

**TOWN OF MOUNTAIN VILLAGE
REGULAR DESIGN REVIEW BOARD MEETING
THURSDAY AUGUST 1, 2019 10:00 AM
2nd FLOOR CONFERENCE ROOM, MOUNTAIN VILLAGE TOWN HALL
455 MOUNTAIN VILLAGE BLVD, MOUNTAIN VILLAGE, COLORADO
REVISED AGENDA**

	Time	Min.	Presenter	Type	
1.	10:00		Chair		Call to Order
2.	10:00	5	Starr	Action	Reading and Approval of Summary of Motions of the of the July 11, 2019 Design Review Board Meeting.
3.	10:05	45	Miller	Public Hearing Quasi-Judicial	Consideration of a Design Review: Initial Architecture and Site Review Application for a new single-family residence on Lot 640BR 1, Timberview (continued from July 11, 2019)
4.	10:50	45	Miller	Public Hearing Quasi-Judicial	Consideration of a Design Review: Initial Architecture and Site Review Application for a new single-family residence on Lot 640BR-4, Timberview
5.	11:35	45	Kjome Starr	Work session	Village pond landscape and vitality work session
6.	12:20	30			Lunch
7.	12:50	30	Starr	Public Hearing Quasi-Judicial	Consideration of a Design Review Process Application for a design variation to 17.3.4F(2), Single Family Accessory Uses, to allow a fence in the front yard on Lot 102, 710 Mountain Village Boulevard
8.	1:20	25	Miller	Public Hearing Quasi-Judicial	Consideration of a Design Review application for Village Center roofing material design variations, which require a specific approval from the DRB, on Lot 52, Tomboy Tavern (continued from July 11, 2019)
9.	1:45	30	Starr	Legislative	Review and Recommendation to Town Council on a Community Development Code (CDC) amendment to Sections 17.3.3 Use Schedule and 15.5.1(E) Vending Regulations
10.	2:15	45	Miller	Public Hearing Quasi-Judicial	Review and Recommendation of an Ordinance to Town Council for a Density Transfer and Rezone located at Lot 30, 98 Aspen Ridge, to Convert a Commercial Unit to an Employee Apartment
11.	3:00				Adjourn

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

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

**SUMMARY OF MOTIONS
TOWN OF MOUNTAIN VILLAGE
DESIGN REVIEW BOARD MEETING
THURSDAY JULY 11, 2019**

Call to Order

Chairman Banks Brown called the meeting of the Design Review Board of the Town of Mountain Village to order at 10:01 a.m. on Thursday, July 11th, 2019 in the Town Hall Conference Room at 415 Mountain Village Boulevard Mountain Village, CO 81435.

Attendance

The following Board members were present and acting:

Cath Jett
Greer Garner
Dave Eckman
Keith Brown
David Craige
Banks Brown
Ellen Kramer (2nd alternate)
Adam Miller (1st alternate)

The following Board members were absent:

Liz Caton

Town Staff in attendance:

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

Public in attendance:

Robert Stenhammer	rstenhammer@telski.com
James McMoran	jdmcmorran57@gmail.com
Tom Umbhau	info@bauengroup.com
Sheri Reeder	Not Provided
Elyssia Krasic	elyssa@fullcirclehoa.com
Albert Roer	Not Provided
Julie Horowitz	juliewitz@yahoo.com
Bob Horowitz	bhorowitz@rhlaw.net
Chris Hawkins	Chris@alpineplanningllc.com
Alex Klumb	aklumb@ccyarchitects.com
Simon Elliot	Selliot@ccyarchitects.com
Cody Gabaldon	cgabaldon@ccyarchitects.com
Craig Spring	craig@luminosityald.com
Lisa Boyce	Not Provided
Rosia Crow	Not Provided
Mike Fitzhugh	mikemericana@gmail.com
John Horn	Not Provided
Virginia Howard	vrhoward@hotmail.com
Stefanie Solomon	ssolomon@telski.com

Rube Felicelli	Not Provided
Toby Brown	Not Provided
Jeff Proteau	jproteau@telski.com
Steve Patterson	Not provided
William Valaika	wval@aol.com
Laren Valaika	KHVAL@aol.com
Bill Jensen	BJensen@telski.com
Sally Field	Not provided
Carol Hintermeister	Not Provided
Julie Joraanstad	Not Provided
Alex Martin	Not Provided
Marah Ostromeki	Not Provided
Casey Rosen	Not Provided
Carlotta Horn	Not Provided

Oath of Office Appointed DRB member Ellen Kramer

Prior to the beginning of the meeting, Ellen Kramer was sworn in as a Design Review Board Alternate.

Design Review Board Annual Election of Chair, Vice-Chair, and Temporary Chair.

On a **Motion** made by Greer Garner and seconded by Dave Eckman, the Design Review Board voted 7-0 to designate Banks Brown as Chairperson, David Craige as Vice-Chairperson, and Greer Garner as Temporary Chairperson.

Reading and Approval of Summary of Motions for the June 6, 2019 Design Review Board Meeting Minutes.

On a **Motion** made by Dave Eckman and seconded by Cath Jett, the DRB voted 7-0 to approve the June 6th, 2019 Summary of Motions, with the following changes:

1. The 7th condition of approval for the Reading and Recommendation to Town Council of a resolution approving a Conditional Use Permit associated with an aerial canopy tour was corrected to be valid until 2044 (concurrent with the US Forest Service Approval). The original text incorrectly stated that the Conditional Use Permit was only valid for five (5) years.

Consideration of a Design Review application for Village Center roofing material design variations, which require a specific approval from the DR on Lot 52, 565 Mountain Village Boulevard

Senior Planner John Miller presented the consideration of a Design Review application for village center roofing material variations on Lot 52, 565 Mountain Village Boulevard. Applicant Sheri Reeder and Elyssa Krasic presented on their own behalf for this matter.

There was no public comment.

On a **Motion** made by Dave Eckman and seconded by Cath Jett, the DRB voted 7-0 to continue the design review application for village center roofing on Lot 52, 565 Mountain Village Boulevard until the August 1, 2019 Design Review Board Meeting.

Consideration of a Design Review: Final Review Application for two new multi-family apartment buildings consisting of a cumulative 49 dwelling units, located on Lot 1001R, 415 Mountain Village Boulevard (Village Court Apartments).

John Miller presented the consideration of a Final Review Application for two new multi-family apartment buildings consisting of a cumulative 49 dwelling units, located on Lot 1001R, 415 Mountain Village Boulevard (Village Court Apartments). Architect Tom Umbhau of Bauen Group Architects presented on behalf of the applicant.

Board Member Dave Eckman recused himself from this matter on account of a conflict of interest.

There was no public comment.

On a **Motion** made by David Craige and seconded by Greer Garner the DRB voted 7-0 to approve a Final Review Application for two new multi-family apartment buildings consisting of a cumulative 49 dwelling units, located on Lot 1001R, 415 Mountain Village Boulevard (Village Court Apartments) with the following conditions:

1. This approval is subject to the Town Council approving the variance to the height requirement. If denied, the applicant must resubmit for approval of the project by the Design Review Board.
2. This approval is subject to the Town Council approving the Density Transfer and Rezone for Lot 1001R, creating an additional 7 units of employee apartment density. If denied, the applicant must resubmit for approval of the project by the Design Review Board, as applicable.
3. 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. This approval requires emergency lighting with battery backup to be shown at all exits for required egress at the time of Building Permit submittal.
5. The contractor shall meet with employees of Community Services (Police Department) as well as VCA Management regarding the parking of construction vehicles at the site prior to the commencement of construction.
6. The contractor shall meet with employees of Planning and Development Services Department throughout the project regularly to discuss pedestrian and vehicular traffic – and specifically mitigation to impacts which may arise related to obstruction of movement to and from VCA to the gondola.
7. Prior to the issuance of a building permit, the applicant shall field verify all utilities and submit a revised utility plan to the public works director identifying the location.

Consideration of a Design Review: Final Review Application for a new multi-family development located within the expansion area of Lot 600A, consisting of six(6) new condominium units.

John Miller presented the consideration of a Final Review Application for a new multi-family development located within the expansion area of Lot 600A. Chris Hawkins of Alpine Planning, LLC presented on behalf of the applicant.

Public Comment was provided by:

1) Bob Horowitz

On a **Motion** made by Cath Jett and seconded by Keith Brown the DRB voted 7-0 to approve a Final Review Application for a new multi-family development located within the expansion area of Lot 600A, with the following conditions:

1. The applicant will revise the landscaping plan to include additional tree plantings along the stair case and between Elkstone 21 and Elkstone Lakeside. This will include at minimum 2 additional like trees in addition to what is currently proposed that will serve to buffer the stair case from the adjacent building. In addition, the applicant will bring the disturbed area between the two buildings back to its original pre-disturbed condition to include additional small diameter tree plantings and native seed planting. These plantings shall not include any coniferous tree species and is required to be entirely deciduous.
2. Prior to issuance of a CO the property owner will enter in to a nonrevocable General Easement Encroachment Agreement with the Town of Mountain Village for the subterranean soil nail encroachments to the south of the development.
3. 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.
4. A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the GE.
5. Special attention will be given to the southeast portion of the lot. If disturbance is necessary, the neighbors will be notified.
6. To the extent practical, roofing and glazing materials that reduce reflectivity will be used.
7. Lighting for the game room and lounge exterior access will be restricted to the WAC step-light submitted with the plan.

Consideration of a Design Review: Final Review Application for a new single-family home located on Lot 348R, 530 Benchmark Drive.

Senior Planner John Miller presented the consideration of a Final Review Application for a new single-family home located on Lot 348R, 530 Benchmark Drive. Alex Klumb, Simon Elliot, and Cody Gabaldon of CCY Architects presented on behalf of the applicant.

There was no public comment.

On a **Motion** made by Greer Garner and seconded by David Craige the DRB voted 6-1, with Board Member Dave Eckman voting no, to approve a Final Review Application for a new single-family home located on Lot 348R, 530 Benchmark Drive, with the following conditions:

1. The applicant shall remove landscaping lighting, per CDC requirement, on the lighting plan to address non-compliant fixture (L-7) or verify to the DRB that L-7 is a compliant fixture.
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.
7. The Design Review Board approves all stated variations submitted with the application with the addition of variations for walls greater than 4 feet in height.

Consideration of a Design Review: Initial Architecture and Site Review Application for a new single-family residence on Lot 640BR-1, Timberview.

Senior Planner John Miller presented the consideration of an Initial Architecture and Site Review Application for a new single-family residence on Lot 640BR-1, Timberview. Ken Alexander of the Architects Collaborative presented on his own behalf.

Public Comment was provided by:

- 1) Mike Lynch
- 2) Mike Fitzhugh

On a **Motion** made by Cath Jett and seconded by Dave Eckman, the DRB voted 7-0 to continue the Initial Architecture and Site Review Application for a new single-family residence on Lot 640BR-1, Timberview until the August 1, 2019 Design Review Board Meeting.

Conceptual work session for a proposed PUD rescission and Density Transfer and rezone to reduce density on Lots 126R and 152R (Historically referred to as Rosewood PUD) and preliminary design review for the proposed 152R development.

Senior Planner John Miller presented the Conceptual work session for a proposed PUD rescission and Density Transfer and rezone to reduce density on Lots 126R and 152R (Historically referred to as Rosewood PUD) and preliminary design review for the proposed 152R development. Chris Hawkins of Alpine Planning, LLC presented on behalf of the applicant.

Board Member Keith Brown recused himself from this matter on account of a conflict of interest.

Public Comment was Provided by:

- 1) John Horn
- 2) Rube Felcelli
- 3) James McMorran
- 4) Bill Valeka
- 5) Carlotta Horn
- 6) Lisa Boyce
- 7) Carol Hintermeister
- 8) Casey Rosen

Works sessions are non-binding discussions. General discussion regarding hotel density, compatibility of the

development with surrounding properties, zoning, process and past approvals were discussed.

Adjourn

On a **Motion** made by Cath Jett and seconded by Greer Garner, the Design Review Board voted 7-0 to adjourn the July 11th, 2019 meeting of the Mountain Village Design Review Board at 4:18 p.m.

Prepared and Submitted by,

Sam Starr, AICP
Planner
Town of Mountain Village

DRAFT



TO: Mountain Village Design Review Board

FROM: John Miller, Senior Planner

FOR: Design Review Board Public Hearing; August 1, 2019 - Continued from July 11, 2019

DATE: July 19, 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

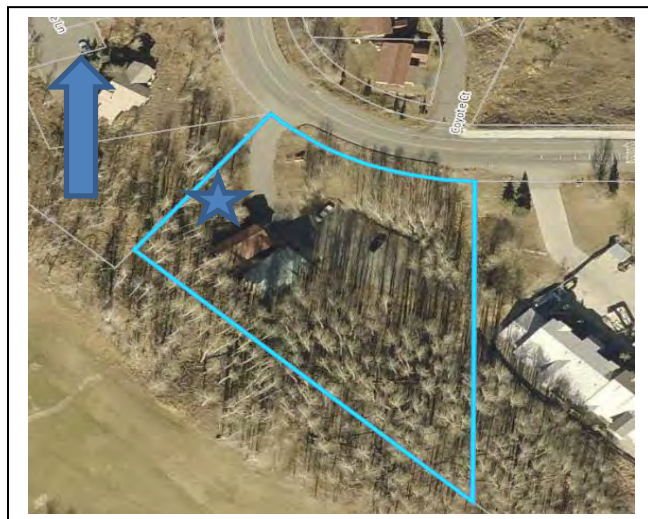


Figure 1: Vicinity Map

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 (IASR) 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. At the July 11, 2019 meeting of the DRB, the IASR request was continued with DRB directing the applicant to provide additional information related to limited or general common element encroachments within the Timberview neighborhood, and specifically to document any adjacent neighbor’s encroachments into this LCE / GCE. The applicant has provided this information to staff and it has been included in the DRB’s packet for the meeting of August 1, 2019.

The applicant proposes the new home to be 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 approximately 1,600 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.**

The was a specific request from the Design Review Board for an analysis to better understand the encroachments that currently exist within the common areas of the Timberview Subdivision. The following information has been provided by the applicant for the DRB's consideration.

Lot #	Encroachment Size in sq. ft
640 BR-1 (proposed)	548.50
640 BR-2	440.40
640 BR-3	596.27
640 BR-4 (proposed)	620

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.

- 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.*

Note: Since the July 11, 2019 DRB meeting, the applicant has revised their plans to remove the patio / hot tub encroachments as requested by the DRB.

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 on 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 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

Since the July 11, 2019 DRB Meeting, the applicant has provided a preliminary landscaping plan. Prior to final submittal, the applicant must revise the landscaping plan to remove all coniferous trees located with the Zone 1 Fire Protection Area. These trees and shrubs may be replaced with deciduous trees and shrubs or removed in their entirety.

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 provided a lighting plan for the home including 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. The proposed exterior fixtures do not exceed the lumen or CCT allowances per the CDC. Staff is unsure of the height of the proposed fixtures at this time.

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 submitted a CMP as part of this application. Staff generally is supportive of the plan with the exception of the area identified as construction parking which is located within the General Easement of Lot 640BR. If the DRB determines this parking to be appropriate, staff recommends conditioning that the disturbed area be revegetated and brought back to its original pre-disturbed condition. Staff prefers to require the parking to occur in an area not within the general easement. 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

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 July 19, 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 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 construction parking, and material storage areas - in conformance with the requirements of the CDC.
- 4) The applicant shall revise their landscaping plan for the project, removing all coniferous species within Zone 1, prior to submittal for Final Architectural and Site Review.
- 5) Prior to the issuance of a building permit, the applicant shall field verify all utilities and submit a revised utility plan to the public works director identifying the location of utilities and connection points.
- 6) Consistent with town building codes, Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be

constructed as either non-combustible, heavy timber or exterior grade ignition resistant materials such as those listed as WUIC (Wildland Urban Interface Code) approved products.

- 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 roof overhang elements within the General Easement.

/jjm

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.

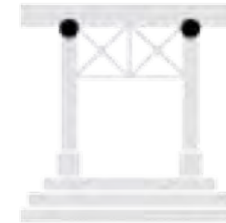
The style I am coining as a "Mountain Modern Chalet". Small in size at 1600sf and 3 bedrooms, 3 ½ baths.

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

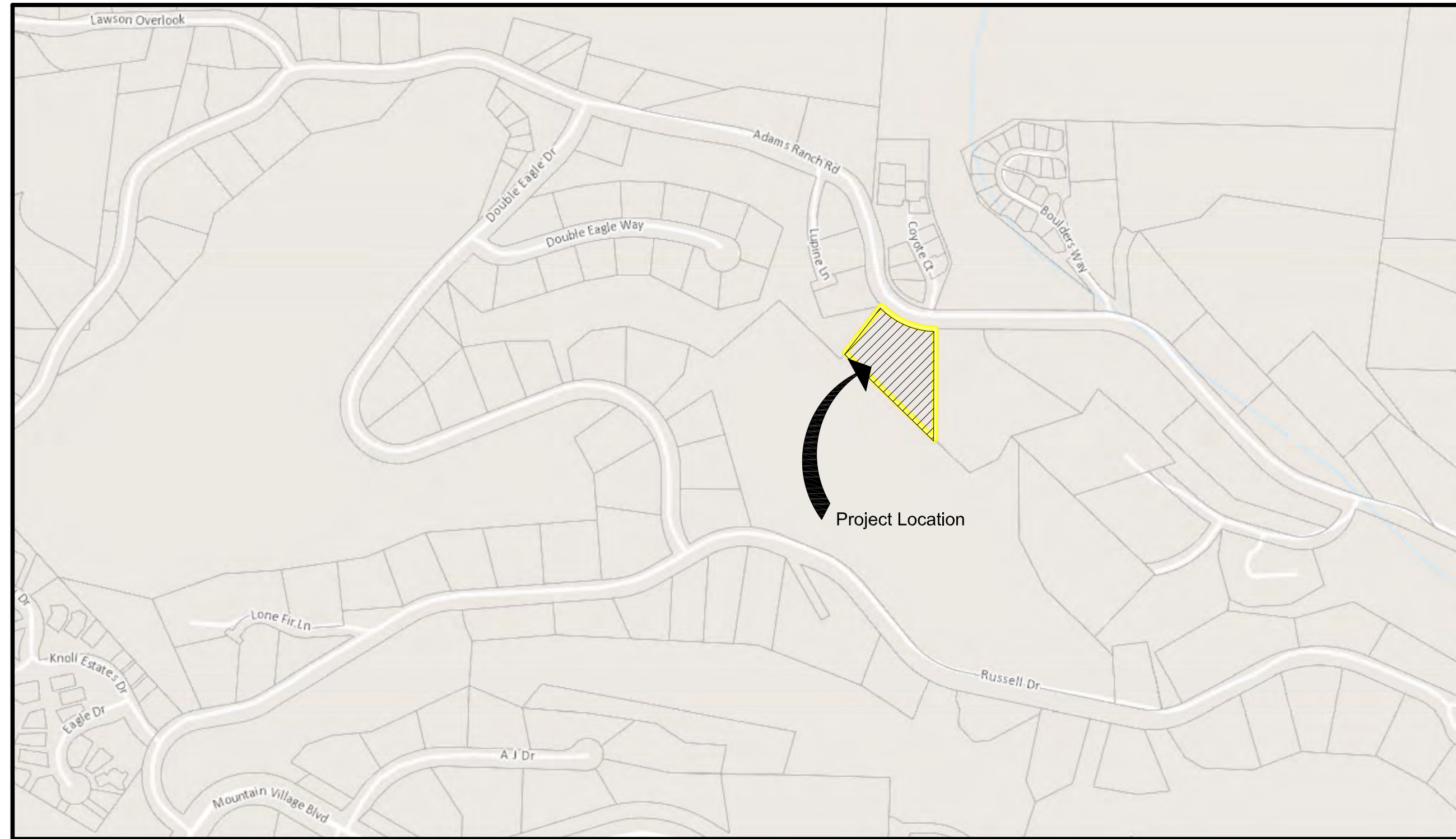
A small solid screened trash enclosure on the side of the garage allows for a tidy removal and storage. A detail of the stone to window setback is attached and 6". All the flashing will be rusted metal to match.



ARCHITECTS
COLLABORATIVE



Lot 1 Timberview 304 Adam's Ranch Road



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	TOTAL	PERCENTAGE
WOOD	136 S.F.	150 S.F.	198.5 S.F.	282 S.F.	767.5 S.F.	24.62%
METAL	256.5 S.F.	607.375 S.F.	138.45 S.F.	103 S.F.	1105.775 S.F.	35.47%
STONE	252 S.F.	127 S.F.	101.8 S.F.	30 S.F.	510.8 S.F.	16.38%
DOOR/WINDOWS	222.5 S.F.	57 S.F.	328.75 S.F.	125 S.F.	733.25 S.F.	23.53%
TOTAL	867 S.F.	941.375 S.F.	768.5 S.F.	510 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'	



Chalet



Bobo

PHOTOS

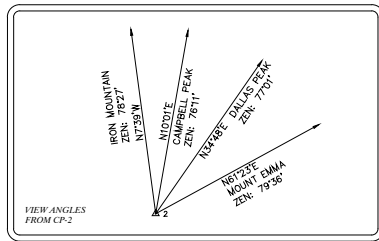




TOPOGRAPHIC SURVEY



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



- LEGEND**
- FOUND #5 REBAR WITH 1/2" ALUMINUM CAP, LS 20632
 - FOUND #5 REBAR WITH 1/2" ALUMINUM CAP, LS 36577
 - SET 18" LONG #5 REBAR WITH 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.

NOTES:

- According to Flood Insurance Rate Map 0813C0287 D map revised September 30, 1992, this parcel lies within Flood Zone "X" (Areas determined to be outside the 500-year flood plain).
- Easement research from Land Title Guarantee Company, Commitment No. TL86008947, Effective Date 05/08/2019 at 05:00 P.M.
- 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.
- Lineal Units U.S. Survey Feet

PROPERTY DESCRIPTION:
Unit 640BR-1, Replat of Lots 640B, 640D, Tracts OSP-35F and OSP-36B, 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 Timbaview (A Planned Community), as Recorded July 9, 1998 under Reception No. 319897.
County of San Miguel,
State of Colorado

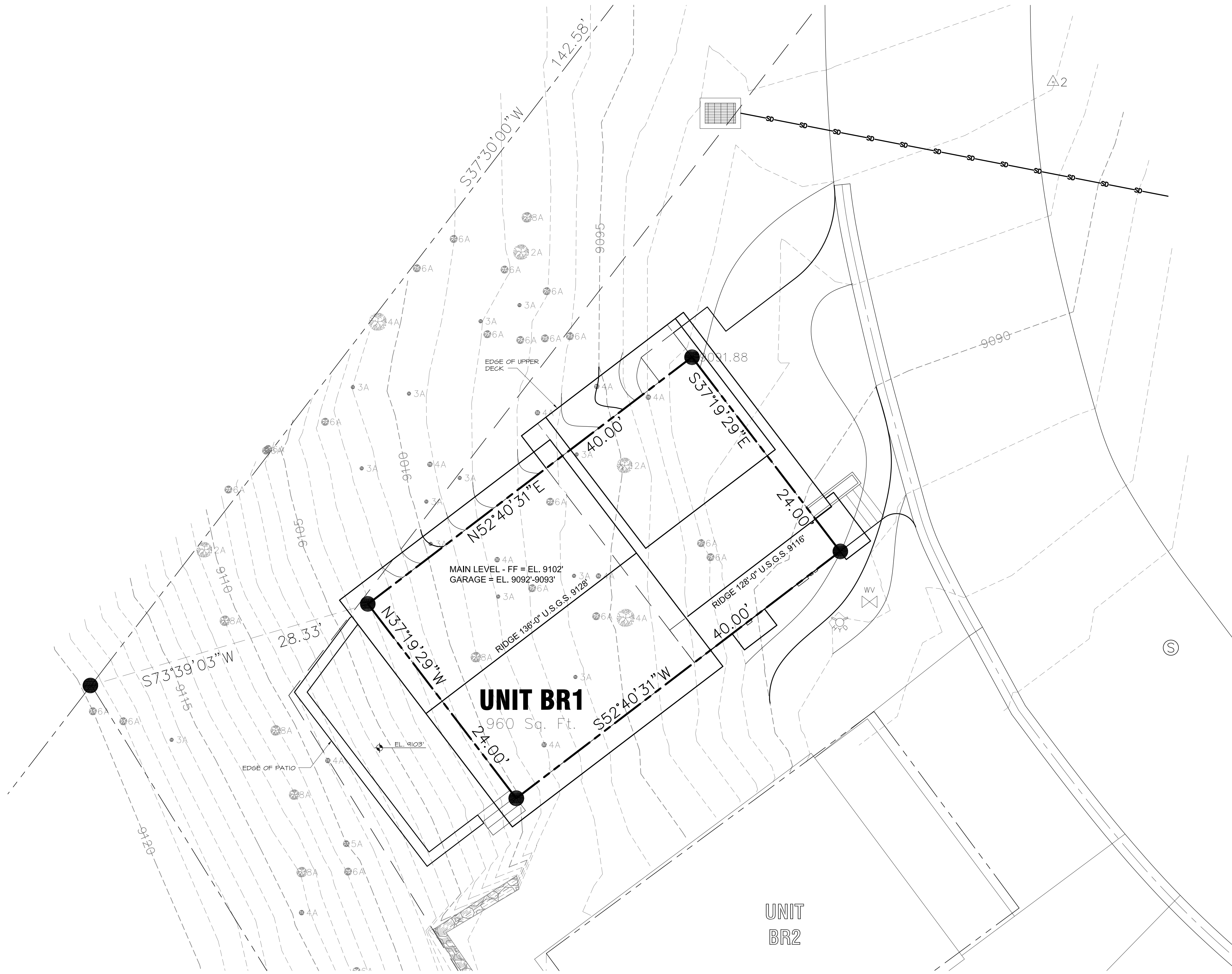
BASIS OF BEARINGS:
The Basis of Bearings for this Improvement Survey Plat was derived from the southwesternly line of Tract OSP-64860, according to the Plat, Recorded in Book 1 at page 2398, said bearing being N 46°19'12" W, both being found monuments as depicted on this plat.

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.

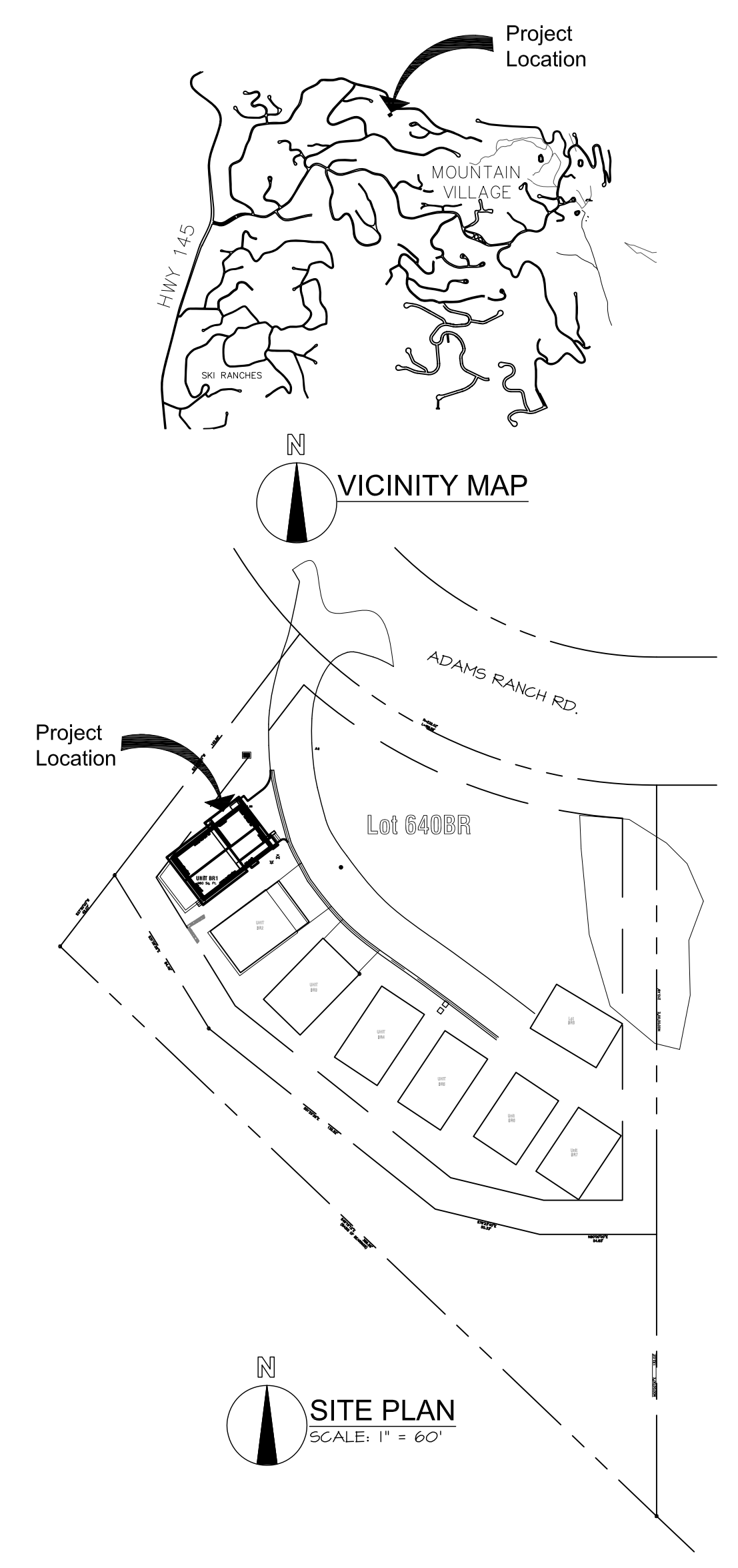
Christopher R. Kennedy, P.L.S. 36577
 05/20/2019

	SAN JUAN SURVEYING	DATE: 5/13/2019
	SURVEYING * PLANNING	JOB: 06046
	102 SOCIETY DRIVE TELLURIDE, CO. 81435	DRAWN BY: ESS
	(970) 728-1128 (970) 728-9201 fax	CHECKED BY: CRK
	office@sanjuansurveying.net	REVISION DATES:
	SHEET: 1 OF 1	

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



SITE PLAN
SCALE: 1" = 60'

REVISIONS:
6-14-19
7-18-19

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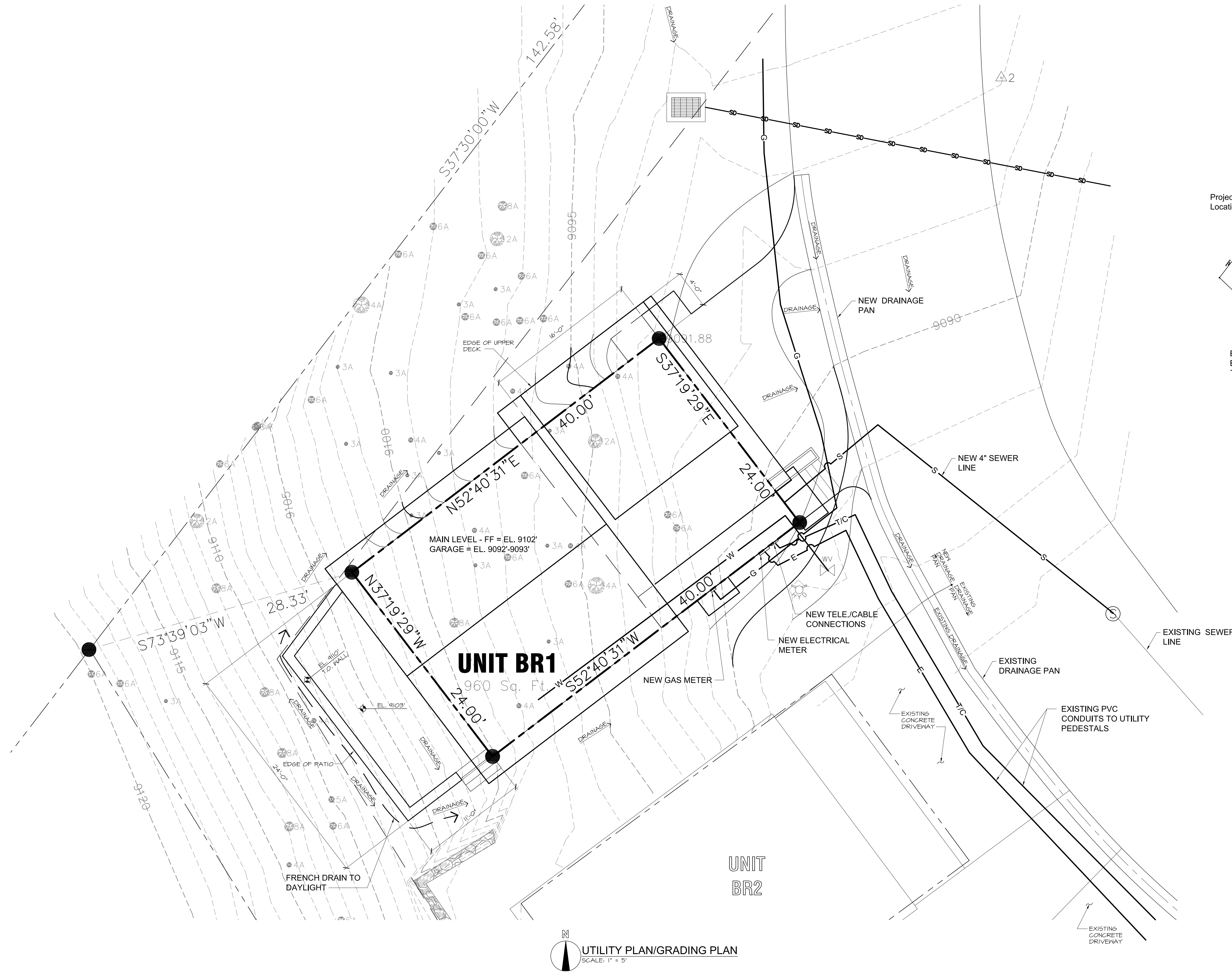
P.O. Box 3954 • Telluride, CO 81435
C: 970-708-1076

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

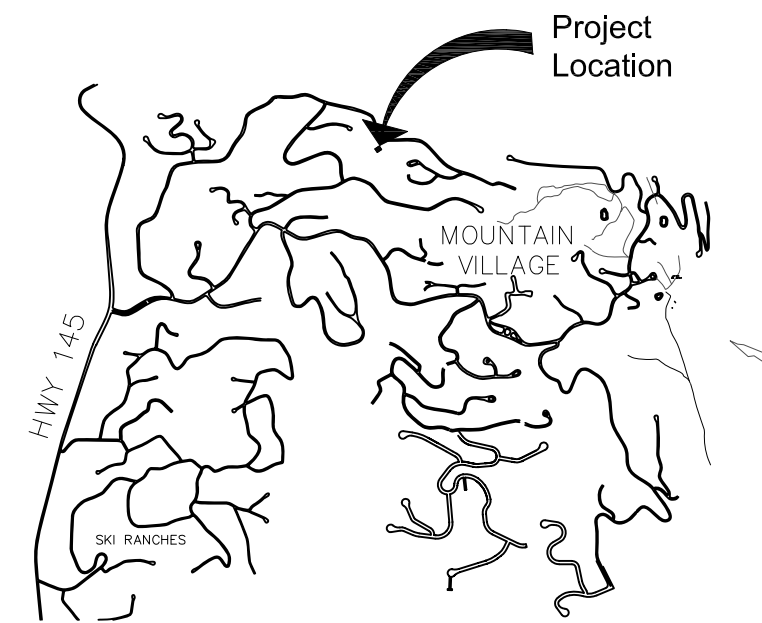
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640 BR-1

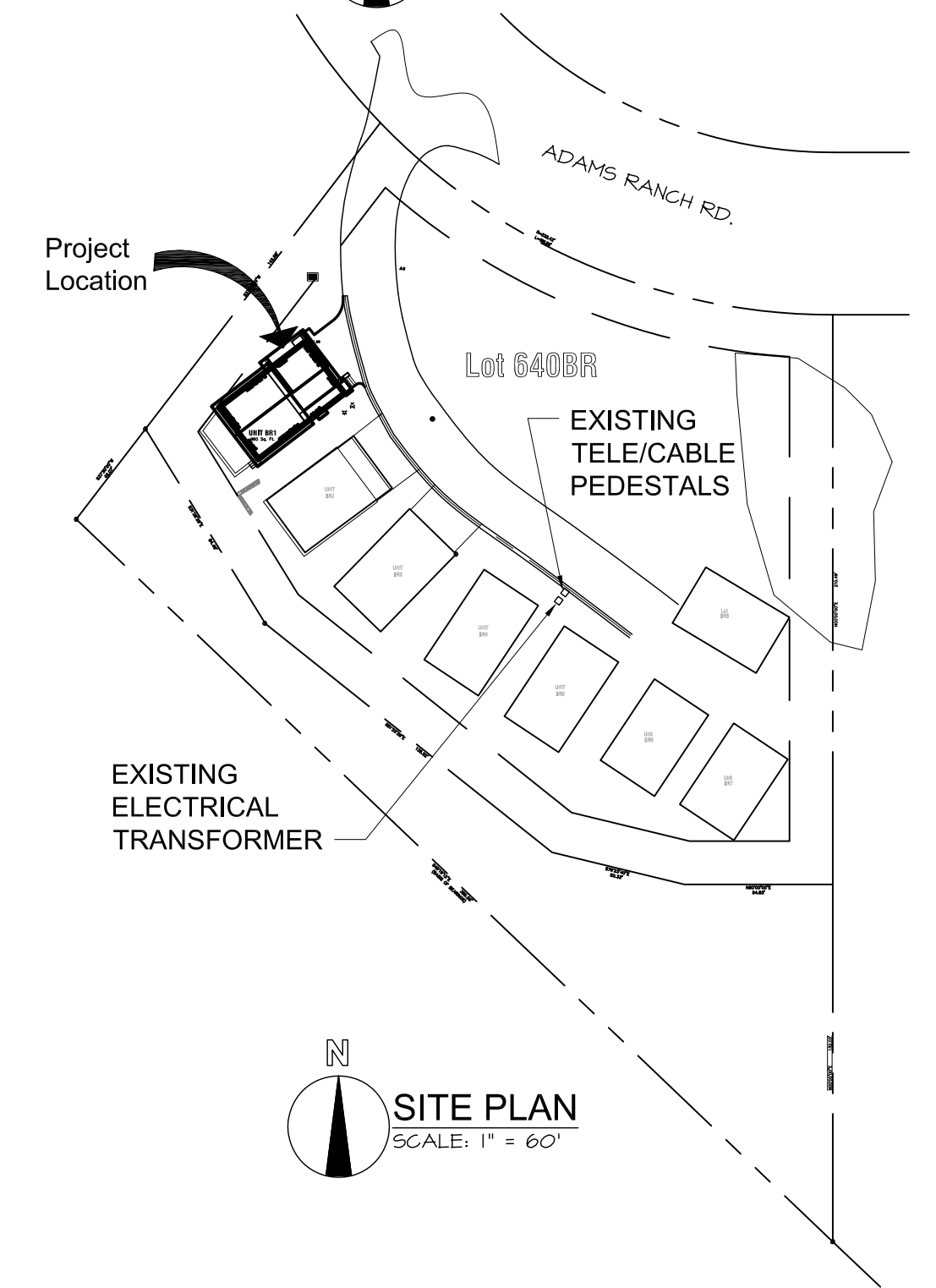
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UTILITY PLAN/GRADING PLAN
SCALE: 1" = 5'



VICINITY MAP



SITE PLAN
SCALE: 1" = 60'

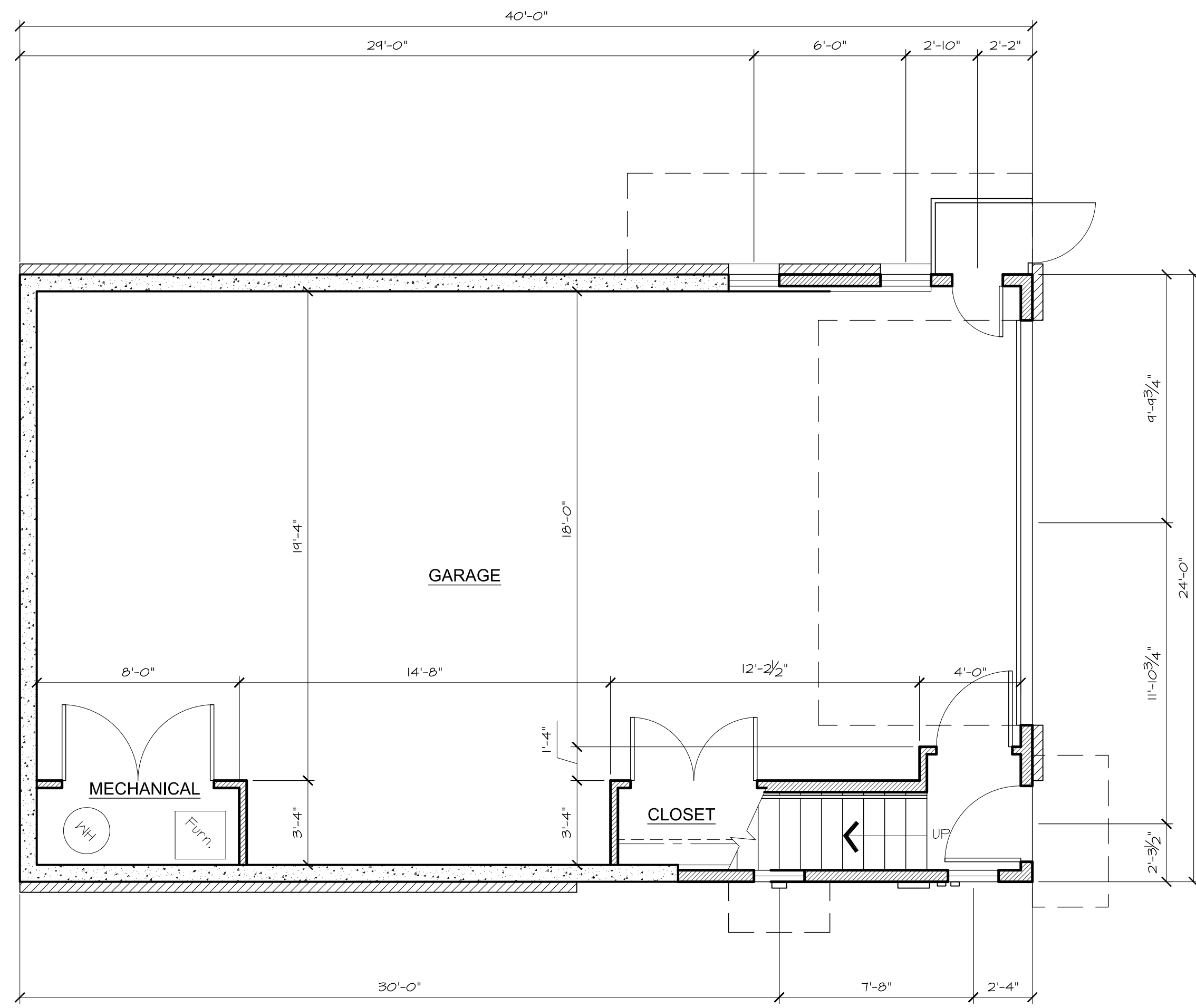
REVISIONS:
7/15/14
7/18/14

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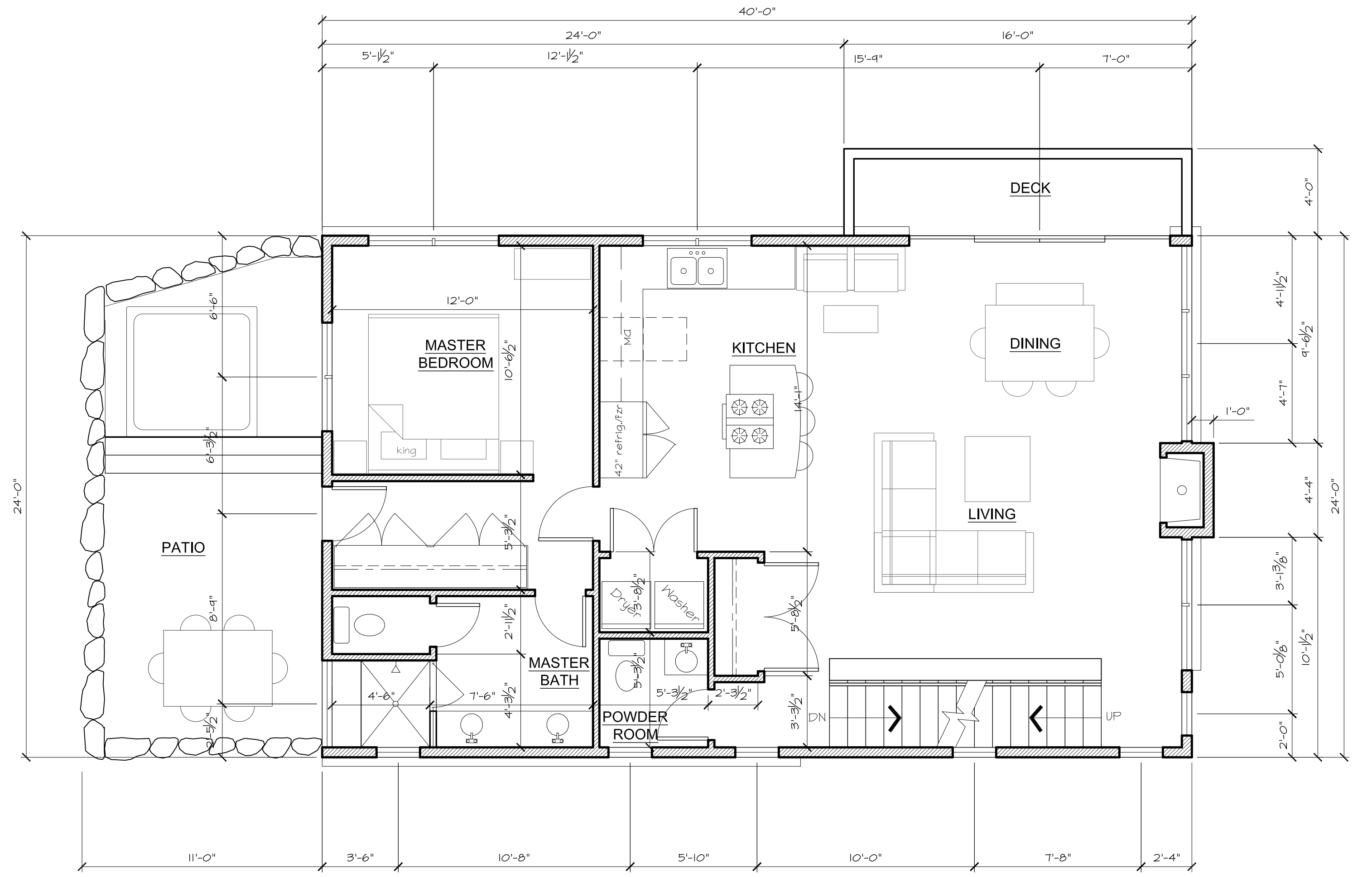
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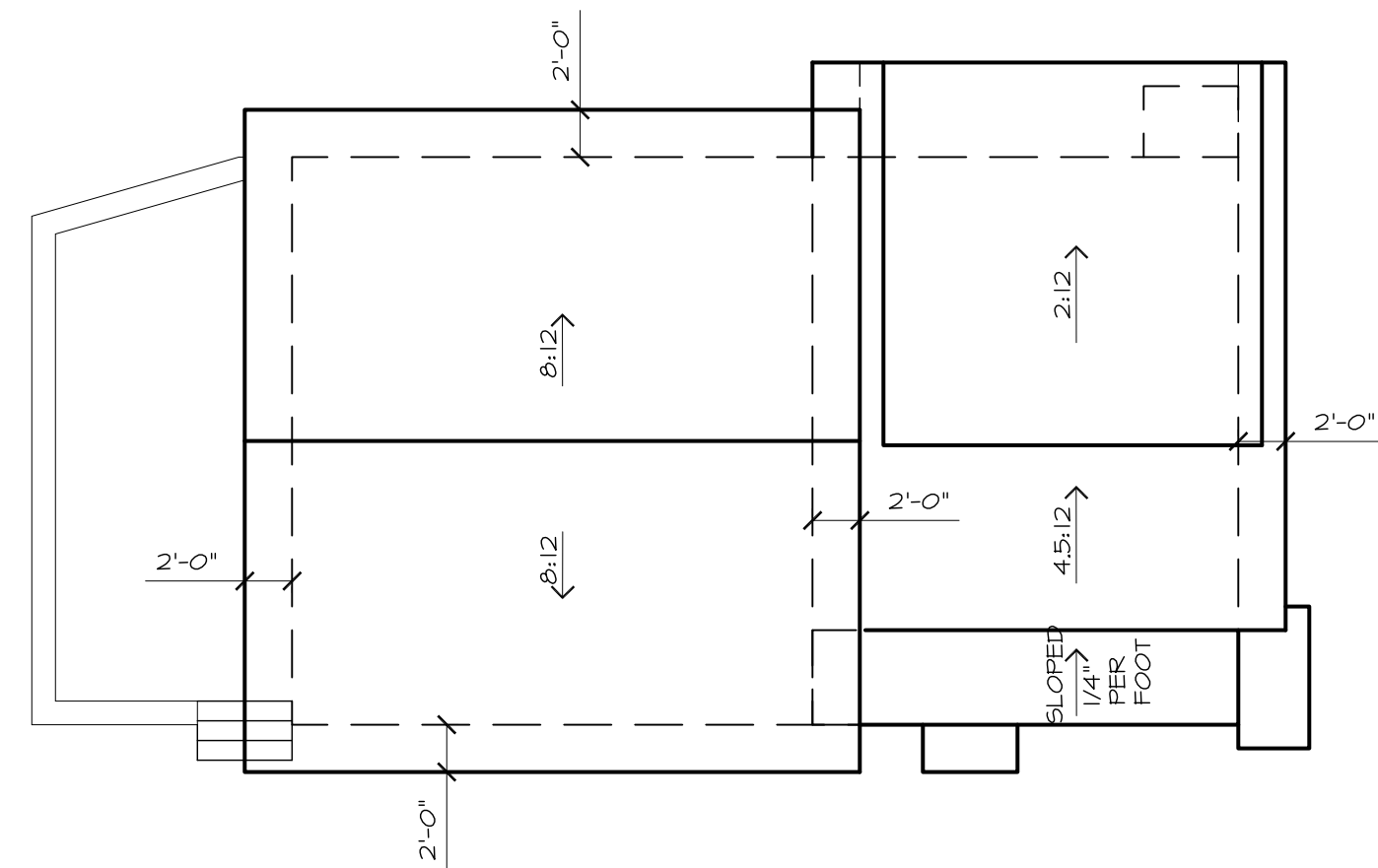
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640 BR-1



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

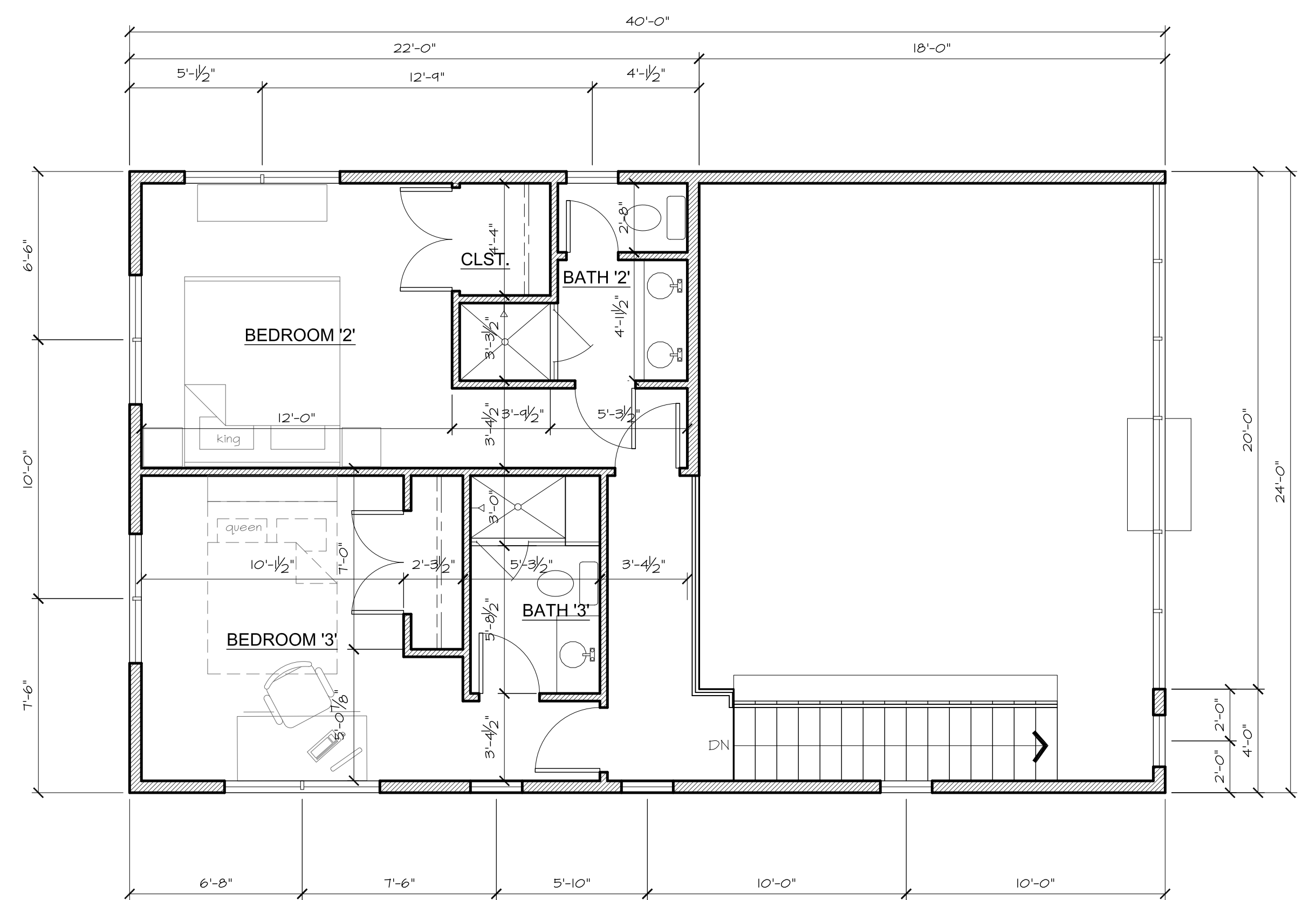


MAIN LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"



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

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.



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

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7-15-19

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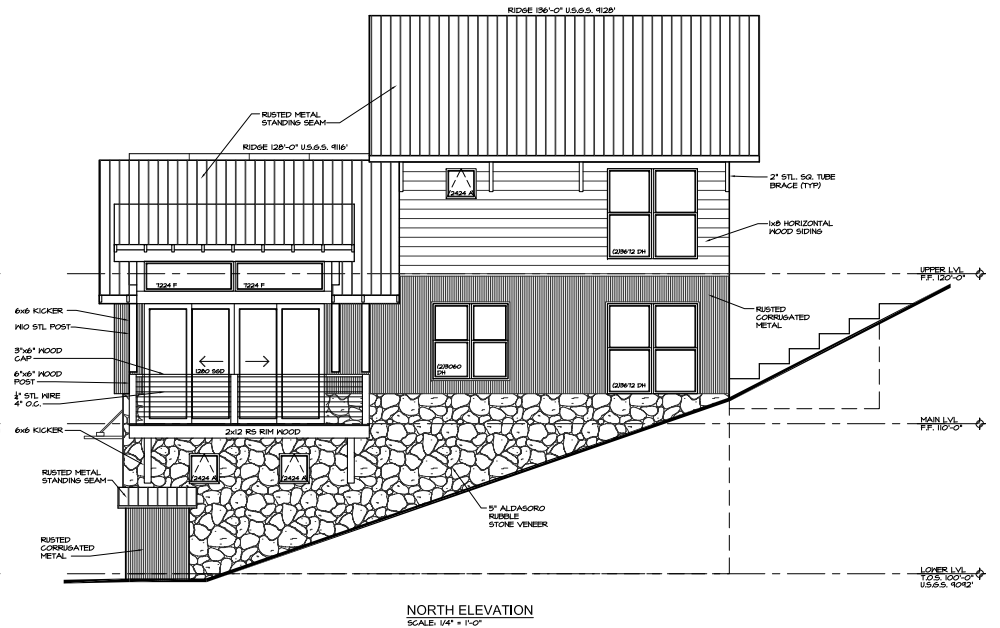
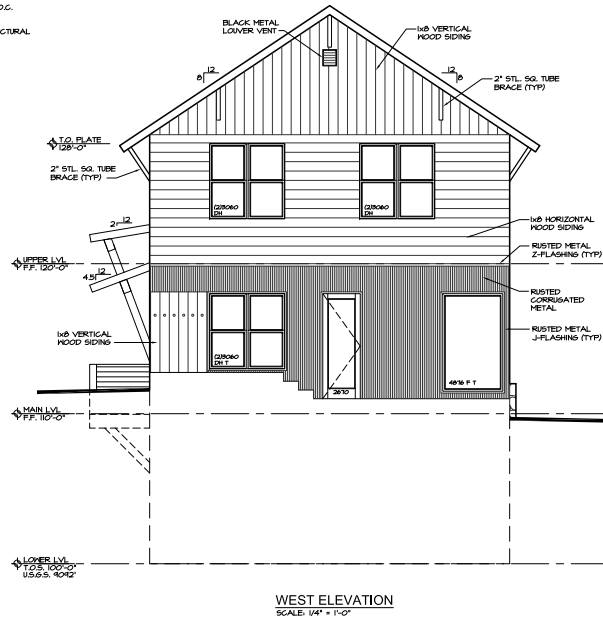
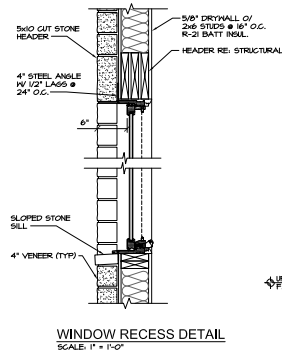
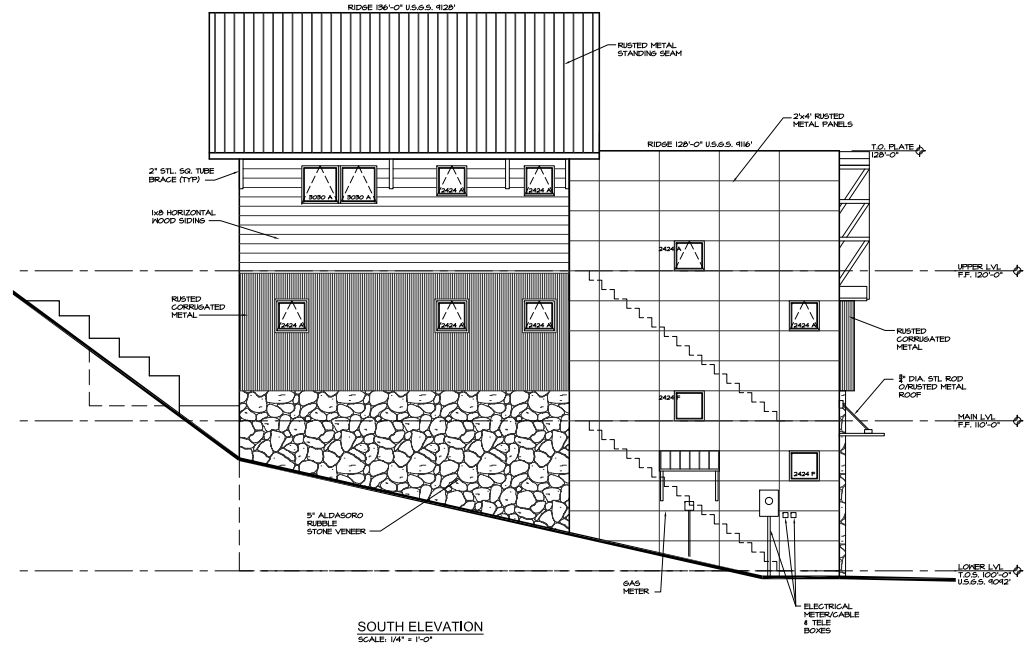
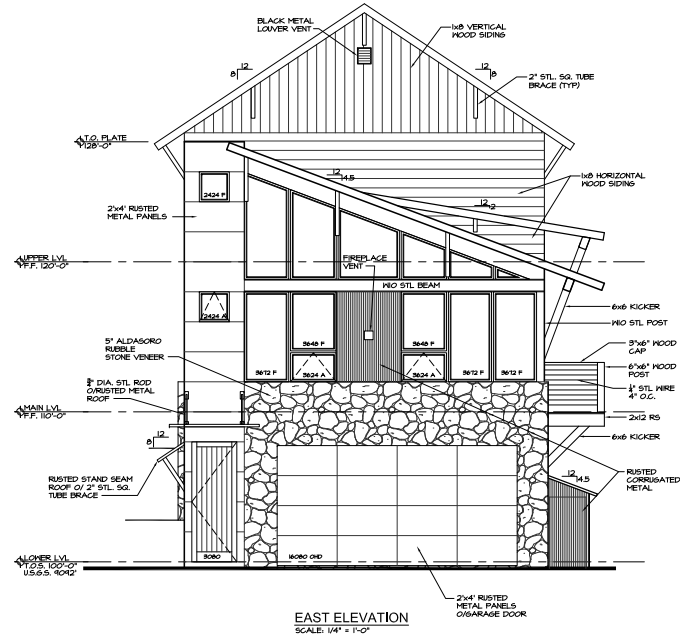
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C: 970-708-1076

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



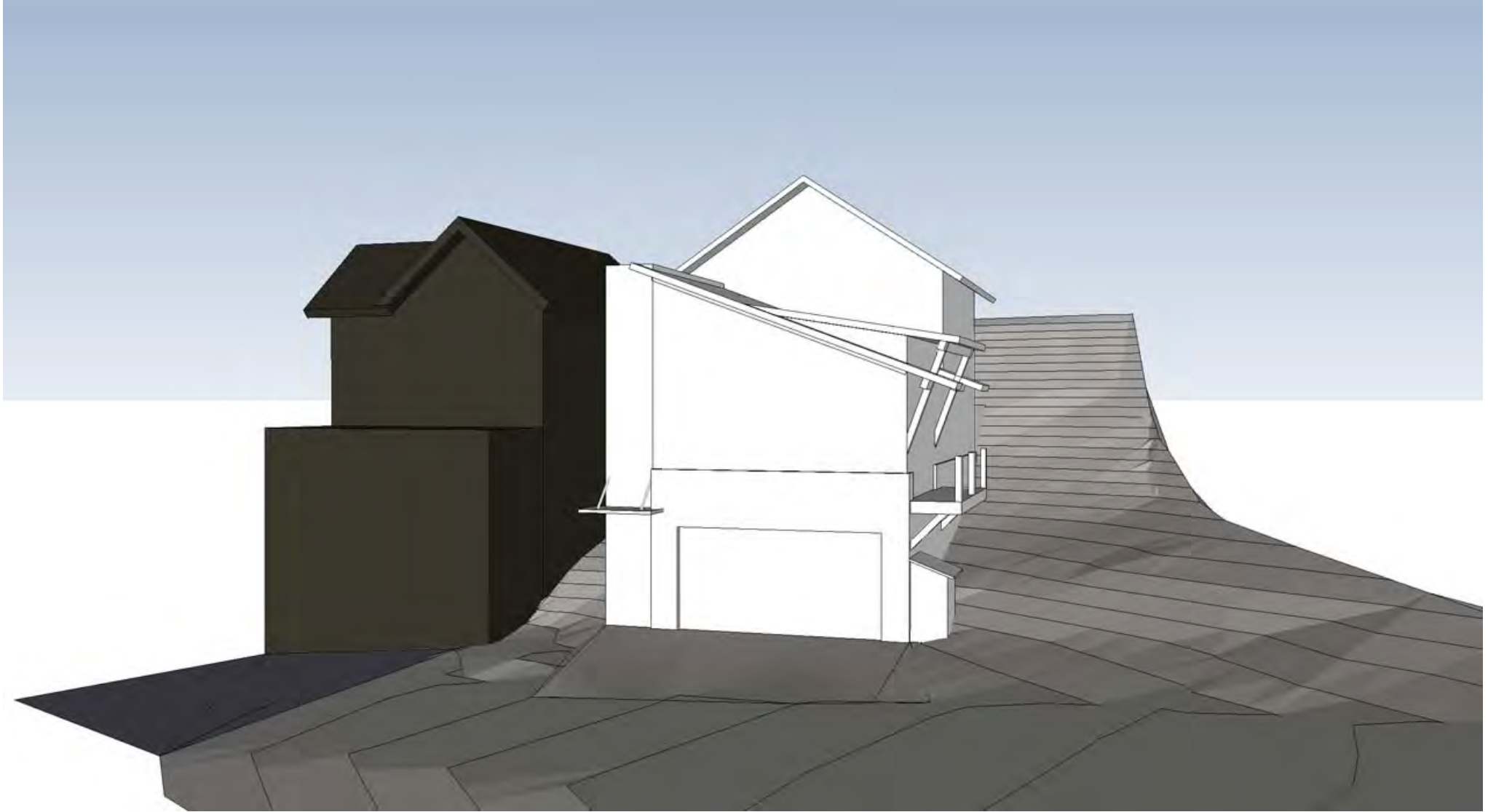
ELEVATIONS



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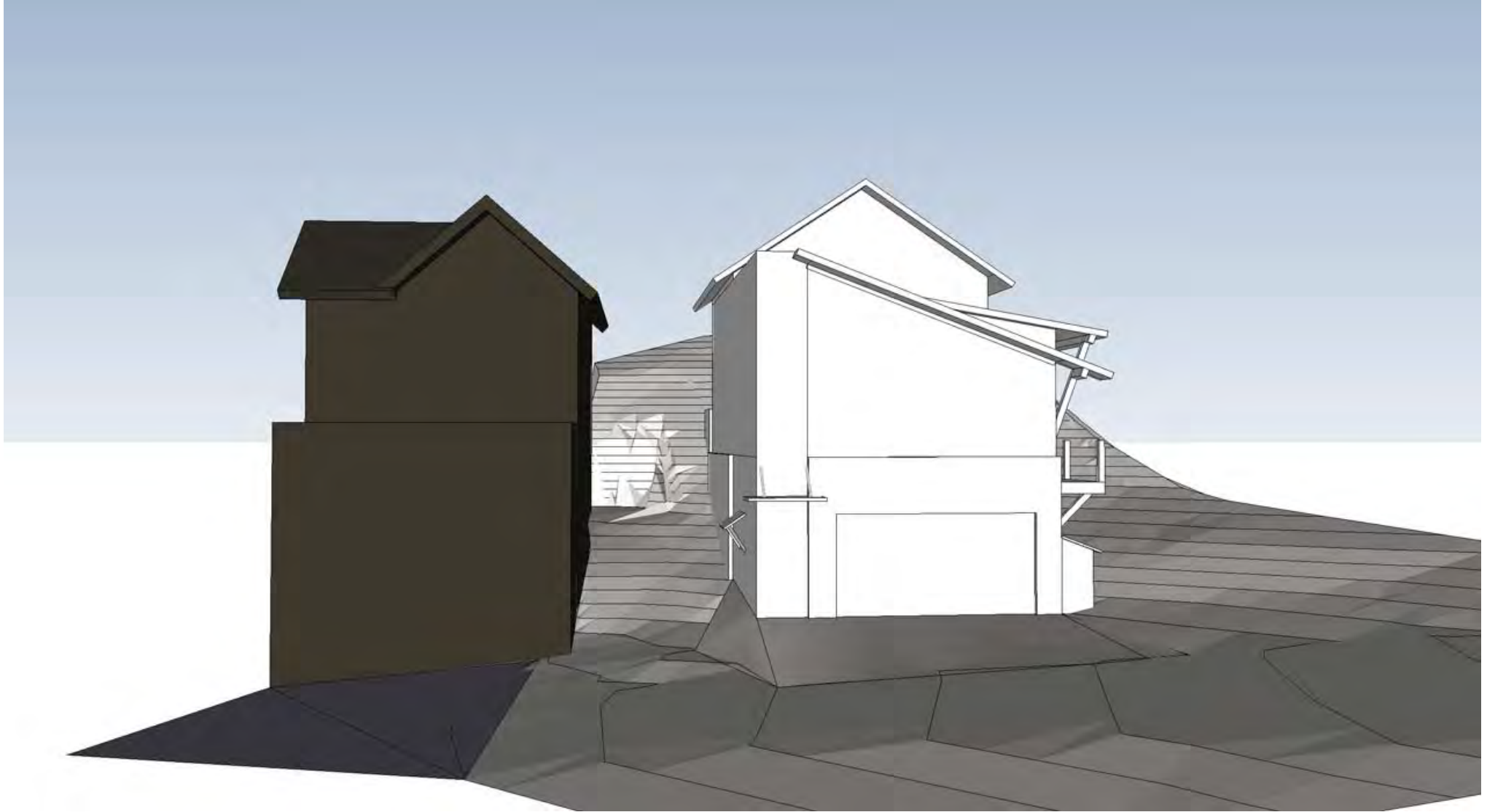


3-D VIEW



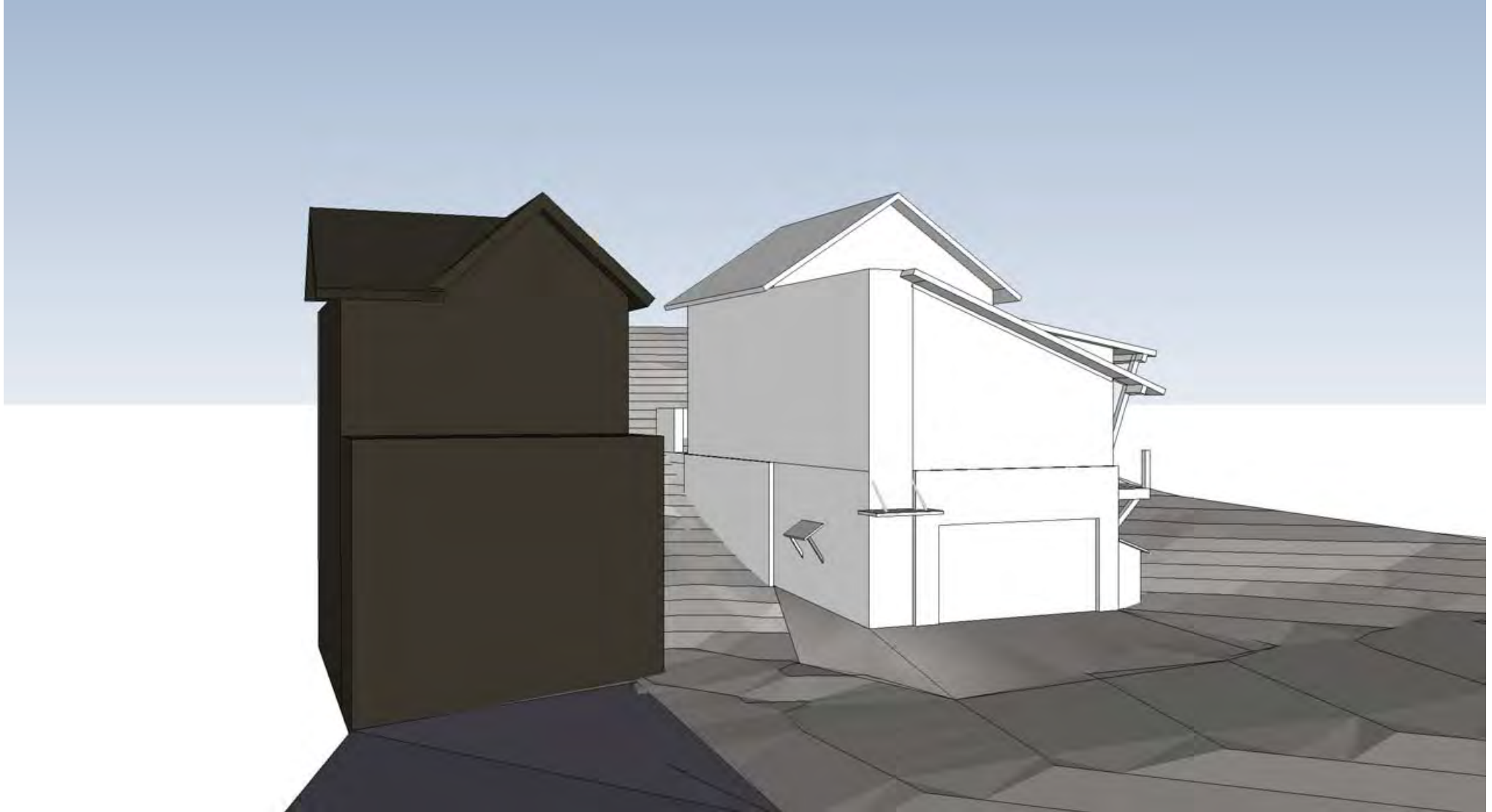


3-D VIEW

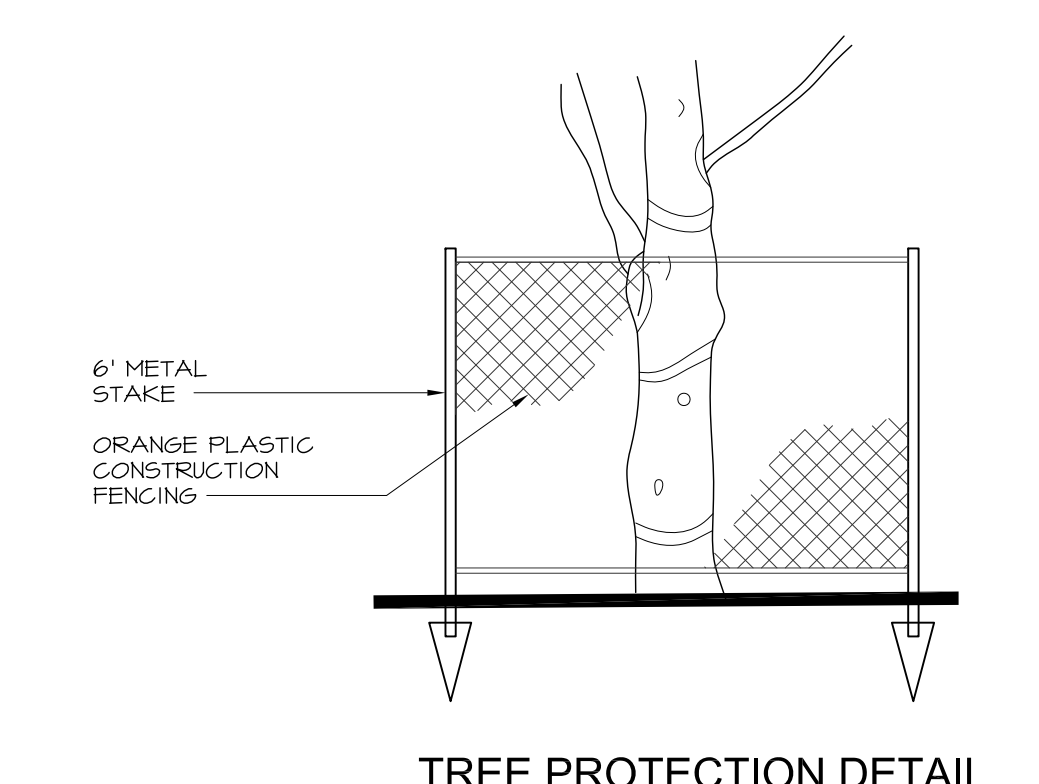
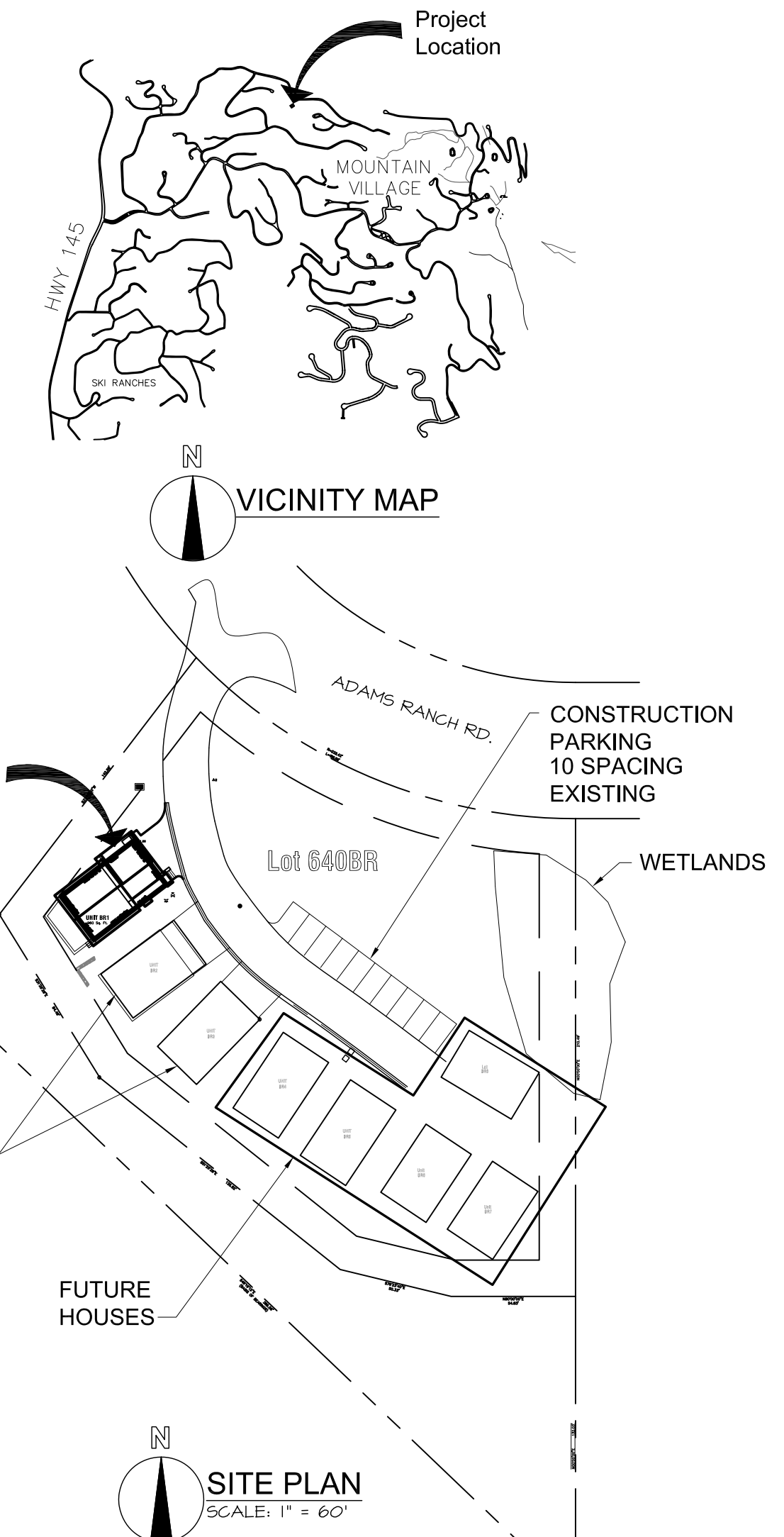
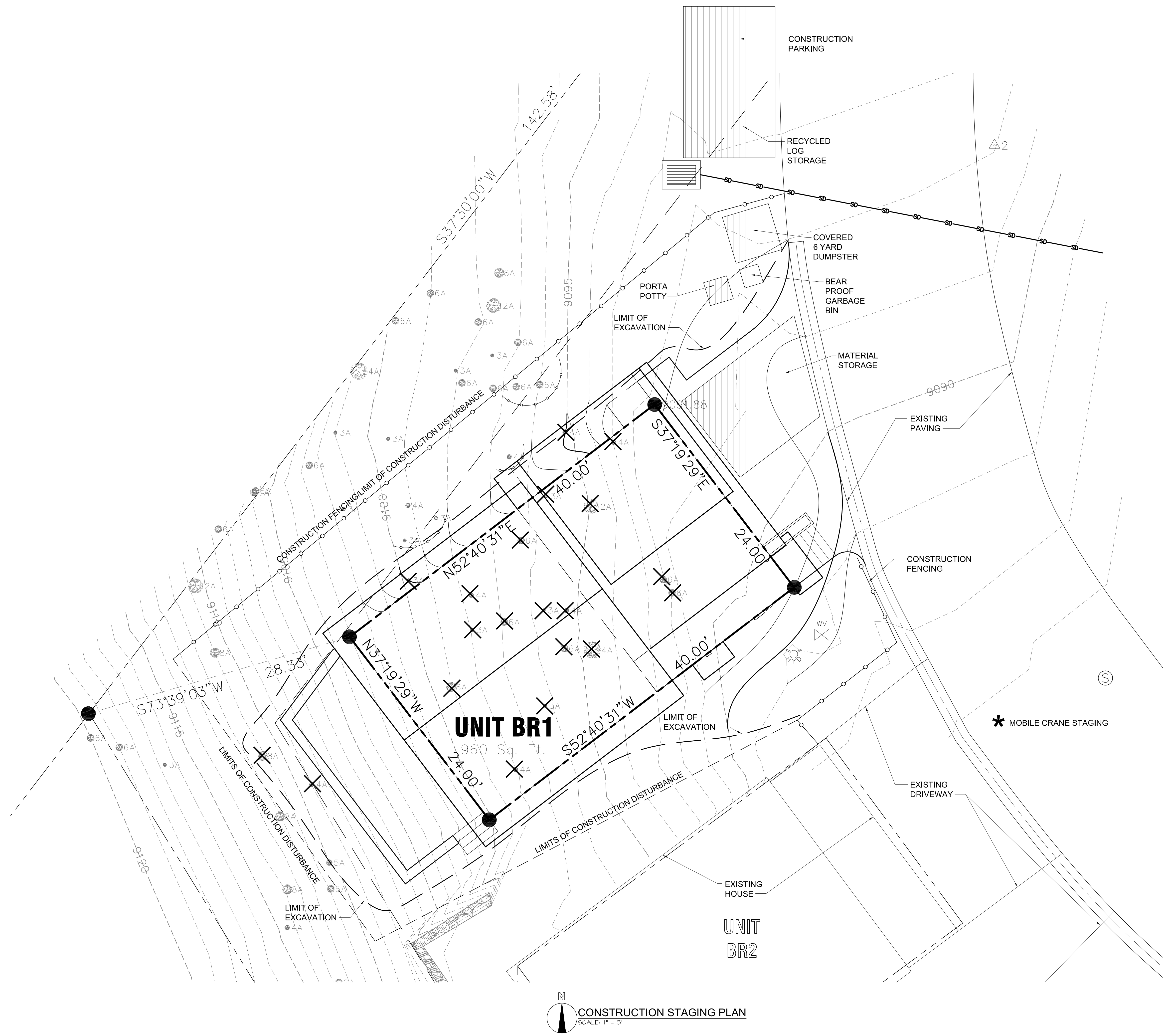




3-D VIEW



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- NOTES:**
1. * A MOBILE CRANE WILL STAGE ON THE DRIVE FOR A FEW HOURS
 2. NO CONSTRUCTION TRAILER WILL BE USED.
 3. WETLANDS ARE NOT IN DRAINAGE DIRECTION.
 4. ALL TREES IN FOOTPRINT WILL BE REMOVED, ALL OTHERS INSIDE CONSTRUCTION FENCING WILL BE PROTECTED PER DETAIL ABOVE.

CONSTRUCTION STAGING PLAN
SCALE: 1" = 5'

REVISIONS:
7/18/19

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

DATE:
6.13.19
A1.4
SHEET
640 BR-1

NOTES:

- PROPERTY OWNERS AGREE TO PROVIDE (2) YEAR PLAN GUARANTEE ON ALL PLANT MATERIALS.
- ALL AREAS DISTURBED BY CONSTRUCTION TO BE REVEGETATED TO NATURAL STATE. SEE ATTACHED GRASS MIXTURE.
- PLAN SHALL COMPLY WITH SECTION 9-104 OF DESIGN REGULATIONS REGARDING NOXIOUS WEEDS.

RE-VEGETATION NOTES:

- ENTIRE SITE CLEARED OF STANDING DEAD.
- WOOD CHIP PILES OF EXISTING SLASH & REMOVE CHIPS.
- SEE CONSTRUCTION STAGING PLAN FOR FENCING.
- ALL AREAS TO BE REVEGETATED BEFORE CONSTRUCTION BEGINS EXCEPT HOME SITE.

IRRIGATION LEGEND

- | | |
|--------------------------|--|
| Check Valve | - Fabco 825Y Double Check device |
| Station Timer | - Toro Vision II (B) station electronic timer |
| Gate Valve | - Fabco gate valve - Provide hose bib for winterization of entire system |
| Ball Valve | - Fabco ball valve - Provide for manual shut down of system |
| Electronic Control Valve | - Toro series 250 electronic control valve with flow control |
| Drip Tubing | - Durapol blue strip drip tubing - 1/2" |
| Main Line | - Class 200 PVC |
| Laterals | - 80# NEF Polyethylene |
| Sprinkler head | - Toro series 510 pop-up sprinkler head with PCD Nozzles |

Notes:

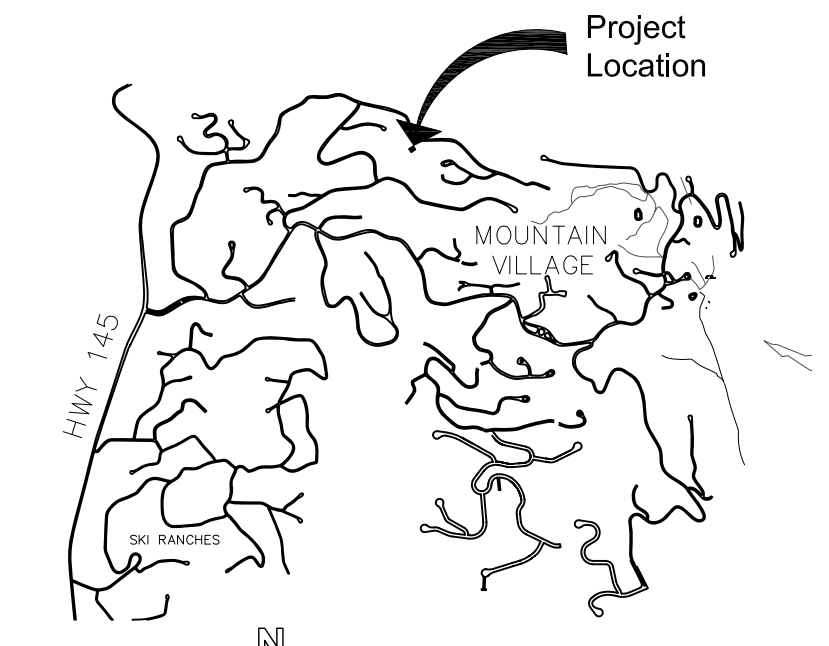
- Irrigation System to be designed to 50 psi
- Main line to be class 200 PVC, 12" min. Depth
- Laterals to be 80# Poly 6 min. depth
- All wire to be #14 UF with dri-splice connectors
- Provide backflow prevention device at check valve
- Slope mainline for positive winter drainage, provide manual drain valves at all low points
- Provide hose bib hook up for winterization of entire system.
- Provide 2" sleeving under all paved surfaces

SYMBOL	QUANTITY	PLANT LEGEND	COMMON NAME	SCIENTIFIC NAME	SIZE
QA	3	Q	Quaking Aspen	<i>Populus tremuloides</i>	3" - 3.5" 8" - 10" 8" - 10"
BS	4	B	Colorado Blue Spruce	<i>Picea pungens</i>	5 gal. 5 gal. 1 gal.
SP		S	Sub-alpine Fir	<i>Abies lasiocarpa</i>	
TJ		T	Tam Juniper	<i>Juniperus sabinia</i>	
HJ		H	Horizontal Juniper	<i>Juniperus horizontalis</i>	
////			Assorted Perennials		

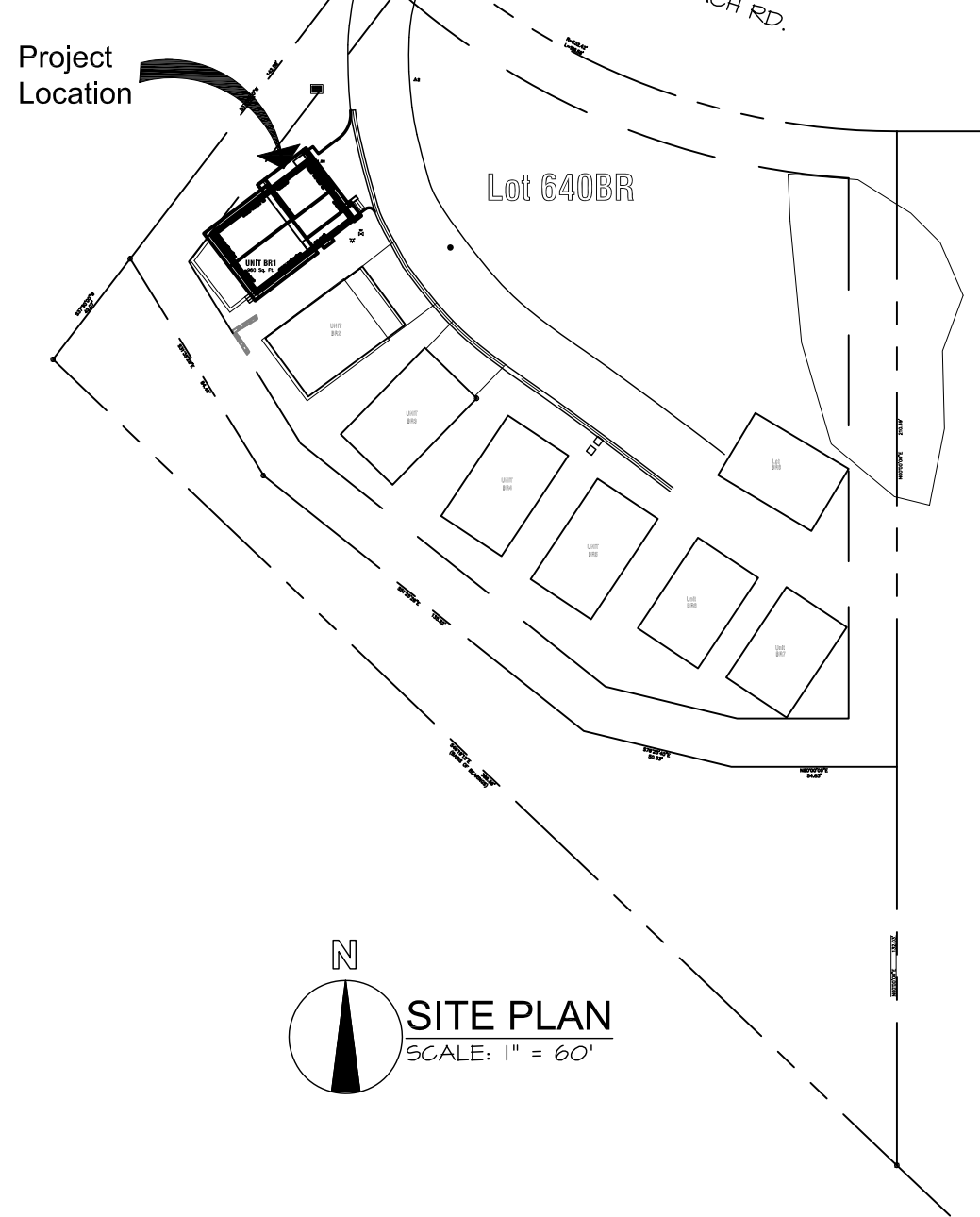
Notes:

- Perennials are:

COMMON NAME	BOTANICAL NAME
Snow on the Mountain	<i>Aegopodium podagraria variegatum</i>
Columbine, Alpine	<i>Aquilegia alpina</i>
Columbine, Rocky Mountain	<i>Aquilegia coerulea</i>
Alpine Aster	<i>Aster alpinus</i>
Calendula	<i>Calendula officinalis</i>
Snow-in-summer	<i>Cerastium tomentosum</i>
Painted Daisy	<i>Chrysanthemum coccineum</i>
Delphinium	<i>Delphinium</i> spp.
Pinks, Spotted	<i>Dianthus, alba</i>
Sweet William	<i>Dianthus barbatus</i>
Purple Coneflower	<i>Echinacea purpurea</i>
Daylily, Yellow	<i>Hemerocallis "Hyperion"</i>
Iris, Pink Bearded	<i>Iris x germanica</i>
Rocky Mountain Iris	<i>Iris missouriensis</i>
Iris, Blue Siberian	<i>Iris sibirica "Gesar's Brother"</i>
Yellow Flax	<i>Linum flavum</i>
Blue Flax	<i>Linum lewisii</i>
Flax, Blue	<i>Linum perenne</i>
Native Lupine	<i>Lupinus parviflorus</i>
Russell's Lupine	<i>Lupinus poliphylus</i>
Engelmann Ivy	<i>Parietaria quinquefolia</i>
Alpine Penstemon	<i>Penstemon alpinus</i>
Thyme, Woolly	<i>Thymus pseudo lanuginosus</i>
Pansy, Blue Tuffed	<i>Viola cornuta "Blue Perfection"</i>
Violet, Corsican	<i>Viola Corsica</i>
- Provide 6" - 8" of topsoil in all planting beds.
- All trees to be staked and guyed.
- Areas of re-vegetation are to be determined after construction is completed.



VICINITY MAP



SITE PLAN
SCALE: 1" = 60'

LANDSCAPE GENERAL NOTES:

- SOIL PREPARATION**
Topsoil will be stripped, stored on site, and spread to a minimum depth of four inches. Soil amendments of manure and peat moss are to be roto-tilled into all areas to be sodded and three cubic yards per thousand square feet.
 - PLANTINGS AND PLANT MATERIAL**
All plant material will be required to meet the American Standard for Nursery Stock. All plantings will meet the standards of the Associated Landscape Contractors of Colorado. Reference schedule and plan for quantity and locations.
 - SODDING**
All sodded areas will be bluegrass. Preparation of soils will include topsoil and roto-tilling to a depth of six to eight inches. Sodded areas will be irrigated, see IRRIGATION.
 - TOWN OF MOUNTAIN VILLAGE PREFERRED LANDSCAPE & RE-VEG MIXES (2002)**

NATIVE MIX (GENERAL RE-VEG)	
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%
Mountain Brome	15%
UPLAND MIX (WETLANDS BUFFER MIX)	
Arizona Fescue	14%
Alpine Bluegrass	14%
Slender Wheatgrass	38%
Mountain Brome	36%
- In areas to be seeded soil will be scarified and/or the topsoil replaced. Newly seeded areas will be mulched by straw, hydro-mulch, or erosion control netting on slopes steeper than 3:1.
- IRRIGATION**
Automatic irrigation will be provided in sodded areas and flower beds with a pop-up sprinkler system and drip irrigation respectively. Reference plan for design.
 - PLANT GUARANTEE**
Landscape installation to provide a two-year guarantee on all newly planted material.

LANDSCAPE PLAN
SCALE: 1" = 5'

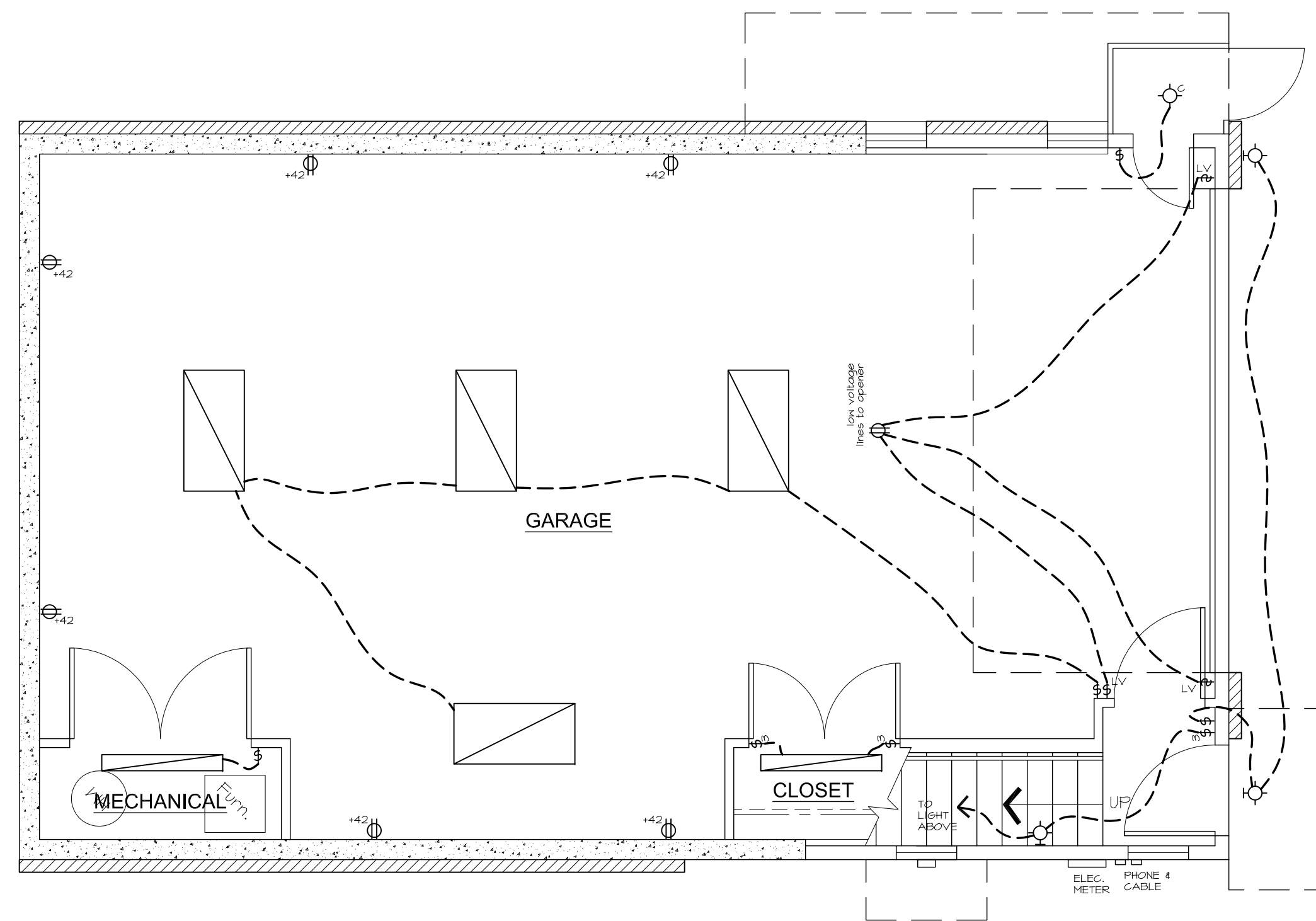
REVISIONS:
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ARCHITECTS
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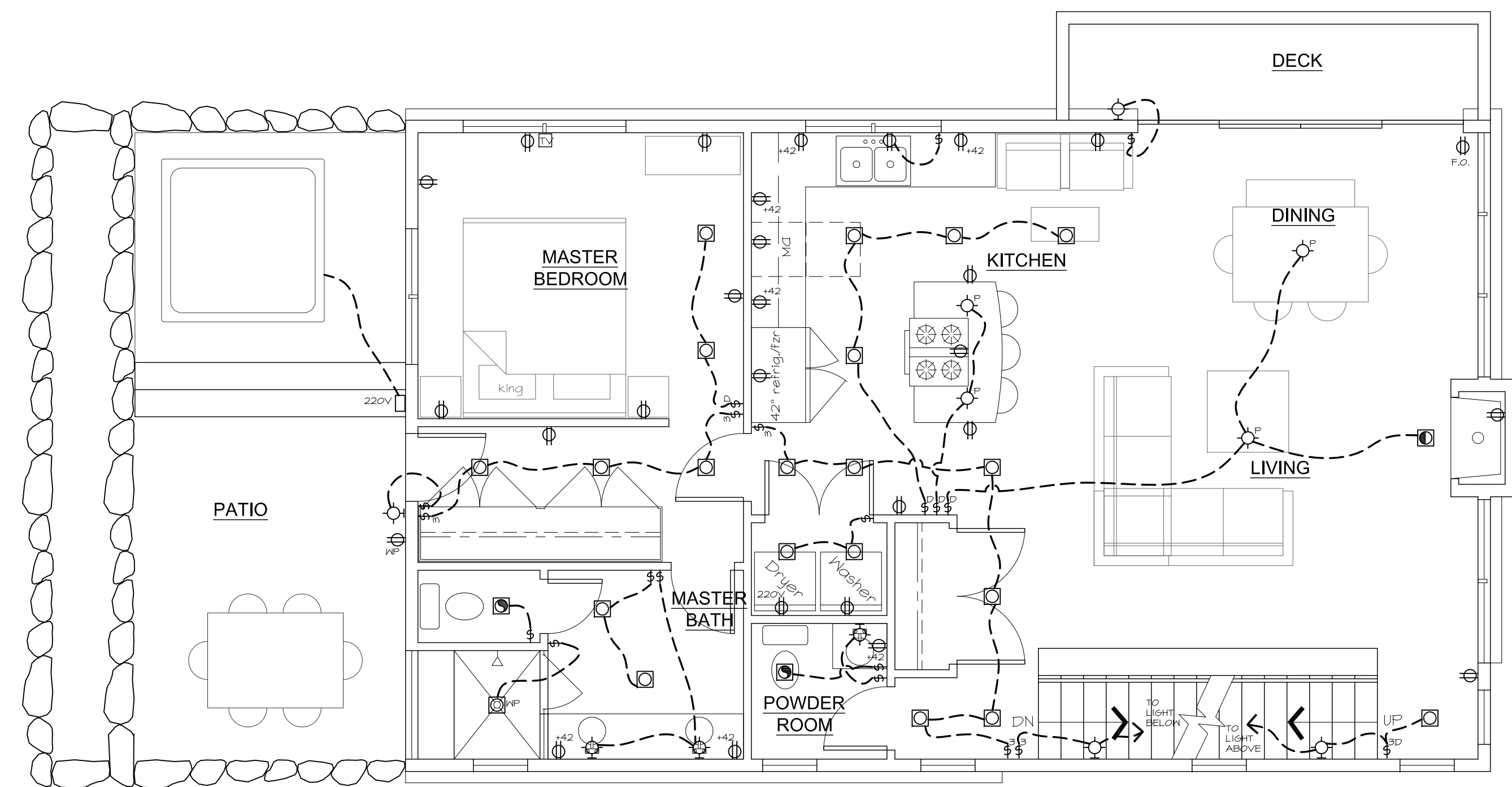
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Lot 640 BR-1, Lot 1 Timberview
304 Adams Ranch Rd, Mountain Village
San Miguel County, Colorado

DATE:
6.13.19
A1.3
SHEET
640 BR-1



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



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

11250 LED Outdoor Wall Sconce
By Kichler



Product Options

Finish: Textured Architectural Bronze, Textured Black

Details

- Designed in 2015
- Material: Metal
- Dark Sky compliant, Title 24 compliant
- ETL Listed Wet
- Made in China

Dimensions

Fixture: Width 5", Height 7", Depth 6.5", Weight: 2.29lbs

Lighting

- 11 Watt (374 Lumens) 120 Volt/277 Volt Integrated LED; CRI: 90 Color Temp: 3000K Lifespan: 40000 hours

Additional Details

Product URL: <https://www.lumens.com/11250-led-outdoor-wall-sconce-by-kichler-us530320.html>
Rating: ETL Listed Wet



Shown In Textured Architectural Bronze finish

Notes:

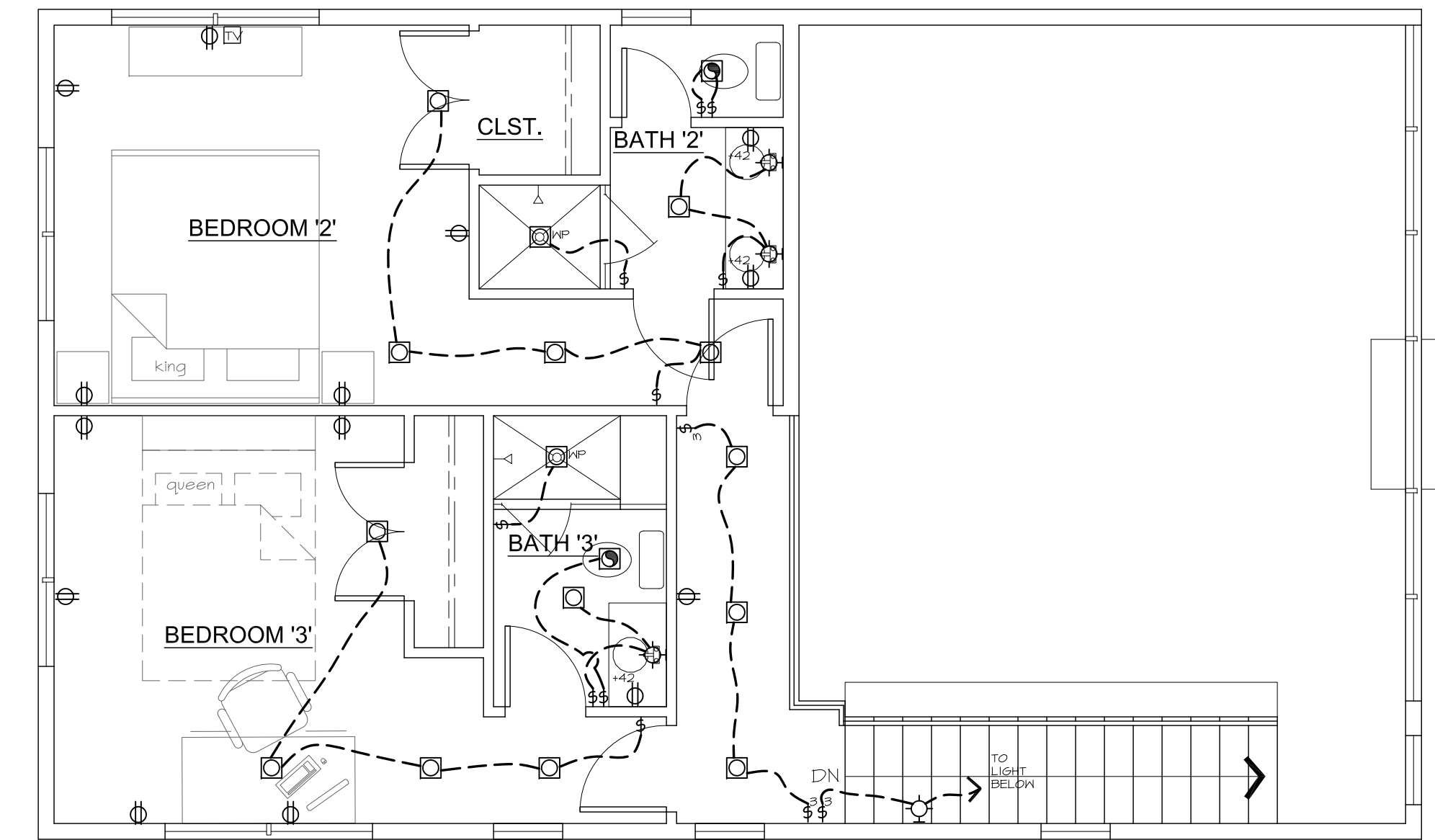
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SQ. FOOTAGE CALCULATIONS

LOWER LEVEL	960 s.f.
MAIN LEVEL	921 s.f.
UPPER LEVEL	533 s.f.
TOTAL LIVING SPACE	1511 s.f.
TOTAL BUILDING	2,414 s.f.

LEGEND

- S SWITCH
- S₃ 3-WAY SWITCH
- S₄ 4-WAY SWITCH
- ☐ LITE TOUCH CONTROL
- ⊕ DUPLEX RECEPTACLE
- ⊕^W RECEPTACLE (WATERPROOF)
- ⊕^H RECEPTACLE (HEIGHT ABOVE FLOOR)
- ⊕^{SO} RECEPTACLE (SWITCH OPERATED)
- ⊕^F RECEPTACLE (FLOOR)
- ☉ LIGHT (WALL MOUNTED)
- ☉^C LIGHT (SURFACE MOUNTED)
- ☉^P LIGHT (PENDANT)
- ☐ LIGHT (RECESSED)
- ☐^E LIGHT (RECESSED-EYEBALL)
- ☐^W LIGHT W/EXHAUST FAN
- ☐^F EXHAUST FAN
- ☐^W LIGHT (WATER PROOF RECESSED)
- ☐^W LIGHT (WATER PROOF)
- ☐^F LIGHT (FLUORESCENT)
- ☐^U LIGHT (UNDER CABINET)
- ☐^F CEILING FAN
- ☐ TELEPHONE
- ☐ CABLE
- ☐ SMOKE DETECTOR
- ☐ SPEAKERS



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



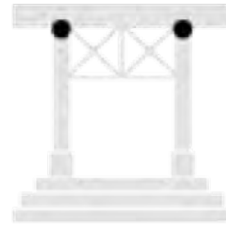
MATERIALS VISUAL



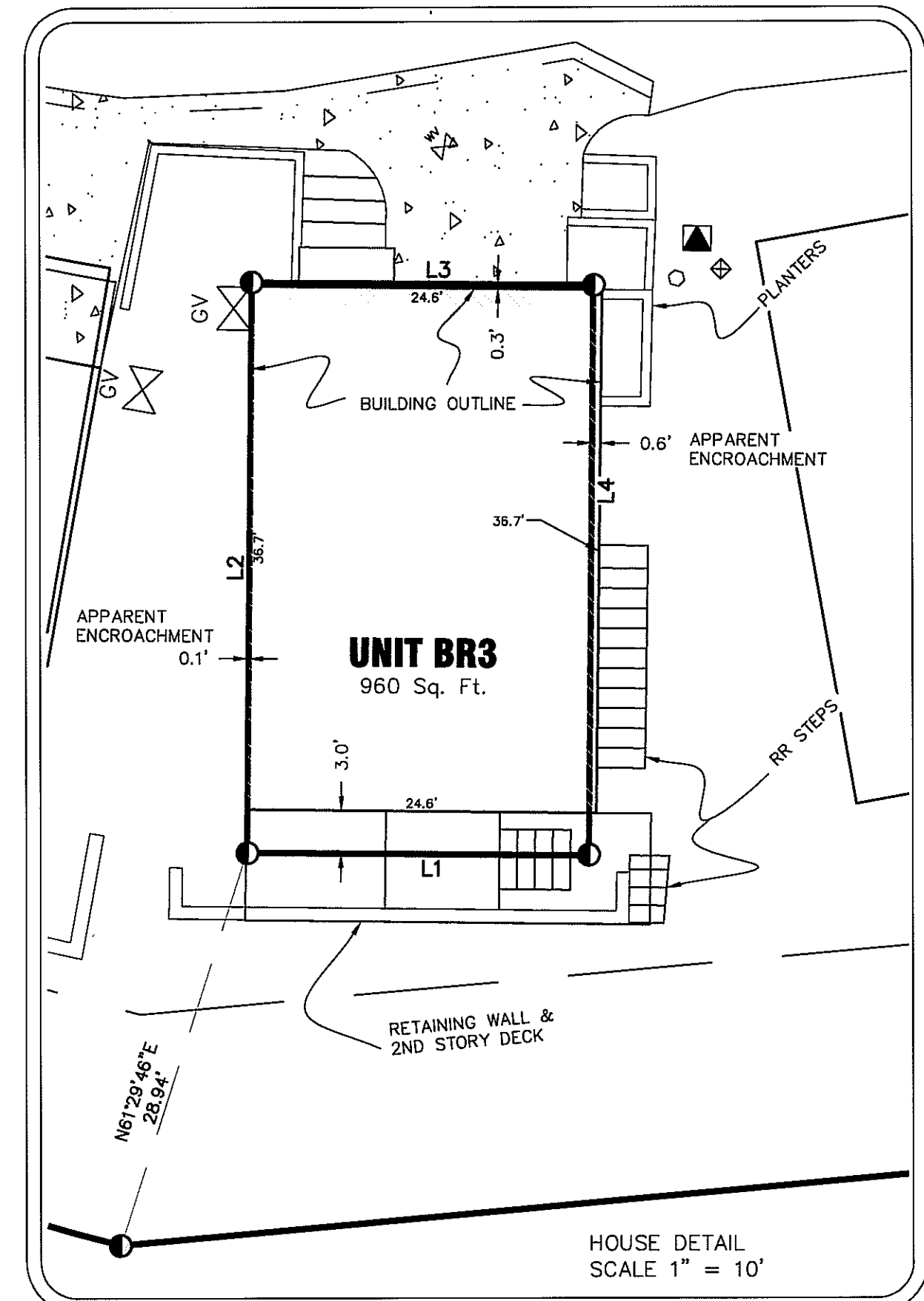
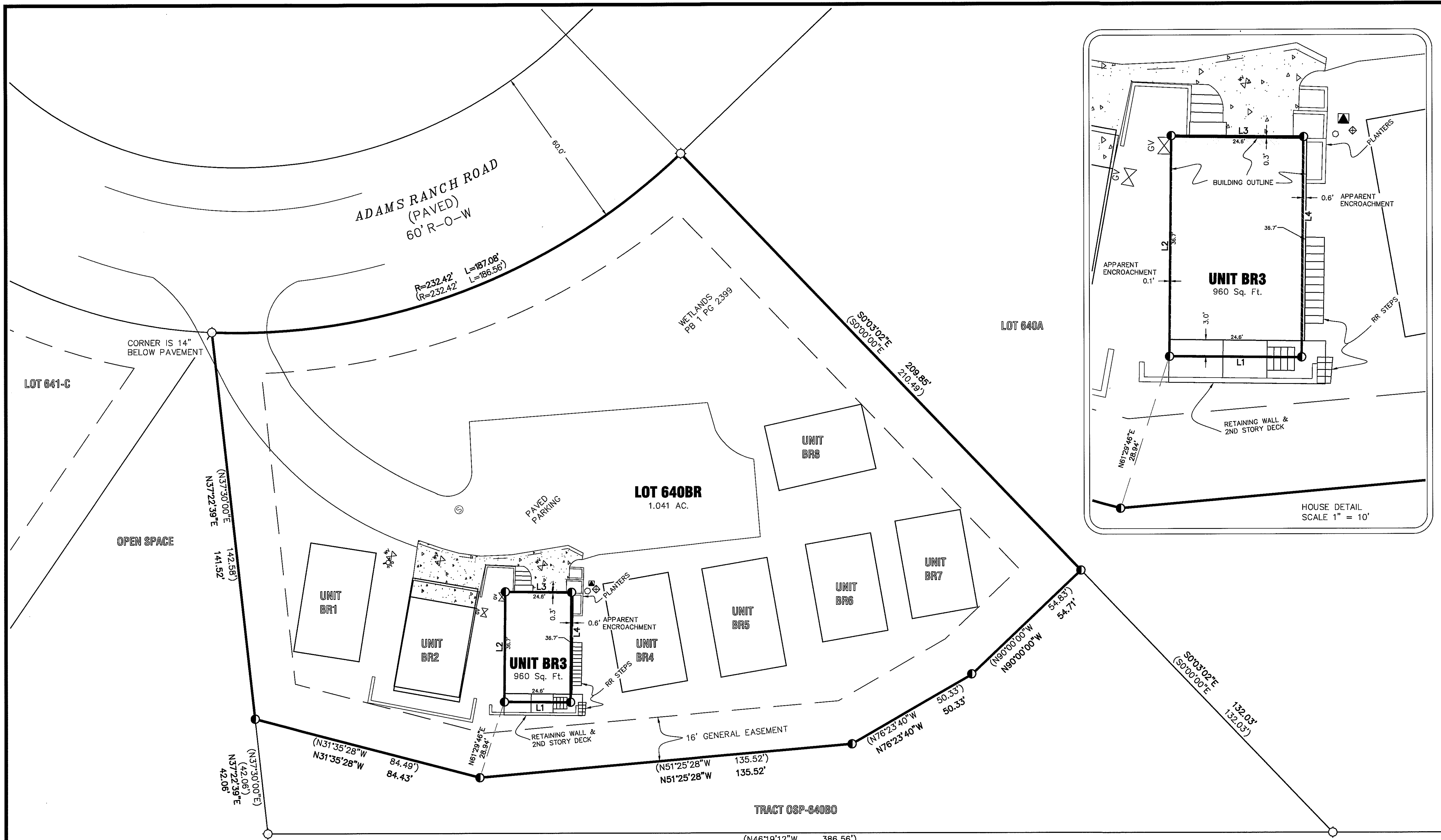


With Appreciation

ARCHITECTS
COLLABORATIVE



Lot 1 Timberview 304 Adam's Ranch Road



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

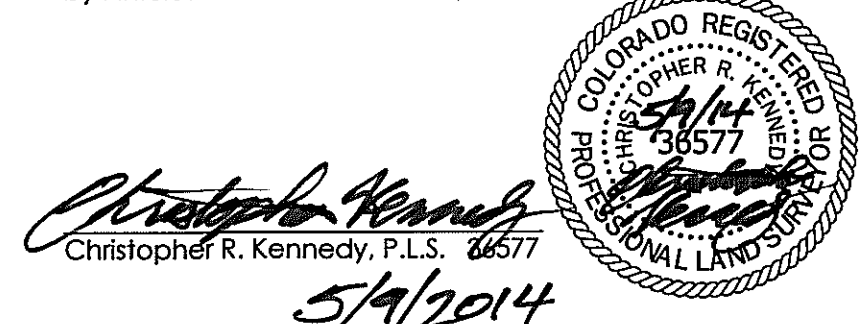
NOTES:

1. According to Flood Insurance Rate Map 08113C0286 C dated September 30, 1988, 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, as an agent for Old Republic National Title Company, Commitment No. TLR86003848-2, Effective Date 04-07-2014 at 17:00:00
3. Ownership was researched from the county GIS and is for informational purposes only.
4. Property address: 304 Adams Ranch Road., #3 (Field Posted)
5. Improvements consist of a three story residence, frame construction.
6. Lineal Units U.S. Survey Feet

PROPERTY DESCRIPTION:
Unit 640BR-3, 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 Unit 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 southwest line of the Tract OSP-4080, according to the plat, Recorded at Reception No. 319891, said bearing being N 46°19'12" W, both being found monuments, LS 20632 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 as an agent for Old Republic National Title Company, Elizabeth Collins, Universal American Mortgage Company, LLC, and Francis M. Bell and Linda G. Cook 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.



652 SURVEY
SEC. 34, T43N R9W, NMPM
LOT 640-BR-3
TIMBERVIEW

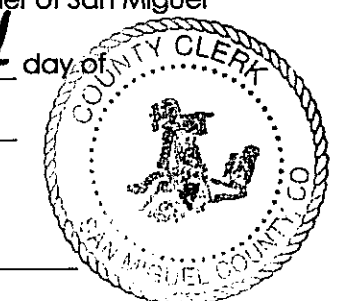
STATE OF COLORADO))
COUNTY SAN MIGUEL SS

DEPOSITED THIS 12 TH DAY
OF MAY 2014 AT 1:25 P M IN
BOOK SJUR1 OF THE COUNTY
SURVEYORS LAND SURVEY
PLAT/ROW SURVEYS AT
PAGE 781

M. KATHKEEN ERIE
RECORDER
BY Rebecca DeWitt DEPUTY
PAID: \$20.00

SAN MIGUEL COUNTY RECORDER'S CERTIFICATE:
This Plat was accepted for filing in the office of Clerk and Recorder of San Miguel County, Colorado at 1:25 PM on the 12th day of MAY 2014. File No. 652

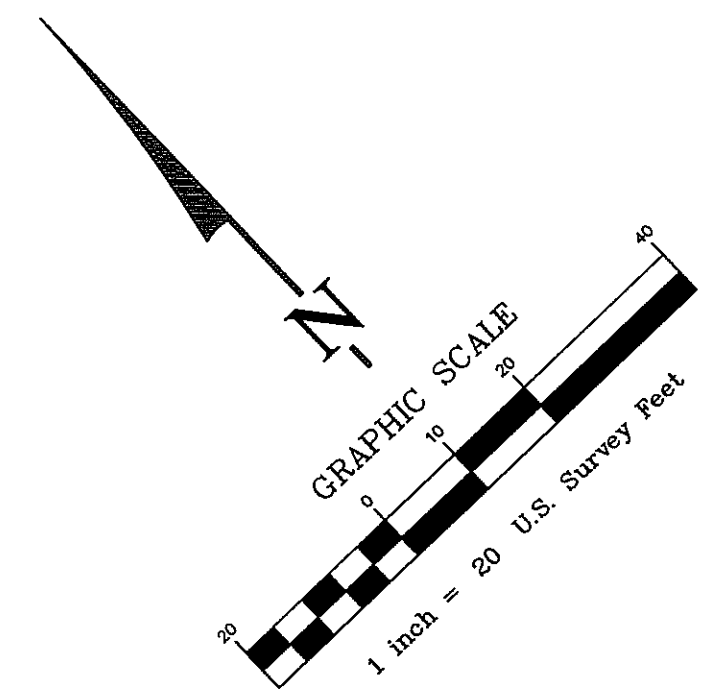
M. Kathleen Erie by Deputy
County Clerk



LINE TABLE

LINE #	BEARING	LENGTH
L1	N45°45'45"W	24.00
L2	N44°14'15"E	40.00
L3	S45°45'45"E	24.00
L4	S44°14'15"W	40.00

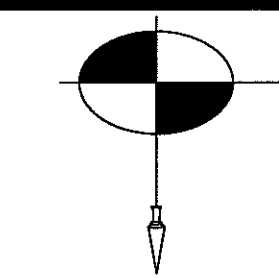
- LEGEND**
- FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP, LS 20632
 - SET 18" LONG #5 REBAR WITH 1 1/2" ALUMINUM CAP, LS 36577
 - ⊠ TELEPHONE PEDESTAL
 - ⊡ ELECTRIC TRANSFORMER
 - ⊞ FIRE HYDRANT
 - ⊞ WATER VALVE
 - CABLE PEDESTAL
 - ⊙ SEWER MANHOLE
 - ⊞ GAS METER



(N46°19'12"W 386.56')
(N46°19'12"W 386.41')
(BASIS OF BEARINGS)

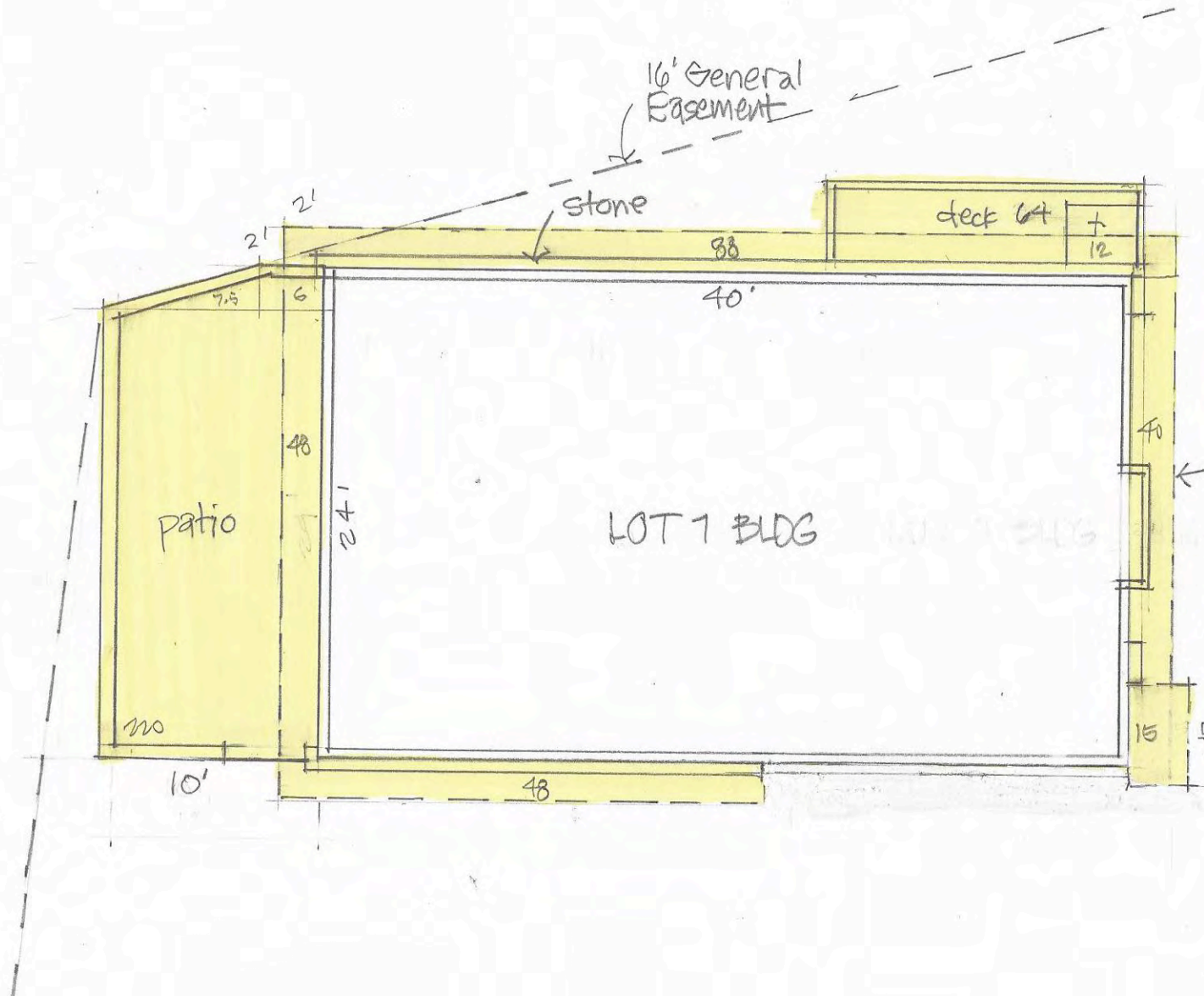
**IMPROVEMENT SURVEY PLAT
UNIT 640BR-3**

LOCATED WITHIN SECTION 34,
T43N, R9W, N.M.P.M.,
COUNTY OF SAN MIGUEL
STATE OF COLORADO



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

DATE:	05/09/2014
JOB:	00073
DRAWN BY:	CRK
CHECKED BY:	SDH
REVISION DATES:	
SHEET:	1 OF 1



64
 12
 88
 48
 15
 48
 40
 220
 6
 7.5

 546.50 TOTAL

 DECK 64
 PATIO 233.5

 297.50

← overhang

LOT 1 BLDG

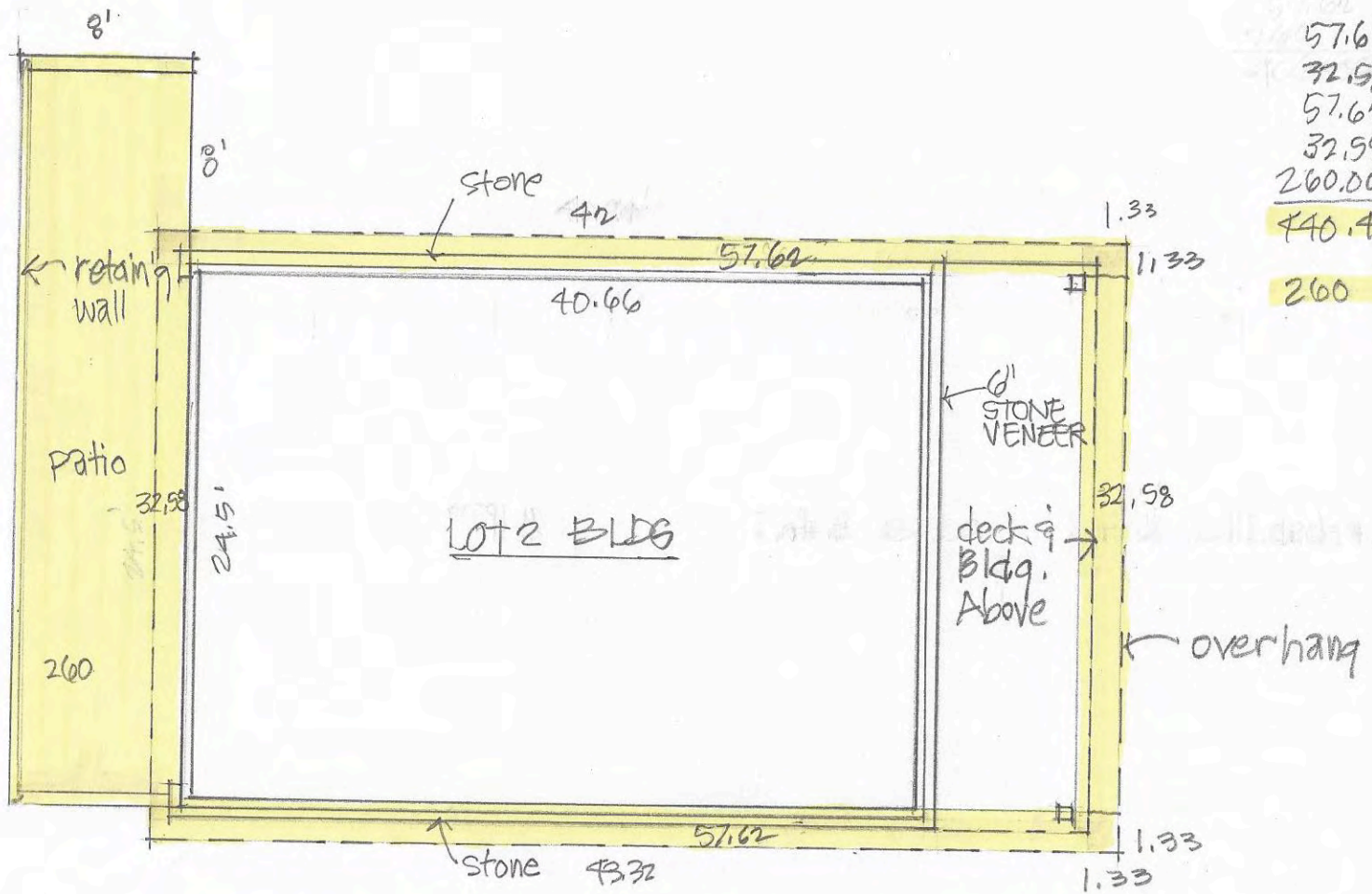
patio

deck 64

16' General Easement

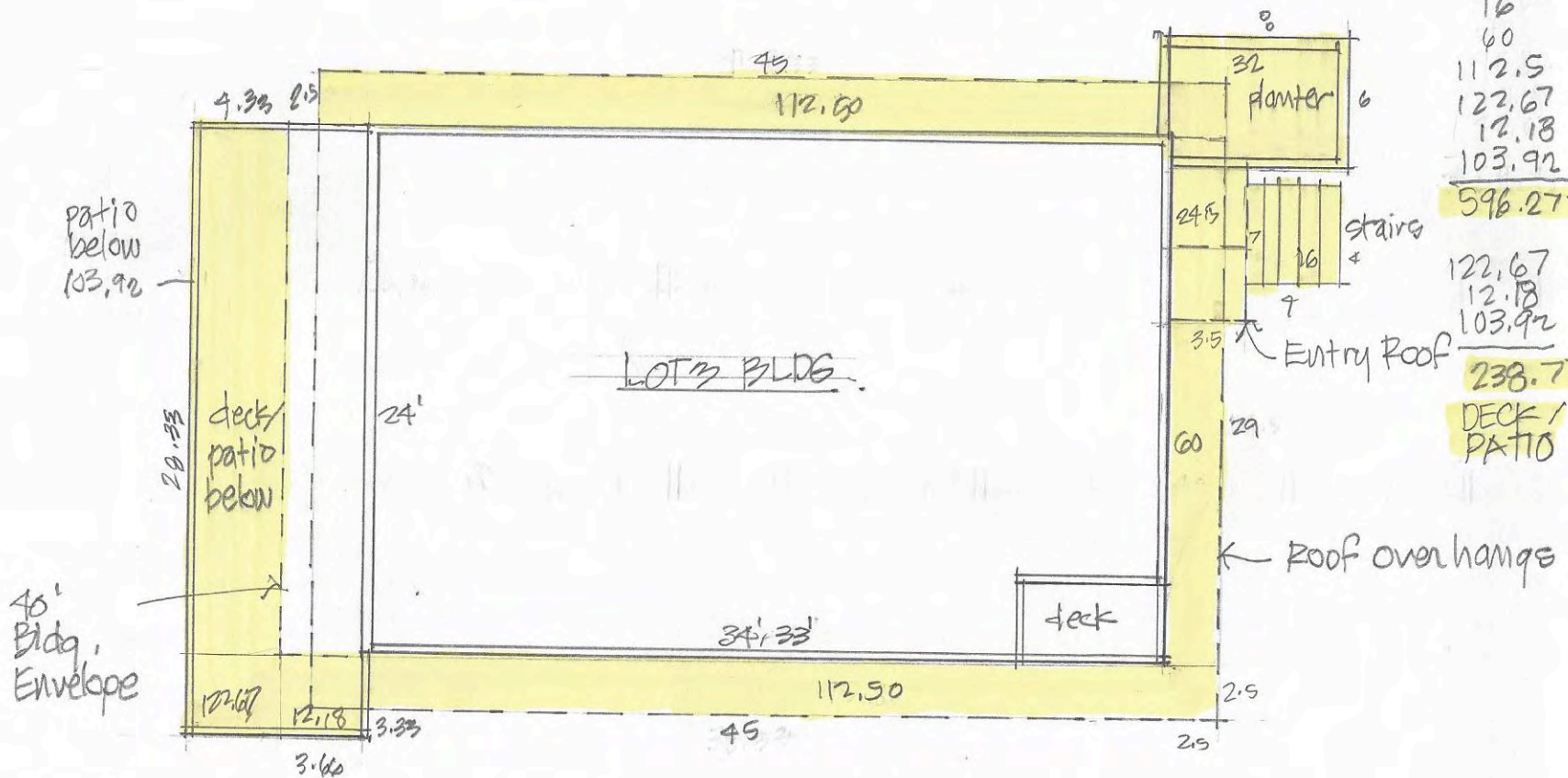
stone

no



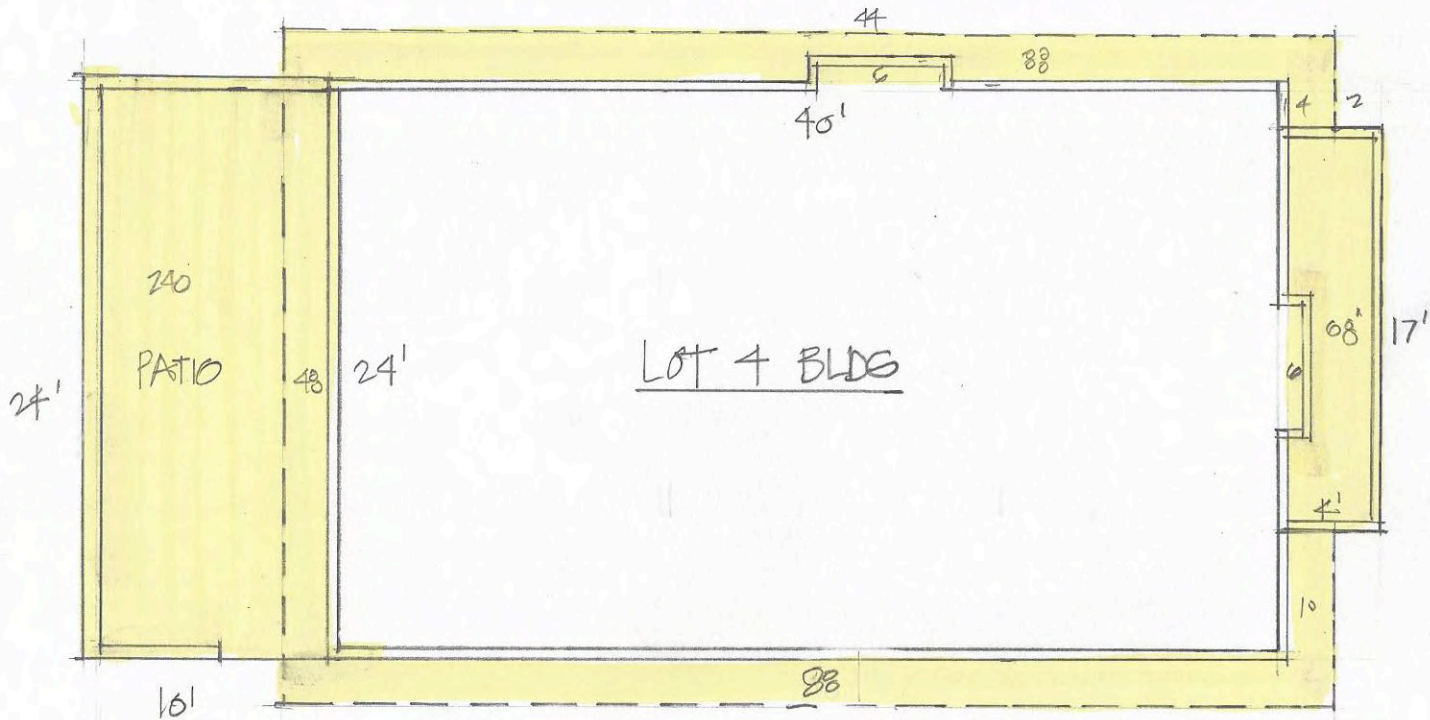
57.62
 32.58
 57.62
 32.58
 260.00
440.40 TOTAL
260 PATIO

• LOT 2
 1/8" = 1' - 0"



32
 112.50
 24.5
 16
 60
 112.5
 122.67
 12.18
 103.92
596.27
 122.67
 12.18
 103.92
238.77
 DECK / PATIO

LOT 3 TIMBERVIEW
 $\frac{1}{8}'' = 1' - 0''$



88
 68
 4
 240
 68
 68
 10
 48
 40
620 TOTAL
 DECKS/PATIOS
 68
 240
308

LOT 4
 18' = 140'

John A. Miller

From: John A. Miller
Sent: Thursday, July 25, 2019 12:07 PM
To: John A. Miller
Subject: FW: Referrals for Lot 30 and Lot 640BR-4

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: Jim Boeckel <jim@telluridefire.com>
Sent: Wednesday, July 24, 2019 8:46 AM
To: John A. Miller <JohnMiller@mtnvillage.org>
Subject: Re: Referrals for Lot 30 and Lot 640BR-4

John,

After review of the plans for the above-proposed projects I have the following comments;

Lot 640BR-4

No drawings show the location for the address numbers. The numbers are allowed to be located on the structure due to its location and proximity to the street, address numbers shall be a minimum of 6 inches tall, contrasting color to background, lighted with a concealed light source, and coated with a material so as to make numbers reflective in the event of a power outage.

If you have any questions regarding the requirement above please contact me.

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





TO: Mountain Village Design Review Board
FROM: John Miller, Senior Planner
FOR: Design Review Board Public Hearing; August 1, 2019
DATE: July 19, 2019
RE: Staff Memo – Initial Architecture and Site Review (IASR) Lot 640BR-4

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

PROJECT GEOGRAPHY

Legal Description: *Lot 640BR-4, 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 4
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

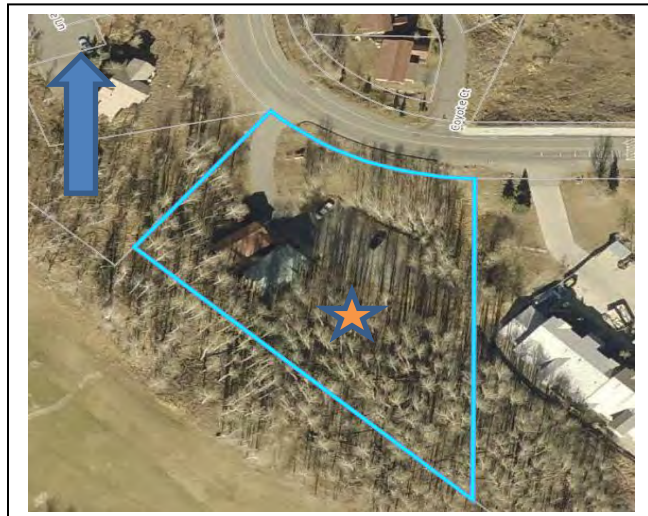


Figure 1: Vicinity Map

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 (15% / 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	15.04%
Wood		22.25%
Windows/Doors		20.62%
Metal Accents		42.09%
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

***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: There are no other additional encroachment into the GE.

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-4 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 15% 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 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-4, 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-4, 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

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-4, based on the evidence provided within the Staff Report of record dated July 19, 2019 and with the following conditions:

- 1) 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.

- 2) The applicant shall be required to update the Construction Mitigation Plan to better detail parking constraints, phasing of the driveway and development, and material storage areas - in conformance with the requirements of the CDC.
- 3) The applicant shall submit a landscaping plan for the project prior to submittal for Final Architectural and Site Review.
- 4) The applicant shall submit a lighting plan, along with cutsheets of all lighting proposed prior to submittal for Final Architectural and Site Review.
- 5) Prior to the issuance of a building permit, the applicant shall field verify all utilities and submit a revised utility plan to the public works director identifying the location of utilities and connection points.
- 6) Consistent with town building codes, Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be constructed as either non-combustible, heavy timber or exterior grade ignition resistant materials such as those listed as WUIC (Wildland Urban Interface Code) approved products.

/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 395A		Phone: 970-708-1076	
City: Telluride	State: CO	Zip Code: 81435	
Mountain Village Business License Number: 000292			

PROPERTY INFORMATION

Physical Address: 304 ADAMS RANCH RD. #4		Acreage: 960 SF
Zone District: SF	Zoning Designations: SF	Density Assigned to the Lot or Site: 1
Legal Description: LOT 640 BR #4		
Existing Land Uses: Single Family Common Interest unit		
Proposed Land Uses: same r		

OWNER INFORMATION

Property Owner: Keystone Gorge LLC		E-mail Address: ken@architectstelluride.com	
Mailing Address: PO box 395A		Phone: 970-708-1076	
City: Telluride	State: CO	Zip Code: 81435	

DESCRIPTION OF REQUEST

Deed Restricted SF DRB 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 CAOBB# 4 (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]
Signature of Owner

7/10/2019
Date

[Signature]
Signature of Applicant/Agent

7/10/2019
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

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.

(signature required)

(date)

Colorado Documentary Fee
\$8.00

State Documentary Fee
Date: June 19, 2019
\$8.00



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

THIS DEED, made on June 19th, 2019 by ARTHUR A. HEBRON AND MARIANNE M. HEBRON AND RICHARD E. METHE AND KIM E. METHE Grantor(s), of the County of St. Tammany and State of Louisiana for the consideration of (\$80,000.00) ***Eighty Thousand and 00/100*** dollars in hand paid, hereby sells and conveys to KEYSTONE GORGE LLC, A COLORADO LIMITED LIABILITY COMPANY 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-4, 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 - LOT 640BR-4) 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.

Arthur A. Hebron
ARTHUR A. HEBRON

Marianne M. Hebron
MARIANNE M. HEBRON

RICHARD E. METHE

KIM E. METHE

State of Colorado)

)ss.

County of SAN MIGUEL)

The foregoing instrument was acknowledged before me on this day of June 14, 2019 by ARTHUR A. HEBRON AND MARIANNE M. HEBRON AND RICHARD E. METHE AND KIM E. METHE

Witness my hand and official seal

My Commission expires: For Life

Kathleen F. DuCote
Notary Public
Kathleen F. DuCote
ID #26941

When recorded return to: KEYSTONE GORGE LLC, A COLORADO LIMITED LIABILITY COMPANY
PO BOX 3954, TELLURIDE, CO 81435





State Documentary Fee
Date: June 19, 2019
\$8.00

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

THIS DEED, made on June 19th, 2019 by ARTHUR A. HEBRON AND MARIANNE M. HEBRON AND RICHARD E. METHE AND KIM E. METHE Grantor(s), of the County of St. Tammany and State of Louisiana for the consideration of (\$80,000.00) ***Eighty Thousand and 00/100*** dollars in hand paid, hereby sells and conveys to KEYSTONE GORGE LLC, A COLORADO LIMITED LIABILITY COMPANY 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:

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also known by street and number as: (VACANT - LOT 640BR-4) 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.

X _____
ARTHUR A. HEBRON

X _____
MARIANNE M. HEBRON

X *[Signature]*

X RICHARD E. METHE

X *[Signature]*

X KIM E. METHE

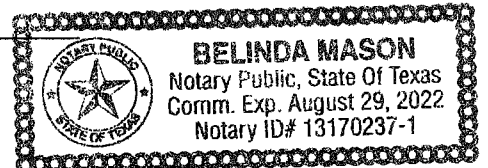
State of Colorado)
County of SAN MIGUEL)ss.

The foregoing instrument was acknowledged before me on this day of June 14, 2019 by ARTHUR A. HEBRON AND MARIANNE M. HEBRON AND RICHARD E. METHE AND KIM E. METHE

Witness my hand and official seal

My Commission expires: Aug. 29, 2022

Notary Public



When recorded return to: KEYSTONE GORGE LLC, A COLORADO LIMITED LIABILITY COMPANY
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, 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.
9. 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.
10. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN BUILDING EASEMENT RECORDED AUGUST 03, 1999 UNDER RECEPTION NO. 328295.

11. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN BUILDING EASEMENT RECORDED SEPTEMBER 14, 1999 UNDER RECEPTION NO. 329184.
12. 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.
13. 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.
14. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN EMPLOYEE HOUSING RESTRICTION ACKNOWLEDGEMENT RECORDED AUGUST 16, 1999 UNDER RECEPTION NO. 328624. NOTE: UPON SATISFACTION OF REQUIREMENT NO. 2, THIS EXCEPTION MAY BE DELETED.



LAND TITLE GUARANTEE COMPANY
 191 S PINE ST #1C
 TELLURIDE, CO 81435
 Phone: (970) 728-1023
 Fax: (970) 728-5079

"PURCHASERS"
 STATEMENT OF SETTLEMENT

PROPERTY ADDRESS: (VACANT - LOT 640BR-4) ADAMS RANCH ROAD, MOUNTAIN VILLAGE, CO 81435

SELLER(S): ARTHUR A. HEBRON AND MARIANNE M. HEBRON AND RICHARD E. METHE AND KIM E. METHE

BUYER(S): KEYSTONE GORGE LLC, A COLORADO LIMITED LIABILITY COMPANY

SETTLEMENT DATE: June 19, 2019

DATE OF PRORATION: June 19, 2019

DESCRIPTION	DEBIT	CREDIT
Sales Price & Earnest Money		
Sales Price	80,000.00	
Earnest Money from LTGC - Earnest Money		5,000.00
Title Fees - Land Title Guarantee Company		
Total for Endorsements (DELETION)	75.00	
Title Insurance ALTA Owner's Policy	755.00	
Tax Certificate	26.00	
Closing Fees - Land Title Guarantee Company		
Closing Fee to Land Title Guarantee Company	400.00	
Recording Fees - Land Title Guarantee Company		
Record Warranty Deed to Land Title Guarantee Company	38.00	
Record Statement of Authority	13.00	
RETA Exemption Receipt Recording	18.00	
Record Deed Restriction Docs	18.00	
Documentary Fee to Land Title Guarantee Company	8.00	
Owner's Association - Telluride Mountain Village Owners Association		
Owner's Association Dues Owing Telluride Mountain Village Owners Association 06/19/2019 to 06/30/2019 @ \$0.8242/day	9.89	
Owner's Association - Timberview Homeowners Association		
HOA Statement Fee	75.00	
HOA Transfer Fee	175.00	
Owner's Association Dues Prepaid Timberview Homeowners Association 06/19/2019 to 07/01/2019 @ \$1.6575/day	19.89	
Real Estate Tax - SAN MIGUEL COUNTY TREASURER		
Current Year Property Taxes R0007304 01/01/2019 to 06/19/2019 @ \$3.4709/day		586.58
Commission - LIV SOTHEBYS INTERNATIONAL REALTY		
Agent Commission to LIV SOTHEBYS INTERNATIONAL REALTY	2,400.00	
Miscellaneous Charges		
Survey Invoice to San Juan Surveying	1,102.50	
SubTotals	85,133.28	5,586.58
Due from Buyer/Borrower		79,546.70
Totals	85,133.28	85,133.28


The above figures do not include sales or use taxes on property

APPROVED AND ACCEPTED



PURCHASER(S)

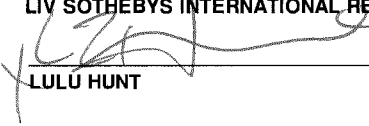
**KEYSTONE GORGE LLC, A COLORADO LIMITED
LIABILITY COMPANY**

By: 

KENNETH ALEXANDER, MEMBER/MANAGER

REAL ESTATE BROKER:

LIV SOTHEBYS INTERNATIONAL REALTY

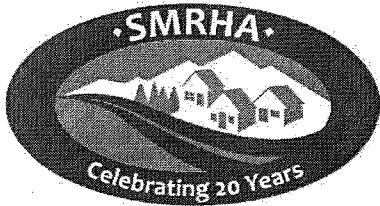


LULU HUNT

LAND TITLE CLOSING AGENT:



Gaylene Anderson



820 Black Bear Road, Unit G-17
P.O. Box 840, Telluride, CO 81435
Tel: 970-728-3034 Fax: 970-728-5371
E-mail: admin@smrha.org Web: www.smrha.org

Mountain Village Employee Housing Certification

June 11, 2019, Timberview, Lot 4
308 Adams Ranch Road

The SMRHA, on behalf of the Town of Mountain Village Employee Housing Department, after diligent review, finds Keystone Gorge, LLC c/o Ken Alexander is qualified as an Employee and approved to occupy Employee Housing, as defined in Employee Housing Restriction Ordinance No. 1997-05.

We sincerely appreciate your cooperation throughout the application process.

Regards,

C Kennington

SMRHA Administrative Assistant

DEVELOPMENT NARRATIVE: LOT BR4 TIMBERVIEW

DATE: July 18, 2019

Lot BR4 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 on the West side and the East 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:

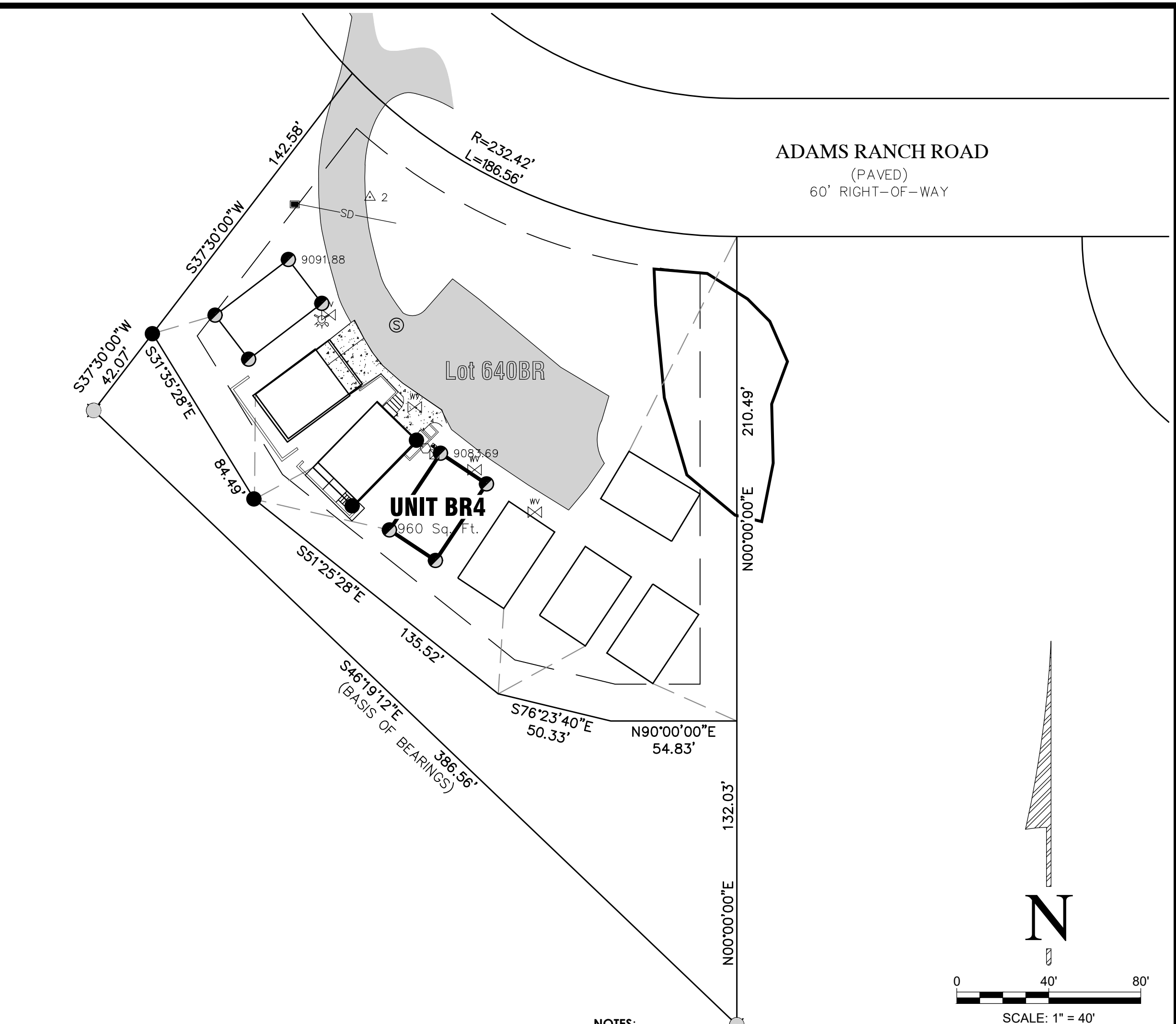
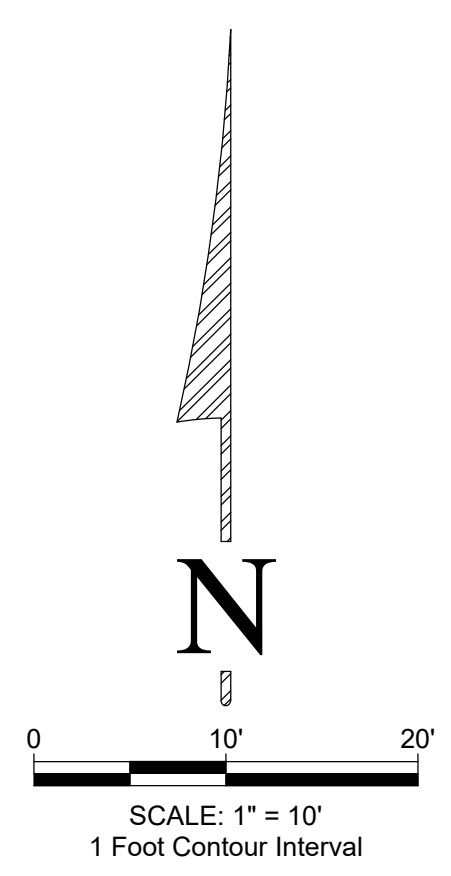
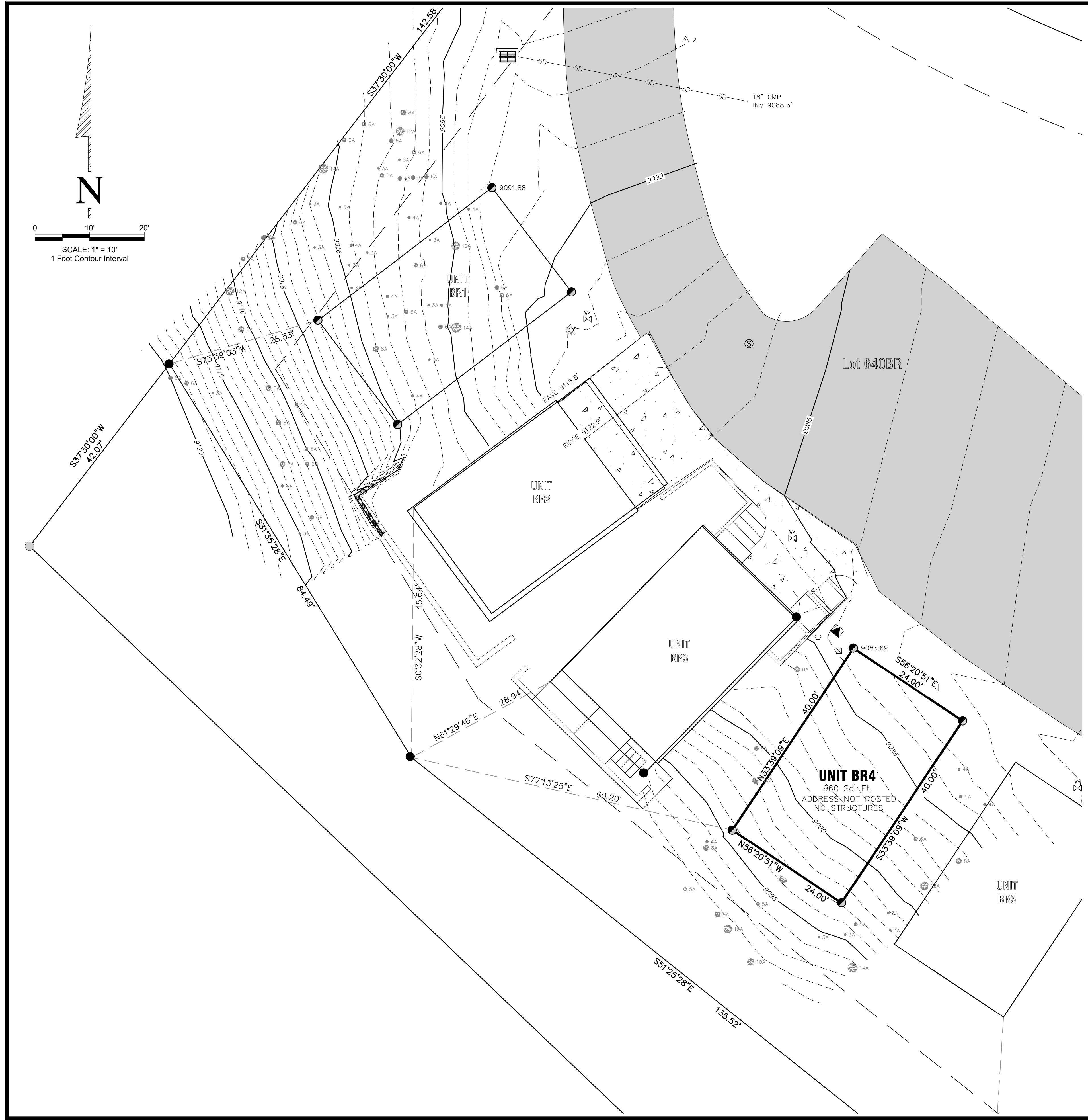
1. Rusted metal standing seam roofing
2. Rusted metal corrugated siding
3. Rustic wood siding 1 x 8 horizontal and vertical.
4. Telluride Aldasoro quarried irregular 5" stone veneer.
5. Rusted metal 2' x 4' panels on the garage and side stairwell element.
6. Dark bronze aluminum clad wood windows and 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.

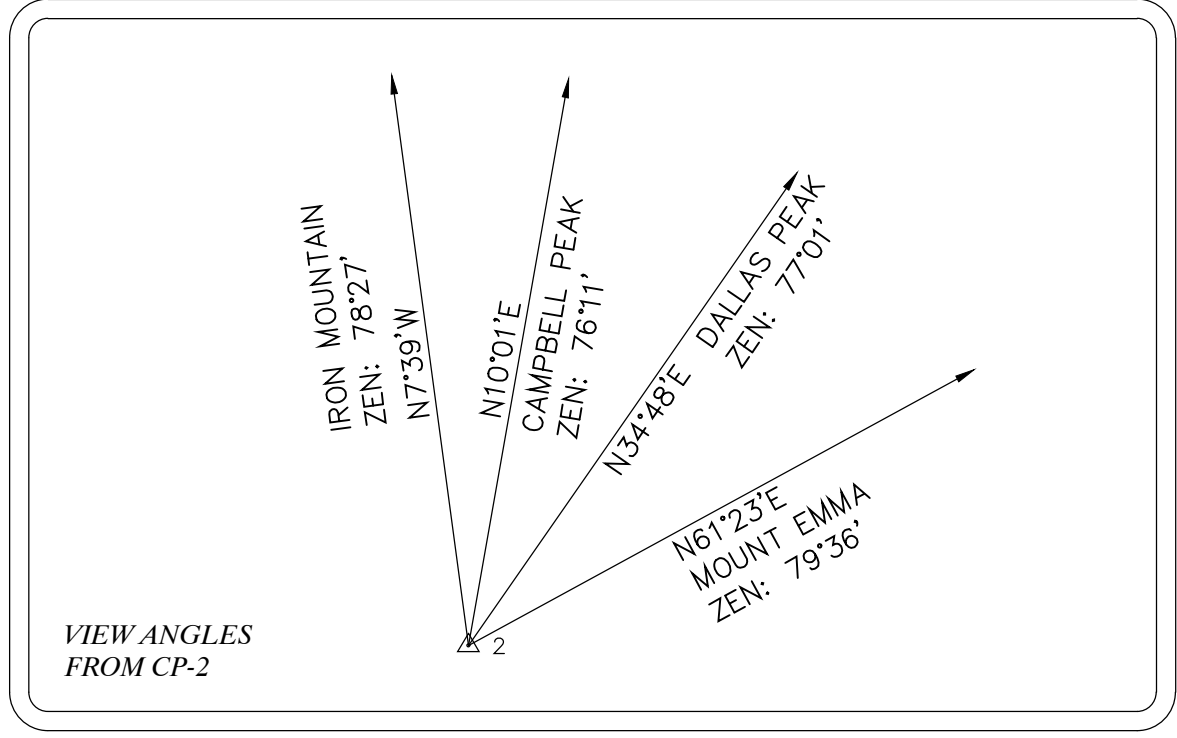
The style I am coining as a "Mountain Modern Chalet". Small in size at 1600sf and 3 bedrooms, 3 ½ baths.

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, snow stops and gutters will be rusted metal to match.



- 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. TLR8600879-2, Effective Date 05/21/2019 at 05:00 P.M.
 3. Vertical datum is based on the set North corner of Unit BR4, an Aluminum Cap Rebar, LS 36577, having an elevation of 9083.69 feet NAVD88, as depicted. Elevations were derived from a GPS Static Observation reduced by NGS Opus website.
 4. Lineal Units U.S. Survey Feet.



- 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
 - ⊕ ELECTRIC TRANSFORMER
 - ⊕ CABLE PEDESTAL
 - TELEPHONE PEDESTAL
 - ⊕ 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.

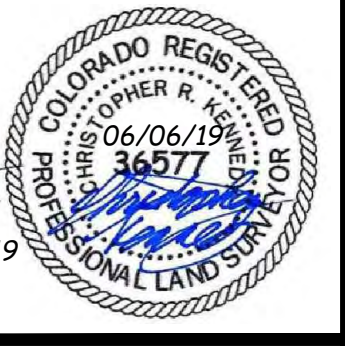
PROPERTY DESCRIPTION:
 Unit 640BR-4, Replat of Lols 640B, 640D, Tracts OSP-35F and OSP-35B, Town of Mountain Village (A Planned Unit Community), according to the Plat Recorded July 9, 1998 in Plat Book 1 at page 2398, and according to the Declaration for Timberview (A Planned Community), as Recorded 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 southwesterly 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.

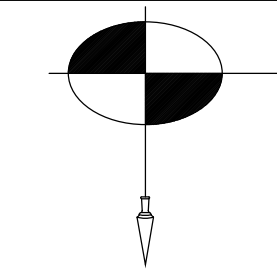
SURVEYOR'S CERTIFICATE:
 I, Christopher R. Kennedy, of San Juan Surveying, being a Licensed and Registered Land Surveyor in the State of Colorado, do hereby certify that this Improvement Survey Plat prepared for Land Title Guarantee Company, Keystone Gorge, LLC, a Colorado Limited Liability Company, and Arthur A. Hebron and Marianne M. Hebron and Richard E. Methe and Kim E. Methe, 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.

Christopher R. Kennedy
 Christopher R. Kennedy, P.L.S. 36577
 06/06/2019



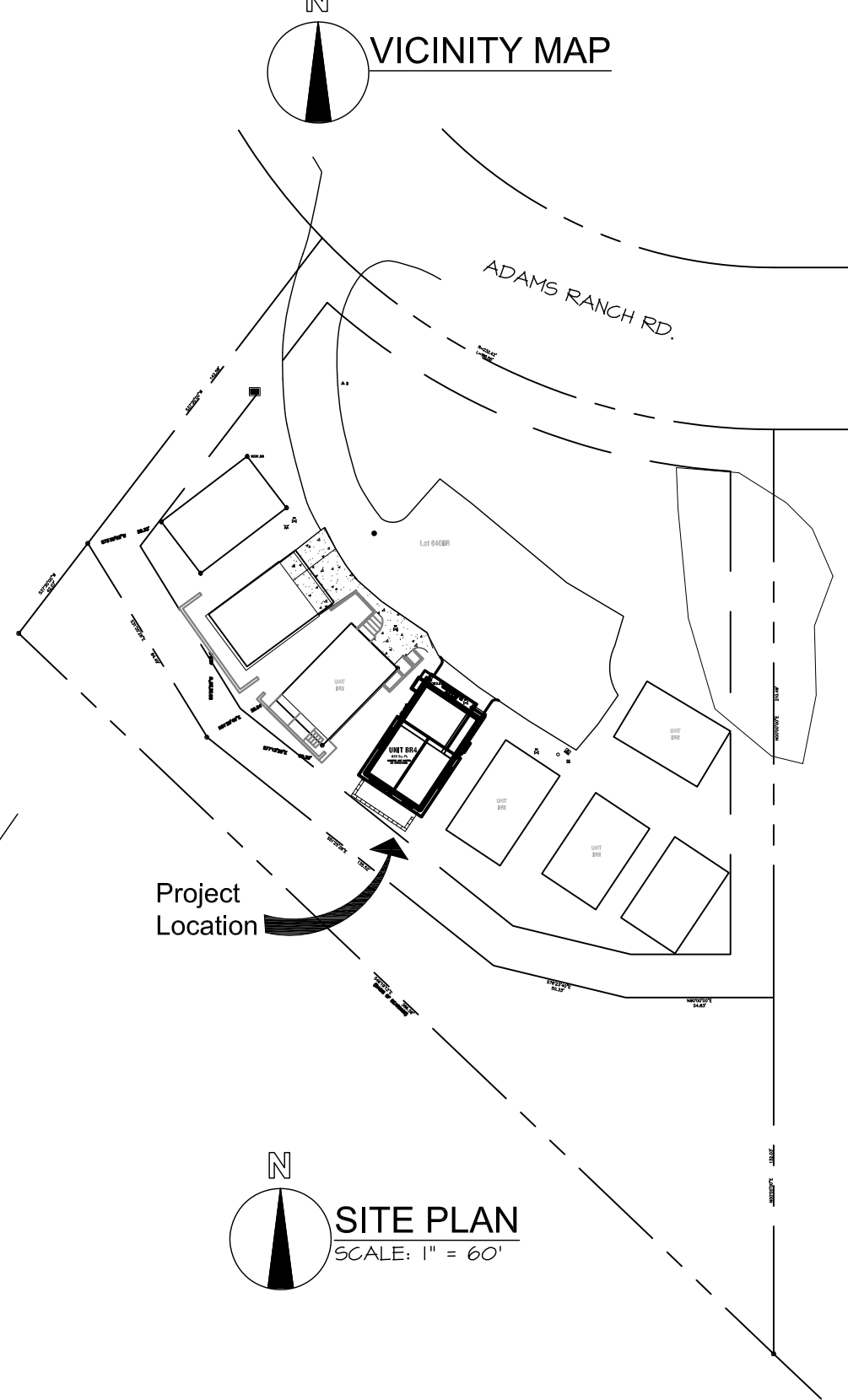
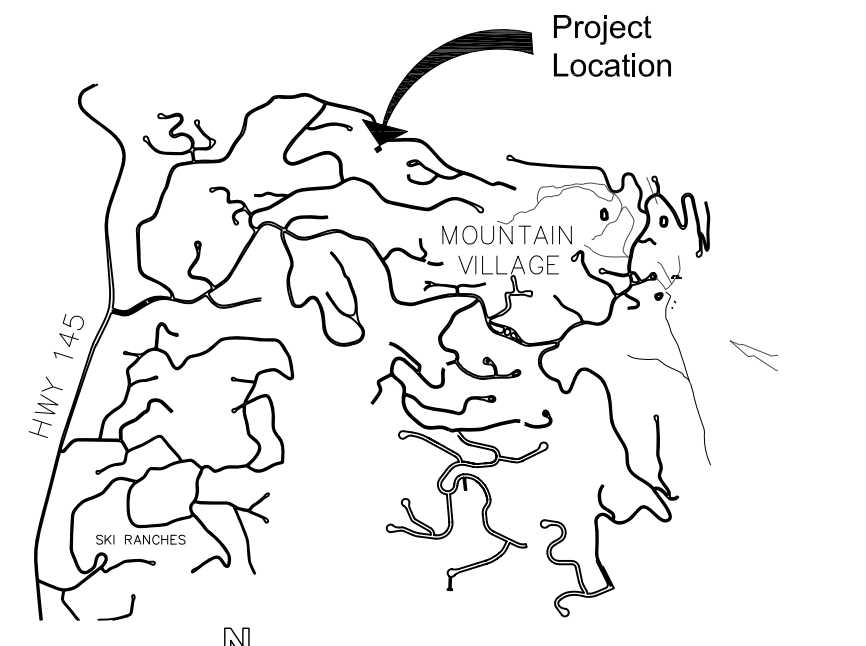
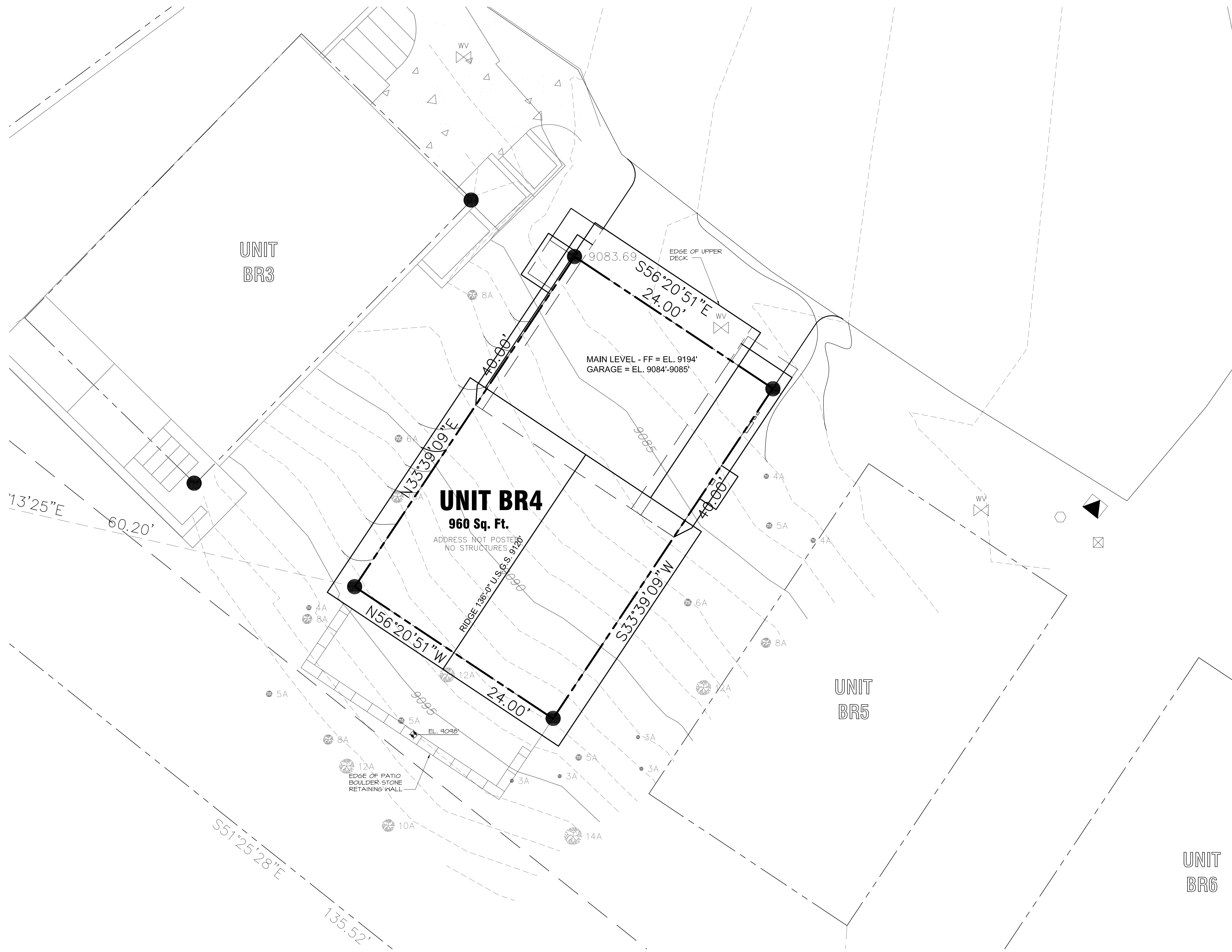
IMPROVEMENT SURVEY PLAT

LOT 640BR-4, 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:	06/06/2019
JOB:	06046
DRAWN BY:	ESS
CHECKED BY:	CRK
REVISION DATES:	
SHEET:	1 OF 1



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

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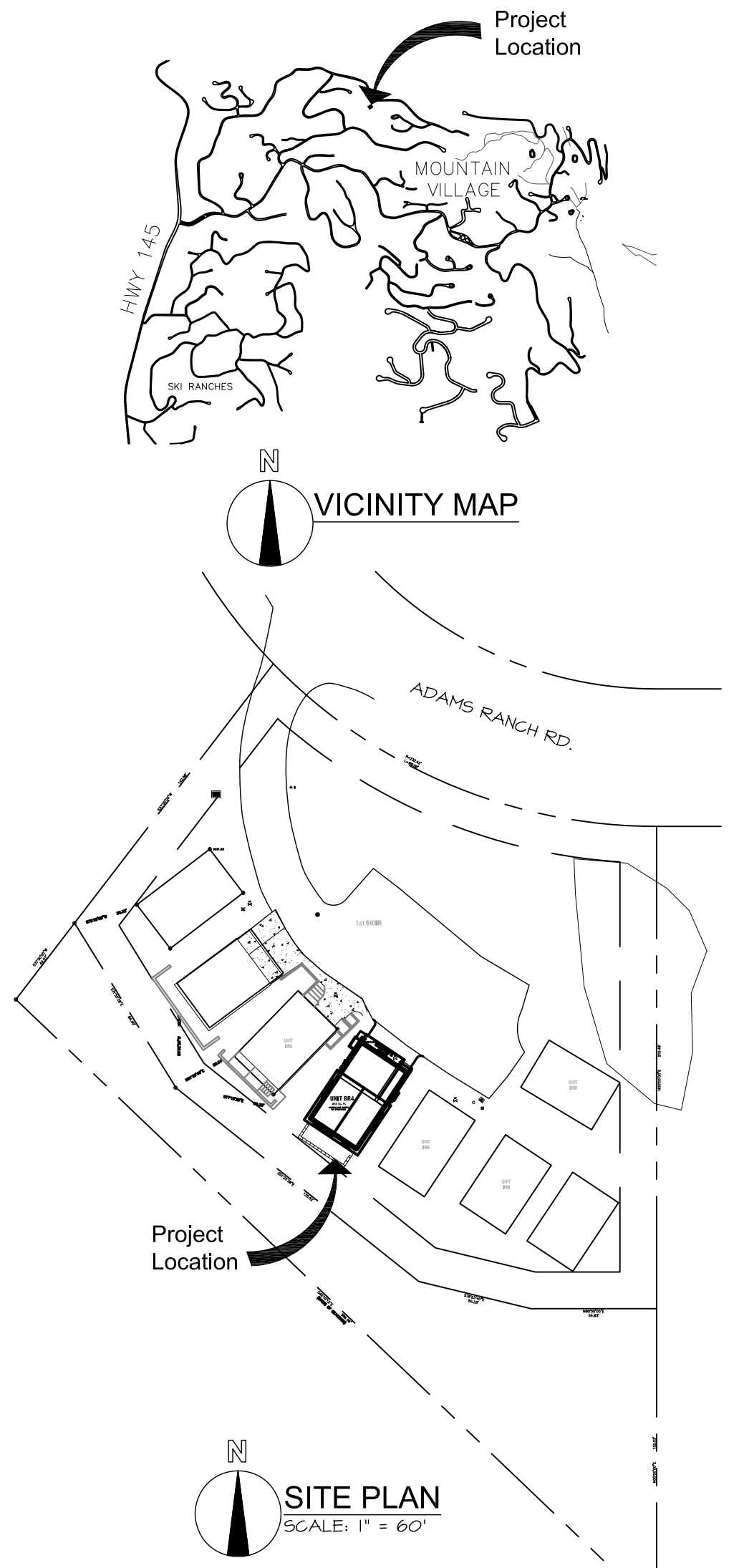
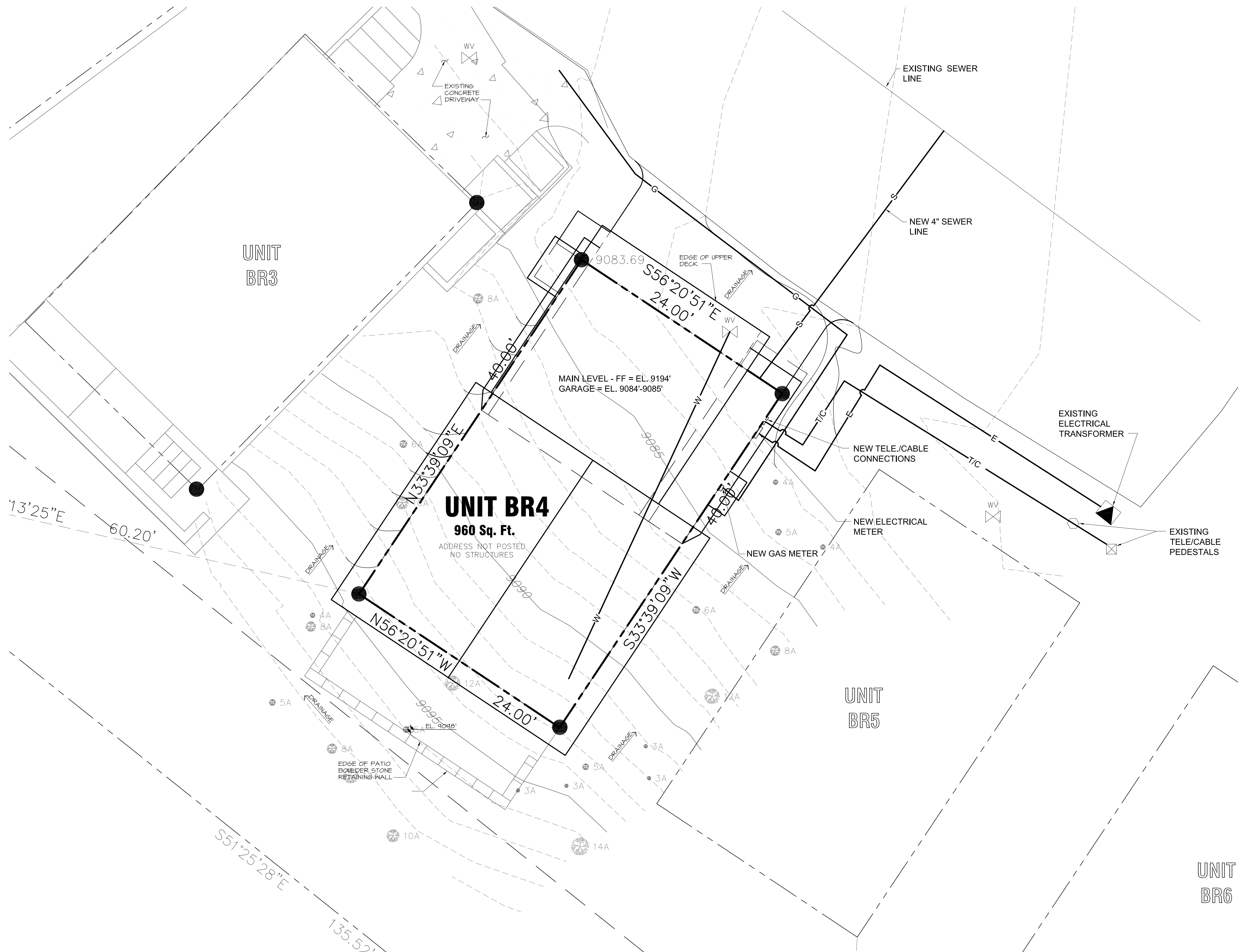
REVISIONS:
7/16/19

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

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

Lot 640 BR-4, Lot 4 Timberview
304 Adams Ranch Rd, Mountain Village
San Miguel County, Colorado

DATE:
7.10.19
A1.1
SHEET
640 BR-4



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

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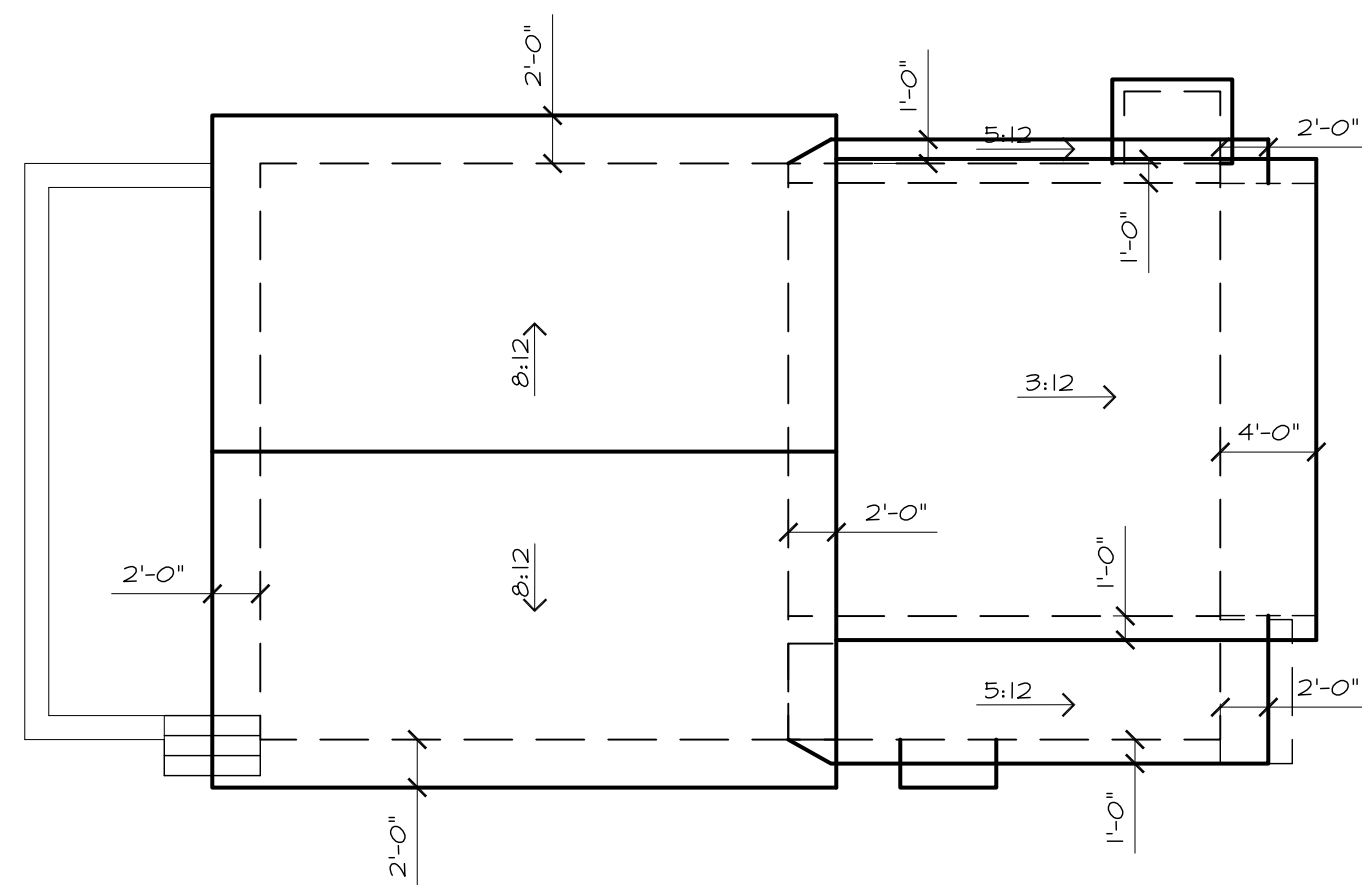
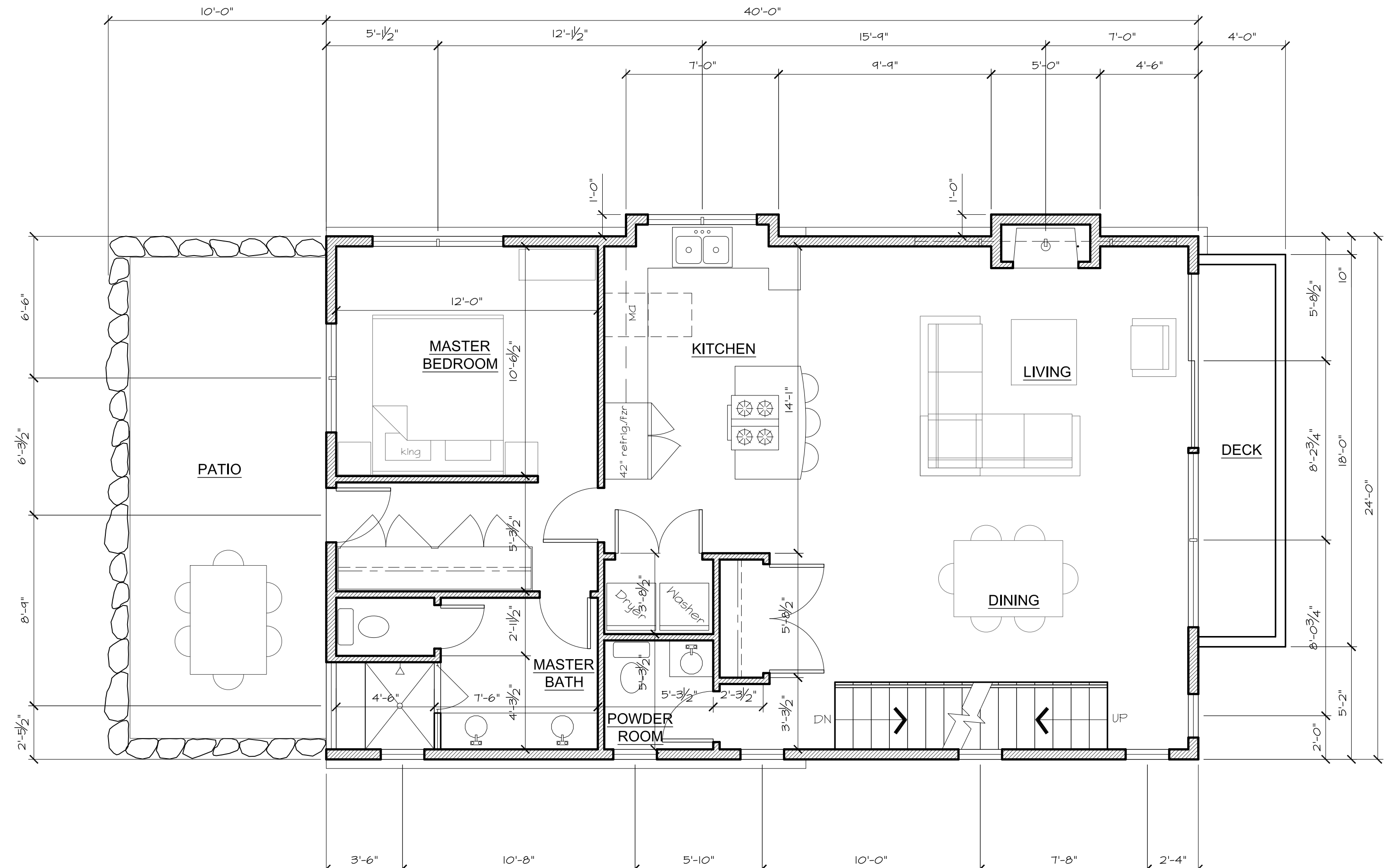
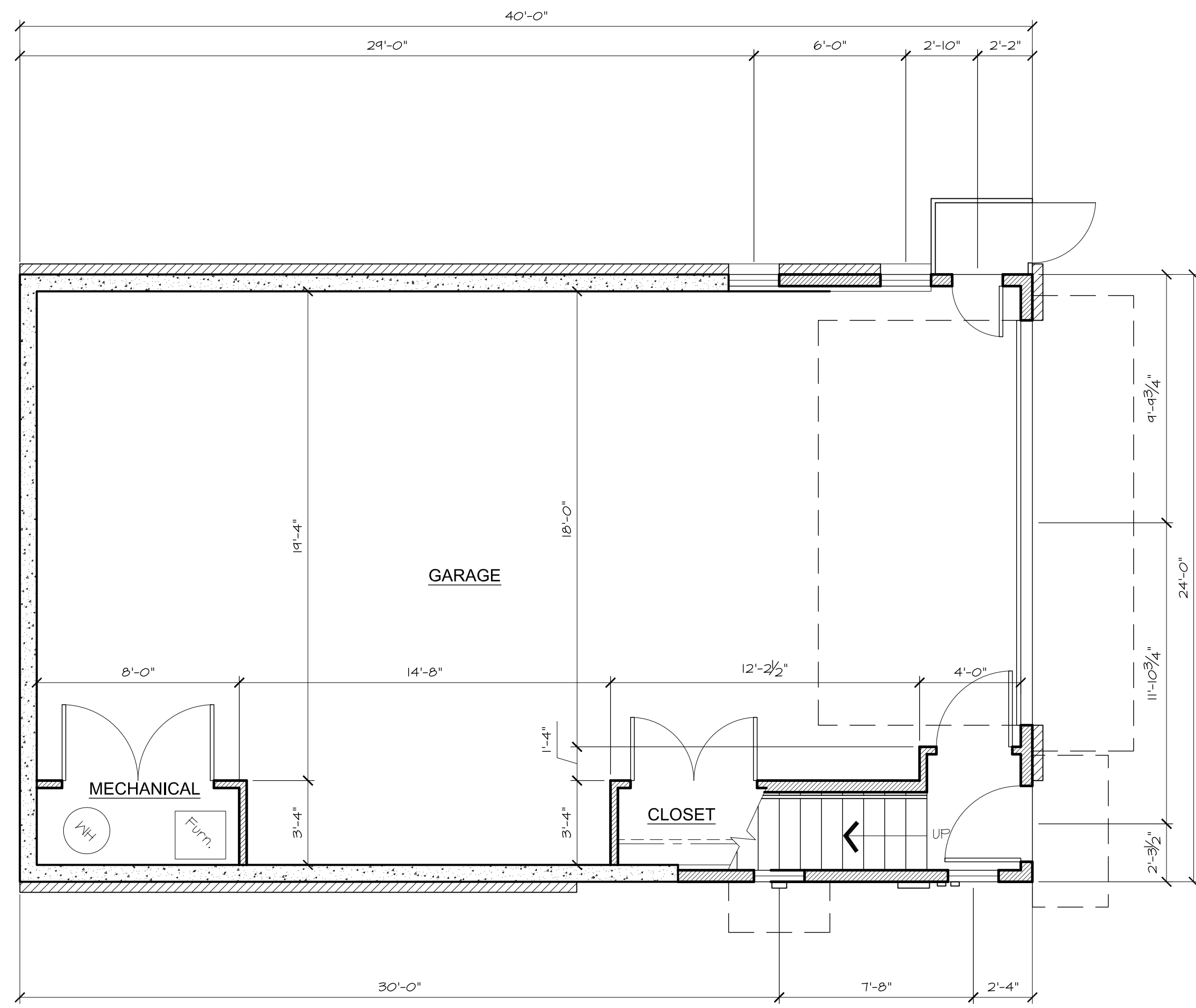
REVISIONS:
7/16/19

ARCHITECTS
COLLABORATIVE
Design + Build + Just Build + Just Design

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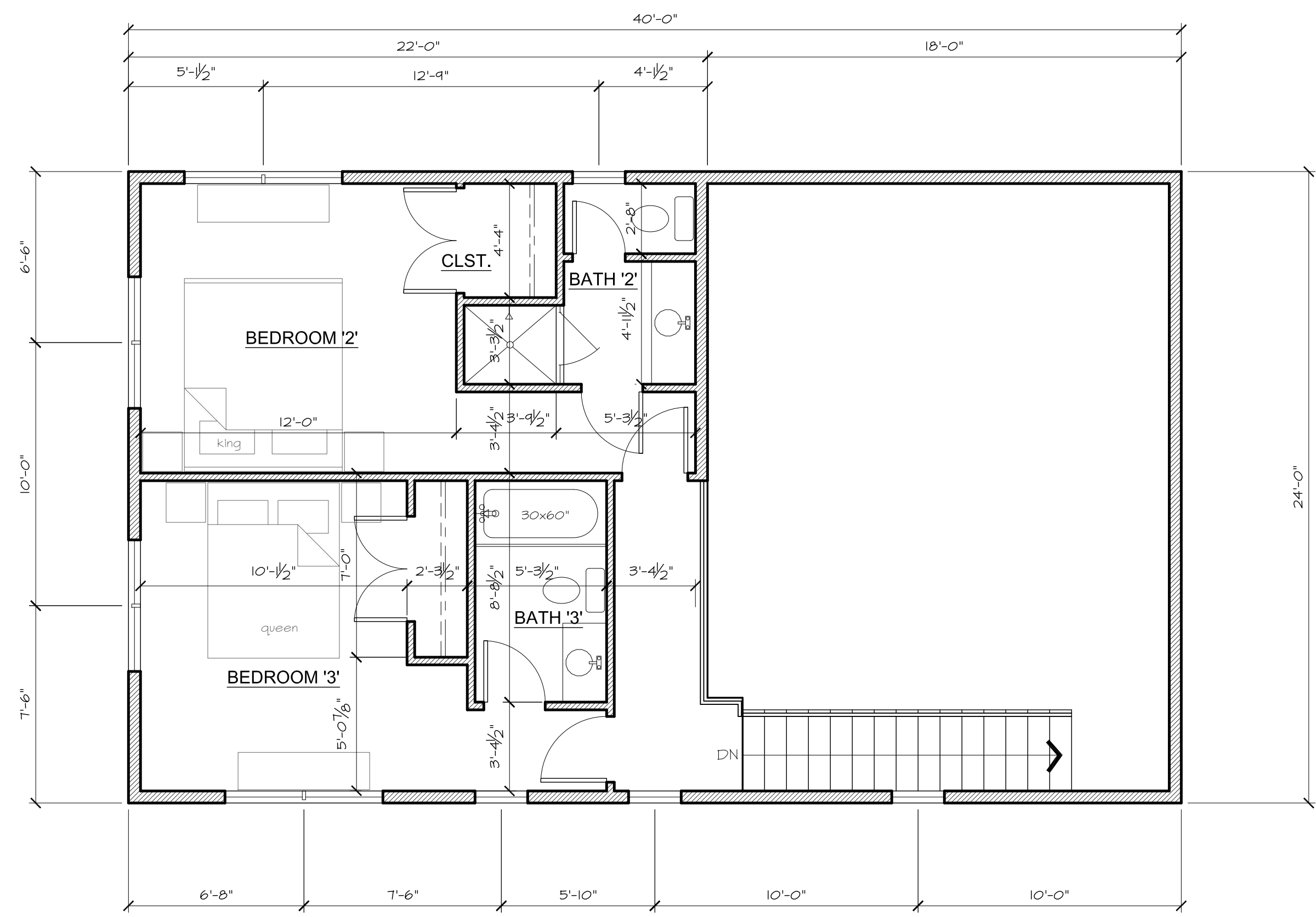
Lot 640 BR-4, Lot 4 Timberview
304 Adams Ranch Rd, Mountain Village
San Miguel County, Colorado

DATE:
7.10.19
A1.2
SHEET
640 BR-4



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:
7/16/19

ARCHITECTS
COLLABORATIVE
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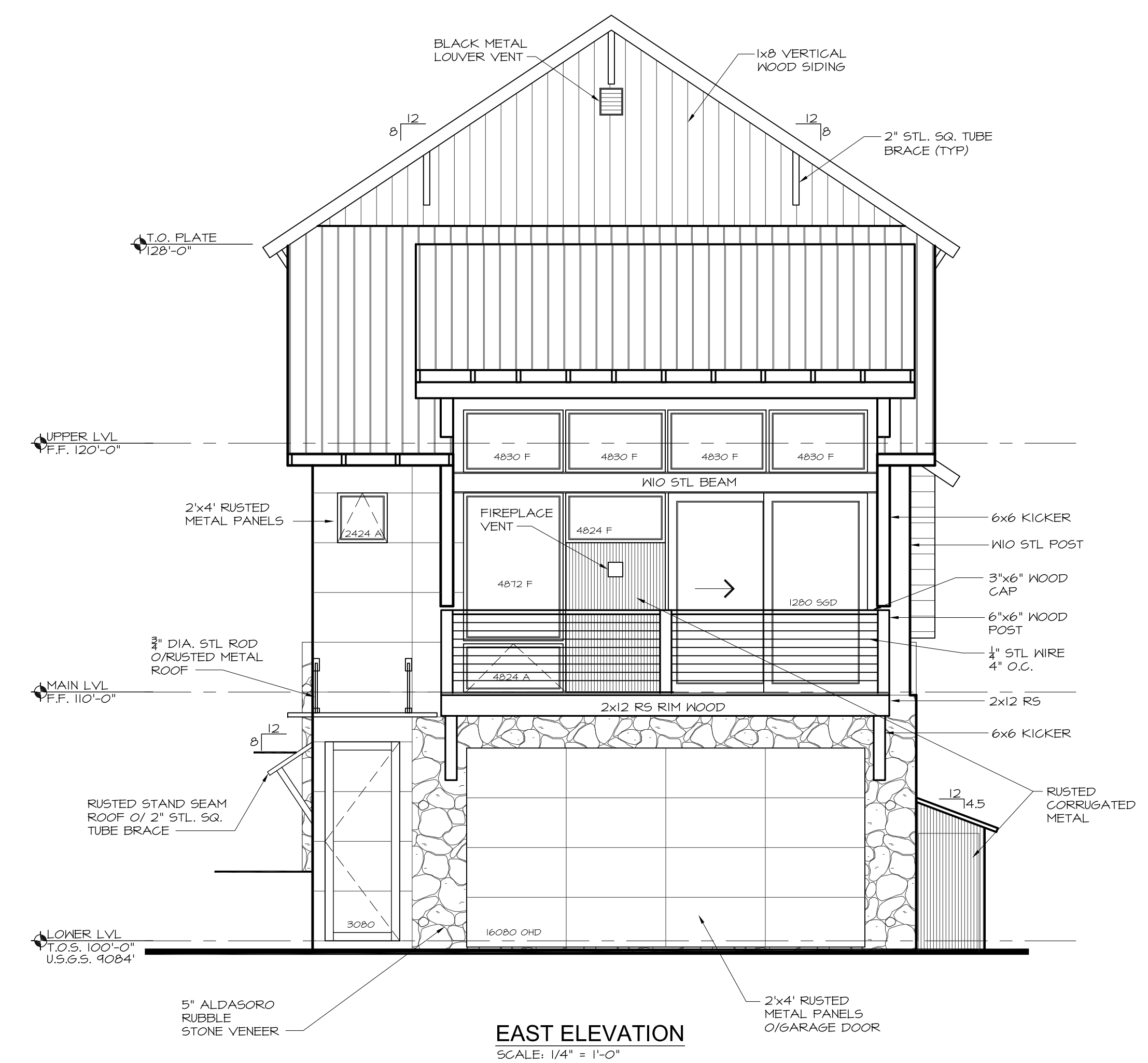
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C: 970-708-1076

Lot 640 BR-4, Lot 4 Timberview
304 Adams Ranch Rd, Mountain Village
San Miguel County, Colorado

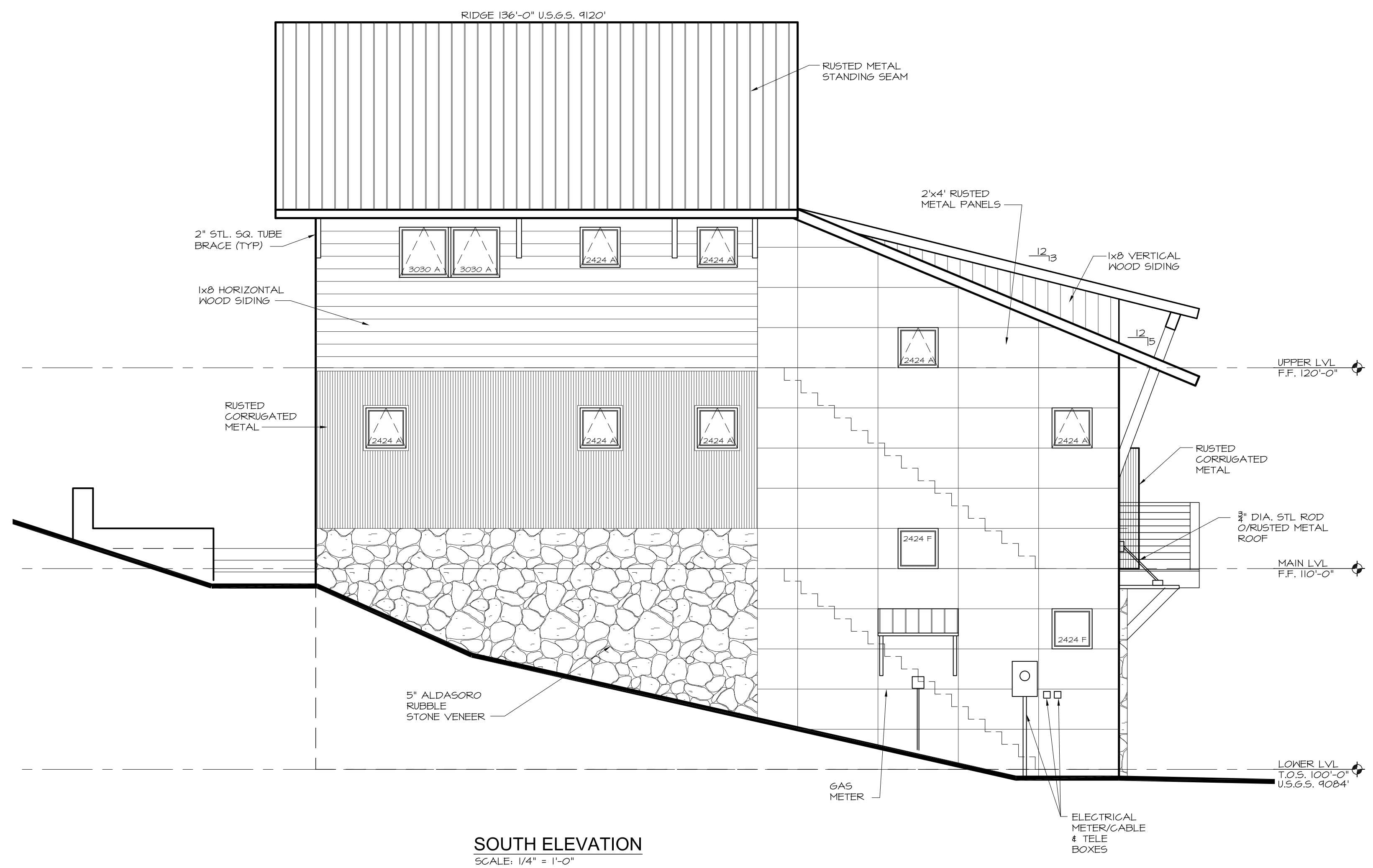
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A2.1
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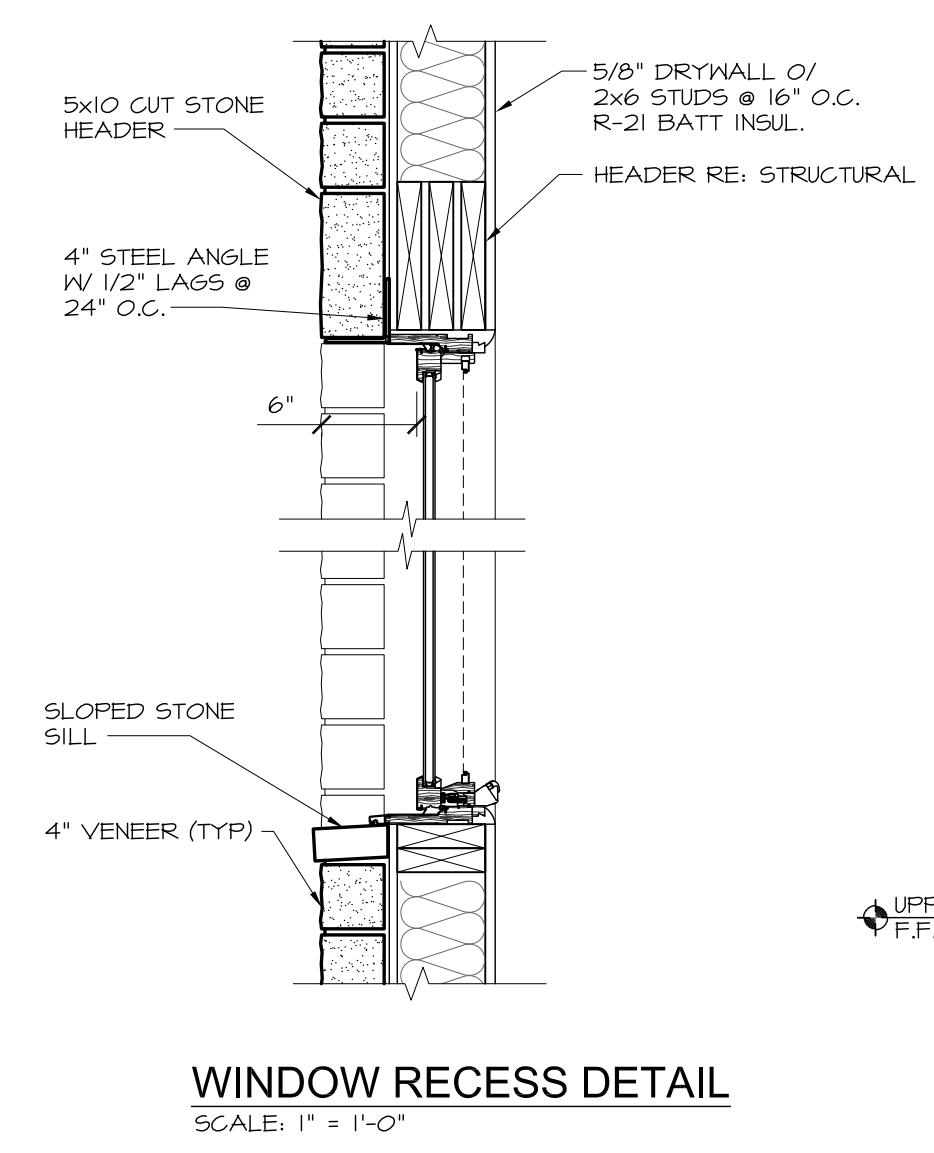
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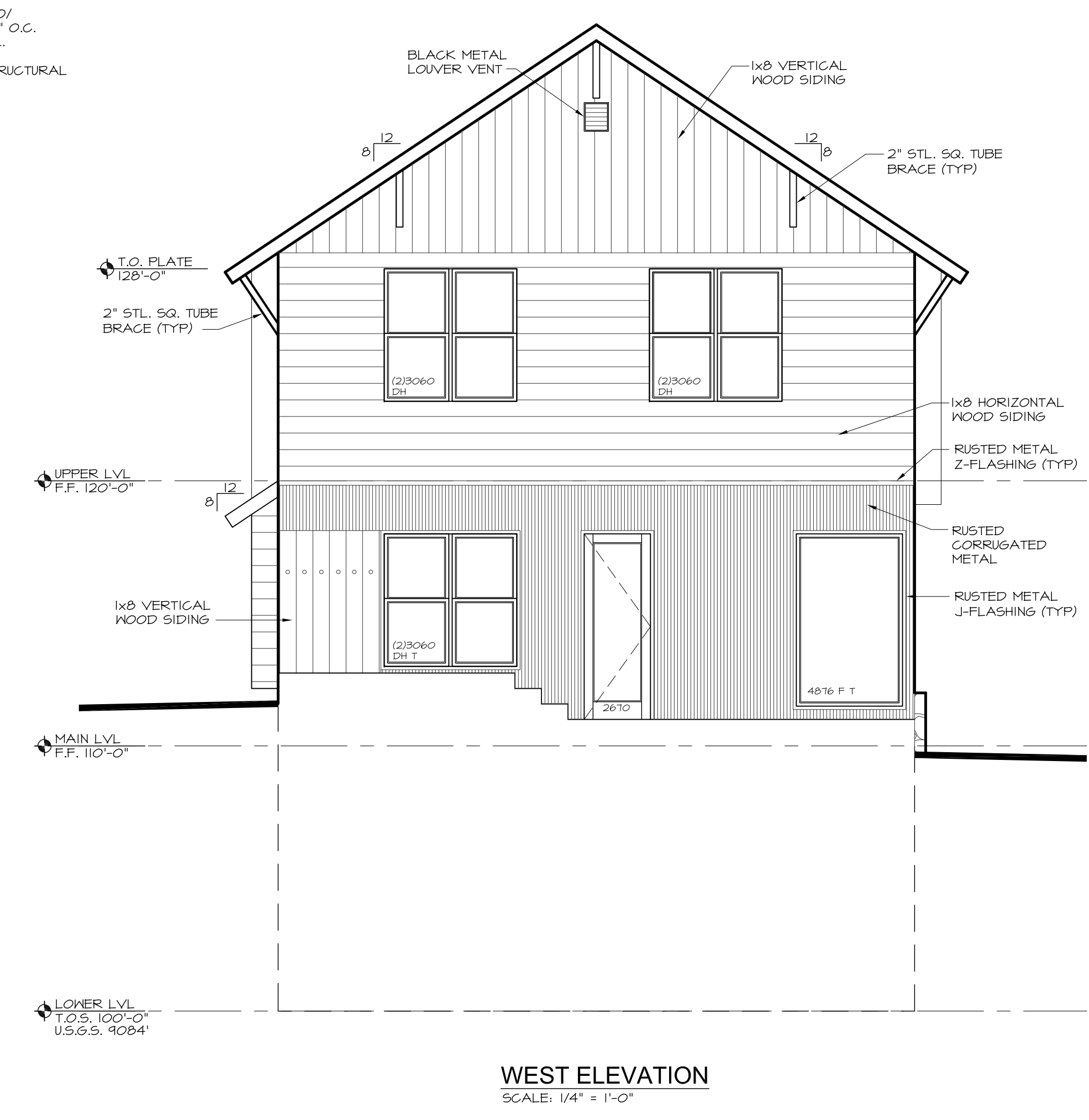
EAST ELEVATION
SCALE: 1/4" = 1'-0"



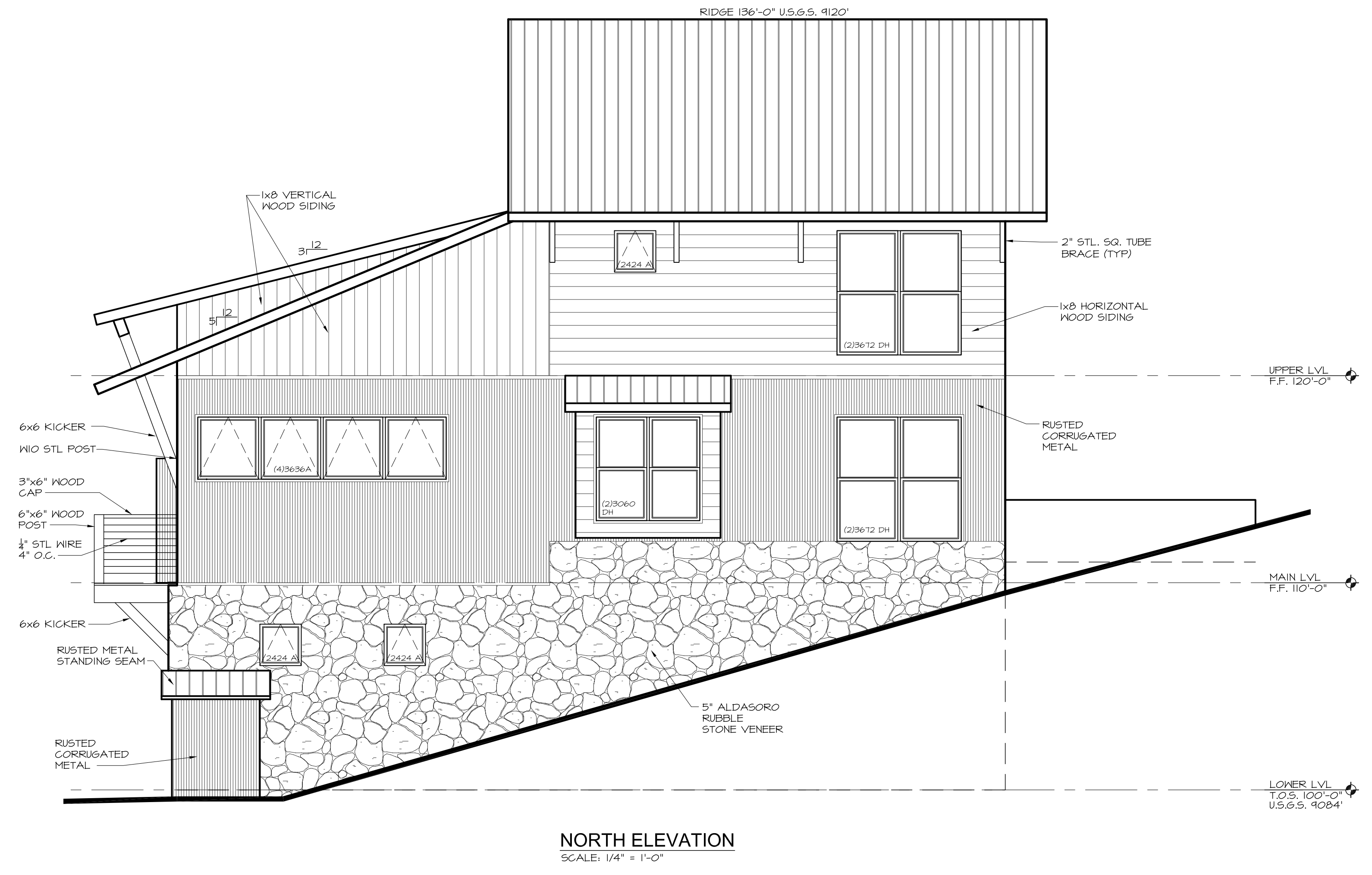
SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



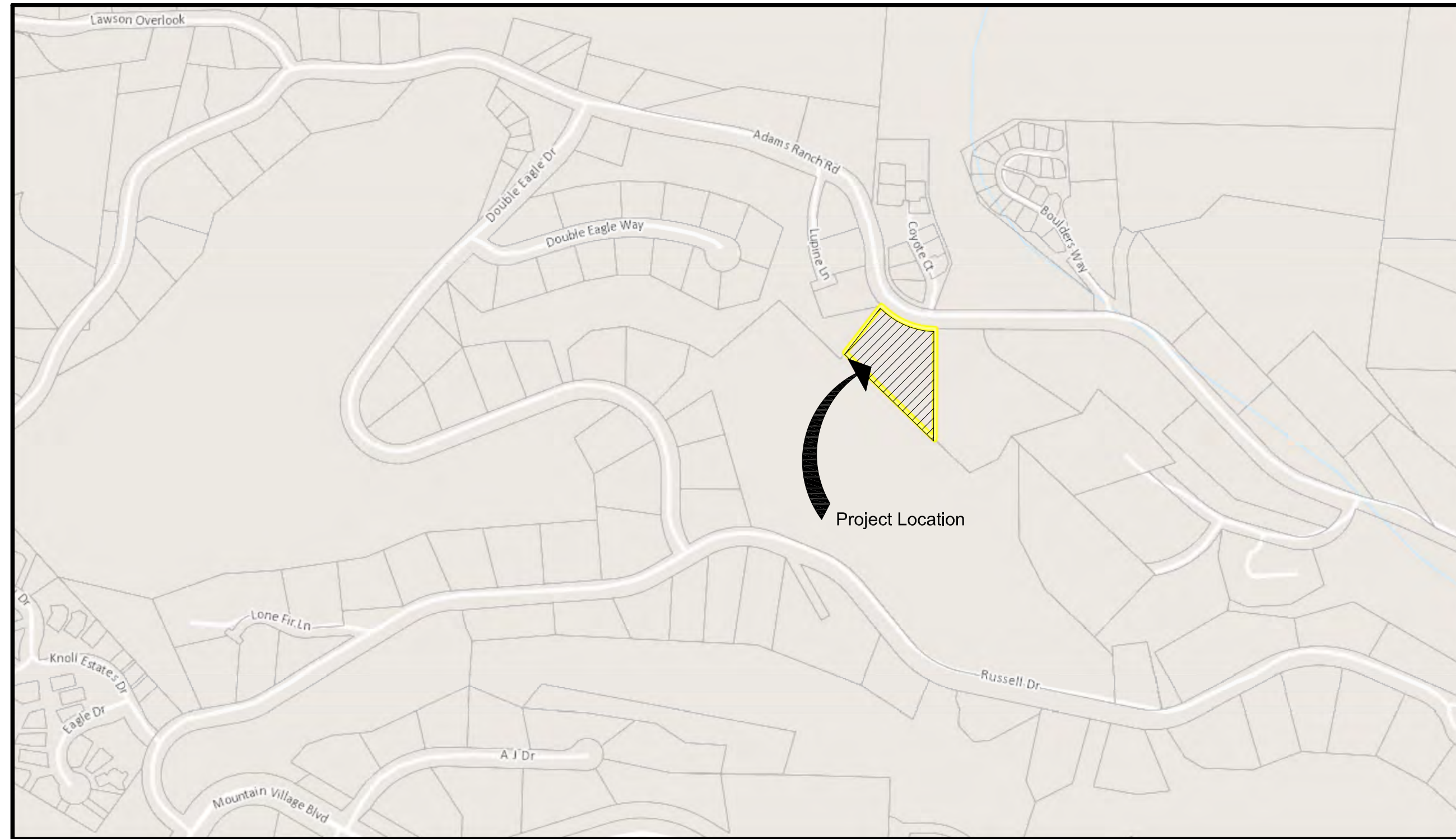
WINDOW RECESS DETAIL
SCALE: 1" = 1'-0"



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



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



VICINITY MAP



DRAWING LIST:

A0	Cover Sheet	Date: July 10, 2019
C1	Improvement Survey Plat	Date: June 6, 2019
A1.1	Site Plan/Roof Plan	Date: July 10, 2019
A1.2	Utility/Grading Plan	Date: July 10, 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: July 10, 2019
A3.1	Elevations	Date: July 10, 2019

PLAN CONSULTANTS:

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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 4 TIMBERVIEW				
MATERIAL	NORTH	SOUTH	EAST	WEST	TOTAL	PERCENTAGE
WOOD	222 S.F.	166 S.F.	-	238 S.F.	626 S.F.	22.25%
METAL	301 S.F.	588 S.F.	122 S.F.	173 S.F.	1184 S.F.	42.04%
STONE	237 S.F.	144 S.F.	72 S.F.	-	423 S.F.	15.04%
DOOR/WINDOWS	113 S.F.	54 S.F.	246 S.F.	117 S.F.	500 S.F.	20.62%
TOTAL	873 S.F.	922 S.F.	490 S.F.	528 S.F.	2813 S.F.	

HEIGHT CALCULATIONS		LOT 4 TIMBERVIEW				
HEIGHT	NORTH	SOUTH	EAST	WEST	TOTAL	
MAX.	25'	26.75'	24'	21'	24.1875'	
MAX. AVG.	24'	25'	21'	25'	28'	

WINDOW AND DOOR SCHEDULE	
Window	Quantity
2424 Awning	13
2424 Fixed	1
2448 Awning	2
2448 Fixed	4
4860 Fixed	2
(2)3636 Casement	3
(4)3636 Awning	1
(2)3060 Double Hung	4
4272 Fixed	1
3080 French door LH w/ 3 horiz. mullions	1
2670 French door RH	1
8080 Sliding Glass door LH operable	1

