

**TOWN OF MOUNTAIN VILLAGE  
REGULAR DESIGN REVIEW BOARD MEETING  
THURSDAY SEPTEMBER 5, 2019 10:00 AM  
2nd FLOOR CONFERENCE ROOM, MOUNTAIN VILLAGE TOWN HALL  
455 MOUNTAIN VILLAGE BLVD, MOUNTAIN VILLAGE, COLORADO  
AGENDA**

	Time	Min.	Presenter	Type	
1.	10:00		Chair		Call to Order
2.	10:00	5	Starr	Action	Reading and Approval of Summary of Motions of the of the August 1, 2019 and the August 8, 2019 Design Review Board Meetings.
3.	10:05	60	Starr	Public Hearing Quasi-Judicial	Consideration of a Design Review: Initial Architecture and Site Review Application for a new single-family residence on Lot BC105, 114 Lawson Overlook
4.	11:05	30	Miller	Public Hearing Quasi-Judicial	Review and Recommendation to Town Council: A Resolution approving a proposed major subdivision application for Lot 388R, 130 Snowfield Drive, to formally plat the property as currently configured
5.	11:35	45	Miller	Public Hearing Quasi-Judicial	Consideration of a Design Review: Final Architecture and Site Review Application for a Single-Family Home located at Lot 640BR-1, 304 Adams Ranch Road
6.	12:20	30		LUNCH	LUNCH
7.	12:50	45	Miller	Public Hearing Quasi-Judicial	Consideration of a Design Review: Final Architecture and Site Review Application for a Single-Family Home located at Lot 640BR-4, 304 Adams Ranch Road.
8.	1:35	40	Haynes	Legislative	A Review and Recommendation to Town Council regarding Community Development Code (CDC) amendments to clarify efficiency lodge, lodge, hotel efficiency and hotel zoning designation definitions; to include the definition of short term accommodations use at CDC Chapter 17.8 and to amend the density transfer and rezone section of the CDC to add criteria to rezone and density transfer applications when rezoning from efficiency lodge to lodge zoning designations at CDC Section 17.4.9 Rezoning Process
9.	2:15				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](mailto: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 AUGUST 1, 2019**

Item 2

**Call to Order**

Chairman Banks Brown called the meeting of the Design Review Board of the Town of Mountain Village to order at 10:02 a.m. on Thursday, August 1<sup>st</sup>, 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  
Liz Caton  
Banks Brown  
Ellen Kramer (2<sup>nd</sup> alternate)  
Adam Miller (1<sup>st</sup> alternate)

**The following Board members were absent:**

David Craigie

**Town Staff in attendance:**

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

**Public in attendance:**

Robert Stenhammer	<a href="mailto:rstenhammer@telski.com">rstenhammer@telski.com</a>
Penelope Gleason	<a href="mailto:Penelope@bootdoctors.com">Penelope@bootdoctors.com</a>
Tony Kalyk	<a href="mailto:tony@cadencehg.com">tony@cadencehg.com</a>
Ken Alexander	<a href="mailto:Ken@architectstelluride.com">Ken@architectstelluride.com</a>
Ronnie Beamer	Not Provided
Rick Young	Not Provided
Mike Fitzhugh	Not Provided
Marc Flitter	Not Provided
Nick Vaughan	<a href="mailto:nicholas@pczvet.com">nicholas@pczvet.com</a>
Laia Heret	Not Provided
Jim Heret	Not Provided
Asa Van Gelder	Not Provided
Michael Lynch	<a href="mailto:mlynch@rwolaw.com">mlynch@rwolaw.com</a>
Kristina Werenko	<a href="mailto:kwerenko@mrwmla.com">kwerenko@mrwmla.com</a>
Winston Kelly	<a href="mailto:winstonkelly@gmail.com">winstonkelly@gmail.com</a>
Lance Erskine	<a href="mailto:office@lancescapesbylance.com">office@lancescapesbylance.com</a>
Sherri Reeder	<a href="mailto:sreeder@tellurideskiresort.com">sreeder@tellurideskiresort.com</a>

### **Public Comment on Non-Agenda Items**

Public comment on non-agenda items was made by:

Jim Heret

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

On a **Motion** made by Cath Jett and seconded by Greer Garner, the DRB voted 7-0 to approve the July 11<sup>th</sup>, 2019 Summary of Motions.

### **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<sup>th</sup> 2019 DRB Meeting).**

Senior Planner John Miller presented the consideration of a Design Review application for a new single-family home on Lot 640BR-1, Timberview. Ken Alexander of Architects Collaborative presented on behalf of the applicant.

There was no public comment.

On a **Motion** made by Liz Caton and seconded by Cath Jett, the DRB voted 6-1, with Dave Eckman opposing, to approve the design review: Initial Architecture and Site Review application for a new single family residence on Lot 640BR-1, Timberview, 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 construction parking, and material storage areas - in conformance with the requirements of the CDC.*
- 3) *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.*
- 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) *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.*
- 6) *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.*
- 7) *Applicant shall survey the rear retaining wall prior to issuance of a Certificate of Occupancy.*

**Consideration of a Design Review: Initial Architecture and Site Review Application for a new single-family residence on Lot 640BR-4, Timberview.**

Senior Planner John Miller presented the consideration of a Design Review application for a new single-family home on Lot 640BR-4, Timberview. Ken Alexander of Architects Collaborative presented on behalf of the applicant.

There was no public comment.

On a **Motion** made by Liz Caton and seconded by Cath Jett, the DRB voted 7-0 to approve the design review: Initial Architecture and Site Review application for a new single-family residence on Lot 640BR-4, Timberview, 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.*
- 7) *Applicant shall provide a grading and drainage plan stamped by a Colorado licensed professional engineer prior to Final Review.*

**Village Pond Landscape and Vitality Work session**

Planner Sam Starr and Kristina Werenko of MRWM Landscape Architects presented the work session on Village Pond Landscaping and Vitality.

Public comment was provided by:

Tony Kalyk  
Marc Flitter

Work sessions are non-binding discussions. Area vitality, landscaping, noise concerns, zoning, and past approvals were discussed.



**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.**

Planner Sam Starr presented the 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. Lance Erskine of Landscapes by Lance presented on behalf of the applicant.

Public comment was provided by:

Winston Kelly

On a **Motion** made by Liz Caton and seconded by Keith Brown the DRB voted 7-0 to continue the 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 to a special August 8, 2019 Design Review Board Meeting.

**Consideration of a Design Review Process Application for Village Center Roofing material design variations, which require specific approval from the DRB, on Lot 52, Tomboy Tavern (continued from July 11<sup>th</sup> 2019 DRB Meeting).**

Senior Planner John Miller presented the consideration of a Design Review Process Application for Village Center Roofing material design variations, which require specific approval from the DRB, on Lot 52, Tomboy Tavern. Sheri Reeder of Telluride Ski and Golf presented on behalf of the applicant.

There was no public comment.

On a **Motion** made by Keith Brown and seconded by Liz Caton the DRB voted 4-3, with Dave Eckman, Cath Jett, and Ellen Kramer opposing, to approve the Design Review Process Application for a Design Review Process Application for Village Center Roofing material design variations, which require specific approval from the DRB, on Lot 52, Tomboy Tavern, with the following conditions:

- 1) *Tomboy Tavern / TSG shall relocate the existing satellite dish and concrete anchor blocks to an area not visible from the public plaza areas or the gondola cabin.*

**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.**

Planner Sam Starr and Business Development and Sustainability Manager Zoe Dohnal presented the 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. The Town of Mountain Village was the applicant for this matter.

There was no public comment.

On a **Motion** made by Cath Jett and seconded by Greer Garner, the DRB voted 7-0 to recommend to town council approval of a Community Development Code amendment to Sections 17.3.3 Use Schedule and 15.5.1(E) Vending Regulations. There were no conditions of approval.

**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.**

Senior Planner John Miller presented the 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. Attorney Stefanie Fanos.

There was no public comment.

On a **Motion** made by Liz Caton and seconded by Cath Jett, the DRB voted 5-2, with Dave Eckman and Keith Brown opposing, to recommend approval 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, with the following conditions:

- 1) *The requisite Employee Apartment Density is hereby reallocated within Lot 30 to replace one commercial unit. The Resolution shall indicate the change in commercial space and the size of the employee apartment is square feet.*
- 2) *The final location and design of any buildings, grading, landscaping, parking areas, and other site improvements shall be determined with the required Design Review Process application pursuant to the applicable requirements of the CDC.*
- 3) *The Lot list shall be updated to reflect one built and one unbuilt employee apartment assigned to the Lot.*
- 4) *A Town of Mountain Village Deed Restriction shall be executed concurrently with the Ordinance and recorded concurrently for the newly created employee apartment.*
- 5) *Building Department and Housing Authority need to approve the residence.*
- 6) *Applicant will verify the livable square footage of the apartment.*

**Adjourn**

On a unanimous **Motion**, the Design Review Board voted 7-0 to adjourn the August 1<sup>st</sup>, 2019 meeting of the Mountain Village Design Review Board at 2:47 p.m.

Prepared and Submitted by,

Sam Starr, AICP  
Planner  
Town of Mountain Village

**SUMMARY OF MOTIONS  
TOWN OF MOUNTAIN VILLAGE  
DESIGN REVIEW BOARD MEETING  
THURSDAY AUGUST 8, 2019**

item 2

**Call to Order**

Chairman Banks Brown called the special meeting of the Design Review Board of the Town of Mountain Village to order at 10:02 a.m. on Thursday, August 8<sup>th</sup>, 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  
Keith Brown  
Liz Caton  
Banks Brown  
Ellen Kramer (2<sup>nd</sup> alternate)

**The following Board members were absent:**

David Craige  
Adam Miller (1<sup>st</sup> alternate)  
Dave Eckman

**Town Staff in attendance:**

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

**Public in attendance:**

Winston Kelly	winstonkelly@gmail.com
Cameron Kelly	Not Provided
Lance Erskine	office@lancescapesbylance.com

**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 (Continued from August 1<sup>st</sup> 2019 DRB meeting).**

Planner Sam Starr presented the 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. Lance Erskine of Landscapes by Lance presented on behalf of the applicant.

Public comment was provided by:

Cameron Kelly  
Winston Kelly

On a **Motion** made by Ellen Kramer and seconded by Greer Garner the DRB voted 6-0 to approve the 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 to a special August 8, 2019 Design Review Board Meeting, with the following findings and conditions:

Findings:

- 1) *The Design Review Board finds that the fence does not define the property boundary, does enclose a dog and private area, and requires specific approval.*
- 2) *The Design Review Board finds that the fence meets the Town Design Theme.*
- 3) *The Design Review Board finds that the proposed application meets the 7 criteria for a design variation approval as outlined in CDC Section 17.4.11(E)5 Design Variation Process.*

Conditions:

- 1) *Applicant will enter into a revocable General Easement Agreement with the Town of Mountain Village for all landscaping elements located in the Town owned General Easements prior to issuance of a development permit.*
- 2) *The fence shall be moved 18" back and planters will be placed between fence and upper retaining wall.*
- 3) *The final fence design/site plan shall be approved at staff level and meet Colorado fence codes.*

**Adjourn**

On a unanimous **Motion**, the Design Review Board voted 7-0 to adjourn the August 8<sup>th</sup>, 2019 meeting of the Mountain Village Design Review Board at 10:57 A.M.

Prepared and Submitted by,

Sam Starr, AICP  
Planner  
Town of Mountain Village



**PLANNING & DEVELOPMENT SERVICES DEPARTMENT  
PLANNING DIVISION**

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

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**TO:** Design Review Board  
**FROM:** Sam Starr, Planner  
**FOR:** Meeting of September 5, 2019  
**DATE:** August 27, 2019  
**RE:** Initial Architectural and Site Review for a new single-family home on Lot BC105, 114 Lawson Overlook

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**PROJECT GEOGRAPHY**

**Application Overview:** The purpose of this agenda item is to allow the Design Review Board (DRB) to provide final review regarding a proposed new single-family home.

**Legal Description:** Lot BC105, Town of Mountain Village, according to the plat recorded September 8, 1997 in Plat Book 1 at Page 2281.

**Address:** 114 Lawson Overlook  
**Applicant/Agent:** Jack Wesson Architects  
**Owner:** Ricky Denesik  
**Zoning:** Single-Family  
**Existing Use:** Vacant Lot  
**Proposed Use:** Single-Family  
**Lot Size:** 0.77 acres  
**Adjacent Land Uses:**

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



Figure 1: Context map indicating BC105 location

**ATTACHMENTS**

- Exhibit A: Narrative
- Exhibit B: Plan Set

**BACKGROUND**

In accordance with 17.4.3 of the Community Development Code (CDC), the applicant has applied for a Class 3 Initial Architectural Site Review for the development of a single-family residence. The proposed dwelling unit is located on Lawson Overlook, and consists of 5,111

livable square feet with 46.3 square feet of mechanical space and a 648 square foot garage. The site area consists of 0.77 acres and is characterized by a substantial slope on the northern portion that has driven the design and placement of this residence.

**PROJECT SUMMARY**

<b>CDC Provision</b>	<b>Requirement</b>	<b>Proposed</b>
Maximum Building Height	35' maximum (35'+5' for gable roof)	35'
Maximum Avg Building Height	30' maximum (30'+5' for gable roof)	22'—8"
Maximum Lot Coverage	40% maximum	15.2%
<b>General Easement Setbacks</b>		
North	16' setback from lot line	28' to GE
South	16' setback from lot line	16' to GE
East	16' setback from lot line	11' to GE
West	16' setback from lot line	56' to GE
<b>Roof Pitch</b>		
Primary		2:1
Secondary		2:1
<b>Exterior Material</b>		
Stone	35% minimum	37.21%
Wood	25% (No requirement)	34.07%
Windows/Doors	40% maximum for windows	23.02%
Metal Accents		05.70%
Parking	2 enclosed and 2 non-tandem	2 enclosed and 2 exterior

**17.3.12.C BUILDING HEIGHT LIMITS**

The average height for the proposed design is code compliant at 22 feet 8 inches. The proposed maximum height is 35 feet, which is the maximum height allowed for a single-family home. To verify that the finished product matches the proposed plans, staff recommends that a monumented land survey shall be prepared by a Colorado public land surveyor to establish the maximum building height and the maximum average building height. This condition shall be carried over to any Final Review approval as it is a construction condition.

**17.5.5 BUILDING SITING DESIGN**

Lot BC105, 114 Lawson Overlook is a smaller lot (0.77 acres) that slopes considerably from the north to the south. The topography-driven siting of the home has led for the structure to be closer to the southern portion, but no general easement encroachments are proposed for this project. Nevertheless, staff recommends that a monumented land survey of the footers be provided prior to pouring concrete to determine there are no further encroachments into the GE. This condition shall also be carried over to any Final Review approval as it is a construction condition.

**17.5.6 BUILDING DESIGN**

**Building Form and Exterior Wall Form**

The proposed building form and exterior wall form portray a mass that is thick and strong, with a heavy, thick grounded foundation. Moreover, the materials and form align with the character of the neighborhood. All proposed materials for the walls are common throughout the Town of Mountain Village.

**Roof Forms, Design and Materials**

The CDC states that the roof shall be a composition of multiple forms that emphasize sloped planes, varied ridgelines, and vertical offsets. The roof form for this project is a series of 2:12 slope shed roofs that vary in direction. No chimneys or exterior appurtenances are proposed at this time. The applicant has indicated that the roof material, flashing, gutters, and downspouts will be a constructed out of rusted standing seam metal.

**Exterior Wall Materials**

The exterior walls consist of 37.21% stone veneer and will be composed of the regionally-popular “Telluride Gold Stone” mix. 34.07% of the exterior materials will be an 8” vertical barn wood siding, while the remainder of the materials will consist of 23.02% fenestration, and 5.70% metal accents.

**17.5.7 GRADING AND DRAINAGE PLAN**

The applicant has provided a grading and drainage plan for the proposed development. Positive drainage away from the structure has been provided with all disturbed areas and to have final grades of 3:1 or flatter. The driveway and other fill areas will be graded with the foundation excavation. The driveway is compliant with 12’ width and will consist of 2-foot gravel V pans. All work has met Community Development Code licensing requirements and is stamped by a Colorado licensed professional engineer.

**17.5.8 PARKING REGULATIONS**

The applicants garage shows sufficient room for 2 enclosed parking spaces, and the driveway is large enough to accommodate 2 exterior parking spaces, which is consistent with the parking requirements for the Single-Family Zone District. As a condition of approval town staff recommend that the applicant provide a cutsheet prior to Final Review verifying that the parking requirements can be met with the current design. The applicant is currently showing 981 square feet of snowmelt in portions of the driveway and front entrance.

**17.5.11 UTILITIES**

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

**17.5.9 LANDSCAPING REGULATIONS**

The applicant has provided a preliminary landscape plan. Staff recommends that the applicant remove all coniferous species from zone one. All plantings will need to be in compliance with Table 5-4 of the CDC:

Table 5-4, Minimum Plant Size Requirements

<b>Landscaping Type</b>	<b>Minimum Size</b>
Deciduous Trees –Single Stem	3 inches caliper diameter at breast height (“dbh”)
Deciduous Trees – Multi-stem	2.5 inches dbh
Evergreen Trees –Single-family lots	8 to 10 feet in height, with 30% 10 feet or larger.

**17.5.12 LIGHTING REGULATIONS**

The placement of lighting is code compliant, and the locations include: decks, exterior egress areas, and the entryway. The DRB will need to weigh in on the appropriateness of the in-railing

LED strip lighting. To comply with the updated lighting regulations, staff recommends that the applicant prepare an exterior lighting plan to be submitted prior to final review. The information provided with the lighting plan should include (but not be limited to): foot-candles, max delivered lumens for the bulbs used, max temperature, and proposed dimmer/management systems. This plan would need to be prepared by a certified lighting designer.

**17.5.13.E.4 ADDRESS IDENTIFICATION SIGNS**

No address monument design has been submitted for the Initial Review. Staff recommends that an address monument plan be provided prior to Final Review

**17.6.8 SOLID FUEL BURNING DEVICE REGULATIONS**

The applicant has indicated the fireplace will use natural gas. A wood burning permit is not required for this project.

**17.7.19 CONSTRUCTION MITIGATION**

All construction staging is within the lot boundaries. However, the construction staging plan does show construction parking and disturbance in the General Easements. Staff finds this disturbance is minimal and will not adversely affect the surrounding properties. The configuration is necessary given the size and slope constraints of the site. The current plan as shown will need to be revised to include perimeter fencing for the entire lot, and not just silt fencing on portions of the northern side. Staff has included a condition in the recommendation section to address this.

**STAFF RECOMMENDATION**

Staff recommends the DRB approve the Initial Architectural and Site Review for a new single-family residence to be located on Lot BC105, 114 Lawson Overlook. Staff requests said approval condition the items listed below in the suggested motion.

**PROPOSED MOTION**

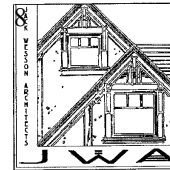
*I move to approve the Initial Architectural and Site Review for a new single family residence to be located on Lot BC105, 114 Lawson Overlook, based on the evidence provided within the staff report of record dated August 26,2019 and with with the following conditions:*

- 1. A monumented land survey shall be prepared by a Colorado public land surveyor to establish the maximum building height and the maximum average building height. This condition shall be carried over to any Final Review Approval as it is a construction condition.*
- 2. A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the GE. This condition shall be carried over to any Final Review Approval as it is a construction condition.*
- 3. 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.*
- 4. Applicant shall revise his landscaping plan prior to Final Review, to indicate that no coniferous species will be planted in zone one of the wildfire mitigation zones.*
- 5. Prior to Final Review, the applicant shall demonstrate that the parking requirements may be met with the current garage configuration.*



6. *Applicant shall submit an exterior lighting plan prepared by a licensed professional that includes bulb information, an isometric footcandle diagram, and dimmer/lighting management system information.*
7. *Applicant shall provide an address identification sign plan prior to Final Review.*
8. *Applicant shall revise the construction mitigation plan prior to Final Review to include construction fencing around the entirety of the site and outside of the General Easement except for areas that are already devoid of vegetation and otherwise disturbed such as the proposed driveway area.*

/STCS



## NARRATIVE

8.8.19

To: Community Development Department  
Design Review Board  
Mountain Village, CO

From: Jack Wesson  
Jack Wesson Architects, Inc.  
110 S. Pine #100  
P.O. Box 2051  
Telluride, CO 81435  
(970) 519.1551  
jwesson@me.com.com

Re: Design Review Submission Narrative for a Single Family Residence  
Lot BC105, Mountain Village

This single family residence is proposed to be built on lot BC 105 (lot size .77 acres). The interior gross heated area is approximately 4978 s.f, plus a 648 s.f. two car garage. The design esthetic is a rustic, mining vernacular in material and massing components. The exterior materials incorporate antique barn wood siding and timbers, stone and rusted metal. Roof forms are traditional sheds forms, composed in a dynamic juxtaposition. The project is compliant with the Land Use Ordinance; the massing is within the maximum height limit (22'-8" ave and 35-0" max.) and the site coverage (4578.8sf.) is only 13.64%.

No variances are requested. All Fireplaces will be natural gas.

The exterior materials meet the surface area criteria:

stone veneer	37.21% (exceeds 35%)
fenestration	23.02%
wood	34.07%
metal accent	5.70%

Lot Area:	33541 s.f. mol. (.77 acres)
Site Coverage:	4,576.9 s.f. or 13.64%
Floor Area Living:	4978.7 sf
Floor Area Garage	648.6 sf
Ave. Ht.	22'-8" (30' max.ave. allowed)
Max. Ht.	35'-0"

Sincerely,

Jack Wesson



BUILDING SUMMARY	
SITE PERMIT NUMBER:	—
BUILDING PERMIT NUMBER:	—
PROJECT ADDRESS:	LAWSON OVERLOOK
BLOCK:	—
LOT:	BC 105
LOT AREA:	33,519.6 SQ. FT.
ZONING DISTRICT:	SINGLE FAMILY
PROPOSED USE:	RESIDENTIAL
NUMBER OF STORIES:	2
NUMBER OF SUB-LEVELS:	1

CODE SUMMARY	
BUILDING CODE:	INTERNATIONAL RESIDENTIAL CODE (2012)
	INTERNATIONAL ELECTRICAL CODE (2012)
	INTERNATIONAL FIRE CODE (2012)
	INTERNATIONAL MECHANICAL CODE (2012)
	INTERNATIONAL PLUMBING CODE (2012)
ENERGY CODE:	NATIONAL ENERGY CODE (2017)
TYPE OF CONSTRUCTION:	TYPE 5-B
OCCUPANCY:	R-3
BUILDING AREA:	4,978.7 SF LIVING 6,331.6 TOTAL
	***FIRE SPRINKLERS REQUIRED***
	130 LB GROUND SNOW LOAD, 90 MPH EXPOSURE C WIND, FROST DEPTH 48"

GN16- UNLESS OTHERWISE NOTED, DIMENSIONS ARE ASSUMED TO BE:

A. PLUMB  
 B. LEVEL  
 C. SQUARE  
 E. PARALLEL  
 F. TO ESTABLISHED AXES OR BASELINES AS ESTABLISHED BY DIMENSIONAL OR ANGULAR NOTATIONS

GN17- ALL GLASS MUST CONFORM TO CODE REQUIREMENTS FOR SAFETY GLAZING.

GN18- MATERIALS, WHERE REQUIRED, ARE TO HAVE AN UL LABEL IN AN INCONSPICUOUS BUT VISIBLE LOCATION.

GN19- SIZES, DIMENSIONS, LOCATIONS, AND DETAILS OF PLANTERS, TREE GATES, CONCRETE FINISH, TILE PATTERNS, GRADING, SITE LIGHTING, ETC., ASSOCIATED WITH LANDSCAPE ARE SHOWN ON LANDSCAPE DRAWINGS.

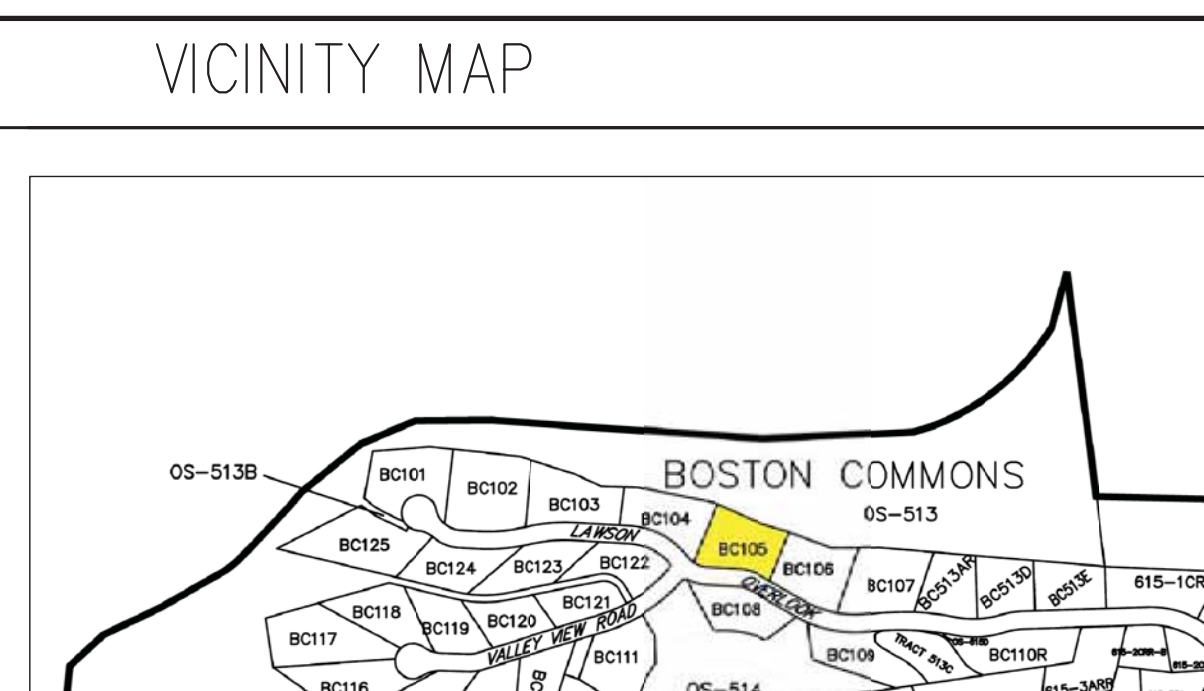
GN20- SIZES, DIMENSIONS, LOCATIONS AND DETAILS OF UTILITY LINES, AGGREGATE BASES, SPOT ELEVATIONS ETC., ASSOCIATED WITH CIVIL ARE SHOWN ON THE CIVIL DRAWINGS.

GN21- SIZES, DIMENSIONS, LOCATIONS AND DETAILS OF STRUCTURAL MEMBERS, BEAMS, SLABS, WALLS, OPENINGS, ETC., ARE SHOWN ON STRUCTURAL DRAWINGS.

GN22- SIZES, DIMENSIONS, LOCATIONS AND DETAIL OF REGISTERS, DUCTS, EQUIPMENT, WALL OPENINGS, LOUVERS, ACCESS HATCHES, EQUIPMENT CURBS, VENTS, ETC., ASSOCIATED WITH HEATING VENTILATING AND AIR CONDITIONING ARE CONTAINED ON THE MECHANICAL DRAWINGS. COORDINATE LOCATION OF REGISTERS WITH ARCHITECTURAL REFLECTED CEILING PLAN.

DRAWING INDEX	
<b>ARCHITECTURAL</b>	
A000	PROJECT DATA, DRAWING INDEX, PROJECT DIRECTORY SURVEY
A100	OVERALL SITE PLAN,
A101	CONSTRUCTION STAGING PLAN,
A102	LANDSCAPE/IRRIGATION PLAN
A103	SNOW MELT PLAN AND EXTERIOR LIGHTING PLAN
A200	AREA CALCS
A201	1ST LEVEL FLOOR PLAN
A202	2ND LEVEL FLOOR PLAN
A203	3RD LEVEL FLOOR PLAN AND ROOF PLAN
A300	HEIGHT CALCS
A301	ELEVATIONS- SOUTH AND EAST
A301	ELEVATIONS- NORTH AND WEST
A305	MATERIAL CALCS
A400	BUILDING SECTIONS
A500	MAIN STAIR DETAILS
A501	SPIRAL STAIR
A505	WALL SECTIONS
A601	ROOF EAVE/FASCIA DETAILS
A602	WINDOW DETAILS
A603	EXTERIOR DOOR DETAILS

VICINITY MAP	
C1	GRADING AND DRAINAGE PLAN WITH DRIVEWAY PROFILE
C2	UTILITY PLAN



### ABBREVIATIONS & SYMBOLS

WALL, BUILDING OR MISCELLANEOUS SECTION NO. DRAWING NO.	
INTERIOR ELEVATION NO. SHEET NO.	
ROOM NAME ROOM NO.	
DOOR NO.	
ELEVATION WINDOW NO.	
FRAME WALL	
BRICK/STONE VENEER	
SPOT ELEVATION	
A.B. ROOF SLOPE	
A.C.T.	

### GENERAL NOTES

GN01- CONTRACT DOCUMENTS CONSIST OF THE AGREEMENT, GENERAL CONDITIONS, SPECIFICATIONS, AND DRAWINGS WHICH ARE COOPERATIVE AND CONTINUOUS. WORK INDICATED OR REASONABLY IMPLIED IN ANY ONE OF THE CONSTRUCTION DOCUMENTS SHALL BE SUPPLIED AS THOUGH FULLY COVERED IN ALL. ANY DISCREPANCIES BETWEEN THE PARTS SHALL BE REPORTED TO ARCHITECT PRIOR TO COMMENCEMENT OF WORK.

GN02- MATERIALS AND ASSEMBLIES: ALL WORK SHALL COMPLY WITH APPLICABLE STATE AND LOCAL CODES, O.S.H.A. REQUIREMENTS, ORDINANCES, AND REGULATIONS. THE CONTRACTOR, SUB-CONTRACTORS AND JOURNEYMEN OF THE APPROPRIATE TRADES SHALL PERFORM WORK TO THE HIGHEST STANDARDS OF CRAFTSMANSHIP.

GN03- CONTRACTOR TO REVIEW GEO-TECHNICAL REPORT FOR BUILDING SYSTEM RECOMMENDATIONS. SHOULD UNEXPECTED SITE CONDITIONS ARISE DURING EXCAVATION, THE ARCHITECT AND GEO-TECHNICAL ENGINEER SHALL BE NOTIFIED FOR A SITE EVALUATION OF EXISTING CONDITIONS.

GN04- THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE DOCUMENTS, VERIFY THE ACTUAL CONDITIONS AND REPORT ANY DISCREPANCIES, ERRORS OR OMISSIONS TO THE ARCHITECT IN A TIMELY MANNER. THE ARCHITECT SHALL CLARIFY OR PROVIDE REASONABLE ADDITIONAL INFORMATION REQUIRED FOR SUCCESSFUL EXECUTION. THE CONTRACTOR SHALL VERIFY AND COORDINATE ALL OPENINGS THROUGH THE FLOORS, CEILING AND WALLS WITH ALL ARCHITECTURAL, INTERIOR, STRUCTURAL, MECHANICAL AND PLUMBING, ELECTRICAL AND LIGHTING DRAWINGS.

GN05- ALL REQUIRED WORK SHALL BE PERFORMED BY THE CONTRACTOR UNLESS OTHERWISE NOTED. ALL REFERENCES TO THE "CONTRACTOR" INCLUDE GENERAL CONTRACTOR AND HIS/HER SUBCONTRACTORS. THEY SHALL BE ONE AND THE SAME.

GN06- THE CONTRACTOR SHALL OBTAIN ALL APPLICABLE BUILDING PERMITS, ALL NECESSARY INSPECTIONS AND THE CERTIFICATE OF OCCUPANCY.

GN07- THE CONTRACTOR SHALL COMPILE AND SUBMIT AS REQUIRED TO MANUFACTURERS AND OWNER ALL MATERIAL, FIXTURE AND APPLIANCE WARRANTIES.

GN08- THE JOBSITE SHALL BE MAINTAINED IN A CLEAN AND ORDERLY MANNER, FREE OF TRASH AND CONSTRUCTION DEBRIS. THE CONTRACTOR SHALL PROVIDE FOR RECYCLING AT THE JOB SITE.

GN09- THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL MATERIALS BEING DELIVERED TO THE PROJECT AND THE PROTECTION OF NEIGHBORING PROPERTIES.

GN10- THE CONTRACTOR SHALL COORDINATE WITH ALL EQUIPMENT MANUFACTURERS FOR EQUIPMENT ROUGH-IN REQUIREMENTS.

GN11- THE CONTRACTOR SHALL VERIFY REQUIRED LOCATIONS OF ALL NECESSARY ACCESS PANELS IN ALL PARTITIONS, FLOORS, CEILING, AND WALLS AND COORDINATE EXACT LOCATIONS WITH THE ARCHITECT PRIOR TO INSTALLATION. ALL ACCESS PANELS SHALL BE INSTALLED FLUSH TO SURFACE WITH NO TRIM.

GN12- FOR THIS PROJECT, DATUM 100.00' IS SET AT FINISH FLOOR, MAIN LEVEL OF THE UNIT.

GN13- DATUM ELEVATIONS ARE GIVEN TO TOP OF FINISH FLOOR. ALL OTHER FINISH MATERIALS ARE ADDED TO THESE GIVEN ELEVATIONS UNLESS OTHERWISE NOTED.

GN14- DO NOT OBTAIN DIMENSIONS BY SCALING DRAWINGS - USE WRITTEN DIMENSIONS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ANY DISCREPANCY SHALL BE REPORTED TO THE PROJECT ARCHITECT BEFORE THE COMMENCEMENT OF WORK.

GN15- UNLESS OTHERWISE NOTED, DIMENSIONS ARE TAKEN TO THE FOLLOWING IN ORDER OF PRIORITY:

A. GRID LINES  
 B. FLOOR LINES  
 C. WORK POINTS  
 D. STRUCTURAL STEEL  
 E. FACE OF STUD  
 F. FACE OF CONCRETE  
 G. FACE OF FINISH

SITE PLAN GENERAL NOTES  
 SPGN01- CONTRACTOR TO CONFIRM ALL UTILITY LOCATIONS WITH EACH UTILITY AGENCY PRIOR TO EXCAVATION.

SPGN02- CONTRACTOR TO VERIFY ALL FLOOR ELEVATIONS PRIOR TO EXCAVATION.

SPGN03- CONTRACTOR TO PROTECT ALL TREES ON PROPERTY & ADJACENT PROPERTIES THAT EXTEND OVER PROPERTY LINE.

SPGN04- THE PROJECT SHALL COMPLY WITH THE TOWNS FIRE MITIGATION STANDARDS

SPGN05- THE PROJECT SHALL COMPLY WITH THE ADOPTED TOWN OF MOUNTAIN VILLAGE PRESCRIPTIVE ENERGY CODE AND GREEN BUILDING STANDARDS.

PROJECT AXONOMETRIC	

### PROJECT DIRECTORY

**OWNER/CONTRACTOR**  
 RICKY DENESIK  
 RICKY@ULTRABUILDERSLLC.COM  
 970-729-1221

**ARCHITECT**  
 JACK WESSON ARCHITECTS, INC.  
 110 SOUTH PINE #100  
 PO BOX 457  
 TELLURIDE, CO 81435  
 T 970.728.9755  
 jwesson@me.com  
 adam.birck@gmail.com

**STRUCTURAL ENGINEER**  
 COLORADO STRUCTURAL, INC.  
 MIKE ARBANEY P.E.  
 T 970.349.5922  
 mike@coloradostructural.com

**SURVEY INFORMATION**  
 SAN JUAN SURVEYING  
 CHRIS KENNEDY  
 102 SOCIETY DRIVE  
 TELLURIDE, CO 81435  
 T 970.728-1128  
 office@sanjuansurveying.com

### NOT FOR CONSTRUCTION

	<b>JACK WESSON ARCHITECTS INC.</b> 110 SOUTH PINE STREET TELLURIDE, COLORADO 81435 TEL: 970.728.9755 FAX: 970.728.9724 jwesson@me.com www.jackwessonarchitects.com
PROJECT NAME: BC 105 MOUNTAIN VILLAGE, COLORADO 81435	SHEET DESCRIPTION: COVER SHEET
7-29-19 DRB PACKAGE 4-29-19 REVIT 3D	SHEET NUMBER: A-000

ADJ.	AS BUILT / ANCHOR BOLT	MAX.	MAXIMUM
A.F.F.	ACOUSTICAL CEILING TILE	MECH.	MECHANICAL
ALT.	ADJUSTABLE	MFG.	MANUFACTURER
ALUM.	ABOVE FINISH FLOOR	M.H.	MANHOLE
BD.	BOURNONATE	MIN.	MINIMUM
BLDG.	BUILDING	MISC.	MISCELLANEOUS
BOT.	BOTTOM	M.L. / ML	MICRO-LAM
BYND.	BEYOND	M.L.R./MB	MICRO-LAM BEAM.
C.A.T.V.		N.I.C.	NOT IN CONTRACT
C.J.		NO.	NUMBER
C.M.U.	CABLE TELEVISION LINE	N.T.S.	NOT TO SCALE
COL.	CONTROL JOINT	O.C.	ON CENTER
CONC.	CONCRETE MASONRY UNIT	O.P.	OUTSIDE DIAMETER
CONT.		OPNG.	OPENING
CTR.	CENTER	OPP.	OPPOSITE
DET.	CONTINUOUS	PERF.	PERFORATED
DIAG.		P.L.	PROPERTY LINE
EA.	EACH	P.LAM.	PLASTIC LAMINATE
E.J.	DIAGONAL ELECTRIC LINE	POL.	POLISHED
EQ.	EQUAL	PR.	PAIR
EXP. JT.	EXPANSION JOINT	PTD.	PAINTED
EXT.	EXTERIOR	REQ'D.	REQUIRED
FIN.FL./F.F.	EXPANSION JOINT	RM.	ROOM
FIN. GR.		R.O.	ROUGH OPENING
F.S.P.	FINISHED FLOOR	SCHED.	SCHEDULE
F.V.	FINISH GRADE FLOOR	SHT.	SHEET
GA.	GASSTAND PIPE	SIM.	SIMILAR
GALV.	FIELD VERIFY	SPEC.	SPECIFICATION
GBX.		SQ. FT.	SQUARE FEET
GL.	GYPSONIZED	SQ. IN.	SQUARE INCHES
GB.	GYPSON BOARD TYPEX	STD.	STANDARD
H.C.		STL.	STEEL
H.M.	GYPSON WALL BOARD	TC.	TOP OF CURB.
HORIZ.	HOLLOW CORE	T & G.	TONGUE & GROOVE
HVAC.	HOLLOW METAL	T.O.C.	TOP OF CONCRETE
	HORIZONTAL	T.O.S.	TOP OF SLAB
I.D.	HEATING VENTILATION & AIR CONDITIONING	TYP.	TYPICAL
IN.		T.	TELEPHONE LINE
INSUL.	INSIDE DIAMETER	U.B.C.	UNIFORM BUILDING CODE
JT.	JUNCTION / INCHES	U.N.O.	UNLESS NOTED OTHERWISE
LAM.	INSULATION	VERT.	VERTICAL
LAV.	LAVATORY	V.I.F.	VERIFY IN FIELD
	LAMINATED	WD.	WOOD



TRACT 513

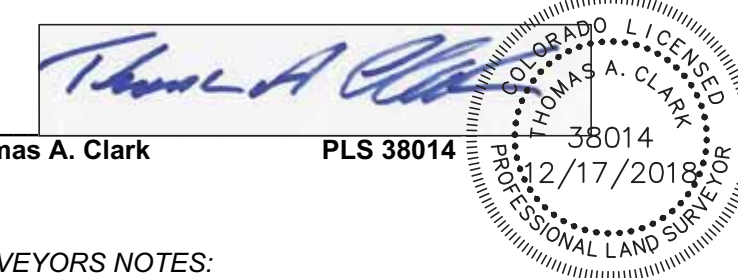
**PROPERTY DESCRIPTION:**

PARCEL A:  
LOT 105, BOSTON COMMONS LAWSON HILL PHASE 3, ACCORDING TO THE PLAT RECORDED MARCH 11, 1993 IN PLAT BOOK 1 AT PAGE 1457, COUNTY OF SAN MIGUEL, STATE OF COLORADO.

ALSO REFERRED TO AS:  
LOT BC105, TOWN OF MOUNTAIN VILLAGE, ACCORDING TO THE PLAT RECORDED SEPTEMBER 8, 1997 IN PLAT BOOK 1 AT PAGE 2281, AND ACCORDING TO THE TOWN OF MOUNTAIN VILLAGE OFFICIAL LOT LIST RECORDED SEPTEMBER 8, 1997 IN BOOK 586 AT PAGE 548, COUNTY OF SAN MIGUEL, STATE OF COLORADO.

**IMPROVEMENT LOCATION CERTIFICATE:**

I hereby certify that this improvement location certificate was prepared for Land Title Guarantee Company and Ricky Denesik, that it is not a Land Survey Plat or Improvement Survey Plat, and that it is not to be relied upon for the establishment of fence, building, or other future improvement lines. I further certify that the improvements on the above described parcel on this date, 12/24/2018 except utility connections, are entirely within the the boundaries of the parcel, except as shown, that there are no encroachments upon the described premises except as indicated, and that there is no apparent evidence or sign of any easement crossing or burdening any part of said parcel, except as noted.



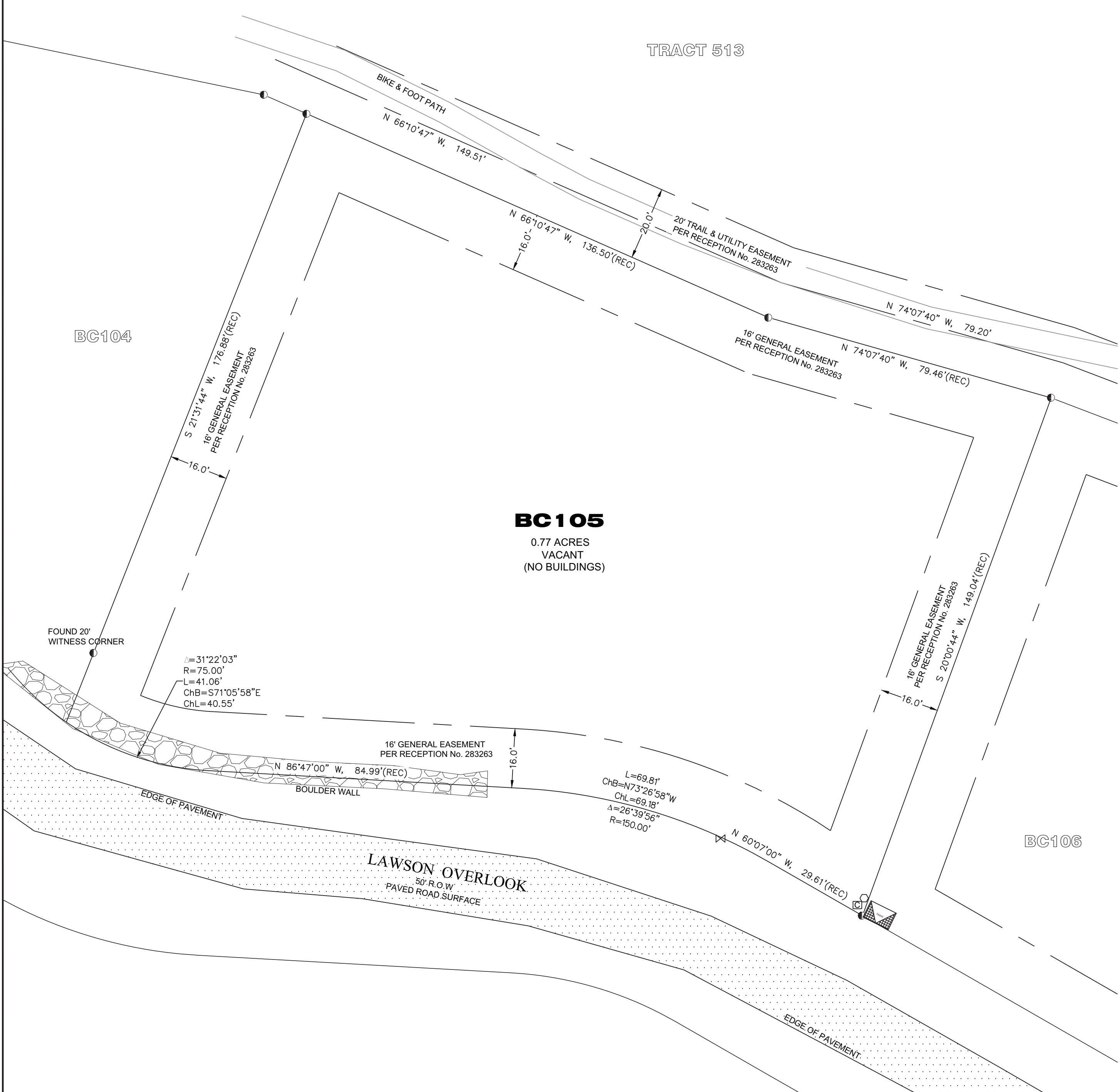
Thomas A. Clark PLS 38014

**SURVEYORS NOTES:**

- Easement research and property description provided by LAND TITLE GUARANTEE COMPANY - TELLURIDE, Order Number TLR86008610 effective on 12/06/2018 at 5:00 P.M.
- According to FEMA Flood Insurance Rate Map 008113C0287D Panel Number 0287 dated September 30, 1992 this parcel is within Zone X; Areas outside of 100 year flood plain.
- This survey is valid only if a printed or electronic copy has a seal and signature of the surveyor noted within the statement above.
- The word certify as used hereon means an expression of professional opinion regarding the facts of this survey and does not constitute a warranty or guarantee, expressed or implied.
- This survey is prepared for the exclusive use of the party or parties indicated within the surveyor's statement. Said statement does not extend to any unnamed person or parties without an expressed statement by the surveyor naming said entities.
- NOTICE: According to Colorado law you must commence any legal action based upon defect in this survey within three years after you first discover such defect. In no event may any action based upon any deficit in this survey be commenced more than ten years from the date of the certification shown hereon.

**BC105**

0.77 ACRES  
VACANT  
(NO BUILDINGS)



SCALE: 1" = 20'

**LEGEND:**

	FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP LS 24954
	COMMUNICATIONS BOX
	TRANSFORMER
	TELEPHONE PEDESTAL
	WATER VALVE

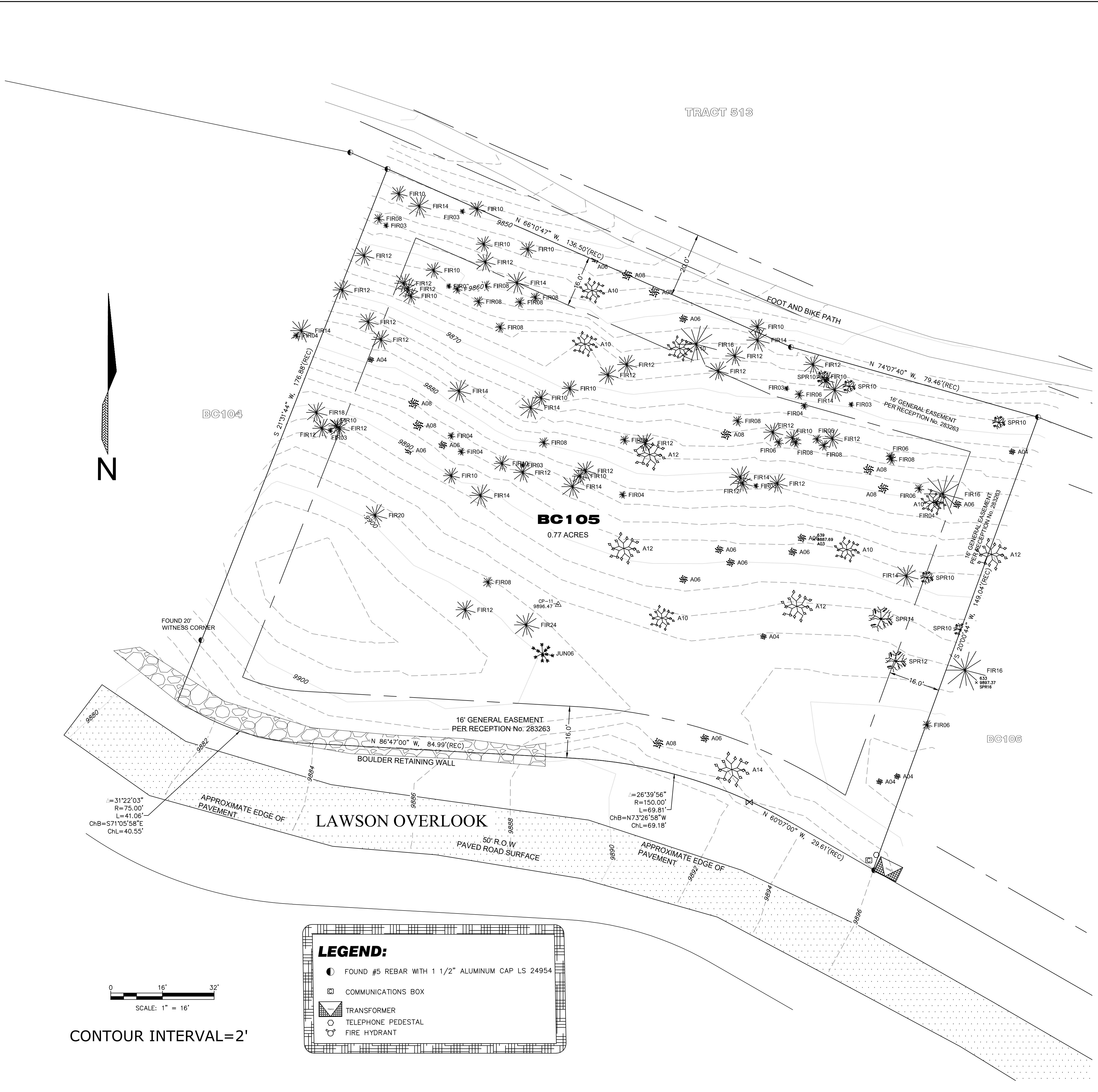
**IMPROVEMENT LOCATION CERTIFICATE**  
**LOT BC105, TOWN OF MOUNTAIN VILLAGE, COLORADO.**

**ALL POINTS LAND SURVEY L.L.C.**  
PO BOX 754 OPHIR, COLORADO 81435 (970) 708-9694

DATE: 12/24/2018	JOB#_18087
DRAWN BY TC	SHEET-1-OF-1
CHECKED BY TC	







**PROPERTY DESCRIPTION:**

PARCEL B:  
 LOT 105, BOSTON COMMONS LAWSON HILL PHASE 3, ACCORDING TO THE PLAT RECORDED MARCH 11, 1993 IN PLAT BOOK 1 AT PAGE 1457, COUNTY OF SAN MIGUEL, STATE OF COLORADO.

ALSO REFERRED TO AS:  
 LOT BC105, TOWN OF MOUNTAIN VILLAGE, ACCORDING TO THE PLAT RECORDED SEPTEMBER 8, 1997 IN PLAT BOOK 1 AT PAGE 2281, AND ACCORDING TO THE TOWN OF MOUNTAIN VILLAGE OFFICIAL LOT LIST RECORDED SEPTEMBER 8, 1997 IN BOOK 586 AT PAGE 548, COUNTY OF SAN MIGUEL, STATE OF COLORADO..

**SURVEYOR'S CERTIFICATE:**

I, Thomas A. Clark, being a Colorado Licensed Land Surveyor, do hereby certify that this Topographic Survey of Lot BC 105, Mountain Village was made by me and under my direct supervision, responsibility, and checking. This Topographic Survey does not constitute a Land Survey Plat or Improvement Survey Plat as defined by Title 38, Article 51 C.R.S.

Thomas A. Clark  
 PLS. 38014

**NOTES:**

- Easement research and property description provided by LAND TITLE GUARANTEE COMPANY - TELLURIDE, Order Number TLR86006254 effective on 09-01-2016 at 5:00 P.M.
- According to FEMA Flood Insurance Rate Map 008113C0300C Panel Number 0287 dated September 30, 1988 this parcel is within Zone X; Areas determined to be outside 500 year plain.
- Field work was performed on 2/13/2019.
- Elevation datum for this survey are based on "CP 11" benchmark that elevation being 9896.47.
- This survey is valid only if a printed or electronic copy has a seal and signature of the surveyor noted within the statement above.
- This survey is prepared for the exclusive use of the party or parties indicated within the surveyor's statement. Said statement does not extend to any unnamed person or parties without an expressed statement by the surveyor naming said entities.
- NOTICE: According to Colorado law you must commence any legal action based upon defect in this survey within three years after you first discover such defect. In no event may any action based upon any deficit in this survey be commenced more than ten years from the date of the certification shown hereon.

**LEGEND:**

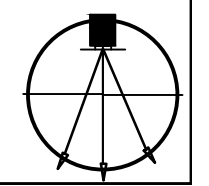
- FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP LS 24954
- COMMUNICATIONS BOX
- TRANSFORMER
- TELEPHONE PEDESTAL
- FIRE HYDRANT

SCALE: 1" = 16'  
 CONTOUR INTERVAL=2'

**TOPOGRAPHIC MAP OF LOT BC 105, MOUNTAIN VILLAGE, SAN MIGUEL COUNTY, COLORADO.**

ALL POINTS LAND SURVEY L.L.C.  
 PO BOX 754 OPHIR, COLORADO 81435 (970) 708-9694

DATE 2/14/2019	JOB#_18087
DRAWN BY TC	SHEET-1-OF-1
CHECKED BY	





GENERAL CIVIL ENGINEERING NOTES:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

19. NO MATERIAL SHALL BE COMPACTED WHEN FROZEN.

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

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

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

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

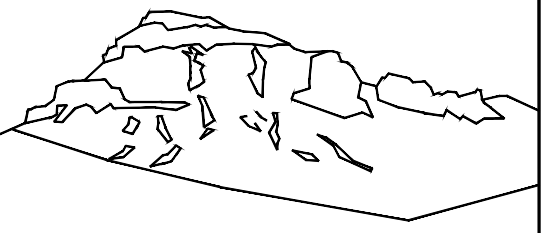
24. PROPOSED WATER AND SANITARY SEWER ARE TO MAINTAIN A MINIMUM TEN FEET (10') HORIZONTAL SEPARATION (OUTSIDE OF PIPE TO OUTSIDE OF PIPE) AND A MINIMUM VERTICAL SEPARATION OF EIGHTEEN INCHES (18").

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

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

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

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



Uncompahgre  
Engineering, LLC

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

**SUBMISSIONS:**

<b>SUBMITTAL</b>	<b>2019-07-30</b>
<b>DRB</b>	<b>2019-08-13</b>

Lot BC105  
Lawson Overlook  
Mtn. Village, CO

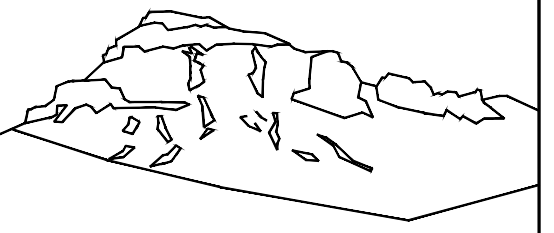


CONTRACTOR TO REVIEW AND COMPARE ALL CHAPTERS AND INTERDISCIPLINARY DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO ANY FIELD WORK BEING DONE IN ACCORDANCE WITH AIA DOCUMENT A201

Notes

C1





Uncompahgre  
Engineering, LLC

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

**SUBMISSIONS:**

DRB SUBMITTAL 2019-07-30  
DRB 2019-08-13

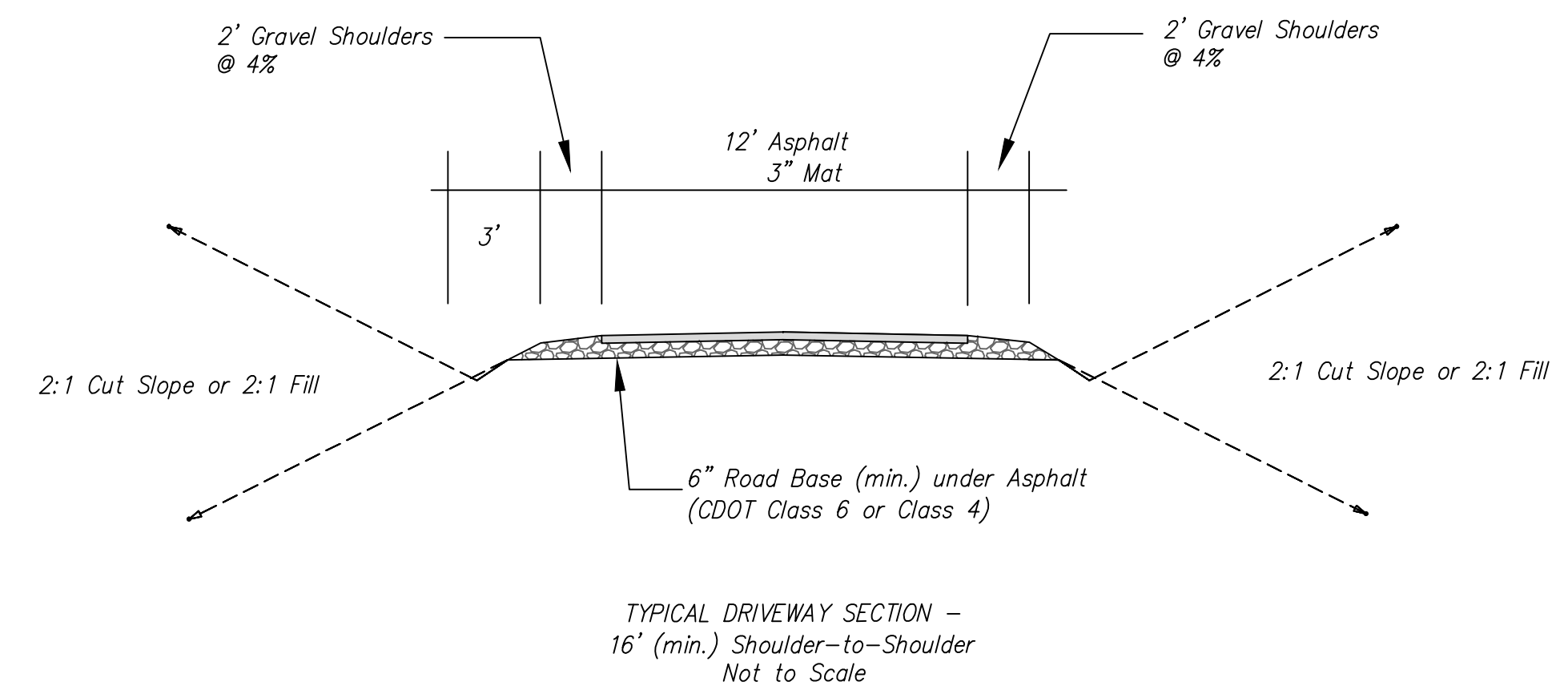
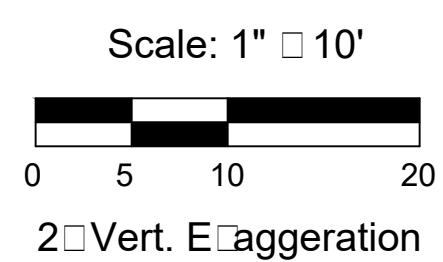
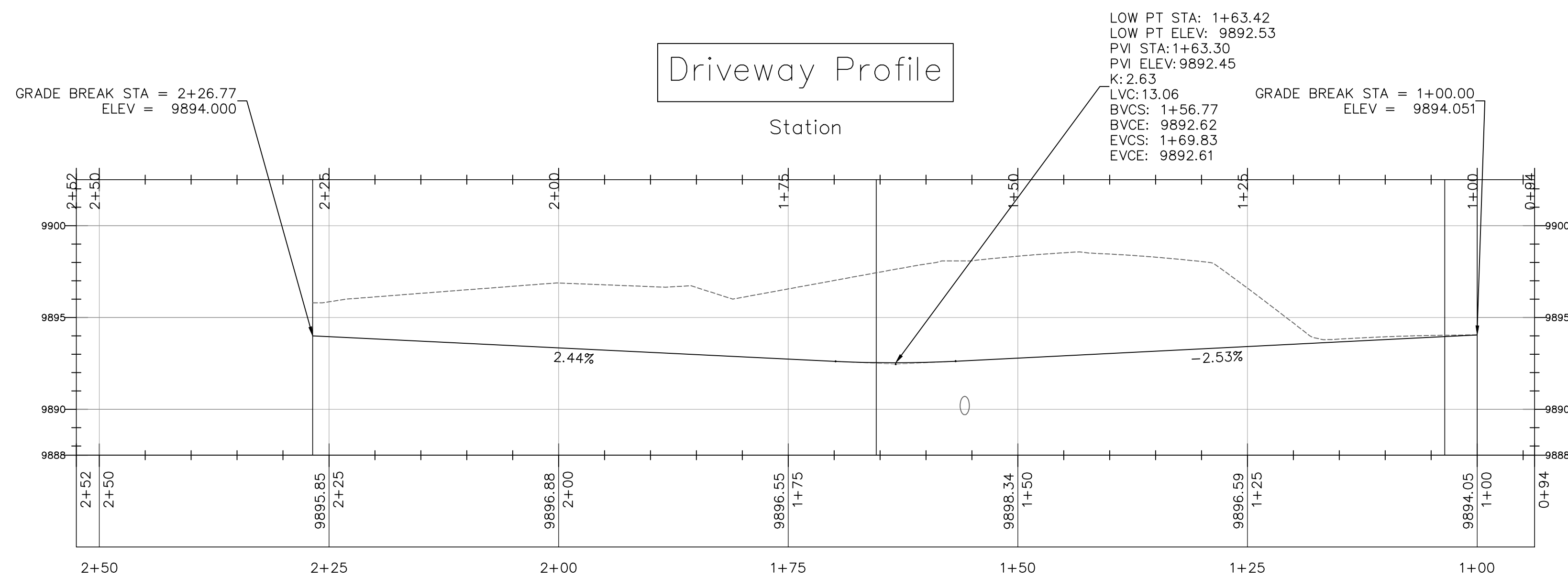
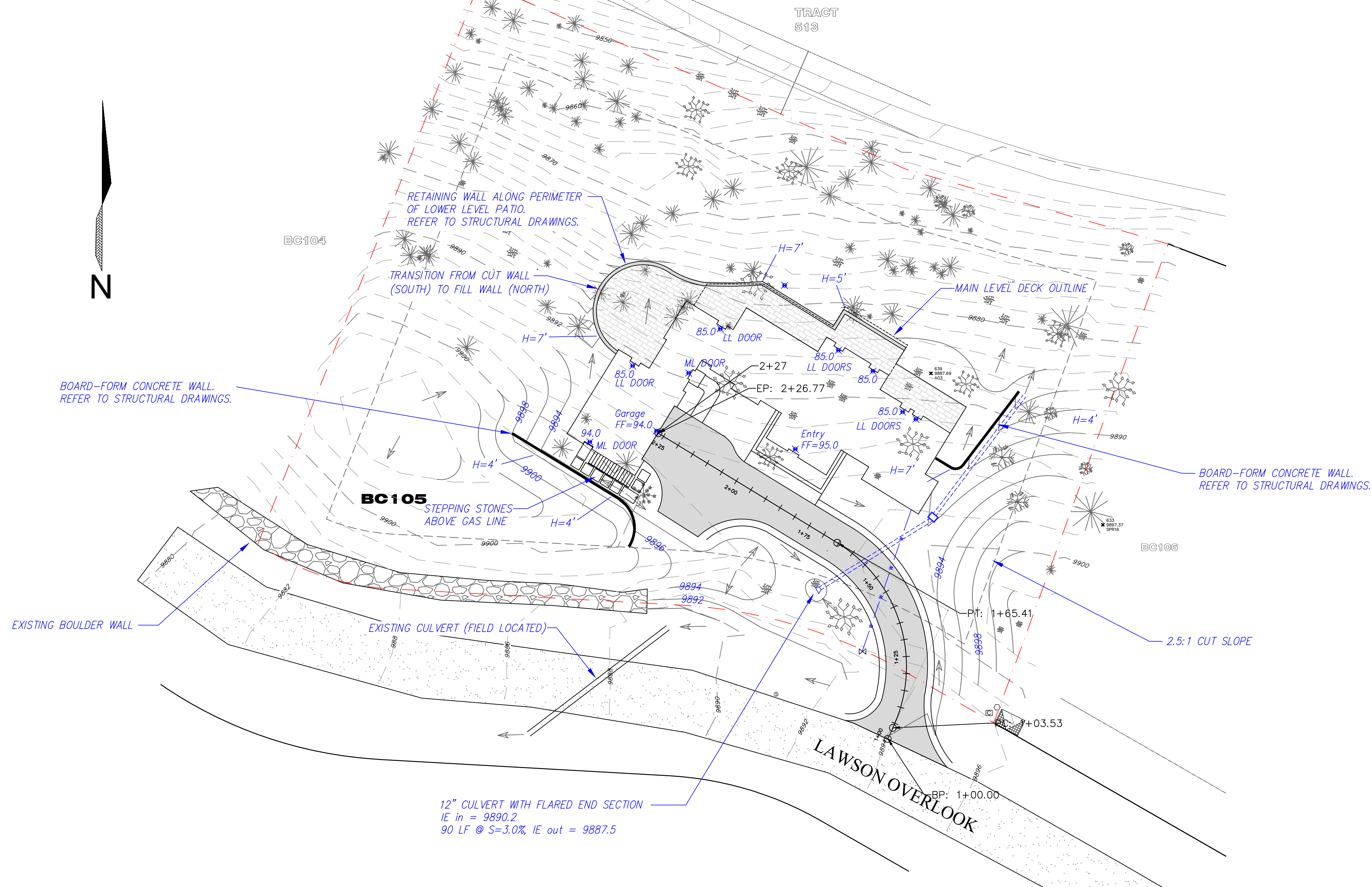
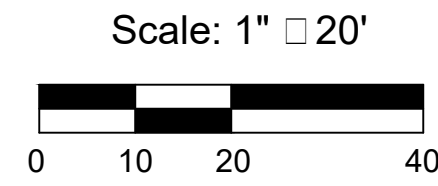
Lot BC105  
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Mtn. Village, CO



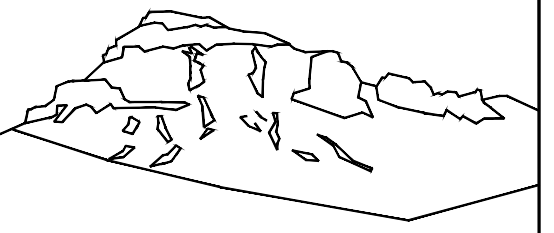
CONTRACTOR TO REVIEW AND COMPARE ALL CHAPTERS AND INTERDISCIPLINARY DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO ANY FIELD WORK BEING DONE IN ACCORDANCE WITH AIA DOCUMENT A201

Grading  
and  
Drainage  
Plan

C2







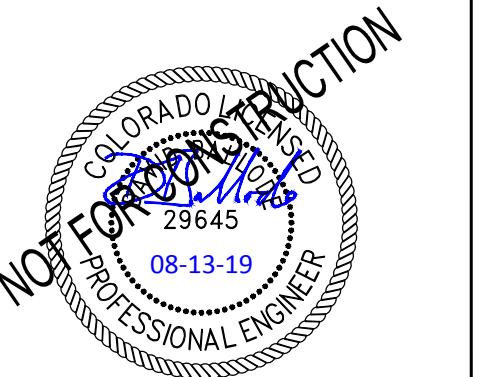
Uncompahgre  
Engineering, LLC

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

**SUBMISSIONS:**

DRB SUBMITTAL 2019-07-30  
DRB 2019-08-13

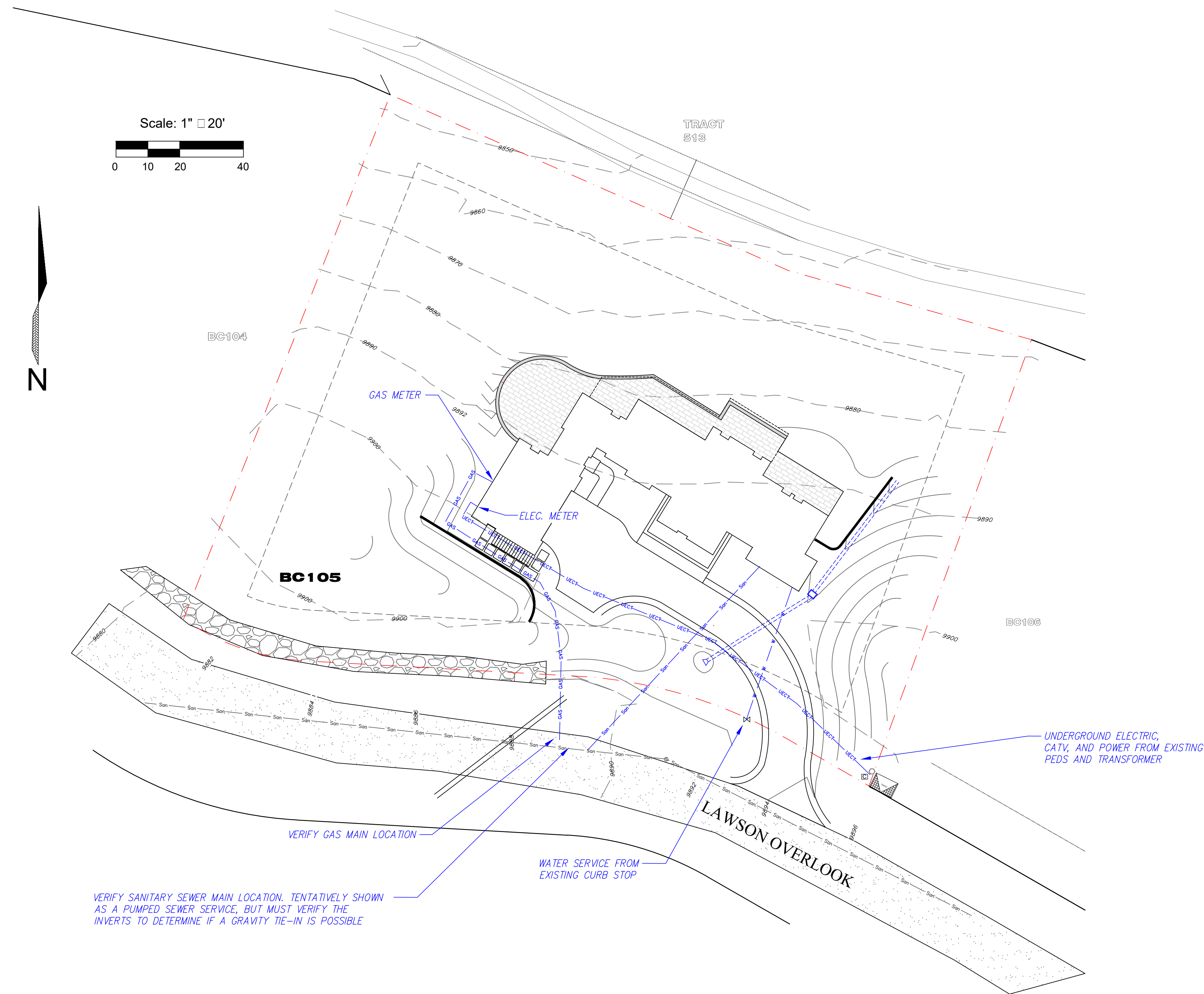
Lot BC105  
Lawson Overlook  
Mtn. Village, CO



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

Utilities

C3



VERIFY SANITARY SEWER MAIN LOCATION. TENTATIVELY SHOWN  
AS A PUMPED SEWER SERVICE, BUT MUST VERIFY THE  
INVERTS TO DETERMINE IF A GRAVITY TIE-IN IS POSSIBLE

VERIFY GAS MAIN LOCATION

WATER SERVICE FROM  
EXISTING CURB STOP

UNDERGROUND ELECTRIC,  
CATV, AND POWER FROM EXISTING  
PDS AND TRANSFORMER

LAWSON OVERLOOK

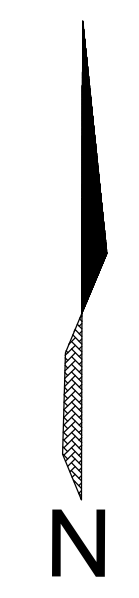
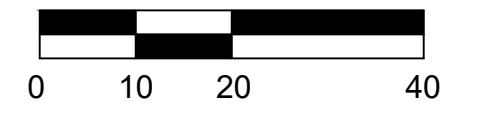
BC104

BC105

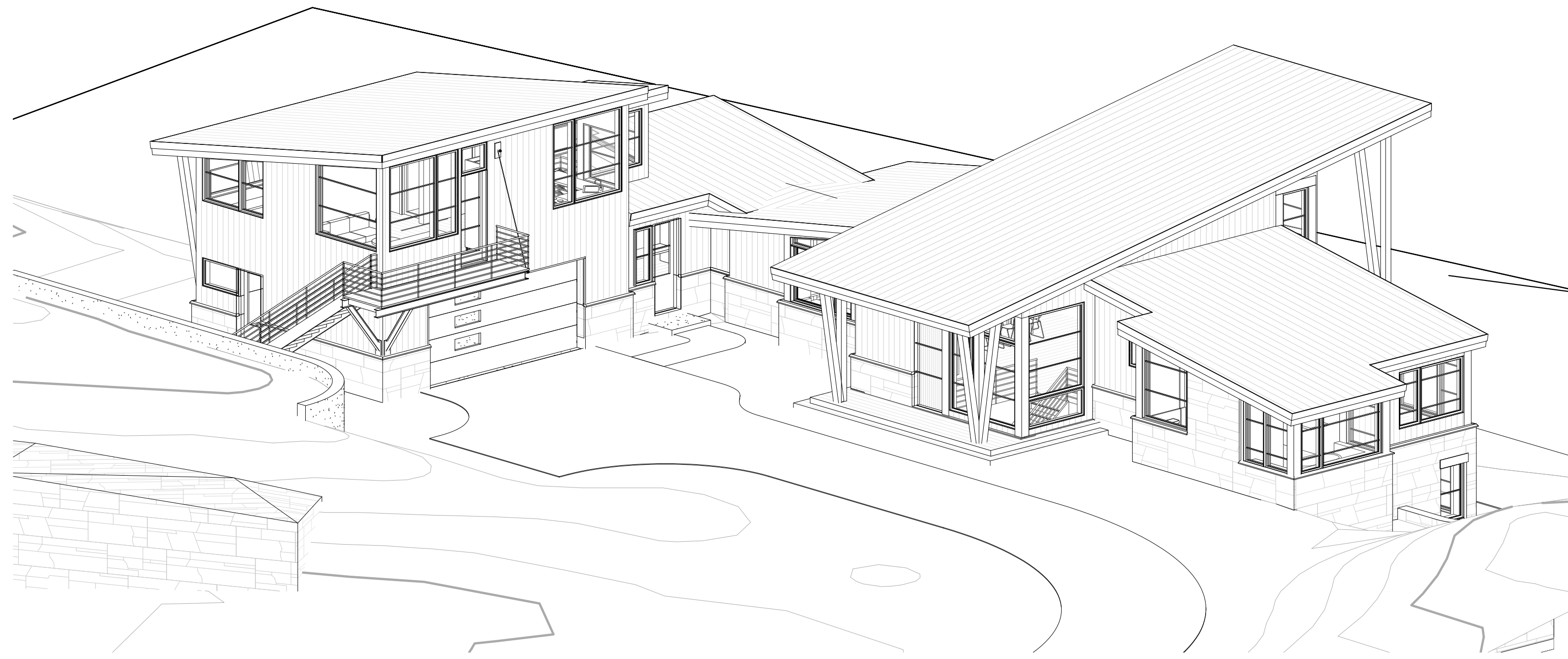
BC106

TRACT  
S13

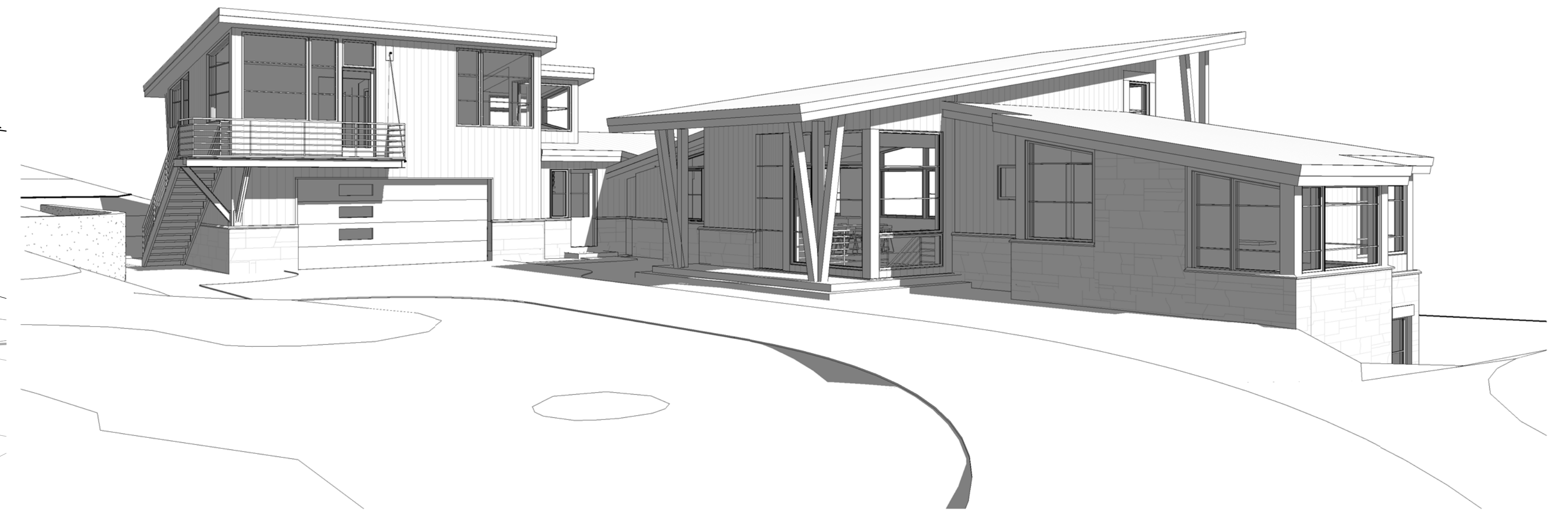
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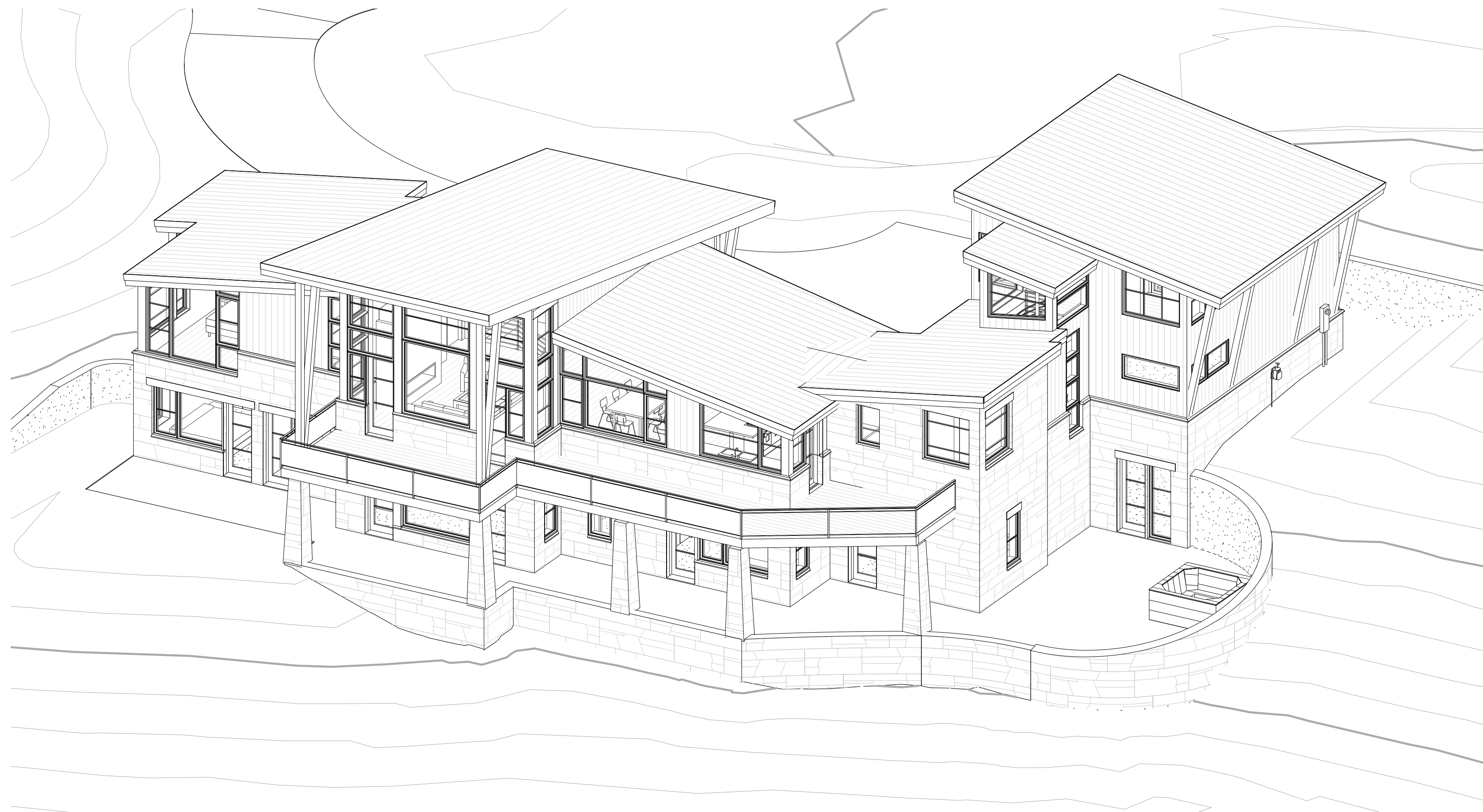




4 SE AXON 1



1 3D View 1



3 NW AXON 1



2 3D View 2



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 970.728.9724  
 jwesson@jwa.com  
 www.jackwessonarchitects.com

**NOT FOR  
 CONSTRUCTION**

PROJECT NAME:  
**BC 105  
 MOUNTAIN VILLAGE**  
 COLORADO 81435

SHEET DESCRIPTION:  
**3D**

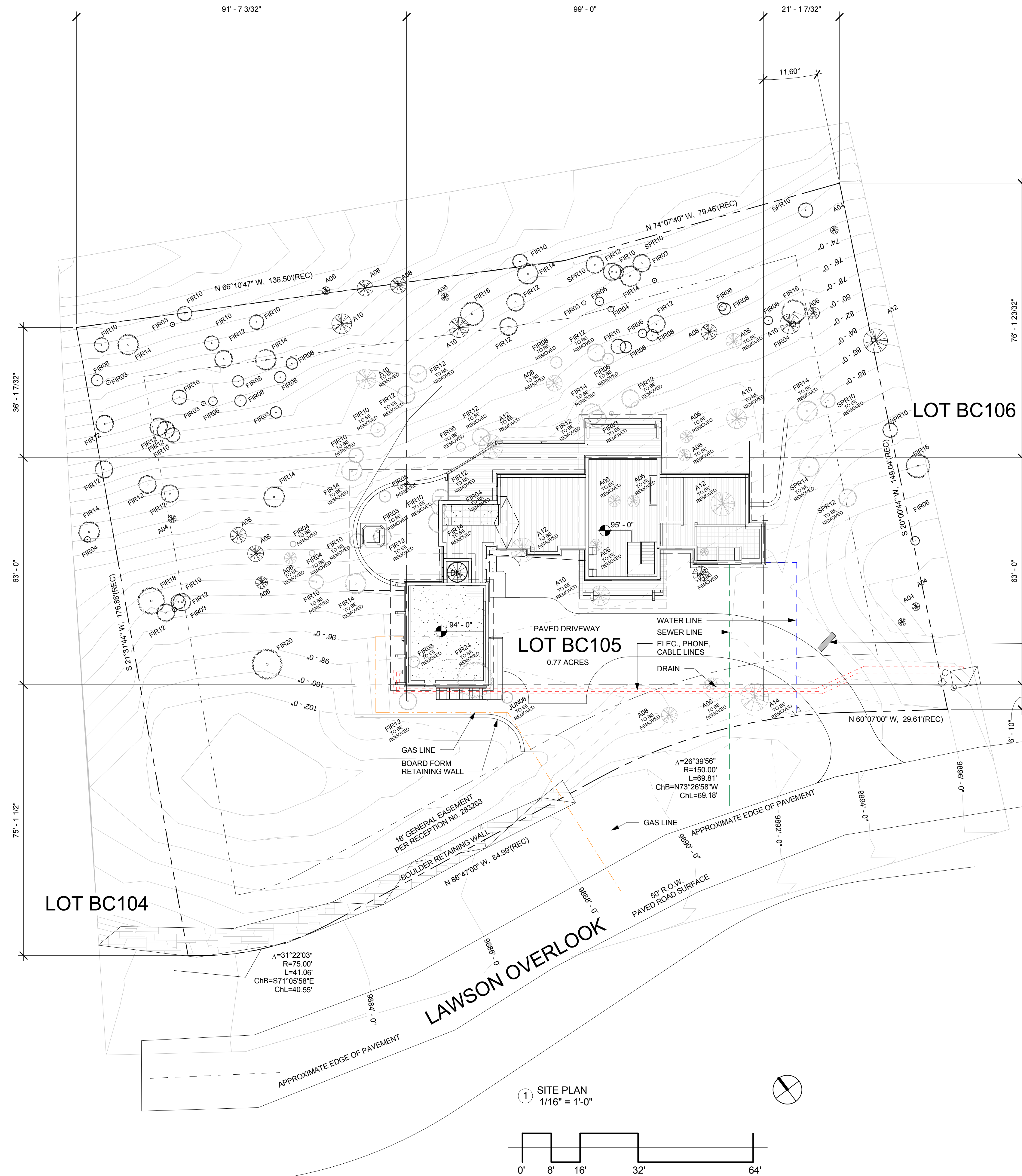
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**3D**

8-6-19 | ROTATED & SHIFTED  
 7-29-19 | DRB PACKAGE  
 4-29-19 | REVIT 3D

MARK	REV DATE	DESCRIPTION

PROJECT NAME:  
 PROJECT  
 MANAGER:  
 DRAWN BY:  
 REVIEWED BY:  
 2006 JWA

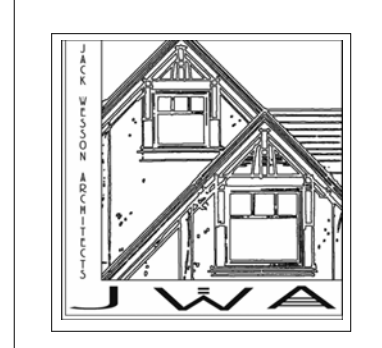
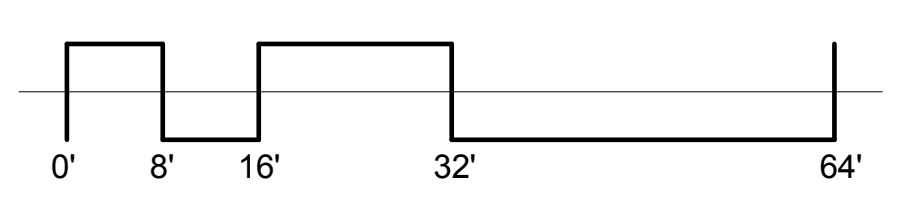




- EXISTING ASPEN TREE- SEE PLAN FOR SIZE
- EXISTING CONIFER TREE- SEE PLAN FOR SIZE AND SPECIES
- EXISTING ASPEN TREE TO BE REMOVED- SEE PLAN FOR SIZE
- EXISTING CONIFER TREE TO BE REMOVED- SEE PLAN FOR SIZE AND SPECIES

TREE REMOVAL CHART			
SPECIES	CAL.	QUANTITY TOTAL	
QUAKING ASPEN	6	7	42
	8	3	24
	10	3	30
	12	3	36
	14	1	14
<b>TOTAL</b>	<b>17</b>	<b>146</b>	
FIR	6	2	12
	8	3	24
	10	5	50
	12	9	108
	14	5	70
	24	1	24
<b>TOTAL</b>	<b>25</b>	<b>288</b>	
SPRUCE	10	1	10
	12	1	12
	14	1	14
<b>TOTAL</b>	<b>3</b>	<b>36</b>	
JUNIPER	6	1	6
<b>TOTAL</b>	<b>1</b>	<b>6</b>	
<b>TOTAL</b>	<b>46</b>	<b>476</b>	

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



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PROJECT NAME: BC 105 MOUNTAIN VILLAGE COLORADO 81435

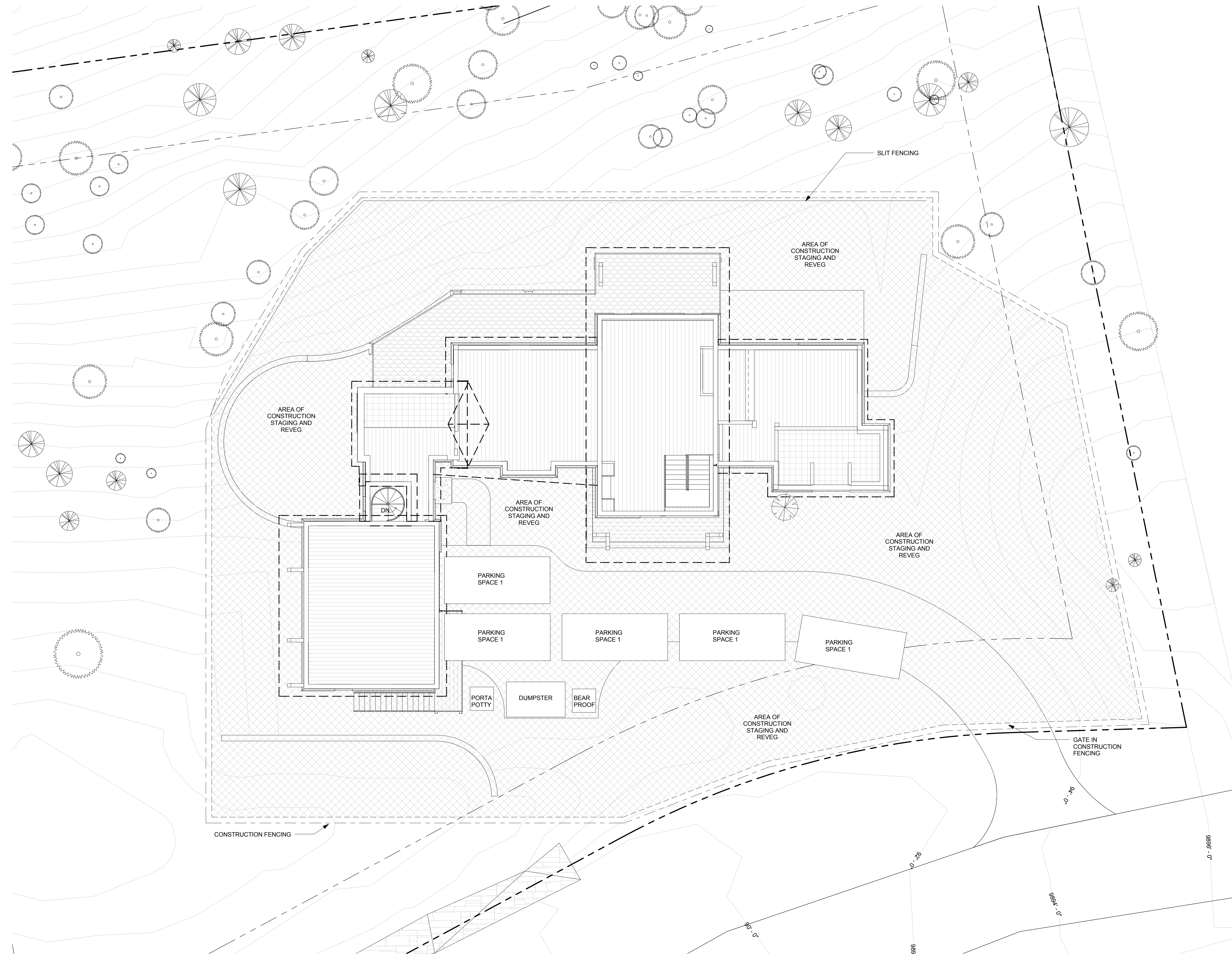
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SHEET NUMBER: A100

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7-29-19	DRB PACKAGE
4-29-19	REVIT 3D

PROJECT NAME: PROJECT MANAGER: DRAWN BY: REVIEWED BY: 2006 JWA





① SITE PLAN- CONSTRUCTION STAGING  
1/8" = 1'-0"

\*\*\*NOTE: ADDITIONAL TREE CLEARING WILL BE DONE IN ACCORDANCE WITH THE MOUNTAIN VILLAGE LAND USE ORDINANCE FIRE MITIGATION REQUIREMENTS\*\*\*



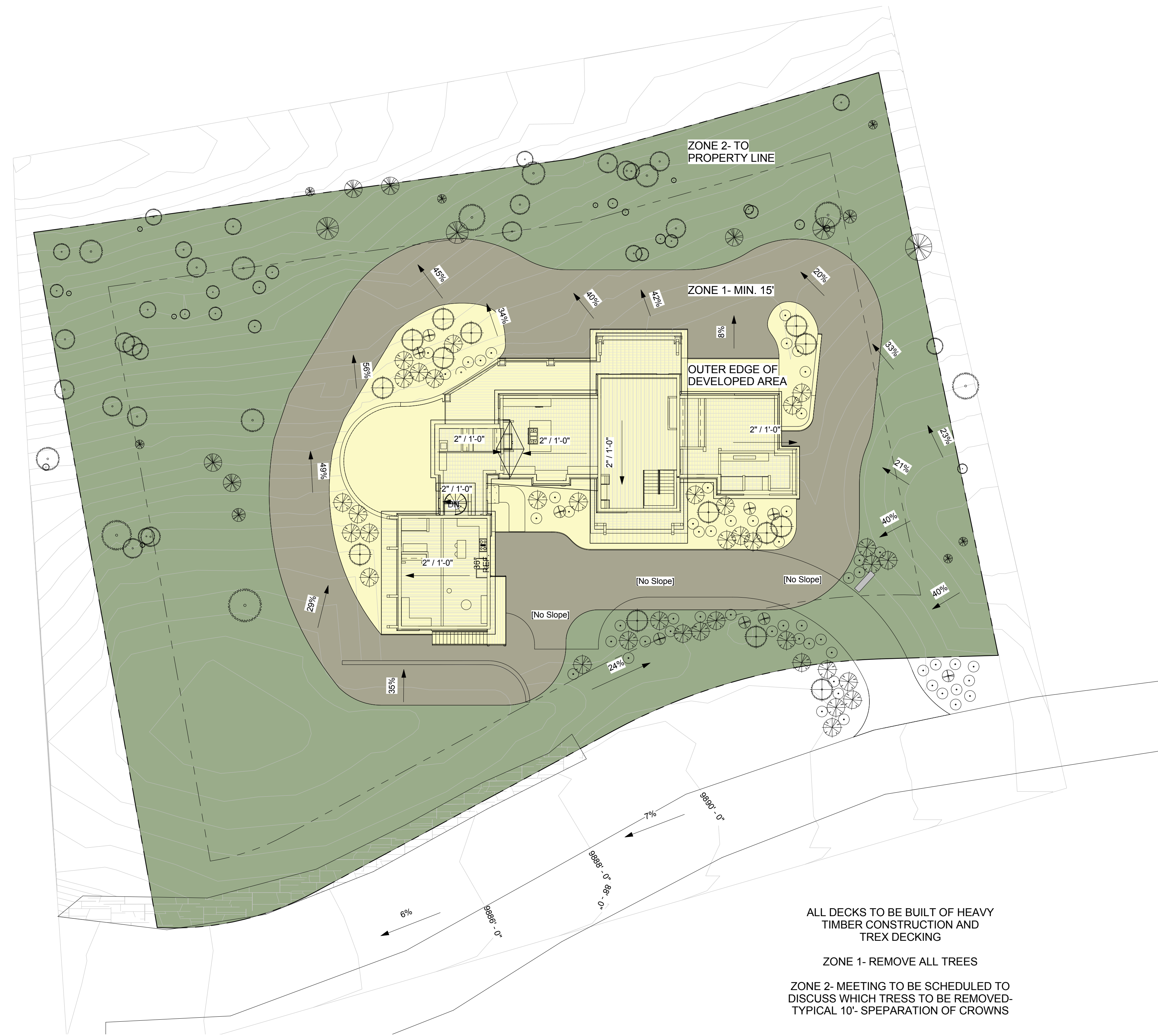
**JACK WESSON ARCHITECTS INC.**  
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4-29-19	REVIT 3D	
MARK	REV DATE	DESCRIPTION
PROJECT NAME:	BC 105 MOUNTAIN VILLAGE	
PROJECT NUMBER:	A101	
PROJECT MANAGER:	[Signature]	
DRAWN BY:	[Signature]	
REVIEWED BY:	[Signature]	
DATE:	2006 JWA	

PROJECT NAME: BC 105 MOUNTAIN VILLAGE  
PROJECT NUMBER: A101



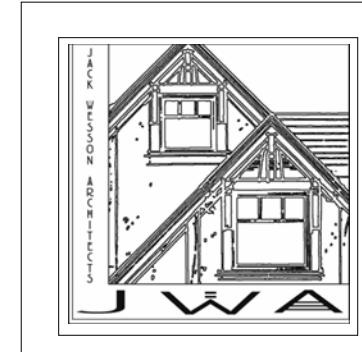
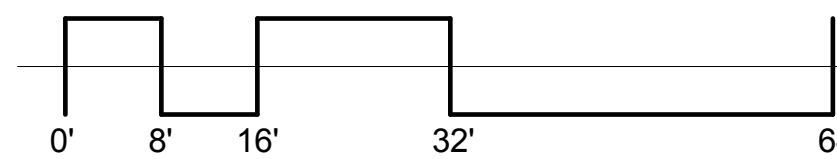


ALL DECKS TO BE BUILT OF HEAVY  
TIMBER CONSTRUCTION AND  
TREX DECKING

ZONE 1- REMOVE ALL TREES

ZONE 2- MEETING TO BE SCHEDULED TO  
DISCUSS WHICH TREES TO BE REMOVED-  
TYPICAL 10'- SEPARATION OF CROWNS

1 SITE PLAN- FIRE MITIGATION  
1/16" = 1'-0"



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	8-6-19	ROTATED & SHIFTED
	7-29-19	DRB PACKAGE
	4-29-19	REVIT 3D

PROJECT NAME:  
BC 105  
MOUNTAIN VILLAGE  
COLORADO 81435

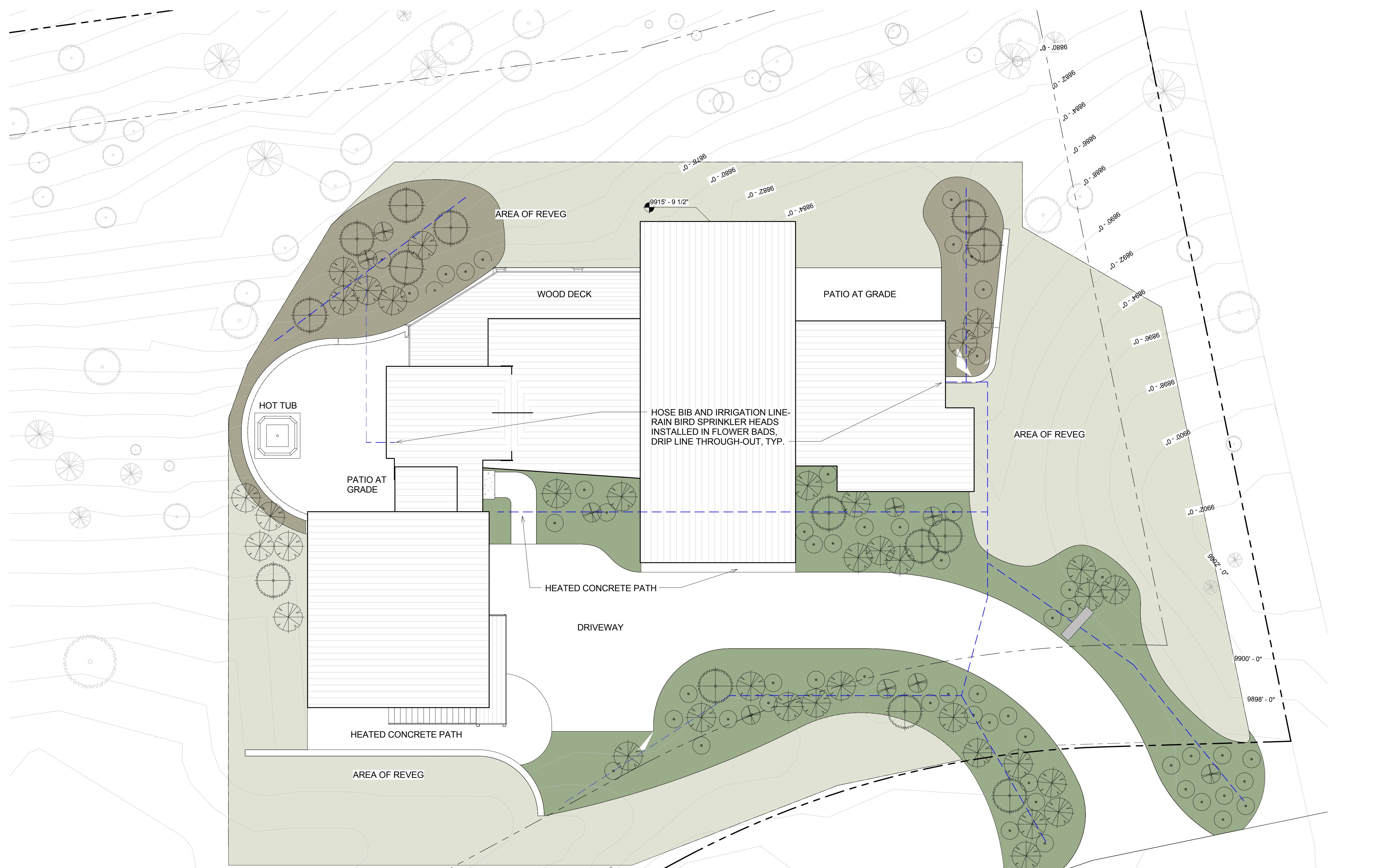
SHEET DESCRIPTION:  
FIRE MITIGATION  
PLAN

SHEET NUMBER:  
**A102**

PROJECT NAME:  
PROJECT  
MANAGER:  
DRAWN BY:  
REVIEWED BY:  
2008 JWA

Printed Regular





**GENERAL NOTES:**

1. SOIL PREPARATION SPECIFICATIONS: SOIL IN REVEG. AREA WILL BE AUGMENTED WITH HYDROMULCH.
2. THIS LANDSCAPE PLAN COMPLIES WITH SECTION 9-109 OF THE DESIGN REGULATIONS REGARDING NOXIOUS WEEDS.
3. THE PROPERTY OWNER GUARANTEES ALL PLANT MATERIALS FOR TWO YEAR.
4. ALL TREES AND SHRUBS SHALL BE BACKFILLED WITH A TOPSOIL/ORGANIC FERTILIZER MIXTURE AT A 2:1 RATIO.
5. PERENNIAL PLANTING BEDS SHALL BE TILLED TO A 6" DEPTH AND AMENDED WITH TOPSOIL AND ORGANIC FERTILIZER AT A 2:1 RATIO
6. MULCH ALL PERENNIAL BEDS WITH A PINE BARK SOIL CONDITIONER BY SOUTHWEST IMPORTERS, SHREDDED CEDAR BARK.
7. ALL PLANT MATERIAL TO MEET THE AMERICAN STANDARD FOR NURSERY STOCK. PLANTING DETAILS FOR ROOT SYSTEMS, SOIL PREPARATION, SEEDING, MULCHING, AND FERTILIZATION TECHNIQUES SHALL BE IN ACCORDANCE WITH GUIDELINES SET FORTH BY THE ASSOCIATED LANDSCAPE CONTRACTORS OR COLORADO.
8. TURF SHALL BE AERATED 2 TO 3 TIMES PER YEAR TO INCREASE THE WATER ABSORPTION RATES. NECESSARY ORGANIC FERTILIZATION AND AMENDMENT SHALL BE INCORPORATED AT THE SAME TIME.

**REVEGETATION AND EROSION CONTROL NOTES:**

1. SUBSOIL SURFACES SHALL BE TILLED TO A 4" DEPTH ON NON FILL AREAS.
2. TOPSOIL SHALL BE SPREAD AT A MINIMUM DEPTH OF 4" OVER ALL AREAS TO BE RE-VEGETATED (EXCEPT ON SLOPES GREATER THAN 3:1) AND AMENDMENTS ROTO-TILLED AT A RATE OF 3 CUBIC YARDS PER THOUSAND SQUARE FEET.
3. BROADCASTING OF SEED SHALL BE DONE IMMEDIATELY AFTER TOPSOIL IS APPLIED (WITHIN 10 DAYS) TO MINIMIZE EROSION AND WEEDS.
4. NEWLY SEEDED AREAS SHALL BE PROTECTED FROM WIND AND WATER EROSION THROUGH THE USE OF MULCHES. ACCEPTABLE MULCHES ARE WOOD CHIPS, STRAW, HYDRO-MULCH AND EROSION-CONTROL NETTING.
5. BROADCAST WITH SPECIFIED SEED MIX AND FOLLOW WITH DRY MULCHING. STRAW OR HAY SHALL BE UNIFORMLY APPLIED OVER SEEDED AREA AT A RATE 1.5 TONS PER ACRE FOR HAY OR 2 TONS PER ACRE FOR STRAW, CRIMP IN.
7. EROSION-CONTROL NETTING WILL BE REQUIRED ON SLOPES 3:1 OR STEEPER, IF ALLOWED BY VARIANCE TO SECTION 9-103-2, AND IN DRAINAGE SWALES.
8. SEED ALL AREAS LABELED NATIVE GRASS SEED WITH THE FOLLOWING MIXTURE AT A RATE OF 12 LBS. PER ACRE.
9. ROAD AND DRIVEWAY SHALL BE RE-VEGETATED WITHIN THIRTY (30) DAYS OF THE DISTURBANCE TO AVOID UNSIGHTLY SCARS AND WEED INFESTATION ON THE LANDSCAPE. UTILITY CUTS SHALL BE RE-VEGETATED IMMEDIATELY (WITHIN TWO WEEKS) AFTER INSTALLATION OF UTILITIES TO PREVENT WEED INFESTATION. LANDOWNER SHALL INSURE PROPER WEED CONTROL IN IMPACTED AREAS.
10. EROSION CONTROL ATTENTION TO DISTURBED AREAS SHALL BE IMPLEMENTED TO ENSURE THERE IS NO DETRIMENTAL IMPACT OR RUNOFF TO ANY PONDS, STREAMS OR WETLANDS.
11. IN AREAS THAT ARE TO BE RE-VEGETATED (ESPECIALLY SEEDING LOCATIONS WHICH HAVE RECEIVED HEAVY CONSTRUCTION EQUIPMENT TRAFFIC), SOIL SHALL BE SCARIFIED BEFORE THE APPLICATION OF SEED. SLOPE SURFACES SHALL BE ROUGHENED BY RUNNING TRACKED EQUIPMENT UP AND DOWN THE FACE OF THE SLOPE. (RUNNING SUCH EQUIPMENT ACROSS THE FACE OF A SLOPE ENCOURAGES EROSION AND IS NOT RECOMMENDED).

DRAINAGE WILL MAINTAIN POSITIVE FLOW AWAY FROM THE HOUSE AS REQUIRED BY TOWN'S ADOPTIVE BUILDING CODES

THE PROJECT SHALL COMPLY WITH THE TOWNS FIRE MITIGATION STANDARDS

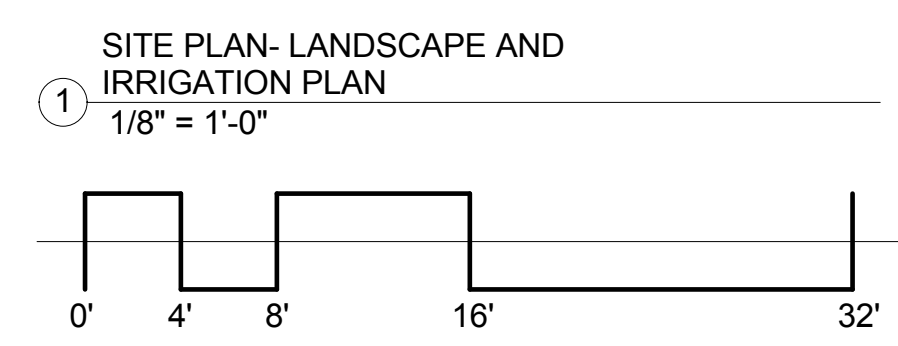
THE PROJECT SHALL COMPLY WITH THE ADOPTED TOWN OF MOUNTAIN VILLAGE PRESCRIPTIVE ENERGY CODE AND GREEN BUILDING STANDARDS.

**WATER USAGE CHART:**


ASPEN	34 @ 10 gal. = 340 gal.
SPRUCE	14 @ 10 gal. = 140 gal.
POTENTILLA	58 @ 2 gal. = 116 gal.
DOGWOOD	10 @ 2 gal. = 20 gal.
<b>TOTAL =</b>	<b>616 gal.</b>

**\*NOTE: INSTALL RAIN SHUT-OFF DEVICE AS REQ'D BY SECTION 9-210**

**INSTALL BACKFLOW PREVENTERS**



- LANDSCAPE LEGEND**
- 1/4" = 1'-0"
- (10) 5 GAL. DOGWOOD SHRUBS
  - (58) 5 GAL. POTENTILLA
  - (14) NEW SPRUCE TREE (1-8') (1-10') MINIMUM HEIGHT
  - (34) NEW 3" CAL. ASPEN OR 2 1/2" CA. MULTI-STEM
- SPRUCE TREE TO REMAIN
- ASPEN TREE TO REMAIN
- LANDSCAPE ZONE 1:**  
COLUMBINE, SHOOTING STAR, INDIAN PAINTBRUSH, YARROW, BLUEBELL  
APPROX. 2600 SF.
- LANDSCAPE ZONE 2:**  
RUSSIAN SAGE, YELLOW ROSE, DAYLILY, DELPHINIUM, BLEEDING HEART, CINQUEFOIL  
APPROX. 970 SF.
- NOTE: REVEGETATION IS WILL BE NATIVE MIX**
- 5% WESTERN YARROW
  - 10% TALL FESCUE
  - 5% ARIZONA FESCUE
  - 5% HARD FESCUE
  - 10% CREEPING RED FESCUE
  - 15% ALPINE BLUEGRASS
  - 10% CANADA BLUEGRASS
  - 15% PERENNIAL RYEGRASS
  - 10% SLENDER WHEATGRASS
  - 15% MOUNTAIN BROME
  - APPROX. 4770 SF



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NOT FOR CONSTRUCTION

PROJECT NAME: **BC 105 MOUNTAIN VILLAGE**  
COLORADO 81405

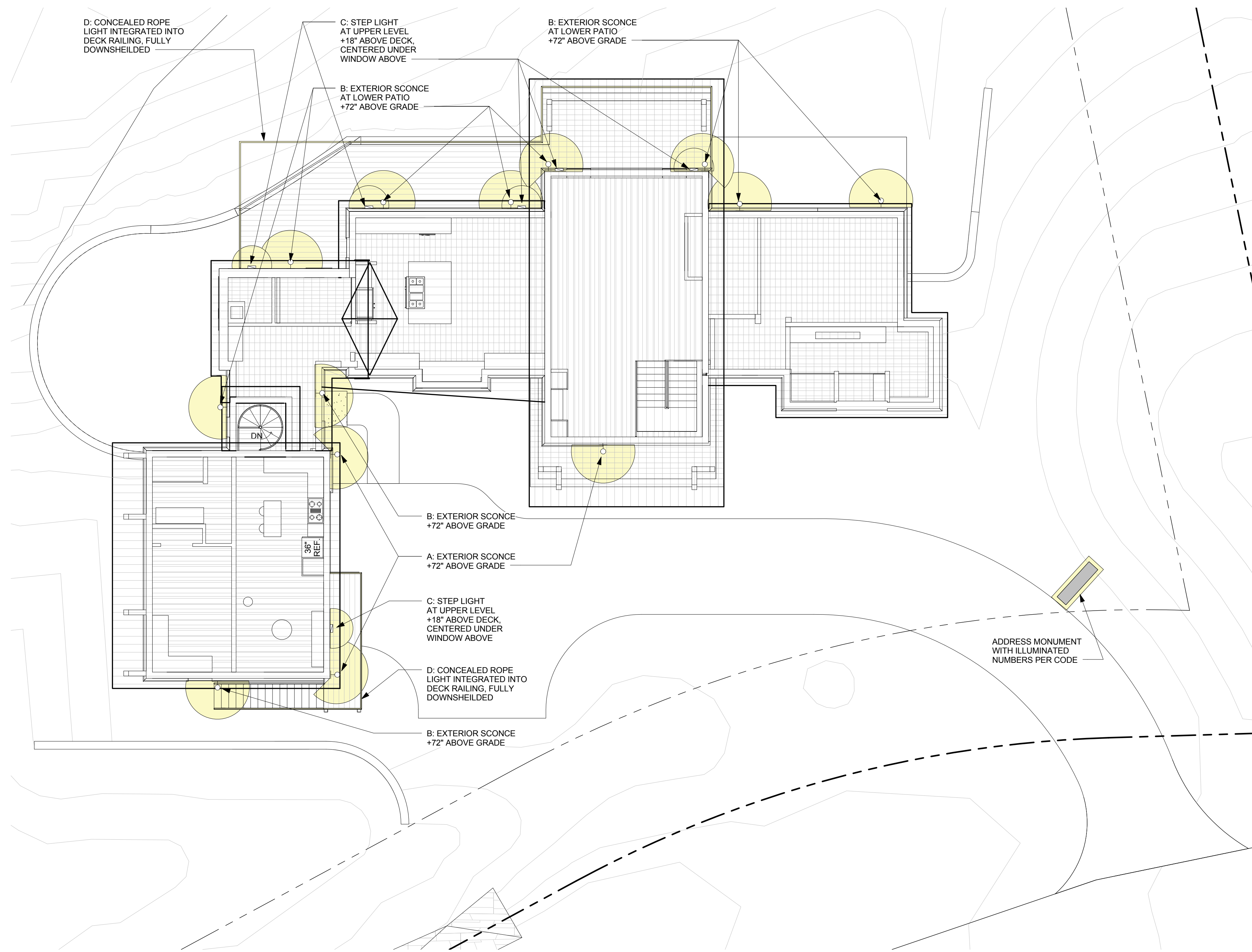
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SHEET NUMBER: **A103**

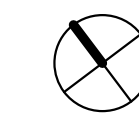
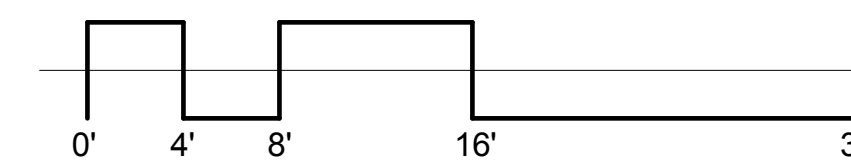
8-6-19	ROTATED & SHIFTED	
7-29-19	DRB PACKAGE	
4-29-19	REVIT 3D	
MARK	REV. DATE	DESCRIPTION

PROJECT NAME: PROJECT MANAGER: DRAWN BY: REVIEWED BY: 2026 JWA





1 SITE PLAN- EXTERIOR LIGHTING PLAN  
1/8" = 1'-0"



A: EXTERIOR SCONCE: Double Axis LED Outdoor Sconce by HUBBARDTON FORGE



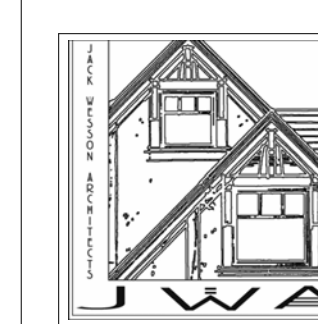
B: SMALL EXTERIOR SCONCE: Volume International Outdoor Wall Light



C: EXTERIOR STEP LIGHT: Louver Brick by WAC



D: EXTERIOR ROPE LIGHT in railing, fully downsheilded



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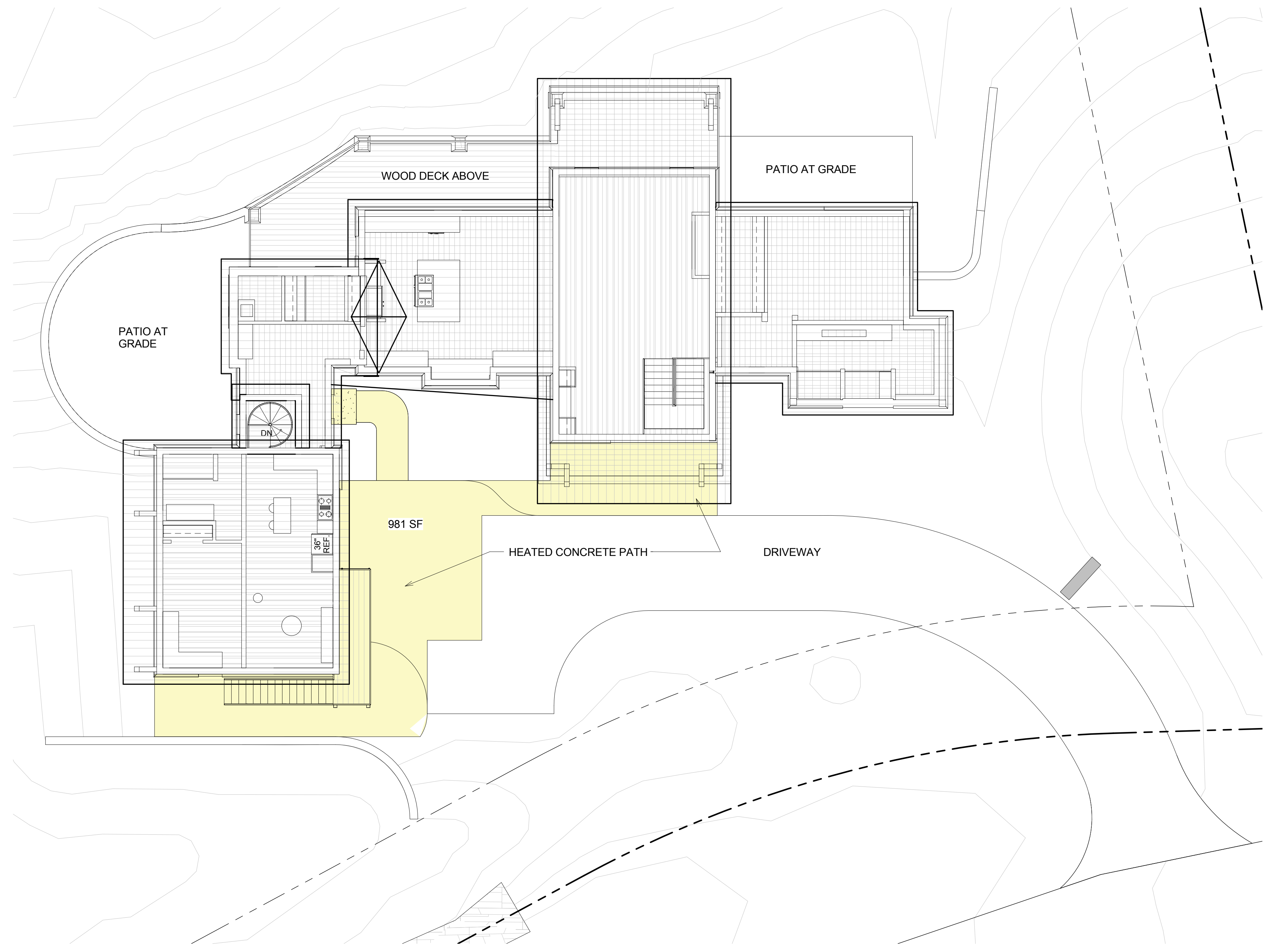
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COLORADO 81435

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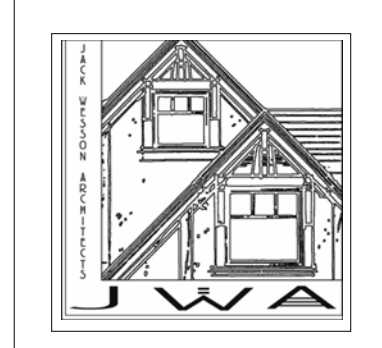
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7-29-19		DRB PACKAGE
4-29-19		REVIT 3D

PROJECT NAME:  
PROJECT MANAGER:  
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2006 JWA



1 SITE PLAN- SNOW MELT PLAN  
1/8" = 1'-0"



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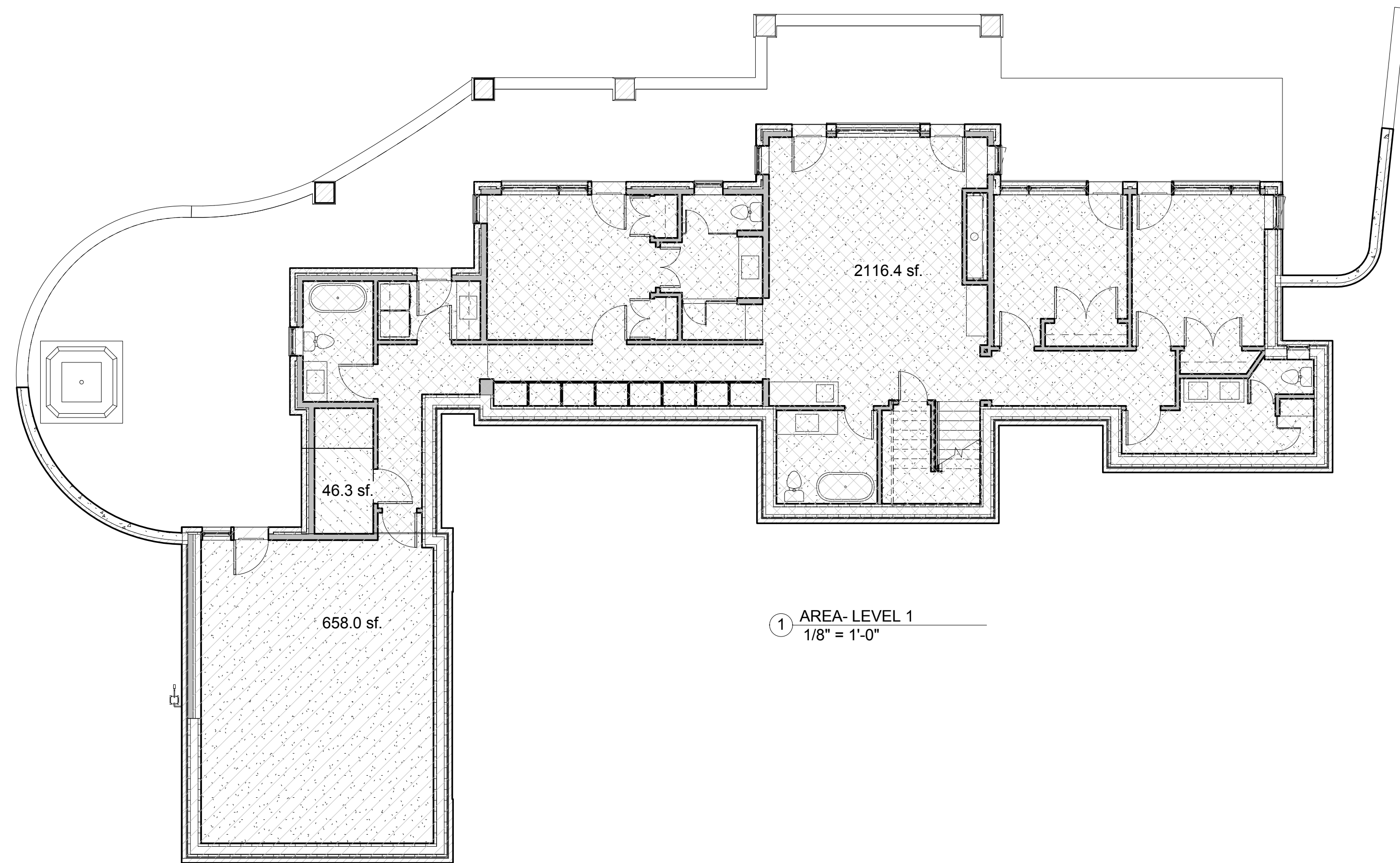
PROJECT NAME: BC 105  
MOUNTAIN VILLAGE  
COLORADO 81435

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SNOW MELT PLAN

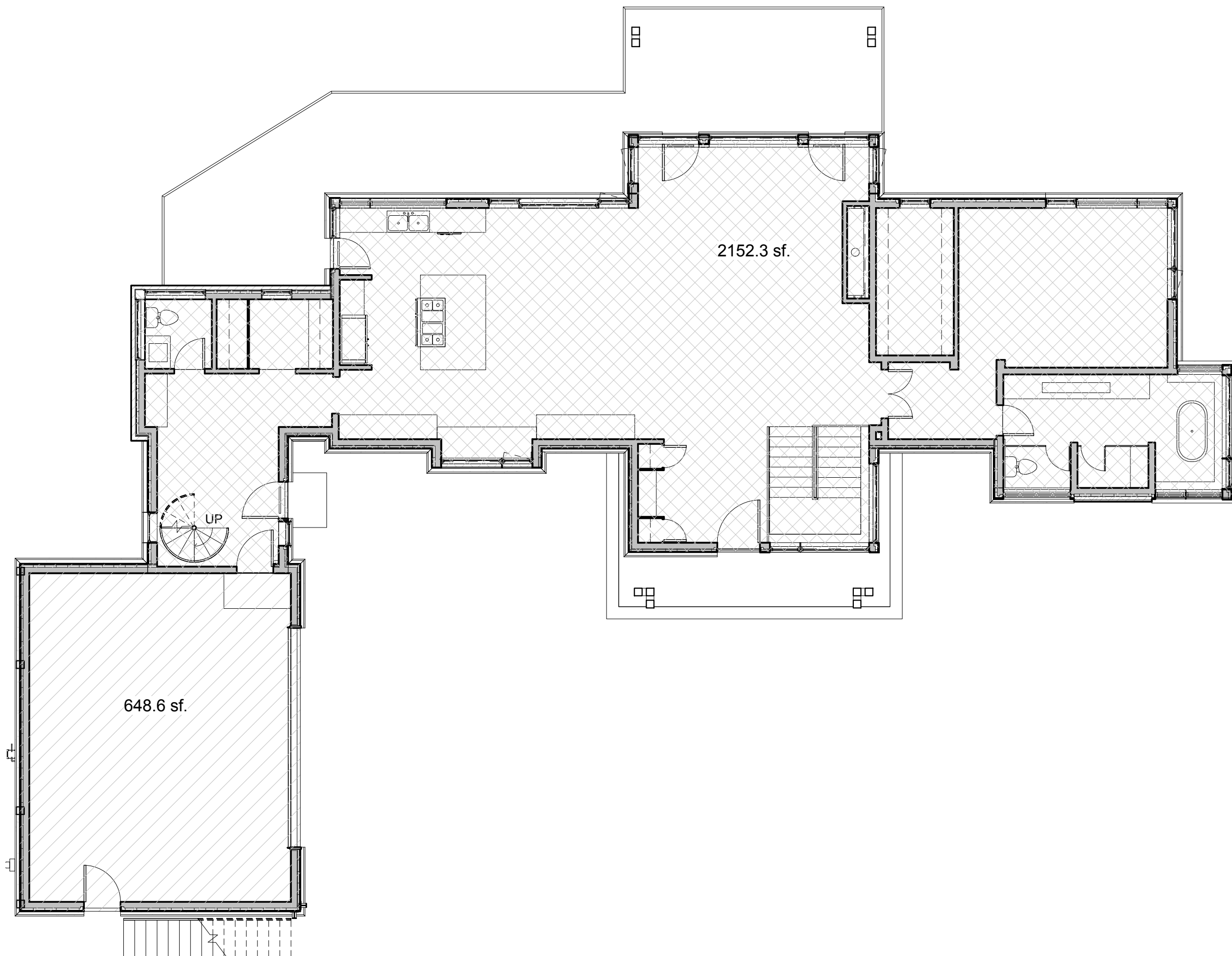
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7-29-19		DRB PACKAGE
4-29-19		REVIT 3D
PROJECT NAME:		
PROJECT MANAGER:		
DRAWN BY:		
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2006 JWA		

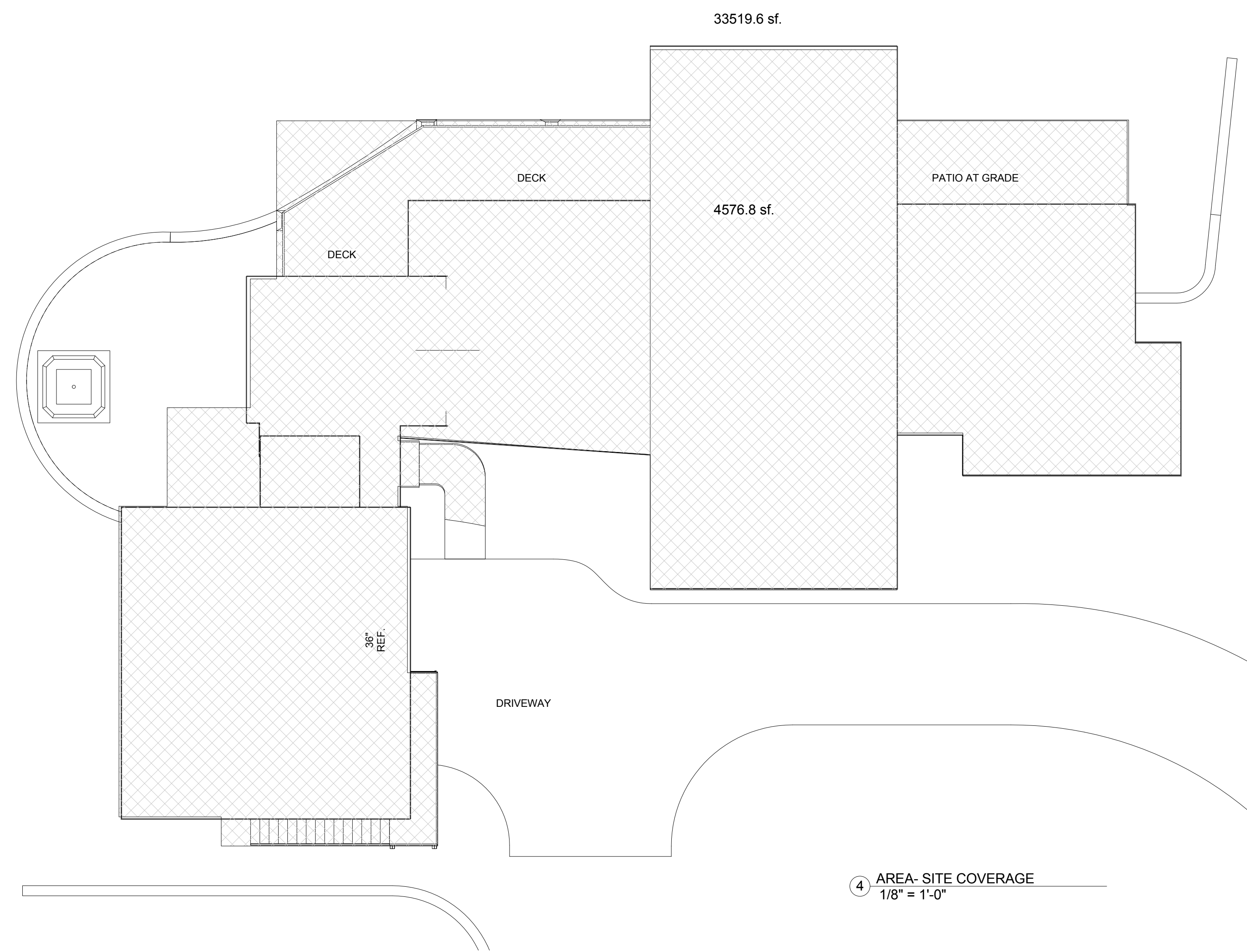




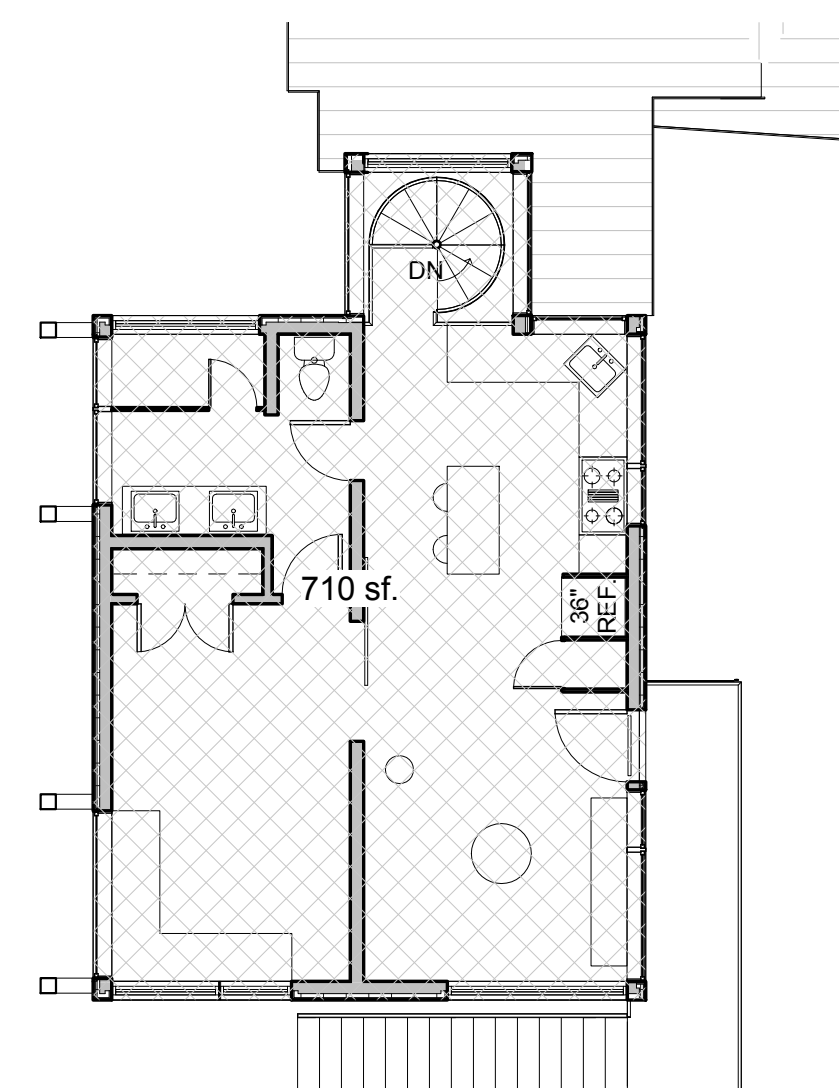
① AREA- LEVEL 1  
1/8" = 1'-0"



② AREA- LEVEL 2  
1/8" = 1'-0"



④ AREA- SITE COVERAGE  
1/8" = 1'-0"



③ AREA- LEVEL 3  
1/8" = 1'-0"

AREA ANALYSIS:

SITE AREA =	0.77 acres	33,519.6 sf.
ALLOW. SITE COVER. (40%) =		13,407.8 sf.
PROPOSED SITE COVER. =		4,576.8 sf.
<b>GROSS AREA:</b>		
1ST LVL		
LIVING =	2116.4 sf.	
MECH =	46.3 sf.	
STORAGE =	658.0 sf.	
2ND LVL		
LIVING =	2152.3 sf.	
GARAGE =	648.6 sf.	
3RD LVL		
LIVING =	710.0 sf.	
TOTAL LIVING =	4978.7 sf.	
TOTAL GROSS =	6331.6 sf.	



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MARK	REV DATE	DESCRIPTION

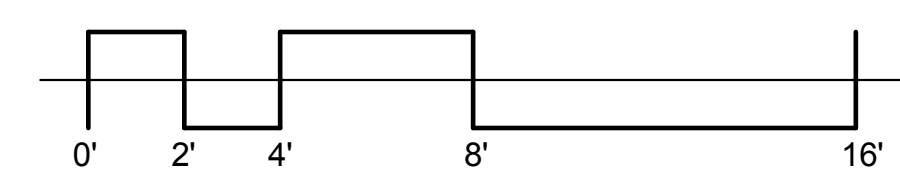
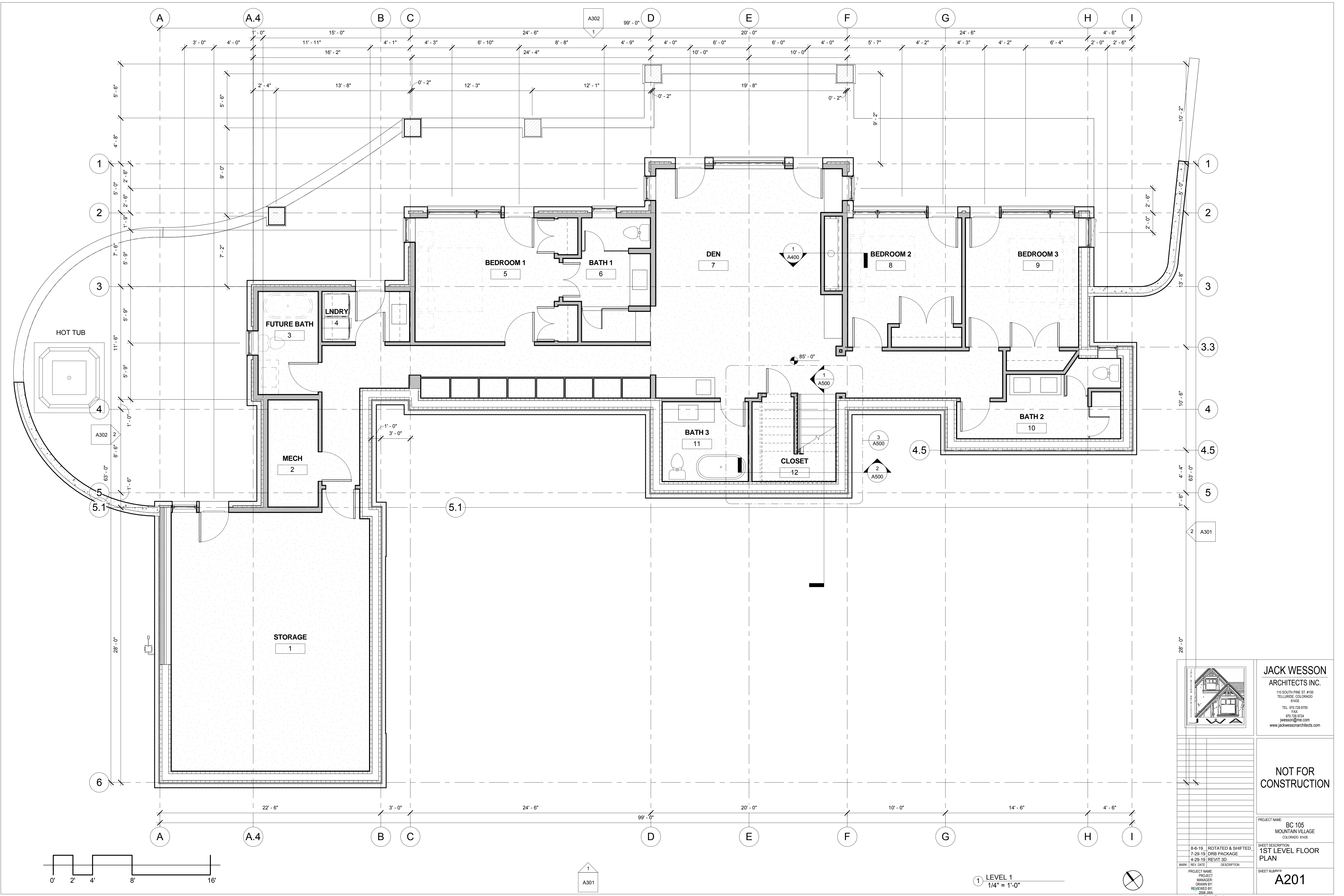
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PROJECT NAME: BC 105  
MOUNTAIN VILLAGE  
COLORADO 81435

SHEET DESCRIPTION:  
AREA ANALYSIS

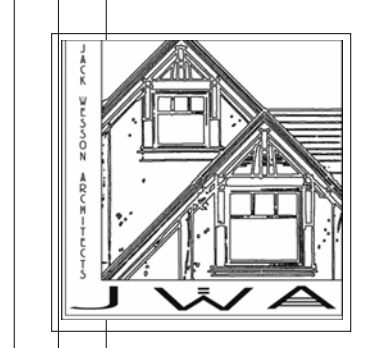
SHEET NUMBER:  
**A200**





1  
A301

1 LEVEL 1  
1/4" = 1'-0"

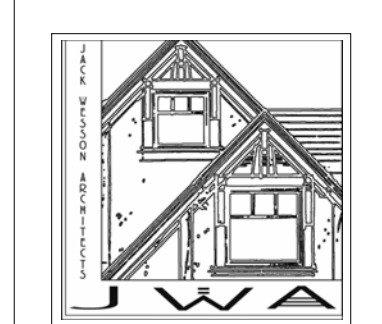
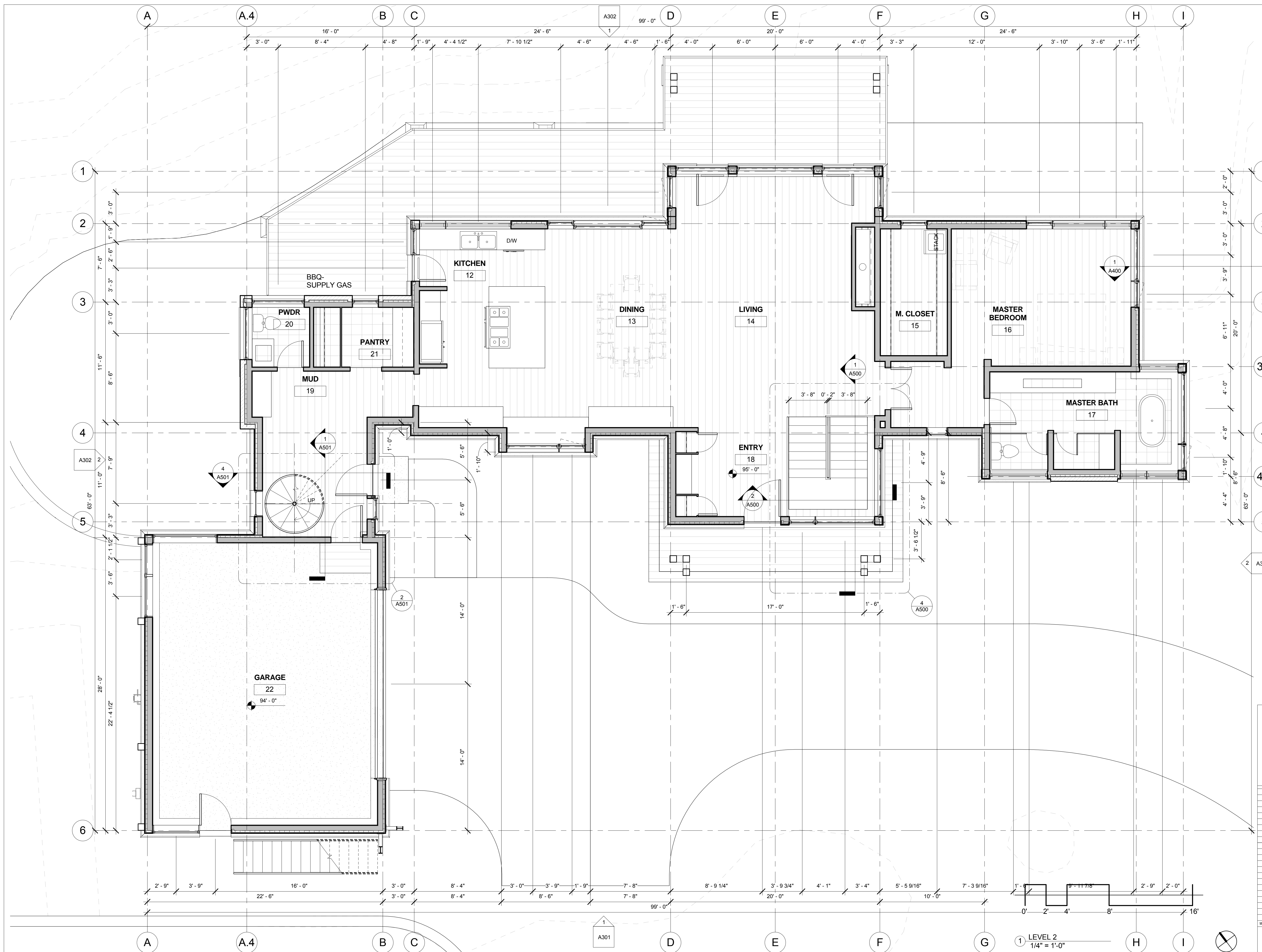


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1	8-6-19	ROTATED & SHIFTED
2	7-29-19	DRB PACKAGE
3	4-29-19	REVIT 3D

PROJECT NAME: BC 105 MOUNTAIN VILLAGE COLORADO 81435  
SHEET DESCRIPTION: 1ST LEVEL FLOOR PLAN  
SHEET NUMBER: A201



**JACK WESSON ARCHITECTS INC.**  
 110 SOUTH PINE ST #110  
 TELLURIDE, COLORADO 81435  
 TEL: 970.728.6755  
 FAX: 970.728.9724  
 jwesson@jwa.com  
 www.jackwessonarchitects.com

**NOT FOR CONSTRUCTION**

PROJECT NAME: BC 105 MOUNTAIN VILLAGE  
 COLORADO 81435

SHEET DESCRIPTION: 2ND LEVEL FLOOR PLAN

SHEET NUMBER: A202

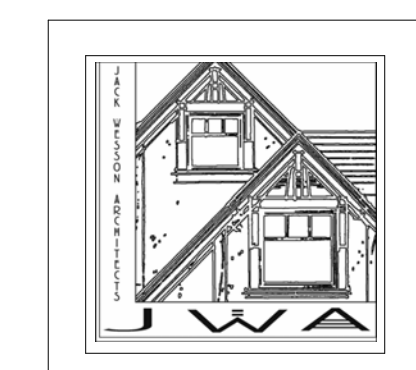
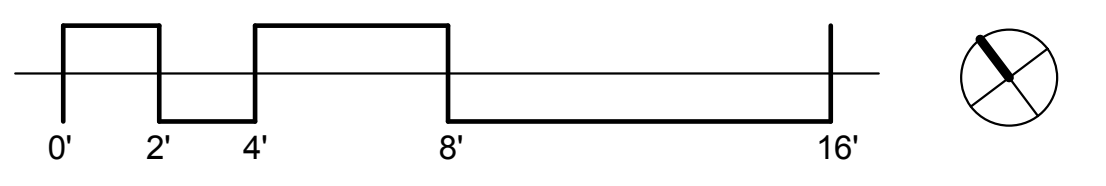
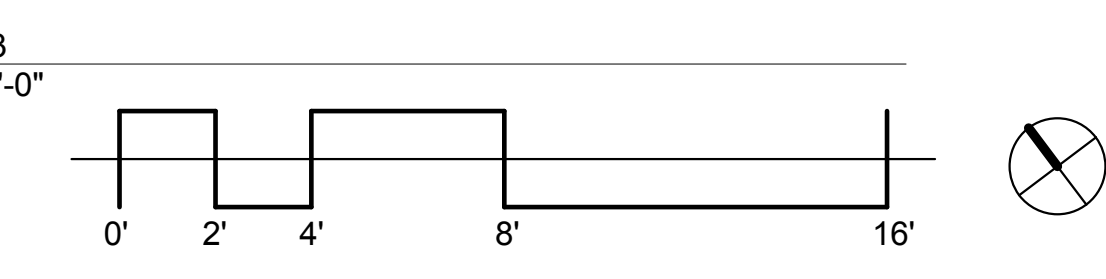
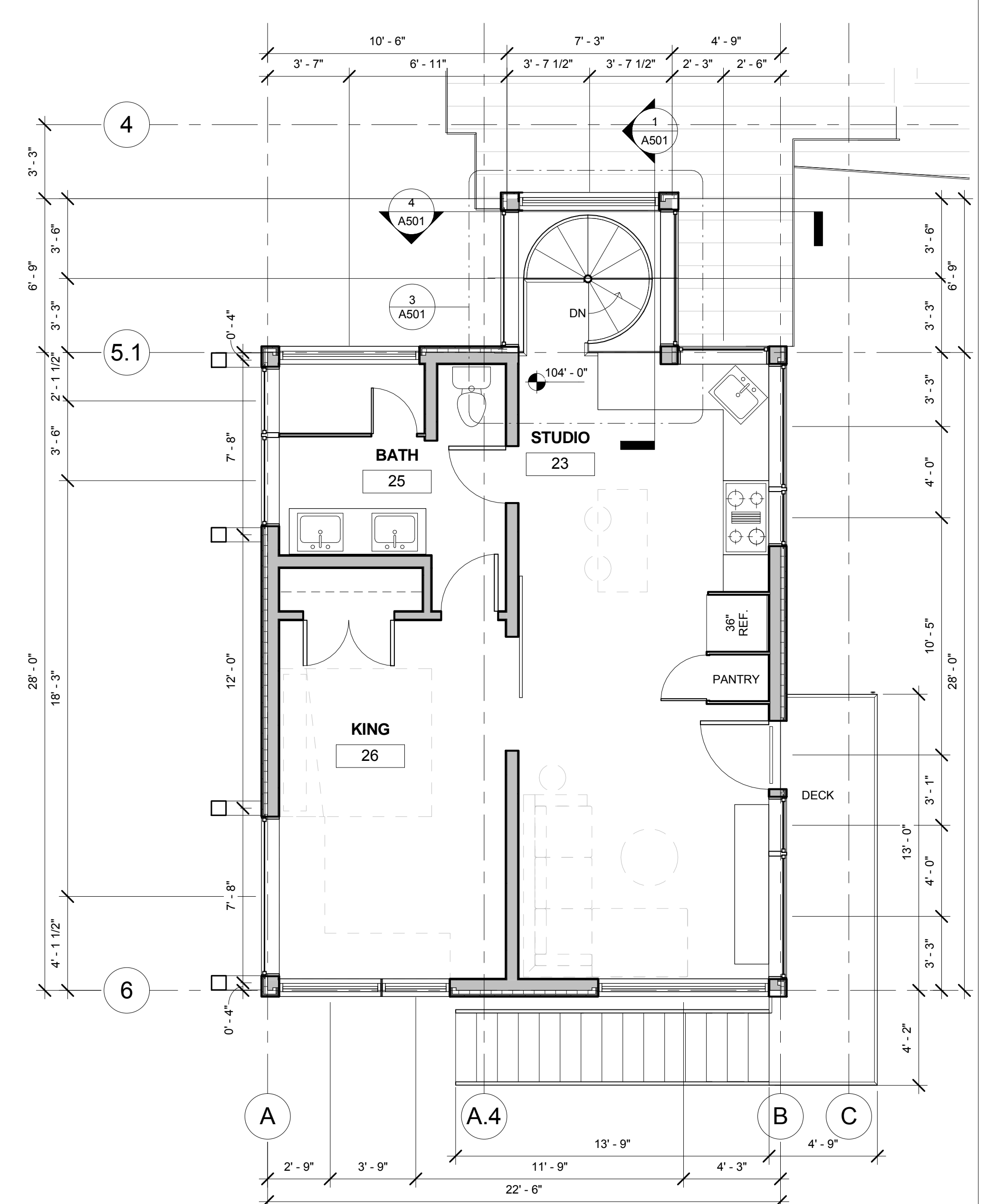
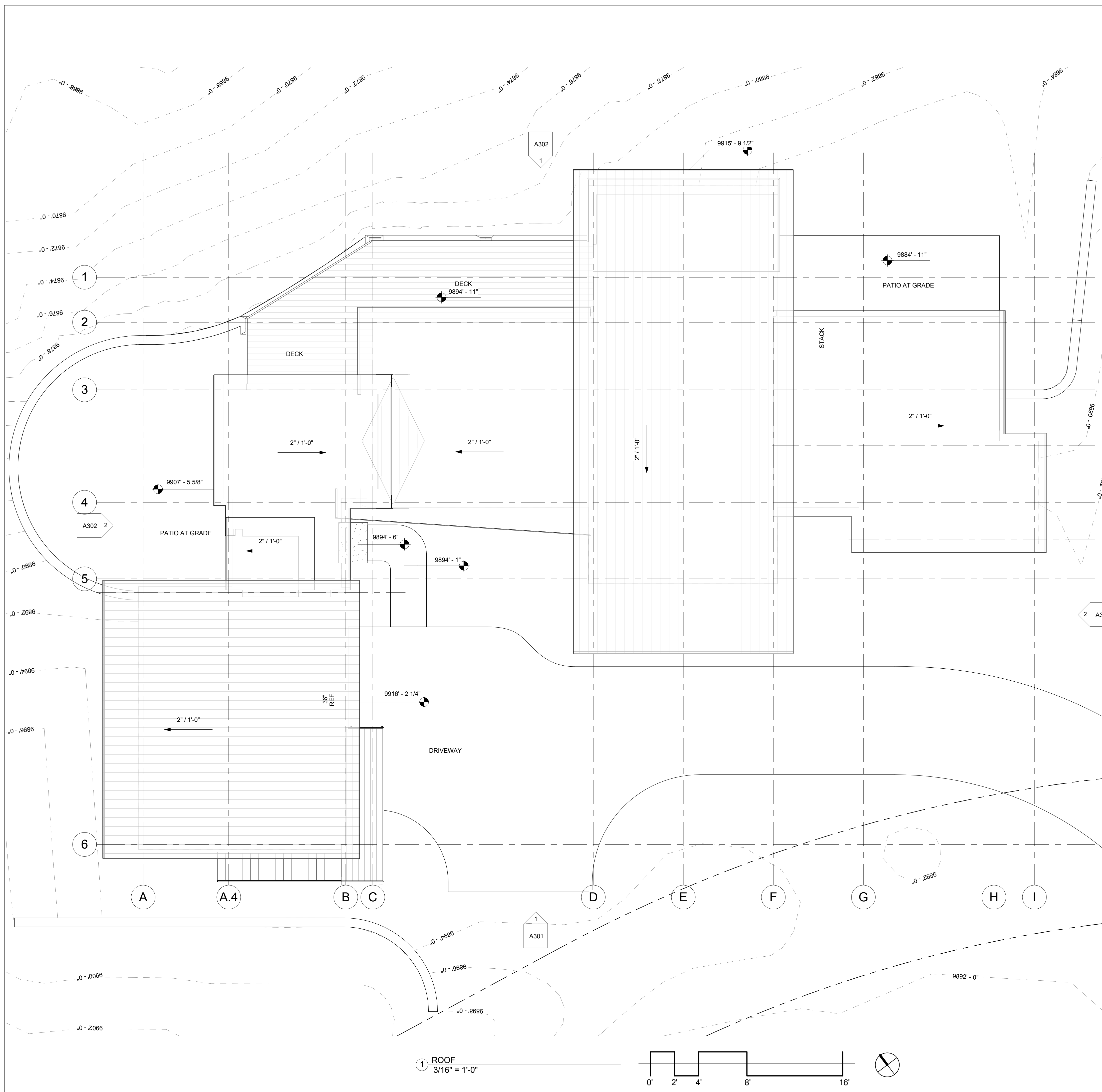
MARK	REV DATE	DESCRIPTION
8-6-19		ROTATED & SHIFTED
7-29-19		DRB PACKAGE
4-29-19		REVIT 3D

PROJECT NAME: PROJECT MANAGER: DRAWN BY: REVIEWED BY: 2006 JWA

1 LEVEL 2  
 1/4" = 1'-0"







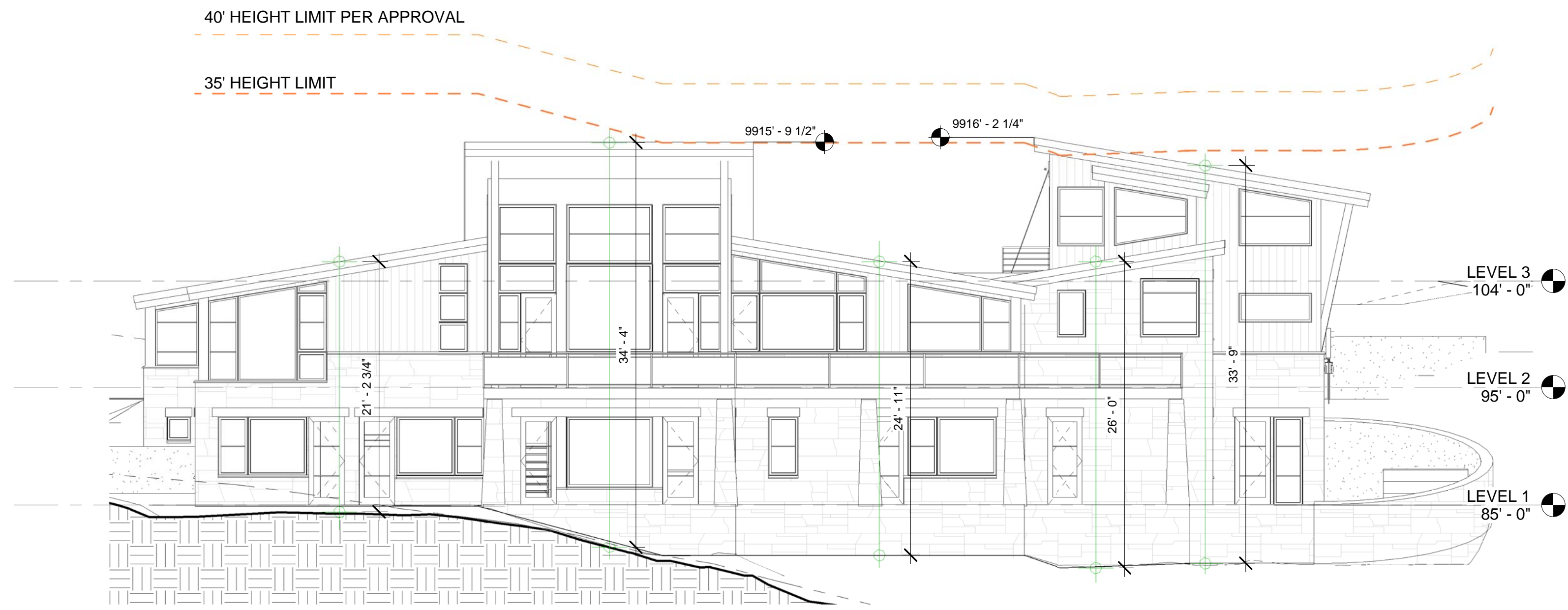
**JACK WESSON**  
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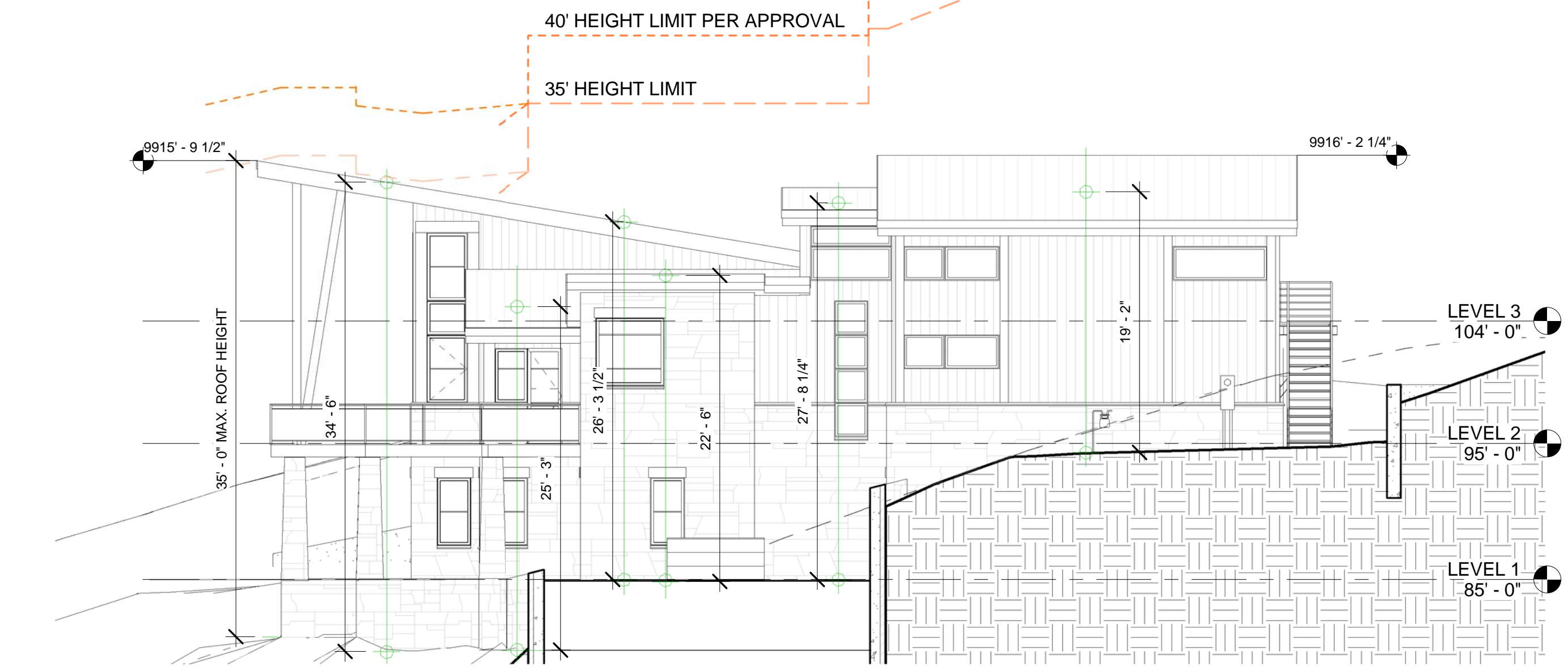
MARK	REV DATE	DESCRIPTION
8-6-19		ROTATED & SHIFTED
7-29-19		DRB PACKAGE
4-29-19		REVIT 3D
PROJECT NAME:		
PROJECT MANAGER:		
DRAWN BY:		
REVIEWED BY:		

PROJECT NAME: BC 105 MOUNTAIN VILLAGE COLORADO 81435  
SHEET DESCRIPTION: 3RD LVL AND ROOF PLAN  
SHEET NUMBER: A203

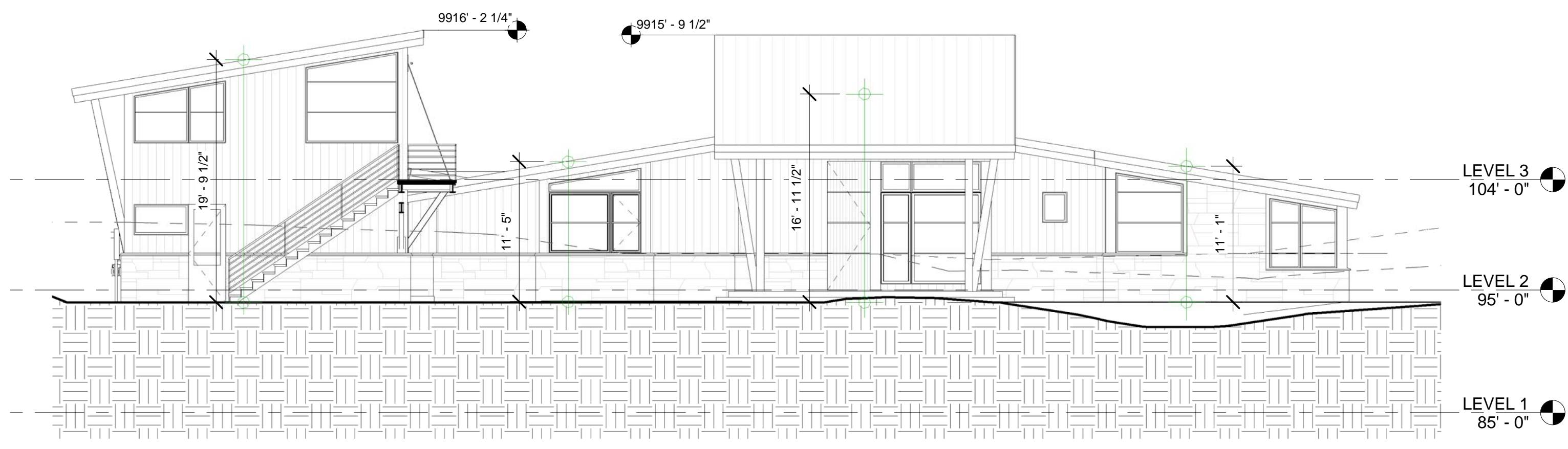
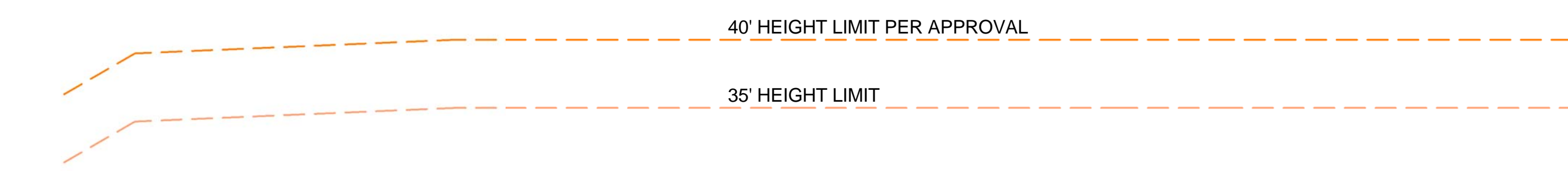




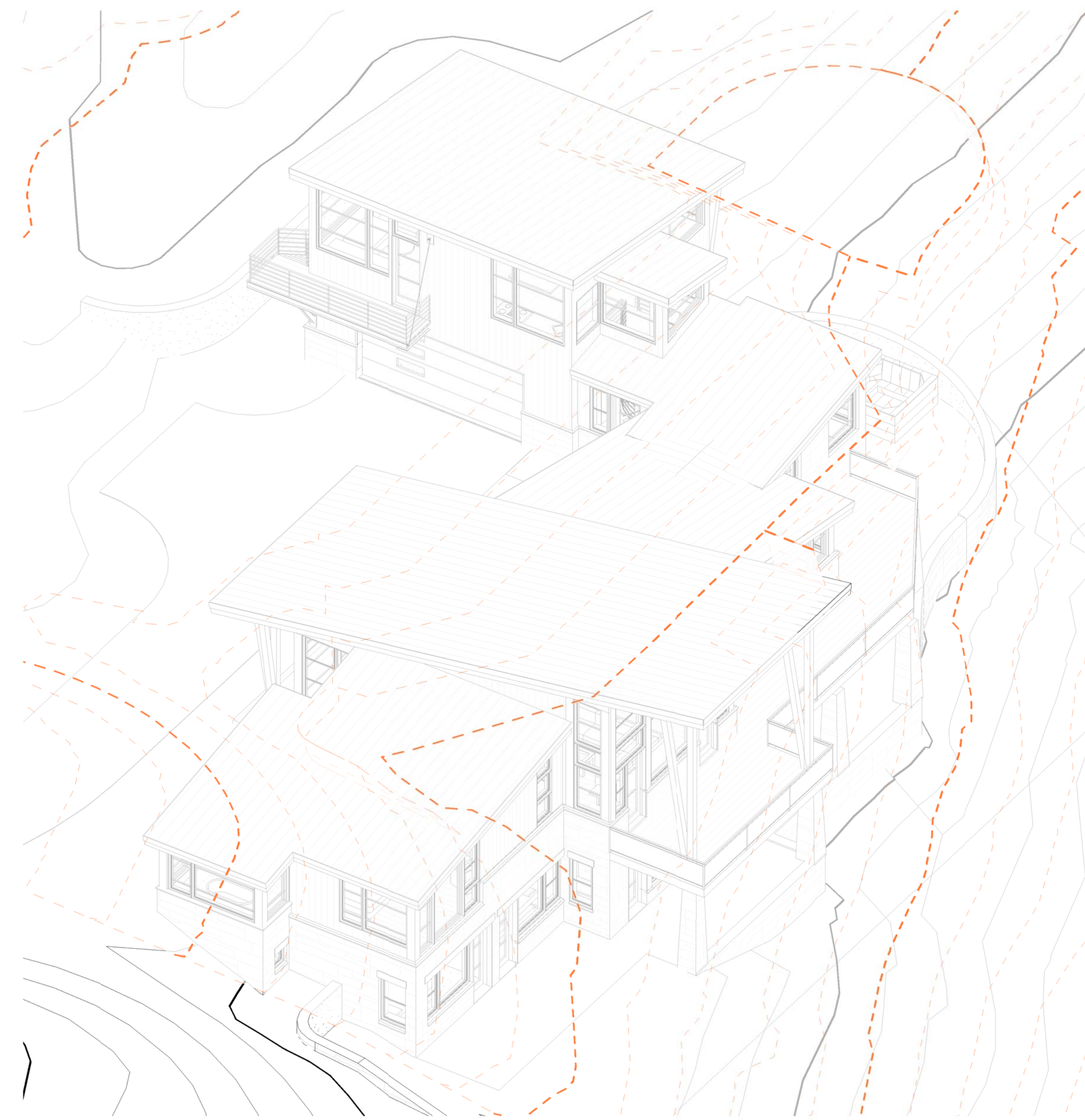
③ 1 HEIGHT CALC- NORTH  
1/8" = 1'-0"



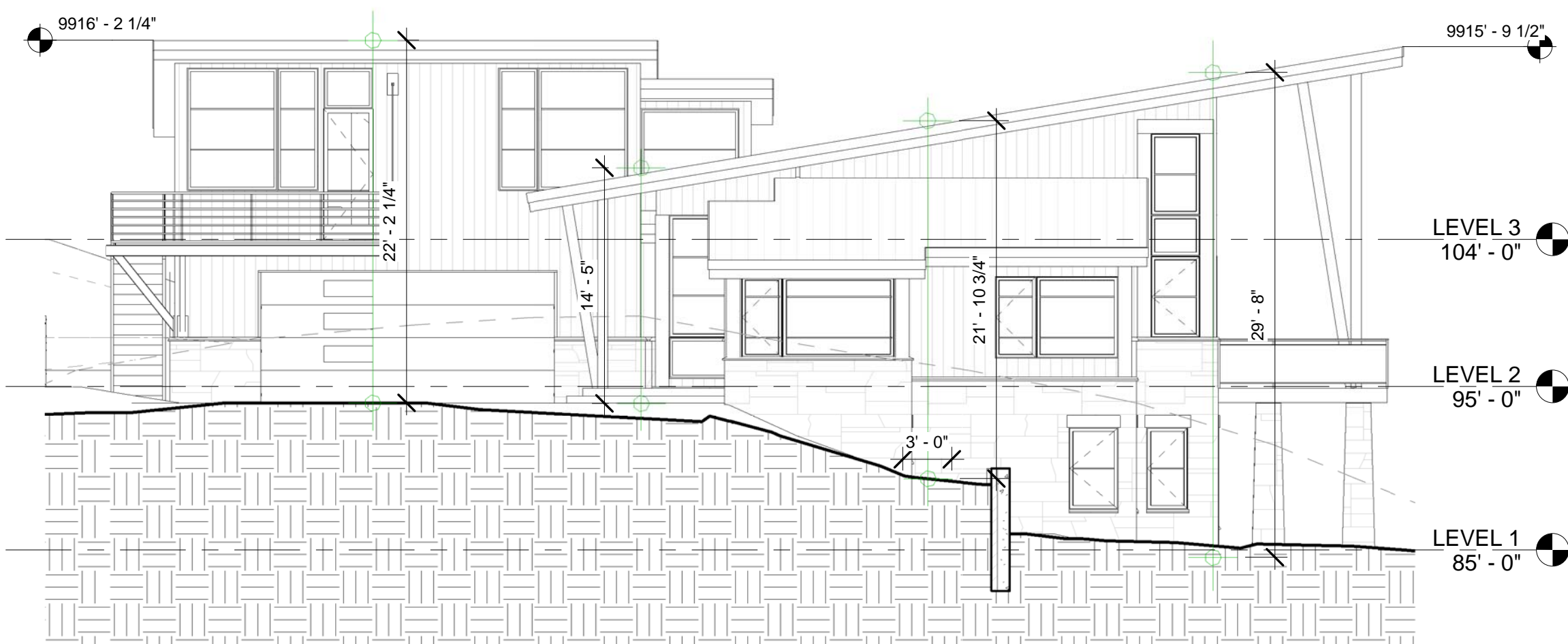
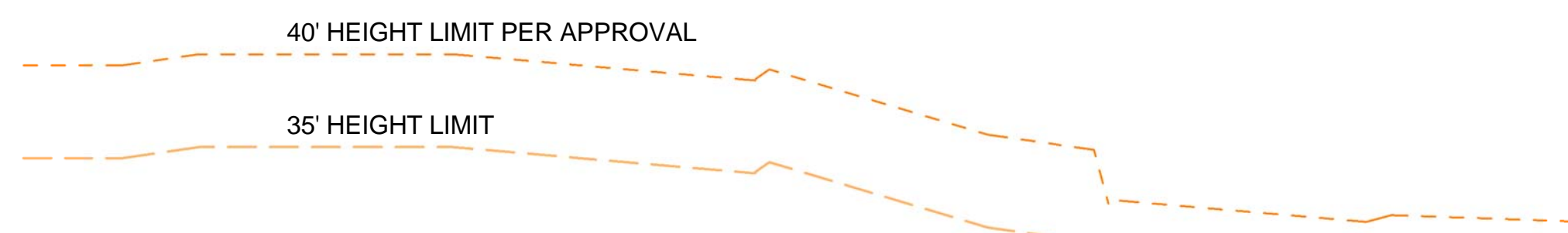
⑤ 1 HEIGHT CALC-WEST  
1/8" = 1'-0"



④ 1 HEIGHT CALC-SOUTH  
1/8" = 1'-0"



① HEIGHT CALC- AXON 1



② 1 HEIGHT CALC- EAST  
1/8" = 1'-0"

AVERAGE ROOF HEIGHT CALCULATION

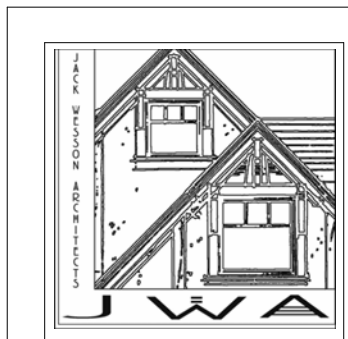
NORTH ELEVATION:  
 $21'-2\ 3/4" + 34'-4" + 24'-11" + 26'-0" + 33'-9" = 140'-2\ 3/4" / 6 = 28'-0"$

WEST ELEVATION:  
 $34'-6" + 25'-3" + 26'-3\ 1/2" + 22'-6" + 27'-8\ 1/4" + 19'-2" = 155'-4\ 3/4" / 6 = 25'-10\ 1/4"$

SOUTH ELEVATION:  
 $19'-9\ 1/2" + 11'-5" + 16'-11\ 1/2" + 11'-1" = 59'-3" / 4 = 14'-9\ 1/2"$

EAST ELEVATION:  
 $22'-2\ 1/4" + 14'-5" + 21'-6\ 3/4" + 29'-8" = 87'-10" / 4 = 21'-11\ 1/2"$

TOTAL AVERAGE =  
 $28'-0" + 25'-10\ 1/4" + 14'-9\ 1/2" + 21'-11\ 1/2" = 90'-7\ 1/4" / 4 = 22'-8"$



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PROJECT NAME: BC 105 MOUNTAIN VILLAGE  
COLORADO 81435

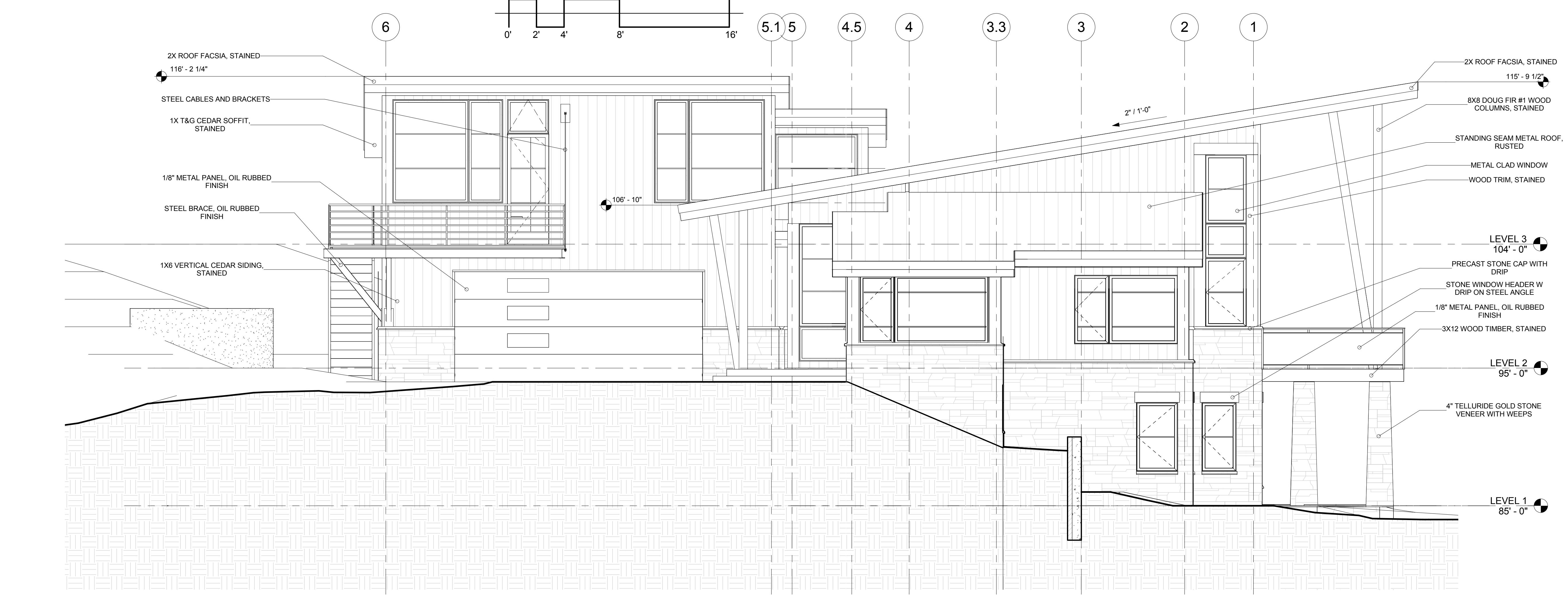
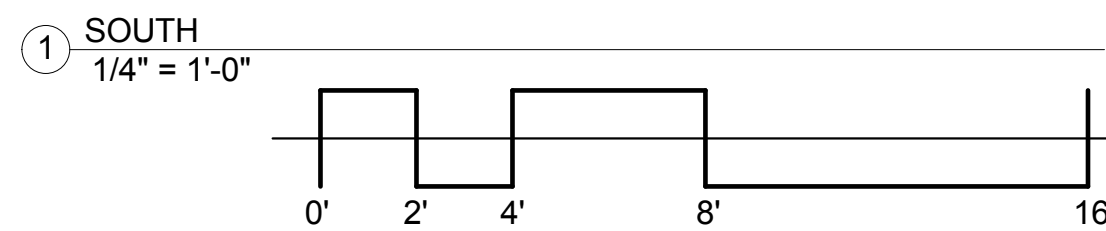
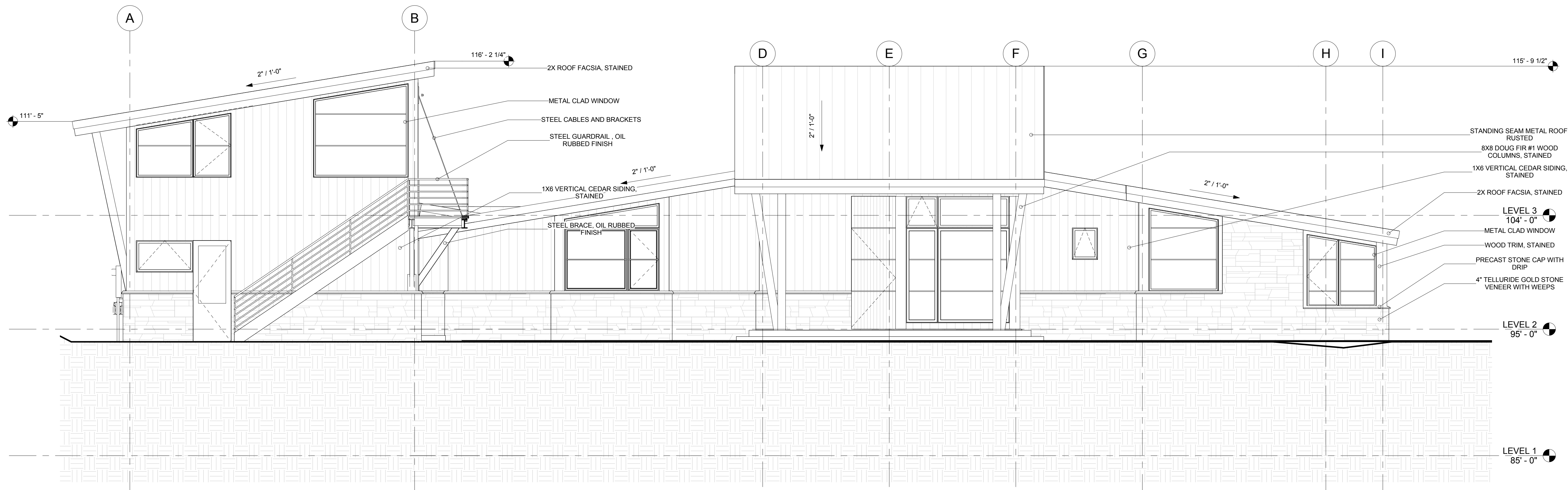
SHEET DESCRIPTION: HEIGHT CALCS

SHEET NUMBER: **A300**

MARK	REV. DATE	DESCRIPTION
8-6-19		ROTATED & SHIFTED
7-29-19		DRB PACKAGE
4-29-19		REVIT 3D

PROJECT NAME: PROJECT MANAGER: DRAWN BY: REVIEWED BY: 2006 JWA





- STANDING SEAM METAL ROOF, RUSTED
- 8X8 DOUG FIR #1 WOOD COLUMNS, STAINED
- 1X6 VERTICAL CEDAR SIDING, STAINED
- 2X ROOF FASCIA, STAINED
- LEVEL 3 104' - 0"
- METAL CLAD WINDOW
- WOOD TRIM, STAINED
- PRECAST STONE CAP WITH DRIP
- 4" TELLURIDE GOLD STONE VENEER WITH WEEPS

LEVEL 2 95' - 0"

LEVEL 1 85' - 0"

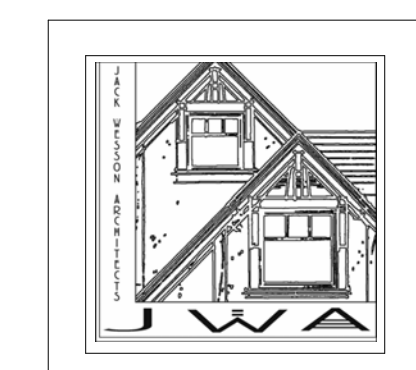
- 2X ROOF FASCIA, STAINED 116' - 2 1/4"
- STEEL CABLES AND BRACKETS
- 1X T&G CEDAR SOFFIT, STAINED
- 1/8" METAL PANEL, OIL RUBBED FINISH
- STEEL BRACE, OIL RUBBED FINISH
- 1X6 VERTICAL CEDAR SIDING, STAINED

- 2X ROOF FASCIA, STAINED 115' - 9 1/2"
- 8X8 DOUG FIR #1 WOOD COLUMNS, STAINED
- STANDING SEAM METAL ROOF, RUSTED
- METAL CLAD WINDOW
- WOOD TRIM, STAINED

- LEVEL 3 104' - 0"
- PRECAST STONE CAP WITH DRIP
- STONE WINDOW HEADER W DRIP ON STEEL ANGLE
- 1/8" METAL PANEL, OIL RUBBED FINISH
- 3X12 WOOD TIMBER, STAINED

LEVEL 2 95' - 0"

LEVEL 1 85' - 0"



**JACK WESSON**  
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8-6-19   ROTATED & SHIFTED	
7-29-19   DRB PACKAGE	
4-29-19   REVIT 3D	
MARK	DESCRIPTION
PROJECT NAME	
PROJECT MANAGER	
DRAWN BY	
REVIEWED BY	
2006 JWA	

PROJECT NAME: BC 105 MOUNTAIN VILLAGE  
COLORADO 81435  
SHEET DESCRIPTION: ELEVATIONS  
SHEET NUMBER: A301



PROJECT NAME: BC 105 MOUNTAIN VILLAGE COLORADO 81435	
SHEET DESCRIPTION: ELEVATIONS	
SHEET NUMBER: A302	
8-6-19   ROTATED & SHIFTED 7-29-19   DRB PACKAGE 4-29-19   REVIT 3D	PROJECT NAME: BC 105 MOUNTAIN VILLAGE PROJECT MANAGER: JAMES WESSON DRAWN BY: JAMES WESSON REVIEWED BY: JAMES WESSON


**JACK WESSON ARCHITECTS INC.**  
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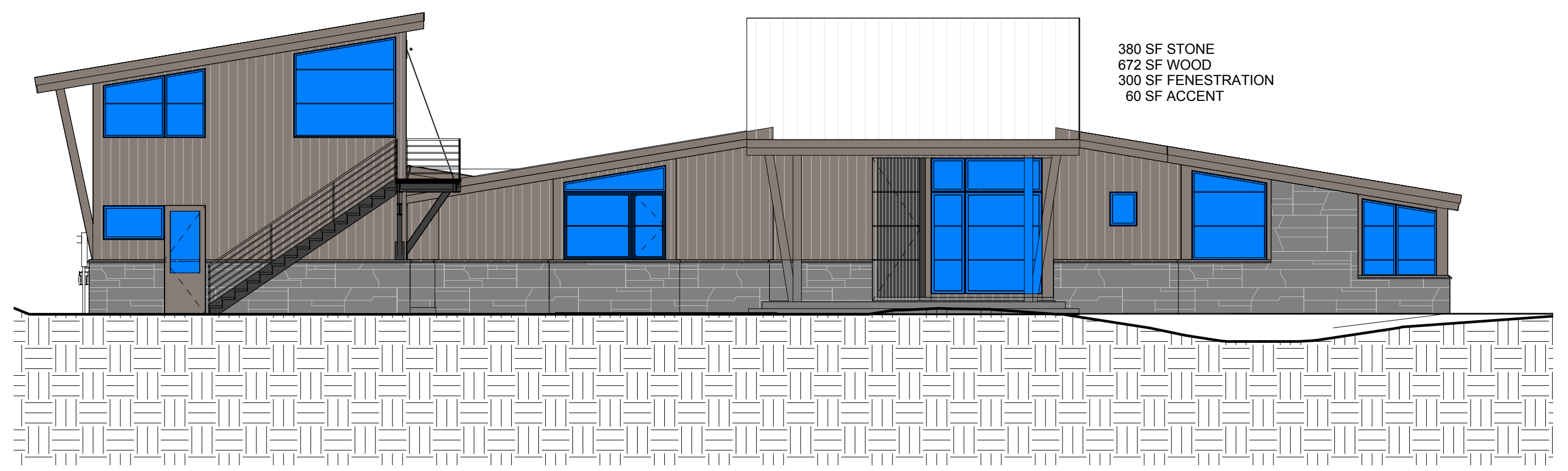
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COLORADO 81435

SHEET DESCRIPTION: ELEVATIONS

SHEET NUMBER: A302

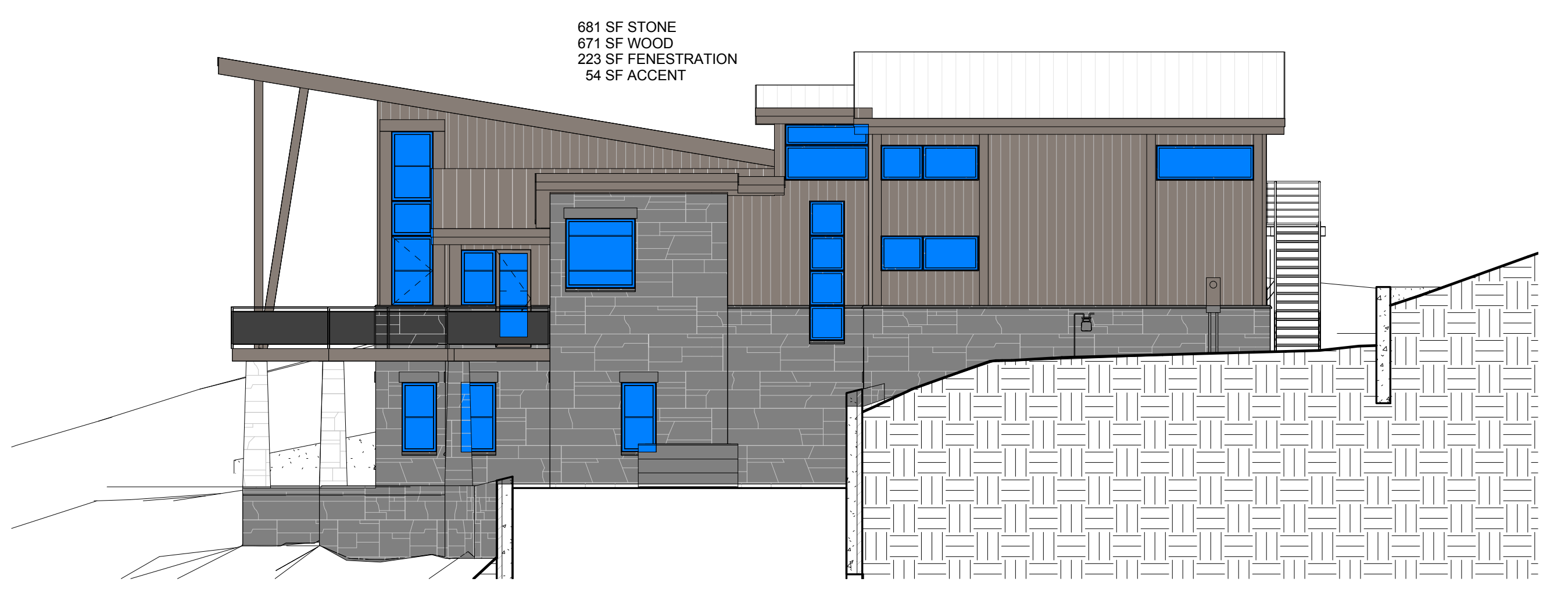
8-6-19	ROTATED & SHIFTED	
7-29-19	DRB PACKAGE	
4-29-19	REVIT 3D	
MARK	REV DATE	DESCRIPTION





380 SF STONE  
672 SF WOOD  
300 SF FENESTRATION  
60 SF ACCENT

① MATERIAL CALC-SOUTH  
1/8" = 1'-0"



681 SF STONE  
671 SF WOOD  
223 SF FENESTRATION  
54 SF ACCENT

② MATERIAL CALC-WEST  
1/8" = 1'-0"

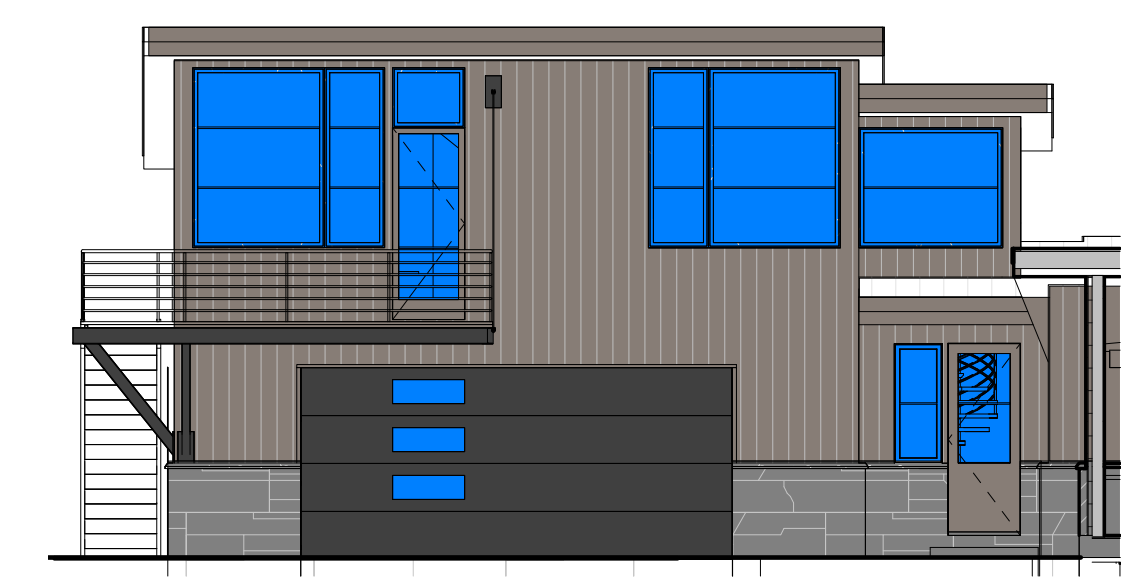


MAIN HOUSE—  
1249 SF. STONE  
619 SF. WOOD  
875 SF. FENESTRATION  
135 SF. ACCENT METAL

COLUMNS:  
14.75 SF x 4 x 5 =  
295 SF. STONE

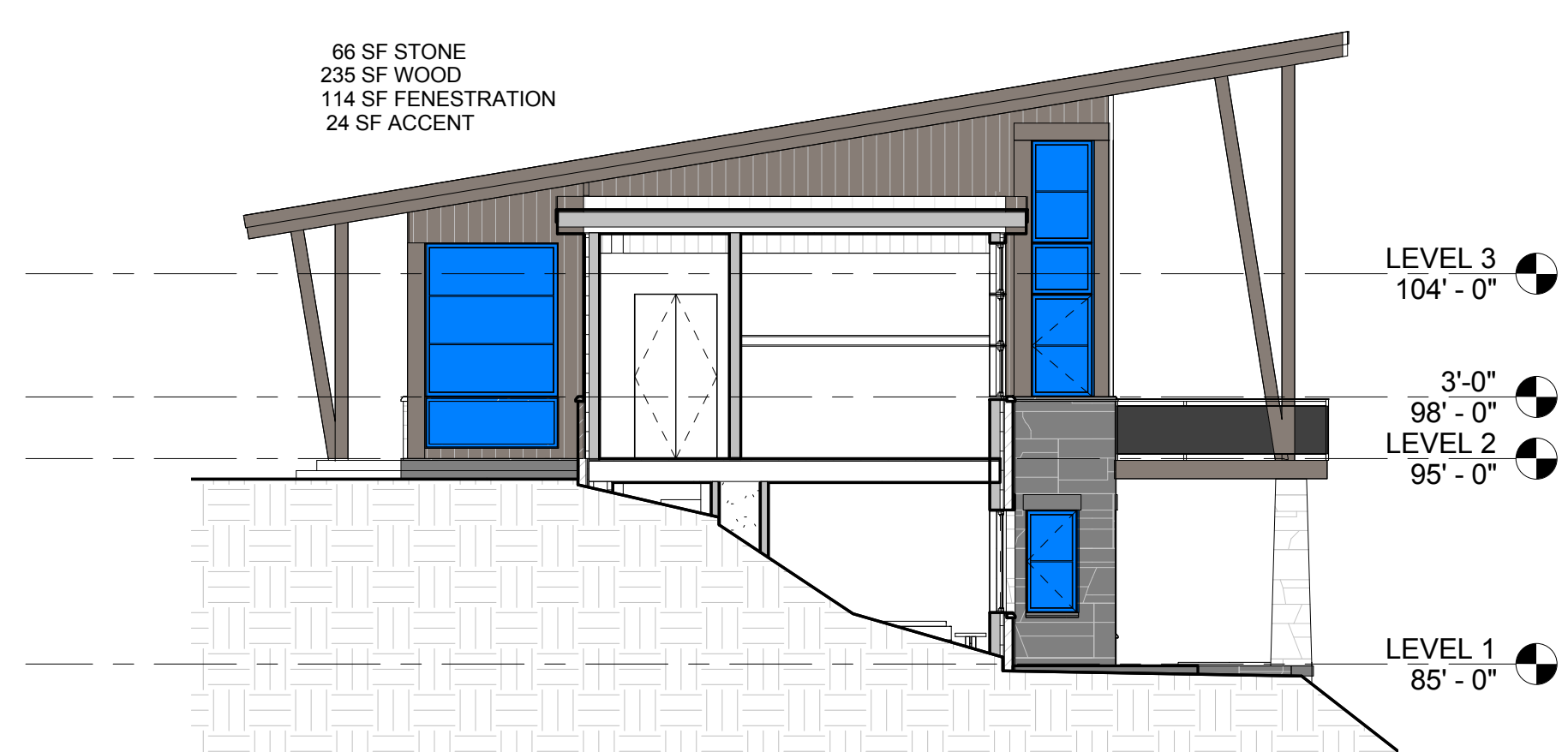
③ MATERIAL CALC- NORTH  
1/8" = 1'-0"

BC 105- Material Calculations									
Elevation	South	East 1	East 2	East 3	North	West	Total	Percent	
Stone	380	92	66	167	1544	681	2930	37.21%	
Wood	672	392	235	94	619	671	2683	34.07%	
Fenestration	300	204	114	97	875	223	1813	23.02%	
Accent	60	176	24	0	135	54	449	5.70%	
<b>Total</b>	<b>1412</b>	<b>864</b>	<b>439</b>	<b>358</b>	<b>3173</b>	<b>1629</b>	<b>7875</b>		



92 SF STONE  
392 SF WOOD  
204 SF FENESTRATION  
176 SF ACCENT

⑥ MATERIAL CALC- EAST 1  
1/8" = 1'-0"



66 SF STONE  
235 SF WOOD  
114 SF FENESTRATION  
24 SF ACCENT

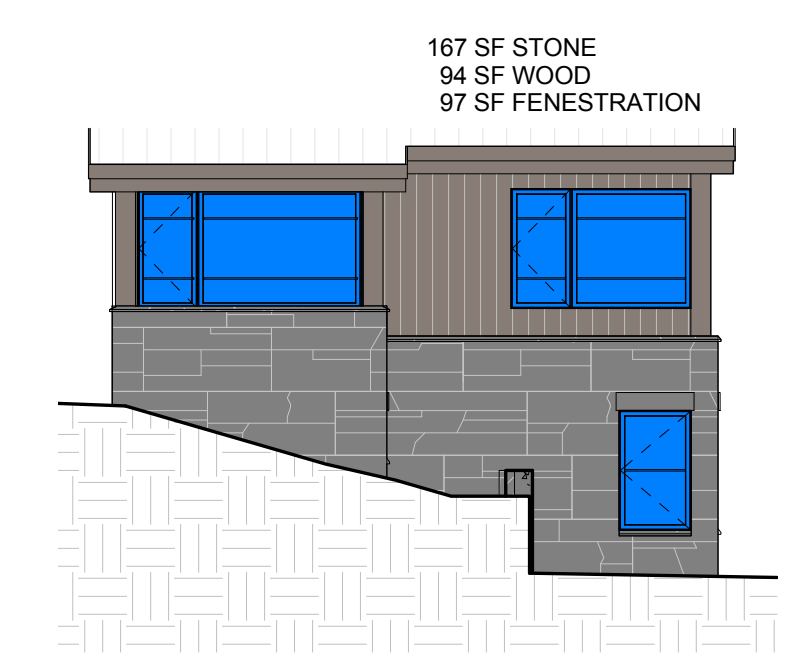
LEVEL 3  
104' - 0"

3'-0"  
98' - 0"

LEVEL 2  
95' - 0"

LEVEL 1  
85' - 0"

④ MATERIAL CALC- EAST 2  
1/8" = 1'-0"



167 SF STONE  
94 SF WOOD  
97 SF FENESTRATION

⑤ MATERIAL CALC- EAST 3  
1/8" = 1'-0"



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8-6-19	ROTATED & SHIFTED
7-29-19	DRB PACKAGE
4-29-19	REVIT 3D
MARK	REV DATE
DESCRIPTION	

PROJECT NAME: BC 105 MOUNTAIN VILLAGE  
COLORADO 81435

SHEET DESCRIPTION: MATERIAL CALCS

SHEET NUMBER: A305



PRODUCT SPECIFICATIONS

\*Image shown may not reflect your configured options



Double Axis LED Outdoor Sconce

HUBBARDTON FORGE

Base Item #306420  
 Configured Item #306420-1007  
 306420-LED-75-ZM0332

**FINISH**  
 Coastal Bronze - 75

**GLASS**  
 Clear Glass (ZM)

**LAMPING**  
 LED

OPTIONS

**FINISH**

- Coastal Black - 10
- Coastal Natural Iron - 20
- Coastal Mahogany - 73
- Coastal Bronze - 75
- Coastal Dark Smoke - 77
- Coastal Burnished Steel - 78

**GLASS**

Clear Glass (ZM)

**LAMPING**

LED

SPECIFICATIONS

Double Axis LED Outdoor Sconce

Base Item #: 306420  
 Configured Item #: 306420-1007  
 306420-LED-75-ZM0332

Direct wire dedicated LED outdoor wall sconce.

- Handcrafted to order by skilled artisans in Vermont, USA
- Lifetime Limited Warranty when installed in residential setting
- Features our robust Coastal Outdoor finish specifically formulated to resist some of the harshest environmental conditions.
- US Patent D744,691

**Dimensions**

Height	31.00"
Width	4.80"
Projection	4.20"
Product Weight	17.40 lbs
Backplate	31.00" x 4.80"
Vertical Mounting Height	15.50"
Packed Weight	22.00 lbs
Shipping (DIM) Weight	28.00 lbs

**LED Lamping Dedicated**

LED: 22 watt  
 CCT: 3000K  
 CRI: 80  
 Input: 110-120Vac  
 Dimming: Line Voltage, ELV  
 Delivered Lumens: 900\*  
 LED Source Lumens: 1575  
 IES Files Available: N  
 \* Not photometric tested, calculated from similar product

**Location Rating**

Outdoor Wet

**Safety Rating**

UL, CUL listed



FREE SHIPPING ON THOUSANDS OF ITEMS WITH MYLOWE'S. GET STARTED >



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Aurora Lowe's

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### C: CABIN EXTERIOR SCONCE

Item # 1272023 Model # V9625-5

## Volume International 7.25-in H Black Medium Base (E-26) Outdoor Wall Light

No Reviews  
☆☆☆☆☆

Have an opinion?  
Help others decide.  
[Write a Review](#)

Community Q&A  
[View Now](#)



Light bulb(s) not included

# \$70.20

- Downlight exterior wall sconce
- Decorative black finish

#### Manufacturer Color/Finish

#### Fixture Height (Inches)

Feedback



**Ships to Store**  
**FREE**

✓ Ready for pickup:  
Estimated by  
07/17/2019



**FREE Shipping**

✓ Ready for delivery:  
Estimated on  
07/17/2019

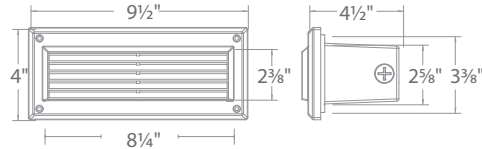
**CHAT WITH LOWE'S**

# LOUVER BRICK LIGHTS Endurance™

WL-5205

# WAC LIGHTING

Responsible Lighting®



Fixture Type:

E: EXT. STEP LIGHT

Catalog Number:

Project:

Location:

## PRODUCT DESCRIPTION

Die cast aluminum factory sealed housings with patent pending design for a water and dust proofing. IP66 rated outdoor brick light

## FEATURES

- IP66 and ETL & cETL Wet Location Listed
- ADA Compliant
- Factory-Sealed LED Light Engine
- Die-Cast Aluminum Construction (K-Alloy)
- 120V Direct Wire - No Driver Needed
- Glare controlling die casted aluminum louver.

## SPECIFICATIONS

**Construction:** Die-cast aluminum (K-Alloy)

**Power:** Line Voltage input (120V), 50/60Hz

**CRI:** 90

**Dimming:** 100% - 10% with Electronic Low Voltage (ELV) dimmer

**Finish:** Architectural Bronze, Black, Graphite and White

**Standards:** IP66, ADA, ETL & cETL Wet Location Listed

**Rated Life:** 80,000 hours

**Operating Temperature:** -40°C to 50°C (-40°F to 122°F)

## ORDER NUMBER

		Power	Max Delivered Lumens	Color Temp	Finish
<b>WL-5205-30</b>	Louver	5.5W	45	3000K	<b>ABZ</b> Architectural Bronze <b>ABK</b> Architectural Black <b>AGH</b> Architectural Graphite <b>AWT</b> Architectural White

Example: **WL-5205-30-AWT**

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

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

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

# LOT BC 105, MOUNTAIN VILLAGE, CO MATERIAL SAMPLE PHOTOS



RUSTED STANDING SEAM METAL ROOF



8" VERTICAL BARN WOOD SIDING



OIL RUBBED METAL PANELS



TELLURIDE GOLD STONE



Agenda Item No. 4  
**PLANNING AND DEVELOPMENT SERVICES  
DEPARTMENT**  
455 Mountain Village Blvd.  
Mountain Village, CO 81435  
(970) 369-8250

**TO:** Design Review Board  
**FROM:** John Miller; Senior Planner  
**FOR:** Regular Meeting of September 5, 2019  
**DATE:** August 19, 2019  
**RE:** Review and Recommendation to Town Council: A Resolution approving a proposed major subdivision application for Lot 388R, 130 Snowfield Drive, to formally plat to property as currently configured.

## APPLICATION OVERVIEW:

### PROJECT GEOGRAPHY

**Legal Description:** Lot 388R, Town of Mountain Village

**Address:** 130 Snowfield Drive  
**Applicant/Agent:** Brad T. Burns  
**Owner:** Brad T. Burns and Betsy D. Burns  
**Zoning:** Single-Family  
**Existing Use:** Improved Single-Family Residence  
**Proposed Use:** No Change  
**Lot Size:** 39.32 Acres

#### **Adjacent Land Uses:**

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

### ATTACHMENTS

- Exhibit A: Applicant's Narrative
- Exhibit B: Existing Conditions Plat
- Exhibit C: Proposed Plat



**Case Summary:**

The owners of Lot 388, 130 Snowfield Drive are requesting the approval of a Class 5 major subdivision to plat the existing unplatted and improved property in its existing configuration.

History

Staff research has shown that Lot 388 appears on the 1995 Town of Mountain Village Official Plat (pg. 8; see below), wherein it is identified as an unplatted 39.354 Acre Single-Family Lot with density assigned to the lot. The CDC does not allow for a property to be developed, leased or sold absent a subdivision plat having been recorded with the San Miguel County Clerk and Recorder (CDC Section 17.4.13.C.). Despite the fact that the Lot is unplatted, a single-family home was approved and developed on the lot in approximately 2002. It is unclear to staff as to why this issue was not recognized and resolved at the time of design review and/or construction of the home in 2002. The owner’s attorney identified the issue and is remedying it with this application.

385	SINGLE FAMILY	I	4.0	10.447	PLATTED	FILING 34
386	SINGLE FAMILY	I	4.0	35.000	UNPLATTED	
387	SINGLE FAMILY	I	4.0	53.333	UNPLATTED	
388	SINGLE FAMILY	I	4.0	39.354	UNPLATTED	
389	SINGLE FAMILY	I	4.0	0.982	UNPLATTED	
390-393	SINGLE FAMILY			8.234	UNPLATTED	
394-400	DELETED	0	0.0	0.000		
401A	SINGLE FAMILY	I	4.0	0.893	PLATTED	REPLAT LOT 401

Per the CDC, a Major subdivision is any subdivision that is not classified as a minor subdivision or staff subdivision. Minor subdivisions include lot line vacations, lot line adjustments, easement vacations, while staff subdivisions are things like condominium map review. Although staff considers this a housekeeping matter, pursuant to the CDC the level of review is a Class 5 major subdivision, understanding there are no changes or alternations contemplated with this application. It is simply to legally platting an unplatted property consistent with town laws.

**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 and findings will be indicated by Blue Italicized Text.***

**17.4.13 Subdivision Regulations:**

(\*\*\*)

**E. Criteria for Decisions**

**1. Major Subdivisions.** The following criteria shall be met for the review authority to approve a major subdivision:

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

*Staff Finding: The proposal to plat this property will have no effect on the overall land use patterns within the adjacent lots or neighborhood. There is no proposal for development of the Lot other than the existing single-family home that has been on the Lot since 2002. Criterion Met.*

- b) The proposed subdivision is consistent with the applicable Zoning and Land Use Regulations and any PUD development agreement regulating development of the property;

*Staff Finding: Town zoning and allocated density on Lot 388 at the time of construction allowed for the development of a single-family home. Although the Lot was never formally platted, this request would allow for conformance with the Town Zoning and Land Use Regulations. Criterion Met.*

- c) The proposed density is assigned to the lot by the official land use and density allocation, or the applicant is processing a concurrent rezoning and density transfer;

*Staff Finding: Lot 388 was assigned 4 person equivalents of density as shown within the Case Summary of this report - 1995 Town of Mountain Village Official Plan. There is no proposal for additional development or subdivision of land that would require any additional density to be placed on the Lot. Criterion Met.*

- d) The proposed subdivision is consistent with the applicable Subdivision Regulations;

*Staff Finding: The Major Subdivision proposal meets all the standards of the Subdivision Regulations in the CDC. Criterion Met.*

- e) Adequate public facilities and services are available to serve the intended land uses;

*Staff Finding: All current infrastructure and services for Lot 388 are currently in place and this proposal will not affect any existing services. Criterion Met.*

- f) The applicant has provided evidence to show that all areas of the proposed subdivision that may involve soil or geological conditions that may present hazards or that may require special precautions have been identified, and that the proposed uses are compatible with such conditions;

*Staff Finding: N/A*

- g) Subdivision access is in compliance with Town standards and codes unless specific variances have been granted in accordance with the variance provisions of this CDC; and

*Staff Finding: N/A*

- h) The proposed subdivision meets all applicable Town regulations and standards.

*Staff Finding: The applicant has met all applicable Town regulations and standards for the submittal and approval of this application. The proposal will bring the unplatted property into conformance with the CDC and required platting standards. Criterion Met.*



## F. Subdivision Design Standards and General Standards

### 1. Lot Standards

*Staff Finding: Lot 388 in its current configuration meets all the requirements of Subsection (F)(1): Lot Standards including, but not limited, to minimum frontage requirements, Vehicular and Utility Access, Minimum Lot Size, and General Easement standards. Criterion Met.*

**Staff Recommendation:** Staff recommends the DRB recommend approval to Town Council, of a major subdivision to allow the formal platting of Lot 388 in its current configuration. Staff suggests the following motion and conditions.

#### **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 recommend approval to Town Council; a Resolution approving a Major Subdivision for Lot 388, 130 Snowfield Drive, to allow for the lot to be legally platted in its current configuration pursuant to CDC Sections 17.4.13 with the findings as outlined in the staff report and subject to the following conditions:

1. Applicant shall maintain access for public use of existing trail easements in their current location on Lot 388, as shown in provided exhibits.
2. The Applicant will submit appropriate fees to staff for recordation with the San Miguel County Assessor's office within six months of approval.
3. Staff will review the final proposed plat document to verify consistency with CDC Sections 17.4.13.N. Plat Standards, and CDC Section 3. Plat Notes and Certifications, and provide redline comments to the applicant prior to execution of the final mylar.
4. Staff has the authority to provide ministerial and conforming comments on the mylar prior to recordation.

/JJM

# PLAT APPLICATION

## NARRATIVE

July 24, 2019

Owner: Brad T. Burns and Betsy D. Burns

Property:

A tract of land situated in the Southwest 1/4 of the Southeast 1/4 of Section 4, and the Northwest 1/4 of the Northeast 1/4 of Section 9, Township 42 North, Range 9 West of the New Mexico Principal Meridian being more fully described as follows:

BEGINNING at the Center South 1/16 corner of said Section 4;  
Thence South 88 ° 32'02" East a distance of 894.28 feet;  
Thence South 02 ° 13'16" East a distance of 327.37 feet;  
Thence South 52 ° 21'05" East a distance of 259.78 feet;  
Thence South 02 ° 24'22" East a distance of 416.97 feet;  
Thence South 01 ° 02'50" West a distance of 682.94 feet;  
Thence North 88 ° 26'15" West a distance of 1150.36 feet;  
Thence North 00 ° 50'02" East a distance of 90.11 feet;  
Thence North 01 ° 05'42" East a distance of 171.00 feet;  
Thence North 74 ° 07'32" West a distance of 6.59 feet;  
Thence North 01 ° 29'23" East a distance of 1314.35 feet to the POINT OF BEGINNING,

TOGETHER WITH an easement for ingress and egress and for any and all utilities from the terminus of each utility to the above described property, and from access Tract A2-F26 to the above described property, County of San Miguel, State of Colorado.

The Owner has submitted its form application with the Town of Mountain Village seeking to plat the property as currently configured. The Property contains 39.32 acres of land. The Property was annexed into the Town in 1993 as part of a land exchange with the USFS, but, apparently, was not formally platted in the Mountain Village at the time of the annexation. Because the Property contained more than 35 acres of land, it was exempt from platting requirements under state law. The Property has sometimes been referred to as "Lot 388", notwithstanding its status as unplatted property.

The Property is located along the southwesterly edge of the Mountain Village, adjoining the Marmot ski run to the east, the Telluride Ski Ranches subdivision (located outside of the municipal boundaries of the Town and within the unincorporated boundaries of San Miguel County) to the west, Lot 387R1, Mountain Village to the south and Lot 420R, Mountain Village to the north.

The Property is improved with a single-family residence. The zoning allows the future development of an accessory dwelling unit and other accessory structures. The Property and improvements are accessed an existing driveway and tunnel located on an access easement over TSG Open Space Tract OSP-388, which then is located over Access Tract A2-F28, which in turn extends to and connects with Snowfield Drive.

The Application does not propose to change the zoning or density of the Property or to create any new developable parcels, beyond the existing parcel constituting the Property. This application is meant to formalize the platting status of the Property, in furtherance of the current requirements of the Mountain Village Community Development Code. All existing development occurring on the Property complied with applicable design review and other review requirements of the Mountain Village Land Use Ordinance and Design Guidelines.



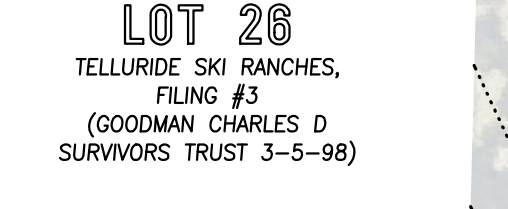
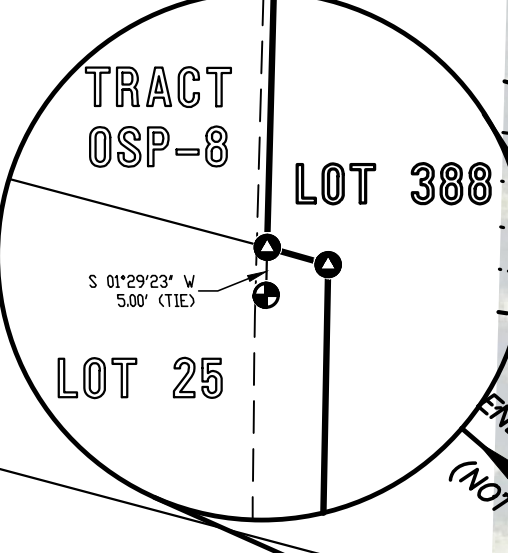
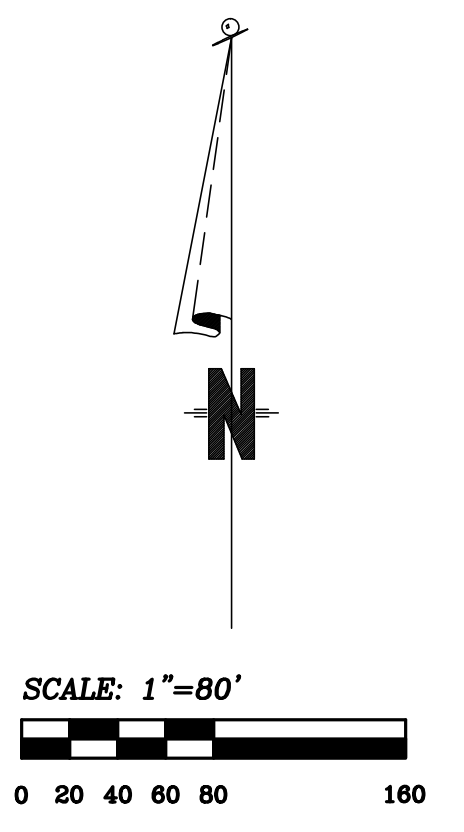
At the time that the USFS land exchange was being completed and its development in the Mountain Village was being considered, to address concerns introduced by the Ski Ranches and the Goodman family (owners of a lot in the Ski Ranches), The Telluride Company, the Ski Ranches and the Goodman family entered into an agreement establishing certain use restrictions on portions of the Property (“**Ski Ranches/Goodman Agreement**”) and adjoining property to the south (Lot 376RA and Lot 387R1). At the outset the Owner confirms that the proposed development of the Property conforms to the use restrictions established in the Ski Ranches/Goodman Agreement. The Owner will have all rights to use and develop the portions of Lot 388 located outside of the restricted portions of the Property for all uses and activities allowed in the Single-Family Residential zone pursuant to the Community Development Code, subject to applicable town laws and regulations. The Ski Ranches/Goodman Agreement also established certain recreational easement/usage rights on certain portions of the Property, which are not being adjusted or otherwise changed by this Plat

The Plat establishes 16’ General Easement along the perimeter of the Property, which are being granted to the Town for utilities.

**Compliance with the Community Development Code.** The Plat complies with all applicable standards of CDC, including Section 17.4.13. Of note, the Owner contends as follows:

- The Plat is in general conformance with the Comprehensive Plan for the following reasons:
  - It preserves the residential density assigned to the Property.
  - The resulting lot size and configuration conforms to the historic boundaries of the Property since its annexation into the Town
  - The proposed subdivision of the Property is consistent with the Zoning and Land Use Regulations.
- The Plat does not contemplate or propose any rezoning or density transfer with respect to the Property.
- The Plat is consistent with the Subdivision Regulations. In particular:
  - The residential lots both front directly to the Access Tract, with sufficient frontage.
  - The Lot is served by a private driveway. shared access driveway designed to Town road standards, which is being reviewed
  - The lot, as laid out, will continue to contain a sufficient area to suitably accommodate the existing development activities.
  - A Fire Protection sprinkler system has been installed in the residence.
  - The existing residence will be continue to be served by water, sewer and other utilities.
  - There are adequate public facilities serving the proposed development of the Property.
- The Plat is consistent with the public health, safety and welfare, as well as the efficient and economical use of the Property.
  - The continuing use and development of Property to serve the existing development on the Property conform to the requirements of the CDC.
- The Platting of Lot 388 will not create vehicle or pedestrian circulation hazards or cause parking, trash or special delivery congestion.
  - The Property is at the edge of the Town and abuts the Telluride Ski Ranches; no through roads are necessary to provide access to other platted lots in the Mountain Village. The 16’ General Easement has been granted to the Town should utility extensions be required to extend through the Property.



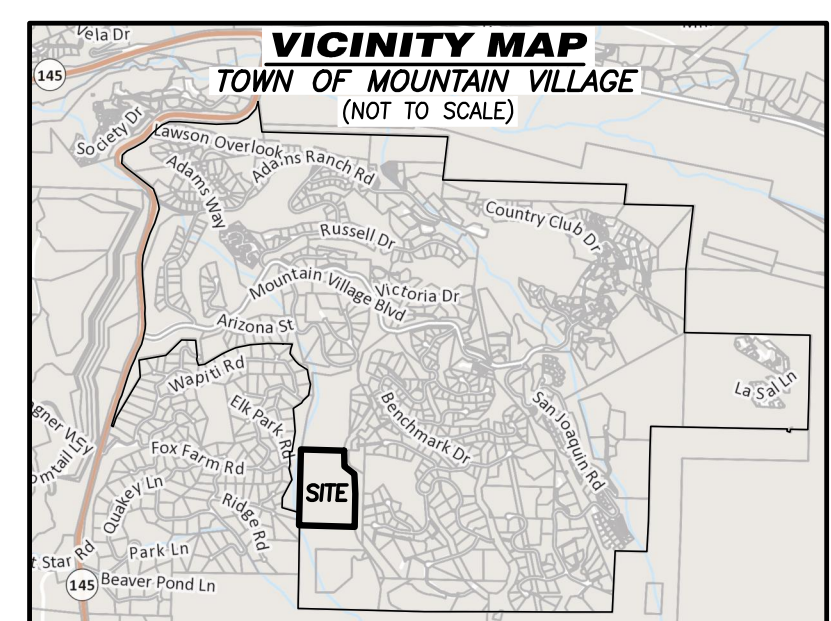


**LEGEND**

- FOUND 3-1/4" ALUMINUM CAP ON 2-1/2" ALUMINUM PIPE, B.L.M.
- FOUND 1-1/2" ALUMINUM CAP ON NO. 5 REBAR, L.S. 24954
- FOUND 1-1/2" ALUMINUM CAP ON NO. 5 REBAR, L.S. 25954
- FOUND 1-1/2" ALUMINUM CAP ON NO. 5 REBAR, L.S. 5772
- FOUND 1-1/2" ALUMINUM CAP ON NO. 5 REBAR, L.S. 20632
- (M) MEASURED DIMENSIONS ACCORDING TO THIS SURVEY
- (R) RECORDED DIMENSIONS ACCORDING TO DEED IN BOOK 537 AT PAGE 263

**LEGEND**

- ⊕ WATER VALVE
- ⊕ FIRE HYDRANT
- ⊕ TRANSFORMER
- ⊕ MANHOLE
- FOX FARM ROAD (SEE NOTE #11)
- TRAIL (SEE NOTE #11)
- NO BUILD ZONE



**PROPERTY DESCRIPTION:**

A TRACT OF LAND SITUATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, AND IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 9 WEST OF THE NEW MEXICO PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER SOUTH 1/16 CORNER OF SAID SECTION 4; THENCE SOUTH 88 DEGREES 32 MINUTES 02 SECONDS EAST, A DISTANCE OF 894.28 FEET; THENCE SOUTH 02 DEGREES 13 MINUTES 16 SECONDS EAST, A DISTANCE OF 327.37 FEET; THENCE SOUTH 52 DEGREES 21 MINUTES 05 SECONDS EAST, A DISTANCE OF 259.78 FEET; THENCE SOUTH 02 DEGREES 24 MINUTES 22 SECONDS EAST, A DISTANCE OF 416.97 FEET; THENCE SOUTH 01 DEGREES 02 MINUTES 50 SECONDS WEST, A DISTANCE OF 682.94 FEET; THENCE NORTH 88 DEGREES 26 MINUTES 15 SECONDS WEST, A DISTANCE OF 1150.36 FEET; THENCE NORTH 00 DEGREES 50 MINUTES 02 SECONDS EAST, A DISTANCE OF 90.11 FEET; THENCE NORTH 01 DEGREES 05 MINUTES 42 SECONDS EAST, A DISTANCE OF 171.00 FEET; THENCE NORTH 74 DEGREES 07 MINUTES 32 SECONDS WEST, A DISTANCE OF 6.59 FEET; THENCE NORTH 01 DEGREES 29 MINUTES 23 SECONDS EAST, A DISTANCE OF 1314.35 FEET TO THE POINT OF BEGINNING,

Lot 388 is also benefited by the following described easement rights and interests, which rights inure to the benefit of the Owners:

THOSE EASEMENT RIGHTS CREATED BY INSTRUMENT RECORDED OCTOBER 28, 1994 IN BOOK 537 AT PAGE 263 AS CORRECTED BY INSTRUMENT RECORDED JUNE 22, 2000 UNDER RECEPTION NO. 335061.

THOSE EASEMENT RIGHTS CREATED BY INSTRUMENT RECORDED AUGUST 1, 2002 UNDER RECEPTION NO. 350602.

- NOTES:**
- Easement research and property description from Land Title Guarantee Company, Order Number TLR86008796-2, dated March 04, 2019 at 05:00 P.M.
  - According to FEMA Flood Insurance Rate Map 08133C0286-C, Panel Number 0286 C, dated September 30, 1988, this parcel is within Zone X; Areas determined to be outside 500-year flood plain.
  - Bearings for this survey based on found monuments along the southern boundary of said Lot 388, as shown hereon, assumed to have the record bearing of N 88°26'15" W.
  - Lineal units represented hereon are shown in U.S. Survey Feet or a decimal portion thereof.
  - This survey is valid only if a print or electronic copy has a seal and signature of the surveyor noted within the statement above.
  - The word certify as used hereon means an expression of professional opinion regarding the facts of this survey and does not constitute a warranty or guarantee, expressed or implied.
  - Fox Farm Road is a historic route as shown on 1954 U.S.G.S. Topographic Quadrangle Maps and is shown for historical, reference purposes and not for purposes of dedicating any land, right-of-way, or easement for public usage.
  - The areas of wetlands depicted or described on this Plat are based upon historical information and does not constitute a binding delineation of wetlands on the Property. The Owner may elect to pursue a further delineation of wetlands for the Property and if the areas of the wetlands vary from the locations indicated on this Plat, the updated delineation shall control and not modification to the Plat is necessary or required.

- NOTES (cont.):**
- 9(a). The Plat depicts a portion of Lot 388 which is affected by the terms and conditions of a certain "Goodman/Ski Ranches Agreement" recorded in Reception No. 276066, as amended by the instrument recorded in Reception No. 290080. Nothing herein is intended to modify or amend the rights and interests of persons or parties arising under the Goodman/Ski Ranches Agreement, nor shall anything herein expand, enlarge, reduce or extinguish the nature, extent or location of any usage rights of the Property by persons or parties as provided for in the Goodman/Ski Ranches Agreement.
- 9(b). The Owner agrees that with respect to the portion of Lot 388 and Lot 3760A1 located within the "No Build Zone" as designated and depicted on the "Mountain Village Trail Easement" recorded in Reception No. 341070, and the Corrected Notice of Fox Farm Road location recorded October 16, 2001 under reception no. 344454.
- 10(a). The Plat depicts a portion of Lot 388 which is affected by the terms and conditions of a certain "Mountain Village Trail Easement" recorded in Book 504, Page 881 and as shown on Sheet 11 of 12 of the Mountain Village Preliminary Plat recorded in Cabinet #2, Page 1100.
- 10(b). Certain portions of the trails noted hereon are subject to the terms, conditions, provisions, burdens and obligations as set forth in notice of Fox Farm road location recorded October 04, 2000 under reception no. 337114, and as amended by Notice recorded April 24, 2001 under reception no. 341070, and the Corrected Notice of Fox Farm Road location recorded October 16, 2001 under reception no. 344454.
- 10(c). Nothing herein is intended to modify or amend the rights and interests of persons or parties arising under the Mountain Village Trail Easement, nor shall anything herein expand, enlarge, reduce or extinguish the nature, extent or location of any usage rights of the Property by persons or parties as provided for in the Mountain Village Trail Easement.
11. The Plat shows trails other than those discussed in note #10 which exist on Lot 388. Nothing herein is intended to constitute a dedication of such areas for public usage, nor is the depiction intended to establish and/or grant and convey any usage rights of such trails that are not otherwise specifically covered by other instruments that perfect any such usage rights, if any.
12. Contour interval is ten feet.
13. 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.

**SURVEYOR'S STATEMENT:**

This Existing Conditions/Improvement Survey of Lot 388, Town of Mountain Village, was prepared in July of 2019 under the direct responsibility, supervision and checking of David R. Bulson of Foley Associates, Inc., being a Colorado Licensed Surveyor, in compliance with CRS § 38-51-106.

David R. Bulson L.S. 37662

**Existing Condition/Improvements Survey**  
 Property commonly known as Lot 388, Town of Mountain Village, located within the SE 1/4 of Section 4 and the NE 1/4 of Section 9, T.42N, R.9W, N.M.P.M., County of San Miguel, State of Colorado.

Project Mgr:	DB
Technician:	MC
Checked by:	
Start date:	07/2019

Rev	description	date	by



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



**SURVEYOR'S CERTIFICATE**

I, David L. Wilson of Foley Associates, Inc., being duly sworn, depose and say that this plat and survey of LOT 388, TRACT OSP-388, in the Town of Mountain Village, County of San Miguel, State of Colorado, were made by me and under my direct supervision, and that I am a duly licensed and qualified professional land surveyor under the provisions of Title 38, Sections 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 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973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

**NOTES:**

- Abstract of this plat may be obtained from the County Clerk's Office, San Miguel County, Colorado, at the office of the County Clerk, 125 West W. Street, Telluride, Colorado 81413.
- Encompassed and local descriptions found herein were obtained from the original plat of Lot 388, Tract OSP-388, dated March 04, 2010 at 10:01 P.M.
- NOTES OF CLARIFICATION:** The following plat has been corrected by this plat:
  - The following plat has been corrected by this plat: \_\_\_\_\_
  - The following plat has been corrected by this plat: \_\_\_\_\_
  - The following plat has been corrected by this plat: \_\_\_\_\_
- LIST OF BEARINGS:** The bearings between found monuments along the western boundary of said Lot 388, as shown herein, was obtained from the original plat of Lot 388, Tract OSP-388, dated March 04, 2010 at 10:01 P.M. according to the legal description herein.
- Local links represented herein are shown as shown in U.S. Survey Feet or a defined position thereof.
- Boundary lines shown in Block 237 of Page 203 and correction and utility connection without the 150000' contour a point of interest.
- See Form Book 3 for a list of monuments and bearings.
- Topographic Contours, Altimeter and in whole for horizontal, vertical, and utility connections.
- The areas of wetlands depicted on this plat are based upon information and data not contained in a hydrographic survey conducted for this project. The Owner may seek to pursue a further delineation of wetlands for this project. The plat is intended to show the location of wetlands for the project. The plat is not intended to show the location of wetlands for the project. The plat is not intended to show the location of wetlands for the project.
- The Plat depicts a portion of Lot 388 which is affected by the terms and conditions of a certain "Mountain Village Plat" recorded in the Mountain Village Preliminary Plat recorded in Subplot 42, Page 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

**OWNERS CERTIFICATE:**

David L. Wilson of Foley Associates, Inc., being duly sworn, depose and say that this plat and survey of LOT 388, TRACT OSP-388, in the Town of Mountain Village, County of San Miguel, State of Colorado, were made by me and under my direct supervision, and that I am a duly licensed and qualified professional land surveyor under the provisions of Title 38, Sections 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 49

**RESOLUTION OF THE TOWN COUNCIL  
OF MOUNTAIN VILLAGE, RESOLUTION APPROVING A MAJOR SUBDIVISION TO  
FORMALLY PLAT LOT 388R**

**RESOLUTION NO. 2019**

- A. Brad T. Burns and Betsy D. Burns ("Owners") are the owners of record of real property described as Lot 388R, Town of Mountain Village, County Of San Miguel, State Of Colorado.
- B. The Owner has requested approval of the major subdivision application to formally plat Lot 388R ("Application").
- C. The Owners have addressed, or agreed to address, all conditions of approval of the Application imposed by Town Council.
- D. The Town Council finds that the major subdivision meets the criteria for decision set forth in Section 17.4.13 of the CDC as follows:
  - 1. The lots resulting from the replat are in compliance with Town Zoning and Land Use Regulations and Subdivision Regulations;
  - 2. The proposed subdivision is in general conformance with the goals, policies and provisions of the Comprehensive Plan because the lots and the surrounding area will remain single-family in nature, the densities remain low consistent with single family zoning, and the properties will otherwise look and feel the same;
  - 3. Subdivision access complies with Town standards and codes.
  - 4. Easements are not affected, or have been relocated to the satisfaction of the utility companies and/or the benefited party under the easement or, in the case of vacated easements, the easement is no longer necessary due to changed conditions, and the easement vacation has been consented to by the benefited party under the easement; and
  - 5. The proposed subdivision meets all applicable Town regulations and standards.

**NOW, THEREFORE, BE IT RESOLVED THAT THE TOWN COUNCIL HEREBY APPROVES THE MAJOR SUBDIVISION AND AUTHORIZES THE MAYOR TO SIGN THE RESOLUTION SUBJECT TO THE FOLLOWING CONDITIONS:**

- 1) 1. Applicant shall maintain access for public use of existing trail easements in their current location on Lot 388, as shown in provided exhibits.
- 2) The Applicant will submit appropriate fees to staff for recordation with the San Miguel County Assessor's office within six months of approval.
- 3) Staff will review the final proposed plat document to verify consistency with CDC Sections 17.4.13.N. Plat Standards, and CDC Section 3. Plat Notes and Certifications and provide redline comments to the applicant prior to execution of the final mylar.
- 4) Staff has the authority to provide ministerial and conforming comments on the mylar prior to recordation.

**Section 1. Resolution Effect**

- A. This Resolution shall have no effect on pending litigation, if any, and shall not operate as an abatement of any action or proceeding now pending under or by virtue of the resolutions repealed or amended as herein provided and the same shall be construed and concluded under such prior resolutions.
- B. All resolutions, of the Town, or parts thereof, inconsistent or in conflict with this Resolution, are hereby repealed, replaced and superseded to the extent only of such inconsistency or conflict.

**Section 2. Severability**

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

**Section 3. Effective Date**

This Resolution shall become effective on Oct 5, 2019 (the “Effective Date”) as herein referenced throughout this Resolution.

**Section 4. Public Meeting**

A public meeting on this Resolution was held on the XX<sup>th</sup> day of \_\_\_\_\_ 2019 in the Town Council Chambers, Town Hall, 455 Mountain Village Blvd, Mountain Village, Colorado 81435.

**Approved** by the Town Council at a public meeting held on \_\_\_\_\_ XX, 2019.

**Town of Mountain Village, Town Council**

By: \_\_\_\_\_  
Laila Benitez, Mayor

**Attest:**

By: \_\_\_\_\_  
Jackie Kennefick, Town Clerk

Approved as to Form:

\_\_\_\_\_  
James Mahoney, Assistant Town Attorney



**TO:** Mountain Village Design Review Board  
**FROM:** John Miller, Senior Planner  
**FOR:** Design Review Board Public Hearing; September 5, 2019  
**DATE:** August 21, 2019  
**RE:** Staff Memo – Final Architectural Review; 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



*Figure 1: Vicinity Map*

**Case Summary:** Ken Alexander, Owner and Applicant for Lot 640BR-1, is requesting Design Review Board (DRB) Final Architectural Review approval 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 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 relatively small (approx. 960 sq. Ft.) and are surrounded by limited and general 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 1,517 square feet with an overall building footprint of 2,414 square feet – providing 2 interior parking spaces within the proposed garage. The applicant has submitted all required materials in accordance with the provisions of Section 17.4.11 of the Community Development Code (CDC) for a Class 3 DRB Final Architectural 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>
<b>Maximum Building Height</b>	35' Maximum	26.75'
<b>Maximum Avg. Building Height</b>	30' Maximum	28'
<b>Maximum Lot Coverage</b>	30% Maximum	Per Timberview
<b>General Easement Setbacks*</b>		
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
<b>Roof Pitch</b>		
Primary		8:12 (Gable)
Secondary		4½:12 (Shed)
<b>Exterior Material</b>		
Stone	35% minimum	16.38%
Wood		24.62%
Windows/Doors		23.56%
Metal Accents		35.47%
<b>Parking</b>	2 enclosed and 2 non-tandem	2/2
<b>Snowmelt Area</b>	1000 Sq. Ft. Maximum	n/a

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

Table 2

<b>Proposed Variations and Specific Approvals (See specific staff notes below)</b>	1. Exterior Materials Requirements
	2. Metal Exterior Wall Accents
	3. Encroachment Into GE
	4. Retaining Walls over 5 feet in Height

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.

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

**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 – under the allowed average height maximum. Both of these current proposals conform to the CDC requirements.*

*When a proposed development is approved that is five (5) feet or less from the maximum building height or maximum average building height, the review authority approval shall include a condition that a monumented land survey shall be prepared by a Colorado public land surveyor to establish the maximum building height and the maximum average building height. This shall be done prior to the Building Division conducting the required framing inspection.*

**17.3.14: General Easement Setbacks**

*Lot 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:* 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 Lot 640BR.

- *Overhanging Roof Element:* It appears that a small portion of the roof overhangs the general easement which constitutes a structural improvement within the General Easement. This encroachment was discussed in detail at the August Design Review Board meeting during the hearing for Initial Architectural and Site Review (IASR).

*Any foundation walls that are within 5' of GE will require a footer survey prior to pouring concrete to ensure there is no encroachments into the General Easement area.*

## **Chapter 17.5: DESIGN REGULATIONS**

### **17.5.4: Town Design Theme**

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

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

### **17.5.5: Building Siting Design**

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

*Staff:* Due to the nature of Lot 640BR and the condominiumized development sites within Timberview, the home has been sited logically in relation to the other homes and pattern of development on site. Because the lots within 640BR function essentially as footprint lots, the entirety of the Lot 640BR-1 will need to be excavated in order to develop the foundation. During IASR, there was a general discussion related to General and Limited Common Areas and potential disturbances during construction and it should be noted that 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 16% 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 was directed at IASR to provide a full grading and drainage plan documenting 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.*

*The applicant has provided a grading and drainage plan by Bradley D. McMillon, PE. but has not provided details related to the necessary retaining walls required to construct the rear patio. According to the site plan, the rear wall will have a maximum height of 8 feet, but its unclear to staff as to the design and method of construction to be required. Staff recommends that as a condition of approval, the applicant provide a detailed wall design including elevations and method of construction for a chair level review.*

### **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 provided a landscaping plan which addresses the requirements of the CDC regarding the proposed planting schedule, locations of trees and shrubs, along with irrigation areas and technical details for maintenance of the irrigation system. The applicant has proposed a series of pavers between unit 1 and 2 and its unclear to staff as to how these pavers will be constructed and what materials will be used. Staff recommends all Blue Spruce identified on the landscape plan within Zone 1 be replaced with a non-flammable tree species such as quaking aspen.*

### **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 exterior lighting schedule for the home includes only one sconce type fixture and the cut sheet indicates that the fixture has a maximum of 374 Lumens and a max CCT of 3000K. The applicant has not indicated the height of the fixtures which are required to be mounted no higher than 7 feet and any design approval shall include a condition requiring such.*

#### **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. The applicant has provided an updated plan demonstrating the address numbering on the exterior of the home, proposing an 8-inch steel black numbering. All addresses are required to be coated in a reflective material in case of power outages. It's unclear to staff as to how the address numbering which is identified on the east elevation of the plan set as backlit is illuminated given the lighting plan does not provide for any backlighting fixtures or cutsheets. The DRB will need to determine if the submitted materials meet the requirements of the sign and lighting regulations.*

### **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. As aforementioned in the landscaping regulation portion of this memo – staff requests that the applicant modify the landscaping plan to remove flammable vegetation from Zone 1 of the home and adjacent homes.*

*Steep Slopes: Staff believes that the applicant has worked to provide logical siting for the residence and the driveway. Given that Lot 640BR has been condominiumized into single family common interest lots, the development of the site is limited in its entirety to the footprint of the lot.*

#### **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 requested additional materials related to width and surfacing within the memo for IASR. At this time, the width of the driveway and surfacing materials have not been provided to staff. 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 wood burning fireplaces within the home. Although there is a natural gas fireplace, there is no chimney and the fireplace relies on a vent identified on the east elevation of the home.*

### **Chapter 17.7: BUILDING REGULATIONS**

#### **17.7.19: Construction Mitigation**

*Staff: The applicant has submitted a Construction Mitigation Plan as part of this submittal. This plan demonstrates material storage area, trash and porta-potty locations, mobile crane staging area, Limits of excavation and construction fencing locations. It should be noted that there is a substantial amount disturbance within the General Easement of Lot*



*640BR. Staff is generally is supportive of the plan with the exception of the area identified as construction parking / recycled log storage which is located within the General Easement of Lot 640BR. If the DRB determines this parking and storage area 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. Regardless, any disturbed GE area shall be required to be returned to its original pre-disturbed condition prior to issuance of a Certificate of Occupancy.*

**Staff Recommendation:** Staff recommends the DRB approve the Final Architectural Review Review for Lot 650BR-1, 304 Adams Ranch Road if they determine that the application meets the intent of the CDC. 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 Final Architectural Review for a new single-family home located at Lot 640BR-1, based on the evidence provided within the Staff Report of record dated August 21, 2019 and with the following conditions:

- 1) Prior to submittal for building permit, the applicant shall demonstrate to staff that the address monument numbering and lighting meets the criteria of the CDC, including verifying any associated luminaire is fully shielded, downlit, and any numbering is coated with reflective coating.
- 2) Prior to submittal for building permit, the applicant shall revise the lighting plan to demonstrate that all wall mounted sconce fixtures are no higher than 7 feet above the adjacent grade.
- 3) Prior to submittal for building permit, the applicant shall provide to staff all details related to the construction of all rear patio retaining walls to be reviewed jointly by Staff and DRB Chairman.
- 4) Prior to submittal of Building Permit, the applicant shall revise the submitted Construction Mitigation Plan to remove construction parking and material storage areas from Lot 640BR's General Easement - in conformance with the requirements of the CDC.
- 5) Prior to issuance of Certificate of Occupancy, the applicant shall verify that all disturbed areas within the project are revegetated with a native seed mix per the CDC. Any areas of the General Easement that are disturbed during construction must be returned to their original pre-disturbed condition.

- 6) Prior to submittal of Building Permit, the applicant shall revise their landscaping plan for the project, removing all coniferous species within Zone 1.
- 7) Prior to the issuance of a building permit, the applicant shall field verify all utilities and submit a revised utility plan to the public works director identifying the location of utilities and connection points.
- 8) 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.
- 9) 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.
- 10) 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.
- 11) A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the GE.

/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.

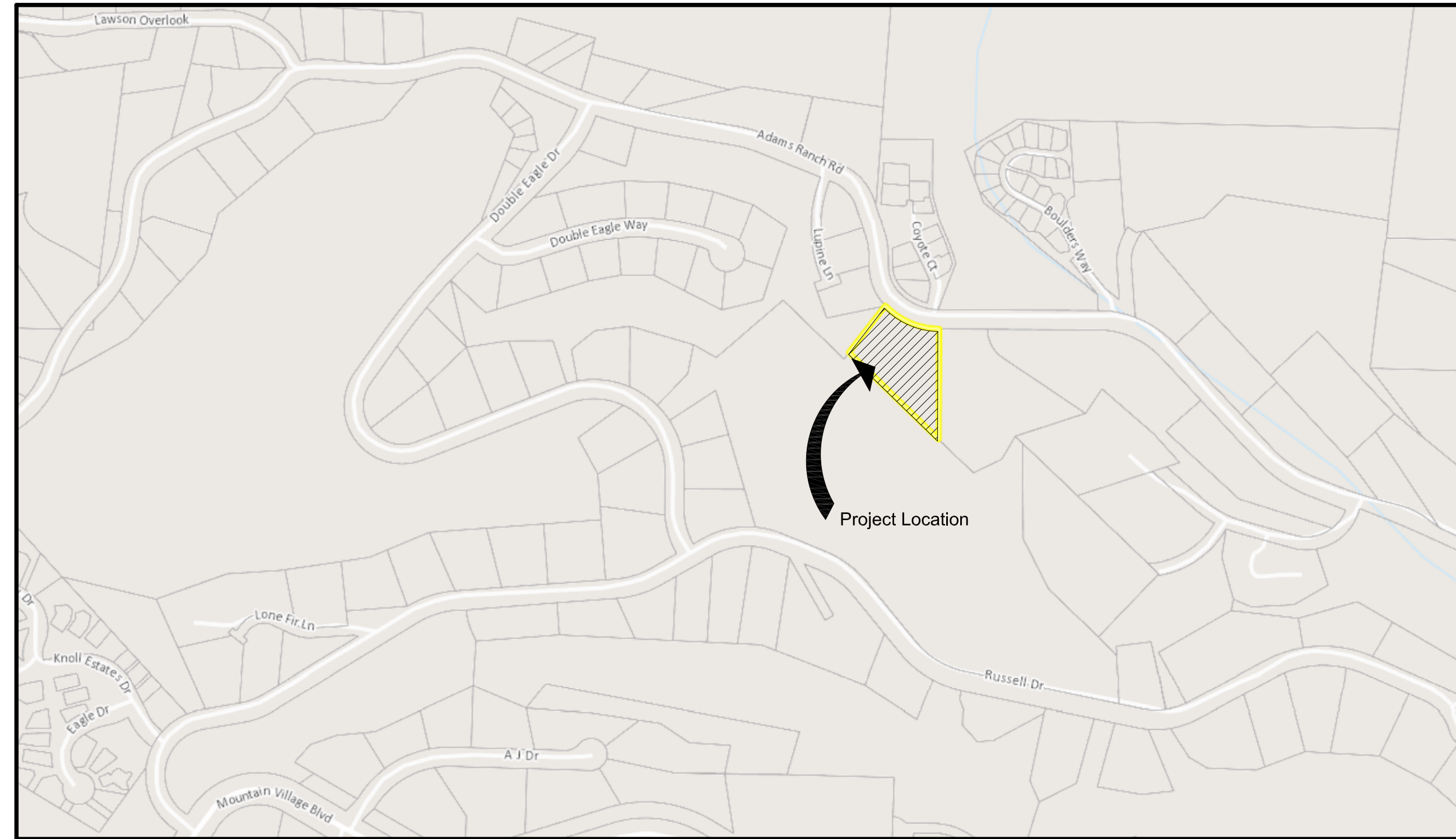
The roofing fascia will be a thin drip edge flashing on a 2 x 4 supported by the 45 degree kickers to create a "Zero fascia" look.

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

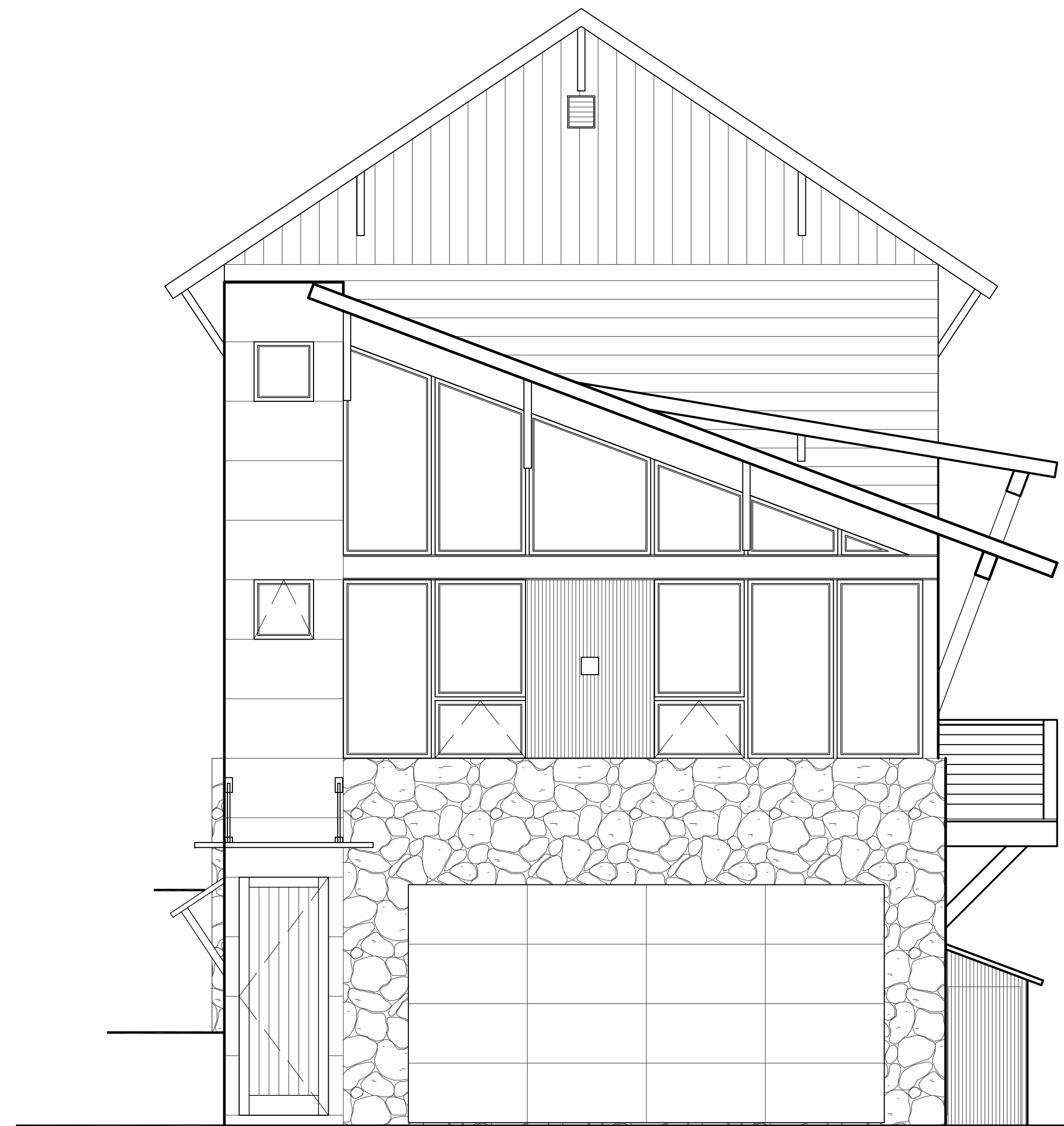
The garage is 40' deep to allow for the required 2 car parking and lots of toys/storage.

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.





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'	



REVISIONS:  
 6-14-19  
 7-25-19

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

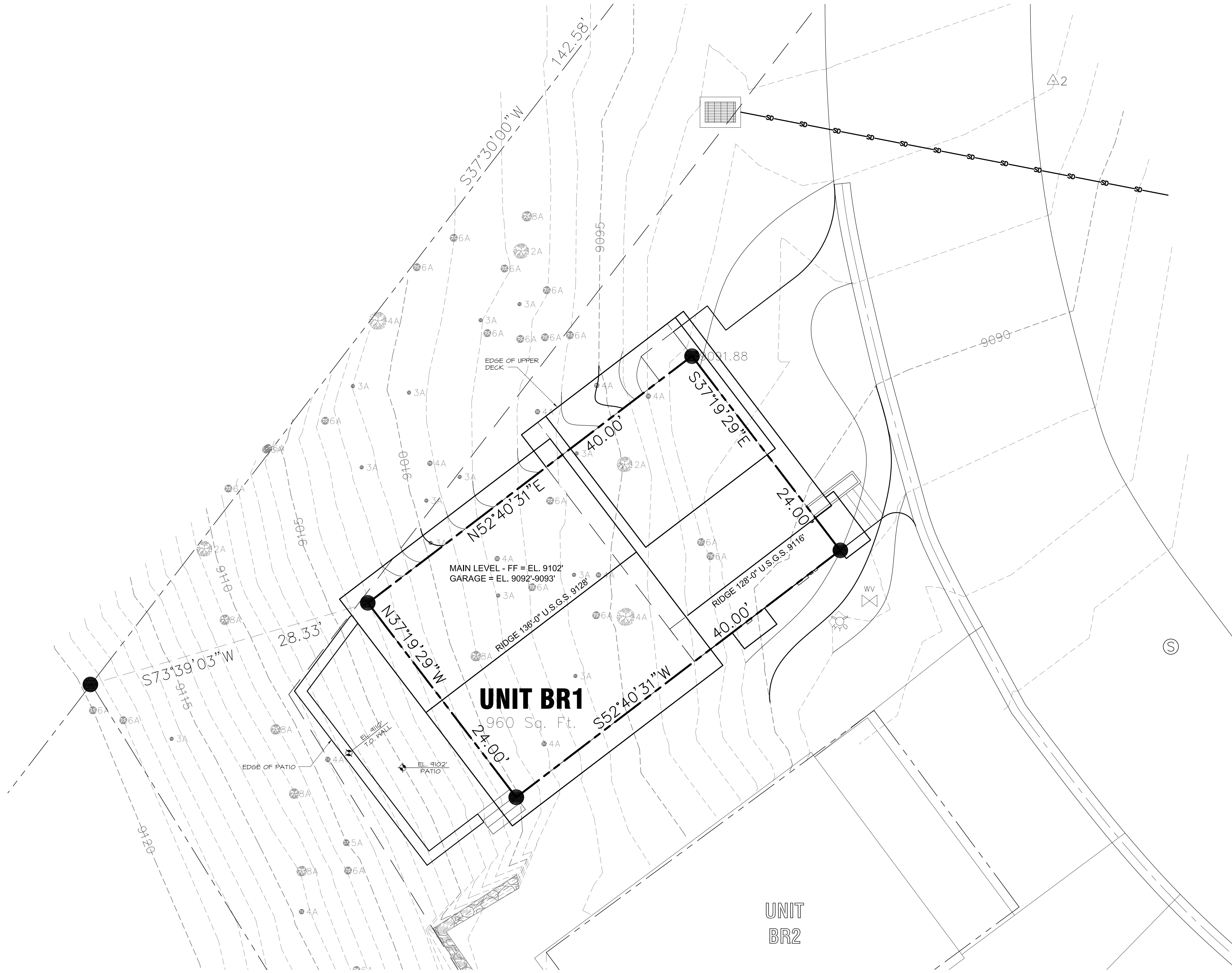
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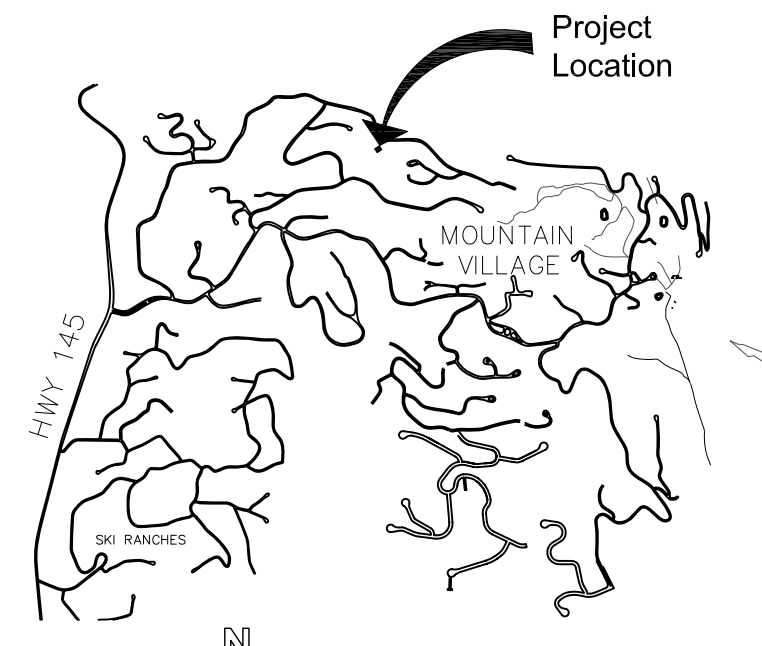
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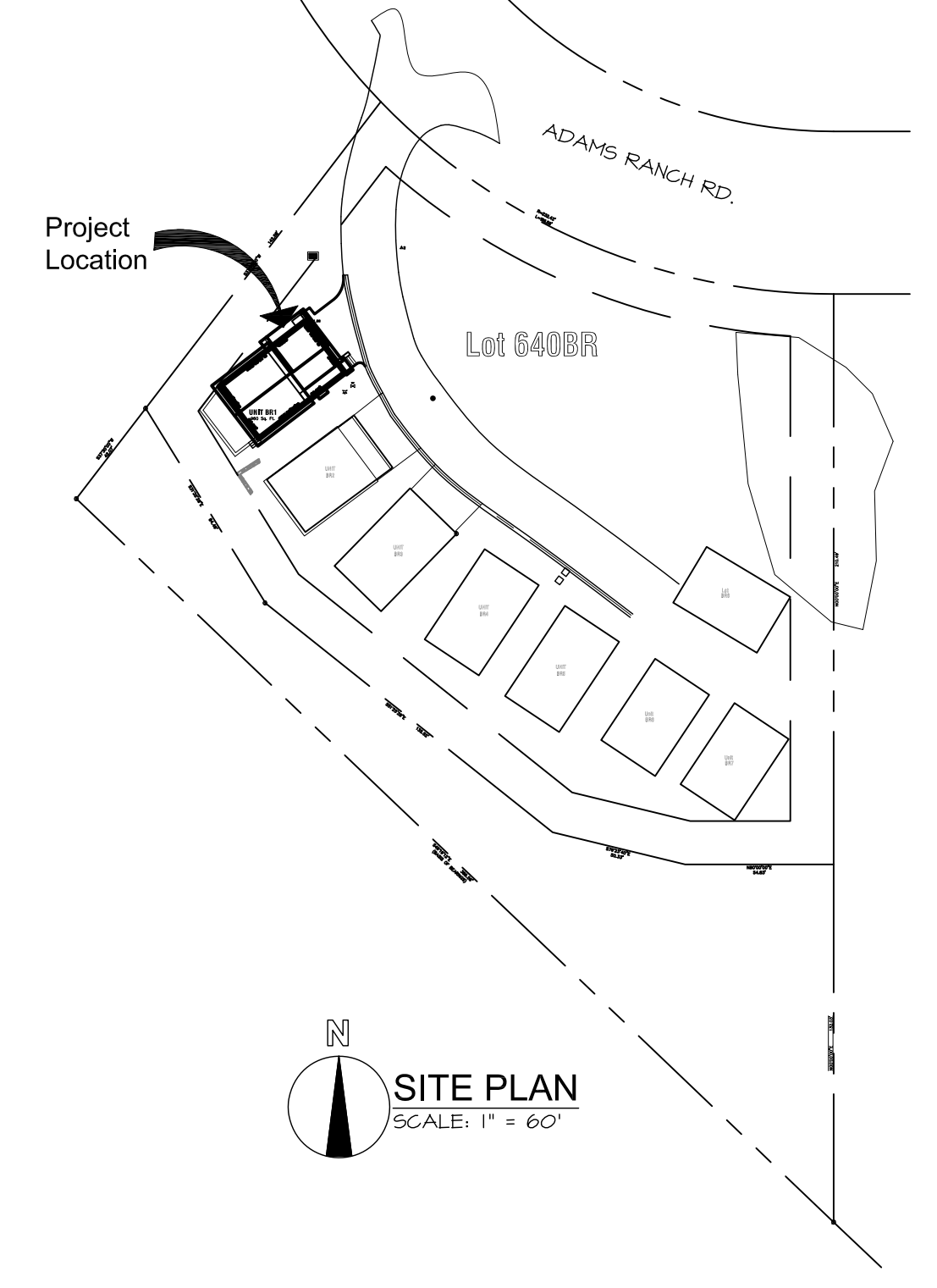
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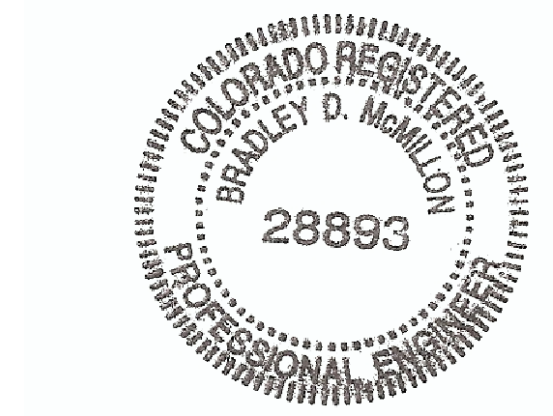
**SITE PLAN/ROOF PLAN**  
SCALE: 1" = 5'



**VICINITY MAP**



**SITE PLAN**  
SCALE: 1" = 60'



*Bradley D. Monilton*

REVISIONS:  
6-14-19  
7-18-19  
8-22-19

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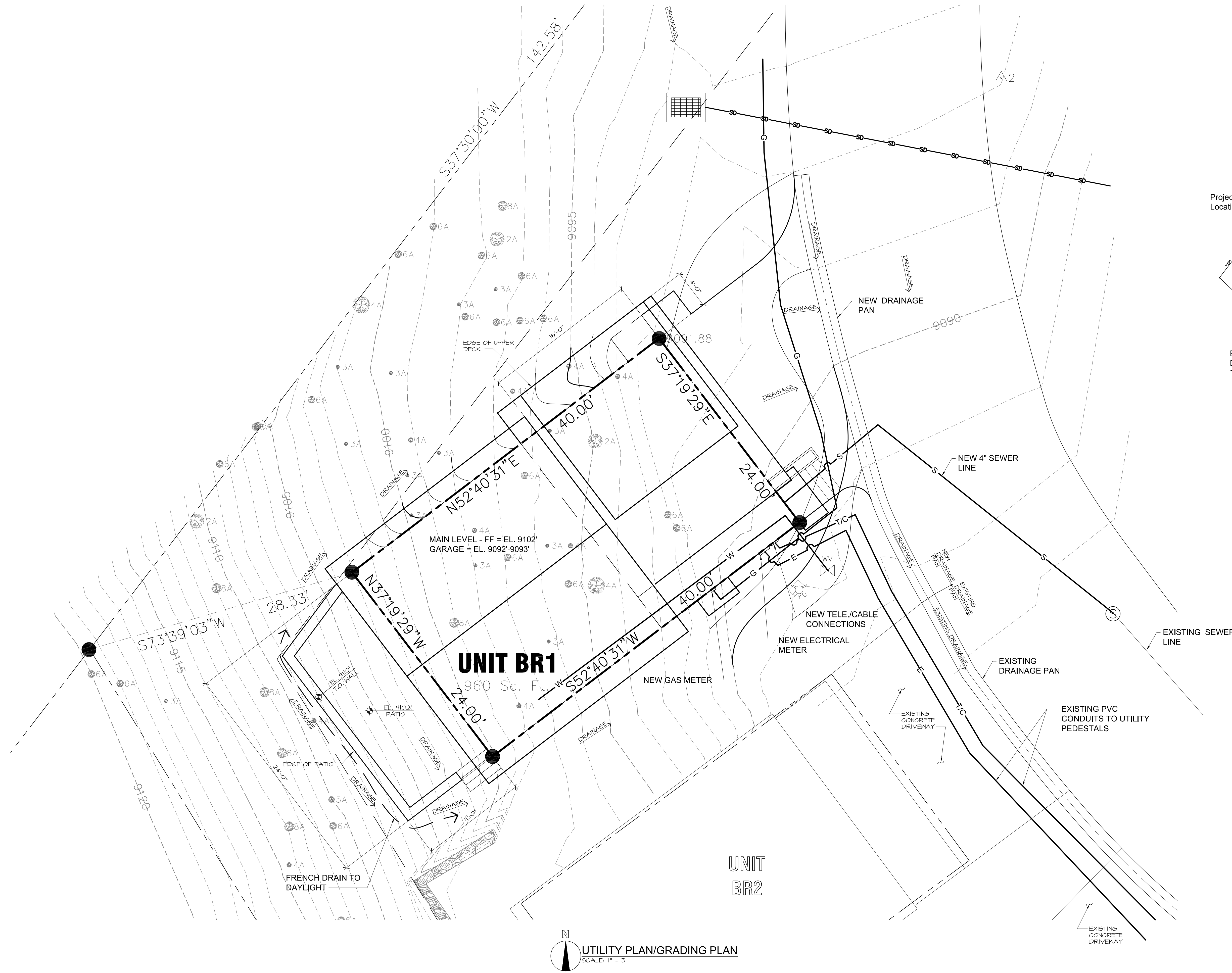
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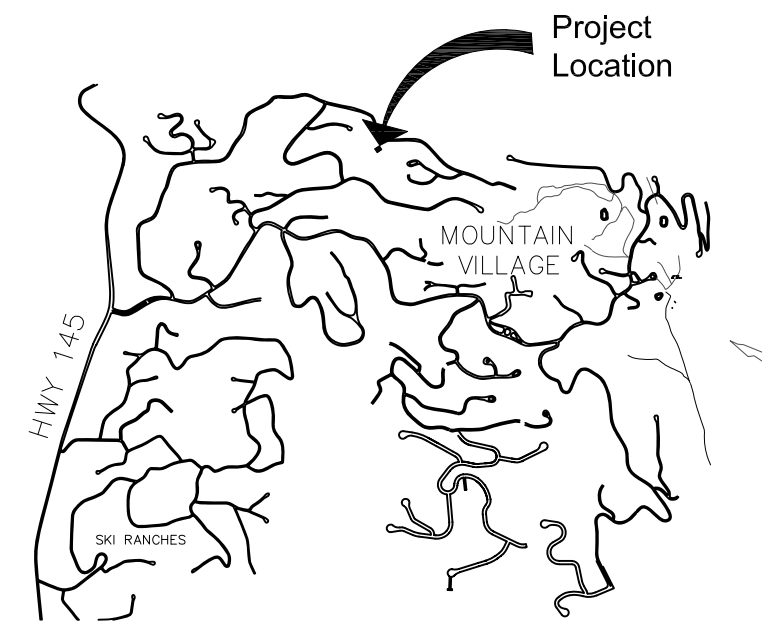
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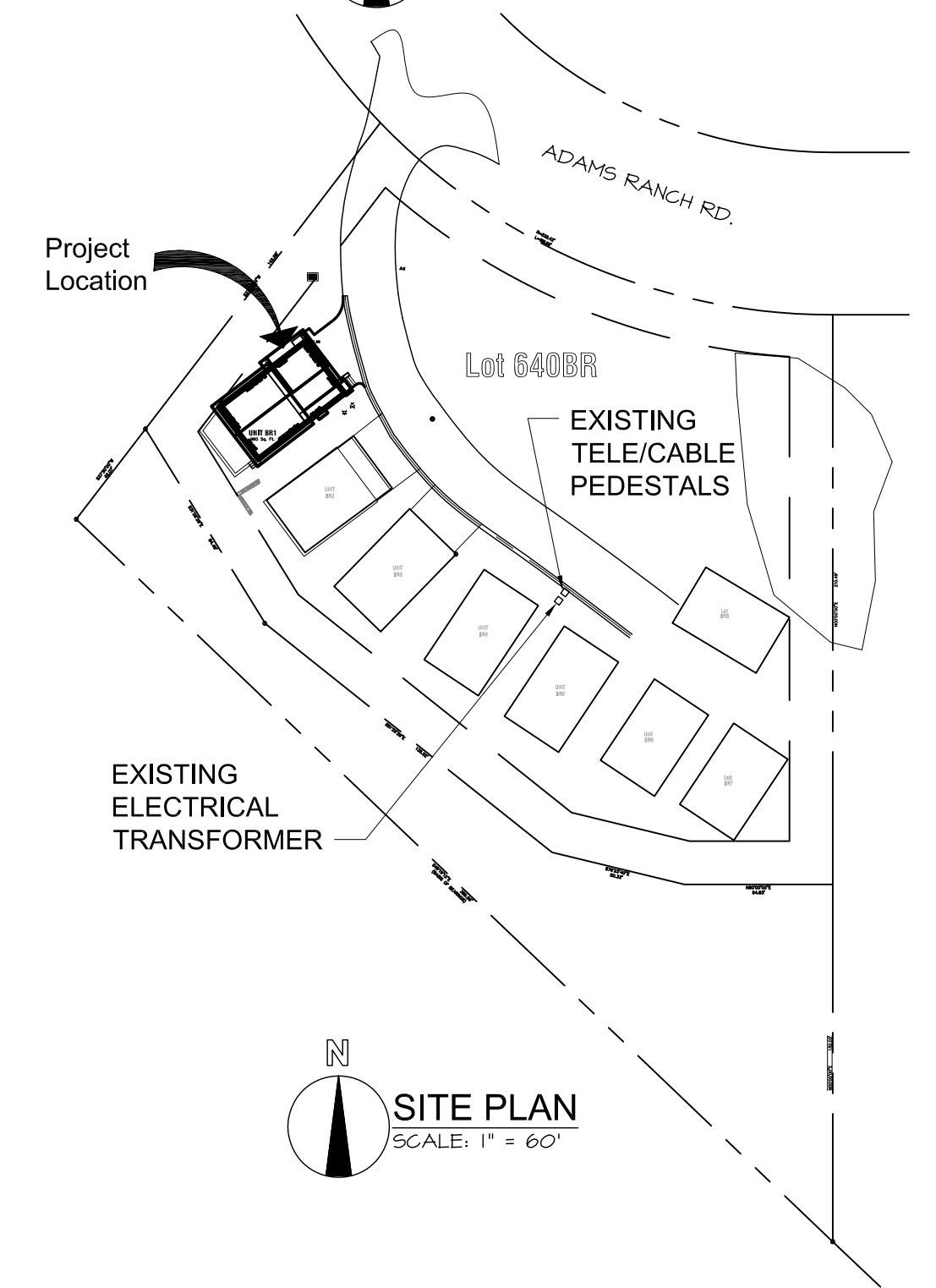
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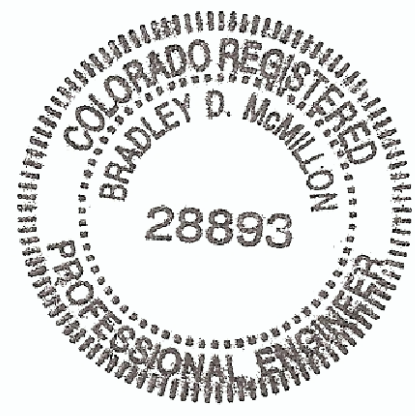
**UTILITY PLAN/GRADING PLAN**  
SCALE: 1" = 5'



**VICINITY MAP**



**SITE PLAN**  
SCALE: 1" = 60'



*BADMAN*

REVISIONS:  
7/15/14  
7/18/14  
8-22-14

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304 Adams Ranch Rd, Mountain Village  
San Miguel County, Colorado

DATE:  
6.13.19  
**A1.2**  
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 (8) 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              | - Durapal 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:**

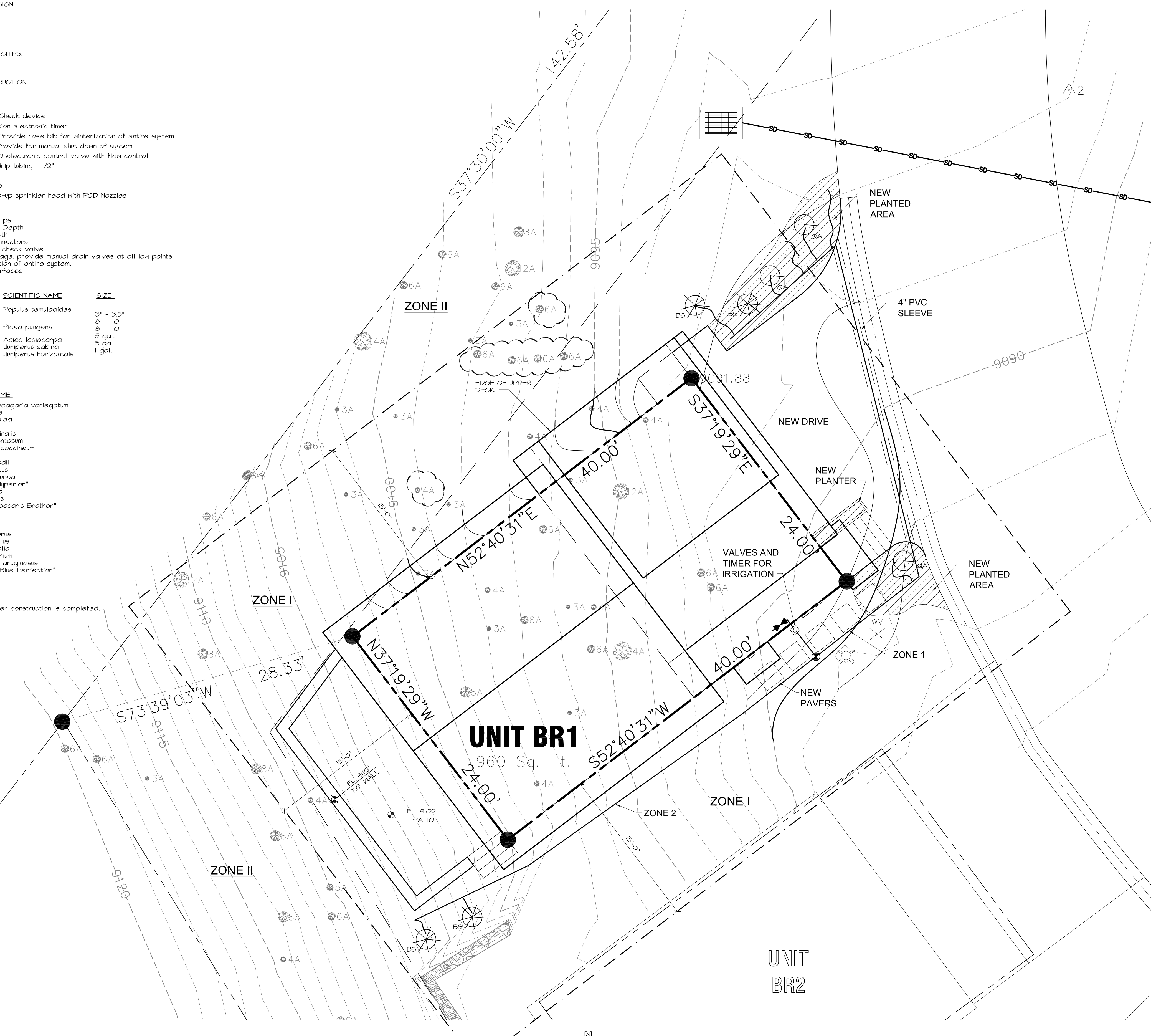
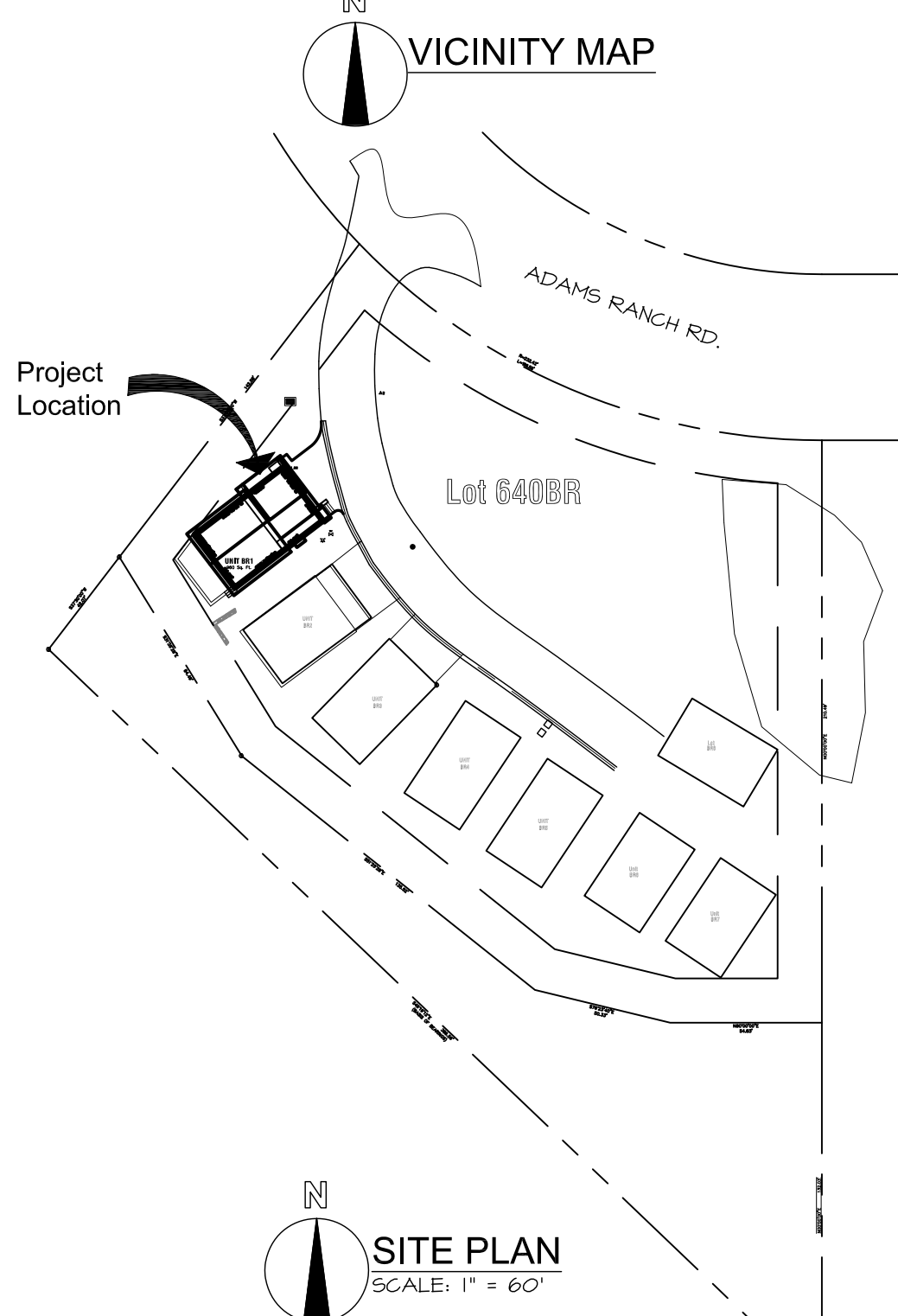
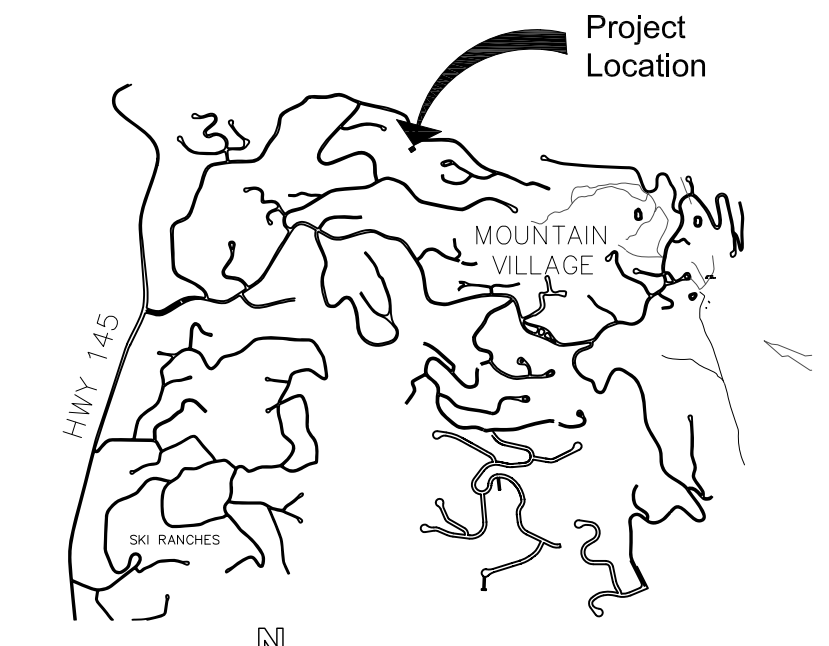
- Irrigation System to be designed to 50 psi
- Main line to be class 200 PVC, 12" mill. Depth
- Laterals to be 80# Poly 6 min. depth
- All wire to be #14 UF with dri-splice connectors
- Provide backflow prevention device at check valve
- Slope mainline for positive winter drainage, provide manual drain 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	○QA	Quaking Aspen	Populus tremulaoides	3" - 3.5" 8" - 10" 8" - 10"
BS	4	○BS	Colorado Blue Spruce	Picea pungens	5 gal. 5 gal. 1 gal.
SP		○SP	Sub-alpine Fir	Abies lasiocarpa	
TJ		○TJ	Tam Juniper	Juniperus sabinia	
HJ		○HJ	Horizontal Juniper	Juniperus horizontalis	
////		////	Assorted Perennials		

**Notes:**

- Perennials are:
 

COMMON NAME	BOTANICAL NAME
Snow on the Mountain	Aegopodium podagraria variegatum
Columbine, Alpine	Aquilegia alpina
Columbine, Rocky Mountain	Aquilegia coerulea
Alpine Aster	Aster alpinus
Calendula	Calendula officinalis
Snow-in-summer	Cerastium tomentosum
Painted Daisy	Chrysanthemum coccineum
Delphinium	Delphinium spp.
Pinks, Spotted	Dianthus, alba
Sweet William	Dianthus barbatus
Purple Coneflower	Echinacea purpurea
Daisy, Yellow	Hemerocallis "Hyperion"
Iris, Pink Bearded	Iris x germanica
Rocky Mountain Iris	Iris missouriensis
Iris, Blue Siberian	Iris sibirica "Gesar's Brother"
Yellow Flax	Linum flavum
Blue Flax	Linum lewisii
Flax, Blue	Linum perenne
Native Lupine	Lupinus parviflorus
Russell's Lupine	Lupinus poliphylus
Engelmann Ivy	Parth quinquefolia
Alpine Panstemon	Panestemon alpinum
Thyme, Woolly	Thymus pseudo lanuginosus
Pansy, Blue Tuffed	Viola cornuta "Blue Perfection"
Violet, Corsican	Viola Corsica
- 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.



- 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 rototilled 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 rototilling 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)**

<b>NATIVE MIX (GENERAL RE-VEG)</b>	
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%
<b>UPLAND MIX (NETLANDS BUFFER MIX)</b>	
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:  
7/18/14  
8-16-14  
8-22-14

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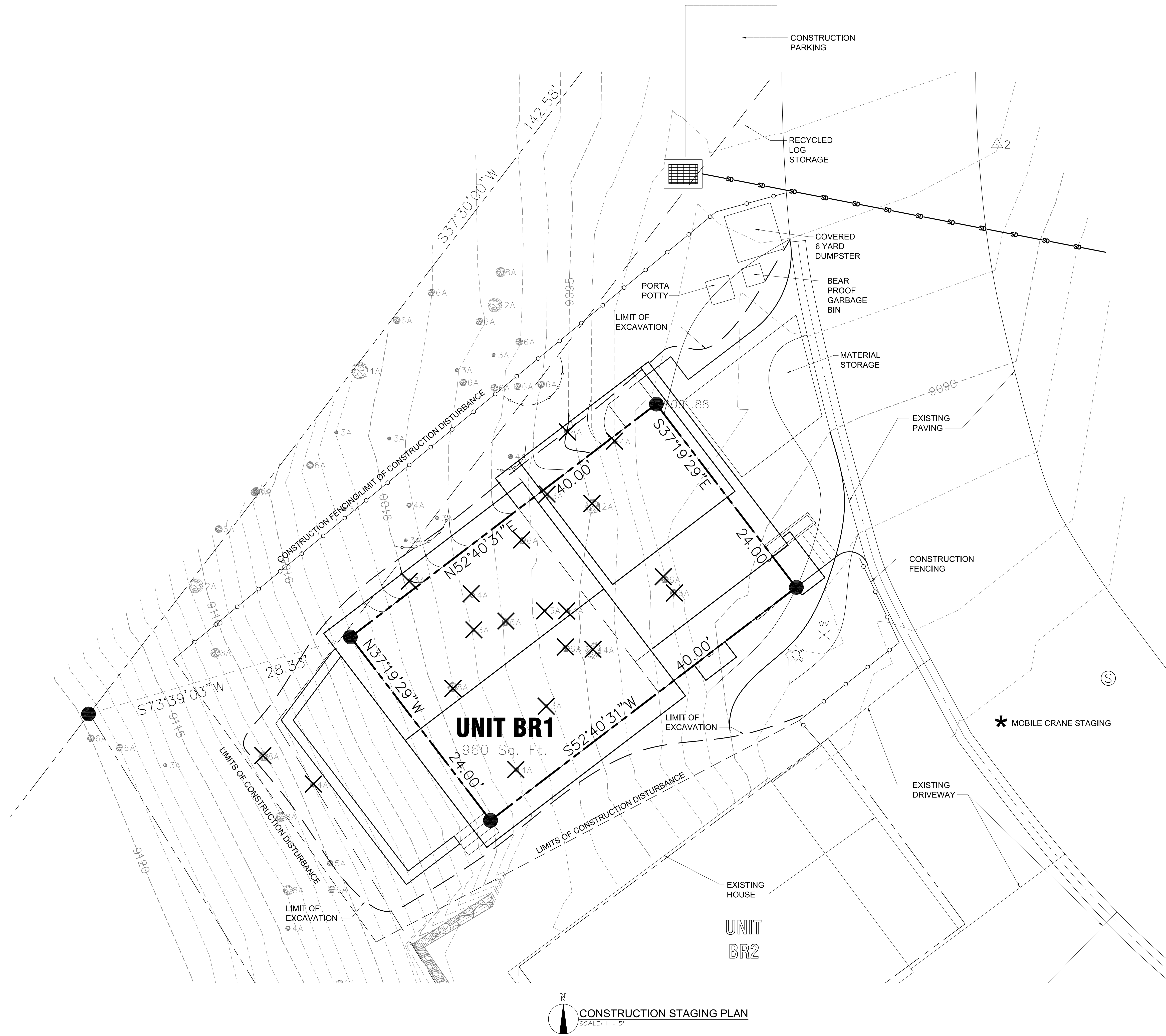
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San Miguel County, Colorado

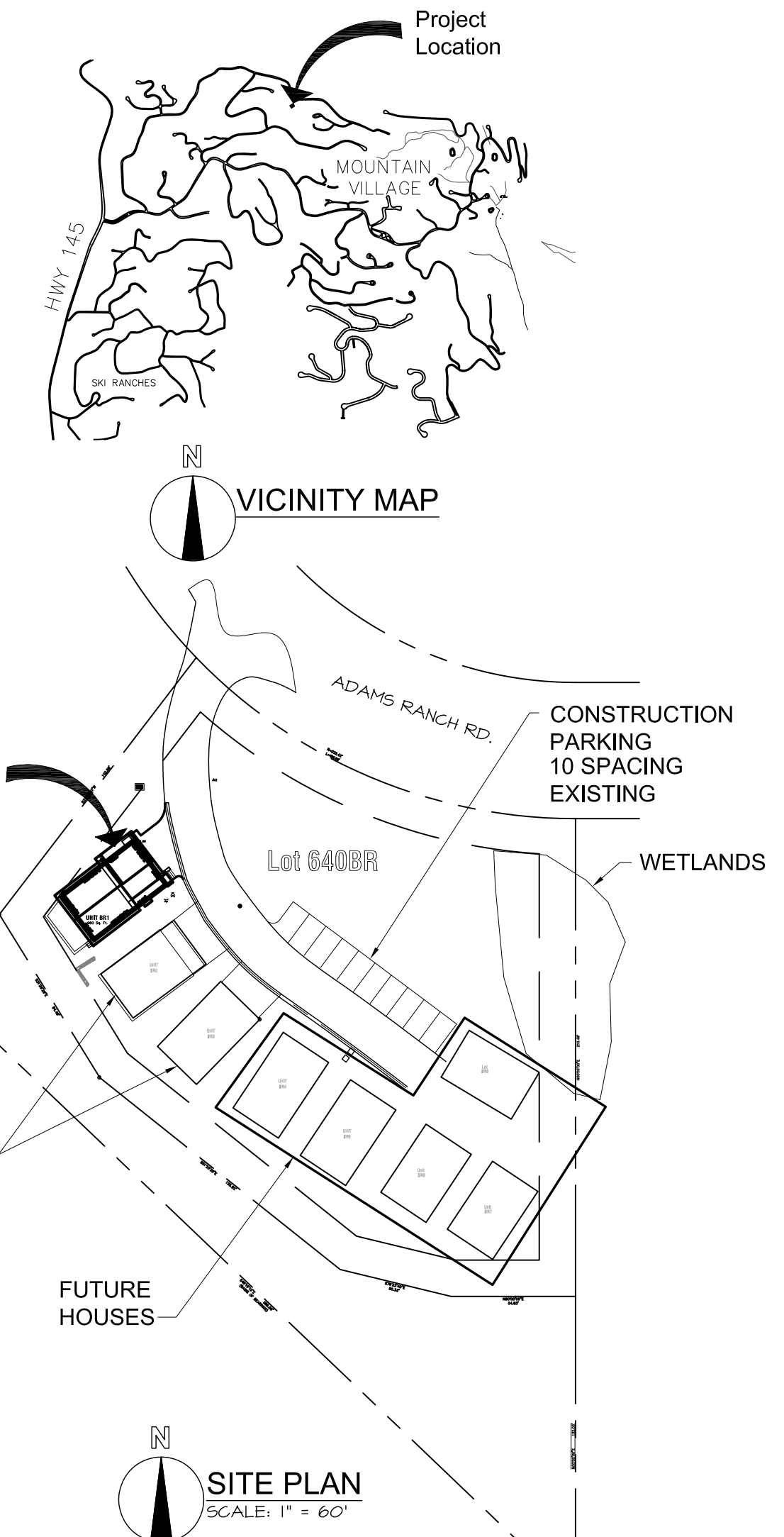
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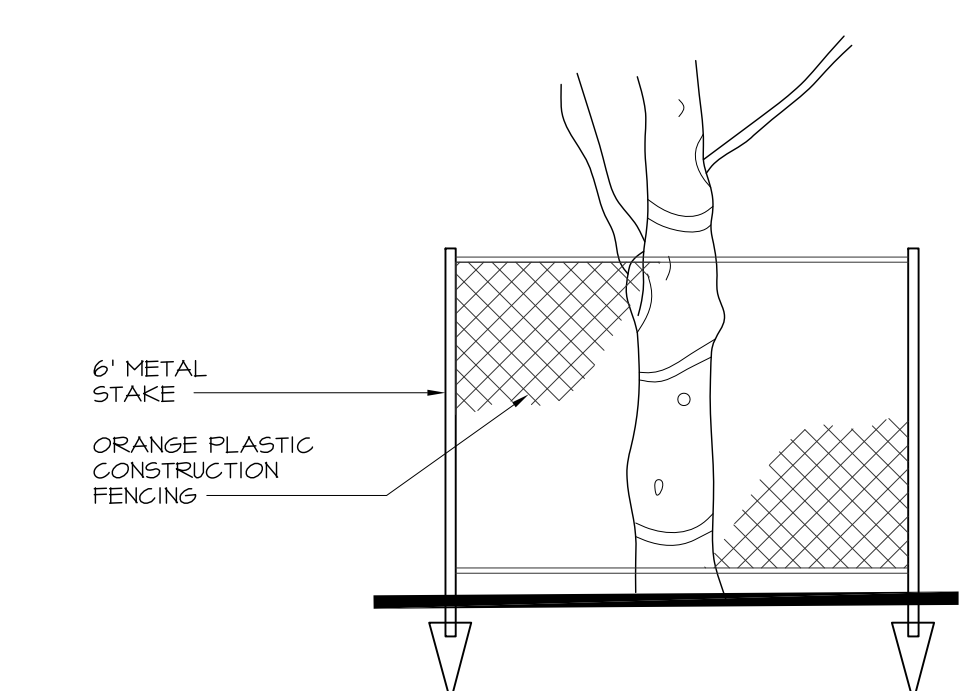
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CONSTRUCTION STAGING PLAN  
SCALE: 1" = 5'



SITE PLAN  
SCALE: 1" = 60'



TREE PROTECTION DETAIL

- 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.



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7/18/19

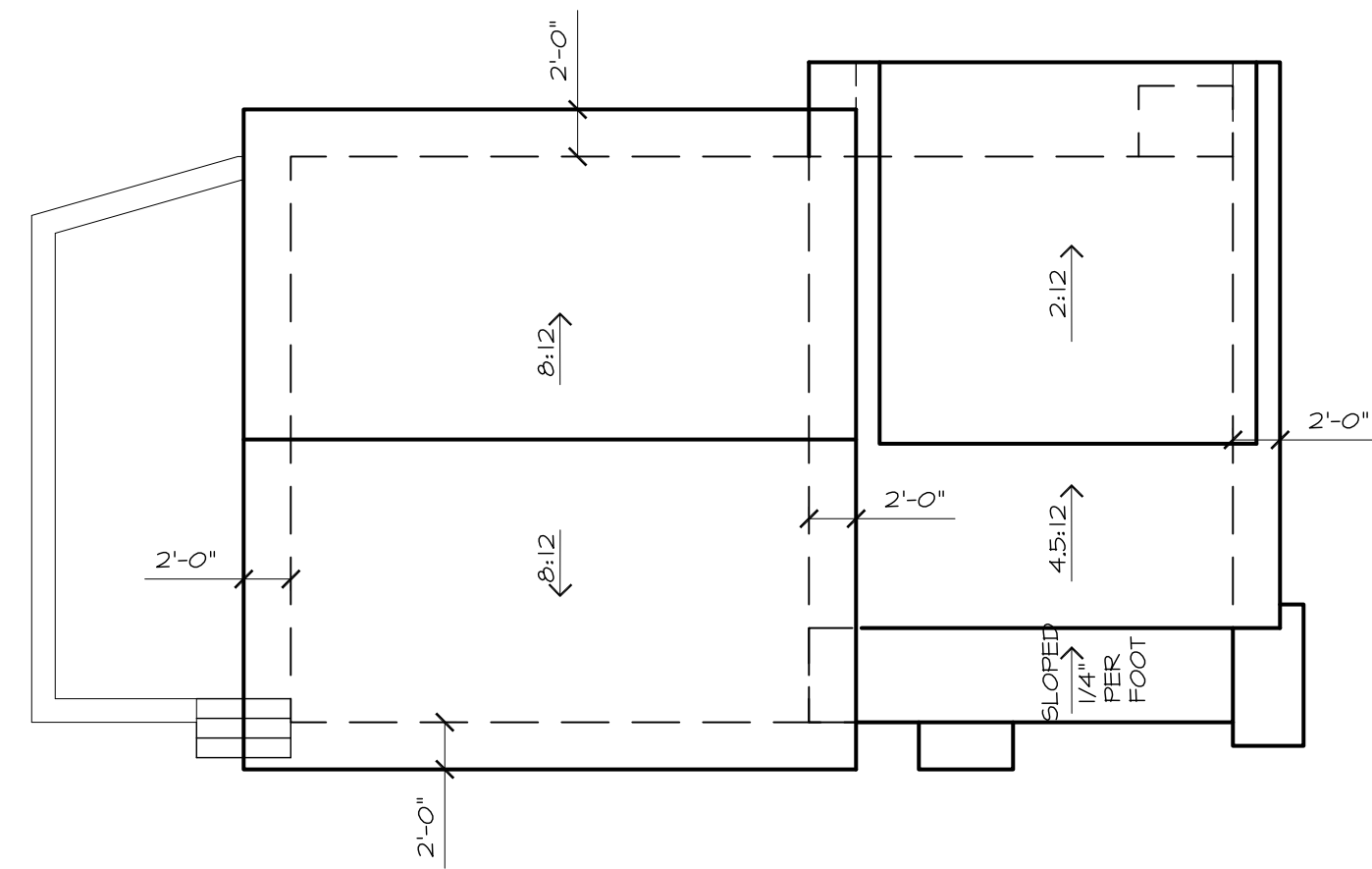
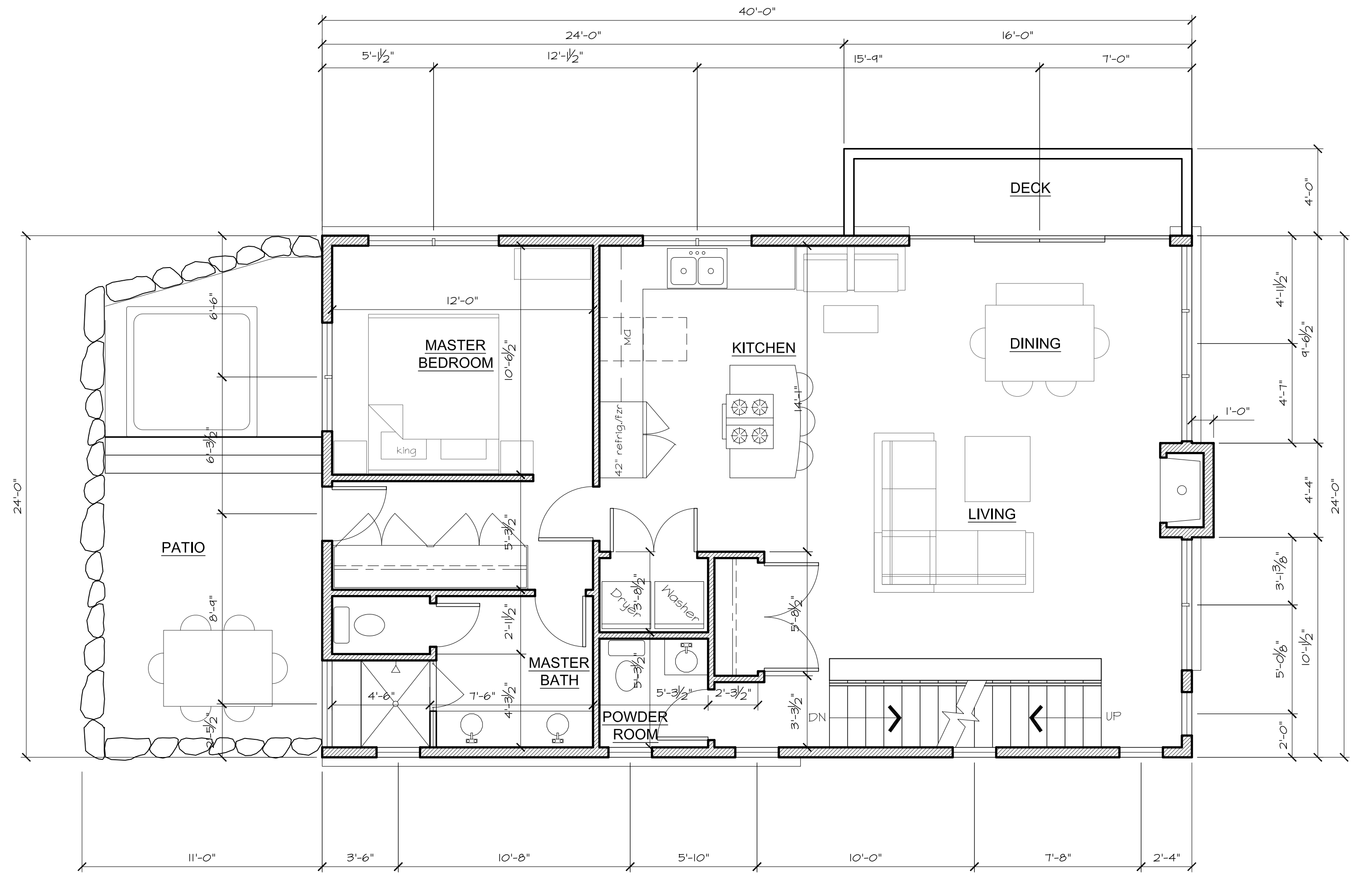
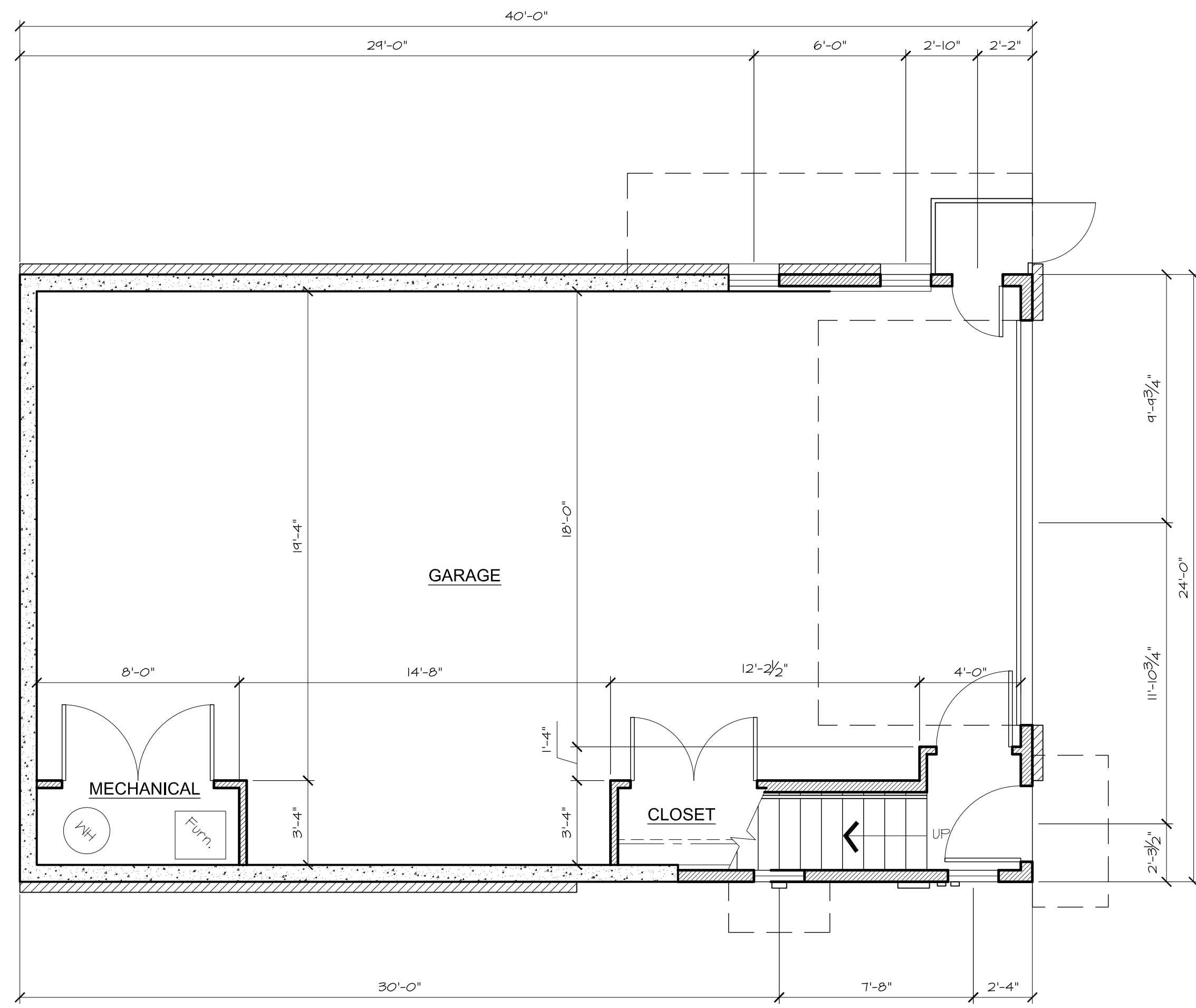
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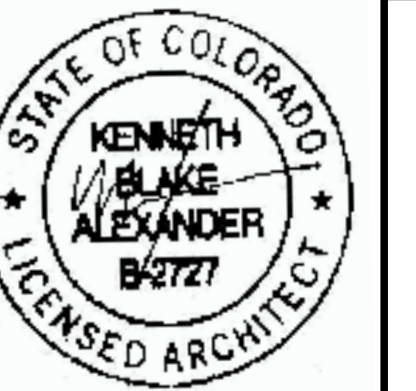
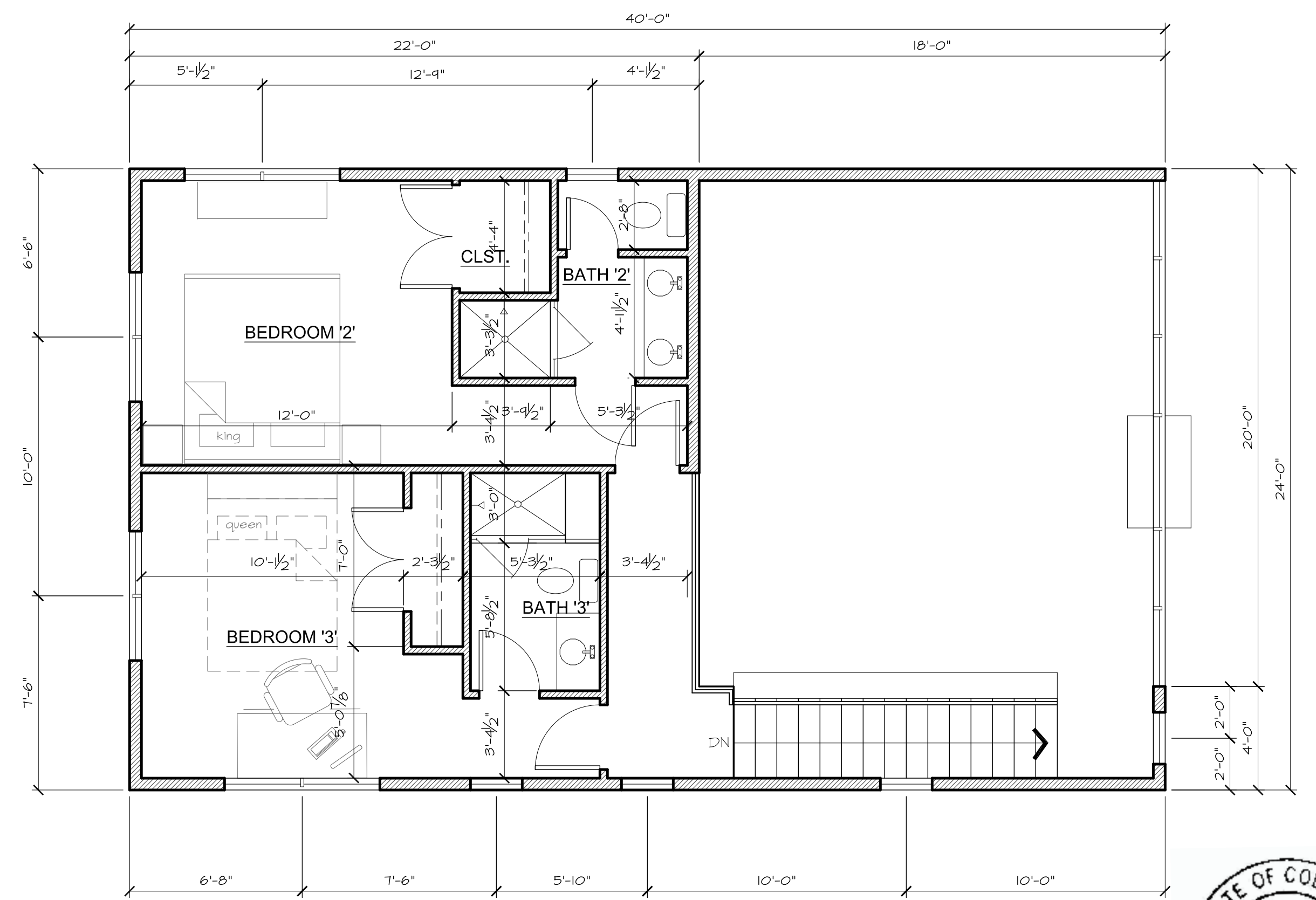
Lot 640 BR-1, Lot 1 Timberview  
304 Adams Ranch Rd, Mountain Village  
San Miguel County, Colorado

DATE:  
6.13.19  
A1.4  
SHEET  
640 BR-1





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.



REVISIONS:  
6-14-19  
7-15-19

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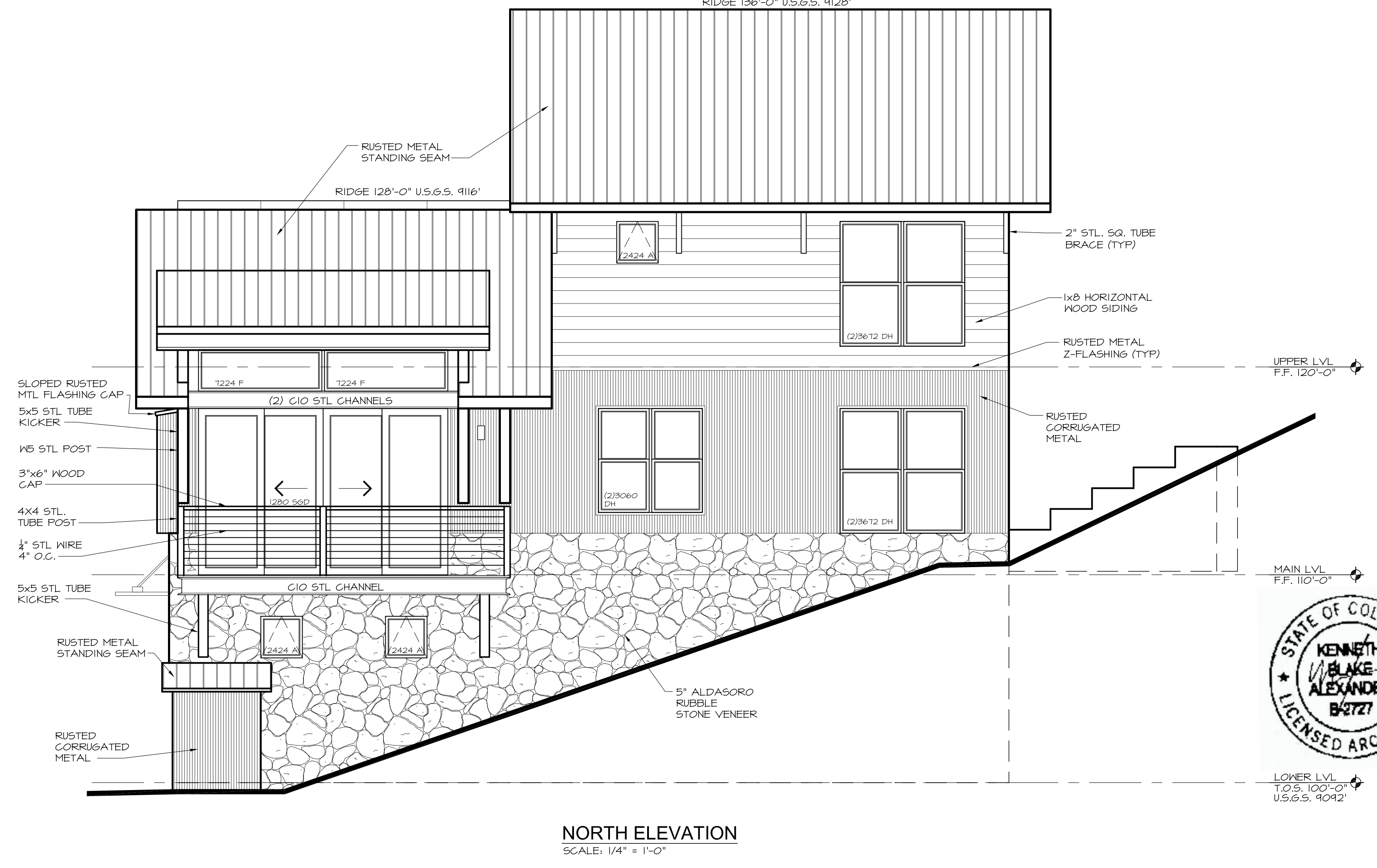
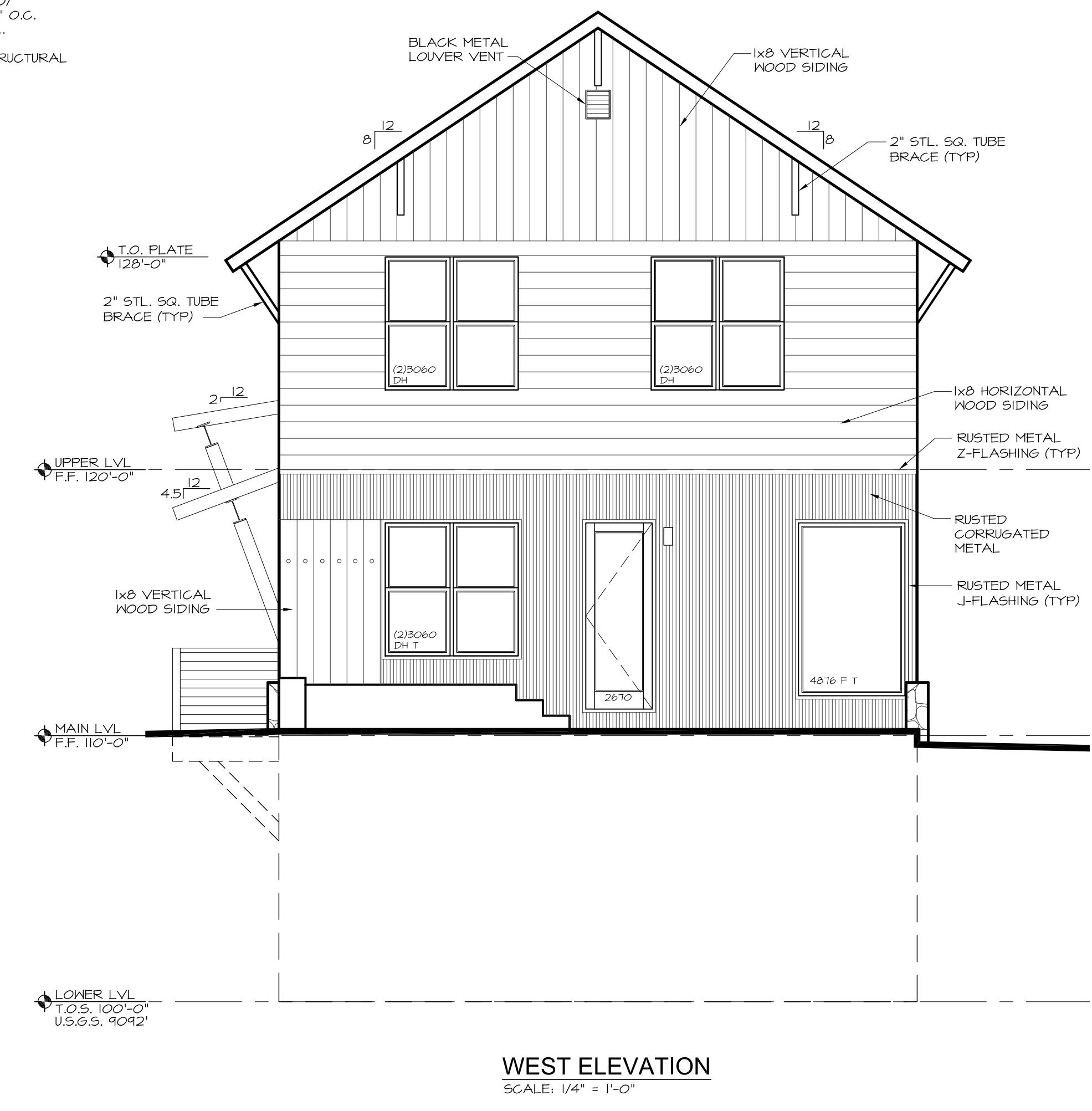
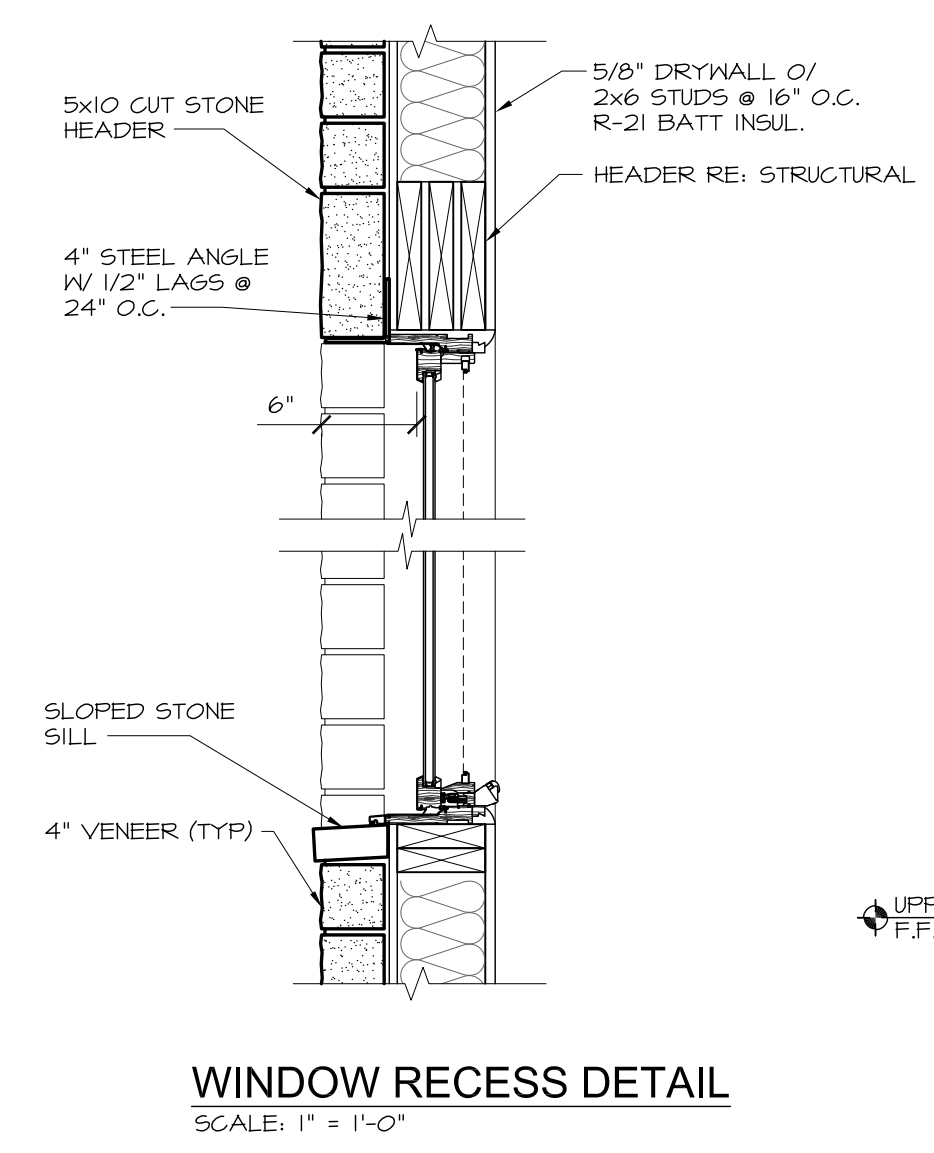
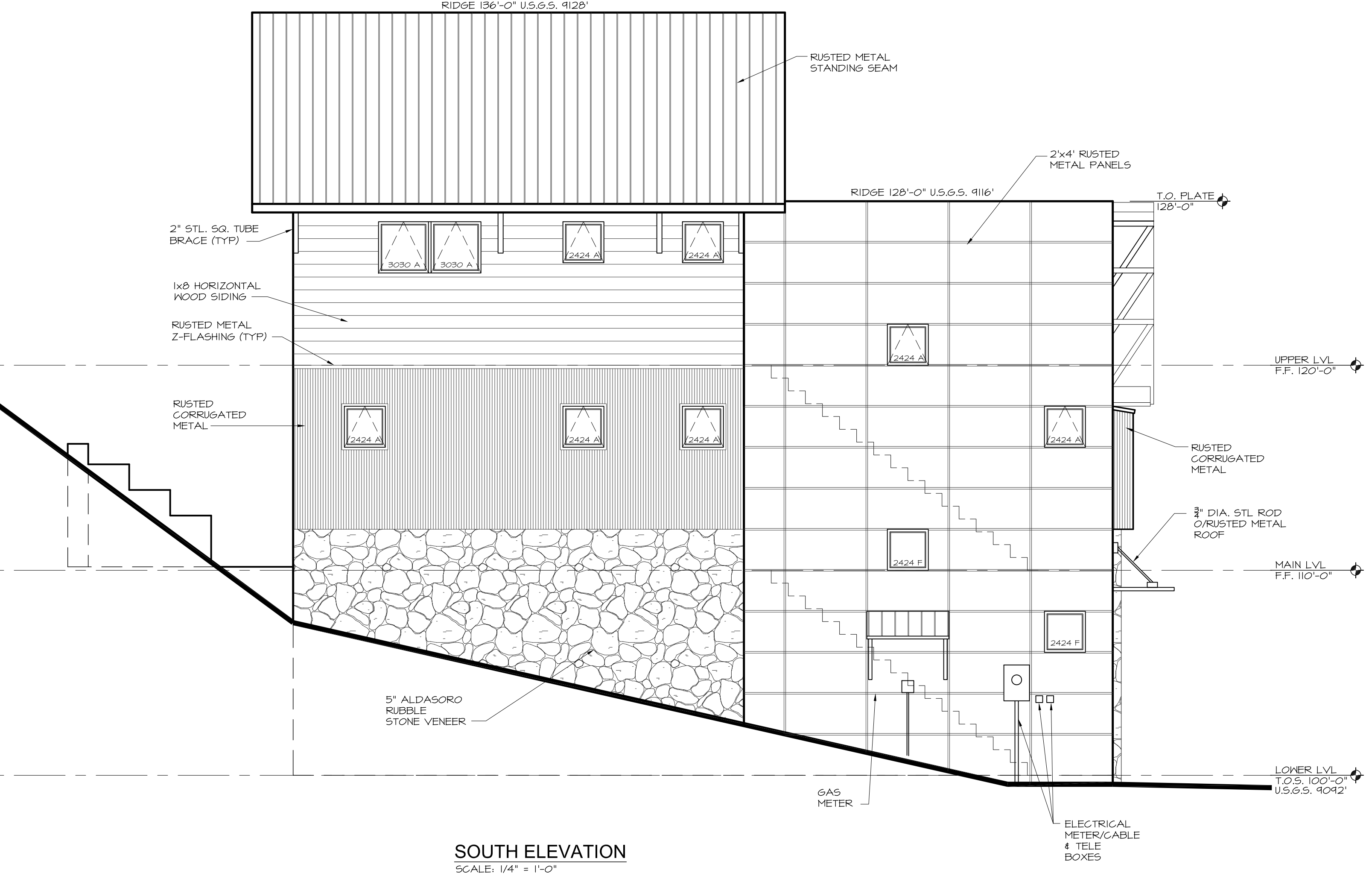
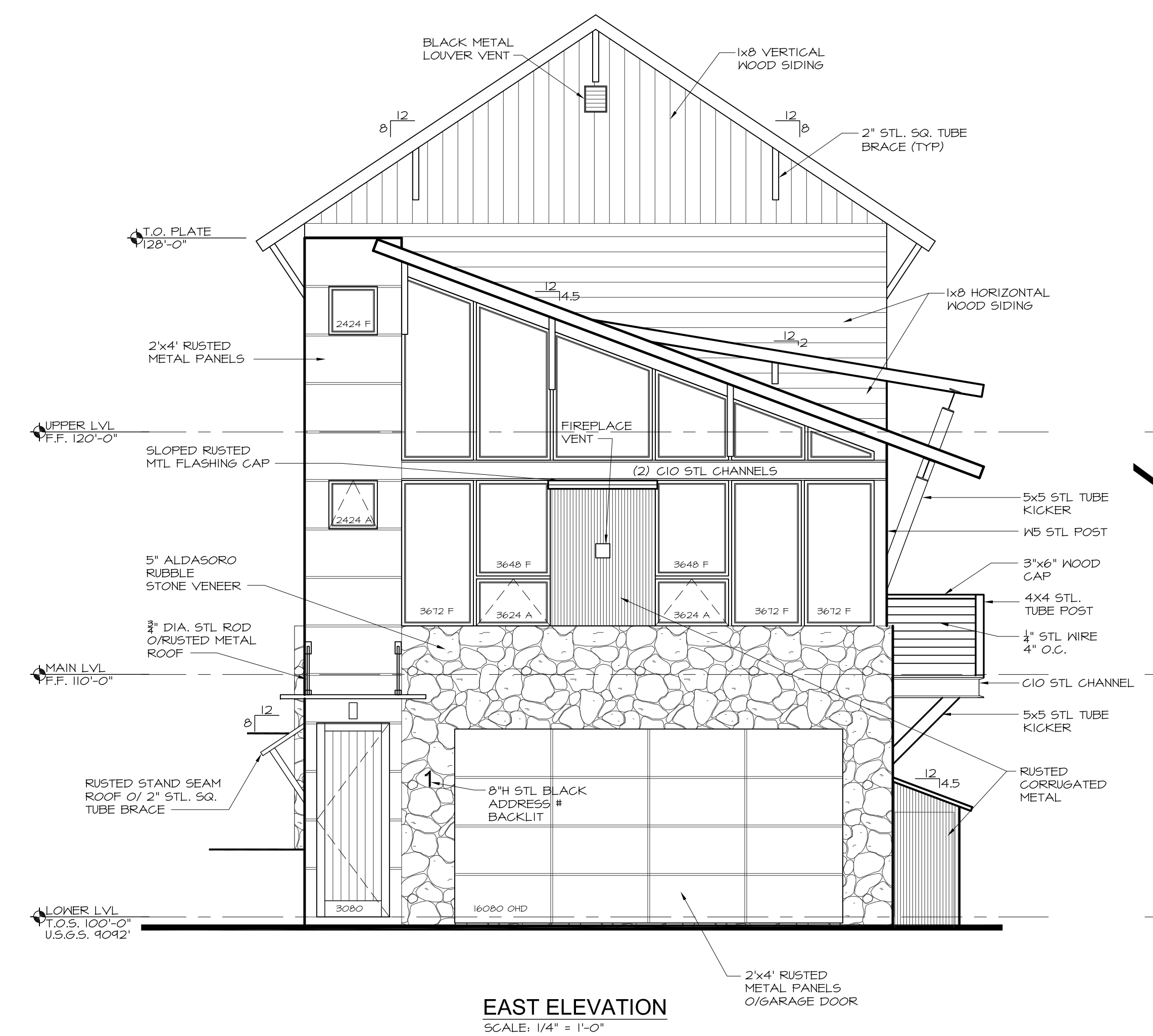
Lot 640 BR-1, Lot 1 Timberview  
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San Miguel County, Colorado

DATE:  
6.13.19

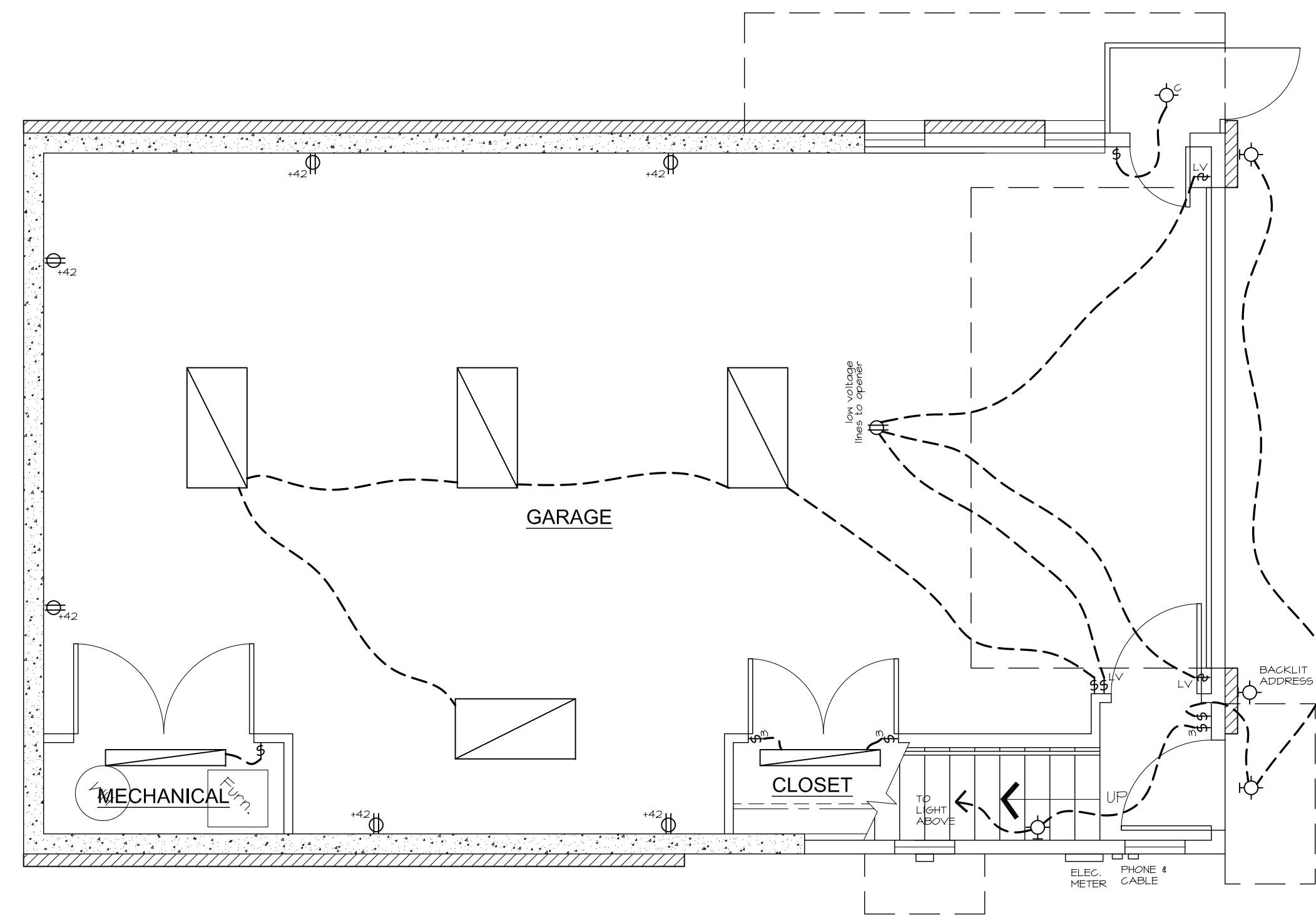
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640 BR-1

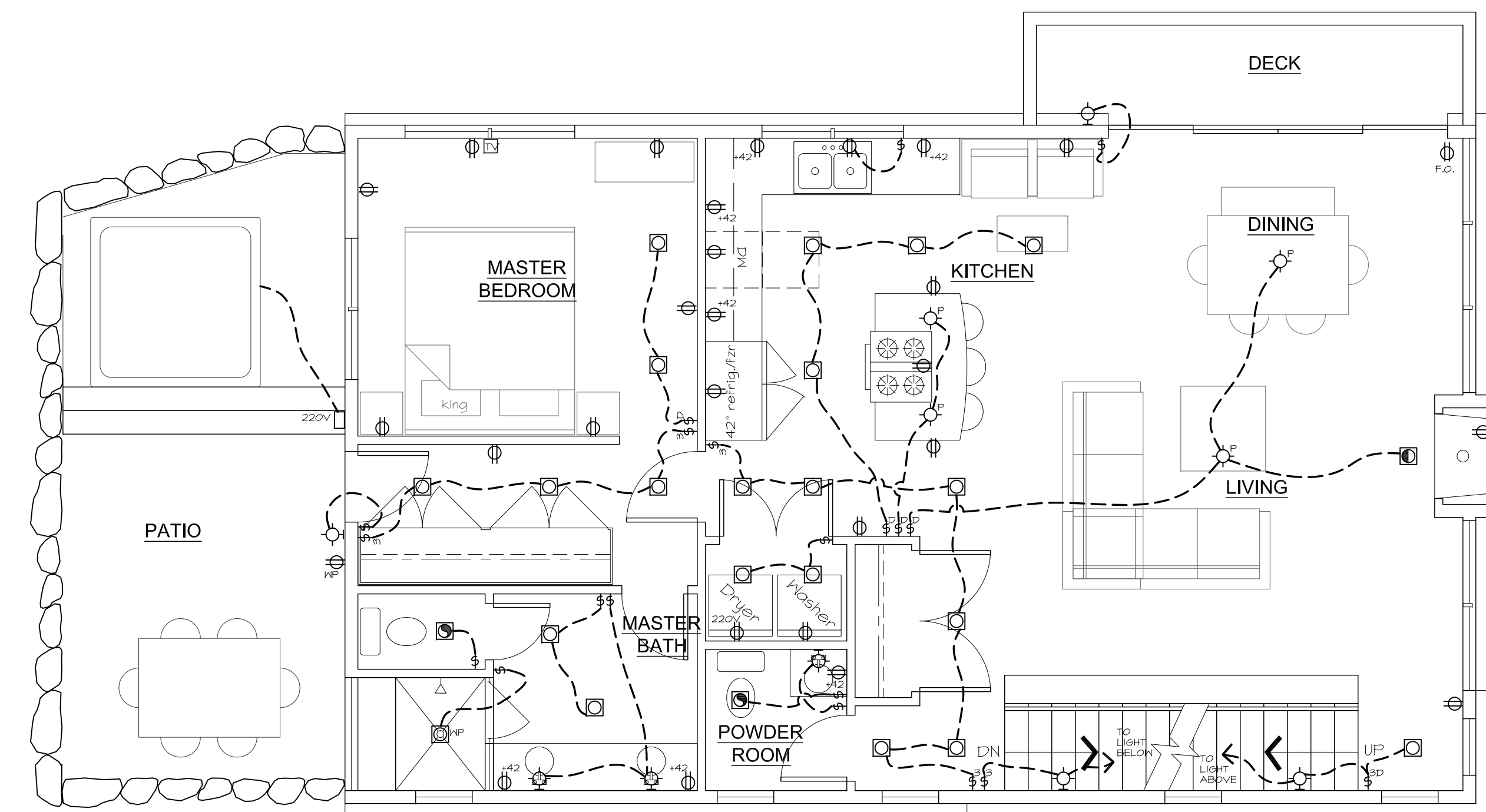
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**LOWER LEVEL ELECTRICAL PLAN**  
SCALE: 1/4" = 1'-0"



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

**11250 LED Outdoor Wall Sconce**  
By Kichler

**LUMENS**  
LIGHT AND LIVING  
Call Us 877.445.4486

**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-uu530320.html>  
Rating: ETL Listed Wet

Shown in Textured Architectural Bronze finish

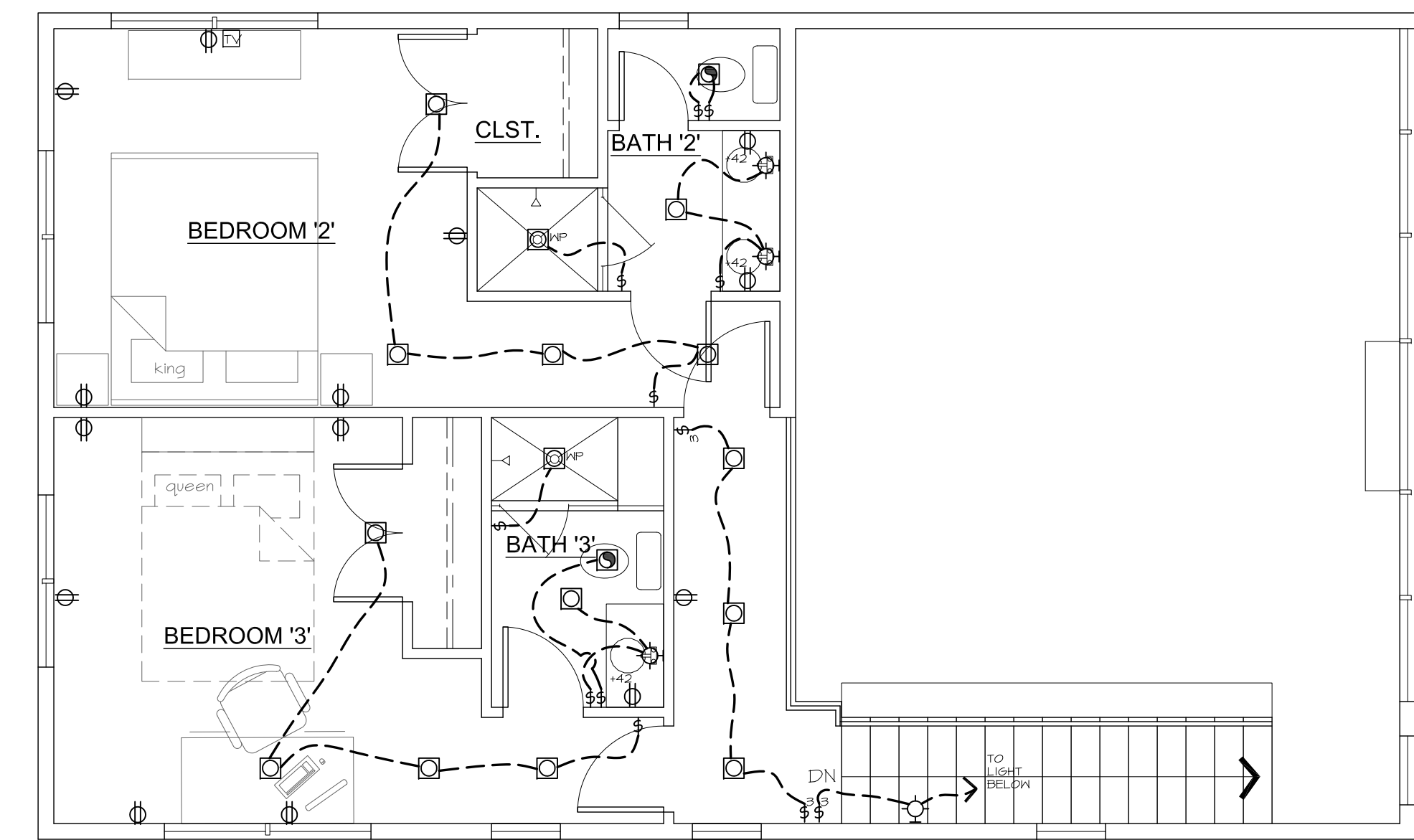
Notes:

**SQ. FOOTAGE CALCULATIONS**

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

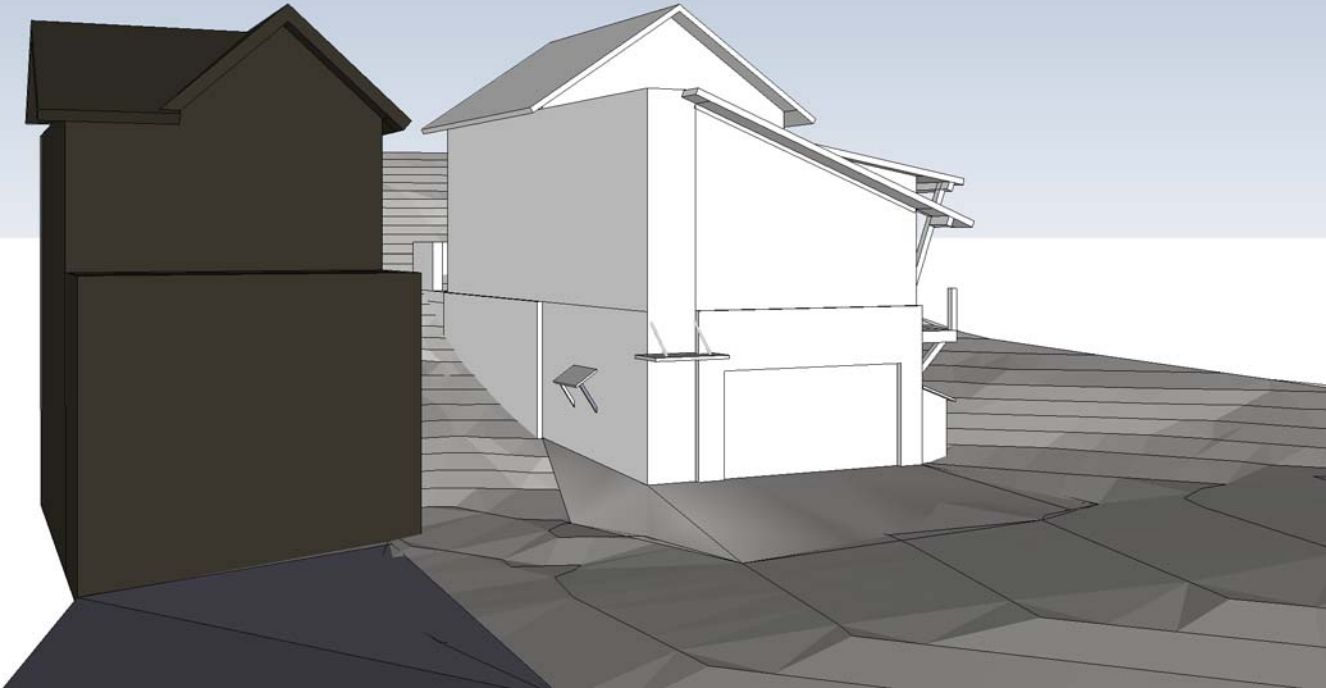
**LEGEND**

- S SWITCH
- S<sub>3</sub> 3-WAY SWITCH
- S<sub>4</sub> 4-WAY SWITCH
- LITE TOUCH CONTROL
- ⊕ DUPLEX RECEPTICLE
- ⊕<sup>WP</sup> RECEPTICLE (WATERPROOF)
- ⊕<sup>H42</sup> RECEPTICLE (HEIGHT ABOVE FLOOR)
- ⊕<sup>SO</sup> RECEPTICLE (SWITCH OPERATED)
- ⊕<sup>F</sup> RECEPTICLE (FLOOR)
- ⊙ LIGHT (WALL MOUNTED)
- ⊙<sup>C</sup> LIGHT (SURFACE MOUNTED)
- ⊙<sup>P</sup> LIGHT (PENDANT)
- ⊙<sup>R</sup> LIGHT (RECESSED)
- ⊙<sup>RE</sup> LIGHT (RECESSED-EYEBALL)
- ⊙<sup>W</sup> LIGHT W/EXHAUST FAN
- ⊙<sup>EF</sup> EXHAUST FAN
- ⊙<sup>WP</sup> LIGHT (WATER PROOF RECESSED)
- ⊙<sup>WP</sup> LIGHT (WATER PROOF)
- ⊙<sup>F</sup> LIGHT (FLUORESCENT)
- ⊙<sup>UC</sup> LIGHT (UNDER CABINET)
- ⊙<sup>CF</sup> CEILING FAN
- ⊙ TELEPHONE
- ⊙ CABLE
- ⊙ SMOKE DETECTOR
- ⊙ SPEAKERS

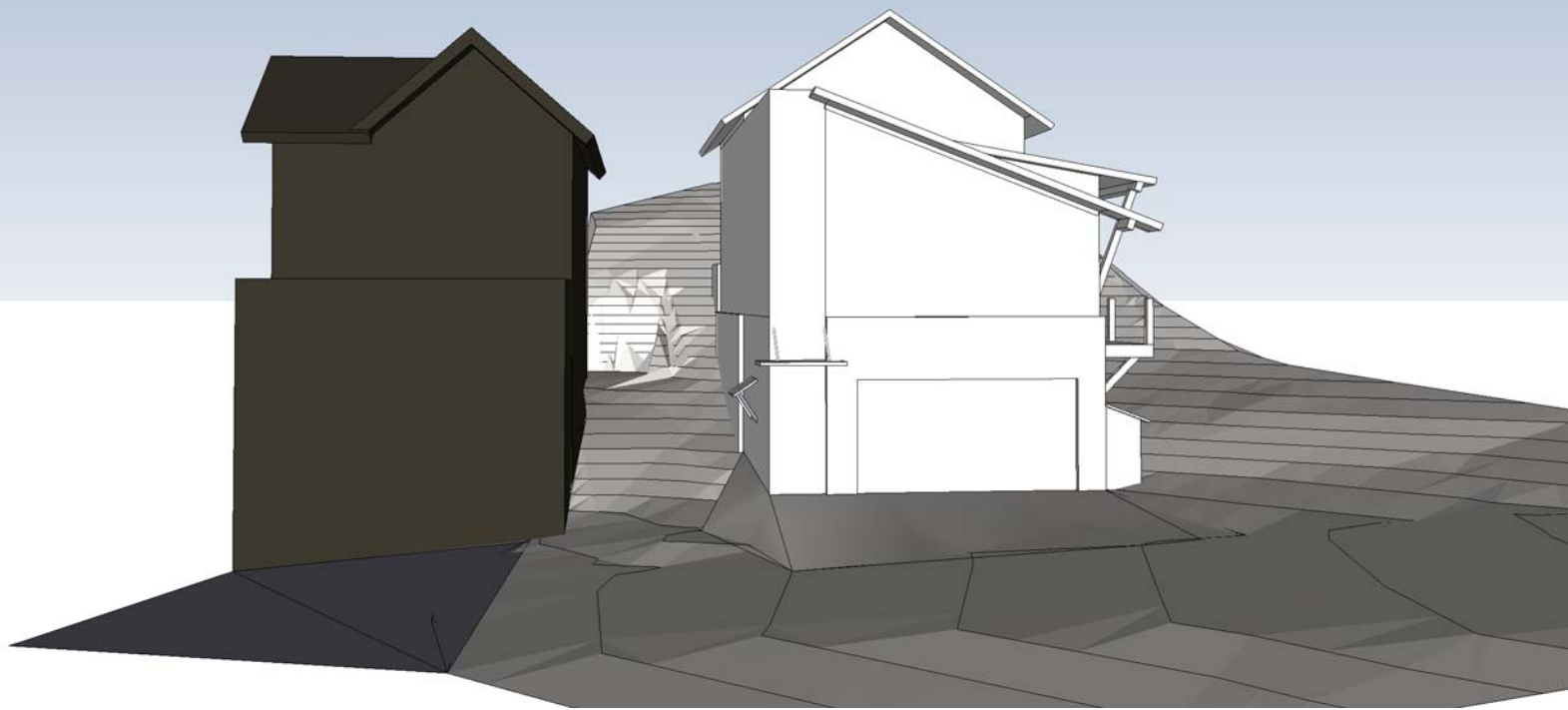


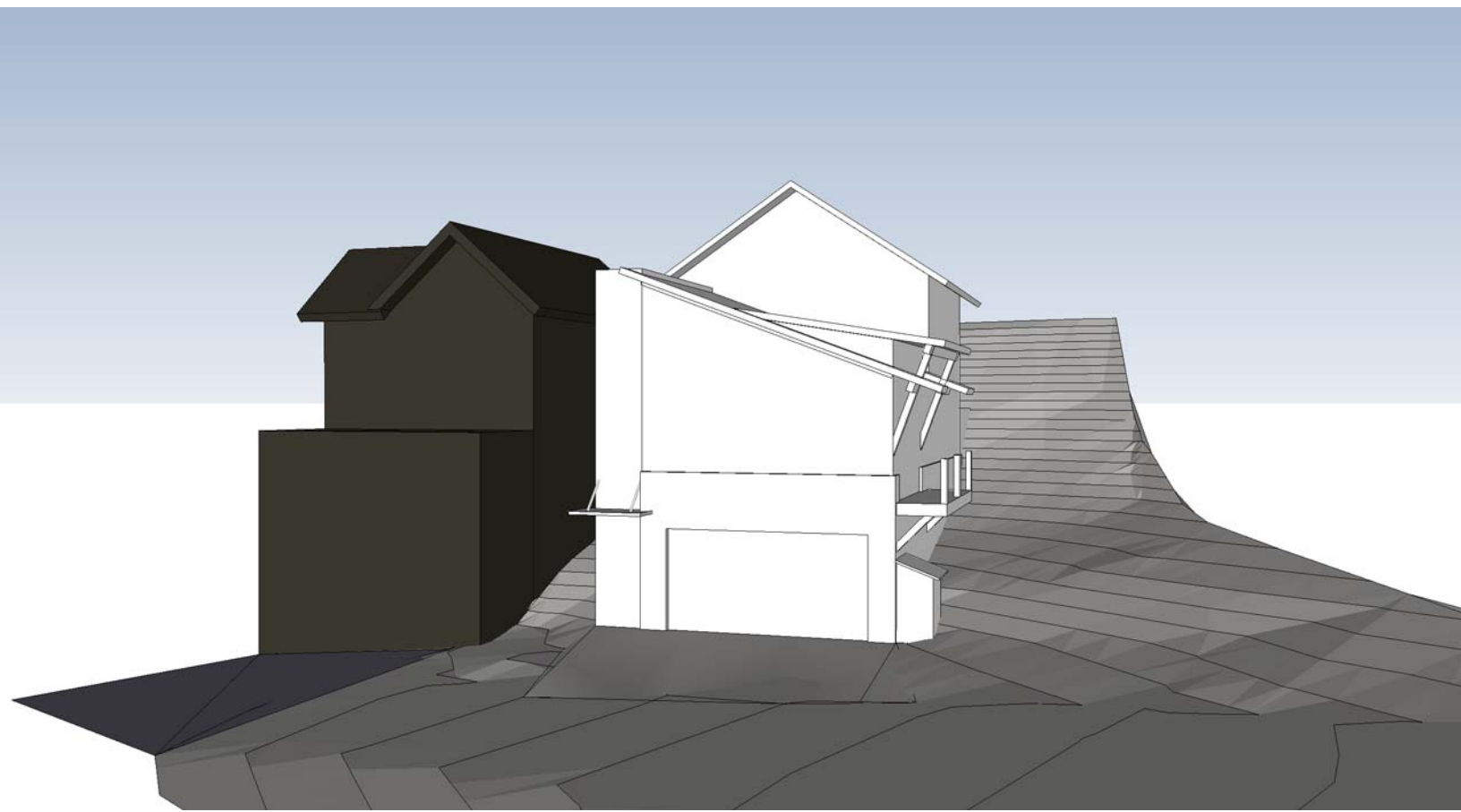
**UPPER LEVEL ELECTRICAL PLAN**  
SCALE: 1/4" = 1'-0"

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**TO:** Mountain Village Design Review Board  
**FROM:** John Miller, Senior Planner  
**FOR:** Design Review Board Public Hearing; September 5, 2019  
**DATE:** August 21, 2019  
**RE:** Staff Memo – Final Architectural Review; Lot 640BR-4

**APPLICATION OVERVIEW: New Single-Family Home on Lot 640BR-4**

**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



*Figure 1: Vicinity Map*



**Case Summary:** Ken Alexander, Owner and Applicant for Lot 640BR-4, is requesting Design Review Board (DRB) Final Architectural Review approval for a new single-family home on Lot 640BR-4, 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-4 refers to the individual development site for the project and 640BR refers to the Timberview Subdivision Common Elements.

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 relatively small (approx. 960 sq. Ft.) and are surrounded by limited and general 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 1,517 square feet with an overall building footprint of 2,414 square feet – providing 2 interior parking spaces within the proposed garage. The applicant has submitted all required materials in accordance with the provisions of Section 17.4.11 of the Community Development Code (CDC) for a Class 3 DRB Final Architectural 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>
<b>Maximum Building Height</b>	35' Maximum	26.75'
<b>Maximum Avg. Building Height</b>	30' Maximum	28'
<b>Maximum Lot Coverage</b>	30% Maximum	Per Timberview
<b>General Easement Setbacks*</b>		
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
<b>Roof Pitch</b>		
Primary		8:12 (Gable)
Secondary		4½:12 (Shed)
<b>Exterior Material</b>		
Stone	35% minimum	15.04%
Wood		22.25%
Windows/Doors		20.62 %
Metal Accents		42.09%
<b>Parking</b>	2 enclosed and 2 non-tandem	2/2
<b>Snowmelt Area</b>	1000 Sq. Ft. Maximum	n/a

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

Table 2

<b>Proposed Variations and Specific Approvals (See specific staff notes below)</b>	1. Exterior Materials Requirements
	2. Metal Exterior Wall Accents

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.

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

**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 – under the allowed average height maximum. Both of these current proposals conform to the CDC requirements.*

*When a proposed development is approved that is five (5) feet or less from the maximum building height or maximum average building height, the review authority approval shall include a condition that a monumented land survey shall be prepared by a Colorado public land surveyor to establish the maximum building height and the maximum average building height. This shall be done prior to the Building Division conducting the required framing inspection.*

**17.3.14: General Easement Setbacks**

*Lot 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. Due to this platting, 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: There are currently no proposed prohibited encroachments within the GE. Due to the proximity of the development to the GE, there will be some disturbance during construction related to layback and earthwork within the GE. Any disturbances within the GE shall be required to be returned to its pre-disturbed condition prior to issuance of a certificate of occupancy.*

*Any foundation walls that are within 5' of GE will require a footer survey prior to pouring concrete to ensure there is no encroachments into the General Easement area.*

## **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. 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 corrugated metal.*

*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 was directed at IASR to provide a full grading and drainage plan documenting 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.*

*The applicant has provided a grading and drainage plan by Bradley D. McMillon, PE. but has not provided details related to the necessary retaining walls required to construct the rear patio. According to the site plan, the rear wall will have a maximum height of 4 feet, but it's unclear to staff as to the design and method of construction to be required. Staff recommends that as a condition of approval, the applicant provide a detailed wall design including elevations and method of construction for a chair level review.*

#### **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-4.*

#### **17.5.9: Landscaping Regulations**

*The applicant has provided a landscaping plan which addresses the requirements of the CDC regarding the proposed planting schedule, locations of trees and shrubs, along with irrigation areas and technical details for maintenance of the irrigation system. The applicant has proposed a series of pavers between unit 4 and future unit 5 and it's unclear to staff as to how these pavers will be constructed and what materials will be used. Staff recommends all Blue Spruce identified on the landscape plan within Zone 1 be replaced with a non-flammable tree species such as quaking aspen.*

#### **17.5.11: Utilities**

*Staff: All utilities are currently located within 640BR-4 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 exterior lighting schedule for the home includes only one sconce type fixture and the cut sheet indicates that the fixture has a maximum of 374 Lumens and a max CCT of 3000K. The applicant has not indicated the height of the*



*fixtures which are required to be mounted no higher than 7 feet and any design approval shall include a condition requiring such.*

### **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. The applicant has provided an updated plan demonstrating the address numbering on the exterior of the home, proposing an 8-inch steel black numbering. All addresses are required to be coated in a reflective material in case of power outages. It's unclear to staff as to how the address numbering which is identified on the east elevation of the plan set as backlit is illuminated given the lighting plan does not provide for any backlighting fixtures or cutsheets. The DRB will need to determine if the submitted materials meet the requirements of the sign and lighting regulations.*

## **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. As aforementioned in the landscaping regulation portion of this memo – staff requests that the applicant modify the landscaping plan to remove flammable vegetation from Zone 1 of the home and adjacent homes.*

*Steep Slopes: Staff believes that the applicant has worked to provide logical siting for the residence and the driveway. Given that Lot 640BR has been condominiumized into single family common interest lots, the development of the site is limited in its entirety to the footprint of the lot.*

### **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 requested additional materials related to width and surfacing within the memo for IASR. At this time, the width of the driveway and surfacing materials have not been provided to staff. 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 wood burning fireplaces within the home. Although there is a natural gas fireplace, there is no chimney and the fireplace relies on a vent identified on the east elevation of the home.*

## **Chapter 17.7: BUILDING REGULATIONS**

### **17.7.19: Construction Mitigation**

*Staff: The applicant has submitted a Construction Mitigation Plan as part of this submittal. This plan demonstrates material storage area, trash and porta-potty locations, limits of excavation and construction fencing locations. It should be noted that there is a substantial amount disturbance within the General Easement of Lot 640BR. Staff is generally supportive of the plan given the lack of residences to the east of the proposed unit 4.*

**Staff Recommendation:** Staff recommends the DRB approve the Final Architectural Review for Lot 650BR-4, 304 Adams Ranch Road if they determine that the application meets the intent of the CDC. 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 Final Architectural Review for a new single-family home located at Lot 640BR-4, based on the evidence provided within the Staff Report of record dated August 21, 2019 and with the following conditions:

- 1) Prior to submittal for building permit, the applicant shall demonstrate to staff that the address monument numbering and lighting meets the criteria of the CDC, including verifying any associated luminaire is fully shielded, downlit, and any numbering is coated with reflective coating.
- 2) Prior to submittal for building permit, the applicant shall revise the lighting plan to demonstrate that all wall mounted sconce fixtures are no higher than 7 feet above the adjacent grade.
- 3) Prior to submittal for building permit, the applicant shall provide to staff all details related to the construction of all rear patio retaining walls to be reviewed jointly by Staff and DRB Chairman.
- 4) Prior to issuance of Certificate of Occupancy, the applicant shall verify that all disturbed areas within the project are revegetated with a native seed mix per the CDC. Any areas of the General Easement that are disturbed during construction must be returned to their original pre-disturbed condition.
- 5) Prior to submittal of Building Permit, the applicant shall revise their landscaping plan for the project, removing all coniferous species within Zone 1.
- 6) Prior to the issuance of a building permit, the applicant shall field verify all utilities and submit a revised utility plan to the public works director identifying the location of utilities and connection points.
- 7) 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.
- 8) 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.



- 9) A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the GE.

/jjm

## **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.

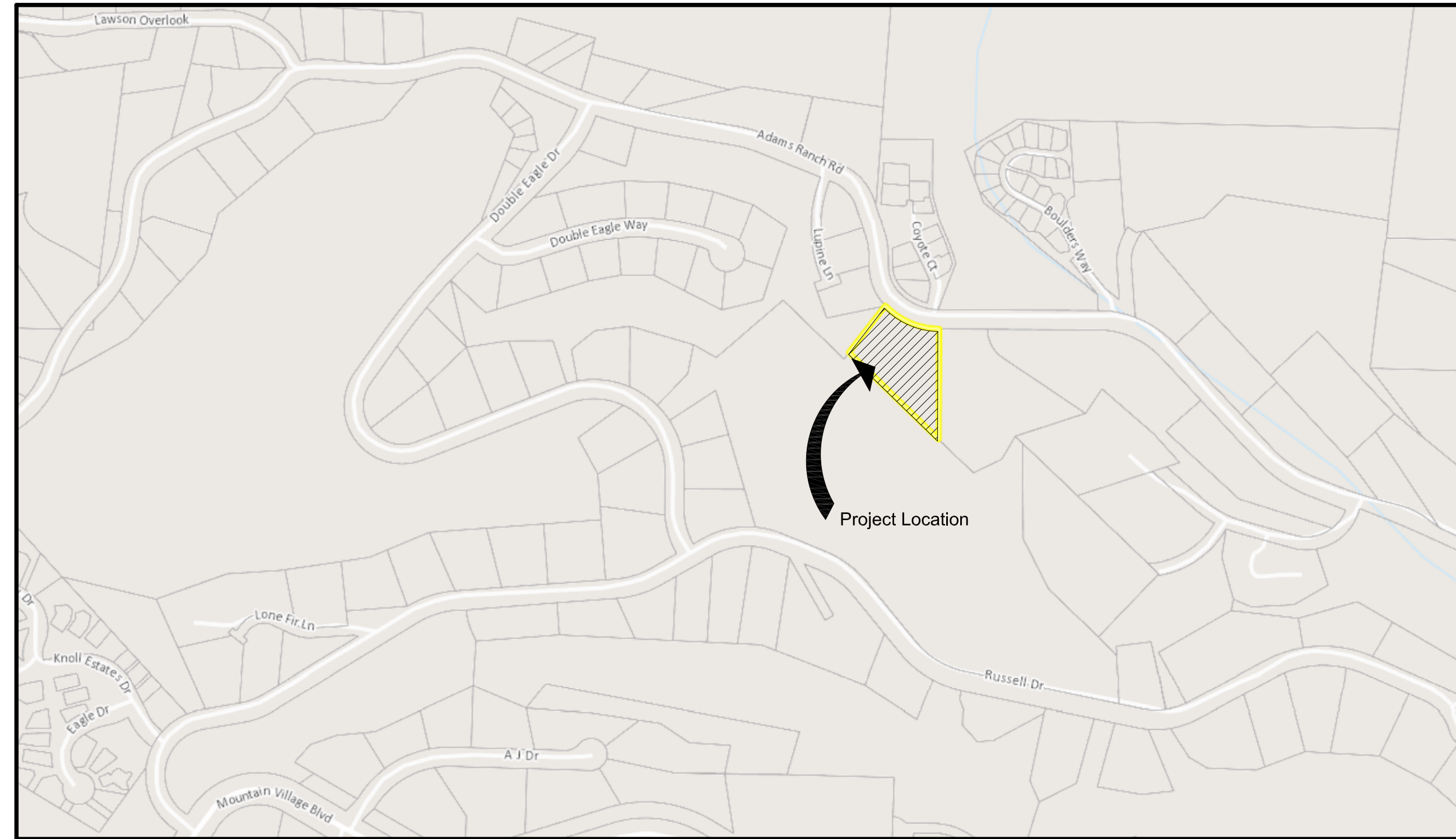
The roofing fascia will be a thin drip edge flashing on a 2 x 4 supported by the 45 degree kickers to create a "Zero fascia" look.

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.





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:

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 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.	42.09%
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.	580 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



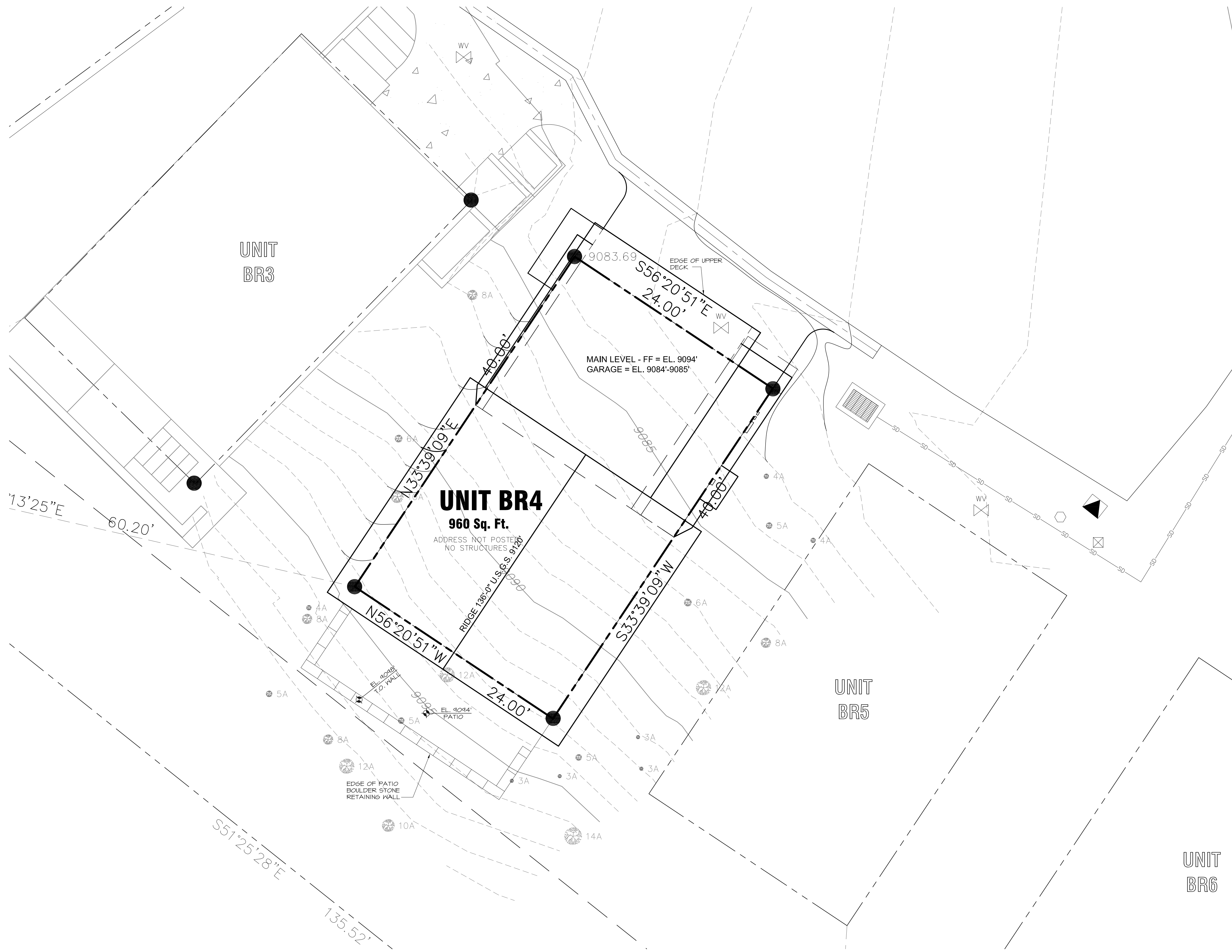
REVISIONS:  
 ARCHITECTS COLLABORATIVE  
 P.O. Box 3954 • Telluride, CO 81435  
 C: 970-708-1076  
 Design + Build + Just Design

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

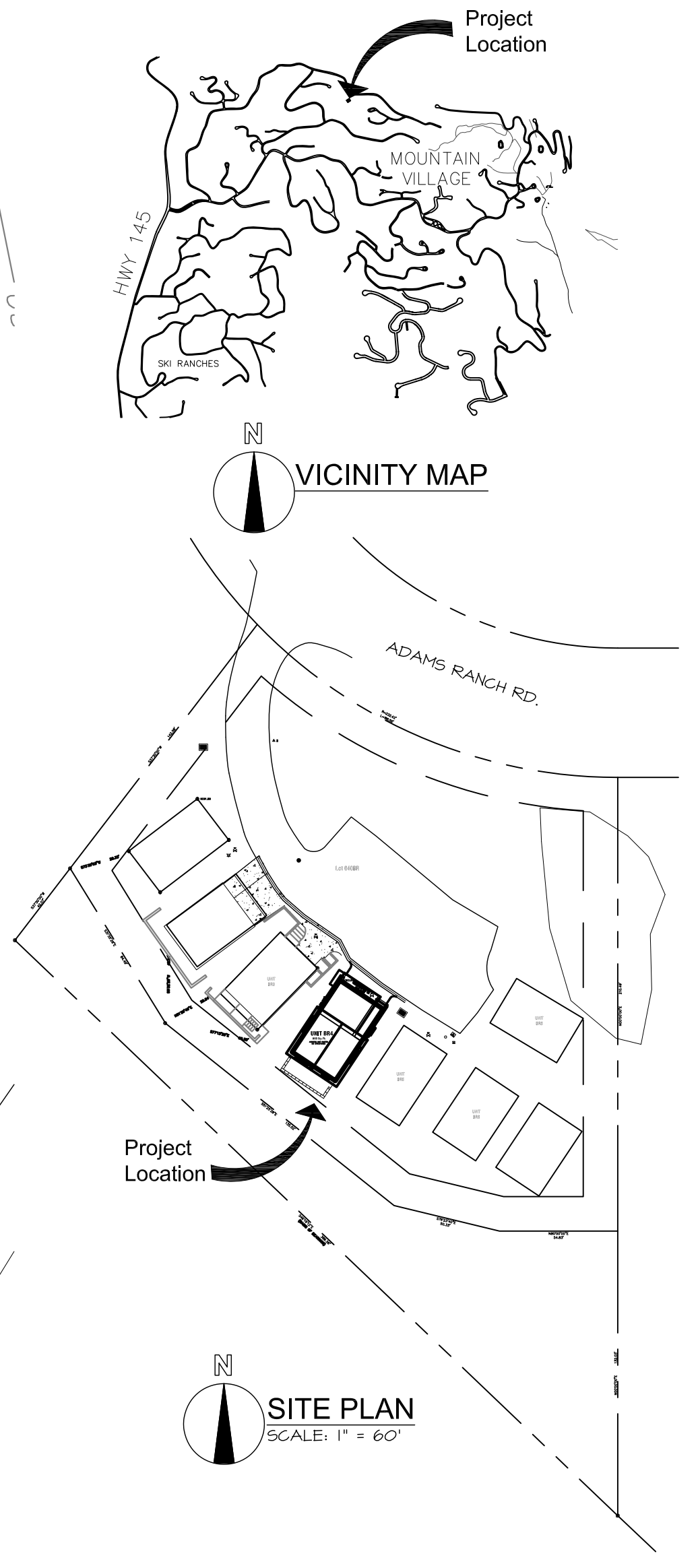
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**SITE PLAN/ROOF PLAN**  
SCALE: 1" = 5'



*Bradley D. McMillon*

REVISIONS:  
7/16/19  
7/18/19  
8/22/19

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

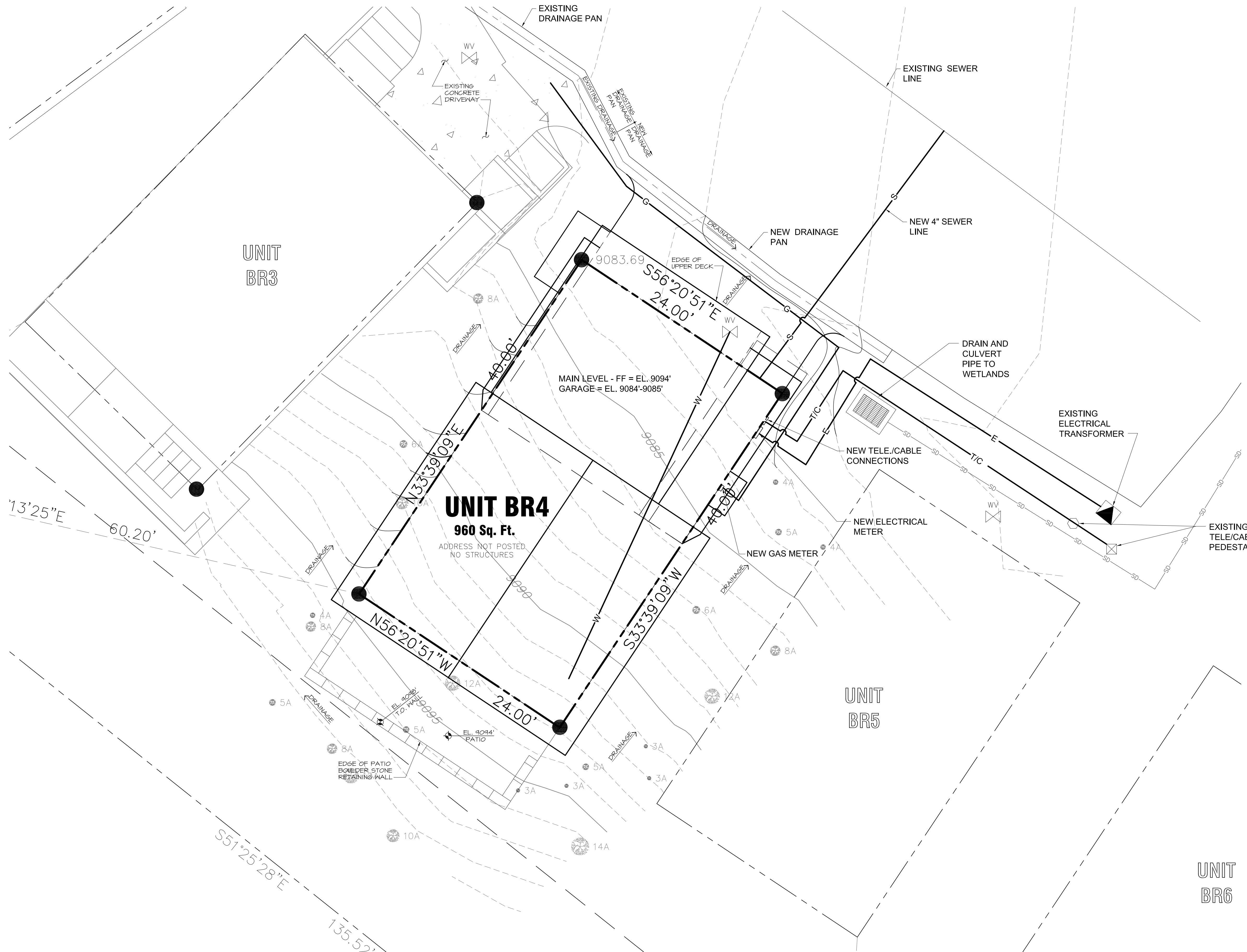
P.O. Box 3954 • Telluride, CO 81435  
C: 970-705-1076

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

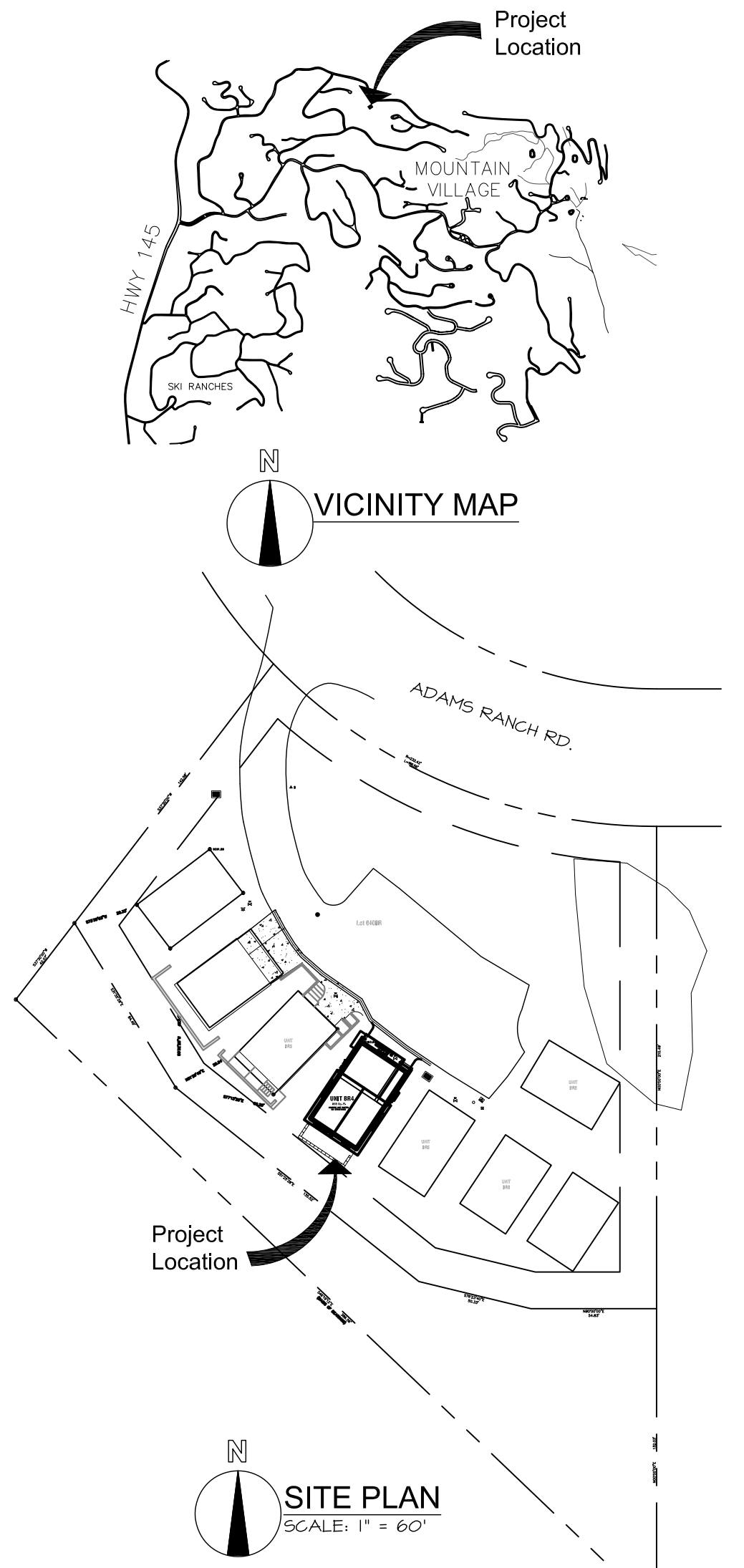
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640 BR-4



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



REVISIONS:  
7/16/19  
7/18/19  
8/22/19

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  
A1.2  
SHEET  
640 BR-4



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

**Notes:**

- Irrigation System to be designed to 50 psi
- Main line to be class 200 PVC, 12" mill. Depth
- Lateral lines to be #80 Poly 6 min. depth
- All wire to be #14 UF with anti-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

**PLANT LEGEND**

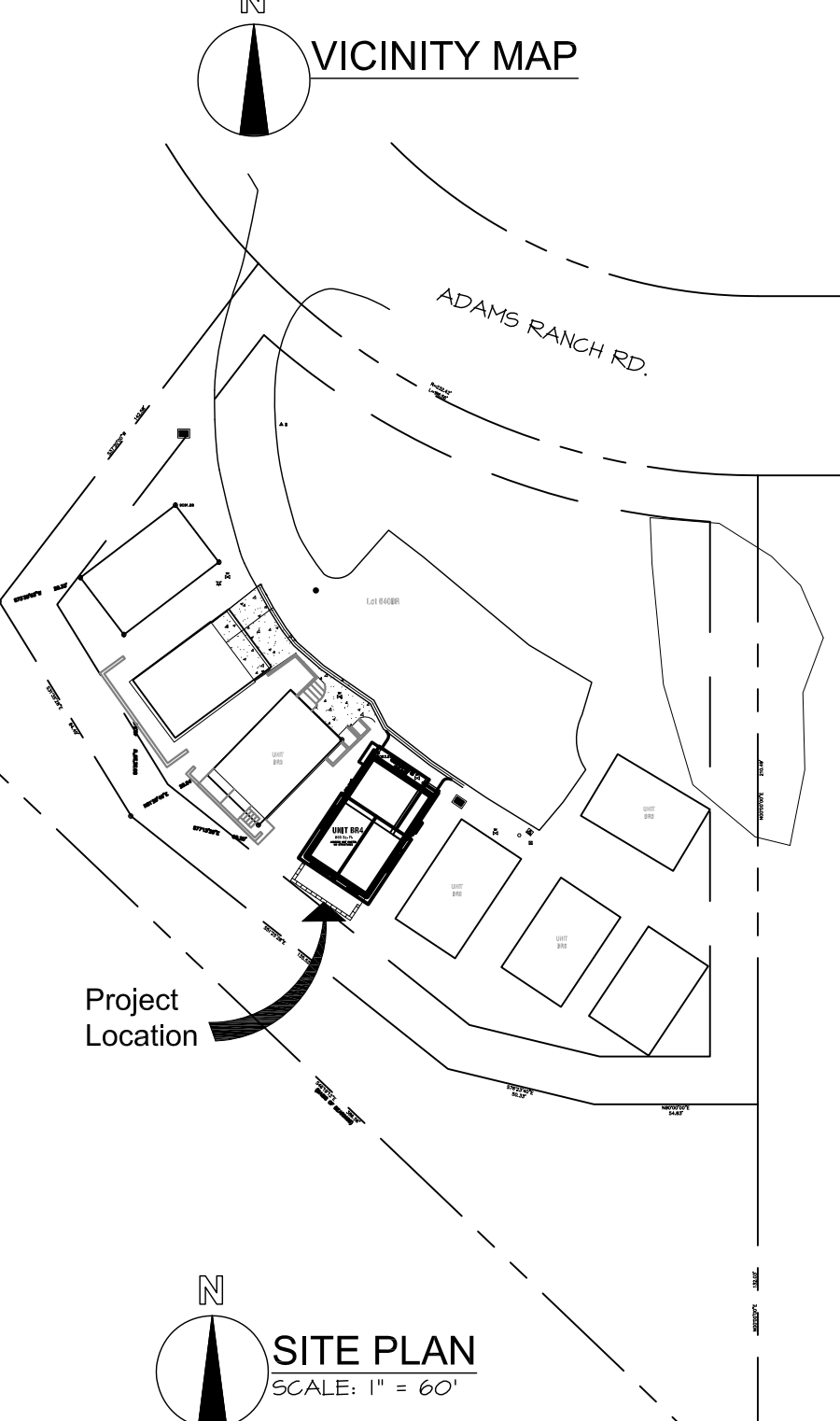
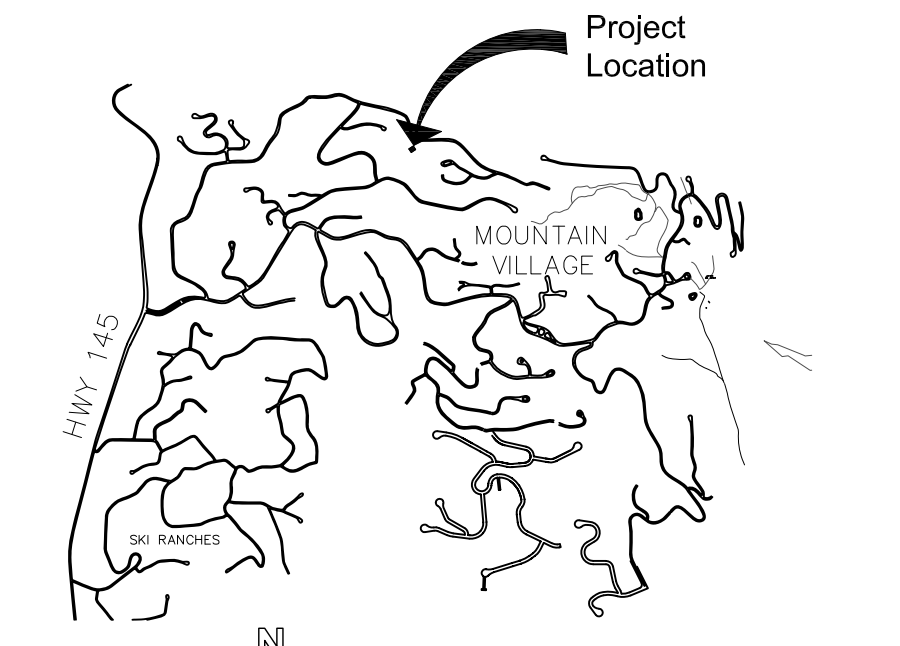
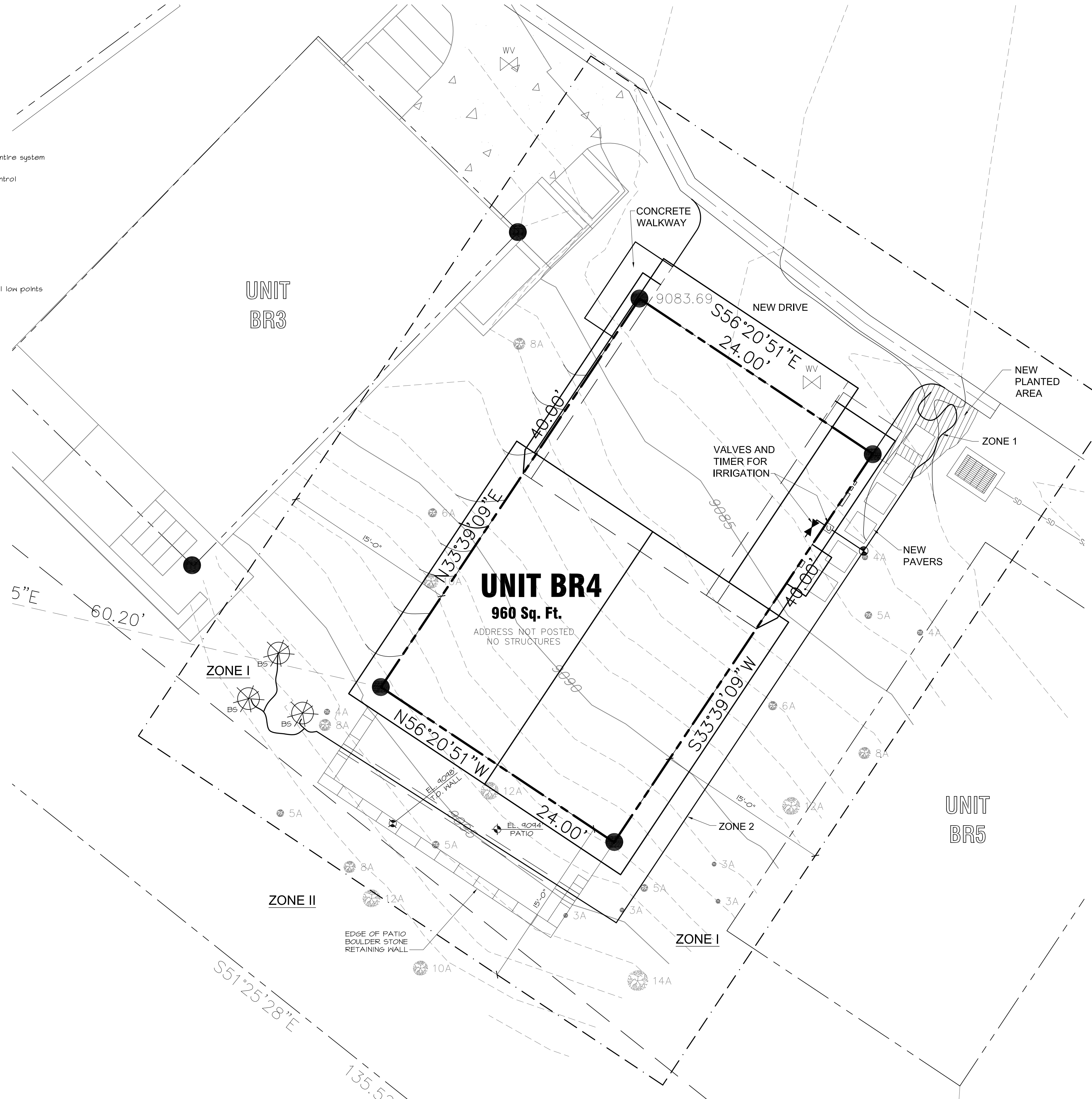
SYMBOL	QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE
		Quaking Aspen	Populus tremuloides	3" - 3.5"
	3	Colorado Blue Spruce	Picea pungens	8" - 10"
		Sub-alpine Fir	Abies lasiocarpa	5 gal.
		Tam Juniper	Juniperus sabinia	5 gal.
		Horizontal Juniper	Juniperus horizontalis	1 gal.
		Assorted Perennials		

**Notes:**

- Perennials are:

COMMON NAME	BOTANICAL NAME
Snow on the Mountain	Aegopodium podagraria variegatum
Columbine, Alpine	Aquilegia alpina
Columbine, Rocky Mountain	Aquilegia caerulea
Alpine Aster	Aster alpinus
Calendula	Calendula officinalis
Snow-in-summer	Cerastium tomentosum
Painted Daisy	Chrysanthemum coccineum
Delphinium	Delphinium spp.
Pinks, Spotted	Dianthus alivocodii
Sweet William	Dianthus barbatus
Purple Coneflower	Echinacea purpurea
Daylily, Yellow	Hemerocallis "Hyperion"
Iris, Frink Bearded	Iris x germanica
Rocky Mountain Iris	Iris missouriensis
Iris, Blue Siberian	Iris sibirica "Caesar's Brother"
Yellow Flax	Linum flavum
Blue Flax	Linum lewisii
Flax, Blue	Linum perenne
Native Lupine	Lupinus parviflorus
Russell's Lupine	Lupinus polyphyllos
Engelmann Ivy	Farth quinquefolia
Alpine Penstemon	Penstemon alpinum
Thyme, Woolly	Thymus pseudo lanuginosus
Forsy Blue Tuffed	Viola cornuta "Blue Perfection"
Violet, Corsican	Viola Corsica

- 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.



**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 rototilled 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 rototilling 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)**  

<b>NATIVE MIX (GENERAL RE-VEG)</b>	
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%
<b>UPLAND MIX (WETLANDS BUFFER MIX)</b>	
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.

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LANDSCAPE PLAN  
SCALE: 1" = 5'



REVISIONS:  
7/18/19  
8-16-19  
8-22-19

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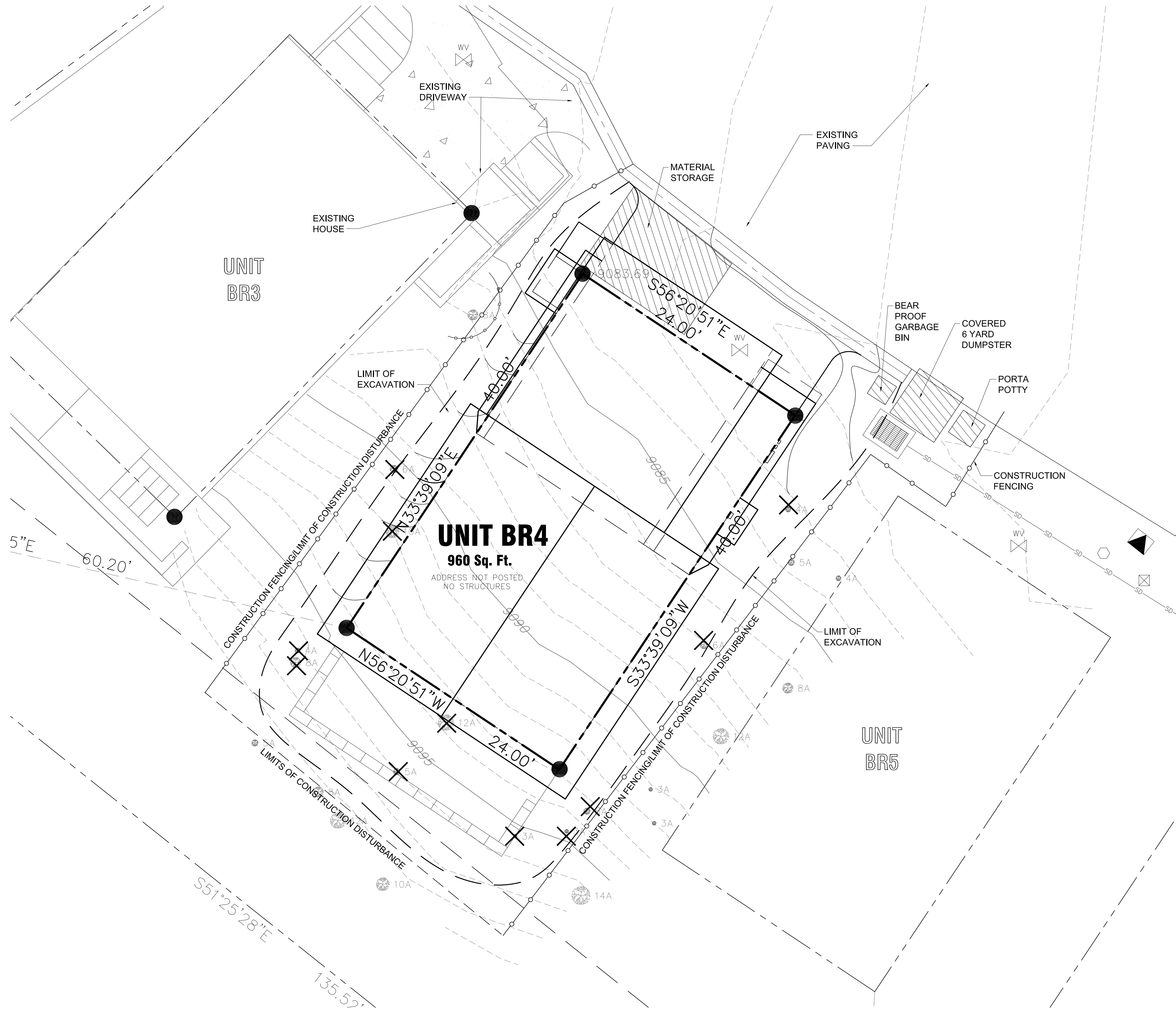
P.O. Box 3954 • Telluride, CO 81435  
C: 970-705-1076

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

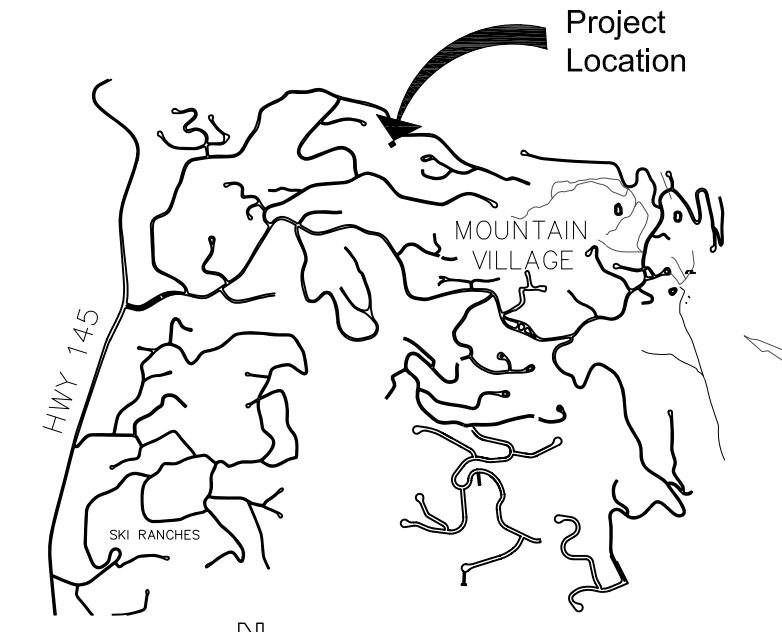
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7.10.19  
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SHEET  
640 BR-4



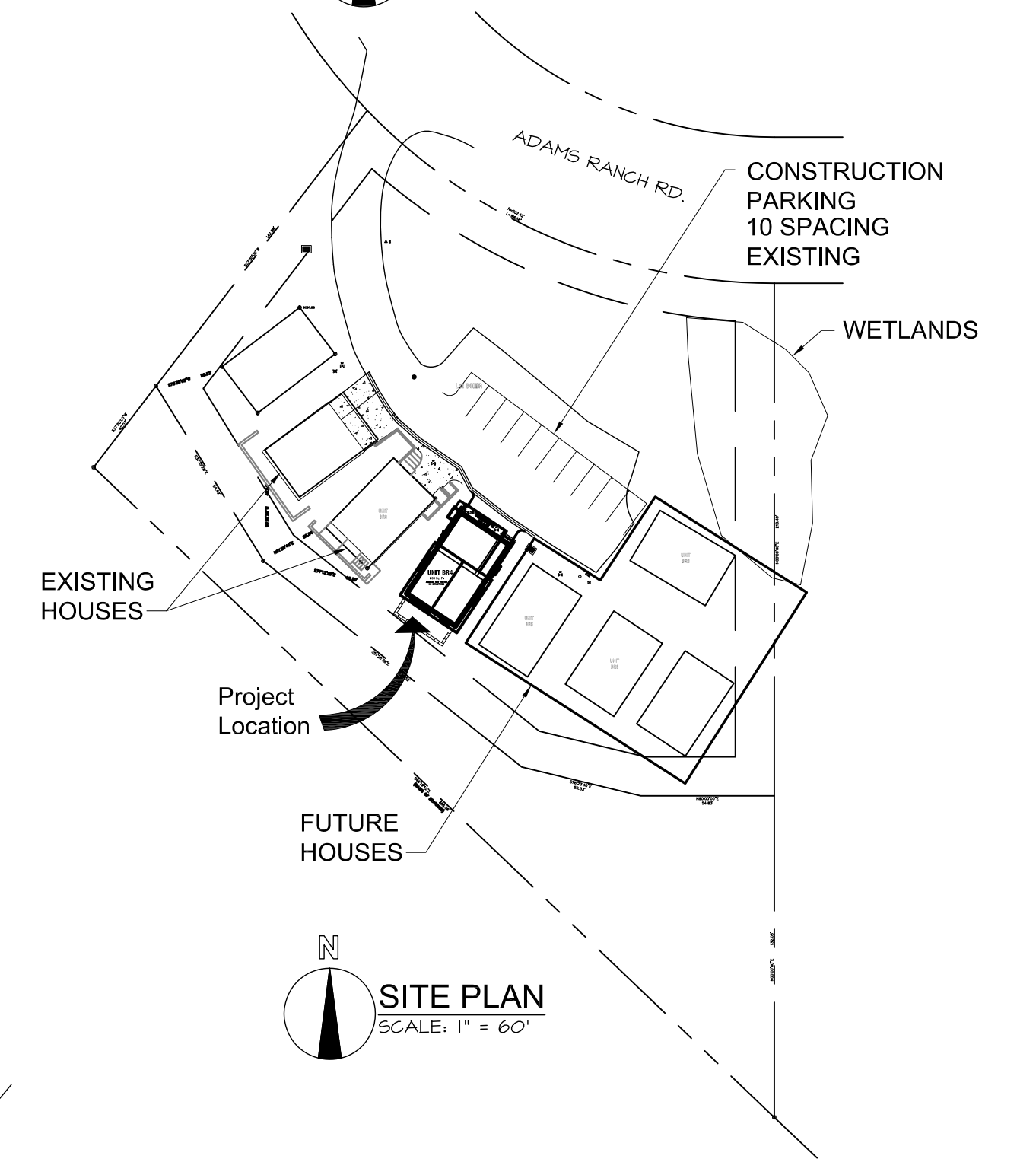
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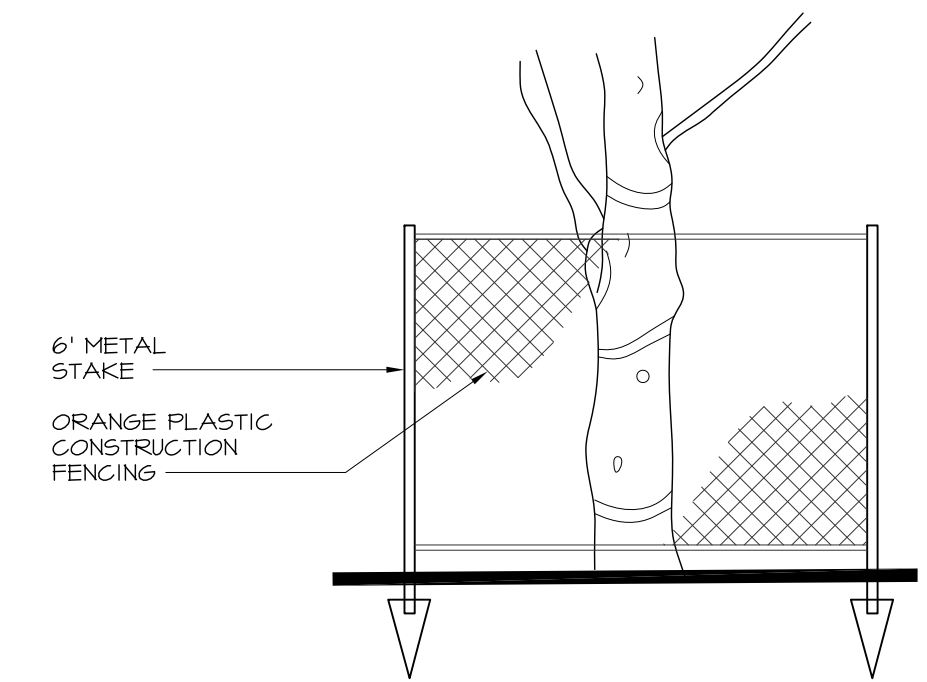
CONSTRUCTION STAGING PLAN  
SCALE: 1" = 5'



VICINITY MAP



SITE PLAN  
SCALE: 1" = 60'



TREE PROTECTION DETAIL

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.



REVISIONS:  
7-14-14

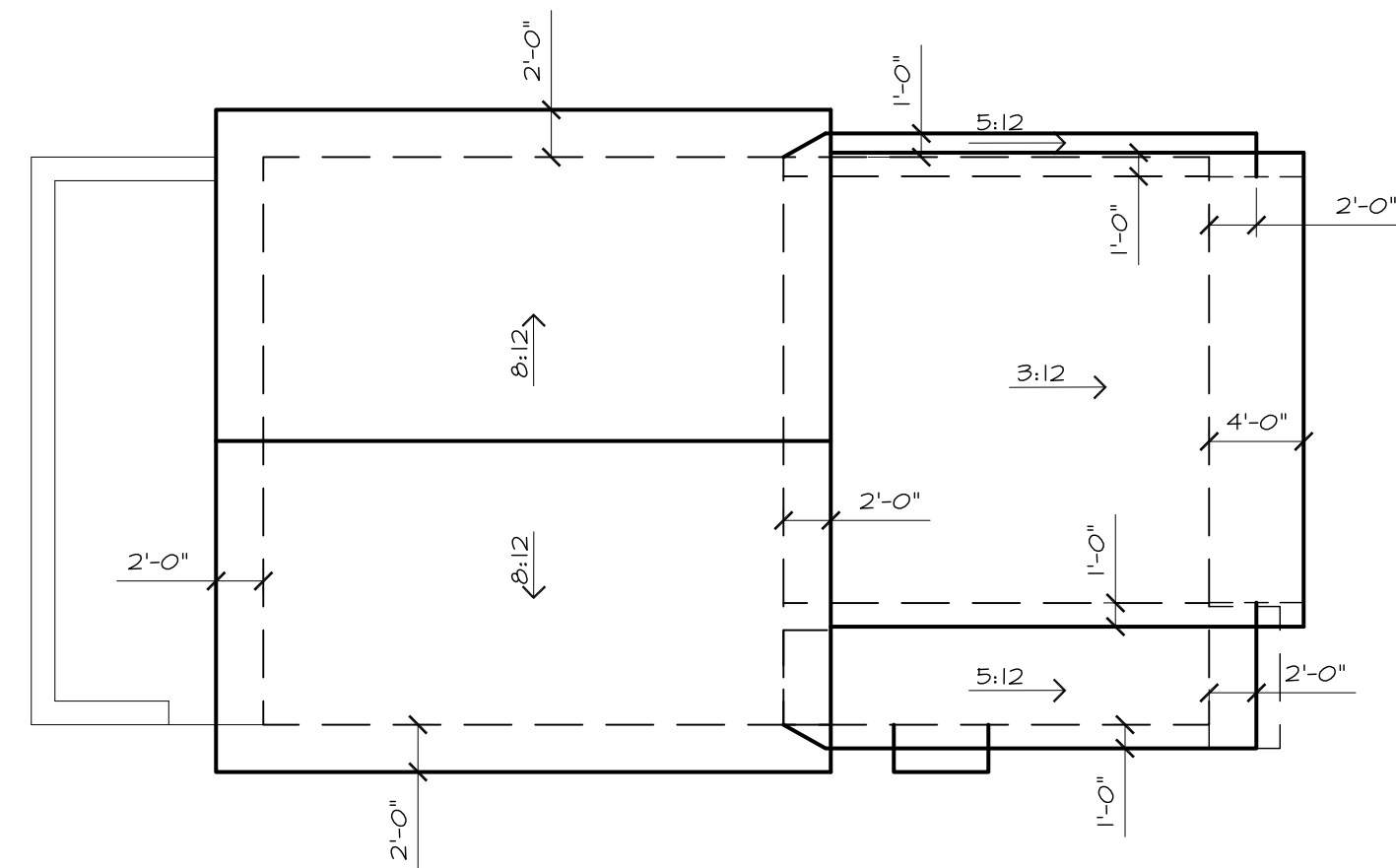
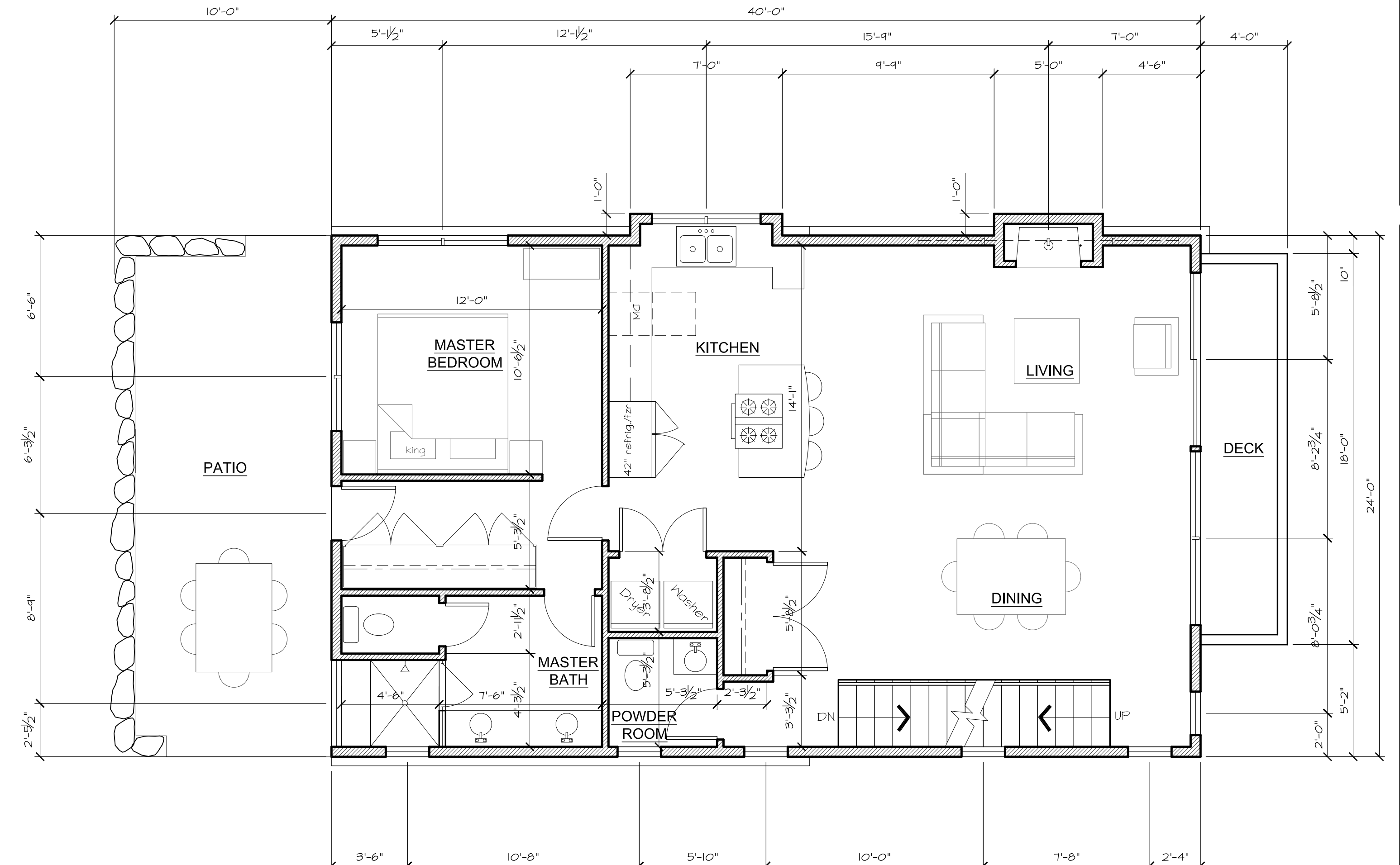
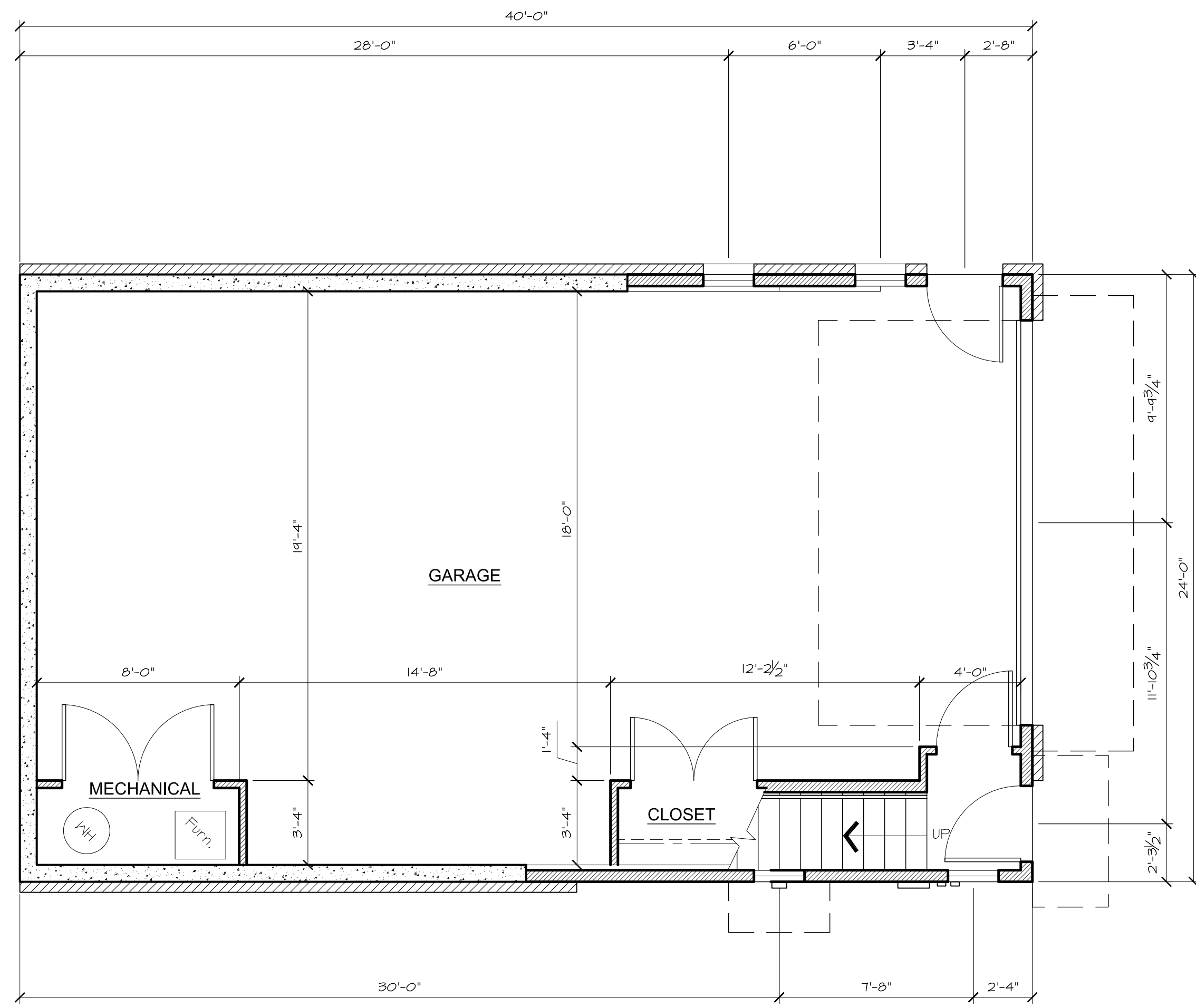
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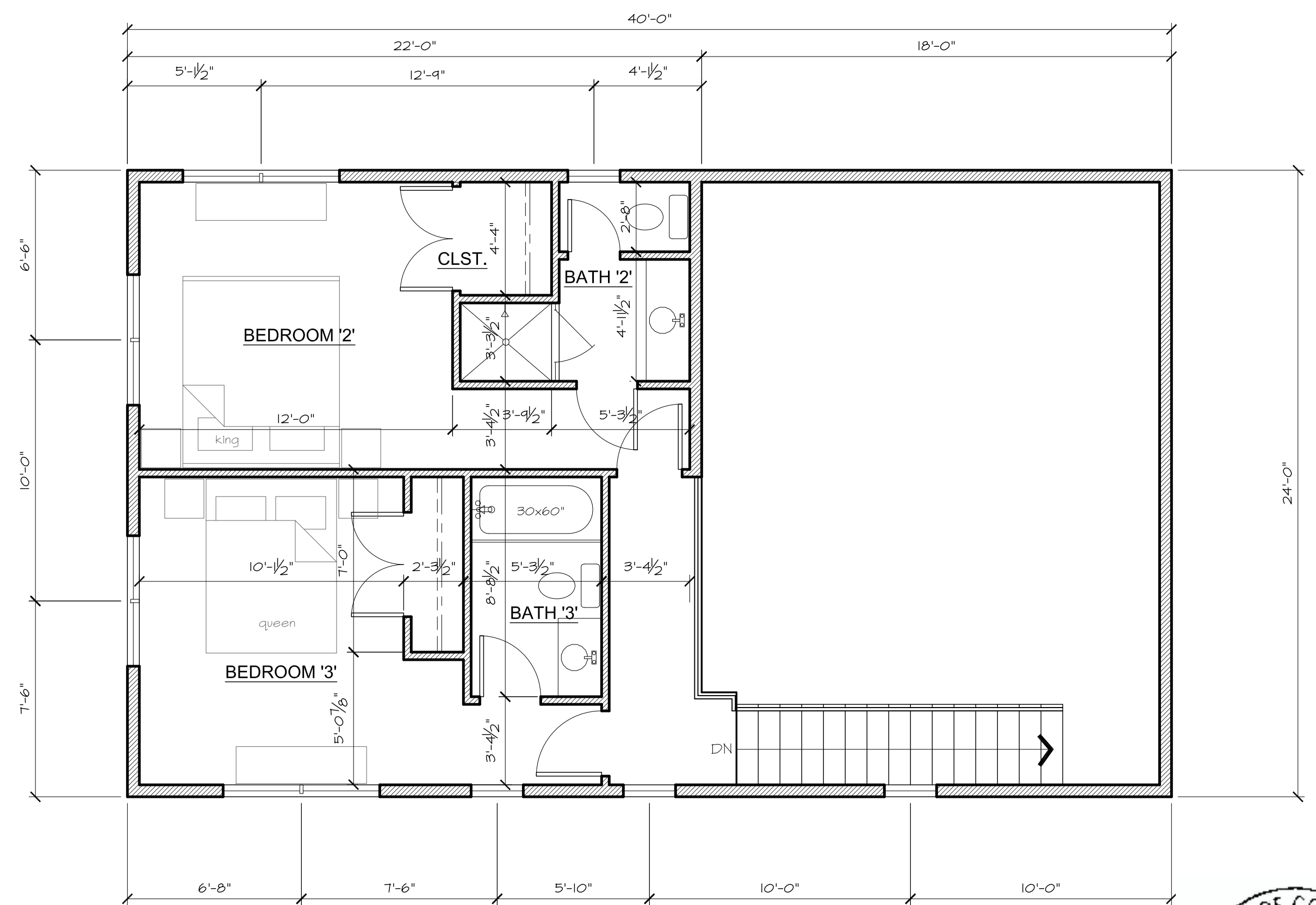
Lot 640 BR-4, Lot 4 Timberview  
304 Adams Ranch Rd, Mountain Village  
San Miguel County, Colorado

DATE:  
7.10.19  
A1.4  
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.



REVISIONS:  
7/16/19  
8-16-19

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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

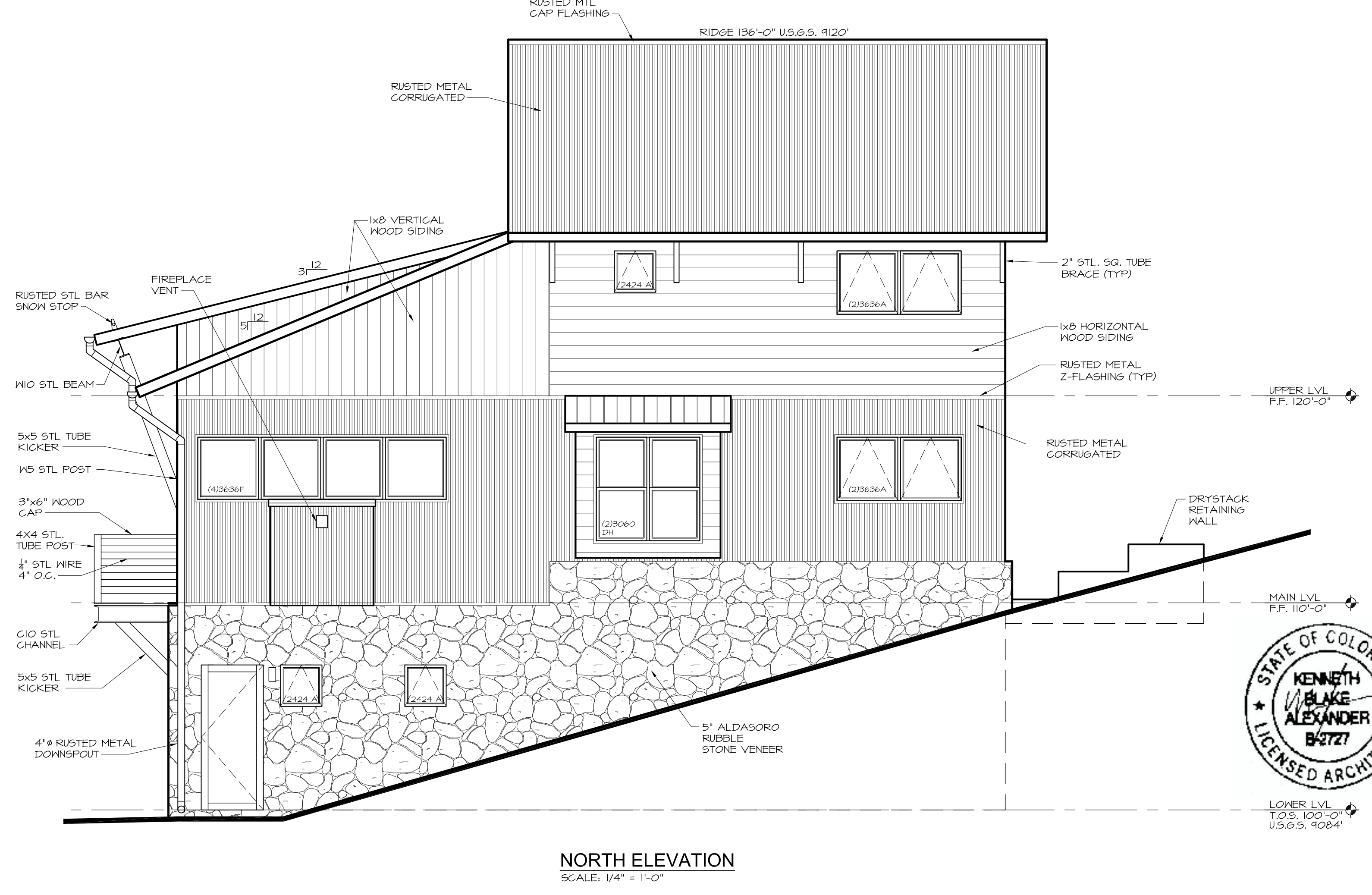
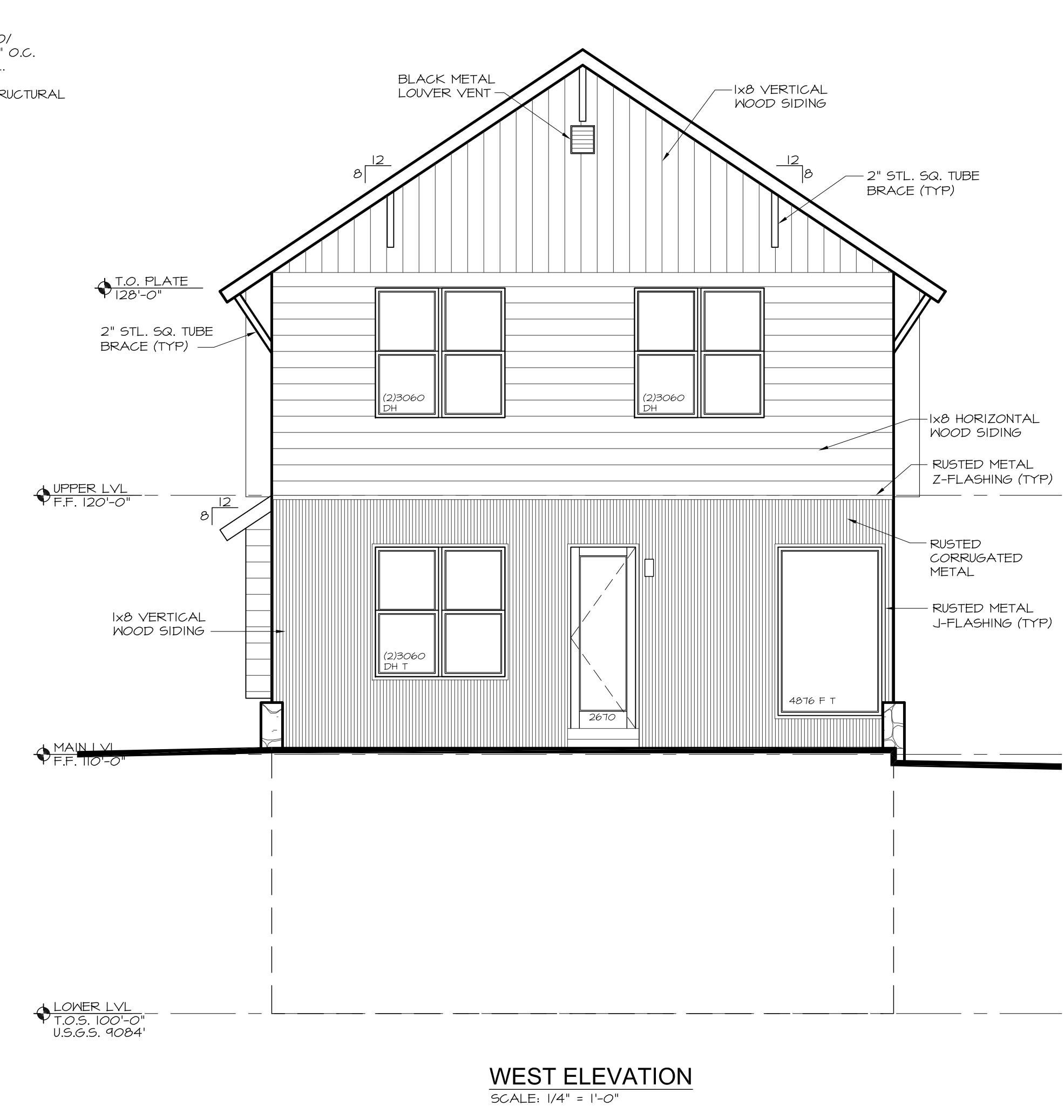
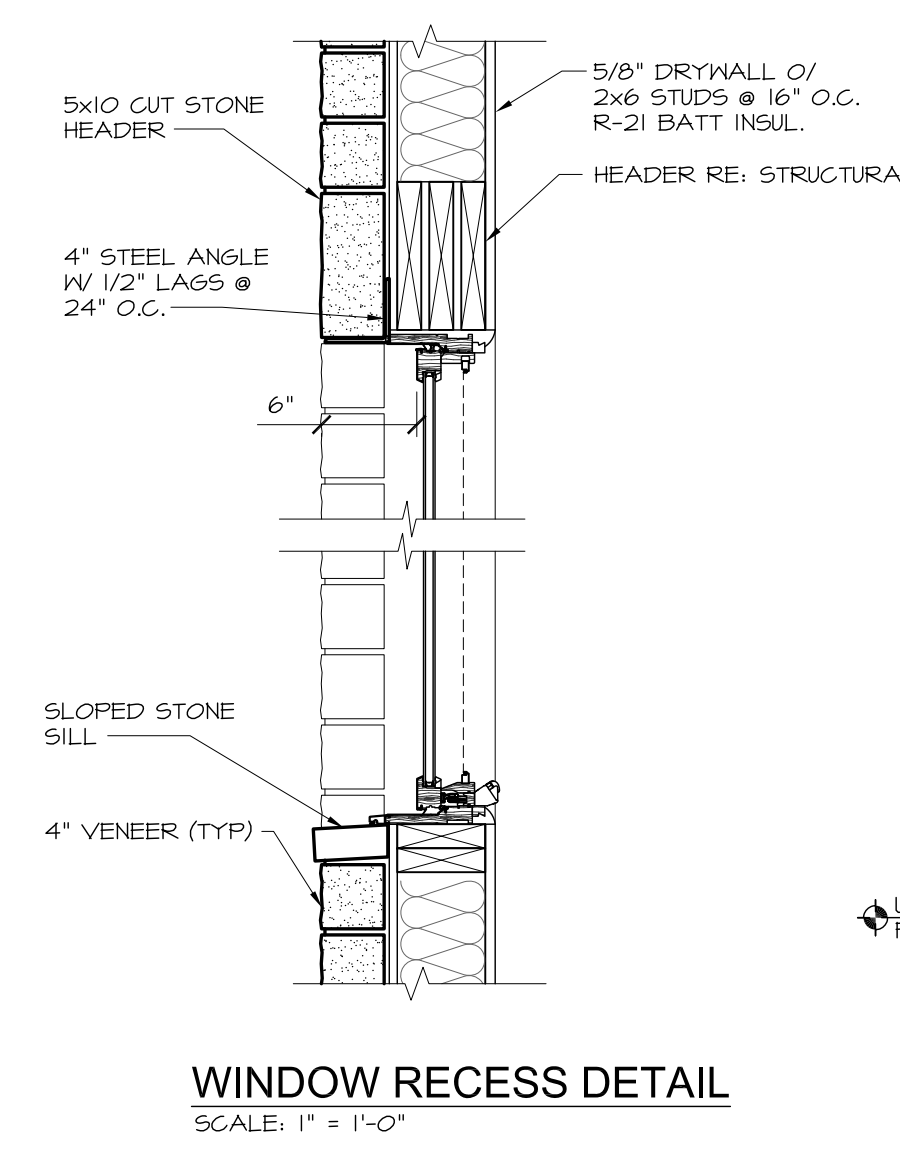
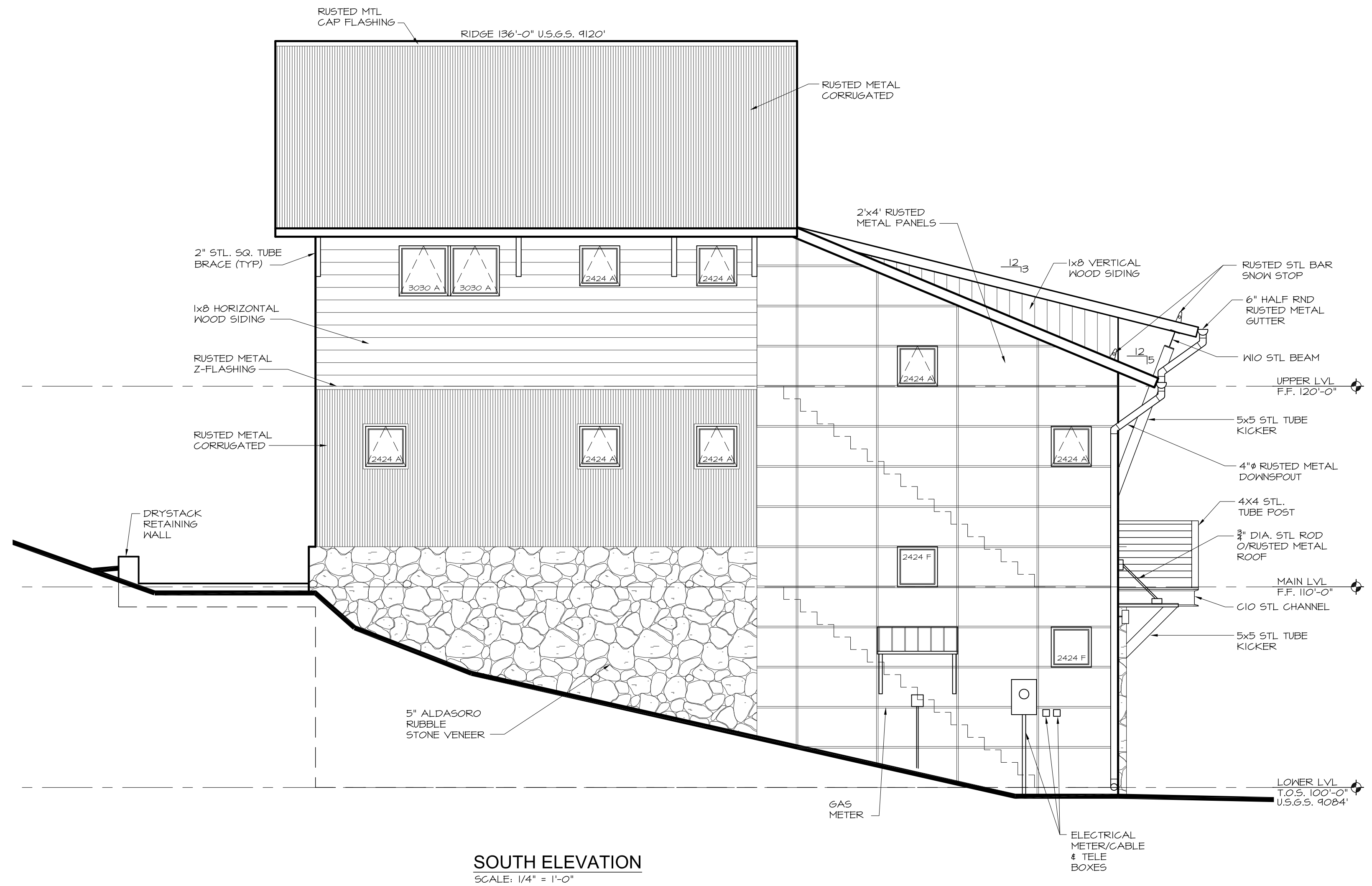
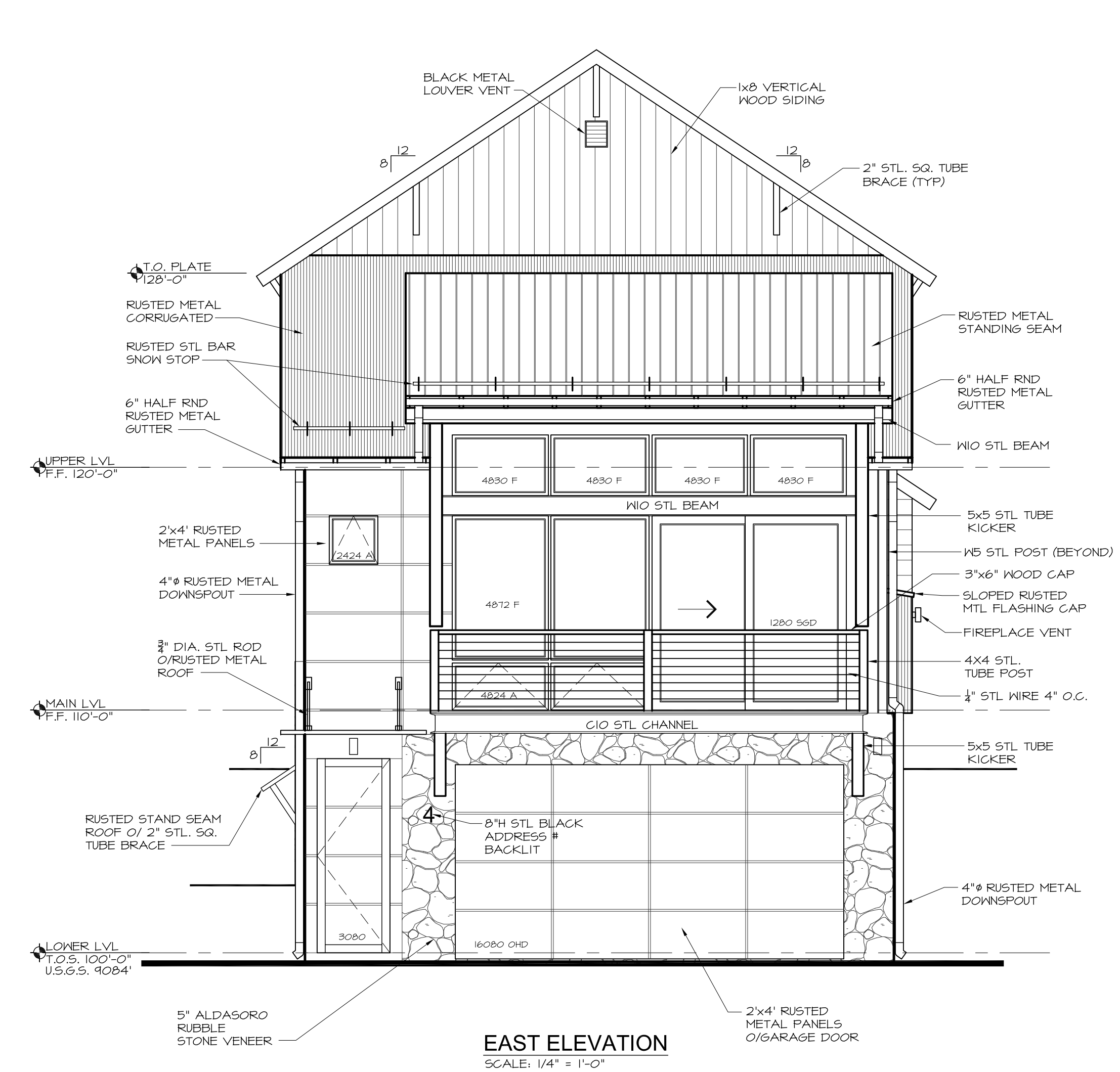
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7.10.19

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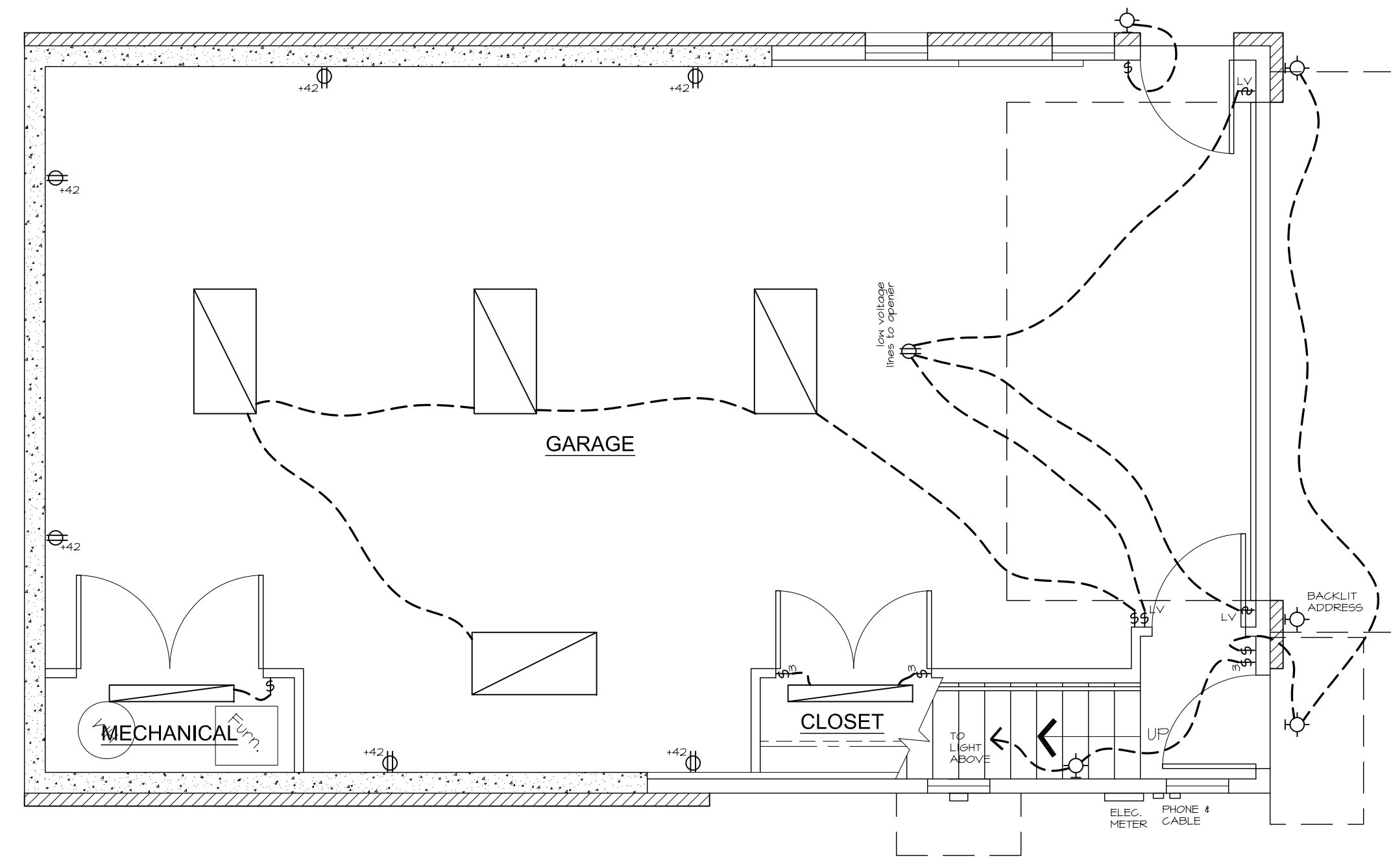
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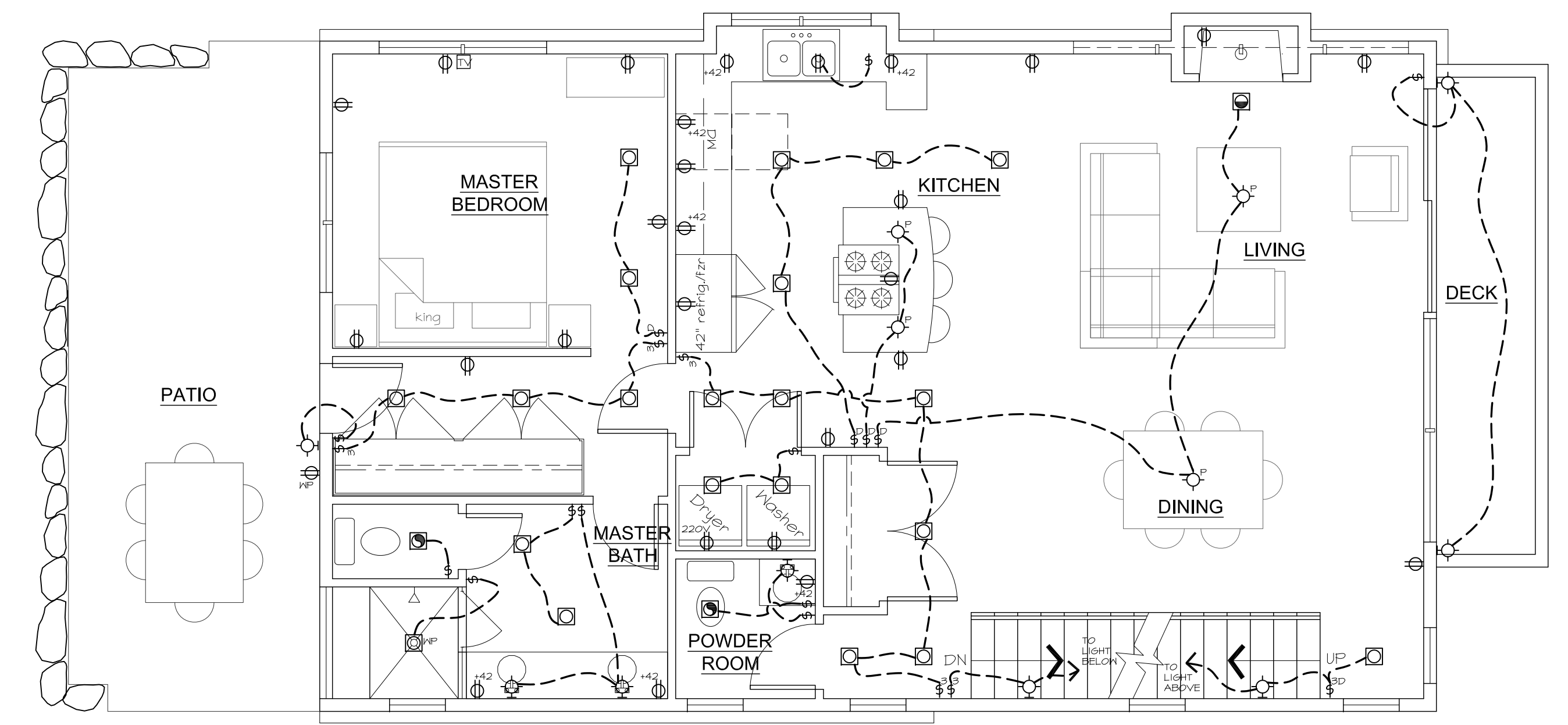








LOWER LEVEL ELECTRICAL PLAN  
SCALE: 1/4" = 1'-0"



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

**11250 LED Outdoor Wall Sconce**  
By Kichler

**LUMENS**  
LIGHT AND LIVING  
Call Us 877.445.4486

**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-ux530320.html>  
Rating: ETL Listed Wet

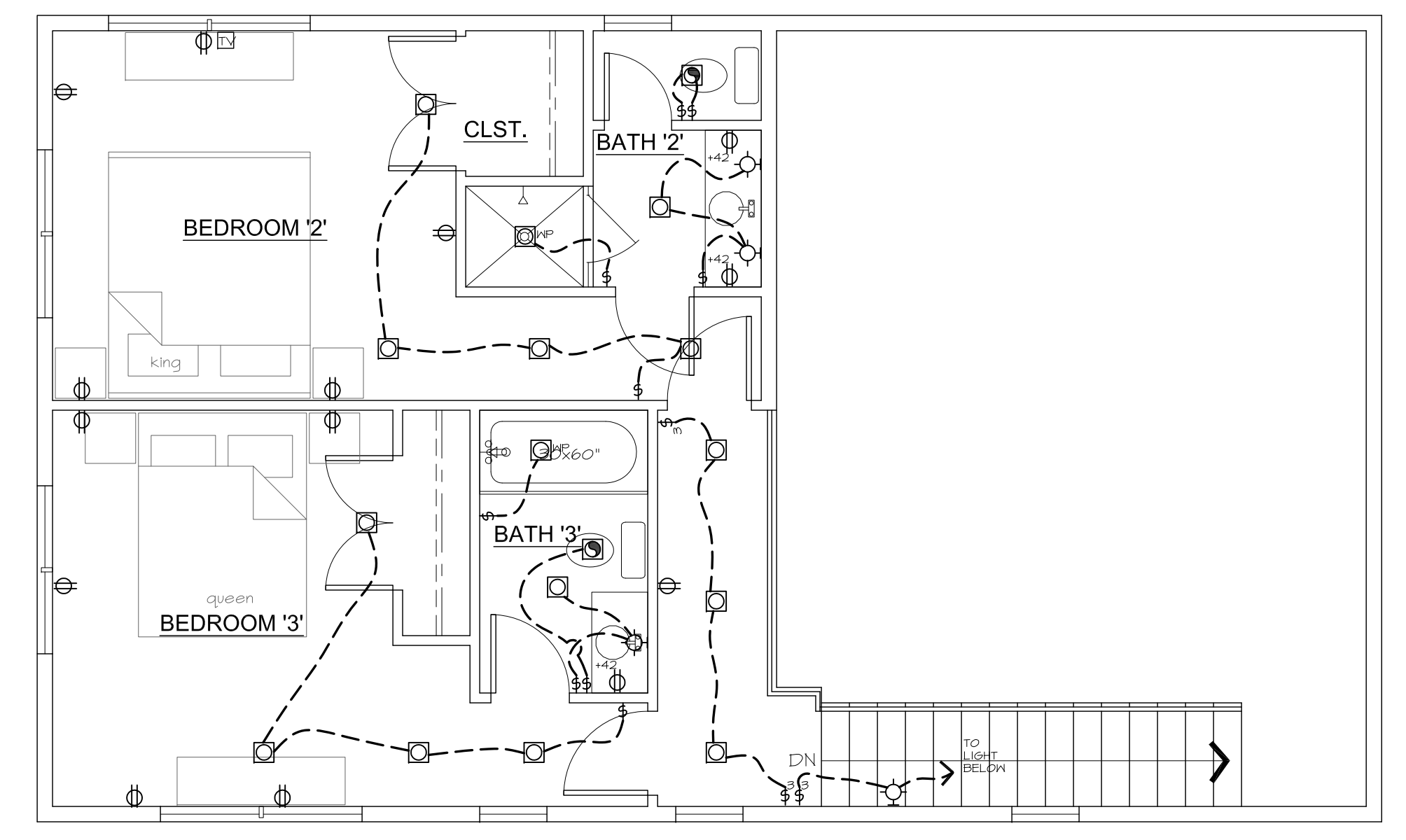
Shown in Textured Architectural Bronze finish

Notes:

**SQ. FOOTAGE CALCULATIONS**

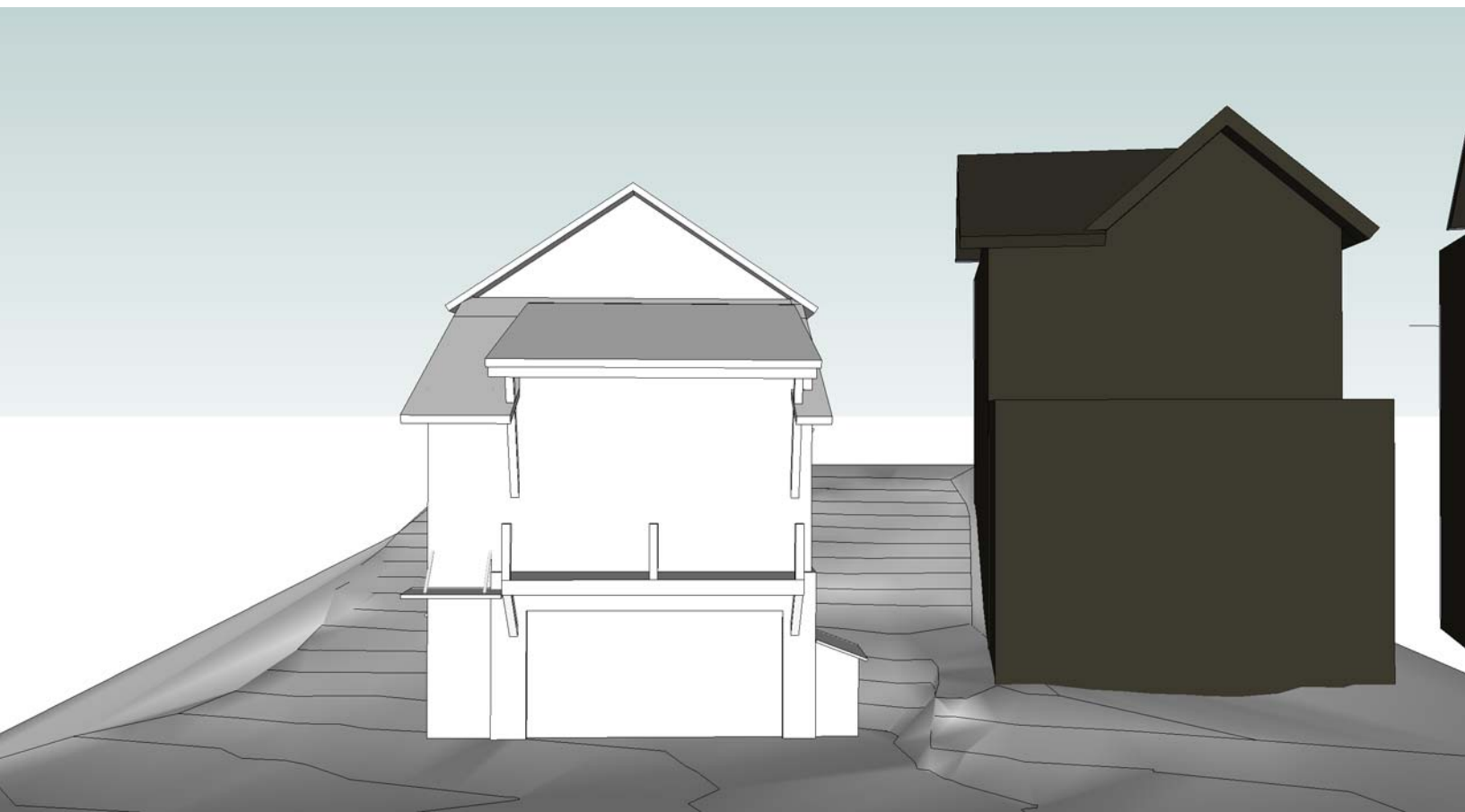
LOWER LEVEL	960 s.f.
MAIN LEVEL	921 s.f.
UPPER LEVEL	539 s.f.
TOTAL LIVING SPACE	1511 s.f.
TOTAL BUILDING	2,414 s.f.

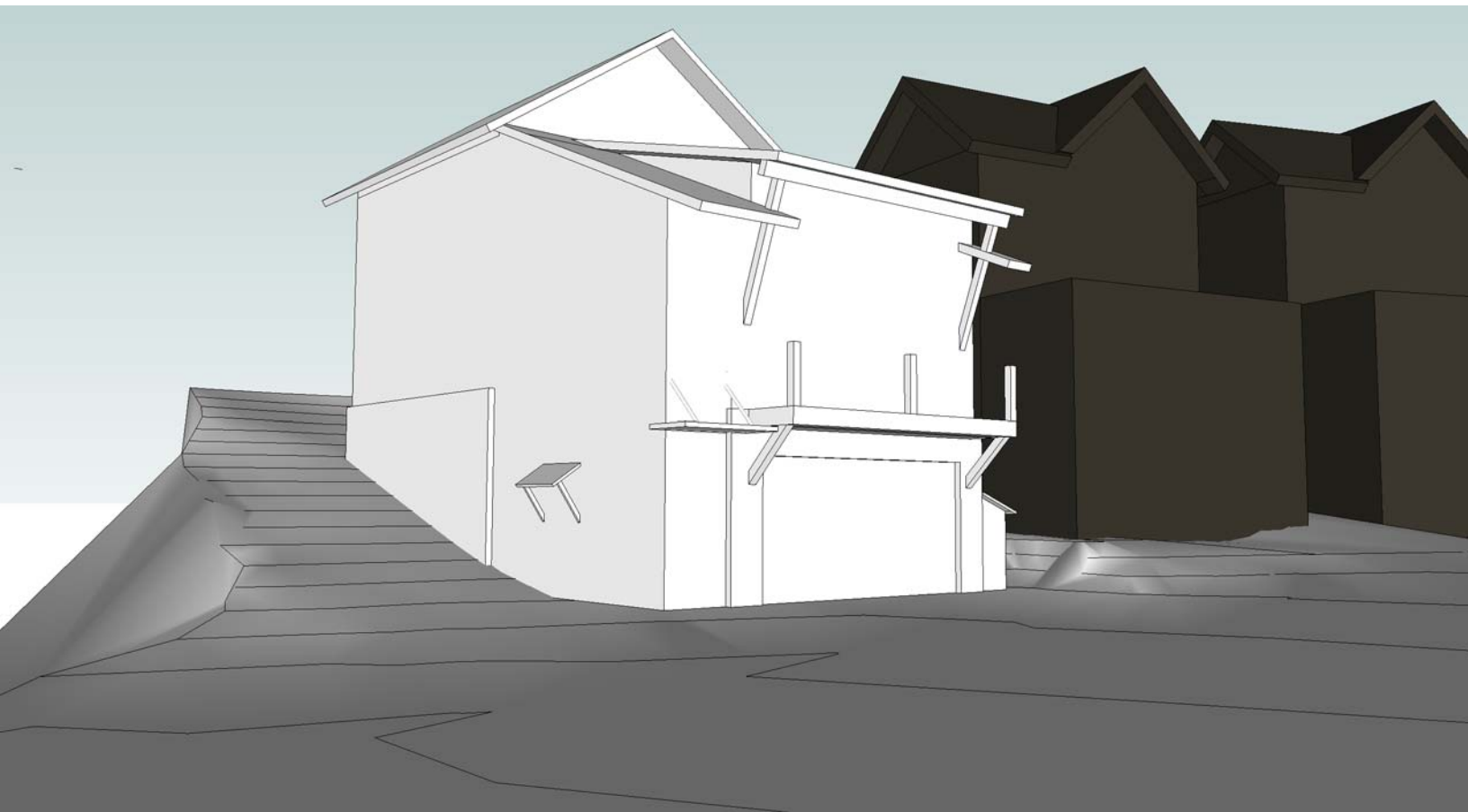
- LEGEND**
- S SWITCH
  - S<sub>3</sub> 3-WAY SWITCH
  - S<sub>4</sub> 4-WAY SWITCH
  - LITE TOUCH CONTROL
  - ⊕ DUPLEX RECEPTACLE
  - ⊕<sup>WP</sup> RECEPTACLE (WATERPROOF)
  - ⊕<sup>HAF</sup> RECEPTACLE (HEIGHT ABOVE FLOOR)
  - ⊕<sup>SO</sup> RECEPTACLE (SWITCH OPERATED)
  - ⊕<sup>F</sup> RECEPTACLE (FLOOR)
  - ⊙ LIGHT (WALL MOUNTED)
  - ⊙<sup>C</sup> LIGHT (SURFACE MOUNTED)
  - ⊙<sup>P</sup> LIGHT (PENDANT)
  - ⊙<sup>R</sup> LIGHT (RECESSED)
  - ⊙<sup>RE</sup> LIGHT (RECESSED-EYEBALL)
  - ⊙<sup>W/E</sup> LIGHT W/EXHAUST FAN
  - ⊙<sup>W/P</sup> LIGHT (WATER PROOF RECESSED)
  - ⊙<sup>W/P</sup> LIGHT (WATER PROOF)
  - ⊙<sup>F</sup> LIGHT (FLUORESCENT)
  - ⊙<sup>UC</sup> LIGHT (UNDER CABINET)
  - ⊙<sup>C</sup> CEILING FAN
  - ⊙ TELEPHONE
  - ⊙ CABLE
  - ⊙ SMOKE DETECTOR
  - ⊙ SPEAKERS



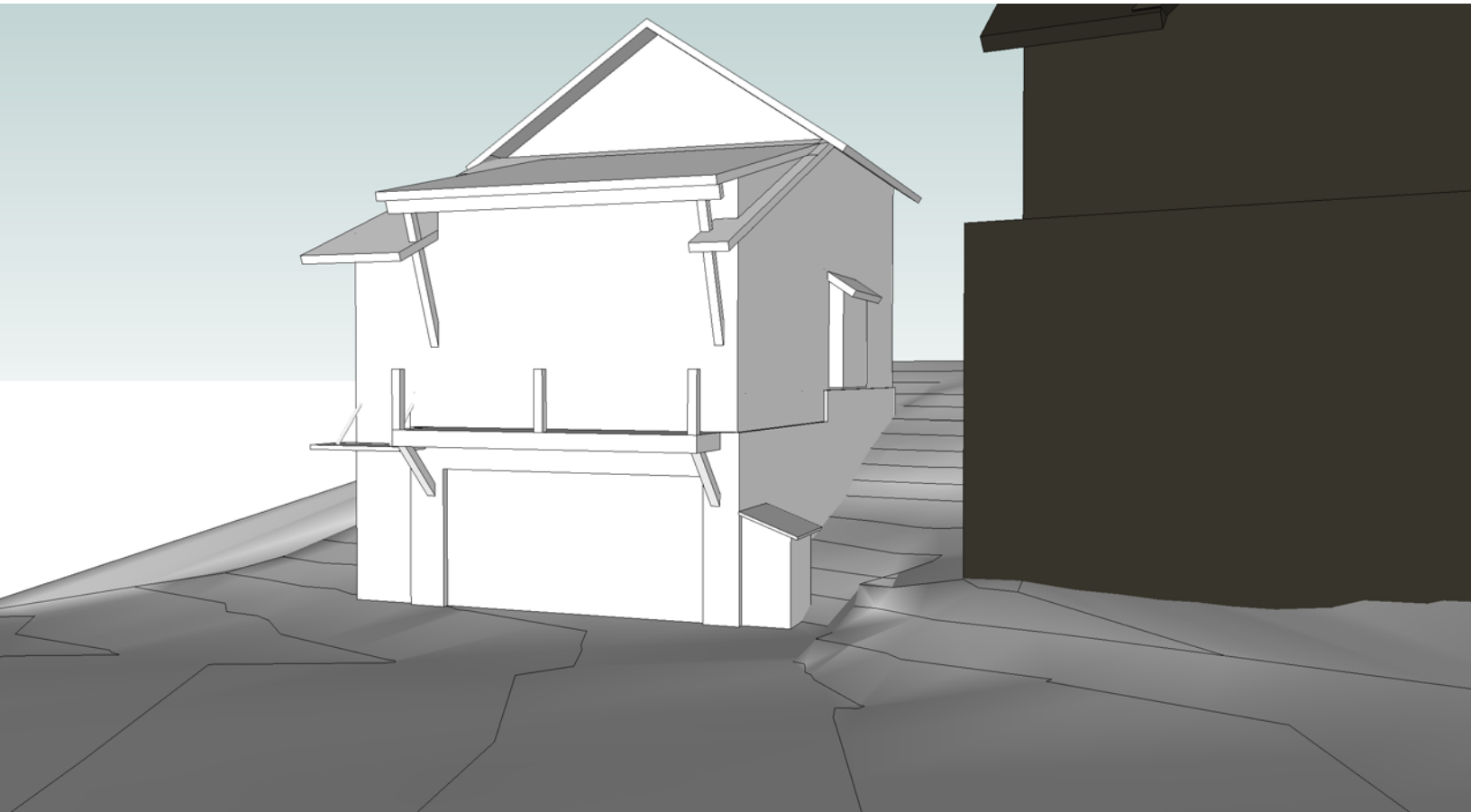
UPPER LEVEL ELECTRICAL PLAN  
SCALE: 1/4" = 1'-0"



































**PLANNING AND DEVELOPMENT SERVICES  
DEPARTMENT**  
455 Mountain Village Blvd.  
Mountain Village, CO 81435  
(970) 369-8250

**Agenda Item No. 8**

**TO:** Design Review Board  
**FROM:** Michelle Haynes, Planning and Development Services Director  
**FOR:** Meeting of September 5, 2019  
**DATE:** August 26, 2019

**RE:** A Review and Recommendation to Town Council regarding Community Development Code (CDC) amendments to clarify zoning designation definitions including but not limited to efficiency lodge, hotel efficiency and hotel zoning designations; to include the definition of short term accommodations at CDC Chapter 17.8 Definitions; and to amend the density transfer and rezone section of the CDC to add criteria to rezone and density transfer applications when rezoning from efficiency lodge, hotel or hotel efficiency to lodge zoning designations at CDC Section 17.4.9 Rezoning Process

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**BACKGROUND**

The Town Council has held three work sessions in 2019 regarding efficiency lodge zoning designations in the Mountain Village. Those Town Council meeting dates were [March 21, 2019](#), [May 16, 2019](#) and [August 15, 2019](#).

**SUMMARY**

In late 2018, Town Council received complaints and concerns that efficiency lodge units were not being used consistent with their intended purpose. Efficiency lodge units are a zoning designation type in the Mountain Village. They comprise 65% of the Town's hot bed base according to the definition of hotbeds in the Comprehensive Plan, and 97% of all built short-term accommodations bed base in the Mountain Village. There are 401 efficiency lodge zoning designation units over eight (8) properties in the Mountain Village. (See memo link to March 21, 2019 for the list of properties). Pursuant to the town's Density Limitation, person equivalent, definitions and parking requirements, efficiency lodge, hotel and hotel efficiency units are intended "primarily for short term accommodations," and not intended to be used as a primary residence.

**DIRECTION**

At the August 15, 2019 work session, Town Council directed staff to perform the following tasks:

- 1) Bring forward a Community Development Code (CDC) amendment next month [September] to effectuate the following:
  - a. Remove the word "primarily" from the definition of hotel, hotel efficiency and efficiency lodge zoning designations.
  - b. Add a criterion to the rezone section of the CDC if a hotel, hotel efficiency or efficiency lodge rezones to a lodge unit.
  - c. Define Short-Term Accommodations in the CDC so that it is clear what it means.
  - d. Clarify the existing definitions in the CDC related to zoning designations.

- 2) Publish the list of properties and units that are efficiency lodge units
- 3) Educate attorneys, title companies, realtors, owners and HOA's about the Town's zoning designations and use limitations regarding each type of zoning designation.
- 4) Waive the planning fee application for rezone and density transfer applications during this period of education and compliance specific to rezones from efficiency lodge, hotel and efficiency hotel units to lodge units.
- 5) Study VRBO with finance to determine zoning designation types.
- 6) Consider simplifying the zoning designation list.

## **ATTACHMENT**

1. Exhibit A. CDC Proposed Redline Amendments
2. Town Council Powerpoint regarding Zoning Designations, the town's Density Limitation and Efficiency Lodge Units presented on August 15, 2018.

The proposed CDC amendment is exhibit A to this memo. Added language is blue and underlined. Strike through language is shown and proposed to be removed and/or replaced.

## **INTENT**

In summary the proposed CDC amendment achieves the following:

### **Rezone Criteria.**

The town council proposed adding a criterion to the rezone section of the CDC to address whether an efficiency lodge, hotel or hotel efficiency zoning designation can rezone to a lodge unit if it can also demonstrate that the property does not have hotel-like amenities such as on-site management and check in/check out services. A majority of the efficiency lodge units are found on properties that operate like a hotel. There are some efficiency lodge units that are on properties that have never operated like a hotel. Rezone and density transfers may be appropriate for efficiency lodge units on properties that do not function like a hotel and can otherwise meet the criteria for a rezone and density transfer. A rezone from hotel, efficiency lodge or hotel efficiency to a lodge zoning designation can occur so long as the efficiency lodge unit can demonstrate adequate density, parking, meet the unit configuration requirements, meet the criteria in the rezone section of the CDC, is consistent with the comprehensive plan, and meets building code requirements (on a case by case basis). A lodge unit can be lived in as a primary residence (unless it is subject to the condominium-hotel regulations in the CDC). A hotel, lodge, efficiency lodge, or efficiency hotel cannot rezone to a condominium per the CDC.

### **Short Term Accommodations Definition.**

Short Term Accommodations have local and state definitions that are defined as less than 30 days for the purposes of collecting [short-term accommodations sales tax](#). Although when an owner or a property management books and then pays taxes to the Town for short term accommodations use based upon stays of less than 30 days, the definition of Short-Term Accommodation was not otherwise defined in the CDC. Adding this definition comports town practices and clarifies the intended use of hotel, efficiency lodge and hotel efficiency zoning designations.

### **Efficiency Lodge, Hotel and Hotel Efficiency Definitions.**

Council directed that the word "primarily" be removed from all the definitions listed above specific to zoning designations indicated to be used for short term accommodation use. This means that the zoning designations are defined as "for Short-Term Accommodations" rather than "primarily for short term accommodations." In 2013 with adoption of the CDC, all the definitions changes from "means" to "allows for." "Allows for" is ambiguous language. All prior same definitions used



the term “means” or “is.” Because staff’s charge was to provide clarity with this CDC amendment, we have revised the definitions to use the word “means” and strike the term “allows for.”

**PROPOSED MOTION**

Staff recommends the DRB provide a recommendation of approval to the town council with the following proposed motion:

*I move to recommend approval to the town council regarding an amendment to the CDC at Sections Section 17.4.9 Rezoning Process and 17.8 Definitions, attached as exhibit A with the following findings:*

- 1) *Consistent with CDC Section 17.1.7, the CDC amendment was initiated by the Town Council*
- 2) *That the proposed CDC amendments provide clarity and do not otherwise substantially change the intention of the town’s zoning designations, person equivalents, Density Limitations or use.*

*This motion is based on the evidence and testimony provided at a public hearing held on September 5, 2019 with notice of such hearing as required by the Community Development Code.*

2. **Step 2: Rezoning Development Application.** Rezoning development applications shall be processed as class 4 applications.

#### Criteria for Decision

3. The following criteria shall be met for the review authority to approve a rezoning development application:
  - a. The proposed rezoning is in general conformance with the goals, policies and provisions of the Comprehensive Plan;
  - b. The proposed rezoning is consistent with the Zoning and Land Use Regulations;
  - c. The proposed rezoning meets the Comprehensive Plan project standards;
  - d. The proposed rezoning is consistent with public health, safety and welfare, as well as efficiency and economy in the use of land and its resources;
  - e. The proposed rezoning is justified because there is an error in the current zoning, there have been changes in conditions in the vicinity or there are specific policies in the Comprehensive Plan that contemplate the rezoning;
  - f. Adequate public facilities and services are available to serve the intended land uses;
  - g. The proposed rezoning shall not create vehicular or pedestrian circulation hazards or cause parking, trash or service delivery congestion; and
  - h. The proposed rezoning meets all applicable Town regulations and standards.
4. The following additional criteria must be met for the review authority to approve a rezone application when an applicant applies to rezone a unit with efficiency lodge, hotel or hotel efficiency lodge zoning designation to a lodge zoning designation:
  - a. The unit that is the subject of the rezone and density transfer application shall not be located in a property that has any hotel-like amenities such as on-site management and check in/check out services.
5. It shall be the burden of the applicant to demonstrate that submittal material and the proposed development substantially comply with the rezoning review criteria.

#### D. General Standards

1. **Ordinance Required for Zone District Amendment.** Any change to the zone district, on a lot shall be by duly adopted ordinance.
  - a. All ordinances for a rezoning shall include a map reflecting the new zoning and associated boundaries.
  - b. A rezoning shall not become effective until thirty (30) days following the adoption of the rezoning ordinance.
2. **Ordinance Required for Change in Density or Zoning Designation.** Any change to the density or zoning designation assigned to a lot shall be by duly adopted ordinance that shall be recorded in the records of the San Miguel County Clerk and Recorder.
  - a. To the extent multiple recorded resolutions and/or ordinances exist with respect to the zoning designation of a lot, the most recently recorded resolution or ordinance shall prevail and shall have the effect of voiding all prior recorded



**Sandwich Board Signs:** Freestanding signs with signage on two (2) sides.

**Service Commercial:** Any establishment of which the primary activity is the provision of personal or professional service as opposed to products, such as attorney services, surveying services, title services, real estate services or beauty services.

**Short Term Accommodations: Any room or other accommodation in any habitable structure which must be rented, leased or otherwise occupied for a period of less than 30 (thirty) consecutive days (that is, any length of time between 1 and 29 consecutive days). This includes occupancy by any type of occupant, including but not limited to owners, tenants, guests and invitees.**

**Sign:** Any object, device, display, structure or part thereof situated outdoors or indoors, which is used to advertise, identify, inform, display, direct or attract attention to an object, person, institution, organization, business, religious group, product service, event or location by any means, including words, letters, figures, designs, symbols, fixtures, colors, illumination or projected images.

**Off-premise Signs:** Signs advertising goods, products or services that are not located or sold on the lot or premise on which the sign is located except for signs that project into a plaza area, directory signs and other off-premise signs as allowed by the Sign Regulations.

**Sign Area;** The area of the entire face of a sign shall be measured in determining sign area, including but not limited to the advertising surface and any framing trim or molding. On a two-sided sign where the faces are parallel to each other and separated by less than one (1) foot, only one (1) face is counted in calculating the sign area.

**Single-Family Condominium Unit:** See zoning designation and dwelling unit definitions.

**Single-Family Dwelling Unit:** See zoning designation and dwelling unit definitions.

**Site:** The entire area included in the legal description of the land on which a development activity is proposed in a development application.

**Site Coverage:** The total horizontal area of any building, carport, porte-cochere or arcade and shall also include walkways, roof overhangs, eaves, exterior stairs, decks, covered porch, terraces and patios. Such horizontal measurement shall be from the driplines of buildings and from the exterior surface of the total wall assembly.

**Site-Specific Development Plan:** The final approved development application plans for a development where (a) a development permit has been issued and no further development approvals are required except for a building permit as required by the Building Codes; and (b) an applicant has also concurrently sought and obtained a vested property right pursuant to the vested property rights process as set forth in Chapter 4.

**Site-Specific PUD Process or SPUD:** The process to create a site-specific PUD as set forth in the PUD Regulations.

**Workforce Housing:** Housing in workforce housing units (employee apartment, employee condominium, employee single-family or employee dorm zoning designations) provided for employees consistent with the workforce housing requirements of the CDC.

**Workforce Housing Requirements:** The regulations applicable to workforce housing as required by the CDC as set forth in Chapter 3.

**Workforce Housing Bonus Density:** Workforce housing density created after the incorporation of the Town that does not count towards the Density Limitation.

**Workforce Housing Restriction or "WHR" or Employee Housing Restriction "EHR:"** A Town ordinance or resolution adopted separately from the CDC that limits the use and occupancy of any individual dwelling unit or lot zoned employee apartment, employee condominium, employee single-family or employee dorm to an employee. New WHR applied by the Town after the effective date shall be consistent with the requirements of the employee housing policies of the CDC and the Comprehensive Plan, and such restriction shall not be removed in the event of a foreclosure.

**Workforce Housing Unit:** Includes employee apartments, employee dorms, employee condominiums and employee single-family that are subject to the WHR.

**Yard:** An open space at grade between a building and an adjoining lot, right-of-way, access tract or access easement. Yard is defined as follows:

**Yard, Front:** An open space extending across the full width of a lot extending from the front dripline of a building to the lot line.

**Yard, Side:** An open space on either side of a building extending to the front yard, rear yard and the adjoining lot lines.

**Yard, Rear:** An open space extending across the full width of a lot extending from the back dripline of a building to the rear lot line.

Where a lot has frontage on multiple sides of a lot, the Planning Division shall work with the developer on determining the applicable yards with front yards abutting against the frontages in most situations.

**Zoning:** The zoning designation assigned to a lot.

**Zoning Designation:** The specific type of uses permitted on a lot by lot basis as provided for in Chapter 3. Zoning designations are defined as follows:

**Commercial:** A zoning designation that [allows for means](#) a broad range of commercial operations and services where there is pecuniary gain, such as but not limited to the following: sale of food, beverages, dry goods, furniture, appliances, bakery, automotive and vehicular equipment, hardware, sporting goods, clothing, building materials, plant materials and garden supplies, equipment rental and personal services establishments including banks, attorneys, barber and beauty shops, day care, private schools, surveyors, laundry or dry cleaning pick up and drop locations, laundromats, photo studios, shoe repair shops, tailor shops, vehicular rental shops, offices, and arts and crafts studios.

**Condominium:** A zoning designation that [allows for means](#) multi-family dwellings [dwelling](#) located in [a](#) condominium community.



**Efficiency Lodge:** A zoning designation that ~~allows for means~~ a habitable, one- (1) room space with separate bath and limited kitchen facilities used ~~primarily for short-term accommodations for~~ Short-Term Accommodations. Limited kitchen facilities may include a sink, microwave, two-element burner, and six (6) cubic foot (maximum) refrigerator, ~~trash compactor and garbage disposal~~. These units may be located in a condominium community.

**Employee Apartment:** A zoning designation that ~~allows for means~~ employee apartment multi-family dwelling units that cannot be separately subdivided or conveyed as individual condominium units the occupancy of which is limited to employees and are encumbered by the workforce housing restriction.

**Employee Condominium:** A zoning designation that ~~allows for means~~ employee condominium multi-family dwellings, the occupancy of which is limited to employees and is encumbered by the workforce housing restriction within a condominium community

**Employee Dorm:** A zoning designation that ~~allows for means~~ employee dorm units that are within a building with individual sleeping rooms that provide sleeping and living accommodations with shared kitchen and recreational facilities and that cannot be separately subdivided or conveyed as individual units, the occupancy of which is limited to employees that are encumbered by the workforce housing restriction.

**Employee Single-Family:** A zoning designation that ~~allows for single means~~ single-family dwelling units, the occupancy of which is limited to employees and is encumbered by the workforce housing restriction.

~~**Efficiency Lodge:** A zoning designation that allows for a habitable, one-room space with separate bath and limited kitchen facilities used primarily for short-term accommodations. Limited kitchen facilities may include a sink, microwave, two-element burner, six (6) cubic foot (maximum) refrigerator, trash compactor and garbage disposal. These units may be in a condominium community.~~

**Hotel:** A zoning designation that ~~allows for means~~ a ~~one~~habitable (1) room space with separate bath and limited kitchen facilities used ~~primarily for short-term accommodations for~~ Short Term Accommodations. Limited kitchen facilities may include a sink, microwave, two-element burner, and a six (6) cubic foot (maximum) refrigerator. These units may be in a condominium community.

**Hotel Efficiency:** A zoning designation that ~~allows for means~~ a habitable two (2) room space, or one (1) room plus a mezzanine, with separate bath and limited kitchen facilities used ~~primarily for short-term accommodations for~~ Short Term Accommodations. Limited kitchen facilities may include a sink, microwave, two-element burner and a six (6) cubic foot (maximum) refrigerator. These units may be in a condominium community.

**Industrial:** A legal, conforming zoning designation that allows for light manufacturing and assembly, including sheet metal fabrication and wood work; building and landscaping contractors and special trade contractors such as cabinetry, carpet and flooring, insulation, roofing, mechanical, plumbing and heating; wholesale sales and distributors; welding and machine shops; food service distribution; cleaning and janitorial supply; bulk storage and distribution facilities for fuels, explosives, pesticides, solvents, corrosives, paving, excavation, hauling and other contracting services involving heavy equipment, maintenance and repair of trucks and heavy equipment, electric utility substation, water treatment plant, water storage and distribution

facilities, snow making facilities, ski area maintenance operations, cable TV operations and other service facilities. A lot shall not be re-zoned to include this zoning designation due to the Comprehensive Plan's envisioned phase out of industrial uses from the town over time. Lots with this zoning designation prior to the effective date of the CDC are considered legal, conforming uses.

**Lodge:** A zoning designation that ~~allows for~~means a two (2) room space plus a mezzanine with up to two separate baths and a full kitchen. These units may be in a condominium community.

**Non-Subdivideable Duplex:** A legal, non-conforming zoning designation that ~~allows for~~means construction of two (2) dwelling units as provided for in the Zoning Regulations and the single-family zone district. A lot may not be re-zoned to include this zoning designation in order to ensure the integrity of the overall single-family zone district. Lots with this zoning designation prior to the effective date of the CDC are considered legal, non-conforming uses.

**Parking:** A zoning designation that ~~allows~~means for parking uses, including but not limited to the following: private or public vehicle parking structures or surface parking, private office and commercial uses that are transportation, tourist or town-related and that are accessory to a parking structure, general access, utility installation and maintenance, drainage and transportation systems and all buildings and incidental facilities related to the use. Notwithstanding the above, no use is allowed that is incompatible with the general resort nature of the town.

**Single-Family:** A zoning designation that ~~allows for~~means construction of a building containing one (1) dwelling unit and one (1) accessory dwelling unit (accessory dwelling unit can also be detached per accessory dwelling unit requirements) as provided for in the zoning regulations.

**Single-Family Common Interest Community:** A zoning designation that ~~allows for~~means a detached building containing only one (1) single-family dwelling unit that is located within a common interest community with at least three (3) or more single-family dwelling units in such community.

**Single-Family Condominium:** A zoning designation that ~~allows for~~means a detached building containing only one (1) dwelling unit that is located within a condominium community with at least three (3) or more single-family dwelling units located on a lot.

**Zone District:** A specifically delineated area or district that establishes the base zoning areas for the town with specific zone districts and associated Zoning Regulations specified in Chapter 3 and the CDC.

**Zoning Regulations:** The Zoning Regulations set forth in Chapter 3 of this CDC and associated supplementary regulations established in Chapter 6.





**COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING DIVISION**

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

**Agenda Item No. 16**

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**TO:** Town Council

**FROM:** Michelle Haynes, Planning and Development Services Director and Sarah Abbott, Attorney, the law offices of J. David Reed

**FOR:** Meeting of August 15, 2019

**DATE:** August 6, 2019

**RE:** Efficiency Lodge Zone Designation Work session

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**BACKGROUND**

The Town Council continued work sessions related to short term accommodations and efficiency lodge zoning designations from the March 21, 2019 and April 29, 2019 Town Council meetings. At those meetings Town Council asked that staff provide the following information and answer the questions below:

- i. a recap and history of zoning designations
- ii. why we have a Density Limitation
- iii. what is density
- iv. identify why zoning designations matter
- v. what are efficiency lodge units
- vi. how are efficiency lodge units different from other zoning designations
- vii. explain the reasons why the issue is before Town Council
- viii. possible next steps

This information is being provided as part of this continued discussion item.

**Attachment:** Powerpoint Presentation dated August 15, 2019

/mbh

# Efficiency Lodge Zoning Designation Discussion

Town of Mountain Village  
August 15, 2019





# History of Density Limitations in the Mountain Village

The Town of Mountain Village (MV) was originally an approved San Miguel County Planned Unit Development (PUD) with an executed final PUD approval on December 22, 1981 and furthered by a final agreement and plat, (amended through Dec 17, 1992) and recorded on January 19, 1993.

The Telluride Company and San Miguel County agreed to density limitations as a condition of PUD approval of a total of 8,015 (with exceptions and notations) person equivalents<sup>1</sup>. A zoning and final PUD map/plat was produced that assigned all the density to lots throughout the PUD.

A condition of County approval allowed the MV density to be transferred within the PUD boundary.

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<sup>1</sup>Definition of Person Equivalent: The theoretical number of people assigned to each type of zoning designation unit that is used to calculate the Density Limitation based on the actual number of units built and planned within the Original PUD Boundary.

# Town County Settlement Agreement

When the Town of Mountain Village incorporated in 1995, San Miguel County sued the MV in an effort to retain land use jurisdiction pursuant to the PUD which resulted in a settlement agreement with the County which was recorded on September 8, 1999.

As a compromise, the settlement agreement established person equivalents, for a list of dwelling unit types also called zoning designations consistent with the zoning designations and densities assigned through the PUD. This reaffirmed the density limitation (commonly called density cap) from the PUD.

The settlement agreement increased the total person equivalent density of the Mountain Village to 8,027 person equivalents also referred to as the Density Limitation<sup>1</sup>.

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<sup>1</sup>**Density Limitation:** The total maximum density within the boundaries of the Original PUD Boundary, including zoned, platted or banked density is 8,027 person equivalents except for new workforce housing subject to the workforce housing restriction.

# Zone Districts

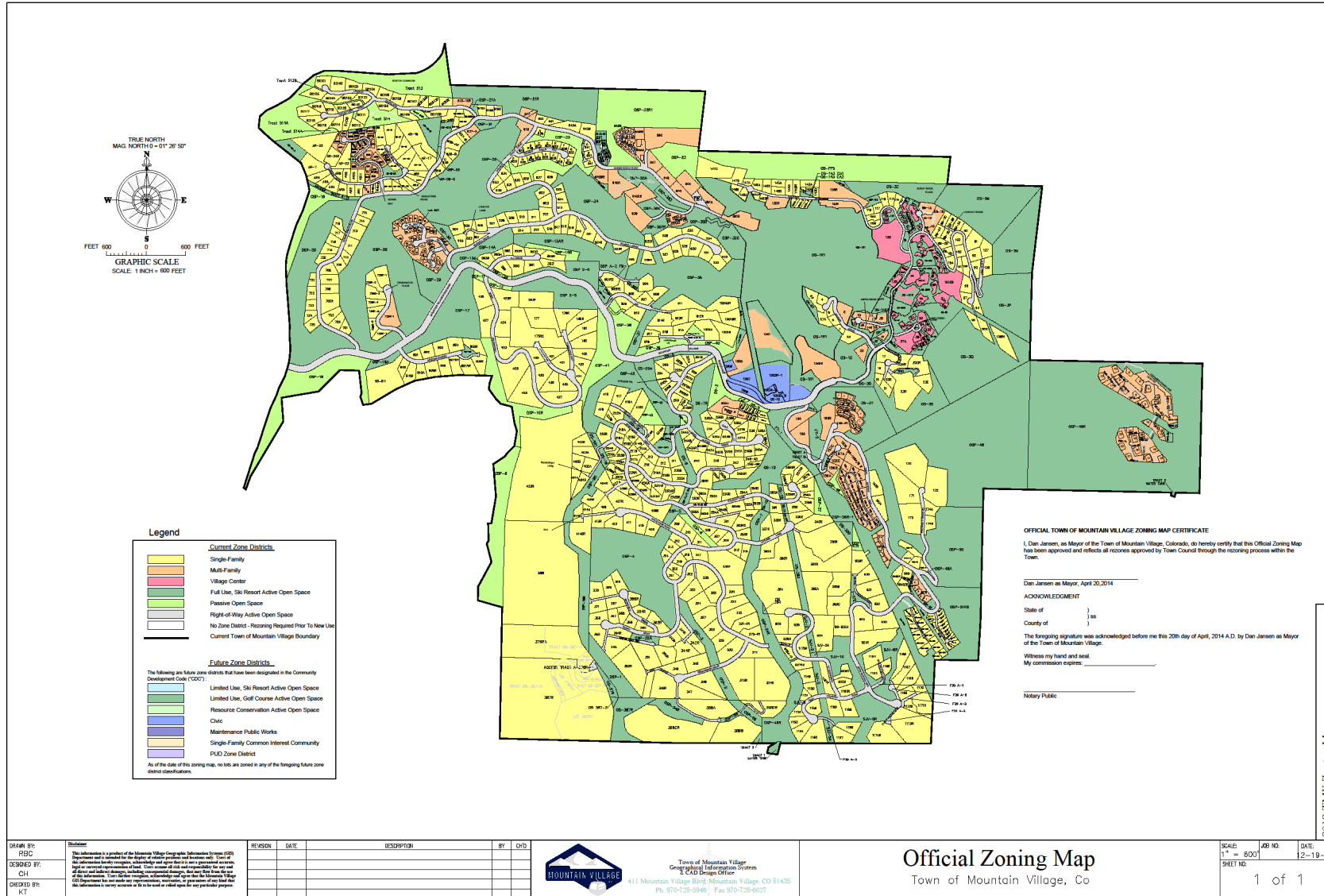
The MV has underlying zone districts which are typical and standard for most communities. The MV zone districts are listed as follows:

- Multi-family
- Single Family
- Village Center
- Civic
- Active Open Space (with five categories contained within it)
- Passive Open Space
- Maintenance-Public Works
- Single-Family Common Interest Community
- PUD

Zone Districts allow certain types of broadly defined uses and associated zoning regulations.



# Zone District Map



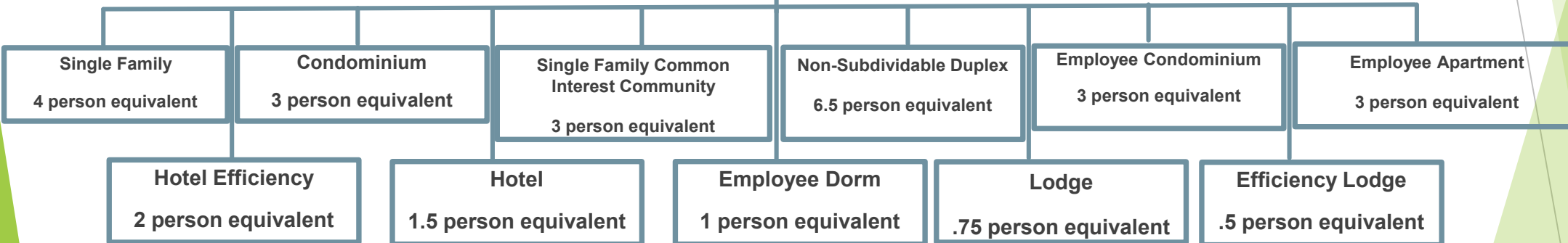
# MV ZONING FLOW CHART

## ZONE DISTRICTS

Broadly defined uses and associated regulations

## ZONING DESIGNATIONS

The specific type of uses permitted on a lot by lot basis



# ZONING DESIGNATIONS

Zoning Designations in the Mountain Village establish further zoning, use limitations and person equivalents on each lot. Zoning designations are a unique (to the MV) subset to the more typical zone district regulations. This is because of the PUD origin of the Mountain Village which carried over pursuant to the town county settlement agreement that the Mountain Village is subject to a Density Limitation.

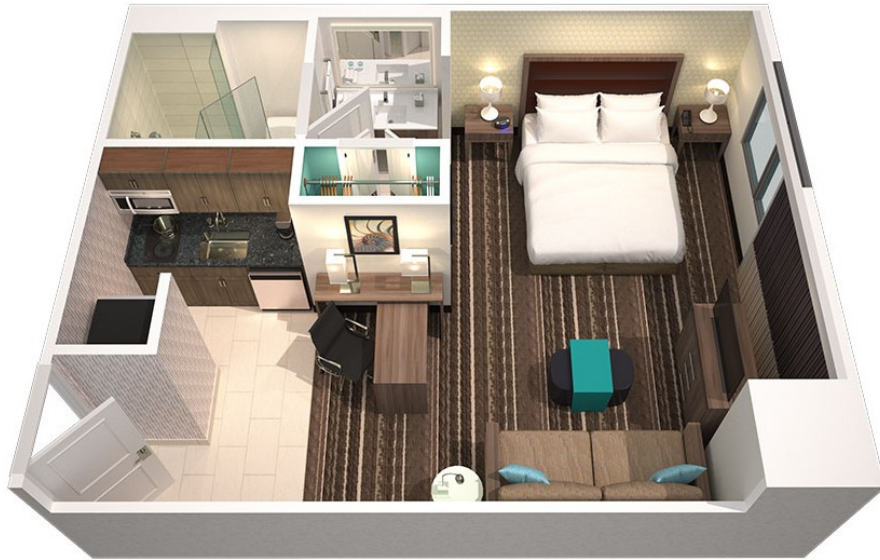


# Zoning Designations

## Efficiency Lodge & Hotel

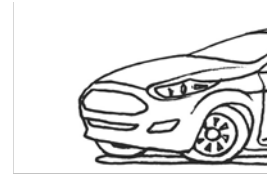
### Key Elements:

- One room
- Separate bathroom
- Limited kitchen facilities
- Primarily for short term accommodations use



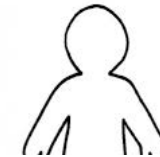
## Parking Space Requirement

.5 parking spaces

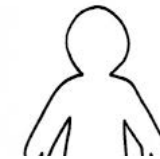


## Person Equivalents

Efficiency Lodge .5



Hotel 1.5



Limited kitchen facilities means it may include a sink, microwave, two-element burner, six (6) cubic foot (maximum) refrigerator, trash compactor and garbage disposal.

# Zoning Designations

## Lodge

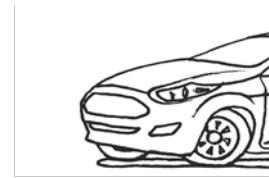
### Key Elements:

- Two Rooms plus a mezzanine
- Up to two bathrooms
- Full Kitchen
- No use limitation (except pursuant to the condominium hotel regulations)



## Parking Space Requirement

.5 parking spaces



## Person Equivalent

.75



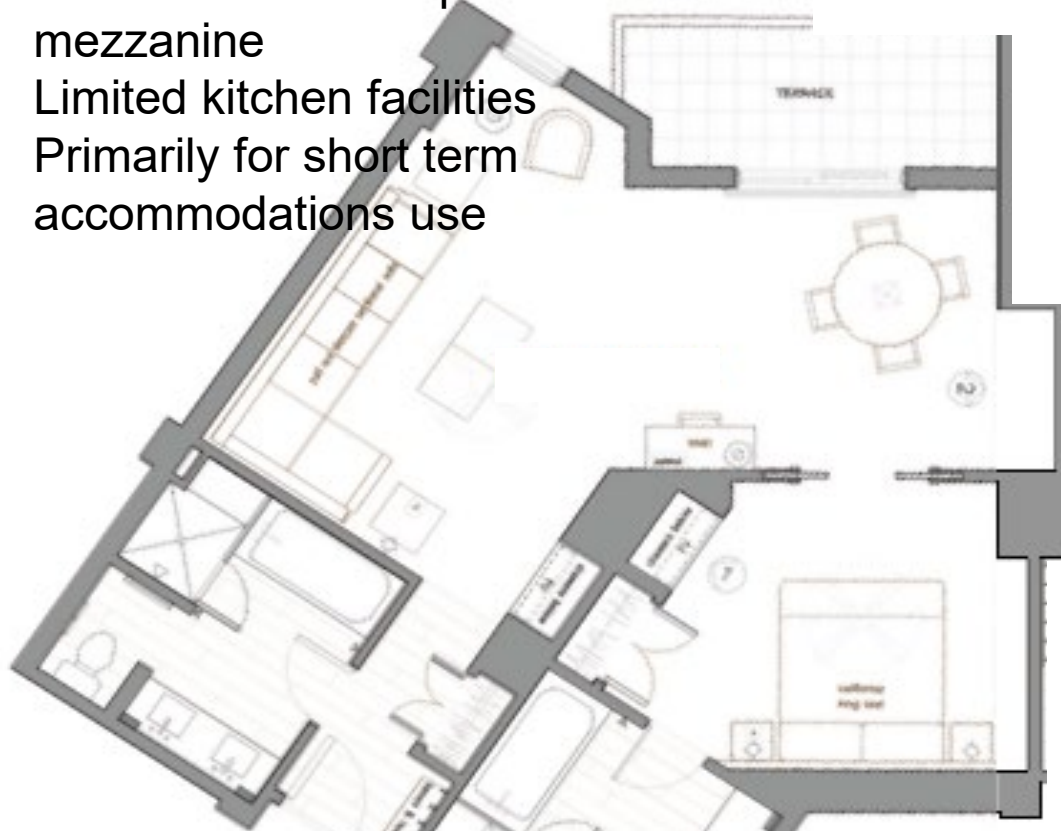
Full kitchen means any common room in a dwelling unit that is used, intended, or designed to be used for cooking or preparation of food. A kitchen shall not be located in a bedroom.

# Zoning Designations

## Hotel Efficiency

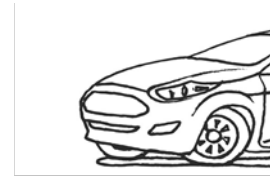
### Key Elements:

- 2 rooms or 1 room plus a mezzanine
- Limited kitchen facilities
- Primarily for short term accommodations use



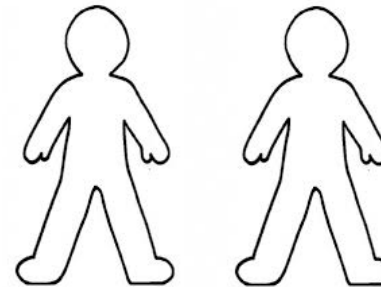
## Parking Space Requirement

.5 parking spaces



## Person Equivalent

2



Limited kitchen facilities means it may include a sink, microwave, two-element burner, six (6) cubic foot (maximum) refrigerator, trash compactor and garbage disposal.

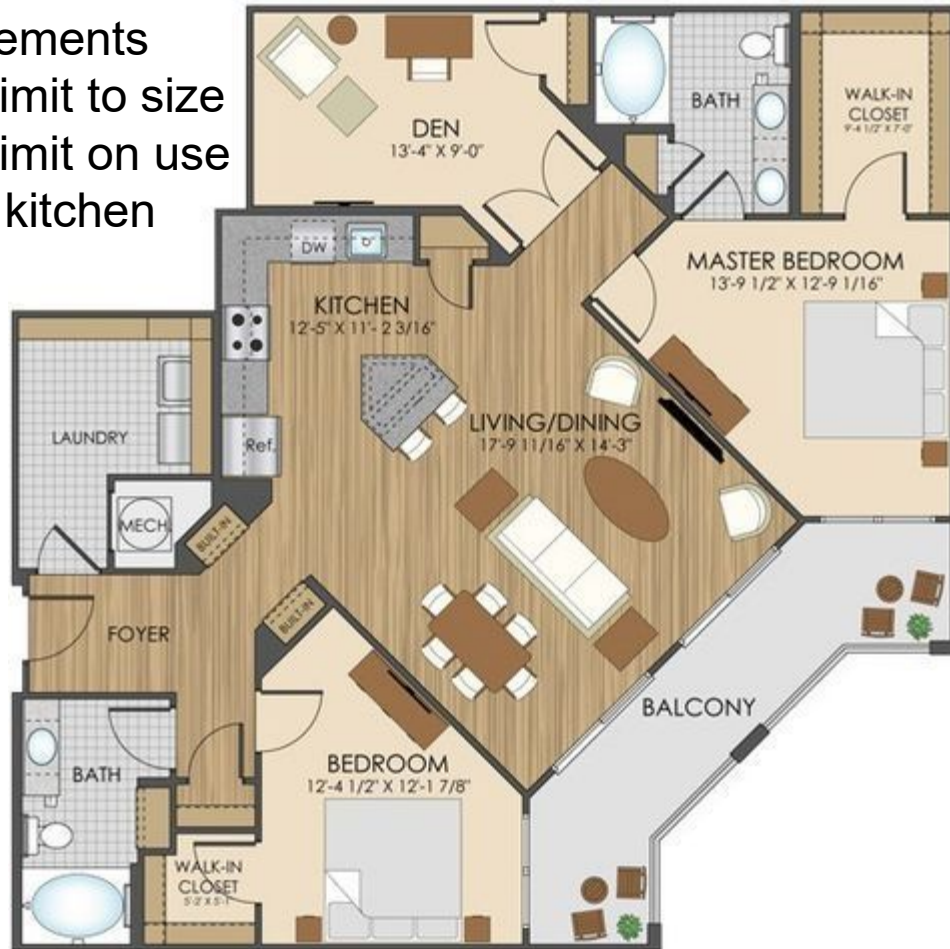


# Zoning Designations

## Condominium

### Key Elements

- No limit to size
- No limit on use
- Full kitchen



Full kitchen means any common room in a dwelling unit that is used, intended, or designed to be used for cooking or preparation of food. A kitchen shall not be located in a bedroom.

## Parking Space Requirement

1.5 Parking Spaces



## Person Equivalent

3



# Zoning Designations

## Single Family

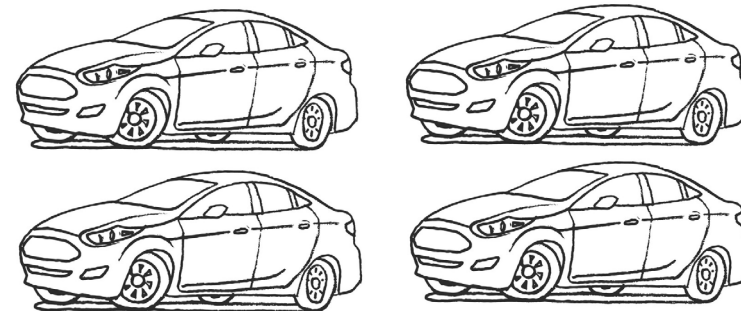
### Key Elements:

- Limited to one dwelling unit and one accessory dwelling unit
- Building size limited to site coverage maximums (dependent upon acreage)
- Residential use
- Full kitchen

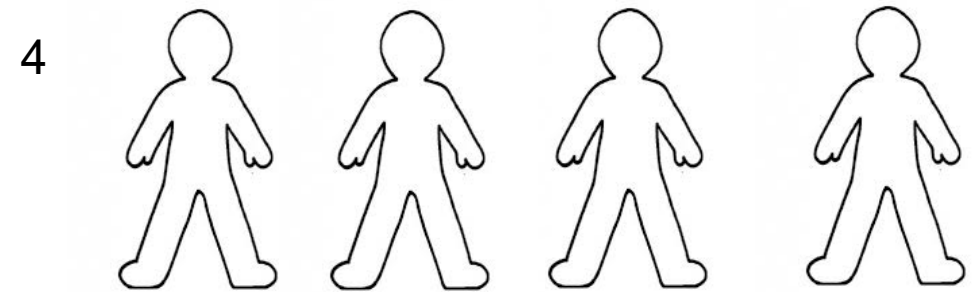


## Parking Space Requirement

4 Parking Spaces (2 enclosed, 2 exterior)



## Person Equivalent



Full kitchen means any common room in a dwelling unit that is used, intended, or designed to be used for cooking or preparation of food. A kitchen shall not be located in a bedroom.

# Zoning Designations

Hotel and Efficiency Hotel zoning designations were assigned zoning designations pursuant to the county PUD.

The Town added Efficiency Lodge as a zoning designations in 1997 by ordinance 1997-01 as an effort to encourage condominium conversions to efficiency lodge zoning designations in the Village Center. Efficiency Lodge units replaced hotel units overtime and with rezone applications, because efficiency lodge units have the same unit configuration and less person equivalent (1.5 hotel versus .5 person efficiency lodge person equivalents).

Lodge replaced Hotel Efficiency in use and zoning over time and with rezone applications because it is the same unit configuration, less person equivalent, and has the option to provide a full kitchen. (2 hotel efficiency person equivalents versus .75 lodge person equivalents).



# DENSITY BANK

The density bank was created for the purpose of preserving undeveloped density for future development.

When density is transferred to the density bank it is unassigned to a lot but retains the zoning designation (and person equivalent) from the original lot to which it was assigned unless it is rezoned through the density transfer and rezone process.

# DENSITY TRANSFERS

Consistent with the settlement agreement, density can be transferred within the MV to other lots or moved to the density bank to be used for future development.

Through a MV rezone and density transfer process density can be moved from a lot to another lot, or from the density bank to a lot, or from a lot to the density bank. The density can be rezoned to a different zoning designation with a conversion of person equivalents based on the designated person equivalents for each zoning designation, except for the following:

Lodge, efficiency lodge, hotel and hotel efficiency may not be rezoned to condominium zoning designation pursuant to the Community Development Code (CDC).

# DENSITY TRANSFER PROCESS

For example:

Through a density transfer and rezone process one could rezone the 1 condominium zoning designation to 6 efficiency lodge units and assign it to a vacant lot to be developed.

1 condominium (at 3 person equivalent<sup>1</sup>) = 6 efficiency lodge units (at .5 person equivalents or 3 person equivalent in total)

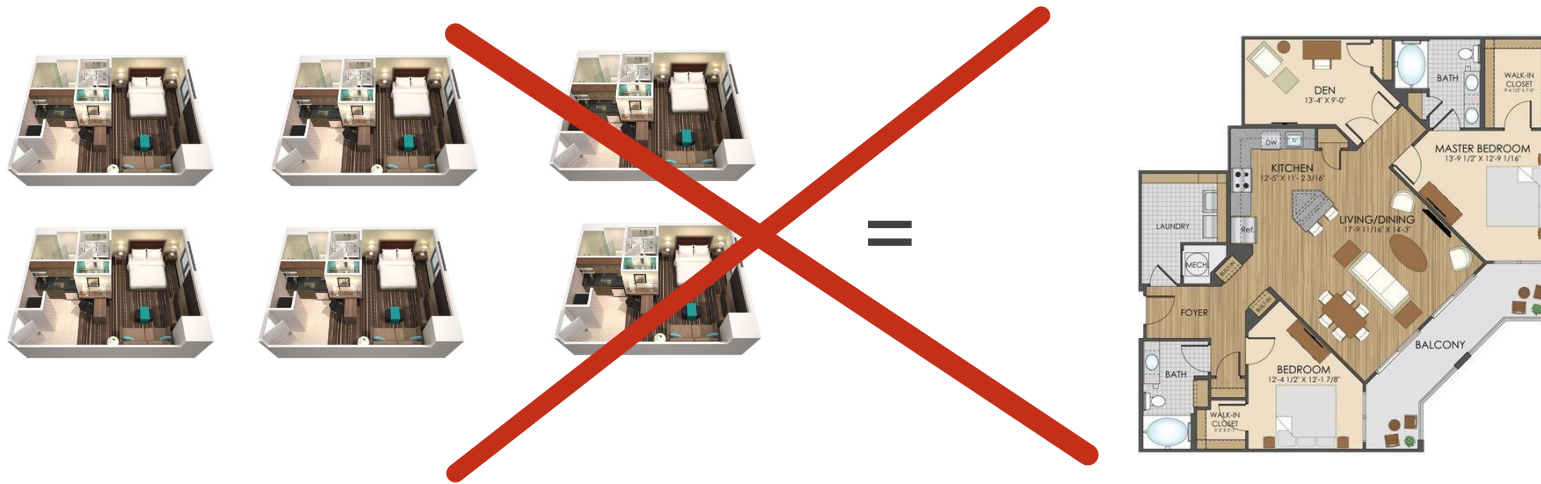


<sup>1</sup>Definition of Person Equivalent: The theoretical number of people assigned to each type of zoning designation unit that is used to calculate the Density Limitation based on the actual number of units built and planned within the Original PUD Boundary.



# DENSITY TRANSFER PROCESS

However the CDC expressly prohibits efficiency lodge, lodge, hotel or hotel efficiency zoning designations to be rezoned to condominium zoning designations



<sup>1</sup>Definition of Person Equivalent: The theoretical number of people assigned to each type of zoning designation unit that is used to calculate the Density Limitation based on the actual number of units built and planned within the Original PUD Boundary.

# Efficiency Lodge Definition

An Efficiency Lodge Unit is defined as a habitable one room space, with a separate bath, and limited kitchen facilities, used **primarily** (the word primarily was added in 1998) for short-term accommodations. Limited kitchen facilities may include a sink, microwave, six cubic foot (maximum) refrigerator, trash compactor and garbage disposal. These units may be in a condominium community.

## Note:

The efficiency lodge definition is the same as the hotel definition in the CDC today, although in 1995 hotels were limited by definition to only a sink and a six cubic foot refrigerator, and pursuant to the PUD the definition simply stated “without full kitchen facilities.”

# Efficiency Lodge Use Limitations

The following summary limitations apply to efficiency lodge units:

- They are permitted in the multi-family zone district and Village Center zone district.
- They cannot be rezoned to a condominium zoning designation.
- They require .5 parking spaces per unit.
- They are dimensionally limited to one habitable room, a separate bathroom, and limited kitchen facilities.
- They are considered hotbeds pursuant to the Comprehensive Plan.
- They carry different building code requirements as a hotel room, not a residence.
- They are intended to be used primarily for accommodations use (e.g. not a primary residence).



# Efficiency Lodge Fee Implications

- Telluride Mountain Village Homeowner Association (TMVOA) dues are 1/4 of the cost for an Efficiency Lodge versus a Condominium zoning designation.
- Water and sewer tap fees are 2/3 less for Efficiency Lodge zoning designations versus condominium<sup>1</sup> zoning designations associated with new construction.

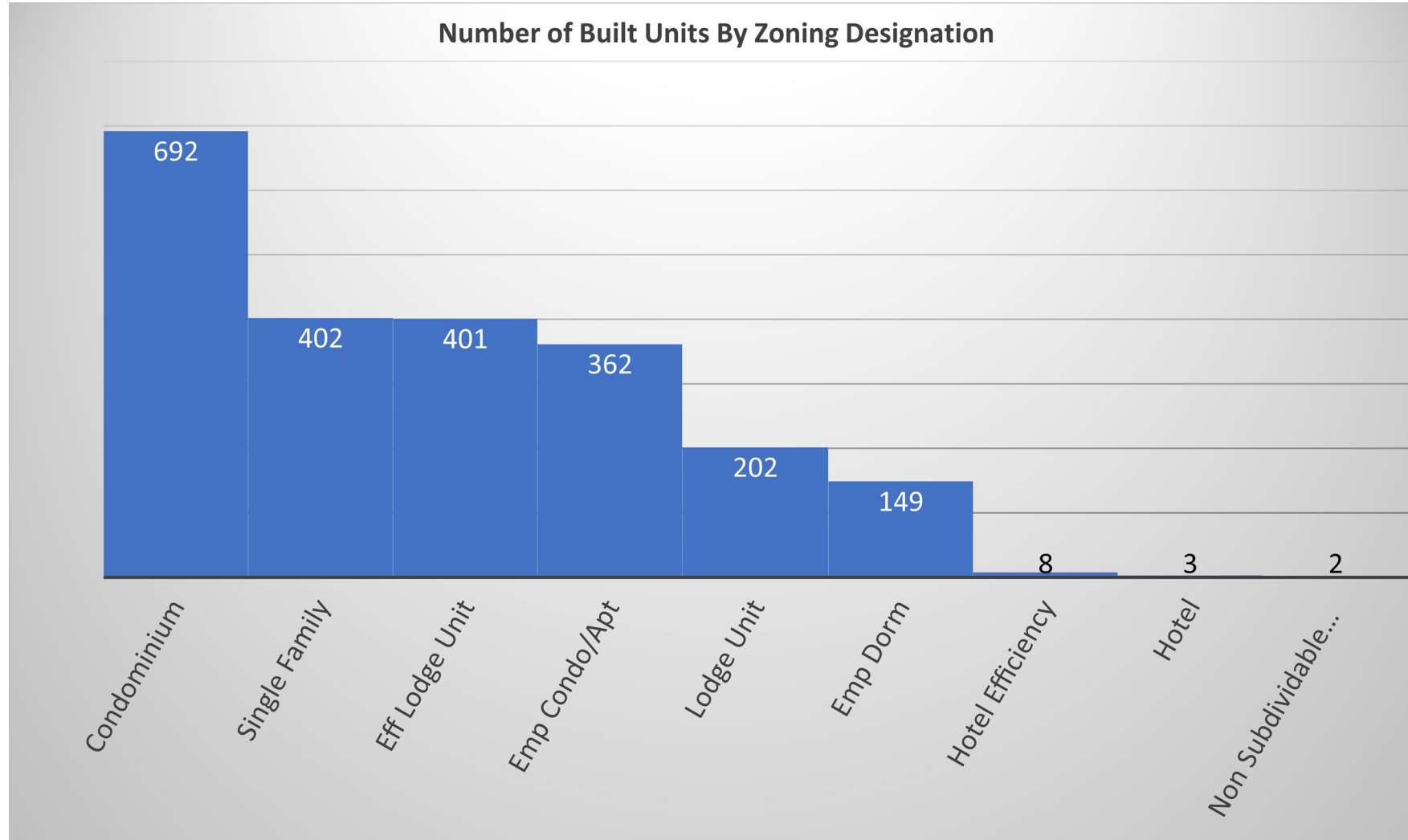
<sup>1</sup> lock-offs attached to condominium units were defined as bedrooms and not considered units nor did they carry unit designations for many of the early years in the MV.

# Comprehensive Plan Considerations

- Efficiency Lodge units are defined as hotbed development in the Comprehensive Plan.
- Ensuring the preservation of hotbeds is a primary precept in the Comprehensive Plan specifically as it relates to economic vibrancy.
- Hotbed: a lodging/accommodation type unit that is available on a nightly basis or for short-term rentals; this would include hotel units, hotel efficiency units, lodge units<sup>1</sup> and efficiency lodge units.
- The Comprehensive Plan notes 836 existing hotbed units with a midrange of 1,775 units and a high range of 2,164 units constructed to meet our economic modeling goals.

<sup>1</sup> Even through the Comprehensive Plan considers lodge units hotbeds, the CDC does not restrict occupancy of these units broadly (and otherwise only if the project is subject to the condominium-hotel regulations).

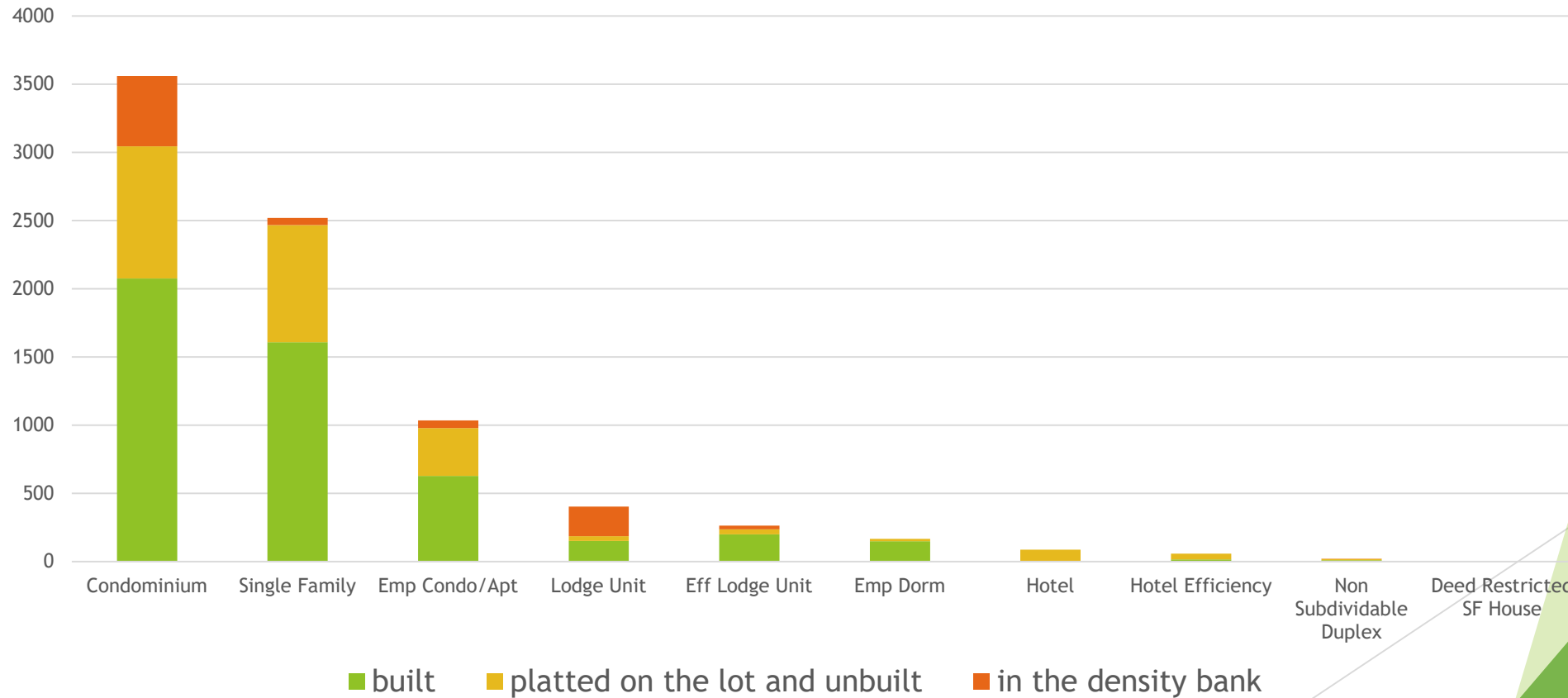
# Number of Built Units By Zoning Designation





# Zoning Designations Total Including Built, Platted and Unbuilt and In the Density Bank

Density Limitation Total for MV  
Built, Platted and Unbuilt and in the Density Bank by Zoning Designation  
In Person Equivalents



# Why is the Town Concerned

- ▶ Vibrancy/Hotbeds commitment in the Comprehensive Plan and as a primary basis of the economic model and premised on a tourist economy
- ▶ Adhering to laws and consistency in enforcement
- ▶ Adherence to Town County Settlement Agreement
- ▶ Clarity moving forward for the community

# Potential Next Steps

## Amend CDC Maximum Nights

- Amend the CDC to specify that “short term” means a period of less than 30 consecutive days.
- Add a restriction that efficiency lodge units cannot be occupied by the owner for more than [30,60,90 less than 6 months] total (nonconsecutive) in a calendar year with (or without) demonstrating that the unit is in a rental pool.

## Amend CDC Rezone Section

- Amend the CDC to add criteria for rezoning from efficiency lodge, hotel, or hotel efficiency to a lodge unit, such as whether the unit is on a property with onsite property management and hotel-like amenities.



# Potential Next Steps

## Rezone or Compliance

- Give owners a period of time to either rezone from efficiency lodge to lodge or come into compliance with the CDC.
  - Owners currently in violation who want to rezone would need to, at a minimum:
    - Acquire density
    - Demonstrate they meet the parking requirement
    - Bring the efficiency lodge to a lodge standard per the building code (e.g. including, but not limited to, electric requirements)
    - Record condo map amendment to clarify unit designation, unit size and use limitations
    - Obtain necessary HOA approvals
    - Determine change in TMVOA tax assessment (if any)
    - Rezones require conformance with the Comprehensive Plan (e.g., if a property is on flag site, it triggers other obligations)

Questions?

