assessor.

Note: Effective September 1, 1997, CRS 30-10-406 requires that all documents received for recording or filing in the clerk and recorder's office shall contain a top margin of at least one inch and a left, right and bottom margin of at least one half of an inch. The clerk and recorder may refuse to record or file any document that does not conform, except that, the requirement for the top margin shall not apply to documents using forms on which space is provided for recording or filing information at the top margin of the document.

Note: Colorado Division of Insurance Regulations 8-1-2 requires that "Every title entity shall be responsible for all matters which appear of record prior to the time of recording whenever the title entity conducts the closing and is responsible for recording or filing of legal documents resulting from the transaction which was closed". Provided that Land Title Guarantee Company conducts the closing of the insured transaction and is responsible for recording the legal documents from the transaction, exception number 5 will not appear on the Owner's Title Policy and the Lenders Policy when issued.

Note: Affirmative mechanic's lien protection for the Owner may be available (typically by deletion of Exception no. 4 of Schedule B, Section 2 of the Commitment from the Owner's Policy to be issued) upon compliance with the following conditions:

(A) The land described in Schedule A of this commitment must be a single family residence which includes a condominium or townhouse unit.

(B) No labor or materials have been furnished by mechanics or material-men for purposes of construction on the land described in Schedule A of this Commitment within the past 6 months.

(C) The Company must receive an appropriate affidavit indemnifying the Company against un-filed mechanic's and material-men's liens.

(D) The Company must receive payment of the appropriate premium.

(E) If there has been construction, improvements or major repairs undertaken on the property to be purchased within six months prior to the Date of Commitment, the requirements to obtain coverage for unrecorded liens will include: disclosure of certain construction information; financial information as to the seller, the builder and or the contractor; payment of the appropriate premium fully executed Indemnity Agreements satisfactory to the company, and, any additional requirements as may be necessary after an examination of the aforesaid information by the Company.

No coverage will be given under any circumstances for labor or material for which the insured has contracted for or agreed to pay.

Note: Pursuant to CRS 10-11-123, notice is hereby given:

This notice applies to owner's policy commitments disclosing that a mineral estate has been severed from the surface estate, in Schedule B-2.

(A) That there is recorded evidence that a mineral estate has been severed, leased, or otherwise conveyed from the surface estate and that there is substantial likelihood that a third party holds some or all interest in oil, gas, other minerals, or geothermal energy in the property; and

(B) That such mineral estate may include the right to enter and use the property without the surface owner's permission.

Note: Pursuant to CRS 10-1-128(6)(a), It is unlawful to knowingly provide false, incomplete, or misleading facts or information to an insurance company for the purpose of defrauding or attempting to defraud the company. Penalties may include imprisonment, fines, denial of insurance, and civil damages. Any insurance company or agent of an insurance company who knowingly provides false, incomplete, or misleading facts or information to a policyholder or claimant for the purpose of defrauding or attempting to defraud the policyholder or claimant with regard to a settlement or award payable from insurance proceeds shall be reported to the Colorado Division of Insurance within the Department of Regulatory Agencies.

Note: Pursuant to Colorado Division of Insurance Regulations 8-1-3, notice is hereby given of the availability of a closing protection letter for the lender, purchaser, lessee or seller in connection with this transaction.

JOINT NOTICE OF PRIVACY POLICY OF LAND TITLE GUARANTEE COMPANY, LAND TITLE GUARANTEE COMPANY OF SUMMIT COUNTY LAND TITLE INSURANCE CORPORATION AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

This Statement is provided to you as a customer of Land Title Guarantee Company as agent for Land Title Insurance Corporation and Old Republic National Title Insurance Company.

We want you to know that we recognize and respect your privacy expectations and the requirements of federal and state privacy laws. Information security is one of our highest priorities. We recognize that maintaining your trust and confidence is the bedrock of our business. We maintain and regularly review internal and external safeguards against unauthorized access to non-public personal information ("Personal Information").

In the course of our business, we may collect Personal Information about you from:

- applications or other forms we receive from you, including communications sent through TMX, our web-based transaction management system;
- your transactions with, or from the services being performed by us, our affiliates, or others;
- a consumer reporting agency, if such information is provided to us in connection with your transaction;

  and
- The public records maintained by governmental entities that we either obtain directly from those entities, or from our affiliates and non-affiliates.

Our policies regarding the protection of the confidentiality and security of your Personal Information are as follows:

- We restrict access to all Personal Information about you to those employees who need to know that information in order to provide products and services to you.
- We maintain physical, electronic and procedural safeguards that comply with federal standards to protect your Personal Information from unauthorized access or intrusion.
- Employees who violate our strict policies and procedures regarding privacy are subject to disciplinary action.
- We regularly assess security standards and procedures to protect against unauthorized access to Personal Information.

WE DO NOT DISCLOSE ANY PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT PERMITTED BY LAW.

Consistent with applicable privacy laws, there are some situations in which Personal Information may be disclosed. We may disclose your Personal Information when you direct or give us permission; when we are required by law to do so, for example, if we are served a subpoena; or when we suspect fraudulent or criminal activities. We also may disclose your Personal Information when otherwise permitted by applicable privacy laws such as, for example, when disclosure is needed to enforce our rights arising out of any agreement, transaction or relationship with you.

Our policy regarding dispute resolution is as follows: Any controversy or claim arising out of or relating to our privacy policy, or the breach thereof, shall be settled by arbitration in accordance with the rules of the American Arbitration Association, and judgment upon the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof.

Commitment For Title Insurance
Issued by Old Republic National Title Insurance Corporation

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON. .

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, Old Republic National Title Insurance Company, a Minnesota corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured. If all of the Schedule B, Part I—Requirements have not been met within 6 months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

COMMITMENT CONDITIONS

1. DEFINITIONS
   (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
   (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
   (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
   (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
   (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
   (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
   (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
   (h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, Comitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:
   (a) the Notice;
   (b) the Commitment to Issue Policy;
   (c) the Commitment Conditions;
   (d) Schedule A;
   (e) Schedule B, Part I—Requirements; and
   (f) Schedule B, Part II—Exceptions; and
   (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

4. **COMPANY'S RIGHT TO AMEND**

   The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. **LIMITATIONS OF LIABILITY**
   (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
      i. comply with the Schedule B, Part I—Requirements;
      ii. eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
      iii. acquire the Title or create the Mortgage covered by this Commitment.
   (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
   (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
   (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.

(e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
(f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
(g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. **LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT**
(a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
(b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
(c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
(d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
(e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
(f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. **IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT**

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. **PRO-FORMA POLICY**

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. **ARBITRATION**

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is $2,000,000 or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at http://www.alta.org/arbitration.

IN WITNESS WHEREOF, Land Title Insurance Corporation has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A to be valid when countersigned by a validating officer or other authorized signatory.

Issued by:
Land Title Guarantee Company
3033 East First Avenue Suite 600
Denver, Colorado 80206
303-321-1880

President

Old Republic National Title Insurance Company, a Stock Company
400 Second Avenue South
Minneapolis, Minnesota 55401
(612)371-1111

Mark Bilbrey, President

Rande Yeager, Secretary

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Land Title Insurance Corporation. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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BAUEN GROUP, LLC
ARCHITECTURE & DESIGN STUDIO

Thomas W. Umbhau, AIA, NCARB

Email: info@bauengroup.com

Design Review Process
Item No: 7—Development Narrative

Overview

The project being proposed for design review is the construction of two new apartment buildings within the existing Village Court Apartment complex located in the Town of Mountain Village. The project has been approved for a density of up to but not exceeding forty two (42) new apartment units, this proposal is showing (49) units. The density for this project will be created by the Town for Employee Housing. The two new buildings are referred to as the 'West' and 'East' building and are labeled as such throughout the submittal.

The proposed **West Apartment building** is 21,522 square feet with 1,384 square feet of unheated exterior stair space and is three stories tall. In addition to the three stories, there is a 'walk-out' lower (fourth) floor, the walk-out level is not a full floor. The lowest floor is tucked into the hillside, faces the open space to the east, and is not visible from the Village Court Apartments parking lot. The building consists of (20) two-bedroom units and (1) one-bedroom unit with associated laundry, employee office and mechanical room facilities.

The proposed **East Apartment building** is 24,515 square feet with 1,384 square feet of unheated exterior stair space and is three stories tall. In addition to the three stories, there is a 'walk-out' lower (fourth) floor, the walk-out level is not a full floor. The lowest floor is tucked into the hillside, faces the open space to the east, and is not visible from the Village Court Apartments parking lot. The building consists of (21) two-bedroom units and (7) one-bedroom units with associated laundry and mechanical room facilities.

Site

The proposed site is sloped. The two new buildings will be located between two existing Village Court apartment buildings. Existing building 14 is to the north of the site and existing building 8 is southeast of the site. The existing conditions plan is attached and illustrates the existing site, site conditions and the immediate surrounding area. The sloped site does contain slopes greater than 30%. The 30% or greater slopes are indicated on the existing conditions plan. Besides building 14 to the north and building 8 to the southeast, the building site is adjacent to the existing parking lot to the west.

The proposed site and grading plan illustrate the optimal location on the site for the two new apartment buildings. The currently shown proposed building footprints were designed to be efficient while providing the proposed density and maintaining code clearances, required parking and fire truck access. As shown, the current footprints also consider the existing wetland located on the property. The proposed site design does not encroach on the wetlands in any way and maintains a 7'-0" buffer between the wetlands and the new project building footprints.

The grading as shown in the submittal is designed to meet the Community Development Code section 17.5.5 for Building Siting Design and Grading and Drainage design by blending the proposed grading into the existing grading and preserving the wetlands.

The existing parking areas on site meet the minimum requirements for all the existing Village Court Apartment units as well as the required parking for the proposed (49) new units. This proposal does not propose any new parking stalls.

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Building Design

The floor plan design was developed based off programmatic requirements developed between the VCA apartments administration, the planning department and the recently completed housing assessment studies.

The exterior building elevations and roof forms have been designed to be similar in mass, scale and shape to the existing apartment buildings. The proposed roof forms incorporate a main 5:12 gable roof and a 3:12 secondary shed roof form element in place of the hip or dormer roof shape used on the existing buildings.

The exterior materials for the two new buildings vary from the existing Village Court Apartments. The proposed design uses metal siding in different profiles to look similar but not the same as the siding material currently being used on the existing buildings. The metal siding being proposed, in addition to creating a more contemporary style, will also reduce maintenance for the life of the building. This submittal is also showing a standing seam metal roofing to add to the feeling of the building being similar to the current VCA buildings but updated to reflect design materials being used today. The colors for the exterior materials are included in this proposal and tie into the exterior color palette of the Village Court Apartments.

Due to the modular construction method being used for the project, there is additional building height for both the West and the East building. The important point to note and will be evident in the submittal is that the overall building heights are very similar to the building ridges of the existing immediate adjacent buildings. The maximum building heights and average building heights are also included in this submittal per the CDC section 17.3.11.

The West apartment building is approximately 4’-0” taller than the existing adjacent building 14 apartment building and the East apartment building is approximately 2’-0” lower than the existing adjacent building 8 apartment building. The project will be seeking a height variance under a separate submittal.

The proposed exterior design reflects an updated and more contemporary version of the existing VCA apartment buildings while continuing to be respectful of its immediate and distant neighbors. Because the existing VCA buildings are not all the same with respect to exterior cladding schemes, this design fits the context and is appropriate for the overall development.

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Design Review Process
Item No: 11—Practicable Alternatives Analysis

Two aspects that exist on site that need to be addressed are the existing wetlands and the >30% slopes

1) Wetlands

    a. The existing wetland area is demarcated on the existing conditions plan of the proposal. The project will not be disturbing the wetland and will maintain a 7' buffer between the wetland and the building footprints, therefore we are not proposing any practicable alternative. Every effort will be made to protect the wetland area.

2) >30% slopes per CDC 17.6 C.

    a. The proposed site and grading plan illustrate the optimal location on the site for the two new apartment buildings. The currently shown proposed building footprints were designed to be efficient while providing the necessary square footage required to achieve the target density of (49) units. Alternative design solutions were studied, while keeping the following site program requirements:

        i. The wetland would not be disturbed
        ii. The overall height would need to be compatible and close in elevation to the existing building #14 and #8
        iii. A deeper building would result in reducing the evergreen and aspen visual buffer between the buildings and the ski run to the east

    b. The proposal illustrates the minimum footprints required to achieve the target density while maintaining all code related issues, clearances, required parking and fire truck access. Due to the wetland delineation as shown on the existing conditions plan and maintaining a reasonable overall height that is similar to the adjacent building heights, and maintaining a good visual buffer, the footprints encroached into 30% and greater topography.

    c. The grading as shown in the submittal is designed to meet the Community Development Code standards for Building Siting Design and Grading and Drainage design by blending the proposed grading into the existing grading and preserving the wetlands.

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Design Review Process
Item No: 12—Design Variations

This proposal is requesting five design variations:

1) A design variation to the amount of required exterior stone siding—currently the CDC section 17.5.6.E.1 requires 30% minimum stone siding.

    a. Due to the area building's exterior surfaces, providing this amount of stone siding would be a cost prohibitive item for the project. We are proposal a rusted vertical metal siding product that will blend in with the surrounding natural landscape colors, is easier to maintain and repair and still offers a nice surface texture that will generate shade and shadow lines on the elevations where it is used.

2) A design variation for the detail pertaining to requiring windows and doors in the stone clad areas of the exterior elevations—currently the CDC section 17.5.6.A.2 requires windows and doors in these areas to be recessed 5".

    a. The special detailing for recessing and waterproofing these assemblies is cost prohibitive. The intent of the proposed design will be to match the detailing in the stone with the neighboring Building 14 which has a shallow installation detail in the stone siding and still provides the intent of the code which is to provide a heavy thick stone massing that grounds the building.

3) A design variation for the use of metal as siding - currently the CDC section 17.5.6.E.3 requires specific approval for the use of metal as siding, soffit and fascia material.

    a. The owner's vision for the new buildings is a low maintenance exterior finish. This is being achieved with the use of metal on the entire exterior façade which will need little to no maintenance for the life of the building. The three metal materials are rusted sheet metal panels with a flat batten, rusted batten metal panel and prefinished corrugated metal panels.

4) A design variation for the use of retaining walls over 5 feet in height- currently the CDC section 17.6.6.B.7 requires retaining walls to have a maximum height of 5' with a minimum step in between walls of 4' to allow for landscaping to soften the walls.

Thomas W. Umbhau, AIA, NCARB Email: info@bauengroup.com

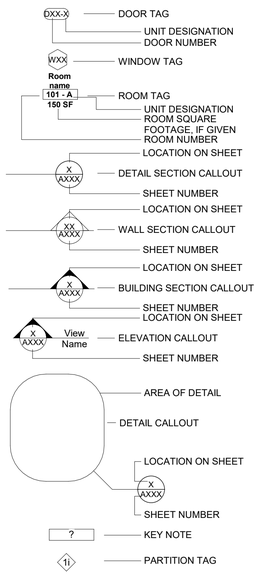
a. The existing site where the project will be built has a very steep slope adjacent to an existing wetland. In order to achieve access to the west entrance to the East Building and maintain clearance from the wetlands a 14' retaining wall will need to be built. On the east side of the East Building an 8' tall retaining wall will be required to gain access from the parking lot existing elevation to the entry stair. In order to achieve code required emergency egress from the lower level of the West Building a stepped 10' tall retaining wall will need to be built to hold the existing grade at the parking lot level back from the emergency exit. Wherever possible, the retaining walls will be built out of native boulders to blend the grade cuts with the natural grade.

5) A design variation for the use of exposed 'board formed' concrete at site retaining walls - currently the CDC section 17.5.6.E.7.b requires specific approval for the use of board formed concrete as an exterior material.
   a. Due to site constraints three of our four site retaining walls will need to be formed out of concrete as opposed to site boulders that are laid back. The laid back boulder wall detail takes up much more room than a poured concrete wall and we are constrained by an existing culvert and an existing wetland, neither of which can be disturbed. The proposed finish for the retaining walls is a board textured concrete pattern that will provide design interest and finish to the walls.

ABBREVIATION LIST

A.A.	ADHESIVE ANCHOR
A.B.	ANCHOR BOLT
ABC	AGGREGATE BASE COURSE
ABV	ABOVE
ADJ	ADJACENT
AFF	ABOVE FINISHED FLOOR
AGG	AGGREGATE
ARCHT	ARCHITECT
ASBO	AS SELECTED BY OWNER
B.B.	BOND BEAM
BD	BOARD
B.F.	BOTTOM OF FOOTING OR BACKFILL
BLDG	BUILDING
BLK	BLOCK
BLKG	BLOCKING
BM	BEAM
BOD	BASE OF DESIGN
BRG	BEARING
BTWN	BETWEEN
B.U.	BUILT-UP
CJ	CONTROL JOINT
CLG	CEILING
CMU	CONCRETE MASONRY UNIT
COL.	COLUMN
CONC.	CONCRETE
CONN.	CONNECTION
CONT	CONTINUOUS
CONTR.	CONTRACTOR
CTR	CENTER
CTR'D.	CENTERED
DBL	DOUBLE
D.F.	DOUGLAS FIR
DIA	DIAMETER
DL	DEAD LOAD
DTL	DETAIL
DWG	DRAWING
DWL	DOWEL
EA	EACH
E.E.	EACH END
E.F.	EACH FACE
E.G.	EXISTING GATE
E.J.	EXPANSION JOINT
ENGR.	ENGINEER
EQ	EQUAL
E.S.	EACH SIDE
E.W.	EACH WAY
EXP	EXPANSION
EXT	EXTERIOR
FFE	FINISH SUB-FLOOR ELEVATION
F.G.	FINISH GRADE
F.J.	FLOOR JOINT
FND	FOUNDATION
F.O.	FACE OF
F.O.C.	FACE OF CONCRETE
F.O.M.	FACE OF MASONRY
F.O.S.	FACE OF STUD
FRMG	FRAMING
FTG	FOOTING
GA.	GAUGE
GALV.	GALVANIZED
G.B.	GRADE BEAM
G.L.B.	GLU-LAM BEAM
HDR	HEADER
H.F.	HEM FIR
HORIZ	HORIZONTAL
H.S.	HIGH STRENGTH
H.T.	HEAVY TIMBER
INFO	INFORMATION
INT.	INTERIOR
JST.	JOIST
JT.	JOINT
L.L.	LIVE LOAD
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LVL	LAMINATED VENEER LUMBER
MAS	MASONRY
MAT	MATERIAL
MAX	MAXIMUM
MFR.	MANUFACTURER
MIN	MINIMUM
NA	NOT APPLICABLE
NLG	NAILING
NTS	NOT TO SCALE
O.C.	ON CENTER
O.H.	OVERHANG
OPNG.	OPENING
OSB	ORIENTED STRAND BOARD
PC	PRE-CAST
PL	PLATE
PLYWD	PLYWOOD
PNL	PANEL
P.T.	PRESSURE TREATED
REINF.	REINFORCEMENT
R.J.	ROOF JOIST
SH	SIMPSON HARDWARE
SHT.	SHEET
SHTG.	SHEATHING
SIM	SIMILAR
SL	SNOW LOAD
S.S.	STEEL STUD
STL	STEEL
S.W.	SHEAR WALL
T.B.	TOP OF BEAM
T.J.	TOP OF JOIST
T.M.	TOP OF MASONRY
T.O.	TOP OF
T.O.C.	TOP OF CONCRETE
T.O.W.	TOP OF WALL
T.P.	TOP OF PARAPET
T.PL.	TOP OF PLATE
TS	TRIM STUD OR TUBE STEEL
TYP	TYPICAL

DRAWING LEGEND

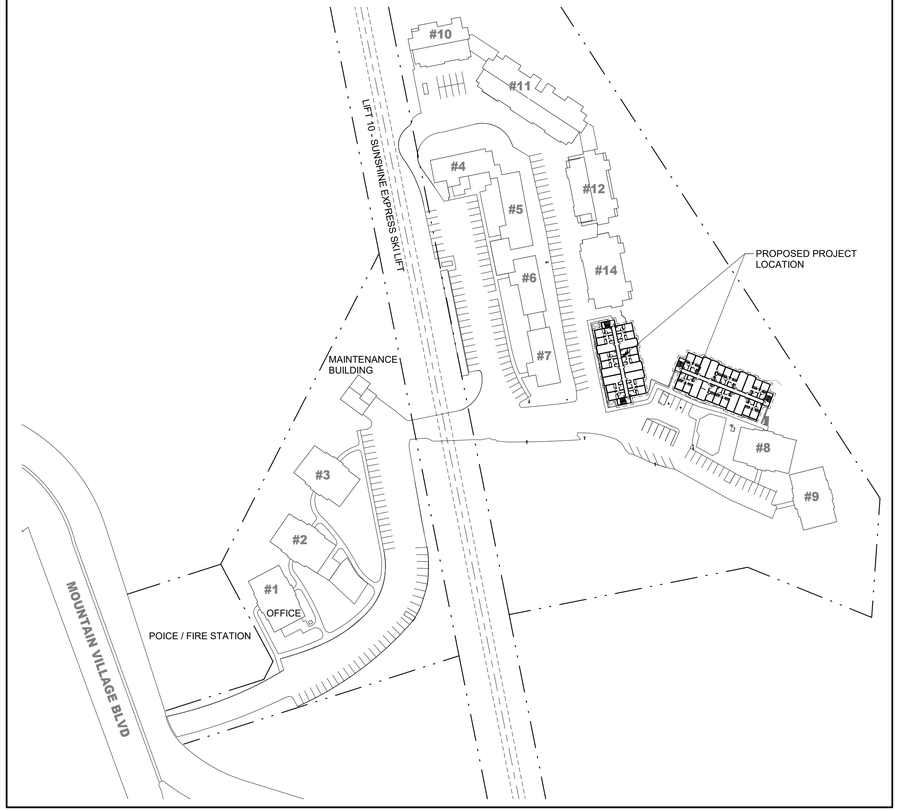


GENERAL NOTES

Phase IV Village Court Apartments

Mountain Village, Colorado

VICINITY MAP



PROJECT DATA

PROJECT NAME	TOWN OF MOUNTAIN VILLAGE - VILLAGE COURT APARTMENTS PHASE IV
PROJECT ADDRESS	415 MOUNTAIN VILLAGE BLVD MOUNTAIN VILLAGE, COLORADO 81435
PROJECT DESCRIPTION	TWO NEW APARTMENT BUILDINGS AND THEIR ASSOCIATED LANDSCAPING
CIVIL	RUSSELL ENGINEERING BILL FROWNFELTER, P.E. 934 MAIN AVE, UNIT C DURANGO, COLORADO 81301
SURVEY	FOLEY ASSOCIATES, LLC 125 W. PACIFIC, SUITE B-1 TELLURIDE, COLORADO 81432
ARCHITECT	BAUEN GROUP, LLC ARCHITECTURE & DESIGN STUDIO THOMAS W. UMBHAU - AIA, NCARB 1480 E. 2ND AVENUE, SUITE 8 DURANGO, CO 81301
MECHANICAL/ ELECTRICAL & PLUMBING	DMCE RANDY WARTNER 1480 HOYT ST. SUITE 200 LAKEWOOD, COLORADO 80215

DRAWING INDEX

#	NAME
GENERAL	
G1.01	COVER SHEET
G1.02	SITE PLAN
G1.03	ROOF HEIGHT DIAGRAM
G1.04	CONSTRUCTION MITIGATION PLAN
G1.05	VIEW STUDIES
CIVIL	
SURVEY	TOPOGRAPHIC SURVEY AND SLOPE STUDY
C101	SITE PLAN
C102	BUILDING GRADING PLAN
C103	EROSION CONTROL PLAN
C104	DETAILS
LANDSCAPE	
L1.01	LANDSCAPE PLAN
ARCHITECTURAL	
A1.01E	LOWER & FIRST LEVEL FLOOR PLAN
A1.02E	SECOND & THIRD LEVEL FLOOR PLAN
A1.03E	ROOF PLAN
A2.01E	BUILDING ELEVATIONS
A1.01W	LOWER & FIRST LEVEL FLOOR PLANS
A1.02W	SECOND & THIRD LEVEL FLOOR PLANS
A1.03W	ROOF PLAN
A2.01W	BUILDING ELEVATIONS
ELECTRICAL	
EP.01	PHOTOMETRIC

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Phase IV Village Court Apartments
415 MOUNTAIN VILLAGE BLVD
MOUNTAIN VILLAGE, CO 81435
PROJECT NO: 010-2019
ASSESSORS PARCEL NO: 477904200005
SET DESCRIPTION: **DRP SUBMITTAL 04.29.2019**

#	Revisions	Date

DESIGNED BY: TWU	SCALE: AS NOTED
DRAWN BY: RMO	DATE: 04.29.19
CHECKED BY:	

DRAWING TITLE: COVER SHEET

SHEET NO: G1.01

SITE PLAN
1" = 10'-0"

NORTH

PROJECT SUMMARY

TYPE III-B	SPRINKLERED	MULTI-STORY

APPLICABLE CODES
INTERNATIONAL BUILDING CODE ---------- 2012 EDITION
INTERNATIONAL PLUMBING CODE ---------- 2012 EDITION
INTERNATIONAL MECHANICAL CODE ---------- 2012 EDITION
INTERNATIONAL FUEL GAS CODE ---------- 2012 EDITION
INTERNATIONAL FIRE CODE ---------- 2012 EDITION
NATIONAL ELECTRICAL CODE ----------2017 EDITION
INTERNATIONAL ENERGY CONSERVATION CODE ----------2012 EDITION

LOT SIZE
8.394 ACRES

ZONING

EAST BUILDING
-ZONING CODE ALLOWABLE HEIGHT ---- 48'-0" + 5'-0" = 53'-0"
-PROPOSED MAX. BUILDING HEIGHT ---- 56'-5"
AS MEASURED PER CDC 17.3.11
-AVERAGE BUILDING HEIGHT ---- 48'-1", SEE ROOF RIDGE HEIGHT DIAGRAM

WEST BUILDING
-ZONING CODE ALLOWABLE HEIGHT ---- 48'-0" +5'-0" = 53'-0"
-PROPOSED MAX. BUILDING HEIGHT ---- 45'-0"
AS MEASURED PER CDC 17.3.11
-AVERAGE BUILDING HEIGHT ---- 40'-11", SEE ROOF RIDGE HEIGHT DIAGRAM

PARKING
REQUIRED PARKING = 1 PER UNIT =49 PARKING SPACES
PROVIDED PARKING = PER OWNER'S DIRECTION

LOT COVERAGE
ZONING CODE ALLOWABLE LOT COVERAGE --- 65%

EXISTING LOT COVERAGE --- APPROXIMATELY 51,746 SQ FT = 1.1879247 ACRES = 14%
PROPOSED LOT COVERAGE --- APPROXIMATELY 68,673 SQ FT = 1.5765152 ACRES = 19%

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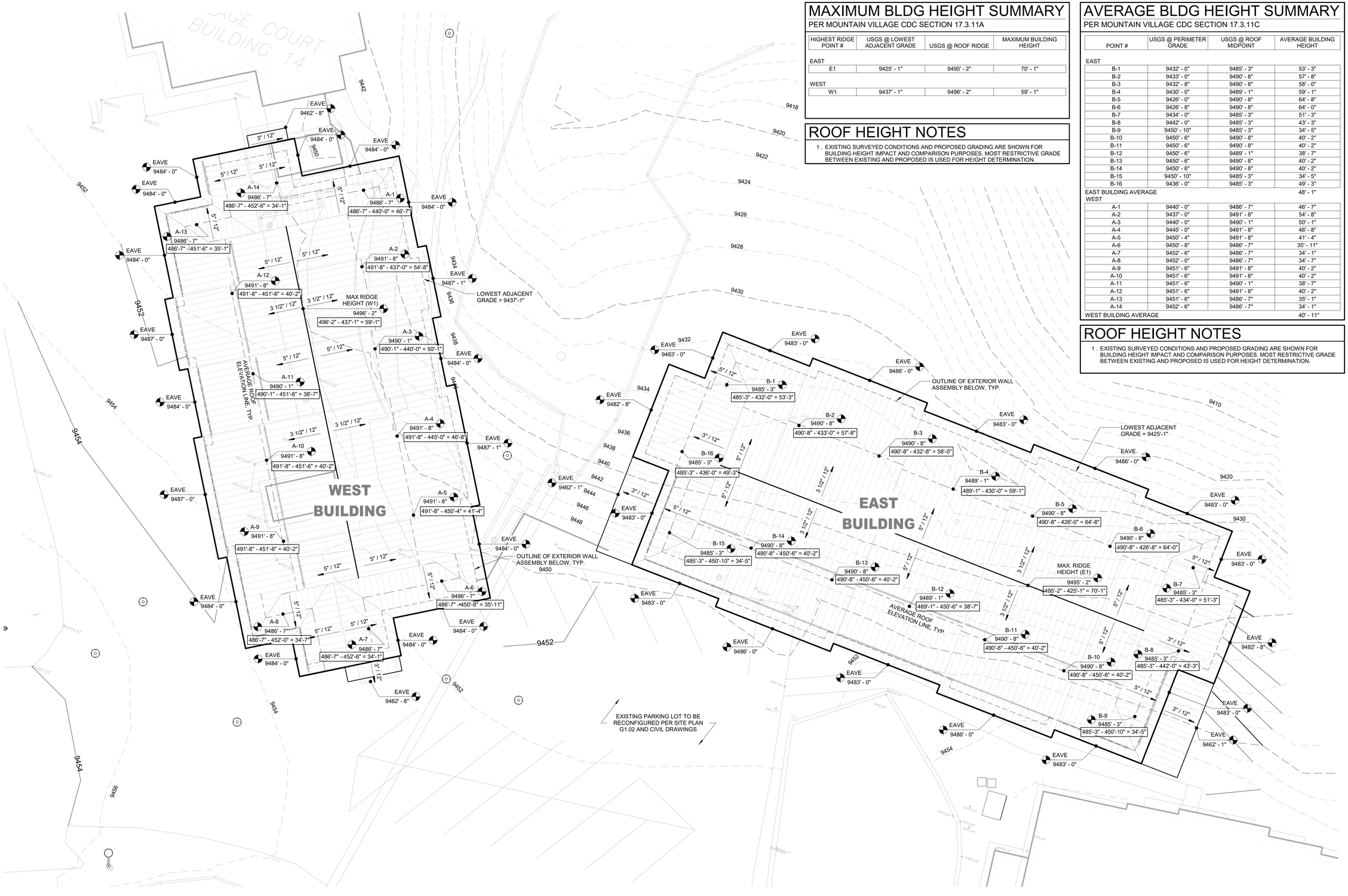
Phase IV Village Court Apartments
415 MOUNTAIN VILLAGE BLVD
MOUNTAIN VILLAGE, CO 81435
PROJECT NO: 010-2019 | ASSESSORS PARCEL NO: 477904200005
SET DESCRIPTION: **DRP SUBMITTAL 04.29.2019**

#	Revisions	Date

DESIGNED BY	SCALE
TWU	AS NOTED
DRAWN BY	DATE
RMO	04.29.19
CHECKED BY	

DRAWING TITLE: SITE PLAN

SHEET NO. G1.02



RIDGE HEIGHT DIAGRAM OVER EXISTING GRADES

1" = 10'-0"

MAXIMUM BLDG HEIGHT SUMMARY

PER MOUNTAIN VILLAGE CDC SECTION 17.3.11A

HIGHEST RIDGE POINT #	USGS @ LOWEST ADJACENT GRADE	USGS @ ROOF RIDGE	MAXIMUM BUILDING HEIGHT
EAST			
E1	9425' - 1"	9495' - 2"	70' - 1"
WEST			
W1	9437' - 1"	9496' - 2"	59' - 1"

ROOF HEIGHT NOTES

1. EXISTING SURVEYED CONDITIONS AND PROPOSED GRADING ARE SHOWN FOR BUILDING HEIGHT IMPACT AND COMPARISON PURPOSES. MOST RESTRICTIVE GRADE BETWEEN EXISTING AND PROPOSED IS USED FOR HEIGHT DETERMINATION.

AVERAGE BLDG HEIGHT SUMMARY

PER MOUNTAIN VILLAGE CDC SECTION 17.3.11C

POINT #	USGS @ PERIMETER GRADE	USGS @ ROOF MIDPOINT	AVERAGE BUILDING HEIGHT
EAST			
B-1	9432' - 0"	9485' - 3"	53' - 3"
B-2	9433' - 0"	9490' - 8"	57' - 8"
B-3	9432' - 8"	9490' - 8"	58' - 0"
B-4	9430' - 0"	9489' - 1"	59' - 1"
B-5	9426' - 0"	9490' - 8"	64' - 8"
B-6	9426' - 8"	9490' - 8"	64' - 0"
B-7	9434' - 0"	9485' - 3"	51' - 3"
B-8	9442' - 0"	9485' - 3"	43' - 3"
B-9	9450' - 10"	9485' - 3"	34' - 5"
B-10	9450' - 6"	9490' - 8"	40' - 2"
B-11	9450' - 6"	9490' - 8"	40' - 2"
B-12	9450' - 6"	9489' - 1"	38' - 7"
B-13	9450' - 6"	9490' - 8"	40' - 2"
B-14	9450' - 6"	9490' - 8"	40' - 2"
B-15	9450' - 10"	9485' - 3"	34' - 5"
B-16	9436' - 0"	9485' - 3"	49' - 3"
EAST BUILDING AVERAGE			48' - 1"
WEST			
A-1	9440' - 0"	9486' - 7"	46' - 7"
A-2	9437' - 0"	9491' - 8"	54' - 8"
A-3	9440' - 0"	9490' - 1"	50' - 1"
A-4	9445' - 0"	9491' - 8"	46' - 8"
A-5	9450' - 4"	9491' - 8"	41' - 4"
A-6	9450' - 8"	9486' - 7"	35' - 11"
A-7	9452' - 6"	9486' - 7"	34' - 1"
A-8	9452' - 0"	9486' - 7"	34' - 7"
A-9	9451' - 6"	9491' - 8"	40' - 2"
A-10	9451' - 6"	9491' - 8"	40' - 2"
A-11	9451' - 6"	9490' - 1"	38' - 7"
A-12	9451' - 6"	9491' - 8"	40' - 2"
A-13	9451' - 6"	9486' - 7"	35' - 1"
A-14	9452' - 6"	9486' - 7"	34' - 1"
WEST BUILDING AVERAGE			40' - 11"

ROOF HEIGHT NOTES

1. EXISTING SURVEYED CONDITIONS AND PROPOSED GRADING ARE SHOWN FOR BUILDING HEIGHT IMPACT AND COMPARISON PURPOSES. MOST RESTRICTIVE GRADE BETWEEN EXISTING AND PROPOSED IS USED FOR HEIGHT DETERMINATION.

BAUEN GROUP, LLC
THOMAS W. UMBHAU AIA, NCARB
Physical:
1480 E. 2nd Avenue, Suite 8
Durango, CO 81301
Mailing:
PO Box 2044
Durango, CO 81302
(970) - 382 - 9130
www.bauengroup.com

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ALL RIGHTS RESERVED

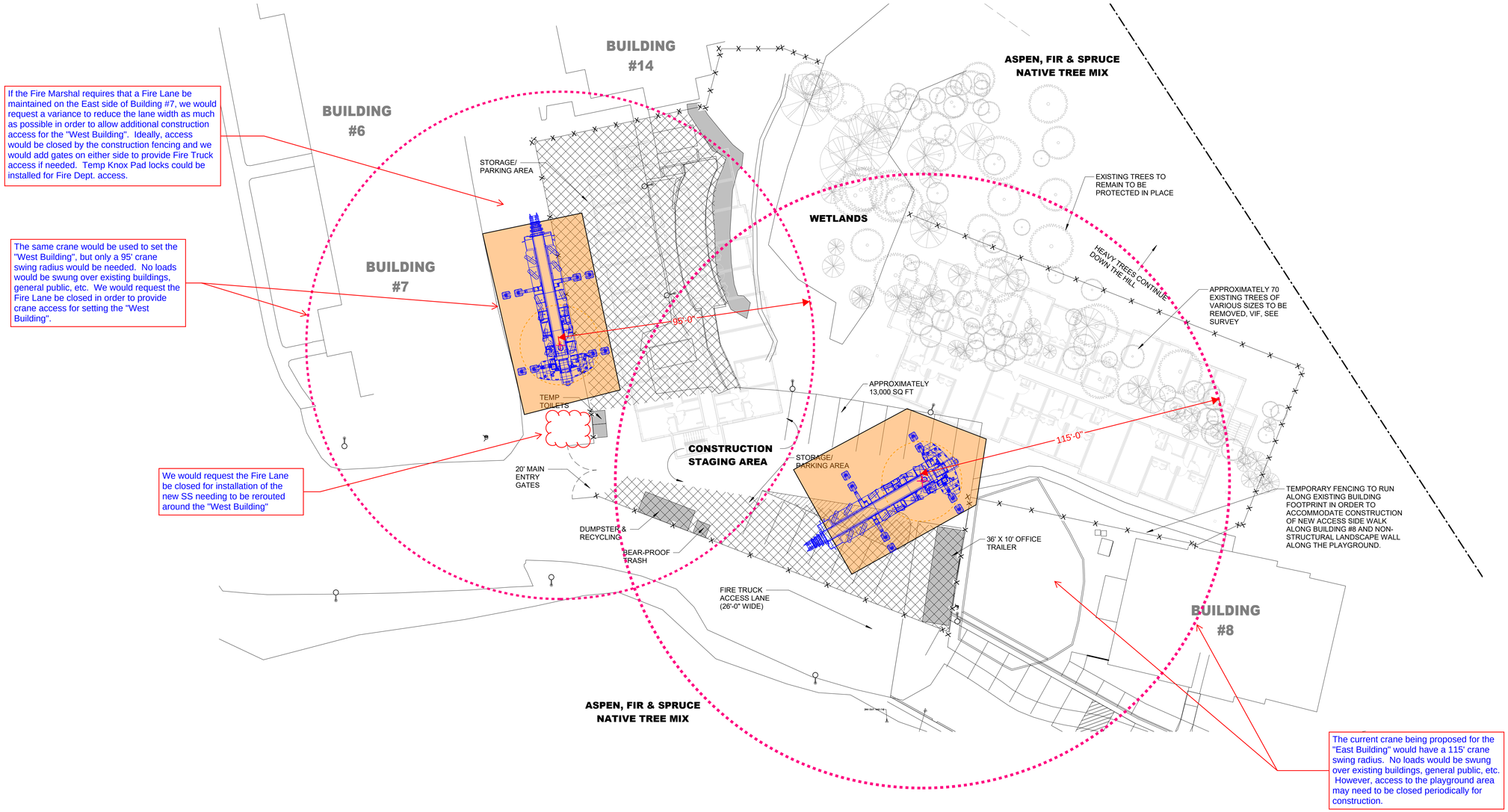
Phase IV Village Court Apartments
415 MOUNTAIN VILLAGE BLVD
MOUNTAIN VILLAGE, CO 81435
PROJECT NO: 010-2019 ASSESSORS PARCEL NO: 477904200005
SET DESCRIPTION: **DRP SUBMITTAL 04.29.2019**

#	Revisions	Date

DESIGNED BY: TWU	SCALE: AS NOTED
DRAWN BY: RMO	DATE: 04.29.19
CHECKED BY:	

DRAWING TITLE: ROOF HEIGHT DIAGRAM

SHEET NO.: G1.03



CONSTRUCTION MITIGATION PLAN

NORTH

1" = 20'-0"

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Preliminary
Not For Construction

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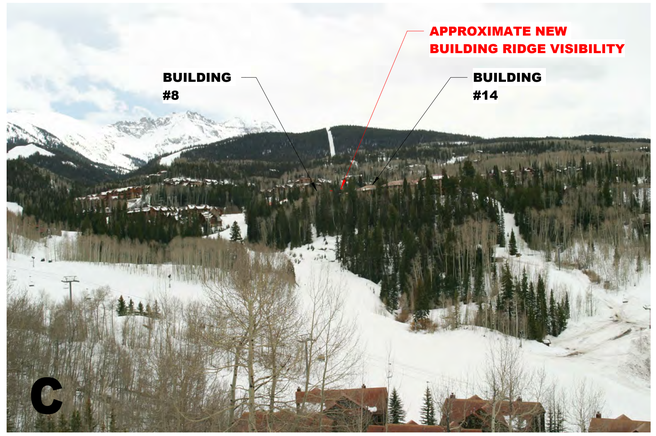
Phase IV Village Court Apartments
415 MOUNTAIN VILLAGE BLVD
MOUNTAIN VILLAGE, CO 81435
PROJECT NO: 010-2019
ASSESSORS PARCEL NO: 477904200005
SET DESCRIPTION: **DRP SUBMITTAL 04.29.2019**

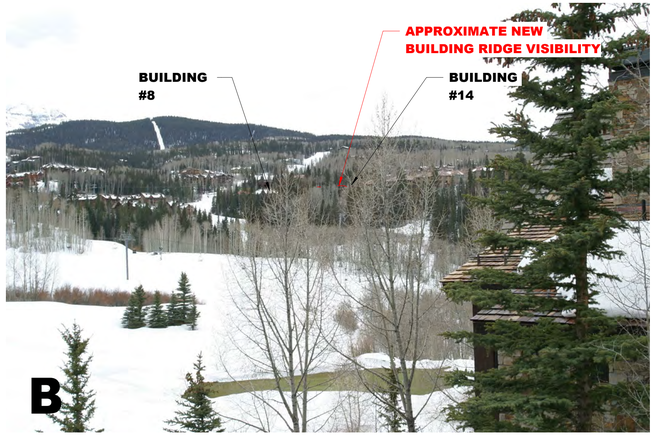
#	Revisions	Date
	DRAFT COPY	

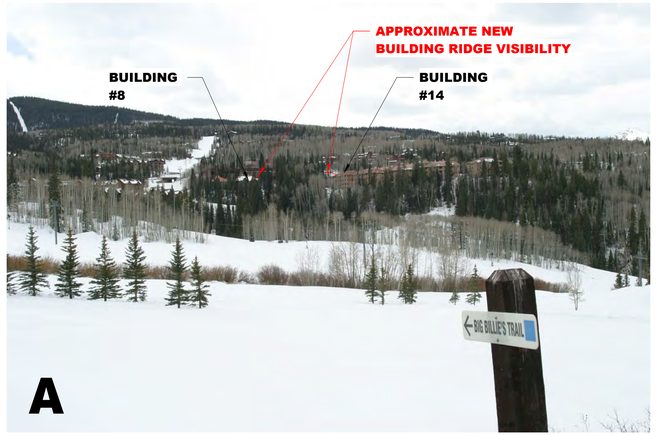
DESIGNED BY: TWU	SCALE: AS NOTED
DRAWN BY: RMO	DATE: 04.29.19
CHECKED BY:	

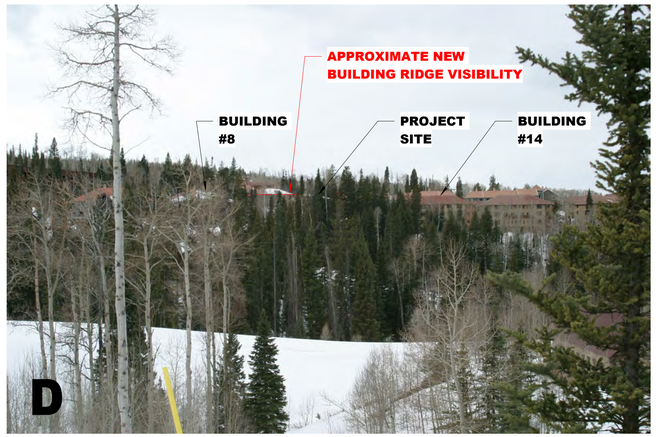
DRAWING TITLE
CONSTRUCTION MITIGATION PLAN

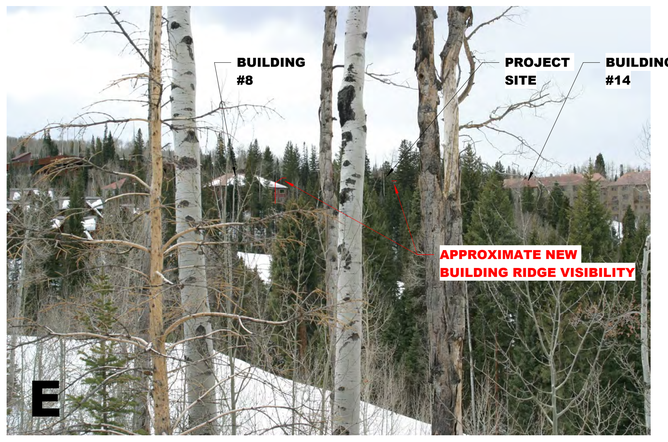
SHEET NO.
G1.04

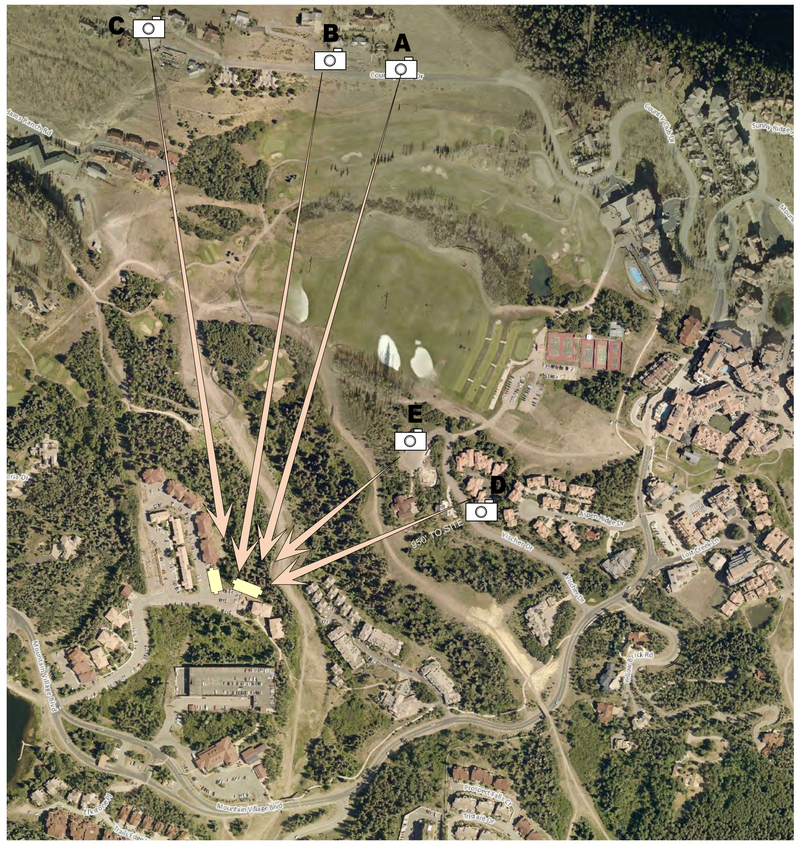












VIEWS TO SITE FROM KEY LOCATIONS

12" = 1'-0"

NORTH

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Phase IV Village Court Apartments

415 MOUNTAIN VILLAGE BLVD
MOUNTAIN VILLAGE, CO 81435

PROJECT NO: 010-2019
ASSESSORS PARCEL NO: 477904200005

SET DESCRIPTION: **DRP SUBMITTAL 04.29.2019**

#	Revisions	Date

DESIGNED BY: TWU	SCALE: AS NOTED
DRAWN BY: RMO	DATE: 04.29.19
CHECKED BY:	

DRAWING TITLE: VIEW STUDIES

SHEET NO: G1.05

This topographic survey of a portion of Lot 1001, Town of Mountain Village, was field surveyed on December 08, 2017 under the direct responsibility, supervision and checking of David R. Bulson, of Foley Associates, Inc., being a Colorado Licensed Surveyor. On March 13, 2019 slope designations were added. It does not constitute a Land Survey Plat or Improvement Survey Plat as defined by section 38-51-102 C.R.S.

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR DAVID R. BULSON 37662

P.L.S. NO. 37662 Date

NOTES:

1. This survey does not constitute a title search by Foley Associates, Inc. to determine the ownership of this property or easements of record.
2. Benchmark: Control point "CP 602 SPIKE", as shown hereon, with an elevation of 9449.59 feet.
3. Contour interval is two feet.
4. Underground utilities were located through the Colorado 811 Ticket Express Program and must be field verified prior to construction.
5. Underground sanitary sewer lines were connected between manholes or sketched from the Mountain Village GIS Department's "TMV Sewer Map", dated 3-22-07.
6. Sanitary sewer continues from this location. It is unclear from site markings provided whether or not this line falls within the Sanitary Sewer Easement shown hereon.
7. NOTICE: According to Colorado law, you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

Topographic Survey and Slope Study

A portion of Lot 1001, Town of Mountain Village,
San Miguel County, Colorado.

Project Mgr:	DB
Technician:	MC
Technician:	
Checked by:	AL
Start date:	12/08/2017

Rev.	description	date	by
1	Added spots and building info around bldg 8	06/06/18	mc
2	Added slope designations	03/13/19	fs

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

Drawing path: dwg\Topo 01-18\17042 Sht-3 EasternBldg...03-19.dwg | Sheet1 of 1 | Project #: 17042

EXISTING BUILDING 14

LANDSCAPE AREA (TYP)

EXISTING RETAINING WALL TO BE PARTIALLY REMOVED HANDRAIL ADDED ON UPHILL SIDE

PROPERTY LINE (TYP)

WETLANDS LIMIT (TYP)

6-FT SIDEWALK WITH ATTACHED MOUNTABLE CURB (TYP)

18.0 FT PARKING STALL

20.0 FT DRIVE LANE

WEST BUILDING FFE: 9453.0

EXISTING BUILDING (THESE UNITS NOT SURVEYED)

EXISTING SHED TO BE REMOVED

STRUCTURAL CONCRETE RETAINING WALL WITH SAFETY RAIL

STRUCTURAL CONCRETE RETAINING WALL WITH SAFETY RAIL POURED MONILITHIC WITH TO BUILDING ACCESS SIDEWALK

EAST BUILDING FFE: 9452.0

ROCKERY RETAINING WALL MAX HT 4-FT

6 PARKING SPACES (2 DEDICATED ADA) REALIGNED TO MAXIMIZE PARKING

COBBLE AREA (TYP)

18.0 FT

9.0 FT

STORM DRAIN

20-FT MIN DRIVE AISLE

26.4 FT DRIVEABLE WIDTH

LANDSCAPE AREA (TYP)

21.5 FT STRIPED WIDTH

ADJUST PLAYGROUND LIMITS

ROCKERY RETAINING WALL MAX HT 4-FT

EXISTING EDGE OF PAVEMENT

EXISTING WATER MAIN

SEWER MAIN TO BE INSTALLED BEFORE BUILDING CONSTRUCTION BEGINS (NOT A PART OF THIS PROJECT)

EXISTING GAS MAIN

PROPOSED STAIRS TO ACCESS BLDG 8

EXISTING PLAYGROUND

EXISTING BUILDING 8

EXISTING STORM CULVERT

5 PARKING SPACES

20-FT MIN DRIVE AISLE

EXISTING TRANSFORMER AND METER TO REMAIN

RE-STRIPE PARKING AREA

CALL 811 TWO WORKING DAYS BEFORE YOU DIG

PLAN

20 10 5 0 10

N

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Civil Engineering Services
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Durango, Colorado 81301
Phone: (970) 385-4546
Fax: (970) 385-4502

Clients 415 MTN VILLAGE BLVD
MOUNTAIN VILLAGE, CO
81435

DATE: 05/21/2019

Phase IV Village Court Apartments

DESIGN DEVELOPMENT

SITE PLAN

C101

PLAN

20 10 5 0 10

N

EXISTING BOULDER RETAINING WALL

9450.81

ENTRY: 9453

TBOC: 9451.4
FL: 9450.90

8%

FG: 9442±

2.8%

RED DENOTES FOUNDATION REQUIRING SHEATHING DETAIL FOR < 15-INCH REVEAL

WALKOUT OR LOWER
BFE: 9442.0

WEST BUILDING
GROUND FLOOR
FFE: 9453.0

0.9%

2%

9452

PROPERTY LINE (TYP)

WETLANDS LIMIT (TYP)

STAIRS TO BASEMENT (TYP)

FG: 9432±

EXPOSED FOUNDATION AT EXISTING GRADE. FOUNDATION WALL EXTERIOR SIDING WILL BE METAL AND STON

ENTRY: 9452

TW: 9452
BW: 9438

STRUCTURAL CONCRETE RETAINING WALL (MAX HT: 14-FT) (BY OTHERS)

STRUCTURAL CONCRETE RETAINING WALL (MAX HT: 12-FT) (BY OTHERS)

7%

TBOC: 9451
FL: 9450.5

EAST BUILDING
GROUND FLOOR
FFE: 9452.0

4.5%

TW: 9451.5
BW: 9440.0

ENTRY: 9453

TBOC:9450.3
FLUSH CURB

4.5%

4.5%

9452

CURB INLET
OUTLET PIPE
TO DAYLIGHT
TBOC:9450.5
FL: 9450.0

TBOC:9451.0
FL: 9450.5

1%

1.8%

TBOC: 9453
FL: 9452.5

NYLOPLAST BEEHIVE INLET

TBOC: 9452.0
FL: 9451.5

CURB INLET
TIED INTO EXISTING CULVERT

1%

1%

SW: 9451.5

9% 5%

ASPHALT SAWCUT

9456

9454

TBOC: 9452.6
FL: 9452.1

EXISTING STORM CULVERT

ADD STEPS UP TO BLDG 8
(EXISTING ENTRY : APPROX. 9457.76)

811 Know what's below. Call before you dig.

CALL 811
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BEFORE YOU DIG

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Russell Planning & Engineering

DESIGN DEVELOPMENT

Phase IV Village Court Apartments 415 MTN VILLAGE BLVD
MOUNTAIN VILLAGE, CO
81435

DATE: 05/21/2019

WEST BUILDING GRADING PLAN

C102

WALKOUT OR LOWER
BFE: 9442.0

WEST BUILDING
GROUND FLOOR
FFE: 9453.0

WETLANDS LIMIT
(TYP)

STAIRS TO BASEMENT
(TYP)

ENTRY: 9452

TW: 9452
BW: 9438

STRUCTURAL CONCRETE
RETAINING WALL (MAX HT: 14-FT)
(BY OTHERS)

STRUCTURAL CONCRETE
RETAINING WALL (MAX HT: 12-FT)
(BY OTHERS)

FG: 9432±

EXPOSED FOUNDATION
AT EXISTING GRADE.
FOUNDATION WALL EXTERIOR
SIDING WILL BE METAL AND STONE.

FG: 9425±

FG: 9434±

FG: 9439±

EAST BUILDING
GROUND FLOOR
FFE: 9452.0

WALKOUT OR LOWER
BFE: 9441.0

TBOC: 9451
FL: 9450.5

TW: 9451.5
BW: 9440.0

ENTRY: 9453

TBOC:9450.3
FLUSH CURB

TBOC:9451.0
FL: 9450.5

ENTRY: 9452

9452

CURB INLET
OUTLET PIPE
TO DAYLIGHT
TBOC:9450.5
FL: 9450.0

TBOC: 9453
FL: 9452.5

NYLOPLAST BEEHIVE INLET

TBOC: 9452.0
FL: 9451.5

CURB INLET
TIED INTO EXISTING CULVERT

EXISTING STORM CULVERT

SW: 9451.5

ADD STEPS UP TO BLDG 8
(EXISTING ENTRY : APPROX. 9457.76)

9451.00

PATIO ENTRY: 9457.76

RETAINING WALL;
MAX HEIGHT 7 FT

2:1
OR
FLATTER

7%
4.5%
4.5%
4.5%
4.5%
1.8%
1%
1%
1%

9390
9400
9410
9420
9430
9440
9450
9454

PLAN
20 10 5 0 10

N

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Russell Planning & Engineering

DESIGN DEVELOPMENT

DATE: 05/21/2019

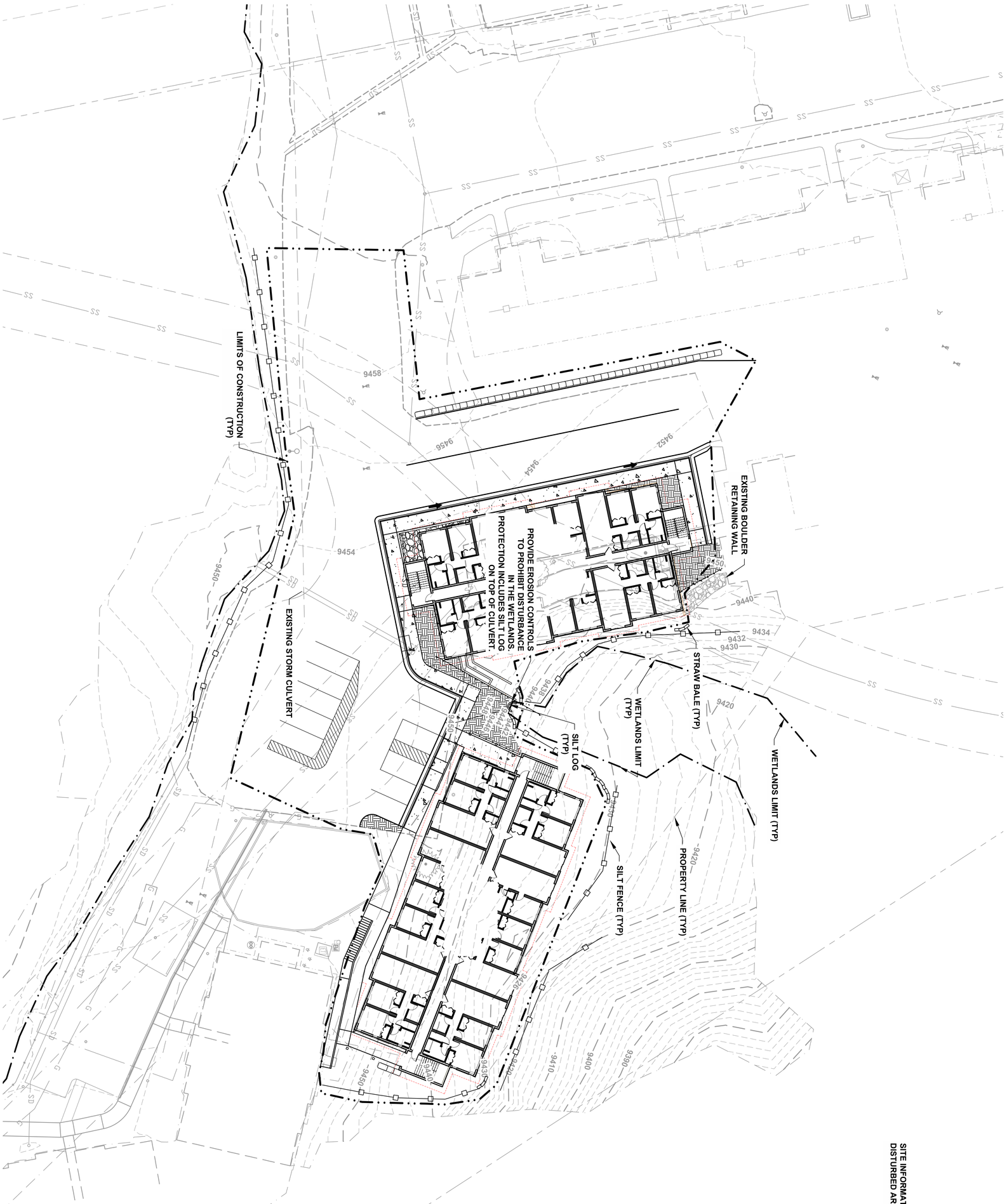
Phase IV Village Court Apartments 415 MTN VILLAGE BLVD
MOUNTAIN VILLAGE, CO
81435

EAST BUILDING
GRADING PLAN

C103

811 Know what's below. Call before you dig.

CALL 811
TWO WORKING DAYS
BEFORE YOU DIG



SITE INFORMATION
DISTURBED AREA: 0.70 ACRE

PLAN
40 20 10 0 20

CALL 811
TWO WORKING DAYS
BEFORE YOU DIG

EROSION CONTROL PLAN

C104

Phase IV Village Court Apartments

415 MTN VILLAGE BLVD
MOUNTAIN VILLAGE, CO
81435

DATE: 05/21/2019

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Durango, Colorado 81301
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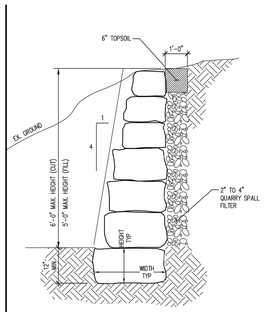
DESIGN DEVELOPMENT

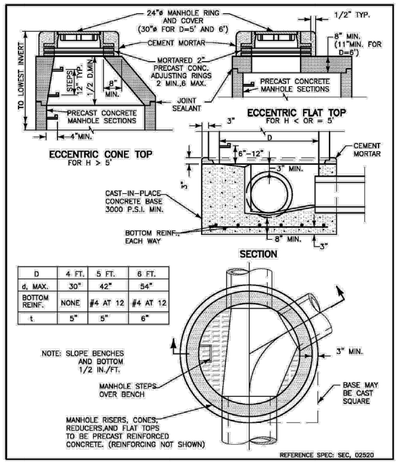


ROCKERY WALL SCHEDULE		
ROCKERY RETAINING HEIGHT (FEET)	MINIMUM ROCK SIZE BOTTOM TWO COURSES AT BASE	MINIMUM ROCK SIZE (TOP)
2	2 MAN ROCK	1 MAN ROCK
4	3 MAN ROCK	2 MAN ROCK
6	4 MAN ROCK	2 MAN ROCK

ROCK SIZE SCHEDULE					
ROCK SIZE	APPROXIMATE WEIGHT (LBS)	APPROXIMATE HEIGHT (INCHES)	APPROXIMATE WIDTH (INCHES)	APPROXIMATE LENGTH (INCHES)
1 MAN	50 TO 200	3 TO 6	12 TO 18	15 TO 20
2 MAN	200 TO 700	6 TO 8	18 TO 28	15 TO 20
3 MAN	700 TO 2,000	8 TO 15	28 TO 36	34 TO 40
4 MAN	2,000 TO 4,000	15 TO 18	36 TO 48	40 TO 50
5 MAN	4,000 TO 6,000	18 TO 20	48 TO 54	50 TO 60
6 MAN	6,000 TO 8,000	20 TO 22	54 TO 60	60 TO 66

ROCKERY NOTES:
1. THE ROCK MATERIAL SHALL BE AS NEARLY RECTANGULAR AS POSSIBLE. NO STONE SHALL BE USED WHICH DOES NOT EXTEND THROUGH THE WALL. THE ROCK MATERIAL SHALL BE HARD, SOUND, DURABLE AND FREE FROM WEATHERED PORTIONS, SEAMS, CRACKS AND OTHER DEFECTS. THE ROCK DENSITY SHALL BE A MINIMUM OF 160 LBS./CUBIC YARD. SEE SCHEDULES.
2. THE ROCKERY SHALL BE STARTED BY EXCAVATING A TRENCH ONE (1) FOOT IN DEPTH BELOW SUB-GRADE.
3. ROCK SELECTION AND PLACEMENT SHALL BE SUCH THAT THERE WILL BE MINIMUM VOIDS AND, IN THE EXPOSED FACE OF THE WALL, NO OPEN VOIDS OVER SIX (6) INCHES ACROSS IN ANY DIRECTION. THE ROCKS SHALL BE PLACED IN A MANNER SUCH THAT THE WIDTH OF THE ROCK SHALL BE AT RIGHT ANGLES OR PERPENDICULAR TO THE ROCKERY FACE. THE ROCKS SHALL HAVE ALL INCLINING FACES SLOPING TO THE BACK OF THE ROCKERY. EACH COURSE OF ROCKS SHALL BE SEATED AS TIGHTLY AND EVENLY AS POSSIBLE ON THE COURSE BENEATH.
4. THE WALL BACKFILL SHALL CONSIST OF QUARRY SPALLS OR WASHED ROCK WITH A MAXIMUM SIZE OF FOUR (4) INCHES AND A MINIMUM SIZE OF TWO (2) INCHES. THIS MATERIAL SHALL BE PLACED TO A TWELVE (12) INCH MINIMUM THICKNESS BETWEEN THE ENTIRE WALL AND THE CUT MATERIAL.

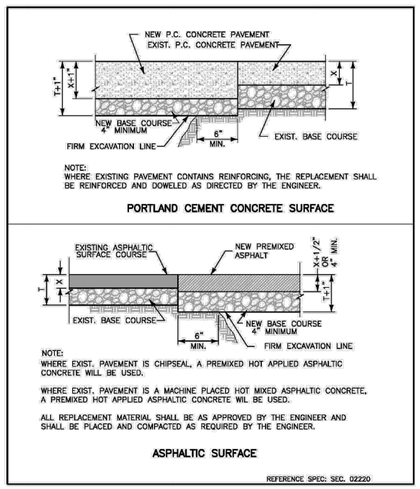
ROCKERY RETAINING WALL DETAIL
N.T.S.



D	4. FT.	5. FT.	6. FT.
d, MAX.	30"	42"	54"
BOTTOM REINF.	NONE	#4 AT 12	#4 AT 12
t.	5"	5"	6"

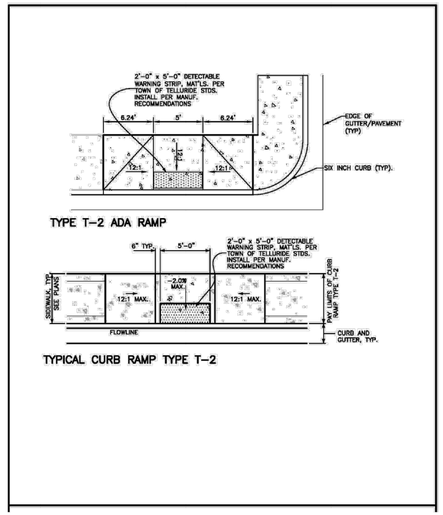
REVISIONS		
MARK	DATE	DESCRIPTION
	FEB 1976	CHANGE NUMBER
	FEB 1992	REDRAWN
DRAWING BY: SCHUHEN		

STORM MANHOLE
Standard No. 2520A
Sheet 1 of 2
Town of Telluride, Colorado



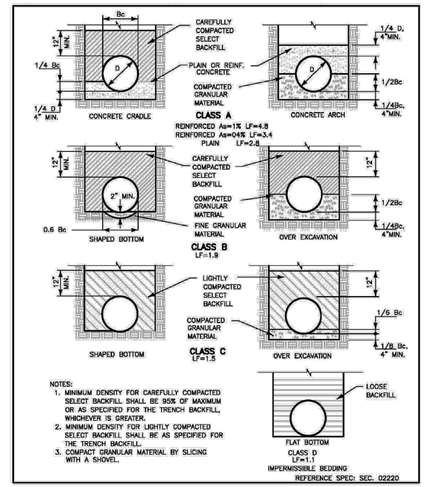
REVISIONS		
MARK	DATE	DESCRIPTION
	FEB 1976	CHANGE NUMBER
	FEB 1992	REDRAWN
DRAWING BY: SCHUHEN		

PAVEMENT REPLACEMENT
Standard No. 2220B
Sheet 1 of 1
Town of Telluride, Colorado



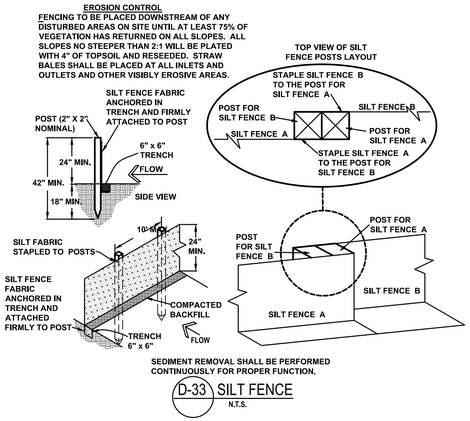
REVISIONS		
MARK	DATE	DESCRIPTION

ACCESSIBILITY RAMP DETAILS
Standard No. 2625F
Sheet 2 of 5
Town of Telluride, Colorado



REVISIONS		
MARK	DATE	DESCRIPTION
	FEB 1976	CHANGE NUMBER
	FEB 1992	REDRAWN
DRAWING BY: SCHUHEN		

PIPE EMBEDMENT
Standard No. 2220A
Sheet 1 of 1
Town of Telluride, Colorado

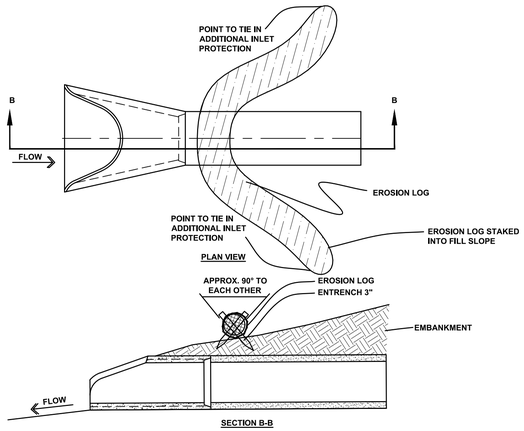


REVISIONS		
MARK	DATE	DESCRIPTION
	FEB 1976	CHANGE NUMBER

WATER SERVICE INSTALLATION
Standard No. 2550D
Sheet 1 of1
Town of Telluride, Colorado

C:\Documents and Settings\rgiesmundo.CITYOFTELLURIDE\My Documents\Website\ROW Specifications\Specifications FNL.doc Adopted Fall 2011

NOTE: EROSION LOGS MUST BE TIGHTLY ABUTTED WITH NO GAPS.



CULVERT EROSION LOG PROTECTION
N.T.S.

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Fax: (970) 385-4502

Phase IV Village Court Apartments 415 MTN VILLAGE BLVD MOUNTAIN VILLAGE, CO 81435

DATE: 04/26/2019

SCHEMATIC

DETAILS

C104

CALL 811
TWO WORKING DAYS
BEFORE YOU DIG

LANDSCAPING NOTES

1. EXISTING BOULDERS FOUND DURING EXCAVATION OF THE SITE TO BE STOCKPILED ON SITE AND USED AS LANDSCAPE ELEMENTS IN THE PLANTING AREAS AS NEEDED. ALL BOULDER LOCATIONS IN NEW LANDSCAPING TO BE DETERMINED BASED UPON BOULDER STOCK RECLAIMED FROM SITE EXCAVATION.
2. THE FINAL DESIGN INTENT IS TO PROVIDE A PERIMETER FOUNDATION DRAINAGE SYSTEM THAT WILL DIRECT RUNOFF FROM THE ROOF AND DRIVEWAY TO DRY WELLS LOCATED WITHIN THE LANDSCAPED AREAS AWAY FROM THE PRIMARY STRUCTURE. THIS SYSTEM MAY INCLUDE GUTTERING AND FRENCH DRAINS AS WELL AS STRATEGICALLY PLACED DRY WELLS AND NEW PLANTING AREAS.
3. ALL NEW LANDSCAPING TO MEET THE REQUIREMENTS OF THE TOWN OF MOUNTAIN VILLAGE COMMUNITY DEVELOPMENT CODE SECTION 17.5.9.

IRRIGATION NOTES

1. IRRIGATION SYSTEM SHOULD BE DESIGNED AND INSTALLED BY A QUALIFIED IRRIGATION PROFESSIONAL.
2. A BACKFLOW PREVENTER SHALL BE INSTALLED BY A LICENSED PLUMBER.
3. A MASTER CONTROL SHALL BE PROVIDED AT EACH BUILDING.
4. SPRAY HEADS AT LAWN TO BE LOW ANGLE.

Table 5-3, Irrigation System Design

Landscape Type	Required Irrigation System Design and Operation
Trees and Shrubs	1. Drip only. 2. Shut drip zones off two (2) full growing seasons after plant establishment.
Lawn Area/Turf	1. Spray heads. 2. Separate site zone required.
Perennials and garden planting beds	1. Spray heads. 2. Use soaker hose, low volume mist and/or emitters equipped with adjustable nozzles to limit over/under watering within a specific zone.

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

LANDSCAPING LEGEND

- **NEW DECIDUOUS TREE** AMUR MAPLE *'ACER GINNALA' (7 TOTAL, 3" DBH)*
- **EXISTING CONIFER TREE** SPECIES AND SIZE PER CIVIL
- **EXISTING DECIDUOUS TREE** SPECIES AND SIZE PER CIVIL
- **WETLANDS BUFFER MIX** REVEGETATE DISTURBED AREAS RE: CDC 17.5.9.C.6.f.i.(b)
- **IRRIGATION LINE** APPROXIMATE LOCATION
- **NATIVE GRASSES** REVEGETATE DISTURBED AREAS RE: CDC 17.5.9.C.6.f.i.(a)
- **LAWN (MATCH EXISTING)** HIGH ALTITUDE, DROUGHT TOLERANT GRASS
- **EXISTING WETLANDS** TO BE PROTECTED AND UNDISTURBED
- **BOULDER AREA** SIZE TO BE DETERMINED
- **4-8" GRANITE COBBLE**

EXISTING BUILDING 14

EXISTING RETAINING WALL

NATIVE GRASSES

20' - 0"

WEST BUILDING

MAIN LEVEL: 9453'-0"

WALK OUT LEVEL: 9442'-0"

WETLANDS

EXISTING SPRUCE, FIR & ASPEN FOREST

ROOF EDGE SHOWN DASHED, TYP.

APPROXIMATE IRRIGATION LINE LOCATION

REVEGETATE WITH NATIVE GRASSES

EAST BUILDING

MAIN LEVEL: 9452'-0"

WALK OUT LEVEL: 9441'-0"

NEW CONCRETE SIDEWALK

GRASS LAWN

PARKING LOT

EXISTING PLAYGROUND

EXISTING BUILDING 8

9390 9400 9410 9420 9430 9440 9450 9452 9454 9456

LANDSCAPE PLAN

1" = 10'-0"

NORTH

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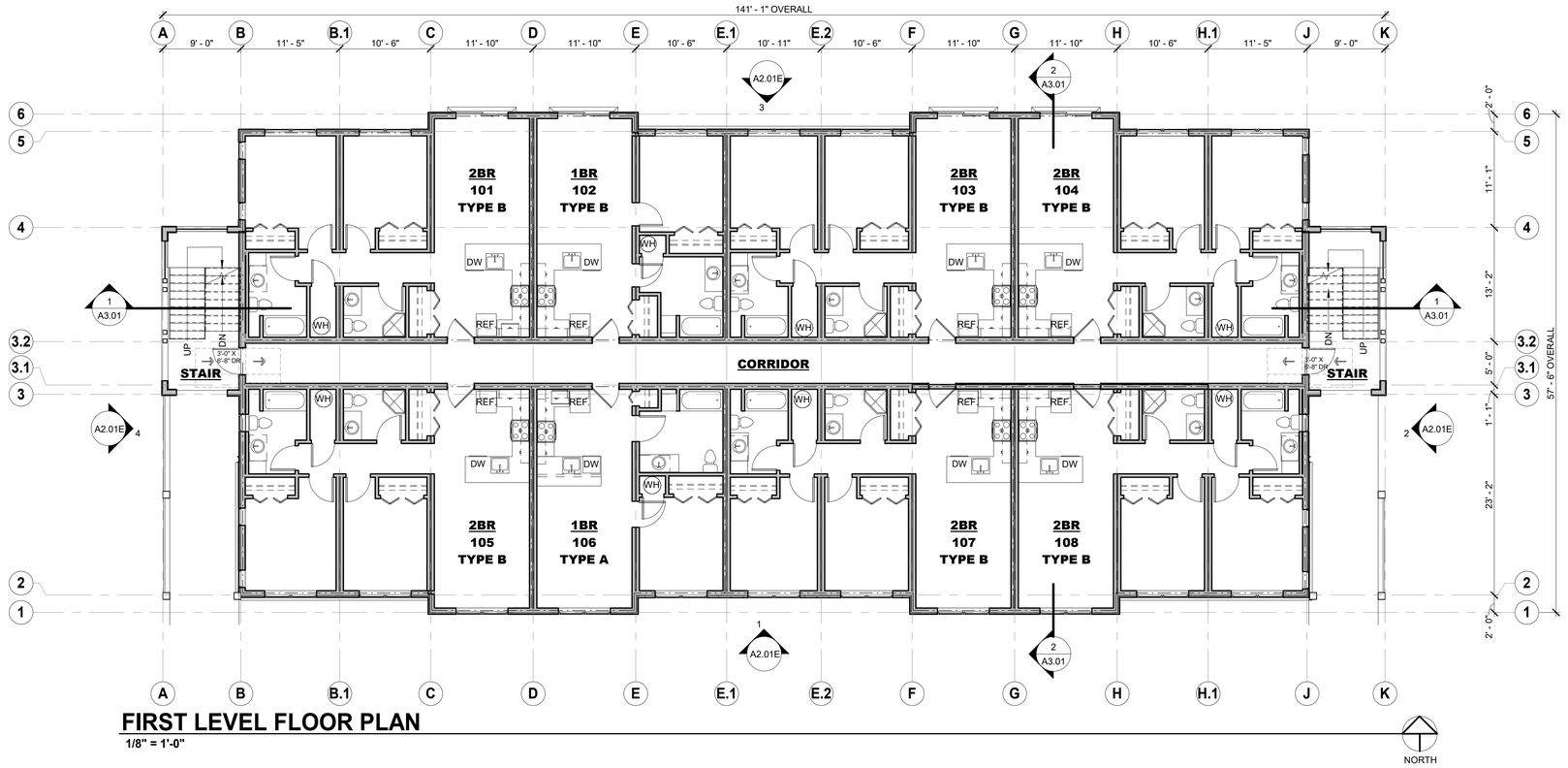
Phase IV Village Court Apartments
415 MOUNTAIN VILLAGE BLVD
MOUNTAIN VILLAGE, CO 81435
PROJECT NO: 010-2019 | ASSESSORS PARCEL NO: 477904200005
SET DESCRIPTION: **DRP SUBMITTAL 04.29.2019**

#	Revisions	Date

DESIGNED BY: TWU	SCALE: AS NOTED
DRAWN BY: RMO	DATE: 04.29.19
CHECKED BY:	

DRAWING TITLE: LANDSCAPE PLAN

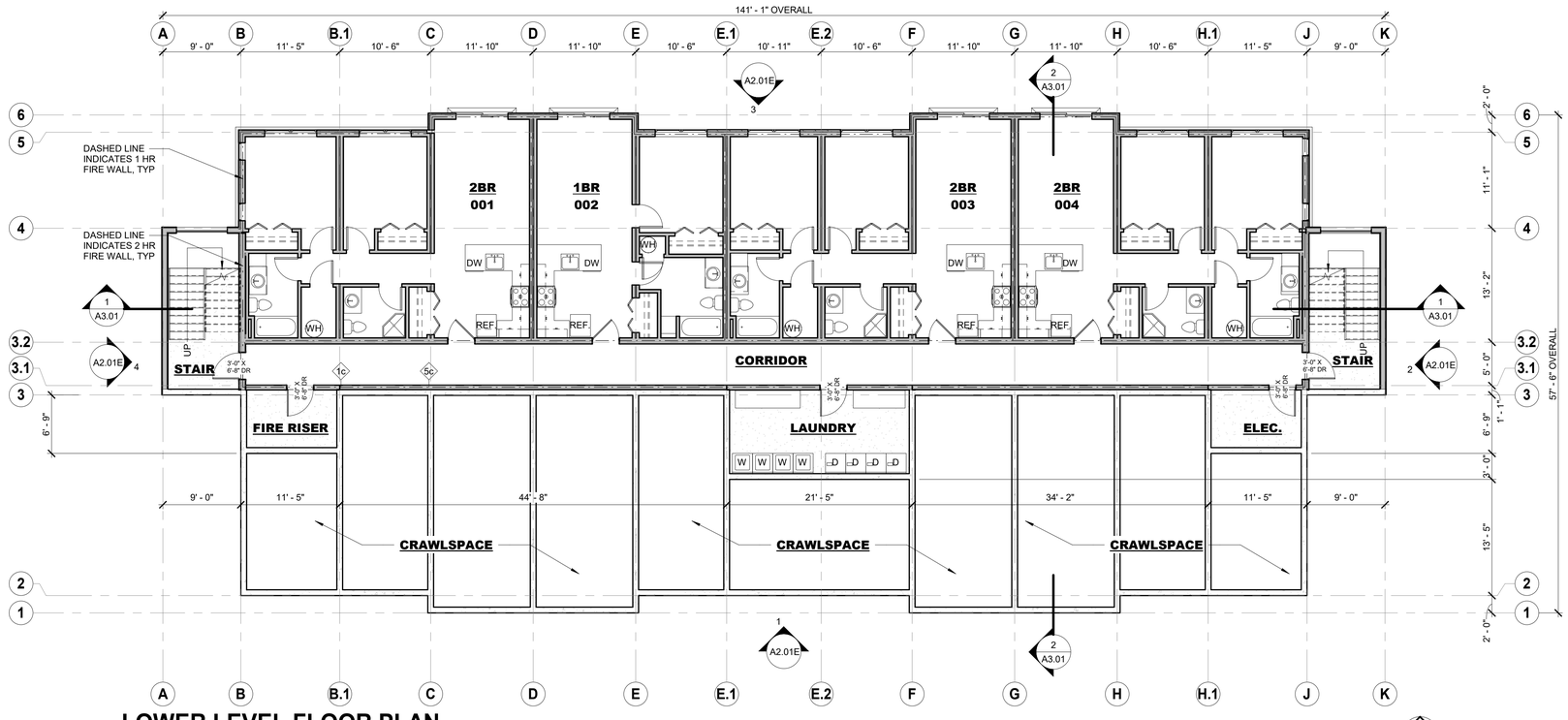
SHEET NO.: L1.01



FIRST LEVEL FLOOR PLAN

1/8" = 1'-0"

NORTH



LOWER LEVEL FLOOR PLAN

1/8" = 1'-0"

NORTH

FLOOR PLAN NOTES

1. ALL EXTERIOR WALLS TO BE OF 2X6 @ 16" O.C. NOMINAL CONSTRUCTION, UNLESS OTHERWISE NOTED. ALL INTERIOR WALLS TO BE OF 2X4 @ 16" O.C. CONSTRUCTION, UNLESS OTHERWISE NOTED.
2. VERIFY ALL TUB ROUGH-IN DIMENSIONS PRIOR TO FRAMING LAYOUT.
3. PROVIDE & INSTALL HAND RAILING AT STAIRS. TOP OF HANDRAILING TO BE 34" ABOVE NOSE OF STEP. HANDRAIL SHALL MEET ALL REQUIRMENTS SET FORTH BY THE INTERNATIONAL BUILDING CODE.
4. DIMENSION SYSTEM NOTE:ALL DIMENSIONS ARE FACE OF FRAMING TO FACE OF FRAMING OR FACE OF FRAMING TO CENTERLINE, U.N.O.
5. SMOKE DETECTORS TO BE INSTALLED IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE.
6. PROVIDE SHELF & ROD IN ALL CLOSETS, TYP. UNLESS OTHERWISE NOTED - OR APPROVED EQUAL BY OWNER.
7. PROVIDE AND INSTALL SOUND ATTENUATION IN ALL WALLS/FLOORS/CEILINGS SURROUNDING BEDROOMS AND BATHROOMS
8. ALL BUILT-INS AND KITCHEN CABINETS TO BE DESIGNED BY OTHERS - SUBMIT SHOP DRAWINGS OR SUBMITTALS FOR APPROVAL.
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11. PROVIDE AND INSTALL A WATER HEATING TANK AND ALL ASSOCIATED ACCESSORIES FOR A COMPLETE AND THOROUGH INSTALLATION.
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ASSESSORS PARCEL NO: 477904200005
SET DESCRIPTION: **DRB REVIEW 04.19.19**

#	Revisions	Date

DESIGNED BY: TWU	SCALE: AS NOTED
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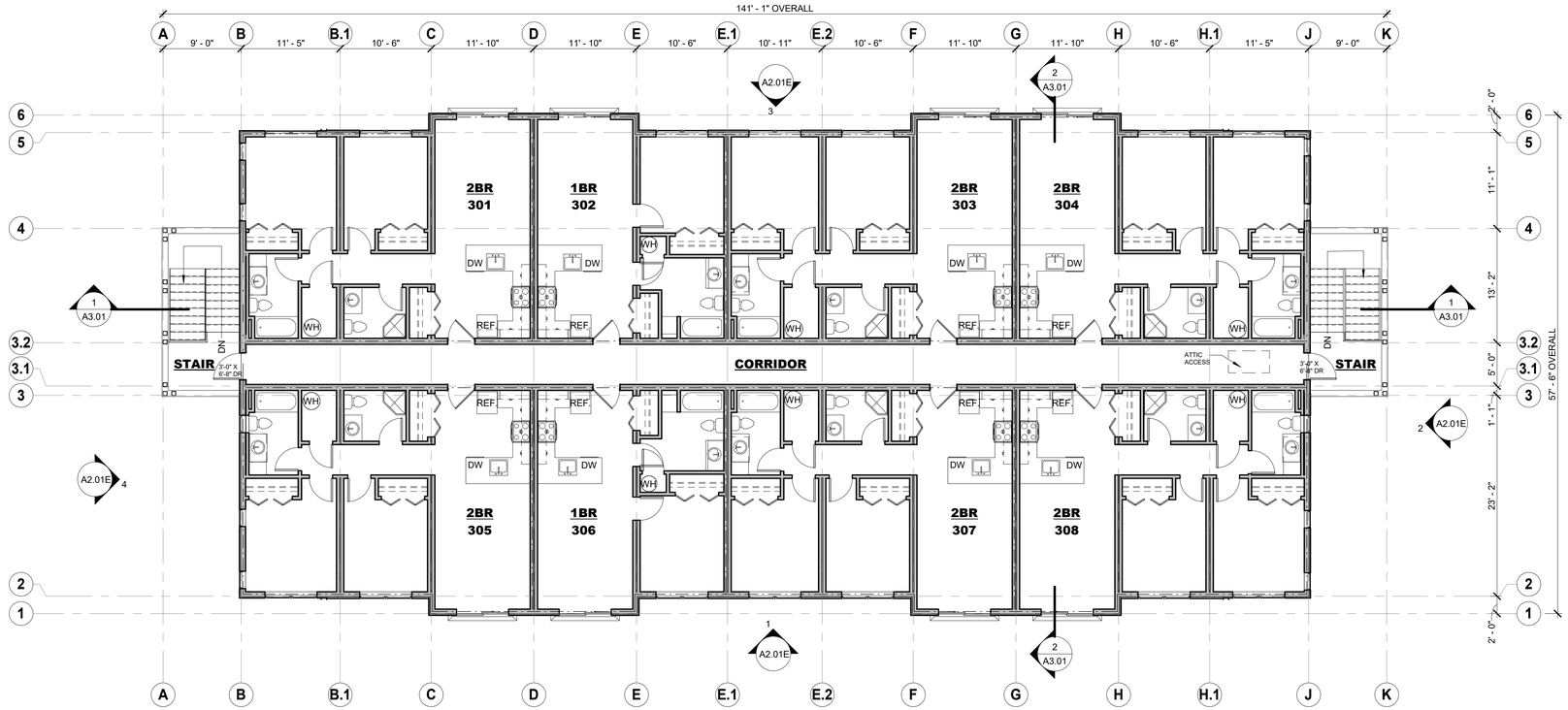
DRAWING TITLE: LOWER & FIRST LEVEL FLOOR PLAN

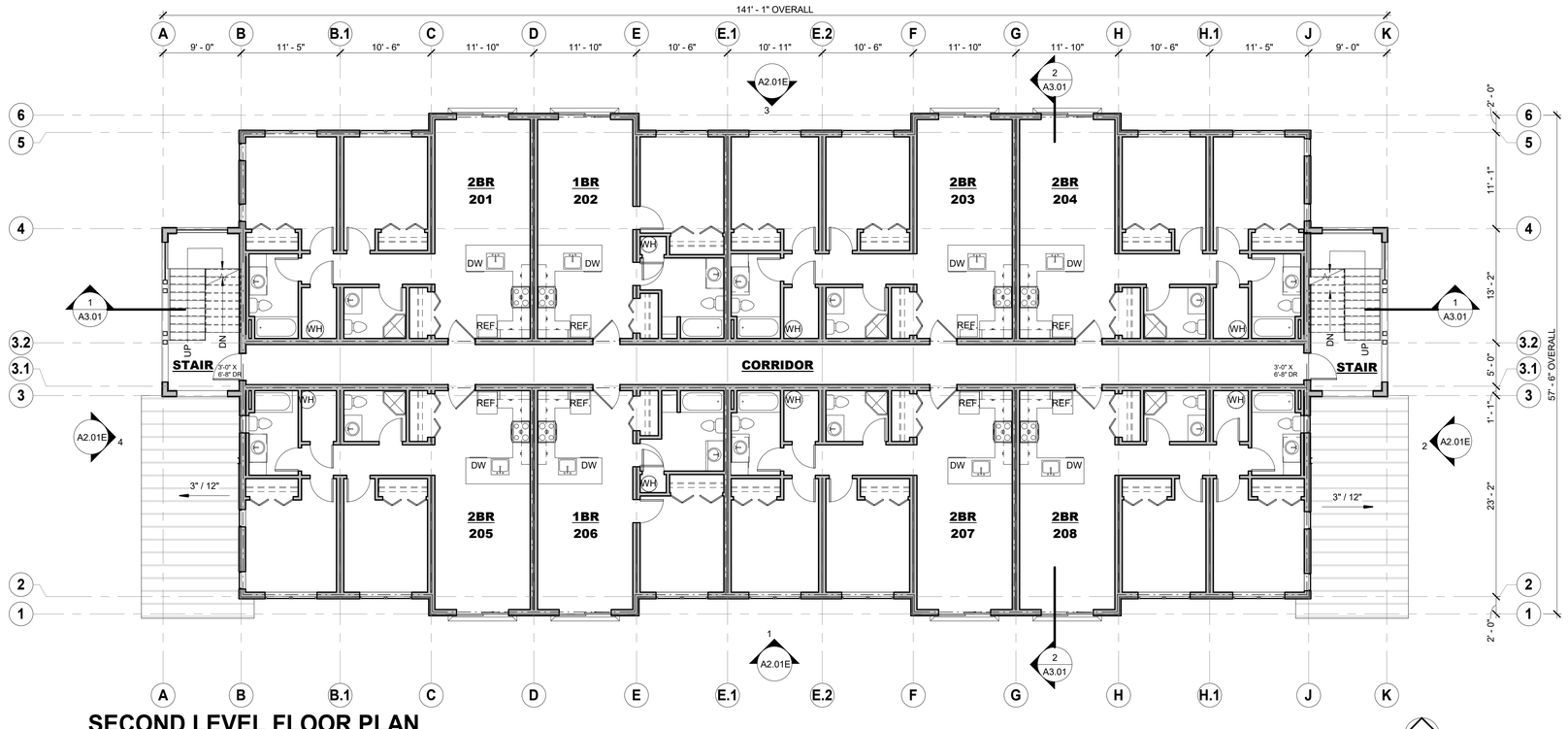
SHEET NO. A1.01E



THIRD LEVEL FLOOR PLAN

1/8" = 1'-0"

NORTH



SECOND LEVEL FLOOR PLAN

1/8" = 1'-0"

NORTH

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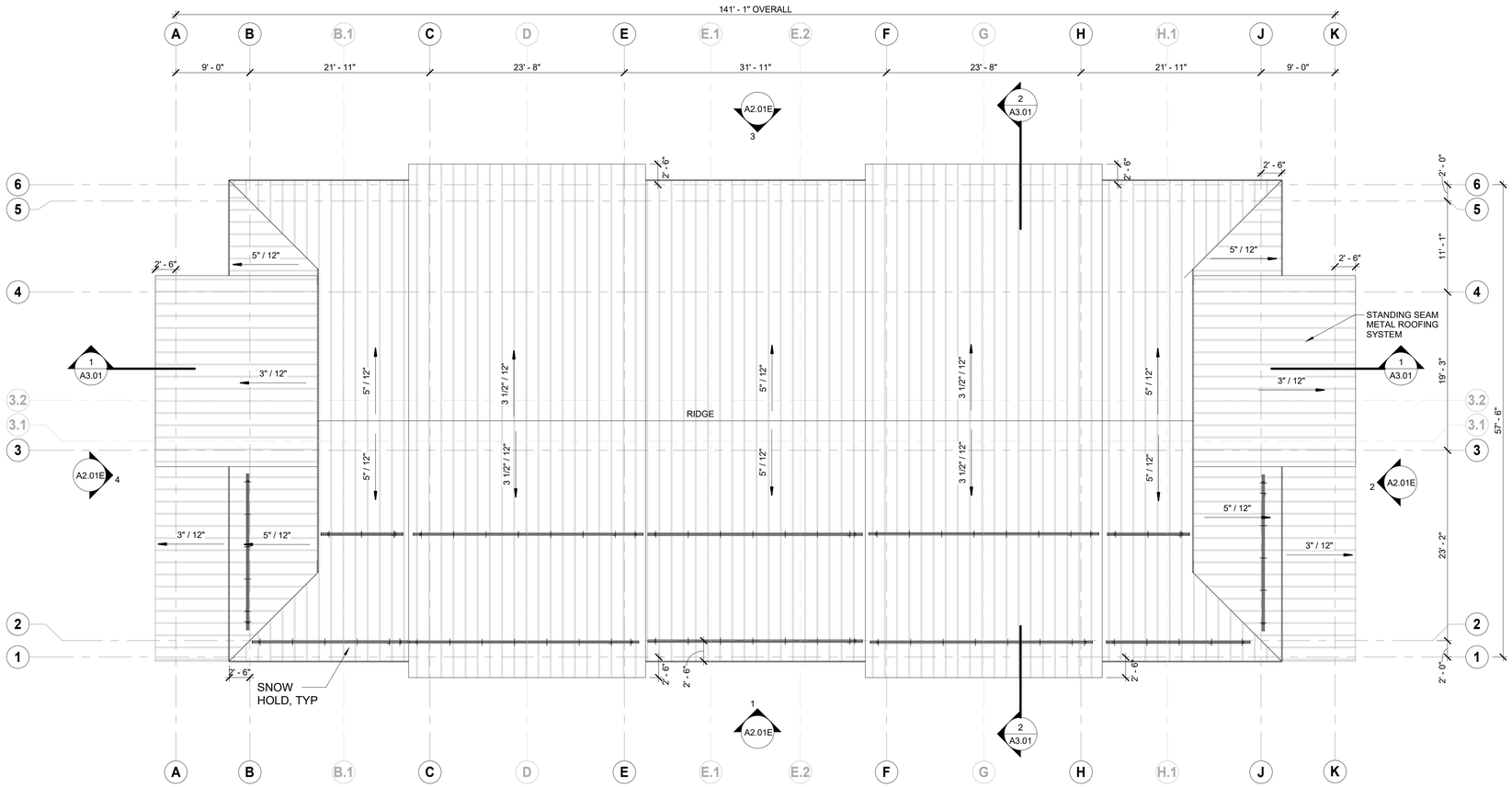
DRAWING TITLE: SECOND & THIRD LEVEL FLOOR PLAN

SHEET NO. A1.02E

ROOF PLAN NOTES

1. ROOF SLOPE SHALL BE AS NOTED.
2. ALL ROOF PENETRATIONS ARE TO BE FLASHED PER ROOFING SYSTEM MANUFACTURER'S RECOMMENDATIONS.
3. ALL FLASHING USED SHALL BE MIN. 24GA. GALV.
4. PROVIDE INSECT SCREEN/WIRE MESH AT ALL VENTILATION OPENINGS & PAINT ALL ROOF PENETRATIONS TO MATCH THE COLOR OF THE ROOF.
5. INSTALL ALL ROOFING MATERIALS PER MANUFACTURER'S INSTALLATION INSTRUCTIONS. PROVIDE ALL REQUIRED UNDERLAYMENTS AND ADDITIONAL MATERIALS FOR A COMPLETE AND THOROUGH INSTALLATION.
6. ALL GUTTER & DOWNSPOUT LOCATIONS ARE SHOWN AS PROPOSED. FINAL LOCATION AND LAYOUT TO BE DETERMINED. ALL DOWNSPOUTS TO TIE INTO ON-SITE STORM DRAIN SYSTEM.
7. ALL DOWNSPOUTS THAT TERMINATE AT GRADE SHALL END WITH 45° BOOT 6" MAX. ABOVE SPLASH BLOCK. ALL WATER TO BE DIRECTED, USING SPLASH BLOCK, AWAY FROM FOUNDATION. SPLASH BLOCK DESIGN TO BE DETERMINED.
8. LOCATE ALL ROOF PENETRATIONS ON REAR SIDE OF APARTMENT BUILDING BEHIND MAIN RIDGE LINE AS REASONABLY POSSIBLE.
9. PROVIDE AND INSTALL 2-COURSES ICE & WATER SHIELD MEMBRANE @ EAVES AND VALLEYS AND 1-LAYER ON REMAINDER OF ROOF. ICE & WATER SHIELD TO WRAP SUB-FASCIA. FINISHED ROOF TO BE INSTALLED WITHIN 30 DAYS OF THE INSTALLATION OF THE ICE & WATER SHIELD.



ROOF PLAN

1/8" = 1'-0"

NORTH

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DRAWING TITLE: ROOF PLAN

SHEET NO.: A1.03E

MATERIALS

EW-1
ULTRA BATTEN

EW-2
METAL PANEL

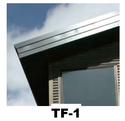
EW-3
CORRUGATED METAL

EW-4
STONE VENEER

PB-1
HEAVY TIMBERS

R-1
MESH RAILING

ROOF
STANDING SEAM



TF-1
FASCIA SYSTEM

GUTTER

WINDOW & TRIM

WINDOW SCHEDULE

#	SIZE		OPERATION	HD HEIGHT	COMMENTS
	WIDTH	HEIGHT			
AA	6' - 0"	5' - 0"	CS	8'-0"	
BB	2' - 0"	4' - 0"	FX	8'-0"	
CC	2' - 0"	3' - 0"	CS	7'-0"	

DOOR SCHEDULE

#	STYLE	SIZE			FINISH		FRAME			
		WIDTH	HEIGHT	THICKNESS	INT	EXT	MATERIAL	FINISH	HARDWARE	COMMENTS
D01		6' - 0"	8' - 0"	2"						
D02		3' - 0"	6' - 8"	1 3/4"						

ELEVATION NOTES

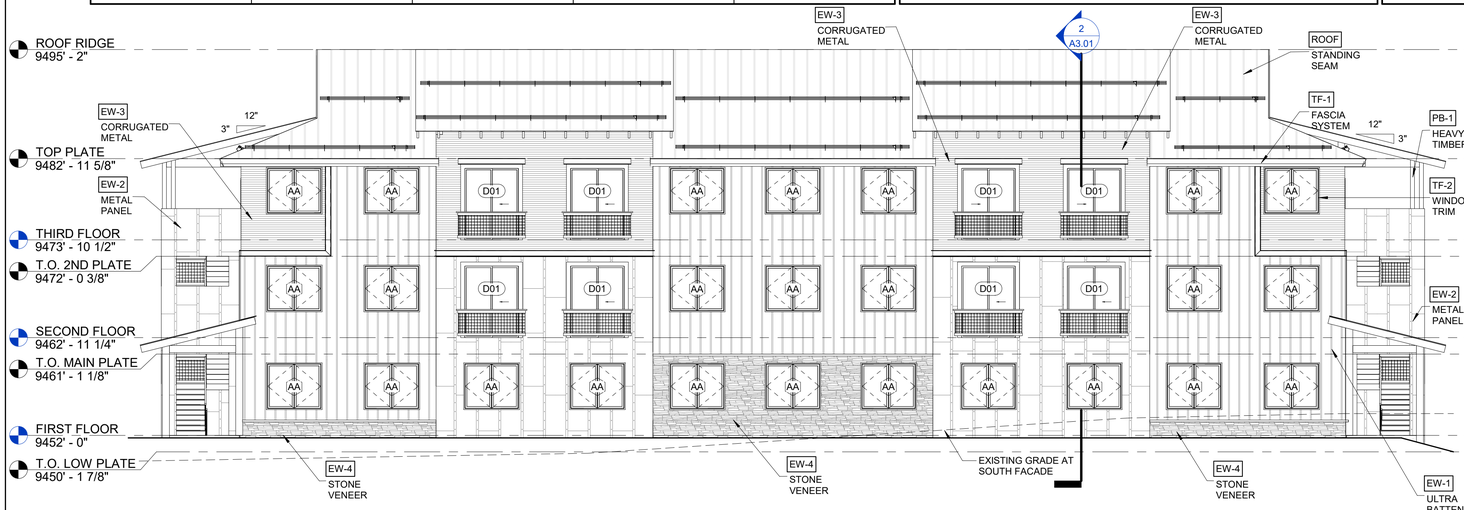
1. GENERAL CONTRACTOR TO COORDINATE EXT. BUILDING LIGHT LOCATIONS WITH ELECTRICAL CONTRACTOR.
2. STONE CAP TO BE USED @ ALL STONE APPLICATIONS WITH EXCEPTION OF FULL HEIGHT STONE VENEER AND U.N.O.
3. ALL STAIN COLORS TO BE SELECTED
4. ALL FLASHING USED SHALL BE 24ga GALVANIZED.
5. ALL FASTENERS USED IN AN EXTERIOR APPLICATION SHALL BE GALVANIZED.

MATERIAL CALCULATIONS

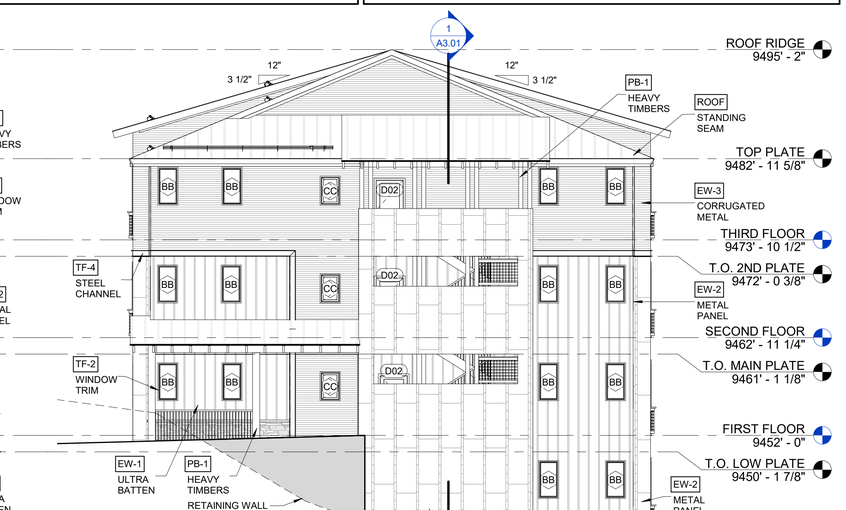
EXTERIOR MATERIAL	AREA	% OF TOTAL FACADE
ULTRA BATTEN	4818 SF	24%
METAL PANEL	6775 SF	33%
CORRUGATED METAL	3897 SF	19%
STONE VENEER	1824 SF	9%
GLAZING	3098 SF	15%

EXTERIOR MATERIALS LEGEND

#	TYPE	DESCRIPTION
1 - WALLS		
EW-1	ULTRA BATTEN	BRIDGER ULTRA BATTEN METAL WALL PANEL, VERTICAL ORIENTATION, 13 3/4" COVERAGE, TRUTEN A606
EW-2	METAL PANEL	RUSTED SHEET METAL PANEL WITH METAL STRAPS AND EXPOSED FASTENERS, VERTICAL ORIENTATION
EW-3	CORRUGATED METAL	7/8" PRE-FINISHED CORRUGATED METAL
EW-4	STONE VENEER	THIN CUT STONE VENEER
2 - TRIM & FASCIA		
TF-1	FASCIA SYSTEM	1x12 FASCIA BOARD WRAPPED IN PRE-FINISHED METAL
TF-2	WINDOW TRIM	1-1/2" 'J' METAL, FINISH TO MATCH WINDOW FRAME
TF-3	DOOR TRIM	1-1/2" 'J' METAL, FINISH TO MATCH DOOR FRAME
TF-4	STEEL CHANNEL	8" DECORATIVE STEEL CHANNEL
3 - POSTS & BEAMS		
PB-1	HEAVY TIMBERS	6x6 & 10X10 TIMBER POSTS AND BEAMS AS SIZED ON DRAWINGS, STAINED
PB-2	HEAVY TIMBERS	
4 - RAILINGS		
R-1	MESH RAILING	4X4 WELDED WIRE MESH PANELS IN A STEEL FRAME

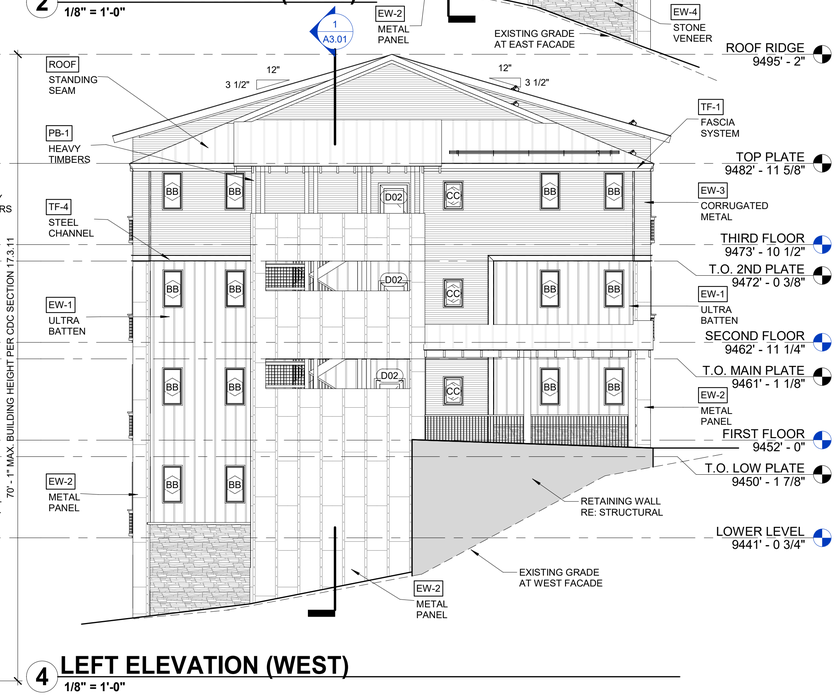


1 FRONT ELEVATION (SOUTH)
1/8" = 1'-0"



2 RIGHT ELEVATION (EAST)
1/8" = 1'-0"

3 BACK ELEVATION (NORTH)
1/8" = 1'-0"



4 LEFT ELEVATION (WEST)
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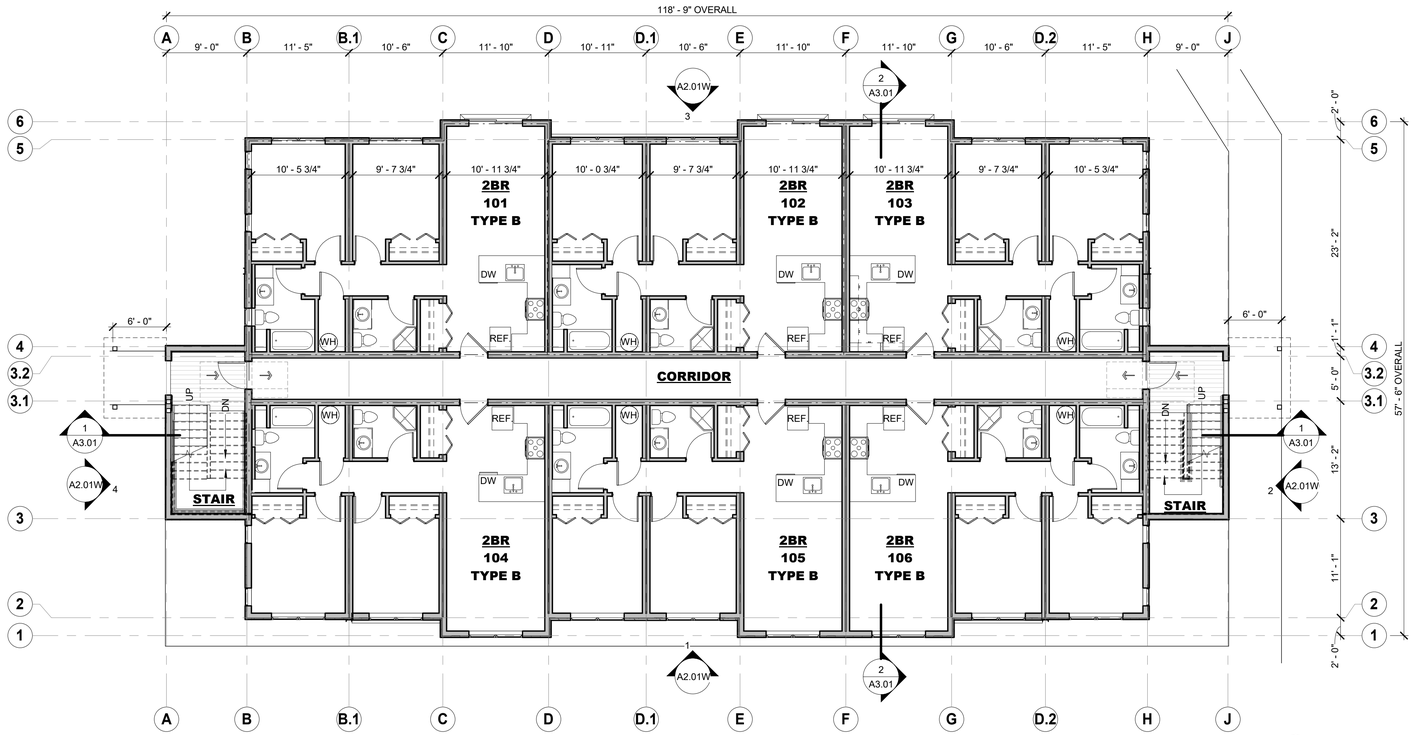
DRAWING TITLE
BUILDING ELEVATIONS

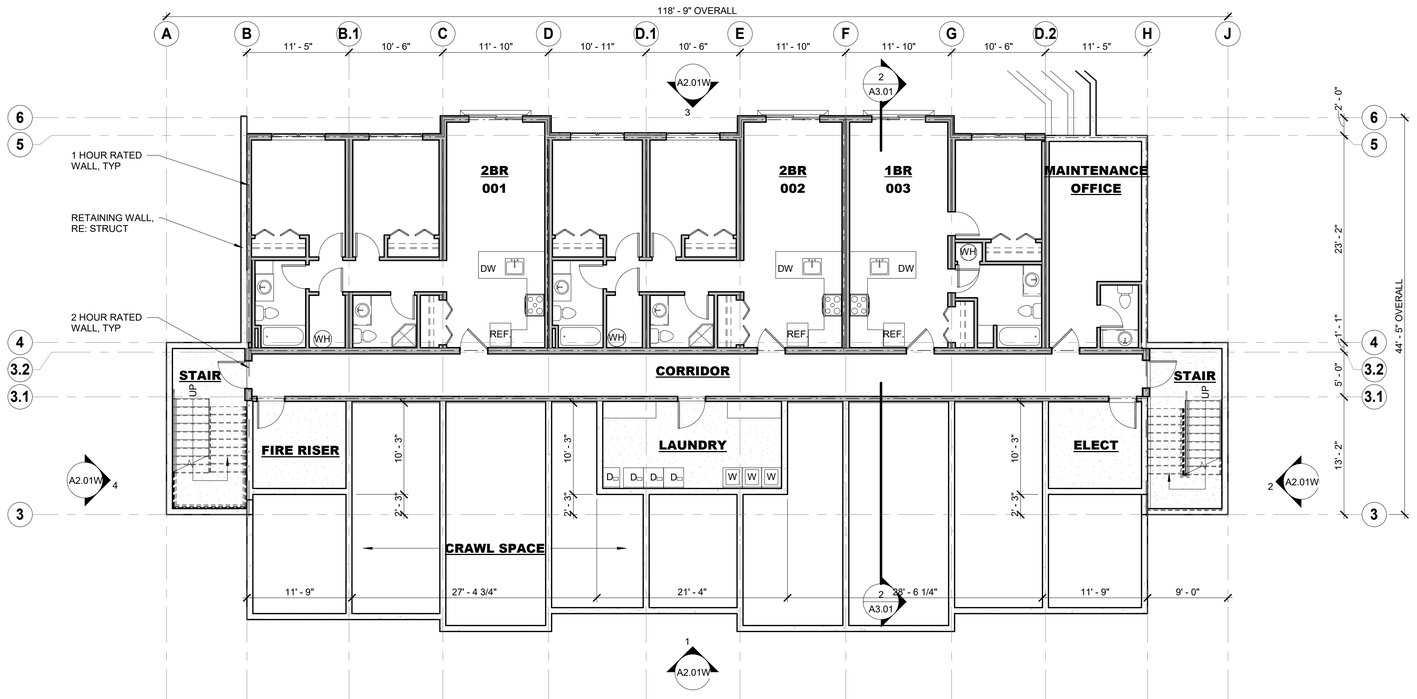
SHEET NO.
A2.01E



FIRST LEVEL FLOOR PLAN

1/8" = 1'-0"

NORTH



LOWER LEVEL FLOOR PLAN

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NORTH

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3. VERIFY ALL TUB ROUGH-IN DIMENSIONS PRIOR TO FRAMING LAYOUT.
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14. THE CONTRACTOR TO PROVIDE AND INSTALL VAPOR BARRIERS IN THE FOLLOWING LOCATIONS: CRAWL SPACE - PROVIDE VAPOR BARRIER w/6" OVERLAP AND SEAL OR TAPE OVERLAP, BARRIER SHALL EXTEND 6" MIN. UP STEMWALL AND SHALL ATTACH TO STEMWALL. CEILING - PROVIDE & INSTALL VAPOR BARRIER w/6" MIN. OVERLAP, SEAL OR TAPE OVERLAP. BARRIER TO SEAL w/HOUSE WRAP AT PLATES, TYP.

BAUEN GROUP, LLC
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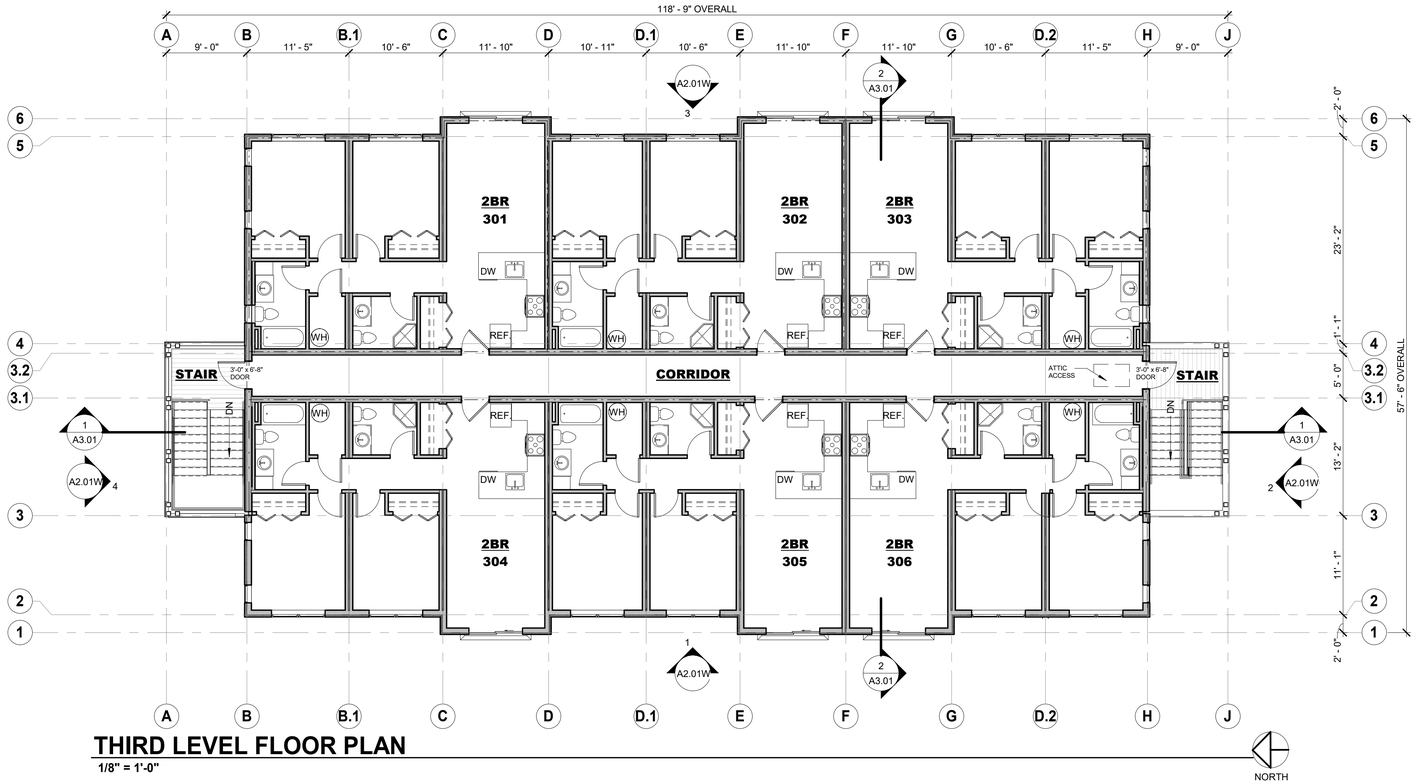
Phase IV Village Court Apartments - West Building
415 MTN VILLAGE BLVD
MOUNTAIN VILLAGE, CO 81435
PROJECT NO: 038-2018
ASSESSORS PARCEL NO: 477904200005
SET DESCRIPTION: **LOWER LEVEL MODIFICATION 05.14.19**

#	Revisions	Date

DESIGNED BY	SCALE: AS NOTED
DRAWN BY	DATE: 04.29.19
CHECKED BY	

DRAWING TITLE: LOWER & FIRST LEVEL FLOOR PLANS

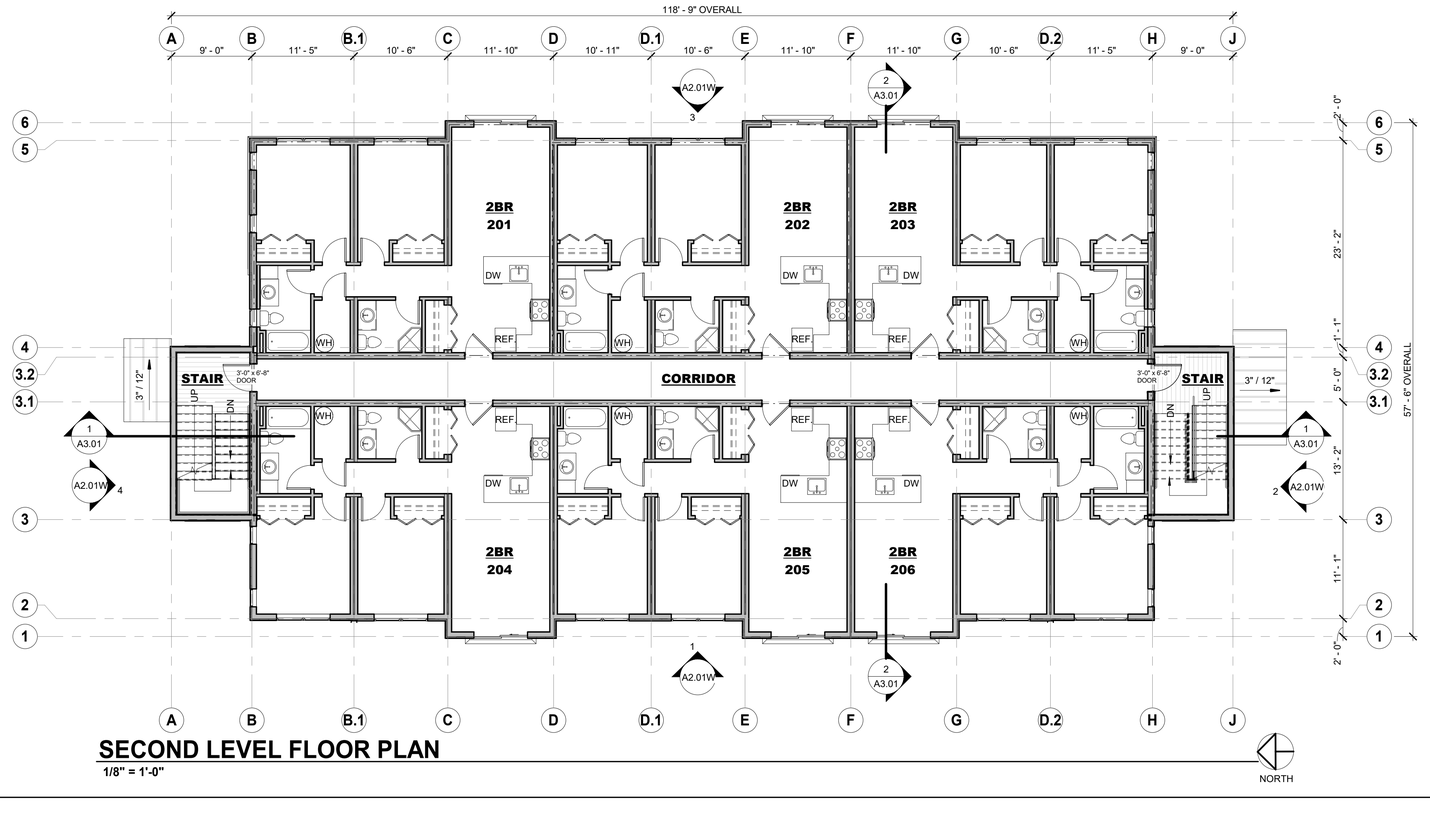
SHEET NO. A1.01W



THIRD LEVEL FLOOR PLAN

1/8" = 1'-0"

NORTH



SECOND LEVEL FLOOR PLAN

1/8" = 1'-0"

NORTH

FLOOR PLAN NOTES

1. ALL EXTERIOR WALLS TO BE OF 2X6 @ 16" O.C. NOMINAL CONSTRUCTION, UNLESS OTHERWISE NOTED. ALL INTERIOR WALLS TO BE OF 2X4 @ 16" O.C. CONSTRUCTION, UNLESS OTHERWISE NOTED.
2. VERIFY ALL SHOWER STALL ROUGH-IN DIMENSIONS PRIOR TO FRAMING LAYOUT.
3. VERIFY ALL TUB ROUGH-IN DIMENSIONS PRIOR TO FRAMING LAYOUT.
4. PROVIDE & INSTALL WOODEN HAND RAILING AT STAIRS. TOP OF HANDRAILING TO BE 34" ABOVE NOSE OF STEP. HANDRAIL SHALL MEET ALL REQUIRMENTS SET FORTH BY THE INTERNATIONAL BUILDING CODE.
5. DIMENSION SYSTEM NOTE:ALL DIMENSIONS ARE FACE OF FRAMING TO FACE OF FRAMING OR FACE OF FRAMING TO CENTERLINE, U.N.O.
6. SMOKE DETECTORS TO BE INSTALLED IN ACCORDANCE WITH THE IBC.
7. PROVIDE SHELF & ROD IN ALL CLOSETS, TYP. UNLESS OTHERWISE NOTED - OR APPROVED EQUAL BY OWNER.
8. ALL BUILT-INS AND KITCHEN CABINETS TO BE DESIGNED BY OTHERS - SUBMIT SHOP DRAWINGS OR SUBMITTALS FOR APPROVAL.
9. ANY DISCREPANCIES WITH DIMENSIONS TO BE REPORTED TO ARCHITECT PRIOR TO CONSTRUCTION. IF CONTRACTOR, OWNER, OR SUBCONTRACTOR PROCEEDS WITH CONSTRUCTION WITHOUT ARCHITECT APPROVAL THEN THE ARCHITECT IS NOT RESPONSIBLE FOR THAT PART OF THE WORK.
10. PROVIDE AND INSTALL A FAN COIL AIR HEATING SYSTEM SIZED APPROPRIATELY TO HEAT ENTIRE HOUSE. PROVIDE ALL REQUIRED ACCESSORIES FOR A COMPLETE AND THOROUGH INSTALLATION.
11. PROVIDE AND INSTALL A WATER HEATING TANK AND ALL ASSOCIATED ACCESSORIES FOR A COMPLETE AND THOROUGH INSTALLATION.
12. CONTRACTOR TO PROVIDE AND INSTALL DOORS/RODS @ ALL TUB/SHOWER LOCATIONS AS DIRECTED BY OWNER.
13. PROVIDE AND INSTALL SOUND ATTENUATION IN ALL WALLS/FLOORS/CEILINGS SURROUNDING BEDROOMS AND BATHROOMS
14. THE CONTRACTOR TO PROVIDE AND INSTALL VAPOR BARRIERS IN THE FOLLOWING LOCATIONS: CRAWL SPACE - PROVIDE VAPOR BARRIER w/6" OVERLAP AND SEAL OR TAPE OVERLAP, BARRIER SHALL EXTEND 6" MIN. UP STEMWALL AND SHALL ATTACH TO STEMWALL. CEILING - PROVIDE & INSTALL VAPOR BARRIER w/6" MIN. OVERLAP, SEAL OR TAPE OVERLAP. BARRIER TO SEAL w/HOUSE WRAP AT PLATES, TYP.

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Phase IV Village Court Apartments - West Building
415 MTN VILLAGE BLVD
MOUNTAIN VILLAGE, CO 81435
PROJECT NO: 038-2018 | ASSESSORS PARCEL NO: 477904200005
SET DESCRIPTION: **DRB REVIEW SET 04.19.19**

#	Revisions	Date

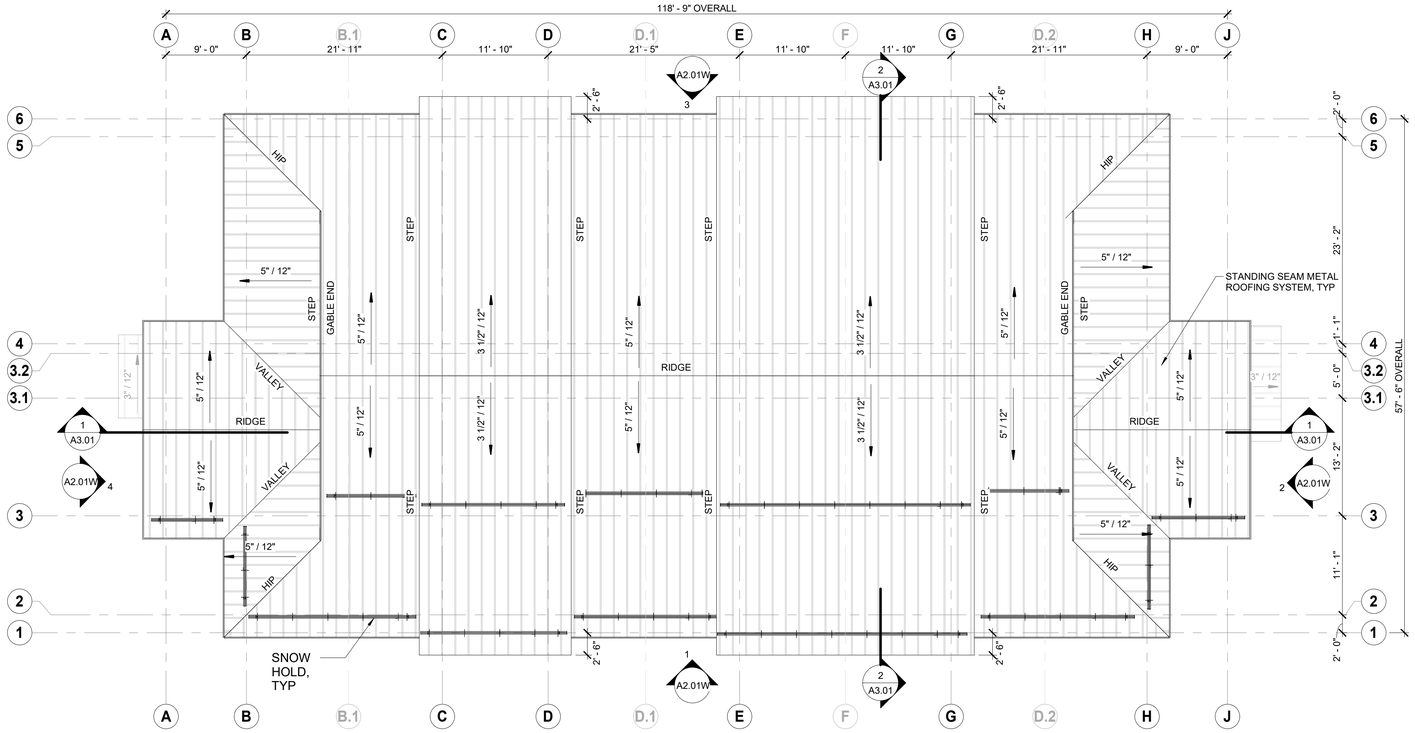
DESIGNED BY	SCALE: AS NOTED
DRAWN BY	DATE: 04.19.19
CHECKED BY	

DRAWING TITLE: SECOND & THIRD LEVEL FLOOR PLANS

SHEET NO. A1.02W

ROOF PLAN NOTES

1. ROOF SLOPE SHALL BE AS NOTED.
2. ALL ROOF PENETRATIONS ARE TO BE FLASHED PER ROOFING SYSTEM MANUFACTURER'S RECOMMENDATIONS.
3. ALL FLASHING USED SHALL BE MIN. 24GA. GALV.
4. PROVIDE INSECT SCREEN/WIRE MESH AT ALL VENTILATION OPENINGS PER THE INTERNATIONAL BUILDING CODE. ALL ROOF PENETRATIONS TO BE PAINTED TO MATCH THE COLOR OF THE ROOFING.
5. INSTALL ALL ROOFING MATERIALS PER MANUFACTURER'S INSTALLATION INSTRUCTIONS. PROVIDE ALL REQUIRED UNDERLAYMENTS AND ADDITIONAL MATERIALS FOR A COMPLETE AND THOROUGH INSTALLATION.
6. ALL GUTTER & DOWNSPOUT LOCATIONS ARE SHOWN AS PROPOSED. FINAL LOCATION AND LAYOUT TO BE DETERMINED. ALL DOWNSPOUTS TO TIE INTO ON-SITE STORM DRAIN SYSTEM.
7. ALL DOWNSPOUTS THAT TERMINATE AT GRADE SHALL END WITH 45° BOOT 6" MAX. ABOVE SPLASH BLOCK. ALL WATER TO BE DIRECTED, USING SPLASH BLOCK, AWAY FROM FOUNDATION. SPLASH BLOCK DESIGN TO BE DETERMINED.
8. LOCATE ALL ROOF PENETRATIONS ON REAR SIDE OF BUILDING BEHIND MAIN RIDGE LINE AS REASONABLY POSSIBLE.
9. PROVIDE AND INSTALL 2-COURSES ICE & WATER SHIELD MEMBRANE @ EAVES AND VALLEYS AND 1-LAYER ON REMAINDER OF ROOF. ICE & WATER SHIELD TO WRAP SUB-FASCIA. FINISHED ROOF TO BE INSTALLED WITHIN 30 DAYS OF THE INSTALLATION OF THE ICE & WATER SHIELD.



ROOF PLAN

1/8" = 1'-0"

NORTH

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PROJECT NO: 038-2018
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SET DESCRIPTION: **DRB REVIEW SET 04.19.19**

#	Revisions	Date

DESIGNED BY	SCALE: AS NOTED
DRAWN BY	DATE: 04.19.19
CHECKED BY	

DRAWING TITLE: ROOF PLAN

SHEET NO: A1.03W

MATERIALS

EW-1
ULTRA BATTEN

EW-2
METAL PANEL

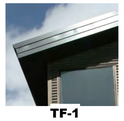
EW-3
CORRUGATED METAL

EW-4
STONE VENEER

PB-1
HEAVY TIMBERS

R-1
MESH RAILING

ROOF
STANDING SEAM



TF-1
FASCIA SYSTEM

ROOF GUTTER

WINDOW & TRIM

WINDOW SCHEDULE

#	SIZE		OPERATION	HD HEIGHT	COMMENTS
	WIDTH	HEIGHT			
AA	6' - 0"	5' - 0"	CS	8'-0"	
BB	2' - 0"	4' - 0"	FX	8'-0"	
CC	2' - 0"	3' - 0"	CS	7'-0"	

DOOR SCHEDULE

#	STYLE	SIZE			FINISH		FRAME		HARDWARE	COMMENTS
		WIDTH	HEIGHT	THICKNESS	INT	EXT	MATERIAL	FINISH		
D01	SLIDER	6' - 0"	8' - 0"	2"	FG	FG	FG		A.S.B.O.	
D02	SWING	3' - 0"	6' - 8"	1 3/4"	HM	HM	HM		A.S.B.O.	

NOTES:
FG = FIBERGLASS
HM = HOLLOW METAL

ELEVATION NOTES

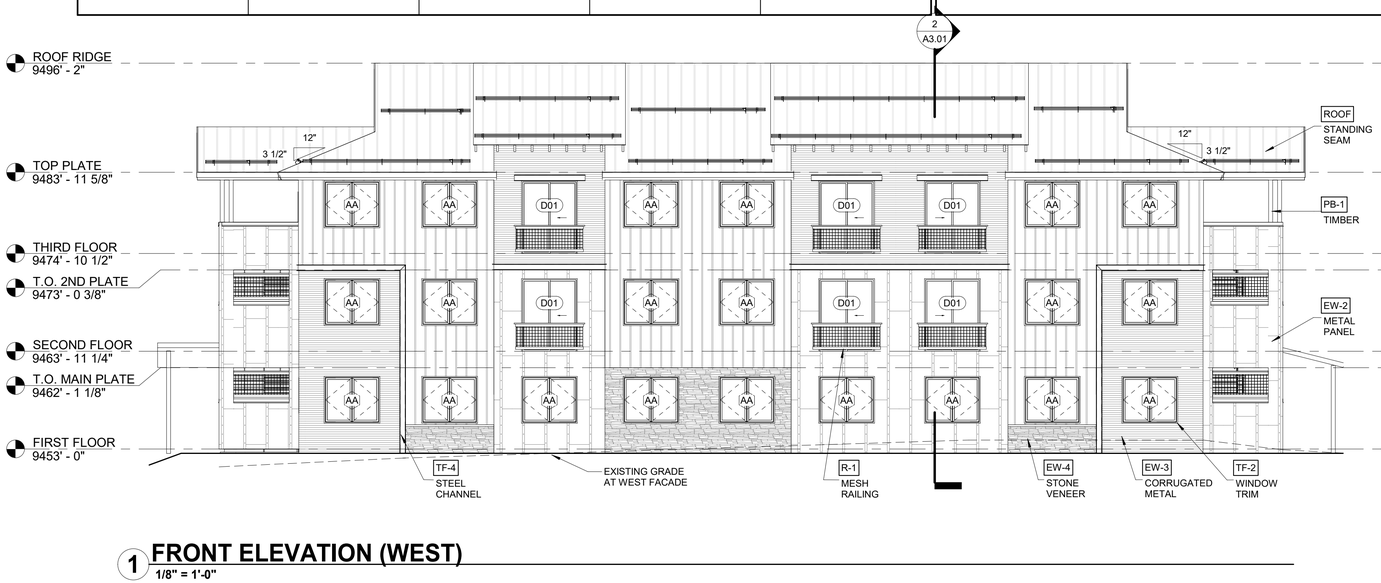
1. GENERAL CONTRACTOR TO COORDINATE EXT. BUILDING LIGHT LOCATIONS WITH ELECTRICAL CONTRACTOR.
2. STONE CAP TO BE USED @ ALL STONE APPLICATIONS WITH EXCEPTION OF FULL HEIGHT STONE VENEER AND U.N.O.
3. ALL STAIN COLORS TO BE SELECTED
4. ALL FLASHING USED SHALL BE 24ga GALVANIZED.
5. ALL FASTENERS USED IN AN EXTERIOR APPLICATION SHALL BE GALVANIZED.

MATERIAL CALCULATIONS

EXTERIOR MATERIAL	AREA	% OF TOTAL FACADE
ULTRA BATTEN	4260 SF	27%
METAL PANEL	4749 SF	30%
CORRUGATED METAL	3877 SF	25%
STONE VENEER	493 SF	3%
GLAZING	2442 SF	15%

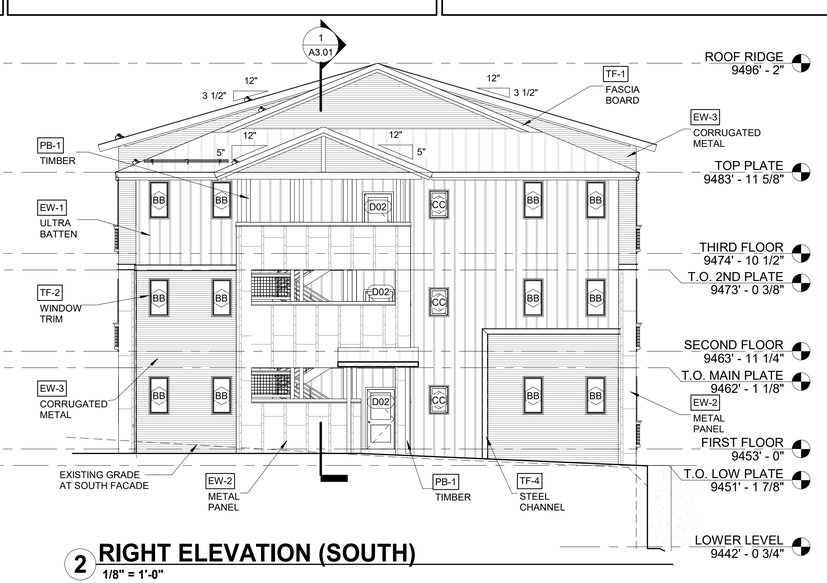
EXTERIOR MATERIALS LEGEND

#	TYPE	DESCRIPTION
1 - WALLS		
EW-1	ULTRA BATTEN	BRIDGER ULTRA BATTEN METAL WALL PANEL, VERTICAL ORIENTATION, 13 3/4" COVERAGE, TRUTEN A606
EW-2	METAL PANEL	RUSTED SHEET METAL PANEL WITH METAL STRAPS AND EXPOSED FASTENERS, VERTICAL ORIENTATION
EW-3	CORRUGATED METAL	7/8" PRE-FINISHED CORRUGATED METAL
EW-4	STONE VENEER	THIN CUT STONE VENEER
2 - TRIM & FASCIA		
TF-1	FASCIA SYSTEM	1x12 FASCIA BOARD WRAPPED IN PRE-FINISHED METAL
TF-2	WINDOW TRIM	1-1/2" 'J' METAL TRIM, MATCH WINDOW FRAME
TF-3	DOOR TRIM	1-1/2" 'J' METAL TRIM, MATCH DOOR FRAME
TF-4	STEEL CHANNEL	8" DECORATIVE STEEL CHANNEL
3 - POSTS & BEAMS		
PB-1	HEAVY TIMBERS	TIMBER POSTS AND BEAMS AS SIZED ON DRAWINGS, STAINED
4 - RAILINGS		
R-1	MESH RAILING	4X4 WELDED WIRE MESH RAILING WITH STEEL FRAME



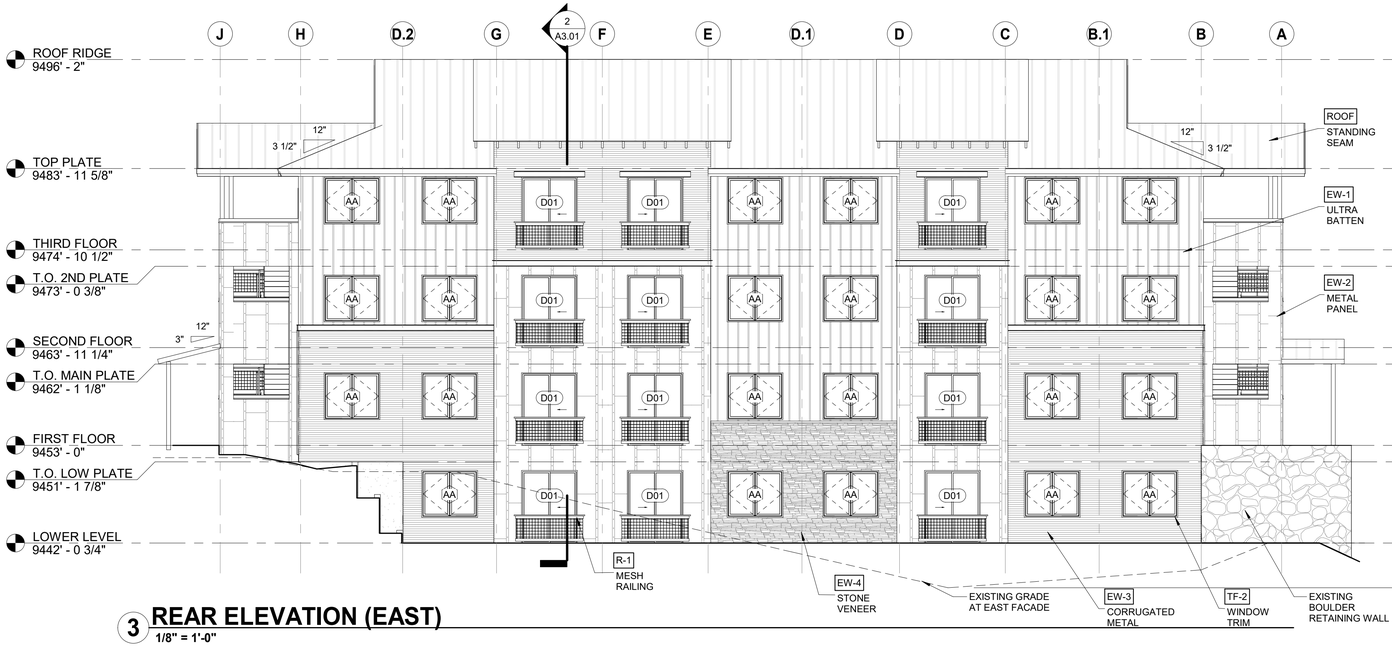
1 FRONT ELEVATION (WEST)

1/8" = 1'-0"



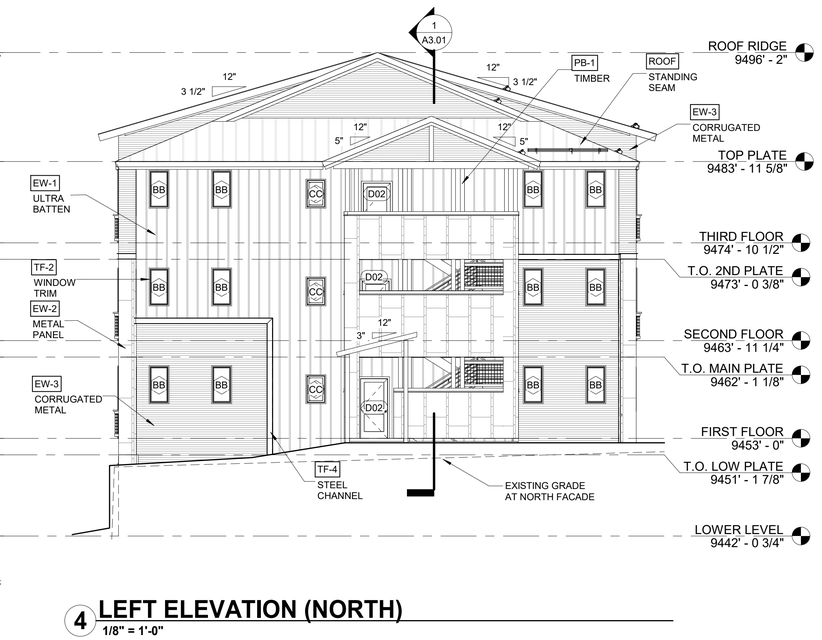
2 RIGHT ELEVATION (SOUTH)

1/8" = 1'-0"



3 REAR ELEVATION (EAST)

1/8" = 1'-0"



4 LEFT ELEVATION (NORTH)

1/8" = 1'-0"

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Phase IV Village Court Apartments -
West Building
415 MTN VILLAGE BLVD
MOUNTAIN VILLAGE, CO 81435
PROJECT NO: 038-2018
ASSESSORS PARCEL NO: 477904200005
SET DESCRIPTION: **DRP SUBMITTAL 04.29.19**

#	Revisions	Date

DESIGNED BY
SCALE: **AS NOTED**
DRAWN BY
DATE: **04.29.19**
CHECKED BY

DRAWING TITLE
BUILDING ELEVATIONS

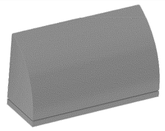
SHEET NO.
A2.01W

DYNAMIC MEP
CONSULTING ENGINEERS
1480 HOYT ST, STE. 200
LAKEWOOD, CO 80215
303.421.3208

SCOOP - model: WS-W20506 TYPE W1

LED Wall Mount

WAC LIGHTING
Responsible Lighting®



Fixture Type:

Catalog Number: WS-W20506-BK

Project:

Location:

PRODUCT DESCRIPTION

Precise engineering using the latest energy efficient LED technology with a built-in reflector for superior optics; An appealing cylindrical profile with a powerful LED down light perfect for accent and wall wash lighting.

FEATURES

- Mounts Up or Down
- IP65 Rated, ETL & cETL Wet Location Listed
- Die-Cast Aluminum Construction
- Universal Voltage Input (120V - 277V)
- Dimming: ELV (120V) or 0-10V
- ADA Compliant

SPECIFICATIONS

Construction: Aluminum with etched glass.
Power: Integral driver in luminaire, 120V - 277V input.
Light Source: High output LED
Mounting: Mounts directly to junction box
Dimming: 0-10V Dimming: 100%-10%
ELV Dimming: 100%-15% (120V only)
Finish: Brushed Aluminum (AL), Black (BK), Bronze (BZ), Graphite (GH), White (WT)
Color Temp: 3000K
CRI: 90
Rated Life: 70,000 hours
Standards: IP65 Rated, ETL & cETL Wet Location Listed, Dark Sky Friendly.

Beam	Photometry		Voltage	Watt	Lumens	Finish
		WS-W20506	80° xxx	120V - 277V	16W	805

10" 3⅞" 5⅛"

AL *Brushed Aluminum*
BK *Black*
BZ *Bronze*
GH *Graphite*
WT *White*

Example: **WS-W20506-BZ**

WAC Lighting
www.waclighting.com
Phone (800) 526.2588 • Fax (800) 526.2585

Headquarters/Eastern Distribution Center
44 Harbor Park Drive • Port Washington, NY 11050
Phone (516) 515.5000 • Fax (516) 515.5050

Western Distribution Center
1750 Archibald Avenue • Ontario, CA 91760
Phone (800) 526.2588 • Fax (800) 526.2585

WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. SEP 2017

LUMINAIRE SCHEDULE

TYPE	DESCRIPTION	MFR	MODEL	VOLTS	LAMPING	LUMENS	VA	MOUNTING	BF,RD,OH	NOTES
W1	FULL CUTOFF WALL SCONCE	WAC LIGHTING	WS-W20506-BK	120	LED	805	16	SURFACE	7'-0" BF, AFF	1,2,3

ABBREVIATIONS: BF - BOTTOM OF FIXTURE, RD - LUMINAIRE RECESS DEPTH, OH - OVERALL LUMINAIRE HEIGHT.

GENERAL NOTES:

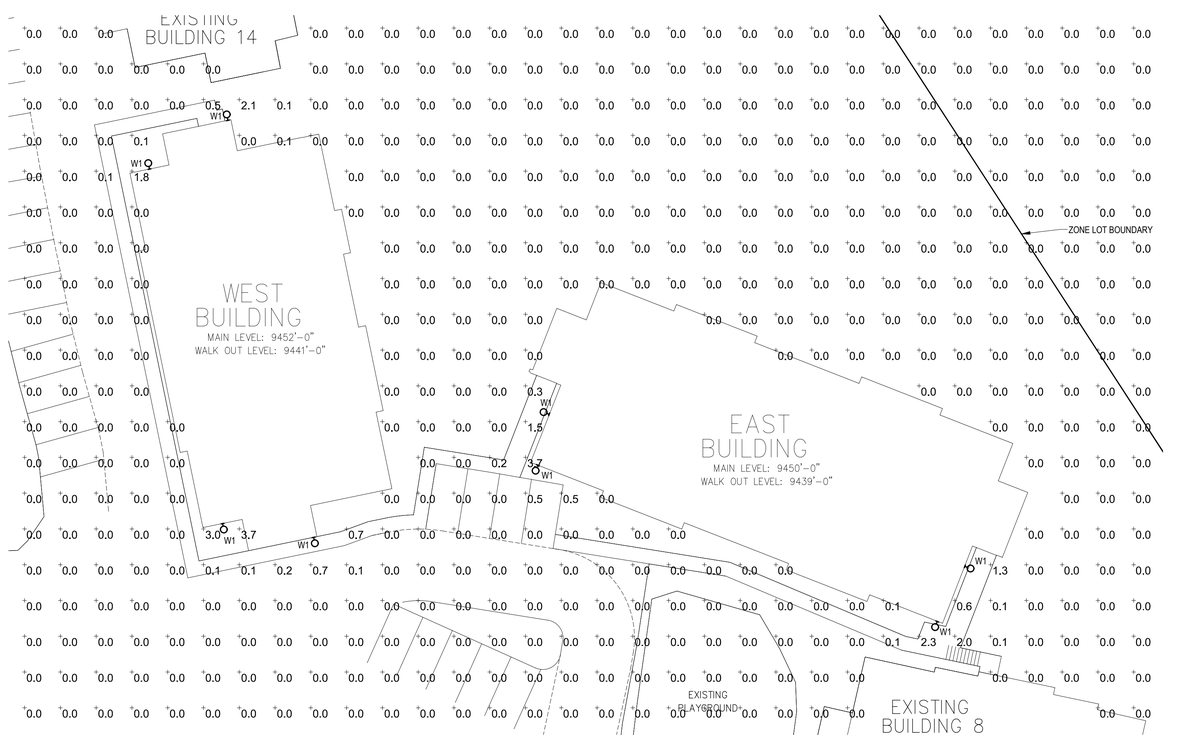
1. EXTERIOR LAMPS SHALL BE 3000K CCT, UON.
2. PROVIDE IC RATED FIXTURE IF REQUIRED AT MOUNTING LOCATION.
3. REFERENCE ARCHITECTUAL PLANS FOR EXACT MOUNTING HEIGHTS FOR ALL PENDANTS AND WALL SCONCES.

STATISTICS:

LOCATION	MAX FC	MIN FC	AVG FC	MAX:MIN	MAX:AVG
SITE	3.7	0.0	0.8	N/A	4.6:1
WALKWAYS	3.7	0.0	0.6	N/A	6.1:1
PROPERTY LINES	0.0	0.0	0.0	N/A	N/A

GENERAL NOTES:

1. EXTERIOR LIGHTING MUST CONFORM TO MOUNTAIN VILLAGE EXTERIOR LIGHTING STANDARDS.
2. ALL CALCULATIONS MADE WITH A LIGHT LOSS FACTOR OF 1.0.
3. ALL CALCULATION POINTS ARE AT GRADE.
4. POINT SPACING IS 10'-0".
5. ALL LUMINAIRES ARE FULL CUTOFF.
6. LUMINAIRES POWERED VIA HOUSE PANEL, AND TO BE CONTROLLED VIA PHOTOCELL OR ASTRONOMICAL TIMECLOCK.
7. ANY PROPOSED LIGHT FIXTURE INSTALLED ON PRIVATE PROPERTY SHALL BE DIRECTED AWAY FROM REFLECTIVE SURFACES TO MINIMIZE GLARE UPON ADJACENT PROPERTY AND PUBLIC RIGHTS-OF-WAY AND SHALL NOT EXCEED NATIONAL IES LIGHTING STANDARDS FOR DISABILITY GLARE.



N

1 **PHOTOMETRIC PLAN**
SCALE: 1" = 20'-0"

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Preliminary
Not For Construction

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Phase IV Village Court Apartments
415 MOUNTAIN VILLAGE BLVD
MOUNTAIN VILLAGE, CO 81435

PROJECT NO: 010-2019 | ASSESSORS PARCEL NO: 477904200005

SET DESCRIPTION: **REVIEW SET 04.08.2019**

#	Revisions	Date

DESIGNED BY: SA | SCALE: AS NOTED
DRAWN BY: SA | DATE: 04.08.19
CHECKED BY: SH

DRAWING TITLE: PHOTOMETRIC

SHEET NO.: EP.01

AGENDA ITEM 5
PLANNING & DEVELOPMENT SERVICE
PLANNING DIVISON
455 Mountain Village Blvd.
Mountain Village, CO 81435
(970) 728-1392

TO: Mountain Village Town Council

FROM: John Miller, Senior Planner

FOR: Town Council Pubic Hearing; June 6, 2019

DATE: March 21, 2019

RE: Review and Recommendation to Town Council: A Resolution approving a variance to the Community Development Code requirements for Lot 1001R to allow deviations from the Maximum Building Height. The address of the Lot is 415 Mountain Village Blvd (Village Court Apartments)

APPLICATION OVERVIEW:

PROJECT GEOGRAPHY

Legal Description: *Lot 1001, Town of Mountain Village, According to the Replat of Lots 1001, 1007, 1008 and Tract OS-1R-1, Mountain Village, Filing 1 Recorded September 10, 2014 in Plat Book 1 at Page 4671.*

Address: 415 Mountain Village Blvd
Applicant/Agent: Tom Umbhau, Bauen Group Architecture, LLC
Owner: Mountain Village Housing Authority
Zoning: Multi-Family Zone District / Active Open Space
Existing Use: Employee Apartments
Proposed Use: Employee Apartments
Lot Size: 8.394 acres

Figure 1: Lot 1001 - Vicinity Map

Adjacent Land Uses:

- **North:** Active Open Space
- **South:** Civic
- **East:** Active Open Space
- **West:** Active Open Space

ATTACHMENTS

- Exhibit A: Applicant's Narrative
- Exhibit B: Plan Set
- Exhibit C: Resolution

Case Summary:
The Town of Mountain Village, working with Tom Umbhau of Bauen Group, is proposing to construct two additional employee apartment buildings which would provide a total of 49 new employee apartments located adjacent to existing apartments within the Village Court Apartment Complex (VCA). In order to secure approval for this project as designed, the applicant is proposing a concurrent application process for Design Review, Density Transfer and Rezone for the creation of an additional 7 units of employee apartment density, and a Variance for the allowed Maximum Building Height. In order to avoid confusion, staff will address the two new buildings in the same manner as the applicant and they will be referred to as the "West" and "East" building throughout this memo.

This memo addresses the applicant's variance request – and specifically, the Design Review Board's (DRB) recommendation to Town Council of a resolution allowing the proposed East and West Buildings to exceed the allowed 53'-0" height allowance for the Multi-Family Zoning District, allowing maximum building heights of 70'-1" and 59'-1" respectively. Section 17.4.16 of the Community Development Code (CDC) provides the procedures to follow for the granting of a variance when the strict application of the CDC requirements would cause exceptional and undue hardship on the development. A variance is different from a design variation which is granted by the Design Review Board (DRB) in that it does not grant simple relief from a design regulation, but instead allows changes to the requirements of the code for specific standards such as the height of a building or building coverage.

The applicant is currently working towards Initial Architecture and Site Review approval from the DRB. Any and all design review approvals are subject to the Town Council approving the variance to the height requirement. If denied, the applicant will at that point be required to resubmit for design review approval by the DRB. It should be noted that in relation to infill opportunities, Lot 1001R is constrained geographically with large portions of the lot undevelopable due to existing land uses, topography, and existing delineated wetland areas. Because of this, the location of the proposed west and east building seen below in *Figure 2*, along with the design and massing has been largely driven by the topography of available developable land. Due to steep slopes of the site and limited developable lot area, the applicant is requesting a height variance to allow both the East and West Buildings to exceed the 53' height requirement for hip roofs in the multi-family zone for maximum building heights of 70'-1" and 59'-1", respectively.

Figure 2: Aerial Imagery Indicating Slope Gradient

It should be noted that during the conceptual phases of the project, there were discussions related to the pros and cons of a "stick-build" versus "modular" construction method. During these discussions, Town Council gave specific direction to Staff to pursue a modular construction design which has directly resulted in an increase in height and gross square footage of the project. The primary reason that modular increases size is due to additional spacing required between each module as the buildings are constructed. Although the mass of the structure has increased, the height is relatively subdued due to the extent of sloped hillside adjacent to the projects and the large grove of mature trees. The applicant has provided comparative modelling of the proposed buildings in relation to existing buildings within VCA and also provided a sight analysis from points throughout the Village to potentially identify any visual impacts that could arise from the project. It appears that as observed from the parking areas of VCA, there will be a minimal observed difference in height between the new building and existing buildings. Upon review of the submitted sight analysis provided within the architectural plans, staff believes that this project will not be out of scale with the existing buildings in the neighborhood, nor impact other property within Mountain Village negatively. As seen in *Figure 2* above, there is an existing stand of mature trees located to the north-east of the project area as well as an open space lot / Double Cabin ski run that serves to create a vegetative buffer that should prevent the majority of visual impacts that may arise due to the increased heights of the proposed new buildings.

Applicable CDC Requirement Analysis: The applicable requirements cited may not be exhaustive or all inclusive. The applicant is required to follow all requirements even if an applicable section of the CDC is not cited. ***Please note that Staff comments will be indicated by*** *Blue Italicized Text.*

Chapter 17.4: DEVELOPMENT REVIEW PROCEDURES
17.4.16: Variance Procedure:
Staff has evaluated the following standards (1-8) as the criteria that must be met for Town Council to approve the variance:

1. *The strict development application of the CDC regulations would result in exceptional and undue hardship upon the property owner in the development of property lot because of special circumstances applicable to the lot such as size, shape, topography or other extraordinary or exceptional physical conditions;*

   Staff: Lot 1001R is burdened by a number of physical and regulatory constraints including large portions of the site having slopes > 30%, proximity of existing wetland areas, and limiting factors caused by surrounding existing land uses. All of these factors drive the request for a height variance in order to reduce the overall impact of the development on such a constrained lot while maintaining a general conformity to the existing development pattern that has occurred within VCA. The design of the proposed buildings reflect these physical and regulatory restrictions in that the majority of the building's square footage must extend downhill in order to accommodate setbacks, height restrictions, and slopes. Additionally, the existing vegetation on the site allows the house to be somewhat visually subordinate to the surrounding landscape.

2. *The variance can be granted without substantial detriment to the public health, safety and welfare;*

Staff: The variance will not be a detriment to the public health, safety and welfare. The application has been reviewed by the Mountain Village Police Department, Public Works Department and the Telluride Fire District. They have not raised concerns with the proposed variance.

3. *The variance can be granted without substantial impairment of the intent of the CDC;*

   Staff: Staff finds that the combination of the lot configuration and the topography of the site has created a unique circumstance that makes the maximum height restriction difficult to achieve. The increased height will not affect the views of adjoining properties or make the home out of scale with others in the neighborhood.

4. *Granting the variance does not constitute a grant of special privilege in excess of that enjoyed by other property owners in the same zoning district, such as without limitation, allowing for a larger home size or building height than those found in the same zone district;*

   Staff: As stated above, this site is burdened by topography and existing on-site wetlands. The applicant has determined though the provided documentation that the additional buildings as seen from the parking area of VCA will have minimal differences in overall height appearance in comparison to existing structures.

5. *Reasonable use of the property is not otherwise available without granting of a variance, and the variance being granted is the minimum necessary to allow for reasonable use;*

   Staff: Staff believes this to be true as the lot's steepness and configuration limit what can be built on the site. The proposed apartments do not appear to be out of scale with the surrounding apartment buildings within VCA based on 3-D modelling. Failure to secure the variance for height would limit the ability to build any additional employee apartment units on Lot 1001R.

6. *The lot for which the variance is being granted was not created in violation of Town regulations or Colorado State Statutes in effect at the time the lot was created;*

   Staff: The lot is within a legally created subdivision.

7. *The variance is not solely based on economic hardship alone; and*

   Staff: The variance is being requested by the applicant due to topographical and geographical constraints of Lot 1001R.

8. *The proposed variance meets all applicable Town regulations and standards unless a variance is sought for such regulations or standards.*

   Staff: The applicant has presented the reasoning as to why the maximum building height variance is required based on the unique site-specific constraints of the lot. Staff believes that this request meets all other applicable Town Regulations and Standards.

Staff Recommendation: Staff recommends the DRB recommend approval to Town Council, a Variance for Maximum Building Height to allow the East building and West additions of VCA Phase IV to be built to a maximum height of 70'-1" and 59'-1"

respectively. If the DRB deems this application to be appropriate for recommendation, staff suggests the following 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 the resolution approving the variance to increase the maximum building heights for the East and West buildings within the VCA expansion, to 70'-1" and 59'-1", respectively, Lot 1001R - subject to the development of the apartments being in substantial conformance to what was approved by the Design Review Board".

VARIANCE PROCESS APPLICATION

Planning & Development Services
455 Mountain Village Blvd. Suite A
Mountain Village, CO 81435
970-728-1392
970-728-4342 Fax
cd@mtnvillage.org

Revised 2.26.18

VARIANCE PROCESS APPLICATION

APPLICANT INFORMATION

Name: Thomas W. Umbhau, AIA		**E-mail Address:** info@bauengroup.com
Mailing Address: P.O. Box 2044		**Phone:** 970-382-9130
City: Durango	**State:** CO	**Zip Code:** 81302
Mountain Village Business License Number: 007214		

PROPERTY INFORMATION

Physical Address: 415 Mountain Village Blvd, Mountain Village, CO 81435		**Acreage:** 8.394
Zone District: Multi-Family	**Zoning Designations:** Apartments	**Density Assigned to the Lot or Site:** 50 Available Units
Legal Description: LOT 1001R ACC TELLURIDE MTN VILLAGE		
Existing Land Uses: Multi-Family		
Proposed Land Uses: Multi-Family		

OWNER INFORMATION

Property Owner: Town of Mountain Village & Housing Authority		**E-mail Address:** MHaynes@mtnvillage.org
Mailing Address: 455 Mountain Village Blvd, Suite A		**Phone:** 970-369-8250
City: Mountain Village	**State:** CO	**Zip Code:** 81435

DESCRIPTION OF REQUEST

Height variance for two new apartment buildings within the Town of Mountain Village - Village Court Apartments complex. The proposed height of the new buildings are taller than the allowed height per the CDC.

VARIANCE PROCESS APPLICATION

Planning & Development Services
455 Mountain Village Blvd. Suite A
Mountain Village, CO 81435
970-728-1392
970-728-4342 Fax
cd@mtnvillage.org

Revised 2.26.18

OWNER/APPLICANT ACKNOWLEDGEMENT OF RESPONSIBILITIES

I, Town of Mtn Village, the owner of Lot 1001R (the "Property") hereby certify that the statements made by myself and my agents on this application are true and correct. I acknowledge that any misrepresentation of any information on the application submittal may be grounds for denial of the development application or the imposition of penalties and/or fines pursuant to the Community Development Code. We have familiarized ourselves with the rules, regulations and procedures with respect to preparing and filing the development application. We agree to allow access to the proposed development site at all times by members of Town staff, DRB members and the Town Council. We agree that if this request is approved, it is issued on the representations made in the development application submittal, and any approval or subsequently issued building permit(s) or other type of permit(s) may be revoked without notice if there is a breach of representations or conditions of approval. By signing this acknowledgement, I understand and agree that I am responsible for the completion of all required on-site and off-site improvements as shown and approved on the final plan(s) (including but not limited to: landscaping, paving, lighting, etc.). We further understand that I (we) are responsible for paying Town legal fees and other fees as set forth in the Community Development Code.

K E [illegible] 04/18/19

Signature of Owner Date

[illegible] 2019-04-18

Signature of Applicant/Agent Date

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

DESIGN REVIEW PROCESS APPLICATION

PLANNING & DEVELOPMENT SERVICES
455 Mountain Village Blvd. Suite A
Mountain Village, CO 81435
970-728-1392
970-728-4342 Fax
cd@mtnvillage.org

OWNER AGENT AUTHORIZATION FORM

I have reviewed the application and hereby authorize (agent *name*) Thomas W. Umbhau, AIA of (agent's business name) Bauen Group, LLC to be and to act as my designated representative and represent the development application through all aspects of the development review process with the Town of Mountain Village.

(Signature)

04/18/2019
(Date)

Kim Montgomery, Town Manager
(Printed name)

Land Title Guarantee Company
Customer Distribution

PREVENT FRAUD - Please remember to call a member of our closing team when initiating a wire transfer or providing wiring instructions.

Order Number: **ABS86008792** Date: **03/08/2019**

Property Address: **415 MOUNTAIN VILLAGE BOULEVARD, MOUNTAIN VILLAGE, CO 81435**

PLEASE CONTACT YOUR CLOSER OR CLOSER'S ASSISTANT FOR WIRE TRANSFER INSTRUCTIONS

For Closing Assistance

For Title Assistance
Nicole Hall
5975 GREENWOOD PLAZA BLVD
GREENWOOD VILLAGE, CO 80111
(303) 850-4189 (Work)
nhall@ltgc.com

Agent for Seller
TOWN OF MOUNTAIN VILLAGE
Attention: MICHELLE HAYNES
455 MOUNTAIN VILLAGE BLVD SUITE A
MOUNTAIN VILLAGE, CO 81435
(970) 239-4061 (Work)
(970) 417-6976 (Home)
mhaynes@mtnvillage.org
Delivered via: Electronic Mail

LAND TITLE GUARANTEE COMPANY
Attention: ROBIN WATKINSON
191 S PINE ST #1C
PO BOX 277
TELLURIDE, CO 81435
(970) 728-1023 (Work)
(970) 728-5079 (Work Fax)
rwatkinson@ltgc.com
Delivered via: Electronic Mail

Land Title Guarantee Company
Estimate of Title Fees

Order Number: **ABS86008792** Date: **03/08/2019**

Property Address: **415 MOUNTAIN VILLAGE BOULEVARD, MOUNTAIN VILLAGE, CO 81435**

Parties: **A BUYER TO BE DETERMINED**

TOWN OF MOUNTAIN VILLAGE HOUSING AUTHORITY, A BODY CORPORATE AND POLITIC OF THE STATE OF COLORADO

Visit Land Title's Website at **www.ltgc.com** for directions to any of our offices.

Estimate of Title insurance Fees	
"TBD" Commitment	$250.00
	Total $250.00
If Land Title Guarantee Company will be closing this transaction, the fees listed above will be collected at closing.	
Thank you for your order!	

Note: The documents linked in this commitment should be reviewed carefully. These documents, such as covenants conditions and restrictions, may affect the title, ownership and use of the property. You may wish to engage legal assistance in order to fully understand and be aware of the implications of the effect of these documents on your property.

Chain of Title Documents:

San Miguel county recorded 12/29/2000 under reception no. 338901

San Miguel county recorded 05/22/1991 under reception no. 270933 at book 477 page 977

San Miguel county recorded 12/26/1989 under reception no. 262861 at book 461 page 127

Plat Map(s):

San Miguel county recorded 09/10/2014 at book 1 page 4671

ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule A

Order Number: ABS86008792

Property Address:

415 MOUNTAIN VILLAGE BOULEVARD, MOUNTAIN VILLAGE, CO 81435

1. **Effective Date:**

   03/05/2019 at 5:00 P.M.

2. **Policy to be Issued and Proposed Insured:**

   "TBD" Commitment $0.00
   Proposed Insured:
   A BUYER TO BE DETERMINED

3. **The estate or interest in the land described or referred to in this Commitment and covered herein is:**

   A Fee Simple

4. **Title to the estate or interest covered herein is at the effective date hereof vested in:**

   TOWN OF MOUNTAIN VILLAGE HOUSING AUTHORITY, A BODY CORPORATE AND POLITIC OF THE STATE OF COLORADO

5. **The Land referred to in this Commitment is described as follows:**

   LOT 1001, TOWN OF MOUNTAIN VILLAGE, ACCORDING TO THE REPLAT OF LOTS 1001, 1007, 1008 AND TRACT OS-1R-1, MOUNTAIN VILLAGE, FILING 1 RECORDED SEPTEMBER 10, 2014 IN PLAT BOOK 1 AT PAGE 4671,

   LESS AND EXCEPT THAT PORTION OF SAID LOT 1001 BEING MORE PARTICULARLY DESCRIBED AS UNIT 4106, BUILDING 4, VILLAGE COURT APARTMENTS, AS DESCRIBED IN THE SPECIAL WARRANTY DEED RECORDED DECEMBER 29, 2000 UNDER RECEPTION NO. 338902 AND AS DEPICTED ON THE MAP RECORDED DECEMBER 29, 2000 IN SURVEYORS PLAT BOOK S1 AT PAGE 371,

   COUNTY OF SAN MIGUEL, STATE OF COLORADO.

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ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule B, Part I

(Requirements)

Order Number: ABS86008792

All of the following Requirements must be met:

This proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

Pay the agreed amount for the estate or interest to be insured.

Pay the premiums, fees, and charges for the Policy to the Company.

Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

1. PARTIAL RELEASE OF DEED OF TRUST DATED SEPTEMBER 30, 2014 FROM TOWN OF MOUNTAIN VILLAGE HOUSING AUTHORITY, PUBLIC BODY. CORPORATE AND POLITIC, EXISTING AS SUCH UNDER THE LAWS AND CONSTITUTION OF THE STATE OF COLORADO TO THE PUBLIC TRUSTEE OF SAN MIGUEL COUNTY FOR THE USE OF NBH CAPITAL FINANCE, A DIVISION OF NBH BANK, N.A. TO SECURE THE SUM OF $12,340,000.00 AND $1,076,000.00 RECORDED OCTOBER 02, 2014, UNDER RECEPTION NO. **434799**.
2. CERTIFIED COPY OF RESOLUTION OF THE GOVERNING BOARD OF THE TOWN OF MOUNTAIN VILLAGE HOUSING AUTHORITY, A BODY CORPORATE AND POLITIC OF THE STATE OF COLORADO (AUTHORIZING THE SALE OF THE SUBJECT PROPERTY AND THE EXECUTION OF NECESSARY DOCUMENTS) AND RECITING THAT THE BOARD HAS BEEN DULY AUTHORIZED IN THE PREMISES BY THE ENTITY. SAID RESOLUTION MUST BE PROPERLY CERTIFIED BY AN OFFICER OF THE ENTITY. SAID RESOLUTION MUST BE SUBMITTED TO AND APPROVED BY LAND TITLE GUARANTEE COMPANY BUT NEED NOT BE RECORDED.
3. WARRANTY DEED FROM TOWN OF MOUNTAIN VILLAGE HOUSING AUTHORITY, A BODY CORPORATE AND POLITIC OF THE STATE OF COLORADO TO A BUYER TO BE DETERMINED CONVEYING SUBJECT PROPERTY.
4. EVIDENCE SATISFACTORY TO LAND TITLE GUARANTEE COMPANY THAT THE TERMS, CONDITIONS AND PROVISIONS OF THE TELLURIDE MOUNTAIN VILLAGE OWNER'S ASSOCIATION REAL ESTATE TRANSFER ASSESSMENT HAVE BEEN SATISFIED OR THAT AN EXEMPTION HAS BEEN GRANTED.

   NOTE: ALL PARTIES WILL BE REQUIRED TO SIGN A SATISFACTORY LIEN AFFIDAVIT AT CLOSING.

   NOTE: ADDITIONAL REQUIREMENTS OR EXCEPTIONS MAY BE NECESSARY WHEN THE BUYERS NAMES ARE ADDED TO THIS COMMITMENT. COVERAGES AND/OR CHARGES REFLECTED HEREIN, IF ANY, ARE SUBJECT TO CHANGE UPON RECEIPT OF THE CONTRACT TO BUY AND SELL REAL ESTATE AND ANY AMENDMENTS THERETO.

ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule B, Part II

(Exceptions)

Order Number: ABS86008792

This commitment does not republish any covenants, condition, restriction, or limitation contained in any document referred to in this commitment to the extent that the specific covenant, conditions, restriction, or limitation violates state or federal law based on race, color, religion, sex, sexual orientation, gender identity, handicap, familial status, or national origin.

1. **Any facts, rights, interests, or claims thereof, not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.**
2. **Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.**
3. **Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.**
4. **Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.**
5. **Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date of the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.**
6. **(a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.**
7. **(a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water.**
8. ALL EXISTING LEASES AND TENANCIES.
9. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE FOLLOWING PLATS:
   #1 - TELLURIDE MOUNTAIN VILLAGE, FILING 1 RECORDED MARCH 9, 1984 IN PLAT BOOK 1 AT PAGE 476, AND TECHNICAL AMENDMENT CONCERNING DENSITY RECORDED FEBRUARY 12, 1990 IN BOOK 462 AT PAGE 759,
   #2 - PLAT OF THE TOWN OF MOUNTAIN VILLAGE RECORDED OCTOBER 6, 1995 IN PLAT BOOK 1 AT PAGE 1918 AND OFFICIAL LAND USE AND DENSITY ALLOCATION FOR ALL LAND WITHIN THE TOWN OF MOUNTAIN VILLAGE, COLORADO RECORDED OCTOBER 6, 1995 IN BOOK 551 AT PAGE 485 AND AS AMENDED IN INSTRUMENT RECORDED JUNE 25, 2009 UNDER RECEPTION NO. 407544,
   #3 - TOWN OF MOUNTAIN VILLAGE RECORDED JULY 24, 1996 IN PLAT BOOK 2 AT PAGE 2073, AND
   #4 - THE TOWN OF MOUNTAIN VILLAGE OFFICIAL TOWN PLAT RECORDED SEPTEMBER 8, 1997 IN PLAT BOOK 1 AT PAGE 2281 AND THE TOWN OF MOUNTAIN VILLAGE OFFICIAL LOT LIST RECORDED SEPTEMBER 8, 1997 IN BOOK 586 AT PAGE 548.

ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule B, Part II

(Exceptions)

Order Number: ABS86008792

10. RESTRICTIVE COVENANTS, FOR MOUNTAIN VILLAGE, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS CONTAINED IN INSTRUMENT RECORDED MARCH 9, 1984 IN BOOK 409 AT PAGE **714**, AS AMENDED OR SUPPLEMENTED. AMENDED AND RESTATED GENERAL DECLARATION RECORDED DECEMBER 11, 2002 UNDER RECEPTION NO. **353668**. FIRST AMENDMENT TO THE AMENDED AND RESTATED GENERAL DECLARATION RECORDED DECEMBER 09, 2009 UNDER RECEPTION NO. **410160**. SECOND AMENDMENT TO THE AMENDED AND RESTATED GENERAL DECLARATION RECORDED MARCH 19, 2012 UNDER RECEPTION NO. **422188**.

    NOTE: UNDER THE GENERAL NOTES ON THE PLAT OF TELLURIDE MOUNTAIN VILLAGE RECORDED MARCH 9, 1984 IN PLAT BOOK 1 AT PAGE **476** THE TELLURIDE COMPANY RESERVES THE RIGHT TO IMPOSE ADDITIONAL RESTRICTIVE COVENANTS ON ALL LOTS IN ADDITION TO THE ONES DESCRIBED HEREIN.

    NOTICE REGARDING CONTACT INFORMATION AND REAL ESTATE TRANSFER ASSESSMENT RECORDED MAY 25, 2011 UNDER RECEPTION NO. **418209**.

11. TERMS, CONDITIONS AND PROVISIONS OF NOTICE OF WATER AND SEWER TAP FEE PAYMENT RECORDED APRIL 14, 1987 IN BOOK 435 AT PAGE **603**, TAP FEE AGREEMENT RECORDED MAY 29, 1992 IN BOOK 492 AT PAGE **991**, AND BY FIRST AMENDMENT TO TAP FEE AGREEMENT RECORDED DECEMBER 18, 1996 IN BOOK 573 AT PAGE **237**, AND AS ASSIGNED BY TAP FEE ASSIGNMENT AND ASSUMPTION AGREEMENT RECORDED APRIL 29, 1999, UNDER RECEPTION NO. **326037**.

12. TERMS, CONDITIONS AND PROVISIONS OF FACILITIES, WATER RIGHTS AND EASEMENT AGREEMENT RECORDED APRIL 27, 1992 IN BOOK 491 AT PAGE **359** AND AS AMENDED IN INSTRUMENT RECORDED NOVEMBER 13, 1992 IN BOOK 501 AT PAGES **433** AND **437** AND AS AMENDED IN INSTRUMENT RECORDED APRIL 26, 1993 IN BOOK 510 AT PAGE **8** AND AS AMENDED IN INSTRUMENT RECORDED APRIL 26, 1993 IN BOOK 510 AT PAGE **11** AND AS AMENDED IN INSTRUMENT RECORDED OCTOBER 24, 1996 IN BOOK 569 AT PAGE **668**.

13. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN TOWN OF MOUNTAIN VILLAGE EMPLOYEE HOUSING RESTRICTION RECORDED SEPTEMBER 08, 1997 IN BOOK 586 AT PAGE **575** AND AS AMENDED IN INSTRUMENT RECORDED OCTOBER 12, 1999 UNDER RECEPTION NO. **329779**.

ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule B, Part II

(Exceptions)

Order Number: ABS86008792

14. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLATS OF:
#1 - TELLURIDE EMPLOYEE VILLAGE, REPLAT OF LOT TTTT AND PORTIONS OF LOT P2 AND TRACT OS-1 INTO LOT 1001 AND LOT 1005, TELLURIDE MOUNTAIN VILLAGE FILING 1 RECORDED DECEMBER 20, 1989 IN PLAT BOOK 1 AT PAGE 961;
#2 - REPLAT AND RE-ZONING OF LOT 1001, TELLURIDE MOUNTAIN VILLAGE FILING 1 RECORDED DECEMBER 2, 1991 IN PLAT BOOK 1 AT PAGE 1216;
#3 - REPLAT OF LOTS 160 AND 1005, TOWN OF MOUNTAIN VILLAGE RECORDED MAY 10, 2000 IN PLAT BOOK 1 AT PAGE 2710; AND
#4 - REPLAT OF LOTS 1001, 1007, 1008 AND TRACT OS-1R-1, MOUNTAIN VILLAGE, FILING 1 RECORDED SEPTEMBER 10, 2014 IN PLAT BOOK 1 AT PAGE 4671.
15. RESERVATION BY THE TELLURIDE COMPANY OF ALL OF THE RIGHTS TO MINERAL AND OIL, GAS OR OTHER HYDROCARBONS LOCATED ON, IN OR UNDER THE REAL PROPERTY, WITHOUT ANY RIGHT OF SURFACE ENTRY FOR EXPLORATION, DEVELOPMENT OR EXTRACTION. THE TELLURIDE COMPANY COVENANTS THAT IT WILL NOT MINE, EXTRACT, EXPLORE FOR OR DEVELOP ANY OF THE MINERALS, OIL, GAS OR OTHER HYDROCARBONS LOCATED ON, IN OR UNDER THE REAL PROPERTY, ALL AS CONTAINED IN INSTRUMENT RECORDED MAY 22, 1991 IN BOOK 477 AT PAGE 977.
16. TERMS, CONDITIONS, RESERVATIONS AND PROVISIONS AS CONTAINED IN WARRANTY DEED RECORDED MAY 22, 1991 IN BOOK 477 AT PAGE 977.
17. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN RESOLUTION #1991-79 APPROVING THE REZONING AND REPLAT OF LOTS 16, 27, 30, 31, 32, 71R, 437, 646 AND 1001, TELLURIDE MOUNTAIN VILLAGE RECORDED DECEMBER 02, 1991 IN BOOK 485 AT PAGE 259.
18. TERMS, CONDITIONS AND PROVISIONS OF NOTICE FILED BY SAN MIGUEL POWER ASSOCIATION, INC. RECORDED MARCH 18, 1999 UNDER RECEPTION NO. 325020.
19. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN RESOLUTION NO. 2000-0509-09 APPROVING LOT 1001 REZONE RECORDED JULY 06, 2000 UNDER RECEPTION NO. 335320.
20. MATTERS DISCLOSED ON THE MAP OF UNIT 4106, VILLAGE COURT APARTMENTS, LOCATED ON LOT 1001 ISSUED BY FOLEY ASSOCIATES, INC. CERTIFIED DECEMBER 29, 2000, JOB NO. 00102 AND RECORDED DECEMBER 29, 2000 IN SURVEYORS PLAT BOOK S1 AT PAGE 371.
21. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS OF THE EASEMENTS BENEFITTING UNIT 4106, VILLAGE COURT APARTMENTS AS SET FORTH IN SPECIAL WARRANTY DEED RECORDED DECEMBER 29, 2000 UNDER RECEPTION NO. 338902 AND AS DEPICTED ON MAP RECORDED DECEMBER 29, 2000 IN SURVEYORS PLAT BOOK S1 AT PAGE 371.
22. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN BENEFICIARY AND RENT USE RESTRICTION RECORDED MARCH 14, 2001 UNDER RECEPTION NO. 340294.
23. BILL OF SALE BETWEEN THE SAN MIGUEL COUNTY HOUSING AUTHORITY, A BODY CORPORATE AND POLITIC TO THE TOWN OF MOUNTAIN VILLAGE HOUSING AUTHORITY, A BODY CORPORATE AND POLITIC RECORDED JUNE 7, 2001 UNDER RECEPTION NO. 341852.

ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule B, Part II

(Exceptions)

Order Number: ABS86008792

24. LEASE BETWEEN TOWN OF MOUNTAIN VILLAGE HOUSING AUTHORITY, LESSOR, AND AUTOMATIC LAUNDRY COMPANY, LTD, LESSEE, AS SHOWN BY ABSTRACT OF LEASE RECORDED MARCH 25, 2002 UNDER RECEPTION NO. 347911

25. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN TOWN OF MOUNTAIN VILLAGE ORDINANCE #2002-07 AMENDING AND RESTATING THE LAND USE ORDINANCE RECORDED DECEMBER 18, 2002 UNDER RECEPTION NO. 353852.

26. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN TOWN OF MOUNTAIN VILLAGE RESOLUTION #2002-1210-31 AMENDING AND RESTATING THE TOWN OF MOUNTAIN VILLAGE DESIGN REGULATIONS RECORDED DECEMBER 18, 2002 UNDER RECEPTION NO. 353853 AND TOWN OF MOUNTAIN VILLAGE RESOLUTION #2005-0308-03 AMENDING AND RESTATING THE TOWN OF MOUNTAIN VILLAGE DESIGN REGULATIONS RECORDED APRIL 15, 2005 UNDER RECEPTION NO. 374090.

27. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN RESOLUTION NO. 2006-0314-01 APPROVING LOT 1001 DENSITY TRANSFER AND PARKING VARIANCE RECORDED MAY 10, 2006 UNDER RECEPTION NO. 384008.

28. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN COLORADO DEPARTMENT OF LOCAL AFFAIRS BENEFICIARY AND RENT USE COVENANT RECORDED OCTOBER 01, 2012 UNDER RECEPTION NO. 424947 AND AS AMENDED IN INSTRUMENT RECORDED NOVEMBER 16, 2012 UNDER RECEPTION NO. 425670.

29. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN RESOLUTION NO. 2014-0320-08 APPROVING A MINOR SUBDIVISION TO REMOVE LAND USES AND LAND USE DESIGNATIONS FROM RECORDED PLATS FOR LOTS 1007, 1008, 1001 AND IS-1R1 AND TO HAVE REZONING ORDINANCE AFFECT ZONING AND ASSOCIATES ZONING DESIGNATIONS RECORDED APRIL 10, 2014 UNDER RECEPTION NO. 432417.

LAND TITLE GUARANTEE COMPANY
DISCLOSURE STATEMENTS

Note: Pursuant to CRS 10-11-122, notice is hereby given that:

(A) The Subject real property may be located in a special taxing district.

(B) A certificate of taxes due listing each taxing jurisdiction will be obtained from the county treasurer of the county in which the real property is located or that county treasurer's authorized agent unless the proposed insured provides written instructions to the contrary. (for an Owner's Policy of Title Insurance pertaining to a sale of residential real property).

(C) The information regarding special districts and the boundaries of such districts may be obtained from the Board of County Commissioners, the County Clerk and Recorder, or the County Assessor.

Note: Effective September 1, 1997, CRS 30-10-406 requires that all documents received for recording or filing in the clerk and recorder's office shall contain a top margin of at least one inch and a left, right and bottom margin of at least one half of an inch. The clerk and recorder may refuse to record or file any document that does not conform, except that, the requirement for the top margin shall not apply to documents using forms on which space is provided for recording or filing information at the top margin of the document.

Note: Colorado Division of Insurance Regulations 8-1-2 requires that "Every title entity shall be responsible for all matters which appear of record prior to the time of recording whenever the title entity conducts the closing and is responsible for recording or filing of legal documents resulting from the transaction which was closed". Provided that Land Title Guarantee Company conducts the closing of the insured transaction and is responsible for recording the legal documents from the transaction, exception number 5 will not appear on the Owner's Title Policy and the Lenders Policy when issued.

Note: Affirmative mechanic's lien protection for the Owner may be available (typically by deletion of Exception no. 4 of Schedule B, Section 2 of the Commitment from the Owner's Policy to be issued) upon compliance with the following conditions:

(A) The land described in Schedule A of this commitment must be a single family residence which includes a condominium or townhouse unit.

(B) No labor or materials have been furnished by mechanics or material-men for purposes of construction on the land described in Schedule A of this Commitment within the past 6 months.

(C) The Company must receive an appropriate affidavit indemnifying the Company against un-filed mechanic's and material-men's liens.

(D) The Company must receive payment of the appropriate premium.

(E) If there has been construction, improvements or major repairs undertaken on the property to be purchased within six months prior to the Date of Commitment, the requirements to obtain coverage for unrecorded liens will include: disclosure of certain construction information; financial information as to the seller, the builder and or the contractor; payment of the appropriate premium fully executed Indemnity Agreements satisfactory to the company, and, any additional requirements as may be necessary after an examination of the aforesaid information by the Company.

No coverage will be given under any circumstances for labor or material for which the insured has contracted for or agreed to pay.

Note: Pursuant to CRS 10-11-123, notice is hereby given:

This notice applies to owner's policy commitments disclosing that a mineral estate has been severed from the surface estate, in Schedule B-2.

(A) That there is recorded evidence that a mineral estate has been severed, leased, or otherwise conveyed from the surface estate and that there is substantial likelihood that a third party holds some or all interest in oil, gas, other minerals, or geothermal energy in the property; and

(B) That such mineral estate may include the right to enter and use the property without the surface owner's permission.

Note: Pursuant to CRS 10-1-128(6)(a), It is unlawful to knowingly provide false, incomplete, or misleading facts or information to an insurance company for the purpose of defrauding or attempting to defraud the company. Penalties may include imprisonment, fines, denial of insurance, and civil damages. Any insurance company or agent of an insurance company who knowingly provides false, incomplete, or misleading facts or information to a policyholder or claimant for the purpose of defrauding or attempting to defraud the policyholder or claimant with regard to a settlement or award payable from insurance proceeds shall be reported to the Colorado Division of Insurance within the Department of Regulatory Agencies.

Note: Pursuant to Colorado Division of Insurance Regulations 8-1-3, notice is hereby given of the availability of a closing protection letter for the lender, purchaser, lessee or seller in connection with this transaction.

JOINT NOTICE OF PRIVACY POLICY OF LAND TITLE GUARANTEE COMPANY, LAND TITLE GUARANTEE COMPANY OF SUMMIT COUNTY LAND TITLE INSURANCE CORPORATION AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

This Statement is provided to you as a customer of Land Title Guarantee Company as agent for Land Title Insurance Corporation and Old Republic National Title Insurance Company.

We want you to know that we recognize and respect your privacy expectations and the requirements of federal and state privacy laws. Information security is one of our highest priorities. We recognize that maintaining your trust and confidence is the bedrock of our business. We maintain and regularly review internal and external safeguards against unauthorized access to non-public personal information ("Personal Information").

In the course of our business, we may collect Personal Information about you from:

- applications or other forms we receive from you, including communications sent through TMX, our web-based transaction management system;
- your transactions with, or from the services being performed by us, our affiliates, or others;
- a consumer reporting agency, if such information is provided to us in connection with your transaction;

  and
- The public records maintained by governmental entities that we either obtain directly from those entities, or from our affiliates and non-affiliates.

Our policies regarding the protection of the confidentiality and security of your Personal Information are as follows:

- We restrict access to all Personal Information about you to those employees who need to know that information in order to provide products and services to you.
- We maintain physical, electronic and procedural safeguards that comply with federal standards to protect your Personal Information from unauthorized access or intrusion.
- Employees who violate our strict policies and procedures regarding privacy are subject to disciplinary action.
- We regularly assess security standards and procedures to protect against unauthorized access to Personal Information.

WE DO NOT DISCLOSE ANY PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT PERMITTED BY LAW.

Consistent with applicable privacy laws, there are some situations in which Personal Information may be disclosed. We may disclose your Personal Information when you direct or give us permission; when we are required by law to do so, for example, if we are served a subpoena; or when we suspect fraudulent or criminal activities. We also may disclose your Personal Information when otherwise permitted by applicable privacy laws such as, for example, when disclosure is needed to enforce our rights arising out of any agreement, transaction or relationship with you.

Our policy regarding dispute resolution is as follows: Any controversy or claim arising out of or relating to our privacy policy, or the breach thereof, shall be settled by arbitration in accordance with the rules of the American Arbitration Association, and judgment upon the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof.

Commitment For Title Insurance
Issued by Old Republic National Title Insurance Corporation

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON. .

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, Old Republic National Title Insurance Company, a Minnesota corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured. If all of the Schedule B, Part I—Requirements have not been met within 6 months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

COMMITMENT CONDITIONS

1. DEFINITIONS
   (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
   (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
   (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
   (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
   (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
   (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
   (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
   (h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, Comitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:
   (a) the Notice;
   (b) the Commitment to Issue Policy;
   (c) the Commitment Conditions;
   (d) Schedule A;
   (e) Schedule B, Part I—Requirements; and
   (f) Schedule B, Part II—Exceptions; and
   (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

4. **COMPANY'S RIGHT TO AMEND**

   The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. **LIMITATIONS OF LIABILITY**
   (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
      i. comply with the Schedule B, Part I—Requirements;
      ii. eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
      iii. acquire the Title or create the Mortgage covered by this Commitment.
   (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
   (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
   (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.

(e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
(f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
(g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. **LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT**
(a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
(b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
(c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
(d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
(e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
(f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. **IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT**

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. **PRO-FORMA POLICY**

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. **ARBITRATION**

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is $2,000,000 or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at http://www.alta.org/arbitration.

IN WITNESS WHEREOF, Land Title Insurance Corporation has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A to be valid when countersigned by a validating officer or other authorized signatory.

Issued by:
Land Title Guarantee Company
3033 East First Avenue Suite 600
Denver, Colorado 80206
303-321-1880

President

Old Republic National Title Insurance Company, a Stock Company
400 Second Avenue South
Minneapolis, Minnesota 55401
(612)371-1111

Mark Bilbrey, President

Rande Yeager, Secretary

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Land Title Insurance Corporation. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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BAUEN GROUP, LLC
ARCHITECTURE & DESIGN STUDIO

Thomas W. Umbhau, AIA, NCARB Email: info@bauengroup.com

Variance Process
Item No: 7—Height Variance Narrative

Overview

The purpose of this submittal is to request a height variance. The project being proposed for design review is the construction of two new apartment buildings within the existing Village Court Apartment complex located in the Town of Mountain Village. The project has been approved for a density of up to but not exceeding forty two (42) new apartment units, this submittal is proposing (49) units along with a density transfer of seven (7) units from the adjacent VCA lot. The two new buildings are referred to as the 'West' and 'East' building and are labeled as such throughout the submittal. This variance request applies to both the East Building as well as the West Building.

Height Variance Requested

East Building

The proposed **East Apartment building** is 24,515 square feet with 1,384 square feet of unheated exterior stair space and is three stories tall. In addition to the three stories, there is a 'walk-out' lower (fourth) floor, the walk-out level is not a full floor. The lowest floor is tucked into the hillside, faces the open space to the east, and is not visible from the Village Court Apartments parking lot. The building consists of (21) two-bedroom units and (7) one-bedroom units with associated laundry and mechanical room facilities.

Per Section 17.3.12 Table 3-3, Building Height Limits, of the CDC, the maximum building height for a multi-family building type is 48'-0". Per footnote 1 of table 3-3, *'the ridge of a gable, hip, gambrel or similar pitched roof may extend the maximum building height up to five (5) feet above the specified maximum height limit, except at ridgeline lots.'*

This project is not located on a ridgeline and it does incorporate a hip roof as the main roof form. Therefore, the adjusted maximum building height allowed in this instance is 53'-0".

The East building maximum building height, as measured per the CDC guidelines, is 70'-1". This submittal is seeking a height variance for the East building of 17'-1".

West Building

The proposed **West Apartment building** is 21,522 square feet with 1,384 square feet of unheated exterior stair space and is three stories tall. In addition to the three stories, there is a 'walk-out' lower (fourth) floor, the walk-out level is not a full floor. The lowest floor is tucked into the hillside, faces the open space to the east, and is not visible from the Village Court Apartments parking lot. The building consists of (20) two-bedroom units and (1) one-bedroom unit with associated laundry, employee office and mechanical room facilities.

The West building maximum building height, as measured per the CDC guidelines, is 59'-1". This submittal is seeking a height variance for the East building of 6'-1".

Site

BAUEN GROUP, LLC
ARCHITECTURE & DESIGN STUDIO

Thomas W. Umbhau, AIA, NCARB Email: info@bauengroup.com

Village Court Apartments is allowed to build two apartment buildings to complete the build-out of their Lot 1001. This lot met all Town of Mountain Village regulations at the time it was created. After site analysis the proposed building locations shown in this submittal are the only buildable sites on the property for this scope of work. The proposed project site is steeply sloped and therefore the lowest level of each apartment building is a walkout level that requires emergency egress from the unit's bedroom windows and the client wants to build the maximum units allowed for the property which informed the number of floors in each apartment. All of these factors informed the overall height of the apartments and is the cause for seeking the height variance. Adhering to all of the CDC regulations would prevent the owner from being able to move forward with this project with the full unit count allowed and therefore would cause undue hardship. All steps have been taken to reduce the building's height to its minimum required for the project. This proposed variance meets all of the Town of Mountain Village's regulations and the intent of the CDC.

The existing conditions plan is attached and illustrates the existing site, site conditions and the immediate surrounding area. The sloped site does contain slope that is greater than 30%. The 30% or greater slopes are indicated on the existing conditions plan.

Building Ridge Height

The comparison of the immediate neighboring buildings ridge heights to that of the proposed East and West buildings are critical to understanding the minimal visual impact of the height variance be sought. Building #8's ridge height is 2'-0" higher than the East building ridge height for which we are seeking the height variance. The proposed West building's ridge height is 3'-0" higher than that of the East building's ridge.

The impact of a height variance for the East and West buildings would have no visual impact with respect to overall heights and would not cause any public health, safety and welfare hazards. The intent of the design section of the CDC is to enhance the natural beauty of the town's surroundings and foster a sense of community. This proposed height would still provide a neighborhood within Village Court Apartments that is in scale with the VCA development, respect the existing plantings and wetlands and would have no visual impact to the neighbors adjacent to the property or across the valley.

This variance would allow a height increase that is in keeping with the massing and scale that is typically found in multi-family zoned properties. Granting this variance would align with building heights required for multi-family structures of this unit density.

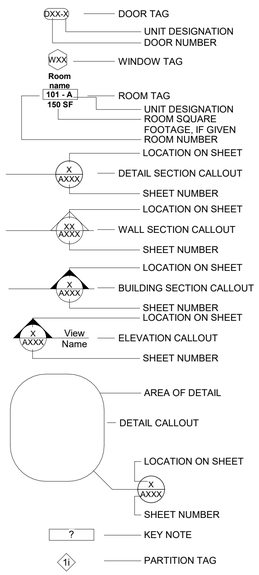
Mailing: P.O. Box 2044, Durango, CO 81302 Physical: 1480 East 2nd Avenue, Ste. 8, Durango, CO 81301
Ph: 970.382.9130 website: www.bauengroup.com

Phase IV Village Court Apartments
Mountain Village, Colorado

ABBREVIATION LIST

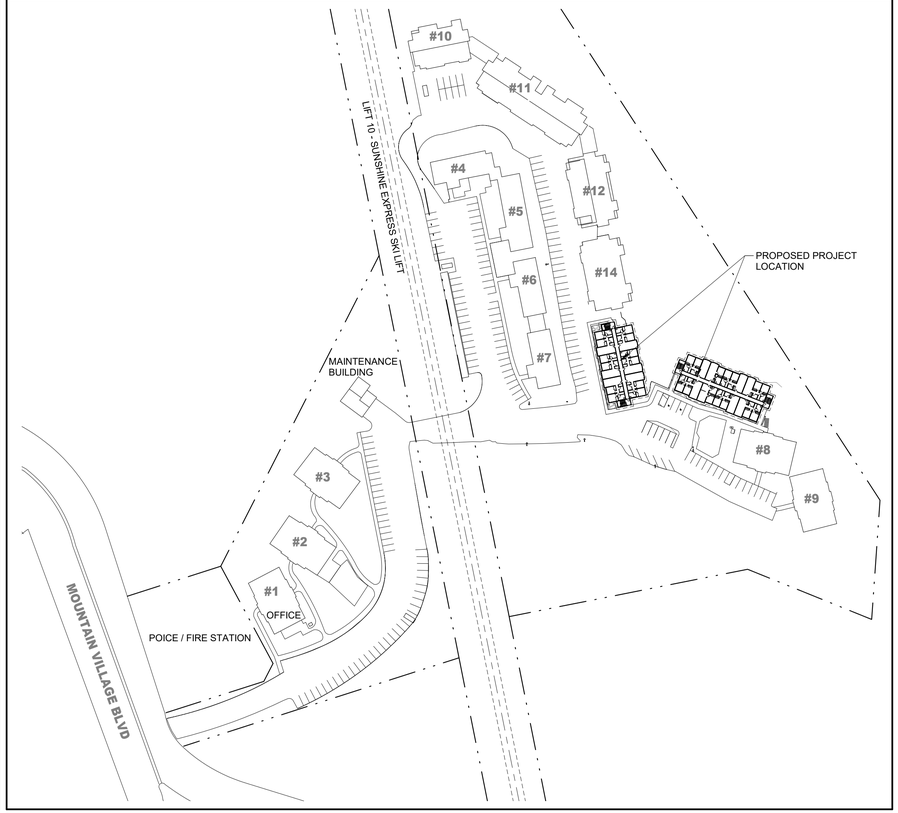
A.A.	ADHESIVE ANCHOR
A.B.	ANCHOR BOLT
ABC	AGGREGATE BASE COURSE
ABV	ABOVE
ADJ	ADJACENT
AFF	ABOVE FINISHED FLOOR
AGG	AGGREGATE
ARCHT	ARCHITECT
ASBO	AS SELECTED BY OWNER
B.B.	BOND BEAM
BD	BOARD
B.F.	BOTTOM OF FOOTING OR BACKFILL
BLDG	BUILDING
BLK	BLOCK
BLKG	BLOCKING
BM	BEAM
BOD	BASE OF DESIGN
BRG	BEARING
BTWN	BETWEEN
B.U.	BUILT-UP
CJ	CONTROL JOINT
CLG	CEILING
CMU	CONCRETE MASONRY UNIT
COL.	COLUMN
CONC.	CONCRETE
CONN.	CONNECTION
CONT	CONTINUOUS
CONTR.	CONTRACTOR
CTR	CENTER
CTR'D.	CENTERED
DBL	DOUBLE
D.F.	DOUGLAS FIR
DIA	DIAMETER
DL	DEAD LOAD
DTL	DETAIL
DWG	DRAWING
DWL	DOWEL
EA	EACH
E.E.	EACH END
E.F.	EACH FACE
E.G.	EXISTING GATE
E.J.	EXPANSION JOINT
ENGR.	ENGINEER
EQ	EQUAL
E.S.	EACH SIDE
E.W.	EACH WAY
EXP	EXPANSION
EXT	EXTERIOR
FFE	FINISH SUB-FLOOR ELEVATION
F.G.	FINISH GRADE
F.J.	FLOOR JOINT
FND	FOUNDATION
F.O.	FACE OF
F.O.C.	FACE OF CONCRETE
F.O.M.	FACE OF MASONRY
F.O.S.	FACE OF STUD
FRMG	FRAMING
FTG	FOOTING
GA.	GAUGE
GALV.	GALVANIZED
G.B.	GRADE BEAM
G.L.B.	GLU-LAM BEAM
HDR	HEADER
H.F.	HEM FIR
HORIZ	HORIZONTAL
H.S.	HIGH STRENGTH
H.T.	HEAVY TIMBER
INFO	INFORMATION
INT.	INTERIOR
JST.	JOIST
JT.	JOINT
L.L.	LIVE LOAD
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LVL	LAMINATED VENEER LUMBER
MAS	MASONRY
MAT	MATERIAL
MAX	MAXIMUM
MFR.	MANUFACTURER
MIN	MINIMUM
NA	NOT APPLICABLE
NLG	NAILING
NTS	NOT TO SCALE
O.C.	ON CENTER
O.H.	OVERHANG
OPNG.	OPENING
OSB	ORIENTED STRAND BOARD
PC	PRE-CAST
PL	PLATE
PLYWD	PLYWOOD
PNL	PANEL
P.T.	PRESSURE TREATED
REINF.	REINFORCEMENT
R.J.	ROOF JOIST
SH	SIMPSON HARDWARE
SHT.	SHEET
SHTG.	SHEATHING
SIM	SIMILAR
SL	SNOW LOAD
S.S.	STEEL STUD
STL	STEEL
S.W.	SHEAR WALL
T.B.	TOP OF BEAM
T.J.	TOP OF JOIST
T.M.	TOP OF MASONRY
T.O.	TOP OF
T.O.C.	TOP OF CONCRETE
T.O.W.	TOP OF WALL
T.P.	TOP OF PARAPET
T.PL.	TOP OF PLATE
TS	TRIM STUD OR TUBE STEEL
TYP	TYPICAL

DRAWING LEGEND



GENERAL NOTES

VICINITY MAP



PROJECT DATA

PROJECT NAME	TOWN OF MOUNTAIN VILLAGE - VILLAGE COURT APARTMENTS PHASE IV
PROJECT ADDRESS	415 MOUNTAIN VILLAGE BLVD MOUNTAIN VILLAGE, COLORADO 81435
PROJECT DESCRIPTION	TWO NEW APARTMENT BUILDINGS AND THEIR ASSOCIATED LANDSCAPING
CIVIL	RUSSELL ENGINEERING BILL FROWNFELTER, P.E. 934 MAIN AVE, UNIT C DURANGO, COLORADO 81301
SURVEY	FOLEY ASSOCIATES, LLC 125 W. PACIFIC, SUITE B-1 TELLURIDE, COLORADO 81432
ARCHITECT	BAUEN GROUP, LLC ARCHITECTURE & DESIGN STUDIO THOMAS W. UMBHAU - AIA, NCARB 1480 E. 2ND AVENUE, SUITE 8 DURANGO, CO 81301
MECHANICAL/ ELECTRICAL & PLUMBING	DMCE RANDY WARTNER 1480 HOYT ST. SUITE 200 LAKEWOOD, COLORADO 80215

DRAWING INDEX

#	NAME
GENERAL	
G1.01	COVER SHEET
G1.02	SITE PLAN
~~G1.03~~	~~ROOF HEIGHT DIAGRAM~~
~~G1.04~~	~~CONSTRUCTION MITIGATION PLAN~~
~~G1.05~~	~~VIEW STUDIES~~
CIVIL	
SURVEY	TOPOGRAPHIC SURVEY AND SLOPE STUDY
~~C101~~	~~SITE PLAN~~
C102	BUILDING GRADING PLAN
~~C103~~	~~EROSION CONTROL PLAN~~
~~C104~~	~~DETAILS~~
LANDSCAPE	
~~L1.01~~	~~LANDSCAPE PLAN~~
ARCHITECTURAL	
A1.01E	LOWER & FIRST LEVEL FLOOR PLAN
A1.02E	SECOND & THIRD LEVEL FLOOR PLAN
A1.03E	ROOF PLAN
A2.01E	BUILDING ELEVATIONS
A1.01W	LOWER & FIRST LEVEL FLOOR PLANS
A1.02W	SECOND & THIRD LEVEL FLOOR PLANS
A1.03W	ROOF PLAN
A2.01W	BUILDING ELEVATIONS
ELECTRICAL	
~~EP.01~~	~~PHOTOMETRIC~~

BAUEN GROUP, LLC
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ALL RIGHTS RESERVED

Phase IV Village Court Apartments
415 MOUNTAIN VILLAGE BLVD
MOUNTAIN VILLAGE, CO 81435
PROJECT NO: 010-2019
ASSESSORS PARCEL NO: 477904200005
SET DESCRIPTION: **DRP SUBMITTAL 04.29.2019**

#	Revisions	Date

DESIGNED BY: TWU	SCALE: AS NOTED
DRAWN BY: RMO	DATE: 04.29.19
CHECKED BY:	

DRAWING TITLE: COVER SHEET

SHEET NO: G1.01

SITE PLAN
1" = 10'-0"

NORTH

PROJECT SUMMARY

TYPE III-B	SPRINKLERED	MULTI-STORY

APPLICABLE CODES
INTERNATIONAL BUILDING CODE ---------- 2012 EDITION
INTERNATIONAL PLUMBING CODE ---------- 2012 EDITION
INTERNATIONAL MECHANICAL CODE ---------- 2012 EDITION
INTERNATIONAL FUEL GAS CODE ---------- 2012 EDITION
INTERNATIONAL FIRE CODE ---------- 2012 EDITION
NATIONAL ELECTRICAL CODE ----------2017 EDITION
INTERNATIONAL ENERGY CONSERVATION CODE ----------2012 EDITION

LOT SIZE

8.394 ACRES

ZONING

EAST BUILDING
-ZONING CODE ALLOWABLE HEIGHT ---- 48'-0" + 5'-0" = 53'-0"
-PROPOSED MAX. BUILDING HEIGHT ---- 56'-5"
AS MEASURED PER CDC 17.3.11
-AVERAGE BUILDING HEIGHT ---- 48'-1", SEE ROOF RIDGE HEIGHT DIAGRAM

WEST BUILDING
-ZONING CODE ALLOWABLE HEIGHT ---- 48'-0" +5'-0" = 53'-0"
-PROPOSED MAX. BUILDING HEIGHT ---- 45'-0"
AS MEASURED PER CDC 17.3.11
-AVERAGE BUILDING HEIGHT ---- 40'-11", SEE ROOF RIDGE HEIGHT DIAGRAM

PARKING

REQUIRED PARKING = 1 PER UNIT =49 PARKING SPACES
PROVIDED PARKING = PER OWNER'S DIRECTION

LOT COVERAGE

ZONING CODE ALLOWABLE LOT COVERAGE --- 65%

EXISTING LOT COVERAGE --- APPROXIMATELY 51,746 SQ FT = 1.1879247 ACRES = 14%
PROPOSED LOT COVERAGE --- APPROXIMATELY 68,673 SQ FT = 1.5765152 ACRES = 19%

BAUEN GROUP, LLC
THOMAS W. UMBHAU AIA, NCARB
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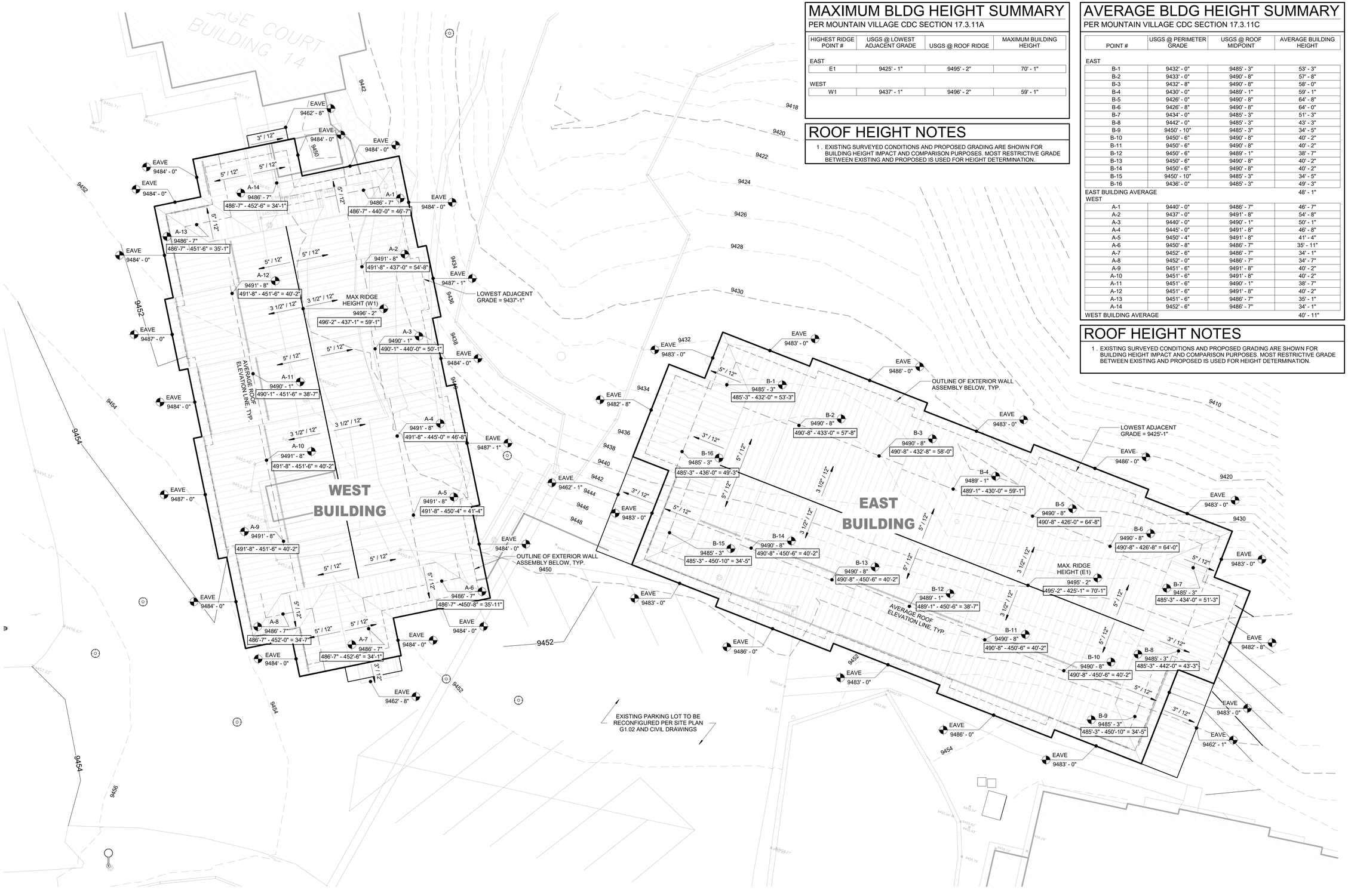
Phase IV Village Court Apartments
415 MOUNTAIN VILLAGE BLVD
MOUNTAIN VILLAGE, CO 81435
PROJECT NO: 010-2019 | ASSESSORS PARCEL NO: 477904200005
SET DESCRIPTION: **DRP SUBMITTAL 04.29.2019**

#	Revisions	Date

DESIGNED BY	SCALE
TWU	AS NOTED
DRAWN BY	DATE
RMO	04.29.19
CHECKED BY	

DRAWING TITLE: SITE PLAN

SHEET NO.: G1.02



RIDGE HEIGHT DIAGRAM OVER EXISTING GRADES

1" = 10'-0"

MAXIMUM BLDG HEIGHT SUMMARY

PER MOUNTAIN VILLAGE CDC SECTION 17.3.11A

HIGHEST RIDGE POINT #	USGS @ LOWEST ADJACENT GRADE	USGS @ ROOF RIDGE	MAXIMUM BUILDING HEIGHT
EAST			
E1	9425' - 1"	9495' - 2"	70' - 1"
WEST			
W1	9437' - 1"	9496' - 2"	59' - 1"

ROOF HEIGHT NOTES

1. EXISTING SURVEYED CONDITIONS AND PROPOSED GRADING ARE SHOWN FOR BUILDING HEIGHT IMPACT AND COMPARISON PURPOSES. MOST RESTRICTIVE GRADE BETWEEN EXISTING AND PROPOSED IS USED FOR HEIGHT DETERMINATION.

AVERAGE BLDG HEIGHT SUMMARY

PER MOUNTAIN VILLAGE CDC SECTION 17.3.11C

POINT #	USGS @ PERIMETER GRADE	USGS @ ROOF MIDPOINT	AVERAGE BUILDING HEIGHT
EAST			
B-1	9432' - 0"	9485' - 3"	53' - 3"
B-2	9433' - 0"	9490' - 8"	57' - 8"
B-3	9432' - 8"	9490' - 8"	58' - 0"
B-4	9430' - 0"	9489' - 1"	59' - 1"
B-5	9426' - 0"	9490' - 8"	64' - 8"
B-6	9426' - 8"	9490' - 8"	64' - 0"
B-7	9434' - 0"	9485' - 3"	51' - 3"
B-8	9442' - 0"	9485' - 3"	43' - 3"
B-9	9450' - 10"	9485' - 3"	34' - 5"
B-10	9450' - 6"	9490' - 8"	40' - 2"
B-11	9450' - 6"	9490' - 8"	40' - 2"
B-12	9450' - 6"	9489' - 1"	38' - 7"
B-13	9450' - 6"	9490' - 8"	40' - 2"
B-14	9450' - 6"	9490' - 8"	40' - 2"
B-15	9450' - 10"	9485' - 3"	34' - 5"
B-16	9436' - 0"	9485' - 3"	49' - 3"
EAST BUILDING AVERAGE			48' - 1"
WEST			
A-1	9440' - 0"	9486' - 7"	46' - 7"
A-2	9437' - 0"	9491' - 8"	54' - 8"
A-3	9440' - 0"	9490' - 1"	50' - 1"
A-4	9445' - 0"	9491' - 8"	46' - 8"
A-5	9450' - 4"	9491' - 8"	41' - 4"
A-6	9450' - 8"	9486' - 7"	35' - 11"
A-7	9452' - 6"	9486' - 7"	34' - 1"
A-8	9452' - 0"	9486' - 7"	34' - 7"
A-9	9451' - 6"	9491' - 8"	40' - 2"
A-10	9451' - 6"	9491' - 8"	40' - 2"
A-11	9451' - 6"	9490' - 1"	38' - 7"
A-12	9451' - 6"	9491' - 8"	40' - 2"
A-13	9451' - 6"	9486' - 7"	35' - 1"
A-14	9452' - 6"	9486' - 7"	34' - 1"
WEST BUILDING AVERAGE			40' - 11"

ROOF HEIGHT NOTES

1. EXISTING SURVEYED CONDITIONS AND PROPOSED GRADING ARE SHOWN FOR BUILDING HEIGHT IMPACT AND COMPARISON PURPOSES. MOST RESTRICTIVE GRADE BETWEEN EXISTING AND PROPOSED IS USED FOR HEIGHT DETERMINATION.

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Phase IV Village Court Apartments
415 MOUNTAIN VILLAGE BLVD
MOUNTAIN VILLAGE, CO 81435
PROJECT NO: 010-2019 ASSESSORS PARCEL NO: 477904200005
SET DESCRIPTION: **DRP SUBMITTAL 04.29.2019**

#	Revisions	Date

DESIGNED BY: TWU	SCALE: AS NOTED
DRAWN BY: RMO	DATE: 04.29.19
CHECKED BY:	

DRAWING TITLE: ROOF HEIGHT DIAGRAM

SHEET NO.: G1.03

This topographic survey of a portion of Lot 1001, Town of Mountain Village, was field surveyed on December 08, 2017 under the direct responsibility, supervision and checking of David R. Bulson, of Foley Associates, Inc., being a Colorado Licensed Surveyor. On March 13, 2019 slope designations were added. It does not constitute a Land Survey Plat or Improvement Survey Plat as defined by section 38-51-102 C.R.S.

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR DAVID R. BULSON 37662

P.L.S. NO. 37662 Date

NOTES:

1. This survey does not constitute a title search by Foley Associates, Inc. to determine the ownership of this property or easements of record.
2. Benchmark: Control point "CP 602 SPIKE", as shown hereon, with an elevation of 9449.59 feet.
3. Contour interval is two feet.
4. Underground utilities were located through the Colorado 811 Ticket Express Program and must be field verified prior to construction.
5. Underground sanitary sewer lines were connected between manholes or sketched from the Mountain Village GIS Department's "TMV Sewer Map", dated 3-22-07.
6. Sanitary sewer continues from this location. It is unclear from site markings provided whether or not this line falls within the Sanitary Sewer Easement shown hereon.
7. NOTICE: According to Colorado law, you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

Topographic Survey and Slope Study

A portion of Lot 1001, Town of Mountain Village,
San Miguel County, Colorado.

Project Mgr:	DB
Technician:	MC
Technician:	
Checked by:	AL
Start date:	12/08/2017

Rev.	description	date	by
1	Added spots and building info around bldg 8	06/06/18	mc
2	Added slope designations	03/13/19	fs

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

Drawing path: dwg\Topo 01-18\17042 Sht-3 EasternBldg...03-19.dwg | Sheet1 of 1 | Project #: 17042

PLAN

20 10 5 0 10

N

EXISTING BOULDER RETAINING WALL

9450.81

ENTRY: 9453

TBOC: 9451.4
FL: 9450.90

8%

FG: 9442±

2.8%

RED DENOTES FOUNDATION REQUIRING SHEATHING DETAIL FOR < 15-INCH REVEAL

WALKOUT OR LOWER
BFE: 9442.0

WEST BUILDING
GROUND FLOOR
FFE: 9453.0

0.9%

2%

9452

PROPERTY LINE (TYP)

WETLANDS LIMIT (TYP)

STAIRS TO BASEMENT (TYP)

FG: 9432±

EXPOSED FOUNDATION AT EXISTING GRADE. FOUNDATION WALL EXTERIOR SIDING WILL BE METAL AND STON

ENTRY: 9452

TW: 9452
BW: 9438

STRUCTURAL CONCRETE RETAINING WALL (MAX HT: 14-FT) (BY OTHERS)

STRUCTURAL CONCRETE RETAINING WALL (MAX HT: 12-FT) (BY OTHERS)

7%

TBOC: 9451
FL: 9450.5

EAST BUILDING
GROUND FLOOR
FFE: 9452.0

4.5%

TW: 9451.5
BW: 9440.0

ENTRY: 9453

TBOC:9450.3
FLUSH CURB

4.5%

4.5%

9452

CURB INLET
OUTLET PIPE
TO DAYLIGHT
TBOC:9450.5
FL: 9450.0

TBOC:9451.0
FL: 9450.5

1%

1.8%

TBOC: 9453
FL: 9452.5

NYLOPLAST BEEHIVE INLET

TBOC: 9452.0
FL: 9451.5

CURB INLET
TIED INTO EXISTING CULVERT

1%

1%

SW: 9451.5

9% 5%

ASPHALT SAWCUT

9456

9454

TBOC: 9452.6
FL: 9452.1

EXISTING STORM CULVERT

ADD STEPS UP TO BLDG 8
(EXISTING ENTRY : APPROX. 9457.76)

811 Know what's below. Call before you dig.

CALL 811
TWO WORKING DAYS
BEFORE YOU DIG

Russell Planning & Engineering, Inc.
Civil Engineering Services
934 Main Avenue, Unit C
Durango, Colorado 81301
Phone: (970) 385-4546
Fax: (970) 385-4502

Russell Planning & Engineering

DESIGN DEVELOPMENT

Phase IV Village Court Apartments 415 MTN VILLAGE BLVD
MOUNTAIN VILLAGE, CO
81435

DATE: 05/21/2019

WEST BUILDING GRADING PLAN

C102

WALKOUT OR LOWER
BFE: 9442.0

WEST BUILDING
GROUND FLOOR
FFE: 9453.0

WETLANDS LIMIT
(TYP)

STAIRS TO BASEMENT
(TYP)

ENTRY: 9452

TW: 9452
BW: 9438

STRUCTURAL CONCRETE
RETAINING WALL (MAX HT: 14-FT)
(BY OTHERS)

STRUCTURAL CONCRETE
RETAINING WALL (MAX HT: 12-FT)
(BY OTHERS)

FG: 9432±

EXPOSED FOUNDATION
AT EXISTING GRADE.
FOUNDATION WALL EXTERIOR
SIDING WILL BE METAL AND STONE.

FG: 9425±

FG: 9434±

FG: 9439±

EAST BUILDING
GROUND FLOOR
FFE: 9452.0

WALKOUT OR LOWER
BFE: 9441.0

ENTRY: 9452

TBOC: 9451
FL: 9450.5

TW: 9451.5
BW: 9440.0

ENTRY: 9453

TBOC:9450.3
FLUSH CURB

TBOC:9451.0
FL: 9450.5

CURB INLET
OUTLET PIPE
TO DAYLIGHT
TBOC:9450.5
FL: 9450.0

9452

TBOC: 9453
FL: 9452.5

NYLOPLAST BEEHIVE INLET

TBOC: 9452.0
FL: 9451.5

CURB INLET
TIED INTO EXISTING CULVERT

EXISTING STORM CULVERT

SW: 9451.5

ADD STEPS UP TO BLDG 8
(EXISTING ENTRY : APPROX. 9457.76)

9451.00

PATIO ENTRY: 9457.76

RETAINING WALL;
MAX HEIGHT 7 FT

2:1
OR
FLATTER

7%
4.5%
4.5%
4.5%
4.5%
1.8%
1%
1%
1%

9390
9400
9410
9420
9430
9440
9450
9454

PLAN
20 10 5 0 10

N

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Civil Engineering Services
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Russell Planning & Engineering

DESIGN DEVELOPMENT

Phase IV Village Court Apartments 415 MTN VILLAGE BLVD
MOUNTAIN VILLAGE, CO
81435

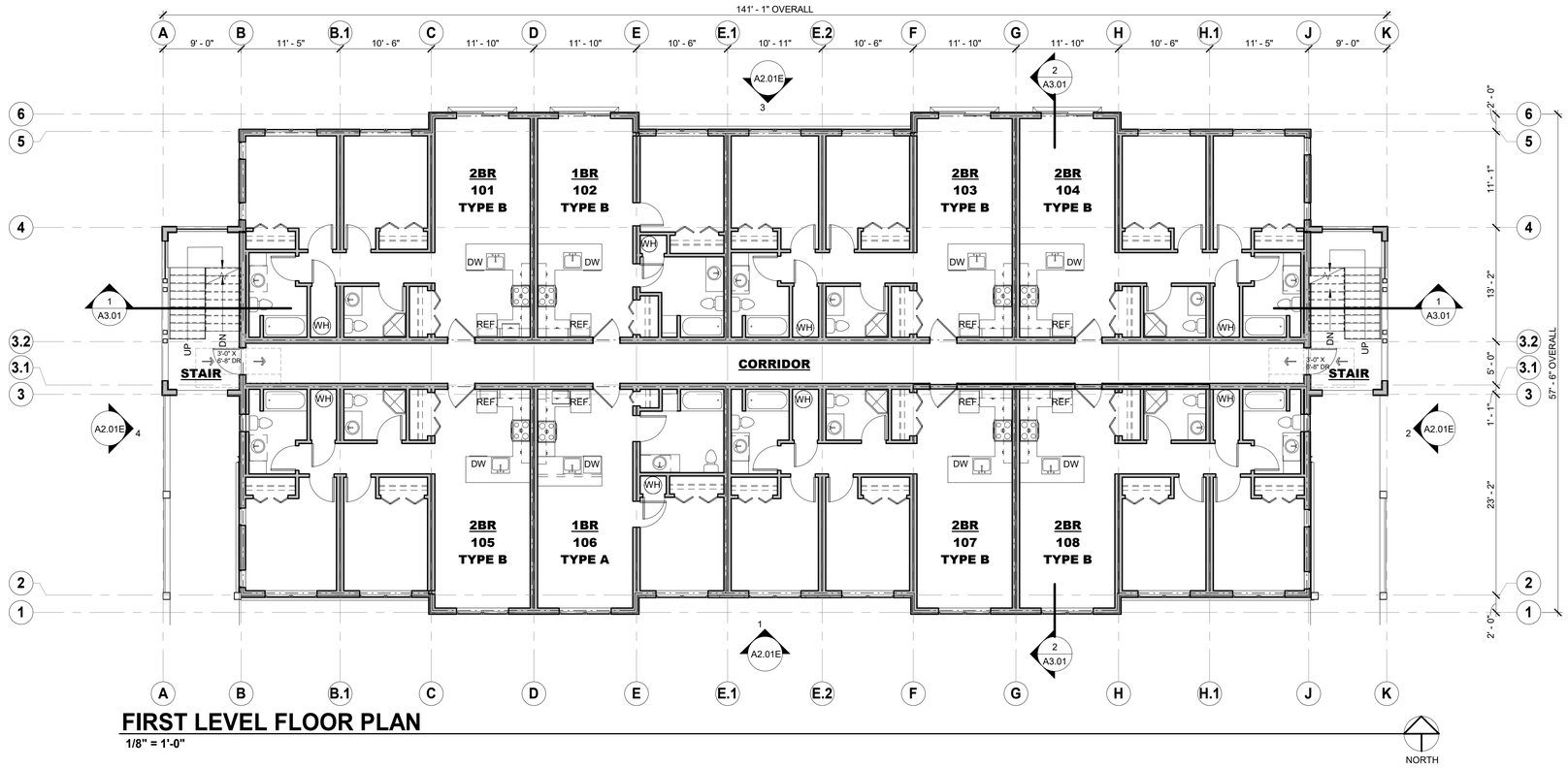
DATE: 05/21/2019

EAST BUILDING
GRADING PLAN

C103

811 Know what's below. Call before you dig.

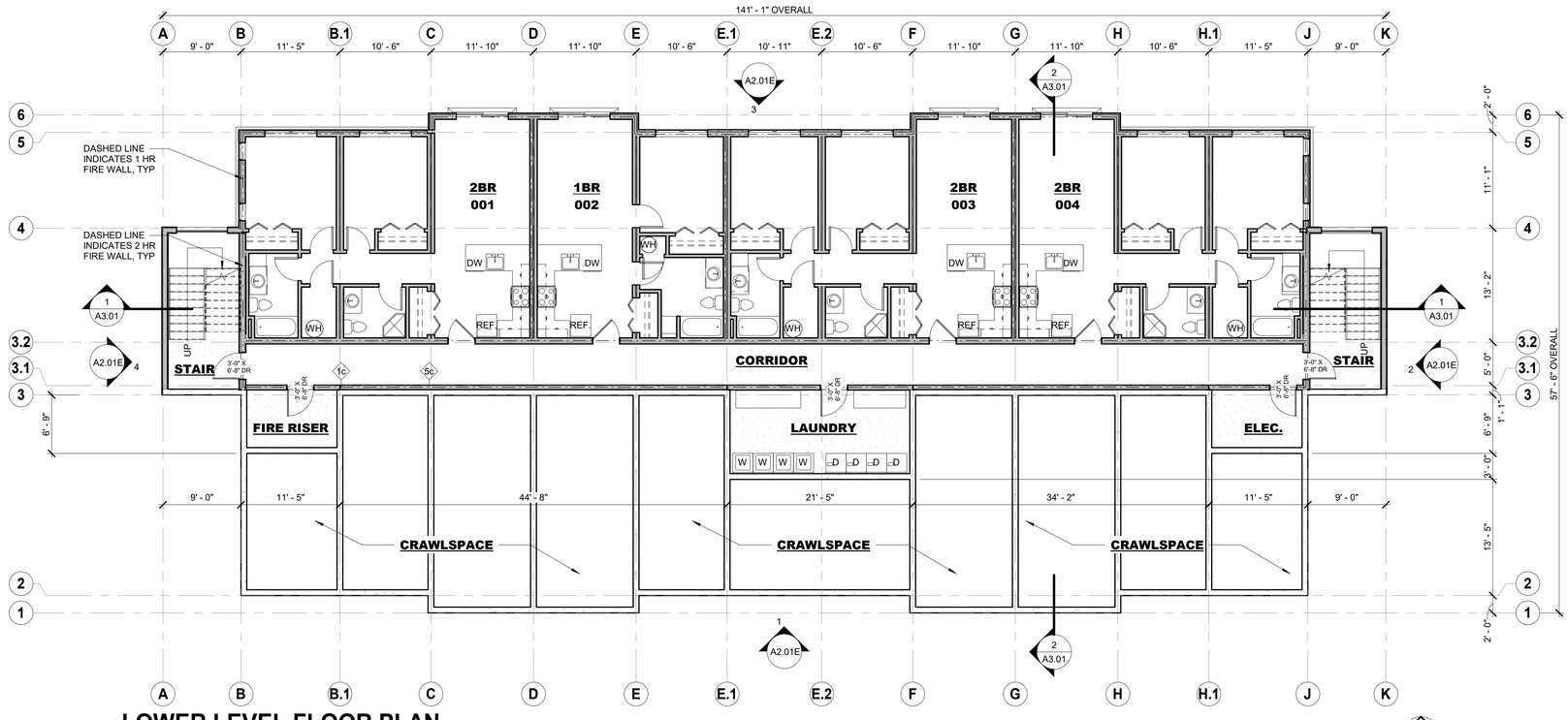
CALL 811
TWO WORKING DAYS
BEFORE YOU DIG



FIRST LEVEL FLOOR PLAN

1/8" = 1'-0"

NORTH



LOWER LEVEL FLOOR PLAN

1/8" = 1'-0"

NORTH

FLOOR PLAN NOTES

1. ALL EXTERIOR WALLS TO BE OF 2X6 @ 16" O.C. NOMINAL CONSTRUCTION, UNLESS OTHERWISE NOTED. ALL INTERIOR WALLS TO BE OF 2X4 @ 16" O.C. CONSTRUCTION, UNLESS OTHERWISE NOTED.
2. VERIFY ALL TUB ROUGH-IN DIMENSIONS PRIOR TO FRAMING LAYOUT.
3. PROVIDE & INSTALL HAND RAILING AT STAIRS. TOP OF HANDRAILING TO BE 34" ABOVE NOSE OF STEP. HANDRAIL SHALL MEET ALL REQUIRMENTS SET FORTH BY THE INTERNATIONAL BUILDING CODE.
4. DIMENSION SYSTEM NOTE:ALL DIMENSIONS ARE FACE OF FRAMING TO FACE OF FRAMING OR FACE OF FRAMING TO CENTERLINE, U.N.O.
5. SMOKE DETECTORS TO BE INSTALLED IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE.
6. PROVIDE SHELF & ROD IN ALL CLOSETS, TYP. UNLESS OTHERWISE NOTED - OR APPROVED EQUAL BY OWNER.
7. PROVIDE AND INSTALL SOUND ATTENUATION IN ALL WALLS/FLOORS/CEILINGS SURROUNDING BEDROOMS AND BATHROOMS
8. ALL BUILT-INS AND KITCHEN CABINETS TO BE DESIGNED BY OTHERS - SUBMIT SHOP DRAWINGS OR SUBMITTALS FOR APPROVAL.
9. ANY DISCREPANCIES WITH DIMENSIONS TO BE REPORTED TO ARCHITECT PRIOR TO CONSTRUCTION. IF CONTRACTOR, OWNER, OR SUBCONTRACTOR PROCEEDS WITH CONSTRUCTION WITHOUT ARCHITECT APPROVAL THEN THE ARCHITECT IS NOT RESPONSIBLE FOR THAT PART OF THE WORK.
10. PROVIDE AND INSTALL A FAN COIL AIR HEATING SYSTEM SIZED APPROPRIATELY TO HEAT ENTIRE UNIT. PROVIDE ALL REQUIRED ACCESSORIES FOR A COMPLETE AND THOROUGH INSTALLATION.
11. PROVIDE AND INSTALL A WATER HEATING TANK AND ALL ASSOCIATED ACCESSORIES FOR A COMPLETE AND THOROUGH INSTALLATION.
12. CONTRACTOR TO PROVIDE AND INSTALL DOORS/RODS @ ALL TUB/SHOWER LOCATIONS AS DIRECTED BY OWNER.
13. THE CONTRACTOR TO PROVIDE AND INSTALL VAPOR BARRIERS IN THE FOLLOWING LOCATIONS: CRAWL SPACE - PROVIDE VAPOR BARRIER w/6" OVERLAP AND SEAL OR TAPE OVERLAP, BARRIER SHALL EXTEND 6" MIN. UP STEMWALL AND SHALL ATTACH TO STEMWALL, CEILING - PROVIDE & INSTALL VAPOR BARRIER w/6" MIN. OVERLAP, SEAL OR TAPE OVERLAP. BARRIER TO SEAL w/HOUSE WRAP AT PLATES, TYP.

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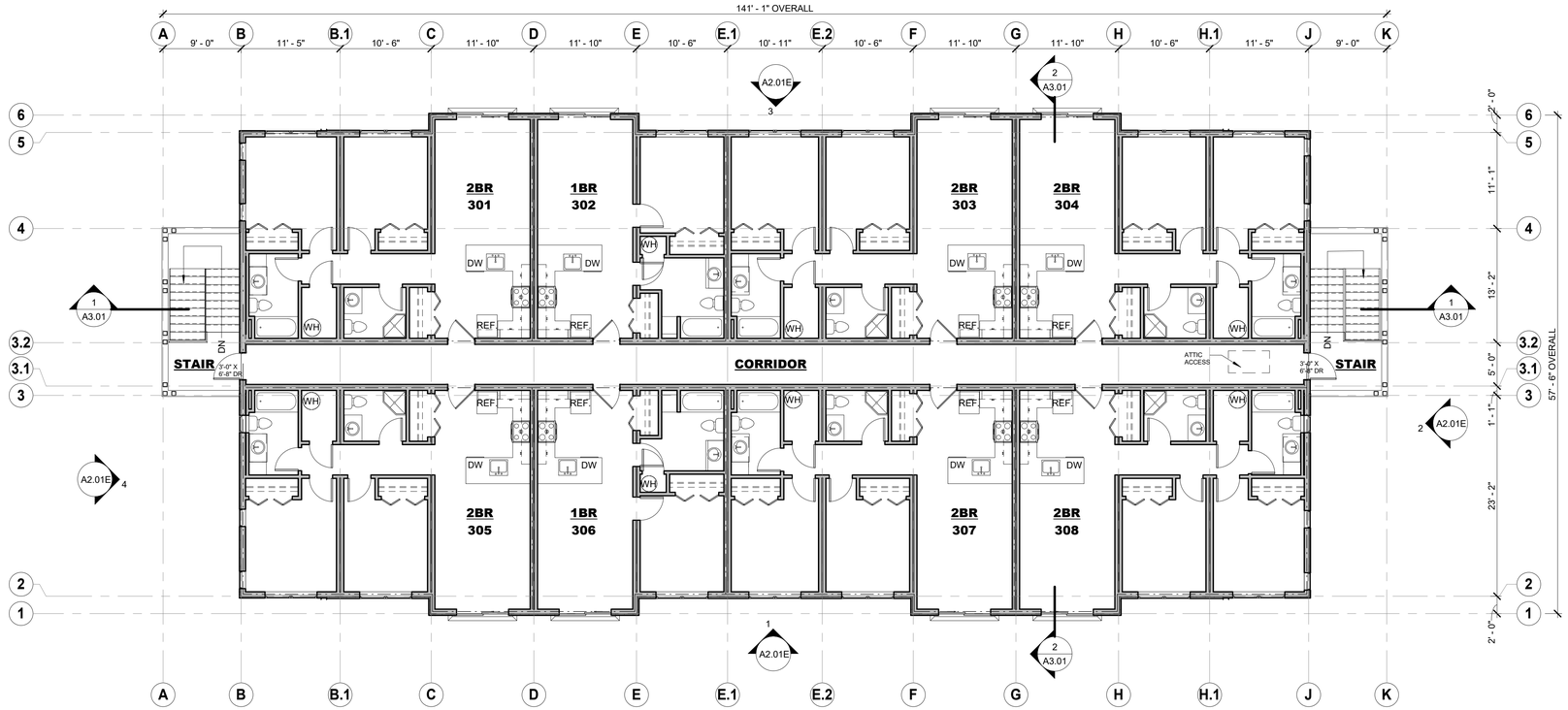
Phase IV Village Court Apartments - East Building
415 MTN VILLAGE BLVD
MOUNTAIN VILLAGE, CO 81435
PROJECT NO: 010-2019
ASSESSORS PARCEL NO: 477904200005
SET DESCRIPTION: **DRB REVIEW 04.19.19**

#	Revisions	Date

DESIGNED BY: TWU	SCALE: AS NOTED
DRAWN BY: RMO	DATE: 04.19.19
CHECKED BY:	

DRAWING TITLE: LOWER & FIRST LEVEL FLOOR PLAN

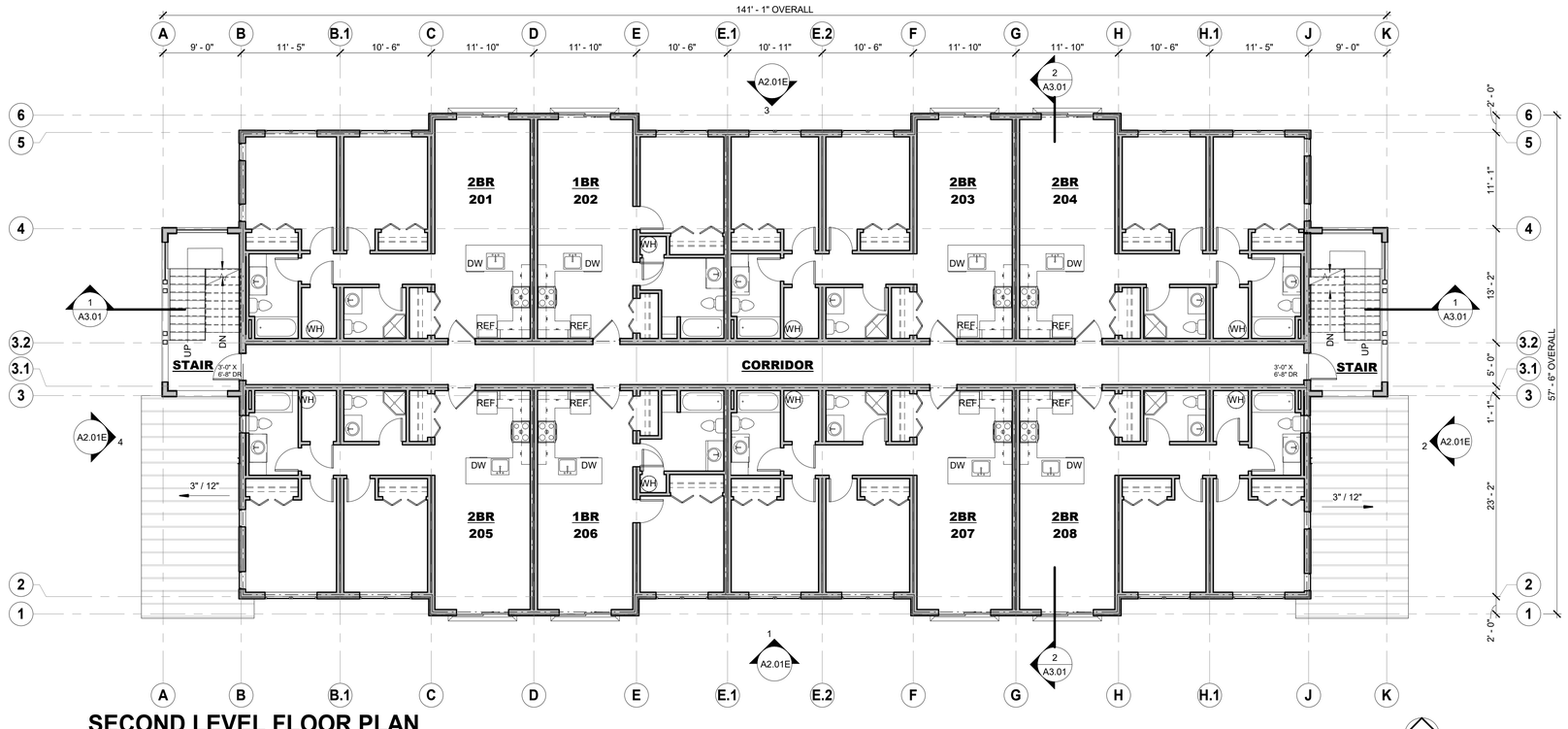
SHEET NO. A1.01E



THIRD LEVEL FLOOR PLAN

1/8" = 1'-0"

NORTH



SECOND LEVEL FLOOR PLAN

1/8" = 1'-0"

NORTH

FLOOR PLAN NOTES

1. ALL EXTERIOR WALLS TO BE OF 2X6 @ 16" O.C. NOMINAL CONSTRUCTION, UNLESS OTHERWISE NOTED. ALL INTERIOR WALLS TO BE OF 2X4 @ 16" O.C. CONSTRUCTION, UNLESS OTHERWISE NOTED.
2. VERIFY ALL TUB ROUGH-IN DIMENSIONS PRIOR TO FRAMING LAYOUT.
3. PROVIDE & INSTALL HAND RAILING AT STAIRS. TOP OF HANDRAILING TO BE 34" ABOVE NOSE OF STEP. HANDRAIL SHALL MEET ALL REQUIRMENTS SET FORTH BY THE INTERNATIONAL BUILDING CODE.
4. DIMENSION SYSTEM NOTE:ALL DIMENSIONS ARE FACE OF FRAMING TO FACE OF FRAMING OR FACE OF FRAMING TO CENTERLINE, U.N.O.
5. SMOKE DETECTORS TO BE INSTALLED IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE.
6. PROVIDE SHELF & ROD IN ALL CLOSETS, TYP. UNLESS OTHERWISE NOTED - OR APPROVED EQUAL BY OWNER.
7. PROVIDE AND INSTALL SOUND ATTENUATION IN ALL WALLS/FLOORS/CEILINGS SURROUNDING BEDROOMS AND BATHROOMS
8. ALL BUILT-INS AND KITCHEN CABINETS TO BE DESIGNED BY OTHERS - SUBMIT SHOP DRAWINGS OR SUBMITTALS FOR APPROVAL.
9. ANY DISCREPANCIES WITH DIMENSIONS TO BE REPORTED TO ARCHITECT PRIOR TO CONSTRUCTION. IF CONTRACTOR, OWNER, OR SUBCONTRACTOR PROCEEDS WITH CONSTRUCTION WITHOUT ARCHITECT APPROVAL THEN THE ARCHITECT IS NOT RESPONSIBLE FOR THAT PART OF THE WORK.
10. PROVIDE AND INSTALL A FAN COIL AIR HEATING SYSTEM SIZED APPROPRIATELY TO HEAT ENTIRE UNIT. PROVIDE ALL REQUIRED ACCESSORIES FOR A COMPLETE AND THOROUGH INSTALLATION.
11. PROVIDE AND INSTALL A WATER HEATING TANK AND ALL ASSOCIATED ACCESSORIES FOR A COMPLETE AND THOROUGH INSTALLATION.
12. CONTRACTOR TO PROVIDE AND INSTALL DOORS/RODS @ ALL TUB/SHOWER LOCATIONS AS DIRECTED BY OWNER.
13. THE CONTRACTOR TO PROVIDE AND INSTALL VAPOR BARRIERS IN THE FOLLOWING LOCATIONS: CRAWL SPACE - PROVIDE VAPOR BARRIER w/6" OVERLAP AND SEAL OR TAPE OVERLAP, BARRIER SHALL EXTEND 6" MIN. UP STEMWALL AND SHALL ATTACH TO STEMWALL, CEILING - PROVIDE & INSTALL VAPOR BARRIER w/6" MIN. OVERLAP, SEAL OR TAPE OVERLAP. BARRIER TO SEAL w/HOUSE WRAP AT PLATES, TYP.

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SET DESCRIPTION: **DRB REVIEW 04.19.19**

#	Revisions	Date

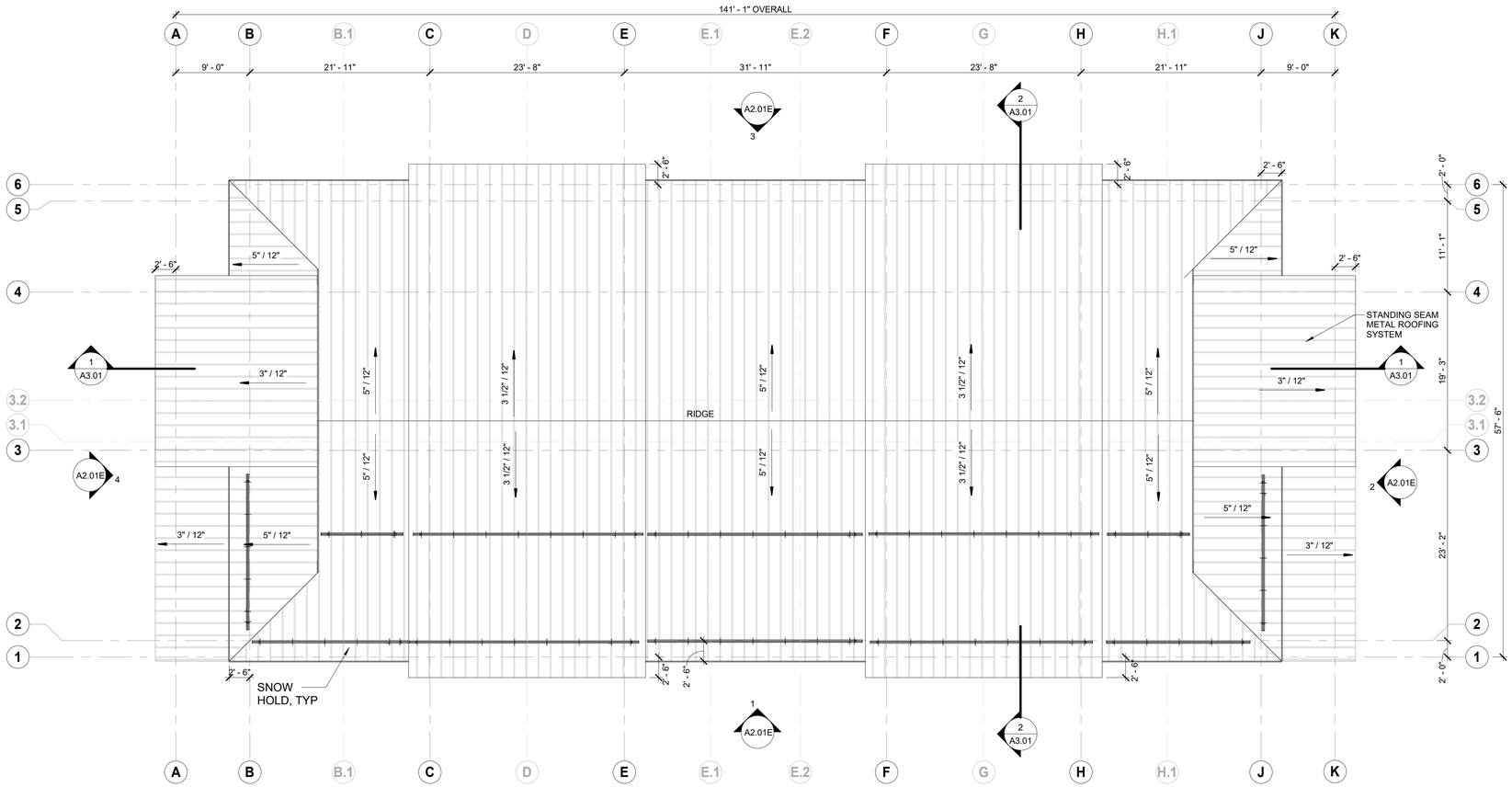
DESIGNED BY: TWU	SCALE: AS NOTED
DRAWN BY: RMO	DATE: 04.19.19
CHECKED BY:	

DRAWING TITLE: SECOND & THIRD LEVEL FLOOR PLAN

SHEET NO. A1.02E

ROOF PLAN NOTES

1. ROOF SLOPE SHALL BE AS NOTED.
2. ALL ROOF PENETRATIONS ARE TO BE FLASHED PER ROOFING SYSTEM MANUFACTURER'S RECOMMENDATIONS.
3. ALL FLASHING USED SHALL BE MIN. 24GA. GALV.
4. PROVIDE INSECT SCREEN/WIRE MESH AT ALL VENTILATION OPENINGS & PAINT ALL ROOF PENETRATIONS TO MATCH THE COLOR OF THE ROOF.
5. INSTALL ALL ROOFING MATERIALS PER MANUFACTURER'S INSTALLATION INSTRUCTIONS. PROVIDE ALL REQUIRED UNDERLAYMENTS AND ADDITIONAL MATERIALS FOR A COMPLETE AND THOROUGH INSTALLATION.
6. ALL GUTTER & DOWNSPOUT LOCATIONS ARE SHOWN AS PROPOSED. FINAL LOCATION AND LAYOUT TO BE DETERMINED. ALL DOWNSPOUTS TO TIE INTO ON-SITE STORM DRAIN SYSTEM.
7. ALL DOWNSPOUTS THAT TERMINATE AT GRADE SHALL END WITH 45° BOOT 6" MAX. ABOVE SPLASH BLOCK. ALL WATER TO BE DIRECTED, USING SPLASH BLOCK, AWAY FROM FOUNDATION. SPLASH BLOCK DESIGN TO BE DETERMINED.
8. LOCATE ALL ROOF PENETRATIONS ON REAR SIDE OF APARTMENT BUILDING BEHIND MAIN RIDGE LINE AS REASONABLY POSSIBLE.
9. PROVIDE AND INSTALL 2-COURSES ICE & WATER SHIELD MEMBRANE @ EAVES AND VALLEYS AND 1-LAYER ON REMAINDER OF ROOF. ICE & WATER SHIELD TO WRAP SUB-FASCIA. FINISHED ROOF TO BE INSTALLED WITHIN 30 DAYS OF THE INSTALLATION OF THE ICE & WATER SHIELD.



ROOF PLAN

1/8" = 1'-0"

NORTH

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SET DESCRIPTION: **DRB REVIEW 04.19.19**

#	Revisions	Date

DESIGNED BY: TWU	SCALE: AS NOTED
DRAWN BY: RMO	DATE: 04.19.19
CHECKED BY:	

DRAWING TITLE: ROOF PLAN

SHEET NO.: A1.03E

MATERIALS

EW-1
ULTRA BATTEN

EW-2
METAL PANEL

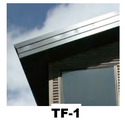
EW-3
CORRUGATED METAL

EW-4
STONE VENEER

PB-1
HEAVY TIMBERS

R-1
MESH RAILING

ROOF
STANDING SEAM



TF-1
FASCIA SYSTEM

GUTTER

WINDOW & TRIM

WINDOW SCHEDULE

#	SIZE		OPERATION	HD HEIGHT	COMMENTS
	WIDTH	HEIGHT			
AA	6' - 0"	5' - 0"	CS	8'-0"	
BB	2' - 0"	4' - 0"	FX	8'-0"	
CC	2' - 0"	3' - 0"	CS	7'-0"	

DOOR SCHEDULE

#	STYLE	SIZE			FINISH		FRAME			
		WIDTH	HEIGHT	THICKNESS	INT	EXT	MATERIAL	FINISH	HARDWARE	COMMENTS
D01		6' - 0"	8' - 0"	2"						
D02		3' - 0"	6' - 8"	1 3/4"						

ELEVATION NOTES

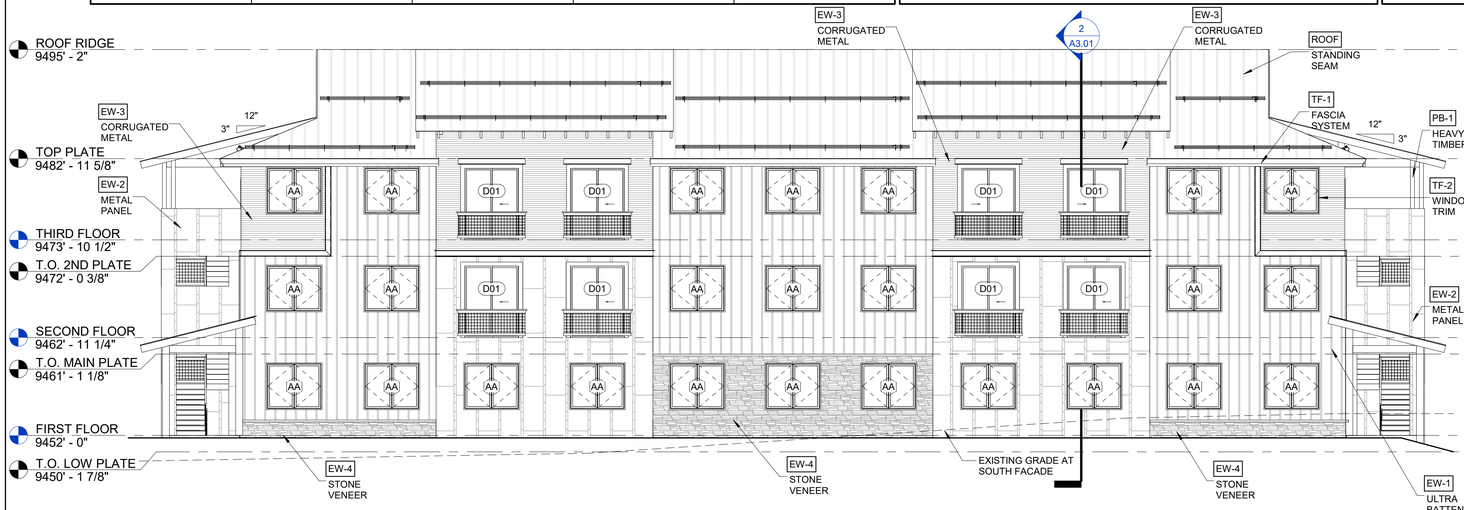
1. GENERAL CONTRACTOR TO COORDINATE EXT. BUILDING LIGHT LOCATIONS WITH ELECTRICAL CONTRACTOR.
2. STONE CAP TO BE USED @ ALL STONE APPLICATIONS WITH EXCEPTION OF FULL HEIGHT STONE VENEER AND U.N.O.
3. ALL STAIN COLORS TO BE SELECTED
4. ALL FLASHING USED SHALL BE 24ga GALVANIZED.
5. ALL FASTENERS USED IN AN EXTERIOR APPLICATION SHALL BE GALVANIZED.

MATERIAL CALCULATIONS

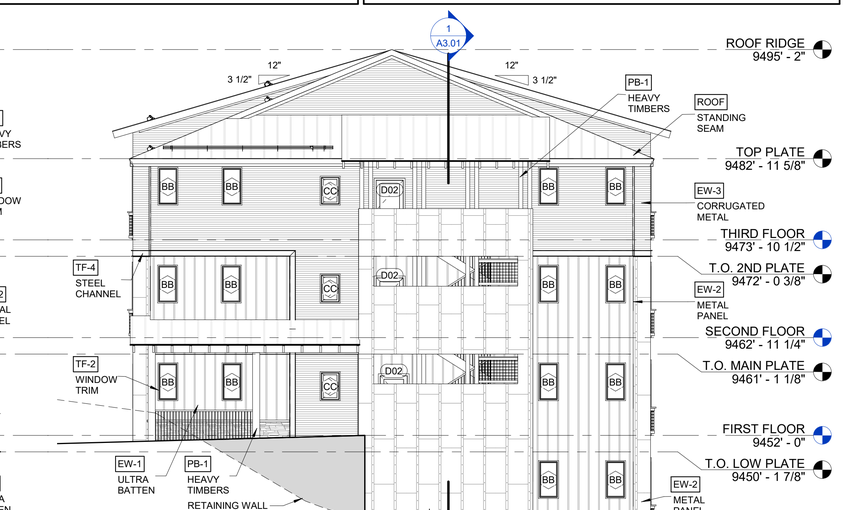
EXTERIOR MATERIAL	AREA	% OF TOTAL FACADE
ULTRA BATTEN	4818 SF	24%
METAL PANEL	6775 SF	33%
CORRUGATED METAL	3897 SF	19%
STONE VENEER	1824 SF	9%
GLAZING	3098 SF	15%

EXTERIOR MATERIALS LEGEND

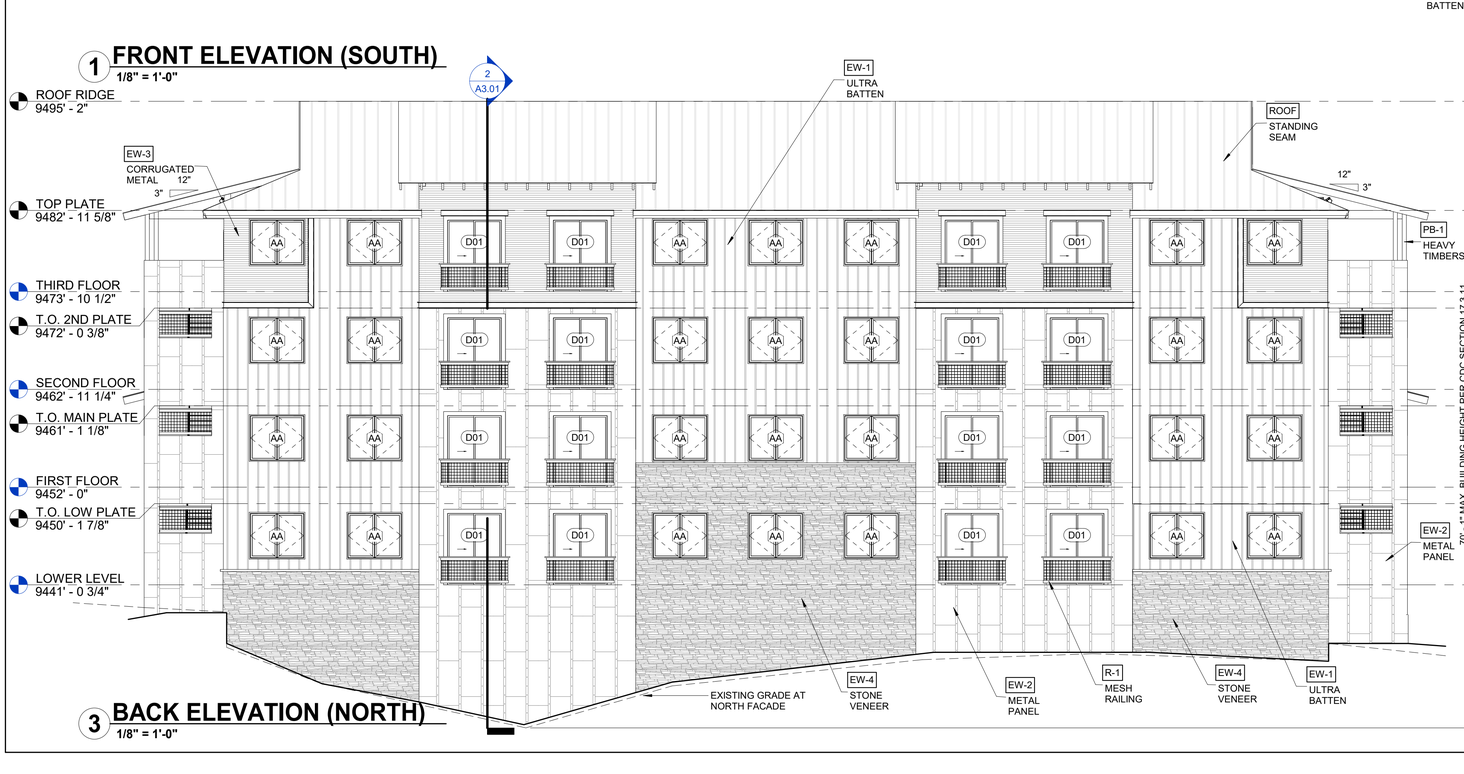
#	TYPE	DESCRIPTION
1 - WALLS		
EW-1	ULTRA BATTEN	BRIDGER ULTRA BATTEN METAL WALL PANEL, VERTICAL ORIENTATION, 13 3/4" COVERAGE, TRUTEN A606
EW-2	METAL PANEL	RUSTED SHEET METAL PANEL WITH METAL STRAPS AND EXPOSED FASTENERS, VERTICAL ORIENTATION
EW-3	CORRUGATED METAL	7/8" PRE-FINISHED CORRUGATED METAL
EW-4	STONE VENEER	THIN CUT STONE VENEER
2 - TRIM & FASCIA		
TF-1	FASCIA SYSTEM	1x12 FASCIA BOARD WRAPPED IN PRE-FINISHED METAL
TF-2	WINDOW TRIM	1-1/2" 'J' METAL, FINISH TO MATCH WINDOW FRAME
TF-3	DOOR TRIM	1-1/2" 'J' METAL, FINISH TO MATCH DOOR FRAME
TF-4	STEEL CHANNEL	8" DECORATIVE STEEL CHANNEL
3 - POSTS & BEAMS		
PB-1	HEAVY TIMBERS	6x6 & 10X10 TIMBER POSTS AND BEAMS AS SIZED ON DRAWINGS, STAINED
PB-2	HEAVY TIMBERS	
4 - RAILINGS		
R-1	MESH RAILING	4X4 WELDED WIRE MESH PANELS IN A STEEL FRAME



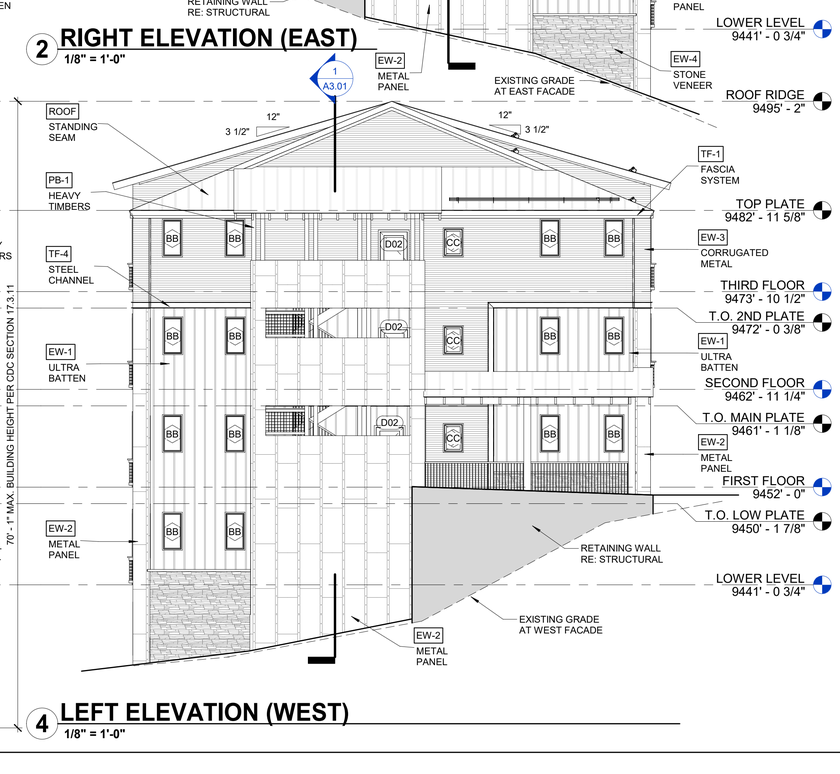
1 FRONT ELEVATION (SOUTH)
1/8" = 1'-0"



2 RIGHT ELEVATION (EAST)
1/8" = 1'-0"



3 BACK ELEVATION (NORTH)
1/8" = 1'-0"



4 LEFT ELEVATION (WEST)
1/8" = 1'-0"

BAUEN GROUP, LLC
THOMAS W. UMBHAU AIA, NCARB
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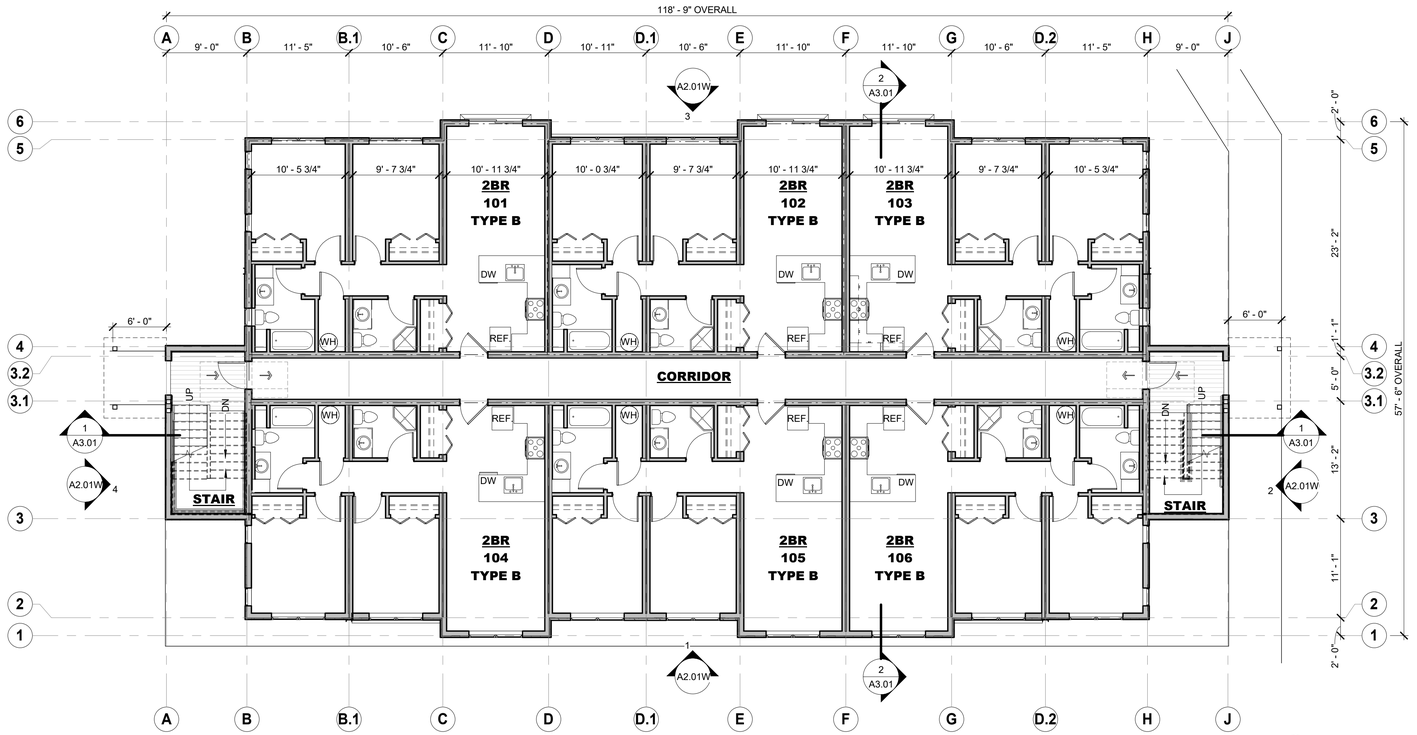
Phase IV Village Court Apartments - East Building
415 MTN VILLAGE BLVD
MOUNTAIN VILLAGE, CO 81435
PROJECT NO: 010-2019
ASSESSORS PARCEL NO: 477904200005
SET DESCRIPTION: **DRP SUBMITTAL 04.29.19**

# Revisions	Date

DESIGNED BY: TWU	SCALE: AS NOTED
DRAWN BY: RMO	DATE: 04.19.19
CHECKED BY:	

DRAWING TITLE
BUILDING ELEVATIONS

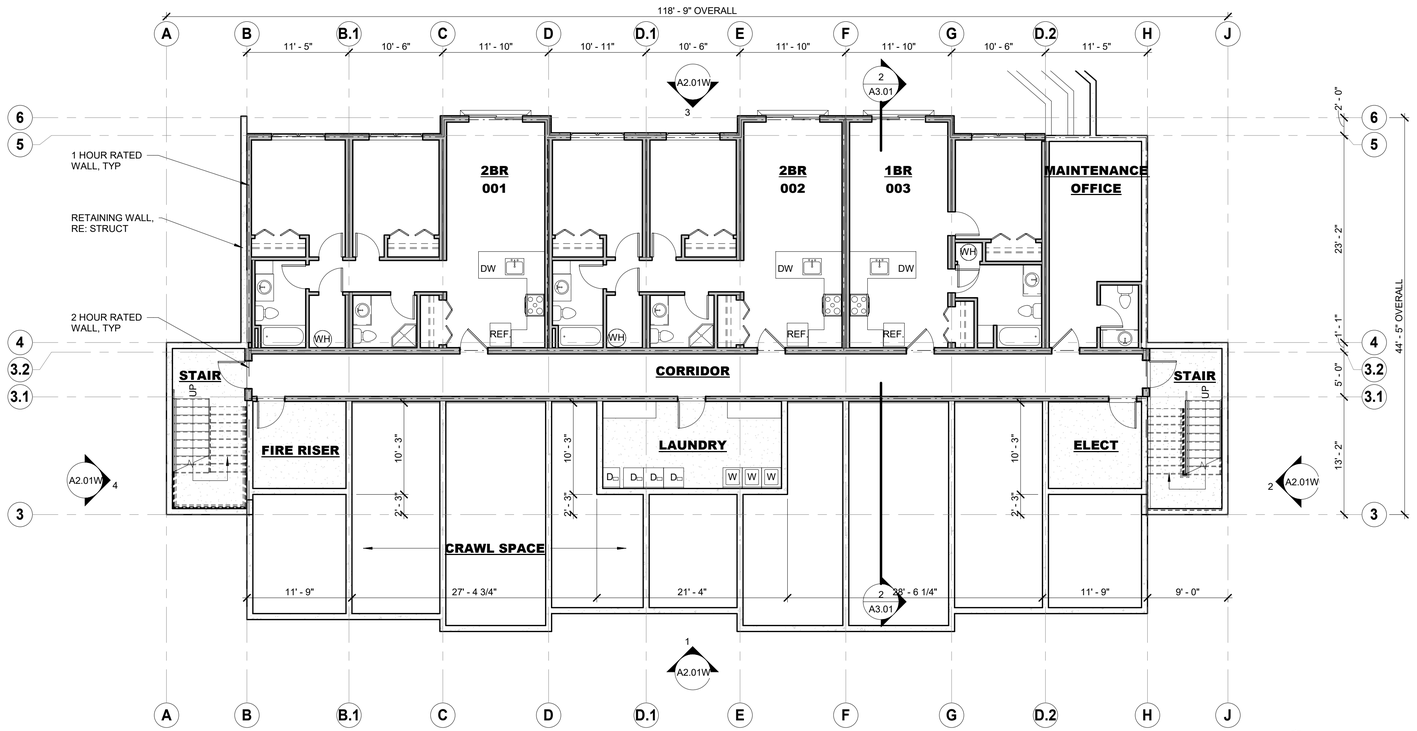
SHEET NO.
A2.01E



FIRST LEVEL FLOOR PLAN

1/8" = 1'-0"

NORTH



LOWER LEVEL FLOOR PLAN

1/8" = 1'-0"

NORTH

FLOOR PLAN NOTES

1. ALL EXTERIOR WALLS TO BE OF 2X6 @ 16" O.C. NOMINAL CONSTRUCTION, UNLESS OTHERWISE NOTED. ALL INTERIOR WALLS TO BE OF 2X4 @ 16" O.C. CONSTRUCTION, UNLESS OTHERWISE NOTED.
2. VERIFY ALL SHOWER STALL ROUGH-IN DIMENSIONS PRIOR TO FRAMING LAYOUT.
3. VERIFY ALL TUB ROUGH-IN DIMENSIONS PRIOR TO FRAMING LAYOUT.
4. PROVIDE & INSTALL WOODEN HAND RAILING AT STAIRS. TOP OF HANDRAILING TO BE 34" ABOVE NOSE OF STEP. HANDRAIL SHALL MEET ALL REQUIRMENTS SET FORTH BY THE INTERNATIONAL BUILDING CODE.
5. DIMENSION SYSTEM NOTE:ALL DIMENSIONS ARE FACE OF FRAMING TO FACE OF FRAMING OR FACE OF FRAMING TO CENTERLINE, U.N.O.
6. SMOKE DETECTORS TO BE INSTALLED IN ACCORDANCE WITH THE IBC.
7. PROVIDE SHELF & ROD IN ALL CLOSETS, TYP. UNLESS OTHERWISE NOTED - OR APPROVED EQUAL BY OWNER.
8. ALL BUILT-INS AND KITCHEN CABINETS TO BE DESIGNED BY OTHERS - SUBMIT SHOP DRAWINGS OR SUBMITTALS FOR APPROVAL.
9. ANY DISCREPANCIES WITH DIMENSIONS TO BE REPORTED TO ARCHITECT PRIOR TO CONSTRUCTION. IF CONTRACTOR, OWNER, OR SUBCONTRACTOR PROCEEDS WITH CONSTRUCTION WITHOUT ARCHITECT APPROVAL THEN THE ARCHITECT IS NOT RESPONSIBLE FOR THAT PART OF THE WORK.
10. PROVIDE AND INSTALL A FAN COIL AIR HEATING SYSTEM SIZED APPROPRIATELY TO HEAT ENTIRE HOUSE. PROVIDE ALL REQUIRED ACCESSORIES FOR A COMPLETE AND THOROUGH INSTALLATION.
11. PROVIDE AND INSTALL A WATER HEATING TANK AND ALL ASSOCIATED ACCESSORIES FOR A COMPLETE AND THOROUGH INSTALLATION.
12. CONTRACTOR TO PROVIDE AND INSTALL DOORS/RODS @ ALL TUB/SHOWER LOCATIONS AS DIRECTED BY OWNER.
13. PROVIDE AND INSTALL SOUND ATTENUATION IN ALL WALLS/FLOORS/CEILINGS SURROUNDING BEDROOMS AND BATHROOMS
14. THE CONTRACTOR TO PROVIDE AND INSTALL VAPOR BARRIERS IN THE FOLLOWING LOCATIONS: CRAWL SPACE - PROVIDE VAPOR BARRIER w/6" OVERLAP AND SEAL OR TAPE OVERLAP, BARRIER SHALL EXTEND 6" MIN. UP STEMWALL AND SHALL ATTACH TO STEMWALL. CEILING - PROVIDE & INSTALL VAPOR BARRIER w/6" MIN. OVERLAP, SEAL OR TAPE OVERLAP. BARRIER TO SEAL w/HOUSE WRAP AT PLATES, TYP.

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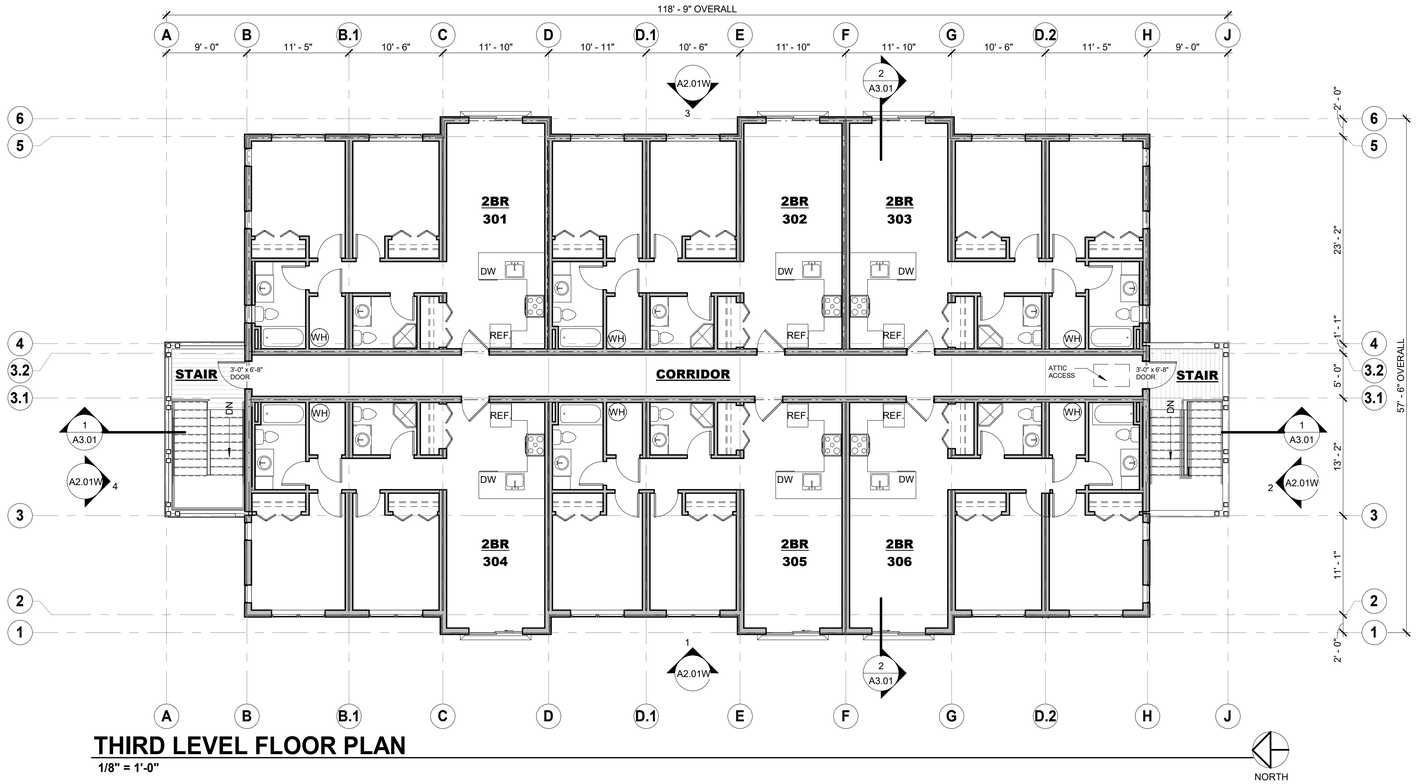
415 MTN VILLAGE BLVD
MOUNTAIN VILLAGE, CO 81435
PROJECT NO: 038-2018
ASSESSORS PARCEL NO: 477904200005
SET DESCRIPTION: **LOWER LEVEL MODIFICATION 05.14.19**

#	Revisions	Date

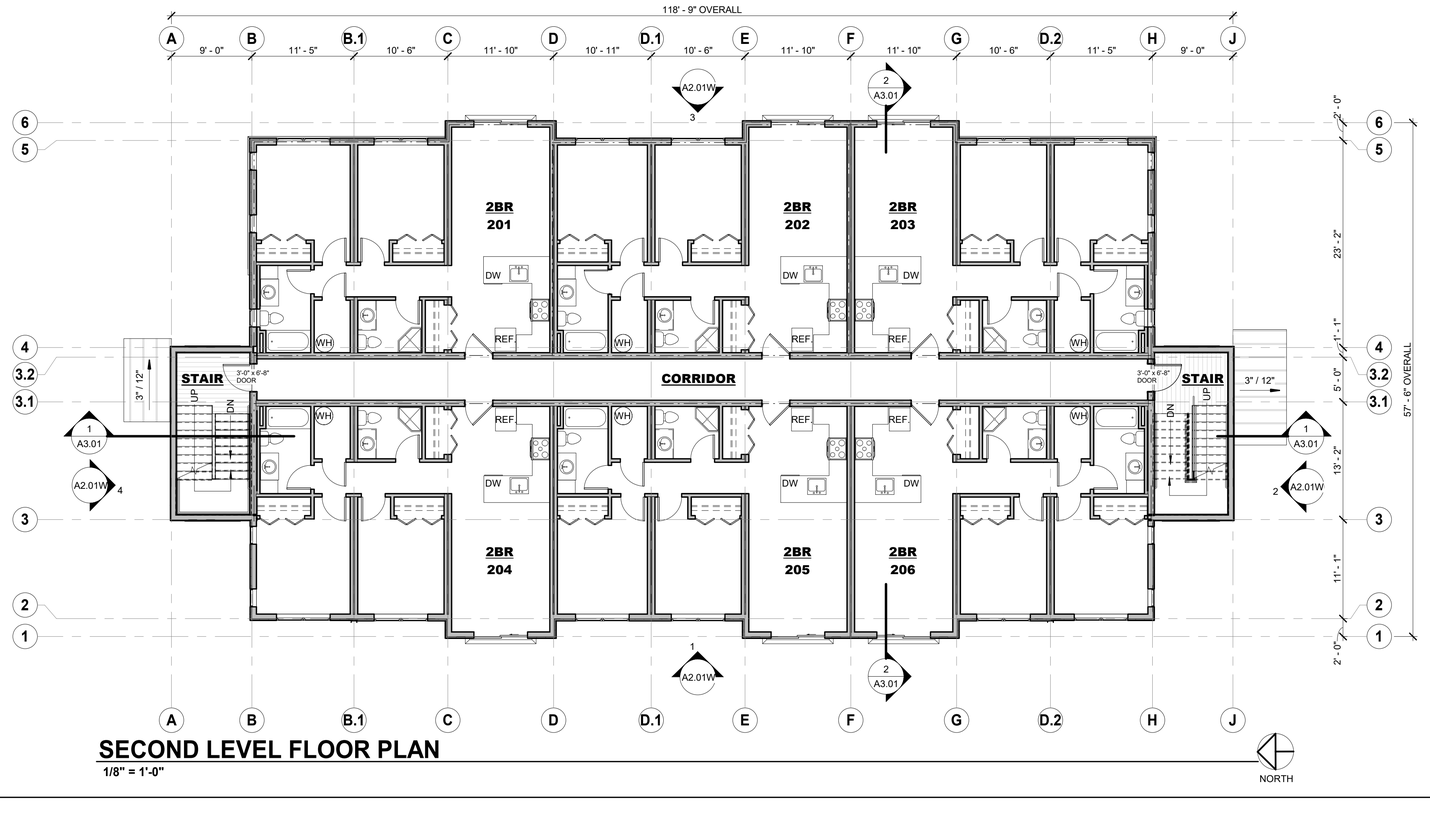
DESIGNED BY
DRAWN BY
CHECKED BY
SCALE: AS NOTED
DATE: 04.29.19
DRAWING TITLE: LOWER & FIRST LEVEL FLOOR PLANS
SHEET NO.: A1.01W



THIRD LEVEL FLOOR PLAN

1/8" = 1'-0"

NORTH



SECOND LEVEL FLOOR PLAN

1/8" = 1'-0"

NORTH

FLOOR PLAN NOTES

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MOUNTAIN VILLAGE, CO 81435
PROJECT NO: 038-2018 | ASSESSORS PARCEL NO: 477904200005
SET DESCRIPTION: **DRB REVIEW SET 04.19.19**

#	Revisions	Date

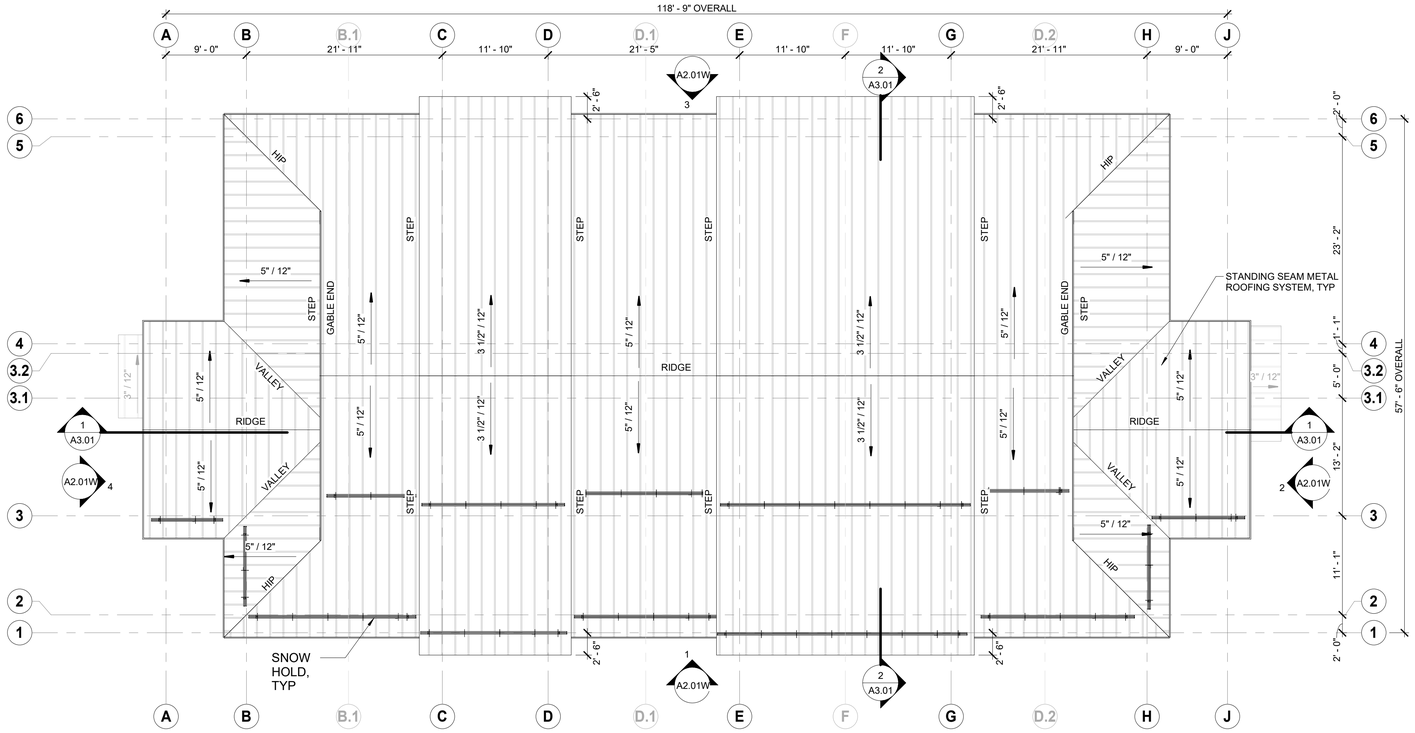
DESIGNED BY	SCALE: AS NOTED
DRAWN BY	DATE: 04.19.19
CHECKED BY	

DRAWING TITLE: SECOND & THIRD LEVEL FLOOR PLANS

SHEET NO. A1.02W

ROOF PLAN NOTES

1. ROOF SLOPE SHALL BE AS NOTED.
2. ALL ROOF PENETRATIONS ARE TO BE FLASHED PER ROOFING SYSTEM MANUFACTURER'S RECOMMENDATIONS.
3. ALL FLASHING USED SHALL BE MIN. 24GA. GALV.
4. PROVIDE INSECT SCREEN/WIRE MESH AT ALL VENTILATION OPENINGS PER THE INTERNATIONAL BUILDING CODE. ALL ROOF PENETRATIONS TO BE PAINTED TO MATCH THE COLOR OF THE ROOFING.
5. INSTALL ALL ROOFING MATERIALS PER MANUFACTURER'S INSTALLATION INSTRUCTIONS. PROVIDE ALL REQUIRED UNDERLAYMENTS AND ADDITIONAL MATERIALS FOR A COMPLETE AND THOROUGH INSTALLATION.
6. ALL GUTTER & DOWNSPOUT LOCATIONS ARE SHOWN AS PROPOSED. FINAL LOCATION AND LAYOUT TO BE DETERMINED. ALL DOWNSPOUTS TO TIE INTO ON-SITE STORM DRAIN SYSTEM.
7. ALL DOWNSPOUTS THAT TERMINATE AT GRADE SHALL END WITH 45° BOOT 6" MAX. ABOVE SPLASH BLOCK. ALL WATER TO BE DIRECTED, USING SPLASH BLOCK, AWAY FROM FOUNDATION. SPLASH BLOCK DESIGN TO BE DETERMINED.
8. LOCATE ALL ROOF PENETRATIONS ON REAR SIDE OF BUILDING BEHIND MAIN RIDGE LINE AS REASONABLY POSSIBLE.
9. PROVIDE AND INSTALL 2-COURSES ICE & WATER SHIELD MEMBRANE @ EAVES AND VALLEYS AND 1-LAYER ON REMAINDER OF ROOF. ICE & WATER SHIELD TO WRAP SUB-FASCIA. FINISHED ROOF TO BE INSTALLED WITHIN 30 DAYS OF THE INSTALLATION OF THE ICE & WATER SHIELD.



ROOF PLAN

1/8" = 1'-0"

NORTH

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SET DESCRIPTION: **DRB REVIEW SET 04.19.19**

#	Revisions	Date

DESIGNED BY	SCALE: AS NOTED
DRAWN BY	DATE: 04.19.19
CHECKED BY	

DRAWING TITLE: ROOF PLAN

SHEET NO: A1.03W

MATERIALS

EW-1
ULTRA BATTEN

EW-2
METAL PANEL

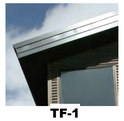
EW-3
CORRUGATED METAL

EW-4
STONE VENEER

PB-1
HEAVY TIMBERS

R-1
MESH RAILING

ROOF
STANDING SEAM



TF-1
FASCIA SYSTEM

ROOF GUTTER

WINDOW & TRIM

WINDOW SCHEDULE

#	SIZE		OPERATION	HD HEIGHT	COMMENTS
	WIDTH	HEIGHT			
AA	6' - 0"	5' - 0"	CS	8'-0"	
BB	2' - 0"	4' - 0"	FX	8'-0"	
CC	2' - 0"	3' - 0"	CS	7'-0"	

DOOR SCHEDULE

#	STYLE	SIZE			FINISH		FRAME		HARDWARE	COMMENTS
		WIDTH	HEIGHT	THICKNESS	INT	EXT	MATERIAL	FINISH		
D01	SLIDER	6' - 0"	8' - 0"	2"	FG	FG	FG		A.S.B.O.	
D02	SWING	3' - 0"	6' - 8"	1 3/4"	HM	HM	HM		A.S.B.O.	

NOTES:
FG = FIBERGLASS
HM = HOLLOW METAL

ELEVATION NOTES

1. GENERAL CONTRACTOR TO COORDINATE EXT. BUILDING LIGHT LOCATIONS WITH ELECTRICAL CONTRACTOR.
2. STONE CAP TO BE USED @ ALL STONE APPLICATIONS WITH EXCEPTION OF FULL HEIGHT STONE VENEER AND U.N.O.
3. ALL STAIN COLORS TO BE SELECTED
4. ALL FLASHING USED SHALL BE 24ga GALVANIZED.
5. ALL FASTENERS USED IN AN EXTERIOR APPLICATION SHALL BE GALVANIZED.

MATERIAL CALCULATIONS

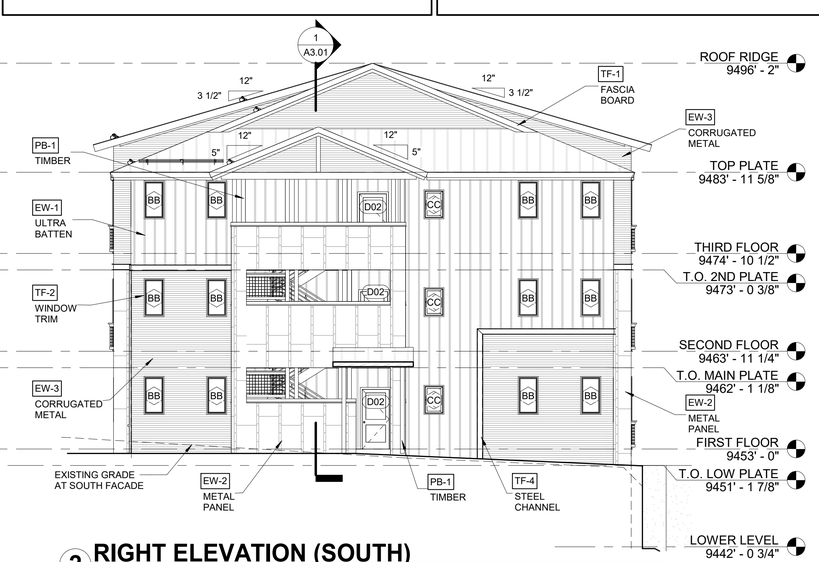
EXTERIOR MATERIAL	AREA	% OF TOTAL FACADE
ULTRA BATTEN	4260 SF	27%
METAL PANEL	4749 SF	30%
CORRUGATED METAL	3877 SF	25%
STONE VENEER	493 SF	3%
GLAZING	2442 SF	15%

EXTERIOR MATERIALS LEGEND

#	TYPE	DESCRIPTION
1 - WALLS		
EW-1	ULTRA BATTEN	BRIDGER ULTRA BATTEN METAL WALL PANEL, VERTICAL ORIENTATION, 13 3/4" COVERAGE, TRUTEN A606
EW-2	METAL PANEL	RUSTED SHEET METAL PANEL WITH METAL STRAPS AND EXPOSED FASTENERS, VERTICAL ORIENTATION
EW-3	CORRUGATED METAL	7/8" PRE-FINISHED CORRUGATED METAL
EW-4	STONE VENEER	THIN CUT STONE VENEER
2 - TRIM & FASCIA		
TF-1	FASCIA SYSTEM	1x12 FASCIA BOARD WRAPPED IN PRE-FINISHED METAL
TF-2	WINDOW TRIM	1-1/2" 'J' METAL TRIM, MATCH WINDOW FRAME
TF-3	DOOR TRIM	1-1/2" 'J' METAL TRIM, MATCH DOOR FRAME
TF-4	STEEL CHANNEL	8" DECORATIVE STEEL CHANNEL
3 - POSTS & BEAMS		
PB-1	HEAVY TIMBERS	TIMBER POSTS AND BEAMS AS SIZED ON DRAWINGS, STAINED
4 - RAILINGS		
R-1	MESH RAILING	4X4 WELDED WIRE MESH RAILING WITH STEEL FRAME

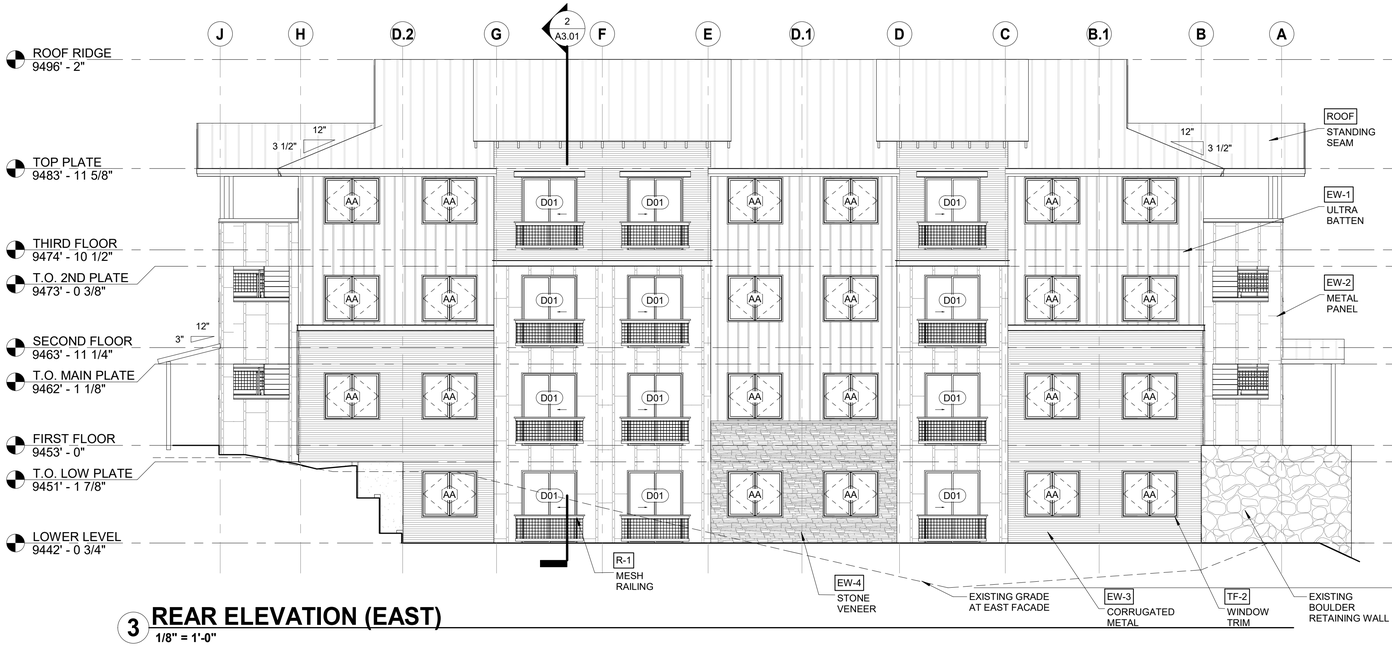
1 FRONT ELEVATION (WEST)

1/8" = 1'-0"



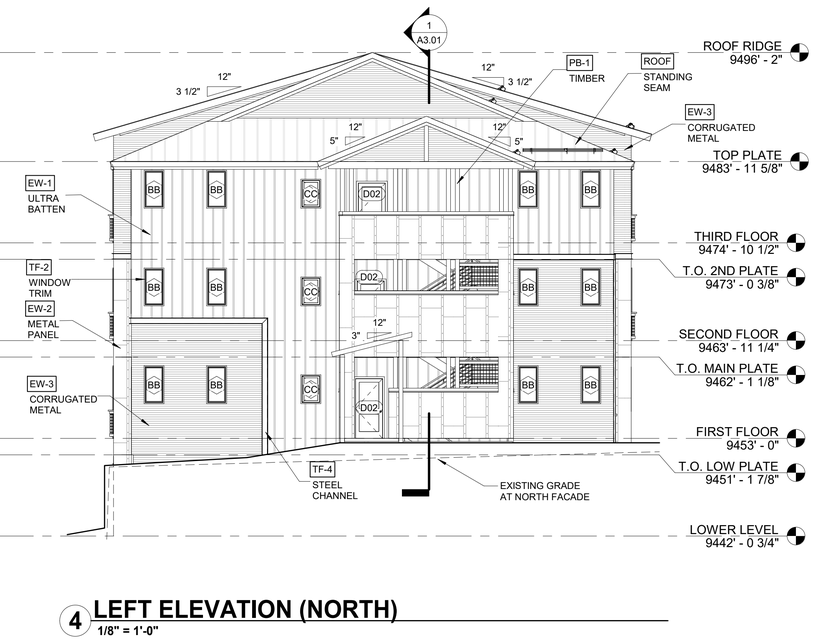
2 RIGHT ELEVATION (SOUTH)

1/8" = 1'-0"



3 REAR ELEVATION (EAST)

1/8" = 1'-0"



4 LEFT ELEVATION (NORTH)

1/8" = 1'-0"

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ASSESSORS PARCEL NO: 477904200005
SET DESCRIPTION: **DRP SUBMITTAL 04.29.19**

#	Revisions	Date

DESIGNED BY
SCALE: **AS NOTED**
DRAWN BY
DATE: **04.29.19**
CHECKED BY

DRAWING TITLE
BUILDING ELEVATIONS

SHEET NO.
A2.01W

RESOLUTION APPROVING A VARIANCE TO THE COMMUNITY DEVELOPMENT CODE REQUIREMENTS FOR LOT 1001R TO ALLOW THE MAXIMUM HEIGHT TO OF THE PROPOSED EAST BUILDING TO INCREASE FROM 53'-0" TO 70'-1" AND THE PROPOSED WEST BUILDING TO INCREASE FROM 53'-0" TO 59'-1" .

Resolution No. 2019-____-__

A. Mountain Village Housing Authority ("**Owner**") is the owner of record of real property described as Lot 1001R ("**Property**").

B. The Owner has authorized Tom Umbhau, Principal of Bauen Group Architecture, to submit a Class 4 application for a Variance to allow the Maximum Height of the proposed East Building to increase from 53'-0" to 70'-1", and the Maximum Height of the proposed West Building to increase from 53'-0" to 59'-1" (**Application 1**).

C. Application 1 was submitted in compliance with the provisions of section 17.4.16 of the Community Development Code ("**CDC**").

D. The Owner has authorized Tom Umbhau, Principal of Bauen Group Architecture, to submit a Class 3 Design Review application for two new employee apartment buildings located on Lot 1001R for approval by the Design Review Board (**Application 2**).

E. Application 2 was submitted in compliance with the provisions of section 17.4.11 of the CDC.

F. The Design Review Board ("DRB") considered Application 1, along with evidence and testimony, at a public meeting held on June 6, 2019. Upon concluding their review, the DRB recommended _____ of Application 1 by a vote of X to X to the Town Council.

G. The DRB considered Application 2, along with evidence and testimony, at a public meeting held on June 6, 2019. Upon concluding their review, the DRB _____ Application 2 by a vote of X to X, subject to conditions including the Town Council's approval of Application 1.

H. The Town Council considered and approved Application 1, along with evidence and testimony, at a public hearing on _____XX, 2019.

I. The public hearings referred to above were preceded by publication of public notice of such hearings on such dates and/or dates from which such hearings were continued on the Town website, and by mailing of public notice to property owners within four hundred feet (400') of the Property, as required by the public hearing noticing requirements of the CDC.

J. After the public hearings referred to above, the DRB and the Town Council each individually considered the Applications' submittal materials, and all other relevant materials, public letters and public testimony, and approved the Applications with conditions as set forth in this Resolution.

K. The Owner has addressed, or agreed to address, all conditions of approval of the Applications imposed by Town Council and Design Review Board.

L. The Town Council finds the Applications meets the variance criteria for decision contained in CDC Section 17.4.16(D) as follows:

Variance Findings:

1. The strict application of the CDC building height regulations would result in exceptional and undue hardship upon the property owner in the development of the property because an antenna must have adequate height to clear surrounding trees, provide adequate cellular coverage and meet the Town's colocation requirement;
2. The variance can be granted without substantial detriment to the public health, safety and welfare due to visual mitigation, and will actually will help protect the public health, safety and welfare by ensuring the provision of critically needed cellular infrastructure;
3. The variance can be granted without substantial impairment of the intent of the CDC, with the proposed use meeting the Telecommunication Antenna Regulations;
4. Granting the variance does not constitute a grant of special privilege in excess of that enjoyed by other property owners in the same zoning district;
5. Reasonable use of the property for a telecommunications antenna is not otherwise available without granting of a variance, and the variance being granted is the minimum necessary to allow for reasonable use;
6. The lot for which the variance is being granted was not created in violation of Town regulations or Colorado State Statutes in effect at the time the lot was created;
7. The variance is not solely based on economic hardship alone; and
8. The proposed variance meets all applicable Town regulations and standards unless a variance is sought for such regulations or standards.

NOW, THEREFORE, BE IT RESOLVED THAT THE TOWN COUNCIL HEREBY APPROVES A VARIANCE TO THE COMMUNITY DEVELOPMENT CODE REQUIREMENTS FOR LOT 1001R TO ALLOW THE MAXIMUM HEIGHT OF THE PROPOSED EAST BUILDING TO INCREASE FROM 53'-0" TO 70'-1", AND THE MAXIMUM HEIGHT OF THE PROPOSED WEST BUILDING TO INCREASE FROM 53'-0" TO 59'-1" AND AUTHORIZES THE MAYOR TO SIGN THE RESOLUTION SUBJECT TO DEVELOPMENT OF THE APARTMENT BUILDINGS BEING IN SUBSTANTIAL CONFORMANCE TO THE APPROVAL OF APPLICATION 2 BY THE DESIGN REVIEW BOARD.

Be It Further Resolved that Lot 1001R may be developed as submitted in accordance with Resolution NO. 2019-____-___ .

Section 1. Resolution Effect

A. This Resolution shall have no effect on pending litigation, if any, and shall not operate as an abatement of any action or proceeding now pending under or by virtue of the resolutions repealed or amended as herein provided and the same shall be construed and concluded under such prior resolutions.

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

Section 2. Severability

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

Section 3. Effective Date

This Resolution shall become effective on _____XX, 2019 (the "Effective Date") as herein referenced throughout this Resolution.

Section 4. Public Hearing

A public meeting on this Resolution was held on the XXst day of _____ 2019 in the Town Council Chambers, Town Hall, 455 Mountain Village Blvd, Mountain Village, Colorado 81435.

Approved by the Town Council at a public hearing held on _____ XX, 2019.

Town of Mountain Village, Town Council

By:_____
Laila Benitez, Mayor

Attest:

By:_____
Jackie Kennefick, Town Clerk

Approved as to Form:

_____
Jim Mahoney, Town Attorney

Agenda Item No. 6
PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
455 Mountain Village Blvd.
Mountain Village, CO 81435
(970) 369-8250

TO: Mountain Village Design Review Board

FROM: John Miller, Senior Planner

FOR: Design Review Board Public Hearing; June 6, 2019

DATE: May 21, 2019

RE: Review and Recommendation to Town Council: An Ordinance approving a density transfer and rezone, increasing the unbuilt employee apartment density on Lot 1001R, 415 Mountain Village Blvd (Village Court Apartments) from 42 units to 49 units; an increase of 7 units total.

PROJECT GEOGRAPHY

Legal Description: *Lot 1001, Town of Mountain Village, According to the Replat of Lots 1001, 1007, 1008 and Tract OS-1R-1, Mountain Village, Filing 1 Recorded September 10, 2014 in Plat Book 1 at Page 4671.*

Address: 415 Mountain Village Blvd
Applicant/Agent: Michelle Haynes; Planning and Development Services Director
Owner: Mountain Village Housing Authority
Zoning: Multi-Family Zone District / Active Open Space
Existing Use: Employee Apartments
Proposed Use: Employee Apartments
Lot Size: 8.394 acres

Figure 1: Lot 1001 - Vicinity Map

Adjacent Land Uses:

- **North:** Active Open Space
- **South:** Civic
- **East:** Active Open Space
- **West:** Active Open Space

ATTACHMENTS

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

CASE SUMMARY: Mountain Village Housing Authority, working with Tom Umbhau of Bauen Group, is proposing to construct two additional employee apartment buildings which would provide a total of 49 new employee apartments located adjacent to existing apartments within the Village Court Apartment Complex (VCA). In order to secure approval for this project as designed, the applicant is proposing a concurrent application process for Design Review, Density Transfer and Rezone for the creation of an additional 7 units of employee apartment density, and a Variance for the allowed Maximum Building Height. In order to avoid confusion, staff will address the two new buildings in the same manner as the applicant and they will be referred to as the "West" and "East" building throughout this memo.

Specific to this memo; Michelle Haynes, Housing Director, on behalf of the Mountain Village Housing Authority, is requesting a Town initiated density transfer and rezone, which if approved would increase the density on Lot 1001R by 7 units of employee apartment units of density. The Town is able to create additional density for employee and workforce housing in a way that does not impact the San Miguel County / Mountain Village Settlement agreement – which affects our overall density limits within the Town. In addition, VCA has been identified within the Comprehensive Plan (comp plan) as the primary site for additional town owned Employee Apartment Units in the foreseeable future. Because of this, there was an extensive planning and vetting process prior to this application to determine appropriate areas and densities for development within VCA in order to achieve the highest number of additional units with the lowest impact to the environment and neighborhood. This vetting was codified in the Town Hall Subarea Comprehensive Plan Update adopted in 2017 along with additional feasibilities studies in 2018 finalizing 49 units within 2 buildings as proposed.

As per the Community Development Code (CDC), the density transfer and rezoning processes are being processed as concurrent development applications. In addition, the applicant is currently working through Initial Architecture and Site Review process, but the applicant will only be requesting Final Architectural and Site Review approval from the DRB upon determination by Town Council that the density transfer and rezone are appropriate. If the Town Council does not determine that the application meets the requirements of the CDC, then the applicant will be required to re-submit revised architectural plans to the DRB for review.

Table 1: Existing and Proposed Zoning/Densities

Lot	Acreage	Zone District	Zoning Designation	Actual Units	Person Equivalent per Actual Unit	Total Person Equivalent Density
Zoned Density						
1001R	8.394ac	Multi-Family	Employee Apt.	234	3	702
Built Density			Employee Apt.	192	3	576
Unbuilt Density			Employee Apt.	42	3	126
Unbuilt Density after Transfer and Rezone			Employee Apt.	49	3	147

Staff Note: The proposal will result in a net increase of 7 Employee Apartment Units within the on Lot 1001R and an overall person equivalent increase of 21. The total density on Lot 1001R after the rezone and density transfer would be 234 Employee Apartment Units.

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: The Comprehensive Plan provides guidance and considerations to minimizing environmental impacts and ensuring that development fits and blends into the existing environment and character of the area. In addition, within the Town Hall Center Subarea Plan, site specific principles, policies, and actions are called out for Parcel B which includes Lot 1001R (VCA). Included is guidance from the plan that calls for the town to continue to provide deed restricted housing consistent with the town Housing Authority policies and specifies that in order to accomplish that the town must "continue the measured development of vacant, buildable land and VCA". It should also be noted that within Table 8: Town Hall Development Table (pg.62 Comp Plan) the target maximum building height for Parcel B is 58'-0", which is 1'-5" taller than the proposed tallest East Building.

The proposed density transfer and rezone would allow an additional 7 units of employee apartment density which would help meets the communities needs given the occupancy and waitlist for units at VCA. In addition, it would meet the comp plan direction for additional units and is generally compliant with the target maximum heights.

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. Given the shortage of employee housing within the region, and the close proximity of the project to transit, commercial, and recreational amenities – and additional 7 density units would enhance this project and overall would meet the intention of the Zoning and Land Use Regulations for the types of desired development in Multi-Family Zone.

c. The proposed rezoning meets the Comprehensive Plan project standards;

Staff Finding: As mentioned above, Parcel B is specifically described in the Comprehensive Plan – Town Hall Center Subarea Plan as a site for additional development of employee apartments. The Subarea Plan calls for measured development of available lands and provides a target height for development within Table 8 of 58'-0".

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: The project is located within the current VCA development and will provide a needed housing option for the local workforce. The rezoning of the additional 7 units will have a minimal affect on the overall impact of the project, but

will reduce the need to utilize additional land in other areas. By maximizing the use of Parcel B – Lot 1001R, we are efficiently providing housing and limiting the overall impact to land and available resources. 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 VCA 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, [and/or] there have been changes in conditions in the vicinity [and/] or there are specific policies in the Comprehensive Plan that contemplate the rezoning;
Staff Finding: The comprehensive plan and extensive outreach and planning efforts for VCA identified the potential for 50 additional units. Due to site constraints, the maximum number of units achievable is 49. This necessitates the rezoning and density transfer as proposed.

f. Adequate public facilities and services are available to serve the intended land uses;
Staff Finding: The existing lines for all utilities serving the project are currently located within Lot 1001R and would require minor extensions. At this point, staff is working through determining if there are any infrastructure upgrades needed specifically related to the sanitary sewer for the project and adjacent users.

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 and access to the public transportation within the Town Center Subarea. The applicant has provided a detailed list of plans and actions that have been identified within the Comprehensive plan to reduce any potential conflicts and hazards related to pedestrian, bike, and auto movement in the village. In addition, the overall design of the project and the clustered nature of VCA allow for parking, trash, and deliveries to be maintained even with an increase of an additional 7 units.

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. The town may create density for workforce housing not subject to density limitations as per CDC Section 17.3.7 which provides "New workforce housing density created by the Town subject to the workforce housing restriction is not included in the Density Limitation calculation".

c. The proposed density transfer meets all applicable Town regulations and standards.
Staff Finding: The application meets all applicable regulations and standards.

RECOMMENDATION: If DRB determines that the application to create and transfer density to Lot 1001R meets the criteria for decision listed within this staff memo, then staff has provided the following suggested motion:

I move to recommend to Town Council, an Ordinance regarding the rezone and density transfer application pursuant to CDC Sections 17.4.9 & 17.4.10 of the Community Development Code, to rezone Lot 1001R and transfer seven employee apartment density units (21-person equivalent density) to the subject lot based on the evidence provided within the Staff Report of record dated May 21, 2019 and with the following conditions:

1. The owner of record of density shall be responsible for all dues, fees and any taxes associated with the assigned density and zoning until such time as the density is either transferred to a lot or another person or entity.
2.
3. The final location and design of any buildings, grading, landscaping, parking areas, and other site improvements shall be determined with the required Design Review Process application pursuant to the applicable requirements of the CDC.
4.
5. The general location of the buildings shall remain substantially as shown in the rezoning plan set submitted by the applicant, made part of the record of these proceedings and approved herein.
6.
7. The requisite Employee Apartment Density is hereby created and placed on Lot 1001R.

This motion is based on the evidence and testimony provided at a public hearing held on June 6, 2019 with notice of such hearing as required by the Community Development Code.

REZONING/DENSITY TRANSFER APPLICATION

Revised 2.26.18

Planning & Development Services
455 Mountain Village Blvd.
Mountain Village, CO 81435
970-728-1392
970-728-4342 Fax
cd@mtnvillage.org

REZONING/DENSITY TRANSFER APPLICATION		
APPLICANT INFORMATION		
Name: Michelle Haynes	**E-mail Address:** mhaynes@mtnvillage.org	
Mailing Address: 455 Mountain Village Blvd	**Phone:** 970-239-4061	
City: Mountain Village	**State:** CO	**Zip Code:** 81435
Mountain Village Business License Number: n/a		
PROPERTY INFORMATION		
Physical Address: 415 Mountain Village Blvd	**Acreage:** 8.94	
Zone District: Multi-Family	**Zoning Designations:** Employee Apartment	**Density Assigned to the Lot or Site:** 42
Legal Description: Lot 1001R		
Existing Land Uses: workforce housing		
Proposed Land Uses: workforce housing		
OWNER INFORMATION		
Property Owner: Mountain Village Housing Authority	**E-mail Address:** kmontgomery@mtnvillage.org	
Mailing Address: 455 Mountain Village Blvd, Suite A	**Phone:** 970-369-6411	
City: Mountain Village	**State:** CO	**Zip Code:** 81435
DESCRIPTION OF REQUEST		
A rezone application to change the density designation on the lot from 42 to 47 employee apartments. A density transfer application because Town Council is creating 7 employee apartment unit designations and assigning to Lot 1001R		

REZONING/DENSITY TRANSFER APPLICATION

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455 Mountain Village Blvd.
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Revised 2.26.18

OWNER/APPLICANT ACKNOWLEDGEMENT OF RESPONSIBILITIES

I, Mountain Village Housing Authority, the owner of Lot 1001R (the "Property") hereby certify that the statements made by myself and my agents on this application are true and correct. I acknowledge that any misrepresentation of any information on the application submittal may be grounds for denial of the development application or the imposition of penalties and/or fines pursuant to the Community Development Code. We have familiarized ourselves with the rules, regulations and procedures with respect to preparing and filing the development application. We agree to allow access to the proposed development site at all times by member of Town staff, DRB members and the Town Council. We agree that if this request is approved, it is issued on the representations made in the development application submittal, and any approval or subsequently issued building permit(s) or other type of permit(s) may be revoked without notice if there is a breach of representations or conditions of approval. By signing this acknowledgement, I understand and agree that I am responsible for the completion of all required on-site and off-site improvements as shown and approved on the final plan(s) (including but not limited to: landscaping, paving, lighting, etc.). We further understand that I (we) are responsible for paying Town legal fees and other fees as set forth in the Community Development Code.

Signature of Owner — Date: 4/19/19

Signature of Applicant/Agent — Date: 4/19/19

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

REZONING/DENSITY TRANSFER APPLICATION

Planning & Development Services
455 Mountain Village Blvd.
Mountain Village, CO 81435
970-728-1392
970-728-4342 Fax
cd@mtnvillage.org

Revised 2.26.18

OWNER AGENT AUTHORIZATION FORM

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

KEM

(Signature)

4-19-19

(Date)

Kim Montgomery

(Printed name)

PLANNING & DEVELOPMENT SERVICES
455 Mountain Village Boulevard, Suite A
Mountain Village, CO 81435
(970) 239-4061

Rezoning Density Transfer Application Narrative
VCA Phase IV
Submitted on April 19, 2019

At the June 20, 2017 Town Council meeting, Town Council passed an ordinance increasing the employee apartment density at the Village Court Apartments not to exceed 292 employee units and specifically as follows:

VCA Property	Existing Density Employee Apartment Unit Designations	Added Density Unit Designations	Total Density Unit Designations
Lot 1001R	192	42	234
Lot 1005R	30	8	38
Total Combined	222	50	272

At the time of adoption, the Town anticipated a development pattern that included three buildings and a renovation of the existing Munchkins units once Munchkins was relocated. We have determined that two buildings with 49 total units on Lot 1001R will be developed at this time.

To construct all 49 units, the Town needs to create seven (7) additional employee apartment units. This is a class 4 application that requires a review and recommendation from the Design Review Board, and two readings of an ordinance by the Town Council.

Adding seven (7) units is consistent with the direction given by Council in 2017 and does not exceed the 292 employee units anticipated for the property.

REZONE CRITERIA

Because we request to add seven employee apartment densities to lot 1001R, this requires a rezone application from 42 to 49 employee apartment unit designations on Lot 1001R.

Criteria for Decision

The following criteria shall be met for the review authority to approve a rezoning development application:

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

- The development applications meet Land Use Principles, Policies and Actions, Principle I because the development will promote a land use pattern envisioned by the Comprehensive Plan that will provide economic and social vibrancy;

- The development applications meet Land Use Principles, Policies and Actions, Principle I, Policy B that requires rezoning, Planned Unit Developments (PUD), subdivisions, special use permits, density transfers, and other discretionary land use applications to be in general conformance with the Land Use Plan, the Subarea Plans and their associated principles and policies, and the applicable policies of the Comprehensive Plan;

- The development applications meet Land Use Principles, Policies and Actions, Principle I, Policy C that permits development applications in general conformance with the Comprehensive Plan per the applicable criteria for decision-making;

- The development applications meet Land Use Principles, Policies and Actions, Principle I, Policy G that requires a rezoning, PUD, subdivision or density transfer to meet the certain site standards that have been embodied in the CDC as the Comprehensive Plan Project Standards because the site has been evaluated through the one year process to amend the Town Hall Subarea Plan. The additional units will fit the site.

b. The proposed rezoning is consistent with the Zoning and Land Use Regulations;

- Employee housing is a permitted use in the current Multi-Family Zone District and is a conditional use in the existing Full Use Active Open Space Zone District;

- The CDC density limitation will not be exceeded because new workforce housing does not count towards the density limitation;

- Concurrent town approvals assure consistency with zoning and land use regulations.

c. The proposed rezoning meets the Comprehensive Plan project standards;

Additional development at the site of Village Court Apartments was proposed and evaluated through the one-year process to amend the Town Hall Subarea Plan chapter of the comprehensive plan. The additional development will fit on the site.

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;

- The Telluride Fire Protection District will provide fire protection services;

- The Mountain Village Police Department will provide police protection services;

- The proposed development is envisioned by the Comprehensive Plan to provide for economic and social vibrancy, thus creating a more sustainable community; and

- The development will reduce the amount of economic leakage out of the Telluride Region, with local employees spending more dollars locally rather than in the surrounding commuting communities.

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;

The proposed rezoning is justified because of the specific policies in the Comprehensive Plan that contemplate the rezoning and density.

f. Adequate public facilities and services are available to serve the intended land uses;

Water and sewer are available from the Town of Mountain Village along with all other necessary services.

g. The proposed rezoning shall not create vehicular or pedestrian circulation hazards or cause parking, trash or service delivery congestion; and

- A transportation study (in 2017) completed for the Comprehensive Plan showed that Mountain Village Boulevard has a volume to capacity ratio of approximately 70% based on the build-out of the land uses as proposed;
- There will be a net reduction in the land uses proposed in the comprehensive plan with the adoption of the amended Town Hall Subarea;
- The proposed Town Hall Subarea Plan recommends an additional access point to VCA directly through the parking garage to Mountain Village Boulevard;
- The intersection of the Village Court Apartments driveway and Mountain Village Boulevard will be improved for pedestrians and vehicles with the addition of a round-about and
- There will be additional and improved pedestrian connections between VCA and the Town Hall area, including new bus stops.
- By restriping in 2017 and parking improvements implement in 2018, the Town created 50 additional parking spaces in anticipation of the VCA Phase IV project.
- The town will evaluate and organize all existing accessory buildings on the VCA property to better utilize space including trash houses, grill sheds, bike sheds, bike racks and recycling facilities in coordination with VCA Phase IV.

h. The proposed rezoning meets all applicable Town regulations and standards.

CREATION OF WORKFORCE HOUSING DENSITY

The density transfer meets the density transfer and density bank policies because without limitation, the Town Council may create workforce housing density that is not in the density bank and transfer it to a site because new workforce housing density is not subject to the density limitations pursuant to CDC Section 17.3.7, “New workforce housing density created by the

PLANNING & DEVELOPMENT SERVICES
455 Mountain Village Boulevard, Suite A
Mountain Village, CO 81435
(970) 239-4061

Town subject to the workforce housing restriction is not included in the Density Limitation calculation."

Sincerely,

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

ORDINANCE NO. 2019-____-___

ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF MOUNTAIN VILLAGE, COLORADO APPROVING: (1) REZONE OF LOT 1001R AND (2) TRANSFER DENSITY TO INCREASE THE PERMITTED UNBUILT DENSITY FROM 42 WORKFORCE (EMPLOYEE) APARTMENT UNITS TO 49 WORKFORCE APARTMENT UNITS.

RECITALS

A. Mountain Village Housing Authority ("**Owner**') has submitted to the Town: (1) a rezoning development application for a rezoning of Lot 1001R to reallocate employee apartment density on the lot; and (2) density transfer application to increase the permitted unbuilt density from 42 workforce apartment units to 49 unbuilt workforce apartment units ("**Applications**") pursuant to the requirements of the Community Development Code ("**CDC**").

B. Mountain Village Housing authority is the owner of Lot 1001R.

C. The proposed rezoning and density transfer is to create seven (7) units of employee apartment density, equivalent to twenty-one (21) person equivalents to be placed on Lot 1001R by the Owner pursuant to the requirements of the CDC.

D. The owner proposed to rezone the property to reallocate employee apartment zoning designations and change forty-two (42) employee apartment unit designations to forty-nine (49) employee apartment unit designations pursuant to the requirements of the CDC.

E. 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						
1001R	8.394ac	Multi-Family	Employee Apt.	234	3	702
Built Density			Employee Apt.	192	3	576
Unbuilt Density			Employee Apt.	42	3	126

F. At a duly noticed public hearing held on June 6, 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.

G. 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.

H. This Ordinance approves a density transfer of an additional seven (7) employee apartment units as shown below:

Lot	Acreage	Zone District	Zoning Designation	Actual Units	Person Equivalent per Actual Unit	Total Person Equivalent Density
Zoned Density						
1001R	8.394ac	Multi-Family	Employee Apt.	234	3	702
Built Density			Employee Apt.	192	3	576
Unbuilt Density			Employee Apt.	42	3	126
Unbuilt Density after Transfer and Rezone			Employee Apt.	49	3	147

I. 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.

J. 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.

K. 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.

1. The owner of record of density shall be responsible for all dues, fees and any taxes associated with the assigned density and zoning until such time as the density is either transferred to a lot or another person or entity.

2. The final location and design of any buildings, grading, landscaping, parking areas, and other site improvements shall be determined with the required Design Review Process application pursuant to the applicable requirements of the CDC.

3. The general location of the buildings shall remain substantially as shown in the rezoning plan set submitted by the applicant, made part of the record of these proceedings and approved herein.

4. The requisite Employee Apartment Density is hereby created and placed on Lot 1001R.

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 _____ xx, 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 __st of _____ 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 XXth day of _____ 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 XXst day of _____ 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 AND 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 June 6, 2019

DATE: May 29, 2019

RE: Consideration of a Sign Program Application for Telluride Ski and Golf, LLC on Lot 53A, 697 Mountain Village Boulevard

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Project Geography:

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

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

Attachments:

- Exhibit A: Applicant narrative
- Exhibit B: Proposed signage
- Exhibit C: Proposed Development Agreement

Background:

On August 28th, 2014 the Design Review Board approved a sign program for Telluride Ski and Golf LLC (TSG) that allowed for the placement of vehicles and flutter flags on lot 53A, which is colloquially known as “Gondola Plaza”. The resulting Development Agreement for this sign program expired in 2017. Since many businesses on Gondola Plaza are seeking to update their signage this year, TSG submitted an application for a class 3 review of a sign program that would incorporate all proposed changes to advertising on Lot 53A. The proposed sign program includes updated window signage for CO145 Jeep Rentals, 2 tear drop flags, an awning for the resort store, and 1 branded canopy tent for the new bike park to be located near the ticket office.

Applicable CDC Requirement Analysis and Findings:

The applicable requirements cited may not be exhaustive or all inclusive. The applicant is required to follow all requirements even if an applicable section of the CDC is not cited. ***Please note that staff findings will be indicated by*** *italicized text.*

17.5.13(J). Sign Program

1. **Purpose and Intent.** The purpose and intent of a sign program is to allow for flexibility and creativity in the design of signs, and to have a unified and coordinated design of signs for all the businesses located within a development, lot or site.
2. **Applicability.** A sign program is applicable to any developer or property owner that desires to create sign with design standards that differ from the Sign Regulations and for which a design variation development application has not been submitted.
3. **Development Review Procedure.** A sign program shall be processed as a class 3 application.
   Applicant has followed all the required procedures associated with the submittal of a class 3 application.
4. **Criteria for Decision.** The following criteria shall be met for the review authority to approve a sign program:

   a. The proposed sign program assures that the color scheme, lettering style and type of materials used in signs within the sign program are consistent with and coordinated within a given project and/or area;
   Although coordination and unification are difficult to quantify, the applicant has submitted CO145 signage that is appropriate for the darker color palette that is being used on Lot 53A. The Design Review Board will need to weigh in on the appropriateness of the flutter flags and canopy tent.

   b. The proposed sign program specifies, as applicable, the type, number, size, method of illumination and location of signs allowed in a development;
   The applicant has provided sufficient information regarding dimensions for staff and Design Review Board to make a determination on this matter. No additional lighting is proposed.

   c. The proposed sign program generally conforms to the basic sign requirements contained in Sign Regulations unless unique circumstances or special design or development objectives warrant standards that differ from the Sign Regulations of the CDC;
   There are some variations to basic sign requirements contained in CDC Section 17.5.13. These variations include flag size and content, and wall signs that exceed the total square feet of allowed wall and window signage.

   d. The proposed sign program prevents visual clutter and the disruption of important scenic corridors or vistas; *None of the signs proposed in this application disrupt scenic corridors or vistas.*

e. The proposed sign program protects the safety of motorists and pedestrians in a manner compatible with the surrounding environment;
No signs proposed will interfere with motorists or pedestrians.

f. The proposed sign program is compatible with surrounding land uses and the neighborhood and will not create a substantial adverse impact on adjacent properties or infrastructure; and
All signs are compatible with the land uses of the Village Center Zone District, which is focused on commercial activity. This sign program will facilitate sales and activity on Lot 53A.

g. The proposed sign program meets all applicable Town regulations and standards.
The proposed sign program meets applicable Town regulations and standards as they are applying for a sign program.

5. Development Agreement Required. An approved sign program shall be incorporated into a development agreement.
*Staff has added a condition of approval to require that Telluride Ski and Golf, LLC will enter into a Development Agreement should the Design Review Board Approve of this application***.**

Stated Variations and Specific Approvals:

- Flag size that exceeds the maximum allowed 3' x 5' dimensions in CDC Section 17.5.13(D)6.
- Flag content that is not the official flag of a nation, the state of Colorado, or a hotel.
- Window signs that exceed the maximum allowed 10 square feet of window and wall signage as outlined in CDC Section 17.5.13(E)1.e.

Recommendation:

The DRB can approve, continue, deny or modify the applicants request regarding the specific approvals and variations contained in the Class 3 Sign Program Application. If the DRB approves the application, below is a draft recommended motion for your consideration:

"I *move to approve the application by Telluride Ski and Golf, LLC for the Sign Program proposed on Lot 53A with the specific approvals and findings contained in the staff memo presented at the May 2nd, 2019 DRB meeting, with the following condition:*

1. *Applicant will enter into a 3-year Development Agreement with the Town of Mountain Village to be reviewed annually by Town Staff.*

Exhibit A:

Atrium Building, Gondola Plaza – this building transitioned from the Telluride Adventure Center to Telluride Resort Store (retail) in the Fall of 2018 and will remain largely unchanged for the foreseeable future.

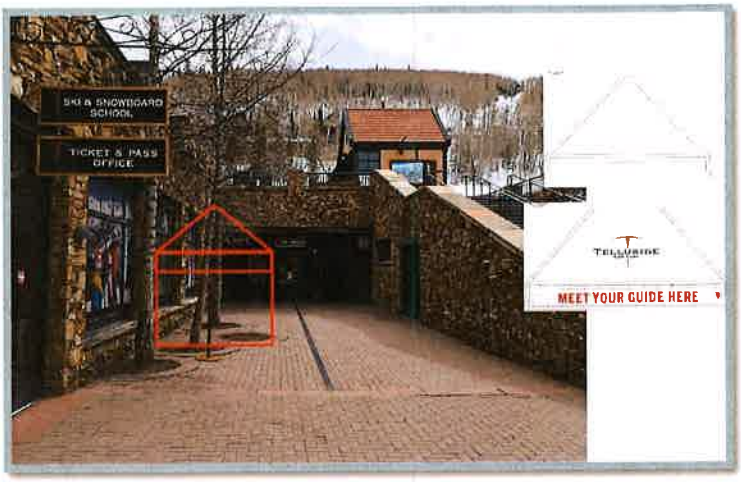
Elevator Building, Gondola Plaza – the retail space in this building will transition from the Telluride Resort Store (retail) into Colorado 145 Jeep Rental's permanent, year round space this Spring 2019. I suspect Andy Lake (owner, CO 145) will simply update the awnings to reflect the business and may wrap some of the windows with Jeep Rental pictures.

Gondola Building, South Side (Nursery/Ski Valet) – This section of the Gondola Building with have virtually no changes season to season, with the exception of the 2 Ski Valet Signs being taken down for the summer months. There is also potential for the Ski Valet to turn into a Bike Valet/Guest Service outlet during the summer months. In this case, Ski Valet signage would be replaced with similar signage that would read, "Bike Valet".

Gondola Building, South Side (Sales Lobby Windows) – This section of the Gondola Building will see the most changes from summer to winter as we engage in Mountain Bike business. Although the window clings themselves will be permanent and only updated on an as-needed basis, we would like to use the pavers in front of the windows for Bike Guide experiences check in. To do this, we would erect/take down daily two things during Bike Park Operational dates:

- 1 x EZ Up Speed Shelter, 12'x8' (9'8" maximum height)
- 1 x Flutter Flag, 12.5' tall

Operational Dates: June 15th (expected opening) – September 2nd daily; then weekends through October 6th



(See the next two pages for mockup of the pop up shelter and flutter flag)

PLEASE READ THIS TEMPLATE COMPLETELY BEFORE YOU BEGIN SETTING UP YOUR ARTWORK.
IF YOUR ARTWORK IS NOT SETUP PROPERLY, YOUR ORDER MAY BE DELAYED.

12.5' Tear Drop Flag Template [Double]

Please place all artwork in the bottom layer labeled ARTWORK.

This template was created to be used with Adobe Illustrator and vector images. If your artwork contains non vector images, please call us. Keep all important text and images inside the red dashed line. Any text/images that fall outside of the red dashed line are at risk of being cut off or landing in a hem during sewing. Background images/color must extend all the way to the black border. If your background does not completely fill the white area up to the black lines there is a risk of your flag having a thin white border. PMS colors should be included for all vector images.

For RUSH Orders, You Must Use RUSH ORDER Templates.

If any of this sounds Greek to you, please call us at 1-800-958-3009

Measurements:
Flag Height: 118"
Flag Width: 38"
Exposed Pole: 32"
Total Height: 12.5'

Construction:
Double sided print with a black pole sleeve.

Do **NOT** Flatten Template.

8x12 Speed Shelter Template
SS3T0812MC

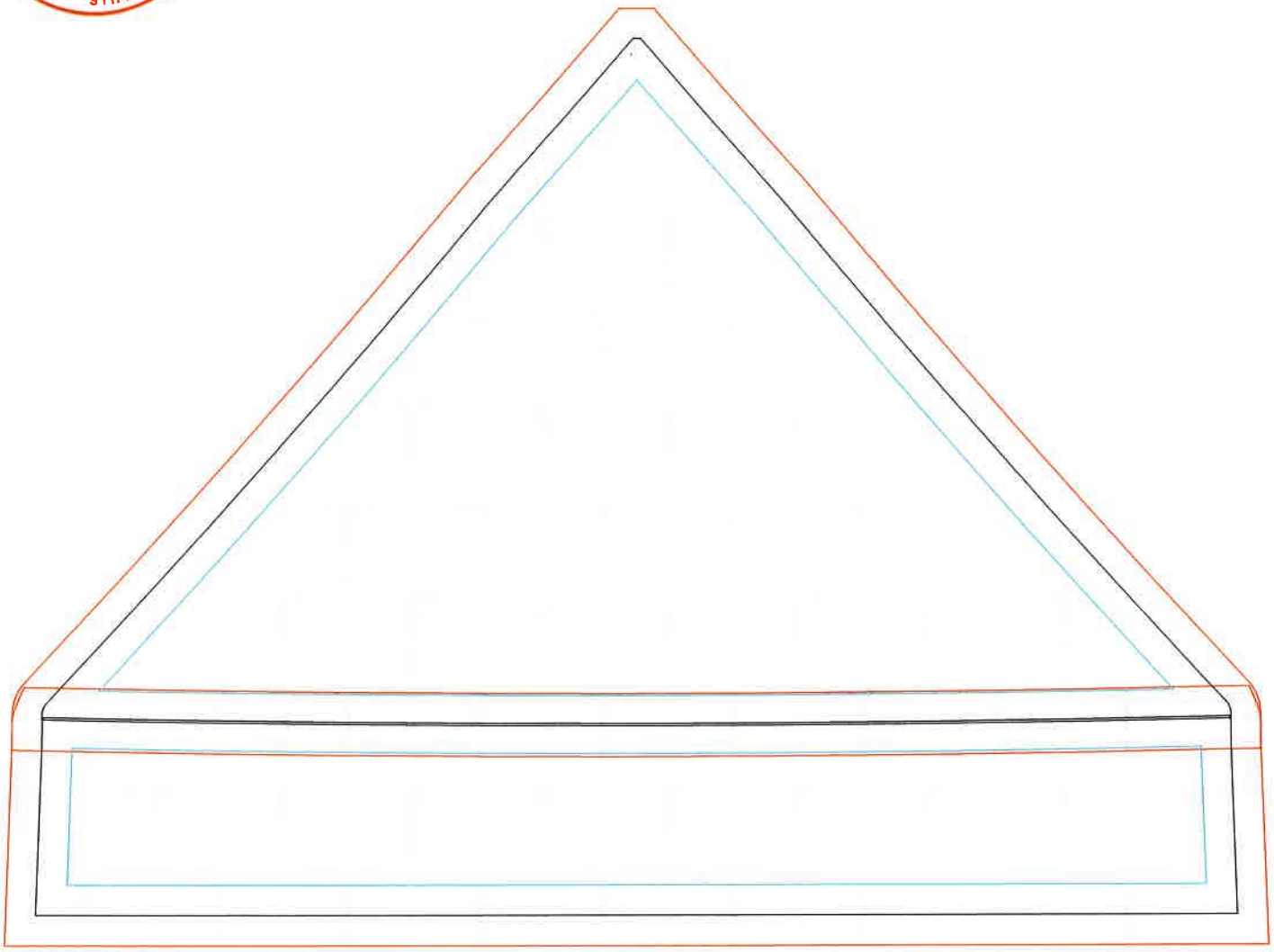
RED LINE = BLEED LINE
BLACK LINE = CUT LINE
GUIDE LINE = SAFE AREA

8x12 Speed Shelter Template
SS3T0812MC

RED LINE = BLEED LINE

BLACK LINE = CUT LINE

GUIDE LINE = SAFE AREA



RESORT STORE AWNING

North

TRUE NORTH

44”x44” on end of bldg single window wrap (old logo wear sign)

30.5”x81.5” per door

Small awnings 78” wide, 45” tall, 12” lip

19”wide,17.5 tall small windows left of door

East

COLORADO145
Jeep Rentals. Montrose & Telluride

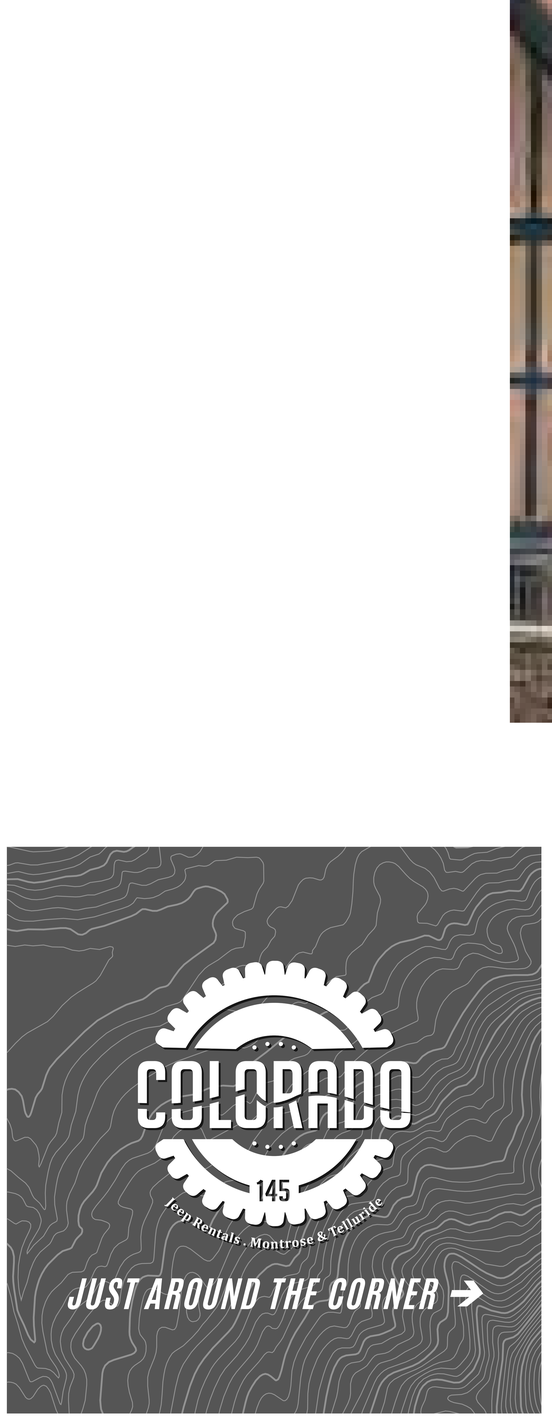
4WD RENTALS & JEEP TOURS

COLORADO
145
Jeep Rentals . Montrose & Telluride

HALF-DAY, FULL-DAY &
MULTI-DAY JEEP RENTALS

JUST AROUND THE CORNER ➔

South



TRUE SOUTH
71.5 wide, 44 tall (chair 4 side) west
41.5 wide, 44 tall west
73x48 tall, 12 lip (south awning)

TOP OF STAIRS:
West

44 x 44

AWNINGS

NORTH: 78 X 45 X 12

EAST: 90 X 45 X 12

SOUTH: 73 X 48 X 12

DEVELOPMENT AGREEMENT FOR A SIGN PROGRAM ON LOT 53A

FOR LOT 53A

THIS DEVELOPMENT AGREEMENT ("**Agreement**") dated and made effective as of _____, 2019 ("**Effective Date**"), is entered into by and between the Town of Mountain Village, a home rule municipality and political subdivision of the State of Colorado ("**Town**") and TSG Gondola, LLC ("**Owner**"). Town and Owner are sometimes each individually referred to as a "**Party**" and sometimes collectively as the "**Parties**".

RECITALS

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

A. Owner is the current, fee simple owner of Lot 53A, Town of Mountain Village, commonly known as 697 Mountain Village Blvd., Town of Mountain Village **("Property").**

B. The owner received a prior Sign Program approval from the Design Review Board on August 28 2014, which expired on August 28th, 2017.

C. The Design Review Board reviewed the Sign Program at a regular meeting on June 6, 2019

D. The Owner received all necessary design review approvals for a sign program for all businesses on the Property ("Town Approvals")

E. The Design Review Board ("**DRB**") found the granting the Sign Program with variations to be in compliance with Section 17.5.13.J of the Community Development Code, with the following, findings, conditions, and variations:

Findings:

1. The Sign Program is unique in that it promotes sales for many businesses within Mountain Village, Telluride, and the region as a whole.
2. The Sign Program supports the color scheme, lettering style and type of materials that is consistent and coordinated with the surrounding Village Center environment.
3. The Sign Program is compatible with the surrounding land uses and the neighborhood.
4. No substantial adverse impact on adjacent properties or infrastructure is being created.
5. The proposed application does not impact the safety of motorists or pedestrians.

Conditions:

1. No additional lighting will be installed for the illumination of the signs found within this application.
2. When businesses are closed, the signs are to be stored indoors as applicable.
3. No important scenic corridors or vistas can be disrupted with proposed placement of the signs.

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Specific Variations:

1. Flag Size that exceeds the maximum allowed 3' x 5' dimensions in CDC Section 17.5.13(D)6.
2. Flag content that is not the official flag of a nation, the state of Colorado or a Hotel flag.
3. Window signs that exceed the maximum allowed 10 square feet of window and wall signage as outlined in CDC Section 17.5.13(E)1.e

AGREEMENTS AND CONSIDERATION

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

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

2. **SIGNAGE.** The Sign Program approval includes updated window signage for CO145 Jeep Rentals, 2 tear drop flags, an awning for the resort store, and 1 branded canopy tent for the new bike park to be located near the ticket office. (Exhibit A).

3. **LOCATION**. All signage may be placed according to the application so long as a clear pedestrian path is maintained for the public restrooms and elevator beneath the stairs.

4. **Miscellaneous**.

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

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

4.3. **Remedies for Breach Or Default**. In the event Owner should fail to perform or adhere to its obligations as set forth herein, or fail to meet specified performance timelines, the Town, in addition to any other remedies set forth herein, shall have the following remedies against the Owner, or its successors and assigns, which remedies are cumulative and non-exclusive and which may be exercised after the provision of written notice stating that Owner is in breach, the specific steps required to cure the breach and a reasonable timeframe within which to cure the breach:

DRAFT

4.3.1. Specific performance;

4.3.2. Injunctive relief, both mandatory and or prohibitory;

4.3.3. Withdrawal or cancellation of Town Approvals;

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

4.3.5. The Town shall have enforcement powers for violations of this Agreement as if they are violations of the CDC including the power to assess fines and penalties as set forth in the CDC.

4.4. **Governing Law. Costs and Expenses**. This Agreement shall be construed under and governed by the laws of Colorado, with jurisdiction and venue restricted to a court of competent jurisdiction in San Miguel County, Colorado. In addition to the remedies of the Town as set forth in this Agreement, a Party may pursue any and all available remedies under applicable law, including, without limitation, injunctive relief and specific performance. All of the rights and remedies of the Parties under this Agreement shall be cumulative. In any action to enforce or construe the terms of this Agreement, the substantially prevailing Party shall recover all legal and related court costs, including all reasonable attorneys' fees and expert witness fees, costs and expenses.

4.5. **Binding Effect**. This Agreement shall extend to, inure to the benefit of, and be binding upon the Town and its successors and assigns and upon the Owner, its successors (including subsequent owners of the Property, or any part thereof), legal representatives and assigns. This Agreement shall constitute an agreement running with the Property until: (a) modification or release by mutual agreement of the Town and the Owner.

4.6. **Parties Representations**. In entering into this Agreement, the Parties acknowledge and agree and represent and warrant to each other that they will perform their duties and obligations in a commercially reasonable and good faith manner and that this commitment is being relied upon by each other Party and that the Party has actual and express authority to execute this Agreement, has taken all actions necessary to obtain such authorization, the Agreement constitutes a binding obligation of the Party and the person signing below is duly authorized and empowered to execute this Agreement.

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

4.8. **Entire Agreement**. This Agreement contains the entire agreement and

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understanding of the Parties with respect to the subject matter hereof, and no other representations, promises, agreements or understandings or obligations with respect to the payment of consideration or agreements to undertake other actions regarding the subject matter hereof shall be of any force or effect unless in writing, executed by all Parties hereto and dated after the date hereof.

4.9. **Modifications and Waiver**. No amendment, modification or termination of this Agreement or any portion thereof shall be valid or binding unless it is in writing, dated subsequent to the date hereof and signed by each of the Parties hereto. No waiver of any breach, term or condition of this Agreement by any party shall constitute a subsequent waiver of the same or any other breach, term or condition.

4.10. **Counterparts and Facsimile Copies**. This Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. Facsimile copies of any party's signature hereon shall be deemed an original for all purposes of this Agreement.

4.11. **Notice.** All notices, demands or writings in this Agreement provided to be given or made or sent that may be given or made or sent by either party hereto to the other, shall be deemed to have been fully given or made or sent when made in writing and delivered either by Fax, Email or United States Mail (certified, return receipt requests and postage pre-paid), and addressed to the party, at the below stated mailing address, email address or fax number. The mailing address, email address or fax number to which any notice, demand or writing may be changed by sending written notice to each party notifying the party of the change.

Town: Town of Mountain Village Attention: Town Manager 455 Mountain Village Blvd., Suite A Mountain Village, CO 81435	**Owner:**
With a Copy to: David Reed, Esquire PO Box 196 Montrose, CO 81402	**With a Copy to:**

4.12. **Exhibits And Attachments**. All exhibits and attachments to this Agreement shall be incorporated herein and deemed a part of this Agreement.

4.13. **No Further Rights; No Third Party Rights**. Nothing contained herein shall be construed as creating any rights in any third persons or parties other than the parties specifically intended to be benefited or burdened by this Agreement.

4.14. **Term of Agreement.** This Agreement shall expire upon the issuance of a full CO in accordance with Town laws and regulations.

IN WITNESS THEREOF, the Parties have executed this Agreement intending that it become effective as of the Effective Date.

DRAFT

TOWN:

Town of Mountain Village, a
home rule municipality and political
subdivision of the state of Colorado:

By: _____ Date: _____
Laila Benitez, Mayor

By: _____ Date: _____
Kim Montgomery, Town Manager

STATE OF _____)
) ss
COUNTY OF _____)

Acknowledged, subscribed and sworn to before me this ____ day of _____, 2019 by Laila Benitez as the Mayor of The Town of Mountain Village.

Witness my hand and official seal.

_____ My commission expires: _____.
Notary Public

STATE OF _____)
) ss
COUNTY OF _____)

Acknowledged, subscribed and sworn to before me this ____ day of _____, 2019 by Kim Montgomery as the Town Manager of The Town of Mountain Village.

Witness my hand and official seal.

_____ My commission expires: _____.
Notary Public

OWNER:

By: _____ Date: _____

DRAFT

State of _____)
)ss
County of _____)

Subscribed to and acknowledged before me this ____ day of _____, 2019 by Noah Sheedy as _____ of _____.

Witness my hand and official seal.

_____ My commission expires: _____
Notary Public

DRAFT

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

DATE: May 29, 2019

TO: Design Review Board

FROM: Sam Starr, Planner

FOR: DRB Public Hearing on June 6th, 2019

RE: Consideration of a Design review application for CeDUR synthetic roofing on Lot 416B, 204 Wilson Peak Drive.

PROJECT GEOGRAPHY

Legal Description: Lot 416B, Telluride Mountain Village Filing 6B.
Address: 204 Wilson Peak Drive
Applicant/Agent: Pro Services LLC
Owner: LROC Properties Southwest, LP.
Zoning: Single-Family
Existing Use: Single-Family

ATTACHMENTS

- Exhibit A: Narrative
- Exhibit B: Images

BACKGROUND

The existing roofing on Lot 416B is cedar shake which is no longer allowed in Mountain Village. The applicant is proposing to replace the existing cedar shake with a Walden color CeDUR synthetic roofing that requires DRB review and 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.

The applicants propose copper flashing and gutters

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 approvals for synthetic roofing; therefore, the new material will not change the architectural character of the home or Mountain Village. The copper flashing that is proposed for this project is also CDC compliant.

STAFF RECOMMENDATION

Staff recommends that the DRB approve the specific approval for CeDUR synthetic Roof at Lot 416B, 204 Wilson Peak Drive as proposed with the following motion:

"I move to approve the application by LROC Properties Southwest, LP for the use of synthetic roofing, with the findings contained in the staff memo presented at the June 6th , 2019 DRB meeting.

DESIGN REVIEW PROCESS APPLICATION

PLANNING & DEVELOPMENT SERVICES
455 Mountain Village Blvd. Suite A
Mountain Village, CO 81435
970-728-1392
970-728-4342 Fax
cd@mtnvillage.org

TOWN OF MOUNTAIN VILLAGE FEE REQUIREMENTS ACKNOWLEDGEMENT

The Town of Mountain Village requires specific fees to be paid with a development application including legal and attorney fees associated with processing land development applications, inquiries and review. Please read and acknowledge the below fee requirement which are found at Community Development Code Section 17.4.4. General Provisions Applicable to All Development Application Classes, Section L. Fees.

L. Fees

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

2. Town Attorney Fees. The applicant shall be responsible for all legal fees incurred by the Town in the processing and review of any development application or other submittal, including but not limited to any Town Attorney fees and expenses incurred by the Town in the legal review of a development application together with the legal review of any associated legal documents or issues. Legal expenses so incurred shall be paid for by the applicant prior to the issuance of any permits.

3. Property or Development Inquiries. The Town requires that Town Attorney legal fees and expenses be paid for all development or property inquiries where a legal review is deemed necessary by the Town. The developer or person making the inquiry, whichever the case may be, shall be informed of this obligation and execute a written agreement to pay such legal expenses prior to the Town Attorney conducting any legal review. A deposit may be required by the Director of Community Development prior to the commencement of the legal review.

4. Other Fees. The applicant shall be responsible for all other fees associated with the review of a development application or other submittal conducted by any outside professional consultant, engineer, agency or organization and which are deemed 69 necessary by the Town for a proper review.

5. Recordation Fees. The Community Development Department will record all final plats, development agreements and other legal instruments. The applicant shall be responsible for the fees associated with the recording of all legal instruments.

I have read and acknowledge the fee requirements associated with my application.

(signature required) 5/16/19 (date)

DESIGN REVIEW PROCESS APPLICATION

PLANNING & DEVELOPMENT SERVICES
455 Mountain Village Blvd. Suite A
Mountain Village, CO 81435
970-728-1392
970-728-4342 Fax
cd@mtnvillage.org

OWNER/APPLICANT ACKNOWLEDGEMENT OF RESPONSIBILITIES

I Lawrence R. Olmer / CROC Properties SW, LP, the owner of Lot 264 Wilson Peak Drive (the "Property") hereby certify that the statements made by myself and my agents on this application are true and correct. I acknowledge that any misrepresentation of any information on the application submittal may be grounds for denial of the development application or the imposition of penalties and/or fines pursuant to the Community Development Code. We have familiarized ourselves with the rules, regulations and procedures with respect to preparing and filing the development application. We agree to allow access to the proposed development site at all times by members of Town staff, DRB and Town Council. We agree that if this request is approved, it is issued on the representations made in the development application submittal, and any approval or subsequently issued building permit(s) or other type of permit(s) may be revoked without notice if there is a breach of representations or conditions of approval. By signing this acknowledgement, I understand and agree that I am responsible for the completion of all required on-site and off-site improvements as shown and approved on the final plan(s) (including but not limited to: landscaping, paving, lighting, etc.). We further understand that I (we) are responsible for paying Town legal fees and other fees as set forth in the Community Development Code.

[signature] 5-13-2019.

Signature of Owner Date

[signature] 5-16-19

Signature of Applicant/Agent Date

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

DESIGN REVIEW PROCESS APPLICATION

PLANNING & DEVELOPMENT SERVICES
455 Mountain Village Blvd. Suite A
Mountain Village, CO 81435
970-728-1392
970-728-4342 Fax
cd@mtnvillage.org

DESIGN REVIEW PROCESS APPLICATION		
APPLICANT INFORMATION		
Name: Pro Services Co LLC	**E-mail Address:** 2013ProServices@gmail.com	
Mailing Address: 1269 Spring Creek Rd	**Phone:** 970 209 2224	
City: Montrose	**State:** CO	**Zip Code:** 81403
Mountain Village Business License Number: 01980		
PROPERTY INFORMATION		
Physical Address: 204 Wilson Peak Drive	**Acreage:**	
Zone District:	**Zoning Designations:**	**Density Assigned to the Lot or Site:**
Legal Description: Lot 411B Telluride Mountain Village Filing 4B Cont 1.583AC		
Existing Land Uses: Single family		
Proposed Land Uses: Single family		
OWNER INFORMATION		
Property Owner: LROC Properties Southwest LP	**E-mail Address:** larry@macsales.com	
Mailing Address: 9121 Camelback Dr	**Phone:** 815-236-4571	
City: Austin	**State:** TX	**Zip Code:** 78733
DESCRIPTION OF REQUEST		
Reroof - Remove cedar shingles and replace with Cedar Shake in color of Walden.		

From:

LROC Properties Southwest, LP.
44 Easy Avenue
Austin, TX 78701
815-236-4571

owner of
204 Wilson Peak Drive
Mountain Village, CO

To:

Town of Mountain Village
455 Mountain Village Blvd.
Suite A
Mountain Village, CO 81435
(970) 728-8000

LROC Properties Southwest, LP is hereby approving and authorizing Pro Services Co., LLC to attain and to do the work necessary on our behalf to apply for a building permit for the replacement of the current 'shake' roof with a composite shingle 'Cedur' roof.

Please allow Pro Services Co., LLC to attain this permit for work we have contracted them to do on our behalf. I am happy to be contacted for any questions or concerns by phone at 815-236-4571 or by email via larry@macsales.com.

Thank you,

Lawrence Richard O'Connor
Partner

Planning and
Development Services
(970) 369.3242
cd@mtnvillage.org

CEDER SHAKE FIRE MITIGATION APPLICATION FOR FEE WAIVER

TOWN OF MOUNTAIN VILLAGE INCENTIVE PROGRAM - REV. 2019

I, Lawrence R. O'Connor / CROC Properties SLV, LP, as the owner of 204 Wilson Peak Drive (insert address), (the "Property") located within the Town of Mountain Village, Colorado, do hereby agree to the following terms and conditions related to the rebate funds provided by the Town of Mountain Village, a home rule municipality and political subdivision of the State of Colorado (the "Town") for the replacement of cedar shake shingle roof material with a Town approved roof material.

1. I agree that I am a property owner in Mountain Village and my home/ structure currently has a cedar shake roof. I have applied to the Town to replace my cedar shake roof with a roofing material approved by the Town and that such replacement will be performed by and licensed and insured contractor consistent with the Town's laws and regulations, including the Town's Building Regulations.

2. I understand that I am eligible to receive a building fee waiver (except for the County Use Tax) for the re-roof portion of the building permit (if combined with other work) or of the roof replacement building permit whichever applies.

3. I will begin and complete the re-roof application by receiving all design review and building permit approvals and inspections, including a final Certificate of Completion.

4. Funds for the Cedar Shake Fire Mitigation Incentive Program are available until they are exhausted and utilized on a first come first serve basis.

5. If I do not complete the re-roof project and receive a Certificate of Completion, I will be obligated to pay back the building permit fee waiver.

I have agreed to the terms and conditions of this fire mitigation waiver program by executing this document on the 13th day of MAY, 2017.

Owner/Owner Agent Signature:

Approved by Town of Mountain Village: _____ Amount of fee waiver: _____

Date: _____

Pro Services CO, LLC

1269 Spring Creek Rd
Montrose, CO 81403

Estimate

Date	Estimate #
5/2/2019	2085

Name / Address
Larry O'Connor

Project
204 Wilson Peak

Description	Qty	Cost	Total
FULL REROOF ONLY CEDUR, SNOW FENCE, HEAT TAPE AND GUTTERS.			
Remove all roof shake. Remove all roof flashing, gutters, snow fence and heat tape. Inspect all vent ridge and roof shirring. Install 1/2" OSB plywood for entire roof area to use existing cold roof. Install hot & cold ice & water shield. Install all necessary roof flashing made with 16oz pre-patina copper. Install Cedur with color chosen by owner and all necessary accessories. Install 6" copper gutter with necessary heat tape. Install snow retention per TOMV regulations to protect gutters. Clean up and dispose of debris.			
Note:			
Electrician costs are not included.			
Building Permit not included.			
Cedur		31,464.00	31,464.00
Ice and Water Shield		3,450.00	3,450.00
Plywood		3,230.00	3,230.00
Nails 8 "D"		160.00	160.00
Vent Ridge		420.00	420.00
Dumpsters		1,800.00	1,800.00
Copper Sheets		5,700.00	5,700.00
Ridge Cap		1,050.00	1,050.00
Starter		950.00	950.00
Coil Nails		520.00	520.00
1/2 Round Gutter		1,595.00	1,595.00
Heat Tape		2,749.00	2,749.00
Snow Fence		2,160.00	2,160.00
Heavy Hangers		519.00	519.00
Downspouts		330.00	330.00
		Total	

Customer Signature

Pro Services CO, LLC

1269 Spring Creek Rd
Montrose, CO 81403

Estimate

Date	Estimate #
5/2/2019	2085

Name / Address
Larry O'Connor

Project
204 Wilson Peak

Description	Qty	Cost	Total
NP1		105.00	105.00
Snow Bars		1,170.00	1,170.00
Bituthene Mastic		50.00	50.00
Boot Jacks		280.00	280.00
Overhead		8,655.30	8,655.30
Labor		28,200.00	28,200.00
In the consideration of the performance of this contract, client agrees to pay contractor the sum of $94,557.30 for the above mentioned work. Contractor requires 50% of the contract sum up front with the balance due upon job completion. Payments due and unpaid to contractor shall bear interest, court and/or collection fees. All materials are guaranteed to be as specified in this contract. All work will be completed with excellent workmanship according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the cost of above estimate. Warranty: Upon 100% completion, workmanship will be guaranteed for a period of 2 years. This warranty will be become null and void if any part of the roof is altered or modified without an inspection from a Pro Services representative.		0.00	0.00

Total

Customer Signature

Pro Services CO, LLC

1269 Spring Creek Rd
Montrose, CO 81403

Estimate

Date	Estimate #
5/2/2019	2085

Name / Address
Larry O'Connor

Project
204 Wilson Peak

Description	Qty	Cost	Total
Acceptance Signature Date: 5-3-2019 Name & Billing Address: Sloc Properties, SW, LP. 44 East ave; Austin, TX 78733 E-mail Address: Larry@MACSALES.com Owner Phone Number: 815-236-4571 Job's Physical Address: 204 Wilson Peak Dr. Pro Services thanks you for your home improvement needs.			0.00
		Total	$94,557.30

Customer Signature

AGENDA ITEM #10
PLANNING & DEVELOPMENT SERVICE
PLANNING DIVISON
455 Mountain Village Blvd.
Mountain Village, CO 81435
(970) 728-1392

TO: Mountain Village Design Review Board

FROM: John Miller, Senior Planner

FOR: Design Review Board Public Hearing; June 6, 2019

DATE: May 21, 2019

RE: Read and Recommendation to Town Council: a Resolution approving a Conditional Use Permit to allow for the development and installation of a platform tower and platform to be associated with an Aerial Canopy Tour. The tower is located on Lot OSP-48 within Active Open Space

APPLICATION OVERVIEW: Summer Resort Operations – Canopy Tour CUP

PROJECT GEOGRAPHY (See Figure 1)

Legal Description:	**OSP-48**
Address:	No address assigned to Active Open Space
Applicant/Agent:	Jeff Proteau, Telluride Ski & Golf (TSG)
Owner:	Telluride Ski & Golf
Zoning:	OSP-48; Full Use, Ski Resort Active Open Space
Existing Uses:	Full Use, Ski Resort Active Open Space
Proposed Use:	Canopy Tour – Recreational
Lot Size:	70.127 Acres

Adjacent Land Uses: *Note: Due to the size and extent of total acreage encompassing the Conditional Use Permit request, the adjacent land use portion of this report has been generalized. Adjacent uses include Single-Family and Multi-Family Residential as well as passive open space and active open space ski resort uses.*

ATTACHMENTS

Exhibit A: Application and Narrative
Exhibit B: Planning and Engineering Plan Set
Exhibit C: Geotech Report
Exhibit C: Resolution

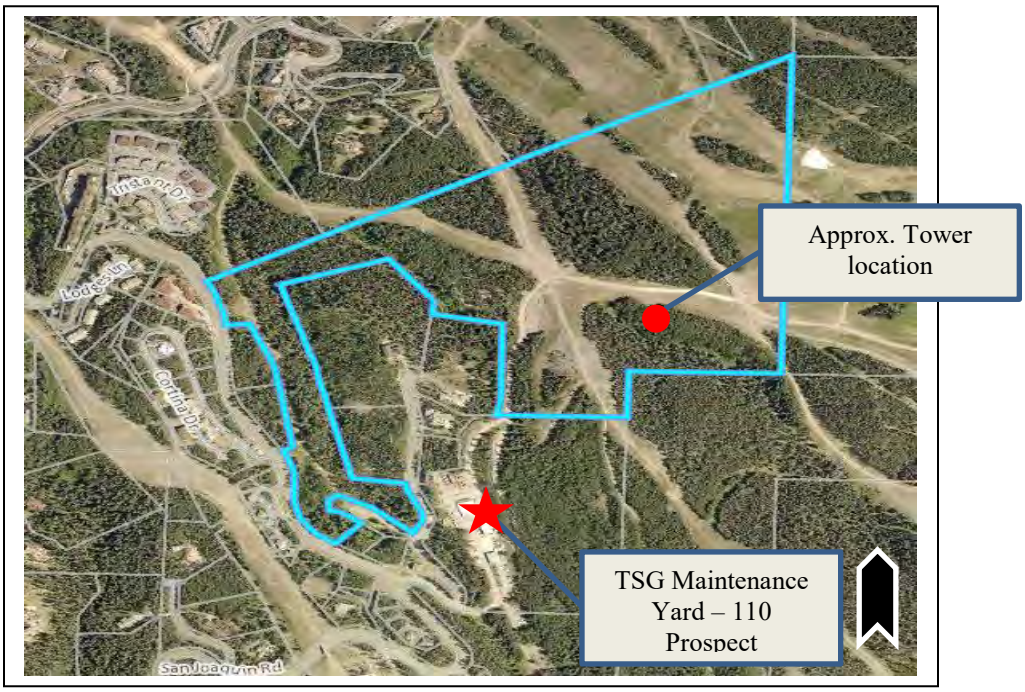


Figure 1: Lot OSP-48. The platform tower and associated platform will be the only portion of the aerial canopy tour located within town limits, and the location has been identified above.

Case Summary and Background:

Jeff Proteau of Telluride Ski and Golf (TSG) is requesting Design Review Board review and recommendation to Town Council, for a conditional use permit (CUP) to allow for the operation of portions of an Aerial Canopy Tour (tour) on Lot OSP-48. Although the majority of the tour is located within Federal lands and approved via USFS Special Use Permit, there are limited elements of the tour that will be located within town limits necessitating the CUP. Those elements include a 58-foot tower with a 12-foot diameter wood platform, two guy wires to secure the tower to the ground, and a zip line cable.

As part of the CUP submittal, the applicant has identified the proposed route for the canopy tour and has provided that information within their application documents. This includes a total of 5 zip lines, 2 sky bridges, and 2 rappel stations. Upon completion of the tour, the guests will rappel down the platform tower located on OSP-48 and will then board a shuttle to return to the base area. There are no other structures or buildings associated with the operation of the conditional use other than what has been identified above and discussed within the narrative. The applicant has indicated that the hours of operations for the tour will align with the summer chair lift operation hours of 10 a.m. to 6 p.m. and each tour will generally be allotted up to 3 hours from start to finish. The tour includes two guides and the tour groups will leave the starting point at staggered launch times. Staff is recommending that any operation plan approval referenced within the conditions of approval allow for flexibility for possible future expansion of the tour into seasons other than summer, and especially the shoulder seasons of spring and fall.

The zoning designations for the site is Class 3 Active Open Space. The Class 3 Active Open Space (AOS) zone district allows for Recreational Facilities with Built Structures with conditional use approval. The CDC defines Active Recreation Uses as “activities, usually of a more formal nature and performed with other persons, often requiring equipment and built facilities and taking place at prescribed places, sites, or fields…including…zip lines”.

It should be noted that TSG is requesting the CUP approval and will manage the day to day operations of the tour.

Applicable CDC Requirement Analysis and Findings: The applicable requirements cited may not be exhaustive or all inclusive. The applicant is required to follow all requirements even if an applicable section of the CDC is not cited. ***Please note that staff findings will be indicated by*** *Italicized Text****.***

17.4.14(D): Conditional Use Permits; Criteria for Decision

D. Criteria for Decision

a. The proposed conditional use is in general conformity with the policies of the principles, policies and actions set forth in the Comprehensive Plan;

Staff Note: Although OSP-48 is not called out specifically within the Comprehensive Plan, the proposal for additional recreational summer amenities is consistent with the plan's Open Space and Recreation section as follows:

- *Pg. 75 (I)(E) increase outdoor activity programming in the summer and shoulder seasons by building upon the town's existing facilities and the growing demand for mountain biking, hiking, photography/ interpretation, tennis, climbing, horseback riding, physical and mental health and wellness, and other activities".*
- *Pg. 76 (I)(H)(i) "Strongly consider the creation of a lift-served alpine slide from Gorrono Ranch Restaurant area down to The Beach. This lift also may provide summer access to the Gorrono area for residents and visitors."*
    - *i. "Evaluate the installation of a zip line in the area of the proposed alpine slide".*

b. The proposed conditional use is in harmony and compatible with surrounding land uses and the neighborhood and will not create a substantial adverse impact on adjacent properties or on services and infrastructure;

Staff Note: A conditional use permit for recreational uses with structures is allowed pursuant to the CDC for Active Full Use Open Space. The location of the proposed tour is primarily within Special Use Permitted USFS lands. The subject tower and platform are not perceived by staff to be incompatible with the surrounding land uses given the overall size of the parcel, the vegetative buffering between this use and adjacent residential uses, and existing ski resort recreational uses occurring on Lot OSP-48. There will be no impact to town services or infrastructure.

c. The design, development and operation of the proposed conditional use shall not constitute a substantial physical hazard to the neighborhood, public facilities, infrastructure or open space;

Staff Note: The project is located in an area that is utilized heavily for Active Open Space ski operations. Currently, there are several beginner ski runs within OSP-48, and adjacent to the Lot is the Snow Cat Maintenance yard. The approximate distance from the Canopy Tower and Platform to the closest residential structure is 900-1000 feet distance (See figure 2 below).

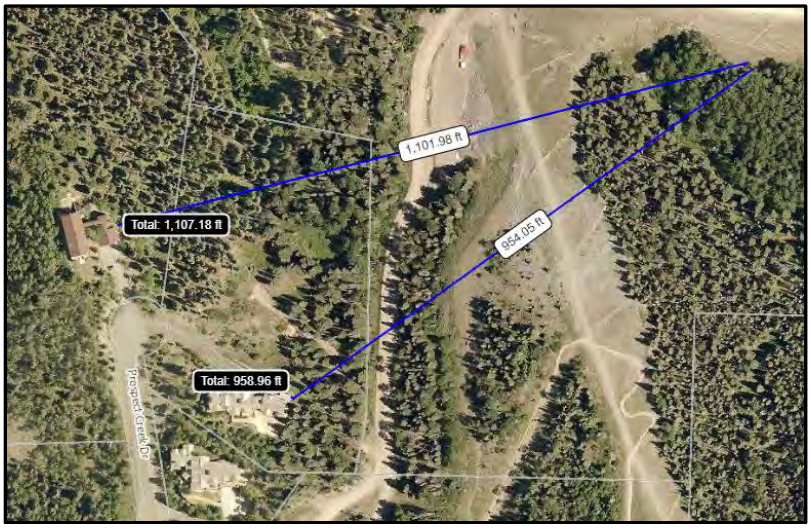


Figure 2: Distance to Residential

d. The design, development and operation of the proposed conditional use shall not have significant adverse effect to the surrounding property owners and uses;

Staff Note: The applicant has documented the location and proposed operation of the conditional use and there are no known potential adverse effects to surrounding property owners or uses. The applicant has not indicated the need to provide lighting, and due to hours of operation, no lighting should be required in the future. In addition, there have been questions related to noise that may be generated at the site. Staff spoke with the applicant and was provided the following statement related to noise: "None of the proposed projects are anticipated to result in noticeable increases in noise within the TSR SUP area or adjacent lands. The construction of proposed projects could result in some temporary noise within the TSR SUP area, including the use of helicopters for lift construction and timber removal. Operational noise of the canopy tour and snowmaking infrastructure would add incrementally to existing noise levels within the TSR SUP area, but this additional noise is not anticipated to have an adverse effect and would be centralized in a developed area of the resort."

e. The design, development and operation of the proposed conditional use shall not have a significant adverse effect on open space or the purposes of the facilities owned by the Town;

Staff Note: The application does propose use of open space for the operation of the canopy tour, but the season and duration of the use will limit any impacts to open space and/or Town owned facilities. The proposed hours of operation are not in conflict with the existing open space use and will therefore have minimal adverse effect on the existing summer recreational experience.

f. The design, development and operation of the proposed conditional use shall minimize adverse environmental and visual impacts to the extent possible considering the nature of the proposed conditional use;

Staff Note: The applicant has provided documentation related to the tour operation, infrastructure locations, and material design. It has been noted that the metal tower will be natural in color to help blend with its surroundings. The majority of the project is located within USFS lands and has been done so intentionally to minimize impacts to adjacent uses within the village. The applicant has not indicated the need for any permanent lighting.

g. The design, development and operation of the proposed conditional use shall provide adequate infrastructure;

Staff Note: No additional infrastructure is requested for the use.

h. The proposed conditional use does not potentially damage or contaminate any public, private, residential or agricultural water supply source; and

Staff Note: No water source will be impacted by the use. Site maintenance is of high priority to staff and the owner/owner of improvements are required by the CDC to maintain the site in a clean, safe, and orderly condition. Violation of this provision may result in the revocation of the CUP permit for failure to abide by the conditions of the CUP approval.

i. The proposed conditional use permit meets all applicable Town regulations and standards.

Staff Recommendation: The application has been determined to meet the minimum standards outlined within the CDC for a Class 4 Conditional Use Permit. If the Design Review Board deems this application to be appropriate for recommendation to Town Council, Staff request said recommendation condition the items listed below in the suggested motion and the findings contained above within the Staff Memo.

PROPOSED MOTION – Conditional Use Permit
I move to recommend approval to Town Council, a Conditional Use Permit to allow for certain elements of a canopy tour including a 58-foot tower with 12-foot diameter wood platform, two guy wires, and a zip line – on Lot OSP-48 with the findings contained within the Staff Report of record dated May 21, 2019 and with the following conditions:

1. The applicant and operator shall abide by the laws of the state of Colorado and the Town of Mountain Village in the operation of business and shall have a valid Mountain Village business license before operating the business.
2. The applicant shall provide to the town verification that 3rd party inspections of the zip line apparatus and any other associated structures have occurred prior to a final inspection and prior to the aerial canopy tour opening to the public.
3. The applicant shall maintain adequate commercial liability insurance policies for the zip line apparatus and operations including but not limited to the actual apparatus and any associated structures.
4. The owner shall be responsible for the prompt and proper disposal of trash or the like in such a manner that minimizes and mitigates odor, unsightliness or other damage to the environment.
5. The applicant shall secure from trespass the tower, zipline, or other operational elements that may attract the public during hours of inactivity.
6. The business shall be allowed to operate generally within the hours of summer chairlift operations of 10AM to 6PM. Any proposed changes specific to hours of operation or yearly schedules shall be handled by Planning Staff as a Class

2 permit, with the option for Planning Staff to elevate the application to Class 4 application.

7. The Conditional Use Permit shall be valid for a period of five (5) years with an annual staff review by the Planning Division Staff, with the applicant responding to any issues as they arise during the operation or annual review. In the event Planning Division Staff determines issues have arisen which warrant the annual review to be elevated to Town Council Planning Division Staff may elevate such annual review to Town Council which shall evaluate the issues and may either allow continued operation without changes, impose additional conditions to the continued operation or terminate the conditional use permit.
8. Staff has the authority to suspend operations if its determined that the applicant or operator has failed to meet the conditions of approval.
9. By commencing operation pursuant to this approval the Applicant agrees to indemnify and hold harmless the Town from any and all liability associated with the approval and operations of the zip line and related apparatus.

CONDITIONAL USE PERMIT APPLICATION

PLANNING & DEVELOPMENT SERVICES
455 Mountain Village Blvd. Suite A
Mountain Village, CO 81435
970-728-1392
970-728-4342 Fax
cd@mtnvillage.org

TOWN OF MOUNTAIN VILLAGE FEE REQUIREMENTS ACKNOWLEDGEMENT

The Town of Mountain Village requires specific fees to be paid with a development application including legal and attorney fees associated with processing land development applications, inquiries and review. Please read and acknowledge the below fee requirement which are found at Community Development Code Section 17.4.4. General Provisions Applicable to All Development Application Classes, Section L. Fees.

L. Fees

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

2. Town Attorney Fees. The applicant shall be responsible for all legal fees incurred by the Town in the processing and review of any development application or other submittal, including but not limited to any Town Attorney fees and expenses incurred by the Town in the legal review of a development application together with the legal review of any associated legal documents or issues. Legal expenses so incurred shall be paid for by the applicant prior to the issuance of any permits.

3. Property or Development Inquiries. The Town requires that Town Attorney legal fees and expenses be paid for all development or property inquiries where a legal review is deemed necessary by the Town. The developer or person making the inquiry, whichever the case may be, shall be informed of this obligation and execute a written agreement to pay such legal expenses prior to the Town Attorney conducting any legal review. A deposit may be required by the Director of Community Development prior to the commencement of the legal review.

4. Other Fees. The applicant shall be responsible for all other fees associated with the review of a development application or other submittal conducted by any outside professional consultant, engineer, agency or organization and which are deemed 69 necessary by the Town for a proper review.

5. Recordation Fees. The Community Development Department will record all final plats, development agreements and other legal instruments. The applicant shall be responsible for the fees associated with the recording of all legal instruments.

I have read and acknowledge the fee requirements associated with my application.

April 25, 2019

(signature required) (date

CONDITIONAL USE PERMIT APPLICATION

PLANNING & DEVELOPMENT SERVICES
455 Mountain Village Blvd. Suite A
Mountain Village, CO 81435
970-728-1392
970-728-4342 Fax
cd@mtnvillage.org

CONIDITIONAL USE PERMIT APPLICATION		
APPLICANT INFORMATION		
Name: Jeff Proteau, TSG Ski & Golf		**E-mail Address:** jeff@telski.com
Mailing Address: 565 Mountain Village Blvd		**Phone:** 970-728-7444
City: Mountain Village	**State:** Colorado	**Zip Code:** 81435
Mountain Village Business License Number: 00201		
PROPERTY INFORMATION		
Physical Address: Mountain Village		**Acreage:** 70.127
Zone District: N/A	**Zoning Designations:** Active Open Space	**Density Assigned to the Lot or Site:** N/A
Legal Description: Tract OSP 48		
Existing Land Uses: Ski Area / Active Open Space		
Proposed Land Uses: Canopy Tours		
OWNER INFORMATION		
Property Owner: TSG Ski and Golf LLC		**E-mail Address:** jeff@telski.com
Mailing Address: 565 Mountain Village Blvd		**Phone:** 970-728-7444
City: Mountain Village	**State:** Colorado	**Zip Code:** 81435
DESCRIPTION OF REQUEST		
Please see attached description.		

CONDITIONAL USE PERMIT APPLICATION

PLANNING & DEVELOPMENT SERVICES
455 Mountain Village Blvd. Suite A
Mountain Village, CO 81435
970-728-1392
970-728-4342 Fax
cd@mtnvillage.org

OWNER/APPLICANT ACKNOWLEDGEMENT OF RESPONSIBILITIES

I, Jeff Proteau (Owner's Representative), the owner of Lot OSP 48 (the "Property") hereby certify that the statements made by myself and my agents on this application are true and correct. I acknowledge that any misrepresentation of any information on the application submittal may be grounds for denial of the development application or the imposition of penalties and/or fines pursuant to the Community Development Code. We have familiarized ourselves with the rules, regulations and procedures with respect to preparing and filing the development application. We agree to allow access to the proposed development site at all times by members of Town staff, DRB and Town Council. We agree that if this request is approved, it is issued on the representations made in the development application submittal, and any approval or subsequently issued building permit(s) or other type of permit(s) may be revoked without notice if there is a breach of representations or conditions of approval. By signing this acknowledgement, I understand and agree that I am responsible for the completion of all required on-site and off-site improvements as shown and approved on the final plan(s) (including but not limited to: landscaping, paving, lighting, etc.). We further understand that I (we) are responsible for paying Town legal fees and other fees as set forth in the Community Development Code.

Signature of Owner's Respresentative — Date: 4/25/19

Signature of Applicant/Agent — Date: 4/25/19

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

CONDITIONAL USE PERMIT APPLICATION

PLANNING & DEVELOPMENT SERVICES
455 Mountain Village Blvd. Suite A
Mountain Village, CO 81435
970-728-1392
970-728-4342 Fax
cd@mtnvillage.org

OWNER AGENT AUTHORIZATION FORM

I have reviewed the application and hereby authorize *(insert agent name)* Jeff Proteau of *(insert agent's business name)* TSG Ski and Golf LLC to be and to act as my designated representative and represent the development application through all aspects of the development review process with the Town of Mountain Village.

(Signature)

April 25, 2019
(Date)

Bill Jensen
(Printed name)

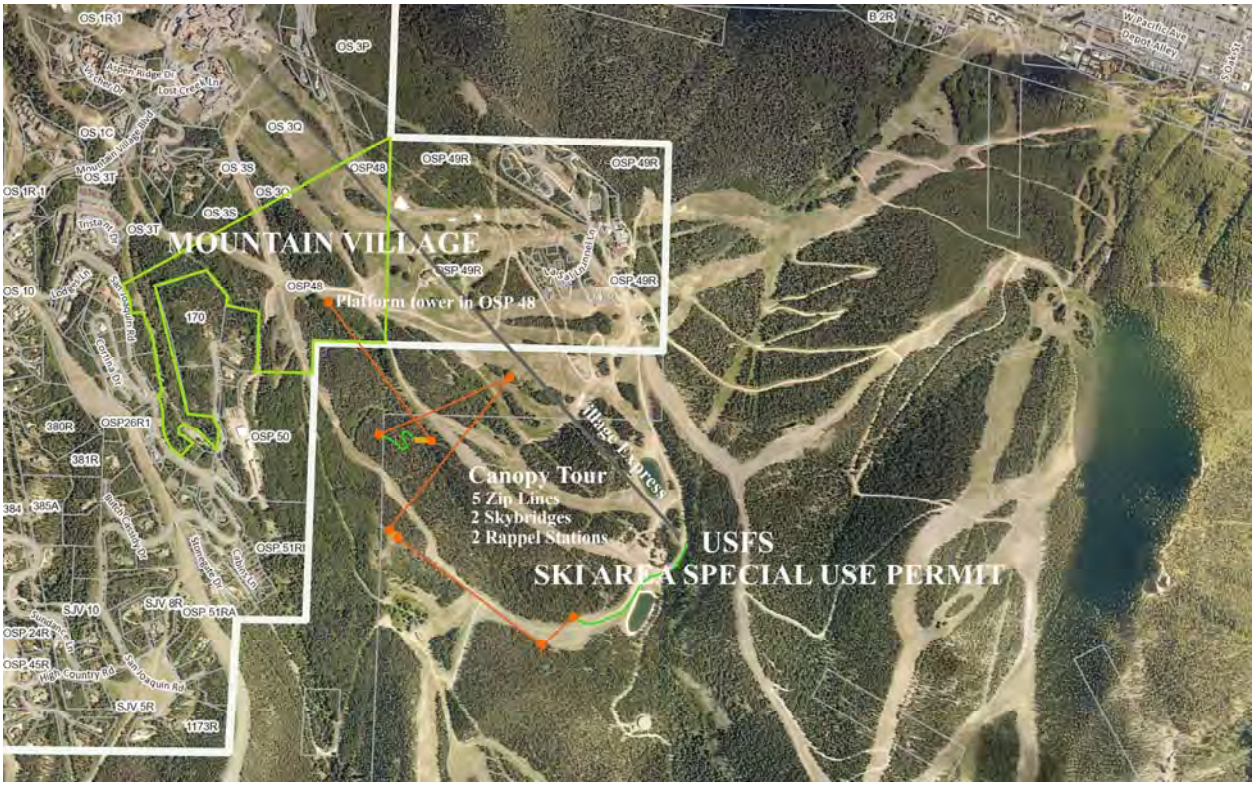
Conditional Use Permit
Description of Request

Detailed Summary OF Development Application(s): The development application is for the installation of a 58 foot tall 8 inch diameter steel pipe, two guy wires and a zip line cable. The steel pipe will have a 12 foot diameter wood platform 50 feet up from the base of the pole. The steel pipe will be painted natural color as approved by USFS.

The platform tower and platform are part of a canopy tour that is primarily located on USFS land within the Telluride Ski Resort Permit boundary. The total canopy tour including elements on USFS lands include 5 zip lines, two skybridges and 2 rappel stations. See vicinity map for location of canopy tour elements. The canopy tour was accepted by the USFS as part of the Telluride Ski Resort Master Development Plan February 2017 and the Winter and Multi-Season Improvements at Telluride Ski Resort Environmental Assessment, September 2017.

This single tower is located on OSP-48 which in in the Town of Mountain Village boundary and is zoned for Full Use Ski Resort Active Open Space. This zone district is intended to provide uses that are typically associated with the operation and maintenance of a ski resort and the community at large, which are limited to ski resort uses, active recreation uses, recreational trails, community infrastructure, equestrian facilities, workforce housing, telecommunication antennas and similar uses.

Vicinity Map



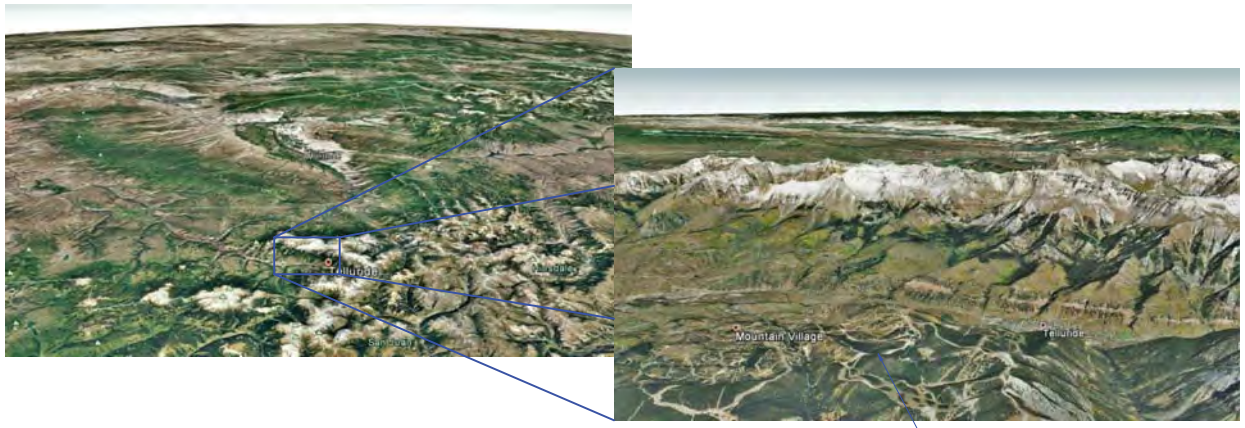
The tower will be located in the trees adjacent to the ski trail and summer service road. Trees will be cleared adjacent to the tower and guy wires. See photo of typical Tower Platform.

Canopy Tour Tower Platform

Platform Tower. View from below

Also included in submittal for your use:

1. Telluride – Terra Flight Zip Tour – Full Set – 2-21-2019.
2. Telluride Canopy Tour Geotech Report



TELLURIDE SKI RESORT

565 MOUNTAIN VILLAGE BLVD
TELLURIDE, CO 81435
PROJECT: TERRA FLIGHT ZIP TOUR
DESIGN DEVELOPMENT
ISSUE DATE: 02/15/2019

CONTRACTOR

BONSAI

201 South Ave.
Grand Junction, CO 81501
1-888-665-4697
970-255-7393

STRUCTURAL ENGINEER

RIDGELINE ENGINEERING COMPANY

1600 Washington Ave #2
Golden, CO 80401
P: (303) 482 3186

SHEET INDEX

CIVIL SHEETS	
C1	COURSE LAYOUT
C2	COURSE LAYOUT WITH AERIAL IMAGE
C3	CATENARY PROFILES
C4	STATION LAYOUTS
C5	STATION LAYOUTS
C6	STATION LAYOUTS
C7	CONSTRUCTION ACCESS
C8	TREE REMOVAL

ARCHITECTUAL SHEETS	
A1	BONSAI BOILER PLATE NOTES
A2	MATERIAL AND COMPONENT SAMPLES
A3	TESSERA PLATFORM ASSEMBLY
A4	TYPICAL ANCHOR OPTIONS
A5	ENTRY BELAY AND RAPPEL SYSTEM
A6	SKYBRIDGE

STRUCTURAL SHEETS	
S1	12FT PLATFORM-STANDARD
S2	12FT PLATFORM-ECCENTRIC
S3	12FT PLATFORM RIM
S4	12FT PLATFORM PARTS
S5	PLATFORM LEG-LONG
S6	PLATFORM LEG-SHORT
S7	PLATFORM POLE
S8	POLE ANCHOR PLATE
S9	DOUBLE GANTRY
S10	DOUBLE GANTRY ARM PARTS
S11	SPREADER BAR ASSEMBLY

CABLE RUN SHEETS	
R1	ZIP STOP BRAKE SYSTEM
R2	SINGLE LINE OP-POINT BRAKE DETAILS
R3	SINGLE LINE ZIP STOP RIGGING
R4	RIGGING DETAILS

PROGRAMMATIC SHEETS	
PR1	PROGRAMMATIC LAYOUT
PR2	PARTICIPANT SAFETY

GENERAL NOTES

- BONSAI DESIGN RESERVES & MAINTAINS THE SOLE RIGHT TO DETERMINE APPROPRIATE DESIGN THROUGH EITHER INTERNAL AND/OR EXTERNAL EXPERTISE PER BONSAI'S DISCRETION.
- ALL DESIGN CONSIDERATIONS LISTED WITHIN THIS DOCUMENT ARE SUBJECT TO MODIFICATION UPON FURTHER REVIEW OF DESIGN REQUIREMENTS.

PAGE NOTES

REV #	DRAWN BY	DESIGN BY	DATE
	RUSSELL CRONIN	THADDEUS SHRADER	02/15/2019

REVISION HISTORY

NO.	DATE	DESCRIPTION

FIRM NAME AND ADDRESS

BONSAI
201 South Avenue
Grand Junction, CO 81501
970-255-7393

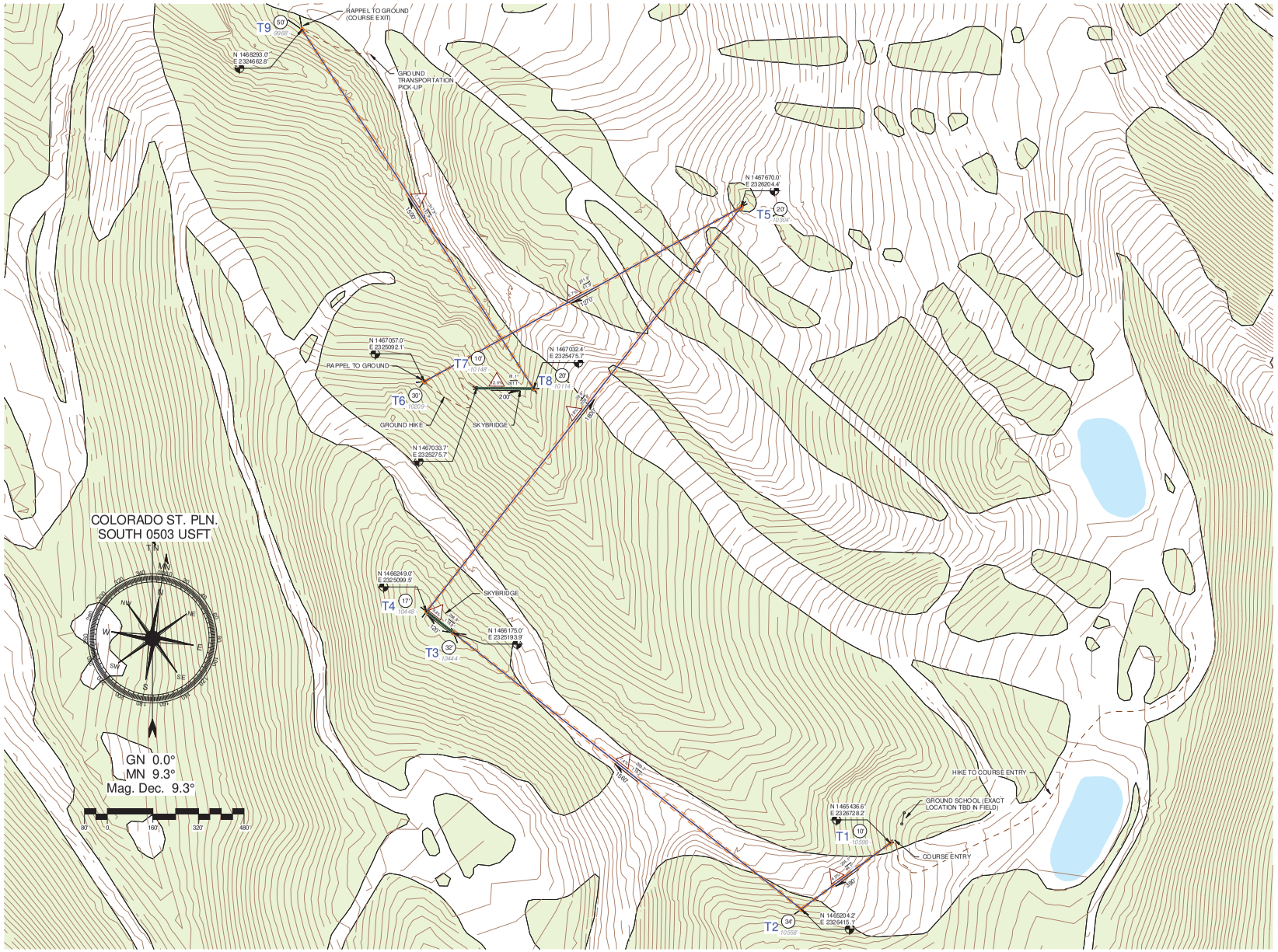
CLIENT NAME AND ADDRESS

TELLURIDE SKI RESORT
565 MOUNTAIN VILLAGE BLVD
TELLURIDE, CO 81435

COVER SHEET

PROJECT	TERRA FLIGHT ZIP TOUR
DRAWN	2/21/2019 11:18:21 AM
SCALE	12" = 1'-0"

SHEET **0**



1 COURSE LAYOUT
1" = 160'-0"

GENERAL NOTES

- BONSAI DESIGN RESERVES & MAINTAINS THE SOLE RIGHT TO DETERMINE APPROPRIATE DESIGN THROUGH EITHER INTERNAL AND/OR EXTERNAL EXPERTISE PER BONSAI'S DISCRETION.
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PAGE NOTES

TREES
LAKE
ZIP LINE
GROUND TRAIL
SKYBRIDGE
CLEARANCE ZONE
ELEMENT PITCH, AZIMUTH/ BACK AZIMUTH, SPAN
STATION NAME, COURSE HEIGHT, GROUND ELEVATION

	RUSSELL CRONIN	THADDEUS SHRADER	02/15/2019
REV #	DRAWN BY	DESIGN BY	DATE

REVISION HISTORY

NO.	DATE	DESCRIPTION

FIRM NAME AND ADDRESS

BONSAI

201 South Avenue
Grand Junction, CO 81501
970-255-7393

CLIENT NAME AND ADDRESS

TELLURIDE SKI RESORT

565 MOUNTAIN VILLAGE BLVD
TELLURIDE, CO 81435

COURSE LAYOUT

PROJECT	TERRA FLIGHT ZIP TOUR
DATE	2/21/2019 11:18:58 AM
SCALE	1" = 160'-0"

SHEET
C1

1 COURSE LAYOUT WITH AERIAL IMAGE
1" = 160'-0"

GENERAL NOTES

- BONSAI DESIGN RESERVES & MAINTAINS THE SOLE RIGHT TO DETERMINE APPROPRIATE DESIGN THROUGH EITHER INTERNAL AND/OR EXTERNAL EXPERTISE PER BONSAI'S DISCRETION.
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PAGE NOTES

TREES
LAKE
ZIP LINE
GROUND TRAIL
SKYBRIDGE
CLEARANCE ZONE
ELEMENT PITCH, AZIMUTH/ BACK AZIMUTH, SPAN
STATION NAME, COURSE HEIGHT, GROUND ELEVATION

REV #	DRAWN BY	DESIGN BY	DATE
	RUSSELL CRONIN	THADDEUS SHRADER	02/15/2019

REVISION HISTORY

NO.	DATE	DESCRIPTION

FIRM NAME AND ADDRESS

BONSAI
201 South Avenue
Grand Junction, CO 81501
970-255-7393

CLIENT NAME AND ADDRESS

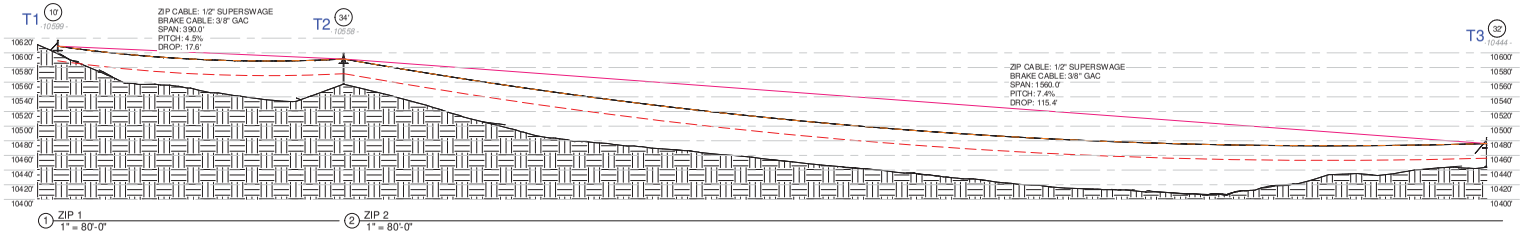
TELLURIDE SKI RESORT

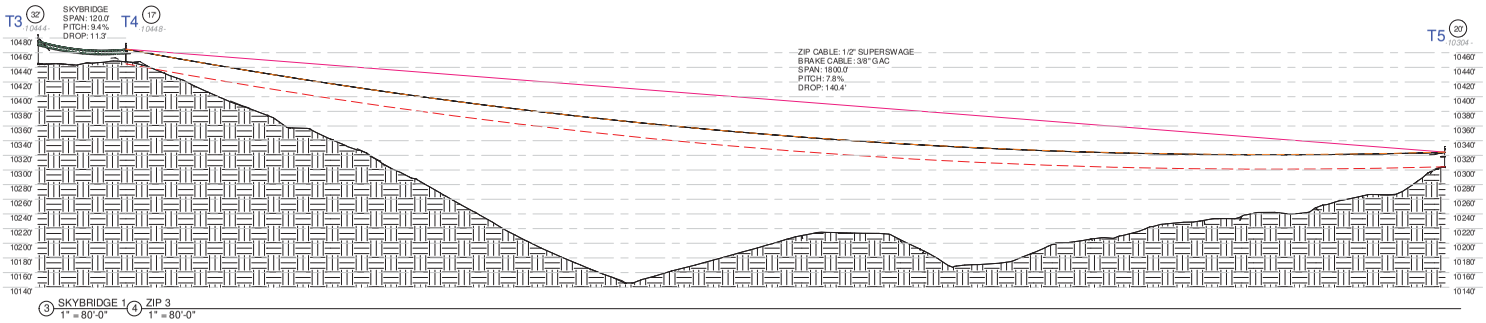
565 MOUNTAIN VILLAGE BLVD
TELLURIDE, CO 81435

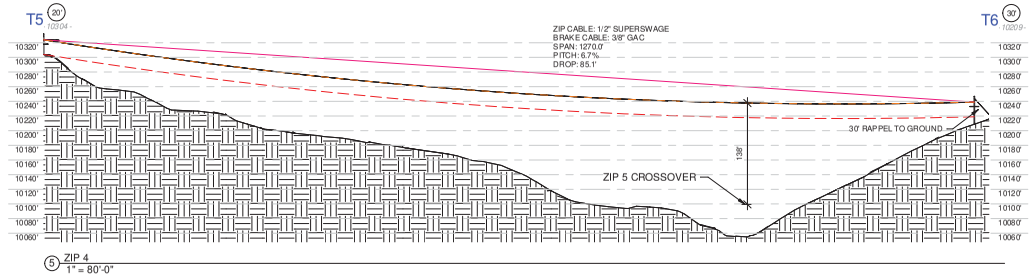
COURSE LAYOUT WITH AERIAL IMAGE

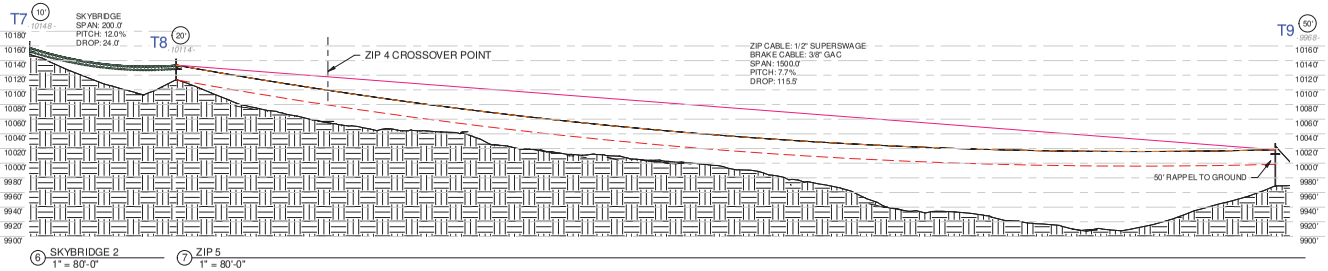
PROJECT	TERRA FLIGHT ZIP TOUR
PLOT DATE	2/21/2019 11:19:05 AM
SCALE	1" = 160'-0"

SHEET
C2









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PAGE NOTES

LEGEND

STRAIGHT LINE PROFILE

ESTIMATED UNLOADED CABLE PROFILE

20' CLEARANCE FROM UNLOADED CABLE

REV #	DRAWN BY	DESIGN BY	DATE
	RUSSELL CRONIN	THADDEUS SHRADER	02/15/2019

REVISION HISTORY

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BONSAI

201 South Avenue
Grand Junction, CO 81501
970-255-7393

CLIENT NAME AND ADDRESS

TELLURIDE SKI RESORT

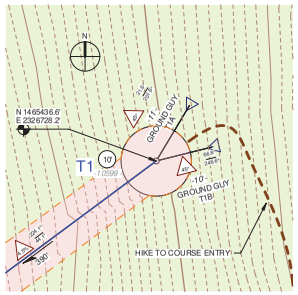
565 MOUNTAIN VILLAGE BLVD
TELLURIDE, CO 81435

CATENARY PROFILES

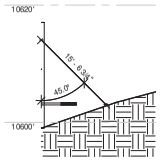
PROJECT	TERRA FLIGHT ZIP TOUR
DATE	2/21/2019 11:19:08 AM
SCALE	1" = 80'-0"

SHEET

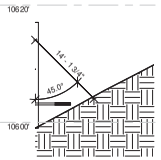
C3



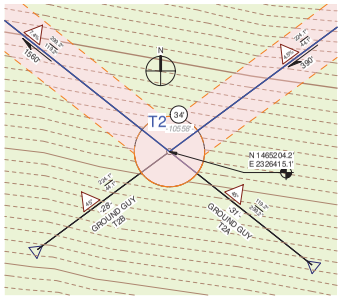
1 STATION LAYOUT T1
1" = 10'-0"



2 GUY T1A
1" = 10'-0"



3 GUY T1B
1" = 10'-0"



4 STATION LAYOUT T2
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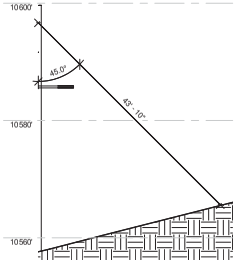

5 GUY T2A
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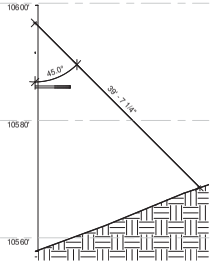

6 GUY T2B
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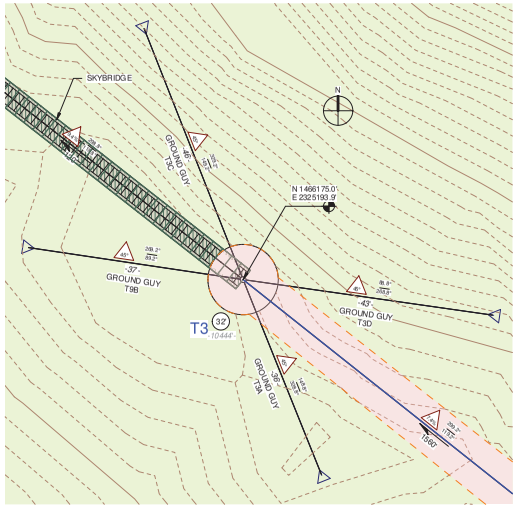
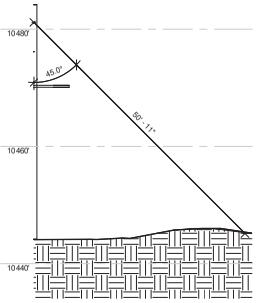
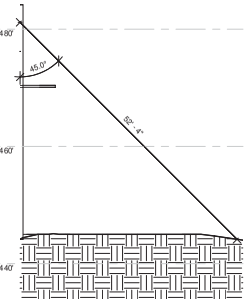


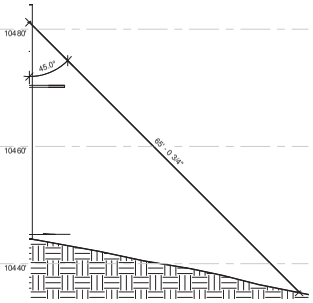
7 STATION LAYOUT T3
1" = 10'-0"



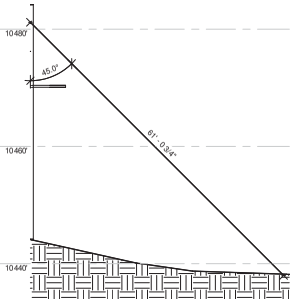
8 GUY T3A
1" = 10'-0"



9 GUY T3B
1" = 10'-0"



10 GUY T3C
1" = 10'-0"



11 GUY T3D
1" = 10'-0"

GENERAL NOTES

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PAGE NOTES

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REV #	DRAWN BY	DESIGN BY	DATE

REVISION HISTORY

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BONSAI
201 South Avenue
Grand Junction, CO 81501
970-255-7393

CLIENT NAME AND ADDRESS

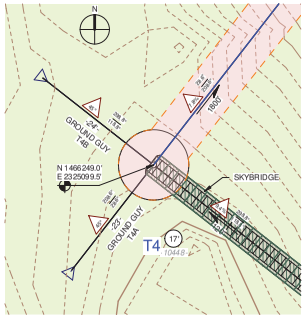
TELLURIDE SKI RESORT

565 MOUNTAIN VILLAGE BLVD
TELLURIDE, CO 81435

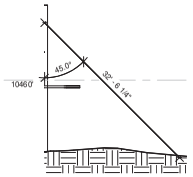
STATION LAYOUTS

PROJECT	TERRA FLIGHT ZIP TOUR
DATE	2/21/2019 11:19:14 AM
SCALE	1" = 10'-0"

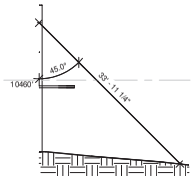
SHEET
C4



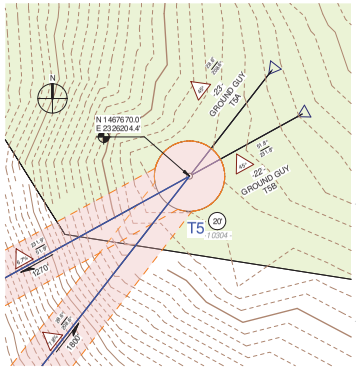
1 STATION LAYOUT T4
1" = 10'-0"



2 GUY T4A
1" = 10'-0"



3 GUY T4B
1" = 10'-0"



4 STATION LAYOUT T5
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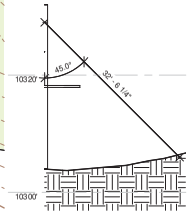
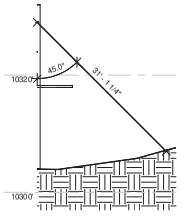
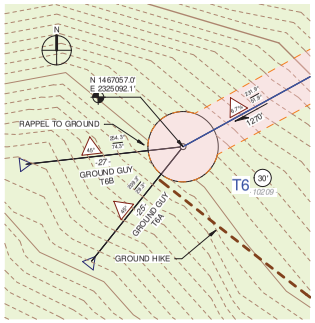


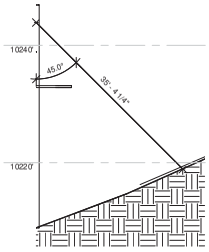
5 GUY T5A
1" = 10'-0"



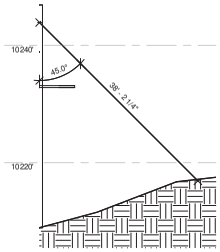
6 GUY T5B
1" = 10'-0"



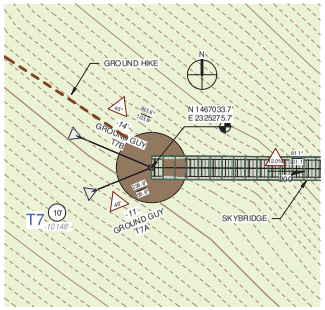
7 STATION LAYOUT T6
1" = 10'-0"



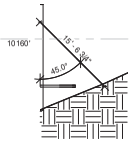
8 GUY T6A
1" = 10'-0"



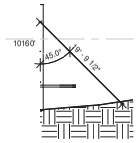
9 GUY T6B
1" = 10'-0"



10 STATION LAYOUT T7
1" = 10'-0"



11 GUY T7A
1" = 10'-0"



12 GUY T7B
1" = 10'-0"

GENERAL NOTES

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PAGE NOTES

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	RUSSELL CRONIN	THADDEUS SHRADER	02/15/2019

REVISION HISTORY

NO.	DATE	DESCRIPTION

FIRM NAME AND ADDRESS

BONSAI

201 South Avenue
Grand Junction, CO 81501
970-255-7393

CLIENT NAME AND ADDRESS

TELLURIDE SKI RESORT

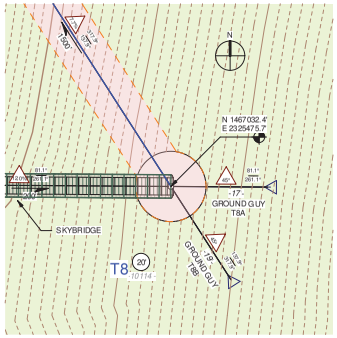
565 MOUNTAIN VILLAGE BLVD
TELLURIDE, CO 81435

STATION LAYOUTS

PROJECT	TERRA FLIGHT ZIP TOUR
DATE	2/21/2019 11:19:20 AM
SCALE	1" = 10'-0"

SHEET

C5



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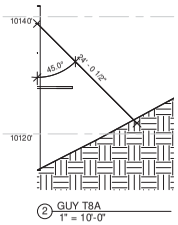
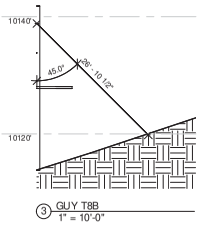


2 GUY T8A
1" = 10'-0"



3 GUY T8B
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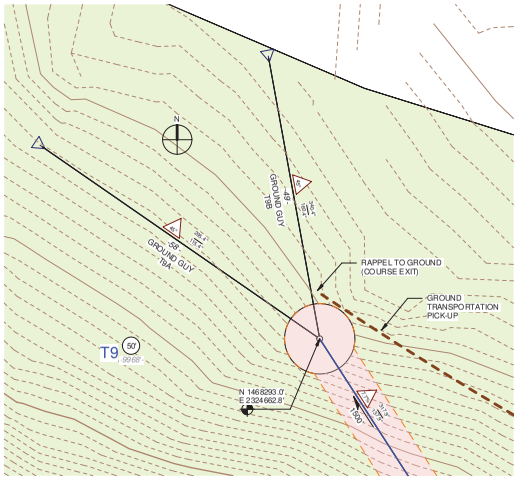

4 STATION LAYOUT T9
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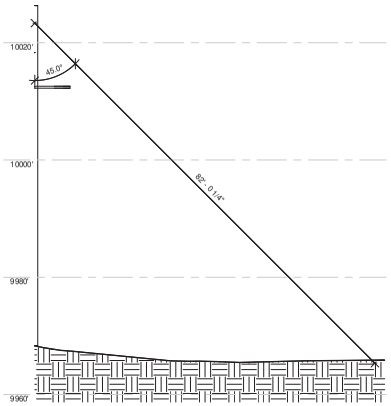

5 GUY T9A
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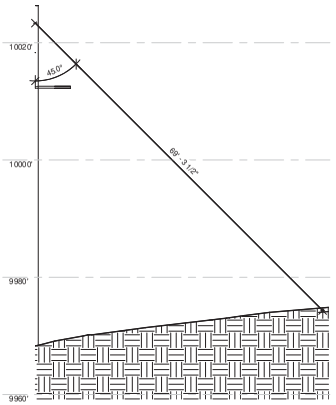

6 GUY T9B
1" = 10'-0"

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PAGE NOTES

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970-255-7393

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TELLURIDE SKI RESORT

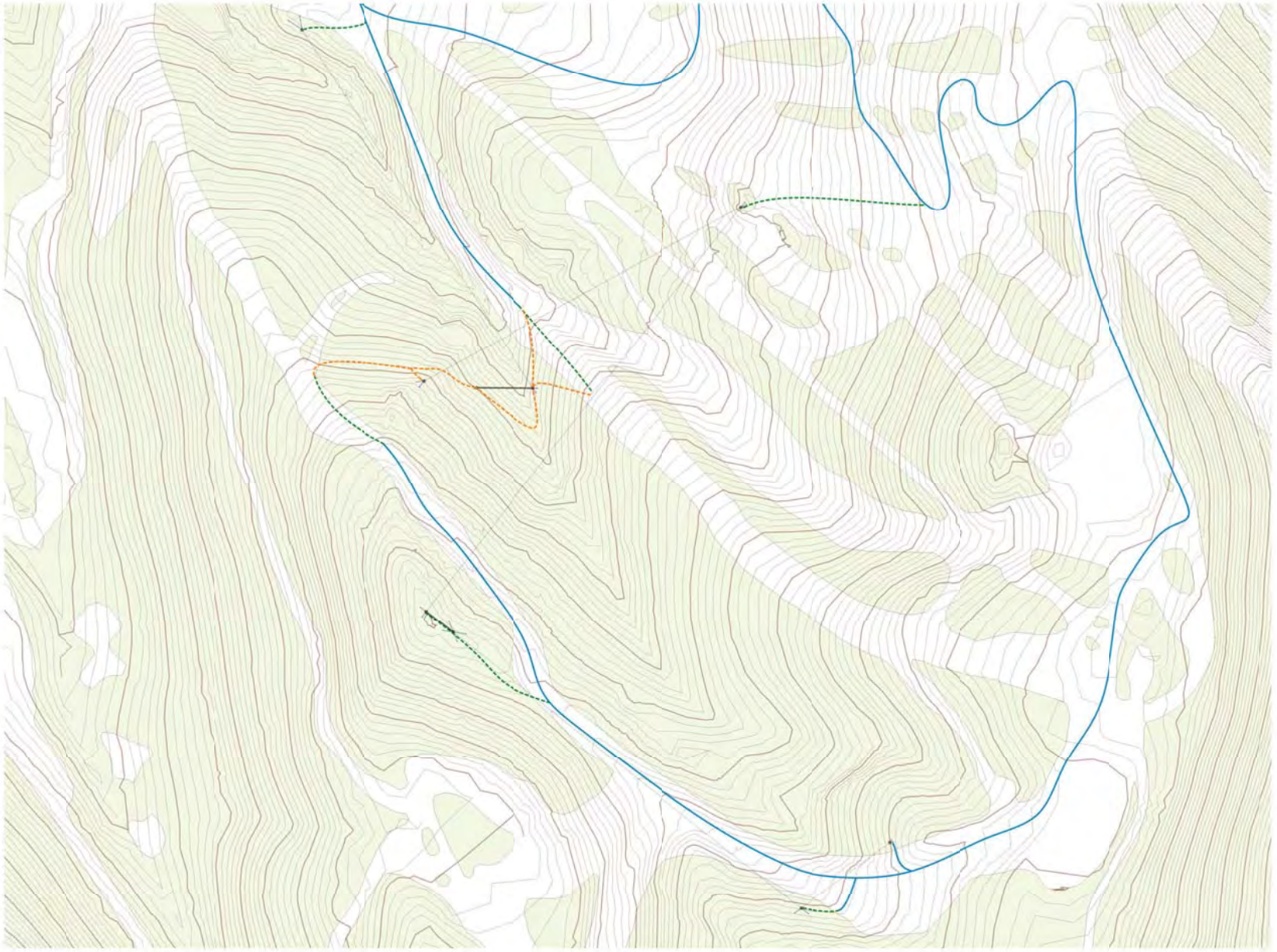
565 MOUNTAIN VILLAGE BLVD
TELLURIDE, CO 81435

STATION LAYOUTS

PROJECT	TERRA FLIGHT ZIP TOUR
PLOT DATE	2/21/2019 11:19:23 AM
SCALE	1" = 10'-0"

SHEET

C6



1 ACCESS PLAN
1" = 160'-0"

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PAGE NOTES

GENERAL ACCESS
STEEP, OFFROAD ACCESS
STEEP, OFFROAD, TIGHT SPACE

*ALL TRAILS CAN BE USED IN A RESCUE SITUATION PER OPERATION PROTOCOL

	RUSSELL CRONIN	THADDEUS SHRADER	02/15/2019
REV #	DRAWN BY	DESIGN BY	DATE

REVISION HISTORY

NO.	DATE	DESCRIPTION

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BONSAI
201 South Avenue
Grand Junction, CO 81501
970-255-7393

CLIENT NAME AND ADDRESS

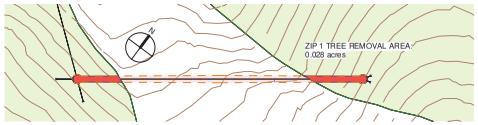
TELLURIDE SKI RESORT

565 MOUNTAIN VILLAGE BLVD
TELLURIDE, CO 81435

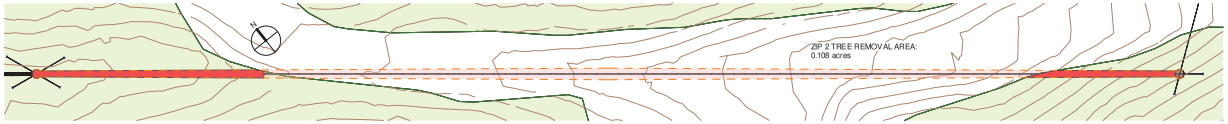
CONSTRUCTION ACCESS

PROJECT	**TERRA FLIGHT ZIP TOUR**
DRAWN	2/21/2019 11:19:27 AM
SCALE	As indicated

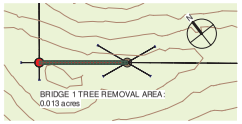
SHEET
C7



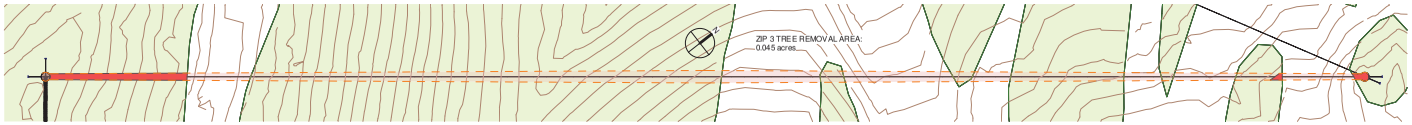
1 TREE REMOVAL ZIP 1
1" = 80'-0"



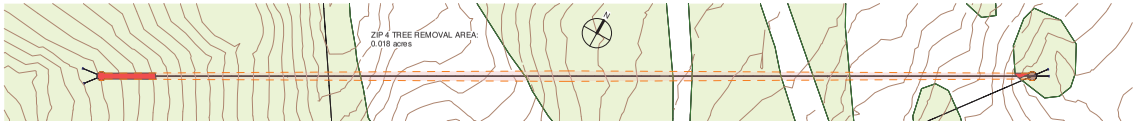
2 TREE REMOVAL ZIP 2
1" = 80'-0"



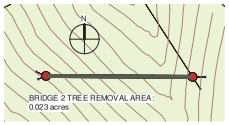
3 TREE REMOVAL BRIDGE 1
1" = 80'-0"



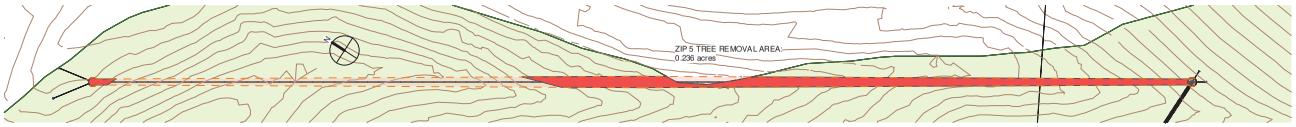
4 TREE REMOVAL ZIP 3
1" = 80'-0"



5 TREE REMOVAL ZIP 4
1" = 80'-0"



6 TREE REMOVAL BRIDGE 2
1" = 80'-0"



7 TREE REMOVAL ZIP 5
1" = 80'-0"

FOREST VEGETATION CLEARANCE LIMIT NOTES:

LATERAL CLEARANCE REQUIREMENT:

- PARTICIPANT ENVELOPE - SAFE CLEARANCE ZONE SHALL BEA MINIMUM OF 4' LATERAL DISTANCE FROM CENTERLINE OF ZIP LINE (8' TOTAL WIDTH).
- PARTICIPANT ENVELOPE CLEARING SHALL BE INCREASED HORIZONTALLY AS NECESSARY TO INSURE SAFE ZIPPING ENVELOPE FOR A MAXIMUM CABLE OFFSET DURING A 34 MPH WIND GUST.
- DEFLECTION EFFECT OF 34 MPH WIND GUST: SHALL BE CALCULATED FOR EACH LINE'S SPECIFIC LENGTH AND DENOTED ALONG EACH LINE'S LENGTH ON THE INSTALLATION'S CIVIL SHEET.
- FOR THIS SITE, EACH LINE'S DEFLECTION HAS BEEN CALCULATED. A MAXIMUM CLEARANCE ZONE WIDTH INCREASE OF **1' PER 100' OF CABLE LENGTH FROM TERMINATION** HAS BEEN DETERMINED AS THE MAXIMUM ADDITIONAL CLEARING NECESSARY ON ANY CABLE. MAXIMUM LATERAL DEFLECTION IS LOCATED AT THE CENTER OF SPAN.

VERTICAL CLEARANCE REQUIREMENT:

- MINIMUM VERTICAL CLEARANCE UNDER WEIGHTED LINE SHALL BE 8' AND DENOTED AS SUCH ON ELEVATION PLAN.
- TO CORRECTLY FORECAST VOLUME OF LARGE TREE REMOVAL ZONES, AN ADDITIONAL 40' OF VERTICAL CLEARANCE SHALL BE CALCULATED AND DEPICTED UNDER EACH LINE (FOR A TOTAL LARGE BODY VEGETATION CLEARANCE ZONE OF 48' VERTICAL FEET).
- ALL LARGE TREES FALLING INSIDE BOTH VERTICAL AND HORIZONTAL CLEARANCE LIMITS MUST BE REMOVED.
- IF ARBORIST ASSESMENT DETERMINES ADEQUATE TREE HEALTH CAN BE MAINTAINED WHILE ONLY TOPPING TREES GROWING UNDER LINE, YET CURRENTLY IMPINGING VERTICAL CLEARANCE LIMIT, TREES MAY BE TRIMMED ACCORDINGLY.
- ANY AND ALL VEGETATION UNDER, BUT NOT INSIDE VERTICAL CLEARANCE ZONE, SHALL BE LEFT UNDISTURBED TO ASSIST SOIL STABILIZATION, RETENTION ADN OVERALL BEAUTY OF EACH ZIP LANE.

GENERAL NOTES

- BONSAI DESIGN RESERVES & MAINTAINS THE SOLE RIGHT TO DETERMINE APPROPRIATE DESIGN THROUGH EITHER INTERNAL AND/OR EXTERNAL EXPERTISE PER BONSAI'S DISCRETION.
- ALL DESIGN CONSIDERATIONS LISTED WITHIN THIS DOCUMENT ARE SUBJECT TO MODIFICATION UPON FURTHER REVIEW OF DESIGN REQUIREMENTS.

PAGE NOTES

TREES - NOTE: BOUNDARIES ARE APPROXIMATE AND TREE DENSITY VARIES. TOTAL TREE REMOVAL MAY DIFFER FROM CALCULATE AREA.

ZIP LINE

SKYBRIDGE

ZIP LINE CLEARANCE ZONE - 8' WIDE AT ENDS, INCREASING BY 1' EVERY 100' TOWARDS CENTER

LARGE TREE REMOVAL ZONE - AREA OF CLEARANCE ZONE WHERE CABLE IS WITHIN 80' OF GROUND IN WOODED AREAS

CALCULATED TOTAL TREE REMOVAL: 0.471 ACRES

	RUSSELL CRONIN	THADDEUS SHRADER	02/15/2019
REV #	DRAWN BY	DESIGN BY	DATE

REVISION HISTORY

NO.	DATE	DESCRIPTION

FIRM NAME AND ADDRESS

BONSAI
201 South Avenue
Grand Junction, CO 81501
970-255-7393

CLIENT NAME AND ADDRESS

TELLURIDE SKI RESORT

565 MOUNTAIN VILLAGE BLVD
TELLURIDE, CO 81435

TREE REMOVAL

PROJECT	TERRA FLIGHT ZIP TOUR
DATE	2/21/2019 11:19:35 AM
SCALE	As indicated

SHEET
C8

ABBREVIATIONS

A.B.	-ANCHOR BOLT
ADD'L	-ADDITIONAL
ADJ.	-ADJACENT
AFF.	-ABOVE FINISH FLOOR
A.I.S.C	-AMERICAN INSTITUTE OF STEEL CONSTRUCTION
ALT.	-ALTERNATE
AN	-ANCHOR
ARCH.	-ARCHITECTURAL
A.S.T.M.	-AMERICAN SOCIETY FOR TESTING &MATERIALS
BLDG.	-BUILDING
BM.	-BEAM
B.O.	-BOTTOM OF
BOT.	-BOTTOM
BSMT.	-BASEMENT
BTWN.	-BETWEEN
CANT.	-CANTILEVER
CB.	-CARDBOARD
CBL.	-CABLE
CH.	-CHAMFER
C.J.	-CONTROL/CONSTRUCTION JOINT
CJP	-COMPLETE JOINT PENETRATION
CLR.	-CLEAR, CLEARANCE
C.M.U.	-CONCRETE MASONRY UNIT
COL.	-COLUMN
CONC.	-CONCRETE
CONN.	-CONNECTION
CONST.	-CONSTRUCTION
CONT.	-CONTINUOUS
CONTR.	-CONTRACTOR
CS	-CABLE SAG
CTRD.	-CENTERED
C.W.	-CURTAIN WALL
DET.	-DETAIL
DIAG.	-DIAGONAL
DIAM.	-DIAMETER
DISCONT.	-DISCONTINUOUS
D.L.	-DEAD LOAD
DWG.	-DRAWING
EA.	-EACH
E.F.	-EACH FACE
EL.	-ELEVATION
ELECT.	-ELECTRICAL
ELEV.	-ELEVATOR
EQ.	-EQUAL
E.W.B.	-END WALL BARS
E.W.	-EACH WAY
EXIST.	-EXISTING
EXP. JNT.	-EXPANSION JOINT
EXT.	-EXTERIOR
FDN.	-FOUNDATION
FG.	-FIST-GRIP
FIN.	-FINISH
FLR.	-FLOOR
F.O.B.	-FRONT OF BRICK
F.O. CONC.	-FRONT OF CONCRETE
F.O.W.	-FACE OF WALL
FS.	-FLAT SLAB
FT.	-FOOT
FTG.	-FOOTING
F.W.	-FILLET WELD
GA.	-GAUGE
GAL.	-GALVANIZED
GLL.	-GLU-LAM
GR.	-GRADE
GR.BM.	-GRADE BEAM
H.A.S.	-HEADED ANCHOR STUD
H.D.G.	-HOT DIPPED GALVANIZED
HOR.	-HORIZONTAL
H.S.B.	-HIGH STRENGTH BEAM
HSS	-HOLLOW STRUCTURAL SEGMENT
I.D.	-INNER DIAMETER
I.F.	-INSIDE FACE
IN.	-INCH
INT.	-INTERIOR
JNT.	-JOINT
K	-KIP (1,000 LBS.)
K.C.I	-KIP PER CUBIC INCH
LB.	-POUND
LIN. FT.	-LINEAR FEET
L.L.	-LIVE LOAD
L.L.V.	-LONG LEG VERTICAL
LS.L.	-LAMINATED STRAND LUMBER
L.V.L.	-LAMINATED VENEER LUMBER
MAT'L	-MATERIAL
MAX.	-MAXIMUM
MECH.	-MECHANICAL
MID.	-MIDDLE
MIN.	-MINIMUM
MISC.	-MISCELLANEOUS
ML	-MULTILINE
MTL.	-METAL
N.I.C.	-NOT IN CONTACT
NO.	-NUMBER
NOM.	-NOMINAL
N.T.S.	-NOT TO SCALE
O.C.	-ON CENTER
O.F.	-OUTSIDE FACE
O.D.	-OUTER DIAMETER
O.H.	-OPPOSITE HAND
OPNG.	-OPENING
P.A.F.	-POWDER ACTUATED FASTENERS
PL.	-PLATE
PR.	-PRUSSIC
P.S.F	-POUNDS PER SQUARE FOOT
P.S.I.	-POUNDS PER SQUARE INCH
P.S.L.	-PARALLEL STRAND LUMBER
P.T.	-PRESSURE TREATED
R.	-RADIUS
RE:INF.	-REINFORCED
REQ'D	-REQUIRED
RM.	-ROOM
SCHED.	-SCHEDULE
SECT.	-SECTION
SHT.	-SHEET
S.D.L.	-SUPERIMPOSED DEAD LOAD
SIM.	-SIMILAR
S.L.	-SNOW LOAD
S.L.V.	-SHORT LEG VERTICAL
SPC.	-SPACE
SPEC	-SPECIFICATION
SQ.	-SQUARE
SS	-SERVING SLEEVE
STD.	-STANDARD
STIFF.	-STIFFENER
STL.	-STEEL
STOR.	-STORAGE
SYM.	-SYMMETRICAL
T	-TIMBER
T&B	-TOP & BOTTOM
THK.	-THICKNESS
T.O.	-TOP OF
TRN.	-TURNBUCKLE
TYP.	-TYPICAL
U.N.O.	-UNLESS NOTED OTHERWISE
VAR.	-VARIES
VERT.	-VERTICAL
V.I.F.	-VERIFY IN FIELD
WT.	-WEIGHT

GENERAL NOTES:

1. ANY ALTERATIONS TO THESE DRAWINGS PROPOSED IN THE FIELD FOR CONSTRUCTION SHALL BE PROMPTLY REPORTED TO THE PM/SUPER FOR APPROVAL PRIOR TO CONSTRUCTION.
2. DO NOT SCALE DRAWINGS
3. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND LAYOUT DIMENSIONS IN THE FIELD. REPORT DISCREPANCIES TO THE PM/SUPER BEFORE STARTING CONSTRUCTION.
4. NOTIFY LANDSCAPE ARCHITECT (IF APPLICABLE) OR PM/SUPER IMMEDIATELY IF CONFLICTS IN LAYOUT OF LANDSCAPE FEATURES ARISE DUE TO CHANGES TO ARCHITECTURAL PLANS.
5. VERIFY LOCATIONS AND DEPTHS OF ALL UTILITIES IN THE FIELD AND NOTIFY PM/SUPER OF ANY CONFLICTS BETWEEN LAYOUT/GRADING AND UTILITIES PRIOR TO CONSTRUCTION.
6. TRENCHING FOR UTILITIES WILL BE PERMITTED IN APPROVED LOCATIONS ONLY. CONTRACTOR MUST ALERT PM/SUPER PRIOR TO TRENCHING FOR LOCATION REVIEW AND APPROVAL.
7. CONTRACTOR SHALL VERIFY ALL EXISTING GRADES IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE PM/SUPER.
8. SLOPE GRADING AWAY FROM ALL STRUCTURES
9. ACCESS TO AREAS OUTSIDE THE CONSTRUCTION FENCE INCLUDING BUT NOT LIMITED TO THE SOIL STOCKPILE SEPTIC DRAIN FIELD, AND ENTRANCE DRIVE AREAS WILL BE STAGED AND LIMITED TO PREVENT EXCESS SOIL EROSION, COMPACTION, AND ECOLOGICAL IMPACT. ONLY PERSONNEL, EQUIPMENT AND VEHICLES ASSOCIATED WITH THE WORK IN EACH AREA WILL BE PERMITTED IN THESE AREAS AND ONLY WHEN THE WORK IN AN AREA IS BEING PERFORMED.
10. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO REVIEW THE SITE CONDITIONS AND INFORM THE PM/SUPER OF ANY DISCREPANCIES IN SITE CONDITIONS OR EXISTING GRADES THAT ARE NOT DESCRIBED ON THE PLANS BEFORE COMMENCING WORK.
11. THE CONTRACTOR SHALL ENSURE ALL WORK MEETS ALL APPLICABLE LOCAL AND NATIONAL BUILDING AND SAFETY CODES THAT PERTAIN TO THE PROJECT WORK. IF THERE ARE ANY DISCREPANCIES BETWEEN CODE AND THE CONTENT OF THE PLANS, THE CONTRACTOR IS TO CONSULT PM/SUPER BEFORE PROCEEDING.
12. PRIOR TO PROJECT COMPLETION, THE SITE IS TO BE THOROUGHLY CLEANED OF ALL CONSTRUCTION DEBRIS, SIGNS, ETC... AND REVIEWED BY PM/SUPER AND OTHER RELEVANT CONSULTANTS.
13. ARBORICULTURAL WORK: ANY ROOTS OR BRANCHES WHICH EXTEND BEYOND THE TREE PROTECTION ZONE(S) INDICATED ON THIS PLAN WHICH REQUIRE PRUNING MUST BE PRUNED BY QUALIFIED ARBORIST OR OTHER TREE PROFESSIONAL AS APPROVED BY THE PM/SUPER. ALL PRUNING OF TREE ROOTS AND BRANCHES MUST BE IN ACCORDANCE WITH APPROPRIATE ARBORICULTURAL STANDARDS. THE ARBORIST/TREE PROFESSIONAL MUST CONTACT THE PM/SUPER NO LESS THAN 48 HOURS PRIOR TO CONDUCTING ANY SPECIFIED WORK.
14. CONTRACTORS MUST CLEAN ALL TRASH AND DEBRIS ON THE CONSTRUCTION SITE AT THE END OF EACH DAY. LIGHTWEIGHT MATERIALS, PACKAGING AND OTHER ITEMS MUST BE COVERED OR WEIGHTED DOWN TO PREVENT WIND FROM BLOWING SUCH MATERIALS OFF THE CONSTRUCTION SITE. CONTRACTORS ARE PROHIBITED FROM DUMPING, BURYING OR BURNING TRASH ANYWHERE ON THE SITE. DURING THE CONSTRUCTION PERIOD, THE CONSTRUCTION SITE MUST BE KEPT NEAT, CLEAN AND TIDY TO PREVENT IT FROM BECOMING AN EYESORE FOR SURROUNDING PROPERTY OWNERS. DIRT, MUD OR OTHER DEBRIS RESULTING FROM ACTIVITY ON SITE MUST BE PROMPTLY REMOVED FROM SURROUNDING ROADS ONCE PROJECT IS COMPLETE.
15. IN ORDER TO RESPOND TO AND MONITOR HAZARDOUS MATERIAL (INCLUDING PETROLEUM PRODUCTS) USE AND/OR SPILLS THE CONTRACTOR SHALL COMPLY WITH THE FOLLOWING CRITERIA:
    - THE CONTRACTOR SHALL PROVIDE A CONTACT PERSON AND TELEPHONE NUMBER FOR A COMPANY EXPERIENCED IN EMERGENCY RESPONSE FOR CONTAINING HAZARDOUS MATERIAL SPILLS.
    - ABSORBENT SHEETS WILL BE USED FOR SPILL PREVENTION AND CLEAN UP. SEVERAL BOXES SHOULD BE LOCATED AT FUEL TRUCKS, STORAGE AREAS, AND IN MAINTENANCE VEHICLES. INVENTORIES MUST BE MAINTAINED AS NECESSARY.
    - A REPORTABLE SPILL IS DEFINED AS A SPILL OF ONE OR MORE GALLONS.
    - CONTRACTOR SHALL MAINTAIN A LIST OF PRODUCT NAMES AND A MATERIALS SAFETY DATA SHEET (MSDS) FOR ALL HAZARDOUS MATERIAL PRODUCTS USED OR LOCATED ON SITE.
    - BEFORE A HAZARDOUS MATERIAL IS STORED, THE CONTRACTOR SHALL CHECK AND ENSURE THAT
        (1) THE MATERIAL IS STORED IN AN APPROVED CONTAINER,
        (2) THE CONTAINER IS TIGHTLY CLOSED,
        (3) THE CONTAINER HAS THE PROPER WARNING LABEL.
16. CONTRACTOR SHALL CREATE A WORK SCHEDULE AND DISTRIBUTE TO OWNER, PM/SUPER, AND ARCHITECT PRIOR TO COMMENCEMENT OF WORK. THE SCHEDULE IS TO CLEARLY OUTLINE DATES FOR:
    A) PRE-CONSTRUCTION MEETING TO REVIEW CONSTRUCTION FENCE, EROSION & SEDIMENT CONTROL MEASURES AND TREE PROTECTION MEASURES.
    B) REVIEW OF MATERIAL MOCK-UPS (SEE MATERIAL NOTES)
    C) REVIEW OF SITE AND ARCHITECTURAL LAYOUTS.
    D) ALL RELEVANT ARCHITECTURAL, STRUCTURAL, POOL AND MEP REVIEWS.
    E) CONCRETE FOUNDATION AND SLAB REVIEW DATES.
    F) WOODWORK AND MASONRY REVIEW DATES.
    G) LANDSCAPE PLANTING TREE LAYOUTS (WITH FLAGS) AND PLANT QUALITY REVIEW (BEFORE PLANTING)
    H) FINAL PLANTING AND HARDSCAPE REVIEW
    J) PROJECT COMPLETION
17. NOTIFICATION OF PROPOSED EXCAVATION, DEMOLITION OR ANY OTHER EARTH DISTURBING ACTIVITIES ARE REQUIRED TO BE PLACED TO CBYD NOT LESS THAN 48 BUSINESS HOURS BEFORE ANY SUCH WORK IS TO BEGIN. SEE WWW.DOM.COM/ABOUT/SAFETY/CALL-BEFORE-YOU-DIG.JSP FOR MORE INFORMATION.
18. PROVIDE VERTICAL CURVES OR ROUNDINGS AT ABRUPT CHANGES IN GRADE UNLESS OTHERWISE NOTED. BLEND NEW EARTHWORK SMOOTHLY INTO EXISTING.
19. BACKFILL AT RETAINING WALLS MUST BE FREE OF STONES AND BUILDING MATERIAL FOR A MINIMUM OF 24" BELOW FINISHED GRADE. COORDINATE WITH PM/SUPER.
20. ALL CONCRETE TO BE 4000 PSI, AIR-ENTRAINED (UNLESS OTHERWISE SPECIFIED).
21. ALL WALL VENEER TO CONTINUE A MINIMUM OF 6" BELOW FINISH GRADE.
22. ALL SITE WALLS TO BE MOCKED UP IN PLACE IN 6' RUN AND LAYOUT APPROVED BY PM/SUPER BEFORE FURTHER PROGRESSION.
23. ANY MATERIALS NOT SPECIFIED IN PLANS SHOULD BE REVIEWED WITH AND APPROVED BY PM/SUPER PRIOR TO CONSTRUCTION.
24. ALL BONSAI DESIGNS MEET OR EXCEED ASTM F2959-16 STANDARD PRACTICE FOR SPECIAL REQUIREMENTS FOR AERIAL ADVENTURE COURSES.

SUB-STRUCTURE FRAMING:

1. USE OF SEALANT, TREATMENT, FINISH, ETC. IS RECOMMENDED FOR ANY UNTREATED LUMBER OR STEEL BEING EXPOSED TO OUTDOOR ELEMENTS.
2. SEE STRUCTURAL DRAWINGS FOR CONNECTIONS, DETAILS, SCHEDULES & SPEC'S WHEN APPLICABLE.
3. MEMBERS W/O DIMENSION TYPICALLY ARE EQUALLY SPACED BETWEEN DIMENSIONED MEMBERS. (SIZING & MATERIAL MAY VARY)
4. CONTRACTOR IS RESPONSIBLE FOR PROVIDING A FINISHED SLAB EDGE WHICH IS STRAIGHT AND TRUE AND ACCURATELY LOCATED IN RELATION TO DIMENSIONS DEPICTED IN DRAWINGS.
5. SCHEDULE ERECTION SEQUENCE AND/OR PROVIDE ADDITIONAL TEMPORARY VERTICAL BRACING SO THAT ALL PORTIONS OF THE STRUCTURAL FRAME ARE BRACED FOR LATERAL LOADS AT ALL TIMES.

FRAMING:

6. TYPICAL JOIST SPACING SHALL BE 1' - 4" O.C UNLESS OTHERWISE SPECIFIED
7. ALL INTERIOR FLOOR JOISTS ARE LOCATED VIA O.C DIMENSIONS
8. ALL FLOOR JOISTS BEING LOCATED NEAR OR AT THE RIM OF STRUCTURE WILL BE LOCATED VIA DIMENSION FROM CENTERLINE OF INTERIOR JOIST TO OUTSIDE EDGE OF STRUCTURE OR RIM.
9. ALL FLOOR JOISTS SHALL BE COMPRISED OF PRESSURE TREATED 2X MATERIAL. DEPTH OF JOISTS MAY VARY. SEE KEYNOTE LEGEND FOR FLOOR JOIST SPECS.
10. IN THE EVENT OF STEEL SUB-FRAMING BEING USED, 2 X PRESSURE TREATED SILL PLATES MUST BE UTILIZED. WIDTH OF SILL PLATE MAY VARY. SEE KEYNOTE LEGEND FOR SPEC.
11. ALL HARDWARE SHALL BE HD GALVANIZED UNLESS OTHERWISE DENOTED.
12. SEE STRUCTURAL DRAWINGS FOR STRUCTURAL ATTACHMENT DETAILS & SECTIONS
13. GALVANIZED "L" BRACKETS SHALL BE USED WHERE NECESSARY IF BEARING IS INSUFFICIENT.
14. ALL HARDWARE SHALL BE ATTACHED TO STRUCTURE VIA WEATHER RESISTANT SCREWS, BOLTS, NAILS, ALL-THREAD, ETC. TYPE OF HARDWARE MAY VARY.

FRAMING NOTES:

1. ALL LUMBER FRAMING AND BEARING STUDS TO BE DOUGLAS FIR-LARCH OR SOUTHERN YELLOW PINE WITH MOISTURE CONTENT LESS THAN 19%.
    - GLUE LAMINATED TIMBER BEAMS TO BE APA/EWS MARKED 24F-V8, GLU-LAMS EXPOSED TO WEATHER SHALL BE RATED FOR EXTERIOR USE BY THE MANUFACTURER OR AN APPROVED PROTECTION FROM EXPOSURE SHALL BE PROVIDED.
    - LAMINATED VENEER LUMBER (LVL) TO BE 1.9E, Fb=2600 PSI, Fv= 285 PSI EQUIVALENT OR BETTER FOR MEMBERS LESS THAN 10" DEEP, CONNECT PLIES WITH (2) ROWS 16D BOX NAILS AT 12" O.C. FOR MEMBERS GREATER THAN 10" DEEP, CONNECT PLIES WITH (3) ROWS 16d BOX NAILS AT 12"O.C. FOR THREE PIECE MEMBER, NAILING SPECIFIED IS FROM EACH SIDE.
    - PARALLEL STRAND LUMBER (PSL) TO BE 2.0E, Fb= 2900 PSI Fv= 290 PSI EQUIVALENT OR BETTER.
    - 4x AND SMALLER FRAMING TO BE DF #2 OR SYP #2.
    - 6x AND LARGER FRAMING TO BE DF #1 OR SYP #1.
    - INTERIOR NON-BEARING STUDS AND PLATES MAY BE CONSTRUCTION GRADE OR BETTER.
2. APA RATED SHEATHING SHALL BE MANUFACTURED WITH EXTERIOR GLUE IN ACCORDANCE WITH THE REQUIREMENTS OF THE IBC AND PS 1-1, PS-2, OR APA PRP-108. SHEAR PLYWOOD SHALL BE C-D, C-C, 303 (T1-11), OR AN APPROVED EQUAL.
3. ALL FRETSAW AND ROUGH SAWN BEAMS ARE TO BE FREE OF HEART CENTER.
4. ALL FRAMING CLIPS AND DEVICES SHALL BE "SIMPSON TIE" OR ICC APPROVED EQUAL.
5. MINIMUM NAILING FOR CONNECTION NOT INDICATED ON THE DRAWINGS SHALL BE IN ACCORDANCE WITH IBC .
6. ALL MULTIPLE TRIMMERS, MULTIPLE STUDS, OR POSTS SHALL BE STACKED IN ALL WALL FRAMING CONNECTED WITH POSITIVE CONNECTIONS. SOLID BLOCKING SIMILAR IN SIZE TO FRAMING ABOVE SHALL BE PROVIDED AT ALL FLOORS ALL THE WAY DOWN TO THE FOUNDATION.
7. DO NOT NOTCH BEAMS, JOISTS, OR STUDS, UNLESS SPECIFICALLY CALLED OUT ON PLANS.
8. ALL NAILS SHALL BE "COMMON" WIRE NAILS AND SHALL CONFORM TO THE FOLLOWING: SPECIFICATIONS

SIZE	SHANK DIA.	LENGTH	EQUIVALENT STAPLE SIZES
8d	0.131"	2"	13 GA x 1 ¾"
10d	0.148"	3"	12 GA x 1 ¾"
16d	0.162"	3"	

    - NO SUBSTITUTIONS UNLESS APPROVED IN WRITING BY THE ENGINEER OR SPECIFICALLY ADDRESSED IN THESE CALCULATIONS OR THE PLANS. ALL NAILS EXPOSED TO WEATHER SHALL BE GALVANIZED.
    - REFER TO SIMPSON SPECIFICATIONS FOR FRAMING HARDWARE ATTACHMENT REQUIREMENTS. ALL NAILS SHALL MEET THE REQUIREMENTS OF ASTM F 1667.
9. CONNECT DOUBLE STUDS, DOUBLE JOISTS, OR ANY OTHER MULTIPLE PIECE MEMBER W/MIN. (2) ROWS 16d BOX NAILS @ 12" O.C.
10. ALL HARDWARE EXPOSED TO WEATHER SHALL BE HOT DIPPED GALVANIZED. MIN. (2) ROWS 16d BOX NAILS @ 12" O.C.
11. PORTIONS OF STRUCTURAL GLU-LAM BEAMS, WHICH ARE EXPOSED TO WEATHER, SHALL BE PRESSURE TREATED OR WOOD OF NATURAL RESISTANCE TO DECAY. EQUIVALENT PROTECTION MAY BE PROVIDED WITH TWO COATS MINIMUM OF SEALER.

ASTM A325 BOLT TORQUE SPECS

Bolt Size	TPI	Tension	Tightening Torque Range (ft lbs) (Min - Max)	
		Min	Max	Galv+Waxed	Plain
½	13	12,000	14,000	50 - 58	100 - 117
⅝	11	19,000	23,000	99 - 120	198 - 240
¾	10	28,000	34,000	175 - 213	350 - 425
⅞	9	39,000	47,000	284 - 343	569 - 685
1	8	51,000	61,000	425 - 508	850 - 1,017
1⅛	7	56,000	67,000	525 - 625	1,050 - 1,256
1¼	7	71,000	85,000	740 - 885	1,479 - 1,771
1⅜	6	85,000	102,000	974 - 1,169	1,948 - 2,338
1½	6	103,000	124,000	1,288 - 1,550	2,575 - 3,100

ASTM A307 BOLT TORQUE SPECS

Bolt Size	TPI	Proof Load (lbs)	Clamp Load (lbs)	Tightening Torque (ft lbs)	
				Galv+Waxed	Galv	Plain
¼	20	1,145	859	2	4	6
5/16	18	1,886	1,415	4	9	7
⅜	16	2,790	2,093	7	16	13
7/16	14	3,827	2,870	10	26	21
½	13	5,108	3,831	16	40	32
9/16	12	6,552	4,914	23	58	46
⅝	11	8,136	6,102	32	79	64
¾	10	12,024	9,018	56	141	113
⅞	9	15,200	11,400	83	208	166
1	8	20,000	15,000	125	313	250
1⅛	7	25,200	18,900	177	443	354
1¼	7	32,000	24,000	250	625	500
1⅜	6	38,100	28,575	327	819	655
1½	6	46,400	34,800	435	1,088	870
1¾	5	68,400	51,300	748	1,870	1,496
2	4½	90,000	67,500	1,125	2,813	2,250
2¼	4½	117,000	87,750	1,645	4,113	3,291
2½	4	144,000	108,000	2,250	5,625	4,500
2¾	4	177,480	133,110	3,050	7,626	6,101
3	4	214,920	161,190	4,030	10,074	8,060
3¼	4	255,600	191,700	5,192	12,980	10,384
3½	4	299,880	224,910	6,560	16,400	13,120
3¾	4	347,760	260,820	8,151	20,377	16,301
4	4	398,880	299,160	9,972	24,930	19,944

DECKING:

1. ALL DECKING SHALL CONSIST OF 2X8 PT No.2 SOUTHERN YELLOW PINE OR EQUIVALENT UNLESS OTHERWISE DENOTED.
2. ALL DECKING SHALL HAVE BETWEEN 0.5" AND 0.75" REVEAL BETWEEN EACH PLANK.
3. ALL PLANK REVEALS SHALL BE APPROXIMATELY EQUAL
4. DECKING SHALL CANTILEVER 1" TO 2" BEYOND FACE OF TOE RAMP RIM (IF PRESENT).
5. DECKING SHALL BE FLUSH WITH OUTSIDE FACE OF FASCIA BOARD UNLESS OTHERWISE SPECIFIED BY DESIGNER.
6. ALL DECKING SHALL BE ATTACHED TO FRAMING VIA WEATHER RESISTANT SCREWS.
7. WIDTH OF STAIR STRINGERS WILL VARY PER PROJECT AND WILL BE DENOTED ON PLANS.
8. ALL SECTION, DETAILS & ENLARGED VIEWS SHALL BE REFERENCED FROM THIS PLAN.
9. ALL DECKING WILL NEED TO BE CUT AND CONTOURED TO THE POLES. A REVEAL CONSISTENT WITH DECK BOARD REVEALS SHALL ALSO BE APPLIED.

ELEVATION & VERTICAL SECTION VIEWS:

1. ALL DIMENSIONS ARE LOCATING SPECIFIC ELEMENTS VERTICALLY.
2. ELEVATIONS ARE NOT TO BE SCALED IN FIELD. RELY ON DIMENSIONS ONLY. IN THE CASE OF DISCREPANCIES BETWEEN DIMENSIONS, PLEASE CONTACT DESIGNER FOR CLARIFICATION.
3. SECTION VIEWS, DETAILS VIEWS AS WELL AS PLAN VEWS WHICH DEPICT LARGER SCALE SHALL GOVERN OVER THOSE OF SMALLER SCALE.
4. GRADE IS REPRESENTED AS AN APPROXIMATION. ALL MEASUREMENTS MUST BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF POLES, FRAMING, ELEMENTS, ETC. CONTACT COURSE DESIGNER FOR CLARIFICATION IF NECESSARY.
5. ALL ELEVATIONS ARE SUBJECT TO CHANGE FOR FIELD FIT CALIBRATION

BOLT TORQUE TABLE

1/2" BOLTS, TORQUE 40 FT./LBS.
5/8" BOLTS, TORQUE 79 FT./LBS.
3/8" FIST GRIPS, TORQUE 45 FT./LBS.
1/2" FIST GRIPS, TORQUE 65 FT./LBS.
5/8" FIST GRIPS, TORQUE 130 FT./LBS.
3/4" FIST GRIPS, TORQUE 225 FT./LBS.
1/2" SET SCREWS, TORQUE 52 FT./LBS.
5/8" SET SCREWS, TORQUE 109 FT./LBS.

PATRON CLEARANCE ENVELOPE:

1. THE PATRON WEIGHT RANGE FOR THE COURSE IS 70-250 LBS
2. THE PATRON REACH ENVELOPE IS DESIGNED FOR MAXIMUM PARTICIPANT HEIGHT OF 6'-6" - CAUTIONARY USE BY TALLER PARTICIPANTS AT OPERATOR DISCRETION WITH ADDITIONAL TRAINING
3. THE PATRON CLEARANCE ENVELOPE IS 3' BEYOND THE REACH OF THE PARTICIPANT (THE MAXIMUM REACH IS 4' PER SHEET PR2)
4. THIS IS A HUMAN POWERED COURSE, THE ONLY SECTION BEYOND THE CONTROL OF THE PATRON IS IN THE CASE OF FALLING FROM THE COURSE
5. THE BOUNDARY BETWEEN ELEMENTS IS MARKED TO SHOW THE CLEARANCE
6. THE ELEMENTS IN THE REAR OF THE COURSE TAKE THE PATRON FROM THE FIRST LEVEL TO THE SECOND AND RUN MIDWAY BETWEEN THE OTHER ELEMENTS OF THE COURSE
7. FALL WILL BE LIMITED TO LESS THAN 3 FEET
8. FORCE WILL BE LESS THAN 8KN (1800 LBF)
9. STANDARD LANYARD WITHOUT ENERGY ABSORBER IS ACCEPTABLE

PROJECTED ZIP LINE PATH:

1. ALL REPORTED TENSIONS AND ELEVATIONS OF ZIP LINE WIRE ARE ESTIMATES. VERIFY ALL PATRON CLEARANCES IN FIELD FOR ELEMENT SAFETY.
2. ALL REPORTED TENSIONS AND SAFETY FACTORS ARE STANDING LOAD TENSION ONLY, AND DO NOT INCLUDE THE WEIGHT OF ANY PATRON OR STAFF ON THE LINE.
3. ALL REPORTED SLOPE AND ELEMENT DROP DIMENSIONS ARE SUBJECT TO CHANGE AS THE PM SEES FIT IN ORDER TO IMPROVE PATRON SAFETY ENVELOPE CLEARANCE AND RIDE ENJOYMENT.
4. ALL TENSIONS ARE SUBJECT TO CHANGE IN ORDER TO IMPROVE RIDE CHARACTERISTICS.

FOOTING & POLE LOCATIONS:

1. ALL STANDARD DIMENSIONS ARE LOCATING STRUCTURAL COMPONENTS OFF OF STRUCTURAL GRID LINES. DIAGONAL DIMENSIONS WILL BE PROVIDED FROM VARIOUS INTERSECTION POINTS OF GRID, ALLOWING FOR ACCURATE TRIANGULATION OF POLE LOCATIONS.
2. GRIDLINES LOCATING STRUCTURAL COMPONENTS WILL BE SOLID CENTERLINES.
3. GRIDLINES LOCATING NON-STRUCTURAL COMPONENTS WILL BE HALFTONE CENTERLINES.
4. IF THE DIRECT BURIAL OF POLE OPTION IS BEING UTILIZED, ACCT STANDARDS MUST BE FOLLOWED. DEPTH OF POLE BEING BURIED WILL BE AT MINIMUM 10% OF POLE HEIGHT + 2'-0" OR 4' TOTAL, WHICHEVER IS GREATER.
5. IN THE INSTANCE THERE ARE DISCREPANCIES BETWEEN GENERAL NOTES, SPECIFICATIONS, PLAN DETAILS OR REFERENCES, THE PM/SUPER/ENGINEER SHALL DETERMINE WHICH SHALL GOVERN. ALL DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER/ENGINEER BEFORE PROCEEDING WITH WORK.
6. STRUCTURAL STEEL FOR THIS PROJECT IS DESIGNED IN ACCORDANCE WITH AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) SPECIFICATIONS.

GENERAL NOTES

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PAGE NOTES

NOTES CONTAINED ON THIS SHEET ARE INTENDED TO BE GENERAL INFORMATION TO COVER A VARIETY OF BONSAI DESIGN PRODUCTS AT A VARIETY OF LOCATIONS.

ALL NOTES ARE "AS APPLICABLE" TO THIS PROJECT AND INFORMATION CONTAINED ELSEWHERE IN THIS PLAN SET SHALL GOVERN OVER NOTES ON THIS SHEET

SEE ANCHOR DESIGN FOR GEOTECH REPORT

REV #	DRAWN BY	DESIGN BY	DATE
1	RUSSELL CRONIN	THADDEUS SHRADER	02/15/2019

REVISION HISTORY

NO.	DATE	DESCRIPTION
1	Date 1	Revision 1

FIRM NAME AND ADDRESS

BONSAI

201 South Avenue
Grand Junction, CO 81501
970-255-7393

CLIENT NAME AND ADDRESS

TELLURIDE SKI RESORT

565 MOUNTAIN VILLAGE BLVD
TELLURIDE, CO 81435

BONSAI BOILER PLATE NOTES

PROJECT	TERRA FLIGHT ZIP TOUR
DATE/TIME PLOTTED	2/21/2019 11:18:22 AM
SCALE	As indicated

SHEET **A1**

16mm RAPID LINK

14mm RAPID AND
DELTA LINK

12mm RAPID AND
DELTA LINK

10mm RAPID AND
DELTA LINK

5/8" SHACKLE

SMC RA 2" PULLEY

1/2" CABLE CLIP
AND FIST GRIP

1/2" DUCTILE IRON
SUSPENSION CLAMP A.K.A
STOPLIGHT HANGER

SINGLE SWAGED THIMBLE
EYE TERMINATION IN 1/2" GAC

FIST GRIP THIMBLE EYE
TERMINATION IN 1/2" GAC

TAN 5/8" MULTILINE ROPE

WHITE 5/8" MULTILINE ROPE

BLACK 11mm KMIII ROPE

RED 5mm ACCESSORY CORD

AGED CEDAR

SHERWIN WILLIAMS
PAINT SAMPLES:

BLACK BEAN (SW 6006)

PORTABELLO (SW 6102)

THATCH BROWN (SW 6145)

PRESSURE TREATED PINE

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PAGE NOTES

	RUSSELL CRONIN	THADDEUS SHRADER	02/15/2019
REV #	DRAWN BY	DESIGN BY	DATE

REVISION HISTORY

NO.	DATE	DESCRIPTION

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201 South Avenue
Grand Junction, CO 81501
970-255-7393

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TELLURIDE SKI RESORT

565 MOUNTAIN VILLAGE BLVD
TELLURIDE, CO 81435

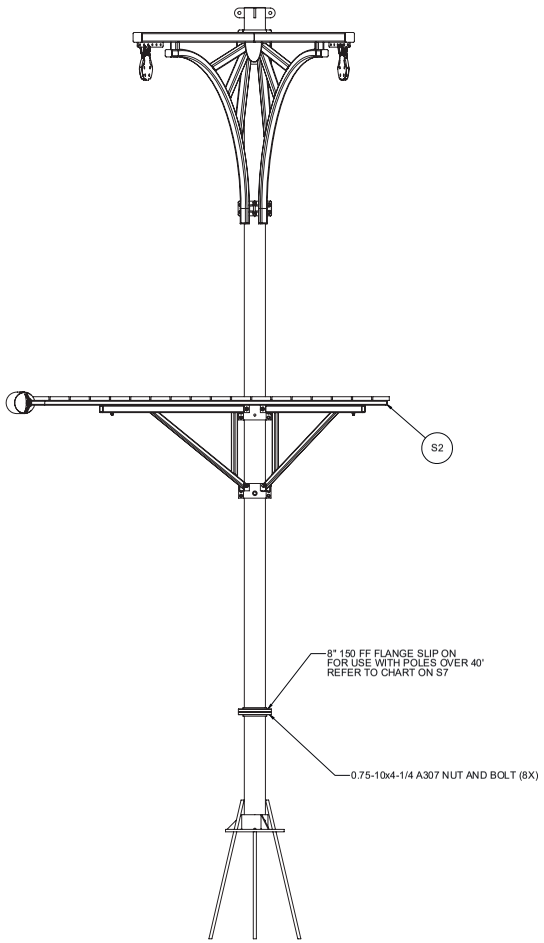
MATERIAL AND COMPONENT SAMPLES

PROJECT	**TERRA FLIGHT ZIP TOUR**
DATE	2/21/2019 11:18:29 AM
SCALE	6" = 1'-0"

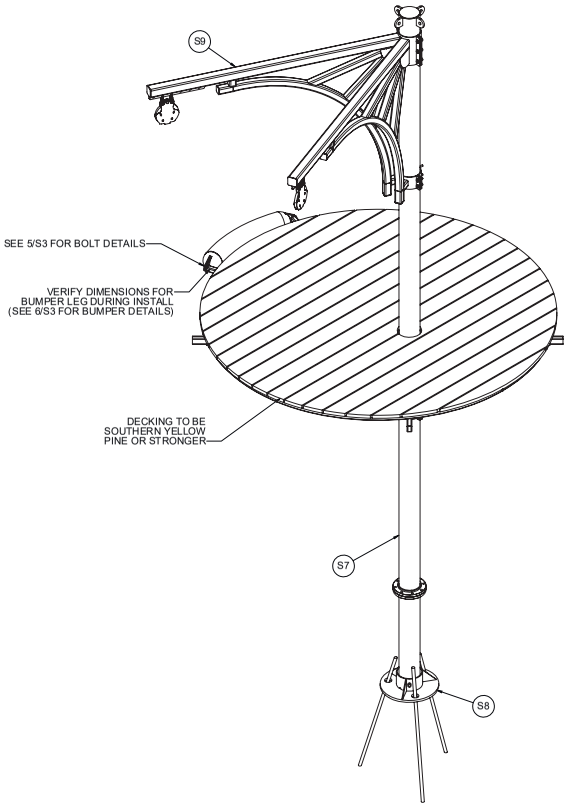
SHEET

A2

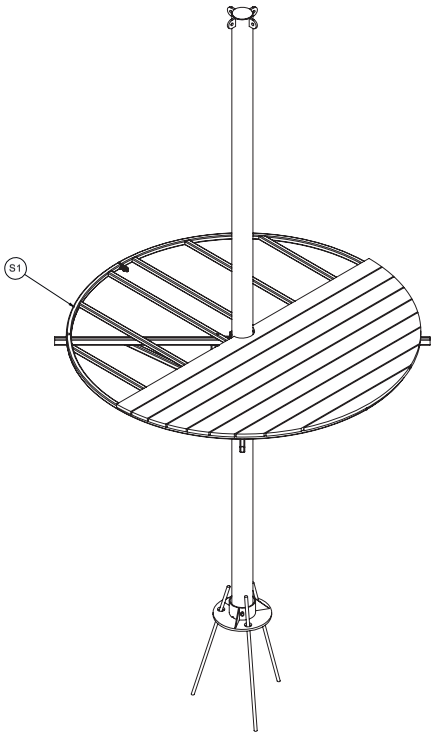
ASSEMBLY	QTY.	PAGE #
12 FT Platform Assembly	1	S1
8 SCH 40 Pole	1	S6
POLE ANCHOR PLATE	1	S7
DOUBLE GANTRY WITH DEUS	1	S8
8" 150 RF FLANGE	2	PURCHASED
MICROPILE ANCHORS	3	PURCHASED



1 8" SCH 40 PIPE WITH ECCENTRIC PLATFORM
1:24



2 8" SCH 40 PIPE WITH ECCENTRIC PLATFORM
1:24



3 8" SCH 40 PIPE STANDARD PLATFORM
1:24

POLE NUMBER	FULL HEIGHT	EXTENSION HEIGHT	TOP HEIGHT	DOUBLE GANTRY	BOAT BUMPER	ECCENTRIC PLATFORM
T1	18'	0'	18'	NO	NO	NO
T2	42'	4'	38'	NO	YES	YES
T3	40'	0'	40'	NO	YES	YES
T4	25'	0'	25'	NO	NO	NO
T5	28'	0'	28'	NO	YES	YES
T6	38'	0'	38'	YES	YES	YES
T7	18'	0'	18'	NO	NO	NO
T8	28'	0'	28'	NO	NO	NO
T9	58'	20'	38'	YES	YES	YES

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PAGE NOTES

1. ALL BOLTS TO BE A307 OR BETTER AND GALVANIZED UNLESS OTHERWISE NOTED
2. ALL HOLES AT JOINING MEMBERS T OBE CENTERED ON EACH MEMBER UNLESS OTHERWISE NOTED
3. ALL ASSEMBLIES TO BE CLEARLY LABELED FOR BEST FACILITATION OF FIELD INSTALL
4. CHAMFER SHARP CORNERS AS NECESSARY FOR SAFE INSTALL
5. ALL STEEL TO BE EPOXY PAINTED WITH SW 6006 BLACK BEAN UNLESS OTHERWISE NOTED
6. SPECIES OF 2X8 PT WOOD SHALL BE SOUTHERN YELLOW PINE OR STRONGER
7. FASTENERS USED TO ATTACH WOOD DECKING TO STEEL FRAME BELOW SHALL BE MADE WITH TEKS® 4 WTM, SELF-DRILLING SCREWS 12-24 x 2 3/4" PN: 1094000, 2-3 PER CONNECTION
8. CANOPY TOUR PLATFORMS SHALL HAVE A 1/2" TO 3/4" GAP BETWEEN DECK BOARDS
9. DECKING SHALL CANTILEVER 1" TO 2" BEYOND PLATFORM FRAME
10. ALL SECTIONS DETAILS & ENLARGED VIEWS SHALL BE REFERENCED FROM THIS PLAN
11. ORIENT PLATFORM SO THAT SHARP EDGES ARE NOT IN CONTACT WITH BUMPER
12. WOOD DECKING TO RUN PERPENDICULAR TO HORIZONTAL STEEL TUBE SUPPORTS AND BE ATTACHED TO EACH STEEL TUBE USING FASTENERS AS REQUIRED IN NOTE 6.

DESIGNER	THADDEUS SHRADER
ENGINEER OF RECORD	[ENGINEER]

REVISION HISTORY

NO.	DRAWN BY	DATE	DESCRIPTION
1	SHAWN GILLEN	10/4/2018	INITIAL CONCEPT PLANS
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			

FIRM NAME AND ADDRESS

BONSAI

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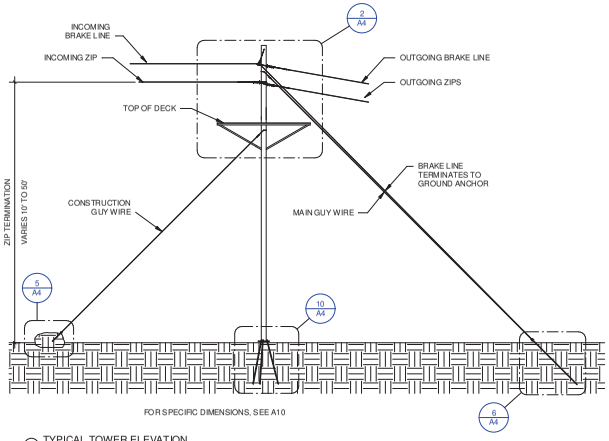
CLIENT NAME AND ADDRESS

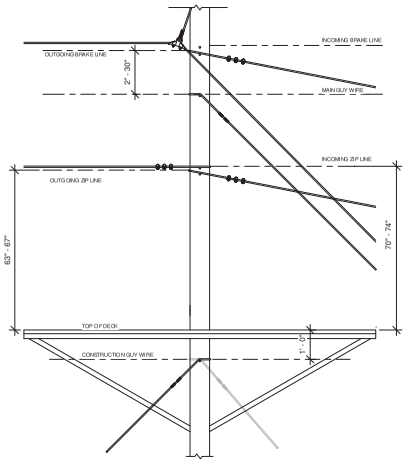
TELLURIDE SKI RESORT
565 MOUNTAIN VILLAGE BLVD
TELLURIDE, CO 81435

TESSERA PLATFORM ASSEMBLY

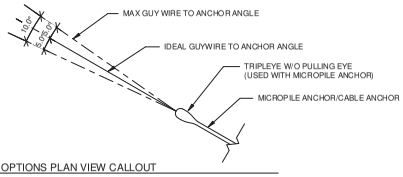
PROJECT	ARBOR FLIGHT ZIP TOUR	SHEET
DRAWN	2/20/2019	A3
SCALE	AS SHOWN	



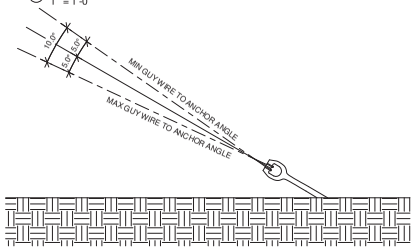
1 TYPICAL TOWER ELEVATION
1/8" = 1'-0"



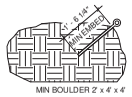
2 TYPICAL WIRE LAYOUT ELEVATION
1/2" = 1'-0"



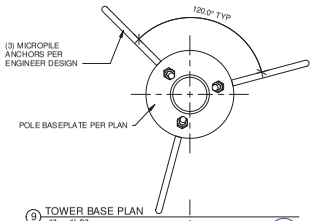
3 ANCHOR OPTIONS PLAN VIEW CALLOUT
1" = 1'-0"



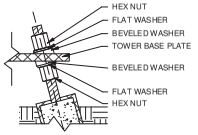
4 ANCHOR OPTION ELEVATION CALLOUT
1" = 1'-0"



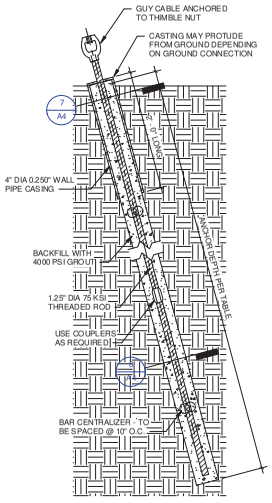
5 CONSTRUCTION GUY ANCHOR OPTION
1/2" = 1'-0"



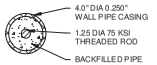
9 TOWER BASE PLAN
1" = 1'-0"



11 BASE PLATE - MICROPILE CONNECTION
1 1/2" = 1'-0"

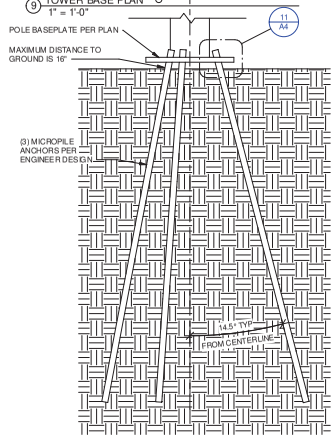


6 MAIN GUY MICROPILE
1" = 1'-0"

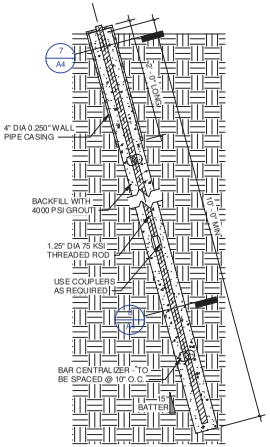


7 MICROPILE SECTION 1
1 1/2" = 1'-0"

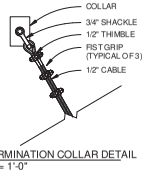
8 MICROPILE SECTION 2
1 1/2" = 1'-0"



10 TOWER BASE DETAIL
1" = 1'-0"



12 TOWER MICROPILE
1" = 1'-0"



13 TERMINATION COLLAR DETAIL
1" = 1'-0"

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PAGE NOTES

IDEAL GUY WIRE ANGLE TO BE 20-45° FROM HORIZONTAL. SITE SPECIFIC CONDITIONS MAY REQUIRE ANGLES OUTSIDE OF THIS RANGE PER ENGINEER DESIGN.

ALL GUY CABLES TO HAVE YELLOW PROTECTIVE SLEEVES COVERING ANY CABLE WITHIN 15' ABOVE GRADE

MAX CALCULATED GUY ANCHOR LOAD: 20.5 KIP
PULL TEST TO 2X EXPECTED LOAD

ANCHOR PULL TEST CRITERIA:
- ONE SACRIFICIAL ANCHOR
- PROOF TEST: 2X WORKING LOAD LIMIT FOR MAIN GUY WIRES
- PROOF TEST: 2X WORKING LOAD LIMIT FOR TOWER BASE ANCHOR (NOT REQUIRED IF ASSOCIATED MAIN GUYS PASS)

REV #	DRAWN BY	DESIGN BY	DATE
	RUSSELL CRONIN	THADDEUS SHRADER	02/15/2019

REVISION HISTORY

NO.	DATE	DESCRIPTION

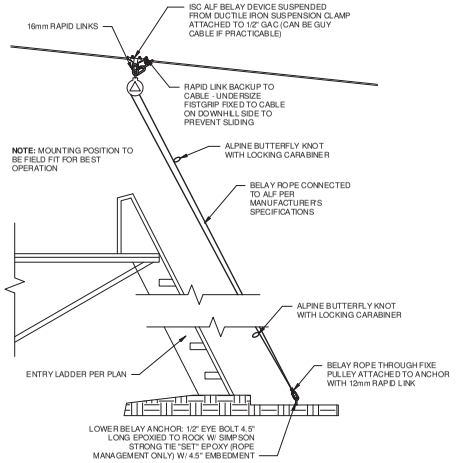
FIRM NAME AND ADDRESS
BONSAI
201 South Avenue
Grand Junction, CO 81501
970-255-7393

CLIENT NAME AND ADDRESS
TELLURIDE SKI RESORT
565 MOUNTAIN VILLAGE BLVD
TELLURIDE, CO 81435

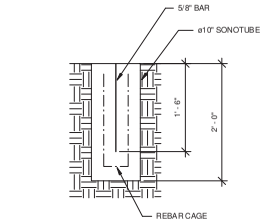
TYPICAL ANCHOR OPTIONS

PROJECT	TERRA FLIGHT ZIP TOUR
PLOT DATE	2/21/2019 11:18:29 AM
SCALE	As indicated

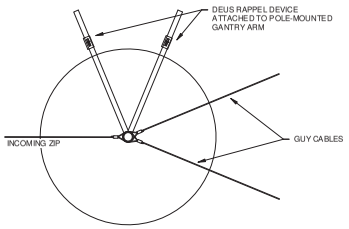
SHEET
A4



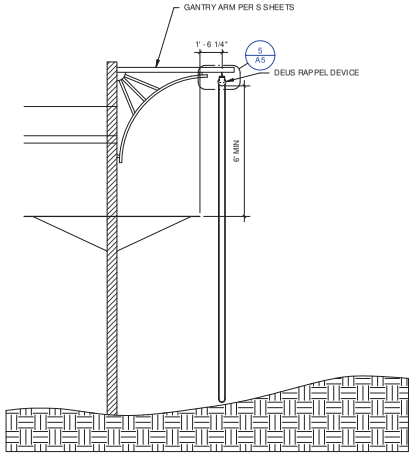
1 COURSE ENTRY LADDER DETAIL
1/2" = 1'-0"



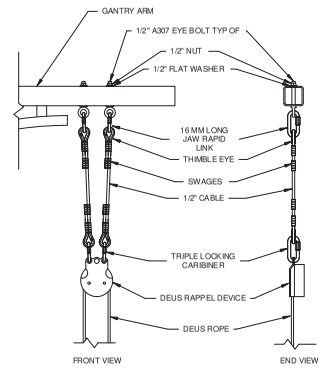
2 ENTRY STAIR FOUNDATION DETAIL
1" = 1'-0"



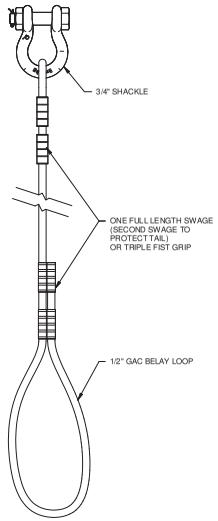
3 GANTRY STYLE RAPPEL SYSTEM PLAN VIEW
1/4" = 1'-0"



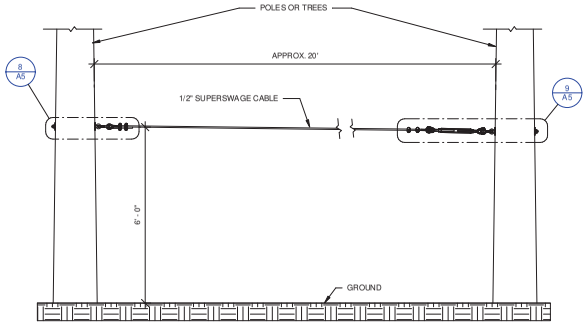
4 DEUS GANTRY ARM MOUNTING
1/4" = 1'-0"



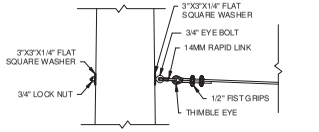
5 DEUS GANTRY ARM MOUNTING DETAIL
1" = 1'-0"



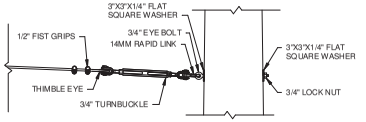
6 BELAY LOOP DETAIL
3" = 1'-0"



7 GROUND SCHOOL TYPICAL RIGGING
1/2" = 1'-0"



8 GROUND SCHOOL RIGGING
3/4" = 1'-0"



9 GROUND SCHOOL RIGGING - LANDING SIDE
3/4" = 1'-0"

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PAGE NOTES

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	RUSSELL CRONIN	THADDEUS SHRADER	02/15/2019

REVISION HISTORY

NO.	DATE	DESCRIPTION

FIRM NAME AND ADDRESS

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201 South Avenue
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970-255-7393

CLIENT NAME AND ADDRESS

TELLURIDE SKI RESORT

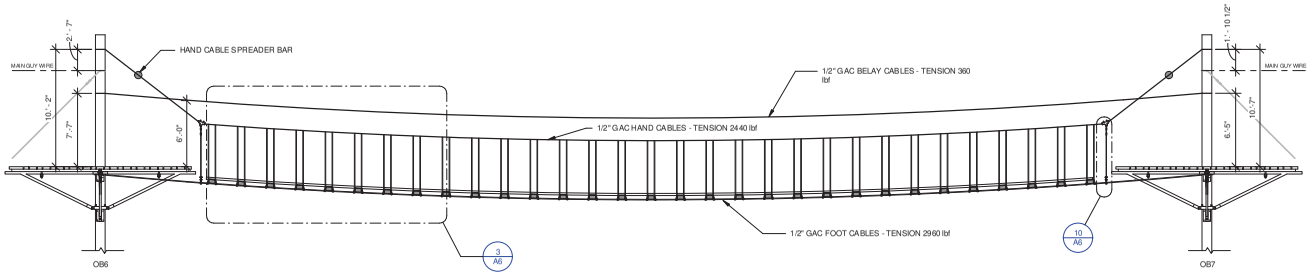
565 MOUNTAIN VILLAGE BLVD
TELLURIDE, CO 81435

ENTRY BELAY AND RAPPEL SYSTEM

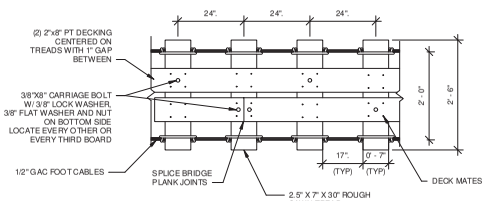
PROJECT	TERRA FLIGHT ZIP TOUR
DRAWN	2/21/2019 11:18:30 AM
SCALE	As indicated

SHEET

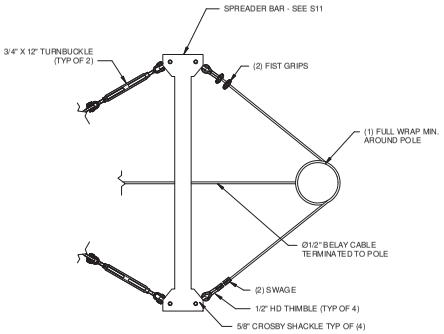
A5



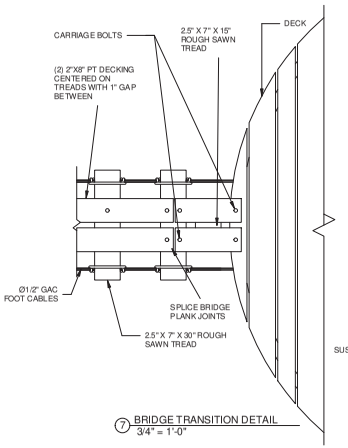
1 SKYBRIDGE ELEVATION
1/4" = 1'-0"



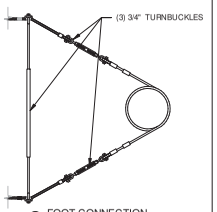
2 SKY BRIDGE - TREAD DETAIL
3/4" = 1'-0"



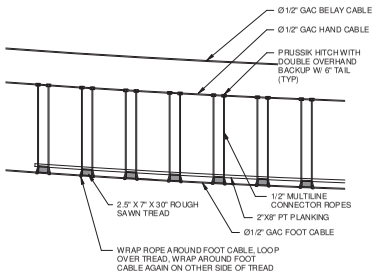
5 SKYBRIDGE HAND CABLE SPREADER
3/4" = 1'-0"



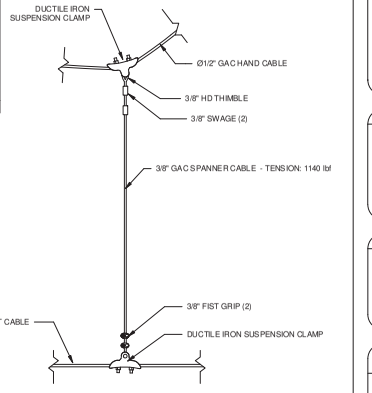
7 BRIDGE TRANSITION DETAIL
3/4" = 1'-0"



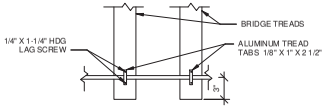
9 FOOT CONNECTION
3/4" = 1'-0"



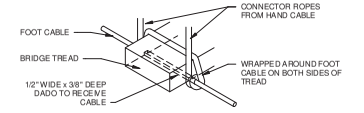
3 ROPE DETAIL
3/8" = 1'-0"



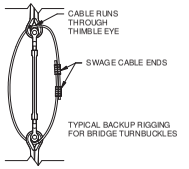
10 SPANNER DETAIL
1" = 1'-0"



4 TREAD ATTACHMENT - UNDERSIDE
3/4" = 1'-0"



6 SKY BRIDGE DETAIL
1 1/2" = 1'-0"



8 TURNBUCKLE BACKUP DETAIL
1" = 1'-0"

GENERAL NOTES

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PAGE NOTES

REV #	DRAWN BY	DESIGN BY	DATE
	SHANN GILLEN	THADDEUS SHRADER	02/15/2019

REVISION HISTORY

NO.	DATE	DESCRIPTION

FIRM NAME AND ADDRESS

BONSAI

201 South Avenue
Grand Junction, CO 81501
970-255-7393

CLIENT NAME AND ADDRESS

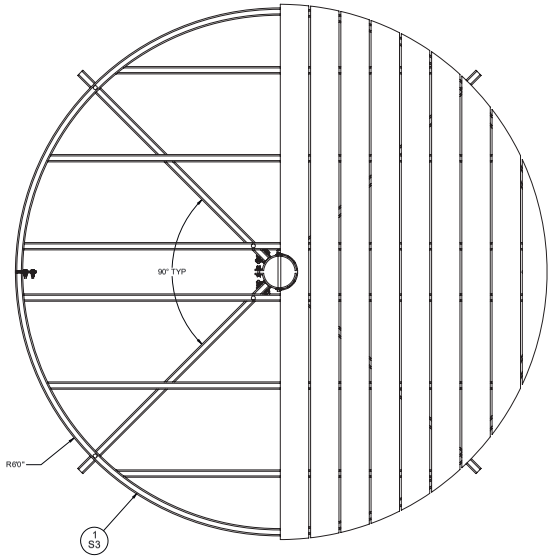
TELLURIDE SKI RESORT

565 MOUNTAIN VILLAGE BLVD
TELLURIDE, CO 81435

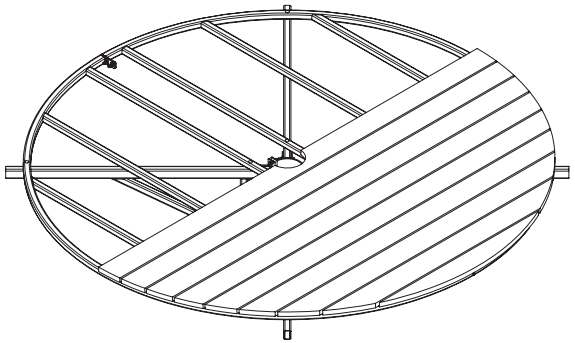
SKYBRIDGE

PROJECT	TERRA FLIGHT ZIP TOUR	SHEET
START	2/21/2019 11:18:31 AM	A6
SCALE	As indicated	

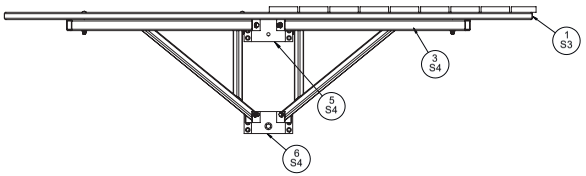
STANDARD PLATFORM	QTY.	PART #
12FT HALF-RIM HSS2X2X3/16	2	1/S3
PLATFORM LEG	4	3/S4
8" UPPER COLLAR	1	5/S4
8" LOWER COLLAR	1	6/S4
WOOD DECKING	-	PURCHASED



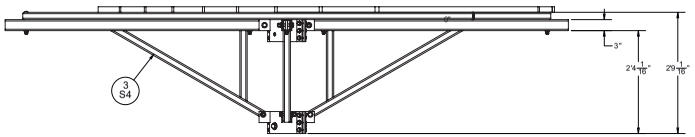
1 12FT PLATFORM TOP VIEW
1:16 QTY: 4



2 12 FT PLATFORM ISO VIEW
1:16



3 12 FT PLATFORM FRONT VIEW
1:16



4 12 FT PLATFORM 45° VIEW
1:16

GENERAL NOTES

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PAGE NOTES

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2. ALL HOLES AT JOINING MEMBERS TO BE CENTERED ON EACH MEMBER UNLESS OTHERWISE NOTED
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4. CHAMFER SHARP CORNERS AS NECESSARY FOR SAFE INSTALL
5. ALL STEEL TO BE EPOXY PAINTED WITH SW 6006 BLACK BEAN UNLESS OTHERWISE NOTED
6. SPECIES OF 2X8 PT WOOD SHALL BE SOUTHERN YELLOW PINE OR STRONGER
7. FASTENERS USED TO ATTACH WOOD DECKING TO STEEL FRAME BELOW SHALL BE MADE WITH TEKS® 4 WITH SELF-DRILLING SCREWS 12-24 x 2 3/4" PN: 1094000, 2-3 PER CONNECTION
8. CANOPY TOUR PLATFORMS SHALL HAVE A 1/2" TO 3/4" GAP BETWEEN DECK BOARDS
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12. WOOD DECKING TO RUN PERPENDICULAR TO HORIZONTAL STEEL TUBE SUPPORTS AND BE ATTACHED TO EACH STEEL TUBE USING FASTENERS AS REQUIRED IN NOTE 6.

DESIGNER	THADDEUS SHRADER
ENGINEER OF RECORD	[ENGINEER]

REVISION HISTORY

NO.	DRAWN BY	DATE	DESCRIPTION
1	SHAWN GILLEN	10/4/2018	INITIAL CONCEPT PLANS
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			

FIRM NAME AND ADDRESS

BONSAI

201 SOUTH AVENUE
GRAND JUNCTION, CO 81501
1-888-665-4697
970-255-7393

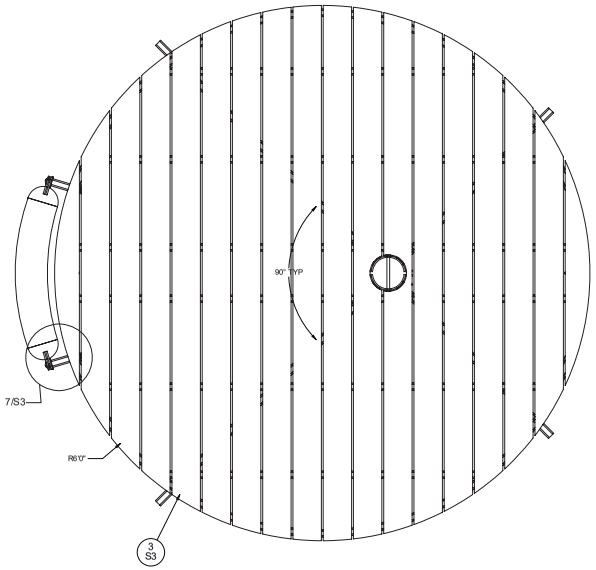
CLIENT NAME AND ADDRESS

TELLURIDE SKI RESORT
565 MOUNTAIN VILLAGE BLVD
TELLURIDE, CO 81435

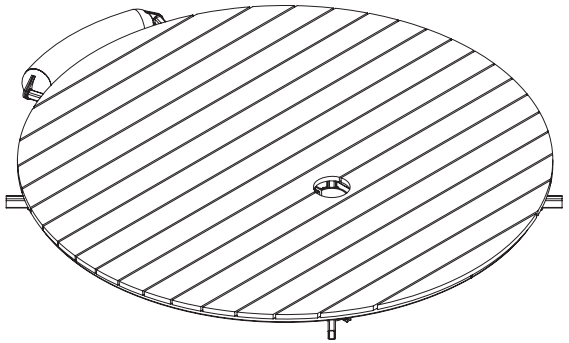
12FT PLATFORM-STANDARD

PROJECT	ARBOR FLIGHT ZIP TOUR	SHEET
DATE	2/20/2019	S1
SCALE	AS SHOWN	

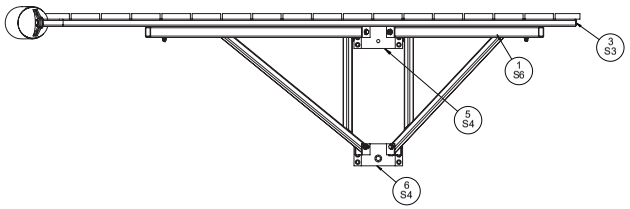
ECCENTRIC PLATFORM	QTY.	PART #
12FT HALF-RIM HSS2X2X3/16	2	3/S3
PLATFORM LEG-LONG	2	5/S5
PLATFORM LEG-SHORT	2	6/S6
8" UPPER COLLAR	1	9/S4
8" LOWER COLLAR	1	10/S4
WOOD DECKING	-	PURCHASED



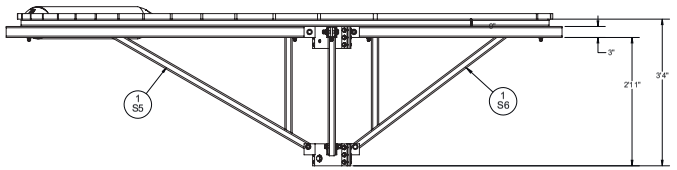
1 12FT ECCENTRIC PLATFORM TOP VIEW
1:16 QTY: 5



2 12 FT ECCENTRIC PLATFORM ISO VIEW
1:16



3 12 FT ECCENTRIC PLATFORM FRONT VIEW
1:16



4 12 FT ECCENTRIC PLATFORM 45° VIEW
1:16

GENERAL NOTES

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DESIGNER	THADDEUS SHRADER
ENGINEER OF RECORD	[ENGINEER]

REVISION HISTORY

NO.	DRAWN BY	DATE	DESCRIPTION
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FIRM NAME AND ADDRESS

BONSAI
201 SOUTH AVENUE
GRAND JUNCTION, CO 81501
1-888-665-4697
970-255-7393

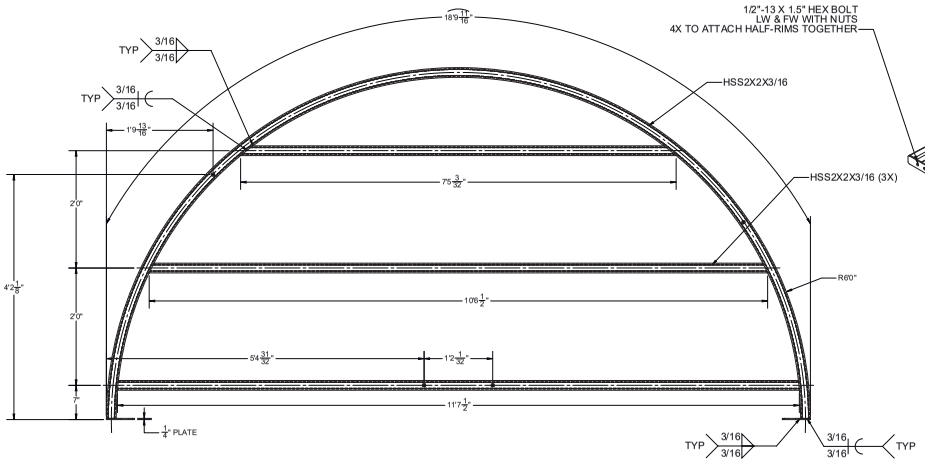
CLIENT NAME AND ADDRESS

TELLURIDE SKI RESORT
565 MOUNTAIN VILLAGE BLVD
TELLURIDE, CO 81435

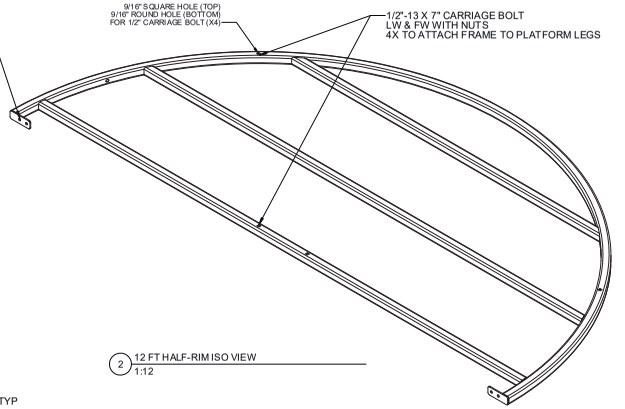
12FT PLATFORM-ECCENTRIC

PROJECT	ARBOR FLIGHT ZIP TOUR	SHEET
DATE	2/20/2019	S2
SCALE	AS SHOWN	

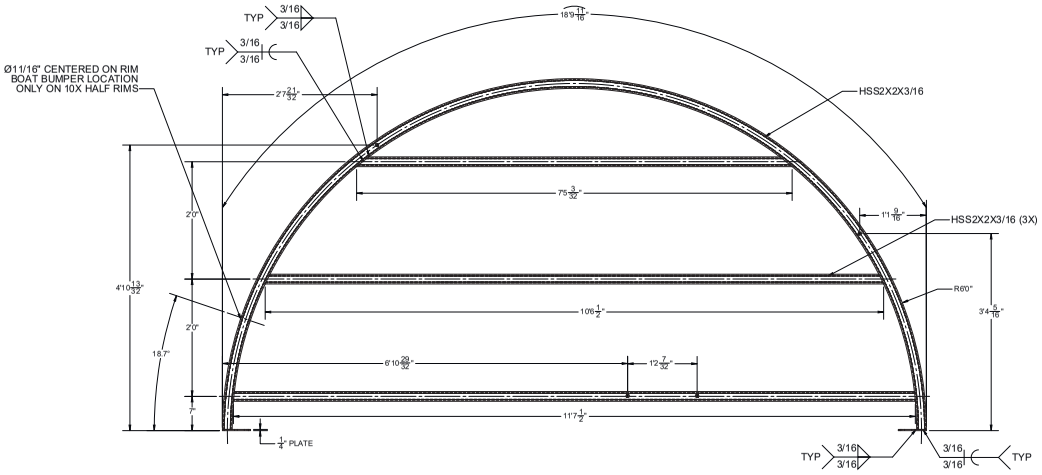
HARDWARE	QTY.
HBOLT 0.500-13x1.5	4
RHSNBOLT 0.50-13x7	4
SPLIT LOCK WASHER 0.5	8
FLAT WASHER 0.5	16
HNUT 0.500-13	8



1 12 FT HALF-RIM TOP VIEW-STANDARD
1:12 QTY: 8

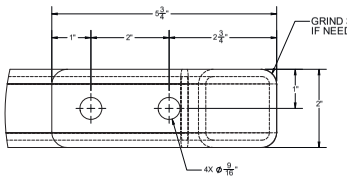


2 12 FT HALF-RIM ISO VIEW
1:12

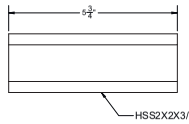


3 12 FT HALF-RIM TOP VIEW-ECCENTRIC
1:12 QTY: 5
MIRRORED: 5

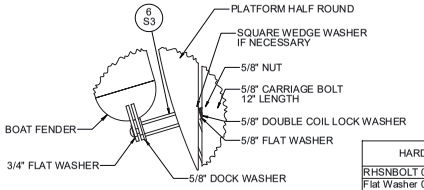
4 12 FT HALF-RIM FRONT VIEW
1:12



5 HALF-RIM CONNECTION PLATE
1:1.5



6 BOAT FENDER BRACKET
1:2 QTY: 10



7 BOAT FENDER ATTACHMENT
1:8

HARDWARE	QTY.
RHSNBOLT 0.625-11x12	2
Flat Washer 0.625	2
0.750 Flat Washer	2
DOCK WASHER 0.625	2
WEDGE WASHER	2
0.625 Double Coil	2
HNUT-0.625-11	2

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DESIGNER	THADDEUS SHRADER
ENGINEER OF RECORD	[ENGINEER]

REVISION HISTORY

NO.	DRAWN BY	DATE	DESCRIPTION
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FIRM NAME AND ADDRESS

BONSAI

201 SOUTH AVENUE
GRAND JUNCTION, CO 81501
1-888-665-4697
970-255-7393

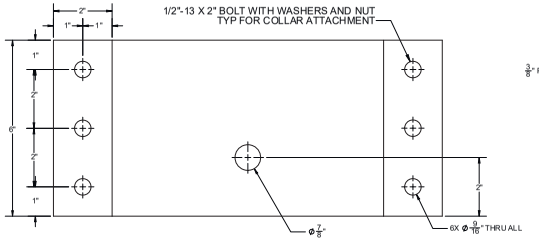
CLIENT NAME AND ADDRESS

TELLURIDE SKI RESORT
565 MOUNTAIN VILLAGE BLVD
TELLURIDE, CO 81435

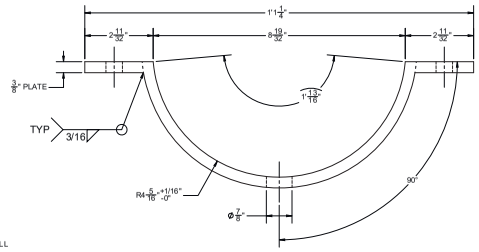
12FT PLATFORM RIDE

PROJECT	ARBOR FLIGHT ZIP TOUR	SHEET
DATE	2/20/2019	S3
SCALE	AS SHOWN	

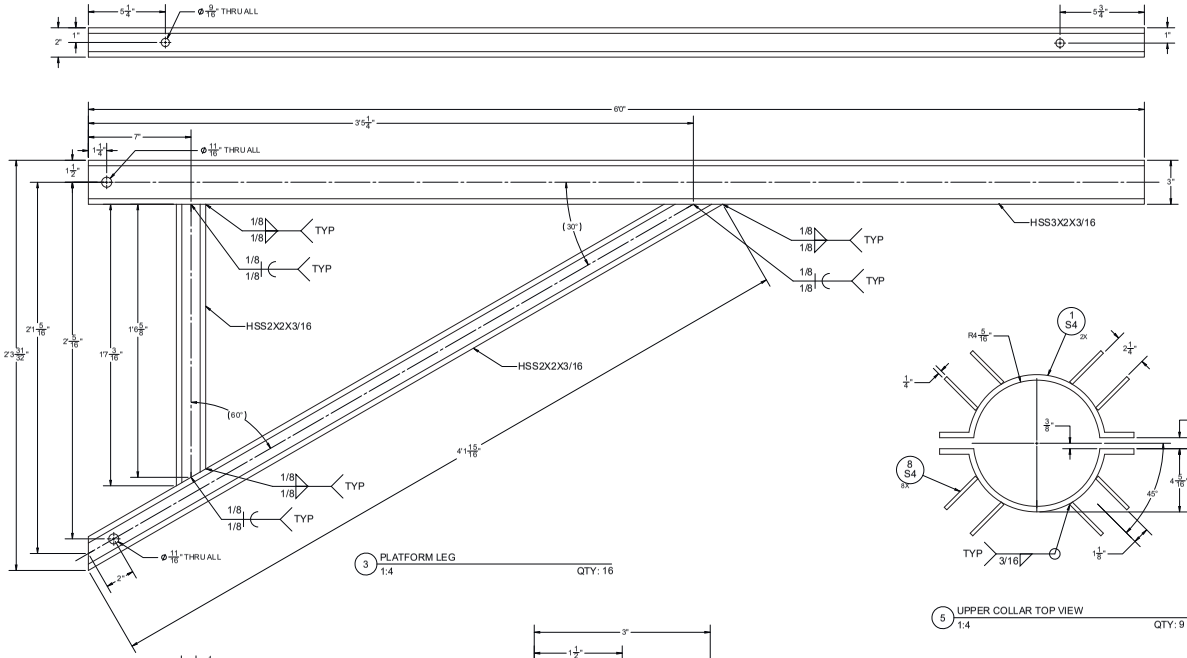
HARDWARE	QTY.
HBOLT 0.500-13x3	12
FLAT WASHER 0.5	24
SPLIT LOCK WASHER 0.5	12
HNUT 0.500-13	12
HBOLT 0.625-11x4	8
FLAT WASHER 0.625	16
SPLIT LOCK WASHER 0.625	8
HNUT 0.625-11	8
HBOLT 0.750-10x12	1
FLAT WASHER 0.75	2
SPLIT LOCK WASHER 0.75	1
HNUT 0.750-10	1



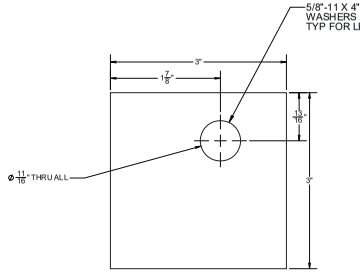
1 8" COLLAR FRONT VIEW
1:2 QTY: 36



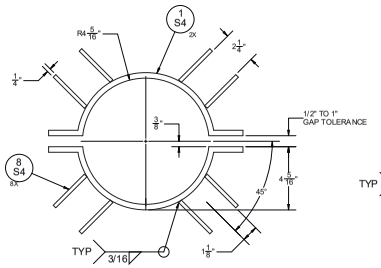
2 8" COLLAR TOP VIEW
1:2



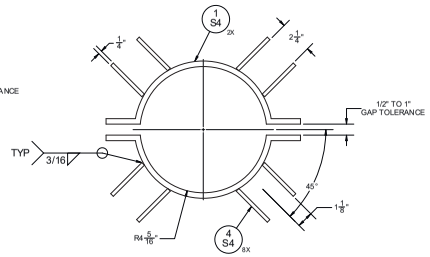
3 PLATFORM LEG
1:4 QTY: 16



4 LOWER MOUNT PLATE FOR LEG
1:1 QTY: 72

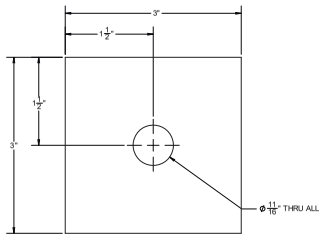


5 UPPER COLLAR TOP VIEW
1:4 QTY: 9



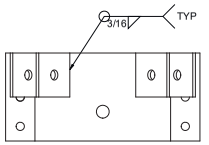
6 LOWER COLLAR TOP VIEW
1:4 QTY: 9

7 UPPER & LOWER PLATE FOR LEG-SIDE
1:1

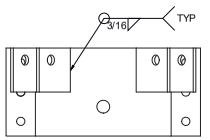


8 UPPER MOUNT PLATE FOR LEG
1:1 QTY: 72

NOTE - DIFFERENCE BETWEEN UPPER AND LOWER COLLARS IS THE HOLE POSITION (COMPARE 4/S3 WITH 9/S3)



9 UPPER COLLAR SIDE VIEW
1:4



10 LOWER COLLAR SIDE VIEW
1:4

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ENGINEER OF RECORD	[ENGINEER]

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NO.	DRAWN BY	DATE	DESCRIPTION
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FIRM NAME AND ADDRESS

BONSAI

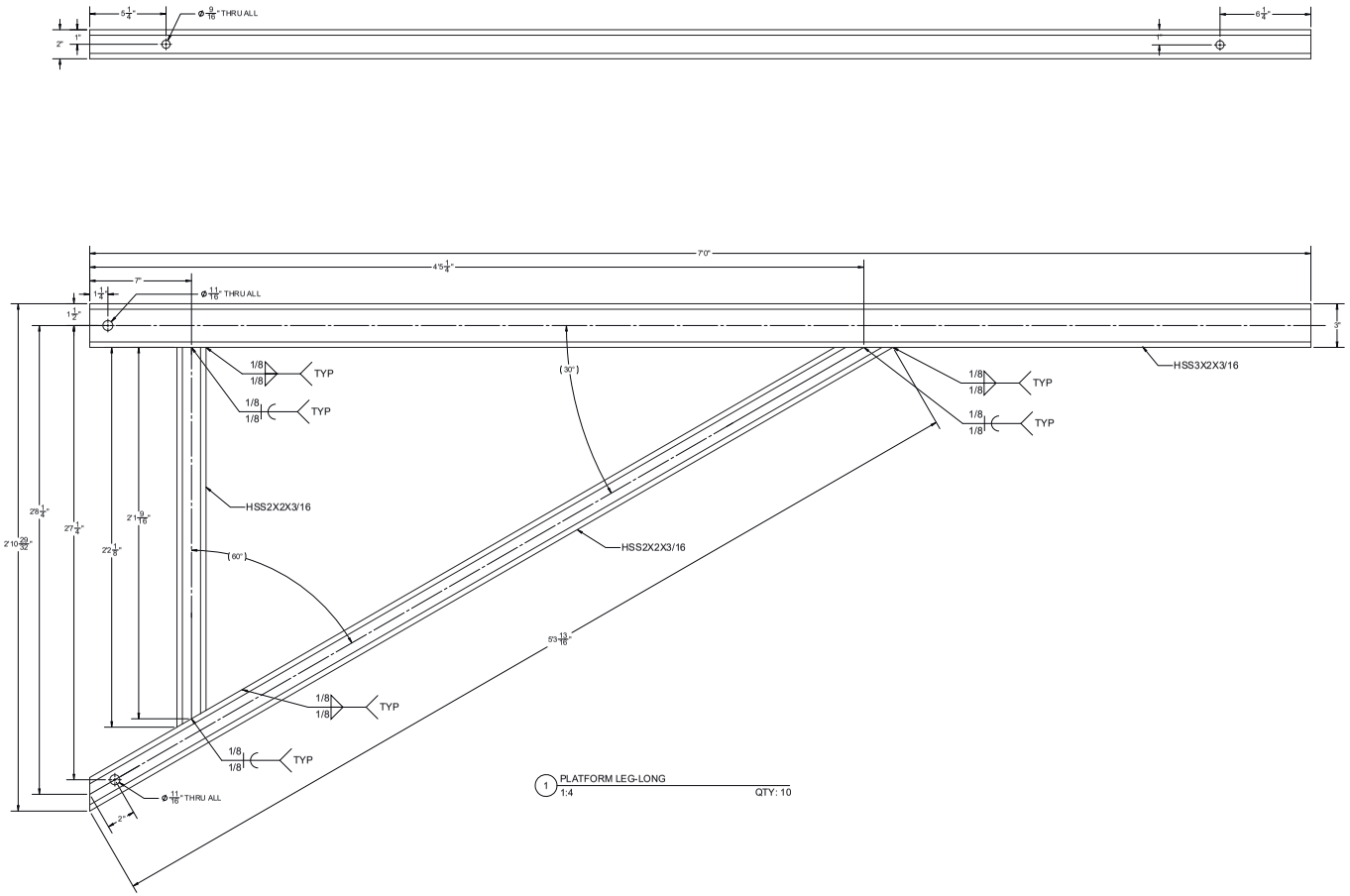
201 SOUTH AVENUE
GRAND JUNCTION, CO 81501
1-888-665-4697
970-255-7393

CLIENT NAME AND ADDRESS

TELLURIDE SKI RESORT
565 MOUNTAIN VILLAGE BLVD
TELLURIDE, CO 81435

12FT PLATFORM PARTS

PROJECT	ARBOR FLIGHT ZIP TOUR	SHEET
DRAWN	2/20/2019	S4
SCALE	AS SHOWN	



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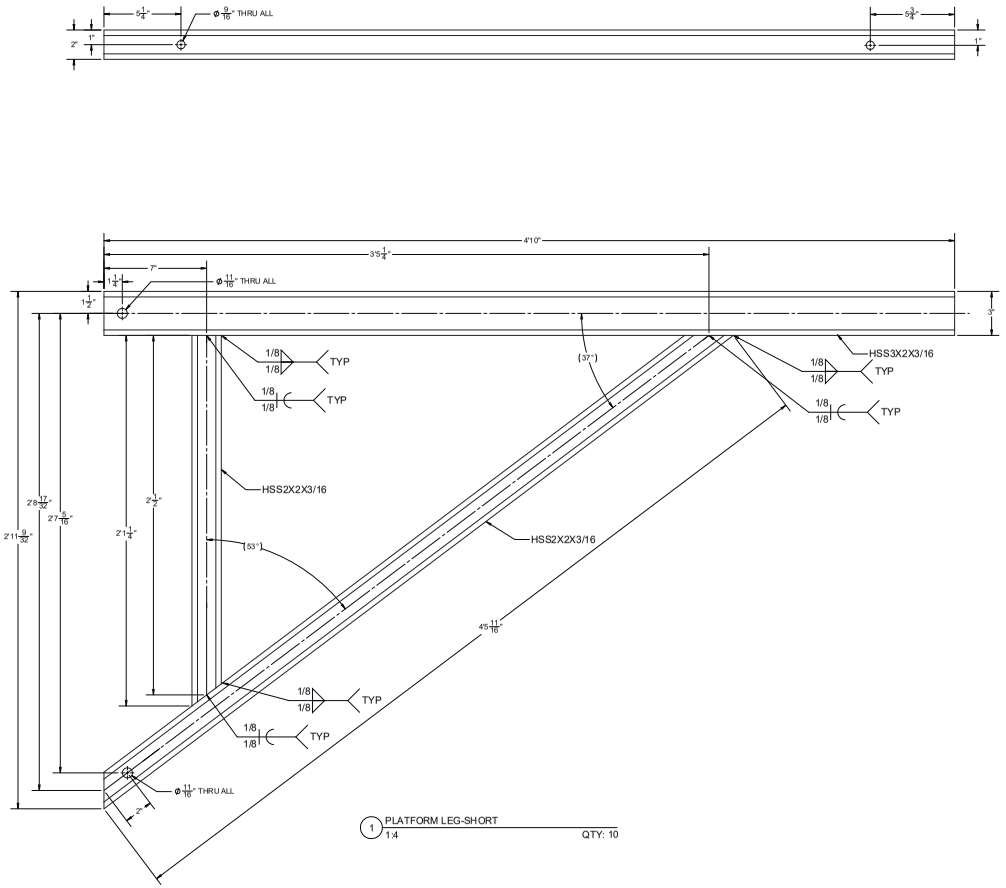
PLATFORM LEG-LONG

PROJECT	ARBOR FLIGHT ZIP TOUR	SHEET
DATE	2/20/2019	S5
SCALE	AS SHOWN	



1 PLATFORM LEG-SHORT
1:4 QTY: 10

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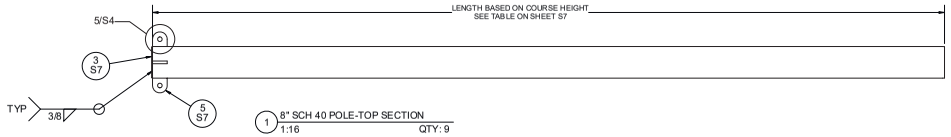
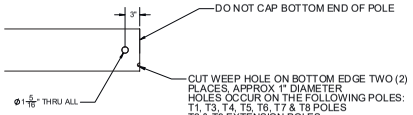
TELLURIDE, CO 81435

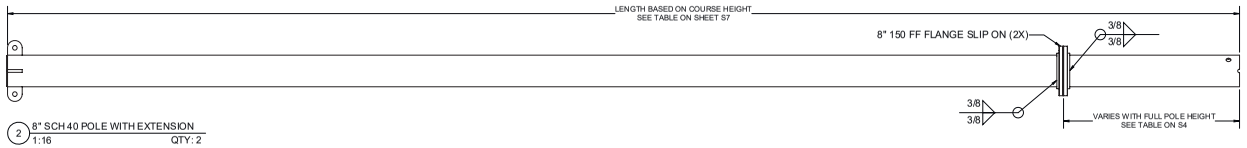
PLATFORM LEG-SHORT

PROJECT	ARBOR FLIGHT ZIP TOUR	SHEET
DATE	2/20/2019	S6
SCALE	AS SHOWN	



1 8" SCH 40 POLE-TOP SECTION
1:16 QTY: 9

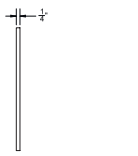




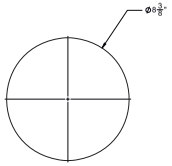
2 8" SCH 40 POLE WITH EXTENSION
1:16 QTY: 2

POLE NUMBER	FULL HEIGHT	EXTENSION HEIGHT	TOP HEIGHT	DOUBLE GANTRY	BOAT BUMPER	ECCENTRIC PLATFORM
T1	18'	0'	18'	NO	NO	NO
T2	42'	4'	38'	NO	YES	YES
T3	40'	0'	40'	NO	YES	YES
T4	25'	0'	25'	NO	NO	NO
T5	28'	0'	28'	NO	YES	YES
T6	38'	0'	38'	YES	YES	YES
T7	18'	0'	18'	NO	NO	NO
T8	28'	0'	28'	NO	NO	NO
T9	58'	20'	38'	YES	YES	YES

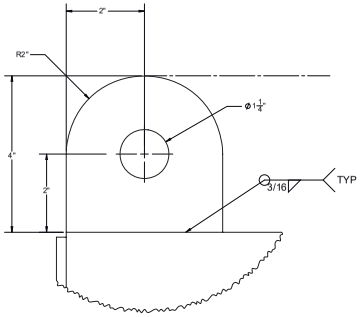
CONFIRM PLATFORM HEIGHT IN FIELD PER ZIPLINE CALIBRATION



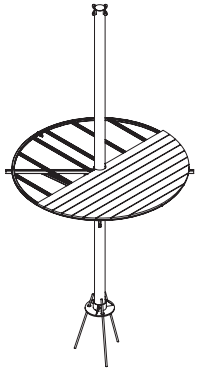
3 8" CAP PLATE - SIDE
1:4



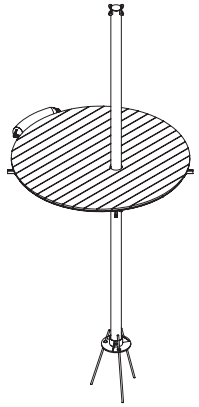
4 8" CAP PLATE-TOP
1:4



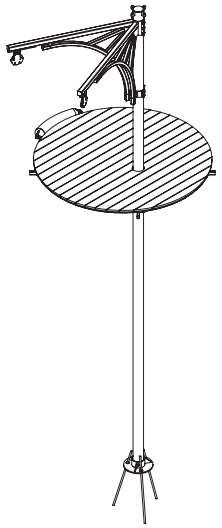
5 3/4" PAD EYE
1:1.5



6 CENTERED PLATFORM
1:48



7 ECCENTRIC PLATFORM
1:48



8 ECCENTRIC PLATFORM WITH GANTRY
1:48

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970-255-7393

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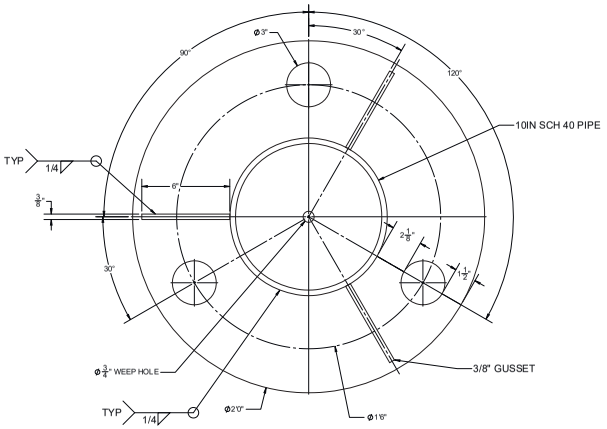
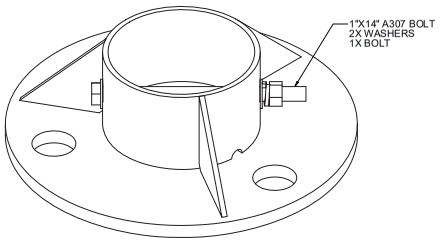
565 MOUNTAIN VILLAGE BLVD
TELLURIDE, CO 81435

PLATFORM POLE

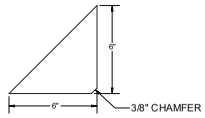
PROJECT	ARBOR FLIGHT ZIP TOUR	SHEET
DATE	2/20/2019	S7
SCALE	AS SHOWN	



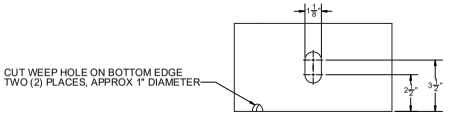
1 1" BASE PLATE TOP VIEW
1:4



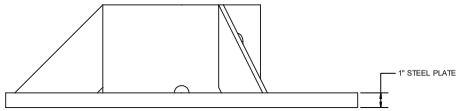
2 1" BASE PLATE ISO VIEW
1:4



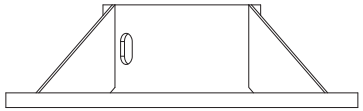
3 3/8" GUSSET
1:4



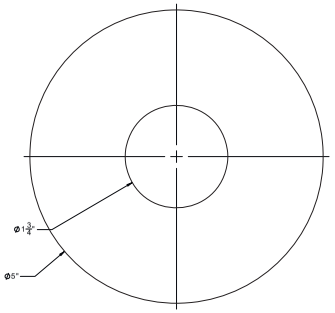
4 PIPE SLEEVE SIDE VIEW
1:4



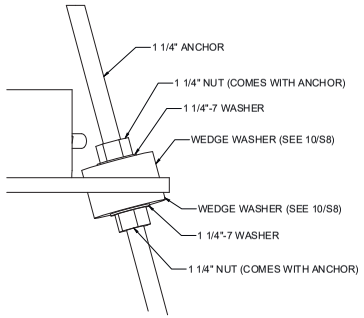
5 1" BASE PLATE FRONT VIEW
1:4



6 1" BASE PLATE SIDE VIEW
1:4

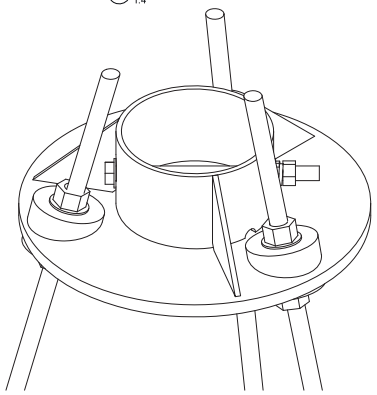


7 WEDGE WASHER TOP VIEW
1:1

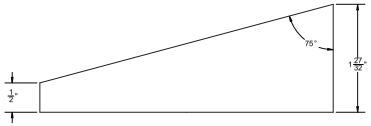


8 WEDGE WASHER INSTALL DETAIL
1:4

HARDWARE	QTY.
HBOLT 1.000-8x14	1
1.000 Flat Washer	2
1.000 Split Lock	1
HNUT-1.000-8	1
MICROPILE ANCHORS	3
WEDGE WASHER	6
1.250 Flat Washer	6
HNUT-1.250-7	6



9 MICROPILE/PLATE ASSEMBLY
1:4



10 WEDGE WASHER SIDE VIEW
1:1

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970-255-7393

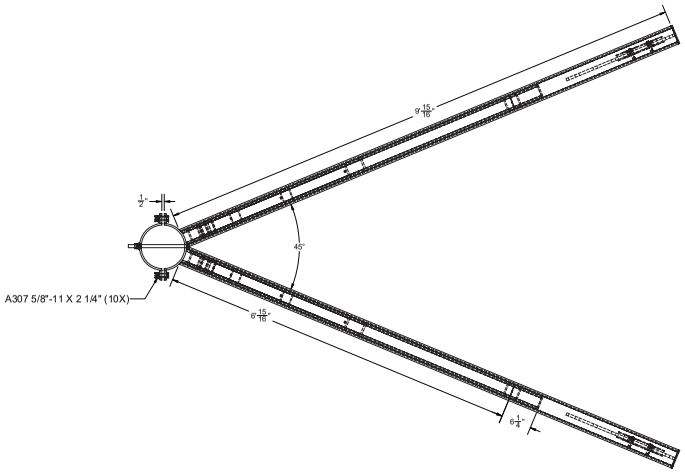
CLIENT NAME AND ADDRESS

TELLURIDE SKI RESORT
565 MOUNTAIN VILLAGE BLVD
TELLURIDE, CO 81435

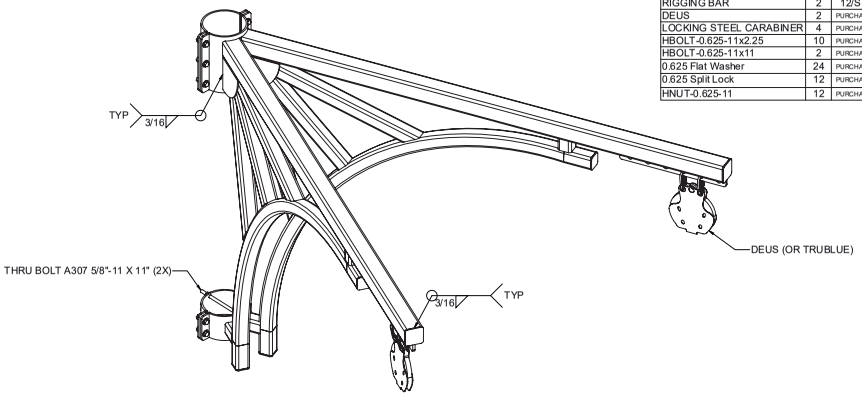
POLE ANCHOR PLATE

PROJECT	ARBOR FLIGHT ZIP TOUR	SHEET
DRAWN	2/20/2019	S8
SCALE	AS SHOWN	

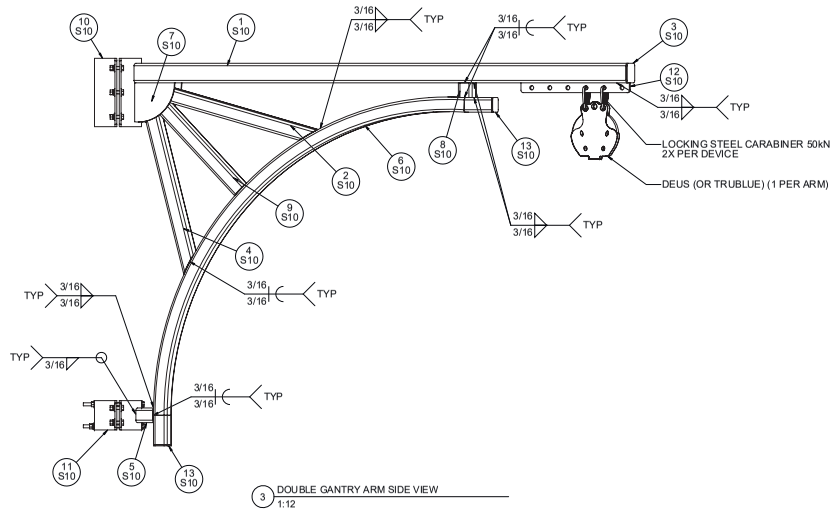
GANTRY ASSEMBLY	QTY.	PAGE #
TOP BRACE	2	1/S10
TOP ANGLE BRACE	2	2/S10
END CAP	2	3/S10
BOTTOM ANGLE BRACE	2	4/S10
BOTTOM STANDOFF BAR	2	5/S10
CURVED BRACE	2	6/S10
1/4" GUSSET PLATE	4	7/S10
TOP STANDOFF BAR	2	8/S10
MIDDLE ANGLE BRACE	2	9/S10
UPPER CLAMP PLATE	2	10/S10
LOWER CLAMP PLATE	2	11/S10
RIGGING BAR	2	12/S10
DEUS	2	PURCHASED
LOCKING STEEL CARABINER	4	PURCHASED
HBOLT-0.625-11x2.25	10	PURCHASED
HBOLT-0.625-11x11	2	PURCHASED
0.625 Flat Washer	24	PURCHASED
0.625 Split Lock	12	PURCHASED
HNUT-0.625-11	12	PURCHASED



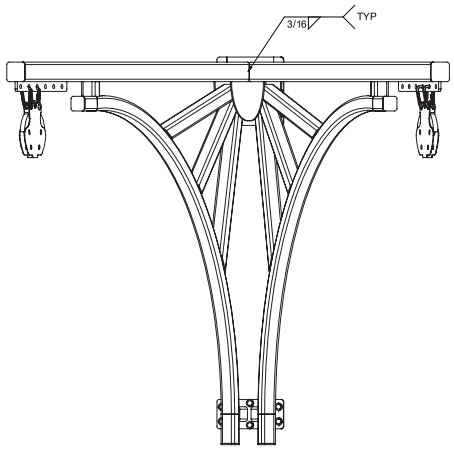
1 DOUBLE GANTRY ARM TOP VIEW
1:12 QTY: 2



2 DOUBLE GANTRY ARM ISO VIEW
1:12



3 DOUBLE GANTRY ARM SIDE VIEW
1:12



4 DOUBLE GANTRY ARM FRONT VIEW
1:12

GENERAL NOTES

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DESIGNER	THADDEUS SHRADER
ENGINEER OF RECORD	[ENGINEER]

REVISION HISTORY

NO.	DRAWN BY	DATE	DESCRIPTION
1	SHAWN GILLEN	10/4/2018	INITIAL CONCEPT PLANS
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			

FIRM NAME AND ADDRESS

BONSAI

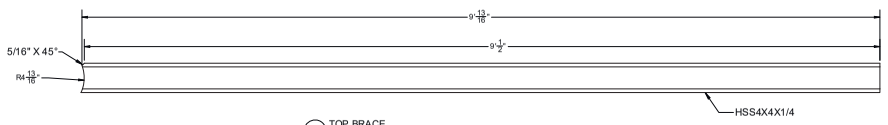
201 SOUTH AVENUE
GRAND JUNCTION, CO 81501
1-888-665-4697
970-255-7393

CLIENT NAME AND ADDRESS

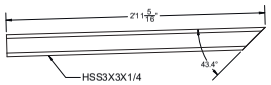
TELLURIDE SKI RESORT
565 MOUNTAIN VILLAGE BLVD
TELLURIDE, CO 81435

DOUBLE GANTRY

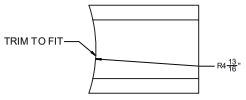
PROJECT: ARBOR FLIGHT ZIP TOUR
DRAWN: 2/20/2019
SCALE: AS SHOWN
SHEET: S9



1 TOP BRACE
1:8 QTY: 4



2 TOP ANGLE BRACE
1:8 QTY: 4



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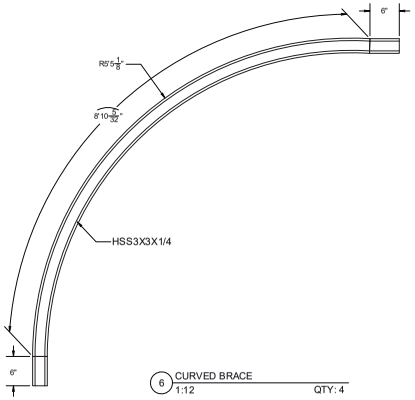
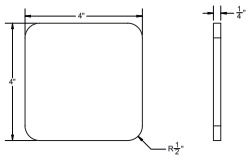
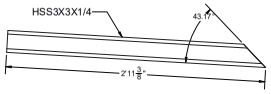


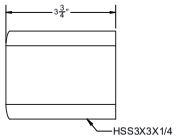
6 CURVED BRACE
1:12 QTY: 4



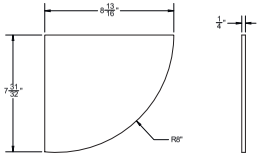
3 END CAP
1:2 QTY: 4



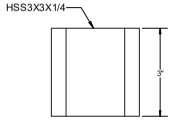
4 BOTTOM ANGLE BRACE
1:8 QTY: 4



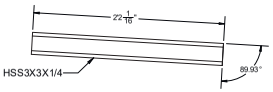
5 BOTTOM STANDOFF BAR
1:2 QTY: 4



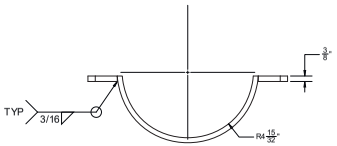
7 1/4" GUSSET PLATE
1:4 QTY: 8

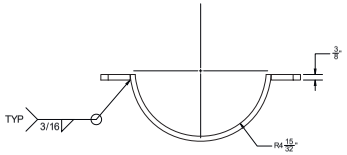


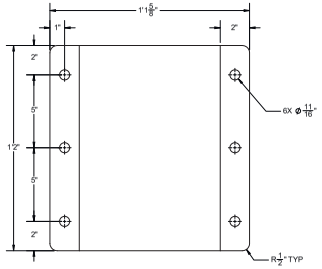
8 TOP STANDOFF BAR
1:2 QTY: 4



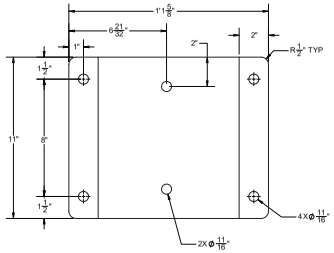
9 MIDDLE ANGLE BRACE
1:8 QTY: 4



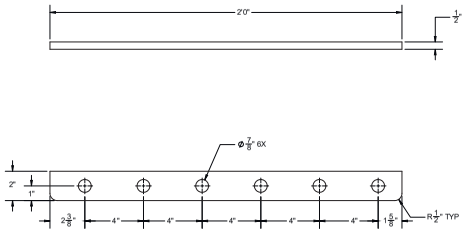




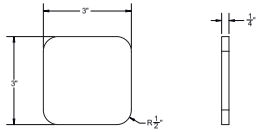
10 UPPER CLAMP PLATE
1:4 QTY: 4



11 LOWER CLAMP PLATE
1:4 QTY: 4



12 RIGGING BAR
1:4 QTY: 4



13 END CAP
1:2 QTY: 8

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DESIGNER	THADDEUS SHRADER
ENGINEER OF RECORD	[ENGINEER]

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12			
13			

FIRM NAME AND ADDRESS

BONSAI

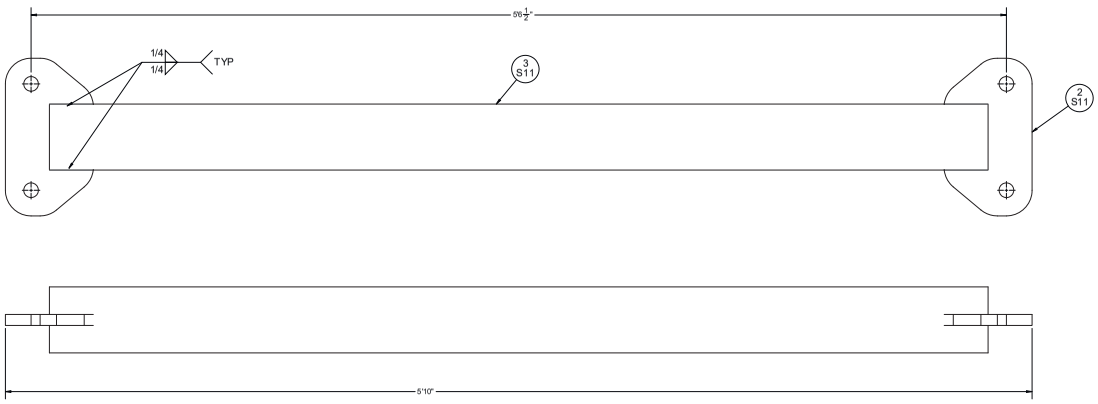
201 SOUTH AVENUE
GRAND JUNCTION, CO 81501
1-888-665-4697
970-255-7393

CLIENT NAME AND ADDRESS

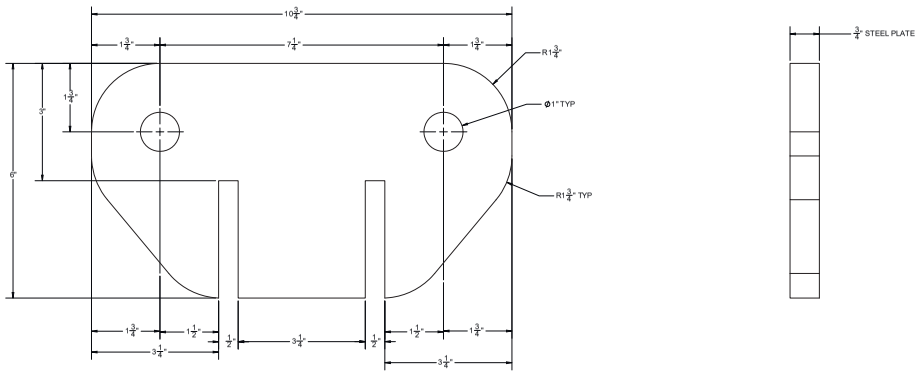
TELLURIDE SKI RESORT
565 MOUNTAIN VILLAGE BLVD
TELLURIDE, CO 81435

DOUBLE GANTRY ARM PARTS

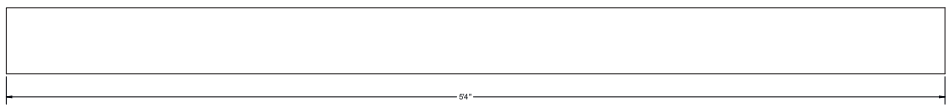
PROJECT	ARBOR FLIGHT ZIP TOUR	SHEET
DRAWN	2/20/2019	S10
SCALE	AS SHOWN	



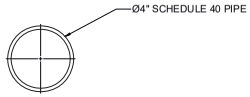
1 SPREADER BAR ASSEMBLY 5'10"
1:4



2 SPREADER BAR RIGGING PLATE
1:1.5 QTY: 8



3 SPREADER BAR PIPE
1:4 QTY: 4



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DESIGNER	THADDEUS SHRADER
ENGINEER OF RECORD	[ENGINEER]

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FIRM NAME AND ADDRESS

BONSAI

201 SOUTH AVENUE
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1-888-665-4697
970-255-7393

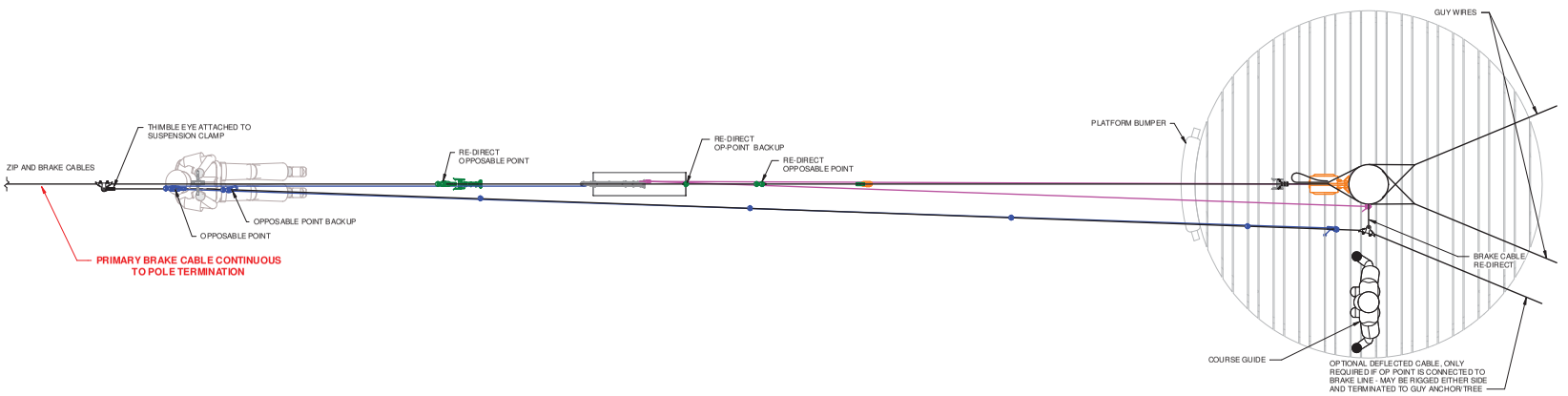
CLIENT NAME AND ADDRESS

TELLURIDE SKI RESORT
565 MOUNTAIN VILLAGE BLVD
TELLURIDE, CO 81435

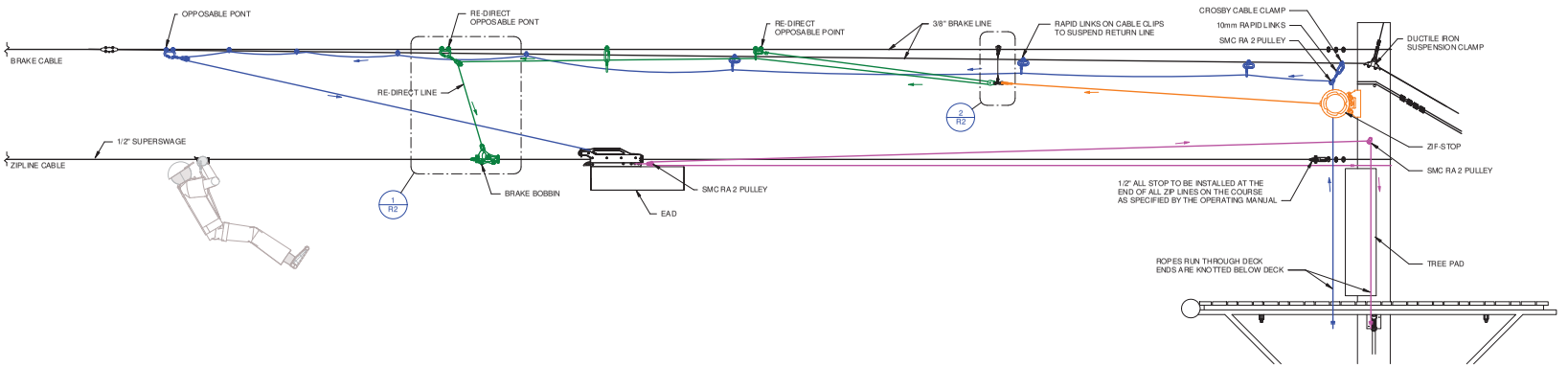
SPREADER BAR ASSEMBLY

PROJECT	ARBOR FLIGHT ZIP TOUR
DRAWN	2/20/2019
SCALE	AS SHOWN

SHEET
S11



1 SINGLE LINE ZIP STOP BRAKE SYSTEM - PLAN
1/2" = 1'-0"



2 SINGLE LINE ZIP STOP BRAKE SYSTEM - ELEVATION
1/2" = 1'-0"

GENERAL NOTES

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PAGE NOTES

OP-POINT BREAK SYSTEM RIGGING: THE DIAGRAM INCLUDED IS REPRESENTATIVE ONLY. THE OPPOSITION POINT BRAKE SYSTEM EMPLOYS SEVERAL CONFIGURATIONS. THESE ARE DIRECTLY DEPENDENT UPON INDIVIDUAL ZIP LINE CALIBRATION, OPERATIONAL SPACE, AND TREE CONFIGURATION OR CONSTRAINT REQUIREMENTS. EACH RIGGING SCENARIO SHALL RECOGNIZE AND ACCOMMODATE THE SPECIFIC CONSTRAINTS OF ITS GIVEN LOCATION. ACTUAL OP-POINT DISTANCE FROM PLATFORM AND ROPE CONFIGURATION SHALL BE CALIBRATED TO MEET THE NEEDS OF EACH ZIP'S BRAKE ZONE AND SPEED REQUIREMENTS.

EMERGENCY ARREST DEVICE PLACEMENT: THE DIAGRAM INCLUDED IS REPRESENTATIVE ONLY. THE EAD SHALL BE INSTALLED AND POSITIONED AT A LOCATION ON THE ZIP LINE AS SPECIFIED BY THE OPERATING MANUAL.

PLATFORMS ARE REPRESENTATIVE ONLY

	RUSSELL CRONIN	THADDEUS SHRADER	02/15/2019
REV #	DRAWN BY	DESIGN BY	DATE

REVISION HISTORY

NO.	DATE	DESCRIPTION

FIRM NAME AND ADDRESS

BONSAI

201 South Avenue
Grand Junction, CO 81501
970-255-7393

CLIENT NAME AND ADDRESS

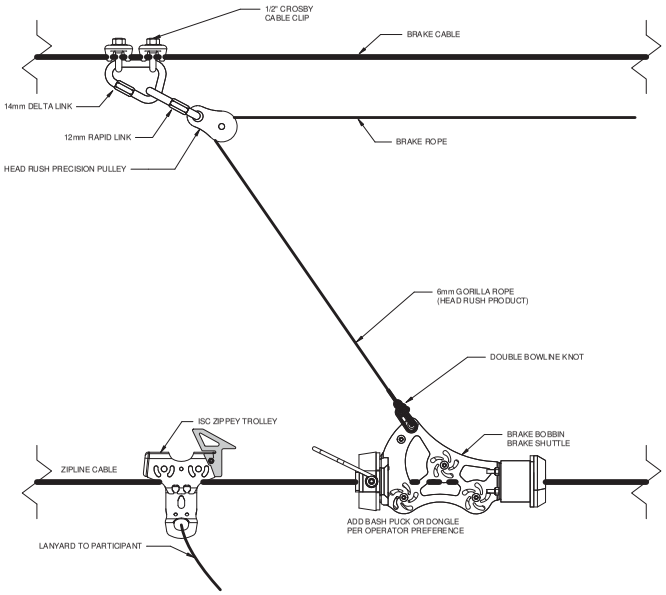
TELLURIDE SKI RESORT

565 MOUNTAIN VILLAGE BLVD
TELLURIDE, CO 81435

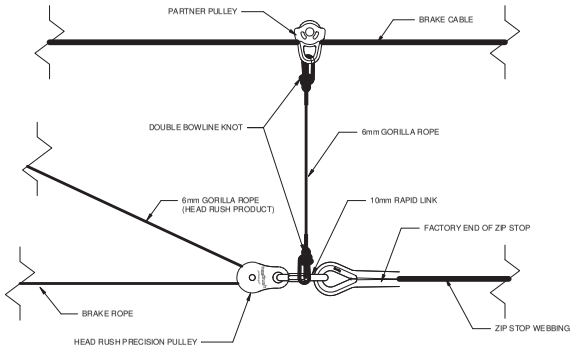
ZIP STOP BRAKE SYSTEM

PROJECT	TERRA FLIGHT ZIP TOUR
DRAWN	2/21/2019 11:23:26 AM
SCALE	1/2" = 1'-0"

SHEET
R1



1 SINGLE LINE OP-POINT BRAKE SHUTTLE AND TAG LINE
3" = 1'-0"



2 TRAVELER (TWO TO ONE VARIABLE)
3" = 1'-0"

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PAGE NOTES

	SHANN GILLEN	THADDEUS SHRADER	02/15/2019
REV #	DRAWN BY	DESIGN BY	DATE

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BONSAI
201 South Avenue
Grand Junction, CO 81501
970-255-7393

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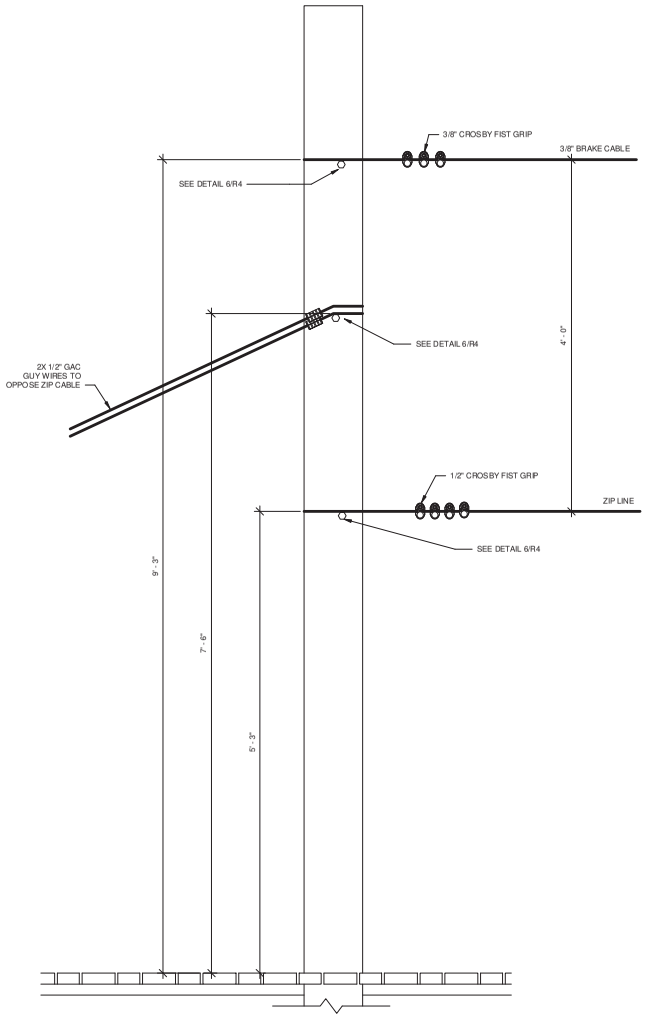
TELLURIDE SKI RESORT

565 MOUNTAIN VILLAGE BLVD
TELLURIDE, CO 81435

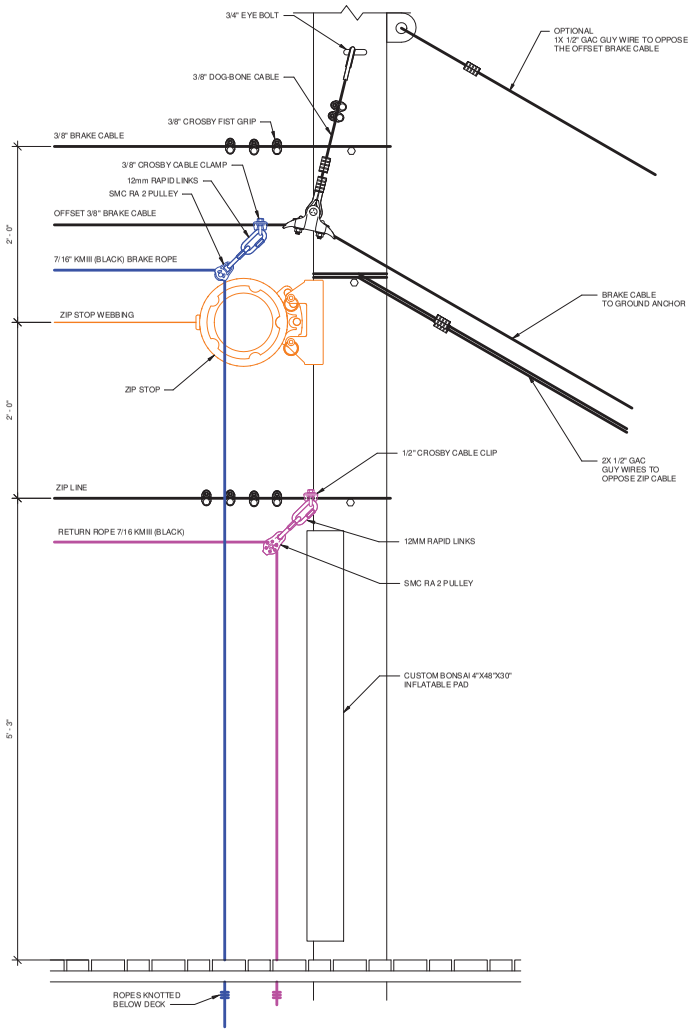
SINGLE LINE OP-POINT BRAKE DETAILS

PROJECT	TERRA FLIGHT ZIP TOUR
DRAWN	2/21/2019 11:23:26 AM
SCALE	3" = 1'-0"

SHEET
R2



1 POLE BASED ZIP LAUNCH RIGGING
1 1/2" = 1'-0"



2 POLE BASED ZIP STOP BRAKE RIGGING
1 1/2" = 1'-0"

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BONSAI

201 South Avenue
Grand Junction, CO 81501
970-255-7393

CLIENT NAME AND ADDRESS

TELLURIDE SKI RESORT

565 MOUNTAIN VILLAGE BLVD
TELLURIDE, CO 81435

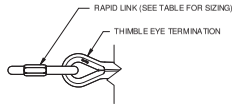
SINGLE LINE ZIP STOP RIGGING

PROJECT	TERRA FLIGHT ZIP TOUR
DRAWN	2/21/2019 11:23:26 AM
SCALE	1 1/2" = 1'-0"

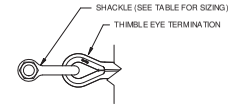
SHEET

R3

CONNECTOR OPTIONS



1 RAPID LINK CONNECTION
3" = 1'-0"



2 SHACKLE CONNECTION
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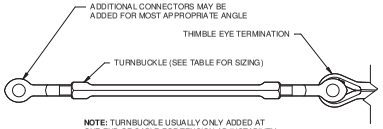
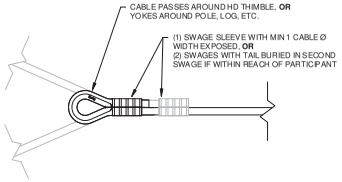


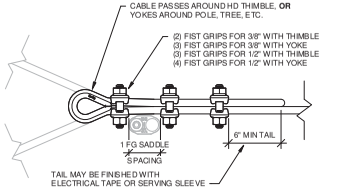
NOTE: TURNBUCKLE USUALLY ONLY ADDED AT ONE END OF CABLE FOR TENSION ADJUSTABILITY

3 TURNBUCKLE CONNECTION
3" = 1'-0"

CABLE TERMINATIONS

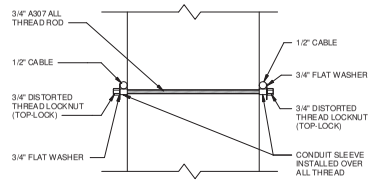


4 SWAGED TERMINATION
3" = 1'-0"

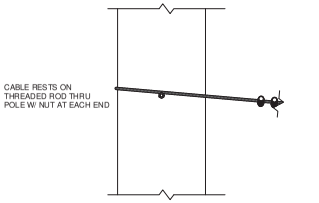


5 FIST GRIP TERMINATION
3" = 1'-0"

CABLE SLIP PREVENTION



6 "FRANKEN-BOLT" DETAIL
1 1/2" = 1'-0"



7 SLIPPAGE PREVENTION
1" = 1'-0"

RAPID LINK OPTIONS		
CABLE SIZE	RAPID LINK SIZE	RAPID LINK WLL
3/8" GAC	10mm	2426 LBS
	12mm	3308 LBS
1/2" IWRC	14mm	4851 LBS
	16mm	6395 LBS
1/2" SS	18mm	7718 LBS
	20mm	8820 LBS

WLL FOR MAILLON RAPIDE RAPID LINKS

SHACKLE OPTIONS		
CABLE SIZE	SHACKLE SIZE	SHACKLE WLL
3/8" GAC	7/16"	3000 LBS
	1/2"	4000 LBS
1/2" IWRC	5/8"	6500 LBS
1/2" SS	3/4"	9500 LBS
5/8" IWRC	7/8"	13000 LBS
3/4" IWRC	1"	17000 LBS

WLL FOR CROSBY SHACKLE G-2130/S-2130

TURNBUCKLE OPTIONS		
CABLE SIZE	TURNBUCKLE SIZE	TURNBUCKLE WLL
3/8" GAC	5/8"	3500 LBS
1/2" IWRC	3/4"	5200 LBS
1/2" SS	7/8"	7200 LBS

WLL FOR CROSBY TURNBUCKLE HG-228 JAW & JAW

CONNECTOR OPTIONS ARE DETERMINED USING A SAFETY FACTOR OF 5 ON THE CABLE WORKING LOAD LIMIT.

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970-255-7393

CLIENT NAME AND ADDRESS

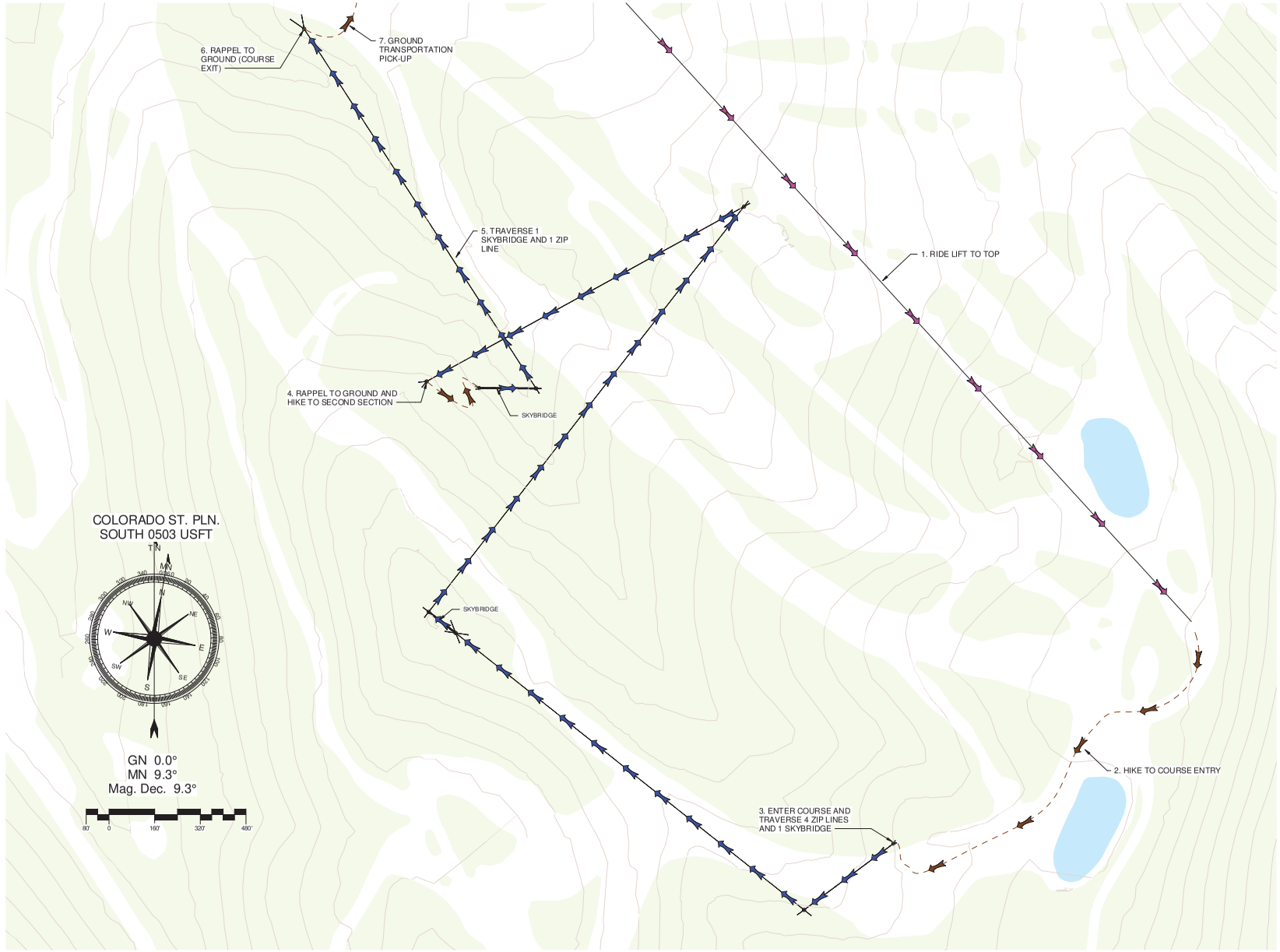
TELLURIDE SKI RESORT

565 MOUNTAIN VILLAGE BLVD
TELLURIDE, CO 81435

RIGGING DETAILS

PROJECT	TERRA FLIGHT ZIP TOUR
DRAWN	2/21/2019 11:23:27 AM
SCALE	As indicated

SHEET **R4**



1 PROGRAMMATIC LAYOUT
1" = 160'-0"

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970-255-7393

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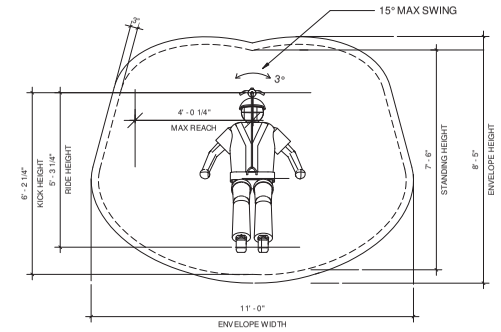
565 MOUNTAIN VILLAGE BLVD
TELLURIDE, CO 81435

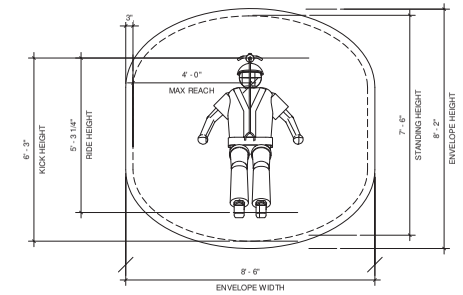
PROGRAMMATIC LAYOUT

PROJECT	TERRA FLIGHT ZIP TOUR
DRAWN	2/21/2019 11:23:25 AM
SCALE	1" = 160'-0"

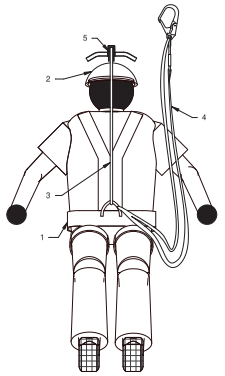
SHEET
PR1



1 LAUNCH SAFETY ENVELOPE
1/2" = 1'-0"

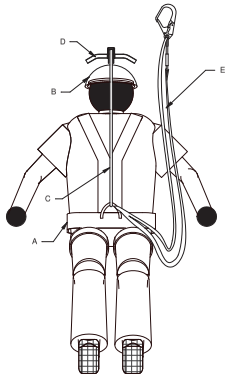


2 LANDING SAFETY ENVELOPE
1/2" = 1'-0"



3 PATRON SAFETY EQUIPMENT DETAILS
1" = 1'-0"

1. French Creek 4330 Full Body Harness
2. Petzl Strato Vent Helmet Red, Petzl Panga Orange
3. French Creek 18" Black Runner
4. French Creek Custom Y-lanyard 69 Hook
5. ISC Zippey Trolley with Hook End Stopper
* NOT SHOWN -7mm Accessory Cord



4 GUIDE SAFETY EQUIPMENT DETAILS1
1" = 1'-0"

A. French Creek Full Body Navigator Harness
B. Petzl Strato Vent Helmet-Yellow
C. French Creek 17" Green Runner
D. ISC Zippey Trolley
E. French Creek Y-lanyard 69 hook Tan
* NOT SHOWN - Petzl AM'D TRIACT LOCK
- 7mm Accessory Cord

Rescue Kits

Cascade Design Boundary Pack
Petzl Rope Bucket-35L
KMIII 7/16" Rope
7mm Accessory Cord
ISC Haulerbiner 1.65m
Petzl Tandem Speed Pulley
Petzl ID's
ISC Zippey Trolley with Hook End Stopper and Grab Hook
Bonsai Grip Link manufactured by ISC
French Creek Custom Zip Runner-Black-18"
French Creek Custom Y-lanyard 69 Hook-6ft-Black-Z Series
Cypher Nylon Sling 1" x 24"
Aluminum Non Locking Carabiners-4 per bag
Liberty Mountain Steel Mod D Keylock 3AL Carabiners-6 per bag
EMT Shears
Pliers
Full Finger Leather Gloves
Leather Hand Brake Strap

Participant Equipment Sets

French Creek 4330 Full Body Harness
Petzl Strato Vent Helmet-Red
Petzl Panga Helmet-Orange
French Creek Custom Y-lanyard 69 Hook-6ft-Black-Z Series
French Creek Custom Zip Runner-Black-18"
ISC Zippey Trolley with Hook End Stopper and Grab Hook
Bonsai Grip Link manufactured by ISC
7mm Accessory Cord
Full Finger Leather Gloves
Leather Hand Brake Strap

Guide Equipment Sets

French Creek Full Body Navigator Harness
Petzl Strato Vent Helmet-Yellow
French Creek Custom Y-lanyard 69 Hood-6ft-Tan-Z Series
French Creek Custom Zip Runner-Green-17"
ISC Zippey Trolley with Hook End Stoppers
Bonsai Grip Link maufactured by ISC
Petzl AM'D Triact Lock Carabiner
7mm Accessory Cord
Full Finger Leather Gloves
Leather Hand Brake Strap

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Grand Junction, CO 81501
970-255-7393

CLIENT NAME AND ADDRESS
TELLURIDE SKI RESORT
565 MOUNTAIN VILLAGE BLVD
TELLURIDE, CO 81435

PARTICIPANT SAFETY

PROJECT	TERRA FLIGHT ZIP TOUR	SHEET
DRAWN	2/21/2019 11:23:25 AM	PR2
SCALE	As indicated	

GEOTECHNICAL ENGINEERING REPORT FOR:

Telluride Ski Resort
Arbor Flight Zip Tour
565 Mountain Village Blvd
Telluride, Colorado

PREPARED BY:

ANTARES, LLC

PO Box 62
GOLD RUN, CALIFORNIA 95717

PREPARED FOR:

Bonsai Design

201 South Avenue
Grand Junction, Colorado 81501

DATE:
December 6, 2018

ANTARES PROJECT No.
18111-01

ANTARES

Project No. 18111-01
December 6, 2018

Bonsai Design – Attn: Dane Wood
201 South Avenue
Grand Junction, Colorado 81501

Reference: ***Proposed Arbor Flight Zip Tour***
565 Mountain Village Boulevard
Telluride, Colorado

Subject: ***Geotechnical Engineering Report***

Dear Mr. Wood,

This report presents the results of our geotechnical engineering investigation performed at the Telluride Mountain Village in Telluride, Colorado. As proposed, the project is to include development of a series of ziplines and skybridges, as well as associated platforms, stairways, flatwork and underground utilities.

The findings presented in this report are based on our subsurface investigation, laboratory test results, and our experience with subsurface conditions in the area. Our opinion is that the project can be completed as proposed, provided the recommendations presented in this report are implemented.

Please contact us if you have any questions regarding our observations or the recommendations presented in this report.

Sincerely,

ANTARES, LLC

Prepared by:

Chad Diez, Colorado P.E. 0053178
Principal Engineer

copies: 4 to Dane Wood

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FIGURES

Figure 1 Project Vicinity Map
Figure 2 Exploratory Boring Location Map

APPENDICES

Appendix A Proposal
Appendix B Important Information About Your Geotechnical Engineering Report
Appendix C Exploratory Boring Logs

1 INTRODUCTION

At the request of Bonsai Design, Antares, LLC (Antares) performed a geotechnical investigation at the Telluride Ski Resort Mountain Village in Telluride, Colorado. The geotechnical investigation was performed in general accordance with our October 19, 2018 proposal for the project, a copy of which is included as Appendix A of this report. For your review, Appendix B contains a document prepared by ASFE entitled *Important Information About Your Geotechnical Engineering Report*.

1.1 SITE DESCRIPTION

The project site is near the main lodge of the Telluride Ski Resort in the Mountain Village. The immediate area of the proposed project is generally undeveloped with the exception of previous logging for ski runs, and existing ski lifts. The subject property is bordered by rural land consisting of existing ski runs.

1.2 PROPOSED IMPROVEMENTS

Based on our understanding of the project, several small structures are proposed. We understand that support towers will be constructed for zip line and sky bridge launches and landings.

1.3 PURPOSE

We performed a surface reconnaissance and limited subsurface geotechnical investigation at the site, collected soil samples for laboratory testing, and performed engineering calculations to provide geotechnical recommendations such as foundation design criteria.

1.4 SCOPE OF SERVICES

To prepare this report, we performed the following scope of services:

- We performed a site investigation, including a literature review and a limited subsurface investigation.
- We collected relatively undisturbed soil samples and bulk soil samples from seven exploratory borings.
- We coordinated laboratory testing on select soil samples obtained during our subsurface investigation to determine their engineering material properties.

- Based on observations made during our subsurface investigation and the results of laboratory testing, we performed engineering calculations to provide geotechnical engineering recommendations for structural improvements.

Our scope of services did not include a groundwater flow analysis nor an evaluation of the site for the presence of hazardous materials, asbestiform minerals, mold, or corrosive subsurface conditions.

2 SITE INVESTIGATION

We performed a site investigation to characterize the existing surface conditions and shallow subsurface soil/rock conditions. Our site investigation included a literature review and field investigation as described below.

2.1 LITERATURE REVIEW

We performed a limited review of geologic literature pertaining to the project site. The following sections summarize our findings.

2.1.1 Soil Survey

As part of our investigation, we reviewed the online soil survey presented by the U.C. Davis Soil Resource Laboratory. The soil survey lists the area containing the project site as *Scout Family, 10 to 60 Percent Slopes, Extremely Stony*.

Scout Series

The Scout Series consists of very deep, somewhat excessively drained soils that formed in till, colluvium, slope alluvium, and residuum from sandstone, conglomerate, basalt, quartzite, rhyolite, andesite, and tuff.

The typical profile of the Scout Series consists of a surface layer of approximately 20 inches of pale to light brown, non-sticky and slightly plastic gravelly loam consisting of approximately 15 percent gravel and 5 percent cobbles. This horizon is typically underlain by approximately 40 inches of light reddish brown to reddish yellow, very gravelly sandy loam, generally consisting of approximately 35 percent gravel and 15 percent cobbles.

2.2 FIELD INVESTIGATION

We performed our field investigation on November 2, 2018. During our field investigation, we observed the local topography and surface conditions and performed a limited subsurface investigation. The following sections summarize surface and subsurface conditions observed during our field investigation.

Our subsurface investigation included three exploratory borings advanced with a truck mounted CME55 drill rig, and 4 borings advanced using a motorized hand-operated auger in the areas of proposed structures as shown on the boring location map. We advanced our borings to depths ranging between 6 and 15 feet below the ground surface (bgs). Blow counts were made, and samples were taken via a STP sampler. An engineer from our firm logged the soil conditions revealed in the exploratory borings and collected relatively undisturbed and bulk soil samples for laboratory testing. Figure 2 shows the approximate exploratory boring locations.

2.2.1 Surface Conditions

At the time of our investigation, the areas of the proposed zip launch and landing stations consisted of low-lying brush. The area of the proposed challenge zone was within a heavily wooded area in which a small area had been cleared for drill-rig access. Topography in the areas of the zip launch tower and the challenge course was moderately sloped, ranging from zero to 30 percent. The proposed zip landing area was flat.

2.2.2 Subsurface Soil Conditions

The soil conditions described in the following paragraph are generalized, based on our observations of soil revealed in our exploratory borings. More detailed information can be found in the boring logs in Appendix C.

Our exploratory borings generally revealed dense gravelly sand to sandy gravel with cobbles and boulders throughout. Fines content varied throughout all of the borings.

2.2.3 Groundwater Conditions

During our site investigation, we did not encounter groundwater seepage in our exploratory borings, nor did we observe onsite springs or seeps emanating from the ground surface. Based on the course grain content of the soils encountered in our exploratory borings, we do not anticipate that groundwater will be encountered during construction.

3 LABORATORY TESTING

We coordinated laboratory testing on selected soil samples collected from our subsurface exploratory borings to determine their engineering material properties. These engineering material properties were used to develop geotechnical engineering design recommendations for earthwork and structural improvements.

We performed the following laboratory tests:

- Moisture Content, (ASTM D2216),
- Density (unit weight), (ASTM D2937),
- Particle Size (ASTM D422),
- Atterberg Limits (ASTM D4318),
- Direct Shear Strength (ASTM D3080),

Table 3.1 summarizes moisture/density and direct shear test results.

Table 3.1 – Summary of Moisture/Density and Direct Shear Testing

Boring Number	Sample Number	Depth (feet)	Dry Density (pcf)	Moisture Content (%)	Shear Friction Angle (degrees)	Shear Cohesion (psf)
B-1	BT1-5	5.0	101.2	14	34.7	135
B-3	BT3-6	6.0	98.7	18	35.3	150
B-4	BT4-7.5	7.5	100.3	21	35.7	110
B-6	BT6-5	5.0	98.4	17	34.2	170

We performed a particle size determination on a sample collected from 5 feet bgs in Boring B-1. The test revealed the sample consisted of approximately 38 percent gravel, 34 percent sand, and 28 percent silt and clay.

We also performed an Atterberg limits determination on the sample. The Atterberg limits determination revealed that the portion of the sample passing the No. 40 sieve had a liquid limit of 53 and a plastic limit of 41, resulting in a plasticity index of 12. Based on the Atterberg limits determination and the particle size determination, we classified the soil as a well-graded sandy gravel with clay (GW).

4 CONCLUSIONS

The following conclusions are based on our field observations, laboratory test results, and our experience in the area.

1. Our opinion is that the site is suitable for the proposed improvements, provided that the geotechnical engineering recommendations and design criteria presented in this report are incorporated into the project plans.
2. Our primary concern is the presence of resistant cobbles and boulders at shallow depths that may affect foundation excavatability, depending on the methods utilized.
3. Based on our site observations, the geology of the region, and our experience in the area, our opinion is that the risk of seismically induced hazards such as slope instability, liquefaction, and surface rupture are remote at the project site.
4. During our site investigation, we did not observe groundwater or seepage within our exploratory borings.
5. Prior to grading and construction, if prepared by a company other than Antares, we should be retained to review the proposed grading plan and structural improvements to confirm our recommendations.
6. The project site is mapped as having a frost depth of 48 inches. This frost depth shall be accounted for in the design of the foundation elements for the project. Skin friction shall be neglected within the frost depth.

5 RECOMMENDATIONS

The following engineering recommendations are based on our understanding of the project as currently proposed, our field observations, the results of laboratory testing, engineering analysis, and our experience in the area.

5.1 GRADING

Based on our understanding of the project, we assume that minimal grading will be needed to construct the proposed improvements. However, we have included the following grading recommendations as general guidelines to be followed during construction. The grading recommendations address clearing and grubbing, soil preparation, cut slope grading, fill placement, fill slope grading, erosion control, surface water drainage, underground utility trenches, soil corrosion potential, plan review, and construction monitoring.

5.1.1 Clearing and Grubbing

Areas to be graded should be cleared and grubbed to remove vegetation and other deleterious materials as described below.

1. Strip and remove debris from clearing operations and the top 2 to 3 inches of soil containing shallow vegetation, roots and other deleterious materials. The organic topsoil can be stockpiled onsite and used in landscape areas but is not suitable for use as fill. The project geotechnical engineer should approve any proposed use of the spoil generated from stripping prior to placement.
2. Overexcavate any relatively loose debris and soil that is encountered in any onsite excavations such as existing or abandoned utility trenches or exploratory trenches by others to underlying, competent material.
3. Although not observed during our investigation, if loose, untested fill is encountered during site development, overexcavate to competent native soil or weathered rock a minimum of 5 feet beyond the areas of proposed improvements.
4. Remove rocks greater than 8 inches in greatest dimension (oversized rock) from native soil by scarifying to a depth of 12 inches below finish grade in areas to support pavement, slabs-on-grade or other flatwork. Oversized rock may be used in landscape areas, rock landscape walls, or removed from the site. Oversized rock can be stockpiled onsite and used to construct fills, but must be placed at or near the bottom of deep fills and must be placed in windrows to avoid nesting. No oversized rock should be placed in the upper 3 feet of any structural fill. Unless used as rip-rap, oversized rock placed in fill should not be located within 5 feet horizontally of the finished fill slope face. The project geotechnical engineer should approve the use of oversized rock prior to constructing fill.
5. Fine grained, potentially expansive soil, as determined by Antares, that is encountered during grading should be mixed with granular soil, or overexcavated and stockpiled for removal from the project site or for later use in landscape areas. A typical mixing ratio for granular to expansive soil is 4 to 1. The actual mixing ratio should be determined by Antares.
6. Vegetation, deleterious materials, structural debris, and oversized rocks not used in landscape areas, drainage channels, or other non-structural uses should be removed from the site.

5.1.2 Cut Slope Grading

Based on our understanding of the project at this time, we anticipate that permanent cut slopes up to 4 feet in height will be created during grading of the proposed improvements. In general, permanent cut slopes should not be steeper than 2:1, horizontal to vertical (H:V). Steeper cut slopes may be feasible, depending on the soil/rock conditions encountered and should be reviewed on a case-by-case basis. The upper two feet of all cut slopes should be graded to an approximate 2:1, H:V, slope to reduce sloughing and erosion of looser surface soil.

Temporary cut slopes may be constructed to facilitate retaining wall construction. We anticipate that subsurface conditions will be favorable for construction of temporary cut slopes no steeper than ½:1, H:V, for a maximum height of approximately 8 feet. To reduce the likelihood of sloughing or failure, temporary cut slopes should not remain over the winter.

A representative of Antares must observe temporary cut slopes steeper than 2:1, H:V, during grading to confirm the soil and rock conditions encountered. We recommend that personnel not be allowed between the cut slope and the proposed retaining structure, form work, grading equipment, or parked vehicles during construction, unless the stability of the slope has been reviewed by Antares or the slope has been confirmed to meet OSHA excavation standards.

5.1.3 Soil Preparation for Fill Placement

If proposed, in areas where fill will be placed, the surface soil exposed by clearing and grubbing should be prepared as described below.

1. The surface soil should be scarified to a minimum depth of 12 inches below the existing ground surface, or to resistant rock, whichever is shallower. Following scarification, the soil should be uniformly moisture conditioned to within approximately 3 percentage points of the ASTM D1557 optimum moisture content.

2. The scarified and moisture conditioned soil should then be compacted to achieve a minimum relative compaction of 90 percent based on ASTM D1557 maximum dry density. The moisture content, density, and relative percent compaction should be verified by a representative of Antares or approved alternative. The earthwork contractor should assist testing and observation representatives by excavating test pads with onsite earth moving equipment.

3. Where fill placement is proposed on native slopes steeper than approximately 5:1, H:V, a base key and routine benches must be provided. Unless otherwise recommended by the project engineer, the base key should be excavated at the toe of the fill a minimum of 2 feet into competent stratum, as determined by a representative of Antares during

construction observation. The bottom of the base key should be sloped slightly into the hillside at an approximate gradient of 5 percent or greater.

4. The fill must be benched into existing side slopes as fill placement progresses. Benching must extend through loose surface soil into firm material, and at intervals such that no loose surface soil is beneath the fill.

5.1.4 Fill Placement

Soil fill placement proposed for the project should incorporate the following recommendations:

1. Soil used for fill should consist of uncontaminated, predominantly granular, non-expansive native soil or approved import soil. If encountered, rock used in fill should be broken into pieces no larger than 8 inches in diameter. Rocks larger than 8 inches are considered oversized material and should be stockpiled for offhaul or later use in landscape areas and drainage channels. If approved by the project geotechnical engineer, oversized rock may be placed at or near the bottom of deep fills. Oversized rock must be placed in windrows to avoid nesting and to facilitate the placement of compacted fill. No oversized rock should be placed in the upper 3 feet of any structural fill. The project geotechnical engineer should approve the use of oversized rock prior to constructing fill.
2. Import soil (if used) should be predominantly granular, non-expansive and free of deleterious material. Import material that is proposed for use onsite should be submitted to Antares for approval and possible laboratory testing at least 72 hours prior to transport to the site.
3. Cohesive, predominantly fine grained, or potentially expansive soil encountered during grading should be stockpiled for removal, mixed as directed by Antares, or used in landscape areas.
4. Soil used to construct fill should be uniformly moisture conditioned to within approximately 3 percentage points of the ASTM D1557 optimum moisture content. Wet soil may need to be air dried or mixed with drier material to facilitate placement and compaction, particularly during or following the wet season.
5. Fill should be constructed by placing uniformly moisture conditioned soil in maximum 8-inch-thick loose, horizontal lifts (layers) prior to compacting.
6. All fill should be compacted to a minimum relative compaction of 90 percent of the ASTM D1557 maximum dry density. The upper 12 inches of fill in paved areas, beneath proposed slabs-on-grade, and within the proposed building footprint should be compacted to a minimum of 95 percent relative compaction.

The moisture content, density and relative percent compaction of fill should be confirmed by a representative of Antares or approved alternative during construction.

5.1.5 Differential Fill Depth

The recommendations presented in this section are intended to reduce the magnitude of differential settlement-induced structural distress associated with variable fill depth beneath structures.

1. Site grading should be performed so that cut-fill transition lines do not occur directly beneath any structures. The cut portion of the cut-fill pads, if proposed, should be scarified to a minimum depth of 8 inches, and recompacted to 95 percent relative compaction.
2. Differential fill depths beneath structures should not exceed 5 feet. For example, if the maximum fill depth is 8 feet across a pad, the minimum fill depth beneath that pad should not be less than 3 feet. If a cut-fill pad is used in this example, the cut portion would need to be overexcavated 3 feet and rebuilt with compacted fill.

5.1.6 Fill Slope Grading

The following recommendations address fill slopes that are not supported by retaining walls. Although not anticipated for the project, the recommendations have been included as general guidelines for fill slope grading.

In general, permanent fill slopes created onsite should be no steeper than 2:1, H:V. Antares should review fill slope configurations greater than approximately 5 feet in height, if proposed, prior to fill placement. Compaction and fill slope grading must be confirmed by Antares or an approved alternative in the field.

Steeper fill slopes may be feasible with the use of geotextile reinforcement and/or rock facing. We can provide reinforced or buttressed fill slope design for the project, if requested.

Fill should be placed in horizontal lifts to the lines and grades shown on the project plans. Slopes should be constructed by overbuilding the slope face and then cutting it back to the design slope gradient. Fill slopes should not be constructed or extended horizontally by placing soil on an existing slope face and/or compacted by track walking.

Where placement of oversized rock in deep fill is proposed, the oversized rock should be placed a minimum of 5 feet horizontally from the finished fill slope face.

5.1.7 Erosion Controls

Graded portions of the site should be seeded as soon as possible to allow vegetation to become established prior to and during the rainy season. In addition, grading that results in greater than one acre of soil disturbance or in sensitive areas may require the preparation of a site-specific storm water pollution prevention plan. As a minimum, the following controls should be installed prior to and during grading to reduce erosion.

1. Prior to commencement of site work, fiber rolls should be installed down slope of the proposed area of disturbance to reduce migration of sediment from the site. Fiber rolls on slopes are intended to reduce sediment discharge from disturbed areas, reduce the velocity of water flow, and aid in the overall revegetation of slopes. The fiber rolls should remain in place until construction activity is complete and vegetation becomes established.
2. All soil exposed in permanent slope faces should be hydroseeded or hand seeded/strawed with an appropriate seed mixture compatible with the soil and climate conditions of the site as recommended by the local Resource Conservation District.
3. Following seeding, jute netting or erosion control blankets should be placed and secured over the slopes steeper than 2:1, H.V.
4. Surface water drainage ditches should be established as necessary to intercept and redirect concentrated surface water away from cut and fill slope faces. Under no circumstances should concentrated surface water be directed over slope faces. The intercepted water should be discharged into natural drainage courses or into other collection and disposal structures.

5.1.8 Underground Utility Trenches

Underground utility trenches should be excavated and backfilled as described below.

1. Based on subsurface conditions observed in our exploratory trenches, we anticipate that resistant rock at shallow depths may limit utility trench excavations. Pre-ripping of the trench alignment, blasting, or splitting may be required, particularly if utility trench excavations are deeper than 3 feet. Additionally, cobble to boulder sized pieces of resistant rock may need to be removed for utility trench construction.
2. The California Occupational Safety and Health Administration (OSHA) requires all utility trenches deeper than 4 feet bgs be shored with bracing equipment prior to being entered by any individuals, whether or not they are associated with the project.
3. Trench backfill used within the bedding and shading zones should consist of ¾-inch minus crushed rock, granular material with a sand equivalent greater than 30, or similar material approved by the project engineer.

4. Soil used as trench backfill should consist of non-expansive soil with a plasticity index (PI) less than or equal to 15 and should not contain rocks greater than 3 inches in greatest dimension unless otherwise approved by the geotechnical engineer.
5. Where utility trenches will intersect perimeter footings or pass within the proposed structure footprints, we recommend that a low permeability backfill plug be placed to reduce water migration and infiltration. In general, a low permeability, predominantly fine-grained soil backfill, sand-cement slurry, or other approved material should be placed within five feet of the building exterior.
6. Trench backfill should be constructed by placing uniformly moisture conditioned soil in maximum 12-inch-thick loose lifts prior to compacting.
7. Trench backfill should be compacted to a minimum relative compaction of 90 percent of the ASTM D1557 maximum dry density. In areas of proposed pavement or concrete flatwork, the upper 12 inches of backfill should be compacted to a minimum relative compaction of 95 percent of the ASTM D1557 maximum dry density. Jetting is not an acceptable method of compacting trench backfill or bedding sand.
8. The loose lift thickness, moisture, density and relative compaction of the trench backfill soil should be observed by a representative of Antares or approved alternative during placement.

5.1.9 Soil Corrosion Potential

Laboratory testing was performed for soil corrosivity parameters (minimum resistivity, pH, chloride, and sulfate) on a selected soil sample. Based on the test results of minimum resistivity (54,320 ohm-cm), the soil is not considered to have high corrosive potential for buried metallic improvements. Additionally, the results of the pH (6.20), chloride (6.1ppm), and sulfate (5.3ppm) tests do not indicate significant corrosive potential to buried concrete structures.

To reduce the likelihood of corrosion problems, materials used for underground utilities, permanent subsurface drainage improvements, and foundation systems should be selected based on local experience and practice. If alternative or new construction methods or materials are being proposed, it may be appropriate to have the selected materials evaluated by a corrosion engineer for compatibility with the onsite soil and groundwater conditions.

The laboratory test results should only be considered as indicator parameters of potential soil corrosivity for the sample which was tested. Other soils found on the project site may be more, less, or of similar corrosive nature.

5.1.10 Surface Water Drainage

Proper surface water drainage is important to the successful development of the project.

We recommend the following measures to help mitigate surface water drainage problems:

1. Slope final grades in structural areas so that surface water drains away from pad finish subgrades at a minimum 5 percent slope for a minimum distance of 10 feet.
2. To reduce surface water infiltration, compact and slope all soil placed adjacent to structure foundations such that water is not allowed to pond. Backfill should be free of deleterious materials.
3. Construct V-ditches at the top of cut and fill slopes where necessary to reduce concentrated surface water flow over slope faces. Typically, V-ditches should be 3 feet wide and at least 6 inches deep. Surface water collected in V-ditches should be directed away and downslope from proposed building pads, driveways, and sidewalks into drainage channels.

5.1.11 Plan Review and Construction Monitoring

Construction quality assurance includes review of plans and specifications and performing construction monitoring as described below.

1. If plans and construction documents are provided by a company other than Antares, Antares should be retained to review the final plans prior to construction to confirm our understanding of the project at the time of our investigation, to determine whether our recommendations have been implemented, and to provide additional and/or modified recommendations, if necessary.
2. Antares should be retained to perform or coordinate construction quality assurance (CQA) monitoring (i.e. special inspections) of all earthwork grading, steel reinforcement, and structural concrete performed and constructed by the contractor to determine whether our recommendations have been implemented, and if necessary, provide additional and/or modified recommendations.

5.2 STRUCTURAL IMPROVEMENT DESIGN CRITERIA

The following sections present our structural improvement design criteria and recommendations. The recommendations address foundations, seismic parameters, concrete slabs-on-grade, rock anchors, and retaining walls.

5.2.1 Seismic Design Criteria

Our classification of on-site soil conditions is based on field observations and laboratory tests. The on-site soil primarily consists of gravelly sand to sandy gravel. Based on the soil encountered during our investigation, we classified the soil as gravelly sand (GW) for design purposes.

Table 5.2.1.1 below summarizes seismic design criteria based on ASCE 7-10, the 2016 California Building Code, and the United States Geological Survey (USGS), *U.S. Seismic Design Maps Tool* to develop the following seismic design parameters:

Table 5.2.1.1 - Seismic Design Parameters

Description	Value	Reference	Description	Value	Reference
Latitude Longitude	37.930 -107.856	1	Site Class	C	2
Site Coefficient, F_A	1.200	5	Site Coefficient, F_V	1.700	6
Mapped Acceleration Parameter, S_S	0.317*g*	3	Mapped Acceleration Parameter, S_1	0.083*g*	4
Maximum Considered Short (0.2 sec) Spectral Response, S_{MS}	0.380g	5	Maximum Considered Long (1.0 sec) Spectral Response, S_{M1}	0.141*g*	6
Design Spectral Response Acceleration, S_{DS}	0.254*g*	7	Design Spectral Response Acceleration, S_{D1}	0.094*g*	8

References:

1. *USGS 7.5 min*
2. *ASCE 7-10 Table 20.3-1*
3. *ASCE 7-10 Figure 22-1*
4. *ASCE 7-10 Figure 22-2*
5. *ASCE 7-10 Equation 11.4-1*
6. *ASCE 7-10 Equation 11.4-2*
7. *ASCE 7-10 Equation 11.4-3*
8. *ASCE 7-10 Equation 11.4-4*

5.2.2 Slab-on-Grade Systems

Our opinion is that exterior concrete slabs-on-grade may be used in conjunction with perimeter concrete foundations for flatwork areas, if proposed. The project structural engineer should design slabs-on-grade with regard to the anticipated loading. This section presents typical slab sections and reinforcement schedules used in the region and presents construction recommendations. We can provide project specific slab-on-grade design for the proposed improvements once anticipated loading and serviceability criteria have been established.

1. In general, slabs-on-grade should be a minimum of 4 inches thick. If loads higher than 250 psf or intermittent live loads are anticipated, a structural engineer should determine the slab thickness and steel reinforcing schedule.
2. The subgrade soil around the slabs-on-grade should be sloped away from the proposed slab subgrade a minimum of 5 percent for a distance of 10 feet as discussed in the Surface Water Drainage section of this report. A representative from Antares should observe pad and subgrade elevations prior to forming the slab footings.
3. As a minimum, No. 3 rebar on 18-inch centers or flat sheets of 6x6, W4.0xW4.0 welded wire mesh (WWM) should be used as slab reinforcement. We do not recommend using rolls of WWM because vertically centered placement of rolled mesh within the slab is difficult to achieve. All rebar and sheets of WWM should be placed in the center of the slab and supported on concrete "dobies". We do not recommend "hooking and pulling" of steel during concrete placement.
4. Prior to placing concrete, slab subgrade soil must be moisture conditioned to between 75 and 90 percent saturation to a depth of 24 inches. Moisture conditioning should be performed for a minimum of 24 hours prior to concrete placement. If the soil is not moisture conditioned prior to placing concrete, moisture will be wicked out of the concrete, possibly contributing to shrinkage cracks. To facilitate slab-on-grade construction, we recommend that the slab subgrade soil be moisture conditioned following rock placement.
5. Slabs should be underlain by 4 inches of washed rock. The rock should be uniformly graded so that 100% passes the 1-inch sieve, with 0% to 5% passing the No. 4 sieve. Following rock placement, the subgrade soil should be moisture conditioned for 24 hours.
6. Expansion joints should be provided between the slab and perimeter footings, where applicable. Control joints should bisect the length and width of the slab at intervals specified by the American Concrete Institute (ACI) or Portland Concrete Association (PCA).
7. Sidewalks, may be placed directly on compacted fill without the use of a baserock section. For exterior slabs, the native soil should be ripped, moisture conditioned and recompacted to an 8-inch depth per the grading recommendations presented in this report.
8. All deleterious material must be removed prior to placing concrete.
9. We recommend that concrete have a water/cement ratio no greater than 0.45. Pozzolans or other additives may be added to increase workability.

10. Concrete slabs should be moisture cured for at least seven days after placement. Excessive curling of the slab may occur if moisture conditioning is not performed. This is especially critical for slabs that are cast during the warm summer months.
11. Concrete slabs impart a relatively small load on the subgrade (approximately 50 psf). Therefore, some vertical movement should be anticipated from possible expansion or differential loading.

5.2.3 Rock Anchors

1. Rock anchors or doweling may be used to provide lateral and uplift resistance where shallow, competent rock limits excavation. Although bedrock was not encountered in our exploratory borings, very large boulders were encountered which would provide sufficient support for rock anchors. Rock anchors should only be installed in competent rock, to be determined in the field by a representative of Antares. The design of rock anchors should include the following criteria.
2. Pull-out resistance for rock anchors will generally be limited by the shear resistance between the grout and the native rock. For design purposes, a pull-out resistance of 50 pounds per square inch of grout/competent rock contact may be used. Because of the strain in the anchor steel during pull-out, we recommend that the upper 6 inches of grout/competent rock contact be neglected when sizing for uplift.
3. For grouted anchors, we recommend that the drilled hole have a minimum ½-inch annular clearance between the steel and surrounding rock. Thus, grouting a No. 4 rebar would require a 1½-inch diameter hole.
4. Lateral shear resistance for rock anchors should be designed using Vs=0.45 Fy, where Fy equals the tensile strength of the steel. To develop this shear resistance, a minimum steel embedment of 24 inches into undisturbed, competent rock should be used.
5. Prior to anchor placement, loose debris, dust, and standing water in the hole must be removed by blowing with oil-free compressed air, cleaning the hole with a nylon brush, and then blowing out the remaining dust. Dust and debris left in the hole will significantly reduce anchor capacity.
6. We recommend using a cement grout that has a water/cement ratio of less than 0.6 to construct rock anchors. If high strength epoxy or other adhesives are proposed, Antares should review the proposed rock anchor detail prior to construction. If epoxy will be used for anchors, anchors shall be installed per manufacturer's recommendations and submitted to Antares for review.

7. We recommend that a minimum of 25% of installed rock anchors be load tested to a minimum of 1.5 times the design load by Antares or an approved alternative.

5.2.4 Micropiles

1. We understand that micropiles are the preferred foundation method to be utilized for the proposed structures. Based on our findings, we recommend that micropiles be designed based on a skin friction of 35 psi in sandy gravel. This value assumes zero embedment in competent rock (bedrock or large boulders).
2. We recommend that a minimum of one micropile per foundation be load tested to a minimum of 1.5 times the design load during construction by Antares or an approved alternative.

5.2.5 Bearing Criteria

Based on observations of our exploratory borings, we recommend that foundation elements be designed based on an allowable bearing capacity of 4,000psf at a depth of 48 inches below the ground surface. This value can be increased by 300psf for each additional foot of embedment up to a limiting value of 5,200psf. Allowable bearing may be increased by 33 percent for additional transient loading such as wind or seismic. If foundations land on competent bedrock or boulders assumed to be a minimum of 6 feet in diameter, they may be designed based on a bearing capacity of 12,000psf.

A triangularly-distributed lateral resistance (passive soil resistance) of 300d psf, where d is footing depth, may be used for footings. This value may be increased by 33 percent for wind and seismic. As an alternative to the passive soil resistance described above, a coefficient of friction for resistance to sliding of 0.35 may be used

5.2.6 Retaining Wall Design Criteria

The following active and passive pressures are for retaining walls in cut native soil or backfilled with granular onsite soil. If import soil is used, a representative from our firm should be retained to observe and test the soil to determine its strength properties. The pressures exerted against retaining walls may be assumed to be equal to a fluid of equivalent unit weight.

The table on the following page presents equivalent fluid unit weights for cut native soil and onsite fill compacted per the grading recommendations presented in this report. For approximately horizontal backfill we assume that the retained fill surface will be no steeper than 10% for a minimum distance of the wall height from the back of the retaining wall. If

surcharge loads (such as adjacent building foundations) or live loads will be applied within a distance of the wall height from the back of the wall, we should be retained to review the loading conditions and revise our recommendations, if necessary.

Table 5.2.4.1 - Equivalent Fluid Unit Weights (1)		
Loading Condition	Retained Cut or Compacted Fill (approximately horizontal backfill)	Retained Cut or Compacted Fill (retained slope up to 1:1, H:V)
Active Pressure (pcf)	30	40
Passive Pressure (pcf)	350	350
At-Rest Pressure (pcf)	50	60
Coefficient of Friction	0.35	0.35

Note: (1) The equivalent fluid unit weights presented are ultimate values and do not include a factor of safety. The passive pressures provided assume footings are founded in competent native soil or engineered fill.

Please note that the use of the tabulated active pressure unit weight requires that the wall design accommodate sufficient deflection for mobilization of the retained soil to occur. Typically, a wall yield of less than 1 percent of the wall height is sufficient to mobilize active conditions in granular soil. However, if the walls are rigid or restrained to prevent rotation, at-rest conditions should be used for design.

Recommendations for design and construction of retaining walls are listed below:

1. Compaction equipment should not be used directly adjacent to retaining walls unless the wall is designed or braced to resist the additional lateral pressures.
2. If any surface loads are closer to the top of the retaining wall than its height, Antares should review the loads and loading configuration. We should be retained to review wall details and plans for any wall over 4 feet in height.
3. Retaining walls over 4 feet in height are required to be engineered. We can provide these services if requested.
4. All retaining walls must be well drained to reduce hydrostatic pressures. Walls should be provided with a drainage blanket to reduce additional lateral forces and minimize saturation of the backfill soil. Drainage blankets may consist of graded rock drains or geosynthetic blankets.
5. Rock drains should consist of a minimum 12-inch wide, Caltrans Class II, permeable drainage blanket, placed directly behind the wall; or crushed washed rock enveloped in a non-woven geotextile filter fabric such as Amoco 4546™ or equivalent. Drains should

have a minimum 4-inch diameter, perforated, schedule 40, PVC pipe placed at the base of the wall, inside the drainrock, with the perforations placed down. The PVC pipe should be sloped so that water is directed away from the wall by gravity. A geosynthetic drainage blanket such as Enkadrain™ or equivalent may be substituted for the rock drain, provided the collected water is channeled away from the wall. If a geosynthetic blanket is used, backfill must be compacted carefully so that equipment or soil does not tear or crush the drainage blanket.

6. Adequate drainage and waterproofing for retaining walls associated with finished interior spaces are essential to reduce the likelihood of seepage and vapor transmission into the living space. We recommend that an appropriate waterproofing sealant be applied to the exterior surface of such retaining walls. A waterproofing consultant may be contacted to further review seepage and vapor transmission.

7. Additional lateral loading on retaining structures due to seismic accelerations may be considered at the designer's option. For an earthquake producing a design horizontal acceleration of 0.2g, we recommend that the resulting additional lateral force applied to unrestrained (cantilevered) retaining structures with drained level backfill onsite be estimated as $P_{ae}=9H^2$ pounds, where H is the height of the wall in feet. The additional seismic force may be assumed to be applied at a height of 0.6H above the base of the wall. This seismic loading is for a drained, level backfill condition only; Antares should be consulted for values of seismic loading due to non-level or non-drained backfill conditions. The use of reduced factors of safety is often appropriate when reviewing overturning and sliding resistance during seismic events.

6 LIMITATIONS

The following limitations apply to the findings, conclusions and recommendations presented in this report:

1. Our professional services were performed consistent with the generally accepted geotechnical engineering principles and practices employed in southern California. No warranty is expressed or implied.

2. These services were performed consistent with our agreement with our client. We are not responsible for the impacts of any changes in environmental standards, practices, or regulations subsequent to performance of our services. We do not warrant the accuracy of information supplied by others, or the use of segregated portions of this report. This report is solely for the use of our client unless noted otherwise. Any reliance on this report by a third party is at the party's sole risk.

3. If changes are made to the nature or design of the project as described in this report, then the conclusions and recommendations presented in this report should be considered invalid. Only our firm can determine the validity of the conclusions and recommendations presented in this report. Therefore, we should be retained to review all project changes and prepare written responses with regards to their impacts on our conclusions and recommendations. However, we may require additional fieldwork and laboratory testing to develop any modifications to our recommendations. Costs to review project changes and perform additional fieldwork and laboratory testing necessary to modify our recommendations are beyond the scope of services presented in this report. Any additional work will be performed only after receipt of an approved scope of services, budget, and written authorization to proceed.

4. The analyses, conclusions and recommendations presented in this report are based on site conditions as they existed at the time we performed our surface and subsurface field investigations. We have assumed that the subsurface soil and groundwater conditions encountered at the location of our exploratory borings are generally representative of the subsurface conditions throughout the entire project site. However, the actual subsurface conditions at locations between and beyond our exploratory borings may differ. Therefore, if the subsurface conditions encountered during construction are different than those described in this report, then we should be notified immediately so that we can review these differences and, if necessary, modify our recommendations.

5. The elevation or depth to groundwater underlying the project site may differ with time and location.

6. The project site map shows approximate exploratory boring locations as determined by pacing distances from identifiable site features. Therefore, the boring locations should not be relied upon as being exact nor located with surveying methods.

7. Our geotechnical investigation scope of services did not include evaluating the project site for the presence of hazardous materials or mining features. Although we did not observe evidence of hazardous materials or mining features within the proposed building area at the time of our field investigation, all project personnel should be careful and take the necessary precautions should hazardous materials and/or mining features be encountered during construction.

8. The findings of this report are valid as of the present date. However, changes in the conditions of the property can occur with the passage of time. The changes may be due to natural processes or to the works of man, on the project site or adjacent properties. In addition, changes in applicable or appropriate standards can occur, whether they result from legislation or the broadening of knowledge. Therefore, the recommendations presented in this report should not be relied upon after a period of two years from the issue date without our review.

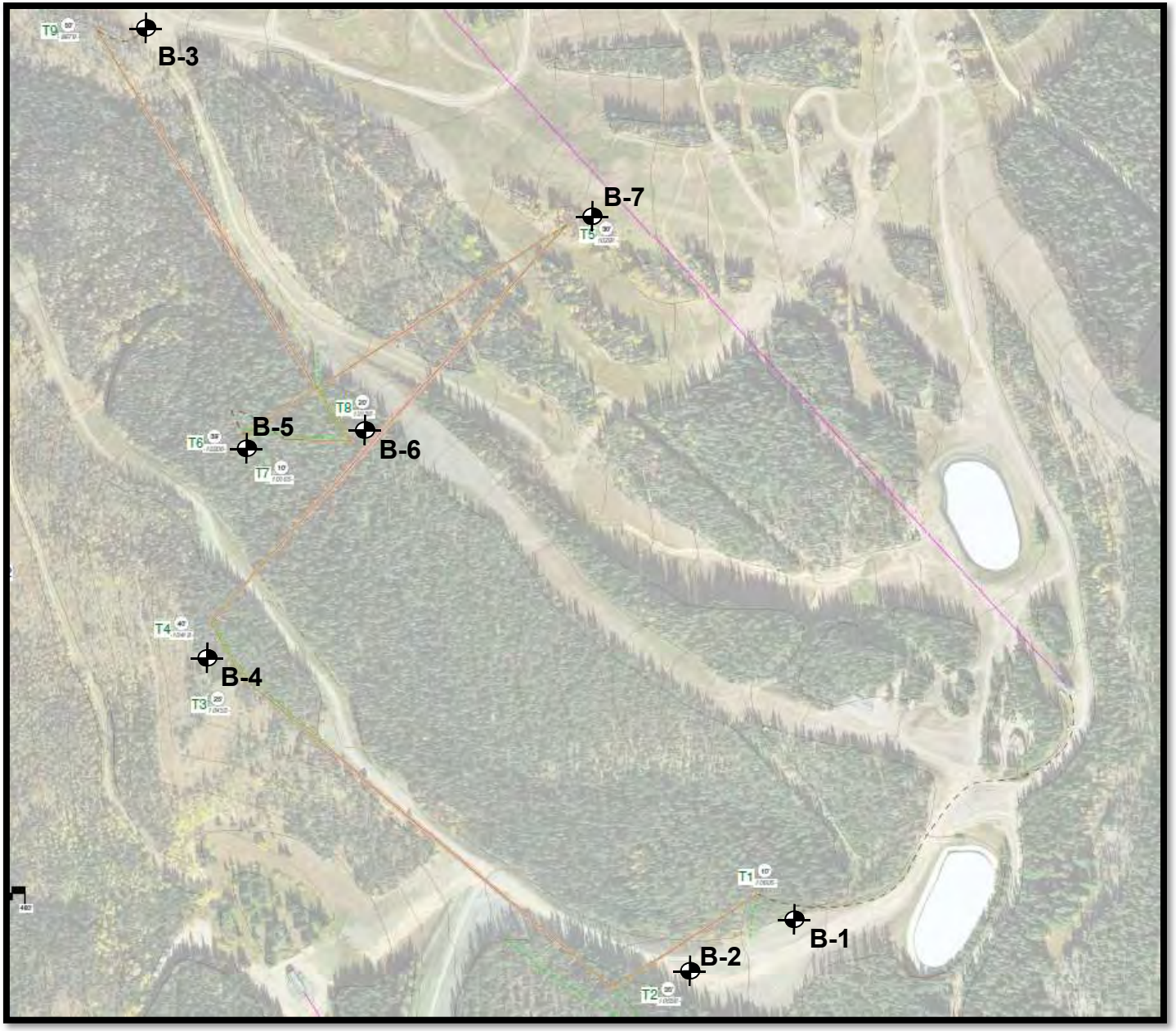
FIGURES

Figure 1 Site Vicinity Map

Figure 2 Exploratory Boring Location Map

Google Earth ©2018

ANTARES, LLC	**Vicinity Map** Telluride Ski Resort Mountain Village, Colorado	PROJECT NO. 18111-01 December 6, 2018 FIGURE 1



-Borings B-1 through B-3 Advanced Usincg Truck-Mounted CME55 Drill Rig
-Borings B-4 through B-7 Advanced Using Motorized Hand Operated Auger

ANTARES, LLC

Exploratory Boring Location Map
Telluride Ski Resort
Mountain Village, Colorado

PROJECT NO. 18111-01

December 6, 2018

FIGURE 2

APPENDIX A PROPOSAL

ANTARES

Proposal No. PT18158
October 19, 2018

Bonsai Design
Attn: Tim Bockelman

Project Location: ***Telluride Ski Resort***
Telluride, Colorado

Subject: ***Proposal to Provide Geotechnical Engineering Services***

Dear Mr. Bockelman,

As requested by you, Antares, LLC (Antares) has prepared this proposal to provide geotechnical engineering services for the proposed zip tour to be constructed at Telluride Ski Resort in Telluride, Colorado.

Project Understanding/Overview

We anticipate associated improvements will include concrete flat work and isolated foundations. The scope of services presented in this proposal is based on our email conversation with you, review of the preliminary project plans, and review of the project RFP.

The purpose of our investigation is to evaluate existing soil/rock conditions in regard to the proposed improvements, and to provide design-level geotechnical recommendations focusing on the areas of the proposed improvements.

SCOPE OF SERVICES

Based on our understanding of the project, we propose the following scope of services.

Geotechnical Investigation

Antares will perform a map and literature review of published documents pertinent to the project site, including geologic maps and soil survey maps. We will perform a subsurface investigation to characterize the soil, rock and shallow groundwater conditions in the area of the proposed improvements. We propose to advance 2 to 3 exploratory borings in the areas of proposed improvements, using a truck mounted drill rig equipped with 8-inch hollow stem augers. We anticipate that the borings will be advance to a maximum depth of 15 feet. Shallow (0-8 feet) exploration will be conducted in areas which can not be accessed with a drill rig.

An engineer from our firm will log soil/rock conditions observed and collect relatively undisturbed and bulk soil samples from the exploratory borings. The soil samples will be labeled, sealed, and transported to a local laboratory where selected samples will be tested to determine their material properties. If groundwater is encountered, the depth to groundwater will be documented.

Accessibility will be determined during an initial site visit to mark proposed sample locations for Underground Service Alert (USA) clearance for the site. If requested, we can retain a private utility locating service to supplement the USA clearance to reduce the risk of encountering unmarked utilities on the site, for an additional fee.

Laboratory Testing

Antares will submit soil samples to a local laboratory which will perform tests on selected soil samples to determine their engineering material properties. Laboratory tests will be performed using American Society for Testing and Materials (ASTM) or Caltrans methods as guidelines. The testing may include:

D422, Particle Size Determination
D2216, Moisture Content
D2487, Unified Soil Classification System
D2488, Soil Description Visual Manual Method
D2937, Density
D3080, Direct Shear Strength
D4829, Expansion Index (if appropriate)

D4318, Atterberg Limits (if appropriate), and
Corrosion Evaluation Testing (pH, minimum resistivity, sulfate, and chloride content).

The actual tests performed may vary, depending on the subsurface conditions encountered. Direct shear testing will be performed to develop site-specific foundation and retaining wall design criteria. If fine-grained soil is encountered during our field investigation, we will perform Atterberg limits and/or expansion index testing in an effort to evaluate expansion potential.

Data Analysis and Engineering

Following the completion of laboratory testing, data will be analyzed and engineering calculations will be performed to develop seismic, foundation, engineered fill, and retaining wall design criteria for the proposed improvements.

Report Preparation

We will prepare a geotechnical engineering report for the project that will present our findings, conclusions, and recommendations. The report will include descriptions of site conditions, a summary of the field investigation, laboratory test results, seismic parameters, and recommendations addressing earthwork (including cut and fill slopes), foundation and retaining wall construction. A site plan will be included showing the approximate locations of the exploratory borings. The report appendices will present the exploratory boring logs and laboratory test data.

ASSUMPTIONS AND CLIENT RESPONSIBILITIES

The proposed scope of services is based on the following assumptions:

- The client will provide Antares with the authorization to access the site. Although reasonable care will be used during our investigation, the client understands that unmarked underground utilities may be damaged. Antares will not be responsible for repair of utilities that were not marked or were improperly marked prior to the investigation.

- Four copies of the report will be sent to the client and/or the client's engineers and architects. In addition, we will prepare a pdf format version of the report to facilitate distribution to the project team.

FEES

Our fee to perform the geotechnical investigation and reporting is $**. Our fee assumes that Antares will coordinate the drill rig and operators.

Billing will be monthly on a percent complete basis. If this proposal is acceptable, please sign and return the attached agreement as our authorization to proceed.

SCHEDULE

Based on our current workload, we would be able to schedule our field investigation within one week of receiving authorization to proceed, weather permitting. We can provide verbal preliminary recommendations within three days following the site investigation based on the field investigation data. However, final recommendations will be developed from the field and laboratory data. We anticipate the final report will be submitted within one week following completion of our field investigation.

We appreciate the opportunity to provide you with this proposal. If you have any questions, please feel free to contact our office.

Sincerely,

ANTARES, LLC

Chad Diez, PE
Founder/Principal Engineer

APPENDIX B IMPORTANT INFORMATION ABOUT YOUR GEOTECHNICAL ENGINEERING REPORT

Important Information about This

Geotechnical-Engineering Report

Subsurface problems are a principal cause of construction delays, cost overruns, claims, and disputes.

While you cannot eliminate all such risks, you can manage them. The following information is provided to help.

The Geoprofessional Business Association (GBA) has prepared this advisory to help you – assumedly a client representative – interpret and apply this geotechnical-engineering report as effectively as possible. In that way a lowered exposure to the subsurface problems that, for decades, have been a principal cause of construction delays, cost overruns, claims, and disputes. If you have questions or want more information about any of the issues discussed below, contact your GBA-member geotechnical engineer. Active involvement in the Geoprofessional Business Association exposes geotechnical engineers to a wide array of risk-confrontation techniques that can

construction project.

Geotechnical-Engineering Services Are Performed for

Geotechnical engineers structure their services to meet the specific needs of their clients. A geotechnical-engineering study conducted for a given civil engineer will not likely meet the needs of a civil-works constructor or even a different civil engineer. Because each geotechnical-engineering study is unique, each geotechnical-engineering report is unique, prepared *solely* for the client. *Those who rely on a geotechnical-engineering report prepared for a different client can be seriously misled*. No one except authorized client representatives should rely on this geotechnical-engineering report without first conferring with the geotechnical engineer who prepared it. *And no one – not even you – should apply this report for any purpose or project except the one originally contemplated.*

Read this Report in Full

Costly problems have occurred because those relying on a geotechnical-engineering report did not read it *in its entirety*. Do not rely on an executive summary. Do not read selected elements only. *Read this report in full.*

You Need to Inform Your Geotechnical Engineer about Change

Your geotechnical engineer considered unique, project-specific factors when designing the study behind this report and developing the confirmation-dependent recommendations the report conveys. A few typical factors include:

- the client's goals, objectives, budget, schedule, and risk-management preferences;
- the general nature of the structure involved, its size, configuration, and performance criteria;
- the structure's location and orientation on the site; and
- other planned or existing site improvements, such as retaining walls, access roads, parking lots, and underground utilities.

Typical changes that could erode the reliability of this report include those that affect:

- the site's size or shape;
- the function of the proposed structure, as when it's changed from a parking garage to an office building, or from a light-industrial plant to a refrigerated warehouse;
- the elevation, configuration, location, orientation, or weight of the proposed structure;
- the composition of the design team; or
- project ownership.

As a general rule, *always* inform your geotechnical engineer of project changes – even minor ones – and request an assessment of their impact. *The geotechnical engineer who prepared this report cannot accept responsibility or liability for problems that arise because the geotechnical engineer was not informed about developments the engineer otherwise would have considered.*

This Report May Not Be Reliable

Do not rely on this report if your geotechnical engineer prepared it:

- for a different client;
- for a different project;
- for a different site (that may or may not include all or a portion of the original site); or
- before important events occurred at the site or adjacent to it; e.g., man-made events like construction or environmental remediation, or natural events like floods, droughts, earthquakes, or groundwater fluctuations.

Note, too, that it could be unwise to rely on a geotechnical-engineering report whose reliability may have been affected by the passage of time, because of factors like changed subsurface conditions; new or modified codes, standards, or regulations; or new techniques or tools. *If your geotechnical engineer has not indicated an "apply-by" date on the report, ask what it should be*, and, in general, *if you are the least bit uncertain* about the continued reliability of this report, contact your geotechnical engineer before applying it. A minor amount of additional testing or analysis – if any is required at all – could prevent major problems.

Most of the "Findings" Related in This Report Are Professional Opinions

Before construction begins, geotechnical engineers explore a site's subsurface through various sampling and testing procedures. *Geotechnical engineers can observe actual subsurface conditions only at those specific locations where sampling and testing were performed*. The data derived from that sampling and testing were reviewed by your geotechnical engineer, who then applied professional judgment to form opinions about subsurface conditions throughout the site. Actual sitewide-subsurface conditions may differ – maybe significantly – from those indicated in this report. Confront that risk by retaining your geotechnical engineer to serve on the design team from project start to project finish, so the individual can provide informed guidance quickly, whenever needed.

This Report's Recommendations Are

The recommendations included in this report – including any options or alternatives – are confirmation-dependent. In other words, *they are not final*, because the geotechnical engineer who developed them relied heavily on judgment and opinion to do so. Your geotechnical engineer can finalize the recommendations *only after observing actual subsurface conditions* revealed during construction. If through observation your geotechnical engineer confirms that the conditions assumed to exist actually do exist, the recommendations can be relied upon, assuming no other changes have occurred. *The geotechnical engineer who prepared this report cannot assume responsibility or liability for confirmation-dependent recommendations if you fail to retain that engineer to perform construction observation.*

This Report Could Be Misinterpreted

Other design professionals' misinterpretation of geotechnical-engineering reports has resulted in costly problems. Confront that risk by having your geotechnical engineer serve as a full-time member of the design team, to:

- confer with other design-team members,
- help develop specifications,
- review pertinent elements of other design professionals' plans and specifications, and
- be on hand quickly whenever geotechnical-engineering guidance is needed.

You should also confront the risk of constructors misinterpreting this report. Do so by retaining your geotechnical engineer to participate in prebid and preconstruction conferences and to perform construction observation.

Give Constructors a Complete Report and Guidance

Some owners and design professionals mistakenly believe they can shift unanticipated-subsurface-conditions liability to constructors by limiting the information they provide for bid preparation. To help prevent the costly, contentious problems this practice has caused, include the complete geotechnical-engineering report, along with any attachments or appendices, with your contract documents, *but be certain to note conspicuously that you've included the material for informational purposes only*. To avoid misunderstanding, you may also want to note that "informational purposes" means constructors have no right to rely on the interpretations, opinions, conclusions, or recommendations in the report, but they may rely on the factual data relative to the specific times, locations, and depths/elevations referenced. Be certain that constructors know they may learn about specific project requirements, including options selected from the report, *only* from the design drawings and specifications. Remind constructors that they may perform their own studies if they want to, and *be sure to allow enough time* to permit them to do so. Only then might you be in a position to give constructors the information available to you, while requiring them to at least share some of the financial responsibilities stemming from unanticipated conditions. Conducting prebid and preconstruction conferences can also be valuable in this respect.

Read Responsibility Provisions Closely

Some client representatives, design professionals, and constructors do not realize that geotechnical engineering is far less exact than other engineering disciplines. That lack of understanding has nurtured unrealistic expectations that have resulted in disappointments, delays, cost overruns, claims, and disputes. To confront that risk, geotechnical engineers commonly include explanatory provisions in their reports. Sometimes labeled "limitations," many of these provisions indicate where geotechnical engineers' responsibilities begin and end, to help others recognize their own responsibilities and risks. *Read these provisions closely*. Ask questions. Your geotechnical engineer should respond fully and frankly.

Geoenvironmental Concerns Are Not Covered

The personnel, equipment, and techniques used to perform an environmental study – e.g., a "phase-one" or "phase-two" environmental site assessment – differ significantly from those used to perform a geotechnical-engineering study. For that reason, a geotechnical-engineering report does not usually relate any environmental findings, conclusions, or recommendations; e.g., about the likelihood of encountering underground storage tanks or regulated contaminants. *Unanticipated subsurface environmental problems have led to project failures*. If you have not yet obtained your own environmental information, ask your geotechnical consultant for risk-management guidance. As a general rule, *do not rely on an environmental report prepared for a different client, site, or project, or that is more than six months old.*

Obtain Professional Assistance to Deal with Moisture

While your geotechnical engineer may have addressed groundwater, water infiltration, or similar issues in this report, none of the engineer's services were designed, conducted, or intended to prevent uncontrolled migration of moisture – including water vapor – from the soil through building slabs and walls and into the building interior, where it can cause mold growth and material-performance deficiencies. Accordingly, ***proper implementation of the geotechnical engineer's recommendations will not of itself be sufficient to prevent moisture infiltration.*** Confront the risk of moisture infiltration by including building-envelope or mold specialists on the design team. ***Geotechnical engineers are not building-envelope or mold specialists.***

GEOPROFESSIONAL BUSINESS ASSOCIATION

Telephone: 301/565-2733
e-mail: info@geoprofessional.org www.geoprofessional.org

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APPENDIX C EXPLORATORY BORING LOGS

ANTARES, LLC

EXPLORATORY BORING LOG

2660 JUNIPER AVENUE, BOULDER, COLORADO
PHONE: (530) 613-9712 WEBSITE: WWW.WORKWITHANTARES.COM

Boring No. B-1

Project Name: Tellurde Zip Tour	**Project No.:** 18111-01	**Task:** 01	**Start:** 11/2/2018	**Sheet:** 1 of 1
Location: MOUNTAIN VILLAGE, COLORADO	**Ground Elev. (Ft. MSL):** -		**Finish:** 11/2/2018	
Logged By: C. DIEZ	**Drilling Company:** ANTARES		**Drill Rig Type:** CME-55	
Driller: C. DIEZ	**Drilling Method:** 8.5" HOLLOW-STEM AUGER		**Hammer Type:** 140lb AUTO-SAFETY	
Boring Dia. (In.): 8.5"	**Total Depth (Ft.):** 14'	**Backfill or Well Casing:** SOIL		

Ground Water Information				
Date	-	-	-	
Time	-	-	-	
Depth (ft)	-	-	-	

Time (H:M)	Pocket Penetrometer (TSF)	SPT Blow Counts (Blows / Foot)	Drilling Method and/or Sampler Type	Sample Recovery (Ft./Ft.)	Sample No.	Depth B.G.S. (Ft.)	Sample Interval And Symbol	Groundwater	Graphic Log	Soil and/or Rock Descriptions
			8.5" HSA			1				(ML) ~4 INCHES OF SANDY SILT TOPSOIL; FLD. EST. 10% GRAVEL, 30% SAND, 60% SILT; LIGHT BROWN, LOOSE, DRY.
						2				(SM) SILTY SAND WITH 1/4-INCH TO 1-INCH GRAVEL; 38% GRAVEL, 34% SAND, 28% SILT; GRAYISH BROWN; MEDIUM DENSE; SLIGHTLY MOIST. COBBLES THROUGHOUT.
			SPT			3				
		20			BT1-2.5	4				
			8.5" HSA			5				
			SPT			6				
		23			BT1-5	7				
			8.5" HSA			8				(GM) SANDY GRAVEL WITH SILT; LIGHT BROWNISH GRAY TO GRAY; DENSE; SLIGHTLY MOIST. COBBLES THROUGHOUT.
			SPT			9				
		28			BT1-7.5	10				
			8.5" HSA			11				
			SPT			12				
		38			BT1-10	13				INCREASE IN MOISTURE AND DENSITY WITH DEPTH. LESS FINES WITH DEPTH.
			8.5" HSA			14				
			SPT			15				
		44			BT1-12.5	16				BORING TERMINATED 14 FEET BGS
						17				
						18				
						19				
						20				

NOTES:

ANTARES, LLC

EXPLORATORY BORING LOG

2660 JUNIPER AVENUE, BOULDER, COLORADO
PHONE: (530) 613-9712 WEBSITE: WWW.WORKWITHANTARES.COM

Boring No. B-2

Project Name: Tellurde Zip Tour	**Project No.:** 18111-01	**Task:** 01	**Start:** 11/2/2018	**Sheet:** 1 of 1
Location: MOUNTAIN VILLAGE, COLORADO	**Ground Elev. (Ft. MSL):** -		**Finish:** 11/2/2018	
Logged By: C. DIEZ	**Drilling Company:** ANTARES		**Drill Rig Type:** CME-55	
Driller: C. DIEZ	**Drilling Method:** 8.5" HOLLOW-STEM AUGER		**Hammer Type:** 140lb AUTO-SAFETY	
Boring Dia. (In.): 8.5"	**Total Depth (Ft.):** 11.5'	**Backfill or Well Casing:** SOIL		

Time (H:M)	Pocket Penetrometer (TSF)	SPT Blow Counts (Blows / Foot)	Drilling Method and/or Sampler Type	Sample Recovery (Ft./Ft.)	Sample No.	Depth B.G.S. (Ft.)	Sample Interval And Symbol	Groundwater	Graphic Log
			8.5" HSA			1			
						2			
			SPT			3			
		29			BT2-2.5	4			
			8.5" HSA			5			
			ODEX			6			
						7			
			SPT			8			
		41			BT2-7.5	9			
			8.5" HSA			10			
			SPT			11			
		36			BT2-10	12			
						13			
						14			
						15			
						16			
						17			
						18			
						19			
						20			

Ground Water Information

Date	-	-	-	
Time	-	-	-	
Depth (ft)	-	-	-	

Soil and/or Rock Descriptions

(USCS Symbol; USCS Name; Field Estimated Particle Size Gradation (%); Munsel Color; Density/Consistency; Moisture; Fill Material; Dilatancy; Plasticity Toughness; Dry Strength; Structure; Cementation; Organics; Odor; Other)

(ML) ~4 INCHES OF SANDY SILT TOPSOIL; FLD. EST. 10% GRAVEL, 30% SAND, 60% SILT; LIGHT BROWN, LOOSE, DRY.

(SM) SILTY SAND WITH 1/4-INCH TO 1-INCH GRAVEL; FLD. EST. 25% GRAVEL, 45% SAND, 30% SILT; GRAYISH BROWN; DENSE; SLIGHTLY MOIST. COBBLES THROUGHOUT.

BOULDER ENCOUNTERED 5 TO 7.5 FEET.

(GM) SANDY GRAVEL WITH SILT; LIGHT BROWNISH GRAY TO GRAY; DENSE; SLIGHTLY MOIST. COBBLES THROUGHOUT.

BORING TERMINATED 11.5 FEET BGS

NOTES:

ANTARES, LLC

EXPLORATORY BORING LOG

2660 JUNIPER AVENUE, BOULDER, COLORADO
PHONE: (530) 613-9712 WEBSITE: WWW.WORKWITHANTARES.COM

Boring No. B-3

Project Name: Tellurde Zip Tour	**Project No.:** 18111-01	**Task:** 01	**Start:** 11/2/2018	**Sheet:** 1 of 1
Location: MOUNTAIN VILLAGE, COLORADO	**Ground Elev. (Ft. MSL):** -		**Finish:** 11/2/2018	
Logged By: C. DIEZ	**Drilling Company:** ANTARES		**Drill Rig Type:** CME-55	
Driller: C. DIEZ	**Drilling Method:** 8.5" HOLLOW-STEM AUGER		**Hammer Type:** 140lb AUTO-SAFETY	
Boring Dia. (In.): 8.5"	**Total Depth (Ft.):** 15'	**Backfill or Well Casing:** SOIL		

Ground Water Information

Date	-	-	-	
Time	-	-	-	
Depth (ft)	-	-	-	

Time (H:M)	Pocket Penetrometer (TSF)	SPT Blow Counts (Blows / Foot)	Drilling Method and/or Sampler Type	Sample Recovery (Ft./Ft.)	Sample No.	Depth B.G.S. (Ft.)	Sample Interval And Symbol	Groundwater	Graphic Log	Soil and/or Rock Descriptions
			8.5" HSA			1				(ML) ~4 INCHES OF SANDY SILT TOPSOIL; FLD. EST. 20% GRAVEL, 20% SAND, 60% SILT; LIGHT BROWN, LOOSE, DRY.
						2				(GM) SANDY 1/2-INCH TO 1.5-INCH GRAVEL WITH SILT; 55% GRAVEL, 30% SAND, 15% SILT; GRAYISH BROWN; DENSE; DRY.
			SPT			3				
		29			BT3-2.5	4				
			ODEX			5				COBBLES AND SMALL BOULDERS THROUGHOUT.
			SPT			6				
		37			BT3-5	7				
			ODEX			8				
			SPT			9				
		35			BT1-7.5	10				INCREASE IN MOISTURE AND DENSITY WITH DEPTH. LESS FINES WITH DEPTH.
			ODEX			11				
			SPT			12				BOULDER ENCOUNTERED 11 TO 14 FEET BGS.
		46			BT3-10	13				
			ODEX			14				
			SPT			15				SAME AS ABOVE BOULDER.
		41			BT3-15	16				BORING TERMINATED 15 FEET BGS
						17				
						18				
						19				
						20				

NOTES:

ANTARES, LLC

EXPLORATORY BORING LOG

2660 JUNIPER AVENUE, BOULDER, COLORADO
PHONE: (530) 613-9712 WEBSITE: WWW.WORKWITHANTARES.COM

Boring No. B-4

Project Name: Tellurde Zip Tour	**Project No.:** 18111-01	**Task:** 01	**Start:** 11/2/2018	**Sheet:** 1 of 1
Location: MOUNTAIN VILLAGE, COLORADO	**Ground Elev. (Ft. MSL):** -		**Finish:** 11/2/2018	
Logged By: C. DIEZ	**Drilling Company:** ANTARES		**Drill Rig Type:** 50CC HANDHELD	
Driller: C. DIEZ	**Drilling Method:** 6" SOLID STEM AUGER		**Hammer Type:** N/A	
Boring Dia. (In.): 6"	**Total Depth (Ft.):** 8'	**Backfill or Well Casing:** SOIL		

Time (H:M)	Pocket Penetrometer (TSF)	SPT Blow Counts (Blows / Foot)	Drilling Method and/or Sampler Type	Sample Recovery (Ft./Ft.)	Sample No.	Depth B.G.S. (Ft.)	Sample Interval And Symbol	Groundwater	Graphic Log
			6" SSA			1			
						2			
						3			
					BT4-2.5	4			
						5			
						6			
					BT4-5	7			
						8			
						9			
						10			
						11			
						12			
						13			
						14			
						15			
						16			
						17			
						18			
						19			
						20			

Ground Water Information

Date	-	-	-	
Time	-	-	-	
Depth (ft)	-	-	-	

Soil and/or Rock Descriptions

(USCS Symbol; USCS Name; Field Estimated Particle Size Gradation (%); Munsel Color; Density/Consistency; Moisture; Fill Material; Dilatancy; Plasticity Toughness; Dry Strength; Structure; Cementation; Organics; Odor; Other)

(ML) ~4 INCHES OF SANDY SILT TOPSOIL; FLD. EST. 10% GRAVEL, 30% SAND, 60% SILT; LIGHT BROWN, LOOSE, DRY.

(GM) SANDY GRAVEL TO GRAVELLY SAND WITH SILT; FLD. EST. 40% GRAVEL, 40% SAND, 20% SILT; GRAYISH BROWN TO GRAY; MEDIUM DENSE; SLIGHTLY MOIST. COBBLES THROUGHOUT.

BORING TERMINATED 8 FEET BGS

NOTES:

ANTARES, LLC

EXPLORATORY BORING LOG

2660 JUNIPER AVENUE, BOULDER, COLORADO
PHONE: (530) 613-9712 WEBSITE: WWW.WORKWITHANTARES.COM

Boring No. B-5

Project Name: Tellurde Zip Tour	**Project No.:** 18111-01	**Task:** 01	**Start:** 11/2/2018	**Sheet:** 1 of 1
Location: MOUNTAIN VILLAGE, COLORADO	**Ground Elev. (Ft. MSL):** -		**Finish:** 11/2/2018	
Logged By: C. DIEZ	**Drilling Company:** ANTARES		**Drill Rig Type:** 50CC HANDHELD	
Driller: C. DIEZ	**Drilling Method:** 6" SOLID STEM AUGER		**Hammer Type:** N/A	
Boring Dia. (In.): 6"	**Total Depth (Ft.):** 6'	**Backfill or Well Casing:** SOIL		

Time (H:M)	Pocket Penetrometer (TSF)	SPT Blow Counts (Blows / Foot)	Drilling Method and/or Sampler Type	Sample Recovery (Ft./Ft.)	Sample No.	Depth B.G.S. (Ft.)	Sample Interval And Symbol	Groundwater	Graphic Log
			6" SSA		BT5-3	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20			

Ground Water Information

Date	-	-	-	
Time	-	-	-	
Depth (ft)	-	-	-	

Soil and/or Rock Descriptions

(USCS Symbol; USCS Name; Field Estimated Particle Size Gradation (%); Munsel Color; Density/Consistency; Moisture; Fill Material; Dilatancy; Plasticity Toughness; Dry Strength; Structure; Cementation; Organics; Odor; Other)

(ML) ~4 INCHES OF SANDY SILT TOPSOIL; FLD. EST. 15% GRAVEL, 30% SAND, 55% SILT; LIGHT BROWN, LOOSE, DRY.

(GM) SANDY GRAVEL TO GRAVELLY SAND WITH SILT; FLD. EST. 45% GRAVEL, 35% SAND, 20% SILT; GRAYISH BROWN TO GRAY; MEDIUM DENSE TO DENSE; SLIGHTLY MOIST. COBBLES THROUGHOUT.

BORING TERMINATED 6 FEET BGS

NOTES:

ANTARES, LLC

EXPLORATORY BORING LOG

2660 JUNIPER AVENUE, BOULDER, COLORADO
PHONE: (530) 613-9712 WEBSITE: WWW.WORKWITHANTARES.COM

Boring No. B-6

Project Name: Tellurde Zip Tour	**Project No.:** 18111-01	**Task:** 01	**Start:** 11/2/2018	**Sheet:** 1 of 1
Location: MOUNTAIN VILLAGE, COLORADO	**Ground Elev. (Ft. MSL):** -		**Finish:** 11/2/2018	
Logged By: C. DIEZ	**Drilling Company:** ANTARES		**Drill Rig Type:** 50CC HANDHELD	
Driller: C. DIEZ	**Drilling Method:** 6" SOLID STEM AUGER		**Hammer Type:** N/A	
Boring Dia. (In.): 6"	**Total Depth (Ft.):** 7.5'	**Backfill or Well Casing:** SOIL		

Ground Water Information				
Date	-	-	-	
Time	-	-	-	
Depth (ft)	-	-	-	

Time (H:M)	Pocket Penetrometer (TSF)	SPT Blow Counts (Blows / Foot)	Drilling Method and/or Sampler Type	Sample Recovery (Ft./Ft.)	Sample No.	Depth B.G.S. (Ft.)	Sample Interval And Symbol	Groundwater	Graphic Log	Soil and/or Rock Descriptions
			6" SSA			1				(ML) ~4 INCHES OF SANDY SILT TOPSOIL; FLD. EST. 15% GRAVEL, 30% SAND, 55% SILT; LIGHT BROWN, LOOSE, DRY.
						2				(GM) SANDY GRAVEL TO GRAVELLY SAND WITH SILT; FLD. EST. 45% GRAVEL, 35% SAND, 20% SILT; GRAYISH BROWN TO GRAY; MEDIUM DENSE TO DENSE; SLIGHTLY MOIST. COBBLES THROUGHOUT.
						3				
					BT6-2	4				
						5				
						6				
					BT6-5	7				
						8				BORING TERMINATED 7.5 FEET BGS
						9				
						10				
						11				
						12				
						13				
						14				
						15				
						16				
						17				
						18				
						19				
						20				

NOTES:

ANTARES, LLC

EXPLORATORY BORING LOG

2660 JUNIPER AVENUE, BOULDER, COLORADO
PHONE: (530) 613-9712 WEBSITE: WWW.WORKWITHANTARES.COM

Boring No. B-7

Project Name: Tellurde Zip Tour	**Project No.:** 18111-01	**Task:** 01	**Start:** 11/2/2018	**Sheet:** 1 of 1
Location: MOUNTAIN VILLAGE, COLORADO	**Ground Elev. (Ft. MSL):** -		**Finish:** 11/2/2018	
Logged By: C. DIEZ	**Drilling Company:** ANTARES		**Drill Rig Type:** 50CC HANDHELD	
Driller: C. DIEZ	**Drilling Method:** 6" SOLID STEM AUGER		**Hammer Type:** N/A	
Boring Dia. (In.): 6"	**Total Depth (Ft.):** 6.5'	**Backfill or Well Casing:** SOIL		

Time (H:M)	Pocket Penetrometer (TSF)	SPT Blow Counts (Blows / Foot)	Drilling Method and/or Sampler Type	Sample Recovery (Ft./Ft.)	Sample No.	Depth B.G.S. (Ft.)	Sample Interval And Symbol	Groundwater	Graphic Log
			6" SSA			1			
						2			
						3			
					BT7-2	4			
						5			
						6			
					BT7-5	7			
						8			
						9			
						10			
						11			
						12			
						13			
						14			
						15			
						16			
						17			
						18			
						19			
						20			

Ground Water Information

Date	-	-	-	
Time	-	-	-	
Depth (ft)	-	-	-	

Soil and/or Rock Descriptions

(USCS Symbol; USCS Name; Field Estimated Particle Size Gradation (%); Munsel Color; Density/Consistency; Moisture; Fill Material; Dilatancy; Plasticity Toughness; Dry Strength; Structure; Cementation; Organics; Odor; Other)

(ML) ~4 INCHES OF SANDY SILT TOPSOIL; FLD. EST. 15% GRAVEL, 30% SAND, 55% SILT; LIGHT BROWN, LOOSE, DRY.

(GM) SANDY GRAVEL WITH SILT; FLD. EST. 55% GRAVEL, 30% SAND, 15% SILT; GRAY; DENSE; DRY. COBBLES THROUGHOUT.

BORING TERMINATED 6.5 FEET BGS

NOTES:

RESOLUTION OF THE TOWN COUNCIL
OF THE TOWN OF MOUNTAIN VILLAGE, MOUNTAIN VILLAGE, COLORADO
APPROVING A CONDITIONAL USE PERMIT FOR A CANOPY TOUR ON LOT OSP-48

RESOLUTION NO. 2019 -xxxx-_____

A. Telluride Ski and Golf, LLC (Owner) is the owner of record of real property described as Lot OSP-48;

B. The Owner is pursuing the approval of a Conditional Use Permit to allow for the operation of Aerial Canopy Tours on Lot OSP-48, and the owner has submitted such application requesting approval of the Conditional Use Permit (Application);

C. The Design Review Board (DRB) considered this application, along with evidence and testimony, at a public meeting held on June 6, 2019. Upon concluding their review, the DRB voted in favor of the Conditional Use Permit and recommended approval to the Town Council with conditions to be considered by the Town Council;

D. The Town Council considered and approved this application subject to certain conditions as set forth in this resolution, along with evidence and testimony, at a public meeting held on July 18, 2019;

E. The Town Council approved the Conditional Use Permit for Aerial Canopy Tours for Lot OSP-48, along with evidence and testimony, at a public meeting held on July 18, 2019;

F. The public hearings referred to above were preceded by publication of public notice of such hearings held on such dates and/or dates from which such hearings were continued by mailing of public notice to property owners within four hundred feet (400') of the Properties and posting the property, as required by the CDC;

G. The Owners have addressed, or agreed to address and/or abide by, all conditions of approval of the Application imposed by Town Council based upon a recommendation for approval by the DRB; and,

H. The Town Council finds the application meets the Conditional Use Permit requirements contained in CDC Section 17.4.14 as follows:

1. The proposed conditional use is in general conformity with the goals, policies and provisions of the Comprehensive Plan;

2. The proposed conditional use is in harmony and compatible with surrounding land uses and the neighborhood and will not create a substantial adverse impact on adjacent properties or on services and infrastructure;

3. The design, development and operation of the proposed conditional use shall not constitute a substantial physical hazard to the neighborhood, public facilities, infrastructure or open space;

4. The design, development and operation of the proposed conditional use shall not have a significant adverse effect to the surrounding property owners and uses;

5. The design, development and operation of the proposed conditional use shall not have a significant adverse effect on open space or the purposes of the facilities owned by the Town;

6. The design, development and operation of the proposed conditional use shall minimize adverse environmental and visual impacts to the extent possible considering the nature of the proposed conditional use;

7. The design, development and operation of the proposed conditional use shall provide adequate infrastructure;

8. The proposed conditional use does not potentially damage or contaminate any public, private, residential or agricultural water supply source; and,

9. The proposed conditional use permit meets all applicable Town regulations and standards.

NOW, THEREFORE, BE IT RESOLVED THAT THE TOWN COUNCIL HEREBY APPROVES THE CONDITIONAL USE PERMIT AND AUTHORIZES THE MAYOR TO SIGN THE RESOLUTION SUBJECT TO THE FOLLOWING CONDITIONS:

1. The applicant and operator shall abide by the laws of the state of Colorado and the Town of Mountain Village in the operation of business and shall have a valid Mountain Village business license before operating the business.
2. The applicant shall provide to the town verification that 3rd party inspections of the zip line apparatus and any other associated structures have occurred prior to a final inspection and prior to the aerial canopy tour opening to the public.
3. The applicant shall maintain adequate commercial liability insurance policies for the zip line apparatus and operations including but not limited to the actual apparatus and any associated structures.
4. The owner shall be responsible for the prompt and proper disposal of trash or the like in such a manner that minimizes and mitigates odor, unsightliness or other damage to the environment.
5. The applicant shall secure from trespass the tower, zipline, or other operational elements that may attract the public during hours of inactivity.
6. The business shall be allowed to operate generally within the hours of summer chairlift operations of 10AM to 6PM. Any proposed changes specific to hours of operation or yearly schedules shall be handled by Planning Staff as a Class 2 permit, with the option for Planning Staff to elevate the application to Class 4 application.
7. The Conditional Use Permit shall be valid for a period of five (5) years with an annual staff review by the Planning Division Staff, with the applicant responding to any issues as they arise during the operation or annual review. In the event Planning Division Staff determines issues have arisen which warrant the annual review to be elevated to Town Council Planning Division Staff may elevate such annual review to Town Council which shall evaluate the issues and may either allow continued operation without changes, impose additional conditions to the continued operation or terminate the conditional use permit.

8. Staff has the authority to suspend operations if its determined that the applicant or operator has failed to meet the conditions of approval.
9. By commencing operation pursuant to this approval, the Applicant agrees to indemnify and hold harmless the Town from any and all liability associated with the approval and operations of the zip line and related apparatus.

Be It Further Resolved that Lot OSP-48 may be developed and submitted in accordance with Resolution No. 2019-___-XX.

Section 1. Resolution Effect

A. This Resolution shall have no effect on pending litigation, if any, and shall not operate as an abatement of any action or proceeding now pending under or by virtue of the resolutions repealed or amended as herein provided and the same shall be construed and concluded under such prior resolutions.

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

Section 2. Severability

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

Section 3. Effective Date

This Resolution shall become effective on _____ XX, 2019 (the "Effective Date") as herein referenced throughout this Resolution.

Section 4. Public Meeting

A public meeting on this Resolution was held on the __th day of _____ 2019 in the Town Council Chambers, Town Hall, 455 Mountain Village Blvd, Mountain Village, Colorado 81435.

Approved by the Town Council at a public meeting held on _____ XX, 2018.

Town of Mountain Village, Town Council

By:_____
Laila Benitez, Mayor

Attest:

By:_____
Jackie Kennefick, Town Clerk

Approved as to Form:

_____
James Mahoney, Assistant Town Attorney

Item No. 11
PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION
455 Mountain Village Blvd.
Mountain Village, CO 81435
(970) 728-1392

TO: Design Review Board

FROM: Michelle Haynes, Planning and Development Services Director

FOR: Meeting June 6, 2019

DATE: May 30, 2019

RE: Continued Worksession to Discuss Community Development Code Section 17.5.6.C.3.i, Roof flashing, Gutters, Downspouts and Similar Hardware

BACKGROUND

At the May 2, 2019 Design Review Board (DRB) meeting, the DRB recommended a Community Development Code (CDC) amendment to the Town Council to allow for staff level review of synthetic roof materials outside of the Village Center. This precipitated additional direction from the DRB regarding the appropriate roof flashing, gutters and downspout material. This memo is to further the conversation and possible CDC amendment to the roofing flashing, gutters and downspout material in the CDC.

EXISTING CDC LANGUAGE

i. Roof flashing, Gutters Downspouts and Similar Hardware:
   i. In the Village Center, all exposed metal flashing, gutters, downspouts and other roof hardware shall be copper except when structural requirements dictate the use of stronger materials such as for snow fences.
   ii. In all other areas, other metal guttering besides copper may be approved by the review authority to allow it to match roofing material, such as the use of rusty steel guttering on a rusty metal roof.
   iii. When steel or iron are used, they shall be either rusted to match the roof or finished with a baked-on enamel paint or, subject to the prior approval of the review authority, a silicon modified alloy or special epoxy paint system of a color approved by the review authority.

DESIGN REVIEW BOARD DIRECTION

The Design Review Board gave staff general direction and expressed general concern. The DRB wanted to review synthetic roof material design applications if copper was not proposed for the flashing, gutters and downspouts. As a brief reminder, the CDC allows for flashing, gutters and downspouts to match roofing materials The roof materials of concern discussed by the board when copper may not be proposed are synthetic roofs, slate and TBD solar roof tiles. Zinc, rusted metal or standing seam, bonderized or corrugated metal roof material cannot use

copper as a flashing, gutter and downspout material because the metal corrodes the copper material.

CONTINUED DISCUSSION

Since the DRB meeting staff received general public comment around the discussion and observed a few issues with a possible code amendment consistent with DRB direction from May.

General public comment included that holding the community to a copper flashing, gutters and downspouts requirement makes building more difficult in the Mountain Village by adding cost and prescribing a design material that may or may not be consistent with the overall building design theme.

In the early stages of drafting a proposed code amendment I found the following additional concerns:

1) Prescribing a class 3 design review for synthetic roofs not proposing copper flashing, gutters and downspouts will dissuade use of synthetic roof materials because of the increased process and time it would take to secure a review by the DRB as opposed to staff level review along with the possible cost associated with copper.
2) Increasing the level of review may also steer an owner to propose standing seam [bonderized or corrugated] metal roof and matching in color flashing, gutters and downspouts rather than a synthetic roof material simply due to process and cost.

STAFF ANALYSIS

Staff has been directed by Town Council and the DRB to simplify process and find ways to reduce costs associated with building in the Mountain Village without compromising the integrity of design review in our community. Recently, for example, the Town Council asked for a building permit fee comparison to be updated across five Colorado communities just to verify where the Mountain Village fee structure compares to similar mountain towns.

Requiring roof, gutters and downspouts associated with synthetic roofs when not copper to be reviewed by the DRB, increases process and cost if copper remain a preference by the board. It could have an unintended consequence of owners choosing a metal roof and matching flashing, gutters and downspouts because of reduced process and cost.

STAFF RECOMMENDATION

Staff recommends discussing the roof, gutter and downspout CDC code section in greater detail so that should a CDC amendment be forthcoming it can align better with a few overarching principles:

- Simplifying process
- Reducing, clarifying and streamlining code requirements
- Keep roof material options broad to effectuate the highest quality of design
- Balance design integrity with the increasing costs of building materials and labor

/mbh