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

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

To: Michelle Haynes <MHaynes@mtnvillage.org>

Subject: lot 600A Elkstone

Dear Ms Haynes

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

Kind regards

John and Catherine McIntyre

"Eureka"

106 Gold Hill Court

Mountain Village, Telluride

Colorado

970 728 4012

EMAIL : john.mcintyre@outlook.com.au

www.vrbo.com/188870

John A. Miller

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

DRB and Town Council

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

Thank you for your consideration.

David Mehl

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

John A. Miller

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

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

Finn Kjome
Public Works Director
Town of Mountain Village

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

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

Thanks everyone,
J

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

John A. Miller

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

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

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

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

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

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

<image001.jpg>

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

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

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

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

Cc: jmahoney@jdreedlaw.com

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

Afternoon All,

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

Thanks everyone,

J

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

<image001.jpg>

June 20, 2019

Design Review Board
John Miller, Project Planner

Re: Elkstone Condominiums Project
Comments for July 11, 2019 Design Review Board Meeting

John:

Following up on our meeting of today at the Elkstone Condominiums site with Josh, per your recommendation I am writing the Design Review Board to confirm my comments regarding this proposed project. As discussed, I have had many positive and productive discussions with Lee Hooper who represents the applicant developer Sterling. Specifically, I have received assurances that I have shared with my 21 Elkstone neighbors that no contractor would excavate east of where the actual proposed improvements would be such that the conifers and the many aspens would be preserved. However, it appears everyone's desire to preserve the current tree screening between our 21 Elkstone building and the proposed development is uncertain based on the most recent Site Plan submission (see Site and Landscaping Plans at L1-01 and L1-02) and your site observations. You indicated today that this contemplated non-disturbance area does not at least appear to be possible, and most if not all of the many trees east of the construction area (that Josh had marked at Lee's suggestion) would likely be removed.

You therefore requested my written comments to you and the DRB in order to generate discussion to allow for an alternate solution that everyone could support that could be memorialized in revised Plans. My specific comments I therefore ask you to share with the DRB are as follows:

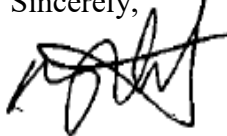
1. The specific area which requires addressing is the strip between our 21 Elkstone building and the proposed development, which runs from the transformer at the bottom of the hill south to the proposed upper retaining wall. There are 2 proposed easternmost improvements that impact the current trees and screening in this area: a) the eastern exterior staircase which climbs the hill to the east and south of the proposed condo building, and b) the upper retaining south of the staircase that extends even further east all the way to the property line.
2. There is currently an aspen forest running from the bottom to the top of the hill and to the east of the proposed staircase. There are also 4 mature 20' conifers along the property line at the south end of the strip (which appear to be to the east and south of the proposed upper retaining wall).
3. First, we request confirmation that those 4 mature conifers will not be disturbed (the one that was most likely to suffer disturbance is the northernmost one near the retaining wall). Also, we additionally request confirmation that no other trees south of the retaining wall

will be disturbed, excepting only the 3 designated ones to be removed per the Plans.

4. Second, the current landscaping plan provides for the planting of certain new trees but if the existing trees are to be disturbed, the following additional tree planting is requested:
 - a. With respect to any aspen trees that are located right adjacent to our building that are to be disturbed, we request those be replanted with comparable-sized 25' ones in approximately the same location. These are directly outside our building windows and obviously are not only especially enjoyed by the current owners but will provide the best screening.
 - b. And for the rest of the aspens in the strip, comparable aspen trees of 25' height be planted to replace the current trees.
5. Third, adjacent to and on the top half of the proposed staircase, there are currently no trees but only bushes in the current Landscaping Plan which will provide no screening for most of our building (as we are higher and look down on the proposed staircase). We therefore request that additional trees be planted next to and spanning the entire staircase.

Thank you for your consideration and I hope no one will hesitate to contact me with any questions or to further discuss.

Sincerely,



Robert M. Horowitz

C: Lee Hooper, Sterling



TO: Mountain Village Design Review Board
FROM: John Miller, Senior Planner
FOR: Design Review Board Public Hearing; July 11, 2019
DATE: June 25, 2019
RE: Staff Memo – Final Architecture and Site Review

APPLICATION OVERVIEW: New Single-Family Home on Lot 348R

PROJECT GEOGRAPHY

Legal Description: *Lot 348R, Telluride Mountain Village, filing 24, According to the Replat of Lot 348 and Lot 352, Town of Mountain Village Filing 24 Recorded March 19, 2019 in Plat Book 1 at Page 4329, County of San Miguel, State of Colorado.*

Address: 530 Benchmark Drive
Applicant/Agent: Cody Gabaldon; CCY Architects
Owner: Ladhani Telluride, LLC
Zoning: Single-Family Zone District
Existing Use: Vacant Lot
Proposed Use: Single-Family
Lot Size: 3.217 acres

Adjacent Land Uses:

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

ATTACHMENTS

- Exhibit A: Applicant Narrative
- Exhibit B: Architectural Plan Set
- Exhibit C: Staff and Public Comment



Figure 1: Vicinity Map

Case Summary: Alex Klumb of CCY Architects, acting on behalf of Ladhani Telluride, LLC is requesting Design Review Board (DRB) approval of a Final Architectural and Site Review Application for a new single-family home on Lot 348R, 530 Benchmark Drive. The Lot is approximately 3.2 acres in size, currently vacant forested land, and is situated on a knoll near the top of Benchmark Drive. According to the applicant’s narrative on Plan set page A-001, “the house is designed to be a subtle, yet elegant destination in the forest”. A simple chip-seal driveway follows the natural contours of the lot to the building envelope of the site – located strategically between the two knolls shown on the topographic survey. The building itself could generally be described as a rectangular two-story shed form with a livable floor area of approximately 5,328 square feet. The design of the house is somewhat contemporary, with the proposed material palette consisting of stone, wood siding, and metal accent features commonly found on existing homes in the Town. It should be noted that the stone façade calculation for this home falls short of the required stone material requirements (34% / 35%) and the applicants are requesting specific approval of this reduced stone percentage. In addition to the design of the house itself, the applicants are proposing outdoor elements that can be characterized as snow melting capacity, walkways and pathways, an outdoor native grass lawn to the south of the house and an at grade patio space to the north containing a natural gas fireplace, a seating area for outdoor dining, and a hot tub that is sunken into the patio in a way that appears to be at grade with the pavers.

The topography of the site is somewhat gentle, allowing the proposed driveway to remain relatively flat as it takes access from Benchmark Drive. The proposed structure is visually subordinate to the surrounding topography in that it has been placed strategically between the two existing knolls on the property and oriented along an east-west axis that allows for maximum views to the north. It should be noted that 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 Final Architecture and Site Review. Table 2 below documents the requested variations proposed that will need to be approved specifically by the DRB and which are documented in more detail throughout this memo.

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

<u>CDC Provision</u>	<u>Requirement</u>	<u>Proposed</u>
Maximum Building Height	35' Maximum	29'-5 ¼"
Maximum Avg. Building Height	30' Maximum	18'-11"
Maximum Lot Coverage	30% Maximum	4.0%
General Easement Setbacks		
North	16' setback from lot line	101'-8"
South	16' setback from lot line	217'-10"
East	16' setback from lot line	190'-1"
West	16' setback from lot line	107'-9"
Roof Pitch		
Primary		1 ¼ :12
Secondary		n/a
Exterior Material		
Stone	35% minimum	34%
Wood		33%

Windows/Doors		21%
Metal Accents		12%
Parking	2 enclosed and 2 non-tandem	2/2
Snowmelt Area	1000 Sq. Ft. Maximum	680Sq. Ft.

Table 2

Proposed Variations and Specific Approvals (See specific staff notes below)	1. Roof Form
	2. Exterior Materials
	3. Metal Exterior Wall Accents
	4. Road Surfacing Materials

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 30 feet and the maximum height must be at or below 35 feet for shed form 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 Maximum Building Height as indicated on the plan set is currently 28'-6.5" from the highest point on the roof line to the most restrictive adjacent grade, and the average building height is currently being shown at less than 19 feet – well under the allowed average height maximum. Both of these current proposals conform to the CDC requirements.

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 348R is burdened by a sixteen (16) foot General Easement (GE) which surrounds the perimeter of the property. In addition to the GE, there are additional earthwork easements that have been identified on the survey provided within the plan set. The CDC provides that the GE and other setbacks be maintained in a natural, undisturbed state to provide buffering to surrounding land uses. The CDC does provide for some development activity within the GE and setbacks such as Ski Access, Utilities, Address Monuments, and Fire Mitigation..

Staff: The proposal includes several GE encroachments that fall into the above category of permitted GE development activity including the following:

- Driveway and Address Monument: The address monument is currently located within the GE, and the driveway is proposed to access the property through the GE from Benchmark Drive.*

- *Utilities: A number of the existing utilities are currently located within the southeastern GE and are proposed to be utilized by this project by providing connections for services within that GE area.*
- *Ski Area Access: The current proposal includes ski area access through a ski run summer access road that extends from upper Benchmark Drive through the General Easements to the Marmot ski run. The applicant will need to work with Telluride Ski and Golf (TSG) to ensure that an access agreement is reached prior to issuance of the certificate of occupancy for the residence.*

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 house has been discussed in Staff's Case Summary provided on page two of this document. During IASR, there was much discussion surrounding the roof form of the proposed home and whether the form and mass were appropriate to the DRB. The DRB determined that the design of the home was adequate to move forward to final review as shown in the plan set. Overall, Staff believes that the applicant has done a good job at incorporating the Town's traditional architectural style from an exterior material perspective,

17.5.5: Building Siting Design

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

Staff: The proposed house appears to be visually subordinate to the land forms and vegetation on the site. The house's location is strategically placed between two knolls on the site, and the driveway is designed to meander across the lot in a way that is reminiscent to a mountain path. By working to maintain the existing vegetation on the Lot, a large portion of the structure will be screened naturally from any adjacent properties. The relatively short height of the house, along with the placement within the existing topography allows for much of the proposed house to blend in with the surrounding environment and mature forest surrounding the home.

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. To accomplish this, the applicant has proposed utilizing a dry stacked chopped face blue stone in a random arrangement of different sizes and tones. The exterior wood features are an 8" minimum vertical board and will be with painted/stained or charred dark grey/black. Window trim is proposed as pre-patina steel.

There is only one true primary roof form which consist of a 1 ¼ :12 pitched shed roof. The proposed roofing material is a standing seam dark grey metal. According to the applicant,

the roof overhang allows for a “shift in the ridgeline” that “responds to the topography of the site, providing the perception of multiple roof forms along the length of the project”. The DRB has determined during the IASR that this roof form was an acceptable design variation as proposed.

The exterior wall composition is described above in detail within Table 1 – and it should be reiterated that the proposed stone composition does not meet the 35% threshold as required by the CDC. In addition to the 34% stone calculation, the DRB will need to grant a specific approval for the use of the metal accents on the exterior of the residence. The same metal accent material is also to be used on the garage doors. The applicant has proposed ± 680 square feet of snowmelt area, all of which is limited to patios and walkways around the home.

17.5.7: Grading and Drainage Design

Staff: The applicant has provided a grading and drainage plan prepared Uncompahgre Engineering. The proposal provides positive drainage for the residence as well as disturbed areas including the driveway. As required by the CDC, all disturbed areas are to have final grades of 2:1 or less and the application indicates that has been accomplished. It should be noted that at IASR, staff requested additional information related to the grading and drainage of the site which has been provided as part of the final review plan set.

17.5.8: Parking Regulations

Staff: The CDC requires all single-family development provide 2 enclosed spaces and two exterior spaces. The applicant has proposed 2 enclosed parking spaces and 2 exterior spaces proposed. All parking spaces are completely located within the property boundaries.

17.5.9: Landscaping Regulations

The applicant has submitted a preliminary landscaping plan demonstrating the location of existing trees on site and types of plantings that will occur on the property. All disturbed areas on site will be revegetated with a native seed mix, and the lawn area is designated as “Nature’s Prairie Turf”. The applicant has provided a planting schedule for all new trees and shrubs to be planted and have also provided general irrigation notes. Staff requested at IASR that a full forestry plan be prepared for the site which was provided prior to final submittal and included in the plan set.

All proposed primary and exterior secondary walkways are currently complying with the CDC requirements.

17.5.11: Utilities

Staff: As previously mentioned, most of the utilities on site are currently located within the Southeast GE of the property. The applicant is proposing to access and connect to these utilities in the location that they are currently shown on the plan set.

17.5.12: Lighting Regulations

Staff: At IASR, staff requested that the applicant provide a final lighting plan to include an isometric foot-candle study demonstrating areas of illumination and intensity. This information was provided as requested prior to submittal. Currently, the proposal is largely compliant with fixtures with the exception of the fixtures indicated as “L-6 and L-7 ” which appears to be possibly used for architectural or landscaping lighting. The provided plan does include details related to wattage, lumens, and temperature of each fixture. Staff

recommends that the DRB weigh in on the appropriateness of the proposed lighting and determine if fixture L-6 and L-7 are compliant with the CDC.

17.5.13: Sign Regulations

Staff: As proposed, the applicant meets the CDC requirements for address monuments. The proposed address monument utilizes the same stone and steel used on the house and provides brushed stainless-steel numbering 6" in height. The height of the freestanding address monument is currently shown at 5'-6". The numbering will need to be illuminated with downlit lighting and coated with reflective materials for the case of electrical outages.

Chapter 17.6: SUPPLEMENTARY REGULATIONS

17.6.1: Environmental Regulations

Staff: Fire Mitigation and Forestry Management: The applicant has provided staff with a fire mitigation plan that delineates Zones 1 through 3 on the site as well as an overall forest health plan / fire mitigation plan prepared by a certified landscape architect. This meets the requirements of the CDC.

Steep Slopes: The site of the project has limited most impacts to the steeply sloped portions of the lot. Staff believes that the applicant has worked to provide logical siting for the residence and the driveway.

17.6.6: Roads and Driveway Standards

Staff: The driveway design largely meets the standards of the CDC with the exception of the request to surface the shoulder of the drive with compacted gravel. Currently, as shown on the plan set the driveway is a width of 12 feet with a 2-foot shoulder on each side for a total width of 16 feet and a total length of approximately 400 feet. It should be noted that the driveway is proposed to be chip sealed asphalt as a way to minimize the driveway in a way that is reminiscent of a mountain pathway rather than a driveway. The drive is relatively flat in that the maximum slope is 3.7% with the majority of the drive being less than 3% slope. Staff does not believe the slope of the driveway warrants additional snow melt. Upon review of homes in the immediate vicinity, there were several driveways that were utilizing gravel shoulders without any obvious issues. Staff does not take issue with gravel shoulders and defers to public works and the fire department on specific load standards that may be required.

17.6.8: Solid Fuel Burning Device Regulations

Staff: The applicant has indicated that all fireplaces within the residence will be natural gas burning fixtures. The chimney for the fire places will have a metal chimney cap constructed with similar rusted metal.

Chapter 17.7: BUILDING REGULATIONS

17.7.19: Construction Mitigation

Staff: The construction mitigation plan (CMP) has been submitted in accordance with the requirements of the CDC, demonstrating the construction parking areas, staging areas, excavation limits, and other relevant information. Since the IASR, the applicant has worked to address silt fencing, construction parking, crane radius and layback, and overall site mitigation for the project. Staff requests that any material stockpiles areas include silt fencing / wattles to prevent soil movement off the site.

Staff Recommendation: Staff recommends the DRB approve the Final Architectural and Site Review for Lot 348R, 530 Benchmark Lane. 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 – Final Architectural Review

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 Final Architectural and Site Review for a new single-family home located at Lot 348R, based on the evidence provided within the Staff Report of record dated June 25, 2019 and with the following conditions:

- 1) The applicant shall remove landscaping lighting, per CDC requirement, on the lighting plan to address non-compliant fixtures (L-6 and L-7) or verify to the DRB that L-6 and L-7 are compliant fixtures.
- 2) Prior to submittal of a building permit, the applicant shall revise the Construction mitigation plan to demonstrate stormwater mitigation for material stock piles.
- 3) 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.
- 4) 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.
- 5) Prior to issuance of a CO the property owner will enter in to a General Easement Encroachment Agreement with the Town of Mountain Village for the utilities and address moment located within the General Easement and setbacks on the property.
- 6) Prior to issuance of a CO the property owner will enter into an access agreement with Telluride Ski and Golf for ski/trail access from Lot 348R.

/jjm

June 14, 2019

John A. Miller III, CFM
Senior Planner
Town of Mountain Village
455 Mountain Village Blvd, Suite A
Mountain Village, CO 81435

Re: Final Architectural and Site Review

John,

We have updated our documentation to comply with the conditions outlined in the *Notice of Action for Class 3 Initial Architecture and Site Review*, dated March 18, 2019. The updates are as follows:

1. Application includes an updated grading and erosion control plan as requested, see C2.1 and C2.2
2. Application includes an updated CMP detailing construction phasing. See sheet C.M.P. 1 – Construction Mitigation Plan - Phase 1.
3. Application includes revised Landscape plan as requested. See sheet L1.0
4. Application includes a forestry report as requested. Report is attached to the application.
5. Application includes a revised lighting plan as requested. See sheet L2.1 for details that address the fixtures in question. Also included is an ISO foot-candle study, see sheet L2.2.

Please review the application and contact me with any questions or clarifications.

Best regards,



Cody Gabaldon, Architect
CCY Architects



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:		E-mail Address:	
Mailing Address:		Phone:	
City:	State:	Zip Code:	
Mountain Village Business License Number:			
PROPERTY INFORMATION			
Physical Address:		Acreage:	
Zone District:	Zoning Designations:	Density Assigned to the Lot or Site:	
Legal Description:			
Existing Land Uses:			
Proposed Land Uses:			
OWNER INFORMATION			
Property Owner:		E-mail Address:	
Mailing Address:		Phone:	
City:	State:	Zip Code:	
DESCRIPTION OF REQUEST			



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 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.

SHAHEEN LADHANI
(signature required)

1/15/19

(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, LADHANI TELLURIDE, LLC
SHAKEN LADHANI, the owner of Lot 348R (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

1/2/19
Date

Signature of Applicant/Agent

1.17.19
Date

OFFICE USE ONLY	
Fee Paid:	By:
	Planner:

PROJECT CDC INFORMATION

CODE INFO:
 ZONING: SINGLE FAMILY RESIDENTIAL
 BUILDING CODE: IRC 2012
 DESCRIPTION: 2 STORY SINGLE FAMILY RESIDENCE

LOT COVERAGE:
 GROSS LOT AREA: 3.217 ACRES = 140,132.5 SF
 MAXIMUM ALLOWABLE LOT COVERAGE: 30% = 42,040 SF
 PROPOSED LOT COVERAGE: 6056 SF = 4%

FLOOR AREA:
 RE: A-101 FOR AREA CALCULATIONS

SETBACKS:
 BUILDING SETBACKS: 16'
 PROPOSED BUILDING SETBACKS:
 N= 101'-8"
 S= 217'-10"
 E= 190'-1"
 W= 107'-9"

BUILDING HEIGHT LIMITS:
 MAXIMUM ALLOWABLE BUILDING HEIGHT: 35'
 MAXIMUM ALLOWABLE AVERAGE BUILDING HEIGHT: 30'
 MAXIMUM PROPOSED BUILDING HEIGHT: 29'-5 1/4"
 MAXIMUM PROPOSED AVERAGE BUILDING HEIGHT: 18'-11"

PARKING REGULATIONS:
 REQUIRED ENCLOSED SPACES: 2
 REQUIRED SURFACE SPACES: 2
 PROPOSED ENCLOSED SPACES: 2
 PROPOSED SURFACE SPACES: 2

SNOWMELT AREA:
 ALLOWED AREA: 1000 SF
 TOTAL SNOWMELT AREA: 680 SF

18020 - LADHANI RESIDENCE

LOT 348 R MOUNTAIN VILLAGE
 FINAL DRB SUBMITTAL
 2019-06-14



SHEET INDEX

COVER		
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A-101	SNOWMELT AND AREA PLANS	2019-06-14
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A-112	MAIN LEVEL FLOOR PLAN	2019-06-14
A-113	ROOF PLAN	2019-06-14
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LIGHTING		
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CCY ARCHITECTS
 18020 - LADHANI RESIDENCE
 LOT 348 R MOUNTAIN VILLAGE

DATE:
2019-06-14

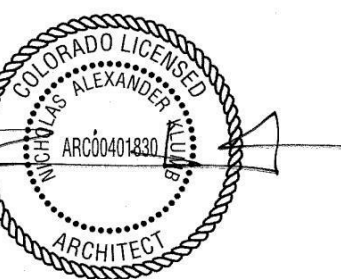
ISSUE:
DRB FINAL REVIEW

PROJECT NUMBER:
18020

DRAWN BY: CCY CHECKED BY: CCY

HISTORY:

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1	2019-06-14	FINAL DRB SUBMITTAL



COVER SHEET

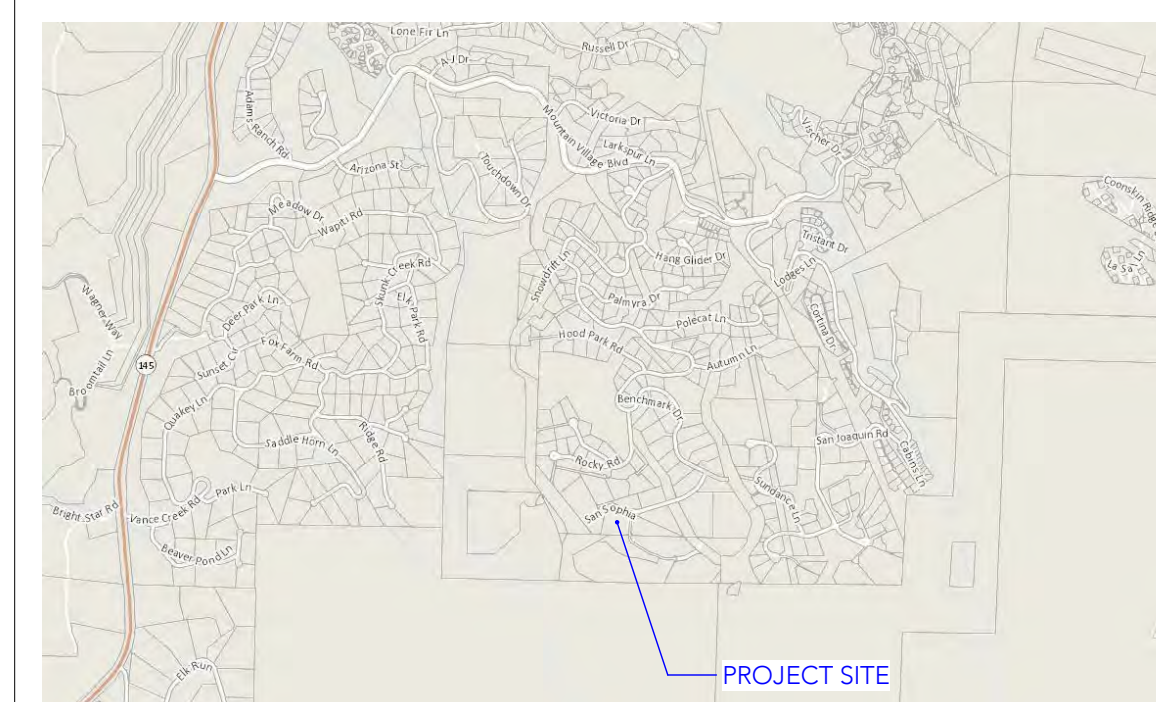
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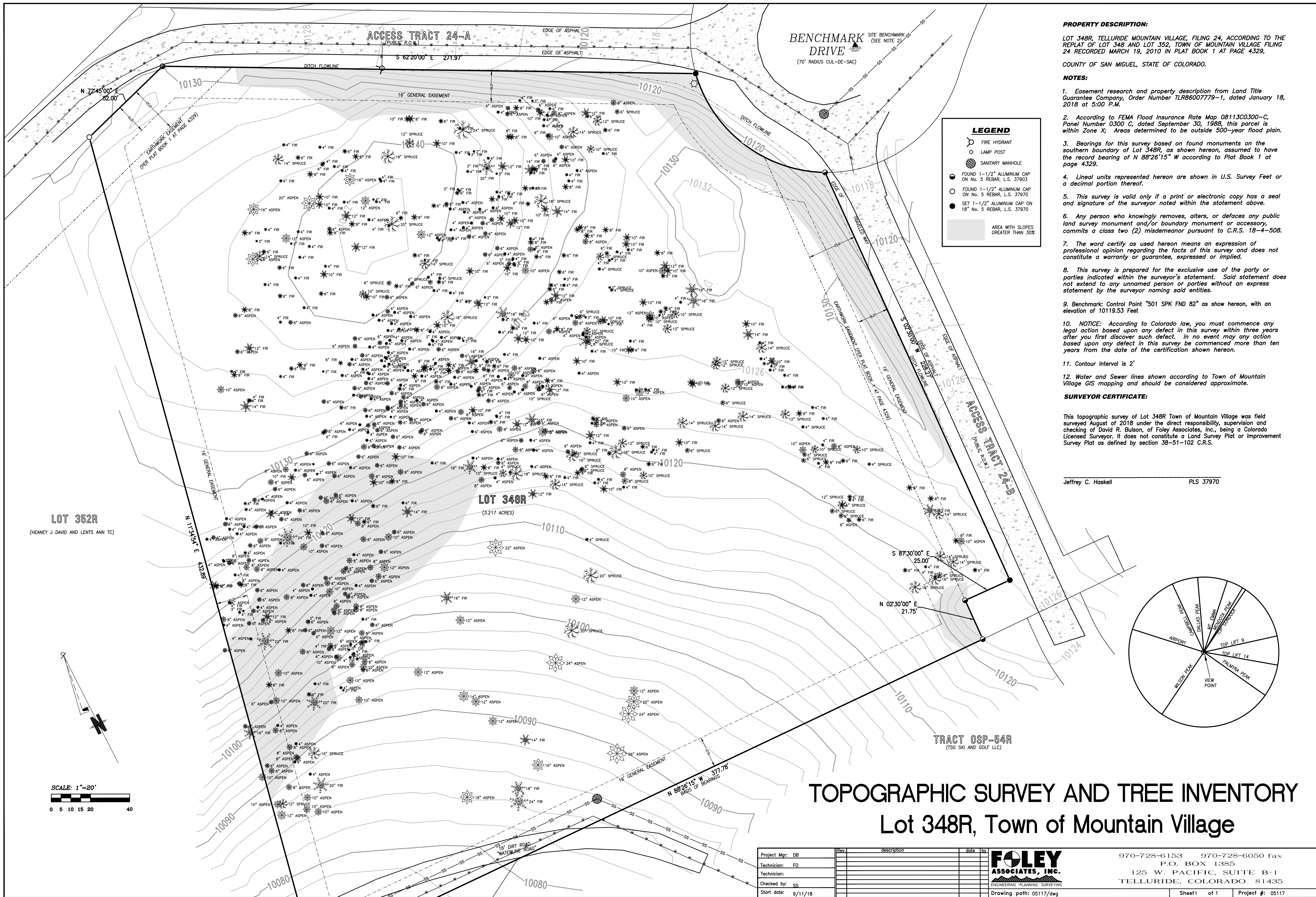
COVER

PROJECT DIRECTORY

<p>OWNER</p> <p>LADHANI TELLURIDE LLC 5157 HUCKLEBERRY CIR HOUSTON, TX 77056 C/O: CCY ARCHITECTS</p>	<p>ARCHITECT</p> <p>CCY ARCHITECTS, LTD. 228 MIDLAND AVENUE P.O. BOX 529 BASALT, CO. 81621 970-927-4925 FAX 970-927-8578 CONTACT: CODY GABALDON EMAIL: CGABALDON@CCYARCHITECTS.COM</p>	<p>BUILDER</p> <p>GERBER CONSTRUCTION 238 E COLORADO AVE, SUITE 3 TELLURIDE, CO 81435 970-728-5205 CONTACT: DAVE GERBER EMAIL: DAVE@GERBERCONSTRUCTION.NET</p>
<p>INTERIOR DESIGNER</p> <p>STUDIO FRANK 495 S TOWNSEND ST. TELLURIDE, CO 81435 970-728-0662 CONTACT: CATHERINE FRANK EMAIL: CATHERINE@STUDIOFRANK.COM</p>	<p>STRUCTURAL ENGINEER</p> <p>KL&A 215 N. 12TH STREET, UNIT E CARBONDALE, COLORADO 81623 970-927-5174 CONTACT: DAN DOHERTY EMAIL: DDOHERTY@KLAA.COM</p>	<p>MECHANICAL ENGINEER</p> <p>BIGHORN CONSULTING ENGINEERS 386 INDIAN ROAD GRAND JUNCTION, CO 81501 970-241-8709 CONTACT: MARK HARRINGTON EMAIL: MARK@BIGHORNENG.COM</p>
<p>SURVEYOR</p> <p>FOLEY ASSOCIATES INC. 125 WEST PACIFIC AVENUE, SUITE B1 TELLURIDE, CO 81435 970-728-6153 CONTACT: JEFF HASKELL EMAIL: JHASKELL@FOLEYASSOC.COM</p>	<p>SOILS/ GEOTECH.</p> <p>TRAUTNER GEOTECH 649 TECH CENTER DR. DURANGO, CO 970-529-5095 CONTACT: JONATHAN BUTLER EMAIL: JBUTLER@TRAUTNERGEOTECH.COM</p>	<p>LIGHTING DESIGNER</p> <p>LUMINOSITY ARCHITECTURAL LIGHTING DESIGN 618 MOUNTAIN VILLAGE BLVD, STE 203A MOUNTAIN VILLAGE, CO 81435 970-729-8892 CONTACT: CRAIG SPRING EMAIL: CRAIG@LUMINOSITYALD.COM</p>
<p>LANDSCAPE ARCHITECT</p> <p>LAND DESIGN 39 970-728-6153 CONTACT: AMY CAPRON BARROW EMAIL: AMY@LANDDESIGN39.COM</p>	<p>CIVIL ENGINEER</p> <p>UNCOMPAGRE ENGINEERING, LLC P.O BOX 3945 TELLURIDE, CO 81435 970-729-0683 CONTACT: DAVID BALLODE EMAIL: DBALLODE@MSN.COM</p>	

VICINITY MAP





PROPERTY DESCRIPTION:

LOT 348R, TELLURIDE MOUNTAIN VILLAGE, FILING 24, ACCORDING TO THE REPLAT OF LOT 348 AND LOT 352, TOWN OF MOUNTAIN VILLAGE FILING 24 RECORDED MARCH 19, 2010 IN PLAT BOOK 1 AT PAGE 4329,

COUNTY OF SAN MIGUEL, STATE OF COLORADO.

NOTES:

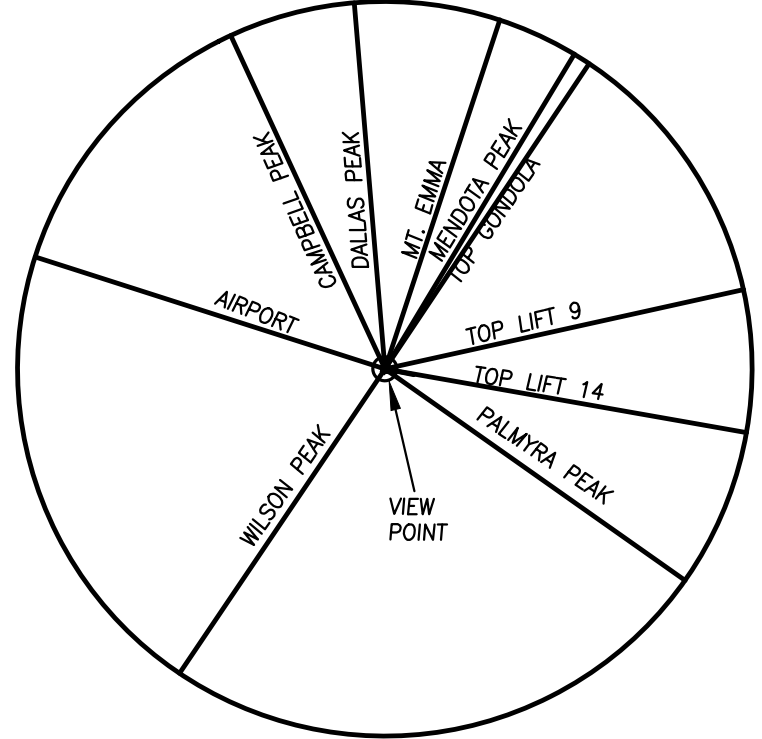
- Easement research and property description from Land Title Guarantees Company, Order Number TLR8600779-1, dated January 18, 2018 at 5:00 P.M.
- According to FEMA Flood Insurance Rate Map 08113C0300-C, Panel Number 0300 C, dated September 30, 1988, this parcel is within Zone X; Areas determined to be outside 500-year flood plain.
- Bearings for this survey based on found monuments on the southern boundary of Lot 348R, as shown hereon, assumed to have the record bearing of N 88°26'15" W according to Plat Book 1 at page 4329.
- Lineal units represented hereon are shown in U.S. Survey Feet or a decimal portion thereof.
- This survey is valid only if a print or electronic copy has a seal and signature of the surveyor noted within the statement above.
- Any person who knowingly removes, alters, or defaces any public land survey monument and/or boundary monument or accessory, commits a class two (2) misdemeanor pursuant to C.R.S. 18-4-508.
- The word certify as used hereon means an expression of professional opinion regarding the facts of this survey and does not constitute a warranty or guarantee, expressed or implied.
- This survey is prepared for the exclusive use of the party or parties indicated within the surveyor's statement. Said statement does not extend to any unnamed person or parties without an express statement by the surveyor naming said entities.
- Benchmark: Control Point "501 SPK FND 82" as show hereon, with an elevation of 10119.53 Feet
- 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.
- Contour Interval is 2'
- Water and Sewer lines shown according to Town of Mountain Village GIS mapping and should be considered approximate.

SURVEYOR CERTIFICATE:

This topographic survey of Lot 348R Town of Mountain Village was field surveyed August of 2018 under the direct responsibility, supervision and checking of David R. Buisson, of Foley Associates, Inc., being a Colorado Licensed Surveyor. It does not constitute a Land Survey Plat or Improvement Survey Plat as defined by section 36-51-102 C.R.S.

Jeffrey C. Haskell

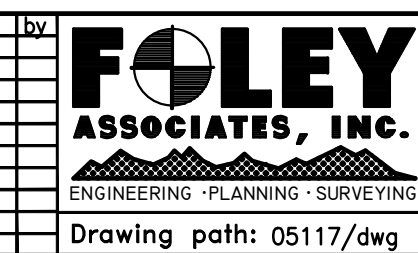
PLS 37970



TOPOGRAPHIC SURVEY AND TREE INVENTORY

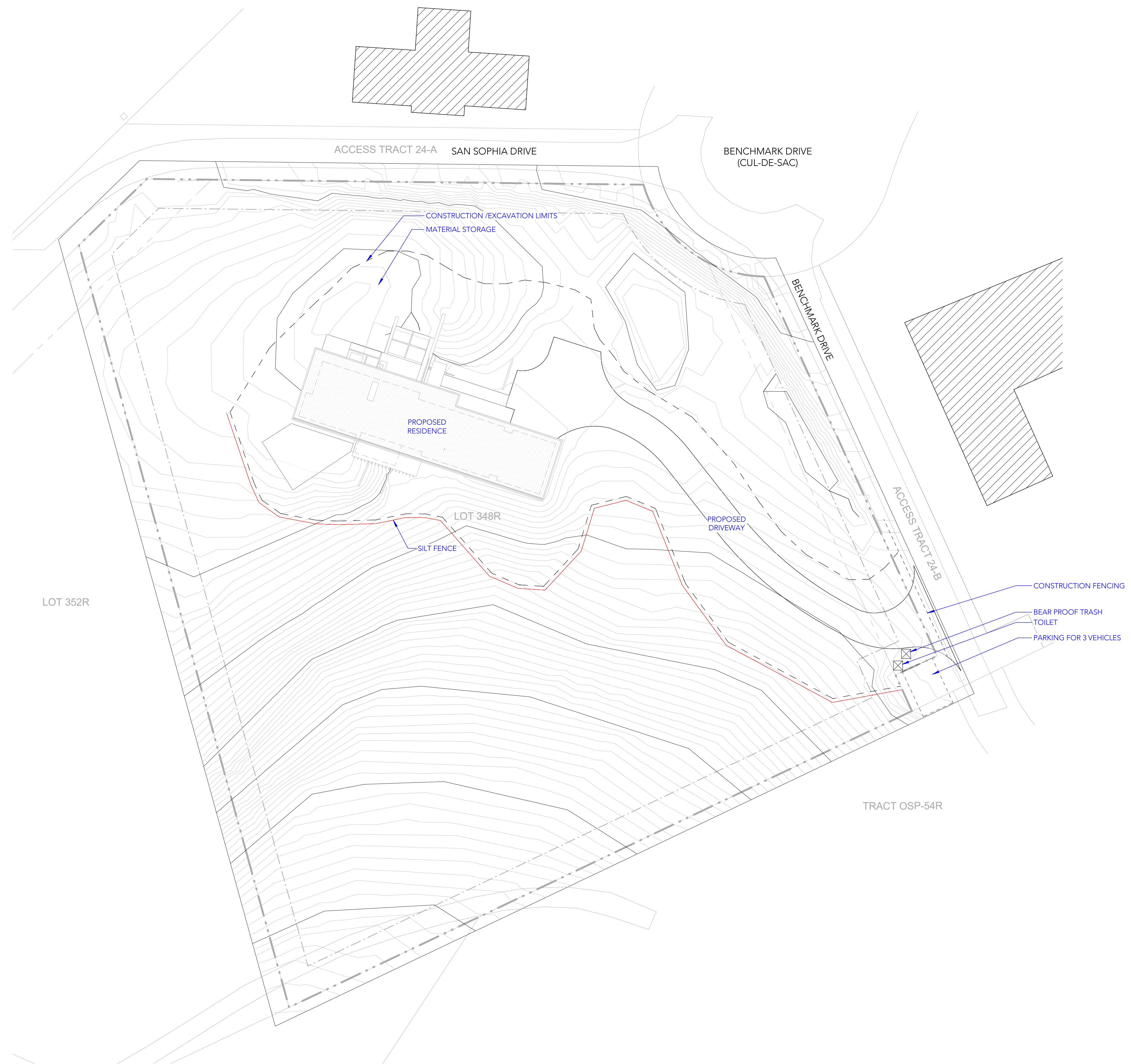
Lot 348R, Town of Mountain Village

Project Mgr:	DB	Rev.	description	date	by
Technician:	FD				
Checked by:	SS				
Start date:	9/11/18				



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

F:\04 - W\04052005\05117.dwg, 1/9/2019 10:09:09 PM, PC4
 Existing Conditions with trees 01-19.dwg, 1/9/2019 10:09:09 PM, PC4



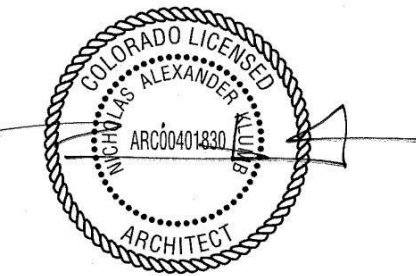
- NOTES:**
1. TREE PROTECTION INCLUDES 3 OR MORE SHEETS OF 4'X8' PLYWOOD STOOD VERTICALLY, FASTENED TOGETHER AND SECURED WITH STEEL "T" POSTS.
 2. CONSTRUCTION FENCING INCLUDES 6'X10' CHAIN LINK PANELS WITH GREEN WINDSCREEN.
 3. SILT FENCE AT FENCE LINE ON DOWNSLOPE OF LIMITS. DRIVEWAY TO BE PERMITTED WITH BUILDING FOUNDATIONS. DRIVEWAY TO BE GRADED FIRST TO ALLOW FOR CONSTRUCTION PARKING.

DATE: 2019-06-14
ISSUE: DRB FINAL REVIEW
PROJECT NUMBER: 18020

DRAWN BY: CCY CHECKED BY: GC

HISTORY:

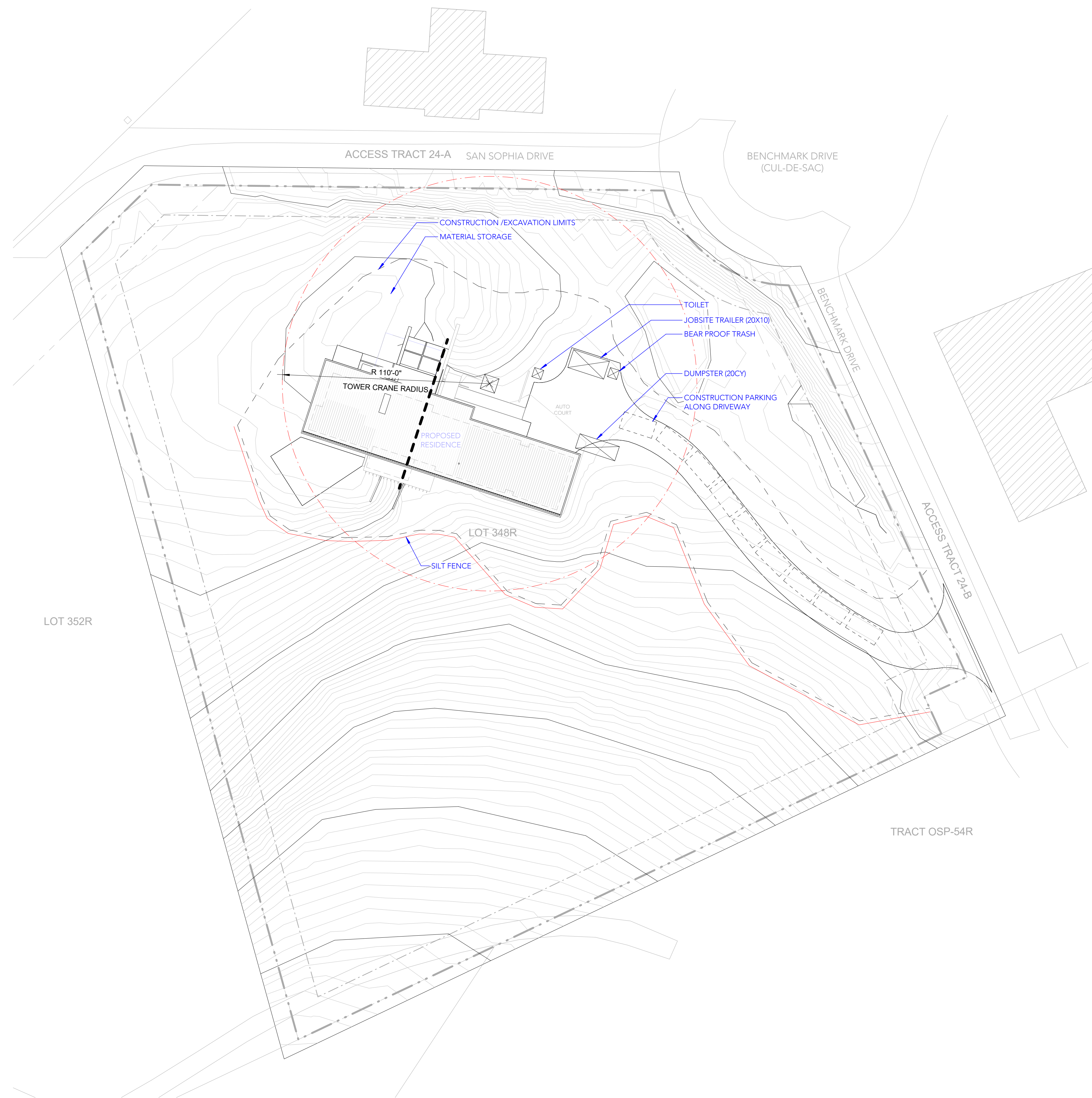
REV.#	DATE	DESCRIPTION
1	2019-06-14	FINAL DRB SUBMITTAL



CONSTRUCTION MITIGATION PLAN - PHASE 1

SCALE: 1" = 30'-0"

C.M.P.
1



- NOTES:**
1. TREE PROTECTION INCLUDES 3 OR MORE SHEETS OF 4'X8' PLYWOOD STOOD VERTICALLY, FASTENED TOGETHER AND SECURED WITH STEEL "T" POSTS.
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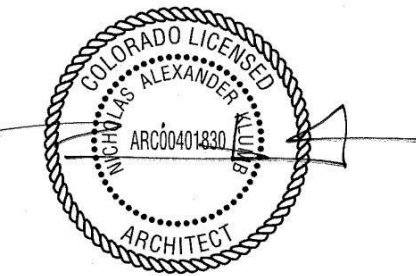
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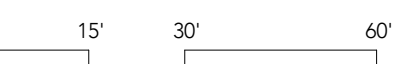
DRAWN BY: CCY CHECKED BY: GC

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CONSTRUCTION MITIGATION PLAN



SCALE: 1" = 30'-0"

C.M.P.
2

GENERAL CIVIL ENGINEERING NOTES:

1. THE EXISTING UTILITY LINES SHOWN ON THE PLANS ARE APPROXIMATE. AT LEAST TWO (2) FULL WORKING DAYS PRIOR TO COMMENCING CONSTRUCTION, THE CONTRACTOR SHALL CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO @ 1-800-922-1987 OR 811 TO GET ALL UTILITIES LOCATED. IF ANY OF THESE UNDERGROUND UTILITIES ARE IN CONFLICT WITH THE CONSTRUCTION PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND WORK WITH THE ENGINEER TO FIND A SOLUTION BEFORE THE START OF CONSTRUCTION.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

17. ALL STRUCTURAL FILL UNDER HARDSCAPE OR ROADS MUST BE COMPACTED TO 95% MODIFIED PROCTOR (MIN.) AT PLUS OR MINUS 2% OF THE OPTIMUM MOISTURE CONTENT. NON-STRUCTURAL FILL SHALL BE PLACED AT 90% (MIN.) MODIFIED PROCTOR.

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

19. NO MATERIAL SHALL BE COMPACTED WHEN FROZEN.

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

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

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

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

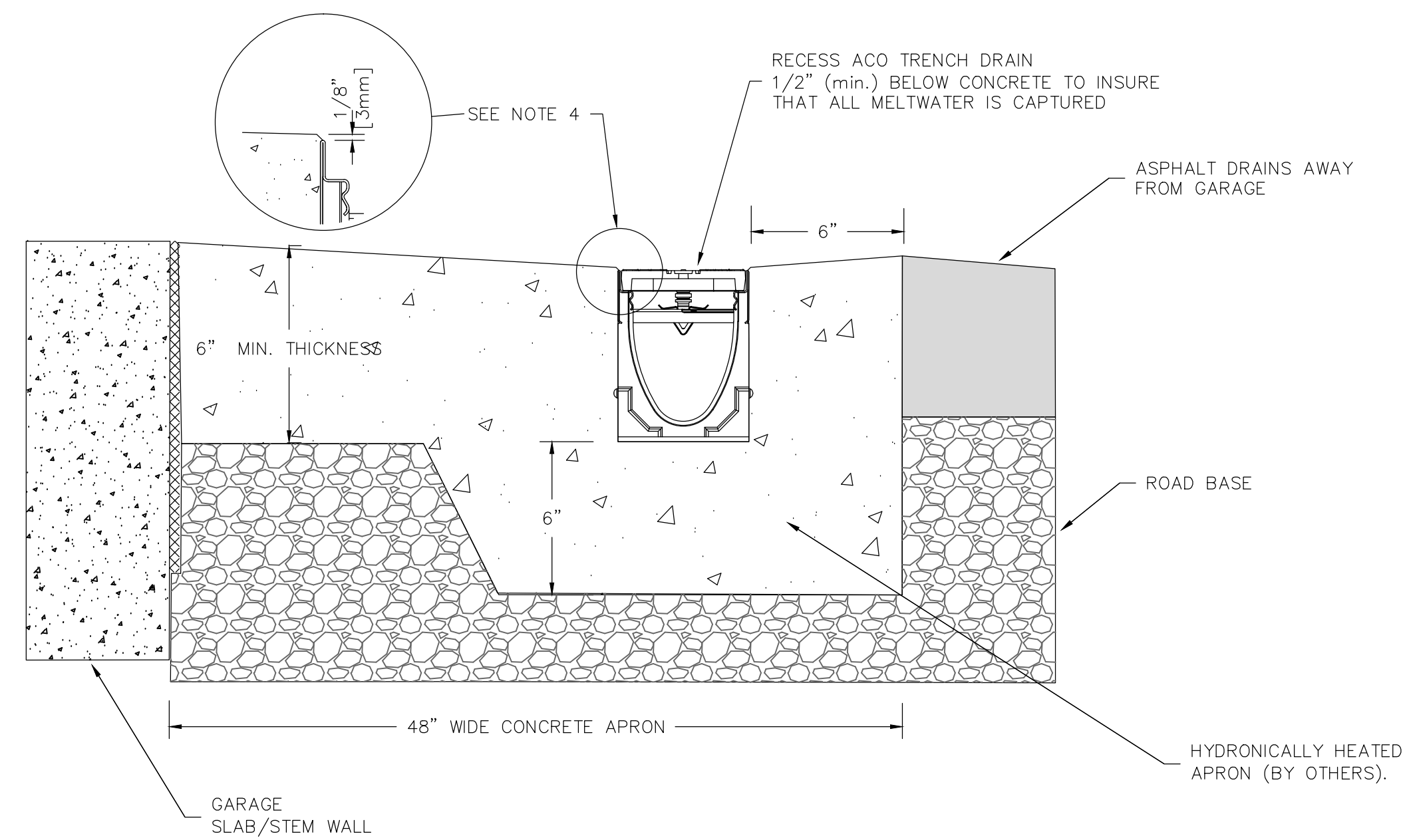
24. PROPOSED WATER AND SANITARY SEWER ARE TO MAINTAIN A MINIMUM TEN FEET (10') HORIZONTAL SEPARATION (OUTSIDE OF PIPE TO OUTSIDE OF PIPE) AND A MINIMUM VERTICAL SEPARATION OF EIGHTEEN INCHES (18").

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

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

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

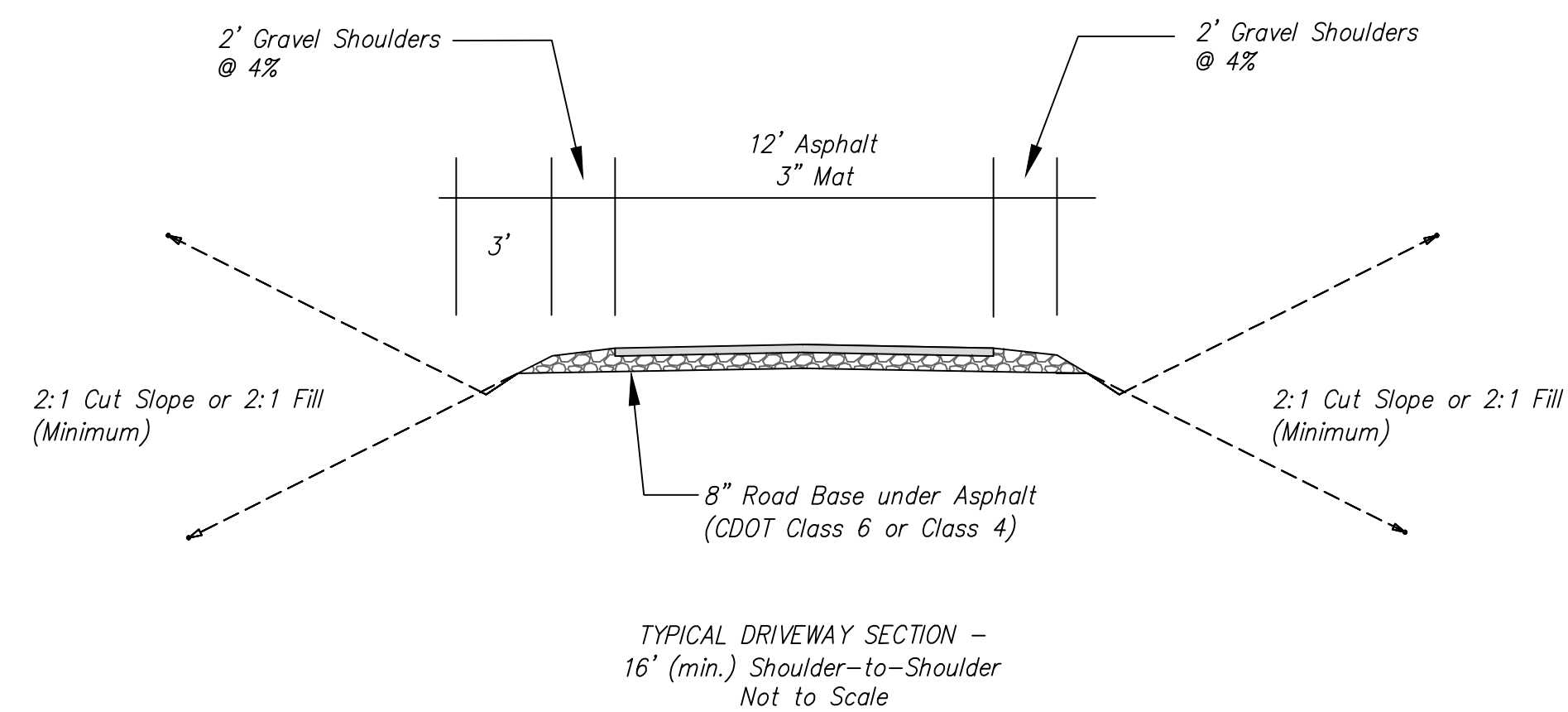
28. THE UTILITY PLAN DEPICTS FINAL UTILITY LOCATIONS BUT HAS BEEN COMPLETED AT A PRELIMINARY STAGE. CONTRACTOR SHALL VERIFY ALIGNMENTS WITH THE ARCHITECT PRIOR TO CONSTRUCTION.



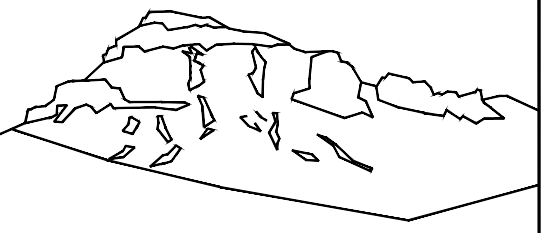
NOTES:

1. IT IS NECESSARY TO ENSURE MINIMUM DIMENSIONS SHOWN ARE SUITABLE FOR EXISTING GROUND CONDITIONS.
2. MINIMUM CONCRETE STRENGTH OF 4,500 PSI IS REQUIRED.
3. EXPANSION AND CONTRACTION CONTROL JOINTS AND REINFORCEMENT ARE RECOMMENDED TO PROTECT CHANNEL AND CONCRETE SURROUND.
4. THE FINISHED LEVEL OF THE CONCRETE SURROUND MUST BE APPROX. 1/8" [3mm] ABOVE THE TOP OF THE CHANNEL EDGE.
5. CONCRETE BASE THICKNESS SHOULD MATCH SLAB THICKNESS.
6. REFER TO ACO'S LATEST INSTALLATION INSTRUCTIONS FOR FURTHER DETAILS.

ACO TRENCH DRAIN
TYPICAL SECTION
NOT TO SCALE



TYPICAL DRIVEWAY SECTION -
16" (min.) Shoulder-to-Shoulder
Not to Scale



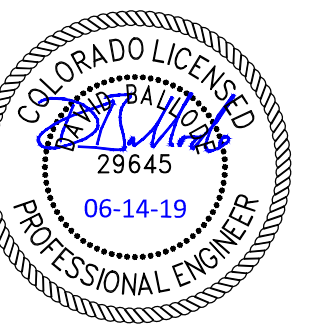
Uncompahgre
Engineering, LLC

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

SUBMISSIONS:

DRB INITIAL REVIEW 2019-01-18
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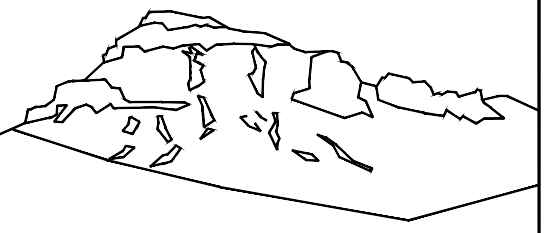
Ladhani Residence
Lot 348R
Benchmark Drive
Mountain Village, CO



CONTRACTOR TO REVIEW AND COMPARE ALL CHAPTERS AND INTERDISCIPLINARY DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO ANY FIELD WORK BEING DONE IN ACCORDANCE WITH AIA DOCUMENT A201

Civil
Engineering
Notes

C1



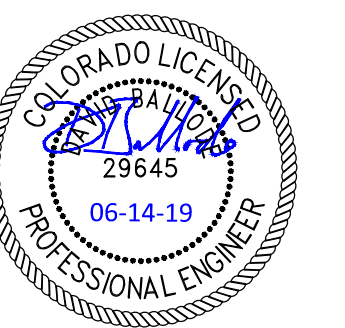
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Ladhani Residence
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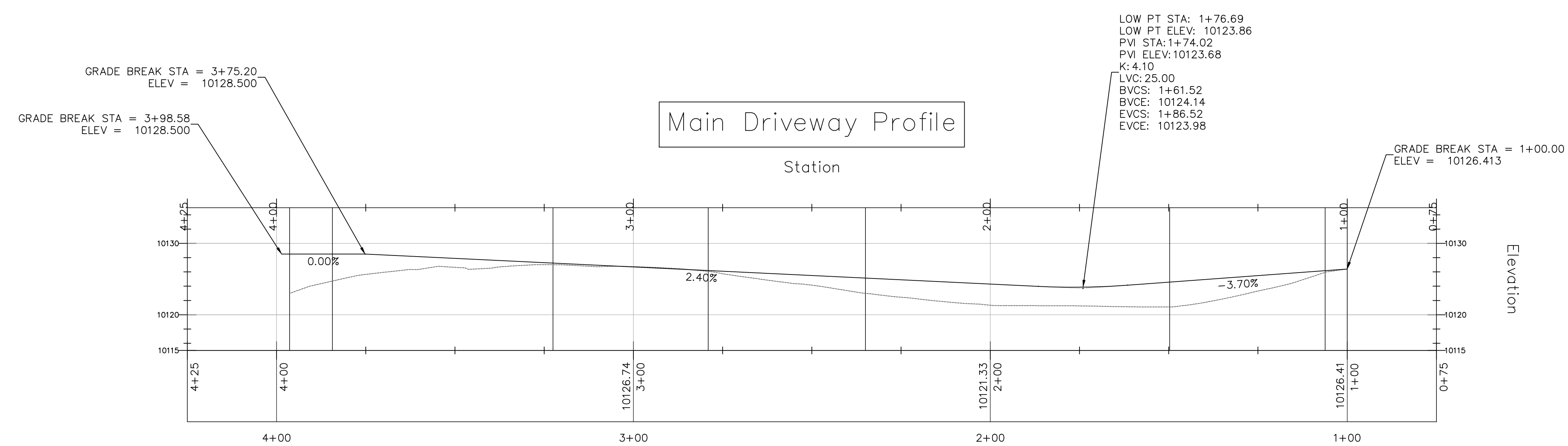
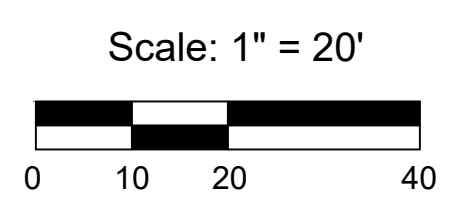
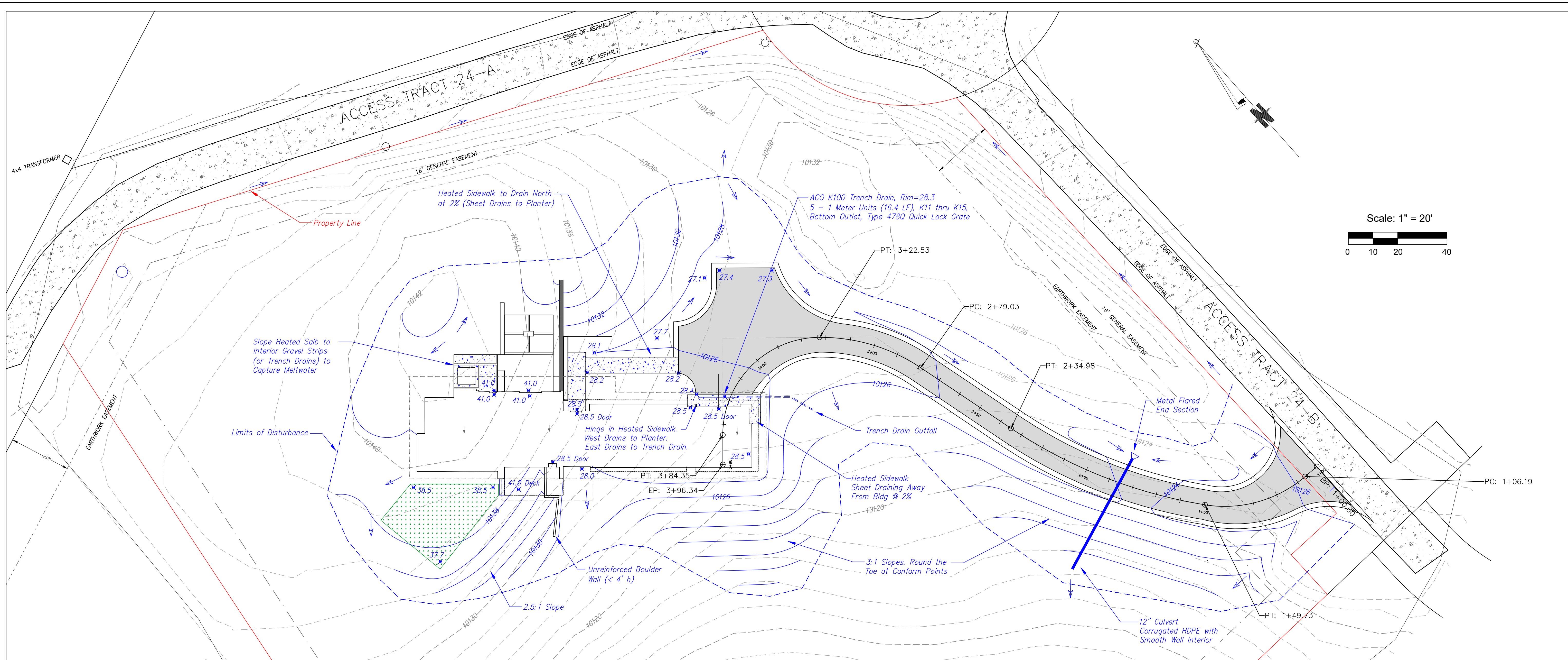


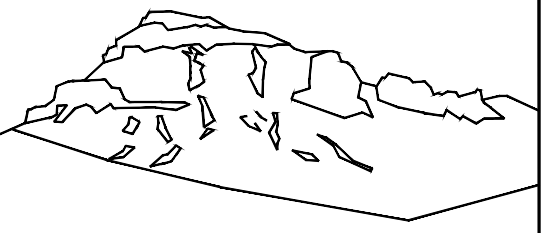
CONTRACTOR TO REVIEW AND COMPARE ALL CHAPTERS AND INTERDISCIPLINARY DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO ANY FIELD WORK BEING DONE IN ACCORDANCE WITH AIA DOCUMENT A201

Site Grading and Drainage with Driveway Profile

Existing Trees are Not Shown (For Clarity)

C2.1





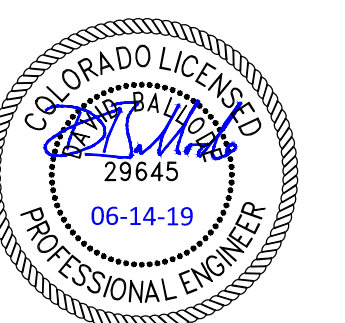
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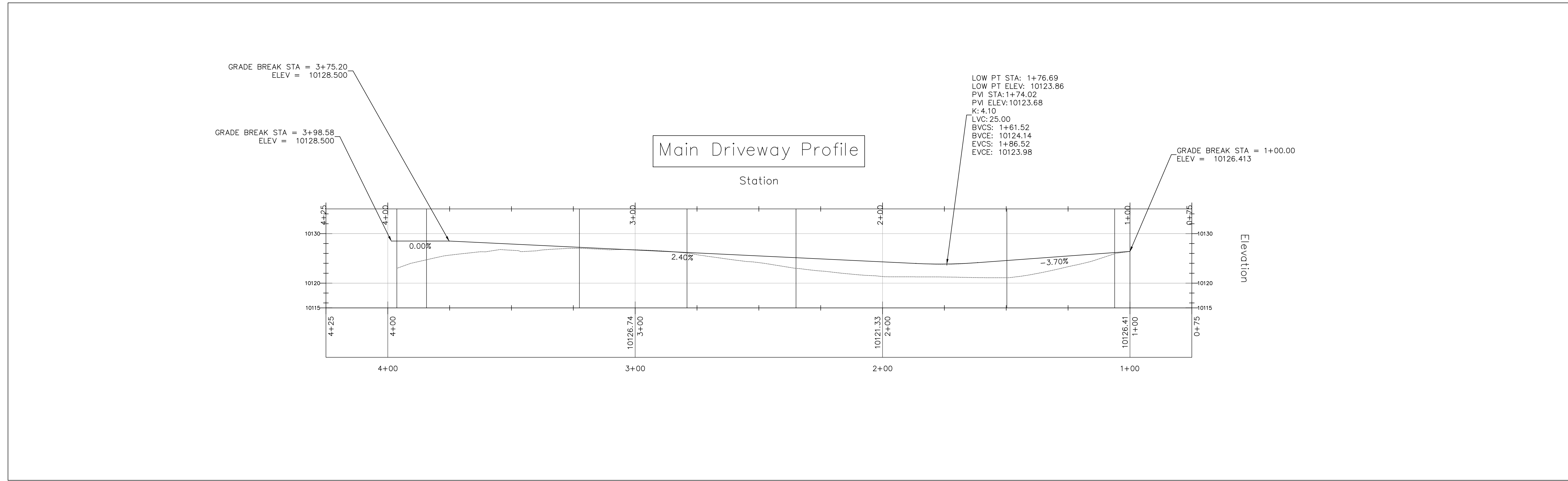
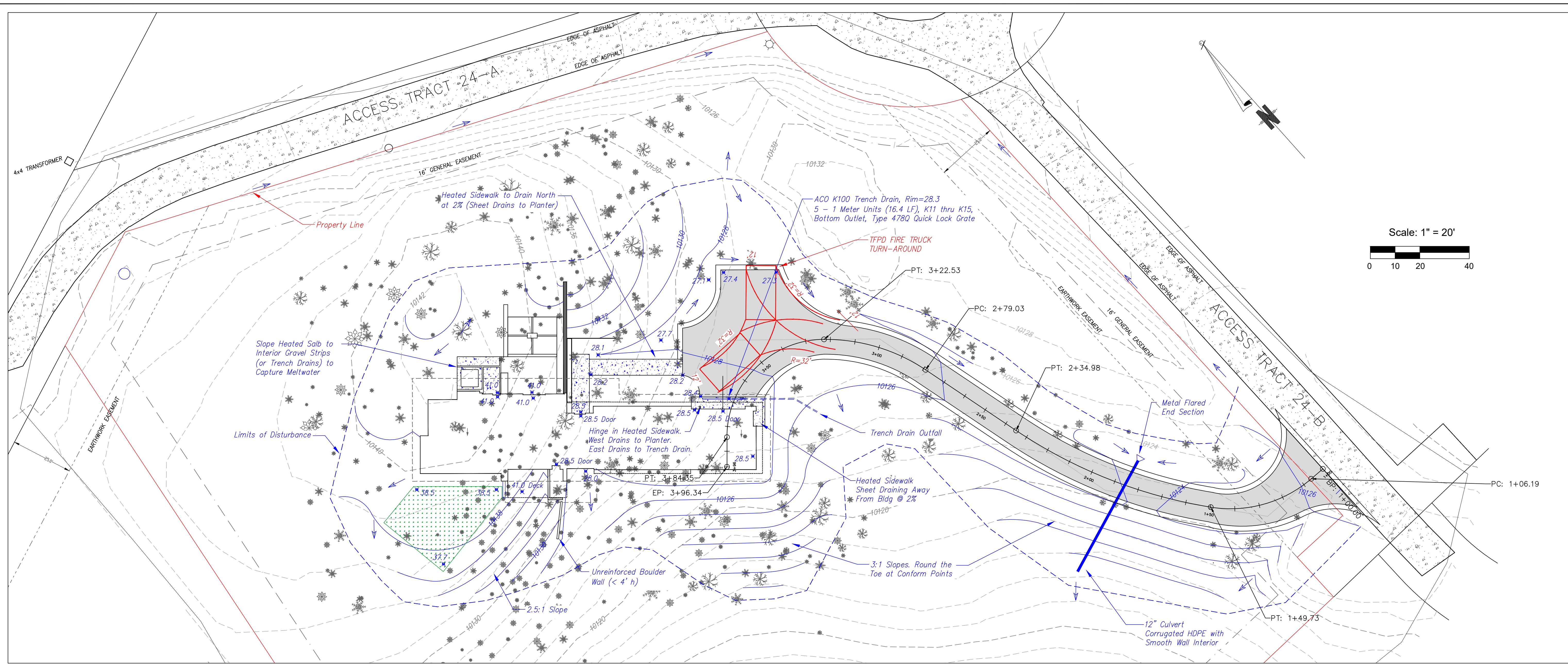


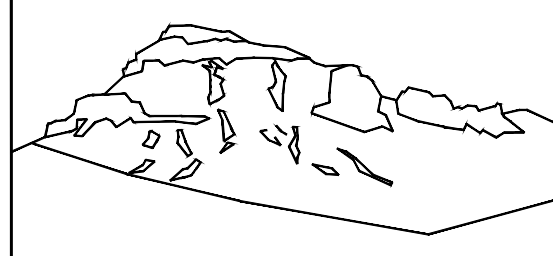
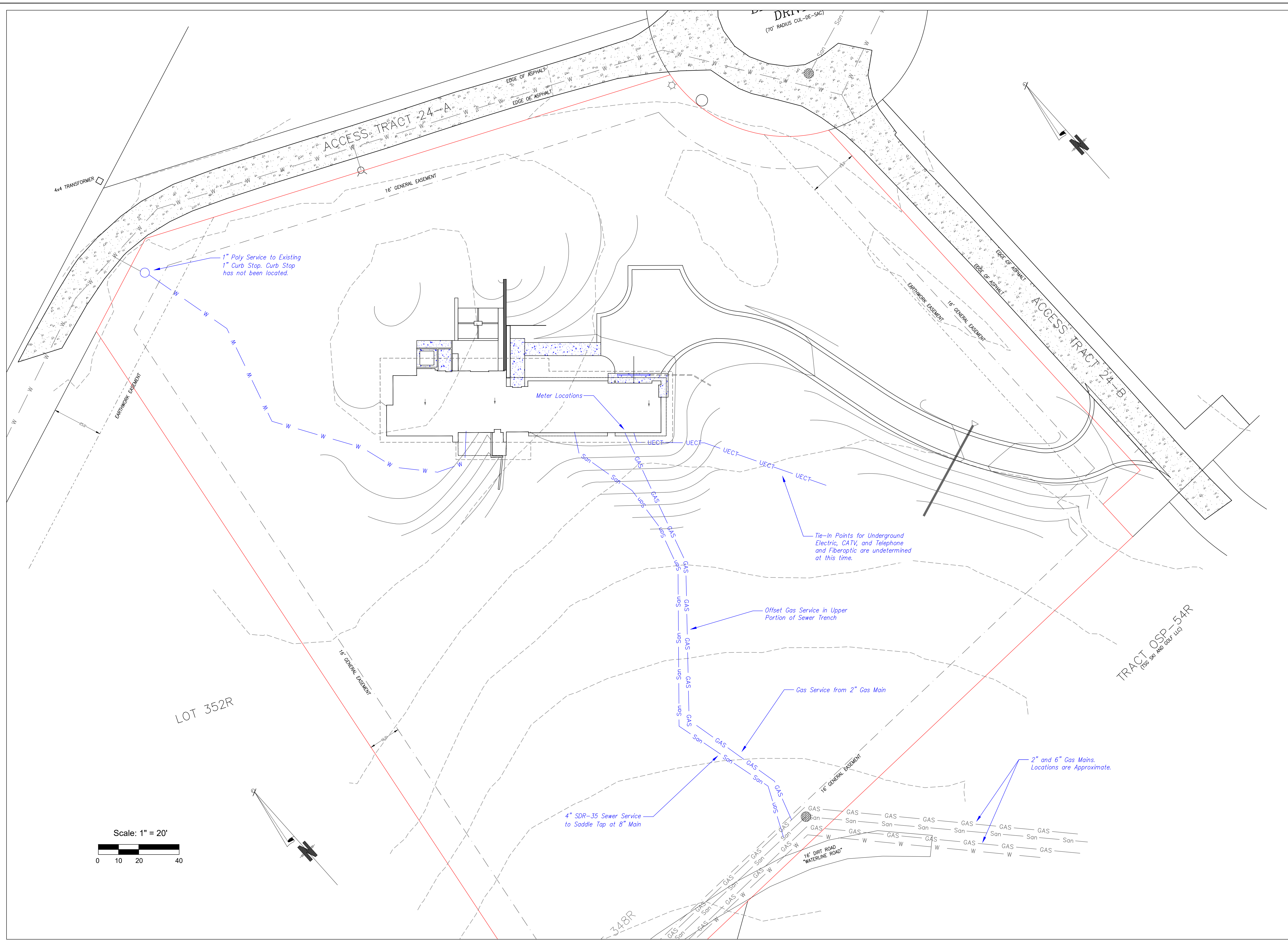
CONTRACTOR TO REVIEW AND COMPARE ALL CHAPTERS AND INTERDISCIPLINARY DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO ANY FIELD WORK BEING DONE IN ACCORDANCE WITH AIA DOCUMENT A201

Site Grading
and Drainage
with
Driveway Profile

Existing Trees
and TFPD
Turn-Around
are Shown

C2.2





Uncompahgre
Engineering, LLC

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

SUBMISSIONS:
DRB INITIAL REVIEW 2019-01-18
FINAL DRB SUBMITTAL 2019-06-14

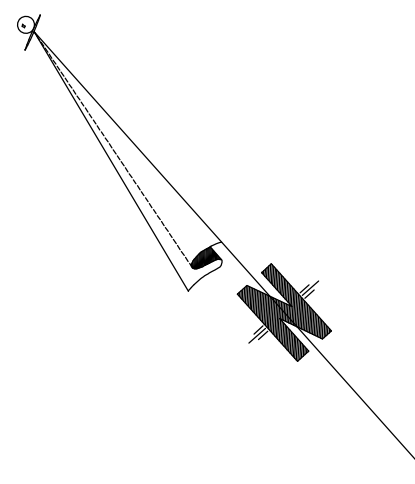
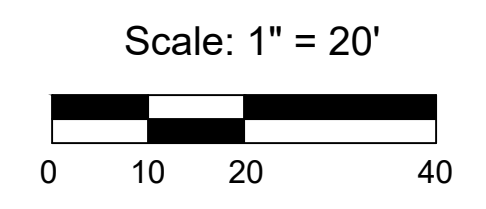
Ladhani Residence
Lot 348R
Benchmark Drive
Town of Mtn. Village, CO

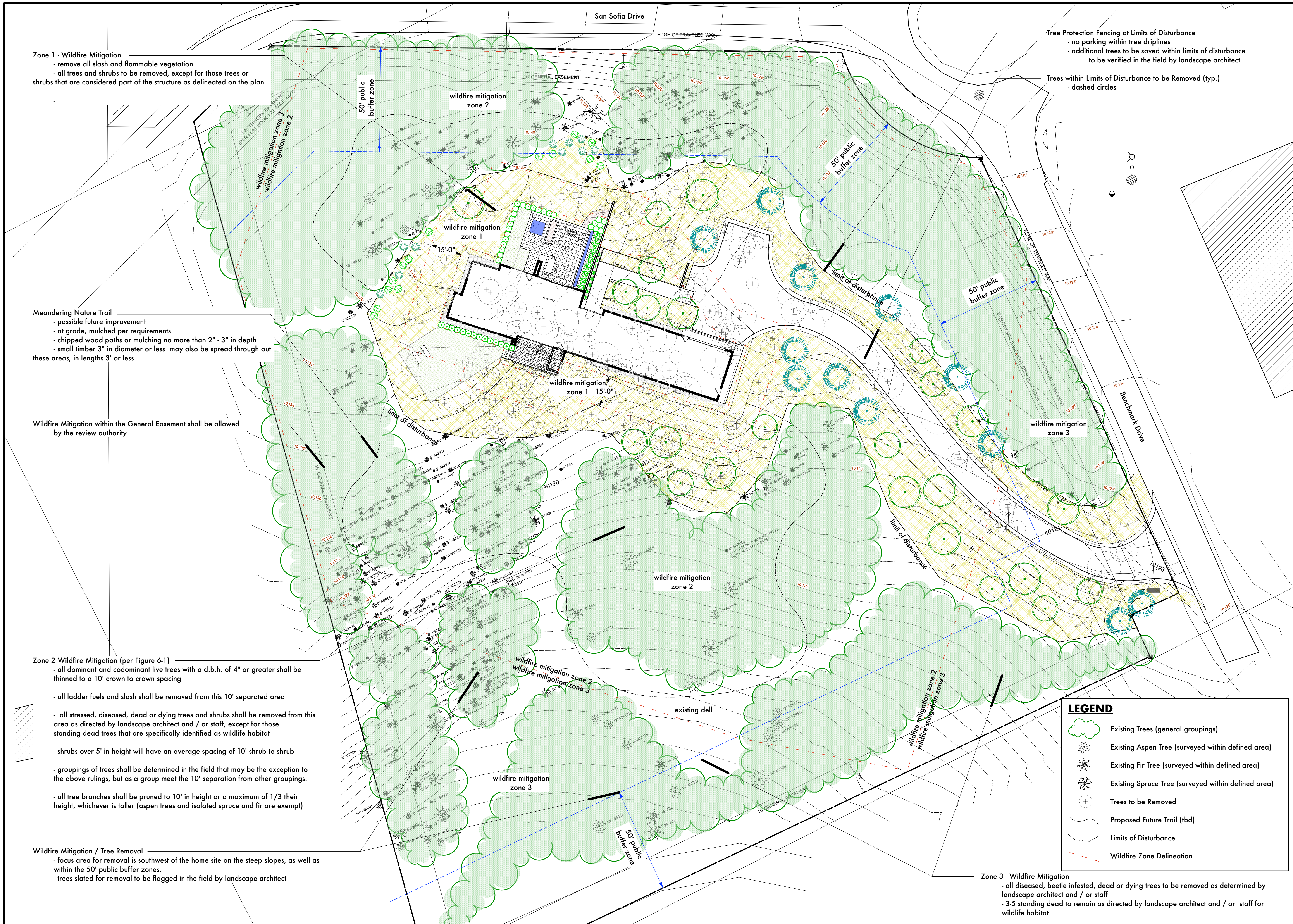


CONTRACTOR TO REVIEW AND COMPARE ALL CHAPTERS AND INTERDISCIPLINARY DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO ANY FIELD WORK BEING DONE IN ACCORDANCE WITH AIA DOCUMENT A201

Utilities

C3





Zone 1 - Wildfire Mitigation
 - remove all slash and flammable vegetation
 - all trees and shrubs to be removed, except for those trees or shrubs that are considered part of the structure as delineated on the plan

Meandering Nature Trail
 - possible future improvement
 - at grade, mulched per requirements
 - chipped wood paths or mulching no more than 2" - 3" in depth
 - small timber 3" in diameter or less may also be spread through out these areas, in lengths 3' or less

Wildfire Mitigation within the General Easement shall be allowed by the review authority

Zone 2 Wildfire Mitigation (per Figure 6-1)
 - all dominant and codominant live trees with a d.b.h. of 4" or greater shall be thinned to a 10' crown to crown spacing
 - all ladder fuels and slash shall be removed from this 10' separated area
 - all stressed, diseased, dead or dying trees and shrubs shall be removed from this area as directed by landscape architect and / or staff, except for those standing dead trees that are specifically identified as wildlife habitat
 - shrubs over 5' in height will have an average spacing of 10' shrub to shrub
 - groupings of trees shall be determined in the field that may be the exception to the above rulings, but as a group meet the 10' separation from other groupings.
 - all tree branches shall be pruned to 10' in height or a maximum of 1/3 their height, whichever is taller (aspen trees and isolated spruce and fir are exempt)

Wildfire Mitigation / Tree Removal
 - focus area for removal is southwest of the home site on the steep slopes, as well as within the 50' public buffer zones.
 - trees slated for removal to be flagged in the field by landscape architect

Tree Protection Fencing at Limits of Disturbance
 - no parking within tree driplines
 - additional trees to be saved within limits of disturbance to be verified in the field by landscape architect

Trees within Limits of Disturbance to be Removed (typ.)
 - dashed circles

LEGEND

- Existing Trees (general groupings)
- Existing Aspen Tree (surveyed within defined area)
- Existing Fir Tree (surveyed within defined area)
- Existing Spruce Tree (surveyed within defined area)
- Trees to be Removed
- Proposed Future Trail (tbd)
- Limits of Disturbance
- Wildfire Zone Delineation

Zone 3 - Wildfire Mitigation
 - all diseased, beetle infested, dead or dying trees to be removed as determined by landscape architect and / or staff
 - 3-5 standing dead to remain as directed by landscape architect and / or staff for wildlife habitat

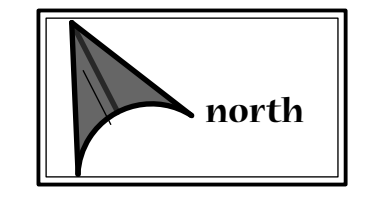


Ladhani Residence
lot 348 R - Benchmark Drive
 Town of Mountain Village, Colorado

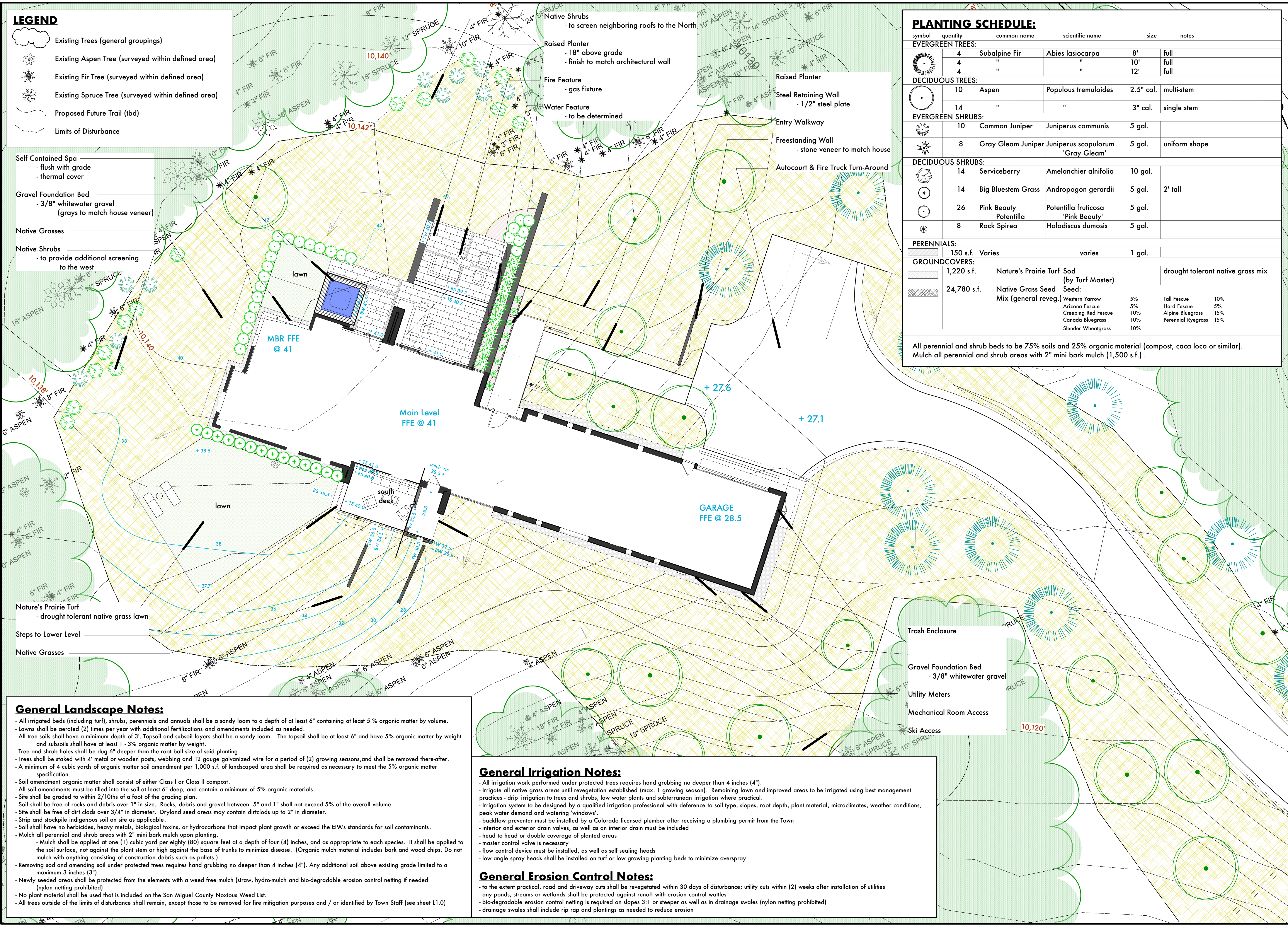
Fire Mitigation / Forestry Management Plan

Schematic Design

date: 2019-01-18 DRB Initial Review
 2019-04-16 Revisions per TOMV Staff Comments



scale: 1" = 20' - 0"



LEGEND

- Existing Trees (general groupings)
- Existing Aspen Tree (surveyed within defined area)
- Existing Fir Tree (surveyed within defined area)
- Existing Spruce Tree (surveyed within defined area)
- Proposed Future Trail (tbd)
- Limits of Disturbance

Self Contained Spa
- flush with grade
- thermal cover

Gravel Foundation Bed
- 3/8" whitewater gravel
(grays to match house veneer)

Native Grasses

Native Shrubs
- to provide additional screening to the west

Nature's Prairie Turf
- drought tolerant native grass lawn

Steps to Lower Level

Native Grasses

General Landscape Notes:

- All irrigated beds (including turf), shrubs, perennials and annuals shall be a sandy loam to a depth of at least 6" containing at least 5% organic matter by volume.
- Lawns shall be aerated (2) times per year with additional fertilizations and amendments included as needed.
- All tree soils shall have a minimum depth of 3'. Topsoil and subsoil layers shall be a sandy loam. The topsoil shall be at least 6" and have 5% organic matter by weight and subsoil shall have at least 1 - 3% organic matter by weight.
- Tree and shrub holes shall be dug 6" deeper than the root ball size of said planting
- Trees shall be staked with 4" metal or wooden posts, webbing and 12 gauge galvanized wire for a period of (2) growing seasons, and shall be removed there-after.
- A minimum of 4 cubic yards of organic matter soil amendment per 1,000 s.f. of landscaped area shall be required as necessary to meet the 5% organic matter specification.
- Soil amendment organic matter shall consist of either Class I or Class II compost.
- All soil amendments must be filled into the soil at least 6" deep, and contain a minimum of 5% organic materials.
- Site shall be graded to within 2/10ths of a foot of the grading plan.
- Soil shall be free of rocks and debris over 1" in size. Rocks, debris and gravel between .5" and 1" shall not exceed 5% of the overall volume.
- Site shall be free of dirt clods over 3/4" in diameter. Dryland seed areas may contain dirtclods up to 2" in diameter.
- Strip and stockpile indigenous soil on site as applicable.
- Soil shall have no herbicides, heavy metals, biological toxins, or hydrocarbons that impact plant growth or exceed the EPA's standards for soil contaminants.
- Mulch all perennial and shrub areas with 2" mini bark mulch upon planting.
- Mulch shall be applied at one (1) cubic yard per eighty (80) square feet at a depth of four (4) inches, and as appropriate to each species. It shall be applied to the soil surface, not against the plant stem or high against the base of trunks to minimize disease. (Organic mulch material includes bark and wood chips. Do not mulch with anything consisting of construction debris such as pallets.)
- Removing sod and amending soil under protected trees requires hand grubbing no deeper than 4 inches (4"). Any additional soil above existing grade limited to a maximum 3 inches (3").
- Newly seeded areas shall be protected from the elements with a weed free mulch (straw, hydro-mulch and bio-degradable erosion control netting if needed (nylon netting prohibited))
- No plant material shall be used that is included on the San Miguel County Noxious Weed List.
- All trees outside of the limits of disturbance shall remain, except those to be removed for fire mitigation purposes and / or identified by Town Staff (see sheet L1.0)

General Irrigation Notes:

- All irrigation work performed under protected trees requires hand grubbing no deeper than 4 inches (4").
- Irrigate all native grass areas until revegetation established (max. 1 growing season). Remaining lawn and improved areas to be irrigated using best management practices - drip irrigation to trees and shrubs, low water plants and subterranean irrigation where practical.
- Irrigation system to be designed by a qualified irrigation professional with deference to soil type, slopes, root depth, plant material, microclimates, weather conditions, peak water demand and watering 'windows'.
- backflow preventer must be installed by a Colorado licensed plumber after receiving a plumbing permit from the Town
- interior and exterior drain valves, as well as an interior drain must be included
- head to head or double coverage of planted areas
- master control valve is necessary
- flow control device must be installed, as well as self sealing heads
- low angle spray heads shall be installed on turf or low growing planting beds to minimize overspray

General Erosion Control Notes:

- to the extent practical, road and driveway cuts shall be revegetated within 30 days of disturbance; utility cuts within (2) weeks after installation of utilities
- any ponds, streams or wetlands shall be protected against runoff with erosion control wattles
- bio-degradable erosion control netting is required on slopes 3:1 or steeper as well as in drainage swales (nylon netting prohibited)
- drainage swales shall include rip rap and plantings as needed to reduce erosion

PLANTING SCHEDULE:

symbol	quantity	common name	scientific name	size	notes
EVERGREEN TREES:					
☉	4	Subalpine Fir	Abies lasiocarpa	8'	full
☉	4	"	"	10'	full
☉	4	"	"	12'	full
DECIDUOUS TREES:					
☉	10	Aspen	Populus tremuloides	2.5" cal.	multi-stem
☉	14	"	"	3" cal.	single stem
EVERGREEN SHRUBS:					
☉	10	Common Juniper	Juniperus communis	5 gal.	
☉	8	Gray Gleam Juniper	Juniperus scopulorum 'Gray Gleam'	5 gal.	uniform shape
DECIDUOUS SHRUBS:					
☉	14	Serviceberry	Amelanchier alnifolia	10 gal.	
☉	14	Big Bluestem Grass	Andropogon gerardii	5 gal.	2' tall
☉	26	Pink Beauty Potentilla	Potentilla fruticosa 'Pink Beauty'	5 gal.	
☉	8	Rock Spirea	Holodiscus dumosus	5 gal.	
PERENNIALS:					
☉	150 s.f.	Varies	varies	1 gal.	
GROUNDCOVERS:					
☉	1,220 s.f.	Nature's Prairie Turf Sod (by Turf Master)			drought tolerant native grass mix
☉	24,780 s.f.	Native Grass Seed Mix (general reveg.)	Seed:		
		Western Yarrow	5%	Tall Fescue	10%
		Arizona Fescue	5%	Hard Fescue	5%
		Creeping Red Fescue	10%	Alpine Bluegrass	15%
		Canada Bluegrass	10%	Perennial Ryegrass	15%
		Slender Wheatgrass	10%		

All perennial and shrub beds to be 75% soils and 25% organic material (compost, caca loco or similar).
Mulch all perennial and shrub areas with 2" mini bark mulch (1,500 s.f.) .

Land Design 39
Landscape Architecture • Design

www.LandDesign39.com

amy@landdesign39.com
970-274-2430

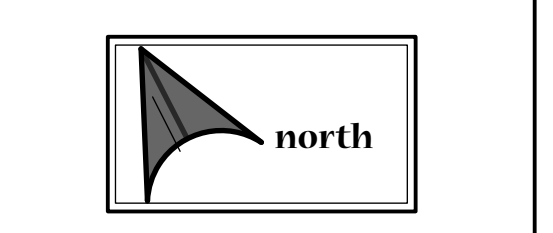


Ladhani Residence
Lot 348 R - Benchmark Drive
Town of Mountain Village, Colorado

Landscape Plan

Design Development

date: 2019-01-18 DRB Initial Review
2019-06-09 DRB Second Rev.



scale: 1" = 10' - 0"

L2.0

Land Design 39

landscape architecture + design

revised 4/15/19 05 April 2019

Town of Mountain Village
c/o John Miller, Senior Planner
455 Mountain Village Boulevard
Mountain Village, Colorado 81435

via email:
JohnMiller@mtnvillage.org

RE: Ladhani Residence Forestry Report
Lot 348R - Benchmark Drive
Mountain Village, Colorado 81435

Dear John

The following is our Forestry Report for Lot 348 R / Benchmark Drive:

The site was inspected on December 20, 2018 to review tree health, development siting and the potential for both tree retention and removal. The site is heavily wooded with only a few minor dells, or openings throughout the site. The general canopy is a mixed conifer (spruce and fir), with a significant number of large aspen trees through out. It is located in a 'high' community wildfire area in the Upper Mountain Village zone.

The site is bounded on two sides by public roads and one side by public ski access to Marmot trail. These edges shall be cleaned up a minimum of 50' from the property line to provide a more defensible buffer to the adjacent public uses. Clean up of this wild land / urban interface shall include the removal of dead and declining trees, and the thinning of understory. Tree branches shall be pruned to 10' in height, with a general group canopy horizontal spacing to be 10' as well. All ladder fuels shall be removed in these separated canopy areas. Standing dead shall be removed to minimize any potential public threat. In general, 3-6 standing dead shall be kept through out the remainder of the property for wildlife purposes and will be selected by the landscape architect for their retention.

The location of the house and associated improvements minimize the impact to the overall site, by limiting the necessary grading and removal of vegetation to less than 30% of the overall area. Within the Development Envelope, there are 372 trees of 4" caliper or larger. Of this number, 339 are to be removed to accommodate the entry drive, fire truck turn around, parking, house and accompanying patios. The remaining 33 trees within the development envelope are 3" or smaller, which are also to be removed. The remaining trees to be saved shall be protected with 4' tall wire or plastic mesh fencing at the limits of disturbance line, secured by metal t-posts, to minimize any encroachment and construction activity directly adjacent to their root zones. The majority of trees to be removed in this area shall be felled mechanically with heavy equipment.

Due to the size and scale of this lot, only a portion of the remainder of the site was mapped, to focus on areas of significant density or tree health awareness. In these areas, another 350 trees over 4" in caliper were mapped. Trees shall be flagged by the landscape architect for removal to better assist in the health of the forest on the lot. All trees within this area to be removed, will be hand felled to allow additional light into the lower forest and to help maintain overall forest health. The focus will be on thinning dead and diseased aspen trees, including suckers that lead to increased understory fuels, versus large specimen conifers, to reduce overall fire intensity.

There is a high density of trees on this lot, with a significant amount of deadfall. It is suggested that as much as fiscally feasible of this deadfall be removed to reduce the risk of wildfire, and amounts of available fuel. This removal should focus on the public buffer areas, zone 2 and the steep slopes on the western edge of the property. Additional removal of downed trees will be important from an access perspective to allow safe passage from the homesite to the Marmot ski run to the south. These trees shall be flagged in the field by the landscape architect.

There are 14 specimen sized trees on site, each having a trunk over 20" in caliper. Of those, only one is located within the building envelope, and shall be removed. The remaining trees are scattered through out the site, and will be preserved and protected. This preservation shall be accomplished through hand thinning of nearby trees that could potentially cause competition for resources, as well as structural damage through their adjacency.

Defensible space around the home has been maximized using the prescribed 15' clear zone, some of which includes particular plantings adjacent to the building. Limited ornamental plantings are located directly adjacent to the building or abutting patios. New trees located on the site shall mimic existing tree species, including aspen and fir. A nominal landscape is envisioned with native species that are based on permacultural best practices. A minimal lawn space is shown to accommodate children and pets, with native grasses as the primary revegetation tool.

The overall forest management goal is to maintain a natural and native forest cover, while also increasing the health of the forest and minimizing wildfire danger. In addition to the above tree removal and thinning measures, it is proposed that a tree service be employed prior to the inception of the project to verify tree health as it relates to pests. An overall tree management plan shall be put in place to prescribe any necessary measures to ensure the continued health of the trees, particularly as it relates to beetles and the use of pheromones or insecticides to manage tree health and protect large specimen trees.

Please feel free to email or call with any questions or comments on the above report.

Sincerely,

A handwritten signature in black ink that reads "Amy Barrow". The signature is written in a cursive style with a large, looped initial "A".

Amy Capron Barrow, PLA, ASLA
Principal / Owner

DATE:
2019-06-14

ISSUE:
DRB FINAL REVIEW

PROJECT NUMBER:
18020

DRAWN BY: CCY CHECKED BY: CCY

HISTORY:

REV.#	DATE	DESCRIPTION
1	2019-06-14	FINAL DRB SUBMITTAL



PROJECT
DESIGN
NARRATIVE

SCALE:

A-001

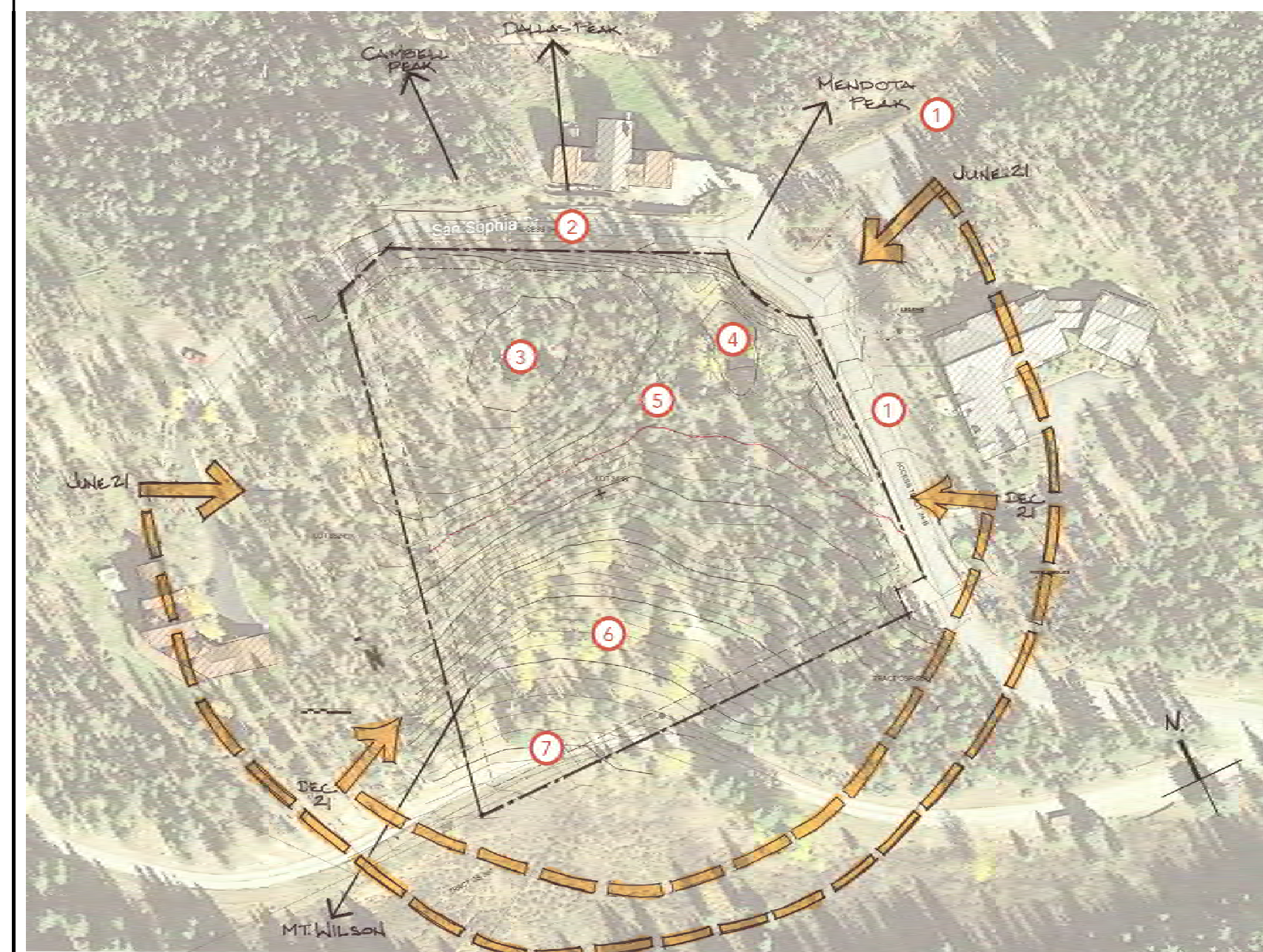
DESIGN + DEVELOPMENT NARRATIVE

THE SITE - OBSERVATIONS & OPPORTUNITY

THE SITE IS LOCATED NEAR THE TOP OF BENCHMARK DRIVE, JUST ABOVE 10,000' IN ELEVATION. THE HEAVILY WOODED SITE WITH A VARIETY OF EVERGREEN TREES, CREATES A NATURAL SCREEN TO ADJACENT ROADS AND PROPERTIES. THE SECLUDED NATURE OF THIS PROPERTY WAS A PRIMARY ATTRACTION FOR THE OWNERS. SITE ACCESS WAS SPECIFICALLY ALIGNED TO CREATE A FEELING OF DISCOVERY AND ISOLATION. THE DRIVE MEANDERS THROUGH THE DENSE FOREST TO A LEVEL CLEARING AND KNOLL WHERE THE HOUSE IS LOCATED.

THE KNOLL, WHICH IS 12 FEET ABOVE THE FLAT CLEARING, PROVIDES AN OPPORTUNITY FOR A SENSITIVE RESPONSE TO THE LANDFORM. THE HEART OF THE HOUSE SITS ATOP THE KNOLL WITH PANORAMIC VIEWS TO THE NORTH AND FILTERED FOREST VIEWS TO THE SOUTH. THE ENTRY AT THE CLEARING IS CONVENIENTLY A STORY BELOW THE TOP OF THE KNOLL, WHICH HELPS TO MINIMIZE SITE DISRUPTION AND UNDESIRED TREE CLEARING.

THE PROPOSED DEVELOPMENT ON THE SITE INTENDS TO MAINTAIN THE EXISTING SENSE OF PRIVACY, WHILE CREATING AN EXPERIENCE OF A DESTINATION IN THE FOREST. THERE IS THE OPPORTUNITY FOR FILTERED WINTER AND SUMMER SUN THROUGH THE FOREST SITE, AS WELL AS THE OPPORTUNITY FOR SKI-OUT ACCESS THROUGH A GLADE CONNECTING TO THE MARMOT SKI TRAIL. WITH PURPOSEFUL DESIGN ELEMENTS THAT FIT THE EXISTING LANDSCAPE, THE SITE DEVELOPMENT WILL MINIMIZE DISRUPTION AND UNNECESSARY TREE CLEARING AND ENCOURAGE HEALTHY GROWTH OF THE FOREST.



1. BENCHMARK DRIVE
2. SAN SOPHIA DRIVE
3. "THE KNOLL" - PROJECT HIGH POINT
4. BERM
5. FLAT SITE
6. THE "GLADE"
7. MARMOT TRAIL

THE ARCHITECTURE - SUBTLE AT ALL SCALES

THE HOUSE IS DESIGNED TO BE A SUBTLE, YET ELEGANT DESTINATION IN THE FOREST. THE DRIVEWAY IS DESIGNED AS A MOUNTAIN TRACK, FOLLOWING THE EXISTING CONTOURS, LEADING ONE TO THE QUIET, MORE PRIVATE HEART OF THE SITE. THE BUILDING IS ORIENTED TO RESPECT AND RELATE TO THE EXISTING TOPOGRAPHY AND PROVIDES THE OPPORTUNITY FOR ON-GRADE CONNECTIONS AT THE UPPER AND LOWER LEVELS.

FORMALLY, THE BUILDING IS ORGANIZED INTO TWO LEVELS, WITH THE ENTRY ON THE LOWER LEVEL AND THE PRIMARY LIVING SPACES ON THE MAIN (UPPER) LEVEL. THE EXPERIENCE OF LEAVING YOUR CAR BEHIND AND WALKING THROUGH THE FOREST AS YOU APPROACH THE FRONT DOOR IS DESIGNED TO REINFORCE THE CONCEPT OF THIS HOUSE AS A RETREAT. STONE SITE WALLS AND NATURAL LANDSCAPING DRAW THE USER TO THE ENTRY OF THE BUILDING. UPON ENTRY, THE STAIRCASE LEADS YOU UP TO THE MAIN LEVEL WHERE YOU ARE PRESENTED WITH BOTH IMMEDIATE AND DISTANT VIEWS OF THE LANDSCAPE.

THE HOUSE IS SIMPLE IN FORM AND GROUNDED. AT ONLY 5,300 SQ.FT. OF LIVABLE SPACE (PLUS GARAGE AND MECHANICAL) THE HOUSE COVERS 4% OF THE SITE. THE SIMPLE SHED ROOF FORMS OPEN TO THE EXPANSIVE VIEWS AND STEP WITH THE LANDFORM, YET ARE UNDERSTATED, REACHING A MAXIMUM HEIGHT OF LESS THAN 29 FEET AND AN AVERAGE HEIGHT LESS THAN 19 FEET - ACHIEVING THE CLIENTS DESIRE FOR A SUBTLE, QUIET RETREAT IN THE LANDSCAPE. THE SHED ROOFS HAVE THE ADDED ADVANTAGE OF PROTECTING THE ENTRY POINTS TO THE HOUSE ON THE NORTH AND SHEDDING ALL SNOW AND RAIN TO THE SOUTH SIDE "UNOCCUPIED" SIDE OF THE HOUSE. PUNCHED (RECESSED) OPENINGS IN THE SOLID STONE BASE RECALL THE STRONG TRADITION OF ALPINE DESIGN. THE TRANSPARENT HEART OF THE HOUSE IS DESIGNED TO CONNECT THE INTERIOR TO THE EXTERIOR, REFLECTING OUR CURRENT TIME. SMALLER FRAMED VIEWS THROUGHOUT THE REST OF THE HOUSE PROVIDE PRIVACY AND A RESIDENTIAL SCALE. AN ON-GRADE NORTH FACING TERRACE CONNECTS THE LIVING ROOM TO THE DISTANT, PANORAMIC VIEWS. A SOUTH DECK CANTILEVERS OVER THE LANDSCAPE, WHICH NATURALLY SLOPES AWAY FROM THE HOUSE. THE DECK ALLOWS THE DINING ROOM TO FLOW OUTDOORS AND PROVIDES AN ELEVATED PERSPECTIVE OF THE SURROUNDING FOREST.

THE MATERIAL PALETTE OF THE HOUSE IS DESIGNED TO BLEND IN WITH THE IMMEDIATE FOREST. STONE GROUNDS THE HOUSE AND HELPS PHYSICALLY CONNECT THE BUILDING TO THE LANDSCAPE, WHILE WOOD SIDING REFLECTS THE DARK WARMTH OF THE SURROUNDING TREES. EXPOSED RAFTERS ON THE INTERIOR AND EXTERIOR OF THE BUILDING ADD A LEVEL OF TEXTURE AND A SENSE OF CRAFT THAT IS A NOD TO THE HISTORIC VERNACULAR OF THE REGION. SUBTLE DETAILS SUCH AS THE EXPRESSED RAFTERS AND PURPOSEFULLY DESIGNED OPENINGS MAKE THE PROJECT FEEL AT HOME IN THE FOREST.



1. THE VIEW TO THE NORTH
2. THE "GLADE"

CDC DESIGN VARIATIONS

17.5.6.C.1.A - ROOF FORM

THE ROOF FORM TIPS UP TO THE NORTH TO CELEBRATE THE DISTANT MOUNTAIN VIEWS AND SHEDS SNOW TO THE UNOCCUPIED PORTIONS OF THE SITE. THE ROOF RIDGE LINE IS DESIGNED TO PROTECT THE BUILDING AS WELL AS ADDRESS DESIGN GUIDELINES. A LARGE ROOF OVERHANG IS EXPRESSED OVER THE OCCUPIED EXTERIOR SPACES AT THE HEART OF THE BUILDING, WHILE A SMALLER OVERHANG PROTECTS THE BUILDING AT THE MORE PRIVATE SPACES. FORMALLY, THIS SHIFT IN THE RIDGE LINE ALSO RESPONDS TO THE TOPOGRAPHY OF THE SITE, PROVIDING THE PERCEPTION OF MULTIPLE ROOF FORMS ALONG THE LENGTH OF THE PROJECT.

17.5.6.E.1.A - EXTERIOR MATERIALS - STONE

THE PROJECT IS DESIGNED WITH A STONE BASE, STONE SITE WALLS, AND A LARGE STONE FIREPLACE WALL THAT BISECTS THE HEART OF THE HOUSE. THE MATERIALS HAVE BEEN LOCATED ON THE EXTERIOR TO ENHANCE THE OVERALL ARCHITECTURE, WITH A CLEAR LOGIC BEHIND THE USE AND LOCATION OF STONE ON THE PROJECT. THE STONE WALLS IN THE PROJECT ACCOUNT FOR 31% OF THE EXTERIOR MATERIALS AND STILL MEET THE INTENT OF SECTION 17.5.6.E.

17.5.6.E.3. - METAL EXTERIOR WALL MATERIAL

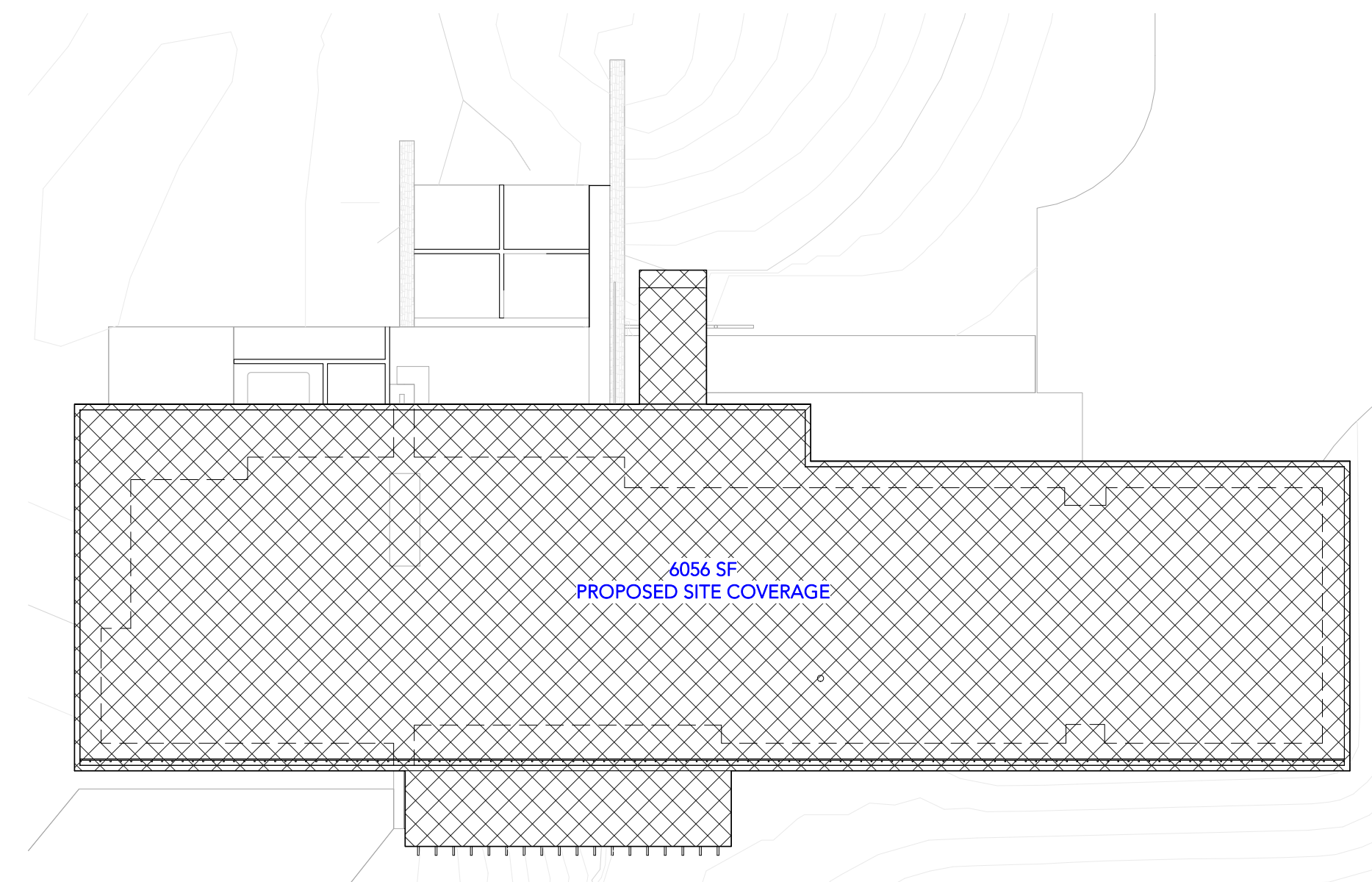
THE PROJECT USES BLACK METAL SIDING AS AN ACCENT MATERIAL AT KEY LOCATIONS IN THE PROJECT THAT ARCHITECTURALLY INVITE THE USE OF A MATERIAL OTHER THAN STONE OR WOOD. SPECIFICALLY, THIS OCCURS ON THE NORTH EAST CORNER OF THE PROJECT AT THE MASTER BEDROOM. THE PLAN IS RECESSED AT THE MASTER BEDROOM, CREATING AN ADDED LAYER OF PRIVACY AND DEPTH TO THE FACADE. FURTHERMORE, THIS RECESS OCCURS UNDER A LARGE OVERHANG IN A PREDOMINATELY SHADED LOCATION OF THE SITE.

17.6.6.A.7 - LIVE LOAD & SURFACING

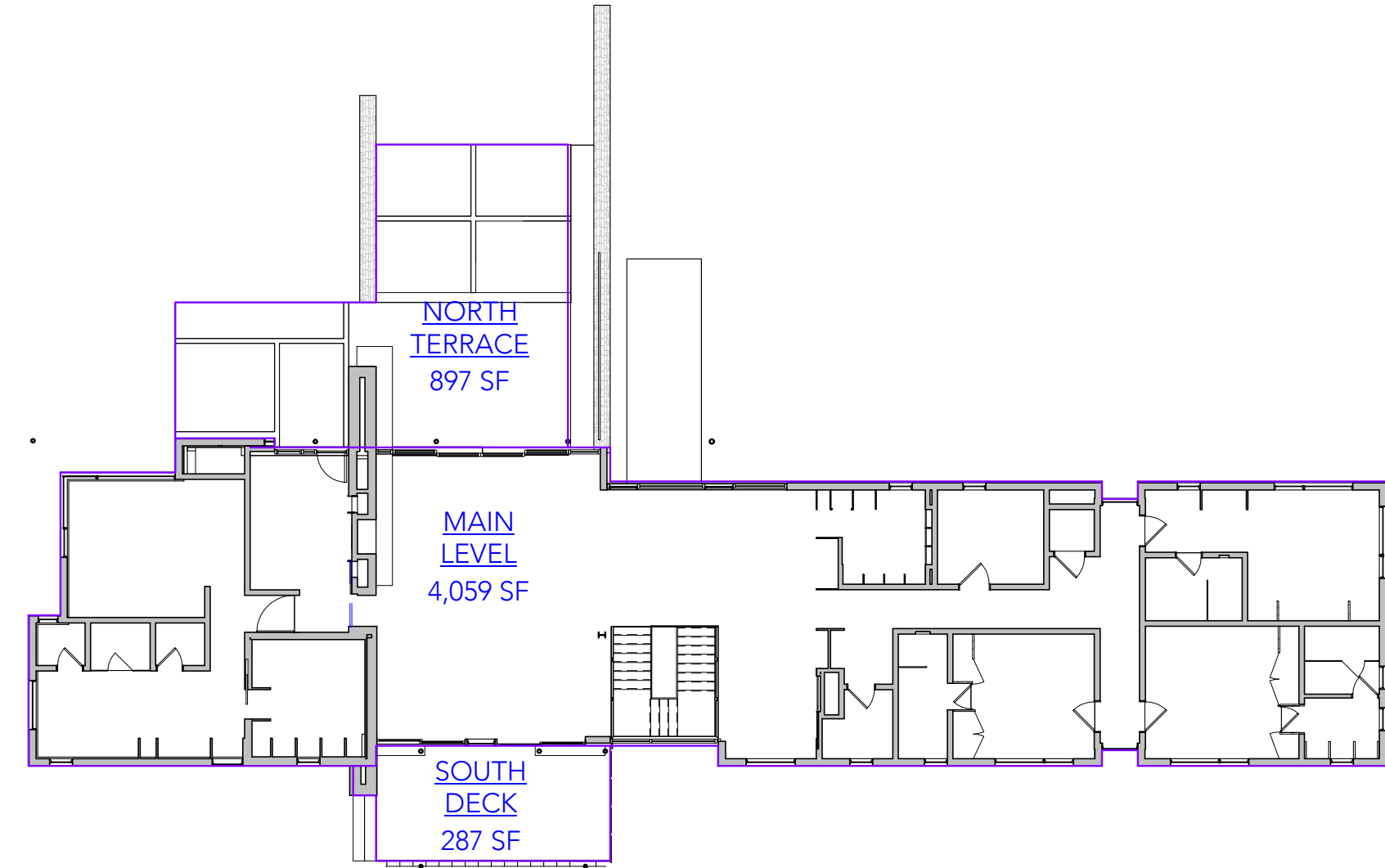
THE DRIVEWAY IS DESIGNED AS A MOUNTAIN PATH, WITH A CHIP AND SEAL SURFACE, GIVING THE APPEARANCE OF A GRAVEL ROAD BUT DURABILITY TO WITHSTAND THE MOUNTAIN ENVIRONMENT AND SNOW CLEARING.



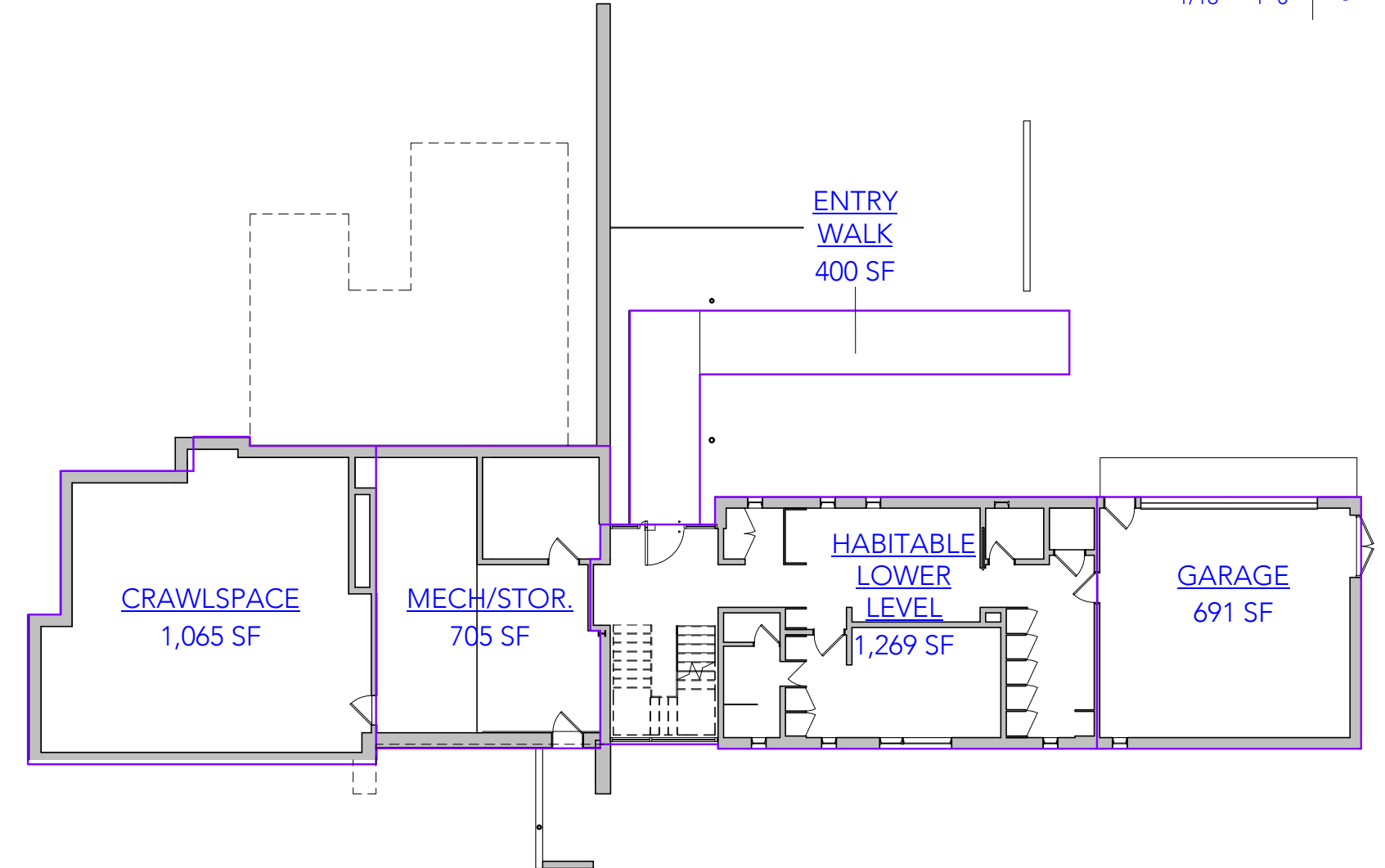
1. LATE FALL SITE CONDITIONS



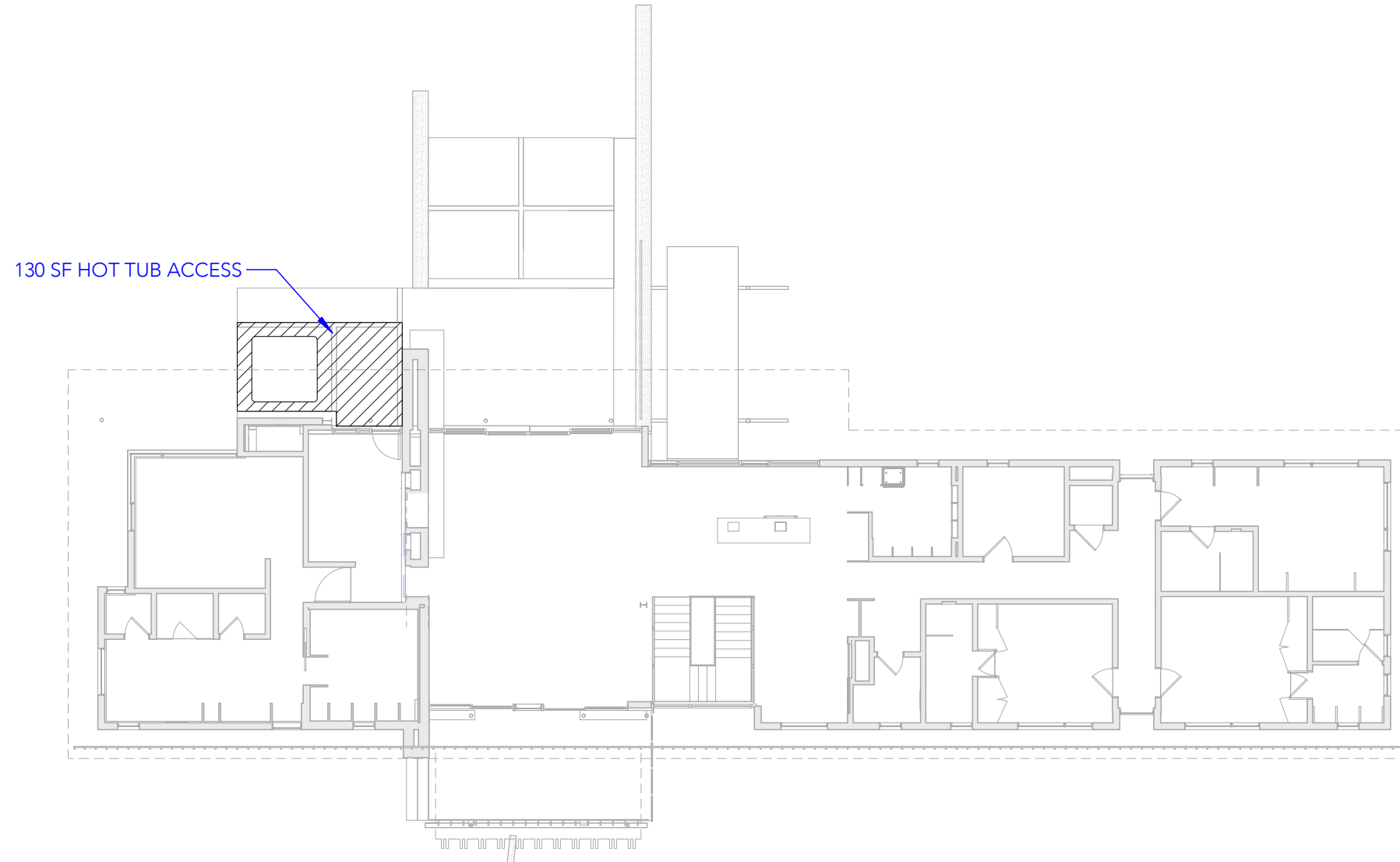
SITE COVERAGE PLAN 5
1/16" = 1'-0"



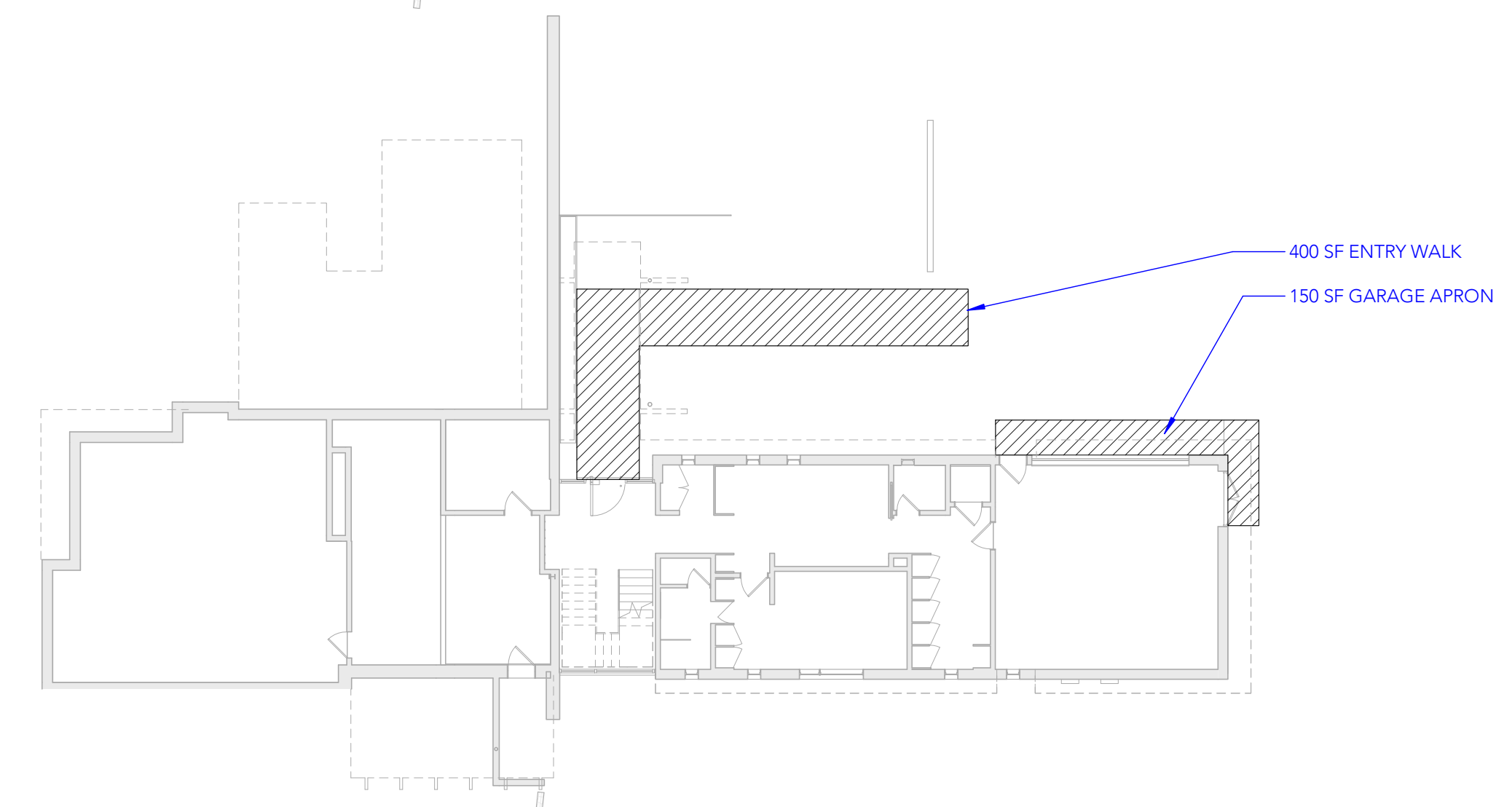
BUILDING AREA - MAIN LEVEL 4
1/16" = 1'-0"



BUILDING AREA - LOWER LEVEL 3
1/16" = 1'-0"



SNOWMELT - MAIN LEVEL 2
1/16" = 1'-0"



SNOWMELT - LOWER LEVEL 1
1/16" = 1'-0"

GROSS BUILDING AREA	
Name	Area
HABITABLE LOWER LEVEL	1,269 SF
MECH./STOR.	705 SF
GARAGE	691 SF
LOWER LEVEL	2,665 SF
MAIN LEVEL	4,059 SF
MAIN LEVEL	4,059 SF
TOTAL AREA	6,724 SF

EXTERIOR AREA	
Name	Area
ENTRY WALK	400 SF
LOWER LEVEL	400 SF
NORTH TERRACE	897 SF
SOUTH DECK	287 SF
MAIN LEVEL	1,184 SF
TOTAL EXTERIOR AREA	1,585 SF

SNOWMELT AREA	
LOWER LEVEL AREA:	550 SF
MAIN LEVEL AREA:	130 SF
TOTAL SNOWMELT AREA:	680 SF

CCY ARCHITECTS

18020 - LADHANI RESIDENCE
LOT 348 R MOUNTAIN VILLAGE

DATE:
2019-06-14

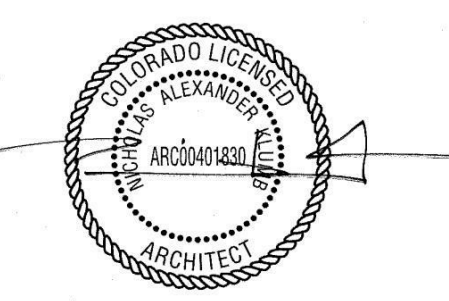
ISSUE:
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PROJECT NUMBER:
18020

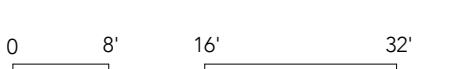
DRAWN BY: CCY CHECKED BY: CCY

HISTORY:

REV.#	DATE	DESCRIPTION
1	2019-06-14	FINAL DRB SUBMITTAL



SNOWMELT AND AREA PLANS



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

A-101

DATE:
2019-06-14

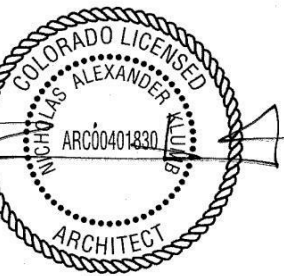
ISSUE:
DRB FINAL REVIEW

PROJECT NUMBER:
18020

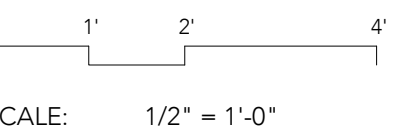
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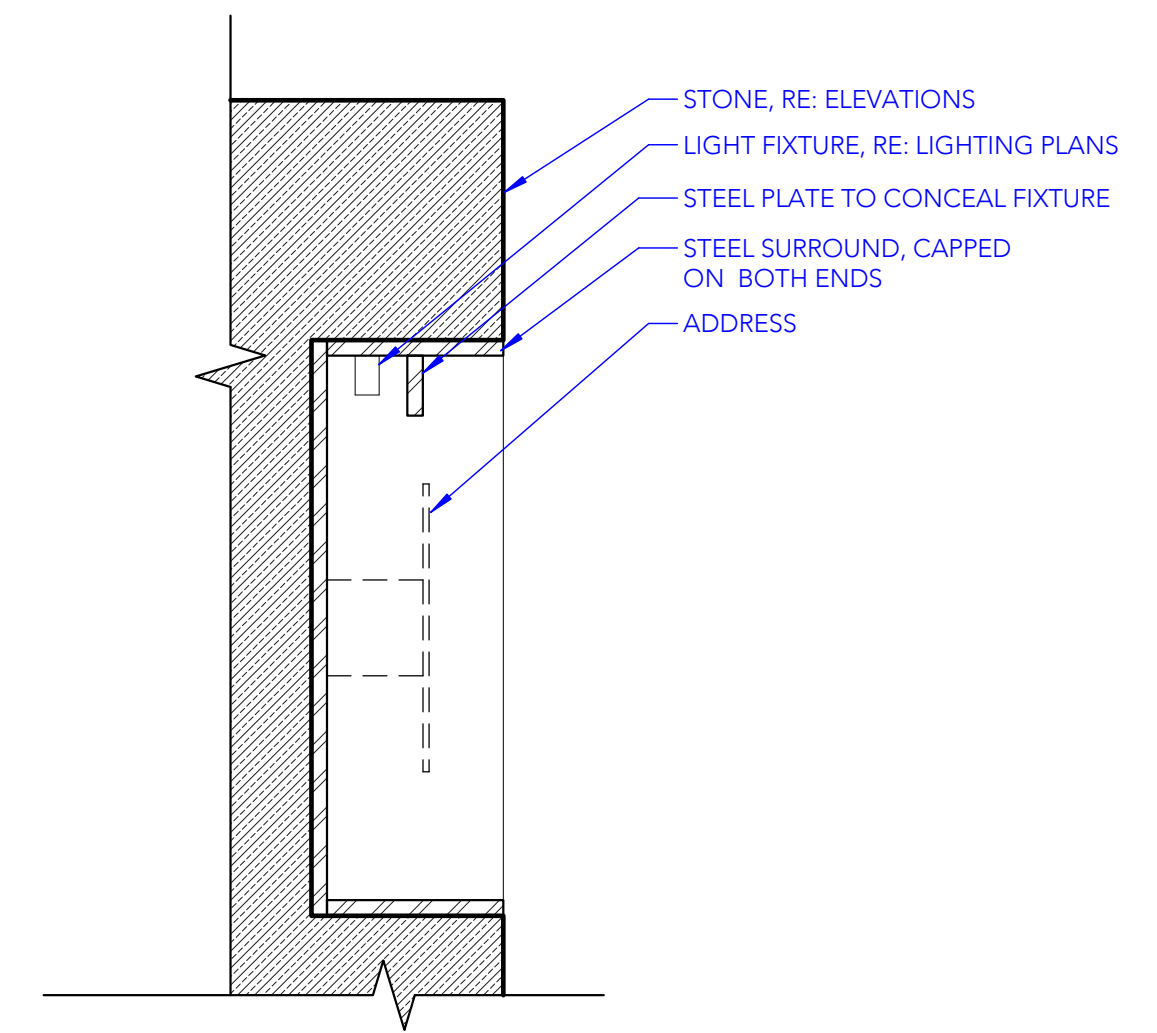
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1	2019-06-14	FINAL DRB SUBMITTAL



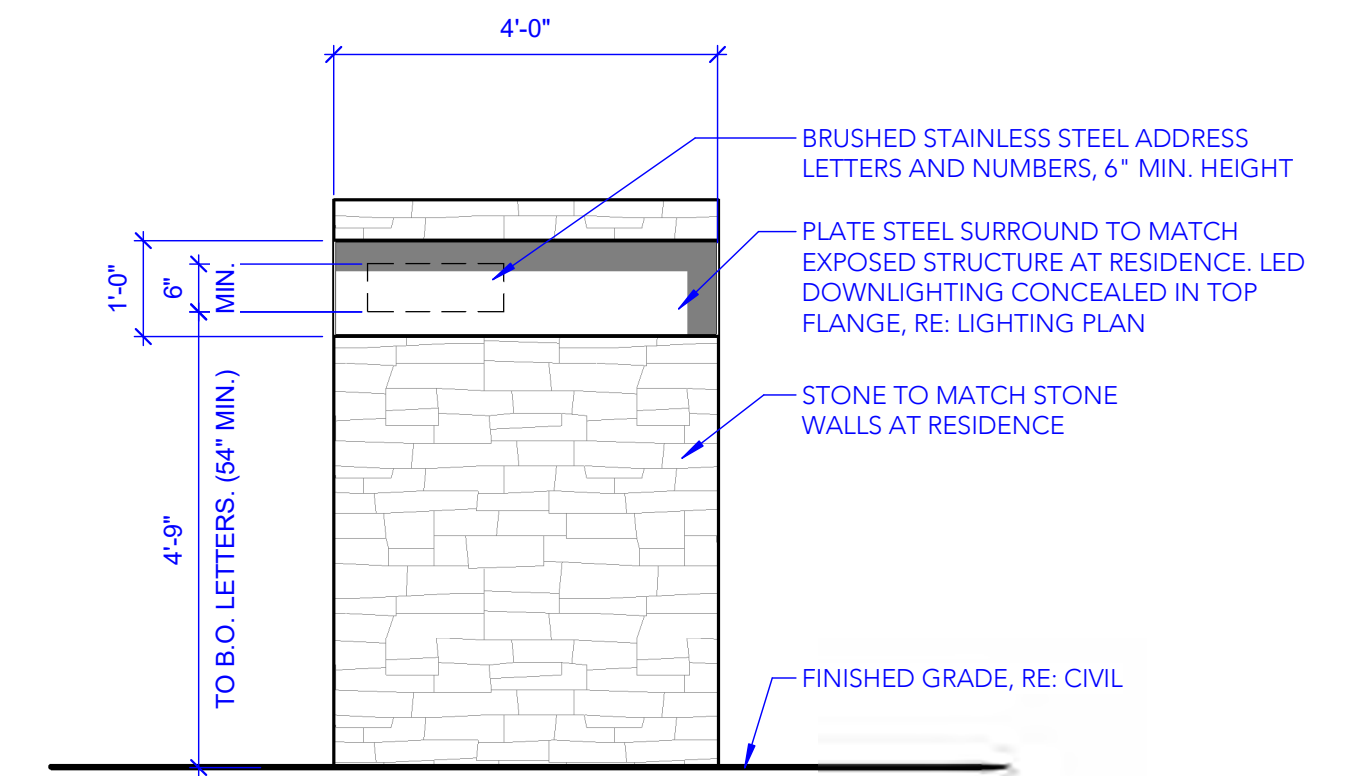
SITE DETAILS



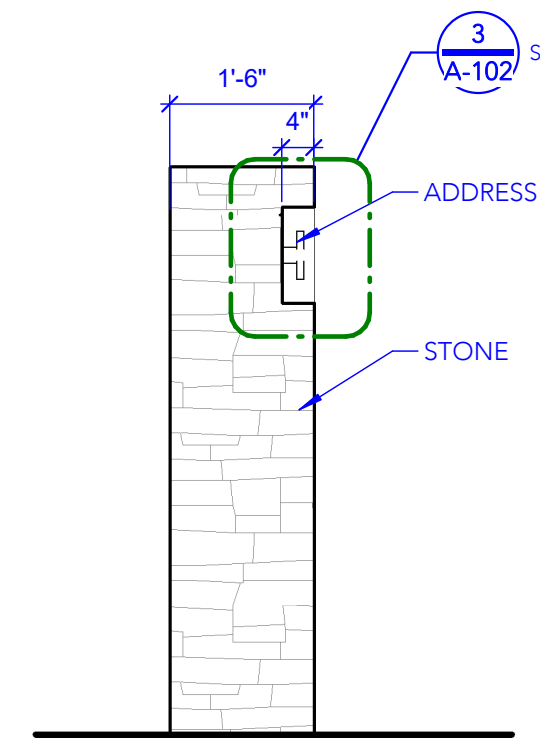
A-102



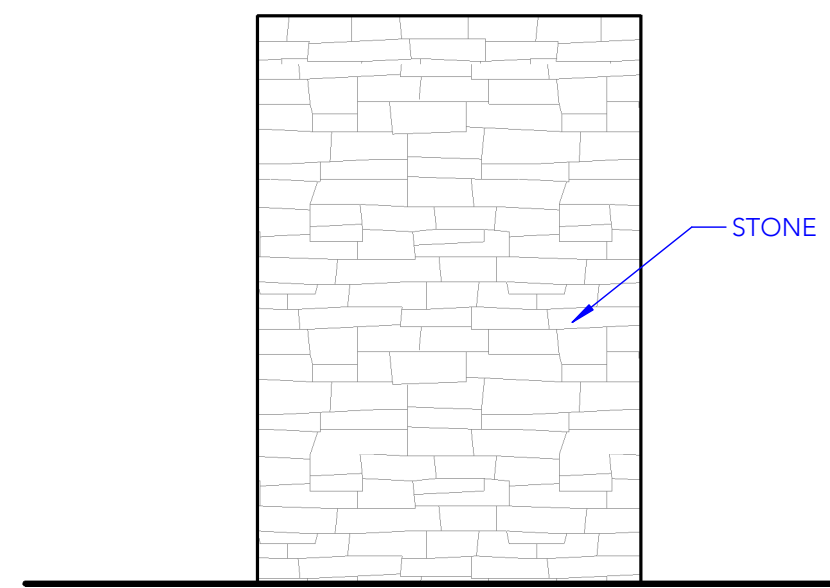
ADDRESS MONUMENT
LIGHTING DETAIL 3
3" = 1'-0"



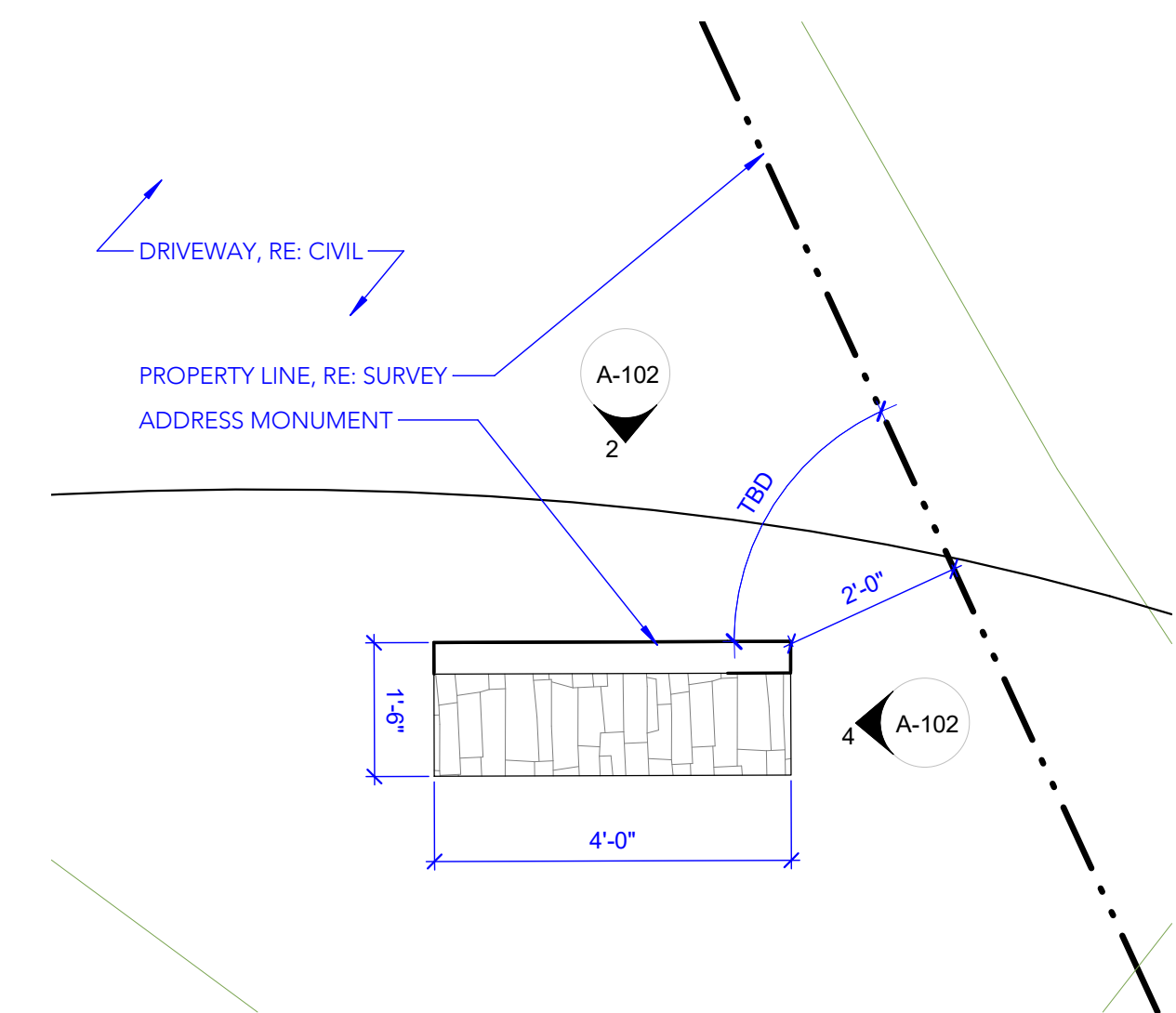
ADDRESS MONUMENT -
FRONT ELEVATION 2
1/2" = 1'-0"



ADDRESS MONUMENT - SIDE
ELEVATION 4
1/2" = 1'-0"

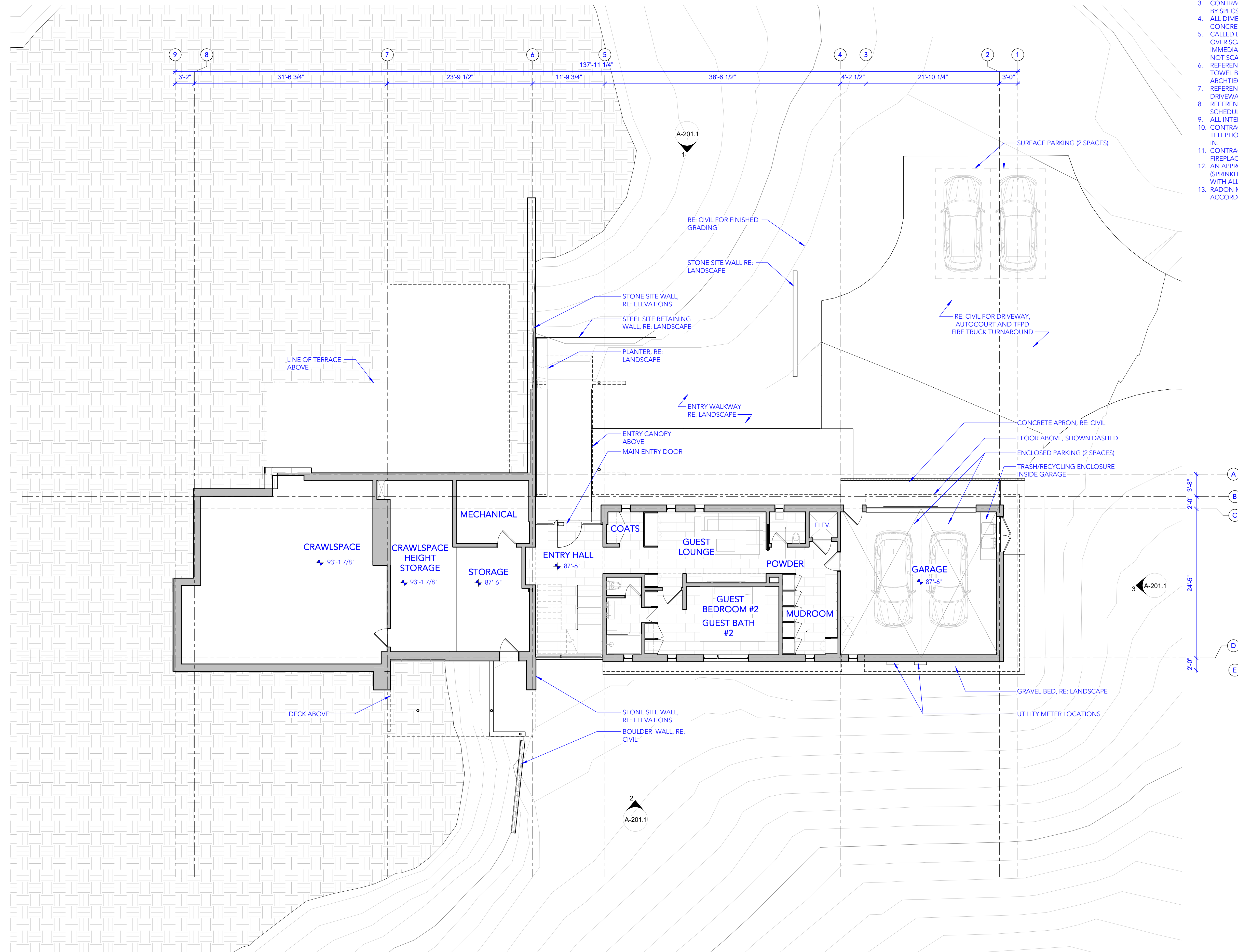


ADDRESS MONUMENT - REAR
ELEVATION 5
1/2" = 1'-0"



ADDRESS MONUMENT -
VICINITY PLAN 1
1/2" = 1'-0"





- PLAN NOTES**
- FOR GENERAL NOTES SEE A-000.
 - CONTRACTOR TO ESTABLISH PERMANENT BENCHMARK PRIOR TO COMMENCEMENT OF WORK.
 - CONTRACTOR TO PROVIDE SHOP DRAWINGS AS REQUIRED BY SPECS.
 - ALL DIMENSIONS ARE GIVEN TO FACE OF STUD AND CONCRETE U.N.O.
 - CALLED DIMENSIONS SHALL ALWAYS TAKE PRECEDENCE OVER SCALED DIMENSIONS. NOTIFY ARCHITECT IMMEDIATELY OF ANY DIMENSIONAL DISCREPANCIES. DO NOT SCALE DRAWINGS.
 - REFERENCE INTERIOR ELEVATIONS FOR T.P. HOLDER AND TOWEL BAR LOCATIONS, BLOCK AS REQUIRED. VERIFY WITH ARCHITECT.
 - REFERENCE LANDSCAPE PLANS FOR EXTERIOR PATIO AND DRIVEWAY DESIGN.
 - REFERENCE A-600 AND A-601 FOR WINDOW AND DOOR SCHEDULES.
 - ALL INTERIOR WALLS TO INCLUDE SOUND INSULATION.
 - CONTRACTOR TO REVIEW PLACEMENT OF ELECTRICAL AND TELEPHONE OUTLETS WITH ARCHITECT PRIOR TO ROUGH-IN.
 - CONTRACTOR TO COORDINATE GAS LINES TO ALL FIREPLACES UNITS.
 - AN APPROVED AUTOMATIC FIRE EXTINGUISHING (SPRINKLER) SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES.
 - RADON MITIGATION SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES.

DATE:
2019-06-14

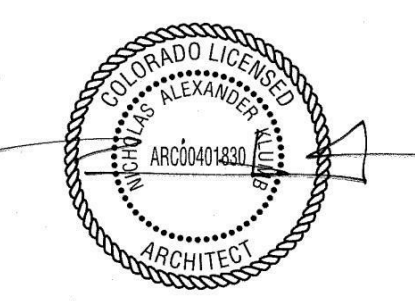
ISSUE:
DRB FINAL REVIEW

PROJECT NUMBER:
18020

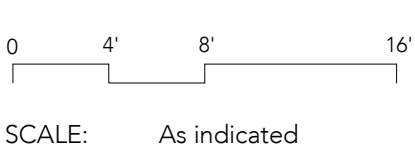
DRAWN BY: CCY CHECKED BY: CCY

HISTORY:

REV.#	DATE	DESCRIPTION
1	2019-06-14	FINAL DRB SUBMITTAL

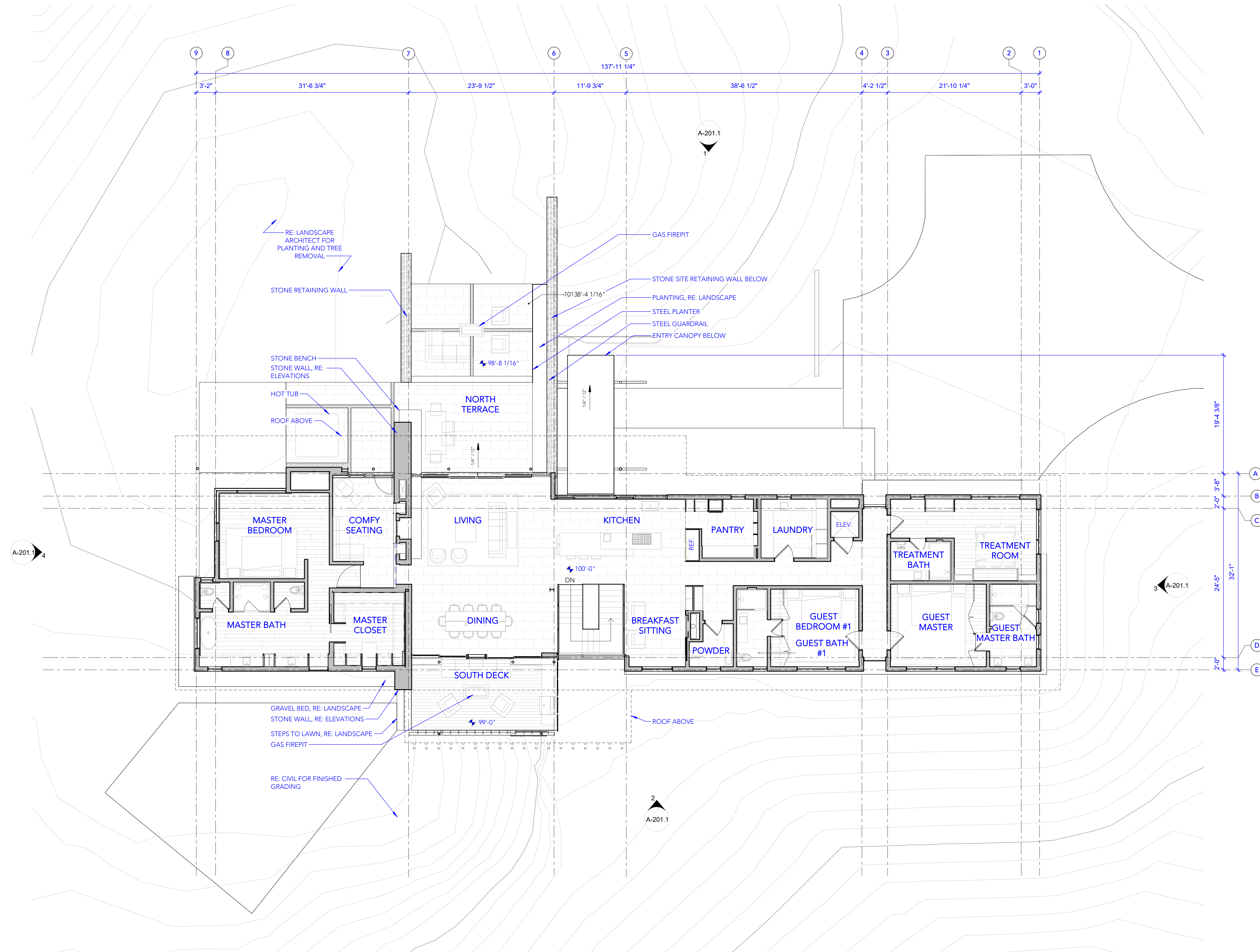


LOWER LEVEL FLOOR PLAN



A-111

LOWER LEVEL FLOOR PLAN
1/8" = 1'-0"
ARCH. ELEV 100'-0" - SITE ELEV. 10141'-0"

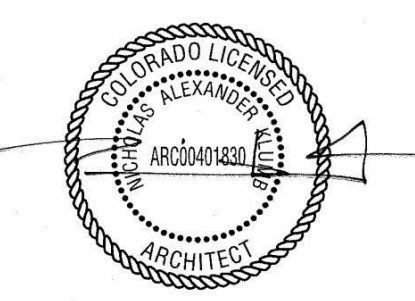


CCY ARCHITECTS
18020 - LADHANI RESIDENCE
 LOT 348 R MOUNTAIN VILLAGE

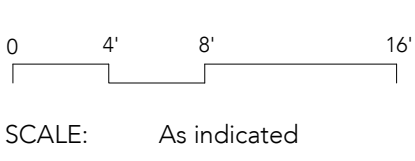
DATE:
2019-06-14
 ISSUE:
DRB FINAL REVIEW
 PROJECT NUMBER:
18020
 DRAWN BY: CCY CHECKED BY: CCY

HISTORY:

REV.#	DATE	DESCRIPTION
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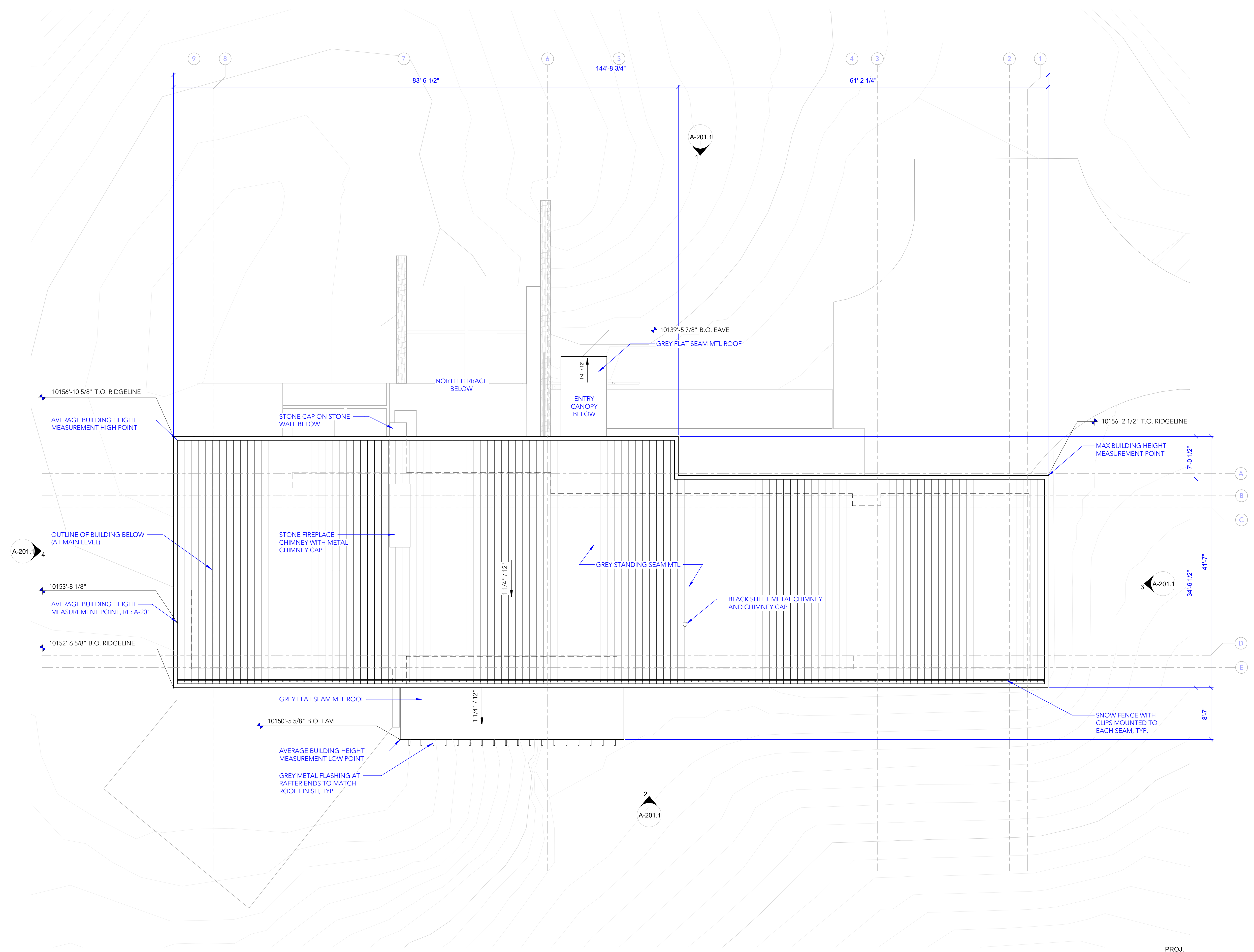


MAIN LEVEL FLOOR PLAN



A-112

MAIN LEVEL FLOOR PLAN
 1/8" = 1'-0"
 ARCH. ELEV. 100'-0" = SITE ELEV. 10141'-0"
 TRUE PROJ. NORTH

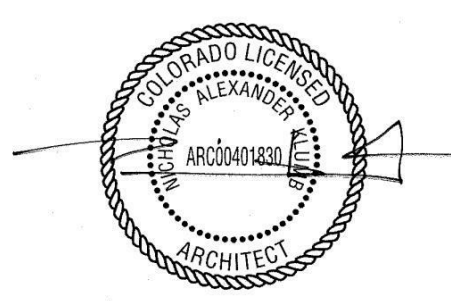


DATE:
2019-06-14
ISSUE:
DRB FINAL REVIEW
PROJECT NUMBER:
18020

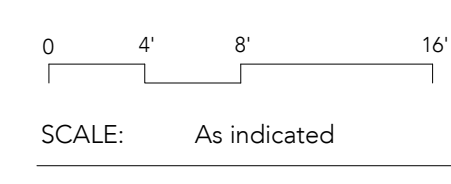
DRAWN BY: CCY CHECKED BY: CCY

HISTORY:

REV.#	DATE	DESCRIPTION
1	2019-06-14	FINAL DRB SUBMITTAL



ROOF PLAN

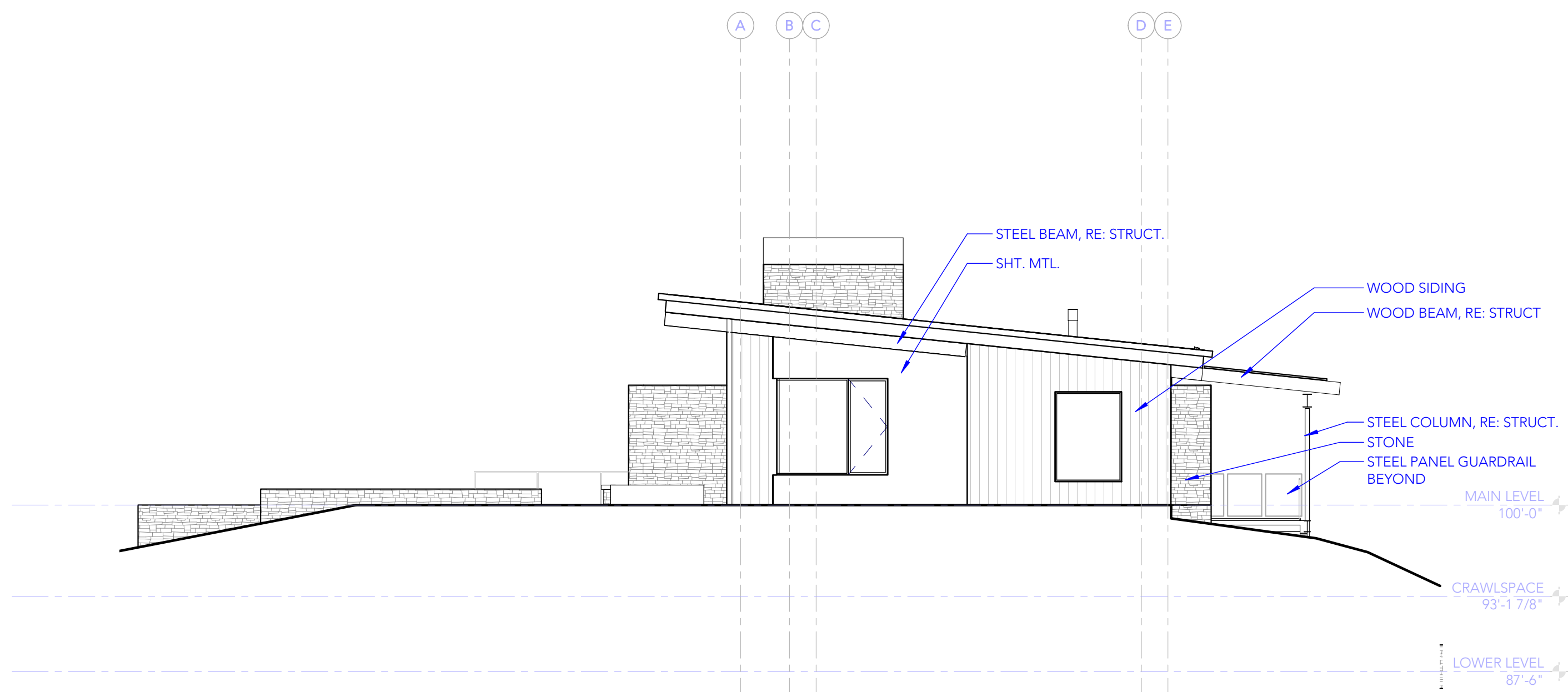


A-113

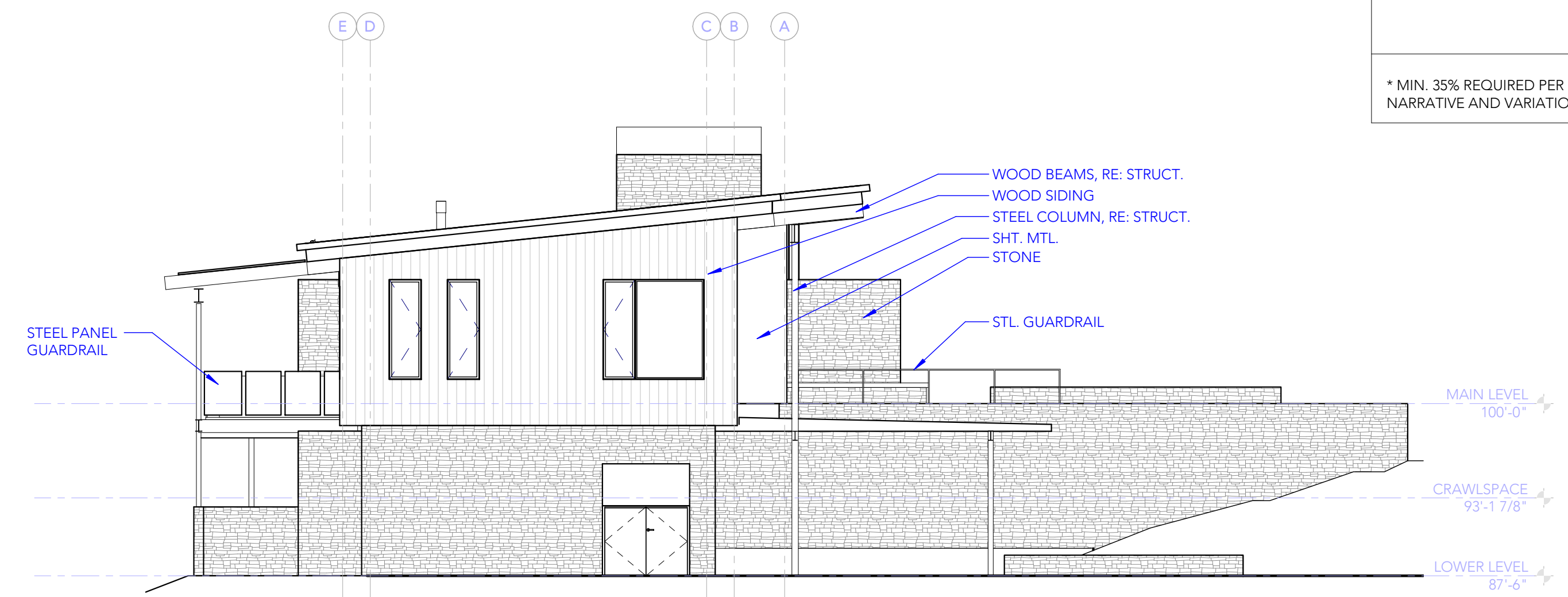
ROOF PLAN
 1/8" = 1'-0"
 ARCH. ELEV. 100'-0" - SITE ELEV. 10141'-0"
 TRUE PROJ. NORTH

MATERIAL CALCULATIONS		
MATERIAL	TOTAL AREA	PERCENTAGE
STONE	2415 SF	34%*
GLAZING	1472 SF	21%
STEEL/METAL ACCENT	837 SF	12%
WOOD	2389 SF	33%
	7113 SF	100%

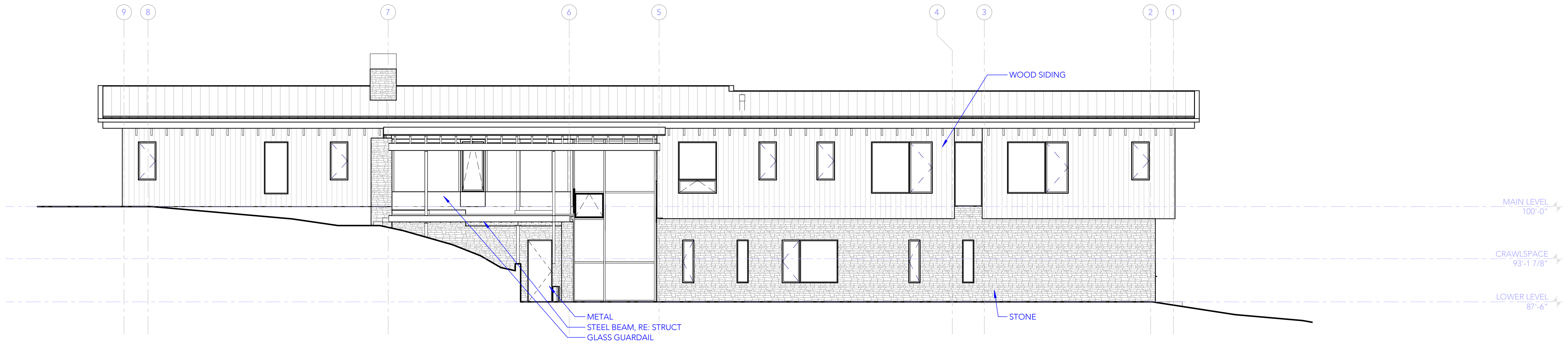
* MIN. 35% REQUIRED PER 17.5.6.E.1A. SEE A-001 FOR DESIGN NARRATIVE AND VARIATION REQUEST



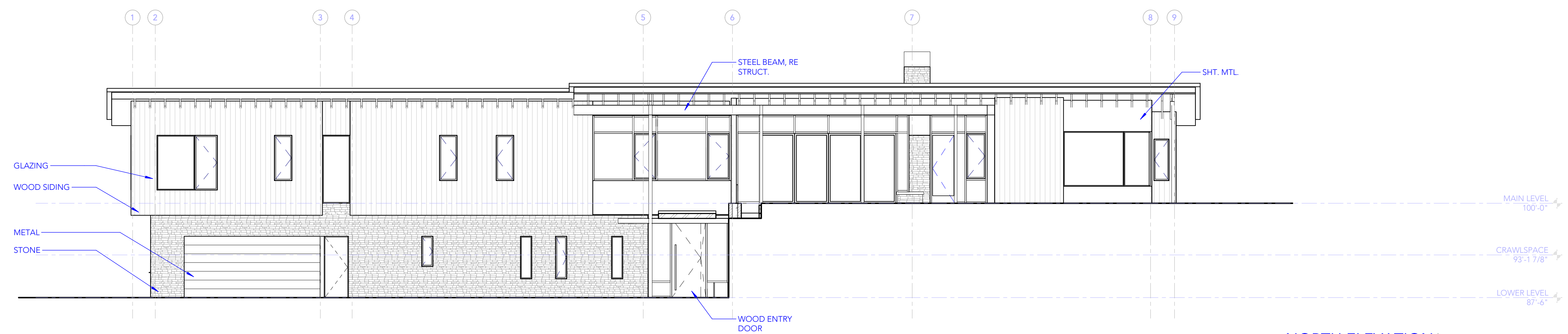
WEST ELEVATION MATERIALS: WEST ELEVATION 4
 STONE: 163 SF
 WOOD: 214 SF
 METAL: 152 SF
 GLAZING: 85 SF
 1/8" = 1'-0"



EAST ELEVATION MATERIALS: EAST ELEVATION 3
 STONE: 899 SF
 WOOD: 326 SF
 METAL: 192 SF
 GLAZING: 74 SF
 1/8" = 1'-0"



SOUTH ELEVATION MATERIALS: SOUTH ELEVATION 2
 STONE: 800 SF
 WOOD: 886 SF
 METAL: 94 SF
 GLAZING: 632 SF
 1/8" = 1'-0"



NORTH ELEVATION MATERIALS: NORTH ELEVATION 1
 STONE: 553 SF
 WOOD: 983 SF
 METAL: 399 SF
 GLAZING: 681 SF
 1/8" = 1'-0"

CCY ARCHITECTS

18020 - LADHANI RESIDENCE
 LOT 348 R MOUNTAIN VILLAGE

DATE: 2019-06-14

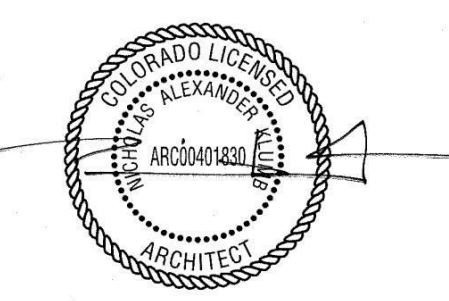
ISSUE: DRB FINAL REVIEW

PROJECT NUMBER: 18020

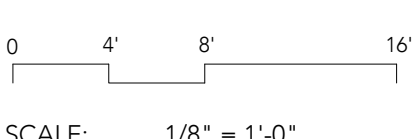
DRAWN BY: CCY CHECKED BY: CCY

HISTORY:

REV.#	DATE	DESCRIPTION
1	2019-06-14	FINAL DRB SUBMITTAL



MATERIAL CALCULATIONS



A-201

DATE:
2019-06-14

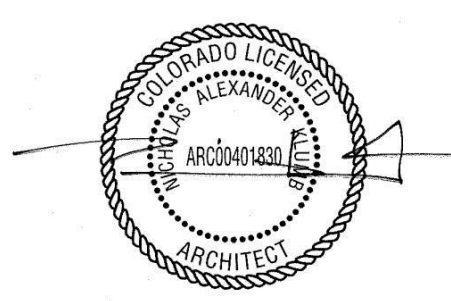
ISSUE:
DRB FINAL REVIEW

PROJECT NUMBER:
18020

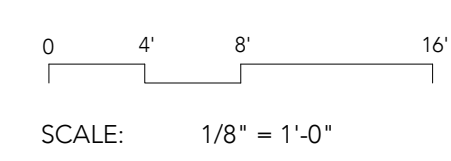
DRAWN BY: CCY CHECKED BY: CCY

HISTORY:

REV.#	DATE	DESCRIPTION
1	2019-06-14	FINAL DRB SUBMITTAL



BUILDING ELEVATIONS



A-201.1

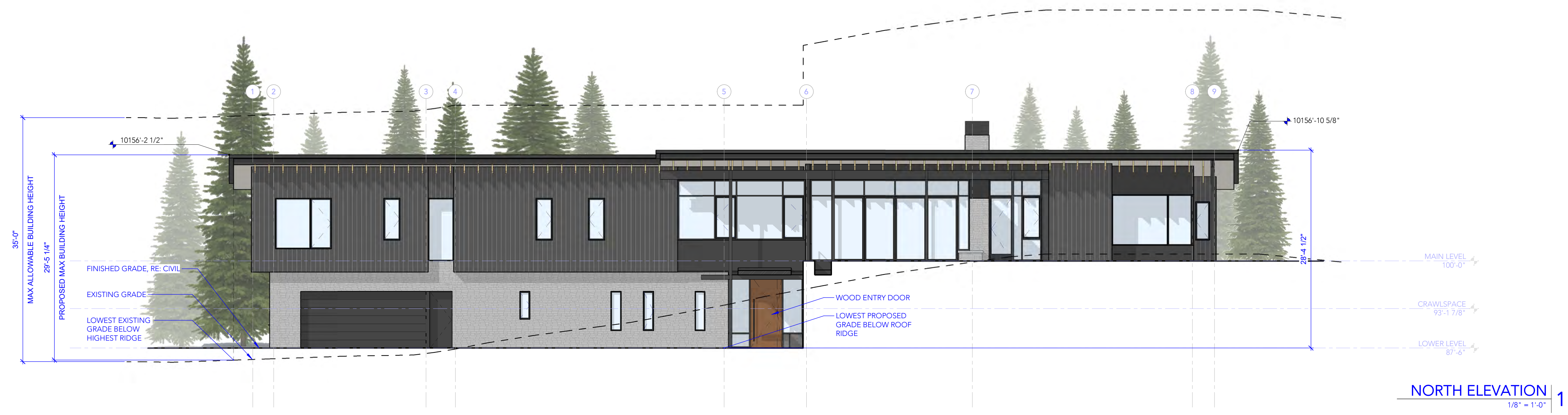
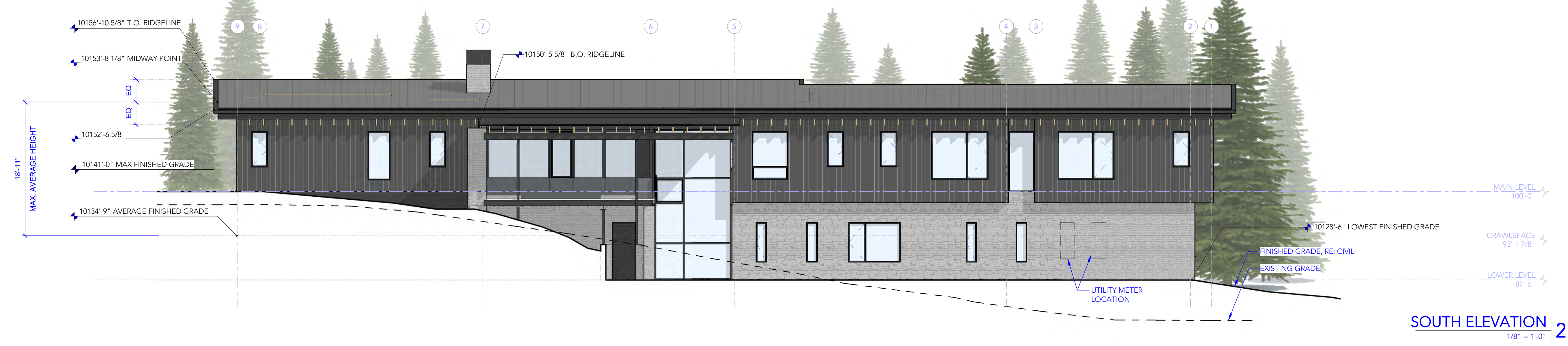
EXTERIOR MATERIALS LEGEND

	STONE VENEER		WOOD SIDING		WOOD BEAMS/ RAFTERS		*STANDING SEAM ROOFING
	SHEET METAL/ BLACKENED STEEL		GLAZING		WOOD ENTRY DOOR		

RE: A-202 FOR MATERIAL AREA CALCULATIONS
 * ROOFING MATERIAL TO BE NON-REFLECTIVE DARK GREY STANDING SEAM SHEET METAL ROOFING

BUILDING HEIGHT CALCULATIONS

MAX FINISH GRADE ELEVATION:	10141' - 0"
LOWEST FINISH GRADE ELEVATION:	10128' - 6"
AVERAGE FINISH GRADE ELEVATION:	10134' - 9"
MIDWAY POINT ELEVATION ON ROOF: (BETWEEN EAVE AND RIDGE)	10153' - 8 1/8"
AVERAGE BUILDING HEIGHT: (PER CDC 17.3.11C, RE: 2/A-201)	18' - 11"
MAX ALLOWABLE BUILDING HEIGHT: (PER CDC 17.3.12 TABLE 3-3)	35'-0"
PROPOSED MAX BUILDING HEIGHT: (RE: 1/A-201)	29' - 5 1/4"



DATE:
2019-06-14
ISSUE:
DRB FINAL REVIEW
PROJECT NUMBER:
18020

DRAWN BY: CCY CHECKED BY: CCY

HISTORY:

REV.#	DATE	DESCRIPTION
1	2019-06-14	FINAL DRB SUBMITTAL



EXTERIOR MATERIAL PALETTE

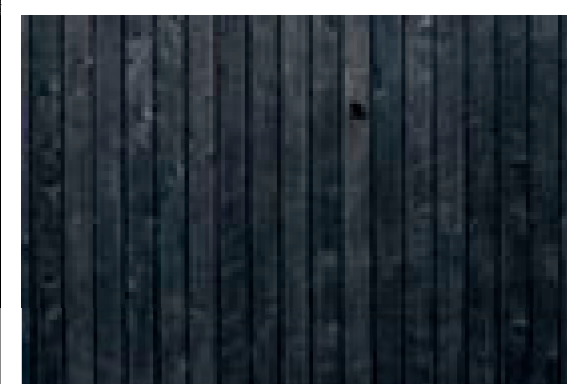
SCALE: _____

A-201.2

WOOD

WOOD IS USED FOR BOTH EXTERIOR SIDING AS WELL AS IN THE EXPOSED STRUCTURE OF THE ROOF. THE VERTICAL WOOD SIDING IS LOCATED AT THE MAIN LEVEL OF THE HOUSE AND REFERENCES THE TRADITIONAL CRAFT OF THE CABIN-LIKE STRUCTURES OF THE MOUNTAIN WEST. THE SIDING WILL BE ROUGH SAWN, SELECT TIGHT KNOT, WESTER RED CEDAR AND WILL HAVE A MIN. 8" BOARD WIDTH. THE SIDING WILL BE PAINTED, STAINED OR CHARRED DARK GREY/BLACK, SIMILAR TO THE DARK TONES OF THE SURROUNDING FOREST TO HELP THE HOUSE BLEND INTO THE LANDSCAPE.

THE WOOD STRUCTURE BRINGS AN ADDED LAYER OF WARMTH AND TEXTURE TO THE PROJECT. EXPOSED DIMENSIONAL DOUGLAS FIR RAFTERS THAT APPEAR TO TRANSITION FROM INTERIOR TO EXTERIOR HELP REINFORCE THE CONNECTION TO THE SURROUNDING LANDSCAPE. THE WOOD STRUCTURE WILL BE SEALED AND STAINED TO BRING OUT THE SOFT NATURAL WARMTH OF THE WOOD TONES. THE SOFFIT WILL BE 1X6 HEM-FIR SOFFIT DECKING AND WILL BE STAINED AND SEALED TO MATCH THE RAFTERS.



VERTICAL WOOD SIDING, 8"

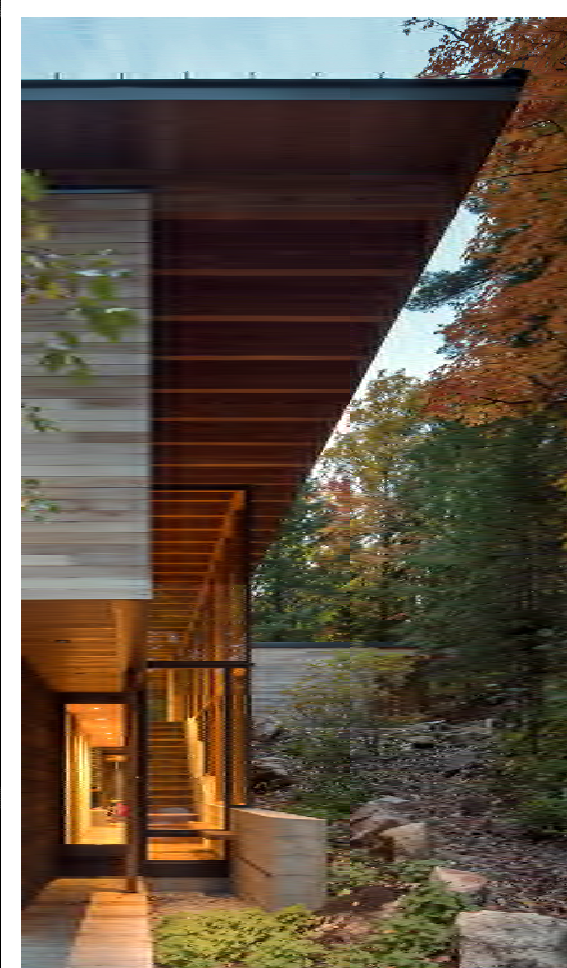


EXPOSED WOOD RAFTERS

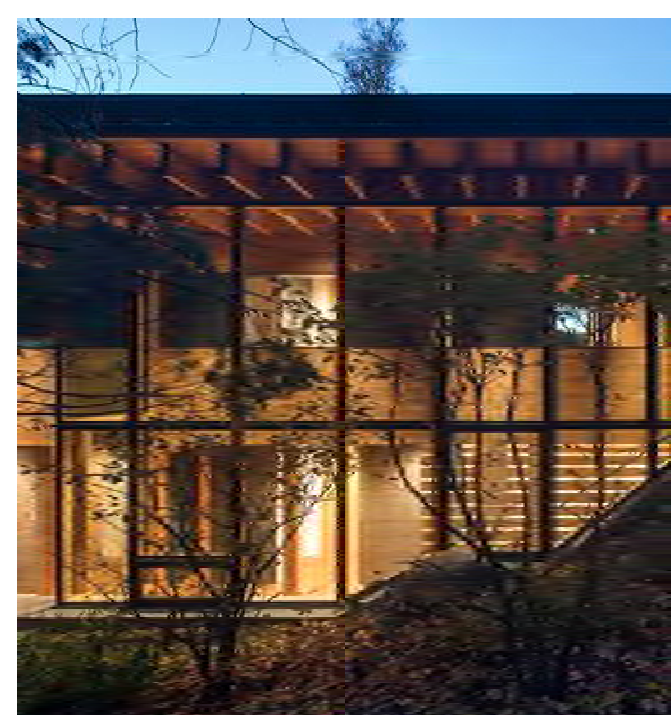
PRECEDENT IMAGES



DARK SIDING IN A FOREST



EXPOSED RAFTERS

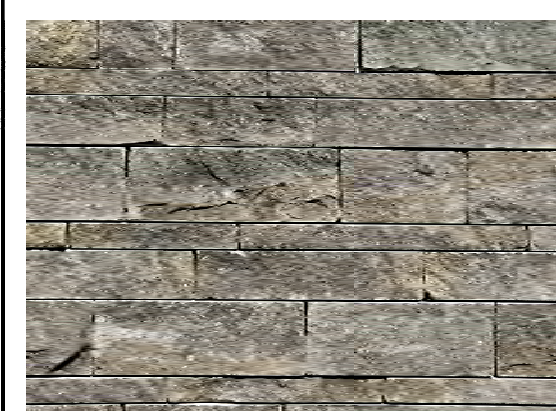


EXPOSED RAFTERS

STONE

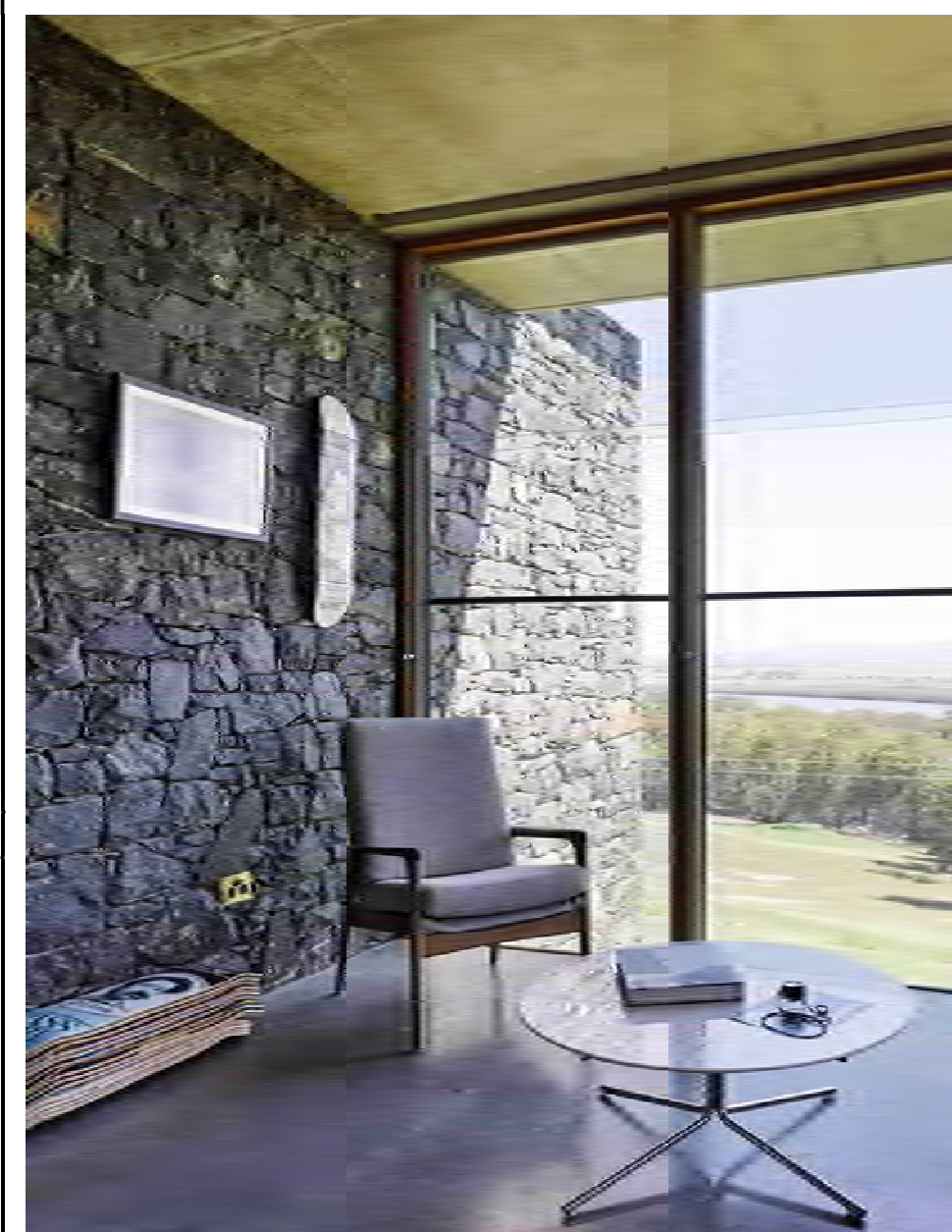
STONE IS USED TO GROUND THE PROJECT IN THE LANDSCAPE. THE ENTIRE LOWER LEVEL AS WELL AS ALL OF THE LANDSCAPE RETAINING WALLS ARE CLAD WITH A STONE VENEER. A VARIATION IN STONE SIZE AND TONE ALLOWS FOR A DYNAMIC PLAY OF LIGHT AND SHADOW THROUGHOUT THE DAY. THE STONE IS DRY STACKED, WITH 4 SIDES CUT AND A CLEFT FACE.

A STONE SITE WALL INVITES GUESTS TOWARD THE MAIN ENTRY AND CONCEPTUALLY SERVES AS THE PRIMARY SITE ELEMENT THAT RUNS FROM INTERIOR TO EXTERIOR. SIMILARLY AT THE MAIN LEVEL, A STONE FIREPLACE WALL FRAMES THE PUBLIC SPACE OF THE HOUSE REINFORCES THE CONNECTION BETWEEN INTERIOR AND EXTERIOR SPACE. THE STONE CLAD FIREPLACE CHIMNEY IS SIZED TO ACCOMMODATE MECHANICAL FLUE TERMINATIONS.

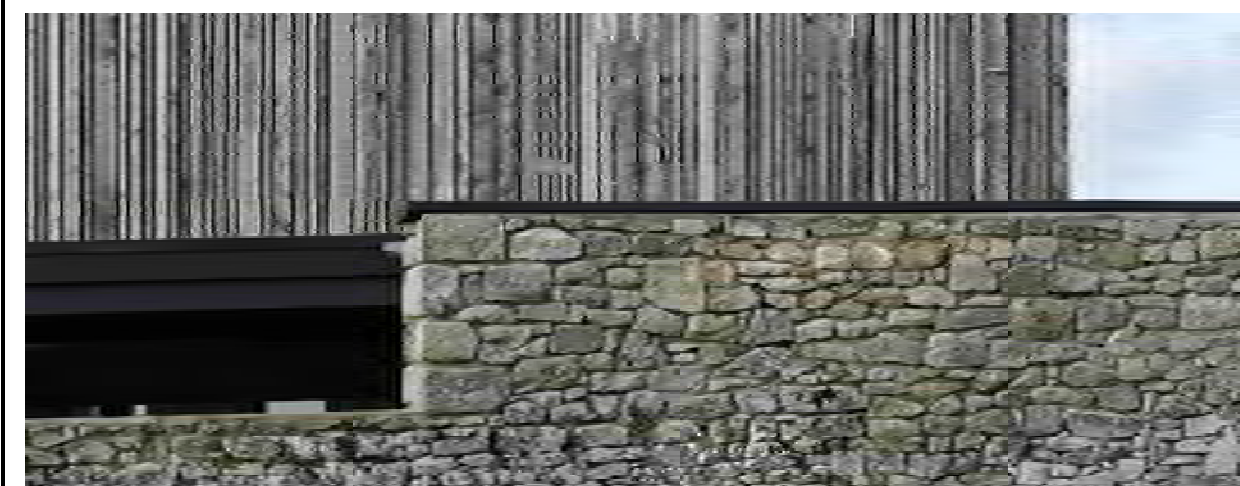


CHOPPED-FACE BLUE STONE

PRECEDENT IMAGES



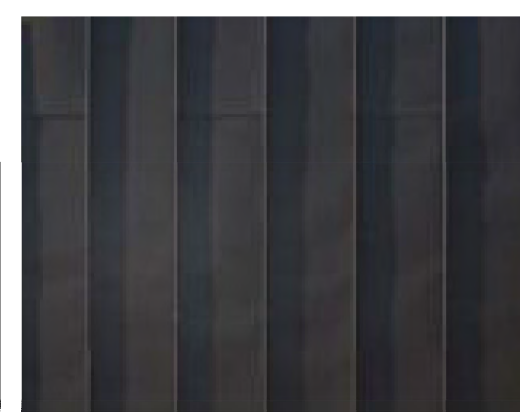
STONE WALL - INTERIOR AND EXTERIOR



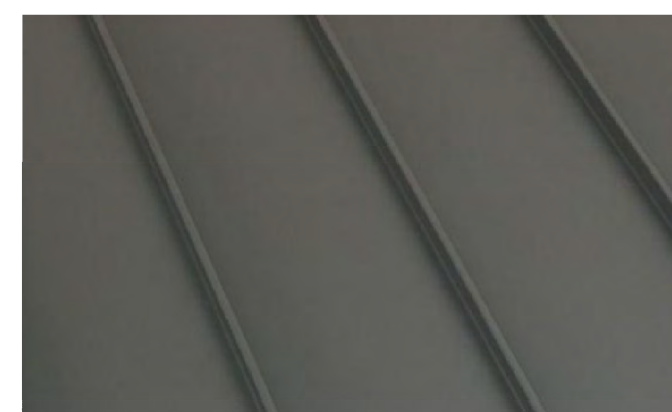
STONE BASE

METAL

THE USE OF METAL IN THE EXTERIOR PALETTE OCCURS AT STRUCTURAL STEEL MEMBERS AND AS AN ACCENT SIDING AT THE MASTER BEDROOM, AROUND THE LARGER WINDOW SYSTEMS AND ON THE ROOF.



CHARCOAL GREY PREFINISHED METAL SIDING, 18" WIDTH



DARK GREY METAL ROOF

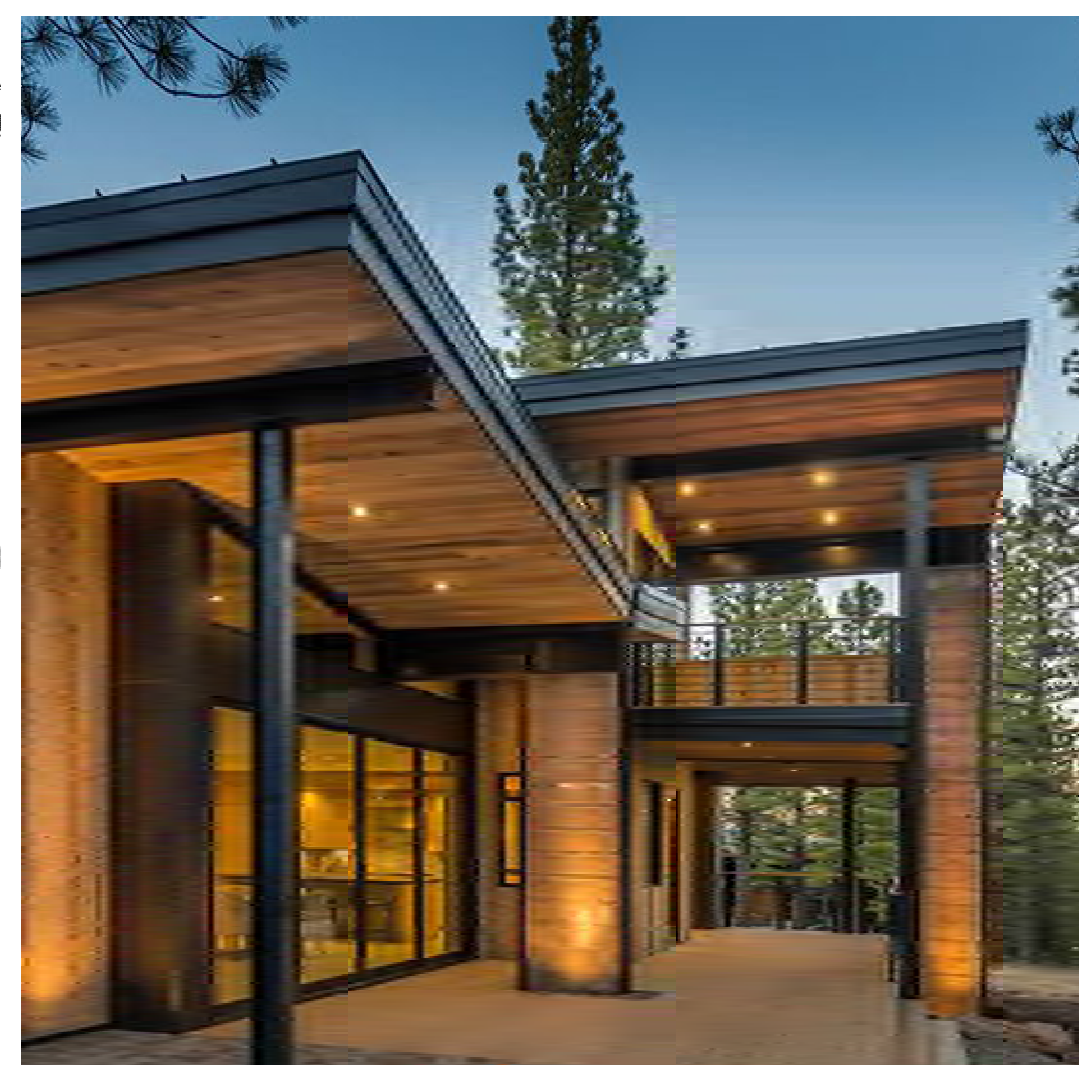


EXPOSED STEEL STRUCTURE

PRECEDENT IMAGES



STEEL BEAMS

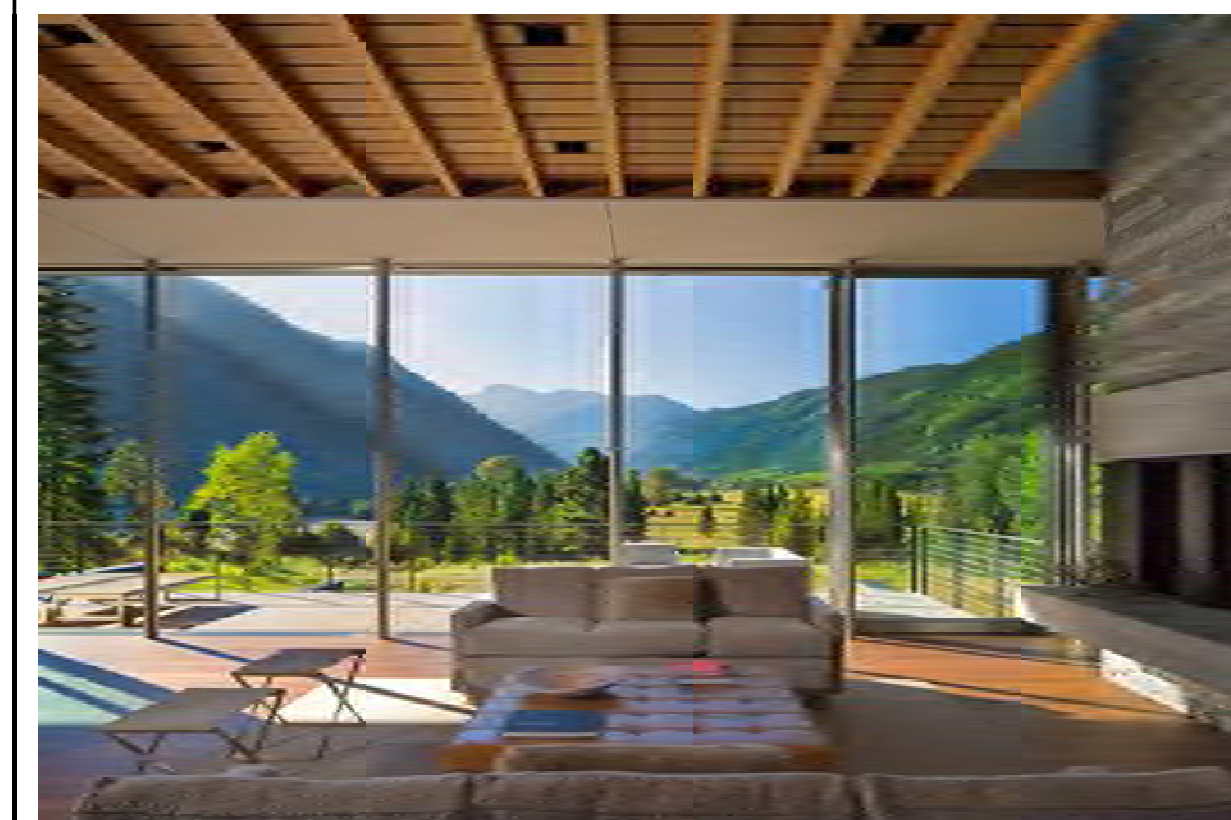


STEEL FRAMING

GLASS

GLASS IS LOCATED IN THE PROJECT TO PROVIDE VIEWS TO THE IMMEDIATE AND DISTANT LANDSCAPE. CONCEPTUALLY, THE LARGER EXPANSES OF GLASS ONLY OCCUR AT THE HEART OF THE HOUSE, WHERE THE PROJECT CAPTURES DISTANT MOUNTAIN VIEWS. SMALLER PUNCHED WINDOWS ARE USED ELSEWHERE IN THE PROJECT, AND ARE DESIGNED TO PURPOSEFULLY FRAME THE LANDSCAPE AND PROVIDE PRIVACY. THE PROPOSED WINDOW SYSTEM IS PAINTED ALUMINUM CLAD WOOD WINDOWS. THE WINDOWS IN STONE ARE RECESSED THE DEPTH OF THE STONE VENEER, APPROXIMATELY 6".

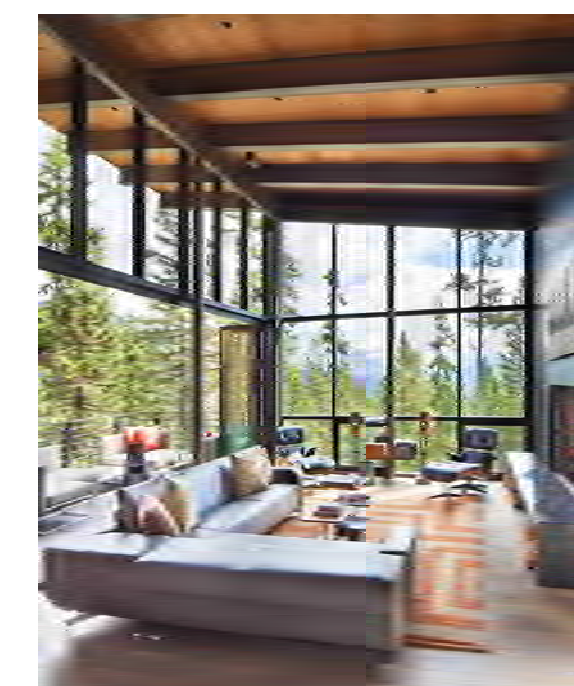
PRECEDENT IMAGES



WINDOWS TO CAPTURE THE VIEW IN LIVING ROOM



FRAMED VIEWS OF LANDSCAPE



CELEBRATE THE CONNECTION TO THE FOREST



VIEW OF MAIN ENTRY



VIEW OF NORTH TERRACE



VIEW FROM GUEST PARKING



VIEW FROM DRIVEWAY



VIEW OF SOUTH DECK



VIEW OF WEST ELEVATION

CCY ARCHITECTS

18020 - LADHANI RESIDENCE
LOT 348 R MOUNTAIN VILLAGE

DATE:
2019-06-14

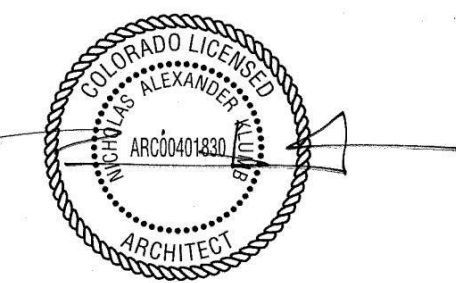
ISSUE:
DRB FINAL REVIEW

PROJECT NUMBER:
18020

DRAWN BY: CCY CHECKED BY: CCY

HISTORY:

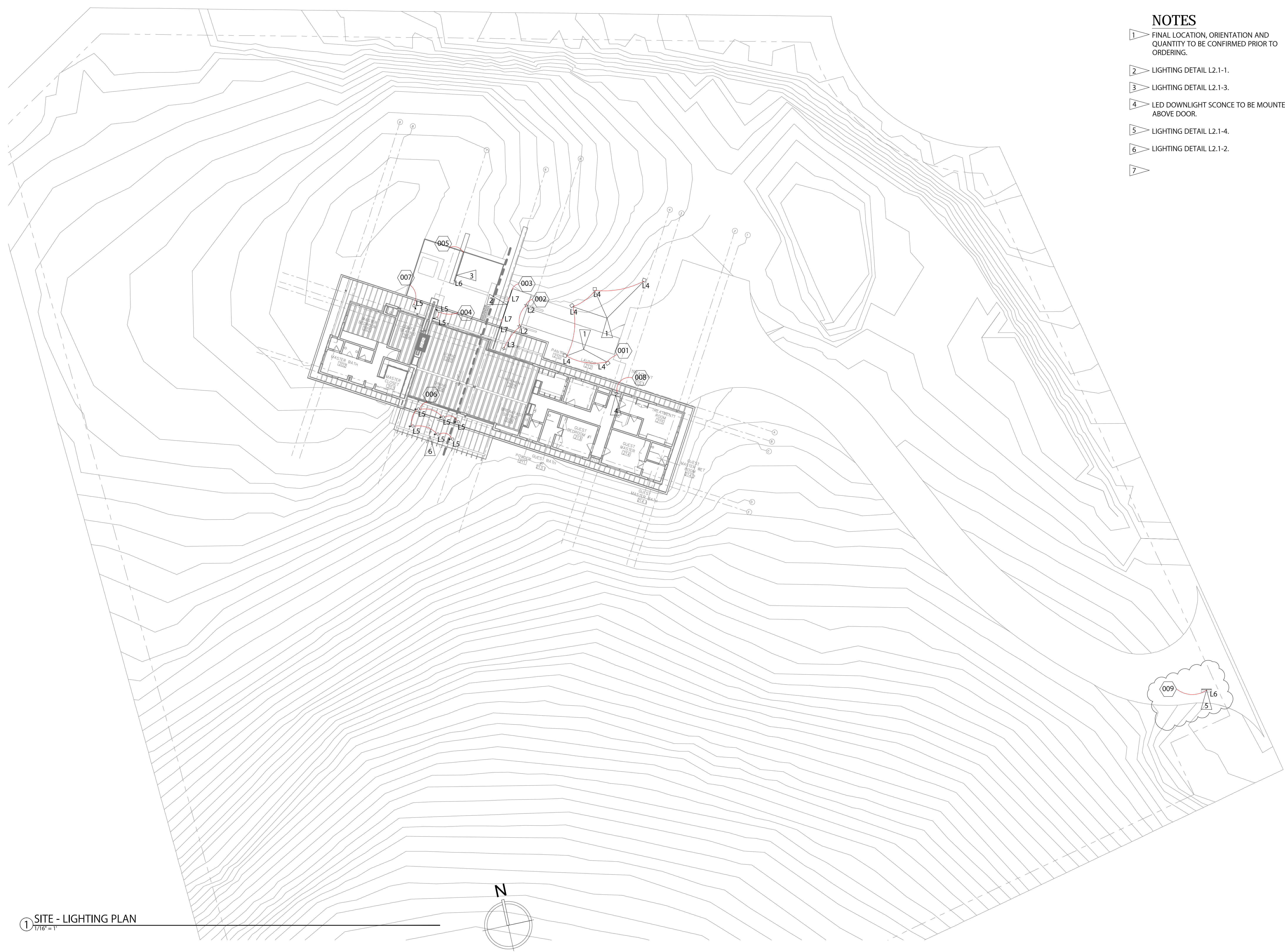
REV.#	DATE	DESCRIPTION
1	2019-06-14	FINAL DRB SUBMITTAL



PERSPECTIVE VIEWS

SCALE:

A-900



NOTES

- 1 FINAL LOCATION, ORIENTATION AND QUANTITY TO BE CONFIRMED PRIOR TO ORDERING.
- 2 LIGHTING DETAIL L2.1-1.
- 3 LIGHTING DETAIL L2.1-3.
- 4 LED DOWNLIGHT SCENCE TO BE MOUNTED ABOVE DOOR.
- 5 LIGHTING DETAIL L2.1-4.
- 6 LIGHTING DETAIL L2.1-2.
- 7

618 Mtn Vlg Blvd, Ste 203A
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Telluride, CO 81435
P 970.729.8892
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Interior Architect
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495 South Townsend
PO Box 3302
Telluride, CO 81435
970.728.0662

Landscape Architect
Land Design 39
196 Greenwood DR
Aspen, CO 81611
970.274.2430

General Contractor
TBD

Electrical Contractor
TBD

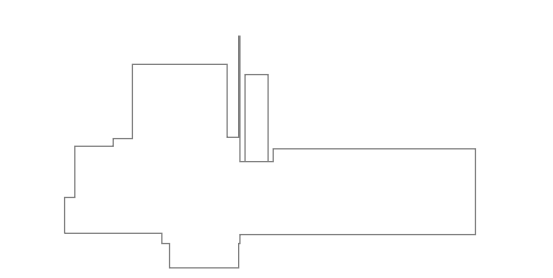
REVISIONS

DATE	DESCRIPTION
01.18.2019	DRB INITIAL REVIEW
04.10.2019	PRELIMINARY DRAWINGS
06.14.2019	FINAL DRB SUBMITTAL

PROJECT
LADHANI RESIDENCE

MOUNTAIN VILLAGE, CO 81435

SITE ORIENTATION



DRAWING TITLE
SITE LIGHTING PLAN

DRAWING ISSUE

ISSUE: FINAL DRB SUBMITTAL
DATE: 14 JUNE 2019
DRAWING: ARCH D - 24 X 36
SCALE: AS NOTED ON DRAWING
JOB #: NA
DRAWN BY: AC
CHECKED BY: CS

DRAWING NO.

L0.1

1 SITE - LIGHTING PLAN
1/16" = 1'

CONSULTANTS

Architect

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 228 Midland Ave
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 Basalt, CO 81621
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Interior Architect

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Land Design 39
 196 Riverside Dr
 Aspen, CO 81611
 970.274.2430

General Contractor

T80

Electrical Contractor

T80

REVISIONS

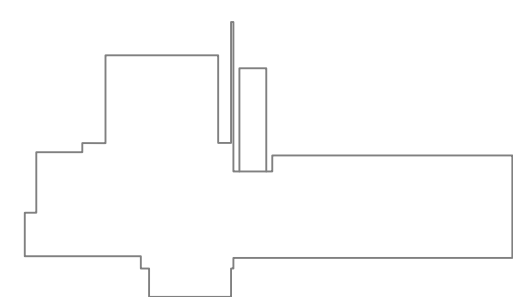
DATE	DESCRIPTION
04.10.2019	PRELIMINARY DRAWINGS
05.07.2019	PRICING SET
06.14.2019	FINAL DRB SUBMITTAL

PROJECT

LADHANI RESIDENCE

MOUNTAIN VILLAGE, CO 81435

SITE ORIENTATION



DRAWING TITLE

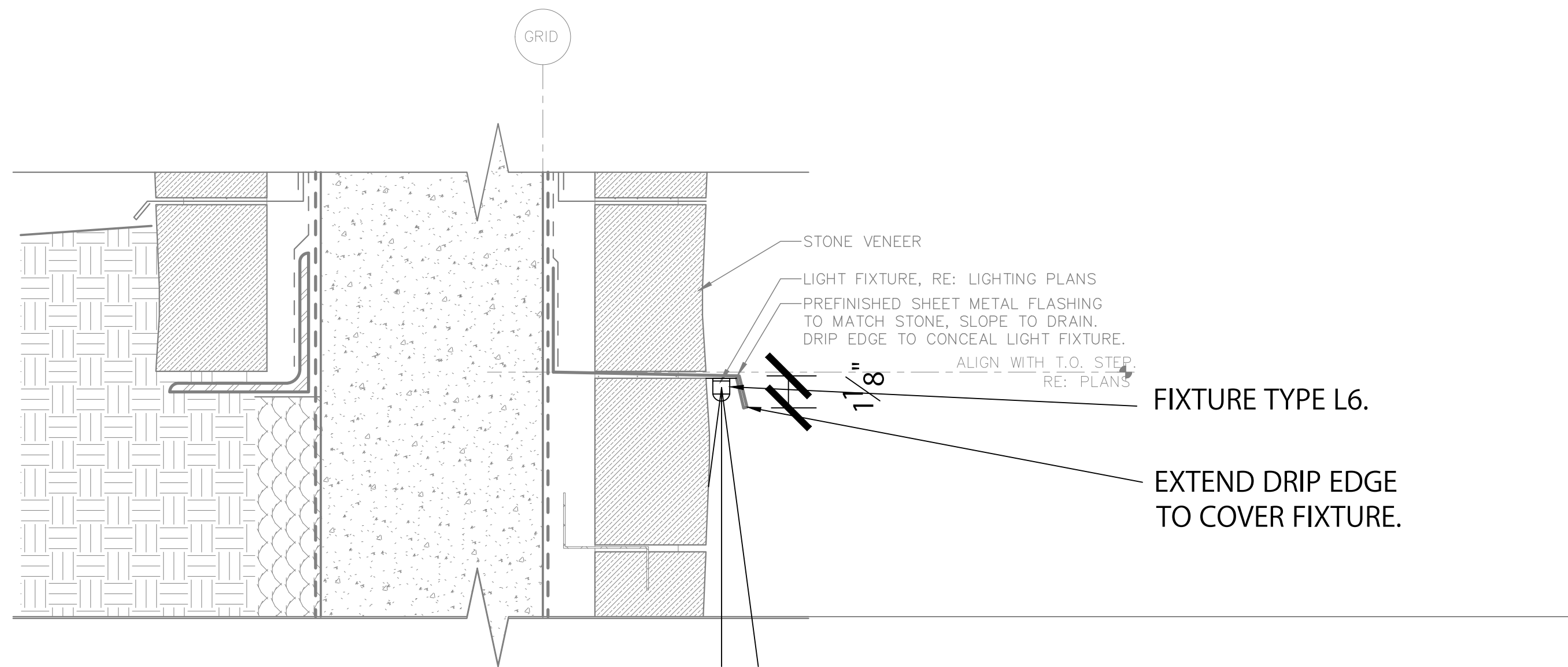
LIGHTING DETAILS

DRAWING ISSUE

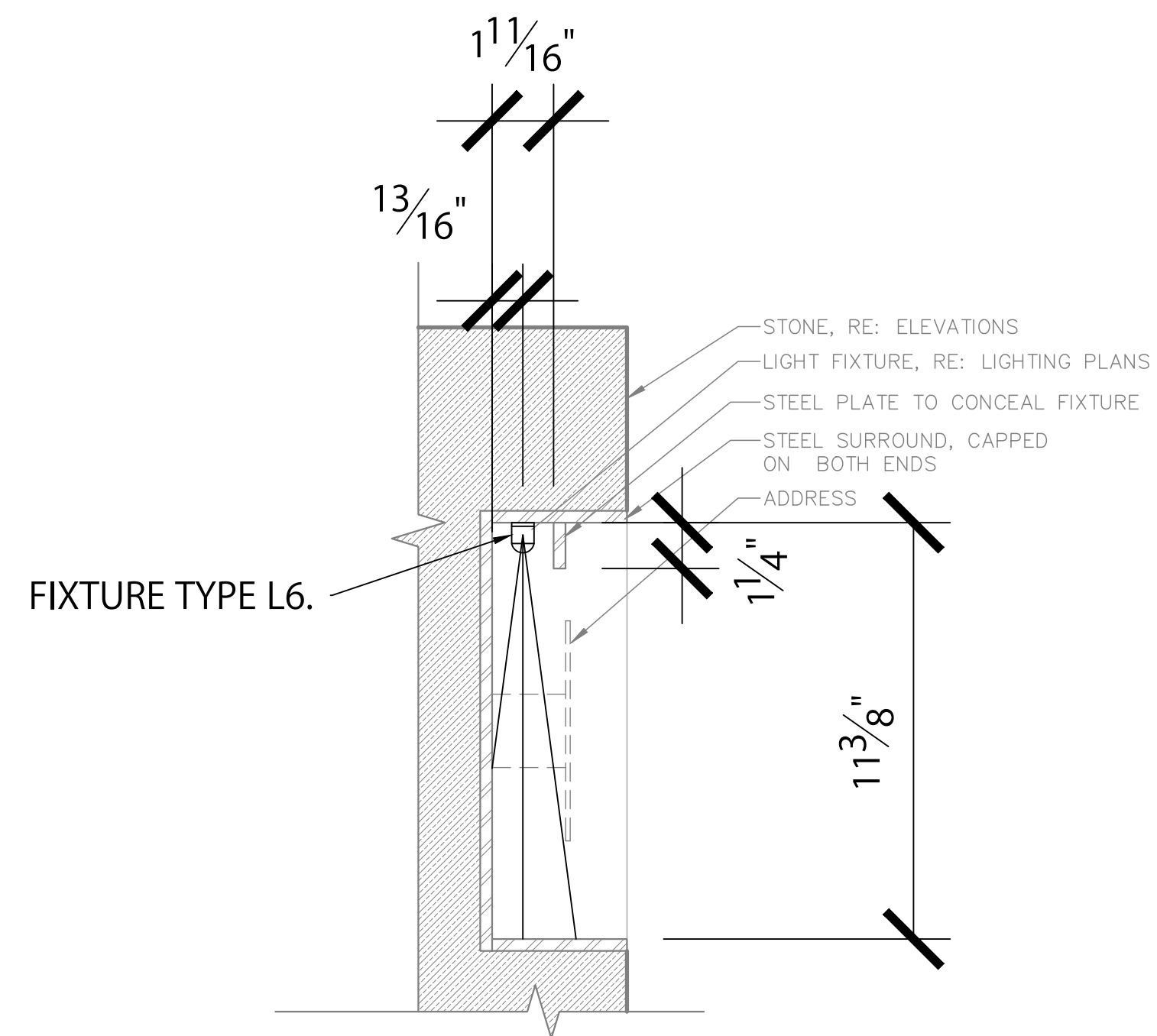
ISSUE:	FINAL DRB SUBMITTAL
DATE:	14 JUNE 2019
DRAWING:	ARCH D - 24 X 36
SCALE:	AS NOTED ON DRAWING
JOB #:	NA
DRAWN BY:	AC
CHECKED BY:	CS

DRAWING NO.

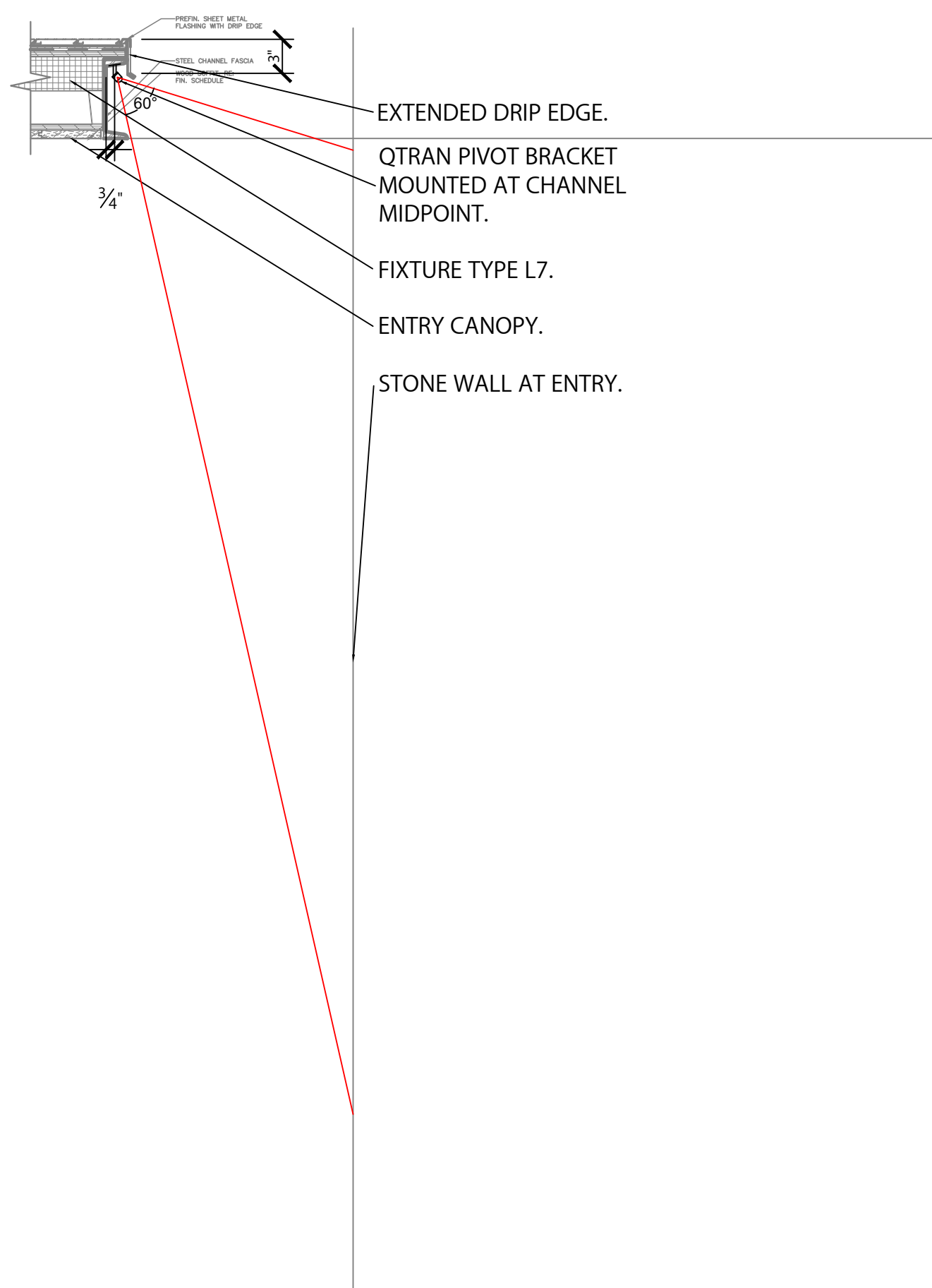
L2.1



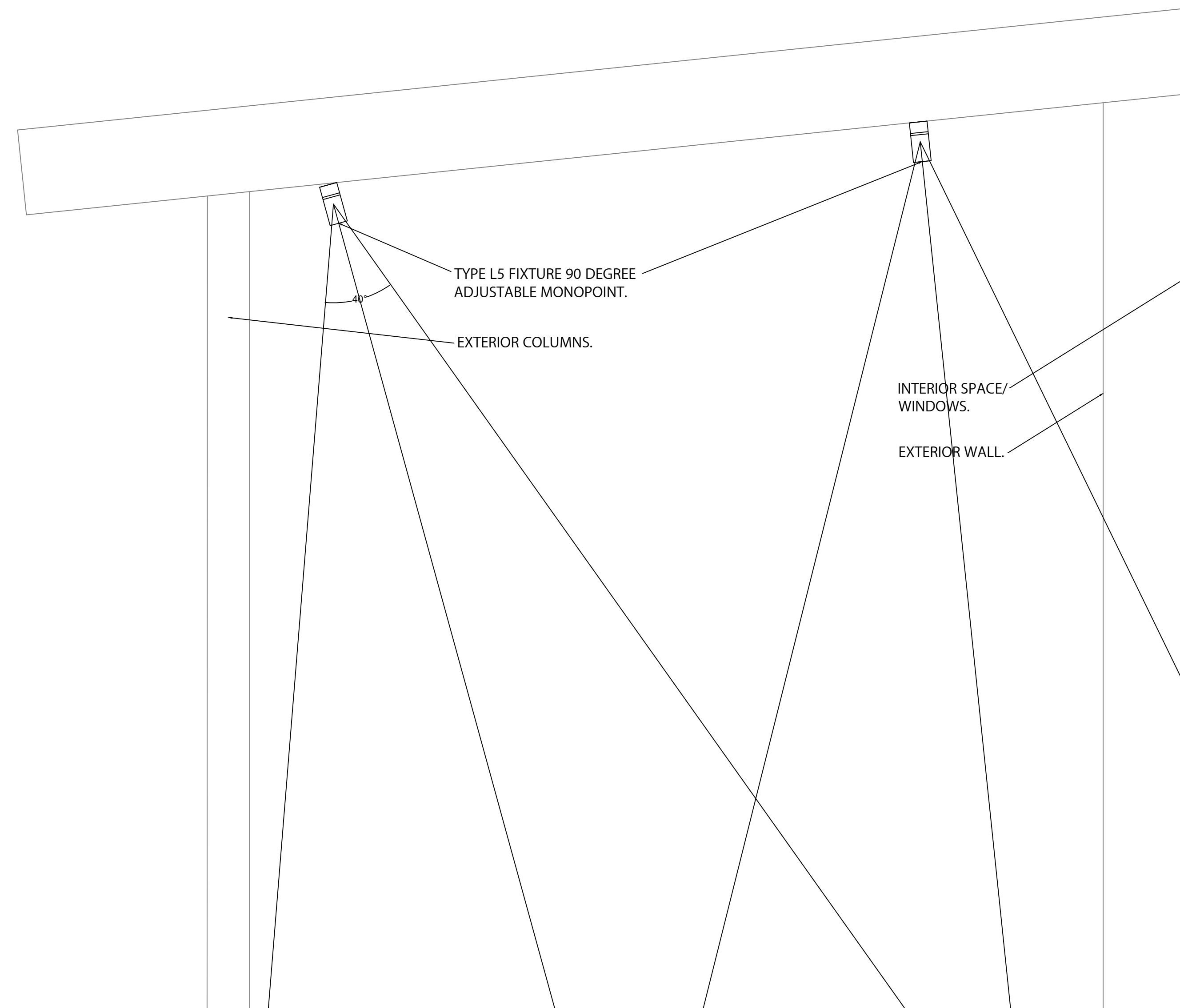
3 NORTH DECK TERRACE
 3/4\" = 1'-0"



4 ADDRESS MONUMENT
 3/4\" = 1'-0"



1 FRONT ENTRY CANOPY
 1\" = 1'-0"



2 SOUTH DECK
 1\" = 1'-0"

LADHANI RESIDENCE

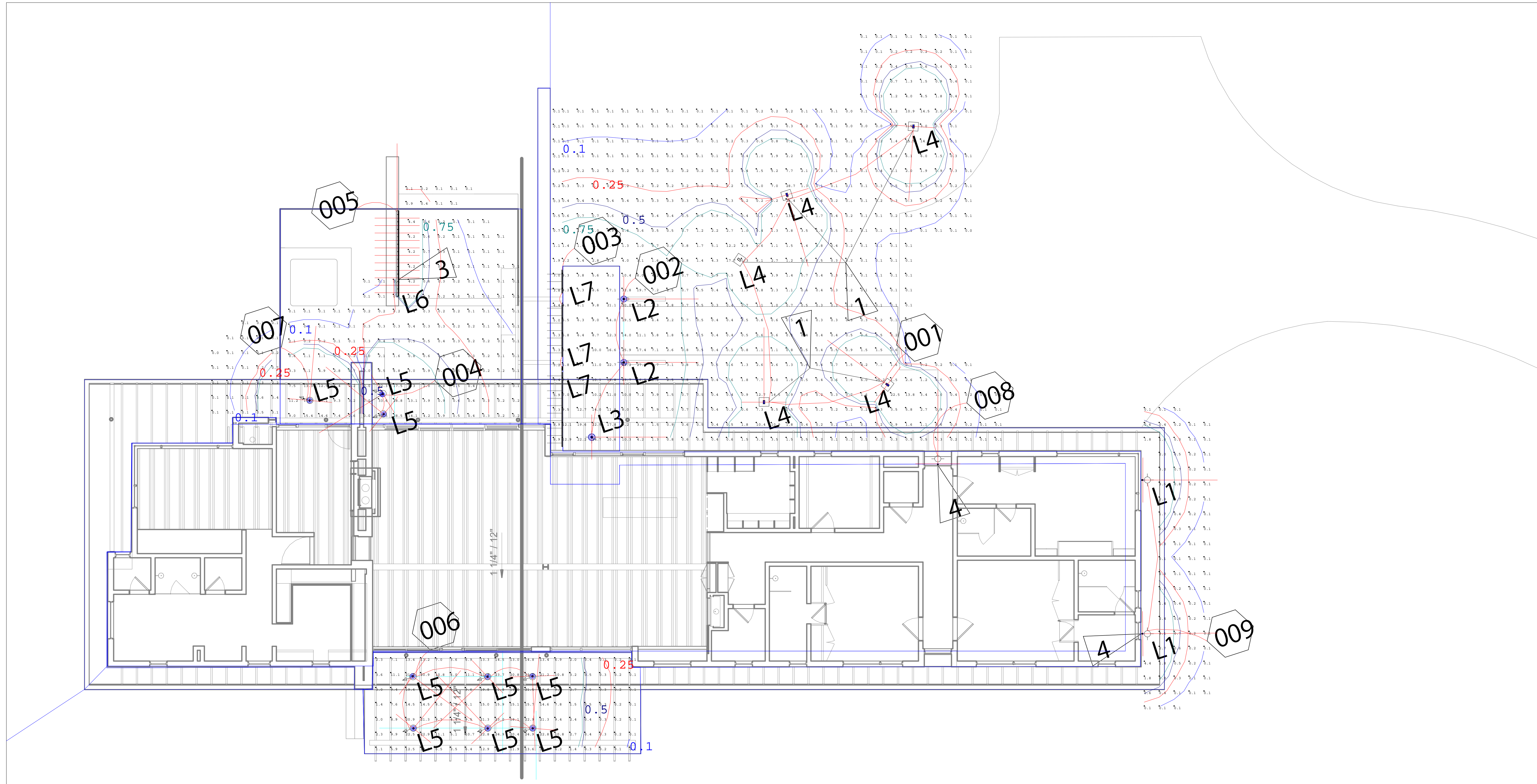
LIGHTING CALCULATIONS: Exterior Lighting Calculation

Date: 4/26/2019
 Filename: Ladhani_Exterior Lighting_V2.AGI
 CALCULATION BY: AC/CS

ROOM CHARACTERISTICS
 CEILING HEIGHT:
 CEILING REFLECTANCE:
 WALL REFLECTANCE:
 FLOOR REFLECTANCE:
 OTHER IMPORTANT INFORMATION:

Symbol	Qty	Label	Tag	Lumens/Lamp	LLD	LDD	BF	LLF
☉	2	LED-X63-SP-11353040-11353040_	L2	N.A.	1.000	1.000	1.000	0.829
○	1	LED-X63-FL-11353040-11353040_	L3	N.A.	0.964	1.000	1.000	0.964
○	3	LED-e66-MFL-13-ITL85924	L1	N.A.	1.000	1.000	1.000	0.700
○	9	LED-X63-FL-11353040-11353040_1	L5	N.A.	1.000	1.000	1.000	0.700
○	5	102171228CHI-048 GB 700OBSYN4	L4	N.A.	1.000	1.000	1.000	1.000
▬	20	VEGA-SC-ST-SST-WET-A-VHO-CL-1	L7	242	0.700	1.000	1.000	0.700
▬	11	VEGA-SC-ST-SST-WET-A-VHO-CL-1_1	L6	141	1.000	1.000	1.000	0.700
▬	1	VEGA-SC-ST-SST-WET-A-VHO-CL-1_2	L7A	121	1.000	1.000	1.000	0.700
▬	1	VEGA-SC-ST-SST-WET-A-VHO-CL-1_3	L6A	70.5	1.000	1.000	1.000	0.900

Label	Description	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts_2		Illuminance	Fc	2.43	53.2	0.0	N.A.	N.A.
CalcPts_3		Illuminance	Fc	2.57	33.6	0.0	N.A.	N.A.
CalcPts_4		Illuminance	Fc	0.38	3.4	0.0	N.A.	N.A.
CalcPts_5		Illuminance	Fc	9.58	24.9	0.1	95.80	249.00
CalcPts_6		Illuminance	Fc	3.20	8.9	0.1	32.00	89.00



***Lighting calculation results are based on photometric data provided by manufacturers and industry standards regarding reflectance of surfaces.

LUMINOSITY
 architectural lighting design
 618 Mtn Vlg Blvd, Ste 203A
 PO Box 3610
 Telluride, CO 81435
 P 970.729.8892
 www.luminosityald.com

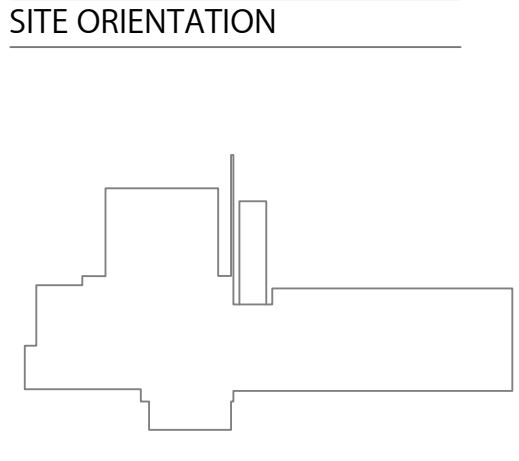
CONSULTANTS
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 CCY Architects
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 PO Box 529
 Basalt, CO 81621
 970.937.4925
Interior Architect
 STUBBS FRANK
 495 South Townsend
 PO Box 3242
 Telluride, CO 81435
 970.728.0662
Landscape Architect
 Land Design 39
 196 Riverside Dr
 Aspen, CO 81611
 970.274.2430

General Contractor
 TBD
Electrical Contractor
 TBD

REVISIONS

DATE	DESCRIPTION
04.10.2019	PRELIMINARY DRAWINGS
05.07.2019	PROJING SET
06.14.2019	FINAL DRB SUBMITTAL

PROJECT
LADHANI RESIDENCE
 MOUNTAIN VILLAGE, CO 81435






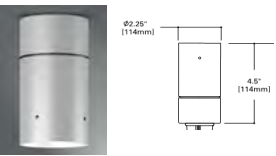

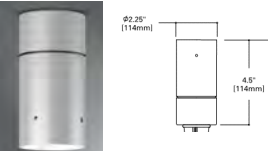
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LIGHTING DETAILS
EXTERIOR LIGHTING
CALCULATION

DRAWING ISSUE

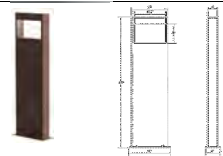
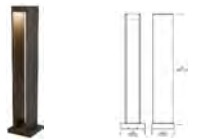
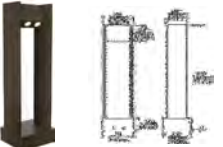
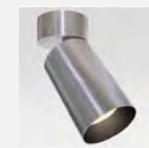

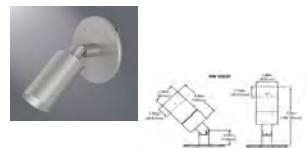
ISSUE:	FINAL DRB SUBMITTAL
DATE:	14 JUNE 2019
DRAWING:	ARCH D - 24 X 36
SCALE:	AS NOTED ON DRAWING
JOB #:	NA
DRAWN BY:	AC
CHECKED BY:	CS

DRAWING NO.
L2.2





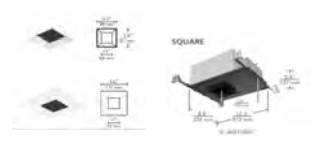
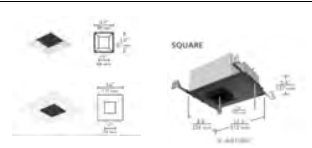
LADHANI RESIDENCE | LIGHTING SCHEDULE | REVISION 3

Fixt Type	Image	Description	Manufacturer	Model	Catalog No	Lamp	Length (ft.)	Voltage	Dimming	Remote / Integral Power Supply	Energy (W)	Energy (W/Ft)	Finish/ IP Rating	Dimensions	Accessories	Notes	Location
L1 - OPT 1		Exterior Wall Cylinder	BK Lighting	El Capitan	EC-LED-e65-SP-A9-BZP-11-B	3000K,7W, 450 Lumens		12VAC	MLV	Remote Power Supply by BK	7.0	3.9W	Bronze / Wet Location	7" T X 5" W with canopy, 2.25" W light X 5" D	Honeycomb Louver		Exterior - Sconce
L1 - OPT 2		Exterior Wall Cylinder	Cooper Lighting	Lanterra	9002-W1-RW-LED3090-M-BZ-L1-UNV-WIS-LVR-2	3000K,10W, 458 Lumens		12VAC	Triac, ELV, 0-10V	Integral Power Supply	10.0	3.9W	Bronze / Wet Location	5.87" T X 4.63" W X 3.25" D	Honeycomb Louver		Exterior - Sconce
L2		Exterior Surface Cylinder	BK Lighting	Denali	SM-0-DE-LED-X65-SP-WZP-9-11-E	3000K, 20W., 1186 LUMENS, 80 CRI		12VAC	MLV	Remote Power Supply by BK	20.0		Bronze Satin / Wet Location	8.375" T X 3" W	Honeycomb Louver		
L2 - OPT 2		Exterior Surface Cylinder	Eaton	Lanterra	230-8LED-30-10-12-BZ-OSL-LVR	3000K, 8W, 275 lumens		12VAC	Triac, ELV, 0-10V	Integral Power Supply	8.0		Bronze / Wet Location	4.5" T x 2.25" W	Honeycomb Louver, Overall Spread Lens		Exterior - Surface
L3		Exterior Surface Cylinder	BK Lighting	Denali	SM-0-DE-LED-X65-FL-WZP-9-11-E	3000K, 20W., 1186 LUMENS, 80 CRI		12VAC	MLV	Remote Power Supply by BK	20.0		Bronze Satin / Wet Location	8.375" T X 3" W	Honeycomb Louver	Stem length TBD	
L3 - OPT 2		Exterior Surface Cylinder	Eaton	Lanterra	230-8LED-30-36-12-BZ	3000K, 8W, 275 lumens		12VAC	Triac, ELV, 0-10V	Integral Power Supply	8.0		Bronze / Wet Location	4.5" T x 2.25" W	Honeycomb Louver		Exterior - Surface

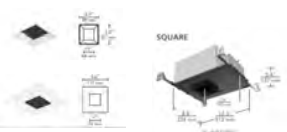
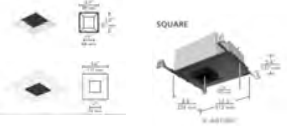
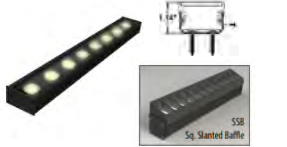



LADHANI RESIDENCE | LIGHTING SCHEDULE | REVISION 3

Fixt Type	Image	Description	Manufacturer	Model	Catalog No	Lamp	Length (ft.)	Voltage	Dimming	Remote / Integral Power Supply	Energy (W)	Energy (W/Ft)	Finish/ IP Rating	Dimensions	Accessories	Notes	Location
L4		LED Bollard	Sonneman Lighting	Light Frames	7367.72-WL	3000K, 8W, 275 lumens		12VAC	Non-Dimming	Remote	12.0		Textured Bronze / Wet Location	Bollard: 7"W X 2"D X 28"T Base: 8"W x 3"D		Confirm we can get dimming with a dimming driver.	Exterior - Bollard
L4 - OPT 2		LED Bollard	Tech Lighting	Syntra Bollard	700OBSYN-830-30-C-Z-UNV-S	3000K, 28.9W, 578 Lumens, 80+CRI		120-277V	0-10v, ELV		28.9		Textured Bronze / Wet Location	Bollard: 8"W 7.5"D X 42"T			Exterior - Bollard
L4 - OPT 3		LED Bollard	Tech Lighting	Zur 30	700OBZUR-830-30-Z-UNV-A	3000K, 20W, 1878 Lumens, 80+ CRI		120-277V	0-10v, ELV	***	20.0			Bollard: 8"W 7.2"D X 30"T		Item can be installed with remote driver as a 12v system. 120v or 12v TBC	Exterior - Bollard
L5 - Opt 1		LED Surface Mounted Adjustable Cylinder	Lucifer	CY1	CY1-9D-2-BK-90C10A2-3-CE1	3000K, 1001 lumens, 90+ CRI.	5.6"	120V - 277V	ELV	Integral Dimming Driver	16.7		Black / Wet Location	2.5" W X 5.6"L	Honeycomb + TBD	40 Deg. Beam Spread.	Exterior Monopoints
L5 - OPT 2		LED Monopoint	BK Lighting	Denali	DE-LED-X62-FL-BZP-XX-11-	3000K, 20W, 1186 Lumens, 80 CRI, 35 Degree Beam Spread		12VAC	MLV		20.0		Bronze / Wet Location	10.6875"T X 3"W	Honeycomb + TBD	Round center mounted canopy needed.	Exterior Monopoints
L5 - OPT 3		LED Monopoint	Eaton	Lanterra	1002-A1-RCS-RW-LED3090-F-BZ-L1-UNV-WRR-TBD-LVR-2-LLR-F-2	3000K, 10W, 767 Lumens, 80 CRI, 40 Degree Beam Spread		12VAC	Triac, ELV, 0-10V		10.0		Bronze / Wet Location	7.29"T X 2.48" (5" canopy)	Honeycomb + TBD	Round center mounted canopy needed.	Exterior Monopoints



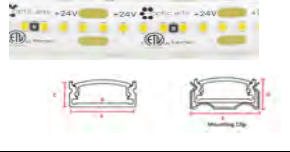
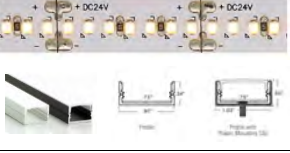
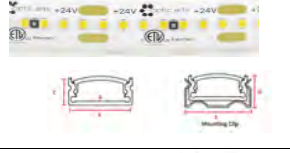
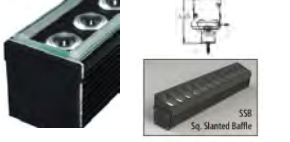
LADHANI RESIDENCE | LIGHTING SCHEDULE | REVISION 3

Fixt Type	Image	Description	Manufacturer	Model	Catalog No	Lamp	Length (ft.)	Voltage	Dimming	Remote / Integral Power Supply	Energy (W)	Energy (W/Ft)	Finish/ IP Rating	Dimensions	Accessories	Notes	Location
L6		1.5W Linear LED	Qtran	Strip - Static White 1.5W	LED's: SW24/1.5-WET 30-XX-XX-XX EXTRUSION: VEGA-ST-SST-CL15	3000k, 1.5W/FT, 141 Lumens/FT, 94 CRI	As noted on drawings	24VDC	MLV	Remote Dimming Driver		1.5	Satin / Wet Location	Extrusion: 0.61"W + 0.47"T W/Clip: 0.68"W X 0.82"T		15 Degree Extrusion	Exterior - Planter Linear
L6 - OPT 2		IP67 2.0 Linear LED	Optic Arts	Flex Stp 20 IP67	LED's: FLEXSTP-67-29-24-20-xx xx CHANNEL: CHSP-S-1618-CFL	2930K, 2.0W, 170 Lumens/FT, 95+ CRI	As noted on drawings	24VDC	MLV	Remote Dimming Driver		2.0	Aluminum / IP67	Extrusion: 0.63"W + 0.75"T			Exterior - Planter Linear
L7		3.0W Linear LED	Qtran	Strip - Static White 3.0W	LED's: SW24/3.0-WET 30-XX-XX-XX EXTRUSION: VEGA-ST-SST-CL60	3000k, 3.0W/FT, 242 Lumens/FT, 94 CRI	As noted on drawings	24VDC	MLV	Remote Dimming Driver		3.0	Satin / Wet Location	Extrusion: 0.61"W + 0.47"T W/Clip: 0.68"W X 0.82"T		15 Degree Extrusion	Exterior - Canopy/Wall Graze
L7 - OPT 2		IP67 4.0 Linear LED	Optic Arts	Flex Stp 20 IP67	LED's: FLEXSTP-67-29-24-40-xx xx CHANNEL: CHSP-S-1618-CFL	2930K, 4.0W, 315 Lumens/FT, 95+ CRI	As noted on drawings	24VDC	MLV	Remote Dimming Driver		4.0	Aluminum / IP67	Extrusion: 0.63"W + 0.75"T			Exterior - Canopy/Wall Graze
L8		3" Adjustable Recessed Downlight	Element	Entra	Housing: EN3S-LO930AAI Trim: EN3S-F-F-O-W	3000K, 980 Lumens, 12 Watts, 90 CRI		120V-277V	Triac, ELV, 0-10V	Integral Power Supply	12.0		White / Damp Location	Housing: 8.8"W X 12.3"L X 5.4"T Trim: 3.5"W OR 4.6"W with 2" aperture		Use 40 degree beam spread optic	Interior Recessed Downlights
L9		3" Adjustable Recessed Downlight	Element	Entra	Housing: EN3S-LO930AAI Trim: EN3S-F-W-W-W	3000K, 980 Lumens, 12 Watts, 90 CRI		120V-277V	Triac, ELV, 0-10V	Integral Power Supply	12.0		White / Damp Location	Housing: 8.8"W X 12.3"L X 5.4"T Trim: 3.5"W OR 4.6"W with 2" aperture	Wall Wash Trim	Use 40 degree beam spread optic	Interior Recessed Downlights





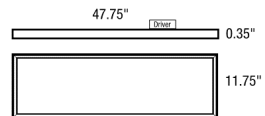
LADHANI RESIDENCE | LIGHTING SCHEDULE | REVISION 3

Fixt Type	Image	Description	Manufacturer	Model	Catalog No	Lamp	Length (ft.)	Voltage	Dimming	Remote / Integral Power Supply	Energy (W)	Energy (W/Ft)	Finish/ IP Rating	Dimensions	Accessories	Notes	Location
L9		3" Adjustable Recessed Downlight	Element	Entra	Housing: EN3S-LO930AAI Trim: EN3S-XX-XX-O-W	3000K, 980 Lumens, 12 Watts, 90 CRI		120V-277V	Triac, ELV, 0-10V	Integral Power Supply	12.0		White / Damp Location	Housing: 8.8"W X 12.3"L X 5.4"T Trim: 3.5"W OR 4.6"W with 2" aperture	Shower Trim	Use 40 degree beam spread optic	Interior Wet Location Recessed Downlights
L10		3" Adjustable Recessed Downlight	Element	Entra	Housing: EN3S-LO930AAI Trim: EN3S-XX-XX-O-W	3000K, 980 Lumens, 12 Watts, 90 CRI		120V-277V	Triac, ELV, 0-10V	Integral Power Supply	12.0		White / Damp Location	Housing: 8.8"W X 12.3"L X 5.4"T Trim: 3.5"W OR 4.6"W with 2" aperture		Use 40 degree beam spread optic	Interior Recessed Downlights
L11		Exterior Linear LED	Boca Flasher	HPNFC-RT	HPNFC-RT-3000K-10-120-B-I-F-C	3000K, 600 lumens/ft. 90+ CRI.	As noted on Dwgs	120 V (Or 277V)	ELV	Line Voltage		8	Black / Dry Location	1.68"W X 1.84"T X Lengths as noted on drawings		Steel valence to be provided to conceal fixture.	Interior Dry Location - Slot
L11 - Opt 2		Interior 7.0W Linear LED	Optic Arts	Flex STP 20	LED's: FLEXSTP-20-29-24-70-xx-xx CHANNEL: CHSP-5-1618-CFL	2930K, 7.0W, 567 Lumens/FT, 95+ CRI	As noted on drawings	24VDC	MLV	Remote Dimming Driver		7.0	Aluminum / IP67	Extrusion: 0.63"W + 0.75"T			Interior - Graze
L11 - Opt 3		7.5W Linear LED	Qtran	Strip - Static White 7.5W	LED's: SW24/7.5-DRY-30-XX-XX-XX EXTRUSION: VEGA-ST-SST-CL15	3000k, 7.5W/FT, 583 Lumens/FT, 98 CRI	As noted on drawings	24VDC	MLV	Remote Dimming Driver		7.5	Satin / Wet Location	Extrusion: 0.61"W + 0.47"T W/Clip: 0.68"W X 0.82"T		15 Degree Extrusion	Interior - Graze
L12		5.0W Linear LED	Qtran	Strip - Static White 1.5W	LED's: SW24/5.5-WET-30-XX-XX-XX EXTRUSION: VEGA-ST-SST-CL15	3000k, 5.0W/FT, 367 Lumens/FT, 97 CRI	As noted on drawings	24VDC	MLV	Remote Dimming Driver		1.5	Satin / Wet Location	Extrusion: 0.61"W + 0.47"T W/Clip: 0.68"W X 0.82"T		15 Degree Extrusion	Interior Low Level Graze

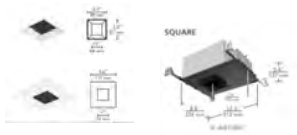
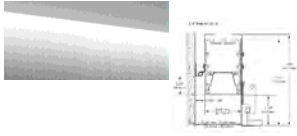
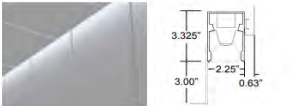
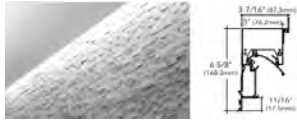
LADHANI RESIDENCE | LIGHTING SCHEDULE | REVISION 3

Fixt Type	Image	Description	Manufacturer	Model	Catalog No	Lamp	Length (ft.)	Voltage	Dimming	Remote / Integral Power Supply	Energy (W)	Energy (W/Ft)	Finish/ IP Rating	Dimensions	Accessories	Notes	Location
L12 - Opt 2		Interior 2.0W Linear LED	Optic Arts	Flex STP 20	LED's: FLEXSTP-20-29-24-20-xx-xx CHANNEL: CHSP-S-1618-CFL	2930K, 2.0W, 189 Lumens/FT, 95+ CRI	As noted on drawings	24VDC	MLV	Remote Dimming Driver	2.0	Aluminum / IP67	Extrusion: 0.63"W + 0.75"T			Interior Low Level Graze	
L13		7.5W Linear LED	Qtran	Strip - Static White 7.5W	LED'S: SW24/7.5-DRY-30-XX-XX-XX EXTRUSION: WIDE-ST-PR-XX	3000k, 7.5W/FT, 583 Lumens/FT, 98 CRI	As noted on drawings	24VDC	MLV	Remote Dimming Driver	7.5	Satin / Dry Location	Extrusion: 0.90"W + 0.34"T W/Clip: 1.03"W X 0.50"T		15 Degree Extrusion	Interior- Under and Inner Cabinet	
L13 - Opt 2		Interior 7.0W Linear LED	Optic Arts	Flex STP 20	LED'S: FLEXSTP-20-29-24-70-xx-xx CHANNEL: CHS S-1208-2M-XX	2930K, 7.0W, 567 Lumens/FT, 95+ CRI	As noted on drawings	24VDC	MLV	Remote Dimming Driver	7.0	Aluminum / IP67	Extrusion: 0.68"W + 0.34"T W/Clip: 0.75"W X 0.40"T			Interior- Under and Inner Cabinet	
L14		5.0W Damp Linear LED	Qtran	Strip - Static White 5.0W	LED'S: SW24/5.0-DMP-30-XX-XX-XX EXTRUSION: WIDE-ST-PR-XX	3000k, 5.0W/FT, 367 Lumens/FT, 98 CRI	As noted on drawings	24VDC	MLV	Remote Dimming Driver	5.0	Satin / Wet Location	Extrusion: 0.90"W + 0.34"T W/Clip: 1.03"W X 0.50"T		15 Degree Extrusion	Interior - Damp Location	
L14 - Opt 2		Wet Location 5.8W Linear LED	Optic Arts	Flex STP 20 IP67	LED'S: FLEXSTP-67-1835-24-58-xx-xx CHANNEL: CHS S-1208-2M-XX	2930K, 5.8W, 312.30 Lumens/FT, 95+ CRI	As noted on drawings	24VDC	MLV	Remote Dimming Driver	2.0	Aluminum / IP67	Extrusion: 0.68"W + 0.34"T W/Clip: 0.75"W X 0.40"T			Interior - Damp Location	
L15		Interior Linear LED	Boca Flasher	HPNLS-HO	HPNLS-HO-3000K-10-120V-B-W-S-C-SSB	3000K, 770 lumens/ft, 90+ CRI.	As noted on Dwgs	120 V (Or 277V)	ELV	Line Voltage	16	Black / IP68 Exterior Wet Location	1.68" W x 2.67" T x Lengths as noted on drawings	Square Slanted Baffle, Clear Lens and Swivel		Interior / Exterior Wet Location - Slot	

LADHANI RESIDENCE | LIGHTING SCHEDULE | REVISION 3

Fixt Type	Image	Description	Manufacturer	Model	Catalog No	Lamp	Length (ft.)	Voltage	Dimming	Remote / Integral Power Supply	Energy (W)	Energy (W/Ft)	Finish/ IP Rating	Dimensions	Accessories	Notes	Location
L16 - Opt 1		Interior Cylinder Pendant	USAI	Nano LED NXT	LNRP3 9080-M2-XX-XX-6-30KH-35-XX-CJ1-120V-DIM19	3000k, 90+ CRI, 20 Watt, 700 Delivered Lumens		120V	Phase @ 1%	Remote Dimming Driver	20.0		TBD / Dry Location	3"W X 6"T + Cable	TBD	35 Deg. Beam Spread.	Interior Beams
L16 - Opt 2		Interior Square Cylinder Pendant	Contech	MX	MXG2PSD-1-L2-309-TBD-36-XX-XX-XX-C24	3000k, 90+ CRI, 20 Watt, 1400 Lumens		120V	TBD @ 1%	Remote Dimming Driver	20.0		TBD / Dry Location	3.5"W X 9"T + Cable	TBD	36 Deg. Beam Spread.	Interior Beams
L16 - Opt 2		LED Surface Mounted Adjustable Cylinder	Lucifer	CY1	CY1-9D-1-BK-90C15A2-3-CE1	3000K-Modified, 1158 lumens, 90+ CRI.	5.6"	120V - 277V	ELV	Integral Dimming Driver	16.7		Black / Dry/Damp Location	2.5" W X 5.6"L	See Accessories Sheet	40 Deg. Beam Spread.	Interior Beams
L17		Surface Mounted Linear LED	A Light	O3	O3-4-LS-30-U-S-F-T-D-CRI	3000K, 90+ CRI, 4.75W/FT, 518.75 Lumens/FT	4'	120V - 277V	0-10V @ 1%	Integral Dimming Driver		4.75		2.25"W X 48"L X 4.5"D			Master Closets
L18		NPD Edge-Lit LED Flat Panel	Nora	NPD 1X4	NPD-E14-30-A	3000K			0-10V @ 5%	Integral Dimming Driver	36.0			11.75"W X 47.75"L X 0.35"D		Recess fixture into drywall.	Laundry, Garage

LADHANI RESIDENCE | LIGHTING SCHEDULE | REVISION 3

Fixt Type	Image	Description	Manufacturer	Model	Catalog No	Lamp	Length (ft.)	Voltage	Dimming	Remote / Integral Power Supply	Energy (W)	Energy (W/Ft)	Finish/ IP Rating	Dimensions	Accessories	Notes	Location
L19		3" Adjustable Recessed Downlight	Element	Entra	Housing: EN3S-LO930AAI Trim: EN3S-F-F-O-W	3000K, 980 Lumens, 12 Watts, 90 CRI		120V-277V	Triac, ELV, 0-10V	Integral Power Supply	12.0		White / Damp Location	Housing: 8.8"W X 12.3"L X 5.4"T Trim: 3.5"W OR 4.6"W with 2" aperture	Linear Spread Lens	Use 40 degree beam spread optic	Interior Recessed Downlights
L20-OPT 1		2" linear LED for Perimeter	Focal Point	SEEM 2	FSM2L FL2 375LF 930K 1C UNV LH1 XX WH As noted on DWGs	3000K, 375 Lumens/FT, 4.75 Watts/FT, 90+ CRI		120V-277V	Hi Lum Lutron @ 1% Dimming	Integral Power Supply		4.75	White / Damp Location	3.14"-3.52" from wall, 2.5" regress, 7.38" overall height with regress, Length as noted on DWG's			Interior Linear Perimeter Upper Hallway
L20-OPT 2		2.25" linear LED for Perimeter	A Light	ACL9	ACL9 M LS 30 U XX RG3G B D1 CRI	3000k, 368.4 Lumens/FT, 5 W/FT, 90+CRI		120V-277V	Hi Lum Lutron @ 1% Dimming	Integral Power Supply		5	Black/Damp Location	2.88" from wall, 3" regress, 6.325" overall height with regress, Length as noted on DWG's		Direct Optics TBD	Interior Linear Perimeter Upper Hallway
L20-OPT 2		3" linear LED for Perimeter	Pinnacle	Edge EV3WG	EV3WG-930HO-As Noted On DWGs-XX-1-LH1-1-BL	3000K, 393 Lumens/FT, 10.3 W/FT, 90+ CRI		120V-277V	Hi Lum Lutron @ 1% Dimming	Integral Power Supply		10.3	Black/Damp Location	3.4375" from wall, 6.625" overall height with regress, Length as noted on DWG's		High Output wattage/lumen package TBC.	Interior Linear Perimeter Upper Hallway

GENERAL FIXTURE NOTES:

- 1) Each manufacturer to provide fixture, compatible dimming driver, and all necessary components and connections, to provide a system of smooth dimming without flicker at all levels of dimming.
- 2)

John A. Miller

From: Chris Broady
Sent: Monday, June 17, 2019 4:35 PM
To: John A. Miller
Subject: RE: Referral for Lot 348R Upper Benchmark Dr; Final Architecture and Site Review

Hi John,

I didn't see anywhere on the submittal, but I think we discussed this lot with Sam some time ago for correct addressing and it was decided that this should be 530 Benchmark.

No other issues for PD

Chris Broady
Chief of Police
Town of Mountain Village
24 hour Dispatch:: 970-249-9110
O:: 970.728.9281
F:: 970.728.9283
[Email Signup](#) | [Website](#) | [Facebook](#) | [Twitter](#) | [Instagram](#)

From: John A. Miller <JohnMiller@mtnvillage.org>
Sent: Monday, June 17, 2019 2:05 PM
To: Finn KJome <FKJome@mtnvillage.org>; Steven LeHane <SLeHane@mtnvillage.org>; Jim Loebe <JLoebe@mtnvillage.org>; Chris Broady <CBroady@mtnvillage.org>; jim.telfire@montrose.net; jeremy@smpa.com; brien.gardner@blackhillscorp.com; kirby.bryant@centurylink.com; Forward jim.telluridefire.com <jim@telluridefire.com>
Subject: Referral for Lot 348R Upper Benchmark Dr; Final Architecture and Site Review

Afternoon All,

This is the Final Architectural Plan Set for a new house to be located along upper benchmark at Lot 348R.

https://mtnvillage.exavault.com/p/SHARED_FOLDER_FOR_PLANNERS_FILES_BACK_TO_CLEINT/Website_Packet.pdf

Thanks,

J

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



John A. Miller

From: Finn KJome
Sent: Monday, June 17, 2019 3:38 PM
To: John A. Miller
Subject: RE: Referral for Lot 348R Upper Benchmark Dr; Final Architecture and Site Review

John,
The plan looks pretty good. Have them field verify all existing utilities. I did not see a irrigation plan/schedule. Please make sure this is provided with the consumptive use. You might also let the applicant know OSP-54R is TMV open space not TSG.
Finn

From: John A. Miller
Sent: Monday, June 17, 2019 2:05 PM
To: Finn KJome <FKJome@mtnvillage.org>; Steven LeHane <SLeHane@mtnvillage.org>; Jim Loebe <JLoebe@mtnvillage.org>; Chris Broady <CBroady@mtnvillage.org>; jim.telfire@montrose.net; jeremy@smpa.com; brien.gardner@blackhillscorp.com; kirby.bryant@centurylink.com; Forward jim.telluridefire.com <jim@telluridefire.com>
Subject: Referral for Lot 348R Upper Benchmark Dr; Final Architecture and Site Review

Afternoon All,
This is the Final Architectural Plan Set for a new house to be located along upper benchmark at Lot 348R.

https://mtnvillage.exavault.com/p/SHARED_FOLDER_FOR_PLANNERS_FILES_BACK_TO_CLEINT/Website_Packet.pdf

Thanks,

J

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





AGENDA ITEM 10
PLANNING & DEVELOPMENT SERVICE
PLANNING DIVISION
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; July 11, 2019
DATE: June 23, 2019
RE: Staff Memo – Initial Architecture and Site Review (IASR) Lot 640BR-1

APPLICATION OVERVIEW: New Single-Family Home on Lot 640BR-1

PROJECT GEOGRAPHY

Legal Description: *Lot 640BR-1, Replat of Lots 640B, 640D, Tracts OSP-35F and OSP-35B, Town of Mountain Village, According to the Plat Recorded July 9, 1998 in Plat Book 1 at Page 2398, and According to the Declaration for Timberview, as Recorded July 9, 1998 under Reception No. 319897, County of San Miguel, State of Colorado*

Address: 304 Adams Ranch Road, Unit 1
Applicant/Agent: Ken Alexander, Architects Collaborative
Owner: Ken Alexander
Zoning: Single-Family Common Interest (SFCI)
Existing Use: Vacant Lot
Proposed Use: SFCI
Lot Size: 960 sq. ft.

Adjacent Land Uses:

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

ATTACHMENTS

Exhibit A: Applicant Narrative
Exhibit B: Architectural Plan Set
Exhibit C: Staff Comments



Figure 1: Vicinity Map

Case Summary: Ken Alexander, Owner and Applicant for Lot 640BR-1, is requesting Design Review Board (DRB) approval of an Initial Architectural and Site Review Application for a new single-family home on Lot 640BR-1, 304 Adams Ranch Road. The Lot is approximately 960 square feet in size, is zoned Single-Family Common Interest and is a portion of the commonly owned 640BR. Any reference to 640BR-1 refers to the individual development site for the project and 640BR refers to the Timberview Subdivision Common Elements.

The proposed house is located in Timberview, which is a deed restricted single-family common interest subdivision within the Meadows. The individual condominium lots within Timberview are quite small (approx. 960 sq. Ft.) and are surrounded by limited common elements which necessitate development of the entire footprint of the lot as seen with previous homes built adjacent and within Lot 640BR. The style of the home has been described by the applicant as a “Mountain Modern Chalet” and utilizes materials seen within the Mountain Village Modern Vernacular – rusted metal, wood siding, stone veneer, and metal accoutrements. The overall square footage of the home’s 3 story living area is 1600 square feet and provides 2 interior parking spaces within the proposed garage.

It should be noted that the stone façade calculation for this home falls short of the required stone material requirements (17% / 35%) and there are exterior metal elements – both of which would necessitate the granting of specific approvals by the Design Review Board. Additionally, the applicant is proposing outdoor elements to the south of the home that can be characterized as an outdoor patio space with hot tub. As shown, this outdoor patio space and a small portion of the roof overhang is currently encroaching on the General Easement discussed in more detail below. The topography of the site is varied in that there is a gentle sloping flat area as you enter the subdivision but much of the building site is on steep slopes that will require excavation and retainage.

It should be noted that 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. Table 2 below documents the requested variations proposed that will need to be approved specifically by the DRB and which are documented in more detail throughout this memo.

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

<u>CDC Provision</u>	<u>Requirement</u>	<u>Proposed</u>
Maximum Building Height	35’ Maximum	26.75’
Maximum Avg. Building Height	30’ Maximum	28’
Maximum Lot Coverage	30% Maximum	Per Timberview
General Easement Setbacks*		
North	16’ setback from lot line	n/a
South	16’ setback from lot line	n/a
East	16’ setback from lot line	n/a
West	16’ setback from lot line	n/a
Roof Pitch		
Primary		8:12 (Gable)
Secondary		4½:12 (Shed)

Exterior Material		
Stone	35% minimum	17.42%
Wood		
Windows/Doors		23.56%
Metal Accents		
Parking	2 enclosed and 2 non-tandem	2/2
Snowmelt Area	1000 Sq. Ft. Maximum	n/a

Table 2

Proposed Variations and Specific Approvals (See specific staff notes below)	1. Exterior Materials
	2. Metal Exterior Wall Accents
	3. Encroachment Into GE

***General Easements existing within the subdivision overall. The subdivision GE sits to the northwest and southwest of the building envelope.**

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 30 feet and the maximum height must be at or below 35 feet for shed form 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 Maximum Building Height as indicated on the plan set is currently 26.75' from the highest point on the roof line to the most restrictive adjacent grade, and the average building height is currently being shown at 28 feet – well under the allowed average height maximum. Both of these current proposals conform to the CDC requirements.

17.3.14: General Easement Setbacks

Lot 640BR is burdened by a sixteen (16) foot General Easement (GE) which surrounds the perimeter of the Timberview Subdivision. Because the Lot has been platted as a SFCI community, there are no setbacks for the individual condominiumized lots. Because of this, the lots within 640BR function essentially as a footprint lot. Surrounding each lot within 640BR, you find limited common elements that appear to have functioned as landscaping and outdoor space for the residences that are already developed.

The CDC provides that the GE and other setbacks be maintained in a natural, undisturbed state to provide buffering to surrounding land uses. The CDC does provide for some development activity within the GE and setbacks such as Ski Access, Utilities, Address Monuments, and Fire Mitigation. All encroachments not listed above will require encroachment agreements between the property owner and the Town.

Staff: The proposal includes several GE encroachments that fall into the above category of permitted GE development activity including the following:

- *Driveway and Address Monument: The driveway is currently constructed for the entirety of 640BR and will not be modified for the project. The community has a sign currently in place and the only addressing that will need to occur will be the addressing for the home.*
- *Utilities: Utilities are already located on site and will not require any additional modification to the GE.*

Staff: Additionally, there are GE encroachments described below that will require specific approval by the DRB. As mentioned above within the case summary, there is no GE on Lot 640BR-1 but there is a 16'-0" GE that surrounds the perimeter of Lot 640BR. Lot 640BR-1 is directly adjacent to the GE due to its location on Lot640BR.

- *Outdoor Patio Space / Hot Tub /. Retaining Walls: The applicant is proposing to locate a patio area to the south of the home. This area for the most part is located within the Limited Common Elements and have been approved by the Timberview HOA, but this is a portion of the retaining wall as well as potentially the hot tub identified on the site plan, that may encroach into the GE. If this is the case, the applicant must provide reasoning as to why this is necessary and the DRB must determine if it is appropriate. If the DRB cannot determine that the encroachment is appropriate, then the applicant must revise the plans and remove all encroachments from the rear GE of the project.*
- *Overhanging Roof Element: It appears that a small portion of the roof overhangs the general easement. Along with the above described outdoor patio space, these elements constitute structural improvements within the General Easement – which have traditionally been limited in approval by the DRB. This should be noted and discussed by the DRB to determine if these elements are appropriate prior to proceeding to final review.*

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: It appears based of the applicant's submittal that the material palette for the project blends well with both the surrounding community within the Meadows, as well as the overall modern mountain vernacular that is very popular recently within Mountain Village. The use of vertical wood siding, rusted metal elements, along with stone help to blend the proposed development into the site and context of the community, while the relatively modest size of the home helps to keep in in scale with the existing homes within Timberview. The varied roof form helps to break up the mass of the home, which could be more difficult given the size of the site and the need to increase height to achieve a modest habitable square footage.

17.5.5: Building Siting Design

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

Staff: Due to the nature of Lot 640BR and the condominiumized development sites within Timberview, the home has been sited logically in relation to the other homes and pattern of development on site. Because the lots within 640BR function essentially as footprint lots, the entirety of the Lot 640BR-1 will need to be excavated in order to develop the foundation. The area surrounding the home within the limited common elements will need to be revegetated, landscaped, and brought back to natural conditions.

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. To accomplish this, the applicant has proposed utilizing a grouted Telluride Aldasoro quarried irregular 5" stone veneer in a random arrangement of different sizes and tones. The exterior wood features are 1x8" horizontal and vertical boards and will be with painted/stained light brown. Window trim is proposed as dark bronze aluminum clad and doors and windows are proposed to be wood.

The primary roof form consists of an 8:12 gabled roof with a secondary 4½:12 shed roof that projects to the north of the home. The proposed roofing material is a rusted metal standing seam.

The exterior wall composition can be described as largely metal and wood with limited stone elements around the base of the home. It should be reiterated that the proposed stone composition does not meet the 35% threshold as required by the CDC. In addition to the 17% stone calculation, the DRB will need to grant a specific approval for the use of the metal accents on the exterior of the residence. The same metal accent material is also to be used on the garage doors. The applicant has proposed zero snowmelt area for the home.

17.5.7: Grading and Drainage Design

Staff: The applicant has not provided a grading and drainage plan at this time. Prior to final architecture and site review, a full grading and drainage plan shall be submitted which shall document all disturbed areas, cuts, fill, final slopes adjacent to the home, stormwater design including positive drainage from proposed home, and specifications of any retaining walls that are necessary to construct the home.

17.5.8: Parking Regulations

Staff: The CDC requires all single-family common interest developments provide 2 parking spaces on site. The applicant has proposed 2 enclosed parking spaces within the garage of the home as well as additional parking within the driveway pad. All parking spaces are required to be completely located within the property boundaries of 640BR-1.

17.5.9: Landscaping Regulations

The applicant has not at this time submitted a preliminary landscaping plan. Prior to final submittal, the applicant must provide a plan that documents existing trees on site to be removed, plantings that are to occur surrounding the home, irrigation if needed, as well as a revegetation plan for any areas that are disturbed during construction. All trees or shrubs proposed for landscaping shall be deciduous due to the proximity of homes and limited area surrounding the homes to mitigate fire concern. All disturbed areas on site will be

revegetated with a native seed mix. The applicant shall also provide a planting schedule for all new trees and shrubs to be planted demonstrating sizes and types; and, shall also provide general irrigation notes.

17.5.11: Utilities

Staff: All utilities are currently located within 640BR-1 and will not require any additional extensions within Town ROW or property. The plan set shows the proposed connection location for the project's utilities to the east of the home.

17.5.12: Lighting Regulations

Staff: The applicant has not provided a lighting plan for the home but will be required to do so prior to submittal for final review. This shall include a site plan with the location of all exterior fixtures on the home, as well as cut sheets for each fixture to verify its compliance with the lighting regulations of the CDC to include lumens, efficacy, color temperature and any other lighting requirements. Due to the size of the home, the project will not require any photometric study.

17.5.13: Sign Regulations

Staff: Currently, the applicant meets the CDC requirements for address monuments given that the address monument for Timberview is already in place. Prior to final review, the applicant shall revise their plans to include address numbering shown on the exterior elevations of the home. In addition, the numbering will need to be illuminated with downlit lighting and coated with reflective materials for the case of electrical outages.

Chapter 17.6: SUPPLEMENTARY REGULATIONS

17.6.1: Environmental Regulations

Staff: Fire Mitigation and Forestry Management: Due to the size of the site, staff is requesting that the fire mitigation requirement be waived.

Steep Slopes: Staff believes that the applicant has worked to provide logical siting for the residence and the driveway.

17.6.6: Roads and Driveway Standards

Staff: As previously mentioned, the driveway for Timberview has been developed prior to this project and will not be modified. Within the project area of Lot 640BR-1, there is a proposed driveway area and staff is requesting additional materials related to width and surfacing.

The surface of the driveway is largely level with minimal grade issues for access or emergency services.

17.6.8: Solid Fuel Burning Device Regulations

Staff: The applicant has indicated that there are currently no proposed fireplaces within the home.

Chapter 17.7: BUILDING REGULATIONS

17.7.19: Construction Mitigation

Staff: The applicant has not submitted a CMP at this time. Due to the project's proximity to existing homes and common community elements, it is important to address construction mitigation prior to final review. This shall include parking, material stockpiling, areas of disturbance, and other requirements of the CDC.

Staff Recommendation: Staff recommends the DRB approve the Initial Architectural and Site Review for Lot 650BR-1, 304 Adams Ranch Road. 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 - IASR

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 a new single-family home located at Lot 640BR-1, based on the evidence provided within the Staff Report of record dated June 23, 2019 and with the following conditions:

- 1) Prior to submittal of Final Architectural and Site Review, the applicant shall revise the plan set and remove all structural encroachments from the General Easement unless they are deemed appropriate and acceptable improvements by the Design Review Board.
- 2) The applicant shall be required to submit an updated and finalized grading and erosion control plan detailing any retaining walls, proposed grading, stormwater mitigation techniques, material storage calculations, etc. This plan shall demonstrate how final grades adjacent to the home meet the requirements of the CDC.
- 3) The applicant shall be required to update the Construction Mitigation Plan to better detail parking constraints, phasing of the driveway and development, and material storage areas - in conformance with the requirements of the CDC.
- 4) The applicant shall submit a landscaping plan for the project prior to submittal for Final Architectural and Site Review.
- 5) The applicant shall submit a lighting plan, along with cutsheets of all lighting proposed prior to submittal for Final Architectural and Site Review.
- 6) Prior to the issuance of a building permit, the applicant shall field verify all utilities and submit a revised utility plan to the public works director identifying the location of utilities and connection points.
- 7) Prior to issuance of a CO the property owner will enter in to a General Easement Encroachment Agreement, as applicable, with the Town of Mountain Village for the proposed patio/landscaping elements within the General Easement.

/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: KEN ALEXANDER	E-mail Address: ken@architectstelluride.com	
Mailing Address: po box 3954 telluride	Phone: 970-708-1076	
City: Telluride	State: CO	Zip Code: 81435
Mountain Village Business License Number:		
PROPERTY INFORMATION		
Physical Address: 304 Adams Ranch # 1	Acreage: 960 SF	
Zone District: SF	Zoning Designations: SF	Density Assigned to the Lot or Site:
Legal Description: Lot 640 BR # 1		
Existing Land Uses: Single Family Common interest unit		
Proposed Land Uses: same ↑		
OWNER INFORMATION		
Property Owner: Ken Alexander	E-mail Address: ken@architectstelluride.com	
Mailing Address: po box 3954	Phone: 970-708-1076	
City: Telluride, CO	State: CO	Zip Code: 81435
DESCRIPTION OF REQUEST		
Deed Restricted SF PRB approval		



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, Ken Alexander, the owner of Lot AOBR # 1 (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 5/17/19 Date

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

HOA APPROVAL LETTER

I, (print name) MIKE FITZHUGH, the HOA president of property located at
640 BR # 1, provide this letter as
written approval of the plans dated June 10, 2019 which have been submitted to the
Town of Mountain Village Planning & Development Services Department for the proposed improvements to be
completed at the address noted above. I understand that the proposed improvements include (indicate below):

Mike Fitzhugh
(Signature)

6/14/19
(Date)

Mike Fitzhugh
(Printed name)



Colorado Documentary Fee
\$8.50

Special Warranty Deed
(Pursuant to 38-30-115 C.R.S.)

THIS DEED, made on **May 29th, 2019** by **PANDORA L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY** Grantor(s), of the County of **Pima** and State of **Arizona** for the consideration of **(\$85,000.00) ***Eighty Five Thousand and 00/100***** dollars in hand paid, hereby sells and conveys to **KEN ALEXANDER** Grantee(s), whose street address is **PO BOX 3954, Telluride, CO 81435**, County of **San Miguel**, and State of **Colorado**, the following real property in the County of **San Miguel**, and State of **Colorado**, to wit:

UNIT 640BR-1, REPLAT OF LOTS 640B, 640D, TRACTS OSP-35F AND OSP-35B, TOWN OF MOUNTAIN VILLAGE (A PLANNED UNIT COMMUNITY), ACCORDING TO THE PLAT RECORDED JULY 9, 1998 IN PLAT BOOK 1 AT PAGE 2398, AND ACCORDING TO THE DECLARATION FOR TIMBERVIEW (A PLANNED COMMUNITY), AS RECORDED JULY 9, 1998 UNDER RECEPTION NO. 319897, COUNTY OF SAN MIGUEL, STATE OF COLORADO.

also known by street and number as: **(VACANT) 304 ADAMS RANCH ROAD, MOUNTAIN VILLAGE, CO 81435**

with all its appurtenances and warrants the title to the same against all persons claiming under me, subject to the matters shown in the attached Exhibit A, which, by reference, is incorporated herein.

PANDORA L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY

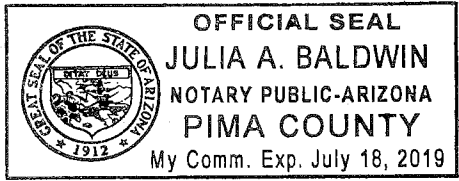
By: *[Signature]*
BRADLEY P. MILLER, MANAGER

State of Arizona)
)ss.
County of Pima)

The foregoing instrument was acknowledged before me on this day of May 28, 2019 by **BRADLEY P. MILLER AS MANAGER OF PANDORA L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY.**

Witness my hand and official seal

My Commission expires: 7-18-2019 *[Signature]*
Notary Public



When recorded return to: **KEN ALEXANDER**
PO BOX 3954, Telluride, CO 81435

Exhibit A

1. GENERAL TAXES FOR THE YEAR OF CLOSING.
2. DISTRIBUTION UTILITY EASEMENTS (INCLUDING CABLE TV).
3. THOSE SPECIFICALLY DESCRIBED RIGHTS OF THIRD PARTIES NOT SHOWN BY THE PUBLIC RECORDS OF WHICH GRANTEE HAS ACTUAL KNOWLEDGE AND WHICH WERE ACCEPTED BY GRANTEE IN ACCORDANCE WITH § 8.3 (OFF-RECORD TITLE) AND § 9 (NEW ILC OR NEW SURVEY) OF THE CONTRACT TO BUY AND SELL REAL ESTATE RELATING TO THE REAL PROPERTY CONVEYED BY THIS DEED.
4. INCLUSION OF THE PROPERTY WITHIN ANY SPECIAL TAXING DISTRICT.
5. ANY SPECIAL ASSESSMENT IF THE IMPROVEMENTS WERE NOT INSTALLED AS OF THE DATE OF GRANTEE'S SIGNATURE TO THE CONTRACT TO BUY AND SELL REAL ESTATE RELATING TO THE REAL PROPERTY CONVEYED BY THIS DEED, WHETHER ASSESSED PRIOR TO OR AFTER CLOSING.
6. 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.
7. 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. NOTICE REGARDING CONTACT INFORMATION AND REAL ESTATE TRANSFER ASSESSMENT RECORDED MAY 25, 2011 UNDER RECEPTION NO. 418209. 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.
8. 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.
9. 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.

10. RESTRICTIVE COVENANTS, 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 JULY 9, 1998, UNDER RECEPTION NO. 319897, AND AS AMENDED IN INSTRUMENT RECORDED OCTOBER 25, 1999, UNDER RECEPTION NO. 330067.
11. TERMS, CONDITIONS AND PROVISIONS OF NOTICE FILED BY SAN MIGUEL POWER ASSOCIATION, INC. RECORDED MARCH 18, 1999 UNDER RECEPTION NO. 325020.
12. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN BUILDING EASEMENT RECORDED AUGUST 03, 1999 UNDER RECEPTION NO. 328295.
13. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN BUILDING EASEMENT RECORDED SEPTEMBER 14, 1999 UNDER RECEPTION NO. 329184.
14. 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.
15. 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.
16. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN EMPLOYEE HOUSING RESTRICTION ACKNOWLEDGEMENT RECORDED OCTOBER 14, 1998 UNDER RECEPTION NO. 321767. NOTE: UPON SATISFACTION OF REQUIREMENT NO. 2, THIS EXCEPTION WILL BE DELETED.

DEVELOPMENT NARRATIVE: LOT BR1 TIMBERVIEW

DATE: JUNE 12, 2019

Lot BR1 304 Timberview Adams Ranch Road is a single family common area development on the edge of the Meadows. The lots are similar to footprint lots this one measuring 24' x 40'.

The foundation will be that size exactly and located by survey on the lot. The building will be 2 stories on the front half with a 4/12 shed roof and 3 stories on the back half with an 8/12 roof. The back ½ will be buried so only 2 stories will be above ground.

The back patio at grade and the North side second level deck will be in the common area. As well as the roof overhangs. This is in keeping with the 2 neighboring houses that were constructed in the same manner.

The exterior materials include:

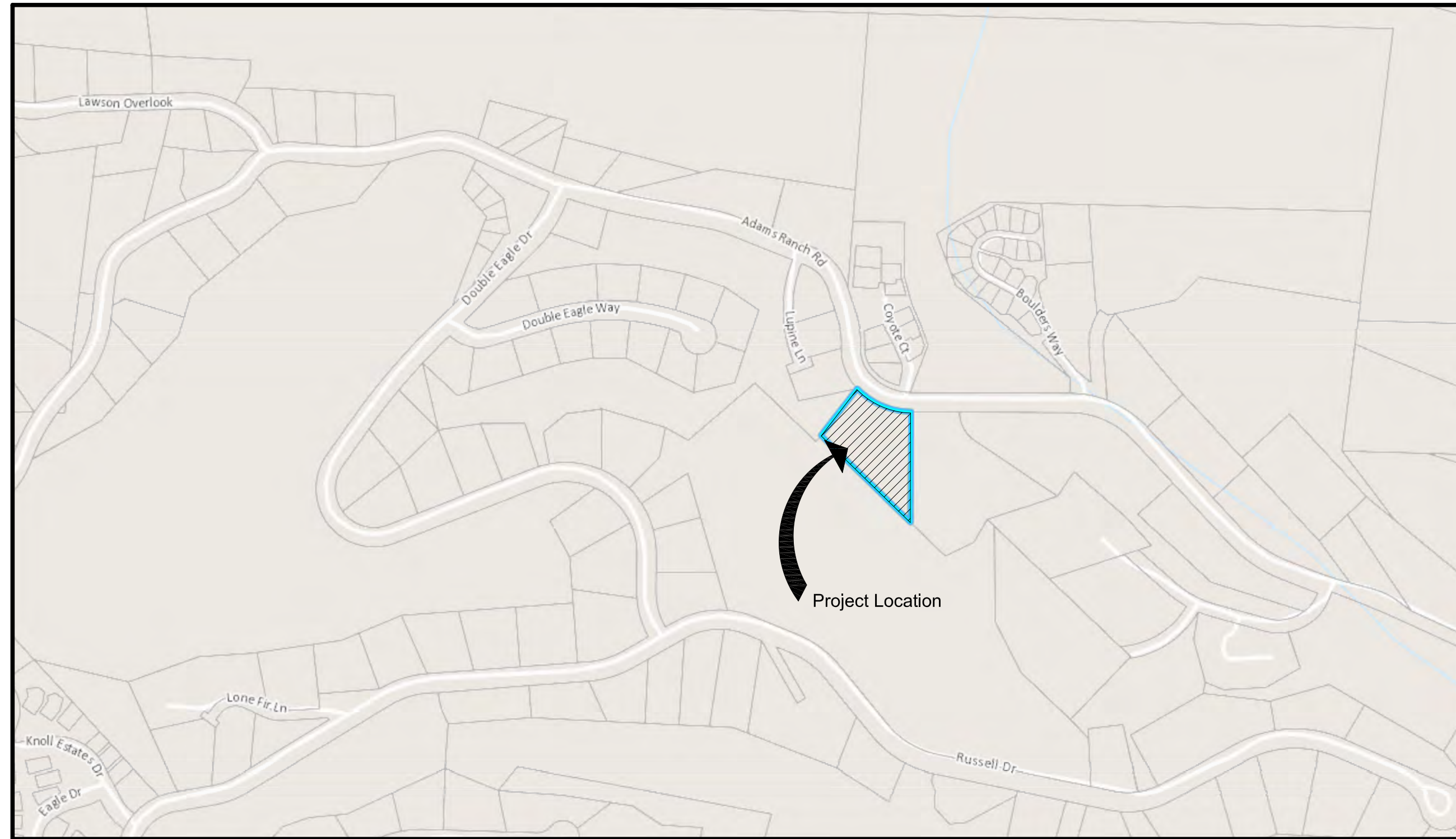
1. Rusted metal standing seam roofing
2. Rusted metal corrugated siding
3. Rustic wood siding 1 x 8 horizontal and vertical.
4. Telluride Aldasoro quarried irregular 5" stone veneer.
5. Rusted metal 2' x 4' panels on the garage and side stairwell element.
6. Dark bronze aluminum clad wood windows and doors.
7. Black painted metal beams, posts, rails and 45 degree roofing supports.

The roofing fascia will be a thin drip edge flashing on a 2 x 4 supported by the 45 degree kickers to create a "Zero fascia" look.

The style I am coining as a "Mountain Modern Chalet". Small in size at 1600sf and 3 bedrooms, 3 ½ baths.

The garage is 40' deep to allow for the required 2 car parking and lots of toys/storage.

A small solid screened trash enclosure on the side of the garage allows for a tidy removal and storage. A detail of the stone to window setback is attached and 6". All the flashing will be rusted metal to match.



VICINITY MAP



DRAWING LIST:

- | | | |
|------|---------------------------|------------------------------|
| A0 | Cover Sheet | Date: June 14, 2019 |
| C1 | Improvement Survey Plat | Date: May 19, 2019 |
| A1.1 | Site Plan/Roof Plan | Date: June 14, 2019 |
| A1.2 | Utility/Grading Plan | Date: June 14, 2019 |
| A1.3 | Landscape Plan | Date: Due at Final Submittal |
| A1.4 | Construction Staging Plan | Date: Due at Final Submittal |
| A2.1 | Floor Plans | Date: June 14, 2019 |
| A3.1 | Elevations | Date: June 14, 2019 |

PLAN CONSULTANTS:

Architects Collaborative
 Ken Alexander
 PO Box 3954
 Telluride, Colorado 81435
 970-708-1076
 ken@architectstelluride.com

McMillian Engineering
 195 S. Lena St.
 Ridgeway, Colorado 81432
 970-626-5113
 mcmillian@ouraynet.com

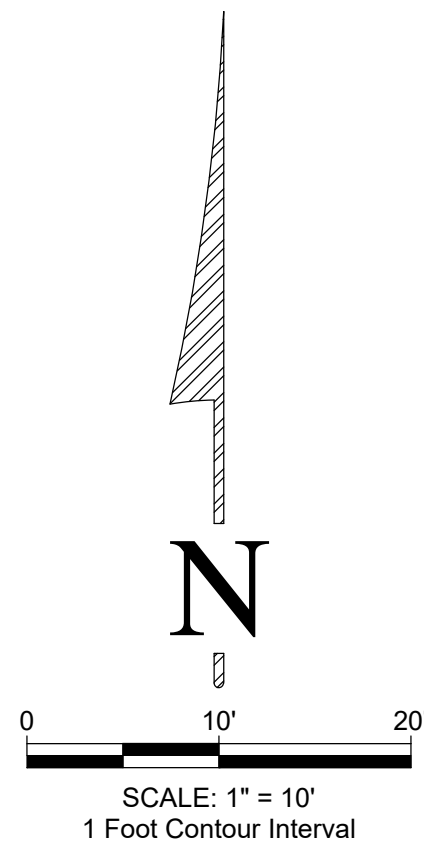
San Juan Survey
 PO Box 3730
 102 Society Drive
 Telluride, Colorado 81435
 970-728-1128
 office@sanjuansurveying.net

PROJECT SUMMARY:

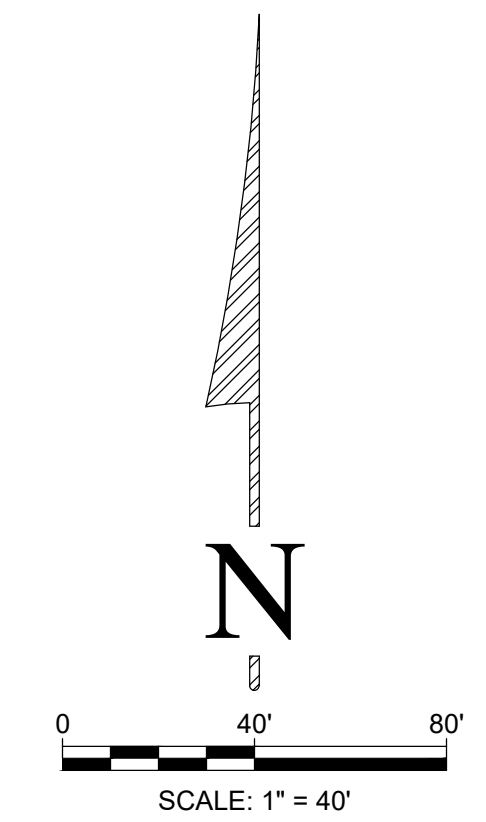
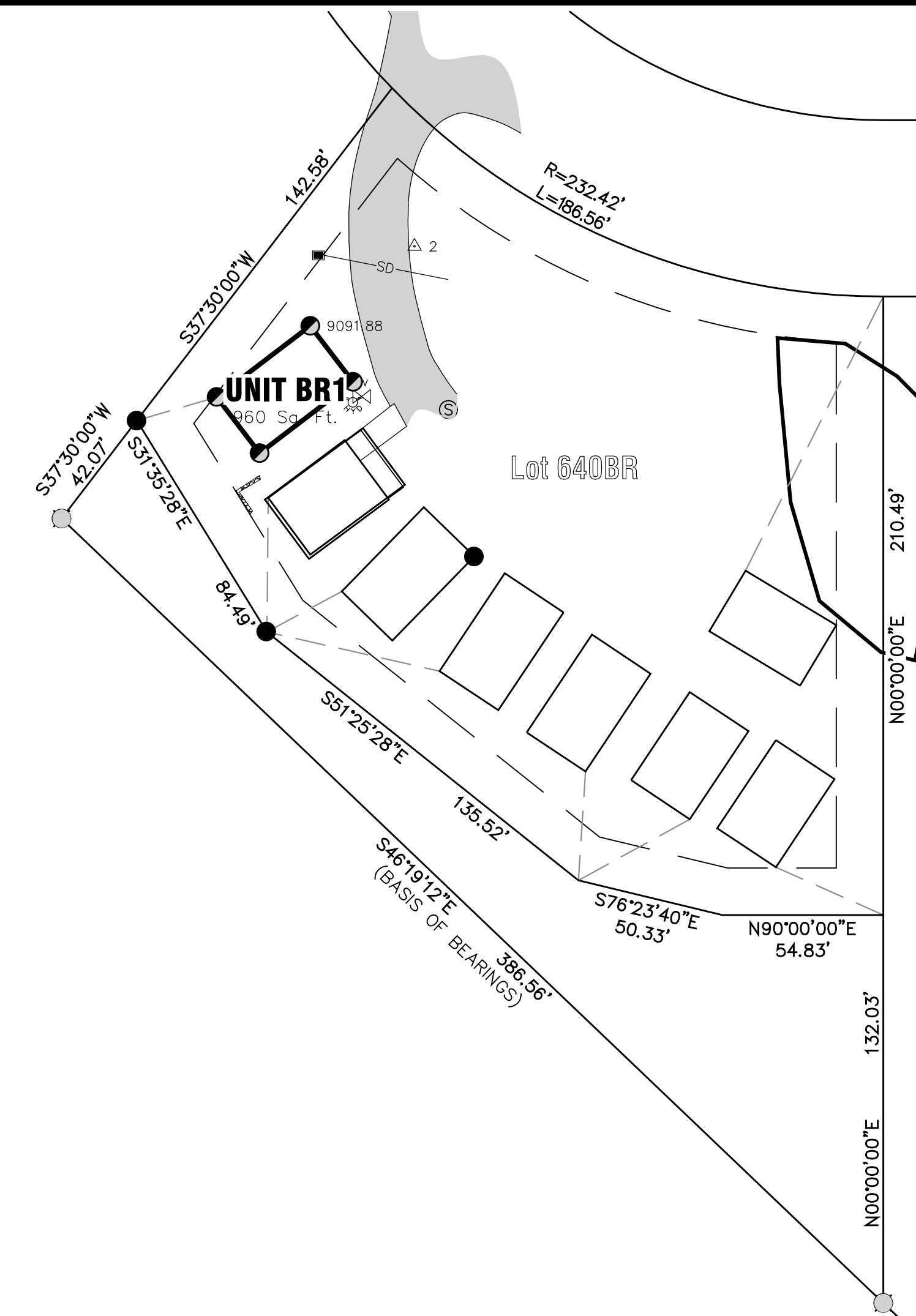
Lot Size 24'x40' = 960 s.f.
 Zoning Single Family - Common Interest
 Bldg. Height
 Average Height
 Required Parking 2 Spacing

STONE CALCULATIONS		LOT 1 TIMBERVIEW			
MATERIAL	NORTH	SOUTH	EAST	WEST	
WOOD/METAL	342.5 S.F.	751.375 S.F.	337.45 S.F.	1872.825 S.F.	
STONE	252 S.F.	127 S.F.	101.8 S.F.	510.8 S.F.	
DOOR/WINDOWS	222.5 S.F.	57 S.F.	328.75 S.F.	733.25 S.F.	
TOTAL	867 S.F.	941.375 S.F.	768 S.F.	3116.875	

HEIGHT CALCULATIONS		LOT 1 TIMBERVIEW			
HEIGHT	NORTH	SOUTH	EAST	WEST	TOTAL
MAX.	25'	26.75'	24'	21'	24.1875'
MAX. AVG.	24'	25'	21'	25'	28'



ADAMS RANCH ROAD
(PAVED)
60' RIGHT-OF-WAY



Lot 640BR

NOTES:

1. According to Flood Insurance Rate Map 08113C0287 D map revised September 30, 1992, this parcel lies within Flood Zone "X" (Areas determined to be outside the 500-year flood plain).
2. Easement research from Land Title Guarantee Company, Commitment No. TLR64008947, Effective Date 05/08/2019 at 05:00 P.M.
3. Vertical datum is based on the set North corner of Unit BR1, an Aluminum Cap Rebar, LS 36577, having an elevation of 9091.88 feet, as depicted.
4. Lineal Units U.S. Survey Feet

PROPERTY DESCRIPTION:

Unit 640BR-1, Replat of Lots 640B, 640D, Tracts OSP-35F and OSP-35B, Town of Mountain Village (A Planned Unit Community), according to the Plat Recorded July 9, 1998 in Plat Book 1 at page 2398, and according to the Declaration for Timberview (A Planned Community), as Recorded July 9, 1998 under Reception No. 319897.

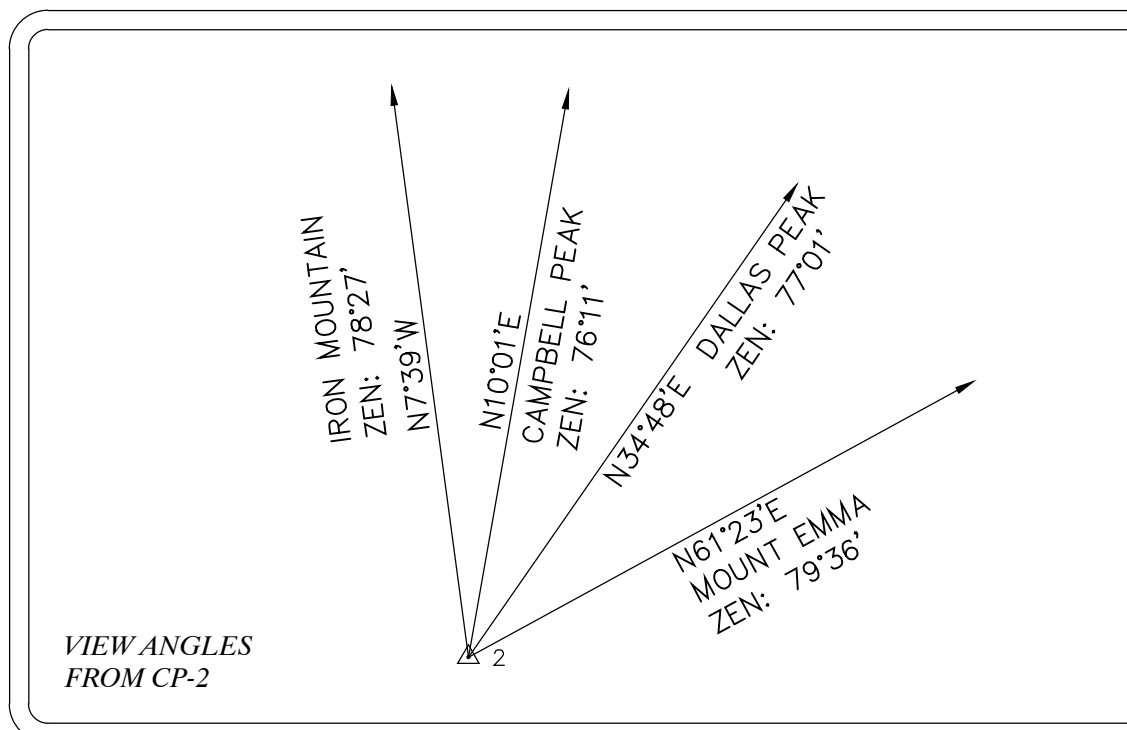
County of San Miguel,
State of Colorado

BASIS OF BEARINGS:

The Basis of Bearings for this Improvement Survey Plat was derived from the southwestery line of Tract OSP-640B0, according to the Plat, Recorded in Book 1 at page 2398, said bearing being **N 46°19'12" W**, both being found monuments as depicted on this plat.

SURVEYOR'S CERTIFICATE:

I, Christopher R. Kennedy, of San Juan Surveying, being a Licensed and Registered Land Surveyor in the State of Colorado, do hereby certify that this Improvement Survey Plat prepared for Land Title Guarantee Company, Ken Alexander, and Pandora L.L.C., an Arizona Limited Liability Company was performed under my direct responsibility, supervision, and checking, and that the information herein is true and accurate to the best of my belief and knowledge. I further certify that the monuments as shown were field set as required by Articles 50 and 51 of Title 38, C.R.S.



LEGEND

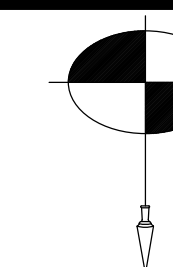
- FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP, LS 20632
- FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP, LS 36577
- ⊙ SET 18" LONG #5 REBAR WITH 1 1/2" ALUMINUM CAP, LS 36577
- ⊕ WATER VALVE
- ⊗ SEWER MAN HOLE
- ⊛ FIRE HYDRANT
- ⊙# ASPEN TREE, NUMBER INDICATES CALIPER

NOTICE:

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

Christopher R. Kennedy
Christopher R. Kennedy, P.L.S. 36577
05/20/2019

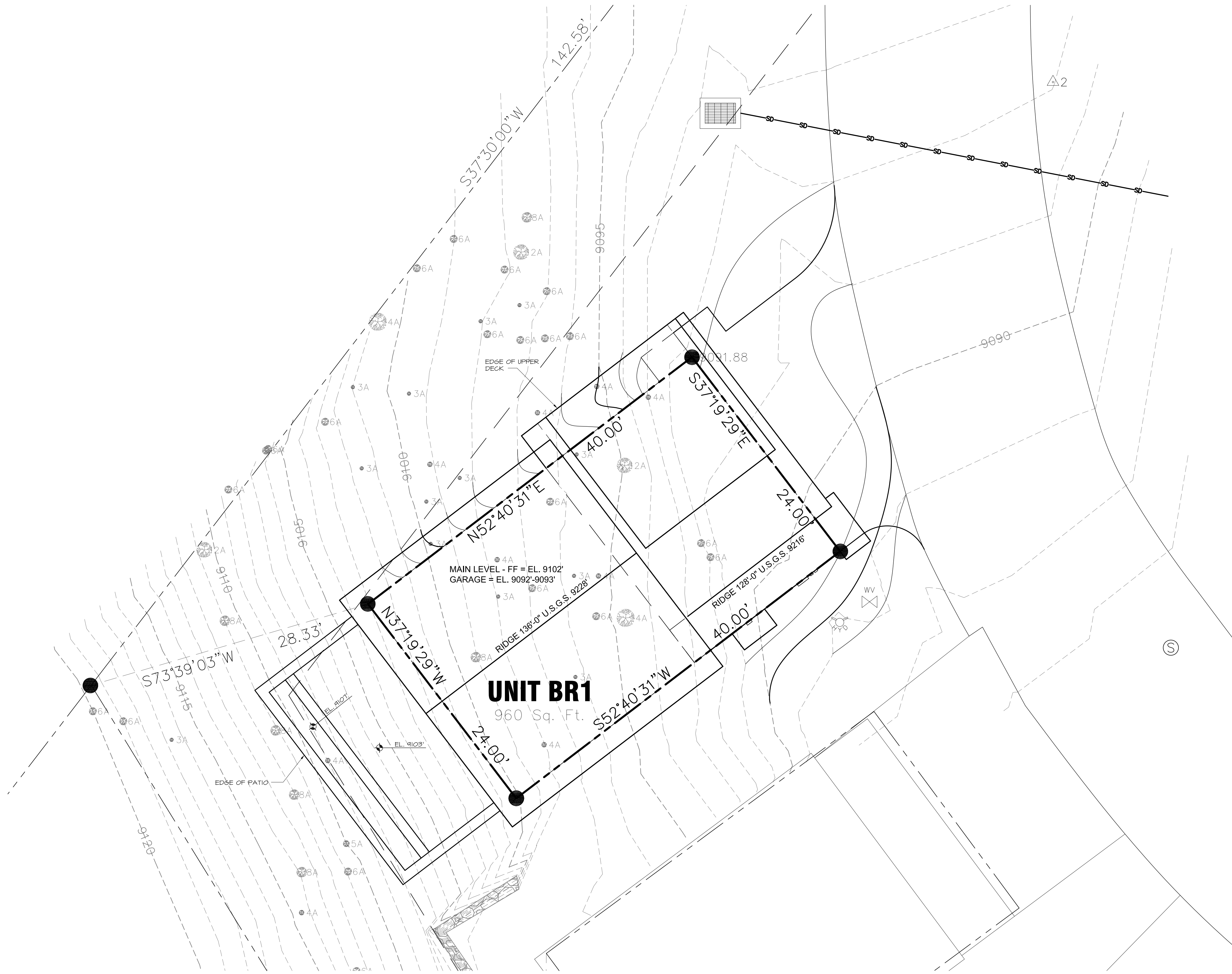
TOPOGRAPHIC SURVEY
LOT 640BR-1, TOWN OF MOUNTAIN VILLAGE



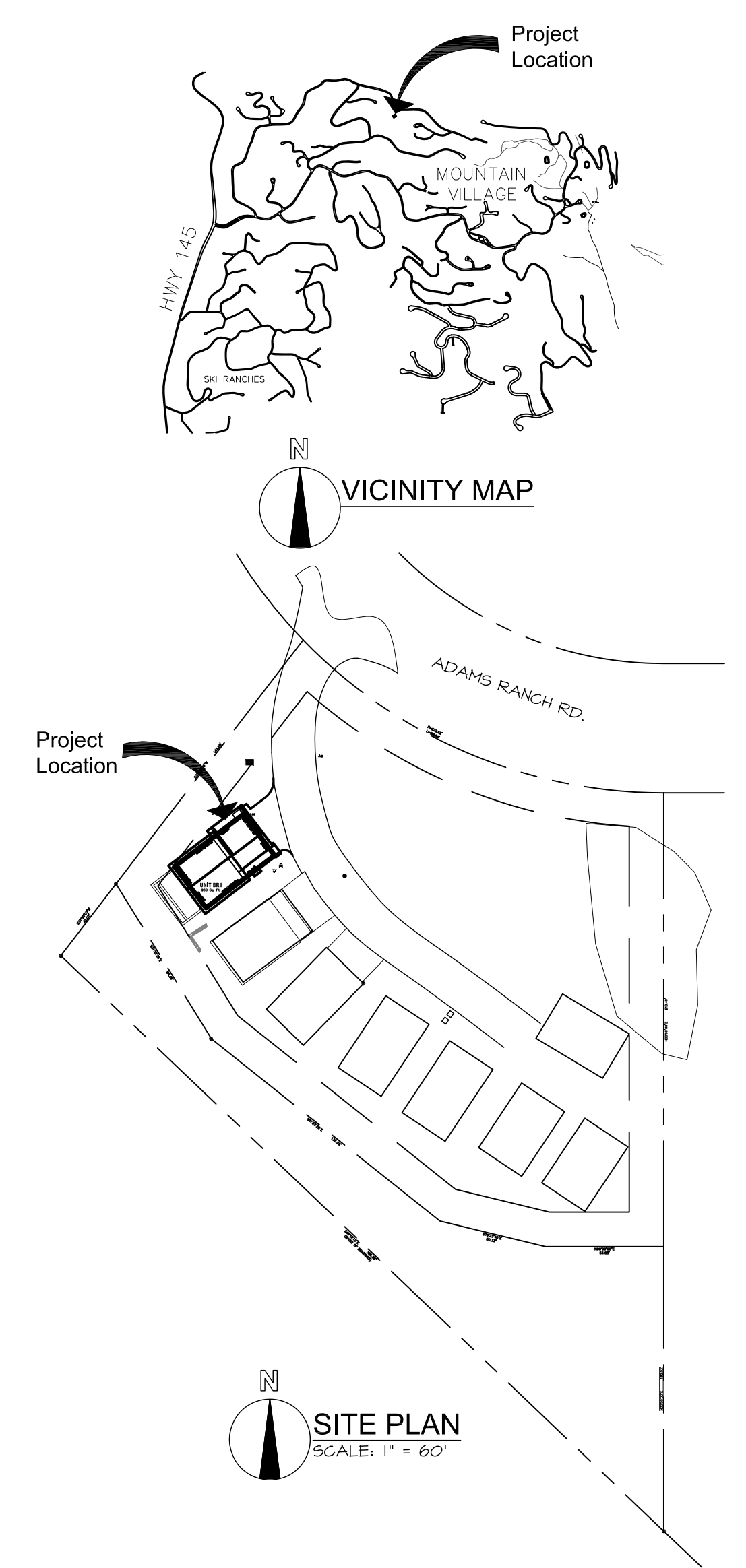
SAN JUAN SURVEYING
SURVEYING * PLANNING
102 SOCIETY DRIVE TELLURIDE, CO. 81435
(970) 728-1128 (970) 728-9201 fax
office@sanjuansurveying.net

DATE:	5/13/2019
JOB:	06046
DRAWN BY:	ESS
CHECKED BY:	CRK
REVISION DATES:	
SHEET:	1 OF 1

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SITE PLAN/ROOF PLAN
SCALE: 1" = 5'



SITE PLAN
SCALE: 1" = 60'

REVISIONS:

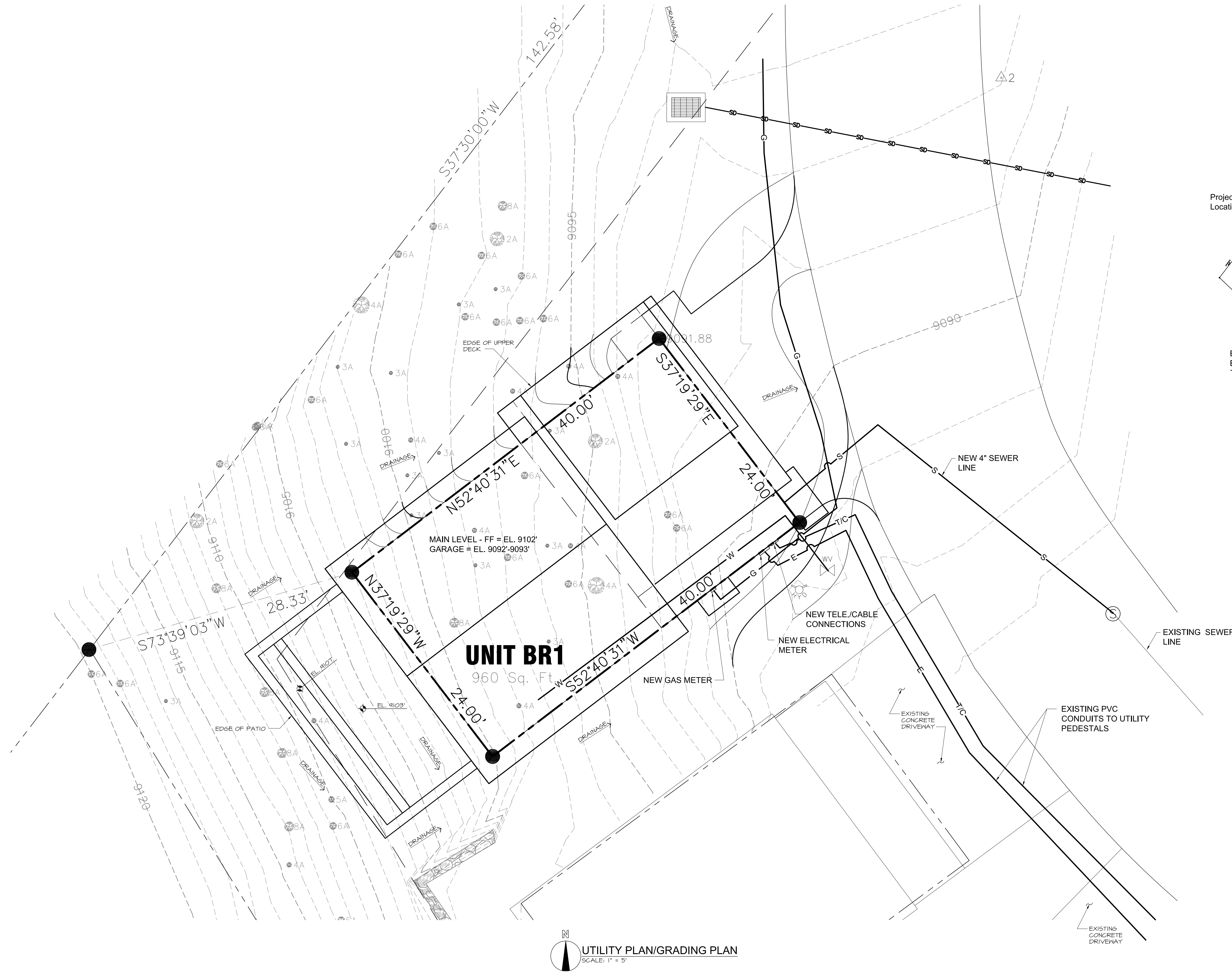
**ARCHITECTS
COLLABORATIVE**
Design + Build + Just Build + Just Design

P.O. Box 3954 • Telluride, CO 81435
C: 970-708-1076

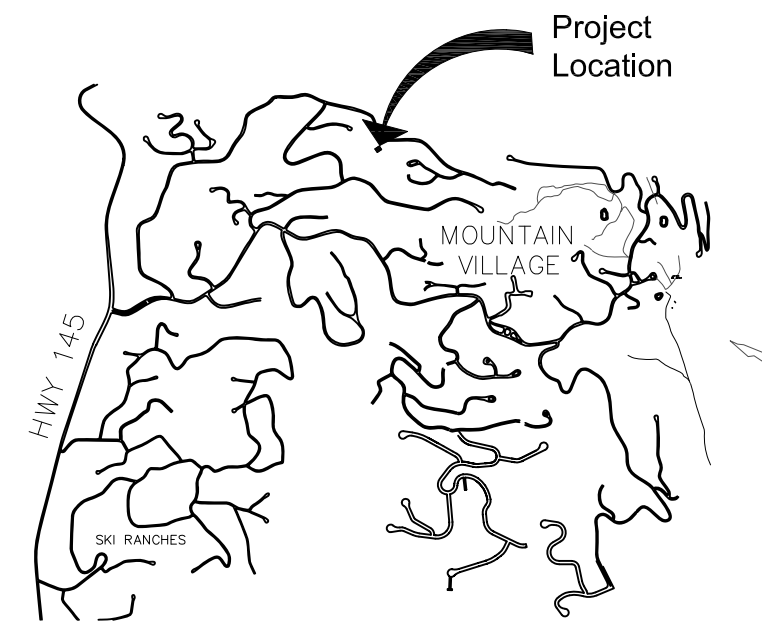
Lot 640 BR-1, Lot 1 Timberview
304 Adams Ranch Rd, Mountain Village
San Miguel County, Colorado

DATE:
6.13.19
A1.1
SHEET
640 BR-1

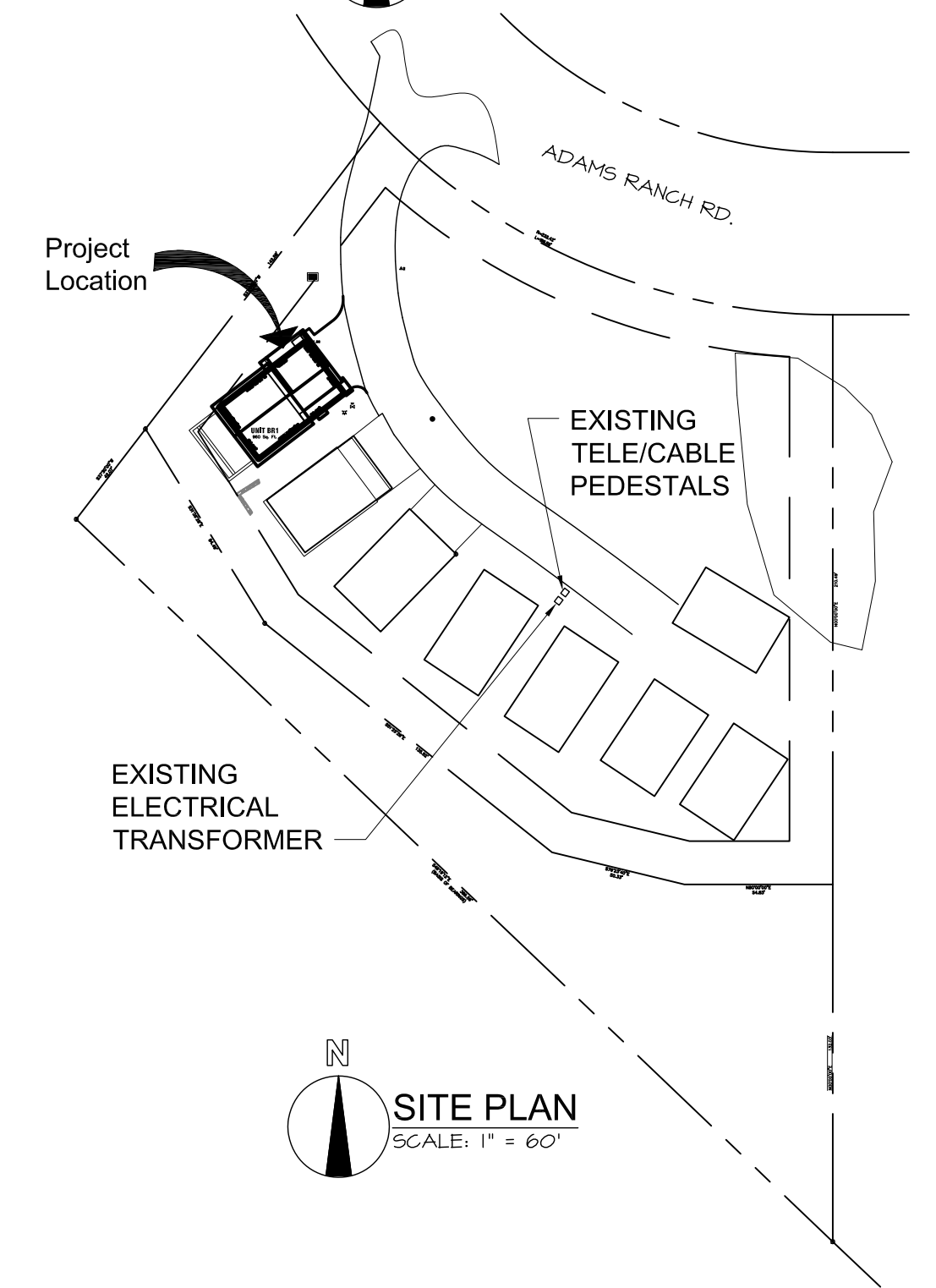
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UTILITY PLAN/GRADING PLAN
SCALE: 1" = 5'



VICINITY MAP



SITE PLAN
SCALE: 1" = 60'

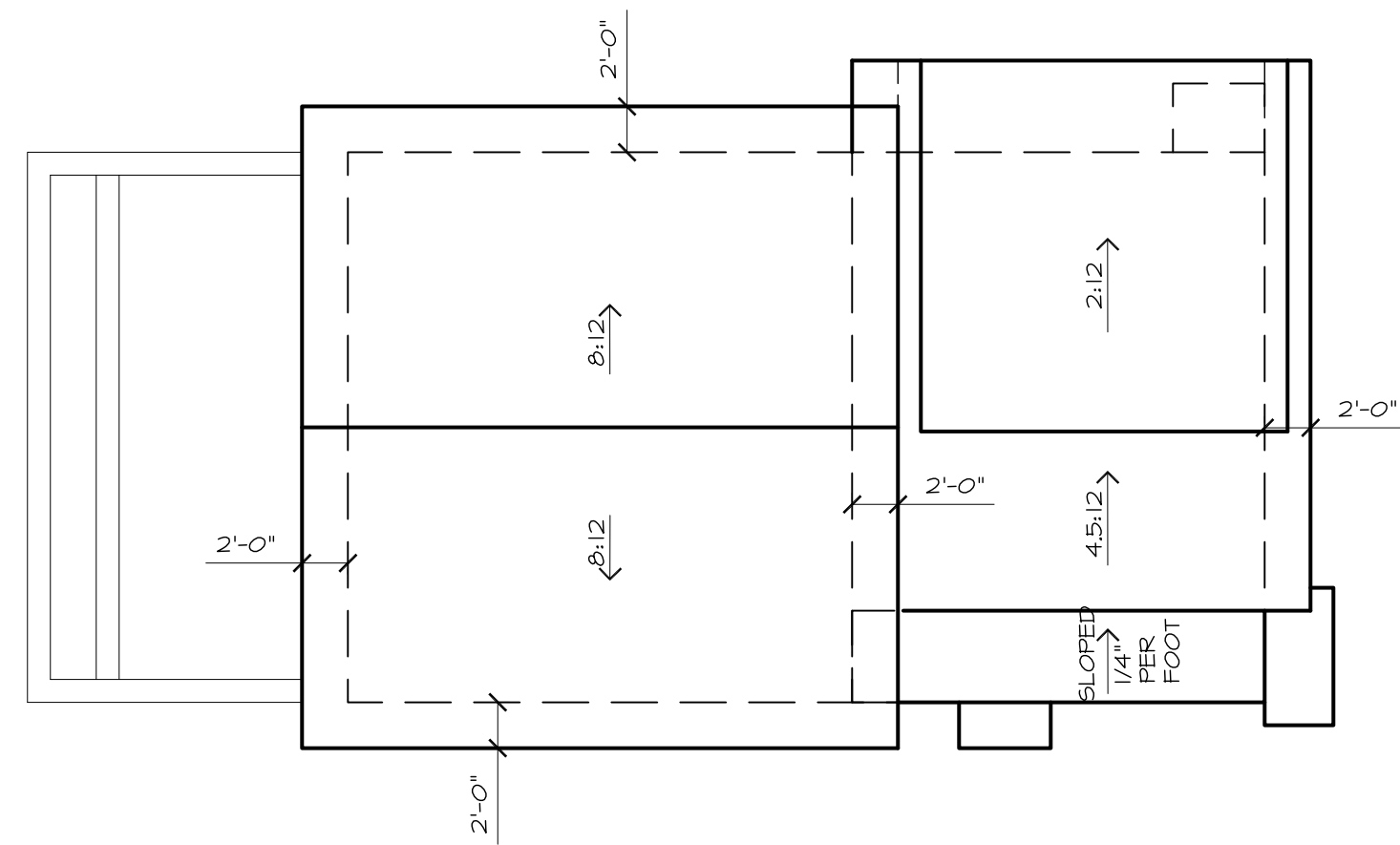
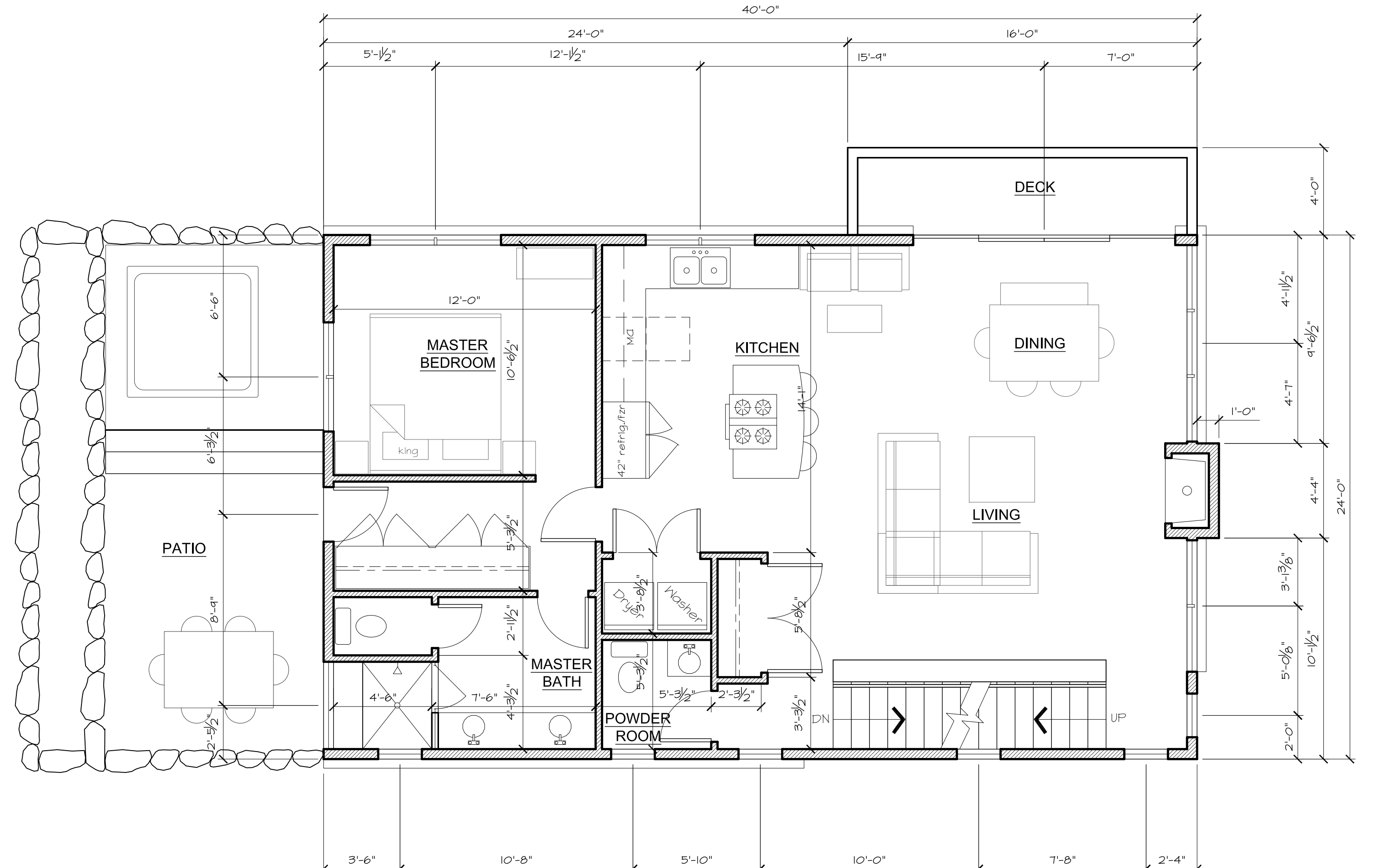
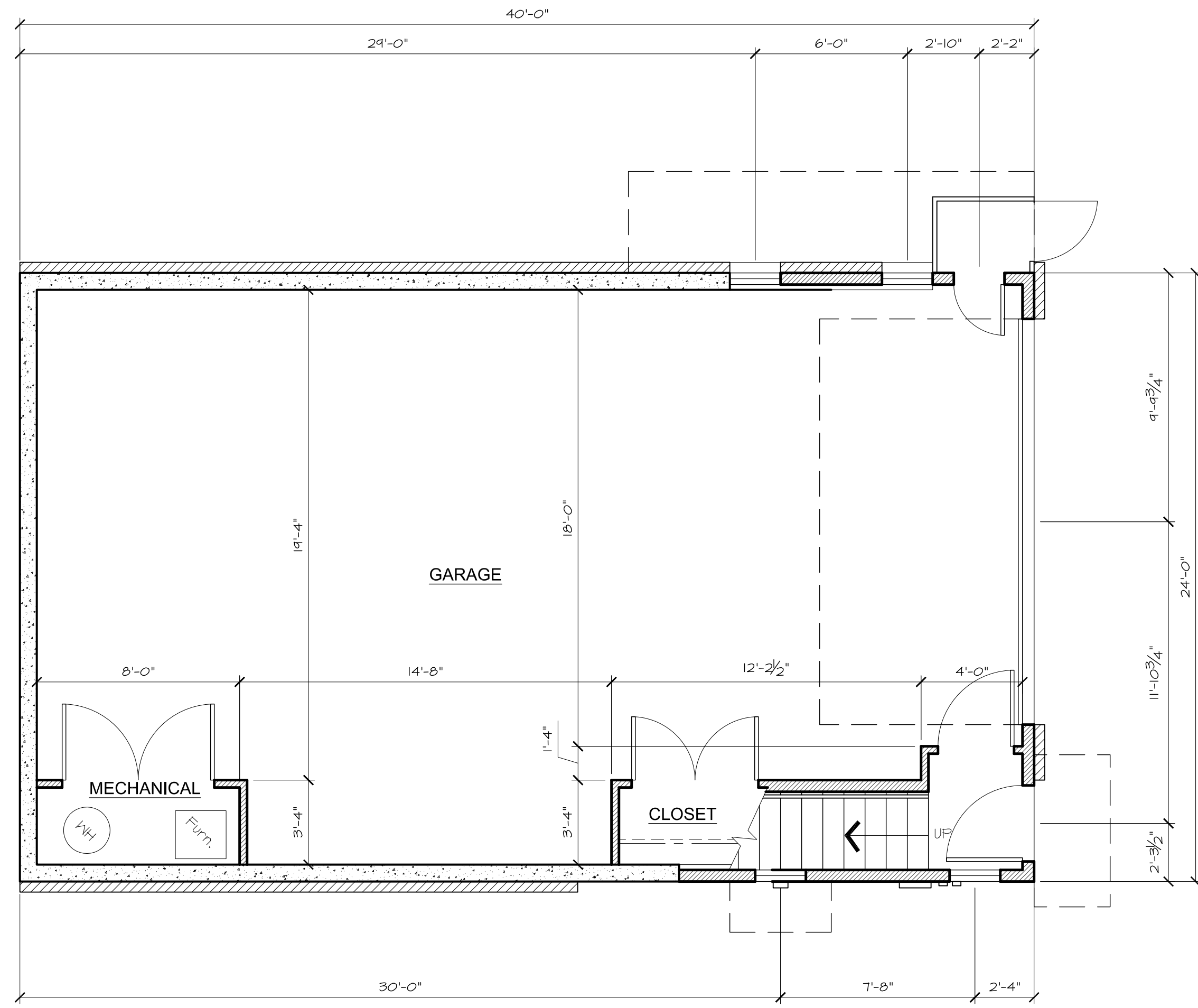
REVISIONS:

ARCHITECTS
COLLABORATIVE
Design + Build + Just Build + Just Design

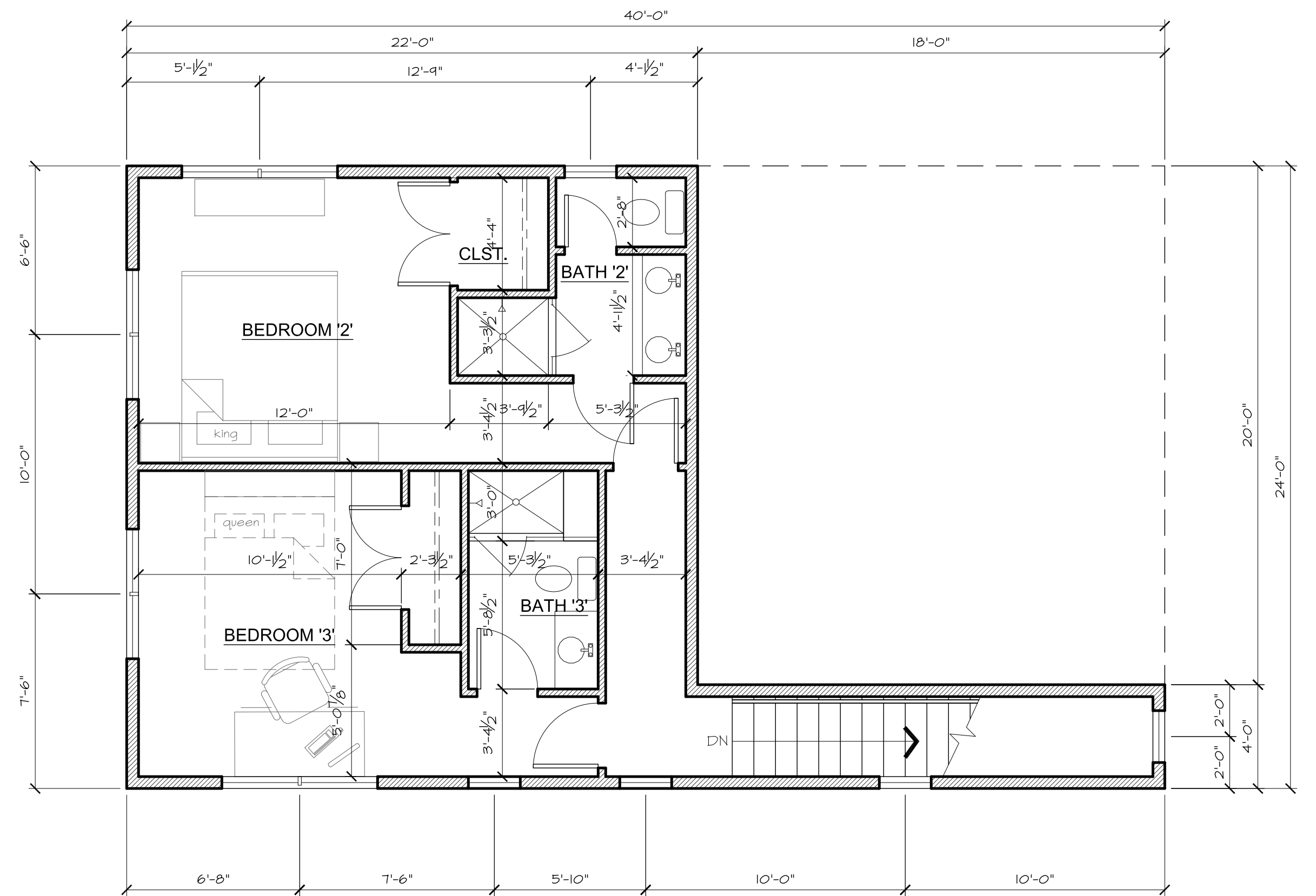
P.O. Box 3954 • Telluride, CO 81435
C: 970-708-1076

Lot 640 BR-1, Lot 1 Timberview
304 Adams Ranch Rd, Mountain Village
San Miguel County, Colorado

DATE:
6.13.19
A1.2
SHEET
640 BR-1



SQ. FOOTAGE CALCULATIONS	
LOWER LEVEL	960 s.f.
MAIN LEVEL	421 s.f.
UPPER LEVEL	533 s.f.
TOTAL LIVING SPACE	1511 s.f.
TOTAL BUILDING	2,414 s.f.



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REVISIONS:
6-14-19

ARCHITECTS
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P.O. Box 3954 • Telluride, CO 81435
C: 970-708-1076

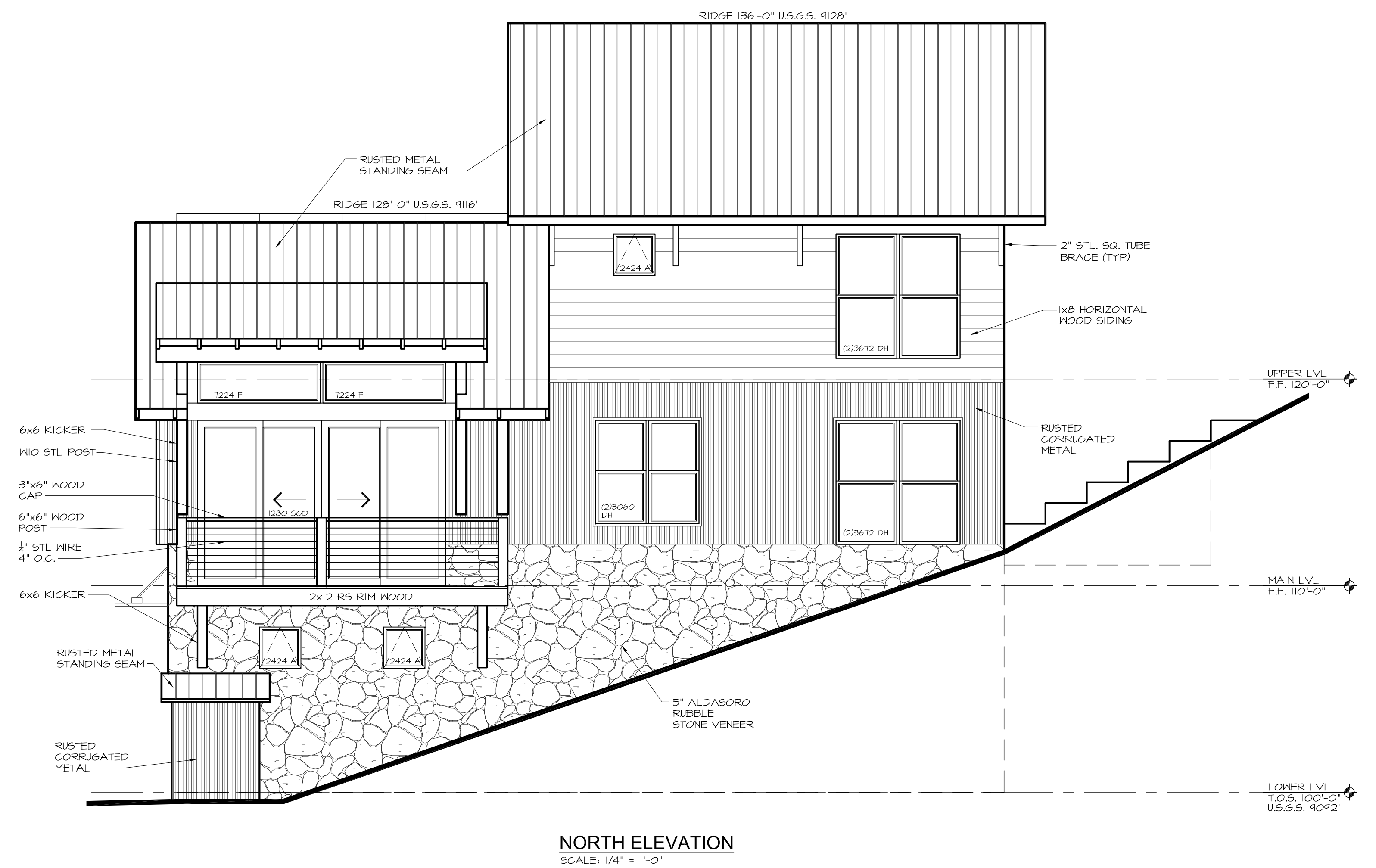
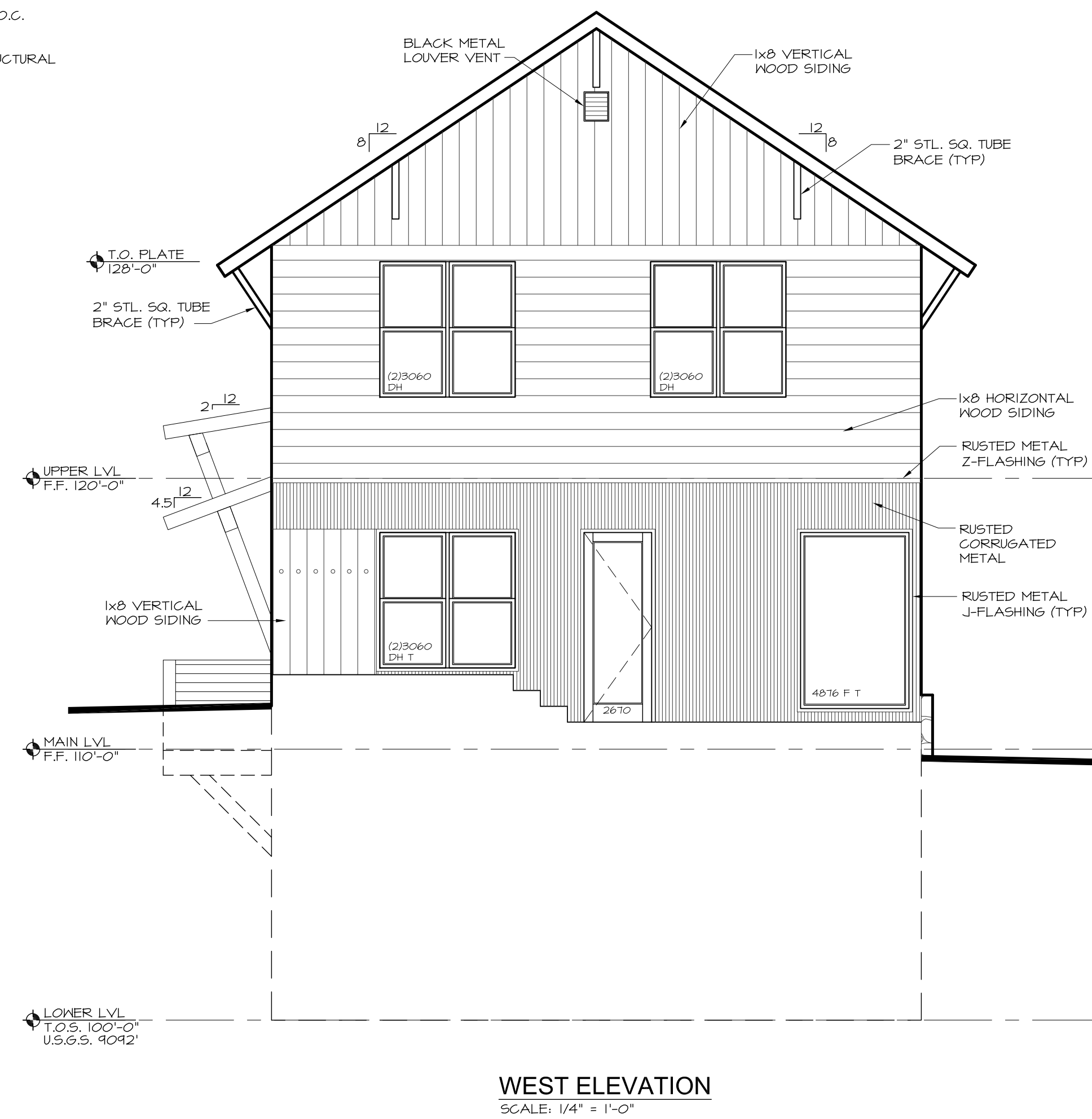
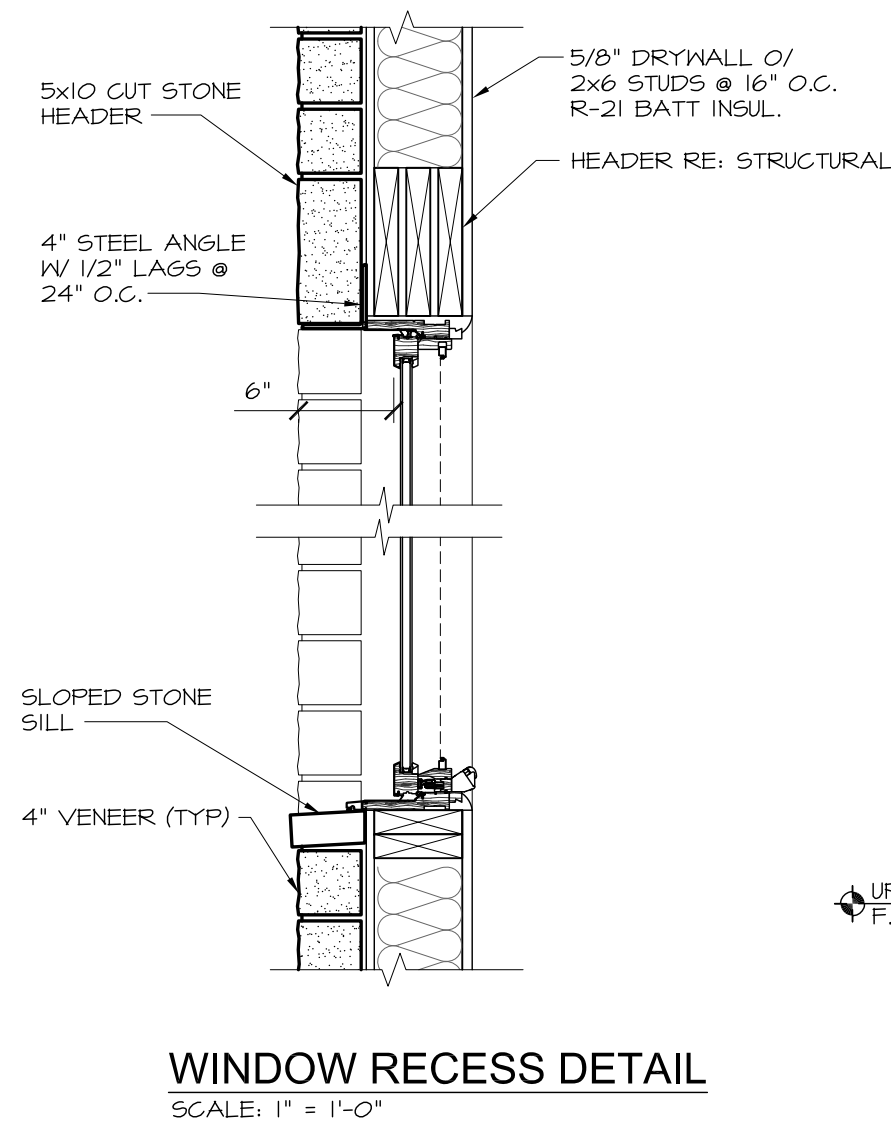
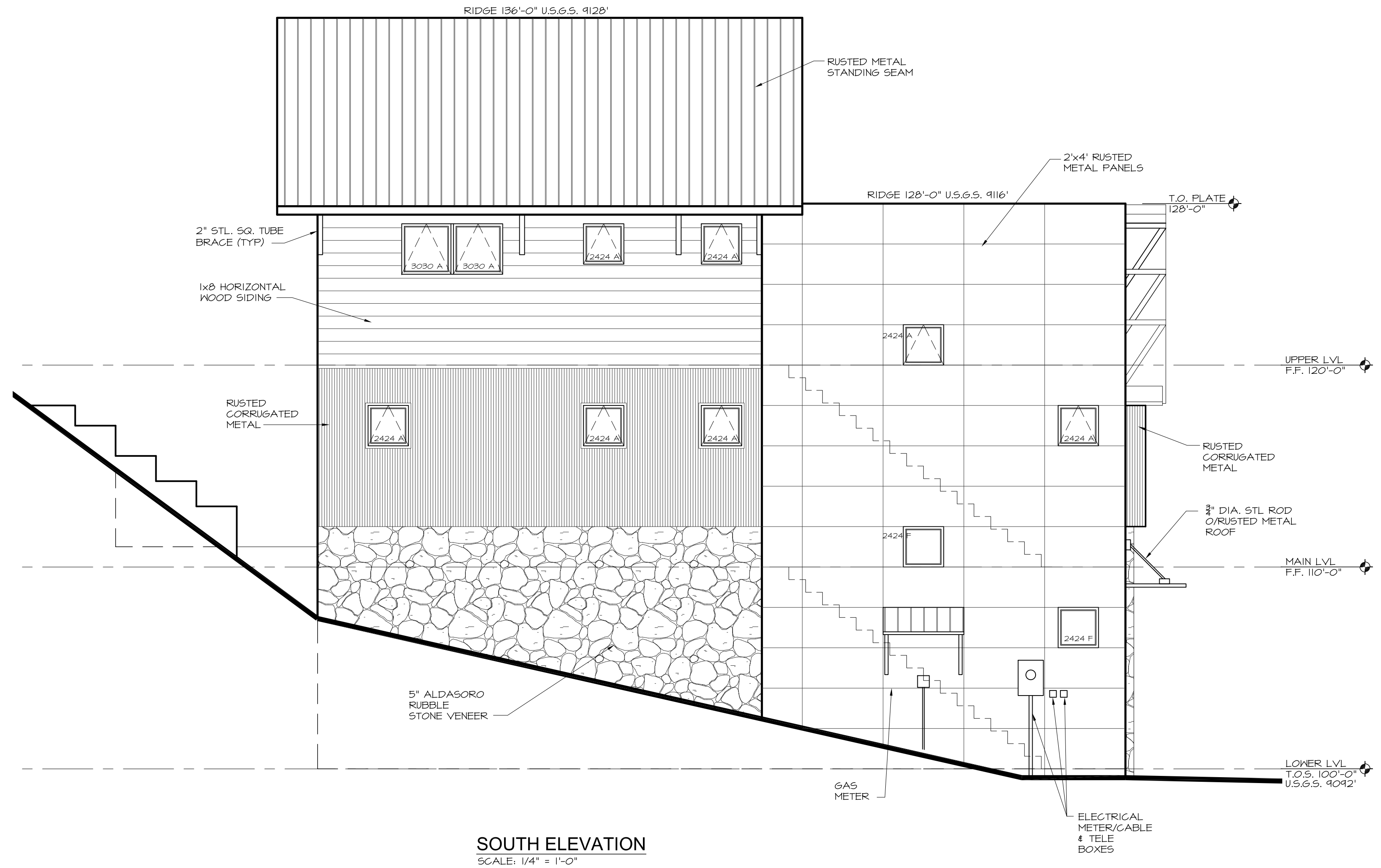
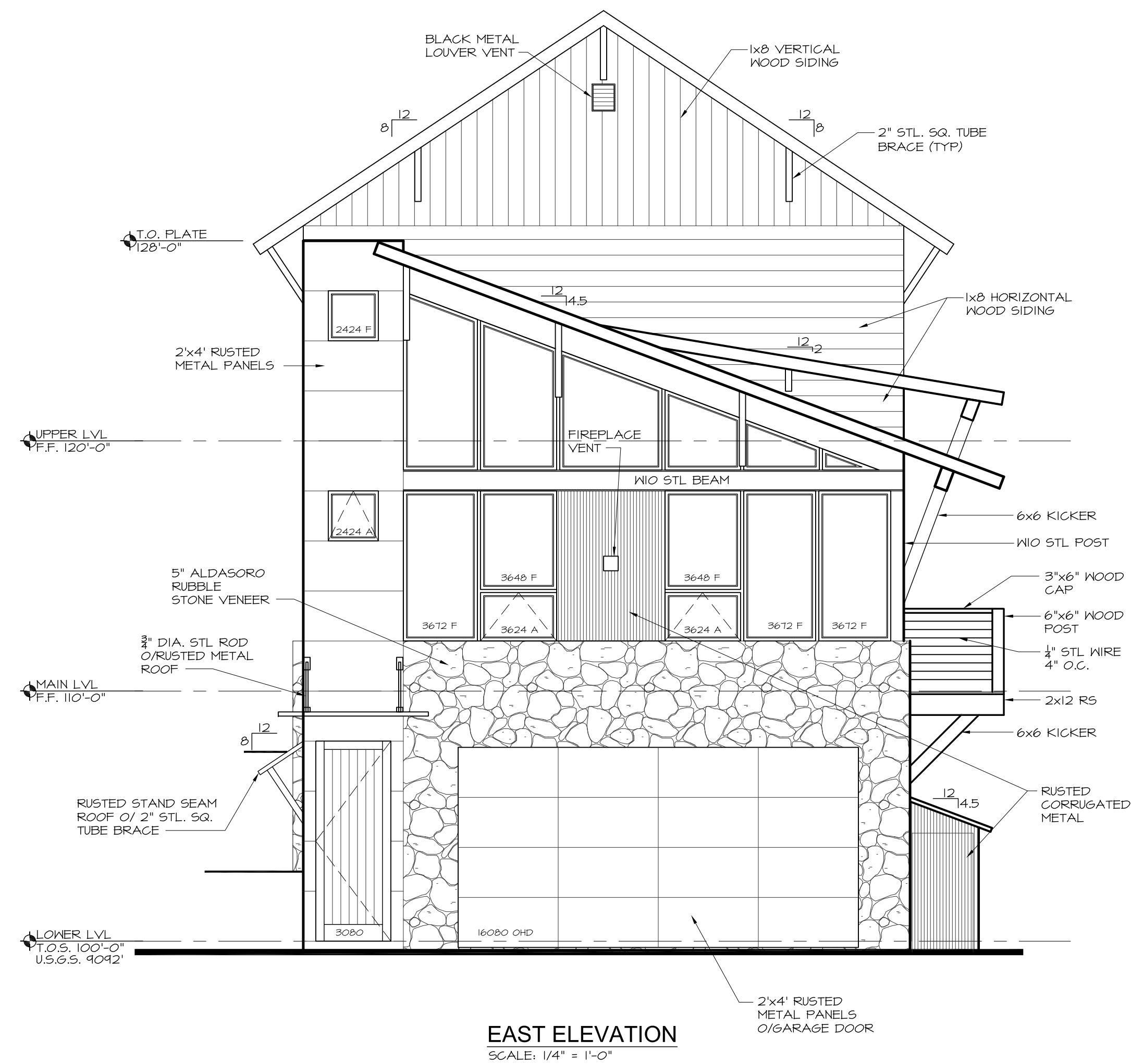
Lot 640 BR-1, Lot 1 Timberview
304 Adams Ranch Rd, Mountain Village
San Miguel County, Colorado

DATE:
6.13.19

A2.1

SHEET

640 BR-1





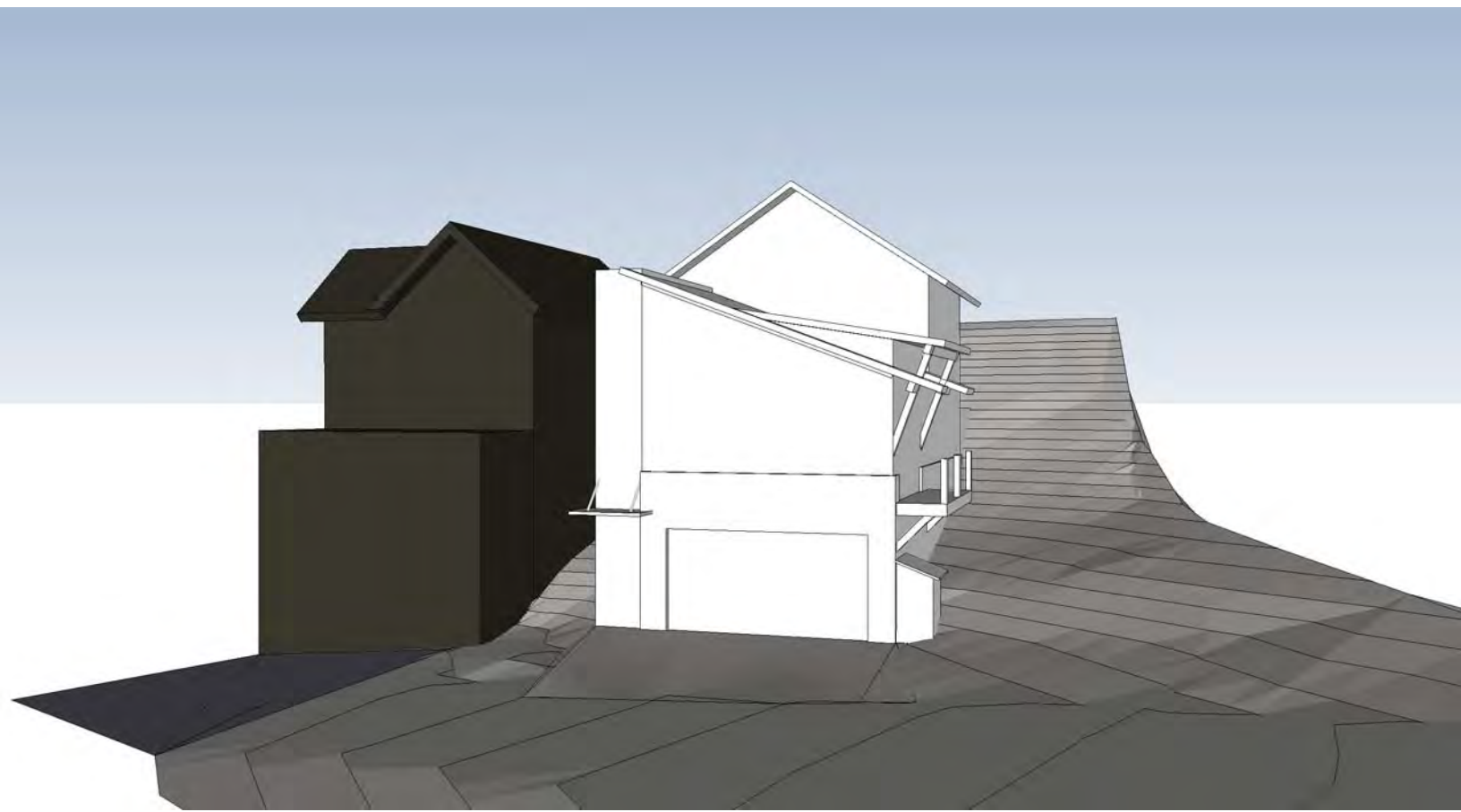


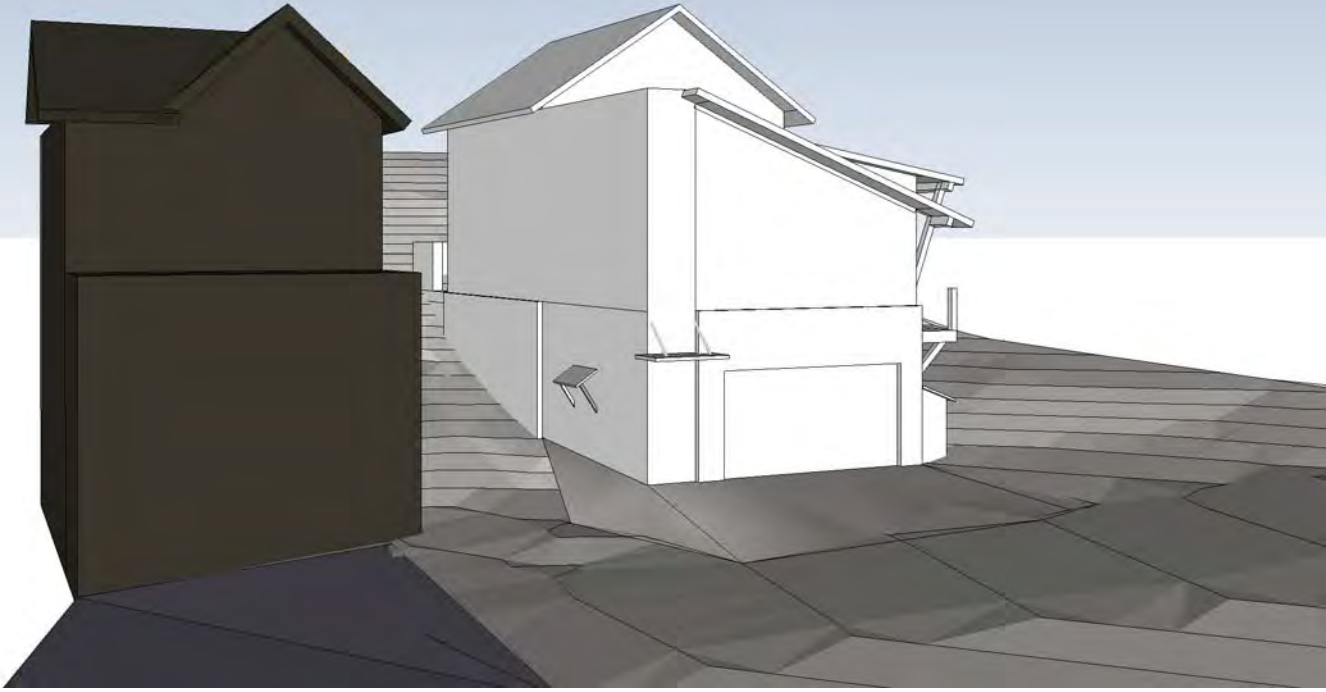


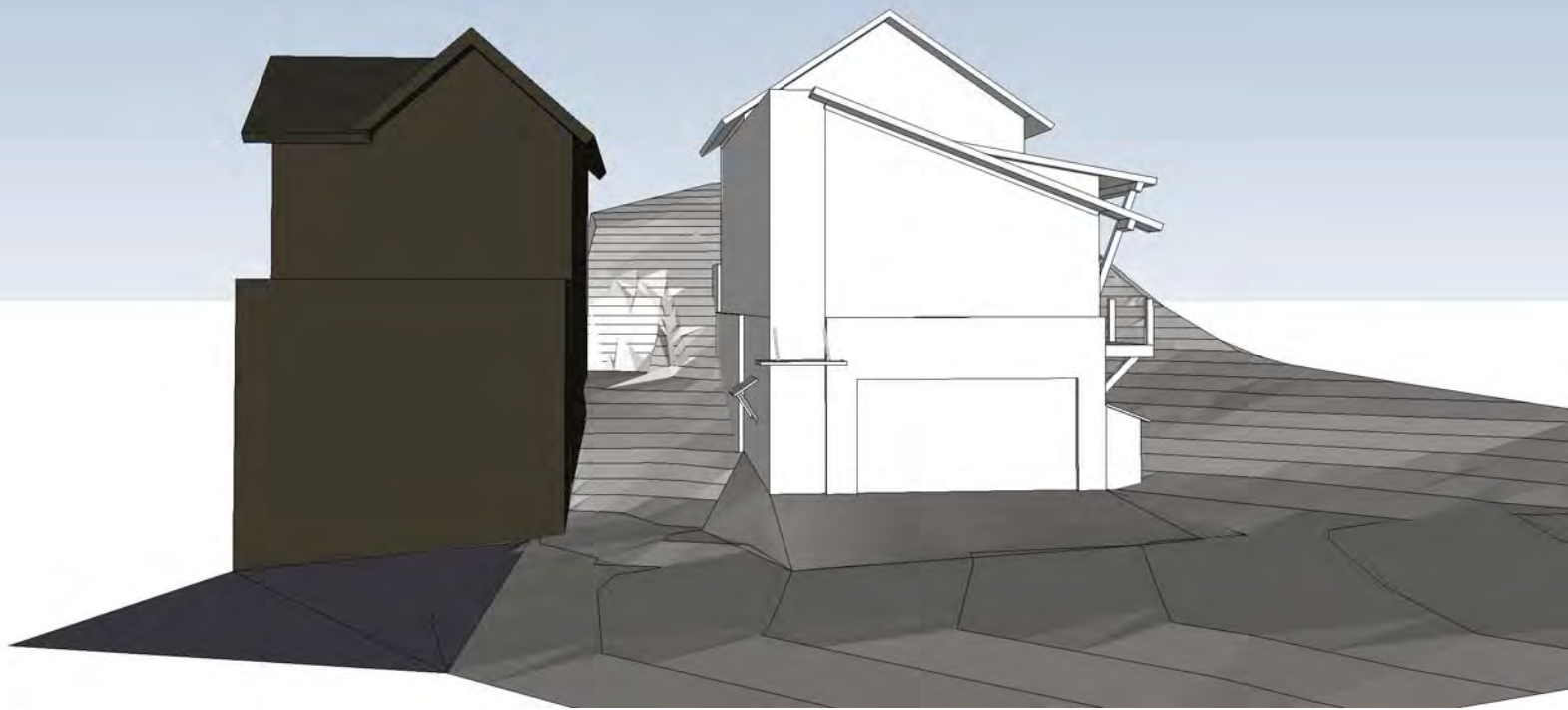












John A. Miller

From: Finn KJome
Sent: Monday, June 17, 2019 3:57 PM
To: John A. Miller
Subject: RE: Referral for Lot 640BR Timberview IASR

Hi John,

Have the applicant field verify existing utilities and use these them. All of these lots have utilities run to the lot line. I did not see a landscape plan? We need the irrigation usage calculation if there is one. This is not a Town street so no staging issues.

Thanks Finn

From: John A. Miller
Sent: Monday, June 17, 2019 2:51 PM
To: Finn KJome <FKJome@mtnvillage.org>; Steven LeHane <SLeHane@mtnvillage.org>; Jim Loebe <JLoebe@mtnvillage.org>; Chris Broady <CBroady@mtnvillage.org>; jim.telfire@montrose.net; jeremy@smpa.com; brien.gardner@blackhillscorp.com; kirby.bryant@centurylink.com; Forward jim.telluridefire.com <jim@telluridefire.com>
Subject: RE: Referral for Lot 640BR Timberview IASR

Initial Architectural and Site Review at Lot 640BR (Timberview) off of Adams Ranch Rd.

Attached is the referral form along with a link to the plan set.

https://mtnvillage.exavault.com/p/SHARED_FOLDER_FOR_PLANNERS_FILES_BACK_TO_CLEINT/Website_referral_packet.pdf

Thanks,
J

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



From: John A. Miller
Sent: Monday, June 17, 2019 2:05 PM

To: Finn KJome <FKJome@mtnvillage.org>; Steven LeHane <SLeHane@mtnvillage.org>; Jim Loebe <JLoebe@mtnvillage.org>; Chris Broady <CBroady@mtnvillage.org>; jim.telfire@montrose.net; jeremy@smpa.com; brien.gardner@blackhillscorp.com; kirby.bryant@centurylink.com; jim@telluridefire.com
Subject: Referral for Lot 348R Upper Benchmark Dr; Final Architecture and Site Review

Afternoon All,

This is the Final Architectural Plan Set for a new house to be located along upper benchmark at Lot 348R.

https://mtnvillage.exavault.com/p/SHARED_FOLDER_FOR_PLANNERS_FILES_BACK_TO_CLEINT/Website_Packet.pdf

Thanks,

J

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





AGENDA ITEM 11
PLANNING & DEVELOPMENT SERVICE
PLANNING DIVISION
455 Mountain Village Blvd.
Mountain Village, CO 81435
(970) 728-1392

TO: Mountain Village Design Review Board

FROM: John Miller, Senior Planner

FOR: Meeting of July 11, 2019

DATE: June 23, 2019

RE: **DRB Work Session: Planned Unit Development (PUD) Rescission & Density Transfer Rezone to reduce density on Lots 126R and 152R (Historically referred to as Rosewood PUD); Preliminary Design Review for proposed 152R Development**

Work Session Overview – Design Review Board

PROJECT GEOGRAPHY

Legal Description: Lot 126R, Lot 152R, Tract OSP-126, Tract OSP-118, Telluride Mountain Village, Filing 1 at Reception Number 397455

Address: 200, 208, 221, 223 & 225 Country Club Drive

Applicant/Agent: Chris Hawkins - Alpine Planning, LLC

Owner: MV Holdings, a WY LLC.

Zoning: Multi-Family / Open Space

Existing Use: Vacant Lands

Proposed Use: Multi-Family

Lot Size: 5.49 Acres

Adjacent Land Uses:

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

ATTACHMENTS

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



Figure 1: Vicinity Map

Case Summary:

Alpine Planning (Applicant), working on behalf of MV Holdings, LLC (Owner) of Lot 126R, Lot 152R, Tract OSP-126 and Tract-118 (Properties) has requested a work session with the Design Review Board to discuss a proposed rescission of the Rosewood PUD Plan (PUD), along with a density transfer and rezone to remove a significant amount of hotel and employee housing density from the site. The applicant has also proposed to discuss preliminary design review for a site-specific development to occur on Lot 152R. They have also provided a conceptual architectural design for Lot 152R and as part of the work session would like to discuss higher level conceptual plans for the entirety of the properties as required for the PUD rescission, density transfer, and rezone. It should be noted that subsequent to the PUD rescission, the underlying multi-family and open-space zoning designations will not change. Although Lots 126R and 152R will be developed separately, the design of the overall project will be coordinated between the two lots throughout the design review process.

Work Session Request:

Staff Note: In order to maintain clarity between the staff memo and the applicant's submitted narrative, staff will refer to the development concept as the "La Montagne Plan" with Lot 126R being the "North Site" and 152R being the "South Site".

The DRB Work Session and associated discussion regarding the La Montagne Plan relates to several future applications. Those future applications are:

1. PUD Rescission and Revocation – This request is important the existing site-specific development plan must be removed from the properties for any of the other applications to proceed.
2. Density Transfer and Rezone – The density allotted to the Lots is tied to the PUD approvals. If the town deems the PUD rescission acceptable, then the next logical discussion point is how to allot density to the site once the PUD has been removed.
3. Design Review – Any design proposed for the properties is inherently conceptual until the above items are specifically addressed. Until there is some certainty on those applications, all design proposals are purely based off the applicant's envisioned proposal.

The work session discussions held by the DRB and Town Council should focus on these items in this suggested order.

1. Rosewood Planned Unit Development:

As discussed above, the first topic to be addressed within this memo is the proposed rescission and revocation of the Rosewood PUD. As noted by the applicant within their submitted narrative, "the PUD Agreement is tied to a detailed site-specific development plan for the property that was created for the Rosewood Hotel" (now defunct). The current owner would not like to pursue the previously approved development plan for Rosewood and due to the specific nature of the approval must now proceed to rescind and revoke all approvals related to the PUD. The owner has requested that the rescission process remove all site-specific entitlements of the PUD, excepting the recorded Subdivision Plat in order to maintain the platting of the Lots and Tracts.

It should be generally stated that the previous PUD approval did allow for increased building heights, increased massing and site coverage, along with additional Hotel, Condo, and Workforce Housing Density placed onto the site. The proposal as shown by the applicant would remove the site-specific allowances for height and mass increases in order to return to the by right development allowances of the Multi-Family Zone.

2. Density Transfer and Rezone:

Given that the existing PUD altered and increased the densities of the Lots, the owner is obligated to work with the town in order to finalize the proposed density on the lots that will be in place once the PUD has been revoked. The applicant has provided an analysis of the land uses and densities for the property as it exists today in comparison with the proposed La Montagne Plan and this info has been included on the next page within *Table 1*.

According to the applicant's narrative, the La Montagne Plan proposes to transfer to the density bank a total of 56 units of Hotel Density, 19 units of Hotel Efficiency Density, and 16 units of Employee Dorm Density, for a total reduction of 128 Person Equivalent Densities. In addition to the residential and hotel density, the proposed plan would also include a reduction of commercial space from the existing platted 38,656 sq. ft. to 3,000 sq. ft. (92% reduction). It should be emphasized that the CDC prohibits the transfer of workforce housing density to the density bank or to another lot unless the Town Council determines at its sole discretion that the workforce housing density cannot be built on site due to a practical hardship. This criteria must be demonstrated by the applicant prior to any density transfer and rezone approval by the Town. The majority of the workforce housing density currently on the site is classified as employee dorm units, and town staff would be supportive of a conversion of this density from dorm to condo or apartment – an option that may be preferable to both the developer and the town as it could be rented or sold. The applicant has demonstrated a justification to reduce the workforce housing density by proportionality for the purpose of this work session.

The reduction in Hotel and Hotel Efficiency Density from the site has allowed for the development to be presented with overall reduced massing and heights different than iterations seen in past projects. It has been suggested throughout the application that the applicant aims to design the project in a manner that meets the requirements of the CDC for development by right – meaning that there would be no variances or requests by the developer to increase the proposal beyond what the CDC would allow for development within the Multi-family Zone. The applicant has provided some high-level massing models for Lot 126R within their application materials and has also provided a view shed analysis for neighboring homes within the immediate vicinity in order to begin to address concerns related to view shed impacts. From these initial work session materials, it would appear to staff that the reduction in density and related reduction in mass may be better fitted for the surrounding community rather than the approved site-specific development that currently exist on the properties in the form of the Rosewood PUD.

There are a number of land uses that occur within the immediate vicinity of the La Montagne development including: Open Space, Single-Family, Multi-Family and Village Center. Given the large masses of neighboring multi-family structures (Peaks, See Forever), this development may serve to buffer adjacent residential single-family uses along Country Club Drive from further development of large multi-family buildings within the Village Center. By creating condominiumized townhomes, a visual and spatial transition is established as you travel west towards the terminus of the roadway.

This design and density may be preferable to neighboring residents in lieu of large singular masses and structures typical of hotel development.

Table 1: Applicant's Density Analysis

Lot	Acreage	Zone District	Zoning Designation	Actual Units	Density Per Unit	Equiv. Units
Existing Property Density						
126R	3.11	Multi-family	Condominium	44	3	132
			Hotel	56	1.5	84
			Hotel Efficiency	19	2	38
			Employee Dorm	17	1	17
			Employee Apt.	5	3	15
			Commercial	34,001 sq. ft.		
152R	1.47	Multi-family	Condominium	23	3	69
			Commercial	4,655 sq. ft.		
OSP-118	0.65	Active OS	Open Space			
OSP-126	0.26	Passive OS	Open Space			
			Total Person Equivalent Density			355
Proposed Property Density						
126R	3.11	Multi-family	Condominium	46	3	138
			Employee Apt.	2	3	6
			Commercial	3,000 sq. ft.		
152R	1.47	Multi-family	Condominium	21	3	63
OSP-118	0.65	Active OS	Open Space			
OSP-126	0.26	Passive OS	Open Space			
			Total Person Equivalent Density			207
Density To Be Transferred to the Density Bank						
			Hotel	56	1.5	84
			Hotel Efficiency	19	2	38
			Employee Dorm Units	16	1	16
			Total Person Equivalent Density			128

3. Design Review:

This design review portion of the work session serves to discuss the proposal for Lot 152R or the South Lot only. The applicant has provided an initial design concept within the project narrative related to things such as site context and constraints, specific building designs and massing, pedestrian flow, and parking. The La Montagne concept could best be described architecturally as a mountain modern vernacular with elements that are reminiscent to existing styles and buildings within the town. The proposed design is largely framed by shed roof forms of varying slopes and large glazing areas with a material palette consisting of stone, wood, and metal. The relatively low pitch of the roof allows for the elements of the architecture to appear as a natural outgrowth of the rolling landscape surrounding the golf course – blending elements of the ground, the hillside, and the mountains in the distance. As currently proposed, a total of six different buildings have been identified on Lot 152R for a cumulative square footage of 58,200 sq. ft. of developed residential condominium space.

Lot 152R is quite narrow and the geographical constraints of the site have driven the design of the proposed condominiums. By incorporating linear townhouses along the frontage of Country Club Drive, the project appears to have maximized golf course frontage and view corridors from the site, while minimizing access points and turning movements along the road. Although the project site is relatively flat, there are some

sloped portions – particularly along the road frontage as it slopes towards the golf course. The project design proposes to build into this hillside in order to minimize cuts and fills post development. By incorporating the building’s foundations into the sloping hillside of Lot 152R, the project appears to minimize some structural mass as seen from Country Club Drive and adjacent homes within the vicinity.

Table 2: Design Review Analysis

Geography and Zoning Requirements		
	Existing/Requirement	Proposed
Lot Size	North Site: 3.11 acres South Site: 1.47 acres	No Change
Zone District	Multi-family Zone District	No Change
Existing + Proposed Density	67 Condominium Units 56 Hotel Units 19 Hotel Efficiency Units 17 Employee Dorm Units 5 Employee Apartments 38,656 sq. ft. Commercial Space	67 Condominium Units 2 Employee Apartments 3,000 sq. ft. Commercial Area
Maximum Building Height	53 feet for gabled roofs 68' Maximum Height for Building A	48 feet
Average Building Height	48 feet + 5 feet for gabled roofs	48 feet
Lot Coverage	65%	North Site: 38% South Site: 63%
Setbacks North Site		
Front - South	16 feet (General Easement)	16 feet
Rear - North	None Per PUD Development Plan	7' - 2" to 27'-11"
Side - East	None Per PUD Development Plan	58+ feet
Side - West	16 feet (General Easement)	16 feet
Setbacks South Site		
Front - North	16 feet (General Easement)	16 feet
Rear - South	None Per PUD Development Plan	0 feet to 17' - 9"
Side - East	None Per PUD Development Plan	0 feet
Side - West	None Per PUD Development Plan	5' - 1"
Parking North Site		
Zoning Designation	Parking Requirement	Provided Parking
Condominium	46 x 1.5 = 69 spaces	
Employee Apts.	2 x 1.5 = 3 spaces	
Commercial Area	1 space/500 sq. ft.; 3000/500 = 6 spaces	
Service Parking	1 space	
Total Parking	79 spaces	80 spaces
Parking South Site		
Zoning Designation	Parking Requirement	Provided Parking
Condominium	21 x 1.5 = 32 spaces	
Service Parking	1 space	
Total Parking	33 spaces	33 spaces

Table 3: Lot 152R - Materials

Exterior Materials
A. Fir Siding
B. Hot Roll Steel Cladding
C. Dry Stacked Stone
D. Rough Sawn Beams
E. Simulated Steel

Although the design of the buildings incorporate what appear to be adequate amounts of dry stacked stone, it may be preferential to increase the stone amounts particularly in areas currently showing vertical wood siding extending to the ground or adjacent walkways. The purpose of the stone requirement is to create a heavy grounded foundation that can withstand elements such as snow.



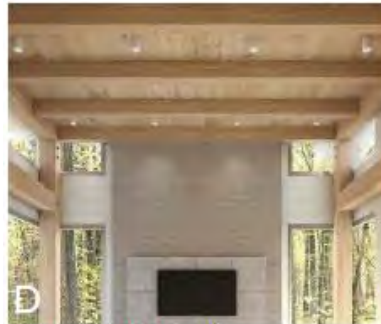
A GRANDSTAND FIR - DOUGLAS FIR



B HOT ROLLED STEEL CLADDING



C STACK STONE



D ROUGH SAWN BEAMS



E SIMULATED STEEL

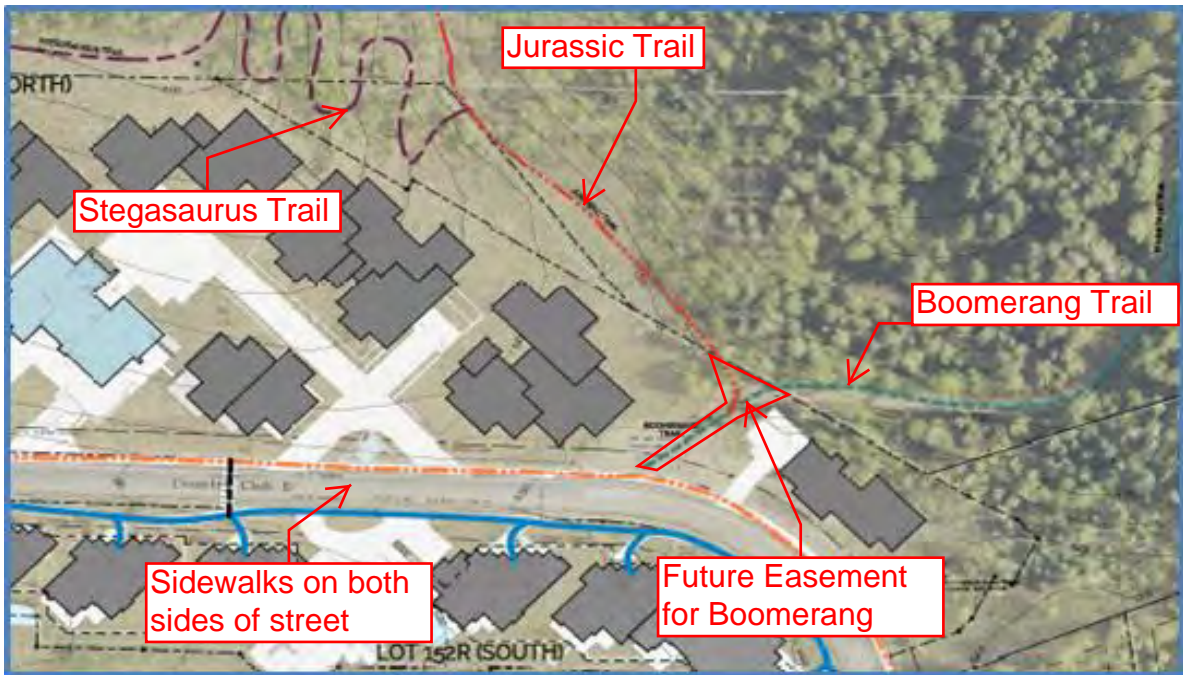
Additional Information:

1.A. Public Benefits:

Although there are no requirements to establish public benefits as part of the PUD rescission process, the applicant has proposed to convey Tracts OSP-118 and OSP-126 to the town subsequent to the approval of the PUD rescission, Density Transfer and Rezone consistent with the prior PUD and platting commitments. The conveyance would allow for trail improvements to the proposed Stegasaurus Trail that is directly to the north of the development – specifically the initial section of switch backs seen in the Figure 2 above and shown in purple. In addition, the applicant has proposed to formalize an easement for the Boomerang Trail that crosses Lot 126R which is also shown in Figure 2 in turquoise. In order to facilitate better pedestrian flow along Country Club Drive, the applicant is proposing a network of walking trails and sidewalks that will be open to the public. There is currently a lack of pedestrian amenities along Country Club Dr, and by formalizing travel paths based on specific user groups, it may reduce some conflicts between cars, bikes, and pedestrians. At this juncture staff has not provided a full analysis of these proposals but will with subsequent applications.

Given Lot 152R's proximate location to the golf course and Fairway 1, the applicant is requesting that some of the commercial elements of the North Lot be available as an amenity for not only residents but also guests visiting the golf course who may want to stop for refreshments such as food or beverages.

Since the previous Rosewood PUD approval, there have been two wetland areas which have surfaced on the South Lot. Rather than develop the wetland as originally envisioned by the PUD, the applicant will be required to maintain and enhance this resource by using best practices related to landscaping and buffering the delineated wetland area.



1.B. Next Steps: The applicant will file an official application for the PUD Rescission, Density Transfer and Rezone, and DRB Design Review. Because no formal application has been submitted other than the Work Session request for DRB and Town Council, staff is currently uncertain on specific timelines or processes moving forward.



CONCEPTUAL WORKSESSION SUBMITTAL APPLICATION

PLANNING & DEVELOPMENT SERVICES
 455 Mountain Village Blvd. Suite A
 Mountain Village, CO 81435
 970-369-1392
 970-728-4342 Fax
 cd@mtnvillage.org

WORKSESSION SUBMISSION PROCESS			
APPLICANT INFORMATION			
Name:		E-mail Address:	
Mailing Address:		Phone:	
City:	State:	Zip Code:	
Mountain Village Business License Number:			
PROPERTY INFORMATION			
Physical Address:		Acreage:	
Zone District:	Zoning Designations:	Density Assigned to the Lot or Site:	
Legal Description:			
Existing Land Uses:			
Proposed Land Uses:			
OWNER INFORMATION			
Property Owner:		E-mail Address:	
Mailing Address:		Phone:	
City:	State:	Zip Code:	
DESCRIPTION OF REQUEST			

MV Holdings, LLC

1375 SE Wilson Ave., Ste 170, Bend, OR 97702

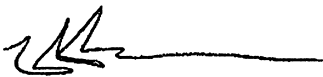
May 28, 2019

Town of Mountain Village
Planning and Development Services Department
John Miller, Senior Planner
455 Mountain Village Blvd., Ste. A
Mountain Village, CO 81435

Dear John

MV Holdings, LLC ("**Owner**") is the owner of Lot 126R, Lot 152R, Tract OSP-126; Tract OSP-118, Telluride Mountain Village Filing 1 as shown on the plat recorded at Reception Number 397455 ("**Property**"). Please be advised that for purposes of submitting all necessary planning applications relating to the development of the Property, the Owner appoints Chris Hawkins of Alpine Planning; Dylan Henderson of SALT Architecture; CP Drewett of Drewett Works Architecture; and Tom Kennedy of the Law Offices of Thomas G. Kennedy PC to act as our agents with authority to submit, process and represent such planning applications on behalf of the Owner.

Sincerely,



Kevin Keranen, Manager
MV Holdings, LLC



CONCEPTUAL WORKSESSION SUBMITTAL 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, Kevin Keranen, MV Holdings, LLC, the owner of Lot 126R; Lot 152R; Filing No. 1 (the "Property") hereby certify that the statements made by myself and my agents on this submittal are true and correct. I acknowledge that any misrepresentation of any information on the submittal may be grounds for denial of the development worksession or the imposition of penalties and/or fines pursuant to the Community Development Code. We have familiarized ourselves with the rules, regulations and procedures with respect to preparing and filing the development submission request. We agree to allow access to the proposed development site at all times by member of Town staff, DRB members and the Town Council. We agree that if this request is approved, it is issued on the representations made in the development submittal, and any approval or subsequently issued building permit(s) or other type of permit(s) may be revoked without notice if there is a breach of representations or conditions of approval. By signing this acknowledgement, I understand and agree that I am responsible for the completion of all required on-site and off-site improvements as shown and approved on the final plan(s) (including but not limited to: landscaping, paving, lighting, etc.). We further understand that I (we) are responsible for paying Town legal fees and other fees as set forth in the Community Development Code.

05/29/2019

Signature of Owner

Date

06/12/2019

Signature of /Agent

Date

OFFICE USE ONLY

Fee Paid:

By:

Planner:



CONCEPTUAL WORKSESSION SUBMITTAL APPLICATION

PLANNING & DEVELOPMENT SERVICES

455 Mountain Village Blvd. Suite A
Mountain Village, CO 81435
970-728-1392
970-728-4342 Fax
cd@mntvillage.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.

Kevin Keranen, MV Holdings, LLC, Manager
(signature required)

05/29/2019
(date)



La Montagne



Conceptual Worksession
June 12, 2019

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Uncompahgre
Engineering, LLC



SECTION 1. CONSULTANT TEAM

Developer/Owner

MV Holdings, LLC
Kevin Keranen
1375 SE Wilson Ave., Ste. 170
Bend, OR 97702
(818) 620-6083

Planning + Entitlement

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chris@alpineplanningllc.com
alpineplanningllc.com

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drewettworks.com

SALT Architecture

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dylan@saltarchitect.com

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Uncompahgre Engineering
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unceng.com

Landscape Architect

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zehren.com

Legal Representation + Entitlement

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Ecologist/Wetland Specialist

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Transportation Engineering

LSC Transportation Consultants, Inc.
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Colorado Springs, CO 80903
(719) 633-2868
jeff@lsctrans.com

Development Consultant

Strategic Real Estate Partners LLP
Michael R. Kertell
480-225-3999
mike@scottsdale.com

Sales and Marketing

Telluride Real Estate Corporation/Christies International
Real Estate



SECTION 2

BACKGROUND AND PROPERTY HISTORY

MV Holdings, LLC (“Owner”) is the owner of Lot 126R, Lot 152R, Tract OSP-126; Tract OSP-118, Telluride Mountain Village Filing 1 as recorded in the office of the San Miguel County Clerk and Recorder at Reception Number 397455 (“Property”) as shown in Figure 1. The Owner bought the Property in 2018 with the goal of revisiting the previously approved development plans for the Property (“Rosewood PUD Plan”) and working with the Town, while taking into account the input from the neighbors, to create an entirely new plan for the Property, which effectively replaces and supersedes the Rosewood PUD Plan in its entirety. The Owner is seeking to revoke and release the PUD Agreement on the Property with the Town approval of La Montagne.

The Property is located in the Multi-family and open space zone districts and contains 5.49 acres broken out as follows:

Lot 126R:	3.11 acres
Lot 152R:	1.47 acres
OSP-126:	0.26 acres
<u>OSP-118:</u>	<u>0.65 acres</u>
Total	5.49 acres

The new concept being pursued by the Owner under the name “La Montagne” (“La Montagne Plan”) contemplates a significant reduction in the overall density for the Property, focuses on residential development, with limited commercial development included, and greatly reduced building mass/scale on a “use by right” order, without the need for seeking PUD waivers/variances for building size or height. The Owner contemplates that Lots 152R and 126R could and likely would be designed and developed separately, although careful attention will be given with respect to the design of both lots to allow for the orderly coordination between both projects for things like pedestrian flow through access, utility distributions and the like. The Owner has no immediate plans to develop the North Site.

The goal of the La Montagne project is to create the premier modern townhome development that provides the perfect retreat for golf, trail, mountain and ski enthusiasts. La Montagne is a 67-unit townhome development located on the northern edge of Mountain Village at Telluride. The development of Lot 126R will also include a spa, gym, and a common area with a full service bar and grill to serve North Site owners and guests. The La Montagne project is planned as two distinct developments with Lot 152R, or the “South Site”, planned for the initial development of 22 condominium units and Lot 126R, or the “North Site”, planned for 44 condominium units and an amenity building that includes a lobby with concierge, small 3,000 sq. ft. bar and grill, spa, pool, exercise room, 2 employee apartments, and other amenity space. The Owner contemplates a rental management structure for both the North Site and the South Site that will allow property owners to place their units in a centrally managed and marketed rental pool. The North Site is also required by the Town zoning rules to provide for some workforce housing with 2 employee apartments planned as discussed in Section 7. Prior owners of the Property secured certain land use approvals from the Town concerning various uses, densities, buildings and other improvements that could be developed on the property, which approvals were reflected in various documents, including, without limitation, the following (“Town Approval Documents”):



1. Resolution of the Town Council of the Town of Mountain Village, Colorado Approval of Final Planned Unit Development Application as recorded at Reception Number 391879 (“PUD Approving Resolution”).
2. Development Agreement Lot 126R and Lot 152R Town of Mountain Village Planned Unit Development recorded a Reception No 397458 (“PUD Agreement”), as amended.
3. The subdivision of the Property that is tied to the PUD Agreement and PUD Approving Resolution as recorded at Reception Number 397455 (“Lot 126R/152R Subdivision Plat”).
4. Various easements reflected on the Subdivision Plat granted by the Town of Mountain Village (“Town”) and TSG Ski and Golf, LLC (“TSG”)(collectively, the “Lot 126R/152R Beneficial Easements”).

The PUD Agreement establishes the land uses and density as well as the siting and mass/scale of buildings and other improvements allowed to be developed on the Property. The uses and densities approved by the Town and reflected in the PUD Agreement allow for the development 67 condominium units; 56 hotel units; 19 hotel efficiency units; 17 employee dorms; 5 employee apartments; and 38,656 sq. ft. of commercial area as detailed in Table 1, which shows the respective uses and densities respectively allowed on Lot 126R and 152R. The PUD Agreement is tied to a detailed site specific development plan for the Property that was created for the “Rosewood Hotel”. The Owner will not develop the Property under the current PUD Agreement.

Prior to the Town’s approval of the Rosewood PUD Plan, the Property had been assigned the land uses and densities shown in Table 2, with a total of 1 single-family unit, 57 condominium units, 70 hotel units, 2 employee apartments, 16 dorm units and an unspecified amount of commercial area. The PUD Agreement added 10 condominium units; 5 hotel-type units; 1 employee dorm, 3 employee apartments, and also established the amount of permitted commercial area. The PUD Agreement added 54 person equivalents to the Property.

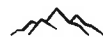


Table 1. Current Property Land Use and Density

Lot	Acreage	Zone District	Zoning Designation	Actual Units	Density Per Unit	Equiv. Units
126R	3.11	Multi-family	Condominium	44	3	132
			Hotel	56	1.5	84
			Hotel Efficiency	19	2	38
			Employee Dorm	17	1	17
			Employee Apt.	5	3	15
			Commercial	34,001 sq. ft.		
152R	1.47	Multi-family	Condominium	23	3	69
			Commercial	4,655 sq. ft.		355
OSP-118	0.65	Active OS	Open Space			
OSP-126	0.26	Passive OS	Open Space			
Total Density for the Property			Condominium	67	3	201
			Hotel	56	1.5	84
			Hotel Efficiency	19	2	38
			Employee Dorm	17	1	17
			Employee Apt.	5	3	15
			Commercial	38,656 sq. ft.		
			Total Person Equivalent Density			355

Table 2. Land Use and Density on the Property Prior to the Rosewood PUD Plan and PUD Agreement

Lot	Acreage	Zone District	Zoning Designation	Actual Units	Density Per Unit	Equiv. Units
118	0.86	Single-family	Single-family	1	4	4
126	2.698	Multi-Unit	Condominium	25	3	75
			Hotel	70	1.5	105
			Employee Apt.	2	3	6
			Employee Dorm	16	1	16
			Commercial			
130	0.474	Multi-Unit	Condominium	10	3	30
152A	0.401	Multi-Unit	Condominium	8	3	24
152B	0.367	Multi-Unit	Condominium	6	3	18
152C	0.368	Multi-Unit	Condominium	8	3	24
Total Density for the Property			Single-family	1	4	4
			Condominium	57	3	171
			Hotel	70	1.5	105
			Employee Dorm	16	1	16
			Employee Apt.	2	3	6
			Commercial			
			Total Person Equivalent Density			302



It is important to note that the original zoning on Lot 126 at the time of the Town's incorporation in 1995 permitted 200 hotel units, 26 condominium units and an unspecified amount of commercial area per the Official Land Use and Density Allocation List at the ("First Lot List"). The First Lot List also permitted Lot 130 with 10 condominium units, Lot 118 with 1 single-family unit; and Lots 152A, Lot 152B and Lot 152C with 22 condominium units. Thus, the Property has been permitted to have high density land uses since the Town's incorporation. The Town of Mountain Village Comprehensive Plan ("Comprehensive Plan") continues to recognize the Property with Multi-family and Commercial land uses.

The PUD Agreement contemplated the eventual conveyance of tracts OSP-118 and OSP-126 to the Town, which has not yet occurred. The Owner will convey title to Tracts OSP-118 and OSP-126 to the Town concurrent with the recording of the document that revokes and releases the PUD Agreement and the approving ordinance for the proposed Rezoning and Density Transfer.

The Owner, in pursuing the La Montagne Plan, is proposing to submit applications with the Town, seeking to secure Town approvals for this development proposal, which would be reviewed by the Town in the manner prescribed in the Mountain Village Community Development Code ("CDC"), which actions would occur in the context of various noticed public meetings, open to the public for comments. The review steps would involve:

- A. Revoking and releasing the PUD Agreement from Lot 126R and Lot 152R;
- B. Changing and reducing the uses and densities allowed on Lot 126R and Lot 152R under the Rosewood PUD Approvals, which would be accomplished through the Density Transfer and Rezoning processes. Note, there is no proposed change to the underlying Multi-family Zone District that is currently on the Property. The CDC requires a Rezoning Process and Density Transfer Process development applications for transferring density off of a property even if you are not changing the zoning.
- C. Separate Design Reviews for the improvements proposed respectively on Lot 126R and Lot 152R.

The lot configuration for Lot 126R and Lot 152R as depicted on the Lot 126R/152R Subdivision Plat is not currently contemplated by the Owner as needing to be changed to accommodate the La Montagne Plan, therefore, the Lot 126R/152R Subdivision Plat would not be modified, nor is the Owner proposing to modify or terminate the Lot 126R/152R Beneficial Easements at this time, although, some of these easements could be modified or terminated as the Design Review process is being undertaken. The development team will be working closely with TSG staff in the creation of the La Montagne Plan per the Lot 126R/152R Beneficial Easements. The La Montagne project is designed to leave Boomerang Trail in its current location on Lot 126R and provide an easement to the Town since no easement is currently provided.

In connection with this submission, the Owner is seeking to revoke and release the PUD Agreement from Lot 126R and Lot 152R and complete the rezone and density transfer. The Owner would pursue the Design Review Process development applications at a later date as part of more specific and detailed submittals, although, Owner is including information as part of this application relating to some "high level" design images for the potential buildings and improvements that could be developed on the lots.



SECTION 3 SITE CONTEXT

Lot 126R is a vacant, open hillside property that is located at the confluence of Boomerang Trail, the Jurassic Trail and an unauthorized trail on the lot. The Town is proposing to remove this unauthorized trail from Lot 126R and create a new Stegosaurus Trail on TSG open space to the north of the lot that can also utilize part of OSP-126 for switchbacks down the hillside to the Jurassic Trail. Lot 126 has a high USGS elevation of 9462 on the north side and a low elevation of 9370 on the southwest side for an overall change of 92 feet over 312 feet and a slope grade of approximately 29.5%. Lot 126R contains slopes that are 30% or greater (please refer to the steep slope section).

Lot 152R is a very open and vacant site located north of Hole 1 of the Telluride Golf Course. Lot 152R does not have any trails or other improvements. Lot 152R contains modest slopes with a high USGS elevation of 9408 and a low elevation of 9350 for an overall change of 58 feet over a distance of 613 feet and a slope grade of approximately 9.5%. The Lot 152 grade has been shaped by the grading for Country Club Drive and the golf course.

Lot 152R has two wetlands that are shown on the Property survey. These wetland areas were not identified with the creation of the Rosewood PUD Plan and appear to have recently evolved. The project will avoid any wetland fill (please refer to wetland discussion).

A portion of a gas regulator station is located on both Lot 126R and Lot 152R. The project team will work with Black Hills Energy on a plan for potentially combining and screening the regulator station. It appears that a portion of the gas line infrastructure may be located outside easements shown on the Property survey.

SECTION 4 PROPOSED DEVELOPMENT PLAN

The goal of the Owner with respect to the La Montagne Plan is to create a development plan for the Property that fits the neighborhood and underlying zoning as a “use by right” project, without the need for PUD waivers/variations. The development program for the Property is detailed in Table 3 with a total of 67 condominium units, 2 employee apartments, and 3,000 sq. ft. of commercial area. This development plan represents a downzoning density reduction of 56 hotel units, 19 hotel efficiency units, 17 employee dorm units, 3 employee apartments, and 35,656 sq. ft. of commercial area. The density transfer and rezoning will reduce the person equivalent density from 355 units to 207 units, a reduction of 148 person equivalents for a 42% reduction in density. The commercial area downzoning is more dramatic with a reduction of 35,656 sq. ft. to 3,000 sq. ft. for a 92% reduction in commercial density. The actual units are being reduced from 164 units to 69 units for a 58% reduction in density. Tracts OSP-118 and OSP-126 are to remain as platted for open space uses. The Owner does not intend to develop or operate a hotel, with the downzoning and density transfer removing all hotel density from the Property. The downzoning results in the elimination of approximately 185 employees from working within the Property which will further reduce traffic and impacts to surrounding properties.

The North Site is planned with 46 condominium units, 2 employee apartments, 3,000 sq. ft. of commercial area; 6,000 sq. ft. amenity space (spa, gym, etc.) with an average condominium unit size of 2,486 sq. ft. per unit. The South Site is planned with 21 condominium units with an average size of 2,771 sq. ft. per unit.

All of the La Montagne development will meet the CDC regulations with no building height or other variations that would necessitate the creation of a new Planned Unit Development. The La Montagne project is summarized in Table 4.



The La Montagne project provides for an integrated trails and sidewalk plan with a new Village Center Trail connecting the Big Billies Trail to the Village Center with a sidewalk along Country Club Drive through the Property and a crusher fine trail to the See Forever crosswalk on the northeast side of The Peaks. Trail connectivity will be provided to Boomerang Trail, Jurassic Trail and the proposed Stegosaurus Trail. The project will also provide a new alignment of the proposed Stegosaurus Trail onto TSG land that currently trespasses onto Lot 126R provided the Town successfully negotiates an easement for the Stegosaurus Trail with TSG.

The Rezoning and Density Transfer process will significantly reduce the impacts to the Country Club Drive neighborhood, with reduced mass and scale; reduced building heights; significantly reduced activity levels and traffic; and a new development plan that has been designed to better fit into the neighborhood as a use by right plan, without PUD waivers/variations for mass/scale needed or being requested. Table 5 shows the land uses and density that will be eliminated from the Property with the La Montagne Project.

The La Montagne Project will also eliminate all of the Rosewood PUD Plan PUD waivers/variations from the Property, including the allowances for an increase in the maximum height on Lot 126R by 15 feet for Building A from 53 feet to 68 feet; and an increase in the maximum average height on Lot 126 R for Building A from 48 feet to 54.66 feet for Building A and 53.33 feet for Building C.

SECTION 5 BUILDING SITING + DESIGN

La Montagne buildings have been carefully sited and designed based on several considerations, including adjacent property owner views and land use, site topography, project views, golf course design, and existing and planned trail connections. Drewett Works Architecture completed detailed visual evaluations for Lot 143A (Hintermeister), Lot 177 (Safdi), and Lot 119 (Krister) to ensure that proposed buildings are sensitively sited to protect views to the extent possible. The Comprehensive Plan and the CDC Comprehensive Plan Project Standards recognizes that visual impacts will occur with development, with the goal to minimize and mitigate visual impacts.

Table 3. La Montagne Development Program

Lot	Acreage	Zone District	Zoning Designation	Actual Units	Density Per Unit	Equiv. Units
126R	3.11	Multi-family	Condominium	46	3	138
			Commercial	3,000 sq. ft.		
			Employee Apt	2	3	6
OSP-118	0.65	Active OS	Open Space			
OSP-126	0.26	Passive OS	Open Space			
152R	1.47	Multi-family	Condominium	21	3	63
Total Density for the Property			Condominium	67	3	201
			Employee Apt.	2	3	6
			Commercial	3,000 sq. ft.		
			Total Person Equivalent Density			207

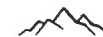


Table 4. Project Summary

Geography and Zoning Requirements		
	Existing/Requirement	Proposed
Lot Size	North Site: 3.11 acres South Site: 1.47 acres	No Change
Zone District	Multi-family Zone District	No Change
Existing + Proposed Density	67 Condominium Units 56 Hotel Units 19 Hotel Efficiency Units 17 Employee Dorm Units 5 Employee Apartments 38,656 sq. ft. Commercial Space	67 Condominium Units 2 Employee Apartments 3,000 sq. ft. Commercial Area
Maximum Building Height	53 feet for gabled roofs 68' Maximum Height for Building A	48 feet
Average Building Height	48 feet + 5 feet for gabled roofs	48 feet
Lot Coverage	65%	North Site: 38% South Site: 63%
Setbacks North Site		
Front - South	16 feet (General Easement)	16 feet
Rear - North	None Per PUD Development Plan	7' - 2" to 27'-11"
Side - East	None Per PUD Development Plan	58+ feet
Side - West	16 feet (General Easement)	16 feet
Setbacks South Site		
Front - North	16 feet (General Easement)	16 feet
Rear - South	None Per PUD Development Plan	0 feet to 17' - 9"
Side - East	None Per PUD Development Plan	0 feet
Side - West	None Per PUD Development Plan	5' - 1"
Parking North Site		
Zoning Designation	Parking Requirement	Provided Parking
Condominium	46 x 1.5 = 69 spaces	
Employee Apts.	2 x 1.5 = 3 spaces	
Commercial Area	1 space/500 sq. ft.; 3000/500 = 6 spaces	
Service Parking	1 space	
Total Parking	79 spaces	80 spaces
Parking South Site		
Zoning Designation	Parking Requirement	Provided Parking
Condominium	21 x 1.5 = 32 spaces	
Service Parking	1 space	
Total Parking	33 spaces	33 spaces



The project is designed to maximize open space on the North Site with only 38% site coverage when 65% site coverage is allowed which is a 45% reduction in allowed site coverage. Development on the North Site has been clustered with six (6) buildings in the center of the lot with open space areas in between the buildings, around the main Boomerang and Jurassic trail corridors through the lot and on the edges of the buildings. Buildings have been set back from the northern property lines with low building heights on the uphill walls to minimize visual impacts to the Valley Floor. Development on the North Site steps down towards the east with over a 100 foot setback to the home on Lot 119.

The gently sloping topography of the South Site allows for the townhouse units to step up the site following the natural grade. The proposed buildings on the North Site are also designed to step up with the topography of the site and to use the uphill wall of the buildings to retain grades that allows for development to fit into the topography with grading and exterior retaining walls minimized. The South Site has been designed to provide for a landscaped buffer to the TSG golf course Hole 1 with landscaping on-site and within a landscaping easement that was granted for Lot 152R. Buildings have been designed to avoid wetland fill.

Organic mountain modern architecture is expressed through stone-veneered foundation elements, vertical wood siding, mill-scale steel porcelain panels, and low reflective standing seam metal roofing. The indigenous architecture additionally has a tectonic nature with its exposed beams, purlins, and wood ceilings. The sloping shed roof forms afford remarkable shade, shadow, and visual layering. The ample overhangs bolstered with large timbers provide for glass protection and an iconic mountain vernacular design. The overall composition is intended to provide a mountain modern aesthetic with a horizontal nature. This allows the composition to blend harmoniously into the existing fabric of Mountain Village, thus allowing a low visual impact to neighboring properties.

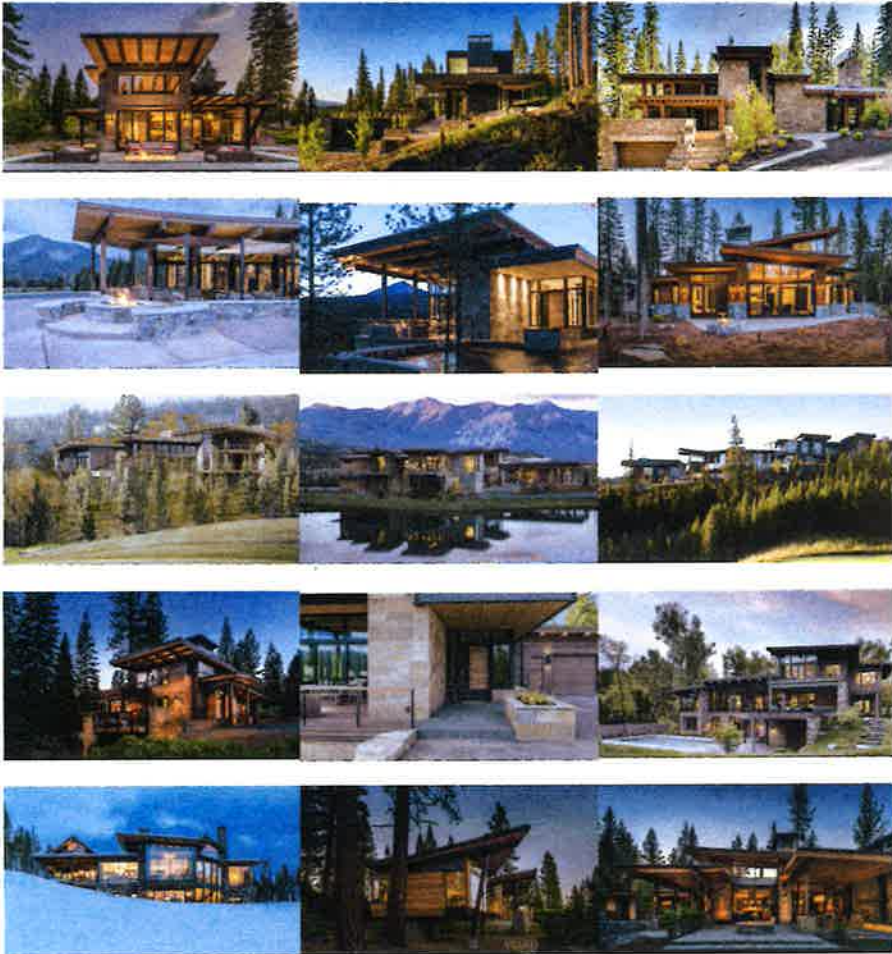
Landscaping has been carefully designed to provide six distinct zones including the golf course buffer planting zone, the high interest pedestrian zone, highly organized drift planting zone, the transitional planting zone, low impact zone and the wildfire mitigation zone. Each zone has specific design and landscaping goals as outlined on Sheet DR204.4L2.

Section 6 PUD REVOCATION AND RELEASE

In connection with this Application, the Owner requests that the Town revoke the PUD Agreement and related Rosewood PUD approvals for the Property, other than the Lot 126R/152R Subdivision Plat and the Lot 126R/152R Beneficial Easements. The Owner requests the Lot 126R/152R Subdivision Plat and the Lot 126R/152R Beneficial Easements be kept in place and not modified or otherwise affected by this requested action. This action would be consistent with the requirements and expectation of the Town as expressed in the Standstill Agreement between the Town and the prior landowner of the Property dated February 15, 2018, as amended, which required the owner of the Property to proceed with certain land use applications relating to the Property. It would also be consistent with the requirements and expectations contained in the CDC and applicable state law (notably the Colorado PUD Statute), which recognize the right of the Town to revoke and release the PUD Agreement.



Design Inspiration



Section 7 REZONING + DENSITY TRANSFER

The La Montagne Project is not requesting a rezoning of the Property to change the current Multi-family Zone District. The rezoning is only needed to transfer density to the Town Density Bank per CDC Section 17.3.8(B):

“Density may be transferred from one lot to another lot or to the density bank provided the density transfer is approved pursuant to the density transfer and rezoning processes as concurrent development applications...”

The Rosewood PUD Plan density, La Montagne Density and the net effect of the proposed Density Transfer are shown in Table 5. The proposed rezoning and density transfer result in the elimination of 56 hotel units, 19 hotel efficiency units; 2 condominium units; 3 employee apartments; and 17 employee dorms.

Employee Housing Rezoning Change

The zoning history concerning the Property has consistently contemplated the development of a sizable amount of hotel and commercial development (see Tables 1 and 2). The employee housing density attributable to Lot 126R prior to the Rosewood PUD is equal to 22 person equivalents of density in 2 employee apartments and 16 dorm units (“Pre Rosewood Employee Housing Requirement”) and related to and offset/mitigate the 70 units of hotel density and the commercial density zoned to the property.

CDC Section 17.3.9(C) states:

“Certain lots are required to construct and provide workforce housing units concurrent with the free-market development allowed on a lot. Such lots with workforce housing are designated on the official land use and density allocation list.

1. Workforce housing density assigned to a lot on the official land use and density allocation list or by an effective resolution shall be built concurrent with any free-market units on that lot, and workforce housing density cannot be transferred to the density bank or to another lot unless the Town Council determines, in its sole discretion, that the workforce housing density cannot be built on a site due to a practical hardship.
 - a. If the Town Council determines a practical hardship exists, the applicant shall be required to transfer the unbuilt workforce housing density to the density bank pursuant to the rezoning and density transfer processes.”

The Owner is aware of the issues and concerns of the neighbors to the Property who have appeared before the Town in recent years and expressed their considerable concern with the mass/scale and zoning and density assigned to the site, and resulting impacts associated with visual impacts, traffic, noise, etc. when prior owners of the property were endeavoring to develop the property in line with these land use allocations. In response to these concerns and changes in market conditions and land use development patterns in the Mountain Village since the Rosewood PUD was approved, the Owner is proposing a significant reduction in the overall land use mix, density and mass and scale being pursued (including the elimination of the hotel density/uses and sizable reduction in commercial density/uses).

As discussed in the application, the proposed rezoning and density transfer and overall reduction in mass/scale will eliminate 75 hotel units and 35,656 sq. ft. of commercial area that reduces the free market actual unit density from 142 units to 67 units (53% density reduction). The free market person equivalent density is reduced from 323 to 201 units (38% reduction), and the commercial density is reduced from 38,656 sq. ft. to 3,000 sq. ft. (92% reduction). The estimated number of employees being generated from the development is also being reduced by approximately 80%.



Table 5. Existing and Proposed Density for the Property

Lot	Acreage	Zone District	Zoning Designation	Actual Units	Density Per Unit	Equiv. Units
Existing Property Density						
126R	3.11	Multi-family	Condominium	44	3	132
			Hotel	56	1.5	84
			Hotel Efficiency	19	2	38
			Employee Dorm	17	1	17
			Employee Apt.	5	3	15
			Commercial	34,001 sq. ft.		
152R	1.47	Multi-family	Condominium	23	3	69
			Commercial	4,655 sq. ft.		
OSP-118	0.65	Active OS	Open Space			
OSP-126	0.26	Passive OS	Open Space			
Total Person Equivalent Density						355
Proposed Property Density						
126R	3.11	Multi-family	Condominium	46	3	138
			Employee Apt.	2	3	6
			Commercial	3,000 sq. ft.		
152R	1.47	Multi-family	Condominium	21	3	63
OSP-118	0.65	Active OS	Open Space			
OSP-126	0.26	Passive OS	Open Space			
Total Person Equivalent Density						207
Density To Be Transferred to the Density Bank						
			Hotel	56	1.5	84
			Hotel Efficiency	19	2	38
			Employee Dorm Units	16	1	16
Total Person Equivalent Density						138



To make the project viable in light of these changes and to maintain the goal of reducing the overall mass/scale and density for the site, the Owner must likewise modify the Pre Rosewood Employee Housing Requirement; the amount of zoning and density for the Property; and related mass/scale assigned to the site, which would result in a reduction from 16 dorm units and two employee apartments to 2 employee apartments. The applicant believes this reduction in the number of employee housing units in the Property is proportionate to and is in balance with the reduced free market zoning and density proposed for the La Montagne project.

The Applicant's efforts to reduce the overall mass/scale and zoning/density from the Property in response to neighbor concerns and evolving land use patterns would be significantly frustrated if the Town mandated the placement and development of the full extent of the Pre Rosewood Employee Housing Requirement. In order to sustain a functional and viable project, it would not be practical for the applicant to pursue an overall downzoning of the site without a corresponding reduction in the employee housing zoning.

Rezoning and Density Transfer Criteria for Decision

The proposed rezoning complies with the Rezoning Process Criteria for Decision set forth in CDC Section 17.4.9(C)(3) as outlined in the following sections:

General Conformance with the Mountain Village Comprehensive Plan

The proposed rezoning and density transfer are in general conformance with the Comprehensive Plan. The Comprehensive Plan's Future Land Use Plan designates the Lot 126R and Lot 152R as "Multiunit".

The Comprehensive Plan states the following regarding the Multiunit classification:

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

The Plan policies for Multiunit development were incorporated into the CDC and the Multi-family Zone District. Tracts OS-118 and OS-126 are shown as Passive Open Space on the Future Land Use Plan.

Land Use Principle I, Policy B.2.a states:

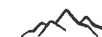
"Allow mixed-use commercial development in multiunit projects in appropriate locations in Meadows, the Ridge, Lot 126, Mountainside Lodge and other locations where Town Council determines, in its sole discretion, that commercial development is appropriate and necessary to serve the project or the neighborhood."

The Future Land Use Plan clearly shows Multiunit development for Lot 126R and Lot 152R that is surrounded by single-family development, with the area east of Lot 126R a small single-family area that is surrounded by high density development and the Village Center Subarea located just to the east. The Future Land Use Plan for the Property is shown in Figure 2.

The Property is located outside of all of the Plan's subareas and just outside the Village Center Subarea so there are no specific Comprehensive Plan targeted densities, building heights, hotbed mix requirements and no recommended public benefits for the Property. Employee housing will be provided as discussed above. Wetlands, steep slopes and infrastructure are addressed in this narrative. Tree cover is very limited on Lot 126R and Lot 152R with tree removal and fire mitigation to be addressed as a part of the future Design Review Process applications.

Consistency with Zoning and Land Use Regulations

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



CDC Section 17.3.4(D)(4) allows for the proposed bar/grill area on the Lot 126R as a limited commercial areas that primarily serves the guests and owners of La Montagne or as otherwise provided for in the Comprehensive Plan. The Comprehensive Plan envisions Lot 126 to have commercial development.

The Owner intends to transfer 2 condominium units; 56 hotel units; 19 hotel efficiency units and 16 employee dorm units to the Density Bank as provided for in this narrative. The Owner intends to develop 2 employee apartments as discussed above. The rezoning does not impact the CDC Platted Open Space requirements. The proposed building height and maximum average height comply with the CDC building height limitations as provided for in Table 4. The site coverage also complies with the Multi-family Zone District with approximately 63% site coverage on Lot 152R and 38% site coverage on the Lot 126R.

Comprehensive Plan Project Standards

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

Visual Impacts

Visual impacts have been minimized and mitigated to the extent practical. The buildings have been located outside of key viewsheds for surrounding properties including Lot 119, Lot 143A and Lot 117 as discussed in this narrative and as shown on Sheet DR204.26 -.29. CDC Section 17.4.12(H)1 states:

“It is understood that visual impacts will occur with development.”

The project team has gone to great lengths to design the buildings and site to minimize visual impacts to the extent practical.

Scale and Mass

The scale and mass of the development are appropriate and fit the site based on the zoning limitations of the Multi-family Zone District. La Montagne has been designed to have simple and modern buildings with shed roof forms and understated building massings that respond to the topography, views, site conditions and surrounding development. The use of shed roof forms means that no shed roof peak will exceed 48 feet above pre or post construction grade. If gable roof forms were used the building heights could be five feet higher for both maximum and average building heights. The buildings are integrated and step up with the natural topography of the Property. The project has been designed to avoid locating buildings in any platted general easement. The project will also meet the required site coverage requirements for the Multi-family Zone District.

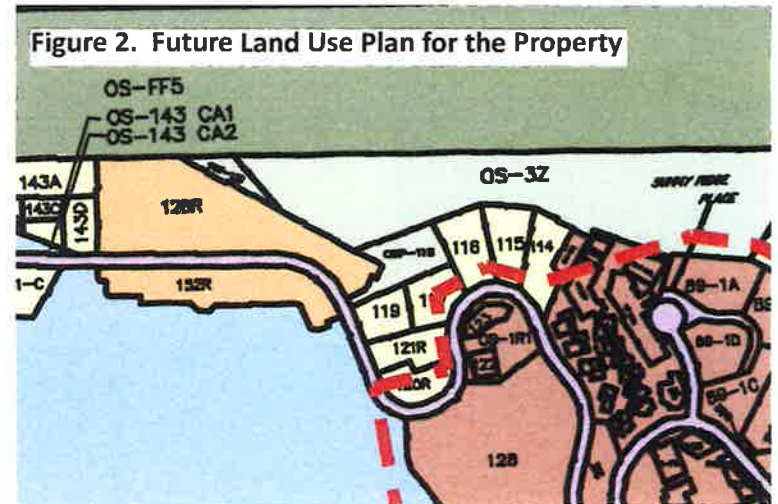
Environmental and Geotechnical Impacts

The proposed development will avoid, minimize or mitigate environmental and geotechnical impacts to the extent practical. A Colorado licensed Professional Engineer will design the civil and structural plans in accordance with CDC requirements, including the Steep Slope Regulations (refer to Steep Slope section) and the Grading and Drainage Design requirements. A wetland specialist will help to create enhanced wetland areas on the South Site with no wetland fill (refer to the Wetlands section).

Site Specific Issues

The proposed development addresses site specific issues. The project team will work with Black Hills Energy to create an aesthetically pleasing gas regulator station. Trash and recycling facilities will be carefully located to minimize impacts to area residents and future La Montagne residents and guests.

The project team will also ensure that trails through the North Site will remain open during development while striving to relocate the current unauthorized trail on the North Site to TSG land if the Town is successful in negotiating an ease-



ment for the Stegosaurus Trail with TSG.

The project team will also evaluate the Lot 126R/152R Beneficial Easements with the Town to determine if there is a need for any adjustments or vacations while working with TSG in a cooperative and proactive manner.

A grease trap will be provided with the bar and grill. Sand and oil separators will also be provided in the parking garages. A composite utility plan will be provided with the Design Review Process application for Lot 152R that addresses utilities for both the North Site and South Site, along with any needed relocations. The project team will closely work with the Town Public Works Department and all utility agencies on the utilities plan.

Consistency with Public Health, Safety and Welfare

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

Rezoning Justification

The proposed rezoning is justified by the Comprehensive Plan with multi-family condominium development envisioned on Lot 126R and Lot 152R. The Town's CDC rezoning and density transfer policies also recognize the ability to transfer density to the Density Bank or convert density on a development site. The proposed rezoning and density transfer are also justified by the Standstill Agreement and the community's desire to eliminate hotel uses and density, and to significantly reduce the PUD Agreement commercial area.



Public Facilities and Services

The Telluride Fire Protection District will provide fire protection and emergency response services. The Mountain Village Police Department will provide police services. Water and sewer are available from the Town of Mountain Village. Gas and electric services will be provided by Black Hills Energy and SMPA, respectively. The driveways within La Montagne will be privately maintained, including snow plowing and snow removal. The Big Billies Trail, Jurassic Trail, Boomerang Trail, the Village Center Trail and the planned Stegosaurus Trail provide unparalleled trail and pedestrian access. The Conceptual Trail Map is shown on Sheet DR204.2.1 of the plan set.

Project Circulation, Parking, Trash and Deliveries

The proposed development will be accessed by Country Club Drive that has been built with the required paved width of 22 feet and two foot gravel shoulders. The Owner engaged a transportation consulting firm to provide a traffic analysis of the project. The project engineer will also work with the transportation consultant to evaluate the "S" curves leading to the Property. Fire District required emergency and vehicular turnaround(s) will be provided as needed for the project. Required parking will be provided in underground parking garages on both the North Site and the South Site. A trash and recycling room will be designed for the North Site and the South Site that are accessed by the proposed project access driveways. A loading/unloading parking area will be provided for both the North Site and the South Site.

Compliance with Other Town Regulations

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

Wetland Regulations

There are two wetland areas on the South Site that appear to have evolved on the site since the Town approved the Rosewood PUD Plans. A review of the Rosewood PUD Plans shows that buildings were located on top of the newly identified wetland areas.

CDC Section 17.6.1(B) establishes the Wetland Regulations that are applicable to the Property. Section 17.6.1(B)(2) establishes the following standards. *Project team comments are shown with italics.*

- a. Avoid disturbance to wetland areas to the extent practicable, and minimize and mitigate impacts where site conditions preclude the ability to avoid wetland impacts. *The development of the South Site will avoid any disturbance to the wetland areas. The wetland areas will be protected by sturdy fencing, matting or boards during construction. All building walls are setback from the wetland areas with no wetland fill as shown in Figure 4. Figure 4 also shows the proposed cantilevered decks over the wetland areas that will be elevated 10 feet over the wetland areas. The wetland areas are low quality wetlands with low functional values. The project team will provide a detailed wetland enhancement plan to add wetland plants and improve the functional values of the wetlands on the South Site as a part of the required Design Review Process development application.*
- b. Provide appropriate setbacks to wetland areas to the extent practicable. There will be situations where wetland fill or no wetland setbacks are appropriate to implement the Comprehensive Plan, allow for reasonable use, or for site-specific issues or project needs. *It is not practicable to provide setbacks to the wetland areas given the narrow width of Lot 152R and the underlying zoning that allows for up to 23 condominium units. Lot 152R is only 80 to 100 feet in depth which is very shallow for a multi-family lot in Mountain Village. The front 16 foot general easement reduces the functional width to approximately 65 to 84 feet at the narrowest points. The development is avoiding the wetland areas which further limits the developable areas of the South Site. Lot 152R has been replanted approximately three times without any general easement on the golf course which we believe is due, in part, to*

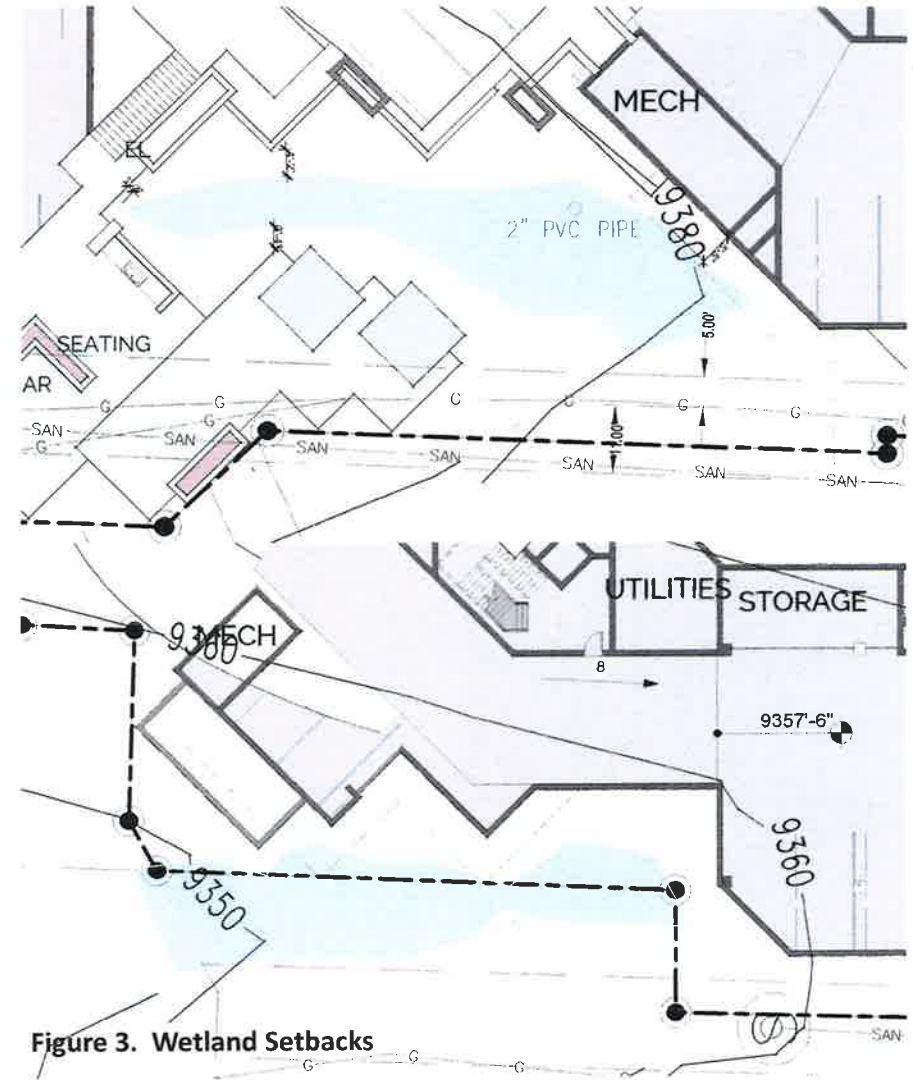


Figure 3. Wetland Setbacks

the narrow width. This narrow width combined with the underlying density necessitate that development be located as close as possible to the wetland areas to allow for reasonable use of Lot 152R, with the decks of Buildings H and K proposed to slightly cantilever over the wetland areas as shown in Figure 3. Detailed plans will be provided with the Design Review Process application to show the exact surveyed boundary of the wetland areas relative to the buildings foundations, footers, walls and decks to ensure no wetland fill will occur. Detailed construction mitigation plans will also be provided with the required Design Review Process application to ensure the wetland areas will not have any soil disturbance.

- c. If a developer proposes to cause disturbance or fill to a wetland area, the CDC required development application shall include a thorough, written evaluation of practical alternatives to avoiding any fill, excavation or disturbance of any wetland. *This standard is not applicable since no wetland disturbance is proposed.*
- d. The review authority shall only allow for wetland disturbance or fill if it is demonstrated that there is not a practicable alternative to avoiding such activities and if the following criteria are met. *This standard is not applicable since no wetland disturbance is proposed.*
- e. The review authority should allow for the reconfiguration of a lot with surrounding lots by the Subdivision Process to avoid wetland impacts if practicable. *It is not practicable to reconfigure the lot due to the golf course design and layout with TSG owning all of the land on the east, west and south sides of Lot 152R.*
- f. All development applications for lots that contain wetlands or that are in close to proximity of wetlands on adjoining lots shall, as a part of the applicable development application, submit a wetlands delineation performed by a USACE qualified consultant. *A wetland delineation that has been approved by a United States Army Corps of Engineers qualified consultant has been provided. Proof of the Corps approval of the delineation will be provided with the formal Rezoning and Density Transfer development applications.*

Steep Slope Regulations

The Property contains steep slopes that are 30% or greater as shown in Figure 4. Lot 152R has steep slope areas along Country Club Drive that were created due to the grading for the road. Lot 152R also has steep slopes on the upper half of the Property. Lot 152R has a small area of steep slopes on its western side.

Section 17.6.1(C)(2)(a) of the Community Development Code CDC states that:

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

- i. In evaluating practicable alternatives, the Town recognizes that it may be necessary to permit disturbance of slopes that are 30% or greater on a lot to allow access to key viewsheds, avoid other environmental issues, buffer development and similar site-specific design considerations.”

It is not practicable to avoid all steep slope areas because the Property contains large areas of slopes that are 30% or greater. Lot 126R and Lot 152R were platted and zoned for high density development with full knowledge of the steeper slopes that existed on the Property. Avoiding the steep slope areas on Lot 126R and Lot 152R would not allow for the historic or current density assigned to the Property, and would deny the owner reasonable use. The development of steep slopes allows for the development to be clustered in the central location of Lot 126R while also providing accesses to key viewsheds. Lot 126R is located immediately next to an extensive open space buffer for all of Mountain Village that leads down to the Valley Floor. It should also be noted that Lot 143A to the west is entirely located in a steep slope area that leads into the North Site with development already approved higher on the hillside in this area of the town.

The purpose of the Steep Slope Regulations “...is to prevent the development of steep slopes that are thirty percent

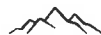
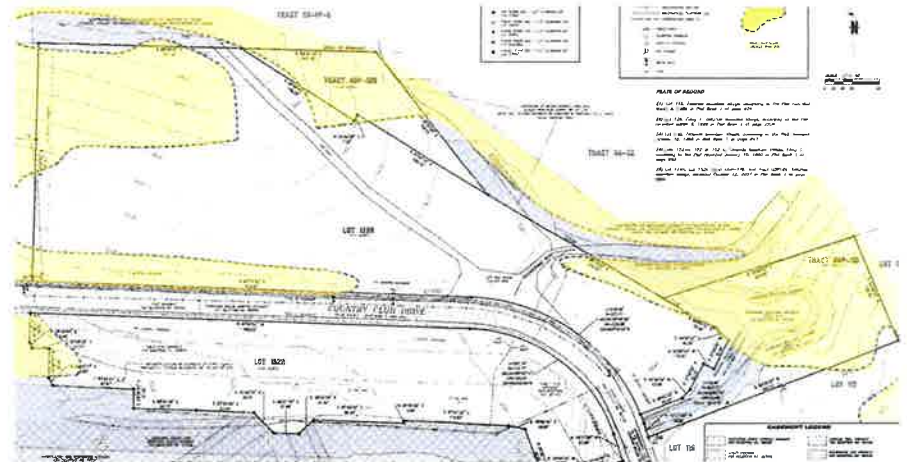


Figure 4. Steep Slopes Map



(30%) or greater to the extent practicable in order to protect water quality, visual resources and slope stability.” Plans for the North Site and South Site will include a thorough engineered plan that will protect water quality and slope stability. The Town zoning has always contemplated development on the south facing hillside of Lot 152R with extensive open space located to the North of the Property. Development has been designed to fit the topography of the North Site and South Site with extensive landscaping, and natural colors and materials to mitigate visual impacts. Large areas of private open space will further mitigate visual impacts.

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

- i. The proposed steep slope disturbance is in general conformance with the Comprehensive Plan. *The proposed steep slope disturbance is envisioned by the Plan. The Future Land Use Map envisions the development of the North Site and South Site for Multi-family development.*
- ii. The proposed disturbance is minimized to the extent practical. *Soil disturbance in undisturbed areas will be minimized to the extent practical.*
- iii. A Colorado professional engineer or geologist has provided:
 - (a) A soils report or, for a subdivision, a geologic report; or
 - (b) An engineered civil plan for the lot, including grading and drainage plans.

And the proposal provides mitigation for the steep slope development in accordance with the engineered plans. *A soils report will be provided with the Design Review Process development application. A Colorado PE will develop the*



engineered civil plan for the Design Review Process development applications to enable safe and viable building design as well as appropriate grading and drainage plans.

General Easement and Setbacks

CDC Section 17.3.14 establishes the provisions related to general easements and setbacks. The only platted general easements are located on the north side of Lot 152R along Country Club Drive; on the south side of Lot 126R along Country Club Drive; and along the west side of Lot 126R adjacent to the single-family development to the west.

La Montagne will avoid locating any buildings in the platted general easements, including building exteriors, foundations, roof driplines and decks. Grading work in the general easement will be needed for project grading (including retaining walls), sidewalks, trail connectivity, landscaping and similar site improvements. Project signage and address monuments will also be proposed in the front general easements. The Design Review Process development applications for the North Site and South Site will include a detailed evaluation of the proposed improvements in the General Easement pursuant to CDC Section 17.3.14(F).

There are no general easement along the western, eastern and southern lot lines of Lot 152R or along the northern and eastern side of Lot 126R. CDC Section 17.3.14(B) states:

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

We are seeking to obtain the Design Review Board’s approval of the following setbacks for areas that do not have a general easement as shown on the Conceptual Site Plan on Sheet DR204.2:

Lot 126R

- Building C: 9’ - 2” to northern property line
- Building D: 7’ - 2” to northern property line
- Building E: 10’ - 4” to northern property line
- Building G: 17’ - 5” to northern property line

One the main purposes of the 16 foot general easement is to provide a buffer area that is free from development when lots are in close proximity to one another outside the Village Center (Village Center lots do not have general easements or setbacks in most instances). The proposed northern setbacks for the North Site are justified by the fact that a large open space tract exists to the north of Lot 126R (Tract OS-FF-5). Buildings heights on the northern side of Lot 126R will be minimized to the extent practical. Buildings C, D and E are located on the downhill side of a geographic ridge to the north of the development area. The project team does not believe that Buildings C, D, E or G will be visible from the Valley Floor and will erect story poles of the northern facades for the formal rezoning and density transfer public hearings.

Lot 152R

- Building H: 5’ to western property line and 0’ to southern property line
- Building I: 11’ - 4” to southern property line
- Building J: 8’ - 2” to southern property line
- Building K: 17’ - 9” to southern property line
- Building L: 9’ - 2” to southern property line
- Building M: 0’ to southern and eastern property lines



The setbacks on Lot 152R are warranted due to the narrow lot width and the front general easement of 16’ that leaves approximately 65 feet to 84 feet for the development of a multi-family townhouse project. The wetland areas on Lot 152R further constrain development to the central area of the Property which necessitates the setbacks as shown in order to allow for reasonable use. The setbacks on Lot 152R are also justified by the large open space tract to the south (Tract OS-1R-1) with the closest development at The Peaks located over 450 feet away.

The Town has never required a the platting of a 16 foot general easement or setback on the western, southern or eastern lot lines of the South Site. This allows for zero lot line development which is needed in order to achieve the permitted density. The Rosewood PUD Plan reflects this zero lot line development. The TSG landscape easement and other Lot 152 beneficial easements further support the intended zero lot line development with easements for construction, maintenance, drainage, utilities and landscaping needed in order to successfully achieve the envisioned density on the South Site. These easements provide room to construct and maintain the project, and to provide a good transitional landscape buffer to Hole 1 and the associated tee boxes.

Ridgeline Lots

Lot 126R is a Ridgeline Lot per CDC Section 17.5.6 subject to the following regulations, with our comments shown in *italics*:

1. All structures shall have varied facades to reduce the apparent mass. *The building mass on the North Site will be broken up by the use of several smaller buildings instead of one large building. Each building on the North Site will have varied facades.*
2. To the extent practical, foundations shall be stepped down the hillsides to minimize cut, fill and vegetation removal. *The North Site development will be designed with individual buildings with foundations that step down the hillside.*
3. Building and roofing materials and colors shall blend with the hillside. *The color of the building and roofing materials on the North Site will blend with the surrounding hillside and mountainside colors.*
4. Colors and textures shall be used that are found naturally in the hillside. *North Site buildings will be designed with colors and textures that are found naturally in the hillside and mountainside areas.*
5. Reflective materials, such as mirrored glass or polished metals, shall not be used. *Reflective materials will not be used.*
6. To the extent practical, no exterior lights shall be installed on the east side of buildings. Any required exterior lighting shall be shielded, recessed, or reflected so that no lighting is oriented towards the east side of the building. *Any required lighting on the east and north sides of the buildings will be minimized, shielded or recessed.*





La Montagne



La Montagne

TELLURIDE, COLORADO



DREWETT WORKS // ARCHITECTURE

DESIGN ARCHITECT



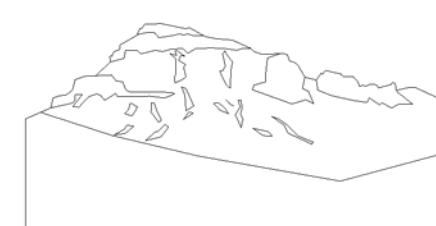
STRATEGIC
REAL ESTATE PARTNERS

DEVELOPMENT GROUP

LOT 152R - LOT 126R



LOCAL ARCHITECT



Uncompahgre
Engineering, LLC

CIVIL ENGINEERING



LANDSCAPE ARCHITECT



FINBRO CONSTRUCTION

GENERAL CONTRACTOR



PLANNING

LOT 152R

UNIT COUNTS	
ROOM COUNT	
BUILDING H (2)	6,100 SF
BUILDING I (3)	8,000 SF
BUILDING J (3)	8,500 SF
BUILDING K (2)	9,200 SF
BUILDING L (3)	8,500 SF
BUILDING M (8)	17,900 SF
(21) UNITS	= 68,200 SF
PARKING REGULATIONS (1.5 PER UNIT MIN.)(1-5 SERVICE)	
(SURFACE PARKING) -	3 PARKING SPOTS
(WEST GARAGE) -	15 PARKING SPOTS
(EAST GARAGE) -	24 PARKING SPOTS
TOTAL =	42 PARKING SPOTS

NOTES
 LOT 152R = 84,152 SF
 HEIGHTS = MAX HEIGHT 48' - MAX AVERAGE HEIGHT 48'
 ZONE DISTRICT = MULTI-FAMILY OUTSIDE VILLAGE CORE
 ALLOWABLE SITE COVERAGE = 65%
 65% = 41,698 SF
 CURRENT LOT COVERAGE = 40,500 SF = 63%

LOT 126R

UNIT COUNTS	
UNIT COUNT	
BUILDING A (8)	15,500 SF
BUILDING B (7)	18,000 SF
BUILDING C (7)	17,500 SF
BUILDING D (10)	28,000 SF
BUILDING E (6)	14,500 SF
BUILDING F (5)	9,500 SF
BUILDING G (11)	6,400 SF
(46) UNITS	= 109,400 SF
COMMERCIAL SPACE (BAR-GRILL)	3,000 SF
AMENITY SPACE (SPA-GYM)	6,000 SF
EMPLOYEE HOUSING	
APARTMENTS (2)	2,500 SF

NOTES
 LOT 126R = 175,559 SF
 HEIGHTS = MAX HEIGHT 48' - MAX AVERAGE HEIGHT 48'
 ZONE DISTRICT = MULTI-FAMILY OUTSIDE VILLAGE CORE
 ALLOWABLE SITE COVERAGE = 65%
 65% = 114,113 SF
 CURRENT LOT COVERAGE = 63,010 SF = 36%
 PARKING REGULATIONS (1.5 PER UNIT MIN.)
 44 UNITS = 66
 3,000 SF COMMERCIAL BAR (1 PER 500 SF) = 6
 6,000 SF SPA/GYM (0) = 0
 EMPLOYEE HOUSING 2 UNITS (1.5 PER UNIT) = 3
 SERVICE PARKING (1-3) = 5
TOTAL = 80 PARKING SPOTS **32,000 SF**

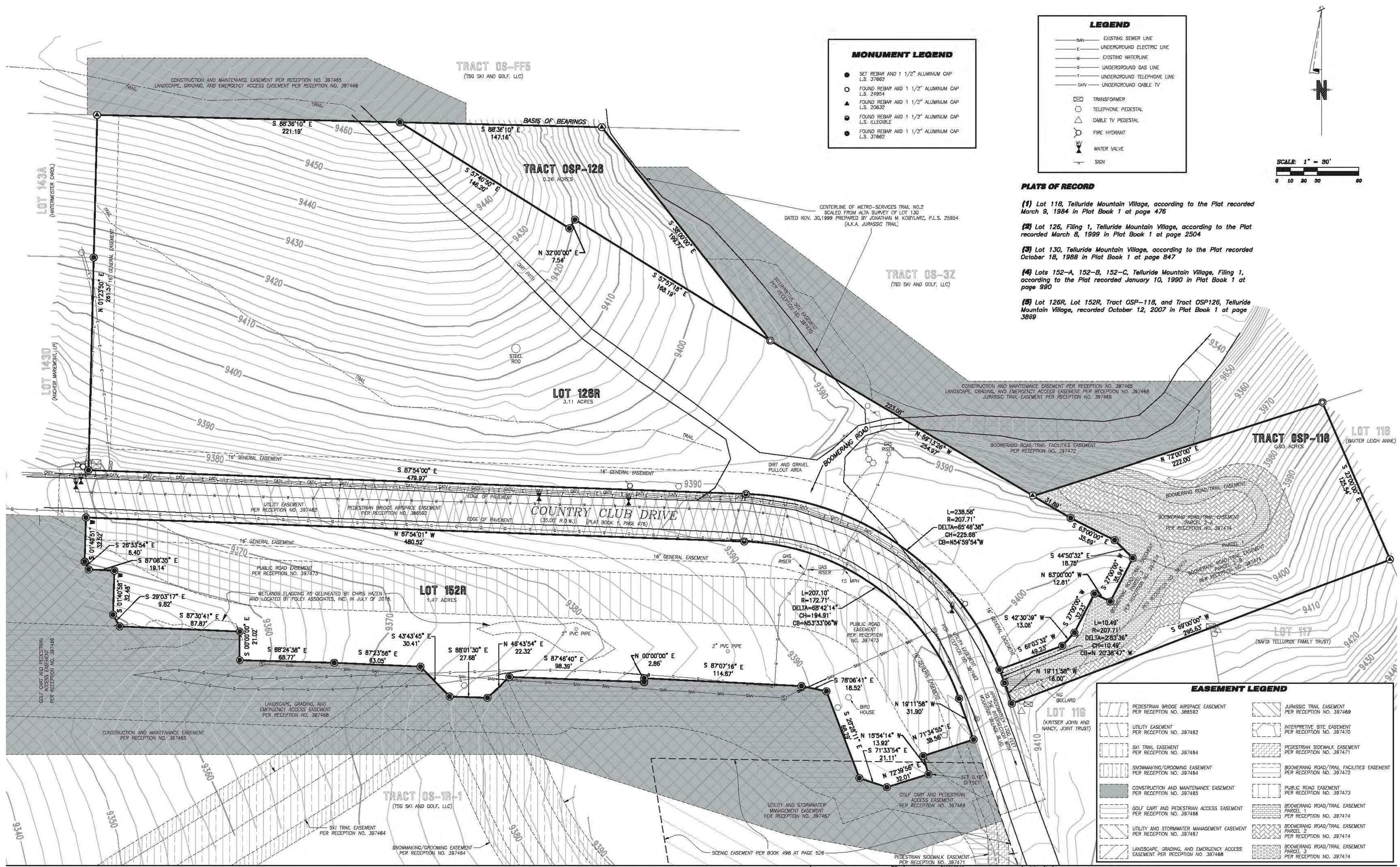
SHEET INDEX

DR204.0 CONCEPTUAL DESIGN REVIEW	DR204.21 CONCEPTUAL VIEW - LOT 126R
DR204.1 ALTA SURVEY	DR204.22 CONCEPTUAL VIEW - LOT 126R
DR204.2 CONCEPTUAL SITE PLAN	DR204.23 CONCEPTUAL VIEW - LOT 126R
DR204.2.1 CONCEPTUAL TRAIL MAP	DR204.24 MATERIAL BOARD
DR204.3 G1 CONCEPTUAL GRADING PLAN	DR204.25 NEIGHBOR LOTS
DR204.3 G2 CONCEPTUAL GRADING PLAN	DR204.26 LOT 143A EXHIBIT - HINTERMEISTER
DR204.3 S SLOPE ANALYSIS	DR204.27 LOT 117 EXHIBIT - SAFDI
DR204.4 L1 CONCEPTUAL LANDSCAPE PLAN	DR204.28 LOT 119 EXHIBIT - KRITSER
DR204.4 L2 CONCEPTUAL LANDSCAPE PLAN	
DR204.6 SITE COVERAGE	
DR204.8 CONCEPTUAL VIEW - GOLF COURSE	
DR204.9 CONCEPTUAL VIEW - GOLF COURSE	
DR204.10 CONCEPTUAL VIEW - GOLF COURSE	
DR204.11 CONCEPTUAL VIEW - GOLF COURSE	
DR204.12 CONCEPTUAL VIEW - GOLF COURSE	
DR204.13 CONCEPTUAL VIEW - GOLF COURSE	
DR204.15 CONCEPTUAL VIEW - GOLF COURSE	
DR204.16 CONCEPTUAL VIEW - COUNTRY CLUB DR.	
DR204.17 CONCEPTUAL VIEW - COUNTRY CLUB DR.	
DR204.18 CONCEPTUAL VIEW - COUNTRY CLUB DR.	
DR204.19 CONCEPTUAL VIEW - COUNTRY CLUB DR.	
DR204.20 CONCEPTUAL VIEW - LOT 126R	

CONCEPTUAL DESIGN REVIEW

MAY 25, 2019

DR204.0



MONUMENT LEGEND

- SET REBAR AND 1 1/2" ALUMINUM CAP L.S. 37662
- FOUND REBAR AID 1 1/2" ALUMINUM CAP L.S. 24894
- ▲ FOUND REBAR AID 1 1/2" ALUMINUM CAP L.S. 20632
- FOUND REBAR AID 1 1/2" ALUMINUM CAP L.S. ALLEGRIO
- FOUND REBAR AID 1 1/2" ALUMINUM CAP L.S. 37662

LEGEND

- SW — EXISTING SEWER LINE
- E — UNDERGROUND ELECTRIC LINE
- W — EXISTING WATERLINE
- G — UNDERGROUND GAS LINE
- T — UNDERGROUND TELEPHONE LINE
- CTV — UNDERGROUND CABLE TV
- ☐ TRANSFORMER
- TELEPHONE PEDESTAL
- CABLE TV PEDESTAL
- ⊕ FIRE HYDRANT
- ⊕ WATER VALVE
- SIGN

PLATS OF RECORD

- Lot 118, Telluride Mountain Village, according to the Plat recorded March 9, 1984 in Plat Book 1 at page 476
- Lot 126, Filing 1, Telluride Mountain Village, according to the Plat recorded March 8, 1999 in Plat Book 1 at page 2504
- Lot 130, Telluride Mountain Village, according to the Plat recorded October 18, 1988 in Plat Book 1 at page 847
- Lots 152-A, 152-B, 152-C, Telluride Mountain Village, Filing 1, according to the Plat recorded January 10, 1990 in Plat Book 1 at page 880
- Lot 126R, Lot 152R, Tract OSP-118, and Tract OSP-126, Telluride Mountain Village, recorded October 12, 2007 in Plat Book 1 at page 3869

EASEMENT LEGEND

- PEDESTRIAN BRIDGE AIRSPACE EASEMENT PER RECEPTION NO. 38592
- UTILITY EASEMENT PER RECEPTION NO. 397482
- SKI TRAIL EASEMENT PER RECEPTION NO. 397484
- SNOWMAKING/GROOMING EASEMENT PER RECEPTION NO. 397484
- CONSTRUCTION AND MAINTENANCE EASEMENT PER RECEPTION NO. 397485
- GOLF CART AND PEDESTRIAN ACCESS EASEMENT PER RECEPTION NO. 397486
- UTILITY AND STORMWATER MANAGEMENT EASEMENT PER RECEPTION NO. 397487
- LANDSCAPE, GRADING, AND EMERGENCY ACCESS EASEMENT PER RECEPTION NO. 397488
- JURASSIC TRAIL EASEMENT PER RECEPTION NO. 397469
- INTERPRETIVE SITE EASEMENT PER RECEPTION NO. 397470
- PEDESTRIAN SIDEWALK EASEMENT PER RECEPTION NO. 397471
- BOOMERANG ROAD/TRAIL FACILITIES EASEMENT PER RECEPTION NO. 397472
- PUBLIC ROAD EASEMENT PER RECEPTION NO. 397473
- BOOMERANG ROAD/TRAIL EASEMENT PARCEL 1 PER RECEPTION NO. 397474
- BOOMERANG ROAD/TRAIL EASEMENT PARCEL 2 PER RECEPTION NO. 397474
- BOOMERANG ROAD/TRAIL EASEMENT PARCEL 3 PER RECEPTION NO. 397474

ALTA/NSPS Land Title Survey
Lots 126R and 152R and Tracts OSP-118 and OSP-126, Town of Mountain Village

Project Mgr: DB	DATE: 02/07/2018	<p>970-728-6153 970-728-6050 fax P.O. BOX 1385 125 W. PACIFIC, SUITE B-1 TELLURIDE, COLORADO 81435</p>
Technician: MC		
Checked by:		
Start date: 02/07/2018		

Drawing path: dwg\ALTA 02-2018\01026 ALTA 02-18.dwg | Sheet 2 of 3 | Project #: 91026

LOT 152R - LOT 126R

[1" = 30'-0"]

ALTA SURVEY

DR204.1



LOT 152R - LOT 126R

CONCEPTUAL SITE PLAN

SITE COLOR LEGEND

- OPEN SPACE
- 16' EASEMENT/SETBACK
- ADJACENT EASEMENTS
- PROPOSED BUILDING OUTLINES

UNIT COUNTS

ROOM COUNT	UNIT COUNTS
BUILDING H (2)	6,100 SF
BUILDING I (3)	8,000 SF
BUILDING J (3)	8,500 SF
BUILDING K (2)	9,200 SF
BUILDING L (3)	8,500 SF
BUILDING M (8)	17,800 SF
(21) UNITS	= 58,200 SF

PARKING REGULATIONS (1.5 PER UNIT MIN, 11-5 SERVICE)
 (SURFACE PARKING) - 3 PARKING SPOTS
 (WEST GARAGE) - 13 PARKING SPOTS 12,808 SF
 (EAST GARAGE) - 24 PARKING SPOTS 14,083 SF
TOTAL = 42 PARKING SPOTS 26,891 SF

NOTES

LOT 152R = 64,152 SF
 HEIGHTS = MAX HEIGHT 48' - MAX AVERAGE HEIGHT 48'
 ZONE DISTRICT = MULTI-FAMILY OUTSIDE VILLAGE CORE
 ALLOWABLE SITE COVERAGE = 65%
 65% = 41,698 SF
 CURRENT LOT COVERAGE = 40,500 SF = 63%

UNIT COUNTS

UNIT COUNT	NOTES
BUILDING A (8)	15,500 SF
BUILDING B (7)	18,000 SF
BUILDING C (7)	17,500 SF
BUILDING D (10)	28,000 SF
BUILDING E (8)	14,500 SF
BUILDING F (5)	9,500 SF
BUILDING G (1)	6,400 SF
(46) UNITS	= 109,400 SF

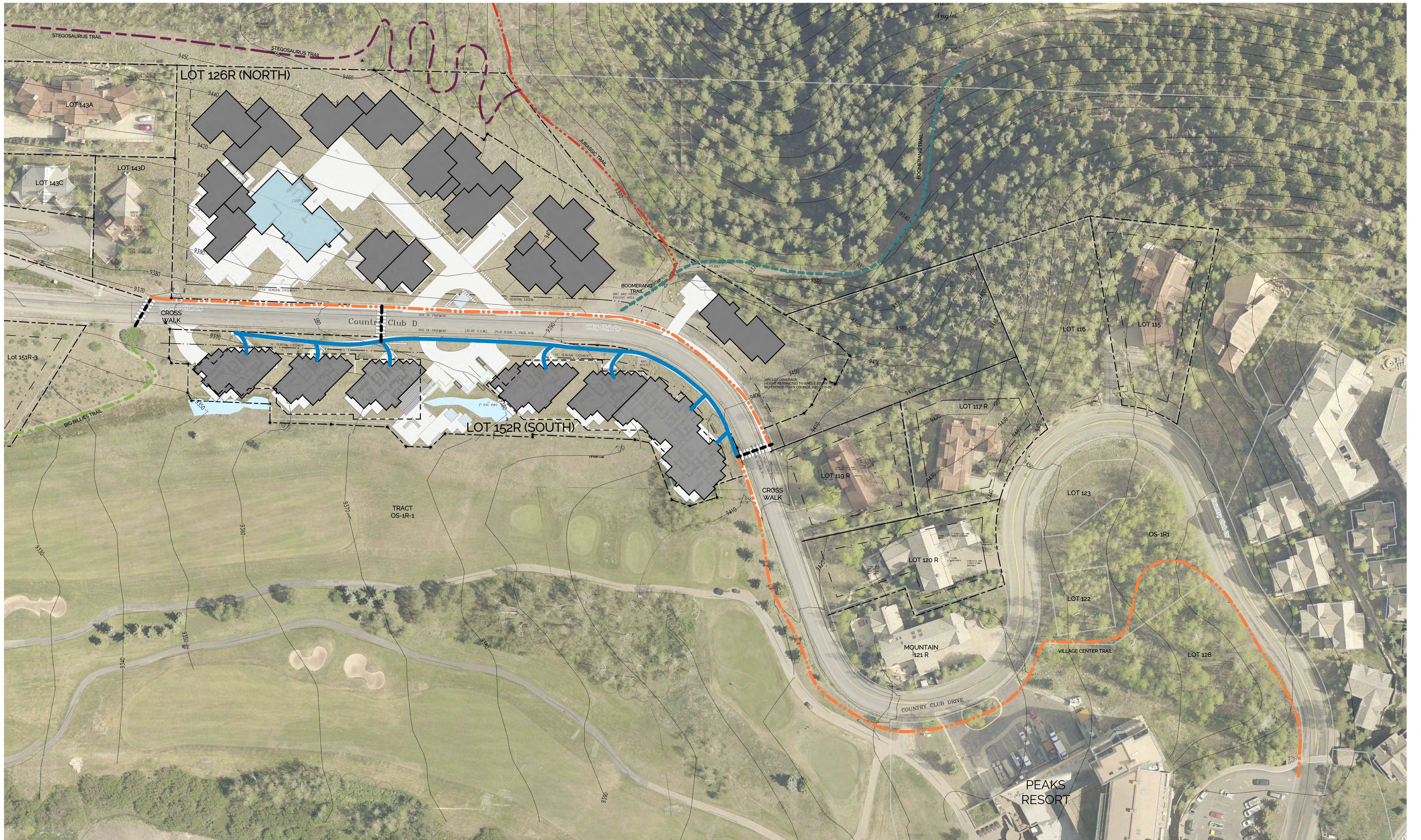
COMMERCIAL SPACE (BAR-GRILL) 3,000 SF
AMENITY SPACE (SPA - GYM) 6,000 SF
EMPLOYEE HOUSING APARTMENTS (2) 2,500 SF

UNIT COUNTS

UNIT COUNT	NOTES
LOT 126R =	175,559 SF
HEIGHTS =	MAX HEIGHT 48' - MAX AVERAGE HEIGHT 48'
ZONE DISTRICT =	MULTI-FAMILY OUTSIDE VILLAGE CORE
ALLOWABLE SITE COVERAGE =	65%
65% =	114,113 SF
CURRENT LOT COVERAGE =	63,010 SF = 36%

PARKING REGULATIONS (1.5 PER UNIT MIN.)
 44 UNITS 66
 3,000 SF COMMERCIAL BAR (1 PER 500 SF) 6
 6,000 SF SPA/GYM (0) 0
 EMPLOYEE HOUSING 2 UNITS (1.5 PER UNIT) 3
 SERVICE PARKING (1-5) 5
TOTAL = 80 PARKING SPOTS 32,000 SF

[1" = 30'-0"] [NORTH] DR204.2



[1" = 40'-0"]

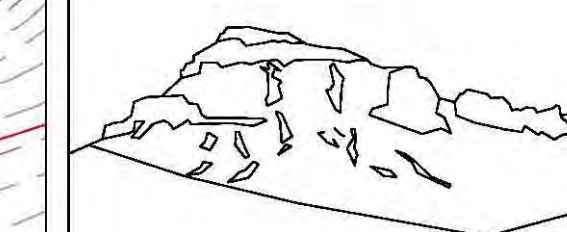
LOT 152R - LOT 126R

CONCEPTUAL TRAIL MAP

CIRCULATION LEGEND	
	SIDEWALK
	BOOMERANG TRAIL
	VILLAGE CENTER TRAIL
	BIG BILLIES TRAIL
	JURASSIC TRAIL
	STEGOSAURUS TRAIL



DR204.2.1



Uncompahgre Engineering, LLC

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

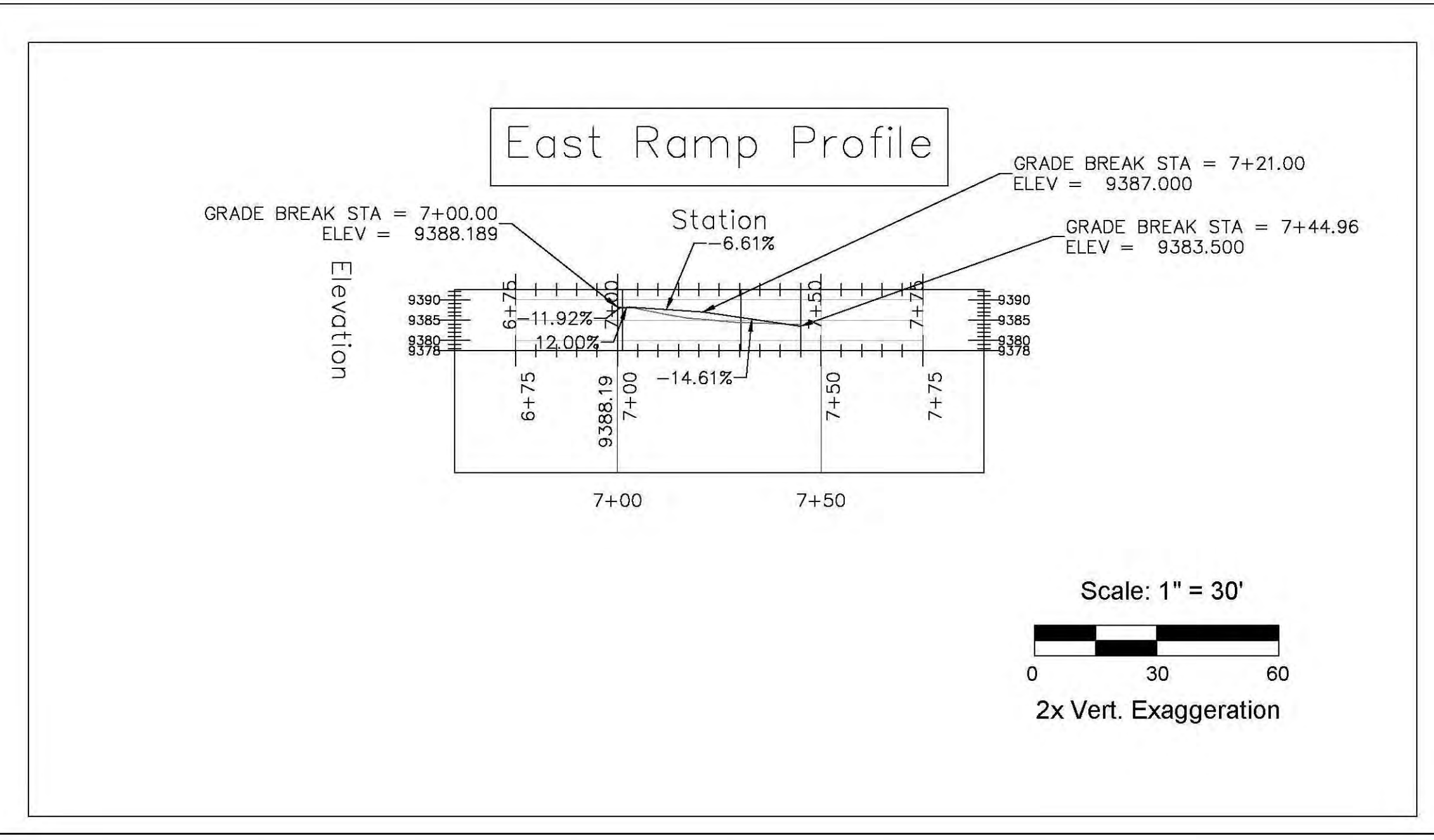
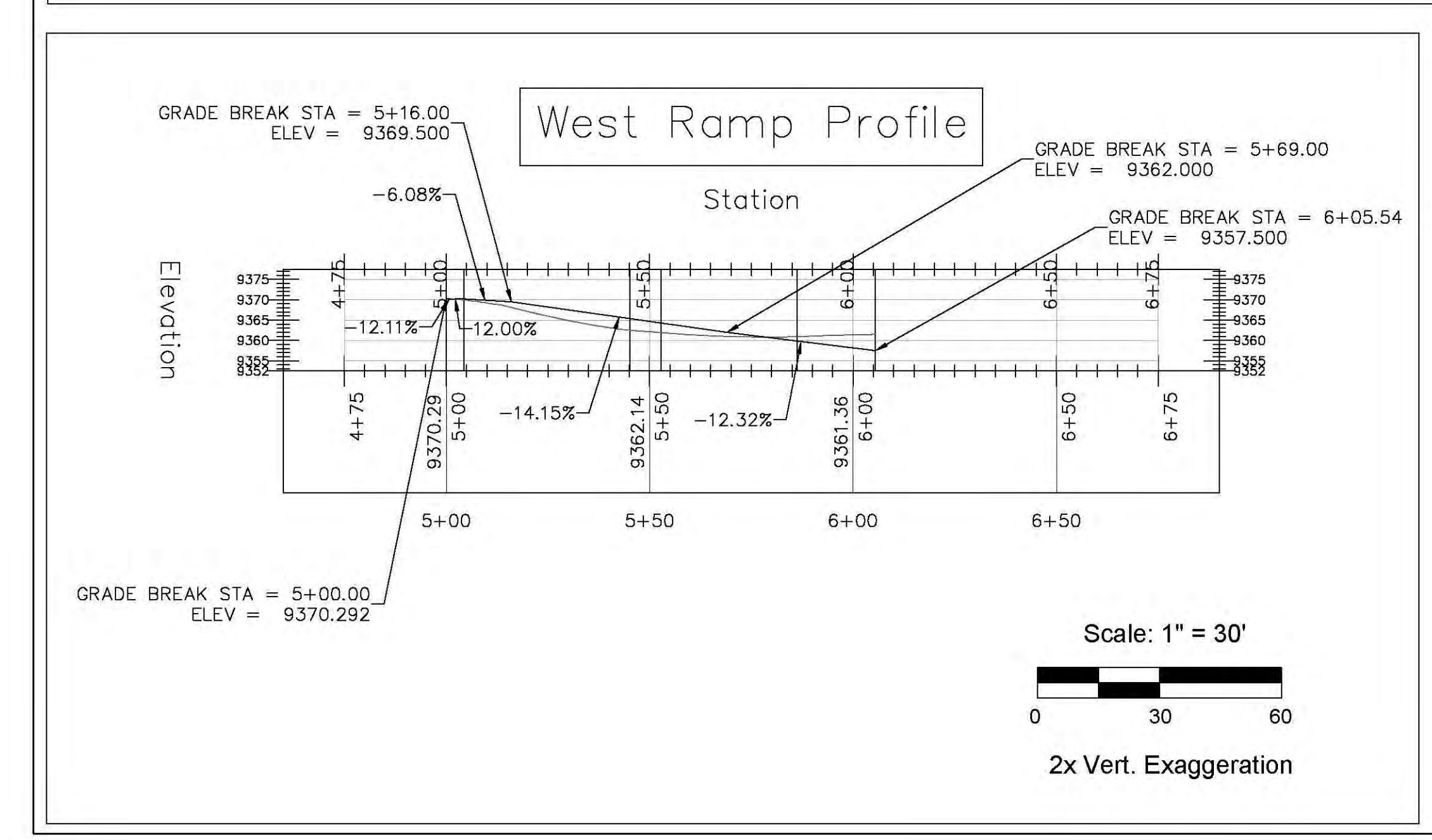
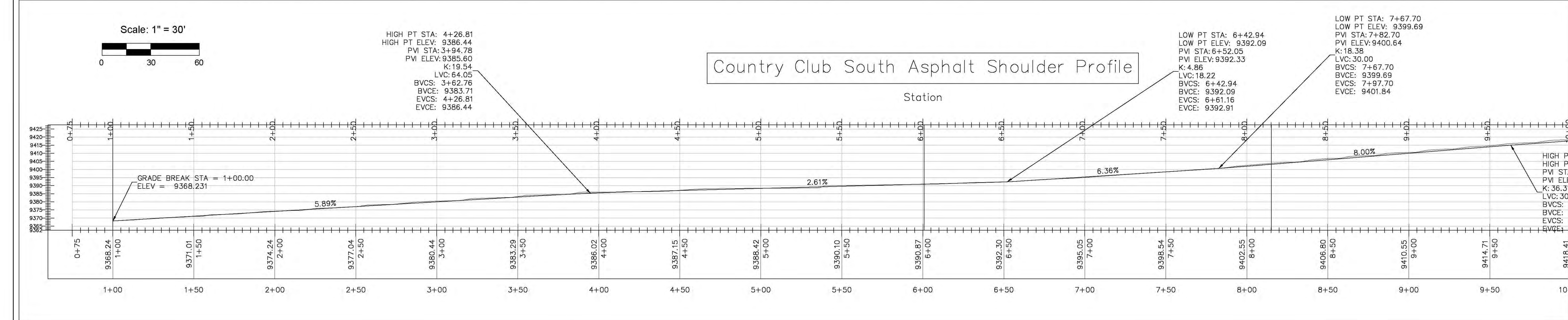
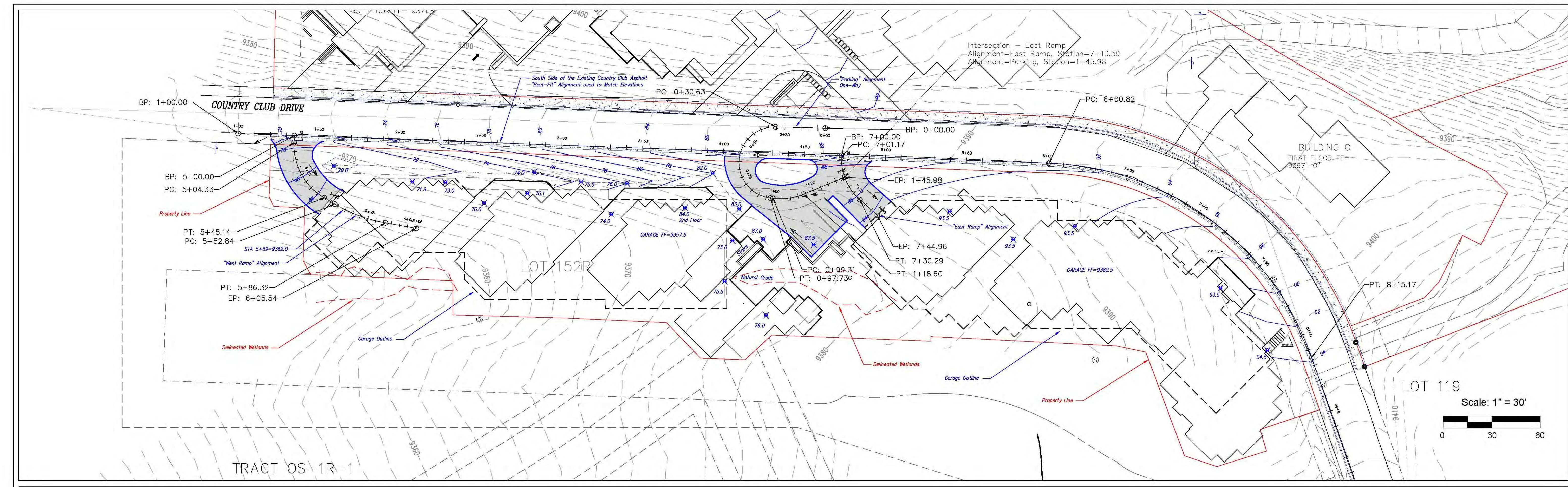
SUBMISSIONS:
REVIEW 2019-06-09

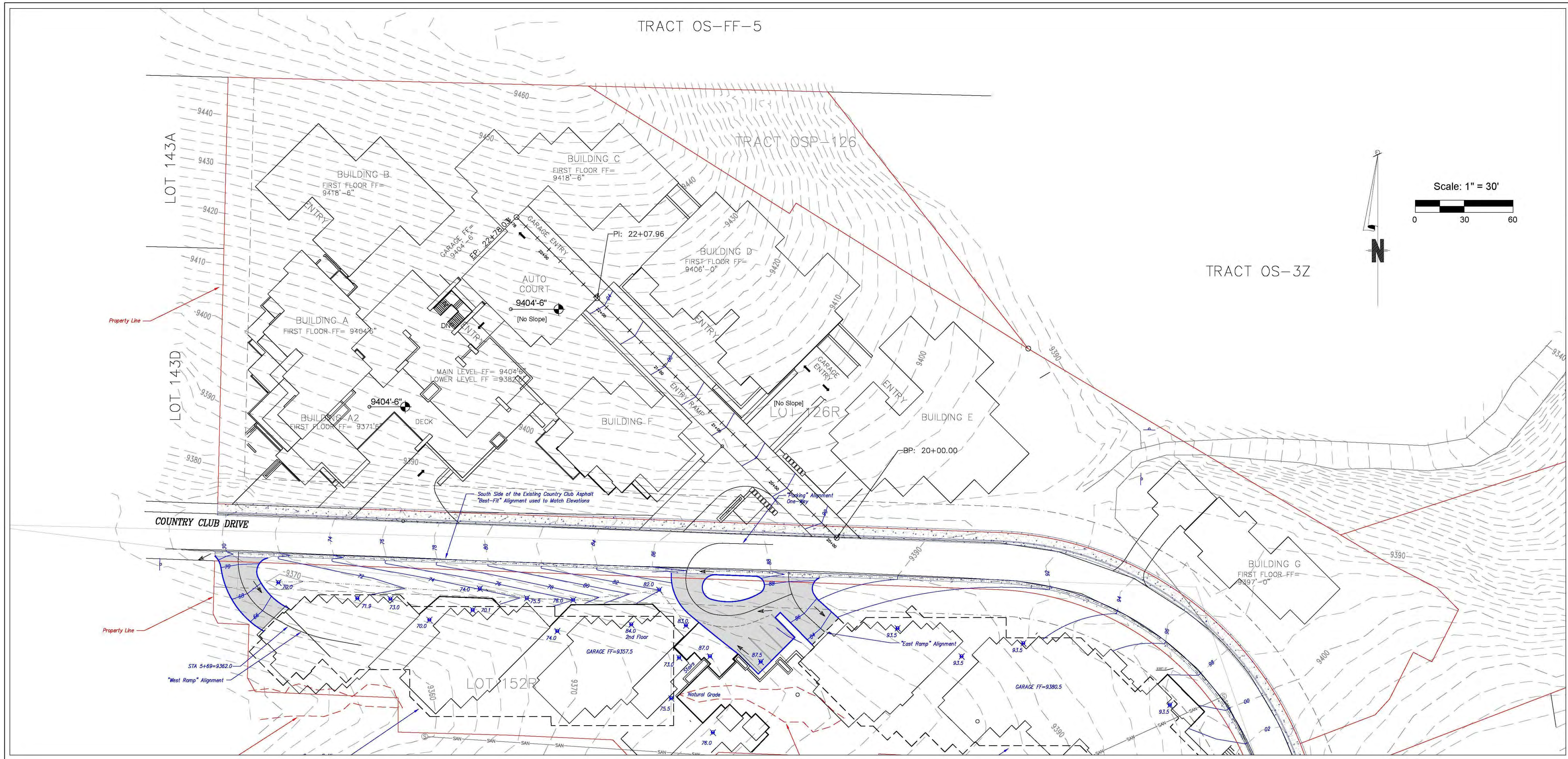
La Montagne Mtn Village, CO

NOT FOR CONSTRUCTION

Site Grading
South Plan and Profiles

C2





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

SUBMISSIONS:
 REVIEW 2019-06-09

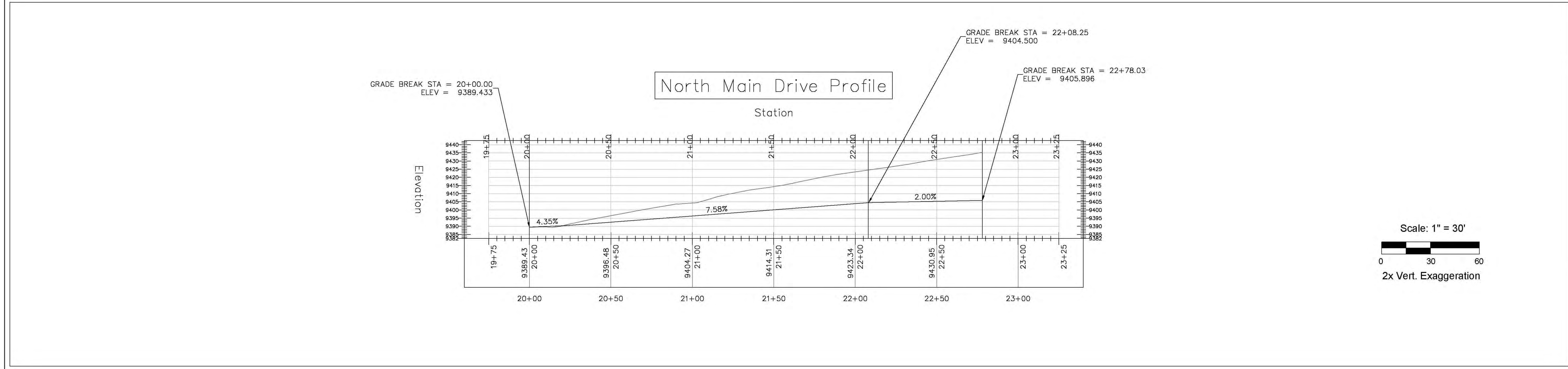
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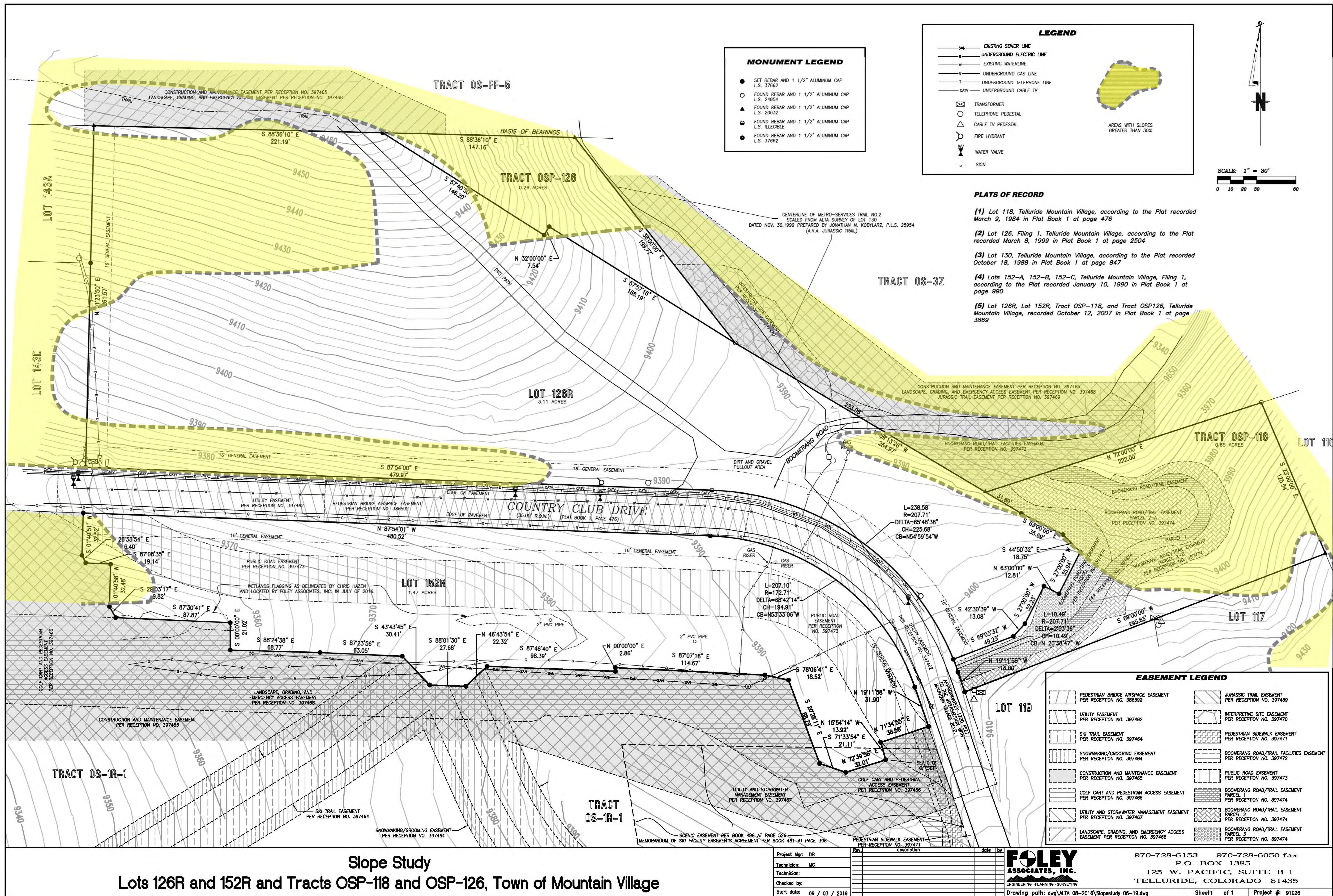
NOT FOR CONSTRUCTION

CONTRACTOR TO REVIEW AND COMPARE ALL CHANGERS AND INTERDISCIPLINARY DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO ANY FIELD WORK BEING DONE IN ACCORDANCE WITH AIA DOCUMENT A201

Site Grading
 North Plan and Profile

C3





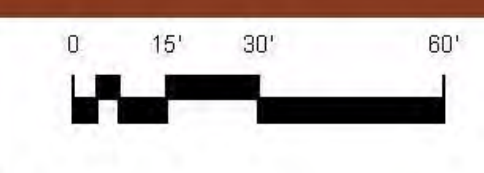
LOT 152R - LOT 126R

SLOPE ANALYSIS

DR204.3 S



June 7, 2019



LA MONTAGNE
LANDSCAPE CONCEPT



LOT 152R - LOT 126R

CONCEPTUAL LANDSCAPE PLAN

DR204.4 LI

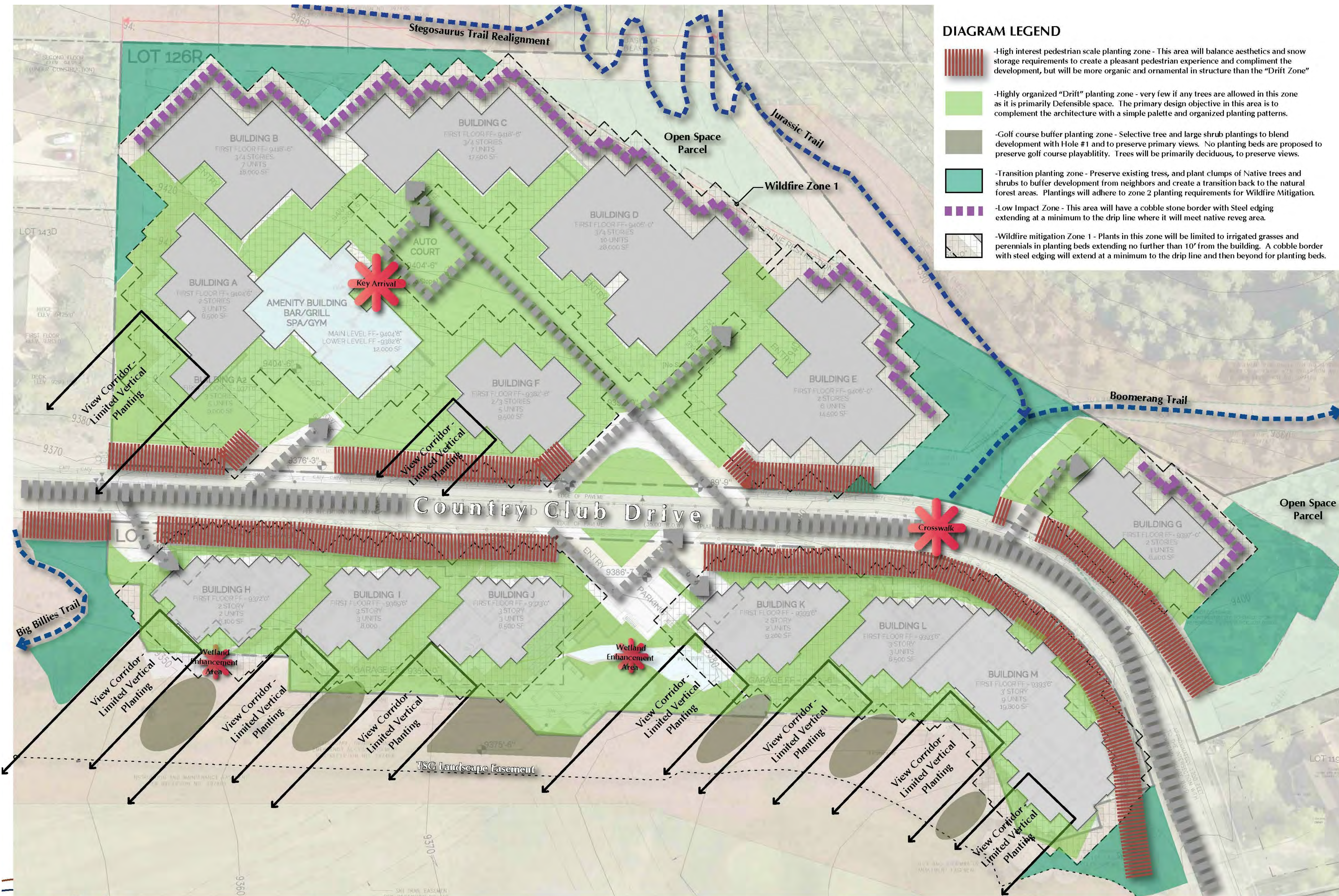








DIAGRAM LEGEND

-  -High interest pedestrian scale planting zone - This area will balance aesthetics and snow storage requirements to create a pleasant pedestrian experience and compliment the development, but will be more organic and ornamental in structure than the "Drift Zone"
-  -Highly organized "Drift" planting zone - very few if any trees are allowed in this zone as it is primarily Defensible space. The primary design objective in this area is to complement the architecture with a simple palette and organized planting patterns.
-  -Golf course buffer planting zone - Selective tree and large shrub plantings to blend development with Hole #1 and to preserve primary views. No planting beds are proposed to preserve golf course playability. Trees will be primarily deciduous, to preserve views.
-  -Transition planting zone - Preserve existing trees, and plant clumps of Native trees and shrubs to buffer development from neighbors and create a transition back to the natural forest areas. Plantings will adhere to zone 2 planting requirements for Wildfire Mitigation.
-  -Low Impact Zone - This area will have a cobble stone border with Steel edging extending at a minimum to the drip line where it will meet native reveg area.
-  -Wildfire mitigation Zone 1 - Plants in this zone will be limited to irrigated grasses and perennials in planting beds extending no further than 10' from the building. A cobble border with steel edging will extend at a minimum to the drip line and then beyond for planting beds.



June 7, 2019



LA MONTAGNE
LANDSCAPE CONCEPT DIAGRAM





NOT INCLUDED:
 DRIVEWAYS
 PUBLIC SIDEWALK
 SITE WALLS REQUIRED FOR PUBLIC SIDEWALK

LOT 152R - LOT 126R

SITE COVERAGE

1" = 30'-0"

UNIT COUNTS	
ROOM COUNT	
BUILDING H (2)	6,100 SF
BUILDING I (3)	8,000 SF
BUILDING J (3)	8,500 SF
BUILDING K (2)	9,200 SF
BUILDING L (3)	8,500 SF
BUILDING M (8)	17,200 SF
(21) UNITS	= 58,200 SF
PARKING REGULATIONS (1.5 PER UNIT MIN.) (1-5 SERVICE)	
(SURFACE PARKING) - 3 PARKING SPOTS	-
(WEST GARAGE) - 15 PARKING SPOTS	12,808 SF
(EAST GARAGE) - 24 PARKING SPOTS	14,083 SF
TOTAL =	42 PARKING SPOTS 26,891 SF

LOT 152R = 64,152 SF
 HEIGHTS = MAX HEIGHT 48' - MAX AVERAGE HEIGHT 48'
 ZONE DISTRICT = MULTI-FAMILY OUTSIDE VILLAGE CORE
 ALLOWABLE SITE COVERAGE = 65%
 65% = 41,898 SF
 CURRENT LOT COVERAGE = 40,500 SF = 63%

UNIT COUNTS	
BUILDING A (8)	15,500 SF
BUILDING B (7)	18,000 SF
BUILDING C (7)	17,500 SF
BUILDING D (10)	28,000 SF
BUILDING E (6)	14,500 SF
BUILDING F (5)	9,500 SF
BUILDING G (1)	6,400 SF
(46) UNITS	= 109,400 SF
COMMERCIAL SPACE (BAR-GRILL)	3,000 SF
AMENITY SPACE (SPA - GYM)	6,000 SF
EMPLOYEE HOUSING	
APARTMENTS (2)	2,500 SF

LOT 126R = 175,559 SF
 HEIGHTS = MAX HEIGHT 48' - MAX AVERAGE HEIGHT 48'
 ZONE DISTRICT = MULTI-FAMILY OUTSIDE VILLAGE CORE
 ALLOWABLE SITE COVERAGE = 65%
 65% = 114,113 SF
 CURRENT LOT COVERAGE = 63,010 SF = 36%

PARKING REGULATIONS (1.5 PER UNIT MIN.)	
44 UNITS	(1.5 PER UNIT MIN.) 66
3,000 SF COMMERCIAL BAR	(1 PER 500 SF) 6
6,000 SF SPA/GYM	(0)
EMPLOYEE HOUSING 2 UNITS (1.5 PER UNIT)	3
SERVICE PARKING	(1-5) 5
TOTAL =	80 PARKING SPOTS 32,000 SF



DR204.6



LOT 152R - LOT 126R

CONCEPTUAL VIEW - GOLF COURSE

DR204.8



LOT 152R - LOT 126R

CONCEPTUAL VIEW - GOLF COURSE

DR204.9



LOT 152R - LOT 126R

CONCEPTUAL VIEW - GOLF COURSE

DR204.10



LOT 152R - LOT 126R

CONCEPTUAL VIEW - GOLF COURSE

DR204.11



LOT 152R - LOT 126R

CONCEPTUAL VIEW - GOLF COURSE

DR204.12



LOT 152R - LOT 126R

CONCEPTUAL VIEW - GOLF COURSE

DR204.13



LOT 152R - LOT 126R

CONCEPTUAL VIEW - GOLF COURSE

DR204.15



LOT 152R - LOT 126R

CONCEPTUAL VIEW - COUNTRY CLUB DR.

DR204.16



LOT 152R - LOT 126R

CONCEPTUAL VIEW - COUNTRY CLUB DR.

DR204.17



LOT 152R - LOT 126R

CONCEPTUAL VIEW - COUNTRY CLUB DR.

DR204.18



LOT 152R - LOT 126R

CONCEPTUAL VIEW - COUNTRY CLUB DR.

DR204.19



LOT 152R - LOT 126R

CONCEPTUAL VIEW - LOT 126R

DR204.20



LOT 152R - LOT 126R

CONCEPTUAL VIEW - LOT 126R

DR204.21



LOT 152R - LOT 126R

CONCEPTUAL VIEW - LOT 126R

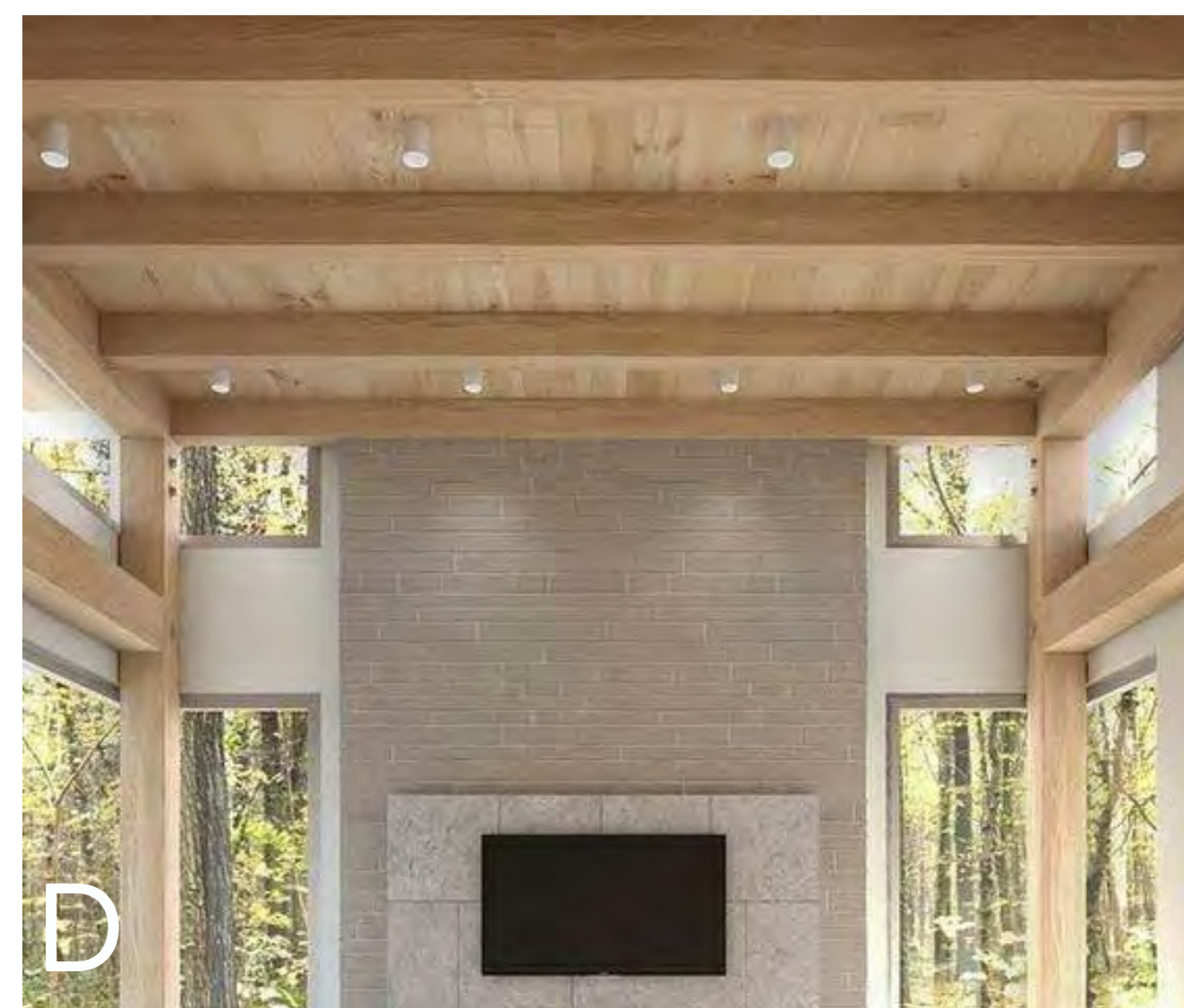
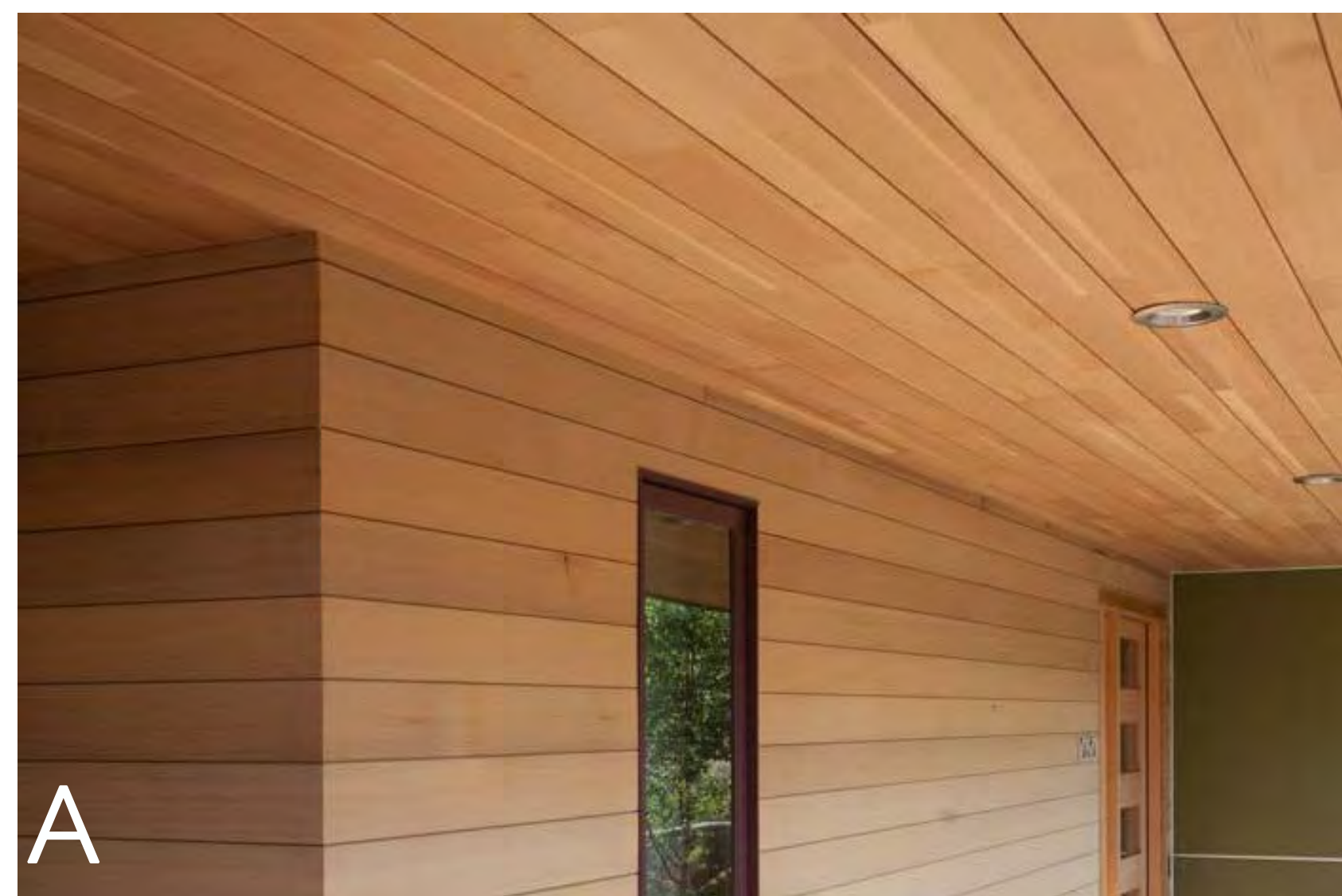
DR204.22



LOT 152R - LOT 126R

CONCEPTUAL VIEW - LOT 126R

DR204.23



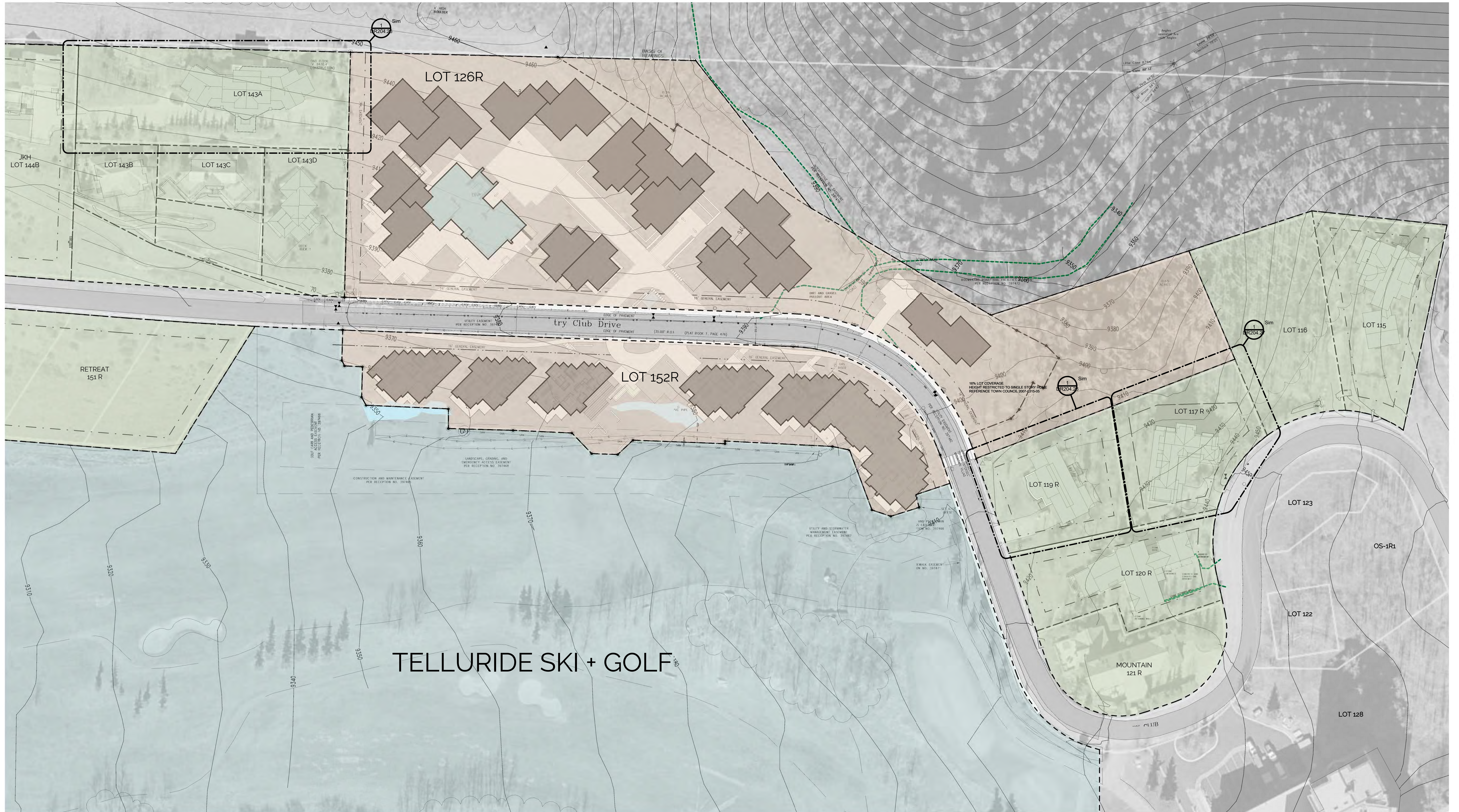
A
GRANDSTAND FIR - DOUGLAS FIR
LOT 152R - LOT 126R

B
HOT ROLLED STEEL CLADDING

C
STACK STONE

D
ROUGH SAWN BEAMS

E
SIMULATED STEEL
MATERIAL BOARD



LOT 152R - LOT 126R

NEIGHBOR LOTS

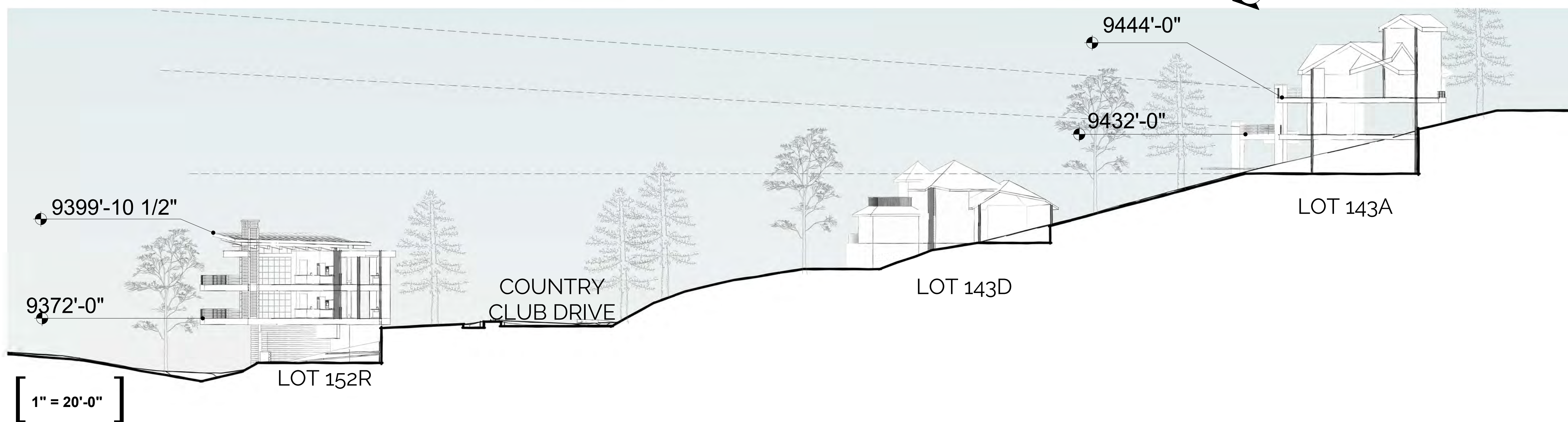
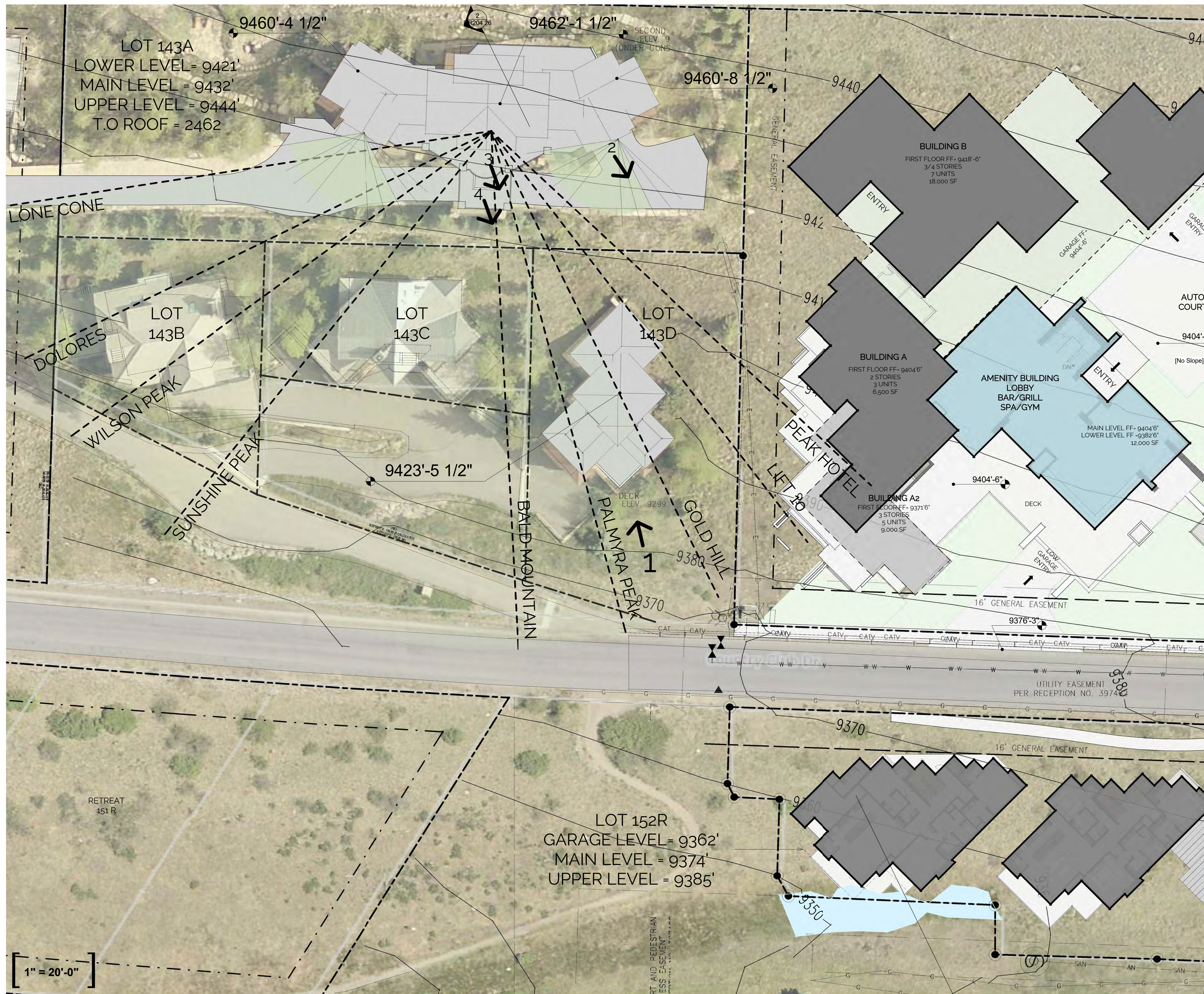
[1" = 40'-0"]

CIRCULATION LEGEND

	LOT 152R + 126R
	TELLURIDE SKI + GOLF
	NEIGHBORING LOTS



DR204.25



1



2



3



4

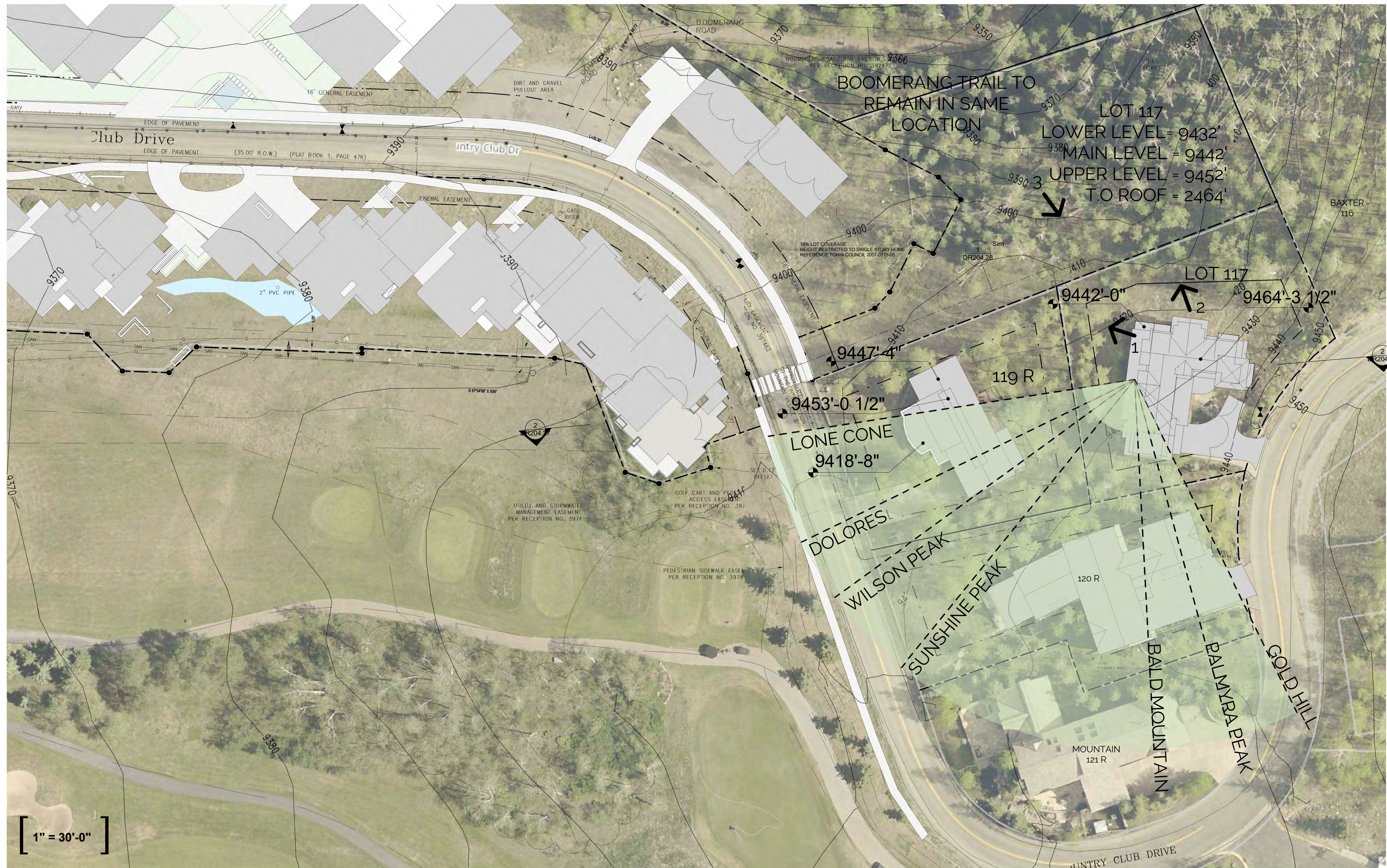
LOT 143A EXHIBIT - HINTERMEISTER

LOT 143A

LOWER LEVEL = 9421'
 MAIN LEVEL = 9432'
 UPPER LEVEL = 9444'
 T.O ROOF = 2462



DR204.26



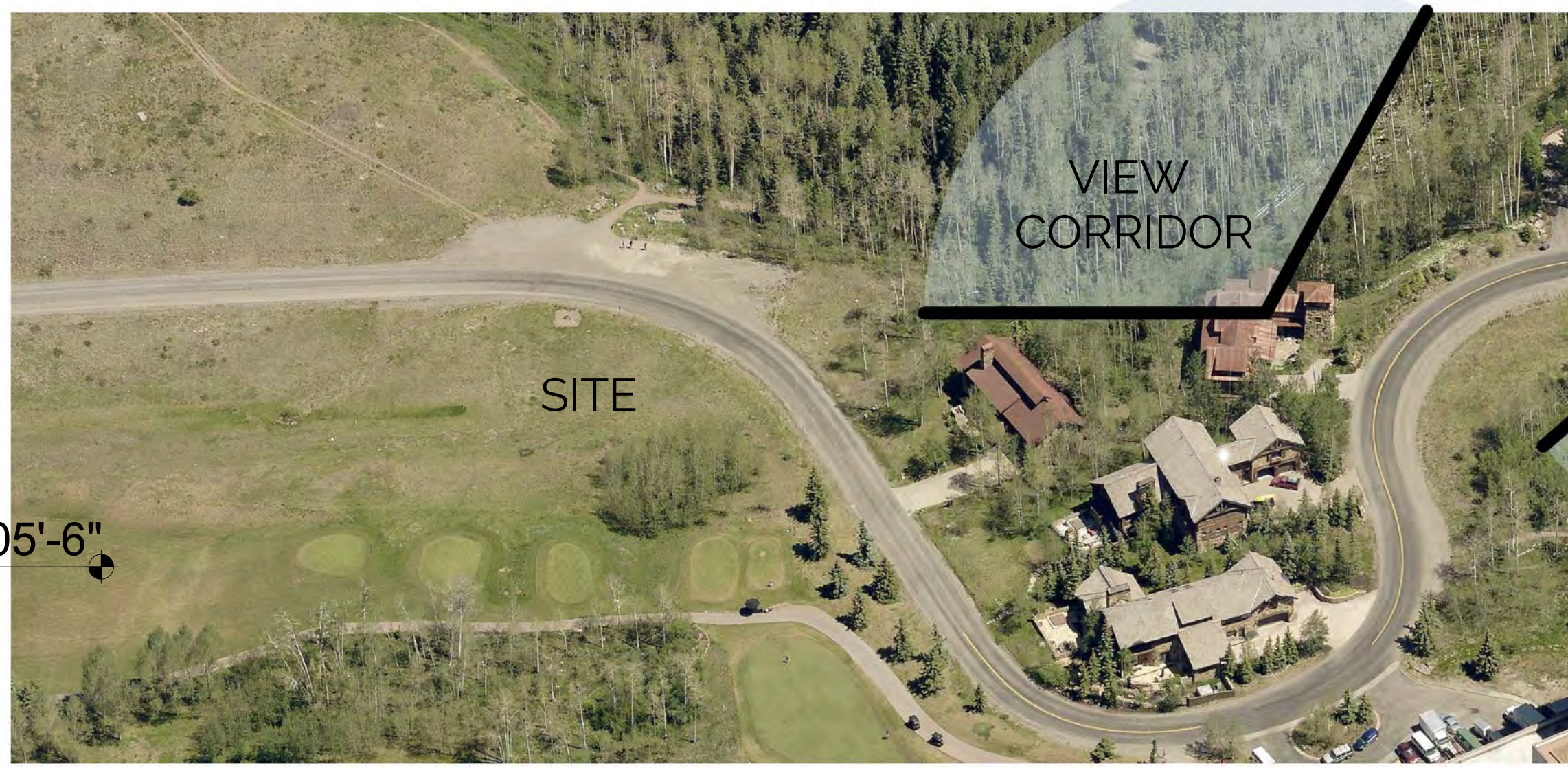
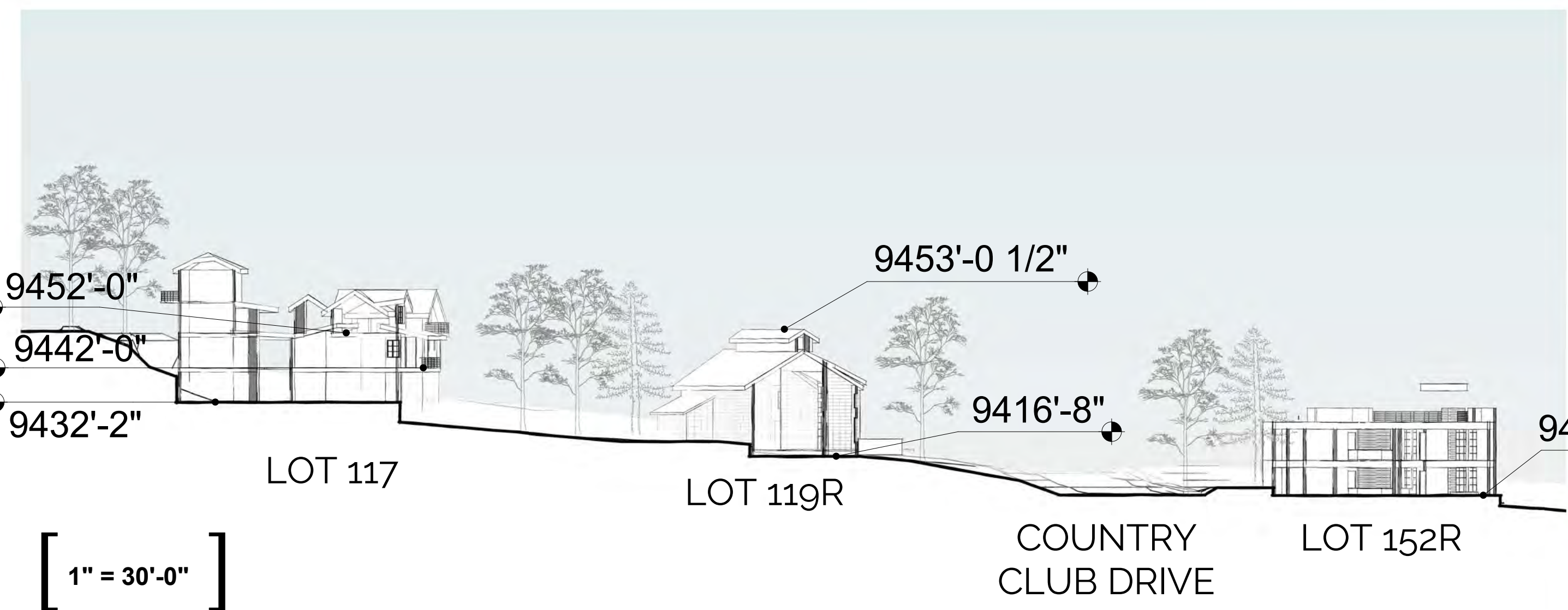
1



2



3



LOT 152R - LOT 126R

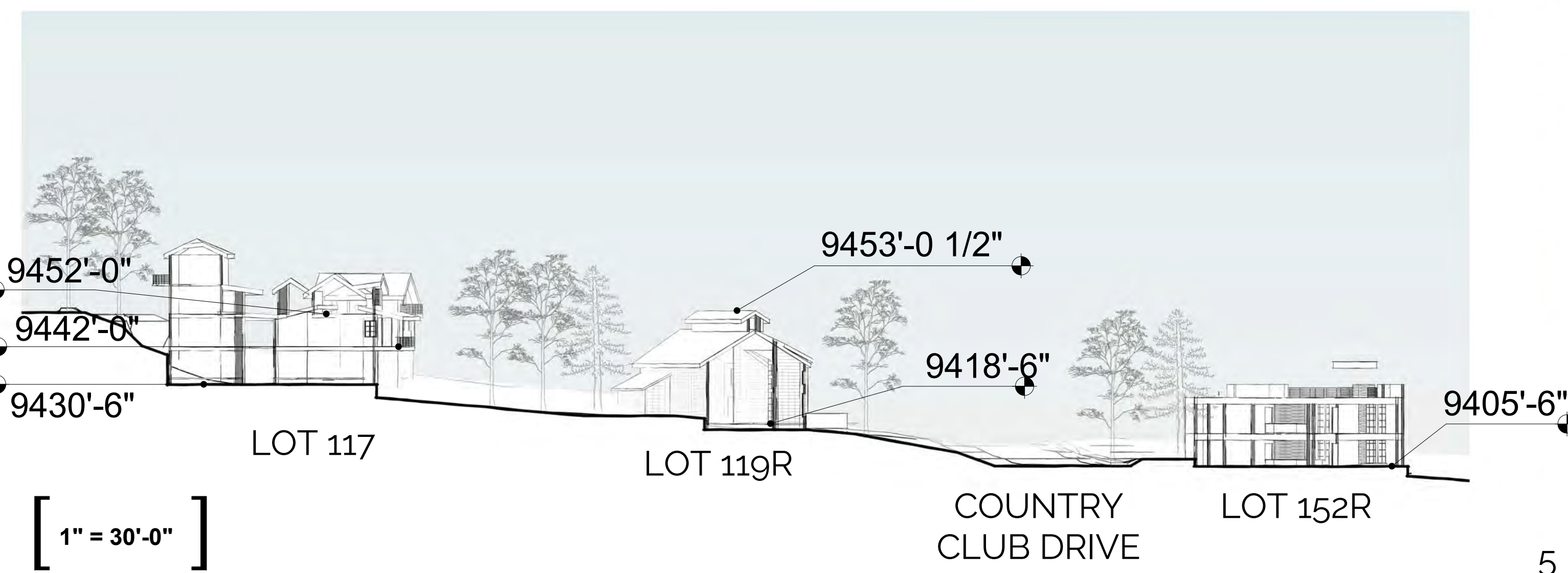
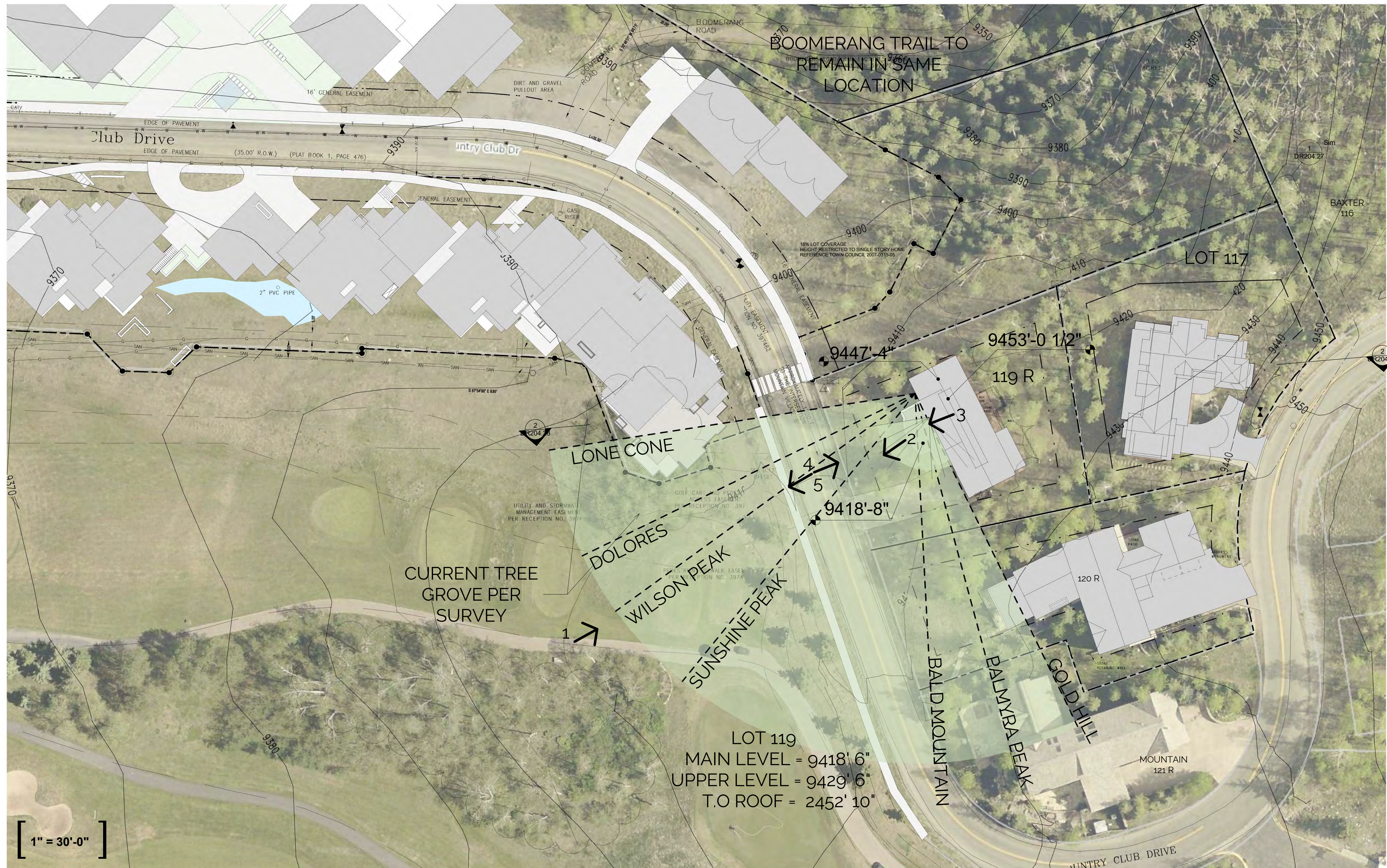
LOT 117

LOT 117 EXHIBIT - SAFDI

LOWER LEVEL = 9432'
 MAIN LEVEL = 9442'
 UPPER LEVEL = 9452'
 T.O. ROOF = 2462'



DR204.27



LOT 152R - LOT 126R

LOT 119

LOT 119 EXHIBIT - KRITSER

MAIN LEVEL = 9418' - 6"
 UPPER LEVEL = 9429' - 6"
 T.O ROOF = 2452' - 10"



DR204.28

John A. Miller

From: Brian Eaton <bingo.eaton@cox.net>
Sent: Tuesday, July 2, 2019 3:42 PM
To: John A. Miller
Subject: Re: Mountain Village DRB & Town Council to review proposed development of La Montagne (formerly Rosewood)

John,
I like the design, but seems like an awful lot of units for this areas size and location. You need to be careful that at current building costs potential buyers are going to want plenty of space surrounding the buildings, and may even be current homeowners “downsizing” to smaller, one-story homes.
The only way to be sure this is a successful project is to require a certain percentage of “pre-sale’ units before giving final approval. You need to be aware that all but one of the large, condominium projects in our Town went bankrupt at least once, and many several times!
It is time to better control the products that are built as we are nearing the end of quality building sites, and this one is very visible.

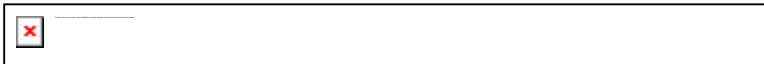
Thanks,
Brian Eaton
104 Gold Hill Ct

Sent from my iPad

On Jul 1, 2019, at 12:57 PM, Town of Mountain Village Planning Department <JohnMiller@mtnvillage.org> wrote:

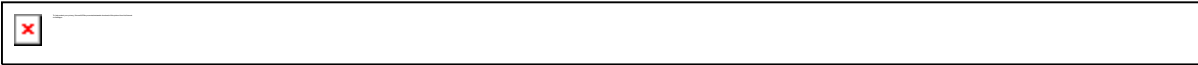
News from Planning & Development Services

No Images? [Click here](#)



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**Mountain Village Design Review Board
and Town Council to review proposed
development of La Montagne
(formerly Rosewood)**



On Thursday, July 11, 2019, the Town of Mountain Village’s **Design Review Board** will host a work session for the **proposed development of the La**

John A. Miller

From: Danlel Jansen <jansendan@me.com>
Sent: Monday, July 1, 2019 2:26 PM
To: John A. Miller
Subject: Rosewood project

Hey John,

The project looks really exciting. My only concerns are that the workforce housing looks a little lite at two units...maybe they could add to that or commit to something more in the professional workforce housing range that could accommodate a professional couple or family via a larger and nicer set of two units (which they could sell for a higher price)? My other question is that I am concerned to see the second best available hotel site in TMV go all condo, but I suspect that the neighbors will maintain their opposition. Did they contemplate a hot-bed component to the project?

Dan

John A. Miller

From: Jim Boeckel <jim@telluridefire.com>
Sent: Wednesday, June 19, 2019 11:30 AM
To: John A. Miller
Subject: Re: Referral for Lot 126R 152R La Montagne (Former Rosewood)

John,

I am assuming this would be Lot 152R,
Townhomes shall have fire sprinkler system(s) installed and fire sprinkler system shall be monitored. Each unit shall have an individual riser and controls for the fire sprinklers.

On Tue, Jun 18, 2019 at 5:07 PM John A. Miller <JohnMiller@mtnvillage.org> wrote:

Here is a very prelim plan set for a 22 unit townhouse development at the North site of the rosewood PUD. This is a worksession for a PUD Rescission, Density Transfer/Rezone to remove density, and initial design review for the townhouses.

Thanks,

J

John A Miller III, CFM

Senior Planner

Planning & Development Services

Town of Mountain Village

455 Mountain Village Blvd, Suite A

Mountain Village, CO 81435

O :: 970.369.8203

C :: 970.417.1789



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Jim Boeckel

Fire Marshal/ Battalion Chief

Telluride Fire Protection District

P.O. Box 1645

Telluride CO. 81435

Phone [970-728-3801](tel:970-728-3801) Cell [970-729-1454](tel:970-729-1454)

e-mail jim@telluridefire.com