

**TOWN OF MOUNTAIN VILLAGE  
REGULAR DESIGN REVIEW BOARD MEETING  
THURSDAY DECEMBER 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	Haynes	Action	Review and approval of the 2020 Design Review Board Meeting Schedule.
3.	10:05	5	Starr	Action	Reading and Approval of Summary of Motions of the of the November7, 2019 Design Review Board Meeting.
4.	10:10	0	Miller	Public Hearing Quasi-Judicial	Consideration of a Design Review: Initial Architecture and Site Review Application for 15 condominium units along with amenity space and associated with a requested Major PUD Amendment, on Lot 152R Country Club Drive, pursuant to CDC Section 17.4.11. <b>(This item has been withdrawn by the applicant)</b>
5.	10:10	15	Miller	Public Hearing Quasi-Judicial	A review and recommendation to Town Council regarding a rezone and density transfer application to rezone Blue Mesa Lodge (Lot 42B) Unit 21C from an Efficiency lodge zoning designation to Lodge zoning designation. Concurrent review and recommendation to Town Council regarding a variance for parking requirements. (Continued from 11-7-19)
6.	10:25	45	Miller	Public Hearing Quasi-Judicial	Consideration of a Design Review: Initial Architecture and Site Review Application for a new single-family residence on Lot 137, 102 Granite Ridge, pursuant to CDC Section 17.4.11.
7.	11:10	45	Starr	Public Hearing Quasi-Judicial	Consideration of a Design Review: Final Review Application for a new single-family residence, on Lot AR-53R2.125 Adams Way.
8.	11:55	30			Lunch
9.	12:25	30	Starr	Public Hearing Quasi-Judicial	Consideration of a Design Review application for a design variation to allow for a privacy gate along the driveway on Lot OS-1, 127 Rocky Road
10.	12:55	30	Starr	Public Hearing Quasi-Judicial	A review and recommendation to Town Council regarding a rezone and density transfer, and variance application to rezone Blue Mesa Lodge (Lot 42B) Units 22 A, B and C from three (3) efficiency lodge zoning designation units to one (1) Lodge zoning designation unit.
11.	1:25	5	Starr	Public Hearing Quasi-Judicial	A review and recommendation to Town Council regarding a rezone and density transfer to rezone Belvedere Units 2 and 3 from two (2) Condominium zoning designation units to one (1) Condominium zoning designation unit (APPLICANT HAS REQUESTED THIS ITEM BE CONTINUED TO 1.9.20 DESIGN REVIEW BOARD MEETING).

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).

**DESIGN REVIEW BOARDMEETING  
AGENDA FOR DECEMBER 5, 2019**

12.	1:30	30	Haynes	Legislative	A Review and Recommendation to Town Council regarding Community Development Code (CDC) amendments the Design Variations at Section 17.4.11.E.5 and Section 17.5.6 Building Design
13.	2:00	30	Haynes	Worksession	Worksession, A discussion regarding the CDC prohibition of Architectural Lighting at CDC Section 17.5.12.C. Prohibited Lighting.
14.	2:30				Adjourn

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**2020 DRB Meeting Schedule**

DRB Meeting Dates for 2020	
Thursday, January 9, 2020 (Replaces January 2 <sup>nd</sup> )	10am
Thursday, February 6, 2020	10am
Thursday, March 5, 2020	10am
Thursday, March 26, 2020 (Replaces April 2 <sup>nd</sup> )	10am
Thursday, May 7, 2020	10am
Thursday, June 4, 2020	10am
Thursday, July 2, 2020	10am
Thursday, August 6, 2020	10am
Thursday, September 3, 2020	10am
Thursday, October 1, 2020	10am
Thursday, November 5, 2020	10am
Thursday, December 3, 2020	10am

**DESIGN REVIEW BOARD MINUTES  
TOWN OF MOUNTAIN VILLAGE  
DESIGN REVIEW BOARD MEETING  
THURSDAY NOVEMBER 7, 2019**

agenda item 3

**Call to Order**

Vice Chairman David Craige called the meeting of the Design Review Board of the Town of Mountain Village to order at 10:00AM on November 7<sup>th</sup>, 2019 in the Town Hall Conference Room at 455 Mountain Village Boulevard Mountain Village, CO 81435.

**Attendance**

**The following Board members were present and acting:**

Cath Jett  
Keith Brown  
David Craige  
Adam Miller (1<sup>st</sup> alternate)  
Banks Brown  
Dave Eckman  
Liz Caton  
Greer Garner

**The following Board members were absent:**

Ellen Kramer (2<sup>nd</sup> alternate)

**Town Staff in attendance:**

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

**Public in attendance:**

Chris Hawkins  
Robert Stenhammer  
David Ballode  
Mike Kettell  
Stratton Andrews  
Lynn Kiklevich  
Rick Houston  
Marcy Pickering  
Amy Sickels  
James Lucarelli  
David MacKown  
Elaine Demas  
Judy Kohin

[chris@alpineplanningllc.com](mailto:chris@alpineplanningllc.com)  
[rstenhammer@telski.com](mailto:rstenhammer@telski.com)  
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[stratton@drewettworks.com](mailto:stratton@drewettworks.com)  
[lynn.kiklevich@fairmont.com](mailto:lynn.kiklevich@fairmont.com)  
[Rick.Houston@fairmont.com](mailto:Rick.Houston@fairmont.com)  
[marcy@peakpropertytelluride.com](mailto:marcy@peakpropertytelluride.com)  
[office@peakpropertytelluride.com](mailto:office@peakpropertytelluride.com)  
[jim@tellurideaffiliates.com](mailto:jim@tellurideaffiliates.com)  
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[elaine@telluridefoundation.org](mailto:elaine@telluridefoundation.org)  
[judy@ahhaa.org](mailto:judy@ahhaa.org)

**Reading and Approval of Minutes of the October 3<sup>rd</sup> and October 16<sup>th</sup>, 2019 Design Review Board Meeting**

On a **Motion** made by Keith Brown and Seconded by Cath Jett, the Design Review Board voted 7-0 to approve the October 3<sup>rd</sup> and October 16<sup>th</sup>, 2019 Summaries of Motions.

**Consideration of a Design Review: Final Review Application for a new single-family residence on Lot AR-53R2, 125 Adams Way.**

Planner Sam Starr presented the Consideration of a Design Review: Final Review Application for a new single-family residence on Lot AR-53R2, 125 Adams Way.

There was no public comment.

On a **Motion** made by Cath Jett and seconded by Liz Caton the DRB voted 7-0, to **continue** the consideration of a Design Review: Final Review Application for a new single-family residence on Lot AR-53R2, 125 Adams Way to the December 5<sup>th</sup>, 2019 Design Review Board Meeting.

**A review and recommendation to Town Council Regarding A Major Planned Unit Development (PUD) Amendment to Lots 126R and 152R Planned Unit Development (formerly referred to as the Rosewood PUD and now known as La Montage) including but not limited to, a density transfer and rezone in accordance with CDC Sections 17.3.8 and 17.4.12, and; Consideration of a concurrent Design Review Application for 18 condominium units associated with the above referenced Major PUD Amendment and associated amenity space on Lot 152R pursuant to CDC Section 17.4.11.**

Planner John Miller presented the A review and recommendation to Town Council Regarding A Major Planned Unit Development (PUD) Amendment to Lots 126R and 152R Planned Unit Development (formerly referred to as the Rosewood PUD and now known as La Montage) including but not limited to, a density transfer and rezone in accordance with CDC Sections 17.3.8 and 17.4.12, and; Consideration of a concurrent Design Review Application for 18 condominium units associated with the above referenced Major PUD Amendment and associated amenity space on Lot 152R pursuant to CDC Section 17.4.11. Consideration of a concurrent Design Review Application for 18 condominium units associated with the above referenced Major PUD Amendment and associated amenity space on Lot 152R pursuant to CDC Section 17.4.11. Chris Hawkins of Alpine Planning, LLC presented on behalf of the applicant.

K. Brown recused himself due to a conflict of interest.

There was no public comment.

On a **Motion** made by David Craige, and seconded by David Eckman, the DRB voted 7-0 to recommend approval to Town Council regarding A Major Planned Unit Development (PUD) Amendment to Lots 126R and 152R Planned Unit Development (formerly referred to as the Rosewood PUD and now known as La Montage) including but not limited to, a density transfer and rezone in accordance with CDC Sections 17.3.8 and 17.4.12,, with the following specific approvals, findings and conditions:

1. *Prior to issuance of a CO the property owner will enter into a General Easement Encroachment Agreement with the Town of Mountain Village for the subterranean soil nail encroachments to the south of the development.*
2. *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.*
3. *A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the GE.*

4. *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.*

On a **Motion** made by David Craige, and seconded by Cath Jett, the DRB voted 7-0 to **continue** the Consideration of a concurrent Design Review Application for 18 condominium units associated with the above referenced Major PUD Amendment and associated amenity space on Lot 152R pursuant to CDC Section 17.4.11. to the December 5<sup>th</sup>, 2019 regular Design Review Board Meeting.

**A Review and Recommendation to Town Council regarding a Conditional Use Permit for a Real Estate Office in a Primary Pedestrian Area on Lot 65, 618 Mountain Village Boulevard**

Planner Sam Starr presented the Review and Recommendation to Town Council regarding a Conditional Use Permit for a Real Estate Office in a Primary Pedestrian Area on Lot 65, 618 Mountain Village Boulevard. Marcy Pickering of Peaks Property Management presented on behalf of the applicant.

There was no public comment.

On a **Motion** made by Keith Brown, and seconded by Greer Garner, the DRB voted 7-0 to recommend approval to Town Council regarding a Conditional Use Permit for a Real Estate Office in a Primary Pedestrian Area on Lot 65, 618 Mountain Village Boulevard, with the following findings and conditions:

Findings:

1. *The Design Review Board finds that the proposed application meets the 9 criteria for a Conditional Use Permit approval as outlined in CDC Section 17.4.14(D) Conditional Use Permits Criteria for Decision.*

Conditions:

1. *The Conditional Use Permit shall be valid for a period of three years (3) with an annual review by the Town Council thereafter, with the applicant responding to any valid issues as they arise during operation or the annual review.*
2. *Any additional deviations, modifications or alterations to the business operations described in this approval will require the applicant to submit a new application for Conditional Use Permit Review.*

**A review and recommendation to Town Council regarding a rezone and density transfer application to rezone Blue Mesa Lodge (Lot 42B) Units 30A and 30B from two (2) efficiency lodge zoning designation units to one (1) Lodge zoning designation unit.**

Planning and Development Services Director Michelle Haynes, presented the review and recommendation to Town Council regarding a rezone and density transfer application to rezone Blue Mesa Lodge (Lot 42B) Units 30A and 30B from two (2) efficiency lodge zoning designation units to one (1) Lodge zoning designation unit. Jim Lucarelli presented on behalf of the applicant.

K. Brown recused himself due to a conflict of interest.

There was no public comment.

On a **Motion** made by David Craige, and seconded by David Eckman, the DRB voted 7-0, recommend approval to Town Council of a rezone and density transfer application to rezone Blue Mesa Lodge (Lot 42B) Units 30A and 30B from two (2) efficiency lodge zoning designation units to one (1) Lodge zoning designation unit, with the following findings and conditions:

Findings:

1. The applicant has the requisite required density of .75 person equivalents to execute a rezone from efficiency lodge to lodge zoning designation.
2. The applicant has met or exceeded the parking requirement of .5 parking spaces
3. Blue Mesa Lodge is not identified in the Comprehensive Plan for redevelopment.

Conditions:

1. The applicant shall submit a condo map amendment and associated declarations, to the Town for review and approval showing the Units 30A and 30B as one renumbered Lodge unit.
2. The Lot list shall be updated to reflect the rezone from two efficiency lodge units to one lodge unit.

**A review and recommendation to Town Council regarding a rezone and density transfer application to rezone Blue Mesa Lodge (Lot 42B) Unit 41A from one (1) efficiency lodge zoning designation units to one (1) Lodge zoning designation unit.**

Planner Sam Starr presented the review and recommendation to Town Council regarding a rezone and density transfer application to rezone Blue Mesa Lodge (Lot 42B) Units 41A from one (1) efficiency lodge zoning designation units to one (1) Lodge zoning designation unit. Keith Brown represented himself in this matter.

K. Brown recused himself due to a conflict of interest.

There was no public comment.

On a **Motion** made by Liz Caton, and seconded by Cath Jett, the DRB voted 7-0, recommend approval to Town Council of a rezone and density transfer application to rezone Blue Mesa Lodge (Lot 42B) Units 41A from one (1) efficiency lodge zoning designation units to one (1) Lodge zoning designation unit, with the following findings and conditions:

Findings:

1. The applicant has the requisite required density of .75 person equivalents to execute a rezone from efficiency lodge to lodge zoning designation.
2. The applicant has met or exceeded the parking requirement of .5 parking spaces
3. Blue Mesa Lodge is not identified in the Comprehensive Plan for redevelopment.

Conditions:

1. The applicant shall submit a condo map amendment and associated declarations, to the Town for review and approval showing the Unit 41A one Lodge unit.
2. The Lot list shall be updated to reflect the rezone from one efficiency lodge unit to one lodge unit.

**A Review and Recommendation to Town Council regarding a Conditional Use Permit for a Public Art Installation on Lot OSP-49**

Planner Sam Starr presented the Review and Recommendation to Town Council regarding a Conditional Use Permit for a public art installation on lot OSP-49. Elaine Demas of the Telluride Foundation presented on behalf of the applicant.

There was no public comment.

On a **Motion** made by David Eckman, and seconded by Greer Garner, the DRB voted 5-2, with David Craige and Keith Brown voting against, to recommend approval to Town Council regarding a Conditional Use Permit for a public art installation on OSP-49, with the following findings and conditions:

Findings:

1. The Design Review Board finds that the applicants submittal requires Review of the Design Review Board for Conditional Use Permit approval
2. The Design Review Board finds that the proposed application meets the 9 criteria for a Conditional Use Permit approval as outlined in CDC Section 17.4.14(D) Conditional Use Permits Criteria for Decision.

Conditions:

1. Prior to installation, the applicant shall receive a building permit from the Building Division to ensure that the lattice structure and lighting system meet all relevant town building codes.
2. Per the request of the Public Works Director, the applicant shall submit a revised cutsheet prior to the December 12, 2019 Town Council meeting indicating overlaying the We are in this together installation with existing utilities to determine there will not be any damage to the infrastructure nearby.
3. Per the request of the Transit Director, the applicant shall work with gondola management during construction and removal phases to ensure there are no impacts to gondola infrastructure or operations.
4. The art installation shall only be visible and lit during the gondola hours of operation.
5. The art installation shall be in full working order and a maintenance and/or repair expectation determined so that all lighting is operational or repaired within a short period of time.
6. The Conditional Use Permit shall be valid for a period of 18 months with a quarterly review by the Planning Division Staff, with the applicant responding to any valid issues as they arise during the operation or annual review. Should, in the Planning Division Staff's sole discretion, significant issues arise concerning the Conditional Use Permit and the activities permitted thereunder arise, the bi-annual review may be elevated to the Town Council. The applicant shall in writing inform Planning Division Staff of any minor operational changes which shall be processed by Planning Staff as a Class 1 or 2 permit with the possibility to elevate to Class 4.
7. Staff has the authority to suspend operations if it is determined that the applicant or operator has failed to meet the conditions of approval.
8. The applicant shall, as needed, revegetate the site of the art display to a natural predisturbed state. This includes revegetating after the lattice structures have been removed at the end of the conditional use permit term.
9. The applicant shall post a cash deposit of one hundred twenty-five percent (125%) of the estimated costs to remove the art installation. This bond shall be held to guarantee that the installation will be deconstructed at the end of this 18-month period. Should the art installation be taken down in a timely and satisfactory manner, the town will release the bond.

**A review and recommendation to Town Council regarding a rezone and density transfer application to rezone Blue Mesa Lodge (Lot 42B) Units 33A and 33B from two (2) efficiency lodge zoning designation units to one (1) Lodge zoning designation unit.**

Planner Sam Starr presented the review and recommendation to Town Council regarding a rezone and density transfer application to rezone Blue Mesa Lodge (Lot 42B) Units 33A and 33B from two (2) efficiency lodge zoning designation units to one (1) Lodge zoning designation unit. Keith Brown represented himself in this matter.

K. Brown recused himself due to a conflict of interest.

There was no public comment.

On a **Motion** made by David Eckman, and seconded by Cath Jett, the DRB voted 7-0, recommend approval to Town Council of a rezone and density transfer application to rezone Blue Mesa Lodge (Lot 42B) Units 33A and 33B from two (2) efficiency lodge zoning designation units to one (1) Lodge zoning designation unit, with the

following findings and conditions:

Findings:

1. *The applicant has the requisite required density of .75 person equivalents to execute a rezone from efficiency lodge to lodge zoning designation.*
2. *The applicant has met or exceeded the parking requirement of .5 parking spaces*
3. *Blue Mesa Lodge is not identified in the Comprehensive Plan for redevelopment.*

Conditions:

1. *The applicant shall submit a condo map amendment and associated declarations, to the Town for review and approval showing the Unit 33A and 33B as one renumbered Lodge unit.*
2. *The Lot list shall be updated to reflect the rezone from two efficiency lodge units to one lodge unit.*

**A review and recommendation to Town Council regarding a rezone and density transfer application to rezone Blue Mesa Lodge (Lot 42B) Units 21A and 21B from two (2) efficiency lodge zoning designation units to one (1) Lodge zoning designation unit.**

Senior Planner John Miller presented the review and recommendation to Town Council regarding a rezone and density transfer application to rezone Blue Mesa Lodge (Lot 42B) Units 21A and 21B from two (2) efficiency lodge zoning designation units to one (1) Lodge zoning designation unit.

K. Brown recused himself due to a conflict of interest.

There was no public comment.

On a **Motion** made by David Eckman, and seconded by Cath Jett, the DRB voted 7-0, recommend approval to Town Council of a rezone and density transfer application to rezone Blue Mesa Lodge (Lot 42B) Units 21A and 21B from two (2) efficiency lodge zoning designation units to one (1) Lodge zoning designation unit, with the following findings and conditions:

Findings:

1. *The applicant has the requisite required density of .75 person equivalents to execute a rezone from efficiency lodge to lodge zoning designation.*
2. *The applicant has met or exceeded the parking requirement of .5 parking spaces*
3. *Blue Mesa Lodge is not identified in the Comprehensive Plan for redevelopment.*

Conditions:

1. *The applicant shall submit a condo map amendment and associated declarations, to the Town for review and approval showing the Unit 21A and 21B as one renumbered Lodge unit.*
2. *The Lot list shall be updated to reflect the rezone from two efficiency lodge units to one lodge unit.*

**A review and recommendation to Town Council regarding a rezone and density transfer application to rezone Blue Mesa Lodge (Lot 42B) Unit 41B from one (1) efficiency lodge zoning designation units to one (1) Lodge zoning designation unit.**

Senior Planner John Miller presented the review and recommendation to Town Council regarding a rezone and density transfer application to rezone Blue Mesa Lodge (Lot 42B) Unit 41B from one (1) efficiency lodge zoning designation units to one (1) Lodge zoning designation unit. Dave MacKown presented on his own behalf.

K. Brown recused himself due to a conflict of interest.

There was no public comment.

On a **Motion** made by David Craige, and seconded by Cath Jett, the DRB voted 7-0, recommend approval to Town Council of a rezone and density transfer application to rezone Blue Mesa Lodge (Lot 42B) Units 21A and 21B from two (2) efficiency lodge zoning designation units to one (1) Lodge zoning designation unit, with the following findings and conditions:

Findings:

1. *The applicant has the requisite required density of .75 person equivalents to execute a rezone from efficiency lodge to lodge zoning designation.*
2. *The applicant has met or exceeded the parking requirement of .5 parking spaces*
3. *Blue Mesa Lodge is not identified in the Comprehensive Plan for redevelopment.*

Conditions:

1. *The applicant shall submit a condo map amendment and associated declarations, to the Town for review and approval showing the Unit 41B as one Lodge unit.*
2. *The Lot list shall be updated to reflect the rezone from one efficiency lodge units to one lodge unit*

**A review and recommendation to Town Council regarding a rezone and density transfer application to rezone Blue Mesa Lodge (Lot 42B) Unit 21C from one (1) efficiency lodge zoning designation units to one (1) Lodge zoning designation unit.**

Senior Planner John Miller presented the review and recommendation to Town Council regarding a rezone and density transfer application to rezone Blue Mesa Lodge (Lot 42B) Unit 21C from one (1) efficiency lodge zoning designation units to one (1) Lodge zoning designation unit..

K. Brown recused himself due to a conflict of interest.

There was no public comment.

On a **Motion** made by David Eckman, and seconded by Cath Jett, the DRB voted 7-0, to **continue** a review and recommendation to Town Council of a rezone and density transfer application to rezone Blue Mesa Lodge (Lot 42B) Units 21C from two (2) efficiency lodge zoning designation units to one (1) Lodge zoning designation unit until the December 5<sup>th</sup> 2019 regular Design Review Board Meeting.

**A review and recommendation to Town Council regarding a rezone and density transfer application at Lot 640A, 306 Adams Ranch Road to increase employee apartment density by 12 units from 30 to 42 units.**

Senior Planner John Miller presented the review and recommendation to Town Council regarding a rezone and density transfer application at Lot 640A, 306 Adams Ranch Road to increase employee apartment density by 12 units from 30 to 42 units. Jeff Proteau and Blake Builder of Telluride Ski and Golf, LLC presented on behalf of the applicant.

K. Brown recused himself due to a conflict of interest.

There was no public comment

On a **Motion** made by Greer Garner, and seconded by David Craige , the DRB voted 7-0, recommend approval to Town Council of a rezone and density transfer application at Lot 640A, 306 Adams Ranch Road to increase employee apartment density by 12 units from 30 to 42 units, with the following conditions:

1. *All parking required by the CDC shall be provided by Mountain View Apartments. Parking shall be constructed on-site prior to the issuance of a final building permit and shall be subject to the applicable Design Review Process.*



*2. The applicant will work with the town to preserve park space and/or access to the open space area.*

*3. The owner of Lot 640A shall be required to submit a Design Review Process Application to the DRB for design approval consistent with the representation on massing, scale, and siting as presented and approved in the rezoning and density transfer.*

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

*5. 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.*

**Adjourn**

On a unanimous **Motion**, the Design Review Board voted 7-0 to adjourn the November 7<sup>th</sup>, 2019 meeting of the Mountain Village Design Review Board at 2:50 P.M.

Prepared and Submitted by,

Sam Starr, AICP  
Planner  
Town of Mountain Village



**Agenda Item No. 5  
PLANNING AND DEVELOPMENT SERVICES  
DEPARTMENT**

455 Mountain Village Blvd.  
Mountain Village, CO 81435  
(970) 369-8250

**TO:** Mountain Village Design Review Board

**FROM:** John Miller, Senior Planner

**FOR:** Design Review Board Meeting, December 5, 2019

**DATE:** October 17, 2019

**RE:** A Review and Recommendation to Town Council regarding a rezone and density transfer application to rezone Blue Mesa Lodge unit 21-C from an efficiency lodge zoning designation unit to a lodge zoning designation unit. Concurrent Review and Recommendation to Town Council regarding a Resolution approving a variance to the Community Development Code (CDC) to allow deviations from parking requirements.

**PROJECT GEOGRAPHY**

**Legal Description:** Condominium Unit 21-C, Blue Mesa Lodge Condominiums  
**Address:** 117 Lost Creek Lane  
**Owner:** Gold Hill Holding, LLC  
**Zoning:** Village Center  
**Existing Use:** Accommodations and Commercial  
**Proposed Use:** Multi-Family Residential and Commercial  
**Lot Size:** 0.16 Acres

**Adjacent Land Uses:**

- **North:** Village Center
- **South:** Village Center
- **East:** Village Center
- **West:** Village Center

**ATTACHMENTS**

- Exhibit A: Applicant's narrative



**CASE SUMMARY:**

Gold Hill Holding, LLC is requesting to rezone Blue Mesa Lodge Unit 21-C from an efficiency lodge zoning designation to a lodge zoning designation. In order to accomplish this request, the unit in question must meet the rezoning criteria, must fit within the definition of a lodge unit per the Community Development Code (CDC) and acquire the requisite density for the increase in personal equivalents. A lodge unit is defined as a two-room space plus a mezzanine with up to

two separate baths and a full kitchen. In addition, the applicant is requesting to obtain a variance from the parking requirements of the CDC.

### **BLUE MESA LODGES HISTORY**

#### Zoning Designation History of Blue Mesa Lodges:

Blue Mesa Lodges (Lot 42B) were originally platted by the 1992 zoning map and preliminary PUD plat for eight condominiums and four hotels with a total person equivalent of 30 persons.

In 1997, Resolution No. 1997-0923-23 rezoned Lot 42B from 10 condominiums which included 18 lock-offs (the lock-offs carried no zoning designation or person equivalent, they were considered bedrooms to the condominium units), to 28 efficiency lodge units with a total of 14-person equivalent density. The Town allowed for parking to remain at 10 spaces, as a pre-existing condition and waived the additional four required parking spaces. The town approved of the rezoning for the building as is, meaning that no interior or exterior alterations were required.

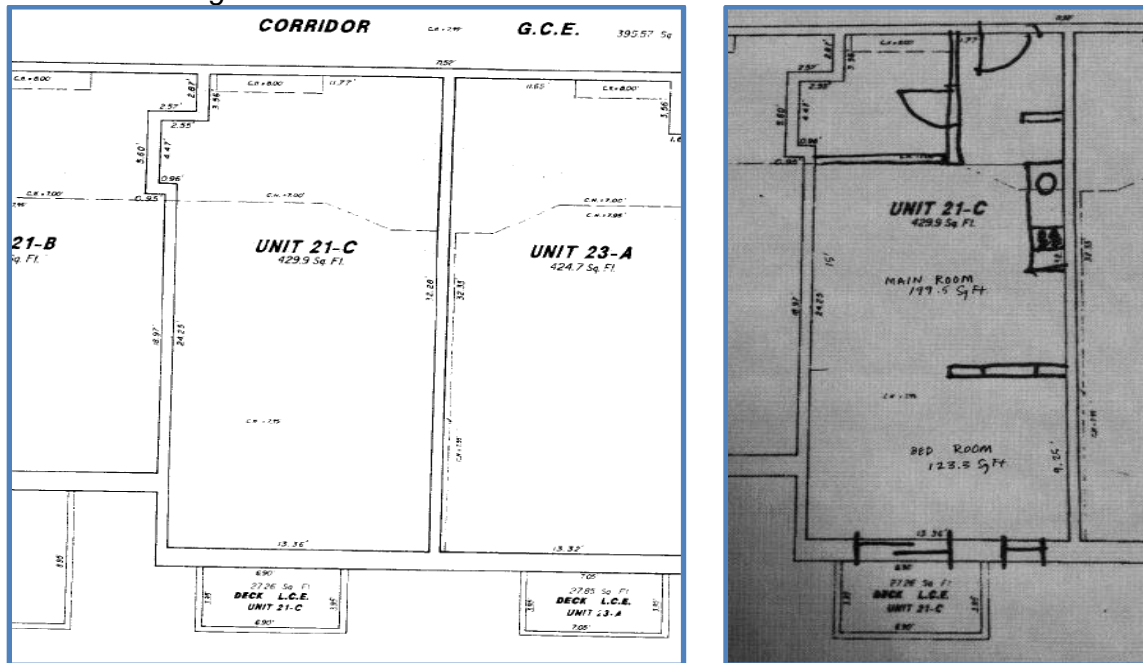
The condominium map unit configuration illustrates the units were labeled as Units A, B & C, units, for example, 20A, 20B, and 20C. These units had doors that connected the units between them. Each unit also had a door to the hallway so that they could be rented separately or used together. The most typical configuration was a former condominium unit and two lock-off bedrooms. In two cases, the 1998 condominium map only illustrated a unit A & B suite (no C unit).

#### Rezone and Parking History of Unit 21-C:

Unit 21-C was purchased by Gold Hill Holdings, LLC in 2012. When the property transferred ownership there was no associated parking space dedicated to the unit. Because a rezone application requires that the application conform with land use and zoning regulations, a rezone to a lodge unit requires that the applicant meeting the parking requirement of .5 parking spaces, or otherwise obtain a variance to parking requirements to meet this requirement. The condominium map for Blue Mesa Lodge demonstrates the overall floor area of the unit at 429.9 sq. ft. According to the applicant, this includes a “[living room, bedroom,], one full bath, a galley kitchen with appliances including an oven with 4 burner range, full-size microwave, and 13 [cubic feet] refrigerator/freezer”. See rezone criteria b. discussion of rooms on page 4. below.

The remainder of this page has been left intentionally blank.

Figure 1. Unit Configuration 21-C



**CRITERIA, ANALYSIS, AND FINDINGS**

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

**Chapter 17.4: DEVELOPMENT REVIEW PROCEDURES**

**17.4.16: Variance Procedure:**

Staff has evaluated the following standards (1-8) as the criteria that must be met for Town Council to approve the variance:

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

*Staff: Blue Mesa Lodge has an existing variance from 1997 of four parking spaces, or a parking requirement associated with eight efficiency lodge units. The unique history of Blue Mesa Lodge related to the parking waiver issued by the town for the 0.5 parking space requirement, as referenced above, may warrant the issuance of a variance due to extraordinary existing conditions and prior variance approval.*

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

*Staff: The proposed variance would not permit any additional changes in the current use of the parking facilities. No impact or substantial detriment.*

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

*Staff: Although the code intends to bring properties into compliance over time, this is an exceptional case given the property was granted a warrant for a reduction in four parking spaces. Due to this, staff believes there would be no substantial impairment of the intent of the CDC.*

4. *Granting the variance does not constitute a grant of special privilege in excess of that enjoyed by other property owners in the same zoning district;*

*Staff: The parking arrangement for Blue Mesa Lodge would have no changes resulting from the granting of this variance. Due to the parking waiver issued by the town, staff does not believe this would constitute a grant of special privilege.*

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

*Staff: There is no adequate available parking located on-site due to the number of units in relation to the number of parking spaces. Failure to grant the variance would result in an instance of the applicant being unable to achieve compliance with the current requirements and therefore possibly unable to occupy the unit in a reasonable manner compared to similar units within Blue Mesa Lodge.*

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

*Staff: The lot is within a legally created subdivision and Unit 21-C is within a legally created condominium community.*

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

*Staff: The variance is based on the issuance of the parking waiver by the town and limited on-site parking within the Blue Mesa Lodge parking garage.*

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

*Staff: Staff believes that this request meets all applicable Town Regulations and Standards.*

**17.4.9: Rezoning Process**

(\*\*\*)

3. Criteria for Decision: (\*\*\*)

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

*Blue Mesa Lodge is not contemplated for redevelopment or future visioning in the Comprehensive Plan and is simply mapped as within the Village Center Zone District which allows for broad uses. The application conforms with Mountain Village Center Subarea Plan Principles, Policies and Actions L., "Encourage deed restricted units and full-time residency in Mountain Village Center, with provisions*

*such as smaller units, the creation of a better sense of community, and other creative options.”*

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

*The Zoning and Land Use Regulations allow for a rezone from efficiency lodge to lodge provided these criteria are met and the unit meets the definition of a lodge unit. The Village Center Zoning allows for broad uses including lodge units. The special requirements of a lodge unit are the biggest issue related to consistency.*

*This is the town's first application to rezone an efficiency lodge unit that has functioned as one room. There is a 2/3 partition wall between spaces that function as the living room from a space that functions as a bedroom. There are no definitions of a room in the CDC other than in the building code which defines a room area as no less than 120 square feet of net floor area. Other habitable rooms shall have a net floor area of no less than 70 square feet. A door is not required for the purposes of defining a room. On the other hand, a curtain, for example is not enough to define a room area. Differentiation between rooms, for example, can be a hallway that transitions a kitchen to a bedroom or living room space. The rooms must be separate and defined. The DRB and Town Council should consider their comfort level with a 2/3 wall partition between rooms. This issue was discussed with the building official which is the basis of staff's determination that a room can be defined absent a door. A door and full wall if required, would diminish the usefulness of the space and make a small space feel even smaller. Staff recommends the Board determine whether a 2/3 wall defines one room from another. Should the board determine that this is approvable as it relates to meeting the definition of a lodge unit, then this criteria is met.*

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

*There are no specific Comprehensive Plan project standards for Blue Mesa Lodge, thus, this criterion is not applicable.*

- d. The proposed rezoning is consistent with public health, safety, and welfare, as well as efficiency and economy in the use of land and its resources;

*The proposed rezoning presents no public health, safety or welfare issues and is an efficient use of what is a mixed-use building carrying residential attributes.*

- e. The proposed rezoning is justified because there is an error in the current zoning, [and/or] there have been changes in conditions in the vicinity [and/] or there are specific policies in the Comprehensive Plan that contemplate the rezoning;

*The proposed rezone is due to a change in condition in the vicinity, namely recent education and voluntary compliance regarding efficiency lodge zoning designations.*

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

*No additional public facilities are needed for the rezone thus, they are adequate.*

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

*No change or negative impact.*

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

*The application will be compliant with all applicable town regulations and standards at the time that the parking variance is obtained, and the additional 0.25-person equivalent density units are purchased, and the sale is finalized. Staff is requesting that any approval condition that requisite density has been obtained prior to the recordation of the associated ordinance rezoning the unit.*

#### **17.4.10: Density Transfer Process**

(\*\*\*)

##### **D. Criteria for Decision**

(\*\*\*)

2. Class 4 Applications. The following criteria shall be met for the Review Authority to approve a density transfer.

- a. The criteria for decision for a rezoning are met since such density transfer must be processed concurrently with a rezoning development application (except for MPUD development applications);
- b. The density transfer meets the density transfer and density bank policies; and.
- c. The proposed density transfer meets all applicable Town regulations and standards.

*Affirmed.*

#### **DESIGN REVIEW BOARD CRITERIA FOR REVIEW:**

The Design Review Board's purview relates specifically to how density transfers and rezone applications may have design-related implications. There would be no substantive change to these units and no design review implications.

Similarly, the proposed variance would result in no design-related implications given the existing parking situation has been in place for years. There would be no substantive change to the existing situation and no design review implications.

#### **STAFF ANALYSIS**

The existing configuration of the efficiency lodge unit meets the definition of a lodge unit per the CDC so long as the boards determine that a 2/3 wall defines one room from another room in this application. The applicants have a total of 0.5-person equivalent density for Unit 21-C and will be required to purchase an additional 0.25-person equivalents in order to comply with the 0.75-person equivalent density requirements for a lodge unit prior to any finalization of the rezone request. During multiple Town Council discussions, the Town Council recognized that Blue Mesa Lodges have never had onsite property management or amenities that would indicate accommodations use like a hotel. Since Blue Mesa Lodges is also not identified in the



Comprehensive Plan for redevelopment, rezoning the efficiency lodge unit to one lodge unit meets the town criteria for a rezone application.

Staff recommends the board consider the prior parking variance that was granted for Blue Mesa Lodge and approve a parking variance for this unit.

**RECOMMENDED MOTION:**

*I move to recommend the Town Council approve the rezone and density transfer application for Lot 42B, Blue Mesa Lodge Unit 21-C to rezone from an efficiency lodge zoning designation to lodge zoning designation;*

*In addition, I move to recommend Town Council approval of a resolution to allow a variance to the CDC parking requirement standards granting deviations to the required 0.5 parking spaces for Unit 21-C.*

*These recommendations are based on the following findings and conditions as noted in the staff report of record dated October 17, 2019:*

*Findings:*

- 1. At the time the requisite required density of .25 person equivalents is acquired, the applicant will meet the density required to execute a rezone from efficiency lodge to lodge zoning designation.*
- 2. If Town Council determines the variance request meets the requirements of the CDC, then the parking requirement for Unit 21-C will be met.*
- 3. Blue Mesa Lodge is not identified in the Comprehensive Plan for redevelopment.*
- 4. A 2/3 partition wall is adequate to interpret that the unit consists of two rooms, comporting with the definition of a lodge zoning designation unit.*

*Conditions:*

- 1. The applicant should work with the Blue Mesa HOA to update the declarations to recognize Unit 21-C as one Lodge unit.*
- 2. The Lot list shall be updated to reflect the rezone from one efficiency lodge unit to one lodge unit.*
- 3. The applicant shall demonstrate the required requisite density has been acquired prior to recording the associated ordinance rezoning Unit 21-C from efficiency lodge to lodge unit.*

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

*/jjm*



## **Narrative for Application of Rezone for Blue Mesa Lodge Condominiums lot 42B, Unit 21C**

**Criteria for a Decision to Rezone:** The following criteria shall be met for the review authority to approve a rezoning application:

1. The proposed rezoning is in general conformance with the goals, policies, provisions, and standards of the Comprehensive Plan
  - a. The Blue Mesa Lodge Condominiums are not referenced in the Comprehensive Plan.
  - b. The location in the Town of Mountain Village Core appeals to individual use, long and short term rentals and can improve TMV core economic development with more consistent occupancy.
2. The proposed rezoning is consistent with the Zoning and Land Use Regulations
  - a. The 21C property has been used for both long and short term rentals as since purchased in 2012. Prior to purchase the unit was used for long term rentals.
  - b. The layout of the combined unit conforms with the specifications which define a Lodge unit (two separated rooms with net floor area of 199.5 square feet in the main room and bedroom with 123.3 square feet, one full bath, a galley kitchen with appliances including an oven with 4 burner range, full size microwave and 13 Cft. refrigerator/freezer).
  - c. This property (and several others at Blue Mesa Lodge Condominiums) was platted by waiver without deeded parking, adequate spaces are available for rent in the Blue Mesa Garage.
  - d. The property will have the appropriate density units associated with a Lodge unit (0.75 density units, sale pending from other conversion).
3. 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
  - a. The infrastructure already exists to meet public health, safety and welfare, the proposed rezone will not create an additional burden.
  - b. No additional hazards will be created by this proposed rezone. No additional burden of trash or parking as underground parking is available to residents of this unit and sufficient method of trash disposable is in place.
  - c. The unit is either used by the owner or rented, consistent with existing use therefore the proposed rezone will not contribute to an increase in vehicular or pedestrian circulation.
4. The applicant is submitting appropriate documentation.
  - a. Copy of Deed that includes legal description of the property
  - b. Variance application to parking space requirement
  - c. Post a public notice of the proposed rezone
  - d. Map amendment of the property showing layout of the property (pending approval)

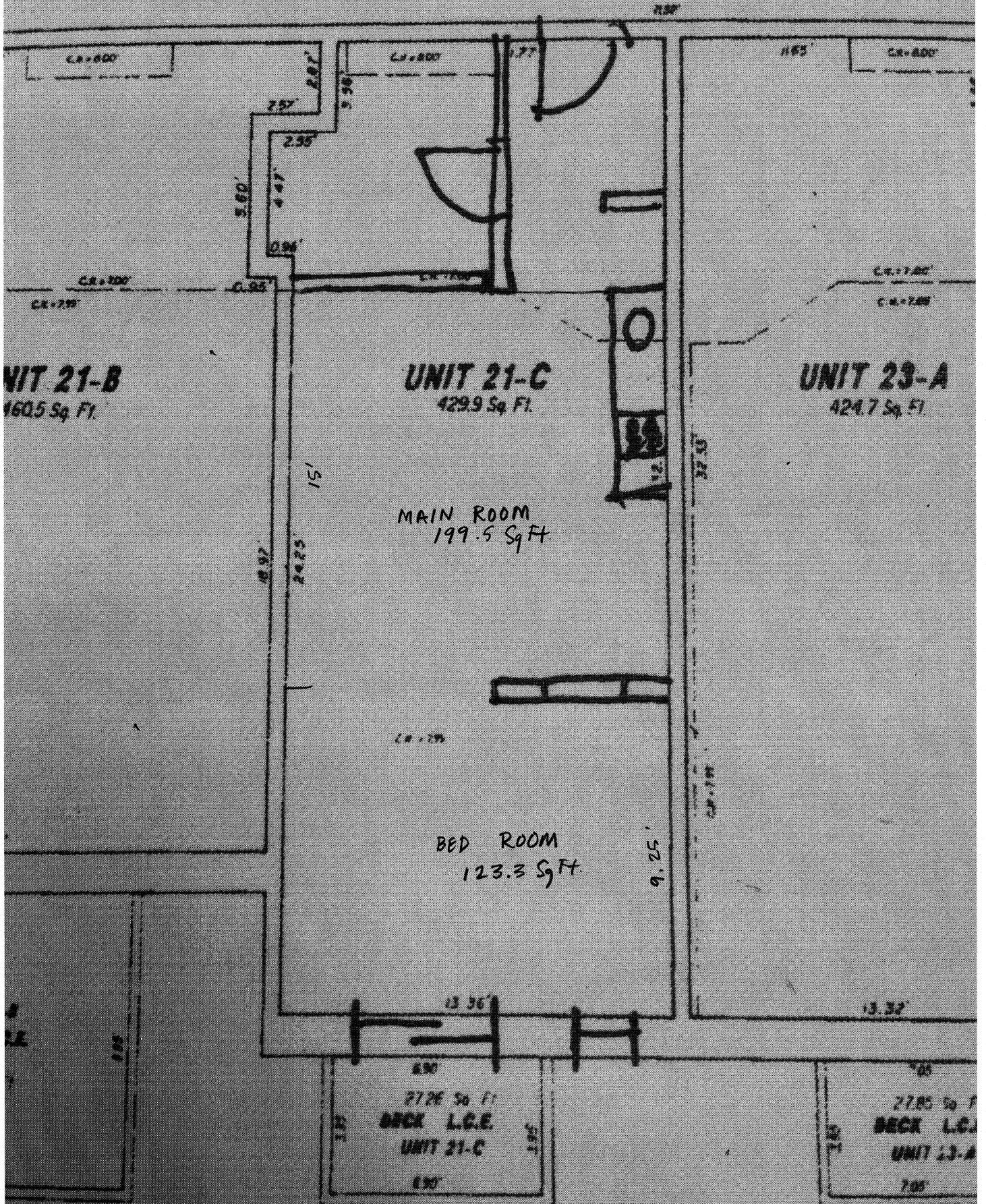
e. Bill of sale to acquire additional 0.25 density units (pending approval)

## **Narrative for Variance Application for Blue Mesa Lodge Condominiums lot 42B, Unit 21C**

We are applying for rezoning and density transfer to convert this property from efficiency lodge to lodge, and therefore are also requesting a variance to the usual parking requirement for lodge zoning.

### **The following criteria shall be met for the review authority to approve a variance:**

- A. The strict application of the CDC regulations for 0.5 parking space requirement imposes an unreasonable hardship as no parking was deeded to this property by waiver recorded in the past rezone resolution 1997-0923-23.
- B. This variance poses no substantial detriment to the public health, safety and welfare and does not constitute any change in the current property use.
- C. The same 0.5 parking space requirement exists for both efficiency lodge and lodge zoning; allowing the property to be rezoned with continued waiver to the parking requirement does not impair the intent of the CDC.
- D. Granting the variance does not constitute a grant of special privilege in excess of that enjoyed by other property owners in the same zoning district; the waiver was given for 4 full parking spaces leaving multiple units of Blue Mesa Lodge Condominiums without deeded parking.
- E. Rezoning the property is necessary to allow reasonable use of the property due to restrictions being imposed on efficiency lodge units. Granting of this parking variance for rezoning is the minimum necessary to allow for reasonable use.
- F. The lot for which the variance is being granted was not created in violation of Town regulations or Colorado State Statutes in effect at the time the lot was created.
- G. This variance is not based on economic hardship, it is based on a previously approved waiver of parking requirements for development in the Village Center.
- H. The proposed variance is sought for Town regulations requiring 0.5 parking spaces for a property to be zoned as a lodge unit.



**UNIT 21-B**  
160.5 Sq Ft.

**UNIT 21-C**  
429.9 Sq Ft.

**UNIT 23-A**  
424.7 Sq Ft.

MAIN ROOM  
199.5 Sq Ft.

BED ROOM  
123.3 Sq Ft.

2726 Sq Ft  
BECK L.G.E.  
UNIT 21-C

2785 Sq Ft  
BECK L.G.E.  
UNIT 23-A





**Agenda Item No. 6  
PLANNING AND DEVELOPMENT SERVICES  
DEPARTMENT**

455 Mountain Village Blvd.  
Mountain Village, CO 81435  
(970) 369-8250

**TO:** Mountain Village Design Review Board

**FROM:** John Miller, Senior Planner

**FOR:** Design Review Board Public Hearing; December 5, 2019

**DATE:** November 22, 2019

**RE:** Design Review Board Initial Architectural and Site Review for a new Single-Family Home located at 102 Granite Ridge, Lot 137

## APPLICATION OVERVIEW: New Single-Family Home

### **PROJECT GEOGRAPHY**

**Legal Description:** *Lot 137, Telluride Mountain Village, Filing, according to the plat recorded March 9, 1984, in Plat Book 1 at Page 476, County of San Miguel, State of Colorado*

**Address:** 102 Granite Ridge  
**Applicant/Agent:** Alpine Planning/Tommy Hein Architects  
**Owner:** O’Dea Development Services, INC.  
**Zoning:** Single-Family Zone District  
**Existing Use:** Vacant Lot  
**Proposed Use:** Single-Family  
**Lot Size:** 0.98- acres

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

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

### **ATTACHMENTS**

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



*Figure 1: Vicinity Map*

**Case Summary:** Chris Hawkins of Alpine Planning and Tommy Hein of Tommy Hein Architects, acting on behalf of O’Dea Development Services, INC., are requesting Design Review Board (DRB) Initial Architectural and Site Review approval of a new single-family home located at 102 Granite Ridge, Lot 137. The applicants have submitted all required materials in accordance with the provisions of Section 17.4.6 of the Community Development Code (CDC) for a Class 3 Initial Review.

It should be noted that the proposed design of the home is very atypical to the architectural style and structural massing that is generally found throughout the Mountain Village. The design is documented in detail below, but staff would like to state at the onset of this memo that this proposal pushes the boundary of the Mountain Village’s design guidelines. This design progression, in staff’s opinion, may help to continue facilitating discussions and ideas related to mountain modern design and the continuing changes in this architectural vernacular as the style evolves in the Mountain Village.

Overall, the design works well at incorporating CDC design requirements and the town’s design theme given the unique site conditions and restraints for development due to access and slope of the property.

**Applicable CDC Requirement Analysis:** The applicable requirements cited may not be exhaustive or all-inclusive. The applicants are 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.***

<b><u>CDC Provision</u></b>	<b><u>Requirement</u></b>	<b><u>Proposed</u></b>
<b>Maximum Building Height</b>	35’ maximum	29’-6”
<b>Maximum Avg. Building Height</b>	30’ maximum	15’-0”
<b>Maximum Lot Coverage</b>	40% maximum	18.8%
<b>General Easement Setbacks</b>		
North	16’ setback from lot line	21’ – 11”
South	16’ setback from lot line	26’ – 1”
East	16’ setback from lot line	31’ – 8”
West	16’ setback from lot line	66’ – 8”
<b>Exterior Material</b>		
Stone	35% minimum	35.8%
Wood	(No requirement)	22.8%
Windows/Doors	(No requirement)	19.9%
Metal Accents		6.6%
Steel/Metal		14.9%
Copper Panels		
<b>Parking</b>	2 enclosed and 2 non-tandem	2 garage – 2 surface **

\*\* See Section 17.5.8 of this memo documenting parking requirements.

<b>Proposed Variations and Specific Approvals</b>	1. Roads and Driveway standards
	2. Use of exterior wood siding less than 8 inches in width (6" Knotty Oak Shiplap Siding)
	3. Exterior metal and copper panels
	4. Parking Standards
	5. Address monument over 6 feet in height

## **Chapter 17.3: ZONING AND LAND USE REGULATIONS**

### **17.3.12: Building Height Limits**

*This application meets the requirements for both Maximum Building Heights along with Average Maximum Building Heights. Given that the proposed home is located on a site that is generally over 30% slope in its entirety, staff believes that the applicants have done a good job in limiting overall heights of the project by constructing the home into the hillside and minimizing heights in order to limit the overall massing.*

*The average height for the proposed designed is compliant at 15 feet. The elevations provided by the applicants indicate the Maximum Building Height at 29'-6" from the highest eave to the existing grade with an allowance of 35 feet maximum height for single-family homes. The applicants have provided an average height analysis demonstrating points above the most restrictive grade, along with elevations demonstrating the height analysis.*

*The CDC provides that any development five (5) feet or less from the maximum building height or maximum average building height 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. Although this application does not meet those criteria, it does come within inches of that requirement and it may be worthwhile for the DRB to discuss adding this condition to the approval.*

### **17.3.13: Maximum Lot Coverage**

*The application complies with lot coverage requirements for single-family residential. As proposed, the project occupies 18.8% of the 0.98-acre site - below the 40% maximum lot coverage.*

### **17.3.14: General Easement Setbacks**

*Lot 137 is burdened by a 16-foot General Easement (GE) around the perimeter of the property. The CDC provides that the GE shall be maintained in a natural, undisturbed state to provide buffering to surrounding land uses. The CDC does provide for some development activity within the GE such as Driveway and Ski Access, Utilities, Address Monuments, and Fire Mitigation.*

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

*Driveway Access: To access the proposed home, the applicants will need to cross the GE with the driveway and associated infrastructure. The steepness of the lot necessitates retaining walls to also be located within a portion of the GE.*

*Utilities: All proposed utilities will be located within the proposed driveway accessing the lot and the future home. The applicants will need to verify connection locations with Public Works and revise their plan set prior to Final Architecture Review.*

*Address Monument: Currently, the address monument as shown is located within Town Right of Way. Staff recommends that the applicants relocate the monument so that the entirety of the monument is contained within the subject Lot 137 prior to a final review.*

*Fire Mitigation: The applicants have not currently provided a plan demonstrating fire mitigation zones, but it should be noted that the majority of this lot is grassy vegetation. Prior to the final review, the applicants will need to revise their landscaping plan to demonstrate wildfire requirements to determine if trees within the GE will need to be removed.*

*Ski Access: Sheet A1.0 of the submitted plans show a ski in – ski out access that is generally located within the driveway area. It's unclear to staff at this time as to how the applicants propose to traverse from Lot 137 to the ski resort as there are no contiguous parcels owned by TSG between the lot and the resort. If this is determined to be unrealistic, then the applicants will need to revise plans and remove references to ski access prior to final review. Otherwise, the applicants will need to provide written documentation from TSG permitting access from the site to the resort.*

*With the exception of the above noted GE encroachments, there are no encroachments into the GE that would be prohibited by the CDC. Any foundation walls that are within 5' of GE will require a footer survey prior to pouring concrete to ensure there are 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.*

*The applicants address the town's design theme within their provided narrative and describe the proposed design as being driven by not just the geographical constraints such as the steepness of the site, but by natural patterns that have emerged in nature "where wildlife and humans have learned to traverse the mountains using the natural contours". The project steps and contours along the site mimicking the existing topographic in a way that not only grounds the project but also minimizes visual impacts to surrounding homes and the town. Overall, the applicants aim to denote compliance with things such as the unique site sensitive building location, access, views, solar gain, tree preservation, structural massing, building materials, and colors.*

*The proposal incorporates a mix of contemporary shed and flat roof forms intermixed with vertical stone elements grounding the structure. The materials as proposed are rustic and natural in style, intentionally designed to balance the modern shapes of the structure with*



*the traditional mountain architectural designs of exterior wood, metal, and stone. The incorporation of large amounts of glazing allows for the outdoor spaces and indoor spaces to meld together in a way that is different than most homes we have seen in the Mountain Village but reminiscent of designs seen throughout contemporary mountain architecture over time.*

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

*The CDC requires that any proposed development blend into the existing landforms and vegetation. Lot 137 is a 0.98-acre pentagon-shaped lot at the top of Granite Ridge. Almost the entirety of the lot consists of slopes greater than 30% and given the steepness of the lot staff believes that the applicants have done a good job at minimizing the proposed disturbance of the site. The project breaks the overall mass of the home into stepped segments that follow the contours of the ridgeline in a way that blends the home into the hillside.*

#### **17.5.6: Building Design**

*Although a large portion of the façade is currently shown as glass, the permeability of the glass allows for the overall building form and stone to be perceived through the glazing and allows for the form of the building to appear as a thick and strong grounded mass. The applicants are proposing to utilize quarried stone from the site in a way that allows the home to appear as a natural outgrowth of the hillside.*

*The roof form for the residence consists of multiple low to flat pitch roofs with additional flat roofing areas used minimally throughout. The proposed roofing material will vary from copper flat seams to a membrane system depending on the specific location on the home. Flat roofs are atypical in the Town, and the DRB will need to determine if the surfacing proposed is appropriate. In certain areas of the home, the applicants are proposing to utilize a living roof consisting of soils and vegetation found on site.*

*The exterior wall composition for initial DRB Architectural Review is now proposed to consist of 35.8% stone veneer (quarried moss bedrock from the site), 22.8% knotty oak shiplap siding, 19.9% glazing (Champagne Bronze Aluminum Clad), 6.6% Rusted Steel Panels and Columns, and 14.9% Pre-Patina Copper Mesh Panels. The DRB will need to grant specific approvals for the use of copper panel siding, and exterior wood under 8" minimum. The applicants have indicated the exterior materials proposed for the garage door will be a similar steel panel door.*

*The applicants have currently not indicated areas of exterior snowmelt and will need to do so prior to a final review.*

#### **17.5.7: Grading and Drainage Design**

*The applicants have provided a grading and drainage plan prepared by Uncompahgre Engineering, LLC. The proposal provides positive drainage for the residence as well as disturbed areas including the driveway. As required by the CDC, all disturbed areas are to have final grades of 2:1 or less and the application indicates that has been accomplished.*

#### **17.5.8: Parking Regulations**

*The CDC requires all single-family developments provide 2 enclosed spaces and two exterior spaces. The applicants have proposed 2 enclosed parking spaces and 2 exterior spaces, yet as shown the spaces are all tandem (double-parked) and it would be difficult to utilize all of the parking as shown in a practical manner. Staff does not agree that the proposed parking design as shown is meeting the intent of the CDC and the DRB will need*

*to determine if the parking as shown is adequate or if the plans will need to be modified prior to final review. Per the CDC there is a provision for allowing two tandem spaces on lots less than .75 acres when non-tandem is not feasible due to unique site conditions. However, this lot is greater than .75 acres and staff recommends the impractical parking configuration be addressed in a more meaningful manner. Otherwise, the review authority needs to specifically approve tandem parking (garage or surface) on this property.*

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

*The applicants have submitted a full landscaping plan detailing the locations and types of plantings that will occur on the property. Included are 14 quaking aspens (10-20'), 11 Colorado Spruce (15-20'), 3 Limber Pine (10-20'), and 5 Bristlecone Pines (10-20') and are proposing revegetation using a native grass seed mix. The proposed exterior terraces and walkways are proposed as an "Arkansas Smokey Mountain Blue" as allowed per the CDC.*

*At this point, the applicants have provided a full landscaping plan but have not provided the full irrigation schedule for the entire property demonstrating the locations of drip irrigation as well as the mechanical needs for the system to function properly. In addition, staff is recommending additional landscaping in the form of shrubbery for the property. The Landscaping plan will need to be revised to show fire protection zones 1-3 prior to final review.*

#### **17.5.11: Utilities**

*All shallow utilities are proposed to be within the driveway accessed by Granite Ridge. The applicants will need to work with Public Works prior to final review to ensure the locations of the connections are accurately shown.*

#### **17.5.12: Lighting Regulations**

*The applicant has not provided a lighting plan at this time per the CDC Initial Architectural and Site Review requirements. This will be required at final review.*

#### **17.5.13: Sign Regulations**

*The applicants are proposing a freestanding address monument - a large boulder that is currently shown within Town Right of Way along Granite Ridge. The CDC provides that address monuments shall not be taller than 6'-0", and the proposed numbering meets these criteria, but the design of the boulder does not meet this standard. Staff recommends the DRB weigh in on this design and determine if it is appropriate to allow, or if the monument needs to be modified prior to final review. Regardless of the final height of the monument, staff recommends that the monument be moved to be located within Lot 137. The proposed monument placard is proposed as a steel plate anchored to the boulders with lettering to be laser cut into the steel plate and coated with reflective materials. The lighting is proposed to be downlit.*

### **Chapter 17.6: SUPPLEMENTARY REGULATIONS**

#### **17.6.1: Environmental Regulations**

*Fire Mitigation and Forestry Management: The applicants have not provided a fire mitigation plan and are required to do so prior to the final review.*

*Steep Slopes: Due to the unique location and topography of the site, staff believes that the applicants have worked to provide logical siting for the residence and the driveway. Due to the extent of slopes over 30%, the design of the driveway was driven by the need to minimize extensive cuts and fills. The design of the house utilizes a stepped form to minimize cuts on the varied topography of the site. The applicants' alternative analysis is*

as follows; “It is not practicable to avoid all steep slope areas since most of the site is covered by slopes that are 30% or greater. Thus, there is no practicable alternative to avoiding disturbance to the steep slopes which is necessary to allow for the reasonable use of the property”. A Colorado PE has designed the civil plans for the development of the Site”.

#### **17.6.6: Roads and Driveway Standards**

From the proposed plans, it does not appear that the driveway meets all of the requirements of the CDC. The engineering plans demonstrate the driveway to be approximately 12 feet in width, based on the provided scaled plans and includes 1, 2-foot shoulder.

The driveway varies in slope from an initial grade of 5% with a maximum grade of 9.95%. In order to facilitate the driveway on such a steep slope, there will be retaining walls that range in height from 5 feet to 12 feet. The intention is to use natural rock and to provide for some planters along the wall to break up some of the mass.

#### **17.6.8: Solid Fuel Burning Device Regulations**

The applicants have indicated that all fireplaces within the residence will be natural gas burning fixtures.

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

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

The applicant has not provided a construction mitigation plan at this time and will be required to do so prior to the final review.

**Staff Recommendation:** Staff recommends the DRB approve the Initial Architectural and Site Review for Lot 137, 102 Granite Ridge. If the DRB deems this application to be appropriate for approval, Staff requests said approval condition the items listed below in the suggested motion.

#### **PROPOSED MOTION -**

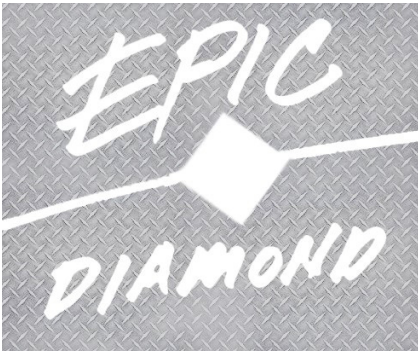
*Staff Note: It should be noted that reasons for approval or rejection should be stated in the findings of fact and motion.*

I move to approve the Initial Architectural and Site Review for a new single-family home located at Lot 137, based on the evidence provided within the Staff Report of record dated November 22, 2019, and with the following conditions:

- 1) The applicants will provide a full lighting plan per the CDC requirements.
- 2) The applicants will revise their landscaping plans to include a full irrigation system and the associated requirements.
- 3) The applicants will revise plans to address required CDC parking of 2 enclosed spaces and 2 exterior spaces.
- 4) The applicants will revise the proposed driveway access to meet the standards of the CDC for driveline and shoulder width.
- 5) The address monument’s location shall be revised, and its height limited to a maximum of 6’-0” above adjacent grade.

- 6) The applicants shall revise the proposed plans to include all areas of exterior snowmelt.
- 7) The applicants shall revise their plans to include a Fire Mitigation plan documenting the requirements of the CDC including but not limited to Fire Protection Zones, tree removal, and tree planting.
- 8) The applicants shall revise their plans to include a construction mitigation plan documenting the requirements of the CDC.
- 9) Prior to issuance of a CO, the property owner will enter into an access agreement with Telluride Ski and Golf for ski access from Lot 137 to ski resort owned properties.
- 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.
- 12) Prior to the Building Division conducting the required framing inspection, a four foot (4') by eight-foot (8') materials board will be erected on site consistent with the review authority approval to show:
  - a. The stone, setting pattern and any grouting with the minimum size of four feet (4') by four feet (4');
  - b. Wood that is stained in the approved color(s);
  - c. Any approved metal exterior material;
  - d. Roofing material(s); and
  - e. Any other approved exterior materials





## Lot 137 Initial Architecture & Site Review





## Site Context

Dan and Liz O’Dea (“**Owner**”) desires to construct a family home on Lot 137 located at 102 Granite Ridge (“**Site**”). Dan and Liz O’Dea have been enjoying Telluride and Mountain Village with their children and grandchildren for years, with the proposed home the next step in the evolution of their family experience.

The Site is a unique 0.98-acre pentagon-shaped parcel at the top of Granite Ridge at the northern edge of the Town as shown in Figure 1. The Site is located along a ridge that slopes down to the Valley Floor and open space wrapping around the home site with OS 3M to the north and OS 3N to the east. The Site is also characterized by steep slopes that are 30 percent or greater covering most of the lot.

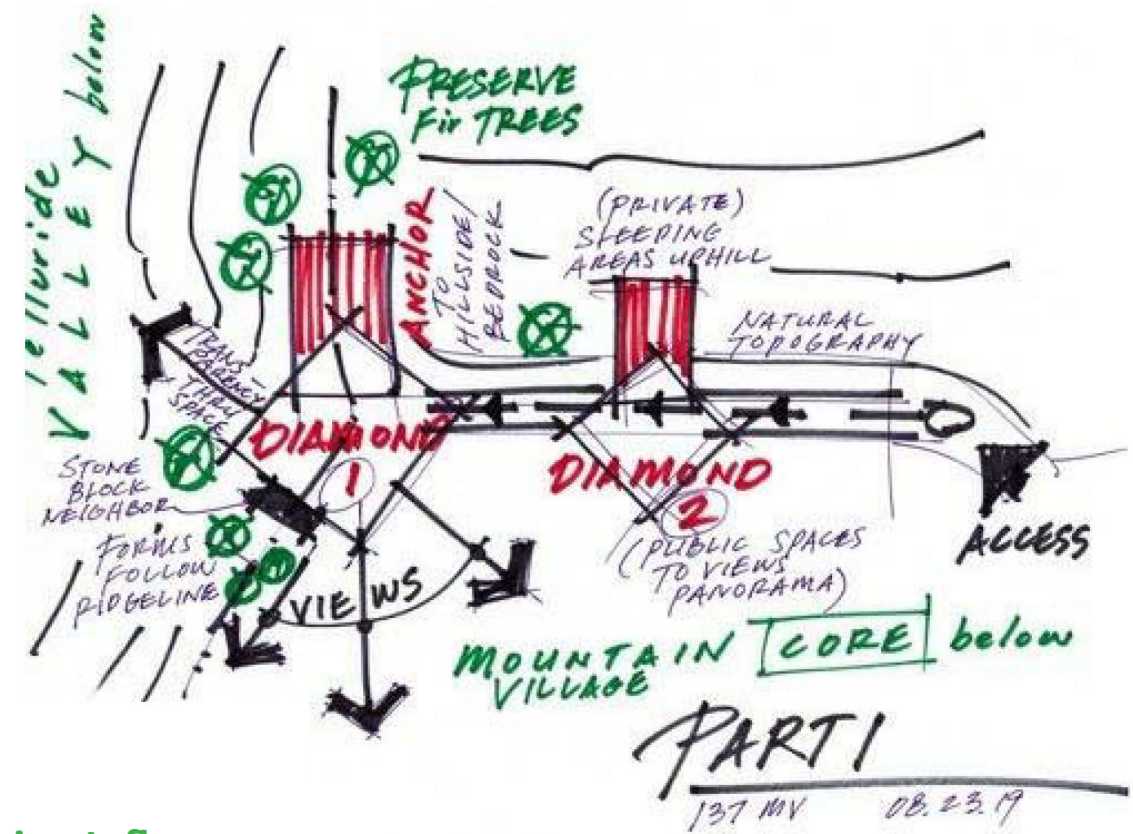
## Site Design + Fir Tree Preservation

The Site’s steep slopes, ridgeline and open space context are the primary influences on the proposed building design. The home and driveway have been designed to follow and step up the topography following natural patterns in nature where wildlife and humans have learned to traverse mountains using the natural contours. The building has been designed as an organic extension of the Site topography with stepping along and up the hillside following the contours, and a curved building form to pull the topography out from the hillside. Two diamond building forms anchor the proposed home into the hillside connecting by the curving topographic building elements that merge with the mountainside. The diamond shapes were a result of moving the building along the natural ridgeline and turning it to maximize views and light. The bedroom spaces are uphill and anchor the diamonds to the bedrock below.

Another major Site design goal is to preserve as many of the existing trees as possible, with an emphasis on designing the building to save the mature fir trees. The plan calls for preserving many of the existing fir trees to further blend the proposed building into the mountainside.



Figure 1. The Site



## Design Influences





## Project Geography

Geography and Zoning Requirements		
	Existing/Requirement	Proposed (Approx.)
Lot Size	0.98 acres	No Change
Floor Area (Gross)	No Floor Area Limit	5,456.6 sq. ft.
Zone District	Single-family Zone District	No Change
Maximum Building Height	35 feet	29.5 feet
Average Building Height	30 feet	15 feet
Lot Coverage	30%	18.8%
Setbacks		
	Front - West	16 Feet
	Rear - East	16 Feet
	Side - North	16 Feet
	Side - South	16 Feet
Parking	2 enclosed spaces + 2 unenclosed	2 garage + 2 surface

## Steep Slopes

The Site is almost fully covered by slopes that are 30% or greater as shown in Figure 2. Section 17.6.1(C)(2)(a) of the Community Development Code CDC states that:

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

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

It is not practicable to avoid all steep slope areas since most of the Site is covered by slopes that are 30% or greater. Thus, there is no practicable alternative to avoiding disturbance to the steep slopes which is necessary to allow for the reasonable use of the property. The building design minimizes disturbance to steep slope areas by stepping the home up the hillside and along the natural contours with the home built into the hillside as an extension of the topography. A Colorado PE has designed the civil plans for the development of the Site that further minimizes site grading.

## General Easement

The site plan shows grading in the general easement for the address monument, driveway, utilities. CDC Section 17.3.14 states:

“The following development activities are permitted in the general easement setback or other setbacks subject to the applicable review process and Design Regulations:

1. Review authority approved accessways for direct access, including driveways, walkways, and ski trails and ski lifts for ski area access.
  - a. Accessway impacts to the general easement shall be minimized to the extent practical, such as a perpendicular crossing of the easement setback area.
  - b. Accessways shall not exceed the minimum Town standards for construction, such as the minimum width.



Figure 2. Steep Slopes



The retaining walls for the driveway should therefore be a permitted use in the general easement. The address monument, utilities and driveway are expressly permitted uses in the general easement.

## Driveway Retaining Wall Height

The driveway has been designed to minimize site disturbance and disturbance to steep slopes utilizing an uphill retaining wall that has heights ranging from 8 to 12 feet tall as shown on Sheet C2 of the plan set. CDC Section 17.6.6(B)(7)(a) establishes a maximum retaining wall height of five feet. CDC Section 17.6.6(B)(23) states that the DRB "...may grant a variation to the driveway standards provided the review authority finds such exemption will not adversely affect public health, safety and welfare". We believe that the use of the retaining wall prevents significant uphill cut and tree removal within the Site, and provides the best solution for providing access to the buildable area of the site that also has the best views. The retaining walls will not adversely affect the public health, safety or welfare and has been designed by a Colorado Professional Engineer. A lower two foot high wall by the driveway provides a nice landscape planter to buffer the taller wall heights above, with metal facing material that will be presented with the Final Plan Review. We are proposing to see if bedrock can be used for the uphill retaining wall if it is present and structurally sound as a natural retaining wall material. Otherwise stone material will be used to face the wall. A small one foot high retaining wall is proposed below the driveway that will be faced with stone to match the house.

## Exterior Material, Roof Design and Retaining Wall Design

The proposed home is designed with the following exterior materials:

- Moss bedrock quarried from the site during excavation or similar (35.8%)
- 6" Knotty Oak Wood Shiplap Siding/Wood Fascia (22.8%) - Design Variation Request
- Aluminum Clad Windows - Champagne Bronze Color Glazing (19.9%)
- Steel Wall - Rusted Patina Panels/Steel Columns/Metal Accent Steel (6.6%)
- Pre-patina Copper Mesh Panels, Metal Fascia (14.9%)
- Standing Seam Metal Roof - Rusted Patina + Membrane Roof with Natural Ballast
- Arkansas Smoky Mtn. Blue Sandstone Stone Terrace Pavers
- PVC Decking - Dark Hickory Color
- Steel Panel Garage Door

The proposed roof design provides "...a composition of multiple forms that emphasize sloped planes, varied ridgelines and vertical offsets..." as required by the Design Regulations. A strongly stepped foundation, vertical stone walls, and chimneys above the roofline further break up the massing.






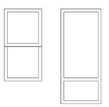
## Landscaping


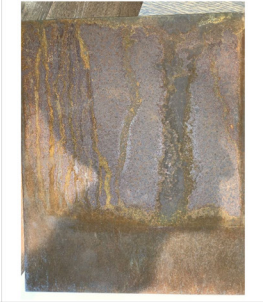
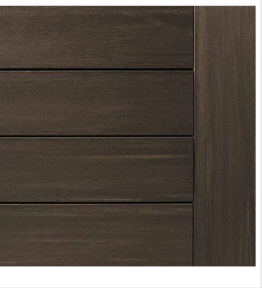


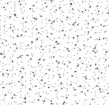
The proposed landscaping plan is shown on Sheet A1.0. The landscaping plan calls for the use of seven (7) Colorado Blue Spruce and 12 Quaking Aspens. Shrubbery and flower plantings will be provided in the upper driveway planting area with the Final Plan Review. Revegetation will be provided by a native grass/wildflower seed mix. The primary goal of the landscaping plan is to preserve as many of the existing trees as possible except for the trees that have to be removed for construction or fire mitigation.

## Lighting

The lighting plan will be submitted for Final Plan Review consistent with the Design Review Process submittal requirements.



EXTERIOR MATERIALS					
					
MATERIAL PALETTE MIX	KNOTTY OAK WOOD SIDING SANDBLASTED, SCRAPPED, STAINED, AND SEALED	STONE VENEER MOSS BEDROCK QUARRIED FROM SITE DURING EXCAVATION. SUPPLEMENT WITH OTHER SIMILAR QUARRY LOCATIONS PER APLIN MASONRY 8"X8" (ALLOW THICKER THAN TYPICAL ST)	LARGE BLOCK PATTERN SIMILAR TO TIMM ON HOODPARK GRAY, BROWN, RED, GREEN HUES, ALL STAIN COLORS DERIVED FROM NATURAL STONE COLORS	ACCENT WALL PANELS COPPER DIAMOND MESH	ALUM CLAD WD. WINDOWS & DR. CHAMPAGNE BRONZE ANODIZED PER SCHEDULE PAINT INTERIOR TO MATCH LOWEEN PRIMED FOR FIR OR SIMILAR
	MILLED, SHIPLAP, BUTT JOINTS				

EXTERIOR MATERIALS					
					
ROOFING 1 STEEL - RUSTED PATINA STANDING SEAM - 16" RIMS O.C.	STEEL WALL PANELS STEEL - RUSTED PATINA, SEALED 3/16" PANELING	PVC DECKING DARK HICKORY 7 1/4" WIDE TIMBERTECH AZEK	STONE TERRACES/PAVERS SANDBLASTED LEATHER FINISH SEALED W/ MATTE PRODUCT ARKANSAS SMOKY Mtn BLUE SANDSTONE	CONCRETE FLOOR #477 - TAUPE SCORED DAVIS	

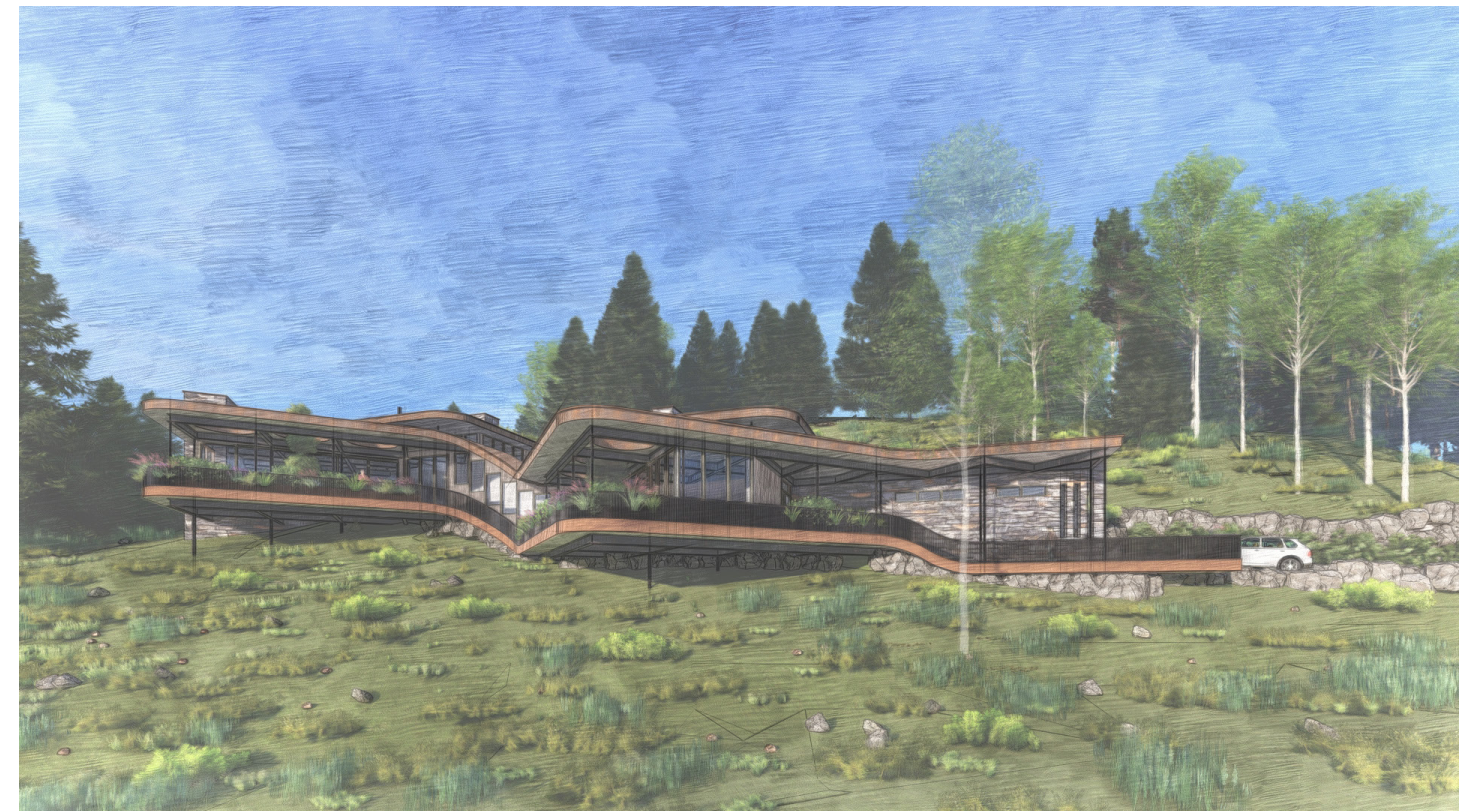


## Design Variation Request

CDC Section 17.5.6(E)(2)(c) requires that wood siding have a minimum dimension of 1" x 8" and does not allow for specific approvals for siding of less than 8" width. The plans call for the use of 6" knotty oak shiplap siding as shown on the elevations. The variance is needed because the Owner and Tommy Hein desire to use this smaller siding width that is complimentary to the overall design.

CDC Section 17.4.11(E)(5)(e) establishes the following design variation criteria, with our comments on how the variation meets the criterion shown in *italics*:

- i. The design variation is compatible with the design context of the surrounding area. *The design variation is compatible with surrounding area development. The 6" siding is used 14.5% of the exterior facade; the areas of siding are spread out and broken up by other exterior materials; 6" siding is desired to better fit the intended design; and oak siding is a very durable exterior material.*
- ii. The design variation is consistent with the Town Design Theme. *The variation is consistent with the Town Design Theme because the overall design is strongly influenced by the site and nature; the architecture and landscaping are responsive to alpine design; the architecture is a blend of high alpine, and local mountain modern design; and the use of smaller dimensioned siding allows for the desired design that is compatible with surrounding area development.*
- iii. The strict development application of the Design Regulations(s) would prevent the applicant or owner from achieving its intended design objectives for a project. *The CDC requires the use of 8" wide wood siding and unfortunately does not provide an allowance for DRB specific approval for smaller width siding. The strict application of the 8" siding standard would preclude the use of 6" oak siding that are desired by the Owner and Tommy Hein.*
- iv. The design variation is the minimum necessary to allow for the achievement of the intended design objectives. *The design variation is the minimum necessary to allow for the use of 6" oak siding.*
- v. The design variation is consistent with purpose and intent of the Design Regulations. *The variation to allow 6" siding versus 8" siding is consistent with the Design Regulations purpose because the overall design fits the site; minimizes site disturbance; promotes great civic design; and is compatible with the Site topography and the natural beauty of the area.*
- vi. The design variation does not have an unreasonable negative impact on the surrounding neighborhood. *The design variation will not have an unreasonable or negative impacts on the surrounding neighborhood. The 6" siding is an accent material that does not predominate the design or any single facade or any given area.*
- vii. The proposed design variation meets all applicable Town regulations and standards. *The design variation complies with all other requirements of the CDC.*
- viii. The variation supports a design interpretation that embraces nature, recalls the past, interprets our current times, and moves us into the future while respecting the design context of the neighborhood surrounding a site. *The variation embraces nature; interprets our time; and allows for a more modern design that respects the design context of the surrounding neighborhood.*





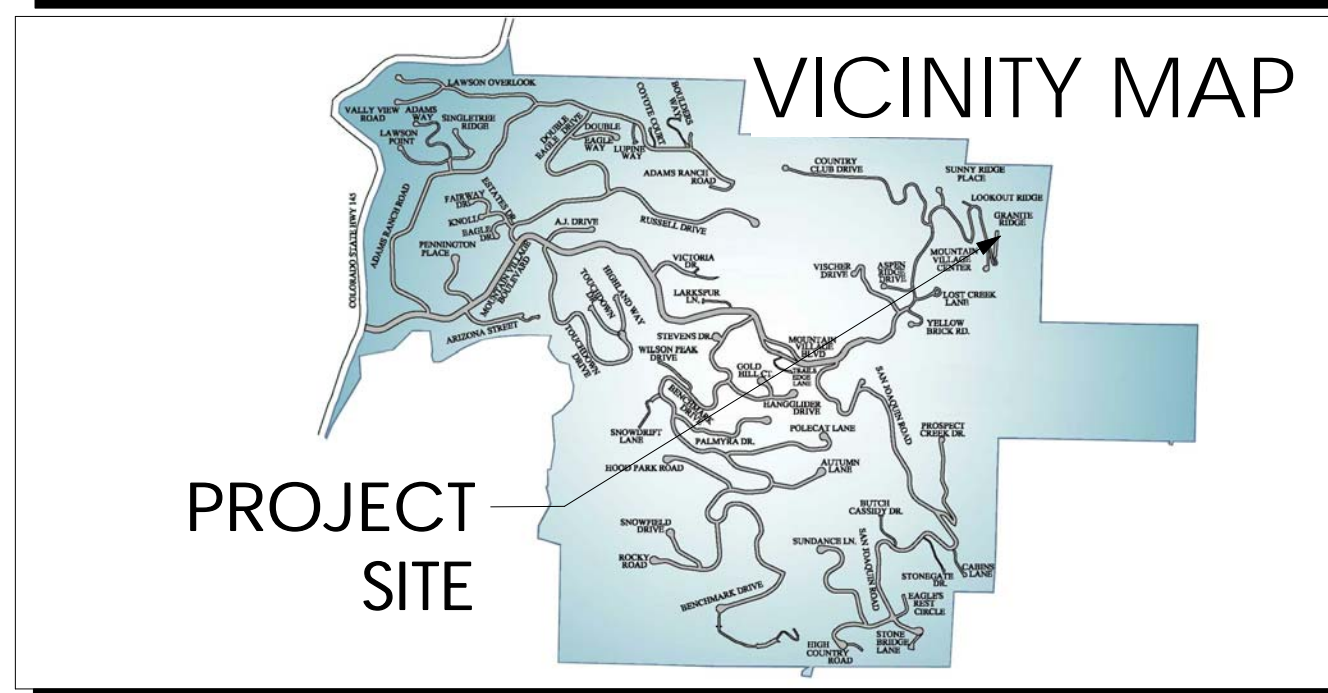


*Tommy Hein*  
ARCHITECTS





LOT COVERAGE & FLOOR AREA CALCULATIONS		
STANDARDS	ALLOWED	PROPOSED
<b>LOT COVERAGE</b>		
GROSS LOT AREA (S.F. AND ACREAGE)	< 30% LOT COVERAGE	0.98 ACRES= 42,688 s.f. MAX COVERAGE= 12,806 s.f. COVERAGE SF= 8,027 s.f. COVERAGE %= 18.8 % (18.8% IS 11.2% BELOW THE ALLOWABLE 30%)
LOT COVERAGE	< 30%	
FLOOR AREA CALCULATIONS		SEE SHEET A1.4/1.5 FOR ALL AREA CALCULATIONS
<b>MISC REQUIREMENTS</b>		
BUILDING SETBACKS	16'	N=31'-8" S=66'-8" E=26'-1" W=21'-11"
BUILDING HEIGHT		
- MAXIMUM	- 35'	- 29'-6" +/-
- AVERAGE	- 30'	- 15.03'
NUMBER OF UNITS BY TYPE	- 1 RESIDENTIAL	- 1 RESIDENTIAL
PARKING SPACES		
- ENCLOSED	- 2 ENCLOSED	- 2 ENCLOSED
- SURFACE	- 2 SURFACE	- 2 SURFACE
SNOWMELT AREA	- TBD S.F.	- TBD SF
EXTERIOR MATERIALS	- SEE A1.3, 1.3A, A3 SERIES	- SEE A1.3, 1.3A, A3 SERIES
<b>CODE SUMMARY</b>		
ZONING - SINGLE FAMILY RESIDENTIAL BUILDING CODE - IRC-2012 DESCRIPTION - 2.0 STORY OCCUPANCY CLASSIFICATION - IRC 1&2 AUTOMATIC FIRE SPRINKLERS - NFPA 13D- SPRINKLERED GREATER THAN 3,600 S.F. FIRE RESISTIVE RATING SHAFT ENCLOSURES - 1 HR. EXIT ENCLOSURE RATING 1 HR. ELEVATOR SHAFT N/A		



**GENERAL NOTES**

**CONTRACT DOCUMENTS**  
 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 DOCUMENTS SHALL BE SUPPLIED AS THOUGH FULLY COVERED IN ALL. ANY DISCREPANCIES BETWEEN THE PARTS SHALL BE REPORTED TO THE ARCHITECT PRIOR TO COMMENCEMENT OF WORK. THESE DRAWINGS ARE PART OF THE CONTRACT DOCUMENTS FOR THIS PROJECT. THESE DRAWINGS ARE THE GRAPHIC ILLUSTRATION OF THE WORK TO BE ACCOMPLISHED

**ORGANIZATION**  
 THE DRAWINGS FOLLOW A LOGICAL, INTERDISCIPLINARY FORMAT: PLANNING & REGULATORY (A SHEETS) CIVIL DRAWINGS (C SHEETS) LANDSCAPE DRAWINGS (L SHEETS) ARCHITECTURAL DRAWINGS (A SHEETS) INTERIOR DRAWINGS (I SHEETS) STRUCTURAL DRAWINGS (S SHEETS) MECHANICAL DRAWINGS (M SHEETS) ELECTRICAL (E SHEETS) AUDIOVISUAL DRAWINGS (LV SHEETS) LIGHTING DRAWINGS (LP SHEETS)

**CODE COMPLIANCE**  
 ALL WORK, MATERIALS AND ASSEMBLIES SHALL COMPLY WITH APPLICABLE STATE AND LOCAL CODES, ORDINANCES AND REGULATIONS. THE CONTRACTOR, SUBCONTRACTORS AND JOURNEYMEN OF THE APPROPRIATE TRADES SHALL PERFORM WORK TO THE HIGHEST STANDARDS OF CRAFTSMANSHIP AND IN ACCORDANCE WITH AIA DOCUMENT A201-SECTION 3

**REGULATORY COMPLIANCE**  
 THE CONTRACTOR SHALL ENSURE THAT THE WORK AND CONSTRUCTION ADMINISTRATION PROCESSES COMPLY WITH ALL APPLICABLE GOVERNMENTAL AND PRIVATE REGULATIONS, INCLUDING BUT NOT LIMITED TO THE TOWN OF TELLURIDE LAND USE CODE (LUC), DESIGN GUIDELINES, HISTORIC AND ARCHITECTURAL REVIEW COMMISSION (HARC) CONDITIONS, CERTIFICATES OF APPROPRIATENESS (CAs) AND IMPACT STATEMENTS; THE TOWN OF MOUNTAIN VILLAGE COMMUNITY DEVELOPMENT CODE (CDC) AND DESIGN REVIEW BOARD (DRB) CONDITIONS; SAN MIGUEL COUNTY BUILDING REGULATIONS; AND ALL COVENANTS, CONDITIONS & RESTRICTIONS, DECLARATIONS, ARCHITECTURAL GUIDELINES AND RULES AND REGULATIONS ESTABLISHED BY ANY PRIVATE OWNERS ASSOCIATIONS THAT GOVERN THE PROJECT SITE

**INTENT**  
 THESE DOCUMENTS ARE INTENDED TO INCLUDE ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES REQUIRED TO COMPLETE THE WORK DESCRIBED HEREIN

**COORDINATION**  
 THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE DOCUMENTS, VERIFY THE ACTUAL CONDITIONS AND REPORT ANY DISCREPANCIES, ERRORS, OR OMISSIONS OF 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 FLOORS, CEILINGS AND WALLS WITH ALL ARCHITECTURAL, INTERIOR, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AUDIO/VISUAL AND LIGHTING DRAWINGS.

SHEET INDEX DRB	
Sheet #	Sheet Name
A0.0	COVERSHEET DRB
A0.1	PROJECT PARTI
A0.2	SURVEY/ ILC
A0.2a	SLOPE SURVEY
A0.2b	CONTEXT SITE MAP
A0.3	SITE PHOTOS W/ CAPTIONS
A0.4	SITE PHOTOS
A0.6	RENDERINGS
A0.6a	RENDERINGS
A0.6b	RENDERINGS
A0.6e	RENDERINGS
A0.6f	RENDERINGS
A0.6g	RENDERINGS
A0.7	EXTERIOR PERSPECTIVES
A0.8	EXTERIOR PERSPECTIVES
A0.9	3D BUILDING SECTIONS
A1.0	SITE & LANDSCAPE PLAN
A1.3	EXTERIOR MATERIAL PALETTE
A1.3A	EXTERIOR MATERIAL PALETTE (CONT)
A1.4	FLOOR AREA PLANS & SCHEDULES
A1.6	BUILDING HEIGHT COMPLIANCE ANALYSIS
A2.1	GARAGE, ENTRY, GUEST FLOOR PLANS
A2.2	MAIN LIVING FLOOR PLANS
A2.3	GUEST MASTER & MASTER FLOOR PLAN
A2.9	ROOF PLAN
A3.0	EXTERIOR ELEVATIONS
A3.1	EXTERIOR ELEVATIONS
A3.4	EXTERIOR MATERIAL ELEVATIONS
A3.4A	EXTERIOR MATERIAL CALCULATIONS
A9.1	DOOR & WINDOW SCHEDULES
A9.3	WINDOW & DOOR DETAILS
C1	CIVIL NOTES
C2	SITE GRADING & DRAINAGE PLAN
C3	UTILITIES PLAN



**PROJECT TEAM**

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 c/o TOMMY HEIN ARCHITECTS

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 ROBIN@EVOKEINTERIORS.COM

**LANDSCAPE:**  
 TBD

**CIVIL:**  
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 DBALLODE@MSN.COM

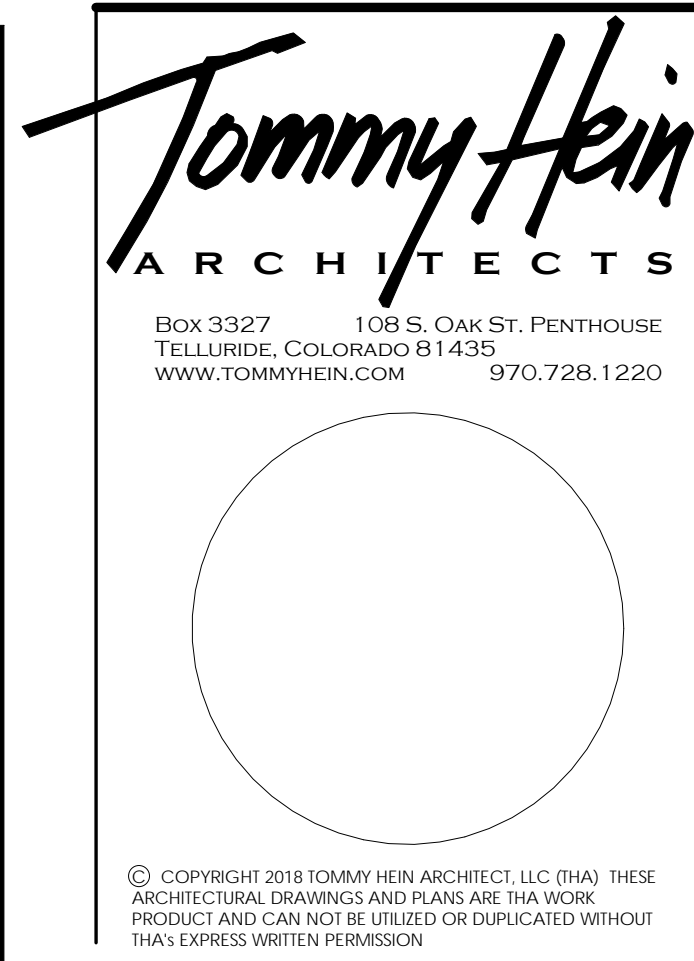
**STRUCTURAL:**  
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 315 BELLEVUE, SUITE 2B  
 P.O. BOX 2544  
 CRESTED BUTTE, CO 81224  
 970.349.5922  
 MIKE@COLORADOSTRUCTURAL.COM

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 P.O. BOX 8929  
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 p.970.963.5692 f.970.963.5684  
 RSINGER@ROBERTSINGERLIGHTING.COM

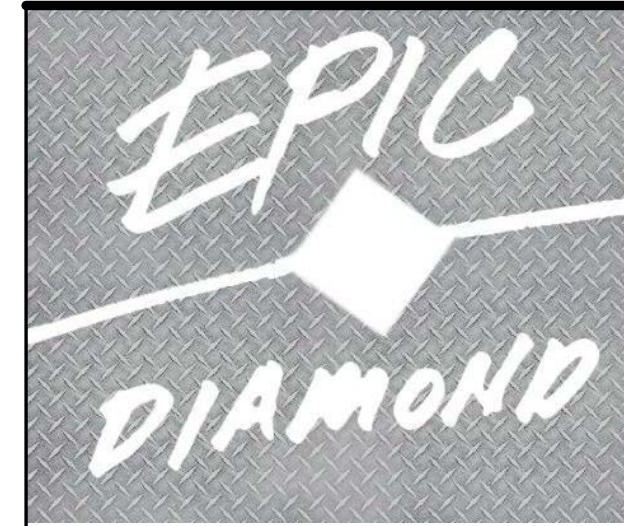
**SURVEYOR:**  
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 TELLURIDE, CO 81435  
 p.970.728.1128  
 OFFICE@SANJUANSURVEYING.COM

**REGULATORY COMPLIANCE**  
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**Submissions**

DRAFT SITE PLAN	19.09.30
CLIENT REVIEW	19.10.29
DRB 1 SKETCH v1	19.11.11
DRB 1 SKETCH v2	19.11.13
DRB 1 SKETCH v3	19.11.14
OWNER   CONSULTANTS	19.11.14
DRB 1 SKETCH v4	19.11.20



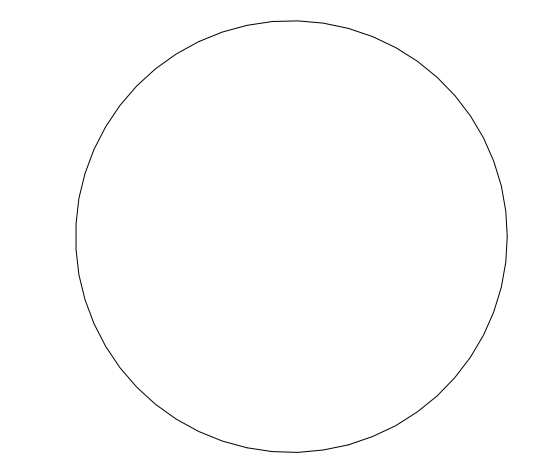
102 GRANITE RIDGE  
 MOUNTAIN VILLAGE,  
 CO | 81435

COVERSHEET  
 DRB

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

A0.0

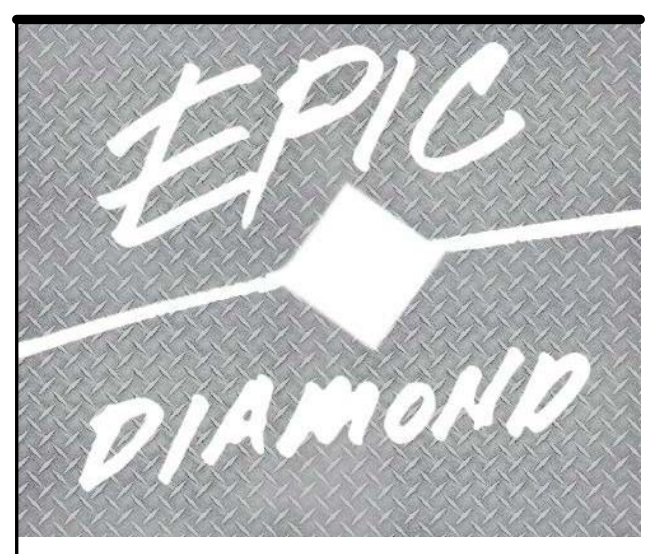
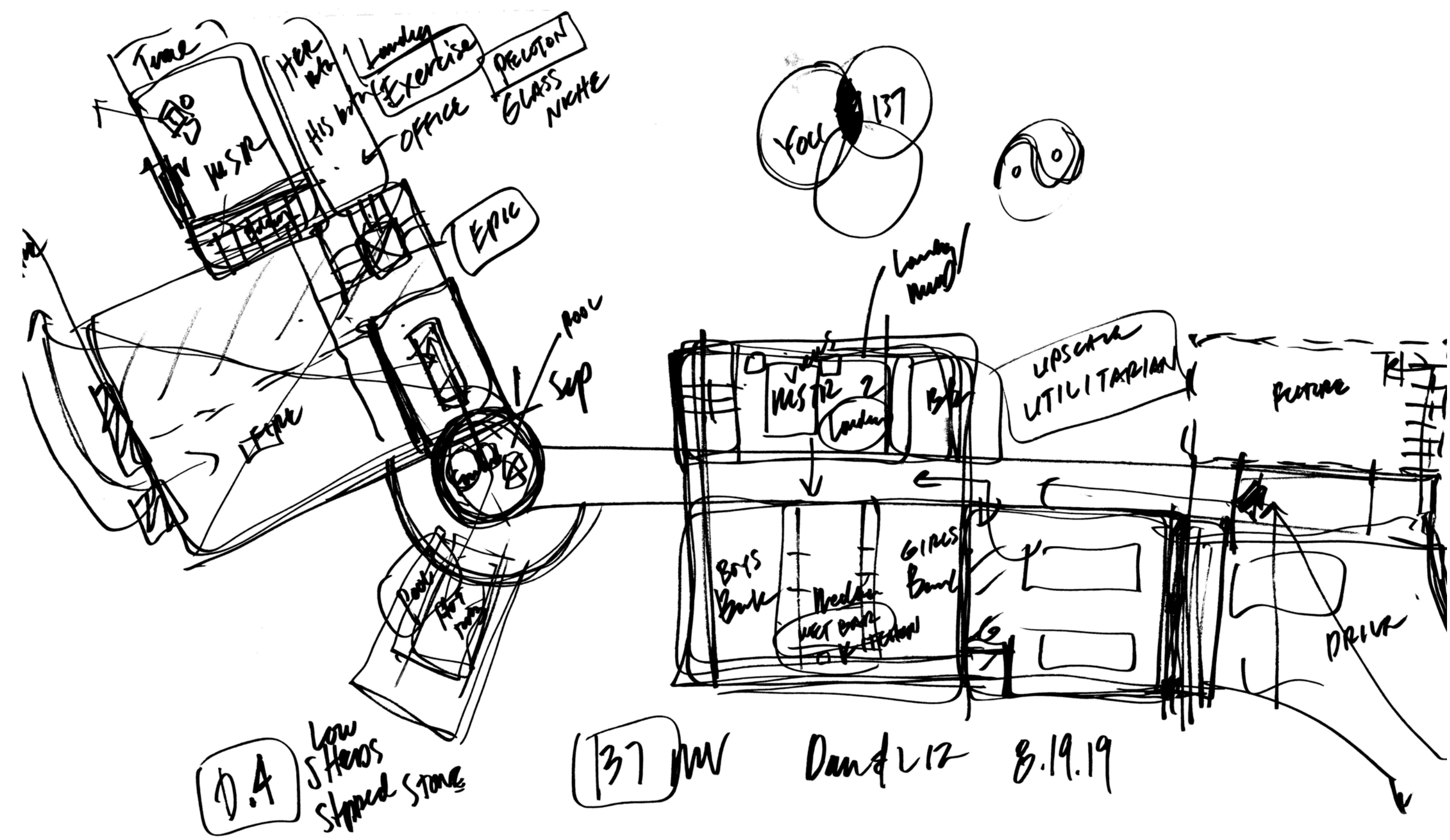
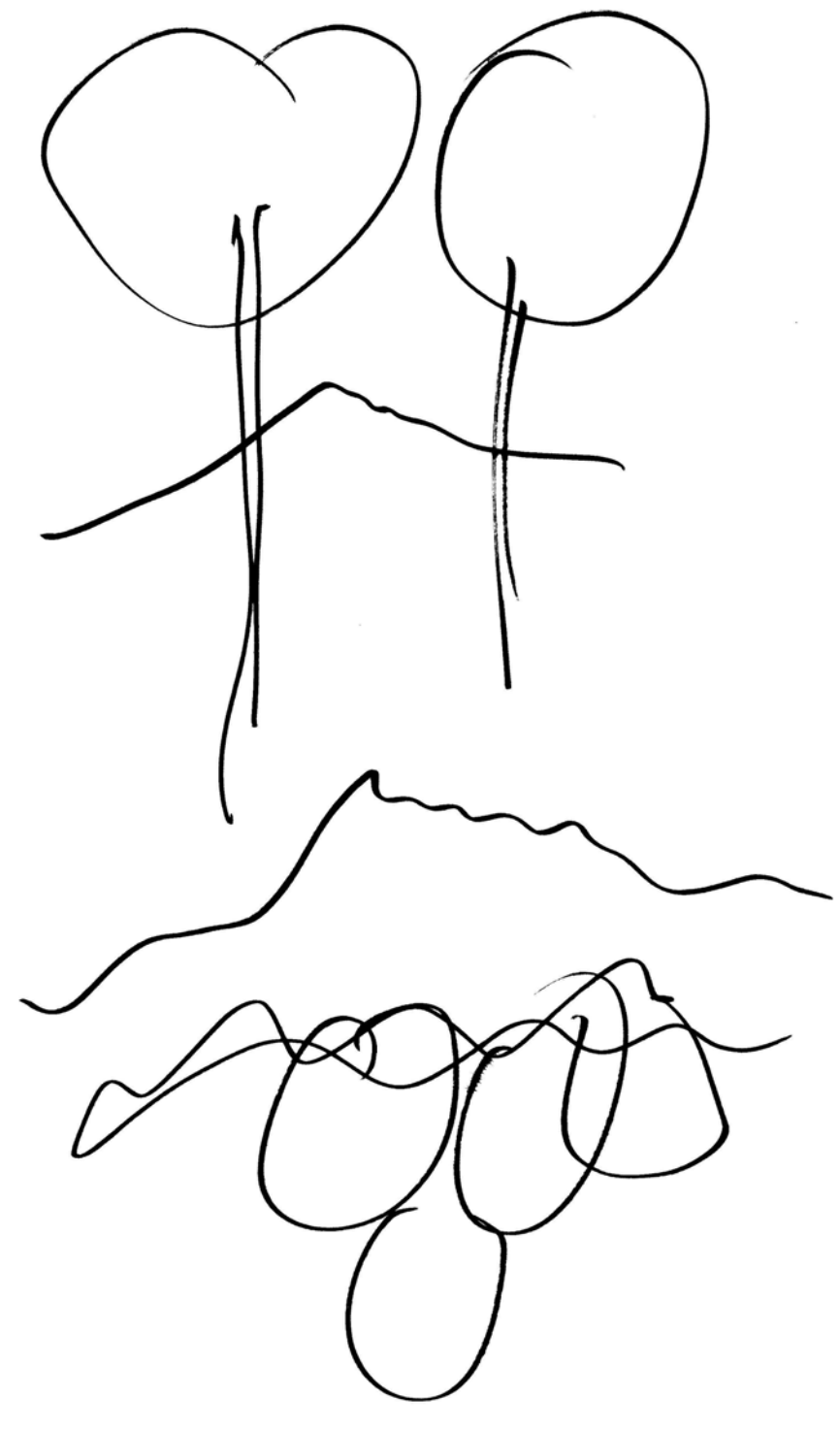
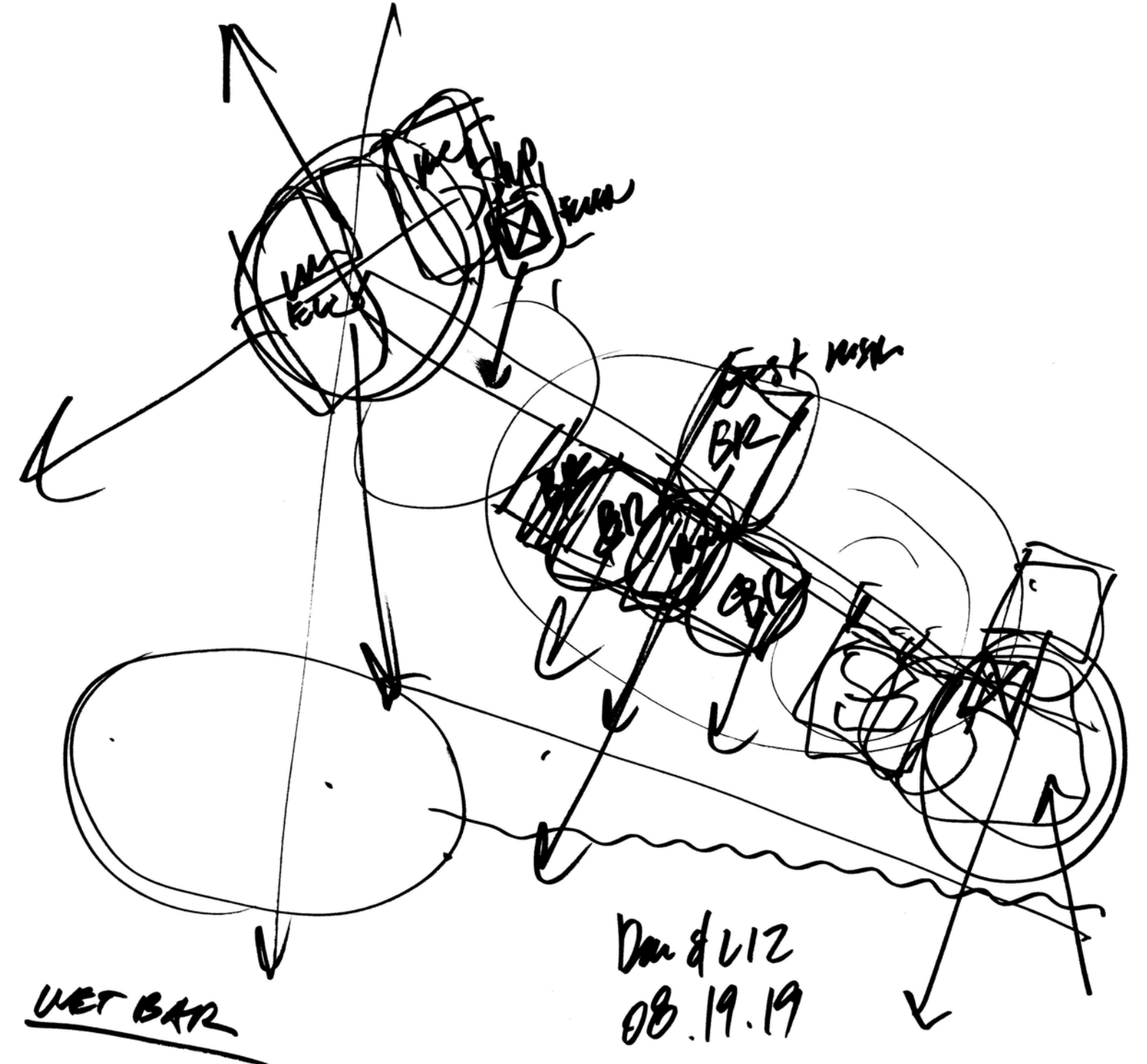
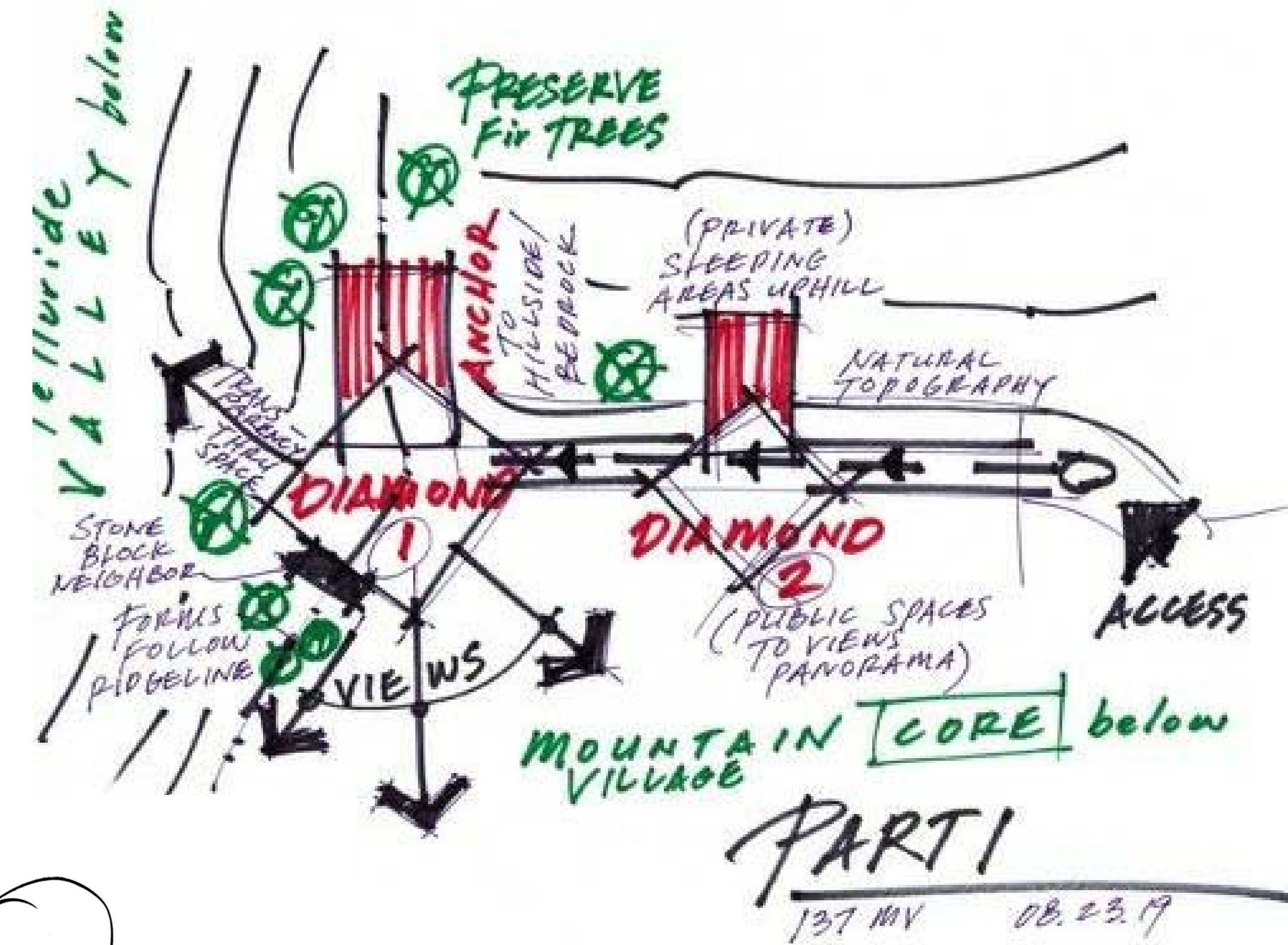




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**Submissions**

DRAFT SITE PLAN	19.09.30
CLIENT REVIEW	19.10.29
DRB 1 SKETCH v1	19.11.11
DRB 1 SKETCH v2	19.11.13
DRB 1 SKETCH v3	19.11.14
OWNER   CONSULTANTS	19.11.14
DRB 1 SKETCH v4	19.11.20



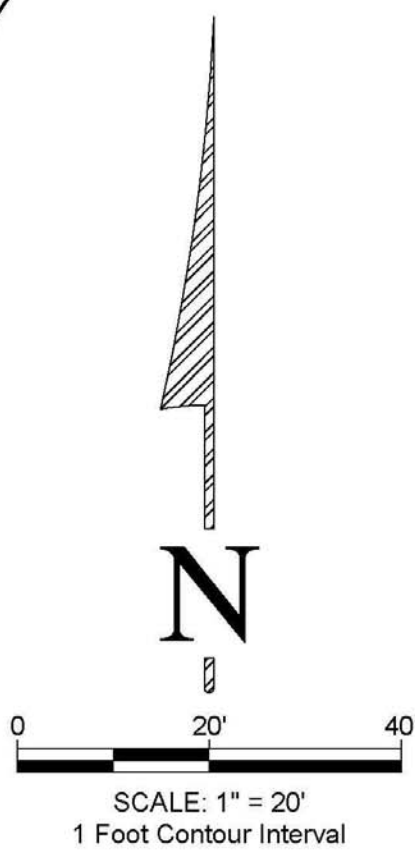
102 GRANITE RIDGE  
MOUNTAIN VILLAGE,  
CO | 81435

**PROJECT PART I**

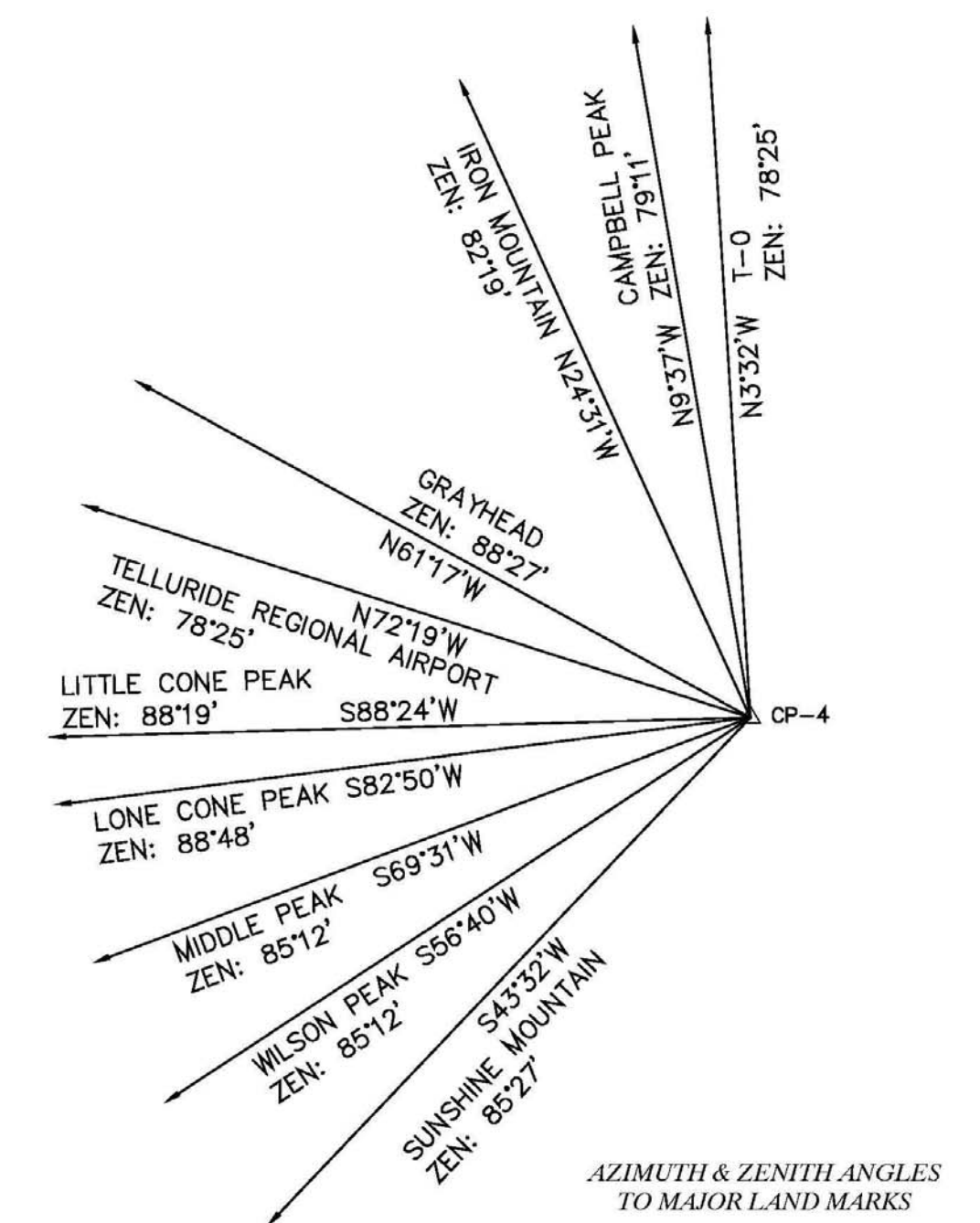
CONTRACTOR TO REVIEW AND COMPARE ALL CHAPTERS AND INTERDISCIPLINARY DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO ANY FIELD WORK BEING DONE IN ACCORDANCE WITH AIA DOCUMENT A201

**A0.1**





- LEGEND**
- FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP, LS 20632
  - FOUND #5 REBAR ADDED 1 1/2" ALUMINUM CAP, LS 36577
  - ⊙ TELEPHONE PEDESTAL
  - ⊙ ASPEN TREE, NUMBER INDICATES CALIPER
  - ⊙ FIR TREE, NUMBER INDICATES CALIPER



- NOTES:**
- According to Flood Insurance Rate Map 08113C0287 C dated September 30, 1988, this parcel lies within Flood Zone "X" (Areas determined to be outside the 500-year flood plain).
  - Easement research from Land Title Guarantee Company, Commitment No. TLR86009091, Effective Date 07/05/2019 at 05:00 PM.
  - Lot 137 is designated with the symbol VA and if the Design Review Board of the Telluride Mountain Village Resort Company has approved an enclosed parking space for the particular lot, then one automobile or its equivalent may be parked on the lot for each approved enclosed parking space. Plat Book 1 Page 477.
  - Vertical datum is based on the found Southeast corner of Lot 8, an Aluminum Cap Rebar, LS 24954, having an elevation of 8741.30 feet, as depicted.
  - Lineal Units U.S. Survey Feet

**PROPERTY DESCRIPTION:**  
 Lot 137, Telluride Mountain Village, Filing 1, according to the Plat recorded March 09, 1984 in Plat Book 1 at page 476.

County of San Miguel,  
 State of Colorado

**BASIS OF BEARINGS:**  
 The Basis of Bearings for this Improvement Survey Plat was derived from the West line of Lot 137, Telluride Mountain Village, Filing 1 recorded in Book 1 at page 476, said bearing being S 11°00'00" E, both being found monuments as depicted on this plat.

**SURVEYOR'S CERTIFICATE:**

I, Christopher R. Kennedy, of San Juan Surveying, being a Licensed and Registered Land Surveyor in the State of Colorado, do hereby certify that this Improvement Survey Plat prepared for Land Title Guarantee Company, O'Dea Development Services, Inc., and Griffith R. Harsh and Margaret C. Whitman was performed under my direct responsibility, supervision, and checking, and that the information herein is true and accurate to the best of my belief and knowledge. I further certify that the monuments as shown were field set as required by Articles 50 and 51 of Title 38, C.R.S.

**NOTICE:**

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

*Christopher R. Kennedy*  
 Christopher R. Kennedy, P.L.S. 36577  
 07/26/2019

# IMPROVEMENT SURVEY PLAT

## LOT 137, TELLURIDE MOUNTAIN VILLAGE, FILING NO. 1

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

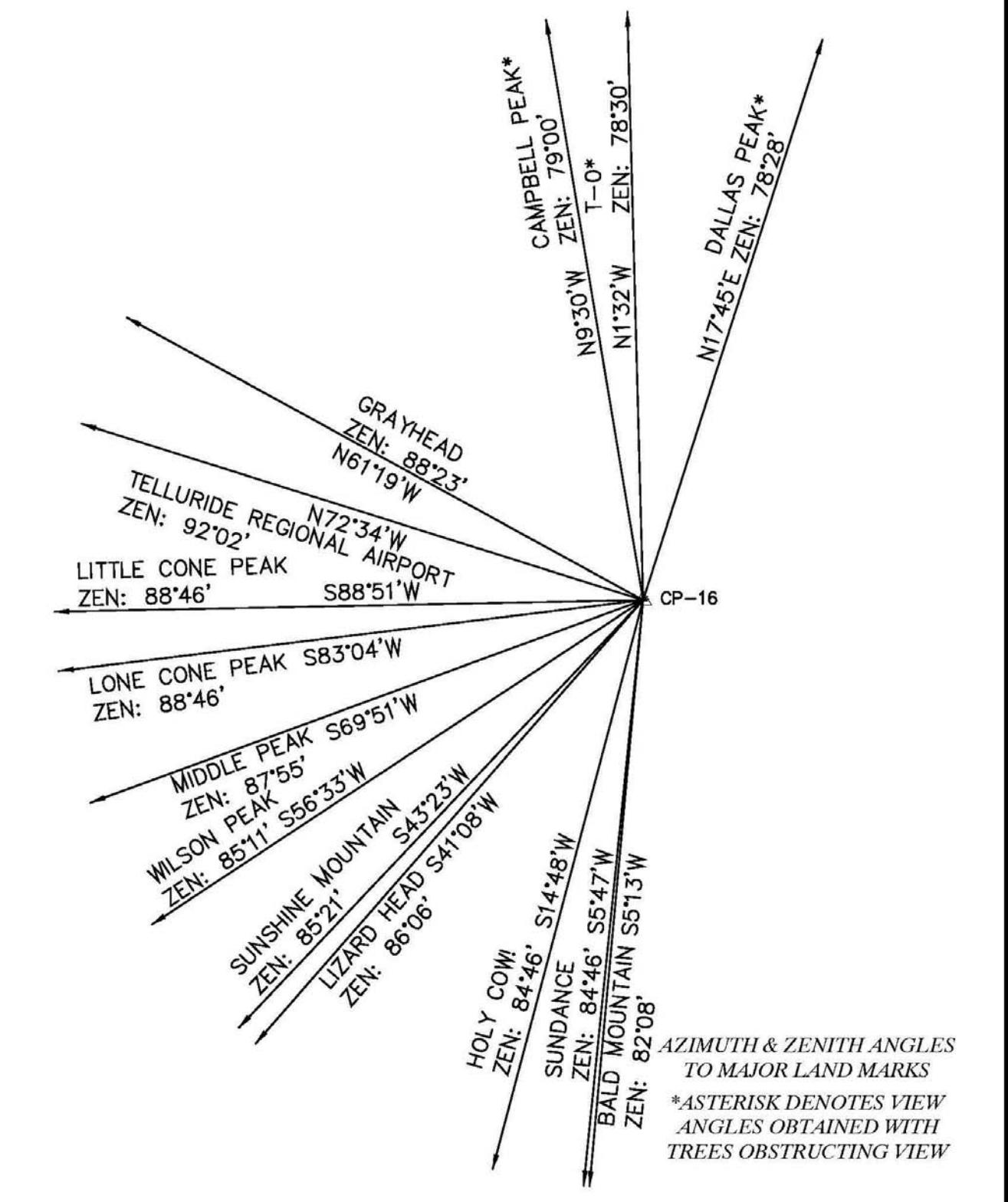
DATE:	07/17/2019
JOB:	97094
DRAWN BY:	ESS
CHECKED BY:	CRK
REVISION DATES:	
SHEET:	1 OF 1





**LEGEND**

- FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP, LS 20632
- FOUND #5 REBAR ADDED 1 1/2" ALUMINUM CAP, LS 36577
- ⊙ TELEPHONE PEDESTAL
- ⊙ ASPEN TREE, NUMBER INDICATES CALIPER
- ⊙ FIR TREE, NUMBER INDICATES CALIPER



**NOTES:**

1. According to Flood Insurance Rate Map 08113C0287 C dated September 30, 1988, this parcel lies within Flood Zone "X" (Areas determined to be outside the 500-year flood plain).
2. Easement research from Land Title Guarantee Company, Commitment No. TLR86009091, Effective Date 07/05/2019 at 05:00 PM.
3. Lot 137 is designated with the symbol VA and if the Design Review Board of the Telluride Mountain Village Resort Company has approved an enclosed parking space for the particular lot, then one automobile or its equivalent may be parked on the lot for each approved enclosed parking space. Plat Book 1 Page 477.
4. Vertical datum is based on the found Southeast corner of Lot 8, an Aluminum Cap Rebar, LS 24954, having an elevation of 8741.30 feet, as depicted.
5. Lineal Units U.S. Survey Feet

**PROPERTY DESCRIPTION:**

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County of San Miguel,  
State of Colorado

**BASIS OF BEARINGS:**

The Basis of Bearings for this Improvement Survey Plat was derived from the West line of Lot 137, Telluride Mountain Village, Filing 1 recorded in Book 1 at page 476, said bearing being S 11°00'00" E, both being found monuments as depicted on this plat.

**SURVEYOR'S CERTIFICATE:**

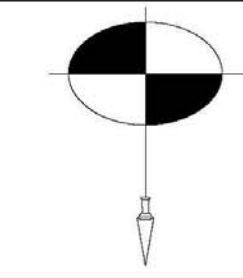
I, Christopher R. Kennedy, of San Juan Surveying, being a Licensed and Registered Land Surveyor in the State of Colorado, do hereby certify that this Improvement Survey Plat prepared for Land Title Guarantee Company, O'Dea Development Services, Inc., and Griffith R. Harsh and Margaret C. Whitman was performed under my direct responsibility, supervision, and checking, and that the information herein is true and accurate to the best of my belief and knowledge. I further certify that the monuments as shown were field set as required by Articles 50 and 51 of Title 38, C.R.S.

*Christopher R. Kennedy*  
Christopher R. Kennedy, P.L.S. 36577  
11/04/2019  
COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR

**NOTICE:**

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

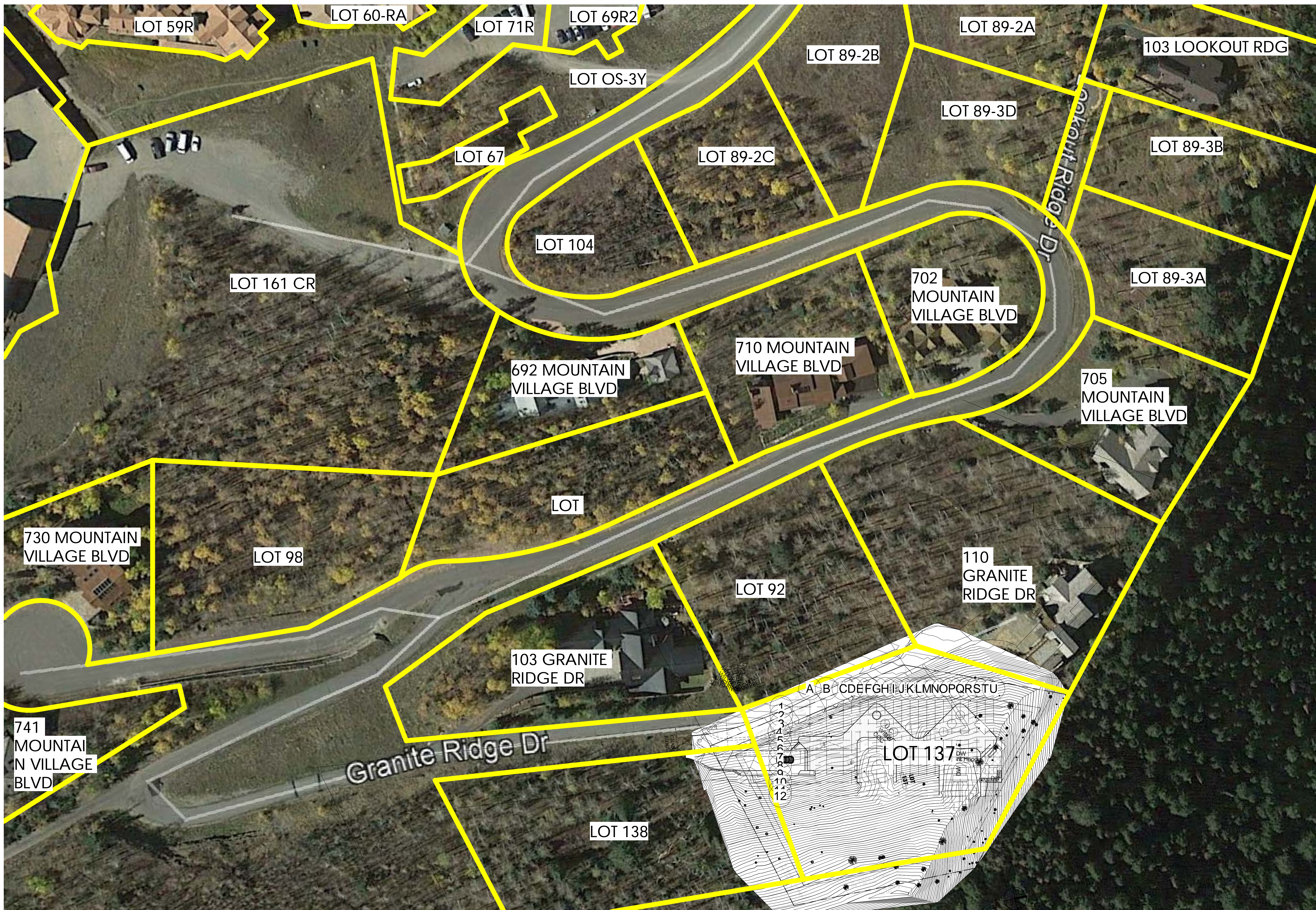
**SLOPE SURVEY**  
**LOT 137, TELLURIDE MOUNTAIN VILLAGE, FILING NO. 1**



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

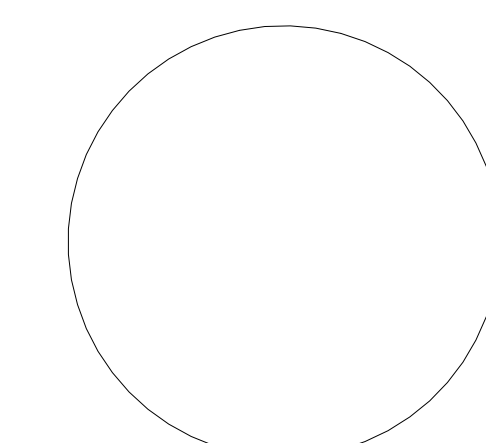
DATE:	11/04/2019
JOB:	97094
DRAWN BY:	ESS
CHECKED BY:	CRK
REVISION DATES:	
SHEET:	1 OF 1





**Tommy Hein**  
ARCHITECTS

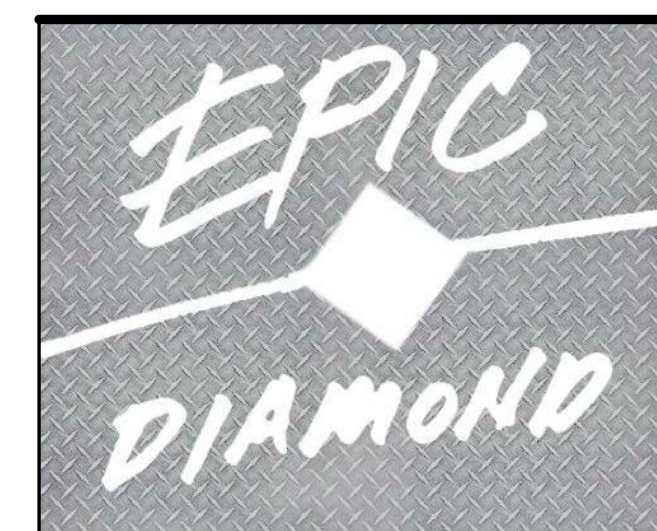
Box 3327 108 S. OAK ST. PENTHOUSE  
TELLURIDE, COLORADO 81435  
WWW.TOMMYHEIN.COM 970.728.1220



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**Submissions**

DRAFT SITE PLAN	19.09.30
CLIENT REVIEW	19.10.29
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DRB 1 SKETCH V2	19.11.13
DRB 1 SKETCH V3	19.11.14
OWNER   CONSULTANTS	19.11.14
DRB 1 SKETCH V4	19.11.20



102 GRANITE RIDGE  
MOUNTAIN VILLAGE,  
CO | 81435

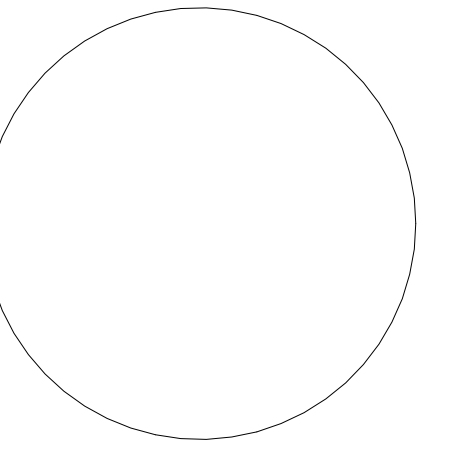
**CONTEXT SITE  
MAP**

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

**1** CONTEXT SITE MAP  
SCALE 1" = 40'-0"

**A0.2b**





**Submissions**

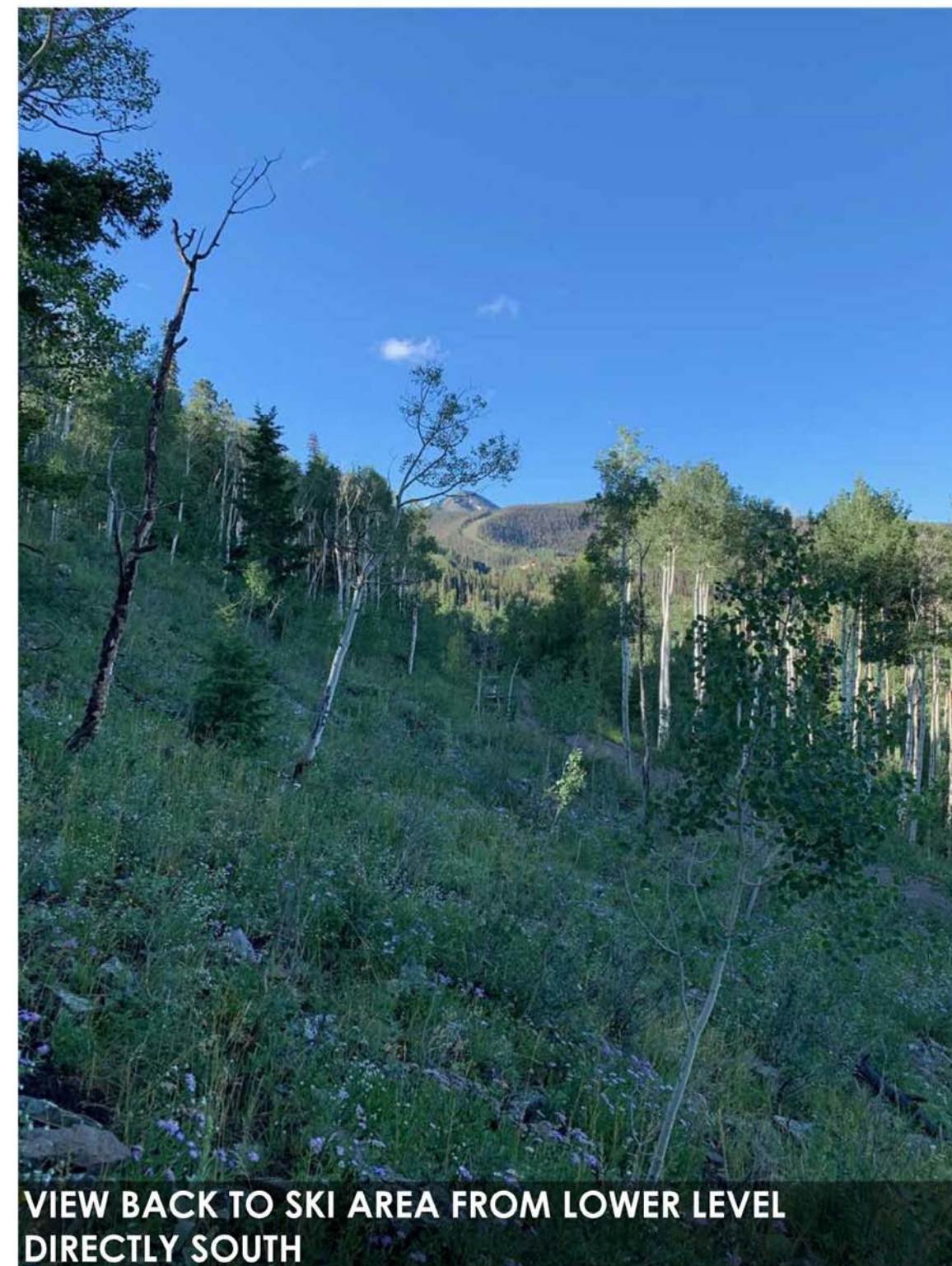
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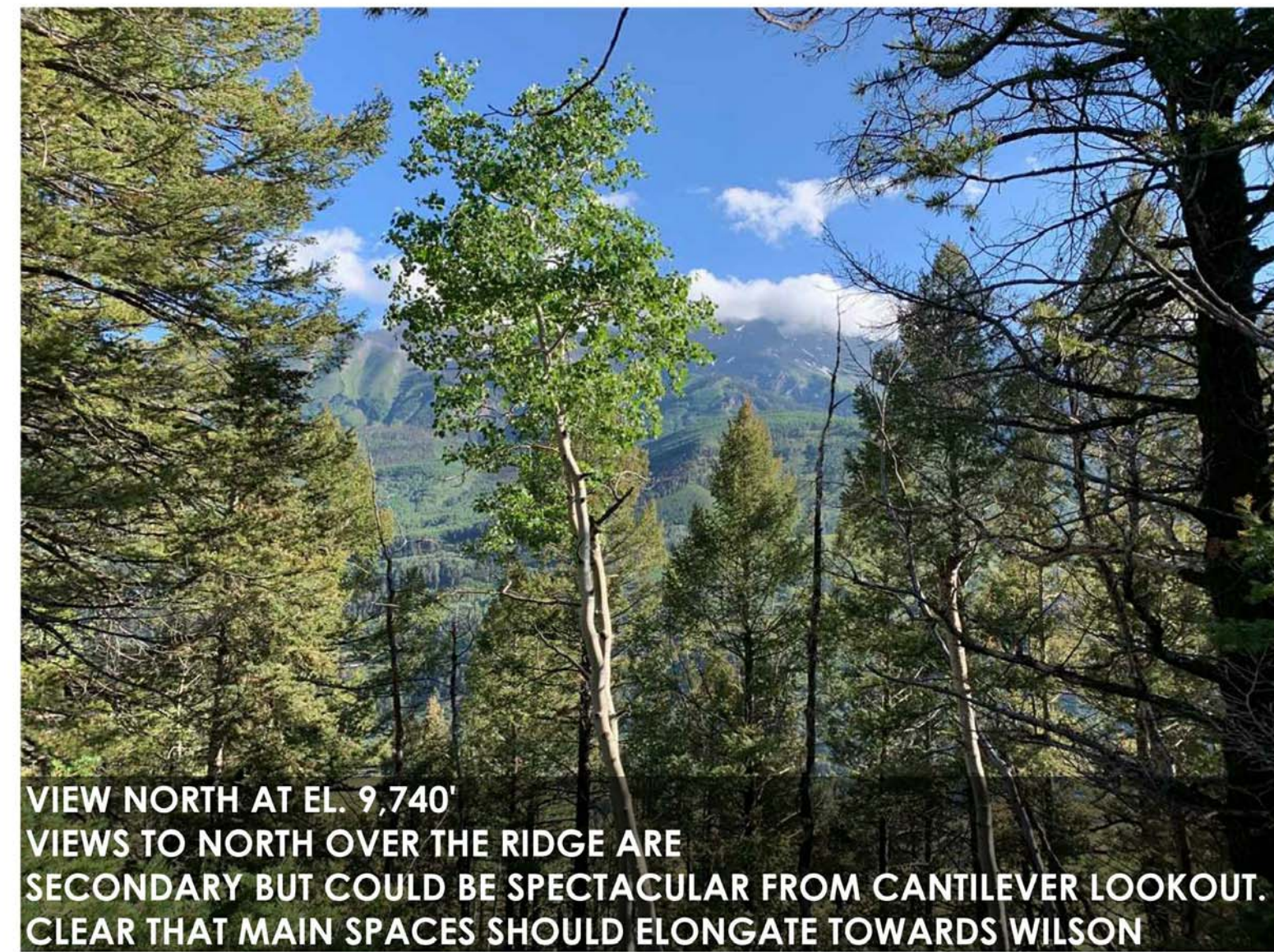
**SECONDARY VIEWS**  
VIEW FROM EL. 9,725  
BEDROOM LEVEL TOWARDS THE CENTER OF THE SITE SHOULD REALLY PROJECT AND DIRECT VIEWS TO THE NORTHWEST



**PRIMARY VIEW**  
VIEW PLATFORM AT EL. 9,727.5'  
CLEARLY THERE IS A SCHEME WHERE BEDROOMS ARE BELOW THE LIVING AT ELEV. OF VIEW PLATFORM TO CLEAR ASPEN TREES ALONG VIEWPLANE TO WILSON



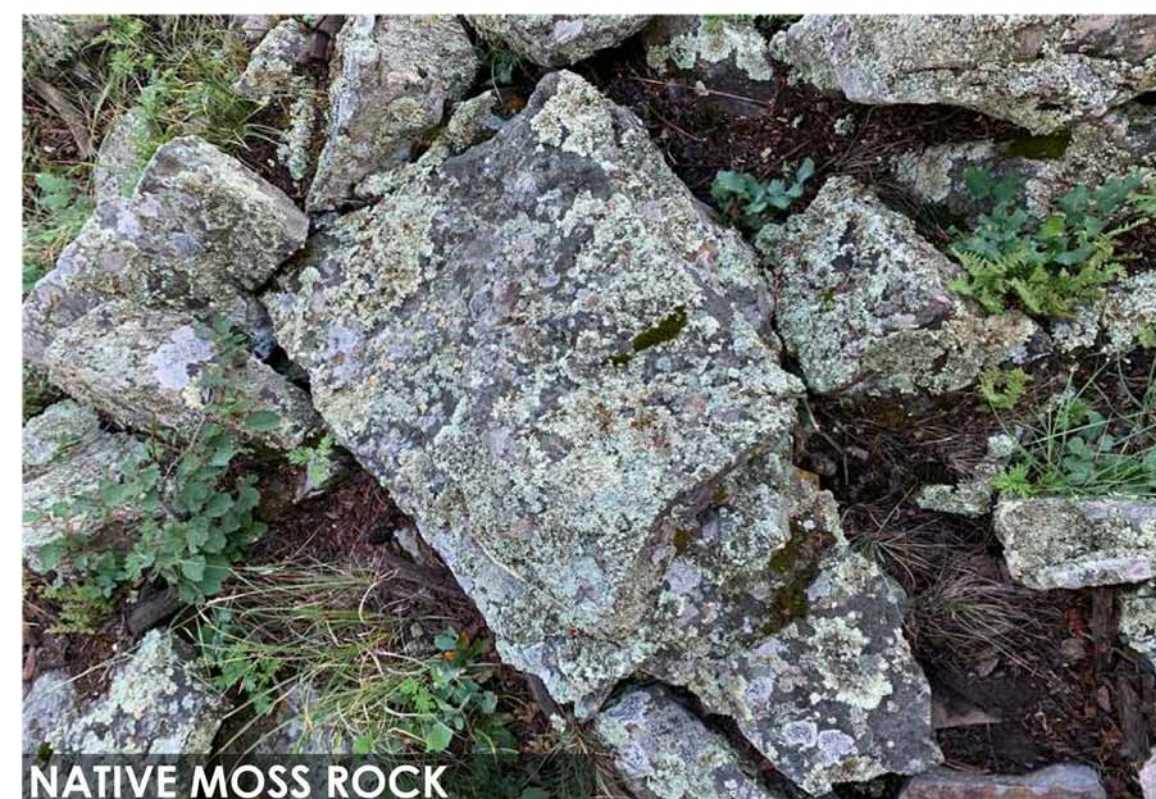
VIEW BACK TO SKI AREA FROM LOWER LEVEL DIRECTLY SOUTH



VIEW NORTH AT EL. 9,740'  
VIEWS TO NORTH OVER THE RIDGE ARE SECONDARY BUT COULD BE SPECTACULAR FROM CANTILEVER LOOKOUT. CLEAR THAT MAIN SPACES SHOULD ELONGATE TOWARDS WILSON



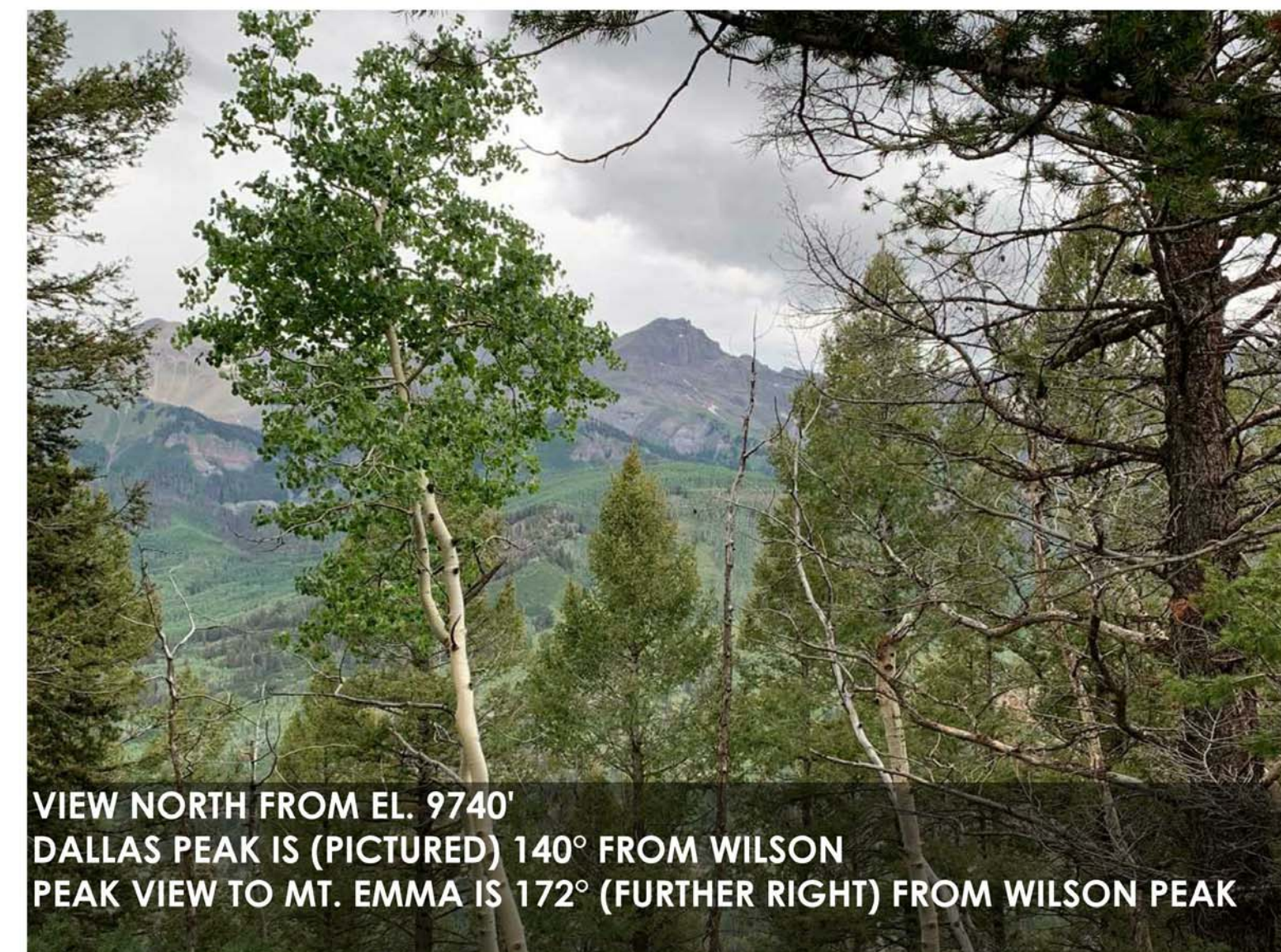
OVERALL SITE - CAMPBELL AND GILPEN PEAKS BEYOND



NATIVE MOSS ROCK



VIEW FROM GUEST HOUSE AT EL. 9,712'  
VIEW FROM GARAGE AND BASEMENT LEVEL TOWARDS WILSON & SUNSHINE BELOW ASPEN CANOPY AND ACROSS ACCESS TRACT



VIEW NORTH FROM EL. 9740'  
DALLAS PEAK IS (PICTURED) 140° FROM WILSON PEAK VIEW TO MT. EMMA IS 172° (FURTHER RIGHT) FROM WILSON PEAK



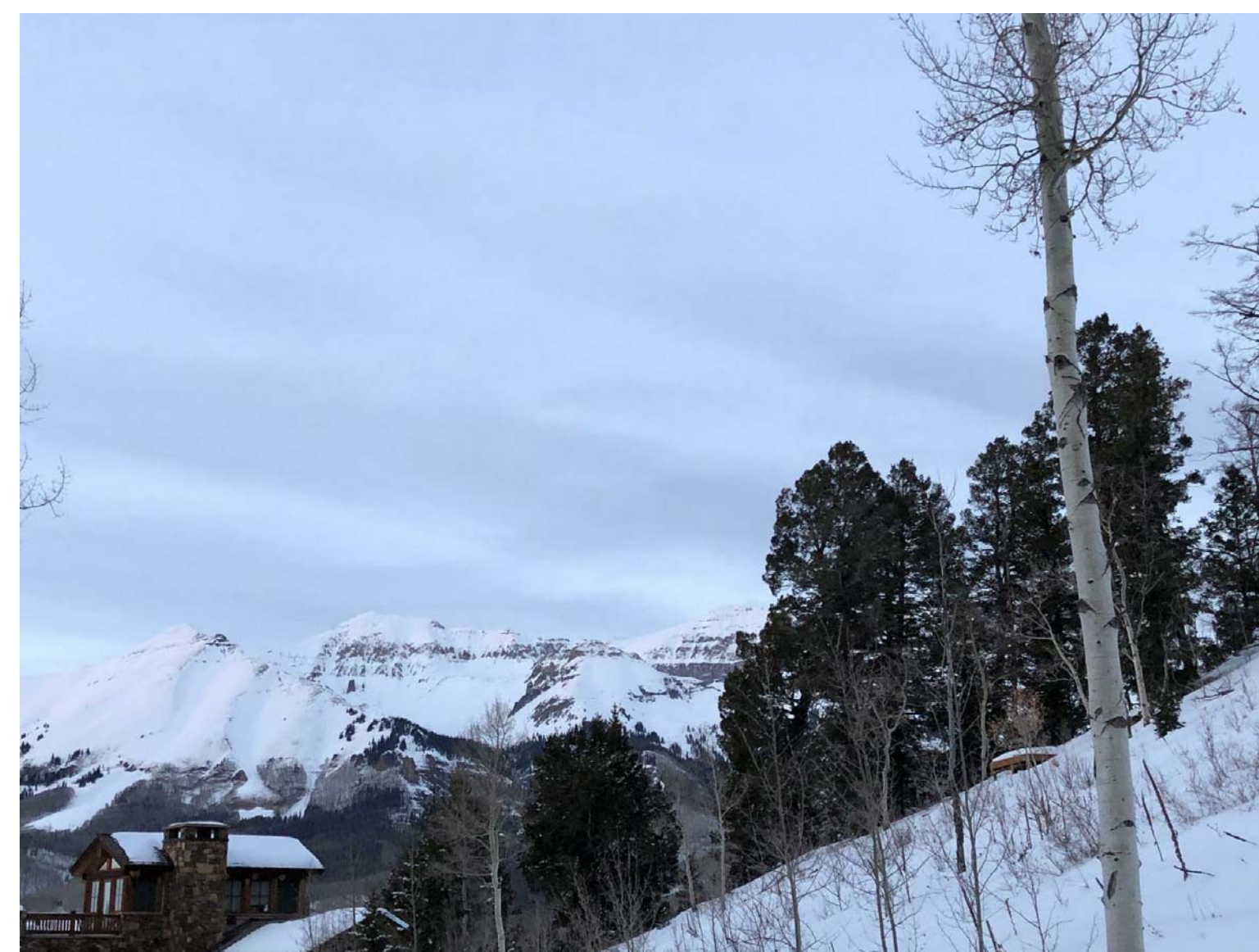
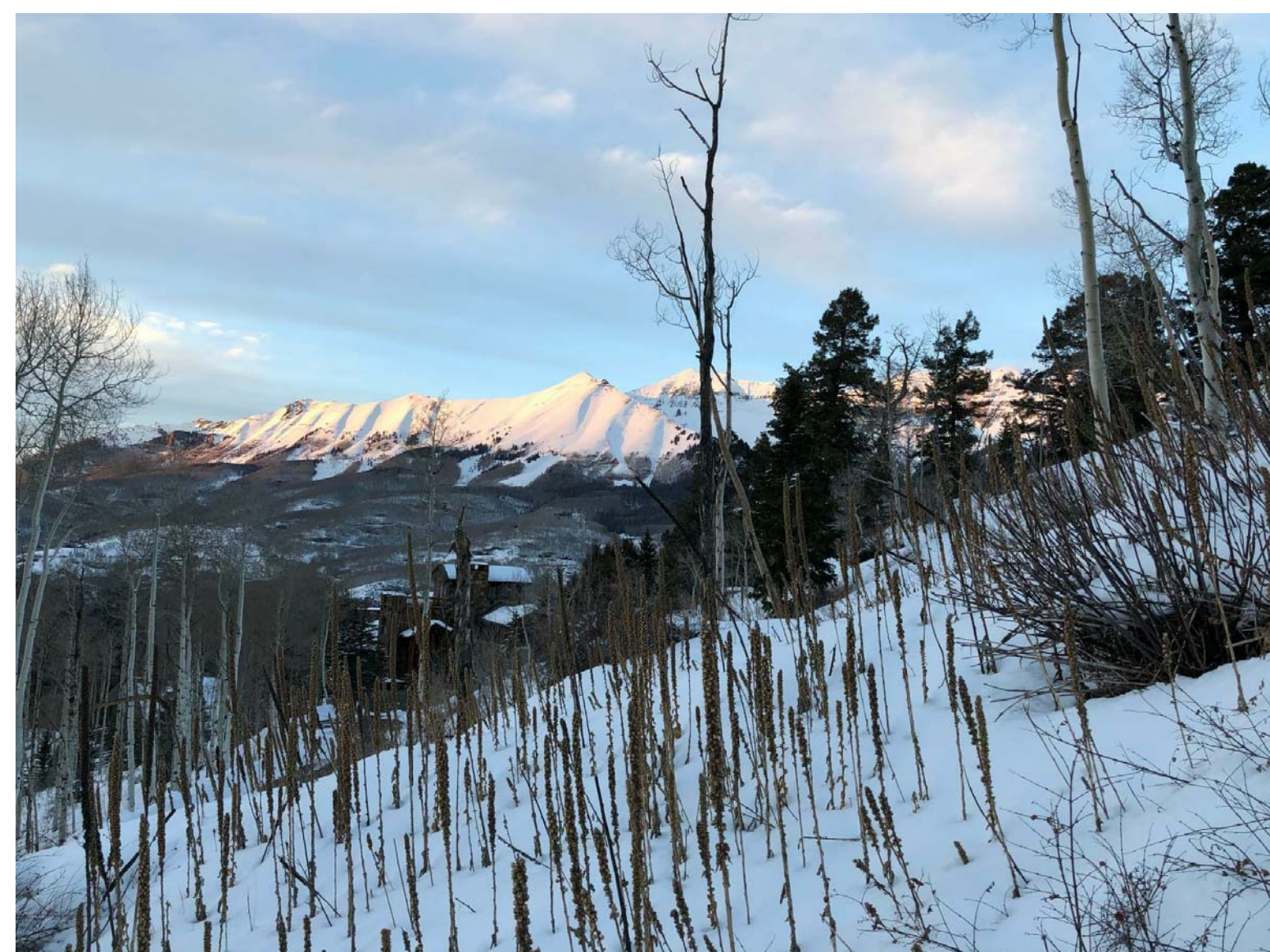
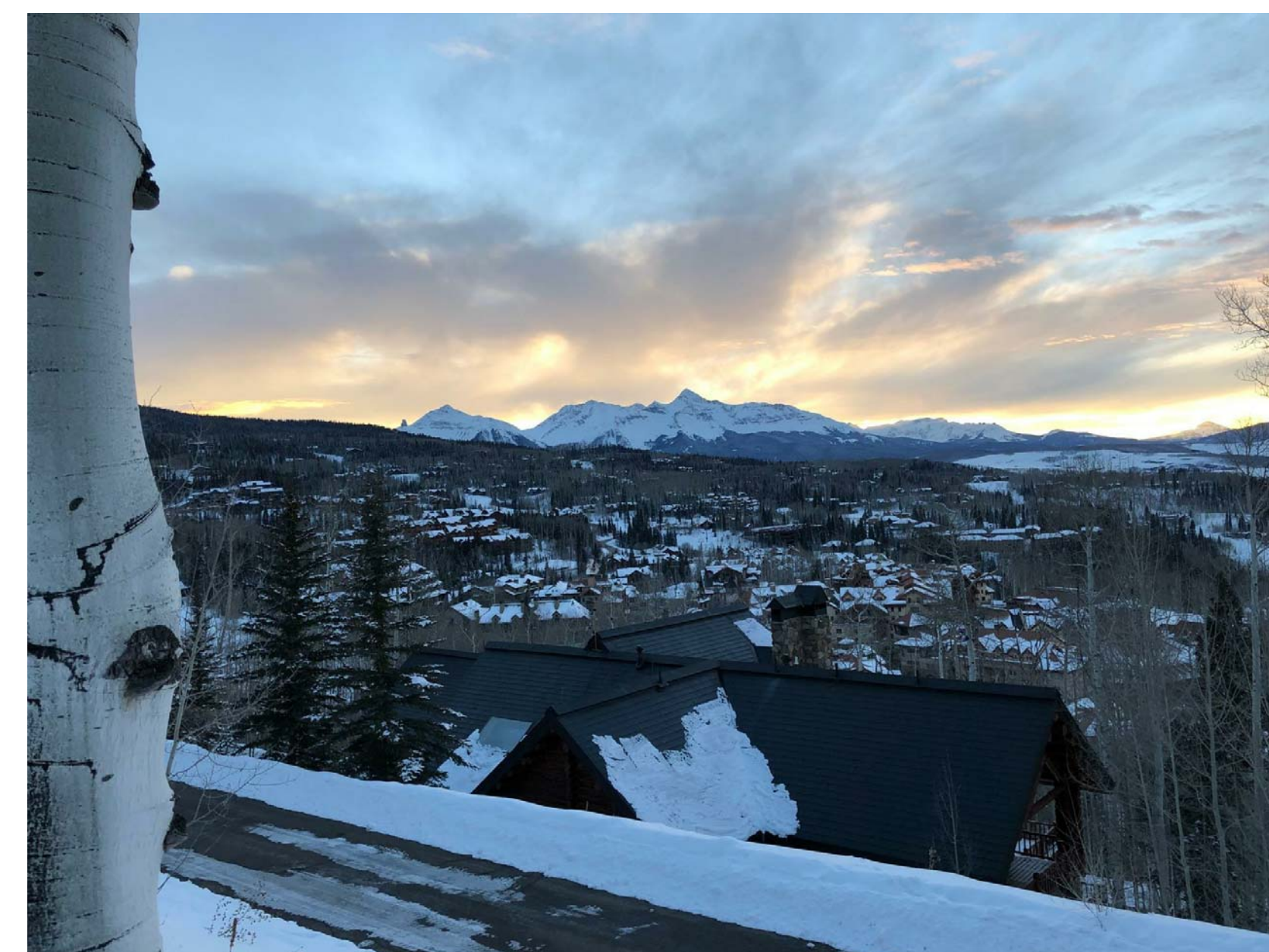
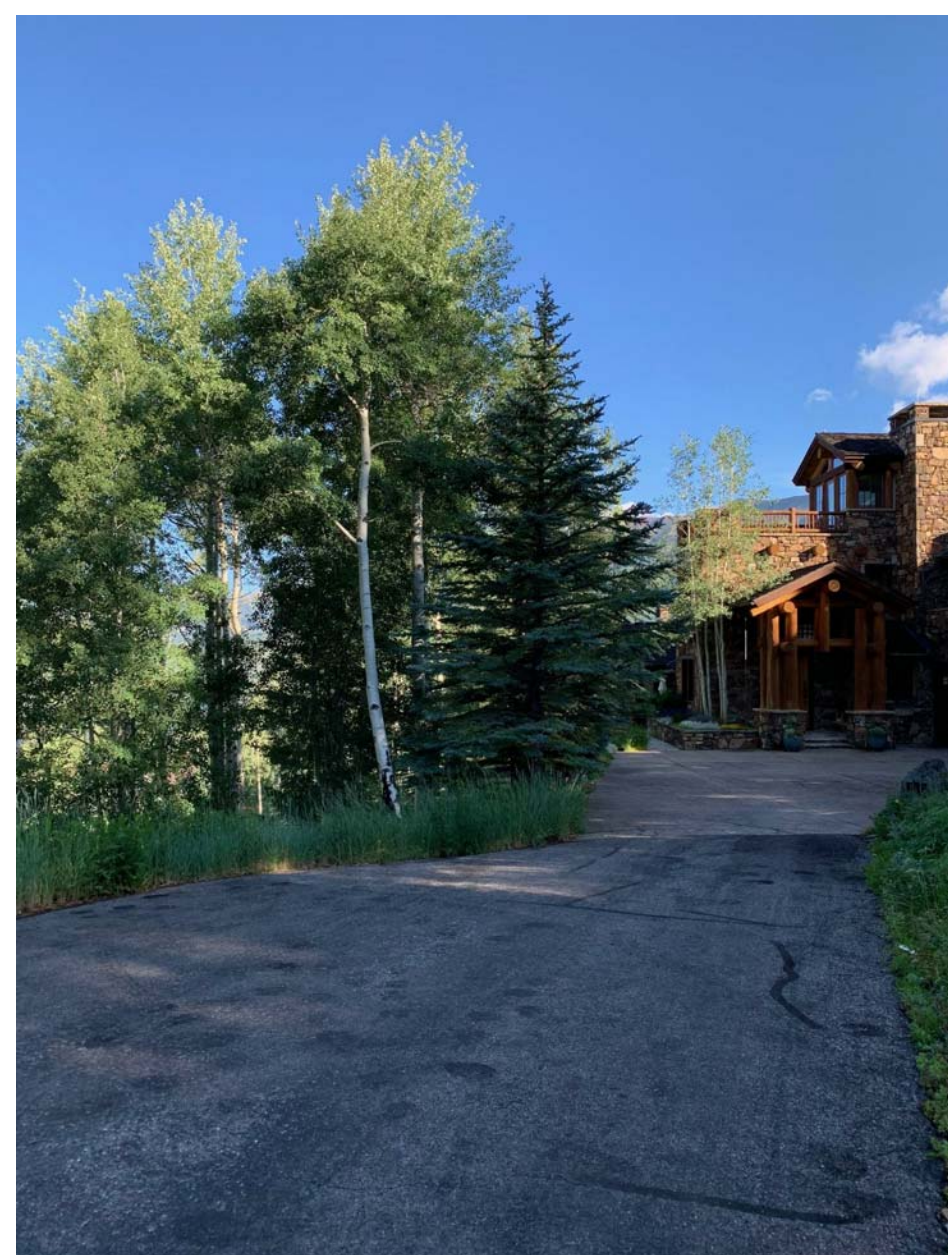
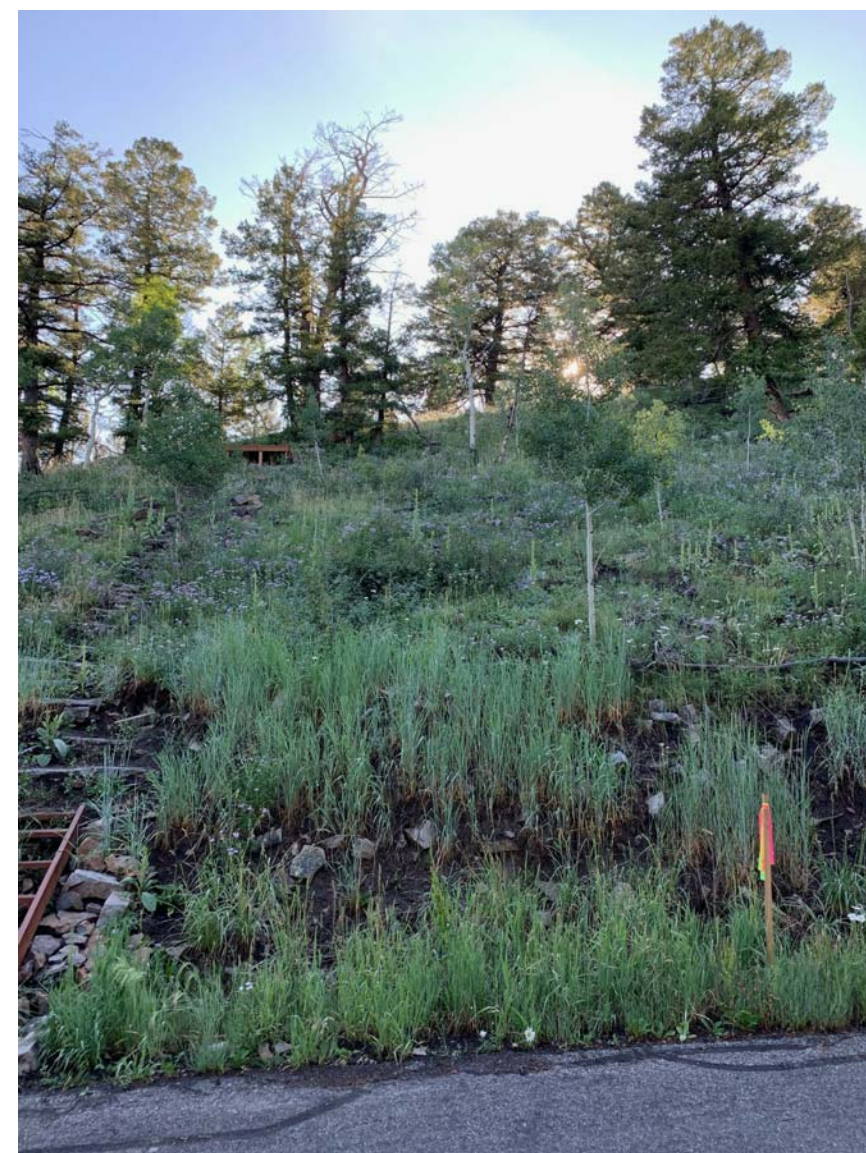
102 GRANITE RIDGE  
MOUNTAIN VILLAGE,  
CO | 81435

SITE PHOTOS  
W/ CAPTIONS

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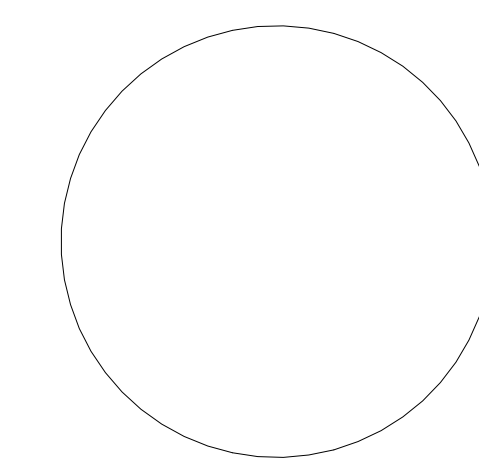
A0.3





Tommy Hein  
ARCHITECTS

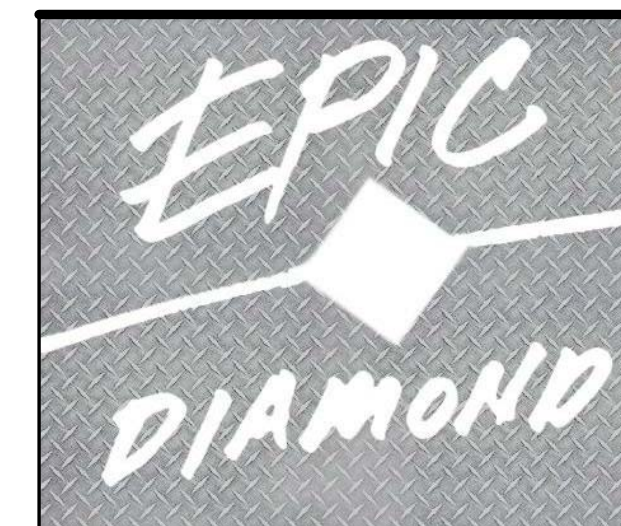
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102 GRANITE RIDGE  
MOUNTAIN VILLAGE,  
CO | 81435

SITE PHOTOS

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A0.4





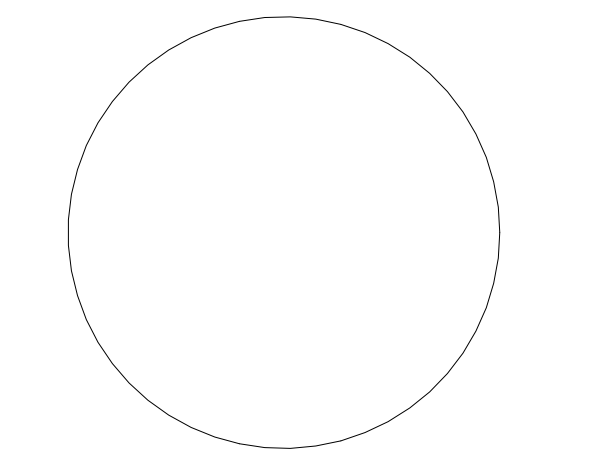
LOOKING NE



LOOKING NE OVERVIEW

*Tommy Hein*  
ARCHITECTS

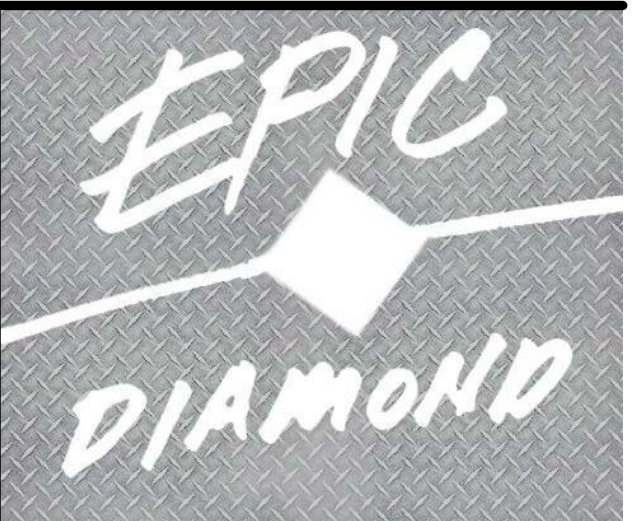
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RENDERINGS

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A0.6





HIGH LOOKING NORTH



HIGH LOOKING SOUTH



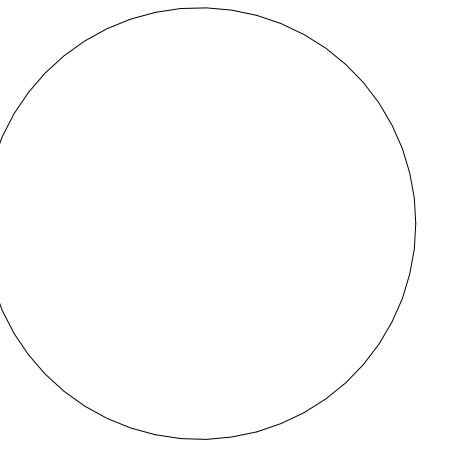
LOOKING SOUTHEAST OVERVIEW



OUTDOOR DINING TERRACE-MASTER-OFFICE

*Tommy Hein*  
ARCHITECTS

Box 3327 108 S. OAK ST. PENTHOUSE  
TELLURIDE, COLORADO 81435  
WWW.TOMMYHEIN.COM 970.728.1220



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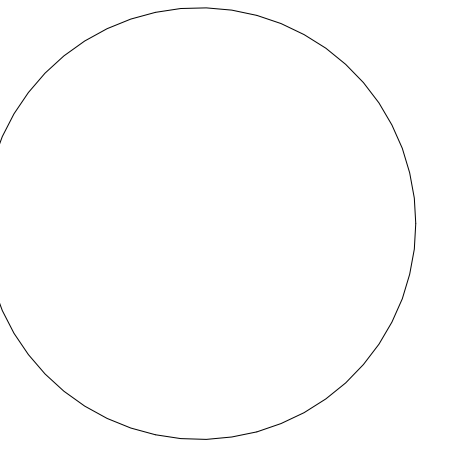
102 GRANITE RIDGE  
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A0.6a





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DRB 1 SKETCH v4	19.11.20



LIVING DECK-GALLERY-MEDIA PLAY DECK



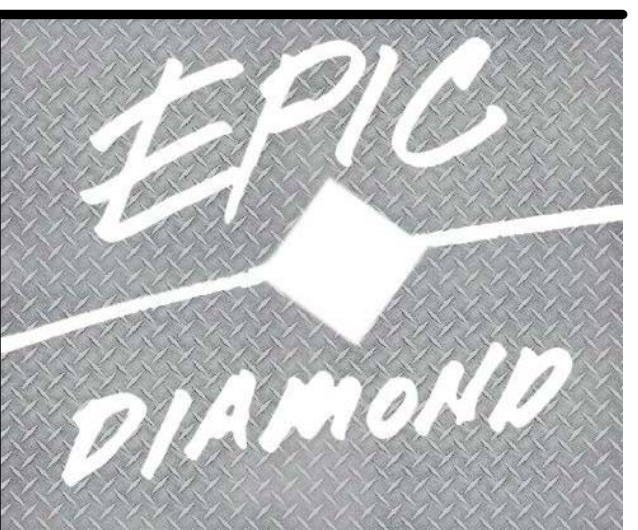
LIVING DECK-GALLERY BRIDGE-MEDIA PLAY DECK



LIVING DECK



LIVING DECK-GALLERY BRIDGE-GUEST MASTER



102 GRANITE RIDGE  
MOUNTAIN VILLAGE,  
CO | 81435

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**A0.6b**





OUTDOOR DINING TERRACE-MASTER-OFFICE



OUTDOOR DINING TERRACE FIREPIT



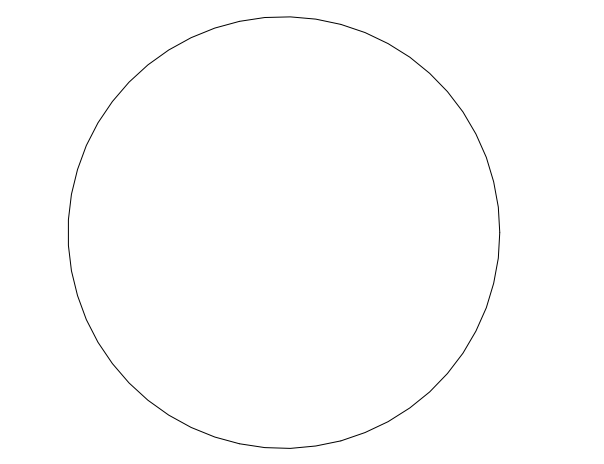
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LIVING DECK

*Tommy Hein*  
ARCHITECTS

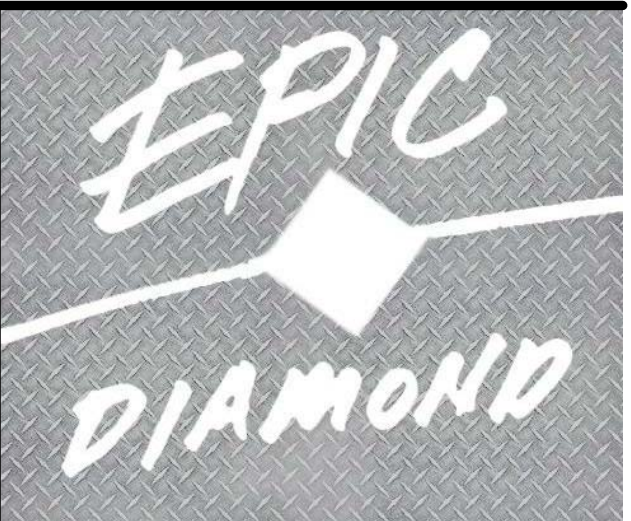
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TELLURIDE, COLORADO 81435  
WWW.TOMMYHEIN.COM 970.728.1220



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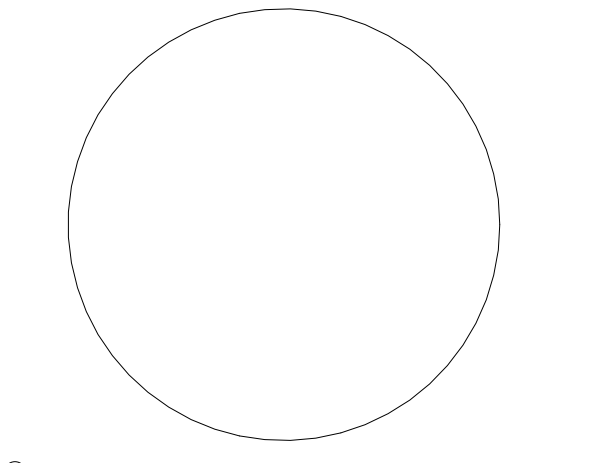
102 GRANITE RIDGE  
MOUNTAIN VILLAGE,  
CO | 81435

RENDERINGS

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A0.6e





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DRB 1 SKETCH V4	19.11.20



GUEST MASTER & TERRACE



LOOKING N GUEST MASTER-LIVING DECK-MASTER



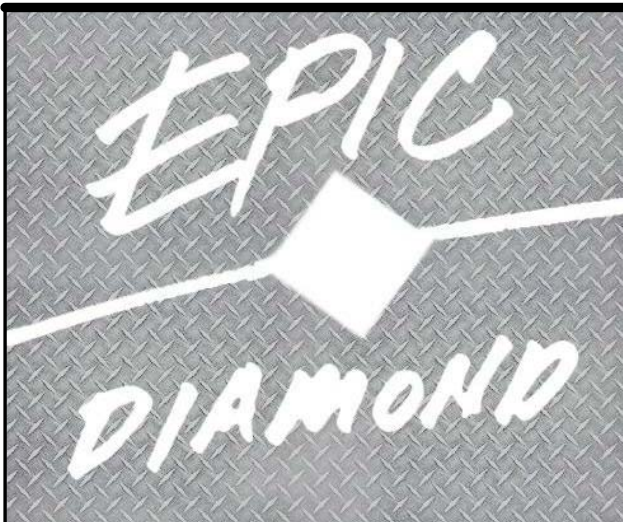
MASTER BATH-VANITY- SITTING FIREPLACE



MASTER STAIR-BED-TERRACE



MASTER BEDROOM AND TERRACE



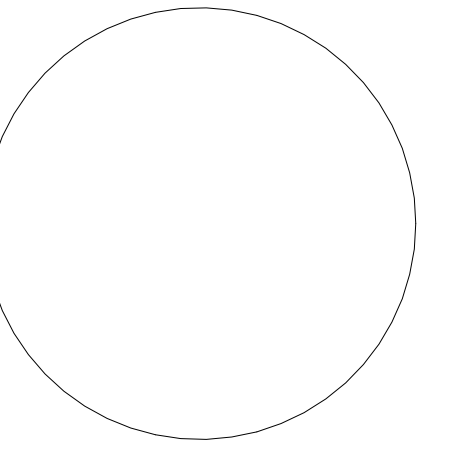
102 GRANITE RIDGE  
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RENDERINGS

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**A0.6f**





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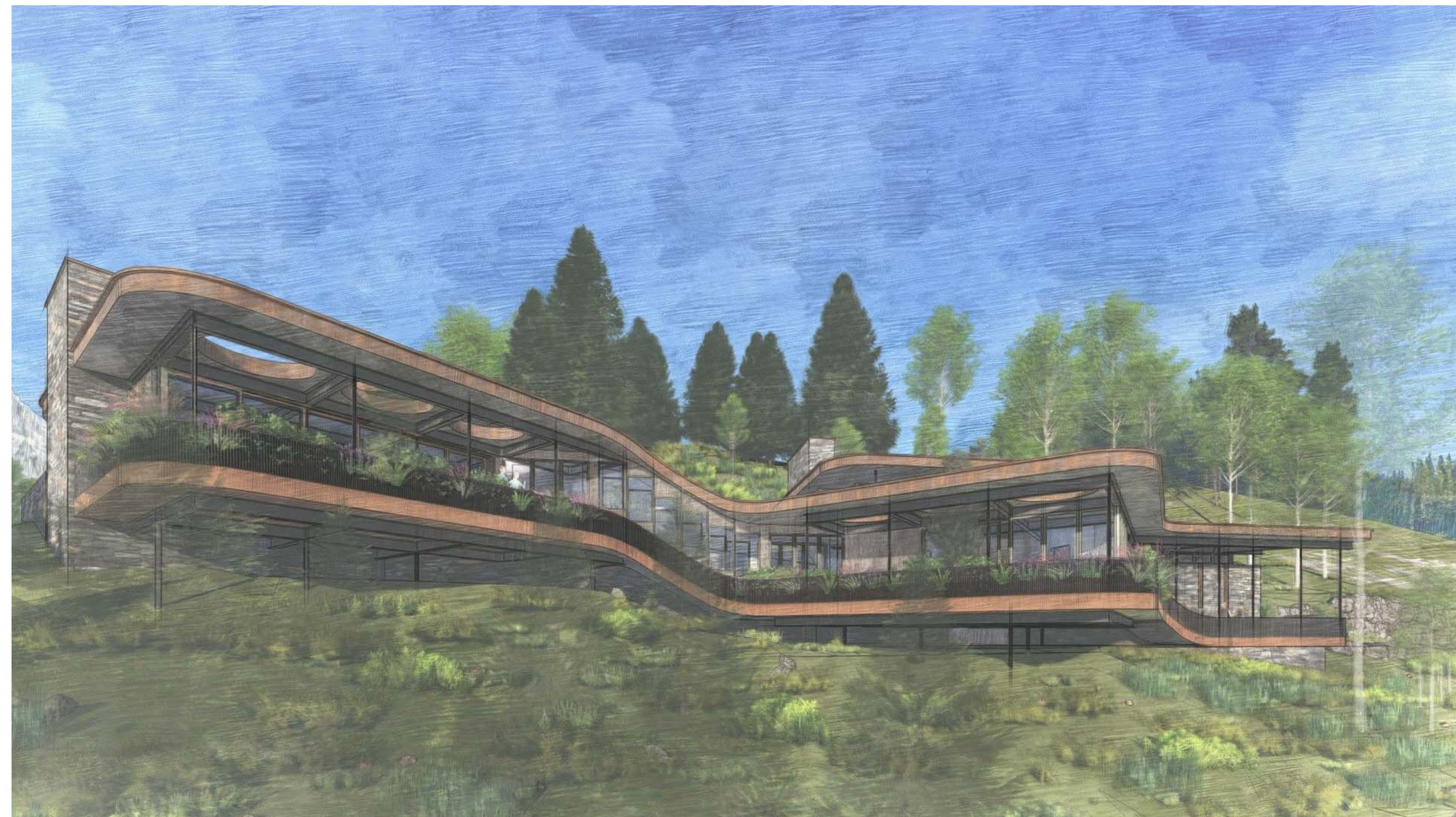
DRIVEWAY APPROACH



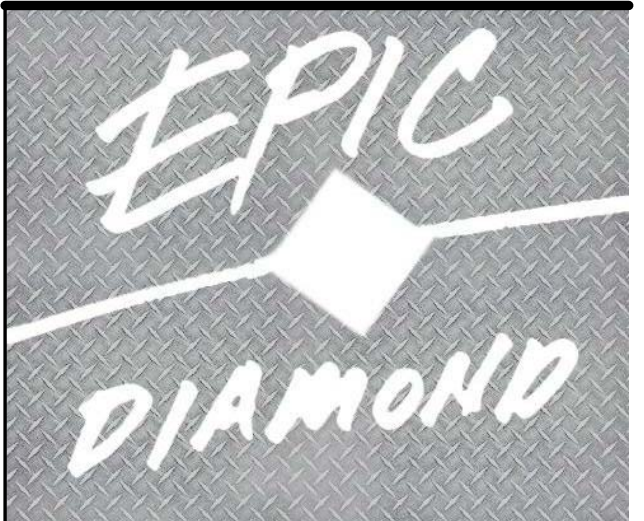
DRIVECOURT-ENTRY-GARAGE



DRIVING PAST



LOOKING S FROM GRANITE RIDGE DR



102 GRANITE RIDGE  
MOUNTAIN VILLAGE,  
CO | 81435

RENDERINGS

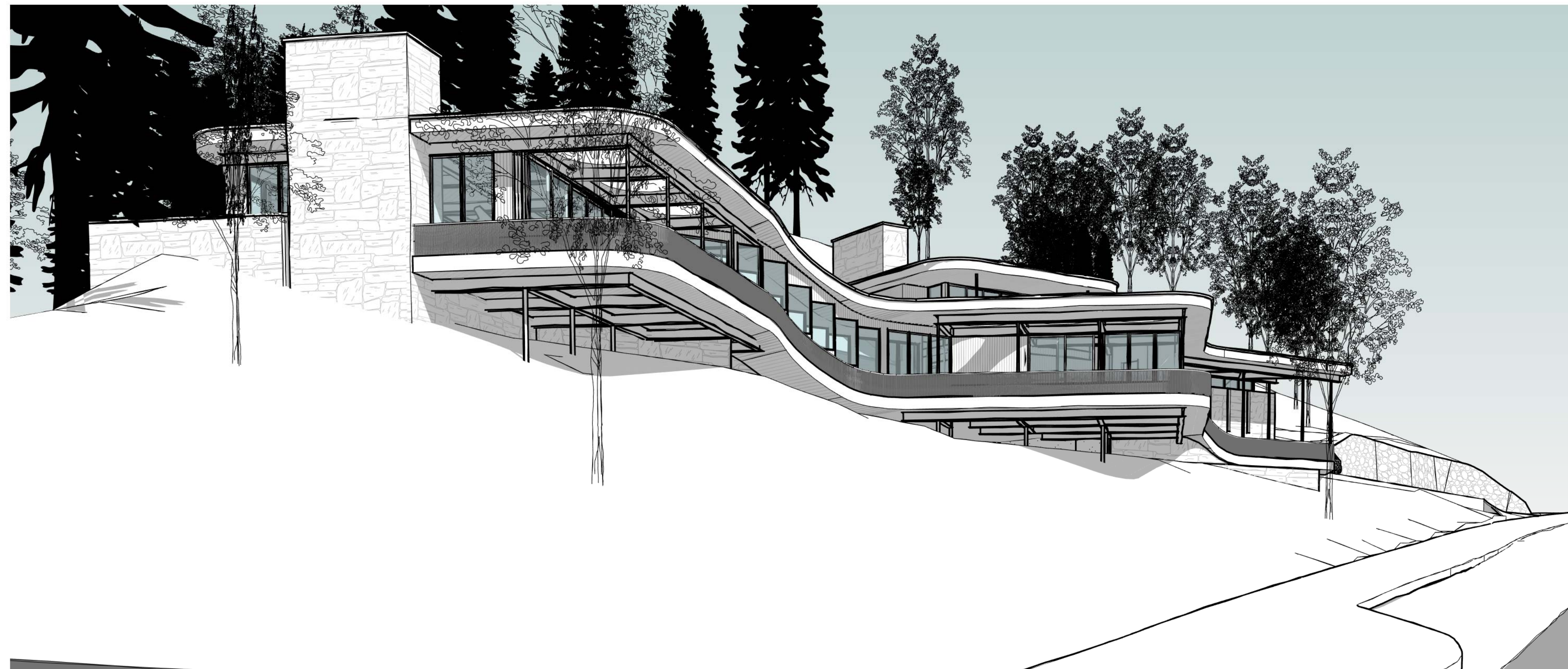
CONTRACTOR TO REVIEW AND COMPARE ALL CHAPTERS AND INTERDISCIPLINARY DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO ANY FIELD WORK BEING DONE IN ACCORDANCE WITH AIA DOCUMENT A201

**A0.6g**





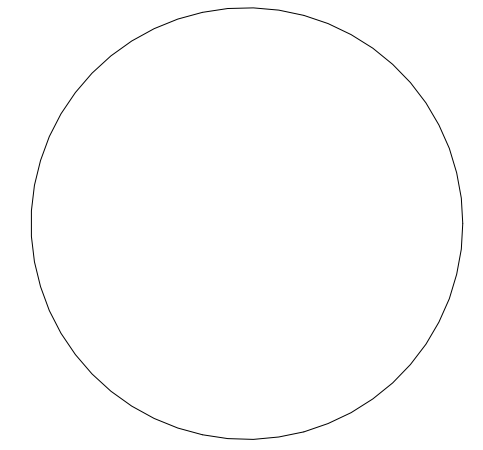
1 ENTRY  
SCALE 0 1 2 3 4



2 FROM NORTH  
SCALE 0 1 2 3 4

*Tommy Hein*  
ARCHITECTS

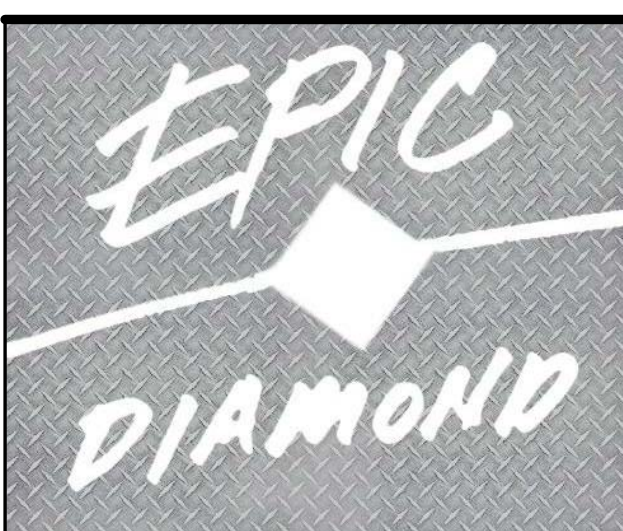
Box 3327 108 S. OAK ST. PENTHOUSE  
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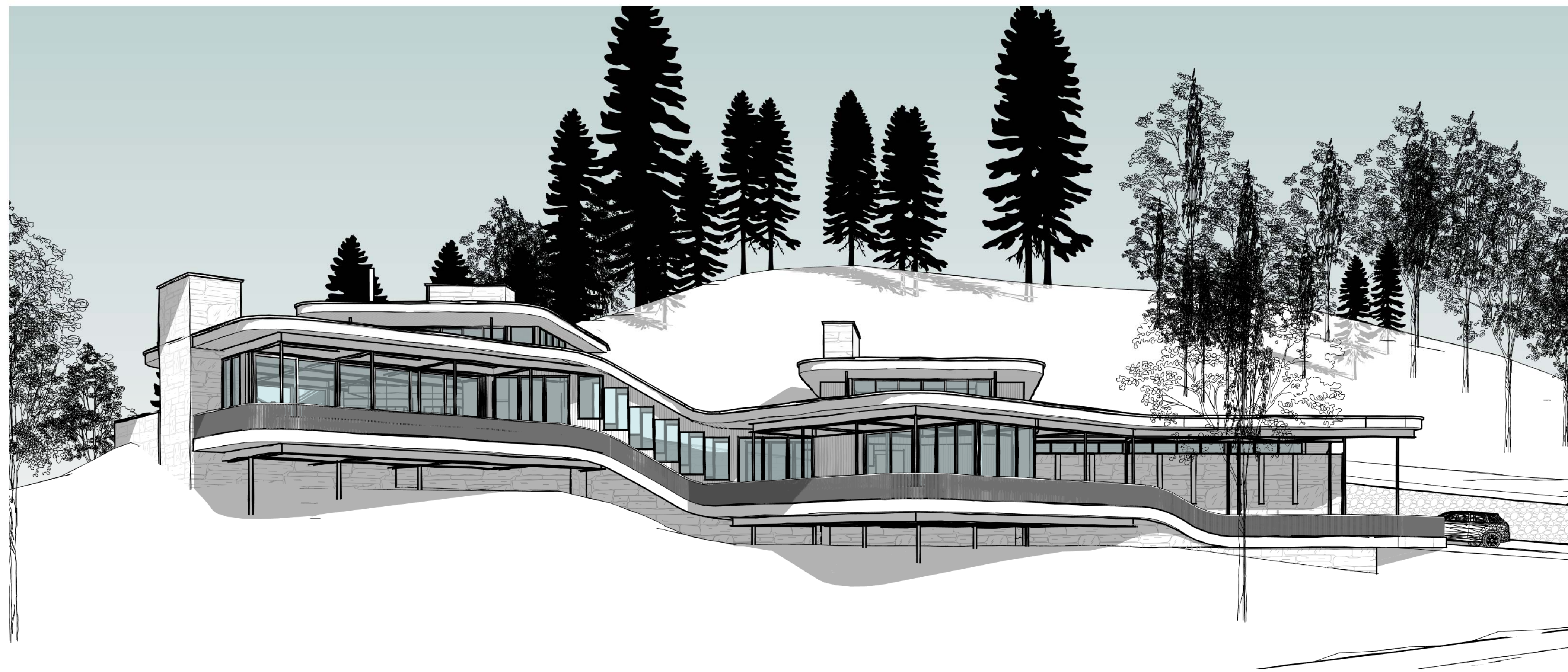
102 GRANITE RIDGE  
MOUNTAIN VILLAGE,  
CO | 81435

EXTERIOR  
PERSPECTIVES

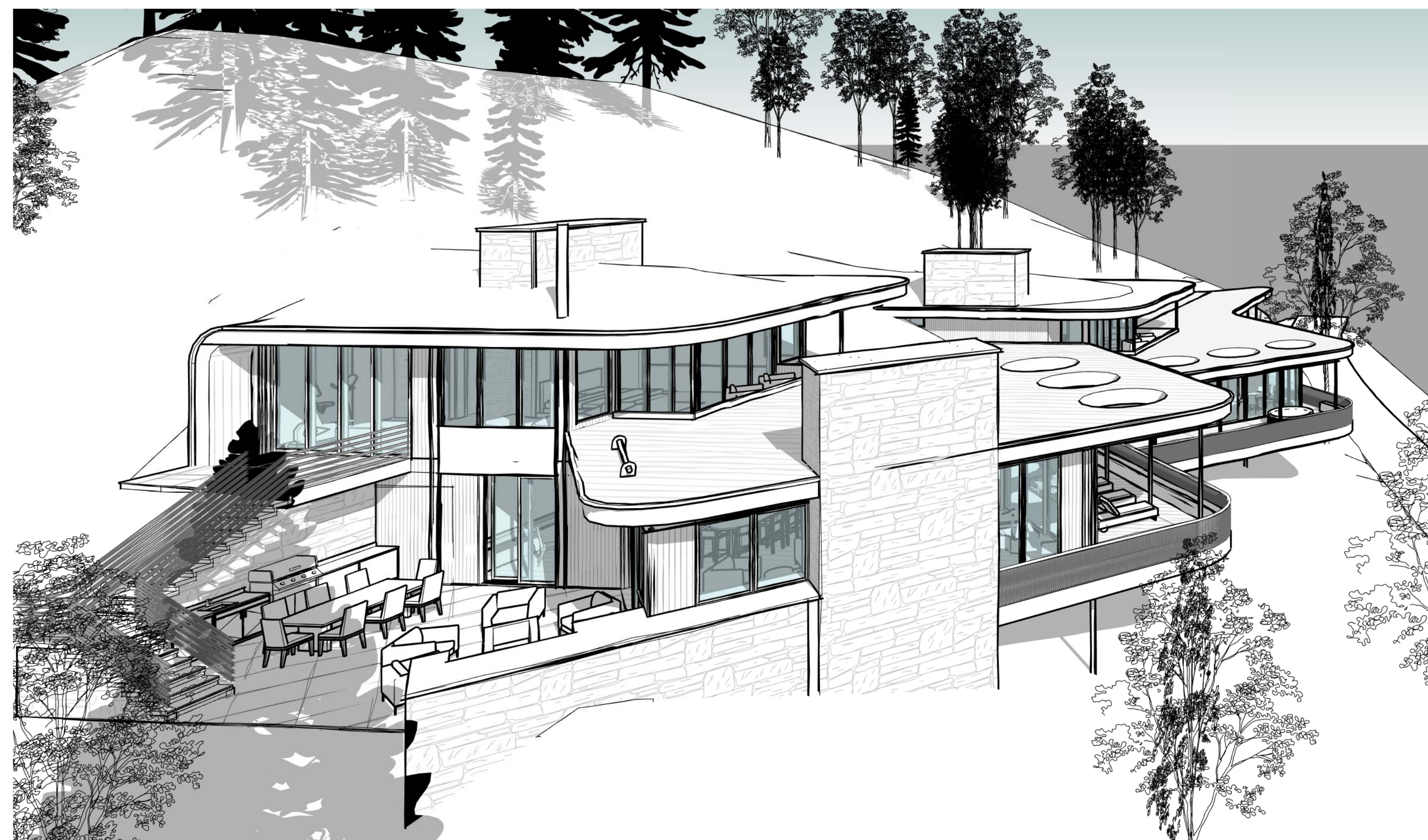
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A0.7

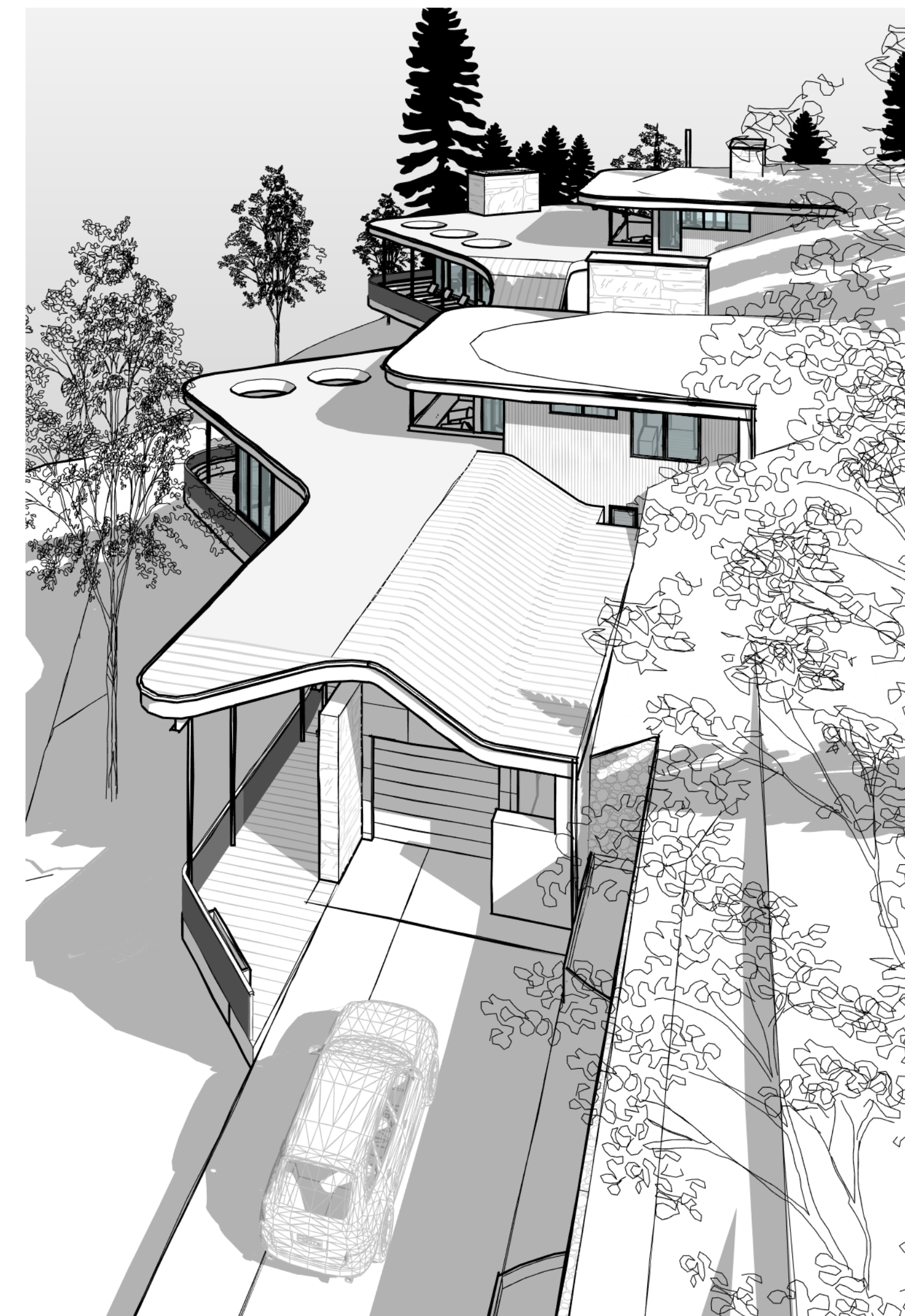




1 WEST  
SCALE 0 1 2 3 4



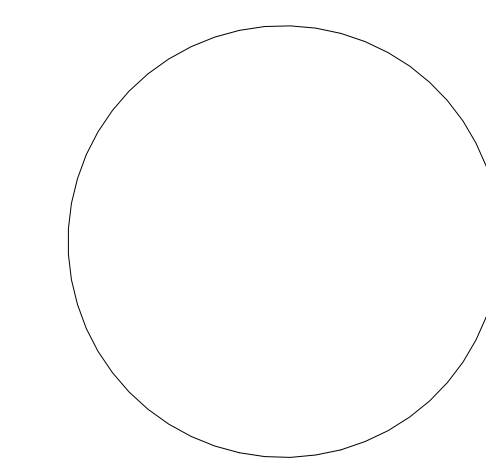
3 NORTH EAST  
SCALE 0 1 2 3 4



2 GONDOLA VIEW  
SCALE 0 1 2 3 4

Tommy Hein  
ARCHITECTS

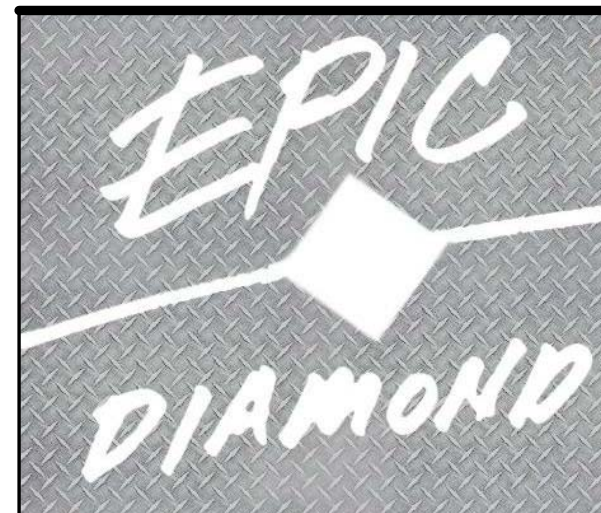
Box 3327 108 S. OAK ST. PENTHOUSE  
TELLURIDE, COLORADO 81435 970.728.1220  
WWW.TOMMYHEIN.COM



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Submissions

DRAFT SITE PLAN	19.09.30
CLIENT REVIEW	19.10.29
DRB 1 SKETCH V1	19.11.11
DRB 1 SKETCH V2	19.11.13
DRB 1 SKETCH V3	19.11.14
OWNER   CONSULTANTS	19.11.14
DRB 1 SKETCH V4	19.11.20



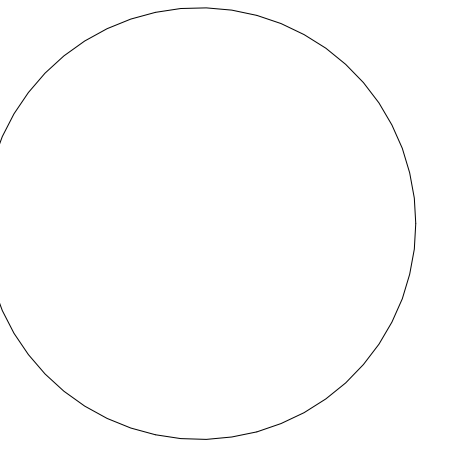
102 GRANITE RIDGE  
MOUNTAIN VILLAGE,  
CO | 81435

EXTERIOR  
PERSPECTIVES

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

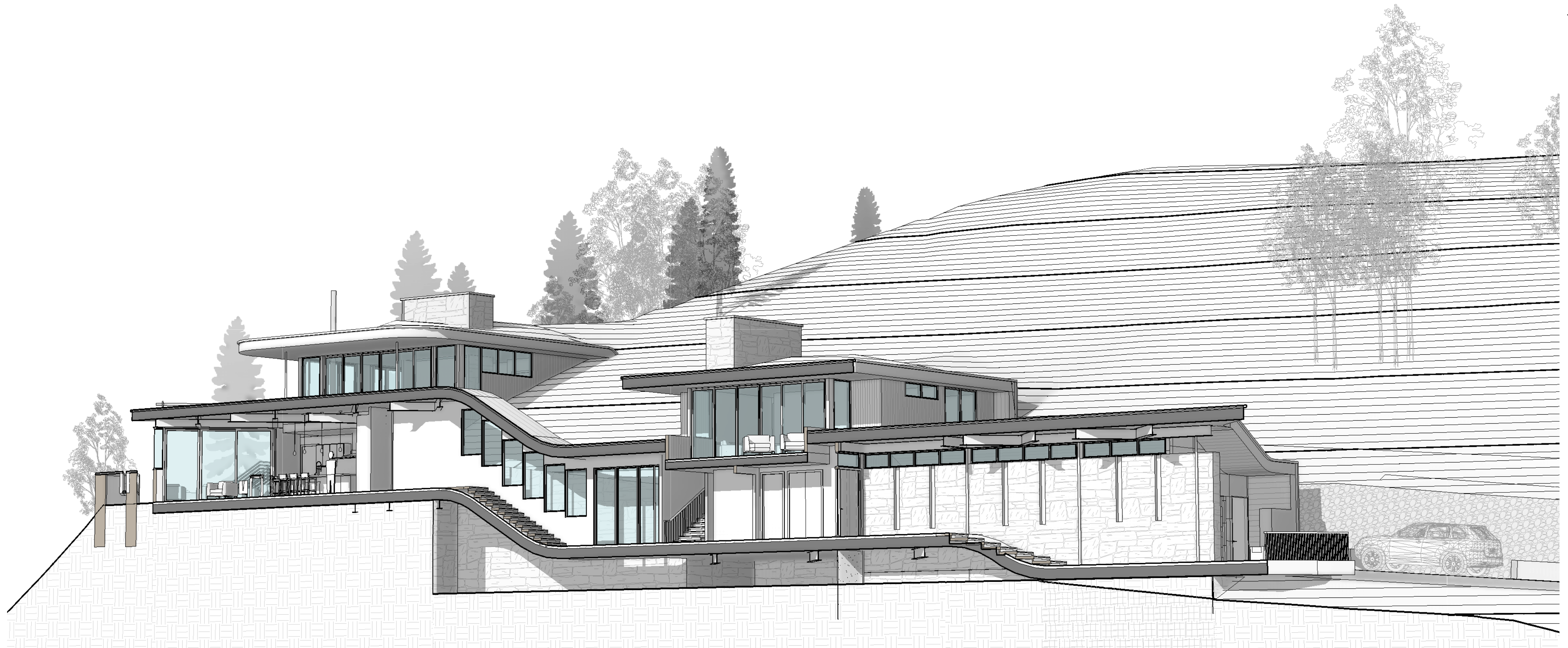
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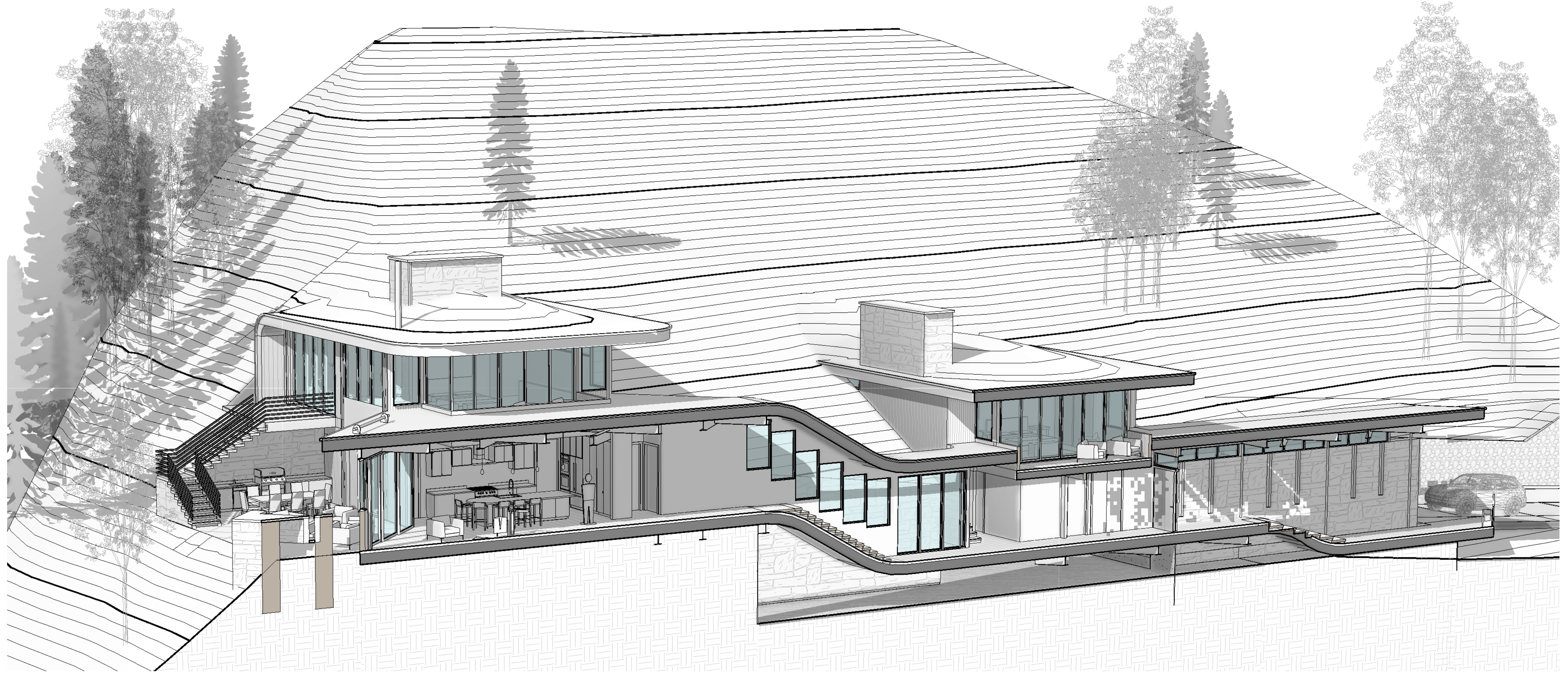


**Submissions**

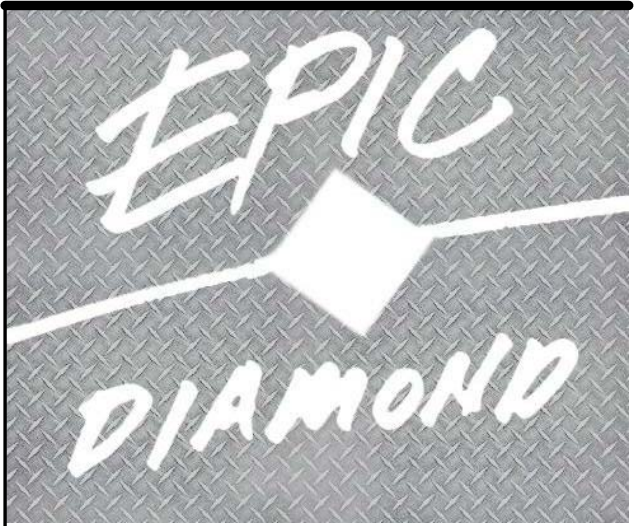
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DRB 1 SKETCH v3	19.11.14
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DRB 1 SKETCH v4	19.11.20



**1** 3D SECTION 1  
SCALE 0 1 2 3 4



**2** 3D SECTION 2  
SCALE 0 1 2 3 4



102 GRANITE RIDGE  
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**3D BUILDING  
SECTIONS**

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

**A0.9**



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, CABLE TV AND FIBEROPTIC: TOWN OF MOUNTAIN VILLAGE  
NATURAL GAS: BLACK HILLS ENERGY  
POWER: SAN MIGUEL POWER  
TELEPHONE: CENTURY LINK

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

19. NO MATERIAL SHALL BE COMPACTED WHEN FROZEN.

20. NATIVE TOPSOIL SHALL BE STOCKPILED TO THE EXTENT 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.

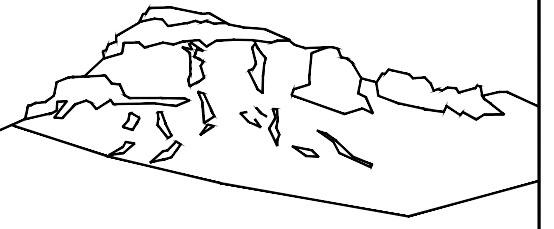
22. ALL DISTURBED GROUND SHALL BE RE-SEEDED WITH A TOWN-APPROVED SEED MIX. REFER TO THE LANDSCAPE PLAN.

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

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

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

26. 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

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Lot 137  
Granite Ridge Rd.  
Mtn. Village, CO



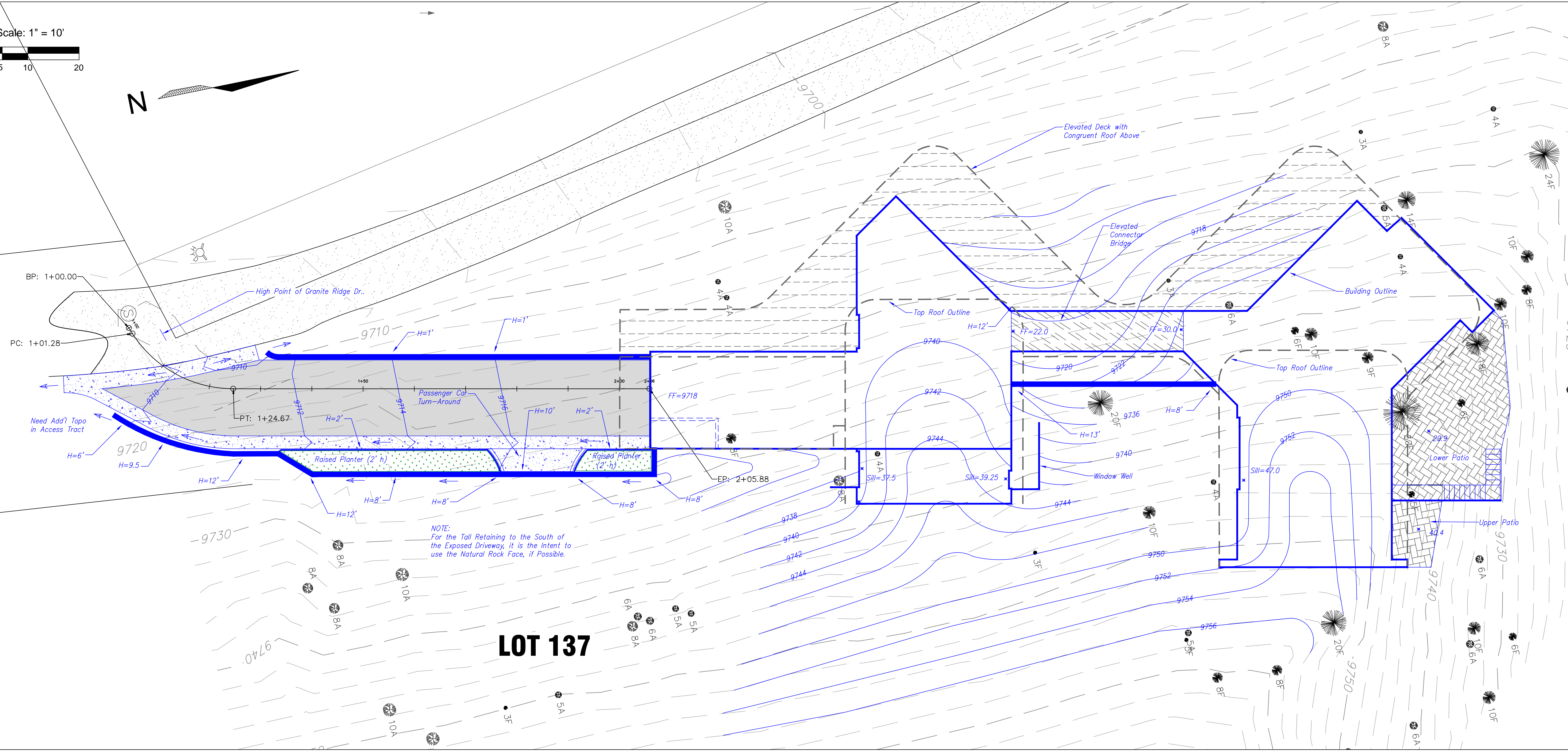
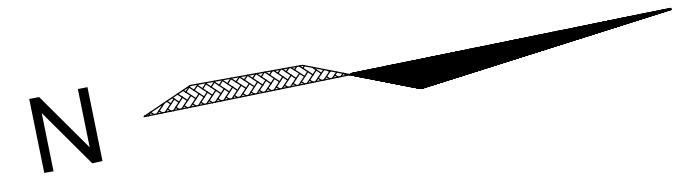
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General  
Notes

C1

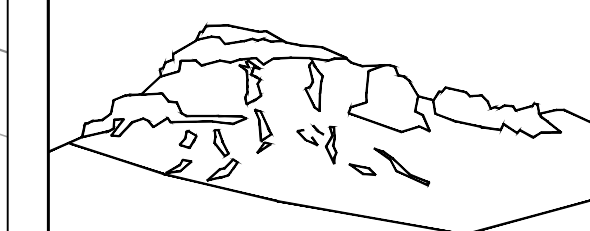


Scale: 1" = 10'



NOTE:  
For the Tall Retaining to the South of the Exposed Driveway, it is the Intent to use the Natural Rock Face, if Possible.

**LOT 137**



Uncompahgre Engineering, LLC

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

**SUBMISSIONS:**  
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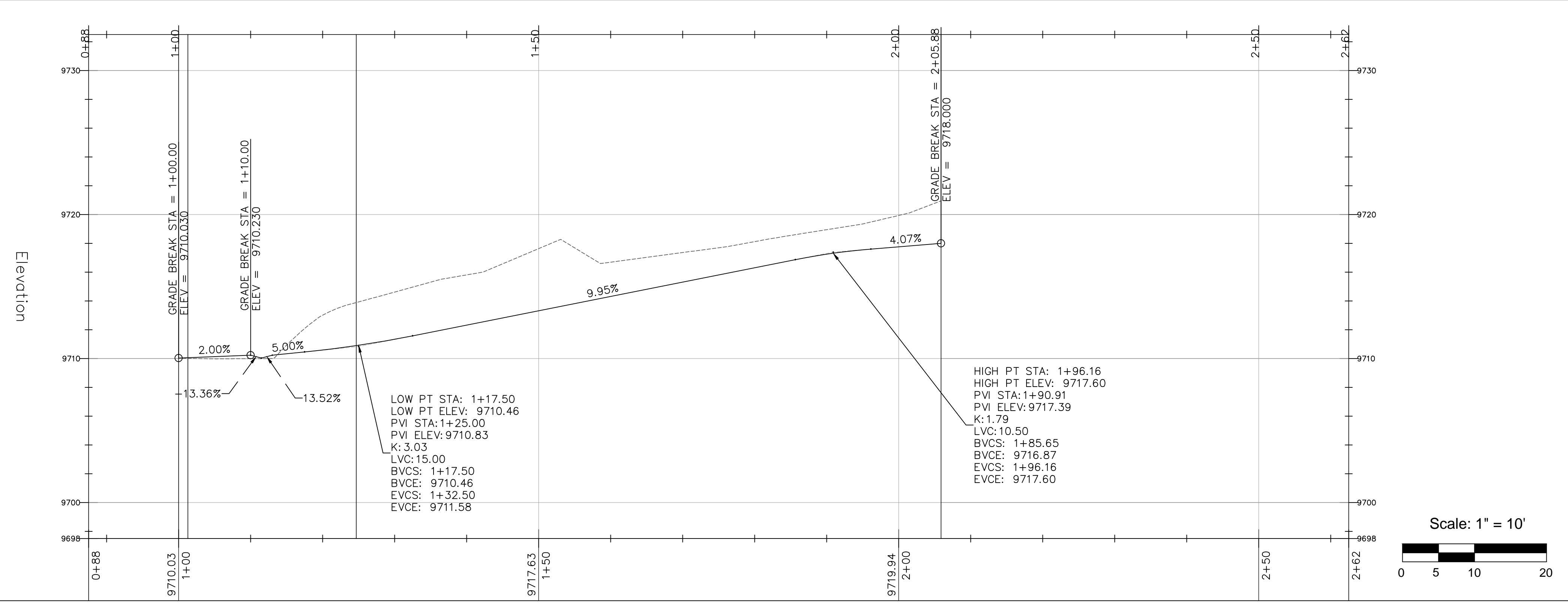
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Mtn. Village, CO



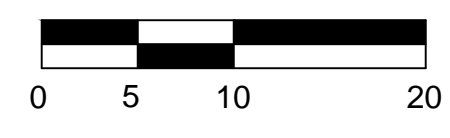
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Grading and Drainage

**C2**

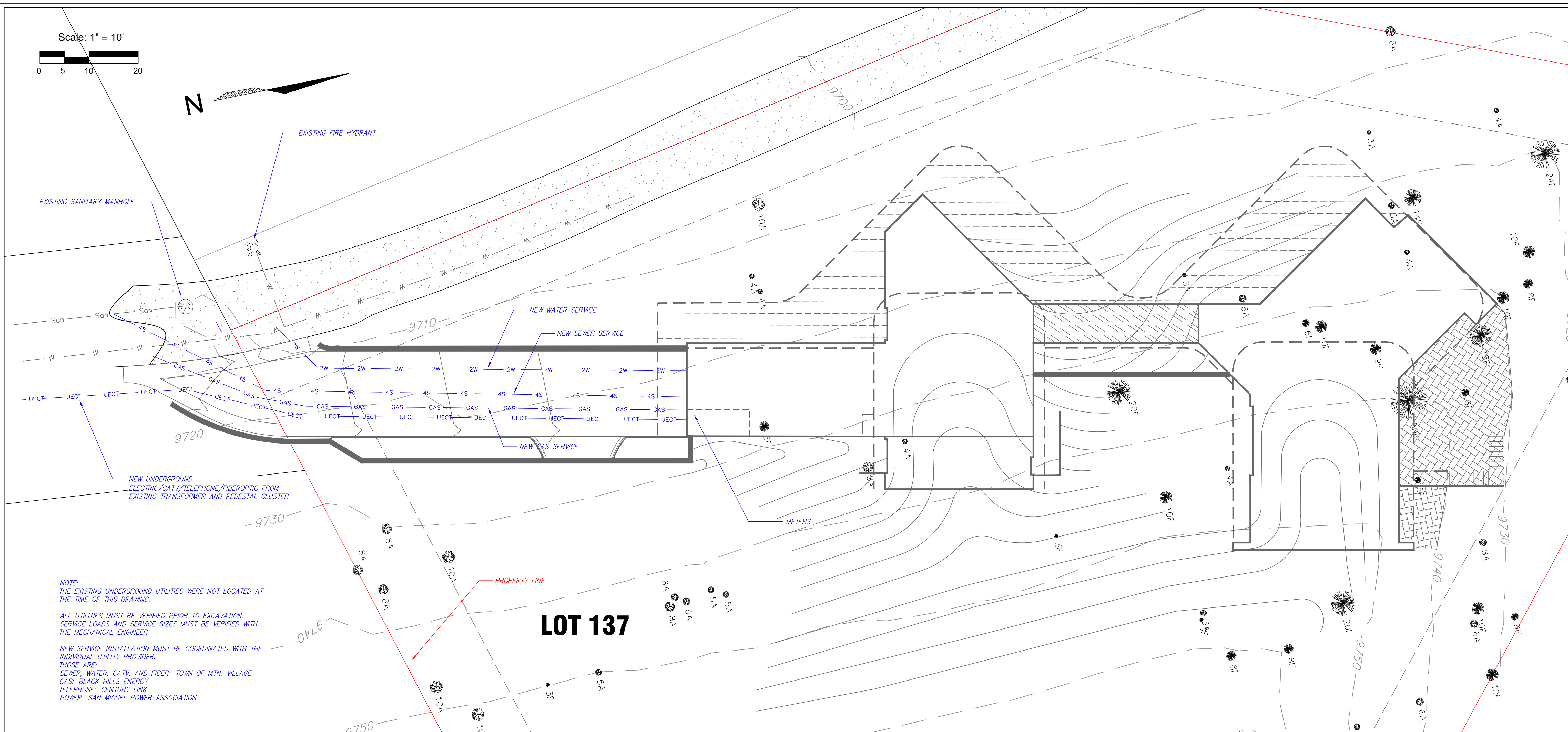
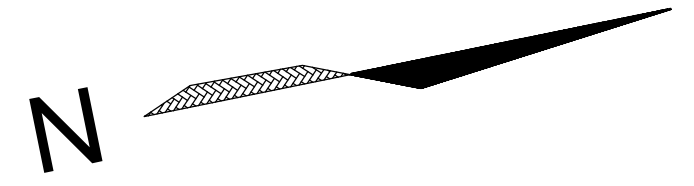
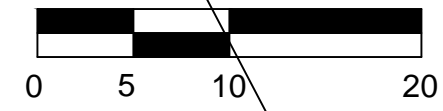


Scale: 1" = 10'





Scale: 1" = 10'



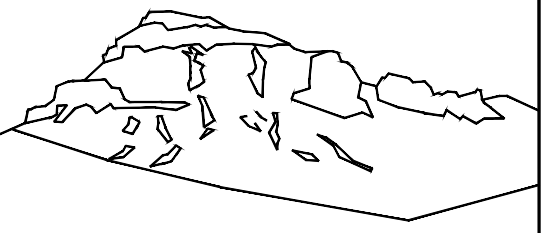
NOTE:  
THE EXISTING UNDERGROUND UTILITIES WERE NOT LOCATED AT THE TIME OF THIS DRAWING.

ALL UTILITIES MUST BE VERIFIED PRIOR TO EXCAVATION. SERVICE LOADS AND SERVICE SIZES MUST BE VERIFIED WITH THE MECHANICAL ENGINEER.

NEW SERVICE INSTALLATION MUST BE COORDINATED WITH THE INDIVIDUAL UTILITY PROVIDER. THOSE ARE:

- SEWER, WATER, CATV, AND FIBER: TOWN OF MTN. VILLAGE
- GAS: BLACK HILLS ENERGY
- TELEPHONE: CENTURY LINK
- POWER: SAN MIGUEL POWER ASSOCIATION

**LOT 137**



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**SUBMISSIONS:**

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Lot 137  
Granite Ridge Rd.  
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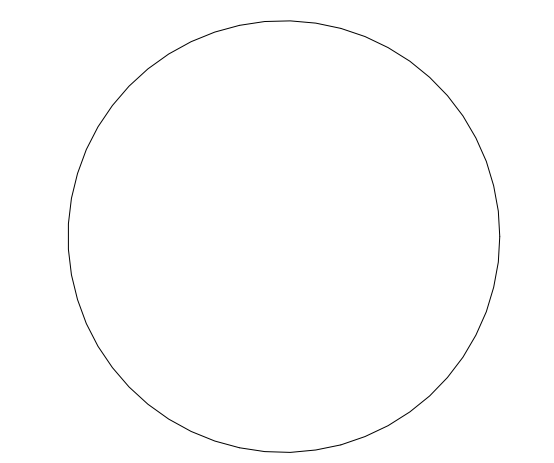


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Utilities

**C3**

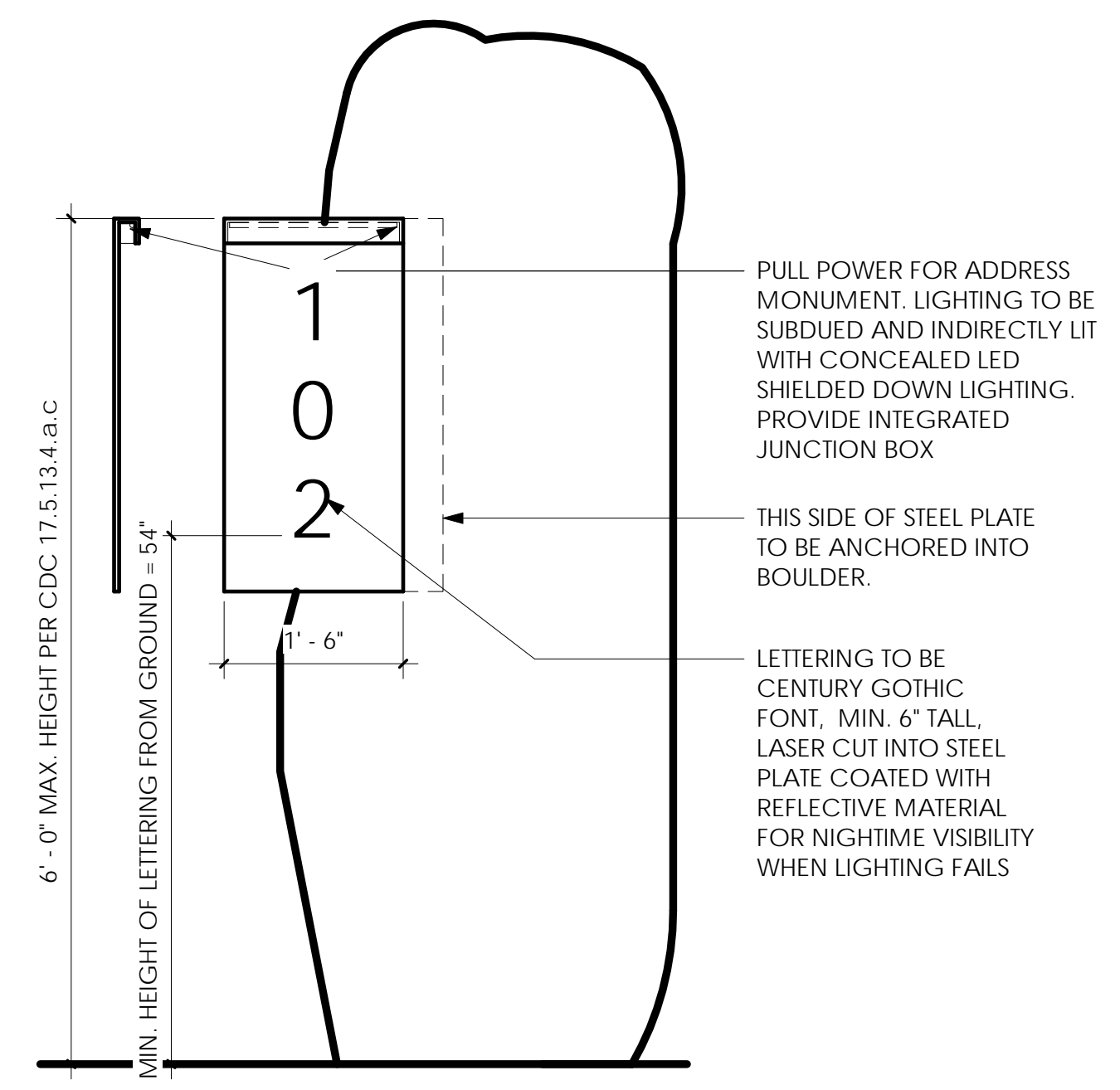




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**Submissions**

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DRB 1 SKETCH v1	19.11.11
DRB 1 SKETCH v2	19.11.13
DRB 1 SKETCH v3	19.11.14
OWNER   CONSULTANTS	19.11.14
DRB 1 SKETCH v4	19.11.20



**6 ADDRESS MONUMENT**

SCALE 0 1 2 3 4 3/4" = 1'-0"

**LANDSCAPE GENERAL NOTES:**

- ALL TREES AND SHRUBS SHALL BE FIELD LOCATED BY PROJECT ARCHITECT OR LANDSCAPE DESIGNER.
- ALL TREES AND SHRUBS SHALL BE BACK FILLED WITH A TOPSOIL / ORGANIC FERTILIZER MIXTURE AT A 2:1 RATIO.
- PLANTED TREES SHALL BE STAKED WITH FOUR FOOT METAL POST. TREES SHALL BE GUYED WITH 12 GAUGE GALVANIZED WIRE AND POLYPROPYLENE TREE RACE STRAPS.
- PERENNIAL PLANTING BEDS SHALL BE TILLED TO A SIX INCH (6") DEPTH AND AMENDED WITH TOPSOIL AND ORGANIC FERTILIZER AT A 2:1 RATIO.
- SEE PLANTING DETAILS FOR ALL DECIDUOUS AND EVERGREEN TREES.
- MULCH ALL PERENNIAL BEDS WITH A PINE BARK SOIL CONDITIONER BY SOUTHWEST IMPORTERS, SHREDDED CEDAR BARK.
- ALL PLANT MATERIAL TO MEET THE AMERICAN STANDARD FOR NURSERY STOCK.
- ALL PLANTED MATERIALS SHALL BE NON-NOXIOUS SPECIES AS SPECIFIED WITHIN THE SAN MIGUEL COUNTY NOXIOUS WEED LIST. LANDSCAPING SHOWN ON THE LANDSCAPE PLAN SHALL COMPLY WITH SECTION 17.7.9.C.6.g OF THE COMMUNITY DEVELOPMENT CODE REGARDING NOXIOUS WEEDS.
- NO TREES TO BE REMOVED OUTSIDE OF THE BUILDING ENVELOPE EXCEPT AS REQUIRED FOR FIRE MITIGATION AND/OR AS DESIGNATED BY THE TOWN FORESTER.
- SEED WITH NATIVE GRASS SEED MIX, IF APPLICABLE, IS REQUIRED IN ALL DISTURBED AREAS ON THE PERIMETER OF THE BUILDING SITE AND AT UTILITY AND ROAD CUTS.
- NATIVE GRASS SEED MIX SHALL BE COMPOSED OF THE FOLLOWING:
 

WESTERN YARROW	5%	TALL FESCUE	10%
ARIZONA FESCUE	10%	HARD FESCUE	5%
CREeping RED FESCUE	10%	ALPINE BLUEGRASS	15%
CANADA BLUEGRASS	10%	PERENNIAL RYEGRASS	15%
SLENDER WHEATGRASS	10%	MOUNTAIN BROME	15%

**IRRIGATION SYSTEM NOTES:**

- A BACKFLOW PREVENTER BY A COLORADO LICENSED PLUMBER SHALL BE INSTALLED AFTER RECEIVING A PLUMBING PERMIT FROM THE TOWN.
- INTERIOR AND EXTERIOR DRAIN VALVES AND AN INTERIOR DRAIN SHALL BE PROVIDED.
- HEAD-TO-HEAD OR DOUBLE COVERAGE SHALL BE PROVIDED. A MASTER CONTROL VALVE SHALL BE PROVIDED.
- A FLOW CONTROL DEVICE TO PREVENT WATER LOSS IN THE EVENT OF A BREAK IN THE IRRIGATION SYSTEM SHALL BE PROVIDED.
- SELF-SEALING HEADS SHALL BE PROVIDED TO REDUCE RUN OUT AFTER ZONE SHUT DOWN.
- LOW-ANGLE SPRAY HEADS TO REDUCE WIND EFFECT AND MISTING ON AREAS OF TURF AND LOW-GROWING VEGETATION SHALL BE PROVIDED.
- IRRIGATION SYSTEM SHALL HAVE A RAIN SENSOR.

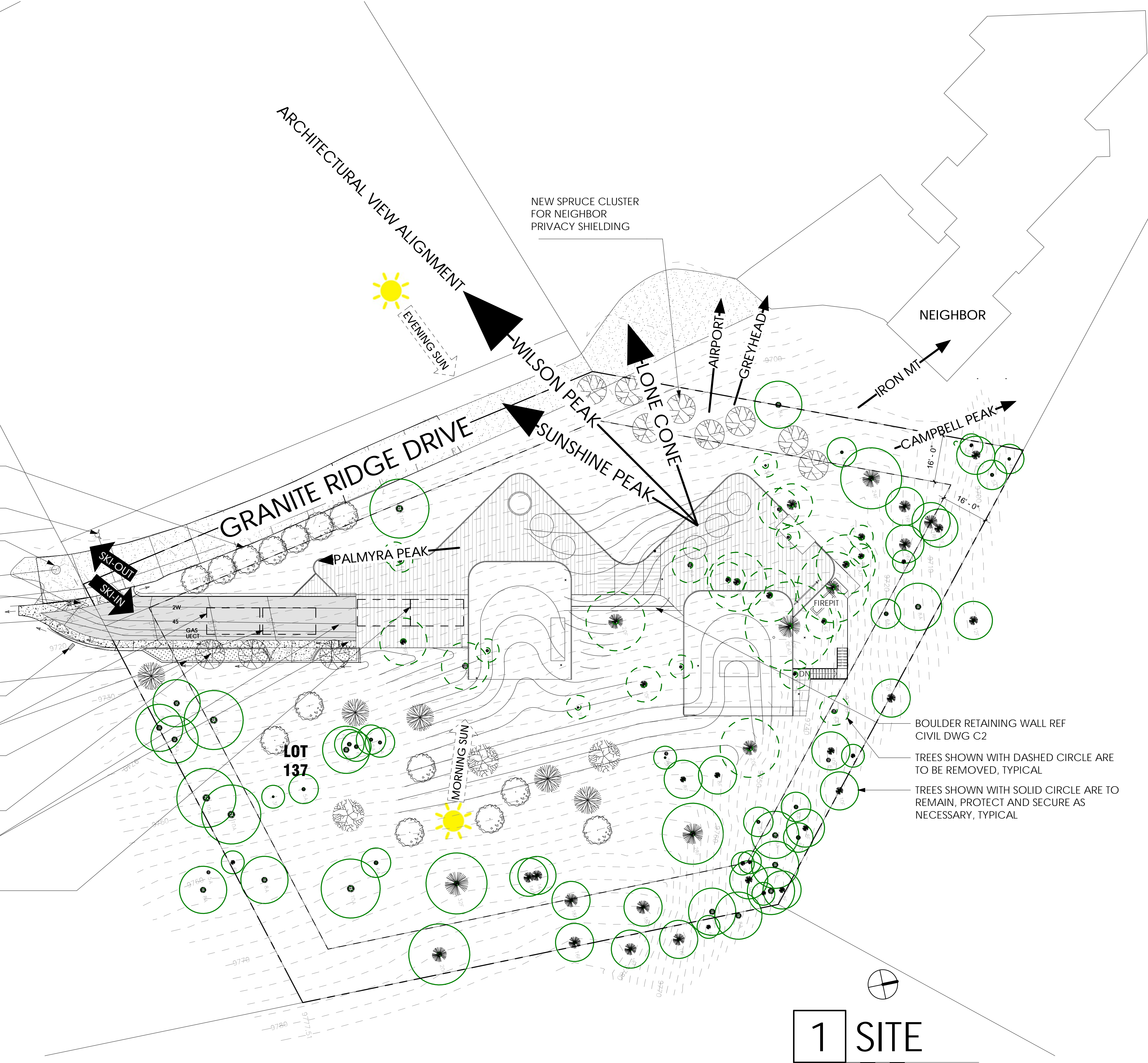
**EROSION CONTROL NOTES:**

- TO THE EXTENT PRACTICAL, ROAD AND DRIVEWAY SHALL BE REVEGETATED WITHIN THIRTY (30) DAYS OF THE DISTURBANCE TO AVOID UNSIGHTLY SCARS AND WEED INFESTATION ON THE LANDSCAPE.
- UTILITY CUTS SHALL BE REVEGETATED IMMEDIATELY (WITHIN TWO WEEKS) AFTER INSTALLATION OF UTILITIES TO PREVENT WEED INFESTATION. LANDOWNER SHALL INSURE PROPER WEED CONTROL IN IMPACTED AREAS.
- EROSION CONTROL. ATTENTION TO DISTURBED AREAS SHALL BE IMPLEMENTED TO ENSURE THERE IS NO DETRIMENTAL IMPACT OF RUNOFF TO ANY PONDS, STREAMS OR WETLANDS.
- IN AREAS THAT ARE TO REVEGETATED (ESPECIALLY SEEDING LOCATIONS WHICH HAVE RECEIVED HEAVY CONSTRUCTION EQUIPMENT TRAFFIC), SOIL SHALL BE SCARIFIED BEFORE THE APPLICATION OF SEED. SLOPED SURFACES SHALL BE ROUGHENED BY RUNNING TRACKED EQUIPMENT UP AND DOWN THE FACE OF THE SLOPE. (RUNNING SUCH EQUIPMENT ACROSS THE FACE OF THE SLOPE ENCOURAGES EROSION AND IS NOT RECOMMENDED).
- NEWLY SEEDED AREAS SHALL BE PROTECTED FROM WIND A WATER EROSION THROUGH THE USE OF MULCHES. ACCEPTABLE MULCHES ARE WOOD CHIPS, STRAW, HYDRO-MULCH AND EROSION CONTROL NETTING.
- 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. FOR ADDITIONAL INFORMATION, REFER TO THE CIVIL DRAWINGS.

**PLANT SCHEDULE:**

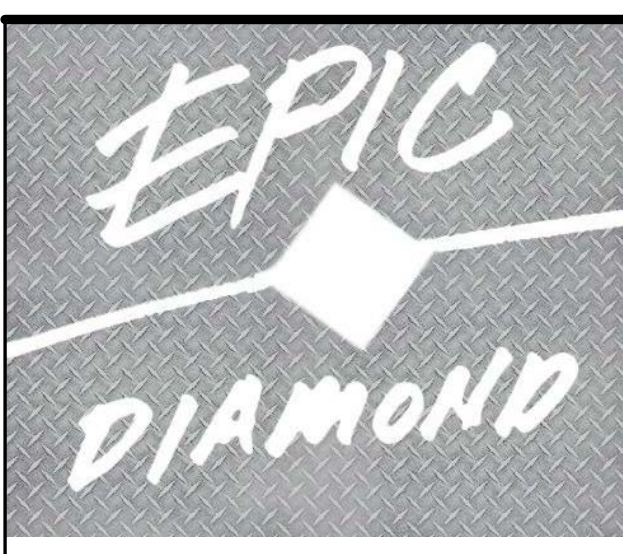
NEW TREES TO BE PLANTED			
BOTANICAL NAME	COMMON NAME	SIZE	QTY.
PICEA PUNGENS	COLORADO SPRUCE	15'-20'	11
POPULUS TREMULOIDES	QUAKING ASPEN	10'-20'	14
PINUS FLEXILIS	LIMBER PINE	10'-20'	3
PINUS ARISTATA	BRISTLECONE PINE	10'-20'	5

- NEW ASPEN CLUSTER
- EXISTING FIRE HYDRANT
- SEWER
- NEW CURB CUT - VEHICLE ACCESS
- REFER CIVIL FOR NEW ASPHALT DRIVEWAY LAYOUT
- ADDRESS MONUMENT
- (2) 9'x 18' PARKING SPACES
- BOULDER RETAINING WALL REF CIVIL DWG C2
- NEW COMPLIANT SHRUBS & PLANTINGS IN 2' TALL PLANTER
- GAS & ELECTRIC METERS
- (2) 9'x 18' ENCLOSED PARKING SPACES



**1 SITE**

SCALE 0 1 2 3 4 1" = 20'-0"



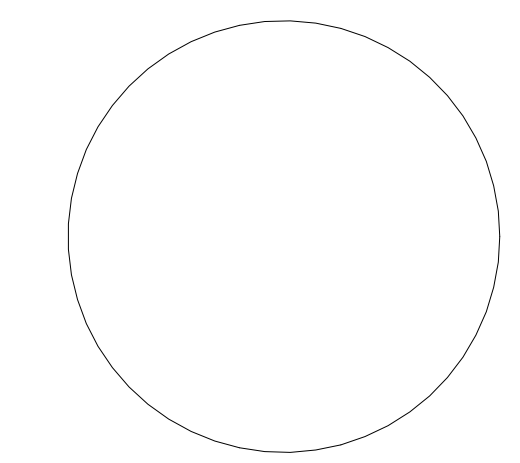
102 GRANITE RIDGE MOUNTAIN VILLAGE, CO | 81435

**SITE & LANDSCAPE PLAN**

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**A1.0**

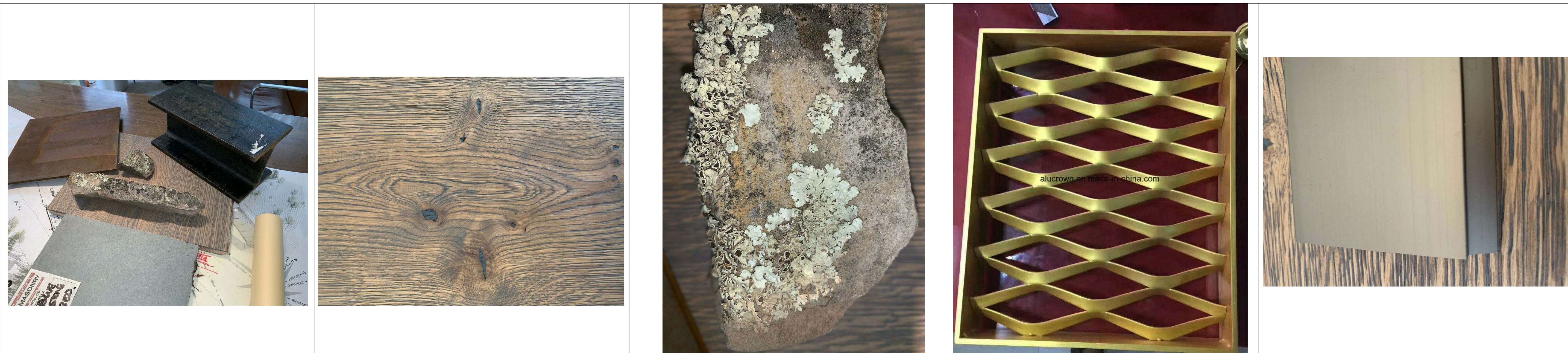




**Submissions**

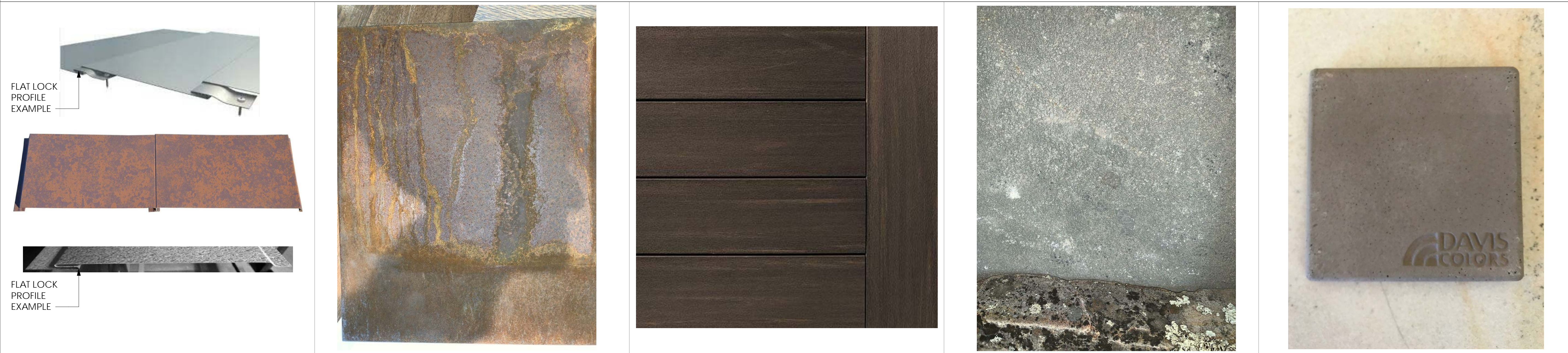
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OWNER   CONSULTANTS	19.11.14
DRB 1 SKETCH v4	19.11.20

**EXTERIOR MATERIALS**

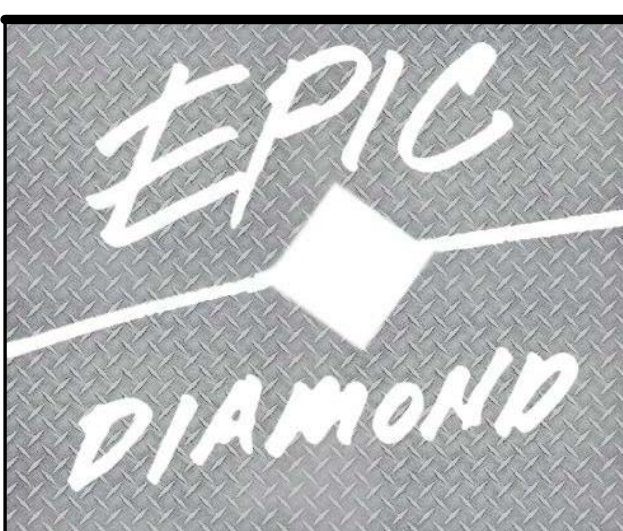


MATERIAL PALETTE MIX	<p>KNOTTY OAK WOOD SIDING</p> <p>SANDBLASTED, SCRAPED, STAINED, AND SEALED</p> <p>MILLED, SHIPLAP, BUTT JOINTS</p>		<p>STONE VENEER</p> <p>MOSS BEDROCK QUARRIED FROM SITE DURING EXCAVATION. SUPPLEMENT WITH OTHER SIMILAR QUARRY LOCATIONS PER APLIN MASONRY</p> <p>8-9" (ALLOW THICKER THAN TYPICAL 5")</p>	<p>LARGE BLOCK PATTERN SIMILAR TO TIMM ON HOODPARK</p> <p>GRAY, BROWN, RED, GREEN HUES. ALL STAIN COLORS DERIVED FROM NATURAL STONE COLORS</p>	<p>ACCENT WALL PANELS</p> <p>COPPER DIAMOND MESH</p>	<p>ALUM CLAD WD. WINDOWS &amp; DR</p> <p>CHAMPAGNE BRONZE ANODIZED</p> <p>PER SCHEDULE</p> <p>PAINT INTERIOR TO MATCH</p> <p>LOEWEN</p> <p>PRIMED FOR FIR OR SIMILAR</p>	
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**EXTERIOR MATERIALS**



<p>ROOFING 1</p> <p>STEEL - RUSTED PATINA</p> <p>STANDING SEAM - 16" RIMS O.C.</p>		<p>STEEL WALL PANELS</p> <p>STEEL - RUSTED PATINA, SEALED</p> <p>3/16" PANELING</p>	<p>PVC DECKING</p> <p>DARK HICKORY</p> <p>7 1/4" WIDE</p> <p>TIMBERTECH AZEK</p>		<p>STONE TERRACES/PAVERS</p> <p>SANDBLASTED LEATHER FINISH, SEALED W/ MATTE PRODUCT</p> <p>ARKANSAS SMOKY MTN BLUE SANDSTONE</p>		<p>CONCRETE FLOOR</p> <p>#677 - TAUPE</p> <p>SCORED</p> <p>DAVIS</p>	
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102 GRANITE RIDGE MOUNTAIN VILLAGE, CO | 81435

**EXTERIOR MATERIAL PALETTE**

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**A1.3**



EXTERIOR MATERIALS

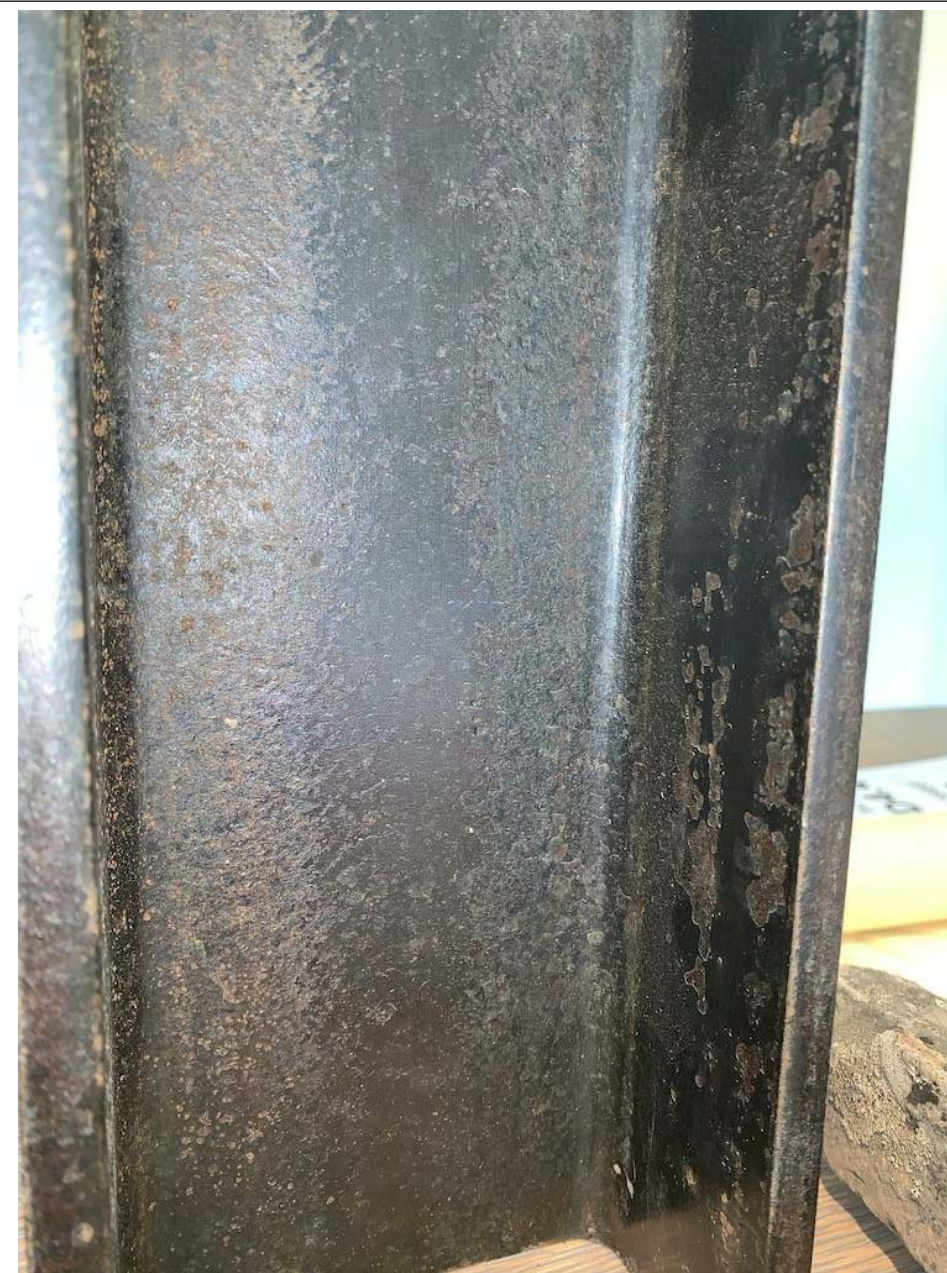


FLOORING
DIAMOND STEEL PLATE

STEEL FLINCH PLATE
PAINTED BRONZE OR BLACK

CHIMNEY CAP MATERIAL
COPPER - PATINA

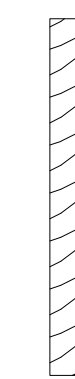
EXTERIOR MATERIALS



HOPPE 'DALLAS' BRASS HANDLE
PAINTED MATTE BLACK
SWING DOOR, KEYED
SEE SCHEDULES

HOPPE FLUSH ALUMINUM HANDLE
PAINTED MATTE BLACK
SLIDING DOOR, KEYED
SEE SCHEDULES

EXPOSED STEEL STRUCTURE
W, C, OR 3/16 BENT PLATE STEEL,
PENETROL PATINA FINISH, SPRAY
LAQUER FOR DURABILITY
SHOW SAMPLES OF PAINTED
PATINA FINISH TO CLIENT FOR
APPROVAL



STEEL FLINCH PLATE
PAINTED BRONZE OR BLACK

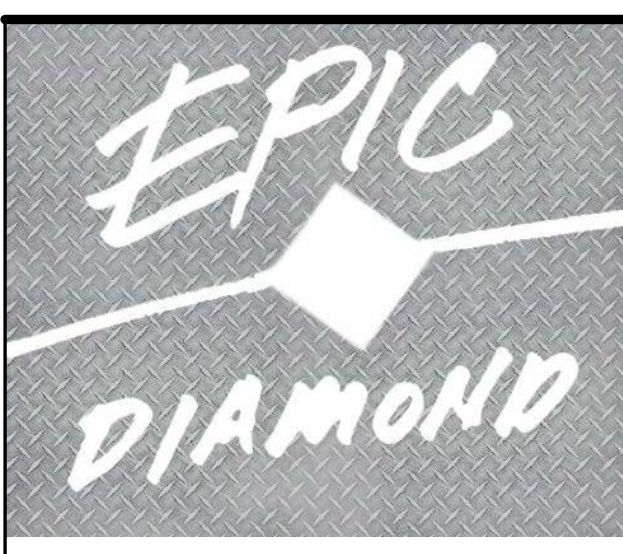
**Tommy Hein**  
ARCHITECTS

Box 3327 108 S. OAK ST. PENTHOUSE  
TELLURIDE, COLORADO 81435 970.728.1220  
WWW.TOMMYHEIN.COM

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**Submissions**

DRAFT SITE PLAN	19.09.30
CLIENT REVIEW	19.10.29
DRB 1 SKETCH v1	19.11.11
DRB 1 SKETCH v2	19.11.13
DRB 1 SKETCH v3	19.11.14
OWNER   CONSULTANTS	19.11.14
DRB 1 SKETCH v4	19.11.20



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MOUNTAIN VILLAGE,  
CO | 81435

EXTERIOR  
MATERIAL  
PALETTE  
(CONT)

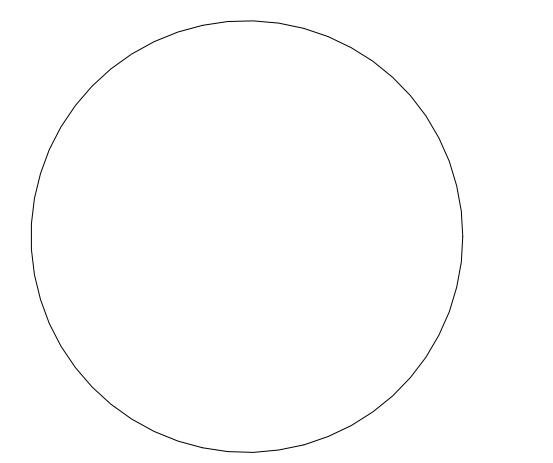
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**A1.3A**

**MATERIALS EXTERIOR 2**

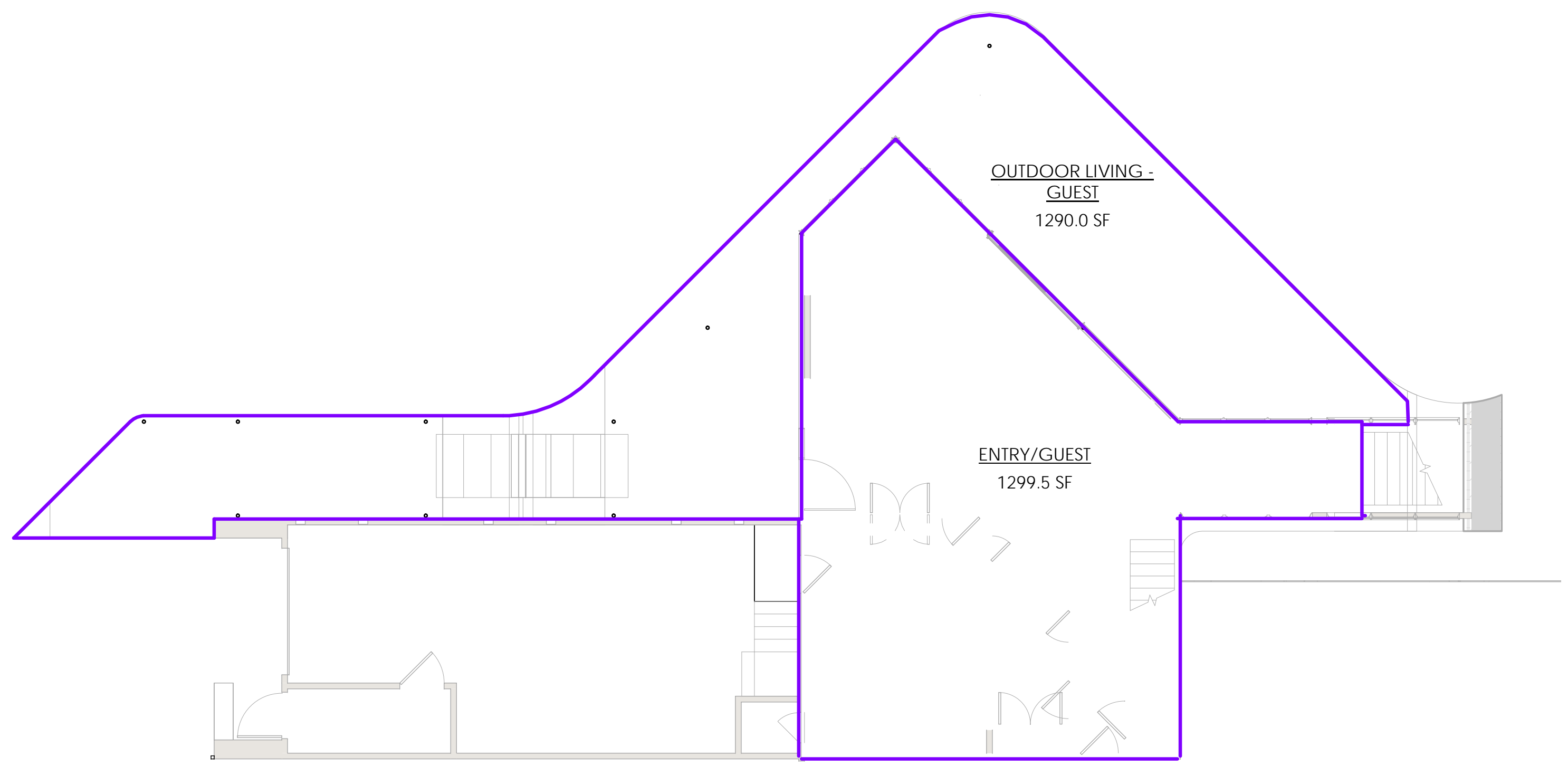
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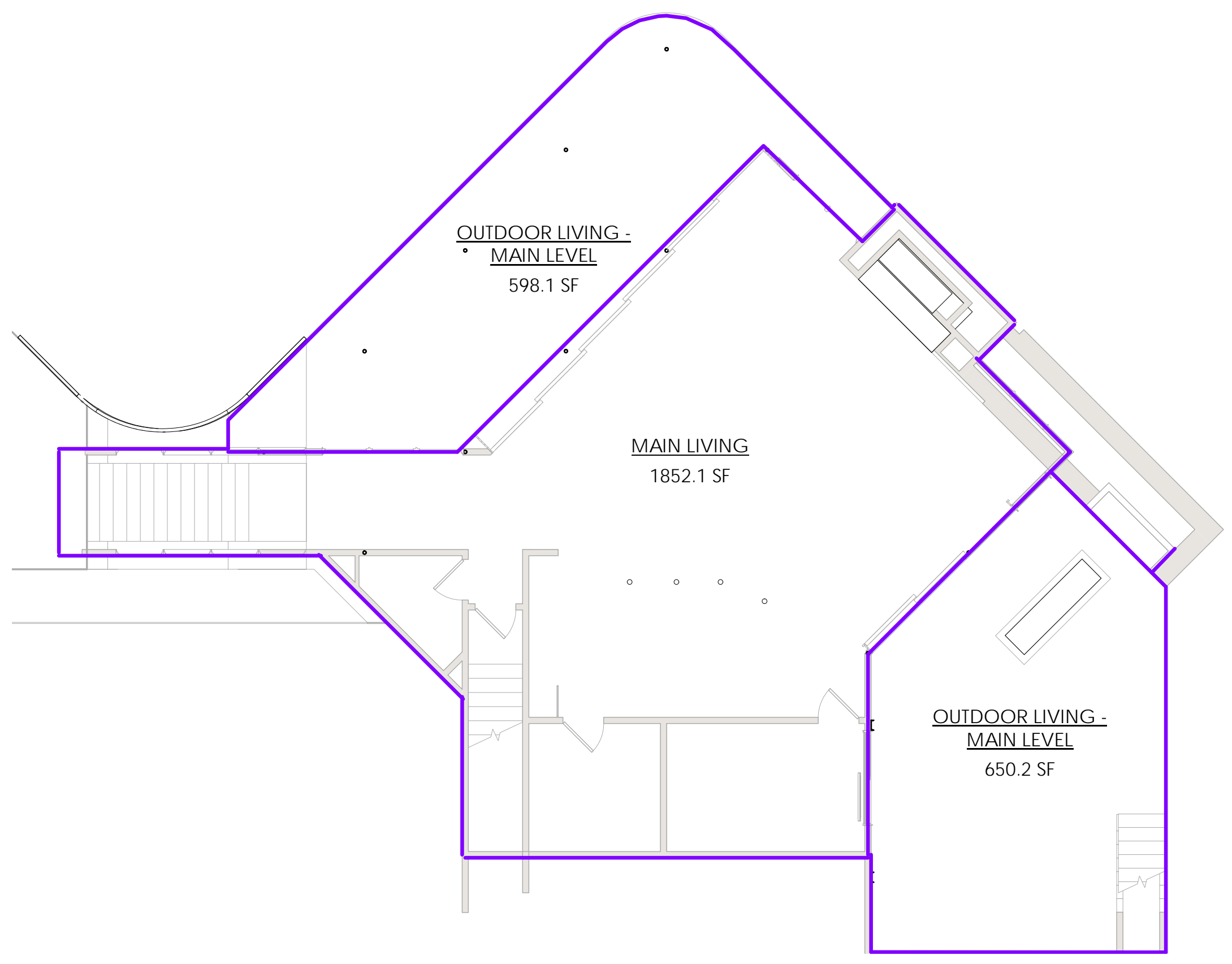


**Submissions**

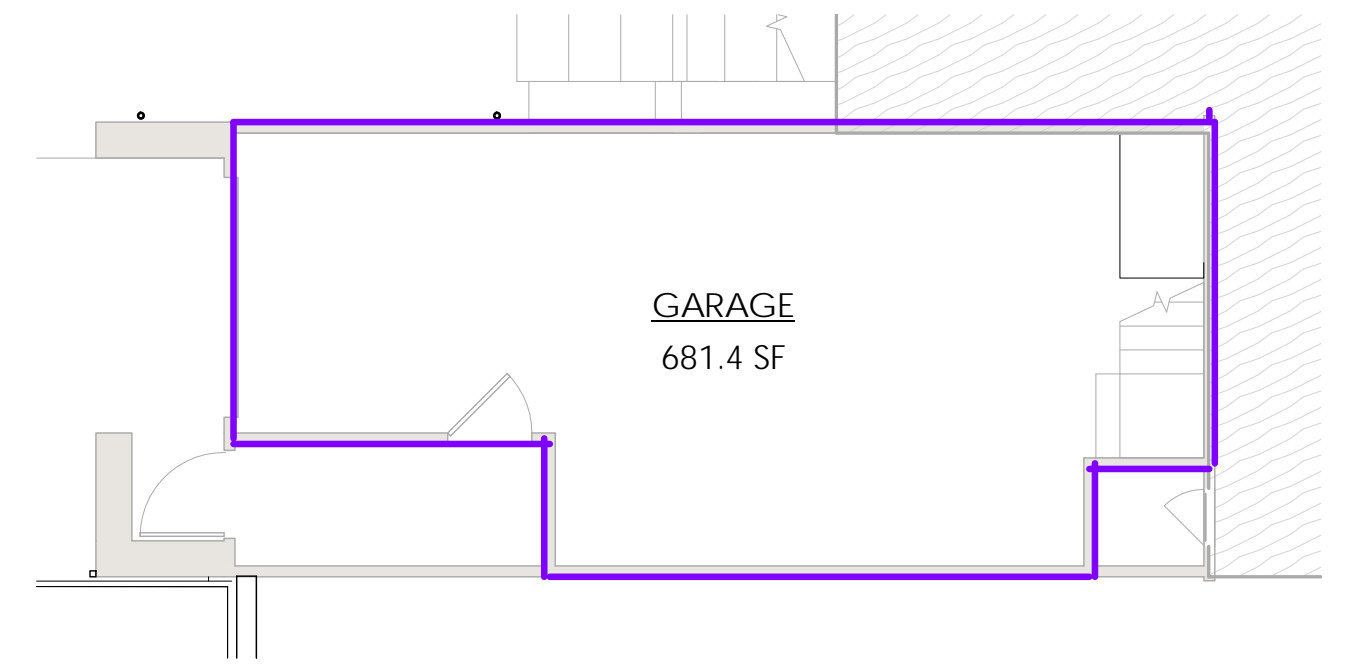
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DRB 1 SKETCH V4	19.11.20



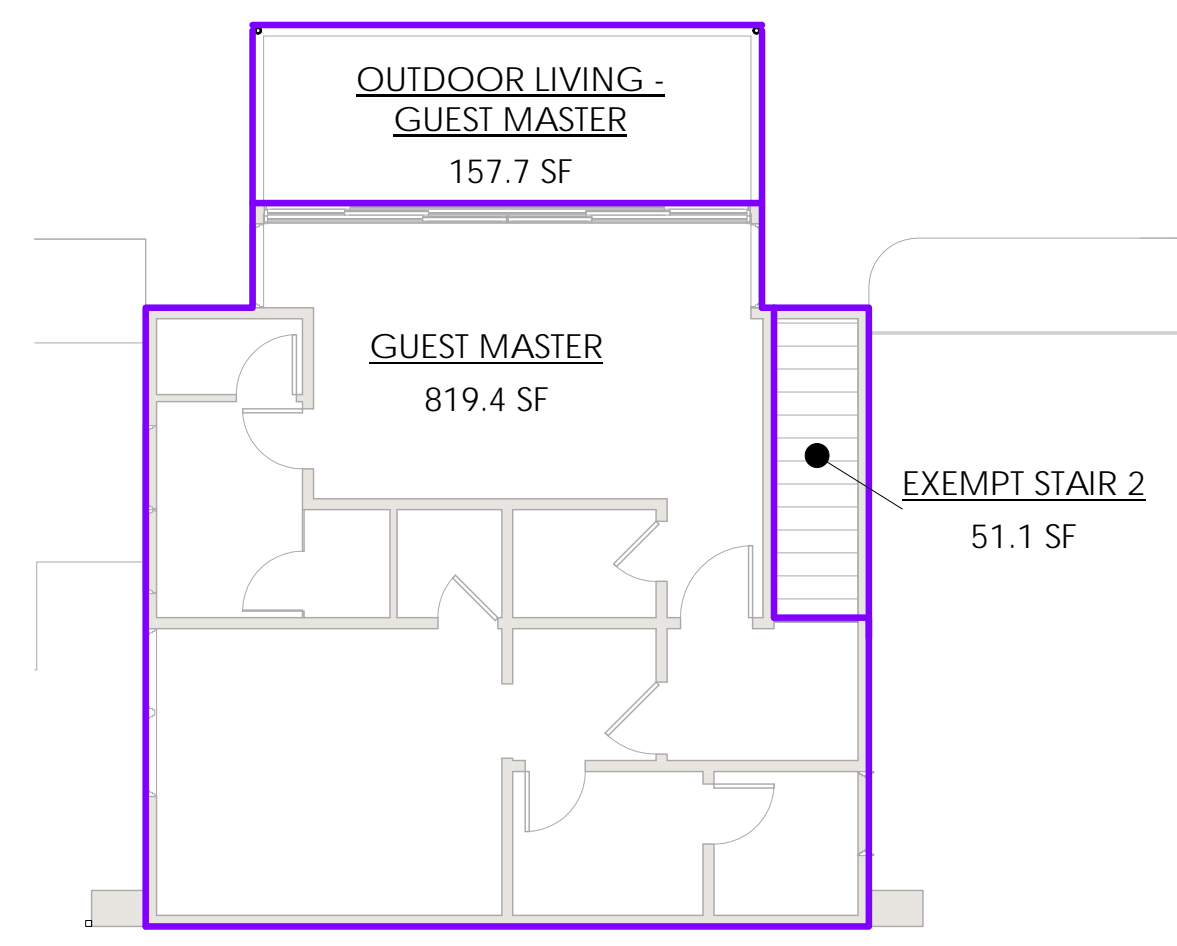
**2** 01 Entry / Guest  
SCALE 0 1 2 3 4 1/8" = 1'-0"



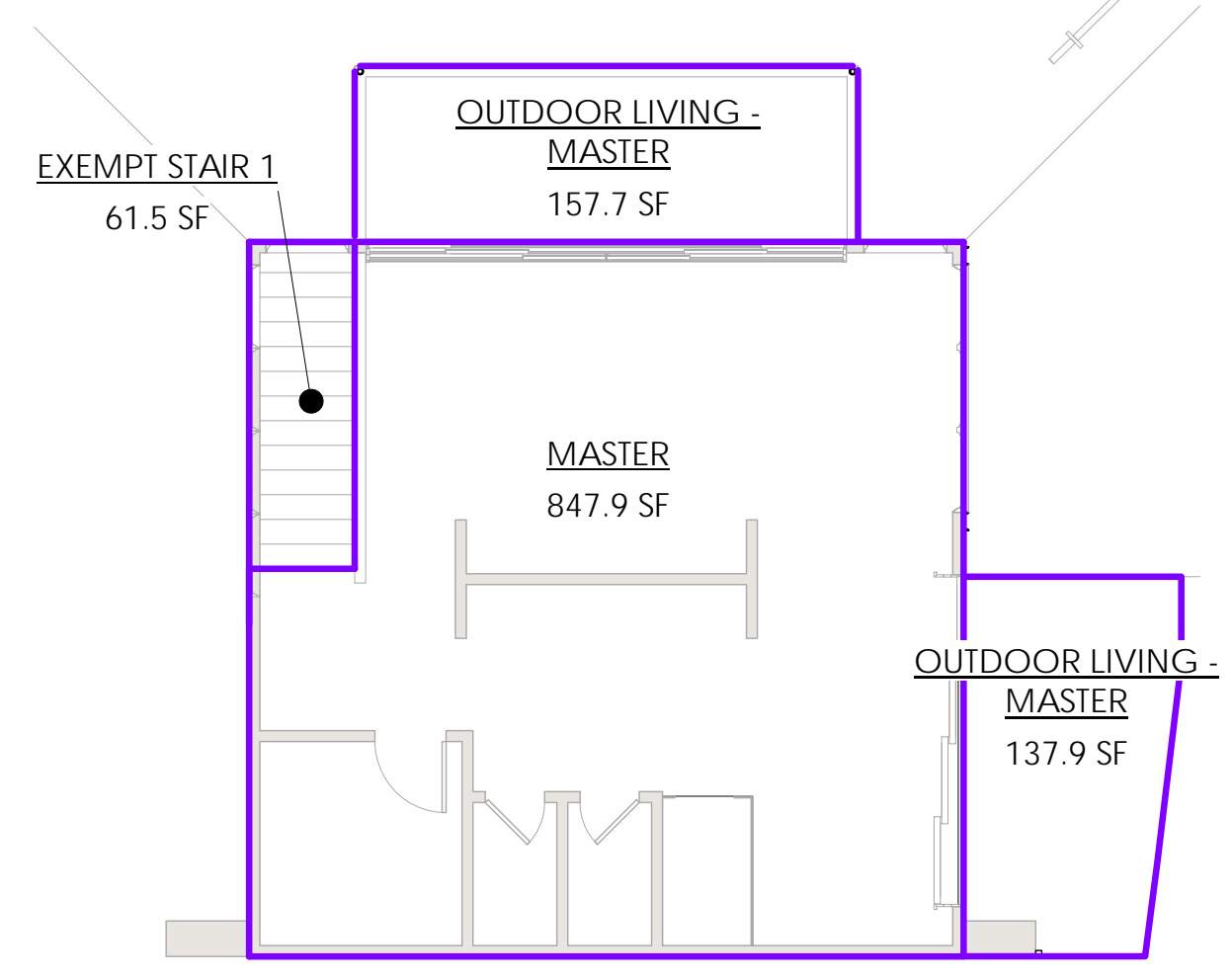
**3** 02 Main Living  
SCALE 0 1 2 3 4 1/8" = 1'-0"



**1** 00 Garage  
SCALE 0 1 2 3 4 1/8" = 1'-0"



**4** 03 Guest Master  
SCALE 0 1 2 3 4 1/8" = 1'-0"



**5** 04 Master  
SCALE 0 1 2 3 4 1/8" = 1'-0"

**CDC SITE COVERAGE DEFINITION:**  
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.

GROSS FLOOR AREA	
Name	Area
ENTRY/GUEST	1299.5 SF
GARAGE	681.4 SF
GUEST MASTER	819.4 SF
MAIN LIVING	1852.1 SF
MASTER	847.9 SF
Grand total: 5	5500.4 SF

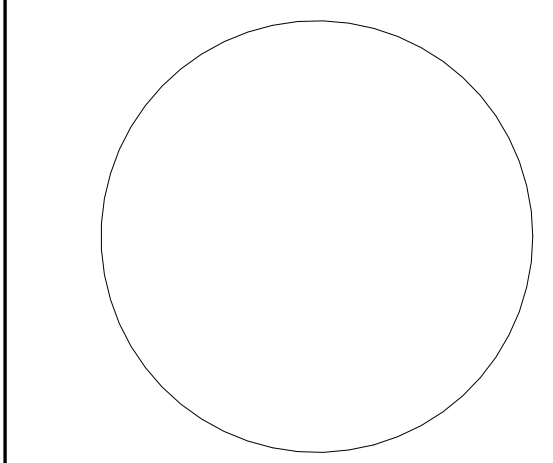
LIVABLE FLOOR AREA	
Name	Area
ENTRY/GUEST	1299.5 SF
EXEMPT STAIR 1	61.5 SF
EXEMPT STAIR 2	51.1 SF
GUEST MASTER	819.4 SF
MAIN LIVING	1852.1 SF
MASTER	847.9 SF
Grand total: 6	4931.7 SF

FLOOR AREA EXTERIOR	
Name	Area
OUTDOOR LIVING - GUEST	1290.0 SF
OUTDOOR LIVING - GUEST MASTER	157.7 SF
OUTDOOR LIVING - MAIN LEVEL	598.1 SF
OUTDOOR LIVING - MAIN LEVEL	650.2 SF
OUTDOOR LIVING - MASTER	157.7 SF
OUTDOOR LIVING - MASTER	137.9 SF
Grand total: 6	2991.7 SF

**FLOOR AREA PLANS & SCHEDULES**

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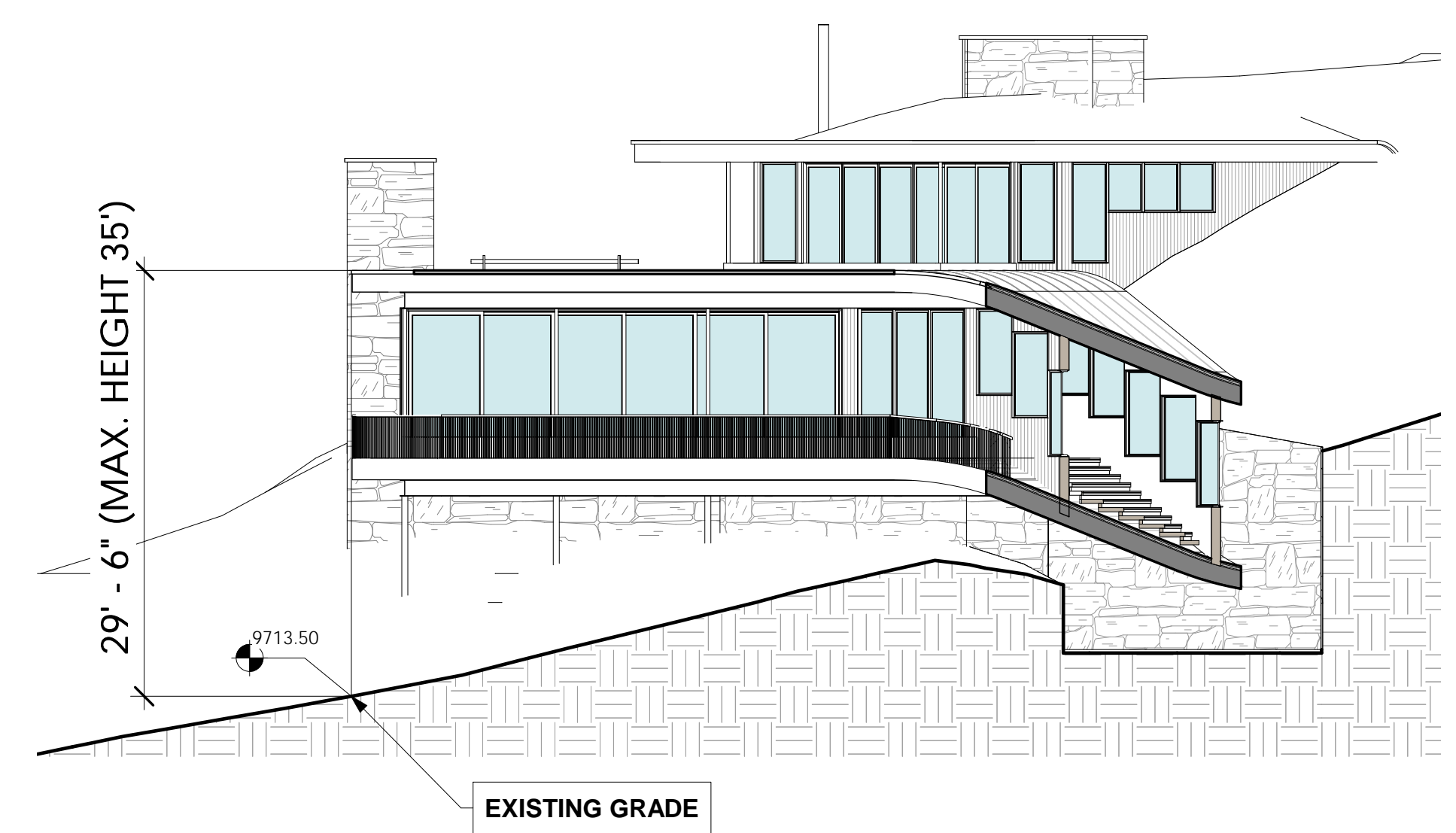




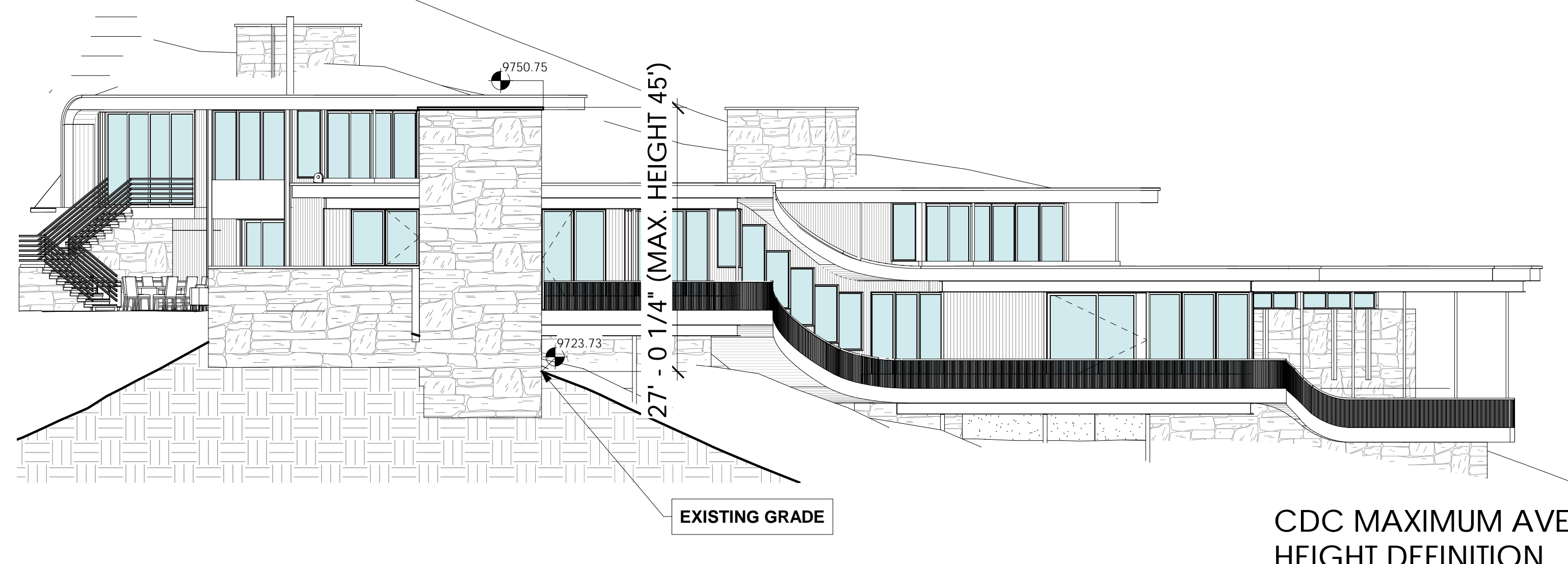
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DRB 1 SKETCH v4	19.11.20



**2** MAX. HEIGHT ANALYSIS - ROOF  
SCALE 0 1 2 3 4 1" = 10'-0"



**1** MAX. HEIGHT ANALYSIS - CHIMNEY  
SCALE 0 1 2 3 4 1" = 10'-0"

**CDC MAXIMUM AVERAGE HEIGHT DEFINITION**

- C. Maximum Average Height**
- Maximum average height shall be measured from the finished grade to a point on the roof plane midway between the eave and ridge.
  - On complex buildings with multiple heights and/or buildings with multiple heights on sloping sites, the maximum average height shall be determined by taking the average of heights at equal intervals around the perimeter of a building. Those intervals shall be no more than twenty (20) feet. When multiple roofs occur within any interval, the height for that interval shall be measured from the finished grade or natural grade (whichever is most restrictive) to a point on the highest primary roof midway between the eave and the ridge. For purposes of determining the maximum average height on complex buildings, a roof shall have a horizontal projection of at least ten (10) feet. This definition does not intend to allow strategies to circumvent the intention of the maximum average height limitation through such relationships as high-rise structures surrounded by low secondary roofs.

**BUILDING HEIGHT CALCULATIONS**  
Average Building Height Per CDC 17.3.11C

Point Location	Distance Above Most Restrictive Grade (ft):
M1	22.20
M2	19.92
M3	20.25
M4	26.43
M5	22.16
M6	17.97
M7	22.18
M8	28.64
M9	19.43
M10	8.5
M11	13.18
M12	22.16
M13	22.16
M14	11.43
M15	12.66
M16	1.75
M17	9.66
M18	23.49
M18a	9.07
M19	6.89
M20	22.9
M21	10.83
M22	1.35
M23	11.67
M24	6.47
M25	18.15
M26	24.49
M27	11.44
M28	13.44
M29	15.85
M30	5.08
M31	2.31
M32	12.01

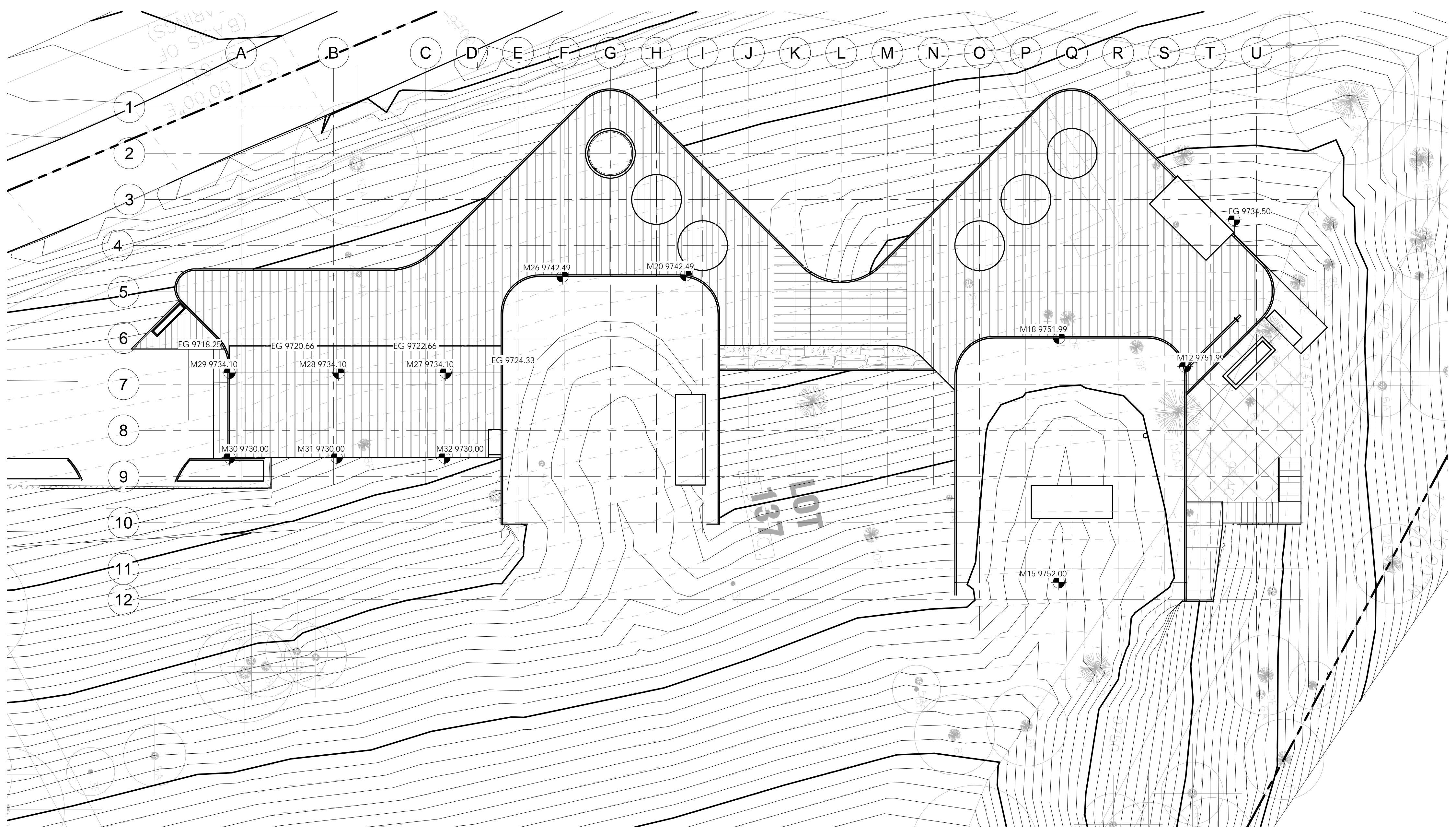
Average Height= 15.03  
Max. Average Allowable= 30  
Compliant By= 14.97

**Maximum Building Height Per CDC 17.3.12A 3.3-1**

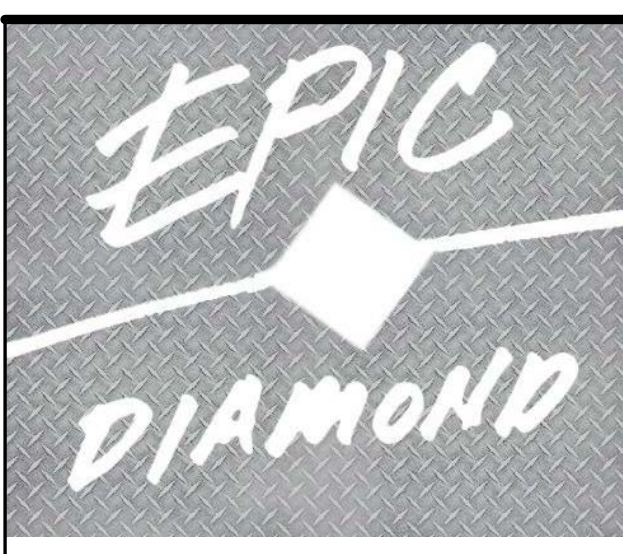
Highest Ridge= 9430'-0"  
Existing Grade Below= 9713'-6"  
Max. Height @ Most Restrictive= 29'-6"  
Max. Height Allowable= 35'-0"  
Compliant By= 5'-6"

**Maximum Chimney Height Per CDC 17.3.12A 3.3-2**

Highest Point= 9750'-9"  
Existing Grade Below= 9723'-8 3/4"  
Max. Height @ Most Restrictive= 27'-0 1/4"  
Max. Height Allowable= 45'-0"  
Compliant By= 17'-11 3/4"



**3** MAX. AVERAGE HEIGHT ANALYSIS PLAN  
SCALE 0 1 2 3 4 1" = 10'-0"



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**BUILDING HEIGHT COMPLIANCE ANALYSIS**

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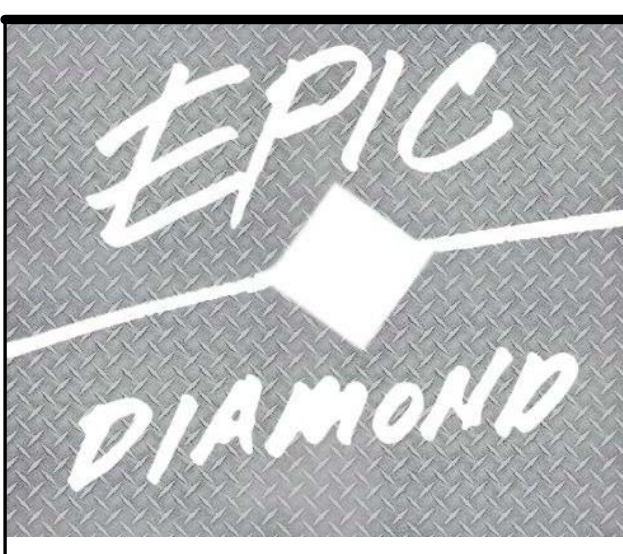
**A1.6**



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DRB 1 SKETCH v3	19.11.14
OWNER   CONSULTANTS	19.11.14
DRB 1 SKETCH v4	19.11.20

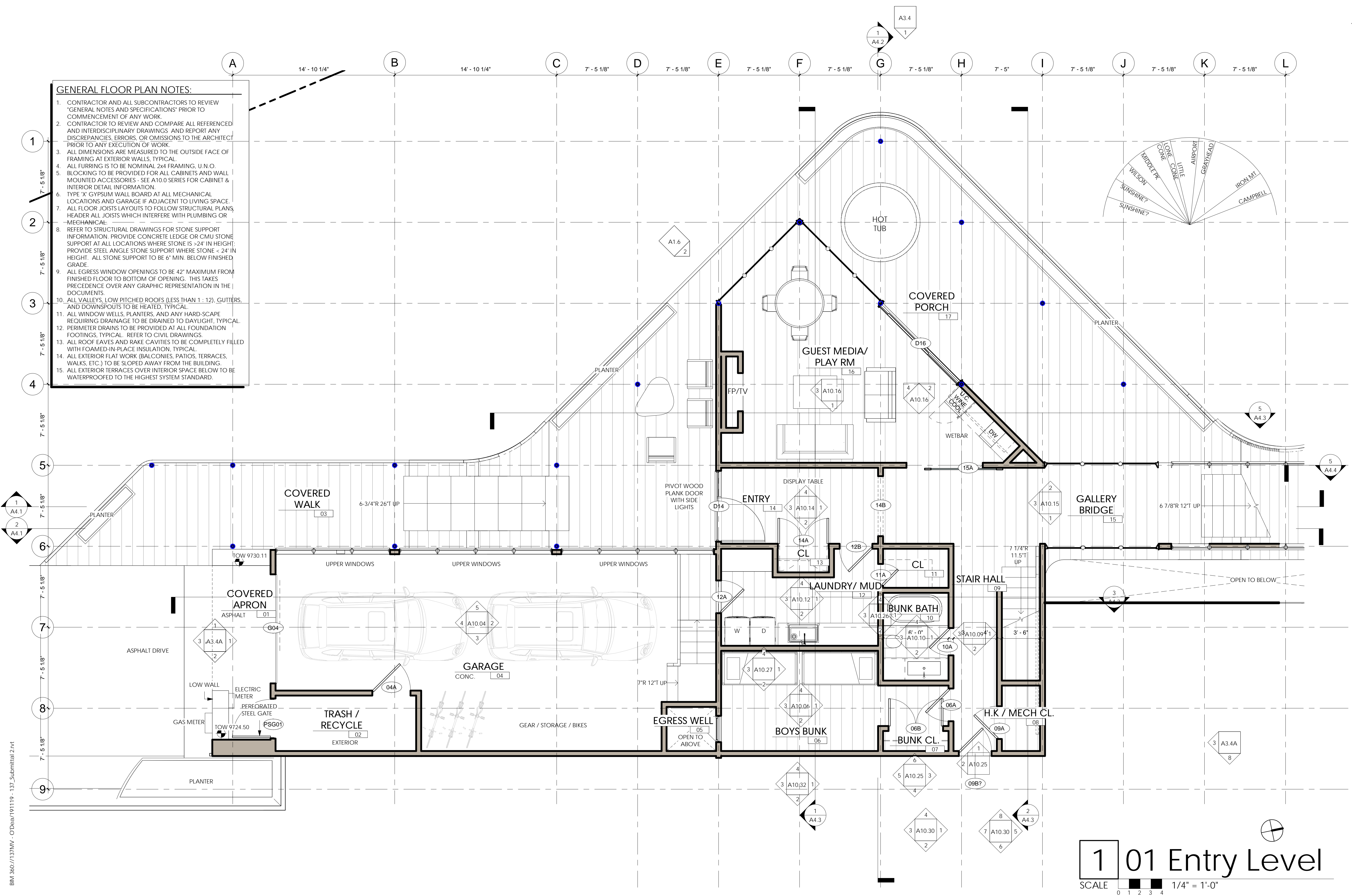


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MOUNTAIN VILLAGE,  
CO | 81435

**GARAGE,  
ENTRY, GUEST  
FLOOR PLANS**

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**A2.1**



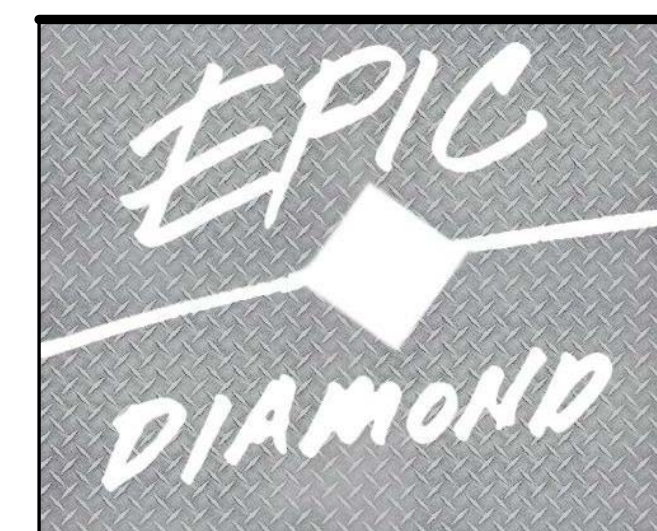
- GENERAL FLOOR PLAN NOTES:**
1. CONTRACTOR AND ALL SUBCONTRACTORS TO REVIEW "GENERAL NOTES AND SPECIFICATIONS" PRIOR TO COMMENCEMENT OF ANY WORK.
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  3. ALL DIMENSIONS ARE MEASURED TO THE OUTSIDE FACE OF FRAMING AT EXTERIOR WALLS, TYPICAL.
  4. ALL FURRING IS TO BE NOMINAL 2x4 FRAMING, U.N.O.
  5. BLOCKING TO BE PROVIDED FOR ALL CABINETS AND WALL MOUNTED ACCESSORIES - SEE A10.0 SERIES FOR CABINET & INTERIOR DETAIL INFORMATION.
  6. TYPE 'X' GYPSUM WALL BOARD AT ALL MECHANICAL LOCATIONS AND GARAGE IF ADJACENT TO LIVING SPACE.
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  8. REFER TO STRUCTURAL DRAWINGS FOR STONE SUPPORT INFORMATION. PROVIDE CONCRETE LEDGE OR CMU STONE SUPPORT AT ALL LOCATIONS WHERE STONE IS >24" IN HEIGHT. PROVIDE STEEL ANGLE STONE SUPPORT WHERE STONE < 24" IN HEIGHT. ALL STONE SUPPORT TO BE 6" MIN. BELOW FINISHED GRADE.
  9. ALL EGRESS WINDOW OPENINGS TO BE 42" MAXIMUM FROM FINISHED FLOOR TO BOTTOM OF OPENING. THIS TAKES PRECEDENCE OVER ANY GRAPHIC REPRESENTATION IN THE DOCUMENTS.
  10. ALL VALLEYS, LOW PITCHED ROOFS (LESS THAN 1 : 12), GUTTERS, AND DOWNSPOUTS TO BE HEATED, TYPICAL.
  11. ALL WINDOW WELLS, PLANTERS, AND ANY HARD-SCAPE REQUIRING DRAINAGE TO BE DRAINED TO DAYLIGHT, TYPICAL.
  12. PERIMETER DRAINS TO BE PROVIDED AT ALL FOUNDATION FOOTINGS, TYPICAL. REFER TO CIVIL DRAWINGS.
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  14. ALL EXTERIOR FLAT WORK (BALCONIES, PATIOS, TERRACES, WALKS, ETC.) TO BE SLOPED AWAY FROM THE BUILDING.
  15. ALL EXTERIOR TERRACES OVER INTERIOR SPACE BELOW TO BE WATERPROOFED TO THE HIGHEST SYSTEM STANDARD.

**1 01 Entry Level**  
SCALE 0 1 2 3 4 1/4" = 1'-0"



**Submissions**

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OWNER   CONSULTANTS	19.11.14
DRB 1 SKETCH v4	19.11.20

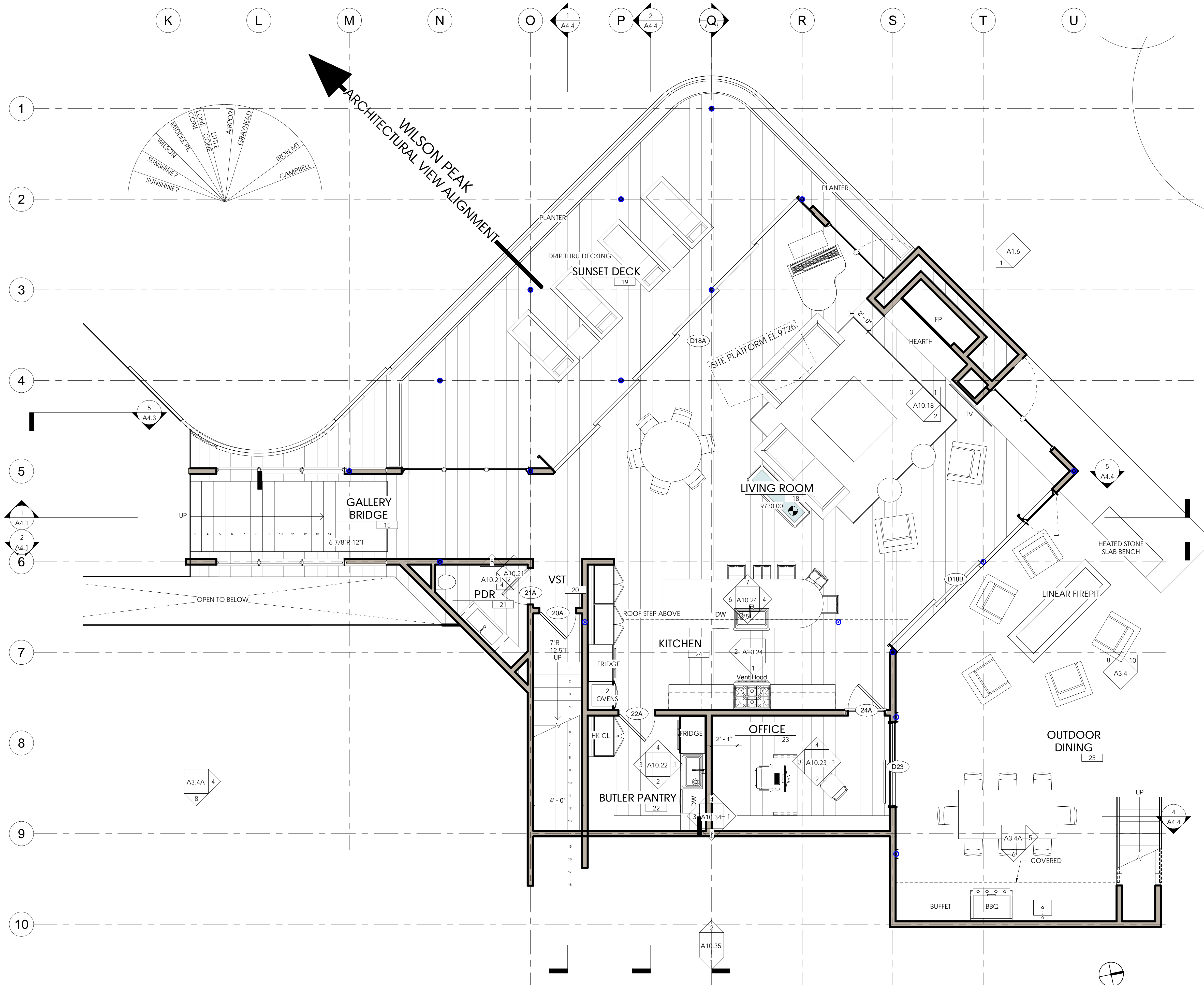


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**MAIN LIVING  
FLOOR PLANS**

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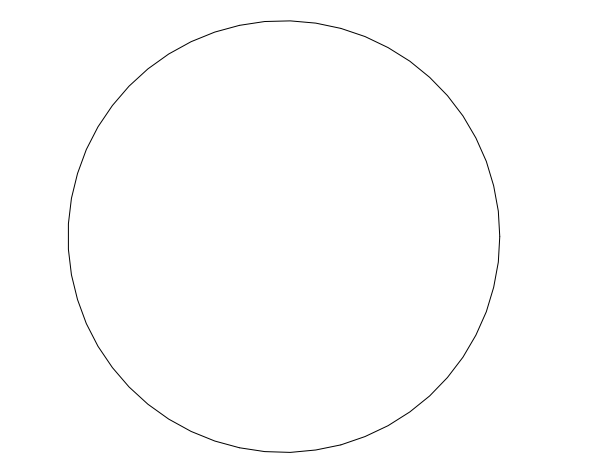
**A2.2**



- GENERAL FLOOR PLAN NOTES:**
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  15. ALL EXTERIOR TERRACES OVER INTERIOR SPACE BELOW TO BE WATERPROOFED TO THE HIGHEST SYSTEM STANDARD.

**1 02 Main Living**  
SCALE 0 1 2 3 4 1/4" = 1'-0"





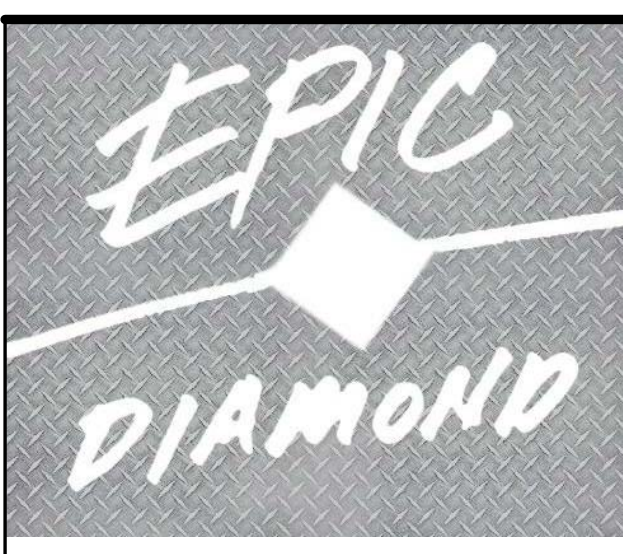
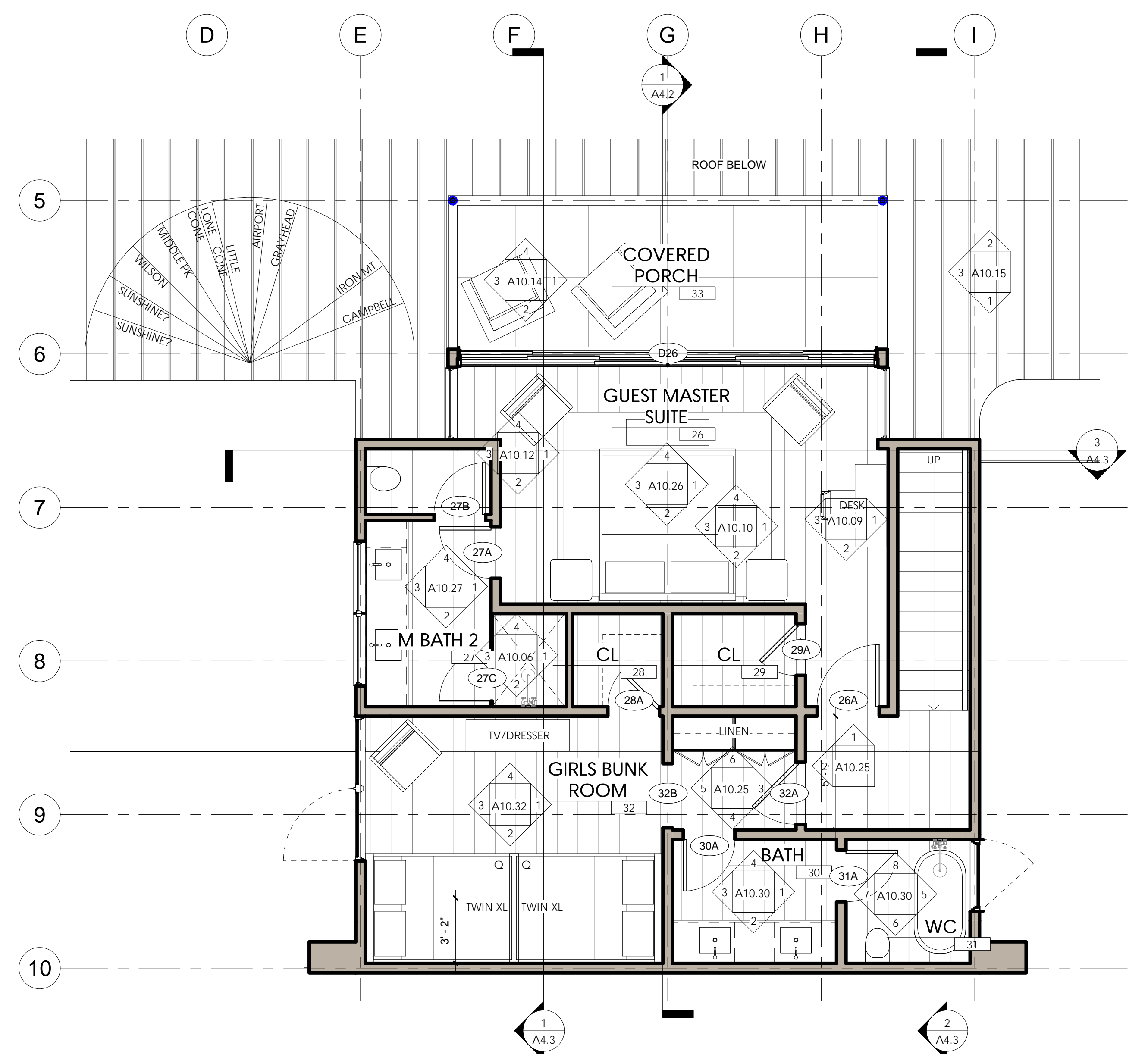
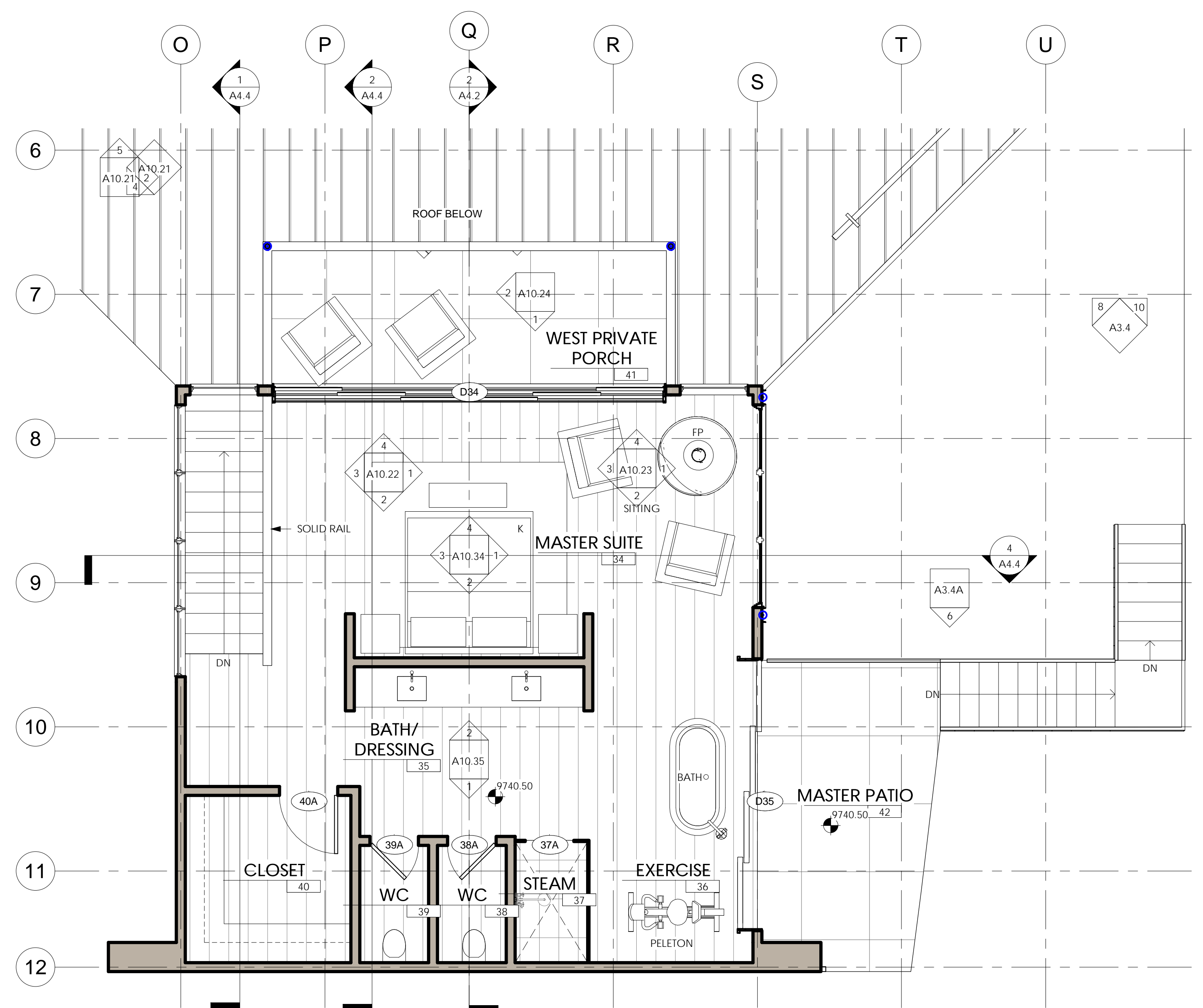
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DRB 1 SKETCH V4	19.11.20

**GENERAL FLOOR PLAN NOTES:**

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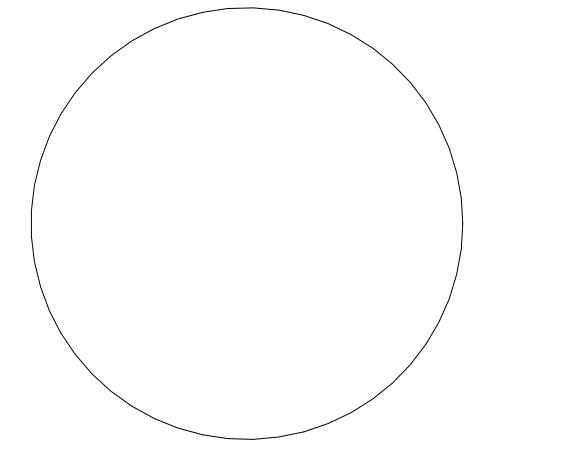
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MOUNTAIN VILLAGE,  
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**GUEST MASTER  
& MASTER  
FLOOR PLAN**

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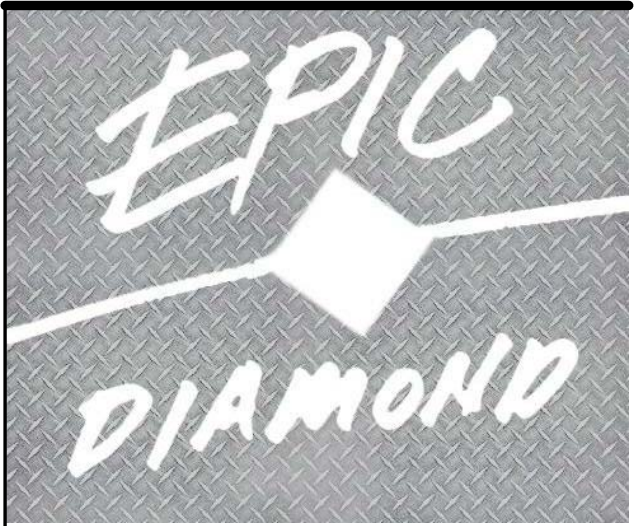
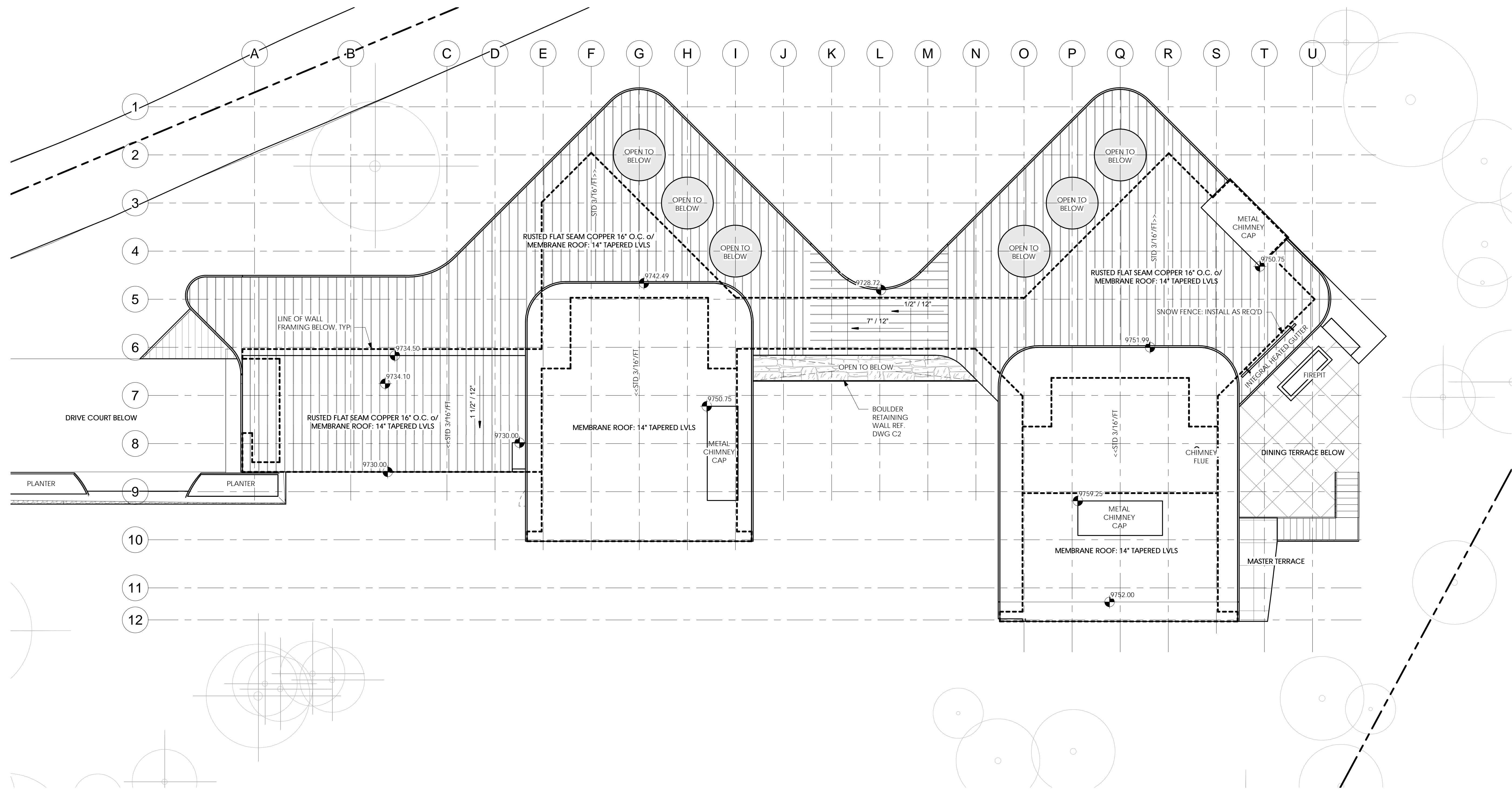
**A2.3**





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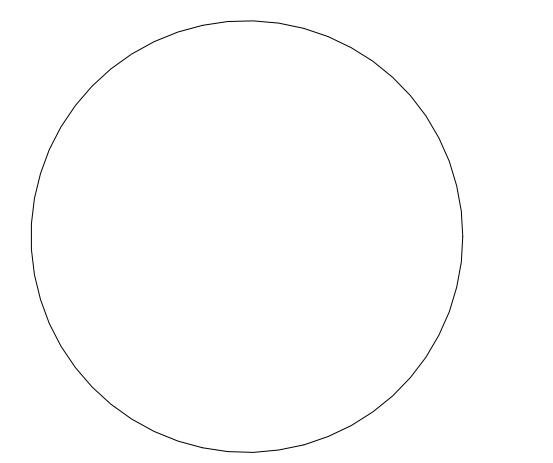
**ROOF PLAN**

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**1** Roof Plan  
SCALE 1/8" = 1'-0"

**A2.9**

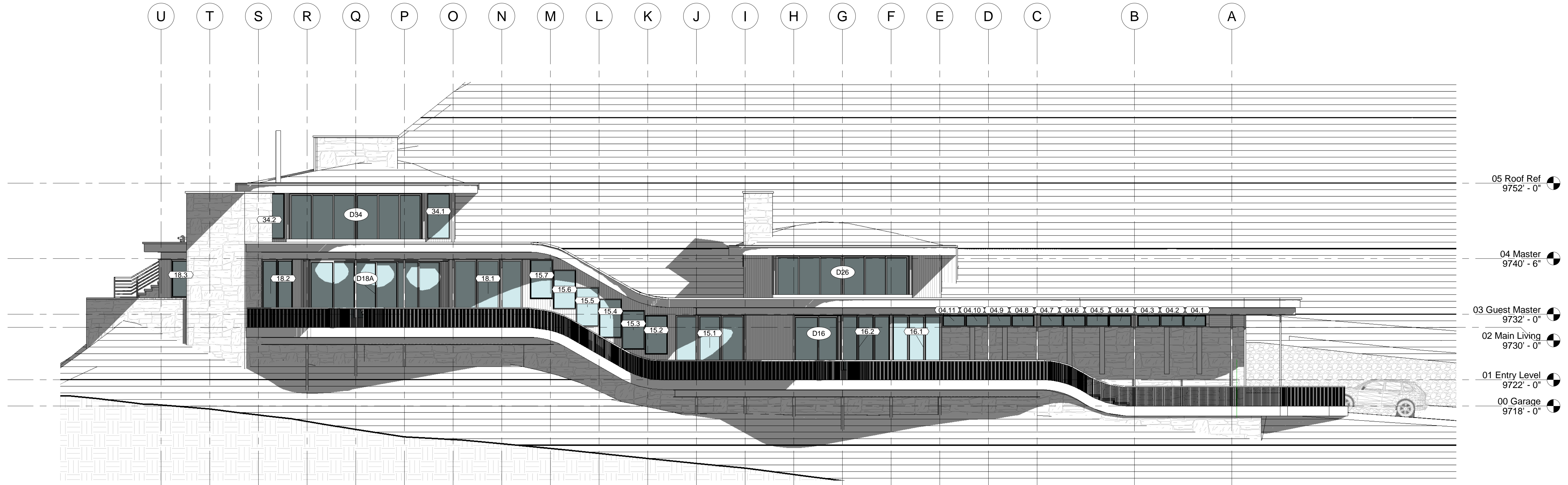




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DRAFT SITE PLAN	19.09.30
CLIENT REVIEW	19.10.29
DRB 1 SKETCH V1	19.11.11
DRB 1 SKETCH V2	19.11.13
DRB 1 SKETCH V3	19.11.14
OWNER   CONSULTANTS	19.11.14
DRB 1 SKETCH V4	19.11.20

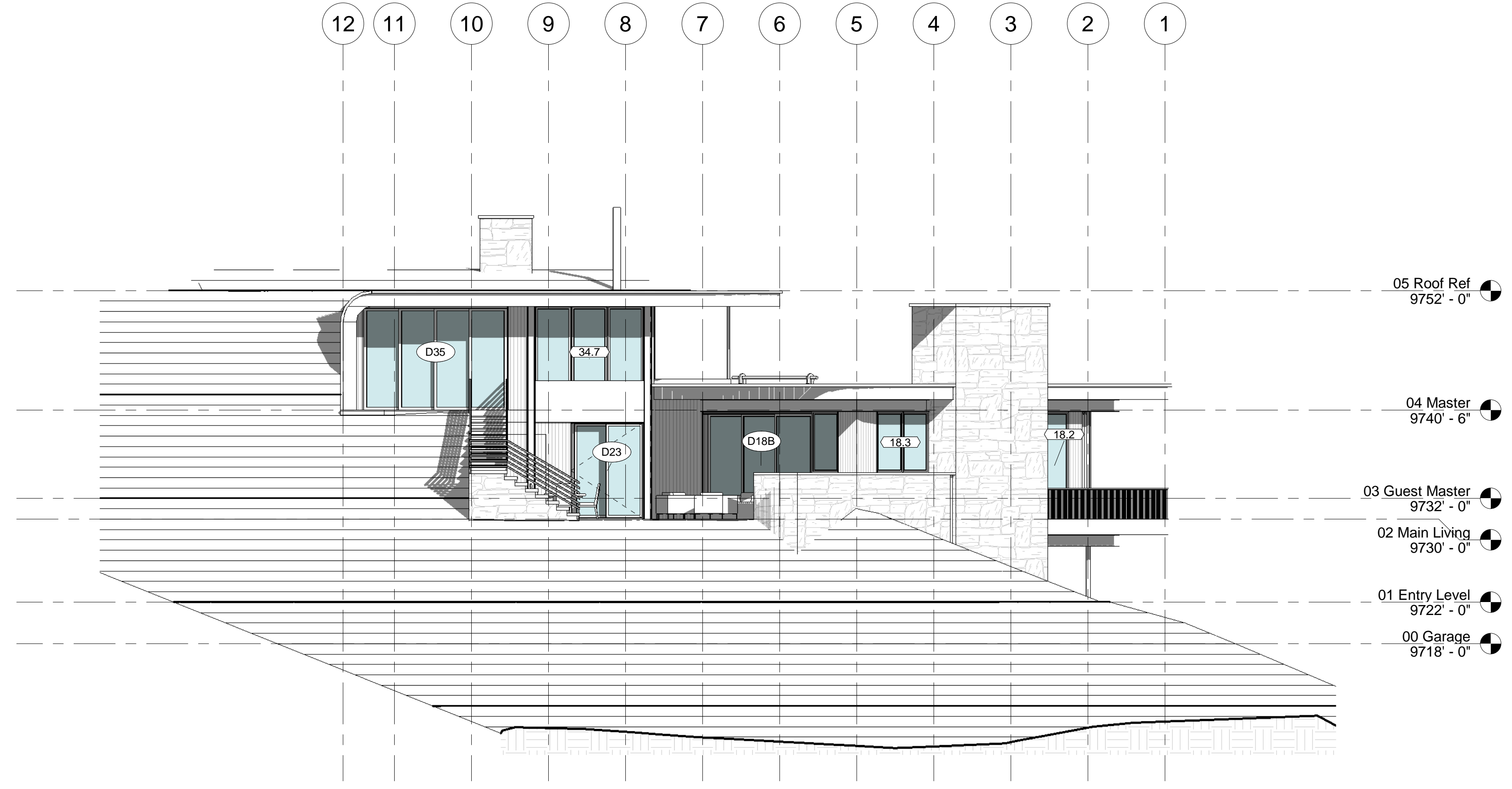


**1 WEST ELEVATION**

SCALE 0 1 2 3 4 1/8" = 1'-0"

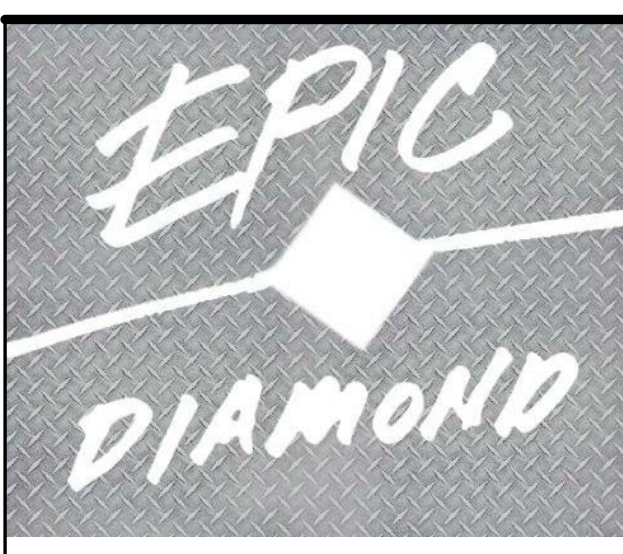
**MATERIALS LEGEND**

- 6" KNOTY OAK WOOD SIDING
- COPPER DIAMOND PANEL
- RANDOM ASHLAR MOSS BEDROCK
- RUSTED COPPER FLAT SEAM ROOFING
- COPPER PANEL



**2 NORTH ELEVATION**

SCALE 0 1 2 3 4 1/8" = 1'-0"



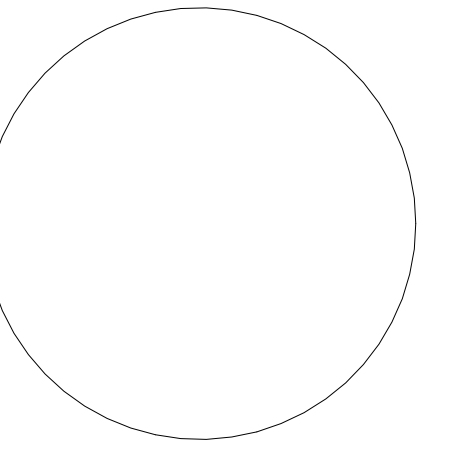
102 GRANITE RIDGE  
MOUNTAIN VILLAGE,  
CO | 81435

**EXTERIOR ELEVATIONS**

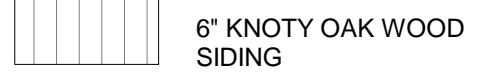
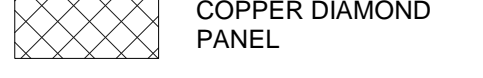
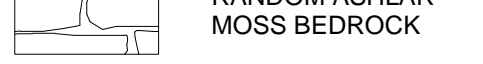


CONTRACTOR TO REVIEW AND COMPARE ALL CHAPTERS AND INTERDISCIPLINARY DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO ANY FIELD WORK BEING DONE IN ACCORDANCE WITH AIA DOCUMENT A201

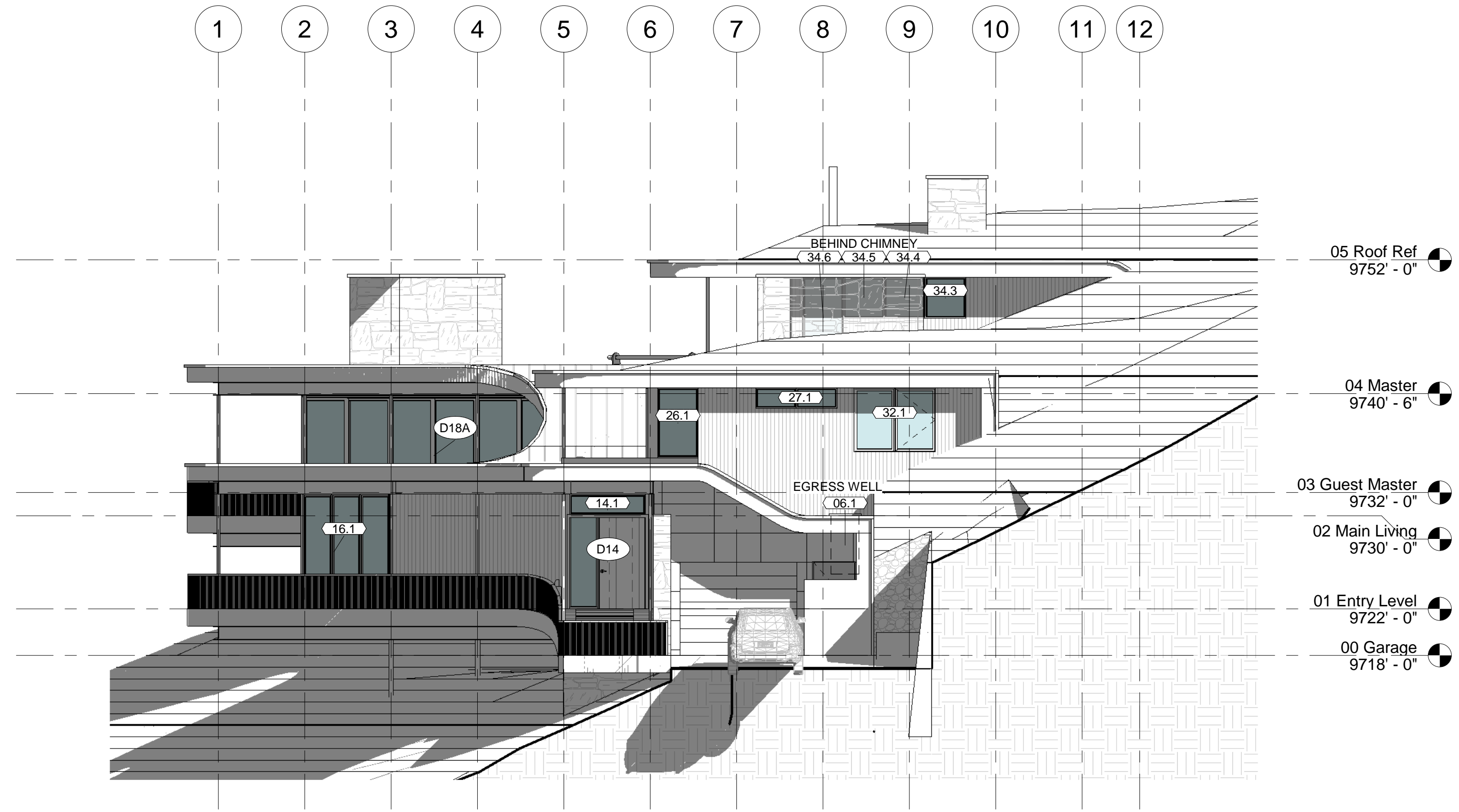
**A3.0**



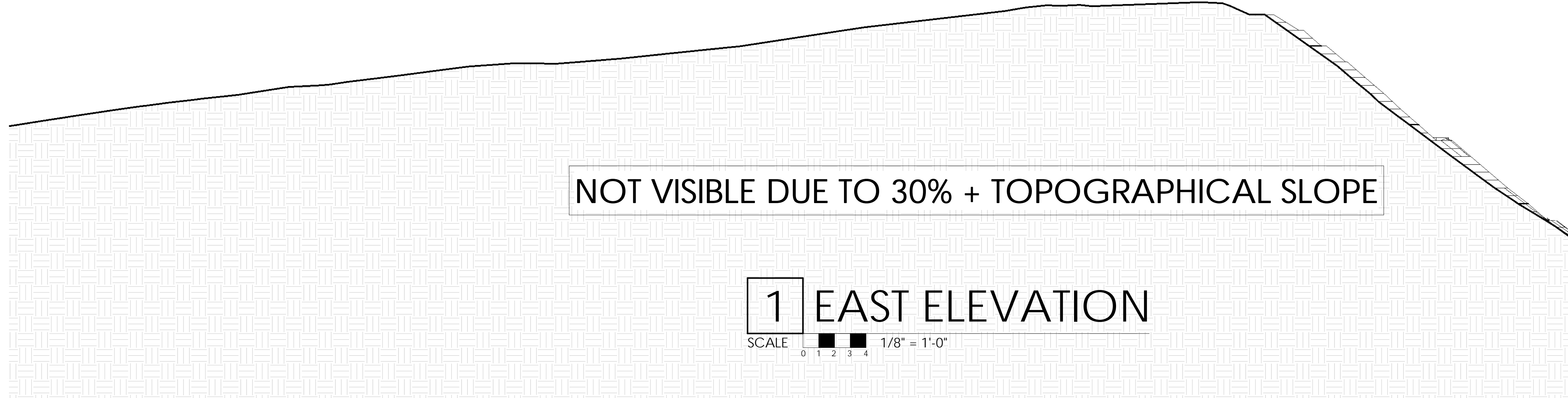


**MATERIALS LEGEND**

-  6" KNOTY OAK WOOD SIDING
-  COPPER DIAMOND PANEL
-  RANDOM ASHLAR MOSS BEDROCK
-  RUSTED COPPER FLAT SEAM ROOFING
-  COPPER PANEL



**2 SOUTH ELEVATION**  
SCALE 1/8" = 1'-0"



**1 EAST ELEVATION**  
SCALE 1/8" = 1'-0"

**Submissions**

DRAFT SITE PLAN	19.09.30
CLIENT REVIEW	19.10.29
DRB 1 SKETCH v1	19.11.11
DRB 1 SKETCH v2	19.11.13
DRB 1 SKETCH v3	19.11.14
OWNER   CONSULTANTS	19.11.14
DRB 1 SKETCH v4	19.11.20

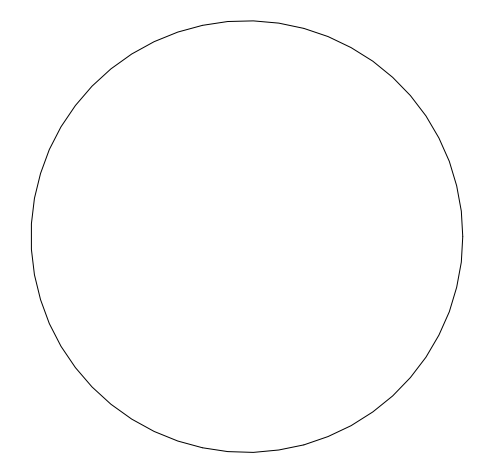


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MOUNTAIN VILLAGE,  
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**EXTERIOR ELEVATIONS**

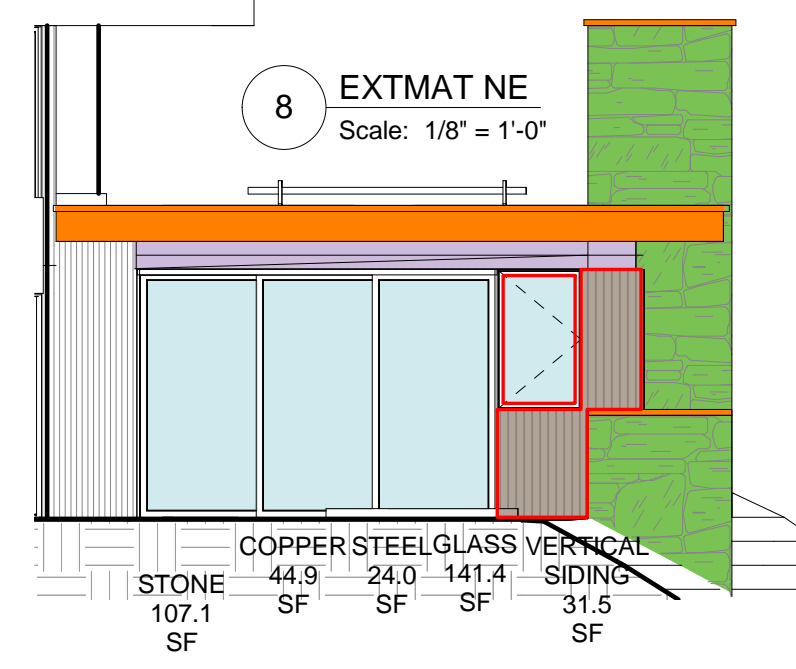
CONTRACTOR TO REVIEW AND COMPARE ALL CHAPTERS AND INTERDISCIPLINARY DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO ANY FIELD WORK BEING DONE IN ACCORDANCE WITH AIA DOCUMENT A201



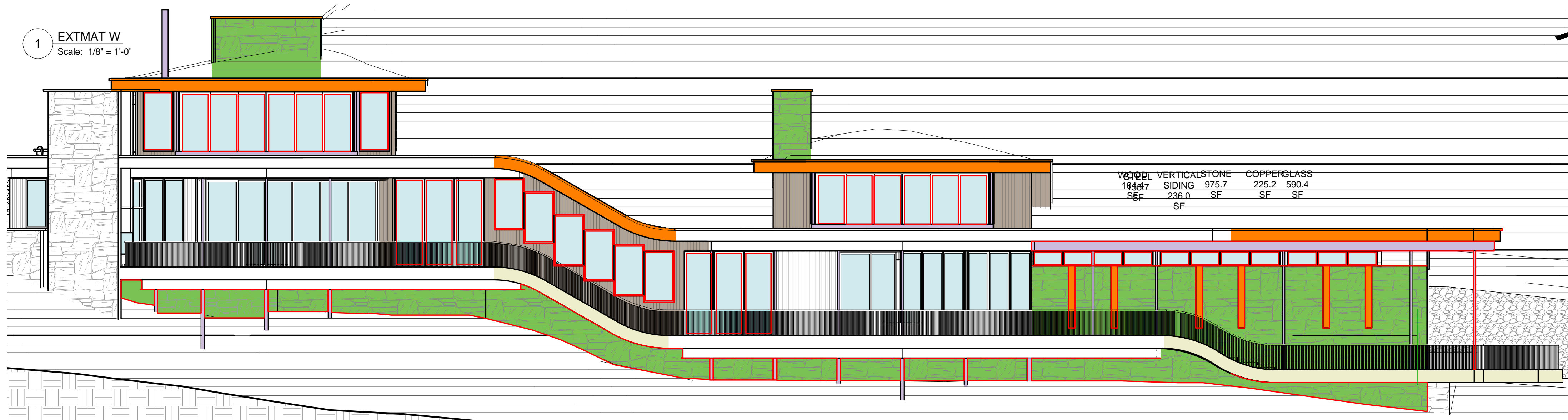


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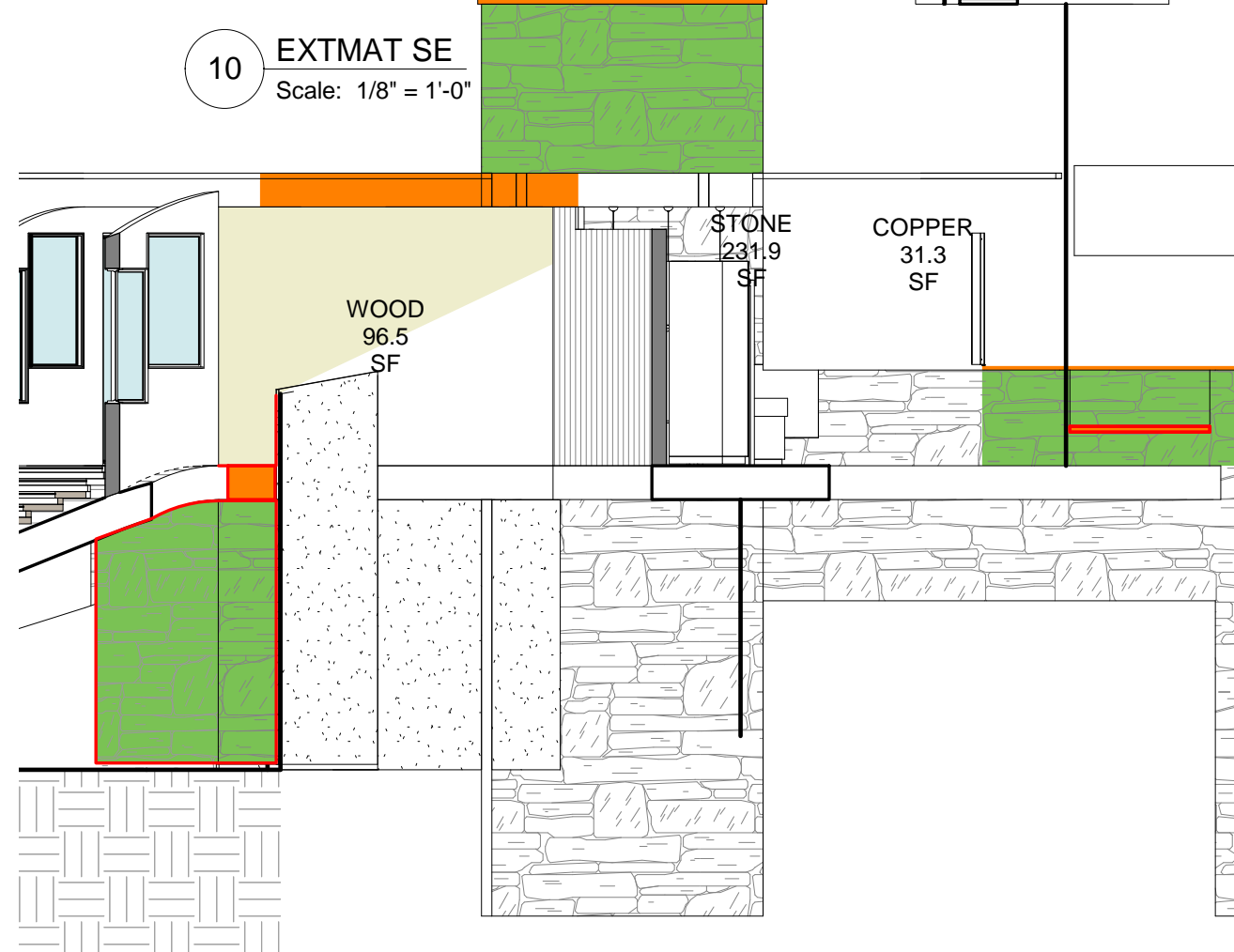
- MATERIAL HATCHES:
- WOOD
  - STEEL
  - STONE
  - TIMBER
  - COPPER
  - GLASS



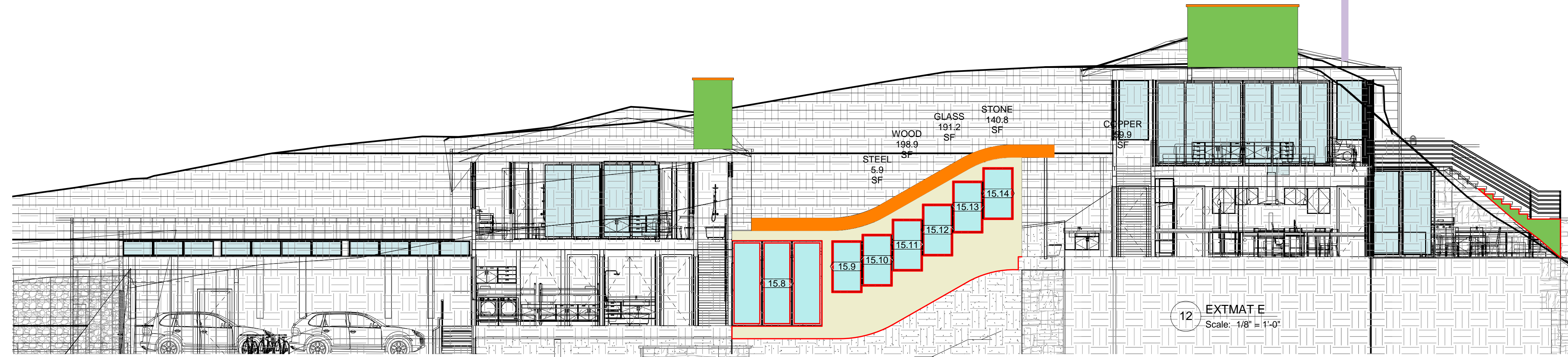
STONE	COPPER	STEEL	GLASS	VERTICAL SIDING
107.1 SF	44.9 SF	24.0 SF	141.4 SF	31.5 SF



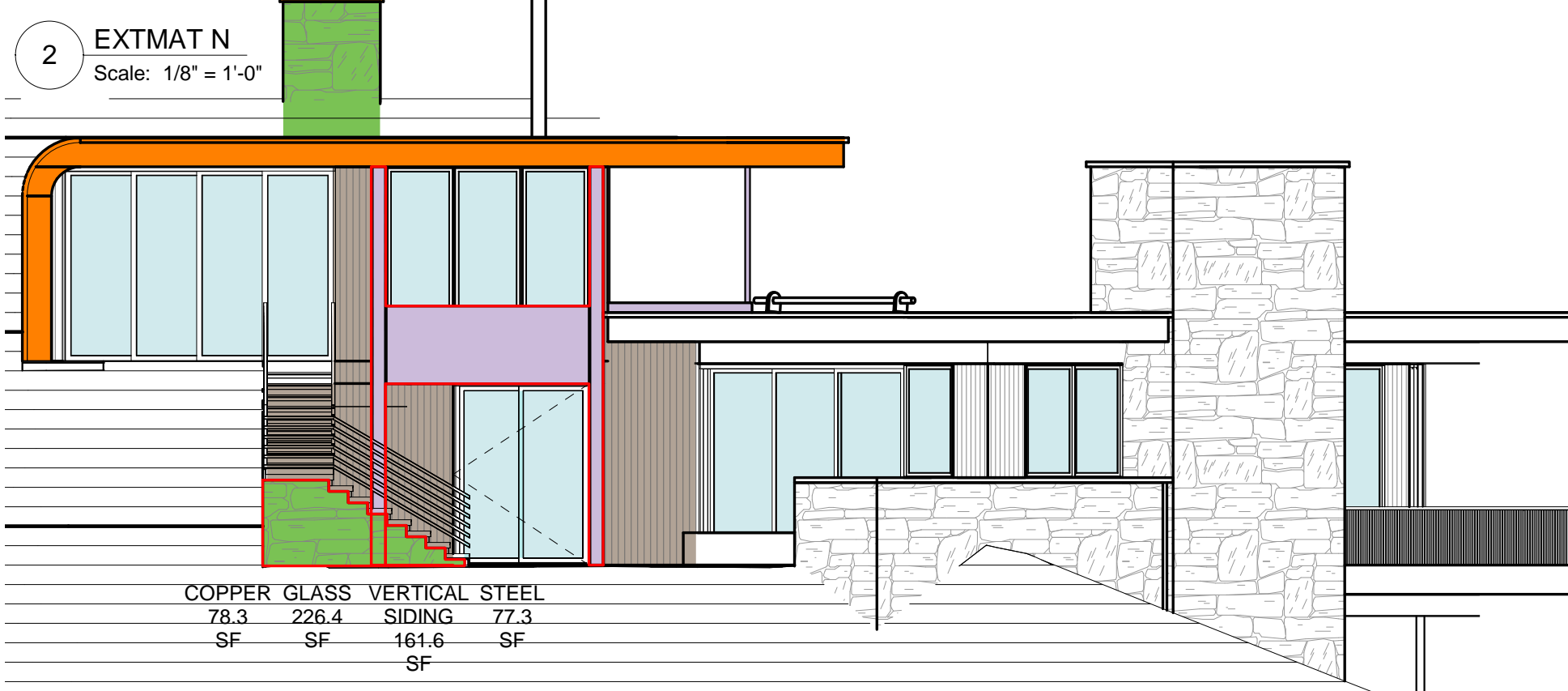
WOOD SIDING	VERTICAL SIDING	STONE	COPPER	GLASS
194.7 SF	975.7 SF	225.2 SF	590.4 SF	



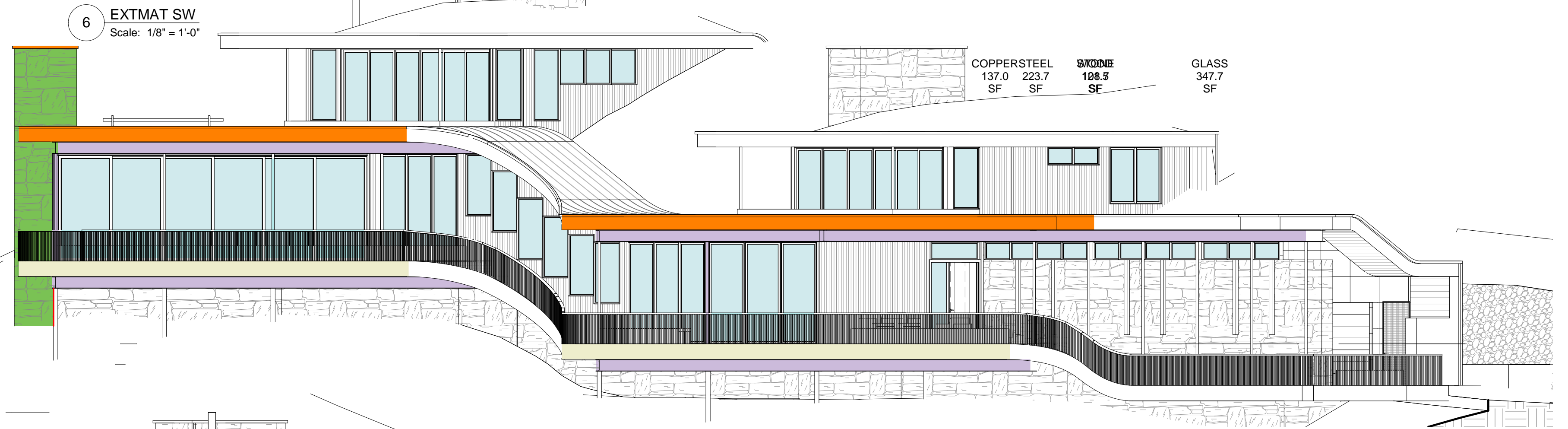
WOOD	STONE	COPPER
96.5 SF	231.9 SF	31.3 SF



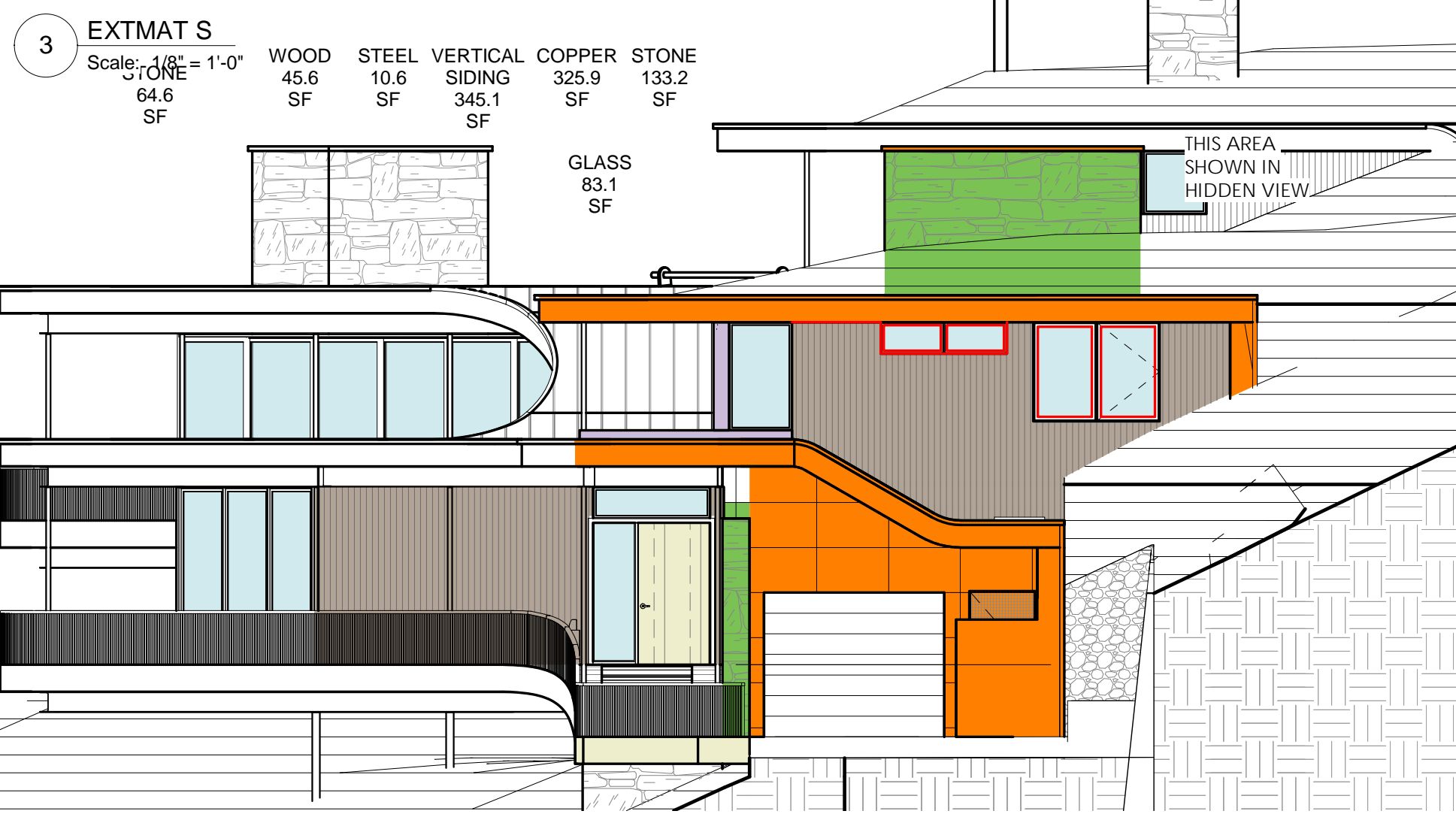
WOOD	GLASS	STONE	COPPER
198.9 SF	191.2 SF	140.8 SF	29.9 SF



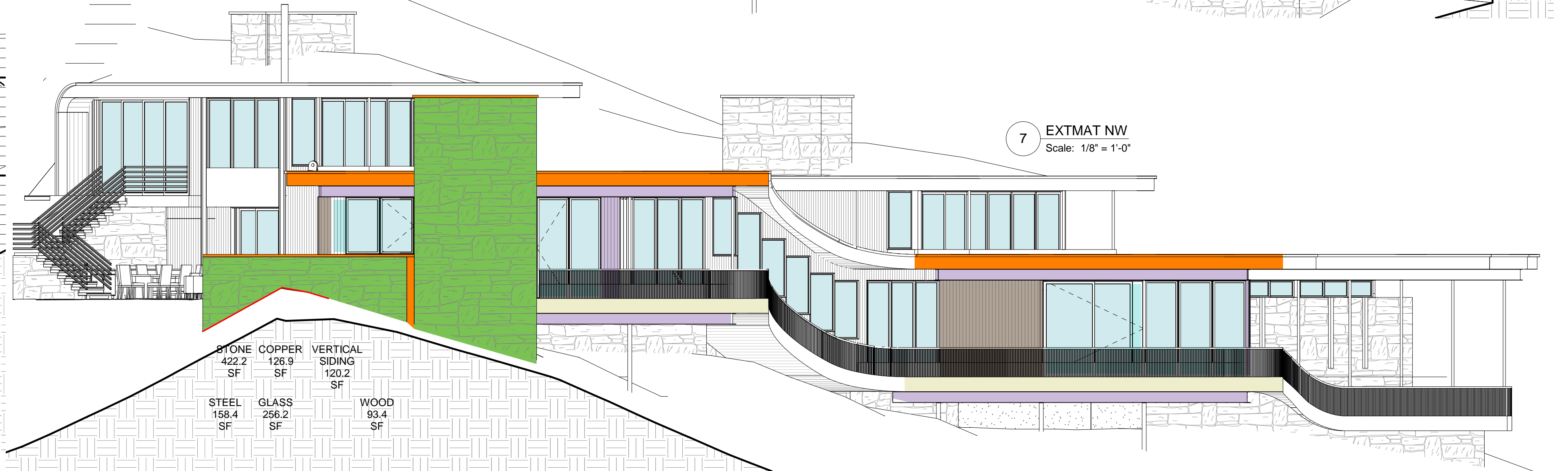
COPPER	GLASS	VERTICAL SIDING	STEEL
78.3 SF	226.4 SF	161.6 SF	77.3 SF



COPPER	STEEL	WOOD	GLASS
137.0 SF	223.7 SF	108.5 SF	347.7 SF



WOOD	STEEL	VERTICAL SIDING	COPPER	STONE
45.6 SF	10.6 SF	345.1 SF	325.9 SF	133.2 SF

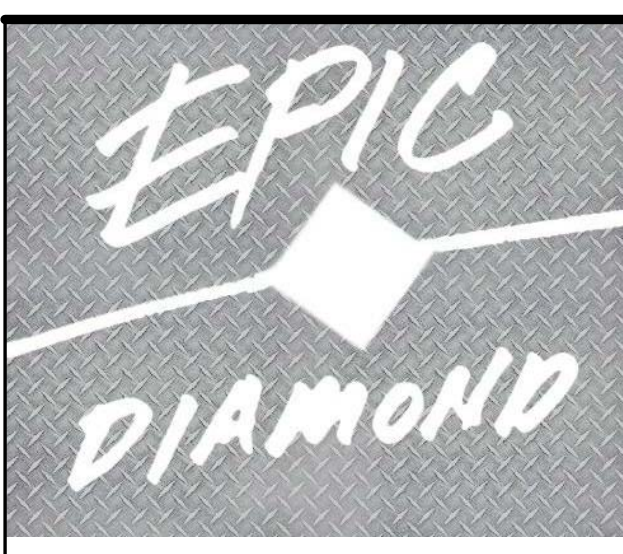


STONE	COPPER	VERTICAL SIDING
422.2 SF	126.9 SF	120.2 SF

STEEL	GLASS	WOOD
158.4 SF	256.2 SF	93.4 SF

## Submissions

DRAFT SITE PLAN	19.09.30
CLIENT REVIEW	19.10.29
DRB 1 SKETCH V1	19.11.11
DRB 1 SKETCH V2	19.11.13
DRB 1 SKETCH V3	19.11.14
OWNER   CONSULTANTS	19.11.14
DRB 1 SKETCH V4	19.11.20

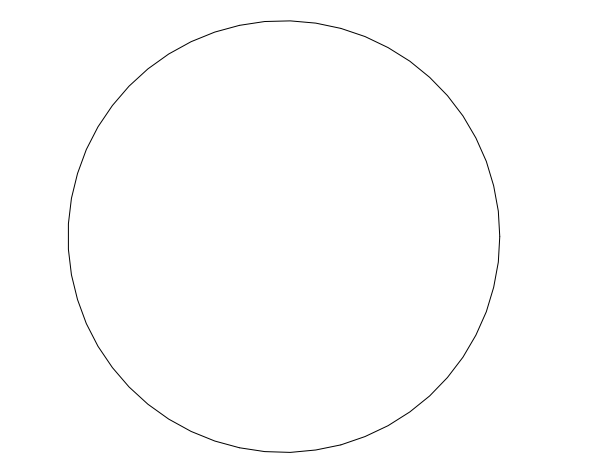


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 MOUNTAIN VILLAGE,  
 CO | 81435

## EXTERIOR MATERIAL ELEVATIONS

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





STEELE	
AREA	VIEW
155.7 SF	EXTMAT W
5.9 SF	EXTMAT E
223.7 SF	EXTMAT SW
158.4 SF	EXTMAT NW
10.6 SF	EXTMAT S
77.3 SF	EXTMAT N
3.7 SF	HIDDEN S
11.1 SF	HIDDEN N
24.0 SF	EXTMAT NE
670.2 SF	

WOOD	
AREA	VIEW
104.4 SF	EXTMAT W
121.5 SF	EXTMAT SW
93.4 SF	EXTMAT NW
45.6 SF	EXTMAT S
10.6 SF	HIDDEN W
96.5 SF	EXTMAT SE
198.9 SF	EXTMAT E
670.8 SF	

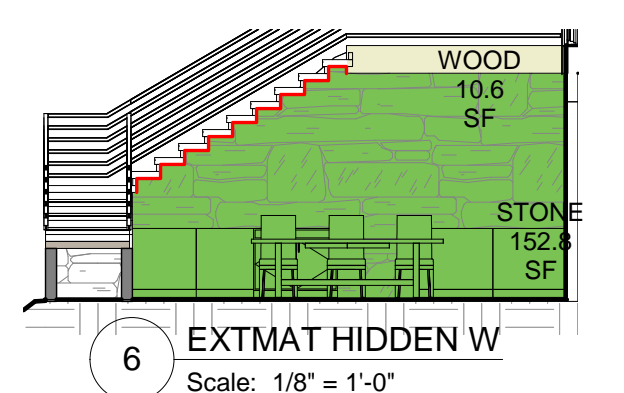
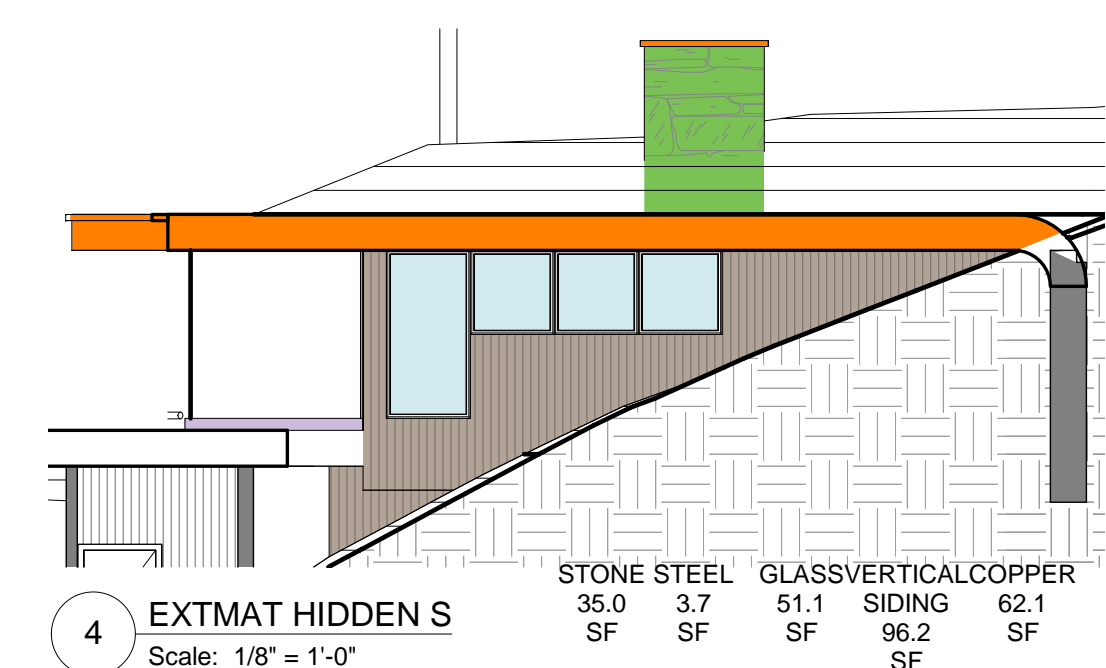
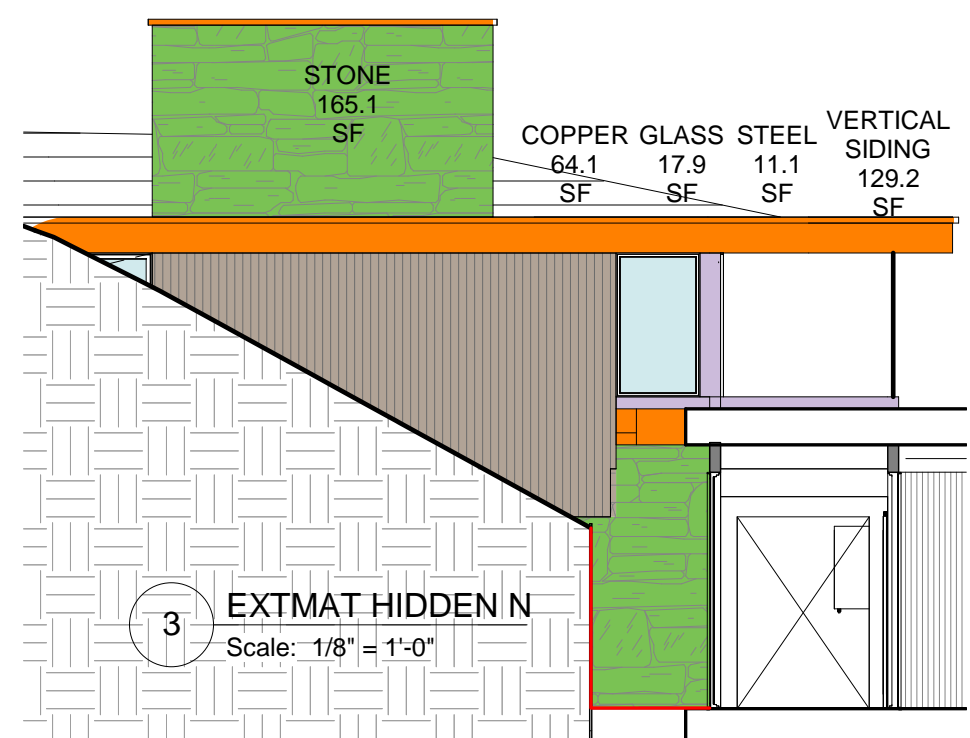
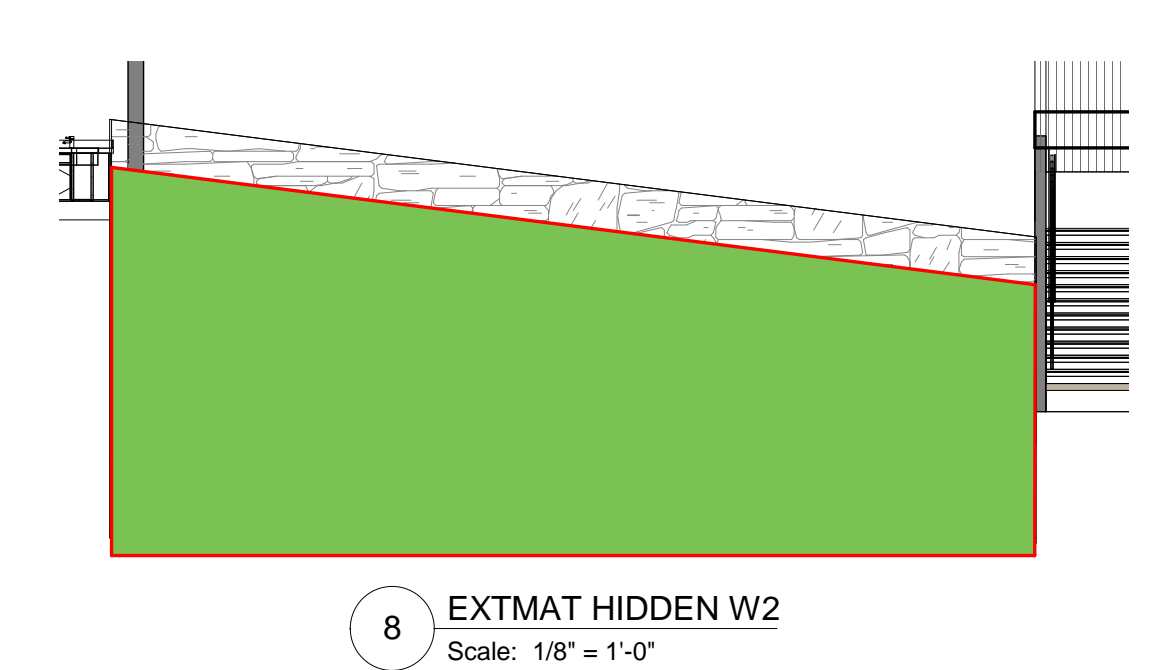
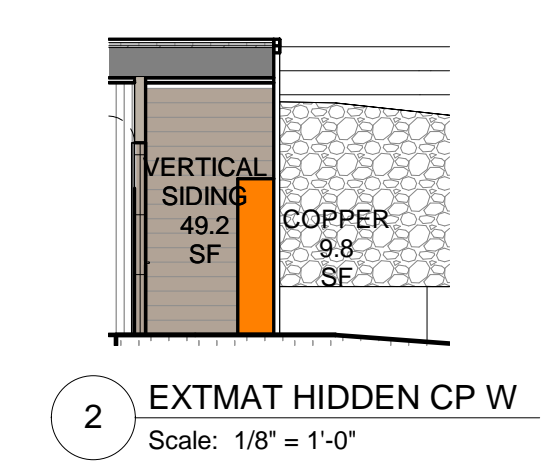
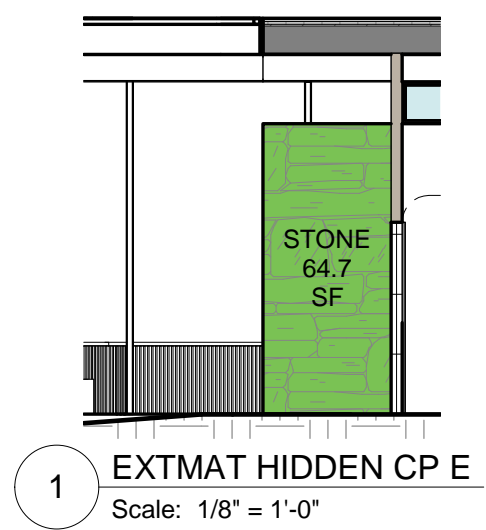
VERTICAL SIDING	
AREA	VIEW
236.0 SF	EXTMAT W
120.2 SF	EXTMAT NW
345.1 SF	EXTMAT S
126.9 SF	EXTMAT NW
96.2 SF	HIDDEN S
129.2 SF	HIDDEN N
49.2 SF	HIDDEN CP W
31.5 SF	
1168.7 SF	

COPPER	
Area	VIEW
225.2 SF	EXTMAT W
59.9 SF	EXTMAT E
137.0 SF	EXTMAT SW
126.9 SF	EXTMAT NW
325.9 SF	EXTMAT S
78.3 SF	EXTMAT N
62.1 SF	HIDDEN S
64.1 SF	HIDDEN N
44.9 SF	EXTMAT NE
31.3 SF	EXTMAT SE
9.8 SF	HIDDEN CP W
1165.2 SF	

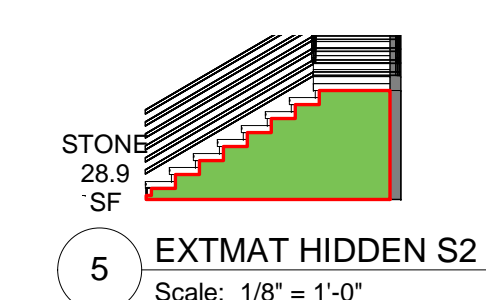
GLASS	
AREA	VIEW
347.7 SF	EXTMAT SW
256.2 SF	EXTMAT NW
83.1 SF	EXTMAT S
226.4 SF	EXTMAT N
51.1 SF	HIDDEN S
17.9 SF	HIDDEN N
141.4 SF	EXTMAT NE
590.4 SF	
191.2 SF	
1905.3 SF	

STONE	
AREA	VIEW
975.7 SF	EXTMAT W
140.8 SF	EXTMAT E
108.7 SF	EXTMAT SW
422.2 SF	EXTMAT NW
133.2 SF	EXTMAT S
64.6 SF	EXTMAT N
35.0 SF	HIDDEN S
165.1 SF	HIDDEN N
107.1 SF	EXTMAT NE
152.8 SF	HIDDEN W
231.9 SF	EXTMAT SE
64.7 SF	HIDDEN CP E
28.9 SF	
529.0 SF	
3159.5 SF	

MATERIALS		
MATERIAL	AREA	VIEW
COPPER	225.2 SF	EXTMAT W
COPPER	59.9 SF	EXTMAT E
COPPER	137.0 SF	EXTMAT SW
COPPER	126.9 SF	EXTMAT NW
COPPER	325.9 SF	EXTMAT S
COPPER	78.3 SF	EXTMAT N
COPPER	62.1 SF	HIDDEN S
COPPER	64.1 SF	HIDDEN N
COPPER	44.9 SF	EXTMAT NE
COPPER	31.3 SF	EXTMAT SE
COPPER	9.8 SF	HIDDEN CP W
GLASS	347.7 SF	EXTMAT SW
GLASS	256.2 SF	EXTMAT NW
GLASS	83.1 SF	EXTMAT S
GLASS	226.4 SF	EXTMAT N
GLASS	51.1 SF	HIDDEN S
GLASS	17.9 SF	HIDDEN N
GLASS	141.4 SF	EXTMAT NE
GLASS	590.4 SF	
GLASS	191.2 SF	
STEEL	155.7 SF	EXTMAT W
STEEL	5.9 SF	EXTMAT E
STEEL	223.7 SF	EXTMAT SW
STEEL	158.4 SF	EXTMAT NW
STEEL	10.6 SF	EXTMAT S
STEEL	77.3 SF	EXTMAT N
STEEL	3.7 SF	HIDDEN S
STEEL	11.1 SF	HIDDEN N
STEEL	24.0 SF	EXTMAT NE
STONE	975.7 SF	EXTMAT W
STONE	140.8 SF	EXTMAT E
STONE	108.7 SF	EXTMAT SW
STONE	422.2 SF	EXTMAT NW
STONE	133.2 SF	EXTMAT S
STONE	64.6 SF	EXTMAT N
STONE	35.0 SF	HIDDEN S
STONE	165.1 SF	HIDDEN N
STONE	107.1 SF	EXTMAT NE
STONE	152.8 SF	HIDDEN W
STONE	231.9 SF	EXTMAT SE
STONE	64.7 SF	HIDDEN CP E
STONE	28.9 SF	
STONE	529.0 SF	
VERTICAL SIDING	236.0 SF	EXTMAT W
VERTICAL SIDING	120.2 SF	EXTMAT NW
VERTICAL SIDING	345.1 SF	EXTMAT S
VERTICAL SIDING	126.9 SF	EXTMAT N
VERTICAL SIDING	96.2 SF	HIDDEN S
VERTICAL SIDING	129.2 SF	HIDDEN N
VERTICAL SIDING	49.2 SF	HIDDEN CP W
VERTICAL SIDING	31.5 SF	
WOOD	104.4 SF	EXTMAT W
WOOD	121.5 SF	EXTMAT SW
WOOD	93.4 SF	EXTMAT NW
WOOD	45.6 SF	EXTMAT S
WOOD	10.6 SF	HIDDEN W
WOOD	96.5 SF	EXTMAT SE
WOOD	198.9 SF	EXTMAT E
Grand total	8739.7 SF	



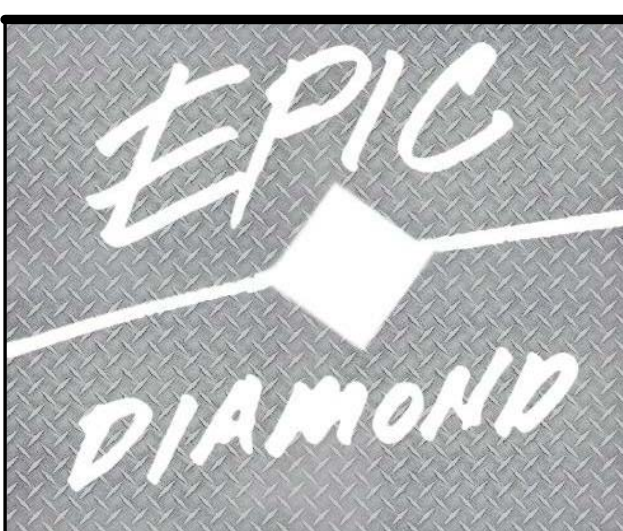
MATERIAL HATCHES:	
	WOOD
	STEEL
	STONE
	TIMBER
	COPPER
	GLASS



TOTAL MATERIAL AREA	= 8739.7 SF
TOTAL GLASS AREA	= 1905.3 SF
TOTAL STONE AREA	= 3159.5 SF
GLASS % (MAX ALLOWED 40%)	= 21.8%
STONE % (35% REQUIRED)	= 36.2%

## Submissions

DRAFT SITE PLAN	19.09.30
CLIENT REVIEW	19.10.29
DRB 1 SKETCH v1	19.11.11
DRB 1 SKETCH v2	19.11.13
DRB 1 SKETCH v3	19.11.14
OWNER   CONSULTANTS	19.11.14
DRB 1 SKETCH v4	19.11.20



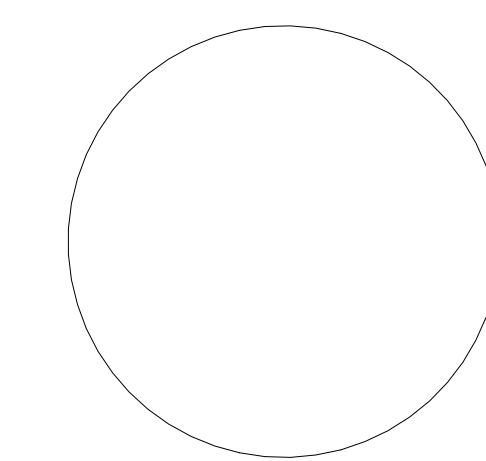
102 GRANITE RIDGE  
 MOUNTAIN VILLAGE,  
 CO | 81435

## EXTERIOR MATERIAL CALCULATIONS

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

# A3.4A





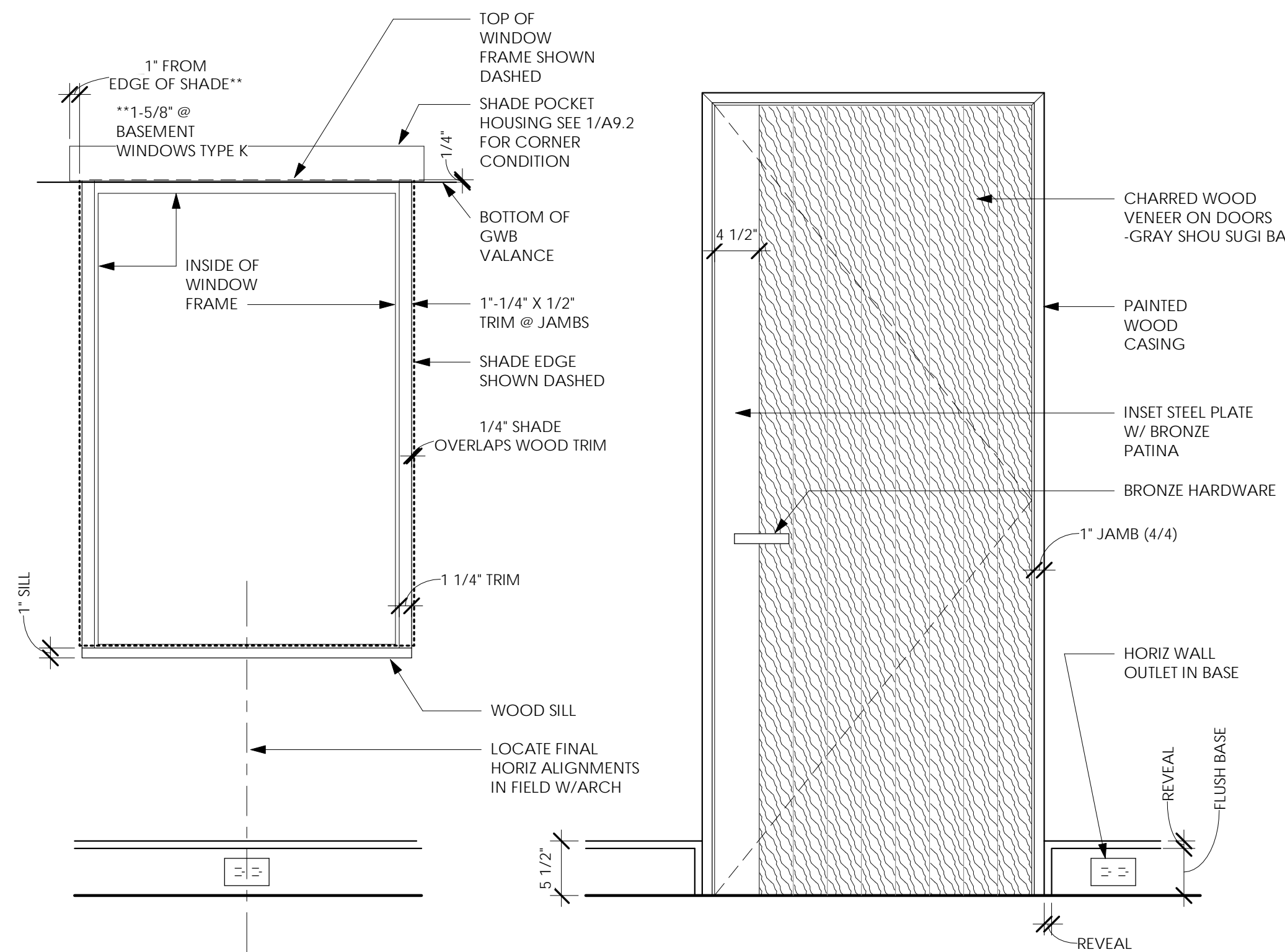
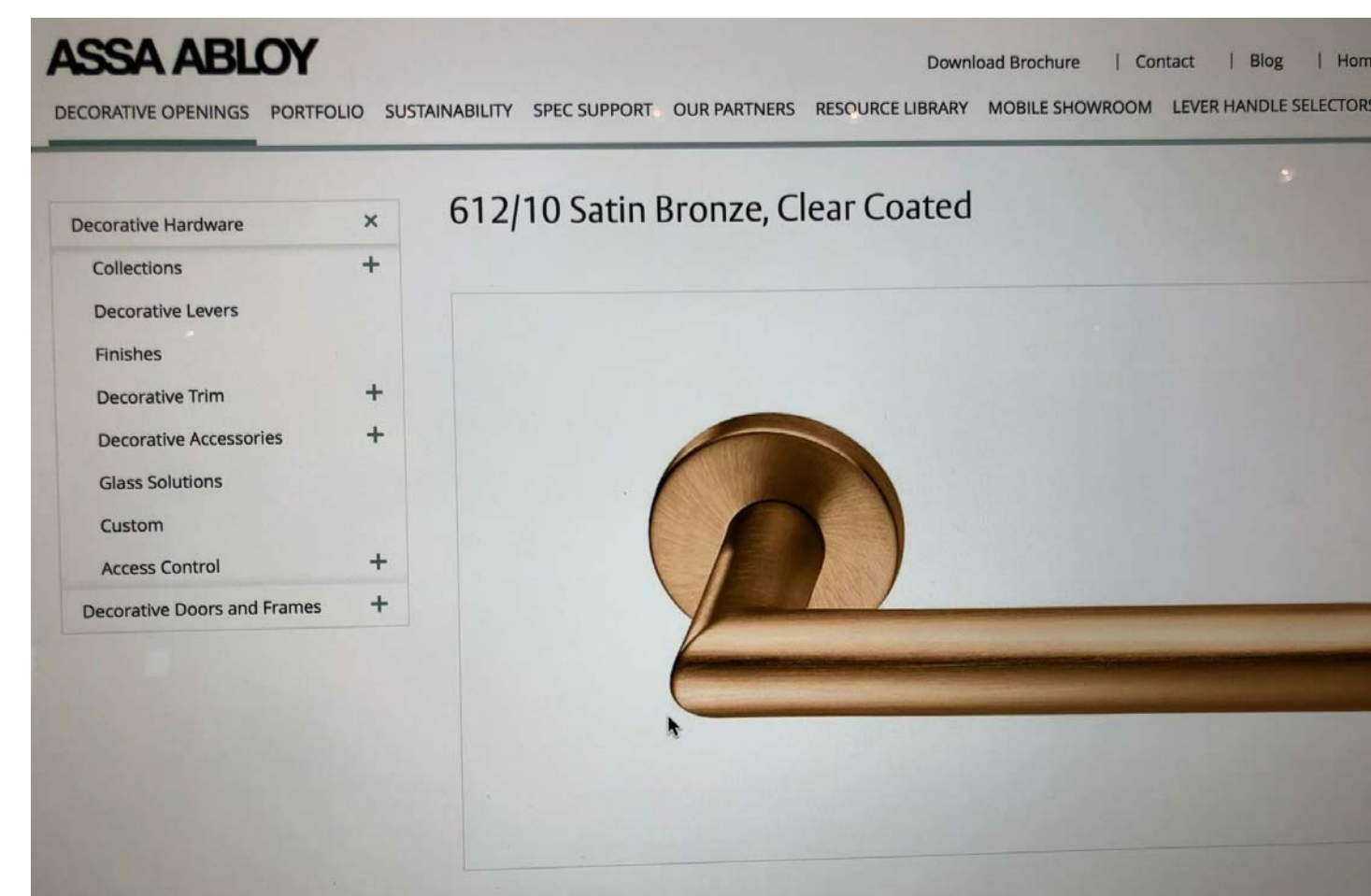
**Submissions**

DRAFT SITE PLAN	19.09.30
CLIENT REVIEW	19.10.29
DRB 1 SKETCH v1	19.11.11
DRB 1 SKETCH v2	19.11.13
DRB 1 SKETCH v3	19.11.14
OWNER   CONSULTANTS	19.11.14
DRB 1 SKETCH v4	19.11.20

Window Schedule							
Tag	Level	Width	Height	Finish Frame Height	Operation	Head/Jamb /Sill	Comments
04.1	02 Main Living	3' - 6"	1' - 9"	1' - 10 1/4"	Picture 1 Wide		
04.2	02 Main Living	3' - 6"	1' - 9"	1' - 10 1/4"	Picture 1 Wide		
04.3	02 Main Living	3' - 6"	1' - 9"	1' - 10 1/4"	Picture 1 Wide		
04.4	01 Entry Level	3' - 6"	1' - 9"	9' - 10 1/4"	Picture 1 Wide		
04.5	01 Entry Level	3' - 6"	1' - 9"	9' - 10 1/4"	Picture 1 Wide		
04.6	01 Entry Level	3' - 6"	1' - 9"	9' - 10 1/4"	Picture 1 Wide		
04.7	01 Entry Level	3' - 6"	1' - 9"	9' - 10 1/4"	Picture 1 Wide		
04.8	02 Main Living	3' - 6"	1' - 9"	1' - 10 1/4"	Picture 1 Wide		
04.9	02 Main Living	3' - 6"	1' - 9"	1' - 10 1/4"	Picture 1 Wide		
04.10	02 Main Living	3' - 6"	1' - 9"	1' - 10 1/4"	Picture 1 Wide		
04.11	02 Main Living	3' - 6"	1' - 9"	1' - 10 1/4"	Picture 1 Wide		
06.1	01 Entry Level	2' - 5"	5' - 0"	8' - 0"			
14.1	02 Main Living	6' - 6"	1' - 9"	1' - 10 1/4"	Picture 1 Wide		
15.1	01 Entry Level	10' - 5 1/4"	9' - 10 1/4"	9' - 10 1/4"	Casement 3 Wide		
15.2	01 Entry Level	3' - 6"	6' - 0"	9' - 10 1/4"	Picture 1 Wide		
15.3	01 Entry Level	3' - 6"	6' - 0"	10' - 7 1/4"	Picture 1 Wide		
15.4	01 Entry Level	3' - 6"	6' - 0"	12' - 4 1/4"	Picture 1 Wide		
15.5	01 Entry Level	3' - 6"	6' - 0"	14' - 1 1/4"	Picture 1 Wide		
15.6	01 Entry Level	3' - 6"	6' - 0"	16' - 9 1/4"	Picture 1 Wide		
15.7	01 Entry Level	3' - 6"	6' - 0"	18' - 4"	Picture 1 Wide		
15.8	01 Entry Level	10' - 5 1/4"	9' - 10 1/4"	9' - 10 1/4"	Casement 3 Wide		
15.9	01 Entry Level	3' - 6"	6' - 0"	9' - 10 1/4"	Picture 1 Wide		
15.10	01 Entry Level	3' - 6"	6' - 0"	10' - 7 1/4"	Picture 1 Wide		
15.11	01 Entry Level	3' - 6"	6' - 0"	12' - 4 1/4"	Picture 1 Wide		
15.12	02 Main Living	3' - 6"	6' - 0"	6' - 1 1/4"	Picture 1 Wide		
15.13	03 Guest Master	3' - 6"	6' - 0"	6' - 9 1/4"	Picture 1 Wide		
15.14	03 Guest Master	3' - 6"	6' - 0"	8' - 4"	Picture 1 Wide		
15.27	03 Guest Master	3' - 6"	1' - 9"	9' - 0"	Picture 1 Wide		
15.30	02 Main Living	3' - 6"	5' - 10"	10' - 4"	Casement 1 Wide		
16.1	01 Entry Level	10' - 5 1/4"	9' - 10 1/4"	9' - 10 1/4"	Casement 3 Wide		
16.2	01 Entry Level	10' - 5 1/4"	9' - 10 1/4"	9' - 10 1/4"	Casement 3 Wide		
18.1	02 Main Living	10' - 5 1/4"	10' - 4"	10' - 4"	Casement 3 Wide		
18.2	02 Main Living	6' - 7"	10' - 4"	10' - 4"	Casement 2 Wide		
18.3	02 Main Living	7' - 0"	5' - 10"	10' - 4"	Casement 2 Wide		
26.1	03 Guest Master	3' - 6"	6' - 0"	9' - 0"	Picture 1 Wide		
26.2	03 Guest Master	3' - 6"	6' - 0"	9' - 0"	Picture 1 Wide		
27.1	03 Guest Master	3' - 6"	1' - 9"	9' - 0"	Picture 1 Wide		
31.1	03 Guest Master	3' - 6"	1' - 9"	9' - 0"	Casement 1 Wide		
32.1	03 Guest Master	7' - 0"	5' - 6"	9' - 0"	Casement 2 Wide		
34.1	04 Master	3' - 6"	7' - 0"	10' - 0"	Picture 1 Wide		
34.2	04 Master	3' - 6"	7' - 0"	10' - 0"	Picture 1 Wide		
34.3	04 Master	3' - 6"	3' - 6"	10' - 0"	Picture 1 Wide		
34.4	04 Master	3' - 6"	3' - 6"	10' - 0"	Picture 1 Wide		
34.5	04 Master	3' - 6"	3' - 6"	10' - 0"	Picture 1 Wide		
34.6	04 Master	3' - 6"	7' - 0"	10' - 0"	Picture 1 Wide		
34.7	04 Master	10' - 5 1/4"	10' - 0"	10' - 0"	Casement 3 Wide		

Exterior Door Schedule							
Tag	Level	Width	Height	Operation	Head/Jamb /Sill	Comments	
D14	01 Entry Level	6' - 6"	7' - 10 1/2"	W/ TEMPERE D SIDELIGHT			
D16	01 Entry Level	10' - 3"	9' - 10 1/4"	MC Wide Stile Stacking MultiSlide Door			
D18A	02 Main Living	30' - 0"	10' - 4"	Flush Track Stacking Lift Slide Door			
D18B	02 Main Living	15' - 0"	10' - 4"	Flush Track Stacking Lift Slide Door			
D23	02 Main Living	7' - 0"	9' - 4"	MC Wide Stile Stacking MultiSlide Door			
D26	03 Guest Master	20' - 3"	9' - 0"	MC Narrow Stile Bi-Parting MultiSlide Door			
D34	04 Master	20' - 3"	10' - 0"	MC Narrow Stile Bi-Parting MultiSlide Door			
D35	04 Master	14' - 0"	10' - 0"	Flush Track Stacking Lift Slide Door			
G04	00 Garage	10' - 0"	8' - 0"	Overhead Sectional Garage Door			
PSG01	00 Garage	3' - 8"	8' - 1"				

Interior Door Schedule							
Tag	Level	Width	Height	Operation	Head/Jamb /Sill	Comments	
04A	00 Garage	3' - 6"	8' - 0"				
06A	01 Entry Level	3' - 0"	8' - 0"				
06B	01 Entry Level	5' - 0"	8' - 0"				
09A	01 Entry Level	3' - 0"	8' - 0"				
09B?	01 Entry Level	3' - 0"	8' - 0"				
10A	01 Entry Level	2' - 6"	8' - 0"				
11A	01 Entry Level	2' - 0"	8' - 0"				
12A	01 Entry Level	3' - 0"	8' - 0"				
12B	01 Entry Level	3' - 0"	8' - 0"				
14A	01 Entry Level	4' - 8"	8' - 0"				
14B	01 Entry Level	5' - 6"	8' - 0"				
15A	01 Entry Level	7' - 0"	8' - 0"				
20A	02 Main Living	3' - 0"	8' - 0"				
21A	02 Main Living	3' - 0"	8' - 0"				
22A	02 Main Living	3' - 0"	8' - 0"				
24A	02 Main Living	3' - 0"	8' - 0"				
26A	03 Guest Master	3' - 0"	8' - 0"				
27A	03 Guest Master	2' - 6"	8' - 0"				
27B	03 Guest Master	2' - 6"	8' - 0"				
27C	03 Guest Master	2' - 6"	9' - 0"				
28A	03 Guest Master	2' - 6"	8' - 0"				
29A	03 Guest Master	2' - 6"	8' - 0"				
30A	03 Guest Master	2' - 6"	8' - 0"				
31A	03 Guest Master	2' - 6"	8' - 0"				
32A	03 Guest Master	3' - 0"	8' - 0"				
32B	03 Guest Master	3' - 0"	8' - 0"				
37A	04 Master	2' - 6"	9' - 0"				
38A	04 Master	2' - 6"	8' - 0"				
39A	04 Master	2' - 6"	8' - 0"				
40A	04 Master	3' - 0"	8' - 0"				



**GENERAL WINDOW NOTES:**

**MANUFACTURER/ MODEL:**  
LOEWEN OR EQUAL. DYNAMIC ALTERNATE

**EXTERIOR:**  
CHAMPAGNE BRONZE ANODIZED ALUMINUM CLAD. STANDARD SABLE ALTERNATE PRICE.

**INTERIOR:**  
DOUGLAS FIR FRAME/ SASH. FACTORY PRIMED, SATIN SHEEN PAINTED FINISH IN FIELD. INTERIOR OF SASHES TO BE PAINTED LIGHT BRONZE TO MATCH EXTERIOR ANODIZED FINISH/ COLOR. INTERIOR FRAME TO BE PAINTED TO MATCH WALL/ TRIM COLOR

**GLAZING:**  
INSULATED. LOW E, OBSCURED WHERE NOTED, TEMPERED PER CODE.

**SCREENS:**  
SCREEN FRAME COLOR TO MATCH SASH COLOR -STANDARD SCREENS W/BLACK MESH TYP.

**JAMBS:**  
4 9/16" AT WINDOWS. SEE DETAILS FOR SLIDING DOORS. PAINT GRADE TRIM 4 SIDES AT WINDOWS, 3 SIDES AT DOORS PER WINDOW DETAILS

**HARDWARE:**  
BRUSHED NICKEL TYP. LIFT-N-SLIDE DOORS TO HAVE BRUSHED NICKEL "MARCOS" HANDLE. TYP.

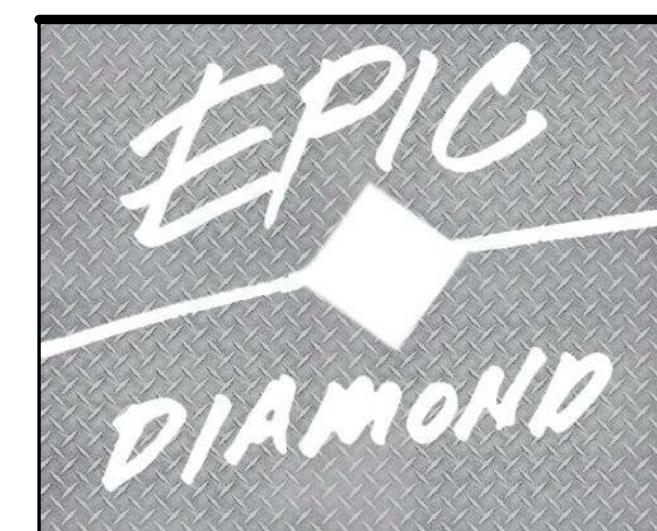
**DETAIL/ DIMENSIONS:**  
DIMENSIONS ARE FRAME SIZES PER A9 SERIES DETAIL SHEETS. PROVIDE PRICING WITH FRAME/ UNIT DIMENSIONS AS NOTED.

\*ALL UNITS TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. ANY DISCREPANCIES BETWEEN MANUFACTURER'S AND ARCHITECTURAL DOCUMENTS TO BE REPORTED TO THE ARCHITECT IN A TIMELY MANNER PRIOR TO THE COMMENCEMENT OF WORK.

\*ALL WINDOWS AND EXTERIOR DOORS TO BE FLASHED AND WATERPROOFED PER DETAILS.

\*CONTRACTOR TO FIELD VERIFY ALL WINDOW SIZES AND PLACEMENT PRIOR TO FINAL ORDER.

**1 DOOR & WINDOW FRAMES**  
SCALE 0 1 2 3 4 1" = 1'-0"



102 GRANITE RIDGE  
MOUNTAIN VILLAGE,  
CO | 81435

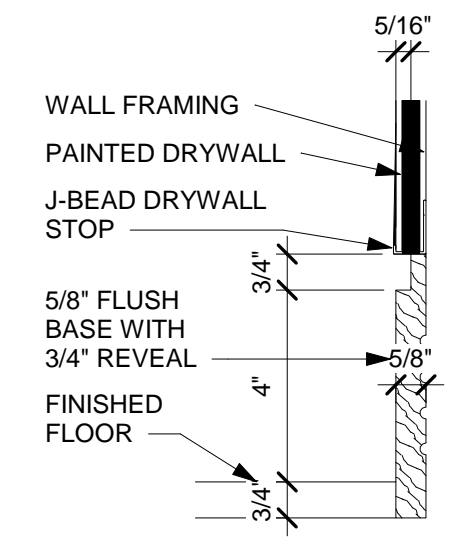
**DOOR & WINDOW SCHEDULES**

CONTRACTOR TO REVIEW AND COMPARE ALL CHAPTERS AND INTERDISCIPLINARY DRAWINGS AND PLANS ARE THE WORK PRODUCT AND CAN NOT BE REPRODUCED OR DUPLICATED WITHOUT THA'S EXPRESS WRITTEN PERMISSION.

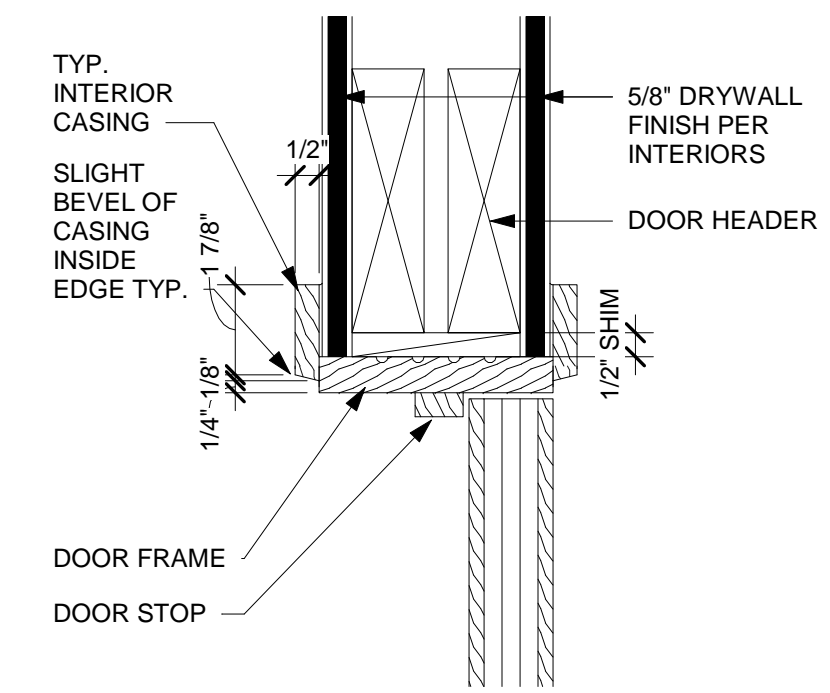
**A9.1**



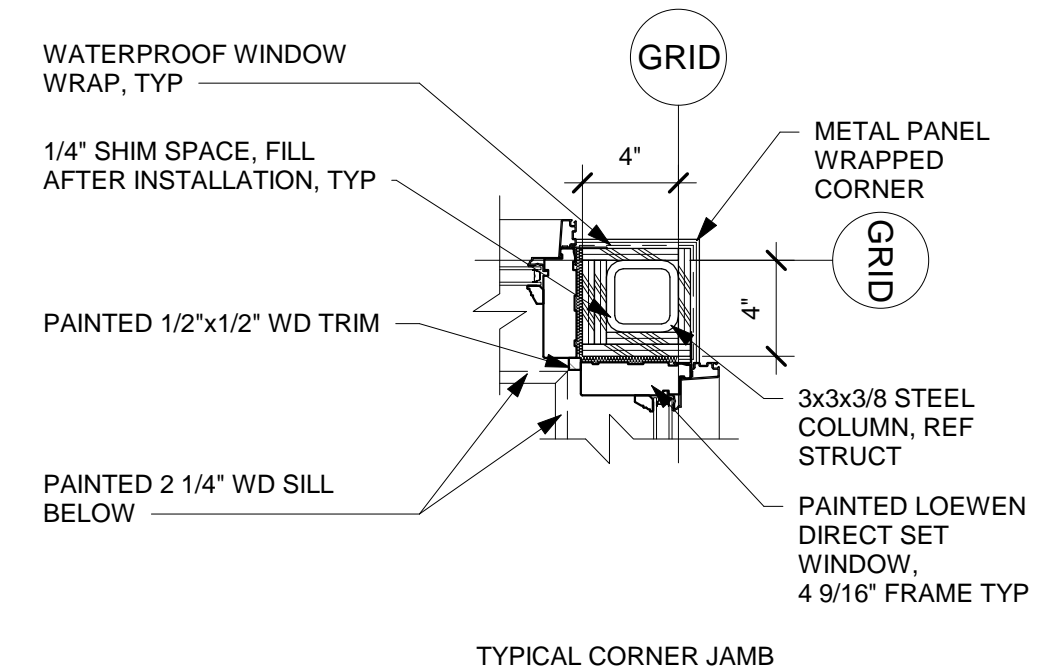
GENERAL DOOR NOTE: ALL EXTERIOR DOOR HARDWARE SHALL BE BLACK HARDWARE TYP. FRONT DOOR LOCK SET MORTICED, TUBULAR SETS FOR INTERIOR DOORS. INTERIOR DOORS SHALL BE POPLAR PRIMED AND PAINTED, CHROME HARDWARE TYP.



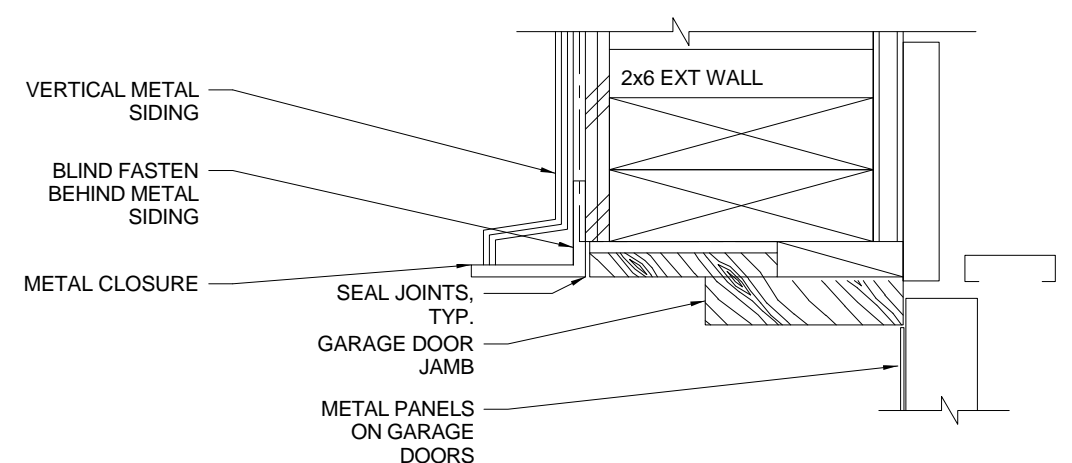
**4 TYP. BASE DETAIL**  
SCALE 0 1 2 3 4 3" = 1'-0"



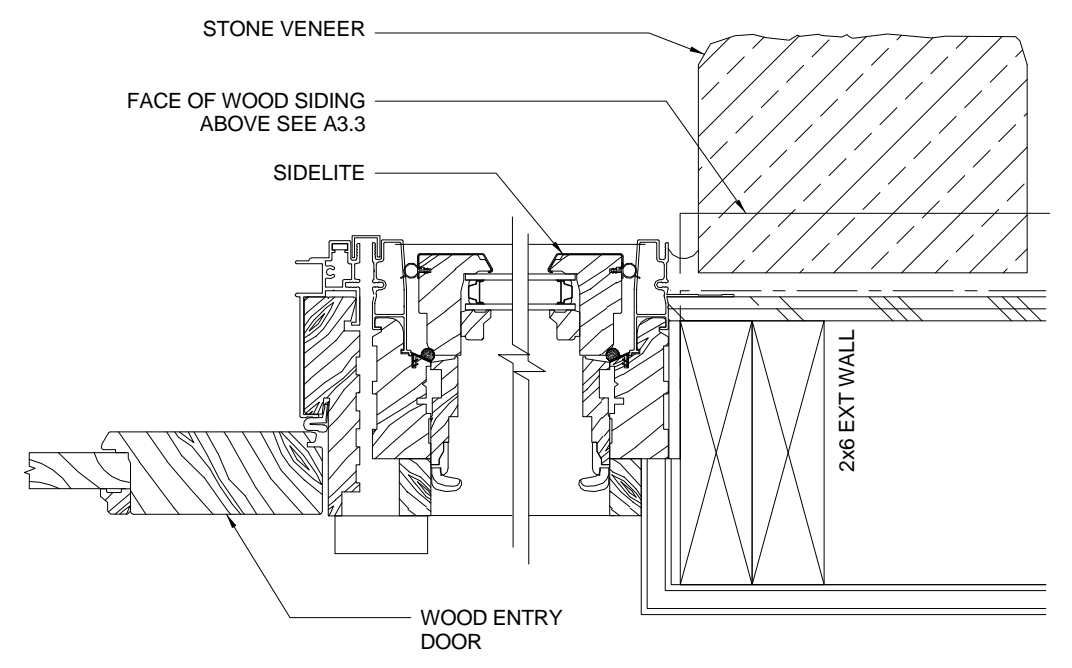
**5 TYP. DOOR CASING**  
SCALE 0 1 2 3 4 3" = 1'-0"



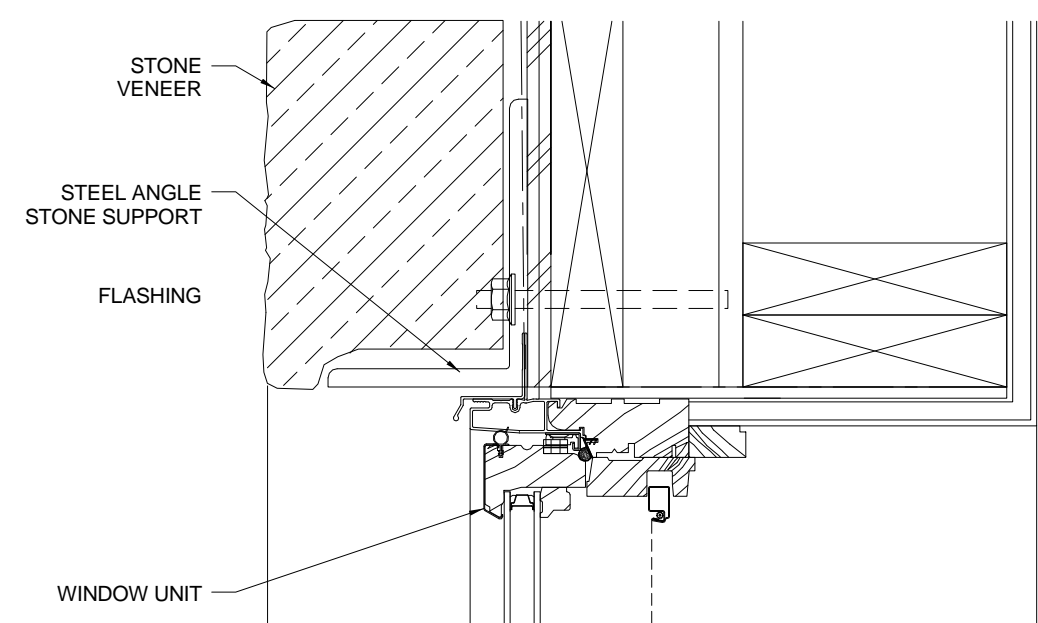
**3 WINDOW CORNER JAMB DETAIL**  
SCALE 0 1 2 3 4 1 1/2" = 1'-0"



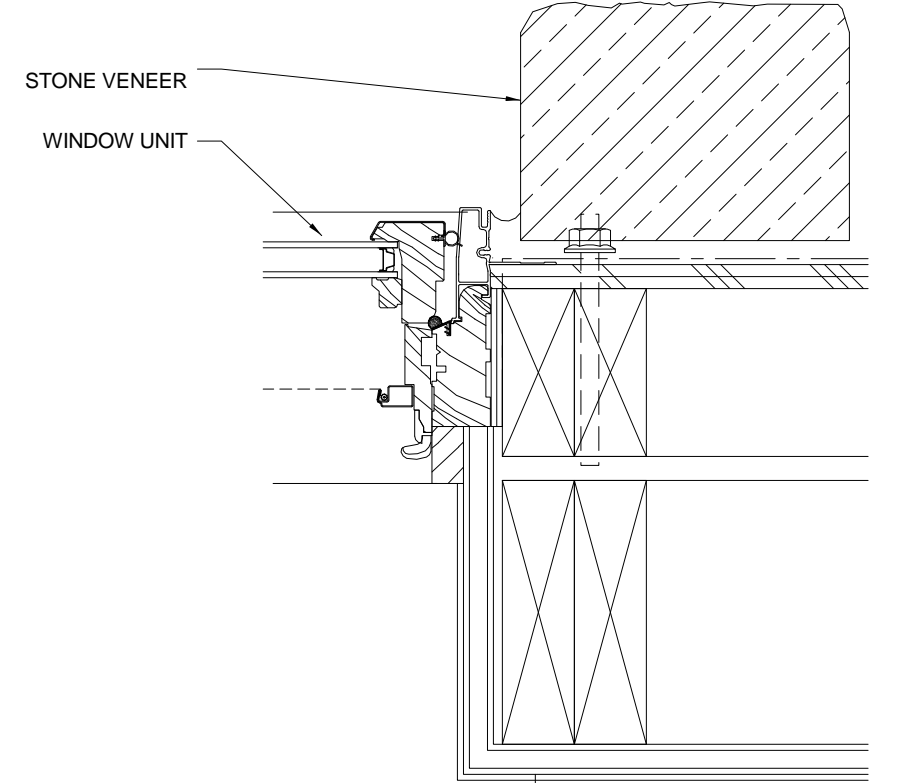
**4 GARAGE JAMB**



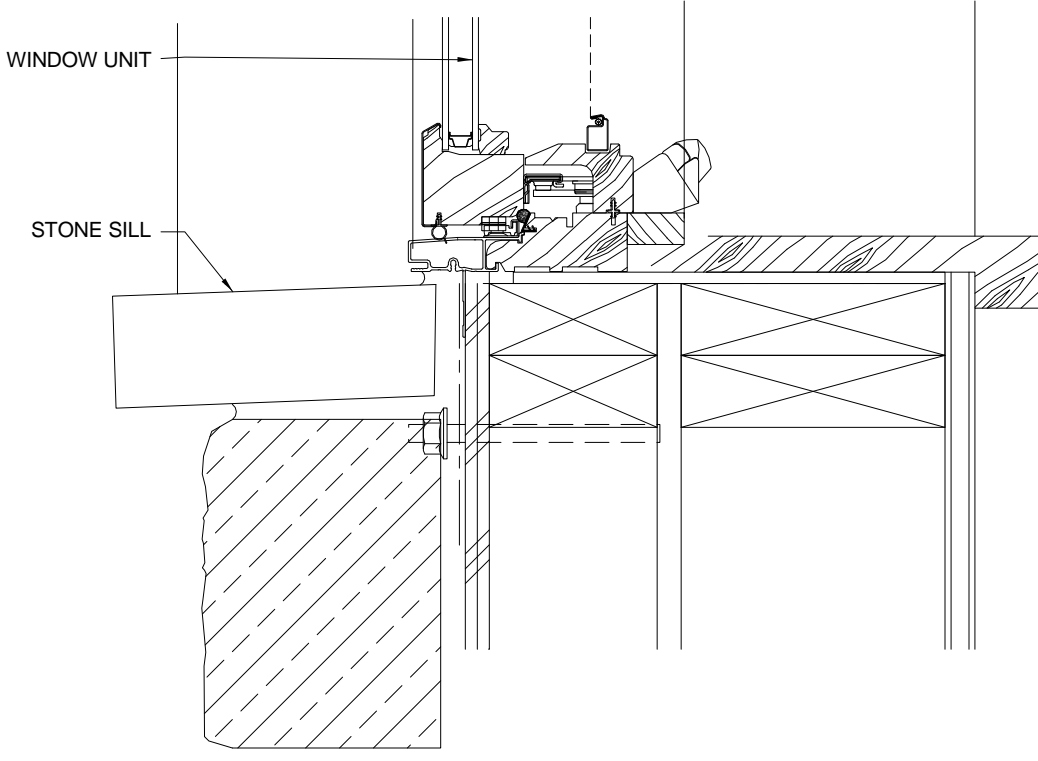
**5 ENTRY DOOR JAMB**



**1 TYP WINDOW HEAD AT STONE**



**2 TYP WINDOW JAMB AT STONE**



**3 TYP WINDOW SILL AT STONE**

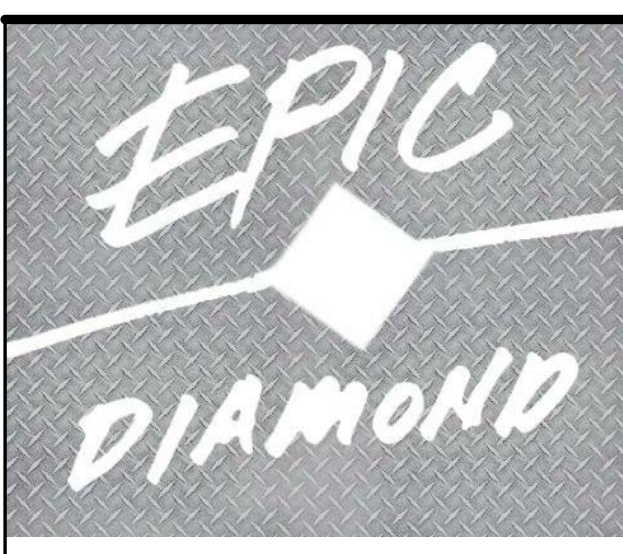
**2 TYP. WINDOW DETAILS**  
SCALE 0 1 2 3 4 1 1/2" = 1'-0"

**Tommy Hein**  
ARCHITECTS  
Box 3327 108 S. OAK ST. PENTHOUSE  
TELLURIDE, COLORADO 81435  
WWW.TOMMYHEIN.COM 970.728.1220

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**Submissions**

DRAFT SITE PLAN	19.09.30
CLIENT REVIEW	19.10.29
DRB 1 SKETCH v1	19.11.11
DRB 1 SKETCH v2	19.11.13
DRB 1 SKETCH v3	19.11.14
OWNER   CONSULTANTS	19.11.14
DRB 1 SKETCH v4	19.11.20



102 GRANITE RIDGE  
MOUNTAIN VILLAGE,  
CO | 81435

WINDOW &  
DOOR DETAILS

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

**A9.3**



## John A. Miller

---

**From:** John A. Miller  
**Sent:** Monday, November 18, 2019 4:05 PM  
**To:** Jim Boeckel  
**Subject:** RE: Referral for New Home - 102 Granite Ridge

Thanks Jim,  
I will forward the comments to the applicant.

J

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



**From:** Jim Boeckel <jim@telluridefire.com>  
**Sent:** Monday, November 18, 2019 11:32 AM  
**To:** John A. Miller <JohnMiller@mtnvillage.org>  
**Subject:** Re: Referral for New Home - 102 Granite Ridge

John, After review of the plans I have the following comments/notes: 1. Residence is required to have a fire sprinkler system installed due to being in excess of 3600 sqft. 2. Fire sprinkler system is required to be monitored. If you have any questions please contact me.

On Fri, Nov 15, 2019 at 9:18 AM John A. Miller <[JohnMiller@mtnvillage.org](mailto:JohnMiller@mtnvillage.org)> wrote:

Morning everyone, Here is a referral for a new home proposed for Lot 137, 102 Granite Ridge. Let me know if there are any issues on this. The proposed public hearing is December 5.

<https://mtnvillage.exavault.com/share/view/1ramd-8a458tmx>

Thanks all,

J



## John A. Miller

---

**From:** Normsackar <normsackar@aol.com>  
**Sent:** Monday, November 25, 2019 3:03 PM  
**To:** John A. Miller  
**Subject:** Lot 137 construction

Dear Mr. Miller,

My home is built upon lot 91, adjacent and below lot 137. Obviously, our family is concerned regarding proximity. My effort to secure information describing this imminent construction, using the designated website, failed to reveal the placement, design, and driveway, for this new construction. The website made no current reference to lot 137.

Perhaps you might suggest something.

We are also particularly concerned regarding any possibility of blasting. When Valmor was built, some years ago, their blasting blew out the pressure control valves for the water main within our home. The result was a flooded lower floor. Damage was immense. This, despite the great distance from our lot 91.

Notice of the new lot 137 construction did reach me at my Chicago address, 945 West George St. suite 207, Chicago, IL 60657. The phone # is 773-348-7777. May we please hear from you?

Thank you,

Norman Sackar





**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:** Design Review Board Meeting of December 5, 2019  
**DATE:** November 26, 2019  
**RE:** Design Review: Final Review for a new single-family home on Lot AR-53R2,125 Adams Way

---

**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:** Unit AR-53R2, According to the third amendment to the common ownership community plat for the Village at Adams Ranch, recorded at Plat Book 1, Pages 3561-3563.

**Address:** 125 Adams Way  
**Applicant/Agent:** Susan Conger and Jim Austin  
**Owner:** Susan Conger  
**Zoning:** Multi-Family  
**Existing Use:** Vacant Lot  
**Proposed Use:** Single-Family

Common Interest  
Community  
Residence

**Lot Size:** 0.13 acres

**Adjacent Land Uses:**

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

**ATTACHMENTS**

- Exhibit A: Narrative
- Exhibit B: Plan Set

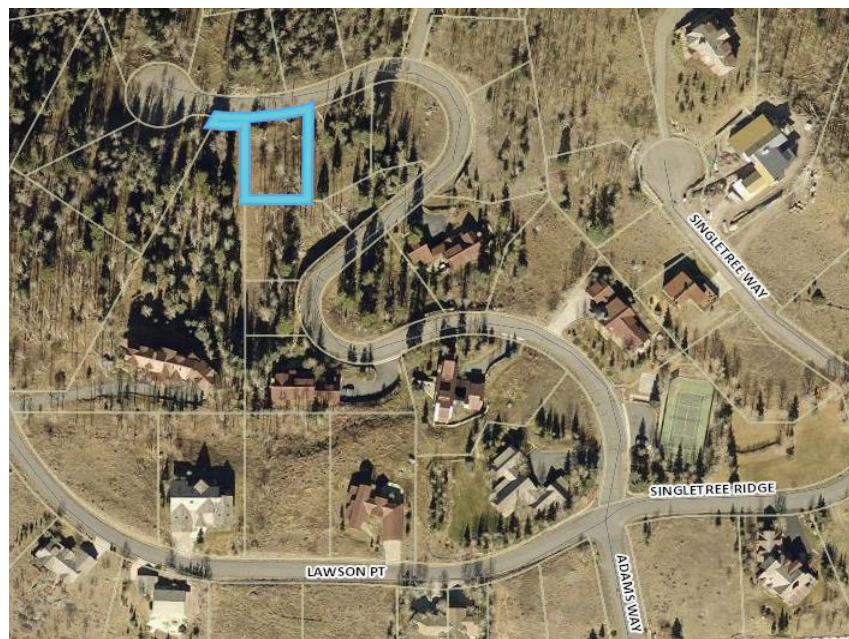


Figure 1: Context map indicating the location of Lot AR53R2



**BACKGROUND**

In accordance with 17.4.3 of the Community Development Code (CDC), the applicant has applied for a Class 3 Final Review for the development of a single-family residence. The proposed dwelling unit is located on Adams Way, and consists of 2,250 livable square feet with 1,500 square feet of mechanical and garage space. The site area consists of 0.13 acres and is characterized by a slope on the southern 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)	33' 7.25"
Maximum Avg Building Height	30' maximum (30'+5' for gable roof)	20' 1.25"
Maximum Lot Coverage	65% maximum	38%
<b>General Easement Setbacks</b>		
North	16' from Common Element General Easement from Building Envelope	0"
South	10' LCE Setback from Building Envelope	10"
East	16' 10' LCE Setback from Building Envelope	0"
West	16' Utility Easement from Building Envelope	0"
<b>Roof Pitch</b>		
Primary		12:12
<b>Exterior Material</b>		
Stone	35% minimum	19.00%
Wood	25% (No requirement)	68.00%
Windows/Doors	40% maximum for windows	13.00%
Metal Accents		00.00%
Parking	2 enclosed	2 enclosed

**17.3.12.C BUILDING HEIGHT LIMITS**

The average height for the proposed design is 20 feet 1.25 inches and the maximum height is 33 feet 1.25 inches, both of which comply with CDC Building Height Requirements. 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 AR53-R2, 125 Adams Way is a smaller lot (0.13 acres) that slopes considerably from the south to the north. The topography-driven siting of the home has led for the structure to be closer to the northern portion. Owing to the significant constraints posed by the lot size and topography, staff recommends that a monumented land survey of the footers be provided prior to pouring concrete to determine the DRB approved plans match the finished product. 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 grounded foundation. The materials used for this home represent a more modern palette consistent with current architectural trends for resort communities. While fire treated wood (often known as Shou-Sugi Ban) has been used as a secondary element in several homes throughout the Mountain Village community, this is the first time it is featured as a primary element. The Design Review Board weighed in during the preliminary hearing regarding a design variation for the appropriateness of this material, as well as the requested specific approval for a reduction in the CDC stone requirement. The applicant is proposing use of only 19.00% stone as opposed to the CDC required 35.00%

#### **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 consists of a mono-pitched 2:12 slope gable roof. A single chimney for the gas fireplace is proposed at this time. The height for the exterior appurtenance is compliant with Community Development Code requirements of 5 feet or less. The applicant has indicated that the material for the roof, chimney surround, flashing, gutters, and downspouts will be constructed out of rusted standing seam metal.

#### **Exterior Wall Materials**

The exterior walls consist of 19.00% stone veneer and will be composed of a "Field Stone" mix. 68.00% of the exterior materials will be an 8" vertical burned Accoya wood, while the remainder of the materials will consist of 13.00% fenestration.

### **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 14' width and will consist of a single 3-foot v pan. The applicant is proposing grading elements in both the Limited Common Element, General Element setbacks and Adams Way Road Right of Way. Adams Way is a private road, and the setbacks are governed by the common ownership community.

### **17.5.8 PARKING REGULATIONS**

The applicant has demonstrated that the garage for the proposed residence can accommodate 2 parking spaces, which is compliant with the regulations for a Single-Family Common Interest Community. Per the conditions of approval for the Design Review; Initial Architecture and Site Review for this home that occurred on October 3, 2019, the applicant has revised their submittal to indicate that there will be 661 square feet of snowmelt. This will not require any renewable energy mitigation, and the snowmelt will be located in the driveway and main entrance to the home.

### **17.5.11 UTILITIES**

All shallow utilities are proposed to be run from the northern portion of the lot. Public Works has not provided official comment at the time of packet publication.



**17.5.9 LANDSCAPING REGULATIONS**

The applicant has provided a preliminary landscape and wildfire mitigation plan. 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: exterior egress areas, garage doors, and the entryway. Owing to the size of the home, Planning staff does not feel that a full isometric foot-candle study prepared by a certified lighting designer is appropriate.

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

Applicant has provided a design schematic for an address monument. However, the proposed monument will need to be adjusted to guarantee that the height is compliant with the Community Development Code. Staff has included a condition of approval in the recommended motion section that requires applicant to adjust the height from the grade at the address monument, instead of the grade at the viewing point.

**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**

Perimeter fencing for construction staging has been provided along the majority of the property. The applicant will need to work to secure parking along Adams Way. The applicant has revised their fencing plan per the direction of the Design Review Board to include the required fencing around the entirety of the site.

**STAFF RECOMMENDATION**

Staff recommends the DRB approve the Design Review: Final Review Application for a new single-family residence to be located on Lot AR-53R2, 125 Adams Way. Staff requests said approval condition the items listed below in the suggested motion.

**Motion for Approval:**

*I move to approve the Final Review for a new single-family residence to be located on Lot AR53-R2, 125 Adams Way, based on the evidence provided within the staff report of record dated November 24, 2019 and with the following stated variations, specific approvals, findings and conditions:*

*Stated variations and specific approvals:*

- *Stone percentage under CDC required 35.00%*
- *8” Vertical Siding*



- *Concrete Retaining Wall*

*Findings:*

1. *The Design Review Board finds that this proposed architectural proposal meets the Town Design Theme.*

*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. *Prior to Final Review, Applicant shall provide a revised address identification sign schematic to demonstrate that the numbers be no less than 54" from the grade of the address monument.*
4. *Prior to the Building Division conducting the required framing inspection, a four foot (4') by eight foot (8') materials board will be erected on site consistent with the review authority approval to show:*
  - a. *The stone, setting pattern and any grouting with the minimum size of four feet (4') by four feet (4');*
  - b. *Wood that is stained in the approved color(s);*
  - c. *Any approved metal exterior material;*
  - d. *Roofing material(s); and*
  - e. *Any other approved exterior materials*

/STCS



Town of Mountain Village  
Planning Department  
Attn: Sam Starr, John Miller

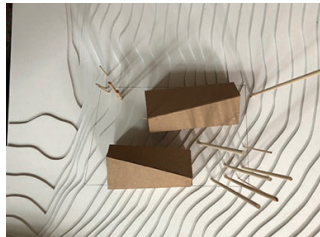
Re: Lot AR-53R2, 125 Adams Way Road.

Sam and John,

We are pleased to submit the design of our home to the Mountain Village Design Board for their review and approval of our carefully considered plans. Telluride is a very special place for us: my parents built a home in the Ski Ranches in the mid-1980's and lived there until 2006. They loved the community and cherished local friendships. We have wonderful memories of family gatherings and hope that we can continue the tradition with our children - now young adults- in the years to come.

Our property, parcel AR-53R2, is located in Timber Ridge, at Mountain Village, Colorado and is part of a Common Interest Community. Bordered on the west is parcel AR-23, on the east by parcel AR- 53R1 and on the south by parcel AR-51R. To the north is Adams Way Road which terminates in a cul-de sac. The vehicular access point to our property is directly off of Adams Way Road.

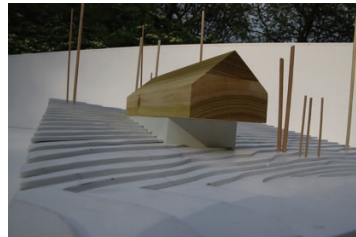
The design we submit today has taken nearly a year to be realized. Earlier designs involved more of a compound, and different building locations on the site. (See below)



Scheme 1



Scheme 2



Final Scheme seen from Adams Way



Final Scheme seen from the South

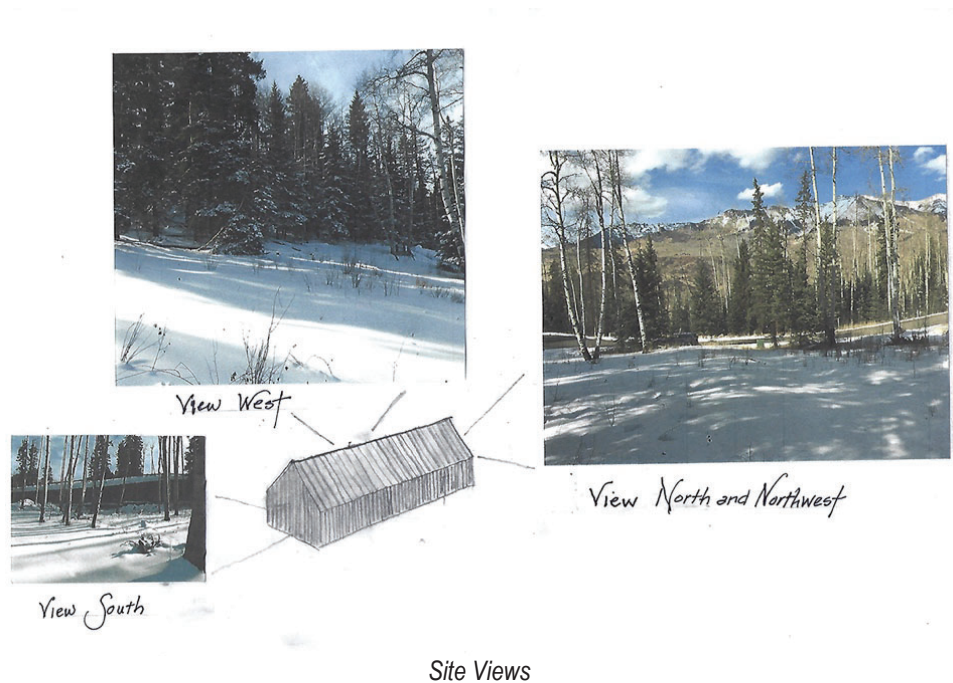
I continued to search for the most essential characteristics that would summarize my design intentions. As a Professor of Architecture at the Illinois Institute of Technology, it is the same methodology I apply in educating my students. The design of our home that we are submitting was developed in the context of three overriding design criteria:

- **The Nature of Place**—how can we “fit” our new home into the site with minimal disruption, showing reverence for the natural settings?
- **The Nature of Materials**—how can the design respect the mining and homestead history of Colorado and use more ecological/sustainable materials?
- **The Nature of Family**—how can the building be a place for family gatherings and a quiet shelter for different generations?

### The Nature of Place

One drives through a dense neighborhood before descending into the surprisingly quiet and private site located at the end of the Adams Way cul-de-sac. The site is surrounded by a forest of aspen and spruce trees where sunlight filters through, casting ever-changing shadows. The San Juan Mountain Range is seen to the north and west. Within this small, 0.12-acre lot, and after numerous massing ideas, we determined that by placing a singular building footprint on the eastern edge of the site, the natural drainage patterns of the land would be preserved in addition to emphasizing the spectacular views to the north and west.





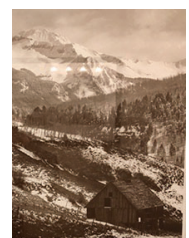
Site Views

The modest scale and siting of our home has been carefully considered to have minimal impact upon its special location including the required car access. We plan to restore and introduce a little more ecological diversity to the natural landscape surrounding our home, using native species. We also found beautiful basalt boulders and will reuse them in our landscape design.

The elemental form of the home is in keeping with homesteads and mining buildings in the west from the 19<sup>th</sup> and early 20<sup>th</sup> century, responding to the severe climate of the mountains. Within the 12:12 gabled enclosure, we plan to create spaces that balance connectivity and intimacy by using natural light and varying ceiling heights throughout.



Precedents



The driveway is minimal in size, accommodating one (1) surface parked car within the “building envelope” line. The surface of the drive will have embedded “snow melt” and be protected by the projecting upper level. This projection also serves as a canopy to the main entry adjacent to the garage. Once one enters the home, a staircase leads to the living spaces and the views afforded on the upper level.

Each opening on the façade is sized and determined by the functions associated with the various interior spaces and their relationship to trees, light and view. In addition, the skylights will provide changing light effects from the sun light cascading through nearby foliage.



## The Nature of Materials

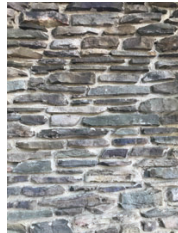
The house is composed of four materials: wood, stone, metal and glass.

The exterior accoya wood cladding is charred, using the traditional Japanese Shou Sugi Ban technique to achieve a naturally varied rich color. Accoya is an eco-friendly and FSC certified wood, and the charring makes it fire retardant as well as resistant to insects and decay. The black standing seam metal roof will blend with the wood to complete the singular form. The quiet exterior with its rich textures and carefully considered proportions provides a counterpoint to the warm and light-filled interior space.

Grounded by a base of lightly hued local field stone, our home's exterior color palette and landscaped forms are directly inspired by the black/white contrasts/textures within the surrounding aspen tree bark. Due to the limited lot size and sloping terrain, the amount of stone within this design is less than 35% requirement. However, on the entry side, (north elevation), the percentage of stone fulfills that requirement.



*Inspiration*

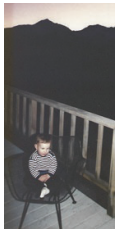


*Exterior materials*



## The Nature of Family

Designed to evoke the atmosphere of a cabin in the woods, we designed this home to accommodate family gatherings and provide a direct connection to the outdoors for seasonal recreation. The careful arrangement of the rooms maintains privacy through the composition and proportion of windows while enabling access to the incredible views to the north and west of the site. Interior spaces will provide private areas to enjoy the incredible surroundings, and public areas facing north and west—for family and friends to gather.



*Family in Telluride over the years*

The design of our home is a quiet refuge that respects the site, the history of Telluride, and the modern demands of ever-evolving family structures. In summary, this design fulfills the following criteria:

- **Place:**
  - Respect and minimize site disruption;
  - Emphasize the beautiful mountain/forest views to the north and west.
- **Materials:**
  - Utilize a simple, traditional building design form common throughout the region;
  - Iterate in building materials the dominant black/white contrast of the local aspen tree bark.
- **Family:**
  - Provide for family gatherings as well as private spaces for individual reflection;
  - Allow for connectivity between interior living spaces and the magnificent landscape.

Respectfully,  
Susan Conger-Austin and Jim Austin







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 JUAN 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-OFFS MUST BE APPROVED BY THE TOWN AND TOWN VALVES AND APPURTENANCES SHALL BE OPERATED BY TOWN PERSONNEL.

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

DRB 2019-06-15  
DRB 2019-11-18

Conger-Austin  
Lot AR53R2  
Mtn. Village, CO



CONTRACTOR TO REVIEW AND COMPARE ALL  
CHANGES AND INTERFERE WITH DRAWINGS  
AND REPORT ANY DISCREPANCIES TO THE  
ARCHITECT PRIOR TO ANY FIELD WORK BEING  
DONE IN ACCORDANCE WITH ALL DOCUMENTS.

General  
Notes

C1









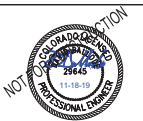
Uncompahgre  
Engineering, LLC

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

**SUBMISSIONS:**

DRB 2019-06-15  
DRB 2019-11-18

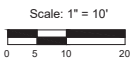
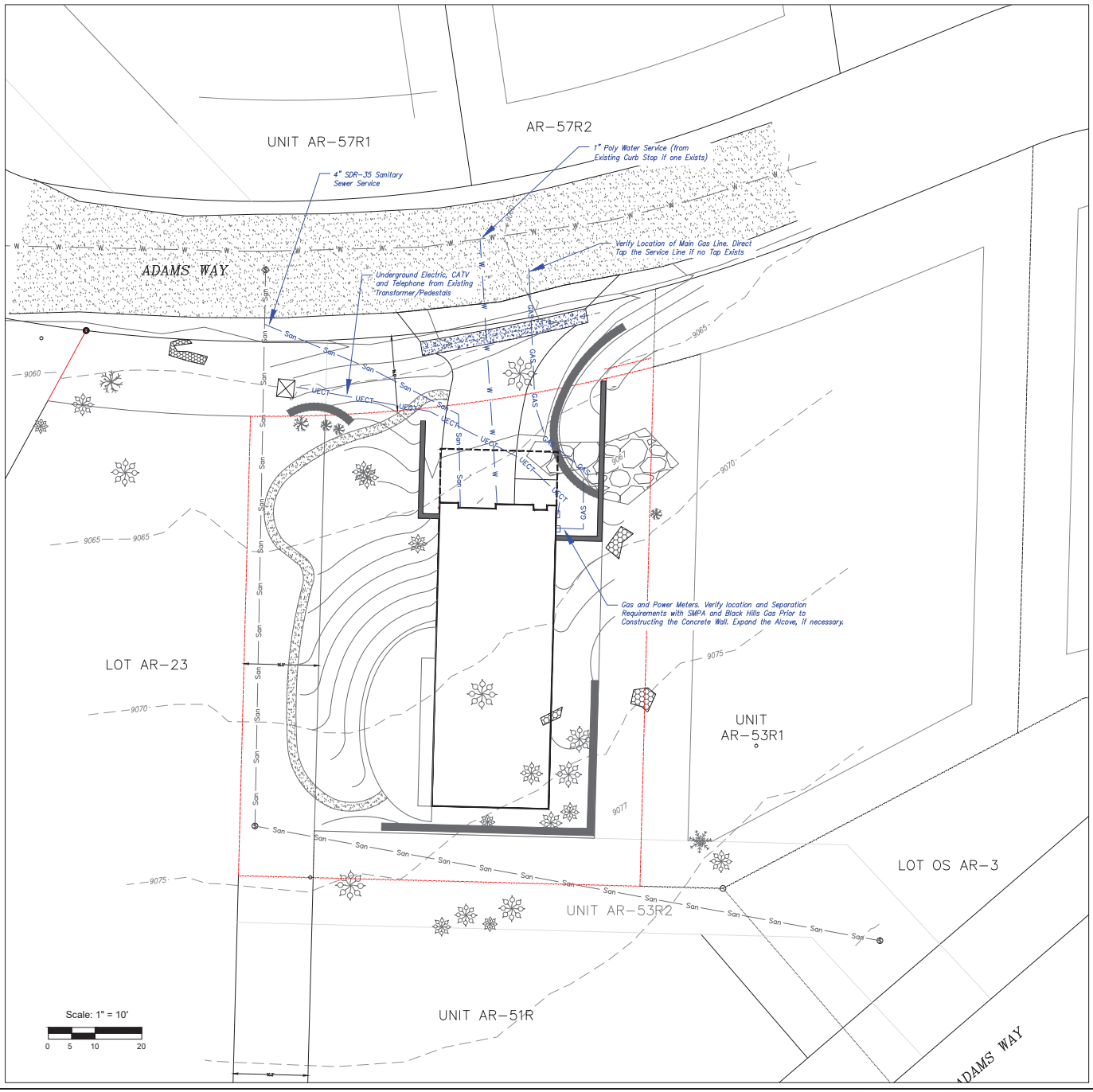
Conger-Austin  
Lot AR53R2  
Mtn. Village, CO



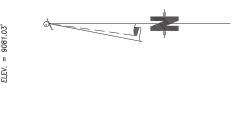
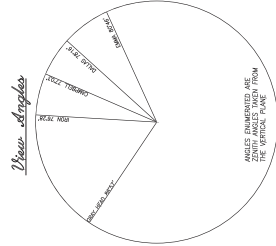
CONTRACTOR TO REVIEW AND COMPARE ALL  
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AND REPORT ANY DISCREPANCIES TO THE  
ARCHITECT PRIOR TO ANY FIELD WORK BEING  
DONE IN ACCORDANCE WITH ALL DOCUMENT ADD

Utilities

C3

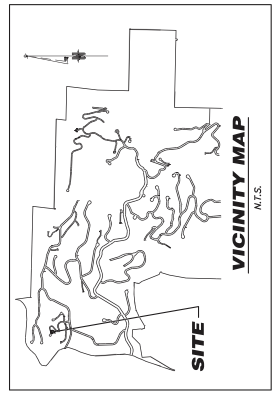






**SURVEYOR'S CERTIFICATE:**  
 The topographic survey of Unit AR-57R2, Timber Ridge at Mountain Village, San Miguel County, Colorado, was conducted by me, David R. Babson, on August 17, 2018 under the direct supervision and checking of David R. Babson, of Folsom Associates, Inc., a duly licensed Professional Land Surveyor in the State of Colorado. I do not constitute a Land Survey Plat or Improvement Survey Plat as defined by section 38-51-102 C.R.S.

- NOTES:**
1. Easement research and legal descriptions from Lead Title Guaranty Company, Order No. TL68007965, dated March 22, 2018 at 3:00 P.M.
  2. Benchmark: Control Point "CP FLOREN-4" as shown hereon, with an elevation of 8981.03 Feet.
  3. **NOTE:** According to Colorado law you must re-survey this site within three years after you first discover such defect. In no event may any action based upon such defect be brought more than three years after the date of the certification shown hereon.
  4. Easement research and legal description from Security Title Guaranty Company Commitment Number 971716 dated January 24, 2007 at 8:00 A.M.
  5. Contour Interval = 1 foot.
  6. Only living trees larger than 3" of chest height were located.













































# MD1LG2 Outdoor Square Mini LED Downlight Housing/Trim



Shown in: Black

List Price: \$182.60  
 Our Price: \$109.56

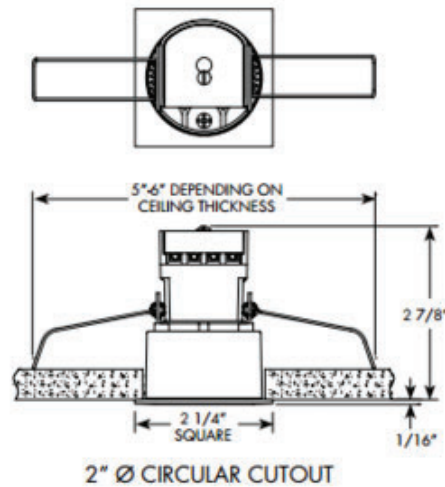
Shade Color: N/A  
 Body Finish: Black  
 Lamp: 1 x LED/5W/12V LED  
 Wattage: 5W  
 Dimmer: Low Voltage Electronic  
 Dimensions: 2.25"W x 2.9"H x 2.25"D

### Technical Information

Lamp Color: 2700 K  
 Color Rendering: 80 CRI  
 Beam Angle: 35°  
 Lamp Life: 50000 hours  
 Function: Wet Location  
 Ceiling Type: Drywall with Trim  
 Housing Type: Remodel IC  
 Housing Height: 3"  
 Aperture Shape: Square  
 Aperture Size: 2.250"

### Description:

The MD1LG2 Series Outdoor Square Mini LED Downlight is for use in wet locations. Sleek, compact form factor provides direct accent lighting with low glare optic system. Ideal for both residential and commercial wet location applications including bathrooms and eave lighting. Available in White and Black painted finish and Satin Nickel or Bronze plated finish. Includes 5 watts LED with choice of 2700K, 3000K, 3500K or 4000K color temperature, 80+CRI, 300 lumens, and Spot (16 degree), Narrow Flood (24 degree), and Flood (35 degree) beam angle optic. Comparable light output to a 20 watt halogen. 50,000 hour average lamp life. Designed for use in IC (insulated ceiling) or Non-IC construction. Includes 12 volt onboard LED driver, but requires a remote Class II electronic transformer (recommended Juno TL602E low voltage electronic transformer) to complete the system, sold separately. UL listed for wet locations. 2.25 inch square x 2.9 inch height. May be dimmed using the following Juno qualified dimmers: Leviton Acenti Ace-06-1L, Lutron Diva DVELV-300P, Lutron Nova T NTELV300, Lutron Skylark SELV-300P, or Lutron Spacer SPSELV-600, sold separately.



Product Number: <b>JUN534274</b>			
Company:		Fixture Type:	Date: Nov 15, 2019
Project:		Approved By:	

Fax: (773) 883-6131

Phone: 866-954-4489

Address: 1718 W. Fullerton Ave. Chicago IL 60614

www.Lightology.com



# Flindt Outdoor Wall Light



**Description:**

Flindt Outdoor Wall Light designed by Christian Flindt, emits an asymmetrical glare-free, downward directed light distribution. Softly illuminating its cut-out shape while providing an efficient horizontal illumination on the ground or floor. This piece is a perfect fit for indoor as well as outdoor applications. Available in Natural Aluminum, White, or Corten finishes in small, medium, and large sizes with 2700K or 3000K color temperatures. Wet location rated. UL listed.

Shown in: Natural Aluminum

**List Price:** \$1105.00  
**Our Price:** \$884.00

**Shade Color:** N/A  
**Body Finish:** Natural Aluminum  
**Lamp:** 1 x LED/10W/120V LED  
**Wattage:** 10W  
**Dimmer:** 0-10V  
**Dimensions:** 11.8"W x 11.8"H x 3.3"D

**Technical Information**  
**Lamp Color:** 2700 K



Product Number: <b>LPL765616</b>			
Company:		Fixture Type:	Date: Jul 27, 2019
Project:		Approved By:	

Fax: (773) 883-6131

Phone: 866-954-4489

Address: 1718 W. Fullerton Ave. Chicago IL 60614

www.Lightology.com



# Slant Outdoor Dark Sky Wall Light



**Description:**

Slant Outdoor Dark Sky Wall Light is a cleverly designed minimalist piece, perfect in any exterior space. Can be rotated 180 degrees for alternate mounting options. Available in Black or Brushed Aluminum. Dark Sky Ordinance was developed as outdoor lighting standards that reduce glare, light trespass, and sky glow. ADA compliant. Dark Sky compliant. Wet location rated. JA8-2016. Title 24 compliant. ETL listed.

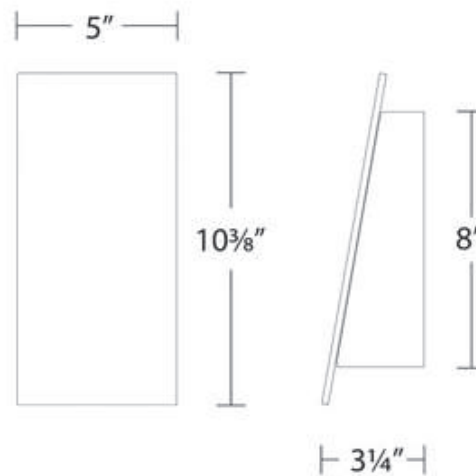
Shown in: Black / Opal

List Price: \$198.69  
 Our Price: \$158.95

Shade Color: Opal  
 Body Finish: Black  
 Lamp: 1 x LED/7W/120V LED  
 Wattage: 7W  
 Dimmer: Low Voltage Electronic  
 Dimensions: 5"W x 10.63"H x 3.25"D

**Technical Information**

Luminous Flux: 352 lumens  
 Lumens/Watt: 50.29  
 Lamp Color: 3000 K  
 Color Rendering: 90 CRI  
 Lamp Life: 50000 hours



WS-W14911

Product Number: <b>DWE831732</b>			
Company:		Fixture Type:	Date: Jul 29, 2019
Project:		Approved By:	

Fax: (773) 883-6131

Phone: 866-954-4489

Address: 1718 W. Fullerton Ave. Chicago IL 60614

www.Lightology.com



# Scoop Outdoor Wall Sconce



**Description:**

Scoop Wall Sconce features a die cast aluminum housing and etched glass diffuser. Finish in Graphite, Black, Aluminum, White or Bronze. Can be mounted up or down. Includes 120 volt, 16 watt 3000K color temperature LED, 90CRI, 805 lumens. 86 degree beam angle. 70,000 hour average lamp life. Universal voltage input 120V-277V. 10 inch width x 5.5 inch height x 3.9 inch depth. Energy Star rated. Dark Sky, Title 24 compliant. ETL listed. IP66 rated for wet locations.

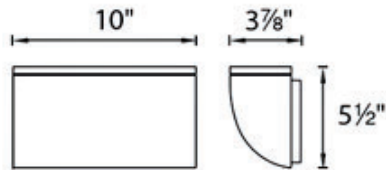
Shown in: Black

List Price: \$361.04  
 Our Price: \$259.95

Shade Color: N/A  
 Body Finish: Black  
 Lamp: 1 x LED/16W/120V LED  
 Wattage: 16W  
 Dimmer: Low Voltage Electronic  
 Dimensions: 10"W x 5.5"H x 3.9"D

**Technical Information**

Luminous Flux: 805 lumens  
 Lumens/Watt: 50.31  
 Lamp Color: 3000 K  
 Color Rendering: 90 CRI  
 Beam Angle: 86°  
 Lamp Life: 70000 hours



Product Number: <b>WAC362577</b>			
Company:		Fixture Type:	Date: Nov 15, 2019
Project:		Approved By:	

Fax: (773) 883-6131

Phone: 866-954-4489

Address: 1718 W. Fullerton Ave. Chicago IL 60614

www.Lightology.com





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

---

**TO:** Design Review Board  
**FROM:** Sam Starr, AICP  
**FOR:** December 5, 2019 Design Review Board Meeting  
**DATE:** November 24, 2019  
**RE:** Consideration of Design Review Application for a design variation to allow for a privacy gate along the driveway at Lot OS-1, 127 Rocky Road.

---

**PROJECT GEOGRAPHY**

**Application Description:** Design Review Process  
**Legal Description:** Lot OS-1  
**Address:** 127 Rocky Road  
**Applicant/Agent:** Shannon Murphy Landscape Architects  
**Owner:** Telluride Ski and Golf, LLC.  
**Zoning:** Active Open Space  
**Existing Use:** Active Open Space  
**Proposed Use:** Active Open Space  
**Adjacent Land Uses:**

- **North** Single-Family Zone District
- **South** Active Open Space
- **East** Single-Family Zone District
- **West** Single-Family Zone District

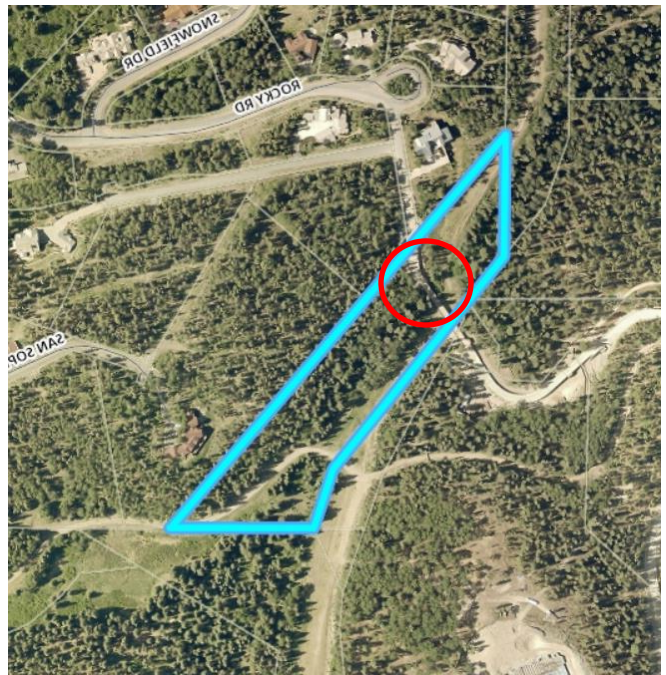


Figure 1: Location Map of OS-1, with gate location highlighted in the red circle.

**ATTACHMENTS**

Exhibit A: Applicant Narrative  
Exhibit B: Design Review Plans

**BACKGROUND**

The applicant is requesting a class 3 design variation to allow a privacy gate that will not be readily visible from surrounding public rights-of-way. The applicant is seeking the design variation for a privacy gate because it is difficult for vehicles to distinguish the private driveway from the public spur at the terminus of Rocky Road. The alignment of the spur road flows directly into the private drive and onto the



single lane bridge over Marmot Ski Run. The applicant proposes using the existing construction gate, composed of three horizontal rusted steel bars.

**PRIOR APPROVALS**

In 2004, Telluride Ski and Golf, LLC recorded an access agreement to the benefit of the owners of Lots 376R and 387R. This agreement, recorded at reception number 371761, allowed for the owners of 376 and 387R to cross the TSG owned active open space lot OS-1 for access to their property. The language of the agreement was clear that the access easement would run with the land in perpetuity.

The current owner of lots 376R and 387R constructed a bridge across Lot OS-1 in 2016, with approval from the Town Council. The new bridge is the beginning of the driveway, which extends 6/10ths of a mile to the new single-family residence on lot 387R. In 2018, the owner of lot 376R and 387R applied for the placement of a temporary construction gate on the bridge that is part of the access easement that crosses Lot OS-1. Currently, the applicant is seeking to use the same construction gate on a permanent basis as a privacy gate to discourage private traffic from driving over the bridge that traverses Marmot ski run. TSG, has provided consent to this application, and did not raise concern with the location of the proposed privacy gate.

There only two closable privacy gates on a single-family lot in Mountain Village that staff is aware of; in 2015 the DRB approved a privacy gate on lot 1166. That lot is accessed at the end of Access Tract F-30 A-6, off San Joaquin Road. The owner of lot 1166 also had the public drive down the driveway and must turn around in their auto court which jeopardized their privacy and safety. The owner of Lot 929, 184 Rocky Road also sought a design variation in 2017 to allow the placement of a privacy gate to deter an ever-increasing number of spectators and trespassers. The owner of Lot 929R is the same owner as the home on Lot 387R,.This privacy gate will also be used to deter and prevent trespassing.

**RELEVANT CODE SECTIONS**

**17.4.11 DESIGN REVIEW PROCESS**

(\*\*\*)

**Design Variation Process**

- a. The DRB may grant design variations to the following Design Regulations sections:
  - i. Building siting design;
  - ii. Grading and drainage design;
  - iii. Building design;
  - iv. Landscaping regulations;
  - v. Trash, recycling and storage areas;
  - vi. Lighting regulations;
  - vii. Sign regulations; and
  - viii. Commercial, ground level and plaza area regulations.
- b. A design variation request shall be processed concurrently with the applicable Design Review Process development application.
- c. A design variation request shall outline the specific variations requested and include the section number.



- d. A design variation request shall provide a narrative on how the variation request meets the design variation criteria for decision.
- e. The following criteria shall be met for the review authority to approve a design variation:
  - i. The design variation is compatible with the design context of the surrounding area;
  - ii. The design variation is consistent with the town design theme;
  - iii. The strict development application of the Design Regulations(s) would prevent the applicant or owner from achieving its intended design objectives for a project;
  - iv. The design variation is the minimum necessary to allow for the achievement of the intended design objectives;
  - v. The design variation is consistent with purpose and intent of the Design Regulations;
  - vi. The design variation does not have an unreasonable negative impact on the surrounding neighborhood; The proposed design variation meets all applicable Town regulations and standards: and
  - vii. The variation supports a design interpretation that embraces nature, recalls the past, interprets our current times, and moves us into the future while respecting the design context of the neighborhood surrounding a site.
- f. Cost or inconvenience alone shall not be sufficient grounds to grant a design variation.
- g. It shall be the burden of the applicant to demonstrate that submittal material and the proposed development substantially comply with the design variation process.

**Staff Note: This application constitutes a complete Design Variation application submittal. The applicants need to demonstrate that submittal material and proposed development substantially comply with the design variation criteria listed above at section e.i-vii.**

#### **17.5.9 (D)2 WALLS, FENCES, AND GATES**

(\*\*\*)

- h. Gates are not allowed to close driveway or access tract entrances

**Staff Note: This provision of the Community Development Code is precisely why the applicant must seek a design variation. Given the extraordinary length of the driveway to the home at 387R, Planning staff recognize that using the existing approved construction gate as a permanent privacy gate would continue to deter confused passersby. As there is not an opportunity for drivers to turn around once they start down the drive after they cross OS-1, the bridge is the most logical place for placement of a privacy gate.**

#### **STAFF ANALYSIS**

Gates have been approved on a case by case basis in the past when warranted. Staff believes that this is an instance where a gate is appropriate. The applicant is proposing a rusted steel fence, which is an appropriate material consistent with our fence design standards and Town Design Theme regulations. Planning and Development Services Department recognizes that the siting of the single-family home on lot 387R does pose safety/privacy challenges because the home is so far away from the spur of Rocky Road. Thus, any errant vehicles would not have



much of an opportunity to turn around prior to the home if this existing construction gate was not already present.

**RECOMMENDED MOTION**

The DRB can approve, continue, deny or modify the owner's request regarding a design variation to allow for a privacy gate along the driveway at Lot OS-1, 127 Rocky Road. Staff has provided two alternative motions for your consideration.

**Motion for Approval:**

*"I move to approve the application by Shannon Murphy Landscape Architects for a design variation to allow for a privacy gate along the driveway at Lot OS-1, 127 Rocky Road with the following findings:*

Findings:

1) *The Design Review Board finds that the fence does not define the property boundary, is needed for privacy and security, and requires specific approval.*

2) *The Design Review Board finds that the fence meets the Town Design Theme.*

*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.*

**Motion for Denial:**

*I move to deny the application by Shannon Murphy Landscape Architects for a design variation to allow for a privacy gate along the driveway at Lot OS-1, 127 Rocky Road with the following findings:*

Findings:

1) *The Design Review Board finds that the proposed application does not meet the seven criteria for a design variation approval as outlined in CDC Section 17.4.11(E)5 Design Variation Process.*

2) *The Design Review Board finds that the proposed fence does not meet the Town Design Theme because it does not fit or respect the context of the neighborhood surrounding this site, design theme F.1.*



**Shannon Murphy**Landscape Architects

231 Midland Ave., Suite 206

Basalt, Colorado 81621

970.927.2889

**To:** TOMV Planning Department and Design Review Board

**Re:** Lot 387R1 Application for Permanent Gate

**Date:** 9.24.2019

**From:** Shannon Murphy

Thank you for reviewing this request for a permanent gate at the property entrance. Following is a description of the design intent:

1. The property is located at the top of Rocky Road, on a short dead-end spur extending about 400 meters past the top of the cul-de-sac.
2. It is difficult for passersby to distinguish the private driveway from the public spur road because the alignment of the spur road flows directly into the private drive and onto the single lane bridge over Marmot Ski Run. The first opportunity to turn around and leave (if a person has accidentally entered the property) is in the private entry courtyard of the accessory dwelling. This is not desirable for either party. If one continues past the accessory dwelling, they arrive at the private entry courtyard of the residence. This is even less desirable.
3. A construction gate on the eastern edge of the bridge was approved and constructed in 2018 to discourage private traffic from driving over the single lane bridge and to improve safety / security during project construction.
4. This application requests your consideration in allowing the construction gate to be retained to function as a permanent safety / security gate after the project is built and the owners are living in their house.
5. The gate is composed of 3 horizontal steel bars, matching the material, size, spacing, height, and patinated finish of the bridge railing.
6. The gate blends with the existing bridge railing so well, it is hard to see until you are within 30-40 feet of the gate.
7. The stone guardwalls leading to the bridge are under construction. The curved form of the stone walls further obscures the view of the gate from the public road.
8. The gate hinges are mounted to the existing steel bridge columns on the eastern edge of the bridge. When in the open position, each side of the gate slides into a cubby hole in the railing to maintain the approved bridge width for emergency vehicles.
9. Fire truck / emergency vehicle access is provided with a lock box at the keypad.
10. All safety features required by Code are installed with the construction gate and will remain with the permanent gate.
11. Meter reading will be accommodated with remote access.
12. The gate is designed to be consistent with the Town Design Theme defined in the Community Development Code<sup>1</sup>. The gate is constructed so as not to be obtrusive, and the character and appropriate material of patinated steel for the gate are natural and sustainable. <sup>2</sup> The color of the gate blends with nature.<sup>3</sup> The material for the gate evokes alpine mountain design.<sup>4</sup> The patinated metal of the gate has been treated to produce rusting and to harmonize with the natural landscape and surrounding town such that the color is natural, warm and subtle.<sup>5</sup>

Thanks in advance for your time in reviewing this request.

Warm Regards,

Shannon S. Murphy

---

<sup>1</sup> C.D.C.p.149 D. General Landscaping and Design Requirements 2. Walls, Fences and Gates d. Walls, fences and gates shall be constructed from stone, stucco, metal or wood to meet the town design theme..."

<sup>2</sup> C.D.C. p.117 17.5.4/F.5, "Materials that are natural and sustainable in stone, wood, and metal."

<sup>3</sup> C.D.C. p.117 17.5.4/F.6, "Colors that blend with nature."

<sup>4</sup> C.D.C. p.118 17.5.6 Building Design A. Building Form 1. "The alpine mountain design shall be based on building forms that are well grounded to withstand extreme forces of wind, snow and heavy rain...Examples of materials which evoke this form are stone, metal..."

<sup>5</sup> C.D.C. p.124 17.5.6 Building Design/ Exterior Wall Materials/3. Metal C. "Corrugated metal shall be treated to produce rusting prior to the issuance of a certificate of occupancy."/ F. "Exterior material color shall harmonize with the natural landscape within and surrounding town. Color shall be natural, warm and subtle."



LOT 387R1  
APPLICATION FOR PERMANENT GATE  
DRAWING INDEX

GENERAL CONTRACTOR

**FORTENBERRY & RICKS**  
52 PILOT KNOB LANE/ P.O. BOX 338  
TELLURIDE, CO 81435  
(970)728-4321

CIVIL, STRUCTURAL & GEOTECHNICAL ENGINEERS

**BUCKHORN GEOTECH**  
222 So. PARK AVE.  
MONTROSE, CO 81401  
(970)249-6828

\*PROVIDED ORIGINAL DRAWING 8-7-2014

CIVIL ENGINEER

**UNCOMPAGRE ENGINEERING**  
113 LOST CREEK LANE BLUE MESA- BLDG SUITE D  
TELLURIDE, CO 81435  
(970)729-0683

LANDSCAPE ARCHITECT

**SHANNON MURPHY LANDSCAPE ARCHITECTS**  
231 MIDLAND AVENUE, SUITE 206  
BASALT, CO 81621  
(970)927-2889

DRAWING INDEX

COVER/ INDEX OF DRAWINGS/VICINITY MAP

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L.G.1 ENTRANCE RENDERING

L.G.2 VIEW FROM DRIVEWAY APPROXIMATELY 50' FROM GATE

L.G.3 VIEW FROM DRIVEWAY APPROXIMATELY 25' FROM GATE

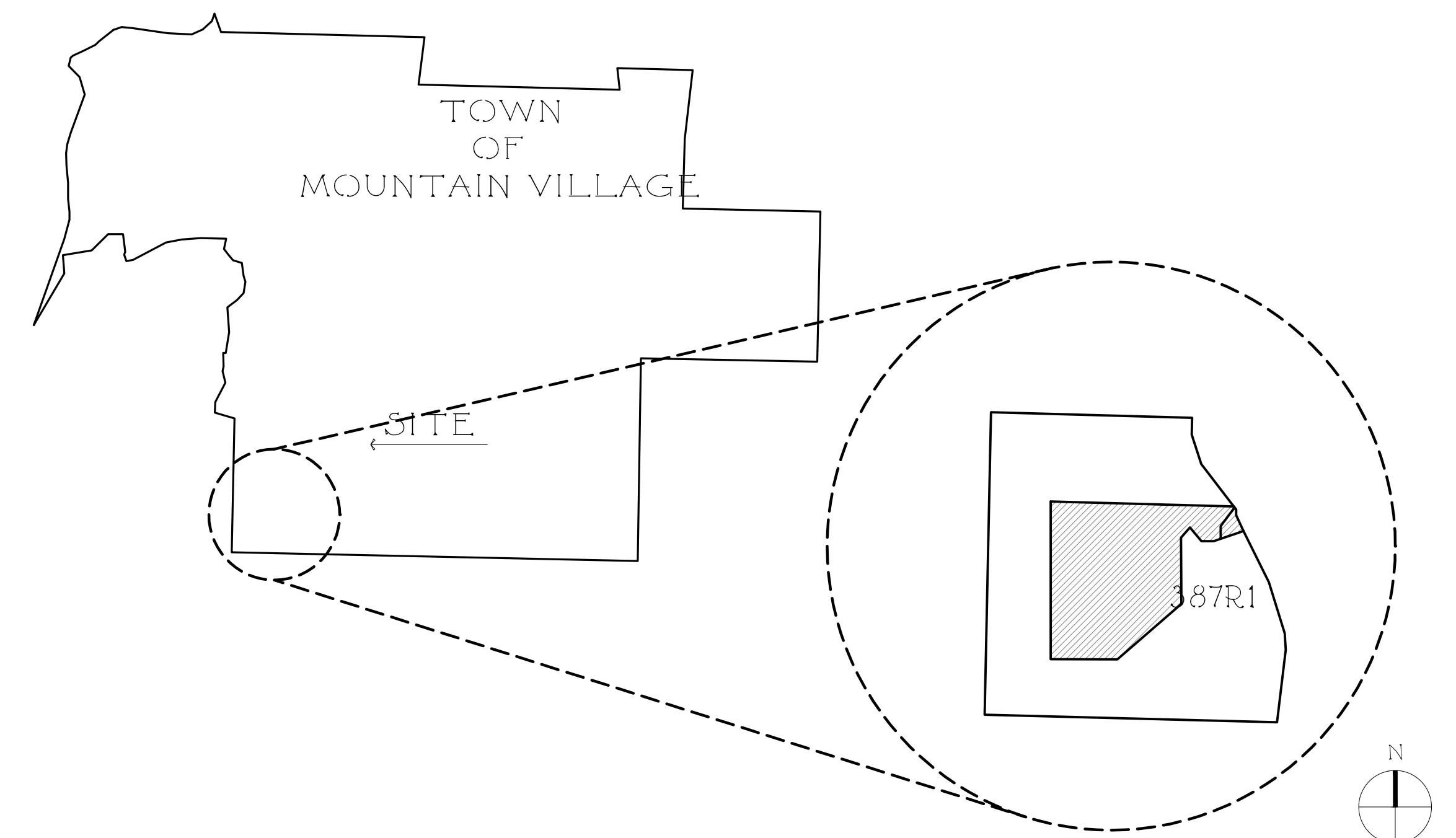
L.G.4 VIEW OF EXISTING COLUMN AND GATE

L.G.5 VIEW OF GATE

L.G.6 PROGRESS PHOTOS

L.G.7 PROGRESS PHOTOS

L.G.8 PROGRESS PHOTOS







**LEGEND**



**LANDSCAPE NOTES**

1. PLAN GRAPHICS INDICATE APPROXIMATE LOCATION OF PROPOSED TREES AND SHRUBS. ALL TREES AND SHRUBS SHALL BE FIELD LOCATED BY PROJECT LANDSCAPE ARCHITECT TO AVOID ROOT ZONES OF EXISTING TREES, PROVIDE SCREENINGS BETWEEN PUBLIC AND PRIVATE SPACES, RESPECT VIEWS AND SOLAR EXPOSURE, AND COMPLIMENT THE LAYOUT OF HARDSCAPE ELEMENTS. PLANT SCHEDULE SHALL DICTATE QUANTITIES. GRAPHIC SYMBOLS REPRESENT APPROXIMATE QUANTITIES.
2. ALL TREES AND SHRUBS SHALL BE BACK FILLED WITH A TOPSOIL / ORGANIC FERTILIZER MIXTURE AT A 2:1 RATIO.
3. PLANTED TREES SHALL BE STAKED WITH 4 FOOT METAL POSTS. TREES SHALL BE GUYED WITH 12 GAUGE GALVANIZED WIRE AND POLYPROPYLENE TREE RACE STRAPS.
4. PERENNIAL PLANTING BEDS SHALL BE TILLED TO A 12" DEPTH AND AMENDED WITH TOPSOIL AND ORGANIC FERTILIZER AT A 1:1 RATIO.
5. SEE PLANTING DETAILS FOR ALL DECIDUOUS AND EVERGREEN TREES.
6. MULCH ALL PERENNIAL BEDS WITH ORGANIC COMPOST MULCH. "SOIL PE" OR LANDSCAPE ARCHITECT APPROVED EQUAL.
7. ALL PLANT MATERIAL TO MEET THE AMERICAN STANDARD FOR NURSERY STOCK.
8. ALL PLANTED MATERIALS SHALL BE A NON-NOXIOUS SPECIES AS SPECIFIED WITHIN THE SAN MIGUEL COUNTY NOXIOUS WEED LIST. LANDSCAPING SHOWN ON THE LANDSCAPE PLAN SHALL COMPLY WITH SECTION 17.7.9.C.6.G OF THE COMMUNITY DEVELOPMENT CODE REGARDING NOXIOUS WEEDS.
9. ALL DISTURBED AREAS SHALL BE RE-VEGETATED WITH SEEDED NATIVE GRASSES. NATIVE GRASS SEED MIX SHALL BE COMPOSED OF THE FOLLOWING:
 

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%

**SOIL PROTECTION NOTES**

1. PRIOR TO EXCAVATION, TOPSOIL SHALL BE STRIPPED AND STORED ON THE SITE OR IN A LOCATION APPROVED BY THE REVIEW AUTHORITY.
2. GOOD QUALITY TOPSOIL SHALL BE PLACED IN AREAS REQUIRING LANDSCAPING OR REVEGETATION. TOPSOIL TO BE SPREAD IN PLACE AND HAND RAKED TO A SMOOTH FINISH PRIOR TO SEEDING OR PLANTING.
3. TOPSOIL SHALL BE SPREAD TO A MINIMUM DEPTH OF FOUR INCHES (4").
4. A SOIL AMENDMENT, SUCH AS FULLY COMPOSTED MANURE, SHALL BE ROTOTILLED INTO ALL AREAS THAT WILL BE SODDED.
  - 4.a. AMENDMENTS SHALL BE TILLED INTO THE SOIL TO A SIX TO EIGHT (6"-8") DEPTH.
  - 4.b. THE RATE OF APPLICATION OF SOIL AMENDMENT SHALL BE THREE (3) CUBIC YARDS PER 1,000 SQUARE FEET.
5. NEWLY SEEDDED AREAS SHALL BE PROTECTED FROM WIND AND WATER EROSION THROUGH THE USE OF WEED FREE MULCHES. ACCEPTABLE MULCHES ARE: STRAW, HYDRO-MULCH AND, WHEN NEEDED, BIODEGRADABLE EROSION-CONTROL NETTING.
  - 5.a. NYLON NETTING IS PROHIBITED.

**EROSION CONTROL NOTES**

1. TO THE EXTENT PRACTICAL, ROAD AND DRIVEWAY SHALL BE REVEGETATED WITHIN 30 DAYS OF THE DISTURBANCE TO AVOID UNSIGHTLY SCARS AND WEED INFESTATION ON THE LANDSCAPE.
2. TO THE EXTENT PRACTICAL, UTILITY CUTS SHALL BE REVEGETATED IMMEDIATELY (WITHIN TWO WEEKS) AFTER INSTALLATION OF UTILITIES TO PREVENT WEED INFESTATION. LANDOWNER SHALL INSURE PROPER WEED CONTROL IN IMPACTED AREAS.
3. EROSION CONTROL PLANS SHALL BE BASED ON STANDARD BEST MANAGEMENT PRACTICES TO ENSURE THERE IS NO DETRIMENTAL IMPACT OR RUNOFF TO ANY PONDS, STREAMS OR WETLANDS.
4. EROSION CONTROL NETTING WILL BE REQUIRED ON SLOPES 3:1 OR STEEPER AND IN DRAINAGE SWALES.
5. DRAINAGE SWALES SHALL INCLUDE RIP-RAP AS NEEDED TO REDUCE EROSION.
6. IN AREAS THAT ARE TO BE REVEGETATED (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 THE SLOPE ENCOURAGES EROSION AND IS NOT RECOMMENDED).
7. NEWLY SEEDDED 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.
8. 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. FOR ADDITIONAL INFORMATION SEE SHEET C2.

**IRRIGATION SYSTEM NOTES**

1. SYSTEM TO BE DESIGNED BY A QUALIFIED LANDSCAPE PROFESSIONAL. SPECIFIC CRITERIA THAT SHALL BE CONSIDERED IN THE DESIGN INCLUDE: SOIL TYPE, ROOT DEPTH, PLANT MATERIALS, MICROCLIMATES, WEATHER CONDITIONS, WATER SOURCE, PEAK DEMAND, AND WATERING WINDOWS. TO CONSERVE AND PROTECT WATER RESOURCES, THE IRRIGATION DESIGNER SHALL SELECT APPROPRIATE EQUIPMENT COMPONENTS THAT MEET STATE AND LOCAL CODE REQUIREMENTS AND SITE REQUIREMENTS.
2. TO CONSERVE AND PROTECT WATER RESOURCES, THE INSTALLED COMPONENTS SHALL MEET THE IRRIGATION DESIGN SPECIFICATIONS, MANUFACTURER'S SPECIFICATIONS, CDC REQUIREMENTS, AND THE TOWN'S WATER AND SEWER REGULATIONS. THE INSTALLATION SHALL RESULT IN AN EFFICIENT AND UNIFORM DISTRIBUTION OF THE WATER.
3. THE SYSTEM SHALL BE REGULARLY MAINTAINED BY A QUALIFIED PROFESSIONAL TO PRESERVE THE INTEGRITY OF THE DESIGN AND TO SUSTAIN EFFICIENT OPERATION. THE SERVICED COMPONENTS SHALL MEET THE IRRIGATION DESIGN SPECIFICATIONS, MANUFACTURER'S SPECIFICATIONS, AND STATE AND LOCAL CODES.
4. THE IRRIGATION SCHEDULE SHALL BE MANAGED TO MAINTAIN A HEALTHY AND FUNCTIONAL LANDSCAPE WITH THE MINIMUM REQUIRED AMOUNT OF WATER. TO CONSERVE AND PROTECT WATER RESOURCES AND THE ENVIRONMENT THE IRRIGATION SCHEDULE SHALL BE CHANGED AS REQUIRED TO PROVIDE SUPPLEMENTAL WATER TO MAINTAIN A FUNCTIONAL AND HEALTHY TURF AND LANDSCAPE WITH THE MINIMUM REQUIRED AMOUNT OF WATER.
5. SYSTEM SHALL INCLUDE:
  - 5.1. A BACKFLOW PREVENTER BY A COLORADO LICENSED PLUMBER THAT IS INSTALLED AFTER RECEIVING A PLUMBING PERMIT FROM THE TOWN.
  - 5.2. INTERIOR AND EXTERIOR DRAIN VALVES AND AN INTERIOR DRAIN.
  - 5.3. HEAD-TO-HEAD OR DOUBLE COVERAGE.
  - 5.4. A MASTER CONTROL VALVE.
  - 5.5. A FLOW CONTROL DEVICE TO PREVENT WATER LOSS IN THE EVENT OF A BREAK IN THE IRRIGATION SYSTEM.
  - 5.6. SELF-SEALING HEADS TO REDUCE RUN OUT AFTER ZONE SHUTS DOWN.
6. LOW-ANGLE SPRAY HEADS TO REDUCE WIND EFFECT AND MISTING ON AREAS OF TURF AND LOW-GROWING VEGETATION.
7. SYSTEMS SHALL BE DESIGNED TO IMPLEMENT LESS FREQUENT WATERING FOR A LONGER PERIOD OF TIME TO INCREASE SATURATION DEPTH AND PROMOTE DEEP ROOT GROWTH UNLESS THE TOPOGRAPHY REQUIRES A DIFFERENT PRACTICE.
8. SYSTEMS SHALL BE DESIGNED TO OPERATE IN ACCORDANCE WITH TABLE 5-3 OF THE TOWN'S GUIDELINES.

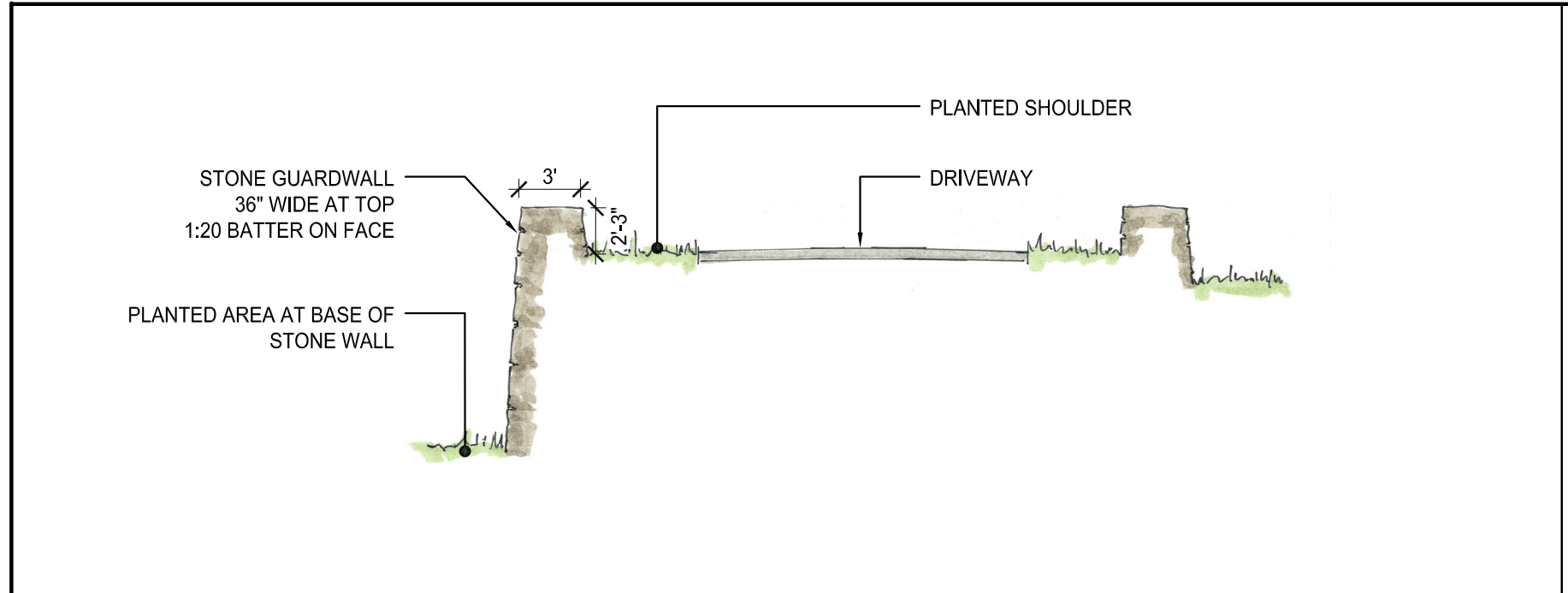
ISSUE:  
09.24.2019 CHANGE ORDER 1 & TOMV SUBMISSION  
08.02.2019 ENTRANCE GUARDWALL REFINEMENT

A RESIDENCE AT  
**LOT 387 R1**  
TELLURIDE  
COLORADO, USA

SHEET TITLE:  
**SITE ENTRANCE TO PROPERTY  
LANDSCAPE REVEGETATION  
PLAN**

DRAWING: BRIDGE L1.0 ENTRY GATE KEY PAD LOCATION PLAN.dwg	SHEET NUMBER: <b>SITE</b>
SCALE: <b>20 SCALE</b>	<b>L1.1</b>
DRAWN BY:	

**SHANNON MURPHY  
LANDSCAPE ARCHITECTS**  
231 MIDLAND AVE SUITE 208 BASALT, CO 81621  
970.627.2888



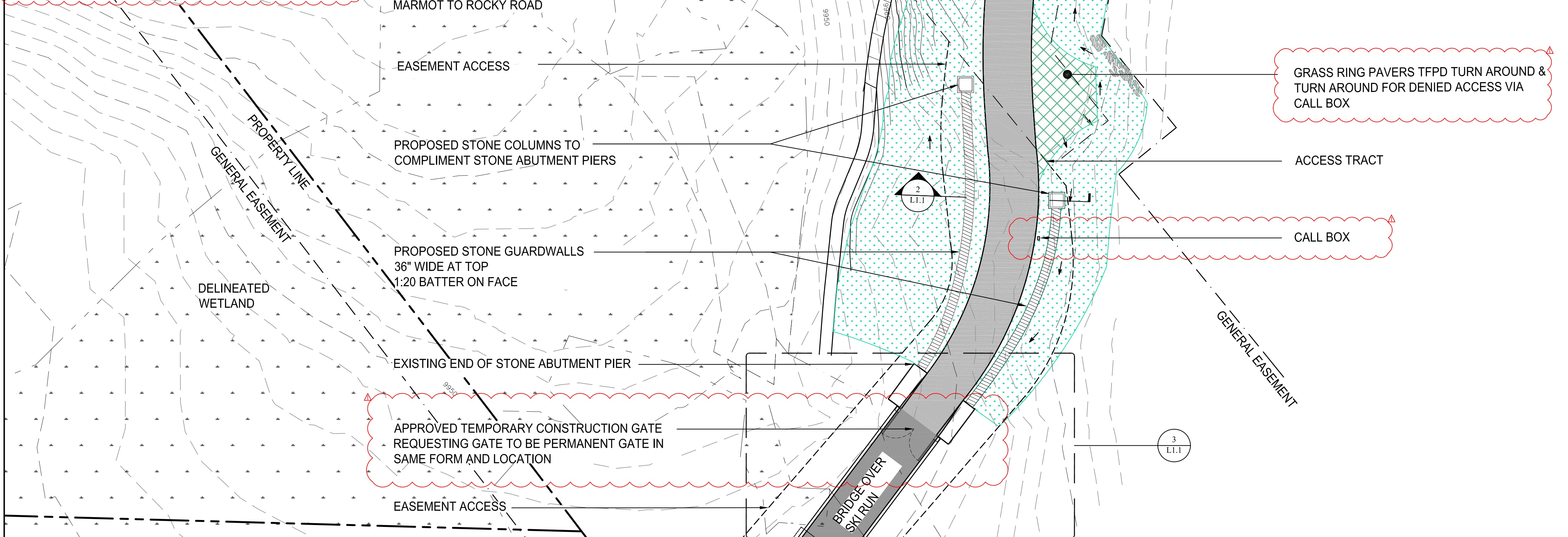
**2 SECTION @ STONE GUARDWALLS** SCALE 1/8"=1'-0"



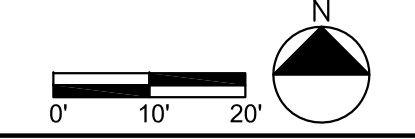
**3 ENLARGED PLAN @ GATE** SCALE 1/8"=1'-0"



**4 CALL BOX IMAGE** NTS



**1 SITE ENTRANCE TO PROPERTY LANDSCAPE REVEGETATION PLAN** SCALE 1"=20'-0"







PROPOSED CALL BOX.  
RUSTED STEEL VERTICAL  
COLUMN WITH KEY PAD FACE  
PLATE. STEEL ADDRESS  
NUMBERS TO BE LOCATED  
ON NORTH SIDE OF STEEL  
COLUMN. ADDRESS MARKER  
IS CONSISTENT WITH STEEL  
ADDRESS MARKER INDICATED  
IN [10-24-16 RE-ISSUED FOR  
DRB ADU 2.0]

APPROVED TEMPORARY  
CONSTRUCTION GATE

APPROVED STONE VENEER  
GUARD WALLS

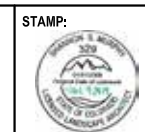
SHEET NO.  
**L.G.1**

SHEET TITLE:  
**ENTRANCE RENDERING**

ISSUE DATE:  
9.24.19

PROJECT:  
**LOT 387R APPLICATION FOR PERMANENT GATE**

SCALE:  
N/A



SHANNON MURPHY LANDSCAPE ARCHITECTS  
231 Midland Ave  
Suite 206  
Basalt, Colorado  
81621  
voice 970.927.2989  
fax 970.927.8538  
shannon@shannonmurphy.net





APPROVED TEMPORARY  
CONSTRUCTION GATE.  
REQUESTING GATE TO BE  
PERMANENT GATE IN SAME  
FORM AND LOCATION.  
-GATE IS OBSCURED FROM  
VIEW BY APPROVED STONE  
GUARD WALL AND CURVED  
DRIVE

EXISTING BRIDGE  
EXISTING STONE VENEER  
COLUMN

APPROVED STONE VENEER  
GUARD WALLS

PLANTED SHOULDER

DRIVEWAY

SHEET NO. **L.G.2** SHEET TITLE: **VIEW FROM DRIVEWAY APPROXIMATELY 50' FROM GATE**

ISSUE DATE:  
9.16.19

PROJECT:  
**LOT 387R APPLICATION FOR PERMANENT GATE**

SCALE:  
N/A

STAMP:



SHANNON MURPHY LANDSCAPE ARCHITECTS  
231 Midland Ave  
Suite 206  
Boulder, Colorado  
80521  
voice 970.927.2989  
fax 970.927.8538  
shannon@shannonmurphy.net





APPROVED TEMPORARY  
CONSTRUCTION GATE.  
REQUESTING GATE TO BE  
PERMANENT GATE IN SAME  
FORM AND LOCATION.  
-GATE IS VISIBLE  
APPROXIMATELY 50' FROM  
START OF BRIDGE.


EXISTING COLUMN

EXISTING SINGLE LANE  
BRIDGE. PROPOSED GATE WILL  
MINIMIZE TRAFFIC CONFLICTS  
ON BRIDGE

APPROVED STONE VENEER  
GUARD WALLS

DRIVEWAY

PLANTED SHOULDER

SHEET NO. <b>L.G.3</b>	SHEET TITLE: <b>VIEW FROM DRIVEWAY APPROXIMATELY 25' FROM GATE</b>	ISSUE DATE: 9.24.19	PROJECT: <b>LOT 387R APPLICATION FOR PERMANENT GATE</b>	SCALE: N/A	STAMP: 	SHANNON MURPHY LANDSCAPE ARCHITECTS 231 Midland Ave Suite 206 Boulder, Colorado 80521 voice 970.927.2989 fax 970.927.8538 shannon@shannonmurphy.net
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IN OPEN POSITION; GATE  
ALIGNS WITH BRIDGE RAILING  
AND IS MINIMALLY VISIBLE.

HINGES OF GATE ARE  
FASTENED TO THE EXISTING  
STEEL COLUMN OF THE  
BRIDGE

EXISTING STONE VENEER  
COLUMN

APPROVED STONE VENEER  
GUARD WALLS

PLANTED SHOULDER

DRIVEWAY

SHEET NO. **L.G.4** SHEET TITLE: **VIEW OF EXISTING COLUMN AND GATE**

ISSUE DATE:  
9.24.19

PROJECT:  
**LOT 387R APPLICATION FOR PERMANENT GATE**

SCALE:  
N/A

STAMP:



SHANNON MURPHY LANDSCAPE ARCHITECTS  
231 Midland Ave  
Suite 206  
Boulder, Colorado  
80521  
voice 970.927.2989  
fax 970.927.8538  
shannon@shannonmurphy.net





IN OPEN POSITION GATE IS RECESSED INTO EXISTING RAILING, MAINTAINING THE ORIGINAL CLEARANCES BETWEEN INSIDE FACES OF BRIDGE RAILINGS.

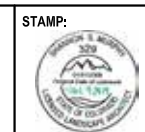
BRIDGE RAILING

SHEET NO. **L.G.5**  
SHEET TITLE: **VIEW OF GATE**

ISSUE DATE:  
9.24.19

PROJECT:  
**LOT 387R APPLICATION FOR PERMANENT GATE**

SCALE:  
N/A



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Boulder, Colorado  
80521  
voice 970.927.2989  
fax 970.927.8538  
shannon@shannonmurphy.net





APPROXIMATE FINISHED GRADE

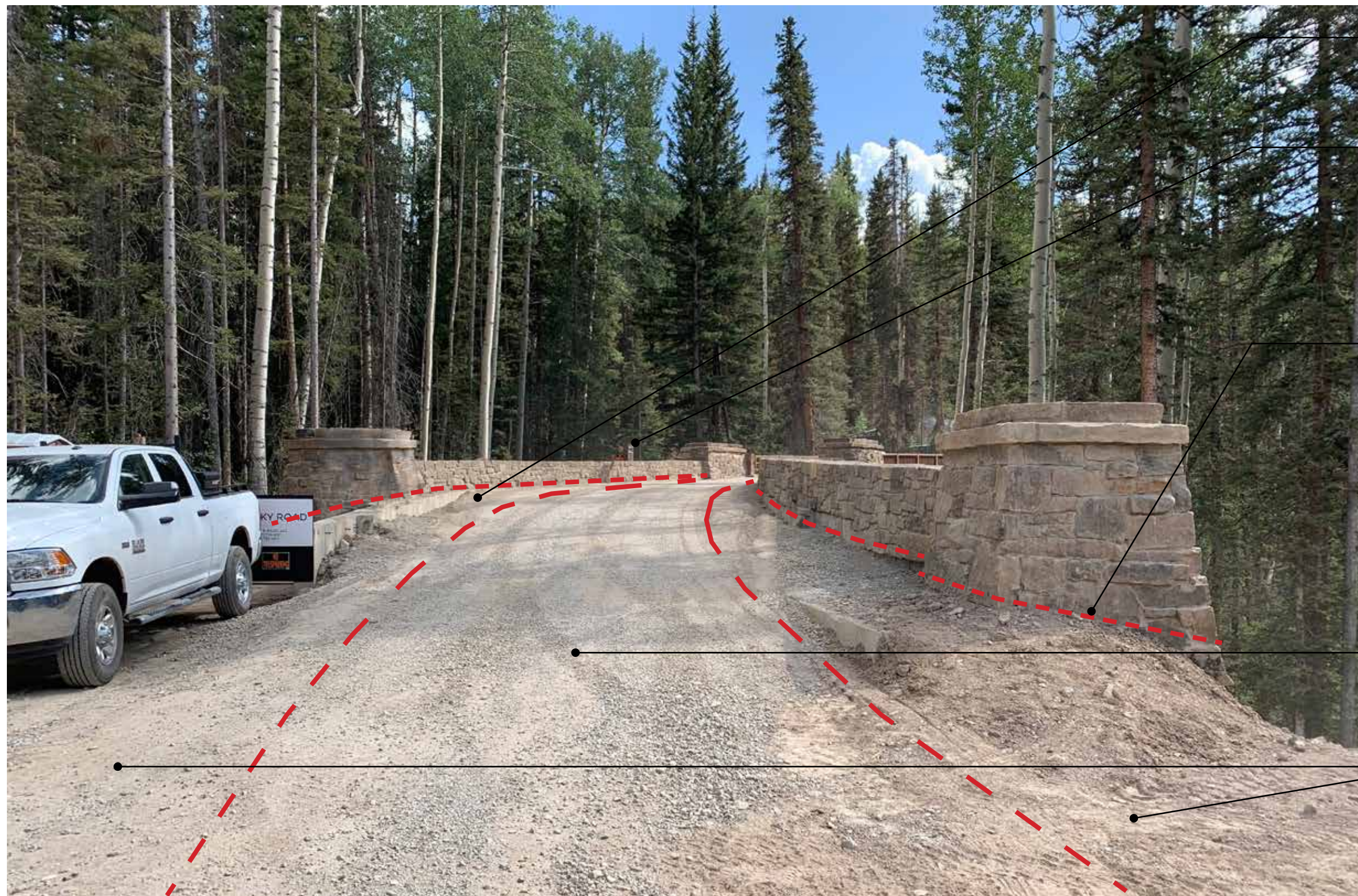
DRIVEWAY

PLANTED SHOULDER

CONSTRUCTION OF GUARD WALLS COMPLETE. DRIVE & LANDSCAPE GRADING & FINISH MATERIALS IN PROCESS ON 8.23.19

SHEET NO. <b>LG.6</b>	SHEET TITLE: <b>PROGRESS PHOTOS</b>	ISSUE DATE: 9.24.19	PROJECT: <b>LOT 387R APPLICATION FOR PERMANENT GATE</b>	SCALE: N/A	STAMP: 	SHANNON MURPHY LANDSCAPE ARCHITECTS 231 Midland Ave Suite 206 Boulder, Colorado 80521 voice 970.927.2989 fax 970.927.8538 shannon@shannonmurphy.net
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PROPOSED PERMANENT CALL BOX LOCATION


TEMPORARY CONSTRUCTION ACCESS CALL BOX

APPROXIMATE FINISHED GRADE

DRIVEWAY

PLANTED SHOULDER

CONSTRUCTION OF GUARD WALLS COMPLETE. DRIVE & LANDSCAPE GRADING & FINISH MATERIALS IN PROCESS ON 8.23.19

SHEET NO. <b>LG.7</b>	SHEET TITLE: <b>PROGRESS PHOTOS</b>	ISSUE DATE: 9.24.19	PROJECT: <b>LOT 387R APPLICATION FOR PERMANENT GATE</b>	SCALE: N/A	STAMP: 	SHANNON MURPHY LANDSCAPE ARCHITECTS 231 Midland Ave Suite 206 Basalt, Colorado 81621 voice 970.927.2989 fax 970.927.8538 shannon@shannonmurphy.net
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PROPOSED PERMANENT CALL BOX LOCATION

TEMPORARY CONSTRUCTION ACCESS CALL BOX


APPROVED TEMPORARY CONSTRUCTION GATE REQUESTING GATE TO BE PERMANENT GATE IN SAME FORM AND LOCATION

APPROXIMATE FINISHED GRADE

DRIVEWAY

PLANTED SHOULDER

CONSTRUCTION OF GUARD WALLS COMPLETE. DRIVE & LANDSCAPE GRADING & FINISH MATERIALS IN PROCESS ON 8.23.19

SHEET NO. <b>LG.8</b>	SHEET TITLE: <b>PROGRESS PHOTOS</b>	ISSUE DATE: 9.24.19	PROJECT: <b>LOT 387R APPLICATION FOR PERMANENT GATE</b>	SCALE: N/A	STAMP: 	SHANNON MURPHY LANDSCAPE ARCHITECTS 231 Midland Ave Suite 206 Boulder, Colorado 80521 voice 970.527.2989 fax 970.527.8538 shannon@shannonmurphy.net
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**Agenda Item No. 10  
PLANNING AND DEVELOPMENT SERVICES  
DEPARTMENT**

455 Mountain Village Blvd.  
Mountain Village, CO 81435  
(970) 369-8250

**TO:** Mountain Village Design Review Board

**FROM:** Sam Starr, Planner

**FOR:** Design Review Board Meeting, December 5, 2019

**DATE:** November 24, 2019

**RE:** A Review and Recommendation to Town Council Regarding a Rezone and Density Transfer, and Variance Application to rezone Blue Mesa Lodge (Lot 42B) Units 22A, B, and C from three (3) Efficiency Lodge Zoning Designation Units to one (1) Lodge zoning designation unit.

**PROJECT GEOGRAPHY**

**Legal Description:** *Condominium Units 22A 22B and 22C, Blue Mesa Lodge Condominiums*  
**Address:** 117 Lost Creek Lane  
**Owner:** Julie and Justin Peeler  
**Zoning:** Village Center  
**Existing Use:** Accommodations/Commercial  
**Proposed Use:** Multi-Family Residential/Commercial  
**Lot Size:** 0.16 Acres

**Adjacent Land Uses:**

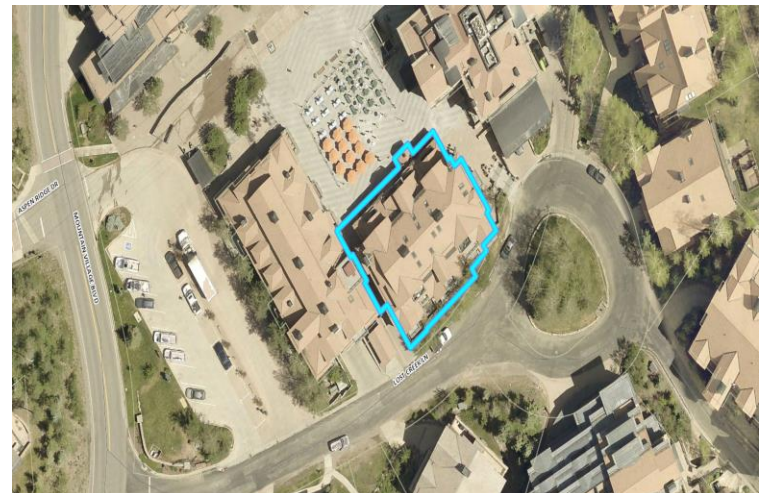
- **North:** Village Center
- **South:** Village Center
- **East:** Village Center
- **West:** Village Center

**ATTACHMENTS**

- Exhibit A: Applicant's narrative
- Exhibit B: 22ABC Unit Photos and Map

**BLUE MESA LODGES HISTORY**

**Zoning Designation History of Blue Mesa Lodges**



*Figure 1: Blue Mesa Condominiums Location*

Lot 42B (Blue Mesa Lodges) was originally platted by the 1992 zoning map and preliminary PUD plat for eight (8) condominiums and (4) hotel units (with a total person equivalent of 30 persons) at reception no. 282099.

In 1997, by Resolution No. 1997-0923-23, Lot 42B was rezoned from 10 condominiums with 18 lock-offs to 28 efficiency lodge units with a total of 14-person equivalent density. Lock-offs carried



no zoning designation or person equivalent since they were considered bedrooms to condominium units). During this process the Town allowed for parking to remain at 10 spaces and waived the requirement to add an additional 4 parking spaces. The town approved of the rezone for the building as is, meaning that no interior or exterior alterations were required.

The condominium map unit configuration illustrates the units were labeled as Units A, B & C (ex. 20A, 20B and 20C). These units had doors that connected the units between them. Each unit also had a door to the hallway so that they could be rented separately or used together. The most typical configuration was a former condominium unit and two lock-off bedrooms. Unit 33C is owned by a separate individual who is not party to this rezone and density transfer application.

### History of Units 22A, 22B and 22C

The applicants, Julie and Justin Peeler purchased efficiency lodge units 22A, 22B, and 22C along with one parking space, P40, in late 2016. The properties are listed on their deed as one property (units 22A, 22B, and 22C), although they are zoned as three separate efficiency lodge units. As evidenced by the condominium map referenced below, all three units are roughly the same size; unit 22A is 397 square feet, unit 22B is 450 square feet, and unit 22C is 369 square feet.

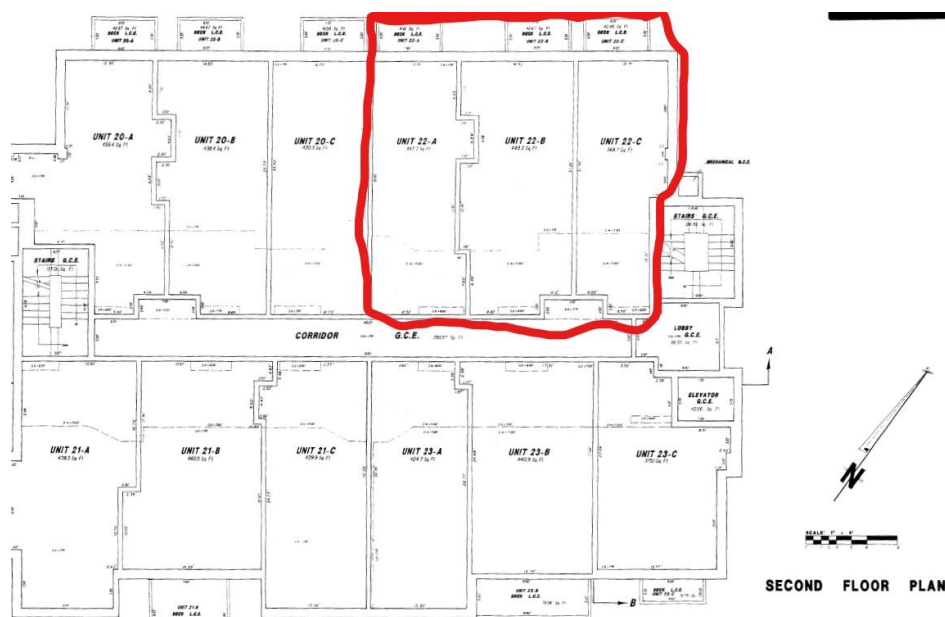


Figure 2: Blue Mesa Lodge Condominium Map dated October 5, 1998, Units 22A, 22B, and 22C

In 2017, Units 22A, 22B, and 22C were extensively modified. The work performed included the elimination of lock offs, window schedule revisions, upgraded kitchen work and full interior renovation. The applicant did receive the appropriate building and planning permits for this work. At the end of this process, 22ABC was unified to a three-bedroom condo layout with only one entrance and open walls between the A, B, and C units. There has been no further work since 2017. The Community Development Code is clear that a lodge unit is, "A zoning designation that allows for a two (2) room space plus a mezzanine with up to two separate baths and a full kitchen". The existing floor plan of 22A, B, and C, means that in addition to a rezone and density transfer, the applicant will need a variance from 17.8 Definitions, to allow for more than 2 rooms in a lodge unit because of the layout created by the renovations. Staff have provided the variance criteria below, The applicant, like many other Blue Mesa Lodge owners



who purchased after 2000, was unaware of the difference between a zoning designation and zone district. The Peeler's representative for this application has stated that the Peeler's have endured a financial and hardship, as they were unaware that the units they purchased were for short term accommodations.

### **CRITERIA, ANALYSIS AND FINDINGS**

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

#### **17.4.9: Rezoning Process**

(\*\*\*)

##### **3. Criteria for Decision: (\*\*\*)**

- a. The proposed rezoning is in general conformance with the goals, policies and provisions of the Comprehensive Plan.
- 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, [and/or] there have been changes in conditions in the vicinity [and/] or there are specific policies in the Comprehensive Plan that contemplate the rezoning;
- f. Adequate public facilities and services are available to serve the intended land
- 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.

**STAFF NOTE: The proposed rezone is justified, as the applicant is voluntarily bringing his unit into compliance based on efficiency lodge unit zoning designation codes. Moreover, the rezoning is in compliance with the goals policies and provisions of the comprehensive plan. There will be no vehicular impact as the applicant possesses sufficient parking, and all other town regulations and standards will be met by this rezoning. That being said, the applicant is bringing through a concurrent Variance application because a combination of three efficiency lodge units exceeds the two room maximum afforded by the lodge zoning designation definition.**

#### **17.4.10: Density Transfer Process**

(\*\*\*)

##### **D. Criteria for Decision**

(\*\*\*)

2. Class 4 Applications. The following criteria shall be met for the Review Authority to approve a density transfer.
  - a. The criteria for decision for a rezoning are met, since such density transfer must be processed concurrently with a rezoning development application (except for MPUD development applications);
  - b. The density transfer meets the density transfer and density bank policies; and .
  - c. The proposed density transfer meets all applicable Town regulations and standards.



**Staff Note: The applicant has demonstrated that he has the adequate density to meet the standards put forth in 17.4.10(D), Criteria for Decision on a Density Transfer Process. The applicant will have .75 person equivalent excess efficiency lodge density and intends to transfer it to the Density Bank.**

#### **17.4.16 Variance Process**

The applicant is requesting a Variance because combining three efficiency lodge units into one lodge zoning designation, exceeds the two-room limitation found in the lodge zoning designation definition.

(\*\*\*)

#### D. Criteria for Decision

1. The following criteria shall be met for the review authority to approve a variance:

- a. The strict development application of the CDC regulations would result in exceptional and undue hardship upon the property owner in the development of property lot because of special circumstances applicable to the lot such as size, shape, topography or other extraordinary or exceptional physical conditions;
- b. The variance can be granted without substantial detriment to the public health, safety and welfare;
- c. The variance can be granted without substantial impairment of the intent of the CDC;
- d. Granting the variance does not constitute a grant of special privilege in excess of that enjoyed by other property owners in the same zoning district, such as without limitation, allowing for a larger home size or building height than those found in the same zone district;
- e. Reasonable use of the property is not otherwise available without granting of a variance, and the variance being granted is the minimum necessary to allow for reasonable use;
- f. The lot for which the variance is being granted was not created in violation of Town regulations or Colorado State Statutes in effect at the time the lot was created;
- g. The variance is not solely based on economic hardship alone; and
- h. The proposed variance meets all applicable Town regulations and standards unless a variance is sought for such regulations or standards.

2. It shall be the burden of the applicant to demonstrate that submittal material and the proposed development substantially comply with the variance review criteria.

**STAFF NOTE: The proposed rezone is justified, as the applicant is voluntarily bringing his unit into compliance based on efficiency lodge unit zoning designation codes granting a variance will assist in bringing Blue Mesa lodge into compliance with the goals policies and provisions of the comprehensive plan. There will be no vehicular impact as the applicant possesses sufficient parking, and all other town regulations and standards will be met by this rezoning.**

#### **STAFF ANALYSIS**

Combining three one room efficiency lodge units into one lodge units does not meet the definition of a lodge unit. However, the combination of these three units will assist in bringing the Blue Mesa Lodge into compliance with the Community Development Code which is why staff supports the Variance. The applicant will move the .75 person equivalents to the Density Bank. There are no exterior changes that require Design review Board specific approval, and the criteria listed above



for decisions on rezoning and density transfers have been demonstrated by the applicant. Since Blue Mesa Lodge is also not identified in the Comprehensive Plan for redevelopment, rezoning three efficiency lodge units to one lodge unit meets the town criteria for a rezone application. Staff recommends approval of this Rezone and Density Transfer, and Variance Application.

**RECOMMENDED MOTION:**

*I move to recommend the Town Council approve the rezone, density transfer, and Variance application for Lot 42B, Blue Mesa Lodges units 22A, 22B, and 22C to rezone units 22A, 22B, and 22C from three (3) efficiency lodge zoning designations to one (1) Lodge zoning designation and the Variance to the lodge zoning designation definition to allow for a three room lodge zoning designation unit, with the following findings and conditions as noted in the staff report of record dated October 23, 2019 and with the following findings and conditions:*

Findings:

1. *The applicant has the requisite required density of .75 person equivalents to execute a rezone from efficiency lodge to lodge zoning designation.*
2. *The applicant has met or exceeded the parking requirement of .5 parking spaces.*
3. *Blue Mesa Lodge is not identified in the Comprehensive Plan for redevelopment.*
4. *The Variance to the lodge zoning definition is justified and meets the Variance criteria.*

Conditions:

1. *The applicant shall submit a condo map amendment and associated declarations, to the Town for review and approval showing the Units 22A, 22B, and 22C as one renumbered lodge unit and cross-reference the approval of a Variance Resolution to the definition of a lodge zoning designation.*
2. *The Lot list shall be updated to reflect the rezone from three efficiency lodge units to one lodge unit.*



Keith Brown  
117 Lost Creek Lane, Apt 41-A  
Mountain Village, CO 81435 (970) 417-9513

---

October 11, 2019

**Rezone Application Document Summary for Apt. 22-ABC, 117 Lost Creek Lane, Lot 42-B,  
Mountain Village, CO 81435**

I am the Owner Agent for Julie and Justin Peeler for an application for the Rezone to a Lodge designation of Apt. 22-ABC. Below are the documents provided with this application:

- Rezone and Density Transfer Applications with needed signatures
- Application Narrative
- HOA-Town Recorded Document History
- HOA Original Floor Plans
- 2017 renovation floor plans and permits
- Town Resolution dated 10.16.1998 converting to Efficiency Lodge, recording #321828
- HOA 1st Amendment to Declaration dated 10.05.1998 converting Residential Condos to Residential Studio Apartments for Residential Use, recording #321574
- Town Resolution and Density Transfer dated 8.14.1997, recording # 313892
- HOA 2nd Amendment to Declaration dated 3.17.2010 recording # 411615
- HOA Amended By-Laws dated 8.22.2017
- HOA Condo Map dated 11.14.1997
- HOA Articles of Incorporation dated 8.27.1997
- HOA Amended Declaration dated 8.29.1997 recording #314222
- TMV - HOA Agreement dated 4.29.2016 recording #442249
- 22-ABC Assessor's record
- 22ABC Title TBD
- HOA Plat

Thank you,  
Most Sincerely, Keith Brown, for Julie and Justin Peeler



Keith Brown  
117 Lost Creek Lane, Apt 41-A  
Mountain Village, CO 81435 (970) 417-9513

---

October 11, 2019

**Development Narrative for the Rezone to a Lodge designation of Apt. 22-ABC, 117 Lost Creek Lane, Lot 42-B, Mountain Village, CO 81435**

I am the Owner Agent for Julie and Justin Peeler for an application for the Rezone to a Lodge designation of Apt. 22-ABC.

The Peelers seek a Rezone to a Lodge designation so the designation is in conformance with the physical attributes and intended uses of the property. The Peelers became owners on the basis the property was a Residential Condo. They would not have purchased and would not have invested in a substantial renovation if an Efficiency Lodge designation had been known. Julie and Justin first learned their condo had an Efficiency Lodge designation in May, 2019.

22-ABC condo is 1,231 square feet with three bedrooms, one living room and 2.5 bathrooms, a full kitchen and a full parking space. 22 A-B-C is currently zoned as 3 Efficiency Lodge units.

The Peelers are the 2nd owner of 22-ABC. The first owner used the condo for short and long term rentals and for owner occupancy. The Peelers purchased 22-ABC in late 2016.

The condo was extensively renovated in 2017. The renovation was approved by the HOA, Town Planning and the Building Department. The renovation eliminated the lock-off hall entrances and separations, removed the kitchenettes, added a window and bedroom and upgraded the the kitchen and full interior.

22-ABC functions now as a single 3 bedroom condo with one entrance and walls open between the 3 units. The condo was designed for and has been used exclusively by the Peelers. I was the interior designer.

The application meets the applicable criteria for a Rezone to a Lodge designation as follows:

A. The proposed rezoning is in General Conformance with the goals, policies and provisions of the Comprehensive Plan (CP) because:

- A Lodge designation of 22-ABC will help promote a rich social fabric within the community (page 9 CP) by allowing use of the property for a multi-generational family. e small-town values are important and people can make social and emotional connections."
- A Lodge designation of 22-ABC is in compliance with the intended mixed-use of the Village Center Zone District.



B. The proposed rezoning is consistent with the Zoning and Land Use Regulations because:

- The Lodge designation is in keeping with the Land Use Plan Policy (page 39 CP) for a Mixed-Use Center.
- Given the prior use and renovation approvals, the applicant believes a designation of Lodge is appropriate and reasonable for 22-ABC.

C. The proposed rezoning meets the Comprehensive Plan project standards because:

- The 22-ABC building was designed, approved, built and managed as a Residential Condominium property.

D. The proposed rezoning is consistent with public health, safety and welfare as well as the efficiency and economy in the use of land and its resources because:

- The 22-ABC building was designed and approved as a residential condominium building and is physically suitable for Lodge use.
- A Lodge designation provides for a higher property valuation and range of use. That in turn helps create pride of ownership and a willingness to upgrade and improve the property beyond interior condo renovations.

The 22-AB owners, along with the other owners of the property made substantial financial and personal contributions in upgrading and maintaining not only condominium interiors but also the building and plaza infrastructure. A partial list of infrastructure improvements includes garage fireproofing (2019), roof drainage, a snow melt system, heat tape safety circuit breakers (2009-2017), extensive waterproofing and plaza repairs (2016) and building structural repairs from snow melt salt damage (2009-10). Additionally the property owners allowed the town an easement to install the Sunset Plaza snow melt system and another easement allowing the town to use delivery vehicles across HOA property.

E. The proposed rezoning is justified because there are the following errors in the current zoning:

- 22-ABC condo as well as other units in the property have been used as long-term residences since the original construction. The history of the property is mixed-use, with long-term occupancy in multiple units, including 22-ABC. The original Lot 42 plat was for Condominium-Commercial, not Efficiency Lodge-Commercial use. Blue Mesa Lodge Lot 42-B had Residential Condominium designation for the first decade, until the 1998 Town resolution that changed the condominiums to Efficiency Lodge designation. There was no removal of full kitchens and no enforcement of the parking obligations (for units other than 22-ABC) in 1998 or afterwards.
- The 22-ABC condo had an original full kitchen and the permitted 2017 renovation upgraded the kitchen, which is in error to an Efficiency Lodge designation.
- The 1997 application for conversion to Efficiency Lodge was at the request of the developer/declarant and not by a properly constituted HOA on behalf of Owners. The developer/declarant then recorded a misleading amended declaration (recording nbr



321574) as part of the HOA governing documents. The amended declaration stated the conversion was from a Residential Condo designation to a 'Residential Studio Apartment' designation 'for Residential use', which is a designation that did not and does not exist. The full chain of buyers (23 past & present owners contacted) thinking they had purchased Residential Condos. In sum, the rezone to Efficiency Lodge appears in error because the purchases and uses were for Residential Condominium.

F. The proposed rezoning shall not create vehicular or pedestrian circulation hazards or cause parking, trash or service delivery congestion because:

- 22-ABC has a full parking space (22-ABC parking space) at the property.

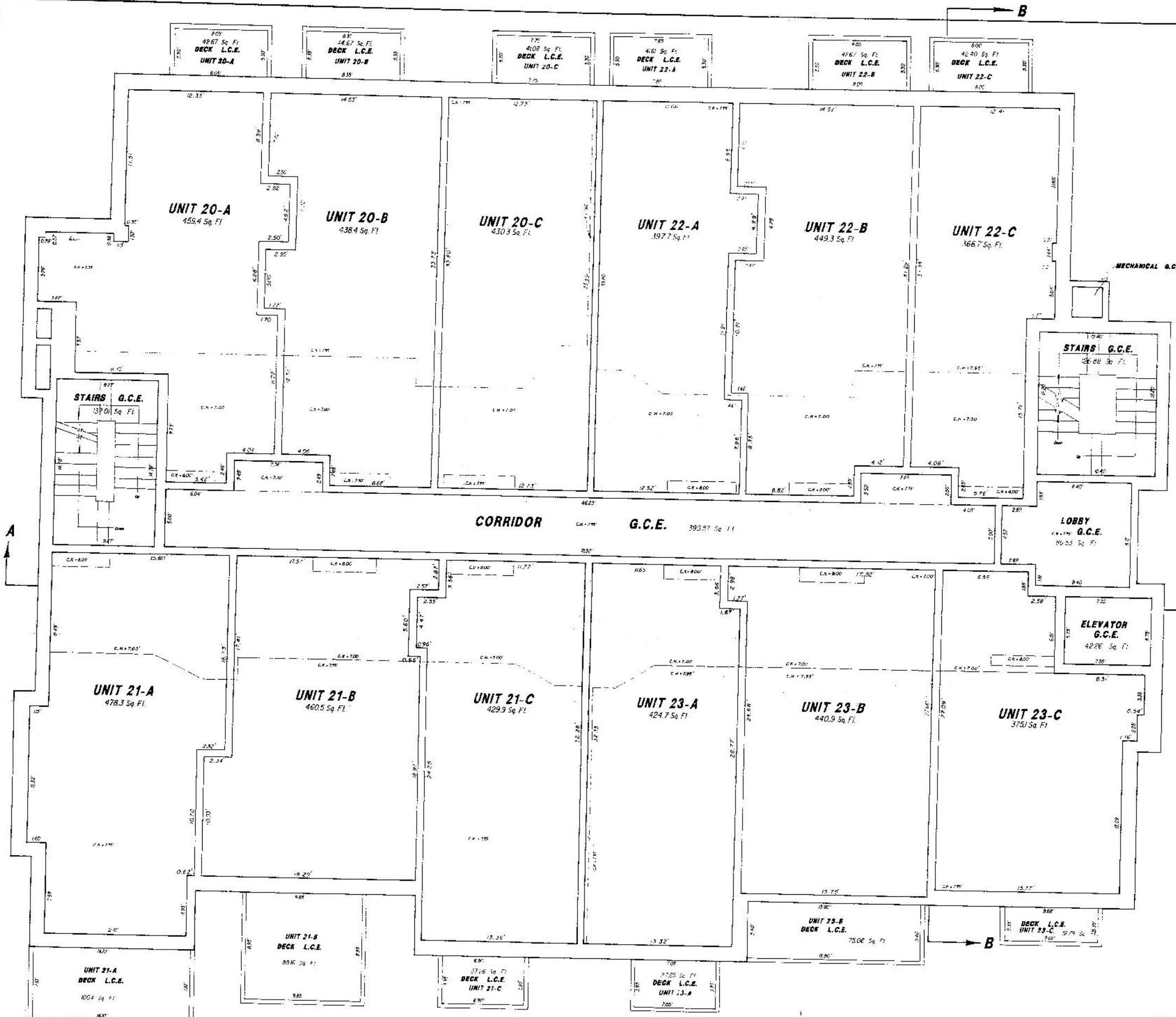
G. The proposed rezoning meets all applicable Town regulations and standards because:

- The subject property was constructed to a Residential Condo standard.
- The Lodge designation allows for the intended use.
- The 22-ABC 2017 renovation was by town permit for uses allowed by a Lodge designation.

We want to thank town Planning and Town Council for considering this application and for the Council direction for the town to consider waiving related application fees.

Thank you,  
Most Sincerely, Keith Brown, for Julie and Justin Peeler





MECHANICAL G.C.E.

STAIRS G.C.E.

3700 Sq. Ft.

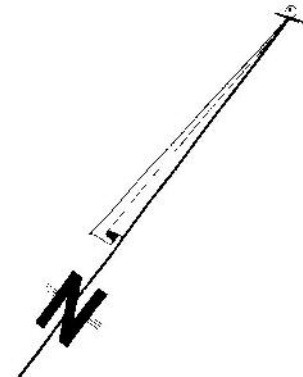
CORRIDOR G.C.E. 39557 Sq. Ft.

LOBBY G.C.E.

1600 Sq. Ft.

ELEVATOR G.C.E.

4226 Sq. Ft.



# SECOND FLOOR PLAN

**POLEY ASSOCIATES, INC. ENGINEERING & SURVEYING**  
 P.O. BOX 1385 TELLURIDE, COLORADO 81435 303-728-6153





**BUILDING DIVISION**  
**Mountain Village**  
 455 Mountain Village Blvd Ste. A  
 Mountain Village, CO 81435  
 970-369-8242 Fax 970-728-4342

**BUILDING PERMIT**

  
**Permit Number: 2017-MVL-00181**

**For Inspections call 970-000-0000**

<b>Date Issued:</b> 09/05/2017	<b>Contractor/General:</b> Ultra Builders ICNON109096
<b>Job Site Address:</b> <b>117 LOST CREEK LN 22ABC 22ABC</b>	<b>Plumbing:</b> Controlled Hydronics, M P DJ685441
<b>Property Owner:</b> JUSTIN AND PEELER	<b>Electrical Contractor:</b> Tooker Electric LLC
<b>Mailing Address:</b> 221 PRIMROSE PL SAN ANTONIO, TX 78209	
<b>Phone:</b> H: 830-870-7555	
<b>Parcel ID:</b> 477903112017	

<b>Subdivision:</b> BLUE MESA LODGE	<b>Lot:</b> 42B	<b>Block:</b>	<b>Filing:</b>	<b>Sq.</b> 0
<b>Required Set Backs</b>	North /	South / Back:	East / Right:	West / Left:
<b>Actual Set Backs</b>	North /	South / Back:	East / Right:	West / Left:

TYPE AND VALUE OF BUILDING	FEE ITEMS	# of Each	Amount
	Building Fees - Valuation	100000.00	\$1147.50
	Mountain Village Use Tax	100000.00	\$1800.00
	San Miguel County Use Tax	100000.00	\$400.00
	Road Impact Fee - Remodels	100000.00	\$250.00
	Plan Review Fee 65%	1.00	\$745.88
Type: Alteration			
SubType: Residential			
Category: Residential Remodel			
Valuation: \$100,000.00			
	<b>Total</b>		<b>\$4343.38</b>

**Plans Reviewed by:**

**Description of Work:** Change floor layout in living area, remodel two existing bathrooms, add one bedroom, 1/2 bathroom and an exterior window.

There will be no changes to the Livable Square Feet of the apartment, so no additional water/sewer tap are required.

**NOTICE**

**OWNER/CONTRACTOR SIGNATURE OF UNDERSTANDING AND AGREEMENT:**  
 Revaluation takes place on all permits selected by CBO before certificate of occupancy or a work complete is issued. Permit expires 90 days from the date of last inspection. Post the permit verification card so it is visible from the street. Please request inspections before covering any work. Redlined plans and permit card must be on site. I certify I have permission from the property owner and HOA to perform the described work. I assume full responsibility for compliance with the Town of Mountain Village/Telluride adopted ICC and NFPA codes, Mountain Village Design Regulations, Construction Mitigation, Land Use Ordinance, State of CO Asbestos requirements and all other applicable ordinances, for work under this permit. Plans Subject to Field Inspection.

Signature of Applicant/Date \_\_\_\_\_ Building Department Signature/Date \_\_\_\_\_

**MUST BE POSTED ON JOB SITE**





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

May 31, 2017

Keith Brown  
117 Lost Creek Lane, #41A  
Mountain Village, CO 81435  
Sent via email to: keithtelluride@gmail.com

RE: Design Review Process Application for Lot 42B, units 22 A, B, and C.

Dear Mr. Brown:

The Planning Division staff approved the Design Review Process Application for Lot 42B, units 22 A, B, and C. This approval is for a one new window in unit 22C to match the existing nearby window. This approval is with the following conditions:

- 1. Applicable Town fees and taxes shall be paid prior to commencing the activity or prior to the Town issuing a permit, as applicable, including but not limited to the Town's use tax.*

Length of validity shall be for 18 months from the date of approval, expiring on November 31, 2018. If the development has not commenced, legal instruments not recorded, or a building or development permit has not been issued, as applicable, the approval shall expire unless a Renewal Process development application was approved. Once all of the conditions set forth above are met, unless such condition is deferred until after a building or development permit has been issued, the Town will issue a development permit for the project in accordance with the requirements set forth in the Community Development Code.

Sincerely,

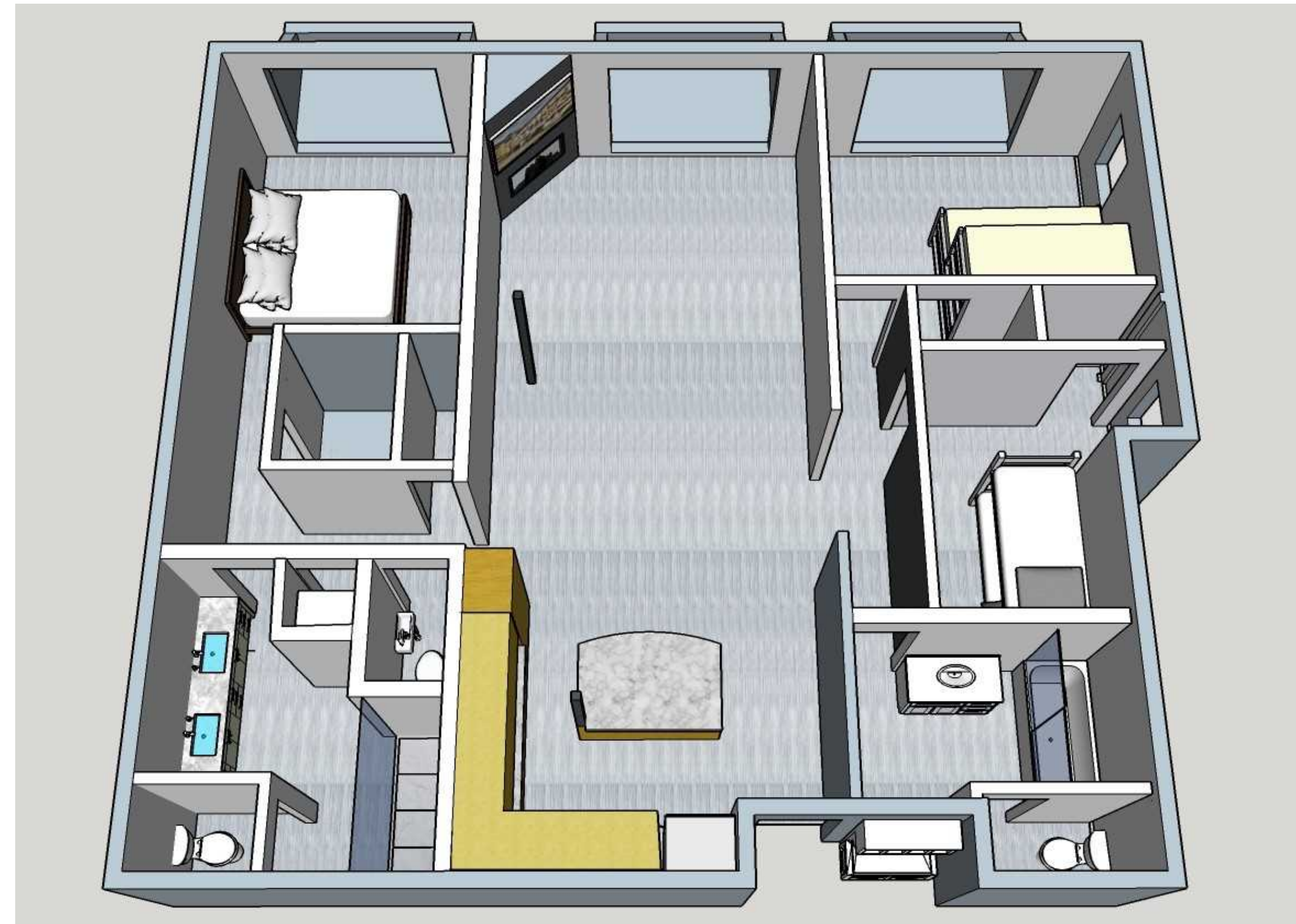
Dave Bangert  
Senior Planner/Forester  
**Town of Mountain Village**  
**455 Mountain Village Blvd, Suite A**  
**Mountain Village, CO 81435**  
O :: 970.369.8203  
C :: 970.417.1789  
F :: 970.728.4342



## sheet index

**A.1.1** - title page  
**A.1.2** - vicinity map & site view  
**A.1.3** - floor plans  
**A.1.4** - changes  
**A.1.5** -new measurements  
**A.1.6** - existing utilities  
**A.1.7** - sprinklers & detectors  
**A.1.8** - new lights  
**A.1.9** - new electric  
**A.1.10** -22c new venting  
**A.1.11** - 22c new window  
**A.1.12** - doors  
**A.1.13** - floors  
**A.1.14** - 22a bathroom  
**A.1.15** - 22c bathroom  
**A.1.16** - 22c bedroom  
**A.1.17** - kitchen and columns  
**A.1.18** - appliances  
**A.1.19** - 22b tv fireplace wall  
**A.1.20** - fans and window blinds

**A.1.21** - closet shelves & trim



# lot 42b unit 22abc

construction  
drawings  
8/10/2017

## general notes

electric

1. the contract documents includes the contractual agreement, the drawings and the project binder (specifications, supplemental drawings, addenda and project cut sheets).
2. all required work shall be performed by the genral contractor, unless otherwise noted. all reference to the "contractor" includes the general contractor and his subcontractors: they shall be one and the same.
3. the contractor shall obtain all applicable building permits, all necessary inspections, and the certificate of completion.
4. the contractor is responsible for the conformance of all work to building codes.
5. the contractor is responsible for the protection of the hoa common areas, neighboring properties, and the compliance to all o.s.h.a. requirements.
6. No original or as-built building plans have been located so the contractor is to verify and measure all relevant plumbing locations and condition, wall assemblies, window header and structural columns and beams during demolition.

## project team

**owner:** julie & justin peeler, 221 primrose place, san antonio, tx 78209 (830) 870-7555, jpeeler@satx.rr.com, hunt@macho creek lodge.com

**owner agent:** keith brown, 117 lost creek ln. #41a, mountain village, CO 81435 (970) 417-9513 keithtelluride@gmail.com

**general contractor:** ultrabuilders llc., ricky@ultrabuilders.llc.com po box 1835 telluride, co 81435 ph 970 596 1014

**architect plan review:** gerald ross architects, 114 aldasoro rd. telluride, co 81435 gr@telluridearchitect.com (970) 708-1392

**architect 22c window:** ben white architecture, 148 elcho ave., #3, crested butte, co 81224 (970) 349-5378 ben@benwhitearchitecture.com

## project information

**property address:** 117 Lost Creek Lane, Unit 22abc, Mountain Village CO 81435 (Blue Mesa Lodge)

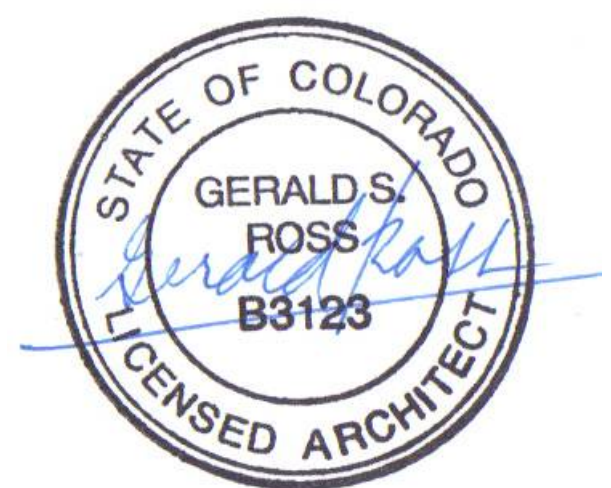
**legal description:** units 22 a b c and residential parking unit 40 blue mesa lodge condos acc to 1st amended plat & dec of record located at lot 42b town of mountain village plat bk1 pg 2423 san miguel county co

**project description:** residential condo renovation including the addition of one exterior window

**zoning designation:** residential, mountain village core

### square footage summary:

397 s.f. 22 a room  
 450 s.f. 22 b room  
 369 s.f. 22 c room  
 -----  
 1,216 s.f. 22 a b c - per plat



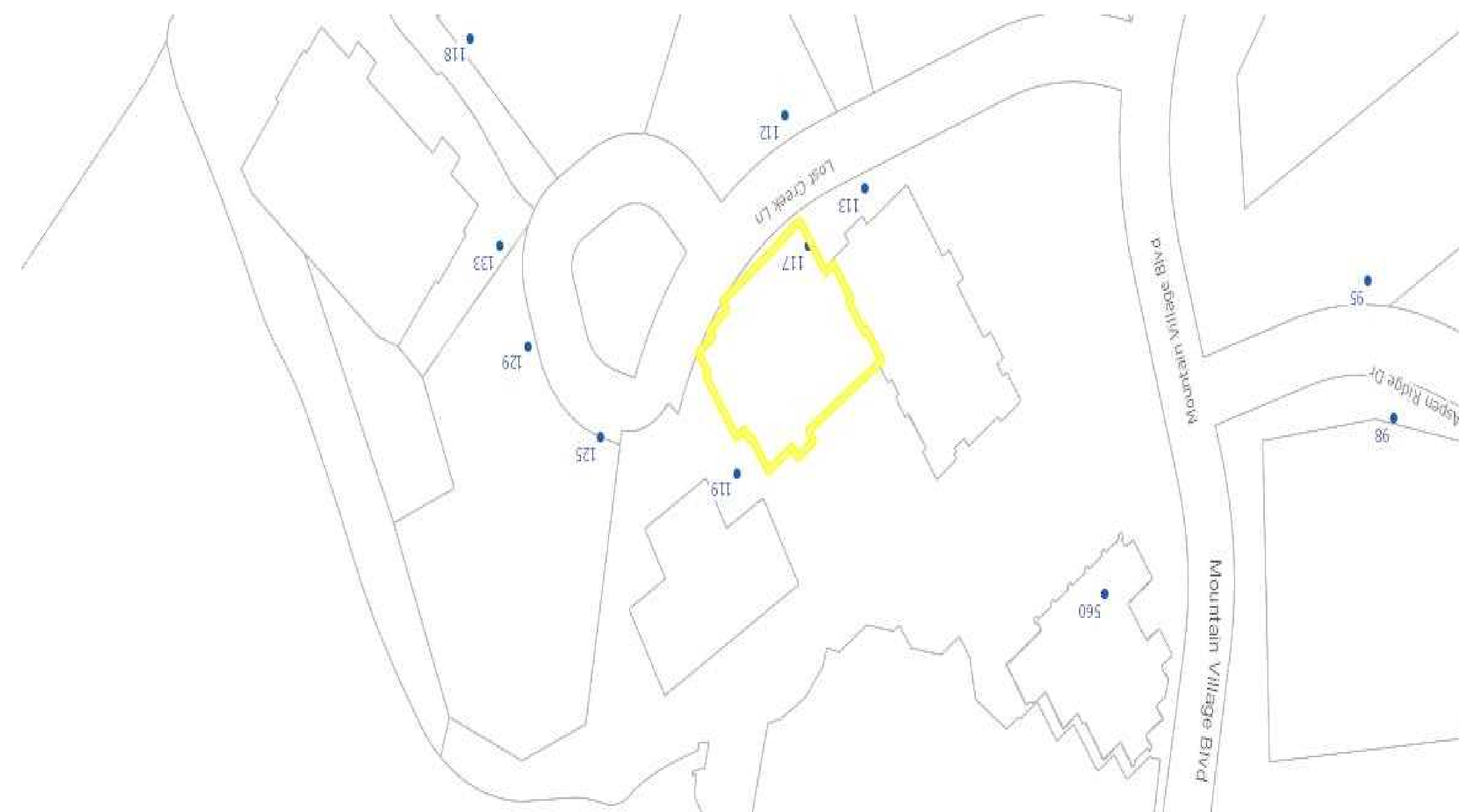
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**A.1.1**





vicinity map



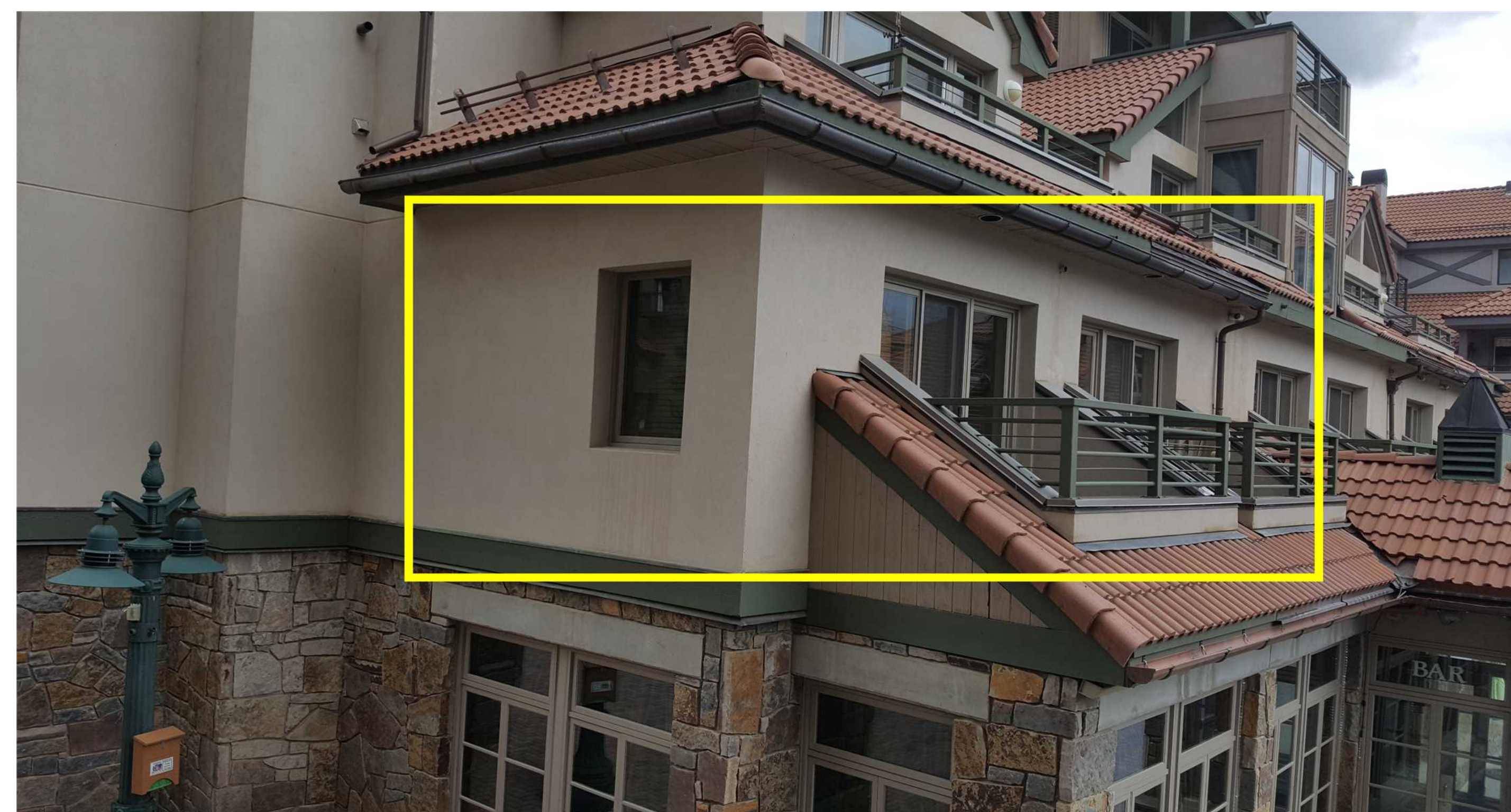
vicinity map

# lot 42b unit 22abc

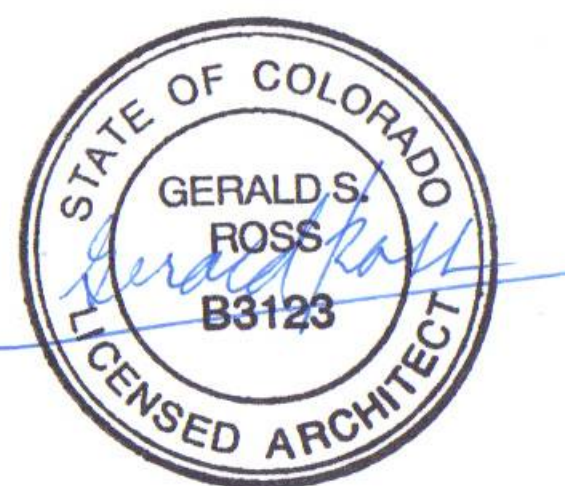
construction  
drawings  
8/10/2017



view east from sunset plaza



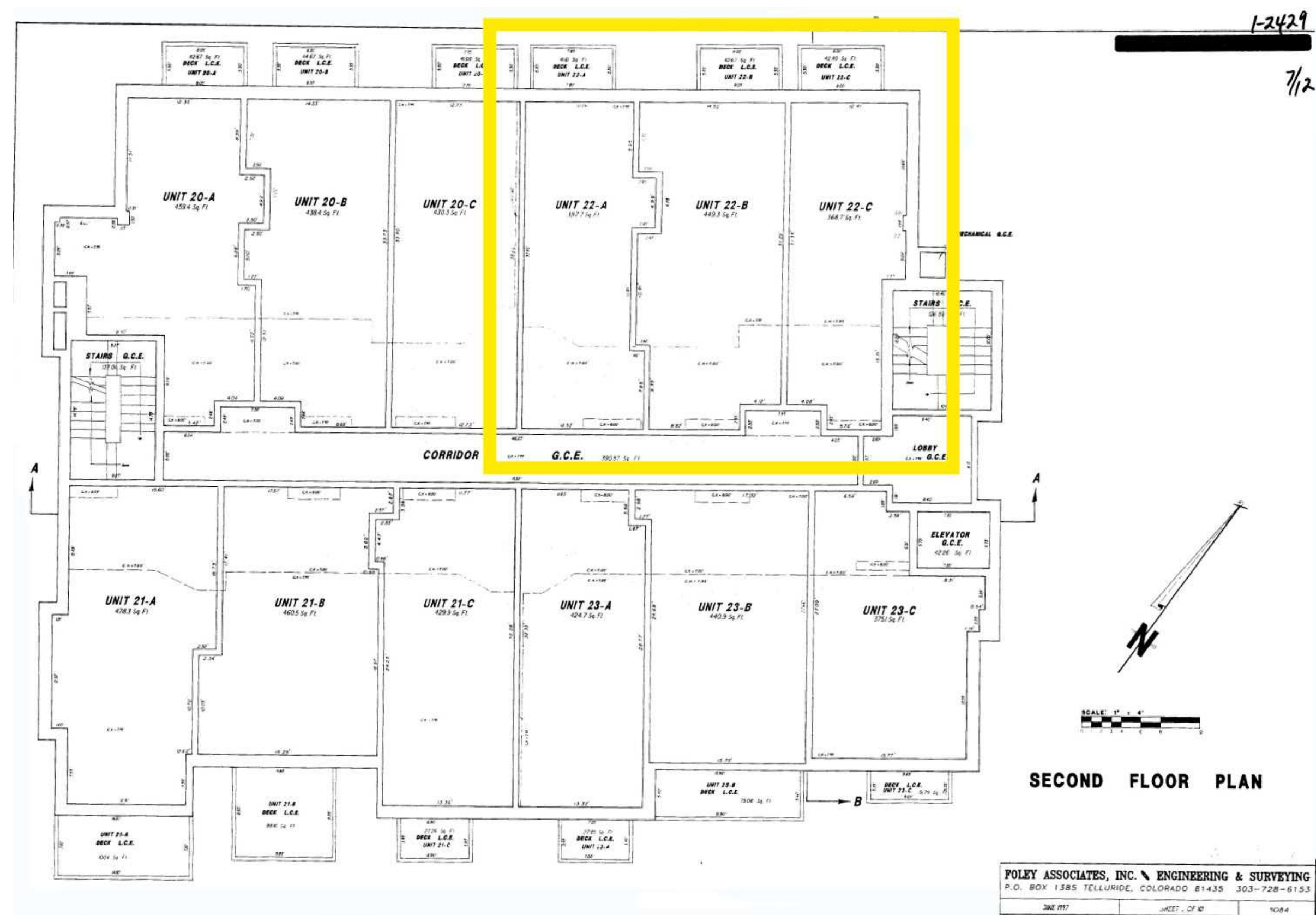
22abc from the north



vicinity  
map &  
site views

**A.1.2**





### general notes

22b entrance door is existing self-closing fire door, 1 hour rating

primary walls are 7 inch, secondary walls 5 inch. wall assembly to be same as existing walls with 5/8" drywall on metal studs. existing wall stud specifications to be determined by contractor during demolition.

walls to be sound insulated with R-15 kraft-backed insulation batts.

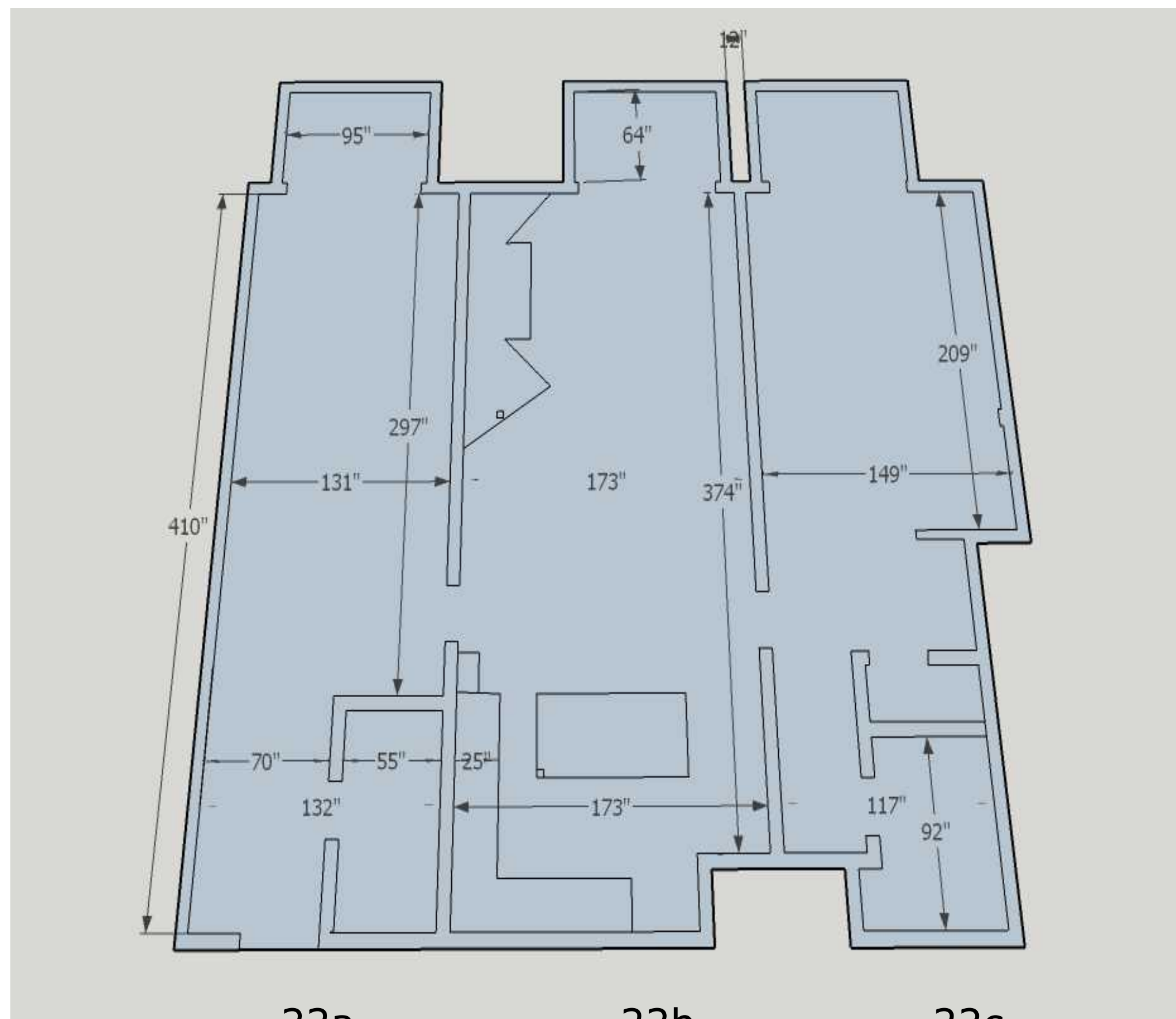
one new window in 22c - see A.1.11

one new vanity bath

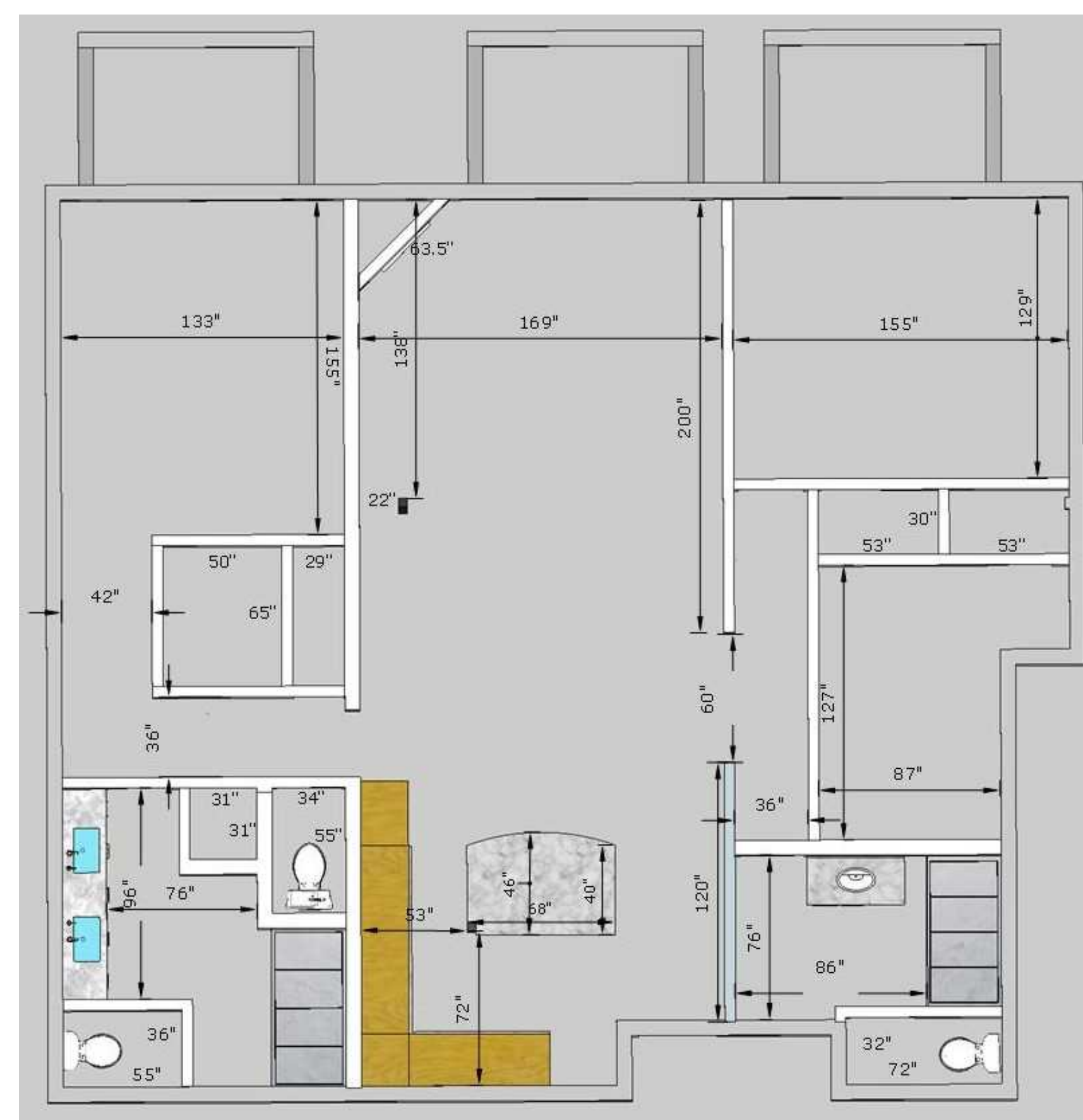
## lot 42b unit 22abc

construction  
drawings  
8/10/2017

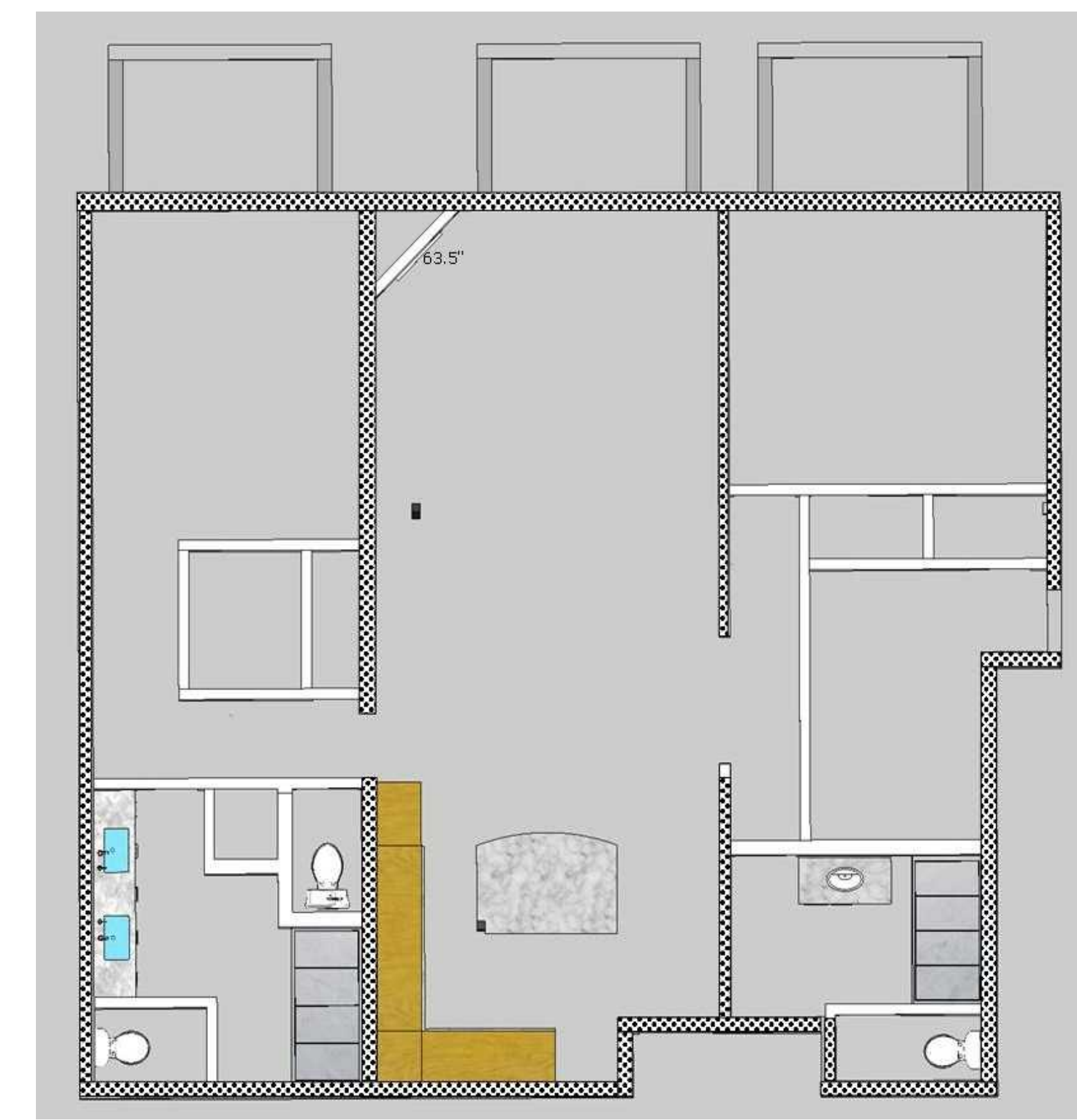
22abc 2nd floor location



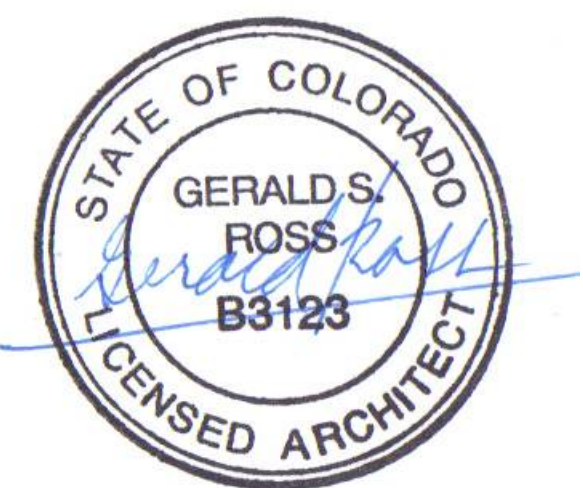
existing floor plan



new floor plan



existing walls



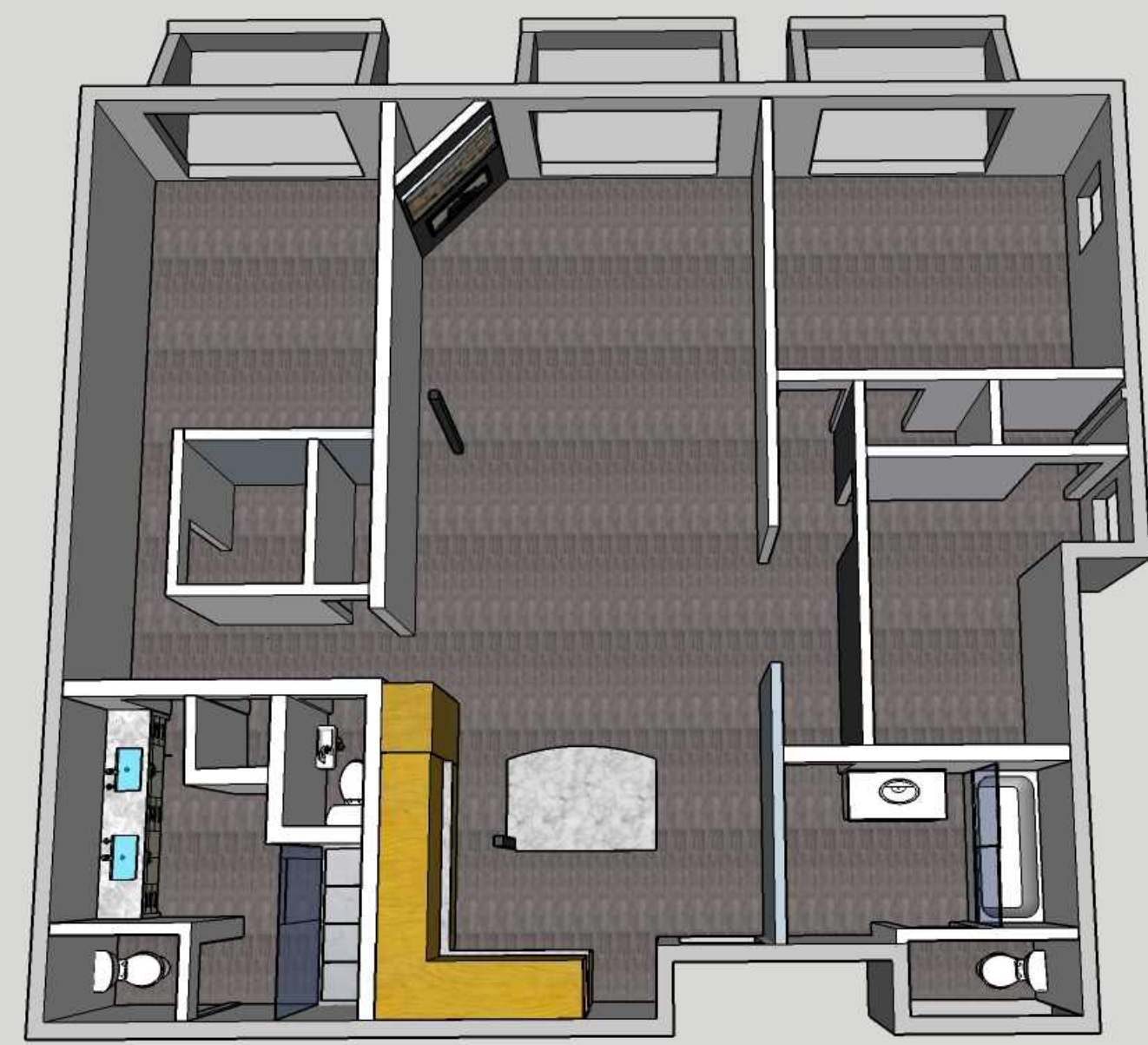
hoa 2nd floor  
plan & 22abc  
existing &  
proposed  
floor and wall  
plan

### A.1.3

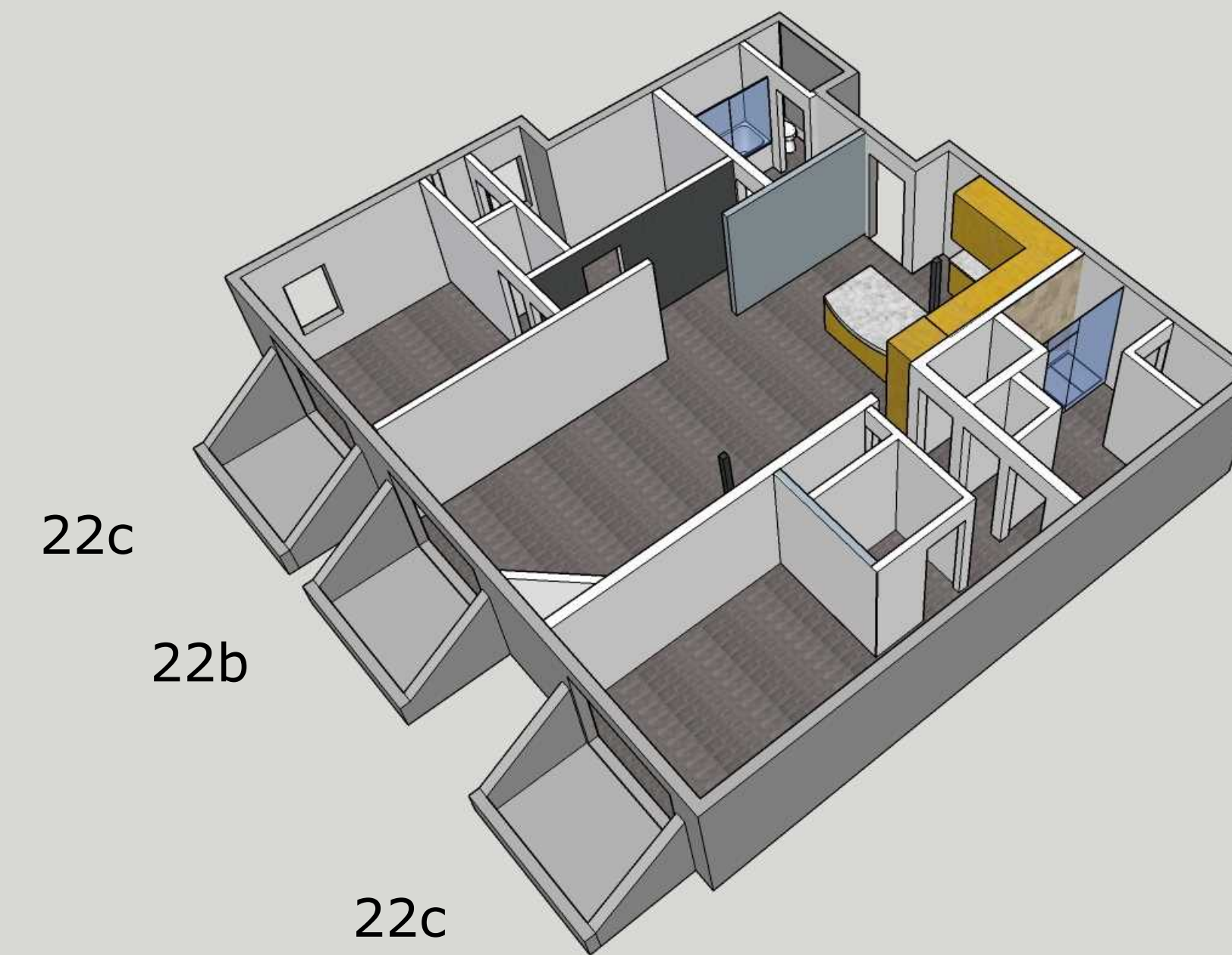


# lot 42b unit 22abc

construction  
drawings  
8/10/2017



22a      22b      22c



22c  
22b  
22c

22a changes: shower in place of bathtub, toilet room, new double sink counter/cabinet, in floor bathroom heat, washer/drier, guest vanity bathroom, double closet

22b changes: new kitchen appliances, re-finished cabinets, new kitchen island, tv cabinet removed, new gas fireplace

22c changes: additional window, toilet room, walk in shower, new single sink counter/cabinet, in floor bathroom heat, new room, 2 closets

22abc changes: tile floor, led ceiling lights, refinished walls and ceilings, exhaust fans all vents



22c      22b      22a



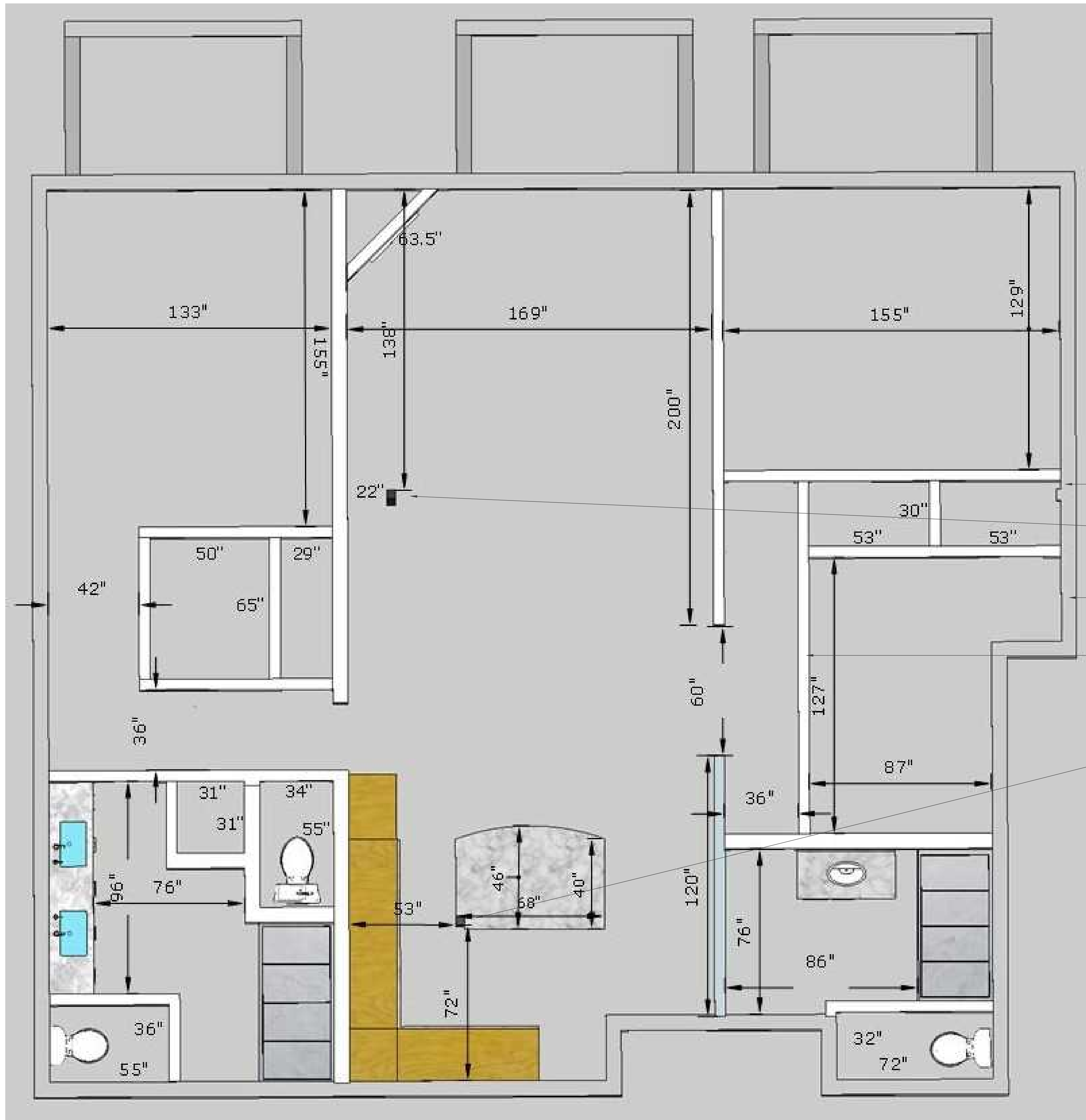
22a  
22b  
22c



changes

**A.1.4**





**general notes**

all shown measurements are wall board to wall board

all shown measurements are to be verified on-site by the contractor during demolition and before construction.

**critical measurements**

- wall column
- 22 b column 1
- new window
- new wall
- 22b column 2

**lot 42b  
unit  
22abc**

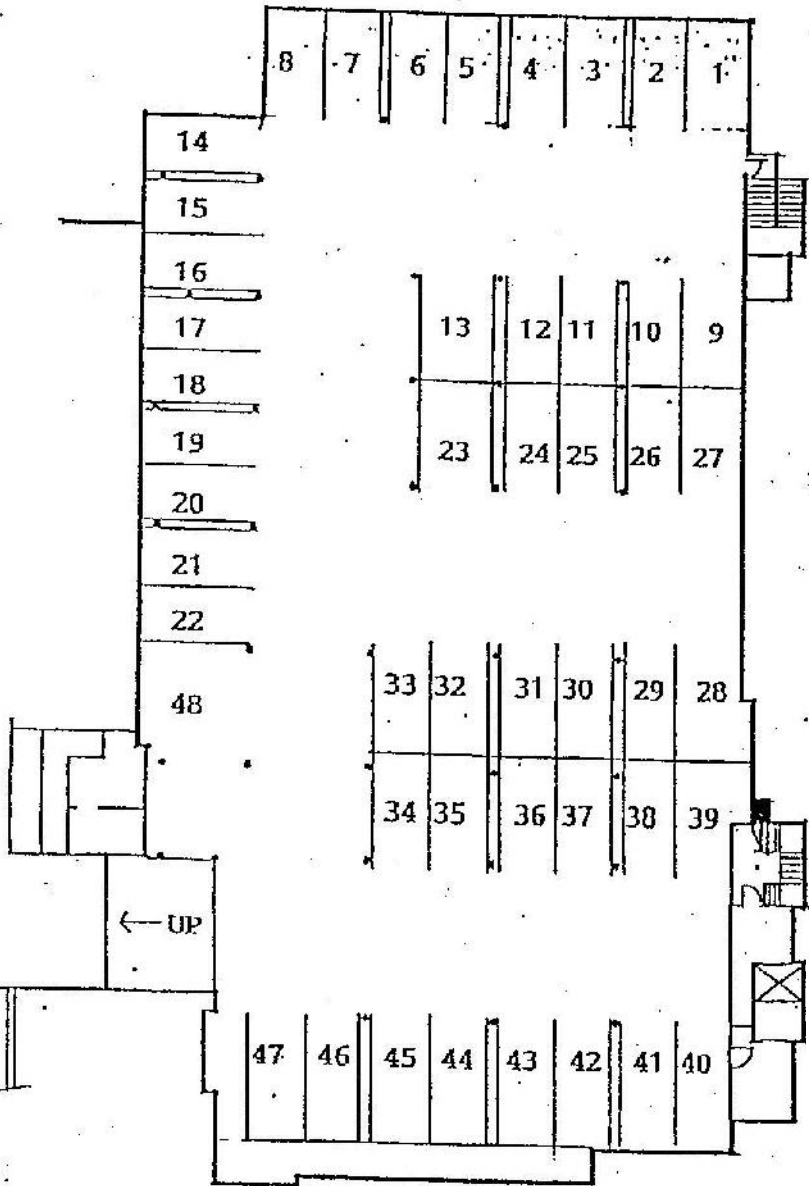
construction drawings  
8/10/2017



new measurements

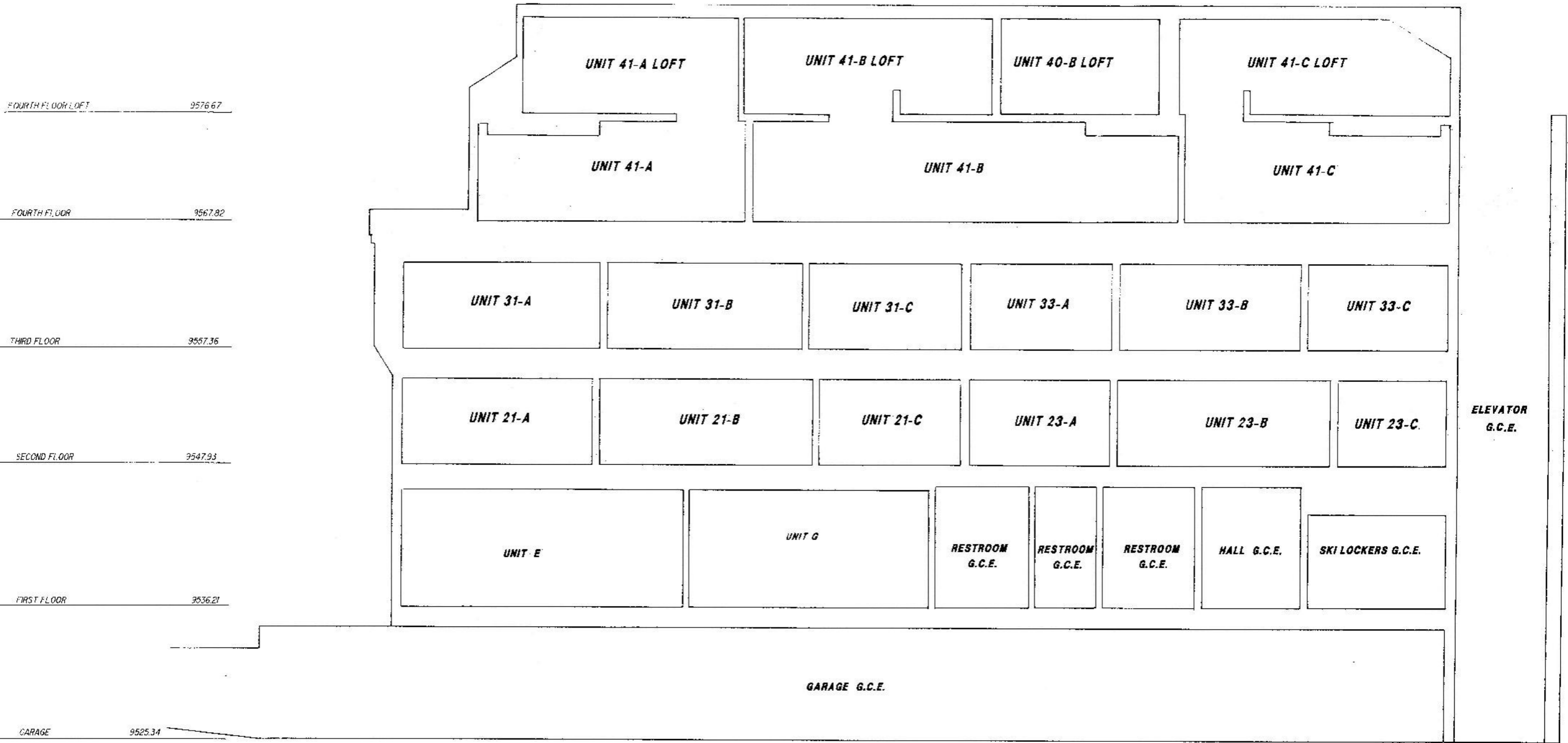
**A.1.5**





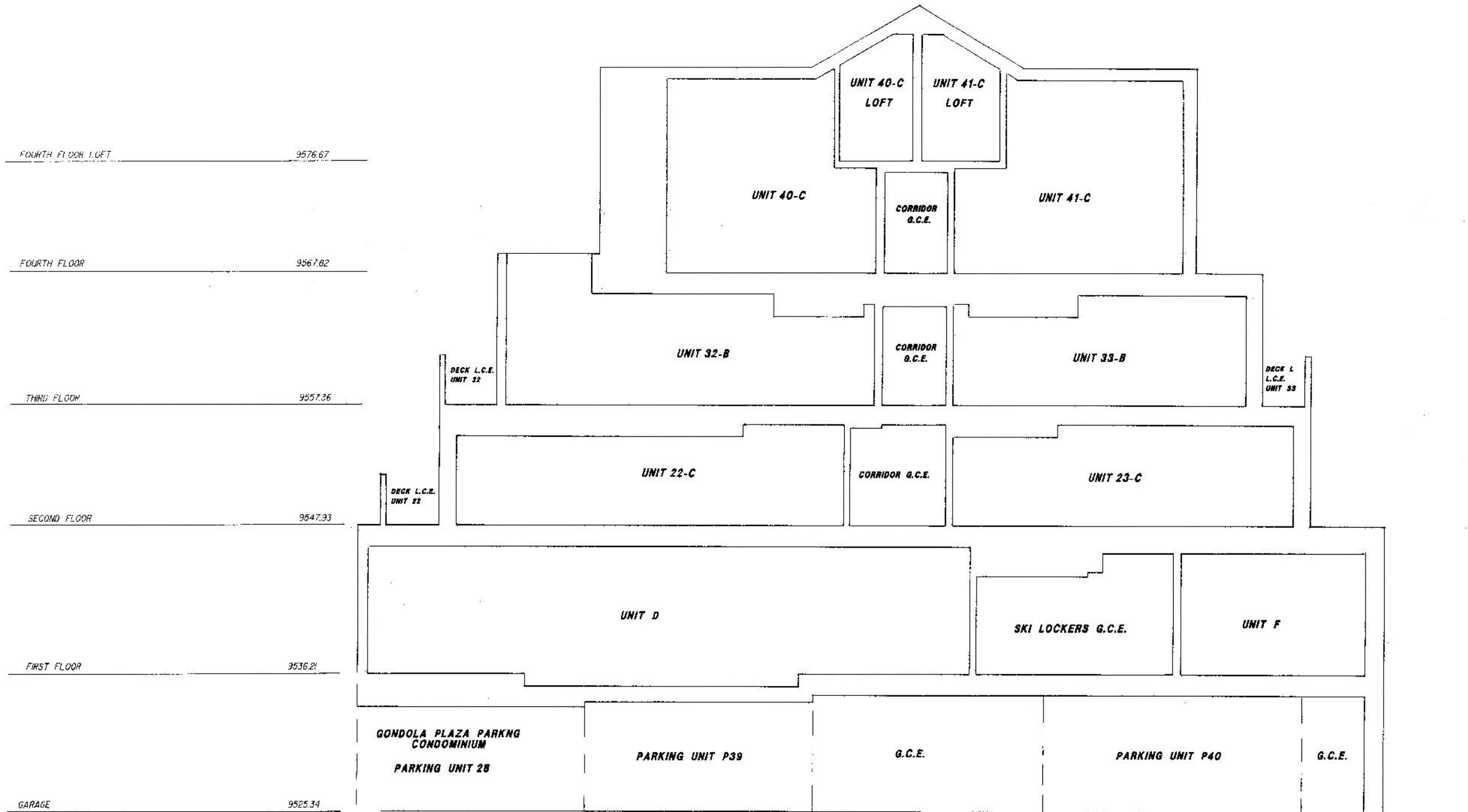


SECTION A-A

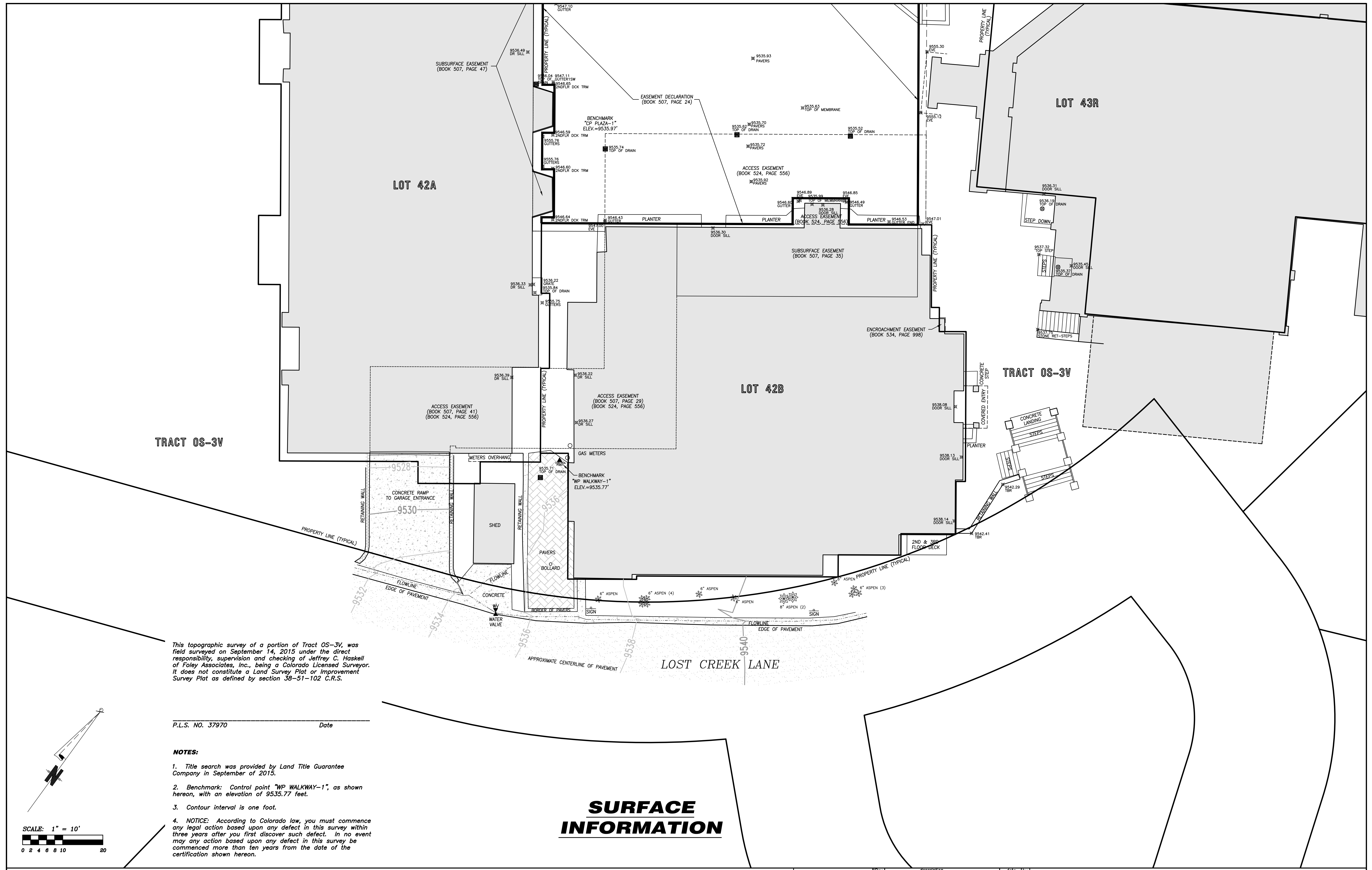




# SECTION B-B



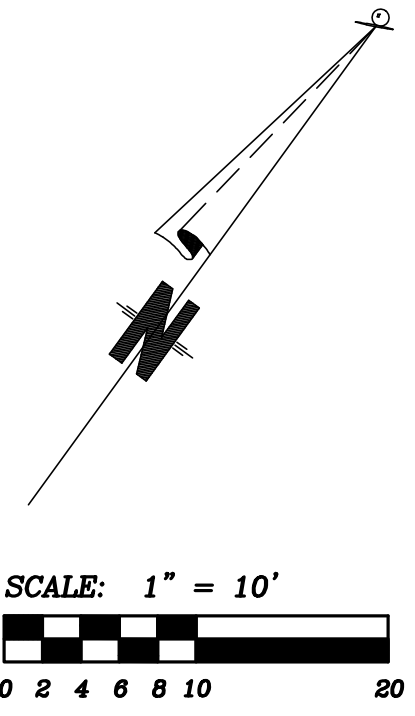




This topographic survey of a portion of Tract OS-3V, was field surveyed on September 14, 2015 under the direct responsibility, supervision and checking of Jeffrey C. Haskell of Foley Associates, Inc., being a Colorado Licensed Surveyor. It does not constitute a Land Survey Plat or Improvement Survey Plat as defined by section 38-51-102 C.R.S.

P.L.S. NO. 37970 \_\_\_\_\_ Date \_\_\_\_\_

- NOTES:**
- Title search was provided by Land Title Guarantee Company in September of 2015.
  - Benchmark: Control point "WP WALKWAY-1", as shown hereon, with an elevation of 9535.77 feet.
  - Contour interval is one foot.
  - NOTICE:** According to Colorado law, you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.



## SURFACE INFORMATION

### Existing Conditions for The Gondola Plaza Parking Condominium

Project Mgr:	JH	Rev.	description	date	by
Technician:	MC				
Checked by:	KV				
Start date:	09/14/2015				



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





**PLANNING & DEVELOPMENT SERVICES DEPARTMENT  
PLANNING DIVISION**

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

---

**TO:** Design Review Board  
**FROM:** Sam Starr, Planner  
**FOR:** Meeting of December 5, 2019  
**DATE:** November 26, 2019  
**RE:** A Review and Recommendation to Town Council regarding a rezone and density transfer to rezone Lot 27A, The Belvedere Units 2 and 3 from two (2) Condominium zoning designation units to one (1) condominium zoning designation unit.

---

**BACKGROUND AND RECOMMENDATION:**

The applicants have requested the review and recommendation to Town Council regarding a rezone and density transfer to rezone Lot 27A, The Belvedere Units 2 and 3 from two (2) Condominium zoning designation units to one (1) condominium zoning designation unit be continued to the **January 9<sup>th</sup>, 2020** Design Review Board meeting. Planning and Development Services staff support this request, as it will give the applicant more time to refine their proposal. This memo is being provided solely for the purpose of the DRB providing a motion to continue to the December meeting date.

**RECOMMENDED MOTION:**

I move to continue the proposed review and recommendation to Town Council regarding a rezone and density transfer to rezone Lot 27A, The Belvedere Units 2 and 3 from two (2) Condominium zoning designation units to one (1) condominium zoning designation unit. to the Design Review Board's regular meeting on January 9<sup>th</sup>, 2020.

/STCS





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

**Agenda Item No. 12**

**TO:** Design Review Board

**FROM:** Michelle Haynes, Planning and Development Services Director

**FOR:** Meeting of December 5, 2019

**DATE:** November 15, 2019

**RE:** A Review and Recommendation to Town Council regarding Community Development Code (CDC) amendments the Design Variations at Section 17.4.11.E.5 and Section 17.5.6 Building Design

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**BACKGROUND**

The Town Council and DRB Chairperson requested that the Design Review Board consider amending the Design Variations Section of the CDC. The DRB has made large strides by three separate CDC amendments in 2017, 2018 and 2019 allow for a broader range of materials and building forms; in order to allow for a greater breadth of roof materials in the Village Center; and allow staff level review of synthetic roof materials outside of the Village Center. The intent behind these changes was to allow for diverse architecture and design and to reduce process. The intent behind the proposed amendment for your review today is to review and reduce the number of design variation criteria and remove a few of the top items that currently require either a design variation or specific approval because they are typically approved and the requirements are prescriptive.

**ATTACHMENTS**

1. Exhibit A. CDC Proposed Redline Amendments to CDC Section 17.4.11.E.5 Design Variations
2. Exhibit B. CDC Proposed redline amendments to CDC Section 17.5.6 Building Design.  
***Staff note: Specific redlines are found on pages 119 and 124. The entire section from Purpose and Intent through landscaping is provided in case the DRB proposes additional amendments.***

**DESIGN VARIATIONS, VARIANCES AND SPECIFIC APPROVALS**

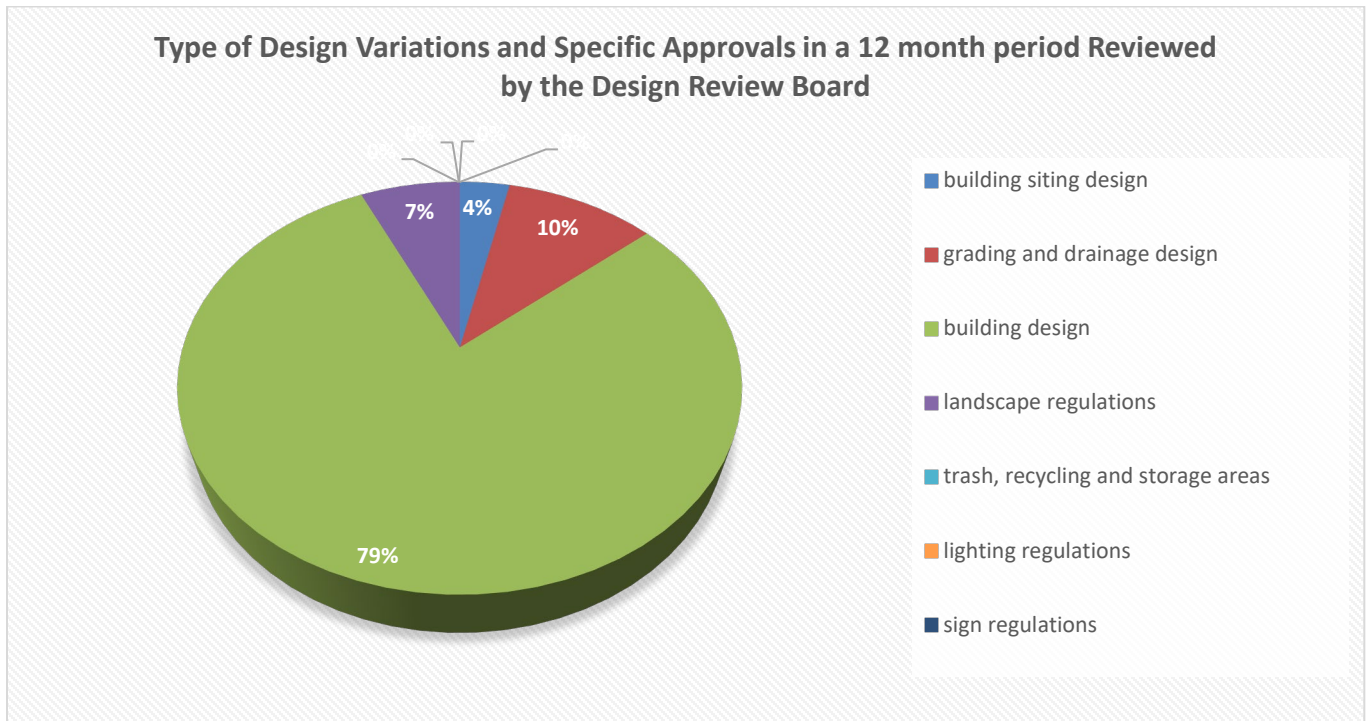
The DRB may grant design variations to the following Design Regulation Sections:

- i. Building siting design;
- ii. Grading and drainage design;
- iii. Building design;
- iv. Landscaping regulations;
- v. Trash, recycling and storage areas;
- vi. Lighting regulations;
- vii. Sign regulations; and
- viii. Commercial, ground level and plaza area regulations.



These sections are found specifically in the Design Regulations section of the CDC found between Sections 17.5.6 and 17.5.15.

**Figure 1.**



Of the 79 percent of the building design variations, the top three design variations are as follows in descending order:

- 1) Variation to the material percentage requirement – this is a variation to the 35% stone requirement.
- 2) Wood siding less than 8”
- 3) roof material

Of the 79 percent of the specific approvals, the top two are the following:

- 1) Metal siding or accent
- 2) Use of board form concrete

### **Is a design variation a Variance?**

A design variation is a specific design-related approval by the DRB. The DRB can choose to vary from the list (shown on page 1 of the memo) any number of the site design or building material related items. The intention is to allow for a design variation from the CDC standards, based on a site-specific design analysis of a project. The threshold to approve a design variation is not necessarily based upon hardship but otherwise has to demonstrate, leads to a better design than following the CDC standards.

Variances, which are not being considered by this CDC amendment is a specific process found at CDC Section 17.4.16. A variance process, “is applicable to any owner or developer who seeks a variance to the requirements of the CDC because the strict application of the CDC requirements would cause a hardship due to extraordinary or special circumstances on a lot.” A Variance can



be granted for items outside of the Design Regulations such as the zoning and land use regulations that govern things like setbacks and building heights.

Variations are almost exclusively based upon hardship due to site constraints (steep slopes, wetland, size, geohazards) and would otherwise cause the diminishment of value or use of a property if not granted. The most typical type of Variations we see in the Mountain Village relate to height, typically requested by the way we calculate height on steep slopes. The standards to approve a Variation are much greater and require the Town Council to render a decision by Resolution.

### **Specific Approvals**

Specific approvals are allowed by the CDC and noted as such through the CDC expressly. Specific approvals do not need to meet the design variation criteria, just simply need to be approved by the DRB or appropriate reviewing authority. Specific approvals are allowed for many items throughout the CDC, not just Design Regulations. Here is the list of specific approvals in the CDC:

- 1) Solar Roof tiles outside of the Village Center
- 2) Non-rusted metal roof
- 3) Metal as a siding, soffit or fascia material
- 4) Non-combustible building materials
- 5) Sustainable Green Building Materials
- 6) Board form concrete
- 7) Cut and fill slopes in excess of 3:1
- 8) Walls, fences and gates
- 9) Brightness of an LED sign in excess of 1,500 NITs
- 10) Colored or projector lighting of the interior of a storefront and displays
- 11) Garage entrances, parking and required fire apparatus turnaround areas in excess of 6% grade
- 12) More than one curb cut
- 13) Wood-burning fire associated with a special event in the Village Center.
- 14) Open burn on a lot less than 5 acres

As noted above the top two specific approvals fall into metal as a siding, soffit or fascia material and the use of board form concrete. These can be approved by the DRB and are not subject to the design variation criteria.

### **Point of Information – Design Variations for Workforce Housing**

Section 17.5.2 Applicability under Design Regulations states the following:

#### **17.5.2 APPLICABILITY**

**A.** The Design Regulations apply to all new development and all development where there is an exterior alteration proposed or where an exterior alteration is required due to a change in use.

**B.** Workforce housing development shall be in accordance with the Design Regulations, except that the DRB may, at its discretion, vary the Design Regulations' requirements.

The DRB has varied workforce housing development design regulations routinely in the past. Section 17.5.2 provides the broad authority for the DRB for just such consideration. Based on this code section, staff feels that flexibility in workforce housing design, also called deed restricted housing, is already provided for in the CDC.



## **SUMMARY**

Staff proposes reducing the design variation criteria (see exhibit A). Also, staff recommends the following additional CDC edits to design variations:

- 1) removing prescriptive language regarding wood dimensions (see exhibit B page 119 & 124) which would reduce the specific approval requests for wood siding less than 8",

And staff recommends modifying the following specific approvals:

- 1) allowing for metal as a siding material but leaving metal soffit and fascia material as a specific approval.
- 2) Allow for stucco as a subordinate material outside of the Village Center zone district

The intent behind the proposed CDC amendment is to:

- Encourage creativity in architectural design
- Remove and reduce criteria and associated requirements that may be unnecessary based upon past DRB design variation approvals.

## **ARCHITECTURAL AND CONTEXT THEORY**

In design and planning, a community can be thoughtful about compatible and contextual architecture. The design direction that the Mountain Village is heading is called compatible infill and compatible additions. This means that we will allow for contrasting architecture yet the design is contextually tied to the existing architecture by the material palette found in the CDC.

The proposed CDC amendments are attached as exhibit A & B to this memo. Added language is in red and underlined. Strikethrough language is shown and proposed to be removed and/or replaced.

## **DISCUSSION POINTS**

The DRB could also discuss whether you would like to see additional **design variations** addressed specifically the following:

- Reduce the stone percentage requirement below 35%

### **Specific approvals**

- Allow for board form concrete in instances where it is not visible and not require it to be a specific approval.

## **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 the Community Development Code (CDC) amendments to the Design Variations at Section 17.4.11.E.5 and the Building Design Section at 17.5.6 (attached as exhibits A & B) with the following finding:*

- 1) *Consistent with CDC Section 17.1.7, the CDC amendment was initiated by the Town Council*

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



Exhibit A

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**Design Variation Process.**

a. The DRB may grant design variations to the following Design Regulations sections:

- i. Building siting design;
- ii. Grading and drainage design;
- iii. Building design;
- iv. Landscaping regulations;
- v. Trash, recycling and storage areas;
- vi. Lighting regulations;
- vii. Sign regulations; and
- viii. Commercial, ground level and plaza area regulations.

b. A design variation request shall be processed concurrently with the applicable Design Review Process development application.

c. A design variation request shall outline the specific variations requested and include the section number.

d. A design variation may provide creativity in architectural design.

d. A design variation request shall provide a narrative on how the variation request meets the design variation criteria for decision.

e. The applicant must meet the following criteria for the review authority to approve a design variation:

- i. The design variation may contrast with the design context of the surrounding area;
- ii. The design variation is contextually compatible with the town design theme although creativity is encouraged;
- v. The design variation is consistent with purpose and intent of the Design Regulations;
- vi. The design variation does not have an unreasonable negative impact on the surrounding neighborhood;
- vii. The design variation meets all applicable Town regulations and standards; and
- viii. The design variation supports a design interpretation that embraces nature, recalls the past, interprets our current times, and moves us into the future.

f. Cost or inconvenience alone shall not be sufficient grounds to grant a design variation.

g. It shall be the burden of the applicant to demonstrate that submittal material and the proposed development substantially comply with the design variation process.

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**Deleted:** iii. The strict development application of the Design Regulations(s) would¶ prevent the applicant or owner from achieving its intended design¶ objectives for a project;¶  
iv. The design variation is the minimum necessary to allow for the¶ achievement of the intended design objectives;¶

**Deleted:** proposed

**Deleted:** while respecting the design context of the neighborhood surrounding a¶ site



## **CHAPTER 17.5 DESIGN REGULATIONS**

### **17.5.1 PURPOSE AND INTENT**

The Mountain Village Design Regulations (“Design Regulations”) have been established to achieve the following:

- A.** Provide clear, consistent, predictable and efficient design standards;
- B.** Promote public health, safety and welfare;
- C.** Preserve open space and protect the environment;
- D.** Enhance the natural beauty of the town’s surroundings;
- E.** Foster a sense of community;
- F.** Promote the economic vitality of the town;
- G.** Promote the resort nature and tourism trade of the town;
- H.** Ensure that uses and structures enhance their sites and area compatible with the natural beauty of the town’s setting and its critical natural resources;
- I.** Promote good civic design and development; and
- J.** Create and preserve an attractive and functional community.
- K.** Ensure through DRB review the compliance and compatibility with the town design theme.

### **17.5.2 APPLICABILITY**

- A.** The Design Regulations apply to all new development and all development where there is an exterior alteration proposed or where an exterior alteration is required due to a change in use.
- B.** Workforce housing development shall be in accordance with the Design Regulations, except that the DRB may, at its discretion, vary the Design Regulations’ requirements.

### **17.5.3 DEVELOPMENT APPLICATION PROCESS**

The Design Review Process is set forth in the Development Review Procedures in Chapter 4. Further, it is the overall intent of the Design Review Process that the DRB shall be responsible for ensuring the compliance and compatibility with the town design theme as a primary outcome of the process and the DRB may impose direction and/or conditions to applicants in order to ensure such compliance and compatibility. Applicants in the Design Review process shall be responsive to DRB directions and/or conditions regarding design review by providing meaningful responses and shall demonstrate such responses on plan sets prior to proceeding in the Design Review Process after such direction has been given.

### **17.5.4 TOWN DESIGN THEME**

- A.** The town design theme is directed at establishing a strong image and sense of place for the community within its mountain setting.
- B.** Mountain Village is located in a fragile, high-alpine environment that contains forests, streams, wetlands and mountainous topography. The natural physical features and setting of the town shall inform the design of our buildings to promote harmony between people and nature that respects and blends with its surroundings and is integrated into the landscape.
- C.** Architecture and landscaping within the town shall be respectful and responsive to the tradition of alpine design and shall reflect sturdy building forms common to alpine regions.



- D. Architectural expression shall be a blend of influences that visually tie the town to mountain buildings typically found in high alpine environments.
- E. Architecture within the town will continue to evolve and create a unique mountain vernacular architecture that is influenced by international and regional historical alpine precedents. The Town encourages new compatible design interpretations that embrace nature, recall the past, interpret our current time, and move us into the future while respecting the design context of the neighborhood surrounding a site.
- F. The key characteristics of the town design theme are:
  1. Building siting that is sensitive to the building location, access, views, solar gain, tree preservation, and visual impacts to the existing design context of surrounding neighborhood development.
  2. Massing that is simple in form and steps with the natural topography.
  3. Grounded bases that are designed to withstand alpine snow conditions.
  4. Structure that is expressive of its function to shelter from high snow loads.
  5. Materials that are natural and sustainable in stone, wood, and metal.
  6. Colors that blend with nature.

The Design Regulations set forth herein are intended to achieve these defining characteristics.

### **17.5.5 BUILDING SITING DESIGN**

#### **A. Design to Fit the Landscape.**

Effective site planning is crucial to designing a building and development that blends into the existing landscape. Building siting shall respect and relate to existing land-forms and vegetation. Design solutions shall be site-specific, organizing the building mass in a way that relates to the terrain and functional constraints of the site.

1. Siting of buildings and routing of driveways, utilities, walkways, drainage, etc., shall be designed to blend with the topography and avoid unnecessary disturbances to existing vegetation, ponds, streams and wetlands.
2. Natural vegetation, ponds, streams and wetlands shall be preserved and protected to the extent practicable while still allowing for the owner's envisioned development consistent with the Town regulations, standards and the Comprehensive Plan.
3. Due to heavy snowfall experienced in the area, all site plans shall provide a snow shed and storage plan for roofs, walkways and drives. Areas of snow or ice shedding from roofs shall be shown along with methods to protect pedestrian and/or vehicular traffic from injury or damage.

#### **B. Residential Building Siting**

1. Buildings shall be sited based on the consideration of influences such as surrounding development, shade and shadow, views, solar exposure, natural vegetation, and water run-off.
2. View corridors for proposed development shall be specifically preapproved by the review authority as a part of the overall landscape plan pursuant to the applicable requirements of the CDC.
3. The review authority may require the creation of a building envelope to define the area in which all improvements must be located in order to protect the general easement, wetlands, steep slopes, golf course, open space, common areas and similar site features.



- a. When a building envelope is required by the review authority, the applicant may be required by the review authority to submit a site improvement location certificate to ensure all development and improvements occur within the building envelope.

**C. Village Center Building Siting**

1. Building siting within the Village Center shall relate directly to the pre-established or proposed pedestrian walkways, malls and plaza areas. It is imperative that buildings form the walls of these exterior spaces and that circulation routes are uninterrupted, continuous and reinforced by adjacent buildings.
2. Development of a structure to the lot lines shall be allowed on building footprint lots provided Building Codes setbacks are met, adequate fire access is provided and the applicable requirements of the CDC are met.

**D. Sites Adjacent to Open Space**

Prior to the review authority approving the development of a site that proposes grading, clearing, direct drainage, direct access or other direct impact (as solely determined by the review authority) onto an adjoining open space, the applicant shall submit the proposed improvements on the open space to the owner of the affected open space for review and approval.

1. The owner of the open space shall provide the Town with written consent for the development application to proceed or all proposed improvements affecting the open space shall be deleted from the development application.
2. The applicant shall be required to enter into an open space impact agreement with the owner of the open space.
3. The Town may require easements for direct discharge, landscaping, access and similar improvements.

**E. Golf Course Setbacks**

Buildings shall be setback from the golf course fairways, tee boxes and greens. The DRB has the right, during the Design Review Process, to impose greater setback requirements if it determines that unique circumstances exist or if required for safety or aesthetic reasons.

**F. Sites Adjacent to Common Areas**

Prior to development of any site that will directly impact any developed common areas (pedestrian pathways, paver systems, retaining walls, light poles, sodded areas, etc.) by grading, clearing, direct drainage, direct access or other impact (as solely determined by the review authority) the applicant shall be required by the review authority to enter into a common area impact agreement.

**17.5.6 BUILDING DESIGN**

**A. Building Form**

1. The alpine mountain design shall be based on building forms that are well grounded to withstand the extreme natural forces of wind, snow and heavy rain. All buildings shall be designed to incorporate a substantially grounded base on the first floor and at finished grade. Examples of materials which evoke this form are stone, metal, stucco (for Village



~~Center only), or wood with dimensions that are ten inches (10") or greater for timber or timber veneer and sixteen inches (16") or greater for log homes or log bases. Where the base of a building meets natural grade, the materials must be appropriate to be adjacent to accumulated snow.~~

2. Windows and doors in stone and stucco areas shall be recessed back from the face of the exterior material by a minimum of five inches (5") with variations in the depth of the window and door recessions provided throughout the building to convey the desired heavy, thick massing.
  - a. Window trim or built up areas around the windows shall not be included in the measurement, such measurement to be made from the predominant face of the exterior wall assembly.
3. The exterior material requirements reinforce the desired massing set forth in this section.

## **B. Exterior Wall Form**

### **1. General (Applies to All Development)**

- a. The overall form of residential exterior walls shall be simple in design.
- b. Walls need to portray a massing that is substantially grounded to the site.

### **2. Village Center Wall Form Additional Requirements**

- a. The form of exterior walls within the Village Center shall form and define the public spaces they confine as well as the interior uses of the building. Spaces defined by the walls shall be contained courtyards and plazas or continuous flowing streets. Angles shall be soft, repetitive 90-degree turns and open-ended, disjointed spaces shall be avoided.
- b. Exterior walls along small commercial retail streets and plazas shall reinforce the "village street" concept with relatively narrow frontages and/or vertical "townhouse" proportions. Ground level, commercial spaces shall be architecturally defined from office or residential spaces above.

## **C. Roof Form**

### **1. Roof Design Elements**

- a. The roof shall be a composition of multiple forms that emphasize sloped planes, varied ridgelines and vertical offsets.
- b. Dormers may be included to add interest and scale to major roof areas and to make habitable use of space within the roofs. Dormers may have gable or shed forms.
- c. Roofs shall be designed and insulated to ensure valleys, areas over wall top plates and other similar building spaces do not form ice dams and to prevent the need for heat tracing.
- d. The DRB may require long ridgelines to be stepped to avoid long spans of unbroken ridges when such elements are not in proportion to the design and scale of the building, or to ensure the building design is following the topography of the site.



- e. Roof ridgelines shall, where practicable, step with the topography of the site following the stepped foundation.
- f. The design of roofs shall reflect concern for snow accumulation and ice/snow shedding. Entries, walkways and pedestrian areas shall be protected from ice/snow shedding.
- g. Eaves and fascia shall generally be responsive and proportional to the design of the building.

**2. Roof Drainage**

- a. Where roofs drip onto pedestrian or other public areas, all multi-family, mixed use or commercial buildings shall provide a system of gutters, downspouts and permitted heat-tape to direct and channel roof run-off into the project's landscape areas and to prevent ice build-up in pedestrian areas. In non-pedestrian or public areas, roofs may drip to cobble lined swales that direct water to the natural or proposed landscape.
- b. All development within the Village Center shall be required to provide an integral guttering system designed into the roof or other DRB approved system of gutters, downspouts and heat-tape to contain roof run-off.
- c. Within the Village Center, all building roof run-off shall be directed to storm sewers or drainage systems capable of handling the volume of run-off. Such system shall be kept and maintained by the owner and/or respective homeowners association in a clean, safe condition and in good repair.

**3. Roof Material**

- a. All roofing material shall be of a type and quality that will withstand high alpine climate conditions.
- b. The review authority may require class A roofing materials as a fire mitigation measure.
- c. Permitted roof material outside the Village Center include:
  - i. Metal roof material limited to the following: rusted, black or gray standing seam, bonderized or corrugated metal (not reflective);
  - ii. Zinc;
  - iii. Minimum 1/2" slate; and
  - iv. Copper;
    - (a) Copper shall only be considered when it is proposed with a brown patina finish.
    - (b) The brown patina finish shall be completed prior to issuing a certificate of occupancy.
- v. Synthetic roofing material that accurately emulate wood shake, concrete and slate tile or any other roofing material permitted or existing in Mountain Village.
  - (a) Synthetic roofing material shall be:
    - (i) Durable;
    - (ii) High strength, both material and shape;



- (iii) Low absorption or permeability
  - (iv) High freeze/thaw damage resistance;
  - (v) Color throughout the tile (not surface applied); and high-quality design that fits within the architectural context of the building and the architectural context of the surrounding area.
  
- d. The following roofing material outside of the Village Center shall be approved by the DRB as a specific approval that is processed as a class 3 development application if the DRB finds the roofing material is consistent with the town design theme and the applicable Design Regulations:
  - i. Solar roof tiles so long as they are contextually compatible in design, color, theme and durability (non-reflective).
  
- e. Village Center roofing material will require a class 3 development application and building specific design review. The following roof materials shall be approved by the DRB if the DRB finds the roofing material is consistent with the town design theme and applicable Design Regulations:
  - i. Burnt sienna concrete tile.
  - ii. Earth tones compatible with burnt sienna concrete tile in color and texture.
  - iii. Brown patina copper
  - iv. Standing seam or bonderized metal (dark grey or black) (not rusted)
  - v. Zinc
  - vi. Solar roof tiles so long as they are contextually compatible in design, color, theme and durability (non-reflective).
  - vii. Some variation of roof material color is permissible by specific DRB approval as long as it is contextually compatible in design, color, theme and durability.
  
- f. Modification to roof materials on dormers and secondary roof forms may be reviewed as a class 1 development application.
  - i. Permitted roof materials are listed in e.i-vii above.
  - ii. bevel edged corrugated (not rusted) metal may be approved so long as it is contextually compatible in design, color, theme and durability.
  
- g. The following requirements are applicable to all roofing:
  - i. Metal roofing surface shall not reflect an excessive amount of light when viewed against direct sunlight.  
Unless the DRB grants a specific approval for a non-rusted metal roof, corrugated and standing seam roofing materials shall be pre-treated to produce rusting prior to placement on the roof, and prior to the issuance of a certificate of occupancy.
  
- h. The installation or re-installation of wood shakes, glazed tile and asphalt shingles is prohibited, except for the repair or replacement of roof areas that are 25% or less of the total roof surface area.



- i. **Roof flashing, Gutters Downspouts and Similar Hardware:**
  - i. In the Village Center, all exposed metal flashing, gutters, downspouts and other roof hardware shall be copper except when structural requirements dictate the use of stronger materials such as for snow fences.
  - ii. In all other areas, other metal guttering besides copper may be approved by the review authority to allow it to match roofing material, such as the use of rusty steel guttering on a rusty metal roof.
  - iii. When steel or iron are used, they shall be either rusted to match the roof or finished with a baked-on enamel paint or, subject to the prior approval of the review authority, a silicon modified alloy or special epoxy paint system of a color approved by the review authority.

**4. Pedestrian Protection.** Due to the potential for heavy snow accumulation, snow shedding shall be expected from sloping roofs onto the adjoining finished grades. It is therefore important that people, structures and improvements be protected from these potential impact loads.

- a. All building entries and shop fronts shall be located at gable ends of buildings or shall be protected by secondary roofs, arcades, balconies or similar structures when they are subject to snow or ice shedding.
- b. Structures, improvements and other pedestrian/public areas shall be protected by structural snow retention devices and other measures, such as snow fences and heat traced gutters.
- c. Snow retention devices shall be designed by a registered, Colorado professional engineer to support structural loads.
- d. Raised planters, retaining walls or similar landscape features shall be used to direct pedestrians away from any snow or ice shed areas and shall be required where a potential volume of snow shed or an especially hazardous area exists due to the height and slope of the roof aspect and similar site-specific considerations.
- e. Mechanical and safety devices shall be provided to safely accommodate snow removal in accordance with federal occupational regulations.

**5. Nonreflective Material.** All roof material shall be a non-reflective natural earth or rusted tones that blend with the natural backdrop to the extent practicable.

**D. Chimneys, Vent and Rooftop Equipment Design**

- 1. Chimney forms shall relate to the overall building.
- 2. All fireplace flues shall be enclosed; and have a chimney cap that allows the proper draft to flow past the cap as required by any applicable codes and not simply left as exposed metal or clay flues. Chimney enclosures are generally made of stone, stucco or rusted or painted metal, or metal treated to create a natural patina, to complement the roof material.
- 3. All wood-burning fireplaces shall require the installation of a spark arrester.
  - a. Wood-burning fireplaces are only permitted on certain lots as limited by the Solid Fuel Burning Device Regulations.
- 4. All flues and vents shall be consolidated to the extent allowed by the Building Codes to



- 5. minimize the visual impacts caused by excessive chimneys, flues and vents. Vents shall be located on the roof plane that is furthest away from the adjoining public ways.
- 6. Vents on the roof or on a wall shall be located and designed to ensure the lack of obstructions from accumulating snowfall.
- 7. Exhaust vents from commercial kitchens, locker rooms and any other space that may emit undesirable odors shall be designed and located so as to vent from the roof of buildings and thus mitigate odors. The review authority has the right to require improvements, such as air cleaners (scrubbers), to any system that does not in its judgment perform satisfactorily.
- 8. Rooftop heating and air conditioning equipment, large vent stacks, elevator penthouses, mechanical equipment and building vents and flues shall be designed to be compatible with the overall design of the structure, consolidated into vent enclosures and concealed or screened from public view. Building vents and flues that cannot be consolidated into vent enclosures and/or concealed due to the Building Codes shall be wrapped with an appropriate metal to match the exterior materials of the building so as not to be obtrusive.
- 9. Exhaust vents and air conditioning equipment must be located to ensure emitted noise is directed away from public and habitable spaces.

**E. Exterior Wall Materials.** A mix of materials including natural stone, stucco (only in the Village Center), steel and wood shall be the primary exterior materials. Proposed exterior materials shall be compatible with surrounding area development.

- 1. **Stone.** In addition to achieving the building massing requirements, stone walls shall meet the following standards:
  - a. All buildings with wood or other approved exterior materials shall have thirty-five percent (35%) minimum stone walls.
  - b. The stone for building additions shall be included into the overall stone calculation for the entire building and must comply with the stone percentage requirements stated herein.
  - c. The designs shall show stone that is distributed to enhance the overall architecture.
    - i. Stone incorporated in retaining walls that are an integral part of the building design may be included in the building's exterior stone material calculation.
    - ii. A narrative that describes the pattern, grout, block size and color of the proposed stone and color picture of the proposed stone and setting pattern shall be provided as a part of the Design Review Process application for approval by the review authority.
    - iii. Any review authority approval for stone shall include a condition that a four foot (4') by four foot (4') mock up board be prepared by the development mason for the review authority to approve the final stone material and setting pattern consistent with the review authority approval. Such mock up shall be provided prior to the installation of any stone and prior to the town conducting the framing inspection (if any), or other trigger point developed by the review authority.
- 2. **Wood.** Wood siding (horizontal or vertical), wood shingles, log, log siding and heavy timbers, and timber veneers are acceptable exterior wood materials. In addition to



achieving the building massing requirements, wood siding shall meet the following standards:

- a. Log and log siding shall be a larger diameter on lower and first floor elevations and smaller diameter on upper floors. ~~minimum sixteen inches (16") in diameter on the first and lower floor elevations as provided under the building design standards, and nine inches (9") in diameter on upper floors.~~ When milled logs are used, hand-hewed logs are preferred. When log siding, heavy timber or wood siding are used, corner detailing shall be provided.
  - ~~b. Heavy timber shall be a minimum size of eight inches by eight inches (8" x 8").~~
  - e.b. Wood siding shall have no minimum dimension either painted or stained, including reclaimed barn wood. ~~be a minimum size of one inch by eight inches (1" x 8") in dimension and either painted or stained. Reclaimed barn wood shall be an average of eight inches (8") in width.~~
  - d.c. Board and batten wood siding shall not be the predominant siding pattern. ~~When board and batten siding is proposed the minimum size shall be one inch by eight inch (1" x 8") boards and one inch by eight inch (1" x 8") battens.~~
3. **Metal.** The review authority may review and approve metal as a siding material. Metal; soffit material and fascia material require as specific approvals in a development application.
- a. Permitted metal siding types include rusted corrugated, rusted sheet metal panels, zinc panels, copper panels and other metal types reviewed and approved by the DRB.
  - b. Copper metal shall be treated to produce a patina prior to the issuance of a certificate of occupancy.
  - c. Corrugated metal shall be treated to produce rusting prior to the issuance of a certificate of occupancy.
4. **Stucco.** Stucco is ~~only~~ allowed in the Village Center and allowed as a subordinate exterior material in all other zone districts. In addition to achieving the building massing requirements, stucco siding shall meet the following standards:
- a. The primary exterior wall finish in the Village Center shall be stucco with a minimum use of twenty-five percent (25%) stone and a maximum of twenty percent (20%) wood as an exterior wall material.
  - b. Stucco walls shall portray a building of mass and, therefore, must be used over large surfaces rather than on small isolated areas. Stucco walls shall have a smooth undulating surface with soft rounded corners and deeply recessed doors and windows to reinforce the building mass.
  - c. Two-coat or three-coat stucco construction shall be detailed on the Design Review Process and construction plans.
  - d. Stucco colors shall be primarily light earth tones and are subject to the approval of the review authority.
  - e. Exterior Insulation Finished System or "EIFS" is prohibited due to the high alpine conditions and the prevalent water damage issues occurring in past EIFS installations.
5. **Non-combustible Materials.** The Town Building Codes may require certain non-combustible wall assemblies or synthetic materials. In such circumstances, the DRB may



approve non-combustible materials as a specific approval provided it finds such materials are compatible with the town design theme and surrounding area development.

6. **Sustainable Green Building Materials.** The DRB may approve sustainable green building materials as a specific approval provided it finds such materials are compatible with the town design theme and surrounding area development.
7. **Prohibited Exterior Materials.** The following exterior materials are prohibited:
  - a. Rough sawn plywood, aluminum, fiberglass, T-111 panels, plastic and/or vinyl siding.
  - b. Concrete is limited as an exterior materials for structural elements such as exposed lintels or beams, or as board form concrete with review authority specific approval. Other areas of concrete shall be faced with stone, wood, stucco or metal per the exterior material requirements set forth in this section.

#### **F. Exterior Color**

Exterior material color shall harmonize with the natural landscape within and surrounding the town. Color shall be natural, warm and subtle. Roofs may be rusted, black or gray standing seam or corrugated metal. Any colors used on details such as trim, fascia and timbers can be stronger and provide contrast to the more subtle tones of large wall or roof areas.

**G. Glazing.** Window design must be responsive to the energy code and site conditions. Each window wall composition will be evaluated on the basis of whether it is an integral part of the structure's complete design. Windows shall be designed to meet the following standards:

1. Window openings and patterns shall be responsive to good solar design principles. The design of exterior walls shall also respond to solar exposures.
  - a. The maximum window area of a building shall be forty percent (40%) of the total building façade area. Window placement and size shall be sensitive to light spill to adjacent properties.
2. Combinations of windows shall be used to establish a human scale to building facades in the Village Center.
3. Windows within grounded base forms shall appear to be punched into walls. Window patterns and reveals need to be carefully studied to create interest and variety.
  - a. All windows in stone or stucco walls shall be recessed so that the exterior face of the glass is set back a minimum of five inches (5") from the outside face of the exterior wall assembly.
    - i. Built-out eyebrows shall not be used to circumvent the intent of the window recess requirement.
  - b. Within the Village Center, the depth of reveals shall vary from the five inches (5") as set forth above with reveals greater than ten inches (10") being more desirable.
4. Window openings and trim shall be consistent in proportion and scale with the associated building. Materials shall vary in detailing and color while still being compatible with overall building design. Transitional details must be provided that clearly describe connection of glazing to walls.



5. For residential windows above the pedestrian (ground) level within the Village Center, uninterrupted, maximum glass area shall not exceed sixteen (16) square feet.
6. Village Center windows at pedestrian (ground) level are also governed by the Commercial, Ground Level and Plaza Area Design Regulations..
7. Windows shall have double or triple glazing or high technology glass as required by the Building Codes.
8. Window frames and trim shall be painted or stained wood, anodized, painted or clad aluminum or patina copper clad.
  - a. Aluminum is allowed as painted clad material only.
  - b. The use of vinyl windows is prohibited.
9. Divided-lite windows shall be either individual glass lites with real mullions unless special divided-lite windows with interior spacer bars are otherwise approved by the review authority; or simulated divide lite windows. The use of removable grid (false mullions) is prohibited.
10. The use of mirrored glass is prohibited.
11. If shutters or grills are used on exterior walls, they shall be operable and not merely ornamental.

#### **H. Doors and Entryways**

1. For single-family development, doors and entryways shall use handcrafted materials whenever possible. The primary entrance doorways shall establish interest, variety and character and shall be reviewed by the review authority on an individual basis.
2. Within the Village Center and multi-family development, glass, metal and wood doors shall be used to establish interest, variety and character for the tenant spaces.
3. Flush metal doors will not be permitted unless the review authority determines that such doors are semi-concealed from public ways.
4. All doors shall meet the applicable energy code requirements of the Building Codes.
  - a. Hollow metal doors are not permitted.
5. The exterior face of a door shall be recessed a minimum of five inches (5") from the outside face of a grounded base.
6. Garage doors shall be rich and interesting. Wood or metal sectional overhead doors of raised panel design may be used.
  - a. Hollow metal doors, metal overhead doors of plain panel or roll-up doors similar to those of a service truck are prohibited.
  - b. Wood garage doors, other than wood sectional overhead doors, shall be reviewed on an individual basis.
  - c. The exterior face of the garage door shall be recessed a minimum of seven inches (7") from the outside face of the exterior wall assembly.

#### **I. Decks and Balconies**

1. Decks and balconies shall be designed to enhance the overall architecture of the building by creating variety and detail on exterior elevations. Combinations of covered decks, projecting balconies and bay windows shall be used.
2. Long, continuous bands of balconies are prohibited.



3. Whenever possible, balconies and decks shall be located in areas of high sun exposure while at the same time preserving views and solar access.

#### **J. Required Surveys and Inspections**

The following surveys and inspections shall be conducted by the Planning Division or the Building Division to ensure development is constructed in accordance with the review authority approved plans:

1. As required by CDC Section 17.3.12.C, when building height is within five (5) feet or less of the maximum building height or maximum average building height the developer shall submit a monumented land survey that is prepared by a Colorado public land surveyor to establish the maximum building height and the maximum average building height, including but not limited to natural grade, finished grade and the building height measurement points (in USGS datum) prior to the Building Division conducting the required framing inspection.
2. As required by CDC section 17.3.14, when an approved development has a structure, building, grading, hardscape or other similar improvement within five (5) feet or less from the general easement setback, other setback or a lot line, the developer shall submit a monumented land survey prepared by a Colorado public land surveyor to ensure there are no above-grade or below-grade encroachments into the general easement setback prior to the Building Division conducting the required footing or foundation inspection as applicable.
3. Prior to the Building Division conducting the required framing inspection, a four foot (4') by eight foot (8') materials board will be erected on site consistent with the review authority approval to show:
  - a. The stone, setting pattern and any grouting with the minimum size of four feet (4') by four feet (4');
  - b. Wood that is stained in the approved color(s);
  - c. Any approved metal exterior material;
  - d. Roofing material(s); and
  - e. Any other approved exterior materials

This materials board shall remain on the site in a readily visible location until the project receives a certificate of occupancy or a temporary certificate of occupancy.

4. Prior to or concurrent with the Building Division conducting the foundation and framing inspections, the Planning Division shall conduct site inspections to ensure the development is proceeding in accordance with the approved plans.
5. Prior to the issuance of either a certificate of occupancy or a temporary certificate of occupancy, the Planning Division shall inspect the site to ensure the development is constructed in accordance with the approved plans, including but not limited to all exterior materials, windows, exterior lighting, landscaping, drainage and massing.
6. Prior to the Building Division conducting the required footing or foundation inspection for an accessory dwelling unit, a monumented land survey prepared by a Colorado public land surveyor to ensure that an accessory dwelling unit will contain the maximum floor area as approved by the review authority. Such a survey may also be required by the review authority for any other land use that has a maximum or minimum size established by the CDC a PUD or by a development agreement with the Town.



### **17.5.7 GRADING AND DRAINAGE DESIGN**

- A.** All grading within a project shall relate to and blend into the surrounding natural landscape, natural and existing topography, existing roads, drainage swales and other human-made grading.
- B.** Grading and drainage plans shall be provided for all new development and redevelopment, and shall be prepared by a registered Colorado professional engineer.
  - 1.** If grading is required adjacent to an unimproved (unpaved) road, finished road grades are required to be reviewed and approved by Public Works.
  - 2.** The Director of Community Development may waive this requirement for development that does not change any grading on the site, or for minor grading changes.
- C.** The extent of cuts and fills shall be limited to protect the surrounding vegetation. All cut and fill areas shall feather into the natural topography within the confines of the property boundary.
- D.** Features such as streams, ponds, drainage systems and wetlands shall be protected by appropriate erosion or sediment controls (i.e., straw-bale check dams, silt fencing, etc.) unless such features have been approved for alteration pursuant to applicable CDC regulations.
- E.** Maximum cut and fill slopes cannot exceed 3:1 without the stamped recommendation of a soils engineer and specific approval of the review authority.
- F.** Slopes that are steeper than 2:1 shall require a retaining structure. Retaining structures may be geogrids, geotextiles, reinforced slope, boulders or concrete.
  - 1.** In areas visible from public view, retaining structures shall be constructed of boulders or concrete walls faced with preapproved stone veneer or with preapproved stone walls.
  - 2.** If boulders are to be used for retaining an embankment, landscaping shall be planted between the boulders to soften the appearance.
- G.** Erosion controls using best management practices and revegetation shall be incorporated into the design of all development to minimize erosion.
  - 1.** Best management practices may include but not be limited to selective thinning of vegetation, construction of temporary diversion ditches, silt fencing and/or dust suppression.
  - 2.** If the cumulative area of disturbance equals or exceeds one (1) acre, on-site erosion control shall be planned and executed in conformance with the Colorado Department of Public Health and Environment, Water Quality Control Division, storm water discharge regulations.
- H.** All site plans shall show surface drainage patterns consistent with the existing road and drainage swale grades and culvert crossings.
  - 1.** Modifications to existing natural drainage patterns shall be specifically approved by the review authority, Public Works and any other governing agency having jurisdiction together with the consent of the owners of any affected properties.
- I.** In areas where drainage swales are created to direct run-off, erosion-control blankets shall be used to slow velocity of run-off, decrease erosion and promote quick revegetation.
- J.** In all areas, run-off from impervious surfaces, such as roofs and paved areas, shall be directed toward natural or improved drainage channels, storm sewers in high density areas and where approved by the review authority, or shallow sloping vegetated areas.



1. Detention ponds or systems shall be required prior to consolidated or re-channeled run-off entering natural streams, wetlands or ponds.
  2. Detention ponds or systems shall be sized in accordance with the drainage design calculations set forth herein using a triangular hydrograph with falling limb at twice the rising limb (twice the time of concentration) with storage volume the difference between historic and developed conditions.
- K.** Due to the extreme daily temperature changes that are experienced in the town and sharp temperature contrasts between shade and sun exposures, it is mandatory that snowmelt and water run-off be designed to prevent ice buildup in pedestrian and vehicular areas.
- L.** All multi-family, mixed-use or commercial projects shall be required to:
1. Provide a drainage study prepared by a Colorado professional engineer with storm water run-off calculations that determines the volume of run-off from impervious surfaces;
    - a. All drainage shall be designed to in accordance with this drainage design standard to accommodate a 25-year frequency, storm run-off utilizing the maximum head, as determined by the upper-most ponding elevation chosen to prevent flood damage to upstream properties. Inlets and other facilities draining the road surface shall be designed to accommodate 10-year frequency storm run-off. The following methods may be used for estimating peak flows:
      - i. Run-off from stream records;
      - ii. Soil conservation service method, applicable to watersheds smaller than 1,000 acres, expresses run-off in terms of geographical position, drainage areas and land use (See CDOT Roadway Design Manual);
      - iii. Rational method, applicable to watersheds smaller than 200 acres, uses the following formula:
 

$Q = CiAd$ , where  $Q$  = run-off, ft<sup>3</sup>/sec;  
 $C$  = a "run-off" coefficient, expressing the ratio of rate of run-off to rate of rainfall;  
 $I$  = intensity of rainfall, in/hr, for a duration equal to the time of concentration; and  
 $Ad$  = drainage area in acres.
- (a) Table 5-1 establishes coefficients for the rational formula. Rainfall intensity is obtained from records of nearby weather stations, reduced to a graph showing rainfall intensity vs. rainfall duration for various recurrence intervals. Rainfall intensity is based on estimates of the acceptable frequency of occurrence and the time required for water to reach the outlet from the most remote point in the basin.

**Table 5-1, Rational Formula Coefficients**

Type of Drainage Area	C
Concrete or Bituminous Pavement	.8 - .9
Gravel Roadways	.4 - .6
Bare Earth (high values for steep slope)	.2 - .8
Turf Meadow	.1 - .4
Forest	.1 - .2



(b) The Town-adopted IDF curves are set forth in Appendix 5-1.

2. All surface drains shall be a minimum eight inch (8") drain grate.
3. Development in the Village Center for infill lots may propose the use of a master drainage plan when drainage as required by this section cannot be accommodate on-site, with floodwater attenuation provided off-site when practicable.

M. Drainage plans shall require the review and approval of Public Works.

N. The applicant shall propose specific clearing limits in the plans submitted for DRB review that incorporate laybacks that conform to the general easement requirements set forth in Chapter 3.

### 17.5.8 PARKING REGULATIONS

#### A. Required Number of Parking Spaces.

1. Parking spaces shall be provided on-site for development as set forth in Table 5-2.

**Table 5-2, Required Parking Table**

<b>Zoning Designation</b>	<b>Required Number of Parking Spaces</b>
Single-family	2 enclosed spaces in garage and 2 surface parking spaces
Condominium unit (Village Center)	1 space per unit
Condominium unit (Multi-family)	1.5 spaces per unit
Single-family common interest community	2 spaces per unit
Employee condo/apt. unit (Village Center)	1 space per unit
Employee condo/apt. unit (outside Village Center)	1.5 spaces per unit
Hotel unit	0.5 space per unit
Hotel efficiency unit	0.5 space per unit
Lodge unit	0.5 space per unit
Efficiency lodge unit	0.5 space per unit
Commercial space (low intensity commercial)	1 space per 1,000 sq. ft.
Commercial space (high intensity commercial)	1 space per 500 sq. ft.
Industrial	2 space per 1,000 sq. ft.

2. For single family, the review authority may allow for tandem spaces as the two (2) surface spaces for smaller lots less than 0.75 acre where non-tandem parking is not feasible due to unique site conditions such as steep slopes, wetlands and unique shaped lots, and may waive the two (2) surface spaces for smaller lots when tandem parking is not feasible.
3. All parking shall be located outside of the general easement setback unless an encroachment is approved by the DRB as provided for in Chapter 3.
4. No less than one (1) space, but no more than five (5) spaces shall be provided for homeowners association maintenance vehicles. Such spaces shall be retained by the homeowners association as a general common element and shall be available for services such as housekeeping, cleaning, deliveries, maintenance, repair and minor construction. The spaces shall be signed for service vehicle use.
5. For uses not listed, the parking requirements shall be determined by the review authority based upon the parking requirements of a land use that is similar to the proposed use,





**Agenda Item No. 13**  
**PLANNING AND DEVELOPMENT SERVICES**  
**DEPARTMENT**  
455 Mountain Village Blvd.  
Mountain Village, CO 81435  
(970) 369-8250

**TO:** Design Review Board  
**FROM:** Michelle Haynes, Planning and Development Services Director  
**FOR:** Meeting of December 5, 2019  
**DATE:** November 15, 2019  
**RE:** A Worksession Regarding Architectural Lighting regulations found in the Community Development Code (CDC) and possible CDC amendments.

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### **BACKGROUND**

The Town Council and DRB Chairperson requested that the Design Review Board consider amending the current prohibition of Architectural Lighting to allow greater lighting flexibility while meeting the Town's lighting regulations.

### **COMMUNITY DEVELOPMENT CODE REGULATIONS REGARDING ARCHITECTURAL LIGHTING**

Below are the relevant excerpts of the first four section of the town's lighting regulations for your discussion. The DRB work session discussion will focus on exterior architectural lighting in the residential zone districts (not commercial). We have it on our work plan to address Village Center zone district and commercial lighting (general) separately in 2020. Bold and italic is emphasis added by staff.

#### **17.5.12 LIGHTING REGULATIONS**

##### **A. Purpose and Intent**

The purpose of the Lighting Regulations is to establish standards for minimizing the unintended and undesirable side effects of residential exterior lighting ***while encouraging the intended and desirable safety and aesthetic purposes of such lighting***. It is the purpose of the Lighting Regulations to allow illumination that provides the minimum and safe amount of lighting that is needed for the lot on which the light sources are located. In addition, the purpose of this section is to protect the privacy of neighboring residents by controlling the intensity of the light source. All exterior lighting shall conform to the standards set forth below.

##### **B. Limited Exterior Lighting**

The basic guideline for exterior lighting is for it to be subdued, understated and indirect to minimize the negative impacts to surrounding lots and public rights-of-way. The location of exterior lighting that meets the requirements of this section shall only be allowed at:

1. Buildings where Building Codes require building ingress and egress doors;
2. Pedestrian walkways or stairs;
3. Plaza areas and other public areas where lighting is required;



4. Deck or patio areas;
5. Surface parking lots;
6. Signs;
7. Address identification or address monuments;
8. Flags;
9. Public art;
10. Driveways;
11. Street lights;
12. Swimming pools, spas and water features; and
13. Outdoor living spaces

**C. Prohibited Lighting.** The following exterior lighting is prohibited:

1. **Architectural lighting;**
2. Landscape lighting;
3. Up-lighting;
4. Flood lighting;
5. Other lighting not outlined above as permitted or exempt lighting;
6. Lighting that causes glare from a site or lot to any designated wetlands or other environmentally sensitive areas;
7. Lighting that causes glare from a site or lot to adjoining property; and
8. Lighting that produces glare to vehicles within a public right-of-way or access tract.

**D. Exemptions.** The following types of exterior lighting shall be exempt from the Lighting Regulations:

1. Seasonal lighting, providing individual lamps are less than seventy (70) lumens per linear foot of lighting;
  - a. Seasonal lighting shall not detrimentally affect adjacent neighbors. If the Town determines that such lighting detrimentally affects adjacent neighbors, it may determine such lighting to be a nuisance and require the lighting to be removed.
2. Temporary lighting that is used for theatrical, television, performance area and construction sites;
3. Emergency lighting;
4. Special event lighting approved by the Town as a part of the required development application.
5. Swimming pool and/or hot tub lighting when it is established that no off-site glare shall occur;
6. Lighting of the United States Flag when there is no other down-light option to prevent upward glare;
7. Lighting within public right-of-way for the principal purpose of illuminating streets or roads. No exemption shall apply to any lighting within the public right-of-way when the purpose is to illuminate areas outside the public right-of-way;
8. Lighting required by the ski resort operator for the ordinary operation of the ski area snow making installation and operation.

## **ANALYSIS**

The exterior lighting regulations are intended to provide minimal lighting required for safety **and** aesthetic standards. The CDC does not define architectural lighting, although it is otherwise prohibited. The CDC also heavily emphasizes the importance of minimal exterior lighting for safety within the regulations, although the discussion today will encourage the DRB to also consider aesthetics, which is mentioned as important in addition to safety, in the purpose and intent preamble.



## **WHAT IS ARCHITECTURAL LIGHTING?**

Architectural lighting is for building design and function. The three key principals of architectural lighting are:

- aesthetic
- functional
- the efficiency of energy or use

*Language of Light* asked architect Molly Munson of *Adam Wheeler Design* for her thoughts on architectural lighting; she said that space is of paramount concern. “Architects [try] to transform the experience of a space,” she explained. “Good architecture [tries] to create a spatial experience.” <sup>(1)</sup>

Architectural lighting works to serve and enhance the architecture, not merely as an accessory, to create a cohesive spatial experience. <sup>(1)</sup> This is what differentiates architectural from general lighting.

Architectural lighting has been narrowly understood regionally as lighting elements that may highlight the architecture of a building. For example, wall washing is expressly prohibited. Uplights for the purposes of highlighting an architectural or artistic feature on a building is also prohibited. However, architectural lighting, as it relates to aesthetics can help define or create space, especially as it relates to creating a sense of arrival, defining a primary entrance, defining a secondary entrance, or creating a sense of feeling and relationship in an outdoor living space.

## **STAFF RECOMMENDATION**

Staff recommends the DRB board discuss whether they would like to open up the idea of architectural lighting consistent with the CDC concept of aesthetics. Discussion points include:

- 1) Consider defining architectural lighting
- 2) Consider allowing exterior architectural lighting (once defined) so long as it is:
  - a. Subordinate
  - b. Concealed
  - c. Recessed
  - d. Downlit
  - e. Shielded
- 3) Remove architectural lighting from the prohibited lighting category. Create a CDC subsection specifically to address architectural lighting as a DRB specific approval in which the aesthetic importance can be explained, defined and supported by the architect or lighting designer on a case by case basis.
- 4) Consider allowing exterior architectural lighting as long as it otherwise meets the CDC lighting requirements.

Resources:

1. <https://www.alconlighting.com/blog/lighting-design/what-are-architectural-lighting-fixtures/>



