

**TOWN OF MOUNTAIN VILLAGE  
TOWN COUNCIL REGULAR MEETING  
THURSDAY, JANUARY 17, 2019, 8:30 AM  
2nd FLOOR CONFERENCE ROOM, MOUNTAIN VILLAGE TOWN HALL  
455 MOUNTAIN VILLAGE BLVD, MOUNTAIN VILLAGE, COLORADO  
AGENDA **REVISED (2)****

	Time	Min	Presenter	Type	
1.	8:30				Call to Order
2.	8:30	30	Reed/Mahoney	Legal	Executive Session for the Purpose of Receiving Legal Advice Pursuant to C.R.S. 24-6-402(4)(b), for the Purpose of Negotiations Pursuant to C.R.S. 24-6-402(4)e and for the Purpose of a Personnel Discussion Pursuant to C.R.S. 24-6-402(4)f
3.	9:00	5			Break
4.	9:10	5			Public Comment on Non-Agenda Items
5.	9:15	5	Johnston	Action	Consideration of Approval of the December 13, 2018 Regular Town Council Meeting Minutes
6.	9:20	10	Johnston	Action <i>Quasi-Judicial</i>	Liquor Licensing Authority: Consideration of Re-Certification of the Mountain Village Promotional Association and Common Consumption Area
7.	9:30	5	Kennefick	Action	Consideration of a Resolution Designating Posting Locations for the Town's Ordinances and Public Notices
8.	9:35	15	Maenpa	Informational	Telluride Regional Airport Authority (TRAA) Bi-Annual Report
9.	9:50	15	Jett Greenspan	Informational	Green Team Quarterly Report
10.	10:05	45	Swain	Informational Action Work Session	Finance: a. Presentation of the December 31, 2018 Business & Government Activity Report (BAGAR) b. Consideration of the November 30, 2018 Financials c. Private Lodging Regulations and Administration
11.	10:50	10	Reed/Mahoney	Action	Consideration of Approval of a Reinstatement and Extension of a Term Sheet Regarding Settlement Terms for Lot 161C-R and Ridge Lawsuit and Authorize the Mayor to Execute any Agreement in Connection Therewith
12.	11:00	10	Haynes	Action	Consideration of a Resolution Amending and Restating Resolution 2018-0719-14, A Resolution of the Town Council of Mountain Village, Approving Alternative Parking Requirements for Lots 161A-1R, 161A-2, 161A-4 and 161D (Collectively the "Ridge Development") to Extend the Date to February 28, 2019
13.	11:10	45	Miller	Action Legislative	First Reading, Setting of a Public Hearing and Council Vote on an Ordinance Amending the Community Development Code Section 17.3.4(F)(4) – Single Family Subdivisions and Rezones, to Allow for Subdivision, Rezone and Density Transfers for Properties Zoned Single Family Within the Village Center Subarea Consistent with the Mountain Village Comprehensive Plan
14.	11:55	15	Miller	Action <i>Quasi-Judicial</i>	First Reading, Setting of a Public Hearing, and Council Vote on an Ordinance Approving a Density Transfer and Rezone for Lots 161A-R2 and 161D-2
	12:10	30			Lunch
15.	12:40	60	Umbhau Haynes	Informational/ Action	Village Court Apartments (VCA): a. Presentation of Bauen Group, LLC Architecture Conceptual Design and Rough Order of Magnitude Cost Estimating for the VCA Expansion b. Presentation of Development Proforma Scenarios for VCA Expansion and Direction from Council on Next Steps

16.	1:40	30	A. Benitez/Gondola Subcommittee	Informational	Gondola Long-Term Planning - Update from Gondola Committee
17.	2:10	10	Jensen	Informational	Telluride Ski and Golf (TSG) Quarterly Update
18.	2:20	10	Lehane	Action	Consideration of Authorizing Broadband Director Steven Lehane and Town Manager Kim Montgomery to Negotiate a Contract for a Change in Broadband Service Provider from Century Link to Forethought.net
19.	2:30	30	Council Members & Staff	Informational	Council Boards and Commissions Updates: a. San Miguel Watershed Coalition-Starr b. Colorado Flights Alliance -Jansen c. Transportation & Parking – MacIntire/Benitez d. Budget & Finance Committee –Caton/Gilbride e. Gondola Committee – Caton/Berry f. Colorado Communities for Climate Action – Berry g. San Miguel Authority for Regional Transportation (SMART)- Benitez/Caton/Binder h. Eco Action Partners – Berry i. Telluride Historical Museum- Berry j. Telluride Conference Center –MacIntire/Gilbride k. Alliance for Inclusion – Benitez l. Green Team Committee- Berry/MacIntire m. Telluride Tourism Board-Jansen n. Mayor's Update - Benitez
20.	3:00	30	Kight Lehane Montgomery	Informational	Staff Reports a. Communications & Business Development b. Broadband Services c. Town Manager
21.	3:30	5			Other Business:
22.	3:35				Adjourn

Please note that times are approximate and subject to change.

jk  
1/09/2019

Individuals with disabilities needing auxiliary aid(s) may request assistance by contacting Town Hall at 970-369-6406 or email: mvclerk@mtnvillage.org. A minimum notice of 48 hours is required so arrangements can be made to locate requested auxiliary aid(s)

**Public Comment Policy:**

- All public commenters must sign in on the public comment sign in sheet and indicate which item(s) they intend to give public comment on
- Speakers shall wait to be recognized by the Mayor and shall give public comment at the public comment microphone when recognized by the Mayor
- Speakers shall state their full name and affiliation with the Town of Mountain Village if any
- Speakers shall be limited to five minutes with no aggregating of time through the representation of additional people
- Speakers shall refrain from personal attacks and shall keep comments to that of a civil tone
- No presentation of materials through the AV system shall be allowed for non-agendized speakers
- Written materials must be submitted 48 hours prior to the meeting date to be included in the meeting packet and of record. Written comment submitted within 48 hours will be accepted, but shall not be included in the packet or be deemed of record

**TOWN OF MOUNTAIN VILLAGE  
MINUTES OF THE DECEMBER 13, 2018  
REGULAR TOWN COUNCIL MEETING **DRAFT****

**AGENDA ITEM # 5**

The meeting of the Town Council was called to order by Mayor Laila Benitez at 8:31 a.m. on Thursday, December 13, 2018 in the Mountain Village Town Hall, 455 Mountain Village Boulevard, Mountain Village, Colorado.

**Attendance:**

**The following Town Council members were present and acting:**

Laila Benitez, Mayor  
Bruce MacIntire  
Patrick Berry  
Jack Gilbride  
Natalie Binder  
Dan Jansen (Left the meeting at 10:30 a.m.)

**Absent:**

Dan Caton, Mayor Pro Tem

Also in attendance were:

Kim Montgomery, Town Manager  
Jackie Kennefick, Director of Administration/Town Clerk  
Susan Johnston, Deputy Town Clerk  
Christina Lambert, Deputy Town Clerk  
David Reed, Town Attorney (left the meeting at  
Jim Mahoney, Assistant Town Attorney  
Sue Kunz, Director of Human Resources  
Chris Broady, Police Chief  
Kevin Swain, Finance Director  
Julie Vergari, Chief Accountant  
Bill Kight, Director of Communications & Business Development  
Kathrine Warren, Marketing & Communications Coordinator  
Michelle Haynes, Director of Planning and Development Services  
John Miller, Senior Planner  
Sam Starr, Planner  
Jim Loebe, Director of Transit and Recreation  
Finn Kjome, Director of Public Works  
Dawn Katz, Director of Mountain Munchkins  
Steven Lehane, Director of Broadband & Cable  
Cecilia Curry, VCA Manager  
Keith Hampton  
Kim Wheels  
Leslie Browning

Tim Johnson  
Nathan Pepple  
Margaret Rinkevich  
Robert Stenhammer  
Scott Stewart  
Bill Jensen  
Marcus Smith  
Anton Benitez  
Jeff Proteau  
Douglas Tooley  
Noah Gregory  
Christina Gregory  
Joe Solomon  
Cheryl Kimleigh  
Amy Levek  
Matt Skinner  
Michael Martelon  
Mark Moffitt  
Steve Ciecuch  
Heather Knox

**Executive Session for the Purpose of a Personnel Matter Pursuant to C.R.S. Section 24-6-402((4)(f)(I)), and for Receiving Legal Advice Pursuant to C.R.S. 24-6-402(b), and for the Purpose of Negotiations Pursuant to C.R.S. 24-6-402(4)e (2)**

On a **MOTION** by Bruce MacIntire and seconded by Jack Gilbride, Council voted unanimously to enter into Executive Session for the purpose of a personnel matter pursuant to C.R.S. Section 24-6-402((4)(f)(I)), and for receiving legal advice pursuant to C.R.S. 24-6-402(b), and for the purpose of negotiations pursuant to C.R.S. 24-6-402(4)e at 8:32 a.m.

Council returned to regular session at 9:32 a.m.

Council took a break from 9:32 a.m. to 9:40 a.m.

**Public Comment on Non-Agenda Items (4)**

Public comment was received by Margaret Rinkevich and Douglas Tooley.

**Town Hall Subarea Monthly Update (5)**

Planning & Development Services Director Michelle Haynes, Telluride Mountain Village Owners Association Executive Director Anton Benitez and AECOM representative Nathan Pepple presented. Council discussion ensued.

**Village Center Subarea Monthly Update (6)**

Michelle Haynes, Anton Benitez and Nathan Pepple presented. Public comment was received from Douglas Tooley.

**Consideration of Approval of the November 15, 2018 Regular Town Council Meeting Minutes (7)**

Deputy Town Clerk Susan Johnston presented. On a **MOTION** by Natalie Binder and seconded by Jack Gilbride, Council voted unanimously to approve the November 15, 2018 Regular Town Council meeting minutes as presented.

**Liquor Licensing Authority:**

- a. **Consideration of a Special Event Liquor Permit Application by the GoHawkeye Foundation in Conjunction with Rinkevich Gallery for an Event on December 15, 2018 from 5:00 p.m. to 8:00 p.m.**

Margaret Rinkevich of Rinkevich Gallery presented. Council discussion ensued. On a **MOTION** by Patrick Berry and seconded by Jack Gilbride, Council voted unanimously to approve a special event liquor permit application by the GoHawkeye Foundation in conjunction with Rinkevich Gallery for an event on December 15, 2018 from 5:00 p.m. to 8:00 p.m.

- b. **Consideration of a Special Event Liquor Permit Application by the Telluride Society for Jazz in Conjunction with Wagner Skis for Events on January 12, February 9, and March 9, 2019 from 1:00 p.m. to 6:00 p.m.**

Marcus Smith of SBG Productions/Telluride Society for Jazz presented. Council discussion ensued. On a **MOTION** by Bruce MacIntire and seconded by Jack Gilbride, Council voted unanimously to approve a special event liquor permit application by the Telluride Society for Jazz in conjunction with Wagner Skis for events on January 12, February 9 and March 9, 2019 from 1:00 p.m. to 6:00 p.m.

Dan Jansen left the meeting at 10:30 a.m.

**Finance: (8)**

- a. **Presentation of the November 30, 2018 Business & Government Activity Report (BAGAR)**

Kevin Swain presented.

- b. **Second Reading, Public Hearing and Council Vote on an Ordinance of the Town Levying Property Taxes for the Year 2018 to be Collected in 2019**

The Mayor opened the public hearing. There was no public comment. The Mayor closed the public hearing. On a **MOTION** by Bruce MacIntire and seconded by Patrick Berry, Council voted 5-0 (Dan Caton and Dan Jansen were absent) to adopt an Ordinance of the Town Levying Property Taxes for the Year 2018 to be collected in 2019.

- c. **Second Reading, Public Hearing and Council Vote on an Ordinance Adopting the 2019 Budget and Revising the 2018 Budget**

The Mayor opened the public hearing. No public comment was received. The Mayor closed the public hearing Council discussion ensued. On a **MOTION** by Jack Gilbride and seconded by Natalie Binder, Council voted 5-0 (Dan Caton and Dan Jansen were absent) to approve an Ordinance adopting the 2019 Budget and revising the 2018 Budget.

On a **MOTION** by Jack Gilbride and seconded by Patrick Berry, Council voted unanimously to convene as the Board of Directors for the Dissolved Mountain Village Metro District.

**Town Council Acting as the Board of Directors for the Dissolved Mountain Village Metro District: (10)**

**a. Public Hearing on the Proposed 2019 and Revised 2018 Budgets**

Director of Finance Kevin Swain presented. Council discussion ensued. The Mayor opened the public hearing. No public comment was received. The Mayor closed the public hearing.

**b. Consideration of a Resolution Adopting the 2019 Mountain Village Metropolitan District Budget**

On a **MOTION** by Jack Gilbride and seconded by Bruce MacIntire, Council voted unanimously to approve a Resolution adopting the 2019 Mountain Village Metropolitan District Budget.

**c. Consideration of a Resolution Appropriating Sums of Money for 2019**

On a **MOTION** by Natalie Binder and seconded by Jack Gilbride, Council voted unanimously to adopt a Resolution appropriating sums of money for 2019.

**d. Consideration of a Resolution Revising the 2018 Budget**

On a **MOTION** by Patrick Berry and seconded by Jack Gilbride, voted unanimously to adopt a Resolution revising the 2018 Budget.

**e. Consideration of a Resolution Re-Appropriating Sums of Money for 2018**

On a **MOTION** by Bruce MacIntire and seconded by Natalie Binder, Council voted unanimously to adopt a Resolution re-appropriating sums of money for 2018.

**f. Consideration of a Resolution Setting the Mill Levy for 2018 to be Collected in 2019**

On a **MOTION** by Jack Gilbride and seconded by Natalie Binder, Council voted unanimously to adopt a Resolution setting the Mill Levy for 2018 to be collected in 2019.

On a **MOTION** by Bruce MacIntire and seconded by Jack Gilbride, Council voted unanimously to reconvene as the Mountain Village Town Council.

**Consideration of a Resolution Adopting a Policy Concerning the Destruction, Disposal and Protection of Records Containing Personal Identifying Information (11)**

Town Clerk Jackie Kennefick and Assistant Town Attorney Jim Mahoney presented. Council discussion ensued. On a **MOTION** by Jack Gilbride and seconded by Patrick Berry, Council voted unanimously to approve a Resolution adopting a policy concerning the destruction, disposal and protection of records containing personal identifying information.

**Consideration of a Resolution Authorizing the Town of Mountain Village to Enter into a Contract for the Purchase of Cassidy Ridge Unit D202 (12)**

Jim Mahoney presented. Council discussion ensued. On a **MOTION** by Natalie Binder and seconded by Patrick Berry, Council voted unanimously to approve a Resolution waiving the lottery requirement for the Town's purchase of Cassidy Ridge Unit D202. On a **MOTION** by Natalie Binder and seconded by Patrick Berry, Council voted unanimously to approve a Resolution authorizing the Town of Mountain Village to enter into a contract for the purchase of Cassidy Ridge Unit D202.

Council moved to Agenda Item 21.

**Consideration of a Resolution Adopting the CDOT (Colorado Department of Transportation) Transit Asset Management Plan (13)**

Town Manager Kim Montgomery presented. Council discussion ensued. On a **MOTION** by Bruce MacIntire and seconded by Jack Gilbride, Council voted unanimously to approve a Resolution adopting the CDOT Transit Asset Management Plan.

Council moved to Agenda Item 21h.

Council took a lunch break from 12:02 p.m. to 12:33 p.m.

**Consideration of a Resolution to Approve an Equestrian Conditional Use Permit to Allow Seasonal Equestrian Uses on Lots OS-1-R-1, Lot 128, OS-1C, OS-R7 and OS-36 (14)**

Patrick Berry recused himself because of his employment with the applicant Telluride Ski and Golf. Senior Planner John Miller presented. Council discussion ensued. On a **MOTION** by Natalie Binder and seconded by Jack Gilbride, Council voted unanimously to adopt a Resolution approving a Conditional Use Permit to allow seasonal equestrian uses on Lots OS-1-R-1, Lot 128, OS-1C, OS-R7 and OS-36.

**Consideration of Second Reading of an Ordinance to Correct Community Development Code (CDC) Errors, Provide Clarifications and Make Minor Amendments at Chapters 17.3 Zoning and Land Use Regulations, 17.4 Development Review Procedures, and 17.6 Supplementary Regulations (15)**

The Mayor opened the public hearing. No public comment was received. The Mayor closed the public hearing. Council discussion ensued. John Miller distributed a new Open Burn Application created to address special events involving open burning, which will be added to the meeting packet. On a **MOTION** by Jack Gilbride and seconded by Natalie Binder, Council voted 5-0 (with Dan Caton and Dan Jansen absent) to approve an Ordinance to correct CDC errors, provide clarifications and make minor amendments at Chapters 17.3 Zoning and Land Use Regulations, 17.4 Development Review Procedures, and 17.6 Supplementary Regulations.

Council moved to Agenda Item 22.

**Consideration of a Village Court Apartments Rent Policy and Rent Increase (16)**

Michelle Haynes and VCA Manager Cecilia Curry presented. Public comment was received from Leslie Browning, Cheryl Kimleigh, Douglas Tooley and Mark Moffit. Bruce MacIntire moved to adopt the recommended rent increases as proposed and Natalie Binder seconded. Council discussion ensued. The **MOTION** was amended by Bruce MacIntire and seconded by Patrick Berry with Council voting unanimously (5-0) to approve a 3% rent increase on studio units, 2% rent increase on one-bedroom units and a 3% rent increase on two-bedroom and three-bedroom units. The increases will take effect upon lease renewal and after a 30-day notice. Council directed staff to agendize a discussion on the rental rate increase policy moving forward in 2019.

**Consideration of a Resolution to Approve an Alternative Parking Requirement for Lot SS165ABR, Cassidy Ridge Homeowners Association Pursuant to Community Development Code Section 17.5.8.A.6 (17)**

Michelle Haynes presented. Council discussion ensued. On a **MOTION** by Natalie Binder and seconded by Bruce MacIntire, Council voted unanimously to adopt a Resolution approving an alternative parking requirement for Lot SS165ABR, Cassidy Ridge Homeowners Association pursuant to CDC 17.5.8.A.6 subject to verification that the exterior parking depicted on the condominium map amendment does not adversely affect the hammerhead/fire truck turnaround.

**Consideration of a Resolution Approving a Right of Way Encroachment for Portions of an Improved Driveway and Shoring/Soil Nails that Benefits Lot 359, 116 Rocky Road (18)**

Planner Sam Starr presented. Council discussion ensued. On a **MOTION** by Patrick Berry and seconded by Bruce MacIntire, Council voted unanimously (5-0) to adopt a Resolution approving a right of way encroachment for portions of an improved driveway and shoring/soil nails that benefits Lot 359, 116 Rocky Road.

**Colorado Flights Alliance (CFA) and Marketing Telluride Inc. (MTI) Bi-Annual Report (19)**

President and CEO of Marketing Telluride Inc. Michael Martelon and CFA Chief Operating Officer Matt Skinner presented.

On a **MOTION** by Patrick Berry and seconded by Bruce MacIntire, Council voted unanimously to extend the meeting beyond 6 hours.

Council took a break from 2:45 p.m. to 2:51 p.m.

**EcoAction Partners 2017 Town of Mountain Village Greenhouse Gas Inventory Report (20)**

EcoAction Partners Energy Programs Coordinator Kim Wheels presented. Public comment was received by Douglas Tooley.

**Council Boards and Commissions Updates: (21)**

- a. **San Miguel Watershed Coalition-Starr**
- b. **Colorado Flights Alliance-Jansen**
- c. **Transportation & Parking-MacIntire/Benitez**
- d. **Budget & Finance Committee-Caton/Gilbride**
- e. **Gondola Committee-Caton/Berry**
- f. **Colorado Communities for Climate Action-Berry**
- g. **San Miguel Authority for Regional Transportation (SMART)-Benitez/Caton/Binder**
- h. **Eco Action Partners-Berry**
- i. **Telluride Historical Museum-Berry**
- j. **Telluride Conference Center-MacIntire**
- k. **Alliance for Inclusion-Berry/Benitez**
- l. **Green Team Committee- Berry/MacIntire**
- m. **Telluride Tourism Board-Jansen**
- n. **Community Grant Committee-Benitez/Binder**
- o. **Mayor's Update- Benitez**

Council moved to Agenda Item 13.

**Staff Reports: (22)**

- a. **Town Manager**

Kim Montgomery presented. Public comment was received from Cheryl Kimleigh.

Council moved to Agenda Item 16.

**Other Business: (23)**

The was no other business.

There being no further business, on a **MOTION** by Natalie Binder and seconded by Patrick Berry, Council voted unanimously to adjourn the meeting at 3:14 p.m.

Respectfully prepared,

Susan Johnston  
Deputy Town Clerk

Respectfully submitted,

Jackie Kennefick  
Town Clerk

# Town of Mountain Village

**Date:** 1/11/2019  
**To:** Town Council, Acting as the Liquor Licensing Authority (LLA)  
**From:** Susan Johnston, Deputy Town Clerk  
**RE:** Local Liquor Licensing Authority Matters for the January 17 Meeting

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## **Consideration of Re-certification of the Mountain Village Promotional Association and Common Consumption Area**

All required documentation and fees have been received. The packet has been reviewed by the following departments: Clerks, Legal and Police with no adverse findings. This application is for the Sunset Concert Series and other summer events only. A separate application for expansion will be proposed at a later date. Mr. Mahoney has advised Council to include one condition with the re-certification:

- Applicant shall provide an updated insurance certificate to the Clerk's Office by May 1, 2019 to show coverage for the remainder of the 2019 calendar year

**Staff recommendation:** Motion to approve the re-certification of the Mountain Village Promotional Association and Common Consumption Area with the above noted condition.





**TOWN OF MOUNTAIN VILLAGE  
PROMOTIONAL ASSOCIATION/ COMMON CONSUMPTION AREA  
CERTIFICATION RENEWAL REQUEST**

Promotional Association Name (exactly as it appears on incorporation documents): <b>Mountain Village Promotional Association</b>
Description of Common Consumption Area Boundaries: The common consumption area will be defined per event and may include one or more of the plazas that make up the Mountain Village Core.
Mailing Address of Promotional Association: <b>113 Lost Creek Lane Suite A, Mountain Village, CO 81435</b>
Primary Contact: Anton Benitez
Primary Contact Phone Number: 970-728-1904
Primary Contact Email Address: anton@tmvoa.org

The following must accompany this Promotional Association/Common Consumption Area Certification Request:

- \$250 for Annual Renewal Fee
- Copy of Articles of Incorporation and Bylaws
- List of all Directors and Officers of the Promotional Association
- List of all the licensed premises in the Promotional Association
- List of any changes from the original certification **No Changes**
- Detailed map of the Common Consumption Area including:
  - Location of physical barriers
  - Entrances and exits
  - Location of attached licensed premises
  - Identify licensed premises adjacent to but not attached to the Common Consumption Area
  - Approximate location of security personnel
- Written detailed description of Security Arrangements with the Common Consumption Area
- A list of dates and hours of operation of the Common Consumption Area for upcoming calendar year
- Documentation showing possession of the Common Consumption Area
- List of Attached Licenses listing the following information: State Liquor License number, list of any past liquor violations, and copy of any operational agreements
- Documentation of the reasonable requirements of the neighborhood, the desires of the adult inhabitants as evidenced by petitions, remonstrances or otherwise.
- Insurance Certificate of General Liability and Liquor Liability naming the Town of Mountain Village as an additional insured



**TOWN OF MOUNTAIN VILLAGE  
 PROMOTIONAL ASSOCIATION/ COMMON CONSUMPTION AREA  
 CERTIFICATION RENEWAL REQUEST**

Please mark below which days and hours the Common Consumption Area will be open and operational. [See Events Calendar](#)

	Mondays	Tuesdays	Wednesdays	Thursdays	Fridays	Saturdays	Sundays
January							
February							
March							
April							
May							
June							
July							
August							
September							
October							
November							
December							

Report to the Town Clerk any deviation from this schedule at least fifteen (15) days prior to the proposed new date and time.



**PROMOTIONAL ASSOCIATION/ COMMON CONSUMPTION AREA  
CERTIFICATION RENEWAL REQUEST**

**CERTIFICATION OF APPLICANT**

I hereby certify that the information contained in this certification request and all attachments is true, correct, and complete to the best of my knowledge and that it is my responsibility and the responsibility of my agents/ employees and Board of Directors to comply with all applicable local and state laws, rules, and regulations as they relate to the serving, selling and distribution of alcohol beverages.

Authorized Signature

1/1/19

Date

**Executive Director**

Title

**REPORT AND APPROVAL OF THE LOCAL LIQUOR LICENSING AUTHORITY**

Jackie Kennefick

Town Clerk

Town of Mountain Village

Date

**TOWN OF MOUNTAIN VILLAGE**

**PROMOTIONAL ASSOCIATION/ COMMON CONSUMPTION AREA**

## **CERTIFICATION RENEWAL REQUEST**

### **PROMOTIONAL ASSOCIATION/ COMMON CONSUMPTION AREA GENERAL GUIDELINES:**

- ✓ The size of Common Consumption Area is to be contained wholly within an Entertainment District which has been defined by the Mountain Village Municipal Code;
- ✓ Common Consumption Areas are to be clearly delineated using physical barriers to close the area to motor vehicle traffic and limit pedestrian access;
- ✓ Alcohol beverages sold or served within the Common Consumption Area shall be served in a container that is no larger than 16 ounces, is disposable and contains the name of the vendor in at least 24 point font type;
- ✓ Proof of Needs and Desires of the Neighborhood is required as evidenced by petitions, written testimony, verbal testimony at the public hearing, letters of support, etc., and shall be submitted at least eight days prior to the scheduled public hearing. If a petition is chosen as one method of proving the neighborhood needs and desires, the applicant must use petitions approved by the Town Clerk's Office;

#### **Revisions and amendments to this original application for Common Consumption Area**

- ✓ Designation shall be reported to the Mountain Village Liquor Licensing Authority and approved using the same procedures under which this original request for certification was made;
- ✓ Application for attachment of a licensed establishment to an already certified Common Consumption Area shall include an authorization from the Certified Promotional Association, the name of the representative from the licensed establishment that will be serving on the Board of Directors, and an amended map depicting the licensed establishments that are adjacent to but not attached to the Common Consumption Area;
- ✓ The Mountain Village Liquor Licensing Authority shall consider the merits of the application for a Promotional Association of a Common Consumption Area and may refuse to certify or may decertify a Promotional Association if the Association: 1) Fails to submit the annual report as required by January 31<sup>st</sup> of each year; 2) Fails to establish that the licensed premises and Common Consumption Area can be operated without violating the State or local Liquor Codes or creating a safety risk to the neighborhood; 3) Fails to have at least two licensed establishments attached to the Common Consumption Area; 4) Fails to obtain or maintain a properly endorsed general liability and liquor liability insurance policy that is reasonably acceptable to the Mountain Village Liquor Licensing Authority and names the Town of Mountain Village as an additional insured; 5) Fails to demonstrate that the use is compatible with the reasonable requirements of the neighborhood or the desires of the adult inhabitants; or 6) Is in violation of 12-47-909, Colorado Revised Statutes, as may be amended from time to time, related to Common Consumption Area operations
- ✓ Application for Recertification of a Promotional Association must be made by January 31 of each year



Colorado Secretary of State  
 Date and Time: 04/02/2014 10:42 PM  
 ID Number: 20141221775  
 Document number: 20141221775  
 Amount Paid: \$50.00

Document must be filed electronically.  
 Paper documents are not accepted.  
 Fees & forms are subject to change.  
 For more information or to print copies  
 of filed documents, visit [www.sos.state.co.us](http://www.sos.state.co.us).

ABOVE SPACE FOR OFFICE USE ONLY

**Articles of Incorporation for a Nonprofit Corporation**  
 filed pursuant to § 7-122-101 and § 7-122-102 of the Colorado Revised Statutes (C.R.S.)

1. The domestic entity name for the nonprofit corporation is Mountain Village Promotional Association.  
*(Caution: The use of certain terms or abbreviations are restricted by law. Read instructions for more information.)*

2. The principal office address of the nonprofit corporation's initial principal office is

Street address 113 Lost Creek Lane, Suite A  
*(Street number and name)*

Mountain Village CO 81435  
*(City) (State) (ZIP/Postal Code)*

United States  
*(Province - if applicable) (Country)*

Mailing address  
*(leave blank if same as street address)*

(Street number and name or Post Office Box information)

(City) (State) (ZIP/Postal Code)

(Province - if applicable) (Country)

3. The registered agent name and registered agent address of the nonprofit corporation's initial registered agent are

Name  
 (if an individual) Solomon Joseph A.  
*(Last) (First) (Middle) (Suffix)*

**OR**

(if an entity)  
*(Caution: Do not provide both an individual and an entity name.)*

Street address 227 West Pacific Avenue, Suite A  
*(Street number and name)*

Telluride CO 81435  
*(City) (State) (ZIP Code)*

Mailing address  
(leave blank if same as street address)

PO Box 1748

(Street number and name or Post Office Box information)

Telluride

(City)

CO

(State)

81435

(ZIP Code)

(The following statement is adopted by marking the box.)

- The person appointed as registered agent above has consented to being so appointed.

4. The true name and mailing address of the incorporator are

Name  
(if an individual)

Solomon

(Last)

Joseph

(First)

A.

(Middle)

(Suffix)

**OR**

(if an entity)

(Caution: Do not provide both an individual and an entity name.)

Mailing address

PO Box 1748

(Street number and name or Post Office Box information)

Telluride

(City)

CO

(State)

81435

(ZIP/Postal Code)

United States

(Country)

(Province – if applicable)

(If the following statement applies, adopt the statement by marking the box and include an attachment.)

- The corporation has one or more additional incorporators and the name and mailing address of each additional incorporator are stated in an attachment.

5. (If the following statement applies, adopt the statement by marking the box.)

- The nonprofit corporation will have voting members.

6. Provisions regarding the distribution of assets on dissolution:

Upon dissolution, after payment of all liabilities, the assets are to be distributed to the Members of the corporation in accordance with their Membership interests.

7. (If the following statement applies, adopt the statement by marking the box and include an attachment.)

This document contains additional information as provided by law.

8. (Caution: Leave blank if the document does not have a delayed effective date. Stating a delayed effective date has significant legal consequences. Read instructions before entering a date.)

(If the following statement applies, adopt the statement by entering a date and, if applicable, time using the required format.)

The delayed effective date and, if applicable, time of this document is/are \_\_\_\_\_  
(mm/dd/yyyy hour:minute am/pm)

**Notice:**

Causing this document to be delivered to the Secretary of State for filing shall constitute the affirmation or acknowledgment of each individual causing such delivery, under penalties of perjury, that the document is the individual's act and deed, or that the individual in good faith believes the document is the act and deed of the person on whose behalf the individual is causing the document to be delivered for filing, taken in conformity with the requirements of part 3 of article 90 of title 7, C.R.S., the constituent documents, and the organic statutes, and that the individual in good faith believes the facts stated in the document are true and the document complies with the requirements of that Part, the constituent documents, and the organic statutes. This perjury notice applies to each individual who causes this document to be delivered to the Secretary of State, whether or not such individual is named in the document as one who has caused it to be delivered.

9. The true name and mailing address of the individual causing the document to be delivered for filing are

Solomon	Joseph	A.	
<small>(Last)</small>	<small>(First)</small>	<small>(Middle)</small>	<small>(Suffix)</small>
227 West Pacific Avenue, Suite A			
<small>(Street number and name or Post Office Box information)</small>			
PO Box 1748			
Telluride		CO	81435
<small>(City)</small>	<small>(State)</small>	<small>(ZIP/Postal Code)</small>	
United States			
<small>(Province – if applicable)</small>		<small>(Country)</small>	

(If the following statement applies, adopt the statement by marking the box and include an attachment.)

This document contains the true name and mailing address of one or more additional individuals causing the document to be delivered for filing.

**Disclaimer:**

This form/cover sheet, and any related instructions, are not intended to provide legal, business or tax advice, and are furnished without representation or warranty. While this form/cover sheet is believed to satisfy minimum legal requirements as of its revision date, compliance with applicable law, as the same may be amended from time to time, remains the responsibility of the user of this form/cover sheet. Questions should be addressed to the user's legal, business or tax advisor(s).

**Mountain Village Promotional Association, a Colorado nonprofit corporation  
Bylaws**

**Article 1  
Purpose**

The purpose of the Mountain Village Promotional Association, a Colorado nonprofit corporation (the "Corporation") is to serve as a promotional association to be certified by the Town of Mountain Village (the "Town") pursuant to C.R.S. sec. 12-47-301(11) and as more fully described in Town Ordinance No. 2012-03 (the "Ordinance"). As set forth in the Ordinance, the Town has created an Entertainment District and established application procedures, fees and hours of operation for common consumption areas, to be managed by the certified promotional association.

**Article 2  
Principal Office**

The current principal office of Mountain Village Promotional Association, a Colorado nonprofit corporation (the "Corporation") is located at:

113 Lost Creek Lane, Suite A  
Mountain Village, Colorado 81435

The principal office may be changed by the Board of Directors.

**Article 3  
Board of Directors**

Section 1. Board Number and Qualifications. The Board of the Corporation must include, at a minimum, all liquor license holders who choose to participate in the Promotional Association. If a liquor license holder within Mountain Village initially chooses not to participate in the Promotional Association and then later decides to participate, they must be added to the board of directors. At the option of the members, there may also be directors elected who are not liquor license holders.

A Director must be a current Town of Mountain Village business owner, or if the business is a business entity, a duly appointed representative of such entity actively engaged in the business. Directors shall serve a term of three (3) years. Directors may be elected for successive terms. Initial terms may be staggered so as to provide for continuity in management. The initial Directors and their terms shall be:

<u>Name</u>	<u>Initial Term</u>
Stephen Roth - TSG	3 years
Adam Singer – Poachers Pub	2 years



Todd Gehrke – Hotel Madeline	1 year
Stefano Canclini – La Piazza	3 years
Tom Richards – Telluride Conference Center	3 years
Greg Pope – TMVOA	3 years

Section 2. Vacancies. Vacancies on the Board of Directors may be filled for the unexpired term of the predecessor in office by a majority vote of the remaining Directors at any meeting of the Board of Directors. A vacancy created by an increase in the number of Directors may be filled for a term of office continuing only until the next election of Directors.

Section 3. Power and Duties of the Directors. The Board of Directors shall have control and general management of the affairs, property and business of the Corporation and, subject to these Bylaws, may adopt such rules and regulations for that purpose and for the conduct of its meetings as the Board of Directors may deem proper. The powers shall include but not be limited to the appointment and removal of the officers of the Corporation.

Section 4. Election of Directors. The election of Directors shall be at the annual meeting of the Board. The Board shall by majority vote elect Directors.

#### Article 4 Meetings of Directors

Section 1. Meetings. Regular and special meetings of the Board Directors shall be held on at least two (2) but no more than thirty (30) days written notice to the Directors. Directors may waive notice as provided in C.R.S. sec. 7-128-204. Agendas for meetings of the Board shall be made reasonably available for examination by the members or their representatives.

Section 2. Quorum and Voting. A quorum of the Board of Directors consists of a majority of the number of Directors in office immediately before the meeting begins. The affirmative vote of a majority of Directors present is the act of the Board of Directors unless the vote of a greater number of Directors is required by law.

Section 3. Proxies. Votes of Directors may be cast in person or by proxy. A Director may only appoint another Director to act pursuant to such Director's proxy. Every proxy must be in the form approved by the Board of Directors and must be executed in writing by the Director or such Director's duly authorized attorney-in-fact. No proxy shall be valid after the expiration of eleven months from the date of its execution, and every proxy shall automatically cease at such time as the Director granting the proxy no longer qualifies as a Director for which vote the proxy was given.

Section 4. Action Without Meeting. Any action required or permitted to be taken at a Board of Directors' meeting may be taken without a meeting in compliance with C.R.S. sec. 7-128-202.

## Article 5 Officers and Duties

Section 1. Officers. The officers of the Corporation shall consist of (1) a president, (2) a vice president, (3) a secretary, (4) other officers as determined by the Board. Any two or more offices may be held by the same person, except the offices of president and secretary. The offices of president, vice president and secretary shall be members of the Board. Officers shall be elected by the Members at the annual. A vacancy in any office may be appointed by the Board of Directors at any regular or special meeting called for that purpose.

Section 2. President. The president shall preside at all meetings of the members and the Board of Directors, and may have any other powers and duties as may be conferred by the Board of Directors. The president shall, subject to the direction and supervision of the Board of Directors, be the chief executive officer of the Corporation and shall have general and active control of its affairs and business and general supervision of its officers, agents and employees. The president shall have the authority to sign all contracts and other instruments on behalf of the Corporation, as approved by the Board of Directors from time to time.

Section 3. Vice President. The vice president shall have the duties that the Board of Directors or the president may delegate to them from time to time. In the absence of the president or the president's inability to act, the duties and powers of the office shall be performed and exercised by a vice president.

Section 4. Secretary. The secretary shall have the responsibility for the preparation and maintenance of minutes of the Directors' and members' meetings and other records and information required to be kept by the Corporation and for authenticating records of the Corporation. The secretary shall perform all duties usually incident to the office of the secretary, those duties specified in these Bylaws, and other duties that may from time to time be delegated by the Board of Directors.

Section 6. Other. The Board of Directors may appoint such other officers as it deems prudent and necessary, including a Corporation Executive Director and/or CEO. The Board may assign such reasonable duties to such officers as the Board may establish by resolution.

## Article 6 Memberships

Section 1. Members. Members of the Corporation shall be business owners in the Town of Mountain Village or, in the event the business is a business entity, a duly appointed representative of such entity. Members shall have voting rights with respect to election of Directors. Members shall not have voting rights with respect to budget approval and other matters.

Section 2. Meetings. Regular and special meetings of the members shall be held on at least ten (10) but no more than sixty (60) days written notice to the members, as more fully

described in C.R.S. sec. 7-127-104. Members may waive notice as provided in C.R.S. sec. 7-127-105.

Section 3. Action Without Meeting. Any action required or permitted to be taken at a members' meeting may be taken without a meeting in compliance with C.R.S. sec. 7-127-107 or by written ballot pursuant to C.R.S. sec. 7-127-109.

Article 7  
Budget and Fiscal Year

Section 1. Budget. The Board of Directors shall, prior to the beginning of any fiscal year, adopt a budget which shall include: (a) the estimated operating costs and expenses and proposed capital expenditures which will be chargeable to the Corporation to fulfill its obligations; (b) the estimated income and other funds which will be received by the Corporation; and (c) the estimated total amounts required to be raised by member dues to cover such costs, expenses and capital expenditures of the Corporation and to provide a reasonable reserve. Prior to adopting a budget for each fiscal year, the Board of Directors shall call a meeting of the members and provide notice of the time and place thereof to all members at least ten (10) but no more than fifty (50) days prior to such meeting. After issuance of notice of meeting, the Board of Directors shall make copies of the proposed budget available to all interested members. At such meeting, members shall have the right to be heard concerning the budget; however, the Board of Directors shall retain the sole power to approve the budget.

Section 2. Fiscal Year. The fiscal year of the Corporation shall be from January 1st through December 31st of each year.

Article 8  
Amendment of Bylaws

The Board of Directors may amend these Bylaws at any time to add, change, or delete a provision, in compliance with C.R.S. sec. 7-130-201 et seq. If any amendments require member approval pursuant to such statutes, such member approval shall be obtained.

Adopted by the Board of Directors at their first duly organized meeting on  
4/4, 2014.

STEPHEN A ROTH  
~~\_\_\_\_\_~~ President

Attest: Todd Gehlke  
~~\_\_\_\_\_~~ Secretary

**Mountain Village Promotional Association  
Directors and Officers**

President: Adam Singer  
Poachers Pub

Vice President: John Drugan  
Madeline Hotel & Residences

Secretary: Jeff Badger  
Chairman of Merchant's Association & Siam's Talay

Director: Anton Benitez  
Telluride Mountain Village Owners Association

Director: Stephen Roth  
Manager of Siam's Talay

**List of Licensed Premises & State Liquor License Numbers**

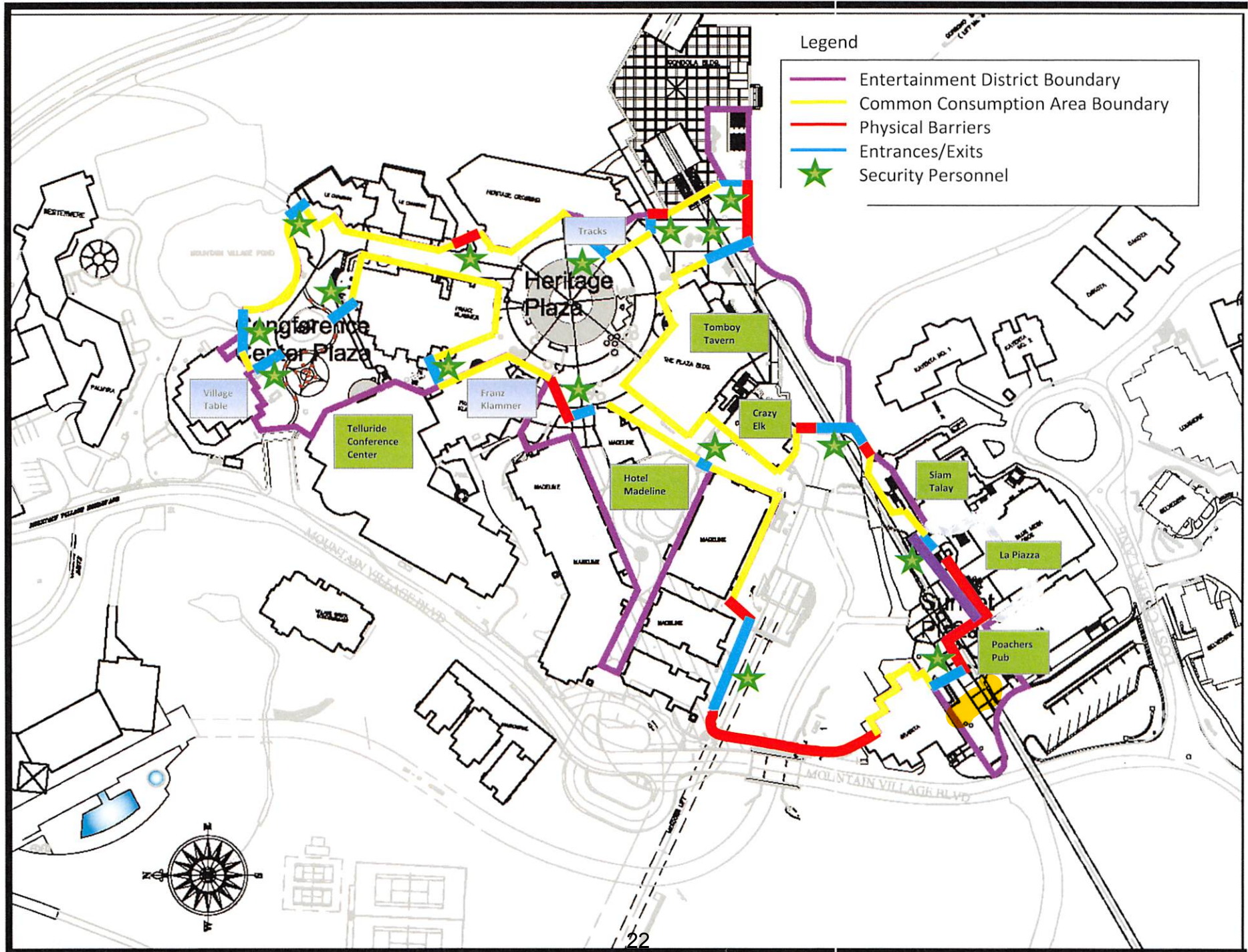
Licensed Premises in Promotional Association	State Liquor License #	Liquor Violations	Operational Agrmnts	Square Footage
Telski (Crazy Elk, Tomboy Tavern and Siam Talay)	40919590001	N/A	N/A	8474
Telluride Conference Center	4700972	N/A	N/A	7780
Poachers Pub	24934470000	N/A	N/A	1370
Hotel Madeline	42970090000	N/A	N/A	444,360

**Total Square Feet of Licensed Premises**

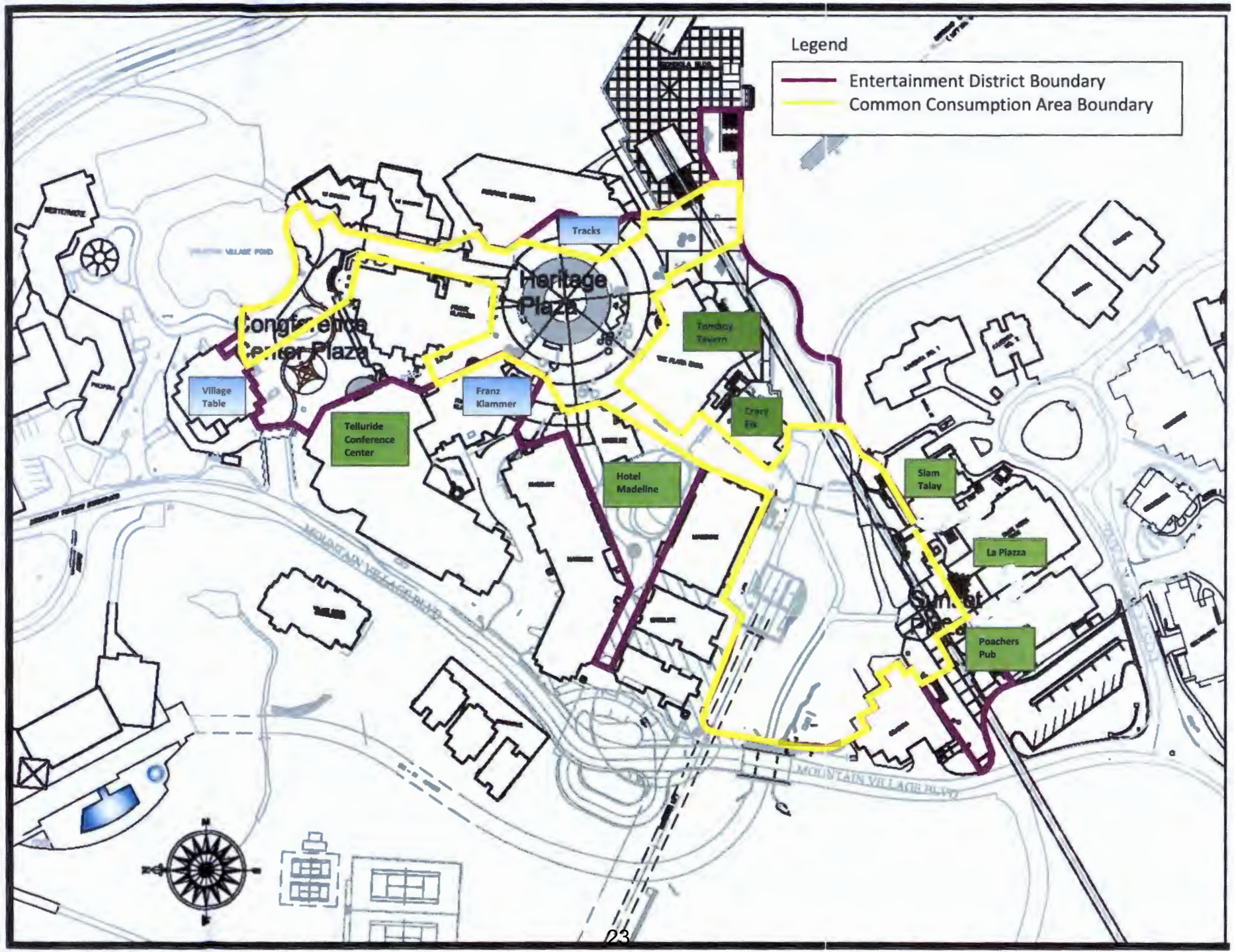
**461984**

Licensed Premises not in Promotional Association	Location
Tracks	Heritage Plaza
The Village Table	Conference Center Plaza
Franz Klammer	Heritage Plaza
La Piazza/La Pizzeria	Sunset Plaza

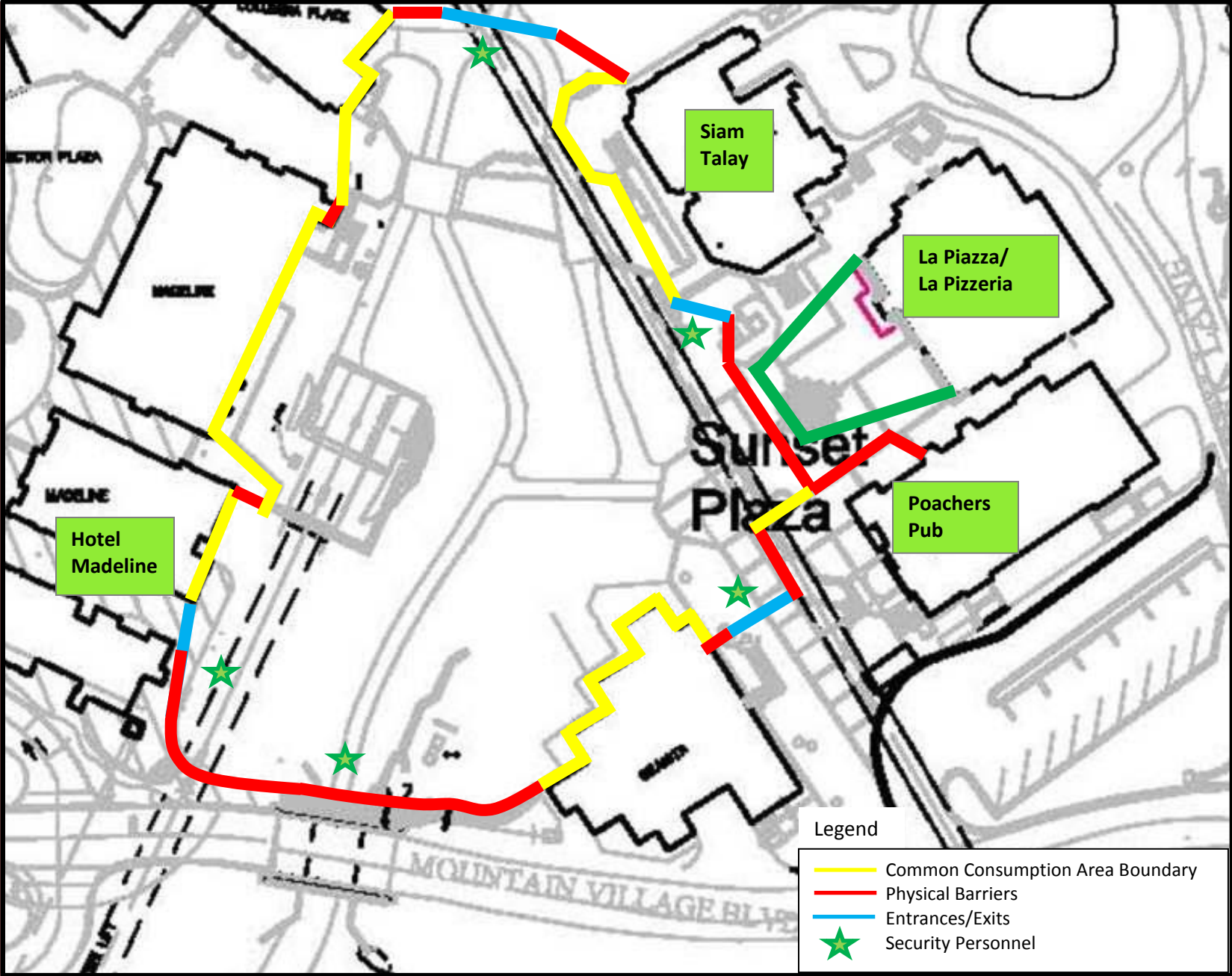
# Common Consumption Area Boundary Map with Barriers, Entrances & Security



# Common Consumption Area Boundary Map with Licensed Establishments

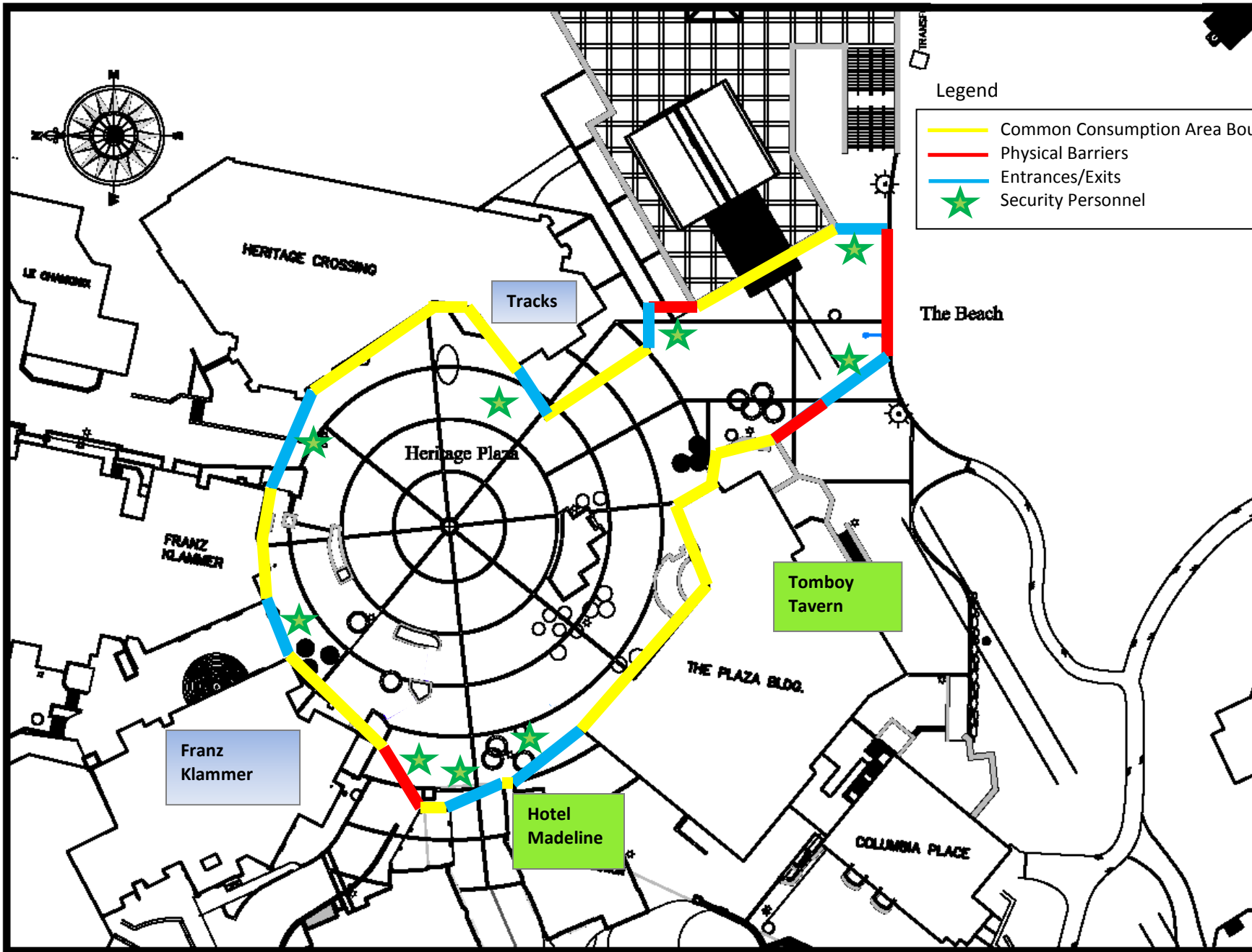


# Common Consumption Boundary for Sunset Plaza





# Common Consumption Area Boundary for Heritage Plaza



## **Mountain Village Promotional Association Security Plan**

The purpose of this document is to outline the procedures for the setup, enforcement and tear down of the barriers for the Sunset Plaza common consumption area during the following events:

- FirstGrass Concert: 6/19
- Sunset Concert Series: 6/26, 7/10, 7/17, 7/24, 7/31, 8/7, 8/14
- Red White and Blues Concert: 7/3
- Four of July Celebration in Heritage Plaza 7/4
- The Ride Festival Presents an Evening of Rock and Roll Concert: TBD
- Sunset Blues Concert: 9/12

A separate security plan will be provided at least 14 days prior to any additional events that will require use of a common consumption area and are not currently listed here (see Schedule A).

Three liquor license holders will be participating in the common consumption area for the Sunset Concerts and are; Poachers Pub, Siam Talay and Hotel Madeline. The Mountain Village Promotional Association will hire the necessary security staff for a total of 5-6 security personnel to cover the area. Please see attached map (Schedule B) for distribution of staff. Each liquor license holder will be responsible for managing the crew on a rotational basis starting with the first concert on June 19<sup>th</sup>. The responsible manager will be named and such name will be provided to the Town at least 3 business days prior to each event. Such manager shall be the primary point of contact for the Town for each event. The responsible manager shall meet with the Town's chief of police or his designee at least 48 hours prior to the event to go over any potential issues and security concerns with the event and common consumption area.

The MVPA has standard operating procedures/standard talking points so that each security team member will be delivering a consistent message during each event.

If there are issues after the first event, the Town may require all of the managers of the participating liquor license holders to meet with the Town in order to refine the security procedures for the next event and may require additional changes to this security plan based on any such issues.

All security personnel shall wear a shirt clearly identifying such person as security personnel for the event.

### **The work day schedule:**

- Set up will begin at 4:30pm.
- Responsible manager shall meet with all security personnel to go over responsibilities and duties of each person.
- Monitoring of the area will begin 1 hour prior to the beginning of the concert (see attached Calendar of Events for approximate start times). Monitoring shall include checking all early entrants to the concert area for outside alcohol and informing them

of the common consumption area rules. All entrance and exit to the concert area during the monitoring period shall be through the approved ingress and egress points to the common consumption area.

- Monitoring will continue until 30 minutes after the concert has ended (approximately 8:30pm for all concerts, see attached Calendar of Events for approximate end times). The post show monitoring shall include a sweep to insure all alcoholic beverages are removed from the common consumption by the end of the post-concert monitoring time.
- Breakdown of barriers and clean up area will be conducted.

### **Security Plan and Training:**

- Each Promotional Association Board Member will be scheduled a shift as Manager on Duty (M.O.D.) to coordinate the efforts of the security staff. The Promotional Association will provide the Town with the Manger on Duty Schedule and contact information for each concert at least 3 days prior to each event.
- The M.O.D. will be responsible for making sure that the barriers are properly set-up and that each entrance is properly staffed according to the map provided.
- Security staff will be provided with uniforms and will be given a list of Standard Operating Procedures prior to each event.
- All security personnel will complete the server and seller training program (TIPS or ServSafe) established by the Director of the Liquor Enforcement Division of Revenue as required by law. Each establishment will provide a list of the names and date of completion of training for their security staff.
- Security staff will be instructed to check coolers/bags to ensure no alcoholic beverages are permitted into the Common Consumption Area, and will be responsible for ensuring that no alcoholic beverages leave the Common Consumption Area. Recycling and trash cans shall be available at all entrance and exit points.
- ID's will be checked at the point-of-sale for each licensed establishment.
- Each licensed establishment will be responsible for ensuring that no alcoholic beverages from an outside establishment are brought into their licensed area.
- Per the recommendation of the insurance carrier, the Mountain Village Promotional Association will agree to comply with the loss control recommendation to post the drinking age limit in the common consumption area during all events.

### **Barriers and Signage:**

- The boundary of the Common Consumption Area will be defined using a combination of natural barrier, fencing and rope & stanchion. (See attached photos of the fencing being proposed to define the barriers.)
- Signage will be posted at the gondola stations and all entrances to the Common Consumption Area stating "Common Consumption Area in effect. No outside alcoholic beverages will be allowed into the concert."
- Additional signs will be posted in the shuttle stations and around town to inform residents and guests of the policy.



**Schedule A**  
**Entertainment District 2019 Calendar of Events**

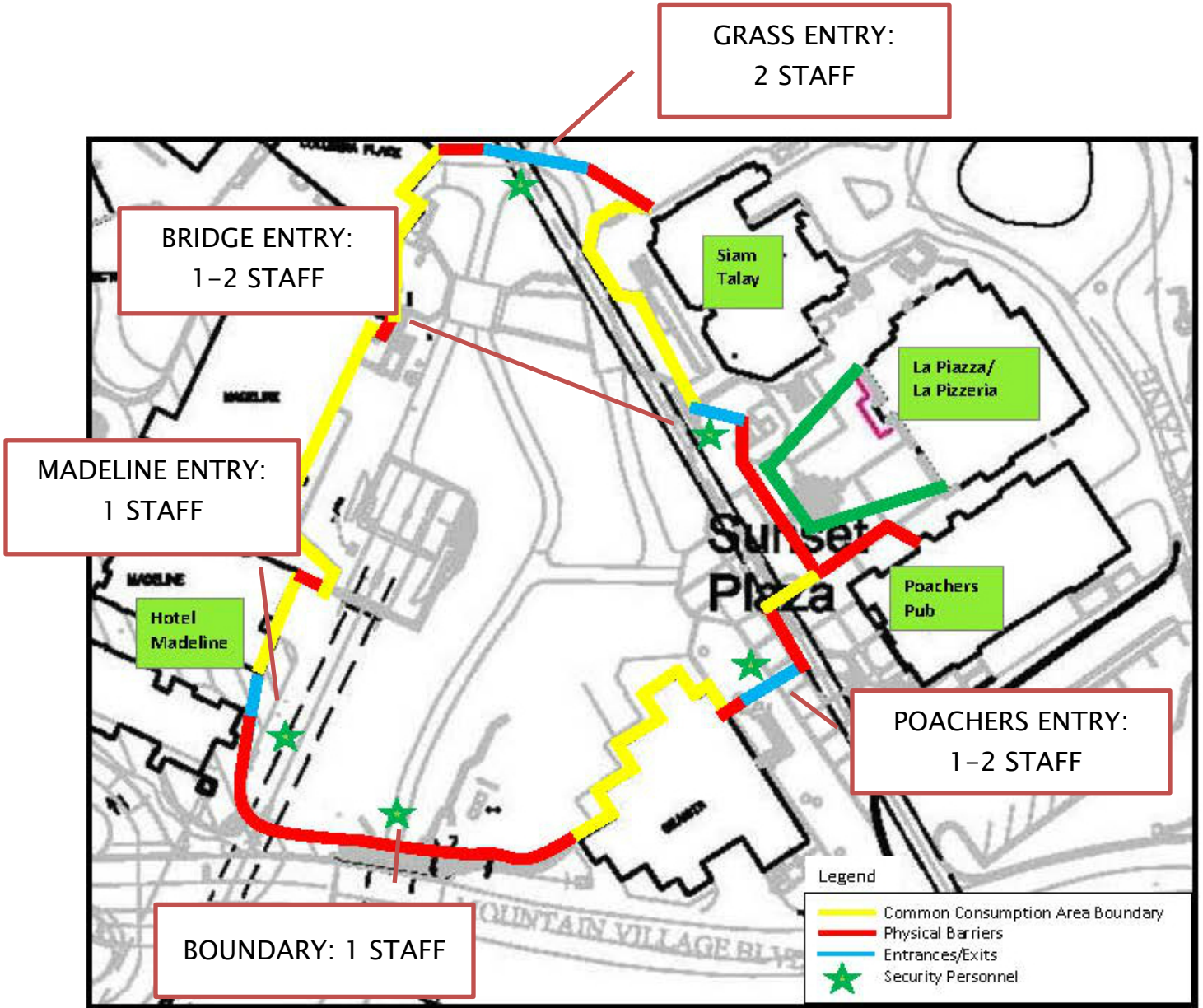
Date	Event	Location	Time
6/19 Wed	FirstGrass Concert	Sunset Plaza	5-8
6/26 Wed	Sunset Concert Series	Sunset Plaza	6-8

7/3 Wed	Red, White & Blues Concert	Sunset Plaza	1-6
7/4 Thurs	Fourth of July Celebration	Heritage Plaza	1 – 10pm
7/10 Wed	Sunset Concert Series	Sunset Plaza	6-8
7/17 Wed	Sunset Concert Series	Sunset Plaza	6-8
7/17 Wed	Sunset Concert Series	Sunset Plaza	6-8
7/24 Wed	Sunset Concert Series	Sunset Plaza	6-8
7/31 Wed	Sunset Concert Series	Sunset Plaza	6-8

8/7 Wed	Sunset Concert Series	Sunset Plaza	6-8
8/14 Wed	Sunset Concert Series	Sunset Plaza	6-8

9/12 Thurs	Sunset Blues Concert	Sunset Plaza	5-7
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# Common Consumption Boundary and Security for Sunset Plaza



\*\*\* In addition to this above security, a MOD will be present to facilitate where needed.

**MOUNTAIN VILLAGE PROMOTIONAL ASSOCIATION  
STANDARD OPERATING PROCEDURES FOR SECURITY**

**Supervisor Checklist**

- There is a designated Manager on Duty (M.O.D.) and the Town has been notified of the M.O.D. at least 3 business days prior to the event
- The M.O.D. has confirmed that there is adequate security personnel staffed for the event
- The M.O.D. has met with all security personnel to go over the following standard operating procedures, responsibilities and duties
- The M.O.D. has assigned each security personnel to a designated check point/entrance
- The M.O.D. has confirmed that the barriers are properly set-up and that each entrance is staffed according to the Common Consumption Boundary Map
- The M.O.D. has confirmed that all Security Personnel have completed the server and selling training program (TIPS or ServSafe)
- The M.O.D. has confirmed that all Security Personnel are in uniforms clearly identifying such person as security and has provided necessary contact information to security

**Set-up Checklist**

- The M.O.D. will review the standard operating procedures and assign staff a station for the concert in the pre-shift meeting
- Security staff will be responsible for setting up the fencing around the perimeter of the common consumption area
- Security staff will be responsible for setting up a table, signage and trash/recycling bins if applicable at their assigned station
- Security staff will be responsible for ensuring that there is adequate space for pedestrian traffic and directional signs will be set-up where needed

**Security Checklist**

- Monitoring of the area will begin 1 hour prior to the beginning of the concert
- Monitoring shall include checking all early entrants to the concert area for outside alcohol and informing them of the common consumption area rules
- All guests must enter through one of the approved ingress/egress points to the concert
- Security will inform all concert goers that outside alcohol is not allowed and will search coolers, backpacks, bags and/or other containers for illegal beverages
- If outside alcoholic beverages are found, security will inform the guest that they cannot open or consume alcoholic beverages. Food items are allowed into the common consumption area
- Security will ensure that no alcoholic beverages leave the common consumption area
- Security will notify M.O.D. of any issues with drunk/disorderly patrons, and the M.O.D. will engage the local police force for conflict resolution
- Monitoring will continue until 30 minutes after the concert ended (approximately 8:30pm)
- The post show monitoring shall include a sweep to insure that all alcoholic beverages are removed from the common consumption area

**Breakdown Checklist**

- Security staff will be responsible for breaking down the fencing around the perimeter of the common consumption area and putting in designated storage area
- Security staff will be responsible for putting away any tables, signage and trash/recycling bins if applicable from their assigned station
- Security staff will do a sweep of the grass to pick up and dispose of any trash



## 2019 Calendar

Date	Event	Location	Time
6/19 Wed	FirstGrass Concert	Sunset Plaza	5-8
6/26 Wed	Sunset Concert Series	Sunset Plaza	6-8

7/3 Wed	Red, White & Blues Concert	Sunset Plaza	1-6
7/4 Thurs	Fourth of July Celebration	Heritage Plaza	1 – 10pm
7/10 Wed	Sunset Concert Series	Sunset Plaza	6-8
7/17 Wed	Sunset Concert Series	Sunset Plaza	6-8
7/17 Wed	Sunset Concert Series	Sunset Plaza	6-8
7/24 Wed	Sunset Concert Series	Sunset Plaza	6-8
7/31 Wed	Sunset Concert Series	Sunset Plaza	6-8

8/7 Wed	Sunset Concert Series	Sunset Plaza	6-8
8/14 Wed	Sunset Concert Series	Sunset Plaza	6-8

9/12 Thurs	Sunset Blues Concert	Sunset Plaza	5-7
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**MOUNTAIN VILLAGE PROMOTIONAL ASSOCIATION  
PLAZA LICENSE AGREEMENT**

This License Agreement (the “**License Agreement**”) is made, effective as of the 31 day of January 2017, (the “**Effective Date**”), between the Mountain Village Promotional Association, a Colorado nonprofit corporation, (“**Licensee**”) and the Town of Mountain Village, a home-rule municipality and political subdivision of the State of Colorado (the “**Town**”). Licensee and the Town may be collectively referred to herein as the “**Parties**” or individually referred to herein as “**Party**”.

**RECITALS**

1. Licensee is promotional association, as defined by C.R.S. 12-47-103(24.5); which has been certified by the Town to operate a common consumption area as defined by C.R.S. 12-47-103(6.6).
2. Licensee applied and received approval from the Town for the certification as a promotional association and Common Consumption Area, a portion of which is located on Town owned Open Space Tract OS-3X (the “**Plaza**”) as depicted on Exhibit “A” attached hereto (the “**Town Plaza Area**”).
3. The Town desires to grant, and Licensee desires to accept, the license described below for purposes of allowing Licensee to (i) conduct and liquor operations in conformance with Licensees approval of a common consumption area in, on, and over the Town Plaza Area, all as further set forth below.

In consideration of the covenants and agreements set forth herein, and other good and valuable consideration, the receipt and sufficiency of which hereby are acknowledged and accepted, Licensee and the Town hereby agree as follows:

1. GRANT OF LICENSE. The Town hereby grants Licensee a license over the Town Plaza Area, as follows :
  - a. Licensee shall be permitted to have a common consumption area in accordance with Licensees approval of such common consumption area on the dates listed in the approval of such common consumption area and dates added pursuant to requirements of the approval of the common consumption area.
  - b. Licensee shall be permitted to place barriers, trash cans and other infrastructure as required by the approval of the common consumption area in order to operate the common consumption area.
  - c. Licensee shall be allowed to permit the consumption of alcohol on the Town Plaza Area including, in connection with its approval for the common consumption area, subject to applicable Town and/or other governmental laws, ordinances, and/or regulations.
2. TERM. This License Agreement shall commence on the Effective Date and shall terminate on January 30, 2019, unless terminated earlier pursuant to Paragraph 8 below (the “**Term**”). This License Agreement shall automatically renew for additional one year terms upon the successful recertification of the promotional association and common consumption area.

3. LOCATION.

- a. Licensee shall use signage, fencing and/or other physical markers/landmarks to designate the boundaries of the common consumption area in accordance with Licensee's approval of the common consumption area and shall comply with all security requirements of such approval. Such signage, fencing and or other physical markers, and other personal property of Licensee shall be removed immediately at the conclusion of each approved event.

4. USE.

- a. The Licensee shall ensure that no alcohol is sold, served or taken outside of the common consumption area.
- b. Licensee shall use and maintain the Town Plaza Area and common consumption area in accordance with all applicable health and safety laws, ordinances, and/or regulations for the protection of all users of the common consumption area and Town Plaza Area.
- c. Licensee shall ensure that adequate trash and recycling receptacles are placed in the common consumption area for each event.

5. MAINTENANCE.

- a. Licensee agrees to repair and/or replace any damage to any portion of the Town Plaza Area only to the extent any damages shall be caused by or in connection with Licensee's use thereof, (including, without limitation, the placement any personal property on the Town Plaza Area). All costs for such repair or replacement, and all work performed in connection therewith, shall be the responsibility of the Licensee. The Town, in its sole reasonable discretion, shall determine when the Town Plaza Area is in need of repair or replacement due to the activities of Licensee and/or its customers in the Town Plaza Area.
- b. Licensee shall clean the Town Plaza Area by removing debris, trash, sweeping and washing down the Town Plaza Area after each event.

6. INDEMNIFICATION. The Licensee agrees to indemnify, defend and hold harmless the Town and its agents and employees from and against all actual claims, actions, causes of action, demands, judgments, reasonable costs and expenses, and all damages of every kind and nature (exclusive of punitive damages) incurred by and on behalf of any person or other legal entity whatsoever, predicated upon injury to or death of any person or loss of or damage to property of whatever ownership, including the parties to this License Agreement and their agents and employees, arising out of or connected with, in any manner, directly or indirectly, the Licensee's operation and its use of the Town Plaza Area.

7. INSURANCE REQUIREMENTS.

- a. Licensee shall carry general liability insurance covering all, and liquor operations permitted pursuant to the License in an amount no less than \$1,000,000.00 for a single occurrence and \$1,000,000.00 in the aggregate, with the Town as a named insured on such policy. Licensee shall be required to provide to the Town a "Certificate of Insurance" evidencing such coverage for the Term of this License Agreement.

- b. The general liability insurance policy and the “*Certificate of Insurance*” must be effective for the Term of the License Agreement, commencing as of the Effective Date.
- c. The Licensee shall cease all operations on the Town Plaza Area and common consumption area immediately upon cancellation the insurance coverage required pursuant to this Paragraph 7, in accordance with any notice of cancellation received by Licensee.

8. TERMINATION.

- a. Should any Party to this License Agreement fail to perform its obligations hereunder in strict compliance with the terms, covenants and conditions of this License Agreement, or otherwise default in the performance of any obligations contained in this License Agreement, the non-defaulting Party shall provide written notice to the defaulting Party of such default or breach (“**Notice of Default**”). If the defaulting Party has failed to cure or reasonably commence curing said default or breach within 10 business days after such Notice of Default is provided (an “**Uncured Default**”), the non-defaulting Party thereafter shall have the right to terminate this License Agreement, effective immediately upon providing the defaulting Party with written notice of such termination. In addition, in the event of an Uncured Default on behalf of Licensee, the Town shall have the right to partially terminate this License Agreement (in lieu of full termination) by revoking any specific right granted to Licensee, without limitation, removing any portion of the Outside Seating Areas from the License.
- b. In addition to, and separate from, the termination provisions set forth in Paragraph 8 a. above, this License Agreement may be terminated, as follows:
  - i. In the event that the promotional association or common consumption area is decertified or is not re-certified on an annual basis this License Agreement shall be automatically terminated.
- c. Upon any termination of this License Agreement, Licensee shall restore the Town Plaza Area to their original condition existing prior to the Effective Date, less normal wear and tear. Any personal property of Licensee placed temporarily on the Town Plaza Areas pursuant to the License shall be removed at the end of the Term at Licensee’s sole cost and expense.
- d. The Town shall have the right to terminate this License Agreement for convenience at the Town’s sole discretion and without penalty by giving Licensee thirty (30) days written notice of termination for convenience.

9. HOURS OF OPERATION.

- a. Alcohol shall only be permitted in the Town Plaza Areas and common consumption areas during those hours as approved by the Town in the Licensees approval of the promotional association and common consumption area.

10. LICENSE FEES.

- a. To be paid by the Licensee:
  - i. During the term of this License Agreement, the Licensee shall post a \$500.00 cash performance bond to assure full compliance with the terms hereof (the “**Performance Bond**”). The Performance Bond may be applied to any unpaid fines or charges outstanding for more than 45 days at any time during the Term. The Performance Bond

shall be refunded 30 days after the expiration and/or termination of this License Agreement; provided however, that the Town shall be entitled to retain the Performance Bond for an additional 45 days to secure the obligations of any unresolved pending action remaining at the end of this 30 day period.

- ii. The Licensee shall bear all costs and expenses related to the construction and/or maintenance of any utility and other amenities needed by Licensee in connection with the exercise of its rights pursuant to the License.
  - iii. The Licensee shall bear all costs for any and all improvements to the Plaza Unit, both within and surrounding the Town Plaza Areas, which are reasonably required by the Town, pursuant to applicable health and safety laws, ordinances, and/or regulations, to limit hazards or dangers and provide for the safe operation of the common consumption area Town Plaza Areas.
- b. By the Town:
- i. The Town shall not be required to make any improvements to the Town Plaza Areas, or expend any money for the benefit of the Licensee.

11. ADDITIONAL TERMS AND CONDITIONS.

- a. The Licensee shall comply with all applicable local, state and federal rules, regulations and laws.
- b. In the event of any legal action between the parties with respect to this License Agreement and the license herein granted, the prevailing party in any such action shall be entitled to recover their costs incurred therein, including reasonable attorneys fees.
- c. Licensee may not assign, sublet, or transfer this License Agreement, or any portion thereof without the Town's prior written approval.
- d. This License Agreement represents the entire and integrated agreement between the parties and supersedes all prior negotiations, representations, and agreements, whether written or oral.

12. NOTICE. All notices, demands or writings required or permitted to be given hereunder, shall be deemed to have been fully given or made or sent when made in writing and delivered either by (i) hand delivery; (ii) facsimile transmission; (iii) electronic mail; or (iv) commercial overnight courier that guarantees next day delivery and provides a receipt, so long as these are addressed and/or delivered to the Party as follows (with the understanding that the mailing addresses, email addresses or fax numbers below may be changed by sending written notice to each Party notifying the Party of the change).

<u><b>If to Licensee:</b></u>	<u><b>(With a copy to):</b></u>
Mountain Village Promotional Association	
_____	

**If to the Town:**

Kim Montgomery, Town Manager  
Town of Mountain Village  
455 Mountain Village Blvd., Suite A  
Mountain Village, CO 81435  
Email: [kmontgomery@mtnvillage.org](mailto:kmontgomery@mtnvillage.org)  
Phone: (970) 728-8000

**(With a copy to):**

James Mahoney, Esq.  
J. David Reed P.C.  
1047 South 1<sup>st</sup> Street  
Montrose, CO 81401  
Email: [jmahoney@jdreedlaw.com](mailto:jmahoney@jdreedlaw.com)  
Phone: (970) 249-3806

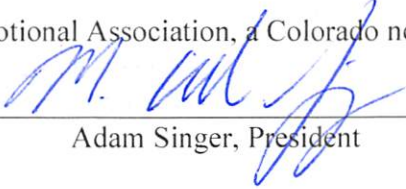
*(Signature Pages Follow)*

IN WITNESS WHEREOF, the parties hereto have executed this Agreement, effective as of the Effective Date.

LICENSEE:

Mountain Village Promotional Association, a Colorado nonprofit corporation:

By:

  
Adam Singer, President

TOWN:

TOWN OF MOUNTAIN VILLAGE,  
a Colorado home-rule municipality  
and political subdivision of the state of Colorado

By:

\_\_\_\_\_  
Kim Montgomery, Town Manager

Approved as to Form:

\_\_\_\_\_  
Jim Mahoney, Town Attorney

## EVENT LICENSE AND STAGE RENTAL AGREEMENT

**THIS EVENT LICENSE AND STAGE RENTAL AGREEMENT** (this "**Agreement**") is made and entered into this 30 day of March, 2017 (the "Effective Date"), by and between TSG SKI & GOLF, LLC, a Delaware limited liability company ("**TSG**") and Telluride Mountain Village Owners Association, a Colorado non-profit corporation ("**TMVOA**").


### RECITALS


- A. WHEREAS, TSG is the record owner of Open Space Tract OS-3CR (the "**TSG Open Space Tract**"), a parcel of land located within the Town of Mountain Village (the "**Town**") as shown on **Exhibit A** attached hereto;
- B. WHEREAS, TMVOA provides various services, functions and amenities within the Town for the use and enjoyment of residents and guests within the Town and members/owners of TMVOA;
- C. WHEREAS, as an amenity, TMVOA desires to host and operate various Events (defined below) that benefit the members/owners of TMVOA and business owners, residents and guests of Mountain Village and TSG on portions of the TSG Open Space Tract during the summer and fall months of 2017 – 2019.
- D. WHEREAS, TMVOA desires to obtain from TSG license rights to host and operate the Events on a portion of the TSG Open Space Tract and to lease certain equipment from TSG during the License Term (described below), and TSG has agreed to grant a license and lease equipment to TMVOA to host and operate the Events on a portion of the TSG Open Space Tract during the License Term, subject to the terms and conditions set forth herein.

### AGREEMENT


**NOW, THEREFORE**, in consideration of the promises contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. **GRANT OF LICENSE:** TSG hereby grants to TMVOA a non-exclusive license ("**License**") to use the TSG Open Space Tract for the Events (defined below) on the terms and conditions set forth herein. TMVOA and TSG acknowledge that the License granted herein and use of the TSG Open Space Tract during the License Term is limited to the Events described below and is provided by TSG to TMVOA free of charge for the use and enjoyment by the TMVOA general membership and the general public.
2. **EVENTS:** The "**Events**" that are the subject of this License Agreement are approved to be operated and conducted upon the TSG Open Space Tract during the License Term are as follows:

  
\_\_\_\_\_  
AB

  
\_\_\_\_\_  
BJ

- A. Red, White & Blues Concert. Musical performance and related events and programs to be held on July 3 of each year during the License Term.
  - B. Other Events: Any Other Events from June through September, if the Event License Area (defined below) and Equipment (defined below) are both available and the Other Events are approved in writing by TSG. If TMVOA desires Other Events, TMVOA must notify TSG and TSG shall have five (5) business days to respond via e-mail to TMVOA, either approving or denying the Other Events, in TSG’s sole discretion, based upon availability of the Event License Area and Equipment.
3. **TERM/TERMINATION:** The License shall be effective for a period commencing on June 1, 2017, and terminating on September 15, 2019 (“**License Term**”) and may be terminated by either party without cause upon sixty (60) days prior written notice to the other party.
  4. **USE AREA:** The Events shall be conducted and operated upon those areas of the TSG Open Space Tract depicted as “**Event License Areas**” on **Exhibit A** attached hereto and incorporated herein. The Events involve the erection of a stage and sound and video equipment on a portion of the Event License Areas and public seating occurring on the hillside, grassy portions of the Event License. A TSG banner will be prominently displayed on or near the stage at all Events showing TSG’s sponsorship of the Events.
  5. **EQUIPMENT RENTAL:** TSG agrees to provide TMVOA the following equipment for rental: **Marshal Austin Portable Stage and accessories** (“Equipment”), as needed and as available during the License Term. TMVOA understands and agrees that TMVOA shall contract with and hire All Phases Events Group, LLC (“All Phases”), as the sole and exclusive company to transport, set up and take down the Equipment. All Phases and its agents, employees and subcontractors are the sole authorized personnel to provide services for transport, set-up and removal of Equipment for the Events and Additional Events and that set up and removal process of the equipment must occur under the direction, operation and management of All Phases (“Installation and Removal”). TMVOA understands and agrees that TSG will not be involved or assist in any way whatsoever with the Installation and Removal of the Stage. TMVOA further agrees and understands that any and all site fees or approvals for use of the Equipment and operation of the Event during the Term are the sole and exclusive responsibility of TMVOA. TMVOA understands, acknowledges and agrees that TSG accepts no responsibility or liability for any act, or omission or any injury or damage of any kind or nature arising from, or related to the Event, Additional Events or Equipment or Installation and Removal of the Equipment. TMVOA will reimburse TSG for out of pocket repair or moving expenses, if any.



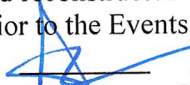
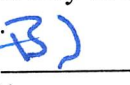
AB



BJ



- A. Rental Fee. A Rental Fee of **\$0.00** shall be due and payable to TSG upon execution of this Agreement. Separate and apart from Rental Fee, TMVOA agrees to sign a Promissory Note payable to Lessor in the amount of \$1,000 which shall be considered as a damage deposit (“Damage Deposit”). Said Note shall be cancelled upon satisfactory inspection by TSG at the conclusion of the License Term.
  - B. No Property Rights. The Equipment shall at all times remain and be the sole and exclusive property of TSG, and neither TMVOA nor its affiliates shall have any right or interest in and to the property, other than the right to use and possess the same, upon the conditions contained herein during the Term. The Equipment shall be used only by TMVOA, and their agents, officers, employees, subcontractors, operatives (“Authorized Parties”) in the direct employ of TMVOA. TSG and its employees and agents shall at all times have free access to the Equipment for the purpose of inspecting it or monitoring Equipment use and operation, or of altering, repairing, improving, or adding to it, or determining the nature or extent of its use, and TMVOA shall afford all reasonable access to facilities for this purpose.
  - C. Equipment Condition; Disclaimer. TMVOA leases the Equipment from TSG “AS IS” free of any representations or warranties, express or implied, of any kind or nature by TSG as to the value, condition quality, material, workmanship, design, capacity, merchantability, durability, fitness or suitability of the Equipment for any use or purpose. TMVOA agrees that upon set up, and prior to usage for the Event, TMVOA shall inspect the Equipment for damage and wear and tear and to note same to TSG prior to the Event. Failure of TMVOA to inspect as noted herein shall release TSG of any liability or responsibility associated therewith. TMVOA shall at its sole cost and expense during the Term keep and maintain the Equipment in good state of condition and repair, reasonable wear and tear excepted, and shall not permit anyone to injure, damage or deface any portion of the Equipment. Failure to report any damage to the Equipment by TMVOA shall entitle TSG to make reasonable and necessary repairs to the Equipment at the sole discretion of TSG, with notice provided to TMVOA, and permit TSG to deduct such repairs from the Damage Deposit upon completion of such repairs.
  - D. Costs for Damages/Repairs. Any damages to the Equipment incurred during the Term which is not caused by ordinary wear and tear shall be repaired at TMVOA’s sole cost and expense for parts costs and at a shop rate to be determined at the sole discretion of TSG. In the event damage to the Equipment occurs, TMVOA agrees to immediately notify TSG of such damage and to document (including photography or video) such damage for the purposes of inspection by TSG for determination of costs of repair of Equipment.
6. **MAINTENANCE AND OPERATIONS:** TMVOA shall, at its sole cost and expense: (i) incur all costs associated with the Events, (ii) ensure that all construction activities related to the Events are carried out in a workmanlike and professional manner; (iii) minimize disturbance to the natural condition of the surface area of the Event License Areas; and, (iv) promptly cause any disturbance to the natural condition of the surface area of the Event License Areas to be reseeded, recontoured and reconstructed as may be necessary to return such area as nearly as practicable to its condition prior to the Events.

   
 AB BJ

7. **INSURANCE:** TMVOA shall keep in full force and effect for the entire License Term a commercial general liability insurance policy (the "**Policy**") with minimum coverage limits of TWO MILLION DOLLARS (\$2,000,000.00) per occurrence and THREE MILLION DOLLARS (\$3,000,000.00) in the aggregate. Said Policy and coverage limits shall cover all types of liability associated with this Agreement, the Equipment and the License. TMVOA shall provide to TSG within seven (7) days of execution of this Agreement a certificate of insurance naming TSG as an additional insured on the Policy. TSG shall be given thirty (30) days written notice by certified mail of any cancellation or change in the Policy.
  
8. **INDEMNIFICATION:** TMVOA shall indemnify, defend and hold harmless TSG Ski & Golf, LLC, its parents, subsidiaries and affiliates and their respective insurance carriers, agents, employees, representatives, assignees, directors, officers, partners, members and/or shareholders from and against any and all liability, claims, liens, demands, actions and causes of action whatsoever (including attorney's fees and expenses) arising in connection with or related to (i) the Events, including, without limitation, any use of equipment, or (ii) any negligent or intentional act, error or omission of TMVOA, its directors or any TMVOA personnel during the Term of this Agreement and related to the Event and its production.
  
9. **COMPLETE AGREEMENT:** This Agreement expresses the full and complete understanding of the parties with respect to the terms and conditions set forth herein, and supersedes all prior and contemporaneous proposals, agreements, representations and understandings and may not be contradicted by evidence of any prior or contemporaneous agreement.
  
10. **GOVERNING LAW:** The parties hereto consent and agree that all legal proceedings relating to the subject matter of this Agreement shall be maintained and venue shall be proper in state courts sitting in San Miguel County, Colorado or Federal District Court of the State of Colorado.
  
11. **NOTICES:** All notices, notifications and other communications required or permitted by this Agreement shall be in writing and shall be delivered by hand, sent by telecopy (with confirmation of receipt), e-mailed, or mailed by registered or certified first class mail, return receipt requested (postage prepaid) to the parties at the following addresses:

  
\_\_\_\_\_  
AB

  
\_\_\_\_\_  
BJ

If to TMVOA:

Telluride Mountain Village Owners Association  
113 Lost Creek Lane, Suite A  
Mountain Village, CO 81435  
Attention: Anton Benitez  
Phone: (970) 728-1904  
Email: [tmvoa@tmvoa.org](mailto:tmvoa@tmvoa.org)

If to TSG:

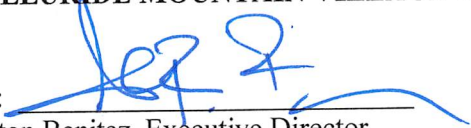
TSG Ski & Golf, LLC  
565 Mountain Village Boulevard  
Mountain Village, CO 81435  
Attention: Bill Jensen  
Phone: (970) 728-7323  
Email: [bill@telski.com](mailto:bill@telski.com)

12. **Execution.** This Agreement may be signed in counterparts. All parties shall initial each page and sign below. A digital signed copy of this Agreement, whether a photocopy, fax or pdf, shall be effective as an original signed document.

13. **ASSIGNMENT:** This Agreement may not be assigned by any party without the express written consent of all the other parties.

**IN WITNESS WHEREOF**, the parties have executed this Agreement as of the date first above written.

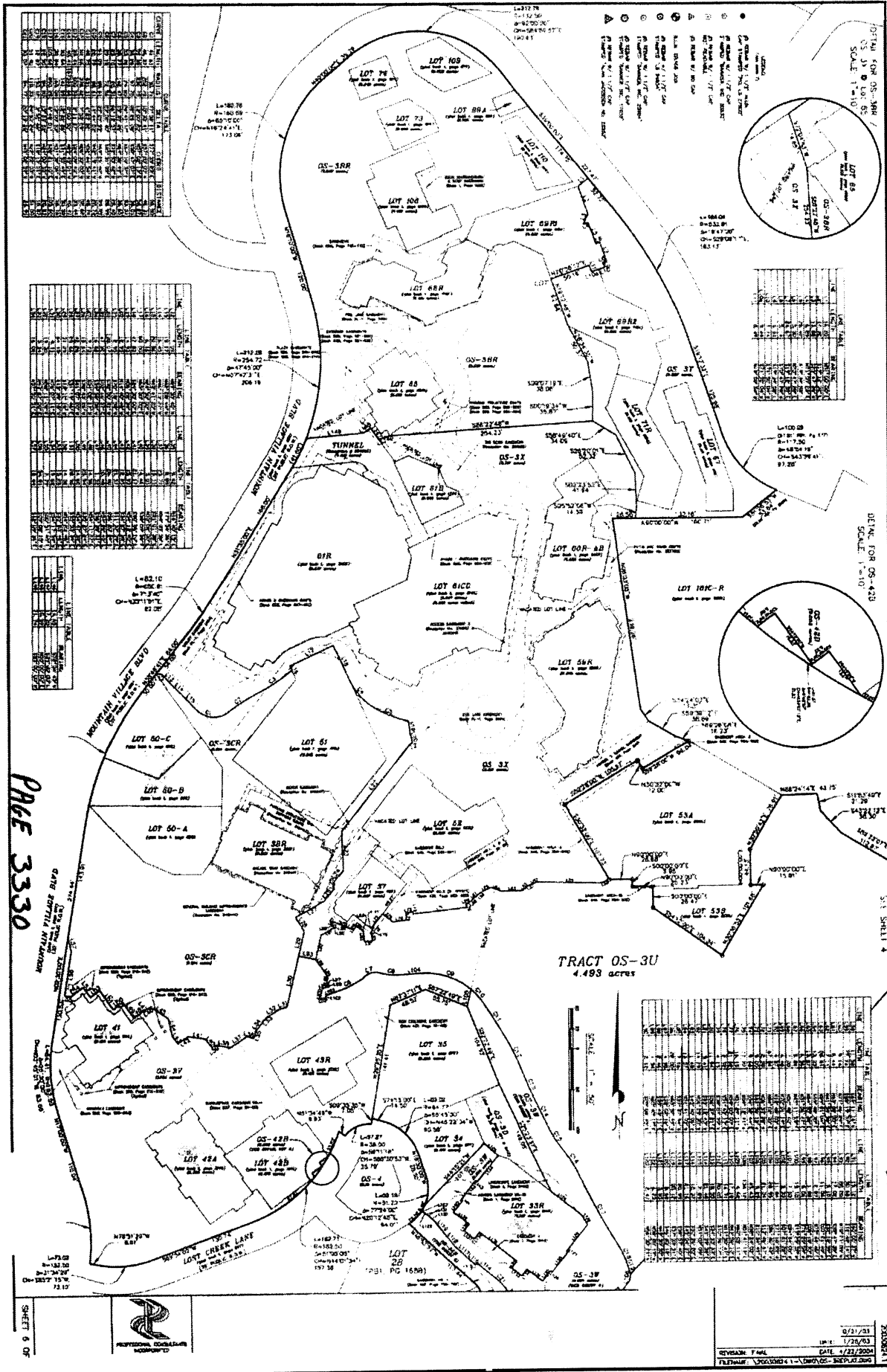
**TELLURIDE MOUNTAIN VILLAGE OWNERS ASSOCIATION**

By:   
Anton Benitez, Executive Director

**TSG SKI & GOLF, LLC**, a Delaware limited liability company

By:   
Bill Jensen, CEO

# Exhibit A



PAGE 3330

TRACT OS-3U  
4.493 acres

SHEET 5 OF



DATE: 03/11/23  
DATE: 1/26/23  
DATE: 4/21/2020  
FILENAME: S:\CADD\1 - CADD\OS-3U\PL05.DWG

**From:** [Jack Schultz](#)  
**To:** [Heidi Stenhammer](#)  
**Subject:** Re: Sunset Concert Series Common Consumption Area  
**Date:** Friday, December 28, 2018 5:04:25 PM

---

Hi Heidi,

Again this year...Kayenta Legend House has no problem with and we support the Sunset Concert Series and common consumption area.

Jack

Sent from my iPad

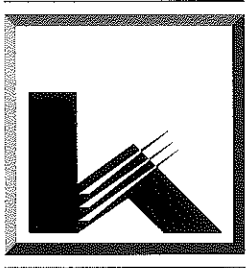
On Dec 28, 2018, at 2:14 PM, Heidi Stenhammer <[heidi@tmvoa.org](mailto:heidi@tmvoa.org)> wrote:

Hi Heidi,

We have no problem with and we support the Sunset Concert Series and common consumption area.

Thanks,

Jack



# HOME LOAN INSURANCE

*A century of strength.*

January 2, 2019

Mountain Village Promotional Association

113 Lost Creek Lane, Suite A

Mountain Village, CO 81435

RE: May Renewal

To Whom It May Concern:

We currently write the general Liability/special events, directors & officers and liquor liability for Mountain Village Promotional Association. These policies renew in May 2019. We do not foresee any issues with renewal and fully expect to be able to offer the same terms in May.

Sincerely,



Katie Sweet

Account Manager



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 05/03/2018

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER: Home Loan & Investment Company, 205 North 4th Street, Grand Junction, CO 81501. CONTACT NAME: Katie Sweet, PHONE: (A/C, No, Ext):, FAX: (970) 243-3914, E-MAIL ADDRESS: katies@hlic.com. INSURER(S) AFFORDING COVERAGE: Secura Insurance Company, Golden Bear Insurance Corporation.

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

Table with columns: INSR LTR, TYPE OF INSURANCE, ADDL INSD, SUBR WVD, POLICY NUMBER, POLICY EFF (MM/DD/YYYY), POLICY EXP (MM/DD/YYYY), LIMITS. Includes rows for Commercial General Liability, Automobile Liability, Umbrella Liability, Workers Compensation, and Liquor Liability.

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required) Town of Mountain Village is listed as additional insured with regards to general and liquor liability.

CERTIFICATE HOLDER: Town of Mountain Village, 455 Mountain Village Blvd. Suite A, ATTN: SUSAN JOHNSTON, Mountain Village, CO 81435. CANCELLATION: SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE signature.



**HOME LOAN  
INSURANCE**

*a century of strength*

6/5/2018

Mountain Village Promotional Association  
113 Lost Creek Lane Ste A  
Mountain Village, CO 81435

Re: Policy # GLL-03179  
Liquor Liability

Dear Heidi:

Your policy is enclosed (or you should receive it directly from your insurance company). Once received, it is important that you take the time to read the policy to ensure your understanding of limits, coverages and exclusions. In some instances, you can buy-back and/or purchase stand-alone policies that address items excluded. Obviously, if you see any errors, have a loss or a change in any conditions existing at the time this policy was written, please notify us immediately. The limits of insurance have been selected by you and we can't guarantee that the limit selected will be sufficient in the event of a major loss. Higher limits of liability are available.

Remember that you are the best judge when it comes to just what limit you should have on your property such as your business contents, building, equipment, etc. It is especially important if any of these values have not been adjusted within the last three years. If any of these limits need to be amended either up or down, then also let us know as soon as possible.

If you have any questions, then please feel free to give me a call. I will be your Account Manager and available to assist you when needed. Please review the attached Risk Questionnaire and Coverage Consideration Options and feel free to get back to us with any questions or if you'd like a proposal for any of the options listed.

Thank you for your confidence in our agency; we appreciate your business.

Sincerely,

Katie Sweet  
Account Manager



**Risk Questionnaire**  
**Will your next loss be covered?**

**Please help us help you!** Businesses change. The insurance you have in place today may not cover you completely. Please take 5 minutes to answer the following questions and fax back to us today at (970) 243-3914 or email to [business@hlic.com](mailto:business@hlic.com)

**Answer yes, no, or not sure:**

Have you advised us of all building additions, improvements, and new locations?

Have you recently increased or decreased contents, equipment, tools or inventory?

Do you have a freestanding sign?

Have you recently purchased or sold a vehicle and not advised us?

Have you had any change in the number of employees? Please call us to update your payroll and sales figures.

Are you working out of state?

Has there been a change in ownership or have you incorporated?

Would you be interested in higher liability limit options?

Would a loss prevent your business from continuing?

Do your employees use their own vehicles for business use?

Employee suits for wrongful termination, age discrimination, sexual harassment continue in the business world. Would you like options for this?

Would you be interested in reviewing deductible options?

Data Breaches and Cyber-attacks are on the rise for businesses of all sizes; would you like options for this?

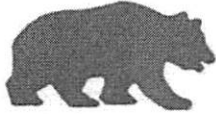
If you're a contractor, then you should consider coverage for certain Pollution Liability incidents including mold coverage. Would you be interested in this?

Please confirm the name, phone number, fax, and e-mail address of your key contact for our records. \_\_\_\_\_

**Mountain Village Promotional Association**

**Coverage Consideration Options**

<b>Property &amp; Casualty—we offer coverages such as:</b>	
<b>Commercial Breakdown/Boiler &amp; Machinery</b>	<b>Flood &amp; Earthquake (Difference in Conditions)</b>
<b>Commercial Auto</b>	<b>Real Property (including Building Ordinance, Increased Cost of Construction and Cost of Demolition)</b>
<b>Commercial Umbrella/Excess</b>	<b>Director's &amp; Officers (D&amp;O)</b>
<b>Employment Practices Liability (EPLI)</b>	<b>Workers' Compensation &amp; Employers Liability</b>
<b>Fiduciary Liability</b>	<b>Bond &amp; Surety</b>
<b>Cyber Insurance</b>	<b>Fidelity/Crime</b>
<b>Equipment/Inland Marine</b>	<b>Pollution/Environmental</b>
<b>Professional Liability</b>	<b>Foreign Package</b>
<b>Commercial Liability</b>	<b>Business Income/Extra Expense</b>
<b>Aircraft</b>	<b>Watercraft</b>
<b>Business Personal Property</b>	<b>Property of Others</b>
<b>Railroad Protective</b>	<b>Sexual Abuse and Molestation</b>
<b>Cargo</b>	<b>Sign Coverage</b>
<b>Employee Benefits—we offer coverages such as:</b>	
<b>Group Medical Plans</b>	<b>HSA</b>
<b>Dental and Vision</b>	<b>Voluntary Benefits</b>
<b>Insured &amp; Self-Funded Health Plans</b>	<b>Group Life, AD&amp;D and Disability</b>
<b>Section 125 Plans</b>	<b>Volunteer Accident and Medical</b>
<b>Personal Insurance—we offer coverages such as:</b>	
<b>Home</b>	<b>Auto</b>
<b>Personal Umbrella</b>	<b>Fine Arts</b>
<b>Life Insurance</b>	<b>Recreation Vehicles</b>
<b>Collectibles</b>	<b>Motorcycle</b>
<b>Flood &amp; Earthquake</b>	<b>Identity Theft</b>



# Golden Bear Insurance Company

POST OFFICE BOX 271  
STOCKTON, CALIFORNIA 95201

## LIQUOR LIABILITY DECLARATIONS

Policy Number	GLL 03179
Renewal of Number	GLL 02775

Named Insured and Mailing Address	Producer Name and Mailing Address
Mountain Village Promotional Association 113 Lost Creek Lane, Suite A Mountain Village, CO 81435	Virtus Underwriting Group, Inc. 10106 W. San Juan Way, Ste. 10 Littleton, CO 80127

POLICY PERIOD	From: May 01, 2018	To: May 01, 2019	Term: Annual
---------------	--------------------	------------------	--------------

12:01 A.M. Standard Time at the address of the Named Insured as stated herein.

IN RETURN FOR THE PAYMENT OF THE PREMIUM, AND SUBJECT TO ALL THE TERMS OF THIS POLICY, WE AGREE WITH YOU TO PROVIDE THE INSURANCE AS STATED IN THIS POLICY.

<b>LIMITS OF INSURANCE</b>	
Each Common Cause	<u>\$1,000,000.</u>
Aggregate Limit	<u>\$1,000,000.</u>
Deductible per claim	<input type="text" value="\$1,500"/>

<b>DESCRIPTION OF BUSINESS AND LOCATION PREMISES</b>
Form of Business: Association Business Description: Common Consumption Area Locations of All Premises You own, Rent or Occupy: Loc 1) 113 Lost Creek Lane, Suite A, Mountain Village, CO 81435

<b>PREMIUM</b>				
<b>Classification</b>	<b>Code No.</b>	<b>Premium Basis</b>	<b>Rate</b>	<b>Advanced Premium</b>
On-Sale General for Public Premises	48	Flat	Flat	\$2,750.00
			Broker Fee: \$50.00 Surplus Lines Tax: \$103.50	
			Additional Insureds Premium	\$300.00
			Fully Earned Policy Fee	\$350.00
			Inspection Fee	N/A
			Total Advance Premium	\$3,553.50

25% of the Advanced Premiums are Fully Earned at Policy Inception

This declaration together with the coverage form(s) and any applicable endorsements listed in the attached Forms Inventory, form a part of and complete the above numbered policy. See Forms Inventory GBR-FI-EXT 08 99

Issue Date: May 31, 2018

"This contract is delivered as surplus line coverage under the 'National Insurance Act'. The insurer issuing this contract is not licensed in Colorado but is an eligible nonadmitted insurer. There is no protection under the provision of the 'Colorado Insurance Guaranty Association Act.'" (3 CCR 702 - 2:2 - 4 - 1).

## COMMON POLICY CONDITIONS

All Coverage Parts included in this policy are subject to the following conditions.

### A. Cancellation

1. The first Named Insured shown in the Declarations may cancel this policy by mailing or delivering to us advance written notice of cancellation.
2. We may cancel this policy by mailing or delivering to the first Named Insured written notice of cancellation at least:
  - a. 10 days before the effective date of cancellation if we cancel for nonpayment of premium; or
  - b. 30 days before the effective date of cancellation if we cancel for any other reason.
3. We will mail or deliver our notice to the first Named Insured's last mailing address known to us.
4. Notice of cancellation will state the effective date of cancellation. The policy period will end on that date.
5. If this policy is cancelled, we will send the first Named Insured any premium refund due. If we cancel, the refund will be pro rata. If the first Named Insured cancels, the refund may be less than pro rata. The cancellation will be effective even if we have not made or offered a refund.
6. If notice is mailed, proof of mailing will be sufficient proof of notice.

### B. Changes

This policy contains all the agreements between you and us concerning the insurance afforded. The first Named Insured shown in the Declarations is authorized to make changes in the terms of this policy with our consent. This policy's terms can be amended or waived only by endorsement issued by us and made a part of this policy.

### C. Examination Of Your Books And Records

We may examine and audit your books and records as they relate to this policy at any time during the policy period and up to three years afterward.

### D. Inspections And Surveys

1. We have the right to:
  - a. Make inspections and surveys at any time;

- b. Give you reports on the conditions we find; and
- c. Recommend changes.

2. We are not obligated to make any inspections, surveys, reports or recommendations and any such actions we do undertake relate only to insurability and the premiums to be charged. We do not make safety inspections. We do not undertake to perform the duty of any person or organization to provide for the health or safety of workers or the public. And we do not warrant that conditions:
  - a. Are safe or healthful; or
  - b. Comply with laws, regulations, codes or standards.
3. Paragraphs 1. and 2. of this condition apply not only to us, but also to any rating, advisory, rate service or similar organization which makes insurance inspections, surveys, reports or recommendations.
4. Paragraph 2. of this condition does not apply to any inspections, surveys, reports or recommendations we may make relative to certification, under state or municipal statutes, ordinances or regulations, of boilers, pressure vessels or elevators.

### E. Premiums

The first Named Insured shown in the Declarations:

1. Is responsible for the payment of all premiums; and
2. Will be the payee for any return premiums we pay.

### F. Transfer Of Your Rights And Duties Under This Policy

Your rights and duties under this policy may not be transferred without our written consent except in the case of death of an individual named insured.

If you die, your rights and duties will be transferred to your legal representative but only while acting within the scope of duties as your legal representative. Until your legal representative is appointed, anyone having proper temporary custody of your property will have your rights and duties but only with respect to that property.

IL 00 17 11 98

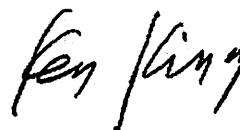
In Witness Whereof, we have caused this policy to be executed and attested, and, if required by state law, this policy shall not be valid unless countersigned by our authorized representative.



President



Secretary



Authorized Representative

**GOLDEN BEAR INSURANCE COMPANY  
FORMS INVENTORY**

Named Insured:	Mountain Village Promotional Association
Policy Number:	GLL 03179
Effective Date:	May 01, 2018

<b>Form Number</b>	<b>Edition Date</b>	<b>Form Title</b>
Dec Page		Declaration Page
IL 0017	11 98	Common Policy Conditions
GBR FI EXT	08 99	Forms Inventory
GBR 212	02 14	Exclusion-Assault & Battery
GBR 340	09 96	Limitation of Coverage to Insured Premises-LIQUOR ONLY
GBR 370	12 96	AI-Owners, Lessees or Contractors-LIQUOR ONLY
IL P 001	01 04	U.S. Treasury Departments Office of Foreign Assets Control
GBR 102	01 18	Service of Suit
GBR 218	02 14	Exclusion-Punitive Damages
GBR 300	01 96	Exclusion-Total Pollution Endorsement (Liquor Only)
GBR 306	01 96	Exclusion-Employment Related Practices-LIQUOR ONLY
GBR 320	01 96	Deductible Liability Insurance-LIQUOR ONLY
GBR 413	03 15	Minimum Earned Premium
IL 0021	07 02	Exclusion-Nuclear Energy Liability Exclusion Endorsement
CG 0033	12 07	Liquor Liability Coverage Form
	06 13	Signed Liquor Application

GBR-FI-EXT (08/99)

**THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.**

**GBR 212 02/14**

### **EXCLUSION-ASSAULT & BATTERY**

**This endorsement modifies insurance provided under the following:**

**COMMERCIAL GENERAL LIABILITY COVERAGE PART  
LIQUOR LIABILITY COVERAGE PART**

- A. COMMERCIAL GENERAL LIABILITY COVERAGE PART, SECTION I - COVERAGES, COVERAGE A BODILY INJURY AND PROPERTY DAMAGE LIABILITY, 2. Exclusions, a. Expected or Intended Injury and LIQUOR LIABILITY COVERAGE PART, SECTION I - LIQUOR LIABILITY COVERAGE, 2. Exclusions, a. Expected or Intended Injury are replaced by the following:
- a. Expected or Intended Injury  
"Bodily injury" or "property damage" expected or intended from the standpoint of the insured.
- B. The following exclusion is added as an item to the COMMERCIAL GENERAL LIABILITY COVERAGE PART, SECTION I - COVERAGES, COVERAGE A BODILY INJURY AND PROPERTY DAMAGE LIABILITY, 2. Exclusions; COVERAGE B. PERSONAL AND ADVERTISING INJURY LIABILITY, 2. Exclusions; COVERAGE C, MEDICAL PAYMENTS, 2. Exclusions, and to the LIQUOR LIABILITY COVERAGE PART, SECTION I - LIQUOR LIABILITY COVERAGE, 2. Exclusions:

This insurance does not apply to claims or "suits" to recover damages for "bodily injury," or "property damage," "personal and advertising injury," or medical payments arising from any of the following acts, allegations, or causes of action:

1. Assault;
2. Battery;
3. Harmful or offensive contact between or among two or more persons;
4. Apprehension of harmful or offensive contact between or among two or more persons;
5. Threats by words or deeds;
6. Unlawful restraint or false imprisonment;
7. Negligent hiring or retention of any employee resulting in or pertaining to any act or allegation of any act identified in 1-6 above;
8. Failure to supervise or train any employee resulting in or pertaining to any act or allegation of any act identified in 1-6 above;
9. Negligent entrustment resulting in or pertaining to any act or allegation of any act identified in 1-6 above;
10. Negligent rescue in the aiding or failing to aid any person from any act or allegation of any act identified in 1-6 above, even if the rescue was an independent cause of harm or alleged to be;
11. Negligent maintenance of the premises resulting in or pertaining to any act or allegation of any act identified in 1-6 above;
12. Any actual or alleged failure to prevent, halt, or bar any act identified in 1-6 above, or
13. Indemnity for any act identified in 1-6 above.

The above acts, allegations, or causes of action shall not be deemed an "occurrence" and we have no duty to defend or indemnify an insured regardless of the degree of culpability or intent and without regard to:

1. Whether damages sought are for "bodily injury," "property damage," "personal injury," or "advertising injury";
2. The intent or culpability of an insured, an employee, or "third party";
3. Whether the claim, demand, or suit alleges that an insured acted directly or indirectly to cause damage;
4. Whether the claim, demand, or suit alleges that liability is based upon the doctrine of respondent superior;

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5. Whether the claim, demand, or suit alleges that the insured trained, instructed, directed, influenced, or controlled its employees or "third parties" in such a manner so as to cause damage or danger;
  6. Whether the acts, allegations, or causes of action identified above occurred on or off the insured's jobsite or designated premises or premises owned, occupied, leased or rented by the insured;
  7. Whether the claim, demand, or suit alleges that the insured or his officers, employees, or agents failed to prevent, bar or halt any conduct which is the basis of any act, allegation, or cause of action listed in Section B, items 1-13 above, or
  8. Whether or not the claim, demand, or suit alleges indemnity is owed pursuant to a contract.
- C. This exclusion also applies to any claims, demands, or suits by any other person, firm, estate, entity or organization asserting rights derived from, or contingent upon, any person asserting a claim excluded by Section B, items 1-13 above.
- D. This exclusion applies to all damages to persons or property, regardless of the damages alleged, claimed, stipulated or awarded, including costs and fees.

As defined in this exclusion, "third party" shall mean agents, independent contractors, sub-contractors, patrons, customers, lessors or lessees, security personnel, or any other persons lawfully or unlawfully on the insured's designated premise.

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**THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.**

**GBR 340 09 96**

**LIMITATION OF COVERAGE TO INSURED PREMISES**

This endorsement modifies insurance provided under the following:

**LIQUOR LIABILITY COVERAGE FORM**

**SCHEDULE**

**Location of Insured Premises:**

Loc 1) 113 Lost Creek Lane, Suite A, Mountain Village, CO 81435

This insurance only applies to damage arising out of your "insured premises".

Insured premises means:

1. The premises shown in the Schedule; and
2. Any premises you acquire during the policy period for use in the conduct of your business if:
  - a. You notify us within 30 days after the acquisition, and
  - b. There is no other valid and collectible insurance applicable to the loss.

All other Terms and Conditions of this Policy remain unchanged.



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**THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.**

**GBR 370 12 96**

**ADDITIONAL INSURED – OWNERS, LESSEES OR CONTRACTORS**

This endorsement modifies insurance provided under the following:

**LIQUOR LIABILITY COVERAGE PART**

**SCHEDULE**

**Name of Person or Organization:**

Town of Mountain Village  
455 Mountain Village, Unit A  
Mountain Village, CO 81435

**Job or Contract:**

113 Lost Creek Lane, Suite A  
Mountain Village, CO 81435

**WHO IS AN INSURED** (Section II) is amended to include as an insured the person or organization shown in the Schedule, but only with respect to liability arising out of "your work" for that insured by or for you.

All other Terms and Conditions of this Policy remain unchanged.

**ADDITIONAL PREMIUM: Included (\$100.)**

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**THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.**

**GBR 370 12 96**

**ADDITIONAL INSURED – OWNERS, LESSEES OR CONTRACTORS**

This endorsement modifies insurance provided under the following:

LIQUOR LIABILITY COVERAGE PART

**SCHEDULE**

**Name of Person or Organization:**

TSG Ski and Golf, LLC  
565 Mountain Village Blvd.  
Mountain Village, CO 81435

**Job or Contract:**

113 Lost Creek Lane, Suite A  
Mountain Village, CO 81435

**WHO IS AN INSURED** (Section II) is amended to include as an insured the person or organization shown in the Schedule, but only with respect to liability arising out of "your work" for that insured by or for you.

All other Terms and Conditions of this Policy remain unchanged.

**ADDITIONAL PREMIUM: Included (\$100.)**

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**THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.**

**GBR 370 12 96**

**ADDITIONAL INSURED – OWNERS, LESSEES OR CONTRACTORS**

This endorsement modifies insurance provided under the following:

LIQUOR LIABILITY COVERAGE PART

**SCHEDULE**

**Name of Person or Organization:**

Sutton, LLC  
P. O. Box 3763  
Telluride, CO 81435

**Job or Contract:**

113 Lost Creek Lane, Suite A  
Mountain Village, CO 81435

**WHO IS AN INSURED** (Section II) is amended to include as an insured the person or organization shown in the Schedule, but only with respect to liability arising out of "your work" for that insured by or for you.

All other Terms and Conditions of this Policy remain unchanged.

**ADDITIONAL PREMIUM: Included (\$100.)**

## **U.S. TREASURY DEPARTMENT'S OFFICE OF FOREIGN ASSETS CONTROL ("OFAC") ADVISORY NOTICE TO POLICYHOLDERS**

No coverage is provided by this Policyholder Notice nor can it be construed to replace any provisions of your policy. You should read your policy and review your Declarations page for complete information on the coverages you are provided.

This Notice provides information concerning possible impact on your insurance coverage due to directives issued by OFAC. **Please read this Notice carefully.**

The Office of Foreign Assets Control (OFAC) administers and enforces sanctions policy, based on Presidential declarations of "national emergency". OFAC has identified and listed numerous:

- Foreign agents;
- Front organizations;
- Terrorists;
- Terrorist organizations; and
- Narcotics traffickers;

as "Specially Designated Nationals and Blocked Persons". This list can be located on the United States Treasury's web site – <http://www.treas.gov/ofac>.

In accordance with OFAC regulations, if it is determined that you or any other insured, or any person or entity claiming the benefits of this insurance has violated U.S. sanctions law or is a Specially Designated National and Blocked Person, as identified by OFAC, this insurance will be considered a blocked or frozen contract and all provisions of this insurance are immediately subject to OFAC. When an insurance policy is considered to be such a blocked or frozen contract, no payments nor premium refunds may be made without authorization from OFAC. Other limitations on the premiums and payments also apply.

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## SERVICE OF SUIT ENDORSEMENT

In the event of our failure to pay any amount claimed to be due, we, at your request, will submit to the jurisdiction of any court of competent jurisdiction within the United States of America and will comply with all requirements necessary to give such court jurisdiction and all matters arising hereunder shall be determined in accordance with the law and practice of such court.

The foregoing shall not constitute a waiver of the right of the Company to remove, remand, or transfer such suit to any other court of competent jurisdiction in accordance with the applicable statutes of the state of the United States which most properly governs the cause of action alleged.

In any suit instituted against us upon this contract, the Company will abide by the final decision of such court or of any appellate court in the event of an appeal.

It is further agreed that service of process in such suit may be made upon the Superintendent, Commissioner, or Director of Insurance or other person specified for that purpose by statute or his or her successor or successors in office as their true and lawful attorney upon whom may be served all lawful process in any action, suit, or proceeding instituted by or on behalf of the Named Insured or beneficiary arising out of the contract of insurance.

The Company hereby designates Stacey A. Jackson, General Counsel of Golden Bear Insurance Company, 1550 W. Fremont Street, Stockton, CA 95203, as the person to whom the said Superintendent, Commissioner, or Director of Insurance is authorized to mail by certified or registered mail such process or a true copy thereof, in compliance with the applicable statutes governing said service of process in the Agreed Jurisdictions.

Service of suit against us may alternatively be made by personal service upon our designated agent for service of process as follows:

Stacey Jackson, General Counsel  
Golden Bear Insurance Company  
1550 W. Fremont Street  
Stockton, CA 95203

All other terms and conditions of this policy remain unchanged.

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**THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.**

**GBR 218 02/14**

**EXCLUSION - PUNITIVE DAMAGES**

**This endorsement modifies insurance provided under the following:**

COMMERCIAL GENERAL LIABILITY COVERAGE PART  
LIQUOR LIABILITY COVERAGE PART  
PRODUCTS /COMPLETED OPERATIONS LIABILITY COVERAGE PART  
OWNERS AND CONTRACTORS PROTECTIVE LIABILITY COVERAGE PART

This insurance does not apply to liability:

1. For punitive or exemplary damages;
2. For damages which are not compensatory damages.

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**THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.**

GBR 300 01 96

**TOTAL POLLUTION EXCLUSION ENDORSEMENT**

This endorsement modifies insurance provided under the following:

**LIQUOR LIABILITY COVERAGE FORM**

Section I - LIQUOR LIABILITY COVERAGE, number 2. Exclusions is amended to include:

**h. Total Pollution**

- (1) "Bodily Injury" or "Property Damage" which has occurred, is occurring or may occur, in whole or in part, from the actual, alleged or threatened discharge, dispersal, seepage, migration, release or escape of pollutants at any time.
- (2) Any loss, cost or expense arising out of any:
  - (a) Request, demand or order that any insured or others test for, monitor, clean up, remove, contain, detoxify or neutralize, or in any way respond to, or assess the effects of pollutants; or
  - (b) Claim or suit by or on behalf of a governmental authority for damages because of testing for, monitoring, cleaning up, removing, containing, treating, detoxifying or neutralizing, or in any way responding to, or assessing the effects of pollutants.

Pollutants means any solid, liquid, gaseous, or thermal irritant or contaminant including smoke, vapor, soot, fumes, acids, alkalis, chemicals, and waste. Waste includes material to be recycled, reconditioned or reclaimed.

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**THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.**

**GBR 306 01 96**

**EXCLUSION – EMPLOYMENT RELATED PRACTICES**

This endorsement modifies insurance provided under the following:

**LIQUOR LIABILITY COVERAGE PART**

Section I – LIQUOR LIABILITY COVERAGE, number 2. Exclusions is amended to include:

- h. Employment – Related Practices**
  - (1) Refusal to employ;**
  - (2) Termination of employment;**
  - (3) Coercion, demotion, evaluation, reassignment, discipline, defamation, harassment, humiliation, discrimination, or other employment related practices, policies, acts or omissions; or**
  - (4) Consequential bodily injury as a result of (1) through (3) above.**

This exclusion applies whether the insured may be held liable as an employer or in any other capacity and to any obligation to share damages with or repay someone else who must pay damages because of the injury.

All other Terms and Conditions of this Policy remain unchanged.



**THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.**

**GBR 320 01 96**

**DEDUCTIBLE LIABILITY INSURANCE  
(Including Costs and Expenses)**

This endorsement modifies insurance provided under the following:

**LIQUOR LIABILITY COVERAGE FORM**

<b>Coverage</b>	<b>Amount of Deductible</b>
Liquor Liability	\$1,500.00 per claim

**Application of Endorsement:**

1. Our obligation under this policy to pay damages on your behalf applies only to the amount of damages in excess of any deductible amounts stated on this endorsement, and the limit of insurance applicable to "Each Common Cause" for such coverage will be reduced by the amount of such deductible. The "Aggregate" limit for such coverage shall not be reduced by the application of such deductible.
2. The deductible amount applies:
  - a. To all damages because of "bodily injury" sustained by one person; or
  - b. To all damages because of "property damage" sustained by one person or organization, as a result of any one "injury".
3. The deductible amount shown in the Schedule applies toward investigation, adjustment and legal expenses incurred in the handling and investigation of each claim, whether or not payment is made to claimant, compromise settlement is reached or claim is denied.
4. The terms of this insurance; including those with respect to our right and duty to defend "suits" seeking damages, and your duties in the event of an "injury", claim or suit, apply irrespective of the application of the deductible amount.
5. We may at our sole election and option, either:
  - a. Pay any part or all of the deductible amount to effect settlement of any claim or suit and upon notification of the action taken, you shall promptly reimburse us to such part of the deductible amount as has been paid by us; or
  - b. Upon our receipt of notice of any claim or at any time thereafter, request you to pay over and deposit with us all or any part of the deductible amount, to be held and applied per the terms of this policy

All other Terms and Conditions of this Policy remain unchanged.

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**THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.**

**GBR 413 03/15**

**MINIMUM EARNED PREMIUM**

If this policy is canceled, we will send the first Named Insured any premium refund due. If we cancel, the refund will be pro-rata. If you request cancellation of this policy, we will retain not less than 25% of the original premium. The cancellation will be effective even if we have not made or offered a refund.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

## NUCLEAR ENERGY LIABILITY EXCLUSION ENDORSEMENT

(Broad Form)

This endorsement modifies insurance provided under the following:

COMMERCIAL AUTOMOBILE COVERAGE PART  
COMMERCIAL GENERAL LIABILITY COVERAGE PART  
FARM COVERAGE PART  
LIQUOR LIABILITY COVERAGE PART  
OWNERS AND CONTRACTORS PROTECTIVE LIABILITY COVERAGE PART  
POLLUTION LIABILITY COVERAGE PART  
PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART  
PROFESSIONAL LIABILITY COVERAGE PART  
RAILROAD PROTECTIVE LIABILITY COVERAGE PART  
UNDERGROUND STORAGE TANK POLICY

**1. The insurance does not apply:**

**A. Under any Liability Coverage, to "bodily injury" or "property damage":**

- (1) With respect to which an "insured" under the policy is also an insured under a nuclear energy liability policy issued by Nuclear Energy Liability Insurance Association, Mutual Atomic Energy Liability Underwriters, Nuclear Insurance Association of Canada or any of their successors, or would be an insured under any such policy but for its termination upon exhaustion of its limit of liability; or
- (2) Resulting from the "hazardous properties" of "nuclear material" and with respect to which (a) any person or organization is required to maintain financial protection pursuant to the Atomic Energy Act of 1954, or any law amendatory thereof, or (b) the "insured" is, or had this policy not been issued would be, entitled to indemnity from the United States of America, or any agency thereof, under any agreement entered into by the United States of America, or any agency thereof, with any person or organization.

**B. Under any Medical Payments coverage, to expenses incurred with respect to "bodily injury" resulting from the "hazardous properties" of "nuclear material" and arising out of the operation of a "nuclear facility" by any person or organization.**

**C. Under any Liability Coverage, to "bodily injury" or "property damage" resulting from "hazardous properties" of "nuclear material", if:**

- (1) The "nuclear material" (a) is at any "nuclear facility" owned by, or operated by or on behalf of, an "insured" or (b) has been discharged or dispersed therefrom;
- (2) The "nuclear material" is contained in "spent fuel" or "waste" at any time possessed, handled, used, processed, stored, transported or disposed of, by or on behalf of an "insured"; or
- (3) The "bodily injury" or "property damage" arises out of the furnishing by an "insured" of services, materials, parts or equipment in connection with the planning, construction, maintenance, operation or use of any "nuclear facility", but if such facility is located within the United States of America, its territories or possessions or Canada, this exclusion (3) applies only to "property damage" to such "nuclear facility" and any property thereat.

2. As used in this endorsement:

"Hazardous properties" includes radioactive, toxic or explosive properties.

"Nuclear material" means "source material", "Special nuclear material" or "by-product material".

"Source material", "special nuclear material", and "by-product material" have the meanings given them in the Atomic Energy Act of 1954 or in any law amendatory thereof.

"Spent fuel" means any fuel element or fuel component, solid or liquid, which has been used or exposed to radiation in a "nuclear reactor".

"Waste" means any waste material (a) containing "by-product material" other than the tailings or wastes produced by the extraction or concentration of uranium or thorium from any ore processed primarily for its "source material" content, and (b) resulting from the operation by any person or organization of any "nuclear facility" included under the first two paragraphs of the definition of "nuclear facility".

"Nuclear facility" means:

- (a) Any "nuclear reactor";
- (b) Any equipment or device designed or used for (1) separating the isotopes of uranium or plutonium, (2) processing or utilizing "spent fuel", or (3) handling, processing or packaging "waste";

(c) Any equipment or device used for the processing, fabricating or alloying of "special nuclear material" if at any time the total amount of such material in the custody of the "insured" at the premises where such equipment or device is located consists of or contains more than 25 grams of plutonium or uranium 233 or any combination thereof, or more than 250 grams of uranium 235;

(d) Any structure, basin, excavation, premises or place prepared or used for the storage or disposal of "waste";

and includes the site on which any of the foregoing is located, all operations conducted on such site and all premises used for such operations.

"Nuclear reactor" means any apparatus designed or used to sustain nuclear fission in a self-supporting chain reaction or to contain a critical mass of fissionable material.

"Property damage" includes all forms of radioactive contamination of property.

## LIQUOR LIABILITY COVERAGE FORM

Various provisions in this policy restrict coverage. Read the entire policy carefully to determine rights, duties and what is and is not covered.

Throughout this policy the words "you" and "your" refer to the Named Insured shown in the Declarations, and any other person or organization qualifying as a Named Insured under this policy. The words "we", "us" and "our" refer to the Company providing this insurance.

The word "insured" means any person or organization qualifying as such under Section II – Who Is An Insured.

Other words and phrases that appear in quotation marks have special meaning. Refer to Section V – Definitions.

### SECTION I – LIQUOR LIABILITY COVERAGE

#### 1. Insuring Agreement

- a. We will pay those sums that the insured becomes legally obligated to pay as damages because of "injury" to which this insurance applies if liability for such "injury" is imposed on the insured by reason of the selling, serving or furnishing of any alcoholic beverage. We will have the right and duty to defend the insured against any "suit" seeking those damages. However, we will have no duty to defend the insured against any "suit" seeking damages for "injury" to which this insurance does not apply. We may, at our discretion, investigate any "injury" and settle any claim or "suit" that may result. But:

- (1) The amount we will pay for damages is limited as described in Section III – Limits Of Insurance; and
- (2) Our right and duty to defend ends when we have used up the applicable limit of insurance in the payment of judgments or settlements.

No other obligation or liability to pay sums or perform acts or services is covered unless explicitly provided for under Supplementary Payments.

- b. This insurance applies to "injury" only if:

- (1) The "injury" occurs during the policy period in the "coverage territory"; and

- (2) Prior to the policy period, no insured listed under Paragraph 1. of Section II – Who Is An Insured and no "employee" authorized by you to give or receive notice of an "injury" or claim, knew that the "injury" had occurred, in whole or in part. If such a listed insured or authorized "employee" knew, prior to the policy period, that the "injury" occurred, then any continuation, change or resumption of such "injury" during or after the policy period will be deemed to have been known prior to the policy period.

- c. "Injury" which occurs during the policy period and was not, prior to the policy period, known to have occurred by any insured listed under Paragraph 1. of Section II – Who Is An Insured or any "employee" authorized by you to give or receive notice of an "injury" or claim, includes any continuation, change or resumption of that "injury" after the end of the policy period.

- d. "Injury" will be deemed to have been known to have occurred at the earliest time when any insured listed under Paragraph 1. of Section II – Who Is An Insured or any "employee" authorized by you to give or receive notice of an "injury" or claim:

- (1) Reports all, or any part, of the "injury" to us or any other insurer;
- (2) Receives a written or verbal demand or claim for damages because of the "injury"; or
- (3) Becomes aware by any other means that "injury" has occurred or has begun to occur.

#### 2. Exclusions

This insurance does not apply to:

##### a. Expected Or Intended Injury

"Injury" expected or intended from the standpoint of the insured. This exclusion does not apply to "bodily injury" resulting from the use of reasonable force to protect persons or property.

##### b. Workers' Compensation And Similar Laws

Any obligation of the insured under a workers' compensation, disability benefits or unemployment compensation law or any similar law.

**c. Employer's Liability**

"Bodily injury" to:

- (1) An "employee" of the insured arising out of and in the course of:
  - (a) Employment by the insured; or
  - (b) Performing duties related to the conduct of the insured's business; or
- (2) The spouse, child, parent, brother or sister of that "employee" as a consequence of Paragraph (1) above.

This exclusion applies whether the insured may be liable as an employer or in any other capacity and to any obligation to share damages with or repay someone else who must pay damages because of the "injury".

**d. Liquor License Not In Effect**

"Injury" arising out of any alcoholic beverage sold, served or furnished while any required license is not in effect.

**e. Your Product**

"Injury" arising out of "your product". This exclusion does not apply to "injury" for which the insured or the insured's indemnitees may be held liable by reason of:

- (1) Causing or contributing to the intoxication of any person;
- (2) The furnishing of alcoholic beverages to a person under the legal drinking age or under the influence of alcohol; or
- (3) Any statute, ordinance or regulation relating to the sale, gift, distribution or use of alcoholic beverages.

**f. Other Insurance**

Any "injury" with respect to which other insurance is afforded, or would be afforded but for the exhaustion of the limits of insurance.

This exclusion does not apply if the other insurance responds to liability for "injury" imposed on the insured by reason of the selling, serving or furnishing of any alcoholic beverage.

**g. War**

"Injury", however caused, arising, directly or indirectly, out of:

- (1) War, including undeclared or civil war;
- (2) Warlike action by a military force, including action in hindering or defending against an actual or expected attack, by any government, sovereign or other authority using military personnel or other agents; or

- (3) Insurrection, rebellion, revolution, usurped power, or action taken by governmental authority in hindering or defending against any of these.

**SUPPLEMENTARY PAYMENTS**

We will pay, with respect to any claim we investigate or settle, or any "suit" against an insured we defend:

1. All expenses we incur.
2. The cost of bonds to release attachments, but only for bond amounts within the applicable limit of insurance. We do not have to furnish these bonds.
3. All reasonable expenses incurred by the insured at our request to assist us in the investigation or defense of the claim or "suit", including actual loss of earnings up to \$250 a day because of time off from work.
4. All court costs taxed against the insured in the "suit". However, these payments do not include attorneys' fees or attorneys' expenses taxed against the insured.
5. Prejudgment interest awarded against the insured on that part of the judgment we pay. If we make an offer to pay the applicable limit of insurance, we will not pay any prejudgment interest based on that period of time after the offer.
6. All interest on the full amount of any judgment that accrues after entry of the judgment and before we have paid, offered to pay, or deposited in court the part of the judgment that is within the applicable limit of insurance.
7. Expenses incurred by the insured for first aid administered to others at the time of an event to which this insurance applies.

These payments will not reduce the limits of insurance.

**SECTION II – WHO IS AN INSURED**

1. If you are designated in the Declarations as:
  - a. An individual, you and your spouse are insureds.
  - b. A partnership or joint venture, you are an insured. Your members, your partners, and their spouses are also insureds, but only with respect to the conduct of your business.
  - c. A limited liability company, you are an insured. Your members are also insureds, but only with respect to the conduct of your business. Your managers are insureds, but only with respect to their duties as your managers.

- d. An organization other than a partnership, joint venture or limited liability company, you are an insured. Your "executive officers" and directors are insureds, but only with respect to their duties as your officers or directors. Your stockholders are also insureds, but only with respect to their liability as stockholders.
2. Each of the following is also an insured:
- a. Your "employees", other than either your "executive officers" (if you are an organization other than a partnership, joint venture or limited liability company) or your managers (if you are a limited liability company), but only for acts within the scope of their employment by you or while performing duties related to the conduct of your business. However, none of these "employees" is an insured for:
- (1) "Injury":
- (a) To you, to your partners or members (if you are a partnership or joint venture), to your members (if you are a limited liability company), or to a co-"employee" while that co-"employee" is either in the course of his or her employment or performing duties related to the conduct of your business;
- (b) To the spouse, child, parent, brother or sister of that co-"employee" as a consequence of Paragraph (a) above; or
- (c) For which there is any obligation to share damages with or repay someone else who must pay damages because of the injury described in Paragraphs (a) or (b) above.
- (2) "Property damage" to property:
- (a) Owned or occupied by, or
- (b) Rented or loaned to that "employee", any of your other "employees", by any of your partners or members (if you are a partnership or joint venture), or by any of your members (if you are a limited liability company).
- b. Any person or organization having proper temporary custody of your property if you die, but only:
- (1) With respect to liability arising out of the maintenance or use of that property; and
- (2) Until your legal representative has been appointed.
- c. Your legal representative if you die, but only with respect to duties as such. That representative will have all your rights and duties under this Coverage Part.
3. Any organization you newly acquire or form, other than a partnership, joint venture or limited liability company, and over which you maintain ownership or majority interest, will qualify as a Named Insured if there is no other similar insurance available to that organization. However:
- a. Coverage under this provision is afforded only until the 90th day after you acquire or form the organization or the end of the policy period, whichever is earlier; and
- b. Coverage does not apply to "injury" that occurred before you acquired or formed the organization.

No person or organization is an insured with respect to the conduct of any current or past partnership, joint venture or limited liability company that is not shown as a Named Insured in the Declarations.

### SECTION III – LIMITS OF INSURANCE

1. The Limits of Insurance shown in the Declarations and the rules below fix the most we will pay regardless of the number of:
- a. Insureds;
- b. Claims made or "suits" brought; or
- c. Persons or organizations making claims or bringing "suits".
2. The Aggregate Limit is the most we will pay for all "injury" as the result of the selling, serving or furnishing of alcoholic beverages.
3. Subject to the Aggregate Limit, the Each Common Cause Limit is the most we will pay for all "injury" sustained by one or more persons or organizations as the result of the selling, serving or furnishing of any alcoholic beverage to any one person.

The Limits of Insurance of this Coverage Part apply separately to each consecutive annual period and to any remaining period of less than 12 months, starting with the beginning of the policy period shown in the Declarations, unless the policy period is extended after issuance for an additional period of less than 12 months. In that case, the additional period will be deemed part of the last preceding period for purposes of determining the Limits of Insurance.

### SECTION IV – LIQUOR LIABILITY CONDITIONS

#### 1. Bankruptcy

Bankruptcy or insolvency of the insured or of the insured's estate will not relieve us of our obligations under this Coverage Part.

## 2. Duties In The Event Of Injury, Claim Or Suit

- a. You must see to it that we are notified as soon as practicable of an "injury" which may result in a claim. To the extent possible, notice should include:
  - (1) How, when and where the "injury" took place;
  - (2) The names and addresses of any injured persons and witnesses; and
  - (3) The nature and location of any "injury".
- b. If a claim is made or "suit" is brought against any insured, you must:
  - (1) Immediately record the specifics of the claim or "suit" and the date received; and
  - (2) Notify us as soon as practicable.You must see to it that we receive written notice of the claim or "suit" as soon as practicable.
- c. You and any other involved insured must:
  - (1) Immediately send us copies of any demands, notices, summonses or legal papers received in connection with the claim or "suit";
  - (2) Authorize us to obtain records and other information;
  - (3) Cooperate with us in the investigation or settlement of the claim or defense against the "suit"; and
  - (4) Assist us, upon our request, in the enforcement of any right against any person or organization which may be liable to the insured because of "injury" to which this insurance may also apply.
- d. No insured will, except at that insured's own cost, voluntarily make a payment, assume any obligation, or incur any expense, other than for first aid, without our consent.

## 3. Legal Action Against Us

No person or organization has a right under this Coverage Part:

- a. To join us as a party or otherwise bring us into a "suit" asking for damages from an insured; or
- b. To sue us on this Coverage Part unless all of its terms have been fully complied with.

A person or organization may sue us to recover on an agreed settlement or on a final judgment against an insured; but we will not be liable for damages that are not payable under the terms of this Coverage Part or that are in excess of the applicable limit of insurance. An agreed settlement means a settlement and release of liability signed by us, the insured and the claimant or the claimant's legal representative.

## 4. Other Insurance

If other valid and collectible insurance is available to the insured for a loss we cover under this Coverage Part, our obligations are limited as follows:

### a. Primary Insurance

This insurance is primary. Our obligations are not affected unless any of the other insurance is also primary. Then, we will share with all that other insurance by the method described in b. below.

### b. Method Of Sharing

If all of the other insurance permits contribution by equal shares, we will follow this method also. Under this approach each insurer contributes equal amounts until it has paid its applicable limit of insurance or none of the loss remains, whichever comes first.

If any of the other insurance does not permit contribution by equal shares, we will contribute by limits. Under this method, each insurer's share is based on the ratio of its applicable limit of insurance to the total applicable limits of insurance of all insurers.

## 5. Premium Audit

- a. We will compute all premiums for this Coverage Part in accordance with our rules and rates.
- b. Premium shown in this Coverage Part as advance premium is a deposit premium only. At the close of each audit period we will compute the earned premium for that period and send notice to the first Named Insured. The due date for audit and retrospective premiums is the date shown as the due date on the bill. If the sum of the advance and audit premiums paid for the policy period is greater than the earned premium, we will return the excess to the first Named Insured.



- c. The first Named Insured must keep records of the information we need for premium computation, and send us copies at such times as we may request.

#### 6. Representations

By accepting this policy, you agree:

- a. The statements in the Declarations are accurate and complete;
- b. Those statements are based upon representations you made to us; and
- c. We have issued this policy in reliance upon your representations.

#### 7. Separation Of Insureds

Except with respect to the Limits of Insurance, and any rights or duties specifically assigned in this Coverage Part to the first Named Insured, this insurance applies:

- a. As if each Named Insured were the only Named Insured; and
- b. Separately to each insured against whom claim is made or "suit" is brought.

#### 8. Transfer Of Rights Of Recovery Against Others To Us

If the insured has rights to recover all or part of any payment we have made under this Coverage Part, those rights are transferred to us. The insured must do nothing after loss to impair them. At our request, the insured will bring "suit" or transfer those rights to us and help us enforce them.

#### 9. When We Do Not Renew

If we decide not to renew this Coverage Part, we will mail or deliver to the first Named Insured shown in the Declarations written notice of the nonrenewal not less than 30 days before the expiration date.

If notice is mailed, proof of mailing will be sufficient proof of notice.

#### SECTION V – DEFINITIONS

- 1. "Bodily injury" means bodily injury, sickness or disease sustained by a person, including death resulting from any of these at any time.
- 2. "Coverage territory" means:
  - a. The United States of America (including its territories and possessions), Puerto Rico and Canada;
  - b. International waters or airspace, but only if the "injury" occurs in the course of travel or transportation between any places included in Paragraph a. above; or

- c. All other parts of the world if the "injury" arises out of:

- (1) Goods or products made or sold by you in the territory described in Paragraph a. above; or
- (2) The activities of a person whose home is in the territory described in Paragraph a. above, but is away for a short time on your business

provided the insured's responsibility to pay damages is determined in a "suit" on the merits, in the territory described in Paragraph a. above or in a settlement we agree to.

- 3. "Employee" includes a "leased worker". "Employee" does not include a "temporary worker".
- 4. "Executive Officer" means a person holding any of the officer positions created by your charter, constitution, by-laws or any other similar governing document.
- 5. "Injury" means damages because of "bodily injury" and "property damage", including damages for care, loss of services or loss of support.
- 6. "Leased worker" means a person leased to you by a labor leasing firm under an agreement between you and the labor leasing firm, to perform duties related to the conduct of your business. "Leased worker" does not include a "temporary worker".
- 7. "Property damage" means:
  - a. Physical injury to tangible property, including all resulting loss of use of that property. All such loss of use shall be deemed to occur at the time of the physical injury that caused it; or
  - b. Loss of use of tangible property that is not physically injured. All such loss of use shall be deemed to occur at the time of the occurrence that caused it.
- 8. "Suit" means a civil proceeding in which damages because of "injury" to which this insurance applies are alleged. "Suit" includes:
  - a. An arbitration proceeding in which such damages are claimed and to which the insured must submit or does submit with our consent; or
  - b. Any other alternative dispute resolution proceeding in which such damages are claimed and to which the insured submits with our consent.
- 9. "Temporary worker" means a person who is furnished to you to substitute for a permanent "employee" on leave or to meet seasonal or short-term workload conditions.

**10. "Your product":**

**a. Means:**

- (1) Any goods or products, other than real property, manufactured, sold, handled, distributed or disposed of by:**
  - (a) You;**
  - (b) Others trading under your name; or**
  - (c) A person or organization whose business or assets you have acquired; and**
- (2) Containers (other than vehicles), materials, parts or equipment furnished in connection with such goods or products.**

**b. Includes:**

- (1) Warranties or representations made at any time with respect to the fitness, quality, durability, performance or use of "your product", and**
  - (2) The providing of or failure to provide warnings or instructions.**
- c. Does not include vending machines or other property rented to or located for the use of others but not sold.**

# Golden Bear Insurance Company

## LIQUOR LAW LIABILITY INSURANCE APPLICATION

### Applicant's Instructions:

1. Answer all questions completely. Please attach extra sheets as required. Incomplete or illegible applications may be discarded.
2. Application must be signed and dated by the owner, partner, or officer not earlier than 60 days before the proposed effective date of coverage. Please read the statements at the end of this application carefully.

### 1. APPLICANT INFORMATION

Applicant Name TMVOA  
Mailing Address 113 Lost Creek Lane Suite A Mountain Village, CO 81435  
Location Address: S.A.A.  
Website: www.tmvoa.org Contact Name: Heidi Stenhammer Phone #: 970-728-1904

- A. Applicant is:  Individual  Corporation  Partnership  LLC  Other 501 C-4  
Years in business: 23 Years at this location: 23 Describe owner/manager's hours and  
Responsibilities: Managed by Certified Promotional Assoc How many years' experience? 23
- B. Length of time applicant has had liquor license N/A ABC license number: N/A  
Type of liquor license:  Wholesale  Retail Code Number \_\_\_\_\_  
Type of liquor sold:  Beer  Wine  Liquor Hours of Serving?: \_\_\_\_\_  
Seating capacity: Dining Room \_\_\_\_\_; Bar Area \_\_\_\_\_
- C. How many days per week is this location open?: 1-2 Square foot area of establishment: N/A  
What time does location close?: 9pm What is the Maximum Occupancy: 2,000  
Number of bartenders: 6 Bouncers 6 Is there any armed security? No
- C. Limits of insurance applied for: \$ 2,000,000 Each Common Cause/General Aggregate  
Proposed effective and expiration date 06/1/18-05/31/19 Target Premium: \$ 780

### Gross Sales Information:

	PROJECTED YEAR	CURRENT YEAR	PRIOR YEAR
Liquor Sales	\$ <u>N/A</u>	\$ _____	\$ _____
Food Sales	\$ <u>N/A</u>	\$ _____	\$ _____
Other	\$ <u>N/A</u>	\$ _____	\$ _____
Total	\$ _____	\$ _____	\$ _____

Prior liquor liability insurance carrier Golden Bear Premium 772  
Name of Commercial General Liability carrier Secura  
G.L. Limits of liability: \_\_\_\_\_ Assault & Battery Included:  or Excluded: . If included,  
What are the Assault & Battery limits? \_\_\_\_\_

### II. TYPE OF ESTABLISHMENT

A Type of establishment:

- Bar / Tavern
  - Casino
  - Catering Service
  - Comedy Club
  - Other (Describe): Common Consumption Area
  - Drive-through Daiquiri Shop
  - Gentlemen's / Strip Clubs
  - Liquor Mfg./Microbrewery
  - Night Clubs
  - Package Store
  - Restaurant
  - Wholesaler/Distributor
  - Convenience/Grocery Store
- Is there a separate bar area:  Yes  No

B. Type of clientele:  Area Residents  Area Workers  Tourists  College  Other: \_\_\_\_\_

Area surrounding premises:

- Downtown District
- Suburban Commercial
- Shopping Center
- Residential
- Industrial
- Seasonal
- Resort
- Rural

### III. RISK CHARACTERISTICS

A. Do you provide entertainment?:  Yes  No is there a cover charge?:  Yes  No

If yes, please check the applicable types of entertainment and answer the following questions:

DJ  Juke Box  Live Entertainment Type and how often?: Bands during each concert

Type of music played (by DJ, Juke Box or Live Entertainment):

- Rap/R&B
- Country/Western/Bluegrass
- Classic Rock
- Heavy Metal
- Top 40s/pop
- Other (if so, please explain): Reggae, Blues, Jazz

B. Is premises within city limits?:  Yes  No Located within 5 miles of a college campus?:  Yes  No

C. Check box if location has or plans to have any of the following: N/A  
 ~~Mechanical bulls, surfboards or other mechanical devices~~ if so, what type: \_\_\_\_\_

- Dance Floor Size: \_\_\_\_\_
- Pool Table(s) Number: \_\_\_\_\_
- Electronic Games Type: \_\_\_\_\_
- Gambling \_\_\_\_\_
- Trampolines \_\_\_\_\_
- Inflatables \_\_\_\_\_
- Dart Board \_\_\_\_\_
- Dunk Tanks \_\_\_\_\_
- Climbing Walls: \_\_\_\_\_
- Foam Parties \_\_\_\_\_
- Pinball \_\_\_\_\_

D. Are there any activities conducted that would involve patron participation and/or contact with Patrons?:  
 Yes  No If yes, please describe: \_\_\_\_\_

E. Does the applicant ever permit or sponsor alcohol consumption games (e.g. flip cup, beer pong, etc.), or permit the use of alcohol consumption enticing equipment (e.g., funnels, shot chair, etc.)?

F. Do you have "Happy Hour" 2-for-1 drink specials or any other drink promotions  Yes  No

G. Is last call announced?:  Yes  No If so, when?: \_\_\_\_\_  
 Are patrons allowed to bring their own alcohol?:  Yes  No

### IV. SECURITY/ALCOHOL AWARENESS

A. Security Activities: Do you ever hire, contract or arrange for any of the following:

- Bouncers  Doorman  Off-duty Police  Contracted Security: Are they  armed OR  unarmed
- B. Any firearms kept or carried on the premises?:  Yes  No
- C. Are all patron IDs checked?  Yes  No Describe ID verification procedures: at point of sale
- D. Describe your procedures and requirements for alcohol awareness training for servers:  
 Type of training: TIPS training required for all bartenders, servers and security staff  
 1. Are all servers required to complete the training?:  Yes  No How often?: Annually  
 2. What procedures are in place to prevent the sale of alcohol to minors? ID Verification, signage, roaming security, on-site police
- E. Number of police calls in the last year? 0
- F. Are identified intoxicated patrons offered: Coffee/food?  Yes  No Taxi cab home?  Yes  No

**V. VIOLATIONS/CLAIMS EXPERIENCE**

- A. Has applicant, any officer or partner been declared bankrupt within the last 5 years?  Yes  No  
 If yes, please explain in "Remarks" \_\_\_\_\_
- B. Have any protests, denials, complaints or accusations been made against you as described in  
 "THE ALCOHOLIC BEVERAGE CONTRACT ACT"?  Yes  No if yes, explain in "Remarks" \_\_\_\_\_
- C. Has liquor license ever been suspended or revoked?  Yes  No  
 If yes, please explain \_\_\_\_\_
- D. Have you ever been assessed a fine for violation of a law concerning the sale of Alcohol, or had your liquor  
 License suspended?:  Yes  No If yes, when and why?: \_\_\_\_\_

Describe any liquor liability losses claimed or sustained within the past 5 years (include loss amount)  
 \_\_\_\_\_  
 \_\_\_\_\_

**VI. REMARKS** The Mountain Village Promotional Association works closely with the Town of Mountain Village and the local police force at each event to create a family-friendly, safe environment.

**FRAUD STATEMENT:** ANY PERSON WHO KNOWINGLY AND WITH INTENT TO DEFRAUD ANY INSURANCE COMPANY OR OTHER PERSON, FILES AND APPLICATION FOR INSURANCE CONTAINING FALSE INFORMATION OR CONCEALS FOR THE PURPOSE OF MISLEADING INFORMATION CONCERNING ANY FACT MATERIAL THERETO, COMMITS A FRAUDULENT INSURANCE ACT, WHICH IS A CRIME.

**APPLICANTS WARRANTY STATEMENT:** I HAVE READ THIS APPLICATION AND I DECLARE THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL OF THE FOREGOING STATEMENTS ARE TRUE AND ACCURATE, AND THAT THESE STATEMENTS ARE OFFERED AS AN INDUCEMENT TO GOLDEN BEAR INSURANCE COMPANY TO ISSUE THE POLICY FOR WHICH I AM APPLYING. I AGREE THAT THIS APPLICATION WILL BE MADE A PART OF THE POLICY, SHOULD GOLDEN BEAR INSURANCE COMPANY EVIDENCE ITS ACCEPTANCE OF THIS APPLICATION BY ISSUANCE OF A POLICY.

X Heidi Stenhammer Digitally signed by Heidi Stenhammer Date: 2018.03.08 10:40:59 -0700  
 Applicant Signature 4-30-18 Date

X [Signature] Applicant's Agent's Signature 4-30-18 Date

Agent Name and Address: \_\_\_\_\_

**RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF  
MOUNTAIN VILLAGE, COLORADO  
REGARDING POSTING LOCATIONS FOR  
ORDINANCES AND PUBLIC MEETINGS**

**NO. 2019-0117-**

**RECITALS:**

- A. The Open Meetings law (The Sunshine Law) was enacted by the Colorado State Legislature on April 29, 1991, and this law declares that the formation of public policy is public business and may not be conducted in secret; and
- B. The Town of Mountain Village, Town Council (the “Town Council”) has determined that it is in the best interest of the citizens of the Town of Mountain Village to post a listing of public meetings as provided in this resolution; and
- C. The Sunshine Law also stipulates that the public place or places for posting such notices shall be designated annually; and
- D. Article V. Section 5.9. of the Town Charter requires this Town Council to designate at least three (3) public places and at the office of the Town Clerk in the Town of Mountain Village for the posting of ordinances and other public notices.

**NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF MOUNTAIN VILLAGE AS FOLLOWS:**

Posting locations to give notice of ordinances and other public notices shall be as follows:

- 1. Mountain Village Town Hall
- 2. Mountain Village Town Hall Post Office
- 3. Mountain Village Police Station Bulletin Board
- 4. Meadows Post Office

**ADOPTED AND APPROVED** by the Town Council, at a regular meeting held on the 17th day of January, 2019.

TOWN OF MOUNTAIN VILLAGE TOWN COUNCIL

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

ATTEST:

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

APPROVED AS TO FORM:

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

Agenda Item 8



Telluride Regional Airport Authority

Town of Mountain Village Update

January 17, 2019

**Airport Highlights**

- ▲ Airline Update
  - Boutique Air Start August 29, 2018
    - 2 Daily Flights
  - CFA continues to work on a 2<sup>nd</sup> Airline starting service in 2019
- ▲ Financial Update – All Revenue and Expenses operated within the Airport 2018 approved budget. TRAA is a self-sustaining operation.
- ▲ Airport Authority – Town of Mountain Village Appointees:
  - Jon Dwight – Chair
  - Larry Crosby – Planning Committee
  - Gary Bash – Finance Committee
  - Richard Child - Alternate

**STATISTICS**

<b>JANUARY – DECEMBER 2019</b>	<b>TRAA <u>2018</u></b>	<b>TRAA <u>2017</u></b>	<b>Percent <u>Change</u></b>
<b>AIRCRAFT OPERATIONS</b>			
General Aviation:	9850	7467	31.91%
Airline:	472	739	-36.13%
<b>AVIATION FUEL SALES (Gallons)</b>			
General Aviation:			
100LL AvGas:	28,870	21,506	34.24%
Jet-A	551,963	537,689	2.65%
Airlines:	<u>12,241</u>	<u>10581</u>	
<b>Total Fuel:</b>	<b>593,074</b>	<b>569,776</b>	4.09%
GA Passenger Enplanements:	15,001	15,115	-0.75%
Airline Enplanements:	1763	2496	-29.37%



### Mountain Village Green Team Quarterly January 18, 2019 Accomplishments

#### ***Created an incentive for composting in HOAs***

This incentive program was launched officially in late August/early September leaving little time for HOAs to implement. The budget was reduced for 2018 to \$5k and increased to \$25k for 2019.

There are still some unanswered details to get worked out such as what to do with the final product and expected yields

#### ***Bike to school program***

This was a program that encountered logistical details that need to be worked out, but a worthwhile program. The Green Team acted as the support group, which led students biking to school from Mountain Village. However, biking in adverse weather conditions and the distance was considered a long way for some of the kids. The discussion was to utilize the gondola to help solve this issue.

#### ***Farm to table program***

Great program and highly utilized. Funding will be increased to \$30k for 2019. The Market on the plaza will have 2 tents for pick up, and possibly one at Village Court Apartments for additional pick up. 20% of the participants in this program reside in VCA. A report of possible greenhouse gas reductions was produced.

#### ***Community clean up day***

Our flagship activity. Approximately 100 participants cleaned up many areas of the Village. Numerous trash bags of many types were picked up. Chairs, tires, old signs and snowboards were some of the items collected. There were approx. 6-8 yards of trash collected. In 2019, the Green Team will host an expanded event. This will help flow participants to the core, and allow for businesses to be involved. This event has an expanded budget and potential involvement with TSG employees, as well as Town employees. We plan to have a weighing and dumpster sizing component added to the event to get more concrete data on how much trash was collected.





### ***Single use plastics ban***

One of the the biggest accomplishments of the Team. This has local, state, national and world impacts. The impacts for ecotourism alone are great. The goal is to reduce single use plastics, and if it can't be recycled then eliminate the item.

The Green Team is ready to start the education portion and assist with the implementation of the ordinance. A survey was done throughout the communities of Mountain Village, and Telluride, and there was an overwhelming amount of support for it. The intention is to have both towns simultaneously approve the ordinance at the same time.


### ***Eco Aartners greenhouse gas emissions presentation***

The 2017 report was vetted by the Green Team. This was then presented to Town Council. Further work to be done on this.

### ***Other happenings***

- Cath Jett nominated for the vacancy on the Green Team as the replacement for the resignation of Marti Prohaska, who moved away. Cath was also nominated to chair the Green Team.
- A work plan was developed to help guide and show measurables of current and potential upcoming topics. To be approved by Council.
- Discussion of having a meeting with the Ecology Commission of Telluride about shared issues.
- Upcoming waste audit with an EPA grant which will be presented to the Green Team, and produce results by 2020. This will serve as information for the group and town to use.

Thank you for your continued support,  
The Green Team

 <b>Business and Government Activity Report</b> <b>For the month ending: December 31st</b>							
Activity	2018		2017		Variance		
	MONTH	YTD	MONTH	YTD	Variance	Variance %	
<b>Cable/Internet</b>							
<i>In November 2018, bulk internet subscribers increased 8%</i>							
# Residential & Bulk Basic Cable	807		833		(26)	-3.1%	
# Premium Channel Residential & Bulk Subscribers	449		473		(24)	-5.1%	
# Digital Subscribers	207		217		(10)	-4.6%	
# Internet Subscribers	1,878		1,745		133	7.6%	
Average # Phone Subscribers	99		102		(3)	-2.9%	
<b>Village Court Apartments</b>							
Occupancy Rate %	99.55%	98.53%	98.19%	97.13%	1.40%	1.4%	
# Vacated Units	2	14	2	35	(21)	-60.0%	
# Work Orders Completed	28	367	32	591	(224)	-37.9%	
# on Waiting List	154		101		53	52.5%	
<b>Public Works</b>							
Service Calls	338	4,220	373	3,798	422	11.1%	
Snow Fall Inches	53	226	6	130	96	73.8%	
Snow Removal - Streets & Prkg Lots Hours	853	2,523	197	1,462	1,061	72.6%	
Roadway Maintenance Hours	18	2,916	161	3,132	(216)	-6.9%	
Water Billed Consumption Gal.	57,666,000	294,396,000	47,167,000	216,619,000	77,777,000	35.9%	
Sewage Treatment Gal.	8,952,000	91,827,000	6,101,000	78,898,000	12,929,000	16.4%	
<b>Child Development Fund</b>							
# Infants & Toddlers Actual Occupancy	16.31	230.06	20.14	248.43	(18.37)	-7.4%	
# Preschoolers Actual Occupancy	14.59	175.77	13.79	162.21	13.56	8.4%	
<b>Transportation and Parking</b>							
GPG (noon snapshot)	9,637	69,736	7,736	57,656	12,080	21.0%	
GPG Parking Utilization (% of total # of spaces occupied)	69.8%	41.5%	56.1%	34.3%	7.2%	21.0%	
HPG (noon snapshot)	1,933	12,981	1,550	11,939	1,042	8.7%	
HPG Parking Utilization (% of total # of spaces occupied)	60.8%	33.6%	48.7%	30.9%	2.7%	8.7%	
Total Parking (noon snapshot)	15,917	124,640	14,541	113,754	10,886	9.6%	
Parking Utilization (% of total # of spaces occupied)	65.6%	42.2%	59.9%	38.5%	3.7%	9.6%	
Paid Parking Revenues	\$40,451	\$336,646	\$30,729	\$341,445	(\$4,799)	-1.4%	
Bus Routes # of Passengers	0	53,264	2,786	55,935	(2,671)	-4.8%	
Employee Shuttle # of Passengers	1,419	15,053	1,253	14,887	166	1.1%	
Employee Shuttle Utilization Rate %	55.9%	51.3%	51.1%	50.1%	1.20%	2.4%	
Inbound (Vehicle) Traffic (Entrance) # of Cars	68,677	775,435	69,975	770,384	5,051	0.7%	
PART TIME: child care, town council, judge, building admin, 1 vca worker, 3 police SEASONAL: vehicle mechanic, 1 recreation NEW HIRES: 3 gondola ops, 1 vca maint, 1 vehicle maint (seas), 1 daycare TERMS: 3 other jobs							
<b>Human Resources</b>							
FT Year Round Head Count	81		79		2	2.5%	
Seasonal Head Count (FT & PT)	2		3		(1)	-33.3%	
PT Year Round Head Count	23		28		(5)	-17.9%	
Gondola FT YR, Seasonal, PT YR Head Count	64		61		3	4.9%	
Total Employees	170		171		(1)	-0.6%	
Gondola Overtime Paid Hours	444	3768	375	2759	1,009	36.6%	
Other Employee Overtime Paid	24	1540	89	1485	55	3.7%	
# New Hires Total New Hires	6	92	2	87	5	5.7%	
# Terminations	3	82	5	56	26	46.4%	
# Workmen Comp Claims	1	7	0	7	0	0.0%	
Workmen Comp Claims Costs	\$240	\$5,044	\$0	\$9,785	(\$4,741)	-48.5%	
Prior year numbers will be skewed due to several reasons, many transitions took place in 2017 leaving comparison information inaccurate.							
<b>Marketing &amp; Business Development</b>							
Town Hosted Meetings	4	53	6	56	(3)	-5.4%	
Email Correspondence Sent	11	114	8	95	19	20.0%	
E-mail List #	8,403		4,674		0	79.8%	
Wifi Subscribers	0	15,060	0	23,305	(8,245)	-35.4%	
Press Releases Sent	1	27	2	24	3	12.5%	
<b>Gondola and RETA</b>							
<i>Current RETA revenues are unaudited</i>							
Gondola # of Passengers	324,093	3,026,131	285,081	2,813,254	212,877	7.6%	
Chondola # of Passengers	27,576	132,608	25,889	118,257	14,351	12.1%	
RETA fees collected by TMVOA	323,812	5,691,103	1,135,899	8,478,981	(\$2,787,878)	-32.9%	

Activity	2018		2017		Variance		
	MONTH	YTD	MONTH	YTD	Variance	Variance %	
<b>Police</b>							
Calls for Service	#	406	4,320	371	4,298	22	0.5%
Investigations	#	18	186	27	304	(118)	-38.8%
Alarms	#	46	350	30	257	93	36.2%
Arrests	#	6	31	3	16	15	93.8%
Traffic Contacts	#	11	208	16	315	(107)	-34.0%
Traffic Tickets Written	#	8	101	1	93	8	8.6%
Parking Tickets Written	#	490	3,800	507	3,629	171	4.7%
Administrative Dismissals	#	7	68	12	67	1	1.5%
<b>Building/Planning</b>							
Community Development Revenues		\$9,520	\$1,144,734	\$30,131	\$2,036,548	(\$891,814)	-43.8%
# Permits Issued		31	461	42	575	(114)	-19.8%
Valuation of Mtn Village Remodel/New/Additions Permits		\$241,500	\$30,532,893	\$112,480	\$64,077,886	(\$33,544,993)	-52.4%
Valuation Mtn Village Electric/Plumbing/Other Permits		\$21,700	\$2,550,711	\$17,950	\$3,004,383	(\$453,672)	-15.1%
Valuation Telluride Electric/Plumbing Permits		\$477,750	\$4,420,647	\$586,178	\$6,333,926	(\$1,913,279)	-30.2%
# Inspections Completed		206	2,759	301	2,995	(236)	-7.9%
# Design Review/Zoning Agenda Items		3	104	10	84	20	23.8%
# Staff Review Approvals		34	387	20	462	(75)	-16.2%
<b>Recreation</b>							
Winter - November 1 - April 30							
Mile of Trails Maintained		14.7	66.1	8.0	67.1	(1.00)	-1.5%
Platform Tennis Registrations		40	374	40	484	(110)	-22.7%
Ice Rink Skaters		2113	4800	271	6528	(1,728)	-26.5%
Snow Cat Hours		3	35	0	358	(322)	-90.1%
<b>Plaza Services</b>							
Snow Removal Plaza	Hours	460	1444	84	1768	(325)	-18.4%
Plaza Maintenance	Hours	323	4802	564	4266	536	12.6%
Lawn Care	Hours	0	1586	19	1993	(407)	-20.4%
Plant Care	Hours	0	3317	20	3162	156	4.9%
Irrigation	Hours	0	811	0	796	16	2.0%
TMV Trash Collection	Hours	88	1239	134	1156	83	7.2%
Christmas Decorations	Hours	350	2886	407	2393	493	20.6%
<b>Vehicle Maintenance</b>							
# Preventive Maintenance Performed		14	231	23	219	12	5.5%
# Repairs Completed		19	321	17	273	48	17.6%
Special Projects		1	15	3	48	(33)	-68.8%
# Roadside Assists		0	4	0	4	0	0.0%
<b>Finance</b>							
# Employee Based Business Licenses Issued		22	864	6	836	28	3.3%
# Privately Licensed Rentals		0	75	0	74	1	1.4%
# Property Management Licensed Rentals		1	425	0	415	10	2.4%
# VRBO Listings for MV		529		394		135	34.3%
# Paperless Billing Accts (YTD is total paperless customers)		32	890	28	811	79	9.7%
# of TMV AR Bills Processed		2,128	25,611	2,162	25,722	(111)	-0.4%
<b>Accounts Receivable</b>							
	TMV Operating Receivables (includes Gondola funding)		Utilities - Broadband and Water/Sewer		VCA - Village Court Apartments		<b>General Fund Investment Activity</b>
	Current	\$424,399 99.5%	\$518,168 71.8%	\$4,871 78.8%	Change in Value (Month)	\$24,760	
30+ Days	251 0.1%	184,018 25.5%	435 7.0%	Ending Balance	\$8,704,081		
60+ Days	- 0.0%	11,550 1.6%	- 0.0%	Investment Income (Month)	\$10,938		
90+ Days	57 0.0%	6,157 0.9%	873 14.1%	Portfolio Yield	2.23%		
over 120 days	1,731 0.4%	1,787 0.2%	- 0.0%	Yield Change (Month)	+17		
Total	\$ 426,437 100.0%	\$ 721,680 100.0%	\$ 6,180 100.0%				
	Other Billings - CDF, Construction Parking		Total All AR		Change Since Last Month - Increase (Decrease) in AR		<b>Other Statistics</b>
	Current	(\$436) -6.1%	\$ 947,002 81.5%	\$ 278,443 68.7%	Population (estimated)	1,411	
30+ Days	1,200 16.8%	185,904 16.0%	128,006 31.6%	(Active) Registered Voters	882		
60+ Days	1,931 27.0%	13,481 1.2%	3,477 0.9%	Property Valuation	289,947,030		
90+ Days	388 5.4%	7,475 0.6%	(590) -0.1%				
over 120 days	4,076 56.9%	7,594 0.7%	(3,959) -1.0%				
Total	\$ 7,159 100.0%	\$ 1,161,457 100.0%	\$ 405,379 100.0%				

**Town of Mountain Village Broadband Subscriber Statistics**

	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	TOTAL
<b>2018 EBU Subscribers</b>													
Basic - Residential	665	666	656	600	590	618	647	646	629	586	573	587	7,463
<b>Increase (Decrease) - Prior Year</b>	<b>2.47%</b>	<b>1.99%</b>	<b>1.08%</b>	<b>0.67%</b>	<b>3.33%</b>	<b>2.83%</b>	<b>0.62%</b>	<b>0.94%</b>	<b>1.29%</b>	<b>0.00%</b>	<b>-0.69%</b>	<b>-3.77%</b>	<b>0.91%</b>
Basic - Bulk	216	216	219	220	220	220	220	220	220	220	220	220	2,631
<b>Increase (Decrease) - Prior Year</b>	<b>-17.24%</b>	<b>-8.86%</b>	<b>-7.59%</b>	<b>-7.17%</b>	<b>-7.56%</b>	<b>-7.95%</b>	<b>-7.95%</b>	<b>-7.95%</b>	<b>0.00%</b>	<b>-0.90%</b>	<b>-0.90%</b>	<b>-1.35%</b>	<b>-6.50%</b>
Premium - Residential	284	277	274	257	255	262	270	262	252	238	235	235	3,101
<b>Increase (Decrease) - Prior Year</b>	<b>-16.22%</b>	<b>-18.29%</b>	<b>-18.45%</b>	<b>-14.62%</b>	<b>-11.76%</b>	<b>-10.88%</b>	<b>-10.60%</b>	<b>-12.67%</b>	<b>-13.40%</b>	<b>-13.14%</b>	<b>-12.64%</b>	<b>-15.77%</b>	<b>-14.17%</b>
Premium - Bulk	214	214	214	214	214	214	214	214	205	214	214	214	2,559
<b>Increase (Decrease) - Prior Year</b>	<b>4.39%</b>	<b>3.88%</b>	<b>3.88%</b>	<b>3.88%</b>	<b>3.38%</b>	<b>3.38%</b>	<b>3.38%</b>	<b>2.88%</b>	<b>15.82%</b>	<b>10.88%</b>	<b>10.31%</b>	<b>10.31%</b>	<b>6.18%</b>
Digital	230	230	225	207	206	214	228	224	216	204	200	207	2,591
<b>Increase (Decrease) - Prior Year</b>	<b>-13.53%</b>	<b>-13.86%</b>	<b>-15.41%</b>	<b>-14.46%</b>	<b>-13.08%</b>	<b>-12.30%</b>	<b>-12.98%</b>	<b>-15.15%</b>	<b>-2.70%</b>	<b>-3.32%</b>	<b>-1.48%</b>	<b>-4.61%</b>	<b>-10.69%</b>
Internet	1,774	1,757	1,767	1,731	1,714	1,747	1,779	1,772	1,764	1,730	1,862	1,878	21,275
<b>Increase (Decrease) - Prior Year</b>	<b>0.17%</b>	<b>-0.73%</b>	<b>0.06%</b>	<b>3.96%</b>	<b>2.57%</b>	<b>2.04%</b>	<b>2.30%</b>	<b>0.11%</b>	<b>1.38%</b>	<b>2.61%</b>	<b>9.92%</b>	<b>7.62%</b>	<b>2.63%</b>
Phone	101	98	101	101	103	102	102	102	101	101	99	99	1,210
<b>Increase (Decrease) - Prior Year</b>	<b>-9.01%</b>	<b>-10.09%</b>	<b>2.02%</b>	<b>-7.34%</b>	<b>4.04%</b>	<b>2.00%</b>	<b>2.00%</b>	<b>0.00%</b>	<b>-1.94%</b>	<b>-1.94%</b>	<b>-2.94%</b>	<b>-2.94%</b>	<b>-2.34%</b>

<b>2017 EBU Subscribers</b>													
Basic - Residential	649	653	649	596	571	601	643	640	621	586	577	610	7,396
<b>Increase (Decrease) - Prior Year</b>	<b>-5.12%</b>	<b>14.76%</b>	<b>-1.82%</b>	<b>6.81%</b>	<b>-7.75%</b>	<b>-0.66%</b>	<b>-0.16%</b>	<b>2.56%</b>	<b>0.49%</b>	<b>-0.34%</b>	<b>0.17%</b>	<b>-1.77%</b>	<b>0.39%</b>
Basic - Bulk	261	237	237	237	238	239	239	239	220	222	222	223	2,814
<b>Increase (Decrease) - Prior Year</b>	<b>-19.94%</b>	<b>-27.30%</b>	<b>-23.55%</b>	<b>-23.55%</b>	<b>-23.23%</b>	<b>-22.40%</b>	<b>-22.40%</b>	<b>-22.40%</b>	<b>-28.34%</b>	<b>-27.69%</b>	<b>-27.92%</b>	<b>-27.60%</b>	<b>-24.68%</b>
Premium - Residential	339	339	336	301	289	294	302	300	291	274	269	279	3,613
<b>Increase (Decrease) - Prior Year</b>	<b>20.21%</b>	<b>20.21%</b>	<b>18.73%</b>	<b>4.88%</b>	<b>-32.16%</b>	<b>-7.26%</b>	<b>-10.65%</b>	<b>-5.66%</b>	<b>-10.74%</b>	<b>-9.57%</b>	<b>-12.38%</b>	<b>-12.81%</b>	<b>-4.65%</b>
Premium - Bulk	205	206	206	206	207	207	207	208	177	193	194	194	2,410
<b>Increase (Decrease) - Prior Year</b>	<b>-14.23%</b>	<b>-13.81%</b>	<b>-3.29%</b>	<b>-3.29%</b>	<b>-2.82%</b>	<b>-2.82%</b>	<b>-2.82%</b>	<b>-2.35%</b>	<b>-16.90%</b>	<b>-9.39%</b>	<b>-8.92%</b>	<b>-8.92%</b>	<b>-7.59%</b>
Digital	266	267	266	242	237	244	262	264	222	211	203	217	2,901
<b>Increase (Decrease) - Prior Year</b>	<b>2.31%</b>	<b>-8.87%</b>	<b>-10.44%</b>	<b>-13.88%</b>	<b>-11.24%</b>	<b>-6.15%</b>	<b>-3.68%</b>	<b>0.00%</b>	<b>-15.59%</b>	<b>-13.88%</b>	<b>-15.42%</b>	<b>-14.90%</b>	<b>-9.26%</b>
Internet	1,771	1,770	1,766	1,665	1,671	1,712	1,739	1,770	1,740	1,686	1,694	1,745	20,729
<b>Increase (Decrease) - Prior Year</b>	<b>8.05%</b>	<b>5.86%</b>	<b>6.45%</b>	<b>4.98%</b>	<b>2.08%</b>	<b>3.82%</b>	<b>2.72%</b>	<b>5.48%</b>	<b>3.94%</b>	<b>11.07%</b>	<b>-3.53%</b>	<b>1.28%</b>	<b>4.25%</b>
Phone	111	109	99	109	99	100	100	102	103	103	102	102	1,239
<b>Increase (Decrease) - Prior Year</b>	<b>18.09%</b>	<b>15.96%</b>	<b>3.13%</b>	<b>11.22%</b>	<b>0.00%</b>	<b>6.38%</b>	<b>-3.85%</b>	<b>-1.92%</b>	<b>-6.36%</b>	<b>-3.74%</b>	<b>-1.92%</b>	<b>-4.67%</b>	<b>2.31%</b>

<b>2016 EBU Subscribers</b>													
Basic - Residential	684	569	661	558	619	605	644	624	618	588	576	621	7,367
<b>Increase (Decrease) - Prior Year</b>													
Basic - Bulk	326	326	310	310	310	308	308	308	307	307	308	308	3,736
<b>Increase (Decrease) - Prior Year</b>													
Premium - Residential	282	282	283	287	426	317	338	318	326	303	307	320	3,789
<b>Increase (Decrease) - Prior Year</b>													
Premium - Bulk	239	239	213	213	213	213	213	213	213	213	213	213	2,608
<b>Increase (Decrease) - Prior Year</b>													
Digital	260	293	297	281	267	260	272	264	263	245	240	255	3,197
<b>Increase (Decrease) - Prior Year</b>													
Internet	1,639	1,672	1,659	1,586	1,637	1,649	1,693	1,678	1,674	1,518	1,756	1,723	19,884
<b>Increase (Decrease) - Prior Year</b>													
Phone	94	94	96	98	99	94	104	104	110	107	104	107	1,211
<b>Increase (Decrease) - Prior Year</b>													



Memorandum

**To:** Town Council  
**From:** Kevin Swain, Finance Director  
**Date:** January 10, 2019  
**Re:** Town of Mountain Village Financial Statements through November 2018

**Mountain Village Financials Statements through November 2018**

**General Fund Summary**

Budgets have been updated to reflect the revised 2018 budget, adopted December 13, 2018. Through this period the General Fund reflects a surplus of \$1.1 million. Sales taxes show an increase of 7% over prior year and 2% over budget. Revenues of \$9.7 million were over the budget by \$248,652 due mainly to sales tax, interest income, and development related revenues.

Total operating expenditures of \$7.9 million were under budget by \$718,300. Capital expense through this period was for wayfinding, the emergency exit, and trail improvements.

Transfers to other funds include:

<b>Fund</b>	<b>This Month</b>	<b>YTD Budget</b>	<b>YTD Actual</b>	<b>Budget Variance</b>
Capital Projects Fund (From GF)	\$ -	\$ 20,000	\$ 11,247	(8,753)
Child Development Fund	\$ 27,630	\$ 104,879	\$ 126,478	21,599
Conference Center Subsidy	\$ 50,000	\$ 194,352	\$ 194,385	33
Affordable Housing Development Fund (Monthly Sales Tax Allocation)	\$ 11,779	\$ 406,841	\$ 418,296	11,455
Vehicle & Equipment Acquisition Fund	\$ -	\$ 434,000	\$ 304,901	(129,099)

Income transfers from other funds include:

<b>Fund</b>	<b>This Month</b>	<b>YTD Budget</b>	<b>YTD Actual</b>	<b>Budget Variance</b>
Overhead allocation from Broadband, W/S, Gondola, VCA and Parking Services	\$ 5,887	\$ 359,995	\$ 389,039	29,044
*Tourism Fund	\$ (2,768)	\$ 38,658	\$ 38,010	(648)
*This transfer is comprised of administrative fees, interest, and penalties collected.				
Debt Service Fund (Specific ownership taxes)	\$ 2,018	\$ 32,000	\$ 26,122	(5,878)

**Vehicle and Equipment Acquisition Fund – No Fund Income Statement Attached**

A mini-ex for the recreation department, a police vehicle, an employee shuttle, a backhoe and tilt deck for Road & Bridge, and some shop equipment have been purchased. \$304,901 has been transferred from the General Fund.

**Capital Projects Fund – No Fund Income Statement Attached**

\$11,248 was spent on the Meadows Improvement Plan and \$9,487 was spent on DOJ grant funded fingerprint scanning equipment.

**Historical Museum Fund – No Fund Income Statement Attached**

\$94,961 in property taxes were collected and \$93,056 was tendered to the historical museum. The county treasurer retained \$1,905 in treasurer’s fees.

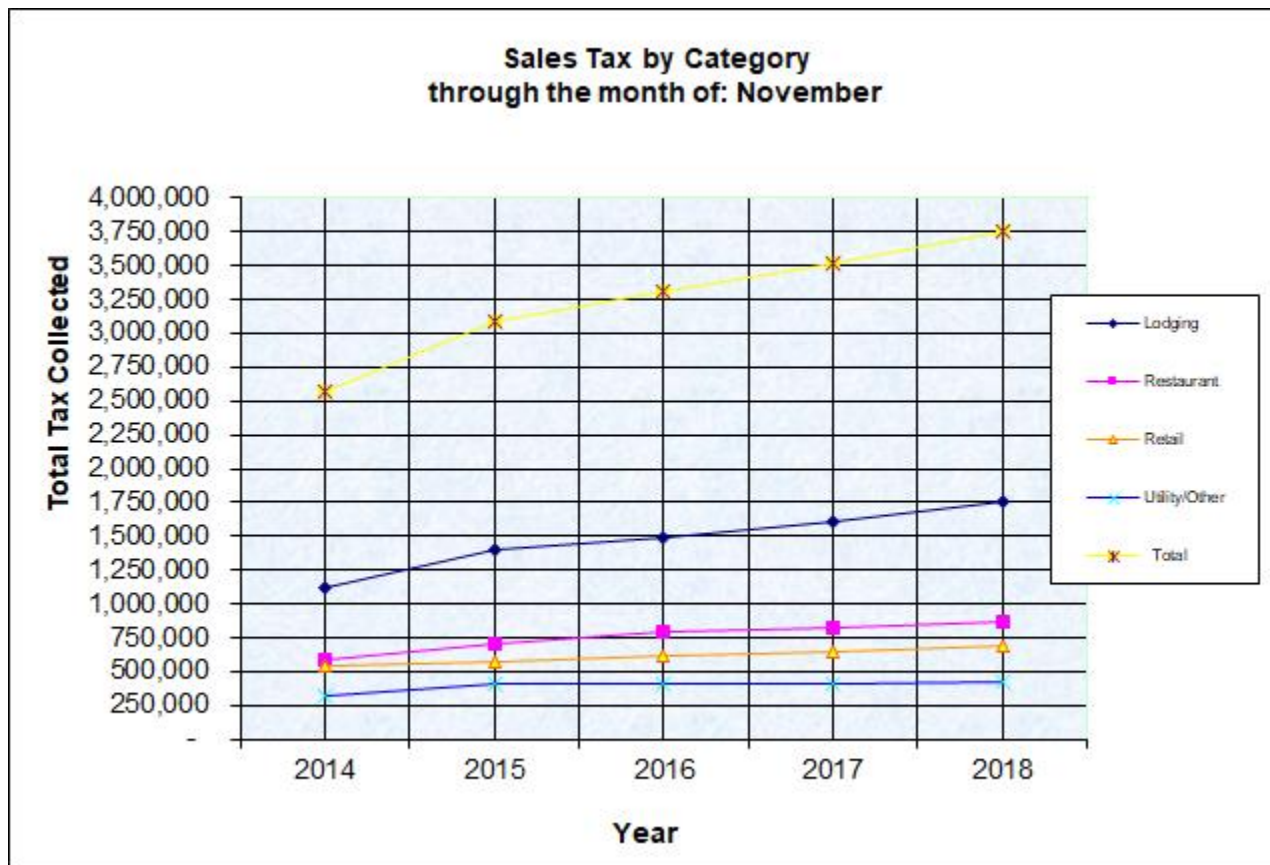
**Mortgage Assistance Fund – No Fund Income Statement Attached**

There has been no activity in this fund.

**Sales Tax**

Sales taxes of \$3.75 million are 7% over 2017 through this period and are over budget by 2%. Lodging shows the highest growth at 8.86%, followed by retail at 6.4%.

Actual Sales Tax Base By Class, Through November 2018										
Category	Actual 2014	Actual 2015	PY % Increase	Actual 2016	PY % Increase	Actual 2017	PY % Increase	Actual 2018	PY \$ Variance	PY % Increase
	4.5%	4.5%	2014 to 2015	4.5%	2015 to 2016	4.5%	2016 to 2017	4.5%	2017 to 2018	2017 to 2018
Lodging	24,782,025	30,989,880	25%	33,155,524	7%	35,881,634	8%	39,060,246	3,178,613	8.86%
Restaurant	13,054,070	15,692,613	20%	17,635,513	12%	18,434,278	5%	19,414,719	980,442	5.32%
Retail	12,180,992	12,873,204	6%	13,603,447	6%	14,516,484	7%	15,443,384	926,900	6.39%
Utility/Other	7,160,076	9,227,172	29%	9,264,723	0%	9,207,343	-1%	9,543,862	336,520	3.65%
<b>Total</b>	<b>57,177,163</b>	<b>68,782,868</b>	<b>20%</b>	<b>73,659,207</b>	<b>7%</b>	<b>78,039,738</b>	<b>6%</b>	<b>83,462,212</b>	<b>5,422,474</b>	<b>6.95%</b>



## Tourism Fund

2018 restaurant taxes totaling \$387,799 have been collected and \$380,043 was tendered to the airline guarantee program. \$1,560,079 in lodging taxes were collected and \$1,536,678 was tendered to the airline guarantee program and to MTI. Additional funding of \$31,694 was remitted to MTI for the guest services agent. The Town retained \$537 in administrative fees, and penalties and interest of \$13,408.

Lodging taxes are exceeding prior year by 8.7% and exceeded budget by 8.9%. Restaurant taxes are ahead of prior year and budget by 5.2% and 8.2%, respectively.

Town of Mountain Village Colorado Lodging Tax Summary									
	2014	2015	2016	2017	2018		2017	2018	Budget
	Activity (4%)	Activity (4%)	Activity (4%)	Activity (4%)	Activity (4%)		Var %	Budget	Var %
January	159,264	216,904	193,815	245,628	273,707		11.43%	241,544	11.75%
February	170,098	231,700	249,339	260,809	262,096		0.49%	258,018	1.56%
March	248,285	303,173	304,515	312,990	320,999		2.56%	308,569	3.87%
April	7,291	12,319	7,638	8,353	18,205		117.96%	8,167	55.14%
May	10,627	15,282	16,633	12,493	18,134		45.15%	12,408	31.57%
June	74,275	84,204	106,415	122,193	137,664		12.66%	121,502	11.74%
July	109,934	136,711	153,342	158,585	170,730		7.66%	157,746	7.61%
August	88,929	88,990	111,760	112,264	136,080		21.21%	112,063	17.65%
September	82,891	113,475	139,363	148,624	170,556		14.76%	148,289	13.06%
October	17,383	22,812	31,322	34,399	34,640		0.70%	34,290	1.01%
November	11,840	11,372	14,725	18,535	17,267		-6.84%	18,160	-5.17%
December	191,249	226,508	261,808	289,201	-		-100.00%	264,934	#DIV/0!
<b>Total</b>	<b>1,172,067</b>	<b>1,463,449</b>	<b>1,590,676</b>	<b>1,724,073</b>	<b>1,560,079</b>		<b>-9.51%</b>	<b>1,685,690</b>	<b>-8.05%</b>
<b>Tax Base</b>	<b>29,301,670</b>	<b>36,586,237</b>	<b>39,766,902</b>	<b>43,101,835</b>	<b>39,001,968</b>			<b>42,142,250</b>	

Town of Mountain Village Colorado Restaurant Tax Summary									
	2014	2015	2016	2017	2018		2017	2018	Budget
	Activity (2%)	Activity (2%)	Activity (2%)	Activity (2%)	Activity (2%)		Var %	Budget	Var %
January	38,239	46,261	48,594	54,097	57,188		5.72%	52,230	8.67%
February	48,466	53,871	60,243	60,144	63,140		4.98%	58,069	8.03%
March	53,516	60,420	71,171	74,202	74,672		0.63%	71,642	4.06%
April	1,995	2,876	1,511	1,829	7,119		289.24%	1,766	75.19%
May	5,154	5,457	4,568	4,448	4,838		8.78%	4,294	11.25%
June	25,366	25,426	34,359	34,365	39,048		13.63%	33,179	15.03%
July	32,661	40,081	44,827	46,470	46,603		0.29%	44,866	3.73%
August	25,017	29,015	35,020	34,998	38,693		10.56%	33,790	12.67%
September	23,831	32,169	36,195	39,291	36,762		-6.44%	37,891	-3.07%
October	5,369	9,492	11,312	13,519	12,631		-6.57%	13,020	-3.08%
November	5,765	6,637	5,099	5,352	7,104		32.74%	5,244	26.18%
December	49,923	55,055	59,070	54,303	-		-100.00%	52,049	#DIV/0!
<b>Total</b>	<b>315,303</b>	<b>366,759</b>	<b>411,969</b>	<b>423,017</b>	<b>387,799</b>		<b>-8.33%</b>	<b>408,040</b>	<b>-5.22%</b>
<b>Tax Base</b>	<b>15,765,152</b>	<b>18,337,941</b>	<b>20,598,437</b>	<b>21,150,852</b>	<b>19,389,928</b>			<b>20,402,000</b>	

Business license fees of \$311,685 are over budget (1%) and slightly less than prior year (less than 1%). \$292,984 was remitted to MTI and \$27,681 in admin fees and penalties were transferred to the General Fund.

**Town of Mountain Village Monthly Revenue and Expenditure Report  
November 2018**

	2018						2017	2016	2015
	Actual YTD	Budget YTD	Budget Variance	Budget Variance	Annual Budget	Budget Balance	Actual YTD	Actual YTD	Actual YTD
			(\$)	(%)					
<b>Revenues</b>									
Charges for Services	\$ 377,310	\$ 234,599	\$ 142,711	60.83%	\$ 252,222	\$ (125,088)	\$ 525,702	\$310,155	\$325,499
Contributions	2,914	6,719	(3,805)	-56.63%	25,938	23,024	72,167	66,037	42,344
Fines and Forfeits	57,564	6,028	51,536	854.94%	6,077	(51,487)	8,077	11,082	6,906
Interest Income	114,514	39,022	75,492	193.46%	45,000	(69,514)	32,880	52,677	73,773
Intergovernmental	427,218	443,922	(16,704)	-3.76%	499,881	72,663	364,509	367,871	365,405
Licenses and Permits	344,492	327,194	17,298	5.29%	340,708	(3,784)	550,840	288,455	333,824
Miscellaneous Revenues	51,272	74,105	(22,833)	-30.81%	79,118	27,846	244,409	70,860	82,423
Taxes and Assessments	8,352,466	8,347,509	4,957	0.06%	9,155,755	803,289	8,691,495	7,732,947	7,384,496
<b>Total Revenues</b>	<b>9,727,750</b>	<b>9,479,098</b>	<b>248,652</b>	<b>2.62%</b>	<b>10,404,699</b>	<b>676,949</b>	<b>10,490,079</b>	<b>8,900,084</b>	<b>8,614,670</b>
<b>Operating Expenses</b>									
Legislation & Council	73,653	76,462	(2,809)	-3.67%	83,510	9,857	81,416	49,275	32,067
Town Manager	232,970	250,581	(17,611)	-7.03%	274,841	41,871	218,344	199,623	193,291
Administrative Services	327,418	339,641	(12,223)	-3.60%	376,188	48,770	324,965	314,996	293,345
Finance	775,579	778,975	(3,396)	-0.44%	845,533	69,954	722,943	701,273	714,046
Technical	306,771	346,837	(40,066)	-11.55%	365,223	58,452	170,064	154,722	127,212
Human Resources	324,389	312,921	11,468	3.66%	335,684	11,295	264,993	263,337	246,829
Town Attorney	377,656	491,994	(114,338)	-23.24%	527,994	150,338	419,111	524,281	472,465
Marketing and Business Development	294,757	343,726	(48,969)	-14.25%	395,173	100,416	199,738	262,901	219,910
Municipal Court	25,843	27,689	(1,846)	-6.67%	31,982	6,139	25,686	24,025	24,076
Police Department	761,051	871,918	(110,867)	-12.72%	952,125	191,074	687,548	671,059	673,359
Community Services	47,224	48,834	(1,610)	-3.30%	53,194	5,970	44,287	40,724	42,416
Community Grants and Contributions	122,850	126,850	(4,000)	-3.15%	126,850	4,000	106,000	59,250	66,500
Roads and Bridges	959,109	1,038,928	(79,819)	-7.68%	1,096,373	137,264	988,830	978,360	767,316
Vehicle Maintenance	383,067	389,012	(5,945)	-1.53%	451,907	68,840	518,194	404,966	378,656
Municipal Bus	217,182	202,981	14,201	7.00%	218,003	821	185,695	166,530	142,412
Employee Shuttle	58,622	83,630	(25,008)	-29.90%	85,394	26,772	41,886	38,723	51,267
Parks & Recreation	472,778	547,571	(74,793)	-13.66%	593,805	121,027	464,686	391,789	339,075
Plaza Services	1,085,984	1,202,010	(116,026)	-9.65%	1,330,539	244,555	971,569	1,063,142	953,345
Public Refuse Removal	58,800	57,846	954	1.65%	65,028	6,228	44,916	43,221	45,652
Building/Facility Maintenance	177,691	194,973	(17,282)	-8.86%	244,904	67,213	150,748	142,368	139,220
Building Division	313,586	353,813	(40,227)	-11.37%	390,225	76,639	339,851	374,827	205,032
Housing Division Office	17,620	18,188	(568)	-3.12%	19,939	2,319	16,325	18,702	15,712
Planning and Zoning Division	447,210	474,685	(27,475)	-5.79%	603,731	156,521	324,735	379,036	377,882
Contingency	-	-	-	#DIV/0!	84,781	67,161	-	2,600	-
<b>Total Operating Expenses</b>	<b>7,861,810</b>	<b>8,580,065</b>	<b>(718,255)</b>	<b>-8.37%</b>	<b>9,552,926</b>	<b>1,673,496</b>	<b>7,312,530</b>	<b>7,269,730</b>	<b>6,521,085</b>
<b>Surplus / Deficit</b>	<b>1,865,940</b>	<b>899,033</b>	<b>966,907</b>	<b>107.55%</b>	<b>851,773</b>	<b>(996,547)</b>	<b>3,177,549</b>	<b>1,630,354</b>	<b>2,093,585</b>
Capital Outlay	163,260	157,751	5,509	3.49%	550,000	386,740	846,097	41,588	104,068
<b>Surplus / Deficit</b>	<b>1,702,680</b>	<b>741,282</b>	<b>961,398</b>	<b>129.69%</b>	<b>301,773</b>	<b>(1,400,907)</b>	<b>2,331,452</b>	<b>1,588,766</b>	<b>1,989,517</b>
<b>Other Sources and Uses</b>									
Sale of Assets	30,533	-	30,533	#DIV/0!	-	(30,533)	-	4,822	30,034
Transfer (To) From Affordable Housing	(418,296)	(406,841)	(11,455)	2.82%	(476,209)	(57,913)	(389,869)	(362,409)	(349,418)
Transfer (To) From Broadband	10,000	10,000	-	0.00%	(74,922)	(84,922)	-	-	143,620
Transfer (To) From Child Development	(126,478)	(104,879)	(21,599)	20.59%	(132,798)	61,587	(85,922)	(35,161)	(27,313)
Transfer (To) From Capital Projects	(11,247)	(20,000)	8,753	-43.77%	(267,970)	(305,980)	(264,669)	(355,658)	-
Transfer (To) From Debt Service	26,122	32,000	(5,878)	-18.37%	32,000	(357,039)	345,262	124,620	136,157
Transfer (To) From Overhead Allocation	389,039	359,995	29,044	8.07%	531,787	142,748	360,623	401,107	386,941
Transfer (To) From Parking Services	-	-	-	#DIV/0!	-	126,478	-	-	165,752
Transfer (To) From Conference Center	(194,385)	(194,352)	(33)	0.02%	(209,352)	(209,352)	(199,089)	(196,206)	(193,103)
Transfer (To) From Tourism	38,010	38,658	(648)	-1.68%	38,625	12,503	31,743	15,594	56,516
Transfer (To) From Vehicle/Equipment	(304,901)	(434,000)	129,099	-29.75%	(413,535)	(108,634)	(557,914)	(511,844)	(202,747)
Transfer (To) From Water/Sewer	-	-	-	#DIV/0!	-	-	-	-	-
<b>Total Other Sources and Uses</b>	<b>(561,603)</b>	<b>(719,418)</b>	<b>157,815</b>	<b>-21.94%</b>	<b>(972,374)</b>	<b>(811,057)</b>	<b>(759,835)</b>	<b>(915,135)</b>	<b>146,439</b>



	2018					2017	2016	2015	
	Actual YTD	Budget YTD	Budget Variance (\$)	Budget Variance (%)	Annual Budget	Budget Balance	Actual YTD	Actual YTD	Actual YTD
Surplus / Deficit	\$ 1,141,077	\$ 21,863	\$1,119,214	5119.11%	\$ (670,601)	\$ (2,211,964)	\$ 1,571,617	\$ 673,631	\$ 2,135,956
<b>Beginning Fund Balance Components</b>		<b>Actual YTD</b>			<b>Annual Budget</b>				
Emergency Reserve	\$ 3,343,524				\$ 3,458,314				
Unreserved	7,570,401				5,542,978				
<b>Beginning Fund Balance</b>	\$ 10,913,925				\$ 9,001,292				
<b>YTD Ending Fund Balance Components</b>									
Emergency Reserve	\$ 3,343,524				\$ 3,458,314				
Health Care Premium Savings Reserve	50,000				50,000				
Facility Maint Reserve	155,000				155,000				
Unreserved	8,506,478				4,667,377				
<b>Ending Fund Balance</b>	\$ 12,055,002				\$ 8,330,691				

### Revenues

Taxes & Assessments - Property taxes are under budget due to abatements. Specific Ownership taxes collected are exceeding budget and prior year.

Sales tax revenues are 2% over budget and 7% over prior year. Construction use tax is under budget.

Licenses & Permits - Building permits are over budget.

Intergovernmental - Intergovernmental revenues are under budget due to the SMART contribution, which is based on expenses.

Charges for Services - DRB fees, plan review fees, and road impact fees are exceeding budget as well as energy mitigation fees which will be rolled to next year.

Fines & Forfeits - Exceeding budget in building fines.

Investment Income - Interest is over budget and prior year.

Miscellaneous - Under budget in miscellaneous finance revenues and plaza use fees.

Contributions - TMVOA has been billed the gondola portion of shuttle expenses.

### Top Ten Budget Variances

#### Under Budget

Plaza Services - \$116,026 Under budget in natural gas, electricity, and salaries and wages.

Town Attorney - \$114,338 General legal, extraordinary, and litigation are under budget.

Police - \$110,867 Savings in personnel costs due to vacancies and turnover.

Road & Bridge - \$79,819 Under budget in personnel costs, vehicle R&M, and bridge repair.

Parks and Recreation - \$74,793 Under budget in trail maintenance, ice rink expenses, vehicle R&M, and labor costs.

Marketing and Business Development - \$48,969 Under budget in live video streaming and general marketing.

Building Division - \$40,227 Environmental incentive programs are under budget.

#### Over Budget

Municipal Bus Service - \$14,201 Over budget due to salaries & wages and gasoline.

Human Resources- \$11,468 Over budget due to payroll software support costs, recruiting, and travel and training.

Trash Removal - \$954 Removal services are over budget and prior year.

**Town of Mountain Village Monthly Revenue and Expenditure Report  
November 2018**

	2018						2017	2016	2015
	Actual	Budget	Budget	Budget	Annual	Budget	Actual	Actual	Actual
	YTD	YTD	Variance	Variance	Budget	Balance	YTD	YTD	YTD
		(\$)	(%)						
<b>Tourism Fund</b>									
<b>Revenues</b>									
Business License Fees	\$ 311,685	\$ 309,200	\$ 2,486	1%	\$ 315,307	\$ 3,622	\$ 314,640	\$289,496	\$278,322
Lodging Taxes - Condos/Homes	826,837	767,018	59,819	8%	958,772	131,935	772,412	710,218	649,482
Lodging Taxes - Hotels	701,970	701,353	617	0%	806,153	104,183	661,587	618,418	587,121
Lodging Taxes - Prior Year	5,781	-	5,781	#DIV/0!	5,781	(0)	692	824	4,840
Penalties and Interest	16,886	13,059	3,827	29%	27,000	10,114	14,120	11,723	25,547
Restaurant Taxes	366,296	376,086	(9,791)	-3%	432,283	65,987	368,713	352,899	311,310
Restaurant Taxes - Prior Year	394	-	394	#DIV/0!	-	(394)	-	85	641
<b>Total Revenues</b>	<b>2,229,849</b>	<b>2,166,715</b>	<b>63,134</b>	<b>3%</b>	<b>2,545,296</b>	<b>315,447</b>	<b>2,132,164</b>	<b>1,983,662</b>	<b>1,857,264</b>
<b>Tourism Funding</b>									
Additional Funding	25,429	20,000	5,429	27%	40,000	14,571	27,915	38,000	8,091
Airline Guaranty Funding	1,111,304	1,088,066	23,238	2%	1,291,283	179,978	1,064,338	997,359	914,020
MTI Funding	1,052,605	1,017,491	35,114	3%	1,172,888	120,283	1,005,933	930,208	876,137
<b>Total Tourism Funding</b>	<b>2,189,339</b>	<b>2,125,557</b>	<b>63,782</b>	<b>3%</b>	<b>2,504,171</b>	<b>314,832</b>	<b>2,098,186</b>	<b>1,965,568</b>	<b>1,798,248</b>
Surplus / Deficit	40,510	41,158	(648)	-2%	41,125	615	33,978	18,094	59,016
<b>Administrative Fees</b>									
Audit Fees	2,500	2,500	-	0%	2,500	-	2,235	2,500	2,500
<b>Total Administrative Fees</b>	<b>2,500</b>	<b>2,500</b>	<b>-</b>	<b>0%</b>	<b>2,500</b>	<b>-</b>	<b>2,235</b>	<b>2,500</b>	<b>2,500</b>
Surplus / Deficit	38,010	38,658	(648)	-2%	38,625	615	31,743	15,594	56,516
<b>Other Sources and Uses</b>									
Transfer (To) From Other Funds	(38,010)	(38,658)	648	-2%	(38,625)	(615)	(31,743)	(15,594)	(56,516)
<b>Total Other Sources and Uses</b>	<b>(38,010)</b>	<b>(38,658)</b>	<b>648</b>	<b>-2%</b>	<b>(38,625)</b>	<b>(615)</b>	<b>(31,743)</b>	<b>(15,594)</b>	<b>(56,516)</b>
Surplus / Deficit	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -

**Town of Mountain Village Monthly Revenue and Expenditure Report  
November 2018**

	2018				2017	2016	2015		
	Actual YTD	Budget YTD	Budget Variance (\$)	Budget Variance (%)	Annual Budget	Budget Balance	Actual YTD	Actual YTD	Actual YTD
<b>Parking Services Fund</b>									
<b>Revenues</b>									
Contributions/Shared Facility Expenses	\$ 5,113	\$ 10,516	\$ (5,403)	-51%	\$ 13,473	\$ 8,360	\$ 9,545	\$8,348	\$4,537
Fines and Forfeits	37,029	30,000	7,029	23%	30,000	(7,029)	24,430	43,455	33,513
Gondola Parking Garage	80,110	68,750	11,360	17%	75,000	(5,110)	110,085	98,211	173,398
Heritage Parking Garage	179,081	160,417	18,664	12%	175,000	(4,081)	175,399	122,358	135,598
Parking in Lieu Buyouts	-	-	-	#DIV/0!	-	-	80,000	3,710	11,870
Parking Meter Revenues	18,474	16,500	1,974	12%	18,000	(474)	15,736	11,300	12,900
Parking Permits	12,280	8,987	3,293	37%	12,000	(280)	9,398	-	-
Special Event Parking	50,628	44,000	6,628	15%	48,000	(2,628)	49,286	65,897	60,359
<b>Total Revenues</b>	<b>382,715</b>	<b>339,170</b>	<b>43,545</b>	<b>13%</b>	<b>371,473</b>	<b>(11,242)</b>	<b>473,879</b>	<b>353,279</b>	<b>432,175</b>
<b>Operating Expenses</b>									
Other Operating Expenses	15,772	24,247	(8,475)	-35%	24,630	8,858	52,867	5,519	2,571
Personnel Expenses	105,129	122,482	(17,353)	-14%	135,844	30,715	105,415	98,639	99,442
Gondola Parking Garage	40,219	59,299	(19,080)	-32%	66,418	26,199	72,801	30,872	29,373
Surface Lots	37,934	39,379	(1,445)	-4%	48,900	10,966	63,379	17,364	30,016
Heritage Parking Garage	60,997	89,426	(28,429)	-32%	105,455	44,458	86,642	60,941	65,693
Meadows Parking	1,000	-	1,000	#DIV/0!	-	(1,000)	1,000	15,454	1,000
<b>Total Operating Expenses</b>	<b>261,051</b>	<b>334,833</b>	<b>(73,782)</b>	<b>-22%</b>	<b>381,247</b>	<b>120,196</b>	<b>382,104</b>	<b>228,789</b>	<b>228,095</b>
Surplus / Deficit	121,664	4,337	117,327	2705%	(9,774)	(131,438)	91,775	124,490	204,080
<b>Capital</b>									
Capital	5,615	27,500	(21,885)	-80%	14,800	9,185	4,800	4,800	10,895
Surplus / Deficit	116,049	(23,163)	139,212	-601%	(24,574)	(140,623)	86,975	119,690	193,185
<b>Other Sources and Uses</b>									
Sale of Assets	-	-	-	#DIV/0!	-	-	-	-	-
Overhead Allocation	(22,818)	(22,818)	-	0%	(33,571)	(10,753)	(21,840)	(27,038)	(27,433)
Transfer (To) From General Fund	-	-	-	#DIV/0!	-	-	-	-	(165,752)
<b>Total Other Sources and Uses</b>	<b>(22,818)</b>	<b>(22,818)</b>	<b>-</b>	<b>0%</b>	<b>(33,571)</b>	<b>(10,753)</b>	<b>(21,840)</b>	<b>(27,038)</b>	<b>(193,185)</b>
Surplus / Deficit	\$ 93,231	\$ (45,981)	\$ 139,212	-303%	\$ (58,145)		\$ 65,135	\$ 92,652	\$ -
<b>Beginning Fund Balance</b>	\$ 144,009	\$ 144,009	\$ -						
<b>Ending Fund Balance</b>	\$ 237,240	\$ 98,028	\$ 139,212						

Parking revenues are over budget \$43,500. HPG revenues are over budget 12% and slightly over prior year. Parking meter (surface lots) revenues are over budget 12% and prior year 17%. GPG revenues are over budget 17% and under prior year 27%. Personnel costs and other costs (mainly wayfinding) are under budget. HPG is under budget in shared expenses, tech support, and maintenance. The year to date transfer to the General Fund is \$22,818, which is the overhead allocation.

**Town of Mountain Village Monthly Revenue and Expenditure Report  
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	2018					2017	2016	2015	
	Actual YTD	Budget YTD	Budget Variance (\$)	Budget Variance (%)	Annual Budget	Budget Balance	Actual YTD	Actual YTD	Actual YTD
<b>Gondola Fund</b>									
<b>Revenues</b>									
Event Operations Funding	\$ 2,667	\$ -	\$ 2,667	#DIV/0!	\$ -	\$ (2,667)	\$ 5,577	\$ 5,381	\$ 16,663
Event Operations Funding - TOT	36,000	36,000	-	0.00%	36,000	-	36,000	-	-
Operations Grant Funding	145,719	133,467	12,252	9.18%	145,600	(119)	149,982	146,025	102,879
Capital/MR&R Grant Funding	473,063	675,641	(202,578)	-29.98%	737,063	264,000	88,000	798,577	-
Miscellaneous Revenues	7,164	-	7,164	#DIV/0!	-	(7,164)	241	3,658	12,100
Sale of Assets	-	-	-	#DIV/0!	-	-	-	3,350	10,500
TMVOA Operating Contributions	3,002,205	3,099,994	(97,789)	-3.15%	3,609,380	607,175	2,774,391	2,776,166	2,811,137
TMVOA Capital/MR&R Contributions	1,331,435	1,073,040	258,395	24.08%	1,158,771	(172,664)	1,440,572	983,638	392,230
TSG 1% Lift Sales	151,854	175,410	(23,556)	-13.43%	200,000	48,146	163,196	152,913	139,315
<b>Total Revenues</b>	<b>5,150,107</b>	<b>5,193,552</b>	<b>(43,445)</b>	<b>-0.84%</b>	<b>5,886,814</b>	<b>736,707</b>	<b>4,657,959</b>	<b>4,869,708</b>	<b>3,484,824</b>
<b>Operating Expenses</b>									
Overhead Allocation Transfer	52,011	41,250	10,761	26.09%	45,000	(7,011)	39,786	39,740	40,093
MAARS	59,212	62,100	(2,888)	-4.65%	74,246	15,034	58,794	53,572	55,508
Chondola	203,174	240,590	(37,416)	-15.55%	260,044	56,870	287,878	251,909	186,262
Grant Success Fees	-	8,008	(8,008)	-100.00%	8,736	8,736	-	-	-
Operations	1,509,681	1,529,969	(20,288)	-1.33%	1,766,581	256,900	1,408,680	1,386,873	1,419,095
Maintenance	1,169,977	1,171,457	(1,480)	-0.13%	1,296,886	126,909	980,767	996,794	1,052,269
FGOA	351,554	391,497	(39,943)	-10.20%	424,556	73,002	353,482	358,605	339,367
Major Repairs and Replacements	1,662,720	1,600,348	62,372	3.90%	1,755,834	93,114	289,484	701,236	125,340
Contingency	-	-	-	#DIV/0!	114,931	114,931	-	-	-
<b>Total Operating Expenses</b>	<b>5,008,329</b>	<b>5,045,219</b>	<b>(36,890)</b>	<b>-0.73%</b>	<b>5,746,814</b>	<b>738,485</b>	<b>3,418,871</b>	<b>3,788,729</b>	<b>3,217,934</b>
Surplus / Deficit	141,778	148,333	(6,555)	-4.42%	140,000		1,239,088	1,080,979	266,890
<b>Capital</b>									
Capital Outlay	141,778	148,333	(6,555)	-4.42%	140,000	(1,778)	1,239,088	1,080,979	266,890
Surplus / Deficit	\$ -	\$ -	\$ -		\$ -		\$ -	\$ -	\$ -

The gondola fund is \$43,000 under budgeted expenditures.

MARRS is under budget with savings in employee costs, zip bikes, and supplies. Chondola expenses are under budget due to utilities, labor, and parts & supplies. Gondola operations is under budget in group insurance \$25,000. Maintenance is under budget with savings in worker's comp but an overage in S&W due to facility expense and parts. FGOA costs are under budget mainly in electricity, technical support, and janitorial.

Capital and MR&R expenditures are for haul ropes, noise mitigation, fiber optic system, cabin refurb, wayfinding, lightning array repairs, staircases, and terminal flooring.

**Town of Mountain Village Monthly Revenue and Expenditure Report  
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	2018				Annual Budget	Budget Balance	2017	2016	2015
	Actual YTD	Budget YTD	Budget Variance (\$)	Budget Variance (%)			Actual YTD	Actual YTD	Actual YTD
<b>Child Development Fund</b>									
<b>Revenues</b>									
Daycare Fees	\$ 238,745	\$ 253,047	(14,302)	-5.65%	\$ 275,396	\$ 36,651	\$ 250,306	\$258,848	\$231,491
Fundraising Revenues - Daycare	4,650	13,000	(8,350)	-64.23%	13,000	8,350	6,148	14,467	13,417
Fundraising Revenues - Preschool	2,000	5,000	(3,000)	-1.84%	5,000	3,000	3,075	2,880	3,379
Grant Revenues - Daycare	34,005	31,171	2,834	9.09%	34,005	-	25,650	27,414	25,695
Grant Revenues - Preschool	32,700	24,225	8,475	34.98%	25,700	(7,000)	13,000	11,608	15,678
Preschool Fees	161,708	162,662	(954)	-0.59%	177,167	15,459	149,167	162,200	157,412
<b>Total Revenues</b>	<b>473,808</b>	<b>489,105</b>	<b>(15,297)</b>	<b>-3.13%</b>	<b>530,268</b>	<b>56,460</b>	<b>447,346</b>	<b>477,417</b>	<b>447,072</b>
<b>Operating Expenses</b>									
Daycare Other Expense	59,606	56,454	3,152	5.58%	61,384	1,778	65,841	64,662	53,163
Daycare Personnel Expense	343,951	334,962	8,989	2.68%	377,275	33,324	296,045	287,521	289,611
Preschool Other Expense	50,040	51,625	(1,585)	-3.07%	56,856	6,816	34,711	31,649	32,244
Preschool Personnel Expense	146,689	150,943	(4,254)	-2.82%	167,551	20,862	136,671	128,746	99,367
<b>Total Operating Expenses</b>	<b>600,286</b>	<b>593,984</b>	<b>6,302</b>	<b>1.06%</b>	<b>663,066</b>	<b>62,780</b>	<b>533,268</b>	<b>512,578</b>	<b>474,385</b>
Surplus / Deficit	(126,478)	(104,879)	(21,599)	20.59%	(132,798)		(85,922)	(35,161)	(27,313)
<b>Other Sources and Uses</b>									
Contributions	-	-	-	#DIV/0!	-	-	-	-	-
Transfer (To) From General Fund	126,478	104,879	(21,599)	-20.59%	132,798	6,320	85,922	35,161	27,313
<b>Total Other Sources and Uses</b>	<b>126,478</b>	<b>104,879</b>	<b>(21,599)</b>	<b>-20.59%</b>	<b>132,798</b>	<b>6,320</b>	<b>85,922</b>	<b>35,161</b>	<b>27,313</b>
Surplus / Deficit	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -

Child Development revenues are \$15,300 under budget or 3.1%. Operating expenses are \$6,300 over budget due primarily to salaries & wages in daycare and scholarship expense. The program has required \$126,478 from the General Fund to date.

**Town of Mountain Village Monthly Revenue and Expenditure Report  
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	2018						2017	2016	2015	
	Actual YTD	Budget YTD	Budget Variance (\$)	Budget Variance (%)	Annual Budget	Budget Balance	Actual YTD	Actual YTD	Actual YTD	
<b>Water &amp; Sewer Fund</b>										
<b>Revenues</b>										
Mountain Village Water and Sewer	\$ 2,493,242	\$ 2,392,326	\$ 100,916	4.22%	\$ 2,604,793	\$ 111,551	\$ 2,298,618	\$1,995,646	\$1,988,440	
Other Revenues	8,040	13,125	(5,085)	-38.74%	13,450	5,410	10,425	9,235	9,401	
Ski Ranches Water	144,864	148,886	(4,022)	-2.70%	161,263	16,399	143,819	127,688	120,421	
Skyfield Water	25,906	26,118	(212)	-0.81%	27,896	1,990	27,693	24,717	20,458	
<b>Total Revenues</b>	<b>2,672,052</b>	<b>2,580,455</b>	<b>91,597</b>	<b>3.55%</b>	<b>2,807,402</b>	<b>135,350</b>	<b>2,480,555</b>	<b>2,157,286</b>	<b>2,138,720</b>	
<b>Operating Expenses</b>										
Mountain Village Sewer	475,835	492,785	(16,950)	-3.44%	547,638	71,803	420,665	393,516	372,490	
Mountain Village Water	899,477	890,961	8,516	0.96%	985,717	86,240	775,856	726,723	807,905	
Ski Ranches Water	20,283	43,343	(23,060)	-53.20%	45,184	24,901	57,634	14,206	16,151	
Contingency	-	-	-	#DIV/0!	31,571	31,571	-	-	-	
<b>Total Operating Expenses</b>	<b>1,395,595</b>	<b>1,427,089</b>	<b>(31,494)</b>	<b>-2.21%</b>	<b>1,610,110</b>	<b>214,515</b>	<b>1,254,155</b>	<b>1,134,445</b>	<b>1,196,546</b>	
Surplus / Deficit	1,276,457	1,153,366	123,091	10.67%	1,197,292		1,226,400	1,022,841	942,174	
<b>Capital</b>										
Capital Outlay	579,309	596,001	(16,692)	-2.80%	923,300	343,991	327,769	304,522	1,681,002	
Surplus / Deficit	697,148	557,365	139,783	25.08%	273,992		898,631	718,319	(738,828)	
<b>Other Sources and Uses</b>										
Overhead Allocation Transfer	(114,305)	(114,305)	-	0.00%	(149,630)	(35,325)	(108,453)	(121,904)	(115,312)	
Mountain Village Tap Fees	113,108	100,000	13,108	13.11%	100,000	(13,108)	255,316	42,652	100,716	
Grants	-	-	-	#DIV/0!	-	-	-	-	-	
Ski Ranches Tap Fees	-	5,000	(5,000)	-100.00%	5,000	5,000	21,232	-	-	
Skyfield Tap Fees	-	2,000	(2,000)	-100.00%	2,000	2,000	-	-	-	
Sale of Assets	-	-	-	#DIV/0!	-	-	352	-	-	
Transfer (To) From General Fund	-	-	-	#DIV/0!	-	-	-	-	-	
<b>Total Other Sources and Uses</b>	<b>(1,197)</b>	<b>(7,305)</b>	<b>6,108</b>	<b>-83.61%</b>	<b>(42,630)</b>	<b>(41,433)</b>	<b>168,447</b>	<b>(79,252)</b>	<b>(14,596)</b>	
Surplus / Deficit	\$ 695,951	\$ 550,060	\$ 145,891	26.52%	\$ 231,362		\$ 1,067,078	\$ 639,067	\$ (753,424)	

Snowmaking is over budget \$82,000 and excess usage fees are over \$10,500 although irrigation fees are under \$5,000. Skyfield and Ski Ranches revenues are under budget in excess water fees. Other revenues are under budget in Elk Run Maintenance fees and inspection fees. Sewer expenditures are under budget in regional O&M costs. MV water is over budget primarily due to electricity (\$30,000), which is due to snowmaking. Ski Ranches, which is over budget in salaries and wages, has savings in R&M and tank maintenance. Capital costs were for the Ski Ranches project, a vehicle, generators, water rights, regional sewer, YBR well, and San Miguel pump.

**Town of Mountain Village Monthly Revenue and Expenditure Report  
November 2018**

	2018				Annual Budget	Budget Balance	2017	2016	2015
	Actual YTD	Budget YTD	Budget Variance (\$)	Budget Variance (%)			Actual YTD	Actual YTD	Actual YTD
<b>Broadband Fund</b>									
<b>Revenues</b>									
Cable User Fees	\$ 878,026	\$ 914,605	\$ (36,579)	-4.00%	\$ 996,358	\$ 118,332	\$ 818,811	\$787,369	\$756,304
Internet User Fees	951,173	832,364	118,809	14.27%	908,479	(42,694)	870,834	792,300	717,410
Other Revenues	51,041	54,109	(3,068)	-5.67%	63,840	24,660	53,492	44,302	57,851
Phone Service Fees	39,180	36,667	2,513	6.85%	40,000	(11,041)	34,408	34,270	32,491
<b>Total Revenues</b>	<b>1,919,420</b>	<b>1,837,745</b>	<b>81,675</b>	<b>4.44%</b>	<b>2,008,677</b>	<b>89,257</b>	<b>1,777,545</b>	<b>1,658,241</b>	<b>1,564,056</b>
<b>Operating Expenses</b>									
Cable Direct Costs	746,257	788,297	(42,040)	-5.33%	858,837	112,580	729,821	721,318	598,217
Phone Service Costs	22,436	22,917	(481)	-2.10%	25,000	2,564	22,276	22,919	24,619
Internet Direct Costs	187,811	187,811	-	0.00%	211,116	23,305	197,500	212,432	148,083
Cable Operations	558,560	577,439	(18,879)	-3.27%	660,501	101,941	491,606	472,436	467,426
Contingency	2,313	3,000	(687)	-22.90%	3,000	687	55	-	-
<b>Total Operating Expenses</b>	<b>1,517,377</b>	<b>1,579,464</b>	<b>(62,087)</b>	<b>-3.93%</b>	<b>1,758,454</b>	<b>241,077</b>	<b>1,441,258</b>	<b>1,429,105</b>	<b>1,238,345</b>
Surplus / Deficit	402,043	258,281	143,762	55.66%	250,223		336,287	229,136	325,711
<b>Capital</b>									
Capital Outlay	162,401	165,000	(2,599)	-1.58%	294,000	131,599	131,574	48,649	126,654
Surplus / Deficit	239,642	93,281	146,361	156.90%	(43,777)		204,713	180,487	199,057
<b>Other Sources and Uses</b>									
Sale of Assets	-	-	-	#DIV/0!	-	-	-	-	-
Transfer (To) From General Fund	(10,000)	(10,000)	-	0.00%	74,922	84,922	-	-	(143,620)
Overhead Allocation Transfer	(117,943)	(117,943)	-	0.00%	(163,416)	(45,473)	(106,421)	(116,973)	(105,437)
<b>Total Other Sources and Uses</b>	<b>(127,943)</b>	<b>(127,943)</b>	<b>-</b>	<b>0.00%</b>	<b>(88,494)</b>	<b>39,449</b>	<b>(106,421)</b>	<b>(116,973)</b>	<b>(249,057)</b>
Surplus / Deficit	\$ 111,699	\$ (34,662)	\$ 146,361	-422.25%	\$ (132,271)		\$ 98,292	\$ 63,514	\$ (50,000)
<b>Beginning (Available) Fund Balance</b>	\$ 126,924	\$ 126,924	\$ -						
<b>Ending (Available) Fund Balance</b>	\$ 238,623	\$ 92,262	\$ 146,361						

Cable user revenues are under budget 4%, but over prior year 7%. The prior year variance is mainly due to increased rates and budget variance due to bulk subscribers. Internet revenues are over budget 14.3% and prior year 9%. Other revenues are under budget 6% due primarily to equipment rentals. Direct costs for cable are under budget because bulk and digital subscriber numbers are down, but expenses are over prior year due to increasing programming costs. Internet costs are right on budget and are normally a flat monthly fee. Phone service revenues are over budget by 7%, while phone service expenses are under budget by 2%. Cable operating expenses are under budget with small savings in multiple line items. Capital expense was for a vehicle, system upgrades, and equipment through this time period.

**Town of Mountain Village Monthly Revenue and Expenditure Report  
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	2018				Annual Budget	Budget Balance	2017	2016	2015
	Actual YTD	Budget YTD	Budget Variance (\$)	Budget Variance (%)			Actual YTD	Actual YTD	Actual YTD
<b>Telluride Conference Center Fund</b>									
<b>Revenues</b>									
Beverage Revenues	\$ -	\$ -	\$ -	#DIV/0!	\$ -	\$ -	\$ -	\$ -	\$ -
Catering Revenues	-	-	-	#DIV/0!	-	-	-	-	-
Facility Rental	-	-	-	#DIV/0!	-	-	-	-	-
Operating/Other Revenues	-	-	-	#DIV/0!	-	-	-	-	-
<b>Total Revenues</b>	-	-	-	#DIV/0!	-	-	-	-	-
<b>Operating Expenses</b>									
General Operations	2,017	-	2,017	#DIV/0!	-	(2,017)	5,058	-	27
Administration	87,796	89,352	(1,556)	-1.74%	89,352	1,556	88,467	82,422	82,639
Marketing	100,000	100,000	-	0.00%	100,000	-	100,000	100,000	100,000
Contingency	-	-	-	#DIV/0!	-	-	-	-	-
<b>Total Operating Expenses</b>	189,813	189,352	461	0.24%	189,352	(461)	193,525	182,422	182,666
Surplus / Deficit	(189,813)	(189,352)	(461)	0.24%	(189,352)		(193,525)	(182,422)	(182,666)
Capital Outlay/ Major R&R	4,572	5,000	(428)	-8.56%	20,000	15,428	5,564	13,784	10,437
Surplus / Deficit	(194,385)	(194,352)	(33)	0.02%	(209,352)		(199,089)	(196,206)	(193,103)
<b>Other Sources and Uses</b>									
Damage Receipts	-	-	-	#DIV/0!	-	-	-	-	-
Insurance Proceeds	-	-	-	#DIV/0!	-	-	-	-	-
Sale of Assets	-	-	-	#DIV/0!	-	-	-	-	-
Transfer (To) From General Fund	194,385	194,352	33	0.02%	209,352	14,967	199,089	196,206	193,103
Overhead Allocation Transfer	-	-	-	#DIV/0!	-	-	-	-	-
<b>Total Other Sources and Uses</b>	194,385	194,352	33	0.02%	209,352	14,967	199,089	196,206	193,103
Surplus / Deficit	\$ -	\$ -	\$ -	#DIV/0!	\$ -		\$ -	\$ -	\$ -

Expenses for the year are HOA dues, HVAC repairs, marketing contract, and other minor facility repairs.



**Town of Mountain Village Monthly Revenue and Expenditure Report  
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	2018				2017	2016	2015		
	Actual YTD	Budget YTD	Budget Variance (\$)	Budget Variance (%)	Annual Budget	Budget Balance	Actual YTD	Actual YTD	Actual YTD
<b>Affordable Housing Development Fund</b>									
<b>Revenues</b>									
Contributions	\$ -	\$ -	\$ -	#DIV/0!	\$ -	\$ -	\$ -	\$ -	\$ -
Grant Proceeds	-	-	-	#DIV/0!	-	-	-	-	-
Rental Income	12,010	11,759	251	2.13%	12,778	768	12,125	12,095	11,560
Sales Proceeds	245,958	277,858	(31,900)	-11.48%	277,858	31,900	-	-	-
<b>Total Revenues</b>	<b>257,968</b>	<b>289,617</b>	<b>(31,649)</b>	<b>-10.93%</b>	<b>290,636</b>	<b>32,668</b>	<b>12,125</b>	<b>12,095</b>	<b>11,560</b>
<b>Operating Expenses</b>									
Community Garden	-	-	-	#DIV/0!	750	750	-	-	2,495
Cassidy Ridge Purchase	280,470	279,682	788	0.28%	279,682	(788)	-	-	-
HA Consultant	-	-	-	#DIV/0!	-	-	4,900	-	-
RHA Funding	107,668	120,258	(12,590)	-10.47%	120,258	12,590	87,776	88,500	82,138
Town Owned Properties	19,627	11,905	7,722	64.86%	13,987	(5,640)	11,621	9,928	9,841
Density bank	8,856	11,013	(2,157)	-19.59%	11,013	2,157	8,856	8,856	8,856
<b>Total Operating Expenses</b>	<b>416,621</b>	<b>422,858</b>	<b>(6,237)</b>	<b>-1.48%</b>	<b>425,690</b>	<b>9,069</b>	<b>113,153</b>	<b>107,284</b>	<b>103,330</b>
Surplus / Deficit	(158,653)	(133,241)	25,412	-19.07%	(135,054)	23,599	(101,028)	(95,189)	(91,771)
<b>Other Sources and Uses</b>									
Transfer (To) From MAP	-	-	-	#DIV/0!	(30,000)	-	-	-	(30,000)
Transfer (To) From General Fund - Sales Tax	418,296	406,841	11,455	2.82%	496,148	77,852	389,869	362,409	349,418
Transfer (To) From Capital Projects Fund (1)	-	-	-	#DIV/0!	-	-	-	-	(437,864)
Transfer (To) From General Fund Housing Office	-	-	-	#DIV/0!	(19,939)	-	-	-	-
<b>Total Other Sources and Uses</b>	<b>418,296</b>	<b>406,841</b>	<b>11,455</b>	<b>2.82%</b>	<b>446,209</b>	<b>77,852</b>	<b>389,869</b>	<b>362,409</b>	<b>(118,446)</b>
Surplus / Deficit	\$ 259,644	\$ 273,600	\$ 13,956	5.10%	\$ 311,155	\$ 101,450	\$ 288,841	\$ 267,220	\$ (210,217)
<b>Beginning Fund Equity Balance</b>	<b>\$ 1,504,952</b>	<b>\$ 1,504,952</b>	<b>\$ -</b>						
<b>Ending Equity Fund Balance</b>	<b>\$ 1,764,596</b>	<b>\$ 1,778,552</b>	<b>\$ (13,956)</b>						

Expenses consist of HOA dues, RHA contribution, maintenance and utilities on town owned property and the Cassidy Ridge unit purchase.

**Town of Mountain Village Monthly Revenue and Expenditure Report**

**November 2018**

	2018						2017	2016	2015
	Actual YTD	Budget YTD	Budget Vary (\$)	Budget Var (%)	Annual Budget	Budget Balance	Actual	Actual	Actual
<b>Village Court Apartments</b>									
<b>Operating Revenues</b>									
Rental Income	\$ 2,071,427	\$ 2,060,457	\$ 10,970	1%	\$ 2,247,771	\$ 176,344	\$ 2,056,267	\$2,084,713	\$2,074,789
Other Operating Income	112,665	90,068	22,597	25%	98,260	(14,405)	85,927	53,051	68,686
Less: Allowance for Bad Debt	-	-	-	#DIV/0!	-	-	-	(1,917)	(9,619)
<b>Total Operating Revenue</b>	<b>2,184,092</b>	<b>2,150,525</b>	<b>33,567</b>	<b>2%</b>	<b>2,346,031</b>	<b>161,939</b>	<b>2,142,194</b>	<b>2,135,847</b>	<b>2,133,856</b>
<b>Operating Expenses</b>									
Office Operations	171,265	181,272	10,007	6%	195,725	24,460	151,949	121,332	171,247
General and Administrative	104,324	118,909	14,585	12%	128,935	24,611	126,430	96,987	101,780
Utilities	341,413	363,212	21,799	6%	395,945	54,532	339,248	325,227	321,434
Repair and Maintenance	349,182	387,646	38,464	10%	415,240	66,058	349,559	329,671	308,174
Major Repairs and Replacement	298,620	309,257	10,637	3%	357,523	58,903	156,867	163,009	90,721
Contingency	-	-	-	0%	14,934	14,934	-	9,338	-
<b>Total Operating Expenses</b>	<b>1,264,804</b>	<b>1,360,296</b>	<b>95,492</b>	<b>7%</b>	<b>1,508,302</b>	<b>243,498</b>	<b>1,124,053</b>	<b>1,045,564</b>	<b>993,356</b>
<b>Surplus / (Deficit) After Operations</b>	<b>919,288</b>	<b>790,229</b>	<b>129,059</b>	<b>16%</b>	<b>837,729</b>		<b>1,018,141</b>	<b>1,090,283</b>	<b>1,140,501</b>
<b>Non-Operating (Income) / Expense</b>									
Investment Earning	(4,717)	(55)	4,662	8477%	(60)	4,657	(1,054)	(49)	(66)
Debt Service, Interest	394,539	394,541	2	0%	394,541	2	406,401	419,847	430,640
Debt Service, Fees	1,925	-	(1,925)	#DIV/0!	-	(1,925)	357,073	-	4,500
Debt Service, Principal	393,738	393,738	-	0%	393,738	-	1,750	367,621	356,834
<b>Total Non-Operating (Income) / Expense</b>	<b>785,484</b>	<b>788,224</b>	<b>2,740</b>	<b>0%</b>	<b>788,219</b>	<b>2,735</b>	<b>764,170</b>	<b>787,419</b>	<b>791,907</b>
<b>Surplus / (Deficit) Before Capital</b>	<b>133,804</b>	<b>2,005</b>	<b>131,799</b>	<b>6573%</b>	<b>49,510</b>		<b>253,972</b>	<b>302,864</b>	<b>348,593</b>
Capital Spending	368,026	375,000	6,974	2%	375,000	6,974	3,671	5,496	-
<b>Surplus / (Deficit)</b>	<b>(234,222)</b>	<b>(372,995)</b>	<b>138,773</b>	<b>-37%</b>	<b>(325,490)</b>		<b>250,301</b>	<b>297,368</b>	<b>348,593</b>
<b>Other Sources / (Uses)</b>									
Transfer (To)/From General Fund	(81,961)	(81,961)	-	0%	(140,169)	(140,169)	(84,122)	(95,451)	(98,567)
Sale of Assets	-	-	-	0%	-	-	2,068	-	-
Grant Revenues	-	-	-	0%	-	-	-	-	-
Transfer From AHDF	-	-	-	0%	-	81,961	-	-	-
<b>Total Other Sources / (Uses)</b>	<b>(81,961)</b>	<b>(81,961)</b>	<b>-</b>	<b>0%</b>	<b>(140,169)</b>	<b>81,961</b>	<b>(82,054)</b>	<b>(95,451)</b>	<b>(98,567)</b>
<b>Surplus / (Deficit)</b>	<b>(316,184)</b>	<b>(454,956)</b>	<b>138,773</b>	<b>-31%</b>	<b>(465,659)</b>		<b>168,246</b>	<b>201,917</b>	<b>250,026</b>

Rent revenues exceeding budget and prior year 1%. Other revenues are over budget 25% due mainly to lease break fees, unit transfer fees, cleaning and repair fees, and interest income. Office operations are under budget 6% due mainly to worker's compensation and retirement benefits. General and administrative is under budget 12% due mainly to credit card fees, property insurance and legal fees. Utilities are 6% under budget in electricity although waste disposal is over budget. Maintenance is under budget 10% due to employee expenses and subcontracting fees. MR&R is under budget 3% with small savings in various items. Expenses include window repairs, carpet replacement, appliances, vinyl replacement, cabinet replacement, and common area improvements. Capital is under budget.

**Town of Mountain Village Monthly Revenue and Expenditure Report  
November 2018**

	2018						2017	2016	2015
	Actual YTD	Budget YTD	Budget Variance (\$)	Budget Variance (%)	Annual Budget	Budget Balance	Actual YTD	Actual YTD	Actual YTD
<b>Debt Service Fund</b>									
<b>Revenues</b>									
Abatements	\$ (53,221)	\$ -	\$ (53,221)	#DIV/0!	\$ -	\$ 53,221	\$ (68,358)	\$ -	\$ -
Contributions	201,650	201,650	-	0.00%	201,650	-	204,515	207,975	206,275
Miscellaneous Revenue	-	-	-	#DIV/0!	-	-	-	-	-
Property Taxes	551,517	552,059	(542)	-0.10%	552,059	542	3,482,706	3,438,748	3,473,399
Reserve/Capital/Liquidity Interest	4,524	2,000	2,524	126.20%	2,000	(2,524)	3,947	1,150	1,489
Specific Ownership Taxes	26,122	32,000	(5,878)	-18.37%	32,000	5,878	137,823	124,620	136,157
<b>Total Revenues</b>	<b>730,592</b>	<b>787,709</b>	<b>(57,117)</b>	<b>-7.25%</b>	<b>787,709</b>	<b>57,117</b>	<b>3,760,633</b>	<b>3,772,493</b>	<b>3,817,320</b>
<b>Debt Service</b>									
<b>2001/2011 Bonds - Gondola - Paid by contributions from TMVOA and TSG</b>									
2001/2011 Bond Issue - Interest	86,650	-	86,650	#DIV/0!	86,650	-	89,515	92,975	96,275
2001/2011 Bond Issue - Principal	115,000	-	115,000	#DIV/0!	115,000	-	115,000	115,000	110,400
<b>2005 Bonds - Telluride Conference Center - (refunding portio</b>									
2005 Bond Issue - Interest	-	-	-	#DIV/0!	-	-	34,000	66,250	97,000
2005 Bond Issue - Principal	-	-	-	#DIV/0!	-	-	680,000	645,000	615,000
<b>2006/2014 Bonds - Heritage Parking</b>									
2014 Bond Issue - Interest	256,225	-	256,225	#DIV/0!	256,225	-	-	-	-
2014 Bond Issue - Principal	275,000	-	275,000	#DIV/0!	275,000	-	-	-	-
<b>2007 Bonds - Water/Sewer (refunding 1997)</b>									
2007 Bond Issue - Interest	-	-	-	#DIV/0!	-	-	89,513	174,825	244,800
2007 Bond Issue - Principal	-	-	-	#DIV/0!	-	-	1,705,000	1,625,000	1,555,000
<b>2009 Bonds - Telluride Conference Center (refunding 1998 bo</b>									
2009 Bond Issue - Interest	-	-	-	#DIV/0!	-	-	12,400	24,200	32,900
2009 Bond Issue - Principal	-	-	-	#DIV/0!	-	-	310,000	295,000	290,000
<b>Total Debt Service</b>	<b>732,875</b>	<b>-</b>	<b>732,875</b>	<b>#DIV/0!</b>	<b>732,875</b>	<b>-</b>	<b>3,035,428</b>	<b>3,038,250</b>	<b>3,041,375</b>
Surplus / (Deficit)	(2,283)	787,709	(789,992)	-100.29%	54,834	-	725,205	734,243	775,945
<b>Operating Expenses</b>									
Administrative Fees	3,158	6,250	(3,093)	-49.48%	6,250	3,093	1,900	11,661	11,650
County Treasurer Collection Fees	14,998	16,230	(1,232)	-7.59%	16,230	1,232	102,762	103,442	104,429
<b>Total Operating Expenses</b>	<b>18,156</b>	<b>22,480</b>	<b>(4,324)</b>	<b>-19.23%</b>	<b>22,480</b>	<b>4,324</b>	<b>104,662</b>	<b>115,103</b>	<b>116,079</b>
Surplus / (Deficit)	(20,439)	765,229	(785,668)	-102.67%	32,354	-	620,543	619,140	659,866
<b>Other Sources and Uses</b>									
Transfer (To) From General Fund	(26,122)	(32,000)	5,878	-18.37%	(32,000)	(5,878)	(345,262)	(124,620)	(136,157)
Transfer (To) From Other Funds (1)	-	-	-	#DIV/0!	-	-	-	-	-
Bond Premiums	-	-	-	#DIV/0!	-	-	-	-	-
Proceeds From Bond Issuance	-	-	-	#DIV/0!	-	-	-	-	-
<b>Total Other Sources and Uses</b>	<b>(26,122)</b>	<b>(32,000)</b>	<b>5,878</b>	<b>-18.37%</b>	<b>(32,000)</b>	<b>(5,878)</b>	<b>(345,262)</b>	<b>(124,620)</b>	<b>(136,157)</b>
Surplus / (Deficit)	\$ (46,561)	\$ 733,229	\$ (779,790)	-106.35%	\$ 354	\$ -	\$ 275,281	\$ 494,520	\$ 523,709
<b>Beginning Fund Balance</b>	<b>\$ 450,278</b>	<b>\$ 450,278</b>	<b>\$ -</b>						
<b>Ending Fund Balance</b>	<b>\$ 403,717</b>	<b>\$ 1,183,507</b>	<b>\$ (779,790)</b>						

Statement Ending: December 31, 2018

## TOWN OF MOUNTAIN VILLAGE

Account Number: 1AB22317

**Portfolio Holdings** *Security positions held with Wells Fargo Bank N.A.*

Security ID	Description	Maturity Date	Coupon	Current Par / Original Par	Market Price*	Market Value	Original Par Pledged**	Callable
<b>Bonds USD</b>								
3136G3AG0	FANNIE MAE	02/26/19	1.200%	250,000.000	99.8154	249,538.50		Y
3130AAW79	FEDERAL HOME LOAN BANK	03/20/19	1.350%	250,000.000	99.7570	249,392.50		Y
912828C65	UNITED STATES TREASURY NOTE	03/31/19	1.625%	250,000.000	99.8041	249,510.18		
3134G9MU8	FREDDIE MAC	05/24/19	1.300%	250,000.000	99.5285	248,821.25		Y
3136G3MC6	FANNIE MAE	05/24/19	1.200%	250,000.000	99.4824	248,706.00		Y
3130ACJ96	FEDERAL HOME LOAN BANK	06/28/19	1.500%	250,000.000	99.4641	248,660.25		Y
3130ABQ58	FEDERAL HOME LOAN BANK	07/26/19	1.500%	250,000.000	99.3713	248,428.25		Y
912828WW6	UNITED STATES TREASURY NOTE	07/31/19	1.625%	250,000.000	99.4648	248,662.11		
3130A8Y72	FEDERAL HOME LOAN BANK	08/05/19	0.875%	250,000.000	98.9767	247,441.75		N
3130A6GD3	FEDERAL HOME LOAN BANK	09/25/19	1.500%	250,000.000	99.1246	247,811.50		Y
3134GBJ52	FREDDIE MAC	09/27/19	1.500%	250,000.000	99.1367	247,841.75		Y
3134GBM33	FREDDIE MAC	09/27/19	1.500%	250,000.000	99.1368	247,842.00		Y
3130ACLX0	FEDERAL HOME LOAN BANK	10/30/19	1.625%	250,000.000	99.1496	247,874.00		Y
3134G9KW6	FREDDIE MAC	11/26/19	1.350%	250,000.000	98.8106	247,026.50		Y
3130ACRR7	FEDERAL HOME LOAN BANK	11/27/19	1.720%	250,000.000	99.1917	247,979.25		Y
3133EJCN7	FEDERAL FARM CREDIT BANK	02/14/20	2.070%	250,000.000	99.5052	248,763.00		N
3134G9AY3	FREDDIE MAC	04/28/20	1.350%	250,000.000	98.4218	246,054.50		Y
3130ACLU6	FEDERAL HOME LOAN BANK	04/30/20	1.750%	250,000.000	98.9317	247,329.25		Y
9128284J6	UNITED STATES TREASURY NOTE	04/30/20	2.375%	250,000.000	99.7344	249,335.94		
3130ACN83	FEDERAL HOME LOAN BANK	05/15/20	1.700%	250,000.000	98.8497	247,124.25		Y
3130ADLZ3	FEDERAL HOME LOAN BANK	05/27/20	2.250%	250,000.000	99.4874	248,718.50		Y
3130ADDM1	FEDERAL HOME LOAN BANK	07/30/20	2.100%	250,000.000	99.1979	247,994.75		Y
3130AEQH6	FEDERAL HOME LOAN BANK	08/28/20	2.700%	250,000.000	100.0070	250,017.50		Y
3130AFAB3	FEDERAL HOME LOAN BANK	11/13/20	3.000%	500,000.000	100.2395	501,197.50		Y
3133EJPC7	FEDERAL FARM CREDIT BANK	12/15/20	2.720%	250,000.000	99.9569	249,892.25		Y
3134GSAP0	FREDDIE MAC	12/21/20	2.080%	250,000.000	98.8659	247,164.75		Y
3130ADFA5	FEDERAL HOME LOAN BANK	02/12/21	2.300%	250,000.000	99.5140	248,785.00		Y
3133EGAZ8	FEDERAL FARM CREDIT BANK	02/17/21	1.580%	250,000.000	97.9826	244,956.50		Y
3130AETB6	FEDERAL HOME LOAN BANK	02/26/21	2.750%	250,000.000	100.0310	250,077.50		Y
3133EJG45	FEDERAL FARM CREDIT BANK	10/12/21	3.130%	250,000.000	100.0582	250,145.50		Y
3130AF4J3	FEDERAL HOME LOAN BANK	10/29/21	3.150%	250,000.000	100.2826	250,706.50		Y
3133EJPD5	FEDERAL FARM CREDIT BANK	11/15/21	2.870%	250,000.000	100.0017	250,004.25		Y

**TOWN OF MOUNTAIN VILLAGE**

Account Number: 1AB22317

**Portfolio Holdings (Continued)** *Security positions held with Wells Fargo Bank N.A.*

Security ID	Description	Maturity Date	Coupon	Current Par / Original Par	Market Price*	Market Value	Original Par Pledged**	Callable
<b>Bonds USD</b>								
3134GSM36	FREDDIE MAC	12/28/21	3.125%	500,000.000	100.0555	500,277.50		Y
				8,750,000.000		8,704,080.73	0.00	

\*See important information regarding security pricing on Page 2.

\*\*Total amount that is pledged to or held for another party or parties. Refer to the Pledge Detail Report for more information.

**Daily Account Activity**

Your investment transactions during this statement period.

Transaction / Trade Date	Settlement / Effective Date	Activity	Security ID	Description	Par / Quantity	Price	Principal Amount	Income Amount	Debit / Credit Amount
<b>Transaction Activity USD</b>									
12/28/18	12/28/18	Received	3134GSM36	FREDDIE MAC	500,000.00		0.00	0.00	0.00

**Income / Payment Activity USD**

12/14/18	12/14/18	Matured	3134GAZU1	FREDDIE MAC			250,000.00		250,000.00
12/14/18	12/14/18	Interest	3134GAZU1	FREDDIE MAC				1,500.00	1,500.00
12/17/18	12/17/18	Interest	3133EJPC7	FEDERAL FARM CREDIT BANK				3,400.00	3,400.00
12/17/18	12/17/18	Matured	912828N22	UNITED STATES TREASURY NOTE			250,000.00		250,000.00
12/17/18	12/17/18	Interest	912828N22	UNITED STATES TREASURY NOTE				1,562.50	1,562.50
12/21/18	12/21/18	Interest	3134GSAP0	FREDDIE MAC				2,600.00	2,600.00
12/28/18	12/28/18	Interest	3130ACJ96	FEDERAL HOME LOAN BANK				1,875.00	1,875.00

**Cash Activity USD**

Transaction / Trade Date	Settlement / Eff. Date	Activity	Description	Debit Amount / Disbursements	Credit Amount / Receipts
12/28/18	12/28/18	Journal	AUTO SK SETTLEMENT	500,000.00	

**Money Market Fund Activity**

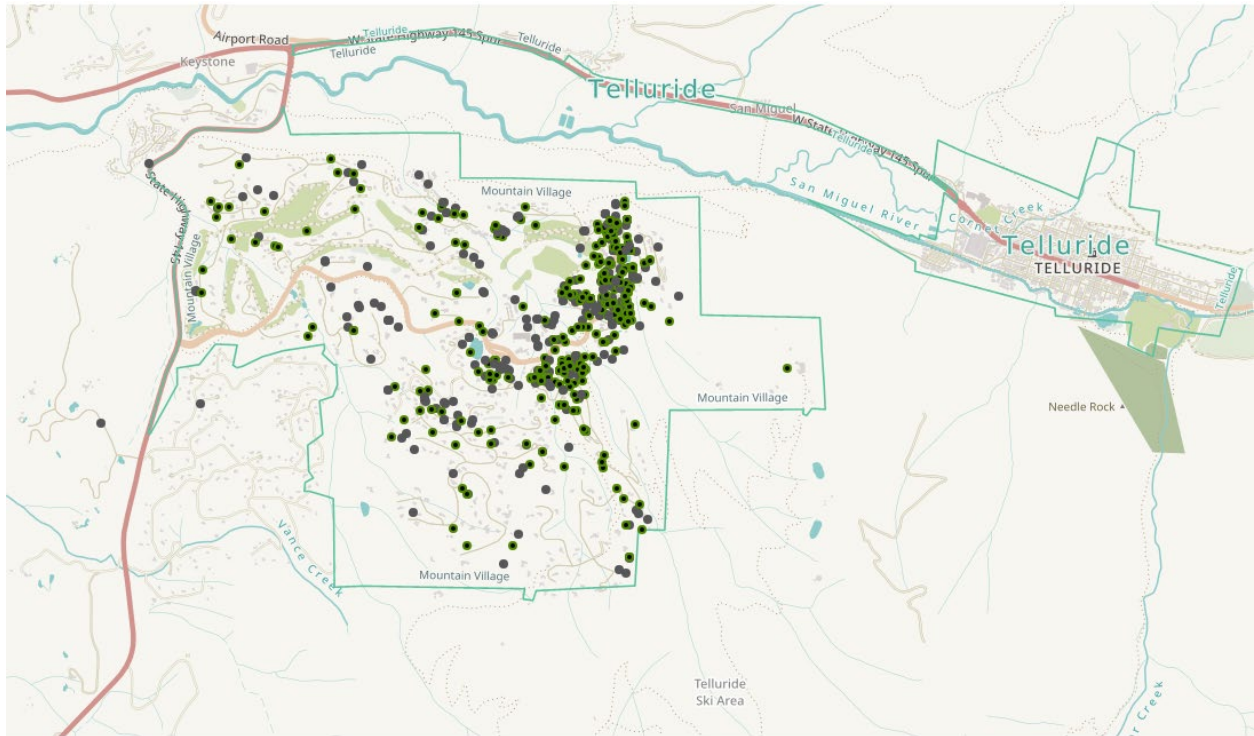
<b>WF Gov I 1751</b>	<b>Dividend earned this period</b>	<b>7 day* simple yield</b>	<b>30 day* simple yield</b>
*As of December 31, 2018			
USD	5,833.12	2.230%	2.140%

## Private Lodging Regulations and Administration

Background: Town Council at its regular meeting in October requested another work-session on private lodging in Mountain Village. From that request and the comments made at that meeting staff has developed the following discussion outline and suggest it be used to facilitate and focus the work-session. We have invited staff from MUNIRevs to attend and participate in this session.

1. Tour of Mountain Village LODGINGRevs
  - a. Look at advertisement and property count, compliance rate, average daily rate, and other data that is generated.
2. Walk through the Vacation Rental Business License workflow in MUNIRevs
3. Walk through permit workflow in Clear Creek County
  - a. An excellent example of documentation and inspection required to obtain a Short-Term Rental license and or permit.
4. What other towns require for a Short-Term Rental License or permit
  - a. Other resort towns in Colorado are very similar in their requirements.
  - b. Counties seem to have more stringent requirements and inspections that must be completed to obtain Short term rental licenses or permits.

# Summary of LODGINGRevs Data



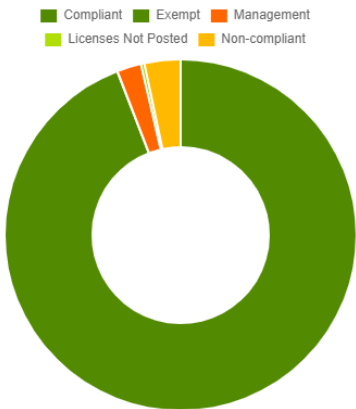
Average Daily Rate

**\$893.37**

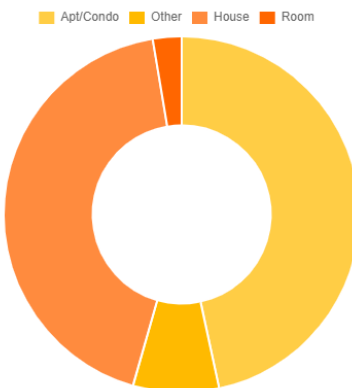
New Listings  
(Current Month)

**5**

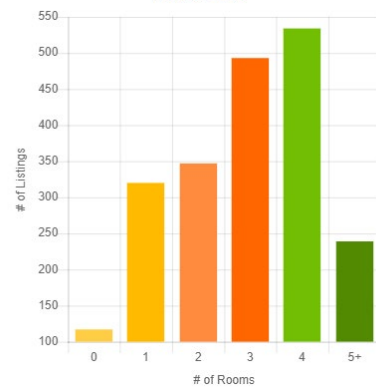
Compliant, Managed and Revenue Neutral



Property Type, %



Rental Size



### Outreach and Review Status

	VRBO	FlipKey	AirBnB	Other	All	%	Properties
Compliant	465	301	331	899	1,996	94.15	434
Exempt	0	0	0	0	0	0.00	0
Management Company	23	9	12	3	47	2.22	10
Individuals - License Not Posted	5	1	2	0	8	0.38	8
<b>Subtotal Compliant, Managed or Revenue Neutral</b>	<b>493</b>	<b>311</b>	<b>345</b>	<b>902</b>	<b>2,051</b>	<b>96.75</b>	
Request Jurisdiction Review	26	12	6	1	45	2.12	5
Non-Compliant	4	0	3	0	7	0.33	6
Needs More Research	6	0	8	3	17	0.80	2
<b>Subtotal Non-Compliant</b>	<b>36</b>	<b>12</b>	<b>17</b>	<b>4</b>	<b>69</b>	<b>3.25</b>	
<b>TOTAL</b>	<b>529</b>	<b>323</b>	<b>362</b>	<b>906</b>	<b>2,120</b>	<b>100.00</b>	
No compliance status	0	0	0	0	0	0.00	
Removed	42	11	28	197	278	13.11	28

### Mountain Village Vacation Rental License Application Workflow:

Info Message: Mountain Village Vacation Rental Compliance Requirements

	<b>Period</b>	<b>Due</b>
	12/16/2018	01/16/2019

Submission Type ID:

**Status:** New ⚙️

Info Message: Mountain Village New License Disclosures

	<b>Period</b>	<b>Due</b>
	12/16/2018	01/16/2019

Submission Type ID:

**Status:** New ⚙️

Form: Vacation Rental License Application

	<b>Period</b>	<b>Due</b>
	12/16/2018	01/16/2019

Submission Type ID:

**Status:** New ⚙️

Approval: Business License Approval

	<b>Period</b>	<b>Due</b>
	12/16/2018	01/16/2019

Submission Type ID:

**Status:** New ⚙️



# Sample (Clear Creek County) Vacation Rental Permit Application Workflow:

Info Message: Required Submissions	Period 12/16/2018	Due 01/16/2019
Submission Type ID: <input type="text"/>		
Status: New		
Info Message: New Short Term Rental Property Instructions	Period 12/16/2018	Due 01/16/2019
Submission Type ID: <input type="text"/>		
Status: New		
Form: Short Term Rental Permit Information	Period 12/16/2018	Due 01/16/2019
Submission Type ID: <input type="text"/>		
Status: New		
Form: Local Contact for Short Term Rentals	Period 12/16/2018	Due 01/16/2019
Submission Type ID: <input type="text"/>		
Status: New		
Document: Onsite Wastewater Treatment System Permit	Period 12/16/2018	Due 01/16/2019
Submission Type ID: <input type="text"/>		
Status: New		
Fee: Short Term Rental Permit Fee (New)	Period 12/16/2018	Due 01/16/2019
Submission Type ID: <input type="text"/>		
Status: New		

Document: State of Colorado Sales Tax License	Period 12/16/2018	Due 01/16/2019
Submission Type ID: <input type="text"/>		
Status: New		
Document: Scaled Site Plan	Period 12/16/2018	Due 01/16/2019
Submission Type ID: <input type="text"/>		
Status: New		
Document: Well Permit or description of Water Supply	Period 12/16/2018	Due 01/16/2019
Submission Type ID: <input type="text"/>		
Status: New		
Document: Liability Insurance for Short Term Rental	Period 12/16/2018	Due 01/16/2019
Submission Type ID: <input type="text"/>		
Status: New		
Info Message: Property Owner Agreements	Period 12/16/2018	Due 01/16/2019
Submission Type ID: <input type="text"/>		
Status: New		
Info Message: Inspection Fee	Period 12/16/2018	Due 01/16/2019
Submission Type ID: <input type="text"/>		
Status: New		
Approval: Short Term Rental Permit	Period 12/16/2018	Due 01/16/2019
Submission Type ID: <input type="text"/>		
Status: New		

# Sample (Clear Creek County) Inspection Form

Approvals **Inspection Form** Notes Audit Log

## Clear Creek County Short Term Rental Permit

LOGGINGRevs Testing Property Manager  
Account Number: 999998

Inspection Form

Inspection Date

N/A

Building Inspection

N/A

Environmental Health / OWTS Review

N/A

Water Supply Review

N/A

Site Plan Complete

N/A

Copy of CDOR Sales Tax License Submitted

Inspection Pending

Generate and Send Report

Approved

Denial



## J. David Reed, P.C.

ATTORNEYS AT LAW

J. David Reed | James D. Mahoney | Bo James Nerlin | Sarah H. Abbott

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MONTROSE • RIDGWAY • TELLURIDE

# Memo

## Agenda Item #11

To: Mayor and Town Council

From: J. David Reed

Date: January 11, 2019

Re: Approving Reinstatement and Extension of Settlement Term Sheet for Settlement Terms for Lot 161C-R and Ridge Lawsuit

---

At its July 19, 2018, meeting, Town Council approved a Settlement Term Sheet outlining terms upon which the parties to the lawsuit involving Lot 161C-R, the Ridge, the Town, and various named parties in that portion of the lawsuit, involving claims related to Ridge parking and Lot 161C-R, are willing to resolve the lawsuit. This Settlement Term Sheet contemplated the execution of a full, final, binding settlement agreement prior to December 31, 2018. A settlement agreement was not executed prior to that time, however, the parties are continuing to work toward that end and wish to extend the time period for accomplishing this until February 28, 2019.

Proposed Motion:

Approval: I move to approve the reinstatement and extension of the Term Sheet regarding settlement terms for Lot 161C-R and Ridge Lawsuit and authorize the Mayor to execute any agreement in connection therewith.

Denial: I move to deny the reinstatement and extension of the Term Sheet regarding settlement terms for Lot 161C-R and Ridge Lawsuit.



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

**Agenda Item No. 12**

**TO:** Town Council

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

**FOR:** Meeting of January 17, 2019

**DATE:** January 9, 2019

**RE:** Consideration of a Resolution Amending and Restating Resolution 2018-0719-14, A Resolution of the Town Council of Mountain Village, Approving Alternative Parking Requirements for Lots 161A-1R, 161A-2, 161A-4 and 161D (Collectively the "Ridge Development")

**PROJECT GEOGRAPHY**

**Legal Description:** 161A-1R, 161A-2, 161A-3, 161A-4, 161D-1 and 161D-2 (Collectively the "Ridge Development")

**Address:** Various, see town address map

**Applicant/Agent:** Alpine Planning LLC on behalf of the Ridge at Telluride Homeowners Association, Inc (Ridge HOA) and Ridge owners.

**Owner:** See Resolution

**Zoning:** Multi-Family

**Existing Use:** Multi-Family Residential

**ATTACHMENTS**

- 1) Applicant's Narrative
- 2) Draft Resolution
- 3) Resolution 2018-0719-14

**INTRODUCTION and REQUEST**

The Town Council approved by Resolution 2018-0719-14 an Alternative Parking Application for Lots 161A-1R, 161A-2, 161A-4 and 161D (Collectively the "Ridge Development") at their July 19, 2018 regular meeting. The applicants have requested an extension beyond the December 31, 2018 expiration date of the approval because that date was determined by an assumption that the 161C-R Terms Sheet and Settlement Agreement would be finalized and executed prior to December 31, 2018. Staff recommends that this Resolution be approved which extends the expiration date to February 28, 2019 consistent with the recommended time frame associated with the Reinstatement and Extension of the Term Sheet regarding the settlement terms for 161CR and Ridge Lawsuit.

**RECOMMENDATION**

If the Town Council approves the extension, staff has provided the following draft motion:

*I move to approve resolution 2019 \_\_\_\_\_ which shall amend and restate Resolution 2018-0719-14 approving an Alternative Parking Requirement for Lot 161A-1R, 161A-2, 161A-3, 161A-*

*4, 161D-1 and 161D-2 (Collectively the "Ridge Development" to extend the expiration date from December 31, 2018 to February 28, 2019*

*/mbh/jdr*

# Alpine Planning, LLC

P.O. Box 654 | Ridgway, CO 81432 | 970.964.7927 | [alpineplanningllc@gmail.com](mailto:alpineplanningllc@gmail.com)



December 31, 2018

Town of Mountain Village, Colorado  
Michelle Haynes, Planning and Development Services Director  
455 Mountain Village Blvd., Ste. A  
Mountain Village, CO 81435

Re: The Ridge Alternative Parking Requirement Extension Request

Michelle,

This letter is in regards to The Ridge Alternative Parking Requirement that was approved by the Town Council under Resolution Number 2018-0719-14 ("**Alternative Parking Resolution**"). The Alternative Parking Resolution includes a condition that requires the Parties to the Term Sheet and St. Sophia Partners finalize and execute the Settlement Agreement by December 31, 2018. Both the Parties to the Term Sheet and St. Sophia Partners are very close to finalizing and executing the Settlement Agreement, and we anticipate finalizing and executing the agreement shortly after the first of the year. The Ridge HOA is therefore respectfully requesting an extension to the Alternative Parking Resolution to be signed and finalized no later than February 28, 2018. The Ridge HOA is requesting that the extension to Alternative Parking Resolution be placed on the January 17, 2018 Town Council meeting agenda if possible to formally approve the extension.

Sincerely,

**Chris Hawkins** Digitally signed by Chris Hawkins  
Date: 2018.12.31 16:04:38 -07'00'

Chris Hawkins, AICP  
Alpine Planning, LLC

**RESOLUTION OF THE TOWN COUNCIL  
OF MOUNTAIN VILLAGE AMENDING AND RESTATING, RESOLUTION 2018-0719-14  
APPROVING ALTERNATIVE PARKING REQUIREMENTS FOR LOTS 161A-1R, 161A-2,  
161A-3, 161A-4, 161D-1 AND 161D-2**

**RESOLUTION NO. 2019**

- A. The Ridge At Telluride Homeowners Association, Inc. (“The Ridge HOA”), a Colorado nonprofit corporation has applied for an Alternative Parking Requirement pursuant to the Town’s Community Development Code (“CDC”) on behalf of the following owners of The Ridge Development: Coonskin Ridge Cabin Lot, LLC, a Michigan limited liability company (“Coonskin”); Ironhorse Land Company, LLC, a Nevada limited liability company (“Ironhorse”); CO Ridge Lots 3 & 11, LLC, a Delaware limited liability company (“CO Ridge Lots”); Jonathan H. and Tiffany L. Horton Living Trust (“Horton Trust”); Life @ 10,500 Ft LLC, a Colorado limited liability company (“Life @ 10,500”); Telluride Longview, LLC, a Colorado limited liability company (“Longview”); See Forever Holdings, LLC, a Tennessee limited liability company (“See Forever”); Eenhoorn Ridge, LLC, a Michigan limited liability company (“Eenhoorn”); Leonard Conway (“Conway”); SSS Ranch, LLC, a Colorado limited liability company (“SSS Ranch”); Ridge Cabin Holdings, LLC, a Colorado limited liability company (“Ridge Cabin”); Lakshmana R. Madala (“L. Madala”); Manjula Madala (“M. Madala”); Lot 20 , LLC, a Michigan limited liability company (“Lot 20”); Lot 16 The Ridge, LLC, a Michigan limited liability company (“Lot 16”) (collectively excluding the Ridge HOA, the “Ridge Owners”).
- B. The Ridge consists of 35 detached condominiums, 15 condominiums, 1 lodge unit, 5 efficiency lodge units, commercial and associated amenity space (“The Ridge Development”) that is located on Lots 161A-1R, 161A-2, 161A-3, 161A-4, 161D-1 AND 161D-2 (“THE RIDGE Lots”)
- C. The Ridge HOA has authorized Alpine Planning LLC to pursue the approval of Alternative Parking Requirement which Alpine Planning LLC has submitted to the Town (“Application”).
- D. The Ridge Development has previous approvals relating to the parking requirements of The Ridge Development which allow for off-premise parking on Lot 161C-R (“Lot 161C-R”), including but not limited to Resolution Number 2003-0610-10, The Ridge Development Parking Performance Agreement as recorded at Reception Number 363808, Resolution Number 2003-0610-10 approving off-site parking on Lot 161C-R or a payment in-lieu, and the Lot 161C-R “Parking Assurance Covenant” with the Town as recorded at Reception Number 363809 (collectively the “Ridge Parking Agreements”).
- E. The Ridge Parking Agreements allow for, among other things, the satisfaction of parking requirements for The Ridge Development and the Ridge Lots through off-site parking on Lot 161C-R or through a payment of a parking payment in lieu fee to the Town or a combination thereof. The Town, The Ridge HOA, The Ridge Owners, CO Lot 161C-R, Mountain Village, LLC, the owner of Lot 161C-R (“CO Lot”) and the Town are parties to the “Lawsuit” (defined below), which involve among other things The Ridge Parking Agreements.
- F. On or about April 26, 2018, The Town, The Ridge HOA, The Ridge Owners and CO Lot entered into a Settlement Term Sheet (“Term Sheet”) which sets out the basis for resolving the Lawsuit and identifies the key terms to a Settlement Agreement to be prepared and entered into by the

Parties to the Term Sheet. One requirement of the Term Sheet is that The Ridge Owners and The Ridge HOA submit an application to the Town to establish Alternative Parking Requirements consistent with the terms of the Term Sheet.

- G. The Application is consistent with the Term Sheet.
- H. The Ridge HOA, The Ridge Owners and the Town all acknowledge and rely upon the fact that The Ridge Development has limited vehicular access as outlined in the Non-Gondola Access Easement Agreement as recorded at Reception Number 335491 and as amended at Reception Number 342408 (collectively referred to as “The Ridge Access Agreements”). Therefore, the limited vehicular access pursuant to The Ridge Access Agreements will suppress the number of vehicles associated with The Ridge Development is one of the primary factors supporting approval of the Alternative Parking Requirement, which is a reduction in the required parking at The Ridge Development.
- I. The Application provided a parking study which shows lower parking utilization numbers for similar developments within the Town.
- J. The Alternative Parking Requirement is generally the same parking as required for the Village Center with one space per condominium unit, with The Ridge development designed and planned integral to the Village Center and with limited vehicular access. Therefore, the parking approved herein for The Ridge generally conforms to the parking required for Village Center Development.
- K. The Owners have addressed, or agreed to address, all conditions of approval of the Application imposed by Town Council.
- L. The Ridge Development currently has 56 total units of density with 50 condominium units of density, 1 lodge unit, and 5 efficiency lodge units along with commercial. The Parking Requirements per the CDC are shown in the table below:

Zoning Designation	Actual Units	Parking Space Per Unit	Total Parking Requirement
Detached Condominium	35	2	70
Condominium	15	2	30
Lodge	1	.5	.5
Efficiency Lodge	5	.5	2.5
Totals	56		103

- M. The proposed and approved Alternative Parking Requirements consistent with this approval are shown in Table 2 below:

Zoning Designation	Actual Units	Alternate Parking Space Per Unit	Total Parking Requirement
Detached Condominium	35	1	35
Condominium	15	1	15
Lodge and Efficiency Lodge	6	.33	2
Totals	56		52



- N. The Town Council finds that the Alternative Parking Requirement meets the criteria for decision set forth in Section 17.5.8.A.6 of the CDC as follows:
1. The Alternative Parking Requirements shall be sufficient to meet the parking demand for the proposed uses; and
  2. The Alternative Parking Requirements are not detrimental to the public health, safety and welfare.

**NOW, THEREFORE, BE IT RESOLVED THAT THE TOWN COUNCIL HEREBY APPROVES THE ALTERNATIVE PARKING REQUIREMENT AS SHOWN IN EXHIBIT A AND AUTHORIZES THE MAYOR TO SIGN THE RESOLUTION SUBJECT TO THE FOLLOWING CONDITIONS:**

- 1) This Resolution shall not be valid, take effect, nor be binding and recorded in the records of the San Miguel County Clerk and Recorder unless and until the Town, The Ridge Owners, The Ridge HOA, CO Lot 161C-R, LLC, and St. Sophia Partners, LLLP enter into a legally binding "Settlement Agreement" consistent with the Term Sheet resolving civil action No. 2015CV30031, San Miguel County District Court (the "Lawsuit") as between the Parties to the Term Sheet.
- 2) This Resolution shall become null and void if the Settlement Agreement has not been finalized and executed by all Parties to the Term Sheet and St. Sophia Partners, LLLP, by February 28, 2019.
- 3) Upon satisfaction of all conditions of this Resolution it shall thereupon become effective, at which point it shall then supersede and replace The Ridge Parking Agreements upon the terms and conditions set forth in the Settlement Agreement, and this Resolution shall then also supersede and replace any provision of any other document related to parking approvals for The Ridge Development. Upon satisfaction of all conditions of this Resolution and thereupon becoming effective, this Resolution shall be recorded, along with the Settlement Agreement recorded at Reception Number \_\_\_\_\_, in the records of the San Miguel County Clerk and Recorder, at which point this Resolution shall be the sole Town approval governing the parking requirements for The Ridge Development.
- 4) Any change in location of parking from Lot 161C-R, or any change of zoning at The Ridge that increases the actual unit density will be required to concurrently amend this Alternative Parking Requirement.
- 5) In the event the Ridge Development becomes a vehicularly accessed community beyond those rights as set forth in the Ridge Access Agreements at any time in the future, all units of condominium density for which a building permit has been issued and parking satisfied pursuant to this Resolution and the Settlement Agreement, which choose to access the Ridge Development by vehicle under such expanded vehicular access shall be required to construct one additional covered onsite parking space (pursuant to the CDC design standards for parking) or make a parking payment in lieu to the Town at the then current payment in lieu rate for one additional parking space. All units of condominium density which have not been constructed prior to any

expanded vehicular access shall be required to provide two parking spaces per unit, of which one can be satisfied in the manner set forth in this Resolution and the Settlement Agreement and at least one must be satisfied by providing a covered parking space with the condominium unit on site at the Ridge Development with such design standards as set forth in the CDC.

**Section 1. Resolution Effect**

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

**Section 2. Severability**

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

**Section 3. Effective Date**

This Resolution, with its stated conditions and contingencies, shall become initially effective on January 17, 2019 (the “Effective Date”) as herein referenced throughout this Resolution.

**Section 4. Public Meeting**

A public meeting on this Resolution was held on the 17<sup>th</sup> day of January, 2019 in the Town Council Chambers, Town Hall, 455 Mountain Village Blvd, Mountain Village, Colorado 81435.

**Approved** by the Town Council at a public meeting held on January 17, 2019.

**Town of Mountain Village, Town Council**

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

**Attest:**

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

Approved as to Form:

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

## EXHIBIT A

The Alternative Parking Requirements for The Ridge Development shall be as follows:

1. The number of parking spaces per unit of density shall be as follows for all units in The Ridge Development:

Zoning Designation	Actual Units	Alternate Parking Space Per Unit	Total Parking Requirement
Detached Condominium	35	1	35
Condominium	15	1	15
Lodge and Efficiency Lodge	6	.33	2
Totals	56		52

2. The Alternative Parking Requirements for units which have not been constructed at The Ridge Development shall be required to be satisfied in the manner set forth below prior to the pulling of a building permit for a unit at The Ridge Development.
3. The Alternative Parking Requirements for units which have been constructed prior to the date of this Resolution had promissory notes issued by the original developer St. Sophia Partners, LLLP to Town for parking payment-in-lieu fees in the total principal amount of \$234,000.00 as follows:
  - a. Principal amount of \$78,000 for three parking spaces for Unit 2, Lot 161A-1R Building;
  - b. Principal amount of \$52,000 for two parking spaces for Unit 7, Lot 161A-1R Building;
  - c. Principal amount of \$52,000 for two parking spaces for Unit C-3, The Ridge; and
  - d. Principal amount of \$52,000 for two parking spaces for Unit 21, The Ridge.

The Settlement Agreement shall require that replacement promissory be issued by The Ridge Owners of the same units and parking spaces identified above and for the same amounts as provided for in the St. Sophia promissory notes as follows (the “Promissory Note Owners”):

- a. Coonskin - Principal amount of \$78,000 for three parking spaces for Unit 2, Lot 161A-1R Building;
- b. Coonskin - Principal amount of \$52,000 for two parking spaces for Unit 7, Lot 161A-1R Building;
- c. SSS Ranch - Principal amount of \$52,000 for two parking spaces for Unit C-3, The Ridge;
- d. Eenhoorn - Principal amount of \$52,000 for two parking spaces for Unit 21, The Ridge.

The Promissory Note Owners shall be required to pay their respective Promissory Notes or provide the Town with an executed “Reservation Agreement” which demonstrates

their commitment to purchase a deed parking space at Lot 161C-R within 60 days of execution of the Settlement Agreement along with proof of deposit of the escrowed funds related to the Reservation Agreement.

4. The Town approves the manner of satisfying the Alternative Parking Requirements for The Ridge Development as follows:
  - a. Purchasing a deeded parking space at Lot 161C-R, which has a deed restriction, restricting said parking space to the particular Ridge unit owned by the applicable Ridge Unit Owner; or
  - b. Paying to the Town a payment in lieu fee at the then current rate as established by the Town Council multiplied by the number of parking spaces required by this approval.
  
5. The purchasing of a deeded parking space at Lot 161C-R shall be evidenced by either (a) presenting a deed to a parking space at Lot 161C-R deed restricted to the particular Ridge Unit; or (b) presenting a fully executed Reservation Agreement, which demonstrates the commitment to purchase a deeded parking space at Lot 161C-R which contains language which requires release of the then current amount of the payment in lieu fee from the escrow guaranteeing the Reservation Agreement to the Town and proof of deposit of the related escrowed funds.

**RESOLUTION OF THE TOWN COUNCIL  
OF MOUNTAIN VILLAGE, RESOLUTION APPROVING ALTERNATIVE PARKING  
REQUIREMENTS FOR LOTS 161A-1R, 161A-2, 161A-3, 161A-4, 161D-1 AND 161D-2**

**RESOLUTION NO. 2018-0719-14**

- A. The Ridge At Telluride Homeowners Association, Inc. (“The Ridge HOA”), a Colorado nonprofit corporation has applied for an Alternative Parking Requirement pursuant to the Town’s Community Development Code (“CDC”) on behalf of the following owners of The Ridge Development: Coonskin Ridge Cabin Lot, LLC, a Michigan limited liability company (“Coonskin”); Ironhorse Land Company, LLC, a Nevada limited liability company (“Ironhorse”); CO Ridge Lots 3 & 11, LLC, a Delaware limited liability company (“CO Ridge Lots”); Jonathan H. and Tiffany L. Horton Living Trust (“Horton Trust”); Life @ 10,500 Ft LLC, a Colorado limited liability company (“Life @ 10,500”); Telluride Longview, LLC, a Colorado limited liability company (“Longview”); See Forever Holdings, LLC, a Tennessee limited liability company (“See Forever”); Eenhoorn Ridge, LLC, a Michigan limited liability company (“Eenhoorn”); Leonard Conway (“Conway”); SSS Ranch, LLC, a Colorado limited liability company (“SSS Ranch”); Ridge Cabin Holdings, LLC, a Colorado limited liability company (“Ridge Cabin”); Lakshmana R. Madala (“L. Madala”); Manjula Madala (“M. Madala”); Lot 20 , LLC, a Michigan limited liability company (“Lot 20”); Lot 16 The Ridge, LLC, a Michigan limited liability company (“Lot 16”) (collectively excluding the Ridge HOA, the “Ridge Owners”).
- B. The Ridge consists of 35 detached condominiums, 15 condominiums, 1 lodge unit, 5 efficiency lodge units, commercial and associated amenity space (“The Ridge Development”) that is located on Lots 161A-1R, 161A-2, 161A-3, 161A-4, 161D-1 AND 161D-2 (“THE RIDGE Lots”)
- C. The Ridge HOA has authorized Alpine Planning LLC to pursue the approval of Alternative Parking Requirement which Alpine Planning LLC has submitted to the Town (“Application”).
- D. The Ridge Development has previous approvals relating to the parking requirements of The Ridge Development which allow for off-premise parking on Lot 161C-R (“Lot 161C-R”), including but not limited to Resolution Number 2003-0610-10, The Ridge Development Parking Performance Agreement as recorded at Reception Number 363808, Resolution Number 2003-0610-10 approving off-site parking on Lot 161C-R or a payment in-lieu, and the Lot 161C-R “Parking Assurance Covenant” with the Town as recorded at Reception Number 363809 (collectively the “Ridge Parking Agreements”).
- E. The Ridge Parking Agreements allow for, among other things, the satisfaction of parking requirements for The Ridge Development and the Ridge Lots through off-site parking on Lot 161C-R or through a payment of a parking payment in lieu fee to the Town or a combination thereof. The Town, The Ridge HOA, The Ridge Owners, CO Lot 161C-R, Mountain Village, LLC, the owner of Lot 161C-R (“CO Lot”) and the Town are parties to the “Lawsuit” (defined below), which involve among other things The Ridge Parking Agreements.
- F. On or about April 26, 2018, The Town, The Ridge HOA, The Ridge Owners and CO Lot entered into a Settlement Term Sheet (“Term Sheet”) which sets out the basis for resolving the Lawsuit and identifies the key terms to a Settlement Agreement to be prepared and entered into by the Parties to the Term Sheet. One requirement of the Term Sheet is that The Ridge Owners and The

Ridge HOA submit an application to the Town to establish Alternative Parking Requirements consistent with the terms of the Term Sheet.

- G. The Application is consistent with the Term Sheet.
- H. The Ridge HOA, The Ridge Owners and the Town all acknowledge and rely upon the fact that The Ridge Development has limited vehicular access as outlined in the Non-Gondola Access Easement Agreement as recorded at Reception Number 335491 and as amended at Reception Number 342408 (collectively referred to as “The Ridge Access Agreements”). Therefore, the limited vehicular access pursuant to The Ridge Access Agreements will suppress the number of vehicles associated with The Ridge Development is one of the primary factors supporting approval of the Alternative Parking Requirement, which is a reduction in the required parking at The Ridge Development.
- I. The Application provided a parking study which shows lower parking utilization numbers for similar developments within the Town.
- J. The Alternative Parking Requirement is generally the same parking as required for the Village Center with one space per condominium unit, with The Ridge development designed and planned integral to the Village Center and with limited vehicular access. Therefore, the parking approved herein for The Ridge generally conforms to the parking required for Village Center Development.
- K. The Owners have addressed, or agreed to address, all conditions of approval of the Application imposed by Town Council.
- L. The Ridge Development currently has 56 total units of density with 50 condominium units of density, 1 lodge unit, and 5 efficiency lodge units along with commercial. The Parking Requirements per the CDC are shown in the table below:

Zoning Designation	Actual Units	Parking Space Per Unit	Total Parking Requirement
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Totals	56		103

- M. The proposed and approved Alternative Parking Requirements consistent with this approval are shown in Table 2 below:

Zoning Designation	Actual Units	Alternate Parking Space Per Unit	Total Parking Requirement
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Lodge and Efficiency Lodge	6	.33	2
Totals	56		52

N. The Town Council finds that the Alternative Parking Requirement meets the criteria for decision set forth in Section 17.5.8.A.6 of the CDC as follows:

1. The Alternative Parking Requirements shall be sufficient to meet the parking demand for the proposed uses; and
2. The Alternative Parking Requirements are not detrimental to the public health, safety and welfare.

**NOW, THEREFORE, BE IT RESOLVED THAT THE TOWN COUNCIL HEREBY APPROVES THE ALTERNATIVE PARKING REQUIREMENT AS SHOWN IN EXHIBIT A AND AUTHORIZES THE MAYOR TO SIGN THE RESOLUTION SUBJECT TO THE FOLLOWING CONDITIONS:**

- 1) This Resolution shall not be valid, take effect, nor be binding and recorded in the records of the San Miguel County Clerk and Recorder unless and until the Town, The Ridge Owners, The Ridge HOA, CO Lot 161C-R, LLC, and St. Sophia Partners, LLLP enter into a legally binding "Settlement Agreement" consistent with the Term Sheet resolving civil action No. 2015CV30031, San Miguel County District Court (the "Lawsuit") as between the Parties to the Term Sheet.
- 2) This Resolution shall become null and void if the Settlement Agreement has not been finalized and executed by all Parties to the Term Sheet and St. Sophia Partners, LLLP, by December 31, 2018.
- 3) Upon satisfaction of all conditions of this Resolution it shall thereupon become effective, at which point it shall then supersede and replace The Ridge Parking Agreements upon the terms and conditions set forth in the Settlement Agreement, and this Resolution shall then also supersede and replace any provision of any other document related to parking approvals for The Ridge Development. Upon satisfaction of all conditions of this Resolution and thereupon becoming effective, this Resolution shall be recorded, along with the Settlement Agreement recorded at Reception Number \_\_\_\_\_, in the records of the San Miguel County Clerk and Recorder, at which point this Resolution shall be the sole Town approval governing the parking requirements for The Ridge Development.
- 4) Any change in location of parking from Lot 161C-R, or any change of zoning at The Ridge that increases the actual unit density will be required to concurrently amend this Alternative Parking Requirement.
- 5) In the event the Ridge Development becomes a vehicularly accessed community at any time in the future beyond those rights as set forth in the Ridge Access Agreements, the parking requirements for all lots and all density at the Ridge Development who elect to use that vehicular access to park at the Ridge shall revert to requiring two parking spaces per Ridge Unit of condominium unit. These two parking spaces can be fulfilled with a combination of 161C-R parking spaces pursuant to the Settlement Agreement, building covered parking spaces at the Ridge, pursuant to the CDC design standards for covered parking, or paying the then current parking payment in lieu fee to the Town.

**Section 1. Resolution Effect**

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

**Section 2. Severability**

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

**Section 3. Public Meeting**

A public meeting on this Resolution was held on the 19<sup>th</sup> day of July, 2018 in the Town Council Chambers, Town Hall, 455 Mountain Village Blvd, Mountain Village, Colorado 81435.

**Approved** by the Town Council at a public meeting held on July 19, 2018.

**Town of Mountain Village, Town Council**

By:   
Laila Benitez, Mayor

**Attest:**

By:   
Jackie Kennefick, Town Clerk

Approved as to Form:

  
James Mahoney, Assistant Town Attorney



**EXHIBIT A**

The Alternative Parking Requirements for The Ridge Development shall be as follows:

1. The number of parking spaces per unit of density shall be as follows for all units in The Ridge Development:

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2. The Alternative Parking Requirements for units which have not been constructed at The Ridge Development shall be required to be satisfied in the manner set forth below prior to the pulling of a building permit for a unit at The Ridge Development.
3. The Alternative Parking Requirements for units which have been constructed prior to the date of this Resolution had promissory notes issued by the original developer St. Sophia Partners, LLLP to Town for parking payment-in-lieu fees in the total principal amount of \$234,000.00 as follows:
  - a. Principal amount of \$78,000 for three parking spaces for Unit 2, Lot 161A-1R Building;
  - b. Principal amount of \$52,000 for two parking spaces for Unit 7, Lot 161A-1R Building;
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  - d. Principal amount of \$52,000 for two parking spaces for Unit 21, The Ridge.

The Settlement Agreement shall require that replacement promissory be issued by The Ridge Owners of the same units and parking spaces identified above and for the same amounts as provided for in the St. Sophia promissory notes as follows (the “Promissory Note Owners”):

- a. Coonskin - Principal amount of \$78,000 for three parking spaces for Unit 2, Lot 161A-1R Building;
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- c. SSS Ranch - Principal amount of \$52,000 for two parking spaces for Unit C-3, The Ridge;
- d. Eenhoorn - Principal amount of \$52,000 for two parking spaces for Unit 21, The Ridge.

The Promissory Note Owners shall be required to pay their respective Promissory Notes or provide the Town with an executed “Reservation Agreement” which demonstrates

their commitment to purchase a deed parking space at Lot 161C-R within 60 days of execution of the Settlement Agreement along with proof of deposit of the escrowed funds related to the Reservation Agreement.

4. The Town approves the manner of satisfying the Alternative Parking Requirements for The Ridge Development as follows:
  - a. Purchasing a deeded parking space at Lot 161C-R, which has a deed restriction, restricting said parking space to the particular Ridge unit owned by the applicable Ridge Unit Owner; or
  - b. Paying to the Town a payment in lieu fee at the then current rate as established by the Town Council multiplied by the number of parking spaces required by this approval.
5. The purchasing of a deeded parking space at Lot 161C-R shall be evidenced by either (a) presenting a deed to a parking space at Lot 161C-R deed restricted to the particular Ridge Unit; or (b) presenting a fully executed Reservation Agreement, which demonstrates the commitment to purchase a deeded parking space at Lot 161C-R which contains language which requires release of the then current amount of the payment in lieu fee from the escrow guaranteeing the Reservation Agreement to the Town and proof of deposit of the related escrowed funds.



**AGENDA ITEM 13**  
**PLANNING & DEVELOPMENT SERVICE**  
**PLANNING DIVISION**  
455 Mountain Village Blvd.  
Mountain Village, CO 81435  
(970) 728-1392

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TO: Town Council

FROM: John Miller, Senior Planner

FOR: January 17, 2019 Regular Town Council Meeting

DATE: January 7, 2019

RE: First Reading of an Ordinance Regarding an Amendment of the Community Development Code Section 17.3.4(F)(4) – Single Family subdivisions and rezones, to allow for subdivision, rezone and density transfers for properties zoned Single Family within the Village Center Subarea consistent with the Mountain Village Comprehensive Plan

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Exhibits:

- A. Ordinance amending CDC Chapter 17.3 Zoning and Land Use Regulations, Section 17.3.4(F)(4)
- B. Town of Mountain Village Future Land Use Map
- C. Mountain Village Center Subarea Plan Map
- D. Public Comment

## PART I. Introduction and Background

This staff memo and accompanying ordinance amends the Town of Mountain Village (TOMV) Community Development Code (CDC), Section 17.3.4(F)(4), to allow for applicants to propose subdivisions, rezoning and density transfers of certain Single-Family Lots within the Village Center Subarea consistent with the Town of Mountain Village Comprehensive Plan. This code amendment arose from a conflict regarding an existing prohibition on the further subdivision and rezoning of Single-Family Zoned Lots and the policies and objectives listed for the Mountain Village Center Subarea Plan Parcels C-1, C-2, and C-3. As provided on Page 2, Figure 1, the amendment will affect only the following lots within the Town: 89-2A, 89-2B, 89-2C, 89-3A, 89-3B, 89-3C, 89-3D, and 104. It should also be noted that although Lots 89-1B, 89-1C and 89-1D (89-1BCDR) are included within Parcel C-1, the lots are currently zoned Multi-Family and will not be affected by the proposed change. Any future development applications shall generally conform to the standards provided in the Mountain Village Center Subarea Plan Map (Figure 1), and to accomplish this individual applicants or property owners may propose future subdivision, rezones, or density transfers that would allow for development in alignment with Table 1, page 2.

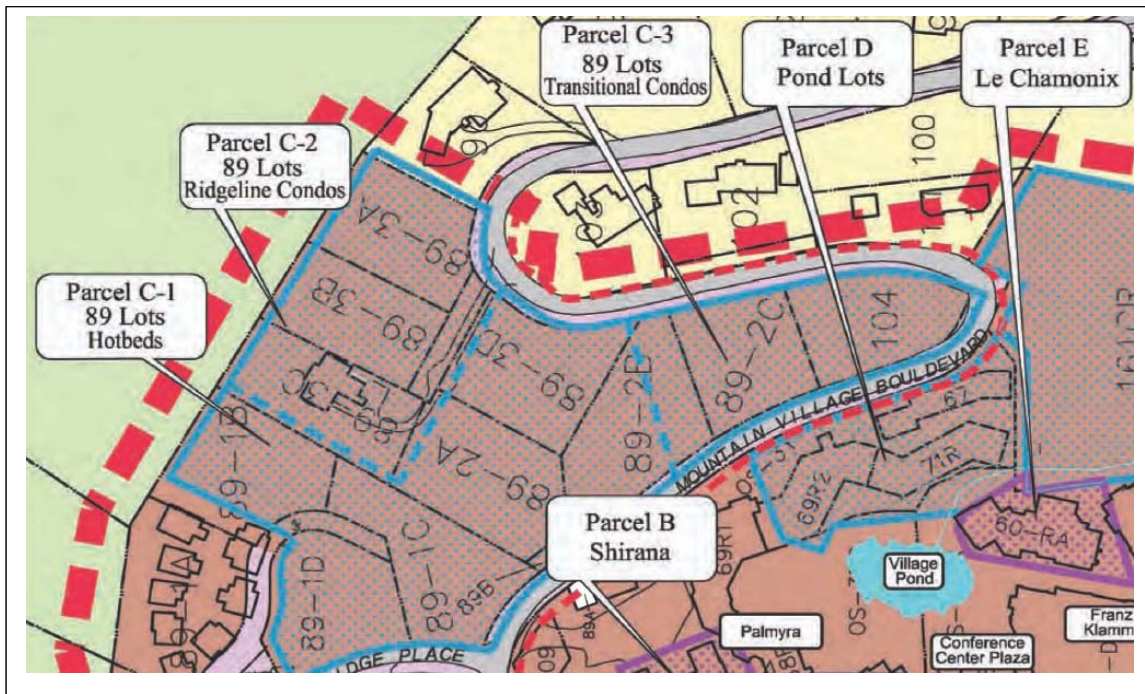
*Table 1: Parcels/Future Use envisioned by the Comprehensive Plan and Existing Zoning*

<b><u>Parcel/Lots</u></b>	<b><i>Development Table Use (pg. 52)</i></b>	<b><i>Existing Zoning</i></b>
<i>Parcel C-1: 89-1BCDR</i>	<i>Mixed Use Center with 201 Flagship Hot Beds</i>	<i>Single-Family</i>
<i>Parcel C-2: 89-3ABCD</i>	<i>Mixed Use Center with 8 Ridgeline Condos</i>	<i>Single-Family</i>
<i>Parcel C-3: 89-2C and Lot 104</i>	<i>Mixed Use Center with 8 Flagship Transitional Condos</i>	<i>Single-Family</i>

The Comprehensive Plan provides guidance for future growth and development within the Village Center stating that “*Mountain Village Center is the heart of the town, and within it multiple development parcels are recommended in order to improve the overall economic vibrancy and character and provide new and enhanced recreational, cultural and landscape amenities*”. To accomplish this, the plan identifies areas that were vetted and deemed appropriate for desired development that would enable economic and social vibrancy such as hotbeds and community facilities, without compromising the town’s character, open space, and environmental quality. The plan that “*Mountain Village Center is developed and redeveloped in accordance with the Mountain Village Center Subarea Plan to reinforce its role as the center of tourist accommodations, activity, and conferencing in addition to locally-serving commercial, cultural, recreational and civic spaces in order to maintain year-round vibrancy*”. As part of this, each development application within the Village Center will be reviewed to determine if it meets general compliance with the Comprehensive Plan and the target densities outlined in the subarea plan. Although these target densities outlined in the Mountain Village Center Development Table are not meant to be set in stone and an applicant may propose different heights or densities, such development must still meet the applicable criteria for decision making for each required development review application such as CDC standards, ridgeline development covenants, and the Comprehensive Plan’s Land Use Principles, Policies, and Actions.

Within the Mountain Village Center Subarea Plan- Future Land Use Plan, the town has designated all the 8 subject lots as Multi-Family, and on the Development Table (pg. 52 Comp. Plan), the plan proposes future uses of Parcel C-1 as Flagship Hotbeds, C-2 as Ridgeline Condos, and C-3 as Flagship Transitional Condos. Within those three parcels, the plan identifies 8 subject lots currently zoned single-family, a zoning designation which currently would prohibit the implementation of the subarea plan. It should be noted that it is problematic to have deviations between the CDC and the Comprehensive Plan, and this CDC amendment will provide better consistency between the CDC and the Comprehensive Plan policy goals identified for transitional condominium housing in this area, allowing for a buffer between the Village Center and the adjacent single family uses occurring within the general vicinity. The prohibition on subdivision and rezoning outside of the Village Center Subarea would not be affected by the proposed amendment.

Figure 1: Parcel C-1, C-2 and C-3; Mountain Village Subarea Map



PART II. Text Amendment Discussion

The following formatting styles are used for the proposed code language:

Regular Text = Existing code language to remain

Underline = Proposed new language

~~Strikethrough~~ = Language proposed for removal

(**\*\*\***) = Portion of existing code removed (skipping to another code section to reduce report length)

**Section 1: Amend Section 17.3.4(F)(4) to be replaced with the following:**

**17.3.4 SPECIFIC ZONE DISTRICT REQUIREMENTS**

(**\*\*\***)

**F. Single-Family Zone District**

(**\*\*\***)

**4. Further Subdivision Prohibited and Rezoning Limited.** A single-family lot may not be further subdivided and additional density may not be transferred onto a single-family lot by the Rezoning Process or otherwise. This prohibition does not prohibit lot line adjustments, lot line vacations or correction plats, which do not create additional lots. Single-family lots may only be rezoned to the Passive Open Space District. Notwithstanding any other provisions therein, areas identified in the Mountain Village Center Subarea Plan Map as Parcel C-1, C-2, and C-3 (specifically also known as lots 89-2A, 89-2B, 89-2C, 89-3A, 89-3B, 89-3C, 89-3D, and 104) may be subdivided or rezoned and additional density may be transferred by the Rezoning and/or Density Transfer Process, in order to implement the principles (goals), policies and actions contained in the Mountain Village Comprehensive Plan

### PART III. Design Review Board Recommendation

The Design Review Board reviewed the proposed amendments at their regular meeting on January 3, 2017 and provided a 6-1 recommendation as written to the Town Council.

### PART IV. Findings and Recommended Motion

**Findings:**

These amendments are necessary to implement the stated policy of the CDC which mandates that development within the Town should be in “general conformance” with the Comprehensive Plan.

**Proposed Motion:**

Staff recommends Town Council approval of the amendment with the following proposed motion:

*I move to approve, the first reading of an ordinance amending the CDC Chapter 17.3 Zoning and Land Use Regulations, Section 17.3.4(F)(4) to allow for applicants to propose subdivisions, rezoning and density transfers of certain Single-Family Lots within the Mountain Village Center Subarea consistent with the Town of Mountain Village Comprehensive Plan, and direct the Town Clerk to set a public hearing for February 21, 2019.*

*This motion is based on the evidence and testimony provided at a public hearing held on January 17, 2019, with notice of such hearing as required by the Community Development Code.*

*/jm*

**ORDINANCE NO. 2019-221-\_\_\_\_\_**

**AN ORDINANCE OF THE TOWN OF MOUNTAIN VILLAGE, COLORADO, AMENDING THE COMMUNITY DEVELOPMENT CODE (CDC), SECTION 17.3.4(F)(4); SPECIFIC ZONE DISTRICT REQUIREMENTS – SINGLE-FAMILY ZONE DISTRICT.**

**RECITALS**

- A. The Town of Mountain Village (the “Town”) is a legally created, established, organized and existing Colorado municipal corporation under the provisions of Article XX of the Constitution of the State of Colorado (the “Constitution”) and the Home Rule Charter of the Town (the “Charter”).
- B. Pursuant to the Constitution, the Charter, the Colorado Revised Statutes and the common law, the Town has the authority to regulate the use and development of land and to adopt ordinances and regulations in furtherance thereof.
- C. The Town Council may amend the CDC from time-to-time to address CDC interpretations, planning matters, clarify and refine the Town's land use regulations; or to address issues or policy matters.

**NOW THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF MOUNTAIN VILLAGE, COLORADO AS FOLLOWS:**

**Section 1. Amendment of Community Development Code**

- A. The Town of Mountain Village Community Development Code, Title 17 is hereby amended and replaced as set forth in Exhibit A which is attached hereto and incorporated herein.
- B. The Planning Division is directed to codify the amendments in Exhibit A into the CDC.
- C. The Planning Division may correct typographical and formatting errors in the amendments or the adopted CDC.

**Section 2. Ordinance Effect**

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

**Section 3. Severability**

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

**Section 4. Effective Date**

This Ordinance shall become effective on February 21, 2018

**Section 5. Public Hearing**

A public hearing on this Ordinance was held on the 17<sup>th</sup> day of January 2019 in the Town Council Chambers, Town Hall, 455 Mountain Village Blvd, Mountain Village, Colorado 81435.

**INTRODUCED, READ AND REFERRED to public hearing before the Town Council of the Town of Mountain Village, Colorado on the 3<sup>rd</sup> day of January 2019**

**TOWN OF MOUNTAIN VILLAGE:**

**TOWN OF MOUNTAIN VILLAGE,  
COLORADO, A HOME-RULE  
MUNICIPALITY**

ATTEST:

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

\_\_\_\_\_  
Jackie Kennefick, Town Clerk

**HEARD AND FINALLY ADOPTED by the Town Council of the Town of Mountain Village, Colorado this 21<sup>st</sup> day of February 2019.**

**TOWN OF MOUNTAIN VILLAGE:**

**TOWN OF MOUNTAIN VILLAGE,  
COLORADO, A HOME-RULE  
MUNICIPALITY**

ATTEST:

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

\_\_\_\_\_  
Jackie Kennefick, Town Clerk

Approved As To Form:

\_\_\_\_\_  
Jim Mahoney, Assistant Town Attorney



I, Jackie Kennefick, the duly qualified and acting Town Clerk of the Town of Mountain Village, Colorado ("Town") do hereby certify that:

1. The attached copy of Ordinance No. \_\_\_\_\_ ("Ordinance") is a true, correct and complete copy thereof.

2. The Ordinance was introduced, read by title, approved on first reading with minor amendments and referred to public hearing by the Town Council the Town ("Council") at a regular meeting held at Town Hall, 455 Mountain Village Blvd., Mountain Village, Colorado, on \_\_\_\_\_, 2018, by the affirmative vote of a quorum of the Town Council as follows:

Council Member Name	"Yes"	"No"	Absent	Abstain
Laila Benitez, Mayor				
Dan Caton, Mayor Pro-Tem				
Dan Jansen				
Bruce MacIntire				
Patrick Berry				
Natalie Binder				
Jack Gilbride				

3. After the Council's approval of the first reading of the Ordinance, notice of the public hearing, containing the date, time and location of the public hearing and a description of the subject matter of the proposed Ordinance was posted and published in the Telluride Daily Planet, a newspaper of general circulation in the Town, on \_\_\_\_\_, 2018 in accordance with Section 5.2b of the Town of Mountain Village Home Rule.

4. A public hearing on the Ordinance was held by the Town Council at a regular meeting of the Town Council held at Town Hall, 455 Mountain Village Blvd., Mountain Village, Colorado, on \_\_\_\_\_, 2018. At the public hearing, the Ordinance was considered, read by title, and approved without amendment by the Town Council, by the affirmative vote of a quorum of the Town Council as follows:

Council Member Name	"Yes"	"No"	Absent	Abstain
Laila Benitez, Mayor				
Dan Caton, Mayor Pro-Tem				
Dan Jansen				
Bruce MacIntire				
Patrick Berry				
Natalie Binder				
Jack Gilbride				

5. The Ordinance has been signed by the Mayor, sealed with the Town seal, attested by me as Town Clerk, and duly numbered and recorded in the official records of the Town.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Town this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Jackie Kennefick, Town Clerk

(SEAL)

## EXHIBIT A

The following formatting styles are used for the proposed code language:

Regular Text = Existing code language to remain

Underline = Proposed new language

~~Strikethrough~~ = Language proposed for removal

(\*\*\*) = Portion of existing code removed

### Section 1: CDC § 17.3.4 (F)(4) amended as follows:

#### 17.3.4 SPECIFIC ZONE DISTRICT REQUIREMENTS

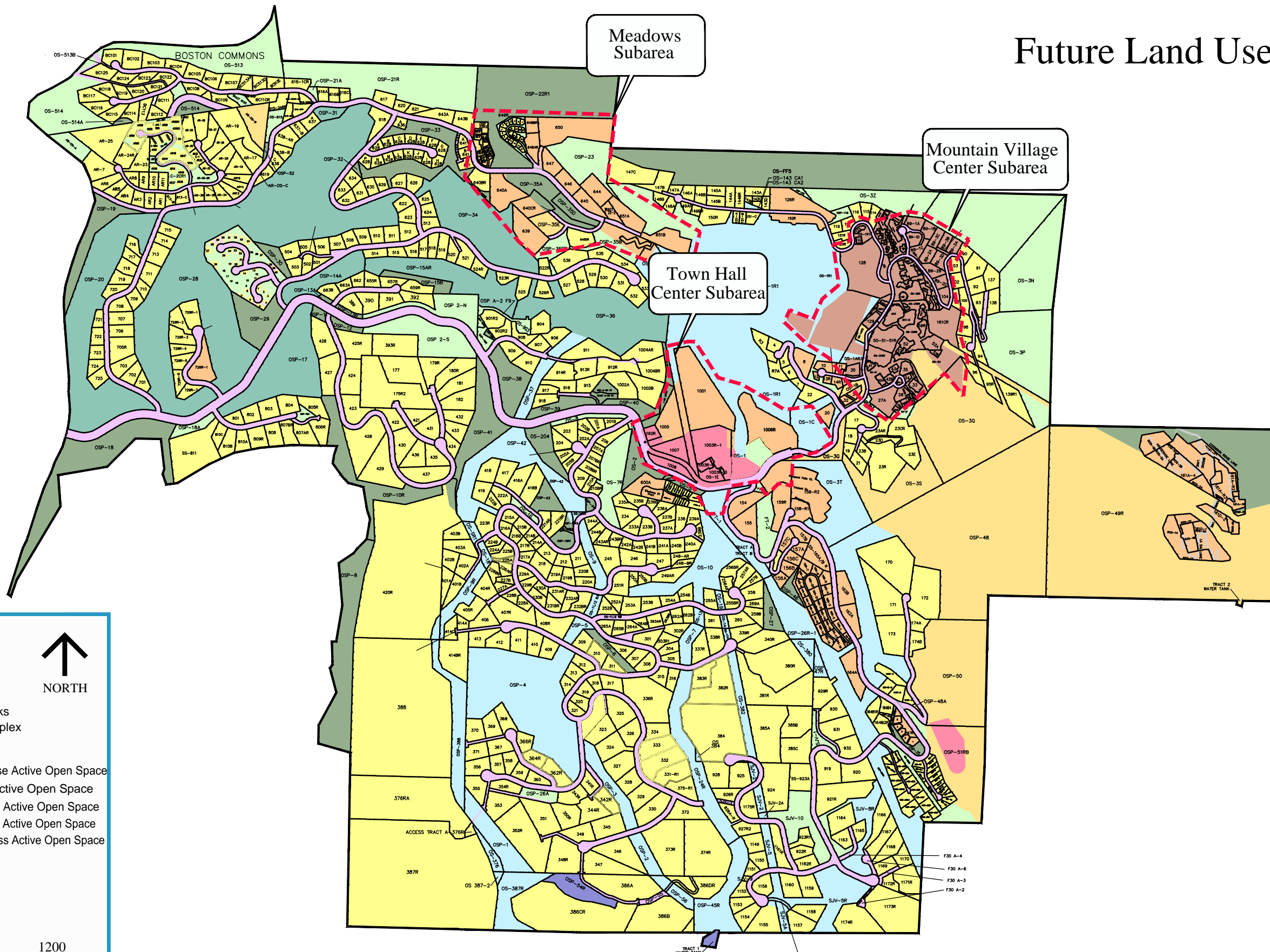
(\*\*\*)

##### F. Single-Family Zone District

(\*\*\*)

**4. Further Subdivision Prohibited and Rezoning Limited.** A single-family lot may not be further subdivided and additional density may not be transferred onto a single-family lot by the Rezoning Process or otherwise. This prohibition does not prohibit lot line adjustments, lot line vacations or correction plats, which do not create additional lots. Single-family lots may only be rezoned to the Passive Open Space District. Notwithstanding any other provisions therein, areas identified in the Mountain Village Center Subarea Plan Map as Parcel C-1, C-2, and C-3 (specifically also known as lots 89-2A, 89-2B, 89-2C, 89-3A, 89-3B, 89-3C, 89-3D, and 104) may be subdivided or rezoned and additional density may be transferred by the Rezoning and/or Density Transfer Process, in order to implement the principles (goals), policies and actions contained in the Mountain Village Comprehensive Plan

# Future Land Use Plan



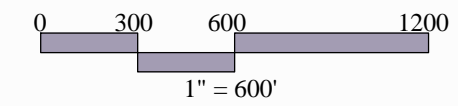
Meadows Subarea

Mountain Village Center Subarea

Town Hall Center Subarea

## Legend

- Civic
- Mixed-Use Center
- Multiunit
- Municipal Public Works
- Single-Family and Duplex
- Passive Open Space
- Limited Use Golf Course Active Open Space
- Full Use Ski Resort Active Open Space
- Limited Use Ski Resort Active Open Space
- Resource Conservation Active Open Space
- Right-of-Way and Access Active Open Space

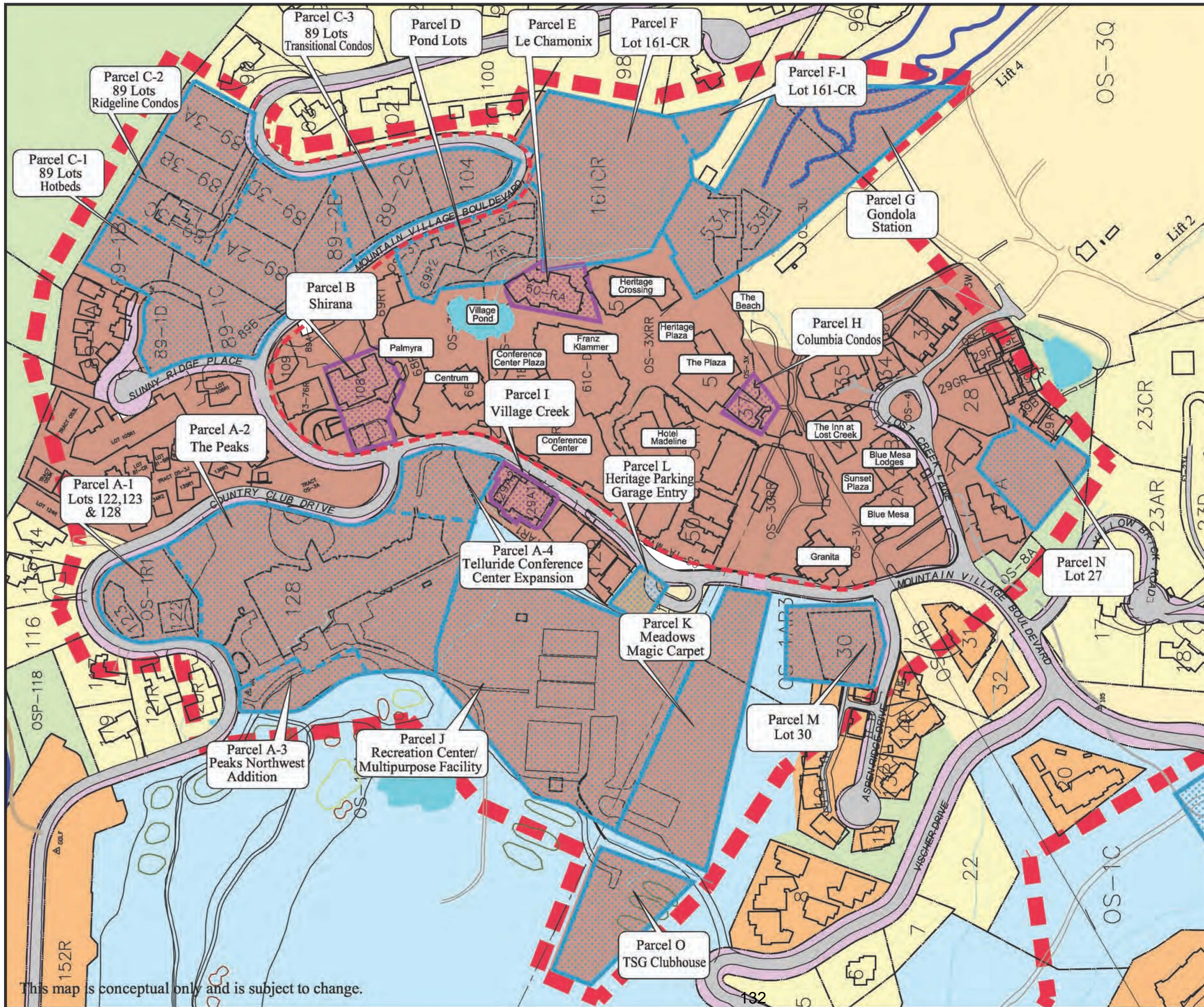


GIS Data provided by Aecom.

THIS MAP IS CONCEPTUAL ONLY AND IS SUBJECT TO CHANGE.

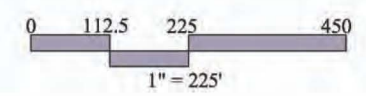
REV. 3-12-14

# Mountain Village Center Subarea Plan Map



## Legend

- Redevelopment Site
- Subarea Parcel Boundary
- Civic
- Mixed-Use Center
- Multiunit
- Municipal Public Works
- Single-Family and Duplex
- Passive Open Space
- Limited Use Golf Course Active Open Space
- Full Use Ski Resort Active Open Space
- Limited Use Ski Resort Active Open Space
- Resource Conservation Active Open Space
- Right-of-Way and Access Active Open Space
- Existing Trail
- Proposed Trail
- Existing Sidewalk
- Proposed Sidewalk
- Subarea Boundary



This map is conceptual only and is subject to change.

<b>From:</b>	<b>Date Received:</b>	<b>Communication Method:</b>	<b>Address:</b>
Mike Vazquez – Crystal HOA	1/1/2019 & 1/2/2019	Email	210 Sunny Ridge Place
Tom Ryan	1/2/2019	Email	40 Granite Ridge
Herb McHarg Esq. on behalf of Winston Kelly	1/2/2019	Email	710 Mtn Village Blvd
Barton and Jennie Prideaux	1/2/2019	Email	210 Sunny Ridge Place
Winston Kelly	1/2/2019	Email	710 Mountain Village Blvd
Griffith Harsh & Meg Whitman	1/2/2019	Email	Lot 137 Granite Ridge
Mike Vazquez – Crystal HOA	1/8/2019	Email	210 Sunny Ridge Place

1/1/19

DEAR DRB

HAPPY NEW YEAR

I'm Mike Vazquez, owner of a Crystal Home for 25 years & Wilson Mesa land. I'm President of Crystal HOA and wanted to share our homeowners concerns.

We understand the CDC and CP have goals resulting in conflicts on how to preserve Beauty and create Vibrancy in our community. CDC prevents up-zoning of single family neighborhoods while CP wants Hot Beds. Below is a grid from the CP recommendation that will hopefully create vibrancy



**By Separating Sections of 17.3 into 3 areas as presented to us, I want to turn to that 8 of the 9 lots in question apart from the CP Hot Bed push. The board is asked to up-zone 8 single family Alpine Home Lots for 16 condos?? Below is CP “critical action” asking for several items including Hot Beds. Note there is no calling for development of ridgeline condos, ruining the sense of community in our Alpine single family setting. This land grab is not in keeping with the vision of the CDC of environmental preservation for residents**

**The Ridgeline is Sacred Ground and up zoning that will not create the vibrancy the town is looking for. Obviously developers are the first to make unrealistic promises in their aggressive claim to make a buck**

**At this point we call for these 2 up zones, 8 lots, portion be dropped from future discussion**

**On to Hot Beds in Hope of vibrancy**

**If you look at the “critical action” in the CP, you will find (chart above)**

**1 Enhanced marketing.... This is the Towns responsibility and can be developed without hot beds for now**

**2 Increase Airlift. Disappointing that we are a World Class Ski resort with no functioning airport, as we once had. Montrose option are dismal after ski season. How can vibrancy be had if its difficult to get here. Hot beds will not fix this problem**

**3 Flagship Hotel. Well With 4000 current bed (Wikipedia) and latest occupancy at +33% average(MV) Do you really think:**

**A. it’s good for under-utilized existing hotels?**

**B. Low occupancy will not interest nor attract the investment needed in these financial times. The economic New Flagship Hotel was modeled based on 45-55% occupancy rates vs our current 33%. GAME KILLER**

**4 Diversify employment or Full Time jobs there are lacking. With less than 1500 full time residents (Wikipedia) it’s obvious there has to be a plan to draw permanent residents**

**5 Build partnerships. TMVOA, Telski, MTR Regional Air, Town of Telluride, etc. must source marketing plans to draw residents and visitors throughout the year**

**6 Build Work Force housing to accommodate workers needed to work in a vibrant economy**

**I add a well designed Conference Center to market off season void**

**Folks..... Hot Beds is not the cure-all at this time with the current volume of hotel vacancies. Other key areas should and must be addressed now rather than clinging to a somewhat unrealistic CP for where MV is today. Savaging 9 single family lots outside the Core, un-buffered is not in keeping with the CDC vision created and bought into by us....RESIDENTS**

*Here are quotes from Town Council BIOs and what THEY feel we need*

*\*LOVE OUTDOORS AND SENSE OF COMMUNITY*

*\*EMPLOYEE HOUSING AND PARKING*

*\*ECONOMIC HEALTH WITHOUT LOSING SPECIAL NATURE OF THE PLACE*

*\*VITALITY, ENGAGEMENT & STEWARDSHIP...SUFFERING FROM SEASONALITY*

*\*DECISION SHOULD BE MADE FOR GREATER GOOD OF THE WHOLE RATHER THE INDIVIDUAL*

*\*YEAR ROUND ECONOMY ....BETTER PAY...FULL TIME JOBS*

*\*VOICE FOR PEOPLE WHO WORK, VISIT AND LIVE HERE...BALANCED AND TRANSPARENT*

**In closing let us be reminded of the *Town Charter***

- **Encourage recreational nature of town**
- **Protect Beauty and Surroundings**
- **Safeguard your Life Style**

**I urge you all to end this review as not in best interest of town and its residents**

**Sincerely**

**Mike Vazquez  
Crystal HOA**



Allow hotbed building to extend onto Lot 89-2B through a mutually beneficial, combined and coordinated development with the owner of Lot 89-2B. If there is no coordinated and combined development plan for these lots, limit development in Parcel C 89 Lots to the uses shown in the Development Table for Parcel C-3 89 Lots Main Hotbed Site.

- ii. Ensure the hotbed building extending onto Lot 89-1B is subject to the Ridgeline Development Regulations, including a maximum height of 35 feet.
- iii. Protect the views from the Crystal Condominiums, to the extent practical, by placing most of the building's mass and scale to the east of a line that is extended southwest in the same bearing as the eastern line of Lot 89-1A.
- iv. Step the eastern side of the hotbed building down from three to two-story elements as it extends onto Lot 89-2B and 89-3D to mitigate visual impacts to Lots 100-103.
- v. Create an access way to Parcel C-1 89 Lots Hotbed from either Sunny Ridge Place cul-de-sac or Mountain Village Boulevard and not from the Crystal Condominiums access.
- vi. Limit the maximum ridgeline to an elevation of 9,618 on Parcel C 89 Lots to the extent practical.
- vii. Design main pedestrian connections across Mountain Village Boulevard to funnel a majority of the pedestrian traffic through the Mountain Village Hotel PUD as allowed by an existing pedestrian easement. Provide secondary pedestrian access to Parcel F Lot 161-CR or Parcel D Pond Lots provided a pedestrian easement is in place for such access.

b. Parcel C-2 89 Lots Ridgeline Condos

4.

- i. Develop and operate with Parcel C-1 89 Lots Hotbed flagship hotel with parking, access and infrastructure provided through the Parcel C-1 89 Lots Hotbeds project to the extent practical.
- ii. The development of Parcel C-2 89 Lots Ridgeline Condos is subject to the Ridgeline Development Regulations, including a maximum height of 35 feet.
- iii. Create alternative access to Parcel C-2 89 Lots Ridgeline Condos from upper Mountain Village Boulevard; access to other parts of Parcel C 89 Lots is prohibited to reduce traffic flow into this area.
- iv. Allow for demolition or alteration of existing single- family homes to facilitate parcel development.

c. Parcel C-3 89 Lots Transitional Condos

- i. Strive to develop and operate with Parcel C-1 89 Lots Hotbeds flagship hotel with parking, access and infrastructure provided through Parcel C-1 89 Lots Hotbeds project. Otherwise strive to create one access to the transitional condos to limit the number of access points onto Mountain Village Boulevard.
- ii. Limit the maximum ridgeline to an elevation of 9,590.

## John A. Miller

---

**From:** Ryan, Tom <Thomas.Ryan@Sci-us.com>  
**Sent:** Wednesday, January 2, 2019 10:29 AM  
**To:** John A. Miller  
**Subject:** Fwd: January 3rd Meeting town council MV

Sent from my iPad

Begin forwarded message:

> John,

>

> I wanted to voice my position on the proposed rezoning discussion. I am opposed to the rezoning as I believe it will have a detrimental effect to the surrounding real estate. The increase in condos will depress the rental market that currently exists for the condo market, even hotels. I feel like there is an adequate supply for the entire year other than the Christmas break and July 4th. This will only add the crowded conditions during these peak weeks and negatively impact the market as they sit empty most of the year. Thank you for hearing my position on this and thanks for your efforts on the council.

>

> Tom Ryan

> 40 Granite Ridge

>

> Sent from my iPad

**100<sup>TH</sup> MERIDIAN LAW GROUP, P.C.**  
**ATTORNEYS AT LAW**

**P.O. BOX 306**  
**100 W. COLORADO AVENUE, SUITE 209**  
**TELLURIDE, COLORADO 81435**  
**TELEPHONE: (970) 728-6180**  
**FAX: (970) 369-0664**  
**EMAIL: hmcharg@telluridelaw.net**

**W. Herbert McHarg**

January 2, 2019

Town of Mountain Village  
Design Review Board and  
Town of Mountain Village Town Council  
c/o Michelle Haynes, Director and John Miller, Senior Planner  
Mountain Village Planning & Development Services Department  
455 Mountain Village Boulevard, Suite A  
Mountain Village, Colorado 81435

Via Email: [mhaynes@mtnvillage.org](mailto:mhaynes@mtnvillage.org); [johnmiller@mtnvillage.org](mailto:johnmiller@mtnvillage.org)

Re: Preliminary Comments for January 3, 2019 Design Review Board Public Hearing:  
Regarding Development Application submitted by Chalet 9545 LLC (“Applicant”) to  
rezone, replat and transfer density pertaining to lots 89-2C and 104 (“Application”) and  
the proposed Amendment of Community Development Code, Section 17.3.4 (the  
“Amendment”) regarding lots 89-2A, 89-2B, 89-2C, 89-3A, 89-3B, 89-3C, 89-3D and  
104 (collectively, the “Lots”) to allow for subdivision and rezoning.

Dear Michelle and John:

My firm represents Cloud 9 Investments, the homeowner of Lot 102 located adjacent to the Lots subject to the Amendment and directly across Mountain Village Blvd. from lots 89-2C and 104 that are subject to the Application. While the DRB will hear comments by Mr. Winston Kelly, a member of Cloud 9 Investments, during the public hearing tomorrow, as well as other single-family lot owners and/or their counsel or agents, please accept this letter as a preliminary comment from a legal perspective regarding the Application and proposed Amendment.

Section 17.3.4(F)(4) of the Community Development Code (“CDC”) clearly prohibits subdividing any single-family lot and transferring additional density onto a single-family lot by the Rezoning Process or otherwise. The lots owned by the Applicant were purchased by the Applicant subject to this prohibition. The Application seeks to develop the subject lots contrary to the single-family zoning. The Amendment would clear the way for such development by carving out the Applicant’s lots and other lots with a specific exception from this prohibition.

According to the notice dated December 21, 2018 regarding the Amendment, the proposed rezoning of the Lots from single-Family to various high-density mixed use development “will provide better consistency between the CDC and the Comprehensive Plan . . . allowing for a buffer between the Village Center and the adjacent single family uses,” but that “each development application . . . will be reviewed to determine if it meets general compliance with the Comprehensive Plan.” It is, however, very problematic that the Amendment is very general in that it blindly changes the zoning on the subject single-family Lots without looking any specific development proposal to determine the impact of such rezoning, and at the same time fails to include an amendment to the zoning on all single-family lots within the subarea. This general, yet piecemeal approach does not provide the decisionmakers – the DRB and the Town Council – with adequate information to address these actions according to their governing laws and denies the public and the Mountain Village community from a full understanding of the potential impacts so that they can make informed comments to their responsible officials. The Application is equally problematic in that it looks to piecemeal the zoning change and the actual development. In order for the public to have an opportunity to review and comment, and for the DRB and the Town Council to appropriately address any zoning change on specific single-family lots, a full and complete development application that complies with the relevant sections of the CDC must be submitted, and the development review procedures must be followed.

Rather than allowing general amendment to the CDC, in addressing the rezoning of single-family lots, the Comprehensive Plan requires that the DRB and Town Council:

Respect the integrity of single-family and duplex areas. Any proposed rezoning of single-family and duplex-zoned lots *must be considered exceptional* and *must meet specific conditions*, such as separation and buffering from other single-family and duplex lots.

Comprehensive Plan, *Land Use Plan Policies*, Section I(B)(f), and *Land Use Principles, Policies & Actions*, Section I(D). Here, the Lots, including lot 89-2C and lot 104, are the separation that buffer the currently developed single-family lots from transitional area near the Village Pond and the Village Core. By generally rezoning the Lots as proposed by both the Amendment and the Application, the Town would be acting against the Comprehensive Plan’s requirement to respect the integrity of the adjacent, developed single-family lots.

I look forward to discussing these matters with the DRB and Town Council at the respective public hearings.

Sincerely,

100<sup>TH</sup> MERIDIAN LAW GROUP, P.C.

  
\_\_\_\_\_  
W. Herbert McHarg, Esq.

Cc: Winston Kelly

TO: Jane Marinoff, Development and Review Board Members, and Interested Parties  
FROM: Barton and Jennie Prideaux, Owners of #24 Crystal on the Ridge, 210 Sunny Ridge Place  
RE: Proposal to Modify Section 173.3.4 of the CDC being heard January 3, 2019 at DRB  
DATE: January 2, 2019

---

Jennie and I own Crystal #24 and are opposed to the proposed rezoning described in Proposal 173.3.4.

Jennie and I acquired our home in Spring of 2017 for the purpose of our future retirement in the Mountains of Colorado. We first became a Franz Klammer owner in 2014 and fell in love with Mountain Village and the San Juan Mountains. Our broker, Jean Vatter, found the perfect single family home situated outside “the Core” that was large enough for our large family and provided a quiet, simple place to enjoy peace and quiet, amazing views, and star-lit nights in the mountains. We purchased knowing that we were in a single family area that would forever provide the single family community we were looking for.

In the last couple of weeks, we became aware of the proposed rezoning to drastically re-characterize our neighborhood. The proposal changes our single family neighborhood to a 200+ unit hotel/condo development. As you might imagine, we were shocked to understand the severity of the changes it requested and do not believe a proven, compelling need exists sufficient to justify such a drastic change that is inconsistent with the reasonable expectations of the existing, neighboring single family homeowners.

Below are some of the reasons Jennie and I believe the proposed rezoning should not be approved:

1. The Town’s Plan does not envision re-zoning partially-completed, single family neighborhoods located **outside “the Core”** into high-density areas.
2. There currently exists an abundant supply of densely-zoned locations which are available for purchase and development.
3. The proposed development of 200+ units would create massive amounts of light pollution. Security and safety risks created by the development would require massive amounts of lighting that would ruin the star-lit nights in our area and totally change the beauty of our unique Ridge neighborhood.
4. The proposed development of 200+ units would create massive amounts of noise pollution. We currently enjoy listening to the silence of the forest and the wind rustling through the Aspens. 200+ occupants plus employees needed to operate the commercial enterprise with delivery vehicles coming and going will *create a non-stop level of noise*. One thing we didn’t like at the Franz Klammer and moved to this location to get away from was the non-stop level of noise and the loud, banging and alarms of the delivery and trash trucks and general noise level surrounding the Klammer. This proposed large-scale, dense development will forever eliminate the ability for all of us on the Ridge to enjoy the peaceful tranquility that we currently enjoy.
5. The proposed development of 200+ units would create smells from aggregated trash locations, potential food and beverage operations, and general operations. These obnoxious smells are

totally inconsistent with the “high-country Alpine” experience currently existing in our neighborhood.

6. The proposed development of 200+ units would create congestion and access problems in our area. The ten-fold population increase above original expectations will undoubtedly create traffic congestion and impede reasonable access to our area.
7. Homeowners should have a reasonable expectation that surrounding development will take into consideration the reasonable lifestyle expectations of currently developed properties. The mission and purpose of zoning and the DRB is to protect those expectations and the DRB should reject requests that are incompatible with existing development and benefit a single land-owner to the detriment of multiple neighboring land-owners.
8. It has been said the development will be “high-end”; however, we know from experience in other locations that “high-end” is never really defined or guaranteed and ultimately subject to the booms and busts of the economy.

In summary, this proposal, as it affects our neighborhood, is not a slight change to an existing zoning; rather, it is a **massive change that drastically affects the ability of existing single-family homeowners in the neighborhood to enjoy their homes.** We are not in Houston, Texas where zoning protection doesn't exist; rather we are in the Town of Mountain Village - an environmentally unique and sensitive area - where zoning and town officials exist to provide certainty and protect homeowners expectations so that they can purchase with confidence. **Re-zoning is a permanent move and there has been nothing shown to indicate irreparable harm will occur if this re-zoning proposal is not approved at this time;** rather, the groundwork for irreparable harm will exist if the Board goes forward to approve this re-zoning request.

There are a few interpretations of the “Golden Rule”. One is, “He who has the gold, makes the rules.” The other interpretation is “Treat others the way you would want to be treated”. As stated above, we purchased this home to retire with the reasonable expectation that the neighborhood would remain single family and believe there is no compelling reason to approve this drastic up-zoning request and multiple compelling reasons not to approve it.

Accordingly, we respectfully request the Design Review Board to vote “**No**” on this re-zoning proposal.

## John A. Miller

---

**From:** Winston Kelly <winstonkelly@gmail.com>  
**Sent:** Wednesday, January 2, 2019 4:06 PM  
**To:** John A. Miller  
**Cc:** Forward Itrujillo; Forward bbrown; Forward deckman; Forward kbrown; Forward dcraige; Forward pevans; Forward ggarner; Forward lcaton; Forward jvatter; Laila Benitez; Bruce MacIntire; Dan Caton; Dan Jansen; Patrick Berry; Jack Gilbride; Natalie Binder; Michelle Haynes; mlynch@rwolaw.com; Herb McHarg  
**Subject:** Comment Letter Re Development Application and Proposed Zoning Amendment for January 3, 2019 hearing  
**Attachments:** AECOM-Village-Center-Expedited-Workplan-Recommendations.pdf

Hello,

From the meeting on October 18th 2018,

AECOM, which is the company responsible for the almighty devine Comprehensive Plan for which we are here today too align our current vision with, proposed its current priorities titled: AECOM Village Center Implementation Priorities, Low Hanging Fruit (Source: <https://townofmountainvillage.com/media/AECOM-Village-Center-Expedited-Workplan-Recommendations.pdf>)

his is from Michelle Haynes, Planning and Development Services Director & Jim Mahoney, Assistant Town Attorney and directed to the Town Council.

In this very recent study it finds the latest action item demanding acute attention, nowhere in the 9 pages of recommendations by AECOM & The Planning department does it mention the rezoning of our family neighborhood from single family to multi for commercial development.

Any homeowner in our neighborhood would argue that the vote to change the language that will pave the way for uncertain commercial development is not of any pressing importance.

The language in the CDC 17.3.4 is currently correct the way it is and should not be changed unless there is major impending development, which at this time there is not and most likely will not be until occupancy rates reach a level of 45% (currently 33.8%,  
<https://townofmountainvillage.com/media/Marketing-Telluride-Inc.-Quarterly-Report.pdf>)

I sincerely ask the DRB & Town Council to let his serious language be voted on & changed by a future members when application is relevant and pending. We are in danger of changing the language and exposing our town to sup bar development in a sub par economic environment. Please vote NO to change he language of CDC 17.3.4 at this time.

Please print & review the attached agenda item.

Concerned homeowner,

Winston Kelly

## John A. Miller

---

**From:** Winston Kelly <winstonkelly@gmail.com>  
**Sent:** Wednesday, January 2, 2019 4:06 PM  
**To:** John A. Miller  
**Cc:** Forward ltrujillo; Forward bbrown; Forward deckman; Forward kbrown; Forward dcraige; Forward pevans; Forward ggarner; Forward lcaton; Forward jvatter; Laila Benitez; Bruce MacIntire; Dan Caton; Dan Jansen; Patrick Berry; Jack Gilbride; Natalie Binder; Michelle Haynes; mlynch@rwolaw.com; Herb McHarg  
**Subject:** 2 Comment Letter Re Development Application and Proposed Zoning Amendment for January 3, 2019 hearing  
**Attachments:** Comp Plan pg 53 & 54.docx

Hello,

Please see the attached document from the Comprehensive Plan in regards to Mountain Village Subarea Plan pages 53-54.

I argue that without the consent & involvement of lot 89-2B, which is a single family lot slated to be built on with a single family home by my Wyler, then the language in the comprehensive plan for which you wish to align your vote is null & void. Please vote NO on the Upzoning in our cherished neighborhood from single family to multi family development.

Please print & review the highlighted sections.

Concerned homeowner,

Winston Kelly



## John A. Miller

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**From:** Winston Kelly <winstonkelly@gmail.com>  
**Sent:** Wednesday, January 2, 2019 4:06 PM  
**To:** John A. Miller  
**Cc:** Forward Itrujillo; Forward bbrown; Forward deckman; Forward kbrown; Forward dcraige; Forward pevans; Forward ggarner; Forward lcaton; Forward jvatter; Laila Benitez; Bruce MacIntire; Dan Caton; Dan Jansen; Patrick Berry; Jack Gilbride; Natalie Binder; Michelle Haynes; mlynch@rwolaw.com; Herb McHarg  
**Subject:** 3 Comment Letter Re Development Application and Proposed Zoning Amendment for January 3, 2019 hearing  
**Attachments:** In response to the changing of language in CDC 17.docx

Hello,

It is all about Economics and the Comprehensive Plan says we are not ready for development until conditions improve. Reserve this vote & this land for the future!

Please print & review the attached document.

And Please vote NO to changing the language of CDC 17.3.4.

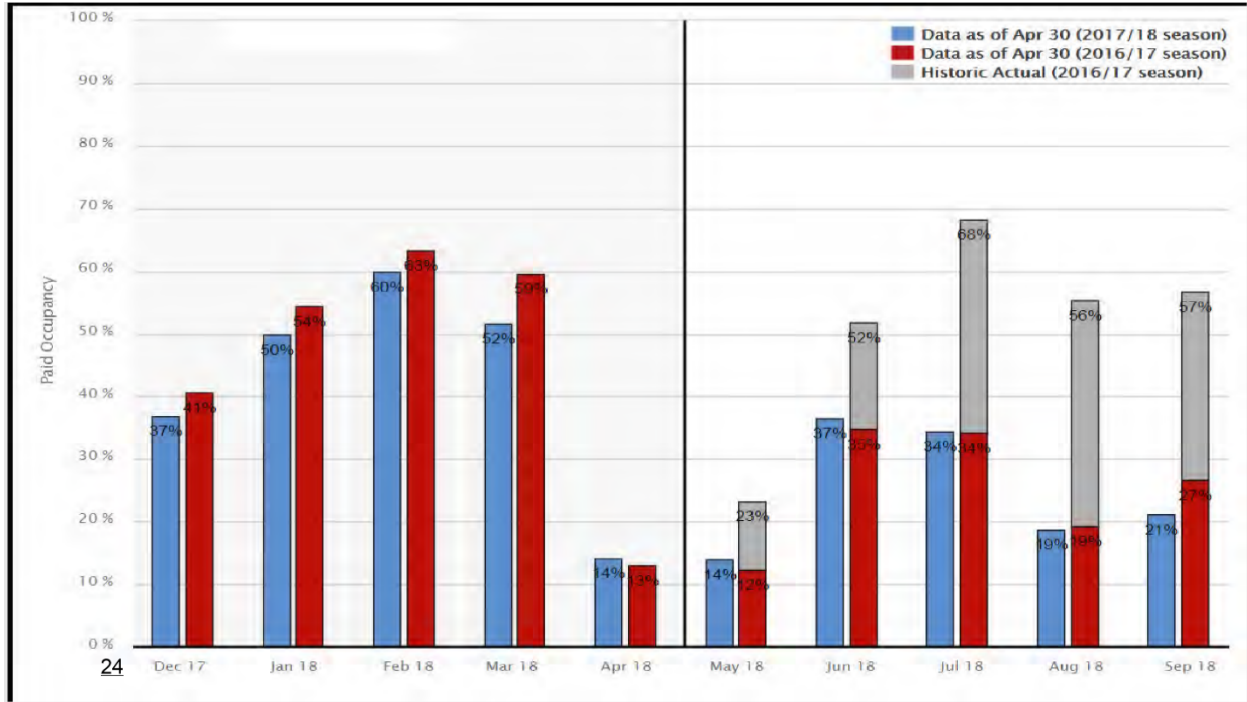
Concerned homeowner,

Winston Kelly

In response to the changing of language in CDC 17.3.4

## Economic case

From the Town of Mountain Village Website; Tourism Board May 2018



Source: <https://townofmountainvillage.com/media/Marketing-Telluride-Inc.-Quarterly-Report.pdf>

2016/2017

**35.7%**

Occupancy

2017/2018

**33.8%**

Occupancy

Aspen 75% Vail 68% Snowmass 86%

**Mountain Village Economic Model  
Summary Reports  
Scenario 1: Subarea Plan Buildout (45-55% Occ'y)  
Scenario 2: Market Adjustment (45-55% Occ'y)**

<https://townofmountainvillage.com/media/Mountain-Village-Economic-Model-Summary-Reports-April-2011.pdf>

These are some stats for which the Comprehensive plan is based on, Economic Models with an occupancy of 45% to 55%

We are coming together as a town to align our interest with The Comprehensive Plan. The Comprehensive plan contains many ideas but lets focus on the numbers.

Is anyone on the DRB or Town Council paying attention to the Comprehensive plan for which they wish to align? If so they would know that all of the economics that warrant further development, specifically in the Mountain Village Core Subarea, are based on an occupancy rate of 45% to 55%.

Once multi family condos are build that is forever, it is permanent, whether it is a good thing or a bad thing and In this case I believe a vote to to change the current language in CDC 17.304 to allow the re-zoning from single family to multi family is a very premature notion not worthy for a vote of yes.

The tourism density in the Mountain Village Core & Subarea is the highest Tourism density in San Miguel County, it is also the highest Tourism density on the entire Western Slope second only to Montrose, Durango, Cortez, & Grand Junction. (<https://www.census.gov/data.html>)

Re zoning should be on a lot by lot case by case scenario, not a swoop of all lots in an area.

If changing the language of CDC 17.3.4 doesn't guarantee that this is opening up these lots for immediate development then what is the point of voting on this right now?

If nothing is going to happen right away then why change the current code? Lets leave this vote to a future DRB & a future council & future environment that is capable of supporting such projects.

If this is approved today it exposes us all for development in a less than favorable economic environment & occupancy rate (33.8%)

If you think that no one will build a single-family home on these lots you are wrong. We made a run at both lots 104 & 89-2C with full intention of building single family homes and to retain open space in the neighborhood. Can you say the same about the intentions of Chalet 9545, you cannot!

There are currently no active applications for development on any of the lots under these zoning changes, so why is this up-zoning to multifamily from single family even remotely close to being on the docket & coming to a vote? The vote at this meeting to alter the current language, that is less than 2 years old, needs to be NO!

And in case anyone has short term memory issues, here is how you all voted 2 years ago and who all was in this meeting, if there was a need to alter our cherished neighborhood someone should have spoke up then, but no one did! Instead the town council members that were in place then which are still in place

now voted 100% in favor of the current language in CDC 17.3.4. How can opinion complexly reverse in such a short time?

	<b>Design Review Board</b>	<b>August 18th Mtg</b>
Luke Trujillo, AIA	<a href="mailto:ltruji@mtnvillage.org">ltruji@mtnvillage.org</a>	Yes
Banks Brown	<a href="mailto:bbrown@mtnvillage.org">bbrown@mtnvillage.org</a>	Yes
David Eckman	<a href="mailto:deckman@mtnvillage.org">deckman@mtnvillage.org</a>	Yes
Phil Evans	<a href="mailto:pevans@mtnvillage.org">pevans@mtnvillage.org</a>	Yes
Greer Garner	<a href="mailto:ggarner@mtnvillage.org">ggarner@mtnvillage.org</a>	Yes
Liz Caton	<a href="mailto:lcaton@mtnvillage.org">lcaton@mtnvillage.org</a>	Yes
Jean Vatter	<a href="mailto:jvatter@mtnvillage.org">jvatter@mtnvillage.org</a>	Yes
Keith Brown	<a href="mailto:kbrown@mtnvillage.org">kbrown@mtnvillage.org</a>	
David Craige	<a href="mailto:dcraige@mtnvillage.org">dcraige@mtnvillage.org</a>	
	<b>Town Council</b>	
<a href="#">Laila Benitez</a>	<a href="mailto:lailabenitez@mtnvillage.org">lailabenitez@mtnvillage.org</a>	Yes
<a href="#">Bruce MacIntire</a>	<a href="mailto:bmacintire@mtnvillage.org">bmacintire@mtnvillage.org</a>	Yes
<a href="#">Dan Canton</a>	<a href="mailto:dcaton@mtnvillage.org">dcaton@mtnvillage.org</a>	Yes
<a href="#">Dan Jansen</a>	<a href="mailto:djansen@mtnvillage.org">djansen@mtnvillage.org</a>	Yes
<a href="#">Patrick Berry</a>	<a href="mailto:pberry@mtnvillage.org">pberry@mtnvillage.org</a>	
<a href="#">Jack Gilbride</a>	<a href="mailto:jgilbride@mtnvillage.org">jgilbride@mtnvillage.org</a>	
<a href="#">Natalie Binder</a>	<a href="mailto:nbinder@mtnvillage.org">nbinder@mtnvillage.org</a>	

**John A. Miller**

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**From:** Griffith Harsh <grharsh4@gmail.com>  
**Sent:** Wednesday, January 2, 2019 4:40 PM  
**To:** Laila Benitez; Michelle Haynes; John A. Miller  
**Subject:** Zoning

Gentlemen:

As owners of Lot 137 on Granite Ridge and a Peaks condo, we are opposed to changing the single family lots on Mountain Village Blvd to Multi Family for condo development.

Please resist this change.

Thank you

Griff Harsh and Meg Whitman



**PLANNING AND DEVELOPMENT SERVICES  
DEPARTMENT**

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

**Agenda Item No. 18**

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**TO:** Town Council

**FROM:** Michelle Haynes, Planning and Development Services Director & Jim Mahoney, Assistant Town Attorney

**FOR:** Meeting of October 18, 2018

**DATE:** October 1, 2018

**RE:** AECOM Village Center Implementation Priorities, Low Hanging Fruit

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**Attachments:**

- AECOM Low Hanging Fruit Narrative

**INTRODUCTION**

As part of the 2018 Village Center Subarea Memorandum of Understanding between Telluride Ski and Golf (TSG), Telluride Mountain Village Homeowners Association (TMVOA) and the Town of Mountain Village and resulting 2018 Contract for services with AECOM, Task 21 specifically noted, “Engagement and Tracking of “Low-Hanging Fruit” Action Items.”

The task further stated the following:

“The AECOM team will update the “Low Hanging Fruit” Matrix. Upon each visit, an AECOM team member will facilitate a 60 minute meeting with representatives and personnel as selected by the Client, to review actions items pertaining to each Low Hanging Fruit Item. Updates to the Matrix will occur up to 3 total including status updates.

Deliverable: Updates to Low Hanging Fruit Matrix

The purpose behind the low hanging fruit concept was to identify and prioritize vitality related planning issues identified by AECOM as barriers to village center vitality, and then prioritized, fund and remedy these matters within a short period of time.

**TRI-ENTITY COOPERATION**

TSG, TMVOA and the Town of Mountain Village have agreed to equally fund the Village Center Subarea Vitality workplan for 2018. Funding decisions along with resource allocation is a conversation ongoing between the three entities and final resolution not yet established as it relates to the Low Hanging Fruit list and other implementation matters moving forward. Although the list of low hanging fruit items is being brought to Council to discuss and prioritize, it is not the assumption of staff that all matters fall on the Town of Mountain Village to fund, resource allocate

and remedy. A tri-entity commitment means we continue to fund, resource allocate and address issues equitably to the extent possible.

### **LOW HANGING FRUIT LIST**

Seven (7) items were identified as low hanging fruit to be remedied by December 31, 2018 or as otherwise noted below. I have copied and pasted from the AECOM memo below then added staff comments in bold.

***NOTE:** Items listed below are not in any particular order of priority.*

#### **Improve Wi-Fi Speed and Connectivity**

Issue: Reduced (“throttled”) speed for public access results in poor user experience. Whenever a device switches repeaters, the result is dropped/disconnected service, requiring repeated logins. Walking through the Village Center can result in switching 5 or more repeaters, which may drop connection each time.

Recommendation: Fix the repeater issue so only one login is needed per a given timeframe (say, 24-hours). Increase speed of publicly-available wifi signal to improve user experience. completion deadline: **December 1, 2018**

#### **Staff Comment:**

**The town does not believe all items addressed above could be solved by December 1, 2018. The town is looking into this issue and would like to better understand what TSG’s intention is on the ski mountain to provide similar seamless wi-fi speed and service. This item could include funding partnership opportunities with TMVOA.**

#### **Regulate Trash and Delivery Service Routes and Times**

Issue: Trash collection from dumpster (transfer) areas is experienced at busy user times (8:00-10:00 during ski or summer seasons). Trailers used to carry and exchange dumpsters are very loud and distracting while walking the core. Gator or cushman small delivery vehicles are providing plaza-level deliveries at similar user times. These deliveries are often coming from large trailer vehicles unloading at Blue Mesa, so the small vehicle drives the public paths to the front door of the supply location.

Recommendation: Provide an upgraded trailer to eliminate the sound nuisance coming from dumpster collection. Grease or line the equipment with rubber padding and straps, or by other methods to eliminate noise. Mandate that trash and delivery service from the small vehicles use the existing underground service access points, available to nearly all buildings in the Village Center. Mandate and enforce black-out hours appropriate to the user experience by season. AECOM recommends all trash dumpster collection (if it must be surface accessed) be completed by 7am. Same deadline for service delivery from the small carts. completion deadline: **November 1, 2018**

**Staff Comment: Staff concurs that it would be helpful to make refuse and delivery routes less impactful; however, this is complex issue.**

**By way of background, refuse and recycling in the Village Center has always been a large challenge. For many years the Town provided refuse and recycling pickup services and would then take that to the transfer station near the short-term parking by the Shirana building. A fee for services was charged by the Town and one of the waste management companies would empty the containers at the transfer station. Around 5-6 years ago the Town Council made the determination to get out of the refuse and recycling business and let the waste providers take over all aspects of refuse and recycle on the Village**



Center, subject to the municipal code regulations. Due to the difficult of serving the Village Center only one company, Bruin Waste, will even attempt to service Village Center customers. Waste Management typically won't service customers in the Village Center.

Also, the size of trash enclosures constructed at each building lead to issues where one trash pick up per day often times is not adequate for the refuse and recycling produced. During high seasons, many of these locations have to be picked up several times a day as the enclosures simply cannot hold the volumes generated. Thus, restricting pickups prior to 7:00 would lead to a messy situation.

Deliveries encounter similar issues. Again, the Town used to provide all delivery services for the Village Center, meeting large trucks at several locations and hauling deliveries to businesses where hand trucks could not be used. Again, the Town exited that business at the same time it exited the trash business. Now, large and frequent delivery services have invested money into buying and getting approval for their own delivery carts which they store around the Village Center and deliver.

Also, as with refuse and recycling, regulating deliveries to set times is difficult. With multiple delivery trucks a shortage of staging locations, constant winter weather issues and commercial establishments storage limitations, such regulations would be impactful and not necessarily practical.

Staff recommends working with HOA's, businesses, trash service providers to see if measures can be implemented to reduce the impact of these services; however, this is not as simple as is proposed.

Staff would also like direction from Council as to whether the Town would be open to providing trash and delivery services in a similar manner as it did in the past as this might be the only way to ensure quality control of these issues.

Also, for timing, even if this were as simple as regulating times, those regulations are done through ordinances, which take two readings and then a 30 day period prior to effectiveness.

#### **Utilize Drop-Off at Blue Mesa to its Full Potential**

Issue: Buses and shuttles have been observed to be dropping off passengers at locations outside of formalized drop-off areas. For example, shuttles will stop along Mountain Village Boulevard to drop skiers off at the Double Cabin ski run, or will drop off passengers visiting the Village Center by accessing drop-off at the Madeline Hotel.

Recommendation: Enforce that buses and shuttles utilize the properly designated drop-off areas throughout the subareas. This is not to disallow Dial-a-Ride or other taxi services from picking up or dropping off at the requested locations, but rather to formalize all bus and standard shuttle services.

completion deadline: **November 1, 2018**

#### **Staff Comment:**

The long-term sunset plaza concept includes relocation of the ski school, enhanced vending, concentrating ski school drop off at this location and drop off for guests and residents so that they will experience the Sunset plaza area before making their way to Heritage Plaza. This issue is multi-faceted as it relates to dial-a-ride, private shuttle and hotel shuttle drop off. The town bus already has an existing bus stop in this location. The Madeline agreed to utilize the porte cochere for public use and drop off as part of the

agreement to construct the porte cochere on town property for the purposes of building a pool. To the extent that this recommendation does not obviate the existing agreement and public use at the Madeline, the town and TMVOA can otherwise make decisions regarding increased drop off use at Blue Mesa. If the porte cochere is no longer the drop off focal point, then staff recommends the issue be brought back to the design review board and Town Council to consider changing the established uses within the porte cochere.

Finally, formalizing drop off and pick up locations is a separate issue to be determined by the entities the level of priority to remedy for all shuttle related services.

#### **Review and Amend Retail Competition Language**

Issue: Language in the current Town codes and/or guidelines is understood to discourage (or not permit) competitive sales offerings within the Village Center.

Recommendation: Revise or refresh the understanding of the code language to allow for competitive sales offerings, so that all businesses are encouraged to activate the marketplace and provide enhanced/improved products and services.

completion deadline: **December 1, 2018**

#### **Staff Comment:**

Although staff's policy regarding vending in the Village Center may have been interpreted as restrictive in the past, the vending regulations as written do not include prohibitive non-compete language. Therefore this low-hanging fruit item can be removed from the list.

The CDC states only 5 vending carts are allowed; however, the Town Council may permit additional vending carts on plaza areas at its sole discretion.

The CDC expressly states under vending review process and criteria for decision that, "Diversity (in town and between vendors) of offered foods, goods, wares, merchandise, services and hours of operation." Diversity is a broad statement and can be interpreted, if Council chooses, generously to meet the recommended ideas being offered by AECOM.

Staff recommends that pop-ups in Heritage Plaza be defined as vending.

Staff understands there was prohibitive vending language in the CDC five or six years ago that has since been removed.

#### **Explore Installation of Pop-Up(s) in Heritage Plaza**

Issue: Heritage Plaza requires some spontaneous or new program in the short term to enhance vibrancy and entice visitors into the Village Center plaza areas.

Recommendation: Explore opportunities for Pop-Up retail or food & beverage. Strategically program, design, and install temporary seasonal structures and services in the Plaza.

Encourage multiple local or branded businesses to occupy the Pop-Ups.

completion deadline: **December 31, 2018**

#### **Staff Comment:**

Staff recommends TMVOA take the lead regarding pop-up vendors in Heritage Plaza and the town works with TMVOA to permit and approve the pop-ups. TMVOA has provided many plaza vitality initiatives and this falls in alignment with other TMVOA efforts.

Considerations include the following:

- Summer, winter or offseason
- Offer to extend vending opportunities to existing restaurants and vendors first
- Competition regarding pop-up designs and construction
- Integrate common consumption

### **Install Lighting for Safety Improvements**

Issue: Various areas of the plazas and public realm are dimly lit or very dark and unsafe to travel as a pedestrian. Such areas include, but are not limited to, the single riser conditions in Heritage Plaza, and the west end of Conference Center Plaza, where risers or paving has created unsafe trip-hazard walking surfaces.

Recommendation: Review the public spaces in the Village Center for trip-hazard conditions and low-lighting conditions. Improve these areas (and all areas) to code-compliant levels.

completion deadline: **November 1, 2018**

### **Staff Comment:**

**Town Plaza staff and AECOM walked the Village Center and identified areas where safety lighting is needed. Staff has indicated safety lighting can be addressed by the time the ski area opens. The town can address safety lighting on town owned property; however, there may be safety lighting issues within the Village Center that cannot be fixed by the town when it exists on property owned by others.**

**Between the addition of a light pole in the walkway between Village Pond and MV Blvd in the “Wells Fargo” corridor and deck lights in the single riser stairs in Heritage Plaza, the town estimates 70 hours of staff in house labor and around \$4,200 in materials.**

### **Explore Open Container / Common Consumption Approach**

Issue: While the perimeter of Heritage Plaza (and other plaza areas) in the Village Center, contain food & beverage opportunities, the opportunity to spread this within, and activate the plaza, is missed.

Recommendation: Explore Open Container and/or Common Consumption opportunities for Heritage Plaza and the other plaza areas of the Village Center. Review the legal parameters and lessons learned when the policy has been successfully implemented in the past, and strategize how to introduce in the upcoming winter season. Discuss with existing operators, vendors, and local enforcement to find the best strategy.

completion deadline: **December 31, 2018**

### **Staff Comment.**

**First there needs to be an understanding of the difference between “Open Container” and Common Consumption Areas. Open container laws prohibit the consumption of alcohol in public areas or possessing open containers in public. While the Town may be able to remove such a prohibition in certain public areas, it would only allow people to bring alcohol from home or purchase from a liquor store and then to consume it in public. This would still not allow someone to buy a drink from a bar, restaurant, tavern or similar licensed premises and carry it around the core, as licensed premises have the responsibility to ensure no alcohol leaves their licensed premises, with one exception and that is if it leaves there license premises and directly into a common consumption area to which they are attached (i.e. sunset concert common consumption area as an example).**

**Staff believes the goal is to allow drinks purchased at a licensed premise within the Village Center to be carried around the larger portion of the Village Center and consumed in that area not to allow for open containers as illustrated above. This is achievable; however,**

**the Town is not necessarily the party that should drive this change as the Town is the license authority.**

**Rather, the Mountain Village Promotional Association (MVPA), which is already in existence, needs to come up with a plan to expand, modify and amend the existing common consumption area, including a map of the common consumption area, security plan, etc... and present it to the Town for approval. Town staff can assist in this process, but it should be driven by the MVPA and then approved by the Town.**

**/**

**To:**  
Michelle Haynes & Anton Benitez  
Town of Mountain Village  
455 Mountain Village Blvd.  
Suite A  
Mountain Village, CO 81435

**Project name:**  
60515066: Town Hall Center Subarea Plan

**Project ref:**  
Village Center Subarea Planning  
Task 21: Low-Hanging Fruit Action Items

**From:**  
Nathan Pepple, Project Manager

**Date:**  
8 October 2018

## **Action Items: Low-Hanging Fruit**

Michelle and Anton,

Per your request, AECOM submits this memo to you, in order to gain support from the Town Council to begin a targeted approach to improving the “low-hanging fruit” items identified to date for the Village Center Subarea. We understand that this list will be brought up to your Town Council for specific direction later this month October.

Below please see the slide we presented to the Town Council on September 20<sup>th</sup>, indicating items that would benefit from immediate action, preferably carried out by a Town-selected action committee.

**POTENTIAL IMMEDIATE NEXT STEPS**

- **Improve Wi-Fi Speed and Connectivity Issues**
- **Regulate Trash and Delivery Service Routes and Times**
- **Utilize Drop-Off at Blue Mesa to its Full Potential**
- **Explore Installation of Pop-Up(s) in Heritage Plaza**
- **Review and Amend Retail Competition Language**
- **Install Lighting for Safety Improvements**
- **Explore Open Container / Common Consumption Approach**

**MOUNTAIN VILLAGE**  
Village Center

**AECOM**

*NOTE: Items listed below are not in any particular order of priority.*

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Recommendation: Fix the repeater issue so only one login is needed per a given timeframe (say, 24-hours). Increase speed of publicly-available wifi signal to improve user experience.

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Recommendation: Provide an upgraded trailer to eliminate the sound nuisance coming from dumpster collection. Grease or line the equipment with rubber padding and straps, or by other methods to eliminate noise. Mandate that trash and delivery service from the small vehicles use the existing underground service access points, available to nearly all buildings in the Village Center. Mandate and enforce black-out hours appropriate to the user experience by season. AECOM recommends all trash dumpster collection (if it must be surface accessed) be completed by 7am. Same deadline for service delivery from the small carts.

completion deadline: **November 1, 2018**

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completion deadline: **November 1, 2018**

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Issue: Heritage Plaza requires some spontaneous or new program in the short term to enhance vibrancy and entice visitors into the Village Center plaza areas.

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completion deadline: **December 31, 2018**

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completion deadline: **December 1, 2018**

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Issue: Various areas of the plazas and public realm are dimly lit or very dark and unsafe to travel as a pedestrian. Such areas include, but are not limited to, the single riser conditions in Heritage Plaza, and the west end of Conference Center Plaza, where risers or paving has created unsafe trip-hazard walking surfaces.

Recommendation: Review the public spaces in the Village Center for trip-hazard conditions and low-lighting conditions. Improve these areas (and all areas) to code-compliant levels.

completion deadline: **November 1, 2018**

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Issue: While the perimeter of Heritage Plaza (and other plaza areas) in the Village Center, contain food & beverage opportunities, the opportunity to spread this within, and activate the plaza, is missed.

Recommendation: Explore Open Container and/or Common Consumption opportunities for Heritage Plaza and the other plaza areas of the Village Center. Review the legal parameters and lessons learned when the policy has been successfully implemented in the past, and strategize how to introduce in the upcoming winter season. Discuss with existing operators, vendors, and local enforcement to find the best strategy.

completion deadline: **December 31, 2018**

From the Comprehensive plan, Page 53 & 54

PARCEL C 89 LOTS a. Parcel C-1 89 Lots Hotbeds i. Provide a hotbed building from Lot 89-1B through Lots 89-1D, 89-1C, 89-2A and 89-3D.

Allow hotbed building to extend onto Lot 89-2B through a mutually beneficial, combined and coordinated development with the owner of Lot 89-2B.

If there is no coordinated and combined development plan for these lots, limit development in Parcel C 89 Lots to the uses shown in the Development Table for Parcel C-3 89 Lots Main Hotbed Site.

ii. Ensure the hotbed building extending onto Lot 89-1B is subject to the Ridgeline Development Regulations, including a maximum height of 35 feet.

iii. Protect the views from the Crystal Condominiums, to the extent practical, by placing most of the building's mass and scale to the east of a line that is extended southwest in the same bearing as the eastern line of Lot 89-1A.

iv. Step the eastern side of the hotbed building down from three to two-story elements as it extends onto Lot 89-2B and 89-3D to mitigate visual impacts to Lots 100-103.

v. Create an access way to Parcel C-1 89 Lots Hotbed from either Sunny Ridge Place cul-de-sac or Mountain Village Boulevard and not from the Crystal Condominiums access.

vi. Limit the maximum ridgeline to an elevation of 9,618 on Parcel C 89 Lots to the extent practical. vii. Design main pedestrian connections across Mountain Village Boulevard to funnel a majority of the pedestrian traffic through the Mountain Village Hotel PUD as allowed by an existing pedestrian easement. Provide secondary pedestrian access to Parcel F Lot 161-CR or Parcel D Pond Lots provided a pedestrian easement is in place for such access. b. Parcel C-2 89 Lots Ridgeline Condos

i. Develop and operate with Parcel C-1 89 Lots Hotbed flagship hotel with parking, access and infrastructure provided through the Parcel C-1 89 Lots Hotbeds project to the extent practical.

ii. The development of Parcel C-2 89 Lots Ridgeline Condos is subject to the Ridgeline Development Regulations, including a maximum height of 35 feet. iii. Create alternative access to Parcel C-2 89 Lots Ridgeline Condos from upper Mountain Village Boulevard; access to other parts of Parcel C 89 Lots is prohibited to reduce traffic flow into this area. iv. Allow for demolition or alteration of existing single-family homes to facilitate parcel development.

c. Parcel C-3 89 Lots Transitional Condos i. Strive to develop and operate with Parcel C-1 89 Lots Hotbeds flagship hotel with parking, access and infrastructure provided through Parcel C-1 89 Lots Hotbeds project. Otherwise strive to create one access to the transitional condos to limit the number of access points onto Mountain Village Boulevard.

ii. Limit the maximum ridgeline to an elevation of 9,590.



**John A. Miller**

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**From:** Mike Vaz <mikevaz32@gmail.com>  
**Sent:** Tuesday, January 8, 2019 8:32 AM  
**To:** John A. Miller  
**Subject:** Fwd: what is the rush .....CP DOESN'T MAKE THIS A TOWN COUNCIL VOTE.....BUT A VOLUNTARY SUBMISSION  
**Attachments:** IMPLEMENTATION OF THE COMPREHENSIVE PLAN.pdf

DEAR MAYOR  
WHAT'S THE RUSH WHEN CDC SAYS DECADES THAT 20-30 YRS AWAY.....DONT CHERRY PICK THE CP ITS MOSTLY LIKE THE CDC AND TOWN CHARTER

REMEMBER IN 1995 YOU ALL SIGNED A SETTLEMENT AGREEMENT WITH SAN MIQUEL COUNTY PRESERVATION OF OPEN SPACES ON LIMITATION OF DENSITY AND ADHEARING TO RIDGELINE CODE WHICH YOU SEEMINGLY BROKE FOR *SEE FOREVER DEAL*

IN THE 8 KEY LAND USE  
#5 VIBRANCY DOESN'T STATE UPZONING 11 LOTS (8+3)  
#8 APPROPRIATE FIT ....DELICATE BALANCE VS LAND-GRAB BUTCHERING

THERE IS PLENTY OF OPEN LAND AROUND CORE  
WHY BUTCHER 11 ALPINE SINGLE RIDGELINE LOTS??

PLEASE STOP THE BALONEY ZONING THAT A FLAGSHIP IS GOING TO SHOE-HORN ITSELF IN A "OUT OF CORE" LOCATION WITH TONS OF RESTRICTION IN ACCESS & RIDGELINE REGS  
AND AT 33% OCCUPANCY ANTON LIED ON VIDEO FALSELY STATING 55% WHEN YEARLY NUMBER IS 33% AND SLIDING FROM 39% (TELLURIDE PLANET)

ECONOMICS WILL NOT LURE A SAVY FLAGSHIP.....LOOK ELSEWHERE FOR YOU R SAVIOR.....LIKE AIRLIFT, CONFERENCE CTR. DESTINATION OFF SEASON TOURIST MARKETING, FULL-TIME RESIDENTS

CP DOES NOT CALL FOR 16 CONDOS FOR VIBRANCY ANYWHERE?? .....DOES IT

RESPECTFULLY  
MIKE VAZQUEZ  
CRYSTAL HOA

PS WHATS THE HIDDEN AGENDA??

# IMPLEMENTATION OF THE COMPREHENSIVE PLAN

As stated several times throughout the creation of the Comprehensive Plan, the Plan itself serves as an advisory document, formally adopted by Town Council in June 2011. The second phase of the process will involve updating the town's LUO and Design Regulations to conform to and implement the Comprehensive Plan by the creation and adoption of ordinances. After the LUO is amended, it is envisioned that certain development review applications will need to be found to be in general conformance with the Comprehensive Plan.

The third phase of the process, which will most likely take decades to fully implement, will be the voluntary submission of individual land use applications to the town by landowners or developers, to actually rezone and subdivide property, transfer density and to submit site-specific design applications for buildings. Last, it is envisioned that the Comprehensive Plan will be updated from time-to-time as needed, with annual

review by town staff to determine progress and issues with implementing the Comprehensive Plan.

## **The Comprehensive Plan should be implemented as follows:**

1. Amend the LUO and Design Regulations to implement the Comprehensive Plan with one or more ordinances.
2. Encourage the submission of development review applications consistent with the Comprehensive Plan and the LUO.
3. Create a task force to develop plan for the recreation center/multipurpose facility.
4. Create a task force to develop a plan for the Telluride Conference Center expansion.
5. Create a climate action plan.
6. Create an annual work program for

on-going implementation of the Comprehensive Plan for Town Council review and approval.



**Agenda Item No. 14  
PLANNING AND DEVELOPMENT SERVICES  
DEPARTMENT**

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

**TO:** Town Council  
**FROM:** John Miller, Senior Planner  
**FOR:** January 17, 2018 Regular Town Council Meeting  
**DATE:** January 7, 2018  
**RE:** First Reading of an Ordinance regarding a rezone of Lots 161A-R2 and 161D-2, and transferring a net density of (48) person equivalents of Condominium density from 161A-R2 and 161D-2 into the Density Bank pursuant to Community Development Code Sections 17.4.9 & 17.4.10

**PROJECT GEOGRAPHY**

**Legal Description:** Lot 161A-R2 & Lot 161D-2; A portion of the “Ridge Development”

**Address:** See Figure 1, Vacant Lands

**Applicant/Agent:** John Horn, Real Estate Consultant

**Owner:** Coonskin Ridge Cabin Lot, LLC

**Zoning:** Multi Family Ridge

**Zoning Designations:** 1.) Condo, 2.) Condo/Commercial

**Existing Use:** Vacant Lands

**Proposed Use:** 1.) Condo  
2.) Condo/Commercial

**Lot Sizes:** 1. 0.508 acres  
2. 0.988 acres

**Adjacent Land Uses, Lot 161A-R2:**

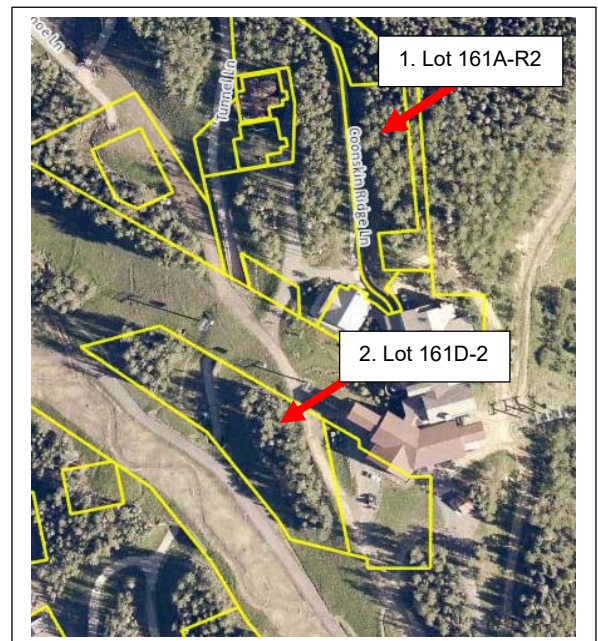
- **North:** Multi Family
- **South:** Multi Family
- **East:** Multi Family
- **West:** Multi Family

**Adjacent Land Uses, Lot 161D-2:**

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

**ATTACHMENTS**

- Exhibit A: Applicant's Narrative
- Exhibit B: Ordinance
- Exhibit C: Resolution No. 2008-0320-03
- Exhibit D: Staff Memo 07-19-2018; Michelle Haynes to Town Council
- Exhibit E: Public Comment



*Figure 1: Vicinity Map*

## **INTRODUCTION**

John Horn, acting on behalf of Coonskin Ridge Cabin Lot, LLC. is requesting a density transfer and rezone on Lots 161A-R2 and 161D-2, reducing density as described below in more detail in *Table 1* and transferring said density into the density bank. The lots are located along Coonskin Ridge Ln and Tunnel Lane within the Ridge development and both currently consist of vacant undeveloped land. Although the lots are vacant, there are assigned density specific to each lot, and through this process the applicant is solely requesting the reduction of the densities assigned. It should be noted that the density transfer and rezoning processes are being processed as concurrent development applications. At the time of future development of the lots, the applicant or owner will be required work within the Design Review process to ensure that future uses, and structures meet the requirements of the CDC, enhance their sites and are compatible with the natural beauty of the Town's setting.

## **BACKGROUND**

On April 21, 2004, the Ridge Master Development Plan "Ridge Development Agreement" was approved for Lots 161A, 161A-2, 161A-3, 161A-4, 161D-1 and 161D-2. The agreement addressed access to the lots as well as off-premise parking or payment in-lieu to be paid to the Town (Metro District). In 2008, the subject properties were involved in a replat, rezone, density transfer and parking variance. This approval granted increased density on both of the subject lots as well as granted allowances for alternate parking for each dwelling unit built until such time that parking becomes available in the Lot 161CR development.

In addition, an alternate parking map was approved by Resolution in 2018 that allowed for a reduced parking requirement but was conditioned on the finalization of a settlement agreement prior to taking effect. The resolution became null and void due to the fact that the settlement agreement was not finalized or executed by December 31, 2018 (See Exhibit D). Unless the parties receive an extension to the resolution (requested), any future development would be required to meet the existing parking requirements of 2 spaces per condominium unit regardless of density and potentially address the changes in required parking in a revised parking agreement between affected parties.

**Table 1: Existing and Proposed Zoning/Densities**

<b><u>Lot</u></b>	<b><u>Existing Zoning/Zoning Density</u></b>	<b><u>Existing Person Equivalent</u></b>	<b><u>Proposed Zoning/Density</u></b>	<b><u>Proposed Person Equivalent</u></b>
161A-R2	Condo; 4 Units	12	Condo; 1 Unit	3
161D-2	Condo/Commercial; 15 Units	45	Condo/Commercial; 2 Units	6

Staff Note: The proposal will result in a net reduction of 16 Condominium Units between the two lots with an overall person equivalent reduction of 48.

## **CRITERIA, ANALYSIS AND FINDINGS**

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

### **17.4.9: Rezoning Process**

(\*\*\*)

3. Criteria for Decision: The following Criteria shall be met for the review authority to approve a rezoning development application:

- a. The proposed rezoning is in general conformance with the goals, policies and provisions of the Comprehensive Plan;  
*Staff Finding: While the subject lots are not called out within a specific subarea plan, the area has been identified within the Future Land Use map as an area for Multi-Unit Development. In which, the Comprehensive Plan provides guiding policies such as allowing mixed-use commercial development, considerations to minimizing environmental impacts and ensuring that development fits and blends into the existing environment and character of the area. Staff agrees that a reduction in residential density while retaining limited commercial space will still allow for mixed-use activity, while simultaneously reducing environmental impacts by decreasing the overall project density for potential future developments.*
- b. The proposed rezoning is consistent with the Zoning and Land Use Regulations;  
*Staff Finding: The proposed rezone and density transfer meets the requirements of the CDC. The Multi-Family Zone is intended to provide higher density multi-family uses limited to multi-family dwellings, hotbed development, recreational trails, workforce housing and similar uses. There are provisions that allow for limited accessory commercial units below residential – as envisioned by the applicant for Lot 161D-2.*
- c. The proposed rezoning meets the Comprehensive Plan project standards;  
*Staff Finding: As mentioned above, the subject lots are not within a planned subarea and therefore are not called out specifically within the Development Table (Comprehensive Plan; Pg. 52) with site specific 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;  
*Staff Finding: Due to the history of the Ridge Development as well as the specific site constraints on the properties including access and parking, a reduction in density could be a preferable outcome for the overall development. Regardless of the approval of this project, the applicant has the ability to build a structure on each of the subject lots and therefore there would be no change in the public health, safety and welfare upon reduction in density.*
- e. The proposed rezoning is justified because there is an error in the current zoning, there have been changes in conditions in the vicinity or there are specific policies in the Comprehensive Plan that contemplate the rezoning;  
*Staff Finding: The applicant has indicated that due to the unique site-specific constraints and the predominate existing development pattern at the Ridge, the current high densities on Lots 161A-2R and 161D-2 are not warranted. By reducing density, the Lots will be more consistent with the predominate Ridge development pattern – better suiting the changing conditions on the site and the vicinity.*
- f. Adequate public facilities and services are available to serve the intended land uses;  
*Staff Finding: Any future development would be required to utilize town infrastructure including sewer, water, and gondola public transportation. At this time, there is no development application other than the rezone/density transfer. It should be noted that the existing lines for all utilities serving the ridge development are sized to accommodate a density of 168 condominiums and, therefore are more than adequate to serve the proposed density transfer.*

- g. The proposed rezoning shall not create vehicular or pedestrian circulation hazards or cause parking, trash or service delivery congestion; and  
*Staff Finding: The rezoning will not create a vehicular or pedestrian circulation hazards due to the unique location, parking limitations, and access to the public gondola.*
- h. The proposed rezoning meets all applicable Town regulations and standards.  
*Staff Finding: The application meets all applicable regulations and standards.*

**17.4.10: Density Transfer Process**

(\*\*\*)

D. Criteria for Decision

(\*\*\*)

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

**DESIGN REVIEW BOARD RECOMMENDATION**

The Design Review Board reviewed the application for rezone and density transfer for the subject lots at their regular meeting on January 3, 2017 and provided a unanimous recommendation as written to the Town Council

**RECOMMENDATION**

If Town Council determines that the application to transfer density off Lots 161A-R2 and 161D-2 and into the density bank meets the criteria for decision listed within this staff memo, then staff has provided the following suggested motion:

*I move to approve, the first reading of an Ordinance regarding the rezone and density transfer application pursuant to CDC Sections 17.4.9 & 17.4.10 of the Community Development Code, to rezone Lots 161A-R2 and 161D-2 and transfer sixteen condominium density units (45-person equivalent density) from the subject lots to the density bank with the following conditions:*

1. *The owner of record of density in the density bank shall be responsible for all dues, fees and any taxes associated with the assigned density and zoning until such time as the density is either transferred to a lot or another person or entity.*
2. *The final location and design of any buildings, grading, landscaping, parking areas, and other site improvements shall be determined with the required Design Review Process application pursuant to the applicable requirements of the CDC.*
3. *At the time of future development of the Lots, the applicant or owner shall be required to meet all applicable parking standards and requirements for the site. In addition, the applicant shall be required as necessary to update any outstanding parking agreements to better reflect the density that has been transferred into the density bank from the Ridge Development.*

*In addition, I move to direct the Town Clerk to set a public hearing for February 21, 2019.*

*This motion is based on the evidence and testimony provided at a public hearing held on January 17, 2019, with notice of such hearing as required by the Community Development Code.*

*/jm*

To: Michelle Haynes,  
From: John Horn, Real Estate Consultanting  
Date: November 13, 2018  
Re: Lots 161A-2R and 161D-2, The Ridge  
-Rezoning and Density Transfer  
-Narrative

The request covered by this application is very simple, **reduce the density on Lot 161A-2R from 4 Condominium to 1 Condominium and reduce the density on Lot 161D-2 from 15 Condominium and Commercial to 2 Condominium and Commercial**, that is it, nothing else. The purpose of this memorandum is to provide the Development Narrative required by Item 7 of the Submittal Requirements of the Town’s Rezoning/Density Transfer Application. The five columns in the following table are set up as follows:

- A. Row numbers to assist in navigating the table.
- B. Sets forth the section number of the Community Development Code (“CDC”) that is addressed in the row.
- C. Sets forth the text of the CDC section that is addressed in the row.
- D. Contains the applicant’s commentary that explains how the application meets the key requirements of the CDC section that is addressed in the row.
- E. Sets forth the text of the applicable provisions of the either the Comprehensive Plan (“Comp Plan”) or the CDC necessary to explain how the application meets the key requirements of the CDC section that is addressed in the row.

A	B	C	D	E
1	CDC Section	CDC Language	Applicant’s Commentary	Relevant CDC or Comp Plan Provisions
2	17.4.9.C	Criteria for Decision		
3	17.4.9.C.3	3. The following criteria shall be met for the review authority to approve a rezoning development application:		



4	17.4.9.C.3.a	a. The proposed rezoning is in general conformance with the <b>goals, policies and provisions of the Comprehensive Plan;</b>	<p>1. The Comp Plan contains an extensive group of goals, policies and provisions, many of which do not apply to this application. In addressing Section 17.4.9.C.3.a we will address two categories of goals, policies and provisions that apply to this application, (i) general provisions that are relevant to the application and (ii) provisions that specifically apply to Lots 161A-2R and 161D-2.</p> <p>2. The landowner believes the application fully conforms with all provisions of the Comp Plan.</p> <p>3. General Provisions. It appears the goals, policies and provisions set forth in paragraphs 3.1 and 3.2 of Column E generally apply to this application:</p> <p style="padding-left: 40px;">3.1 Consistent with historical precedent, these lots are intended to be <b><u>“developed with fewer and larger condominiums rather than smaller condominiums per the original assigned zoning”</u></b></p> <p style="padding-left: 40px;">3.2 Consistent with the Comp Plan, this application seeks to <b><u>transfer density.</u></b></p>	<p>3.1 “As mentioned previously, Mountain Village also has created a density bank where unused density has been transferred from a lot to the bank when such density was not utilized on a site. For example, <b>historically</b> many lots were not developed with the maximum assigned zoning density because they were <b><u>developed with fewer and larger condominiums rather than smaller condominiums per the original assigned zoning.</u></b>” (page 33)</p> <p>3.2 <b><u>“A property owner may request</u></b> to rezone their property per the LUO, and/or <b><u>transfer density,</u></b> and/or subdivide their property to create new or reconfigured lots.” (page 33)</p>
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			<p>4. Specific Provisions. It appears the goals, policies and provisions set forth in paragraphs 4.1, 4.2, 4.3 and 4.4 specifically apply to this application:</p> <p>4.1 Both lots are subject to the <b><u>Ridgeline Lot Regulations</u></b> and the associated covenant. Nothing in this application seeks to change any aspect of this and the lots remain subject to the regulations and covenant.</p> <p>4.2 Both lots are zoned Multi-Unit and, additionally, Lot 161D-2 is zoned <b><u>Commercial</u></b>. This application does not seek to change any zoning, only to reduce the density as follows:</p> <p>4.2.1 Lot 161A-2R: from 4 Condominium to 1 Condominium.</p> <p>4.2.2 Lot 161D-2: from 15 Condominium to 2 Condominium plus Commercial.</p>	<p>4.1 “<b>RIDGELINE DEVELOPMENT</b> Specific lots located on the north side of the town within the original County PUD boundary are subject to detailed <b><u>Ridgeline Lot Regulations</u></b> and an associated covenant. In general, the Ridgeline Development Regulations were developed to limit visual impacts from the San Miguel River Canyon, which includes the Town of Telluride. Also, the Ridgeline Development Regulations limit height, mass and lights while also applying design considerations to minimize visual impacts like the use of landscape for visual buffering.” (page 33)</p> <p>4.2 “<b>2. Multiunit</b> a. <b><u>Allow mixed-use commercial development</u></b> in multiunit projects in appropriate locations in Meadows, the <b><u>Ridge</u></b>, Lot 126, Mountainside Lodge and other locations where Town Council determines, in its sole discretion, that commercial development is appropriate and necessary to serve the project or the neighborhood. c. Consider <b><u>minimizing environmental impacts</u></b> and ensure development <b><u>fits into and blends with the existing environment and character of the area.</u></b> “ (pages 38 &amp; 39)</p>
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			<p>The reduced density <b><u>fits into and blends with</u></b> the density and <b><u>character</u></b> of the other lots in the Ridge development.</p> <p>The reduction in density will inherently reduce and thereby “<b><u>minimize environmental impacts</u></b>”.</p> <p>4.3 The purpose of paragraphs d and h appears to be to impose constraints on Lot 161C-R for the benefit the entire <b><u>Ridge project</u></b>, including Lots 161A-2R and 161D-2. The reduction in density will reduce the impact on Lot 161C-R.</p> <p>4.4 Both lots are subject to the <b><u>Ridgeline Development Regulations</u></b>. Nothing in this application seeks to change any aspect of this and the lots remain subject to the regulations and covenant.</p>	<p>4.3 “d. Continue to provide parking and access for the <b><u>Ridge project</u></b> as required by legal agreements. h. Provide any parking and access and other facilities for the <b><u>Ridge project</u></b> as may be required by legal agreements.” (page 56)</p> <p>4.4 “<b><u>Ridgeline Development Regulations</u></b>: specific regulations in the LUO that are intended to limit visual impacts of a development project that are located on the northern ridge of town as seen from the San Miguel Canyon that are based on the requirements of the County Settlement Agreement.” (page 91)</p>
5	17.4.9.C.3.b	b. The proposed rezoning is consistent with the <b><u>Zoning and Land Use Regulations</u></b> ;	5. Similar to the Comp Plan, the “Zoning and Land Use Regulations” (i.e. the CDC) contain extensive provisions, many of which do not apply to this application. In response to Section 17.4.9.C.3.b it is our understanding this narrative addresses all provisions (i.e. identified in Columns B and C) that we understand apply to this application; based on our review of the CDC this application conforms with all provisions of the CDC.	

6	17.4.9.C.3.c	c. The proposed rezoning meets the <b>Comprehensive Plan project standards</b> ;	<p>6. We have searched for the term “<b>project standards</b>” in the Comp Plan and did not find the term. Additionally, our search for the words “project”, “standard” and “standards” did not disclose anything that appeared relevant to this application. Based on our review of the Comp Plan it is our conclusion this Section 17.4.9.C.3.c is intended to address project limits set forth in Tables 5, 7, 8 and 9 of the Comp Plan. Our conclusion is based on language such as the following quote found on page 43 of the Comp Plan:</p> <p style="padding-left: 40px;">“B. Any rezoning, subdivision, density transfer or other project that requires general conformance with the Comprehensive Plan on a parcel that is designated by a Subarea Plan for hotbed development shall be required to provide: 1. A building design that meets <b>standards</b> in Table 5 unless Town Council approves another floor area configuration based on a finding that the project will still provide the targeted density as outlined in the applicable Development Table for each Subarea Plan. In no case should the amount of net floor area dedicated to condominium units be increased over 20% of the total net floor area of a building.”</p>	

7	17.4.9.C.3.d	<p>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;</p>	<p>7. Public health, safety and welfare are subjective terms that are widely used in the public land use arena, yet vaguely defined. The proposed reduction in density has the following practical effects:</p> <p style="padding-left: 40px;">7.1 Cause the use of the lots to be consistent with the stand-alone single-family character of the balance of the Ridge development.</p> <p style="padding-left: 40px;">7.2 Reduce visual and light impact.</p> <p style="padding-left: 40px;">7.3 Reduce environmental impacts.</p> <p style="padding-left: 40px;">7.4 Reduce demands on public infrastructure (e.g. roads, water, sewer).</p> <p style="padding-left: 40px;">7.5 By virtue of the transfer of the density to the Density Bank, it preserves the density in the event that in the future the Town determines it is in the interest of the community to locate the density elsewhere in the Town.</p> <p>8. CDC Section 17.3.3 Use Schedule A. states "The Town of Mountain Village Land Use Schedule ("Use Schedule"), Table 3-1, establishes specific permitted, accessory, conditional and not permitted land uses for each zone district." Table 3-1 indicates that <b><u>"Single-family dwelling platted as a condominium dwelling unit" is a permitted use in the Multi-Family Zone District</u></b> that these lots are located in.</p>	
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			9. In view of the benefits listed in paragraphs 7.1 through 7.5 and the fact that the proposed use is a permitted use in the Multi-Family Zone District it appears the application is “ <b>consistent with public health, safety and welfare, as well as efficiency and economy in the use of land and its resources</b> ”.	
8	17.4.9.C.3.e	e. The proposed rezoning is justified because there is an error in the current zoning, there have been changes in conditions in the vicinity or there are specific policies in the Comprehensive Plan that contemplate the rezoning;	10. The “ <b><u>Single-family dwelling platted as a condominium dwelling unit</u></b> ” pattern of development for the Ridge development is clearly established and varies from the high density that currently exist on these lots, this development pattern reflects a change “in conditions in the vicinity”.	
9	17.4.9.C.3.f	f. Adequate public facilities and services are available to serve the intended land uses;	11. The reduction in density results in a corresponding reduction in demands on public facilities and services. When the current density was established it was shown there were adequate public facilities and services available to serve the existing higher density land uses, therefore, it is apparent there is adequate capacity to serve the reduced density.	
10	17.4.9.C.3.g	g. The proposed rezoning shall not create vehicular or pedestrian	12. Similar to public facilities, the reduction in density results in a corresponding reduction in vehicular and pedestrian circulation hazards and parking, trash or service delivery congestion.	

		circulation hazards or cause parking, trash or service delivery congestion; and	When the current density was established it was shown there was adequate vehicular and pedestrian circulation, parking, and trash and service delivery to serve the intended higher density land uses, therefore, it is apparent there is adequate capacity to serve the reduced density.	
11	17.4.9.C.3.h	h. The proposed rezoning meets all applicable Town regulations and standards.	13. Based on our review of the CDC this application conforms with all provisions of the CDC and thereby meets all applicable Town regulations and standards.	
12	17.4.9.C.4	4. It shall be the burden of the applicant to demonstrate that submittal material and the proposed development substantially comply with the rezoning review criteria.	14. Please see above discussion.	
13	17.4.10.D.2	2. Class 4 Applications. The following criteria shall be met for the Review Authority to approve a density transfer:		
14	17.4.10.D.2.a	a. The criteria for decision for a rezoning are met,	15. Please see above discussion.	

		since such density transfer must be processed concurrently with a rezoning development application (except for MPUD development applications);		
15	17.4.10.D.2.b	b. The density transfer meets the density transfer and density bank policies; and	<p>16. The density transfer meets the density transfer and density bank policies are set forth in paragraphs 16.1 of Column E.</p> <p>16.1 In accordance with 17.3.8.B, density may be transferred from these lots to the density bank pursuant to this concurrent density transfer and rezoning process.</p> <p>16.2 In accordance with 17.3.8.C, all unused density is being transferred to the density bank.</p> <p>16.3 In accordance with 17.3.8.D, the unused density will retain the Condominium zoning designation from the lots.</p> <p>16.4 In accordance with 17.3.8.D.1, the applicant acknowledges it will be responsible for all dues, fees and any taxes associated with the assigned density and zoning until such time as</p>	<p>16. "17.3.8 DENSITY TRANSFER AND DENSITY BANK POLICIES</p> <p>B. Density may be transferred from one lot to another lot or to the density bank provided the density transfer is approved pursuant to the density transfer and rezoning processes as concurrent development applications, except for MPUD development application that may defer density transfer to the final PUD plan stage.</p> <p>C. If all of the density assigned to a lot is not utilized as a part of a subdivision, rezoning, design review or other process as provided for in the CDC, such unused density shall be transferred to the density bank except for workforce housing density that must be built on a site as provided for in the workforce housing requirements set forth below.</p> <p>D. Density that is transferred to the density bank is not assigned to a specific lot, but retains the zoning designation from the original lot to which it was assigned unless it was rezoned to a new zoning designation during the density transfer.</p> <p>1. The owner of record of density in the density bank shall be responsible for all</p>



			the density is either transferred to a lot or another person or entity.	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.”
16	17.4.10.D.2.c	c. The proposed density transfer meets all applicable Town regulations and standards.	17. Based on our review of the CDC this application conforms with all provisions of the CDC and thereby meets all applicable Town regulations and standards.	
17.	17.4.10.D.3	3. It shall be the burden of the applicant to demonstrate that submittal material and the proposed development substantially comply with the density transfer review criteria.	18. See paragraph 16 above, and its subparagraphs.	

END OF MEMORANDUM

**ORDINANCE NO. 2018-\_\_**

**ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF MOUNTAIN VILLAGE, COLORADO APPROVING: (1) REZONE OF LOTS 161A-R2 AND 161D-2 REALLOCATING CONDOMINIUM ZONING DESIGNATIONS AND, (2) TRANSFER OF DENSITY FROM LOT 161A-R2 FROM FOUR CONDOMINIUM UNITS TO ONE CONDOMINIUM UNITS, AND TRANSFER OF DENSITY FROM LOT 161D-2 FROM FIFTEEN CONDOMINIUM UNITS TO TWO CONDOMINIUM UNITS WITH MIXED-USE ACCESSORY COMMERCIAL SPACE, TO THE TOWN OF MOUNTAIN VILLAGE DENSITY BANK.**

**RECITALS**

- A. The applicant and owner’s representative, John Horn, Esq., has submitted an application for a rezoning and density transfer of Lots 161A-R2 and 161D-2. The owner proposed to rezone the property to reallocate condominium zoning designations and change 19 condominium unit designations to three condominium unit designations pursuant to the requirements of the Community Development Code (“CDC”).
- B. Coonskin Ridge Cabin Lot LLC. is the owner of Lots 161A-R2 and 161D-2.
- C. The Owner has authorized John Horn, Esq. to pursue the approval of the concurrent rezoning and density transfer application to rezone the properties to change the density allocation and transfer density into the density bank (the “Rezone Application”).
- D. The Property has the following zoning designations pursuant to the Official Land Use and Density Allocation List and zoning as set forth on the Town Official Zoning Map:

<b>Lot No.</b>	<b>Zone District</b>	<b>Zoning Designation</b>	<b>Actual Units</b>	<b>Person Equivalent per Actual Unit</b>	<b>Total Person Equivalent Density</b>
161A-R2	Multi Family	Condominium	4	3	12
161D-2	Multi Family	Condominium	15	3	45

- E. At a duly noticed public hearing held on January 3, 2019, the DRB considered the Applications, testimony and public comment and recommended to the Town Council that the Applications be approved with conditions pursuant to the requirement of the CDC.
- F. At its regularly scheduled meeting held on February 21, 2019, the Town Council conducted a public hearing on this Ordinance, pursuant to the Town Charter and after receiving testimony and public comment, closed the hearing and approved the Applications and this Ordinance on second reading.
- G. This Ordinance rezones the Property as follows

<b>Lot No.</b>	<b>Zone District</b>	<b>Zoning Designation</b>	<b>Actual Units</b>	<b>Person Equivalent per Actual Unit</b>	<b>Total Person Equivalent Density</b>
161A-R2	Multi Family	Condominium	1	3	3
161D-2	Multi Family	Condominium	2	3	6

- H. The meeting held on February 21, 2019 was duly publicly noticed as required by the CDC Public Hearing Noticing Requirements, including but not limited to notification of all property owners within 400 feet of the Property, posting of a sign and posting on the respective agendas.
- I. The Town Council hereby finds and determines that the Applications meet the Rezoning Process Criteria for Decision as provided in CDC Section 17.4.9(D) as follows:

Rezoning Findings

- 1. The proposed rezoning is in general conformance with the goals, policies and provisions of the Comprehensive Plan.
  - 2. The proposed rezoning is consistent with the Zoning and Land Use Regulations.
  - 3. The proposed rezoning meets the Comprehensive Plan project standards.
  - 4. The proposed rezoning is consistent with public health, safety and welfare, as well as efficiency and economy in the use of land and its resources.
  - 5. The proposed rezoning is justified because there is an error in the current zoning, there have been changes in conditions in the vicinity or there are specific policies in the Comprehensive Plan that contemplate the rezoning.
  - 6. Adequate public facilities and services are available to serve the intended land uses.
  - 7. The proposed rezoning shall not create vehicular or pedestrian circulation hazards or cause parking, trash or service delivery congestion.
  - 8. The proposed rezoning meets all applicable Town regulations and standards.
- J. The Town Council finds that the Applications meet the Rezoning Density Transfer Process criteria for decision contained in CDC Section 17.4.10(D)(2) as follows:

Density Transfer Findings

- 1. The criteria for decision for a rezoning are met, since such density transfer must be processed concurrently with a rezoning development application
- 2. The density transfer meets the density transfer and density bank policies.
- 3. The proposed density transfer meets all applicable Town regulations and standards.

**NOW, THEREFORE, BE IT RESOLVED THAT THE TOWN COUNCIL HEREBY APPROVES THE APPLICATION SUBJECT TO THE FOLLOWING CONDITIONS.**

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

2. The final location and design of any buildings, grading, landscaping, parking areas, and other site improvements shall be determined with the required Design Review Process application pursuant to the applicable requirements of the CDC.
3. At the time of future development of the Lots, the applicant or owner shall be required to meet all applicable parking standards and requirements for the site. In addition, the applicant shall be required as necessary to update any outstanding parking agreements to better reflect the density that has been transferred into the density bank from the Ridge Development.

**Section 1. Effect on Zoning Designations**

A. This Resolution does not change the zoning designations on the Properties it only removes the density from the Properties.

**Section 2. Ordinance Effect**

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

**Section 3. Severability**

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

**Section 4. Effective Date**

This Ordinance shall become effective on \_\_\_\_\_, 2019 following public hearing and approval by Council on second reading.

**Section 5. Public Hearing**

A public hearing on this Ordinance was held on the \_\_\_\_\_ of February 2019 in the Town Council Chambers, Town Hall, 455 Mountain Village Blvd, Mountain Village, Colorado 81435.

**INTRODUCED, READ AND REFERRED to public hearing before the Town Council of the Town of Mountain Village, Colorado on the 17<sup>th</sup> day of January 2019.**

**TOWN OF MOUNTAIN VILLAGE**

**TOWN OF MOUNTAIN VILLAGE,  
COLORADO, A HOME-RULE  
MUNICIPALITY**

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

ATTEST:

\_\_\_\_\_  
Jackie Kennefick, Town Clerk

**HEARD AND FINALLY ADOPTED by the Town Council of the Town of Mountain Village,  
Colorado this \_\_\_ day of February 2019**

**TOWN OF MOUNTAIN VILLAGE  
TOWN OF MOUNTAIN VILLAGE,  
COLORADO, A HOME-RULE  
MUNICIPALITY**

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

ATTEST:

\_\_\_\_\_  
Jackie Kennefick, Town Clerk

Approved as To Form:

\_\_\_\_\_  
Jim Mahoney, Assistant Town Attorney

I, Jackie Kennefick, the duly qualified and acting Town Clerk of the Town of Mountain Village, Colorado ("Town") do hereby certify that:

1. The attached copy of Ordinance No. \_\_\_\_\_ ("Ordinance") is a true, correct and complete copy thereof.

2. The Ordinance was introduced, read by title, approved on first reading with minor amendments and referred to public hearing by the Town Council the Town ("Council") at a regular meeting held at Town Hall, 455 Mountain Village Blvd., Mountain Village, Colorado, on \_\_\_\_\_, 2018, by the affirmative vote of a quorum of the Town Council as follows:

Council Member Name	"Yes"	"No"	Absent	Abstain
Laila Benitez, Mayor				
Dan Caton, Mayor Pro-Tem				
Dan Jansen				
Bruce MacIntire				
Patrick Berry				
Natalie Binder				
Jack Gilbride				

3. After the Council's approval of the first reading of the Ordinance, notice of the public hearing, containing the date, time and location of the public hearing and a description of the subject matter of the proposed Ordinance was posted and published in the Telluride Daily Planet, a newspaper of general circulation in the Town, on \_\_\_\_\_, 2018 in accordance with Section 5.2b of the Town of Mountain Village Home Rule Charter.

4. A public hearing on the Ordinance was held by the Town Council at a regular meeting of the Town Council held at Town Hall, 455 Mountain Village Blvd., Mountain Village, Colorado, on \_\_\_\_\_, 2018. At the public hearing, the Ordinance was considered, read by title, and approved without amendment by the Town Council, by the affirmative vote of a quorum of the Town Council as follows:

Council Member Name	"Yes"	"No"	Absent	Abstain
Laila Benitez, Mayor				
Dan Caton, Mayor Pro-Tem				
Dan Jansen				
Bruce MacIntire				
Patrick Berry				
Natalie Binder				
Jack Gilbride				

5. The Ordinance has been signed by the Mayor, sealed with the Town seal, attested by me as Town Clerk, and duly numbered and recorded in the official records of the Town.

**IN WITNESS WHEREOF**, I have hereunto set my hand and affixed the seal of the Town this \_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Jackie Kennefick, Town Clerk

(SEAL)

**RESOLUTION OF THE TOWN COUNCIL  
OF THE TOWN OF MOUNTAIN VILLAGE,  
MOUNTAIN VILLAGE, COLORADO  
APPROVING LOTS 161A-1R, 161A-2, 161A-3, TRACT OS161A-R3 AND TRACT OS161A-R4  
A REPLAT, REZONE, DENSITY TRANSFER AND PARKING VARIANCE FOR LOTS  
161A-1R, 161A-2, 161A-3, Tract OS161A-3**

**Resolution No. 2008-0320-03**

**Whereas**, St Sophia Partners, LLLP, is the owner of record of real property described as Lots 161A-1R, 161A-2, 161A-3, and Tract OS161A-3, Town of Mountain Village; and

**Whereas**, the owners have requested approval of an Amendment to the Final Plat of the aforementioned Lots; and

**Whereas**, the duly recorded plats of Lots 161A-1R, 161A-2, 161A-3, and Tract OS161A-3, designate the following:

*Current Plat Status:*

Lot	Zoning Designation	Acreage	Units	Density Per Unit	Total
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Lot	Current Zoning	Zoning Density	Population Density
161A-1R	Commercial	NA	NA
161A-2	Condominium Commercial	3 Condominiums	9
161A-3	Condominium Commercial	14 Condominiums	42
Tract OS161A-3	Active Open Space	NA	NA
161D-1	Condominium	9 Condominiums	27
161D-2	Condominium	14 Condominiums	42
Total		40 Condominiums	120

**Whereas**, in compliance with the provisions of Article 4 of the Land Use Ordinance and with due consideration of the matters set forth in the application filed, this application does hereby propose the following plat amendment:

**Whereas**, the Applicant proposes a Replat, Rezone, and Density Transfer of Lots 161A-1R, 161A-2, 161A-3, and Tract OS161A-3 as follows:

*Proposed Plat Designation:*

Lot	Current Zoning	Zoning Density	Population Density
161A-R1	Commercial	NA	NA
161A-R2	Condominium Commercial	4 Condominiums	12
161A-R3	Condominium Commercial	11 Condominiums	33
Tract OS161-R3	Active Open Space	NA	NA
Tract OS161-R3A	Active Open Space	NA	NA
161D-1	Condominium	10 Condominiums	30
161D-2	Condominium	15 Condominiums	45
Total		40 Condominiums	120

#### OPEN SPACE CALCULATION

	Current Acreage	Proposed Acreage	Change
Tract OS161-R3	1.275	1.209	-0.066
Tract OS161-R3A	Does not currently exist	0.073	+0.073
Total Acreage	1.275	1.282	+0.007

#### LOTS BEING REPLATTED OR CREATED

Current Lot Number	Replatted Lot Number
161A-1R	161A-R1
161A-2	161A-R2
161A-3	161A-R3
Tract OS161A-3	Tract OS161A-R3
Does Not Currently Exist	Tract OS161A-R4

#### REZONE

Current Lot Number	Rezoned Lot
A portion of 161A-3	Newly created OS161-R4

- Replat of Lots 161A-1R, 161A-2, 161A-3 and Tract OS161A-3 to Lots 161A-R1, 161A-R2, 161A-R3, Tract OS161AR-3 and Tract OS 161S-R4
- Rezone of a portion of 161A-3 currently zoned for condominium/commercial use to Active Open Space Tract OS161-R4
- Transfer of three (3) condominium units from Lot 161A-3 to Lots 161A-R2, 161D-1 and 161D-2, adding one condominium unit to each lot for a total of 3 population density (one condominium unit) to each Lot

**Whereas**, the Applicant has asked for relief from a condition in the 2006 Town Council Resolution of



approval of Density Transfer for Lots 161A-2, 161A-3 and 161D-2, which is mandates “No Building Permit will be issued for any Condominium Units on the Lots prior to the commencement of construction of the 80 parking spaces within the 161CR Development”.

**Whereas**, the Design Review Board (DRB) considered this application, along with evidence and testimony, at a public meeting held on February 14, 2008. Upon concluding their review, the DRB voted in favor of the Replat, Rezone and Density Transfer and recommended approval to the Town Council subject to certain conditions.

**Whereas**, the Town Council considered this application, along with evidence and testimony, at a public meeting held on March 20, 2008.

**Now, Therefore, Be It Resolved** that the Town Council hereby approves the Replat, Rezone, Density Transfer of Lots 161-A1R, 161A-2, 161A-3 and Tract OS161A-3 to 161A-1R, 161A-R2, 161A-R3, Tract OS161A-R3 AND Tract OS161A-R4 and authorizes the Mayor to sign the Resolution subject to the following conditions:

**Town Council Findings of the Replat/Rezone:**

1. The Replat/Rezone proposed is generally consistent with the underlying purposes and goals of the LUO and the Design Regulations.

Finding:

The Council found the Replat/Rezone consistent with the goals of the LUO and the Design Regulations.

2. The proposed Replat/Rezone is compatible with the surrounding environment, neighborhood and area relative to, but not limited to, scale, bulk, Building height, buffer zones, character, and orientation and shall not unreasonably affect existing land Uses and the future Development of the surrounding neighborhood and area.

Finding:

The Council found that the Replat/Rezone will not have a negative effect on the existing land uses and the future development of the surrounding neighborhood and area.

3. Adequate public facilities and services are available to serve the proposed Replat/Rezone.

Finding:

The Council found adequate public facilities are available for the Replat/Rezone.

4. The proposed Replat/Rezone shall not create vehicular or pedestrian circulation hazards or cause parking, trash or service delivery congestion.

Finding:

The Council found that the Replat/Rezone will not create vehicular or pedestrian circulation hazards or cause parking, trash or service delivery congestion.

**Town Council Findings of the Density Transfer:**

1. The Density transfer proposed is generally consistent with the underlying purposes and goals of the LUO and the Design Regulations that state the following:
  - Provide a clear, consistent, predictable and efficient land Development Review Process;

Finding:

The Council found that density will be clearly defined; the ultimate development of the lots will follow the Design Review process as set forth in the Town’s Design Regulations.

- Promote public health, safety and welfare;

Finding:

The Council found that the Density Transfer will promote public health, safety and welfare through environmental sustainability, economic sustainability, and social sustainability.

- Preserve Open Space and protect the environment;

Finding:

The Council found that the adjacent open space would not be impacted by the proposed Replat or Density Transfer.

- Enhance the natural beauty of the Town's surroundings;

Finding:

The Council found that the Density Transfer will not affect the natural beauty of the Town's surroundings because the Town of Mountain Village's Design Regulations will govern how the buildings are built.

- Foster a sense of community;

Finding:

The Council found that the Density Transfer will foster a sense of community.

- Promote good civic design and Development;

Finding:

As stated

- Create and preserve an attractive and functional community;

Finding:

As stated

- Promote the economic vitality of the Town;

Finding:

As stated

- Promote the resort nature and tourism trade of the Town;

Finding:

As stated

- 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; and

Finding:

The Council found that the structures will be compatible with the natural beauty of the Town's setting because the Town's Design Regulations will be applied in the future applications related to buildings to be constructed on these lots receiving the density.

- Protect property values within the Town.

Finding:

As stated

- 2. The proposed Density transfer is compatible with the surrounding environment, neighborhood and area relative to, but not limited to, scale, bulk, Building height, buffer zones, character, and orientation and shall not unreasonably affect existing land Uses and the future Development of the surrounding neighborhood and area.

Finding:

The Council found that the density transfer is compatible with the surrounding environment.

- 3. Adequate public facilities and services are available to serve the proposed Density Transfer.

Finding:

The Council found that the existing main trunk lines for all utilities are more than adequate to serve the proposed density transfer.

- 4. The proposed Density Transfer shall not create vehicular or pedestrian circulation hazards or cause parking, trash or service delivery congestion.

Finding:

The Council found that there will not be an increase of vehicle trip generations as a result of this Density Transfer. .

- 5. In Applications that propose removing Density from a Village Center and Multi Unit Lots, the Applicant must prove the existence of a practical difficulty that prohibits the build out of the platted Density.

Finding:

The Council found that the density transfer promotes the build out of the platted density in a creative manner.

**Be it Resolved** that the Town Council voted in favor of granting a temporary parking variance for the development of Lot 161A-1R to allow the Applicant to provide alternate parking for each home built, until such time as parking becomes available in the development on Lot 161CR.

**Be It Further Resolved** that Lots 161A-1R, 161A-R2, 161A-R3, Tract OS161A-R3 AND Tract OS161A-R4 may be developed as submitted in accordance with Resolution NO. 2008-0320-03.

**Approved** by the Town Council at a public meeting March 20, 2008.

**Town of Mountain Village, Town Council**

By: \_\_\_\_\_  
Robert Delves, Mayor

**Attest:**

By: \_\_\_\_\_  
Kim Montgomery, Town Clerk



**PLANNING AND DEVELOPMENT SERVICES  
DEPARTMENT**

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

**Agenda Item No.**

**TO:** Town Council  
**FROM:** Michelle Haynes, Planning and Development Services Director  
**FOR:** Meeting of July 19, 2018  
**DATE:** July 2, 2018

**RE:** A Resolution Considering Approval of an Alternative Parking Requirements Application for Lot 161A-1R, 161A-2, 161A-3, 161A-4, 161D-1 and 161D-2 (Collectively the "Ridge Development") reducing the required parking at the Ridge Development pursuant to Community Development Code section 17.5.8.A.6

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**PROJECT GEOGRAPHY**

**Application**

**Legal Description:** 161A-1R, 161A-2, 161A-3, 161A-4, 161D-1 and 161D-2 (Collectively the "Ridge Development")

**Address:** Various, see town address map

**Applicant/Agent:** Alpine Planning LLC on behalf of the Ridge at Telluride Homeowners Association, Inc (Ridge HOA) and Ridge owners.

**Owner:** See Resolution

**Zoning:** Multi-Family

**Existing Use:** Multi-Family Residential

**Proposed Use:** no change

**Site Area:**

**Adjacent Land Uses:**

- o **North:** Open Space
- o **South:** Open Space
- o **East:** Open Space
- o **West:** Open Space

**ATTACHMENTS**

- 1) Applicant's Narrative
  - a. Resolution 2003-0610-10
  - b. Parking Assurance Covenant
  - c. Parking Performance Agreement
  - d. The Ridge at Telluride Development Agreement
  - e. FHU Parking Analysis
  - f. Settlement Term Sheet
- 2) Resolution

## **INTRODUCTION**

The Ridge HOA requests an Alternative Parking Requirement Pursuant to Community Development Code (CDC) Section 17.5.8(A)(6) and consistent with a term outlined in the Settlement Term Sheet.

## **BACKGROUND**

The Ridge Master Development Plan for lots 161A, 161A-2, 161A-3, 161A-4, 161D-1 and 161D-2 was reviewed by the DRB and approved by the Town Council on April 21, 2004 and called the Ridge Development Agreement. The agreement included terms that the use of the access road from the base of the mountain to the Ridge Line Lots would receive minimal use by lot owner vehicles and otherwise the use of the road was restricted to golf cart use for access. The agreement contemplated off-premise parking on Lot 161C-R or payment in-lieu to the Town, the Metro District (which became the Town) at the time of execution.

Concurrent with the Ridge Development Agreement approval, the following parking related approvals were also executed:

- Resolution No 2003-0610-10, A Resolution approving a parking variance for Lots 161AR, 161A-2, 161A-3, 161A-4, 161-1 and 161D-2, allowing for off-site parking on Lot 161C-R or contribution to the Parking Fund with language that would allow for repayment to the developer of 161C-R with creation of an underground parking garage.
- The Ridge Development Parking Performance Agreement, recorded on February 3, 2004
- Parking Assurance Covenant on Lot 161C-R, recorded on February 3, 2004

All of the above referenced documents affirm the off-site parking requirement on 161CR, or payment in lieu fee and reference to a parking garage on 161C-R. However, the prior agreements did not fully address the parking requirements related to all the entitled density for the Ridge Development lots.

The Town, the Ridge HOA and the Ridge Owners and the owner of Lot 161-R, CO Lot 161C-R Mountain Village, LLC are parties to the lawsuit involving, parking for the Ridge and Lot 161C-R. (the "Lawsuit").

Around April 26, 2018 the parties to the Lawsuit entered into a Settlement Term Sheet which sets out the basis for resolving the Lawsuit and identifies the key terms to a Settlement Agreement. One requirement of the Term Sheet is that the Ridge Owners and the Ridge HOA submit an application to the Town to establish Alternative Parking Requirements consistent with the terms of the Term Sheet.

## **REQUEST**

The Ridge Development application requests the parking requirements for the Ridge Development to be reduced to one (1) parking space per detached condominium and condominium from two (2) required by the CDC. The applicant requests that the lodge and efficiency lodge requirements be reduced from .5 to .33.

The CDC Parking Requirements per the CDC are shown in the table below per the Ridge Development unit designations.

Zoning Designation	Actual Units	Parking Space Per Unit	Total Parking Requirement
Detached Condominium	35	2	70

Condominium	15	2	30
Lodge	1	.5	.5
Efficiency Lodge	5	.5	2.5
Totals	56		103

Proposed Parking Requirement:

Zoning Designation	Actual Units	Alternate Parking Space Per Unit	Total Parking Requirement
Detached Condominium	35	1	35
Condominium	15	1	15
Lodge and Efficiency Lodge	6	.33	2
Totals	56		52

**CRITERIA**

The CDC Section 17.5.8(A)(6)(b) states,

“Any developer proposing alternative parking requirements shall submit a parking study prepared by a qualified parking or transportation consultant that confirms that the proposed minimum parking requirements shall provide sufficient parking spaces to serve the proposed uses.”

The applicants prepared a parking analysis (applicants exhibit E) which demonstrates use around the holidays in 2015 of .5 spaces to 1 space per unit. It also demonstrates that Village Center condominiums are required to provide one parking space per unit, consistent with the request.

The Ridge Development also has very limited vehicular access rights which limits the number of cars generated by the Ridge Development. Any increase in vehicular access rights to the Ridge Development would alter the analysis of an alternative parking requirement and staff would not support the reduction without limited vehicular access. Therefore, a condition is included in the resolution which would nullify the alternative parking requirement if additional vehicular access is ever granted to the Ridge Development.

The Term sheet is an important document reflecting years of effort and negotiation by multiple parties. It is important to all parties to satisfy the term sheet, of which this application is part of.

**ANALYSIS**

The Ridge Development parking is being addressed by this application. The Ridge Development is uniquely situated absent conventional access and the Ridge Parking Agreements and use of the Gondola help facilitate alternative and reasonable access. Staff recommends approving the Alternative Parking Application with the following findings:

Findings:

1. The application is consistent with the Settlement Term Sheet.
2. The application provided a parking study consistent with the criteria for review.
3. The Alternative Parking Requirements shall be sufficient to meet the parking demand for the proposed uses.

4. The Alternative Parking Requirements are not detrimental to the public health, safety and welfare.

### **RECOMMENDATION**

If the Town Council approves the Resolution to approve the alternative parking request, staff has provided the following draft motion:

*I move to approve by Resolution an Alternative Parking Requirement Application for Lot 161A-1R, 161A-2, 161A-3, 161A-4, 161D-1 and 161D-2 (Collectively the "Ridge Development") reducing the required parking at the Ridge Development pursuant to Community Development Code section 17.5.8.A.6 with the findings as stated in the staff memo dated July 2, 2018 and the following conditions:*

- 1) *Detached condominium and condominium parking requirements are reduced to one parking space per unit. Lodge and Efficiency Lodge Parking Requirements are reduced to .33 parking spaces per unit.*
- 2) *Resolution shall not be valid, take effect, nor be binding and recorded in the records of the San Miguel County Clerk and Recorder unless and until the Town, the Ridge Owners, the Ridge HOA, CO Lot 161C-R, LLC, and St. Sophia Partners, LLLP enter into a legally binding "Settlement Agreement" consistent with the Term Sheet resolving civil action No. 2015CV30031, San Miguel County District Court (the "Lawsuit") as between the Parties to the Term Sheet.*
- 3) *This Resolution shall become null and void if the Settlement Agreement has not been finalized and executed by all Parties to the Term Sheet and St. Sophia Partners, LLLP, by December 31, 2018.*
- 4) *Upon satisfaction of all conditions of this Resolution it shall thereupon become effective, at which point it shall then supersede and replace the Ridge Parking Agreements upon the terms and conditions set forth in the Settlement Agreement, and this Resolution shall then also supersede and replace any provision of any other document related to parking approvals for the Ridge Development. Upon satisfaction of all conditions of this Resolution and thereupon becoming effective, this Resolution shall be recorded, along with the Settlement Agreement recorded at reception number \_\_\_\_\_, in the records of the San Miguel County Clerk and Recorder, at which point this Resolution shall be the sole Town approval governing the parking requirements for the Ridge Development.*
- 5) *If the Ridge Development becomes a vehicularly accessed community at any time in the future, this Resolution shall become invalid and the parking requirements for all lots and all density at the Ridge Development shall revert to the most restrictive CDC requirements for parking then in effect.*

*This motion is based on the evidence and testimony provided at a Town Council public hearing held on July 19, 2018, with notice of such hearing as required by the Community Development Code.*

/mbh

## John A. Miller

---

**From:** Mike Rozycki <miker@sanmiguelcountyco.gov>  
**Sent:** Thursday, December 20, 2018 3:29 PM  
**To:** John A. Miller  
**Cc:** James Van Hooser; Amy Markwell; Michelle Haynes  
**Subject:** Re: Referral for Coonskin Ridge Density Transfer and Rezone

John,

Thank you for referring this Land Use application submitted by John Horn requesting a reduction in the approved density for Lots 161A-2R and for Lot 161D-2, both of which are "Ridgeline Properties" per the Ridgeline Covenant contained in the 1999 Stipulated Settlement Order. I also understand the application proposes a rezoning from from A-R2 Condo to D-2 Condo Commercial. I'm assuming this change in the zone designation is consistent with the Town of Mountain Village Master Plan?

In reviewing the materials you have provided this application is limited to a reduction of the approved density and rezoning. It did not propose building or improvement plans as this change does not involve or propose construction of buildings or residences as a part of this application. As such I have no comment or objection to this proposed Ridgeline Lot Density Transfer or to this zone change.

If or when there is a specific development plan or application for actual construction via a development approval and/or building permit, upon receipt of a Referral from the Town of Mountain Village we will review the application in accordance with the procedures and requirements of the Ridgeline Covenant.

regards

Mike Rozycki

On Thu, Dec 13, 2018 at 3:31 PM John A. Miller <[JohnMiller@mtnvillage.org](mailto:JohnMiller@mtnvillage.org)> wrote:

All,

Please find the referral form for a proposed Ridgeline Lot Density Transfer and Rezone located at Lots 161A-2R and 161D-2. I have included some of the materials provided by the applicant to orient yourself to the location a bit better.

Thank you all and let me know if there are any questions,



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



--

Mike Rozycki

Planning Director

Phone: 970.728.3083

[miker@sanmiguelcountyco.gov](mailto:miker@sanmiguelcountyco.gov)

## John A. Miller

---

**From:** James Van Hooser <jvanhooser@telluride-co.gov>  
**Sent:** Monday, December 24, 2018 10:44 AM  
**To:** John A. Miller  
**Cc:** Michelle Haynes; miker@sanmiguelcountyco.gov; Planning Director  
**Subject:** RE: Referral for Coonskin Ridge Density Transfer and Rezone

Good Morning John,

The Town of Telluride echoes the County's comments on this application at this time. We look forward to reviewing a specific construction application for conformance with the Ridgeline Covenant if and when said application is brought forward. Thank you for the opportunity to review the density transfer application, and have a happy holiday season. – James

James Van Hooser  
Planner II  
Town of Telluride  
(970)728-2170

**From:** Mike Rozycki [mailto:miker@sanmiguelcountyco.gov]  
**Sent:** Thursday, December 20, 2018 3:29 PM  
**To:** John A. Miller <JohnMiller@mtnvillage.org>  
**Cc:** James Van Hooser <jvanhooser@telluride-co.gov>; Amy Markwell <amym@sanmiguelcountyco.gov>; Michelle Haynes <mhaynes@mtnvillage.org>  
**Subject:** Re: Referral for Coonskin Ridge Density Transfer and Rezone

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If or when there is a specific development plan or application for actual construction via a development approval and/or building permit, upon receipt of a Referral from the Town of Mountain Village we will review the application in accordance with the procedures and requirements of the Ridgeline Covenant.

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Thank you all and let me know if there are any questions,

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



--

Mike Rozycki  
Planning Director  
Phone: 970.728.3083  
[miker@sanmiguelcountyco.gov](mailto:miker@sanmiguelcountyco.gov)



**PLANNING AND DEVELOPMENT SERVICES  
DEPARTMENT**

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

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**Item No. 15**

**TO:** Town Council

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

**DATE:** January 17, 2019

**RE:** Village Court Apartments (VCA) Phase IV

- a. Bauen Group Architecture and Design Studio (Bauen Group) Presentation of Conceptual Drawings and Rough Order of Magnitude Cost Estimating
- b. Presentation of Development Proforma Scenarios 1 & 2 and next steps including direction from Town Council

---

**Attachments:**

- a. Scenario 1 Schematic Design Drawings  
Rough order of Magnitude Construction Cost Estimate and Outline Specifications
- b. Scenario 2 Schematic Design Drawings  
Rough order of Magnitude Construction Cost Estimate and Outline Specifications
- c. Proforma Analysis for Scenario's 1 & 2

**SEQUENCING OF COMPLEX PROJECTS**

Provided to you are conceptual/schematic architectural plans and a rough order of magnitude cost estimate for the Village Court Apartments expansion project (referred to as Phase IV; Phase I-III consist of the existing facility). Building projects have three architectural phases:

**Schematic or conceptual drawings (SD)** – is the project in the shape and form that we like? Can we design the project as desired based on site constraints? Do we think we can afford it? Typically, the cost to generate conceptual drawings is the smallest amount of cost compared to the overall cost commitment, to determine the feasibility of a project.

**Design drawings (DD)** – are premised on the conceptual design documents which are used for design review approvals. There could be changes to the design drawings based upon board review.

**Construction drawings (CD)** – construction drawings are premised on final design drawings and include engineered structural, mechanical, plumbing, lighting, electrical, landscape plans, exterior materials and interior finishes sheets and schedules. These documents are the basis of contractor bids.

VCA Phase IV is in the conceptual architectural phase. Informed assumptions are made in the beginning of the project yet there are many factors that will only be finally determined during and after the construction drawing phase specifically the loan terms and the contractor bids to construct the project. Information provided in this memo is for the purposes of understanding the conceptual phase of the project and is subject to change as the project advances. The Town has a willing banker who is providing loan rates and terms based upon the schematic assumptions. From this point forward staff will provide Town Council monthly updates.

## OVERVIEW

The purpose of this memo is to share the schematic architectural designs and rough order of magnitude (ROM) cost estimating for the VCA Phase IV project provided by Bauen group for two scenarios. This is the first phase of the project in which the town hired a professional team to assist with conceptual design and cost estimating for the project. Town Council will also evaluate the proforma materials and discuss unit count, design and cost estimating details and then provide direction to staff.

## HISTORY

Staff gave Bauen group specific direction to illustrate as many units as possible within the building area while understanding specific known constraints such as a delineated wetland, relocation of a sewer line, soils, topography and necessary building setbacks. At the schematic phase, staff felt it was important to understand the maximum potential of the site because it is simpler to reduce a vision than to expand the vision later, even with the knowledge that proposing additional units and associated square footage means a project may cost more than originally anticipated.

Staff and Bauen Group have worked diligently behind the scenes over many months. The project has evolved beginning with an estimated 38 units and 9.4 million-dollar cost estimate in August, to the two architectural drawing scenarios and associated cost estimating for review today.

Bauen Group has provided scenarios 1 & 2 as summarized in the table below.

## SCENARIO COMPARISONS

Attachment C illustrates the primary difference between the two scenarios in terms of revenue and expense. The chart below illustrates a summary of those differences.

Category	Scenario 1	Scenario 2
Total Square Footage	45,180 square feet	32,546 square feet
Number of Units	49 42 two bedroom 7 one bedroom	41 21 two bedroom 8 one bedroom 12 studios
Cost Per Square Foot	\$270 (average between two buildings)	\$314.75 (average between two buildings)
Loan Amount	\$12.2 million	\$10 million
Overall Project Cost (soft and hard costs)	\$13.4 million	\$11.46 million
Net Project/Rental Income VCA Phase I-IV**	\$482,210	\$318,305

\*\*Net Project/Rental Income based upon revenue and expense analysis shown in attachment C.

## GENERAL OVERVIEW OF SCENARIOS 1 & 2

Scenario 1 shows the maximum number of units and total square footage that could be constructed on the site with a commensurate increase in cost for the project. During the design charrette with staff we identified that scenario 1, in addition to design review, the East building would also need a height variance approval from Town Council. The maximum height is shown on Sheet A3.01 top building section and also identified on sheet A2.01, back elevation. The maximum height variance would be 10 feet. The average height variance would be 5 feet. During design review we would model the height variance (i.e. story poles and digital imaging). As a point of interest from the VCA parking lot immediately adjacent, the East building north elevation

is shown as 41 feet, so the building height will be perceived as slightly lower than buildings 8 and 9 which sit slightly higher due to their topography. The maximum height per the zoning is 48 feet + five feet for a gable roof. The north elevation of the east building will be contextually compatible with the adjacent buildings. It is because the grade drops into the largely treed area to the north, that the building becomes much taller at the lower grade, necessitating a height variance request.

Scenario 2 is similar to scenario 1, except the fourth level has been removed from both buildings as a means to maximize number of units while reducing costs. In the final analysis we had anticipated the costs to be more significantly reduced to around 9.4 million dollars. However, because the foundation, infrastructure and roof plans remained the same, by keeping the same building footprints this approach resulted in an increase in cost per square foot and a total project cost of \$11.46 million dollars and a loan at \$10 million dollars.

### **ASSUMPTIONS**

For the purposes of the schematic phase there are many assumptions being made that will be finalized with contracts, construction documents, a final bid award to a contractor and loan details closer to when the loan is finalized that include the following items:

- Rent revenue
- Cost per square foot
- Loan debt obligation during and post construction including interest rate and terms
- 12-month period of construction
- Existing VCA income and expense is base upon fiscal year 2018 (excluding the extraordinary expenses of accelerated maintenance and parking lot improvements)

### **AVAILABLE REVENUES**

As we discussed during the October budget meeting with Town Council, the Town Council budgeted \$9.4 million dollars for VCA Phase IV and agreed that \$1,000,000 will be utilized from the affordable housing development fund to offset costs. The first section of each proforma shows soft costs to be paid with affordable housing development funds. We also have a VCA fund balance that can be utilized for paying these costs. We currently have \$1.8 million in our affordable housing development fund and approximately \$300,000 in our VCA fund balance to cover soft costs as directed by Council.

### **VACANCY ANALYSIS AND A SELF-SUSTAINING PROJECT**

Staff ran both scenarios through a proforma for the overall VCA expenditures and revenues including phase IV anticipated expenditures and revenues with a vacancy factor of 5%. Our three year vacancy average is 1-2%. The project produces a positive cash flow under both scenarios and based on the assumptions disclosed above, would not require funding from the general fund. Staff also assumed the worst-case occupancy scenario at 82% or 18% vacancy (which was the worst case during the past 10 years) and the project continued to produce positive cash flow.

### **STAFF ANALYSIS**

Staff appreciates the meticulous time and effort Bauen Group spent on the schematic drawings and cost estimating which are very complete and thorough. In staff's analysis the approach has been practical and functionally integrated into the overall VCA project which reduces long term costs. The bottom line is that under both scenarios the project will be self-sustaining.

Staff seeks direction from Town Council as to which scenario is the most advantageous for the Town and consensus to proceed accordingly.

With Council direction the next steps will be to solicit architects for design and construction drawings along with a request for qualifications for a construction firm to work with the chosen architectural firm during pre-construction and construction of the project.

/mbh





# PHASE IV VILLAGE COURT APARTMENTS

*Schematic Design*

## **PROJECT:**

Phase IV Expansion  
of the Village Court Apartments  
415 Mountain Village Blvd

## **CLIENT:**

Town of Mountain Village & Town of  
Mountain Village Housing Authority

## **ARCHITECT:**

Bauen Group, LLC  
Architecture & Design Studio  
Thomas W. Umbhau, AIA, NCARB

## **CLIENT CONTACT:**

Planning & Development Services Director  
Town of Mountain Village  
attn: Michelle Haynes

## **SUBMITTAL DATE:**

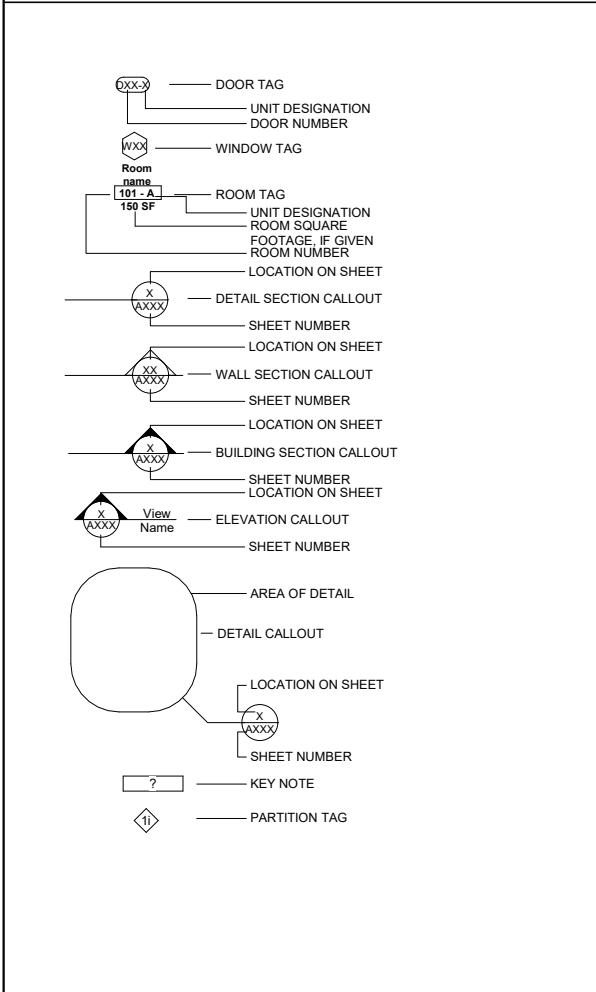
December 19, 2018



### ABBREVIATION LIST

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

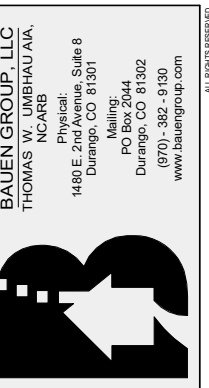
### DRAWING LEGEND



### GENERAL NOTES

1. TYPICAL DETAILS SHALL APPLY WHERE NO SPECIFIC DETAIL OR SECTIONS ARE GIVEN.
2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND CONDITIONS PRIOR TO STARTING CONSTRUCTION.
3. ANY DEVIATIONS FROM THE PLANS WHICH ARE NECESSITATED BY FIELD CONDITIONS, OR ANY CONDITIONS DIFFERENT FROM THOSE INDICATED ON PLANS, SHALL BE CALLED TO THE ATTENTION OF THE ARCHITECT. ALL WORK IS TO BE COORDINATED SO THAT COOPERATION BETWEEN TRADES WHERE REQUIRED IS ACCOMPLISHED.
4. ALL DIMENSIONS TO TAKE PRECEDENCE OVER SCALE SHOWN ON PLANS, ELEVATIONS, SECTIONS AND DETAILS. ALL LAYOUT WORK SHALL BE CHECKED FROM BOTH DIRECTIONS. DIMENSION STRINGS SHALL BE CLOSED.
5. NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER TYPICAL DETAILS.
6. VERIFY ALL OPENINGS THROUGHOUT CONSTRUCTION WITH HEATING AND VENTILATION CONTRACTOR, PLUMBING CONTRACTOR AND ELECTRICAL CONTRACTOR FOR SIZE AND LOCATION. NOTIFY ARCHITECT OF ANY DEVIATIONS FROM THE DRAWINGS.
7. SEE ARCHITECTURAL PLANS FOR SIZES AND LOCATIONS OF ALL DOOR AND WINDOW OPENINGS. LOCATIONS OF ALL NON BEARING PARTITIONS, CONCRETE SLABS, FLOOR AND ROOF SLOPES, DRAINS, ELEVATION. (LOCATION OF ALL STAIRWAYS, IF ANY) MISC. HANDRAILS, LADDERS, HANGERS, STEEL GRATINGS, LOCATION OF ALL CONCRETE INSERTS, GROOVES, CLIPS, GROUNDS, AND VENEER ANCHORS, LOCATION AND DETAIL OF MISC. YARD WORK INCLUDING WALKS, CURBS, DRIVEWAYS, TUNNELS, AND FINISHED GRADING PLAN.
8. FRAMING CONDITIONS NOT SPECIFICALLY SHOWN SHALL BE FRAMED SIMILAR TO OTHER DETAILS FOR THE RESPECTIVE MATERIAL.
9. EACH TRADE SHALL INSPECT THE WORK UPON WHICH THEY WILL BE WORKING PRIOR OF ANY ERRORS IN THE PRIOR WORK BEFORE STARTING WORK. COMMENCEMENT OF THEIR WORK SHALL BE CONSTRUED AS ACCEPTANCE OF PRIOR WORK.
10. IN THE EVENT OF DISCREPANCIES OF CONTRACT DRAWING SPECIFICATIONS, CLARIFICATION SHALL BE OBTAINED FROM THE ARCHITECT OR ENGINEER BEFORE PROCEEDING WITH WORK.
11. CONTRACT SPECIFICATIONS ARE A PART OF THE CONTRACT DOCUMENTS AND SHALL BE APPLIED IN THEIR ENTIRETY IN CONJUNCTION WITH THE CONTRACT DOCUMENTS. WHERE DISCREPANCIES EXIST BETWEEN THE SPECIFICATIONS AND THE CONTRACT DOCUMENTS, THE MOST RESTRICTIVE PROVISIONS SHALL APPLY.
12. THE GENERAL CONTRACTOR SHALL PROVIDE DIRECT SUPERVISION OF ALL SUBCONTRACTORS TO ASSURE ACCURATE PLACEMENT OF REINFORCING STEEL, EMBEDS, AND PROVISIONS FOR OTHER TRADES.
13. PRODUCTS WHICH ARE SPECIFIED BUT ENGINEERED BY OTHERS SHALL BE DESIGNED IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE, AND IN A MANNER CONSISTENT WITH THE QUALITY AND INTEGRITY OF INTENDED USE OF THE STRUCTURE.
14. SHOP DRAWINGS AND SUBMITTALS TO BE SUBMITTED AS REQUIRED BY ARCHITECT AND/OR ENGINEER FOR REVIEW AND APPROVAL AS REQUIRED.
15. OPENINGS, POCKETS, ETC. SHALL NOT BE PLACED IN SLABS, DECKS, BEAMS, JOISTS, COLUMNS, WALLS, ETC. UNLESS SPECIFICALLY DETAILED ON THE STRUCTURAL DRAWINGS.
16. PROVIDE CRAWL SPACE VENTING AS REQUIRED BY THE LOCAL GOVERNING AUTHORITIES.
17. ALL WORK SHALL BE CONSTRUCTED/INSTALLED/PLACED/ETC. PLUMB/SQUARE/LEVEL/ETC. UNLESS OTHERWISE NOTED ON THE DRAWINGS OR IN THE SPECIFICATIONS MANUAL. ALL EQUIPMENT/ACCESSORIES/ETC. SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S INSTALLATION INSTRUCTIONS UNLESS NOTED OTHERWISE ON THE DRAWINGS OR IN THE SPECIFICATION MANUAL.
18. CONTRACTOR SHALL PROVIDE AN EXTERIOR MOUNTED, MAIN ELECTRICAL DISCONNECT AS REQUIRED BY SAN MIGUEL COUNTY BUILDING DEPARTMENT.

# Phase IV Expansion Village Court Apartments East Building Mountain Village, Colorado

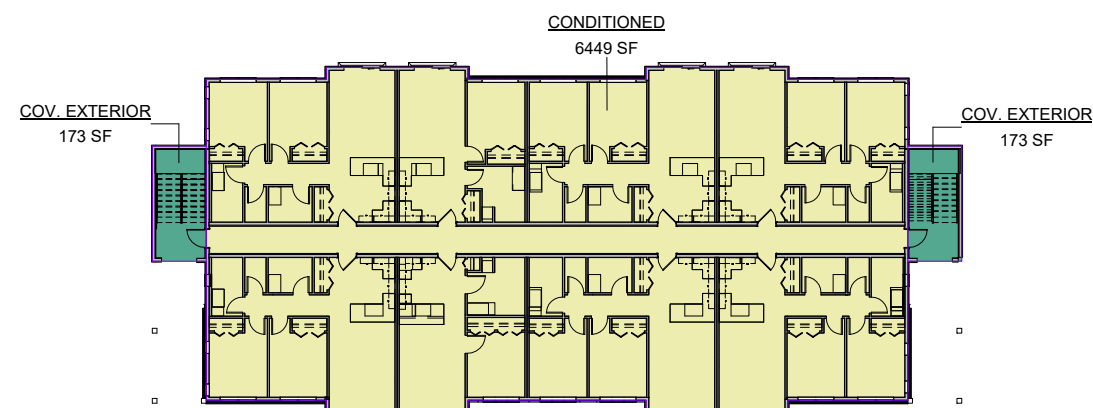


PROJECT NO: 039-2018  
PARCEL NO: 47794-00005  
DATE: 11.29.18

415 MTN VILLAGE BLVD  
MOUNTAIN VILLAGE, CO  
81435

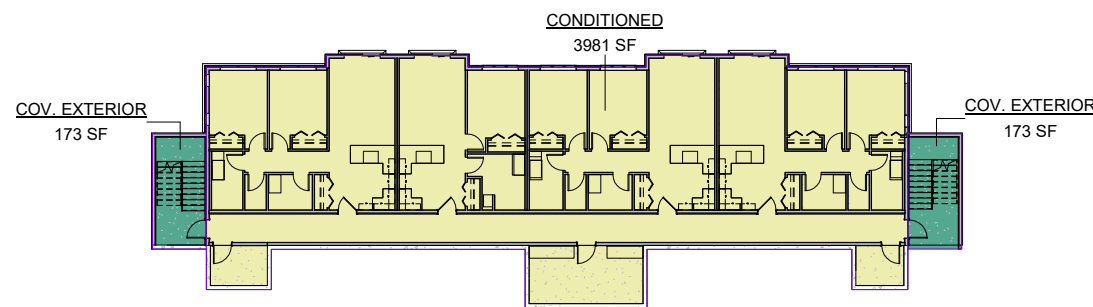
S C H E M A T I C Design  
BID SET 12.19.18

### AREA CALCULATIONS



**FIRST, SECOND & THIRD LEVEL AREA PLAN**

1/16" = 1'-0"



**LOWER LEVEL AREA PLAN**

1/16" = 1'-0"

**AREA CALCULATIONS**  
LOWER LEVEL = 4,327  
FIRST LEVEL = 6,795  
SECOND LEVEL = 6,795  
THIRD LEVEL = 6,795  
TOTAL = 24,712

**21 TWO BEDROOM UNITS  
7 ONE BEDROOM UNITS**

### PROJECT DATA

PROJECT NAME	PHASE IV EXPANSION VILLAGE COURT APARTMENTS
PROJECT ADDRESS	415 MOUNTAIN VILLAGE BLVD, MOUNTAIN VILLAGE, COLORADO
PROJECT DESCRIPTION	TWO NEW WOOD FRAMED FOUR STORY APARTMENT BUILDINGS FOR THE VILLAGE COURT APARTMENTS COMPLEX. THIS PROJECT ALSO INCLUDES THE ASSOCIATED PARKING AND LANDSCAPING FOR THE APARTMENTS.
ARCHITECT	BAUEN GROUP, LLC ARCHITECTURE & DESIGN STUDIO THOMAS W. LIMBHAUJIA, NCARB 1480 E. 2ND AVENUE, SUITE 8 DURANGO, CO 81301
STRUCTURAL ENGINEER	GOFF ENGINEERING & SURVEYING, INC. GARTH GLASCO, P.E. 126 ROCK POINT DRIVE, SUITE A DURANGO, CO 81301 970-247-1705
CIVIL ENGINEER	RUSSELL PLANNING AND ENGINEERING, INC TRAVIS MOONEY 934 MAIN AVENUE, UNIT C DURANGO, CO 81301 970-385-4546

### VICINITY MAP



### DRAWING INDEX

#	NAME
G1.05	Unnamed
GENERAL	
G1.00	SUBMITTAL COVER
G1.01	COVER SHEET
G1.02	PROJECT INFORMATION
G1.03	WALL TYPES
G1.04	SITE PLAN
CIVIL	
C101	SITE PLAN
C102	BUILDINGS GRADING PLAN
C103	SEWER RE-ALIGNMENT PLAN
C300	SEWER PLAN & PROFILE
ARCHITECTURAL	
A1.01	LOWER & FIRST LEVEL FLOOR PLAN
A1.02	SECOND & THIRD LEVEL FLOOR PLAN
A1.05	ROOF PLAN
A2.01	BUILDING ELEVATIONS
A3.01	BUILDING SECTIONS
A4.01	ENLARGED PLANS
STRUCTURAL	
S1.00	EAST BUILDING PLANS
S1.01	EAST BUILDING PLANS
S1.02	EAST BUILDING PLANS
S2.00	SECTIONS AND DETAILS

**Preliminary  
Not For Construction**

COVER SHEET

G1.01

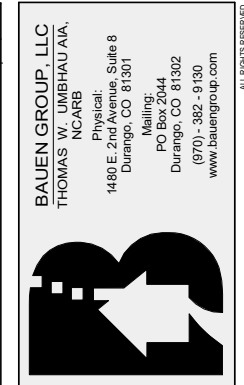
THESE DRAWINGS AND SPECIFICATIONS SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE REPRODUCED OR USED FOR ANY OTHER PROJECTS WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

CODE SUMMARY

Table containing building construction type (Type V-A, Sprinklered, Multi-story Residential Building), applicable codes (International Building Code, Fire Code, etc.), use and occupancy classification (R-2, 28 Residential Dwelling Units), and various code requirements for fire protection, building heights, and fire resistance ratings.

Table containing interior finishes (Chapter 8), fire protection systems (Chapter 9), means of egress & exiting (Chapter 10), and interior environment (Chapter 12). Includes requirements for wall and ceiling finishes, fire alarm systems, and occupant load calculations.

Table containing plumbing systems (Chapter 29), international energy conservation code 2012 (Building Envelope), Colorado Title 9, Fair Housing Act, and Mountain Village Parking Calculation. Includes requirements for water closets, lavatories, and energy performance metrics.



BAUEN GROUP, LLC
THOMAS W. UMBHAUJA, NCARB
Physical: 1480 E. 2nd Avenue, Suite B
Durango, CO 81301
Mailing: PO Box 2044
Durango, CO 81302
(970) 382-9100
www.baugroup.com

PROJECT NO: 039-2018
PARCEL NO: 47794200005
DATE: 11.29.18

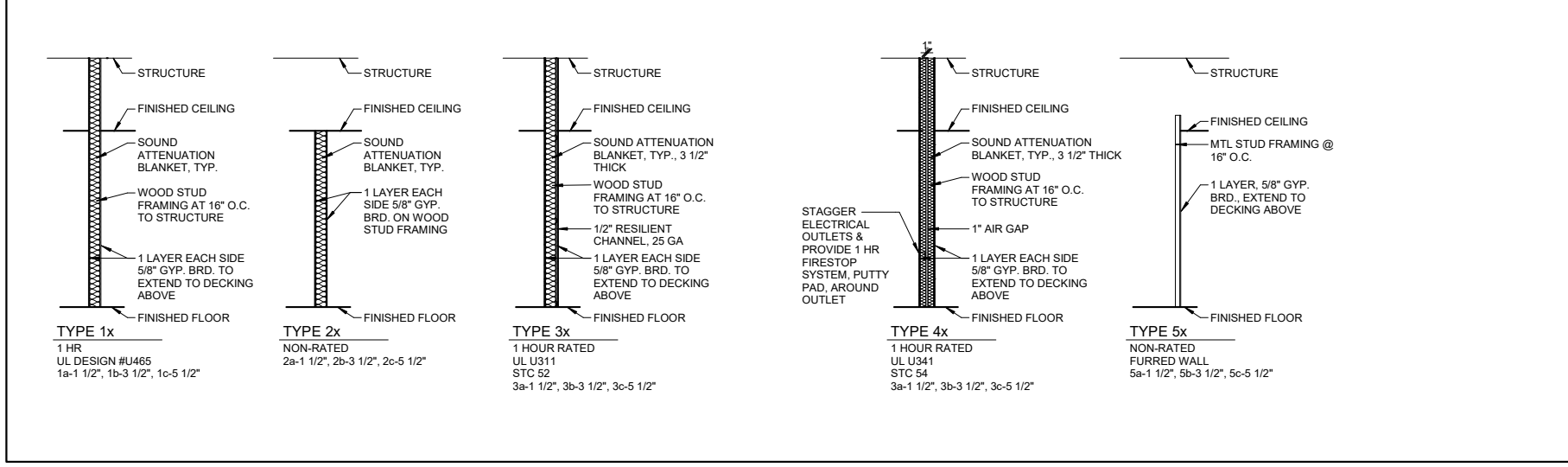
Phase IV Village Court Apartments
East Building
415 MTN VILLAGE BLVD
MOUNTAIN VILLAGE, CO
81435

PROJECT INFORMATION
G1.02

Preliminary
Not For Construction

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**WALL TYPES**



**CEILING TYPES**



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

PROJECT NO: 039-2018  
PARCEL NO: 47794200005  
DATE: 11.29.18

**BAUEN GROUP, LLC**  
THOMAS W. LIMBHALL, AIA, NCARB  
Physical: 1480 E. 2nd Avenue, Suite 8  
Durango, CO 81301  
Mailing: PO Box 2044  
Durango, CO 81302  
(970) 382-9100  
www.baugroup.com

**S C H E M A T I C**  
**BID SET 12.19.18**

**Preliminary**  
*Not For Construction*

WALL TYPES
G1.03

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**SITE PLAN**  
 1" = 10'-0"  
 NORTH

**Preliminary**  
 Not For Construction

SITE PLAN

G1.04

415 MOUNTAIN VILLAGE BLVD  
 MOUNTAIN VILLAGE, CO 81435

**Phase IV Village Court Apartments**

PROJECT NO: 038-2018  
 PARCEL NO: 4779420005  
 DATE: 12.28.18

**BAUEN GROUP, LLC**  
 THOMAS W. JIMBAUJAJA, NCARB  
 Physical: 1480 E. 2nd Avenue, Suite 8  
 Durango, CO 81301  
 Mailing: PO Box 2044  
 Durango, CO 81302  
 (970) - 382 - 9100  
 www.baugengroup.com



**S C H E M A T I C**

**BID SET 12.19.2018**

THESE DRAWINGS AND SPECIFICATIONS SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE USED FOR ANY OTHER PROJECTS WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.



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

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



DATE: 12/05/2018

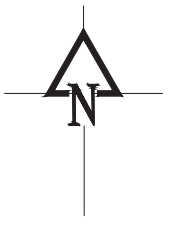
**S C H E M A T I C**

**SITE PLAN**

C101



CALL 811  
TWO WORKING DAYS  
BEFORE YOU DIG



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

**BUILDINGS  
 GRADING PLAN**

**S C H E M A T I C**

C102

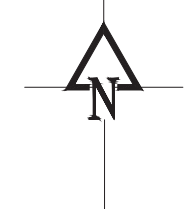
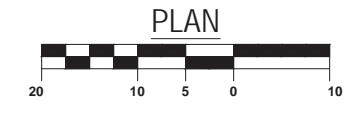
**Russell Planning & Engineering, Inc.**  
 Civil Engineering Services  
 934 Main Avenue, Unit C  
 Durango, Colorado 81301  
 Phone: (970) 385-4548  
 Fax: (970) 385-4502

DATE: 12/05/2018

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



CALL 811  
 TWO WORKING DAYS  
 BEFORE YOU DIG



SEWER RE-ALIGNMENT  
PLAN

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

DATE: 12/05/2018

C103

**S C H E M A T I C**

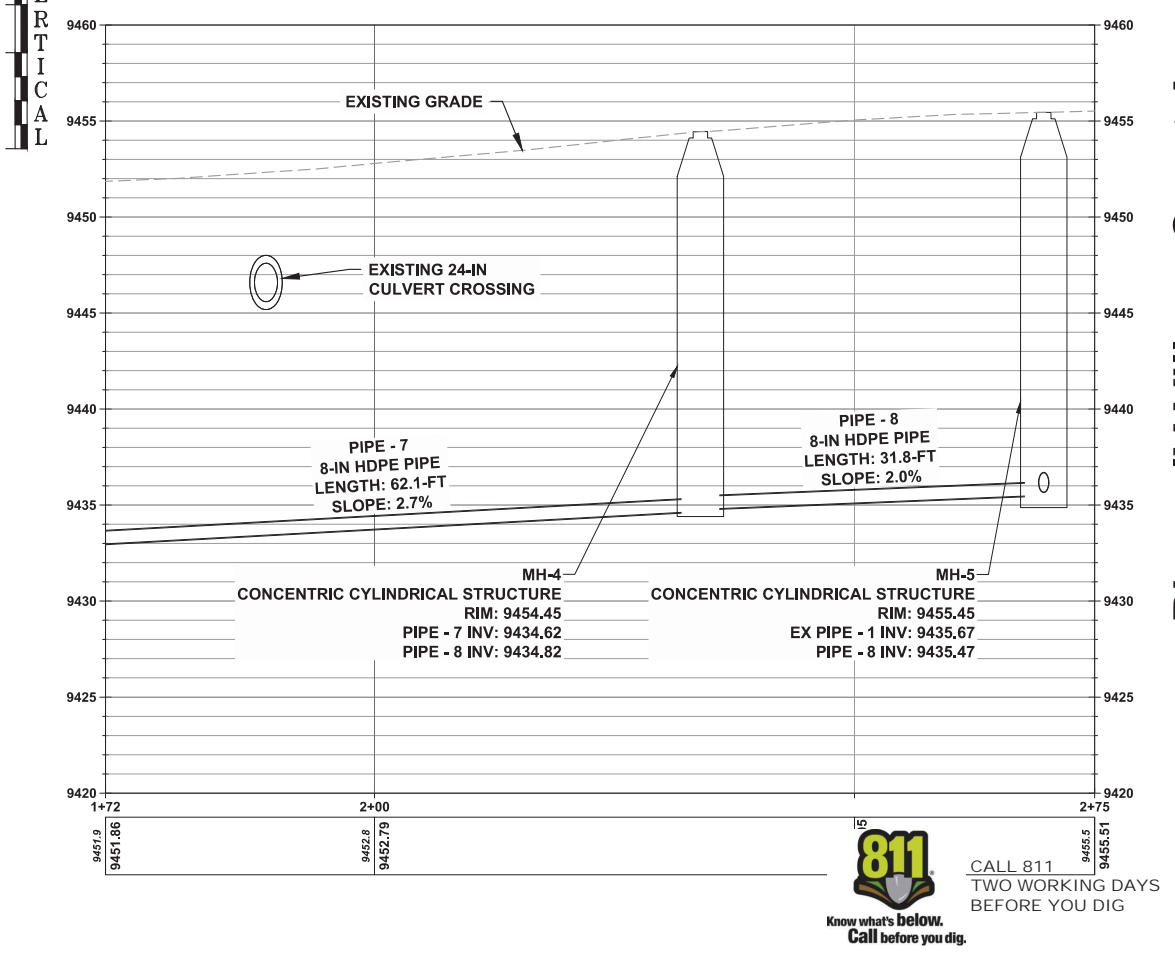
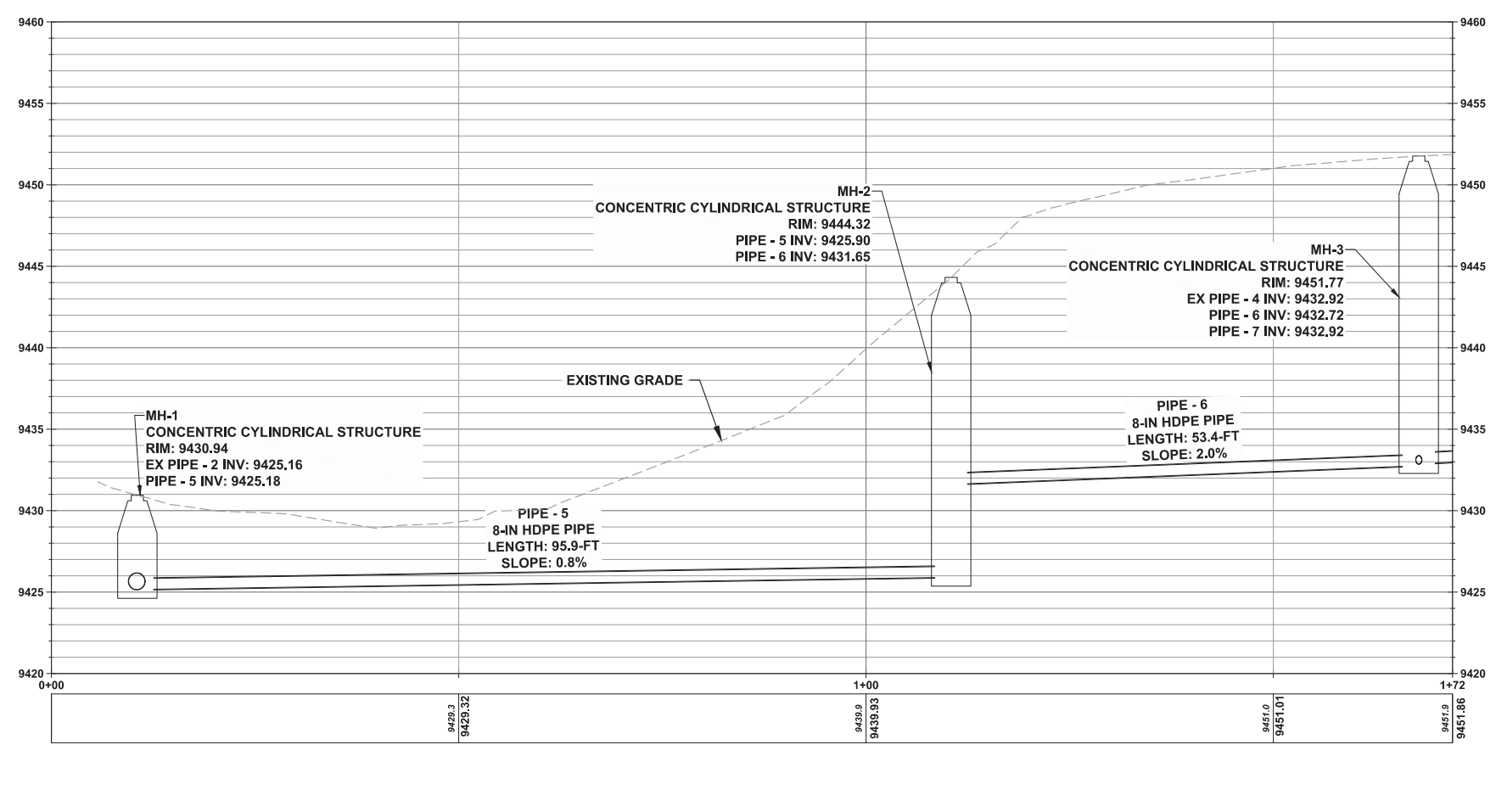
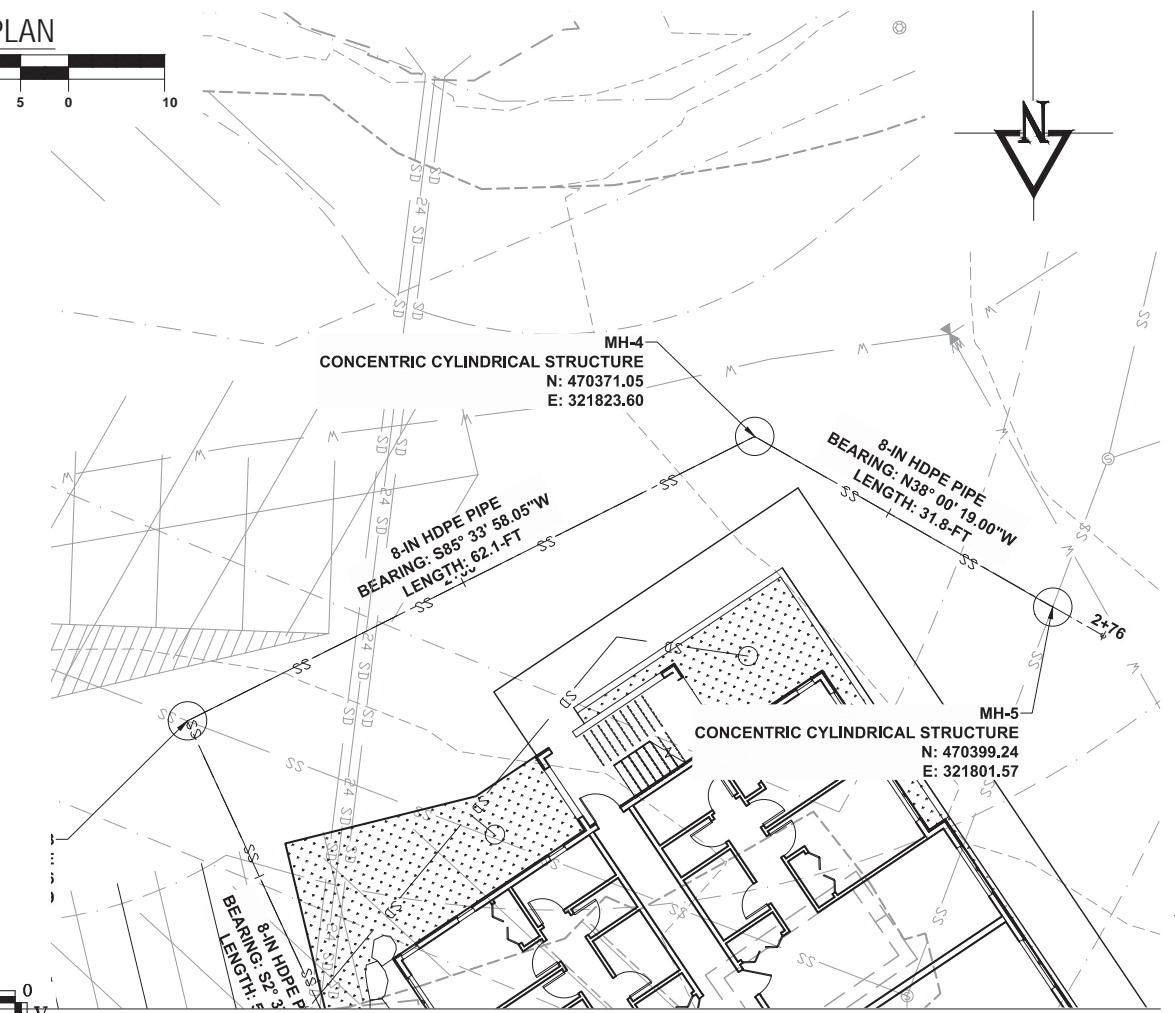
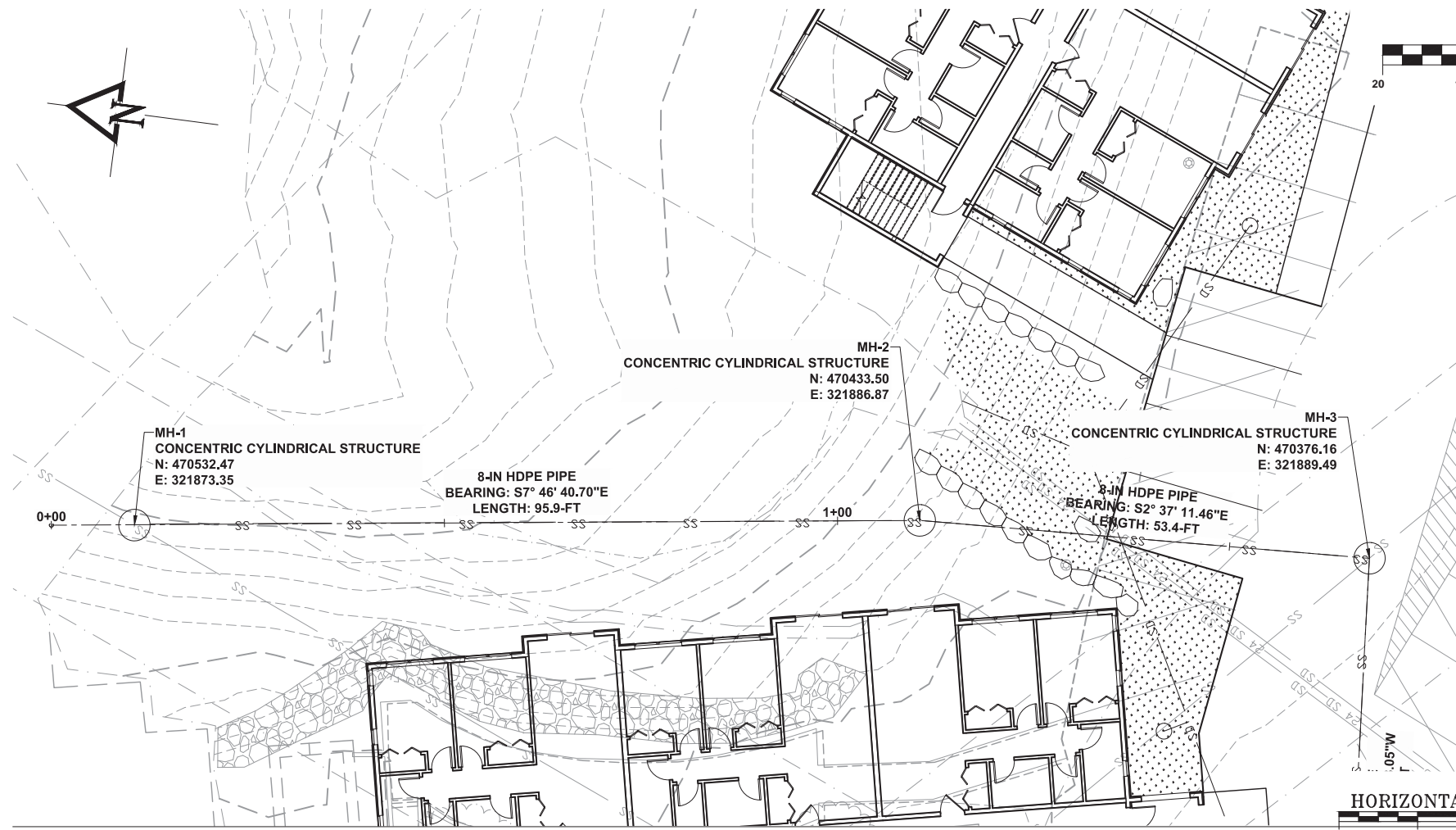


Russell Planning &  
Engineering, Inc.  
Civil Engineering Services  
934 Main Avenue, Unit C  
Durango, Colorado 81301  
Phone: (970) 385-4546  
Fax: (970) 385-4502



CALL 811  
TWO WORKING DAYS  
BEFORE YOU DIG





CALL 811  
TWO WORKING DAYS  
BEFORE YOU DIG

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

DATE: 12/05/2018

415 MTN VILLAGE BLVD  
 MOUNTAIN VILLAGE, CO  
 81435

**SEWER PLAN & PROFILE Phase IV Village Court Apartments**

**S C H E M A T I C**

C300

**FLOOR PLAN NOTES**

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

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PROJECT NO: 039-2018  
 PARCEL NO: 47794200005  
 DATE: 11.29.18

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

**East Building**

**LOWER & FIRST LEVEL FLOOR PLAN**

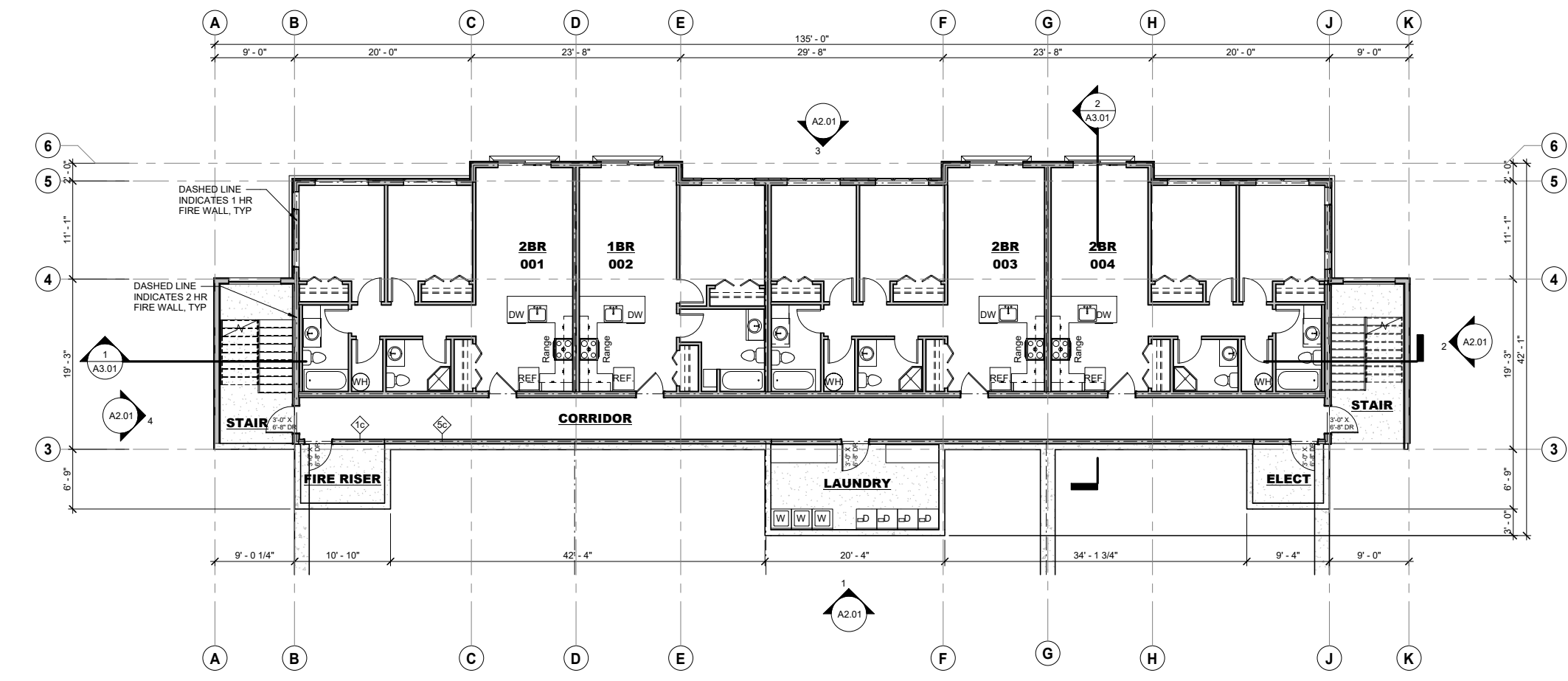
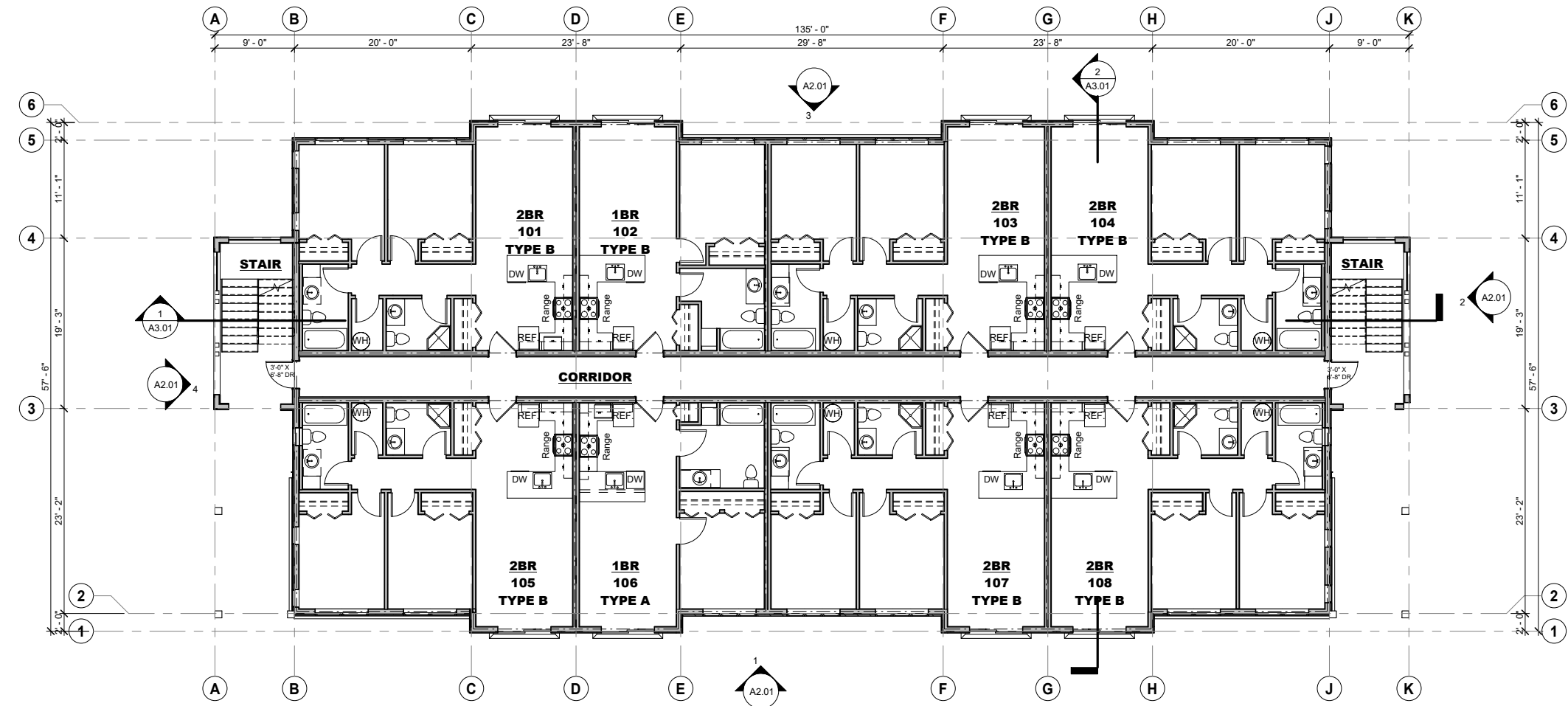
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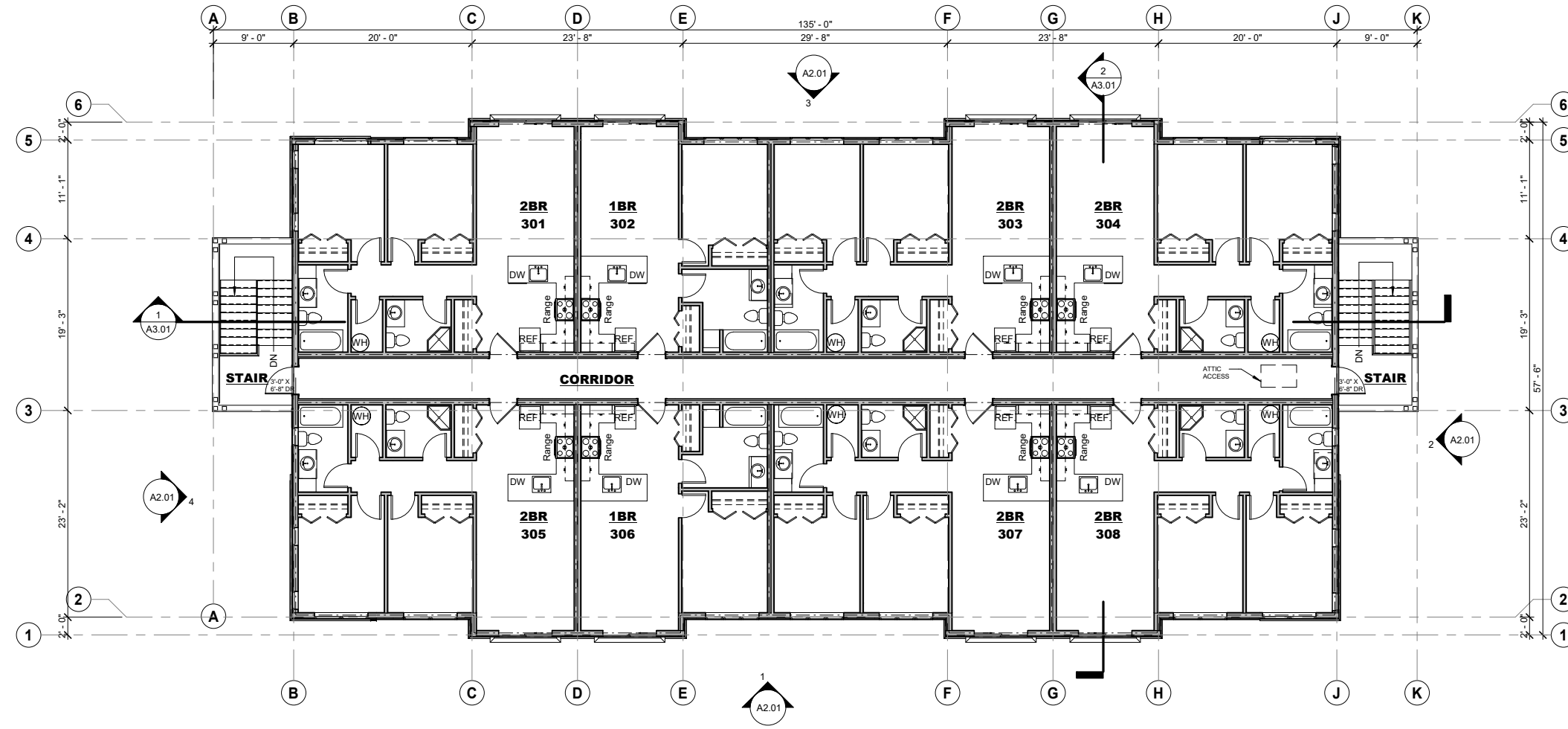
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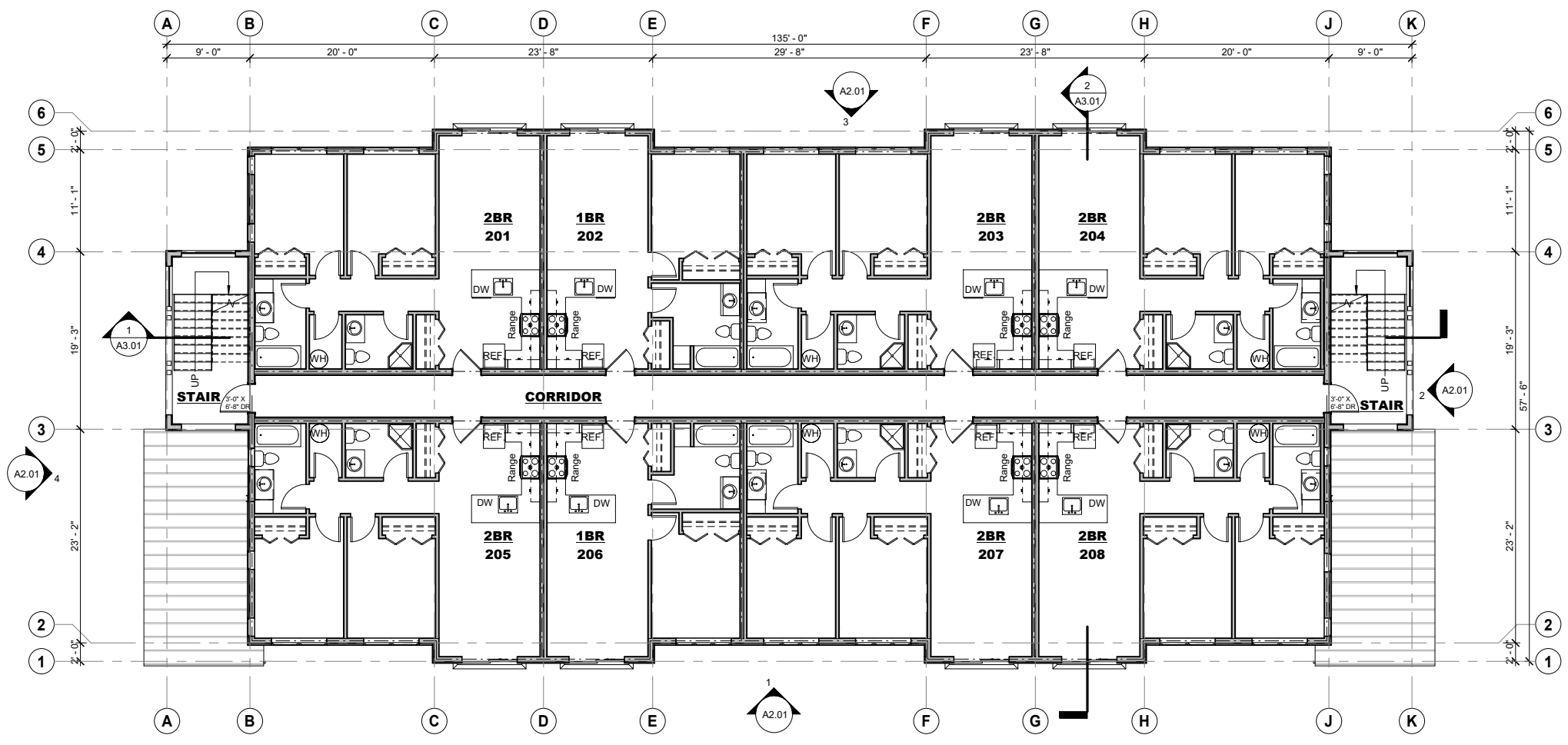
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**THIRD LEVEL FLOOR PLAN**  
1/8" = 1'-0"



**SECOND LEVEL FLOOR PLAN**  
1/8" = 1'-0"

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

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PROJECT NO: 039-2018  
PARCEL NO: 47794200005  
DATE: 11.29.18

415 MTN VILLAGE BLVD  
MOUNTAIN VILLAGE, CO  
81435

**Phase IV Village Court Apartments  
East Building**

**S C H E M A T I C**  
**Design**

**SECOND & THIRD  
LEVEL FLOOR PLAN**  
**A1.02**

**Preliminary**  
*Not For Construction*

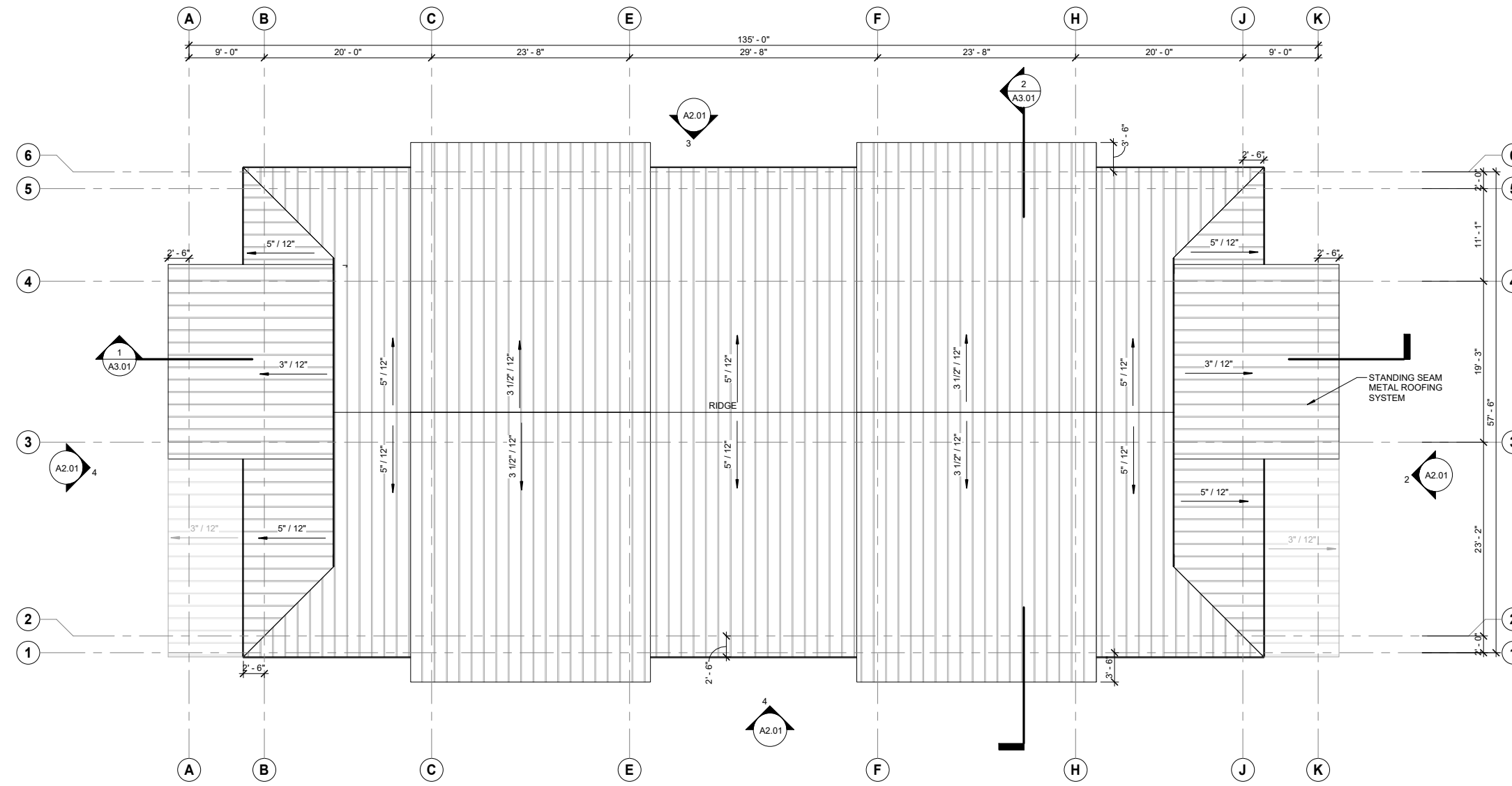
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**BID SET 12.19.18**

**ROOF PLAN NOTES**

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

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**ROOF PLAN**  
 1/8" = 1'-0"



PROJECT NO: 039-2018  
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**East Building**  
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 81435

**S C H E M A T I C** *Design*

**BID SET 12.19.18**

**Preliminary**  
 Not For Construction

ROOF PLAN  
 A1.05

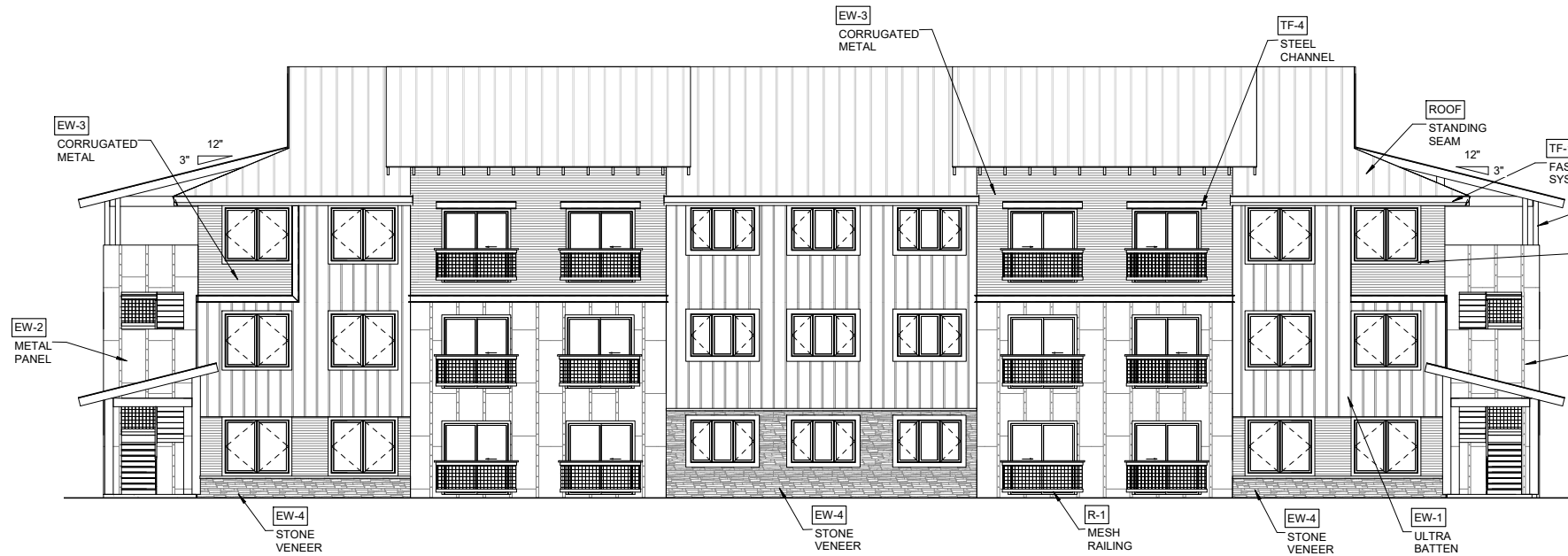
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### ELEVATION NOTES

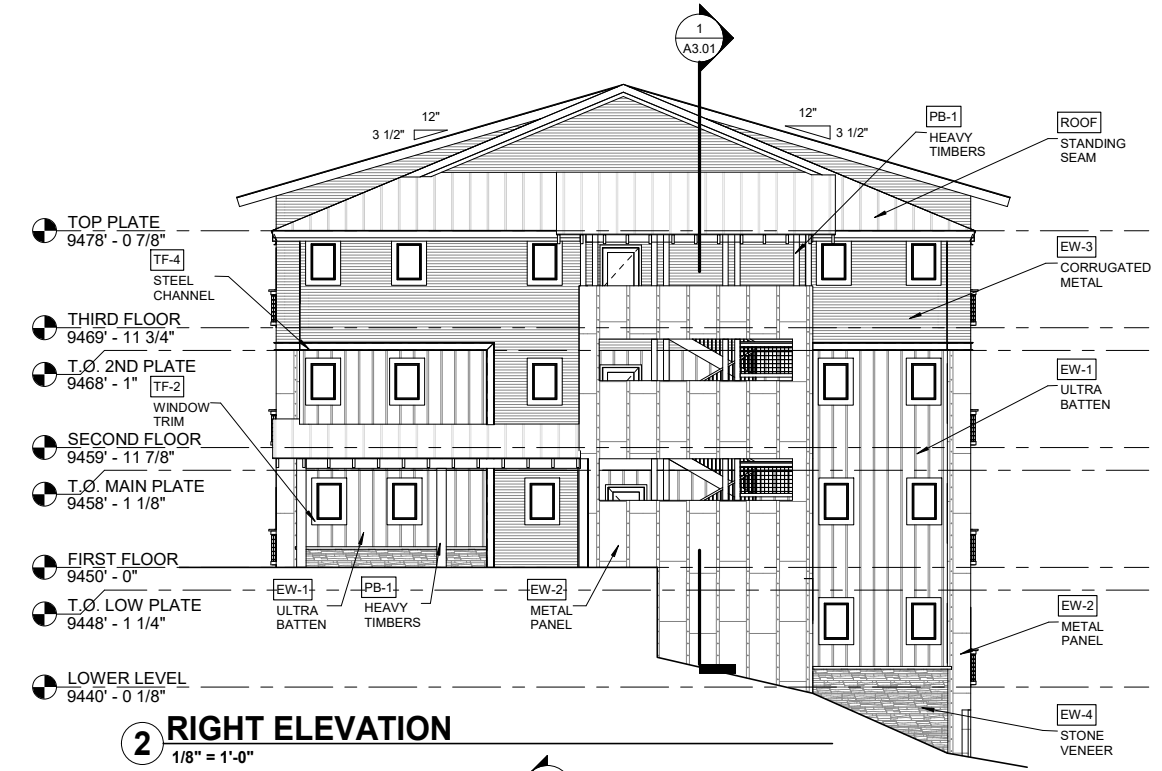
1. GENERAL CONTRACTOR TO COORDINATE EXT. BUILDING LIGHT LOCATIONS WITH ELECTRICAL CONTRACTOR.
2. STONE CAP TO BE USED @ ALL STONE APPLICATIONS WITH EXCEPTION OF FULL HEIGHT STONE VENEER AND U.N.O.
3. ALL STAIN COLORS TO BE SELECTED
4. ALL FLASHING USED SHALL BE 24ga GALVANIZED.
5. ALL FASTENERS USED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

### EXTERIOR MATERIALS LEGEND

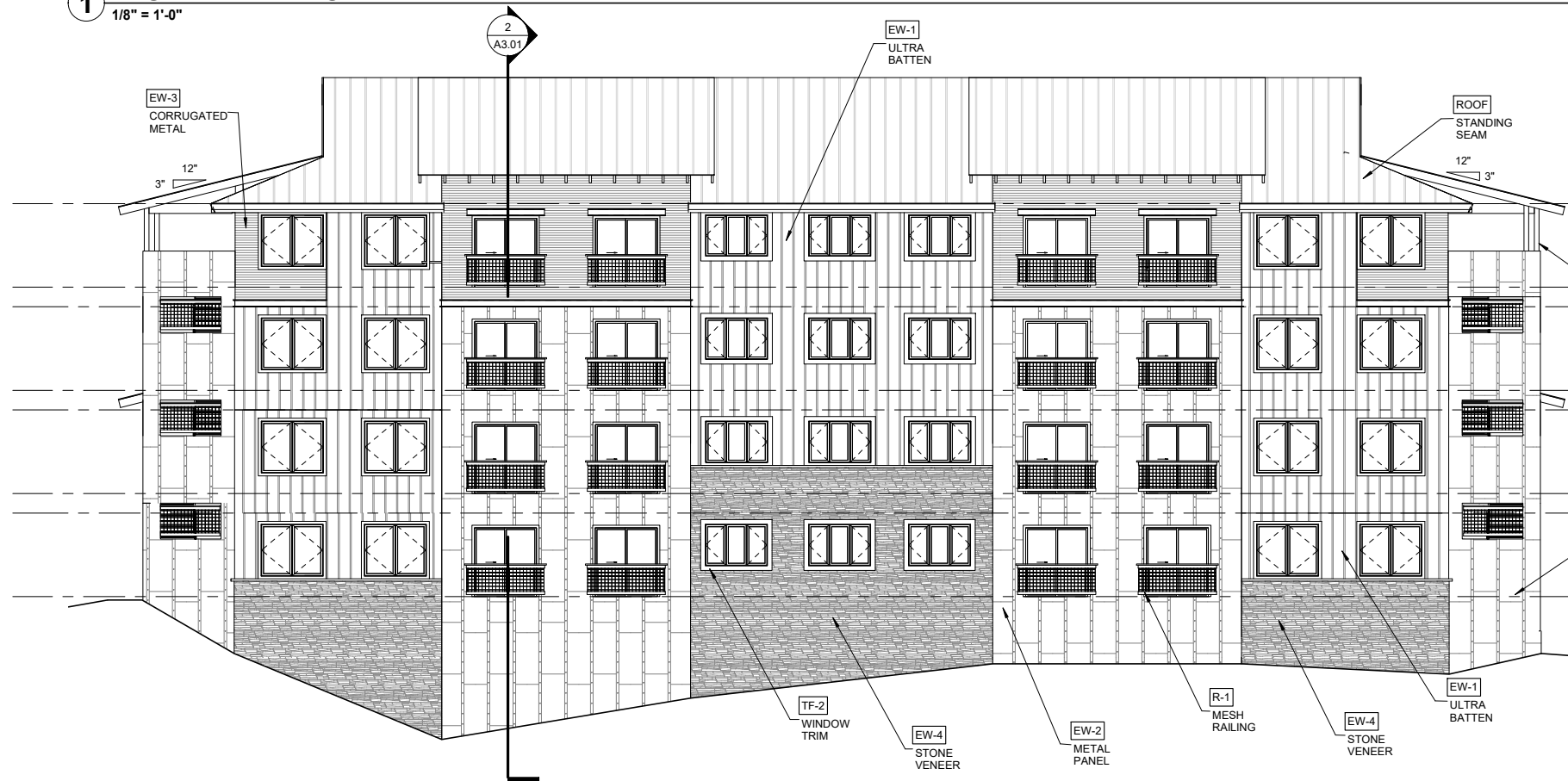
#	TYPE	DESCRIPTION	ALTERNATE
<b>1 - WALLS</b>			
EW-1	ULTRA BATTEN	BRIDGER ULTRA BATTEN METAL WALL PANEL, VERTICAL ORIENTATION, 13 3/4" COVERAGE, TRUTEN A606	HARDIE BOARD AND BATTEN SIDING, 16" BOARD AND 8" BATTEN.
EW-2	METAL PANEL	RUSTED SHEET METAL PANEL WITH METAL STRAPS AND EXPOSED FASTENERS, VERTICAL ORIENTATION	HARDIE REVEAL PANEL SYSTEM WITH EXPOSED FASTENERS
EW-3	CORRUGATED METAL	7/8" BONDERIZED CORRUGATED METAL	8" HARDIE HORIZONTAL LAP SIDING
EW-4	STONE VENEER	THIN CUT STONE VENEER	
<b>2 - TRIM &amp; FASCIA</b>			
TF-1	FASCIA SYSTEM	1x12 FASCIA BOARD AND 1x8 SHADOW BOARDS, FINISH TBD	
TF-2	WINDOW TRIM	5/4"x6" SMART TRIM	
TF-3	DOOR TRIM	5/4"x6" SMART TRIM	
TF-4	STEEL CHANNEL	8" DECORATIVE STEEL CHANNEL	
<b>3 - POSTS &amp; BEAMS</b>			
PB-1	HEAVY TIMBERS	6x6 & 10x10 TIMBER POSTS AND BEAMS AS SIZED ON DRAWINGS, STAINED	
PB-2	HEAVY TIMBERS		
<b>4 - RAILINGS</b>			
R-1	MESH RAILING	4X4 WELDED WIRE MESH PANELS IN A STEEL FRAME	



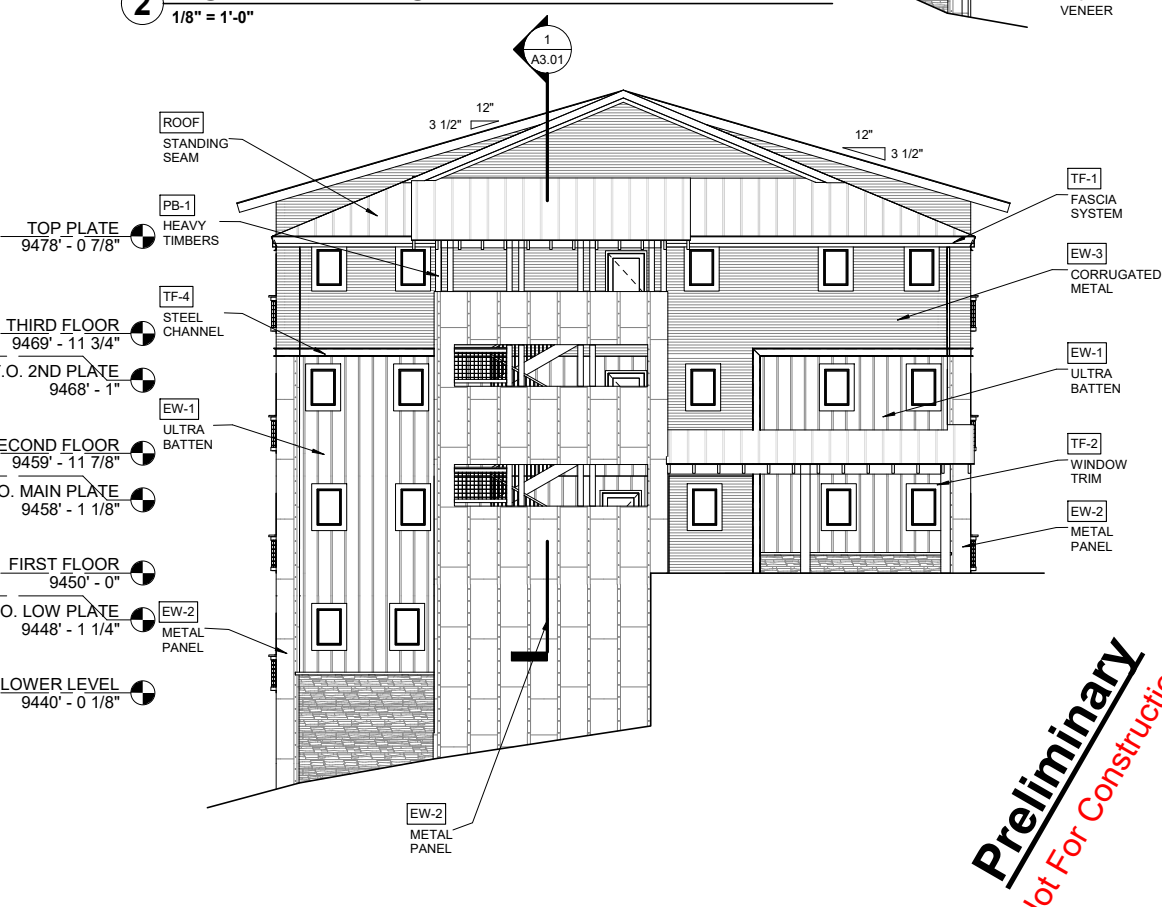
**1 FRONT ELEVATION**  
1/8" = 1'-0"



**2 RIGHT ELEVATION**  
1/8" = 1'-0"



**3 BACK ELEVATION**  
1/8" = 1'-0"



**4 LEFT ELEVATION**  
1/8" = 1'-0"

**Phase IV Village Court Apartments**  
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PROJECT NO: 039-2018  
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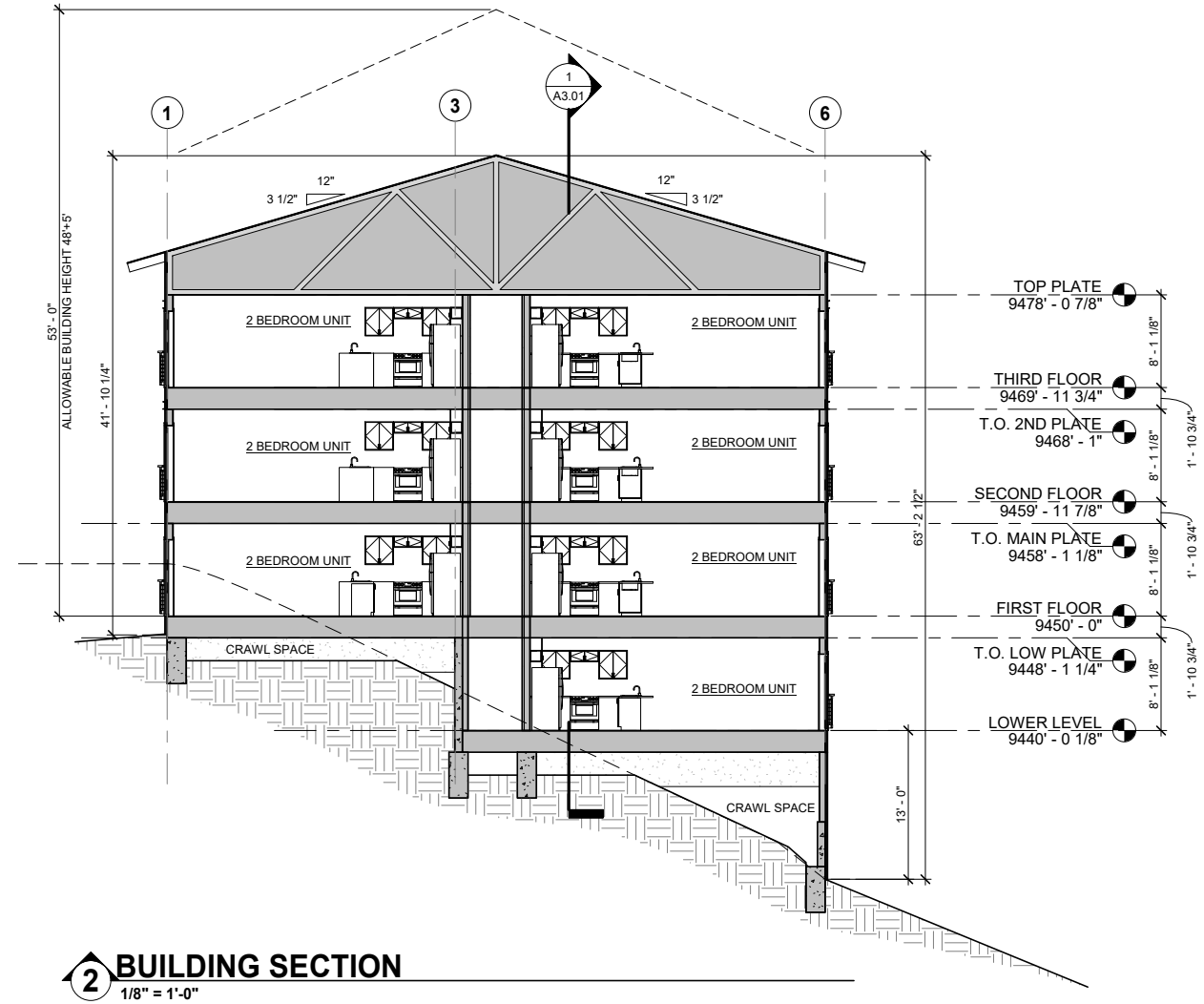
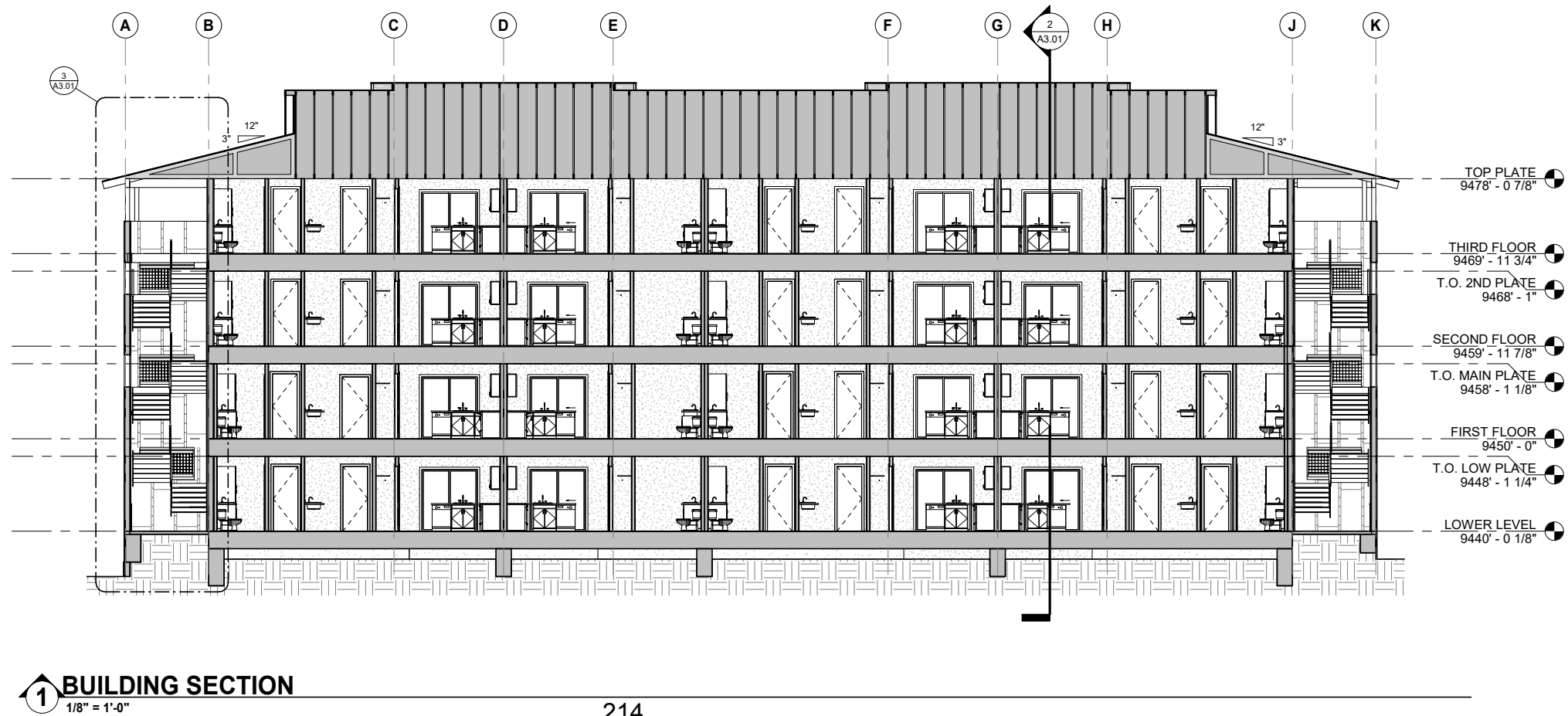
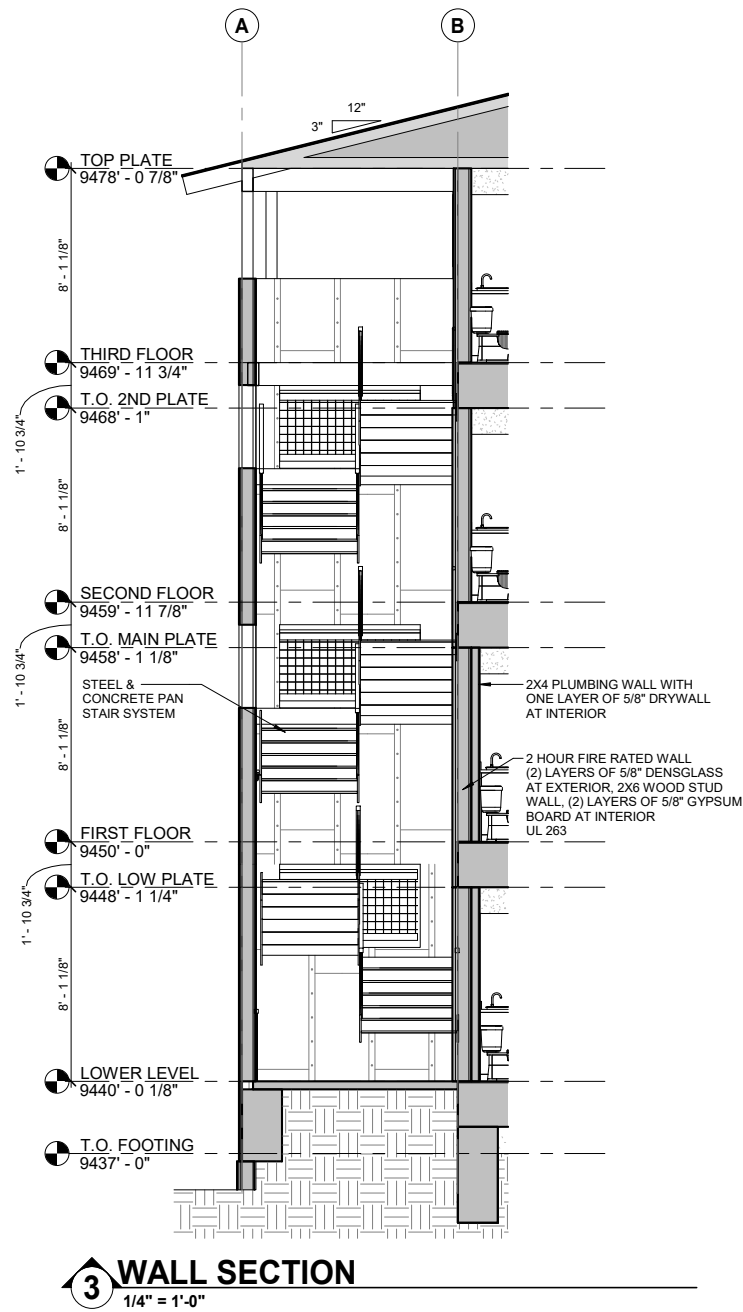
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**Design**

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**Preliminary**  
**Not For Construction**

BUILDING  
ELEVATIONS  
**A2.01**

**BID SET 12.19.18**



**Preliminary**  
Not For Construction

BUILDING SECTIONS

A3.01

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

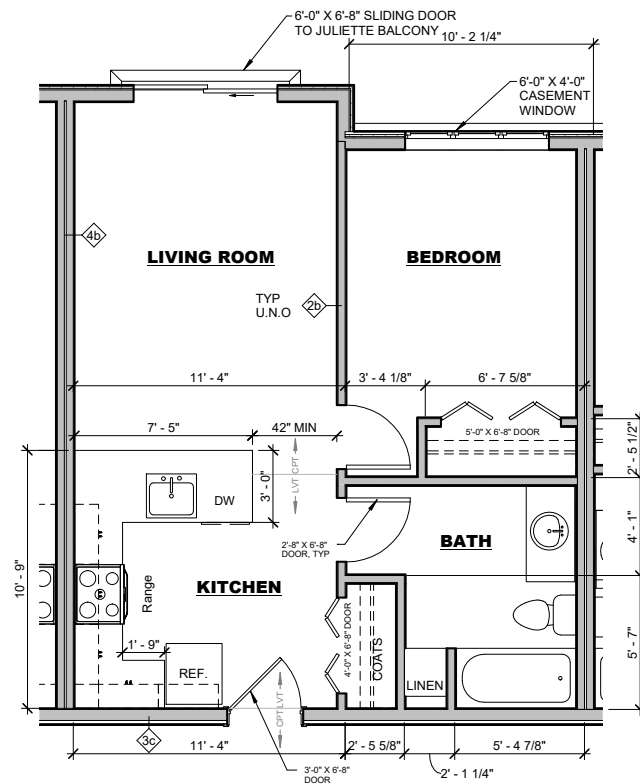
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PARCEL NO: 47794200005  
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**S C H E M A T I C**  
*Design*

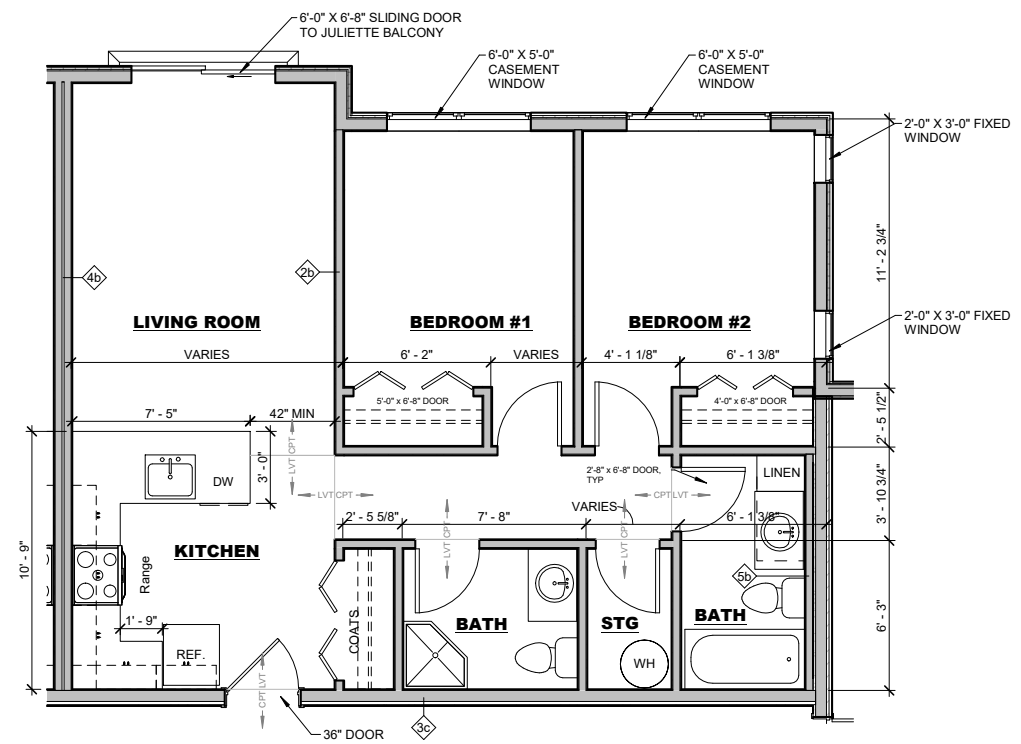
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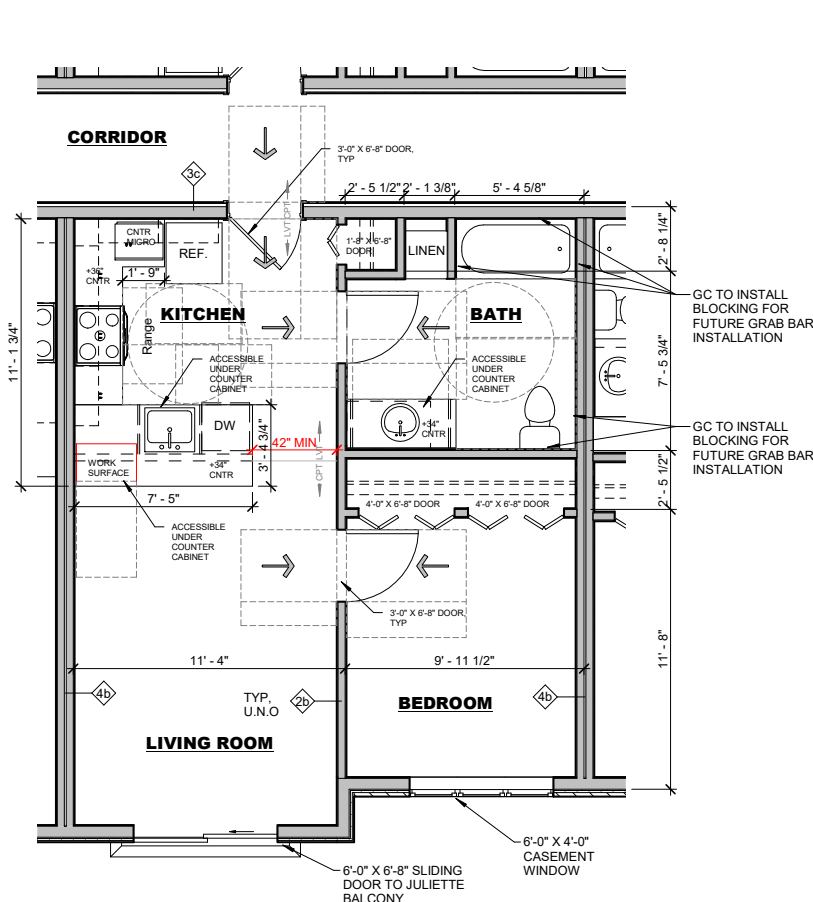
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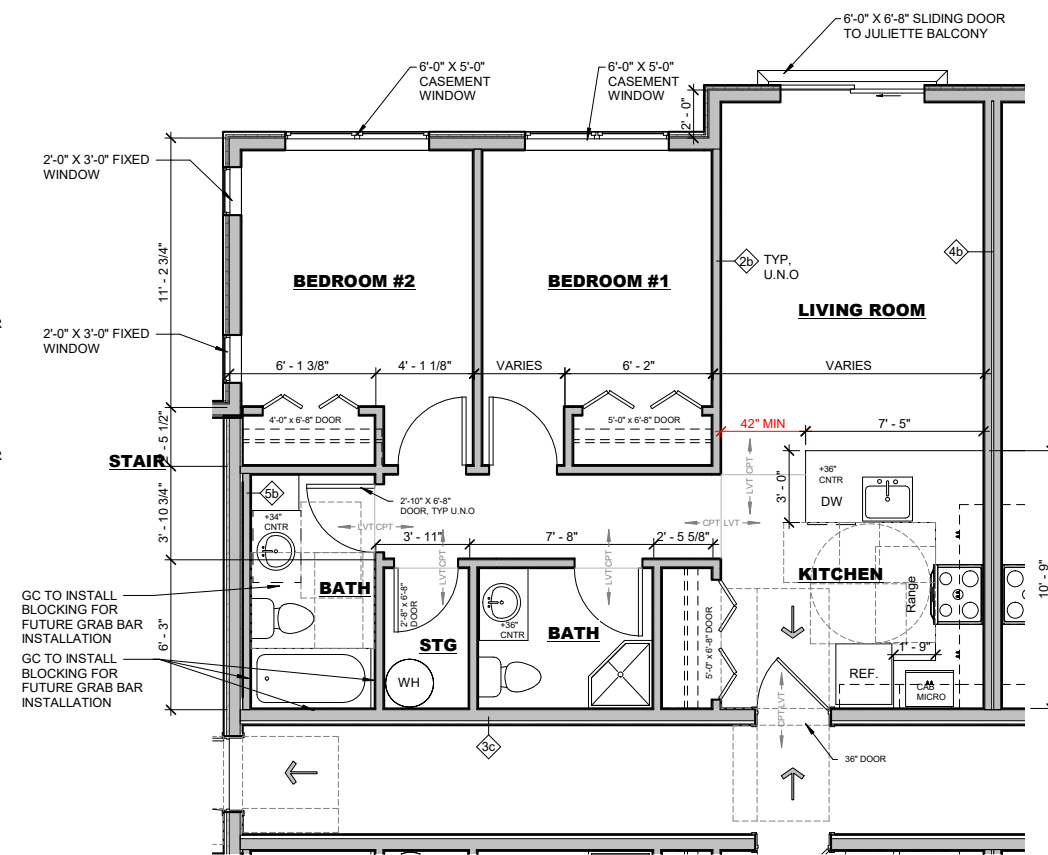
**TYPICAL 1 BEDROOM FLOOR PLAN**  
1/4" = 1'-0"



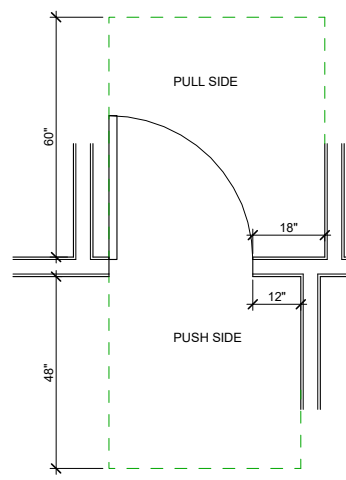
**TYPICAL 2 BEDROOM FLOOR PLAN**  
1/4" = 1'-0"



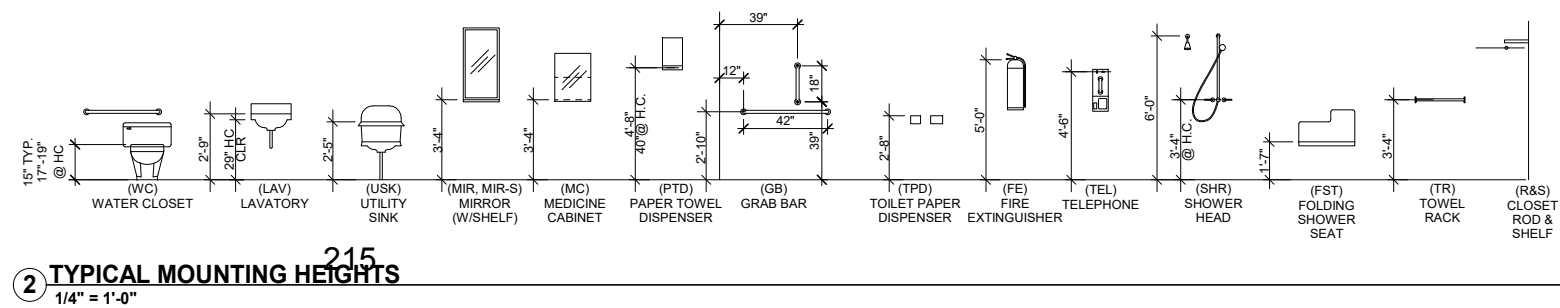
**TYPICAL TYPE A UNIT**  
1/4" = 1'-0"



**TYPICAL TYPE B UNIT**  
1/4" = 1'-0"



**1 TYPICAL ADA DOOR CLEARANCES**  
1/2" = 1'-0"



**2 TYPICAL MOUNTING HEIGHTS**  
1/4" = 1'-0"



PROJECT NO: 039-2018  
PARCEL NO: 47794-200005  
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**Phase IV Village Court Apartments**  
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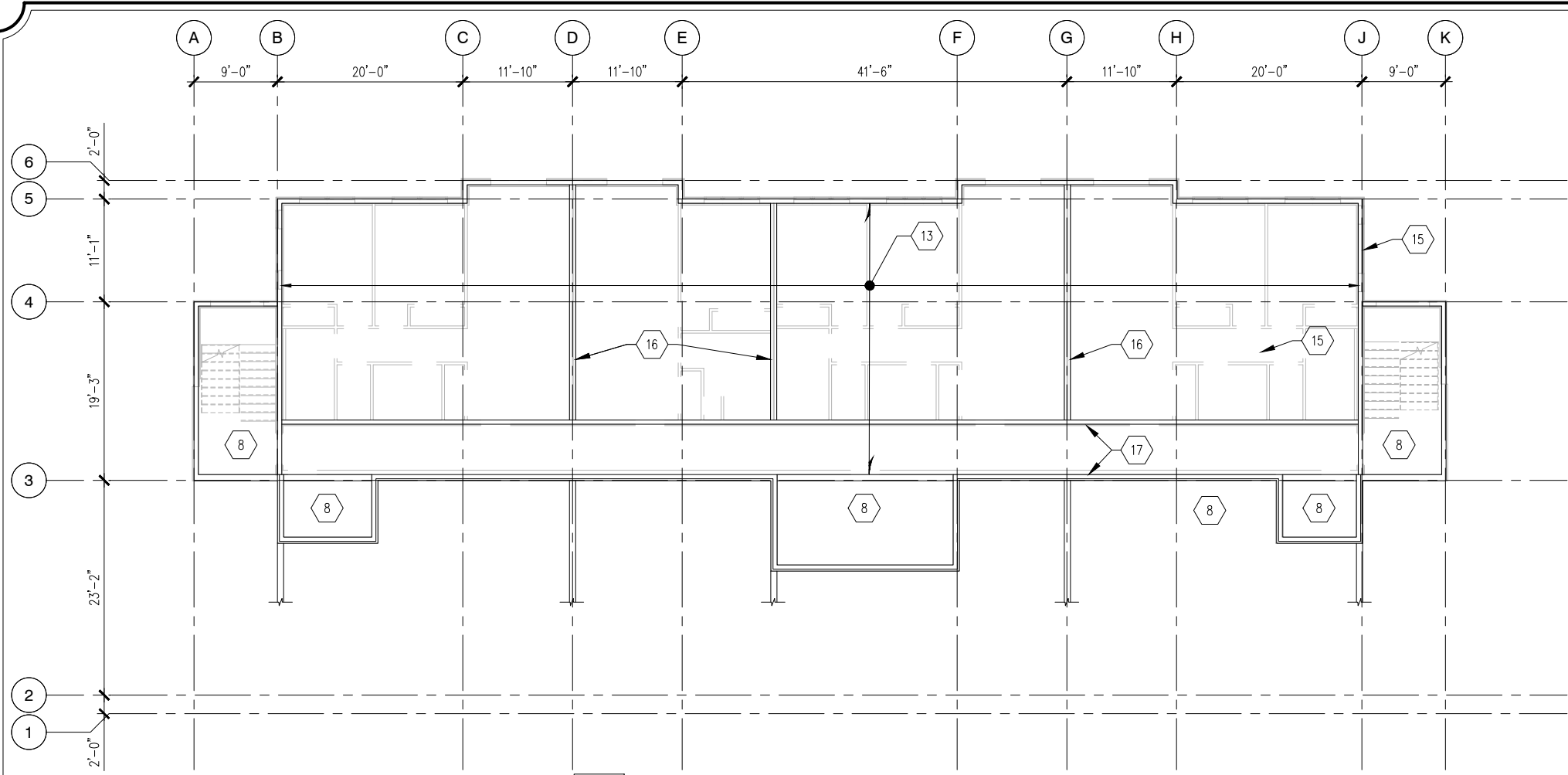
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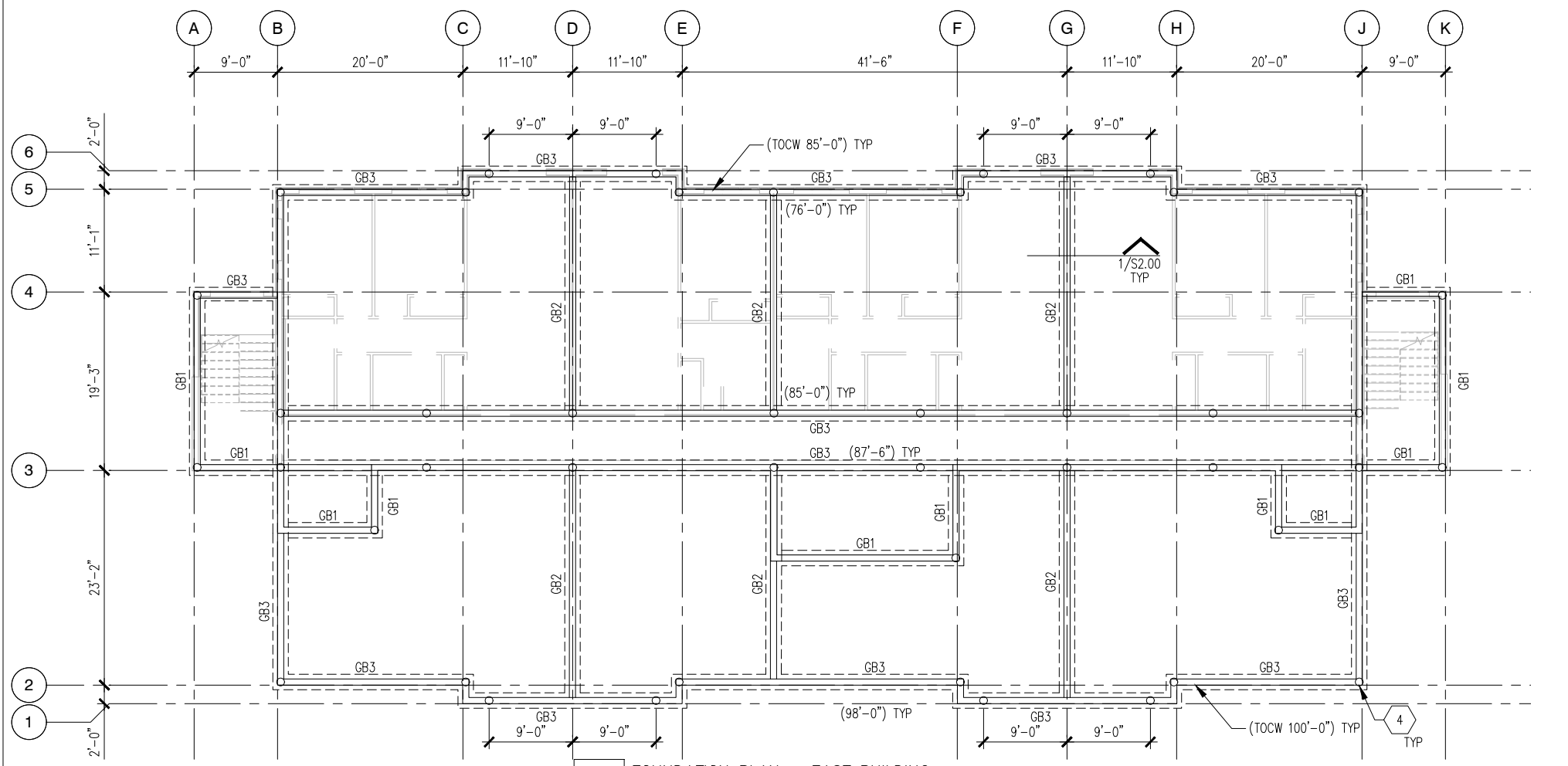
**ENLARGED PLANS**  
**A4.01**

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2 GROUND FLOOR FRAMING PLAN - EAST BUILDING  
1/8" = 1'-0"



1 FOUNDATION PLAN - EAST BUILDING  
1/8" = 1'-0"

NOTES:

- DESIGN CRITERIA:  
BUILDING CODE: INTERNATIONAL BUILDING CODE, 2012 EDITION  
  
THE STRUCTURE AND FOUNDATIONS ARE DESIGNED FOR SELF-WEIGHT PLUS THE FOLLOWING LIVE LOADS:  
  
INTERIOR RESIDENTIAL FLOORS: 40 PSF  
INTERIOR CORRIDORS, STAIRS FLOORS: 100 PSF  
ROOF SNOW LOAD: 95 PSF
- THE MAXIMUM ALLOWABLE FOUNDATION BEARING PRESSURE, LATERAL PRESSURE, AND LATERAL SLIDING RESISTANCE FOR SUPPORTING SOILS IS BASED ON THE GEOTECHNICAL ENGINEERING RECOMMENDATIONS PREPARED BY TRAUTNER GEOTECH, PROJECT No. 551246E, DATED MAY 3, 2018:  
  
ALLOWABLE SOIL BEARING PRESSURE: 2,500 PSF  
  
ALL FOOTINGS SHALL BE PLACED ON A 1'-6" THICK LAYER OF COMPACTED STRUCTURAL FILL.
- FIRST FLOOR REFERENCE ELEVATION IS 100'-0", AND IS ELEVATION 9450'-0". REFERENCE ELEVATIONS, UNLESS OTHERWISE NOTED:  
  
ROOF LEVEL TOP OF PLATE = 128'-0 7/8"  
THIRD FLOOR REFERENCE ELEVATION = 119'-11 3/4"  
SECOND FLOOR REFERENCE ELEVATION = 109'-11 7/8"  
FIRST FLOOR REFERENCE ELEVATION = 100'-0"  
LOWER FLOOR REFERENCE ELEVATION = 90'-0 1/8"
- FOUNDATION SYSTEM: REINFORCED CONCRETE GRADE BEAMS SUPPORTED BY DRIVEN PIPE PILES, 10" DIAMETER GRADE 40. APPROXIMATE AVERAGE PIPE PILE LENGTH IS 50-FEET.
- TOP OF GRADE BEAM ELEVATIONS IS 97'-6", UNLESS OTHERWISE STATED ON PLANS AS (XX'-XX").
- "GB" INDICATES REINFORCED CONCRETE GRADE BEAMS, USED FOR INTERIOR FOOTINGS. SEE GRADE BEAM SCHEDULE FOR SIZE, AND REINFORCING (ASTM 615, GRADE 60). SEE TYPICAL FOUNDATION GRADE BEAM DETAIL.

GRADE BEAM SCHEDULE		
MARK	GRADE BEAM SIZE	REINFORCING
GB1	1'-8" WIDE x 2'-0" DEEP	REINFORCING: 350 LBS/CY
GB2	1'-8" WIDE x 3'-0" DEEP	REINFORCING: 350 LBS/CY
GB3	1'-8" WIDE x 4'-0" DEEP	REINFORCING: 350 LBS/CY

- TYPICAL REINFORCED CONCRETE STEM WALLS ARE 8" THICK, WITH 150 LBS/CY REINFORCING.
- CONCRETE SLAB ON GRADE: 4" THICK, W/ #3 @ 18" EW.
- TOP OF CONCRETE WALL ELEVATION IS NOTED ON PLANS AS (TOCW 97'-6").
- INTERIOR BEARING/PONY WALLS ARE 2x6 @ 12" OC STUDS.
- INTERIOR BEARING/PONY WALLS ARE 2x8 @ 16" OC STUDS.
- WOOD FLOOR JOIST FRAMING: 11-7/8" BCI 6000 @ 16" OC, OR 11-7/8" TJI 210 @ 16" OC.
- WOOD FLOOR TRUSS FRAMING: PRE-FABRICATED WOOD FLOOR TRUSSES: 1'-10" DEEP @ 16" OC, W/ SIMPSON H2.5 CLIPS AT ALL TRUSS BEARING LOCATIONS. FLOOR TRUSSES SHALL BE DESIGNED FOR THE FOLLOWING MINIMUM LOADS:  
  
TRUSS BOTTOM CHORD DEAD LOAD: 10 PSF  
TRUSS TOP CHORD DEAD LOAD: 15 PSF  
TRUSS TOP CHORD LIVE LOAD: 40 PSF
- FLOOR SHEATHING IS 3/4-INCH TONGUE-AND-GROOVE OSB, GLUED AND NAILED ALONG INTERMEDIATE SUPPORTS AND SUPPORTED EDGES.
- EXTERIOR WOOD FRAMED WALLS ARE BEARING/SHEAR WALLS, 2x6 @ 16" OC STUDS WITH 7/16" PLYWOOD OR OSB, EXTERIOR GRADE, UNLESS NOTED OTHERWISE. ALL EDGE AND SIDE PANEL JOINTS SHALL OCCUR OVER STUDS OR BLOCKING.
- INTERIOR WOOD FRAMED PARTY WALLS BETWEEN UNITS ARE (2) 2x4 @ 16" OC FRAMED WALLS, PLACED WITH A 1" GAP BETWEEN WALLS.
- INTERIOR WOOD FRAMED CORRIDOR WALLS BETWEEN CORRIDOR AND UNITS ARE: 2x6 TOP AND BOTTOM PLATES WITH 2x6 @ 12" OC STUDS. EDGE OF STUDS ARE STAGGERED TO FLUSH WITH PLATES.
- SEE HEADER SCHEDULE FOR TYPICAL HEADER, AND TRIM AND KING STUDS EACH SIDE.

HEADER SCHEDULE				
SPAN/MARK	HEADER	KING STUDS	TRIM STUDS	REMARKS
< 4'-0"	(1) 1 3/4" x 9 1/2" LVL	(1) KING	(1) TRIM	
4'-0" < 6'-0"	(2) 1 3/4" x 9 1/2" LVL	(2) KING	(2) TRIM	
6'-0" < 8'-0"	(2) 1 3/4" x 9 1/2" LVL	(2) KING	(2) TRIM	

- TYPICAL ROOF FRAMING IS PRE-FABRICATED WOOD ROOF TRUSSES @ 24" OC, W/ SIMPSON H2.5 CLIPS AT ALL TRUSS BEARING LOCATIONS (1 PER TRUSS PLY). TRUSSES SHALL BE DESIGNED FOR THE FOLLOWING MINIMUM LOADS:  
  
TRUSS BOTTOM CHORD DEAD LOAD: 10 PSF  
TRUSS TOP CHORD DEAD LOAD: 10 PSF  
TRUSS TOP CHORD LIVE LOAD: 95 PSF
- "GT" INDICATES GIRDER TRUSS LOCATION.
- ROOF SHEATHING: 5/8" PLYWOOD OR OSB.

Sheet Index	
S1.00	EAST BUILDING PLANS
S1.01	EAST BUILDING PLANS
S1.02	EAST BUILDING PLANS
S2.00	SECTIONS AND DETAILS



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VILLAGE COURT APARTMENTS  
EAST BUILDING  
PHASE IV EXPANSION

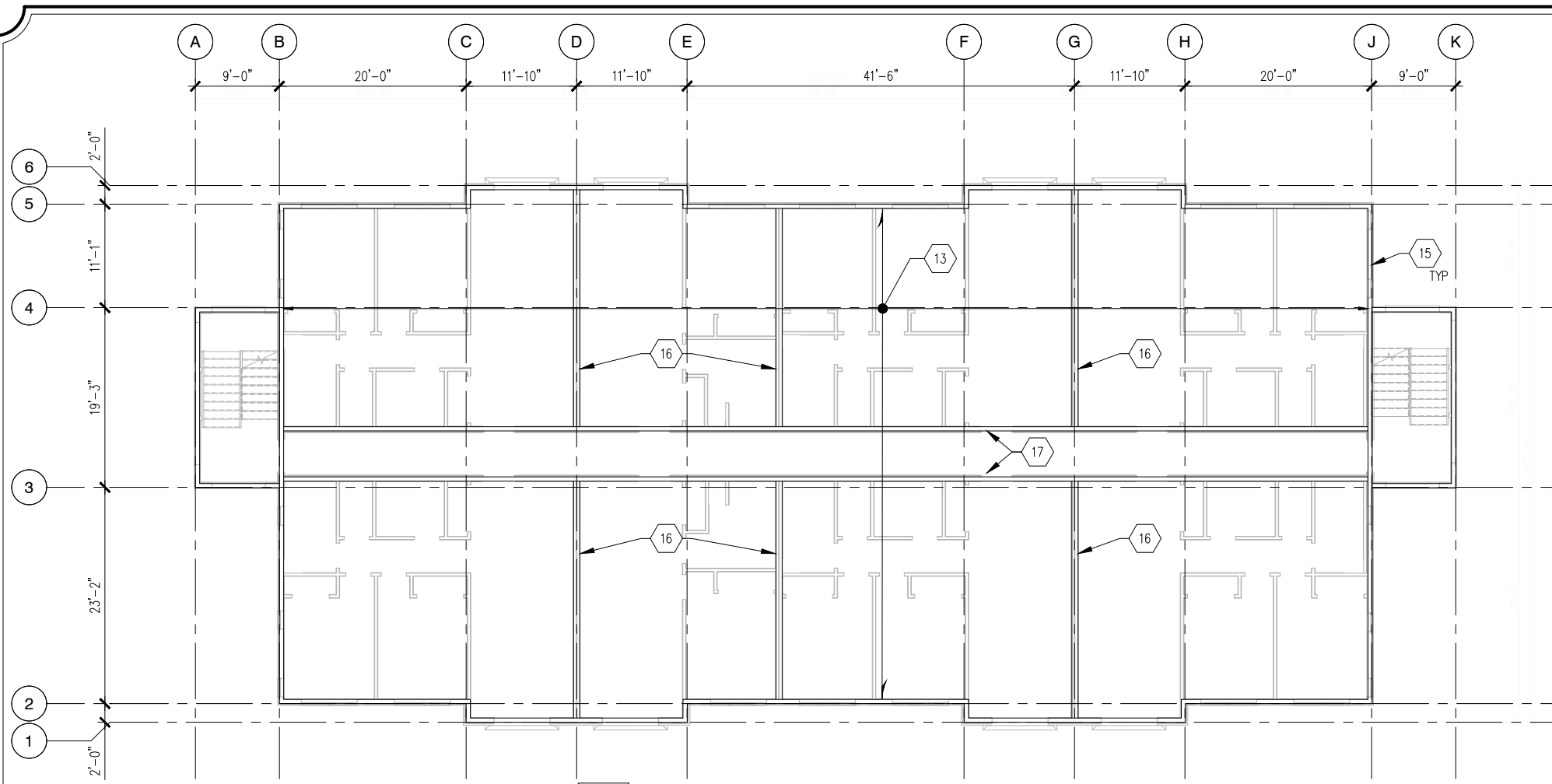
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FOR REVIEW 12-4-18

Revisions:

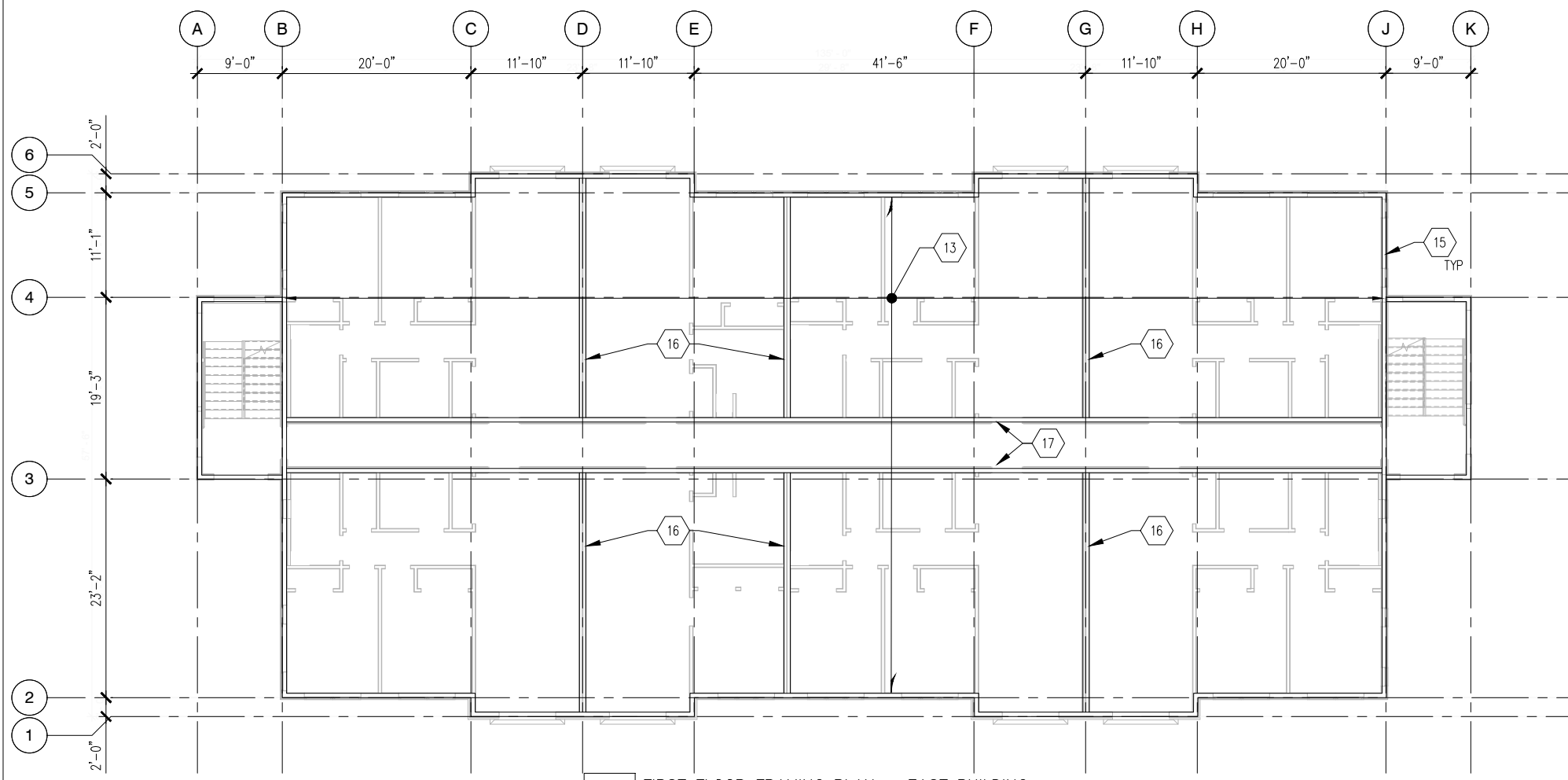
Project Number: 18-215  
Drawn By: GJG  
Designed by: GEG  
Checked By: GEG

Sheet  
**\$1.00**  
EAST BUILDING PLANS





2 SECOND FLOOR FRAMING PLAN - EAST BUILDING  
 $\frac{1}{8}'' = 1'-0''$



1 FIRST FLOOR FRAMING PLAN - EAST BUILDING  
 $\frac{1}{8}'' = 1'-0''$

NOTES:

- DESIGN CRITERIA:  
 BUILDING CODE: INTERNATIONAL BUILDING CODE, 2012 EDITION  
 THE STRUCTURE AND FOUNDATIONS ARE DESIGNED FOR SELF-WEIGHT PLUS THE FOLLOWING LIVE LOADS:  
 INTERIOR RESIDENTIAL FLOORS: 40 PSF  
 INTERIOR CORRIDORS, STAIRS FLOORS: 100 PSF  
 ROOF SNOW LOAD: 95 PSF
- THE MAXIMUM ALLOWABLE FOUNDATION BEARING PRESSURE, LATERAL PRESSURE, AND LATERAL SLIDING RESISTANCE FOR SUPPORTING SOILS IS BASED ON THE GEOTECHNICAL ENGINEERING RECOMMENDATIONS PREPARED BY TRAUTNER GEOTECH, PROJECT No. 551246E, DATED MAY 3, 2018:  
 ALLOWABLE SOIL BEARING PRESSURE: 2,500 PSF  
 ALL FOOTINGS SHALL BE PLACED ON A 1'-6" THICK LAYER OF COMPACTED STRUCTURAL FILL.  
 FIRST FLOOR REFERENCE ELEVATION IS 100'-0", AND IS ELEVATION 9450'-0". REFERENCE ELEVATIONS, UNLESS OTHERWISE NOTED:  
 ROOF LEVEL TOP OF PLATE = 128'-0  $\frac{7}{8}''$   
 THIRD FLOOR REFERENCE ELEVATION = 119'-11  $\frac{3}{4}''$   
 SECOND FLOOR REFERENCE ELEVATION = 109'-11  $\frac{7}{8}''$   
 FIRST FLOOR REFERENCE ELEVATION = 100'-0"  
 LOWER FLOOR REFERENCE ELEVATION = 90'-0  $\frac{1}{8}''$
- FOUNDATION SYSTEM: REINFORCED CONCRETE GRADE BEAMS SUPPORTED BY DRIVEN PIPE PILES, 10" DIAMETER GRADE 40. APPROXIMATE AVERAGE PIPE PILE LENGTH IS 50-FEET.  
 TOP OF GRADE BEAM ELEVATIONS IS 97'-6", UNLESS OTHERWISE STATED ON PLANS AS (XX'-XX").  
 "GB" INDICATES REINFORCED CONCRETE GRADE BEAMS, USED FOR INTERIOR FOOTINGS. SEE GRADE BEAM SCHEDULE FOR SIZE, AND REINFORCING (ASTM 615, GRADE 60). SEE TYPICAL FOUNDATION GRADE BEAM DETAIL.

GRADE BEAM SCHEDULE		
MARK	GRADE BEAM SIZE	REINFORCING
GB1	1'-8" WIDE x 2'-0" DEEP	REINFORCING: 350 LBS/CY
GB2	1'-8" WIDE x 3'-0" DEEP	REINFORCING: 350 LBS/CY
GB3	1'-8" WIDE x 4'-0" DEEP	REINFORCING: 350 LBS/CY

- TYPICAL REINFORCED CONCRETE STEM WALLS ARE 8" THICK, WITH 150 LBS/CY REINFORCING.
- CONCRETE SLAB ON GRADE: 4" THICK, W/ #3 @ 18" EW.
- TOP OF CONCRETE WALL ELEVATION IS NOTED ON PLANS AS (TOCW 97'-6").
- INTERIOR BEARING/PONY WALLS ARE 2x6 @ 12" OC STUDS.
- INTERIOR BEARING/PONY WALLS ARE 2x8 @ 16" OC STUDS.
- WOOD FLOOR JOIST FRAMING: 11- $\frac{7}{8}''$  BCI 6000 @ 16" OC, OR 11- $\frac{7}{8}''$  TJI 210 @ 16" OC.
- WOOD FLOOR TRUSS FRAMING: PRE-FABRICATED WOOD FLOOR TRUSSES: 1'-10" DEEP @ 16" OC, W/ SIMPSON H2.5 CLIPS AT ALL TRUSS BEARING LOCATIONS. FLOOR TRUSSES SHALL BE DESIGNED FOR THE FOLLOWING MINIMUM LOADS:  
 TRUSS BOTTOM CHORD DEAD LOAD: 10 PSF  
 TRUSS TOP CHORD DEAD LOAD: 15 PSF  
 TRUSS TOP CHORD LIVE LOAD: 40 PSF
- FLOOR SHEATHING IS  $\frac{3}{4}$ -INCH TONGUE-AND-GROOVE OSB, GLUED AND NAILED ALONG INTERMEDIATE SUPPORTS AND SUPPORTED EDGES.
- EXTERIOR WOOD FRAMED WALLS ARE BEARING/SHEAR WALLS, 2x6 @ 16" OC STUDS WITH  $\frac{7}{16}''$  PLYWOOD OR OSB, EXTERIOR GRADE, UNLESS NOTED OTHERWISE. ALL EDGE AND SIDE PANEL JOINTS SHALL OCCUR OVER STUDS OR BLOCKING.
- INTERIOR WOOD FRAMED PARTY WALLS BETWEEN UNITS ARE (2) 2x4 @ 16" OC FRAMED WALLS, PLACED WITH A 1" GAP BETWEEN WALLS.
- INTERIOR WOOD FRAMED CORRIDOR WALLS BETWEEN CORRIDOR AND UNITS ARE: 2x6 TOP AND BOTTOM PLATES WITH 2x4 @ 12" OC STUDS. EDGE OF STUDS ARE STAGGERED TO FLUSH WITH PLATES.
- SEE HEADER SCHEDULE FOR TYPICAL HEADER, AND TRIM AND KING STUDS EACH SIDE.

HEADER SCHEDULE				
SPAN/MARK	HEADER	KING STUDS	TRIM STUDS	REMARKS
< 4'-0"	(1) 1 $\frac{3}{4}$ "x9 $\frac{1}{2}$ " LVL	(1) KING	(1) TRIM	
4'-0" < 6'-0"	(2) 1 $\frac{3}{4}$ "x9 $\frac{1}{2}$ " LVL	(2) KING	(2) TRIM	
6'-0" < 8'-0"	(2) 1 $\frac{3}{4}$ "x9 $\frac{1}{2}$ " LVL	(2) KING	(2) TRIM	

- TYPICAL ROOF FRAMING IS PRE-FABRICATED WOOD ROOF TRUSSES @ 24" OC, W/ SIMPSON H2.5 CLIPS AT ALL TRUSS BEARING LOCATIONS (1 PER TRUSS PLY). TRUSSES SHALL BE DESIGNED FOR THE FOLLOWING MINIMUM LOADS:  
 TRUSS BOTTOM CHORD DEAD LOAD: 10 PSF  
 TRUSS TOP CHORD DEAD LOAD: 10 PSF  
 TRUSS TOP CHORD LIVE LOAD: 95 PSF
- "GT" INDICATES GIRDER TRUSS LOCATION.
- ROOF SHEATHING:  $\frac{5}{8}''$  PLYWOOD OR OSB.

**GOFF**  
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**VILLAGE COURT APARTMENTS**  
**EAST BUILDING**  
 PHASE IV EXPANSION

Issue Record:

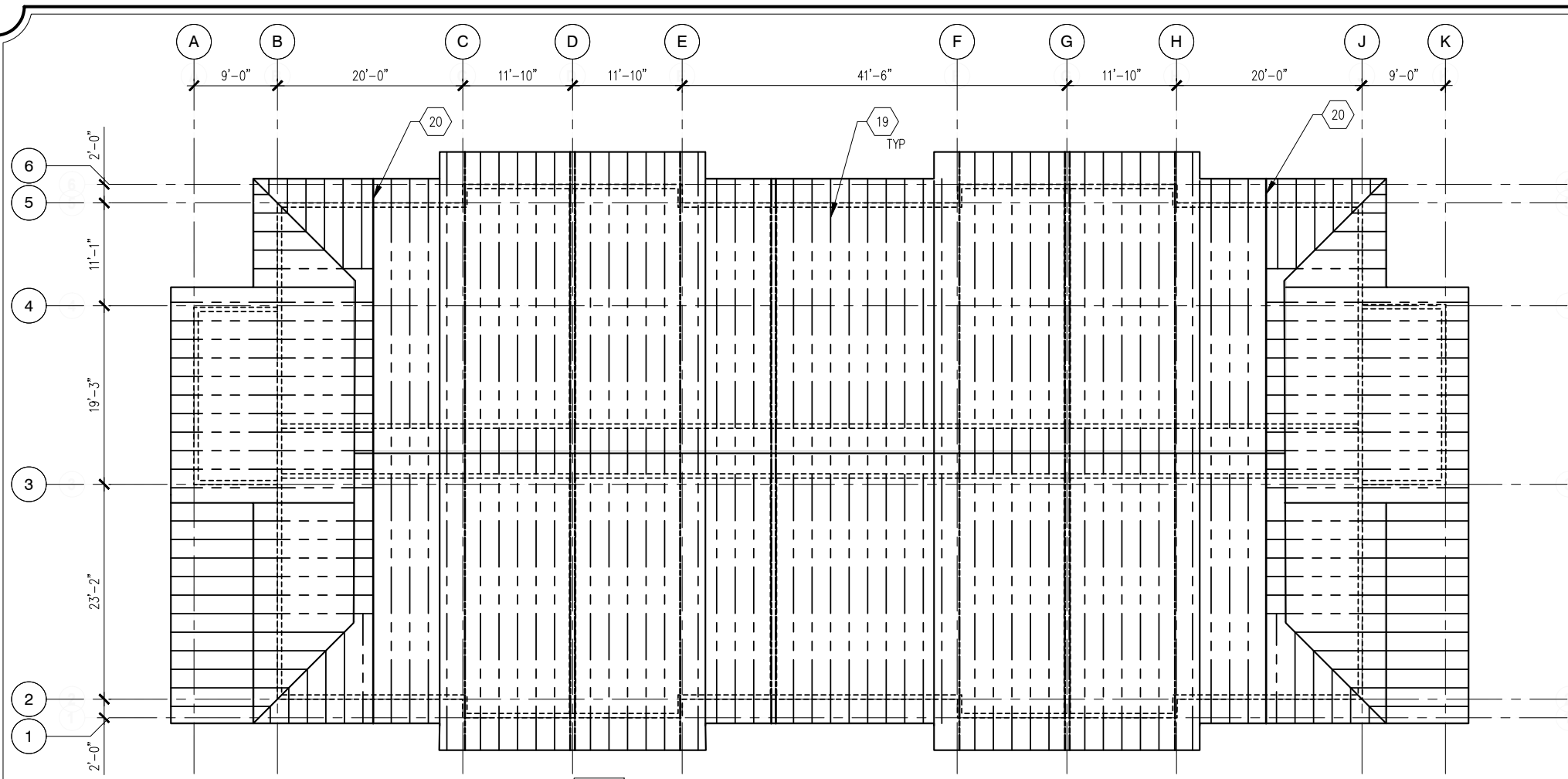
FOR REVIEW	DATE
	12-4-18

Revisions:

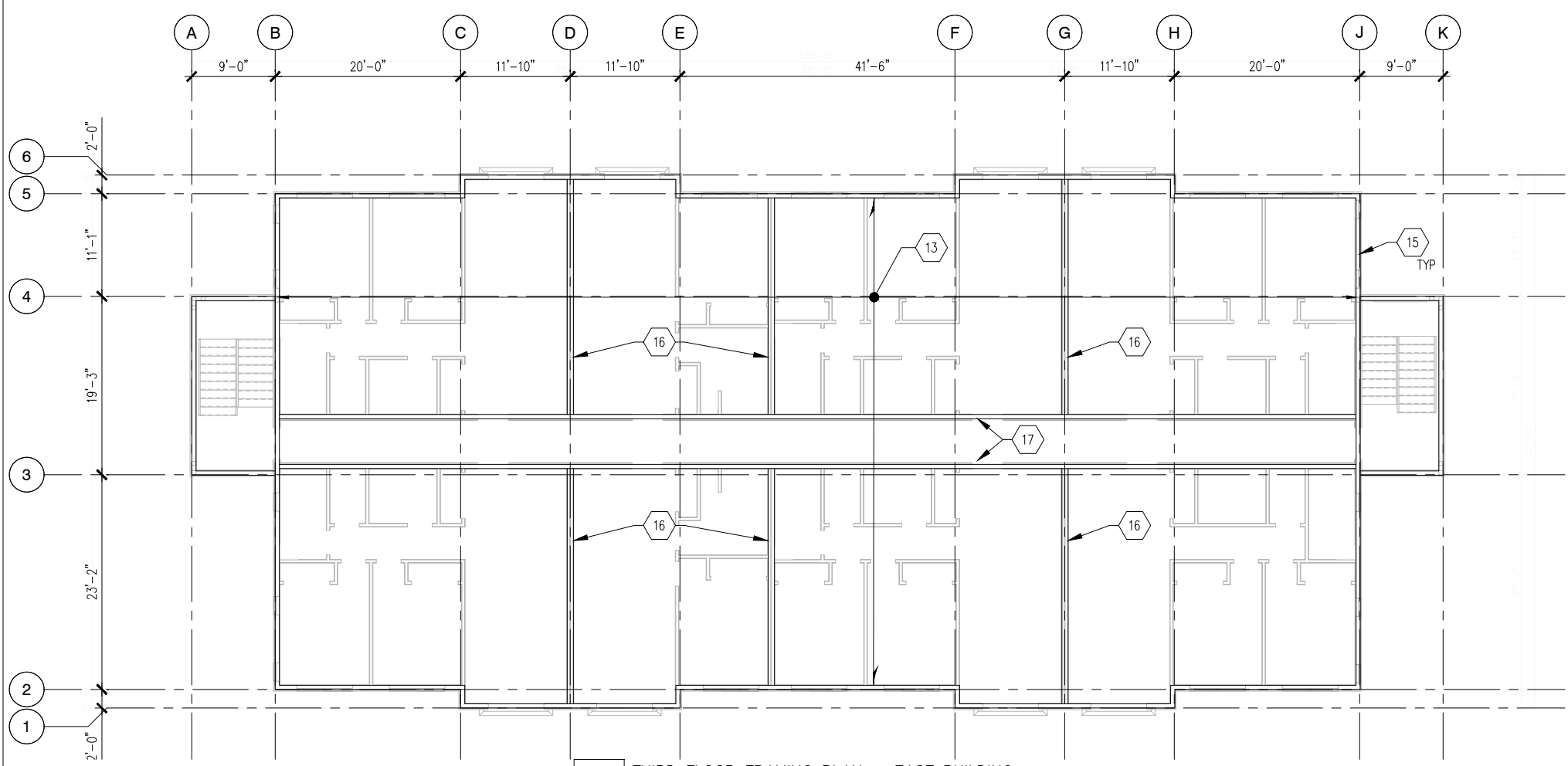
NO.	DESCRIPTION	DATE

Project Number: 18-215  
 Drawn By: GJG  
 Designed by: GEG  
 Checked By: GEG

Sheet  
**S1.01**  
 EAST BUILDING  
 PLANS



2 ROOF FRAMING PLAN - EAST BUILDING  
1/8" = 1'-0"



1 THIRD FLOOR FRAMING PLAN - EAST BUILDING  
1/8" = 1'-0"

NOTES:

- DESIGN CRITERIA:  
BUILDING CODE: INTERNATIONAL BUILDING CODE, 2012 EDITION  
  
THE STRUCTURE AND FOUNDATIONS ARE DESIGNED FOR SELF-WEIGHT PLUS THE FOLLOWING LIVE LOADS:  
  
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  - FIRST FLOOR REFERENCE ELEVATION IS 100'-0", AND IS ELEVATION 9450'-0". REFERENCE ELEVATIONS, UNLESS OTHERWISE NOTED:  
  
ROOF LEVEL TOP OF PLATE = 128'-0 7/8"  
THIRD FLOOR REFERENCE ELEVATION = 119'-11 3/4"  
SECOND FLOOR REFERENCE ELEVATION = 109'-11 7/8"  
FIRST FLOOR REFERENCE ELEVATION = 100'-0"  
LOWER FLOOR REFERENCE ELEVATION = 90'-0 1/8"
  - FOUNDATION SYSTEM: REINFORCED CONCRETE GRADE BEAMS SUPPORTED BY DRIVEN PIPE PILES, 10" DIAMETER GRADE 40. APPROXIMATE AVERAGE PIPE PILE LENGTH IS 50-FEET.
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- | GRADE BEAM SCHEDULE |                         |                         |
|---------------------|-------------------------|-------------------------|
| MARK                | GRADE BEAM SIZE         | REINFORCING             |
| GB1                 | 1'-8" WIDE x 2'-0" DEEP | REINFORCING: 350 LBS/CY |
| GB2                 | 1'-8" WIDE x 3'-0" DEEP | REINFORCING: 350 LBS/CY |
| GB3                 | 1'-8" WIDE x 4'-0" DEEP | REINFORCING: 350 LBS/CY |
- TYPICAL REINFORCED CONCRETE STEM WALLS ARE 8" THICK, WITH 150 LBS/CY REINFORCING.
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TRUSS BOTTOM CHORD DEAD LOAD: 10 PSF  
TRUSS TOP CHORD DEAD LOAD: 15 PSF  
TRUSS TOP CHORD LIVE LOAD: 40 PSF
  - FLOOR SHEATHING IS 3/4-INCH TONGUE-AND-GROOVE OSB, GLUED AND NAILED ALONG INTERMEDIATE SUPPORTS AND SUPPORTED EDGES.
  - EXTERIOR WOOD FRAMED WALLS ARE BEARING/SHEAR WALLS, 2x6 @ 16" OC STUDS WITH 7/16" PLYWOOD OR OSB, EXTERIOR GRADE, UNLESS NOTED OTHERWISE. ALL EDGE AND SIDE PANEL JOINTS SHALL OCCUR OVER STUDS OR BLOCKING.
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  - SEE HEADER SCHEDULE FOR TYPICAL HEADER, AND TRIM AND KING STUDS EACH SIDE.
- | HEADER SCHEDULE |                         |            |            |         |
|-----------------|-------------------------|------------|------------|---------|
| SPAN/MARK       | HEADER                  | KING STUDS | TRIM STUDS | REMARKS |
| < 4'-0"         | (1) 1 3/4" x 9 1/2" LVL | (1) KING   | (1) TRIM   |         |
| 4'-0" < 6'-0"   | (2) 1 3/4" x 9 1/2" LVL | (2) KING   | (2) TRIM   |         |
| 6'-0" < 8'-0"   | (2) 1 3/4" x 9 1/2" LVL | (2) KING   | (2) TRIM   |         |
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TRUSS TOP CHORD DEAD LOAD: 10 PSF  
TRUSS TOP CHORD LIVE LOAD: 95 PSF
  - "GT" INDICATES GIRDER TRUSS LOCATION.
  - ROOF SHEATHING: 5/8" PLYWOOD OR OSB.



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VILLAGE COURT APARTMENTS  
EAST BUILDING  
PHASE IV EXPANSION

Issue Record:  
FOR REVIEW 12-4-18

Revisions:  
  
Project Number: 18-215  
Drawn By: GJG  
Designed by: GEG  
Checked By: GEG

Sheet  
**S1.02**  
EAST BUILDING  
PLANS

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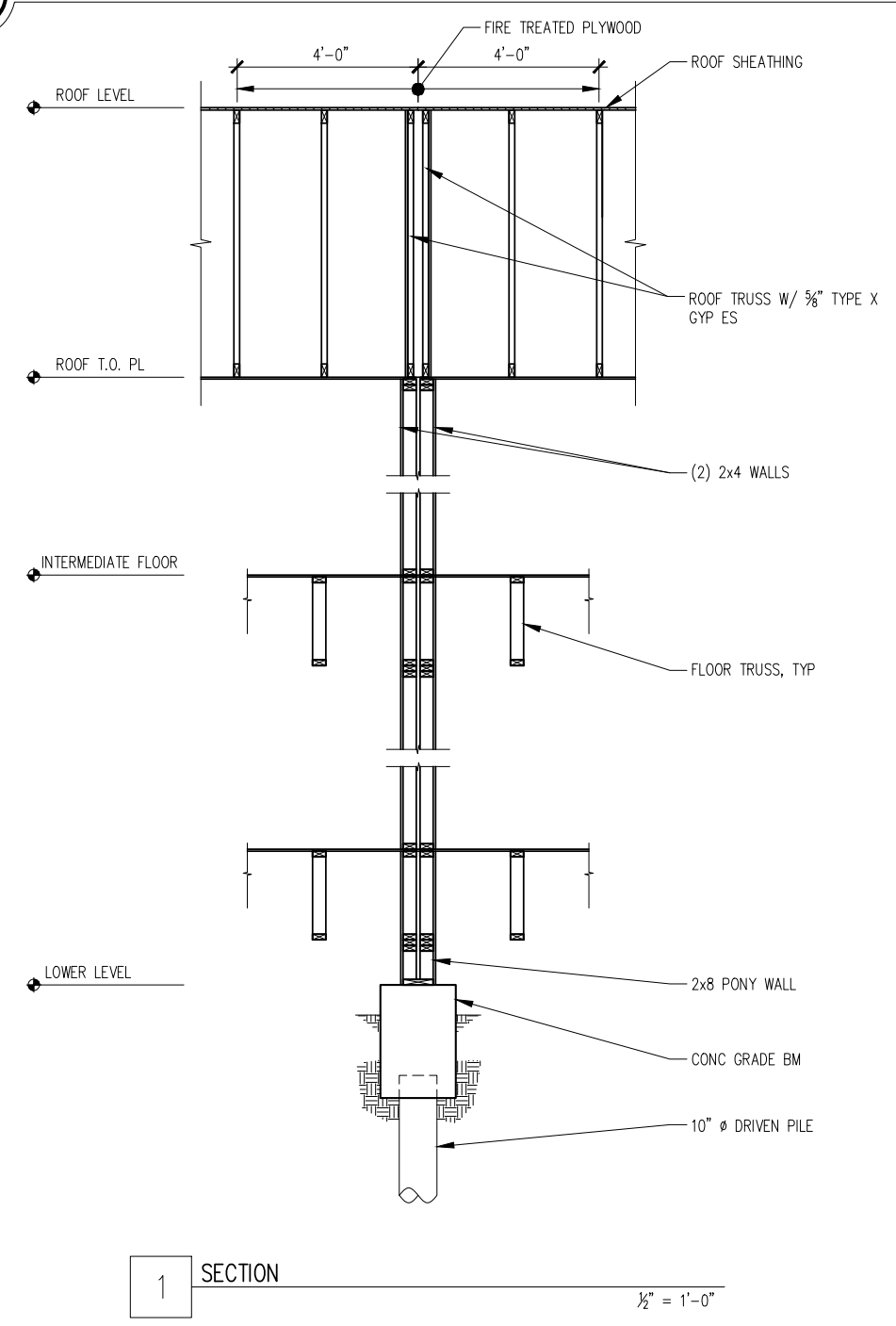
**VILLAGE COURT APARTMENTS  
EAST BUILDING**  
PHASE IV EXPANSION

Issue Record:  
FOR REVIEW 12-4-18

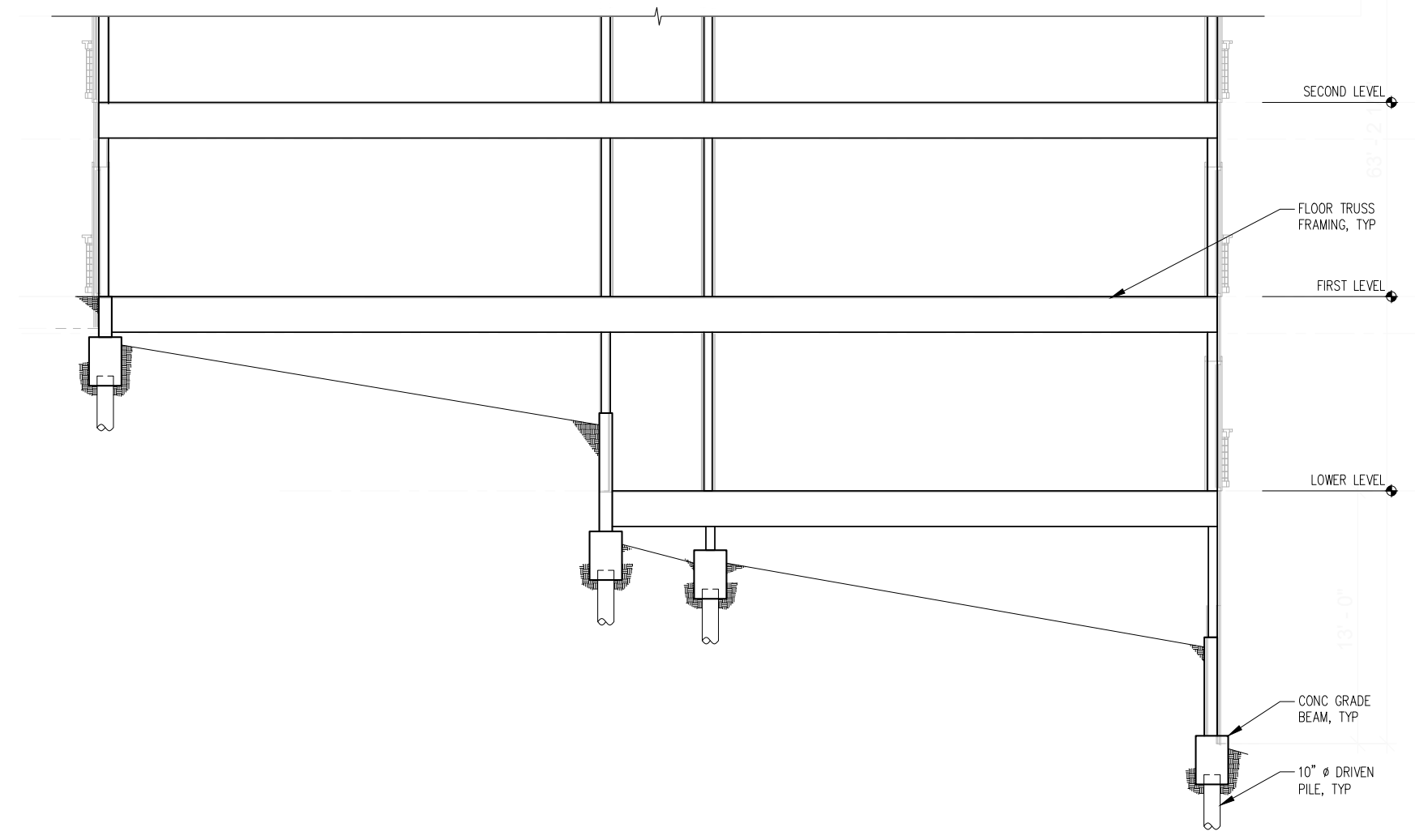
Revisions:

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Sheet  
**\$2.00**  
SECTIONS &  
DETAILS



**1 SECTION**  
1/2" = 1'-0"

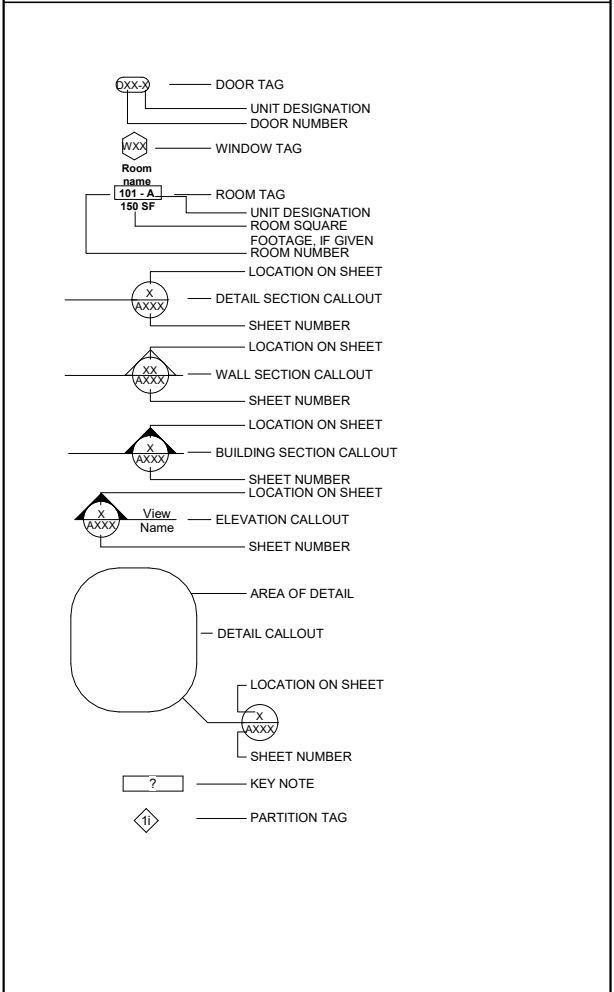


**2 SECTION**  
1/4" = 1'-0"

### ABBREVIATION LIST

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

### DRAWING LEGEND



### GENERAL NOTES

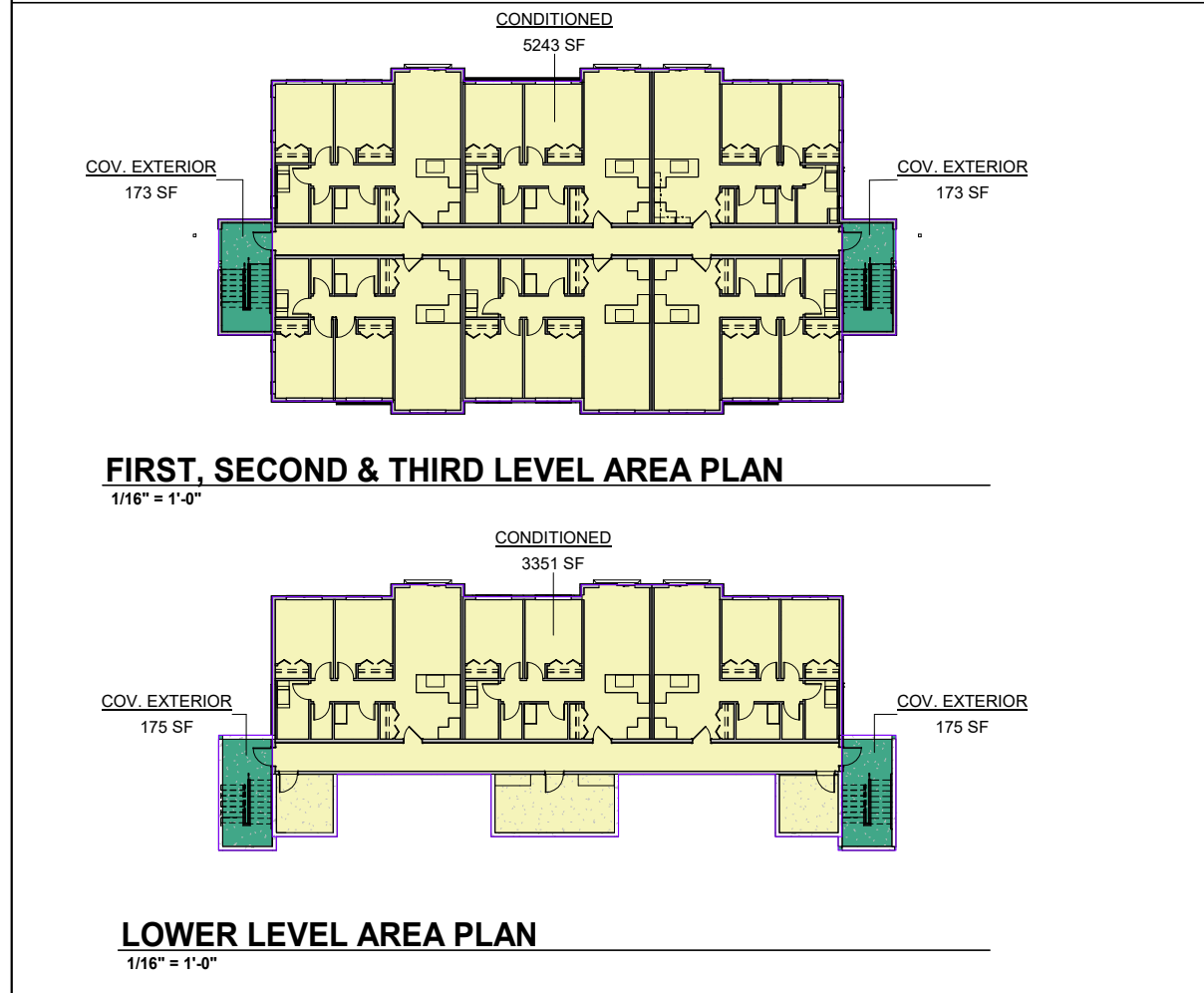
- TYPICAL DETAILS SHALL APPLY WHERE NO SPECIFIC DETAIL OR SECTIONS ARE GIVEN.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND CONDITIONS PRIOR TO STARTING CONSTRUCTION.
- ANY DEVIATIONS FROM THE PLANS WHICH ARE NECESSITATED BY FIELD CONDITIONS OR ANY CONDITIONS DIFFERENT FROM THOSE INDICATED ON PLANS, SHALL BE CALLED TO THE ATTENTION OF THE ARCHITECT. ALL WORK IS TO BE COORDINATED SO THAT COOPERATION BETWEEN TRADES WHERE REQUIRED IS ACCOMPLISHED.
- ALL DIMENSIONS TO TAKE PRECEDENCE OVER SCALE SHOWN ON PLANS, ELEVATIONS, SECTIONS AND DETAILS. ALL LAYOUT WORK SHALL BE CHECKED FROM BOTH DIRECTIONS. DIMENSION STRINGS SHALL BE CLOSED.
- NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER TYPICAL DETAILS.
- VERIFY ALL OPENINGS THROUGHOUT CONSTRUCTION WITH HEATING AND VENTILATION CONTRACTOR, PLUMBING CONTRACTOR AND ELECTRICAL CONTRACTOR FOR SIZE AND LOCATION. NOTIFY ARCHITECT OF ANY DEVIATIONS FROM THE DRAWINGS.
- SEE ARCHITECTURAL PLANS FOR SIZES AND LOCATIONS OF ALL DOOR AND WINDOW OPENINGS. LOCATIONS OF ALL NON BEARING PARTITIONS, CONCRETE SLABS, FLOOR AND ROOF SLOPES, DRAINS, ELEVATION, (LOCATION OF ALL STAIRWAYS, IF ANY) MISC. HANDRAILS, LADDERS, HANGERS, STEEL GRATINGS, LOCATION OF ALL CONCRETE INSERTS, GROOVES, CLIPS, GROUNDS, AND VENEER ANCHORS, LOCATION AND DETAIL OF MISC. YARD WORK INCLUDING WALKS, CURBS, DRIVEWAYS, TUNNELS, AND FINISHED GRADING PLAN.
- FRAMING CONDITIONS NOT SPECIFICALLY SHOWN SHALL BE FRAMED SIMILAR TO OTHER DETAILS FOR THE RESPECTIVE MATERIAL.
- EACH TRADE SHALL INSPECT THE WORK UPON WHICH THEY WILL BE WORKING PRIOR OF ANY ERRORS IN THE PRIOR WORK BEFORE STARTING WORK. COMMENCEMENT OF THEIR WORK SHALL BE CONSTRUED AS ACCEPTANCE OF PRIOR WORK.
- IN THE EVENT OF DISCREPANCIES OF CONTRACT DRAWING SPECIFICATIONS, CLARIFICATION SHALL BE OBTAINED FROM THE ARCHITECT OR ENGINEER BEFORE PROCEEDING WITH WORK.
- CONTRACT SPECIFICATIONS ARE A PART OF THE CONTRACT DOCUMENTS AND SHALL BE APPLIED IN THEIR ENTIRETY IN CONJUNCTION WITH THE CONTRACT DOCUMENTS. WHERE DISCREPANCIES EXIST BETWEEN THE SPECIFICATIONS AND THE CONTRACT DOCUMENTS, THE MOST RESTRICTIVE PROVISIONS SHALL APPLY.
- THE GENERAL CONTRACTOR SHALL PROVIDE DIRECT SUPERVISION OF ALL SUBCONTRACTORS TO ASSURE ACCURATE PLACEMENT OF REINFORCING STEEL, EMBEDS, AND PROVISIONS FOR OTHER TRADES.
- PRODUCTS WHICH ARE SPECIFIED BUT ENGINEERED BY OTHERS SHALL BE DESIGNED IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE, AND IN A MANNER CONSISTENT WITH THE QUALITY AND INTEGRITY OF INTENDED USE OF THE STRUCTURE.
- SHOP DRAWINGS AND SUBMITTALS TO BE SUBMITTED AS REQUIRED BY ARCHITECT AND/OR ENGINEER FOR REVIEW AND APPROVAL AS REQUIRED.
- OPENINGS, POCKETS, ETC. SHALL NOT BE PLACED IN SLABS, DECKS, BEAMS, JOISTS, COLUMNS, WALLS, ETC. UNLESS SPECIFICALLY DETAILED ON THE STRUCTURAL DRAWINGS.
- PROVIDE CRAWL SPACE VENTING AS REQUIRED BY THE LOCAL GOVERNING AUTHORITIES.
- ALL WORK SHALL BE CONSTRUCTED/INSTALLED/PLACED/ETC. PLUMB/SQUARE/LEVEL/ETC. UNLESS OTHERWISE NOTED ON THE DRAWINGS OR IN THE SPECIFICATIONS MANUAL. ALL EQUIPMENT/ACCESSORIES/ETC. SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S INSTALLATION INSTRUCTIONS UNLESS NOTED OTHERWISE ON THE DRAWINGS OR IN THE SPECIFICATION MANUAL.
- CONTRACTOR SHALL PROVIDE AN EXTERIOR MOUNTED, MAIN ELECTRICAL DISCONNECT AS REQUIRED BY SAN MIGUEL COUNTY BUILDING DEPARTMENT.

# Phase IV Expansion Village Court Apartments West Building Mountain Village, Colorado

**BAUEN GROUP, LLC**  
 THOMAS W. UMBHAU, AIA, NCARB  
 Physical: 1480 E. 2nd Avenue, Suite B  
 Durango, CO 81301  
 Mailing: PO Box 2044  
 Durango, CO 81302  
 (970) 382-9130  
 www.baugengroup.com  
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PROJECT NO: 039-2018  
 PARCEL NO: 47794-00005  
 DATE: 11.29.18  
**PHASE IV Village Court Apartments**  
 415 MTN VILLAGE BLVD  
 MOUNTAIN VILLAGE, CO  
 81435  
**SCHEMATIC DESIGN**  
 BID SET 12.19.18

### CODE INFORMATION



### PROJECT DATA

PROJECT NAME	PHASE IV EXPANSION VILLAGE COURT APARTMENTS
PROJECT ADDRESS	415 MOUNTAIN VILLAGE BLVD., MOUNTAIN VILLAGE COLORADO 81435
PROJECT DESCRIPTION	NEW WOOD FRAMED FOUR STORY APARTMENT BUILDING FOR THE VILLAGE COURT APARTMENTS COMPLEX. THIS PROJECT ALSO INCLUDES THE ASSOCIATED PARKING AND LANDSCAPING FOR THE APARTMENTS.
ARCHITECT	BAUEN GROUP, LLC ARCHITECTURE & DESIGN STUDIO THOMAS W. UMBHAU - AIA, NCARB 1480 E. 2ND AVENUE, SUITE B DURANGO, CO 81301 970-382-9130
STRUCTURAL ENGINEER	GOFF ENGINEERING & SURVEYING, INC GARTH GLASCO, P.E. 126 ROCK POINT DR., SUITE A DURANGO COLORADO 81301 970-247-1705
CIVIL ENGINEER	RUSSELL PLANNING & ENGINEERING INC TRAVIS MOONEY, P.E. 934 MAIN AVENUE, UNIT C DURANGO, COLORADO 81301 970-459-9009

### VICINITY MAP



### DRAWING INDEX

#	NAME
GENERAL	
G1.01	COVER SHEET
G1.02	PROJECT INFORMATION
G1.03	WALL TYPES
G1.04	SITE PLAN
CIVIL	
C101	SITE PLAN
C102	BUILDING GRADING PLAN
C103	SEWER RE-ALIGNMENT PLAN
C300	SEWER PLAN AND PROFILE
ARCHITECTURAL	
A1.01	LOWER & FIRST LEVEL FLOOR PLANS
A1.02	SECOND & THIRD LEVEL FLOOR PLANS
A1.04	ROOF PLAN
A2.01	BUILDING ELEVATIONS
A3.01	BUILDING SECTIONS
A4.01	ENLARGED PLANS
STRUCTURAL	
S1.00	WEST BUILDING PLANS
S1.01	WEST BUILDING PLANS
S1.02	WEST BUILDING PLANS
S2.00	SECTIONS & DETAILS

**Preliminary**  
Not For Construction

COVER SHEET  
**G1.01**  
THESE DRAWINGS AND SPECIFICATIONS SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE REPRODUCED OR USED FOR ANY OTHER PROJECTS WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

# CODE SUMMARY

BUILDING CONSTRUCTION TYPE		TYPE V-A		SPRINKLERED	MULTI-STORY RESIDENTIAL BUILDING	
APPLICABLE CODES						
APPLICABLE CODES			INTERNATIONAL FIRE CODE ----- 2012 EDITION			
INTERNATIONAL BUILDING CODE ----- 2012 EDITION			NATIONAL ELECTRICAL CODE ----- 2017 EDITION			
INTERNATIONAL PLUMBING CODE ----- 2012 EDITION			INTERNATIONAL ENERGY CONSERVATION CODE ----- 2009 EDITION			
INTERNATIONAL MECHANICAL CODE ----- 2012 EDITION			ANSI ICC A117.1 -----			
INTERNATIONAL FUEL GAS CODE ----- 2012 EDITION						
CHAPTER 3 ■ USE AND OCCUPANCY CLASSIFICATION (SECTION 310.4)						
SEC 310.4	R-2	21 RESIDENTIAL DWELLING UNITS				
CHAPTER 4 ■ SPECIAL DETAILED REQUIREMENTS BASED ON USE AND OCCUPANCY						
SECTION 420 R-2 OCCUPANCY						
SEC 420.2	SEPARATION WALLS - 1 HR	WALLS SEPARATING DWELLING UNITS IN THE SAME BUILDING, WALLS SEPARATING DWELLING OR SLEEPING UNITS FROM OTHER OCCUPANCIES CONTIGUOUS TO THEM IN THE SAME BUILDING SHALL BE CONSTRUCTED AS FIRE PARTITIONS IN ACCORDANCE WITH SECTION 708.				
SEC 420.3	HORIZONTAL SEPARATION - 1 HR	FLOORS ASSEMBLIES SEPARATING DWELLING UNITS IN THE SAME BUILDING, FLOORS SEPARATING DWELLING UNITS FROM OTHER OCCUPANCIES CONTIGUOUS TO THEM IN THE SAME BUILDING SHALL BE CONSTRUCTED AS HORIZONTAL ASSEMBLIES PER SECTION 711.				
SEC 420.4	AUTOMATIC SPRINKLER SYSTEM	GROUP R OCCUPANCIES SHALL BE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SEC. 903.2.8				
SEC 420.5	FIRE ALARM & SMOKE ALARMS	FIRE ALARM SYSTEM SHALL COMPLY SECTIONS 907.2.9 SINGLE OR MULTIPLE STATION SMOKE ALARMS SHALL COMPLY WITH 907.2.11				
CHAPTER 5 ■ BUILDING HEIGHTS AND AREAS						
IBC ALLOWABLE BUILDING HEIGHT ----- 60'-0"		ACTUAL BUILDING HEIGHT ---- 41'-10"		47'-6" AT GRADE PLANE (AVERAGE GRADES)		
ZONING CODE ALLOWABLE HEIGHT ----- 53'-0"		ACTUAL STORIES ----- 4		3 STORIES AT GRADE PLANE		
IBC ALLOWABLE STORIES ----- 4		CONDITIONED AREA		UNCONDITIONED AREA (STAIRS)		
ALLOWABLE AREA PER STORY ----- 12,000 sf		LOWER LEVEL ----- 3,351 sf		LOWER LEVEL ----- 350 sf		
TOTAL ALLOWABLE BLDG AREA ----- 48,000 sf		FIRST LEVEL ----- 5,243 sf		SECOND LEVEL ----- 346 sf		
		SECOND LEVEL ----- 5,243 sf		THIRD LEVEL ----- 346 sf		
		THIRD LEVEL ----- 5,243 sf		TOTAL UNCONDITIONED AREA: 1,388 sf		
		TOTAL CONDITIONED AREA: 19,080 sf		TOTAL BUILDING AREA: 20,468 sf		
SEPARATION OF OCCUPANCIES						
TABLE 509.4	DWELLING UNIT / DWELLING UNIT = 1 HR SEPARATION CORRIDOR / LAUNDRY ROOM = 1 HR SEPARATION DWELLING UNIT / CORRIDOR = 1 HR SEPARATION					
INCIDENTAL USES						
SEC 509	INCIDENTAL USES SHALL NOT OCCUPY MORE THAN 10% OF BUILDING AREA OF THE STORY IN WHICH THEY ARE LOCATED. (SEC. 509.3) LAUNDRY ROOM IS INCIDENTAL TO LOWER LEVEL, COMPRISING 5% OF THE STORY AREA. PROVIDE SEPARATION AND PROTECTION PER SECTION 509.4.					
CHAPTER 6 ■ TYPES OF CONSTRUCTION						
FIRE RESISTANCE RATINGS		TYPE VA	SECTION 602.5 TYPE V			
TABLE 601	STRUCTURAL FRAME	1 HR	TYPE V CONSTRUCTION IS THAT TYPE OF CONSTRUCTION IN WHICH THE STRUCTURAL ELEMENTS, EXTERIOR WALLS AND INTERIOR WALLS ARE OF ANY MATERIALS PERMITTED BY THIS CODE.			
	EXT. BEARING WALLS	1 HR				
	INT. BEARING WALLS	1 HR				
	EXT. NON-BEARING WALLS	0 HRS				
	INT. NON-BEARING WALLS	0 HRS				
	FLOOR CONSTRUCTION	1 HR				
	ROOF CONSTRUCTION	1 HR				
FIRE RESISTANCE RATINGS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE						
TABLE 602	X < 30 -----	1 HR RATED				
	X ≥ 30 -----	0 HR RATED				
CHAPTER 7 ■ FIRE AND SMOKE PROTECTION FEATURES						
SEC 704.3	PRIMARY STRUCTURAL FRAME (SEC. 704.3)	1 HR RATED ENCASUREMENT SEPARATING DWELLING UNITS				
SEC 705	EXTERIOR WALLS (SEC. 705)	SEE TABLE 601 AND TABLE 602				
SEC 706	FIRE WALLS (SEC. 706)	TABLE 706.4 -- R-2 REQ.'S 2HR RATING				
SEC 707	FIRE BARRIERS (SEC. 707)	TABLE 707.3.10 -- R-2 REQUIRES 2HR RATING				
SEC 708.3	FIRE PARTITIONS (SEC. 708.3)	1 HR RATED SEPARATING DWELLING UNITS AND DWELLING UNITS & DWELLING UNITS AND CORRIDORS				
SEC 711.3	HORIZONTAL ASSEMBLIES	SEC. 711.3 HORIZONTAL ASSEMBLY SEPARATING DWELLING UNITS REQUIRES 1HR RATED				
SEC 713	SHAFT ENCLOSURES (SEC. 713)	713.4 - 4 STORIES OR MORE = 2 HR RATED LESS THAN 4 STORIES = 1 HR RATED				
SEC 709	SMOKE BARRIERS (SEC. 709)	1 HR RATED SMOKE BARRIER				
SEC 710	SMOKE PARTITIONS (SEC. 710)	0 RATED UNLESS REQUIRED ELSEWHERE				
SEC 718.4.2	DRAFTSTOPPING (SEC. 718.4.2)	REQUIRED IN OVERHANGS OR OTHER CONCEALED ROOF SPACES AND ABOVE, AND IN LINE WITH EVERY TWO DWELLING UNIT SEPARATION WALLS THAT DO NOT EXTEND TO THE UNDERSIDE OF THE ROOF SHEATHING ABOVE.				
TABLE 1200.1	CORRIDOR FIRE RATING	1 HR RATED WITH SPRINKLER				
MAX AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION						
TABLE 705.9	DISTANCE = 5 FT TO LESS THAN 10 FT -----	25% ALLOWABLE AREA FOR UNPROTECTED OPENINGS IN SPRINKLERED BUILDING				
	DISTANCE = 10 FT TO LESS THAN 15 FT -----	45% ALLOWABLE AREA FOR UNPROTECTED OPENINGS IN SPRINKLERED BUILDING				
	DISTANCE = 15 FT TO LESS THAN 20 FT -----	75% ALLOWABLE AREA FOR UNPROTECTED OPENINGS IN SPRINKLERED BUILDING				
	DISTANCE = 20 FT OR GREATER -----	NO LIMIT FOR UNPROTECTED OPENINGS				
BUILDINGS ON THE SAME LOT						
SEC 705.9	FOR THE PURPOSES OF DETERMINING THE REQUIRED WALL AND OPENING PROTECTION, PROJECTIONS AND ROOF-COVERING REQUIREMENTS, BUILDINGS ON THE SAME LOT SHALL BE ASSUMED TO HAVE AN IMAGINARY LINE BETWEEN THEM. SEE SITE PLAN FOR ASSUMED PROPERTY LINE BETWEEN BUILDINGS.					

CHAPTER 8 ■ INTERIOR FINISHES		INTERIOR FINISH NOTES (SUB NOTES TO TABLE 803.9)			
INTERIOR WALL AND CEILING FINISH REQUIREMENTS		C) REQUIREMENTS FOR ROOMS AND ENCLOSED SPACES SHALL BE BASED UPON SPACES ENCLOSED BY PARTITIONS. WHERE A FIRE-RESISTANCE RATING IS REQUIRED FOR STRUCTURAL ELEMENTS, THE ENCLOSING PARTITIONS SHALL EXTEND FROM THE FLOOR TO THE CEILING. PARTITIONS THAT DO NOT COMPLY WITH THIS SHALL BE CONSIDERED ENCLOSING SPACES AND THE ROOMS OR SPACES ON BOTH SIDES SHALL BE CONSIDERED ONE. IN DETERMINING THE APPLICABLE REQUIREMENTS FOR ROOMS AND ENCLOSED SPACES, THE SPECIFIC OCCUPANCY THEREOF SHALL BE THE GOVERNING FACTOR REGARDLESS OF THE GROUP CLASSIFICATIONS OF THE BUILDING OR STRUCTURE.			
TABLE 803.9	SPRINKLERED	REQUIRED CLASS			
	VERTICAL EXITS AND EXIT PASSAGEWAYS (SUB NOTE A & B)	CLASS C			
	EXIT ACCESS CORRIDORS AND OTHER EXITS	CLASS C			
	ROOMS AND ENCLOSED SPACES (SUB NOTE C)	CLASS C			
	FLOOR COVERING CORRIDORS & EXITS SECTION 804.5.1	CLASS II			
CHAPTER 9 ■ FIRE PROTECTION SYSTEMS					
AUTOMATIC SPRINKLER SYSTEMS (903)		REQUIRED, INSTALLED PER 903.3 PER 903.3.1.2, NFPA 13R ALLOWED	NFPA 13R PROVIDED THROUGHOUT		
SEC 903.3.1	BALCONIES & DECKS	NA			
SEC 905.3.1	STANDPIPES (905)	NOT REQUIRED	HIGHEST OCCUPIED FLOOR IS NOT MORE THAN 30'-0" ABOVE FIRE TRUCK ACCESS		
TABLE 906.3(1)	FIRE EXTINGUISHERS (906.1 IFC)	CLASS A, 3,000 SF/A	REQUIRED IN EACH DWELLING UNIT AND PER SECTION 906.1 ITEMS 2 THROUGH 6.		
SEC 907.2	FIRE ALARMS (907.2.9.1)	REQUIRED	MANUAL FIRE ALARM SYSTEM REQUIRED		
SEC 907.2	SMOKE ALARMS (907.2.9.2)	REQUIRED	SMOKE ALARM SYSTEM REQUIRED PER 907.2.11		
SEC 912	FIRE DEPARTMENT CONNECTIONS (912 IFC)	REQUIRED PER THE NFPA 13R STANDARD	LOCATION TO BE APPROVED BY BUILDING OFFICIAL		
SEC 915.1	EMERGENCY RESPONDER RADIO COVERAGE	REQUIRED PER SECTION 510 IFC			
CHAPTER 10 ■ MEANS OF EGRESS & EXITING					
OCCUPANCY					
TABLE 1004.1.2	LEVEL	FLOOR AREA IN SQ FT PER OCCUPANT	AREA OF OCCUPANT LOAD	SUB-TOTAL OCCUPANT LOAD	
	LOWER LEVEL	200 GROSS	3,657	18.3	
	FIRST LEVEL	200 GROSS	5,559	27.8	
	SECOND LEVEL	200 GROSS	5,559	27.8	
	THIRD LEVEL	200 GROSS	5,559	27.8	
	TOTAL OCCUPANT LOAD			102	
TABLE 1021.2(1)	NUMBER OF EXITS AND EXIT CONFIGURATION: 2 REQUIRED IF MORE THAN 4 DWELLING UNITS PER FLOOR AND/OR MORE THAN 125'-0" COMMON PATH OF TRAVEL	TWO EXIT ENCLOSURE STAIRWAYS PROVIDED			
SEC 1016.2.1	SEPARATION OF EXIT & EXIT ACCESS DOORWAYS NEEDS TO BE LESS THAN 1/3 THE MAXIMUM DIAGONAL OF AREA	EXIT DOORS OF ELEVATOR & STAIRWAY NOT LESS THAN 1/3 OF MAX DIAGONAL (MAX DISTANCE IS 108'-0", 1/3 EQUALS 36'-0") (DOORWAY DISTANCE = 94'-0")			
SEC 1007.2	ACCESSIBLE MEANS OF EGRESS CONTINUITY & COMPONENTS	TWO EXIT STAIRS PROVIDED MEETING REQUIREMENTS OF SECTION 1007.3 AND 1026 AS ACCESSIBLE MEANS OF EGRESS.			
SEC 1007.2	STAIRWAYS 48" CLEAR BETWEEN HANDRAILS (EXCEPTION 2: 48" CLEAR NOT REQ. WITH SPRINKLERS)	48" CLEAR BETWEEN HANDRAILS AT STAIRWAYS PROVIDED			
SEC 1007.2	ELEVATORS ARE NOT REQUIRED, AS ONE IS ONLY REQ'D WHERE A REQUIRED ACCESSIBLE FLOOR IS FOUR OR MORE STORIES ABOVE OR BELOW A LEVEL OF EXIT DISCHARGE	NO ELEVATOR PROVIDED			
TABLE 1013.8	GUARDS AT OPERABLE WINDOW OPENINGS IN R-2 OCCUPANCY WITH A SILL LESS THAN 36" ABOVE FLOOR & MORE THAN 72" ABOVE GRADE OR OTHER EXTERIOR SURFACE	PROVIDE OPENING CONTROL DEVICE TO COMPLY WITH ASTM F2090, THAT AFTER OPERATION RELEASE WINDOW CAN OPEN FULLY AND NOT REDUCE MIN. NET CLEAR OPENING OF 5.7 SQFT			
TABLE 1016.2	EXIT ACCESS TRAVEL DISTANCE "R" OCC. W/ SPRINKLERS ALLOWED 250'	EXIT ACCESS TRAVEL DISTANCE MAXIMUM IS 143'-0"			
SEC 1026.3	EXTERIOR EXIT STAIRWAYS SERVING AS AN ELEMENT OF A REQUIRED MEANS OF EGRESS SHALL BE OPEN ON AT LEAST ONE SIDE, WITH AN OPENING OF AT LEAST 35 SQUARE FEET AGGREGATE AND THE OPEN AREA SHALL BE NOT LESS THAN 42 INCHES ABOVE THE ADJACENT FLOOR	EXTERIOR EXIT STAIRWAYS AND RAMPS SHALL HAVE A MINIMUM FIRE SEPARATION DISTANCE OF 10 FT MEASURED FROM THE EXTERIOR EDGE OF THE STAIRWAY TO ADJACENT LOT LINES AND FROM OTHER BUILDINGS ON THE SAME LOT.			
CHAPTER 11 ■					
		REQ'D	PROVIDED		
SEC 1107.4	ONE ACCESSIBLE ROUTE SHALL CONNECT ACCESSIBLE BUILDING ENTRANCES WITH THE ENTRANCE TO ACCESSIBLE UNITS.	BUILDING, SITE (SEE CIVIL)	YES	YES	
SEC 1105.1.6	AN ACCESSIBLE ENTRANCE SHALL BE PROVIDED TO EACH ACCESSIBLE DWELLING UNIT	SEE FLOOR PLANS	YES	YES	
SEC 1106.2	PARKING / PASSENGER LOADING R-2 OCCUPANCY	2% OF REQUIRED PARKING = 1	YES	1	
SECTION 1107.6.2	DWELLING UNITS TYPE "A" PER SECTION 1107.6.2.1.1 DWELLING UNITS TYPE "B" SEC 1107.6.2.1.2	1 TYPE A UNIT REQ'D AND ALL OTHER MAIN LEVEL UNITS REQ'D TO BE TYPE B	1 TYPE A 14 TYPE B (TOTAL BOTH BUILDINGS)	1 TYPE A UNIT (EAST BUILDING), REST OF MAIN LEVEL UNITS TYPE B *ACCESSIBLE LAUNDRY FACILITY IS PROVIDED IN EXISTING NEIGHBORING APARTMENT BUILDING AN ACCESSIBLE ROUTE IS PROVIDED FROM THE TWO NEW BUILDINGS TO EXISTING ACCESSIBLE LAUNDRY ROOM.	
	SIGNAGE	-	YES	-	
	MOUNTING HEIGHTS	-	YES	-	
SECTION 1107.6.2.1.1	IF MORE THAN 20 UNITS AT LEAST 2% SHALL BE A TYPE A UNIT. ALL UNITS ON A SITE SHALL BE CONSIDERED TO DETERMINE THE TOTAL NUMBER OF UNITS AND THE REQUIRED NUMBER OF TYPE A UNITS	1 TYPE A UNIT REQUIRED	1 TYPE A UNIT REQUIRED FOR TOTAL PROJECT	1 TYPE A UNIT PROVIDED IN THE EAST BUILDING	
CHAPTER 12 ■ INTERIOR ENVIRONMENT					
SEC 1207.2	AIR-BORNE SOUND - 1207.2 - WALLS, PARTITIONS, & FLOOR & CEILING ASSEMBLIES SEPARATING DWELLING UNITS FROM EACH OTHER & PUBLIC OR SERVICE AREAS SHALL HAVE A MIN. STC RATING OF 50	STC 54 BETWEEN UNIT STC 58 BETWEEN FLOORS STC 52 BETWEEN CORRIDOR & UNIT			
SEC 1207.3	STRUCTURE-BORNE SOUND - 1207.3 - FLOOR & CEILING ASSEMBLIES SHALL HAVE AN IMPACT INSULATION CLASS (IIC) RATING OF NOT LESS THAN 50	IIC 51 BETWEEN FLOORS			

CHAPTER 29 ■ PLUMBING SYSTEMS									
TABLE 2902.1	WATER CLOSETS	1 PER DU	1 PER DU						
	LAVATORIES	1 PER DU	1 PER DU						
	BATHTUBS OR SHOWERS	1 PER DU	1 PER DU						
	DRINKING FOUNTAINS	NA							
	KITCHEN SINK	1 PER DU	1 PER DU						
	AUTOMATIC CLOTHES WASHER CONNECTION	1 PER 20 DU	1 PER DU						
INTERNATIONAL ENERGY CONSERVATION CODE 2012 ■ BUILDING ENVELOPE									
INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT (a)									
TABLE 402.1.2	CLIMATE ZONE	FENESTRATION U-FACTOR(b)	SKYLIGHT U-FACTOR(b)	ROOF R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB R-VALUE & DEPTH (d)
	6B (DRY)	OPERABLE 0.36 FIXED 0.43	0.50	49	13 + 7.5ci OR 20 + 3.8ci (c)	15.2ci	30	7.5ci	15, FOR 24"
	a. R-values are minimums. U-factors and SHGC are maximums. R-19 batts compressed into a nominal 2x6 framing cavity such that the R-value is reduced by R-1 or more shall be marked with the compressed batt R-value in addition to the full thickness R-value. b. The fenestration U-factor column excludes skylights. The SHGC column applies to all glazed fenestration. c. *13+5" means R-13 cavity insulation plus R-5 insulated sheathing. If structural sheathing covers 25 percent or less of the exterior, insulating sheathing is not required where structural sheathing is used. If structural sheathing covers more than 25 percent of exterior, structural sheathing shall be supplemented with insulated sheathing of at least R-2.								
COLORADO TITLE 9 ■ (BOTH BUILDINGS REQ. CALC.)									
SEC 9-5-105	POINTS REQUIRED (THIS BUILDING)	12 PTS	6 TYPE B UNITS (4 PTS EA) = 24 PTS						
	POINTS REQUIRED (ENTIRE PROJECT)	24 PTS	1 TYPE A UNIT (6 PTS EA) + 14 TYPE B UNITS (4 PTS EA) = 62 PTS						
FAIR HOUSING ACT ■									
PROJECT COMPLIES WITH ICC/ANSI A117.1-2009 & IBC 2012 THIS COMPLIANCE PROVIDES SAFE HARBOR FROM FHA REQUIREMENTS									
MOUNTAIN VILLAGE PARKING CALCULATION									
SEC 17.5.6	# OF APARTMENTS	REQ'D PER UNIT	SPACES REQUIRED	SPACES PROVIDED					
	21 UNITS	1.5 SPACES	32	-					

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PROJECT NO: 039-2018  
PARCEL NO: 47794-000005  
DATE: 11.29.18

415 MTN VILLAGE BLVD  
MOUNTAIN VILLAGE, CO  
81435

**Phase IV Village Court Apartments West Building**

**SCHMATTI DESIGN**

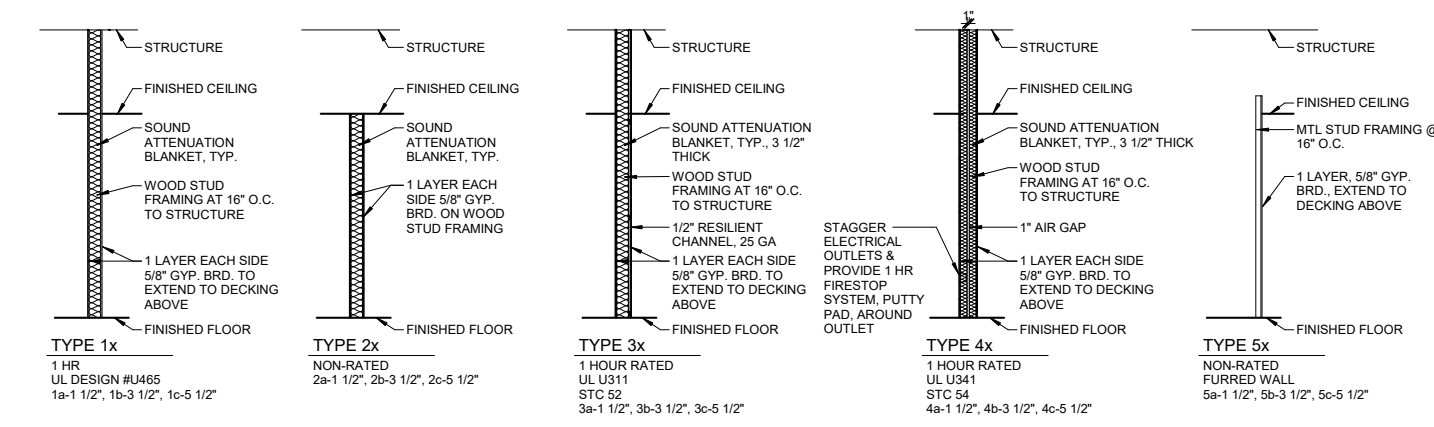
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PROJECT INFORMATION

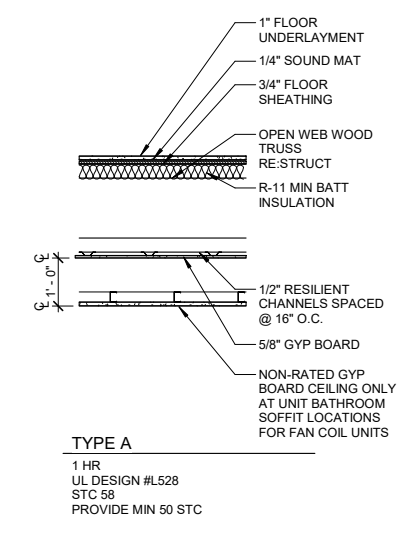
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**2 WALL TYPES**  
1/4" = 1'-0"



**1 CEILING TYPES**  
1/2" = 1'-0"

**Phase IV Village Court Apartments  
West Building**  
415 MTN VILLAGE BLVD  
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PROJECT NO: 039-2018  
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**S C H E M A T I C**

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WALL TYPES

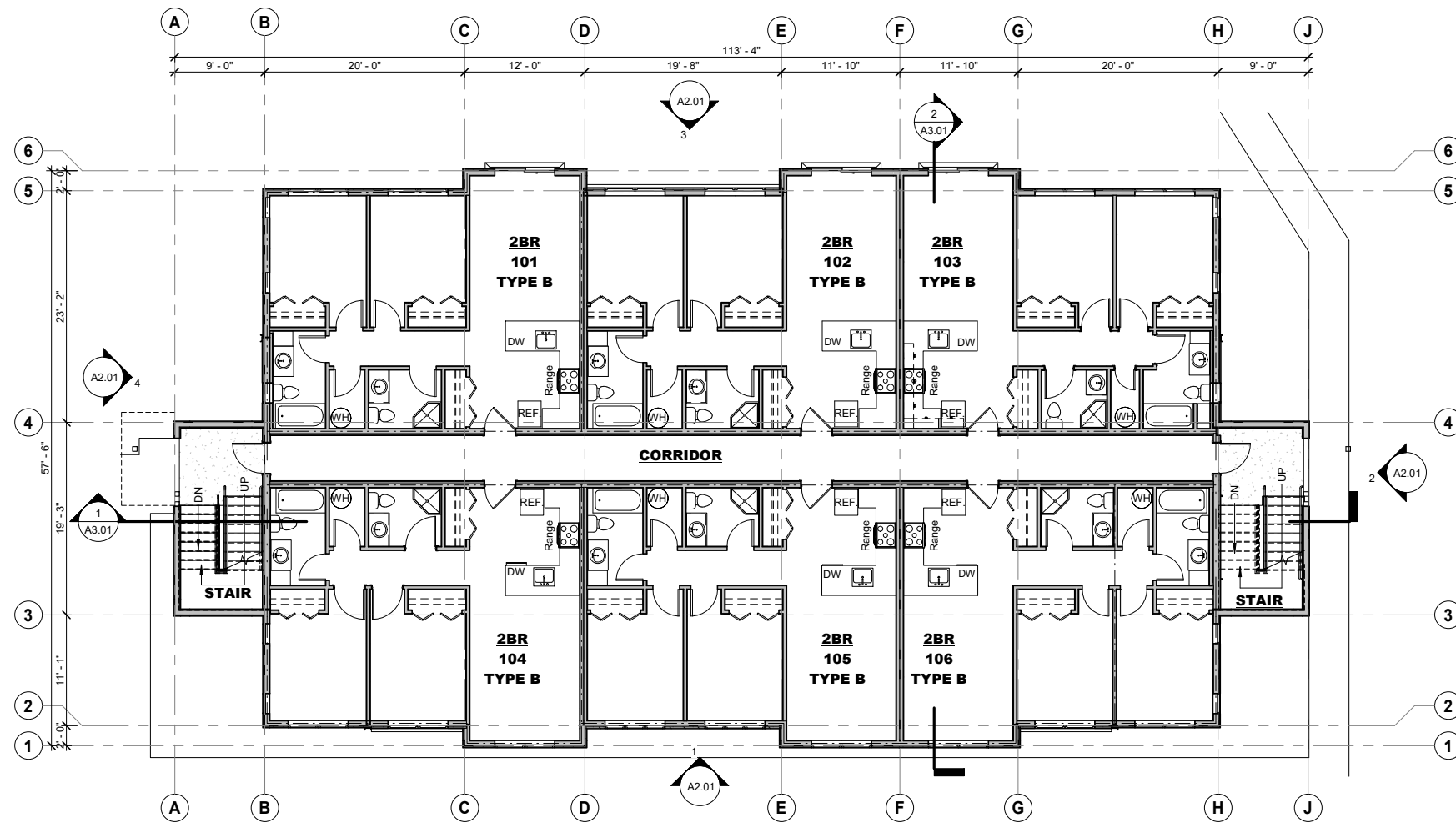
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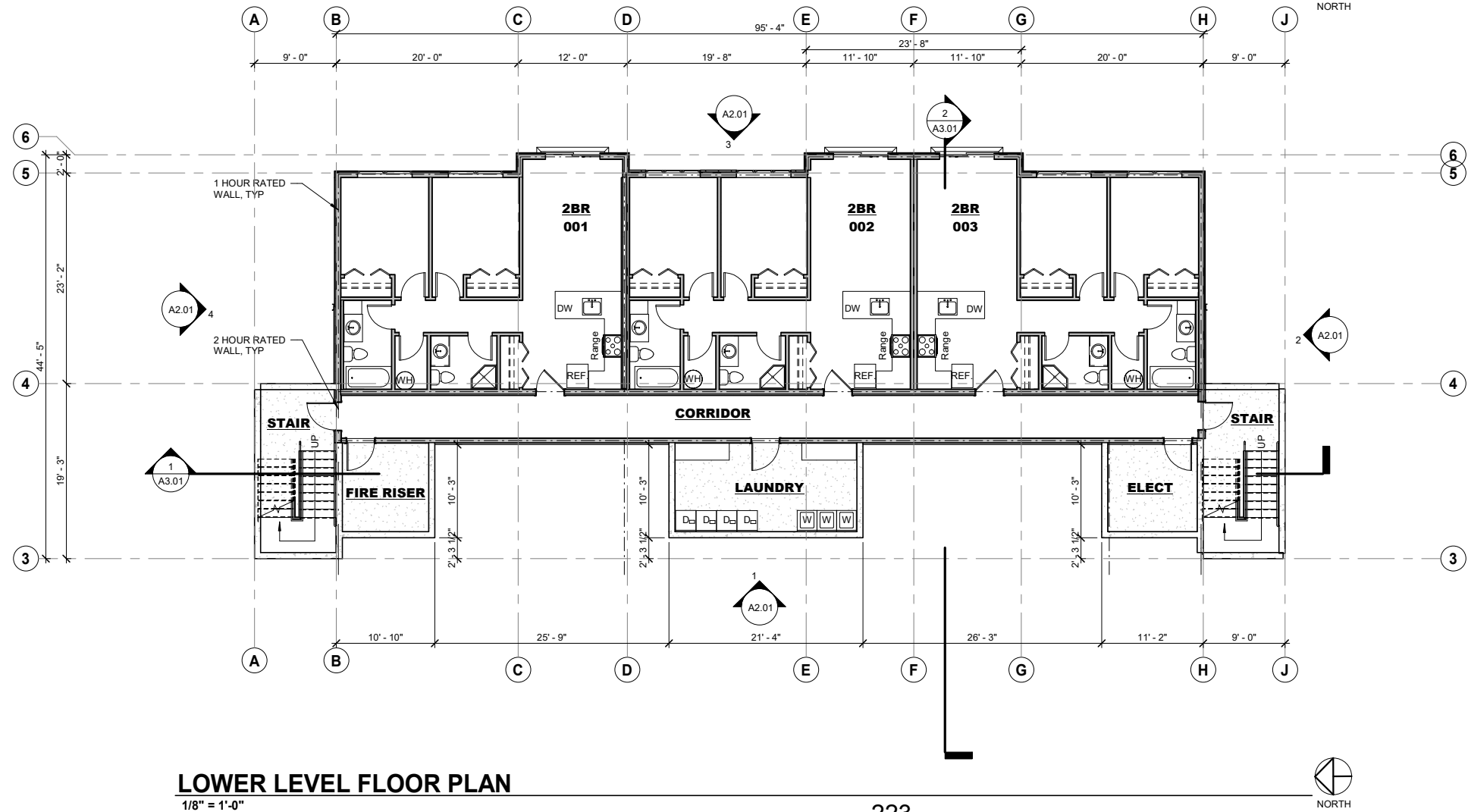
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**FIRST LEVEL FLOOR PLAN**  
1/8" = 1'-0"



**LOWER LEVEL FLOOR PLAN**  
1/8" = 1'-0"

**FLOOR PLAN NOTES**

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

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PROJECT NO: 039-2018  
PARCEL NO: 47794200005  
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**SCHEMATA** *Design*

**Phase IV Village Court Apartments**  
415 MTN VILLAGE BLVD  
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**West Building**

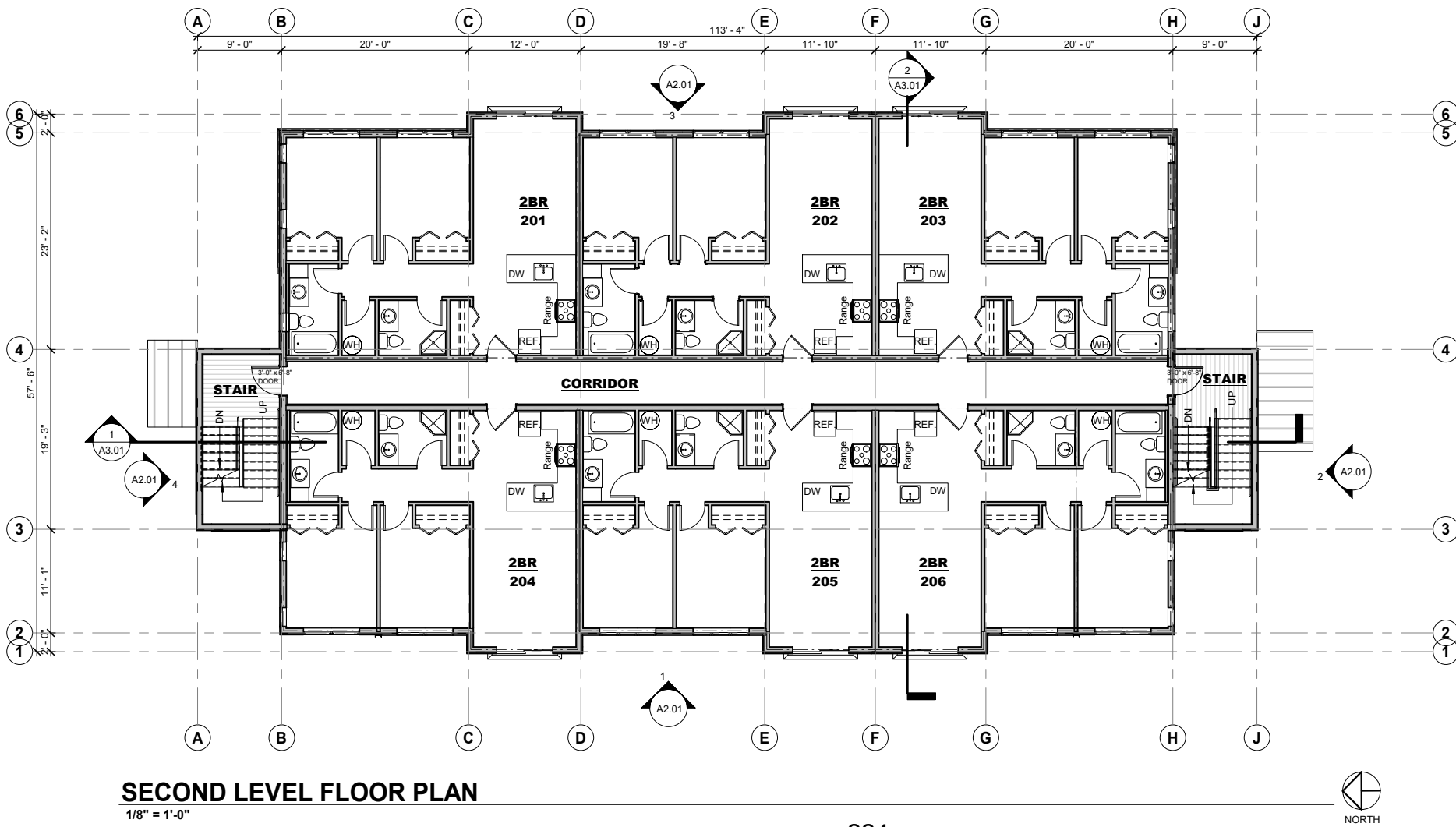
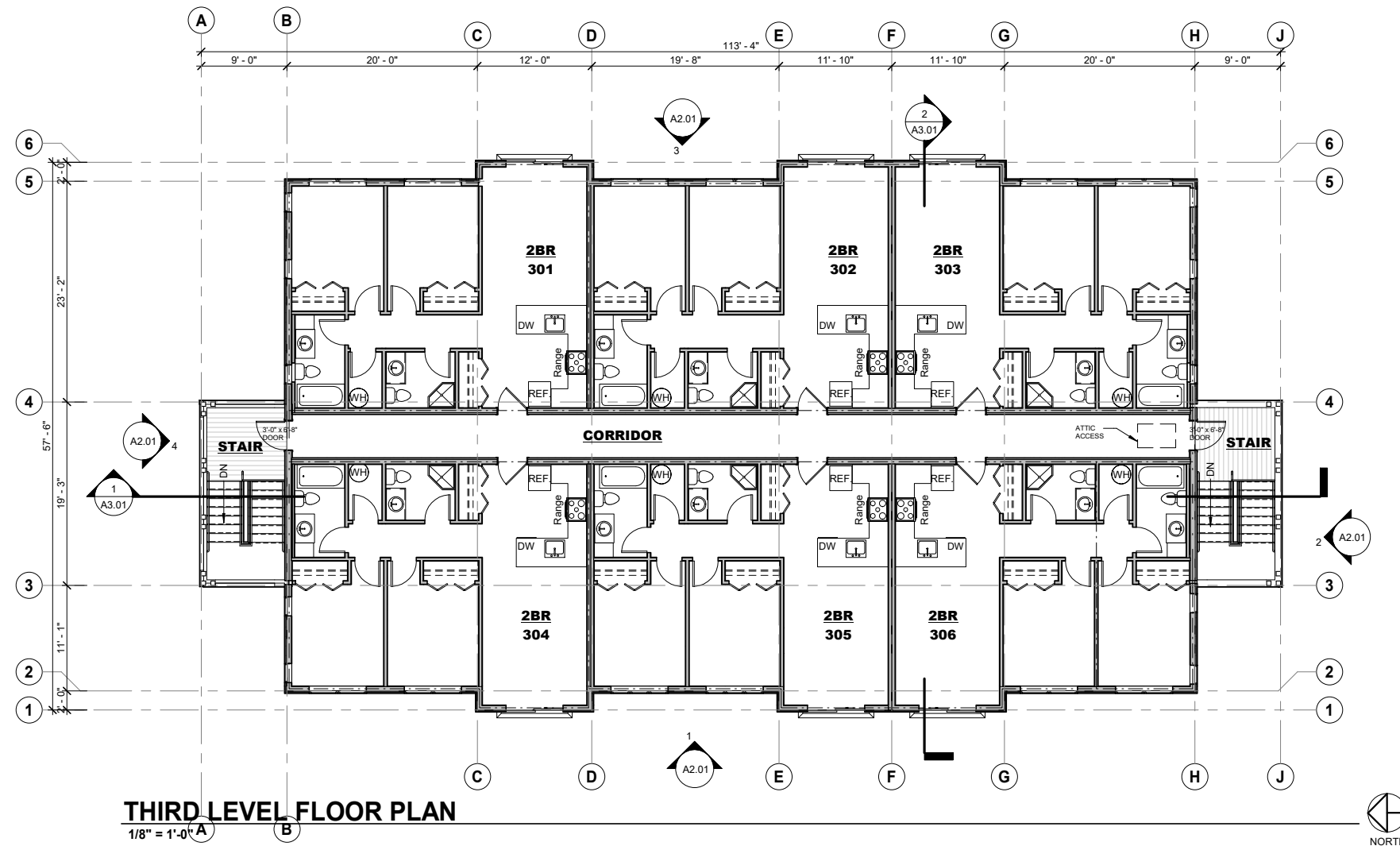
**LOWER & FIRST LEVEL FLOOR PLANS**

**A1.01**

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**PHASE IV VILLAGE COURT APARTMENTS**  
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**SCHEMATA DESIGN**

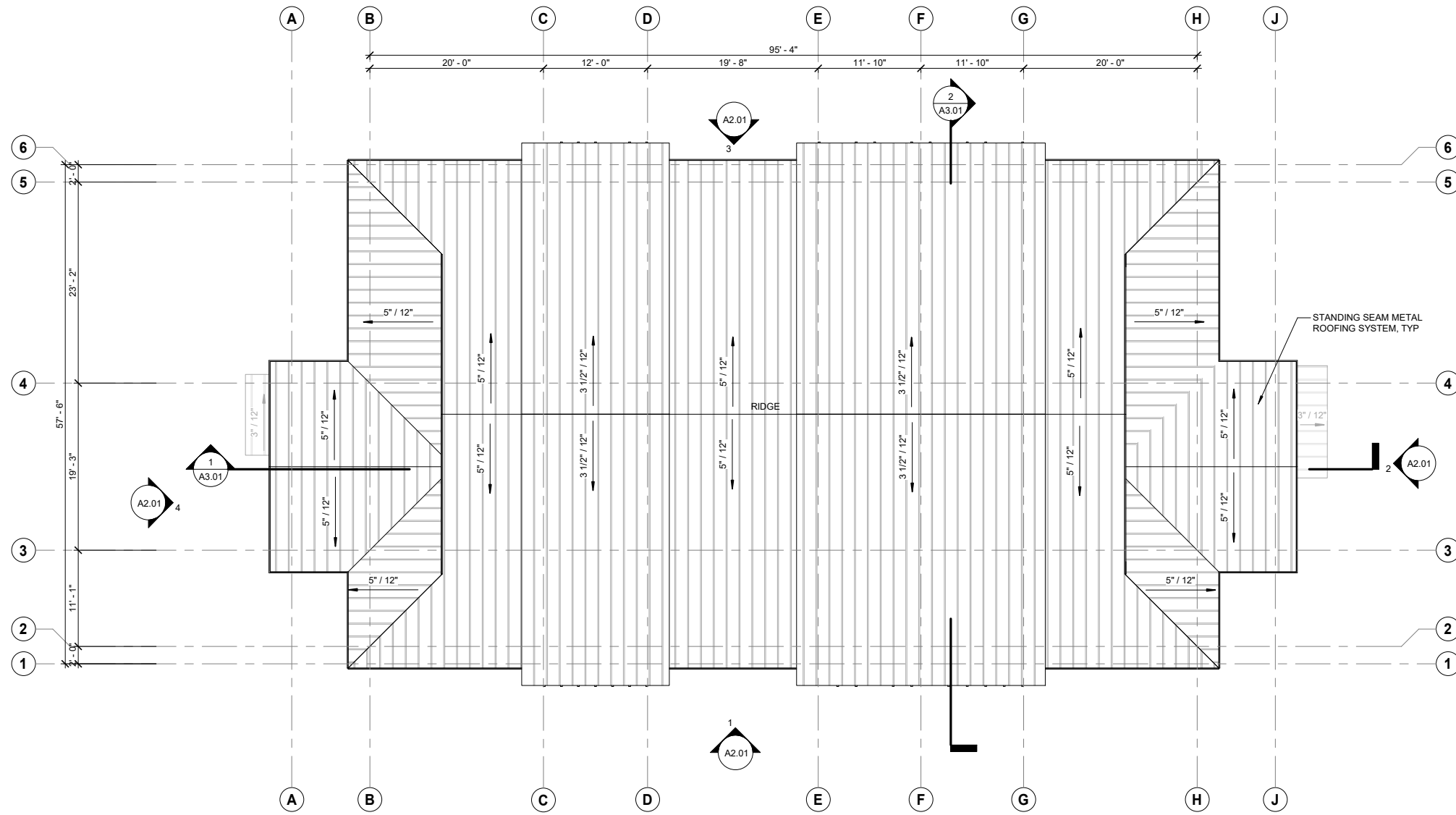
**SECOND & THIRD LEVEL FLOOR PLANS**  
**A1.02**

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**BID SET 12.19.18**

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**ROOF PLAN**  
1/8" = 1'-0"



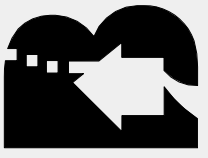
**ROOF PLAN NOTES**

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

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

PROJECT NO: 039-2018  
PARCEL NO: 47794-200005  
DATE: 11.29.18

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



**S C H E M A T I C** Design  
**BID SET 12.19.18**

**Preliminary**  
*Not For Construction*

ROOF PLAN
A1.04

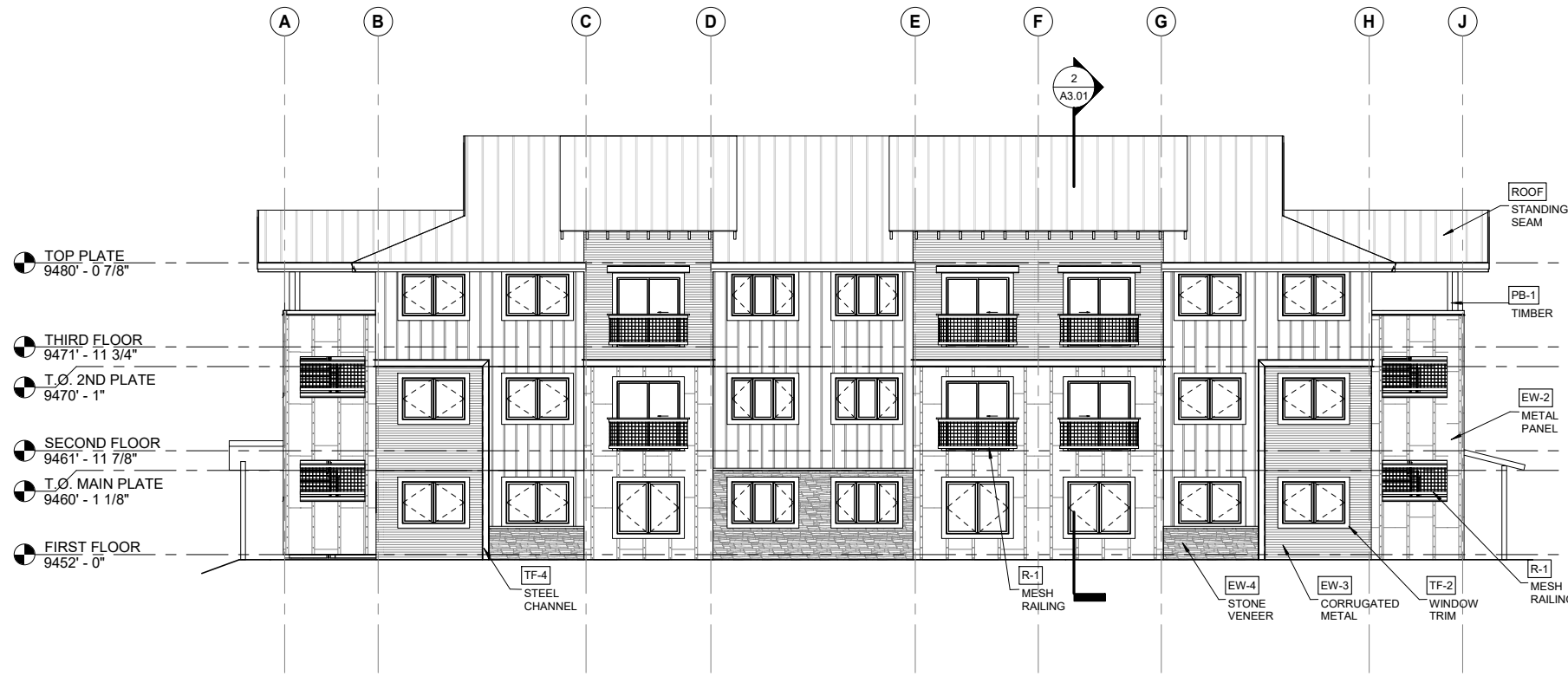
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### ELEVATION NOTES

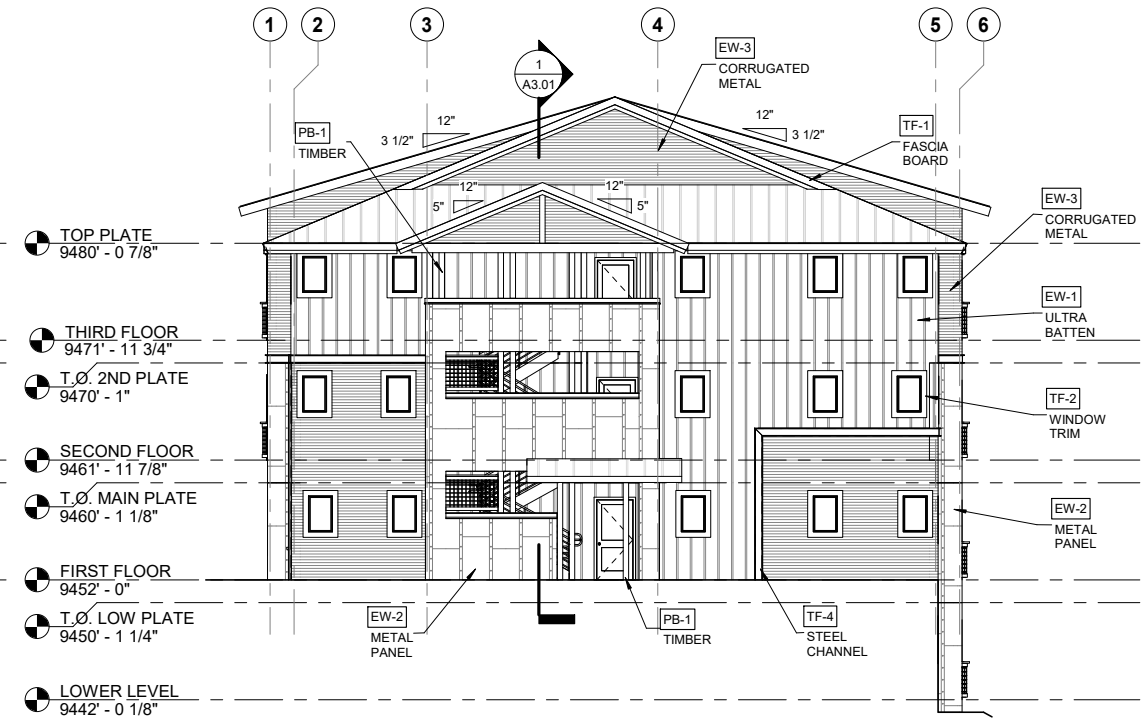
- GENERAL CONTRACTOR TO COORDINATE EXT. BUILDING LIGHT LOCATIONS WITH ELECTRICAL CONTRACTOR.
- STONE CAP TO BE USED @ ALL STONE APPLICATIONS WITH EXCEPTION OF FULL HEIGHT STONE VENEER AND U.N.O.
- ALL STAIN COLORS TO BE SELECTED
- ALL FLASHING USED SHALL BE 24ga GALVANIZED.
- ALL FASTENERS USED IN AN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

### EXTERIOR MATERIALS LEGEND

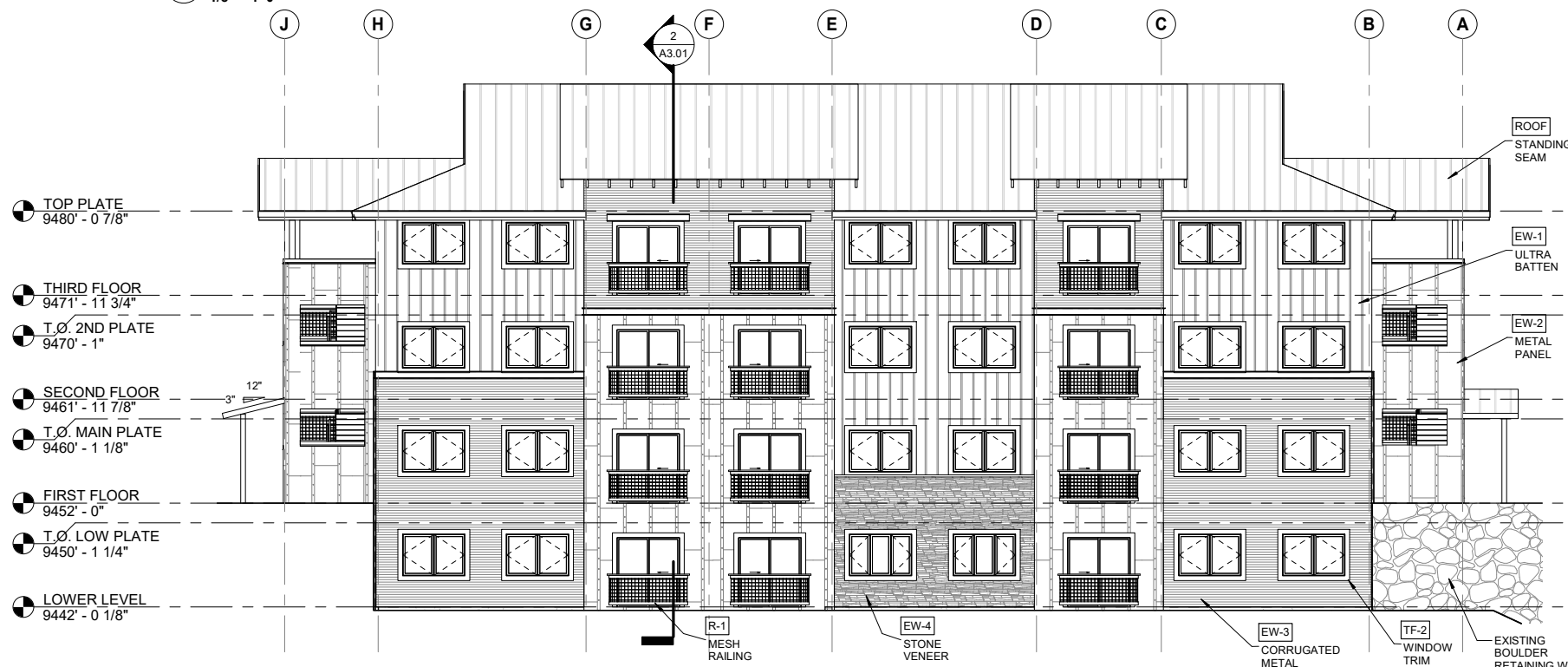
#	TYPE	DESCRIPTION	ALTERNATE
<b>1 - WALLS</b>			
EW-1	ULTRA BATTEN	BRIDGER ULTRA BATTEN METAL WALL PANEL, VERTICAL ORIENTATION, 13 3/4" COVERAGE, TRUTEN A606	HARDIE BOARD AND BATTEN SIDING, 16" BOARD AND 8" BATTEN, VERTICAL
EW-2	METAL PANEL	RUSTED SHEET METAL PANEL WITH METAL STRAPS AND EXPOSED FASTENERS, VERTICAL ORIENTATION	HARDIE REVEAL PANEL SYSTEM WITH EXPOSED FASTENERS
EW-3	CORRUGATED METAL	7/8" BONDERIZED CORRUGATED METAL	8" HARDIE HORIZONTAL LAP SIDING
EW-4	STONE VENEER	THIN CUT STONE VENEER	
<b>2 - TRIM &amp; FASCIA</b>			
TF-1	FASCIA SYSTEM	1x12 FASCIA BOARD AND 1x8 SHADOW BOARDS; FINISH TBD	
TF-2	WINDOW TRIM	5/4"x6" SMART TRIM	
TF-3	DOOR TRIM	5/4"x6" SMART TRIM	
TF-4	STEEL CHANNEL	8" DECORATIVE STEEL CHANNEL	
<b>3 - POSTS &amp; BEAMS</b>			
PB-1	HEAVY TIMBERS	TIMBER POSTS AND BEAMS AS SIZED ON DRAWINGS, STAINED	
<b>4 - RAILINGS</b>			
R-1	MESH RAILING	4X4 WELDED WIRE MESH RAILING WITH STEEL FRAME	



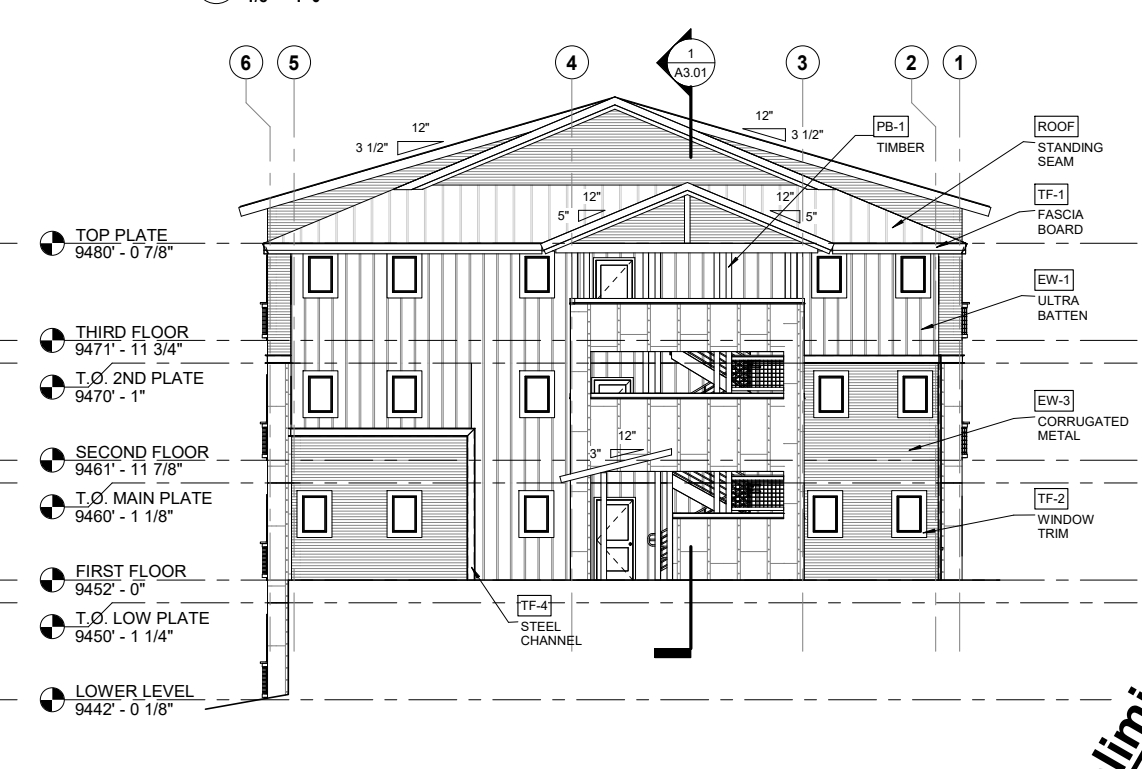
**1 FRONT ELEVATION**  
1/8" = 1'-0"



**2 RIGHT ELEVATION**  
1/8" = 1'-0"



**3 BACK ELEVATION**  
1/8" = 1'-0"



**4 LEFT ELEVATION**  
1/8" = 1'-0"

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

PROJECT NO: 039-2018  
 PARCEL NO: 47794-20005  
 DATE: 11.29.18

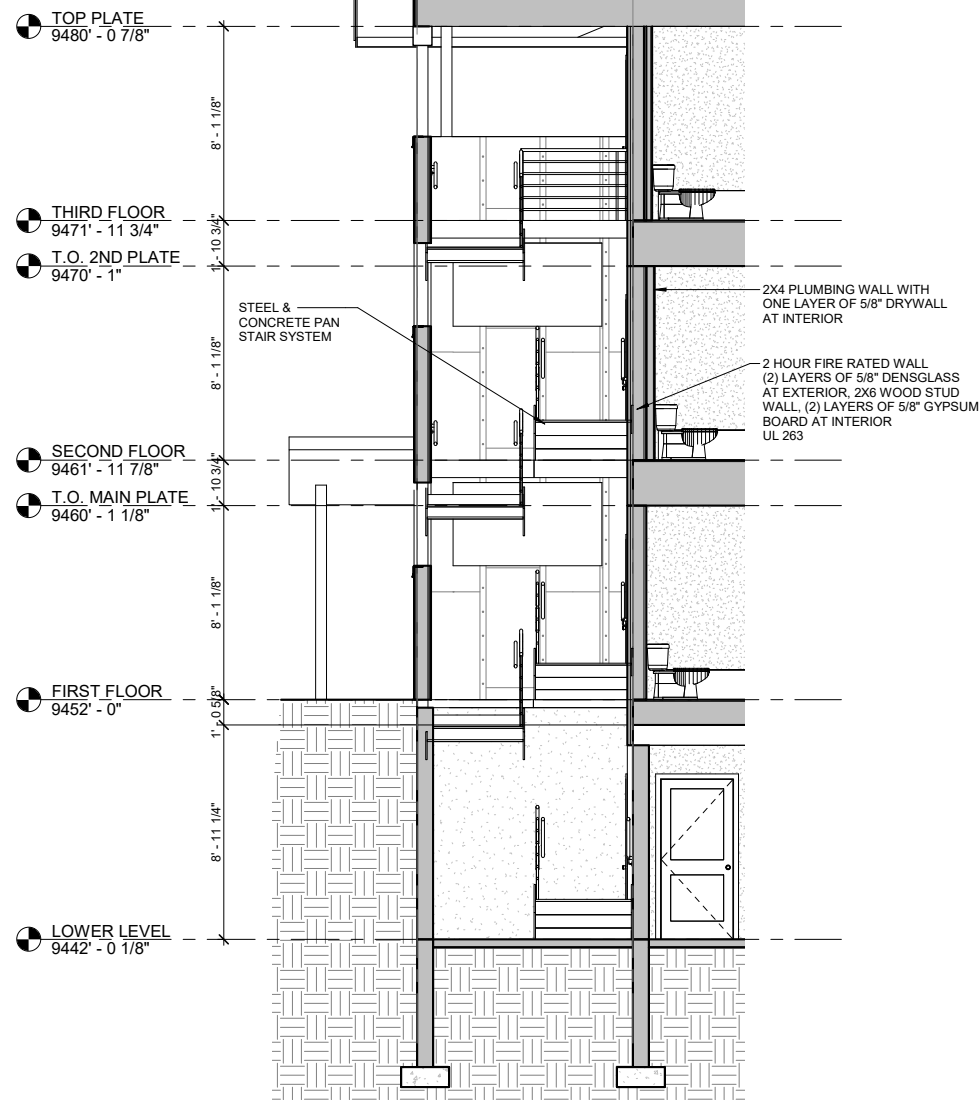
**BAUEN GROUP, LLC**  
 THOMAS W. UMBHAUJAN,  
 NCARB  
 Physical: 1480 E. 2nd Avenue, Suite 8  
 Durango, CO 81301  
 Mailing: PO Box 2044  
 Durango, CO 81302  
 (970) - 382 - 9130  
 www.baugroup.com  
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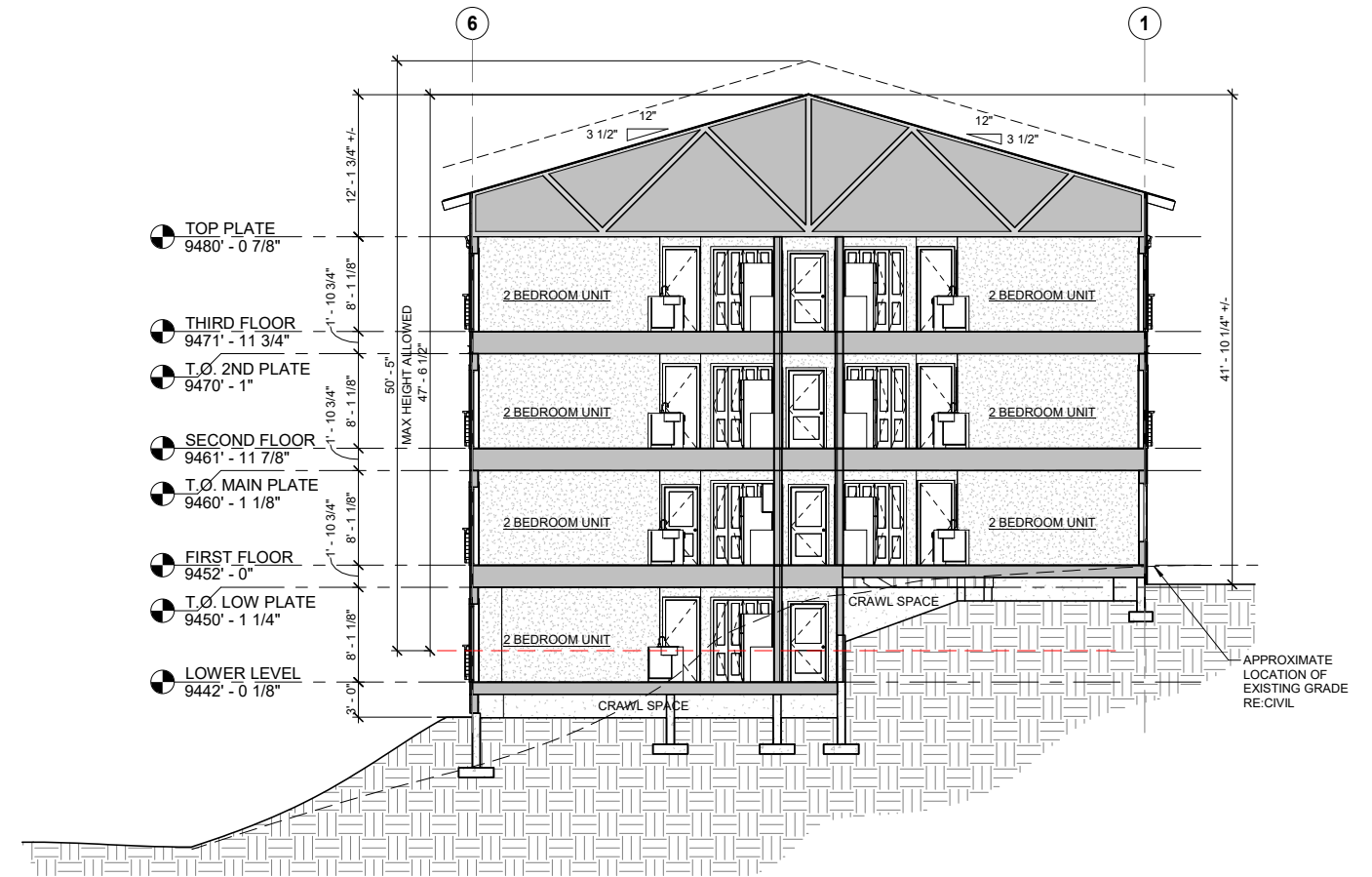
**S C H E M A T I C**  
**Design**  
**BID SET 12.19.18**

**Preliminary**  
**Not For Construction**

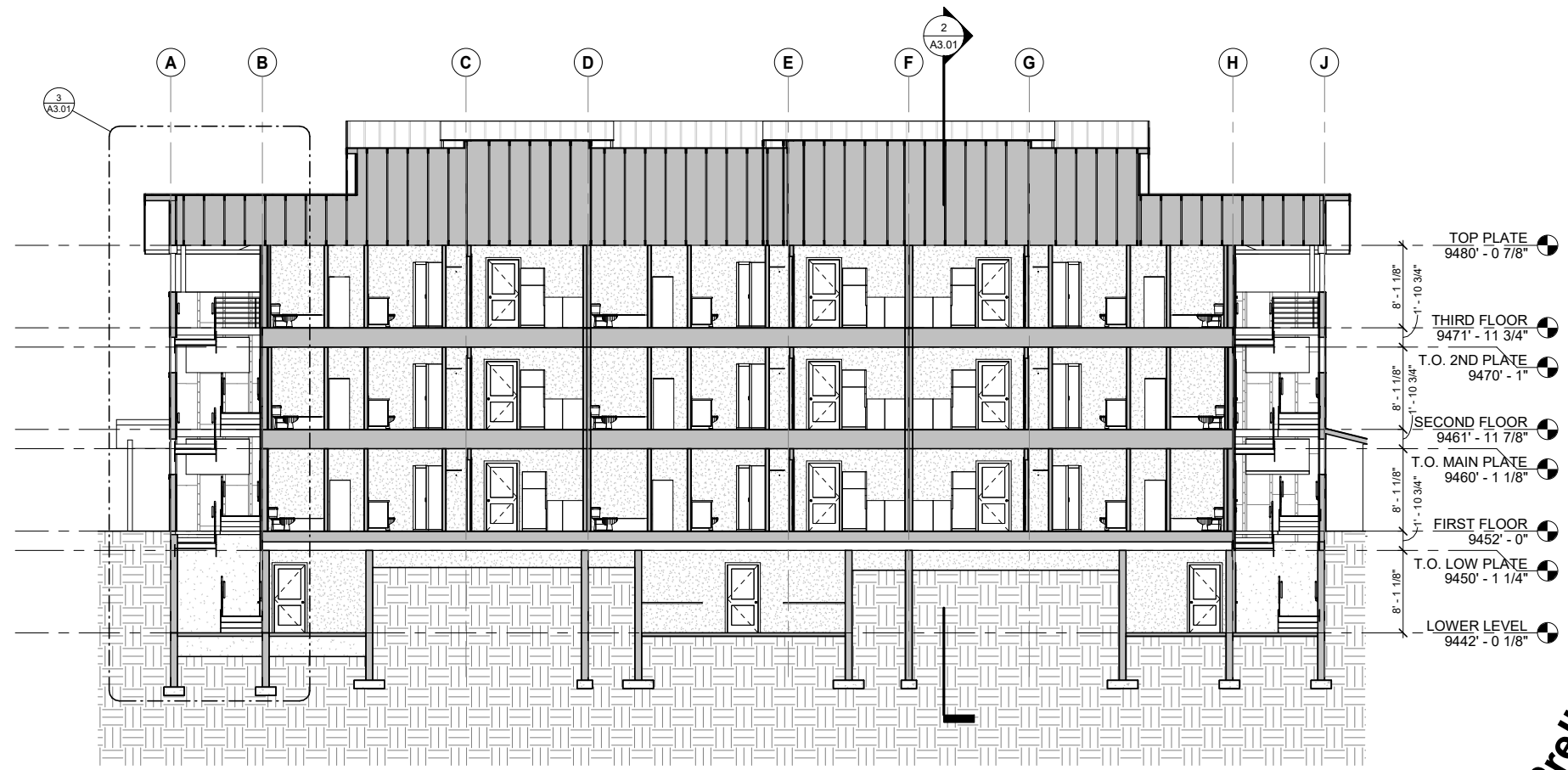
BUILDING  
 ELEVATIONS  
**A2.01**



**3 WALL SECTION**  
1/4" = 1'-0"



**2 WEST BUILDING SECTION**  
1/8" = 1'-0"



**1 BUILDING SECTION**  
1/8" = 1'-0" 227

**Preliminary**  
Not For Construction

BUILDING SECTIONS

A3.01

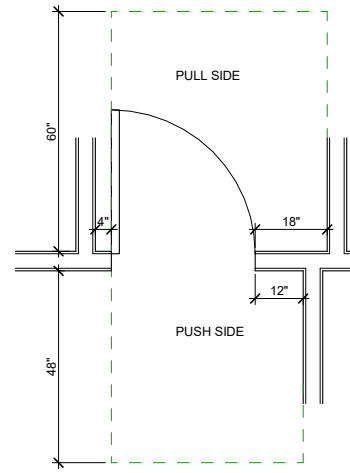
**Phase IV Village Court Apartments**  
**West Building**  
415 MTN VILLAGE BLVD  
MOUNTAIN VILLAGE, CO  
81435

PROJECT NO: 039-2018  
PARCEL NO: 47794200005  
DATE: 11.29.18

**S C H E M A T I C**  
*Design*

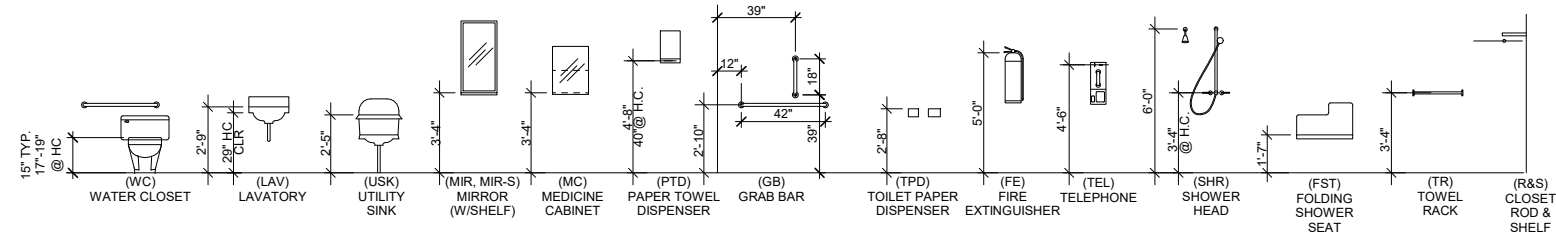
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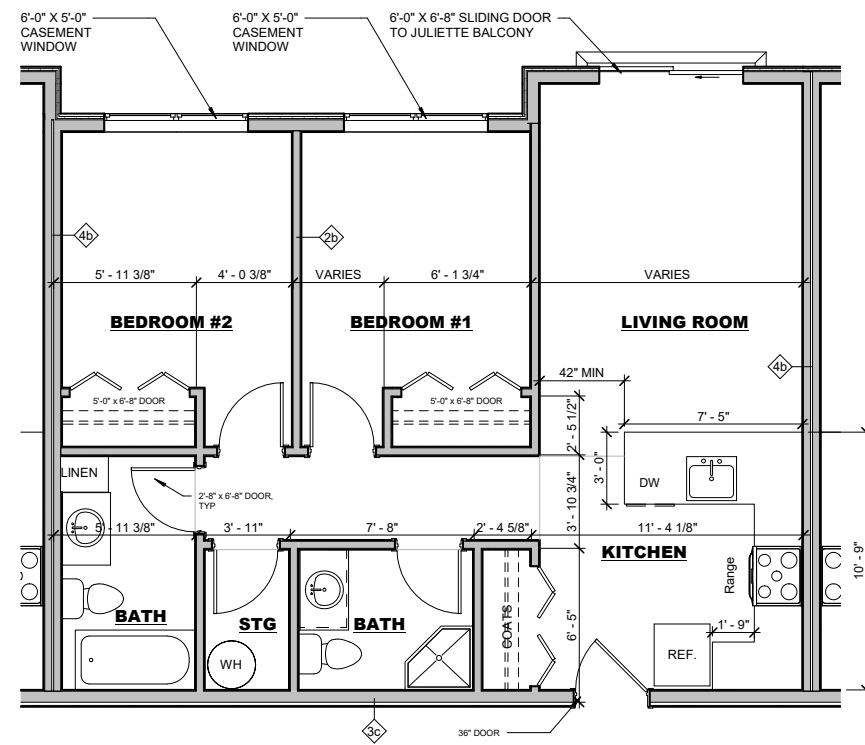


MANEUVERING CLEARANCE AT DOORS

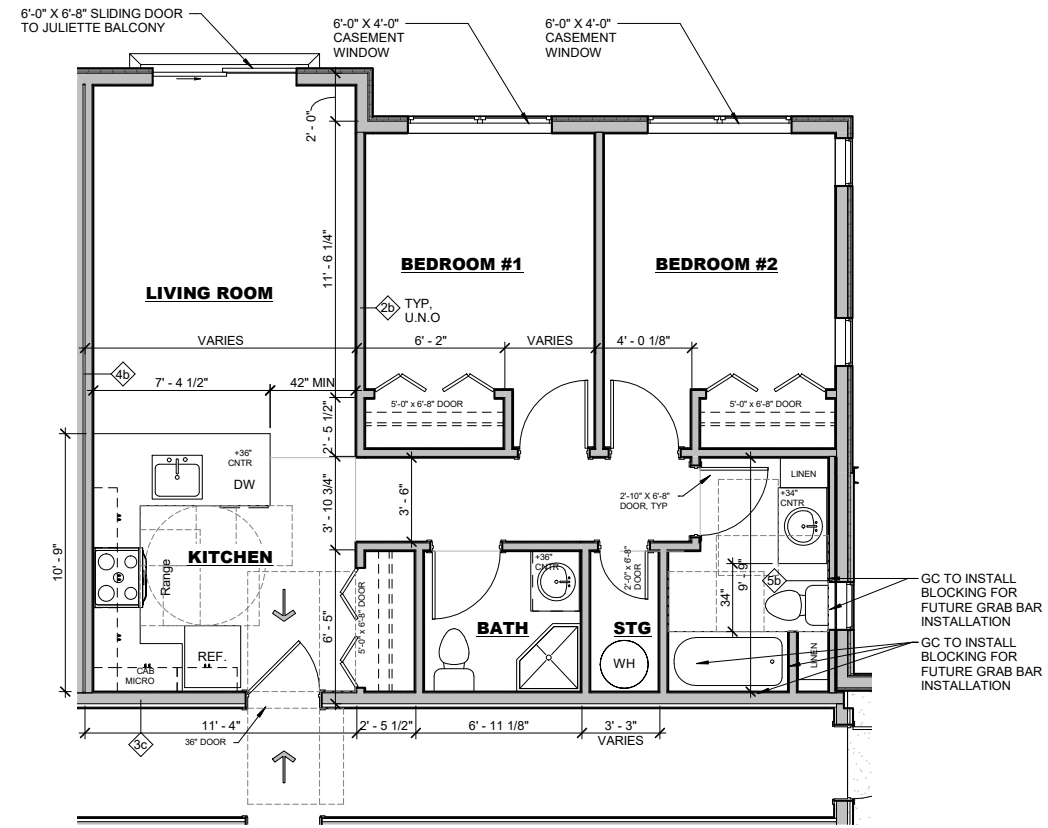
2 TYPICAL ADA DOOR CLEARANCES  
1/2" = 1'-0"



3 TYPICAL MOUNTING HEIGHTS 228  
1/4" = 1'-0"



TYPICAL 2 BEDROOM FLOOR PLAN  
1/4" = 1'-0"



TYPICAL TYPE B UNIT  
1/4" = 1'-0"

Phase IV Village Court Apartments  
West Building

PROJECT NO: 039-2018  
PARCEL NO: 47794200005  
DATE: 11.29.18

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S C H E M A T I C Design

ENLARGED PLANS  
A4.01

**Preliminary**  
Not For Construction

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**PRELIMINARY**  
NOT FOR CONSTRUCTION

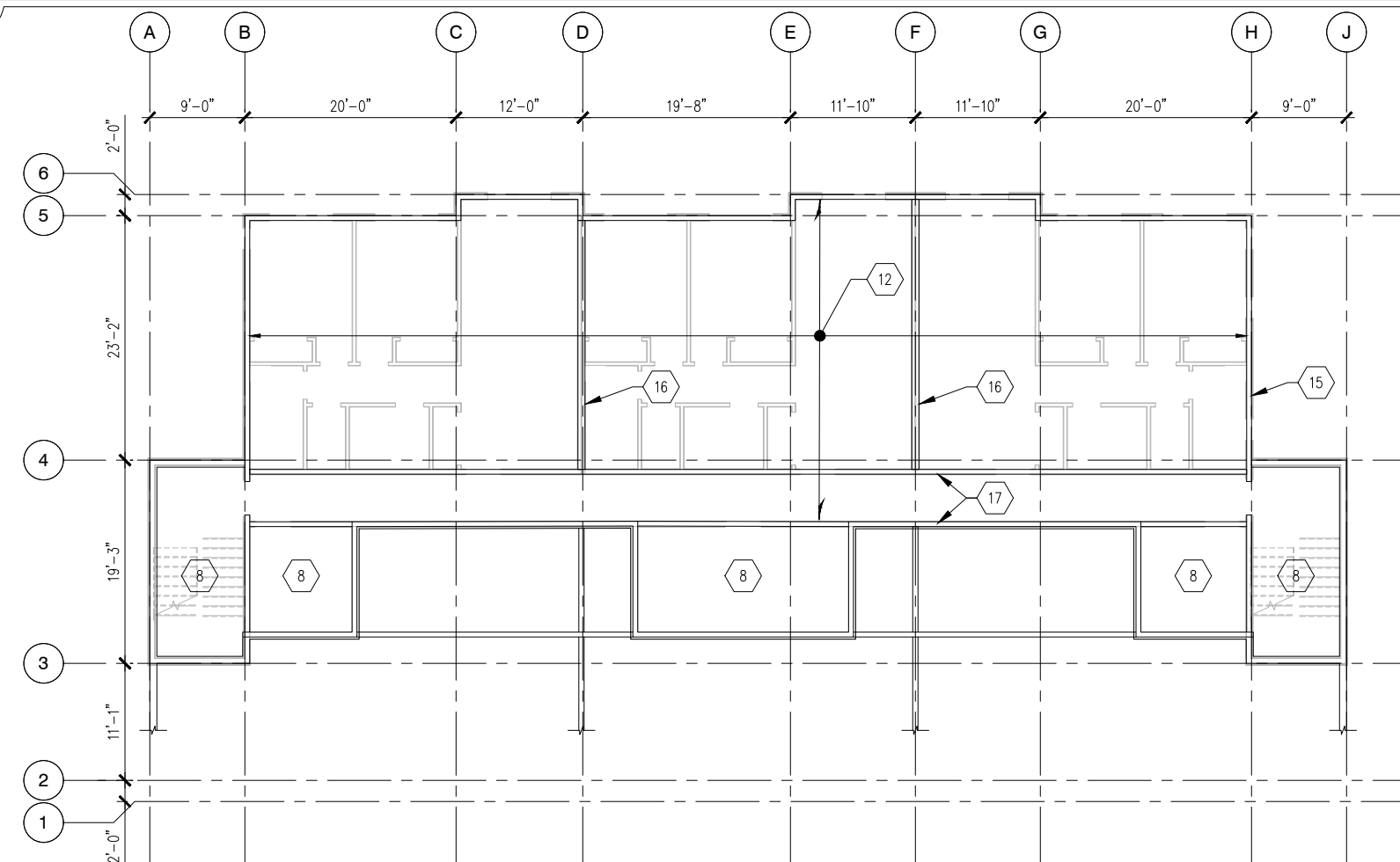
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**VILLAGE COURT APARTMENTS WEST BUILDING**  
PHASE IV EXPANSION

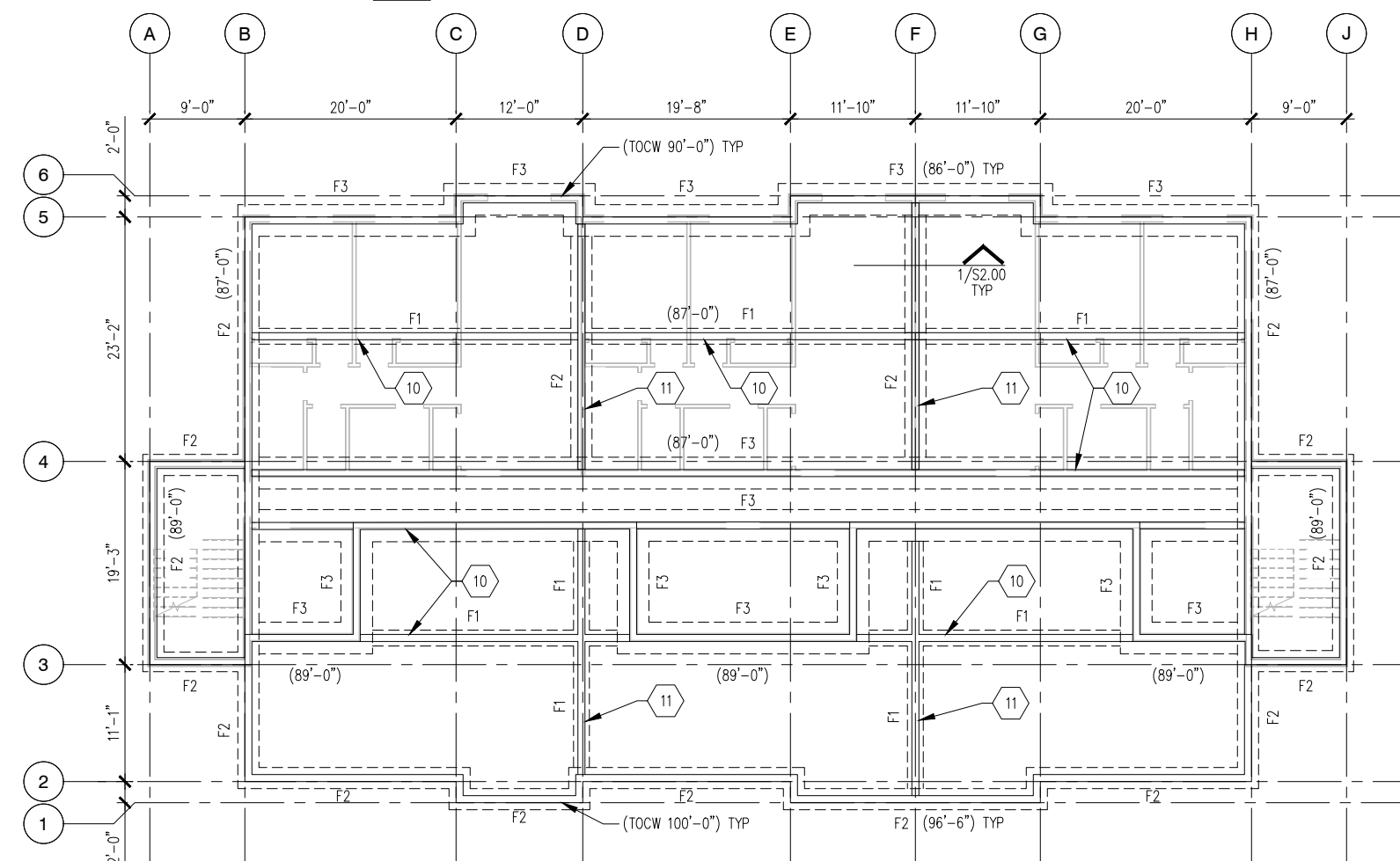
Issue Record:  
FOR REVIEW 12-4-18

Revisions:  
  
Project Number: 18-215  
Drawn By: GJG  
Designed by: GEG  
Checked By: GEG

Sheet  
**S1.00**  
WEST BUILDING PLANS



**2** GROUND FLOOR FRAMING PLAN - WEST BUILDING  
1/8" = 1'-0"



**1** FOUNDATION PLAN - WEST BUILDING  
1/8" = 1'-0"

**West Building**

**NOTES:**

- DESIGN CRITERIA:  
BUILDING CODE: INTERNATIONAL BUILDING CODE, 2012 EDITION  
  
THE STRUCTURE AND FOUNDATIONS ARE DESIGNED FOR SELF-WEIGHT PLUS THE FOLLOWING LIVE LOADS:  
  
INTERIOR RESIDENTIAL FLOORS: 40 PSF  
INTERIOR CORRIDORS, STAIRS FLOORS: 100 PSF  
ROOF SNOW LOAD: 95 PSF
- THE MAXIMUM ALLOWABLE FOUNDATION BEARING PRESSURE, LATERAL PRESSURE, AND LATERAL SLIDING RESISTANCE FOR SUPPORTING SOILS IS BASED ON THE GEOTECHNICAL ENGINEERING RECOMMENDATIONS PREPARED BY TRAUTNER GEOTECH, PROJECT No. 55124GE, DATED MAY 3, 2018:  
  
ALLOWABLE SOIL BEARING PRESSURE: 2,500 PSF  
  
ALL FOOTINGS SHALL BE PLACED ON A 1'-6" THICK LAYER OF COMPACTED STRUCTURAL FILL.
- FIRST FLOOR REFERENCE ELEVATION IS 100'-0", AND IS ELEVATION 9452'-0". REFERENCE ELEVATIONS, UNLESS OTHERWISE NOTED:  
  
ROOF LEVEL TOP OF PLATE = 128'-0 7/8"  
THIRD FLOOR REFERENCE ELEVATION = 119'-11 3/4"  
SECOND FLOOR REFERENCE ELEVATION = 109'-11 7/8"  
FIRST FLOOR REFERENCE ELEVATION = 100'-0"  
LOWER FLOOR REFERENCE ELEVATION = 90'-0 1/8"
- BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BE A MINIMUM OF 48" BELOW FINISH GRADE.
- TOP OF FOOTING ELEVATIONS IS 96'-6", UNLESS OTHERWISE STATED ON PLANS AS (XX'-XX").
- "F" INDICATES REINFORCED CONCRETE FOOTING. SEE FOOTING SCHEDULE FOR SIZE, AND REINFORCING.

FOOTING SCHEDULE		
MARK	FOOTING SIZE	REINFORCING
F1	1'-6" WIDE x 10" THICK	REINFORCING: 100 LBS/CY
F2	2'-0" WIDE x 10" THICK	REINFORCING: 100 LBS/CY
F3	3'-0" WIDE x 10" THICK	REINFORCING: 100 LBS/CY

- TYPICAL REINFORCED CONCRETE STEM WALLS ARE 8" THICK, WITH 150 LBS/CY REINFORCING.
- CONCRETE SLAB ON GRADE: 4" THICK, W/ #3 @ 18" EW.
- TOP OF CONCRETE WALL ELEVATION IS NOTED ON PLANS AS (TOCW 97'-6").
- INTERIOR BEARING/PONY WALLS ARE 2x6 @ 12" OC STUDS.
- INTERIOR BEARING/PONY WALLS ARE 2x8 @ 16" OC STUDS.
- WOOD FLOOR JOIST FRAMING: 11-7/8" BCI 6000 @ 16" OC, OR 11-7/8" TJI 210 @ 16" OC.
- WOOD FLOOR TRUSS FRAMING: PRE-FABRICATED WOOD FLOOR TRUSSES: 1'-10" DEEP @ 16" OC, W/ SIMPSON H2.5 CLIPS AT ALL TRUSS BEARING LOCATIONS. FLOOR TRUSSES SHALL BE DESIGNED FOR THE FOLLOWING MINIMUM LOADS:  
  
TRUSS BOTTOM CHORD DEAD LOAD: 10 PSF  
TRUSS TOP CHORD DEAD LOAD: 15 PSF  
TRUSS TOP CHORD LIVE LOAD: 40 PSF
- FLOOR SHEATHING IS 3/4-INCH TONGUE-AND-GROOVE OSB, GLUED AND NAILED ALONG INTERMEDIATE SUPPORTS AND SUPPORTED EDGES.
- EXTERIOR WOOD FRAMED WALLS ARE BEARING/SHEAR WALLS, 2x6 @ 16" OC STUDS WITH 7/16" PLYWOOD OR OSB, EXTERIOR GRADE, UNLESS NOTED OTHERWISE. ALL EDGE AND SIDE PANEL JOINTS SHALL OCCUR OVER STUDS OR BLOCKING.
- INTERIOR WOOD FRAMED PARTY WALLS BETWEEN UNITS ARE (2) 2x4 @ 16" OC FRAMED WALLS, PLACED WITH A 1" GAP BETWEEN WALLS.
- INTERIOR WOOD FRAMED CORRIDOR WALLS BETWEEN CORRIDOR AND UNITS ARE: 2x6 TOP AND BOTTOM PLATES WITH 2x6 @ 12" OC STUDS. EDGE OF STUDS ARE STAGGERED TO FLUSH WITH PLATES.
- SEE HEADER SCHEDULE FOR TYPICAL HEADER, AND TRIM AND KING STUDS EACH SIDE.

HEADER SCHEDULE				
SPAN/MARK	HEADER	KING STUDS	TRIM STUDS	REMARKS
< 4'-0"	(1) 1 1/4" x 9 1/2" LVL	(1) KING	(1) TRIM	
4'-0" < 6'-0"	(2) 1 1/4" x 9 1/2" LVL	(2) KING	(2) TRIM	
6'-0" < 8'-0"	(2) 1 1/4" x 9 1/2" LVL	(2) KING	(2) TRIM	

- TYPICAL ROOF FRAMING IS PRE-FABRICATED WOOD ROOF TRUSSES @ 24" OC, W/ SIMPSON H2.5 CLIPS AT ALL TRUSS BEARING LOCATIONS (1 PER TRUSS PLY). TRUSSES SHALL BE DESIGNED FOR THE FOLLOWING MINIMUM LOADS:  
  
TRUSS BOTTOM CHORD DEAD LOAD: 10 PSF  
TRUSS TOP CHORD DEAD LOAD: 10 PSF  
TRUSS TOP CHORD LIVE LOAD: 95 PSF
- "G1" INDICATES GIRDER TRUSS LOCATION.
- ROOF SHEATHING: 3/8" PLYWOOD OR OSB.

Sheet Index	
S1.00	WEST BUILDING PLANS
S1.01	WEST BUILDING PLANS
S1.02	WEST BUILDING PLANS
S2.00	SECTIONS AND DETAILS

**PRELIMINARY**  
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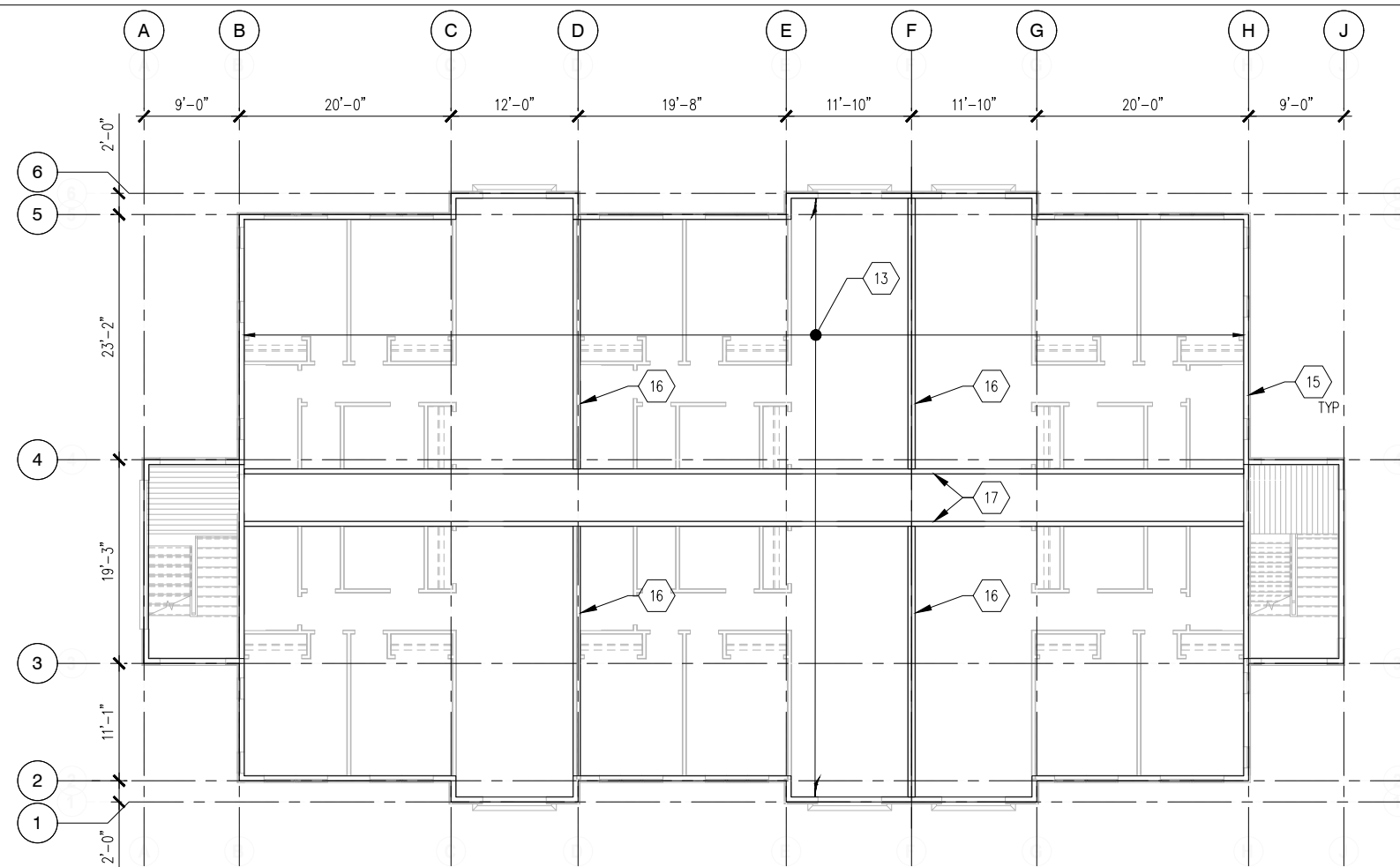
**VILLAGE COURT APARTMENTS WEST BUILDING**  
PHASE IV EXPANSION

Issue Record:  
FOR REVIEW 12-4-18

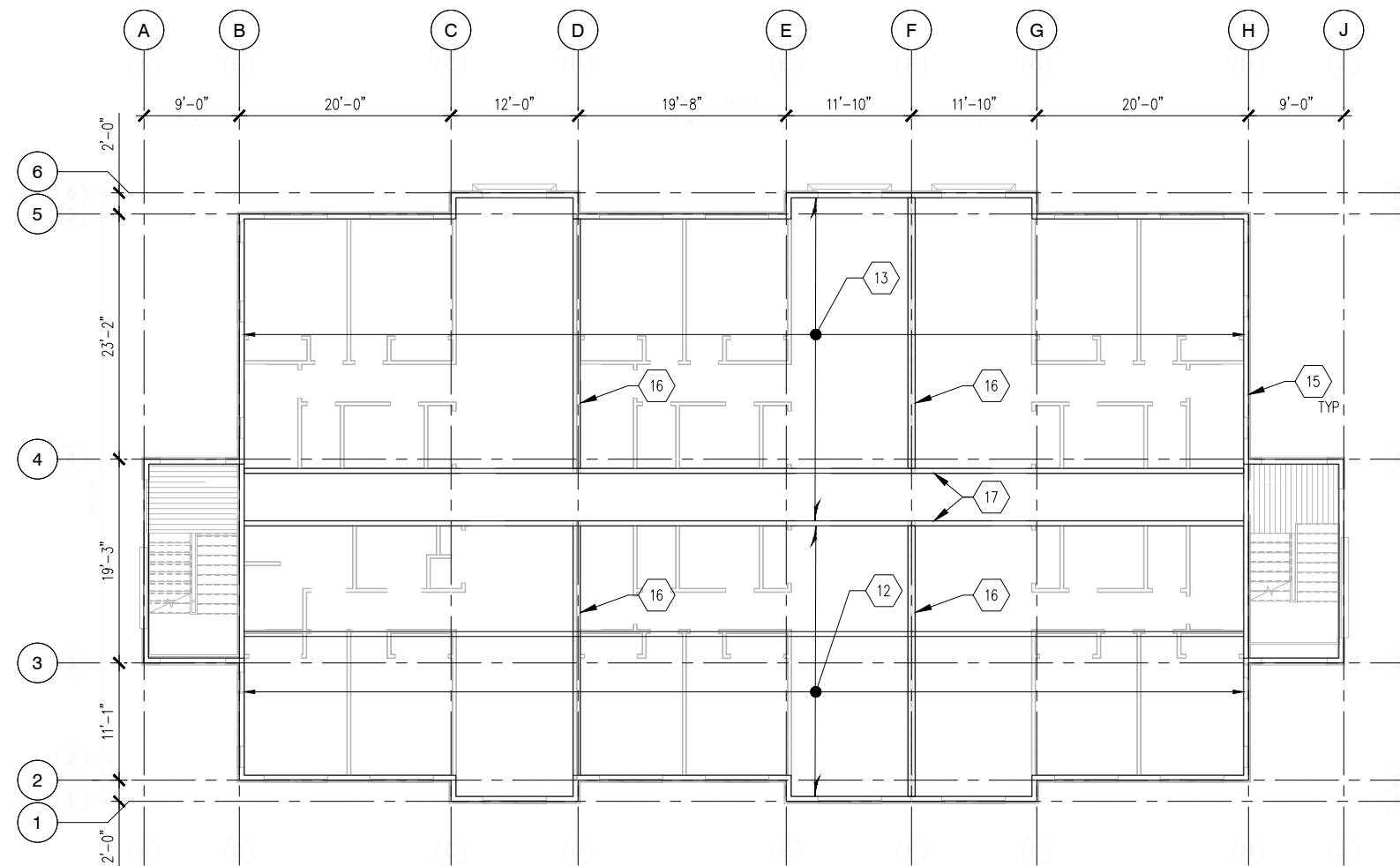
Revisions:

Project Number: 18-215  
Drawn By: GJG  
Designed by: GEG  
Checked By: GEG

Sheet  
**S1.01**  
WEST BUILDING PLANS



**2 SECOND FLOOR FRAMING PLAN - WEST BUILDING**  
1/8" = 1'-0"



**1 FIRST FLOOR FRAMING PLAN - WEST BUILDING**  
1/8" = 1'-0"

**West Building**

**NOTES:**

- DESIGN CRITERIA:  
BUILDING CODE: INTERNATIONAL BUILDING CODE, 2012 EDITION  
  
THE STRUCTURE AND FOUNDATIONS ARE DESIGNED FOR SELF-WEIGHT PLUS THE FOLLOWING LIVE LOADS:  
  
INTERIOR RESIDENTIAL FLOORS: 40 PSF  
INTERIOR CORRIDORS, STAIRS FLOORS: 100 PSF  
ROOF SNOW LOAD: 95 PSF
- THE MAXIMUM ALLOWABLE FOUNDATION BEARING PRESSURE, LATERAL PRESSURE, AND LATERAL SLIDING RESISTANCE FOR SUPPORTING SOILS IS BASED ON THE GEOTECHNICAL ENGINEERING RECOMMENDATIONS PREPARED BY TRAUTNER GEOTECH, PROJECT No. 55124GE, DATED MAY 3, 2018:  
  
ALLOWABLE SOIL BEARING PRESSURE: 2,500 PSF  
  
ALL FOOTINGS SHALL BE PLACED ON A 1'-6" THICK LAYER OF COMPACTED STRUCTURAL FILL.
- FIRST FLOOR REFERENCE ELEVATION IS 100'-0", AND IS ELEVATION 9452'-0". REFERENCE ELEVATIONS, UNLESS OTHERWISE NOTED:  
  
ROOF LEVEL TOP OF PLATE = 128'-0 7/8"  
THIRD FLOOR REFERENCE ELEVATION = 119'-11 3/4"  
SECOND FLOOR REFERENCE ELEVATION = 109'-11 7/8"  
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- "F" INDICATES REINFORCED CONCRETE FOOTING. SEE FOOTING SCHEDULE FOR SIZE, AND REINFORCING.

FOOTING SCHEDULE		
MARK	FOOTING SIZE	REINFORCING
F1	1'-6" WIDE x 10" THICK	REINFORCING: 100 LBS/CY
F2	2'-0" WIDE x 10" THICK	REINFORCING: 100 LBS/CY
F3	3'-0" WIDE x 10" THICK	REINFORCING: 100 LBS/CY

- TYPICAL REINFORCED CONCRETE STEM WALLS ARE 8" THICK, WITH 150 LBS/CY REINFORCING.
- CONCRETE SLAB ON GRADE: 4" THICK, W/ #3 @ 18" EW.
- TOP OF CONCRETE WALL ELEVATION IS NOTED ON PLANS AS (TOCW 97'-6").
- INTERIOR BEARING/PONY WALLS ARE 2x6 @ 12" OC STUDS.
- INTERIOR BEARING/PONY WALLS ARE 2x8 @ 16" OC STUDS.
- WOOD FLOOR JOIST FRAMING: 11-7/8" BCI 6000 @ 16" OC, OR 11-7/8" TJI 210 @ 16" OC.
- WOOD FLOOR TRUSS FRAMING: PRE-FABRICATED WOOD FLOOR TRUSSES: 1'-10" DEEP @ 16" OC, W/ SIMPSON H2.5 CLIPS AT ALL TRUSS BEARING LOCATIONS. FLOOR TRUSSES SHALL BE DESIGNED FOR THE FOLLOWING MINIMUM LOADS:  
  
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HEADER SCHEDULE				
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4'-0" < 6'-0"	(2) 1 1/4" x 9 1/2" LVL	(2) KING	(2) TRIM	
6'-0" < 8'-0"	(2) 1 1/4" x 9 1/2" LVL	(2) KING	(2) TRIM	

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**VILLAGE COURT APARTMENTS WEST BUILDING**  
PHASE IV EXPANSION

Issue Record:  
FOR REVIEW 12-4-18

Revisions:

Project Number: 18-215  
Drawn By: GJG  
Designed by: GEG  
Checked By: GEG

Sheet  
**S1.02**  
WEST BUILDING PLANS

**West Building**

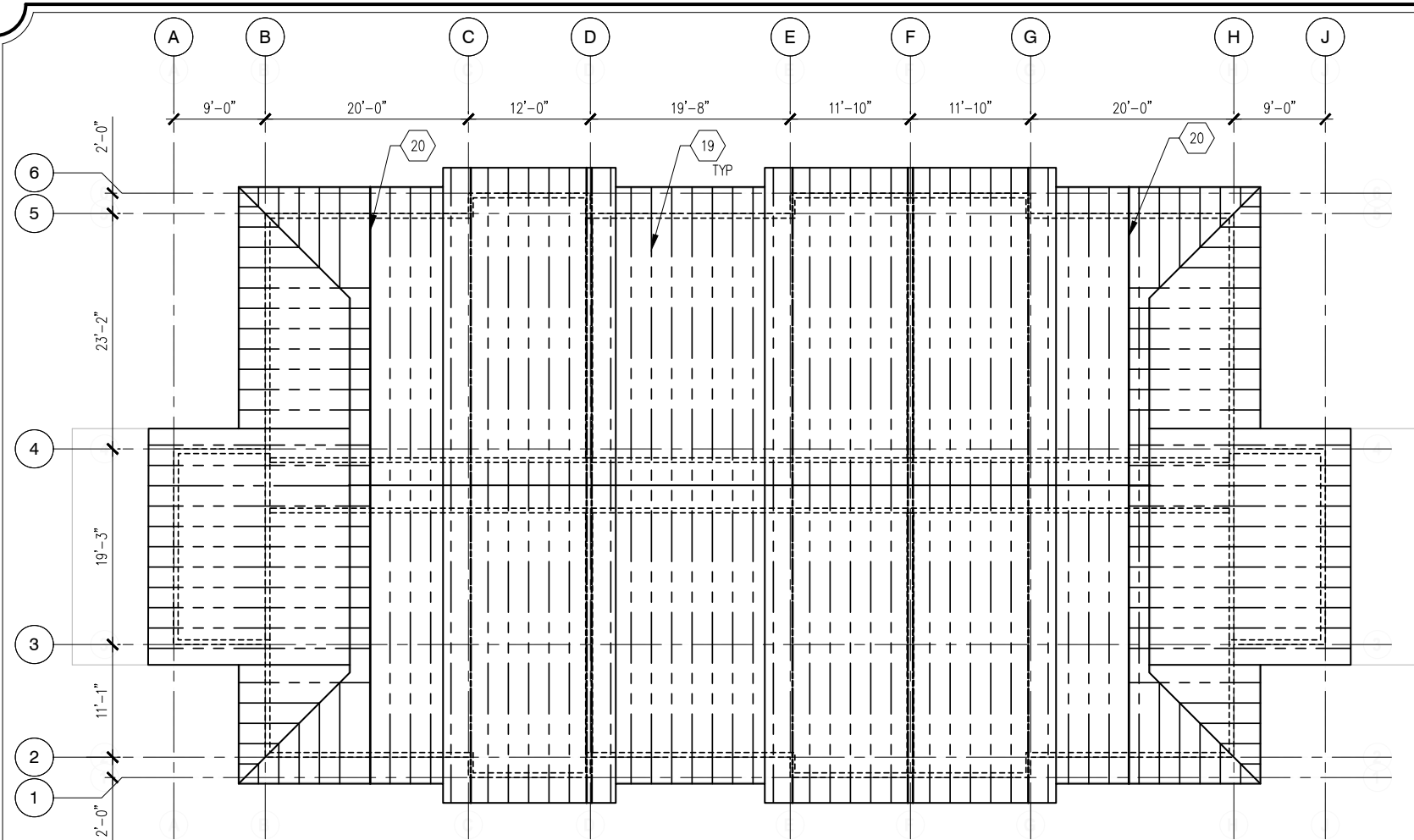
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ROOF LEVEL TOP OF PLATE = 128'-0 7/8"  
THIRD FLOOR REFERENCE ELEVATION = 119'-11 3/4"  
SECOND FLOOR REFERENCE ELEVATION = 109'-11 7/8"  
FIRST FLOOR REFERENCE ELEVATION = 100'-0"  
LOWER FLOOR REFERENCE ELEVATION = 90'-0 1/8"
- BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BE A MINIMUM OF 48" BELOW FINISH GRADE.
- TOP OF FOOTING ELEVATIONS IS 96'-6", UNLESS OTHERWISE STATED ON PLANS AS (XX'-XX").
- "F" INDICATES REINFORCED CONCRETE FOOTING. SEE FOOTING SCHEDULE FOR SIZE, AND REINFORCING.

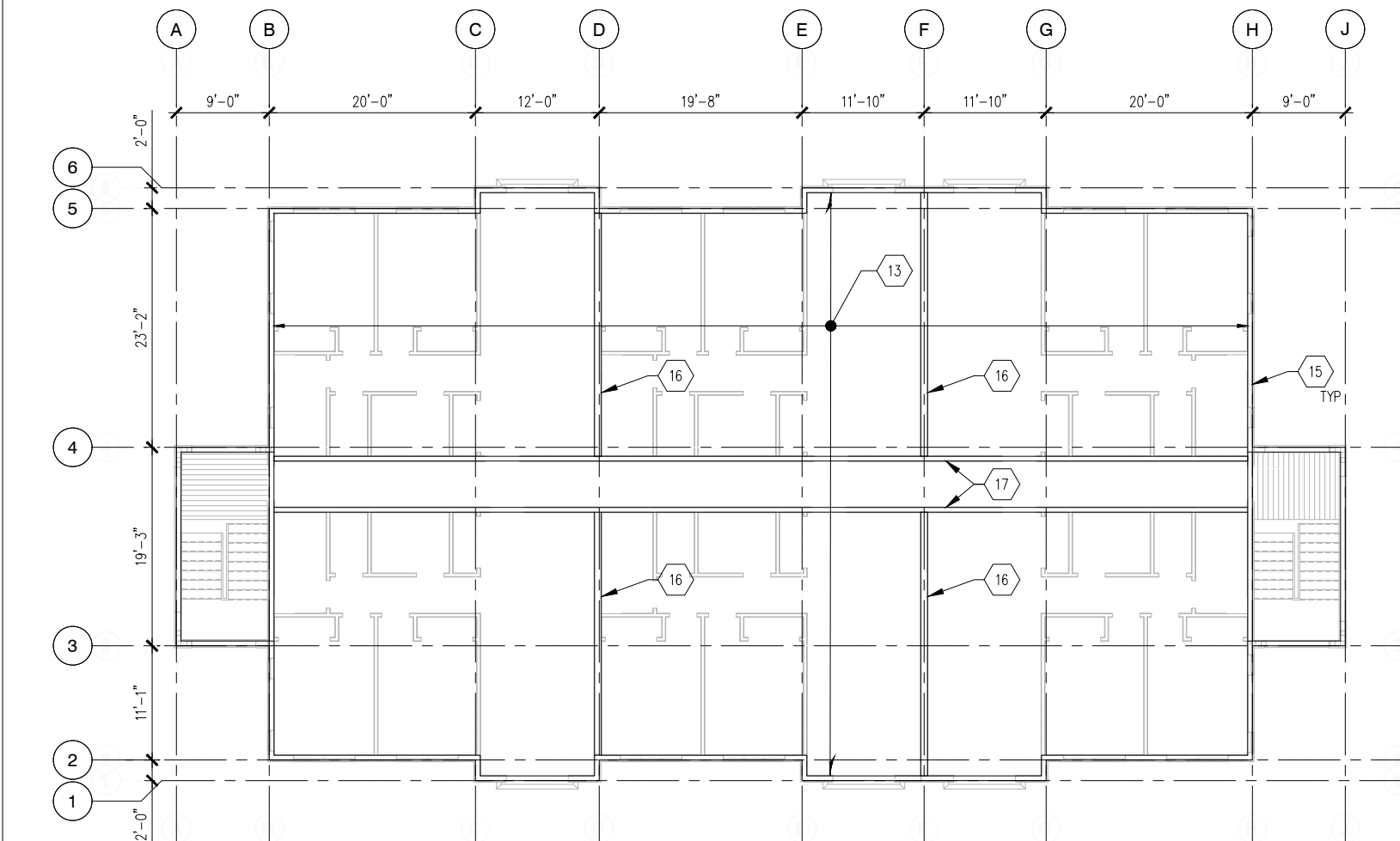
FOOTING SCHEDULE		
MARK	FOOTING SIZE	REINFORCING
F1	1'-6" WIDE x 10" THICK	REINFORCING: 100 LBS/CY
F2	2'-0" WIDE x 10" THICK	REINFORCING: 100 LBS/CY
F3	3'-0" WIDE x 10" THICK	REINFORCING: 100 LBS/CY

- TYPICAL REINFORCED CONCRETE STEM WALLS ARE 8" THICK, WITH 150 LBS/CY REINFORCING.
- CONCRETE SLAB ON GRADE: 4" THICK, W/ #3 @ 18" EW.
- TOP OF CONCRETE WALL ELEVATION IS NOTED ON PLANS AS (TOCW 97'-6").
- INTERIOR BEARING/PONY WALLS ARE 2x6 @ 12" OC STUDS.
- INTERIOR BEARING/PONY WALLS ARE 2x8 @ 16" OC STUDS.
- WOOD FLOOR JOIST FRAMING: 11-7/8" BCI 6000 @ 16" OC, OR 11-7/8" TJI 210 @ 16" OC.
- WOOD FLOOR TRUSS FRAMING: PRE-FABRICATED WOOD FLOOR TRUSSES: 1'-10" DEEP @ 16" OC, W/ SIMPSON H2.5 CLIPS AT ALL TRUSS BEARING LOCATIONS. FLOOR TRUSSES SHALL BE DESIGNED FOR THE FOLLOWING MINIMUM LOADS:  
  
TRUSS BOTTOM CHORD DEAD LOAD: 10 PSF  
TRUSS TOP CHORD DEAD LOAD: 15 PSF  
TRUSS TOP CHORD LIVE LOAD: 40 PSF
- FLOOR SHEATHING IS 3/4-INCH TONGUE-AND-GROOVE OSB, GLUED AND NAILED ALONG INTERMEDIATE SUPPORTS AND SUPPORTED EDGES.
- EXTERIOR WOOD FRAMED WALLS ARE BEARING/SHEAR WALLS, 2x6 @ 16" OC STUDS WITH 7/16" PLYWOOD OR OSB, EXTERIOR GRADE, UNLESS NOTED OTHERWISE. ALL EDGE AND SIDE PANEL JOINTS SHALL OCCUR OVER STUDS OR BLOCKING.
- INTERIOR WOOD FRAMED PARTY WALLS BETWEEN UNITS ARE (2) 2x4 @ 16" OC FRAMED WALLS, PLACED WITH A 1" GAP BETWEEN WALLS.
- INTERIOR WOOD FRAMED CORRIDOR WALLS BETWEEN CORRIDOR AND UNITS ARE: 2x6 TOP AND BOTTOM PLATES WITH 2x6 @ 12" OC STUDS. EDGE OF STUDS ARE STAGGERED TO FLUSH WITH PLATES.
- SEE HEADER SCHEDULE FOR TYPICAL HEADER, AND TRIM AND KING STUDS EACH SIDE.
- TYPICAL ROOF FRAMING IS PRE-FABRICATED WOOD ROOF TRUSSES @ 24" OC, W/ SIMPSON H2.5 CLIPS AT ALL TRUSS BEARING LOCATIONS (1 PER TRUSS PLY). TRUSSES SHALL BE DESIGNED FOR THE FOLLOWING MINIMUM LOADS:  
  
TRUSS BOTTOM CHORD DEAD LOAD: 10 PSF  
TRUSS TOP CHORD DEAD LOAD: 10 PSF  
TRUSS TOP CHORD LIVE LOAD: 95 PSF
- "G1" INDICATES GIRDER TRUSS LOCATION.
- ROOF SHEATHING: 5/8" PLYWOOD OR OSB.

HEADER SCHEDULE				
SPAN/MARK	HEADER	KING STUDS	TRIM STUDS	REMARKS
< 4'-0"	(1) 1 1/4"x9 1/2" LVL	(1) KING	(1) TRIM	
4'-0" < 6'-0"	(2) 1 1/4"x9 1/2" LVL	(2) KING	(2) TRIM	
6'-0" < 8'-0"	(2) 1 1/4"x9 1/2" LVL	(2) KING	(2) TRIM	



2 ROOF FRAMING PLAN - WEST BUILDING  
1/8" = 1'-0"



1 THIRD FLOOR FRAMING PLAN - WEST BUILDING  
1/8" = 1'-0"

**PRELIMINARY**  
 NOT FOR CONSTRUCTION

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**VILLAGE COURT APARTMENTS WEST BUILDING**  
 PHASE IV EXPANSION

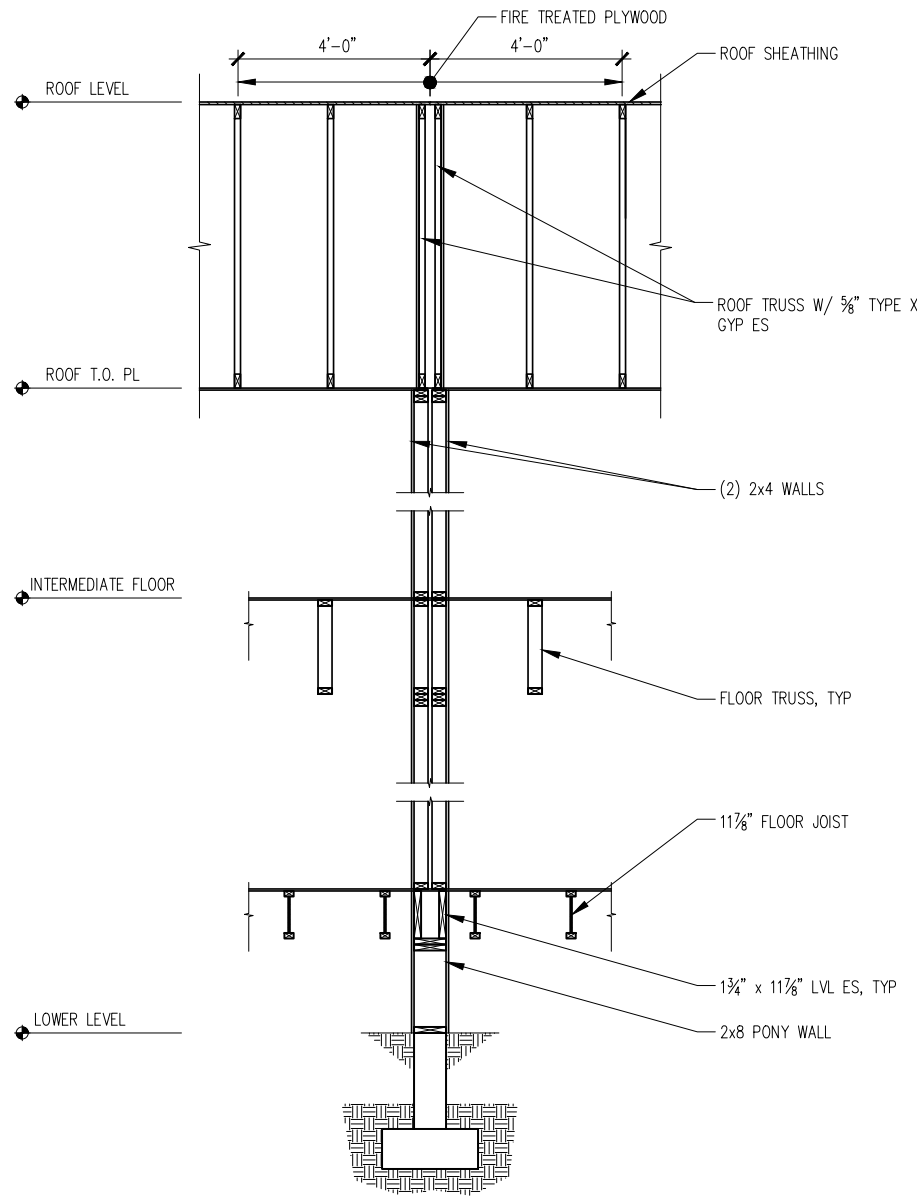
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 FOR REVIEW 12-4-18

Revisions:

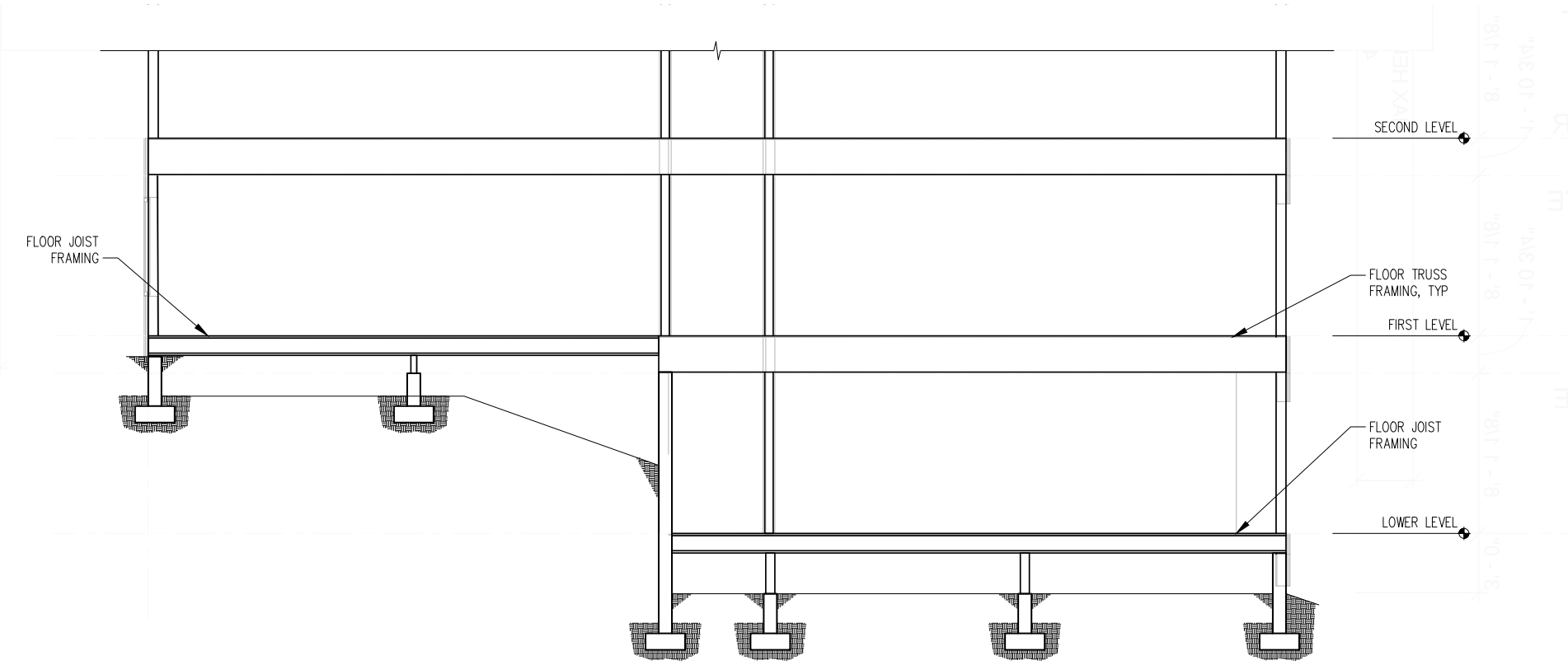
Project Number: 18-215  
 Drawn By: GJG  
 Designed by: GEG  
 Checked By: GEG

Sheet  
**S2.00**

SECTIONS & DETAILS



1 SECTION  
 1/2" = 1'-0"



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





**ROM (Rough Order of Magnitude) CONSTRUCTION COST ESTIMATE**  
**&**  
**OUTLINE SPECIFICATIONS FOR:**

**Project:**

Phase IV—Village Court Apartments  
415 Mountain Village Blvd  
Town of Mountain Village

**Architect:**

Bauen Group, LLC, Architecture & Design Studio  
Thomas W. Umbhau, AIA, NCARB

**Submittal Date:**

Wednesday, December 19, 2018



**East Mountain Village C  
Schematic 121718**

**Project name** East Mountain Village C  
Schematic 121718  
Mountain Village  
CO  
USA

**Estimator** Sorenson

**Job size** 24712 sf

**Report format** Sorted by 'Location/Group phase/Phase'  
'Detail' summary  
Allocate addons



ADD ALTERNATES

East Mountain Village C  
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Location	Group	Phase	Description	Labor Amount	Material Amount	Sub Amount	Equip Amount	Other Amount	Total Amount
<b>Alternate 1</b>									
	<b>06_0000</b>		<b>WOOD &amp; PLASTICS</b>						
		06_1000	Rough Carpentry						
			ADD ALT 1 - Framing/Sheathing		-	76,996			76,996
			Rough Carpentry			76,996			76,996
			<b>WOOD &amp; PLASTICS</b>			<b>76,996</b>			<b>76,996</b>
	<b>09_0000</b>		<b>FINISHES</b>						
		09_2116	Gypsum Board Assemblies						
			ADD ALT 1 - Drywall, Insulation, Finishes, Increase plate height to 9'-1 1/8" on all floors		-	21,700			21,700
			Gypsum Board Assemblies			21,700			21,700
		09_9000	Painting and Floor Stain/Seal						
			ADD ALT 1 - Painting per SF of Bldg		-	22,241		-	22,241
			Painting and Floor Stain/Seal			22,241			22,241
			<b>FINISHES</b>			<b>43,941</b>			<b>43,941</b>
			<b>Alternate 1</b>			<b>120,937</b>			<b>120,937</b>
<b>Alternate 2</b>									
	<b>07_0000</b>		<b>THERMAL&amp;MOISTURE PROTECT</b>						
		07_4100	Metal Roofing						
			ADD ALT 2 - Snow Fencing at eaves above sidewalks		-	13,200		-	13,200
			Metal Roofing			13,200			13,200
			<b>THERMAL&amp;MOISTURE PROTECT</b>			<b>13,200</b>			<b>13,200</b>
			<b>Alternate 2</b>			<b>13,200</b>			<b>13,200</b>
<b>Alternate 3</b>									
	<b>09_0000</b>		<b>FINISHES</b>						
		09_2116	Gypsum Board Assemblies						
			ADD ALT 3 - Acoustical Ceiling hanger and 7/8" furring, wave hanger		-	52,280			52,280
			Gypsum Board Assemblies			52,280			52,280
			<b>FINISHES</b>			<b>52,280</b>			<b>52,280</b>
			<b>Alternate 3</b>			<b>52,280</b>			<b>52,280</b>
<b>Alternate 4</b>									
	<b>07_0000</b>		<b>THERMAL&amp;MOISTURE PROTECT</b>						
		07_4100	Metal Roofing						
			ADD ALT 4 - Metal Wall Panels - EW1 in lieu of Hardi Board and Batt		-	79,170		-	79,170
			Metal Roofing			79,170			79,170
			<b>THERMAL&amp;MOISTURE PROTECT</b>			<b>79,170</b>			<b>79,170</b>
			<b>Alternate 4</b>			<b>79,170</b>			<b>79,170</b>
<b>Base Budget</b>									



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Location	Group	Phase	Description	Labor Amount	Material Amount	Sub Amount	Equip Amount	Other Amount	Total Amount
	<b>01_0000</b>		<b>GENERAL CONDITIONS</b>						
		01_0002	General Requirements						
			Cost of Work General Requirements					200,633	200,633
			General Requirements					200,633	200,633
		01_6000	Equipment - Jaynes						
			Crane 50 Ton	11,321	-	-	13,207	-	24,528
			Equipment - Jaynes	11,321			13,207		24,528
		01_6900	Outside Rental Equipment						
			Forklift		-	-	13,600	-	13,600
			Manlift		-	-	12,000	-	12,000
			Outside Rental Equipment				25,600		25,600
			<b>GENERAL CONDITIONS</b>	<b>11,321</b>			<b>38,807</b>	<b>200,633</b>	<b>250,761</b>
	<b>02_0000</b>		<b>EXISTING CONDITIONS</b>						
		02_4116	Site Demo						
			Misc Site Demo		-	<b>4,464</b>		-	4,464
			Site Demo			4,464			4,464
			<b>EXISTING CONDITIONS</b>			<b>4,464</b>			<b>4,464</b>
	<b>03_0000</b>		<b>CONCRETE</b>						
		03_3000	Cast-in-Place Concrete						
			Foundation Concrete	-	-	336,344	-	-	336,344
			Site Concrete	-	-	9,842	-	-	9,842
			Int SOG Concrete	-	-	6,150	-	-	6,150
			Piling Concrete	-	-	17,390	-	-	17,390
			Cast-in-Place Concrete			369,726			369,726
			<b>CONCRETE</b>			<b>369,726</b>			<b>369,726</b>
	<b>04_0000</b>		<b>MASONRY DIVISION</b>						
		04_0500	Stone Veneer						
			Stone Veneer	-	-	66,780	-	-	66,780
			Stone Veneer			66,780			66,780
			<b>MASONRY DIVISION</b>			<b>66,780</b>			<b>66,780</b>
	<b>05_0000</b>		<b>METALS</b>						
		05_1200	Structural Steel						
			Stairs Structural Steel Furnish and Install	-		<b>120,400</b>	-	-	120,400
			Guard Rails Structural Steel Furnish and Install	-		<b>49,950</b>	-	-	49,950
			Exterior Channel	-		<b>27,783</b>	-	-	27,783
			Structural Steel			198,133			198,133
			<b>METALS</b>			<b>198,133</b>			<b>198,133</b>
	<b>06_0000</b>		<b>WOOD &amp; PLASTICS</b>						
		06_1000	Rough Carpentry						
			Framing/Sheathing/Window Install	-		<b>617,800</b>			617,800



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Location	Group	Phase	Description	Labor Amount	Material Amount	Sub Amount	Equip Amount	Other Amount	Total Amount
		06_1000	<i>Rough Carpentry</i>						
			Misc Blocking & Backing per SF	-	-	10,676	-	-	10,676
			<i>Rough Carpentry</i>			628,476			628,476
		06_2017	<i>Exterior Trim</i>						
			Exterior Fascia Trim - 2 step	1,942	4,349	-	347	-	6,639
			Soffit, Overhang	5,431	4,443	-	971	-	10,845
			Hardi Siding Installed	38,325	31,354	-	6,851	-	76,531
			<i>Exterior Trim</i>	45,699	40,146		8,169		94,014
		06_4100	<i>Architectural Wood Casework, Trim</i>						
			Interior Trim Installed Allowance	-	-	92,500	-	-	92,500
			Base Cabinet (Plastic Lam)	8,840	135,448	-	1,995	-	146,283
			Wall Cabinets (Plastic Lam)	4,688	64,906	-	1,058	-	70,653
			Counter Tops Solid Surface	4,502	27,987	-	1,016	-	33,505
			<i>Architectural Wood Casework, Trim</i>	18,031	228,342	92,500	4,068		342,941
			<b>WOOD &amp; PLASTICS</b>	<b>63,730</b>	<b>268,488</b>	<b>720,976</b>	<b>12,238</b>		<b>1,065,431</b>
	<b>07_0000</b>		<b>THERMAL&amp;MOISTURE PROTECT</b>						
		07_1000	<i>Dampproofing and Waterproofing</i>						
			Membrane WaterProofing	-	-	20,644	-	-	20,644
			Fluid Applied Air/Moisture Barrier	-	-	52,780	-	-	52,780
			<i>Dampproofing and Waterproofing</i>			73,424			73,424
		07_2113	<i>Board Insulation</i>						
			2" Polystyrene Insulation - Foundation	6,089	15,023	-	-	-	21,112
			Exterior Wall Extruded Polystyrene 2.0"	15,838	39,075	-	-	-	54,913
			<i>Board Insulation</i>	21,927	54,097				76,025
		07_4100	<i>Metal Roofing</i>						
			Standing Seam Metal Roofing	-	-	214,200	-	-	214,200
			Metal Wall Panels - EW2	-	-	191,520	-	-	191,520
			Metal Wall Panels Horiz -EW3	-	-	91,960	-	-	91,960
			<i>Metal Roofing</i>			497,680			497,680
		07_6000	<i>Flashing and Sheet Metal</i>						
			Misc. Flashing	1,575	2,759	-	-	-	4,333
			<i>Flashing and Sheet Metal</i>	1,575	2,759				4,333
		07_9200	<i>Sealants &amp; Fire Stopping</i>						
			Sealants & Fire Stopping	-	-	18,781	-	-	18,781
			<i>Sealants &amp; Fire Stopping</i>			18,781			18,781
			<b>THERMAL&amp;MOISTURE PROTECT</b>	<b>23,502</b>	<b>56,856</b>	<b>589,885</b>			<b>670,243</b>
	<b>08_0000</b>		<b>DOORS, WINDOWS, HARDWARE</b>						
		08_1100	<i>Metal Doors and Frames - Furnish and Install</i>						
			HM Frame, HM Door, HDW - Exterior	-	10,400	-	-	-	10,400
			Interior Wd Frame, WD Door, HDW	-	53,550	-	-	-	53,550
			Interior Unit Entry, Corridor Wd Frame, WD Door, HDW	-	24,800	-	-	-	24,800



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Location	Group	Phase	Description	Labor Amount	Material Amount	Sub Amount	Equip Amount	Other Amount	Total Amount
		08_1100	Metal Doors and Frames - Furnish and Install						
			Distribute Doors & hardware	2,331	-	-	-	-	2,331
			Metal Doors and Frames - Furnish and Install	2,331	88,750				91,081
		08_1400	Wood Doors						
			Bifold Door 3' x 6'8"	8,258	34,092	-	-	-	42,350
			Wood Doors	8,258	34,092				42,350
		08_3100	Access Doors & Panels						
			Access Panel 2' x 2' NR	491	1,058	-	-	-	1,549
			Access Doors & Panels	491	1,058				1,549
		08_5000	Windows, Sliding Doors						
			Windows / Sliding Doors Delivered	-		145,000	-	-	145,000
			Windows, Sliding Doors			145,000			145,000
		08_7100	Install Frames, Doors, Hardware						
			Install Doors & Hardware		-	28,832	-	-	28,832
			Install Frames, Doors, Hardware			28,832			28,832
		08_8000	Glass and Glazing						
			Shower Doors	5,404	10,052		-	-	15,456
			Glass and Glazing	5,404	10,052				15,456
			<b>DOORS, WINDOWS, HARDWARE</b>	<b>16,483</b>	<b>133,952</b>	<b>173,832</b>			<b>324,268</b>
	09_0000		<b>FINISHES</b>						
		09_2113	Plaster Assemblies						
			<b>EIFS with 1" Insulation</b>	<b>-</b>	<b>-</b>	<b>0</b>	<b>-</b>	<b>-</b>	<b>0</b>
		09_2116	Gypsum Board Assemblies						
			Insulation, Drywall Installation and Finish (IntermountainWall Quote)	0	0	342,000	0	0	342,000
			Misc Metal Soffit, Fascia not covered by the roofer	-	-	24,000	-	-	24,000
			Densglass Sheathing at Exterior	-		37,040			37,040
			Scaffold system for all trades	-		67,350			67,350
			Gypsum Board Assemblies			470,390			470,390
		09_6500	Vinyl Flooring						
			Vinyl Base	-	-	2,016	-	-	2,016
			Vinyl Flooring - Entry and Corridors	-	-	11,054	-	-	11,054
			Sheet Flooring - Mohawk Westport	-	-	30,013	-	-	30,013
			Sheet Flooring - Storage and Laundry	-	-	1,543	-	-	1,543
			Vinyl Flooring			44,626			44,626
		09_6800	Flooring						
			Carpeting - Mohawk Trailblazer	-	-	25,835	-	-	25,835
			Flooring			25,835			25,835
		09_9000	Painting and Floor Stain/Seal						
			Painting per SF of Bldg	-	-	143,183	-	-	143,183
			Painting and Floor Stain/Seal			143,183			143,183
			<b>FINISHES</b>			<b>684,035</b>			<b>684,035</b>
	10_0000		<b>SPECIALTIES</b>						



Location	Group	Phase	Description	Labor Amount	Material Amount	Sub Amount	Equip Amount	Other Amount	Total Amount
		10_1400	Signage						
			<b>CMU Metal Panel Monument Sign Allowance</b>	-		-	-	-	
			Plastic Room Signs	442	1,050	-	-	-	1,492
			Handicap Parking Signs & Post Signage	561	600	-	-	-	1,161
				1,003	1,650				2,653
		10_2800	Toilet, Bath, and Laundry Accessories						
			Toilet Paper Holder (Surface)	1,822	1,441	-	-	-	3,263
			Robe Hook	515	360	-	-	-	875
			Towel Bar 18"	1,288	983	-	-	-	2,270
			Towel Ring	1,288	983	-	-	-	2,270
			Grab Bars 18"	193		-	-	-	193
			Grab Bars 24"	387		-	-	-	387
			Grab Bars 36"	193		-	-	-	193
			Grab Bars 42"	201		-	-	-	201
			Grab Bars 42" - shower	1,053		-	-	-	1,053
			Shower Curtain	147	949	-	-	-	1,096
			Shower Rod	245	1,260	-	-	-	1,505
			Mirror 36" X 48"	1,912	5,013	-	-	-	6,925
			Toilet, Bath, and Laundry Accessories	9,244	10,988				20,232
		10_4400	Fire Protection Specialties						
			Alum Mtl Cabinet & Fire Ext	701	2,310	-	-	-	3,011
			Fire Protection Specialties	701	2,310				3,011
			<b>SPECIALTIES</b>	<b>10,948</b>	<b>14,948</b>				<b>25,896</b>
	11_0000		<b>EQUIPMENT</b>						
		11_3000	Residential Kitchen Equipment - Labor						
			Refrigerator	1,570	0	-	-	-	1,570
			Microwave	2,453	0	-	-	-	2,453
			Stacked Washer/Dryer	1,570	0	-	-	-	1,570
			Dishwasher	1,962	0	-	-	-	1,962
			Range Hood	2,944	0	-	-	-	2,944
			Residential Kitchen Equipment - Labor	10,499					10,499
		11_4000	Food Service Equipment - Labor						
			Range	1,751	0	-	-	-	1,751
			Food Service Equipment - Labor	1,751					1,751
			<b>EQUIPMENT</b>	<b>12,250</b>					<b>12,250</b>
	12_0000		<b>FURNISHINGS</b>						
		12_0100	Bike Hanger						
			<b>Bike Hangers</b>				-	-	
	21_0000		<b>FIRE SUPPRESSION</b>						
		21_0500	Fire Suppression						
			Fire Sprinklers SF Cost	-	-	101,637	-	-	101,637



East Mountain Village C  
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Location	Group	Phase	Description	Labor Amount	Material Amount	Sub Amount	Equip Amount	Other Amount	Total Amount
			Fire Suppression			101,637			101,637
			<b>FIRE SUPPRESSION</b>			<b>101,637</b>			<b>101,637</b>
	<b>22_0000</b>		<b>PLUMBING &amp; HVAC</b>						
		22_0500	Common Work for Plumbing						
			Plumbing	-	-	<b>410,317</b>	-	-	410,317
			Common Work for Plumbing			410,317			410,317
			<b>PLUMBING &amp; HVAC</b>			<b>410,317</b>			<b>410,317</b>
	<b>23_0000</b>		<b>HEATING, VENTILATING and AIR CONDITONING</b>						
		23_0500	Common Work for HVAC						
			HVAC	-	-	<b>271,066</b>	-	-	271,066
			Common Work for HVAC			271,066			271,066
			<b>HEATING, VENTILATING and AIR CONDITONING</b>			<b>271,066</b>			<b>271,066</b>
	<b>26_0000</b>		<b>ELECTRICAL</b>						
		26_0500	Electrical, Light Poles, Data and Communications, Fire Alarm, Service Allowance						
			Electrical	-	-	<b>388,433</b>	-	-	388,433
			Temporary Electricity	-	-	<b>1,350</b>	-	-	1,350
			Electrical, Light Poles, Data and Communications, Fire Alarm, Service Allowance			389,783			389,783
			<b>ELECTRICAL</b>			<b>389,783</b>			<b>389,783</b>
	<b>31_0000</b>		<b>EARTHWORK</b>						
		31_0500	Common Work for Earthwork, Fill						
			Cut, Fill, Engineered Fill, Layout	-	-	<b>126,893</b>	-	-	126,893
			Sitework prep	-	-	<b>12,940</b>	-	-	12,940
			Site Retaining	-	-	<b>31,600</b>	-	-	31,600
			Common Work for Earthwork, Fill			171,433			171,433
		31_6323	Pilings						
			10" Dia 3/8" Pipe Piles	-	-	<b>155,250</b>	-	-	155,250
			Pilings			155,250			155,250
			<b>EARTHWORK</b>			<b>326,683</b>			<b>326,683</b>
	<b>32_0000</b>		<b>EXTERIOR IMPROVEMENTS</b>						
		32_1000	Asphalt Paving						
			Asphalt Paving and Patching	3,893	3,893	16,154	3,893	3,893	31,725
			Asphalt Paving	3,893	3,893	16,154	3,893	3,893	31,725
		32_1723	Pavement Markings						
			Striping Per Space	-	-	257	-	-	257
			H C Symbols	-	-	448	-	-	448
			Pavement Markings			705			705
		32_3300	Site Equipment & Bike Racks						
			<b>Bike Rack Single</b>			-			-
			<b>Bike Rack 6 Bikes</b>			-			-





East Mountain Village C  
Schematic 121718

Location	Group	Phase	Description	Labor Amount	Material Amount	Sub Amount	Equip Amount	Other Amount	Total Amount
		32_3300	Site Equipment & Bike Racks						
			<b>Mailboxes</b>			-		-	
			<b>Bench Site Furnishing</b>			-	-	-	
			<b>Picnic Table</b>		-	-	-	-	
			<b>BBQ Grill</b>		-	-	-	-	
		32_9200	Landscaping & Irrigation Allowance						
			Landscape Allowance	-	-	50,000	-	-	50,000
			Landscaping & Irrigation Allowance			50,000			50,000
			<b>EXTERIOR IMPROVEMENTS</b>	<b>3,893</b>	<b>3,893</b>	<b>66,859</b>	<b>3,893</b>	<b>3,893</b>	<b>82,430</b>
	<b>33_0000</b>		<b>UTILITIES</b>						
		33_1000	Site Utilities Allowance, DCW,SAN,ST, Gas						
			Gas Main Install	-	-	<b>15,000</b>	-	-	15,000
			Gas Meter & Water Meter	-	-	<b>18,000</b>	-	-	18,000
			Utilities - Water	-	-	10,690	-	-	10,690
			Utilities - Sewer	-	-	104,925	-	-	104,925
			Utilities - Storm	-	-	11,500	-	-	11,500
			Site Utilities Allowance, DCW,SAN,ST, Gas			160,115			160,115
			<b>UTILITIES</b>			<b>160,115</b>			<b>160,115</b>
	<b>3_30_0000</b>		<b>CONCRETE</b>						
		3_31_5002	Slab * Prep/Fill						
			Vapor Barrier * 10 mil	940	3,891	-	144	-	4,975
			Slab * Prep/Fill	940	3,891		144		4,975
		3_33_2500	Gypcrete Floors						
			Gypcrete & Sound Mat	-	-	85,050	-	-	85,050
			Gypcrete Floors			85,050			85,050
			<b>CONCRETE</b>	<b>940</b>	<b>3,891</b>	<b>85,050</b>	<b>144</b>		<b>90,025</b>
			<b>Base Budget</b>	<b>143,066</b>	<b>482,029</b>	<b>4,619,340</b>	<b>55,082</b>	<b>204,526</b>	<b>5,504,042</b>



**Estimate Totals**

Description	Amount	Totals	Rate
Labor	143,066.00		
Material	482,029.00		
Subcontract	4,884,927.00		
Equipment	55,082.00		
Other	204,526.00		
	<b>5,769,630.00</b>	<b>5,769,630</b>	
Specified GCs	239,379.00		
Bldg Permit & Fees N/A			
Materials Testing By Owner			
Appliances By Owner			
Contingency % of Cost	350,919.00		5.0000 %
Sub Default Program	73,274.00		1.5000 %
Builders Risk - Flammable Allo	44,216.00		0.6300 %
CCIP Insurance Policy	115,946.00		1.7900 %
Pre-con Fee % Percentage	35,092.00		0.5000 %
Contractor Fee % Percentage	350,919.00		5.0000 %
Surety Bond	39,006.00		
	<b>1,248,751.00</b>	<b>7,018,381</b>	
Tax N/A			
<b>Total</b>		<b>7,018,381</b>	

**Inclusive of Base Budget  
and Alternates 1-4**

**-265,587 IN ALTERNATES  
BASE BID = \$6,752,794**

**\$6,752,794 / 24,712 SQ FT =  
\$273.25 PER SQ FT**



**West Mountain Village C  
Schematic 121718**

**Project name** West Mountain Village C  
Schematic 121718  
Mountain Village  
CO  
USA

**Estimator** Sorenson

**Job size** 20458 sf

**Report format** Sorted by 'Location/Group phase/Phase'  
'Detail' summary  
Allocate addons



## ADD ALTERNATES

**West Mountain Village C  
Schematic 121718**

Location	Group	Phase	Description	Labor Amount	Material Amount	Sub Amount	Equip Amount	Other Amount	Total Amount
<b>Alternate 1</b>									
	<b>06_0000</b>		<b>WOOD &amp; PLASTICS</b>						
		06_1000	<i>Rough Carpentry</i>						
			ADD ALT 1 - Framing/Sheathing	-		65,349			65,349
			<i>Rough Carpentry</i>			65,349			65,349
			<b>WOOD &amp; PLASTICS</b>			<b>65,349</b>			<b>65,349</b>
	<b>09_0000</b>		<b>FINISHES</b>						
		09_2116	<i>Gypsum Board Assemblies</i>						
			ADD ALT 1 - Drywall, Insulation, Finishes, Increase plate height to 9'-1 1/8" on all floors	-		18,050			18,050
			<i>Gypsum Board Assemblies</i>			18,050			18,050
		09_9000	<i>Painting and Floor Stain/Seal</i>						
			ADD ALT 1 - Painting per SF of Bldg	-	-	<b>19,105</b>		-	19,105
			<i>Painting and Floor Stain/Seal</i>			19,105			19,105
			<b>FINISHES</b>			<b>37,155</b>			<b>37,155</b>
			<b>Alternate 1</b>			<b>102,504</b>			<b>102,504</b>
<b>Alternate 2</b>									
	<b>07_0000</b>		<b>THERMAL&amp;MOISTURE PROTECT</b>						
		07_4100	<i>Metal Wall Panel EW1</i>						
			ADD ALT 2 - Snow Fencing at eaves above sidewalks	-		<b>10,800</b>		-	10,800
			<i>Metal Wall Panel EW1</i>			10,800			10,800
			<b>THERMAL&amp;MOISTURE PROTECT</b>			<b>10,800</b>			<b>10,800</b>
			<b>Alternate 2</b>			<b>10,800</b>			<b>10,800</b>
<b>Alternate 3</b>									
	<b>09_0000</b>		<b>FINISHES</b>						
		09_2116	<i>Gypsum Board Assemblies</i>						
			ADD ALT 3 - Acoustical Ceiling hanger and 7/8" furring, wave hanger	-		42,780			42,780
			<i>Gypsum Board Assemblies</i>			42,780			42,780
			<b>FINISHES</b>			<b>42,780</b>			<b>42,780</b>
			<b>Alternate 3</b>			<b>42,780</b>			<b>42,780</b>
<b>Alternate 4</b>									
	<b>07_0000</b>		<b>THERMAL&amp;MOISTURE PROTECT</b>						
		07_4100	<i>Metal Wall Panel EW1</i>						
			ADD ALT 4 - Metal Wall Panels - EW1 in lieu of Hardi Board and Batt	-	-	61,515		-	61,515
			<i>Metal Wall Panel EW1</i>			61,515			61,515
			<b>THERMAL&amp;MOISTURE PROTECT</b>			<b>61,515</b>			<b>61,515</b>

**ALTERNATE TOTAL = \$217,599**



West Mountain Village C  
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Location	Group	Phase	Description	Labor Amount	Material Amount	Sub Amount	Equip Amount	Other Amount	Total Amount
			<b>Alternate 4</b>			<b>61,515</b>			<b>61,515</b>
<b>Base Budget</b>									
	<b>01_0000</b>		<b>GENERAL CONDITIONS</b>						
		01_0002	General Requirements						
			Cost of Work General Requirements		-	-	-	<b>173,462</b>	173,462
			General Requirements					173,462	173,462
		01_6000	Equipment - Crane						
			Crane 50 Ton	11,321	-	-	13,207	-	24,528
			Equipment - Crane	11,321			13,207		24,528
		01_6900	Outside Rental Equipment						
			Forklift		-	-	13,600	-	13,600
			Manlift		-	-	12,000	-	12,000
			Outside Rental Equipment				25,600		25,600
	<b>02_0000</b>		<b>EXISTING CONDITIONS</b>	<b>11,321</b>			<b>38,807</b>	<b>173,462</b>	<b>223,590</b>
		02_4116	Site Demo						
			Misc Site Demo, Remove retaining wall		-	<b>12,440</b>		-	12,440
			Site Demo			12,440			12,440
	<b>03_0000</b>		<b>CONCRETE</b>						
		03_3000	Cast-in-Place Concrete						
			Foundation Concrete	-	-	184,837	-	-	184,837
			Site Concrete	-	-	11,788	-	-	11,788
			Int SOG Concrete	-	-	6,800	-	-	6,800
			Cast-in-Place Concrete			203,425			203,425
	<b>04_0000</b>		<b>MASONRY DIVISION</b>						
		04_0500	Stone Veneer						
			Stone Veneer	-	-	17,740	-	-	17,740
			Stone Veneer			17,740			17,740
	<b>05_0000</b>		<b>METALS</b>						
		05_1200	Structural Steel						
			Stairs Structural Steel Furnish and Install	-		<b>120,400</b>	-	-	120,400
			Exterior Channel			<b>23,000</b>			23,000
			Guard Rails Structural Steel Furnish and Install	-		<b>40,500</b>	-	-	40,500
			Structural Steel			183,900			183,900
	<b>06_0000</b>		<b>WOOD &amp; PLASTICS</b>						
		06_1000	Rough Carpentry						



West Mountain Village C  
Schematic 121718

Location	Group	Phase	Description	Labor Amount	Material Amount	Sub Amount	Equip Amount	Other Amount	Total Amount
		06_1000	<i>Rough Carpentry</i>						
			Framing/Sheathing/Window Install	-		511,700			511,700
			Misc Blocking & Backing per SF	-	-	8,838	-	-	8,838
			<i>Rough Carpentry</i>			520,538			520,538
		06_2017	<i>Exterior Trim</i>						
			Exterior Fascia Trim - 2 step	1,871	4,190	-	335	-	6,396
			Soffit, Overhang	4,624	3,783	-	827	-	9,234
			Hardi Siding Installed	29,779	24,362	-	5,324	-	59,465
			<i>Exterior Trim</i>	36,275	32,336		6,485		75,095
		06_4100	<i>Architectural Wood Casework, Trim</i>						
			Interior Trim Installed Allowance	-	-	83,127	-	-	83,127
			Base Cabinet (Plastic Lam)	8,838	135,409	-	1,994	-	146,240
			Wall Cabinets (Plastic Lam)	4,687	64,887	-	1,058	-	70,632
			Counter Tops Solid Surface	4,501	27,979	-	1,015	-	33,495
			<i>Architectural Wood Casework, Trim</i>	18,026	228,275	83,127	4,067		333,495
			<b>WOOD &amp; PLASTICS</b>	<b>54,300</b>	<b>260,611</b>	<b>603,665</b>	<b>10,552</b>		<b>929,128</b>
	07_0000		<b>THERMAL&amp;MOISTURE PROTECT</b>						
		07_1000	<i>Dampproofing and Waterproofing</i>						
			Membrane WaterProofing	-	-	17,849	-	-	17,849
			Fluid Applied Air/Moisture Barrier	-	-	41,440	-	-	41,440
			<i>Dampproofing and Waterproofing</i>			59,289			59,289
		07_2113	<i>Board Insulation</i>						
			2" Polystyrene Insulation - Foundation	5,265	12,989	-	-	-	18,254
			Exterior Wall Extruded Polystyrene 2.0"	13,252	32,693	-	-	-	45,945
			<i>Board Insulation</i>	18,516	45,682				64,198
		07_4100	<i>Metal Wall Panel EW1</i>						
			Standing Seam Metal Roofing	-		155,400	-	-	155,400
			Metal Wall Panels - EW2	-	-	133,440	-	-	133,440
			Metal Wall Panels Horiz -EW3	-	-	93,478	-	-	93,478
			<i>Metal Wall Panel EW1</i>			382,318			382,318
		07_6000	<i>Flashing and Sheet Metal</i>						
			Misc. Flashing	1,362	2,386	-	-	-	3,748
			<i>Flashing and Sheet Metal</i>	1,362	2,386				3,748
		07_9200	<i>Sealants &amp; Fire Stopping</i>						
			Sealants & Fire Stopping	-	-	15,548	-	-	15,548
			<i>Sealants &amp; Fire Stopping</i>			15,548			15,548
			<b>THERMAL&amp;MOISTURE PROTECT</b>	<b>19,878</b>	<b>48,068</b>	<b>457,155</b>			<b>525,101</b>
	08_0000		<b>DOORS, WINDOWS, HARDWARE</b>						
		08_1100	<i>Metal Doors and Frames - Furnish and Install</i>						
			HM Frame, HM Door, HDW - Exterior	-	10,400		-	-	10,400
			Interior Wd Frame, WD Door, HDW	-	47,250		-	-	47,250



West Mountain Village C  
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Location	Group	Phase	Description	Labor Amount	Material Amount	Sub Amount	Equip Amount	Other Amount	Total Amount
		08_1100	<i>Metal Doors and Frames - Furnish and Install</i>						
			Interior Unit Entry, Corridor Wd Frame, WD Door, HDW	-	19,200		-	-	19,200
			Distribute Doors & hardware	1,983	-	-	-	-	1,983
			<i>Metal Doors and Frames - Furnish and Install</i>	1,983	76,850				78,833
		08_1400	<i>Wood Doors</i>						
			Bifold Door 3' x 6'8"	6,757	27,893	-	-	-	34,650
			<i>Wood Doors</i>	6,757	27,893				34,650
		08_3100	<i>Access Doors &amp; Panels</i>						
			Access Panel 2' x 2' NR	368	794	-	-	-	1,162
			<i>Access Doors &amp; Panels</i>	368	794				1,162
		08_5000	<i>Windows, Sliding Doors</i>						
			Windows / Sliding Doors Delivered	-		106,000	-	-	106,000
			<i>Windows, Sliding Doors</i>			106,000			106,000
		08_7100	<i>Install Frames, Doors, Hardware</i>						
			Install Doors & Hardware		-	24,928	-	-	24,928
			<i>Install Frames, Doors, Hardware</i>			24,928			24,928
		08_8000	<i>Glass and Glazing</i>						
			Shower Doors	4,053	7,539		-	-	11,592
			<i>Glass and Glazing</i>	4,053	7,539				11,592
			<b>DOORS, WINDOWS, HARDWARE</b>	<b>13,161</b>	<b>113,076</b>	<b>130,928</b>			<b>257,165</b>
	09_0000		<b>FINISHES</b>						
		09_2113	<i>Plaster Assemblies</i>						
			<b>EIFS with 1" Insulation</b>	-	-	0	-	-	0
		09_2116	<i>Gypsum Board Assemblies</i>						
			Insulation, Drywall Installation and Finish (IntermountainWall Quote)	0	0	275,000	0	0	275,000
			Misc Metal Soffit, Fascia not covered by the roofer	-	-	20,750	-	-	20,750
			Densglass Sheathing at Exterior	-	-	29,080	-	-	29,080
			Scaffold system for all trades	-	-	52,980	-	-	52,980
			<i>Gypsum Board Assemblies</i>			377,810			377,810
		09_6500	<i>Vinyl Flooring</i>						
			Vinyl Base	-	-	1,613	-	-	1,613
			Vinyl Flooring - Entry and Corridors	-	-	9,480	-	-	9,480
			Sheet Flooring - Mohawk Westport	-	-	23,915	-	-	23,915
			Sheet Flooring - Storage and Laundry	-	-	1,710	-	-	1,710
			<i>Vinyl Flooring</i>			36,718			36,718
		09_6800	<i>Flooring</i>						
			Carpeting - Mohawk Trailblazer	-	-	21,330	-	-	21,330
			<i>Flooring</i>			21,330			21,330
		09_9000	<i>Painting and Floor Stain/Seal</i>						
			Painting per SF of Bldg	-	-	125,238	-	-	125,238
			<i>Painting and Floor Stain/Seal</i>			125,238			125,238



West Mountain Village C  
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Location	Group	Phase	Description	Labor Amount	Material Amount	Sub Amount	Equip Amount	Other Amount	Total Amount
			<b>FINISHES</b>			561,096			561,096
	10_0000		<b>SPECIALTIES</b>						
		10_1400	Signage						
			<b>CMU Metal Panel Monument Sign Allowance</b>	-		-	-	-	
			Plastic Room Signs	590	1,400	-	-	-	1,990
			Handicap Parking Signs & Post	701	750	-	-	-	1,451
			Signage	1,291	2,150				3,441
		10_2800	Toilet, Bath, and Laundry Accessories						
			Toilet Paper Holder (Surface)	1,561	1,235	-	-	-	2,797
			Robe Hook	442	309	-	-	-	750
			Towel Bar 18"	1,104	842	-	-	-	1,946
			Towel Ring	1,104	842	-	-	-	1,946
			Grab Bars 18"	193		-	-	-	193
			Grab Bars 24"	387		-	-	-	387
			Grab Bars 36"	193		-	-	-	193
			Grab Bars 42"	201		-	-	-	201
			Grab Bars 42" - shower	1,053		-	-	-	1,053
			Shower Curtain	147	949	-	-	-	1,096
			Shower Rod	245	1,260	-	-	-	1,505
			Mirror 36" X 48"	1,639	4,297	-	-	-	5,935
			Toilet, Bath, and Laundry Accessories	8,269	9,734				18,003
		10_4400	Fire Protection Specialties						
			Alum Mtl Cabinet & Fire Ext	701	2,310	-	-	-	3,011
			Fire Protection Specialties	701	2,310				3,011
			<b>SPECIALTIES</b>	10,260	14,194				24,455
	11_0000		<b>EQUIPMENT</b>						
		11_3000	Residential Kitchen Equipment - Labor						
			Refrigerator	1,177	0	-	-	-	1,177
			Microwave	1,840	0	-	-	-	1,840
			Stacked Washer/Dryer	1,177	0	-	-	-	1,177
			Dishwasher	1,472	0	-	-	-	1,472
			Range Hood	2,208	0	-	-	-	2,208
			Residential Kitchen Equipment - Labor	7,874					7,874
		11_4000	Food Service Equipment - Labor						
			Range	1,313	0	-	-	-	1,313
			Food Service Equipment - Labor	1,313					1,313
			<b>EQUIPMENT</b>	9,187					9,187
	12_0000		<b>FURNISHINGS</b>						
		12_0100	Bike Hanger						
			<b>Bike Hangers</b>				-	-	





West Mountain Village C  
Schematic 121718

Location	Group	Phase	Description	Labor Amount	Material Amount	Sub Amount	Equip Amount	Other Amount	Total Amount
	<b>21_0000</b>		<b>FIRE SUPPRESSION</b>						
		21_0500	Fire Suppression						
			Fire Sprinklers SF Cost	-	-	<b>94,661</b>	-	-	94,661
			Fire Suppression			94,661			94,661
			<b>FIRE SUPPRESSION</b>			<b>94,661</b>			<b>94,661</b>
	<b>22_0000</b>		<b>PLUMBING &amp; HVAC</b>						
		22_0500	Common Work for Plumbing						
			Plumbing	-	-	<b>339,683</b>	-	-	339,683
			Common Work for Plumbing			339,683			339,683
			<b>PLUMBING &amp; HVAC</b>			<b>339,683</b>			<b>339,683</b>
	<b>23_0000</b>		<b>HEATING, VENTILATING and AIR CONDITONING</b>						
		23_0500	Common Work for HVAC						
			HVAC	-	-	<b>227,128</b>	-	-	227,128
			Common Work for HVAC			227,128			227,128
			<b>HEATING, VENTILATING and AIR CONDITONING</b>			<b>227,128</b>			<b>227,128</b>
	<b>26_0000</b>		<b>ELECTRICAL</b>						
		26_0500	Electrical, Light Poles, Data and Communications, Fire Alarm, Service Allowance						
			Electrical	-	-	<b>321,566</b>	-	-	321,566
			Temporary Electricity	-	-	<b>1,350</b>	-	-	1,350
			Electrical, Light Poles, Data and Communications, Fire Alarm, Service Allowance			322,916			322,916
			<b>ELECTRICAL</b>			<b>322,916</b>			<b>322,916</b>
	<b>31_0000</b>		<b>EARTHWORK</b>						
		31_0500	Common Work for Earthwork, Fill						
			Cut, Fill, Engineered Fill, Layout	-	-	<b>130,506</b>	-	-	130,506
			Sitework prep	-	-	<b>12,940</b>	-	-	12,940
			Site Retaining	-	-	<b>31,600</b>	-	-	31,600
			Common Work for Earthwork, Fill			175,046			175,046
			<b>EARTHWORK</b>			<b>175,046</b>			<b>175,046</b>
	<b>32_0000</b>		<b>EXTERIOR IMPROVEMENTS</b>						
		32_1000	Asphalt Paving						
			Asphalt Paving and Patching	3,893	3,893	16,154	3,893	3,893	31,725
			Asphalt Paving	3,893	3,893	16,154	3,893	3,893	31,725
		32_1723	Pavement Markings						
			Striping Per Space	-	-	206	-	-	206
			H C Symbols	-	-	448	-	-	448
			Pavement Markings			654			654
		32_3300	Site Equipment & Bike Racks						
			<b>Bike Rack Single</b>			-			-
			<b>Bike Rack 6 Bikes</b>			-			-



West Mountain Village C  
Schematic 121718

Location	Group	Phase	Description	Labor Amount	Material Amount	Sub Amount	Equip Amount	Other Amount	Total Amount
		32_3300	Site Equipment & Bike Racks						
			<b>Mailboxes</b>			-		-	
			<b>Bench Site Furnishing</b>			-	-	-	
			<b>Picnic Table</b>		-	-	-	-	
			<b>BBQ Grill</b>		-	-	-	-	
		32_9200	Landscaping & Irrigation Allowance						
			Landscape Allowance	-	-	50,000	-	-	50,000
			Landscaping & Irrigation Allowance			50,000			50,000
			<b>EXTERIOR IMPROVEMENTS</b>	<b>3,893</b>	<b>3,893</b>	<b>66,808</b>	<b>3,893</b>	<b>3,893</b>	<b>82,379</b>
	<b>33_0000</b>		<b>UTILITIES</b>						
		33_1000	Site Utilities Allowance, DCW,SAN,ST,Gas						
			Gas Main Install	-	-	<b>15,000</b>	-	-	15,000
			Gas Meter & Water Meter	-	-	<b>18,000</b>	-	-	18,000
			Utilities - Water	-	-	10,690	-	-	10,690
			Utilities - Sewer	-	-	104,925	-	-	104,925
			Utilities - Storm	-	-	11,500	-	-	11,500
			Site Utilities Allowance, DCW,SAN,ST,Gas			160,115			160,115
			<b>UTILITIES</b>			<b>160,115</b>			<b>160,115</b>
	<b>3_30_0000</b>		<b>CONCRETE</b>						
		3_31_5002	Slab * Prep/Fill						
			Vapor Barrier * 10 mil	804	3,328	-	123	-	4,256
			Slab * Prep/Fill	804	3,328		123		4,256
		3_33_2500	Gypcrete Floors						
			Gypcrete & Sound Mat	-	-	<b>71,022</b>	-	-	71,022
			Gypcrete Floors			71,022			71,022
			<b>CONCRETE</b>	<b>804</b>	<b>3,328</b>	<b>71,022</b>	<b>123</b>		<b>75,278</b>
			<b>Base Budget</b>	<b>122,805</b>	<b>443,170</b>	<b>3,627,727</b>	<b>53,375</b>	<b>177,355</b>	<b>4,424,432</b>



**Estimate Totals**

Description	Amount	Totals	Rate
Labor	122,805.00		
Material	443,170.00		
Subcontract	3,845,326.00		
Equipment	53,375.00		
Other	177,355.00		
	<b>4,642,031.00</b>	<b>4,642,031</b>	
Specified GCs	206,962.00		
Bldg Permit & Fees	N/A		
Materials Testing By Owner			
Appliances By Owner			
Contingency % of Cost	283,158.00		5.0000 %
Sub Default Program	57,680.00		1.5000 %
Builders Risk - Flammable Allo	35,678.00		0.6300 %
CCIP Insurance Policy	93,537.00		1.7900 %
Pre-con Fee % Percentage	28,316.00		0.5000 %
Contractor Fee % Percentage	283,158.00		5.0000 %
Surety Bond	32,637.00		
	<b>1,021,126.00</b>	<b>5,663,157</b>	
Tax	N/A		
<b>Total</b>		<b>5,663,157</b>	

Inclusive of Base Budget  
and Alternates 1-4

-217,599 IN ALTERNATES  
BASE BID = \$5,445,558

\$5,445,558 / 20,458 SQ FT =  
\$266.18 PER SQ FT

**BAUEN GROUP LLC - ARCHITECTURE & DESIGN STUDIO** TEL:  
1480 EAST 2<sup>ND</sup> AVENUE, SUITE 8  
DURANGO, CO 81301

**(970) 382-9130**

EMAIL: [www.bauengroup.com](http://www.bauengroup.com)  
[rachel@bauengroup.com](mailto:rachel@bauengroup.com)

## **GENERAL**

XXX

## **APPLICABLE CODES**

2012 International Building Code  
2012 International Mechanical Code  
2012 International Plumbing Code  
2012 International Fire Code  
2012 International Fuel Gas Code  
2012 International Energy Conservation Code  
2017 National Electric Code  
2009 ANSI

## **FIRE PROTECTION**

These apartments will be required to be protected with a wet fire protection sprinkler system.

## **PLUMBING**

50 gallon water heaters in units  
Garbage disposal in each unit  
Low flow toilets

## **HEATING & VENTILATING**

Gas fired hot water heaters along with a fan coil unit in each unit above bathroom ceiling connected to unit's hot water heater. Ducts to run from fan coil through open web truss throughout the unit.

## **ELECTRICAL**

28" wide top freezer refrigerator 16 cu ft  
Dishwasher 24" wide  
Range hoods in each unit, recirculating  
30" Electric ranges

## **UNIT FINISHES**

Blinds on all windows

Cabinetry basis of design to be HomeCrest Cabinetry 'Laural', Wood: Hickory, Door Shape: Square, Color: Natural

Counter tops basis of design to be laminate in Desert Springs color 4904-38

Carpet: Basis of Design Mohawk 'Trailblazer' – Wherever vinyl is not located

Carpet Base: 4"+/- painted wood base

Vinyl Flooring: Basis of Design Mohawk 'Westport' sheet – located in all kitchen's and baths and entryway

Vinyl Flooring Base: 4"+/- painted wood base

Towel bars and paper holders in each bathroom

8' ceilings throughout, 7' ceilings in bathrooms

## **Doors**

Unit entry doors: 1 3/4" solid core wood door with door bottom sweeps, raised threshold and acoustic gasketing around the perimeter of the door, painted, 20 minute rated

Doors inside units: standard solid core wood door, painted

Doors from corridor to exterior stair: Hollow metal frame, solid wood door with 1/4" lite, Entire system to be 90 minute rated

## **Windows**

Fiberglass

## **Acoustical Requirements**

Floor sound mat: Maxxon Acousti-II

Floor Underlayment: USG Levelrock Brand Floor Underlayment 2500

Resilient Channels: Clark Dietrich Building Systems; RC Deluxe Resilient Channel, Single Leg

## **Add Alternates:**

1. Increase plate heights to 9'-1 1/8" on all floors
2. Provide snow fencing at all eaves adjacent to exterior sidewalks
3. Provide acoustical ceiling hanger and 7/8" drywall furring channel at all ceilings instead of the 1/2" resilient channel. Basis of Design for acoustical ceiling hanger: Kinetics noise control 'wave hanger'
4. Exterior siding alternates, see exterior elevation schedule



# PHASE IV VILLAGE COURT APARTMENTS

*Schematic Design - Addendum 1*

## **PROJECT:**

Phase IV Expansion  
of the Village Court Apartments  
415 Mountain Village Blvd

## **CLIENT:**

Town of Mountain Village & Town of  
Mountain Village Housing Authority

## **ARCHITECT:**

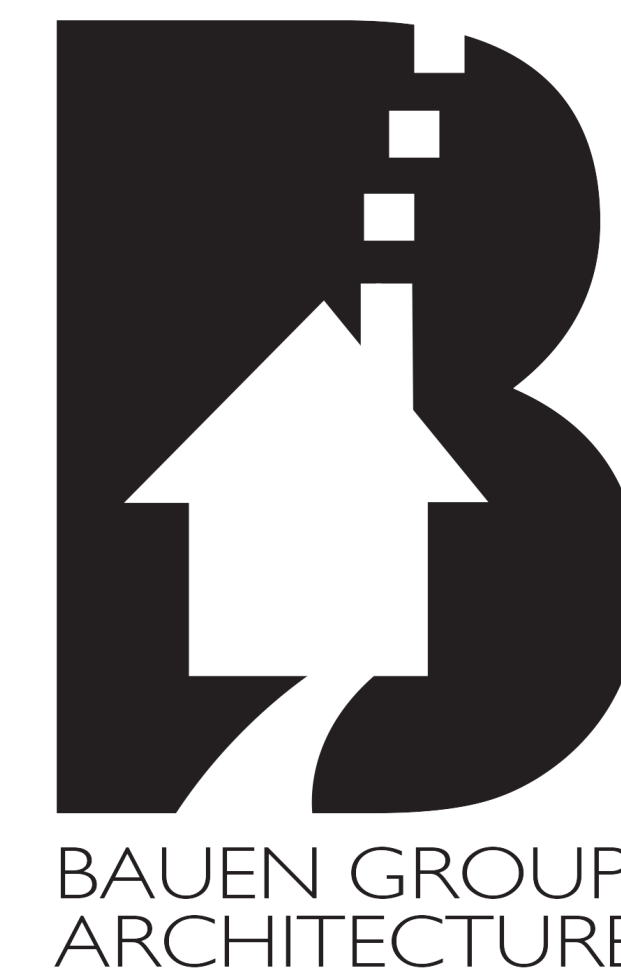
Bauen Group, LLC  
Architecture & Design Studio  
Thomas W. Umbhau, AIA, NCARB

## **CLIENT CONTACT:**

Planning & Development Services Director  
Town of Mountain Village  
attn: Michelle Haynes

## **SUBMITTAL DATE:**

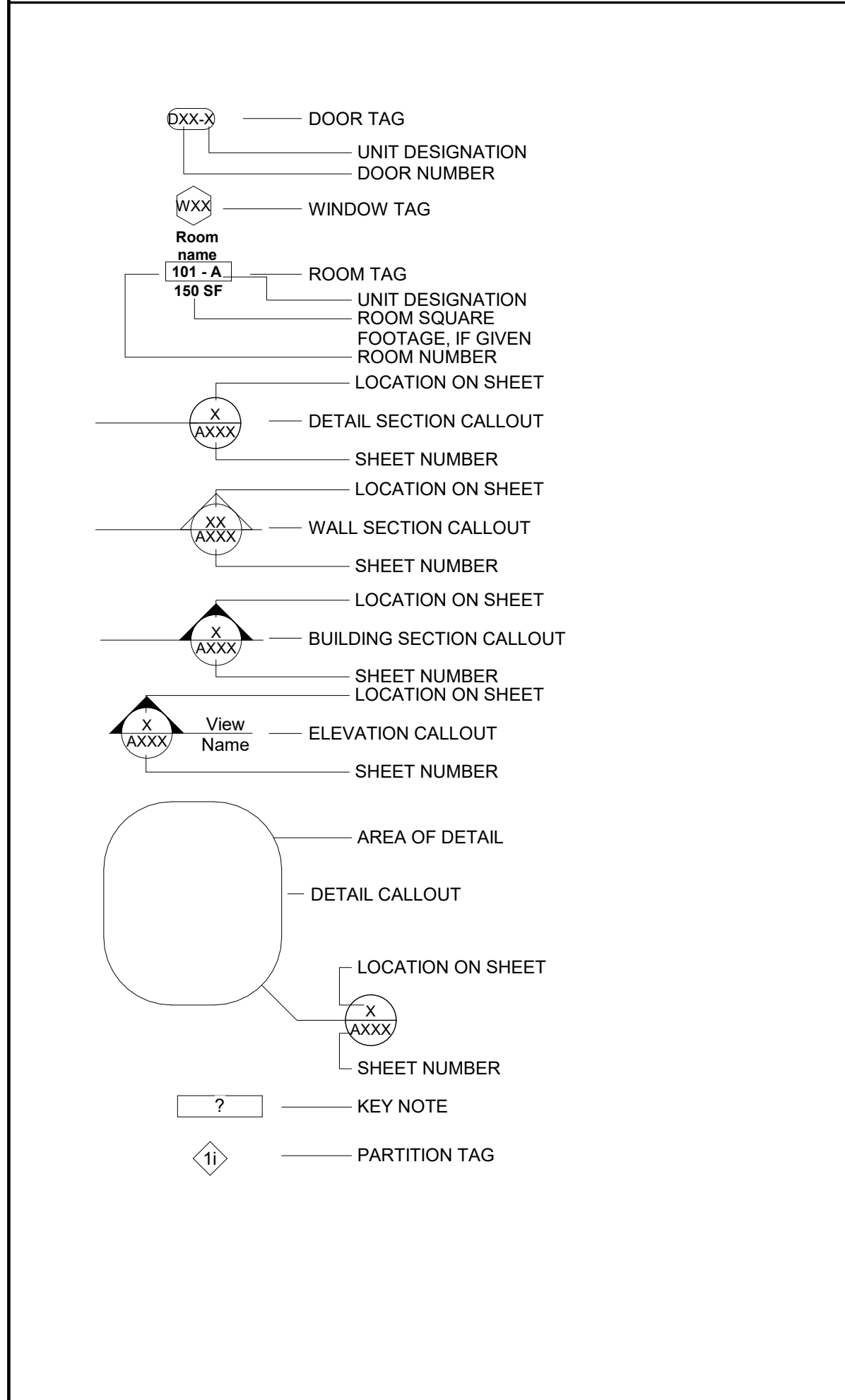
December 19, 2018  
January 16, 2019



### ABBREVIATION LIST

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

### DRAWING LEGEND



### GENERAL NOTES

- TYPICAL DETAILS SHALL APPLY WHERE NO SPECIFIC DETAIL OR SECTIONS ARE GIVEN.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND CONDITIONS PRIOR TO STARTING CONSTRUCTION.
- ANY DEVIATIONS FROM THE PLANS WHICH ARE NECESSITATED BY FIELD CONDITIONS OR ANY CONDITIONS DIFFERENT FROM THOSE INDICATED ON PLANS, SHALL BE CALLED TO THE ATTENTION OF THE ARCHITECT. ALL WORK IS TO BE COORDINATED SO THAT COOPERATION BETWEEN TRADES WHERE REQUIRED IS ACCOMPLISHED.
- ALL DIMENSIONS TO TAKE PRECEDENCE OVER SCALE SHOWN ON PLANS, ELEVATIONS, SECTIONS AND DETAILS. ALL LAYOUT WORK SHALL BE CHECKED FROM BOTH DIRECTIONS. DIMENSION STRINGS SHALL BE CLOSED.
- NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER TYPICAL DETAILS.
- VERIFY ALL OPENINGS THROUGHOUT CONSTRUCTION WITH HEATING AND VENTILATION CONTRACTOR, PLUMBING CONTRACTOR AND ELECTRICAL CONTRACTOR FOR SIZE AND LOCATION. NOTIFY ARCHITECT OF ANY DEVIATIONS FROM THE DRAWINGS.
- SEE ARCHITECTURAL PLANS FOR SIZES AND LOCATIONS OF ALL DOOR AND WINDOW OPENINGS. LOCATIONS OF ALL NON BEARING PARTITIONS, CONCRETE SLABS, FLOOR AND ROOF SLOPES, DRAINS, ELEVATION, (LOCATION OF ALL STAIRWAYS, IF ANY) MISC. HANDRAILS, LADDERS, HANGERS, STEEL GRATINGS, LOCATION OF ALL CONCRETE INSERTS, GROOVES, CLIPS, GROUNDS, AND VENEER ANCHORS, LOCATION AND DETAIL OF MISC. YARD WORK INCLUDING WALKS, CURBS, DRIVEWAYS, TUNNELS, AND FINISHED GRADING PLAN.
- FRAMING CONDITIONS NOT SPECIFICALLY SHOWN SHALL BE FRAMED SIMILAR TO OTHER DETAILS FOR THE RESPECTIVE MATERIAL.
- EACH TRADE SHALL INSPECT THE WORK UPON WHICH THEY WILL BE WORKING PRIOR OF ANY ERRORS IN THE PRIOR WORK BEFORE STARTING WORK. COMMENCEMENT OF THEIR WORK SHALL BE CONSTRUED AS ACCEPTANCE OF PRIOR WORK.
- IN THE EVENT OF DISCREPENCIES OF CONTRACT DRAWING SPECIFICATIONS, CLARIFICATION SHALL BE OBTAINED FROM THE ARCHITECT OR ENGINEER BEFORE PROCEEDING WITH WORK.
- CONTRACT SPECIFICATIONS ARE A PART OF THE CONTRACT DOCUMENTS AND SHALL BE APPLIED IN THEIR ENTIRETY IN CONJUNCTION WITH THE CONTRACT DOCUMENTS. WHERE DISCREPENCIES EXIST BETWEEN THE SPECIFICATIONS AND THE CONTRACT DOCUMENTS, THE MOST RESTRICTIVE PROVISIONS SHALL APPLY.
- THE GENERAL CONTRACTOR SHALL PROVIDE DIRECT SUPERVISION OF ALL SUBCONTRACTORS TO ASSURE ACCURATE PLACEMENT OF REINFORCING STEEL, EMBEDS, AND PROVISIONS FOR OTHER TRADES.
- PRODUCTS WHICH ARE SPECIFIED BUT ENGINEERED BY OTHERS SHALL BE DESIGNED IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE, AND IN A MANNER CONSISTENT WITH THE QUALITY AND INTEGRITY OF INTENDED USE OF THE STRUCTURE.
- SHOP DRAWINGS AND SUBMITTALS TO BE SUBMITTED AS REQUIRED BY ARCHITECT AND/OR ENGINEER FOR REVIEW AND APPROVAL AS REQUIRED.
- OPENINGS, POCKETS, ETC. SHALL NOT BE PLACED IN SLABS, DECKS, BEAMS, JOISTS, COLUMNS, WALLS, ETC. UNLESS SPECIFICALLY DETAILED ON THE STRUCTURAL DRAWINGS.
- PROVIDE CRAWL SPACE VENTING AS REQUIRED BY THE LOCAL GOVERNING AUTHORITIES.
- ALL WORK SHALL BE CONSTRUCTED/INSTALLED/PLACED/ETC. PLUMB/SQUARE/LEVEL/ETC. UNLESS OTHERWISE NOTED ON THE DRAWINGS OR IN THE SPECIFICATIONS MANUAL. ALL EQUIPMENT/ACCESSORIES/ETC. SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S INSTALLATION INSTRUCTIONS UNLESS NOTED OTHERWISE ON THE DRAWINGS OR IN THE SPECIFICATION MANUAL.
- CONTRACTOR SHALL PROVIDE AN EXTERIOR MOUNTED, MAIN ELECTRICAL DISCONNECT AS REQUIRED BY SAN MIGUEL COUNTY BUILDING DEPARTMENT.

# Phase IV Expansion Village Court Apartments East Building Mountain Village, Colorado



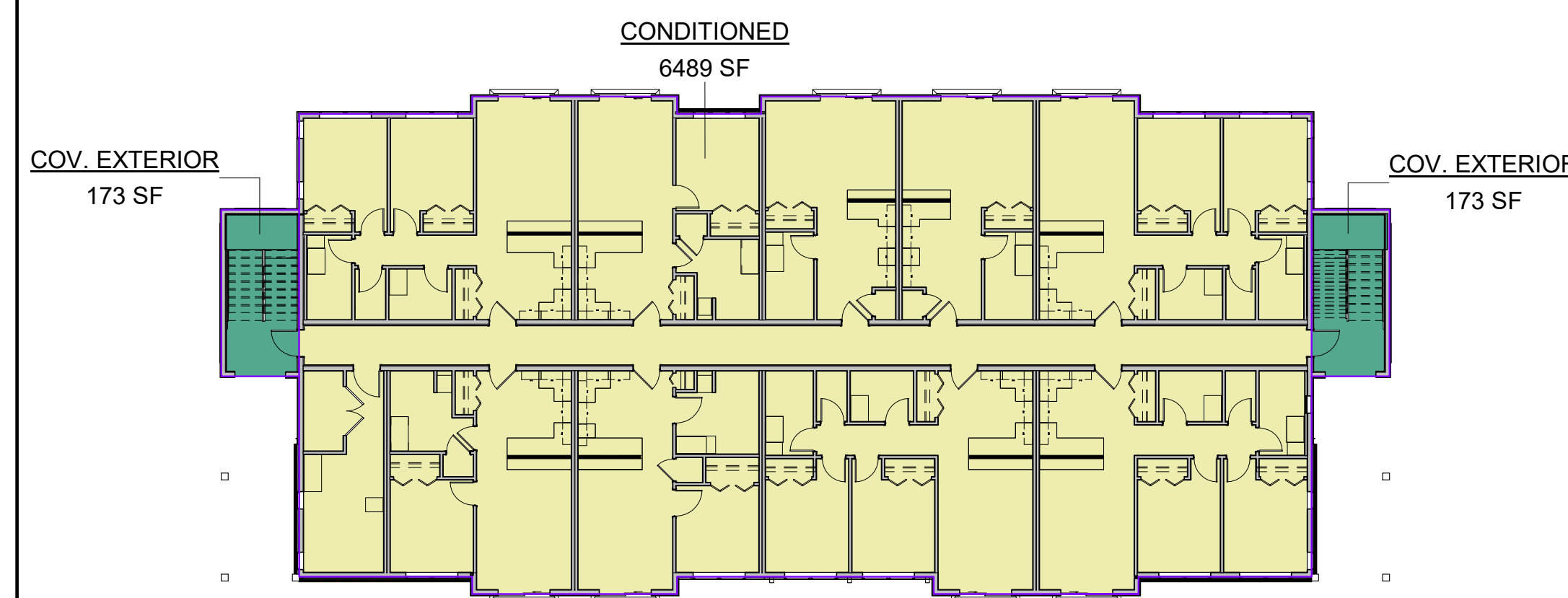
PROJECT NO: 038-2019  
PARCEL NO: 4779420005  
DATE: 12.19.18

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

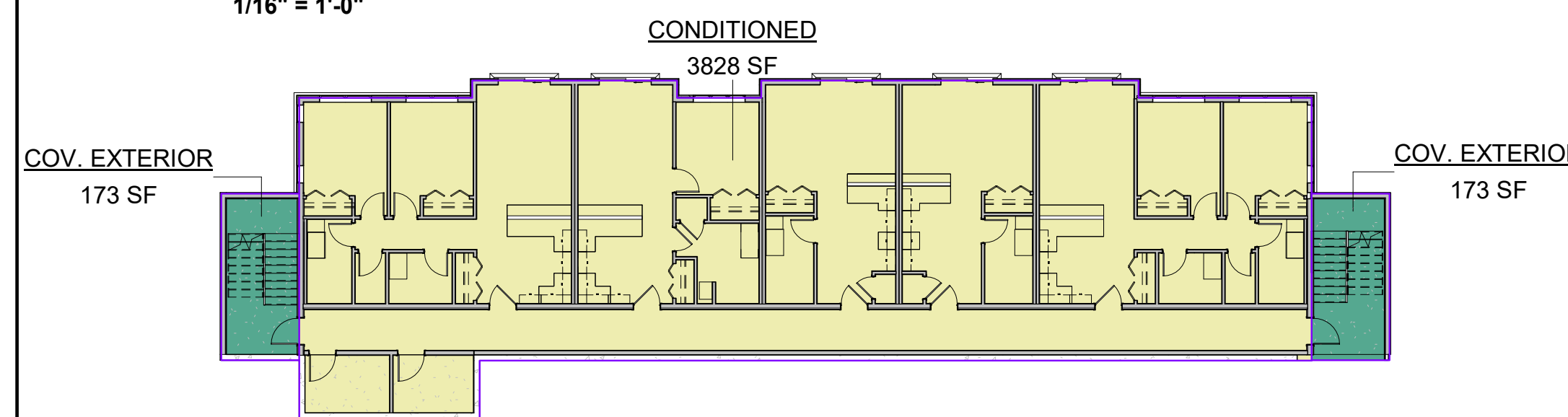
S C H E M A T I C Design

BID SET ADDENDUM 1 01.16.19

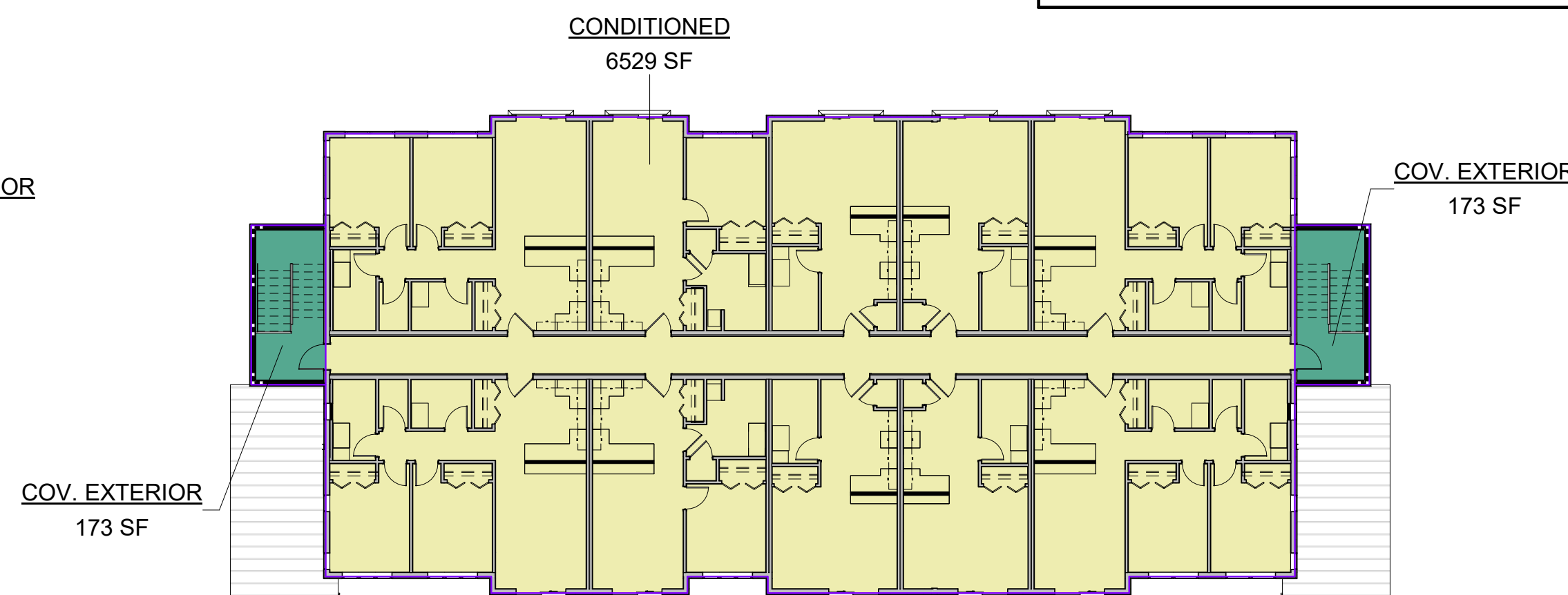
### AREA CALCULATIONS



**FIRST LEVEL AREA PLAN**  
1/16" = 1'-0"



**LOWER LEVEL AREA PLAN**  
1/16" = 1'-0"



**SECOND LEVEL AREA PLAN**  
1/16" = 1'-0"

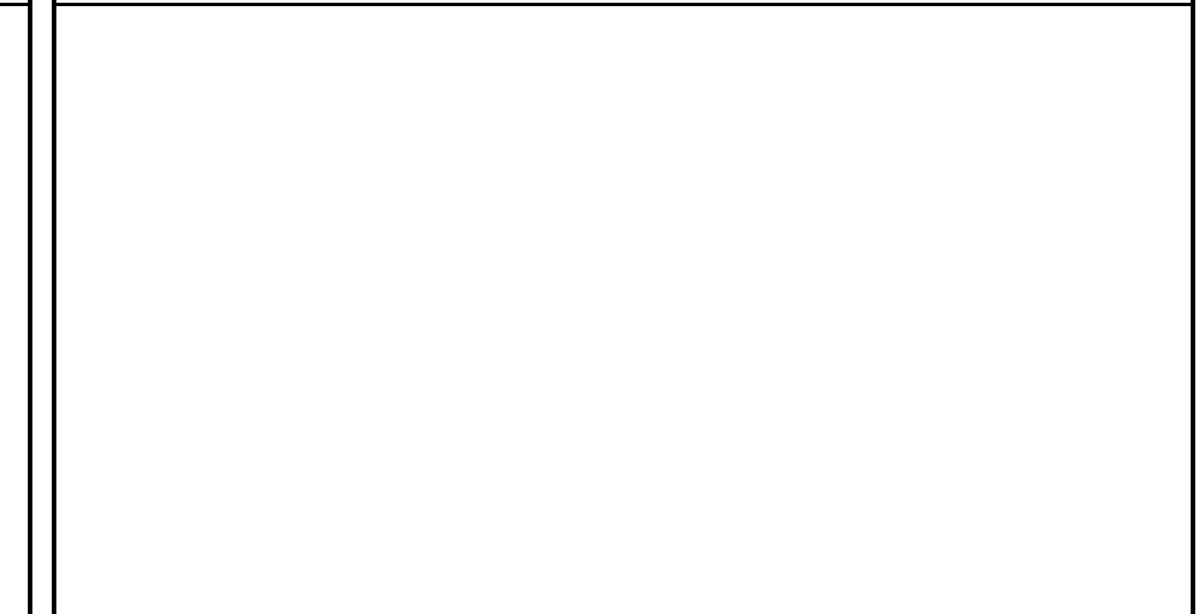
**AREA CALCULATIONS**  
LOWER LEVEL = 4,174  
FIRST LEVEL = 6,835  
SECOND LEVEL = 6,875  
**TOTAL = 17,884**

**10 TWO BEDROOM UNITS**  
**6 ONE BEDROOM UNITS**  
**8 STUDIO UNITS**  
**TOTAL = 24 UNITS**

### PROJECT DATA

PROJECT NAME	PHASE IV EXPANSION VILLAGE COURT APARTMENTS
PROJECT ADDRESS	415 MOUNTAIN VILLAGE BLVD, MOUNTAIN VILLAGE, COLORADO
PROJECT DESCRIPTION	TWO NEW WOOD FRAMED FOUR STORY APARTMENT BUILDINGS FOR THE VILLAGE COURT APARTMENTS COMPLEX. THIS PROJECT ALSO INCLUDES THE ASSOCIATED PARKING AND LANDSCAPING FOR THE APARTMENTS.
ARCHITECT	BAUEN GROUP, LLC ARCHITECTURE & DESIGN STUDIO THOMAS W. LIMBHAUJIA, NCARB 1480 E. 2ND AVENUE, SUITE 8 DURANGO, CO 81301
STRUCTURAL ENGINEER	GOFF ENGINEERING & SURVEYING, INC. GARTH GLASCO, P.E. 128 ROCK POINT DRIVE, SUITE A DURANGO, CO 81301 970-247-1705
CIVIL ENGINEER	RUSSELL PLANNING AND ENGINEERING, INC TRAVIS MOONEY 934 MAIN AVENUE, UNIT C DURANGO, CO 81301 970-385-4546

### VICINITY MAP



### DRAWING INDEX

#	NAME
G1.05	Unnamed
<b>GENERAL</b>	
G1.00	SUBMITTAL COVER
G1.01	COVER SHEET
G1.02	PROJECT INFORMATION
G1.03	WALL TYPES
G1.04	SITE PLAN
<b>CIVIL</b>	
C101	SITE PLAN
C102	BUILDINGS GRADING PLAN
C103	SEWER RE-ALIGNMENT PLAN
C300	SEWER PLAN & PROFILE
<b>ARCHITECTURAL</b>	
A1.01	LOWER & FIRST LEVEL FLOOR PLAN
A1.02	SECOND LEVEL FLOOR PLAN
A1.05	ROOF PLAN
A2.01	BUILDING ELEVATIONS
A3.01	BUILDING SECTIONS
A4.01	ENLARGED PLANS
<b>STRUCTURAL</b>	
S1.00	EAST BUILDING PLANS
S1.01	EAST BUILDING PLANS
S1.02	EAST BUILDING PLANS
S2.00	SECTIONS AND DETAILS

Preliminary  
Not For Construction

COVER SHEET

G1.01

# CODE SUMMARY

BUILDING CONSTRUCTION TYPE	
TYPE V-A	SPRINKLERED MULTI-STORY RESIDENTIAL BUILDING
APPLICABLE CODES	
APPLICABLE CODES	2012 EDITION
INTERNATIONAL BUILDING CODE	2012 EDITION
INTERNATIONAL PLUMBING CODE	2012 EDITION
INTERNATIONAL MECHANICAL CODE	2012 EDITION
INTERNATIONAL FUEL GAS CODE	2012 EDITION
INTERNATIONAL FIRE CODE	2012 EDITION
NATIONAL ELECTRICAL CODE	2017 EDITION
INTERNATIONAL ENERGY CONSERVATION CODE	2012 EDITION
ANSI ICC A117.1	2009 EDITION
CHAPTER 3 ■ USE AND OCCUPANCY CLASSIFICATION (SECTION 310.4)	
SEC 310.4	R-2 24 RESIDENTIAL DWELLING UNITS
CHAPTER 4 ■ SPECIAL DETAILED REQUIREMENTS BASED ON USE AND OCCUPANCY	
SECTION 420 R-2 OCCUPANCY	
SEC 420.2	SEPARATION WALLS - 1 HR WALLS SEPARATING DWELLING UNITS IN THE SAME BUILDING, WALLS SEPARATING DWELLING OR SLEEPING UNITS FROM OTHER OCCUPANCIES CONTIGUOUS TO THEM IN THE SAME BUILDING SHALL BE CONSTRUCTED AS FIRE PARTITIONS IN ACCORDANCE WITH SECTION 708.
SEC 420.3	HORIZONTAL SEPARATION - 1 HR FLOORS ASSEMBLIES SEPARATING DWELLING UNITS IN THE SAME BUILDING, FLOORS SEPARATING DWELLING UNITS FROM OTHER OCCUPANCIES CONTIGUOUS TO THEM IN THE SAME BUILDING SHALL BE CONSTRUCTED AS HORIZONTAL ASSEMBLIES PER SECTION 711.
SEC 420.4	AUTOMATIC SPRINKLER SYSTEM GROUP R OCCUPANCIES SHALL BE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SEC. 903.2.8
SEC 420.5	FIRE ALARM & SMOKE ALARMS FIRE ALARM SYSTEM SHALL COMPLY SECTIONS 907.2.9. SINGLE OR MULTIPLE STATION SMOKE ALARMS SHALL COMPLY WITH 907.2.11
CHAPTER 5 ■ BUILDING HEIGHTS AND AREAS	
IBC ALLOWABLE BUILDING HEIGHT	60'-0" ZONING CODE ALLOWABLE HEIGHT 53'-0"
ACTUAL BUILDING HEIGHT	54'-2"
IBC ALLOWABLE STORIES	4
ACTUAL STORIES	3 2 STORIES FROM GRADE PLANE
CONDITIONED AREA	UNCONDITIONED AREA
LOWER LEVEL 3,828 sf	LOWER LEVEL 346 sf
FIRST LEVEL 6,489 sf	FIRST LEVEL 346 sf
SECOND LEVEL 6,529 sf	SECOND LEVEL 346 sf
TOTAL ALLOWABLE BLDG AREA 17,884 sf	TOTAL UNCONDITIONED AREA 1,038 sf
<b>TOTAL BUILDING AREA: 17,884 sf</b>	
SEPARATION OF OCCUPANCIES	
TABLE 508.4	DWELLING UNIT / DWELLING UNIT = 1 HR SEPARATION CORRIDOR / LAUNDRY ROOM = 1 HR SEPARATION DWELLING UNIT / CORRIDOR = 1 HR SEPARATION
INCIDENTAL USES	
SEC 509	INCIDENTAL USES SHALL NOT OCCUPY MORE THAN 10% OF BUILDING AREA OF THE STORY IN WHICH THEY ARE LOCATED. (SEC. 509.3) LAUNDRY ROOM IS INCIDENTAL TO LOWER LEVEL, COMPRISING 5% OF THE STORY AREA, PROVIDE SEPARATION AND PROTECTION PER SECTION 509.4.
CHAPTER 6 ■ TYPES OF CONSTRUCTION	
TABLE 601	FIRE RESISTANCE RATINGS TYPE VA SECTION 602.5 TYPE V
STRUCTURAL FRAME	1 HR TYPE V CONSTRUCTION IS THAT TYPE OF CONSTRUCTION IN WHICH THE STRUCTURAL ELEMENTS, EXTERIOR WALLS AND INTERIOR WALLS ARE OF ANY MATERIALS PERMITTED BY THIS CODE.
EXT. BEARING WALLS	1 HR
INT. BEARING WALLS	1 HR
EXT. NON-BEARING WALLS	0 HRS
INT. NON-BEARING WALLS	0 HRS
FLOOR CONSTRUCTION	1 HR
ROOF CONSTRUCTION	1 HR
FIRE RESISTANCE RATINGS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE	
TABLE 602	X < 30 1 HR RATED X ≥ 30 0 HR RATED
CHAPTER 7 ■ FIRE AND SMOKE PROTECTION FEATURES	
SEC 704.3	PRIMARY STRUCTURAL FRAME (SEC. 704.3) 1 HR RATED ENCASUREMENT SEPARATING DWELLING UNITS
SEC 705	EXTERIOR WALLS (SEC. 705) SEE TABLE 601 AND TABLE 602
SEC 706	FIRE WALLS (SEC. 706) TABLE 706.4 -- R-2 REQ.'S 2HR RATING
SEC 707	FIRE BARRIERS (SEC. 707) TABLE 707.3.10 -- R-2 REQUIRES 2HR RATING
SEC 708.3	FIRE PARTITIONS (SEC. 708.3) 1 HR RATED SEPARATING DWELLING UNITS AND DWELLING UNITS & DWELLING UNITS AND CORRIDORS
SEC 711.3	HORIZONTAL ASSEMBLIES SEC. 711.3 HORIZONTAL ASSEMBLY SEPARATING DWELLING UNITS REQUIRES 1HR RATED
SEC 713	SHAFT ENCLOSURES (SEC. 713) 713.4 - 4 STORIES OR MORE = 2 HR RATED LESS THAN 4 STORIES = 1 HR RATED
SEC 709	SMOKE BARRIERS (SEC. 709) 1 HR RATED SMOKE BARRIER
SEC 710	SMOKE PARTITIONS (SEC. 710) 0 RATED UNLESS REQUIRED ELSEWHERE
SEC 718.4.2	DRAFTSTOPPING (SEC. 718.4.2) REQUIRED IN OVERHANGS OR OTHER CONCEALED ROOF SPACES AND ABOVE, AND IN LINE WITH EVERY TWO DWELLING UNIT SEPARATION WALLS THAT DO NOT EXTEND TO THE UNDERSIDE OF THE ROOF SHEATHING ABOVE.
TABLE 1020.1	CORRIDOR FIRE RATING 1 HR RATED WITH SPRINKLER
MAX AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION	
TABLE 705.8	DISTANCE = 5 FT TO LESS THAN 10 FT 25% ALLOWABLE AREA FOR UNPROTECTED OPENINGS IN SPRINKLERED BUILDING DISTANCE = 10 FT TO LESS THAN 15 FT 45% ALLOWABLE AREA FOR UNPROTECTED OPENINGS IN SPRINKLERED BUILDING DISTANCE = 15 FT TO LESS THAN 20 FT 75% ALLOWABLE AREA FOR UNPROTECTED OPENINGS IN SPRINKLERED BUILDING DISTANCE = 20 FT OR GREATER NO LIMIT FOR UNPROTECTED OPENINGS
BUILDINGS ON THE SAME LOT	
SEC 705.3	FOR THE PURPOSES OF DETERMINING THE REQUIRED WALL AND OPENING PROTECTION, PROJECTIONS AND ROOF-COVERING REQUIREMENTS, BUILDINGS ON THE SAME LOT SHALL BE ASSUMED TO HAVE AN IMAGINARY LINE BETWEEN THEM. SEE SITE PLAN FOR ASSUMED PROPERTY LINE BETWEEN BUILDINGS.

CHAPTER 8 ■ INTERIOR FINISHES		INTERIOR FINISH NOTES (SUB NOTES TO TABLE 803.9)	
TABLE 803.9	INTERIOR WALL AND CEILING FINISH REQUIREMENTS	C) REQUIREMENTS FOR ROOMS AND ENCLOSED SPACES SHALL BE BASED UPON SPACES ENCLOSED BY PARTITIONS. WHERE A FIRE-RESISTANCE RATING IS REQUIRED FOR STRUCTURAL ELEMENTS, THE ENCLOSING PARTITIONS SHALL EXTEND FROM THE FLOOR TO THE CEILING. PARTITIONS THAT DO NOT COMPLY WITH THIS SHALL BE CONSIDERED ENCLOSING SPACES AND THE ROOMS OR SPACES ON BOTH SIDES SHALL BE CONSIDERED ONE. IN DETERMINING THE APPLICABLE REQUIREMENTS FOR ROOMS AND ENCLOSED SPACES, THE SPECIFIC OCCUPANCY THEREOF SHALL BE THE GOVERNING FACTOR REGARDLESS OF THE GROUP CLASSIFICATIONS OF THE BUILDING OR STRUCTURE.	
	SPRINKLERED REQUIRED CLASS		
	VERTICAL EXITS AND EXIT PASSAGEWAYS (SUB NOTE A & B)	CLASS C	
	EXIT ACCESS CORRIDORS AND OTHER EXITWAYS	CLASS C	
	ROOMS AND ENCLOSED SPACES (SUB NOTE C)	CLASS C	
	FLOOR COVERING CORRIDORS & EXITS SECTION 804.5.1	CLASS II	
CHAPTER 9 ■ FIRE PROTECTION SYSTEMS		COMMENTS	
SEC 903.2.8	AUTOMATIC SPRINKLER SYSTEMS (903)	REQUIRED, INSTALLED PER 903.3 PER 903.3.1.2, NFPA 13R ALLOWED	NFPA 13R PROVIDED THROUGHOUT
SEC 903.3.1	BALCONIES & DECKS	NA	
SEC 903.3.1.2.1	STANDPIPES (905)	NOT REQUIRED	HIGHEST OCCUPIED FLOOR IS NOT MORE THAN 30'-0" ABOVE FIRE TRUCK ACCESS
TABLE 906.3(1)	FIRE EXTINGUISHERS (906.1 FC) CLASS A, 3,000 SF/A	REQUIRED IN EACH DWELLING UNIT AND PER SECTION 906.1 ITEMS 2 THROUGH 6.	PROVIDE 1 (1-A-10-B-C) EXTINGUISHERS PER DWELLING UNIT AND PER SECTION 906.1 ITEMS 2 THROUGH 6.
SEC 907.2	FIRE ALARMS (907.2.9.1)	REQUIRED	MANUAL FIRE ALARM SYSTEM REQUIRED
SEC 907.2	SMOKE ALARMS (907.2.9.2)	REQUIRED	SMOKE ALARM SYSTEM REQUIRED PER 907.2.11
SEC 912	FIRE DEPARTMENT CONNECTIONS (912 IFC)	REQUIRED PER THE NFPA 13R STANDARD	LOCATION TO BE APPROVED BY BUILDING OFFICIAL
SEC 915.1	EMERGENCY RESPONDER RADIO COVERAGE	REQUIRED PER SECTION 510 IFC	
CHAPTER 10 ■ MEANS OF EGRESS & EXITING			
TABLE 1004.1.2	OCCUPANCY		
	LEVEL	FLOOR AREA IN SQ FT PER OCCUPANT	AREA OF OCCUPANT LOAD
	LOWER LEVEL	200 GROSS	4,174
	FIRST LEVEL	200 GROSS	6,835
	SECOND LEVEL	200 GROSS	6,875
	<b>TOTAL OCCUPANT LOAD</b>		<b>91</b>
TABLE 1023.2(1)	NUMBER OF EXITS AND EXIT CONFIGURATION: 2 REQUIRED IF MORE THAN 4 DWELLING UNITS PER FLOOR AND/OR MORE THAN 125'-0" COMMON PATH OF TRAVEL	TWO EXIT ENCLOSURE STAIRWAYS PROVIDED	
SEC 1016.2.1	SEPARATION OF EXIT & EXIT ACCESS DOORWAYS NEEDS TO BE LESS THAN 1/3 THE MAXIMUM DIAGONAL OF AREA	EXIT DOORS OF ELEVATOR & STAIRWAY NOT LESS THAN 1/3 OF MAX DIAGONAL (MAX DISTANCE IS 127'-0", 1/3 EQUALS 42'-4") (DOORWAY DISTANCE = 116'-0")	
SEC 1007.2	ACCESSIBLE MEANS OF EGRESS CONTINUITY & COMPONENTS	TWO EXIT STAIRS PROVIDED MEETING REQUIREMENTS OF SECTION 1007.3 AND 1026 AS ACCESSIBLE MEANS OF EGRESS.	
SEC 1007.2.1	STAIRWAYS 48" CLEAR BETWEEN HANDRAILS (EXCEPTION 2: 48" CLEAR NOT REQ. WITH SPRINKLERS)	48" CLEAR BETWEEN HANDRAILS AT STAIRWAYS PROVIDED	
SEC 1007.2.1	ELEVATORS ARE NOT REQUIRED, AS ONE IS ONLY REQ'D WHERE A REQUIRED ACCESSIBLE FLOOR IS FOUR OR MORE STORIES ABOVE OR BELOW A LEVEL OF EXIT DISCHARGE	NO ELEVATOR PROVIDED	
SEC 1013.8	GUARDS AT OPERABLE WINDOW OPENINGS IN R-2 OCCUPANCY WITH A SILL LESS THAN 36" ABOVE FLOOR & MORE THAN 72" ABOVE GRADE OR OTHER EXTERIOR SURFACE	PROVIDE OPENING CONTROL DEVICE TO COMPLY WITH ASTM F2090, THAT AFTER OPERATION RELEASE WINDOW CAN OPEN FULLY AND NOT REDUCE MIN. NET CLEAR OPENING OF 5.7 SOFT	
TABLE 1016.2	EXIT ACCESS TRAVEL DISTANCE "R" OCC. W/ SPRINKLERS ALLOWED 250'	EXIT ACCESS TRAVEL DISTANCE MAXIMUM IS 143'-0"	
SEC 1026.3	EXTERIOR EXIT STAIRWAYS SERVING AS AN ELEMENT OF A REQUIRED MEANS OF EGRESS SHALL BE OPEN ON AT LEAST ONE SIDE, WITH AN OPENING OF AT LEAST 35 SQUARE FEET AGGREGATE AND THE OPEN AREA SHALL BE NOT LESS THAN 42 INCHES ABOVE THE ADJACENT FLOOR	SEC 1026.5	EXTERIOR EXIT STAIRWAYS AND RAMPS SHALL HAVE A MINIMUM FIRE SEPARATION DISTANCE OF 10 FT MEASURED FROM THE EXTERIOR EDGE OF THE STAIRWAY TO ADJACENT LOT LINES AND FROM OTHER BUILDINGS ON THE SAME LOT.
CHAPTER 11 ■			
		REQ'D	PROVIDED
SEC 1107.4	ONE ACCESSIBLE ROUTE SHALL CONNECT ACCESSIBLE BUILDING ENTRANCES WITH THE ENTRANCE TO ACCESSIBLE UNITS.	YES	YES
SEC 1106.1.6	AN ACCESSIBLE ENTRANCE SHALL BE PROVIDED TO EACH ACCESSIBLE DWELLING UNIT	SEE FLOOR PLANS	YES
SEC 1106.2	PARKING / PASSENGER LOADING R-2 OCCUPANCY	2% OF REQUIRED PARKING = 1	YES 1
SECTION 1107.6.2	DWELLING UNITS TYPE "A" PER SECTION 1107.6.2.1.1 DWELLING UNITS TYPE "B" SEC 1107.6.2.1.2	1 TYPE A UNIT REQ'D AND ALL OTHER MAIN LEVEL UNITS REQ'D TO BE TYPE B	1 TYPE A (TOTAL BOTH BUILDINGS) 1 TYPE A UNIT, REST OF UNITS TYPE B
	SIGNAGE	--	YES --
	MOUNTING HEIGHTS	--	YES --
SECTION 1107.6.2.1.1	IF MORE THAN 20 UNITS AT LEAST 2% SHALL BE A TYPE A UNIT, ALL UNITS ON A SITE SHALL BE CONSIDERED TO DETERMINE THE TOTAL NUMBER OF UNITS AND THE REQUIRED NUMBER OF TYPE A UNITS	1 TYPE A UNIT REQUIRED	1 TYPE A UNIT PROVIDED IN THE EAST BUILDING
CHAPTER 12 ■ INTERIOR ENVIRONMENT		PROVIDED	
SEC 1207.2	AIR-BORNE SOUND -1207.2 - WALLS, PARTITIONS, & FLOOR & CEILING ASSEMBLIES SEPARATING DWELLING UNITS FROM EACH OTHER & PUBLIC OR SERVICE AREAS SHALL HAVE A MIN. STC RATING OF 50	STC 54 BETWEEN UNIT STC 58 BETWEEN FLOORS STC 52 BETWEEN CORRIDOR & UNIT	
SEC 1207.3	STRUCTURE-BORNE SOUND - 1207.3 - FLOOR & CEILING ASSEMBLIES SHALL HAVE AN IMPACT INSULATION CLASS (IIC) RATING OF NOT LESS THAN 50	IIC 51 BETWEEN FLOORS	

CHAPTER 29 ■ PLUMBING SYSTEMS			
TABLE 2902.1		REQ'D	PROVIDED
	WATER CLOSETS	1 PER DU	1 PER DU
	LAVATORIES	1 PER DU	1 PER DU
	BATHTUBS OR SHOWERS	1 PER DU	1 PER DU
	DRINKING FOUNTAINS	NA	
	KITCHEN SINK	1 PER DU	1 PER DU
	AUTOMATIC CLOTHES WASHER CONNECTION	1 PER 20 DU	3
INTERNATIONAL ENERGY CONSERVATION CODE 2012 ■ BUILDING ENVELOPE			
INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT (a)			
TABLE 402.1.2	CLIMATE ZONE	FENESTRATION U-FACTOR(U)	SKYLIGHT U-FACTOR(U)
	6B (DRY)	OPERABLE 0.36 FIXED 0.43	0.50
	ROOF R-VALUE	49	
	WOOD FRAME WALL R-VALUE	13 + 7.5ci OR 20 + 3.8ci (c)	
	MASS WALL R-VALUE	15.2ci	
	FLOOR R-VALUE	30	
	BASEMENT WALL R-VALUE	7.5ci	
	SLAB R-VALUE & DEPTH (d)	15, FOR 24"	
	a. R-values are minimums. U-factors and SHGC are maximums. R-19 batts compressed into a nominal 2x6 framing cavity such that the R-value is reduced by R-1 or more shall be marked with the compressed batt R-value in addition to the full thickness R-value. b. The fenestration U-factor column excludes skylights. The SHGC column applies to all glazed fenestration. c. *13+5" means R-13 cavity insulation plus R-5 insulated sheathing. If structural sheathing covers 25 percent or less of the exterior, insulating sheathing is not required where structural sheathing is used. If structural sheathing covers more than 25 percent of exterior, structural sheathing shall be supplemented with insulated sheathing of at least R-2.		
COLORADO TITLE 9 ■ ( BOTH BUILDINGS REQ. CALC.)			
SEC 9-6-105		REQ'D	PROVIDED
	POINTS REQUIRED (THIS BUILDING)	12 PTS	8 TYPE B UNITS (4 PTS EA) = 36 PTS
	POINTS REQUIRED (ENTIRE PROJECT)	24 PTS	1 TYPE A UNIT (6 PTS EA) + 15 TYPE B UNITS (4 PTS EA) = 66 PTS
FAIR HOUSING ACT ■			
PROJECT COMPLIES WITH ICC/ ANS A117.1-2009 & IBC 2012 THIS COMPLIANCE PROVIDES SAFE HARBOR FROM FHA REQUIREMENTS			
MOUNTAIN VILLAGE PARKING CALCULATION			
SEC 17.5.8	# OF APARTMENTS	REQ'D PER UNIT	SPACES PROVIDED
	24 UNITS	1.5 SPACES	36

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PROJECT NO: 089-2019  
PARCEL NO: 47794200005  
DATE: 12.18.18

**Phase IV Village Court Apartments**  
**East Building**

415 MTN VILLAGE BLVD  
MOUNTAIN VILLAGE, CO 81435

**S C H E M A T I C**

**BID SET ADDENDUM 1 01.16.19**

**Preliminary**  
*Not For Construction*

PROJECT INFORMATION

**G1.02**

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**SITE PLAN**  
 1" = 10'-0"  
 NORTH

**Preliminary**  
 Not For Construction

SITE PLAN

G1.04

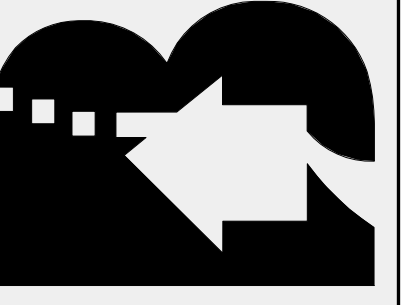
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415 MOUNTAIN VILLAGE BLVD  
 MOUNTAIN VILLAGE, CO 81435

**Phase IV Village Court Apartments**

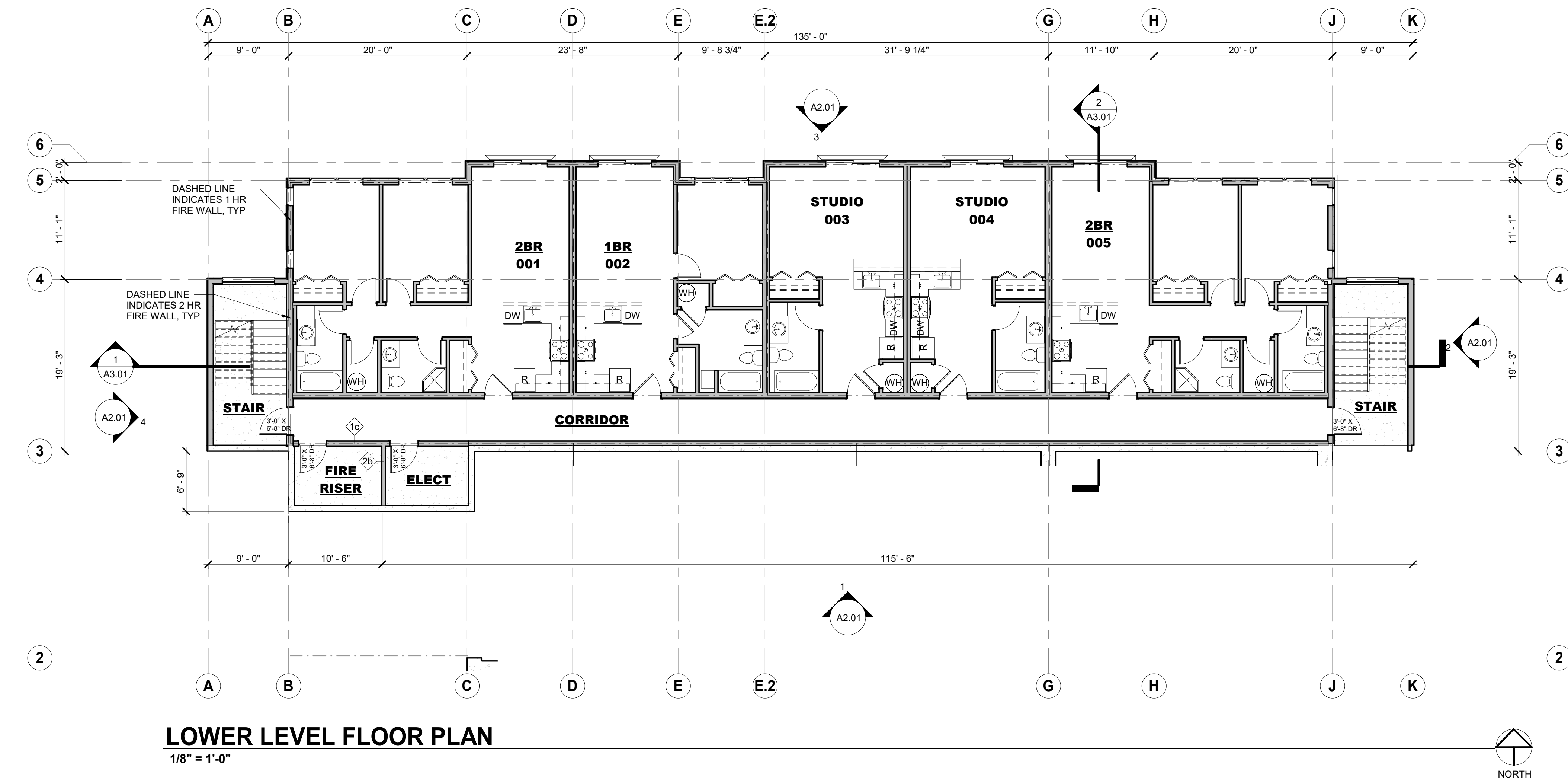
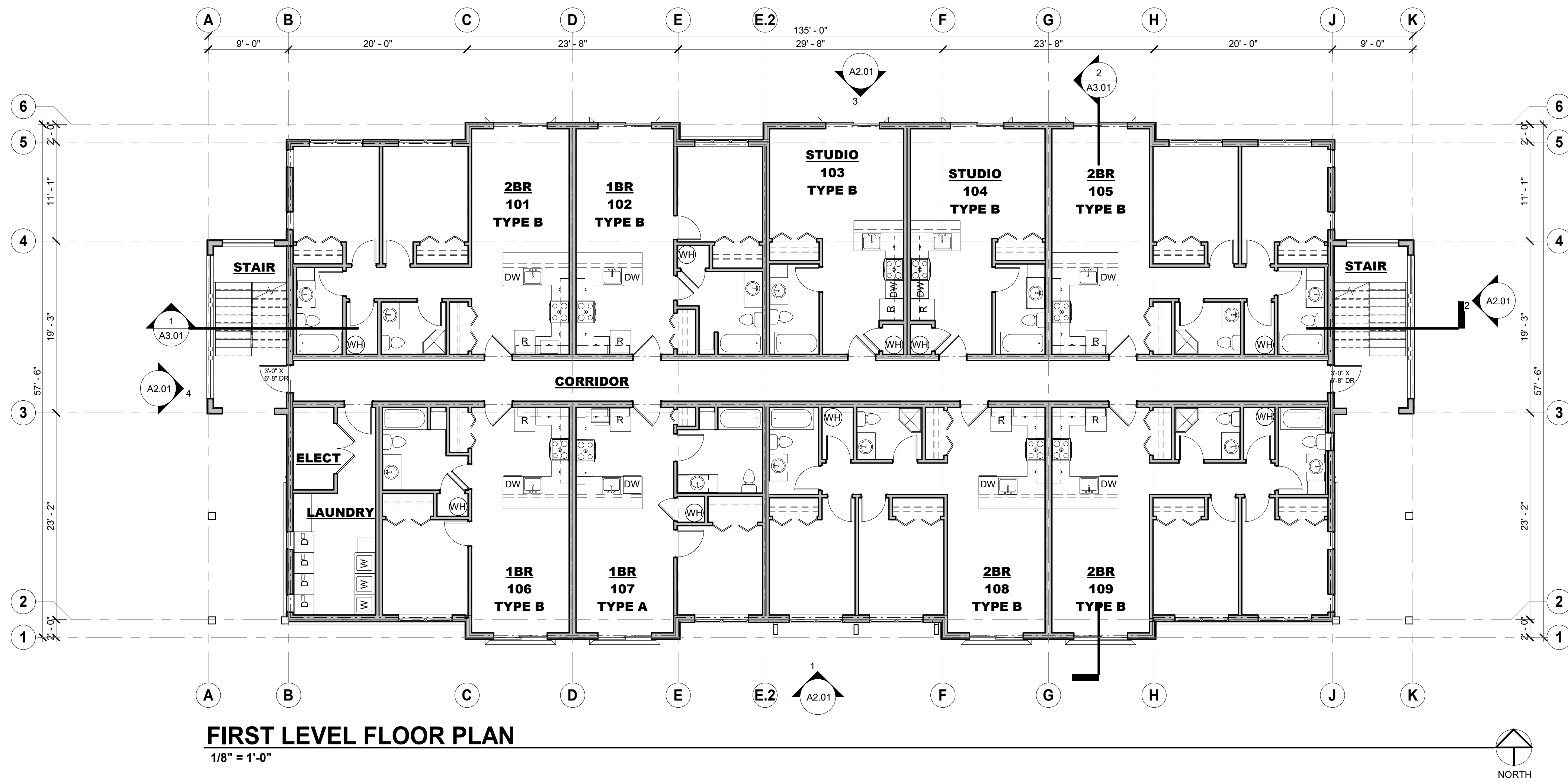
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 PARCEL NO: 4779420005  
 DATE: 12.28.18

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

**Phase IV Village Court Apartments**  
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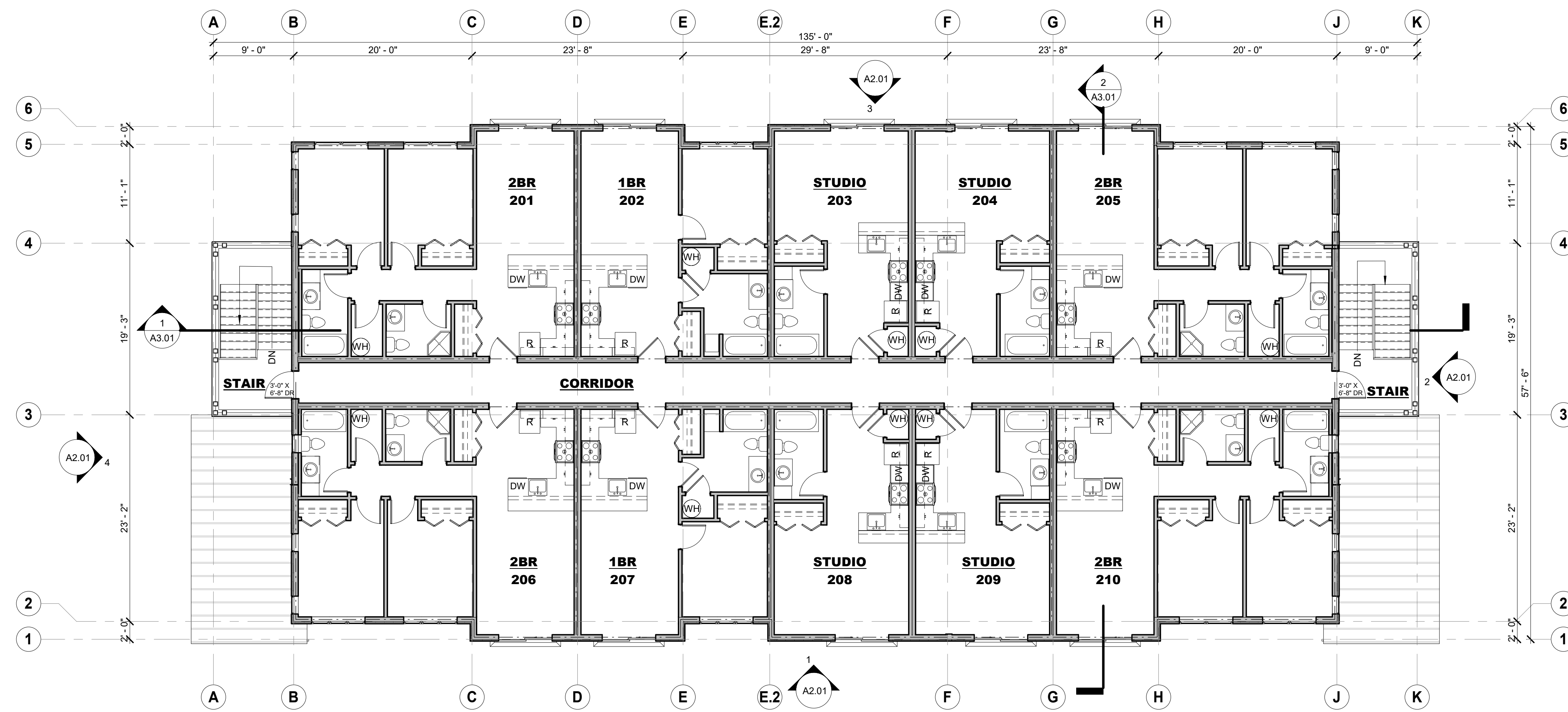
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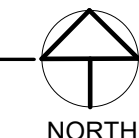
**LOWER & FIRST LEVEL FLOOR PLAN**  
**A1.01**

**Preliminary**  
Not For Construction

**S C H E M A T I C**  
**Design**  
**BID SET ADDENDUM 1 01.16.19**



**SECOND LEVEL FLOOR PLAN**  
1/8" = 1'-0"



- FLOOR PLAN NOTES**
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PROJECT NO: 088-2018  
PARCEL NO: 4779420005  
DATE: 12.18.18

**S C H E M A T I C**  
**Design**

**SECOND LEVEL FLOOR PLAN**  
**A1.02**

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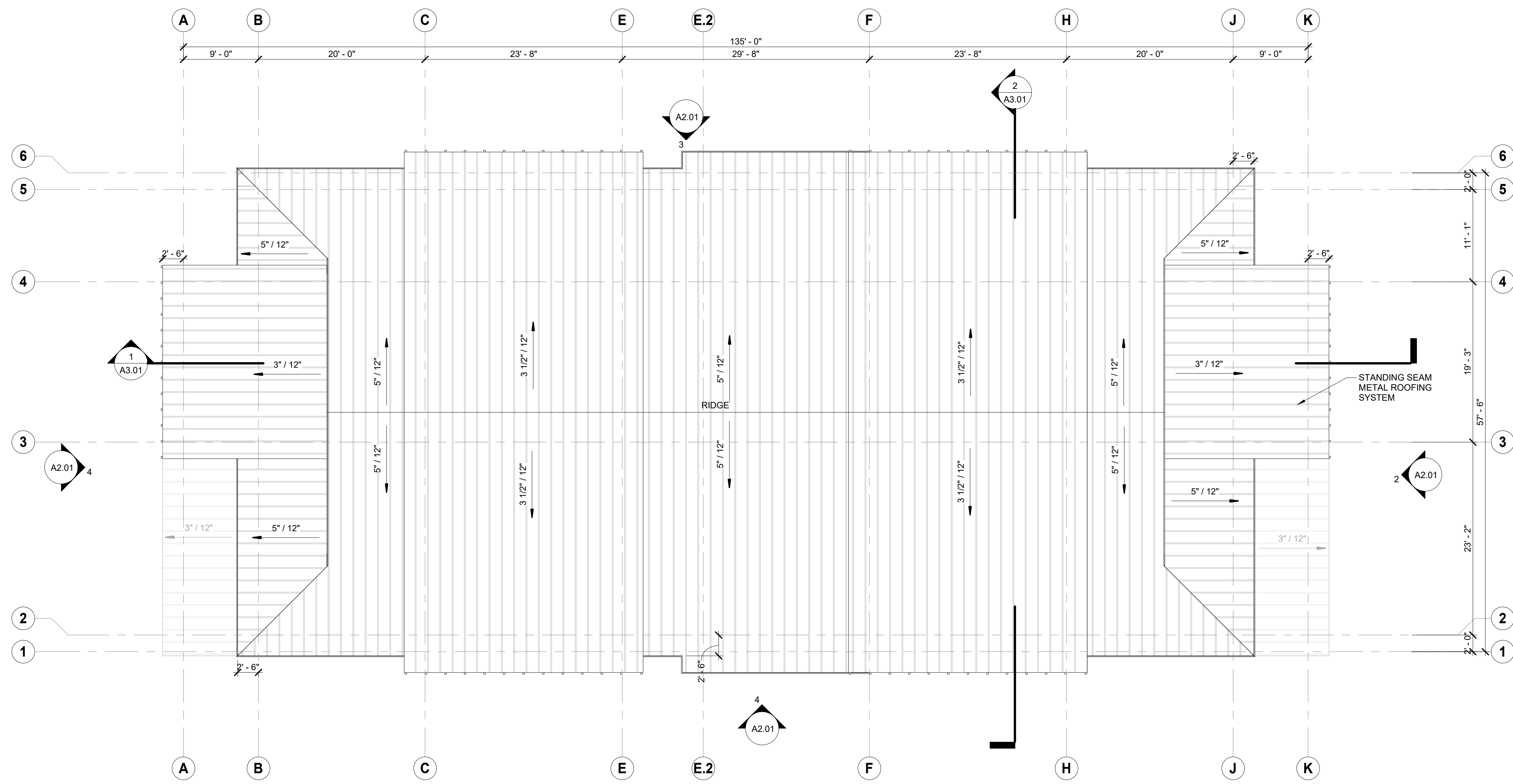
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**BID SET ADDENDUM 1 01.16.19**

**ROOF PLAN NOTES**

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

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**ROOF PLAN**  
 1/8" = 1'-0"

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**Phase IV Village Court Apartments**  
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**S C H E M A T I C** *Design*

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ROOF PLAN  
 A1.05

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### ELEVATION NOTES

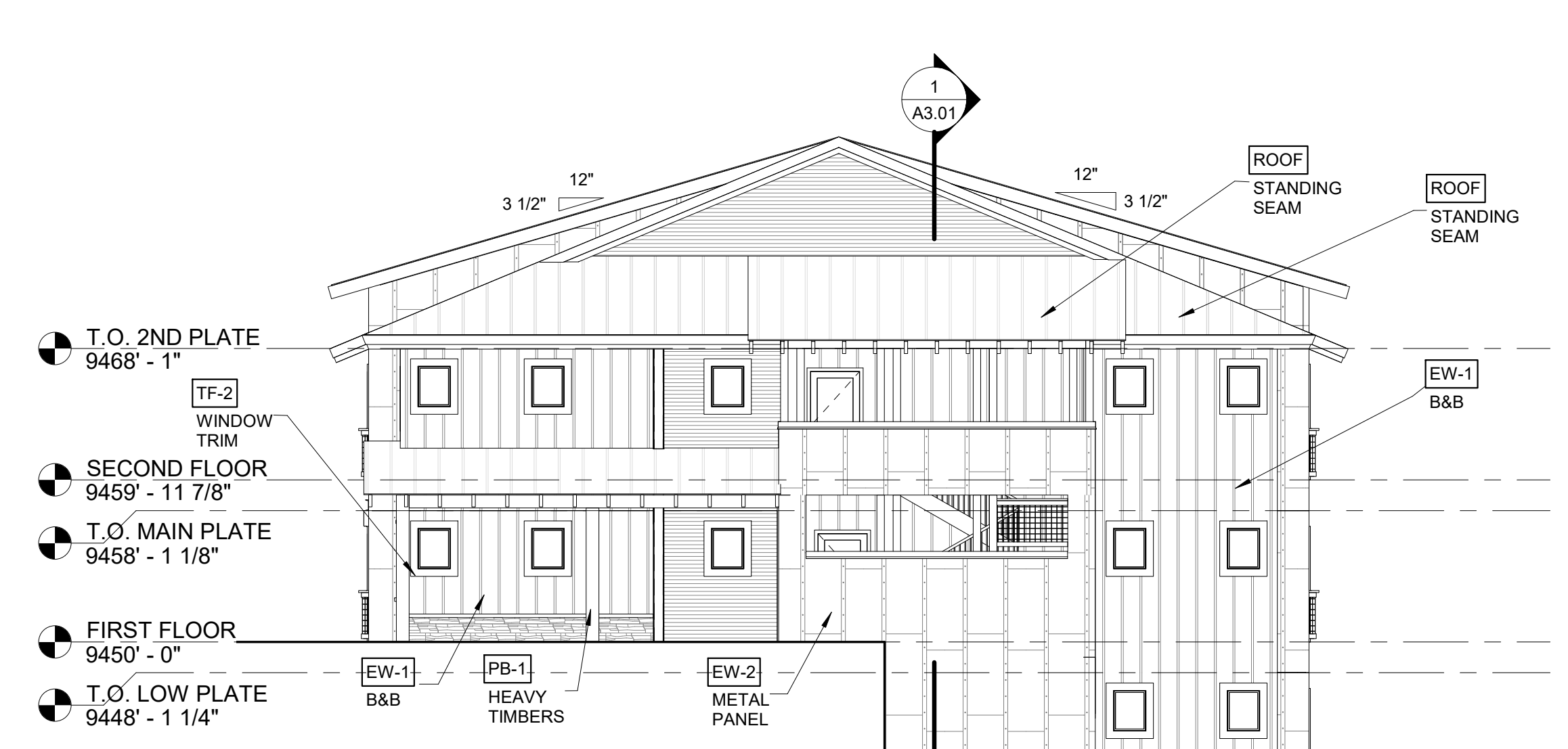
1. GENERAL CONTRACTOR TO COORDINATE EXT. BUILDING LIGHT LOCATIONS WITH ELECTRICAL CONTRACTOR.
2. STONE CAP TO BE USED @ ALL STONE APPLICATIONS WITH EXCEPTION OF FULL HEIGHT STONE VENEER AND U.N.O.
3. ALL STAIN COLORS TO BE SELECTED.
4. ALL FLASHING USED SHALL BE 24ga GALVANIZED.
5. ALL FASTENERS USED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

### EXTERIOR MATERIALS LEGEND

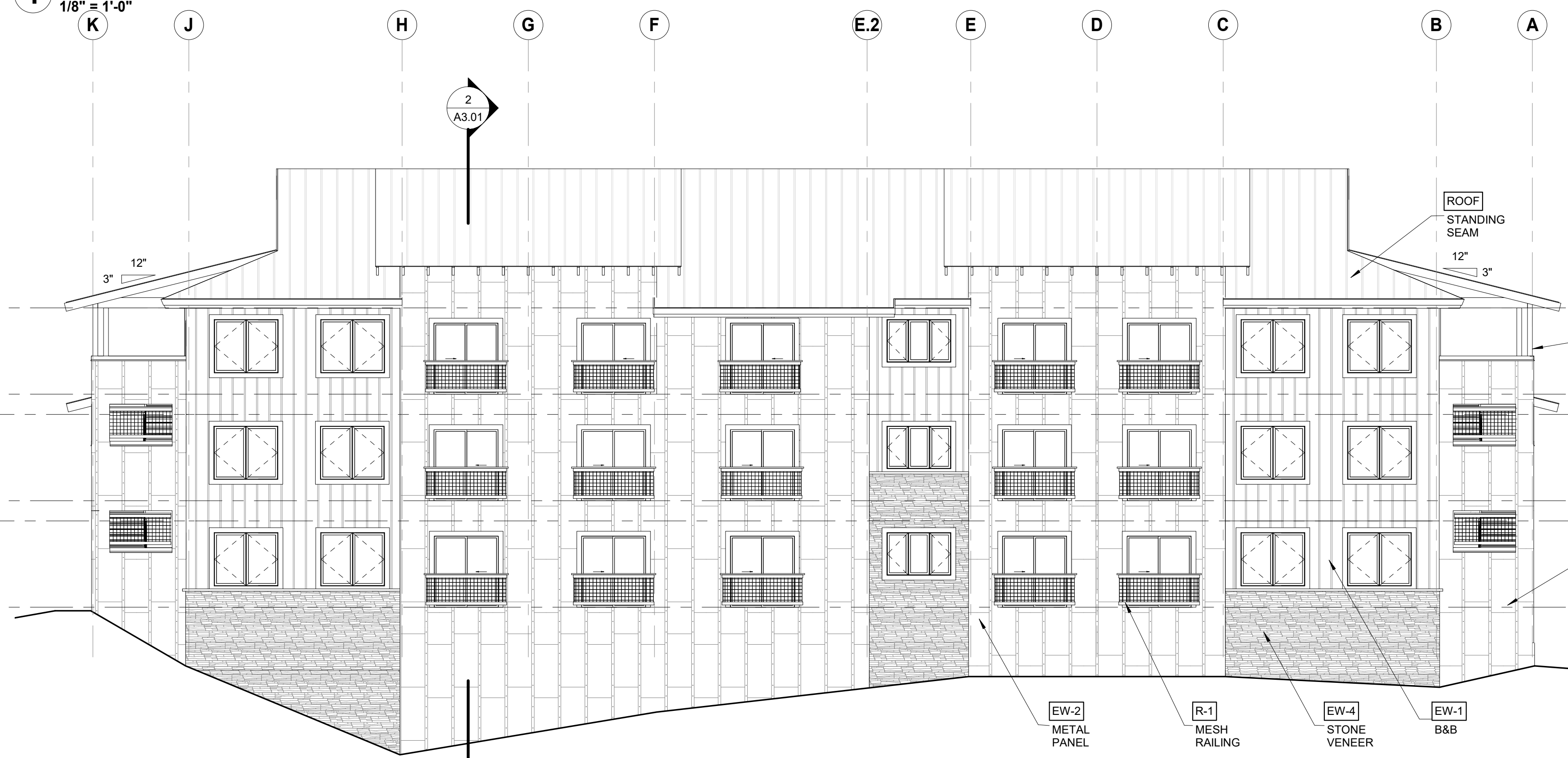
#	TYPE	DESCRIPTION	ALTERNATE
<b>1 - WALLS</b>			
EW-1	B&B	HARDIE BOARD AND BATTEN SIDING, 16" BOARD AND 8" BATTEN, VERTICAL ORIENTATION, 13 3/4" COVERAGE, TRUTEN A606	BRIDGER ULTRA BATTEN METAL WALL PANEL, VERTICAL ORIENTATION, 13 3/4" COVERAGE, TRUTEN A606
EW-2	METAL PANEL	RUSTED SHEET METAL PANEL WITH METAL STRAPS AND EXPOSED FASTENERS, VERTICAL ORIENTATION	HARDIE REVEAL PANEL SYSTEM WITH EXPOSED FASTENERS
EW-3	CORRUGATED METAL	7/8" BONDERIZED CORRUGATED METAL	8" HARDIE HORIZONTAL LAP SIDING
EW-4	STONE VENEER	THIN CUT STONE VENEER	
<b>2 - TRIM &amp; FASCIA</b>			
TF-1	FASCIA SYSTEM	1x12 FASCIA BOARD AND 1x8 SHADOW BOARDS, FINISH TBD	
TF-2	WINDOW TRIM	5/4"x6" SMART TRIM	
TF-3	DOOR TRIM	5/4"x6" SMART TRIM	
TF-4	STEEL CHANNEL	8" DECORATIVE STEEL CHANNEL	
<b>3 - POSTS &amp; BEAMS</b>			
PB-1	HEAVY TIMBERS	6x6 & 10x10 TIMBER POSTS AND BEAMS AS SIZED ON DRAWINGS, STAINED	
PB-2	HEAVY TIMBERS		
<b>4 - RAILINGS</b>			
R-1	MESH RAILING	4X4 WELDED WIRE MESH PANELS IN A STEEL FRAME	



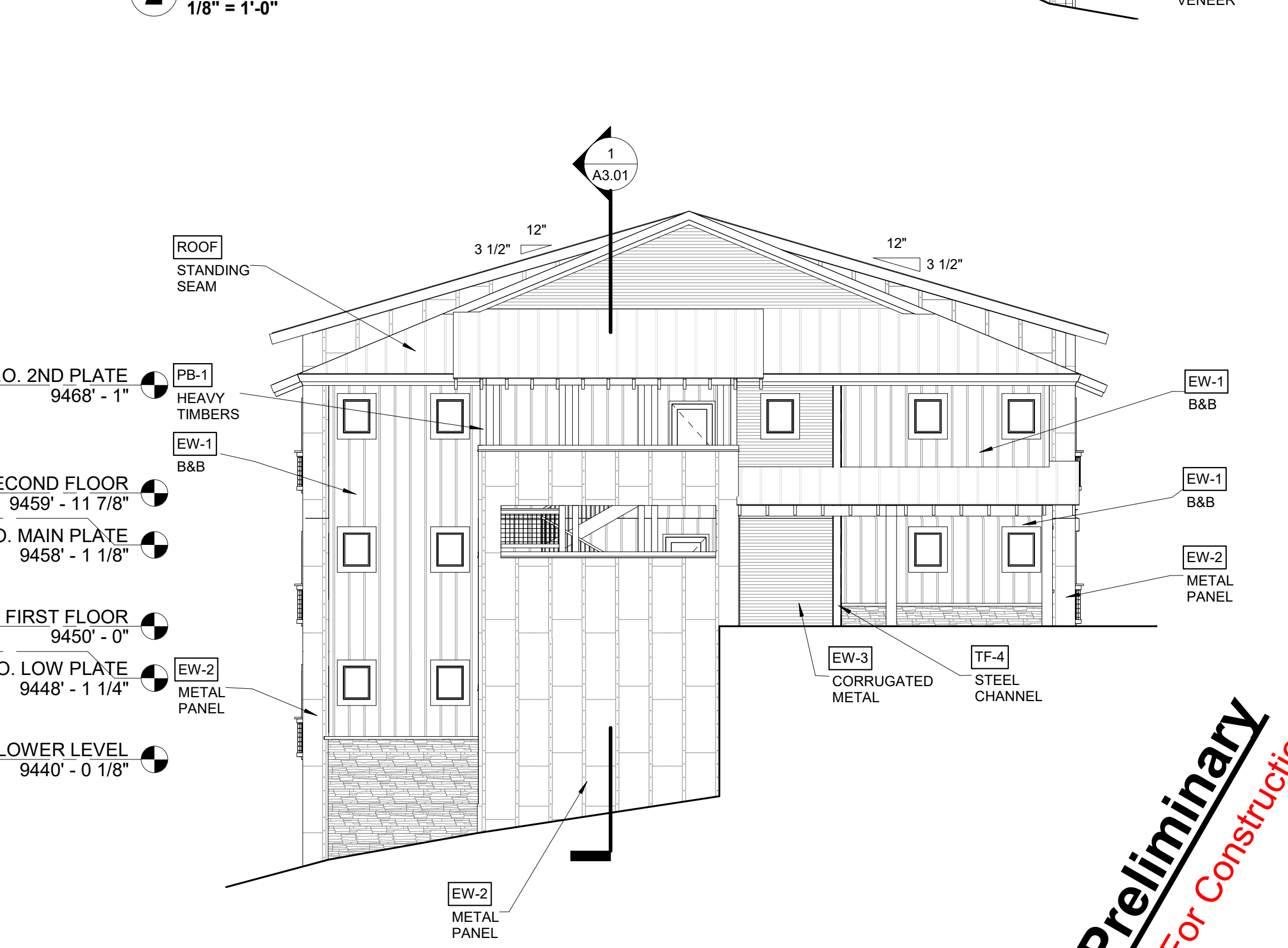
**1 FRONT ELEVATION**  
1/8" = 1'-0"



**2 RIGHT ELEVATION**  
1/8" = 1'-0"



**3 BACK ELEVATION**  
1/8" = 1'-0"

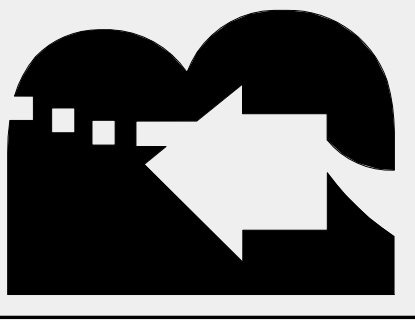


**4 LEFT ELEVATION**  
1/8" = 1'-0"

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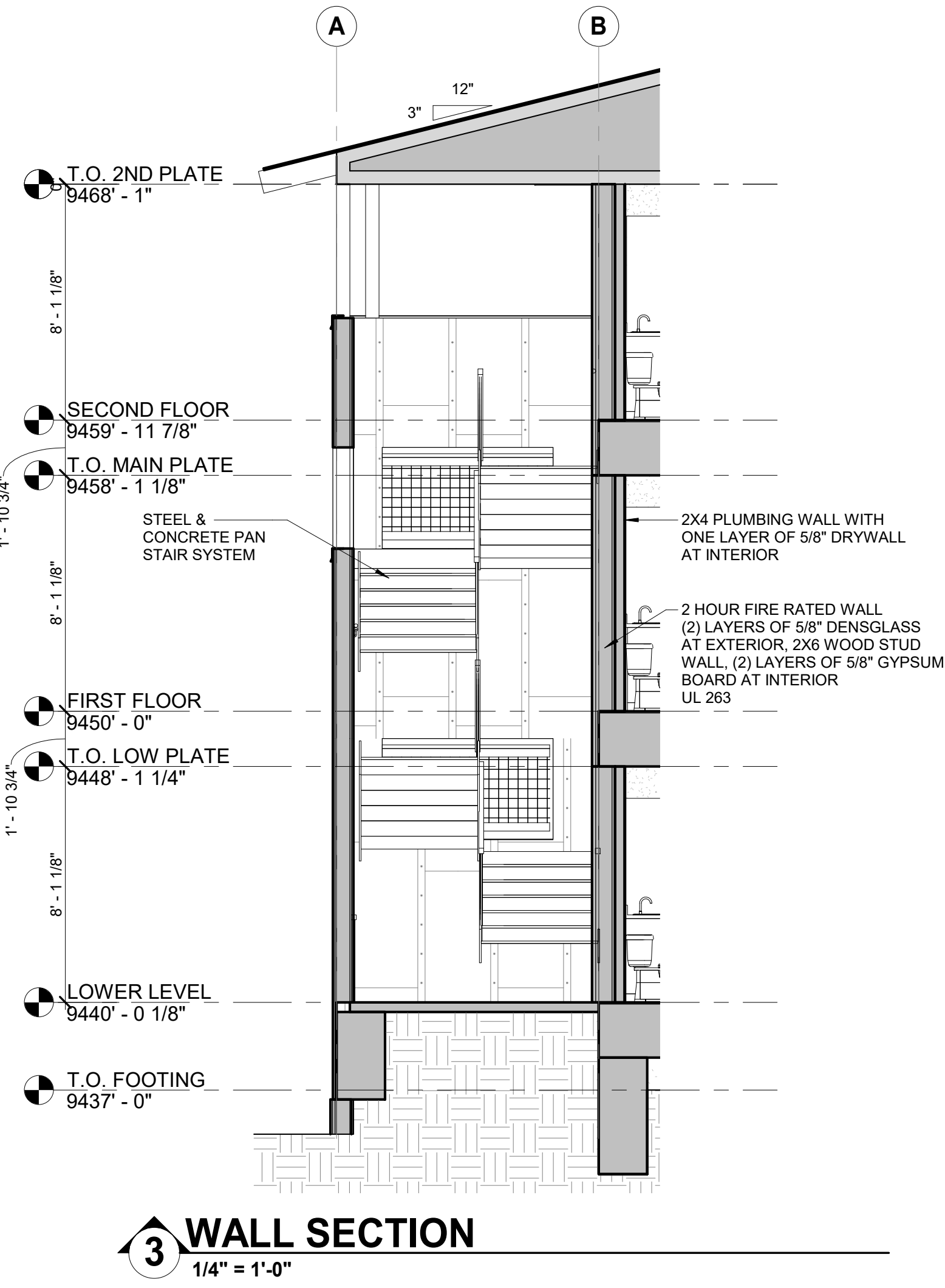
**SCHEMATICS**  
*Design*

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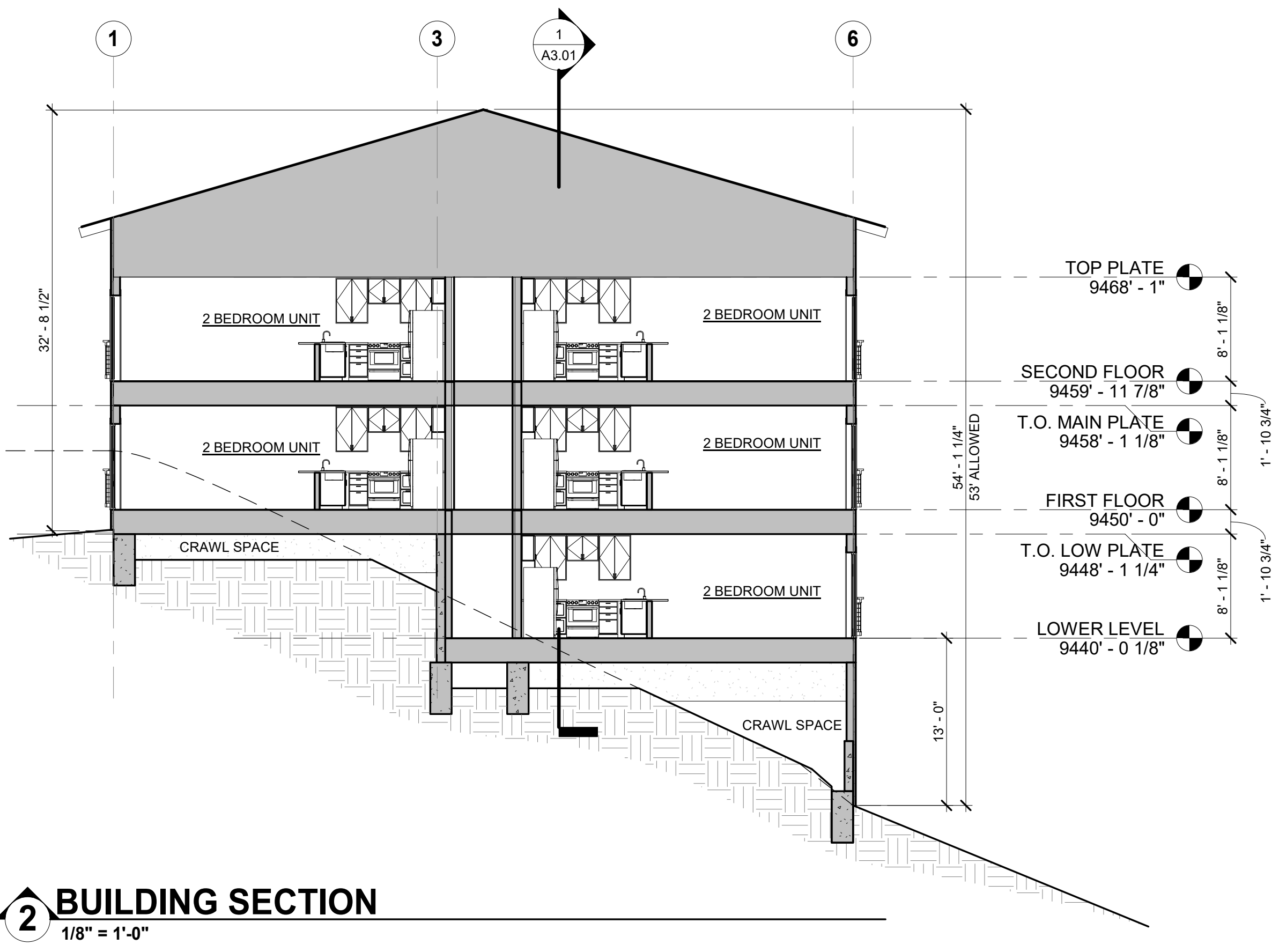
**BUILDING ELEVATIONS**  
**A2.01**

**Preliminary**  
*Not For Construction*

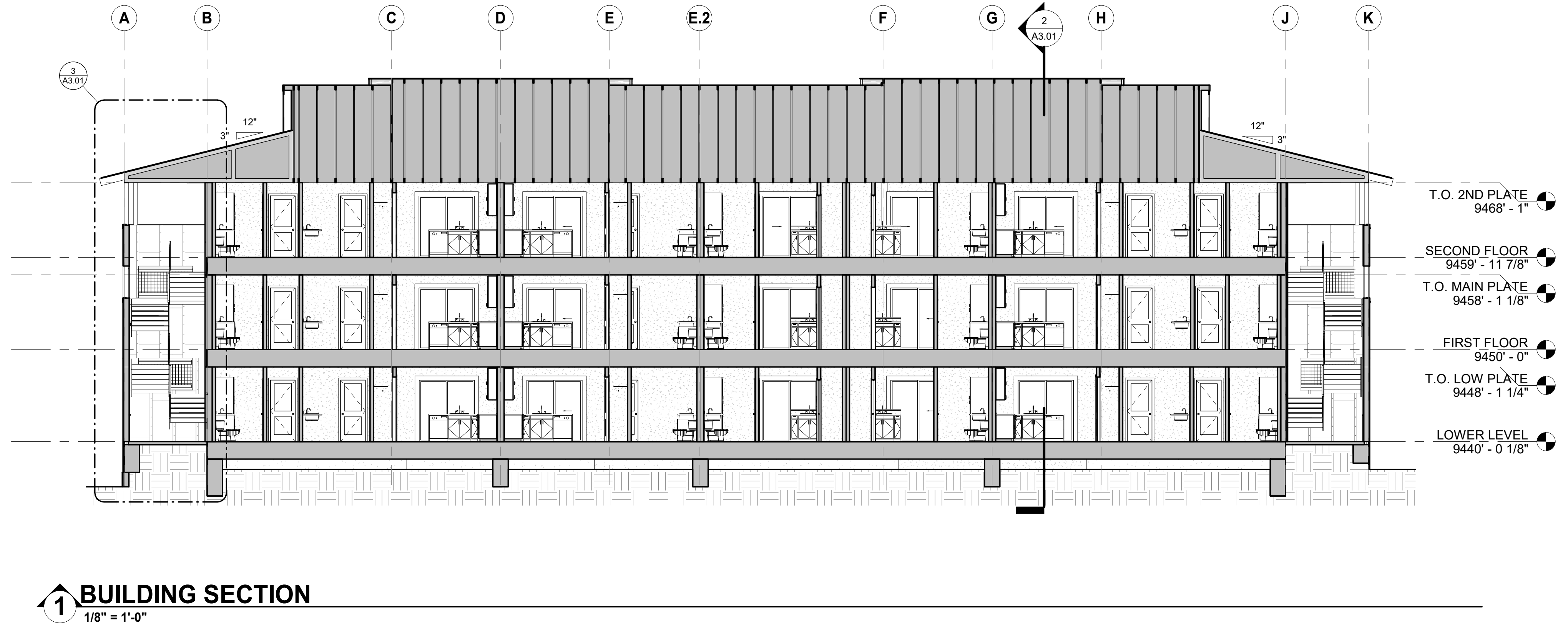
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**3 WALL SECTION**  
1/4" = 1'-0"



**2 BUILDING SECTION**  
1/8" = 1'-0"



**1 BUILDING SECTION**  
1/8" = 1'-0"

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PROJECT NO: 038-2018  
PARCEL NO: 4779420005  
DATE: 12.19.18

415 MTN VILLAGE BLVD  
MOUNTAIN VILLAGE, CO  
81435

**Phase IV Village Court Apartments  
East Building**

*C Design*

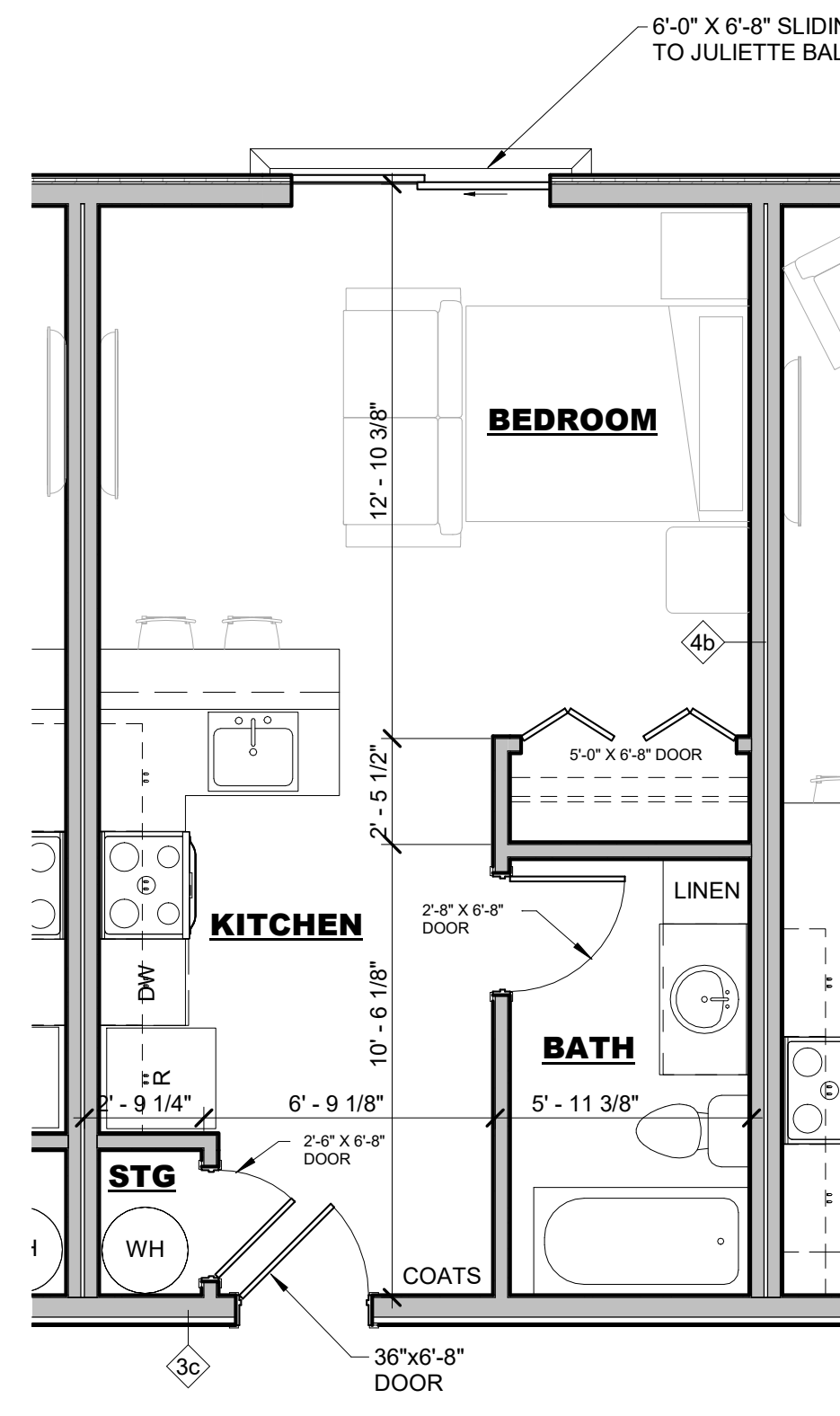
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**BID SET ADDENDUM 1 01.16.19**

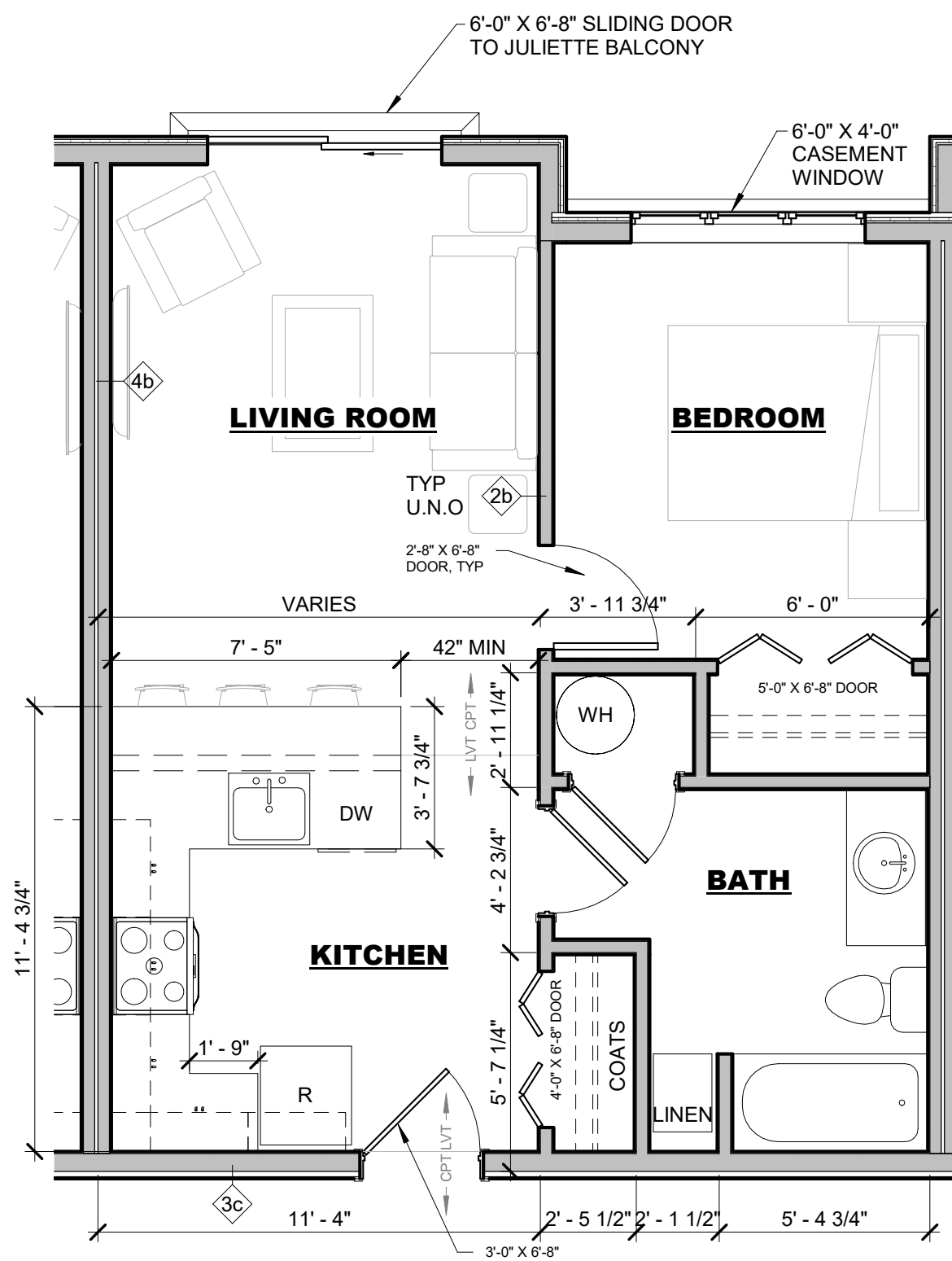
*Preliminary  
Not For Construction*

BUILDING SECTIONS  
**A3.01**

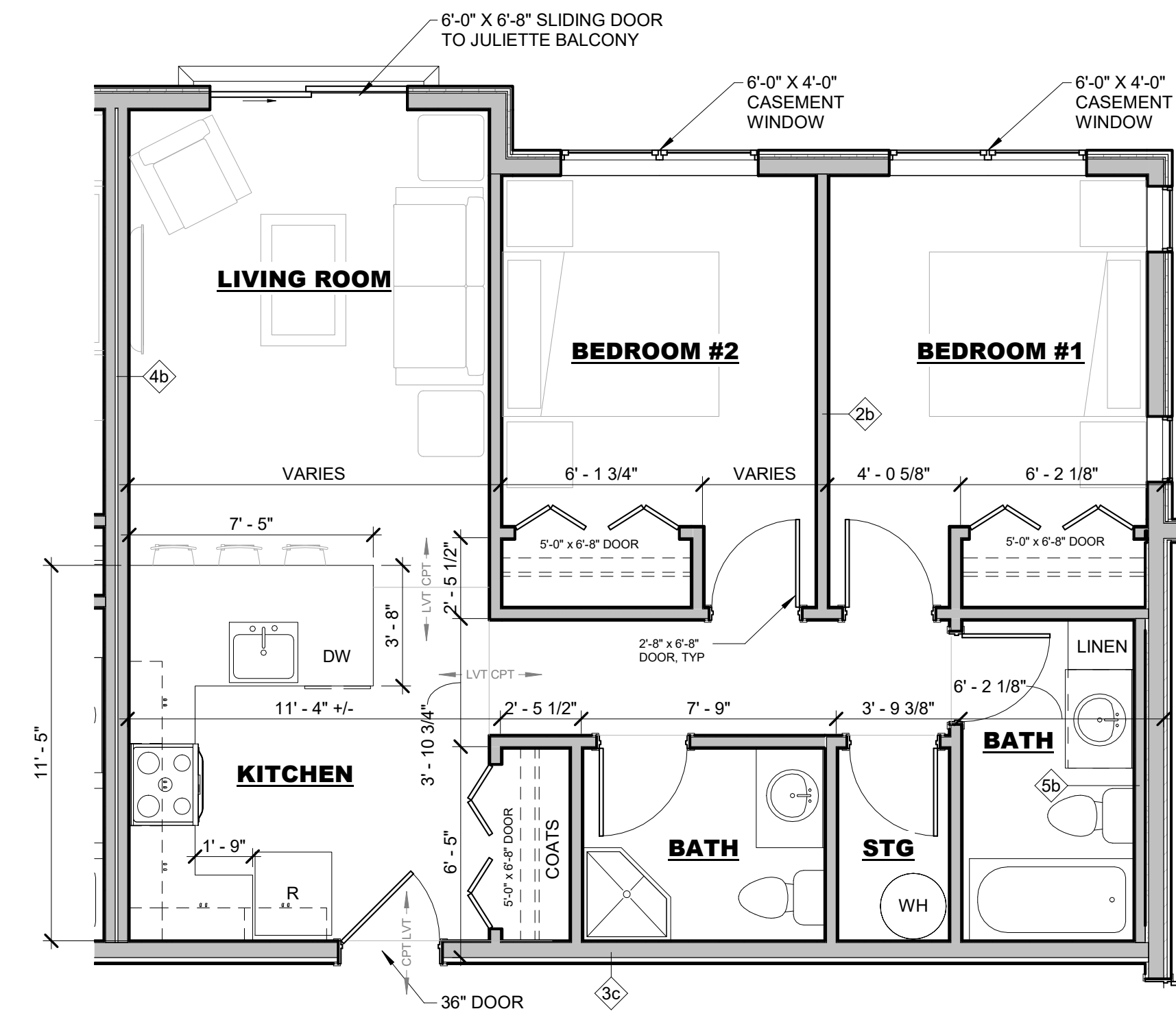
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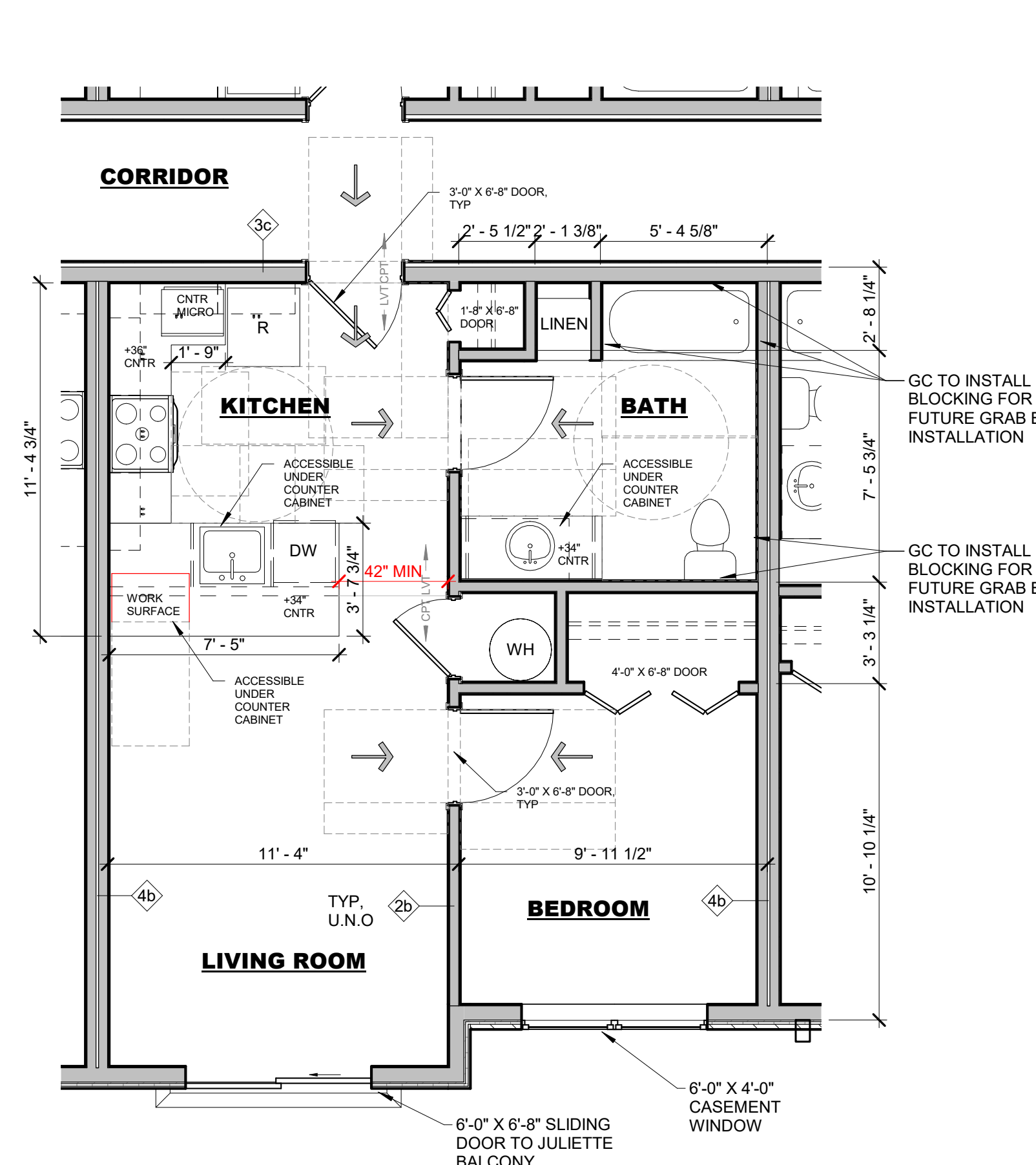
**TYPICAL STUDIO FLOOR PLAN - 380 SQ FT**  
1/4" = 1'-0"



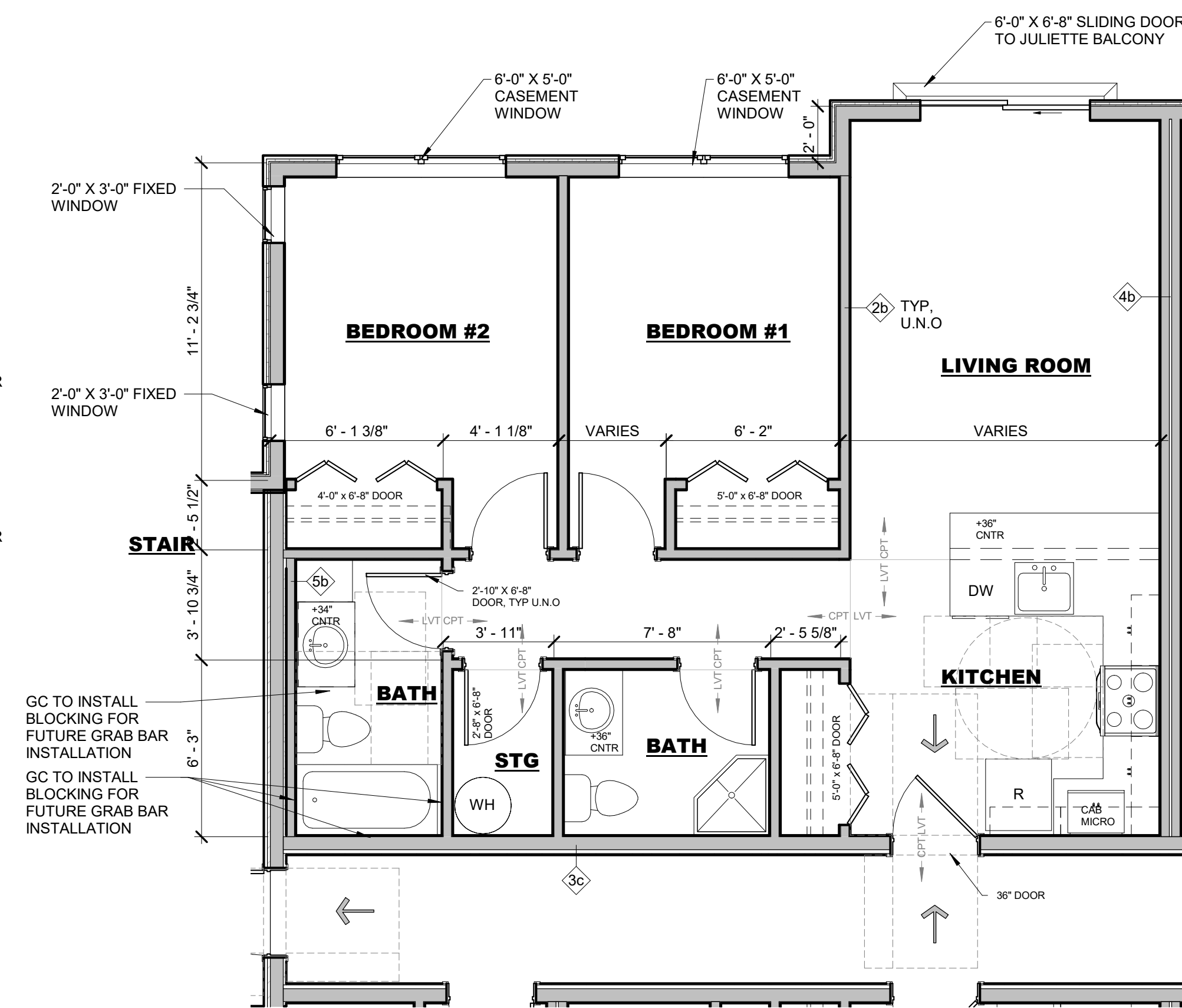
**TYPICAL 1 BEDROOM FLOOR PLAN - 509 SQ FT**  
1/4" = 1'-0"



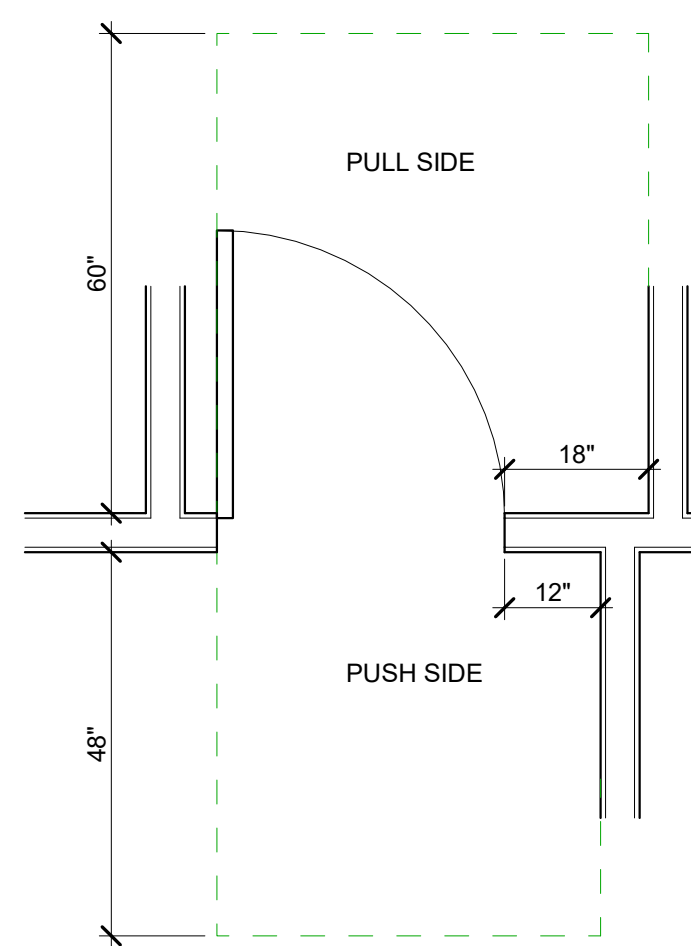
**TYPICAL 2 BEDROOM FLOOR PLAN - 740 SQ FT**  
1/4" = 1'-0"



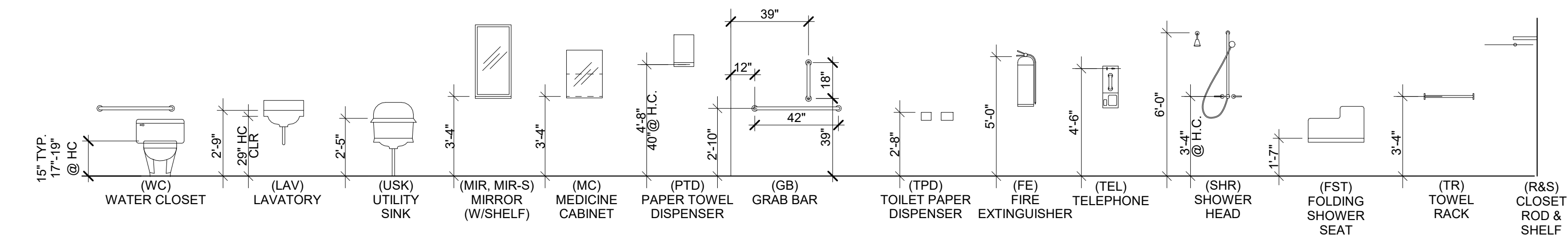
**TYPICAL TYPE A UNIT**  
1/4" = 1'-0"



**TYPICAL TYPE B UNIT**  
1/4" = 1'-0"



**1 TYPICAL ADA DOOR CLEARANCES**  
1/2" = 1'-0"



**2 TYPICAL MOUNTING HEIGHTS**  
1/4" = 1'-0"

**BAUEN GROUP, LLC**  
THOMAS W. LIMBHALL, AIA,  
NCARB  
Physical: 1480 E. 2nd Avenue, Suite 8  
Durango, CO 81301  
Mailing: PO Box 2044  
Durango, CO 81302  
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PROJECT NO: 038-2018  
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415 MTN VILLAGE BLVD  
MOUNTAIN VILLAGE, CO  
81435

**Phase IV Village Court Apartments  
East Building**

**S C H E M A T I C Design**

**BID SET ADDENDUM 1 01.16.19**

**ENLARGED PLANS**  
**A4.01**

*Preliminary  
Not For Construction*

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**VILLAGE COURT APARTMENTS  
EAST BUILDING**  
PHASE II EXPANSION

Issue Record:

FOR REVIEW	12-4-18
FOR REVIEW	1-10-19

Revisions:


Project Number: 18-215  
Drawn By: GJG  
Designed by: GEG  
Checked By: GEG

Sheet  
**S1.00**  
EAST BUILDING  
PLANS

**NOTES:**

- DESIGN CRITERIA:  
BUILDING CODE: INTERNATIONAL BUILDING CODE, 2012 EDITION  
THE STRUCTURE AND FOUNDATIONS ARE DESIGNED FOR SELF-WEIGHT PLUS THE FOLLOWING LIVE LOADS:  
INTERIOR RESIDENTIAL FLOORS: 40 PSF  
INTERIOR CORRIDORS, STAIRS FLOORS: 100 PSF  
ROOF SNOW LOAD: 95 PSF

- THE MAXIMUM ALLOWABLE FOUNDATION BEARING PRESSURE, LATERAL PRESSURE, AND LATERAL SLIDING RESISTANCE FOR SUPPORTING SOILS IS BASED ON THE GEOTECHNICAL ENGINEERING RECOMMENDATIONS PREPARED BY TRAUTNER GEOTECH, PROJECT No. 55124GE, DATED MAY 3, 2018:  
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ALL FOOTINGS SHALL BE PLACED ON A 1'-6" THICK LAYER OF COMPACTED STRUCTURAL FILL.

- FIRST FLOOR REFERENCE ELEVATION IS 100'-0", AND IS ELEVATION 9450'-0". REFERENCE ELEVATIONS, UNLESS OTHERWISE NOTED:  
ROOF LEVEL TOP OF PLATE = 128'-0 7/8"  
THIRD FLOOR REFERENCE ELEVATION = 119'-11 3/4"  
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FIRST FLOOR REFERENCE ELEVATION = 100'-0"  
LOWER FLOOR REFERENCE ELEVATION = 90'-0 1/8"

- FOUNDATION SYSTEM: REINFORCED CONCRETE GRADE BEAMS SUPPORTED BY DRIVEN PIPE PILES, 10" DIAMETER. APPROXIMATE AVERAGE PIPE PILE LENGTH IS 50-FEET.

- TOP OF GRADE BEAM ELEVATIONS IS 97'-6", UNLESS OTHERWISE STATED ON PLANS AS (XX'-XX").

- "GB" INDICATES REINFORCED CONCRETE GRADE BEAMS, USED FOR INTERIOR FOOTINGS. SEE GRADE BEAM SCHEDULE FOR SIZE, AND REINFORCING (ASTM 615, GRADE 60). SEE TYPICAL FOUNDATION GRADE BEAM DETAIL.

GRADE BEAM SCHEDULE		
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GB1	1'-8" WIDE x 2'-0" DEEP	REINFORCING: 350 LBS/CY
GB2	1'-8" WIDE x 3'-0" DEEP	REINFORCING: 350 LBS/CY
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- TYPICAL REINFORCED CONCRETE STEM WALLS ARE 8" THICK, WITH 150 LBS/CY REINFORCING.
- CONCRETE SLAB ON GRADE: 4" THICK, W/ #3 @ 18" EW.
- TOP OF CONCRETE WALL ELEVATION IS NOTED ON PLANS AS (TOCW 97'-6").
- INTERIOR BEARING/PONY WALLS ARE 2x6 @ 12" OC STUDS.
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TRUSS TOP CHORD DEAD LOAD: 15 PSF  
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- EXTERIOR WOOD FRAMED WALLS ARE BEARING/SHEAR WALLS, 2x6 @ 16" OC STUDS WITH 7/16" PLYWOOD OR OSB, EXTERIOR GRADE, UNLESS NOTED OTHERWISE. ALL EDGE AND SIDE PANEL JOINTS SHALL OCCUR OVER STUDS OR BLOCKING.
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- SEE HEADER SCHEDULE FOR TYPICAL HEADER, AND TRIM AND KING STUDS EACH SIDE.

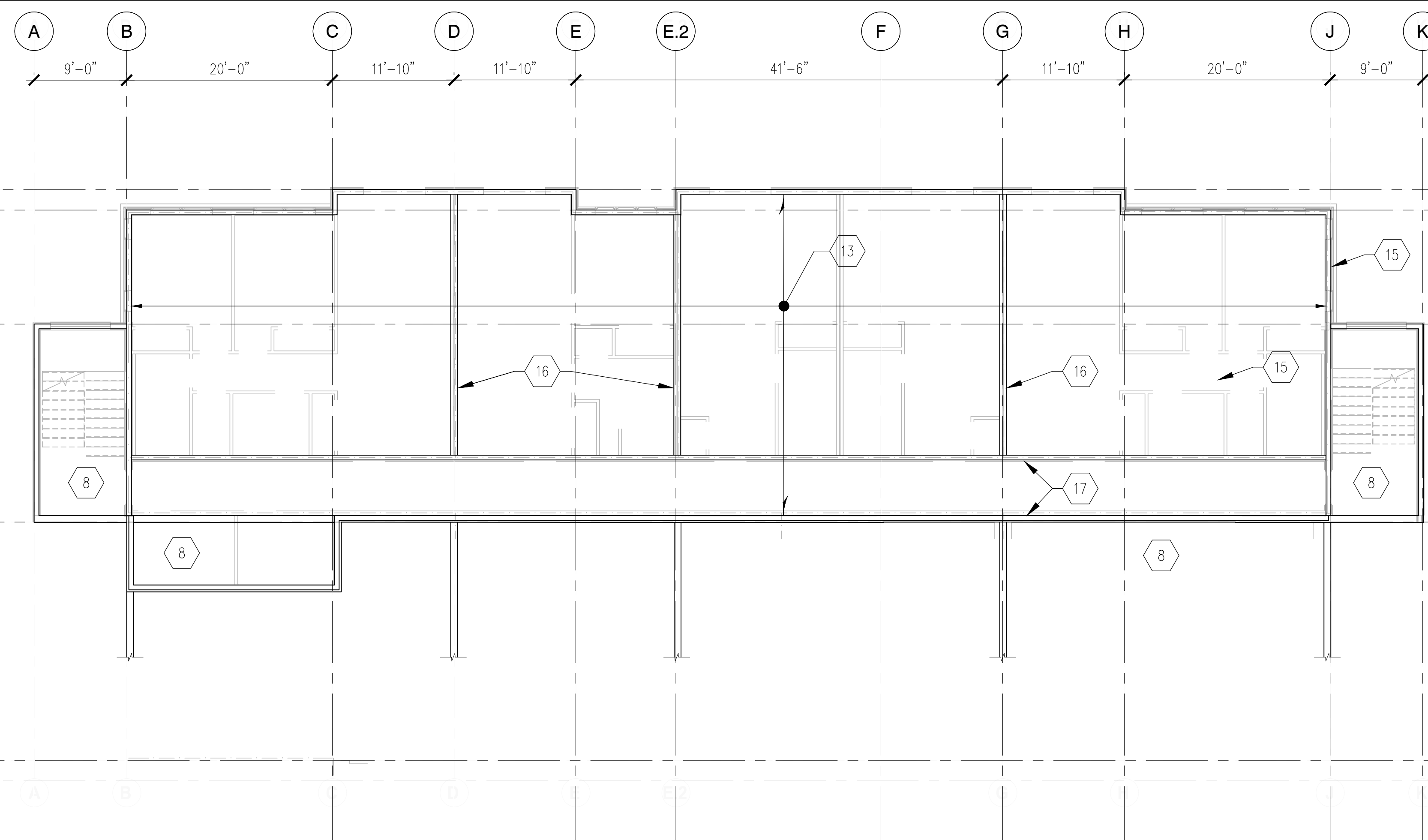
HEADER SCHEDULE				
SPAN/MARK	HEADER	KING STUDS	TRIM STUDS	REMARKS
< 4'-0"	(1) 1 1/2"x9 1/2" LVL	(1) KING	(1) TRIM	
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6'-0" < 8'-0"	(2) 1 3/4"x9 1/2" LVL	(2) KING	(2) TRIM	

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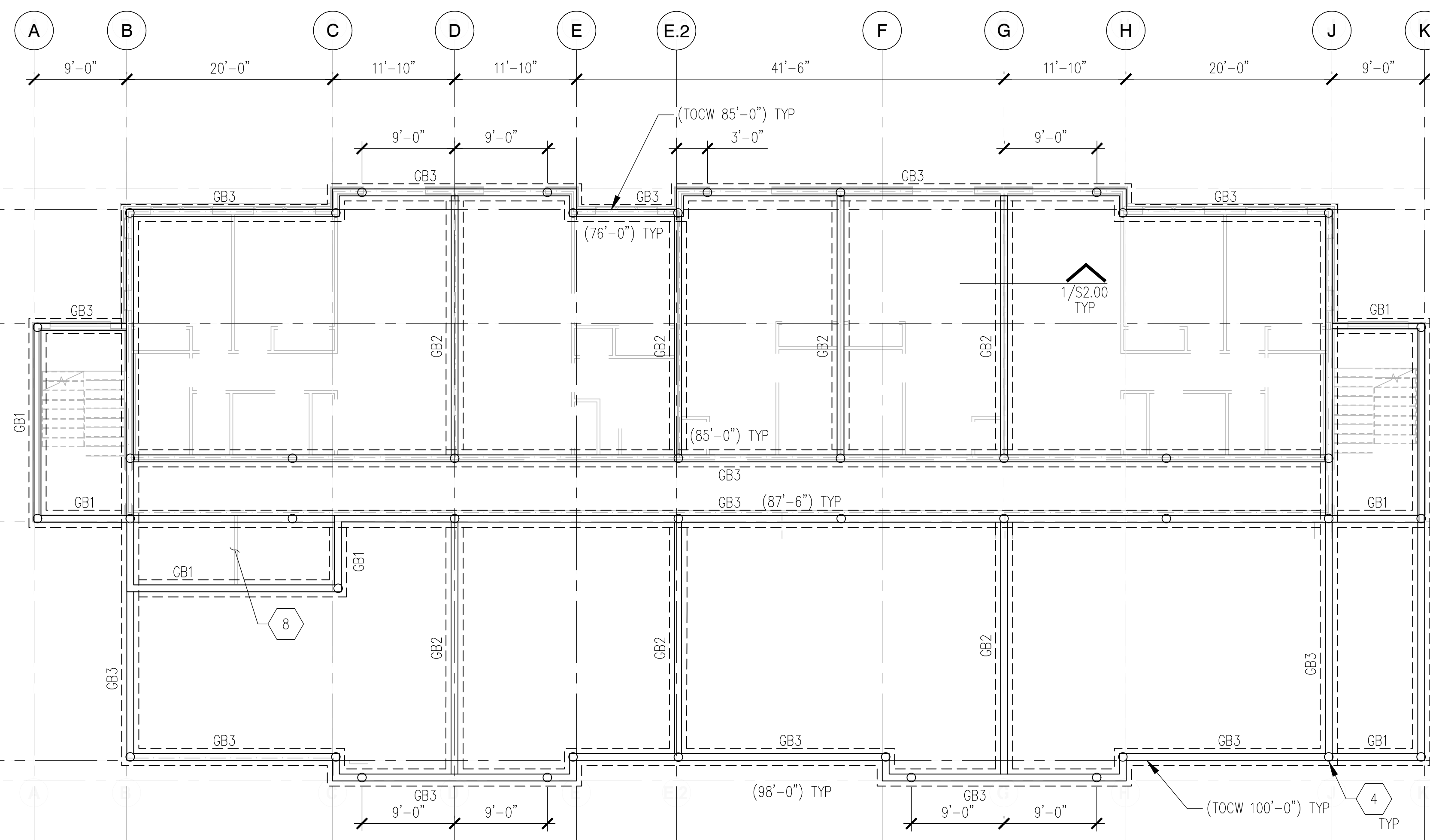
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Sheet Index	
S1.00	EAST BUILDING PLANS
S1.01	EAST BUILDING PLANS
S1.02	EAST BUILDING PLANS
S2.00	SECTIONS AND DETAILS

- "GT" INDICATES GIRDER TRUSS LOCATION.
- ROOF SHEATHING: 5/8" PLYWOOD OR OSB.



**2 GROUND FLOOR FRAMING PLAN - EAST BUILDING**  
1/8" = 1'-0"



**1 FOUNDATION PLAN - EAST BUILDING**  
1/8" = 1'-0"





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**VILLAGE COURT APARTMENTS  
EAST BUILDING**  
PHASE IV EXPANSION

Issue Record:

FOR REVIEW	12-4-18
FOR REVIEW	1-10-19

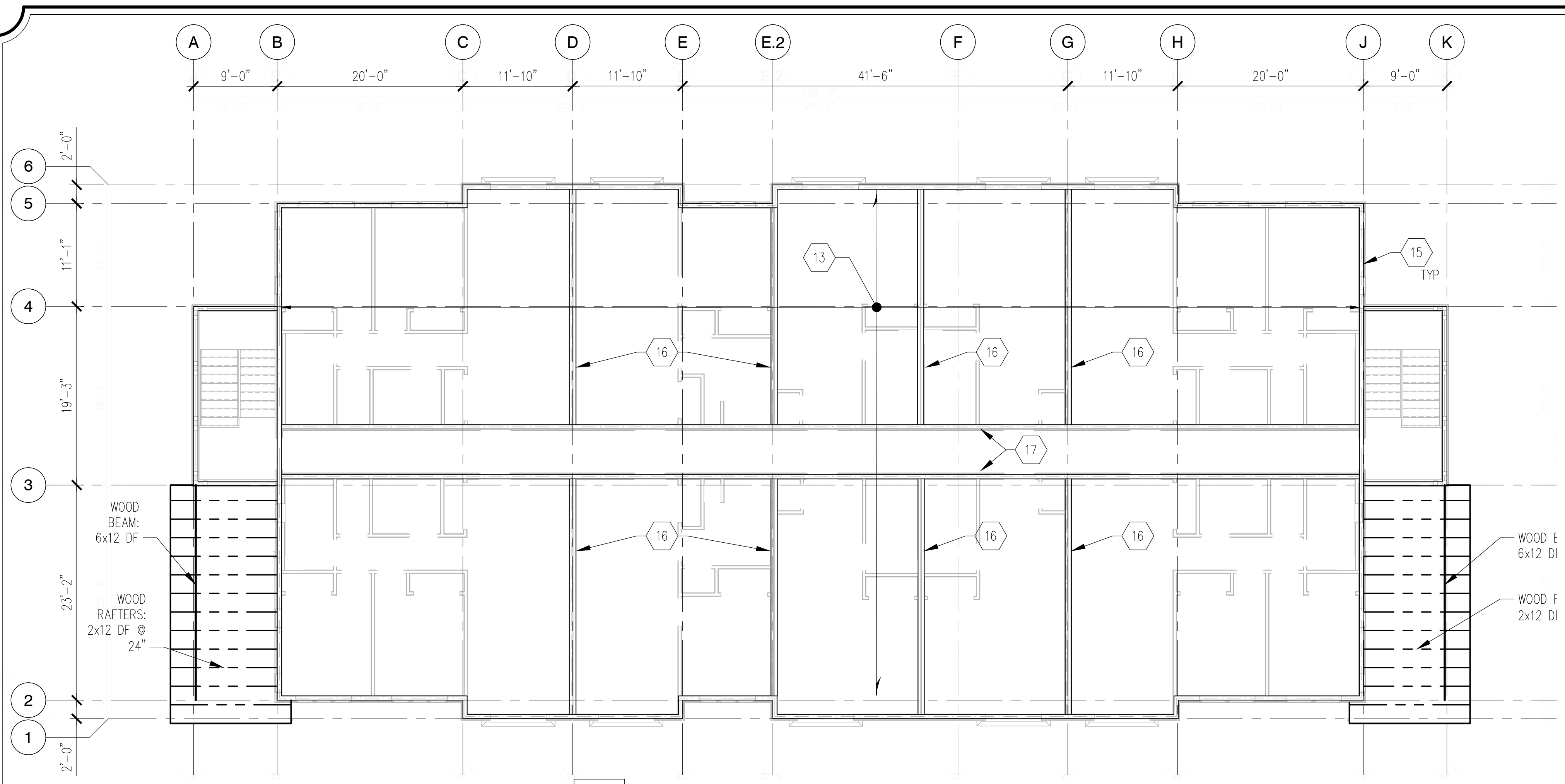
Revisions:


Project Number: 18-215  
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Checked By: GEG

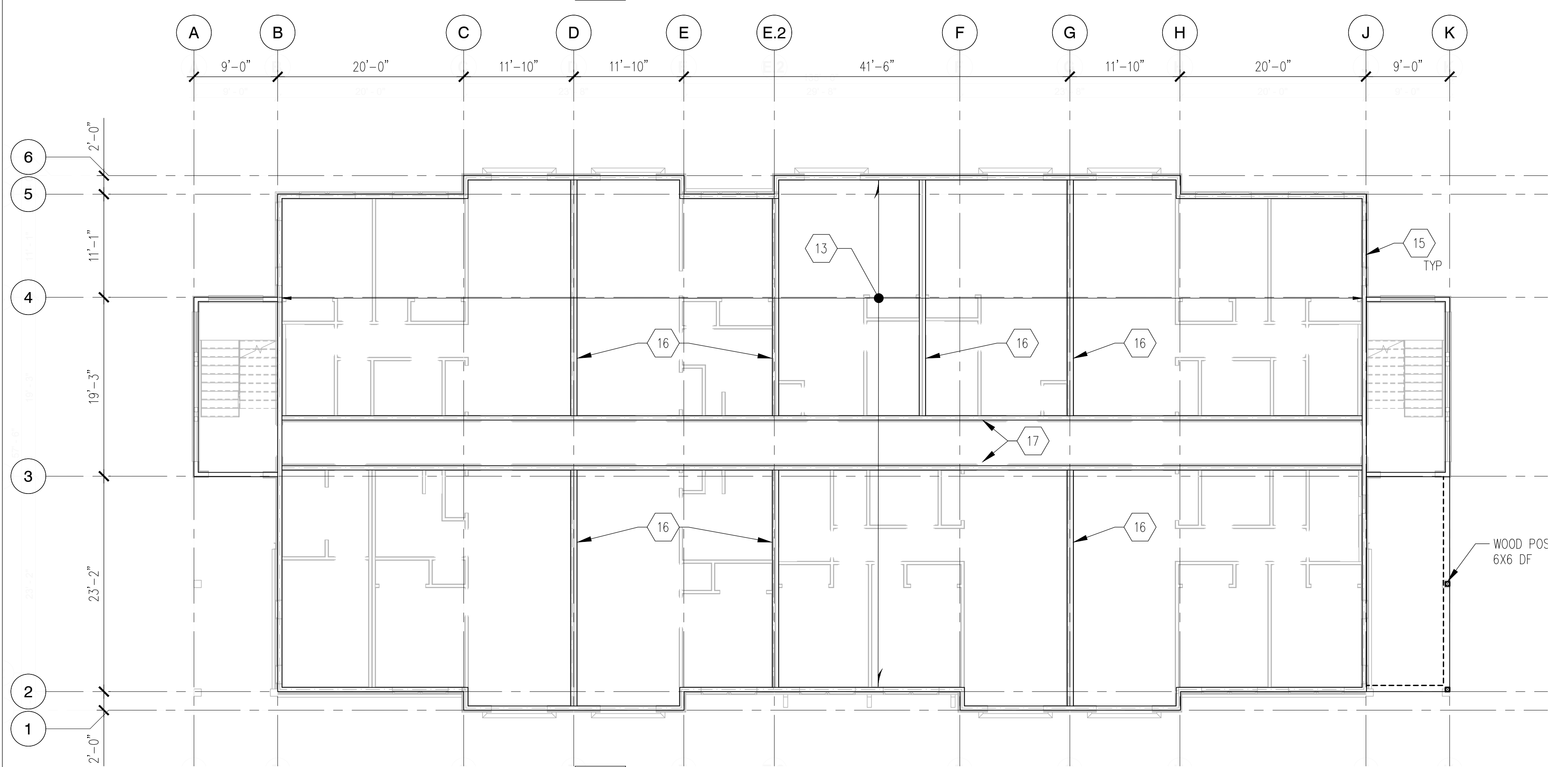
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**S1.01**  
EAST BUILDING  
PLANS

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- | SPAN/MARK     | HEADER                | KING STUDS | TRIM STUDS | REMARKS |
|---------------|-----------------------|------------|------------|---------|
| < 4'-0"       | (1) 1 3/4"x9 1/2" LVL | (1) KING   | (1) TRIM   |         |
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2 SECOND FLOOR FRAMING PLAN - EAST BUILDING  
1/8" = 1'-0"



1 FIRST FLOOR FRAMING PLAN - EAST BUILDING  
1/8" = 1'-0"

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**VILLAGE COURT APARTMENTS EAST BUILDING**  
PHASE IV EXPANSION

Issue Record:

FOR REVIEW	12-4-18
FOR REVIEW	1-10-19

Revisions:


Project Number: 18-215

Drawn By: GJG

Designed by: GEG

Checked By: GEG

Sheet  
**S1.02**  
EAST BUILDING  
PLANS

**NOTES:**

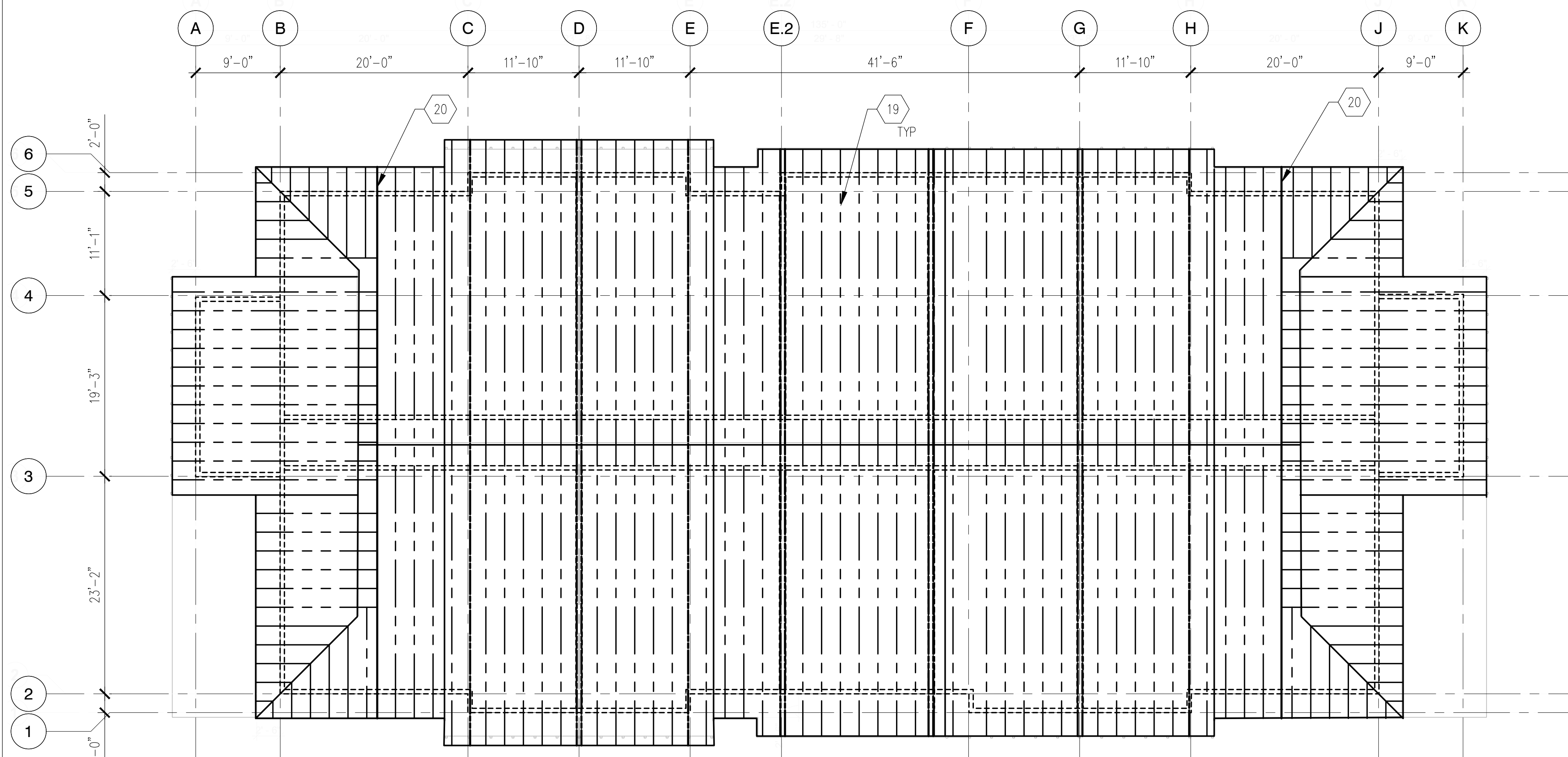
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HEADER SCHEDULE				
SPAN/MARK	HEADER	KING STUDS	TRIM STUDS	REMARKS
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4'-0" < 6'-0"	(2) 1 3/4" x 9 1/2" LVL	(2) KING	(2) TRIM	
6'-0" < 8'-0"	(2) 1 3/4" x 9 1/2" LVL	(2) KING	(2) TRIM	

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1 ROOF FRAMING PLAN - EAST BUILDING  
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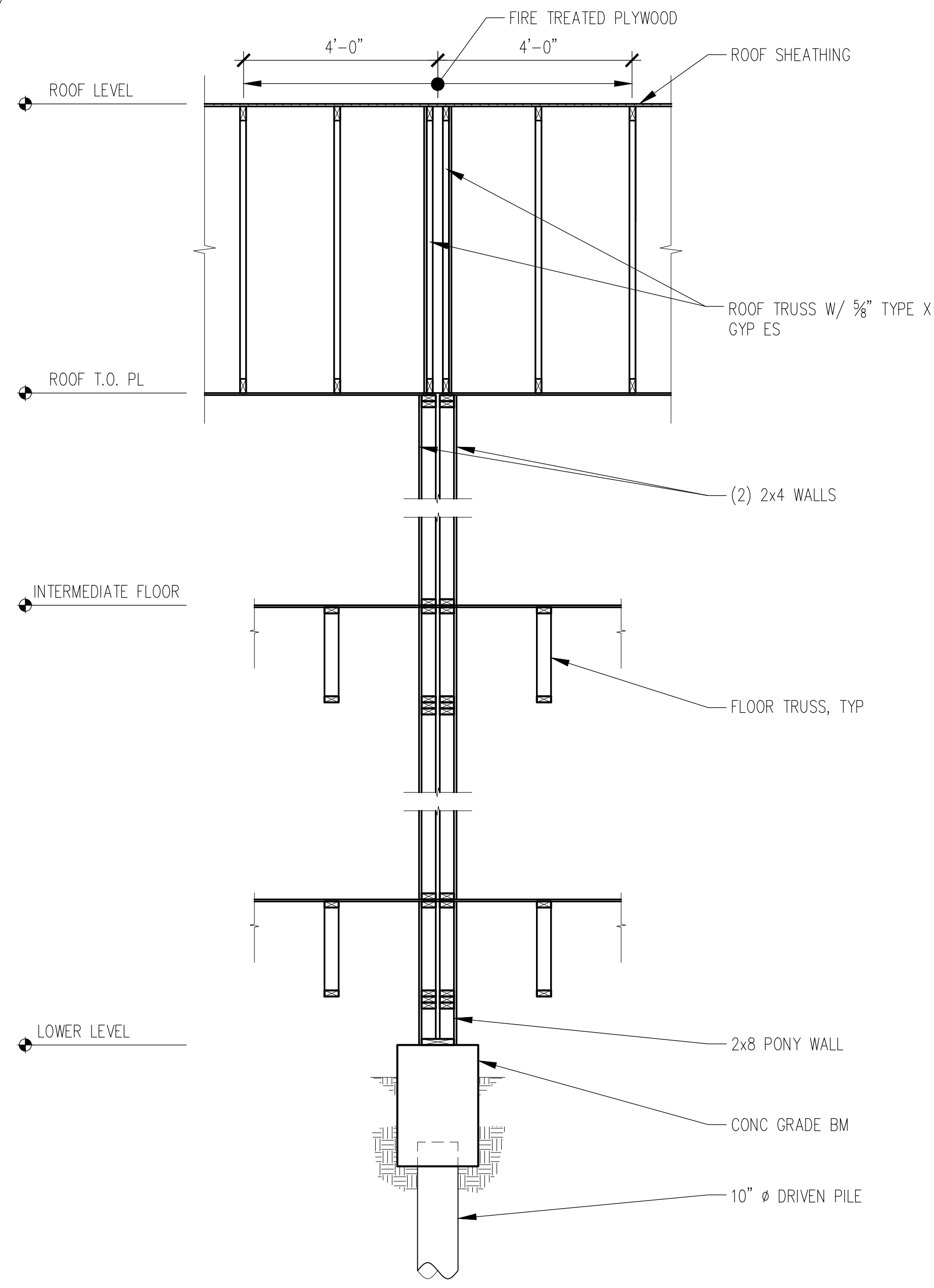
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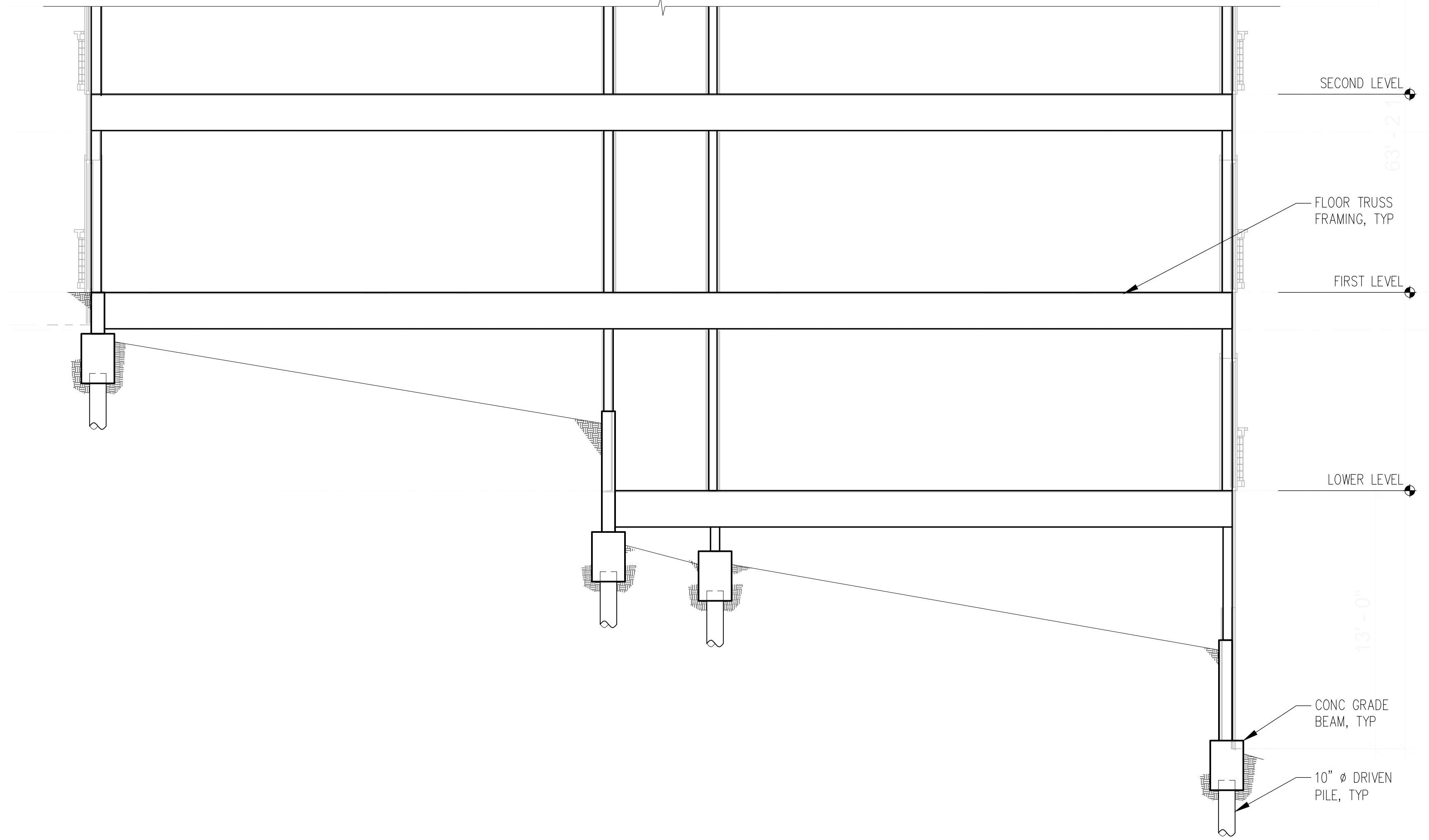
Revisions:


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Designed by:	GEG
Checked By:	GEG

Sheet  
**S2.00**  
SECTIONS &  
DETAILS



1 SECTION  
1/2" = 1'-0"

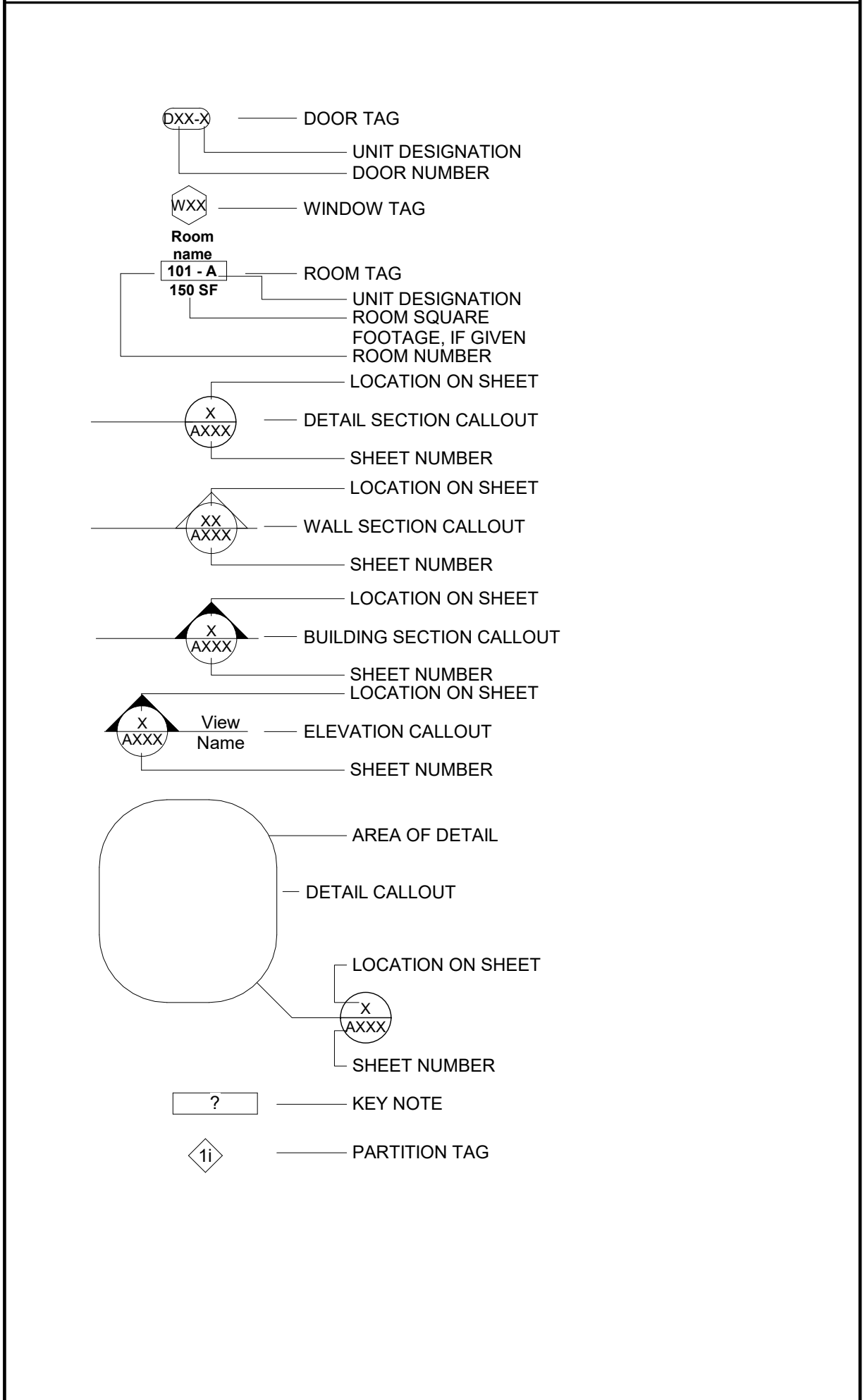


2 SECTION  
1/4" = 1'-0"

**ABBREVIATION LIST**

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

**DRAWING LEGEND**



**GENERAL NOTES**

1. TYPICAL DETAILS SHALL APPLY WHERE NO SPECIFIC DETAIL OR SECTIONS ARE GIVEN.
2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND CONDITIONS PRIOR TO STARTING CONSTRUCTION.
3. ANY DEVIATIONS FROM THE PLANS WHICH ARE NECESSITATED BY FIELD CONDITIONS, OR ANY CONDITIONS DIFFERENT FROM THOSE INDICATED ON PLANS, SHALL BE CALLED TO THE ATTENTION OF THE ARCHITECT. ALL WORK IS TO BE COORDINATED SO THAT COOPERATION BETWEEN TRADES WHERE REQUIRED IS ACCOMPLISHED.
4. ALL DIMENSIONS TO TAKE PRECEDENCE OVER SCALE SHOWN ON PLANS, ELEVATIONS, SECTIONS AND DETAILS. ALL LAYOUT WORK SHALL BE CHECKED FROM BOTH DIRECTIONS. DIMENSION STRINGS SHALL BE CLOSED.
5. NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER TYPICAL DETAILS.
6. VERIFY ALL OPENINGS THROUGHOUT CONSTRUCTION WITH HEATING AND VENTILATION CONTRACTOR, PLUMBING CONTRACTOR AND ELECTRICAL CONTRACTOR FOR SIZE AND LOCATION. NOTIFY ARCHITECT OF ANY DEVIATIONS FROM THE DRAWINGS.
7. SEE ARCHITECTURAL PLANS FOR SIZES AND LOCATIONS OF ALL DOOR AND WINDOW OPENINGS. LOCATIONS OF ALL NON BEARING PARTITIONS, CONCRETE SLABS, FLOOR AND ROOF SLOPES, DRAINS, ELEVATION, (LOCATION OF ALL STAIRWAYS, IF ANY) MISC. HANDRAILS, LADDERS, HANGERS, STEEL GRATINGS, LOCATION OF ALL CONCRETE INSERTS, GROOVES, CLIPS, GROUNDS, AND VENEER ANCHORS. LOCATION AND DETAIL OF MISC. YARD WORK INCLUDING WALKS, CURBS, DRIVEWAYS, TUNNELS, AND FINISHED GRADING PLAN.
8. FRAMING CONDITIONS NOT SPECIFICALLY SHOWN SHALL BE FRAMED SIMILAR TO OTHER DETAILS FOR THE RESPECTIVE MATERIAL.
9. EACH TRADE SHALL INSPECT THE WORK UPON WHICH THEY WILL BE WORKING PRIOR OF ANY ERRORS IN THE PRIOR WORK BEFORE STARTING WORK. COMMENCEMENT OF THEIR WORK SHALL BE CONSTRUED AS ACCEPTANCE OF PRIOR WORK.
10. IN THE EVENT OF DISCREPENCIES OF CONTRACT DRAWING SPECIFICATIONS, CLARIFICATION SHALL BE OBTAINED FROM THE ARCHITECT OR ENGINEER BEFORE PROCEEDING WITH WORK.
11. CONTRACT SPECIFICATIONS ARE A PART OF THE CONTRACT DOCUMENTS AND SHALL BE APPLIED IN THEIR ENTIRETY IN CONJUNCTION WITH THE CONTRACT DOCUMENTS. WHERE DISCREPENCIES EXIST BETWEEN THE SPECIFICATIONS AND THE CONTRACT DOCUMENTS, THE MOST RESTRICTIVE PROVISIONS SHALL APPLY.
12. THE GENERAL CONTRACTOR SHALL PROVIDE DIRECT SUPERVISION OF ALL SUBCONTRACTORS TO ASSURE ACCURATE PLACEMENT OF REINFORCING STEEL, EMBEDS, AND PROVISIONS FOR OTHER TRADES.
13. PRODUCTS WHICH ARE SPECIFIED BUT ENGINEERED BY OTHERS SHALL BE DESIGNED IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE, AND IN A MANNER CONSISTENT WITH THE QUALITY AND INTEGRITY OF INTENDED USE OF THE STRUCTURE.
14. SHOP DRAWINGS AND SUBMITTALS TO BE SUBMITTED AS REQUIRED BY ARCHITECT AND/OR ENGINEER FOR REVIEW AND APPROVAL AS REQUIRED.
15. OPENINGS, POCKETS, ETC. SHALL NOT BE PLACED IN SLABS, DECKS, BEAMS, JOISTS, COLUMNS, WALLS, ETC. UNLESS SPECIFICALLY DETAILED ON THE STRUCTURAL DRAWINGS.
16. PROVIDE CRAWL SPACE VENTING AS REQUIRED BY THE LOCAL GOVERNING AUTHORITIES.
17. ALL WORK SHALL BE CONSTRUCTED/INSTALLED/PLACED/ETC. PLUMB/SQUARE/LEVEL/ETC. UNLESS OTHERWISE NOTED ON THE DRAWINGS OR IN THE SPECIFICATIONS MANUAL. ALL EQUIPMENT/ACCESSORIES/ETC. SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S INSTALLATION INSTRUCTIONS UNLESS NOTED OTHERWISE ON THE DRAWINGS OR IN THE SPECIFICATION MANUAL.
18. CONTRACTOR SHALL PROVIDE AN EXTERIOR MOUNTED, MAIN ELECTRICAL DISCONNECT AS REQUIRED BY SAN MIGUEL COUNTY BUILDING DEPARTMENT.

# Phase IV Expansion Village Court Apartments West Building Mountain Village, Colorado

**BAUEN GROUP, LLC**  
THOMAS W. UMBHAU, AIA, NCARB  
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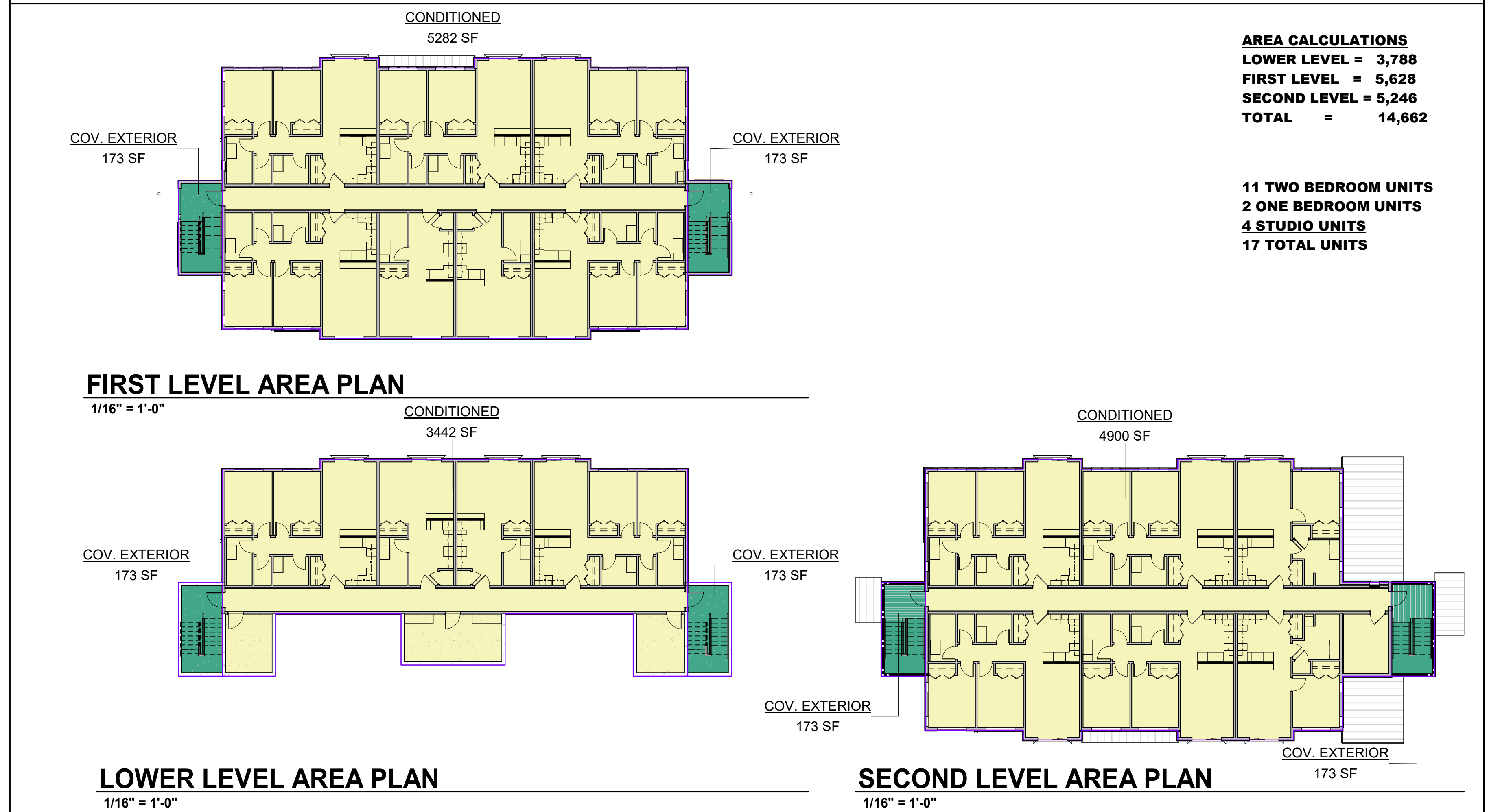
PROJECT NO: 038-2018  
PARCEL NO: 4779420005  
DATE: 12.19.18

415 MTN VILLAGE BLVD  
MOUNTAIN VILLAGE, CO  
81435

**S C H E M A T I C** Design

**BID SET ADDENDUM 1 01.16.19**

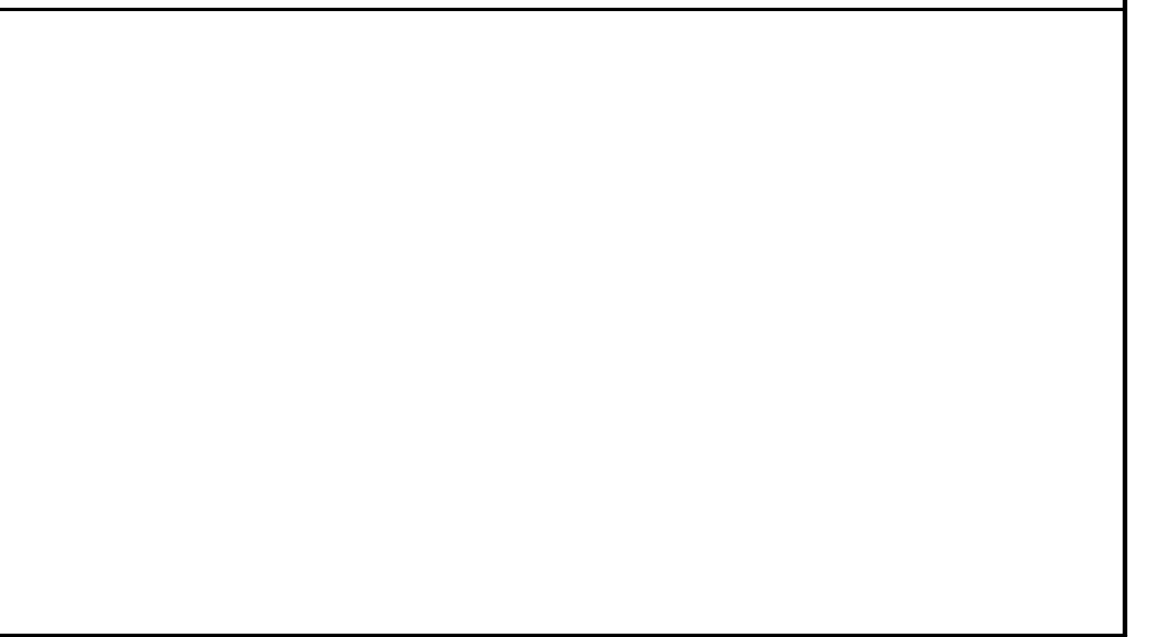
**CODE INFORMATION**



**PROJECT DATA**

PROJECT NAME	PHASE IV EXPANSION VILLAGE COURT APARTMENTS
PROJECT ADDRESS	415 MOUNTAIN VILLAGE BLVD., MOUNTAIN VILLAGE COLORADO 81435
PROJECT DESCRIPTION	NEW WOOD FRAMED FOUR STORY APARTMENT BUILDING FOR THE VILLAGE COURT APARTMENTS COMPLEX. THIS PROJECT ALSO INCLUDES THE ASSOCIATED PARKING AND LANDSCAPING FOR THE APARTMENTS.
ARCHITECT	BAUEN GROUP, LLC ARCHITECTURE & DESIGN STUDIO THOMAS W. UMBHAU - AIA, NCARB 1480 E. 2ND AVENUE, SUITE 8 DURANGO, CO 81301 970-382-9130
STRUCTURAL ENGINEER	GOFF ENGINEERING & SURVEYING, INC GARTH GLASCO, P.E. 128 ROCK POINT DR., SUITE A DURANGO COLORADO 81301 970-247-1705
CIVIL ENGINEER	RUSSELL PLANNING & ENGINEERING INC TRAVIS MOONEY, P.E. 934 MAIN AVENUE, UNIT C DURANGO, COLORADO 81301 970-459-9009

**VICINITY MAP**



**DRAWING INDEX**

#	NAME
<b>GENERAL</b>	
G1.01	COVER SHEET
G1.02	PROJECT INFORMATION
G1.03	WALL TYPES
G1.04	SITE PLAN
<b>CIVIL</b>	
C101	SITE PLAN
C102	BUILDING GRADING PLAN
C103	SEWER RE-ALIGNMENT PLAN
C300	SEWER PLAN AND PROFILE
<b>ARCHITECTURAL</b>	
A1.01	LOWER & FIRST LEVEL FLOOR PLANS
A1.02	SECOND LEVEL FLOOR PLAN
A1.04	ROOF PLAN
A2.01	BUILDING ELEVATIONS
A3.01	BUILDING SECTIONS
A4.01	ENLARGED PLANS
<b>STRUCTURAL</b>	
S1.00	WEST BUILDING PLANS
S1.01	WEST BUILDING PLANS
S1.02	WEST BUILDING PLANS
S2.00	SECTIONS & DETAILS

**Preliminary**  
Not For Construction

COVER SHEET

**G1.01**

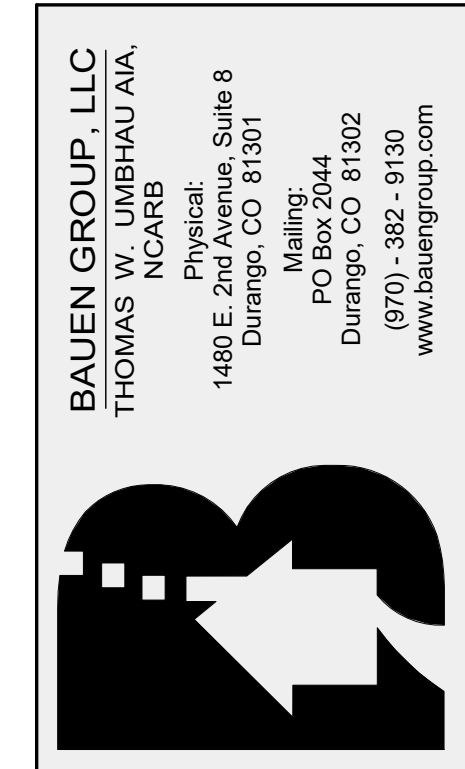
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CODE SUMMARY

Table with columns for Building Construction Type, Applicable Codes, and various chapters (3, 4, 5, 6, 7) detailing fire and smoke protection features, fire resistance ratings, and occupancy requirements.

Table containing Chapter 8 (Interior Finishes), Chapter 9 (Fire Protection Systems), Chapter 10 (Means of Egress & Exiting), and Chapter 12 (Interior Environment) with detailed requirements and notes.

Table containing Chapter 29 (Plumbing Systems), International Energy Conservation Code 2012 (Building Envelope), Colorado Title 9 (Fair Housing Act), and Mountain Village Parking Calculation.



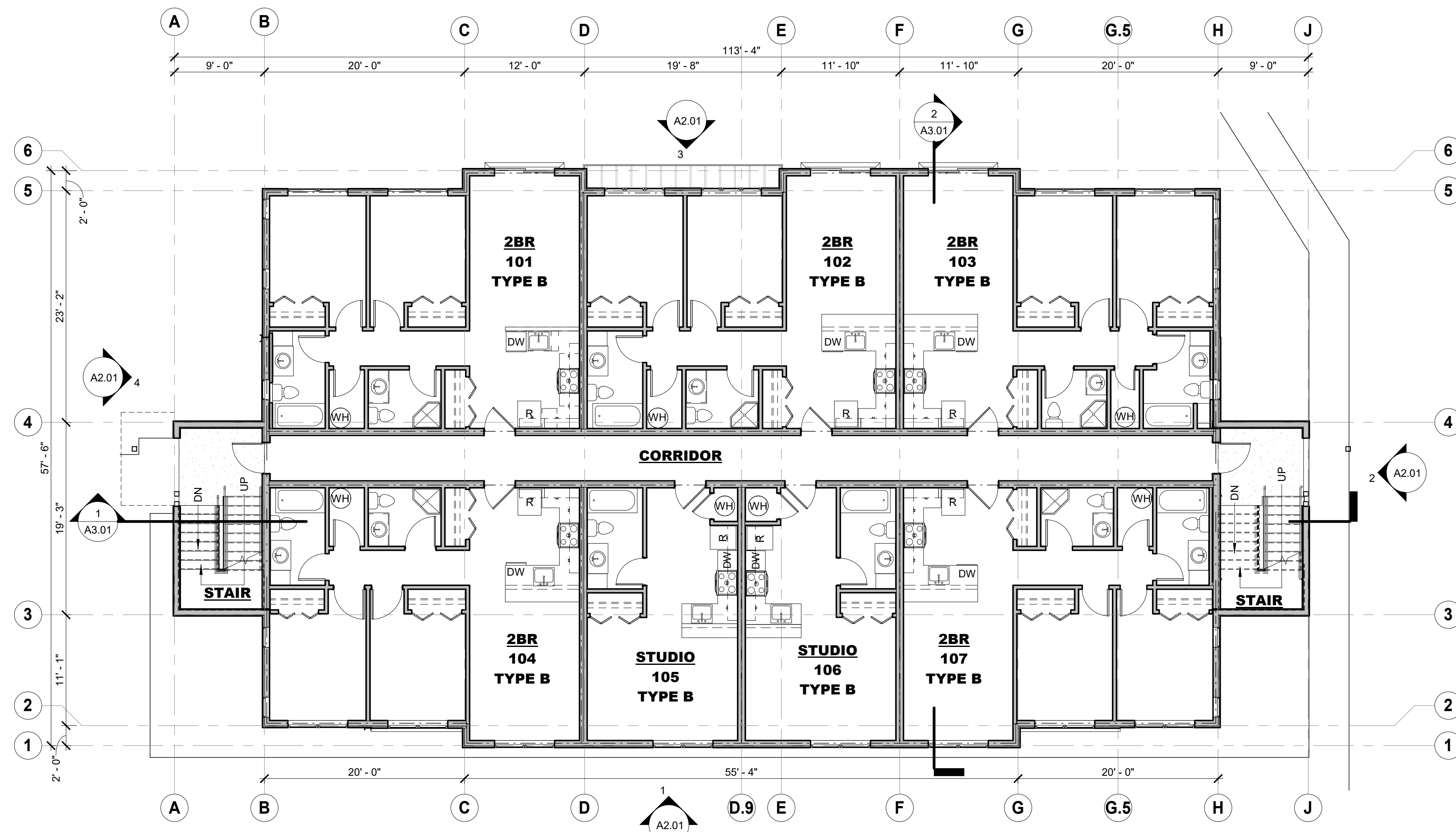
PROJECT NO: 089-2019, PARCEL NO: 47794020005, DATE: 12.19.18

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

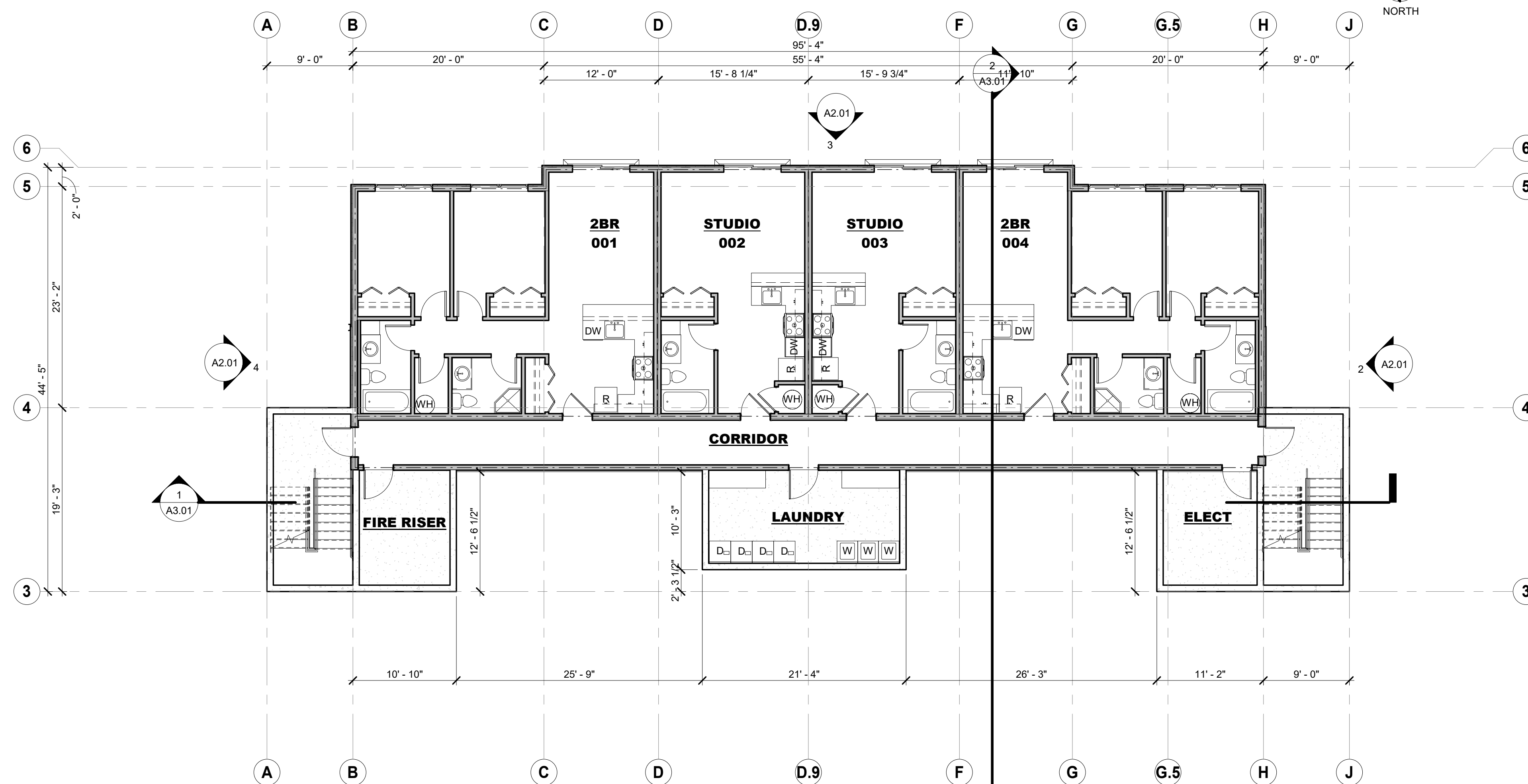
PROJECT INFORMATION G1.02

Preliminary Not For Construction

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**FIRST LEVEL FLOOR PLAN**  
1/8" = 1'-0"



**LOWER LEVEL FLOOR PLAN**  
1/8" = 1'-0"

**FLOOR PLAN NOTES**

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

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

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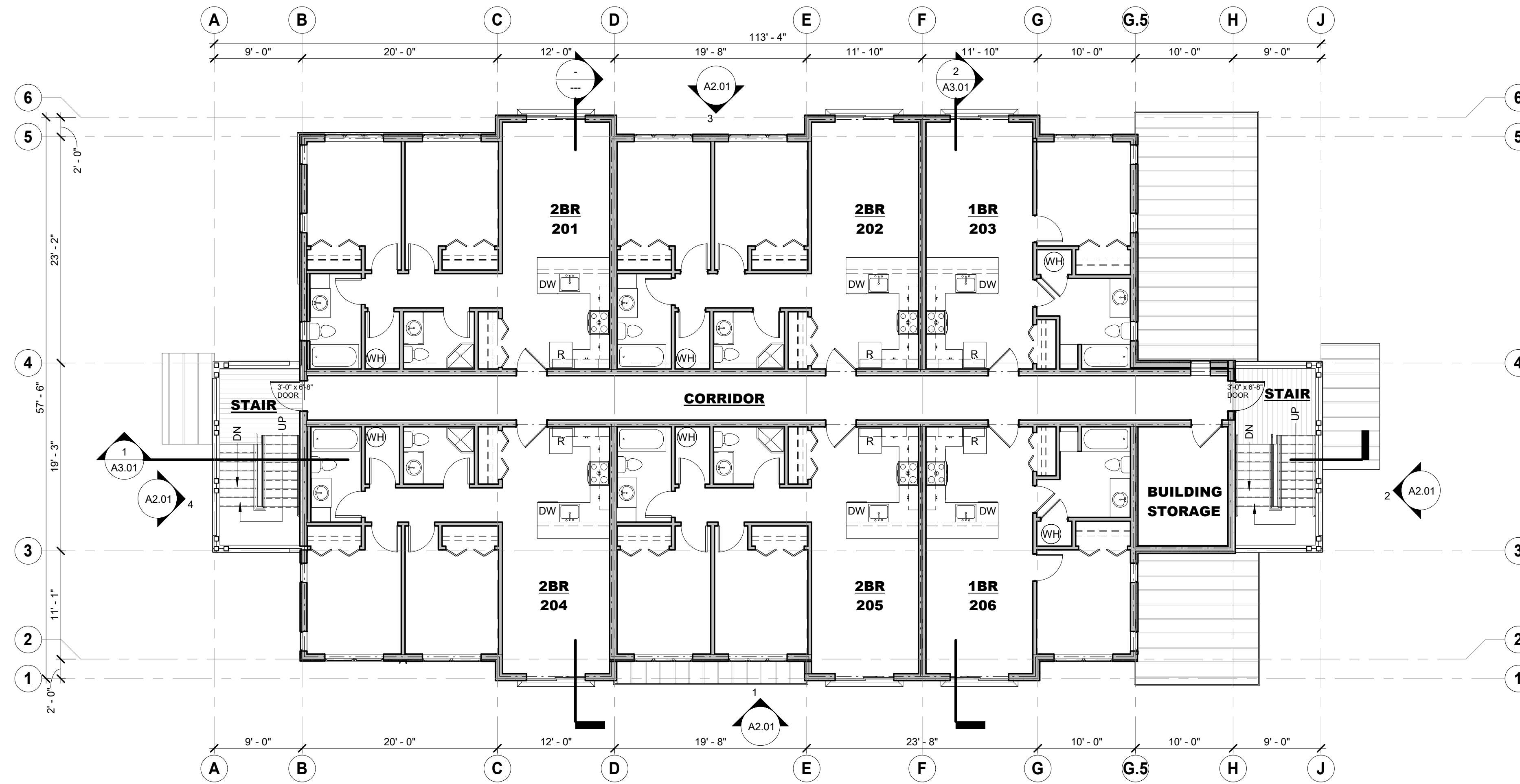
PROJECT NO: 038-2019  
PARCEL NO: 4779420005  
DATE: 12.19.18

**LOWER & FIRST LEVEL FLOOR PLANS**

**A1.01**

**Preliminary**  
Not For Construction

**S C H E M A T I C**  
**Design**  
**BID SET ADDENDUM 1 01.16.19**



**SECOND LEVEL FLOOR PLAN**

1/8" = 1'-0"



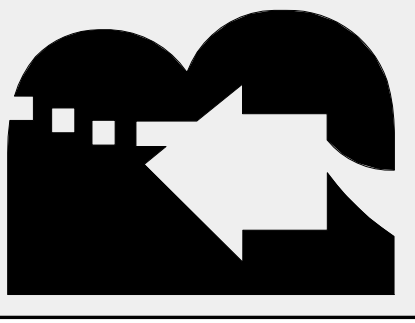
**FLOOR PLAN NOTES**

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

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

PROJECT NO: 088-2018  
 PARCEL NO: 47794200005  
 DATE: 12.18.18

**BAUEN GROUP, LLC**  
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*C Design*

**S C H E M A T I C**

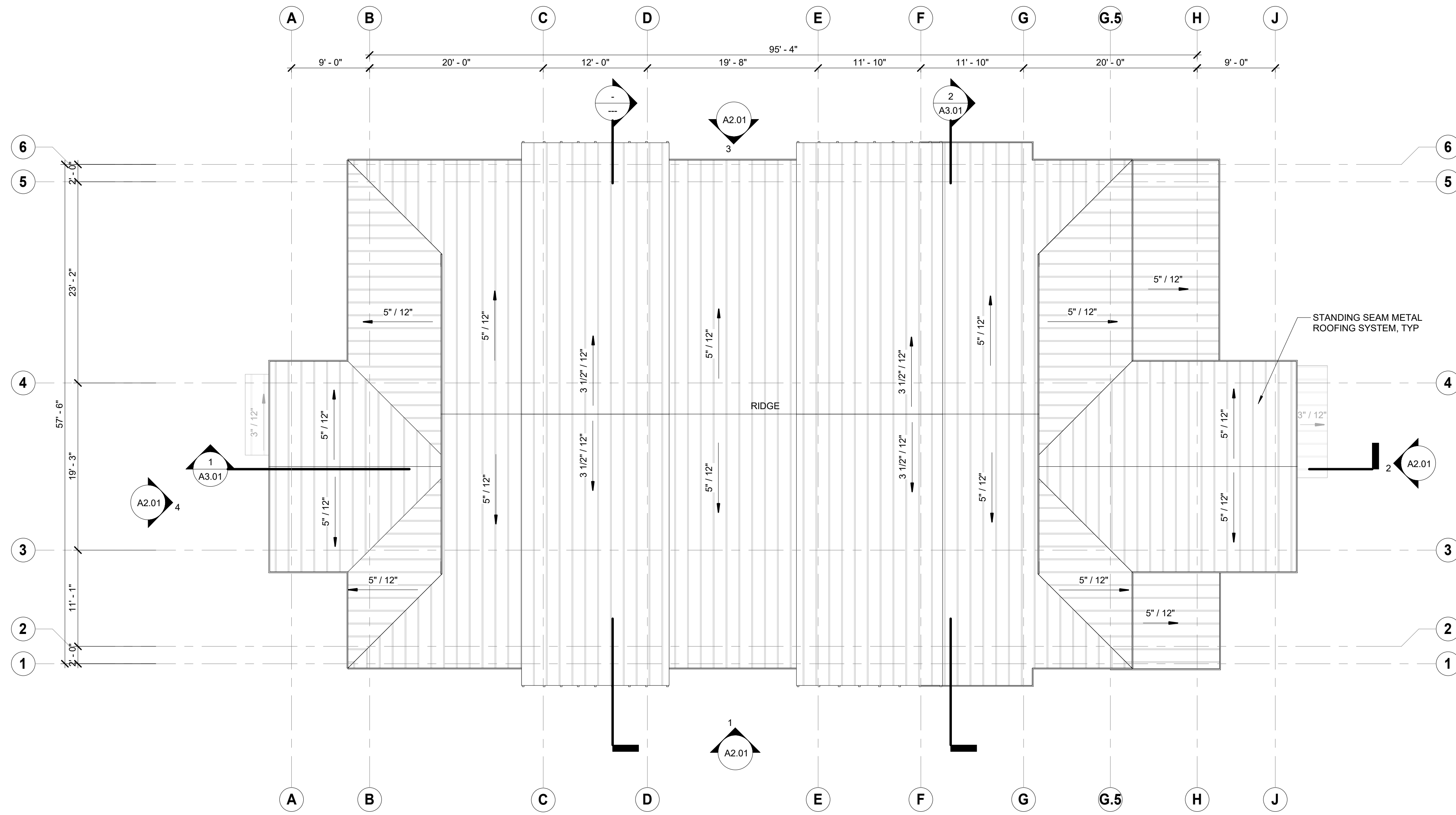
**BID SET ADDENDUM 1 01.16.19**

**Preliminary**  
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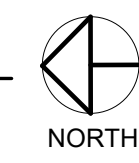
SECOND LEVEL  
 FLOOR PLAN

A1.02

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**ROOF PLAN**  
1/8" = 1'-0"



**ROOF PLAN NOTES**

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

**Phase IV Village Court Apartments**  
**West Building**  
415 MTN VILLAGE BLVD  
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81435

PROJECT NO: 038-2018  
PARCEL NO: 4779420005  
DATE: 12.19.18

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**S C H E M A T I C** *Design*

**BID SET ADDENDUM 1 01.16.19**

**Preliminary**  
*Not For Construction*

ROOF PLAN  
**A1.04**

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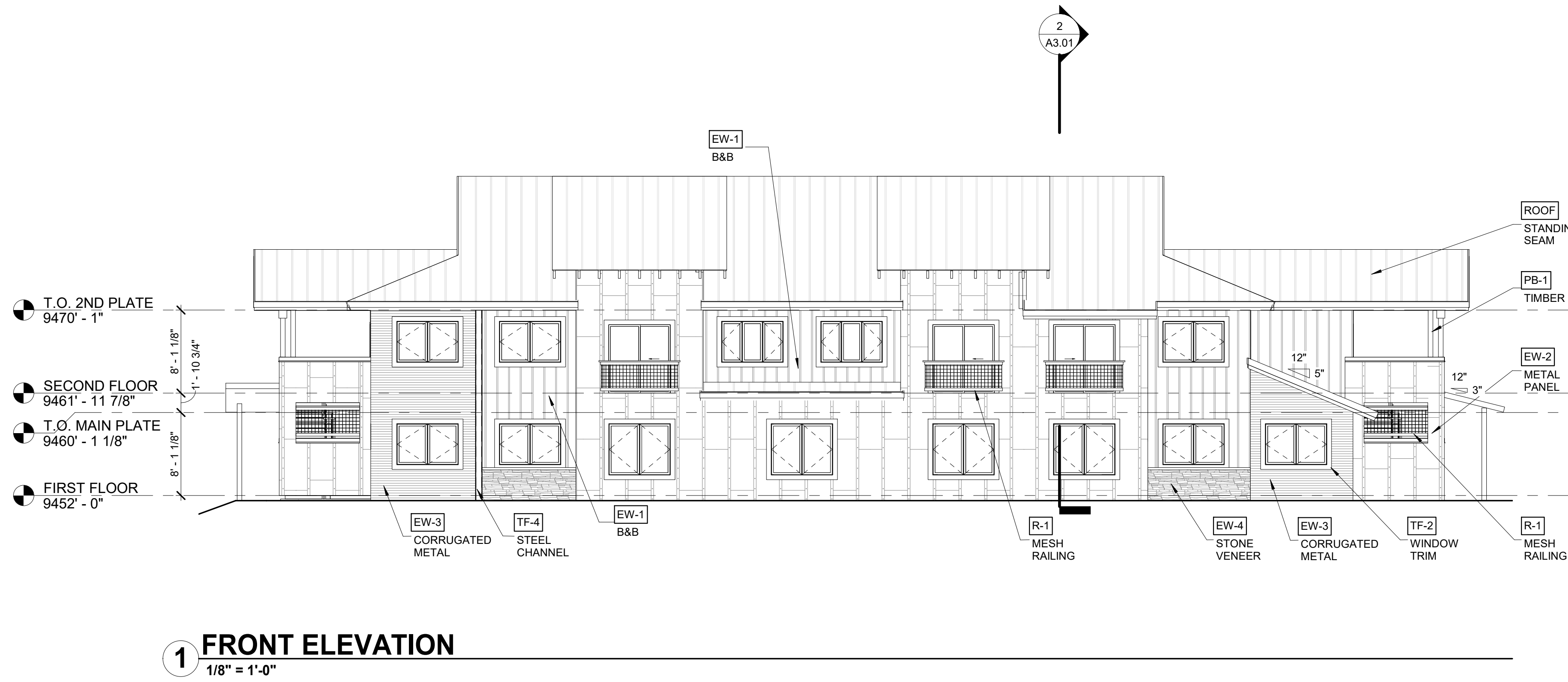


### ELEVATION NOTES

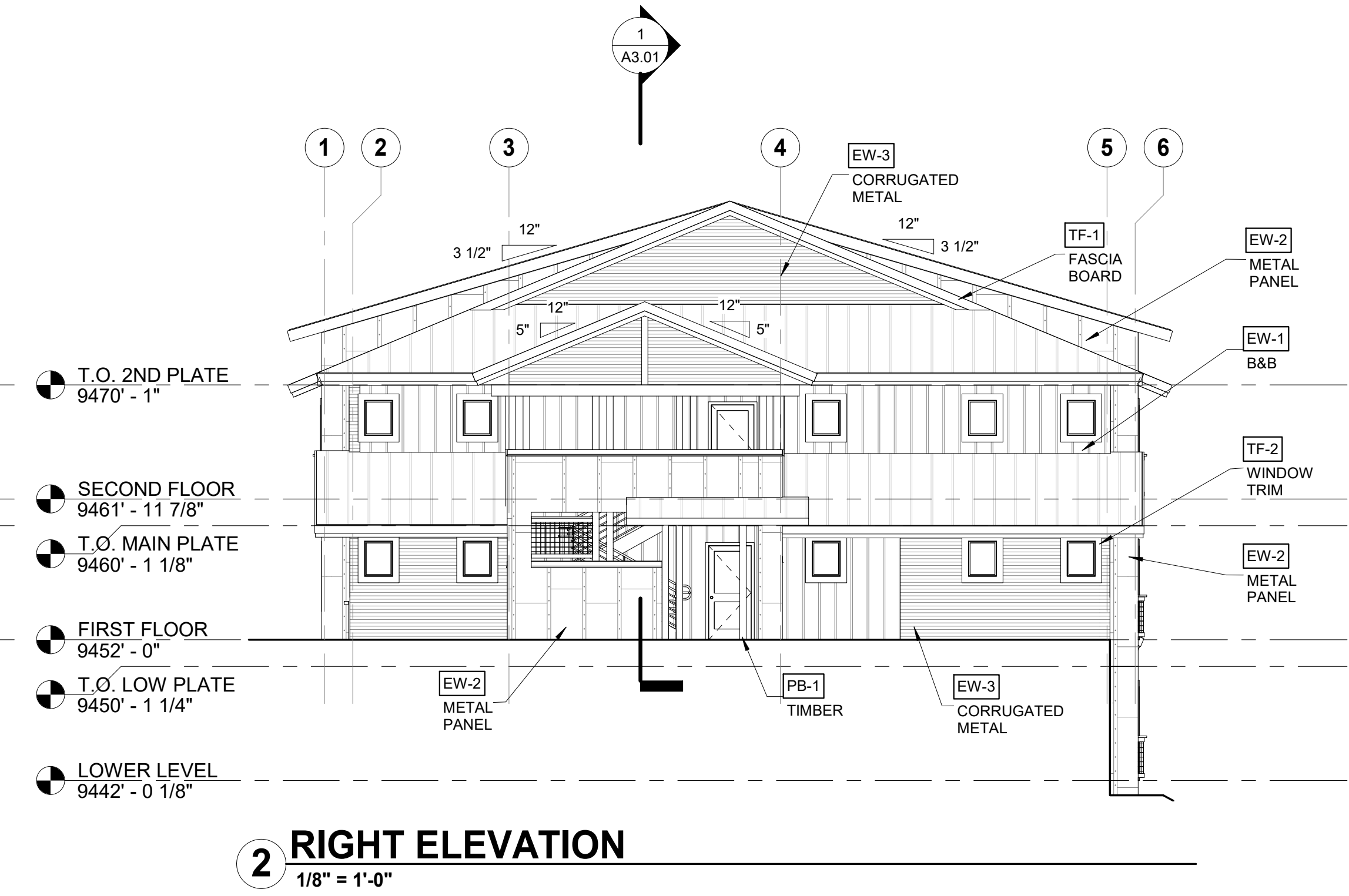
1. GENERAL CONTRACTOR TO COORDINATE EXT. BUILDING LIGHT LOCATIONS WITH ELECTRICAL CONTRACTOR.
2. STONE CAP TO BE USED @ ALL STONE APPLICATIONS WITH EXCEPTION OF FULL HEIGHT STONE VENEER AND U.N.O.
3. ALL STAIN COLORS TO BE SELECTED
4. ALL FLASHING USED SHALL BE 24ga GALVANIZED.
5. ALL FASTENERS USED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

### EXTERIOR MATERIALS LEGEND

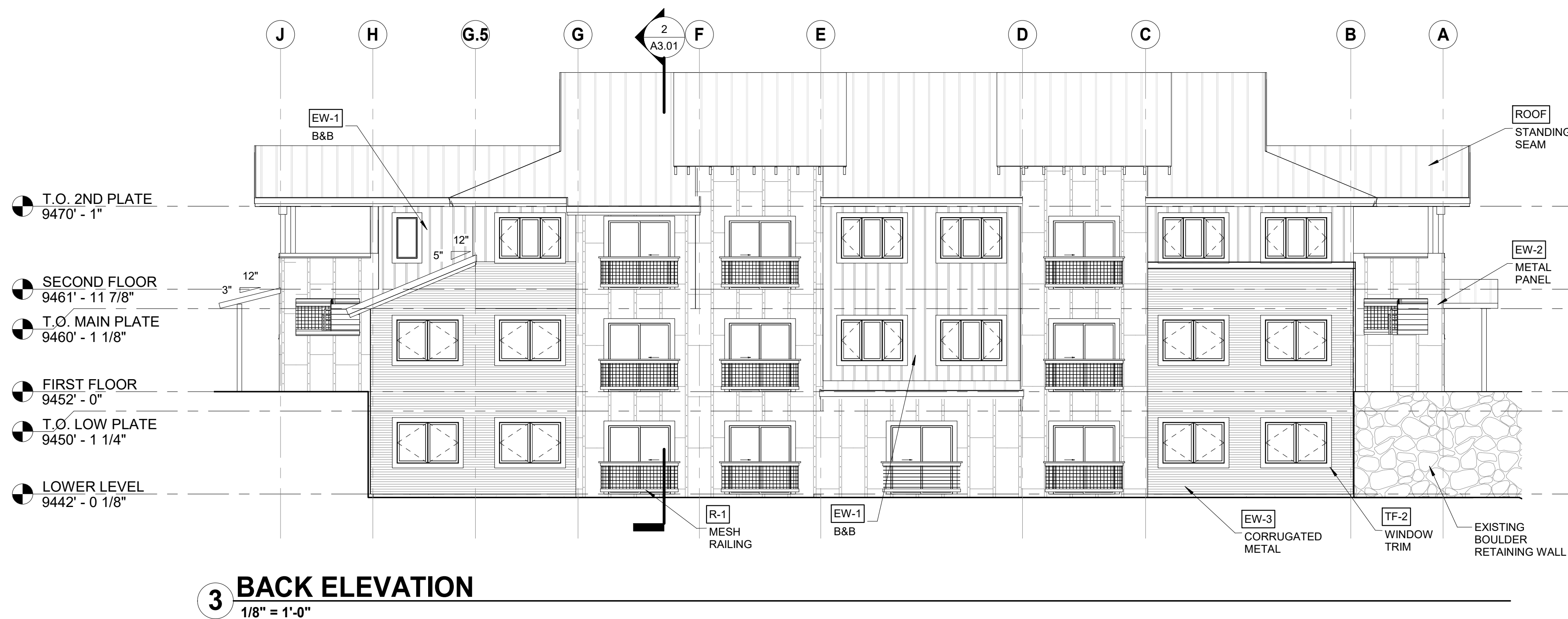
#	TYPE	DESCRIPTION	ALTERNATE
<b>1 - WALLS</b>			
EW-1	B&B	BOARD & BATT CEMENTITIOUS SIDING, 1X8 BATTS @ 16" O.C.	BRIDGER ULTRA BATTEN METAL WALL PANEL, VERTICAL ORIENTATION, 13 3/4" COVERAGE, TRUTEN A806
EW-2	METAL PANEL	RUSTED SHEET METAL PANEL WITH METAL STRAPS AND EXPOSED FASTENERS, VERTICAL ORIENTATION	HARDIE REVEAL PANEL SYSTEM WITH EXPOSED FASTENERS
EW-3	CORRUGATED METAL	7/8" BONDERIZED CORRUGATED METAL	8" HARDIE HORIZONTAL LAP SIDING
EW-4	STONE VENEER	THIN CUT STONE VENEER	
<b>2 - TRIM &amp; FASCIA</b>			
TF-1	FASCIA SYSTEM	1x12 FASCIA BOARD AND 1x8 SHADOW BOARDS; FINISH TBD	
TF-2	WINDOW TRIM	5/4"x6" SMART TRIM	
TF-3	DOOR TRIM	5/4"x6" SMART TRIM	
TF-4	STEEL CHANNEL	8" DECORATIVE STEEL CHANNEL	
<b>3 - POSTS &amp; BEAMS</b>			
PB-1	HEAVY TIMBERS	TIMBER POSTS AND BEAMS AS SIZED ON DRAWINGS, STAINED	
<b>4 - RAILINGS</b>			
R-1	MESH RAILING	4X4 WELDED WIRE MESH RAILING WITH STEEL FRAME	



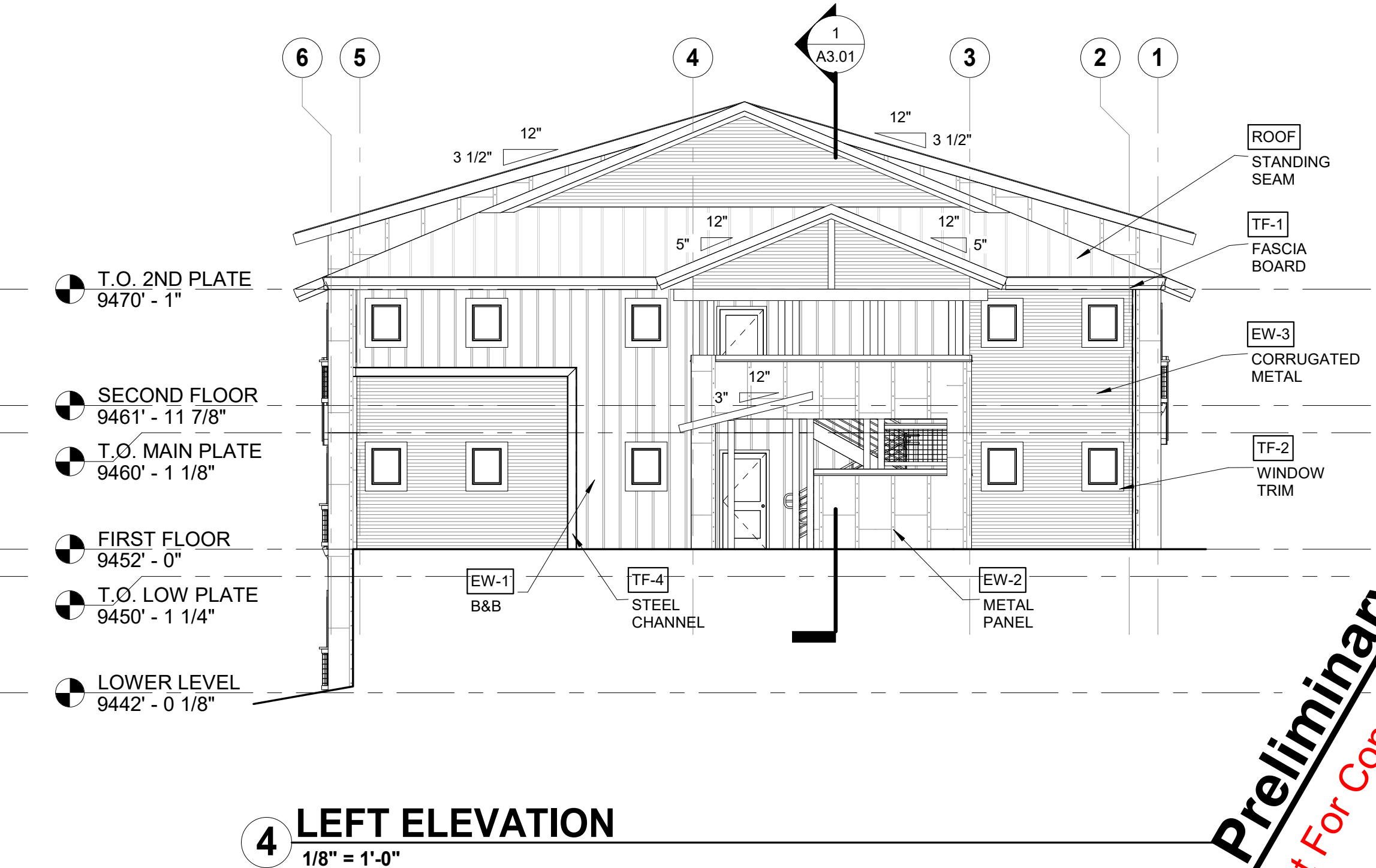
**1 FRONT ELEVATION**  
1/8" = 1'-0"



**2 RIGHT ELEVATION**  
1/8" = 1'-0"



**3 BACK ELEVATION**  
1/8" = 1'-0"

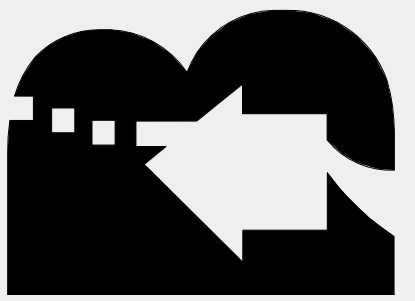


**4 LEFT ELEVATION**  
1/8" = 1'-0"

**Phase IV Village Court Apartments**  
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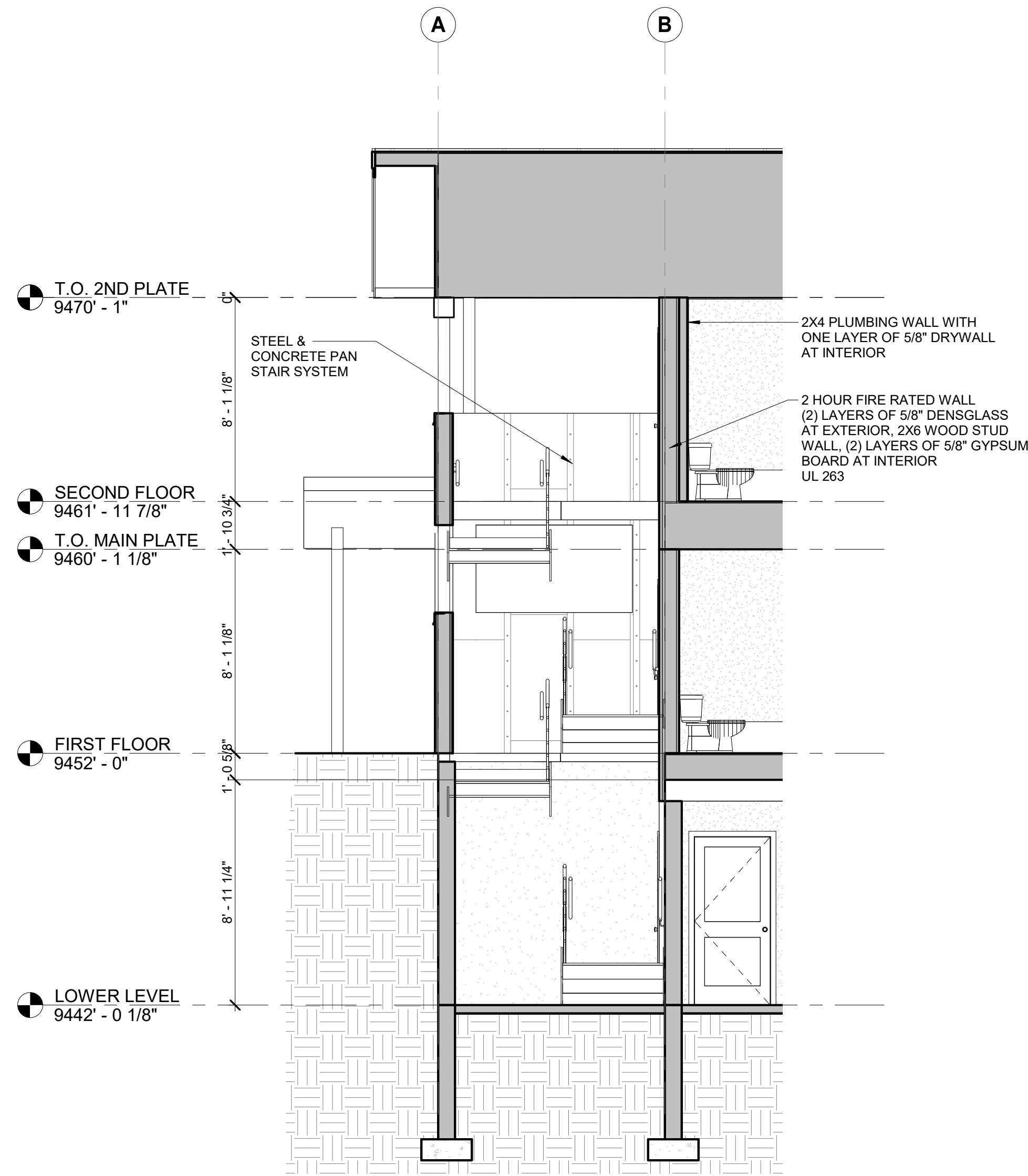
**SCHEMATA**  
C Design

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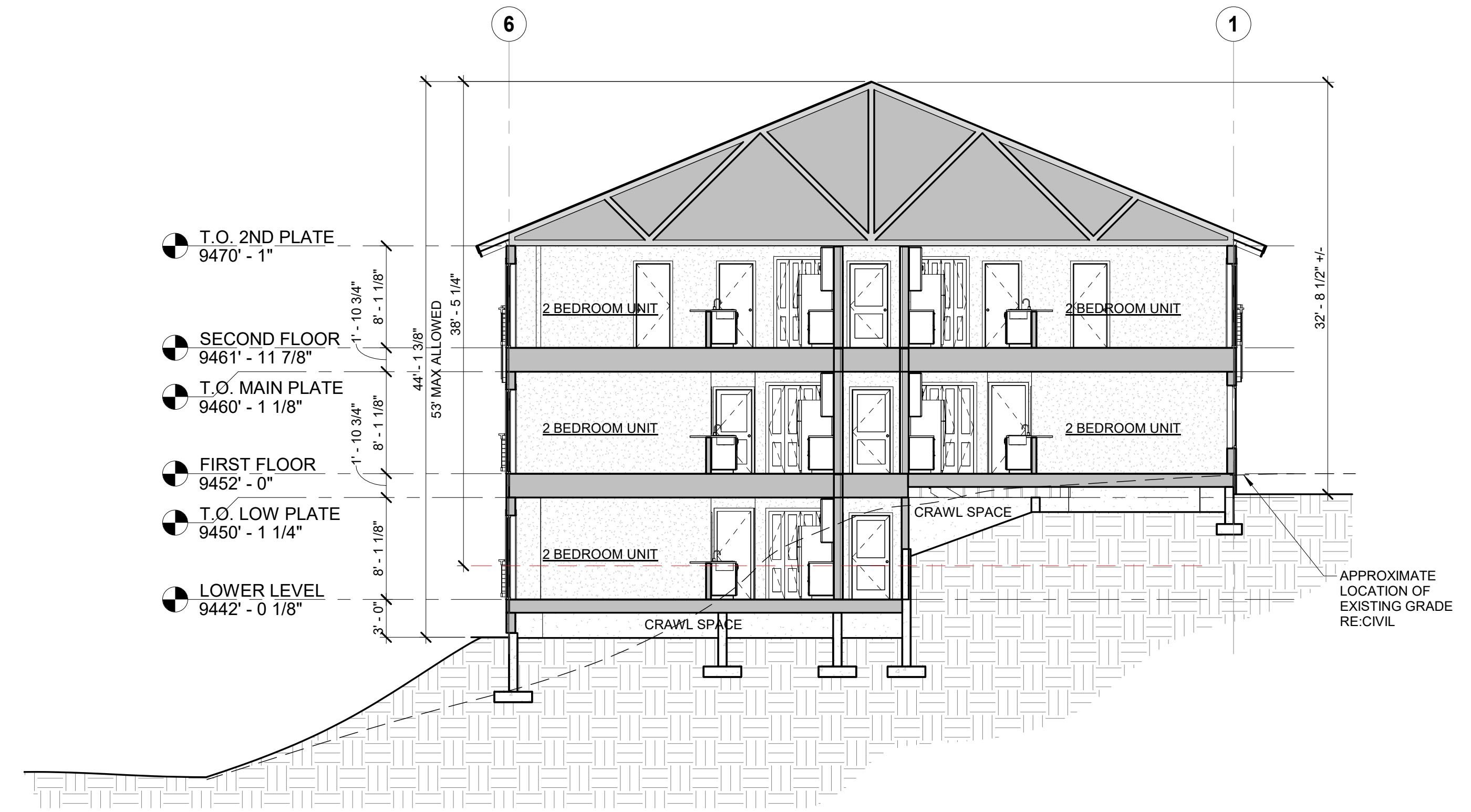
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**A2.01**

**Preliminary**  
Not For Construction

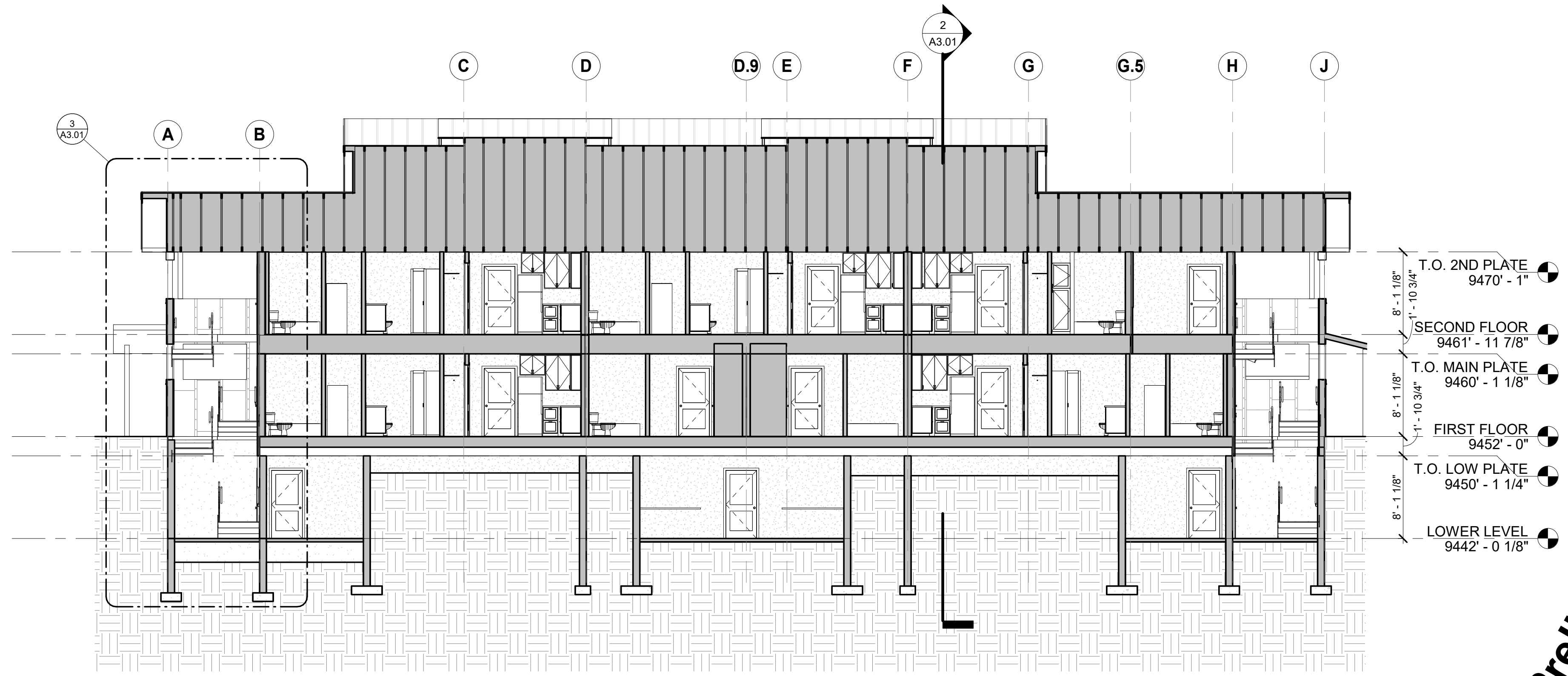
**BID SET ADDENDUM 1 01.16.19**



**3 WALL SECTION**  
1/4" = 1'-0"



**2 WEST BUILDING SECTION**  
1/8" = 1'-0"



**1 BUILDING SECTION**  
1/8" = 1'-0"

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

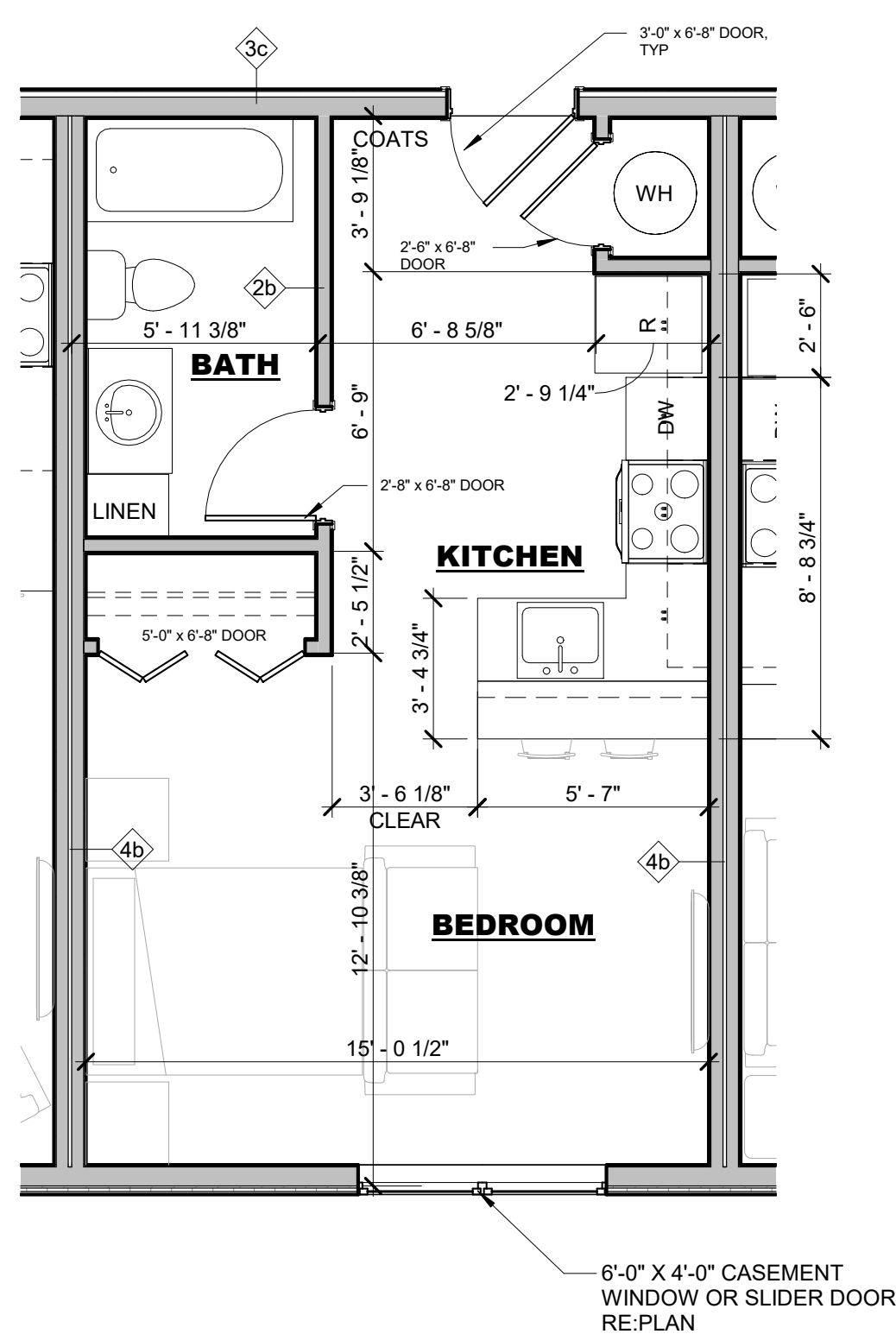
PROJECT NO: 038-2018  
PARCEL NO: 4779420005  
DATE: 12.19.18

**BAUEN GROUP, LLC**  
THOMAS W. LIMBHAUJALA,  
NCARB  
1480 E. 2nd Avenue, Suite 8  
Durango, CO 81301  
Mailing:  
PO Box 2044  
Durango, CO 81302  
(970) - 382 - 9130  
www.baugroup.com  
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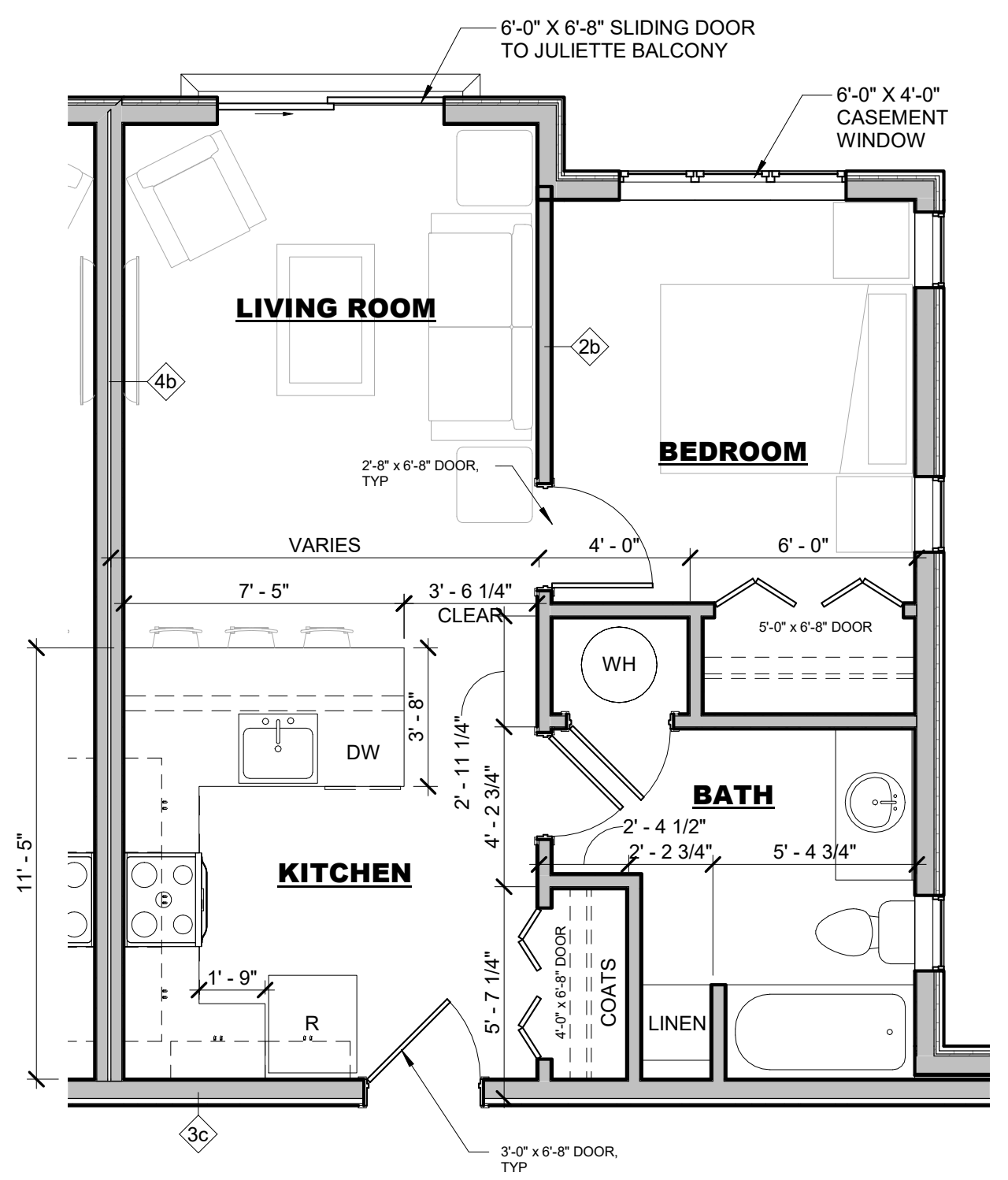
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**A3.01**

**Preliminary**  
Not For Construction

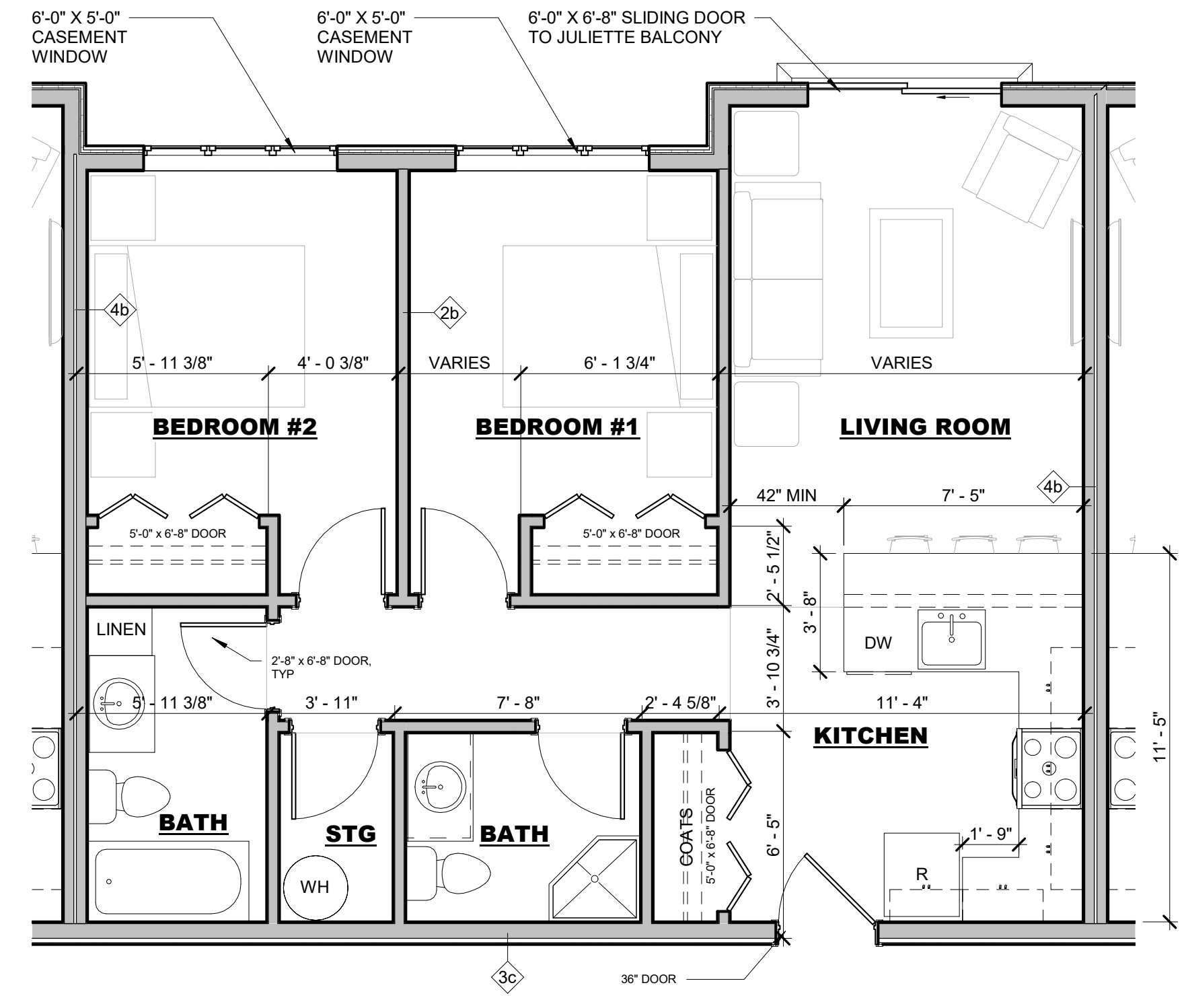
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**Design**  
**BID SET ADDENDUM 1 01.16.19**



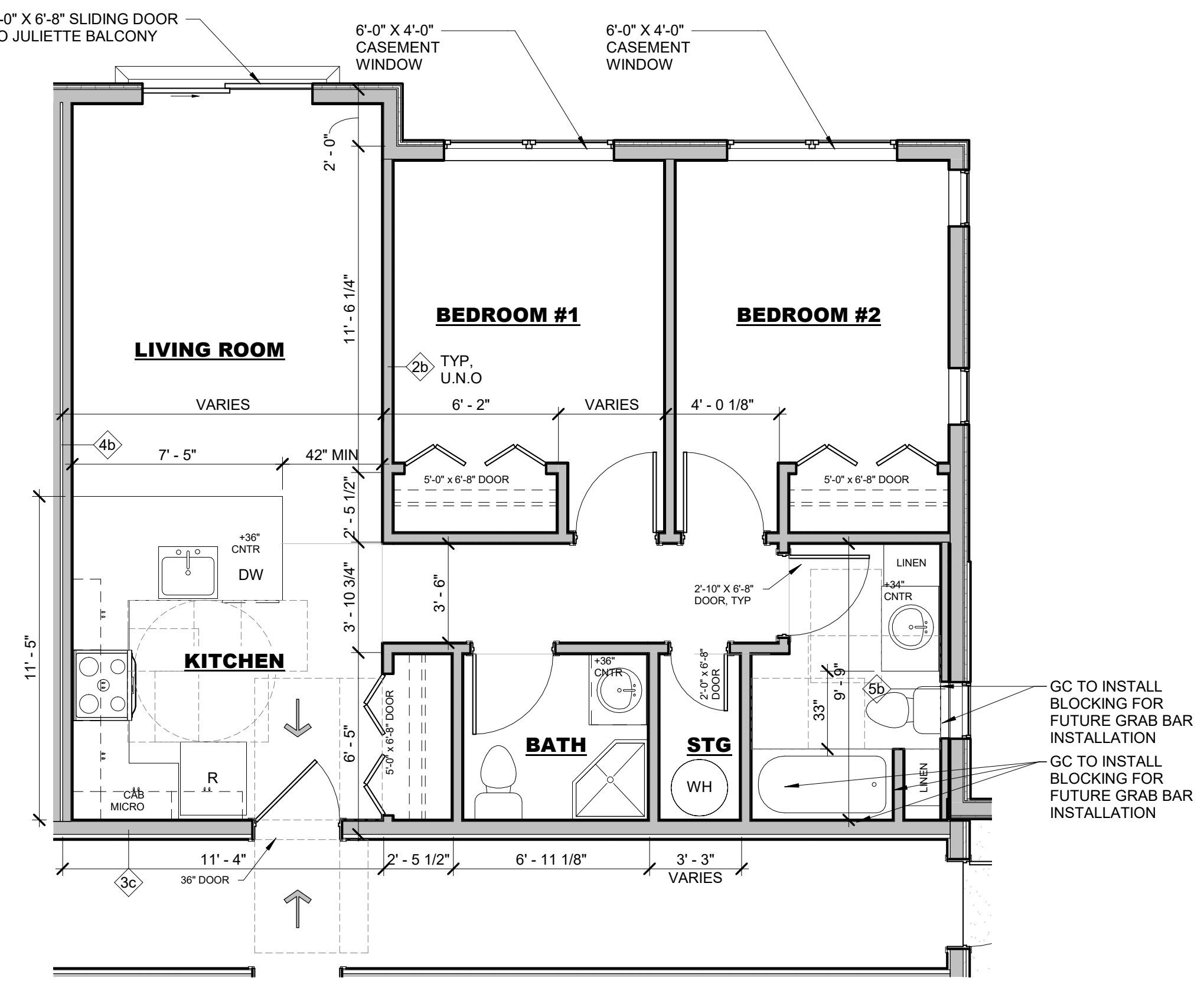
**TYPICAL STUDIO FLOOR PLAN - 380 SQ FT**  
1/4" = 1'-0"



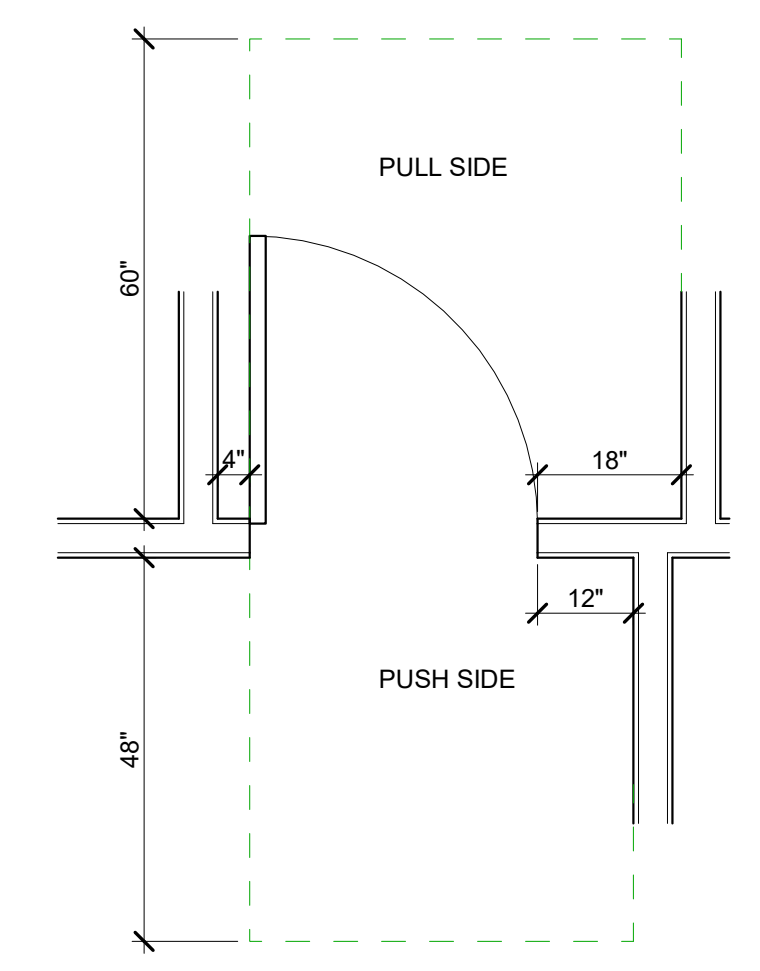
**TYPICAL 1 BEDROOM FLOOR PLAN - 509 SQ FT**  
1/4" = 1'-0"



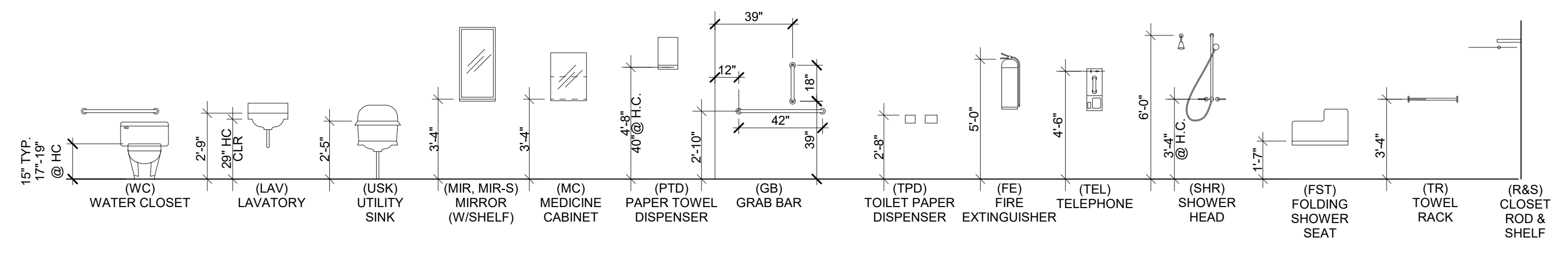
**TYPICAL 2 BEDROOM FLOOR PLAN - 740 SQ FT**  
1/4" = 1'-0"



**TYPICAL TYPE B UNIT**  
1/4" = 1'-0"



**2 TYPICAL ADA DOOR CLEARANCES**  
1/2" = 1'-0"



**3 TYPICAL MOUNTING HEIGHTS**  
1/4" = 1'-0"

**BAUEN GROUP, LLC**  
THOMAS W. LIMBHALL, AIA,  
NCARB  
Physical:  
1480 E. 2nd Avenue, Suite 8  
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PROJECT NO: 038-2018  
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**Phase IV Village Court Apartments**  
**West Building**  
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81435

**S C H E M A T I C**  
**Design**  
**BID SET ADDENDUM 1 01.16.19**

**ENLARGED PLANS**  
**A4.01**

*Preliminary  
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**VILLAGE COURT APARTMENTS WEST BUILDING**  
PHASE IV EXPANSION

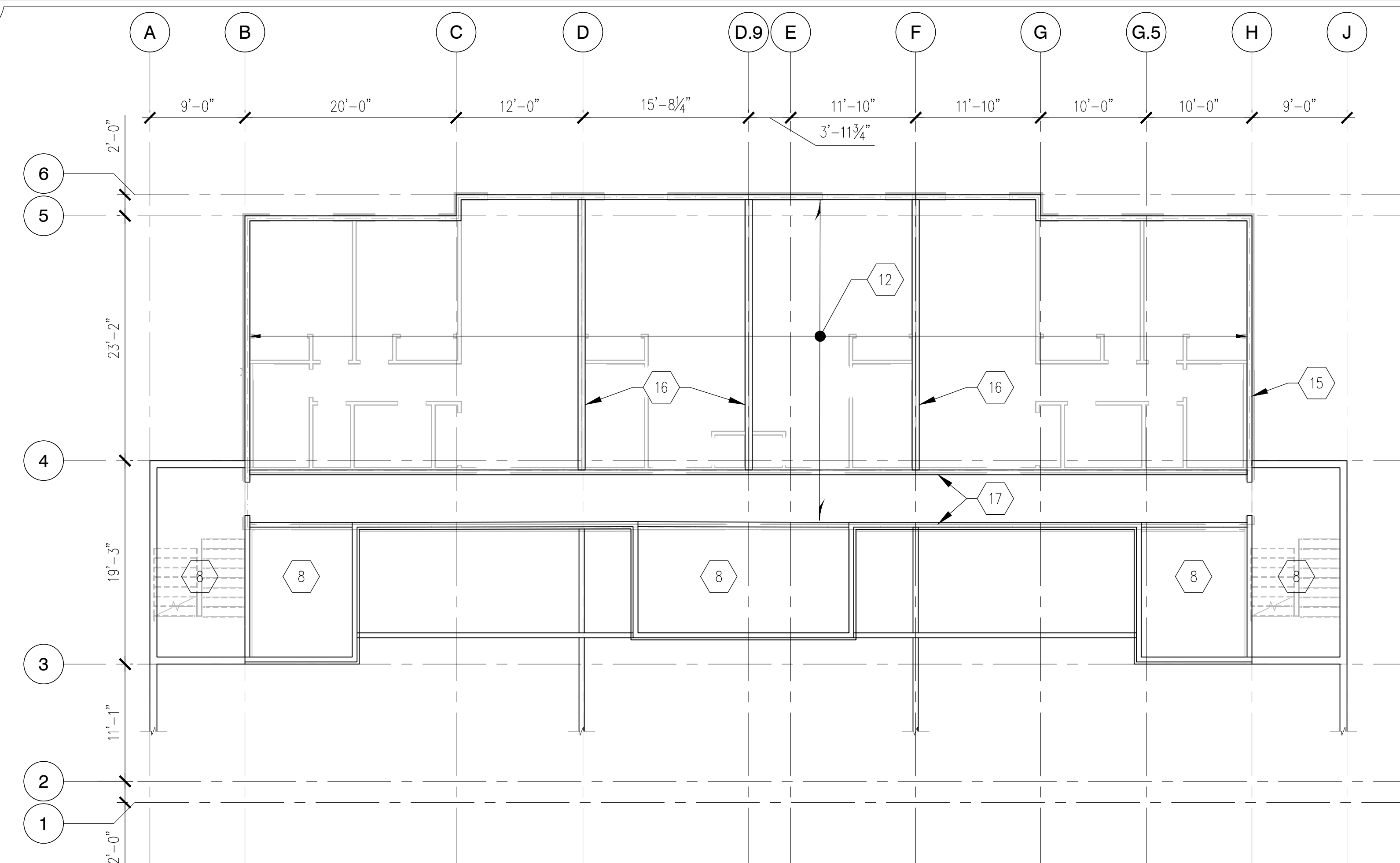
Issue Record:

FOR REVIEW	12-4-18
FOR REVIEW	1-10-19

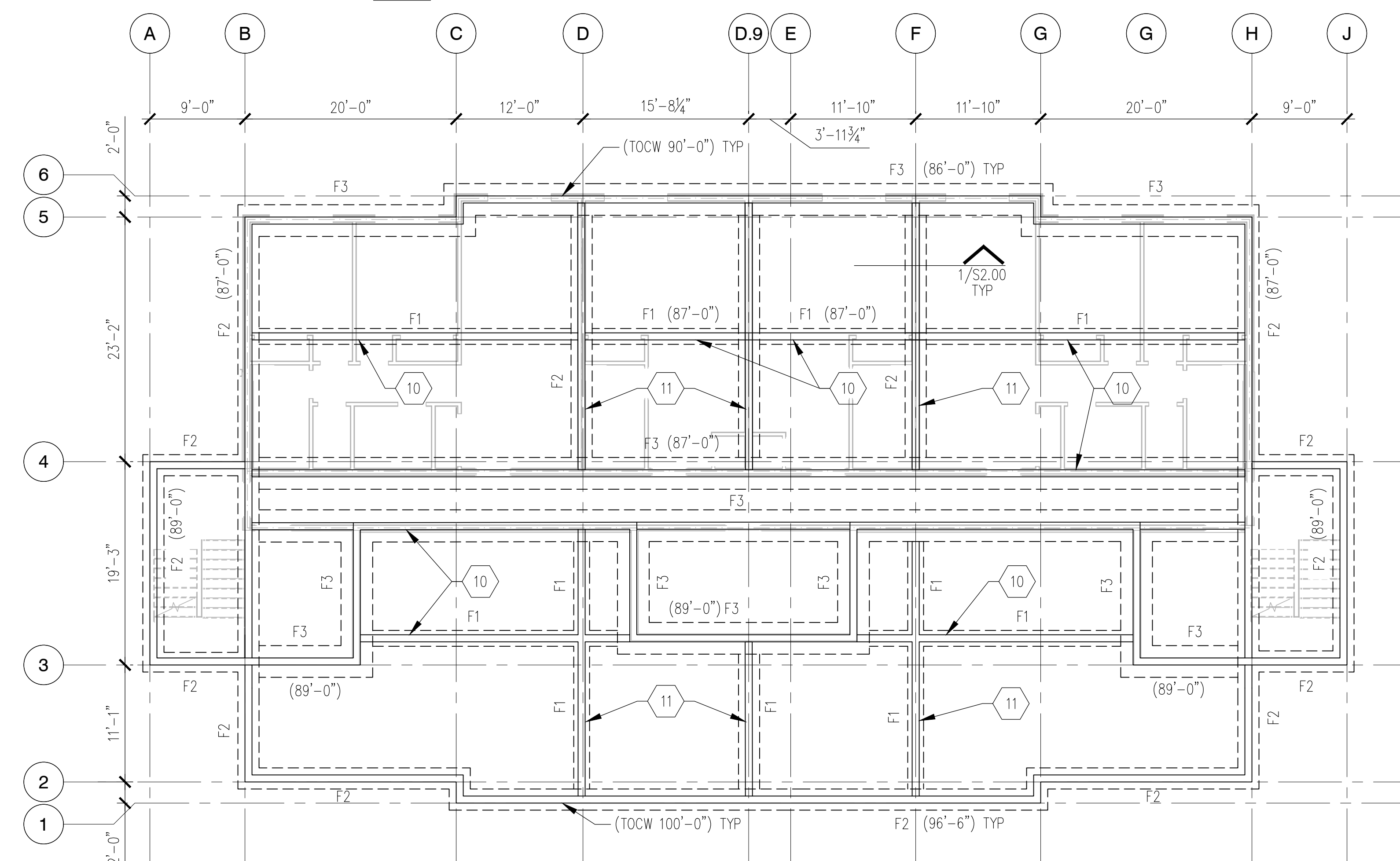
Revisions:


Project Number: 18-215  
Drawn By: GJG  
Designed by: GEG  
Checked By: GEG

Sheet  
**S1.00**  
WEST BUILDING PLANS



**2 LOWER FLOOR FRAMING PLAN - WEST BUILDING**  
1/8" = 1'-0"



**1 FOUNDATION PLAN - WEST BUILDING**  
1/8" = 1'-0"

**NOTES:**

- DESIGN CRITERIA:  
BUILDING CODE: INTERNATIONAL BUILDING CODE, 2012 EDITION  
  
THE STRUCTURE AND FOUNDATIONS ARE DESIGNED FOR SELF-WEIGHT PLUS THE FOLLOWING LIVE LOADS:  
  
INTERIOR RESIDENTIAL FLOORS: 40 PSF  
INTERIOR CORRIDORS, STAIRS FLOORS: 100 PSF  
ROOF SNOW LOAD: 95 PSF
  - THE MAXIMUM ALLOWABLE FOUNDATION BEARING PRESSURE, LATERAL PRESSURE, AND LATERAL SLIDING RESISTANCE FOR SUPPORTING SOILS IS BASED ON THE GEOTECHNICAL ENGINEERING RECOMMENDATIONS PREPARED BY TRAUTNER GEOTECH, PROJECT No. 55124GE, DATED MAY 3, 2018:  
  
ALLOWABLE SOIL BEARING PRESSURE: 2,500 PSF  
  
ALL FOOTINGS SHALL BE PLACED ON A 1'-6" THICK LAYER OF COMPACTED STRUCTURAL FILL.
  - FIRST FLOOR REFERENCE ELEVATION IS 100'-0", AND IS ELEVATION 9452'-0". REFERENCE ELEVATIONS, UNLESS OTHERWISE NOTED:  
  
ROOF LEVEL TOP OF PLATE = 128'-0 7/8"  
THIRD FLOOR REFERENCE ELEVATION = 119'-11 3/4"  
SECOND FLOOR REFERENCE ELEVATION = 109'-11 1/8"  
FIRST FLOOR REFERENCE ELEVATION = 100'-0"  
LOWER FLOOR REFERENCE ELEVATION = 90'-0 1/8"
  - BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BE A MINIMUM OF 48" BELOW FINISH GRADE.
  - TOP OF FOOTING ELEVATIONS IS 96'-6", UNLESS OTHERWISE STATED ON PLANS AS (XX'-XX").
  - "F" INDICATES REINFORCED CONCRETE FOOTING. SEE FOOTING SCHEDULE FOR SIZE, AND REINFORCING.
- | FOOTING SCHEDULE |                        |                         |
|------------------|------------------------|-------------------------|
| MARK             | FOOTING SIZE           | REINFORCING             |
| F1               | 1'-6" WIDE x 10" THICK | REINFORCING: 100 LBS/CY |
| F2               | 2'-0" WIDE x 10" THICK | REINFORCING: 100 LBS/CY |
| F3               | 3'-0" WIDE x 10" THICK | REINFORCING: 100 LBS/CY |
- TYPICAL REINFORCED CONCRETE STEM WALLS ARE 8" THICK, WITH 150 LBS/CY REINFORCING.
  - CONCRETE SLAB ON GRADE: 4" THICK, W/ #3 @ 18" EW.
  - TOP OF CONCRETE WALL ELEVATION IS NOTED ON PLANS AS (TOCW 97'-6").
  - INTERIOR BEARING/PONY WALLS ARE 2x6 @ 12" OC STUDS.
  - INTERIOR BEARING/PONY WALLS ARE 2x8 @ 16" OC STUDS.
  - WOOD FLOOR JOIST FRAMING: 11-7/8" BCI 6000 @ 16" OC, OR 11-7/8" TJI 210 @ 16" OC.
  - WOOD FLOOR TRUSS FRAMING: PRE-FABRICATED WOOD FLOOR TRUSSES: 1'-10" DEEP @ 16" OC, W/ SIMPSON H2.5 CLIPS AT ALL TRUSS BEARING LOCATIONS. FLOOR TRUSSES SHALL BE DESIGNED FOR THE FOLLOWING MINIMUM LOADS:  
  
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TRUSS TOP CHORD DEAD LOAD: 15 PSF  
TRUSS TOP CHORD LIVE LOAD: 40 PSF
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  - EXTERIOR WOOD FRAMED WALLS ARE BEARING/SHEAR WALLS, 2x6 @ 16" OC STUDS WITH 7/16" PLYWOOD OR OSB, EXTERIOR GRADE, UNLESS NOTED OTHERWISE. ALL EDGE AND SIDE PANEL JOINTS SHALL OCCUR OVER STUDS OR BLOCKING.
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  - SEE HEADER SCHEDULE FOR TYPICAL HEADER, AND TRIM AND KING STUDS EACH SIDE.
- | HEADER SCHEDULE |                         |            |            |         |
|-----------------|-------------------------|------------|------------|---------|
| SPAN/MARK       | HEADER                  | KING STUDS | TRIM STUDS | REMARKS |
| < 4'-0"         | (1) 1 1/4" x 9 1/2" LVL | (1) KING   | (1) TRIM   |         |
| 4'-0" < 6'-0"   | (2) 1 1/4" x 9 1/2" LVL | (2) KING   | (2) TRIM   |         |
| 6'-0" < 8'-0"   | (2) 1 1/4" x 9 1/2" LVL | (2) KING   | (2) TRIM   |         |
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  - ROOF SHEATHING: 3/8" PLYWOOD OR OSB.

Sheet Index	
S1.00	WEST BUILDING PLANS
S1.01	WEST BUILDING PLANS
S1.02	WEST BUILDING PLANS
S2.00	SECTIONS AND DETAILS

**PRELIMINARY**  
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**VILLAGE COURT APARTMENTS WEST BUILDING**  
PHASE IV EXPANSION

Issue Record:  
FOR REVIEW 12-4-18  
FOR REVIEW 1-10-19

Revisions:  
  
Project Number: 18-215  
Drawn By: GJG  
Designed by: GEG  
Checked By: GEG

Sheet  
**S1.01**  
WEST BUILDING PLANS

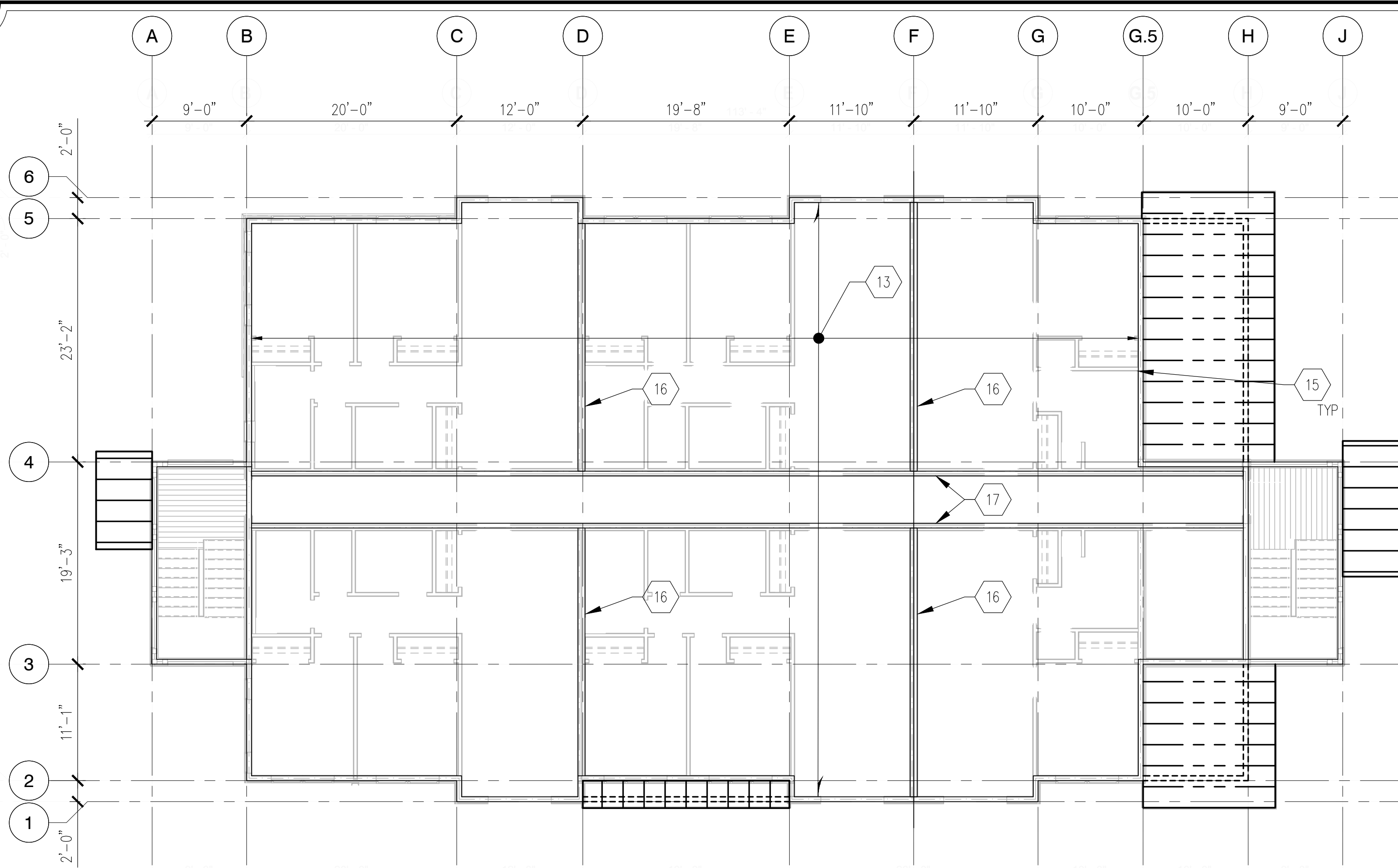
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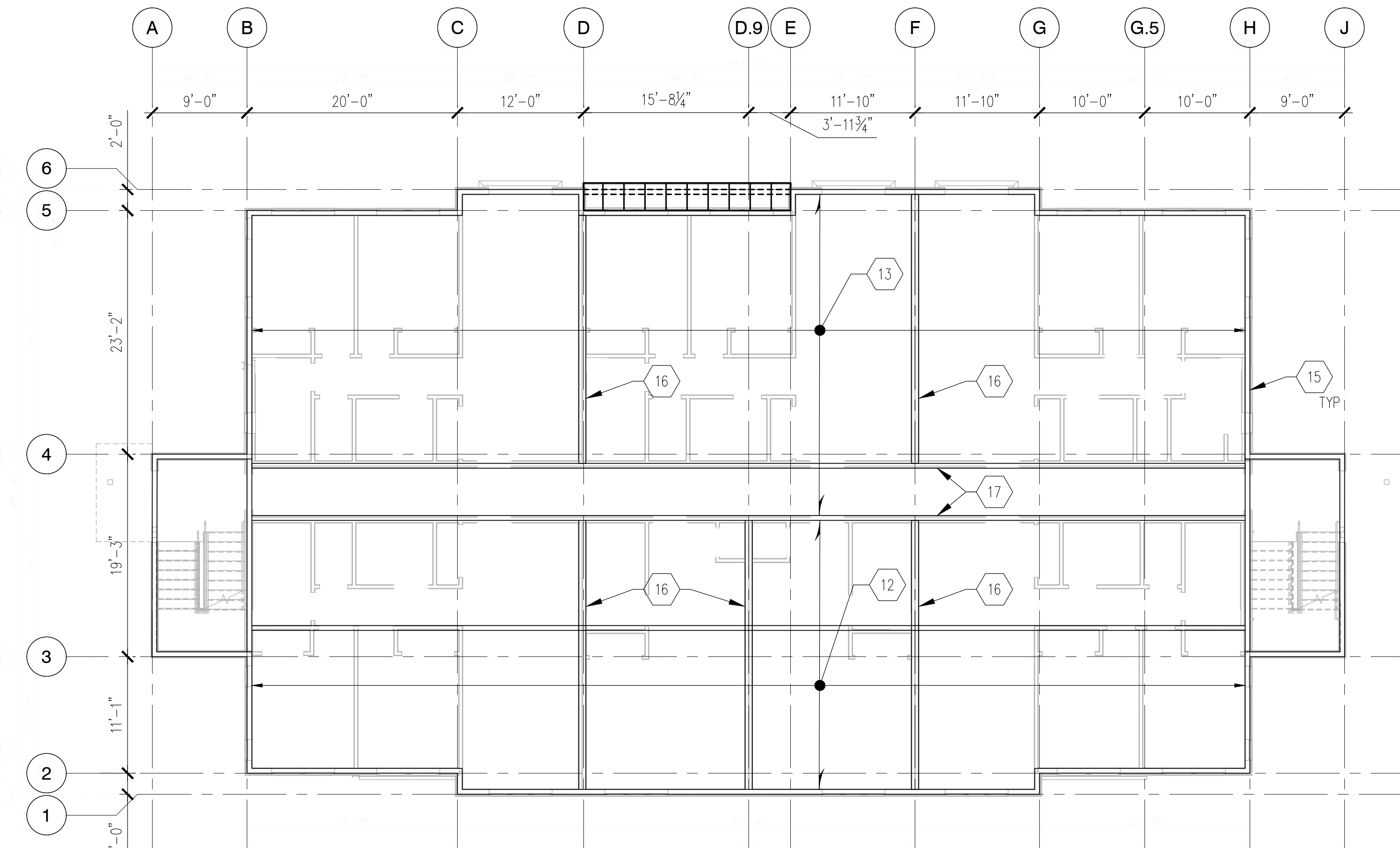
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SPAN/MARK	HEADER	KING STUDS	TRIM STUDS	REMARKS
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4'-0" < 6'-0"	(2) 1 1/4" x 9 1/2" LVL	(2) KING	(2) TRIM	
6'-0" < 8'-0"	(2) 1 1/4" x 9 1/2" LVL	(2) KING	(2) TRIM	



**2 SECOND FLOOR FRAMING PLAN - WEST BUILDING**  
1/8" = 1'-0"



**1 FIRST FLOOR FRAMING PLAN - WEST BUILDING**  
1/8" = 1'-0"

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**VILLAGE COURT APARTMENTS WEST BUILDING**  
PHASE IV EXPANSION

Issue Record:

FOR REVIEW	12-4-18
FOR REVIEW	1-10-19

Revisions:

Project Number: 18-215  
Drawn By: GJG  
Designed by: GEG  
Checked By: GEG

Sheet  
**S1.02**  
WEST BUILDING PLANS

**WEST BUILDING**

**NOTES:**

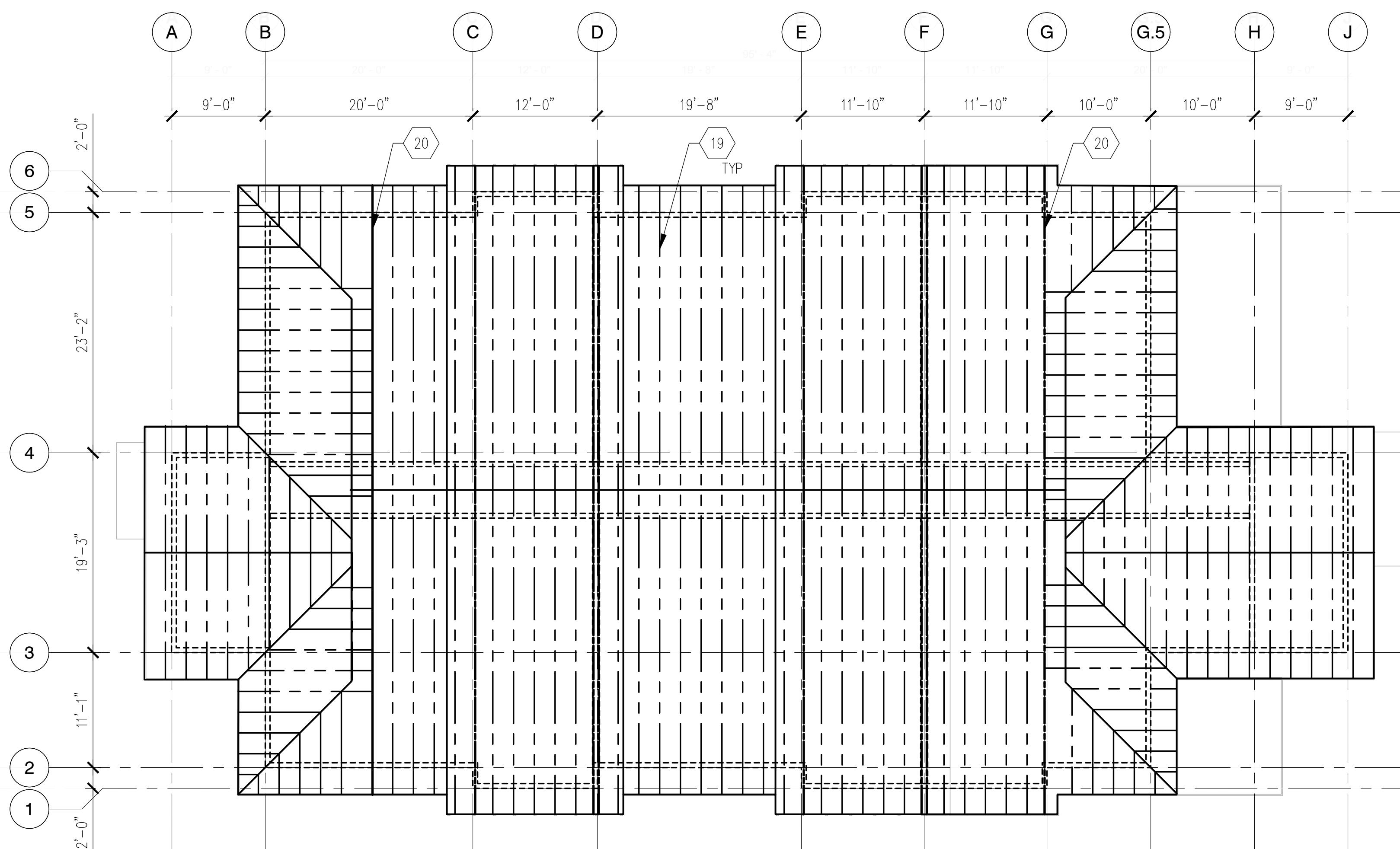
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SPAN/MARK	HEADER	KING STUDS	TRIM STUDS	REMARKS
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1 ROOF FRAMING PLAN - WEST BUILDING  
1/8" = 1'-0"

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**VILLAGE COURT APARTMENTS  
WEST BUILDING  
PHASE IV EXPANSION**

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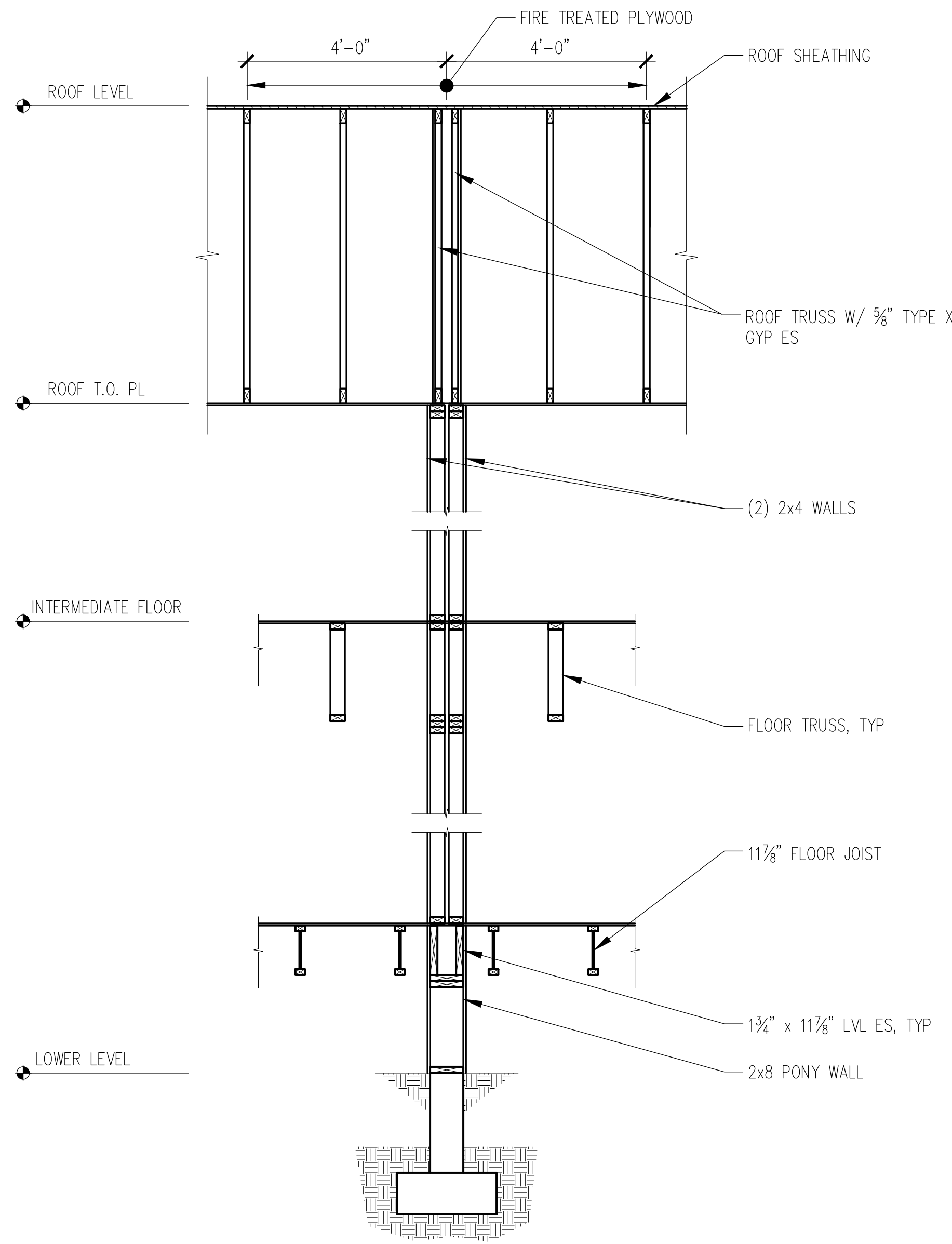
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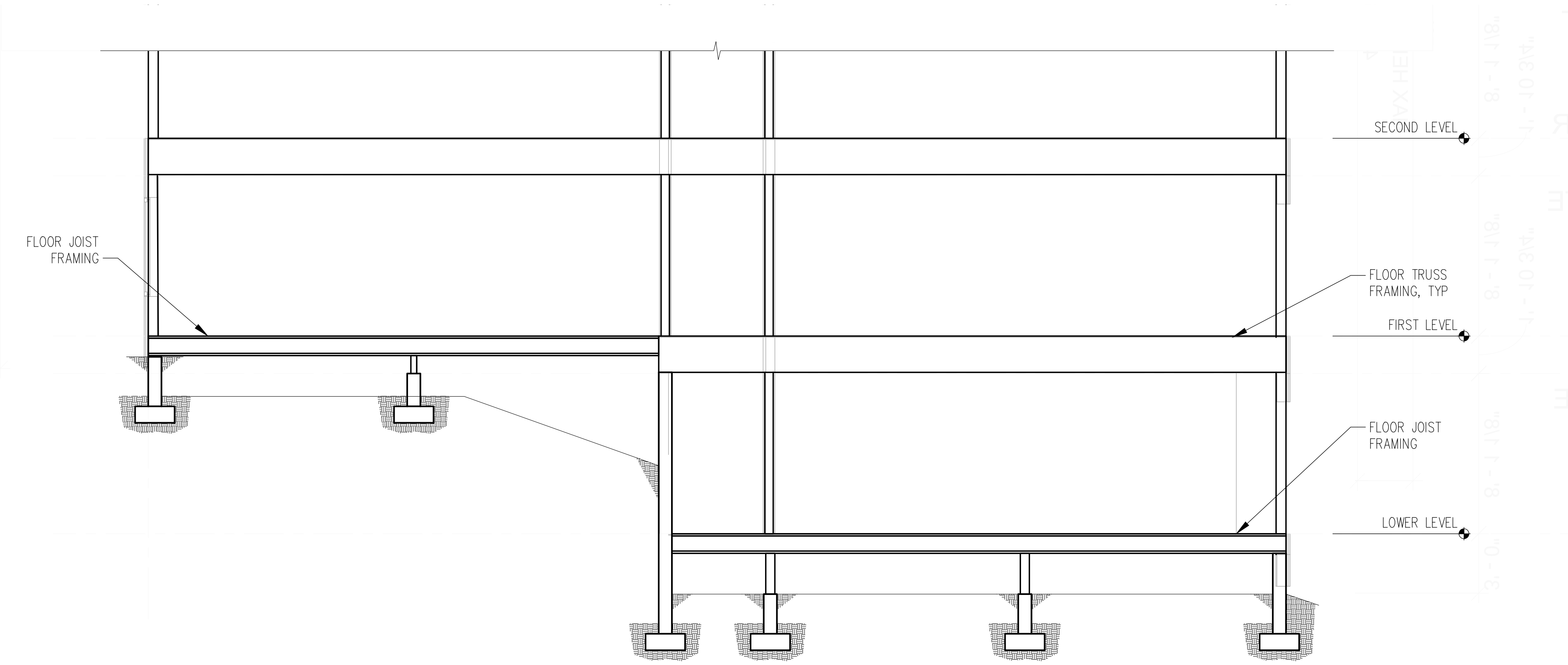

Project Number: 18-215  
Drawn By: GJG  
Designed by: GEG  
Checked By: GEG

Sheet  
**S2.00**

SECTIONS & DETAILS



1 SECTION  
1/2" = 1'-0"



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



**ROM (Rough Order of Magnitude) CONSTRUCTION COST ESTIMATE**  
**&**  
**OUTLINE SPECIFICATIONS FOR:**

**Project:**

Phase IV—Village Court Apartments  
415 Mountain Village Blvd  
Town of Mountain Village  
*Addendum 1 – Scenario 2*

**Architect:**

Bauen Group, LLC, Architecture & Design Studio  
Thomas W. Umbhau, AIA, NCARB

**Submittal Date:**

Wednesday, January 16, 2019





# ADDENDUM 1 - SCENARIO 2

**East Mountain Village C  
Schematic 010119**

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<b>Project name</b>	East Mountain Village C Schematic 010119 Mountain Village CO USA
<b>Estimator</b>	Sorenson
<b>Job size</b>	17884 sf
<b>Bid date</b>	1/7/2019
<b>Report format</b>	Sorted by 'Location/Group phase/Phase' 'Detail' summary



East Mountain Village C  
Schematic 010119

Location	Group	Phase	Description	Labor Amount	Material Amount	Sub Amount	Equip Amount	Other Amount	Total Amount
<b>Base Budget</b>									
	<b>01_0000</b>		<b>GENERAL CONDITIONS</b>						
		01_0002	General Requirements						
			Cost of Work General Requirements		-	-	-	200,633	200,633
			General Requirements					200,633	200,633
		01_6000	Equipment - Jaynes						
			Crane 50 Ton	11,321	-	-	13,207	-	24,528
			Equipment - Jaynes	11,321			13,207		24,528
		01_6900	Outside Rental Equipment						
			Forklift		-	-	13,600	-	13,600
			Manlift		-	-	12,000	-	12,000
			Outside Rental Equipment				25,600		25,600
			<b>GENERAL CONDITIONS</b>	<b>11,321</b>			<b>38,807</b>	<b>200,633</b>	<b>250,761</b>
	<b>02_0000</b>		<b>EXISTING CONDITIONS</b>						
		02_4116	Site Demo						
			Misc Site Demo		-	<b>4,464</b>		-	4,464
			Site Demo			4,464			4,464
			<b>EXISTING CONDITIONS</b>			<b>4,464</b>			<b>4,464</b>
	<b>03_0000</b>		<b>CONCRETE</b>						
		03_3000	Cast-in-Place Concrete						
			Foundation Concrete	-	-	324,451	-	-	324,451
			Site Concrete	-	-	9,842	-	-	9,842
			Int SOG Concrete	-	-	4,358	-	-	4,358
			Piling Concrete	-	-	17,390	-	-	17,390
			Cast-in-Place Concrete			356,041			356,041
			<b>CONCRETE</b>			<b>356,041</b>			<b>356,041</b>
	<b>04_0000</b>		<b>MASONRY DIVISION</b>						
		04_0500	Stone Veneer						
			Stone Veneer	-	-	50,781	-	-	50,781
			Stone Veneer			50,781			50,781
			<b>MASONRY DIVISION</b>			<b>50,781</b>			<b>50,781</b>
	<b>05_0000</b>		<b>METALS</b>						
		05_1200	Structural Steel						
			Stairs Structural Steel Furnish and Install	-		<b>90,300</b>	-	-	90,300
			Guard Rails Structural Steel Furnish and Install	-		<b>42,814</b>	-	-	42,814
			Exterior Channel	-		<b>23,233</b>		-	23,233
			Structural Steel			156,347			156,347
			<b>METALS</b>			<b>156,347</b>			<b>156,347</b>
	<b>06_0000</b>		<b>WOOD &amp; PLASTICS</b>						
		06_1000	Rough Carpentry						



East Mountain Village C  
Schematic 010119

Location	Group	Phase	Description	Labor Amount	Material Amount	Sub Amount	Equip Amount	Other Amount	Total Amount
		06_1000	<i>Rough Carpentry</i>						
			Framing/Sheathing/Window Install	-		<b>447,100</b>			447,100
			Misc Blocking & Backing per SF	-	-	7,726	-	-	7,726
			<i>Rough Carpentry</i>			454,826			454,826
		06_2017	<i>Exterior Trim</i>						
			Exterior Fascia Trim - 2 step	1,942	4,349	-	347	-	6,639
			Soffit, Overhang	5,431	4,443	-	971	-	10,845
			Hardi Siding Installed	27,230	22,277	-	4,868	-	54,375
			<i>Exterior Trim</i>	34,603	31,069		6,186		71,858
		06_4100	<i>Architectural Wood Casework, Trim</i>						
			Interior Trim Installed Allowance	-	-	79,285	-	-	79,285
			Base Cabinet (Plastic Lam)	7,579	116,116	-	1,710	-	125,405
			Wall Cabinets (Plastic Lam)	4,020	55,646	-	907	-	60,573
			Counter Tops (Plastic Lam)	3,862	24,006	-	871	-	28,739
			<i>Architectural Wood Casework, Trim</i>	15,460	195,769	79,285	3,488		294,002
			<b>WOOD &amp; PLASTICS</b>	<b>50,063</b>	<b>226,838</b>	<b>534,111</b>	<b>9,674</b>		<b>820,686</b>
	<b>07_0000</b>		<b>THERMAL&amp;MOISTURE PROTECT</b>						
		07_1000	<i>Dampproofing and Waterproofing</i>						
			Membrane WaterProofing	-	-	20,037	-	-	20,037
			Fluid Applied Air/Moisture Barrier	-	-	42,092	-	-	42,092
			<i>Dampproofing and Waterproofing</i>			62,129			62,129
		07_2113	<i>Board Insulation</i>						
			2" Polystyrene Insulation - Foundation	5,910	14,581	-	-	-	20,491
			Exterior Wall Extruded Polystyrene 2.0"	12,670	31,259	-	-	-	43,929
			<i>Board Insulation</i>	18,580	45,839				64,420
		07_4100	<i>Metal Roofing</i>						
			Standing Seam Metal Roofing	-	-	<b>214,200</b>	-	-	214,200
			Metal Wall Panels - EW2	-	-	184,080	-	-	184,080
			Metal Wall Panels Horiz -EW3	-	-	18,524	-	-	18,524
			<i>Metal Roofing</i>			416,804			416,804
		07_6000	<i>Flashing and Sheet Metal</i>						
			Misc. Flashing	1,575	2,759	-	-	-	4,333
			<i>Flashing and Sheet Metal</i>	1,575	2,759				4,333
		07_9200	<i>Sealants &amp; Fire Stopping</i>						
			Sealants & Fire Stopping	-	-	13,592	-	-	13,592
			<i>Sealants &amp; Fire Stopping</i>			13,592			13,592
			<b>THERMAL&amp;MOISTURE PROTECT</b>	<b>20,155</b>	<b>48,598</b>	<b>492,524</b>			<b>561,277</b>
	<b>08_0000</b>		<b>DOORS, WINDOWS, HARDWARE</b>						
		08_1100	<i>Metal Doors and Frames - Furnish and Install</i>						
			HM Frame, HM Door, HDW - Exterior	-	13,000	-	-	-	13,000
			Interior Wd Frame, WD Door, HDW	-	36,000	-	-	-	36,000
			Interior Unit Entry, Corridor Wd Frame, WD Door, HDW	-	20,000	-	-	-	20,000



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Location	Group	Phase	Description	Labor Amount	Material Amount	Sub Amount	Equip Amount	Other Amount	Total Amount
		08_1100	Metal Doors and Frames - Furnish and Install						
			Distribute Doors & hardware	1,626	-	-	-	-	1,626
			Metal Doors and Frames - Furnish and Install	1,626	69,000				70,626
		08_1400	Wood Doors						
			Bifold Door 3' x 6'8"	5,255	21,695	-	-	-	26,950
			Wood Doors	5,255	21,695				26,950
		08_3100	Access Doors & Panels						
			Access Panel 2' x 2' NR	421	907	-	-	-	1,328
			Access Doors & Panels	421	907				1,328
		08_5000	Windows, Sliding Doors						
			Windows / Sliding Doors Delivered	-		124,285	-	-	124,285
			Windows, Sliding Doors			124,285			124,285
		08_7100	Install Frames, Doors, Hardware						
			Install Doors & Hardware		-	24,713	-	-	24,713
			Install Frames, Doors, Hardware			24,713			24,713
		08_8000	Glass and Glazing						
			Shower Doors	4,632	8,616		-	-	13,248
			Glass and Glazing	4,632	8,616				13,248
			<b>DOORS, WINDOWS, HARDWARE</b>	<b>11,934</b>	<b>100,218</b>	<b>148,998</b>			<b>261,150</b>
	09_0000		<b>FINISHES</b>						
		09_2113	Plaster Assemblies						
			<b>EIFS with 1" Insulation</b>	<b>-</b>	<b>-</b>	<b>0</b>	<b>-</b>	<b>-</b>	<b>0</b>
		09_2116	Gypsum Board Assemblies						
			Insulation, Drywall Installation and Finish (IntermountainWall Quote)	0	0	247,504	0	0	247,504
			Misc Metal Soffit, Fascia not covered by the roofer	-	-	24,000	-	-	24,000
			Densglass Sheathing at Exterior	-		29,539			29,539
			Scaffold system for all trades	-		53,711			53,711
			Gypsum Board Assemblies			354,754			354,754
		09_6500	Vinyl Flooring						
			Vinyl Base	-	-	1,728	-	-	1,728
			Vinyl Flooring - Entry and Corridors	-	-	9,475	-	-	9,475
			Sheet Flooring - Mohawk Westport	-	-	25,726	-	-	25,726
			Sheet Flooring - Storage and Laundry	-	-	1,322	-	-	1,322
			Vinyl Flooring			38,251			38,251
		09_6800	Flooring						
			Carpeting - Mohawk Trailblazer	-	-	22,145	-	-	22,145
			Flooring			22,145			22,145
		09_9000	Painting and Floor Stain/Seal						
			Painting per SF of Bldg	-	-	103,621	-	-	103,621
			Painting and Floor Stain/Seal			103,621			103,621
			<b>FINISHES</b>			<b>518,771</b>			<b>518,771</b>
	10_0000		<b>SPECIALTIES</b>						



Location	Group	Phase	Description	Labor Amount	Material Amount	Sub Amount	Equip Amount	Other Amount	Total Amount
		10_1400	Signage						
			<b>CMU Metal Panel Monument Sign Allowance</b>	-		-	-	-	
			Plastic Room Signs	505	1,200	-	-	-	1,705
			Handicap Parking Signs & Post Signage	561	600	-	-	-	1,161
				1,066	1,800				2,866
		10_2800	Toilet, Bath, and Laundry Accessories						
			Toilet Paper Holder (Surface)	1,264	1,000	-	-	-	2,264
			Robe Hook	357	250	-	-	-	607
			Towel Bar 18"	894	682	-	-	-	1,575
			Towel Ring	894	682	-	-	-	1,575
			Grab Bars 18"	193		-	-	-	193
			Grab Bars 24"	387		-	-	-	387
			Grab Bars 36"	193		-	-	-	193
			Grab Bars 42"	201		-	-	-	201
			Grab Bars 42" - shower	1,204		-	-	-	1,204
			Shower Curtain	168	1,085	-	-	-	1,253
			Shower Rod	280	1,440	-	-	-	1,720
			Mirror 36" X 48"	1,327	3,478	-	-	-	4,805
			Toilet, Bath, and Laundry Accessories	7,361	8,616				15,978
		10_4400	Fire Protection Specialties						
			Alum Mtl Cabinet & Fire Ext	701	2,310	-	-	-	3,011
			Fire Protection Specialties	701	2,310				3,011
			<b>SPECIALTIES</b>	<b>9,128</b>	<b>12,726</b>				<b>21,855</b>
	11_0000		<b>EQUIPMENT</b>						
		11_3000	Residential Kitchen Equipment - Labor						
			Refrigerator	1,346	0	-	-	-	1,346
			Microwave	2,103	0	-	-	-	2,103
			Stacked Washer/Dryer	1,346	0	-	-	-	1,346
			Dishwasher	1,682	0	-	-	-	1,682
			Range Hood	2,523	0	-	-	-	2,523
			Residential Kitchen Equipment - Labor	8,999					8,999
		11_4000	Food Service Equipment - Labor						
			Range	1,501	0	-	-	-	1,501
			Food Service Equipment - Labor	1,501					1,501
			<b>EQUIPMENT</b>	<b>10,500</b>					<b>10,500</b>
	12_0000		<b>FURNISHINGS</b>						
		12_0100	Bike Hanger						
			<b>Bike Hangers</b>				-	-	
	21_0000		<b>FIRE SUPPRESSION</b>						
		21_0500	Fire Suppression						
			Fire Sprinklers SF Cost	-	-	77,203	-	-	77,203



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Location	Group	Phase	Description	Labor Amount	Material Amount	Sub Amount	Equip Amount	Other Amount	Total Amount
			Fire Suppression <b>FIRE SUPPRESSION</b>			77,203 <b>77,203</b>			77,203 <b>77,203</b>
	<b>22_0000</b>		<b>PLUMBING &amp; HVAC</b>						
		22_0500	Common Work for Plumbing						
			Plumbing	-	-	<b>351,700</b>	-	-	351,700
			Common Work for Plumbing			351,700			351,700
	<b>23_0000</b>		<b>PLUMBING &amp; HVAC</b>			<b>351,700</b>			<b>351,700</b>
			<b>HEATING, VENTILATING and AIR CONDITONING</b>						
		23_0500	Common Work for HVAC						
			HVAC	-	-	<b>232,342</b>	-	-	232,342
			Common Work for HVAC			232,342			232,342
	<b>26_0000</b>		<b>HEATING, VENTILATING and AIR CONDITONING</b>			<b>232,342</b>			<b>232,342</b>
			<b>ELECTRICAL</b>						
		26_0500	Electrical, Light Poles, Data and Communications, Fire Alarm, Service Allowance						
			Electrical	-	-	<b>332,942</b>	-	-	332,942
			Temporary Electricity	-	-	<b>1,350</b>	-	-	1,350
			Electrical, Light Poles, Data and Communications, Fire Alarm, Service Allowance			334,292			334,292
	<b>31_0000</b>		<b>ELECTRICAL</b>			<b>334,292</b>			<b>334,292</b>
			<b>EARTHWORK</b>						
		31_0500	Common Work for Earthwork, Fill						
			Cut, Fill, Engineered Fill, Layout	-	-	<b>122,406</b>	-	-	122,406
			Sitework prep	-	-	<b>12,940</b>	-	-	12,940
			Site Retaining	-	-	<b>31,600</b>	-	-	31,600
			Common Work for Earthwork, Fill			166,946			166,946
		31_6323	Pilings						
			10" Dia 3/8" Pipe Piles	-	-	<b>155,250</b>	-	-	155,250
			Pilings			155,250			155,250
	<b>32_0000</b>		<b>EARTHWORK</b>			<b>322,196</b>			<b>322,196</b>
			<b>EXTERIOR IMPROVEMENTS</b>						
		32_1000	Asphalt Paving						
			Asphalt Paving and Patching	3,893	3,893	16,154	3,893	3,893	31,725
			Asphalt Paving	3,893	3,893	16,154	3,893	3,893	31,725
		32_1723	Pavement Markings						
			Striping Per Space	-	-	257	-	-	257
			H C Symbols	-	-	448	-	-	448
			Pavement Markings			705			705
		32_3300	Site Equipment & Bike Racks						
			<b>Bike Rack Single</b>			-			-
			<b>Bike Rack 6 Bikes</b>			-			-



East Mountain Village C  
Schematic 010119

Location	Group	Phase	Description	Labor Amount	Material Amount	Sub Amount	Equip Amount	Other Amount	Total Amount
		32_3300	Site Equipment & Bike Racks						
			<b>Mailboxes</b>			-		-	
			<b>Bench Site Furnishing</b>			-	-	-	
			<b>Picnic Table</b>		-	-	-	-	
			<b>BBQ Grill</b>		-	-	-	-	
		32_9200	Landscaping & Irrigation Allowance						
			Landscape Allowance	-	-	50,000	-	-	50,000
			Landscaping & Irrigation Allowance			50,000			50,000
			<b>EXTERIOR IMPROVEMENTS</b>	<b>3,893</b>	<b>3,893</b>	<b>66,859</b>	<b>3,893</b>	<b>3,893</b>	<b>82,430</b>
	<b>33_0000</b>		<b>UTILITIES</b>						
		33_1000	Site Utilities Allowance, DCW,SAN,ST, Gas						
			Gas Main Install	-	-	<b>15,000</b>	-	-	15,000
			Gas Meter & Water Meter	-	-	<b>18,000</b>	-	-	18,000
			Utilities - Water	-	-	10,690	-	-	10,690
			Utilities - Sewer	-	-	104,925	-	-	104,925
			Utilities - Storm	-	-	11,500	-	-	11,500
			Site Utilities Allowance, DCW,SAN,ST, Gas			160,115			160,115
			<b>UTILITIES</b>			<b>160,115</b>			<b>160,115</b>
	<b>3_30_0000</b>		<b>CONCRETE</b>						
		3_31_5002	Slab * Prep/Fill						
			Vapor Barrier * 10 mil	914	3,781	-	140	-	4,835
			Slab * Prep/Fill	914	3,781		140		4,835
		3_33_2500	Gypcrete Floors						
			Gypcrete & Sound Mat	-	-	61,550	-	-	61,550
			Gypcrete Floors			61,550			61,550
			<b>CONCRETE</b>	<b>914</b>	<b>3,781</b>	<b>61,550</b>	<b>140</b>		<b>66,385</b>
			<b>Base Budget</b>	<b>117,907</b>	<b>396,054</b>	<b>3,868,294</b>	<b>52,515</b>	<b>204,526</b>	<b>4,639,296</b>



**Estimate Totals**

Description	Amount	Totals	Rate
Labor	117,907.00		
Material	396,054.00		
Subcontract	3,868,294.00		
Equipment	52,515.00		
Other	204,526.00		
	<b>4,639,296.00</b>	<b>4,639,296</b>	
Specified GCs	239,379.00		
Bldg Permit & Fees N/A			
Materials Testing By Owner			
Appliances By Owner			
Contingency % of Cost	284,889.00		5.0000 %
Sub Default Program	58,024.00		1.5000 %
Builders Risk - Flammable Allo	35,896.00		0.6300 %
CCIP Insurance Policy	94,109.00		1.7900 %
Pre-con Fee % Percentage	28,489.00		0.5000 %
Contractor Fee % Percentage	284,889.00		5.0000 %
Surety Bond	32,800.00		
	<b>1,058,475.00</b>	<b>5,697,771</b>	
Tax N/A			
<b>Total</b>		<b>5,697,771</b>	





# ADDENDUM 1 - SCENARIO 2

**West Mountain Village C  
Schematic 010119**

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<b>Project name</b>	West Mountain Village C Schematic 010119 Mountain Village CO USA
<b>Estimator</b>	Sorenson
<b>Job size</b>	14662 sf
<b>Bid date</b>	1/7/2019
<b>Report format</b>	Sorted by 'Location/Group phase/Phase' 'Detail' summary



West Mountain Village C  
Schematic 010119

Location	Group	Phase	Description	Labor Amount	Material Amount	Sub Amount	Equip Amount	Other Amount	Total Amount
<b>Base Budget</b>									
	<b>01_0000</b>		<b>GENERAL CONDITIONS</b>						
		01_0002	General Requirements						
			Cost of Work General Requirements		-	-		173,462	173,462
			General Requirements					173,462	173,462
		01_6000	Equipment - Crane						
			Crane 50 Ton	11,321	-	-	13,207		24,528
			Equipment - Crane	11,321			13,207		24,528
		01_6900	Outside Rental Equipment						
			Forklift		-	-	13,600		13,600
			Manlift		-	-	12,000		12,000
			Outside Rental Equipment				25,600		25,600
			<b>GENERAL CONDITIONS</b>	11,321			38,807	173,462	223,590
	<b>02_0000</b>		<b>EXISTING CONDITIONS</b>						
		02_4116	Site Demo						
			Misc Site Demo, Remove retaining wall		-	12,440			12,440
			Site Demo			12,440			12,440
			<b>EXISTING CONDITIONS</b>			12,440			12,440
	<b>03_0000</b>		<b>CONCRETE</b>						
		03_3000	Cast-in-Place Concrete						
			Foundation Concrete	-	-	189,182			189,182
			Site Concrete	-	-	11,788			11,788
			Int SOG Concrete	-	-	7,464			7,464
			Cast-in-Place Concrete			208,434			208,434
			<b>CONCRETE</b>			208,434			208,434
	<b>04_0000</b>		<b>MASONRY DIVISION</b>						
		04_0500	Stone Veneer						
			Stone Veneer	-	-	3,767			3,767
			Stone Veneer			3,767			3,767
			<b>MASONRY DIVISION</b>			3,767			3,767
	<b>05_0000</b>		<b>METALS</b>						
		05_1200	Structural Steel						
			Stairs Structural Steel Furnish and Install	-		90,300			90,300
			Exterior Channel			21,000			21,000
			Guard Rails Structural Steel Furnish and Install	-		32,786			32,786
			Structural Steel			144,086			144,086
			<b>METALS</b>			144,086			144,086
	<b>06_0000</b>		<b>WOOD &amp; PLASTICS</b>						
		06_1000	Rough Carpentry						
			Framing/Sheathing/Window Install	-		366,550			366,550



West Mountain Village C  
Schematic 010119

Location	Group	Phase	Description	Labor Amount	Material Amount	Sub Amount	Equip Amount	Other Amount	Total Amount
		06_1000	<i>Rough Carpentry</i>						
			Misc Blocking & Backing per SF	-	-	6,334	-	-	6,334
			<i>Rough Carpentry</i>			372,884			372,884
		06_2017	<i>Exterior Trim</i>						
			Exterior Fascia Trim - 2 step	1,871	4,190	-	335	-	6,396
			Soffit, Overhang	4,624	3,783	-	827	-	9,234
			Hardi Siding Installed	20,317	16,622	-	3,632	-	40,571
			<i>Exterior Trim</i>	26,813	24,595		4,793		56,202
		06_4100	<i>Architectural Wood Casework, Trim</i>						
			Interior Trim Installed Allowance	-	-	67,293	-	-	67,293
			Base Cabinet (Plastic Lam)	7,151	109,558	-	1,613	-	118,322
			Wall Cabinets (Plastic Lam)	3,793	52,516	-	856	-	57,165
			Counter Tops (Plastic Lam)	3,643	22,649	-	822	-	27,114
			<i>Architectural Wood Casework, Trim</i>	14,587	184,722	67,293	3,291		269,894
			<b>WOOD &amp; PLASTICS</b>	<b>41,400</b>	<b>209,317</b>	<b>440,177</b>	<b>8,085</b>		<b>698,979</b>
	<b>07_0000</b>		<b>THERMAL&amp;MOISTURE PROTECT</b>						
		07_1000	<i>Dampproofing and Waterproofing</i>						
			Membrane WaterProofing	-	-	18,195	-	-	18,195
			Fluid Applied Air/Moisture Barrier	-	-	31,840	-	-	31,840
			<i>Dampproofing and Waterproofing</i>			50,035			50,035
		07_2113	<i>Board Insulation</i>						
			2" Polystyrene Insulation - Foundation	5,367	13,240	-	-	-	18,607
			Exterior Wall Extruded Polystyrene 2.0"	9,783	24,135	-	-	-	33,918
			<i>Board Insulation</i>	15,150	37,376				52,525
		07_4100	<i>Metal Wall Panel EW1</i>						
			Standing Seam Metal Roofing	-	-	155,400	-	-	155,400
			Metal Wall Panels - EW2	-	-	129,960	-	-	129,960
			Metal Wall Panels Horiz -EW3	-	-	58,468	-	-	58,468
			<i>Metal Wall Panel EW1</i>			343,828			343,828
		07_6000	<i>Flashing and Sheet Metal</i>						
			Misc. Flashing	1,362	2,386	-	-	-	3,748
			<i>Flashing and Sheet Metal</i>	1,362	2,386				3,748
		07_9200	<i>Sealants &amp; Fire Stopping</i>						
			Sealants & Fire Stopping	-	-	11,143	-	-	11,143
			<i>Sealants &amp; Fire Stopping</i>			11,143			11,143
			<b>THERMAL&amp;MOISTURE PROTECT</b>	<b>16,512</b>	<b>39,762</b>	<b>405,006</b>			<b>461,279</b>
	<b>08_0000</b>		<b>DOORS, WINDOWS, HARDWARE</b>						
		08_1100	<i>Metal Doors and Frames - Furnish and Install</i>						
			HM Frame, HM Door, HDW - Exterior	-	13,000	-	-	-	13,000
			Interior Wd Frame, WD Door, HDW	-	31,050	-	-	-	31,050
			Interior Unit Entry, Corridor Wd Frame, WD Door, HDW	-	13,600	-	-	-	13,600
			Distribute Doors & hardware	1,359	-	-	-	-	1,359



West Mountain Village C  
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Location	Group	Phase	Description	Labor Amount	Material Amount	Sub Amount	Equip Amount	Other Amount	Total Amount
			<i>Metal Doors and Frames - Furnish and Install</i>	1,359	57,650				59,009
		08_1400	<i>Wood Doors</i>						
			Bifold Door 3' x 6'8"	4,397	18,153	-	-	-	22,550
			<i>Wood Doors</i>	4,397	18,153				22,550
		08_3100	<i>Access Doors &amp; Panels</i>						
			Access Panel 2' x 2' NR	298	643	-	-	-	940
			<i>Access Doors &amp; Panels</i>	298	643				940
		08_5000	<i>Windows, Sliding Doors</i>						
			Windows / Sliding Doors Delivered	-		121,142	-	-	121,142
			<i>Windows, Sliding Doors</i>			121,142			121,142
		08_7100	<i>Install Frames, Doors, Hardware</i>						
			Install Doors & Hardware		-	20,179	-	-	20,179
			<i>Install Frames, Doors, Hardware</i>			20,179			20,179
		08_8000	<i>Glass and Glazing</i>						
			Shower Doors	3,281	6,103		-	-	9,384
			<i>Glass and Glazing</i>	3,281	6,103				9,384
			<b>DOORS, WINDOWS, HARDWARE</b>	<b>9,335</b>	<b>82,548</b>	<b>141,321</b>			<b>233,204</b>
	09_0000		<b>FINISHES</b>						
		09_2113	<i>Plaster Assemblies</i>						
			<b>EIFS with 1" Insulation</b>	-	-	0	-	-	0
		09_2116	<i>Gypsum Board Assemblies</i>						
			Insulation, Drywall Installation and Finish (IntermountainWall Quote)	0	0	196,993	0	0	196,993
			Misc Metal Soffit, Fascia not covered by the roofer	-	-	20,750	-	-	20,750
			Densglass Sheathing at Exterior	-	-	22,344	-	-	22,344
			Scaffold system for all trades	-	-	40,707	-	-	40,707
			<i>Gypsum Board Assemblies</i>			280,794			280,794
		09_6500	<i>Vinyl Flooring</i>						
			Vinyl Base	-	-	1,305	-	-	1,305
			Vinyl Flooring - Entry and Corridors	-	-	7,671	-	-	7,671
			Sheet Flooring - Mohawk Westport	-	-	19,360	-	-	19,360
			Sheet Flooring - Storage and Laundry	-	-	1,710	-	-	1,710
			<i>Vinyl Flooring</i>			30,047			30,047
		09_6800	<i>Flooring</i>						
			Carpeting - Mohawk Trailblazer	-	-	17,266	-	-	17,266
			<i>Flooring</i>			17,266			17,266
		09_9000	<i>Painting and Floor Stain/Seal</i>						
			Painting per SF of Bldg	-	-	86,501	-	-	86,501
			<i>Painting and Floor Stain/Seal</i>			86,501			86,501
			<b>FINISHES</b>			<b>414,608</b>			<b>414,608</b>
	10_0000		<b>SPECIALTIES</b>						
		10_1400	<i>Signage</i>						
			<b>CMU Metal Panel Monument Sign Allowance 292</b>	-	-	-	-	-	-



West Mountain Village C  
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Location	Group	Phase	Description	Labor Amount	Material Amount	Sub Amount	Equip Amount	Other Amount	Total Amount
		10_1400	<i>Signage</i>						
			Plastic Room Signs	358	850	-	-	-	1,208
			Handicap Parking Signs & Post	561	600	-	-	-	1,161
			<i>Signage</i>	919	1,450				2,369
		10_2800	<i>Toilet, Bath, and Laundry Accessories</i>						
			Toilet Paper Holder (Surface)	1,041	823	-	-	-	1,864
			Robe Hook	294	206	-	-	-	500
			Towel Bar 18"	736	561	-	-	-	1,297
			Towel Ring	736	561	-	-	-	1,297
			Grab Bars 18"	193		-	-	-	193
			Grab Bars 24"	387		-	-	-	387
			Grab Bars 36"	193		-	-	-	193
			Grab Bars 42"	201		-	-	-	201
			Grab Bars 42" - shower	853		-	-	-	853
			Shower Curtain	119	768	-	-	-	888
			Shower Rod	199	1,020	-	-	-	1,219
			Mirror 36" X 48"	1,093	2,864	-	-	-	3,957
			<i>Toilet, Bath, and Laundry Accessories</i>	6,044	6,805				12,849
		10_4400	<i>Fire Protection Specialties</i>						
			Alum Mtl Cabinet & Fire Ext	467	1,540	-	-	-	2,007
			<i>Fire Protection Specialties</i>	467	1,540				2,007
			<b>SPECIALTIES</b>	<b>7,430</b>	<b>9,795</b>				<b>17,225</b>
	<b>11_0000</b>		<b>EQUIPMENT</b>						
		11_3000	<i>Residential Kitchen Equipment - Labor</i>						
			Refrigerator	953	0	-	-	-	953
			Microwave	1,489	0	-	-	-	1,489
			Stacked Washer/Dryer	953	0	-	-	-	953
			Dishwasher	1,191	0	-	-	-	1,191
			Range Hood	1,787	0	-	-	-	1,787
			<i>Residential Kitchen Equipment - Labor</i>	6,374					6,374
		11_4000	<i>Food Service Equipment - Labor</i>						
			Range	1,063	0	-	-	-	1,063
			<i>Food Service Equipment - Labor</i>	1,063					1,063
			<b>EQUIPMENT</b>	<b>7,437</b>					<b>7,437</b>
	<b>12_0000</b>		<b>FURNISHINGS</b>						
		12_0100	<i>Bike Hanger</i>						
			<b>Bike Hangers</b>				-	-	
	<b>21_0000</b>		<b>FIRE SUPPRESSION</b>						
		21_0500	<i>Fire Suppression</i>						
			Fire Sprinklers SF Cost	-	-	64,575	-	-	64,575



West Mountain Village C  
Schematic 010119

Location	Group	Phase	Description	Labor Amount	Material Amount	Sub Amount	Equip Amount	Other Amount	Total Amount
			Fire Suppression			64,575			64,575
			<b>FIRE SUPPRESSION</b>			<b>64,575</b>			<b>64,575</b>
	<b>22_0000</b>		<b>PLUMBING &amp; HVAC</b>						
		22_0500	Common Work for Plumbing						
			Plumbing	-	-	<b>274,981</b>	-	-	274,981
			Common Work for Plumbing			274,981			274,981
			<b>PLUMBING &amp; HVAC</b>			<b>274,981</b>			<b>274,981</b>
	<b>23_0000</b>		<b>HEATING, VENTILATING and AIR CONDITONING</b>						
		23_0500	Common Work for HVAC						
			HVAC	-	-	<b>183,865</b>	-	-	183,865
			Common Work for HVAC			183,865			183,865
			<b>HEATING, VENTILATING and AIR CONDITONING</b>			<b>183,865</b>			<b>183,865</b>
	<b>26_0000</b>		<b>ELECTRICAL</b>						
		26_0500	Electrical, Light Poles, Data and Communications, Fire Alarm, Service Allowance						
			Electrical	-	-	<b>260,315</b>	-	-	260,315
			Temporary Electricity	-	-	<b>1,350</b>	-	-	1,350
			Electrical, Light Poles, Data and Communications, Fire Alarm, Service Allowance			261,665			261,665
			<b>ELECTRICAL</b>			<b>261,665</b>			<b>261,665</b>
	<b>31_0000</b>		<b>EARTHWORK</b>						
		31_0500	Common Work for Earthwork, Fill						
			Cut, Fill, Engineered Fill, Layout	-	-	<b>133,573</b>	-	-	133,573
			Sitework prep	-	-	<b>12,940</b>	-	-	12,940
			Site Retaining	-	-	<b>31,600</b>	-	-	31,600
			Common Work for Earthwork, Fill			178,113			178,113
			<b>EARTHWORK</b>			<b>178,113</b>			<b>178,113</b>
	<b>32_0000</b>		<b>EXTERIOR IMPROVEMENTS</b>						
		32_1000	Asphalt Paving						
			Asphalt Paving and Patching	3,893	3,893	16,154	3,893	3,893	31,725
			Asphalt Paving	3,893	3,893	16,154	3,893	3,893	31,725
		32_1723	Pavement Markings						
			Striping Per Space	-	-	206	-	-	206
			H C Symbols	-	-	448	-	-	448
			Pavement Markings			654			654
		32_3300	Site Equipment & Bike Racks						
			<b>Bike Rack Single</b>			-		-	
			<b>Bike Rack 6 Bikes</b>			-		-	
			<b>Mailboxes</b>			-		-	
			<b>Bench Site Furnishing</b>			-		-	
			<b>Picnic Table</b>			-		-	



West Mountain Village C  
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Location	Group	Phase	Description	Labor Amount	Material Amount	Sub Amount	Equip Amount	Other Amount	Total Amount
		32_3300	Site Equipment & Bike Racks						
			<b>BBQ Grill</b>		-	-	-	-	
		32_9200	Landscaping & Irrigation Allowance						
			Landscape Allowance	-	-	50,000	-	-	50,000
			Landscaping & Irrigation Allowance			50,000			50,000
			<b>EXTERIOR IMPROVEMENTS</b>	<b>3,893</b>	<b>3,893</b>	<b>66,808</b>	<b>3,893</b>	<b>3,893</b>	<b>82,379</b>
	<b>33_0000</b>		<b>UTILITIES</b>						
		33_1000	Site Utilities Allowance, DCW,SAN,ST,Gas						
			Gas Main Install	-	-	<b>15,000</b>	-	-	15,000
			Gas Meter & Water Meter	-	-	<b>18,000</b>	-	-	18,000
			Utilities - Water	-	-	10,690	-	-	10,690
			Utilities - Sewer	-	-	104,925	-	-	104,925
			Utilities - Storm	-	-	11,500	-	-	11,500
			Site Utilities Allowance, DCW,SAN,ST,Gas			160,115			160,115
			<b>UTILITIES</b>			<b>160,115</b>			<b>160,115</b>
	<b>3_30_0000</b>		<b>CONCRETE</b>						
		3_31_5002	Slab * Prep/Fill						
			Vapor Barrier * 10 mil	819	3,391	-	126	-	4,336
			Slab * Prep/Fill	819	3,391		126		4,336
		3_33_2500	Gypcrete Floors						
			Gypcrete & Sound Mat	-	-	50,875	-	-	50,875
			Gypcrete Floors			50,875			50,875
			<b>CONCRETE</b>	<b>819</b>	<b>3,391</b>	<b>50,875</b>	<b>126</b>		<b>55,211</b>
			<b>Base Budget</b>	<b>98,147</b>	<b>348,706</b>	<b>3,010,835</b>	<b>50,911</b>	<b>177,355</b>	<b>3,685,953</b>



**Estimate Totals**

Description	Amount	Totals	Rate
Labor	98,147.00		
Material	348,706.00		
Subcontract	3,010,835.00		
Equipment	50,911.00		
Other	177,355.00		
	<b>3,685,954.00</b>	<b>3,685,954</b>	
Specified GCs	206,962.00		
Bldg Permit & Fees	N/A		
Materials Testing By Owner			
Appliances By Owner			
Contingency % of Cost	227,311.00		5.0000 %
Sub Default Program	45,163.00		1.5000 %
Builders Risk - Flammable Allo	28,641.00		0.6300 %
CCIP Insurance Policy	75,073.00		1.7900 %
Pre-con Fee % Percentage	22,731.00		0.5000 %
Contractor Fee % Percentage	227,311.00		5.0000 %
Surety Bond	27,070.00		
	<b>860,262.00</b>	<b>4,546,216</b>	
Tax	N/A		
<b>Total</b>		<b>4,546,216</b>	



**BAUEN GROUP LLC - ARCHITECTURE & DESIGN STUDIO** TEL:  
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## **GENERAL**

XXX

## **APPLICABLE CODES**

2012 International Building Code  
2012 International Mechanical Code  
2012 International Plumbing Code  
2012 International Fire Code  
2012 International Fuel Gas Code  
2012 International Energy Conservation Code  
2017 National Electric Code  
2009 ANSI

## **FIRE PROTECTION**

These apartments will be required to be protected with a wet fire protection sprinkler system.

## **PLUMBING**

50 gallon water heaters in units  
Garbage disposal in each unit  
Low flow toilets

## **HEATING & VENTILATING**

Gas fired hot water heaters along with a fan coil unit in each unit above bathroom ceiling connected to unit's hot water heater. Ducts to run from fan coil through open web truss throughout the unit.

## **ELECTRICAL**

28" wide top freezer refrigerator 16 cu ft  
Dishwasher 24" wide  
Range hoods in each unit, recirculating  
30" Electric ranges

## **UNIT FINISHES**

Blinds on all windows

Cabinetry basis of design to be HomeCrest Cabinetry 'Laural', Wood: Hickory, Door Shape: Square, Color: Natural

Counter tops basis of design to be laminate in Desert Springs color 4904-38

Carpet: Basis of Design Mohawk 'Trailblazer' – Wherever vinyl is not located

Carpet Base: 4"+/- painted wood base

Vinyl Flooring: Basis of Design Mohawk 'Westport' sheet – located in all kitchen's and baths and entryway

Vinyl Flooring Base: 4"+/- painted wood base

Towel bars and paper holders in each bathroom

8' ceilings throughout, 7' ceilings in bathrooms

## **Doors**

Unit entry doors: 1 3/4" solid core wood door with door bottom sweeps, raised threshold and acoustic gasketing around the perimeter of the door, painted, 20 minute rated

Doors inside units: standard solid core wood door, painted

Doors from corridor to exterior stair: Hollow metal frame, solid wood door with 1/4" lite, Entire system to be 90 minute rated

## **Windows**

Fiberglass

## **Acoustical Requirements**

Floor sound mat: Maxxon Acousti-II

Floor Underlayment: USG Levelrock Brand Floor Underlayment 2500

Resilient Channels: Clark Dietrich Building Systems; RC Deluxe Resilient Channel, Single Leg

## **Add Alternates:**

1. Increase plate heights to 9'-1 1/8" on all floors
2. Provide snow fencing at all eaves adjacent to exterior sidewalks
3. Provide acoustical ceiling hanger and 7/8" drywall furring channel at all ceilings instead of the 1/2" resilient channel. Basis of Design for acoustical ceiling hanger: Kinetics noise control 'wave hanger'.

**SCENARIO 1**  
**TWO BUILDINGS, 49 UNITS, 45,180 sq.ft.**

**Project Costs**

**Project Costs Paid Outside of the Loan**

Preconstruction and Design Costs	\$610,000 <sup>1</sup>
Cost of Issuance of Loan	\$75,000 <sup>2</sup>
Construction Period Interest	\$550,000 <sup>3</sup>
<b>Total</b>	<b>\$1,235,000 <sup>4</sup></b>

**Construction Costs**

Size of Project (sq.ft.)	45,180
Cost / Square Foot	\$270
<b>Total Hard Construction Costs</b>	<b>\$12,198,600 <sup>5</sup></b>

**Total Project Costs** **\$13,433,600**

**Annual Cash Flow Projections**

**Expenses - Phase IV Only**

**Permanent Financing**

Loan Amount	\$12,198,600
Monthly Debt Obligation	-\$68,500
<b>Total Yearly Debt Obligation</b>	<b>-\$822,000 <sup>6</sup></b>

**Projected Routine Expenses**

Property & Liability Insurance (Estimate)	-\$9,480
Water/Sewer 49 units @ \$35/month	-\$20,580
Cable 49 units @ \$23.20/month	-\$13,642
Electricity (Common Areas-Estimate)	-\$4,800
Maintenance Supplies	-\$11,368
Fire Alarm Monitoring System	-\$4,410
Village Association Dues	-\$10,584
Maintenance Staff (Wages, Taxes & Benefits)	-\$58,163
<b>Total Yearly Projected Routine Expenses</b>	<b>-\$133,027 <sup>7</sup></b>

**Total Expenses**

VCA Phase IV	Monthly	-\$79,586
	<b>Yearly</b>	<b>-\$955,027</b>

**Revenue - Phase IV Only**

Rentable Square Footage	34,685
Total Units	49 <sup>8</sup>
Estimated Monthly Rent	\$70,070
Estimated Annual Rents	\$840,840 <sup>9</sup>
Estimated Miscellaneous Income	\$27,489 <sup>10</sup>
Vacancy Factor (5%)	-\$42,042 <sup>11</sup>

**Total Revenue**

VCA Phase IV	Monthly	\$68,857
	<b>Yearly</b>	<b>\$826,287</b>

**VCA Phase I-III Revenue and Expense Summary**

<b>Revenue</b>	<b>Yearly</b>	<b>\$2,437,824 <sup>12</sup></b>
<b>Expense</b>	<b>Yearly</b>	<b>\$ (1,826,865) <sup>13</sup></b>

**Net Income**

VCA Phase I-IV Revenue	Monthly	\$ 272,009
	<b>Yearly</b>	<b>\$3,264,111</b>
VCA Phase I-IV Expense	Monthly	\$ -231,824
	<b>Yearly</b>	<b>-\$2,781,892</b>
<b>Net Income</b>	Monthly	\$ 40,185
	<b>Yearly</b>	<b>\$482,210</b>

**Notes**

1. Includes preconstruction: legal, survey, environmental, architectural, engineering, geotechnical (provided by Bauen) typically 5% of the budget does not include project management.
2. Legal fees associated with the loan.
3. Assumes a 12 month construction period. This value could be reduced if we treat the loan during construction as a construction loan and take draws each month.
4. Soft costs to be paid for by the Affordable Housing Reserve Fund. Council agreed to using \$1 million of the \$1.8 million available.
5. Subject to change at the time of contractor bids based upon construction drawings.
6. Assumes a 4.49% interest rate at 25 years amortization with a balloon at 10 years.
7. Expenses based upon the comparative expense statement regarding the existing VCA units and pro-rated to 49 units.
8. (42) 2 Bed- 1 3/4 bath units and (7) 1 Bed units.
9. Assumes \$1515=\$2.04/sq.ft. (2BD) - \$920= \$1.80/sq.ft. (1BD).
10. \$560/unit annually based upon the comparative income statement on the existing VCA units includes laundry revenues, cleaning revenue, pet fees, unit transfer or lease break fees for example.
11. Average three year vacancy rate has been between 1-2% however 5% was used as conservative estimate.
12. Includes increase rent revenue for 2019 of \$52,680 for the purposes of revenue assumptions moving forward.
13. Removed extraordinary 2018 VCA expenses including laundry room and parking lot improvements. Includes existing debt obligation of \$779,390.

**SCENARIO 2**  
**TWO BUILDINGS, 41 UNITS, 32,546 sq.ft.**

**Project Costs**

<b>Project Costs Paid Outside of the Loan</b>		
	Preconstruction and Design Costs	\$500,000 <sup>1</sup>
	Cost of Issuance of Loan	\$75,000 <sup>2</sup>
	Construction Period Interest	\$400,000 <sup>3</sup>
	Funds to reduce loan to bank qualified	\$243,854
	<b>Total</b>	<b>\$1,218,854 <sup>4</sup></b>
<b>Construction Cost</b>		
	Size of Project (sq.ft.)	32,546
	Cost / Square Foot	\$314.75
	<b>Total Hard Construction Costs</b>	<b>\$10,243,854 <sup>5</sup></b>
<b>Total Project Costs</b>		<b>\$11,462,708</b>

**Annual Cash Flow Projections**

<b>Expenses - Phase IV Only</b>		
<b>Permanent Financing</b>		
	Loan Amount	\$10,000,000
	Monthly Debt Obligation	-\$63,000.00
	<b>Total Yearly Debt Obligation</b>	<b>-\$756,000 <sup>6</sup></b>
<b>Projected Routine Expenses</b>		
	Property & Liability Insurance (Estimate)	-\$9,480
	Water/Sewer 41 units @ \$35/month	-\$17,220
	Cable 41 units @ \$23.20/month	-\$11,414
	Electricity (Common Areas-Estimate)	-\$4,800
	Maintenance Supplies	-\$9,512
	Fire Alarm Monitoring System (Based on average of e:	-\$3,690
	Village Association Dues	-\$10,584
	Maintenance Staff (Wages, Taxes & Benefits)	-\$48,667
	<b>Total Yearly Projected Routine Expenses</b>	<b>-\$115,367 <sup>7</sup></b>
<b>Total Expenses</b>		
	VCA Phase IV	Monthly
		-\$72,614
		<b>Yearly</b>
		<b>-\$871,367</b>
<b>Revenue - Phase IV Only</b>		
	Rentable Square Footage	30,470
	Total Units	41 <sup>8</sup>
	Estimated Monthly Rent	\$48,775
	Estimated Annual Rents	\$585,300 <sup>9</sup>
	Estimated Miscellaneous Income	\$22,960 <sup>10</sup>
	Vacancy Factor (5%)	-\$29,265 <sup>11</sup>
<b>Total Revenues</b>		
	VCA Phase IV	Monthly
		\$48,250
		<b>Yearly</b>
		<b>\$578,995</b>

**VCA Phase I-III Revenue and Expense Summary**

<b>Revenue</b>	Yearly	<b>\$2,437,542 <sup>12</sup></b>
<b>Expense</b>	Yearly	<b>\$ (1,826,865) <sup>13</sup></b>

**Net Income**

<b>VCA Phase I-IV Revenue</b>	Monthly	\$ 251,378
	<b>Yearly</b>	\$ 3,016,537
<b>VCA Phase I-IV Expense</b>	Monthly	\$ -224,853
	<b>Yearly</b>	-\$2,698,232
<b>Post Construction Income</b>	Monthly	\$ 26,525
	<b>Yearly</b>	<b>\$ 318,305</b>

**Notes**

1. Includes preconstruction: legal, survey, environmental, architectural, engineering, geotechnical (provided by Bauen) typically 5% of the budget does not include project management.
2. Legal fees associated with the loan.
3. Assumes a 12 month construction period. This value could be reduced by 1/2 if we treat the loan during construction as a construction loan and take draws each month.
4. Soft costs to be paid for by the Affordable Housing Reserve Fund. Council agreed to using \$1 million of the \$1.8 million available.
5. Subject to change at the time of contractor bids based upon construction drawings.
6. Assumes a 4.02% interest rate at 22 years amortization with a balloon at 10 years.
7. Expenses based upon the comparative expense statement regarding the existing VCA units and pro-rated to 41 units.
8. (21) 2 Bed- 1 3/4 bath units and (8) 1 Bed 1 bath units and (12) studio units
9. Assumes \$1515=\$2.04/sq.ft. (2BD) - \$920= \$1.80/sq.ft. (1BD) \$800 = \$2.10/sf.ft (Studio).
10. \$560/unit annually based upon the comparative income statement on the existing VCA units includes laundry revenues, cleaning revenue, pet fees, unit transfer or lease break fees for example.
11. Average three year vacancy rate has been between 1-2% however 5% was used as conservative estimate.
12. Includes increase rent revenue for 2019 of \$52,680 for the purposes of revenue assumptions moving forward.
13. Removed extraordinary 2018 VCA expenses including laundry room and parking lot improvements. Includes existing debt obligation of \$779,390.

## Town of Mountain Village

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### Memorandum

To: Mayor and Town Council  
From: Steven LeHane, Broadband Director  
Date: January 10, 2019  
CC: Kim Montgomery

The Town of Mountain Village has contracted with Century Link for bandwidth service since 2005. Over that period, the Town has experienced a large number of outages. Century Link has been asked many times what they are doing to improve our service and when they would be able to provide the Town with redundancy. They have been unable to reassure the Town that improvements would be made any time soon.

As a result, the Town began discussions with Forethought Communications to replace our 10-gigabit circuit currently provided by Century Link from the North (Grand Junction) with a 10-gigabit circuit also from the North. In addition, Forethought will provide the Town redundancy by supplying a 5-gigabit backup circuit from the South (Cortez) in case the primary 10 gigabit circuit fails.

Currently Town pays Century Link \$17,000.00 per month for their 10-gigabit circuit, whereas, Forethought will charge the Town \$17,000.00 per month for both the 10-gigabit circuit and the 5-gigabit redundant circuit. The proposed term of the contract for these circuits is 3 years.

Staff is requesting the Council authorize Broadband Director Steven LeHane and Town Manager Kim Montgomery to finalize the contract with Forethought Communications for signature by Mayor Benitez.



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To: Town Council

From: Bill Kight, communications and business development director

For: Meeting, January 17, 2019

Date: January 10, 2019

Re: Communications & Business Development Biannual Report

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### **COMMUNICATION & BUSINESS DEVELOPMENT PROGRAM NARRATIVE**

The Department of Communication and Business Development is responsible for the planning, development and implementation of the Town of Mountain Village's communication strategies, public relations, future business development, and community and business outreach. Additional responsibilities include overseeing the development, media, public information, and the implementation of support materials and services in the areas of marketing, communications, social media, and public relations.

Fundamentally, the mission of the Town of Mountain Village Communication Director and department staff is to communicate with community members comprehensively about the activities and operation of their local government.

Other objectives include:

- To explain the value of local government by defining its scope of service and the resources it takes to provide those services.
- To develop an informed and involved community that crosses all age groups.
- To provide Town of Mountain Village employees with comprehensive information about the activities and operations of the town.
- To ensure the framework for the development of positive and productive relationships among Town of Mountain Village constituencies and employees.

### **COMMUNICATION & BUSINESS DEVELOPMENT DEPARTMENT GOALS**

1. Economic Development Resource Program for new business growth
2. Town of Mountain Village Business Incentive Program
3. Retention of existing businesses
4. Community Development to build a community around new growth

5. Brand Development Strategy
6. Business and recreation mapping
7. Technology and Innovation

#### **MARKETING & BUSINESS DEVELOPMENT DEPARTMENT PERFORMANCE MEASURES**

1. Business growth through the creation of a business resource program to foster new business with the objective of vitality and sustainability by creating a business incentive resource package to encourage economic development, business expansion and job creation.
  - a. Proposal for a future resolution for financial support through a tax credit program by creating a Mountain Village Business Tax Credit (MVBC)
    - i. Discussion points on economic development incentives, including waivers, refunds and abatements of fees, charges and sales taxes associated with land development and building activities
    - ii. Proposal for permit waivers
    - iii. Proposal for utility waivers based on incentive
2. Create a local business incentive funding program to implement community engagement events educating business owners with initiatives that leverage town-led business programming, and digital content to help strengthen the Town of Mountain Village as a community and business-friendly institution providing tools used to promote their amenities, events, programs, and satellite (pop-up) business installations.
3. The creation of a Lunch & Learn program for educational lectures, enhanced resources to existing businesses through online and digital media, the creation of a comprehensive online business directory for added exposure through a digital footprint, and a business marketing summit lead by a team of experts.
4. Assimilate a hands-on approach with increased communication through the growth of all town platforms to include email marketing, website visitation and awareness, public relations outreach, messages boards and social media (Facebook, Instagram, Twitter, and LinkedIn). Pop-up
5. Create a brand identity with the rebranding of our town logo, and mission statement to access new markets and foster future economic interest with a regional and national reach.
6. Maps are an important component for a thriving town and business corridor. I look to improve and help create (with community stakeholders) a set of consistent maps to enhance our local assets on a regional level. In addition to adding local businesses to google and apple maps for business identification.

7. The use of technology for interactive mapping systems for tourism and hospitality interests, a push for more electric vehicle charging stations, and the future fiber to home initiatives led by PR and marketing campaigns to foster economic development.

## ACCOMPLISHMENTS

1. A pronounced communication program through online media, email marketing, social media, and community outreach. Supporting data listed in Appendix A.
2. Concluding the second phase of wayfinding to promote a higher quality visitor experience, enhance existing and new traffic patterns, adding business directories, reduce visual clutter, and create a unified sign program to complement future planning goals of the Town of Mountain Village's Comprehensive plans. Yearend 2018 update listed in Appendix B.
3. Two staff members have been hired expanding the Communications and Business Development Department with the addition of a **Business Development and Community Engagement Coordinator**, whom oversees plaza use permits for special events, commercial vending carts, Market on the Plaza, our local craft, farmer's and artisan market, and our merchant business corridor, and a **Marketing and Communications Coordinator** overseeing email marketing, PR, media outreach, social media, and communications.
4. The town secured a co-working space at Telluride Works Co-working to foster new business relationships for Mountain Village.
5. Mountain Village funds the Colorado Small Business Development Center (SBDC) at \$2,500 annually through the Communications & Business Development budget. An invaluable service offered by the SBDC is free to access to one-on-one business consulting and low-cost business training. I look to increase this funding in 2019 to enhance our program reach to our local community.
6. As a board member of the Small Business Resource Center Committee (SBRC) under Region 10, I have attended meetings, workshops and classes about the creation of a business curriculum for new and existing businesses seeking business assistance and consulting in the region.
7. The town has partnered with Telluride Ski Resort to provide enhanced guest services to the town for both summer and winter seasons to provide more staff resources and a consistent brand message for both summer and winter activities and guest experiences.
8. Our Department has provided one-on-one outreach to the local businesses for marketing and PR support to enhance their business promotion.
9. Our department has concluded a local business audit for an online, digital and social media footprint to help lead a town-led initiative to improve their digital & online presence, as well as the towns.



10. Attended the Telluride Venture Accelerator's (TVA) "Startup Weekend" in Telluride and the annual Demo Day, where graduating companies introduced their businesses to the community. Each company presented their business in a seven-minute pitch with five minutes of Q&A.
11. Mountain Village Center wayfinding business directories and online maps completed enhancing local business outreach.
12. Help TMVOA promote their Mountain Village Merchant meetings to allow more business engagement across the community as a resource for local businesses.
13. Created a comprehensive local business email and social media marketing campaign to promote all local business entities through targeted promotions.
14. Town sponsored an Entrepreneurship Workshop this fall in partnership with the Southwest Innovation Corridor, Telluride Venture Accelerator, Startup Colorado, and CU LEEDS School of Business.
15. Attended several meetings with the Montezuma Community Economic Development Association

#### **NOTABLE PROJECTS COMPLETED IN 2018**

1. Built Emergency Response, AED, Police, Fire, Search & Rescue, CodeRed, Wildfire safety, current conditions, CSA Farm to Community, Composting Incentive Program web pages (2018).
2. Design Review Board (DRB) Roofing and Design Themes Marketing and PR campaign (February)
3. Market on the Plaza Vendor Marketing, Advertising & PR (March & April)
4. Create new social media accounts to include a Police Facebook and Twitter page, a Park and Rec Facebook and Twitter Page with two more town related accounts pending for increased community and regional outreach (May to Present)
5. Create and Build a YouTube Video Channel for Archiving (summer)
6. Create newly targeted email marketing newsletters (fall)
7. Create and Manage Online Photo Library for Departments and Media (2018)
8. Create online visitor photo galleries for showcasing Mountain Village accolades and events through Flickr (fall)
9. Coffee with a Cop Marketing, Advertising & PR (Fall)
10. Ethics Open Seats Marketing, Advertising & PR (June & July)
11. Grant Program Open Seats Marketing, Advertising & PR (June & July)
12. Environmental Incentive Programs and Public Outreach (May)
13. Heat Trace Incentive Program (May; Ongoing)
14. Solar Energy Incentive Program (May; Ongoing)
15. Evacuation plan, collateral, and marketing campaign (summer)
16. Wildfire Mitigation Incentive Program & Forum (July & August; Ongoing)
17. Smart Water Controls Incentive Program (August; Ongoing)

18. Business Directory Improvements (Ongoing)
19. Create a merchant business directory database (ongoing)
20. Public Works Outreach for Road and Bridge (summer and fall)
21. New summer Hiking & Biking, Disc Golf and Bike Park Maps (May)
22. Gondola Fire Stickers (May)
23. Gondola Facts Stickers (July)
24. Construction Projects: Trail Closures/Detours, Gondola Maintenance (April; Ongoing)
25. Market on the Plaza Advertising (June-August)
26. FirstGrass Concert Marketing, Advertising & PR (June)
27. New Marketing and Business Development Position Marketing, Advertising & PR (May-July)
28. The Ride Festival Kick Off Party Marketing, Advertising & PR (July)
29. Community Grant Program Outreach (June & July)
30. National Night Out Outreach (August)
31. Hired a Community Engagement and Business Development Coordinator (July)
32. Implement TMV Communication Policies for Social Media, Filming, Photographer, Media, Wi-Fi and Email. (in progress)
33. Wayfinding Phase 2 Completed; starting Phase 3 (Ongoing)
34. New Website Enhancements (January to present)
35. Fire Restrictions Collateral, marketing, PR, email, a social media campaign (May & June)
36. Emergency preparedness marketing, PR, email, social media campaign and webpage build (June & July)
37. Manage Esse Design, Co-Creative, Wayfinding, and VentureWeb contracts (2018)
38. Audit and enhance Social Media accounts (fall)
39. Add and Improve Website Search (SEO) results to our website (fall)
40. Town of Mountain Village Brand Development + Style Guide (in progress)
41. Hired a Marketing & Communications Coordinator (November)
42. Create internal SOPs for departmental projects (ongoing)




**APPENDIX A**




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Re: Communication Program Analytics Report

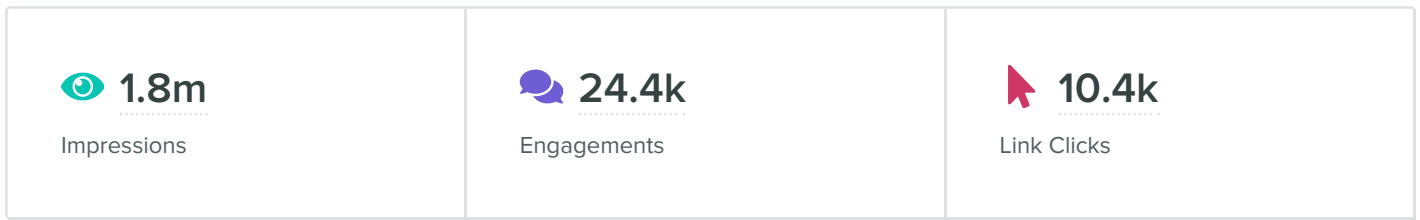
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 Mountain Village  
 Mountain Village  
 Town of Mountain Village

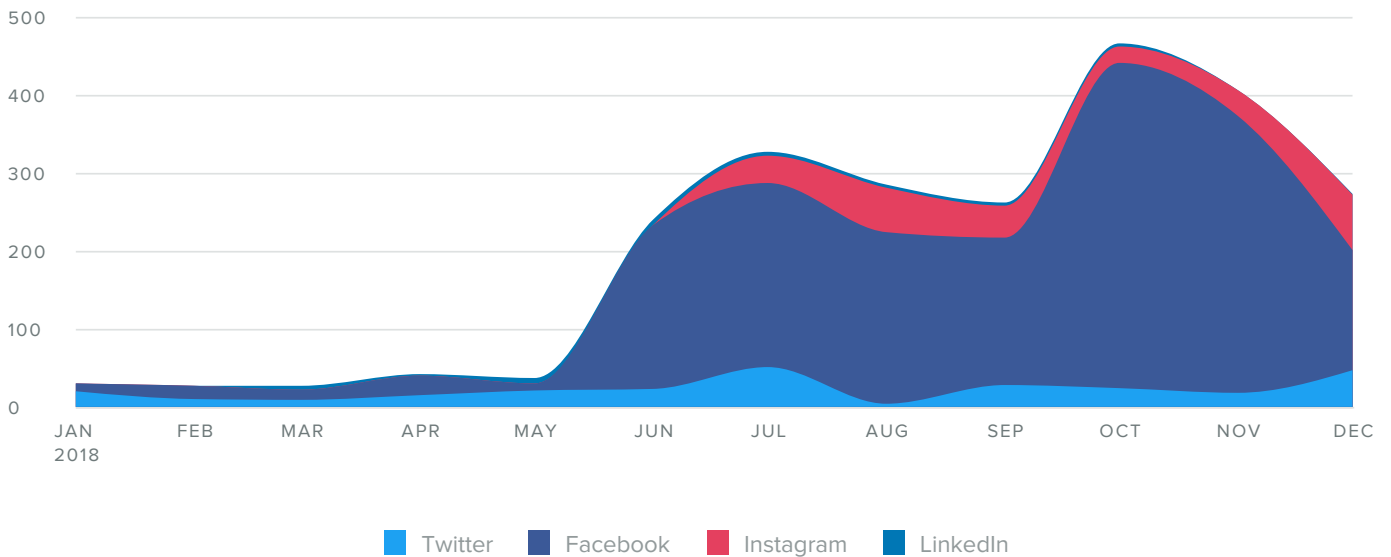
 Town of Mountain Village Police Dept  
 Mountain Village Police Department  
 Town of Mountain Village

## Group Activity Overview



## Group Audience Growth

AUDIENCE GROWTH, BY MONTH



Audience Growth Metrics	Totals	% Change
<b>Total Fans</b>	<b>8,103</b>	<b>↗ 69.8%</b>
New Twitter Followers	270	↗ 19.7%
New Facebook Fans	1,855	↗ 59.4%
New Instagram Followers	258	↗ 100%
New LinkedIn Followers	39	↗ 37%
<b>Total Fans Gained</b>	<b>2,422</b>	<b>↗ 69.8%</b>

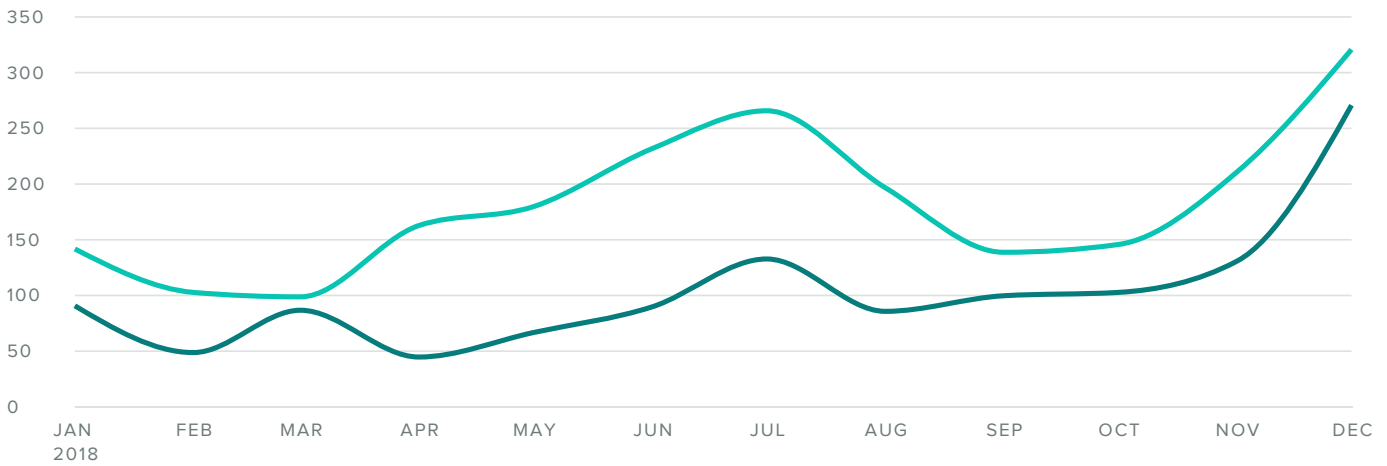
Total followers increased by

**▲ 69.8%**

since previous date range

## Group Message Volumes

MESSAGES PER MONTH



■ Sent Messages ■ Received Messages

Sent Messages Metrics	Totals	% Change
Twitter Tweets and DMs Sent	734	↗ 3.8%
Facebook Posts Sent	948	↗ 24.7%
Instagram Media Sent	339	↗ 308.4%
LinkedIn Posts Sent	166	↗ 33.9%
<b>Total Messages Sent</b>	<b>2,187</b>	<b>↗ 30.6%</b>

Message volume increased by

**▲ 30.6%**

since previous date range

Received Messages Metrics	Totals	% Change
Twitter Messages Received	261	↗ 42.6%
Facebook Messages Received	888	↗ 101.4%
Instagram Comments Received	92	↗ 196.8%
<b>Total Messages Received</b>	<b>1,241</b>	<b>↗ 89.5%</b>

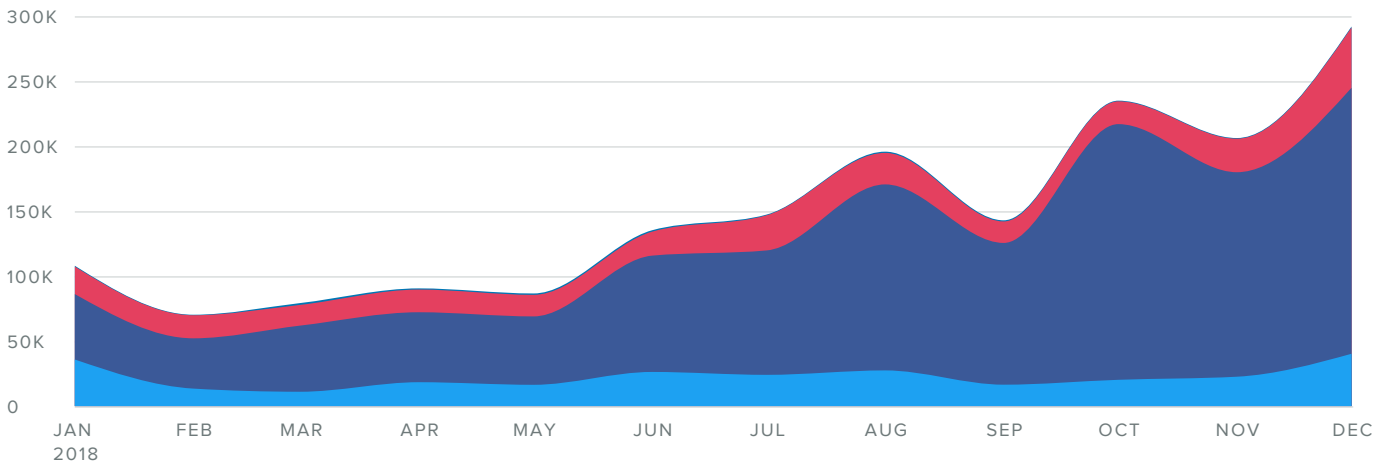
Message volume increased by

**▲ 89.5%**

since previous date range

## Group Impressions

### IMPRESSIONS PER MONTH



■ Twitter
 ■ Facebook
 ■ Instagram
 ■ LinkedIn

Impressions Metrics	Totals	% Change
Twitter Impressions	272,089	<span style="color: #00AEEF;">↗</span> 26.2%
Facebook Impressions	1,242,165	<span style="color: #00AEEF;">↗</span> 58.4%
Instagram Impressions	264,935	<span style="color: #00AEEF;">↗</span> 326%
LinkedIn Impressions	9,523	<span style="color: #00AEEF;">↗</span> 184.7%
<b>Total Impressions</b>	<b>1,788,712</b>	<span style="color: #00AEEF;">↗</span> <b>67.9%</b>

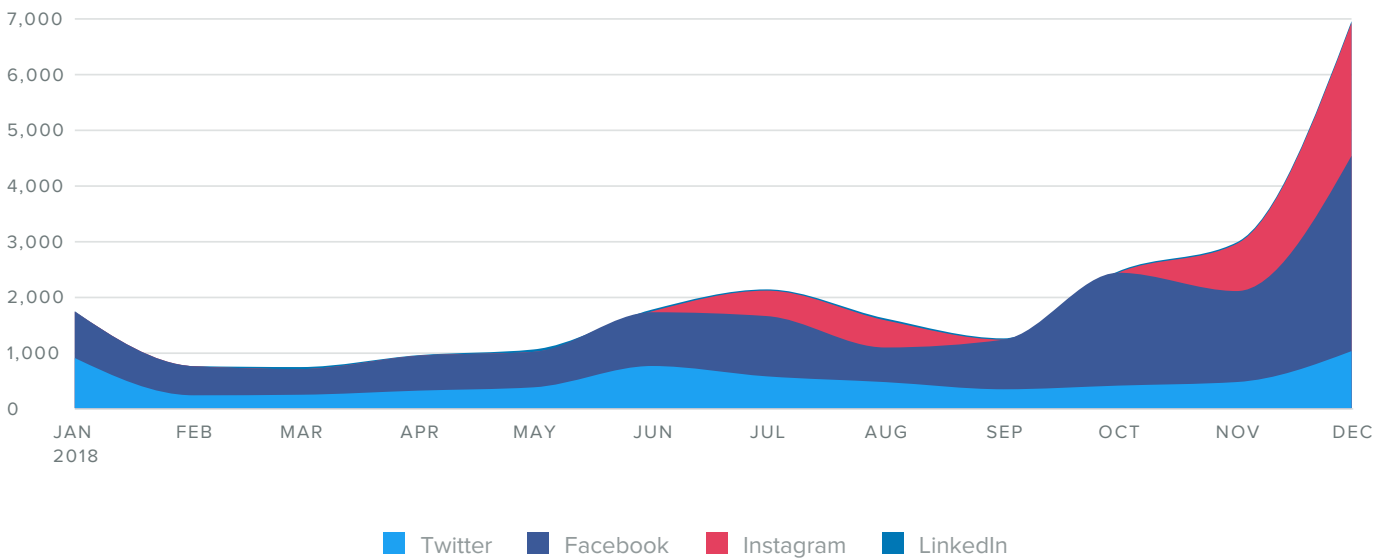
Total Impressions increased by

**▲ 67.9%**

since previous date range

## Group Engagement

### ENGAGEMENTS PER MONTH



Engagement Metrics	Totals	% Change
Twitter Engagements	6,070	↗ 29.9%
Facebook Engagements	13,799	↗ 94.5%
Instagram Engagements	4,201	↗ 249.5%
LinkedIn Engagements	290	↗ 408.8%
<b>Total Engagements</b>	<b>24,360</b>	<b>↗ 87%</b>

The number of engagements increased by

# ▲ 87%




since previous date range

## Group Stats by Profile/Page

Profile/Page	Total Fans / Followers	Fan / Follower Increase	Messages Sent	Impressions	Impressions per Post	Engagements	Engagements per Post	Link Clicks
Mountain Village @MountainVillage	1,674	16.41%	649	249,923	385.1	5,575	8.6	1,362
Town of Mountain Village Police Dept @TMVPolice	47	100%	83	22,166	267.1	495	6	104
Mountain Village Business Page	4,953	53.53%	819	1,123,152	1,371.4	13,372	16.3	8,460



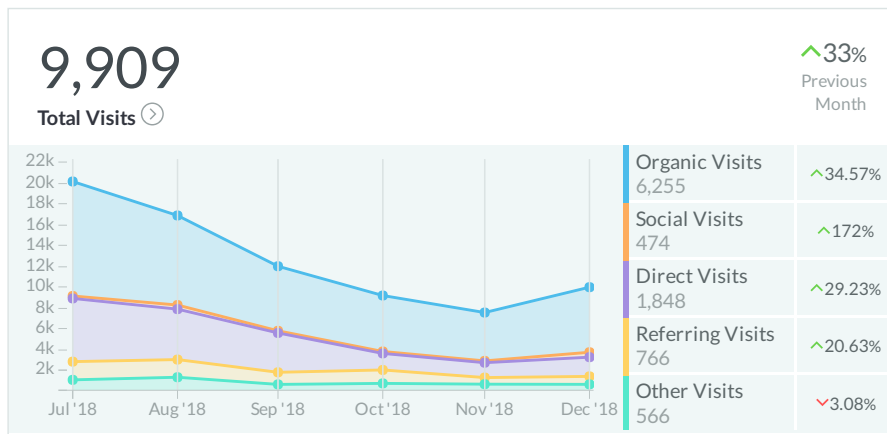
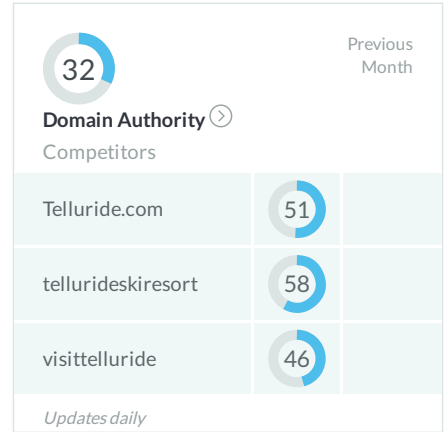
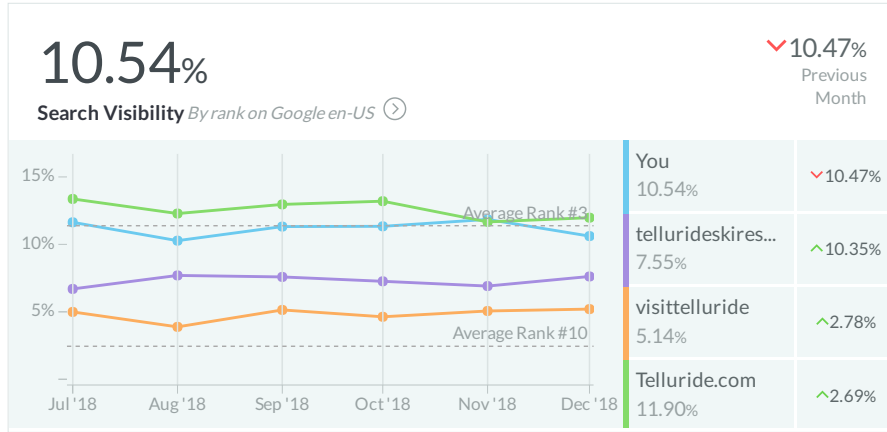
## Group Stats by Profile/Page

Profile/Page	Total Fans / Followers	Fan / Follower Increase	Messages Sent	Impressions	Impressions per Post	Engagements	Engagements per Post	Link Clicks
 <b>Mountain Village Department</b> Business Page	188	100%	129	119,013	922.6	427	3.3	296
 <b>Town of Mountain Village (Business)</b> @townofmountainvillage	1,093	100%	339	264,935	781.5	4,201	12.4	–
 <b>Town of Mountain Village</b> Company Page	148	37.04%	166	9,523	57.4	290	1.7	170



## Town of Mountain Village Website Analytics

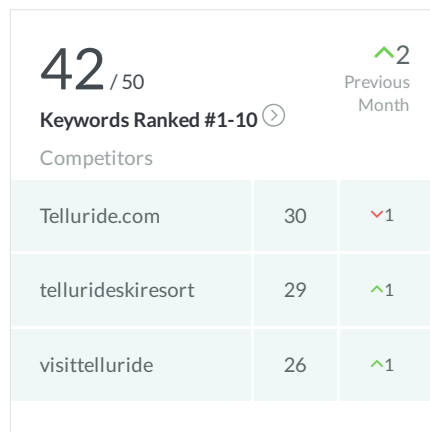
Generated on January 11, 2019



### Top National Keywords

*By rank on Google en-US*

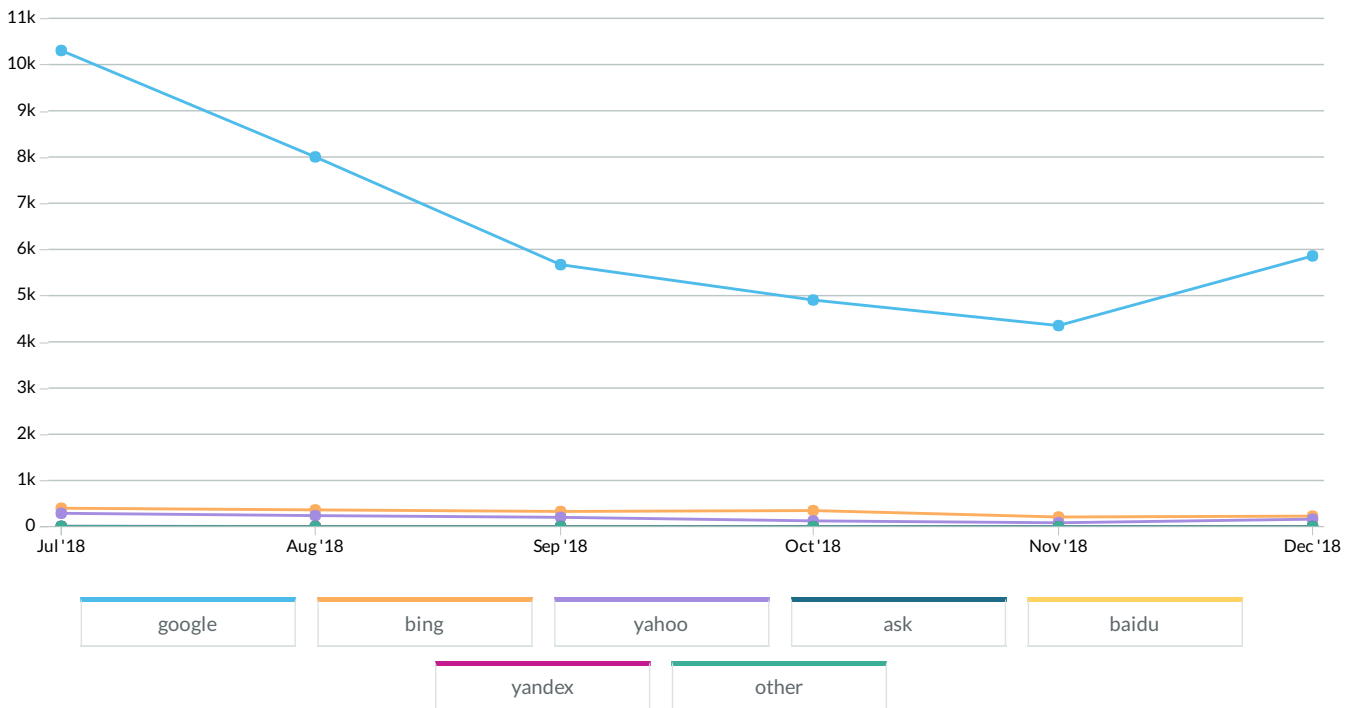
Keyword	Rank
telluride mountain village map	#1
telluride village	#1
village court apartments tellur...	#1
telluride mountain village	#1
town of mountain village	#1



# Discover

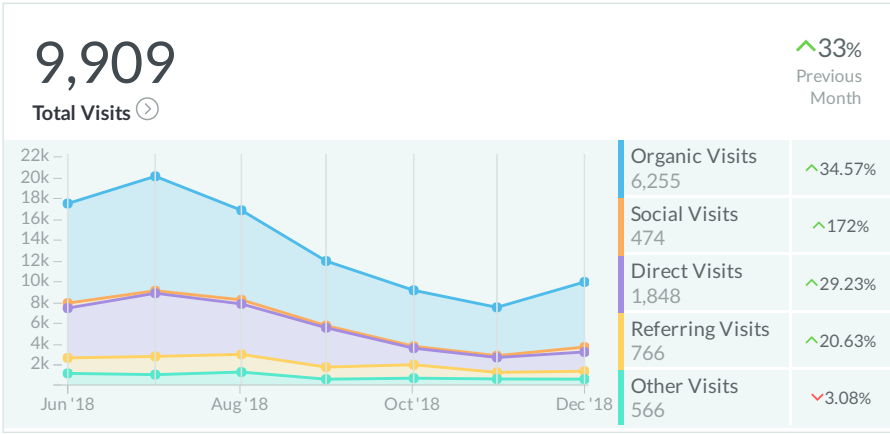
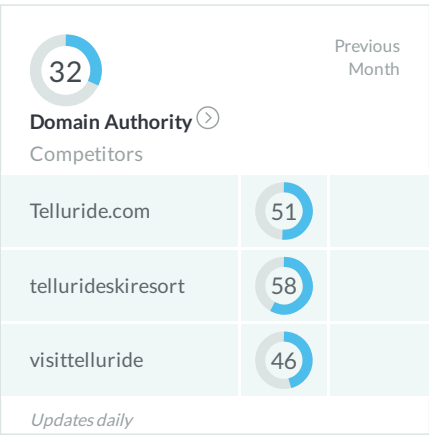
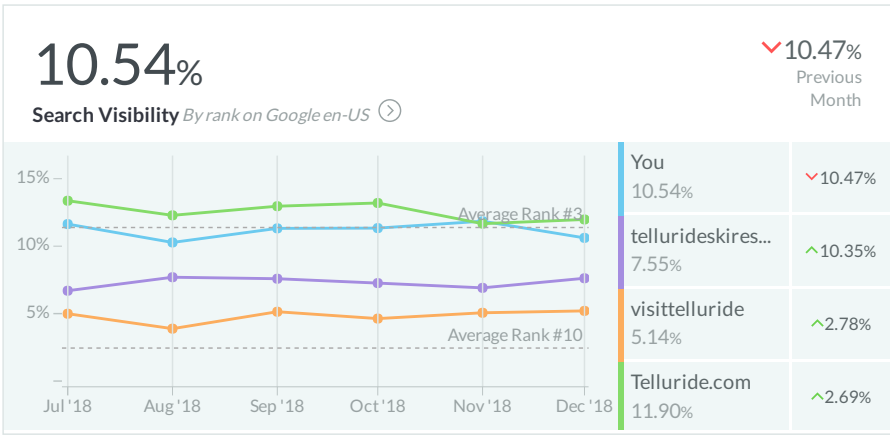
Keyword <sup>i</sup>	Page <sup>i</sup>	Rank <sup>i</sup>	Score <sup>i</sup>		Track
telluride mountain village	The Town of Mountain Village   Neighboring Telluride, CO <a href="http://townofmountainvillage.com">townofmountainvillage.com</a>	#1	71		<input type="checkbox"/>
telluride mountain village map	Area Maps   Town of Mountain Village, CO <a href="http://townofmountainvillage.com/getting-around/maps/">townofmountainvillage.com/getting-around/maps/</a>	#1	71		<input type="checkbox"/>
town of mountain village	The Town of Mountain Village   Neighboring Telluride, CO <a href="http://townofmountainvillage.com">townofmountainvillage.com</a>	#1	96		<input type="checkbox"/>
village court apartments telluride	Mountain Village Housing   Village Court Apartments <a href="http://townofmountainvillage.com/..sidents/village-court-apartments/">townofmountainvillage.com/..sidents/village-court-apartments/</a>	#1	71		<input type="checkbox"/>
telluride village	The Town of Mountain Village   Neighboring Telluride, CO <a href="http://townofmountainvillage.com">townofmountainvillage.com</a>	#1	71		<input type="checkbox"/>

## Visits from Organic Search



# Compare Link Profiles

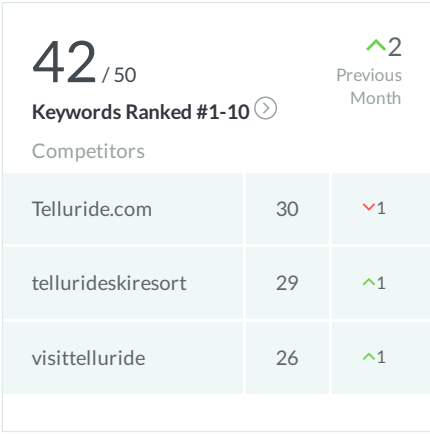
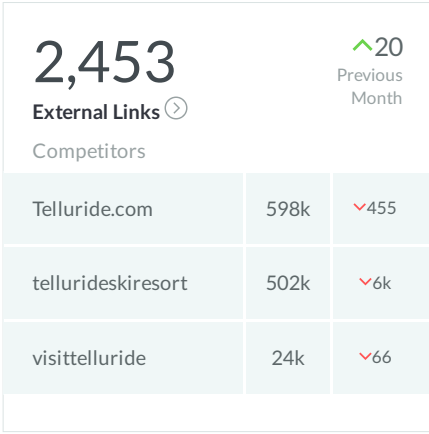
Metrics	townofmountainvi...	telluride.com	tellurideski resort...	visittelluride.com
Domain Authority	32	51	58	46
Spam Score	1%	1%	1%	1%
Total links	41,187  278	698,934  1k	1,517,807  10k	282,901  1k
% of total links, external + follow	5%	85%	22%	7%
External, followed links	2,021  24	596,100  436	332,602  916	20,991  11
Internal, followed links	38,734  258	100,708  2k	1,015,513  4k	259,097  1k
External, nofollowed links	432  4	2,126  19	169,691  5k	2,813  55
Internal, nofollowed links	0	0	1	0
Total linking domains	445  6	2,318  8	5,531  20	2,222  7
Followed linking domains	345  6	2,044  4	4,099  15	1,930  5



# Top National Keywords

*By rank on Google en-US*

Keyword	Rank
telluride mountain village map	#1
telluride village	#1
village court apartments tellur...	#1
telluride mountain village	#1
town of mountain village	#1



## APPENDIX A CON'T

### EMAIL MARKETING CAMPAIGN PERFORMANCE:

#### Email Campaigns -

1 Jan 2018—31 Dec 2018

##### Summary

Comparing to prior 365 days

Campaigns sent	Emails sent	Delivery rate	
119	258,020	97.6% - 0.9%	
Open rate	Click rate	Unsubscribe rate	Bounce rate
30% - 0.0%	5.3% + 1.3%	0.1% - 0.0%	2.4% + 0.9%
75,604 opened	13,274 clicks	333 unsubscribed	6,065 bounced

#### Email Automation Campaigns -

##### Journey performance

1 Jan 2018—31 Dec 2018

##### Summary

Comparing to prior 365 days

Active journeys	Emails sent	Delivery rate	
9	11,657	94.6% + 8.2%	
Open rate	Click rate	Unsubscribe rate	Bounce rate
36.7% + 0.8%	5.1% - 1.9%	1% - 0.2%	5.4% - 8.2%
4,045 opened	557 clicks	111 unsubscribed	633 bounced

#### Content Performance -

1 Jan 2018—31 Dec 2018

##### Summary

Comparing to prior 365 days

Total clicks	Total unique clicks	Click rate
24,826	13,833	5.2% + 2.9%

## Subscriber Activity Lists -

List	Subscribers	Emails Delivered	Open Rate	Click Rate
<a href="#">General Communication</a>	1,575 -176 -10.1%	175,517	29.7% 52,153 -0.4%	4.9% 8,551 +0.8%
<a href="#">Website Footer Email Lead Generator</a>	1,340 488 +57.3%	22,396	27.5% 6,167 +1.2%	4.3% 954 +1.1%
<a href="#">Business License Customers</a>	711 -102 -12.6%	15,343	19.7% 3,016 -5.2%	1.6% 238 +0.3%
<a href="#">Events Lead Generator</a>	365 133 +57.3%	10,135	36.1% 3,659 -2.4%	6.0% 607 -1.8%
<a href="#">2017 Business License Customers (Owner)</a>	195 -17 -8.0%	6,537	26.9% 1,759 -6.4%	4.7% 305 -0.2%
<a href="#">Cable Customers</a>	1,313 961 +273.0%	6,007	42.5% 2,550 +5.2%	4.6% 276 +2.2%
<a href="#">Wireless - Mountain Village Center</a>	2,149 2,141 +26762.5%	5,752	24.8% 1,427 -4.7%	3.2% 186 +0.1%
<a href="#">Concierge</a>	29 -16 -35.6%	2,241	33.0% 739 +6.4%	5.6% 125 +2.5%
<a href="#">Hiking Lead Generator</a>	415 45 +12.2%	1,223	39.6% 484 -43.3%	7.9% 97 -62.3%
<a href="#">Regional Media</a>	40 -3 -7.0%	1,053	31.2% 329 -3.7%	2.8% 29 -0.6%
<a href="#">Careers Lead Generator</a>	560 114 +25.6%	970	24.8% 241 -3.3%	1.5% 15 +1.0%
<a href="#">Local Media</a>	14 -4 -22.2%	914	27.4% 250 -14.2%	4.5% 41 -1.9%
<a href="#">Local Businesses</a>	21 21 —	850	27.9% 237 —	2.0% 17 —

## Subscriber Segment Performance -

Segment	Subscribers	Emails Delivered	Open Rate	Click Rate
<a href="#">Resident Designation</a> Parent list: <a href="#">Website Footer Email Lead Generator</a>	151 -18 -10.7%	3,344	24.5% 820 -2.3%	4.1% 136 +1.4%
<a href="#">General Communication</a> Parent list: <a href="#">Website Footer Email Lead Generator</a>	125 —	3,092	42.9% 1,325 —	5.0% 156 —
<a href="#">I live in Mountain Village</a> Parent list: <a href="#">Wireless - Mountain Village Center</a>	225 219 +3650.0%	3,023	22.5% 680 -1.2%	2.4% 73 +1.6%
<a href="#">Events</a> Parent list: <a href="#">Website Footer Email Lead Generator</a>	129 —	1,562	40.5% 632 —	5.1% 80 —
<a href="#">Newsletter</a> Parent list: <a href="#">Website Footer Email Lead Generator</a>	116 —	1,398	44.0% 615 —	5.6% 78 —
<a href="#">Visitor Designation</a> Parent list: <a href="#">Website Footer Email Lead Generator</a>	661 —	942	16.9% 159 —	1.2% 11 —
<a href="#">Town Council</a> Parent list: <a href="#">Website Footer Email Lead Generator</a>	77 —	506	39.9% 202 —	8.9% 45 —
<a href="#">Building Planning &amp; Public Works</a> Parent list: <a href="#">Website Footer Email Lead Generator</a>	82 —	398	43.0% 171 —	6.8% 27 —
<a href="#">I live in Mountain Village</a> Parent list: <a href="#">Wireless - Oak Street Plaza</a>	10 9 +900.0%	242	31.0% 75 +12.3%	1.2% 3 +1.2%
<a href="#">I live outside of Mountain Village, but in the Telluride Region</a> Parent list: <a href="#">Wireless - Mountain Village Center</a>	146 144 +7200.0%	206	20.4% 42 -3.1%	4.4% 9 +4.1%

## Subscriber Engagement Summary -

1 Jan 2018 — 31 Dec 2018

### Summary

Comparing to prior 365 days

Total recipients

255,225 + 12.1%

Emails sent

261,887

Open rate

30% + 0.1%

76,566 opened

Click rate

5.3% + 1.2%

13,549 clicks

Unsubscribe rate

0.2% - 0.0%

413 unsubscribed

Bounce rate

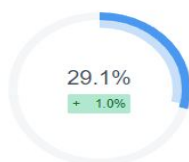
2.5% + 0.6%

6,662 bounced

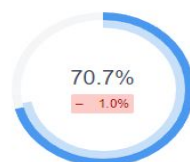
### Engagement

Comparing to prior 365 days

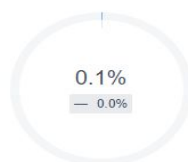
Active



Inactive



Unsubscribed



Selected period

Prior 365 days

## Email Performance by Country -

### Performance by country

Comparing to prior 365 days

Country	Emails Sent	Delivery Rate	Bounce Rate	Open Rate	Click Rate
United States of America	149,308 + 36.8%	99.3% + 0.1%	0.7% - 0.1%	34.8% - 2.6%	6.4% + 1.1%
Unknown	34,581 + 3.4%	88.6% - 6.6%	11.4% + 6.6%	5.5% + 1.7%	0.0% - 0.0%
Canada	942 + 73.2%	99.8% - 0.2%	0.2% + 0.2%	45.0% - 1.5%	6.6% + 0.9%
Germany	866 +230.5%	100.0% - 0.0%	0.0% - 0.0%	27.8% + 6.8%	15.6% + 14.1%
Australia	529 + 52.0%	95.5% - 4.0%	4.5% + 4.0%	37.8% - 6.4%	2.2% - 2.4%
Mexico	376 + 40.3%	99.5% + 0.6%	0.5% - 0.6%	24.1% - 14.0%	0.8% - 0.0%
United Kingdom	312 - 0.6%	99.4% - 1.9%	0.6% - 1.9%	33.2% - 1.1%	2.6% - 2.8%
Italy	290 +116.4%	99.7% - 0.3%	0.3% + 0.3%	25.3% - 22.5%	1.0% - 4.2%
Czech Republic	264 + 83.3%	100.0% - 1.4%	0.0% - 1.4%	12.1% - 3.4%	0.4% - 3.1%
Peru	252 + 37.7%	99.6% - 0.4%	0.4% + 0.4%	8.0% - 15.0%	0.0% - 0.5%
Spain	252 +162.5%	99.6% - 0.4%	0.4% + 0.4%	25.1% + 5.3%	4.8% + 2.7%
France	196 + 38.0%	99.5% + 0.2%	0.5% - 0.2%	59.0% + 0.1%	5.1% + 1.6%



**APPENDIX B**

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Re: 2018 Year-End Wayfinding Report

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To: Town Council

From: Bill Kight, communications and business development director

For: Meeting, January 17, 2019

Date: January 10, 2019

Re: Wayfinding 2018 Report

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The following progress report reflects the completed and projected Town of Mountain Village Wayfinding projects for calendar year 2018/2019.

## 1. Wayfinding Project Update

### 1.1 Phase 2: Completed Projects

- 1.1.1 Design, fabrication and installation of Town entrance Sign.
- 1.1.2 Design, fabrication and installation of Market Plaza (formerly Town Hall Plaza) and Village Center stone monuments with lighting to include seasonal directional maps, a business directory, and individual breadcrumb/informational icons highlighting amenities, businesses, and services (Village Center).
- 1.1.3 Design, fabrication and installation of Mountain Village Entrance Street Sign Monument & Map (Mountain Village Blvd).
- 1.1.4 Vehicular signs along Mountain Village Blvd and other roadways in route to Meadows Parking Lot directing drivers to various parking options and amenities.
- 1.1.5 Gondola Parking Garage exterior building façade signs.
- 1.1.6 Winter 2017-2018 business directories erected throughout Mountain Village Center, Market Plaza and Oak Street Plaza.
- 1.1.7 Summer 2018 business directories erected throughout Mountain Village Center, Market Plaza and Oak Street Plaza.
- 1.1.8 Oak Street Plaza four-sided kiosk installed (a collaboration with the Town of Telluride) adorned with information and directions to amenities and services.
- 1.1.9 Oak Street Plaza three-sided kiosk installed with Ski Trail Map & information, a Mountain Village Business directory and Regional marketing panel
- 1.1.10 Gondola Plaza three-sided kiosk installed with Ski Trail Map & information, a Mountain Village Business directory and Gondola Facts and Information marketing panel
- 1.1.11 Design, fabrication and installation of Village Center “breadcrumb” monuments
  - 1.1.11.1 Lighting added
- 1.1.12 Icon installation totaling 126 icons for Village Center “breadcrumb” monuments with directional icons.
- 1.1.13 Design, fabrication and installation of Meadows Parking exterior monument.

- 1.1.14 Design, fabrication and installation of Heritage Parking Garage exterior monument.
- 1.1.15 Village Center Gondola Station vinyl window signs (Stations 4 & 5) installed.
- 1.1.16 Design, fabrication and installation of Market Plaza (formerly Town Hall) Address stone monument.
- 1.1.17 Monument Letter, Icons & Lighting installed
- 1.1.18 Village Center (formerly Conference Center Plaza) summer marketing banners.
- 1.1.19 Village Center (formerly Conference Center Plaza) winter marketing banners.
- 1.1.20 Design, fabrication and installation of Slow Bike Zone + Leash Dog signs.
- 1.1.21 Design, fabrication and installation of Village Center Light Pole Plaza Signs.
- 1.1.22 Design, fabrication and installation of Bus Stop Signs.
- 1.1.23 Design, fabrication and installation of “New” Gondola Facts Sticker.
- 1.1.24 Design, fabrication and installation of Guest Service Information Icons and Signage on plaza kiosk.
- 1.1.25 New bathroom signs installed in Market Plaza, and Village Center
- 1.1.26 Design, and fabrication of Gondola Station signage
- 1.1.27 Design of Heritage Parking Garage (HPG) completed
- 1.1.28 Design, fabrication and installation of gondola closure signs
- 1.1.29 Design of Chondola closure signs
- 1.1.30 Bathroom Sign at Oak Street Install
- 1.1.31 Village Center Letters for North Village Center Parking Monument complete
- 1.1.32 Budget review for 2019
- 1.1.33 Installation of Gondola Station Exterior Signs & Interior Sign Lighting signage
- 1.1.34 Town Hall, and Municipal windowpane sign installed
- 1.1.35 Design, fabrication and installation of gondola closure signs.
- 1.1.36 Winter Business Directory & Maps complete
- 1.1.37 Design, fabrication in progress for AED, Water Stations, Mail Room signage complete
- 1.1.38 Orders for GPG & HPG Round Plates Replacement (No Parking Levels 6 & 7, EV, No RVs), South Village Center No Overnight Parking.

## **1.2 Phase 2: Design, Fabrication, Implementation and Installation (in progress)**

- 1.2.1 Design, fabrication and installation of dog poop bag boxes matching metal branding.
- 1.2.2 Fabrication and installation Gondola Stations, GPG & HPG Island.
- 1.2.3 Design, fabrication and installation of Dismount Zone Sign.
- 1.2.4 Design, fabrication of gondola “wait” signs.
- 1.2.5 Gus’s Plaza at Oak Street will be a plaque in the pavers celebrating Gus’s achievements.
- 1.2.6 White Board Signs Design Standards (A-Frames).
- 1.2.7 Winter Trails Parking Signs in progress for installation.
- 1.2.8 Design, fabrication and installation of Variable Message Signs (VMS).
- 1.2.9 Design, fabrication and installation of Adventure Rock signage.
- 1.2.10 Design, fabrication and installation of Village Pond signage.
- 1.2.11 Design, fabrication and installation of Adams Ranch Road Trail Access signage.

- 1.2.12 Design, fabrication and installation of Meadows Snow Removal signage.
- 1.2.13 Design, fabrication and installation of Gondola Interior signage.
- 1.2.14 Design, fabrication and installation of Adams Ranch Road Trail Access signage.
- 1.2.15 Design, fabrication and installation of Elk Lake (Pond) Rules signs art.
- 1.2.16 Village Center Light Pole paint in progress.
- 1.2.17 Municipal Directory design in progress.
- 1.2.18 A-Frame Signs Design Standards.
- 1.2.19 Chondola Wayfinding Signage

**1.3 Phase 3: Future Wayfinding & Related Projects (Winter Design, Fabrication, Implementation and Installation for parking and trails)**

- 1.3.1 Parks & Rec Wayfinding Trailhead Signage and Icons design plan (under the direction of Jim Loebe).
- 1.3.2 Gondola Parking Garage Signage (under the direction of Jim Loebe).
- 1.3.3 Finalize installation of Heritage Parking Garage Signage (under the direction of Jim Loebe).
- 1.3.4 Municipal Building and Village Court Apartments address monument (Pending AECOM work).
- 1.3.5 Author and adopt a public art policy, process and budget (Pending)

**Town of Mountain Village**  
**Cable Department**  
**Semi-Annual Report to Town Council**  
**July 2018 to January 2019**

**Department Goals**

1. Service the community with the newest technologies available for video services.
2. Service the community with the newest technologies available for Internet services
3. Full compliance with FCC guidelines and reporting requirements.
4. Provide Mountain Village the highest level of customer service.
5. Service the community with the newest technologies available for Phone services
6. Operating the enterprise does not require general tax subsidy.

**Performance Measures**

1. Maintain 75% of units in Mountain Village as video customers.
2. Maintain 80% of units in Mountain Village as data customers.
3. Complete all FCC reports on time
4. Average number of service calls per month with all calls being completed within 24 hours.
5. Average down time of phone customers to be .03% or less
6. The enterprise operates without transfers from the General Fund or other funds of the Town.

The Cable Department is responsible for the care and maintenance of 37 miles of plant which serves 2048 homes, condos, hotels, and apartments.

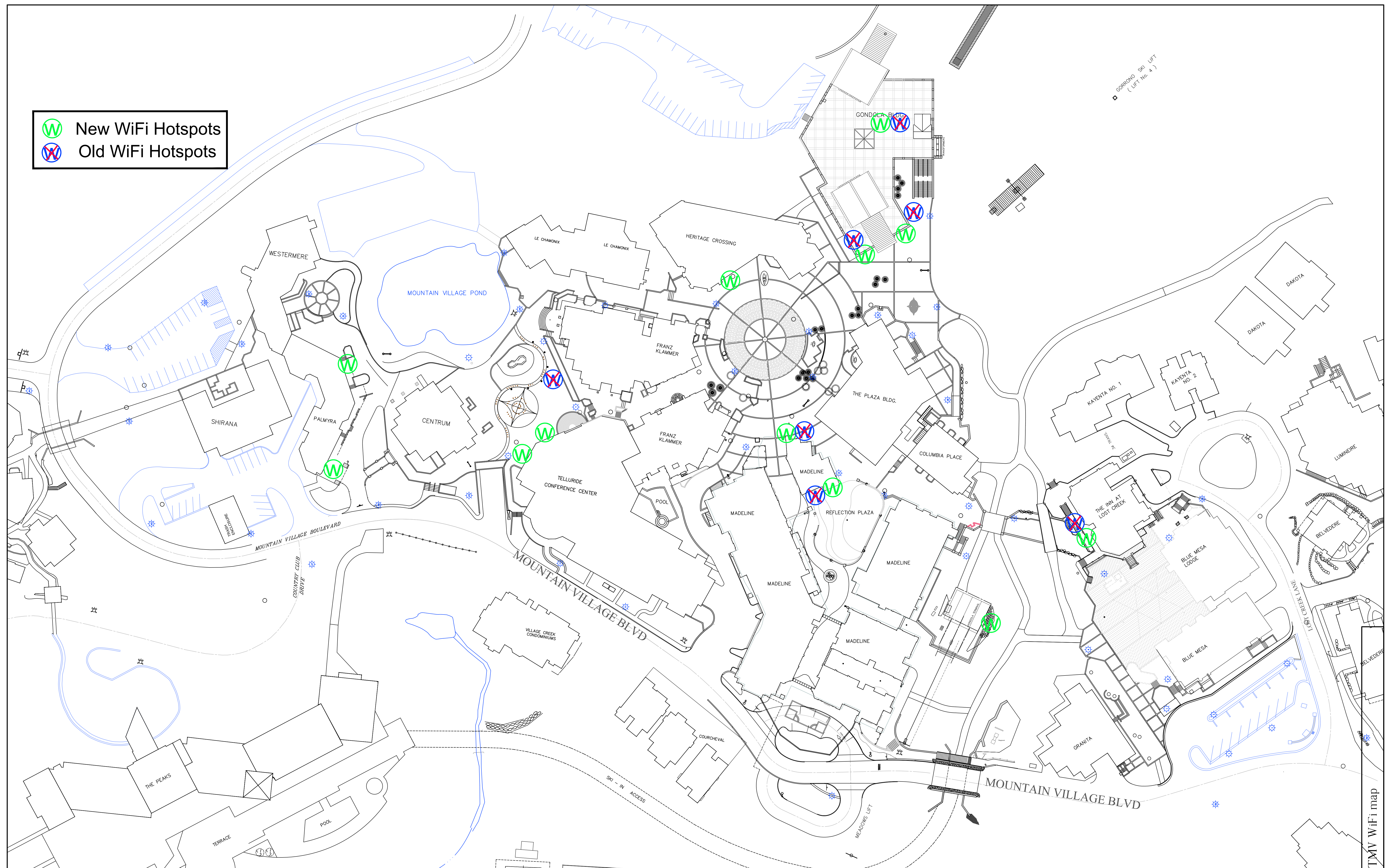
## **Performance Report**

1. We have maintained 76% (national average is 48%) of video customers of homes passed for the 2nd half of 2018. Net decrease of 3 Subs
2. We have maintained 85% (national average is 42%) of internet customers of homes passed for the 2nd half of 2018. Net increase of 15 Subs
3. All FCC reports are current.
4. We completed approximately 81 service calls and change of service calls per month all within 24 hours of request.
5. We had 12 Internet outages the last 6 months 5 century link and 7 equipment failure outages
6. We completed 307 service truck rolls and 204 cable locates for 2nd half of 2018

## **Cable Department Projects and Issues**

The cable department has reconfigured the town free wi-fi. Where we had 9 working access points all individual to cable modems we now have 17 access points all tied together via fiber for a seamless system. Per Mitchell and Company's recommendations we have set the speeds at 5 Mbps download and 1 Mbps upload. We added a separate controllable network on the wi-fi for merchants during the summer Farmers market to allow them credit card processing see attached map. Also, we have started the engineering and design on the FTTP project with RFP's for materials and labor being created.

 New WiFi Hotspots  
 Old WiFi Hotspots



TMV WiFi map

DRAWN BY: RBC DESIGNED BY: SL CHECKED BY:	<b>Disclaimer</b> <small>This information is a product of the Mountain Village Geographic Information Systems (GIS) Department and is intended for the display of relative positions and locations only. Users of this information hereby recognize, acknowledge and agree that it is not a guaranteed accurate, legal or surveyed representation of land. Users assume all risk and responsibility for any and all direct and indirect damages, including consequential damages, that may flow from the use of this information. Users further recognize, acknowledge and agree that the Mountain Village GIS Department has not made any representations, warranties, or guarantees of any kind that this information is survey accurate or fit to be used or relied upon for any particular purpose.</small>	<table border="1"> <thead> <tr> <th>REVISION</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> <th>CHD</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	REVISION	DATE	DESCRIPTION	BY	CHD															
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Town of Mountain Village  
 Geographical Information System  
 & CAD Design Office  
 411 Mountain Village Blvd, Mountain Village, CO 81435  
 Ph. 970-728-5946 Fax 970-728-6027

# Mountain Village Center WiFi Map 2019

Mountain Village Center

SCALE: 1"=50'	JOB NO:	DATE: 1-8-19
SHEET NO:	1 of 1	



**TOWN OF MOUNTAIN VILLAGE  
TOWN MANAGER  
CURRENT ISSUES AND STATUS REPORT  
JANUARY 2019**

**1. Great Services Award Program**

- **Great Services Award – November**
  - **Luke Adamson**, VCA, for organizing and conducting the VCA Christmas event and all community events conducted this year
  - **Nathan Santos and Mark Martin**, nominated by Town Clerks, for exceptional guest service over the holidays including saving a life! – **WINNER FOR DECEMBER**

**2. Workforce Housing**

- Entered into a two year lease for the **Northstar Unit 25**. All renovations should be complete the week of January 14<sup>th</sup> with a move in date of January 21st. **Senior Planner John Miller** will be subleasing this unit from the town. He and his family are excited and grateful for the opportunity

**3. Miscellaneous**

- **Met with Yellow Brick Road (YBR) representatives regarding the test well that was drilled this Fall. It was found to produce between 250 – 300 gallons per minute which is very encouraging. We are developing an agreement between the parties prior to developing the test well into a new production well. Sharing costs with YBR will reduce the Town’s capital expense. This is a very attractive partnership**
- Attended the C-PACE Energy Efficiency Workshop hosted by the Town
- Implemented bi-weekly meetings with the Communications and Business Development department to better understand the workload and focus on the business development goals in 2019
- Participated in the monthly Green Team meeting
- Participated in multiple meetings regarding the 161CR Settlement Agreement. As a result, we are asking Council to reinstate and extend the Term Sheet and Parking Reduction Resolution. We are hopeful that a full Settlement Agreement will come to Council for approval at the February meeting
- Attended the Gondola Subcommittee Meeting where we refined a communication plan to start engaging all stakeholders as to the timeline for upgrades and funding of the gondola. The Committee will present a Gondola Long Term Planning to TOT and TMV Council meetings and SMC Commissioner’s meeting in January
- **All of the free WiFi System upgrades have been completed by the Broadband department well ahead of the projected March 1st completion date.** Steven Lehane will provide an update in his staff report at this month’s meeting



- Working with Michelle Haynes and Kevin Swain to fine tune VCA expansion pro-formas for presentation to Council
- Working with Michelle Haynes to develop a transition plan with the resignation of our Building Official. Spoke with Ross Herzog to secure a mutual aid agreement for services during the transition. Lynn Black has also indicated that the County would gladly assist us as well
- Met with representatives from SMPA and other stakeholders to discuss renewable energy provision to our region
- We received 40 applications for the CTO position. Staff with assistance from Neil Shaw with Uptown Services LLC (our consultant for the Broadband assessment) are working through reviewing resumes and applications to identify a smaller group of applicants for a first round of interviews. We are preparing a preliminary timeline for the interview and hiring process that will be available next week. We will invite any of the interview committee to participate in any phase of this process but at a minimum will ask them to participate in the finalist interviews. The committee consists of Patrick Berry, Jack Gilbride, Dan Jansen, Neil Shaw, Uptown Services LLC, Rich Willis, City of Montrose Information Systems Director, Kim Montgomery and Sue Kunz



**TOWN OF MOUNTAIN VILLAGE**  
**Town Council Meeting**  
**January 17, 2019**  
**8:30 a.m.**

During Mountain Village government meetings and forums, there will be an opportunity for the public to speak. If you would like to address the board(s), we ask that you approach the podium, state your name and affiliation, and speak into the microphone. Meetings are filmed and archived and the audio is recorded, so it is necessary to speak loud and clear for the listening audience. If you provide your email address below, we will add you to our distribution list ensuring you will receive timely and important news and information about the Town of Mountain Village. Thank you for your cooperation.

**NAME: (PLEASE PRINT!!)**

Kim Montgomery	EMAIL:	
David Reed	EMAIL:	
Jim Mahoney	EMAIL:	
Dan Jansen	EMAIL:	
Patrice Berry	EMAIL:	
Natalie Binder	EMAIL:	
Laila Benitez	EMAIL:	
Dan Caton	EMAIL:	
Jack Gilbride	EMAIL:	
Bruce MacIntire	EMAIL:	
Jacicle Kennefick	EMAIL:	
Susan Johnston	EMAIL:	
Christina Lambert	EMAIL:	
Tim Johnson	EMAIL:	
Michelle Haynes	EMAIL:	
Jim Loebe	EMAIL:	
Steve Lehane	EMAIL:	
Zoe Dohnal	EMAIL:	
Bill Kight	EMAIL:	
Richard Idler	EMAIL:	
J.D. Swini	EMAIL:	210 bdsuwind.com
Joseph Coleman	EMAIL:	joe @ cqlawfirm.net
Sue Kuntz	EMAIL:	
R. STEPHAMIN	EMAIL:	TSB
John Smith	EMAIL:	

Amending CDC  
17.3.4(F)(4)



# **Gondola Long-Term Planning**

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## **Update from Gondola Subcommittee**

**January 2019**

# AGENDA: 30,000 ft Overview (keeping it simple)

---



- 1** Objectives
- 2** Gondola Long-Term Roadmap
- 3** Gondola Background
- 4** Key Facts
- 5** Next Steps

# 1

# Objectives

---

- Provide high-level overview of:
  - gondola system
  - gondola committees' work & progress over last 4-years
  - key next steps
- Promote a baseline understanding of the gondola system and the long-term roadmap with all community members and regional partners

## 2 Long-Term Roadmap

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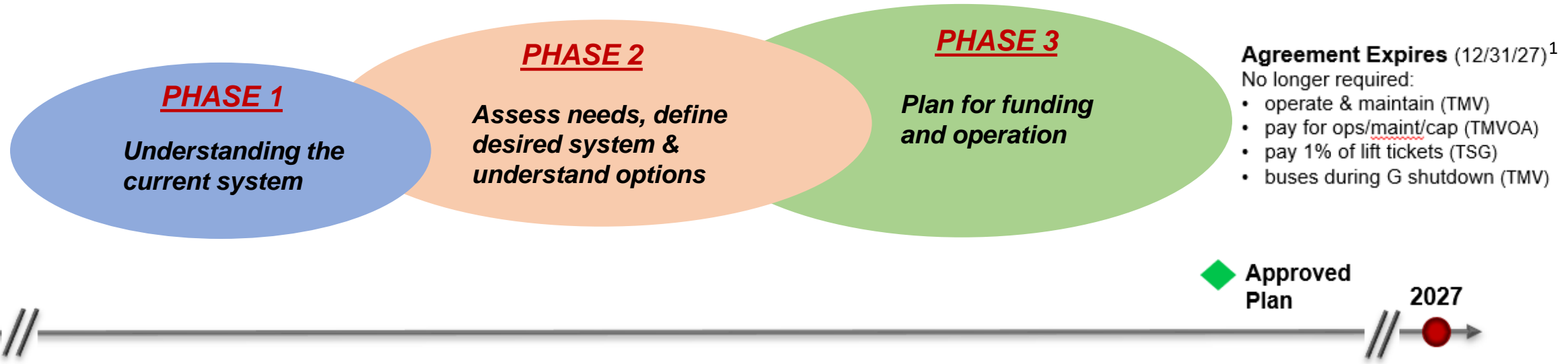
- In early 2015, the TMVOA Board provided direction to staff to develop a long-term plan for the gondola
- Gondola committee developed a Roadmap containing 3 key phases
  - 1: Understanding the current system
  - 2: Assessing needs, defining desired future system & understanding options
  - 3: Funding and operating plan after 2027
- Integrated community feedback and determined need for a subcommittee with regional stakeholders
  - Members now include TMVOA, Town of Mountain Village, Town of Telluride, San Miguel County, & Telluride Ski & Golf

Committee  
TMVOA  
TMV  
TSG

# 2 Long-Term Roadmap: FRAMEWORK

High-Level Working Document

STATS	FINANCIAL OBLIGATIONS	BONDS: 2015-2032	TSG FUNDING: Thru 2027	OTHER INFORMATION	
	SYSTEM BUDGET: 2015-2027 (TMVOA) <b>\$57M est.</b> ◀ \$7M Capital \$50M Ops & <u>Maint</u>	\$3.5M ◀ \$0.07M TMV \$1.02M TMVOA \$2.43M TSG	1% ◀ of total lift ticket sales (gross revenue)	<b>GONDOLA RIDERSHIP</b> Annually: +2,800,000 (exits/trips) Winter: ~48% Summer: ~52%	▲ Focus Blocks > Timeline ..... > Complete .....



<sup>1</sup> The various entities' obligations with respect to Gondola matters are set forth in the Stipulated Settlement Order recorded September 8, 1999 (the "Order"). All parties' obligations terminate December 31, 2027.



# 2 Long-Term Roadmap

High-Level Working Document

<b>STATS</b>	<b>FINANCIAL OBLIGATIONS</b>	<b>BONDS: 2015-2032</b>	<b>TSG FUNDING: Thru 2027</b>	<b>OTHER INFORMATION</b>	<ul style="list-style-type: none"> <li>▲ Focus Blocks</li> <li>▶ Timeline</li> <li>▶ Complete</li> </ul>
	SYSTEM BUDGET: 2015-2027 (TMVOA) <b>\$57M est.</b> ◀ \$7M Capital \$50M Ops & Maint	\$3.5M ◀ \$0.07M TMV \$1.02M TMVOA \$2.43M TSG	1% ◀ of total lift ticket sales (gross revenue)	<b>GONDOLA RIDERSHIP</b> Annually: +2,800,000 (exits/trips) Winter: ~48% Summer: ~52%	

KEY ELEMENTS

### PHASE 1

- ▲ Existing System Eval
  - ▶ Eng study (load capacity) ◆
  - ▶ Independent study: Phase 1 ◆
  - ▶ Operating plan
  - ▶ Maintenance plan
  - ▶ Repair & Capital plan
  - ▶ Reserve analysis
  - ▶ Historical ridership
  - ▶ Upgrade potential
- ▲ Econ Impact Study
  - ▶ Determination of beneficiaries
  - ▶ Gond/Chond committee formed 🟢
  - ▶ TMV, ToT, SMC form subcommittee 🟡
  - ▶ BBC Study ◆

**Agreement Expires (12/31/27)<sup>1</sup>**  
 No longer required:

- operate & maintain (TMV)
- pay for ops/maint/cap (TMVOA)
- pay 1% of lift tickets (TSG)
- buses during G shutdown (TMV)



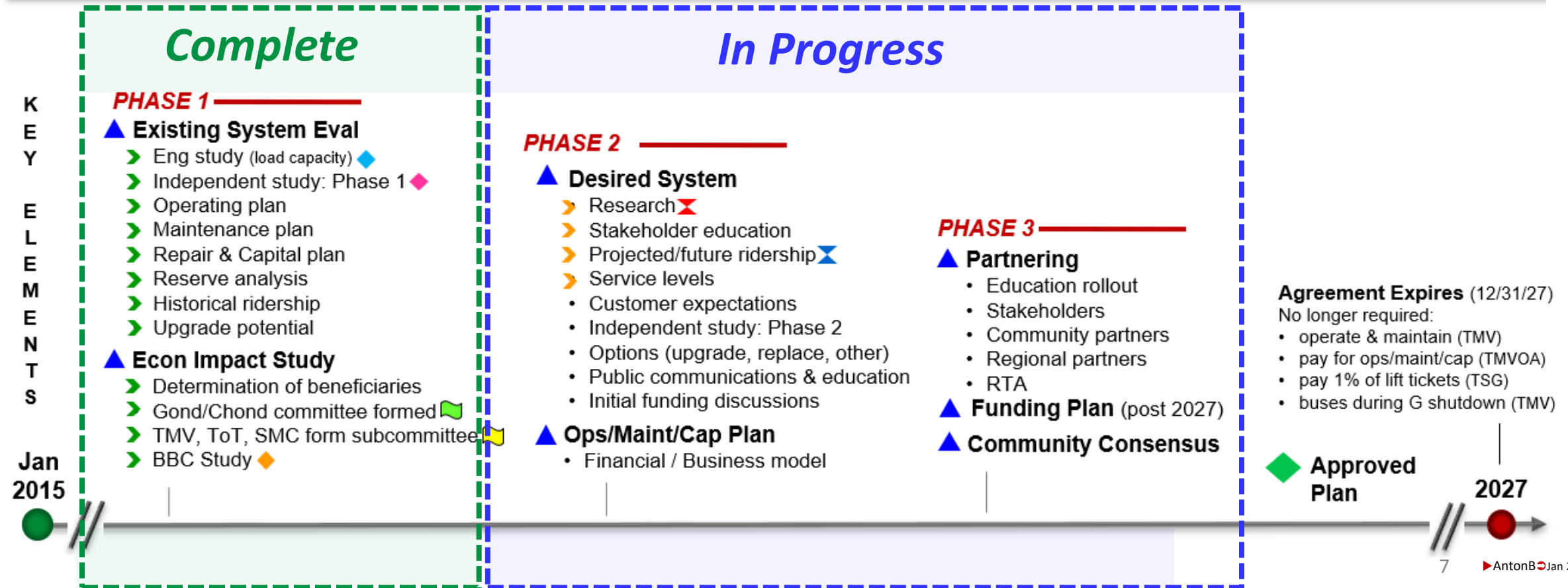
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# 2 Long-Term Roadmap

High-Level Working Document

STATS	FINANCIAL OBLIGATIONS	BONDS: 2015-2032	TSG FUNDING: Thru 2027	OTHER INFORMATION
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- ▲ Focus Blocks
- Timeline
- Complete



KEY ELEMENTS

High-Level Working Document

**PHASE 1**

▲ Existing System Eval

- Eng study (load capacity) ◆
- Independent study: Phase 1 ◆
- Operating plan
- Maintenance plan
- Repair & Capital plan
- Reserve analysis
- Historical ridership
- Upgrade potential

▲ Econ Impact Study

- Determination of beneficiaries
- Gond/Chond committee formed
- TMV, ToT, SMC form subcommittee
- BBC Study ◆

**PHASE 2**

▲ Desired System

- Research ✕
- Stakeholder education
- Projected/future ridership ✕
- Service levels
  - Customer expectations
  - Independent study: Phase 2
  - Options (upgrade, replace, other)
  - Public communications & education
  - Initial funding discussions

▲ Ops/Maint/Cap Plan

- Financial / Business model

**PHASE 3**

▲ Partnering

- Education rollout
- Stakeholders
- Community partners
- Regional partners
- RTA

▲ Funding Plan (post 2027)

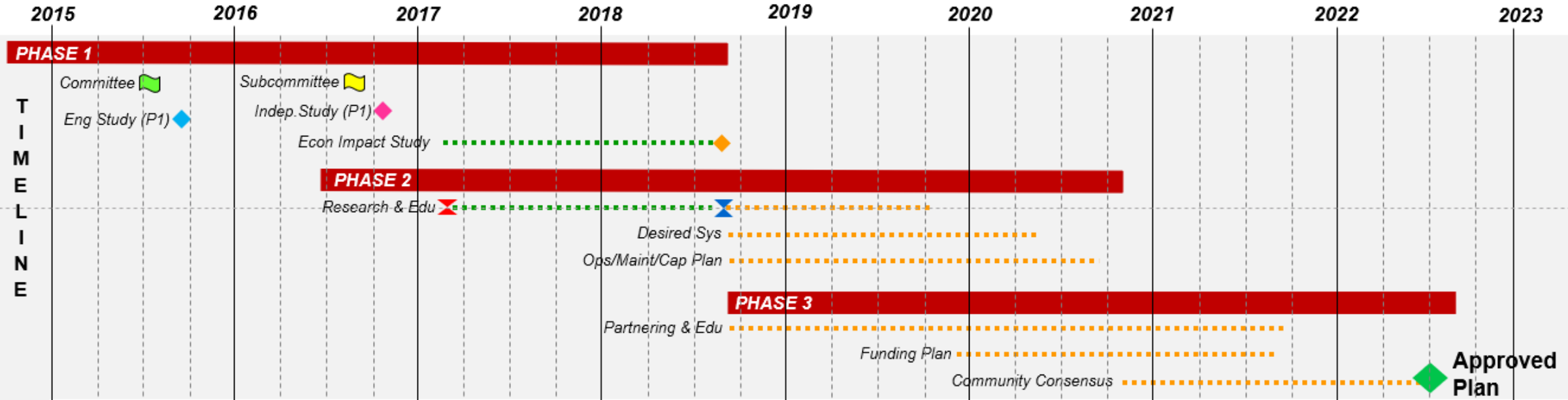
▲ Community Consensus

- Agreement Expires (12/31/27)**  
 No longer required:
- operate & maintain (TMV)
  - pay for ops/maint/cap (TMVOA)
  - pay 1% of lift tickets (TSG)
  - buses during G shutdown (TMV)

◆ Approved Plan

2027

Jan 2015



# 3 Gondola Background

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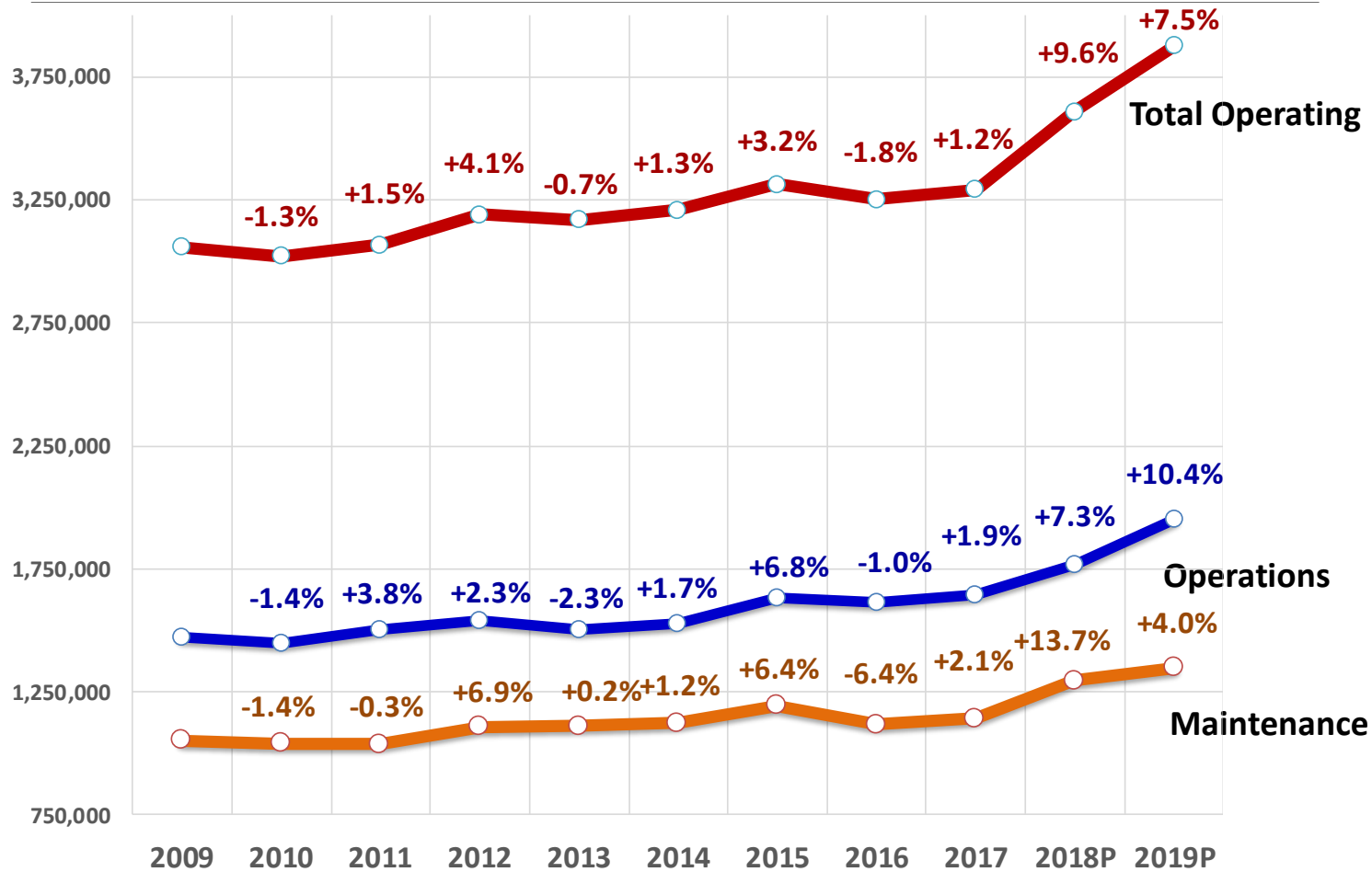
## Basics

- Community has enjoyed the gondola for 22 years (started Dec 1996)
- Serves as transportation connection b/w Town of Telluride and Mountain Village, as well as b/w MV Center to Town Hall Subarea
- Town of Mountain Village owns and operates
- Majority of funding contractually provided by TMVOA through 3% MV real estate transfer assessment
- Operating and capital grants (+\$10M), 1% of lift ticket sales by Telski (~\$200K/yr), ToT extended hours contributions, & event operation funding
- Operating Agreement expires 12/31/27, with following no longer required
  - Operate & maintain Gondola system; provide buses during gondola shutdown (TMV)
  - Pay for operations, maintenance, capital (TMVOA)
  - Pay 1% of lift ticket (Telski)

# 3 Gondola Background

## Annual Costs

- Operations & maint. (~\$3.5M), and capital & major repairs (\$50K to over \$2.0M) 



Total includes: Operations, Maintenance, Overhead/Fixed, and MARRS.

# 3

## Gondola Background: Capital



Nov 2017

### Back-up Power

- Two dual-fuel systems
- Can run gondola at full speed in event of power outage

San Sophia Station





Nov 2017

## Back-up Power

- Can run gondola at full speed in event of power outage

San Sophia Station

# 3

# Gondola Background: Capital



## San Sophia Station

Construction of enclosure

Nov 2017





3

# Gondola Background: Capital



San Sophia Station (Nov 2017)

# 3

# Gondola Background: Capital



April 2018

Haul Rope  
Replacements  
(every 10-yrs)



Mountain Village Station

April 2018

# Haul Rope Replacements



Telluride Station

April 2018

Mountain Village Station

Haul Rope  
Replacements



Oct-Nov 2018

Sound  
Dampening  
Station #6



Mountain Village – Market Station




Terminal  
Decking



Mountain Village Station


# 4 Key Facts

## Other

- Annual ridership is more than **2.8M** trips (approx. 1.4M trips both winter & summer seasons)
- **12** minutes from Oak Street Plaza to Mountain Village Center 
- Telluride to Mt Village Market Station is **2.4** miles 
- Average speed is 11 mph 
- Over **113,000** hours of operation since installation
- Mainline: **57** gondola cabins, **8** people per a cabin. **1,070** People per Hour (PPH).
- First and only free transportation system of its kind in the United States

# 5 Next Steps

## Inform & Educate

- Initiate communications & information roll-out about gondola roadmap
- Launch comprehensive webpage containing gondola info, studies, reports (easy to navigate & find what you want)
- Consider routine updates to Town Councils, SMC, Intergovernmental, etc
- First Glance (preview) of  Economic Impact & Ridership Forecast

## Collaboration & Consensus Building

- Define desired future system, which incorporates regional long-term vision(s)
- Consider holding all-inclusive meetings with regional stakeholders to promote efficiency in exchange of information, ideas, and feedback (similar to intergovernmental meetings held for SMART)

Proposed  
TMVOA  
TMV  
ToT  
TSG  
SMC



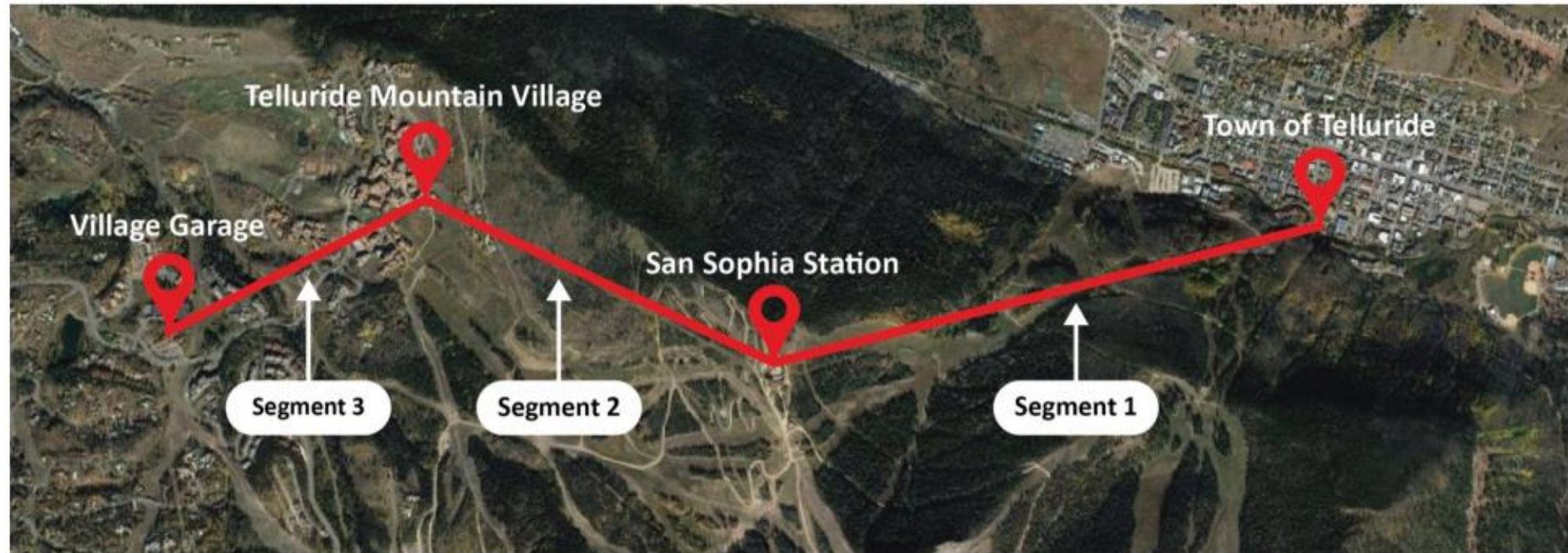
## 5

# Next Steps: BBC

RESEARCH &  
CONSULTING

PREVIEW

## Economic Impact & Ridership Forecast

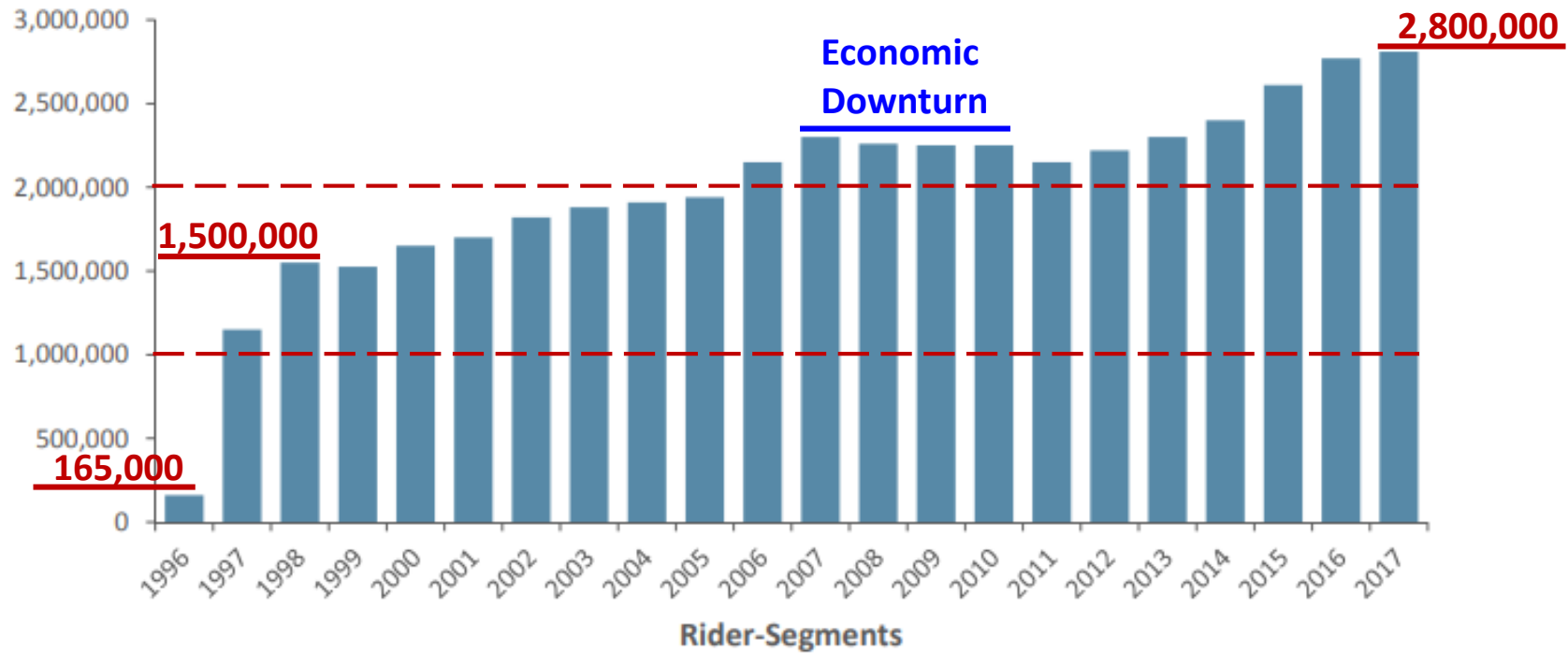


- Three physical segments, six trip segments

Ridership is measured by the total number of “exits” (persons leaving the system) that occur at all six exit options.

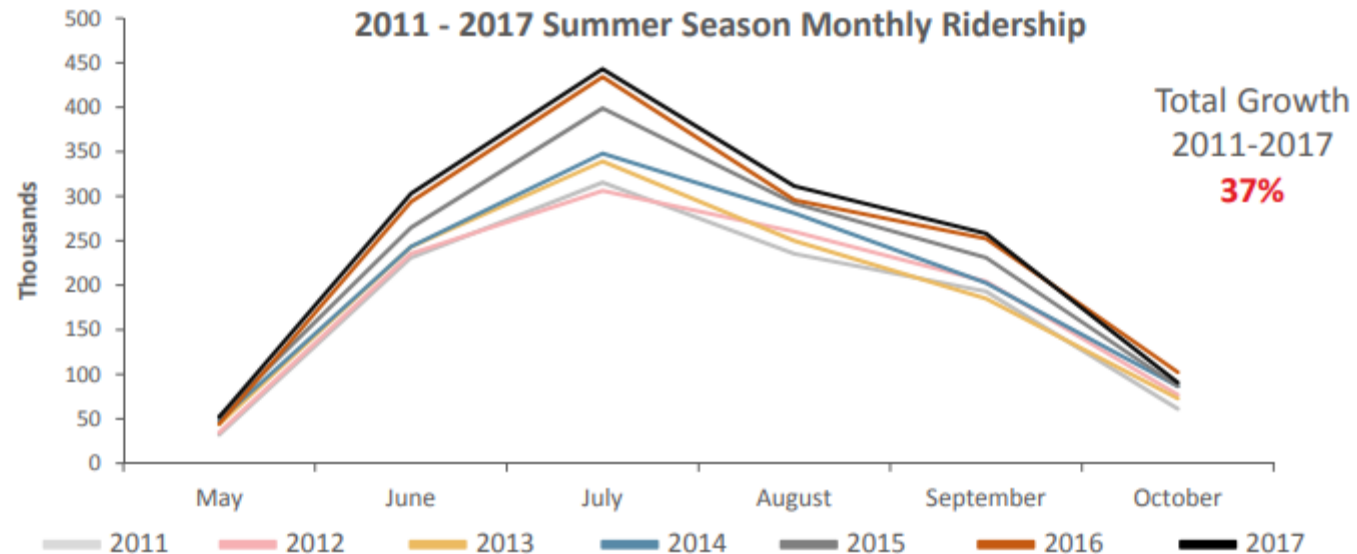
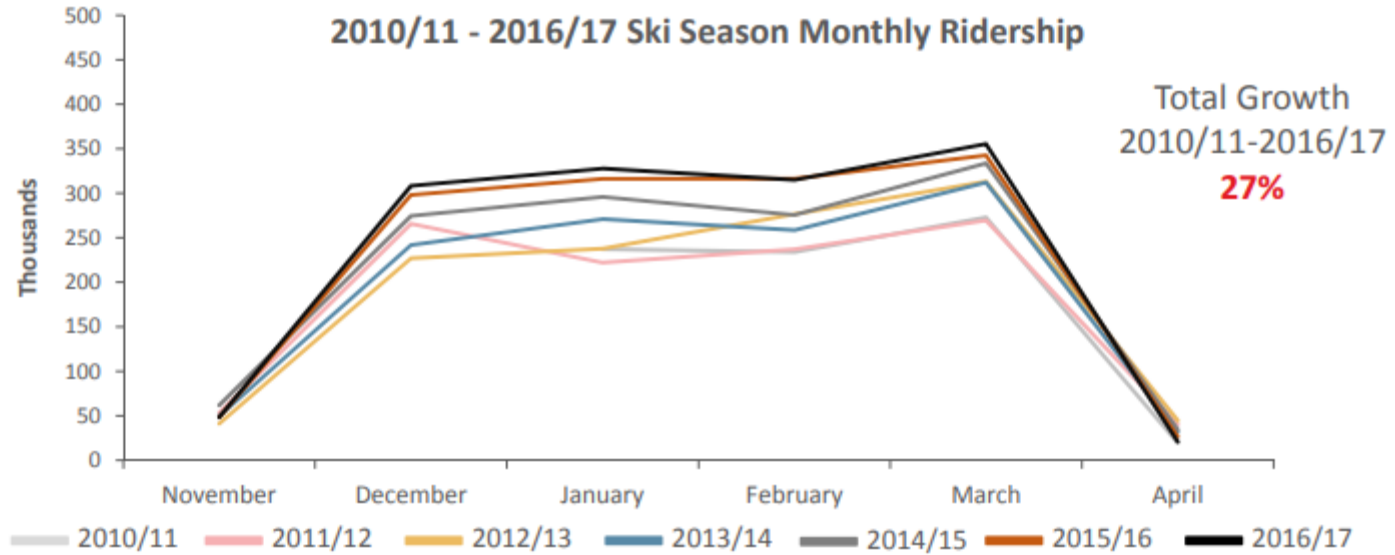
# 5

# Annual System Ridership



# 5 Ridership By Season

Consistency in Trends  
 - by season  
 - by month

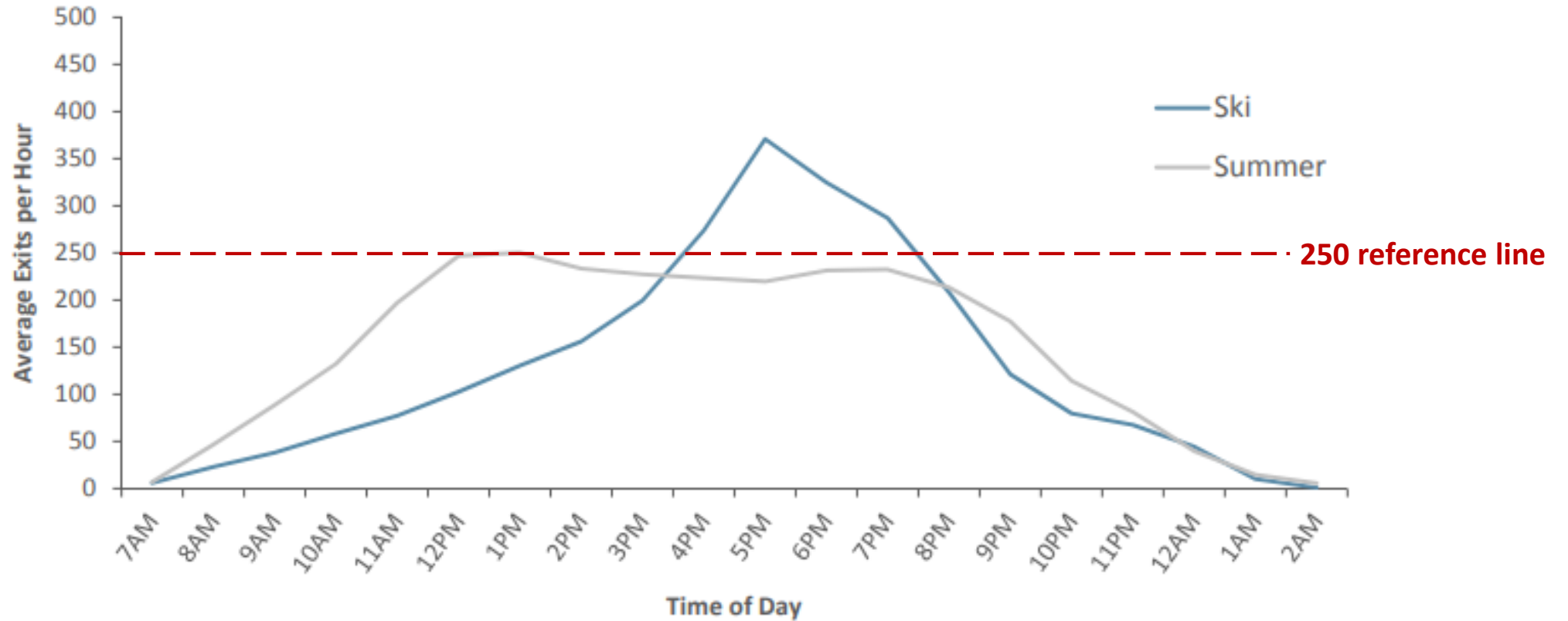


# 5 Town of Telluride Exits



2016 - 2017

(Average hourly exits by season)



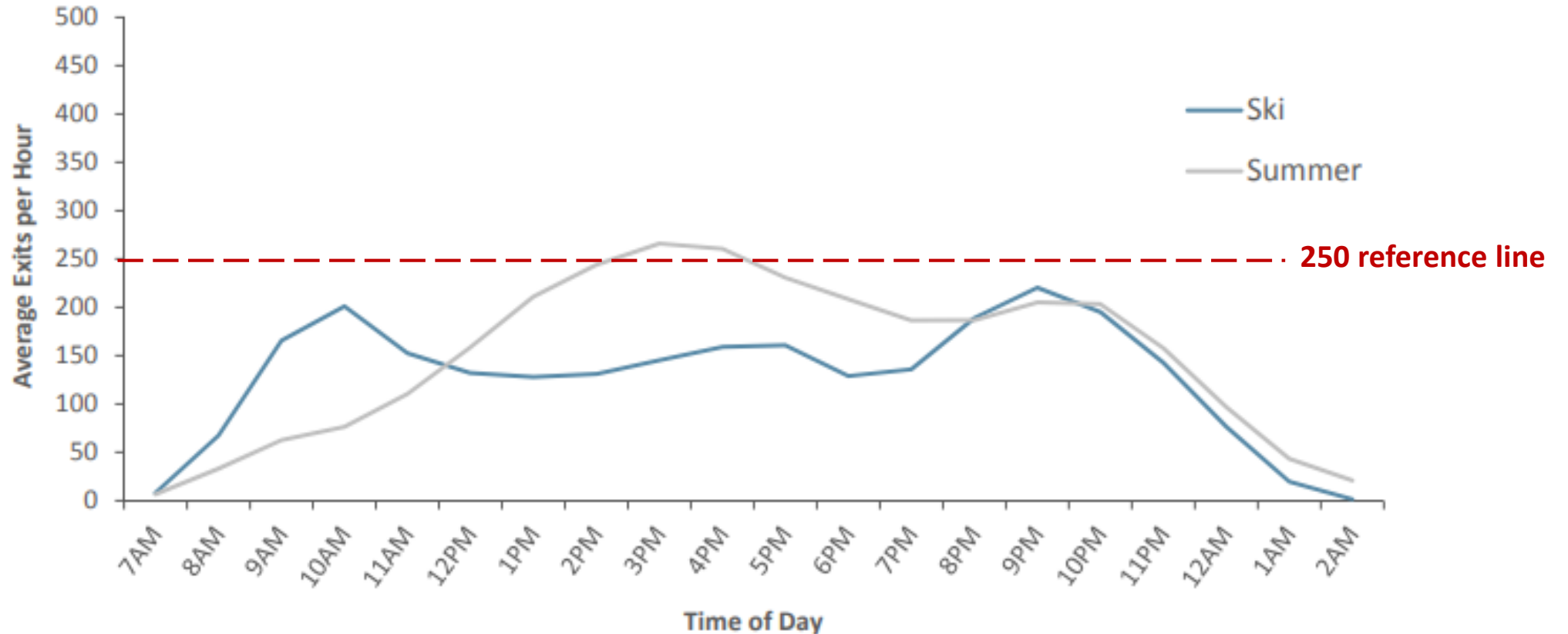
# 5

# Town of Mountain Village Exits



2016 - 2017

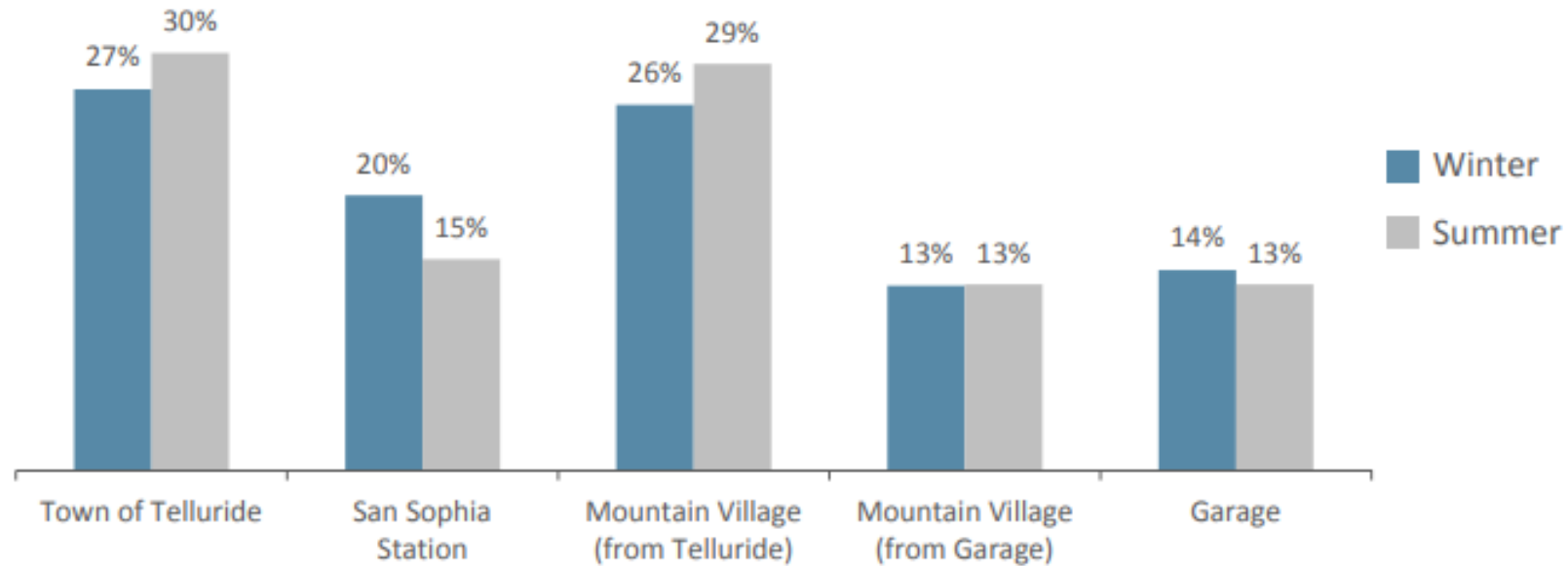
(Average hourly exits by season)



## 5

# Seasonal Distribution of Ridership by Exit

2011 - 2017



*Stay Tuned...*

*More to Come*

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**Thank You**

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**John A. Miller**

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**From:** Michelle Haynes  
**Sent:** Tuesday, January 15, 2019 1:20 PM  
**To:** John A. Miller  
**Subject:** FW: property rights-confiscation

John:

Please add the below public comment to the CDC amendment item. Thank you.

Michelle Haynes, MPA  
Planning and Development Services Director  
**Town of Mountain Village**  
**455 Mountain Village Blvd. Suite A**  
**Mountain Village, CO 81435**  
O:: 970-239-4061 – PLEASE NOTE NEW OFFICE PHONE NUMBER  
M:: 970-417-6976  
[mhaynes@mtnvillage.org](mailto:mhaynes@mtnvillage.org)



Email Signup | Website | Facebook | Twitter | Pinterest | Videos On Demand

**From:** Laila Benitez  
**Sent:** Tuesday, January 15, 2019 1:16 PM  
**To:** Michelle Haynes <MHaynes@mtnvillage.org>; Kim Montgomery <KMontgomery@mtnvillage.org>  
**Subject:** FW: property rights-confiscation

Not sure if everyone received this email...

**From:** david eckley <davideckley@gmail.com>  
**Sent:** Tuesday, January 8, 2019 7:56 PM  
**To:** Laila Benitez <LailaBenitez@mtnvillage.org>  
**Subject:** property rights-confiscation

Dear Laila:

My name is David Eckley. I have owned property in Telluride since 1984 and lived there from 1986-2006. I love and represented Telluride all over the world with my mountain running where I was on the covers of two Runners World (one in Europe) magazines and others, represented USA on a World Cup Team (Malaysia), The Fila Skyrunners Team and was the World Masters Champion for



over 4 years. I developed about 20 projects, New Sheridan Hotel, Homes in Telluride, Penthouses in Telluride, Home in Elk Run, Tempter Home on top of the Mountain etc.

I am writing about the new proposals that would severally hurt the value and the usage (views and space) of my home there in The Crystal On the Ridge, TMV. Why would you guys take away my rights and views to give another developer gross density and value at the expense of me and my rights. I represented the TMV for over twenty years and only once have I seen something like this, and it is not what I represented when buying and selling to so many good people. Do property rights mean nothing to you? Is this what you ran on? This is just not you or your reputation!

**I need your help!!!** Why would you let this happen? If it was your home would you let a neighbor take two single family lots and put 8 condos in your face between you and your sun and views of Wilson Peak? Since you let them take two units and turn it to 8, I am sure view corridors will also be thrown out! Why not?

Sincerely,

David W. Eckley