

## John A. Miller

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**From:** LES OMOTANI <lmo8337@gmail.com>  
**Sent:** Monday, April 12, 2021 11:52 AM  
**To:** Michelle Haynes; John A. Miller  
**Cc:** Yvette Rauff; Sandy Van Gilbert; Les M. Omotani; Albert Roer  
**Subject:** PROPOSED LOT 30 DEVELOPMENT = DENSITY AND HEIGHT

APRIL 12 2021

Hello Michelle and John,

Last summer the case was made by some to imply that owners of homes in the Granita Building did NOT have views to the south and west. Therefore the proposed new development would have a minimal impact upon existing sight lines.

Last week, we asked a friend to take a few photos from two of our rooms that are located on the third floor of the Granita building. It is obvious that we do indeed enjoy some great views throughout the winter and spring [and even the summer and fall.]. We continue to ask that the developer be required to CLEARLY mark the highest roof heights for the proposed building that will run the entire length parallel to Mountain Village Blvd. Obviously if the proposed construction will negatively affect the views from our Granita 304 condo then the impact upon Granita 303 and the units on the first and second floors will be SEVERE.

thanks for your consideration.



















take care,

Les



GRANITA 304

Les Omotani, Ph. D.

[LMO8337@gmail.com](mailto:LMO8337@gmail.com)

8337 N Lee Trevino Drive  
Tucson, Arizona 85742

516 652 6278

516 652 6278

## John A. Miller

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**From:** Yorke Pharr <yorkepharr@gmail.com>  
**Sent:** Monday, April 26, 2021 2:48 PM  
**To:** cd  
**Subject:** Lot 30 density change

I have been owner at Aspen Ridge unit 4 for nearly 20 years. I wish to strongly object to the new and nearly double density request for the lot 30 from 11 to 19 units and 33 to 57 person change. This is now totally out of character for Aspen Ridge and the across street development by same developer. I hope those in charge will value tradition and reason and reject this change. It will definitely do damage to what has been carefully developed in heart of Mt Village. Quality not quantity please!

J Yorke Pharr iii and family

Sent from my iPhone



## John A. Miller

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**From:** Greg Nichols <rgnichols@me.com>  
**Sent:** Tuesday, April 27, 2021 11:39 AM  
**To:** cd  
**Cc:** Tim Durham; Bohdan Iwanetz; Mike &Debbie Rutledge; Phil Gruszka; Julie REZNICEK; Laura Norwitch; Steve R; Marcy (Telluride)  
**Subject:** Lot 30 Development

Attn: MV Planning Development

Our family first started skiing in Telluride in the mid-nineties and purchased our family townhouse in 2020 in Aspen Ridge. For over 20 plus years we have spent 10-15 weeks a year in MV and consider this our families 2nd home.

We purchased in the AR community as our HOA which is comprised of all AR owners was doing a great job then and continues to do so helping the AR neighborhood community remain one of the best in MV.

Another consideration was the development that would eventually go up on the Lot 30. We understood when we purchased that it was a low density area and we assumed we would never have to worry about a large condo development.

We never believed that MV would even consider approving a development this size on our block much less one that appears massive from the email plans I received.

Who believes that we should increase the units by 8 and allow 24 plus more people than originally zoned. After all, we all know that there will not be 57 people but closer to 70-80 when the units are full and everyone's friends, family, or group of renters show-up.

Parking will be a problem and feel sure unless MV police dept. are geared up for and do hourly drive-bys this will be an issue.

Many of us have grandchildren and small kids that are out and about in the neighborhood. The increase in the additional traffic down AR blvd. will certainly add an additional hazard that we have not faced. And as many of the new occupants will undoubtedly be renters, I feel sure they will all be lost and miss the driveway and head up-down our street.

Our AR HOA has worked hard to maintain building standards to help keep the noise level down in our community as most of us have our windows open 24/7 weather permitting. We never have party noise issues nor large outside gatherings. THAT there is a community center planned along with a spa/pool is unacceptable. As we all know, the more the booze flows the longer the party goes and louder it gets. Who is going to be in charge of shutting this problem down as we know" posted hours" are not working for some owners and young renters.

I have other concerns about the development as to how it will impact this area we have lived and vacationed in for 20 plus years. It is certainly not my/ours/MV problem that the developer can not make this a viable financial project with the current density zoning. Maybe they need to rescale the project or sell off Lot 30 to a developer that has no issues building within the existing MV zoning codes.

Thanks R Greg Nichols

## John A. Miller

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**From:** tim durham <rtimdurham@gmail.com>  
**Sent:** Tuesday, April 27, 2021 1:09 PM  
**To:** cd  
**Cc:** Tim Durham  
**Subject:** Lot 30 Development Proposal

Dear MV Design Review Board,

We are 31 year Mountain Village property owners in the Aspen Ridge Condominium complex. We have loved being a part time MV resident and truly consider it our "Happy Place." To that end we are very concerned about the proposed condominium project being proposed for Lot 30, which is directly adjacent to our property and shares Aspen Ridge Blvd as common egress and ingress.

Given the size of Lot 30, the currently approved density plan for 11 units actually already seems excessively dense, and would need to be very carefully designed with vehicular access to most units from Mountain Village Boulevard to prevent excess traffic on Aspen Ridge Blvd, given the existing volume of pedestrian traffic from Aspen Ridge and the condo residents down the stairs from us. The people traffic associated with 11 additional residential units should not present a problem assuming use is limited to individual owners or renters.

The most recent proposed plan of an increase up to 19 units not only consumes virtually every available square foot of the lot, but expands the human density to that which is more in line with a hotel. It far exceeds that of Aspen Ridge or the Granita which have lots of green spaces surrounding them. Furthermore, adding a Community Center and outdoor spa/pool further adds potential noise and visual pollution to surrounding properties and would be unacceptable to most.

As proposed, the massive size of this proposed development would certainly not be a transitional unit between Aspen Ridge and the Village. It would be the insertion of a very large, view blocking structure that would create increased noise and activity through the spa and community center areas. This proposed structure is out of place with its surroundings, not only with Aspen Ridge and The Granita, but also with other buildings around Sunset Plaza.

Obviously we strongly object to this development as proposed.

We truly appreciate your serious consideration of the potential harm that this proposed development would have on our, and all the neighboring resident's, "Happy Place" and highly encourage you to reject this density increase proposal as designed.

Regards,

Tim Durham  
Aspen Ridge #24 Owner  
512-422-1237



## John A. Miller

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**From:** Riles, Thomas <Thomas.Riles@nyulangone.org>  
**Sent:** Tuesday, April 27, 2021 9:20 AM  
**To:** cd  
**Cc:** Merideth Munn; rtimdurham@gmail.com; adriana riles  
**Subject:** Proposed Development at Aspen Ridge lot 30

Dear Members of the Design Review Board,

As owners at Aspen Ridge for over 30 years, we are appalled at the most recent plan to expand the project at Lot 30 of Aspen Ridge to 19 units, as well as the plan to include a Community Center with the spa and pool as part of the development most adjacent to the Aspen Ridge homes.

Clearly Lot 30 is ideal for development. It is surprising that it had not been developed long ago. As we have watched Aspen Ridge and Mountain Village grow, it always seemed that an attractive structure between the Aspen Ridge homes and the Granita would complete a graceful transition between the Village and the residential properties.

Given the size of Lot 30, if new structures were to maintain the same density that currently exists in Aspen Ridge, we estimate the lot could host the equivalent of seven more AR units. The previous plan for 11 units on Lot 30 seemed excessively dense, but manageable if well designed and if vehicular access to most units were from Mountain Village Boulevard. Also, the human traffic associated with 11 residential units would be acceptable if use were limited to individual owners or renters.

The most recent plan of 19 units not only consumes virtually every available square foot of the lot but expands the human density to that which is more in line with a hotel. It far exceeds that of Aspen Ridge or the Granita which has spacious surroundings. Including a Community Center and Spa further adds to the traffic and undoubtedly brings a transient and potentially commercial aspect to an area that has been heretofore limited to residential use.

As proposed, this development would certainly not be a transitional unit between Aspen Ridge and the Village. It would be the insertion of huge, humanly dense structure that is designed to increase activity through the spa and community space. The proposed structure is out of place with its surroundings, not only with Aspen Ridge and The Granita, but also with other buildings around Sunset Plaza.

Equally concerning is the proposal to have the only vehicular access for the new development from Aspen Ridge Drive. ARD has always been a quiet lane that residents use to walk from their homes to Mountain Village. Placing access, even for a 11 unit complex on the Drive will be detrimental to the families and in particular children who now feel safe walking from their homes to the crosswalk to reach the Village. The impact to all who depend on the Drive to walk to the Plaza and Village will be significant, and potentially dangerous if vehicles and deliveries for 19 units (or even 11 units) are all funneled through the entrance to Aspen Ridge Drive.

As I stated at the beginning, we have enjoyed watching Mountain Village develop these past 30 years. For the most part (Peaks excepted) new buildings have been well designed with careful consideration to the impact on the Village proper, and with the focus of making Mountain Village and Telluride the most attractive resort

area in the United States. The fact that we and so many others return to Mountain Village year after year is the enduring natural beauty as well as the attractive and functional architecture of the developed areas. This proposal seems contrary to all that has previously been done to adhere to high standards that have guided development to date. Placing a structure that utilizes every available foot and pushes the limits of height will serve no purpose other than satisfying the greed of the developers.

We firmly oppose the plan being reviewed by the Design Review Board and urge to DRB to do the right thing - reject this proposal.

Respectfully,  
Tom and Adriana Riles  
Owners at Aspen Ridge unit 25

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## **To the Mountain Village Design Review Board concerning Lot 30:**

I have been an owner in the AspenRidge 1 Development in unit 27 since 1997 and have served on its HOA board since it was organized in March 1999.

I have been traveling to Telluride and Mountain Village since 1988 to ski and vacation every year. My hope is to move to this area in retirement and make Colorado my home.

The proposed Lot 30 development next to my personal unit (physically the closes, 8 feet) and to the Aspen Ridge Drive neighborhood has me concerned "Personally" about specific problems affecting myself and multiple owners in Aspen Ridge 1, Aspen Ridge 2, and even Tramontana.

The Developer is asking to increase the density to 16 condominiums and 3 employee condominiums (17 in the new structure) for 57 Total Personal Equivalents and 34 parking spaces. All these personal vehicles, other servicing vehicles and pedestrians **can only enter and exit via the Tunnel driveway on Aspen Ridge Drive**. This in contrast to every other dwelling on that street where either 1 or 2 cars exit onto the street or Tramontana which has 5 or 6 condominiums exiting 1-2 cars each from an underground garage. This demonstrates the difference in existing density and the **Huge traffic problem** with people/cars on a **small dead end private street**. At night the car lights would especially affect our Duplex building #1-2 directly across from where the Tunnel driveway exits. If you assist on this density level **it should enter and exit off Mountain Village Boulevard** with construction of sidewalks to allow connection to paths already built along to the other large developments on that street such as Madeline , Peaks, etc.

The next serious concern I wish to bring up is the proposed Club House with outside decks and Pool/Hot tub area located on the west side property line of Aventura's current plans. This is directly below my kitchen/dining room windows and even level with my Master bedroom, there has been no effective attempt to shelter our development from the noise or activity caused by a **party room/pool for 57 people plus guests eight feet from my window..**

**In contrast** eight of the Aspen Ridge Hot tubs are **indoors**, 1 outdoor tub used by AR unit 1 is 50+ feet from Tramontana's garage. Aspen Ridge 2 has hot tubs located on their balconies or private enclosed decks. We have had **very few or no** problems with noise for over 20+ years

I am sure an **indoor pool** and even some balcony hot tubs would be a better **more neighborly solution**.

Larissa my wife and I are not against growth in the Mountain Village community but we wish to comment at your May 6<sup>th</sup> DRB Zoom meeting and any follow up meetings concerning this subject.

Sincerely,

**Bo and Larissa Iwanetz Unit 27B Aspen Ridge 1** Cell: 708-275-4911 [biwanetz@sbcglobal.net](mailto:biwanetz@sbcglobal.net)

## John A. Miller

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**From:** Cynthia Warner <cindy@cindywarner.com>  
**Sent:** Wednesday, April 28, 2021 4:11 PM  
**To:** cd  
**Subject:** Proposed Development of Lot 30 at Aspen Ridge

April 28, 2021

Dear Members of the Design Review Board,

Thank you for reviewing input for the Aspen Ridge Lot 30 proposal and considering the concerns of the community and nearby neighbors.

As family member/owner at Aspen Ridge for over 30 years, we are very concerned about the most recent plan to expand the previously planned density for the project at Lot 30 of Aspen Ridge to 19 units.

The previous plan for 11 units on Lot 30 seemed excessively dense, but manageable if well designed and if vehicular access to most units were from Mountain Village Boulevard.

The most recent plan of 19 units is beyond a reasonable density proposal. It would consume nearly every available buildable square foot of the lot. The sheer volume of building and hardscape proposed leaves very little open space or nature and would not be in line with the Aspen Ridge or Mountain Village objectives and setting. It would also increase the vehicular use and traffic beyond a reasonable usage.

The proposal to have the only vehicular access for the new development from Aspen Ridge Drive is also concerning as the existing roadway is often used by residents to walk from their homes to Mountain Village. Placing access, even for a 11-unit complex, on the Drive will be an increased safety hazard.

In conclusion, we firmly oppose the plan being reviewed by the Design Review Board and urge to DRB to reject the increased density aspect of this proposal.

All the best,

Cynthia Warner

Cynthia Warner, 718 Olinda Road, Makawao, HI 96768, [cindy@cindywarner.com](mailto:cindy@cindywarner.com)

(Family member of Bill & Joan Warner, owner at Aspen Ridge Unit 25C)

Cynthia Warner  
[cindy@cindywarner.com](mailto:cindy@cindywarner.com)

**John A. Miller**

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**From:** Jennie <jandjdaley@aol.com>  
**Sent:** Thursday, April 29, 2021 4:07 PM  
**To:** cd  
**Cc:** rtimdurham@gmail.com  
**Subject:** Lot 30 objection

We are long time owners at Aspen Ridge and strongly object to any increase in density (currently 9+2...16+3 requested) by the developer. Further, by reason of location, we request that height be limited to 48 feet, inclusive.

We believe that the enjoyment of our property will be severely curtailed if the current Lot 30 proposal is approved. **We request that no waivers or variances be granted.**

Sincerely,  
Jennie and Jim Daley



## John A. Miller

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**From:** jerrystrickert <jerrystrickert@verizon.net>  
**Sent:** Thursday, April 29, 2021 4:21 PM  
**To:** Jennie; cd; jerrystrickert@verizon.net  
**Cc:** rtimdurham@gmail.com  
**Subject:** RE: Lot 30 objection

As long time owners at Aspen Ridge, we agree with everything stated in following message from Jim and Jennie Daley and would like to register your objections to any waivers or variances.

Jerry and Donald Strickert

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: Jennie <jandjdaley@aol.com>  
Date: 4/29/21 5:06 PM (GMT-06:00)  
To: cd@mtnvillage.org  
Cc: rtimdurham@gmail.com  
Subject: Lot 30 objection

We are long time owners at Aspen Ridge and strongly object to any increase in density (currently 9+2...16+3 requested) by the developer. Further, by reason of location, we request that height be limited to 48 feet, inclusive.

We believe that the enjoyment of our property will be severely curtailed if the current Lot 30 proposal is approved. **We request that no waivers or variances be granted.**

Sincerely,  
Jennie and Jim Daley



## **SOLOMON LAW FIRM, P.C.**

227 WEST PACIFIC AVENUE, SUITE A (REQUIRED FOR FEDEX)

PO BOX 1748 (REQUIRED FOR ALL U.S. MAIL)

**JOSEPH A. SOLOMON, ESQ. TELLURIDE, COLORADO 81435**

**ATTORNEY AT LAW**

**E-MAIL: JSOLOMON@MONTROSE.NET**

**TEL (970) 728-8655**

**CELL (970) 729-2225**

**FAX (775) 703-9582**

April 29, 2021

Town of Mountain Village Design Review Board  
c/o Michelle Haynes, MPA  
Planning and Development Services Director  
Housing Director  
Town of Mountain Village  
455 Mountain Village Blvd. Suite A  
Mountain Village, Colorado 81435

Re: Lot 30 Development Application / May 6, 2021 DRB Hearing

Dear Members of the DRB:

I represent Sandra and Van Gilbert, owners of Granita Unit 303. The purpose of this letter is to comment on the above matter.

### Density

Lot 30 is currently has assigned density of nine (9) Condominium Units and two (2) Employee Apartments. The applicant is seeking to increase development density and develop a project that will contain sixteen (16) Condominium Units and three (3) Employee Condominium Units.

### Mountain Village Comprehensive Plan

The Mountain Village Comprehensive Plan, as amended by the Resolution dated February 15, 2018, targets Lot 30 and adjacent open space (collectively referred to as "Parcel M") for a high density hotel.

The current Lot 30 owner is not applying to construct a hotel on Parcel M. Rather, the owner is merely seeking to construct nearly double the Condominium Units designated for Lot 30.

There is no justification for this increased density. This increased density results in walling out adjacent properties.

Town of Mountain Village Town Council  
April 29, 2021  
Page 2

Visuals

Enclosed are the following visuals:

1. Overhead view as provided by the Lot 30 owner/applicant. The single monolithic mass is not consistent with adjacent Aspen Ridge development.
2. Overhead view showing development according to current entitlements. The development should break up massing with buildings consistent with adjacent Aspen Ridge development.

October 15, 2020 Town Council Worksession

The applicant presented a very similar proposal at the October 15, 2020 Town Council Worksession. The Town Council responded that the project was too massive. However, again, the current application is substantially similar to the prior proposal.

Conclusion

Thank you for your consideration of these comments.

Sincerely,

A handwritten signature in black ink, appearing to read 'Joseph A. Solomon', written over a horizontal line.

Joseph A. Solomon, Esq.

Encs.  
Two Visuals

cc: Sandra & Van Gilbert  
Ken Alexander



1. Overhead view as proposed by the applicant



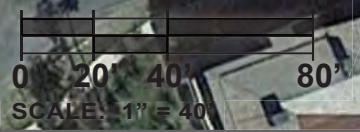
The single monolithic mass is not consistent with the adjacent Aspen Ridge development.



2. Overhead view  
per current entitlements



Break up massing with buildings  
consistent with adjacent Aspen  
Ridge development



## John A. Miller

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**From:** Sandy Whitney <swhitney@taosnet.com>  
**Sent:** Thursday, April 29, 2021 12:14 PM  
**To:** cd  
**Subject:** AR lot 30 Plan

Hi Mountain Village Planning Department,

We have recently caught wind about the proposed development of AR lot 30. We are partial owners of unit 25 AR, and bought in when they were first under construction, about 30 years ago. We have appreciated the skillful and articulate planning that has gone into the development of AR and Mountain Village over the last 30 years. Amazing! There is a sense of peace, calmness and order when visiting.

Reading about the proposed increase in zone density, and then about the building of a community center is quite disturbing. We have known that lot 30 would be developed, but anticipated development would be in line with the current state, which would be tolerable, and understandable. The increased zoning though, along with the development of a community center/pool/spa/lockers is out of line with what Aspen Ridge is all about. Looking at the architectural drawings, it looks more like a shopping center in the suburbs of Denver. The increase in people density, traffic, noise, parking would also make me think I was in a busy suburban setting.

Please, please, please consider how this proposed increased zoning density, and the Community Center will impact the current state of AR and Mountain Village. And please, reject this proposal based on basic principles. The beauty of the area will change forever if this goes through, all for the sake of MONEY in the pocket of a developer.

Sincerely,  
Sandra & John Whitney

## John A. Miller

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**From:** Bill J Warner <billjwarner@gmail.com>  
**Sent:** Thursday, April 29, 2021 11:02 AM  
**To:** cd  
**Subject:** Fwd: Proposed Development of Lot 30 Aspen Ridge

### **Subject: Proposed Development of Lot 30 Aspen Ridge**

Mountain Village Planning Department:

A little history first. We bought into Unit 25 AR when the building was under construction in the 1980's. This was the first building constructed in Aspen Ridge and adjoins Lot 30. Another interesting fact is that we were the first occupants in Aspen Ridge.

We have enjoyed our 30 years at AR. But now we are quite dismayed to learn the owner of Lot 30 wants to increase the permitted 11 units to a proposed 19 units on .6 acre.

The density does not fit our AR community in any sense. Our AR is quite spacious. It is peaceful and quiet.

The proposal includes using AR Drive as access to the development. This is not good at all. At present AR occupants use this access as a quiet walking area to access the Village center and Sunset Plaza. This would become a hazardous excursion to the Village. The original 11 unit zoning would keep the safety aspect more in line with the current situation.

Mountain Village has developed mostly into a beautiful, well-planned resort area. The 19 proposed units will be a detraction from Mountain Village as it is now. And the negative part of this is the inclusion of a Community Center which includes a spa and pool. This is way too much for the AR community.

Please consider this proposal carefully. We urge you to reject this proposal of increasing the density to 19 units, and to reject the building of the Community Center.

Sincerely,

Bill & Joan Warner



## John A. Miller

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**From:** Peter Capobianco <petercapo@hotmail.com>  
**Sent:** Friday, April 30, 2021 9:51 AM  
**To:** cd  
**Subject:** Lot 30 Application

Dear members of the Mountain Village Design Review Board

My wife and I have been residents of Aspen Ridge for 15 years . Having reviewed the current proposal for the Lot 30 development we are extremely disturbed by its potentially adverse consequences and would like you to consider our strong opposition to this submission .

In considering the dimensions , elevation, and location of Lot 30 as an abutter to Aspen Ridge we believe the density and high-rise nature of this proposal will have an extremely detrimental effect on the quality of life of the Aspen Ridge community. Aspen Ridge is a well laid out , low density development , not located within the central core of the Town. It should not be negatively impacted by a proposal better suited for that environment. The applicant's inaccurate description of this obtrusive Lot 30 project as a visual "gateway" is outrageous.

Additionally, we would like you to consider in your review that existing access is limited to a narrow singular road already frequented by the vehicular and pedestrian traffic of Aspen Ridge and Tramontana residents and its service providers. Having this access absorb the traffic impacts of the already approved density of 11 units will be challenging enough . To propose increasing this density by 73% is simply misguided. The traffic , noise , parking , required services and the like for a development of this scale will be overwhelming to the Aspen Ridge community . The imposition of an oversized development such as this will unjustifiably infringe on the quiet enjoyment rights of its residents.

Existing market conditions for housing demand in Mountain Village already assure the developer of a viable economic project under the current Lot 30 zoning approvals. The proposal being reviewed is simply an additional " density money grab " at the expense of the adverse consequences of its neighbors.

We respectfully request that the Board protect the interests of the longstanding residents of Aspen Ridge and deny this application in its present form .

Kind regards

Peter Capobianco  
Aspen Ridge Unit 24

## John A. Miller

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**From:** Glynias, Joe <Joe.Glynias@huschblackwell.com>  
**Sent:** Friday, April 30, 2021 12:41 PM  
**To:** cd  
**Cc:** whitneyglynias@hotmail.com; rtimdurham@gmail.com  
**Subject:** Lot 30 Objection -- Aspen Ridge  
**Attachments:** Presentation Development Lot 30 Mountain Village.pdf

Hello – we are owners on Aspen Ridge, and we wanted to reach out with our concern regarding the project proposed in the attached. In short, we are strongly opposed to this development.

My family and I have been coming out to Telluride since 2013, and always on Aspen Ridge. To say that we fell in love with Telluride and Aspen Ridge would be an injustice to what it has come to mean to us. The ease of access to MV, Meadows, the Gondola, and so many other activities are obvious, but the neighborhood feel is what made us want to be owners on the street. Last year, that became a reality and our six visits over twelve months became our pandemic refuge for my four young children. The comfort of knowing that they could simply walk into or back from the village while my wife and I relaxed at the house or listened to music in Heritage Plaza—without concern for traffic or their safety along the way—is something that makes Aspen Ridge uniquely a part of our life together. We relish having a house in a neighborhood, and we specifically did not want a unit amongst many others.

We understand that this plot has always been zoned for multi-dwelling use, and so some amount of increased population is to be expected, but the expanded application in this proposed development goes well beyond what we would like to see on our street. We are very concerned about the increased congestion on our small street, and the impact it will have on our neighborhood feel. Please consider this to be our formal objection to the proposed development, and we request that no waivers or variances be granted.

I do not believe I misunderstand the development being proposed, as I have studied carefully, but please feel free to contact me if you believe that is the case.

Thanks,  
Joe and Whitney Glynias

**Josef S. Glynias**  
Partner

**HUSCH BLACKWELL LLP**  
190 Carondelet Plaza, Suite 600  
St. Louis, MO 63105-3433  
Direct: 314.345.6208  
Fax: 314.480.1505  
[Joe.Glynias@huschblackwell.com](mailto:Joe.Glynias@huschblackwell.com)  
[huschblackwell.com](http://huschblackwell.com)  
[View Bio](#) | [View VCard](#)

### Husch Blackwell Covid-19 Toolkit

Husch Blackwell has launched a COVID-19 response team providing insight to businesses as they address challenges related to the coronavirus outbreak. Content and programming to assist clients across multiple areas of operations can be found on our website via our [Coronavirus toolkit](#).

April 30, 2021

Town of Mountain Village Design Review Board  
c/o Michelle Haynes, MPA  
Planning and Development Services Director / Housing Director  
Town of Mountain Village  
455 Mountain Village Blvd. Suite A  
Mountain Village, CO 81435

Re: Lot 30 Development Application

Dear Members of the DRB:

As parties directly impacted by the density increase proposed for Lot 30 and as two of the multitudes of people who are in awe of Mountain Village's spectacular setting, I respectfully submit these comments on the above matter.

Looking upwards from ground level to the red ties in the trees, the magnitude of the building mass is not readily apparent. From the balcony of our third-floor unit in the Granita Building the magnitude of the proposed building is apparent. The proposed structure(s) are not in keeping with the adjacent Aspen Ridge development.

Attached are two visuals illustrating how the higher density, 19-unit, condominium impacts its immediate surroundings.

**Visual 1** is the mock-up of the condominium on the site using the developers photo taken with my permission from Granita 303's balcony. Taken during fire season the photo shows no views.

**Visual 2** is a photo of the condominium site taken from Granita 303's balcony on a clear day, showing the view to the west and north. Using the bare trees and distinctive crooked tree limbs shown in Visual 1, I marked up the clear-day photo to mimic the building outline.

The **red outline** shows the condominium building rising above the distant horizon directly to the west and north, blocking every view.

The **green outline** marks the roof line of Aspen Ridge structures and shows how the proposed condominium building will loom over the long-standing Aspen Ridge development.

Is a developer entitled to drastically alter every visitors experience of the unique visual setting as one traverses Mountain Village Boulevard, diminish the sense of a pedestrian environment, and eliminate access to views and sunsets? The Lot 30 current density allows development of the site in keeping with the aesthetic values of the community and with respect for an appropriate building mass on Lot 30's limited size. With the Town Council's decision to authorize a review of the Comprehensive Plan for development decisions going forward, it seems prudent to place a moratorium on decisions until the review is completed.

Best regards,  
Van and Sandra Gilbert











**John A. Miller**

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**From:** Bohdan Iwanetz <biwanetz@sbcglobal.net>  
**Sent:** Friday, April 30, 2021 1:14 PM  
**To:** cd  
**Cc:** Mike Rutledge; Dr, Tony Howard; Tim Durham; Phillip Gruszka; Bohdan A Iwanetz; Julie REZNICEK; Jack Ellis; Josie Howser; Rick Klopccic; Thomas West  
**Subject:** Additional problem with Lot 30 proposal Discovered, water discharge hazard & possible damage!

Mountain Village Design Review Board

Addition to the prior objections by Bo & Larissa Iwanetz to the LOT 30 development.

This is the discovery concerning drainage of collected Water from the Car turn-around and driveway directly onto OS-1A-R3 (ski-out access for Aspen Ridge 1 HOA) east of unit 27 and through the West wall of the development via a 12 inch pipe

This is described on DRB Grading Plan sheet 2 of 3 prepared by Alpine Land Consulting, LLC in the Avventura Packet. (this is page 189 of the 238 page 1<sup>st</sup> meeting package) it is noted at North end of the Planter wall "12 inch flared end section or culvert outlet in wall"

This would discharge on a surface that would ice up in the winter, and erode the path as well as discharge possible against the foundation and crawlspace of the 4-plex specifically my unit 27.

I need a clear explanation why this is allowed and cannot be discharge to a different area that would be wider and not so dangerous and possible damaging to the communities ski out access and neighboring structures.

Bohdan A. Iwanetz owner of Aspe Ridge 1 unit #27.

Sunday, May 2, 2021

Via email: [CD@mtnvillage.org](mailto:CD@mtnvillage.org)

Mountain Village Planning and Development Services  
455 Mountain Village Boulevard, Suite A  
Mountain Village, Colorado 81435

**Re: Lot 30 Development Comments**

Dear Mountain Village Design Board:

As the owner of a property within 400 feet of the proposed development of lot 30, I am submitting my comments and concerns regarding the development. I am opposed to the change in density and the development as currently submitted.

My wife, Joanne, and I are the owners of condominium number 204 in the Granita Building. We do not rent out the condominium and occupy the unit periodically throughout the year. Our condominium is on the second level of the building with a southwest exposure – right toward lot 30

Our concerns are summarized with the following three points:

1. The zoning of lot 30 at the time of our purchase of the condominium was a salient factor in our purchase decision. We depended on the Village Comprehensive Plan, the Design review board, and the Town Council to help protect our interests (i.e., views, noise, density). Rezoning or “transferring” density flies in the face of the spirit of zoning and undermines our interests.
2. The density and the height of the development with no set back requirements will create a “canyon” effect similar to the area of Mountain Village Boulevard, north of the Madeline Hotel.
3. The proposed development of Lot 30 as submitted by Zehern and Associates will significantly decrease the property value of our condominium unit as well as the values of the other Granita condominiums.

We take no exception to the proposed Lot 30 limited commercial space or (2) employee units of density.

**Zoning**

We purchased our condominium 3 years ago. Working with our realtor, we confirmed at that time that Lot 30 was zoned for up to nine condominium units and two employee units. That seemed reasonable. Our expectation was that, if the lot had to be developed, that the

Page 2

Via email: CD@mtnvillage.org

Mountain Village Planning and Development Services

455 Mountain Village Boulevard, Suite A

Mountain Village, Colorado 81435

Re: Lot 30 Development Comments

May 2, 2021

condominium units would be similar in density and appearance to the adjacent Aspen Ridge units. The Aspen Ridge units have an acceptable height, density, and setback.

Our understanding of zoning is that it is to provide a comprehensive pattern of growth and development while protecting the values of the current property owners. Wikipedia states "*These (zoning) guidelines are set in order to guide urban growth and development.*" There is an implicit expectation of some permanency and reliability of the zoning process.

I am sure that Adventura, LLC was well aware of the zoning when they purchased the property. To change the parameters of the zoning to try and make their development financially sound is not the problem of the Mountain Village Development Board or the owners of the Granita Building.

In addition, the whole concept of "trading" density units contradicts the zoning principal. The "trade" allows higher density where the higher density was never planned (or, in this case, desired).

Our opinion is that the Village Development Board and Town council owes a responsibility to the Citizens of Mountain Village to respect the original intent of the current zoning.

**Canyon Effect:**

One can walk down the street or the sidewalk of Mountain Village Boulevard north of the Madeline Hotel at most times be walking in shadows. The area is lifeless with little activity. We have heard residents call it the "dead zone" as the adjacent buildings tower above, with little sunlight. There are virtually no building setbacks or activity in this area(except for the delivery trucks!). The sounds of the cars and trucks reverberate between the buildings with no dampening.

If the development of lot 30 proceeds as designed, the space between the Granita building and the Lot 30 development will likely have a similar feel (except our balconies and windows will open to the space). This configuration of high buildings with no or little setback is not desirable and decreases our property values and our quality of life.

**Property Values:**

This concern is certainly related to the first two concerns. If the development of lot 30 proceeds as Zehren and Associates have proposed, the values of the condominiums in Granita



Page 3

Via email: CD@mtnvillage.org

Mountain Village Planning and Development Services

455 Mountain Village Boulevard, Suite A

Mountain Village, Colorado 81435

Re: Lot 30 Development Comments

May 2, 2021

will certainly decrease. Several long-term owners sold their condominiums after the Lot 30 proposal was submitted.

If the Lot 30 development proceeds as submitted, then Zehren and Associates owes all of the Granita owners with west, and southwest exposures compensation for the decrease in their property values.

But, then again, isn't that what zoning is supposed to prevent?

A handwritten signature in blue ink that reads "Sam Patton". The signature is written in a cursive, flowing style.

Sam Patton, P.E.

The Granita Building

560 Mountain Village Boulevard, #204

Mountain Village, Colorado 81435

SPatton@ EnviroDesign.biz

512-633-5396

## John A. Miller

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**From:** Herman KLEMICK <hklemick@hotmail.com>  
**Sent:** Sunday, May 2, 2021 6:59 AM  
**To:** cd  
**Cc:** John A. Miller; timl@zehren.com; lcalaiamd@gmail.com  
**Subject:** Lot 30 Development

We are the owners of Aspen Ridge #23. We oppose the proposed increase in density and the development of lot 30. The increase in density will negatively impact the owners of Aspen Ridge and traffic on Mountain Village Blvd. Was there an independent traffic study on the impact of the development on Aspen Ridge and MV Blvd? If so please send it to us. The long construction will also negatively impact the owners of Aspen Ridge. Where is the proposed staging area for the construction? Where are the workers and construction vehicle supposed to park? Who will make the repairs to the Aspen Ridge road during and after construction? Please provide us with a rendering of the proposed project. I see absolutely no benefit to Aspen Ridge owners or the traffic on MVBlvd. Once again we strongly oppose the increase in density and the development. Herman and Diane Klemick

Sent from my iPad



## John A. Miller

---

**From:** Michelle Haynes  
**Sent:** Monday, May 3, 2021 9:38 AM  
**To:** John A. Miller  
**Subject:** FW: Lot 30 development objections - public comment

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**From:** yvette rauff <yvette.rauff@gmail.com>  
**Sent:** Monday, May 3, 2021 9:39 AM  
**To:** Michelle Haynes <MHaynes@mtnvillage.org>  
**Subject:** Lot 30 development objections

Hello Michelle,

I'm not sure if you are the correct person for me to send my objections to regarding the proposed Lot 30 development.....if not, please let me know where I should send this.

I reviewed the proposed development plans and have several objections to the magnitude of the mass of the building and what effect that will have on the quality of the "neighborhood" for current owners in the Granita Building and Aspen Ridge, as well as all of us who call Mountain Village home. Regarding the request for an increase to the density: I see no reason for approving such an increase. The addition of one additional employee housing unit does not justify the increase in my opinion.

In fact, when the developer brought his proposed plans to the owners of Granita units last fall, I, and others, strenuously objected to them then.

I believe that the review of the Comprehensive Plan for development that is in motion will reveal that the majority of the residents of Mountain Village are concerned with overdevelopment and the very real risk to subsequently diminishing of the qualities that make this place so special for residents and guests alike.

Sincerely,  
Yvette Rauff  
133 Lost Creek Lane #3  
Mountain Village

## John A. Miller

---

**From:** Howard Dixon <hrdixon@yahoo.com>  
**Sent:** Tuesday, May 4, 2021 11:49 AM  
**To:** cd  
**Subject:** Lot 30 development project

Hello,

This is Howard and Donna Dixon. We are owners in Unit 1D of Aspen Ridge Townhouses. We are original owners in this portion of Aspen Ridge Townhouses, purchasing our unit in 1992, when the construction was complete. Our two unit (#1 & 2) attached buildings were in the second phase of the AR project, after the first phase of the project of four units to the north, closer to the ski hill by chair one.

My understanding is that there are four main aspects that are a concern to us in Unit 1 and adjacent Unit 2.

We agree with Tony Howard and our other owners that these are important issues.

1. The driveway into and out of Lot 30 should be redirected as to change the direction of the cars coming out of the complex so we don't have them heading directly toward our unit. This would be of most concern at night to reduce headlight exposure into our unit. We would sincerely request this change of exit direction.
2. Should place the dumpster shack in a position that it is not an eyesore to the neighborhood. Hopefully it can be landscaped to block its view from the street, and our units.
3. We would appreciate that the access to Run #1, along the property line to the west of Lot #30 lotline be kept open for the skiers that use that route to access Run #1. It might also be a route that your owners in Lot #30 might find a benefit to also access the route to Run #1.
4. Most importantly, we firmly object to the increase in density from the original 11 units to 19 units on this 0.6 acre parcel, that was originally approved.

Best regards,  
Howard and Donna Dixon  
AR Unit 1D



**John A. Miller**

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**From:** Ken <ken@architectstelluride.com>  
**Sent:** Tuesday, May 4, 2021 3:01 PM  
**To:** Michelle Haynes  
**Cc:** John A. Miller  
**Subject:** Fwd: LOT 30

Michelle and John, please review the attached letter and I would like to speak at the meeting.

Thanks,  
Ken Alexander  
Founder Architects Collaborative  
"Amazing Spaces. Magnificent Places."  
[ken@architectstelluride.com](mailto:ken@architectstelluride.com)  
970.708.1076  
P.O. Box 3954 Telluride 81435

ARCHITECTE  
COLL

Begin forwarded message:

**From:** Ken Alexander <[ken@architectstelluride.com](mailto:ken@architectstelluride.com)>  
**Subject:** LOT 30  
**Date:** May 4, 2021 at 11:17:20 AM MDT  
**To:** Solomon & Solomon <[solomon@montrose.net](mailto:solomon@montrose.net)>  
**Cc:** Sandra <[svgnm@comcast.net](mailto:svgnm@comcast.net)>, <[VGilbet@vharchitect.com](mailto:VGilbet@vharchitect.com)>

Town of Mountain Village Design Review Board  
c/o Michelle Haynes, MPA  
Planning and Development Services Director  
Housing Director  
Town of Mountain Village  
455 Mountain Village Blvd. Suite A  
Mountain Village, Colorado 81435

Re: Lot 30 Development Application

Dear Members of the DRB,

I have been asked by the owners of Granita to write this letter on their behalf.

As I'm sure you are aware the current CDC is under review by a private consultant. Certainly an important project such as this will be affected by the revisions. My interpretation as an Architect who has worked on numerous multifamily and hotel projects such as; the Inn at Lost Creek, See Forever and the Lorian Condominiums is that Hotel projects are problematic.

The occupancy numbers for a hotel in Telluride are difficult with the off season fluctuations. Finding a brand name operator is a problem for this reason. I have always said a hotel needs to have a developer/owner with deep pockets who will build it and then hire the hotel to manage it. A risky business and one that has caused numerous changes in ownership at the Peaks and Madeline for example. The latest Four Seasons hotel has 2 developers collaborating probably for much the same reason.

Most likely this project is not proposing a hotel because of that. So then what do we allow instead? Only the current density? The desire for more "Hot beds" is still good planning. But how do we achieve this and aid developers in designing a project that is successful? If I am not mistaken, that is the reason to allow a density increase.

Economics dictate a smaller more affordable unit is more likely to rent. Currently density is appropriated in a manner to allow more smaller units. Simply allowing a developer a density increase without addressing the short term rental "hot bed" issue is a mistake. What is the public benefit?

To address the massing of the building we have the "average maximum height". This is meant to reduce the scale to adjacent properties, street frontage and to maintain view corridors. I would ask the applicant to respect the neighbors input and ask the DRB to insure this is done properly. While not required, story poles have been used in the past to insure view corridors are preserved.

In conclusion I would ask the DRB and the Planning Board to review closely the increase in density to insure a public benefit. Hotels have operated on a sale of a number of units with some held in ownership to insure rental. Then offered HOA dues reductions for privately owned units who rent for example.

More importantly I would ask the DRB to assure that the maximum average height maintain my clients view corridors.

Thank you,

Ken Alexander  
Founder Architects Collaborative  
"Amazing Spaces. Magnificent Places."  
[ken@architectstelluride.com](mailto:ken@architectstelluride.com)  
970.708.1076  
P.O. Box 3954 Telluride 81435

**ARCHITECTS**  
COLLABORATIVE

May 1, 2021

To the PRB and City Council of Mountain Village:

This is a response to the request of Avventura, LLC detailed in the notice dated April 3, 2021 for plan approval for the new construction development of Lot 30, Mountain Village. These comments are made from review of the notice to surrounding property owners and available drawings and plans from September 24, 2020.

While we respect the rights of property owners to develop and build structures on their property, we as owners of the Aspen Ridge Condominium Buildings #1 and #2 have the following objections to the planned development:

1—The density requirements of Mountain Village exist in part to help protect existing property owners and users from the burden of overreaching reasonable limits of new adjacent developments. Because this planned development requires a special approval of an increase in housing unit density which will support up to 57 persons on a 0.6 acre lot, and more than 25 vehicles which would enter and exit on the small side road adjacent to it (Aspen Ridge Drive), we respectfully object to the request of the city administration to approve the increase in density. This density increase will impact noise, traffic, and pedestrian safety in this area in the area surrounding lot 30.

2—The plans noted above indicate that the only entrance and exit drive into this large structure will apparently be located at the current easement for a driveway entrance well west of Mountain Village Blvd onto Aspen Ridge Drive. This driveway, as noted on the plans, opens/empties in close proximity to the NE end of our building which contains Aspen Ridge units 1 and 2. We feel that this is an unwelcome and unnecessary inconvenience to us as existing property owners and will have a significant impact on the enjoyment and value of our property. Automobiles entering and leaving this sole vehicle access to the development will increase:

a- noise-- with automobiles starting and stopping directly across from our building to enter the gate and turn into and out of the building.

b-light—headlights at night will potentially shine directly onto our bedroom windows as they exit the building.



c-exhaust and vehicle odors which will enter open bedroom windows of each of our units on two floors facing the proposed driveway during the summer months.

d—these also have a likelihood of impacting the privacy and enjoyment of the outdoor hot tub east of Aspen Ridge #1.

3—The proposed 225 sq ft trash receptacle area, which is the only common trash receptacle indicated for the proposed development in the notice, is stated to be planned adjacent to the driveway. The noise and odors resulting from expected use of this receptacle have a potential impact on the enjoyable use of our property.

Regarding #'s 2 and 3 above, we would propose that an entry to the proposed development from Mountain Village Blvd. would be much more practical and have less impact on our condominium complex.

As current property owners, we very much appreciate your consideration of our objection to the increase in density and the development plan proposal as written. Thank you very much for taking the time to review our requests.

Sincerely,

Charles and Lisa Howard

Linda Maclachlan

Claire Polstein/Paul Rudnick

Jack Ellis

Howard and Donna Dixon

## John A. Miller

---

**From:** John Tarbox <jtarbox@aol.com>  
**Sent:** Thursday, May 6, 2021 8:51 AM  
**To:** cd; John A. Miller  
**Cc:** Thomas West  
**Subject:** Objections to Proposed Development of Lot 30, Town of Mountain Village

I wish to speak at the Design Review Board hearing this morning at 10:00 am  
My comments will address the following objections.

Thank you,  
John Tarbox

Objections to Proposed Development  
of  
Lot 30, Town of Mountain Village

From John Tarbox, attorney for Thomas West, owner of several units in Aspen Ridge

We strenuously object to the proposed development and ask that the Design Review Board (DRB) deny the proposed development and in particular deny the requested density transfer, the requested rezoning and all requested variances.

The proposed development is far too dense, uses too much impervious cover, is too tall, is not compatible with the adjoining properties, and fails to use proper setbacks, graduated heights and other appropriate design features.

The applicant developed the Tramontana project so it is clear he knows how to build a nice project. Lot 30 should be developed similarly to its neighbors Aspen Ridge or Tramontana. Both properties meet the basic principles of urban planning mentioned above.

The existing density of 9 condominiums + 2 employee condominiums is the most that should be allowed on Lot 30. Even that figure is quite dense, but since it is currently approved, we are not objecting to it. That density permits adherence to the basic design principles.

Use of a zero lot line, with no building setbacks, is not appropriate for Lot 30. This property is not in the Village Center, and this feature is wildly inappropriate for the neighbors and the surrounding open space. The harsh impact of no building setbacks is made worse by the lack of graduated height maximums, and a 53 foot height, imposing what amounts to a giant wall right on top of the neighbors and the open space. None of this is compatible with the neighboring vegetative environment, wildlife, recreation or views of the open space, or the use, enjoyment and property values of the neighbors at Aspen Ridge and at other neighboring properties.

Instead, Lot 30 should be developed with appropriate setbacks, graduated height maximums, and overall height above grade no greater than the neighboring properties at Aspen Ridge and Tramontana.

The primary characteristics of Telluride and Mountain Village are the incredible beauty and views. This project destroys both and is inconsistent with the very nature of Mountain Village and the Mountain Village Comprehensive Plan. This project fails to meet several of the 8 key land-use values of the Comprehensive Plan:

- 1) it fails to preserve open space lands, “expansive views” and the “unparalleled visual experience”,
- 2) it imposes upon the “Recreational Backbone” of Mountain Village, lessening the recreational experience,
- 3) it fails in “Alpine Character Preservation“, opting instead for a dense urban feel, which is not appropriate in this location,
- 7) the “Gateways” value refers to “protecting public viewsheds“ and the natural corridor surrounding Mountain Village Boulevard. This project fails in this regard and destroys many existing view corridors, which should be preserved to the greatest extent possible,
- 8) The value for “Appropriateness and Fit of Land Uses” states that “uses should fit into the surrounding neighborhood to ensure appropriate scale and context to their surrounding natural and built environments”. This project badly fails to meet this value.

The proposal refers to its adjacency to the Village Center to justify its dense urban design. The fact is that the project is NOT in the Village Center and this design is not appropriate or compatible with the surrounding land uses.

Beyond the general design, several particular details are objectionable:

- a) The northwest corner of the project is way too far forward and destroys a significant portion of the views of Aspen Ridge Building 27.
- b) Locating the pool and amenities in the northwest corner puts significant noise and light pollution right on top of Aspen Ridge Building 27.
- c) The stormwater for the entire project dumps onto Aspen Ridge creating significant drainage, flooding, erosion and other problems. This must be addressed.
- d) No stormwater detention is provided. Both detention for flood and erosion control, and water quality, must be provided.
- e) The structural planter wall along the west property line amounts to an unsightly wall, right on top of existing residences and must be redesigned.
- f) The project has only 525 ft.<sup>2</sup> of formal landscaping, which is only 2% of the 0.6 acre project. It appears that the remaining 98% of the project is impervious cover, which is wildly inappropriate.
- g) The trash enclosure should be required to be far away from the Aspen Ridge property line.

Approving these proposals would not only be inappropriate, but would significantly harm property values, especially for Aspen Ridge Building 27, and would be a governmental action that amounts to a taking without compensation. We ask you to reject the proposed development and in particular deny the requested density transfer, rezoning and all variances and send the applicant back to the drawing board to design a more appropriate project.



Thank you for your time and consideration.

LAW OFFICES OF  
**JOHN E. TARBOX**  
ATTORNEYS AND COUNSELORS AT LAW  
248 ADDIE ROY ROAD, SUITE A-201  
AUSTIN, TEXAS 78746

512 / 913 - 9888 (TEL)  
512 / 532 - 6305 (FAX)

## John A. Miller

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**From:** Thomas West <trinity.exp1@yahoo.com>  
**Sent:** Thursday, May 6, 2021 9:08 AM  
**To:** John A. Miller  
**Subject:** Re: Zoom Call for Lot 30 Development

Here are the written comments that I will be discussing today before the board:

Good morning,

I appreciate the opportunity and the time to address the Design Review Board regarding the proposed Lot 30 development.

With the past month, my family invested in Aspen Ridge Unit 27, immediately adjacent to the proposed development. I just within the last week became aware of the proposed density increase. I know little about many of the issues regarding zoning within the township of Mountain Village though I am beginning to learn about many of terms including transfer of density and density banks and BuildingFootprint Lot.

I am here today to oppose the increased density as it will diminish the property value of my investment and I believe the investment of the other property owners in Aspen Ridge. The now beautiful Aspen Ridge drive will be overshadowed by a high wall of masonry and stone extending as much as 4 stories high near all property lines.

The concept of a TF lot or Building Footprint Lot with the approval of building of structures to the lot line may have application and look appropriate in certain situations, I do not believe, this is a situation where it is appropriate or beneficial to the neighboring properties or the township of Mountain Village. Though I understand that Lot 30 may be designated as part of the core, it is not in the core in practicality, and building to the lot lines with no green space allocated does not enhance the area nor adjacent properties. This is a 180 degree turn from the way the tasteful and beautiful Tramontana property was developed.

The shock I have felt from seeing the scope of the building density proposed, the lack of green space, the building heights proposed, the lack of building setbacks, and absence of green space cannot be overstated. With that being said, I have these questions:

1. What is the Connectivity with adjoining property owners designed into the project to enhance adjacent properties and blend into the existing development?

2. What alternative ingress and egress from the proposed development project have been considered? Possibly ingress and egress onto Mountain Village Boulevard?
3. The approval process of the new development should take into consideration a stepping down to similar heights as adjoining structures at Aspen Ridge? Or will it tower over existing buildings at Aspen Ridge casting its shadows and being a permanent eyesore for Aspen Ridge owners?
4. Landscaping plans between Aspen Ridge and the proposed development to soften and add beauty for the Aspen Ridge property owners seems grossly inadequate?
5. Has consideration been designed into the project for joint access to the ski slopes For Aspen Ridge property owners ? Does it consider and protect current access to the slopes for Aspen Ridge property owners?
6. Why does the pool need to be located at the corner of the property exposing the adjacent property owners to noise and light from the pool and activity at the pool? It is currently located in extremely close proximate to the balcony on Unit 27. Why not move the pool above the entrance to the project as was done at the Madeline away from adjacent property owners? Have the planners of the project done analysis of the sunlight on the pool per day on the current pool location? A quick check seemed to indicate that location would get as little as 30 minutes of sun a day which seems like a poor location for a swimming pool.
7. Will the entire portion of water and snow falling on the site be captured and dropped into dry wells and thus not be impacting adjacent property owners? I am not sure but I believe there is currently a storm drain that is pointed in the direction of Aspen Ridge development. I have not had time to confirm that but would be strongly opposed to that should it be the case.

This completes the questions and concerns I have at this time. I reiterate that I strongly believe that while the may this may make for a more profitable development and bring more beds to the core area, it does not enhance the existing street of Aspen Ridge Drive and will not be an improvement to the area property owners as proposed and will actually diminish our property values.

I strongly oppose the project as designed and ask that you send it back to come up with a plan that integrates and enhances the existing properties.

Thomas West

Sent from my iPad



On May 6, 2021, at 9:42 AM, John A. Miller <JohnMiller@mtnvillage.org> wrote:

Thank you Thomas for the heads up. When we get to the Lot 30 item, staff will present, then the applicant - and after that, the Chairman will open the floor for public comment.

Best,

J

John A Miller III  
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

For information about The Town of Mountain Village's response to COVID-19 (Coronavirus), please visit [townofmountainvillage.com/coronavirus/](http://townofmountainvillage.com/coronavirus/)

-----Original Message-----

From: Thomas West <trinity.exp1@yahoo.com>  
Sent: Thursday, May 6, 2021 8:22 AM  
To: cd <cd@mtnvillage.org>  
Subject: Zoom Call for Lot 30 Development

Good morning, I would like to speak at the hearing at 10:00.  
I am an owner in the adjacent property, Aspen Ridge condominiums.

Thomas West

Sent from my iPad

**John A. Miller**

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**From:** Carie Corry <carie.corry@gmail.com>  
**Sent:** Friday, May 7, 2021 6:39 AM  
**To:** cd  
**Subject:** Proposed development Lot 30

Please note that we vehemently oppose the proposed development of Lot 30. We have been telluride property owners for over 25 years and this plan is not acceptable, nor in line with the beauty of the Mountain Village. The footprint is too large and the density is much too high. Please oppose this project in the interest of all of us that are invested in Telluride as a beautiful mountain retreat. Thank you for your support in this matter.

**Carie Warner Corry**  
**Aspen Ridge**

--

**Carie Corry**  
**678-262-8834**

## John A. Miller

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**From:** Jack Ellis <jackellis803@comcast.net>  
**Sent:** Thursday, May 6, 2021 2:13 PM  
**To:** John A. Miller  
**Cc:** Bo Iwanetz; Tim Durham; Tony Howard  
**Subject:** Lot 30

Hello Mr. Miller,

I understand that I am too late to have the following comment entered as a part of the May 6 review. I have been out of town and for practical purposes unable to correspond with you until now. I hope my thoughts will be considered in any future decisions regarding the development of lot 30. I ask that you enter this message into the comments for this application. Any thing you can add to correct any of my assumptions will likewise be welcomed.

I am an owner of Unit #2 in Aspen Ridge I. I purchased this unit in 1992 with the verbal understanding from the developer, Mr. Huschke, that there was a 8 foot easement on the east side of the Aspen Ridge property adjoining Lot 30 that was to serve all the owners of Aspen Ridge I as a ski in-ski out access to the Meadows ski run. We have enjoyed this privilege for the past 30 years. Only recently have I discovered that apparently the 'TF' zoning designation for lot 30 meant 'total footprint,' meaning that building is permitted up to the lot line. (Additionally, it does not seem that construction to the lot line is appropriate adjacent to multi-family projects such as Aspen Ridge.) My concern is that due to slopes, contours and other natural, or newly man-made due to construction, effects this zoning designation may diminish or prevent the practical use of this 8 foot easement.

If you are a skier, you may appreciate that 8 feet, walled on both sides, is not a generously wide path in which to navigate. The path, or actual track, that has been historically used for those past 30 years is not a straight line and has some meanderings, or 'slaloms,' which in retrospect I infer are used to check one's speed or to avoid a natural obstacle. Without the ability to be on site and actually measure that 'natural path,' which has been rather constant over the years, I am quite confident that it exceeds 8 feet in width for a portion of its length, and I am sure that it encroaches slightly onto that 8 foot easement. I believe that the current zoning, will allow construction that will create a clear safety risk. To do so would seem to me to be irresponsible.

My concern is that construction may cause this easement to no longer be viable for the professed use as a "ski run." The "TF" designation may force the existing traditional path to be reoriented such that it encounters existing impediments, or that construction may cause new impediments, such as the drainage outflow correctly objected to by Mr. Iwanetz, will create dangerous icy sections of the path, or that slopes and contours may become too steep or narrow to allow safe transit even within the 8 foot width. Other construction effects, not yet envisioned may very well become "unintended consequences."

I request that the design be analyzed to determine if construction needs to extend to the lot line at this point of interface with Unit 27 of Aspen Ridge and a minimal setback be required. Alternatively and/or in addition, requirements be added to the building permit to assure that there be no impediments to the safe passage of skiers in the use of this easement.

Thank you for your consideration.

John R. (Jack) Ellis





Agenda Item No. 12  
**PLANNING AND DEVELOPMENT SERVICES  
DEPARTMENT**  
455 Mountain Village Blvd.  
Mountain Village, CO 81435  
(970) 369-8250

**TO:** Mountain Village Design Review Board  
**FROM:** Amy Ward, Planner  
**FOR:** Design Review Board Meeting; July 1, 2021  
**DATE:** June 28, 2021  
**RE:** Consideration of a Design Review: Initial Architecture and Site Review for a new Single-Family home on Lot 166AR2-2, 1 Stonegate Dr., pursuant to CDC Section 17.4.11.

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**BACKGROUND:** Staff is requesting a continuation of the Initial Architectural and Site Review to the August 5, 2021 Regular Meeting. The memo is being provided not to open the public hearing but solely for the purpose of the DRB providing a motion to continue to the Regular August 5 meeting date.

DRB also has the ability to table the item, which would require the applicant to re-notice the project at a time in the future.

**RECOMMENDED MOTION:** I move to continue, the consideration of a Design Review: Initial Architecture and Site Review for a new Single-Family home on Lot 166AR2-2, 1 Stonegate Dr., pursuant to CDC Section 17.4.11.to the Regular Design Review Board Meeting on August 5, 2021.

/AW



**TO:** Mountain Village Design Review Board

**FROM:** John Miller, Senior Planner

**FOR:** Design Review Board Public Hearing; July 1, 2021

**DATE:** June 17, 2021

**RE:** Consideration of a Design Review: Initial Architecture and Site Review for a new Single-Family home on Lot 151R-2, 223 Country Club Drive, pursuant to CDC Section 17.4.11.

## APPLICATION OVERVIEW:

### **PROJECT GEOGRAPHY**

**Legal Description:** LOT 151R-2 TELLURIDE MOUNTAIN VILLAGE FILING #1 ACC TO REPLAT OF LOT 151-R TOMV REC AT 455320 10 10 18 .30 AC

**Address:** 223 Country Club Dr.  
**Applicant/Agent:** Lea Sisson Architects  
**Owner:** Lot 151R 2&3 LLC  
**Zoning:** Single-Family  
**Existing Use:** Vacant Lot  
**Proposed Use:** Single-Family  
**Lot Size:** .30 acres

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

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

### **ATTACHMENTS**

Exhibit A: Staff Referral Comments  
Exhibit B: Narrative /Architectural Plan Set



*Figure 1: Vicinity Map*

**Case Summary:** Lea Sisson of Lea Sisson Architects, Applicant is requesting Design Review Board (DRB) approval of an Initial Architectural and Site Review (IASR) Application for a new single-family home on Lot 151R-2, 223 Country Club Drive. The Lot is approximately .30 acres and is zoned Single-Family. The overall square footage of the

home is approximately 5,296 gross square feet (4,161 Livable) and provides 2 interior parking spaces within the proposed garage and 3 exterior parking spaces.

**Applicable CDC Requirement Analysis:** The applicable requirements cited may not be exhaustive or all-inclusive. The applicant is required to follow all requirements even if an applicable section of the CDC is not cited. ***Please note that Staff comments will be indicated by Italicized Text.***

*Table 1*

<b><u>CDC Provision</u></b>	<b><u>Requirement</u></b>	<b><u>Proposed</u></b>
<b>Maximum Building Height</b>	35' (shed) Maximum	34'-10"
<b>Maximum Avg. Building Height</b>	30' (shed) Maximum	23.82'
<b>Maximum Lot Coverage</b>	40% Maximum	18%
<b>General Easement Setbacks</b>	16 Feet Front and Rear 8 Foot Side Setbacks	Parking in the GE
<b>Roof Pitch</b>		
Primary		2:12
Secondary		n/a
<b>Exterior Material</b>		
Stone	35% minimum	38%
Windows/Doors	40% maximum	21%
<b>Parking</b>	2 Enclosed	2
	2 Surface	3

***Design Review Board Specific Approvals:***

- 1. Tandem Parking or Parking Waiver*
- 2. Parking in the General Easement*
- 3. Metal Fascia*

***Design Review Board Design Variation:***

- 1. Road and Driveway Standards*

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

**17.3.12: Building Height Limits**

Sections 17.3.11 and 17.3.12 of the CDC provide the methods for measuring Building Height and Average Building Height, along with providing the height allowances for specific types of buildings based on their architectural form. The proposed design incorporates shed roof forms which are limited to 35 feet. The maximum average height must be at or below 30 feet for shed roof forms. The average height is an average of measurements from a point halfway between the parapet and the roof surface. The points are generally every 20 feet around the roof. The maximum height is measured from the highest point on a roof directly down to the existing grade or finished grade, whichever is more restrictive.

*Staff: The applicant has provided height diagrams on pages A1.1, A3.1, and A3.2 demonstrating compliance with the CDC requirements for height. Based on these pages, the maximum building height is shown at 34'-10" from the highest ridge to the grade below and the maximum average building height is shown at 23.82'. As part of the height analysis, the applicant has provided a parallel plane analysis demonstrating that no portion of the home penetrates the 35-foot parallel slope height allowance for shed roof forms.*

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

Lot 151R-2 is burdened by a 16-foot General Easement (GE) at the front and rear of the Lot. As part of the subdivision for Lot 151, which created Lots 151R-1, 2, and 3, the Town approved 8-foot internal setback lines between each Lot. The CDC provides that the GE and other setbacks be maintained in a natural, undisturbed state to provide buffering to surrounding land uses. The CDC does provide for some development activity within the GE and setbacks such as Ski Access, Utilities, Address Monuments, and Fire Mitigation. All encroachments not listed above will require encroachment agreements between the property owner and the Town.

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

- *Driveway: The proposed driveway takes access from Country Club Drive as shown on the provided site plan. Due to the topography and size of Lot 151R-2, the driveway is nearly completely within the GE. While parking in the GE requires DRB Specific Approval, it should be noted that the applicant has requested 3 surface parking spaces which have increased the overall width of the driveway along with the GE encroachment proposed. The DRB should determine if this request is appropriate and if not, then the applicant should revise the parking plan and reduce the overall driveway/parking area within the GE to the spaces and widths required by the CDC.*
- *Utilities: Gas, Water, Cable, Electric, and Phone are already located within the Front GE for Lot 151R-2. Sanitary Sewer is located off-site on Tract OS-1R1 and will require crossing the rear GE to tie into this location.*
- *Landscaping: There is landscaping proposed within the side setback areas of the home but the proposed landscaping is minimal and will be discussed within the landscaping regulations below in more detail.*

*In addition to the above, the proposal also includes setback encroachments that do not fall into the above category of permitted setback development activity:*

- *Retaining Walls: Due to the topography of the site along with its size, the applicant is proposing a retaining wall on either side of the driveway. Staff believes these retaining walls to be necessary to access the site per the driveway standards, but it should be discussed if the DRB feels that stepping the retaining walls would be beneficial. This would increase the impact in the northern GE but would allow the retaining walls to meet the road and driveway standards discussed below.*

*Although associated with the driveway, the DRB will need to determine if this design is appropriate.*

*It should be noted that regardless of the encroachment, the DRB can waive the GE setback or other setbacks and allow for prohibited activities if it is determined that the applicant has demonstrated hardship and mitigated off-site impacts. It should be noted that any foundation walls that are within 5' of the GE will require a footer survey prior to pouring concrete to ensure there are no additional encroachments into the GE area.*



## **Chapter 17.5: DESIGN REGULATIONS**

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

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

*Staff: The CDC provides design theme characteristics that attempt to link existing and new architecture throughout the Mountain Village. Although we have a broad spectrum of architectural mountain vernaculars, the link typically is accomplished through the use of strong material palettes of stone, metal, and wood.*

*The home, like many of the recent home designs seen by the DRB, is very modern in form and incorporates the Mountain Village material palette described above. While generally grounded, the design includes cantilevered areas that the DRB should discuss. It appears based on the applicant's submittal that the material palette for the project blends well with both the surrounding community, as well as the overall modern mountain vernacular.*

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

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

*Staff: Lot 151R-2 is a .30-acre lot that slopes from a high point at its northeast corner along Country Club Drive, down to the low point at its southwest corner bordering Tract OS-1R1. Based on the survey and aerials, the site is entirely free of trees and generally is vegetated with native grasses and shrubs only. Approximately 1/3<sup>rd</sup> of the Lot has slopes over 30% which are located along the road frontage portion.*

*The limited size of the lot along with the steep slopes has driven this design and Staff believes that the applicant has designed the home in such a way that it steps down the site, limiting its overall massing and heights as seen from the road. At approximately 4,000 square feet of livable space, this is a moderately sized home for this area and staff believes that the applicant has achieved siting the home in a way that complements the design of the home. Additionally, the light color material palette contrasting with the rusted and darker metal helps to blend the home with the existing grassy vegetation on the site. Proposed landscaping will further subdue the design of the home with the site.*

### **17.5.6: Building Design**

*Staff: The CDC requires that building form and exterior wall forms portray a mass that is thick and strong with a heavy grounded foundation. Because of the home's stepped design, the vertical elements complement in a way that allows the home to otherwise visually project upwards while limiting the overall height and massing of the home and providing grounding to the steep site. Although the roof is low angled at 2:12, the stepped nature of the design breaks up the forms of the roofs, especially as viewed from Country Club. The DRB should discuss the grounded-ness of the cantilevered portion of the home to determine its appropriateness. The applicant is proposing a 6" light-colored stone veneer with miner's shmear grouted joints. In addition to the stone elements, the applicant has proposed a 1x6 vertical grey siding, a horizontally arranged bluing oil-finished metal panel, and a rusted standing seam roofing/siding that extends from the roof to the sides*

*of the home vertically. The bluing oil-finished panels appear to accentuate the cantilevered portion of the home. Additionally, the applicant has incorporated other unique metal accents into the design of the home through the use of different metal panels and fascia matching the above-described metal materials as well as a metal railing finish in a matching bluing oil finish.*

*Staff does request some additional information be provided before final review as it relates to the proposed materials such as specific stone type, wood type, stain color, guttering materials, and a better rendering of the railing. Additionally, the applicant does call out in the provided narrative that all windows located within stone shall be recessed, but before final, the plans should be revised so that all window schematics are shown for the recesses, but also the garage should be indicated and shown to be an 8" recess within stone areas. Overall, the home's exterior palette as shown in the material sheet of the submission appears to blend well, providing some contrast between the stone, wood, and metal materials. The garage door is called out as being bluing finished metal. The applicant's plans indicate that the 900 square foot driveway area is to be snow melted.*

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

*Staff: The applicant has provided a grading and drainage plan provided by Uncompahgre Engineering. The proposal documents the grade changes required around the home and provides finished slope calculations at 2:1 tying into the existing 3:1 slope. Given the steepness of the site, it appears that the disturbance will be limited. The site does have positive drainage away from the home which meets the requirements of the CDC.*

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

*Staff: The CDC requires all single-family homes to provide two enclosed and two surface parking spaces. The applicant has shown a total of 2 enclosed and 3 surface spaces, but the following items should be noted.*

- 1. The applicant is requesting the DRB approve the request for tandem parking. The CDC allows for the DRB to grant this request for Lots smaller than 0.75 acres. Tandem parking has been requested for both the enclosed tandem space as well as the surface spaces. Due to the size and narrowness of this Lot, staff does not take issue with this request.*
- 2. The applicant has shown the three exterior spaces in the GE – which requires Specific Approval by the DRB. The DRB should discuss if parking in the GE or a parking waiver for surface parking is preferable, or if the home should be shifted down the lot and the parking located outside of the GE.*

*Staff feels that based on the size and steepness of the lot, a parking waiver would be preferable for the tandem exterior spaces located in the GE.*

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

*The applicant has provided a conceptual landscaping plan but will be required to provide additional detail to meet the requirements of the CDC for final review. This includes revising the plan to include the following items:*

- 1. Increase the number of plantings and the diversity of plants – 40% diversity of non-typical plantings is required.*
- 2. Include proposed shrubs and perennials in the planting schedule.*

#### **17.5.11: Utilities**

*Staff: All utilities are currently located within proximity to the home. The applicant shall work with the Public Works Director before final review to verify the specific locations of*

*the connections for the home. The plan set shows the proposed connections and the locations of the proposed utilities based on field research and the recent subdivision improvements.*

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

*Staff: The applicant has provided a lighting plan and the proposed fixtures do meet the requirements of the CDC. Although these standards regulate exterior lighting, given the large amount of fenestration on the home, one can assume that there will be additional lighting on the home that although located inside, could create glare. Given the size of the home, a photometric study will be required for Final Review, and it may be beneficial for the DRB to request that the lighting within the cantilevered portion of the home be included in the study to determine if there would be off-site glare.*

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

*Staff: The applicant has proposed an address monument to be located on the home adjacent to the garage. It appears that the location of this monument meets the distance requirements to allow for its mounting on the home rather than freestanding. Although a specific rendering of the monument was not provided as part of the initial review, a rendering of a sample design has been provided and staff would note that this design shows a cut-out letter with backlighting which would not be considered a downlit light. This should be revised, and better details provided before final review. Alternatively, it could be mounted below the sconce outside the garage for illumination.*

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

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

*Staff: Fire Mitigation and Forestry Management: Because the site is completely free of trees, the Fire Mitigation Plan should focus on how the proposed landscaping for the home does not create a fire danger. Currently, there are bristlecone species shown on the landscaping plan for screening. Staff is recommending that these trees be permitted but otherwise required irrigated lawn to buffer these screening trees and reduce fire risk.*

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

*Staff: Because of the size of the lot, the driveway is rather limited in length. As discussed above, the slope has necessitated retainage for the driveway within the GE. The DRB should discuss if its preferable to require the retaining walls (Max height 7') to be stepped to meet the requirements of the Road and Driveway Standards – noting that this request would increase the GE disturbances.*

*Alternatively, given the parking constraints discussed above, there may be a preference to reduce the exterior parking area and to limit the overall driveway to 16 feet in width. This would reduce the size of the driveway area in the GE and would allow for the stepping of the retaining walls without such a large impact on the GE.*

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

*Staff: The applicant has indicated that the proposed home does include fireplaces and they are to run on gas.*

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

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

*Staff: The applicant has provided a preliminary CMP and staff has the following comments related to this proposal that should be addressed before final review:*

1. *Construction fencing should be better identified and should surround the entire area of disturbance. The site should be able to be secured and locked at times work is not taking place.*
2. *Given the excavation required for this project, the material stockpile area does not appear to be adequate to handle the amounts of export.*
3. *The applicant should address parking and whether this project can accommodate parking onsite or if they will require off-site parking accommodations.*
4. *Does this project require a crane? If so, the crane swing radius must be shown.*
5. *The Utility connections to the rear of the lot will require offsite disturbances which must be addressed with the property owner of Tract OS1R1 – specifically revegetation requirements.*

**Staff Recommendation:** Staff recommends the DRB approve the Initial Architectural and Site Review for Lot 151R-2, 223 Country Club Drive based on the findings and CDC requirements listed in the staff memo of record.

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

**Proposed Motion:**

If the DRB deems this application to be appropriate for approval, Staff requests said approval condition the items listed below in the suggested motion.

I move to approve the Initial Architectural and Site Review for a new single-family home located at Lot 151R-2, based on the evidence provided within the Staff Report of record dated June 17, 2021, with the following Specific Approvals and Design Variations:

Design Review Board Specific Approvals:

1. Tandem Parking or Parking Waiver
2. Parking in the General Easement
3. Metal Fascia

Design Review Board Design Variation:

2. Road and Driveway Standards

And, with the following conditions:

- 1) Prior to Final Architectural Review, the applicant shall provide additional details for the proposed exterior materials.
- 2) Prior to the submittal for a Final Architectural Review, the applicant shall revise the construction migration plan per the comments of this memo.
- 3) Prior to the submittal for a Final Architectural Review, the applicant shall update the landscape plan to address the concerns of this report.
- 4) Prior to the submittal for a Final Architectural Review, the applicant shall provide an updated exterior lighting plan to include a photometric study of the Lot demonstrating compliance with the CDC lighting standards.
- 5) Prior to the submittal for a Final Architectural Review, the applicant shall revise the driveway widths and overall grades to comply with the CDC requirements.
- 6) Prior to the submittal for a Final Architectural Review, the applicant shall provide an updated construction mitigation plan addressing the concerns of this report.
- 7) Prior to the issuance of a building permit, the applicant shall field verify all utilities and submit a revised utility plan to the public works director identifying the location of utilities and connection points.

- 8) Prior to the issuance of a building permit, the applicant shall obtain an easement from TSG to access the sewer line to the south of the home.
- 9) Consistent with town building codes, Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be constructed as either non-combustible, heavy timber, or exterior grade ignition resistant materials such as those listed as WUIC (Wildland Urban Interface Code) approved products.
- 10) It is incumbent upon an owner to understand whether above-grade utilities and town infrastructure (fire hydrants, electric utility boxes) whether placed in the right of way, general easement, or setback, are placed in an area that may encumber access to their lot. Relocation of such above-grade infrastructure appurtenances will occur at the owner's sole expense and in coordination with the appropriate entity (Fire Department, SMPA, Town of Mountain Village) so that the relocated position is satisfactory.
- 11) Prior to issuance of a CO, the property owner will enter into a General Easement Encroachment Agreement, as applicable, with the Town of Mountain Village for the general easement encroachments approved.
- 12) A monumented land survey shall be prepared by a Colorado public land surveyor to establish the maximum building height and the maximum average building height.
- 13) A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the GE.
- 14) Prior to the Building Division conducting the required framing inspection, a four-foot (4') by eight-foot (8') materials board will be erected on site consistent with the review authority approval to show:
  - a. The stone, setting pattern, and any grouting with the minimum size of four feet (4') by four feet (4');
  - b. Wood that is stained in the approved color(s);
  - c. Any approved metal exterior material;
  - d. Roofing material(s); and
  - e. Any other approved exterior materials

/jjm



**Review comments by TOMV staff forester, Michael Otto**

**New Single Family Home at 239 Country drive. Lot 151R-2**

[https://townofmountainvillage.com/site/assets/files/35213/website\\_and\\_referral\\_packet\\_151r-2.pdf](https://townofmountainvillage.com/site/assets/files/35213/website_and_referral_packet_151r-2.pdf)

Wildfire mitigation zones are not designated. The tree survey and aerial imagery indicate that vegetative management for wildfire mitigation will not be necessary.



# TELLURIDE FIRE PROTECTION DISTRICT

Scott Heidergott, Fire Marshal

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Date: 06/10/2021

Address: Lot 151R-2, 239 Country Club Dr.  
Mountain Village, CO 81435

Plan review is approved with the following general conditions:

- 1) The structure is over 3,600 sq ft and shall require a monitored sprinkler system.
- 2) The width of the driveway shall meet the code of 16' total width. 12' shall be a hard surface with the shoulders meeting the same compaction required as the hard surface and shall be an all-weather driving surface.
- 3) The address monument shall be minimum 4'6" from grade to the bottom of the address numbers. Address numbers shall be 6" in height, reflective coated or outlined with a reflective coating.
- 4) TFPD recommends the installation of a Knox Box for access during emergency situations.

LOT 151R-2,  
Mountain Village

5.13.2021

APPLICATION  
AND  
DETAILS



Town of Mountain Village  
Planning and Development Services Review

**CHECK LIST**

**To be submitted prior to any meeting for which consideration of any application is to be scheduled.**

**General**

The following general requirements have been submitted within this application:

<input checked="" type="checkbox"/>	<b>Summary of Unit(s)</b>								
	<table border="1"> <thead> <tr> <th style="text-align: left;">Type of Unit</th> <th style="text-align: left;">Number of Units</th> </tr> </thead> <tbody> <tr> <td>Single Family Unit</td> <td style="text-align: center;">1</td> </tr> <tr> <td>Detached Condo</td> <td></td> </tr> <tr> <td>Accessory Dwelling</td> <td></td> </tr> </tbody> </table>	Type of Unit	Number of Units	Single Family Unit	1	Detached Condo		Accessory Dwelling	
Type of Unit	Number of Units								
Single Family Unit	1								
Detached Condo									
Accessory Dwelling									

<input checked="" type="checkbox"/>	<b>Summary of Square Footage</b>										
	Calculated in "Livable Area". Space in a structure for living, sleeping, eating, cooking, to include bathrooms, toilet compartments, closets, and halls as measured from exterior wall to exterior wall. Storage areas, utility areas, garages and similar areas are not considered.										
	<table border="1"> <thead> <tr> <th style="text-align: left;">Type of Unit</th> <th style="text-align: left;">Total Square Footage</th> </tr> </thead> <tbody> <tr> <td>Single Family Unit</td> <td style="text-align: center;">4161</td> </tr> <tr> <td>Accessory Dwelling</td> <td style="text-align: center;">0</td> </tr> <tr> <td>% of Accessory to Single Family</td> <td></td> </tr> <tr> <td>Total</td> <td style="text-align: center;">4161</td> </tr> </tbody> </table>	Type of Unit	Total Square Footage	Single Family Unit	4161	Accessory Dwelling	0	% of Accessory to Single Family		Total	4161
Type of Unit	Total Square Footage										
Single Family Unit	4161										
Accessory Dwelling	0										
% of Accessory to Single Family											
Total	4161										

<input type="checkbox"/>	<b>Wood Burning Device Permit</b>
	If a wood burning fireplace is proposed, a copy of the Wood Burning Device Permit must be included with this application.

**Proof of Ownership (Reference for Item 3)**

Please submit complete copies of the following stamped by an architect or engineer licensed in the state of Colorado, except the model, along with a completed application form, completed checklist, and appropriate fees. Within the checklist below, please place a checkmark beside the information submitted, and indicate where the information can be found (i.e. Plan A.1) If not applicable (N/A) is entered in a box, please explain:

<input checked="" type="checkbox"/>	Application Form, Development Checklist and Fees.
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Proof of ownership of subject property. Demonstration of ownership shall be constituted by current written proof of who or what entity holds title to all the land(s) depicted on any plat or plan filed with the County, with the minimum proof of ownership consisting of certification by a title company authorized to conduct business in the State of Colorado. The certification shall be issued not more than thirty (30) days prior to the date of submittal of the application. If the land is owned by a third-party, corporation or similar legal entity designating an individual or entity to act in the Corporation's or similar legal entity's behalf, a proof of agency shall be required and consist of a Corporate Resolution, or similar legal document, designating the individual or entity to act as agent. The application must be signed by the property owner or an officer of the Corporation or legal entity.

Vicinity Map: A Vicinity Map indicating the location of the subject property and other properties within four hundred feet (400') or one hundred fifty feet (150') if located within the Village Core.

### **Existing Conditions Plan (Reference for Item 8)**

**Survey:** A topographic survey stamped by a surveyor licensed within the State at a **minimum scale of one-inch equals twenty feet (1"=20')**. The survey should be representative of existing conditions of the site and shall have minimum contour intervals of no greater than two-feet (2').

- Existing trees or groups of trees having trunks with diameters of four inches (4") or more at one foot (1') above natural grade.
- Rock outcroppings.
- Wetlands.
- Other significant natural features
- Slopes of thirty percent (30%) or more shall be specifically identified.
- Footprint of all existing structures.
- The survey shall include ties to an established vertical datum (to be obtained from the department of planning and design review), property lines showing distances and basis of bearing, and all easements and setbacks.
- Easements and setbacks.
- Locations of all utilities, including existing sources and proposed service lines from sources to the structures.

### **Proposed Development Plan (Reference for Item 9)**

**Site Plan:** A site plan, drawn at a minimum scale of one inch to twenty feet (1"=20') (unless otherwise approved by staff).



- Existing and proposed building footprints and all other structures, including decks, patios, canopies, walls, hot tubs, pools, etc.
- Showing existing and finished grades at two-foot (2') contours.
- Rock outcroppings and other significant features
- Locations of landscaped areas.
- Service areas and storage areas.
- Pedestrian walks, driveways with proposed grades, parking spaces.
- Address monument location.
- All retaining structures.
- Existing and proposed elevations of the top of roof ridges.
- Locations of ingress and egress, and the directions of traffic flow into and out of as well as within parking and loading areas, the location of loading berth(s) (where applicable), and areas for turning and maneuvering vehicles.

x

**Grading and Drainage Plan:** A grading and drainage plan at a minimum scale of one inch equals twenty feet (1"=20') (unless otherwise approved by staff).

- Showing existing and finished grades at two-foot (2') contours.
- Areas proposed for cuts or fill, and projections of the volumes of materials.
- Proposed Erosion and Sediment Control features including drainage swales.
- Any proposed slopes greater than 3:1.
- Locations of any existing natural surface drainage patterns.
- All proposed building footprints and other structures including decks, patios, walls, hot tubs, pools and retaining structures.
- A clear and detailed demonstration of the existing drainage on the subject property and the proposed drainage after development.
- Multi-Family, Mixed-use or Commercial projects are required to submit a drainage study prepared by a Colorado Professional Engineer with storm-water calculations for a 25-year storm event.

n/a

**Phasing Plan:** A phasing plan is required for any development that will not complete the entire proposed project in one phase. A complete master site plan, grading plan, utility plan, landscape plan, and parking plan for the entire project must be submitted which clearly indicates what will be completed in each phase in its entirety.

**Lighting Plan:** An outdoor lighting plan, drawn at a minimum scale of one inch equals twenty feet (1"=20') (unless otherwise approved by staff). In addition to locating this information graphically on a plan, the applicant shall provide the information on the application form and provide manufacturer's cut-sheets for the DRB file.

Location, height above grade, type of illumination (such as incandescent, halogen, etc.)

Source lumens.

Luminous area for each light source which is proposed.

### Architectural Requirements

The following statements, representative elevations and details have been submitted within this application:

**Statement of Building Height**

	Proposed	Required By Zone
Maximum Height Limit	34'-10"	35'-0"
Maximum Average Height	23.8'	30'-0"

n/a

**Architectural Feature(s) which exceeds Maximum Height Limit**

Requires specific DRB approval

**Statement of Stone Area and Stone Area Calculations**

Exterior wall material percentages

Percentage of stone	38%
Percentage of stucco	0%
Percentage of wood	14%
Percentage of accent material	27%
Percentage of fenestration	21%

North Elevation

Total sq. ft. of exterior wall	978	
Total sq. ft. of stone		666
Total sq. ft. of stucco		0
Total sq. ft. of wood		0
Total sq. ft. of accent material		248
Total sq. ft. of fenestration		64

East Elevation

Total sq. ft. of exterior wall	2153	
Total sq. ft. of stone		963
Total sq. ft. of stucco		0
Total sq. ft. of wood		157
Total sq. ft. of accent material		658
Total sq. ft. of fenestration		375

South Elevation

Total sq. ft. of exterior wall	1816
Total sq. ft. of stone	292
Total sq. ft. of stucco	0
Total sq. ft. of wood	530
Total sq. ft. of accent material	247
Total sq. ft. of fenestration	747

West Elevation

Total sq. ft. of exterior wall	1385
Total sq. ft. of stone	460
Total sq. ft. of stucco	0
Total sq. ft. of wood	175
Total sq. ft. of accent material	572
Total sq. ft. of fenestration	178

Total Building

Total sq. ft. of exterior wall	6332
Total sq. ft. of stone	2381
Total sq. ft. of stucco	0
Total sq. ft. of wood	862
Total sq. ft. of accent material	1725
Total sq. ft. of fenestration	1364

x

**Architectural Plans:** Architectural plans drawn at a minimum scale of 1/8" = 1' (unless otherwise approved by staff).

- Floor plans labeled and dimensioned and drawn in sufficient detail.
- All elevations of proposed structures.
- Existing and finished grades a minimum of five (5) feet out from the building or to the property line.
- Building height.
- Roof forms and pitch (primary and secondary).
- Location and type of all doors and windows.
- Details of recess of windows and doors within stucco or stone walls.
- Exterior surfacing materials.
- Snow and ice shed prevention devices.
- Exterior lighting detail.
- Colored rendering or two-colored elevations.
- Statement of building height and elevations supporting the calculations.
- Statement of stone area and stone calculations and elevations supporting the calculations.

- Scale model illustrating building mass and proportion in relationship to development on adjacent parcels, existing vegetation and site contours.
- Color and material sample board. (to include windows, doors and exterior lighting.) Provide photos, brochures and cut sheets.
- Address monument design to include lighting.

x

**Landscape Plan:** A detailed landscape plan at a minimum scale of one inch equals twenty feet (1"=20') (unless otherwise approved by staff), with two foot contours.

- Showing existing and proposed grading.
- Existing vegetation.
- Limits of tree removal, locations of all new tree plantings.
- Ground cover.
- Revegetation and proposed treatments.
- Plant schedule identifying all plant material by type (scientific nomenclature, quantity and size).
- Seeding (type, varieties, mixes, rates).
- Soil preparation specifications.
- Turf areas.
- Special landscape features.
- Retaining structures, to include type of wall, grades, elevations of top and bottom of wall every twenty (20') feet, footings and facing materials.
- Irrigation Schedule demonstrating the type and size of all pipes, heads, valves and controllers; Location and description of connection to plumbing; and, Location of water sensors.

x

**Construction Staging Plan:** A construction staging plan, drawn at a minimum scale of one inch equals twenty feet (1"=20') (unless otherwise approved by staff).

- The limits of construction activity.
- Limits of excavation.
- Limits of tree removal.
- Identification of trees to remain within the limits of construction.
- Location of construction fencing and detail of methods to protect the remaining trees and any other vegetation.
- Location of building material storage areas, cut and slash storage and route of removal.

- Construction parking (location and amount).
- Locations of portable washrooms.
- Construction trailer (location and size).
- Location of a trash container and route of removal.
- Bear-proof container for all food waste.
- A detailed construction staging manual, if determined to be necessary by DRB at Initial Architectural Site Review, containing all information requested by the DRB at Initial Architectural Site review.

X n) **Photographs:** Photographs of the subject site from the access road or tract, and if applicable, from any adjacent golf course and/or ski run, and any specific features of the site which may impact or be impacted by the proposed project.

X o) Any additional material or information as deemed necessary by the Planning Department for proper review of the application. If applicable, please list this information that has been submitted.

**Engineered Infrastructure Plan (Referenced for Item 10)**

- Signed Landscape, Paving and Construction Staging Agreement
- Wetlands Consultant Report (if required)
- Soils Investigation and Foundation Recommendations
- A utility plan, drawn at a minimum scale of one inch equals twenty feet (1"=20') (unless otherwise approved by staff).

**Design Variation (Referenced for Item 12)**

The following area requested Variance to the Community Development Code (CDC) for DRB consideration (such consideration may require the final approval of the Town Council of the Town of Mountain Village).

Please submit appropriate Variance application and checklist along with this application.

	Section:	Requirement:	Variance Request:



I hereby certify that all information contained within this application and all plans required as a part of this Final Plan Application are accurate.



5.13.2021

---

Owner/Owner Agent

Date

## Development Narrative

### LOT 151R-2, Mountain Village

5.13.2021

The owners of lot 151R-2 on Country Club Drive in Mountain Village are seeking to develop their lot. Please find the key features of the proposal below and in the drawing set submitted with this application. This is a Class 3 Development Application for a new single family home. We have met with John Miller, planning staff, for our pre-meeting. The following is our application for Sketch Plan review.

The proposed single family home is a 5 bedroom 5.5 bath, with 4148 heated livable square footage, 575sf garage, and 1332sf of covered deck and patio. The home is built into the side of the slope anchoring it to the ground with stone mass and main building forms. The levels step down the hillside with the main floor at the middle height. The building meets all height requirements. The building stays within the setbacks without any easement encroachments. Due to the steep slope of the lot we are minimizing the driveway and are asking for a special approval for tandem parking design within the GE, as has been done by the all the lots on this side of the street, see detail page xx. We are asking for an address monument on the house per detail due to its close proximity to the road. Please see below how the building address each part of the Town of Mountain Village CDC and imagery following to illustrate.

#### Chapter 17 - Design Regulations

17.3.11 Building Height please see A1.1, A3.1, A3.2, and complies with table 3-3 Single family with footnotes 1&2

#### 17.3.13 Maximum Lot Coverage

1. The lot is .3 acres and the lot coverage is less than 40%, See AO.1

#### 17.3.14 General Easement setbacks

All building elements (including roof overhangs and footers are located within the lot setbacks. The side setbacks 8' wide easement areas. We are asking for tandem parking within the front 16 foot General easement as the other lots on this side of the street have done, the designated parking areas will however be contained completely within the property border. There are no existing trees located on this property nor in the GE.

#### 17.5.4 Town Design Theme

## 17.5.4.F

1. Building is located as the others on this side (south) of Country Club Drive with a simple access drive off the main road. The building height is kept low on the road side to minimize the impact to the view from the neighboring properties. It aligns with Wilson Peak and focusses the view windows towards Wilson and Palmyra/ski resort which also is South allowing for passive solar. There are very few windows facing the adjacent properties and are mostly high windows to add daylight to the spaces while maintaining privacy. There are no trees on the property but our design adds some to provide further screening between the properties. The building stays hugged up against the top portion of the site allowing for a large buffer between the home and the trail below.

2. The building is designed with large forms that have all the same material to emphasize the form's massing and connection to the site. These heavy forms step down the hillside. The main level is half a story below the top of the road, hunkered in on the hillside and protected from the road view. This also allows for the main level to have all the main living spaces on the same floor with secondary spaces below.

3. The building forms are monolithic in nature with mostly metal and stone from top to bottom. Being very durable while maturing the rustic aesthetic of the Mountain Architecture. These forms visually ground the building to the site by emerging from them there is no transition of material as the wall meets the ground.

4. Roofs in alpine towns tend to hold the snow for insulation or release it. This roof takes the insulation route with low pitches and single point pitch directing away from pedestrian, vehicular and living spaces. There is an integral gutter and down spout with a minimal amount of heat to insure proper drainage only at the deck, all others drain to the ground.

5-6. Material palette is warm rustic with rusted metal, local stacked stone, and roughsawn stained wood siding.

17.5.5.A.3. All roofs pitch away from pedestrian, vehicular, and fragile vegetation. The overhang at the deck is extended to provide shade and protection of the doors. It is the only area where snow fencing, heated gutter and downspout is located/needed

## 17.5.5.B.1

1. This design sites the building in context with its neighbors. The entry has a high pitched roof covering the stairs down to the entry, to provide privacy from the main level below the road. The site drainage uses the building and the existing retaining boulders to capture the grade changes without going into the setbacks and easements.

## 17.5.5.D&amp;E&amp;F

The building is set back on the lot away from the trail and golf course adjacent to the back of the lot.

## 17.5.6.A Building Form

1. This building has a heavy building forms described also above to anchor it to the site. The forms step down with the site with the middle level being a half story below the road and garage level to further hunker it in. Material on the wall has been carefully selected for snow accumulation, stone and metal where roofs meet walls.

2. Where there are windows in stone they sit 5" in from the face of stone.

3. Materials are chosen to express the architectural intent of a large mass holding up a lighter articulated structure

#### 17.5.6.B Wall Form

1. Walls are simple in design yet have a variation of materials to express solid forms and relate to the snow cumulation both at the base and at the roof where it meets the higher walls.

#### 17.5.6.C.1-3 Roof form, Drainage, and Material

This roof is a simple design focussed on creating a simple method of snow shedding while keeping the sense of variety. It minimizes the issues associated with multiple roof punctuations. The roofs shed to areas around the building away from pedestrian access. There is only one area where a snow fence, heated gutter and down spout is needed. This is at the covered deck area on the south side. The roofs step down from the front of the site (high side) to the back. The deep overhangs on the southeast form provide shade for the spaces below them while the high windows to the west have smaller overhangs to allow for alpine glow light to enter the building. The eaves are thin to emphasize the lightness of the roof form suspended between the heavy building forms. The roof material is standing seam rusted metal; to go with the overall warm color palate and for durability.

17.5.6.D. Chimneys are minimized in this design with wall venting, but there is a heavy vertical stone form that encases the main interior and exterior fireplaces to give the vertical emphasis. All fireplaces on this property are gas (no wood burning fireplaces).

#### 17.5.6.E. Wall materials and color

Stone is dry stacked telluride gold, wood siding is stained vertical siding (warm grey), metal folded seam (shingle) has been used where on walls with roofs adjacent for further durability of structure and for varying material palette. Soffit is rough-sawn t&g stained warm grey. Building meets the required percentages see A3.1 and A3.2. Overall material color palate is warm and rustic. See A3.1 and A3.2 for % of materials. All material % comply with requirements.

#### 17.5.6.F

Exterior Color is consistent to the mining structures found in the area with the weathered light wood color and brown/blue/bronze rust colored metal. Stone is light beige and grey to match local stones and locally sourced if available.

#### 17.5.6.G

The window area is well under 40% see A3.1 A3.2, windows and doors are located to maximize view and daylight for the spaces inside, doors are used to create a seamless flow to the outside entertaining areas. Finish is a dark grey to go with the warm material palette.

#### 17.5.6.H Doors and entryways

The entry has a 20' high canopy with steel columns and wood timber accents. The roof cover protects the stairs leading down to the entry. The door is 5' wide by 10' high with a large glass transom above going to the roof. The orientation allows for you so see Wilson Peak through the full-lite door before you even enter the house, yet with the lowered entry level you are well below the road for privacy once inside. The main perennial plantings are located here to the right of the stairs.



6. Garage door is rusted metal over a solid wood door and is recessed 7” from the stone piers flanking the door.

#### 17.5.6.I Decks and Balconies

The deck is integral to the interior greatroom space it is partially covered allowing for year-round access. It faces south and east away from the road and toward the openspace. The roof overhang allows for the winter sun to penetrate the building for solar gain while protecting the west side during the summer months (the winter months the sun goes down on this site before the sun is low enough affect the interior spaces). The deck provides the same protection and shading to the windows below it, again maximizing the solar gain in winter.

#### 17.5.7

The drive and drainage have been engineered to manage sheet flow although none of the roof drains onto this area. See C1-3 for compliance with this section.

#### 17.5.8

The garage and driveway provide the required parking of 2 inclosed in the garage and 2 surface parking. Each parking space is 9’x18’. We are seeking a special approval for tandem parking like the other lots on this side of Country Club Drive.

#### 17.5.9

Landscape has been designed to create a screening along the sides of the lot and natural plantings along the front of the building at the entry and then there rest will be seeded with approved seed mix for natural landscaping throughout to connect to the open space and easement areas. By locating the vegetation only in key areas minimizes the water usage.

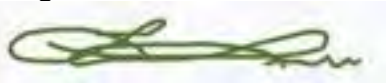
#### 17.5.12

Lighting has been limited to low downlighting, only sconces (7’a.f.f.max to light source) and step lighting (16”a.f.f.max). A small back downlight concealed behind the address box. See A1.1EL for compliance and specifications.

We hope this shows how the design meets the intent of the CDC.

Thank you everyone for your time.

Regards,



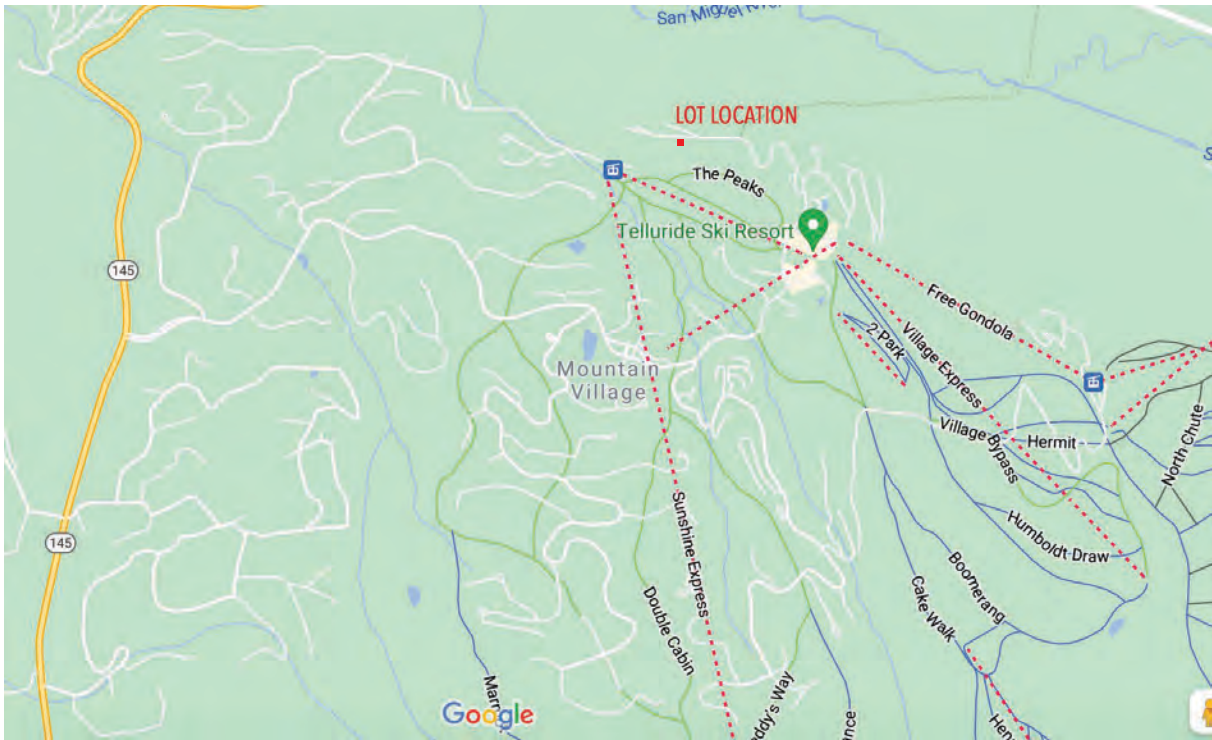
Lea Sisson, Registered Architect

LOT IMAGERY





VICINITY MAP



TYPICAL SOUTH SIDE OF STREET DRIVEWAY IMAGERY





ADDRESS MONUMENT LOCATION EXAMPLE



# Model: WL-LED101

## LEDme® Step Light



# WAC LIGHTING

## Responsible Lighting®



**FIXTURE  
16" A.F.F.  
OR IN  
STEP  
RISER**

Fixture Type:



Catalog Number:

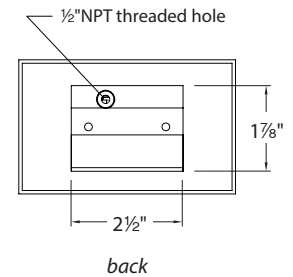
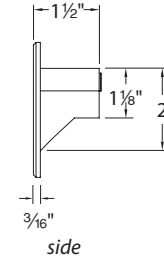
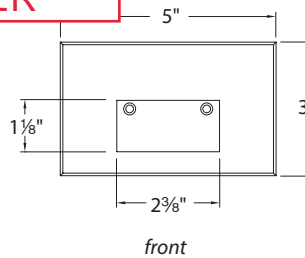
WL-LED101-30BBR

Project:

CCD1

Location:

PAINT TO MATCH STEEL



### PRODUCT DESCRIPTION

Horizontal rectangle LEDme® Step Light with Anti-microbial powder coat paint proven to restrain a wide range of bacteria, coliform, mold, fungus, algae, and yeast. Designed for safety and style on stairways, patios, decks, balcony areas, walkways and building perimeters.

Features an architectural design. Energy efficient for long-lasting indoor and outdoor lighting solutions. Creates an attractive, romantic impression at night.

### FEATURES

- Direct wiring, no driver needed
- Low profile, flush to wall aesthetics with no visible hardware
- 54,000 hour rated life
- Balanced lighting, free of shadows with minimum glare
- Up to 200 fixtures can be connected in parallel
- 5 year WAC Lighting product warranty

### SPECIFICATIONS

**Construction:** Die-cast aluminum

**Power:** Direct wiring, no remote driver needed.

**Input:** 120V 50/60Hz (277V special order/3000K, Amber (AM))

**Light Source:** HV-AC High Power LED, **CRI: 90**  
Optional color lenses. Total power consumption of 3.5W

**Mounting:** Fits into 2" x 4" J-Box with minimum inside dimensions of 3"L x 2"W x 2"H  
Includes bracket for J-Box mount.

**Dimming:** Dim to 10% with ELV dimmer (120V only).  
Approved dimmers: Lutron Nova-T NTELV-300 & NTELV-600, Lutron Vietri VTELV-600, Lutron Diva DVELV-300P, Lutron Skylark SELV-300P, Lutron Maestro MAELV-600

**Standards:** IP66, UL & cUL Listed for wet locations, Title 24 Compliant (120V only)

### ORDER NUMBER

Model #	Light Color	Finish
WL-LED101 120V	27 2700K 30 3000K AM Amber (610nm)	BBR - BRONZE ON BRASS

**WL-LED101** - **30** - **BBR**

Example: **WL-LED101-27-WT**

For 277V, add "F" before CCT: **WL-LED101F-30-WT**

wacighting.com  
Phone (800) 526.2588  
Fax (800) 526.2585

Headquarters/Eastern Distribution Center  
44 Harbor Park Drive  
Port Washington, NY 11050

Central Distribution Center  
1600 Distribution Ct  
Lithia Springs, GA 30122

Western Distribution Center  
1750 Archibald Avenue  
Ontario, CA 91760



# dweLED

# EXT1

Fixture Type:	EXTERIOR SCONCE
Catalog Number:	WS-W14911-AL
Project:	CCD1
Location:	151R-2 TMV

## Slant

### 11" Outdoor Wall Sconce 3000K

Model & Size	Color Temp & CRI	Finish	Watt	LED Lumens	Delivered Lumens	Title 24
● WS-W14911 11"	3000K 90	● AL Brushed Aluminum	7W	440	352	Yes
	3000K 90	○ BK Black	7W	440	352	Yes
WS-W14911	3000	AL	7W	440	352	YES

Example: **WS-W14911-AL**

#### DESCRIPTION

Cleverly designed, minimalistic lighting.

#### FEATURES

- ACLED driverless technology
- 5 year warranty

#### SPECIFICATIONS

Color Temp:	3000K
Input:	120 VAC, 50/60Hz
CRI:	90
Dimming:	ELV: 100 - 10%
Rated Life:	50000 Hours
Mounting:	Can be mounted on wall vertically or upside down
Standards:	ETL, cETL, IP65, Title 24 JA8-2016 Compliant, Dark Sky Friendly, Wet Location Listed
Construction:	Aluminum body with glass lens

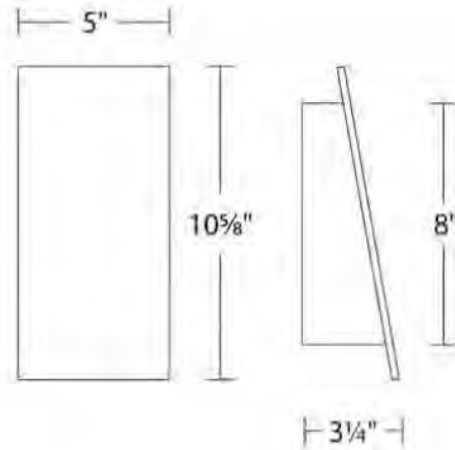
HEIGHT TO LIGHT SOURCE NOT TO EXCEED 7'-0"



#### FINISHES



#### LINE DRAWING



# Model: WL-LED101

## LEDme® Step Light



# WAC LIGHTING

## Responsible Lighting®



**FIXTURE  
16" A.F.F.  
OR IN  
STEP  
RISER**

Fixture Type:



Catalog Number:

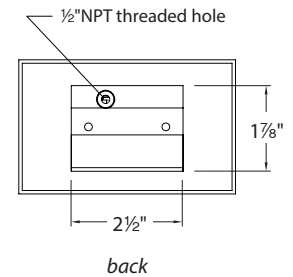
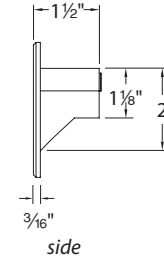
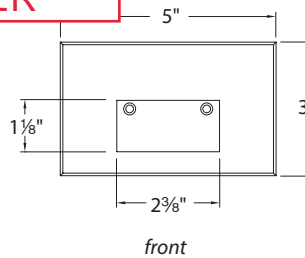
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Central Distribution Center  
1600 Distribution Ct  
Lithia Springs, GA 30122

Western Distribution Center  
1750 Archibald Avenue  
Ontario, CA 91760





# CCD1 Residence

LOT 151R-2, Country Club Drive, Mountain Village, Colorado

## OWNER:

CCD1  
151R 1& 2 LLC  
2968 Natoma Street  
Miami, FL 33133  
(305)-582-5731

## ARCHITECT:

LEA SISSON ARCHITECT, LLC.  
Lea Sisson, Principal  
Centrum Building Ste. 200B  
Mountain Village, CO.  
MAILING:  
P.O.Box 4471 Aspen, CO. 81612  
(970) 925-1224  
EMAIL: lea@leasisonarchitects.com

## SURVEYOR:

San Juan Surveying  
p.o.box 3730  
Telluride, CO 81435  
T: (970) 728-1128  
office@sanjuansurveying.net

## GEOTECHNICAL ENGINEER:

Trautner Geotech  
649 Tech Center Drive  
Durango, CO 81435.  
(970) 259-5095  
dtrautner@trautnergeotech.com

## CIVIL ENGINEER:

Uncompahgre Engineering  
David Ballode, PE  
P.O.BOX 3945  
Telluride, CO. 81435  
Ph: 970-729-0683  
dballode@msn.com

## CONTRACTOR:

ALPINE MOUNTAIN CONSTRUCTION  
G.C. : Rod Kukulian  
120 North Fir Street  
Telluride CO 81435  
(970) 209-6594 Office  
(970)275-2050 Cell  
alpinemtn.com  
alpine.mountain@yahoo.com

## STRUCTURAL ENGINEER:

Mike Thele, PE  
0296 Seven Oaks Road  
Carbondale, CO. 81623  
Ph: 970-963-3181  
mike@mikethelepe.com

## FLOOR AREA CALCULATIONS

SINGLE FAMILY RESIDENTIAL:	
LIVABLE AREA	
LOWER LEVEL:	1741 SQ FT.
MAIN LEVEL:	2420 SQ FT.
TOTAL-LIVING:	
GARAGE-STORAGE-MECH	4161 SQ FT.
TOTAL-GROSS SF:	1135 SQ FT.
5296 SQ FT.	
OTHER SF:	
DECK/PATIOS	1218 SQ FT.
HEATED ENTRY STEPS & DRIVE	720 SQ FT.

L.U.C. NOTES  
R-3 TYPE V CONSTRUCTION.

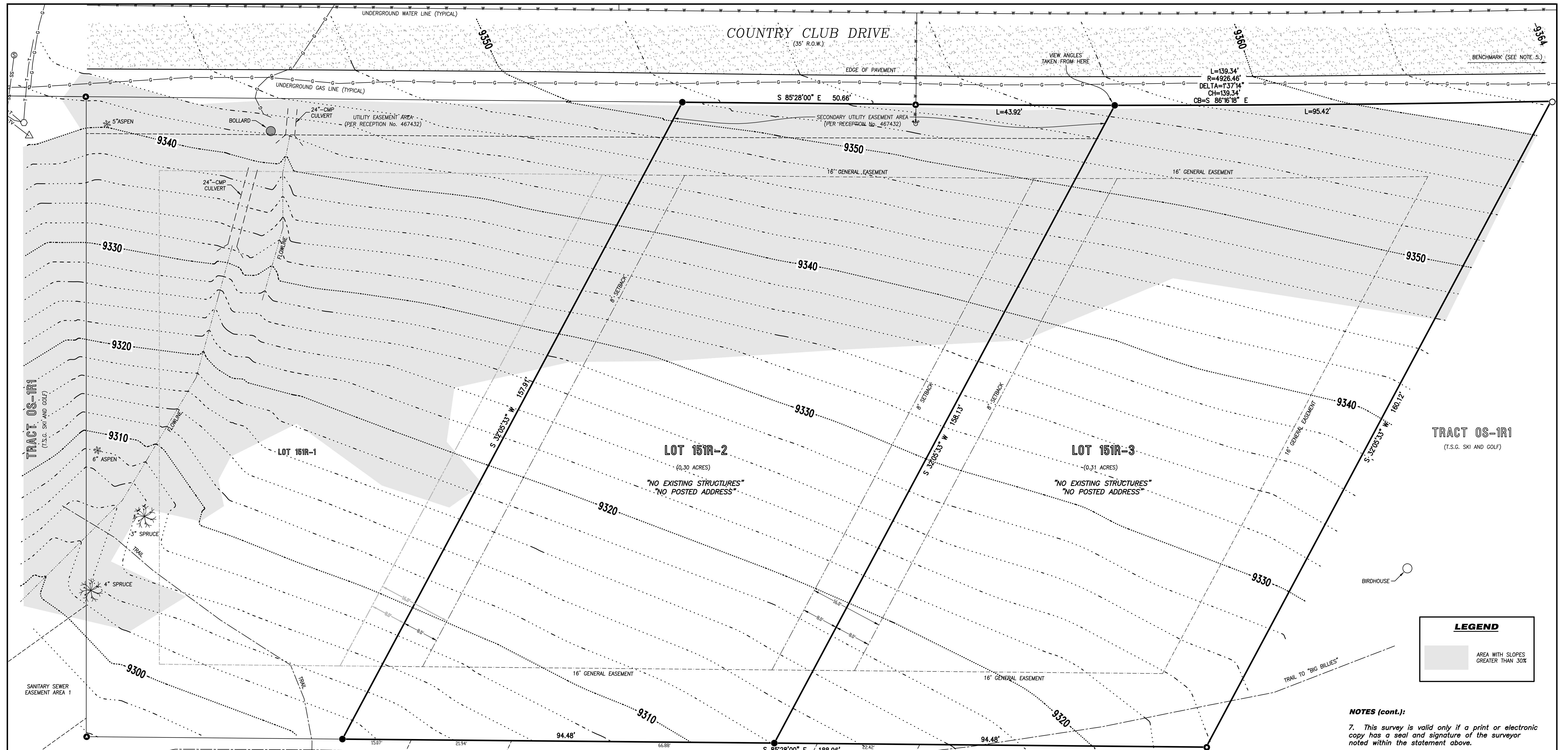
## DRAWING INDEX

ARCHITECTURAL	
A-0	COVER
A-0	TOPOGRAPHICAL SURVEY
A-1.1	SITE PLAN
A-1.1C	CONSTRUCTION PLAN
C1-3	GRADING / UTILITY PLAN
A1.1 L	LANDSCAPE PLAN
A1.1 IR	IRRIGATION PLAN
A1.1 EL	EXTERIOR LIGHTING PLAN
A-2.0	LOWER FLOOR PLAN
A-2.1	MAIN FLOOR PLAN
A-2.2	ROOF PLAN
A-3.1	ELEVATIONS
A-3.2	ELEVATIONS
A-3.3	ELEVATION RENDERINGS/MATERIALS
A-3.4	ELEVATION RENDERINGS

A0.1

LEA SISSON ARCHITECT, LLC  
 200B CENTRUM BLDG. MOUNTAIN VILLAGE : P.O. BOX 4471 ASPEN, CO 81612 TEL: (970) 925-1224 EMAIL: LEA@LEASISSONARCHITECTS.COM  
 SUBMISSIONS 4.21.2021 PREPARED 5.12.2021 DRB SKETCH PLAN  
 LOT 151R2 COUNTRY CLUB DRIVE, MOUNTAIN VILLAGE, CO  
 CCD1 RESIDENCE



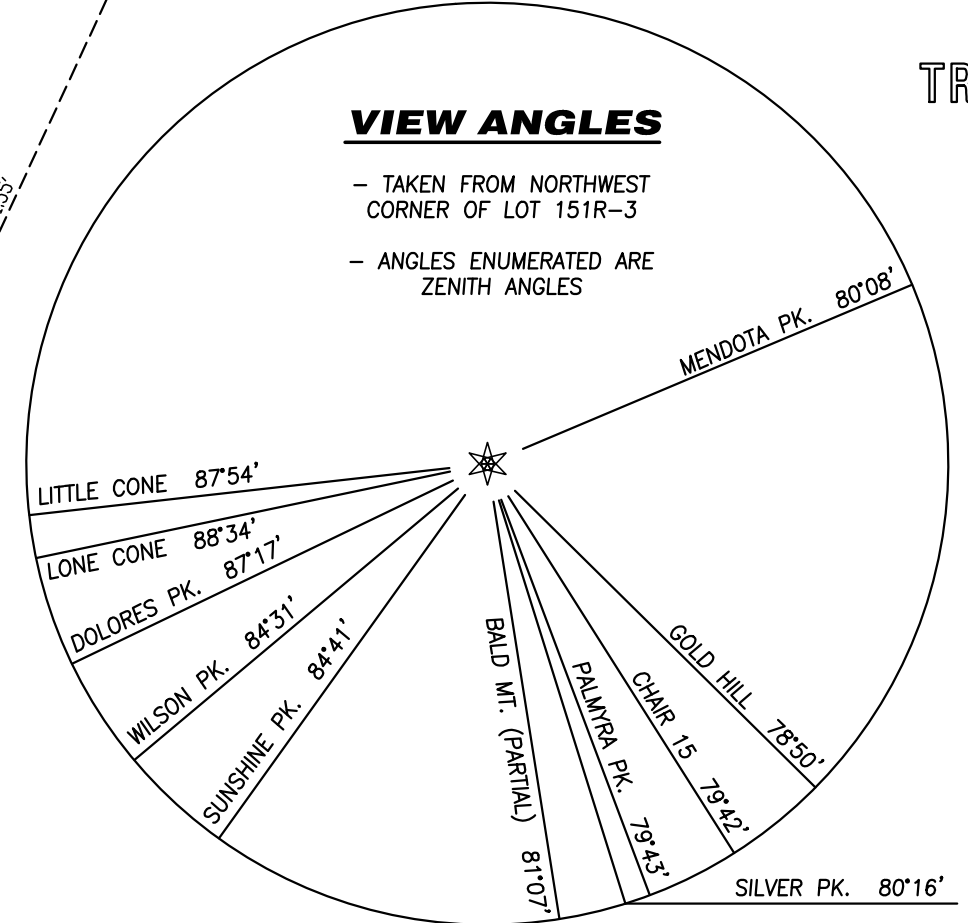


TRACT OS-1R1  
(T.S.G. SKI AND GOLF)

**LEGEND**  
AREA WITH SLOPES GREATER THAN 30%

- NOTES (cont.):**
- This survey is valid only if a print or electronic copy has a seal and signature of the surveyor noted within the statement above.
  - Any person who knowingly removes, alters, or defaces any public land survey monument and/or boundary monument or accessory, commits a class two (2) misdemeanor pursuant to C.R.S. 18-4-508.
  - The word certify as used hereon means an expression of professional opinion regarding the facts of this survey and does not constitute a warranty or guarantee, expressed or implied.
  - This survey is prepared for the exclusive use of the party or parties indicated within the surveyor's statement. Said statement does not extend to any unnamed person or parties without an express statement by the surveyor naming said entities.
  - Warranty Deed recorded at Book 412, Page 196, San Miguel County Clerk and Recorder, requires that the Southern portion of this Property shall be sodded with Kentucky Bluegrass.
  - NOTICE: According to Colorado law, you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

- LEGEND**
- WATER VALVE
  - CURB STOP
  - SEWER MANHOLE
  - TELEPHONE PEDESTAL
  - CABLE-TV PEDESTAL
  - FOUND 1-1/2" ALUMINUM CAP ON No. 5 REBAR, L.S. 20632
  - FOUND 1-1/2" ALUMINUM CAP ON No. 5 REBAR, L.S. 37662
  - FOUND 1-1/2" ALUMINUM CAP ON No. 5 REBAR, L.S. 24954
  - FOUND No. 5 REBAR, NO CAP
  - FOUND 1-1/2" ALUMINUM CAP ON No. 5 REBAR, L.S. 37662



This topographic survey of Lot 151R-2 and Lot 151R-3, Town of Mountain Village was field surveyed on February 6, 2018 and updated February 3, 2021 under the direct responsibility, supervision and checking of Jeffrey C. Haskell of Foley Associates, Inc., being a Colorado Licensed Surveyor. It does not constitute a Land Survey Plat or Improvement Survey Plat as defined by section 38-51-102.



**PROPERTY DESCRIPTION:**  
LOT 151R-2 AND LOT 151R-3, TOWN OF MOUNTAIN VILLAGE, ACCORDING TO THE REPLAT OF LOT 151R RECORDED OCTOBER 10, 2018 UNDER RECEPTION NO. 455320,  
COUNTY OF SAN MIGUEL, STATE OF COLORADO.

- NOTES:**
- Easement research and property description from Land Title Guarantee Company, Order Number TLR86010776, dated December 28, 2020 at 5:00 P.M.
  - According to FEMA Flood Insurance Rate Map 08113C0287-D, Panel Number 0287 D, dated September 30, 1992, this parcel is within Zone X; Areas determined to be outside 500-year flood plain.
  - Bearings for this survey based on monuments found along the western boundary of Lot 151R, as shown hereon, assumed to have the record bearing of N 04°00'00" E according to Plat Book 1 at page 4436.
  - Lineal units represented hereon are shown in U.S. Survey Feet or a decimal portion thereof.
  - BENCHMARK:** Control Point 'CP 14-2', a magnetic nail with an elevation of 9369.46 feet, is located in the pavement on the south side of Country Club Drive and approximately 90 feet east of the northeast corner of Lot 151R.
  - Contour interval is two feet.

**TOPOGRAPHIC SURVEY / SLOPE STUDY**  
Lot 151R-2 and Lot 151R-3, Town of Mountain Village,  
San Miguel County, Colorado.

Project Mgr:	JH	Rev:	description	date	by
Technician:	FD				
Checked by:					
Start date:	01 / 2021				



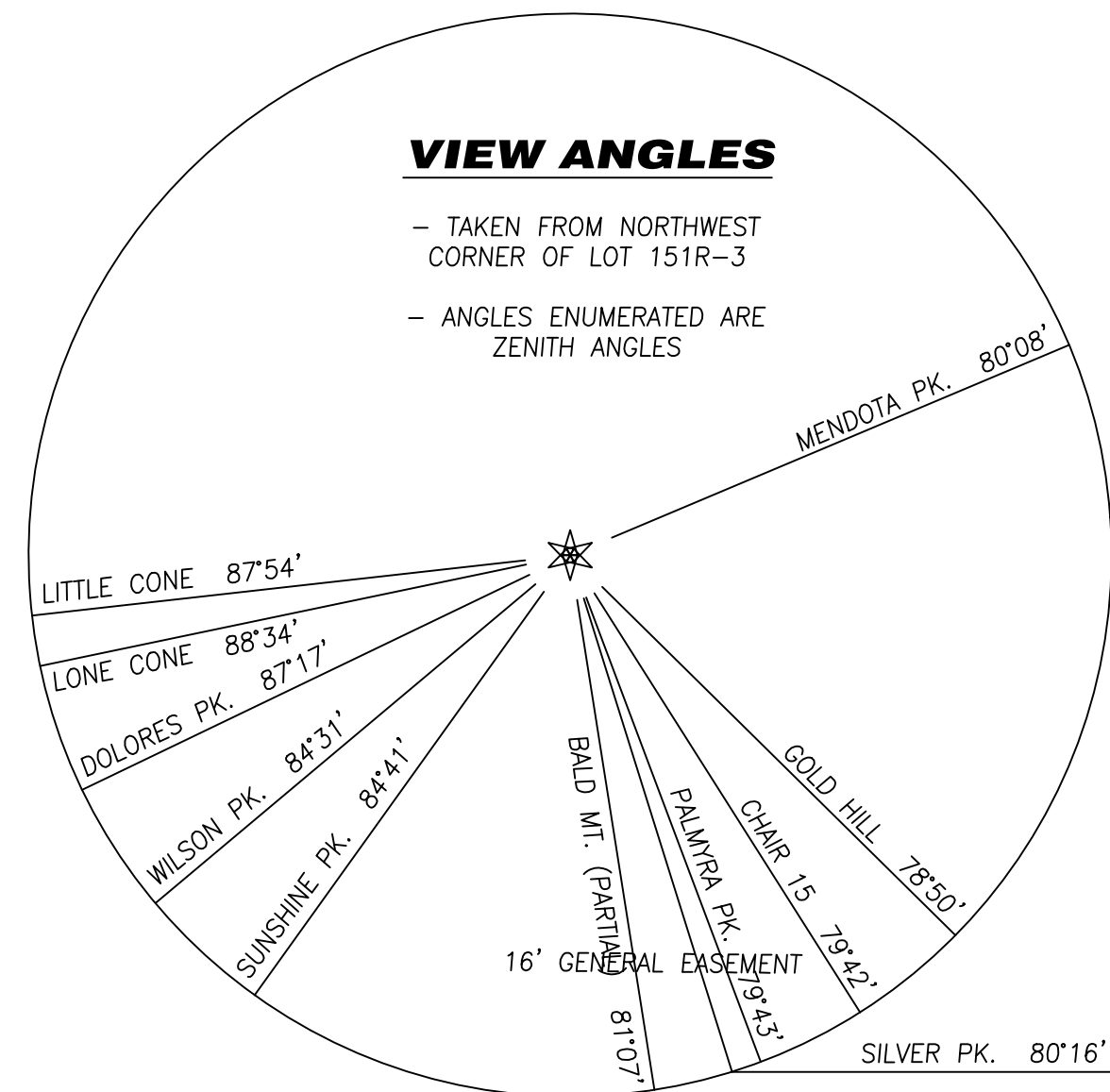
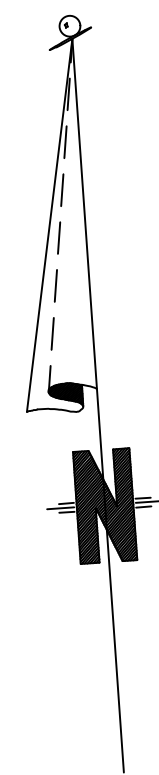
970-728-6153 970-728-6050 fax  
P.O. BOX 1385  
125 W. PACIFIC, SUITE B-1  
TELLURIDE, COLORADO 81435  
Drawing path: dwg\8917 Topo 02-21.dwg  
Sheet 1 of 1 Project #: 8917



UNDERGROUND WATER LINE (TYPICAL)

# COUNTRY CLUB DRIVE

(35' R.O.W.)



**LEGEND**

- WATER VALVE
- CURB STOP
- SEWER MANHOLE
- TELEPHONE PEDESTAL
- △ CABLE-TV PEDESTAL
- FOUND 1-1/2" ALUMINUM CAP ON No. 5 REBAR, L.S. 20632
- FOUND 1-1/2" ALUMINUM CAP ON No. 5 REBAR, L.S. 37662
- FOUND 1-1/2" ALUMINUM CAP ON No. 5 REBAR, L.S. 24954
- FOUND No. 5 REBAR, NO CAP
- FOUND 1-1/2" ALUMINUM CAP ON No. 5 REBAR, L.S. 37662

**LEGEND**

- AREA WITH SLOPES GREATER THAN 30%

### LEGEND

- WATER VALVE
- CURB STOP
- SEWER MANHOLE
- TELEPHONE PEDESTAL
- △ CABLE-TV PEDESTAL
- FOUND 1-1/2" ALUMINUM CAP ON No. 5 REBAR, L.S. 20632
- FOUND 1-1/2" ALUMINUM CAP ON No. 5 REBAR, L.S. 37662
- FOUND 1-1/2" ALUMINUM CAP ON No. 5 REBAR, L.S. 24954
- FOUND No. 5 REBAR, NO CAP
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### LEGEND

- AREA WITH SLOPES GREATER THAN 30%

LOT 151R-2

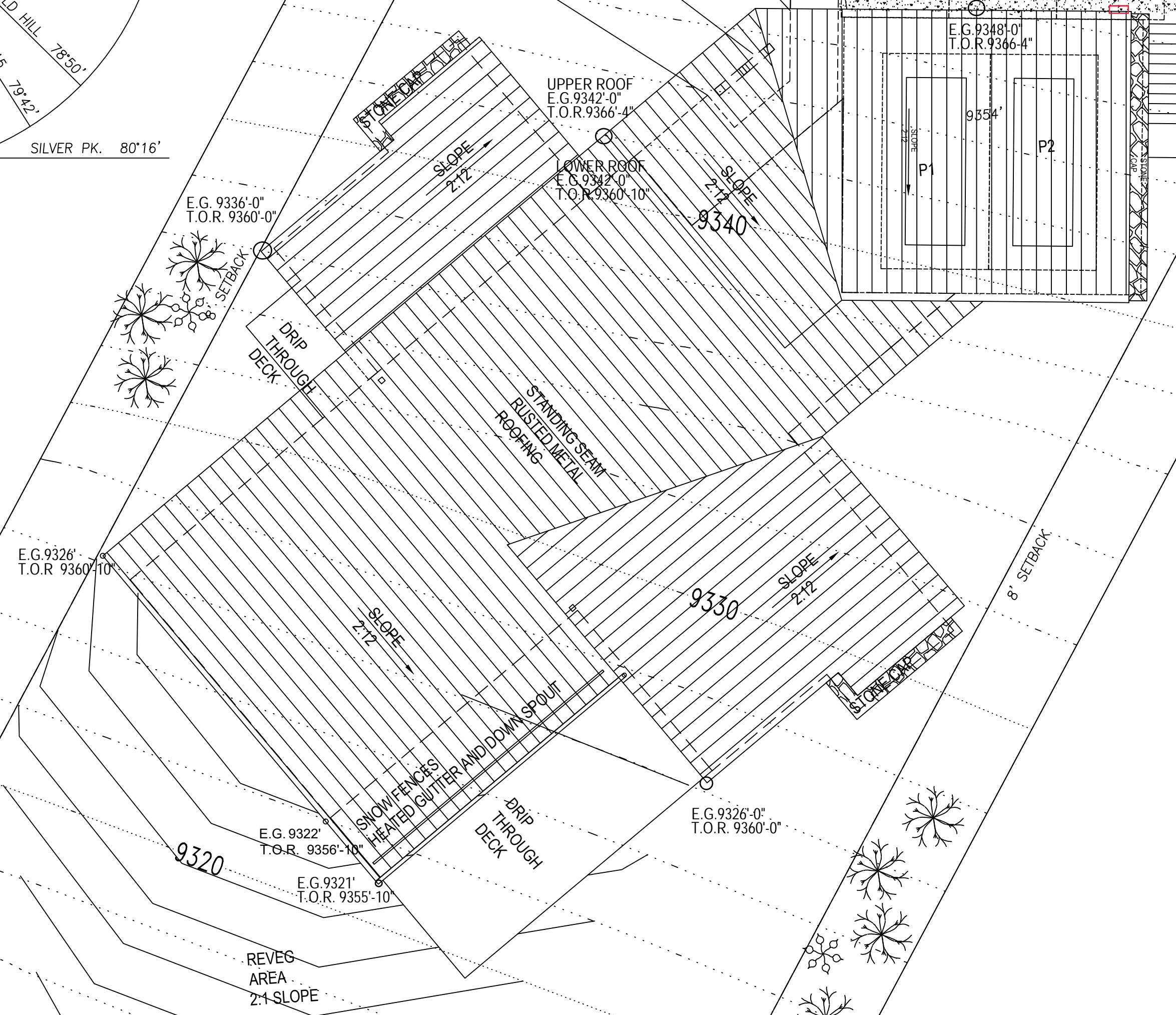
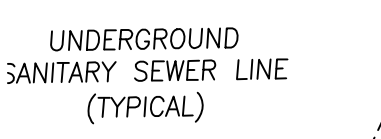
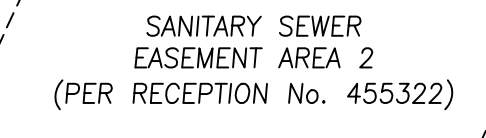
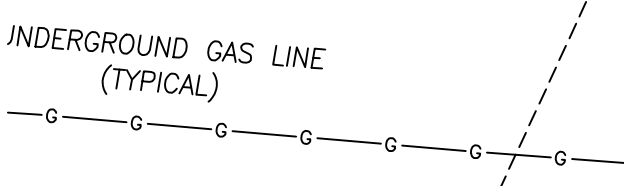
(0.30 ACRES)

"NO EXISTING STRUCTURES"  
"NO POSTED ADDRESS"

16' GENERAL EASEMENT

9310

TRACT OS-1R1  
(T.S.G. SKI AND GOLF)



### GENERAL NOTES:

1. PROPOSED SINGLE FAMILY RESIDENTIAL  
5296 GROSS SQUARE FEET  
5 BEDROOMS (INCLUDES OFFICE & BUNKROOM)  
- PARKING REQUIREMENT -  
4 PARKING SPACES + 1 EXTRA  
- LOT SIZE .30 ACRE (13068SF) : FAR 36%
2. FLOOR AREA TOTALS  
LIVING : 4161  
GARAGE 575  
MECHANICAL 560  
DECK/PATIO 1218
3. HEIGHT CALCULATIONS SHOWN ON A3.1& A3.2  
- H.P. OF ROOF 34'-10" < 35'-0" FROM EXISTING GRADE  
- AVERAGE HEIGHT FROM FINAL GRADE 23.82'

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

L E A S I N G A R C H I T E C T S

200 B CENTRUM BLDG. MOUNTAIN VILLAGE, P.O. BOX 4471 ASPEN, CO 81612 TEL: (970) 925-1224 EMAIL: LEA@LEASISSONARCHITECTS.COM

SUBMISSIONS 4.21.2021 PREPARED 15.12.2021 DRB SKETCH PLAN

CCDI RESIDENCE

LOT 151R2 COUNTRY CLUB DRIVE, MOUNTAIN VILLAGE, CO.

A1.1





- GENERAL CONSTRUCTION WASTE DUMPSTER
- PORTA TOILET
- BEAR-PROOF FOOD WASTE DUMPSTER
- PARKING AREAS
- MATERIAL STORAGE
- SILT FENCING/ STRAW BALES.
- LIMITS OF CONSTRUCTION ACTIVITY-JOB SITE FENCE

### STAGING NOTES

1. CONTOUR INTERVAL IS 2'-0"
2. EXCAVATED MATERIAL TO BE REMOVED FROM SITE VIA DRIVE CLEARING.
3. CUT AND SLASH TO BE REMOVED FROM SITE
4. PEDESTRIAN PROTECTION TO BE IMPLEMENTED WITH PROPER SIGNAGE AND HARD HAT REQUIREMENTS.
5. BEAR-PROOF CONTAINER FOR FOOD
6. RECYCLING CONTAINERS FOR ALL RECYCLABLE MATERIALS.
7. HEAVY CONSTRUCTION NOISE IS LIMITED TO MON-SAT 7AM-6PM

**CONSTRUCTION STAGING PLAN**  
SCALE : 1/8" = 1'-0 "

LEASISON ARCHITECTS  
 200 B CENTRUM BLDG. MOUNTAIN VILLAGE : P.O. BOX 4471 ASPEN, CO 81612 TEL: (970) 925-11224 EMAIL: LEA@LEASISONARCHITECTS.COM  
 SUBMISSIONS | 4.21.2021 PREDB | 5.12.2021 DRB SKETCH PLAN

LOT 151R2 COUNTRY CLUB DRIVE, MOUNTAIN VILLAGE, CO.

**CCDI RESIDENCE**

A1.1C



GENERAL CIVIL ENGINEERING NOTES:

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

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

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

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

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

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

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

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

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

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

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

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

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

12. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER. ANY DISCHARGE REQUIREMENTS SHALL BE COORDINATED WITH THE TOWN OF MOUNTAIN VILLAGE.

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

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

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

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

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

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

19. NO MATERIAL SHALL BE COMPACTED WHEN FROZEN.

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

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

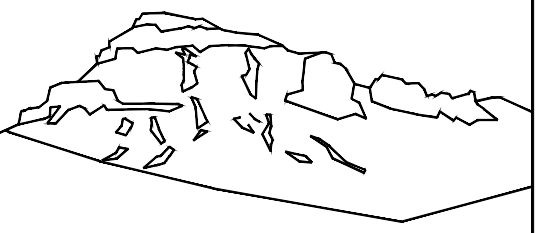
22. ALL DISTURBED GROUND SHALL BE RE-SEEDED WITH A TOWN-APPROVED SEED MIX. REFER TO THE LANDSCAPE PLAN.

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

24. ALL UNDERGROUND PIPE SHALL BE INSTALLED PER THE INDIVIDUAL UTILITY PROVIDER REQUIREMENTS, INCLUDING DEPTH, BEDDING, AND SEPARATION FROM OTHER UTILITIES.

25. HOT TUBS SHALL DRAIN TO THE SANITARY SEWER (OR PUMPED TO A CLEAN-OUT).

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



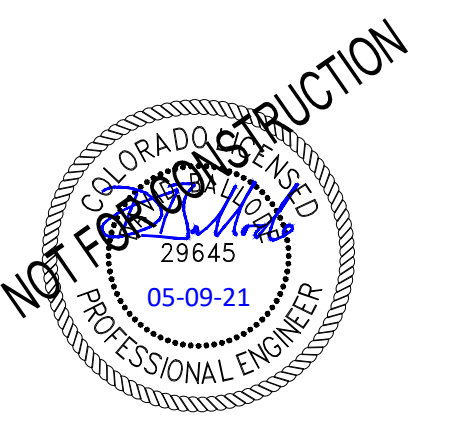
Uncompahgre  
Engineering, LLC

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

SUBMISSIONS:

DRB SUBMITTAL 2021-05-09

Lot 151R-2  
Country Club Drive  
Mtn. Village, CO



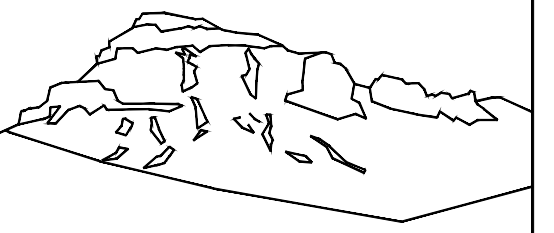
CONTRACTOR TO REVIEW AND COMPARE ALL CHAPTERS AND INTERDISCIPLINARY DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO ANY FIELD WORK BEING DONE IN ACCORDANCE WITH AIA DOCUMENT A201

Civil  
Engineering

General Notes

C1



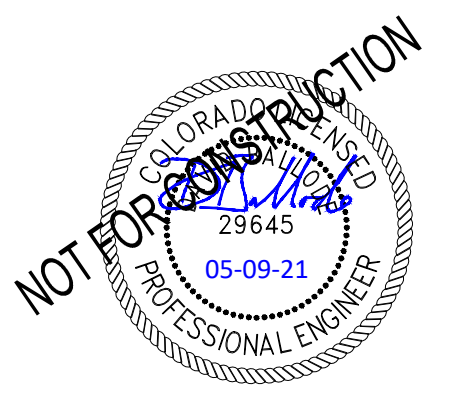


Uncompahgre Engineering, LLC

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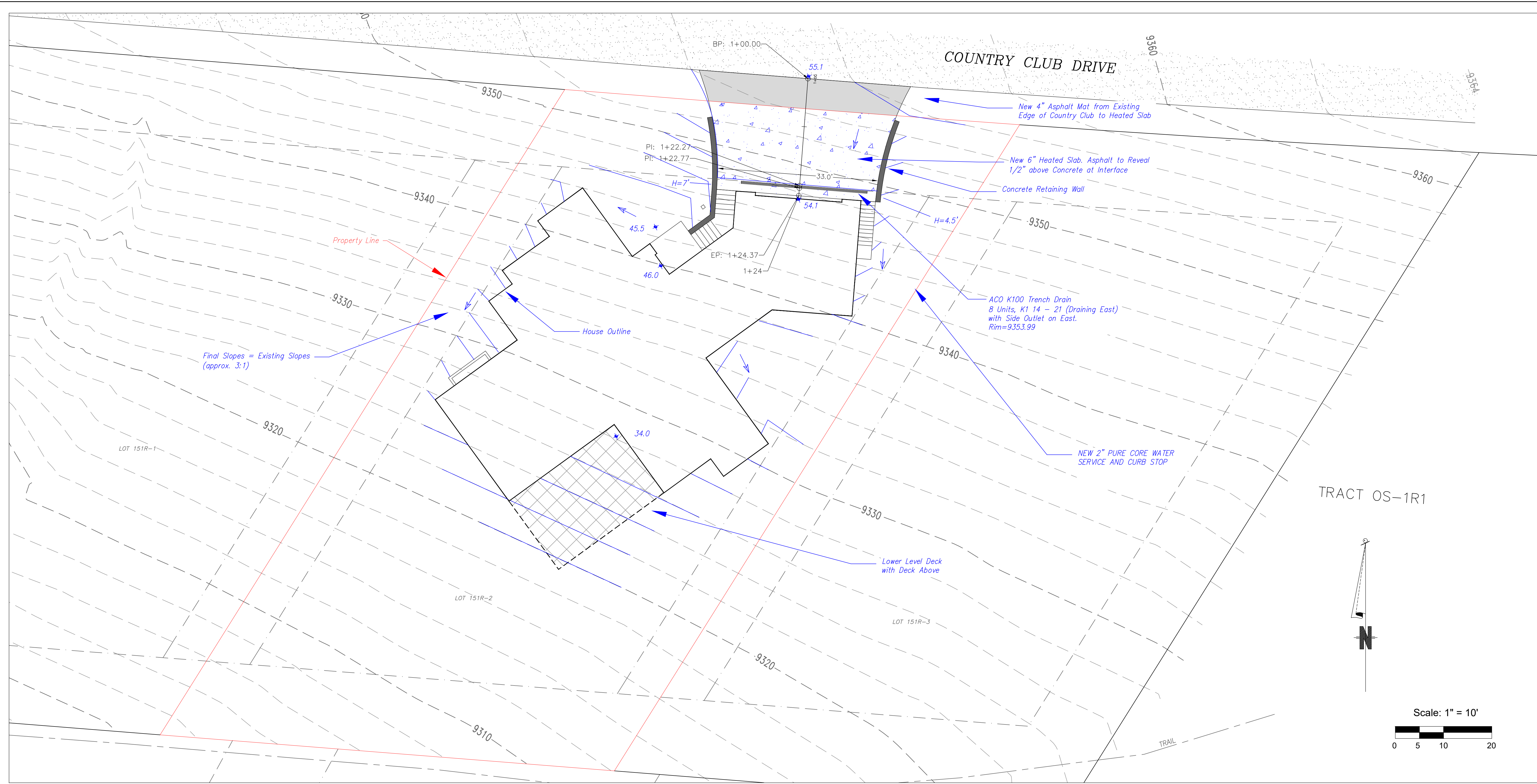
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Country Club Drive  
Mtn. Village, CO



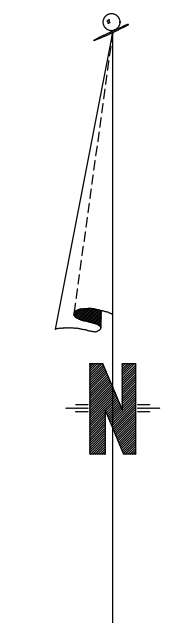
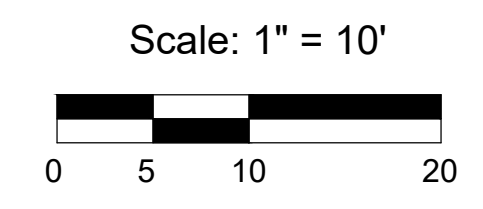
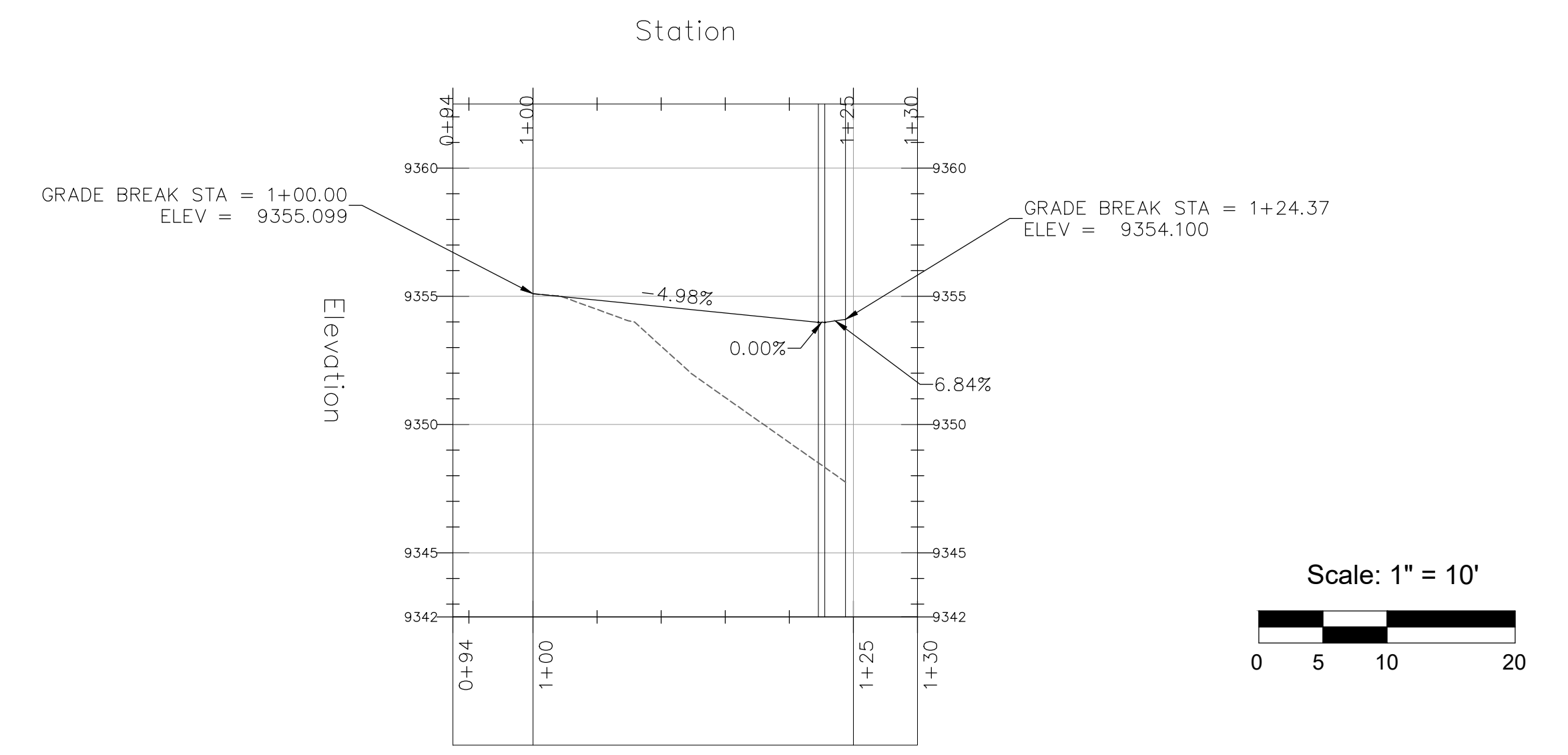
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Civil Site Plan

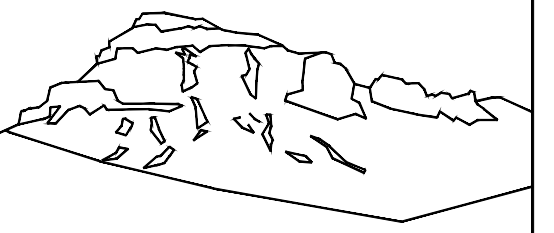
C2



Center of Driveway Profile





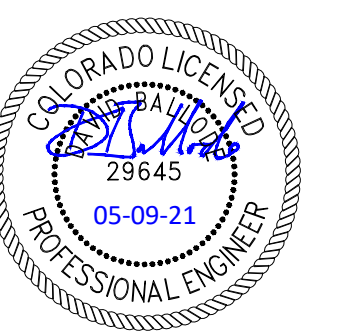


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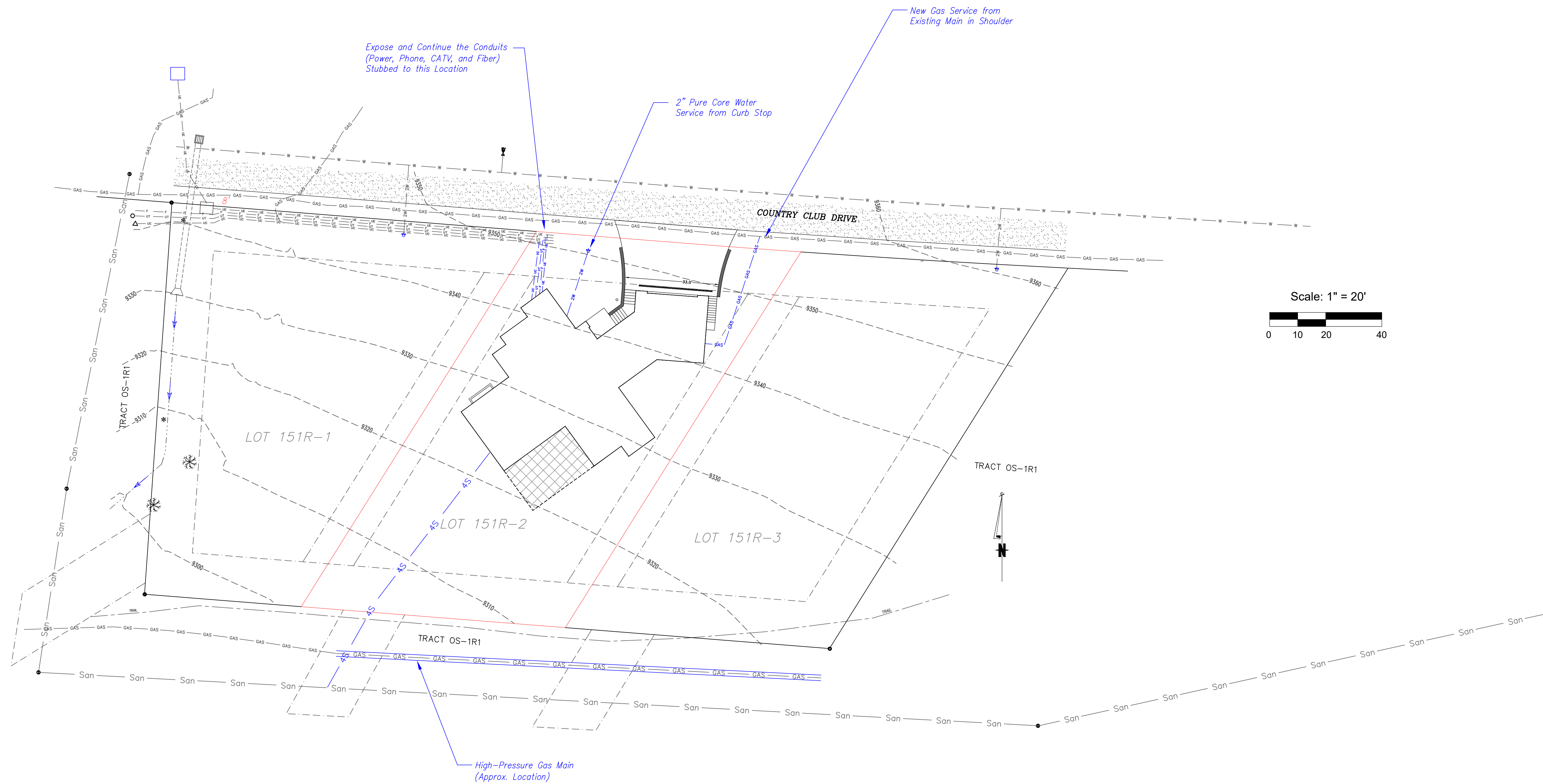
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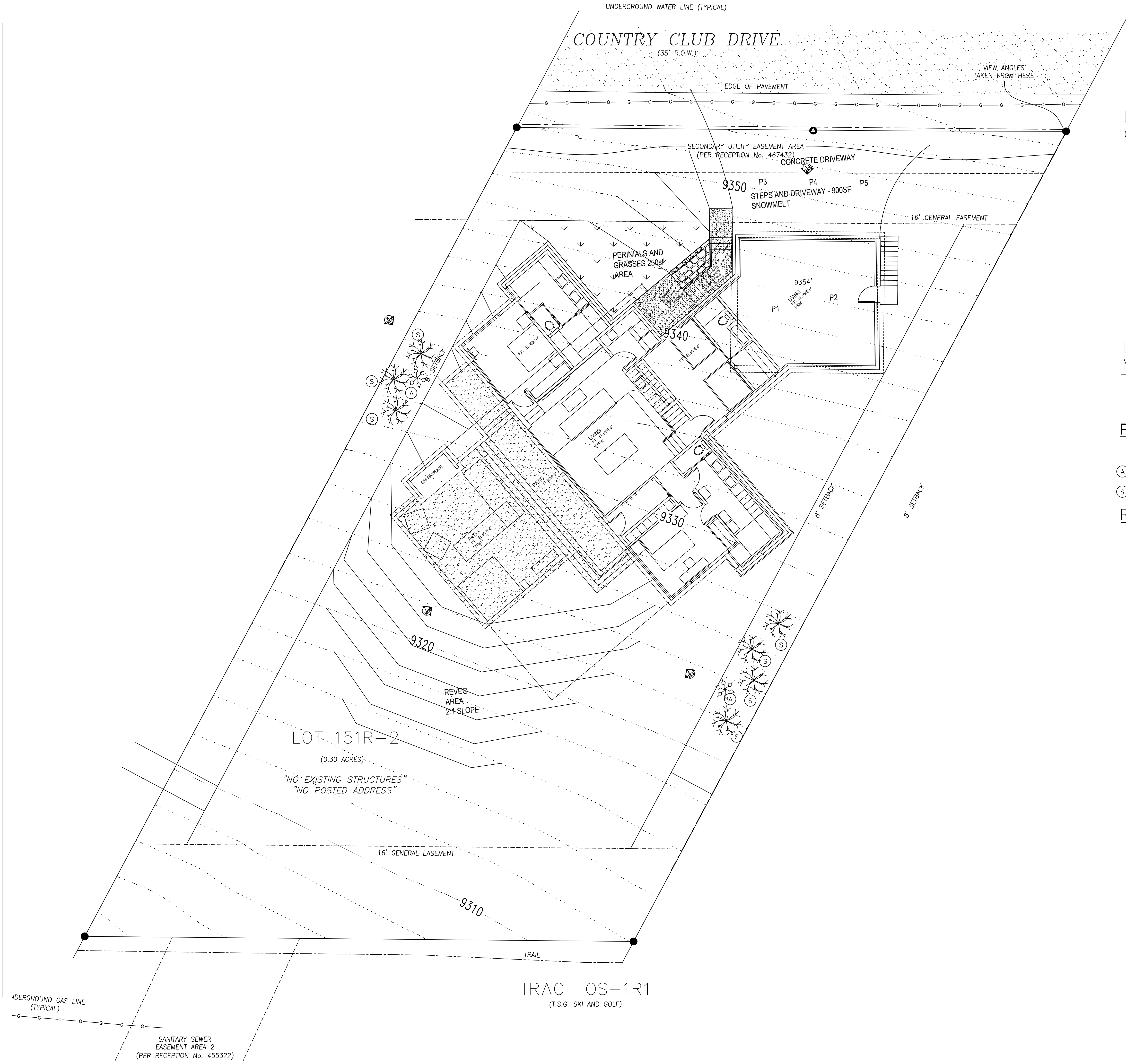
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ARCHITECT PRIOR TO ANY FIELD WORK BEING  
DONE IN ACCORDANCE WITH AIA DOCUMENT A201

Utility  
Plan

C3



NOTES:  
 THE CONTRACTOR MUST COORDINATE ALL UTILITY INSTALLATION WITH THE INDIVIDUAL UTILITY PROVIDERS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL VERIFY THAT THE MOST UP-TO-DATE REQUIREMENTS FOR DEPTH, SEPARATION, AND SIZE OF CONDUITS ARE FOLLOWED.  
 THE UTILITY PROVIDERS ARE:  
 TOWN OF MOUNTAIN VILLAGE FOR WATER, SEWER, FIBEROPTIC AND CABLE TV.  
 BLACK HILLS ENERGY FOR GAS.  
 SAN MIGUEL POWER ASSOCIATION FOR POWER.



**LANDSCAPE GENERAL NOTES**

1. ALL TREES AND SHRUBS SHALL BE FIELD LOCATED BY PROJECT ARCHITECT.
2. ALL TREES AND SHRUBS SHALL BE BACK FILLED WITH A TOPSOIL / ORGANIC FERTILIZER MIXTURE AT A 2:1 RATIO.
3. NECESSARY TREES SHALL BE STAKED WITH 4 FOOT METAL POSTS. TREES SHALL BE GUYED WITH 12 GAUGE GALVANIZED WIRE AND POLYPROPYLENE TREE RACE STRAPS.
4. PERENNIAL PLANTING BEDS SHALL BE TILLED TO A 6" DEPTH AND AMENDED WITH TOPSOIL AND ORGANIC FERTILIZER AT A 2:1 RATIO.
5. SEE PLANTING DETAILS FOR ALL DECIDUOUS AND EVERGREEN TREES.
6. MULCH ALL PERENNIAL BEDS WITH A PINE BARK SOIL CONDITIONER BY SOUTHWEST IMPORTERS; SHREDDED CEDAR BARK.
7. ALL PLANT MATERIAL TO MEET THE AMERICAN STANDARD FOR NURSERY STOCK.
8. ALL PLANTED MATERIALS SHALL BE A NON-NOXIOUS SPECIES AS SPECIFIED WITHIN THE MOUNTAIN VILLAGE NOXIOUS WEEDS LIST SECTION 9-109 & THE SAN MIGUEL COUNTY NOXIOUS WEED LIST.

**LANDSCAPE MAINTENANCE NOTES**

1. TURF SHALL BE AERATED 2 TO 3 TIMES PER YEAR TO INCREASE THE WATER ABSORPTION RATES. NECESSARY ORGANICS FERTILIZATION AND AMENDMENT SHALL BE INCORPORATED AT THE SAME TIME.

**PLANT SCHEDULE**

BOTANICAL NAME	COMMON NAME	SIZE	NO.
(A) POPULUS TREMULOIDES	QUAKING ASPEN	3"-4" CAL	2
(S) PINUS ARISTATA	BRISTLEcone PINE	8'-10'(30%12')	7

**REVEGETATION NOTES**

1. SUBSOIL SURFACE SHALL BE TILLED TO A 4" DEPTH ON NON FILL AREAS.
2. TOPSOIL SHALL BE SPREAD AT A MINIMUM DEPTH OF 4" OVER ALL AREAS TO BE REVEGETATED (EXCEPT ON SLOPES GREATER THAN 3:1) AND AMENDMENTS ROTOTILLED AT A RATE OF THREE CUBIC YARDS PER THOUSAND SQUARE FEET.
3. BROADCASTING OF SEED SHALL BE DONE IMMEDIATELY AFTER TOPSOIL IS APPLIED (WITHIN TEN DAYS) TO MINIMIZE EROSION AND WEEDS.
4. AREAS WHICH HAVE BEEN COMPACTED, OR ARE RELATIVELY UNDISTURBED, NEEDING SEEDING, SHALL BE SCARIFIED BEFORE BROADCASTING OF SEED.
5. BROADCAST WITH SPECIFIED SEED MIX AND FOLLOW WITH DRY MULCHING. STRAW OR HAY SHALL BE UNIFORMLY APPLIED OVER SEEDED AREA AT A RATE OF 1.5 TONS PER ACRE FOR HAY AND 2 TONS PER ACRE FOR STRAW, CRIMP IN.
6. ON SLOPES GREATER THAT 3:1 EROSION CONTROL BLANKET SHALL BE APPLIED IN PLACE OF STRAW MULCH AND PINNED.
7. ALL UTILITY CUTS SHALL BE REVEGETATED WITHIN TWO WEEKS AFTER INSTALLATION OF UTILITIES TO PREVENT WEED INFESTATION.
8. SEED ALL AREAS LABELED NATIVE GRASS SEED WITH THE FOLLOWING MIXTURE AT A RATE OF 12 POUNDS PER ACRE:

SPECIES	PURE LIVE SEED PER ACRE
WESTERN YARROW	5%
TALL FESCUE	10%
ARIZONA FESCUE	5%
HARD FESCUE	5%
CREEPING RED FESCUE	10%
ALPINE BLUEGRASS	15%
CANADA BLUEGRASS	10%
PERENNIAL RYEGRASS	15%
SLENDER WHEATGRASS	10%
MOUNTAIN BROME	15%
MOUNTAIN BROME (BROMAR)	10%

TOP SOIL MAY NEED TO BE BROUGHT IN FROM OFFSITE SUPPLIERS DUE TO AREAS OF POOR EXISTING SOIL CONDITIONS.

**LANDSCAPE PLAN**  
SCALE : 1/8" = 1' - 0 "

LEASISSONARCHITECTS.COM  
 200 B CENTRUM BLDG. MOUNTAIN VILLAGE P.O. BOX 4471 ASPEN, CO 81612 TEL: (970) 925-1224 EMAIL: LEA@LEASISSONARCHITECTS.COM  
 SUBMISSION# 4.21.2021 PRCDRB 15.12.2021 DRB SKETCH PLAN  
 LOT 151R2 COUNTRY CLUB DRIVE, MOUNTAIN VILLAGE, CO.  
**CCDI RESIDENCE**

A1.1L



COUNTRY CLUB DRIVE  
(35' R.O.W.)

EDGE OF PAVEMENT

VIEW ANGLES TAKEN FROM HERE

SECONDARY UTILITY EASEMENT AREA  
(PER RECEPTION No. 467432)

CONCRETE DRIVEWAY

9350 P3 P4 P5  
STEPS AND DRIVEWAY - 900SF  
SNOWMELT

16' GENERAL EASEMENT

PERINIALS AND GRASSES 250SF  
AREA

9354'  
P1 P2  
LIVING ROOM

9340

9330

9320

LOT 151R-2  
(0.30 ACRES)

"NO EXISTING STRUCTURES"  
"NO POSTED ADDRESS"

16' GENERAL EASEMENT

9310

TRACT OS-1R1  
(T.S.G. SKI AND GOLF)

TRAIL

UNDERGROUND GAS LINE  
(TYPICAL)

SANITARY SEWER  
EASEMENT AREA 2  
(PER RECEPTION No. 455322)

UNDERGROUND  
SANITARY SEWER LINE  
(TYPICAL)

WATER USAGE CHART

TYPE	MONTHLY USE	TOTAL #	TOTAL MONTHLY USE
ASPEN	10 GAL / SF	8 3"-4"	200 GAL FOR THE FIRST 2 SEASONS .100 GAL THEREAFTER
BRISTLECONE PERINIALS & GRASSES	25 GAL / SF	2 6"-8"	250 GAL
	5 GAL / SF	500SF	2500 GAL

ZONE	LOCATION	HEAD	TOTAL	QUANTITY
ZONE 1-2	SPRUCE ASPEN	DRIP EMITTERS	7	-
ZONE 3	PERINIALS & GRASSES	MICRO JETS	8	-
(ZONE 4)	(REVEG)TEMP	ROTOR		20 GPM

IRRIGATION LEGEND

- TAP WITH RAINBIRD PVB-075 BACKFLOW PREVENTER
- RAINBIRD RCM-12 ELECTROMECHANICAL CONTROLLER
- 1 1/2" WILKINS MODEL 500 PRESSURE REGULATOR
- RAINBIRD 150 ELECTRIC REMOTE CONTROL VALVE
- 1" CLASS 200 PVC MAINLINE
- 1" NSF POLYLATERAL LINE
- WATER SENSOR-RAIN SHUT OFF SENSOR
- RE-VEG AREAS

L E A S I S S O N A R C H I T E C T S

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SUBMISSIONS 4.21.2021 PRELIM 5.12.2021 DRG SKETCH PLAN

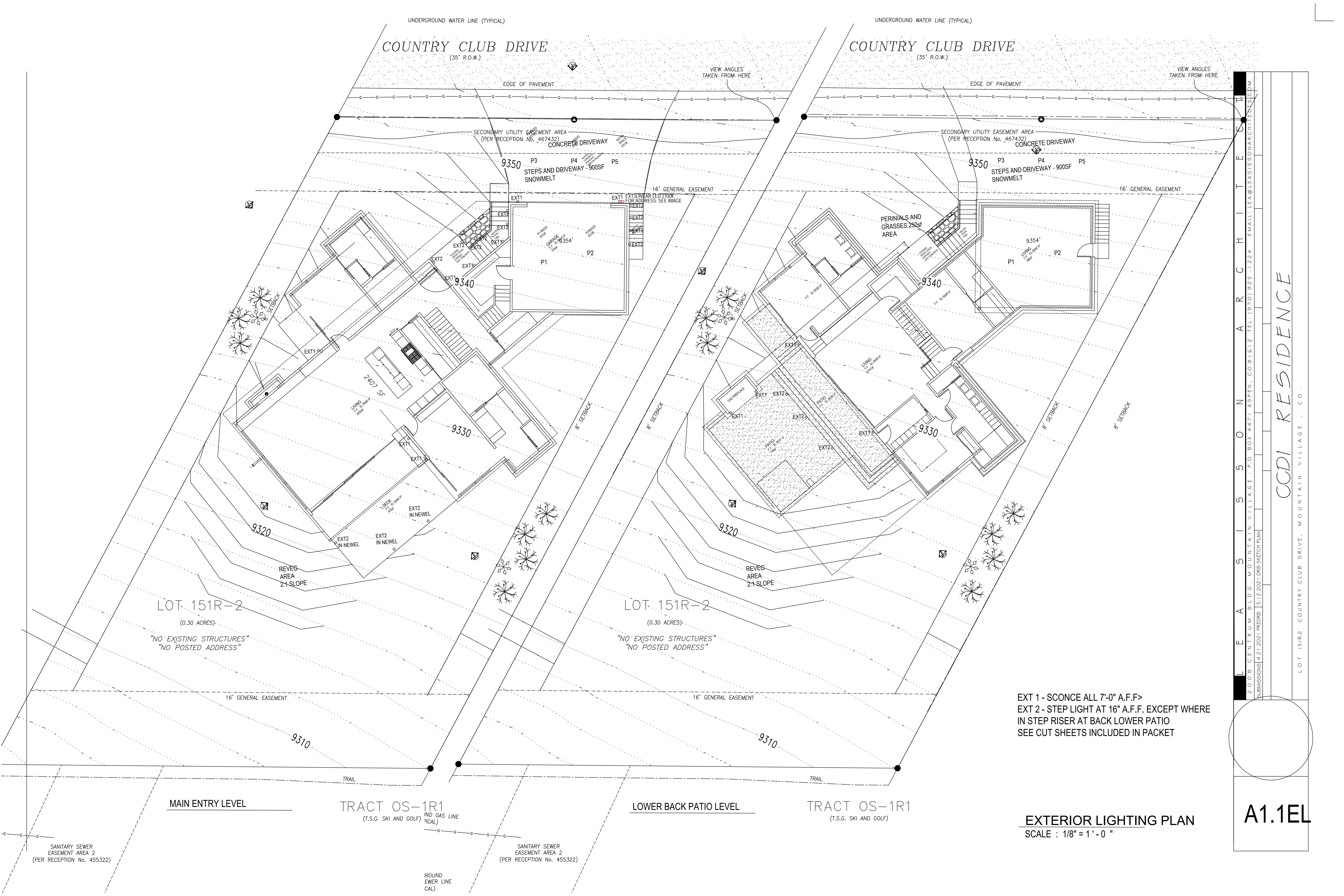
CCDI RESIDENCE

LOT 151R-2 COUNTRY CLUB DRIVE, MOUNTAIN VILLAGE, CO.

A1.1IR

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





COUNTRY CLUB DRIVE (35' R.O.W.)

LOT 151R-2  
(0.30 ACRES)  
"NO EXISTING STRUCTURES"  
"NO POSTED ADDRESS"

LOT 151R-2  
(0.30 ACRES)  
"NO EXISTING STRUCTURES"  
"NO POSTED ADDRESS"

MAIN ENTRY LEVEL

TRACT OS-1R1  
(T.S.G. SKI AND GOLF)

LOWER BACK PATIO LEVEL

TRACT OS-1R1  
(T.S.G. SKI AND GOLF)

EXT 1 - SCNCE ALL 7'-0" A.F.F>  
EXT 2 - STEP LIGHT AT 16" A.F.F. EXCEPT WHERE  
IN STEP RISER AT BACK LOWER PATIO  
SEE CUT SHEETS INCLUDED IN PACKET

EXTERIOR LIGHTING PLAN  
SCALE : 1/8" = 1' - 0"

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SUBMISSIONS | 4.21.2021 PREDB | 5.12.2021 DRB SKETCH PLAN

CCD1 RESIDENCE

LOT 151R2 COUNTRY CLUB DRIVE, MOUNTAIN VILLAGE, CO.

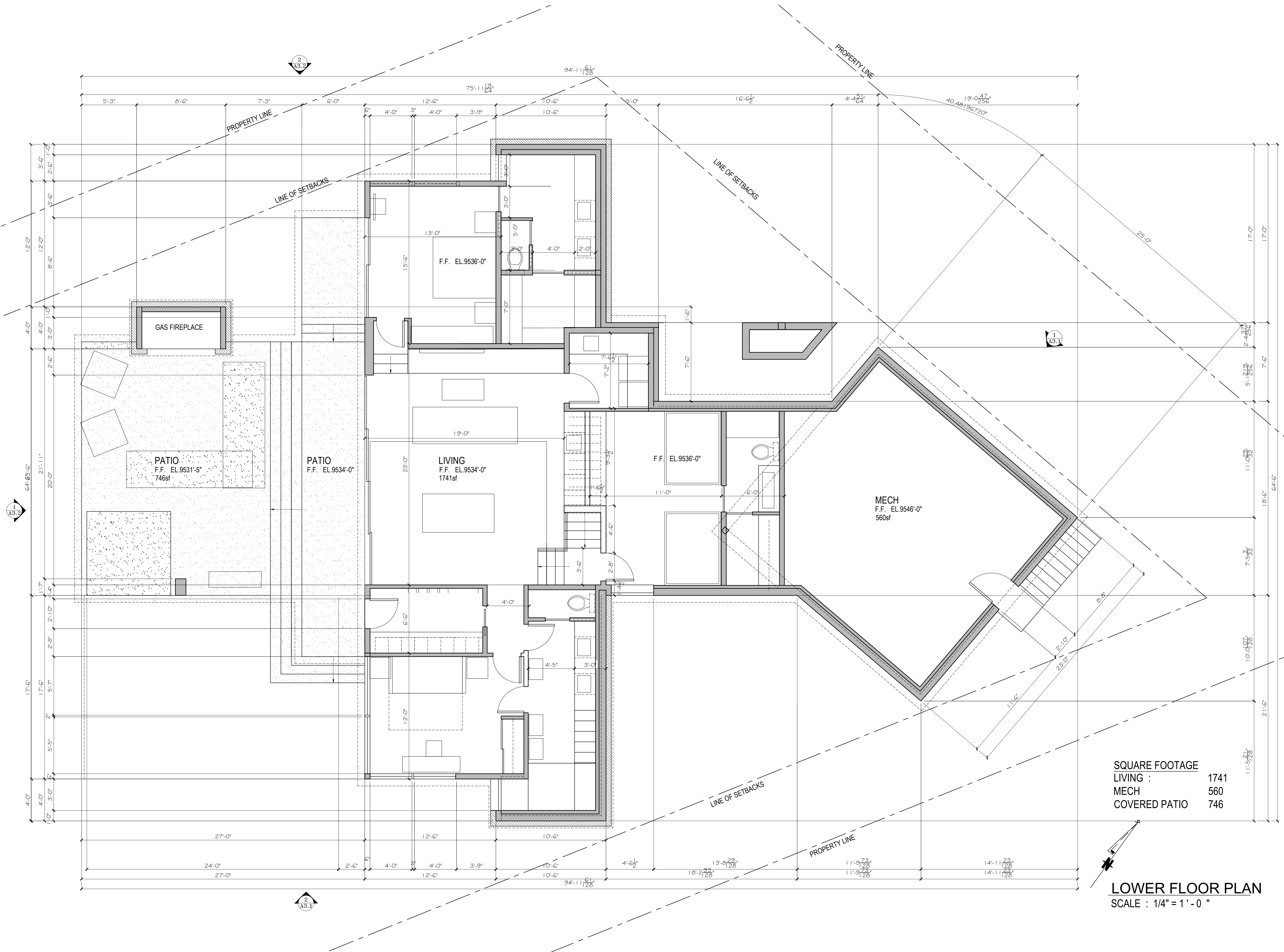
A1.1EL

SANITARY SEWER  
EASEMENT AREA 2  
(PER RECEPTION No. 455322)

SANITARY SEWER  
EASEMENT AREA 2  
(PER RECEPTION No. 455322)

GROUND  
EWEWER LINE  
(CAL)





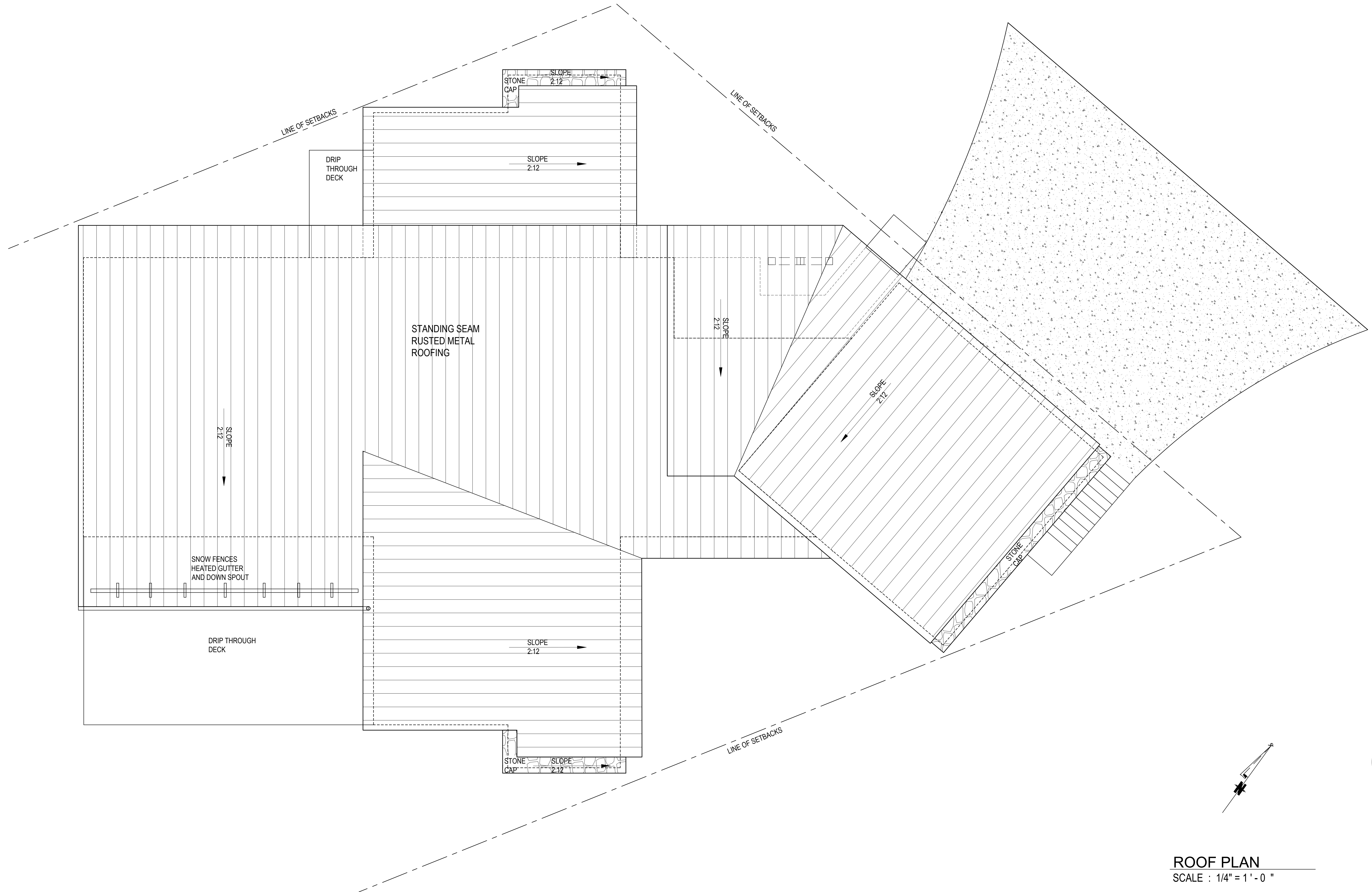
SQUARE FOOTAGE	
LIVING :	1741
MECH	560
COVERED PATIO	746

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

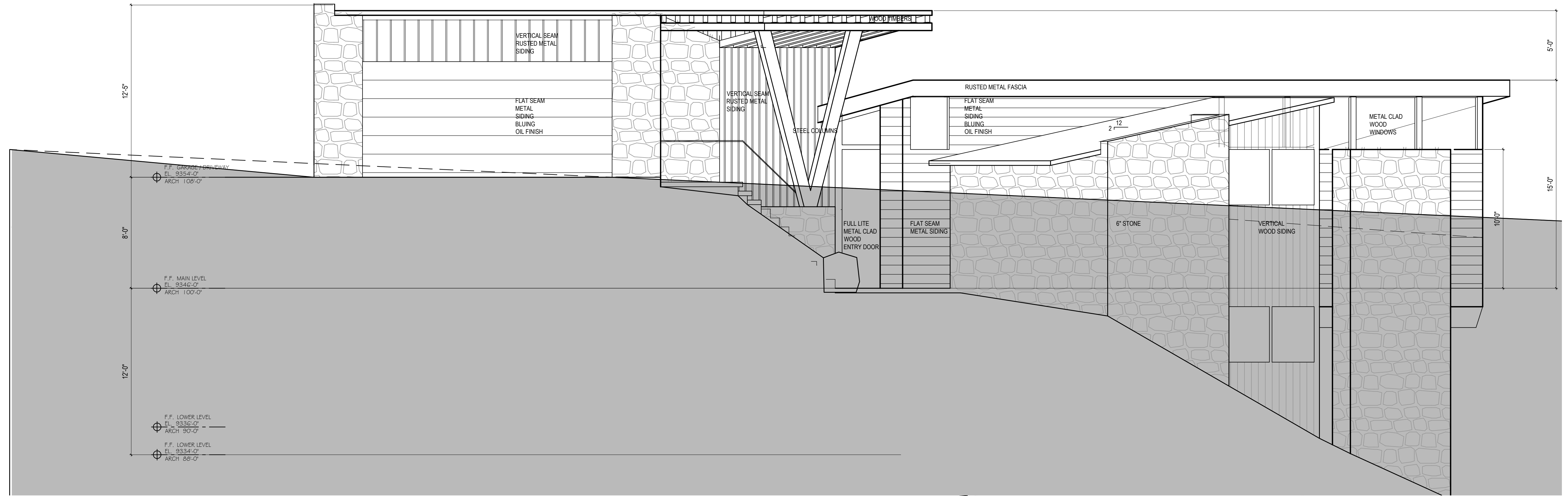
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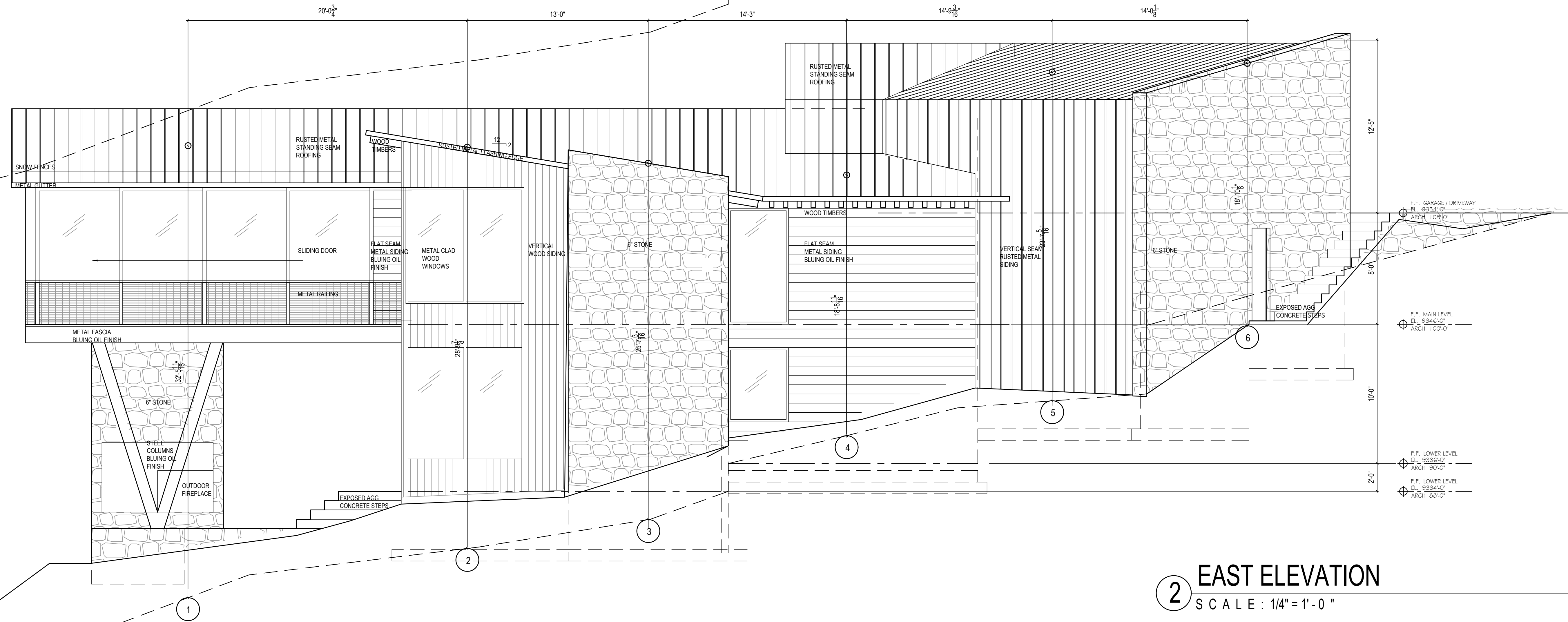




**ROOF PLAN**  
 SCALE : 1/4" = 1' - 0 "



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

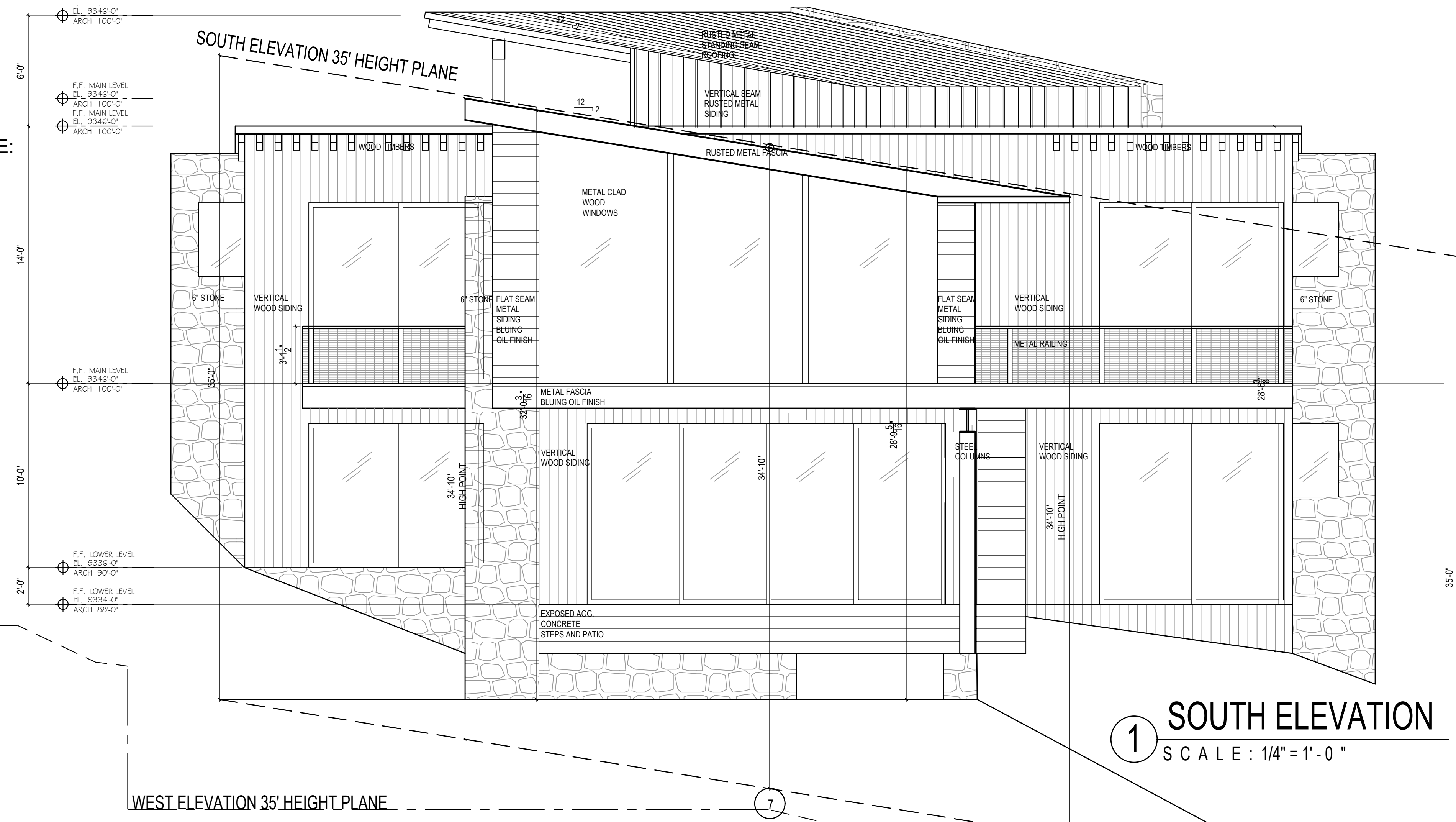


**2 EAST ELEVATION**  
SCALE : 1/4" = 1'-0"

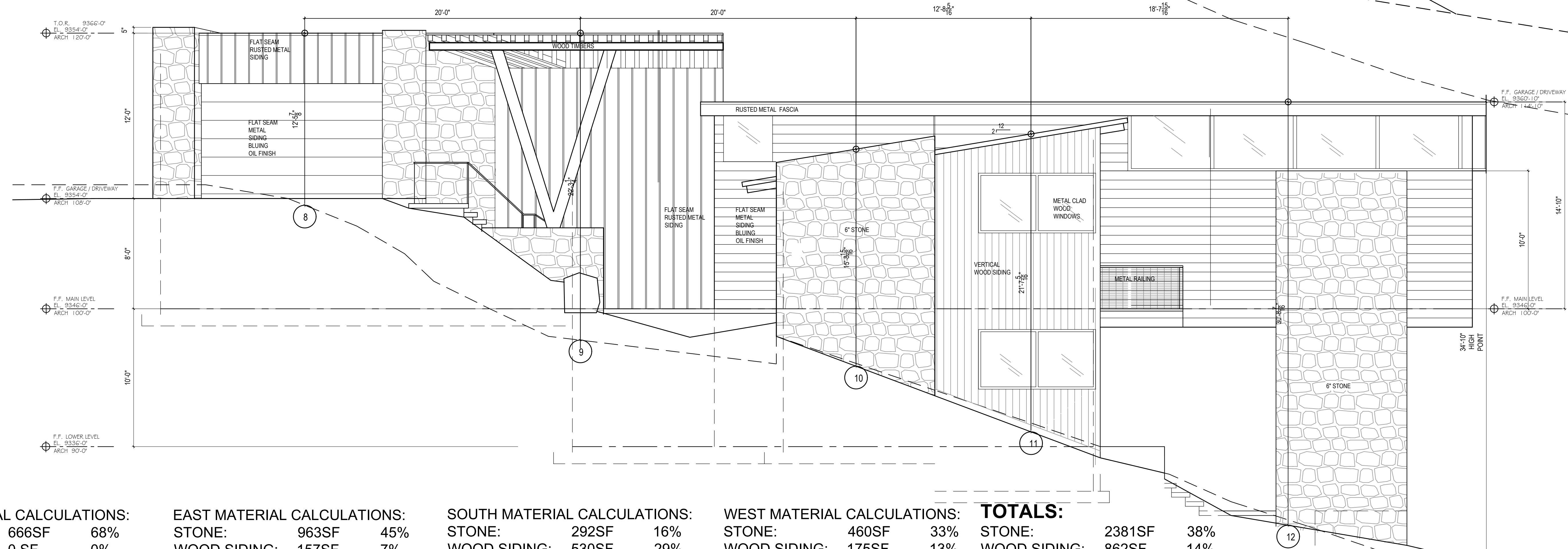


AVERAGE HEIGHT FROM FINISHED GRADE:  
IN 20' INTERVALS

1	32'-6"
2	28'-10"
3	25'-7 1/2"
4	18'-9"
5	23'-7 1/2"
6	18'-10"
7	34'-10"
8	12'-6"
9	22'-3 1/2"
10	15'-9"
11	21'-7 1/2"
12	30'-8 1/2"
<b>TOTAL AVERAGE HEIGHT</b>	<b>23.8'</b>



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



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

**NORTH MATERIAL CALCULATIONS:**

STONE:	666SF	68%
WOOD SIDING:	0 SF	0%
METAL SIDING:	248SF	25%
FENESTRATION:	64SF	7%
<b>TOTAL</b>	<b>978SF</b>	<b>100%</b>

**EAST MATERIAL CALCULATIONS:**

STONE:	963SF	45%
WOOD SIDING:	157SF	7%
METAL SIDING:	658SF	31%
FENESTRATION:	375SF	17%
<b>TOTAL</b>	<b>2153SF</b>	<b>100%</b>

**SOUTH MATERIAL CALCULATIONS:**

STONE:	292SF	16%
WOOD SIDING:	530SF	29%
METAL SIDING:	247SF	14%
FENESTRATION:	747SF	41%
<b>TOTAL</b>	<b>1816SF</b>	<b>100%</b>

**WEST MATERIAL CALCULATIONS:**

STONE:	460SF	33%
WOOD SIDING:	175SF	13%
METAL SIDING:	572SF	41%
FENESTRATION:	178SF	13%
<b>TOTAL</b>	<b>1385SF</b>	<b>100%</b>

**TOTALS:**

STONE:	2381SF	38%
WOOD SIDING:	862SF	14%
METAL SIDING:	1725SF	27%
FENESTRATION:	1364SF	21%
<b>TOTAL</b>	<b>6332SF</b>	<b>100%</b>





WOOD SIDING  
1X6 VERTICAL  
WOOD TIMBERS



STANDING SEAM  
RUSTED METAL ROOF  
AND SIDING



BLUING OIL FINISH  
HORIZONTAL METAL  
SIDING AND STEEL BEAMS



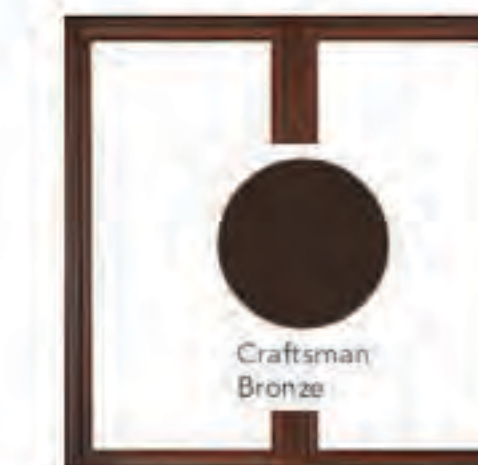
METAL RAILING  
BLUING OIL FINISH



6" STONE VENEER  
WITH MINER'S SHMEAR  
GROUT JOINTS



EXPOSED AGG LANDSCAPE STEPS  
AND PATIOS



ALUMINUM CLAD  
WOOD WINDOWS

MATERIALS



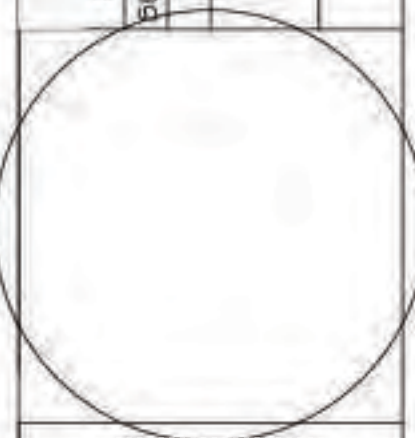


ELEVATION RENDERINGS

L E A S I S S O N A R C H I T E C T  
 200B CENTRUM BLDG. MOUNTAIN VILLAGE : P.O. BOX 4471 ASPEN, CO 81612 TEL: (970) 925-1224 EMAIL: LEA@LEASSONARCHITECTS.COM  
 SUBMISSIONS 4.21.2021 PREDB

CCDI RESIDENCE

LOT 151R2 COUNTRY CLUB DRIVE, MOUNTAIN VILLAGE, CO.







**TO:** Mountain Village Design Review Board

**FROM:** Amy Ward, Planner

**FOR:** July 1, 2021

**DATE:** June 15, 2021

**RE:** Design Review Board (DRB) Initial Architecture and Site Review Application for a Multi-Family Development located within the expansion area of Lot 600A, consisting of Six (6) new condominium units

## APPLICATION OVERVIEW:

### PROJECT GEOGRAPHY

**Legal Description:** Lot 600A Expansion Area as shown on the plat recorded at Reception Number 418711

**Address:** 8 Elkstone Place

**Applicant/Agent:** Chris Hawkins - Alpine Planning, LLC

**Owner:** Sterling Snow, LLC

**Zoning:** Multi-Family Zone District

**Existing Use:** Multi-Family

**Proposed Use:** Multi-Family

**Expansion Area:** 0.51 acres

**Lot Size:** 2.133 Acres

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

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

### ATTACHMENTS

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

*Figure 1: Vicinity Map*





**CASE SUMMARY:** Chris Hawkins of Alpine Planning, acting on behalf of the owner of the Declarant and Development Rights for the Expansion Area of Lot 600A, is requesting DRB Initial Architectural and Site Review approval in order to develop six (6) condominium units within the remaining expansion area of the Elkstone Condominium Community as identified in Figure 1 of this report.

Prior to this submittal, the applicant successfully completed a density transfer and rezone on Lot 600A that increased the unbuilt density on the site from 4 condos to 6 condo units. In July of 2018, the applicant was approved for a Class 3 Design Review by the DRB for this development. In January of 2021, the applicant was given a six-month staff level extension to this original approval. This extension will expire on July 11, 2021. Since the applicant is not yet ready to pull a building permit they are resubmitting for a new design review. At this point, the application should be considered a new design review for the proposed six (6) condominium units to be located to the southeast of Elk Lake and to the west of the existing development on Lot 600A.

The expansion area is unique in that a large percentage of the site is characterized by slopes steeper than 30% grade. In addition to the natural steep slopes ( $\pm 55\%$ ), a large cut was made into the hillside to provide a flat construction staging area during the development of the adjacent Elkstone 21. This flat graded area now functions as a turn-around at the terminus of Elkstone Place. It should be noted that that in 2014, the previous developers were required by the town to mitigate erosion and slumping of the slope via erosion control measures consisting of soil nails and mesh erosion control, but these measures were only temporary, and during the development of this site this applicant will be required to address the downhill creep of the soil and has proposed to do so within their application. Staff has visited the site of the development and it would appear that there is still some limited soil creep that is occurring on the site subsequent to the stabilization efforts that occurred in the past.

According to the Community Development Code (CDC), if the natural grade of the site has been disturbed prior to development, Staff may establish the natural grade that existed prior to any such disturbances. During a work session held on February 7, 2019, Staff requested that the DRB review the materials submitted by the applicant including surveys which documented the grade of the site prior to the construction Elkstone 21 in order to determine the appropriateness of establishing the natural grade. At the February 7<sup>th</sup> meeting, the DRB did determine and establish the natural grade of the site based off aforementioned survey of the site.

Town Council has conditioned the approval of the Density Transfer and Rezone specifically requiring that the Property Owner must ensure and demonstrate to the Design Review Board at the Property Owners Final Architecture and Site Review that the final location and design of any building, grading, landscaping, parking areas, and other site improvements related to the project - on or off of Lot 600A, allow for the future construction of the Elk Pond Loop Trail as envisioned in the Town of Mountain Village Trails Master Plan. If the Design Review Board determines that this cannot be accomplished, then the Design Review Board shall impose a setback from the lot line which would allow for the future construction of the Elk Pond Loop Trail in conjunction with the protection of environmentally sensitive features. While there is no formal trail easement within Lot 600A, or requirements within the CDC related to trail access on the site, the applicant has provided an analysis of the trail, property boundary, and delineated wetlands which appear to demonstrate the ability for the trail to be located, as designed, along the perimeter of



the lake with a portion constructed as a raised boardwalk. Staff feels that this condition has been adequately met.

**Table 1: Building Height, Lot Coverage, Setbacks and Roof Pitch**

<b><u>CDC Provision</u></b>	<b><u>Requirement</u></b>	<b><u>Proposed</u></b>
<b>Maximum Building Height</b>	53 feet	52.82 feet
<b>Maximum Avg. Building Height</b>	53 feet	34.60 feet
<b>Maximum Lot Coverage</b>	65% maximum	55.73%
<b>General Easement Setbacks</b>		Complies
<b>Roof Pitch</b>		
Primary		7:12
Secondary		3:12 / 8:12 / 10:12
<b>Parking</b>	9 spaces	9 spaces

**Table 2: Materials, Requirements, Variations**

<b>Exterior Materials</b>	<b>Area (sq. ft.)</b>	<b>Percentage</b>
Aspen Blend Stone	6,375	35% (35% requirement)
8" Horizontal Wood Siding/Fascia	3,870	21%
Metal Corten Panels	2177	12%
Corrugated Metal Siding	677	4%
Steel Beams/Grates	295	2%
Glazing	4,680	26%
<b>General Easement Encroachment:</b>		
Southern GE	Soil Nailing ± 15 ft below grade	
<b>Establishment of Northern Property Line Setback</b>		
There is no General Easement along the northwest property line. The February 7 <sup>th</sup> DRB work session for the project established a 1-foot setback in along this boundary as requested by the applicant		

**CRITERIA, ANALYSIS AND FINDINGS**

The criteria for decision for the board to evaluate the Initial Architectural and Site Review is listed below. The criteria may not be exhaustive and does not diminish the requirements of the applicant to meet all CDC regulations – even if not specifically noted herein.

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

**17.3.12: Building Height Limits**

*Staff: The applicant has provided a height analysis that demonstrates both Maximum Roof Height Calculations as well as Average Maximum Roof Height Calculations. According to page H1.00 of the plan set, the average height for the proposed designed is compliant at 34.60 feet and the highest point above the most restrictive grade is M08 which has a max height of 51.59 feet. The applicant has provided an average height analysis demonstrating all measurement points above the most restrictive grade, along with elevations demonstrating the height analysis showing a parallel slope analysis demonstrating compliance and all areas other than those in which the chimney penetrates the 53-foot parallel slope of nature.*

*When a proposed development is approved that is five (5) feet or less from the maximum building height or maximum average building height, the review authority approval shall*



*include a condition that a monumented land survey shall be prepared by a Colorado public land surveyor to establish the maximum building height and the maximum average building height. This shall be done prior to the Building Division conducting the required framing inspection.*

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

*Staff: The application complies with lot coverage requirements for the multi-family zone. As proposed, the project occupies 55.73% of Lot 600A, with an allowed maximum of 65%. This number reflects the total lot coverage for the entirety of Lot 600A including the expansion area.*

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

*Staff: Lot 600A is burdened by a 16-foot General Easement (GE) along the southern and eastern property line. The remaining two property lines have no setback established. As part of this process, the applicant has requested a 1-foot setback for the property line that runs north to west of the project. The CDC provides that the GE shall be maintained in a natural, undisturbed state to provide buffering to surrounding land uses. The CDC does provide for some development activity within the GE such as Ski Access, Utilities, Address Monuments, and Fire Mitigation.*

*The proposal includes a GE encroachments that does not fall into the above category of permitted GE development activity that would require specific approval by the DRB.*

- *Subterranean Soil Nailing – As mentioned in the case summary, the prior developers were required to install temporary slope stabilization measures prior to the issuance of this application. In order to permanently secure the hillside and any future soil creep, the applicant is proposing to install soil nails that will penetrate the soil horizontally and pass approximately 15 feet below the General Easement area. Staff during agency referrals for this project consulted with the Town’s Public Works Department Director who confirmed that this subterranean encroachment will not limit any future development of infrastructure or adjacent trails.*

*It should be noted that any foundation walls that are within 5’ of GE will require a footer survey prior to pouring concrete to ensure there is no encroachments into the General Easement area. All encroachments into the GE will require encroachment agreements between the property owner and the Town.*

## **Chapter 17.5: DESIGN REGULATIONS**

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

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

*Staff: The CDC provides design theme characteristics which have been addressed by the applicant within the provided narrative. Specifically, the applicant has aimed to denote*



*compliance with things such as the unique site sensitive building location, access, views, tree preservation, structural massing, building materials, and colors.*

*It should be noted that the proposed structure's design varies slightly from the existing structures on Lot 600A. Although that difference is noticeable, Staff believes the applicant has been able to demonstrate how the proposed design fits into the Mountain Village Vernacular design through the structure's massing and material usage which largely reflect the contemporary rustic designs recently seen within the Town. By incorporating a mix of contemporary forms with heavy stone elements grounding the structure as well as traditional mountain architectural designs of exterior wood, and metal, staff believes that the design fits into the overall design theme and character of Mountain Village.*

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

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

*Staff: Lot 600A is 2.133 acres in size with the remaining developable area (expansion area) totaling 0.51 acres. The site was previously disturbed during the construction of Elkstone 21, which has resulted in a large area that was cleared of trees and graded to be relatively flat, with the remainder of the site consisting of slopes greater than 30%. Although approximately half of the site consists of steep slopes, the disturbance of those slopes has been minimized with the siting of the structure within the existing disturbed area. The pre-disturbed area provides a relatively flat location for the structure, while the driveway design is mostly pre-existing until you reach the development area. The stepped nature of the proposed structure allows for the building to be built into the hillside which reduces mass along the southern façade while also allowing an accommodation of the required enclosed parking garage.*

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

*Staff: The style of the proposed structure, although slightly different from the existing residences within the Elkstone development, appears to fit the modern architectural vernacular that has been recently more popular in Mountain Village. The building form and exterior wall form portray a mass that is thick and strong with a heavy grounded foundation largely being demonstrated using Aspen Blend Stone. Other materials as identified within the plan set include corrugated metal siding, "horizontal wood siding, metal corten panels, corrugated metal siding and varied metal roofing.*

*The roof form for the structure is proposed as multiple pitch (3:12, 7:12, 8:12, and 10:12) gable roofs that provide a varied and interesting roofline. The proposed roofing material is a mix of a silver and musket gray standing seam metal roofing. The CDC allows for metal roofs in gray or black, and this roofing appears to meet those requirements. The material calculations as provided by the applicant meet the 35% requirements for stone.*

*In the previous application, the applicant requested that much of the exterior area identified as pavers or stairs be snow melted was approved for a total of 3,345 sq ft. of snow melt system. It is unclear to staff the current amount of snow melt proposed, this should be clarified prior to final review.*

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

*Staff: The applicant has provided a Grading and Drainage Plan prepared by SEH. The plan set denotes building siting, grading, proposed stormwater drainage, and overall areas of disturbance. It appears that the updated submittal meets the requirements of the DRB, but staff still has concerns related to stormwater contamination and problems that have*



occurred in the past on the site related to de-watering. Staff request that any final approval condition that prior to issuance of a building permit, the applicant provide staff with documentation related to how the project proposes to mitigate possible bacteria contamination and noxious odors.

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

*Staff: The applicant has proposed 9 interior parking spaces including an accessible parking space. The CDC requires 1.5 parking spaces for each condominium unit, and the requirement as such has been met. It should be noted that the CDC also requires a minimum of one parking space to be used for HOA purposes such as housekeeping, maintenance, etc. The applicant is proposing for the drop-off / pick-up area located between the storm inlet and the existing transformer to serve that purpose.*

*It should be noted that in the case of a multi-unit development that has a 1.5 space per unit requirement, parking spaces must be pooled together and not be assigned or conveyed for individual owner use.*

*The expansion area seems to provide a loading /unloading area that meets the provisions of the CDC at 62.7' long and 16.5' wide.*

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

*Staff: The applicant has provided a full landscaping plan that demonstrates specific landscaping features such as areas for tree removal, areas of proposed landscaping, specific planting schedules, irrigation schedules, and fire mitigation zones. There has been some discussion with neighbors to increase vegetative screening between the proposed development and Elkstone 21. Due to the proximity of the development to Elkstone 21, a large number of small diameter trees will be required to be removed during excavation and development of the retaining walls. Staff is requesting that any approval include a condition that requires the area between Elkstone 21 and the proposed development to include additional plantings that would replace any trees removed between the two buildings along with a revegetation plan to bring the buffer back to its pre-disturbed condition.*

#### **17.5.10: Trash, Recycling, and General Storage Areas**

*Staff: The applicant has indicated that there will be an area for enclosed trash and recycling within the eastern portion of the project adjacent to the entrance to the parking garage. This location will allow for waste collection in the existing drive / fire turn around without impacting parking or traffic flow on the site. All storage areas for individual owners are located internally within the parking garage.*

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

*Staff: The applicant has provided a lighting plan for the project. Generally, the lighting is subdued and consists of 2 recessed ceiling lights and 18 step lights that are used to light the staircase as shown in the lighting plan. Also included in the lighting plan is a photometric study demonstrating light spill and the lighting cutsheets for the proposed lamps. It appears that the applicant has taken into consideration the neighboring homes along with the riparian area of Elk Lake that is directly adjacent to the project with the majority of the lighting used for ingress/egress purposes only.*

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

*Staff: Currently, the existing Elkstone Development has a signage along Mountain Village Blvd which indicates the entrance to the development. It is important to identify the address of the new building and there is a requirement to maintain that address monument*



on the structure. The applicant has indicated that signage for the development will be 6-8" bronze metal letters and numbers mounted to the façade of the building. The building name will be 8" lettering and will be mounted on the third floor of the building. The numbers for the address will be mounted in 6" lettering to the north side of the entrance to the garage. In the future, it may be helpful for emergency services for the developer to include some indicator on the existing Elkstone sign along Mtn Village Blvd to identify unit address ranges within the entire development.

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

*Staff: Fire Mitigation and Forestry Management – The applicant has included the area to be delineated as Zone 1 Defensible Space as required by the CDC. In addition, the applicant has indicated on the site plan all trees over 4"dbh to be removed. As mentioned above, there is a desire by the neighbors at Elkstone 21 to maintain a buffer of spruce, fir and aspen between the two buildings,*

*Staff: Steep Slopes – Due to the unique topography of the site, staff believes the applicant has worked to provide logical siting for the project. Due to the extent of the slopes greater than 30%, and the need for a fire truck turn around, it appears that this location best limited extensive cuts and fills along with impacts to adjacent uses. The structure is sited on the pre-disturbed portion of the property and utilizes a stepped design to minimize cuts on the varied topography of the site. The applicant's alternative analysis is as follows; "It is not practicable to avoid all steep slope areas because the expansion area contains large areas of slopes that are 30% or greater". By siting the project in its current location, it limits cuts and excavation while reducing impacts to any adjacent wetlands and riparian areas.*

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

*The driveway design meets the standards of the CDC. Due to the prior development of the site, almost the entirety of the access drive to the expansion area has been constructed. The applicant is proposing to install a Y-type fire truck turn around that would meet the standards of the Fire Department – a design which has largely driven the placement of the building on the site as proposed. Due to building and driveway being sited on a relatively flat portion of the lot, there will be minimum issues with the driveway grade and staff does not foresee any additional snow melt requirements other than what is proposed by the applicant. The applicant has proposed 9 interior spaces within the structure, and it appears that there is a drop off area also indicated on the plan set.*

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

*The applicant has indicated that all fireplaces within the residence will be natural gas burning fixtures. The proposal indicates that there are fireplaces as designed, but all chimneys shown on the plans are nonfunctional and do not require venting.*

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

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

*The applicant has provided a construction mitigation plan meeting the requirements of the Town's CDC. Due to the size of this project, along with the proximity of existing residences and Elk Pond, it is strongly advised that the applicant begin to address construction mitigation with adjacent stakeholders as soon as possible. The provided CMP plan addresses the following items as required by staff: construction fencing, material stockpiling, construction parking, crane staging, tree protection, storm water mitigation, and staging.*

*The applicant and contractor have been instructed to fence the site and any soil and or trees not to be removed will need to be protected throughout the project. The construction*



*fencing and area of disturbance is in very close proximity to the existing development on site, and it is important to take care with the development of the site. Staff does have some concerns related to staging and offsite parking impacts, and it may be helpful to discuss additional mitigation steps such as neighborhood updates on the project as it begins to break ground.*

**Staff Recommendation:** Staff recommends the DRB approve the Initial Architecture and Site Review Application for a Multi-Family Development located within the expansion area of Lot 600A, consisting of a total of six (6) new condominium units.

If the DRB deems this application to be appropriate for approval, Staff requests said approval condition the items listed below in the suggested motion.

**PROPOSED MOTION -**

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

I move to approve the Initial Architecture and Site Review Application for a Multi-Family Development located within the expansion area of Lot 600A, consisting of a total of six (6) new condominium units based on the evidence provided within the Staff Report of record dated June 15, 2021 and with the following specific approvals and conditions:

DRB specific approvals:

- 1) GE encroachment – subterranean soil nailing

And, with the following conditions:

- 1) The applicant will revise the landscaping plan to include additional tree plantings along the stair case and between Elkstone 21 and Elkstone Lakeside. This will include at minimum 2 additional like trees in addition to what is currently proposed that will serve to buffer the stair case from the adjacent building. In addition, the applicant will bring the disturbed area between the two buildings back to its original pre-disturbed condition to include additional small diameter tree plantings and native seed planting. These plantings shall not include any coniferous tree species and is required to be entirely deciduous.
- 2) Special attention will be given to the southeast portion of the lot. If disturbance is necessary, the neighbors will be notified.
- 3) The applicant shall demonstrate snow melt areas prior to issuance of a building permit.
- 4) Prior to issuance of a CO the property owner will enter in to a General Easement Encroachment Agreement with the Town of Mountain Village for the subterranean soil nail encroachments to the south of the development.
- 5) A monumented land survey shall be prepared by a Colorado public land surveyor to establish the maximum building height and the maximum average building height.
- 6) A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the GE.
- 7) A monumented land survey shall be prepared by a Colorado public land surveyor to establish the maximum building height and the maximum average building height.
- 8) Consistent with town building codes, Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be



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

- 9) Prior to the Building Division conducting the required framing inspection, a four-foot (4') by eight-foot (8') materials board will be erected on site consistent with the review authority approval to show:
  - a. The stone, setting pattern and any grouting with the minimum size of four feet (4') by four feet (4');
  - b. Wood that is stained in the approved color(s);
  - c. Any approved metal exterior material;
  - d. Roofing material(s); and
  - e. Any other approved exterior materials
- 10) It is incumbent upon an owner to understand whether above grade utilities and town infrastructure (fire hydrants, electric utility boxes) whether placed in the right of way or general easement, are placed in an area that may encumber access to their lot. Relocation of such above grade infrastructure appurtenances will occur at the owner's sole expense and in coordination with the appropriate entity (fire department, SMPA, Town of Mountain Village) so that the relocated position is satisfactory.

/AW



# Reflections at Elk Lake

## Initial Architecture and Site Review



April 28, 2021



# PROJECT OVERVIEW

Sterling Snow, LLC (“**Owner**”) is seeking the re-approval of a Design Review Process application for six (6) condominium units in the Expansion Area of Lot 600A as shown on the plat recorded at Reception Number 418711 (“**Expansion Area**”) and as shown in Figure 1. The Mountain Village Design Review Board (“**DRB**”) approved a Design Review Process application for the Expansion Area on January 11, 2018 that was valid for 18 months that was set to expire in January of 2021; however, the Town approved a Renewal Process application that extended this approval to July 11, 2021. The Owner has some scheduling issues with other projects and priorities, while also seeing unexpected and exceptional cost increases due to the current unprecedented building boom in the region that are prompting it to seek the Design Review Process re-approval.

The the Owner holds the Declarant Rights and the development rights The Expansion Area is a part of the Elkstone Condominium Community (“**Elkstone**”). The Declarant Rights allow for the Owner to develop the Expansion Area per the declaration for Elkstone as amended (“**Declaration**”).

Elkstone currently includes 29 built condominium units in three duplex buildings; one detached single-family condo building; and 21 multi-family condominium units and one employee apartment in the Elkstone 21 building. The Town Official Land Use and Density Allocation List confirms that remaining zoned density on Lot 600A in the Expansion Area is six (6) condominium units (12 person equivalents). The project summary is shown in Table 2.

**Table 2. Project Summary**

<b>Geography and Zoning Requirements</b>		
	<b>Existing/Requirement</b>	<b>Proposed (Approx.)</b>
<b>Lot 600A Size</b>	2.133 acres	No Change
<b>Expansion Area Size</b>	22,265 sq. ft. (0.51 acres)	No Change
<b>Zone District</b>	Multi-family Zone District	No Change
<b>Proposed Density</b>	6 Condo Units	6 Condo Units
<b>Maximum Building Height</b>	48 feet + 5 feet for gabled roofs	51.59 feet
<b>Average Building Height</b>	48 feet + 5 feet for gabled roofs	34.60' (-18.4')
<b>Lot Coverage</b>	65%	55.73%
<b>Setbacks</b>		
Front - North	None	1'
Rear - South	16'	17'
Side - East	16'	250'+
Side - West	Same as North Setback	
<b>Parking</b>	9 spaces (1.5 spaces per Unit)	9 spaces

## Site Context

The Expansion Area is located to the southeast of the Elk Lake and to the west of the Elkstone 21 Condominiums, and in the Multi-family Zone District. The site is characterized by a flat-graded bench that currently functions as a turnaround at the end of Elkstone Place. This flat space was graded to provide a construction staging area for the Elkstone 21 Condominium Project.

The Expansion Area has a low USGS elevation of 9524 on the north side and 9592 on the south side for an overall elevation gain of 68 feet. The slopes within the Expansion Area have a grade of approximately 55%



**Figure 1. Vicinity Map**



above the flat graded area. The topography on the Expansion Area prior to the Elkstone 21 development (natural grade) had grades of approximately 55%. Most of the trees on the site were removed during the development of Elkstone 21, with the only remaining trees found on the west and south sides of the site and one aspen on the north side.

The Expansion Area showed signs of slope movement after the construction of Elkstone 21 that warranted the Town to require the prior developer to install temporary slope stabilization measures. The temporary stabilization measures consist of soil nails and a mesh shoring system. The proposed development will replace these temporary stabilization measures with permanent retaining, grading and revegetation.

## Building Siting + Design

The primary factor in siting the building is the necessary area and configuration required for an emergency vehicle turnaround. By identifying “pedestrian” and “vehicular” areas through detailing and use of pavement and landscape materials, we believe we can create an outdoor plaza and “front door” to the building that link common outdoor areas with internal lobbies and circulation.

The building “footprint” is primarily defined by the necessary and efficient configuration of the required indoor parking areas, (1.5 spaces/unit), as well as aligning the building walls with natural grades to minimize the height of retaining walls, while maximizing views to Elk Lake and the mountain ranges beyond from both common areas and condominium units.

By providing a balanced configuration of two units on each floor, we have minimized necessary common areas to a single exit stairway and elevator core on each floor. We believe this unit arrangement maximizes each unit’s value by providing single-level living, (no internal stairs in most units), with 90-degree views, 270-degree day light, and ventilation for the lower level units.

For security purposes, we can “key” the elevator to only open at the specific unit and common areas. While the elevator could be easily located on the south side of the building, which would increase the amount of “salable” area along the north side of the building, we feel it is more beneficial to eliminate common corridors and connect the unit elevators directly to ground floor common areas as opposed to having the primary elevator lobby within the parking garage.

## DESIGN REVIEW PROCESS - INITIAL REVIEW

The Owner is seeking the approval of a concurrent Design Review Process application. This section documents how the project complies with key design review requirements of the CDC.

### Northern Setback

There is no general easement along the northern property line. CDC Section 17.3.14(B) states:

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

We are proposing a minimal setback of approximately one (1) foot on the northern property line for several reasons. The main reason for the proposed setback is to reduce impacts to steep slopes on the site since pushing the building back would cause more site impacts in an area that has already seen some past soil movement prior to the temporary stabilization. We are also attempting to mitigate visual impacts for the home on Lot 235B. A reduced setback is also justified based on the proximity to the Elk Lake open space and the forested buffer along the pond. The Elkstone development also contains relatively small six (6) foot setbacks to this same property line. The DRB approved the proposed northern setback with the prior Design Review Process application.

### Steep Slopes

The Property contains steep slopes that are 30% or greater. Section 17.6.1(C)(2)(a) of the Community Development Code CDC states that:

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

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

It is not practicable to avoid all steep slope areas because the Expansion Area contains large areas of slopes that are 30% or greater, when the flat bench in the Expansion Area was graded out of the hillside. The current permitted uses and density were placed on Lot 600A with knowledge of the steep slopes. The impact to steep slopes is unchanged from current zoning because the Owner intends to build the same building footprint for a four-unit condominium or twelve-unit lodge project if the Town does not approve the rezoning request for six (6) units.

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

i. The proposed steep slope disturbance is in general conformance with the Comprehensive Plan. *The proposed steep slope disturbance is envisioned by the Plan. The Future Land Use Map envisions the Expansion Area for Multi-family development.*



# Local Design Inspiration



ii. The proposed disturbance is minimized to the extent practical. *A large cut across the Expansion Area was made during the development of Elkstone 21 to create a flat bench for staging construction materials and equipment. Thus, significant site disturbance to the steep slopes has occurred. The proposed building in the Expansion Area will provide a permanent slope stabilization measure. Soil disturbance in undisturbed areas will be minimized to the extent practical.*

iii. A Colorado professional engineer or geologist has provided:

(a) A soils report or, for a subdivision, a geologic report; or

(b) An engineered civil plan for the lot, including grading and drainage plans.

And the proposal provides mitigation for the steep slope development in accordance with the engineered plans. *A Colorado PE has designed the proposed grading plans. A Colorado PE will design the uphill retaining wall based on a site-specific soil analysis and the temporary stabilization plan prior to submitting for a building permit for development.*

## General Easement

We are also requesting the use of the southern general easement for soil nailing that will be a minimum of approximately 15 feet below grade. Soil nailing is not a permitted use in the general easement. CDC Section 17.3.14(F) states, with our comments shown in *italics*:

“The DRB may waive the general easement setback or other setbacks and allow for prohibited activities provided:

1. The applicant has demonstrated that avoiding grading and disturbance in the general easement setback would create a hardship, and there is not a practicable alternative that allows for reasonable use of the lot. *There is no practicable engineering alternative for soil nailing that avoids the general easement. The soil nailing is approximately 15 feet below grade and will not impact the ability of the Town to use the general easement for utilities or allowed surface uses.*
2. The disturbance in the general easement setback is due to natural features of the site, such as steep slopes, wetlands and streams. *The soil nailing is needed to stabilize the uphill slopes and construct a retaining wall to allow for development. The soil nailing is needed even if the Owner builds four condominium units so adding two condominium units does not increase the need for soil nailing in the general easement.*
3. No unreasonable negative impacts result to the surrounding properties. *The soil nailing is below grade and will therefore cause no adverse impacts to surrounding development.*
4. The general easement setback or other setback will be revegetated and landscaped in a natural state. *The surface of the general easement will not be impacted.*
5. The Public Works Department has approved the permanent above-grade and below-grade improvements. *The Town Public Works Department did not express any concerns with the proposed soil nailing during the prior Design Review Process application review.*
6. The applicant will enter into an encroachment agreement with the Town with the form and substance prescribed by the Town. *The Owner will enter into an encroachment agreement with the Town; however, a revocable agreement would be impractical due to the need to permanently stabilize the slopes in the Expansion Area.*
7. Encroachments into the general easement setback or other setbacks are mitigated by appropriate landscaping, buffering and other measures directly related to mitigating the encroachment impacts. *The below-grade soil nailing does not require mitigation.*

## 8.



# Exterior Materials

The Elkstone Lakeside Condominium development is designed with the following exterior materials:

Exterior Material	Area	Percent of Total Facade
Aspen Blend Stone	6,375 sq. ft.	35%
8" Horizontal Wood Cedar Siding/Fascia	3,870 sq. ft.	21%
Metal Corten Panels	2177 sq. ft.	12%
Metal Corrugated Siding	677 sq. ft.	4%
Steel Beam/Mech Grate	295 sq. ft.	2%
Glazing	4,680 sq. ft.	26%
Total Material		100%

Roofing is proposed to be a standing seam metal roof. The proposed roof design provides "...a composition of multiple forms that emphasize sloped planes, varied ridgelines and vertical offsets..." as required by the Design Regulations.

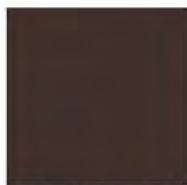
# Wetlands

Grading for the development is proposed 25 feet from the Elk Lake Wetlands. The development therefore is not subject to the CDC Wetland Regulations. Final plans will include a robust water quality protection plan.



CORTEN AZP RAW  
MANUFACTURER: BRIDGER STEEL

8 METAL PANEL  
2023 10/1



COLOR: CORDOVAN BROWN SEMI SOLID STAIN  
MANUFACTURER: BENJAMIN MOORE

7 WOOD FASCIA  
2023 10/1



EXTERIOR COLOR: DARK BRONZE  
MANUFACTURER: SIERRA PACIFIC

6 WINDOWS  
2023 10/1



EXTERIOR COLOR: VICTORIAN SERIES: MODULINE  
MANUFACTURER: BELGARD

5 PAVERS  
2023 10/1



2" SNAP LOCK STANDING SEAM MTL ROOFING  
FINISH: SILVER  
MANUFACTURER: DREXTEL METALS

4 STANDING SEAM MTL ROOF  
2023 10/1



ASPEN BLEND  
SUPPLIER: GALLEGOS CORPORATION

9 STONE  
2023 10/1



8" FIRE TREATED, STAINED, CHANNEL RUSTIC CEDAR SIDING  
COLOR: BEECHWOOD GRAY, SEMI TRANSPARENT  
MANUFACTURER: CABOT

10 WOOD SIDING  
2023 10/1



2 EAST ELEVATION (ENTRY)  
2023 10/1

11 EAST ELEVATION (ENTRY)  
2023 10/1



2" SNAP LOCK STANDING SEAM MTL ROOFING  
FINISH: MUSKET GRAY  
MANUFACTURER: DREXTEL METALS

3 METAL SHINGLE ROOF  
2023 10/1



7/8" CORRUGATED SIDING  
FINISH: PENETROL WITH LAQUER TOP COAT  
MANUFACTURER: BRIDGER STEEL

2 CORRUGATED SIDING  
2023 10/1



EXPOSED STEEL BEAMS AND GUARDRAILS  
FINISH: PENETROL WITH LAQUER TOP COAT

1 EXPOSED STEEL BEAMS AND GUARD RAILS  
2023 10/1



**ZEHREN  
AND ASSOCIATES**

ARCHITECTURE • PLANNING  
INTERIORS • LANDSCAPE ARCHITECTURE

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[www.zehren.com](http://www.zehren.com)



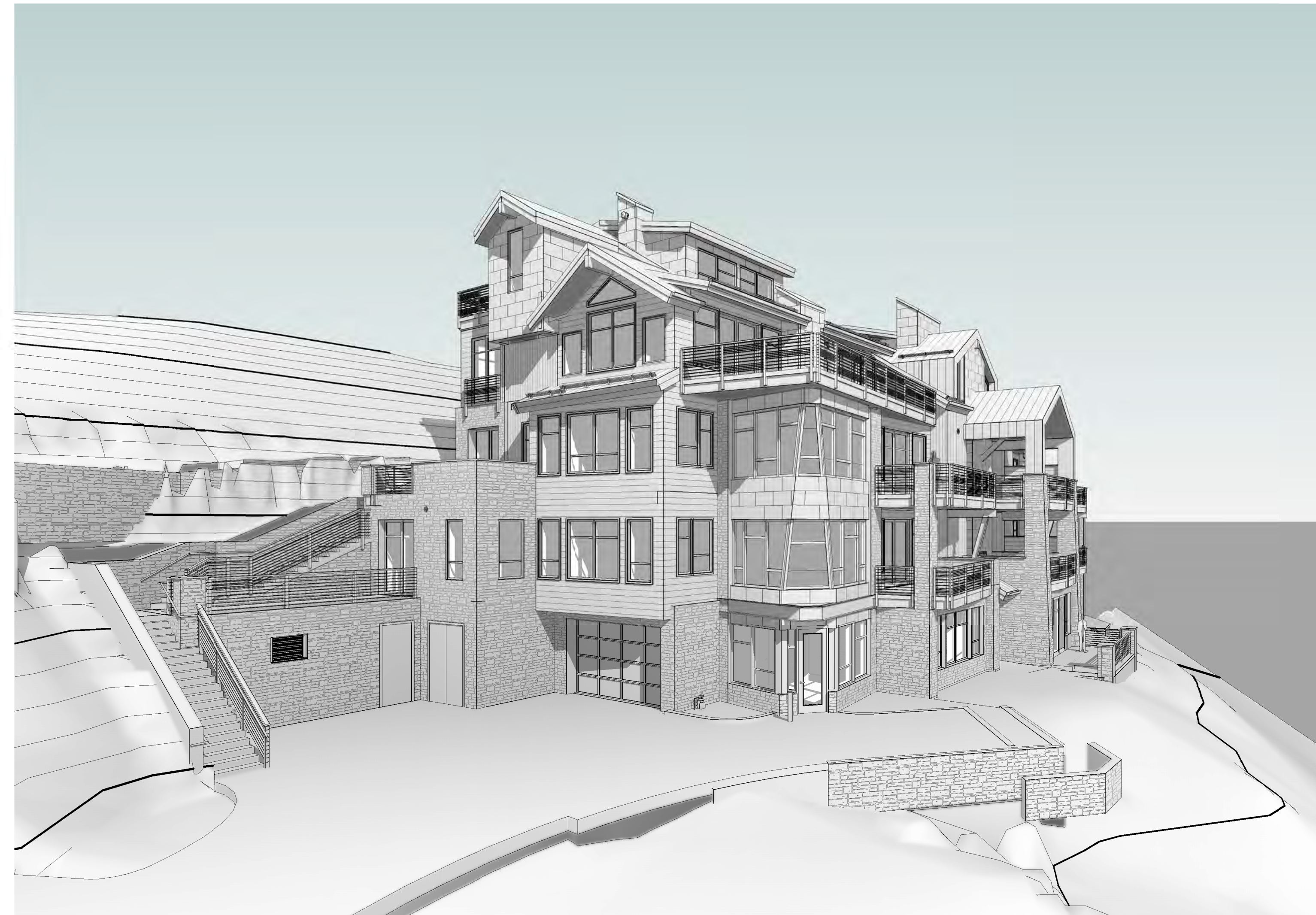




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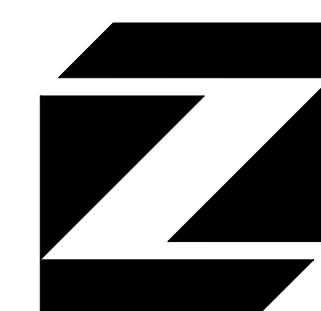
# REFLECTIONS AT ELK LAKE

TOWN OF MOUNTAIN VILLAGE, COLORADO



ISSUE G: DESIGN REVIEW

18 JUNE 2020



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<b>GENERAL CONTRACTOR</b>	FINBRO CONSTRUCTION Contact: Werner Catsman Contact: Emory Smith 323 Adams Ranch Road Mountain Village, CO 81435 Voice: 970.708.4641 Email: emorysmith@finbro.com	<b>STRUCTURAL ENGINEER</b>	MARTIN / MARTIN INC. Contact: Sean Malloy PO Box 8896 Avon, CO 81620 101 Fawcett Road, Suite 260 Voice: 970.926.6007 Email: S.Malloy@martinmartin-mtn.com	<b>PLANNING CONSULTANT</b>	ALPINE PLANNING, LLC Contact: Chris Hawkins, AICP 565 Sherman Street, Ste. 11 Ridgeway, CO 81432-0054 Voice: 970.964.7927 E-mail: Chris@alpineplanningllc.com

# GENERAL NOTES

- DO NOT SCALE DRAWINGS.
- DIMENSIONS ARE TO CENTERLINE OF GRID AND FACE OF CONCRETE, INTERIOR WALL DIMENSIONS ARE TO FACE OF STUD. EXTERIOR WALL DIMENSIONS ARE TAKEN TO FACE OF NAKED EXTERIOR STUD, UNLESS NOTED OTHERWISE.
- ALL ANGLES ON PLANS ARE 90 OR 45 DEGREES, UNLESS NOTED OTHERWISE.
- NOTIFY ARCHITECT OF ANY DISCREPANCIES OR CONFLICTS IN DOCUMENTS PRIOR TO DEMOLITION, CONSTRUCTION, OR ALTERATION OF EXISTING OR NEW STRUCTURES.
- PROVIDE ALL NECESSARY BLOCKING IN WOOD & METAL STUD WALLS AND CEILINGS. LOCATIONS INCLUDE BUT ARE NOT LIMITED TO TOILETS, BATH ACCESSORIES, CEILING AND WALL MOUNTED ELECTRICAL FIXTURES, SHELVES, CLOSET RODS, CABINETS, COUNTERTOPS, AND FALSE BEAMS.
- PROVIDE ALL NECESSARY BLOCKING IN STUD WALLS AND CEILINGS. LOCATIONS INCLUDE, BUT ARE NOT LIMITED TO TOILET ACCESSORIES, CEILING AND WALL-MOUNTED ELECTRICAL FIXTURES, SHELVES, CLOSET RODS, CABINETS, BUILT-INS, DRAPERY ROD, COUNTERTOPS, AND FALSE BEAMS.
- PROVIDE 2X6 STUD WALLS AT ALL POCKET DOORS, PLUMBING WALLS, AND AS SHOWN IN STRUCTURAL OR ARCHITECTURAL DRAWINGS.
- ALL ANGLES ON PLANS ARE 90 OR 45 DEGREES UNLESS NOTED OTHERWISE.

# ABBREVIATIONS

AC ARCHITECTURAL CONCRETE	CO CLEAN OUT	FD FLOOR DRAIN	HR HOUR	(N) NEW	R RISER	T TREAD
ACOUS ACUSTICAL	COL COLUMN	FDN FOUNDATION	HSS HIGH-STRENGTH STEEL	N NORTH	RB RESILIENT BASE	TSS TOP OF STRUCTURAL SLAB
ACT ACUSTIC CEILING TILE	CONC CONCRETE	FEC FIRE EXTINGUISHER CABINET	HT HEIGHT	N/A NOT APPLICABLE	RC REFLECTED CHANNEL	TSF TOP OF STRUCTURAL FLOOR
AD AREA DRAIN	CONST CONSTRUCTION	FF FINISH FLOOR	ID INSIDE DIAMETER	NIC NOT IN CONTRACT	RCP ROOF DRAIN	TF TOP OF FINISH FLOOR
ADJ ADJACENT	CONT CONTINUOUS	FG FIBERGLASS	ID INTERIOR DESIGN	NUM NUMBER	REF REFERENCE	TC TOP OF CURB
AFF ABOVE FINISH FLOOR	CORR CORRUGATED	FHC FIRE HOSE CABINET	IN INCHES	NOM NOMINAL	REF REFERENCE	TEL TELEPHONE TERZ TERRAZZO
AFP ACUSTIC FABRIC PANEL	CPT CARPET	FHR FIRE HOSE REEL	INS INSULATION	N/A NOT TO SCALE	REFR REFRIGERATOR	THK THICKNESS
ALT ALTERNATE	CS CT CERAMIC TILE	FIN FINISH	INCL INCLUDE	OA OVERALL	REIN REINFORCED	THRU THROUGH
ALUM ALUMINIUM	CT CERAMIC TILE	FL FLOOR	INFO INFORMATION	OC ON CENTER	REQ REQUIRED	TOB TOP OF BEAM
ANOD ANODIZED	CU CUBIC	FLG FLANGE	INSUL INSULATION	OD OUTSIDE DIAMETER	REV REVISION	TOC TOP OF CONCRETE
AP ACCESS PANEL	CY CUBIC YARD	FLSG FLASHING	INT INTERIORS	OFD OVERFLOW DRAIN	RM ROOM	TOW TOP OF WALL
APPROX APPROXIMATE	D DEPTH	FLR FLOOR	JC JANITOR CLOSET	OPG OPENING	RO ROUGH OPENING	TRANS TRANSVERSE
ARCH ARCHITECTURAL	DD DECK DRAIN	FLUOR FLUORESCENT	JM JANITOR MOP BASIN	OPP OPPOSITE	RS ROUGH SAWN	TRAV TRAVERTINE
B&B BALL AND BURLAP	DF DRINKING FOUNTAIN	FC FACE OF CONCRETE	JT JOINT	OSB ORIENTED STRAND BOARD	S SOUTH	TRYP TUBULAR STEEL
BO BOTTOM OF	DI DRAIN INLET	FOS FACE OF STUD	LAB LABORATORY	OSF OUTSIDE FACE	SC SOLID CORE	UG UNDERGROUND
BC BACK OF CURB	DIA DIAMETER	FR FIRE-RETARDANT	LAM LAMINATED	PA PAINTED	SCH SCHEDULE	UL UNDERWRITERS LABORATORIES
BD BOARD	DIAG DIAGONAL	FR FIRE-RETARDANT	LAV LAVATORY	PART PARTITION	SD STORM DRAIN	UNL UNLESS NOTED OTHERWISE
BLDG BUILDING	DM DIMENSION	FT FEET	LAV LAVATORY	PAV PAVERS	SECT SECTION	VB VINYL BASE
BLKG BLOCKING	DN DOWN	FT FOOTING	LB(LB) POUNDS	PERP PERPENDICULAR	SECT SECTION	VCT VINYL COMPOSITION TILE
BM BEAM	DS DOWNSPOUT	GA GAUGE	LP LOW POINT	PL PLATE	SIP STRUCTURAL INSULATION PANEL	VERT VERTICAL
BOH BACK OF HOUSE	DTL DETAIL	GAL GALLON	LT LIGHT	PLM PLUMBING	SO SQUARE	VEST VESTIBULE
BOT BOTTOM	DWG DRAWING	GALV GALVANIZED	LTV LOUVER	PLSTC PLASTIC	SS STAINLESS STEEL	VNF VENEER
BRG BEARING	(E) EXISTING	GC GENERAL CONTRACTOR	MACH MACHINE	PLW PLYWOOD	SS STAINLESS STEEL	VWC VINYL WALL COVERING
BRK BRONZE	EA EAST	GL GLASS	MATL MATERIAL	PTD PAINTED	SSK SERVICE SINK	W WEST
BSMT BASEMENT	EA EXPOSED CONSTRUCTION	GL BLK GLASS BLOCK	MATL MATERIAL	PRJ PROJECT	STA STAINED	WC WATER CLOSET
BTU BRITISH THERMAL UNIT	EJ EXPANSION JOINT	GR GRANITE	MAX MAXIMUM	PRF PREFABRICATE	STD STANDARD	WLS WALLS
BUR BUILT UP ROOF	EIS EXTERIOR INSULATION & FINISH SYSTEM	GND GROUND	MECH MECHANICAL	PRJ PROJECT	STIFF STIFFENER	WND WINDOW
BW BOTTOM OF WALL	ELEV ELEVATION	GRD GRADE	MEZZ MEZZANINE	PRF PREFABRICATE	STL STEEL	WP WATERPROOF
CC CENTER TO CENTER	ELEV ELEVATION	GWB GYPSUM WALLBOARD	MFR MANUFACTURER	PRJ PROJECT	STMP STAMPED	WPF WATERPROOF MEMBRANE
CAL TREE CALIPER	ELEV ELEVATION	H&V HEATING & VENTILATION	MH MANHOLE	PRJ PROJECT	STN STONE	WR WATER RESISTANT
CFM CUBIC FEET PER MINUTE	ELEV ELEVATION	HB HOSE BIBB	MN MINIMUM	PRJ PROJECT	STOR STORAGE	WWF WELDED WIRE FABRIC
CP CAST IN PLACE	EM EMBEDEDMENT	HC HOLLOW CORE	MISC MISCELLANEOUS	PRJ PROJECT	STRUC STRUCTURAL	XPS EXTRUDED POLYSTYRENE
CJ CONTROL JOINT	EM EMBEDEDMENT	HDW HARDWARE	MLW MILLWORK	PRJ PROJECT	SUSP SUSPENDED	YDS YARDS
CL CENTER LINE	EQ EQUIPMENT	HM HOLLOW METAL	MNT MOUNTED	QTY QUANTITY		
CLG CLOSET	EQ ESCALATOR	HORZ HORIZONTAL	MTD MOUNTED			
CLR CLEAR	EXIST EXISTING	HP HIGH POINT	MTL METAL			
CM CORRUGATED METAL	EXP EXPOSED					
CMP CORRUGATED METAL PIPE	EXPA EXPANSION					
CMU CONCRETE MASONRY UNIT	EXT EXTERIOR					

# MATERIALS LEGEND

## MATERIAL HATCHES IN SECTION

FILL MATL	EARTH	GRAVEL	CONCRETE	CONCRETE	LWTW CONC	CMU	PLASTER
BRICK	FACE BRICK	FIRE BRICK	STONE	STONE VENEER	METAL	IRON, STEEL	WOOD
INSULATION	BATT	RIGID	RIGID	RIGID	SOUND BOARD	BLOWN-IN-BLANKET (BIBS)	MISC
	ACUSTICAL TILE	CARPET	P&D	DRAINAGE MAT			

## MATERIAL HATCHES IN ELEVATION

GLAZING	GLASS	CONCRETE/ PLASTER	MASONRY	BRICK	CMU	RUNNING	STACKED	CERAMIC
WOOD	SHAKES	WOOD	WOOD	WD TRIM PANEL	METAL	CORRUGATED METAL	COPPER SHINGLES	

# INDEX OF DRAWINGS

<b>GENERAL</b>	A0.00 COVER SHEET	<b>ELECTRICAL</b>	E4.0 EXTERIOR SITE LIGHTING
A0.01 PROJECT INFORMATION	A1.00 BUILDING ROOF HEIGHT ANALYSIS	E4.1 EXTERIOR SITE LIGHTING CALCULATIONS	
R1.01 CONCEPT VIEWS	R1.02 CONCEPT VIEWS		
<b>CIVIL</b>	C-001 COVER SHEET		
C-101 EXISTING CONDITIONS	C-102 SITE PLAN		
C-103 UTILITY PLAN	C-104 EROSION CONTROL PLAN		
C-105 OVERALL GRADING PLAN	C-106 DETAILED GRADING PLAN 1		
C-107 DETAILED GRADING PLAN 2	C-108 DETAILED GRADING PLAN 3		
C-109 DETAILED GRADING PLAN 4	C-110 DETAILED GRADING PLAN 5		
C-201 SOUTH BOULDER WALL PLAN AND PROFILE 1	C-202 SOUTH RETAINING WALL PLAN AND PROFILE 1		
C-203 SOUTH RETAINING WALL PLAN AND PROFILE 2	C-204 NORTH RETAINING WALL PLAN AND PROFILE 1		
C-205 NORTH RETAINING WALL PLAN AND PROFILE 2	C-206 STORM DRAIN PLAN AND PROFILE		
C-501 TYPICAL DETAILS 1	C-502 TYPICAL DETAILS 2		
C-503 TYPICAL DETAILS 3			

<b>LANDSCAPE</b>	L1.01 SITE PLAN
L1.02 LANDSCAPE PLAN	L1.03 WILDFIRE MITIGATION PLAN
L1.04 SITE COVERAGE DIAGRAM	L1.05 STEEP SLOPES MAP
L3.01 DETAILS	L3.02 LANDSCAPE ENLARGEMENT & DETAILS

<b>ARCHITECTURAL</b>	A1.01 FLOOR PLAN 100'-0" (ENTRY / GARAGE LEVEL PLAN)
A1.02 FLOOR PLAN 111'-9" (SECOND LEVEL)	A1.03 FLOOR PLAN 123'-9" (THIRD LEVEL)
A1.04 FLOOR PLAN 135'-9" (FOURTH LEVEL)	A1.05 FLOOR PLAN 147'-9" (FIFTH LEVEL)
A1.06 ROOF PLAN	A2.01 EXTERIOR ELEVATIONS
A2.02 EXTERIOR ELEVATIONS	A2.05 PROPOSED EXTERIOR MATERIALS
A2.06 EXTERIOR MATERIALS TAKE-OFF	A2.07 EXTERIOR MATERIALS TAKE-OFF
A3.01 BUILDING SECTIONS	A3.02 SITE SECTION
A3.12 ENLARGED EXTERIOR STAIR PLAN, SECTIONS & DETAILS	A5.20 ASSEMBLY DETAILS (EXTERIOR WALL)
A5.21 ASSEMBLY DETAILS (INTERIOR PARTITION)	A5.22 ASSEMBLY DETAILS (FLOOR/ROOF)
A5.55 DECK DETAILS	A5.60 DOOR SCHEDULE
A5.61 DOOR DETAILS AND TYPES	A5.62 DOOR DETAILS
A5.70 WINDOW SCHEDULE	A5.71 GRAPHIC WINDOW TYPES
A5.72 WINDOW DETAILS	A5.73 STOREFRONT DETAILS
<b>MECHANICAL</b>	M3.5 SITE SNOWMELT PLAN

# DATUM REFERENCE

DATUM = 100'-0" = 9540.75' ABOVE SEA LEVEL = TOP OF CONC AT +100

# GRAPHIC SYMBOLS

DETAIL/ENLARGED PLAN BUBBLE	DETAIL BUBBLE	FIRST FLOOR PLAN	FIRST FLOOR PLAN
GRID BUBBLE	SLOPE INDICATOR	DRAWING TAGS	ELEVATION
KITCHEN	DOOR TAG	ROOM NAME	REVISION CLOUD
ROOM NAME	WINDOW TAG	BUILDING SECTION	REVISION TAG
			BREAK LINE

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**REFLECTIONS AT ELK LAKE**

TOWN OF MOUNTAIN VILLAGE, COLORADO

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ISSUE		
No.	DATE	COMMENT
B	02/15/2019	DESIGN REVIEW
C	03/06/2019	DESIGN REVIEW
D	06/06/2019	DESIGN DEV
E	07/11/2019	50% CD SET
F	09/12/2019	PERMIT SET
G	04/17/2020	DESIGN REVIEW

KEY PLAN	

**PROJECT INFORMATION**

PROJECT No. 20182606.00 ORIGIN 11/13/2018  
DRAWN BY JBR CHK BY TL TRV BY  
SHEET No. **A0.01**  
SCALE: AS SHOWN



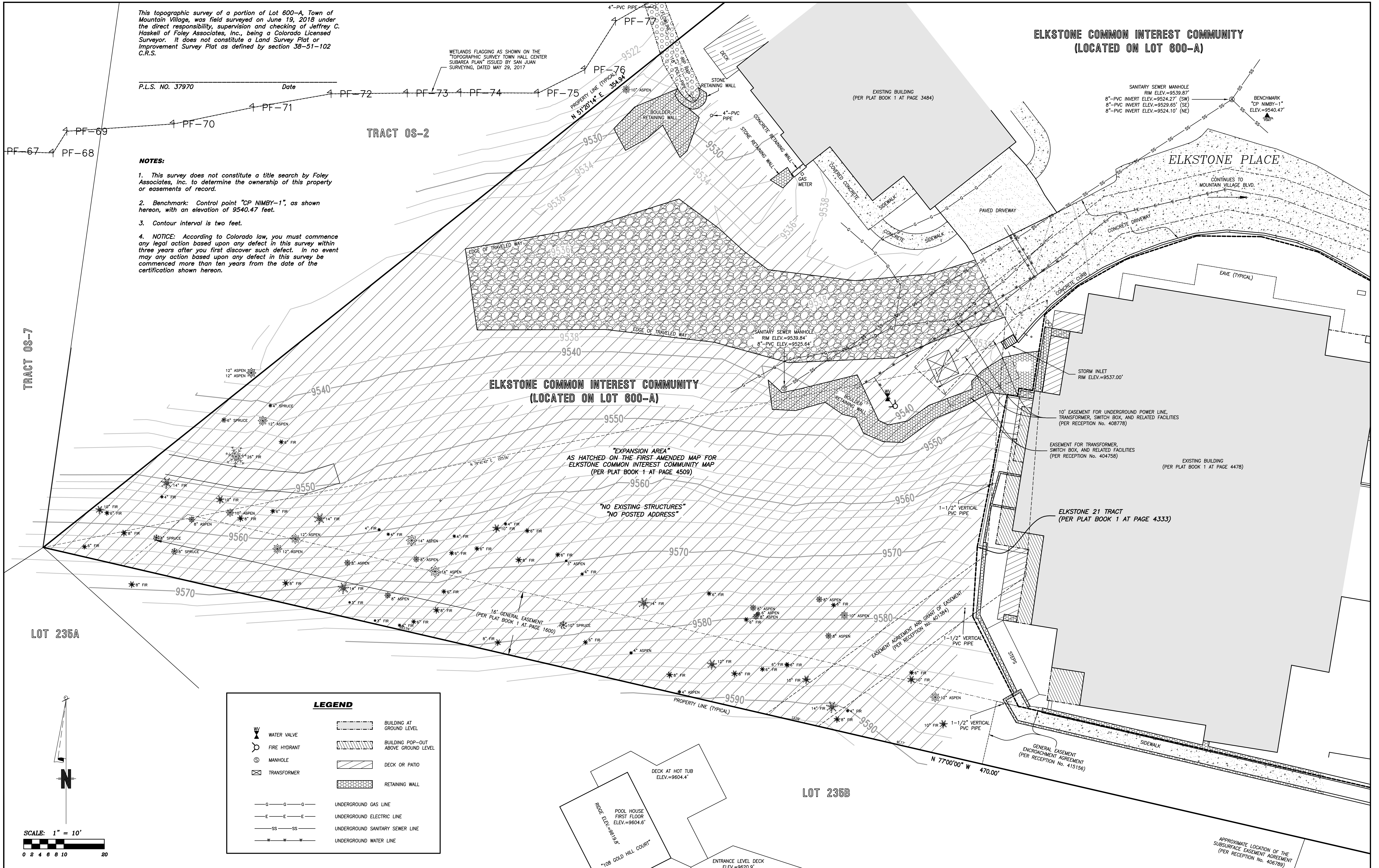
This topographic survey of a portion of Lot 600-A, Town of Mountain Village, was field surveyed on June 19, 2018 under the direct responsibility, supervision and checking of Jeffrey C. Haskell of Foley Associates, Inc., being a Colorado Licensed Surveyor. It does not constitute a Land Survey Plat or Improvement Survey Plat as defined by section 38-51-102 C.R.S.

P.L.S. NO. 37970 Date

**NOTES:**

- This survey does not constitute a title search by Foley Associates, Inc. to determine the ownership of this property or easements of record.
- Benchmark: Control point "CP NIMBY-1", as shown hereon, with an elevation of 9540.47 feet.
- Contour interval is two feet.
- NOTICE: According to Colorado law, you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

**ELKSTONE COMMON INTEREST COMMUNITY (LOCATED ON LOT 600-A)**



TRACT OS-7

TRACT OS-2

**ELKSTONE COMMON INTEREST COMMUNITY (LOCATED ON LOT 600-A)**

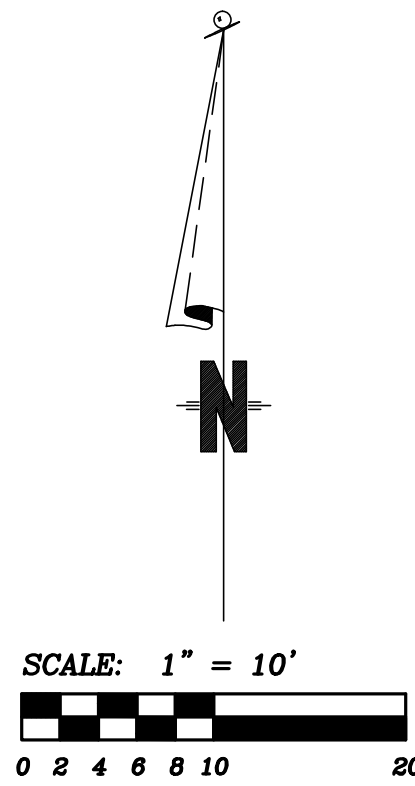
"EXPANSION AREA" AS HATCHED ON THE FIRST AMENDED MAP FOR ELKSTONE COMMON INTEREST COMMUNITY MAP (PER PLAT BOOK 1 AT PAGE 4509)

"NO EXISTING STRUCTURES" "NO POSTED ADDRESS"

ELKSTONE 21 TRACT (PER PLAT BOOK 1 AT PAGE 4333)

LOT 235A

LOT 235B



LEGEND	
	WATER VALVE
	FIRE HYDRANT
	MANHOLE
	TRANSFORMER
	BUILDING AT GROUND LEVEL
	BUILDING POP-OUT ABOVE GROUND LEVEL
	DECK OR PATIO
	RETAINING WALL
	UNDERGROUND GAS LINE
	UNDERGROUND ELECTRIC LINE
	UNDERGROUND SANITARY SEWER LINE
	UNDERGROUND WATER LINE

**Topographic Survey**  
a portion of Lot 600-A, Town of Mountain Village,  
San Miguel County, Colorado.

Project Mgr:	JH
Technician:	MC
Checked by:	KV/JS
Start date:	06/19/2018

Rev.	description	date	by
1	Actual elevations on 108 Gold Hill Ct.		

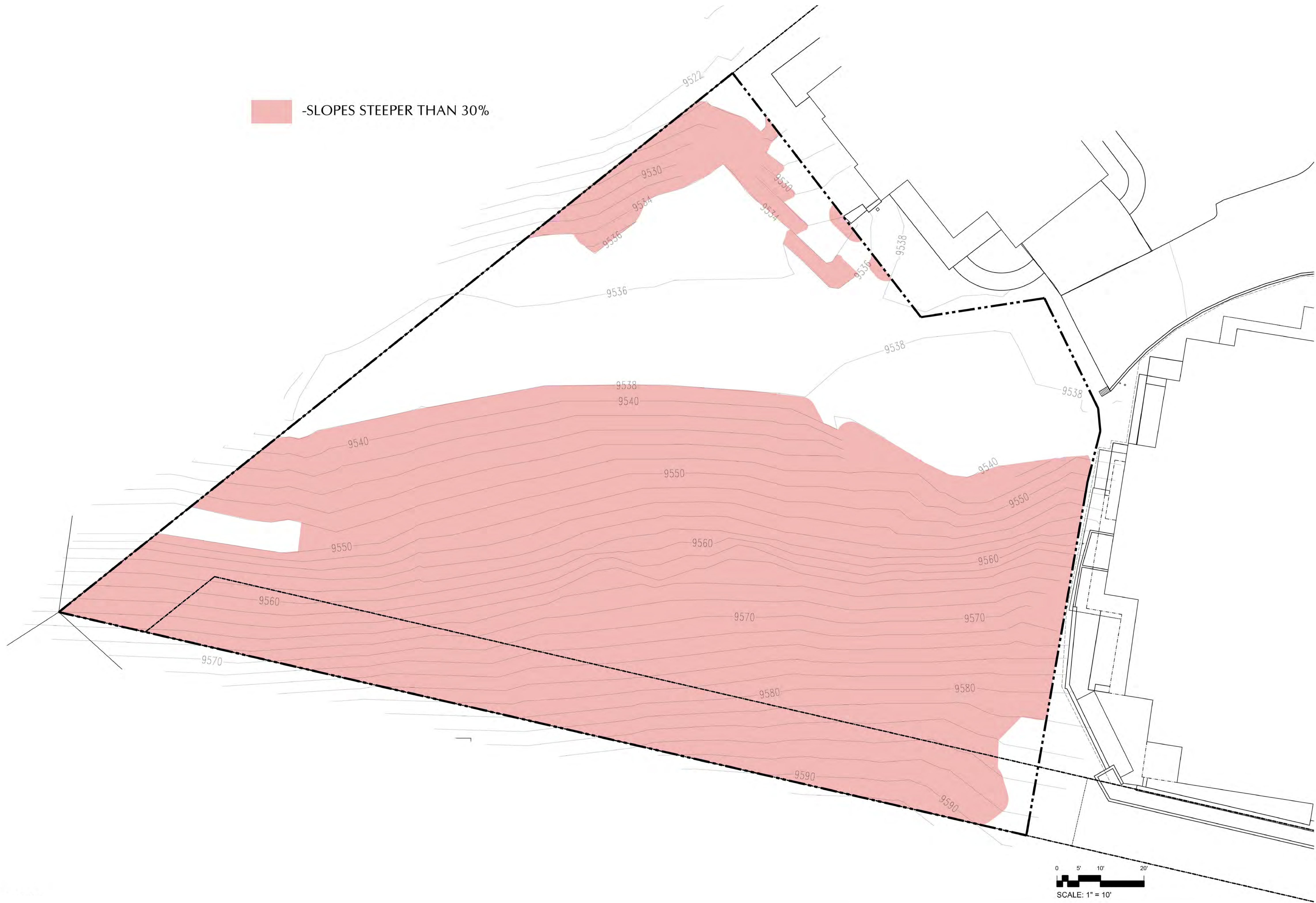
**FOLEY ASSOCIATES, INC.**  
ENGINEERING - PLANNING - SURVEYING

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

Drawing path: dws\94112 TOPO 06-18 (Southwest Corner).dwg Sheet 1 of 1 Project #: 94112

F:\014\Jobs\0618\94112 TOPO\06-18 (Southwest Corner).dwg, 25 2018 10:58:36 AM, PC3





-SLOPES STEEPER THAN 30%

**1** STEEP SLOPES  
SCALE: 1" = 10'-0"

**ZEHREN**  
AND ASSOCIATES, INC.  
ARCHITECTURE - PLANNING - INTERIORS  
LANDSCAPE ARCHITECTURE  
101 El Paseo  
Santa Barbara, California 93101  
(805) 963-6890 FAX (805) 963-8102

CIVIL  
STRUCTURAL

MECHANICAL  
ELECTRICAL

SEAL

**ELKSTONE**  
**CONDOMINIUMS**  
LOT 600A  
MOUNTAIN VILLAGE, COLORADO

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ISSUED FOR:		
No.	DATE	COMMENT
A	01/23/2018	DRB

**STEEP SLOPES**  
**MAP**

PROJECT No. 20182606.00	DATE 11/13/2018
DRAWN BY TH	CHK BY PC
TRV BY	

SHEET No.  
**L1.02**  
SCALE: AS SHOWN



**ELKSTONE LOT 600 A**  
**Telluride Mountain Village**  
**Maximum Roof Height Calculations**

6-Jun-2019

Roof Point #	Roof Point Elevation	Natural Grade Elevation	Calculated Roof Height (feet) Above Natural Grade	Proposed Grade Elevation Below	Calculated Roof Height (feet) Above Finish
M01	9590.87	9545.96	44.91	9544.86	46.01
M02	9589.21	9539.64	49.57	9542.00	47.21
M03	9601.10	9553.00	48.10	9552.50	48.60
M04	9598.31	9548.38	49.93	N/A	N/A
M05	9602.08	9554.89	47.19	N/A	N/A
M06	9582.31	9532.57	49.74	9540.75	41.56
M07	9580.66	9544.79	35.87	N/A	N/A
M08	9592.50	9539.68	52.82	N/A	N/A
M09	9598.20	9555.13	43.07	N/A	N/A
M10	9598.52	9547.96	50.56	N/A	N/A
M11	9602.08	9555.60	46.48	N/A	N/A
M12	9601.08	9554.10	46.98	N/A	N/A
M13	9592.34	9548.15	44.19	9540.75	51.59

**ELKSTONE LOT 600 A**  
**Telluride Mountain Village**  
**Maximum Average Roof Height Calculations**

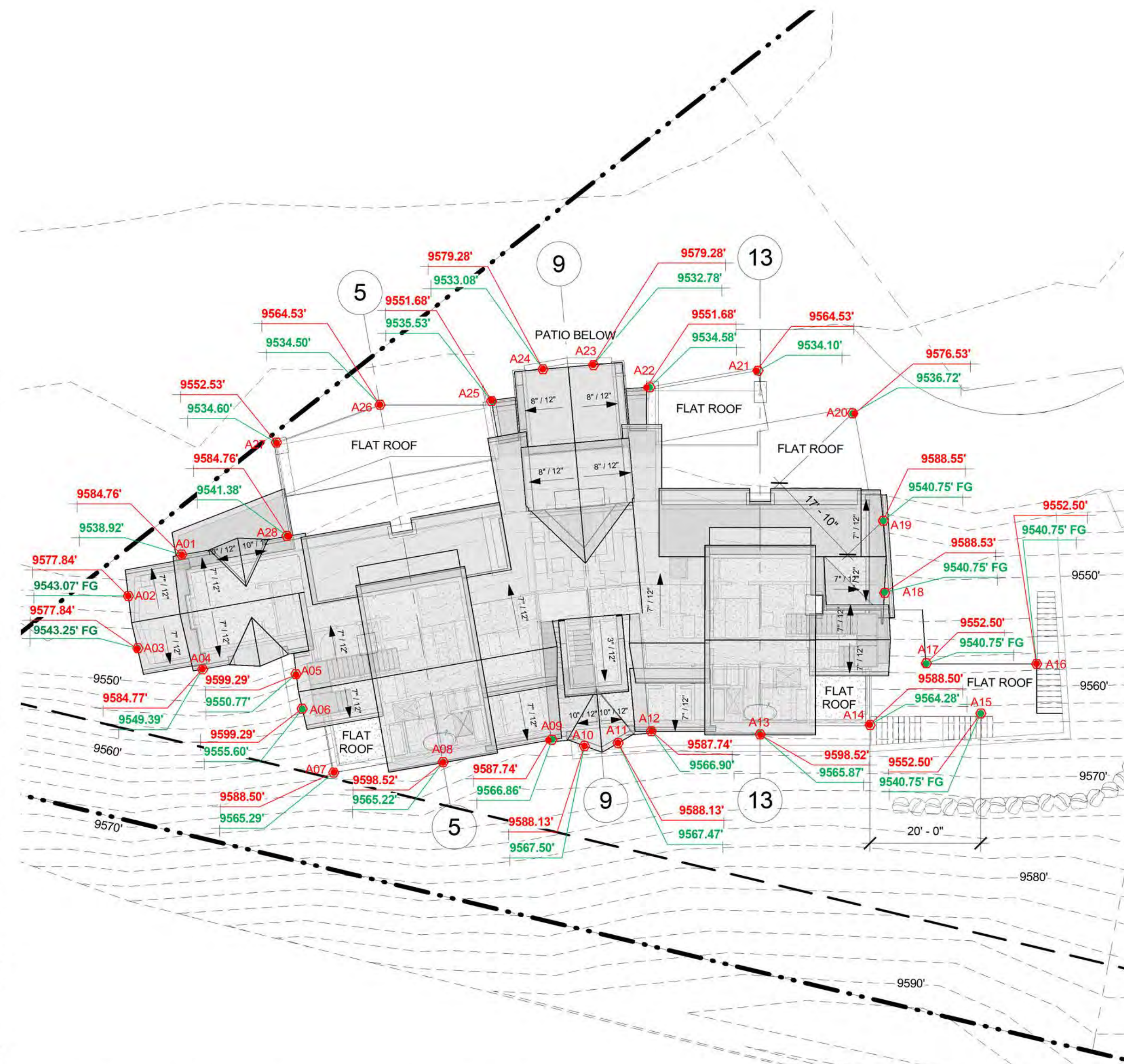
6-Jun-2019

Roof Point #	Roof Elevation	Most Restrictive Elevation Below Roof Point	NG = Natural Grade FG = Finish Grade	Roof Height (Feet) Above Most Restrictive Grade
A01	9584.76	9538.92	NG	45.84
A02	9577.85	9543.07	FG	34.78
A03	9577.00	9543.25	FG	33.75
A04	9584.76	9549.39	NG	135.37
A05	9599.29	9550.77	NG	48.52
A06	9599.29	9555.60	FG	43.69
A07	9598.50	9565.29	NG	23.21
A08	9598.52	9565.22	NG	33.30
A09	9587.74	9566.86	NG	20.88
A10	9588.13	9567.50	NG	20.63
A11	9588.13	9567.47	NG	20.66
A12	9587.74	9566.90	NG	20.84
A13	9598.52	9565.87	NG	32.65
A14	9588.50	9564.28	NG	24.22
A15	9552.50	9540.75	FG	11.75
A16	9552.50	9540.75	FG	11.75
A17	9552.50	9540.75	FG	11.75
A18	9588.55	9540.75	FG	47.80
A19	9588.55	9540.75	NG	47.80
A20	9576.53	9536.72	NG	39.81
A21	9564.53	9534.10	NG	30.43
A22	9551.68	9534.58	NG	17.10
A23	9579.28	9532.78	NG	46.50
A24	9579.28	9533.08	NG	46.20
A25	9551.68	9535.53	NG	16.15
A26	9564.53	9534.50	NG	30.03
A27	9564.53	9534.60	NG	29.93
A28	9584.76	9541.38	NG	43.38

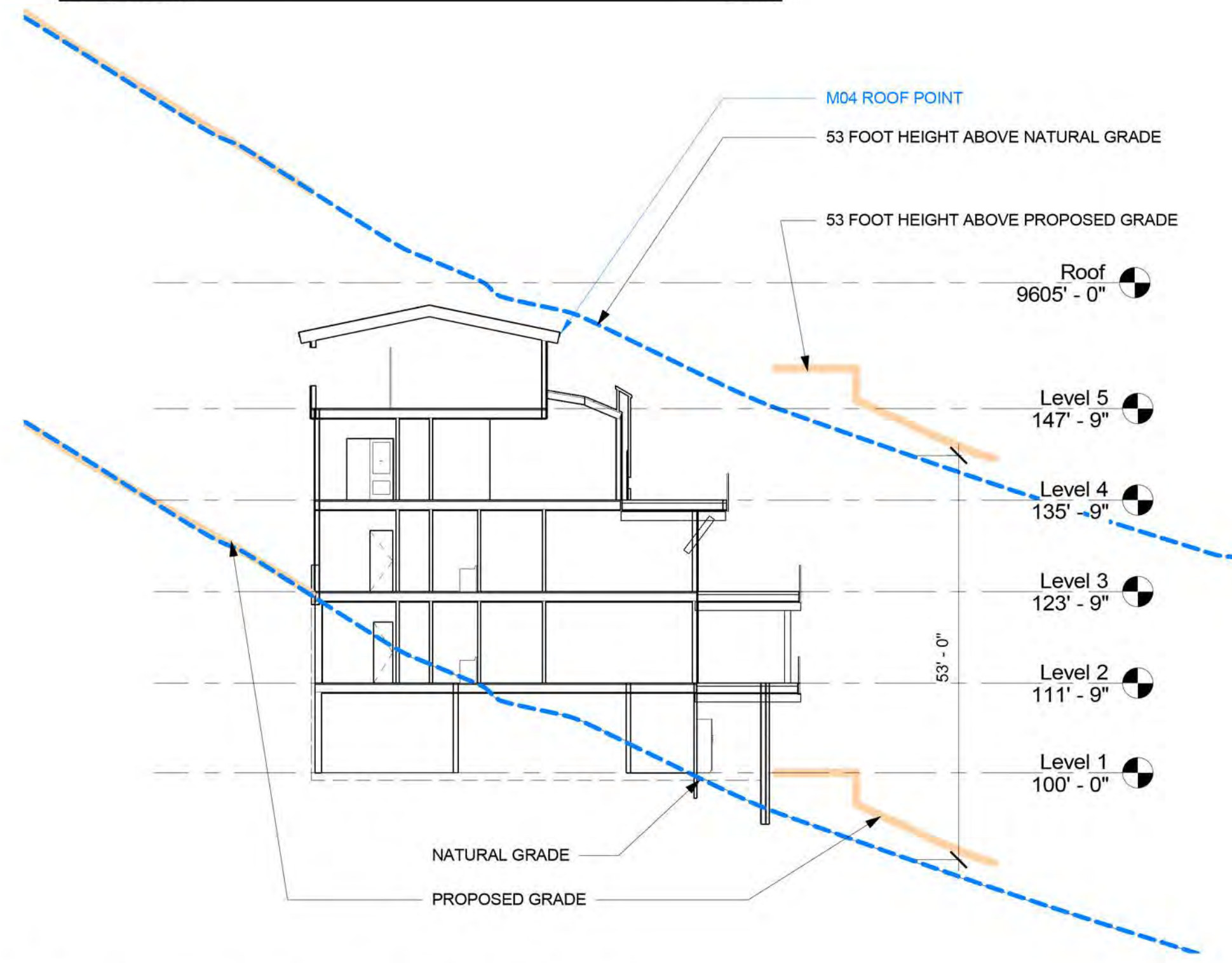
Average Height: 34.60  
 Max. Average Allowable: 45.00  
 Compliant By: 10.40



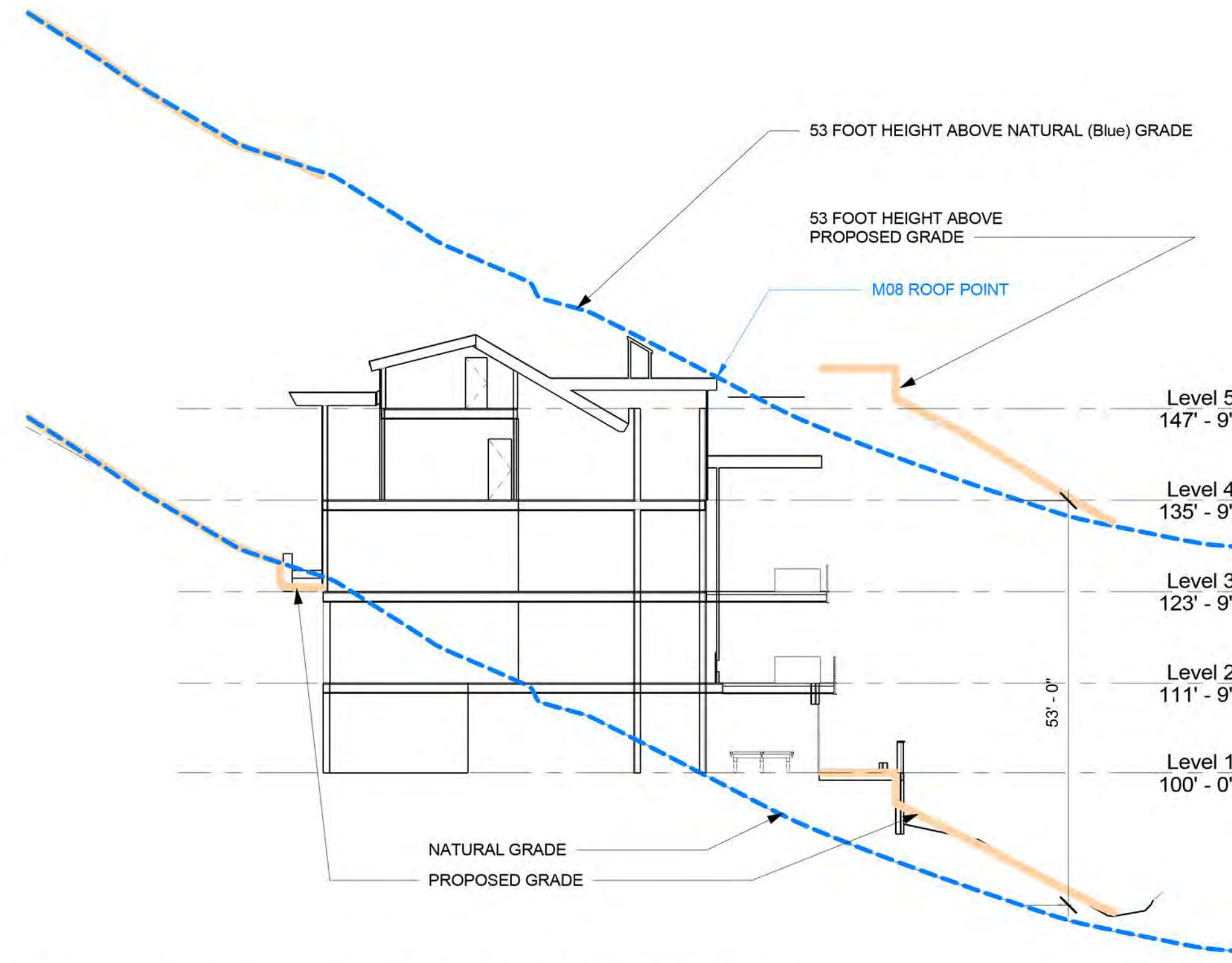
2 ROOF HEIGHT POINTS PLAN - MAXIMUM HEIGHTS  
 H1.00 1/16" = 1'-0"



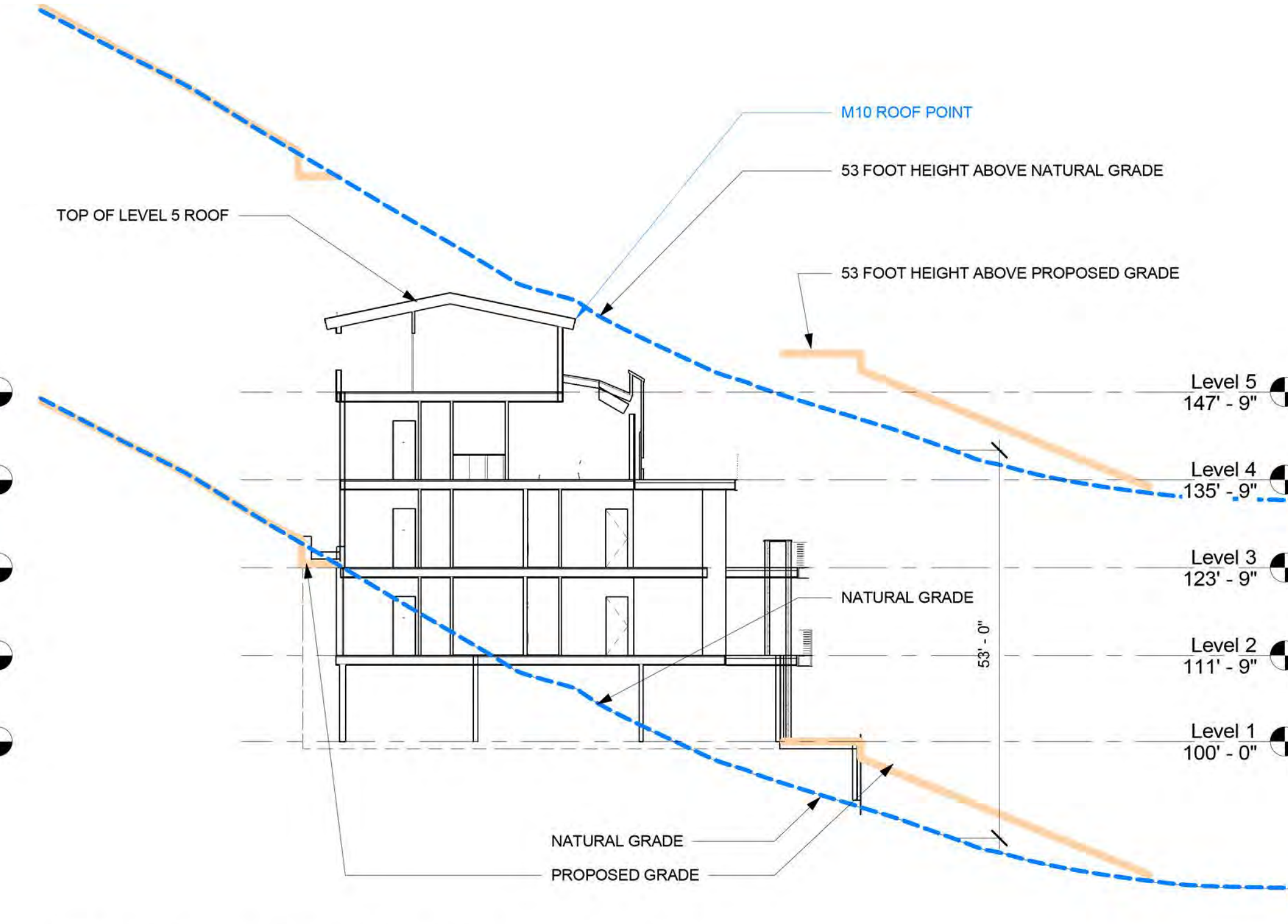
1 ROOF HEIGHT POINTS PLAN - MAXIMUM AVERAGE HEIGHTS  
 H1.00 1/16" = 1'-0"



5 SECTION AT GRID 5 - (Unit 5) - ROOF HEIGHT ANALYSIS  
 H1.00 1/16" = 1'-0"



4 SECTION AT GRID 9 (CENTER OF BUILDING) - ROOF HEIGHT ANALYSIS  
 H1.00 1/16" = 1'-0"



3 SECTION AT GRID 13 (UNIT 6) - ROOF HEIGHT ANALYSIS  
 H1.00 1/16" = 1'-0"

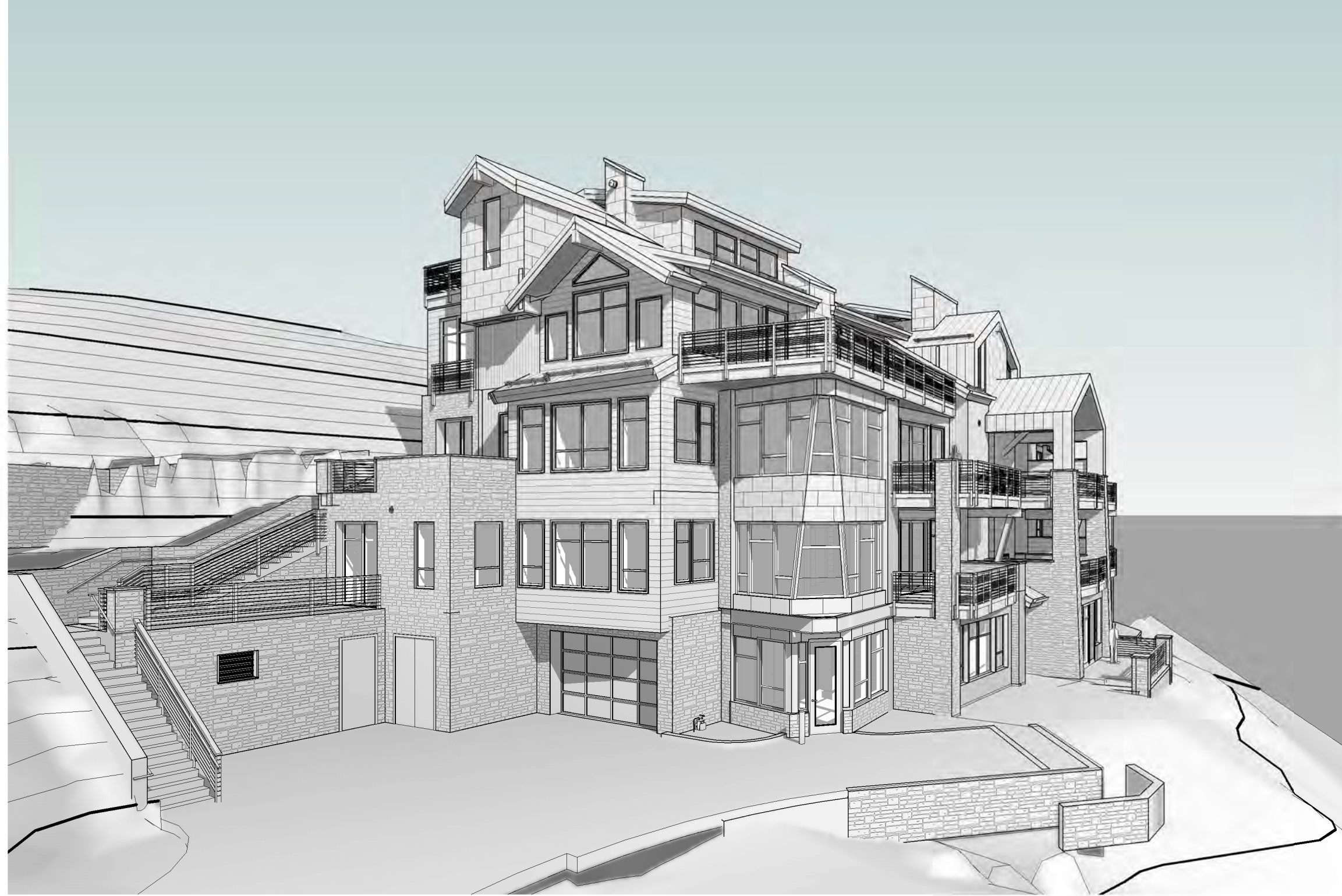
ISSUE	No.	DATE	COMMENT
A	01/23/2018	PLANNING & ZONING	
B	02/15/2019	DESIGN REVIEW	
C	03/06/2019	DESIGN REVIEW	
D	08/06/2019	DESIGN DEV	
G	04/17/2020	DESIGN REVIEW	

KEY PLAN

**BUILDING ROOF HEIGHT ANALYSIS**

PROJECT No. 20182606.00	ORIGIN DATE 11/13/2018
DRAWN BY JB	CHK BY TL TRV BY
SHEET No. <b>H1.00</b>	SCALE: 1/16" = 1'-0"

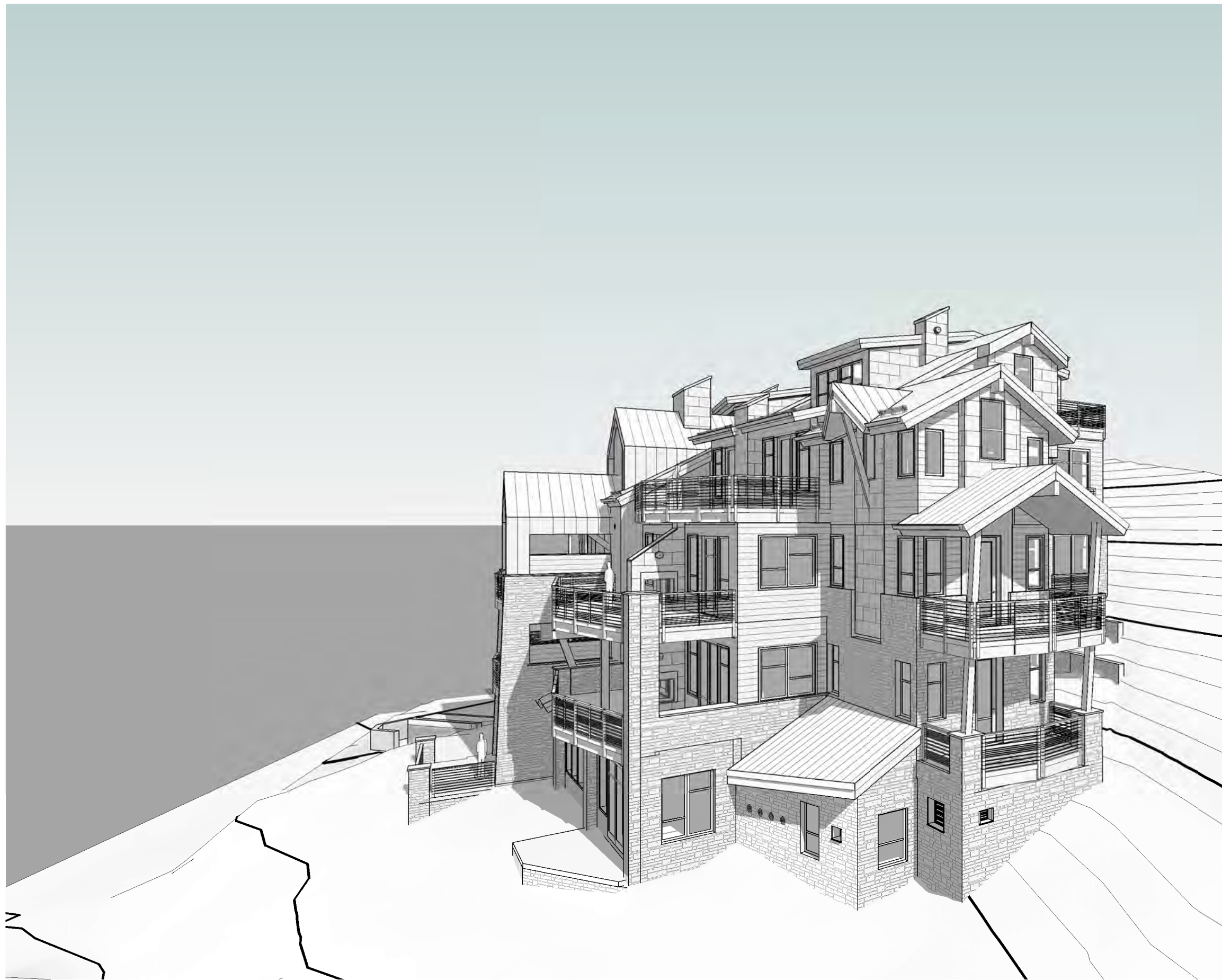




1 3D Sheet View - 1  
R1.01



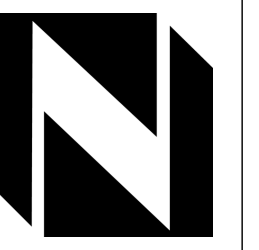
2 3D Sheet View - 2  
R1.01



3 3D Sheet View - 3  
R1.01



4 3D Sheet View - 4  
R1.01



**ZEHREN AND ASSOCIATES, INC.**  
ARCHITECTURE - PLANNING - INTERIORS  
LANDSCAPE ARCHITECTURE  
101 El Paso  
Santa Barbara, California 93101  
(805) 963-6890 FAX (805) 963-8102

**MECHANICAL** 970.748.8520  
AEC Consulting Engineers  
**ELECTRICAL** 970.748.8520  
AEC Consulting Engineers

**CIVIL** 970.385.4546  
Russell Engineering  
**STRUCTURAL**  
Martin Martin

SEAL

**REFLECTIONS AT ELK LAKE**  
TOWN OF MOUNTAIN VILLAGE, COLORADO  
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ISSUE		
No.	DATE	COMMENT
G	04/17/2020	DESIGN REVIEW

KEY PLAN

**CONCEPT VIEWS**

PROJECT No.	ORIGIN	
20182606.00	11/13/2018	
DRAWN BY	CHK BY	TRV BY
JBR	TL	

SHEET No.  
**R1.01**  
SCALE: AS SHOWN







# ELKSTONE CONDOMINIUMS LOT 600A TOWN OF MOUNTAIN VILLAGE SAN MIGUEL COUNTY, COLORADO

General Notes:

All materials and workmanship shall be in accordance with the Project Manual and the Town of Mountain Village Ordinance 2013-8. When requirements in the construction specifications or design standards conflict the more stringent requirement shall apply.

The contractor is responsible for obtaining all required permits prior to the commencement of any work on the project. A San Miguel County Special Construction Permit is required for all work in the public right-of-way. The contractor shall have a copy of latest CDOT M&S Standards.

The contractor shall be responsible for notifying the Town of any problems in conforming to the approved plans for any element of the proposed improvements prior to its construction.

The engineer shall be responsible during construction activities to resolve construction problems due to changed conditions or design errors encountered by the contractor during the progress of any portion of the proposed work. Any improvements constructed not in accordance with the approved plans or the approved revised plans, shall be removed and the improvements shall be reconstructed according to the approved plans.

Underground utilities shown on these plans are from physical evidence on the surface and historical maps. The contractor shall be responsible for the horizontal and vertical location of all utilities prior to construction, including potholing if necessary. The contractor shall contact the appropriate agencies for location of all underground utilities at least 72 hours prior to commencement of construction. Where potholing or excavation reveals conflicts between existing and proposed utilities, the contractor shall notify the town immediately and any revisions to the construction plans shall be approved in writing. Utility locates shown are Class C or D

The contractor shall be responsible for providing a copy of "RECORD DRAWINGS" plans to the Town of Mountain Village prior to final acceptance of work.

The contractor shall notify the Public Works Director or his representative at least 24 hours prior to desired inspection.

The contractor shall reset all Survey Monuments disturbed during construction within 60 days of project completion.

The contractor shall be solely and completely responsible for conditions at and adjacent to the job site, including safety of all persons and property during performance of the work. This requirement shall apply continuously and not be limited to normal working hours.

The duty of the Town to conduct construction review of the contractor's performance is not intended to include review of the adequacy of the contractor's safety measures in, on, or near the construction site.

Field conditions may exist that require changes to the drawings. If such conditions are encountered, standard engineering practices shall be followed

Topographic and Boundary Survey Data for this project provided by Foley Associates, Inc.

Utility Notes:

The contractor shall have in his possession at all times one (1) signed copy of plans and specifications which have been approved by the Town of Mountain Village's Public Works Department.

The contractor shall inform the Town's representative 24 hours in advance when trench will be ready for compaction tests. The Town of Mountain Village shall provide a geotechnical testing laboratory to perform all required tests at the Town's expense. The Contractor shall be responsible for and shall pay all costs in connection with retesting for work or materials found defective or unsatisfactory and all stand-by time charges from the tester due to the Contractor's failure to pave, pour, or fill on schedule for any reason except by action of the Owner's Representative.

The contractor shall excavate trenches by open cut, and conform to sheeting, shoring, and bracing requirements of regulating agency or ruling authority.

The contractor shall stockpile suitable material for backfilling a minimum of 4 feet away from trench banks. Remove and waste excavated materials not suitable or not required for backfilling.

The contractor shall provide and maintain dewatering equipment, as necessary, to ensure that all work in trenches is performed under dewatered conditions.

The contractor shall excavate trenches to provide adequate working space and pipe clearances for proper installation and jointing. Trench width at the top of the pipe shall not exceed 16 inches plus pipe width.

All site retaining walls shall be designed by a structural engineer and coordinated with site shoring and building foundation design. Site retainage shall be approved by a geotechnical engineer.

Utilities have been identified according to the standard guideline for the collection and depiction of subsurface utility data. Utilities shown are based upon survey locates (Level C/D).

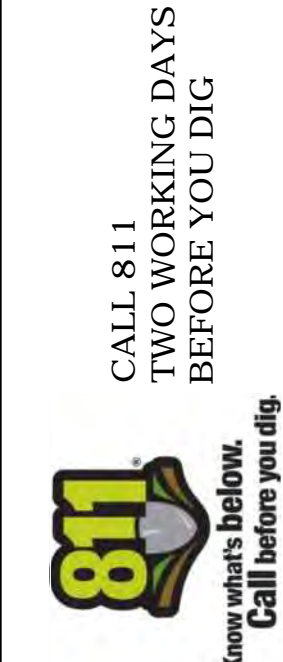
Town of Mountain Village Approval

"All work shall be constructed to Town of Mountain Village Standards. This Plan Set has been reviewed and found to be in general compliance with these standards. The engineering design and concept remains the responsibility of the professional engineer whose stamp and signature appear hereon."

ACCEPTED BY: \_\_\_\_\_  
PUBLIC WORKS DIRECTOR

DATE: \_\_\_\_\_

Sheet List Table	
Sheet Number	Sheet Title
C-001	COVER SHEET
C-101	EXISTING CONDITIONS
C-102	SITE PLAN
C-103	UTILITY PLAN
C-104	EROSION CONTROL PLAN
C-105	OVERALL GRADING PLAN
C-106	DETAILED GRADING PLAN 1
C-107	DETAILED GRADING PLAN 2
C-108	DETAILED GRADING PLAN 3
C-109	DETAILED GRADING PLAN 4
C-110	DETAILED GRADING PLAN 5
C-201	SOUTH BOULDER WALL PLAN AND PROFILE 1
C-202	SOUTH RETAINING WALL PLAN AND PROFILE 1
C-203	SOUTH RETAINING WALL PLAN AND PROFILE 2
C-204	NORTH RETAINING WALL PLAN AND PROFILE 1
C-205	NORTH RETAINING WALL PLAN AND PROFILE 2
C-206	STORM DRAIN PLAN AND PROFILE
C-501	TYPICAL DETAILS 1
C-502	TYPICAL DETAILS 2
C-503	TYPICAL DETAILS 3



REVISIONS:

TOWN OF MOUNTAIN VILLAGE  
ELKSTONE CONDOMINIUMS LOT 600A  
COVER SHEET

Short Elliott  
Hendrickson, Inc.  
834 Main Avenue, Unit C  
Durango, Colorado 81301  
Phone: (970) 585-4546  
Fax: (970) 585-4502



Drawn: MM  
Drafted: MM  
Checked: PO

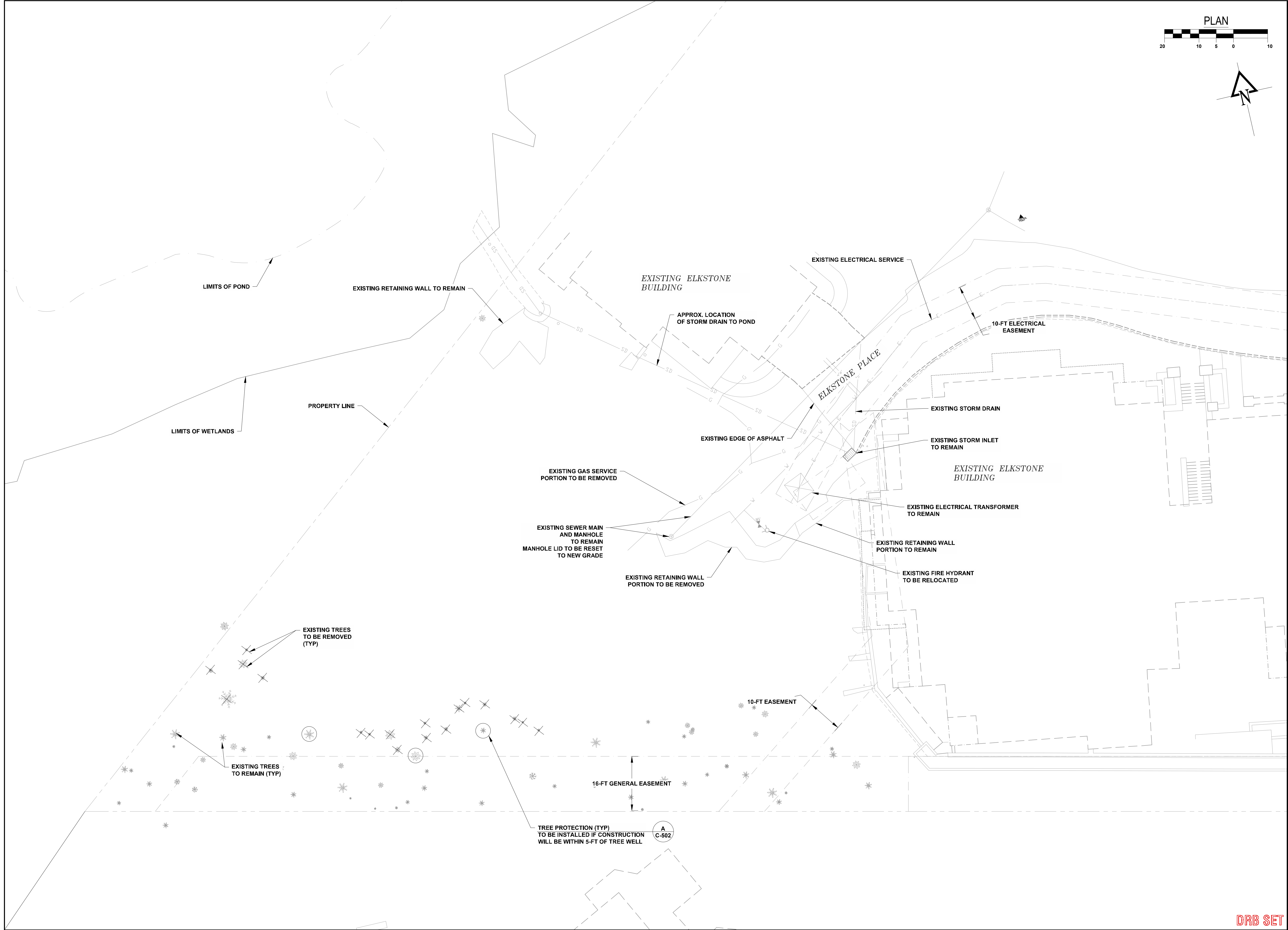
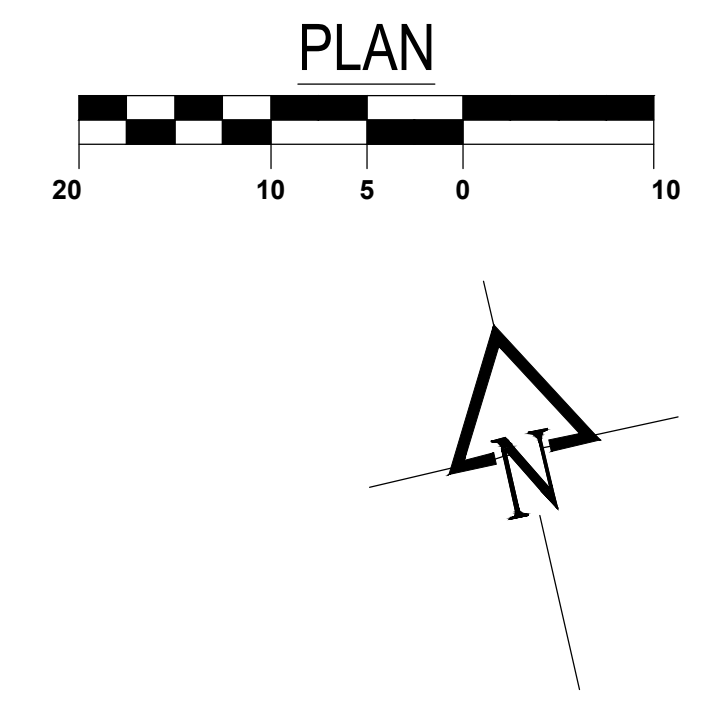
Date of Submittal  
06/18/2020

1 OF 20

**C-001**

DRB SET





CALL 811  
TWO WORKING DAYS  
BEFORE YOU DIG

REVISIONS:

TOWN OF MOUNTAIN VILLAGE  
ELKSTONE CONDOMINIUMS LOT 600A  
EXISTING CONDITIONS

Short Elliott  
Hendrickson, Inc.  
834 Main Avenue, Unit C  
Durango, Colorado 81301  
Phone: (970) 385-4546  
Fax: (970) 385-4502



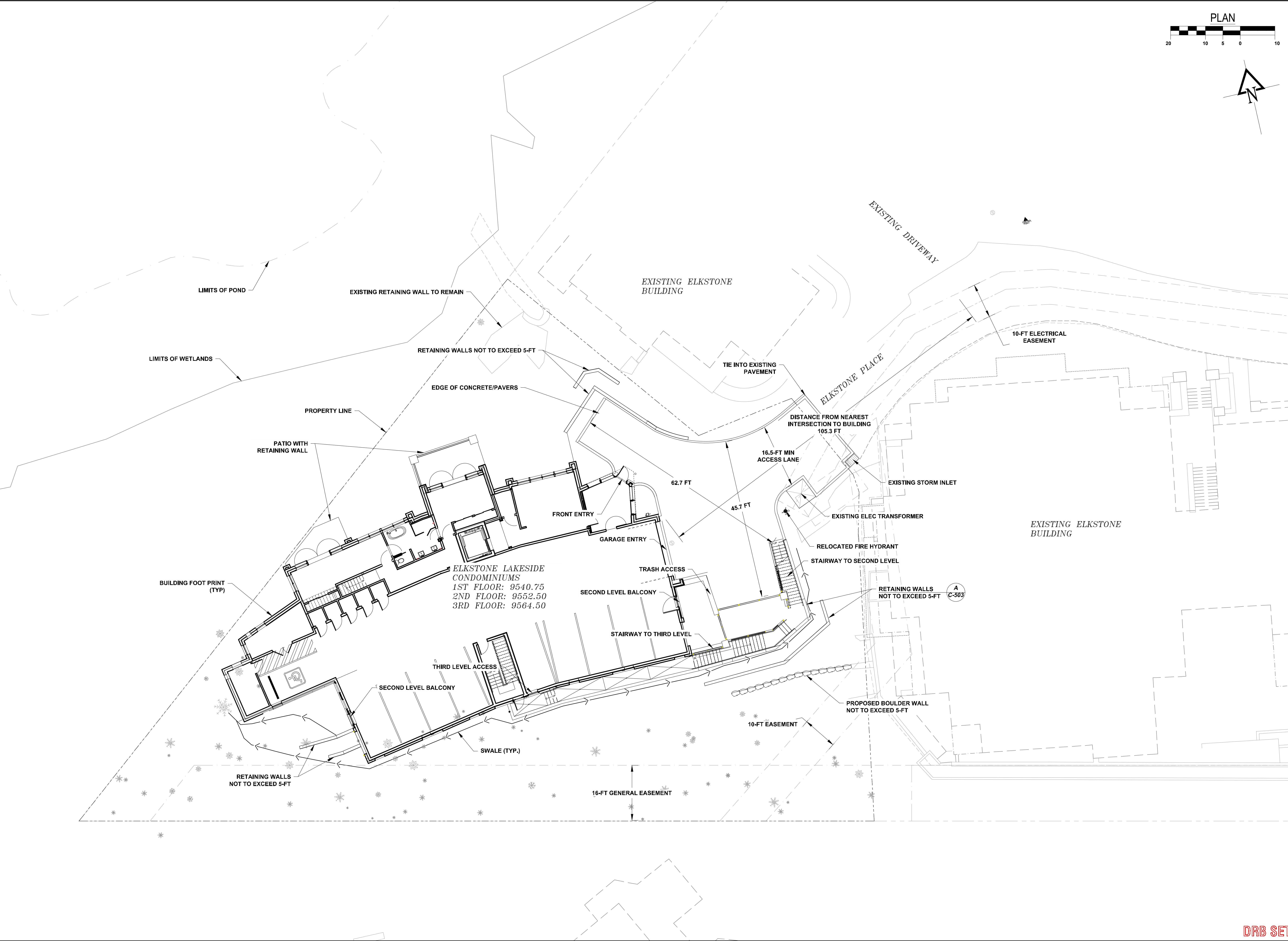
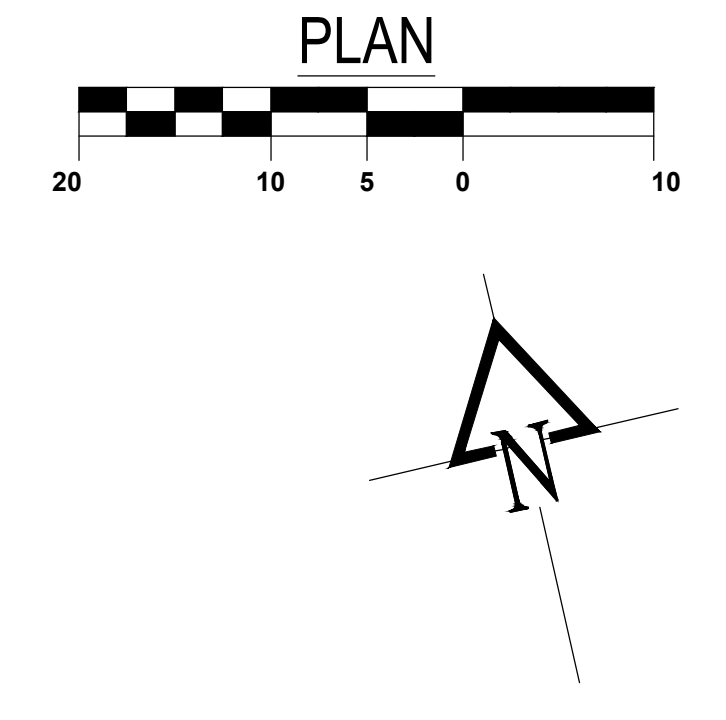
Drawn: MM  
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Date of Submittal  
06/18/2020

2 OF 20

DRB SET **C-101**





REVISIONS:

**TOWN OF MOUNTAIN VILLAGE  
ELKSTONE CONDOMINIUMS LOT 600A  
SITE PLAN**

Short Elliott  
Hendrickson, Inc.  
834 Main Avenue, Unit C  
Durango, Colorado 81301  
Phone: (970) 585-4546  
Fax: (970) 385-4502



Drawn: **MM**  
Drafted: **MM**  
Checked: **PO**

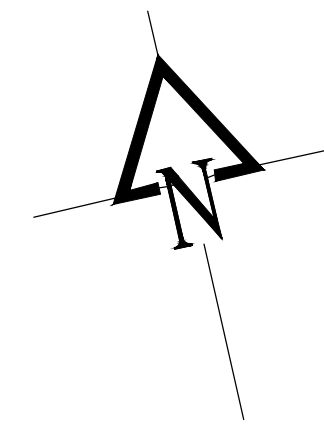
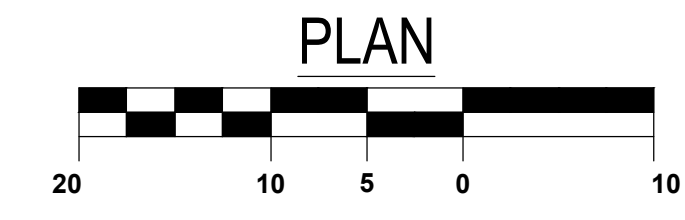
Date of Submittal  
**06/18/2020**

**3 OF 20**

**C-102**

DRB SET





CALL 811  
TWO WORKING DAYS  
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Know what's below.  
Call before you dig.

REVISIONS:

TOWN OF MOUNTAIN VILLAGE  
ELKSTONE CONDOMINIUMS LOT 600A  
UTILITY PLAN

Short Elliott  
Hendrickson, Inc.  
834 Main Avenue, Unit C  
Durango, Colorado 81301  
Phone: (970) 585-4546  
Fax: (970) 385-4502



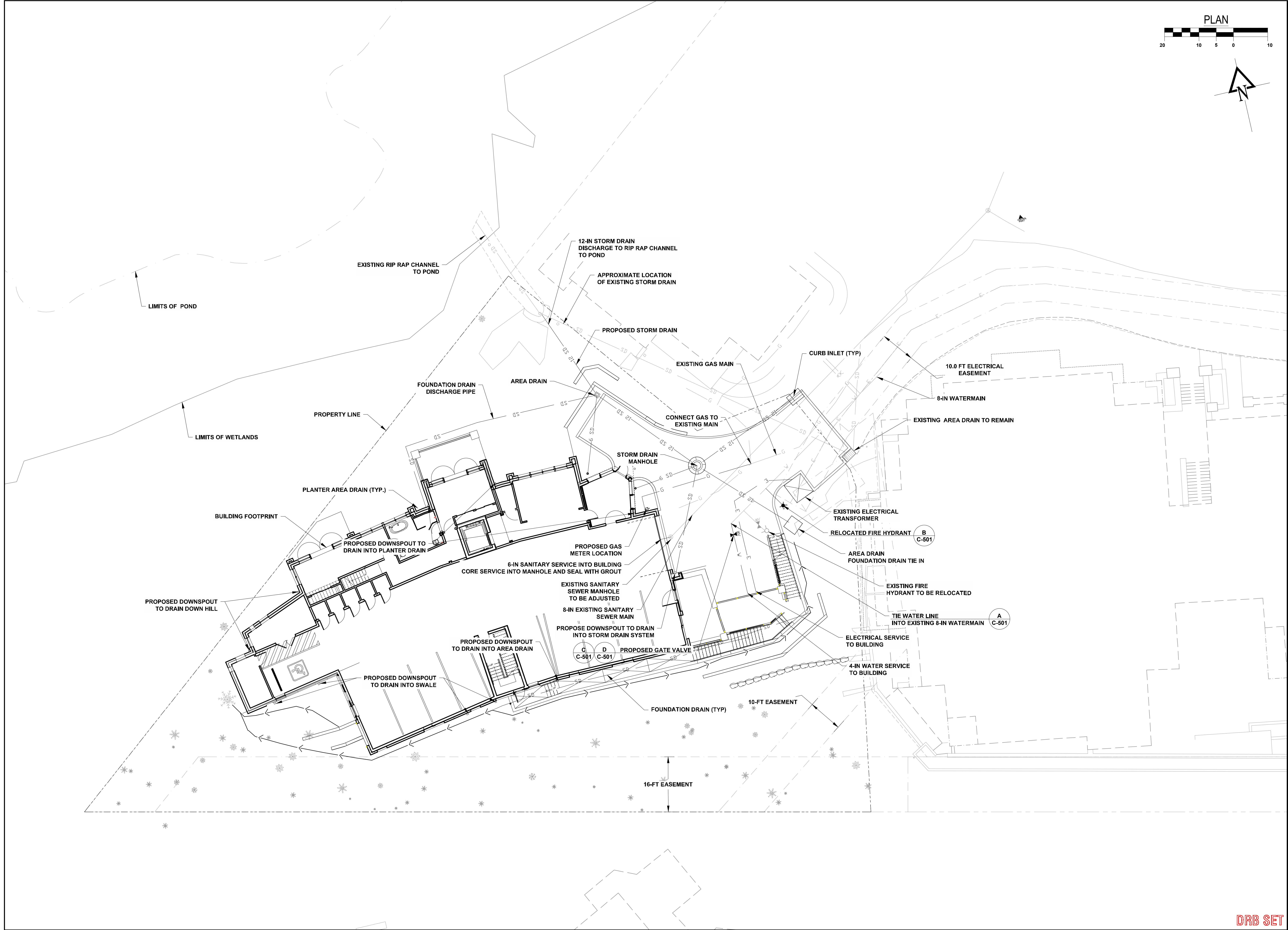
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Checked: PO

Date of Submittal  
06/18/2020

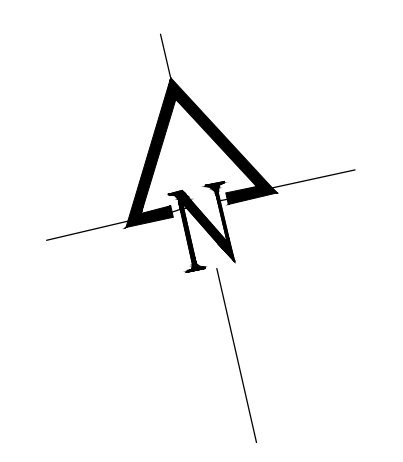
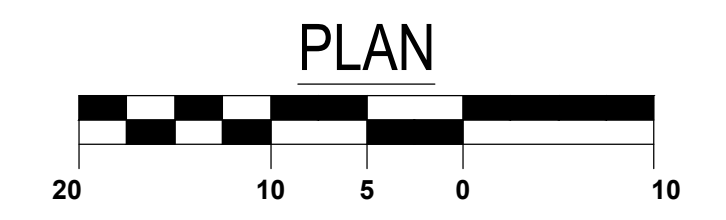
4 OF 20

DRB SET C-103

File Name: R:\Current Projects\Land Projects\3Elkstone 21 - TMV 2018\ACAD\Level 3 Production Dwg\Utility Plan Plotted: 6/18/2020 11:27 AM Plot Style: HALF.STB Plotted By: TRAVIS MOONEY







CALL 811  
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REVISIONS:

TOWN OF MOUNTAIN VILLAGE  
ELKSTONE CONDOMINIUMS LOT 600A  
EROSION CONTROL PLAN

Short Elliott  
Hendrickson, Inc.  
834 Main Avenue, Unit C  
Durango, Colorado 81301  
Phone: (970) 385-4646  
Fax: (970) 385-4502



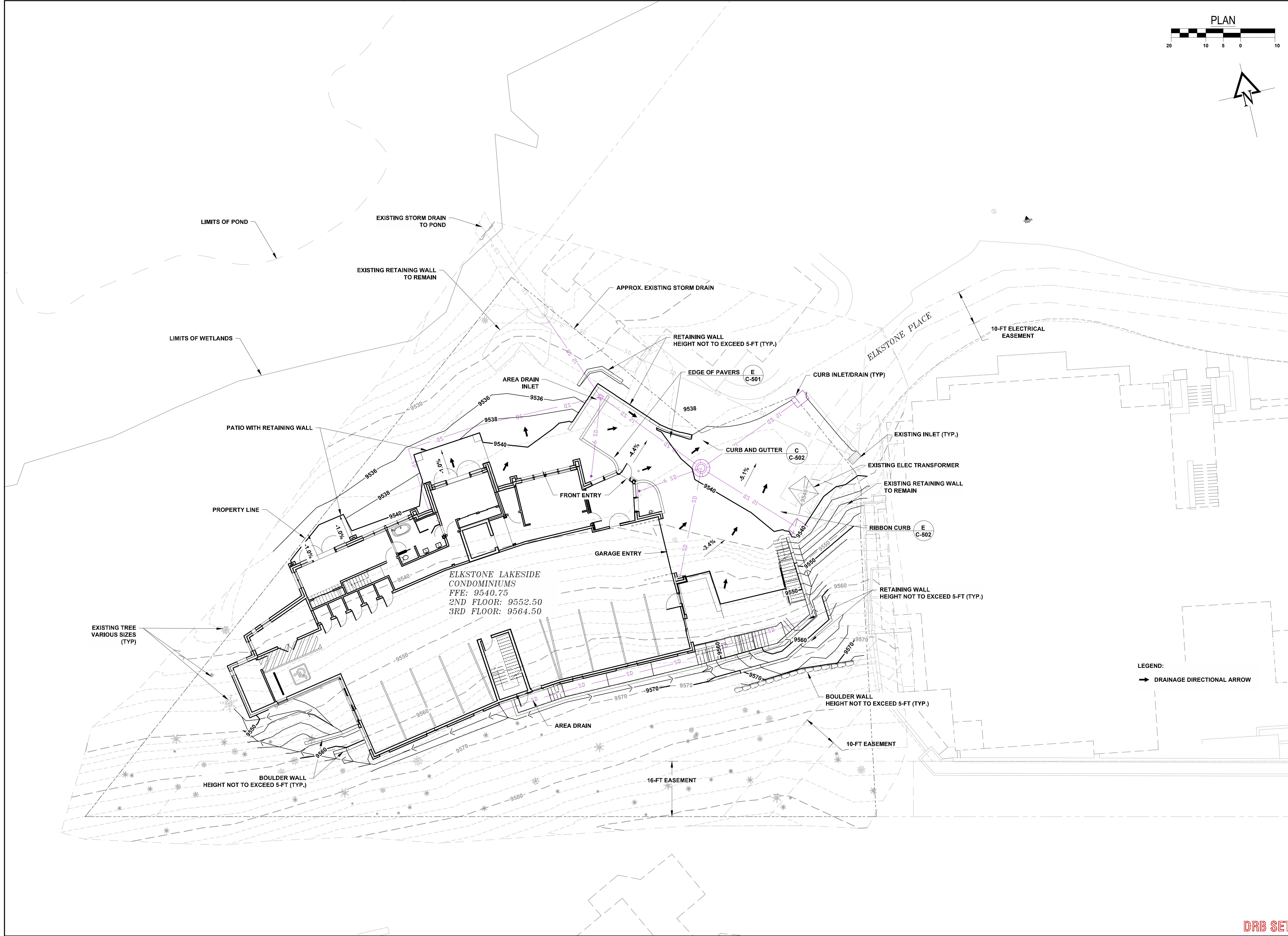
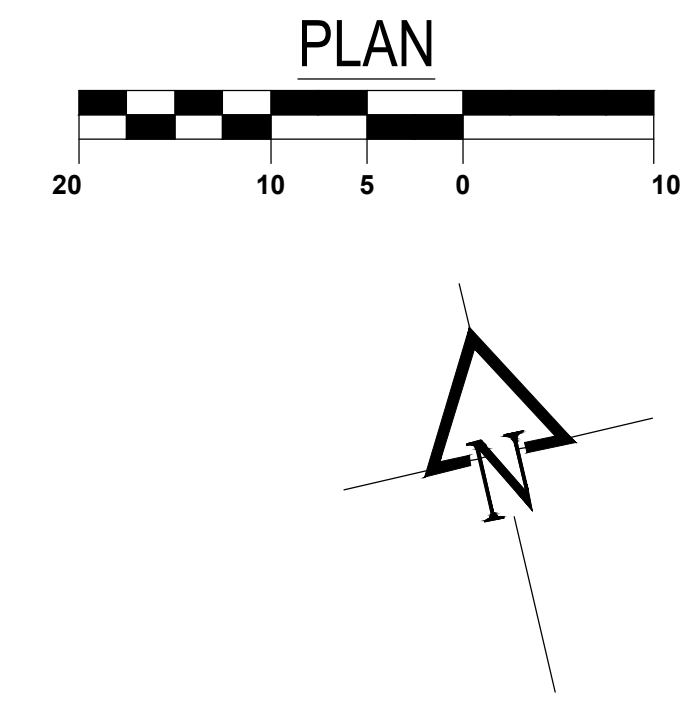
Drawn: MM  
Drafted: MM  
Checked: PO

Date of Submittal  
06/18/2020

5 OF 20

DRB SET **C-104**





ELKSTONE LAKESIDE  
CONDOMINIUMS  
FFE: 9540.75  
2ND FLOOR: 9552.50  
3RD FLOOR: 9564.50

LEGEND:  
→ DRAINAGE DIRECTIONAL ARROW

CALL 811  
TWO WORKING DAYS  
BEFORE YOU DIG  
Know what's below.  
Call before you dig.

REVISIONS:

TOWN OF MOUNTAIN VILLAGE  
ELKSTONE CONDOMINIUMS LOT 600A  
OVERALL GRADING PLAN

Short Elliott  
Hendrickson, Inc.  
834 Main Avenue, Unit C  
Durango, Colorado 81301  
Phone: (970) 585-4546  
Fax: (970) 385-4502



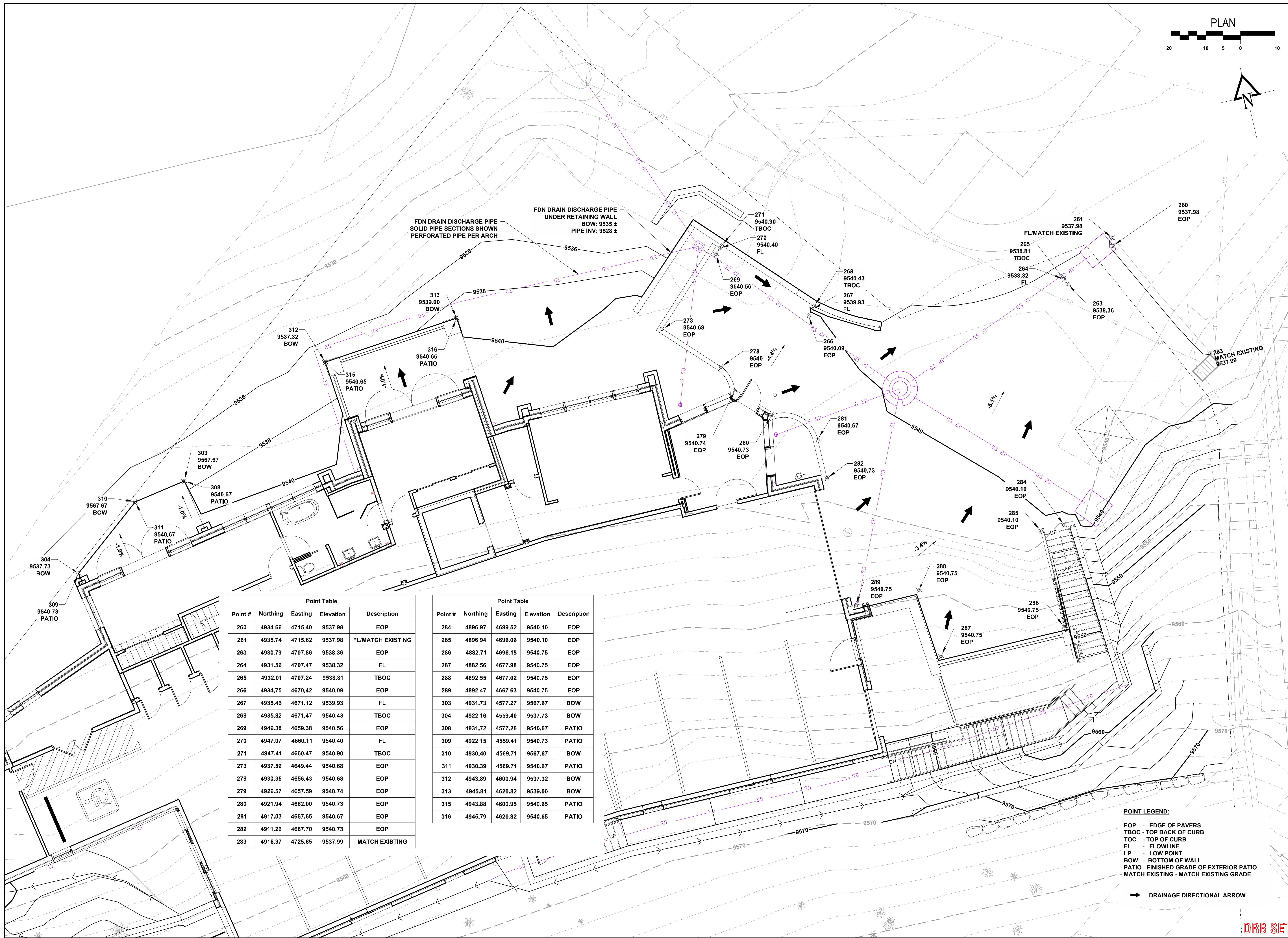
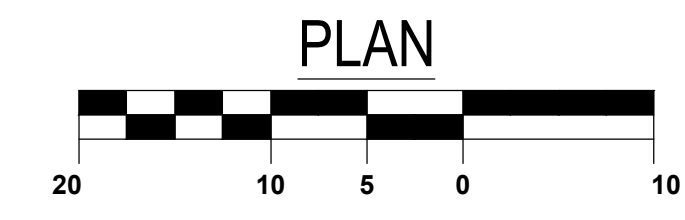
Drawn: MM  
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Checked: PO

Date of Submittal  
06/18/2020

6 OF 20

DRB SET C-105





Point #	Northing	Easting	Elevation	Description
260	4934.66	4715.40	9537.98	EOP
261	4935.74	4715.62	9537.98	FL/MATCH EXISTING
263	4930.79	4707.86	9538.36	EOP
264	4931.56	4707.47	9538.32	FL
265	4932.01	4707.24	9538.81	TBOC
266	4934.75	4670.42	9540.09	EOP
267	4935.46	4671.12	9539.93	FL
268	4935.82	4671.47	9540.43	TBOC
269	4946.38	4659.38	9540.56	EOP
270	4947.07	4660.11	9540.40	FL
271	4947.41	4660.47	9540.90	TBOC
273	4937.59	4649.44	9540.68	EOP
278	4930.36	4656.43	9540.68	EOP
279	4926.57	4657.59	9540.74	EOP
280	4921.94	4662.00	9540.73	EOP
281	4917.03	4667.65	9540.67	EOP
282	4911.26	4667.70	9540.73	EOP
283	4916.37	4725.65	9537.99	MATCH EXISTING

Point #	Northing	Easting	Elevation	Description
284	4896.97	4699.52	9540.10	EOP
285	4896.94	4696.06	9540.10	EOP
286	4882.71	4696.18	9540.75	EOP
287	4882.56	4677.98	9540.75	EOP
288	4892.55	4677.02	9540.75	EOP
289	4892.47	4667.63	9540.75	EOP
303	4931.73	4577.27	9567.67	BOW
304	4922.16	4559.40	9537.73	BOW
308	4931.72	4577.26	9540.67	PATIO
309	4922.15	4559.41	9540.73	PATIO
310	4930.40	4569.71	9567.67	BOW
311	4930.39	4569.71	9540.67	PATIO
312	4943.89	4600.94	9537.32	BOW
313	4945.81	4620.82	9539.00	BOW
315	4943.88	4600.95	9540.65	PATIO
316	4945.79	4620.82	9540.65	PATIO

- POINT LEGEND:**
- EOP - EDGE OF PAVERS
  - TBOC - TOP BACK OF CURB
  - TOC - TOP OF CURB
  - FL - FLOWLINE
  - LP - LOW POINT
  - BOW - BOTTOM OF WALL
  - PATIO - FINISHED GRADE OF EXTERIOR PATIO
  - MATCH EXISTING - MATCH EXISTING GRADE
- DRAINAGE DIRECTIONAL ARROW

**TOWN OF MOUNTAIN VILLAGE  
ELKSTONE CONDOMINIUMS LOT 600A  
DETAILED GRADING PLAN 1**

Short Elliott  
Hendrickson, Inc.  
834 Main Avenue, Unit C  
Durango, Colorado 81301  
Phone: (970) 385-4646  
Fax: (970) 385-4502



Drawn: **MM**  
Drafted: **MM**  
Checked: **PO**

Date of Submittal  
**06/18/2020**

**7 OF 20**

**C-106**

REVISIONS:

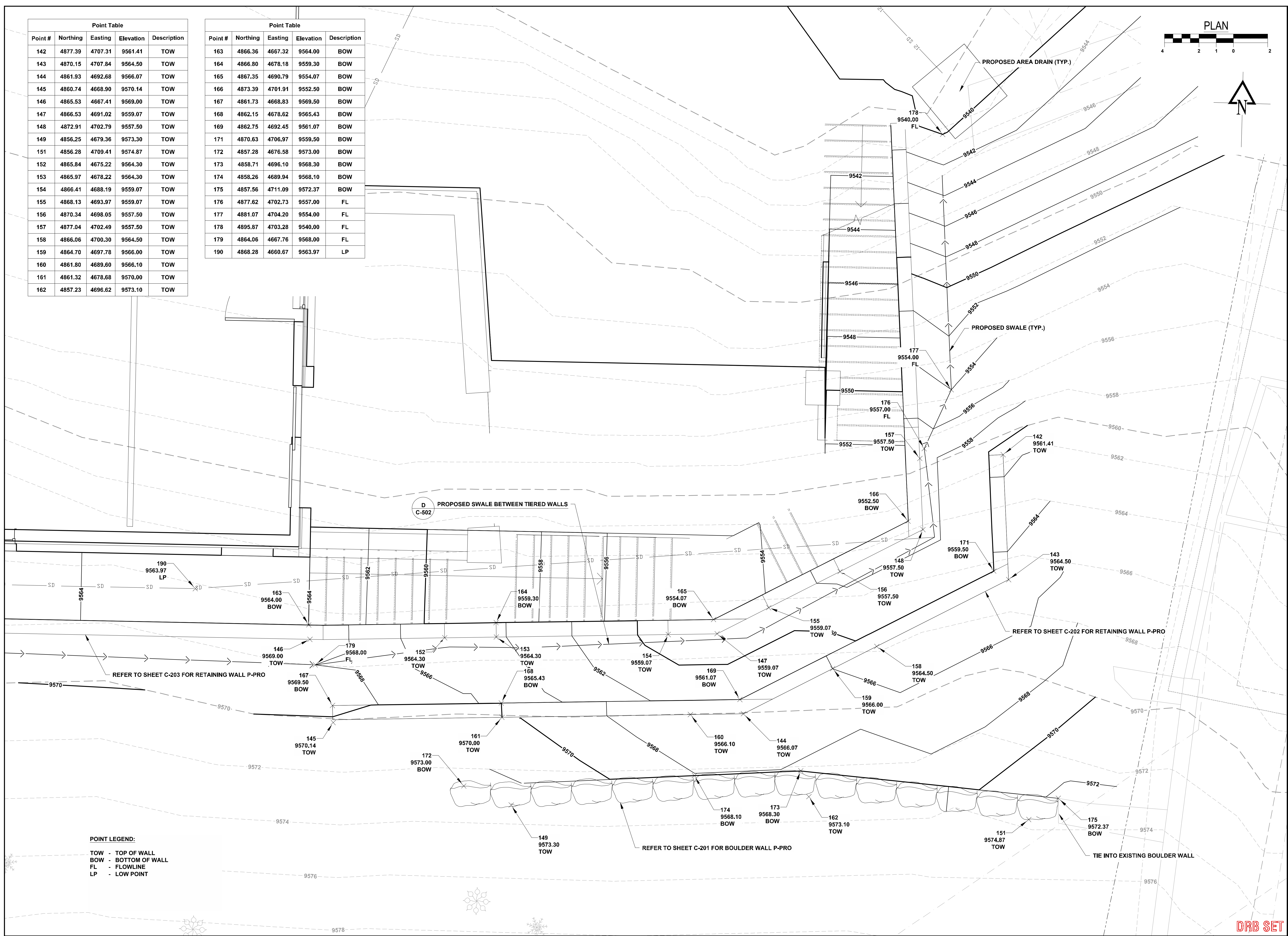
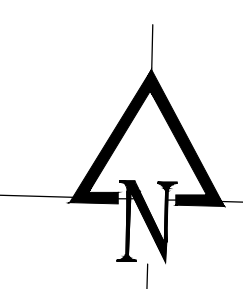
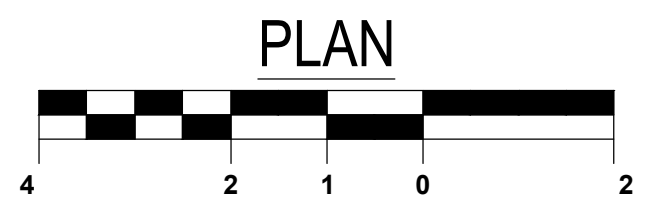
CALL 811  
TWO WORKING DAYS  
BEFORE YOU DIG  
Know what's below.  
Call before you dig.

DRB SET




Point #	Northing	Easting	Elevation	Description
142	4877.39	4707.31	9561.41	TOW
143	4870.15	4707.84	9564.50	TOW
144	4861.93	4692.68	9566.07	TOW
145	4860.74	4668.90	9570.14	TOW
146	4865.53	4667.41	9569.00	TOW
147	4866.53	4691.02	9559.07	TOW
148	4872.91	4702.79	9557.50	TOW
149	4856.25	4679.36	9573.30	TOW
151	4856.28	4709.41	9574.87	TOW
152	4865.84	4675.22	9564.30	TOW
153	4865.97	4678.22	9564.30	TOW
154	4866.41	4688.19	9559.07	TOW
155	4868.13	4693.97	9559.07	TOW
156	4870.34	4698.05	9557.50	TOW
157	4877.04	4702.49	9557.50	TOW
158	4866.06	4700.30	9564.50	TOW
159	4864.70	4697.78	9566.00	TOW
160	4861.80	4689.60	9566.10	TOW
161	4861.32	4678.68	9570.00	TOW
162	4857.23	4696.62	9573.10	TOW

Point #	Northing	Easting	Elevation	Description
163	4866.36	4667.32	9564.00	BOW
164	4866.80	4678.18	9559.30	BOW
165	4867.35	4690.79	9554.07	BOW
166	4873.39	4701.91	9552.50	BOW
167	4861.73	4668.83	9569.50	BOW
168	4862.15	4678.62	9565.43	BOW
169	4862.75	4692.45	9561.07	BOW
171	4870.63	4706.97	9559.50	BOW
172	4857.28	4676.58	9573.00	BOW
173	4858.71	4696.10	9568.30	BOW
174	4858.26	4689.94	9568.10	BOW
175	4857.56	4711.09	9572.37	BOW
176	4877.62	4702.73	9557.00	FL
177	4881.07	4704.20	9554.00	FL
178	4895.87	4703.28	9540.00	FL
179	4864.06	4667.76	9568.00	FL
190	4868.28	4660.67	9563.97	LP



**POINT LEGEND:**  
 TOW - TOP OF WALL  
 BOW - BOTTOM OF WALL  
 FL - FLOWLINE  
 LP - LOW POINT

**REVISIONS:**  
 CALL 811  
 TWO WORKING DAYS  
 BEFORE YOU DIG  
  
 Know what's below.  
 Call before you dig.

**TOWN OF MOUNTAIN VILLAGE  
 ELKSTONE CONDOMINIUMS LOT 600A  
 DETAILED GRADING PLAN 2**

Short Elliott  
 Hendrickson, Inc.  
 834 Main Avenue, Unit C  
 Durango, Colorado 81301  
 Phone: (970) 385-4646  
 Fax: (970) 385-4502

Drawn: **MM**  
 Drafted: **MM**  
 Checked: **PO**

Date of Submittal  
**06/18/2020**

**8 OF 20**

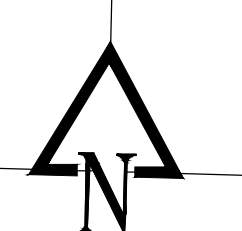
**C-107**

**DRB SET**

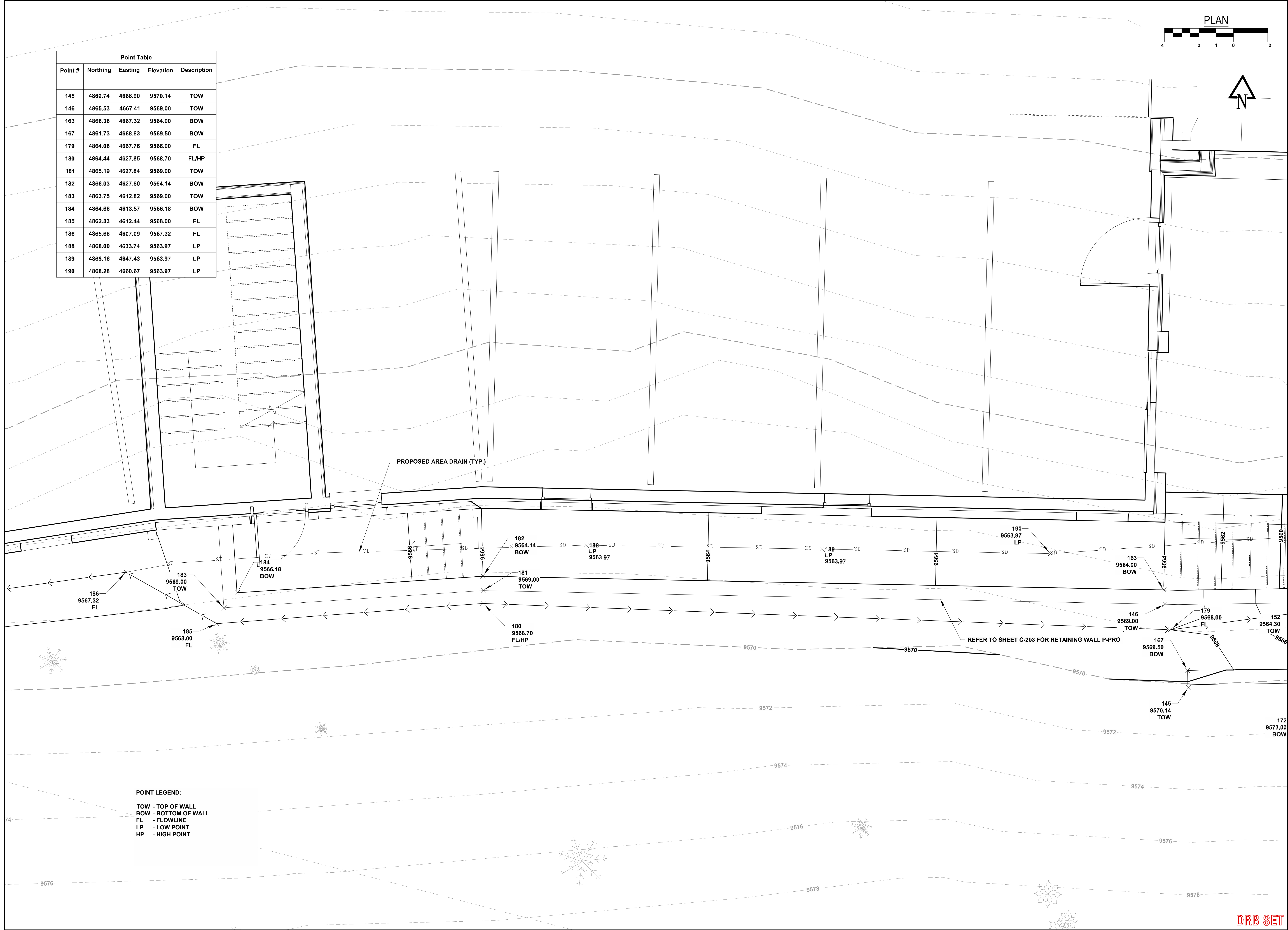
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PLAN



Point #	Northing	Easting	Elevation	Description
145	4860.74	4668.90	9570.14	TOW
146	4865.53	4667.41	9569.00	TOW
163	4866.36	4667.32	9564.00	BOW
167	4861.73	4668.83	9569.50	BOW
179	4864.06	4667.76	9568.00	FL
180	4864.44	4627.85	9568.70	FL/HP
181	4865.19	4627.84	9569.00	TOW
182	4866.03	4627.80	9564.14	BOW
183	4863.75	4612.82	9569.00	TOW
184	4864.66	4613.57	9566.18	BOW
185	4862.83	4612.44	9568.00	FL
186	4865.66	4607.09	9567.32	FL
188	4868.00	4633.74	9563.97	LP
189	4868.16	4647.43	9563.97	LP
190	4868.28	4660.67	9563.97	LP



**POINT LEGEND:**  
 TOW - TOP OF WALL  
 BOW - BOTTOM OF WALL  
 FL - FLOWLINE  
 LP - LOW POINT  
 HP - HIGH POINT

CALL 811  
 TWO WORKING DAYS  
 BEFORE YOU DIG  
  
 Know what's below.  
 Call before you dig.

REVISIONS:

**TOWN OF MOUNTAIN VILLAGE  
 ELKSTONE CONDOMINIUMS LOT 600A  
 DETAILED GRADING PLAN 3**

Short Elliott  
 Hendrickson, Inc.  
 834 Main Avenue, Unit C  
 Durango, Colorado 81301  
 Phone: (970) 385-4646  
 Fax: (970) 385-4502



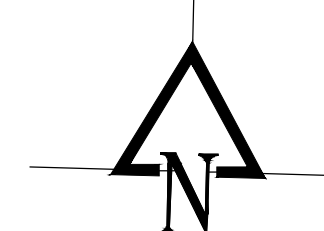
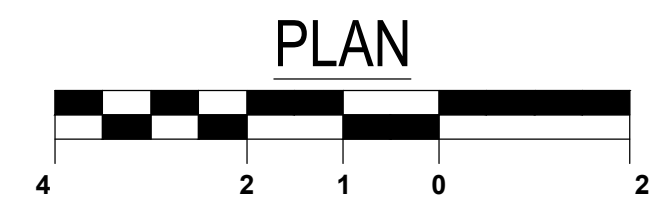
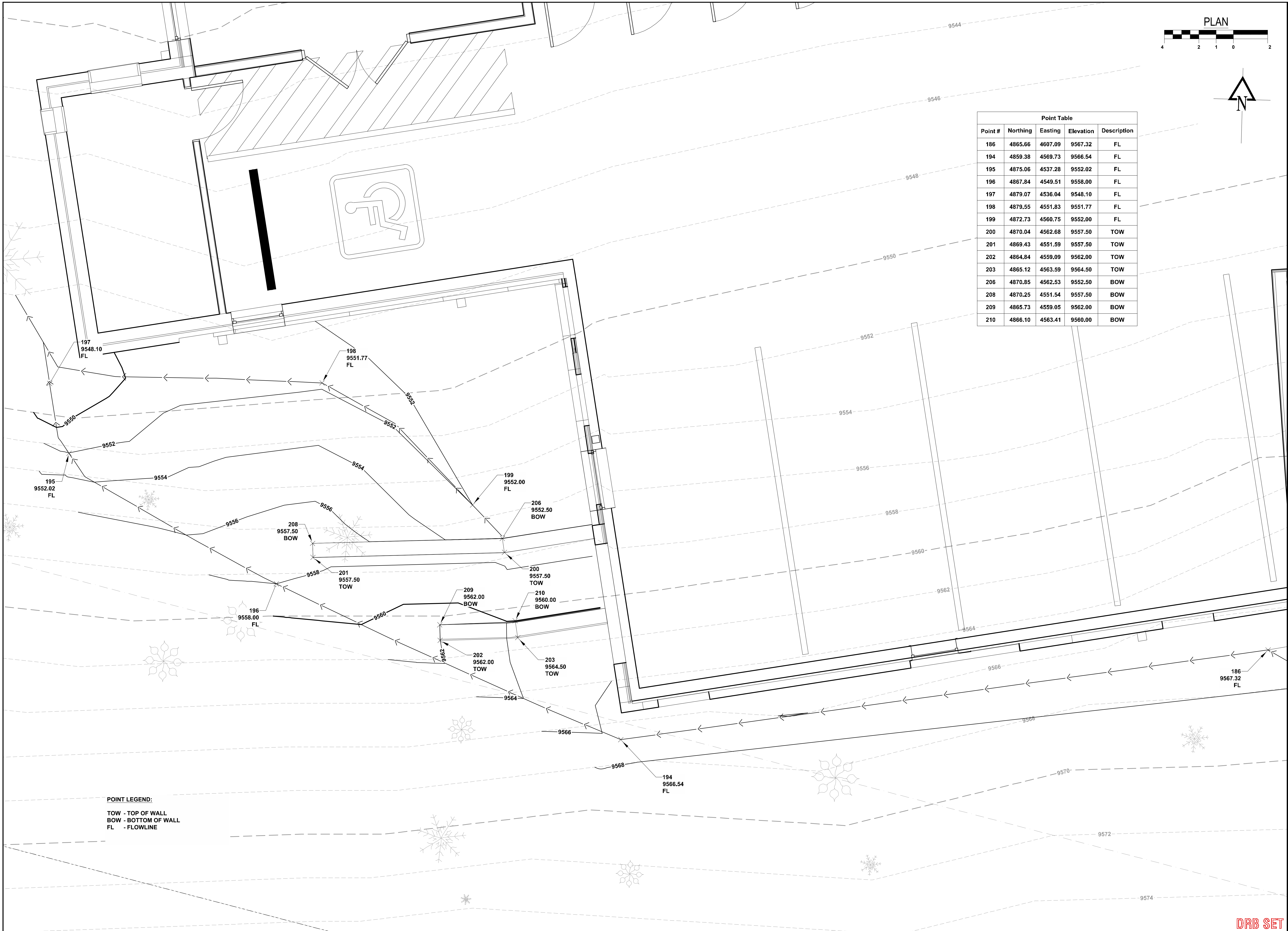
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**06/18/2020**

**9 OF 20**

**DRB SET C-108**





Point Table				
Point #	Northing	Easting	Elevation	Description
186	4865.66	4607.09	9567.32	FL
194	4859.38	4569.73	9566.54	FL
195	4875.06	4537.28	9552.02	FL
196	4867.84	4549.51	9558.00	FL
197	4879.07	4536.04	9548.10	FL
198	4879.55	4551.83	9551.77	FL
199	4872.73	4560.75	9552.00	FL
200	4870.04	4562.68	9557.50	TOW
201	4869.43	4551.59	9557.50	TOW
202	4864.84	4559.09	9562.00	TOW
203	4865.12	4563.59	9564.50	TOW
206	4870.85	4562.53	9552.50	BOW
208	4870.25	4551.54	9557.50	BOW
209	4865.73	4559.05	9562.00	BOW
210	4866.10	4563.41	9560.00	BOW

POINT LEGEND:  
 TOW - TOP OF WALL  
 BOW - BOTTOM OF WALL  
 FL - FLOWLINE

CALL 811  
 TWO WORKING DAYS  
 BEFORE YOU DIG  
 Know what's below.  
 Call before you dig.

REVISIONS:

TOWN OF MOUNTAIN VILLAGE  
 ELKSTONE CONDOMINIUMS LOT 600A  
 DETAILED GRADING PLAN 4

Short Elliott  
 Hendrickson, Inc.  
 834 Main Avenue, Unit C  
 Durango, Colorado 81301  
 Phone: (970) 385-4546  
 Fax: (970) 385-4502



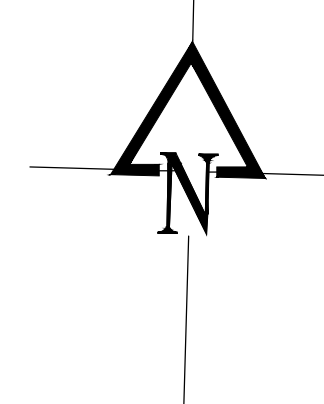
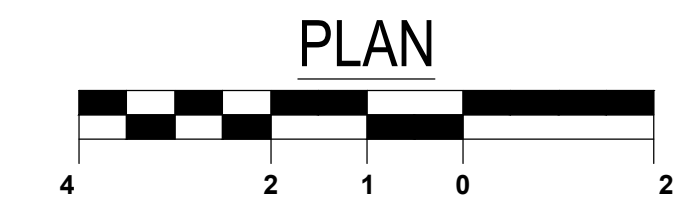
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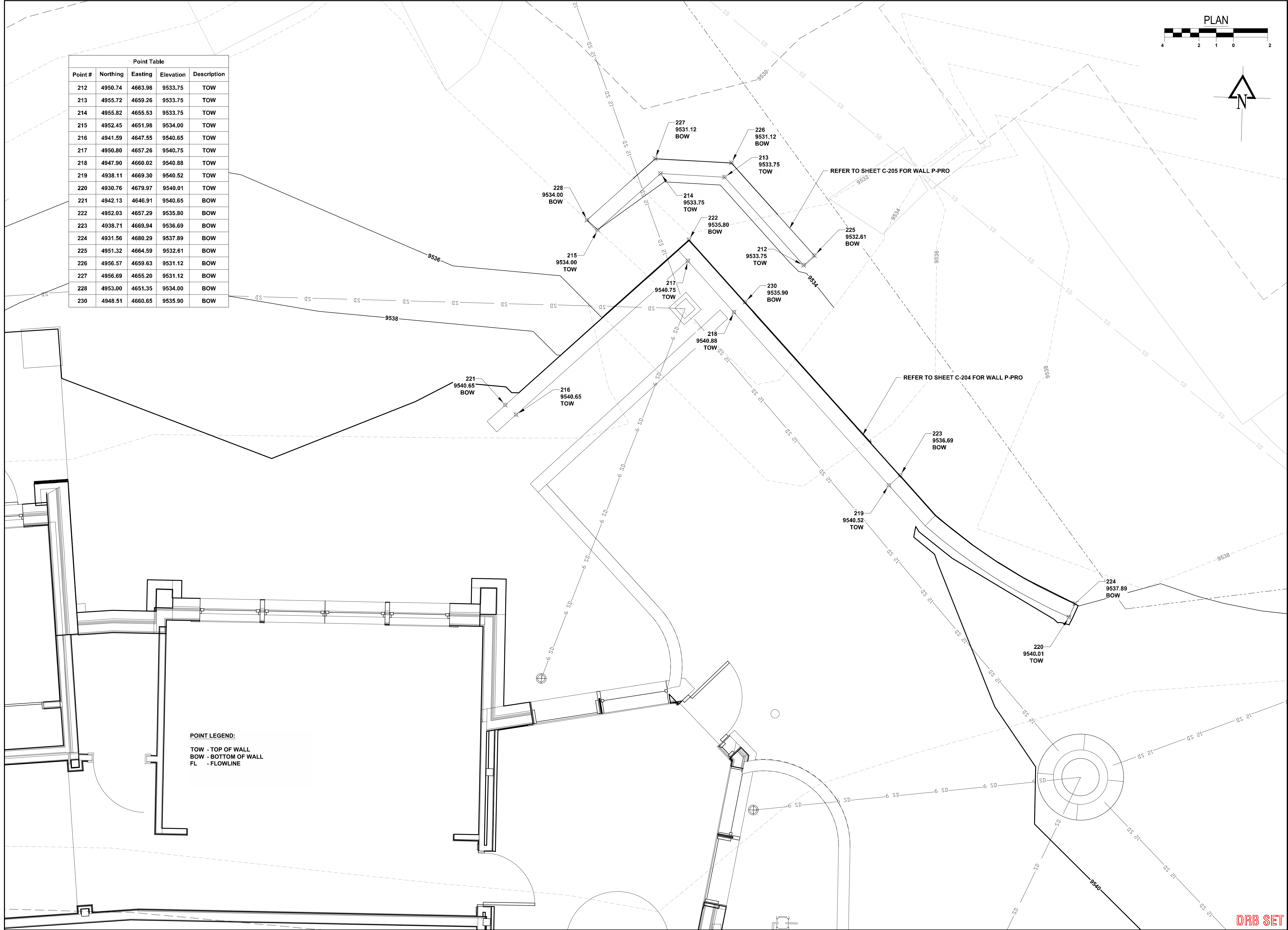
10 OF 20

DRB SET C-109





Point Table				
Point #	Northing	Easting	Elevation	Description
212	4950.74	4663.98	9533.75	TOW
213	4955.72	4659.26	9533.75	TOW
214	4955.82	4655.53	9533.75	TOW
215	4952.45	4651.98	9534.00	TOW
216	4941.59	4647.55	9540.65	TOW
217	4950.80	4657.26	9540.75	TOW
218	4947.90	4660.02	9540.88	TOW
219	4938.11	4669.30	9540.52	TOW
220	4930.76	4679.97	9540.01	TOW
221	4942.13	4646.91	9540.65	BOW
222	4952.03	4657.29	9535.80	BOW
223	4938.71	4669.94	9536.69	BOW
224	4931.56	4680.29	9537.89	BOW
225	4951.32	4664.59	9532.61	BOW
226	4956.57	4659.63	9531.12	BOW
227	4956.69	4655.20	9531.12	BOW
228	4953.00	4651.35	9534.00	BOW
230	4948.51	4660.65	9535.90	BOW



**POINT LEGEND:**  
 TOW - TOP OF WALL  
 BOW - BOTTOM OF WALL  
 FL - FLOWLINE

**TOWN OF MOUNTAIN VILLAGE  
 ELKSTONE CONDOMINIUMS LOT 600A  
 DETAILED GRADING PLAN 5**

Short Elliott  
 Hendrickson, Inc.  
 834 Main Avenue, Unit C  
 Durango, Colorado 81301  
 Phone: (970) 585-4646  
 Fax: (970) 385-4502



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**06/18/2020**

**11 OF 20**

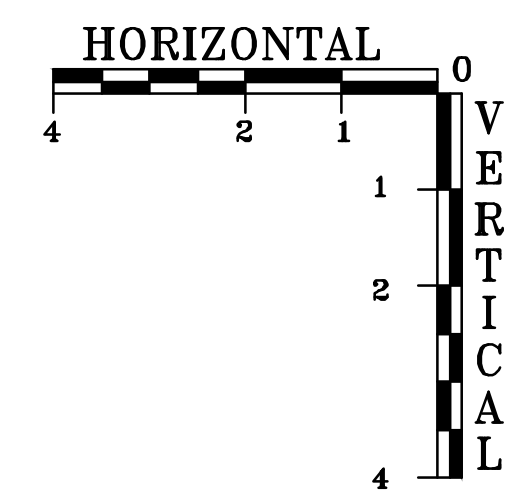
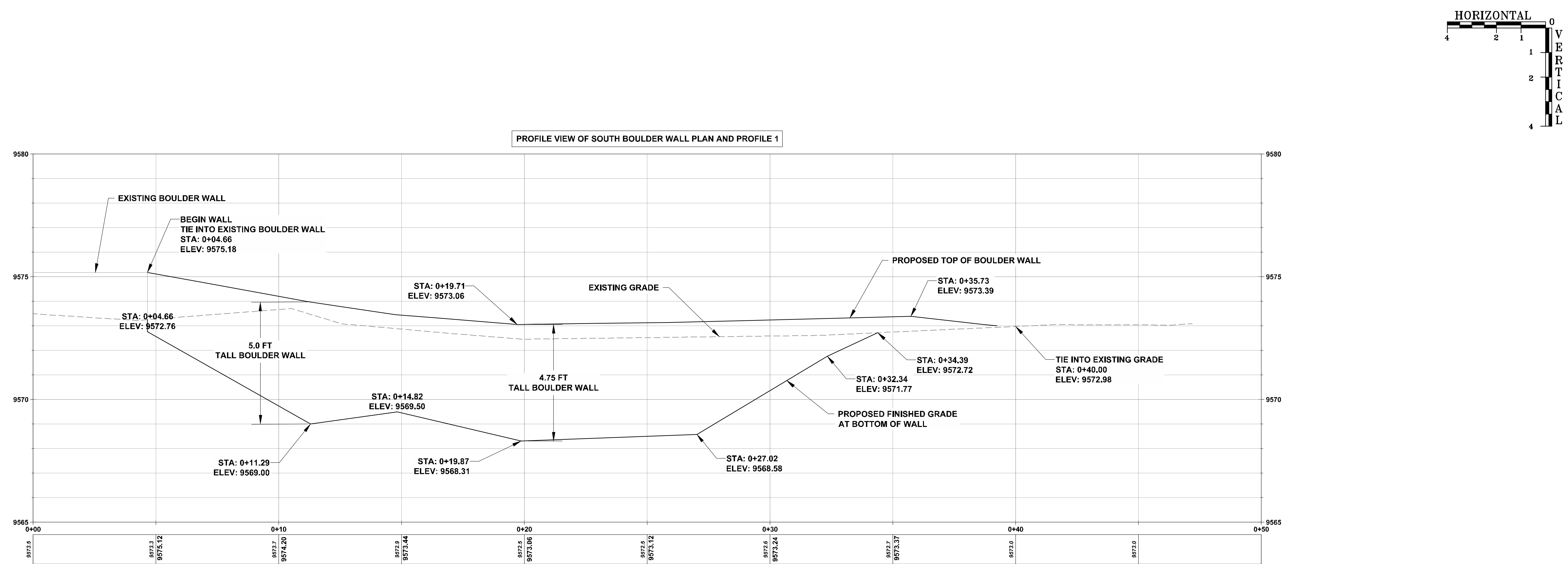
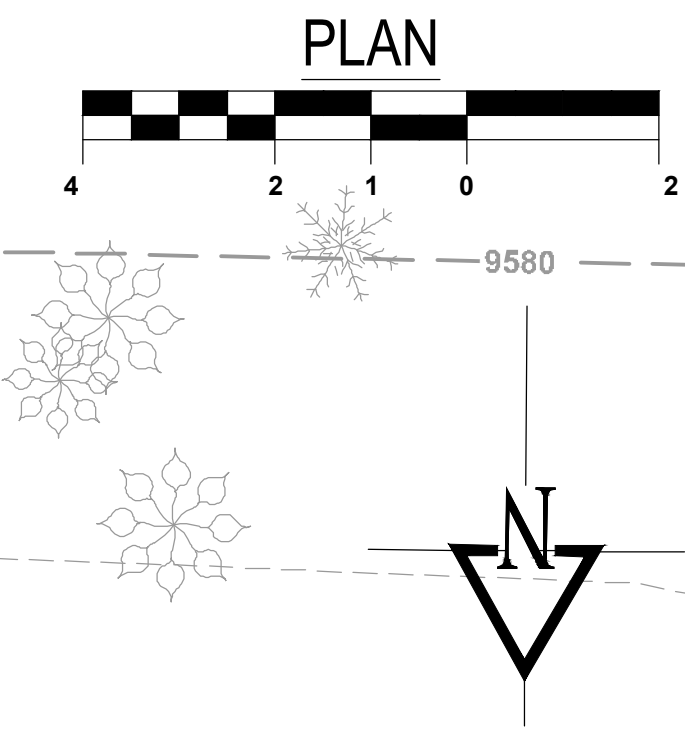
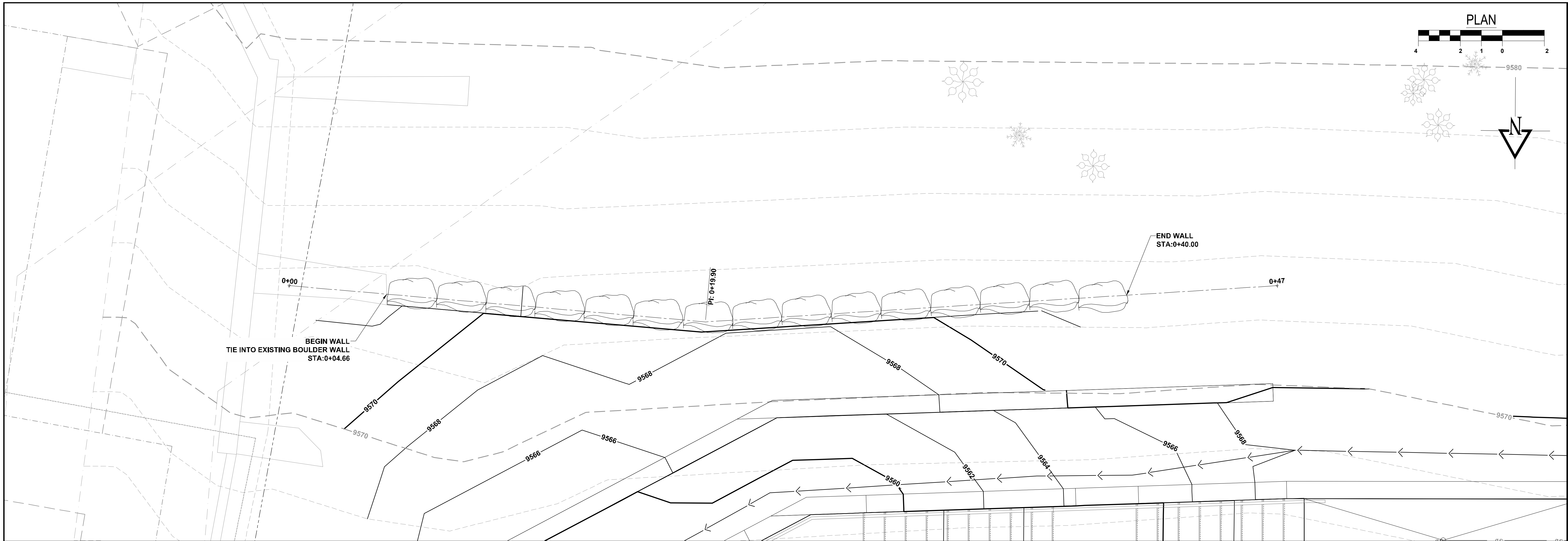
**C-110**

REVISIONS:

CALL 811  
 TWO WORKING DAYS  
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 Know what's below.  
 Call before you dig.

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CALL 811  
TWO WORKING DAYS  
BEFORE YOU DIG

Know what's below.  
Call before you dig.

REVISIONS:

TOWN OF MOUNTAIN VILLAGE  
ELKSTONE CONDOMINIUMS LOT 600A  
SOUTH BOULDER WALL PLAN AND PROFILE 1

Short Elliott  
Hendrickson, Inc.  
834 Main Avenue, Unit C  
Durango, Colorado 81301  
Phone: (970) 385-4646  
Fax: (970) 385-4602

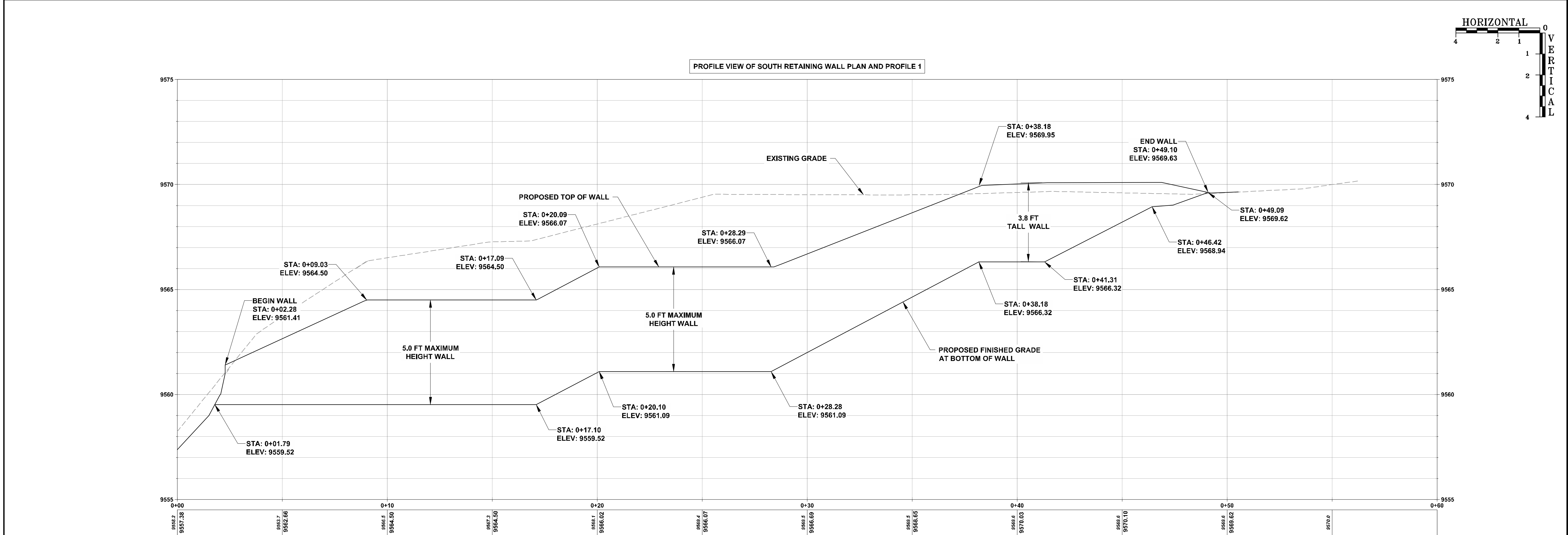
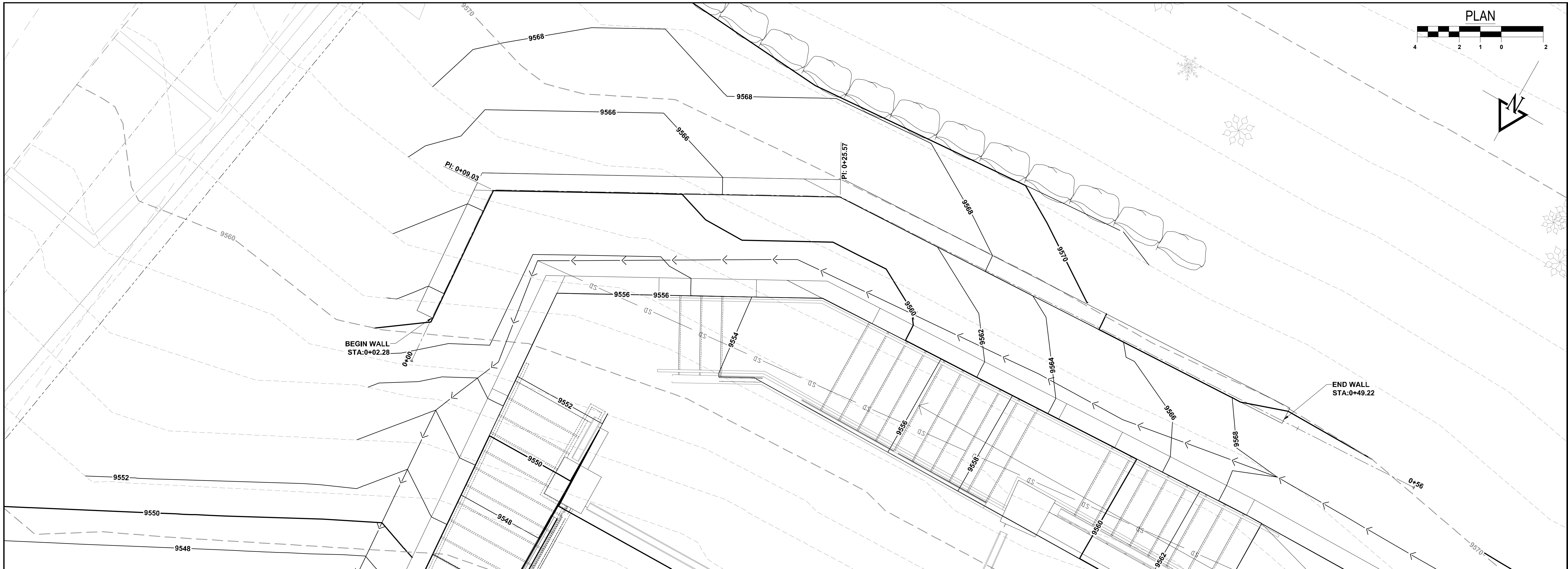


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Date of Submittal  
06/18/2020

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PLAN  
4 2 1 0 2

HORIZONTAL  
4 2 1 0 2  
VERTICAL  
0 1 2 3 4

REVISIONS:

TOWN OF MOUNTAIN VILLAGE  
ELKSTONE CONDOMINIUMS LOT 600A  
SOUTH RETAINING WALL PLAN AND PROFILE 1

Short Elliott  
Hendrickson, Inc.  
834 Main Avenue, Unit C  
Durango, Colorado 81301  
Phone: (970) 385-4946  
Fax: (970) 385-4502

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Drafted: MM  
Checked: PO  
Date of Submittal  
06/18/2020

13 OF 20

C-202

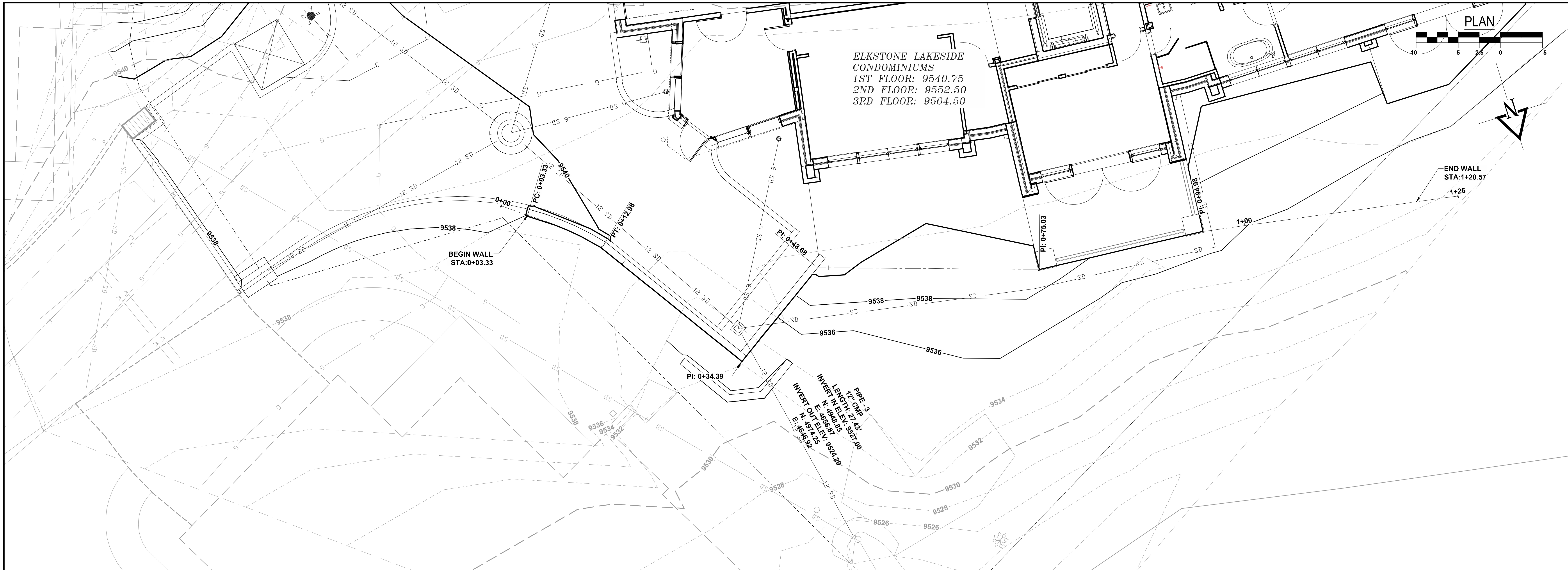
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DRB SET









CALL 811  
TWO WORKING DAYS  
BEFORE YOU DIG

**811**  
Know what's below.  
Call before you dig.

REVISIONS:

TOWN OF MOUNTAIN VILLAGE  
ELKSTONE CONDOMINIUMS LOT 600A  
NORTH RETAINING WALL PLAN AND PROFILE 1

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Hendrickson, Inc.  
834 Main Avenue, Unit C  
Durango, Colorado 81301  
Phone: (970) 385-4546  
Fax: (970) 385-4502

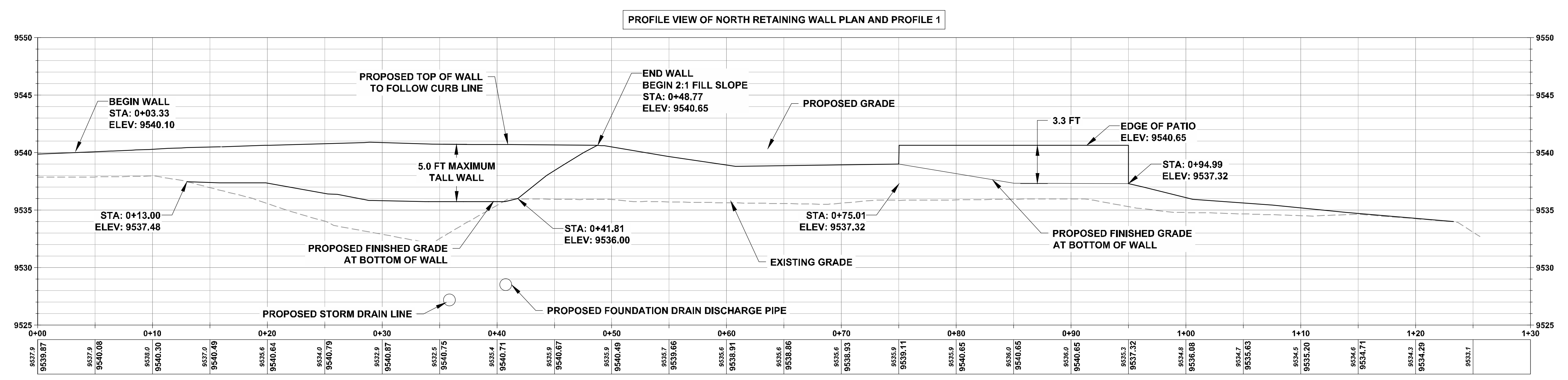
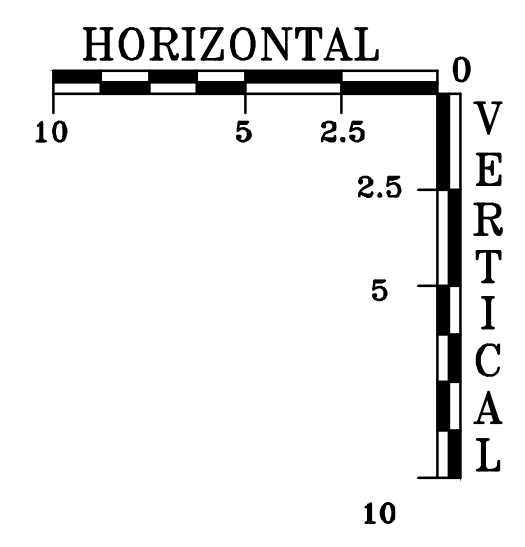


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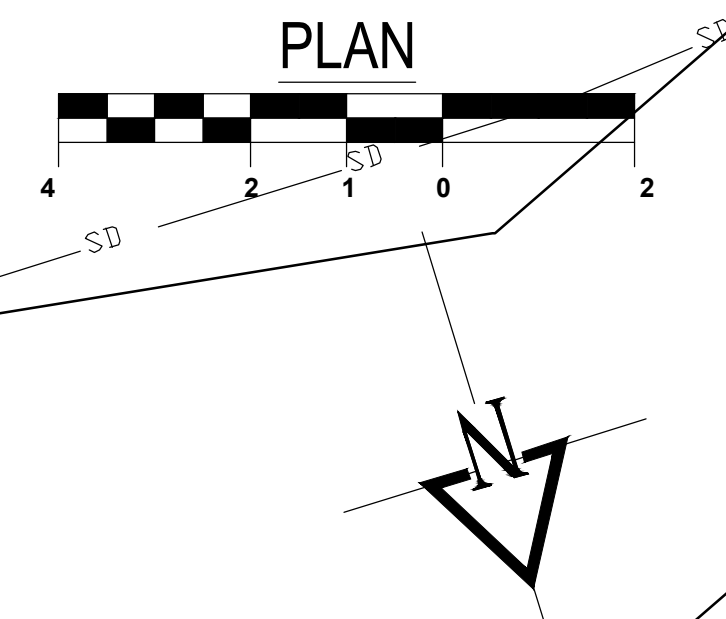
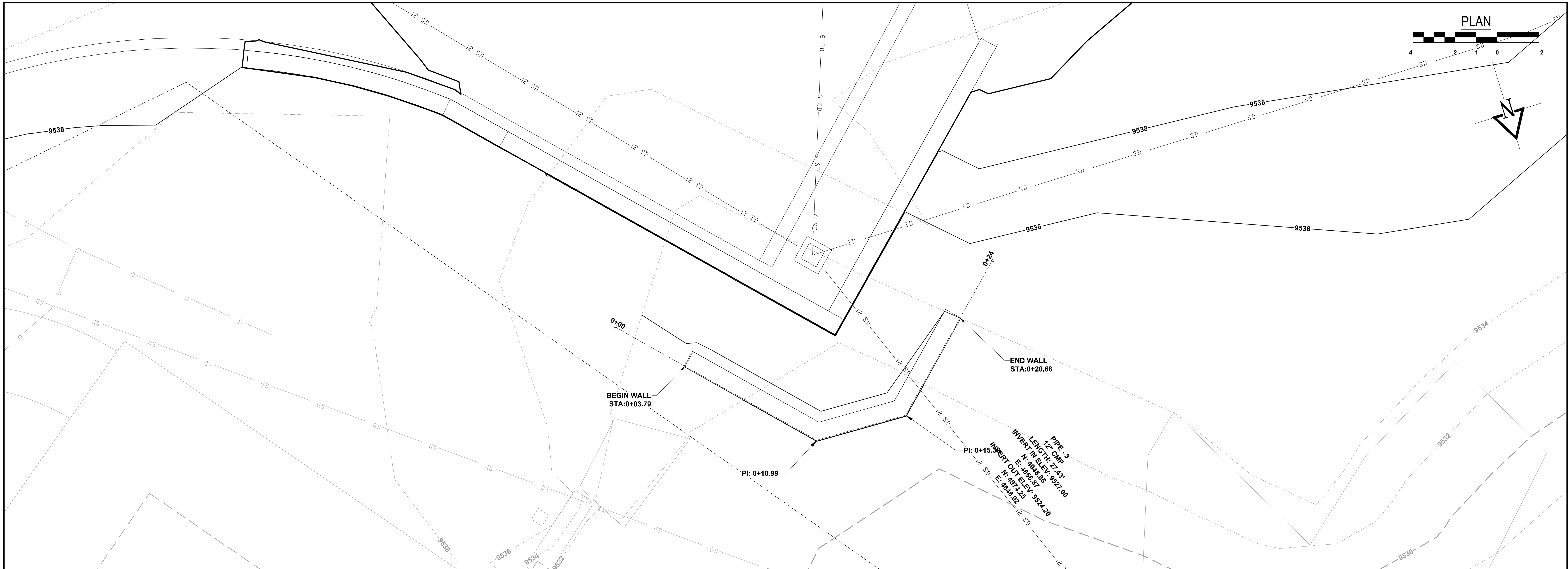
15 OF 20

C-204



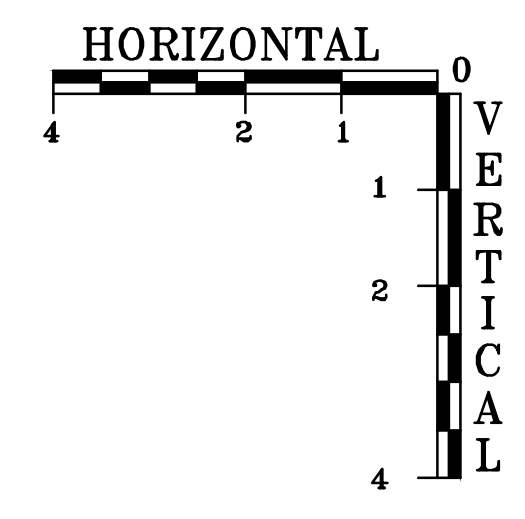
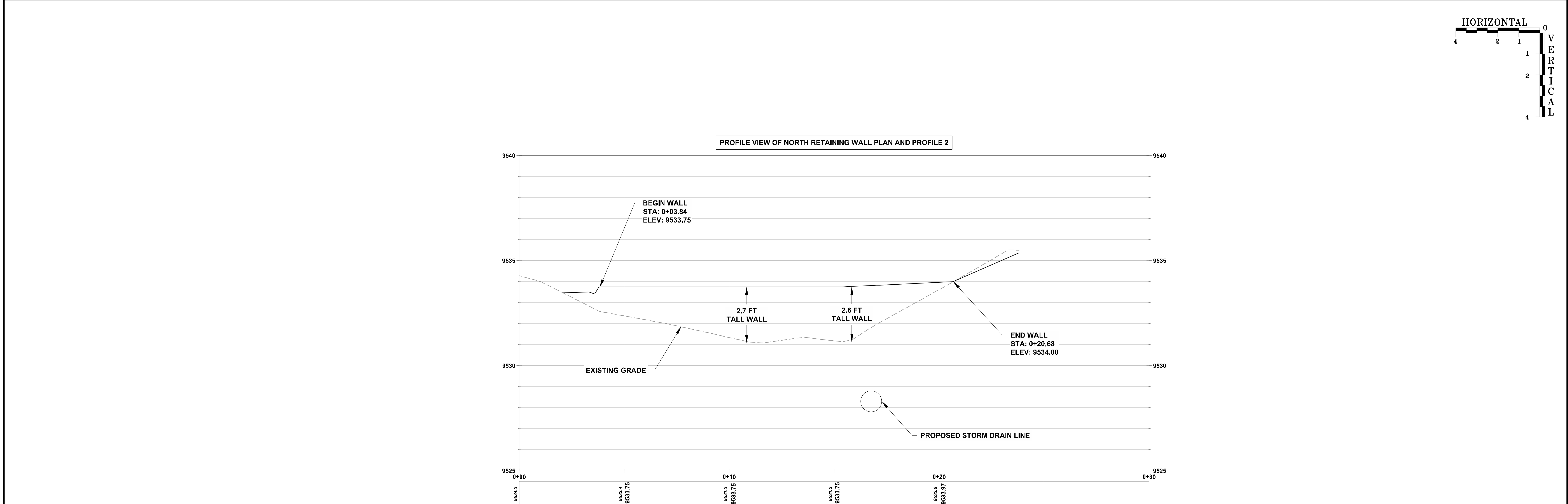
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CALL 811  
TWO WORKING DAYS  
BEFORE YOU DIG  
Know what's below.  
Call before you dig.

REVISIONS:



PROFILE VIEW OF NORTH RETAINING WALL PLAN AND PROFILE 2

TOWN OF MOUNTAIN VILLAGE  
ELKSTONE CONDOMINIUMS LOT 600A  
NORTH RETAINING WALL PLAN AND PROFILE 2

Short Elliott  
Hendrickson, Inc.  
834 Main Avenue, Unit C  
Durango, Colorado 81301  
Phone: (970) 385-4946  
Fax: (970) 385-4502

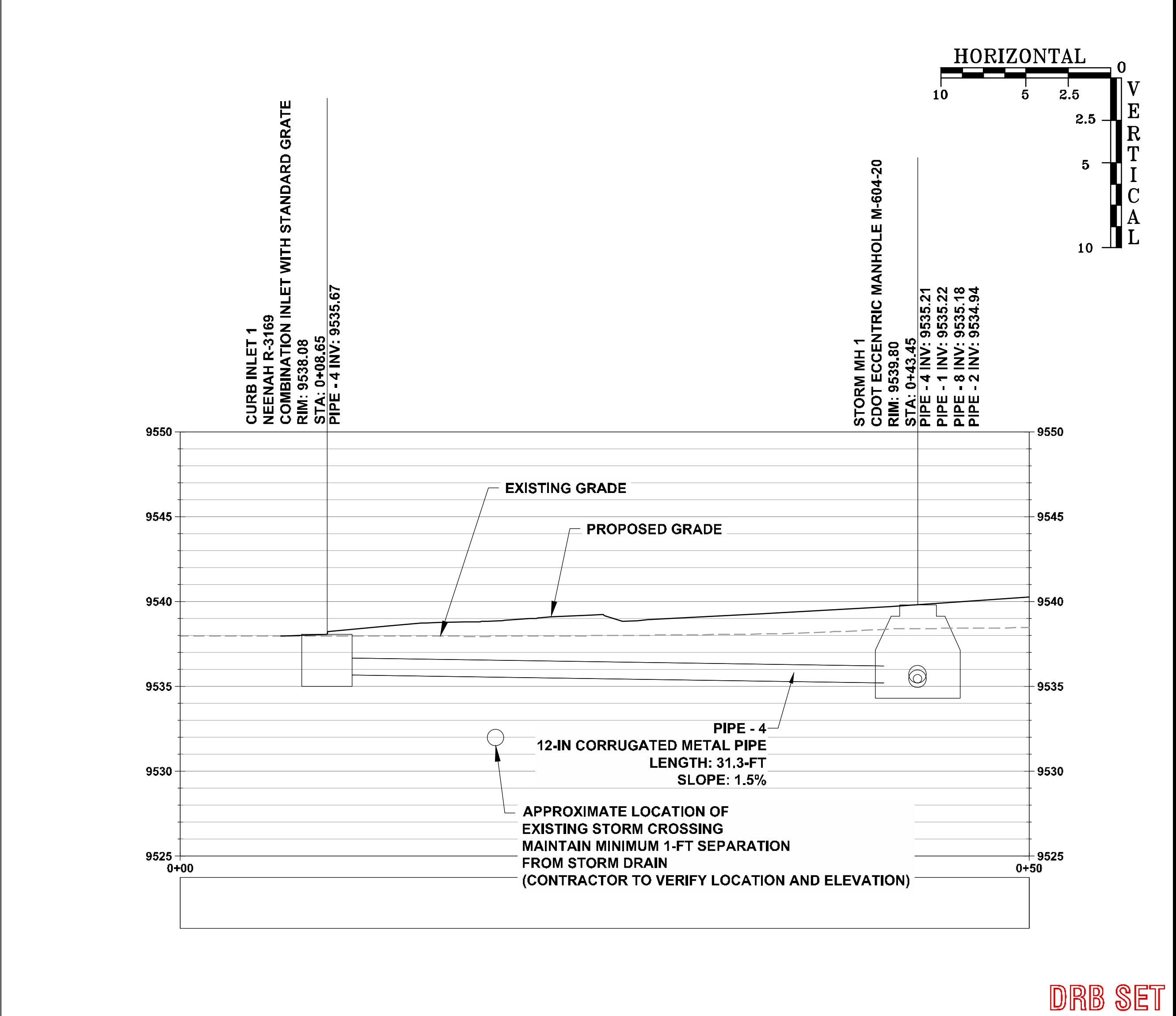
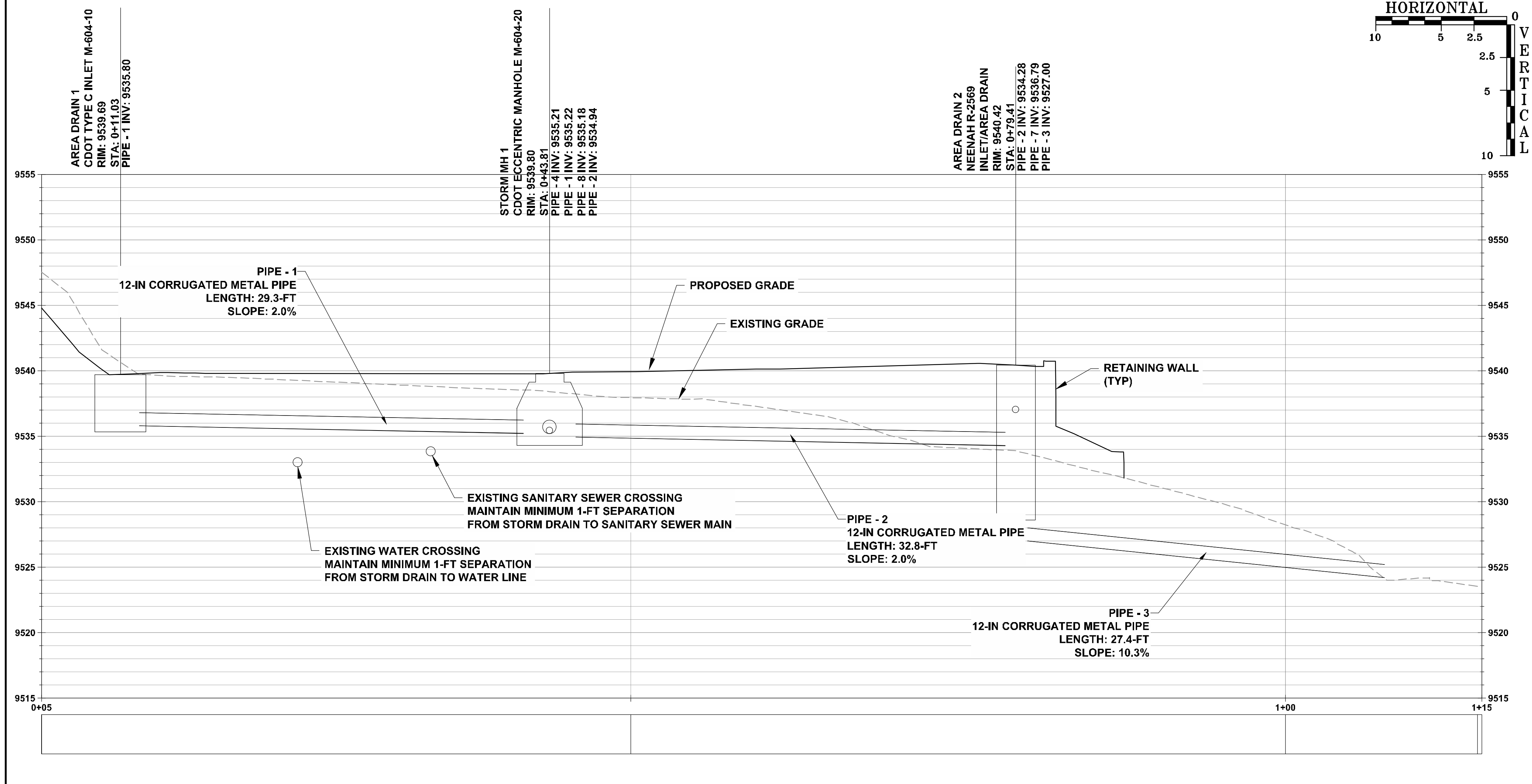
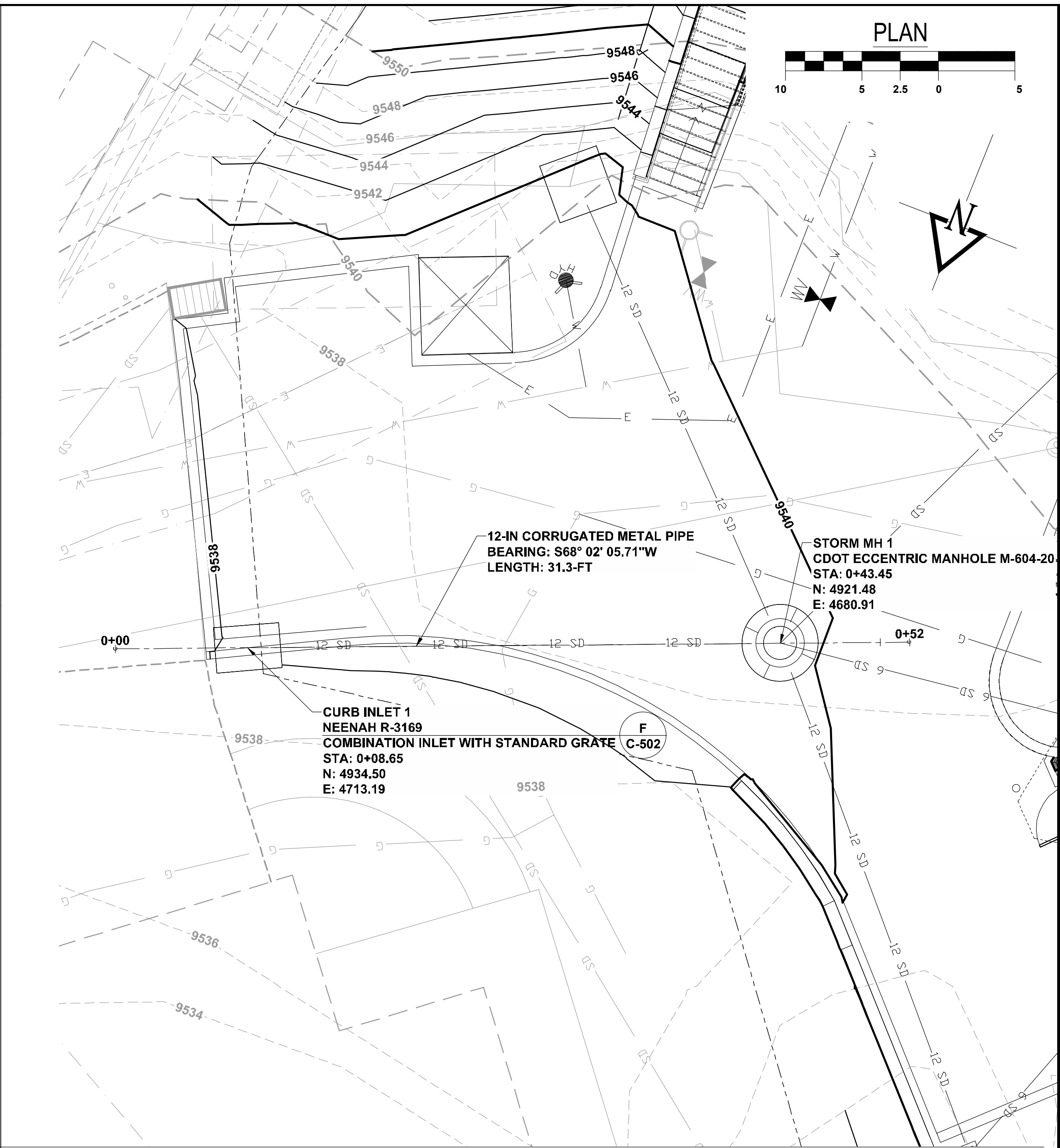
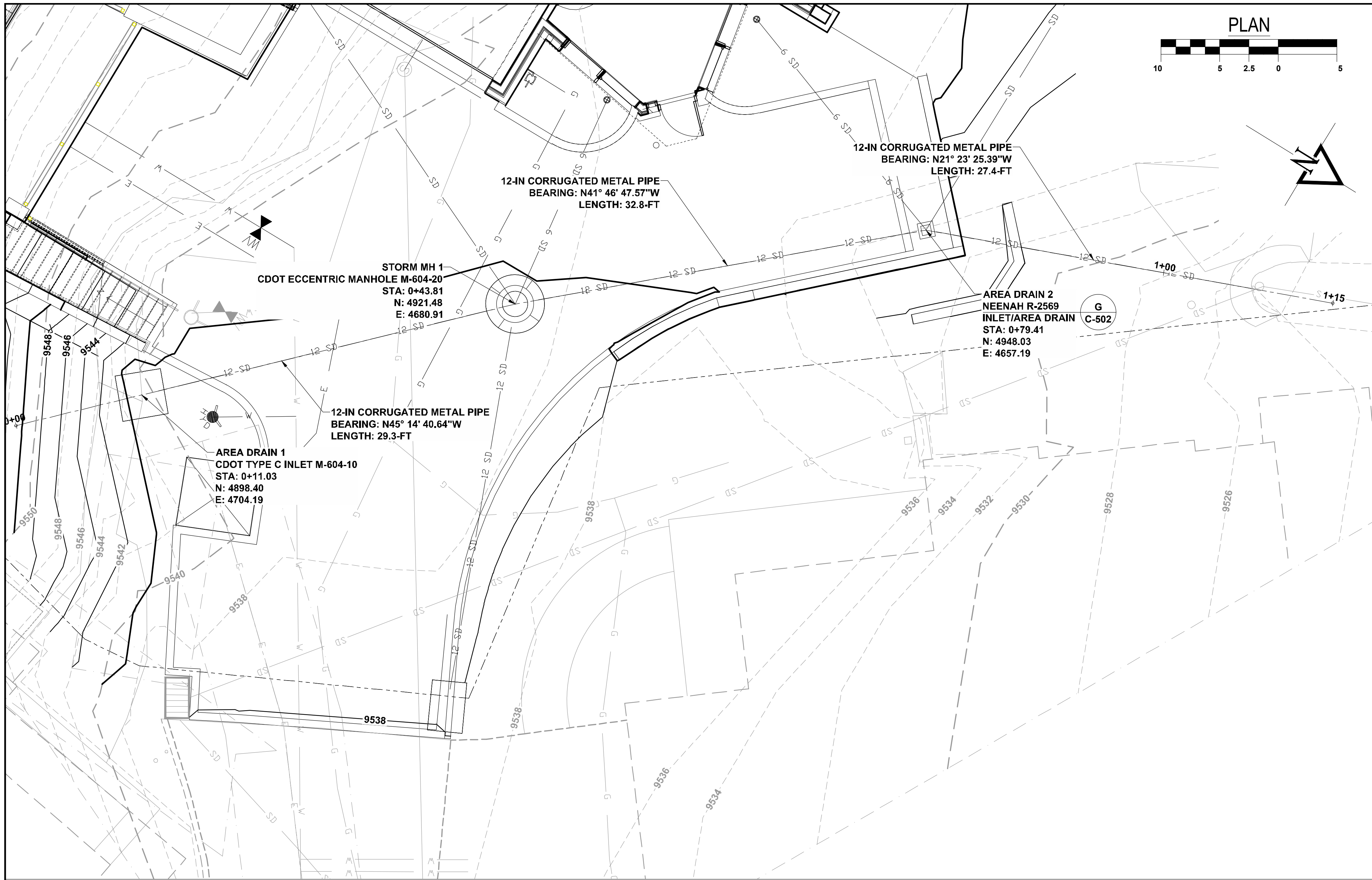


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Date of Submittal  
06/18/2020

16 OF 20





CALL 811  
TWO WORKING DAYS  
BEFORE YOU DIG

**811**  
Know what's below.  
Call before you dig.

REVISIONS:

**TOWN OF MOUNTAIN VILLAGE  
ELKSTONE CONDOMINIUMS LOT 600A  
STORM DRAIN PLAN AND PROFILE**

Short Elliott  
Hendrickson, Inc.  
834 Main Avenue, Unit C  
Durango, Colorado 81301  
Phone: (970) 385-4646  
Fax: (970) 385-4502



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Drafted: **MM**  
Checked: **PO**

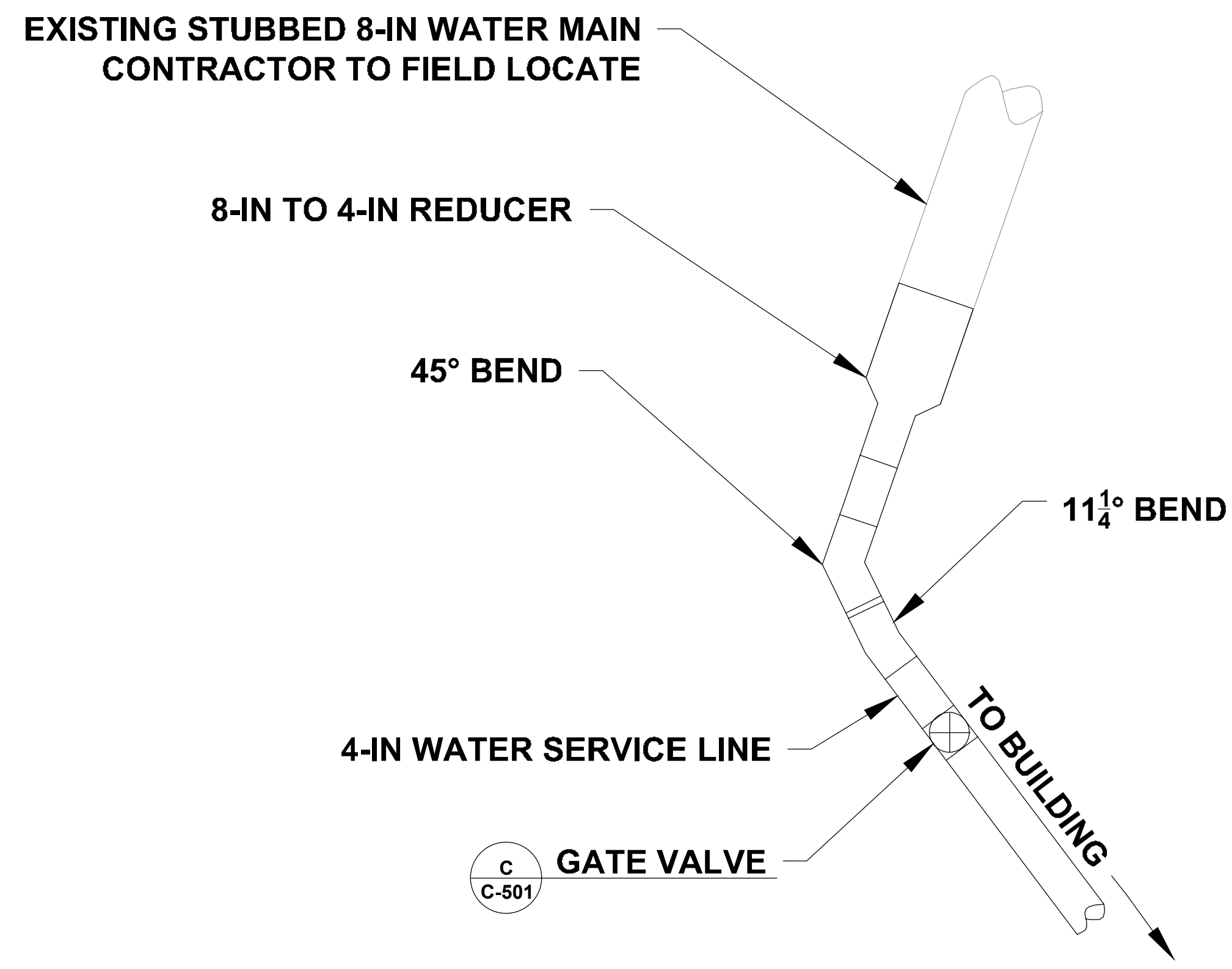
Date of Submittal  
**06/18/2020**

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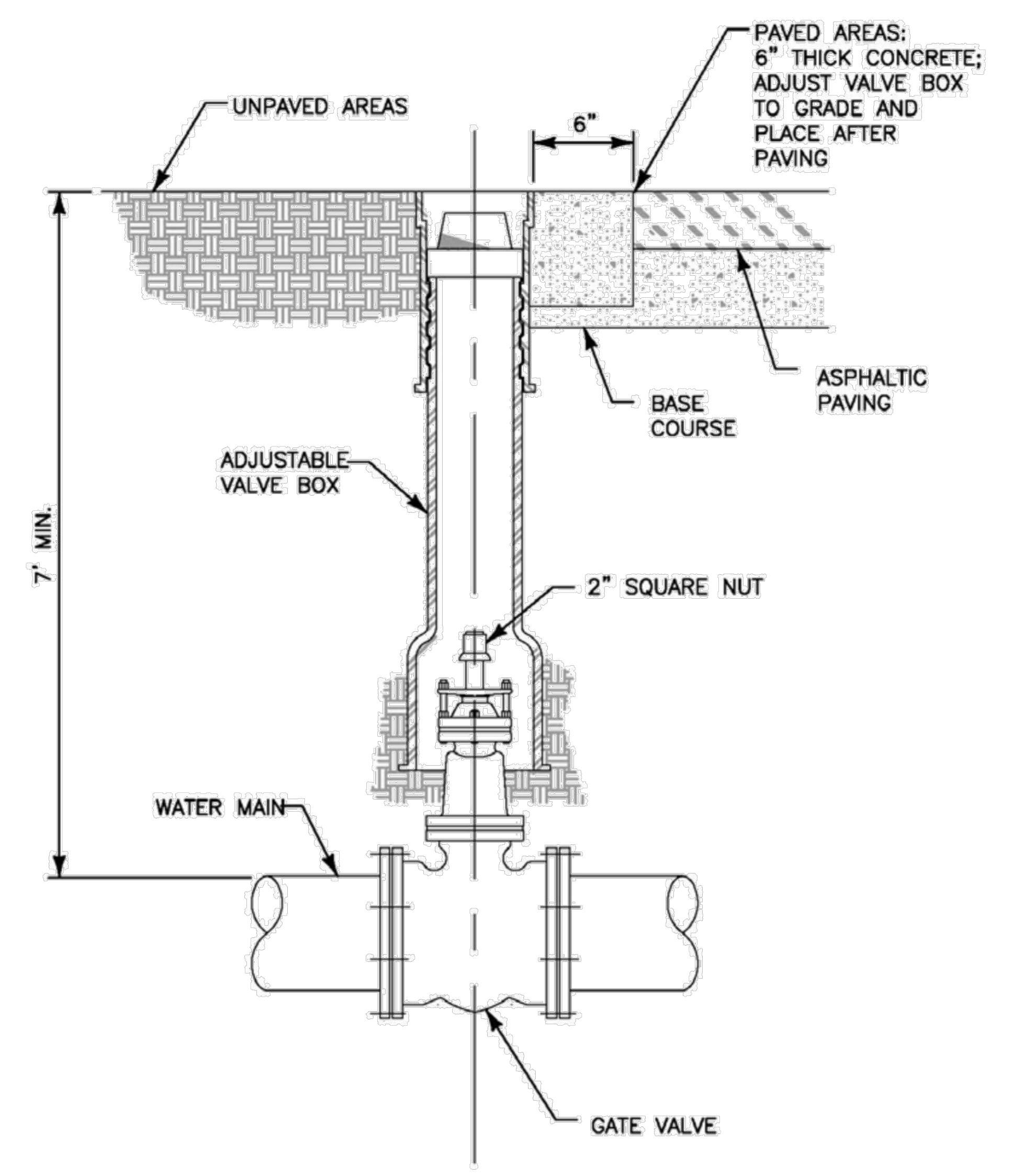
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DRB SET



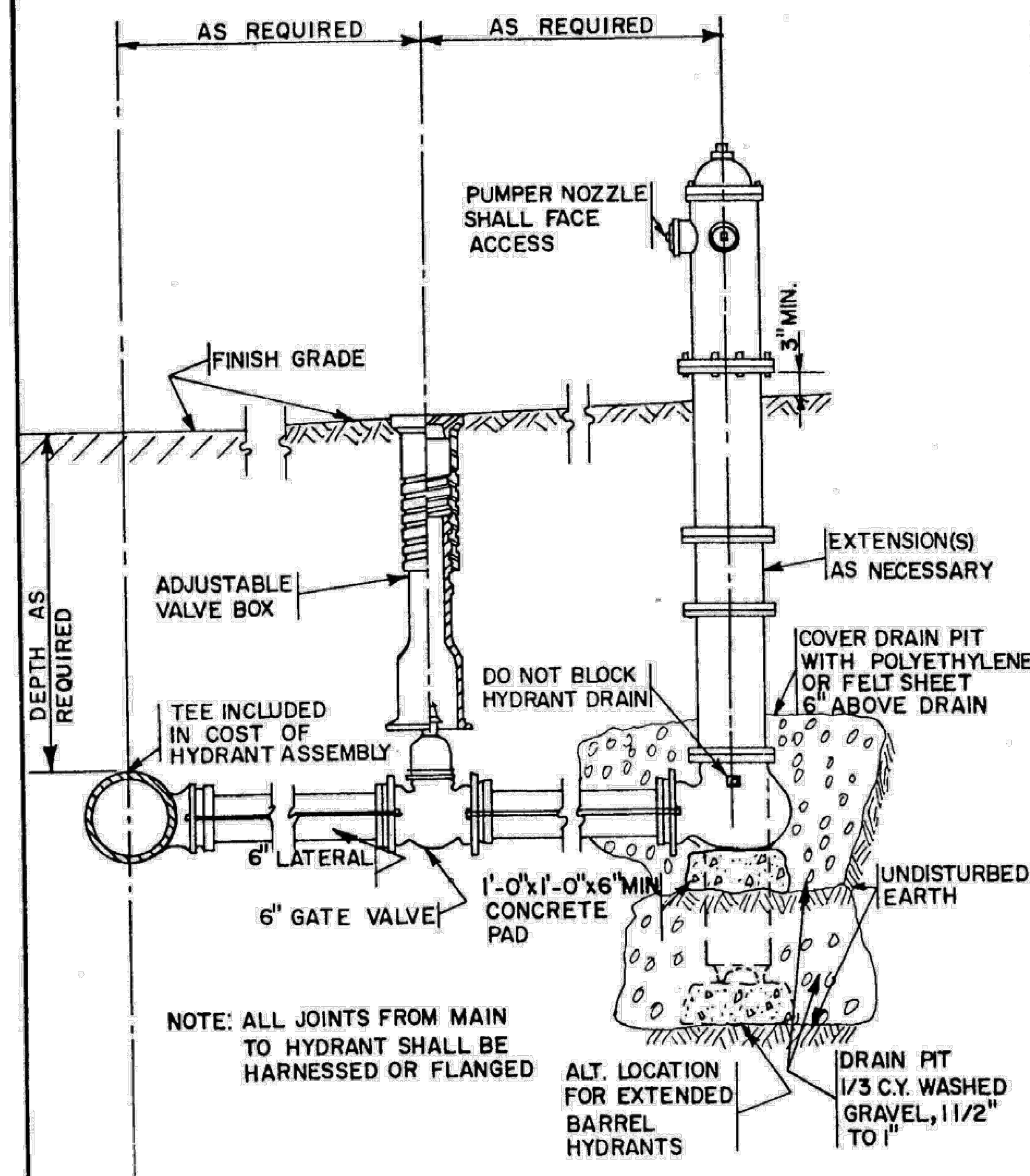


A WATER SERVICE TIE-IN DETAIL N.T.S.

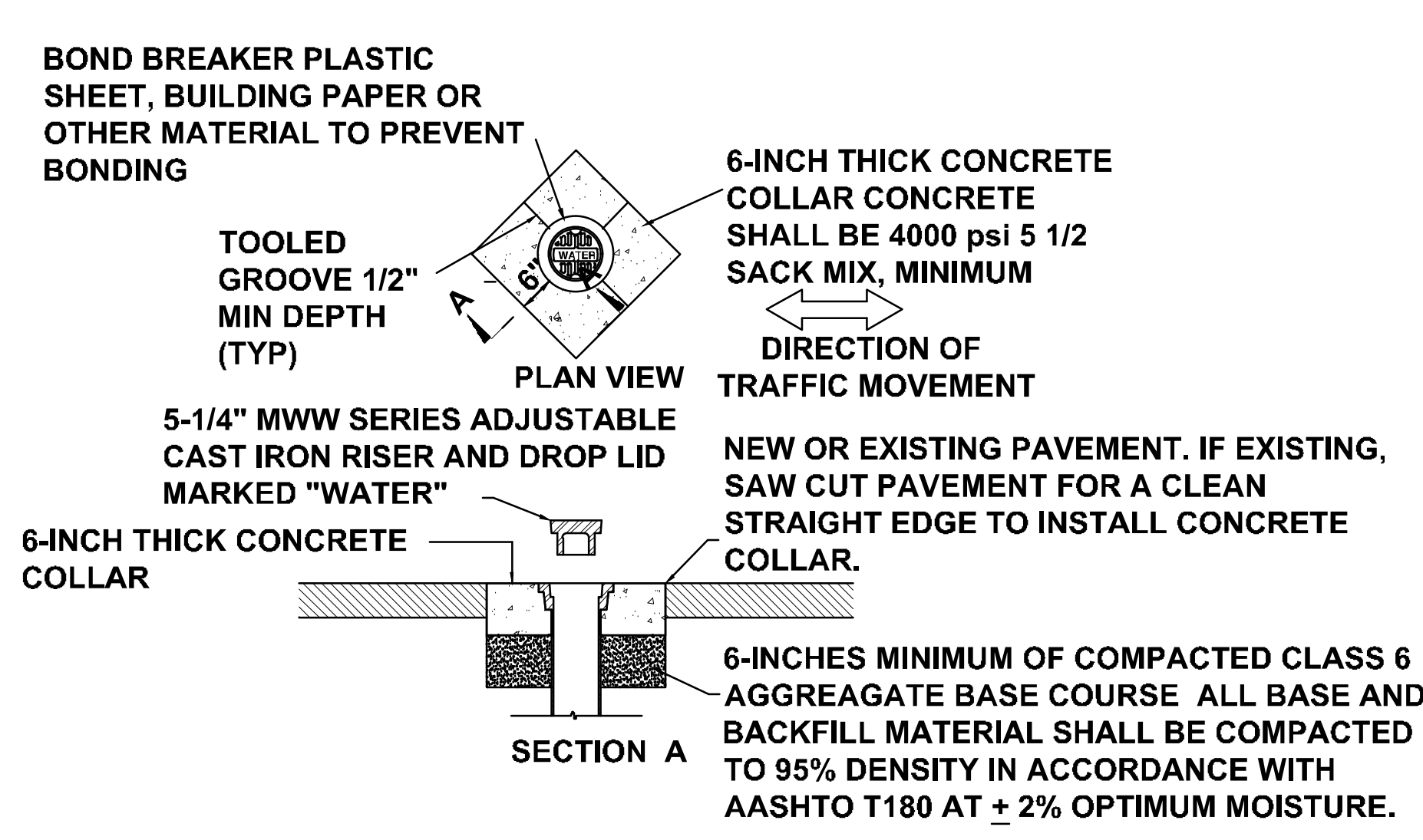


C GATE VALVE DETAIL N.T.S.

NOTE: SEE DRAWINGS FOR HYDRANT LOCATION

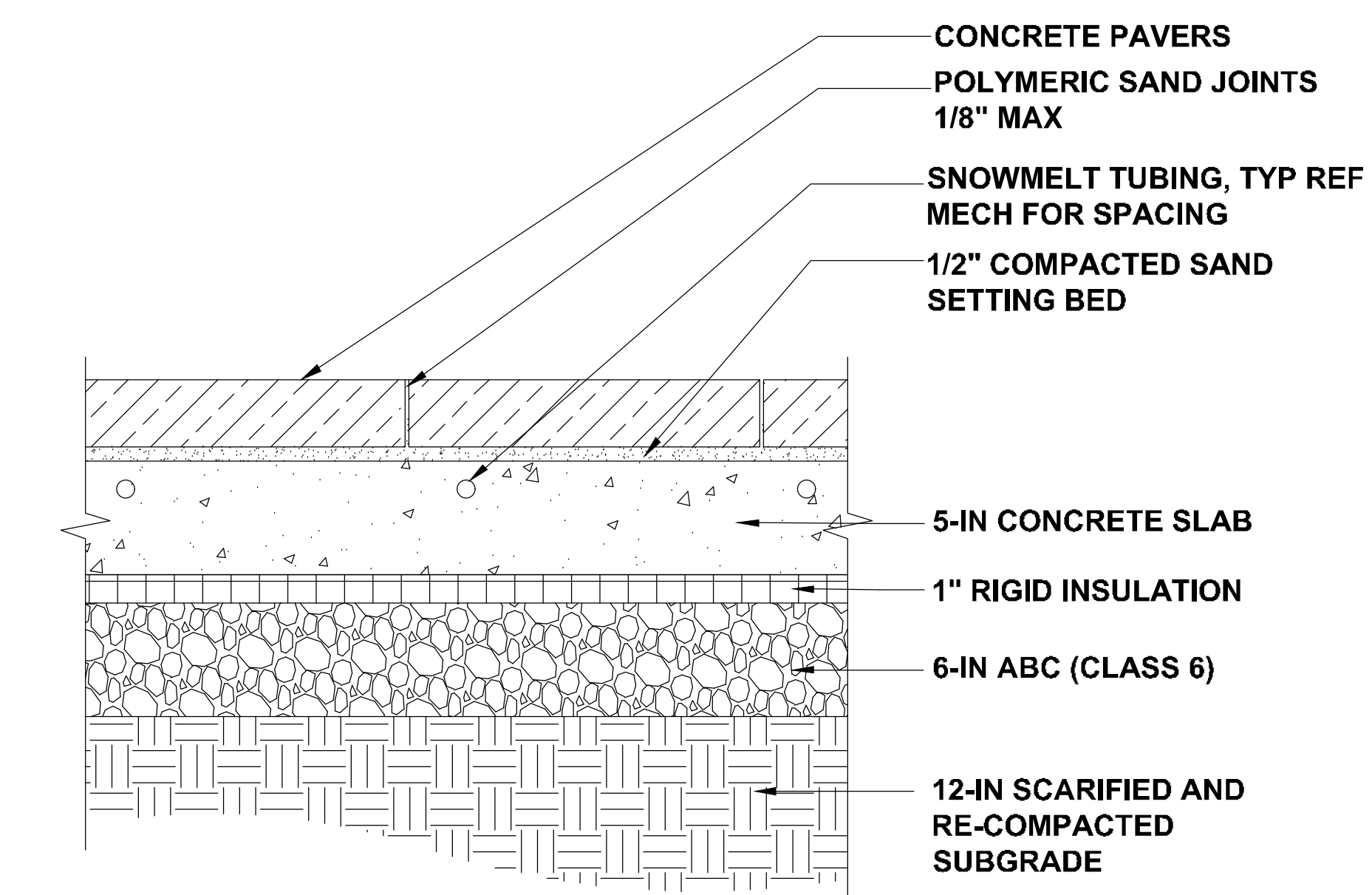


B FIRE HYDRANT ASSEMBLY DETAIL N.T.S.



- NOTES:
- ALL VERTICAL BENDS SHALL BE THRUST BLOCKED
  - ALL HORIZONTAL BENDS 45° AND SHARPER SHALL BE THRUST BLOCKED

D CONCRETE VALVE COLLAR DETAIL N.T.S.



E TYPICAL PAVERS SECTION N.T.S.

CALL 811  
TWO WORKING DAYS  
BEFORE YOU DIG  
Know what's below.  
Call before you dig.

REVISIONS:

TOWN OF MOUNTAIN VILLAGE  
ELKSTONE CONDOMINIUMS LOT 600A  
TYPICAL DETAILS 1

Short Elliott  
Hendrickson, Inc.  
834 Main Avenue, Unit C  
Durango, Colorado 81301  
Phone: (970) 385-4546  
Fax: (970) 385-4502



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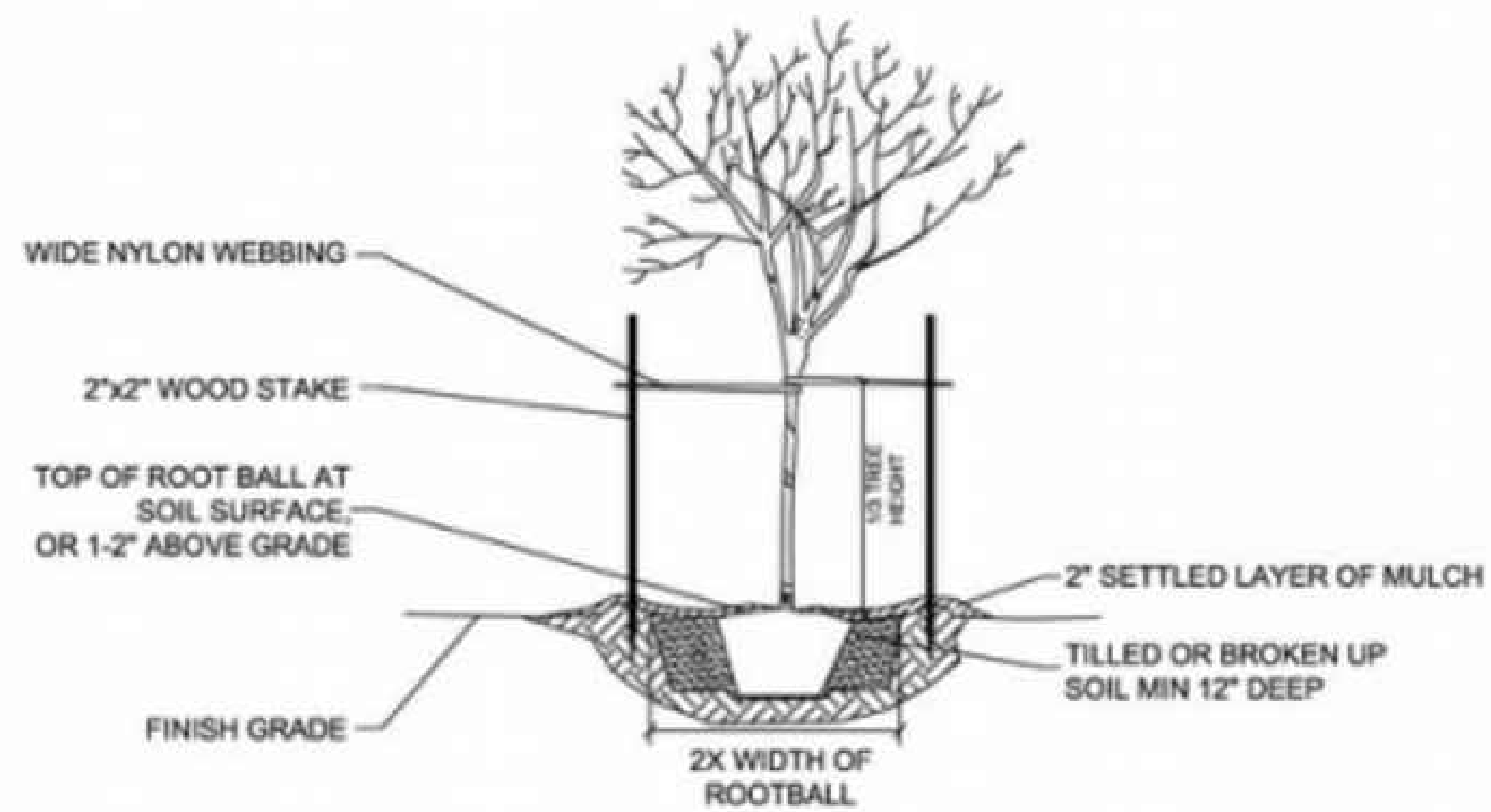
Date of Submittal  
06/18/2020

18 OF 20

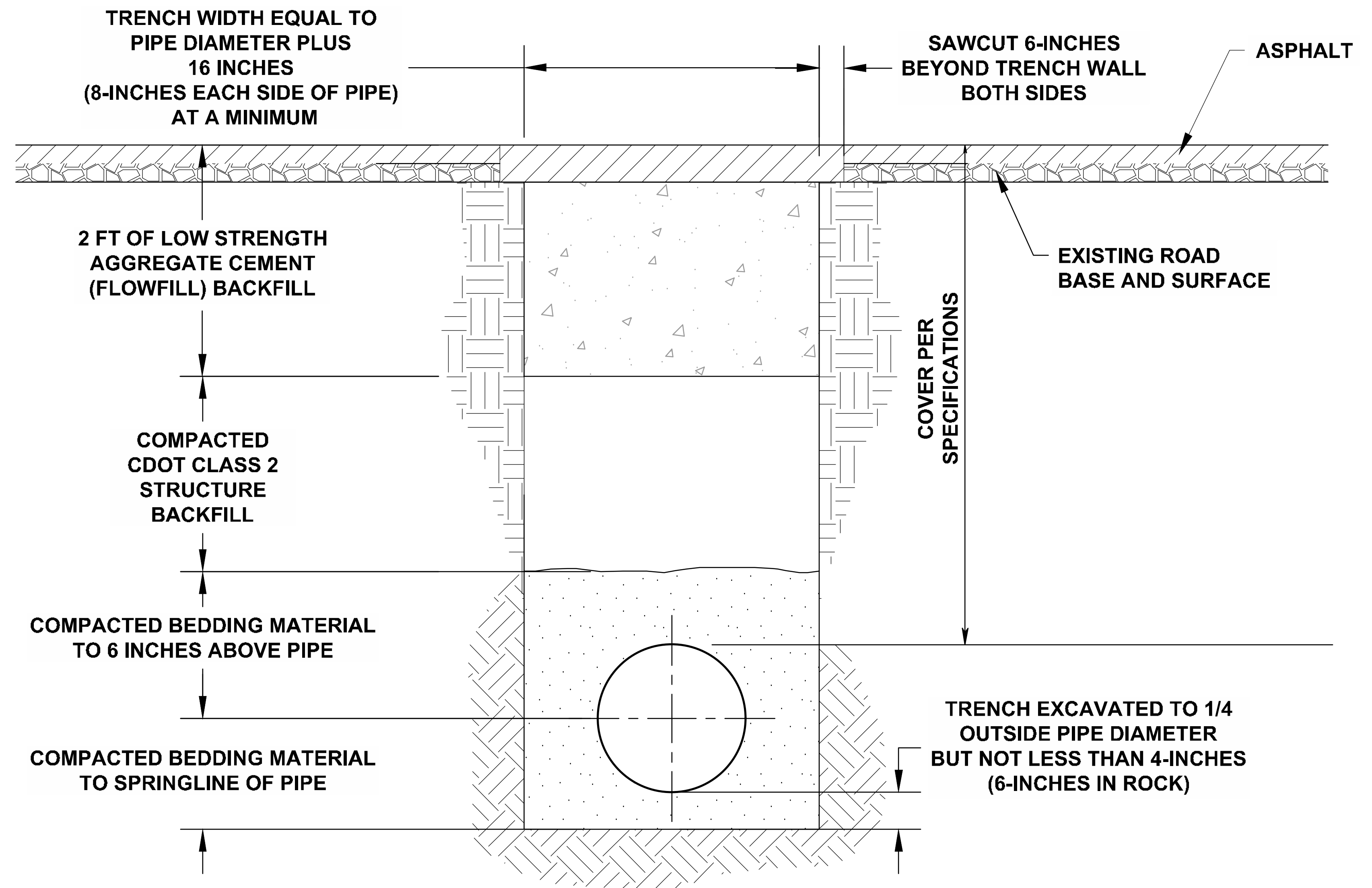
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DRB SET

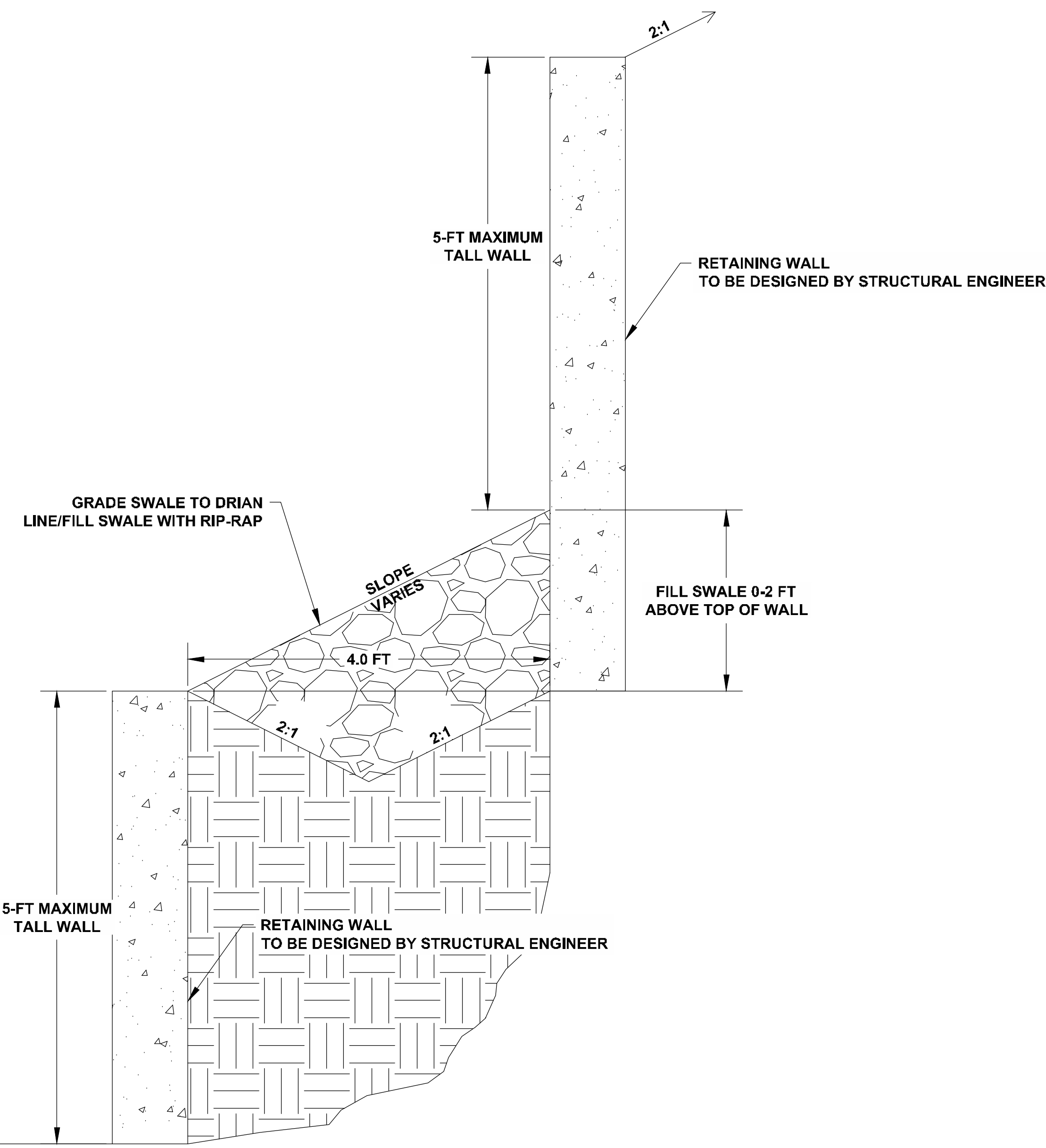




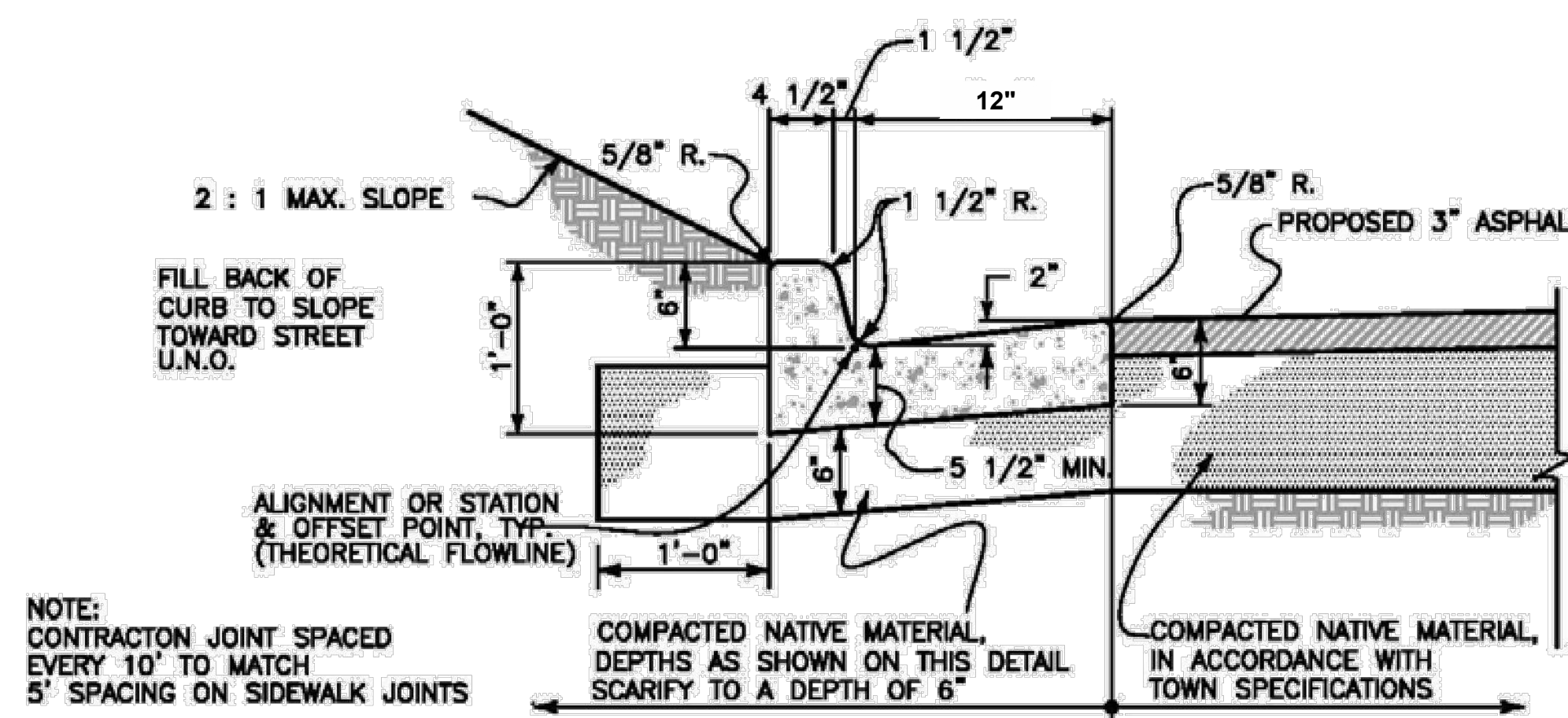
**A** TREE PROTECTION DETAIL  
C-502 N.T.S



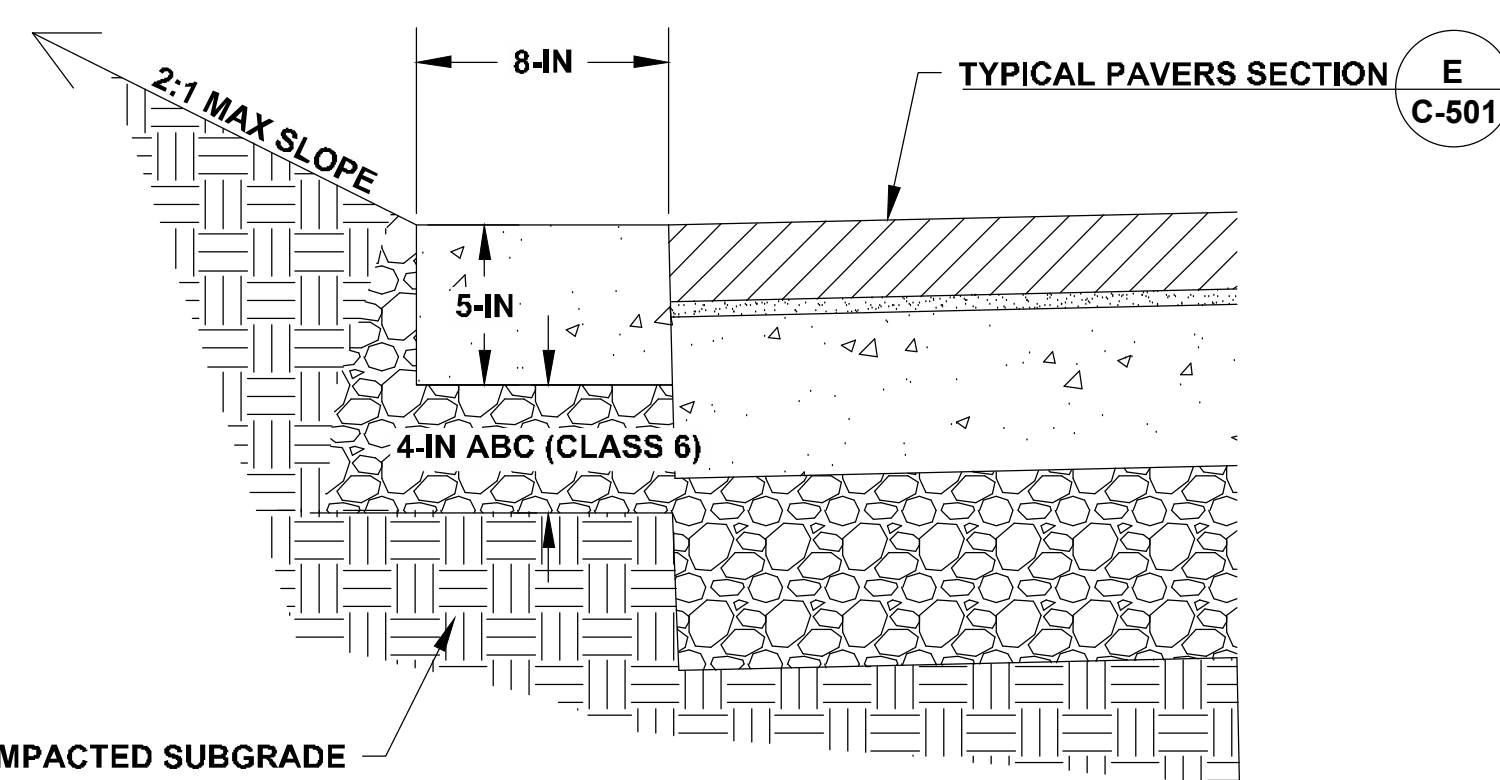
**B** PIPE TRENCH AND BEDDING DETAIL  
C-502 N.T.S



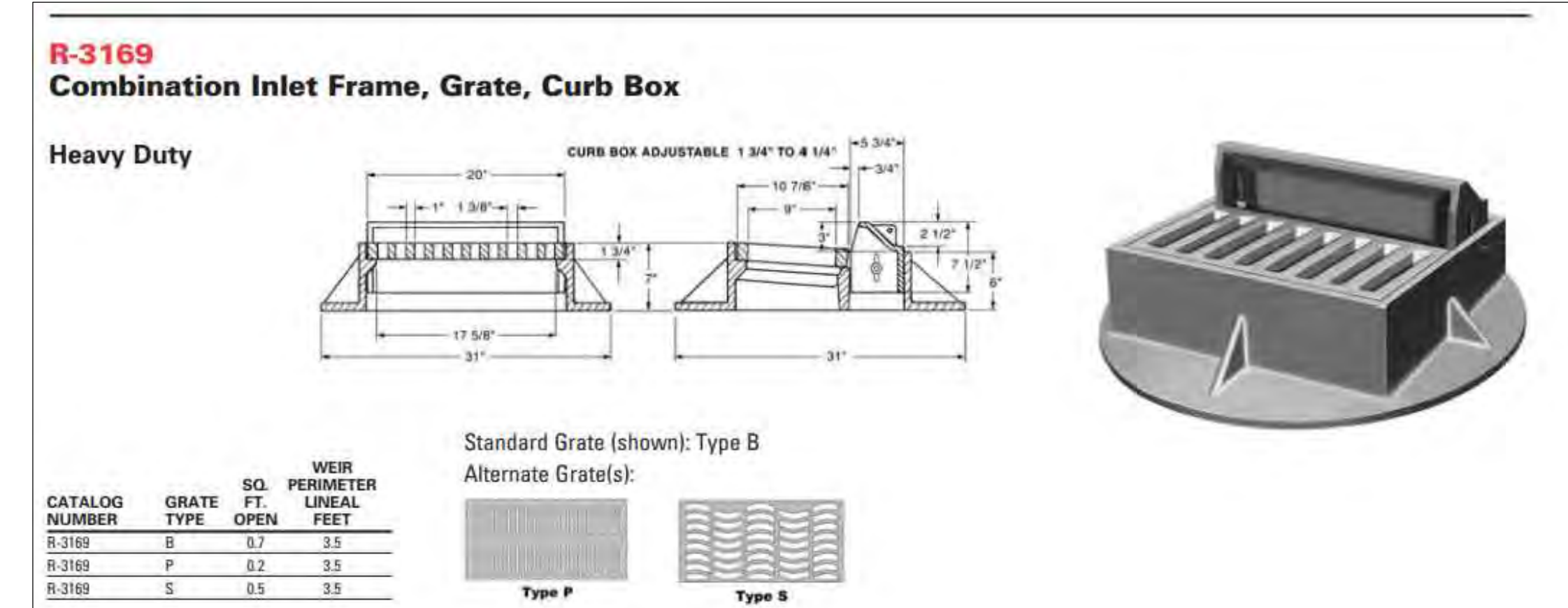
**D** TIERED WALL SWALE SECTION  
C-502 N.T.S



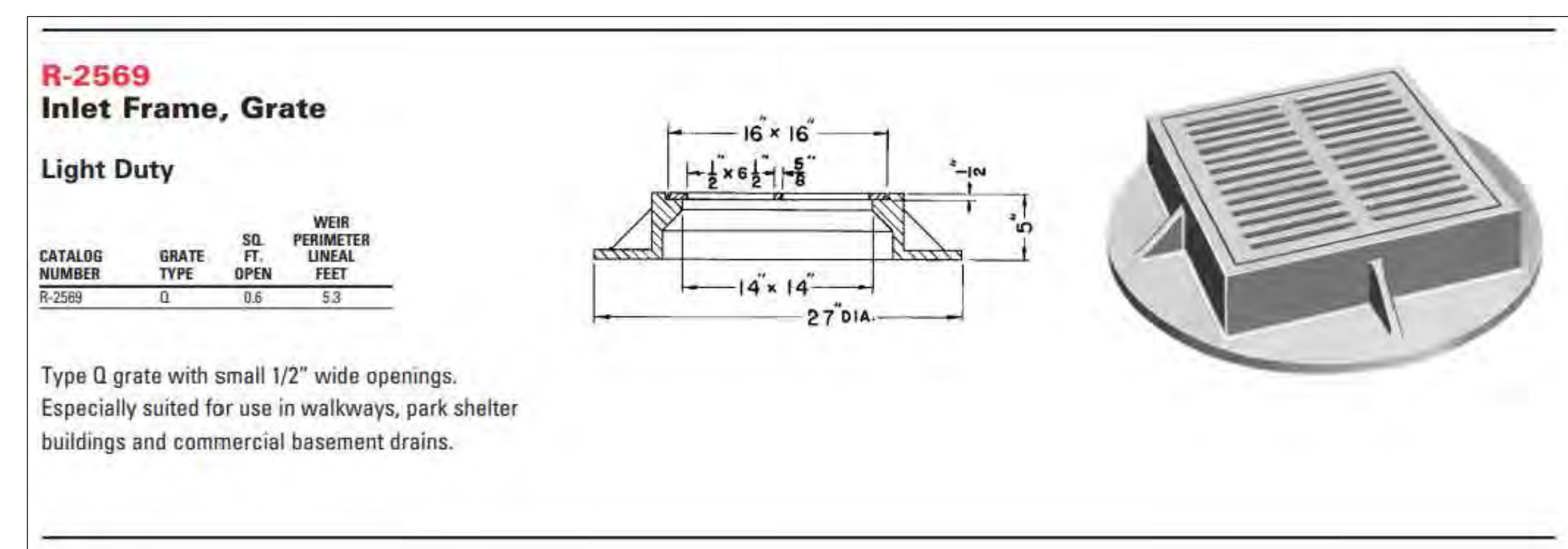
**C** CURB AND GUTTER DETAIL  
C-502 N.T.S



**E** RIBBON CURB DETAIL  
C-502 N.T.S



**F** NEENAH R-3169 COMBINATION INLET  
C-502 N.T.S



**G** NEENAH R-2569 INLET/AREA DRAIN  
C-502 N.T.S

CALL 811  
TWO WORKING DAYS  
BEFORE YOU DIG

**811**  
Know what's below.  
Call before you dig.

REVISIONS:

TOWN OF MOUNTAIN VILLAGE  
ELKSTONE CONDOMINIUMS LOT 600A  
TYPICAL DETAILS 2

Short Elliott  
Hendrickson, Inc.  
834 Main Avenue, Unit C  
Durango, Colorado 81301  
Phone: (970) 385-4546  
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06/18/2020

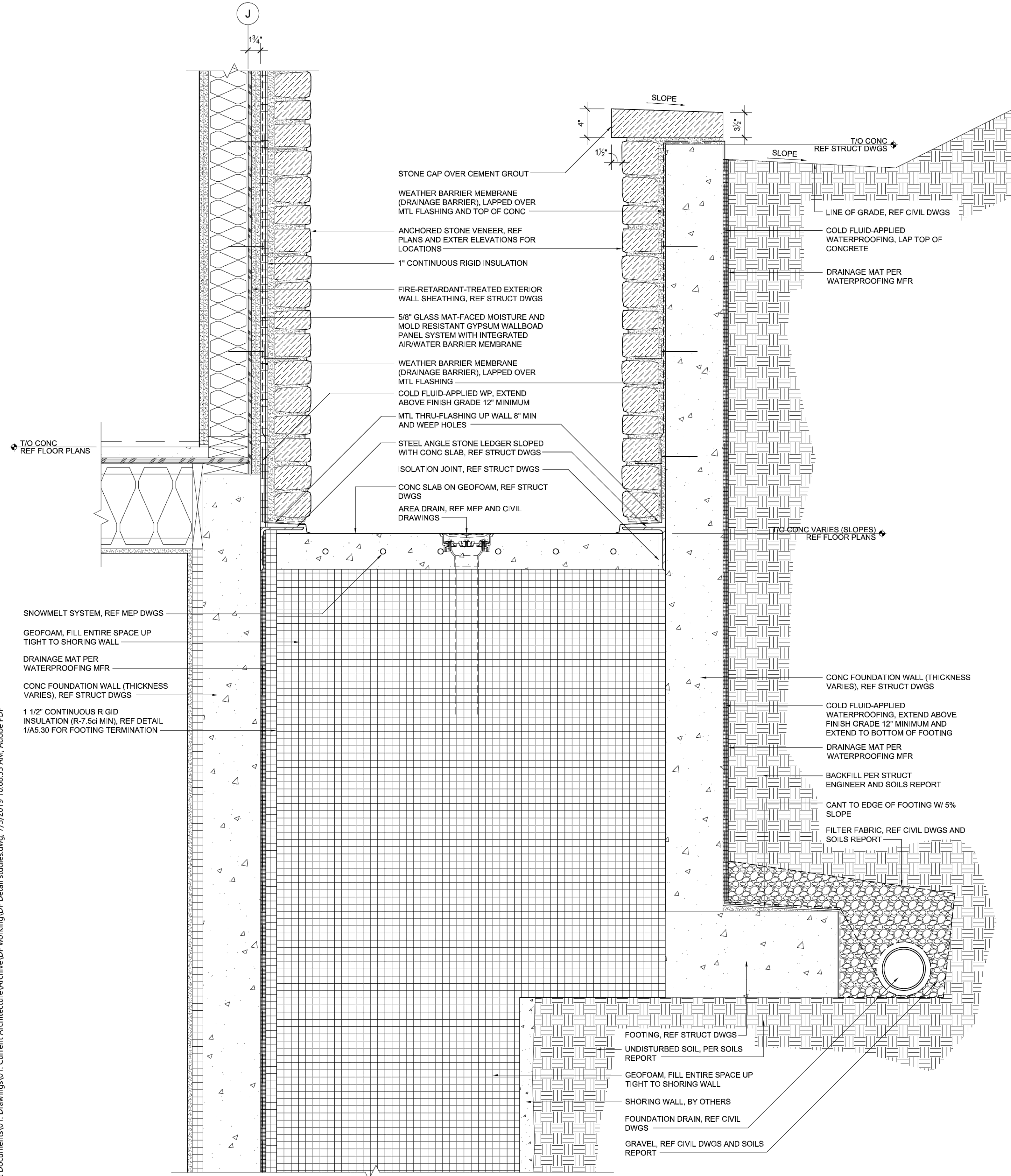
19 OF 20

**C-502**

DRB SET



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**A**  
**C-503** RETAINING WALL DETAIL  
N.T.S.

CALL 811  
TWO WORKING DAYS  
BEFORE YOU DIG  
Know what's below.  
Call before you dig.

REVISIONS:

TOWN OF MOUNTAIN VILLAGE  
ELKSTONE CONDOMINIUMS LOT 600A  
TYPICAL DETAILS 3

Short Elliott  
Hendrickson, Inc.  
834 Main Avenue, Unit C  
Durango, Colorado 81301  
Phone: (970) 385-4546  
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Checked: PO

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06/18/2020

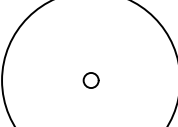
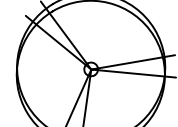

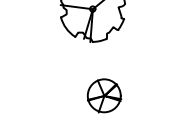
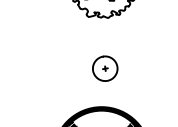
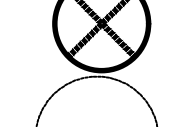




20 OF 20

**C-503**

DRB SET

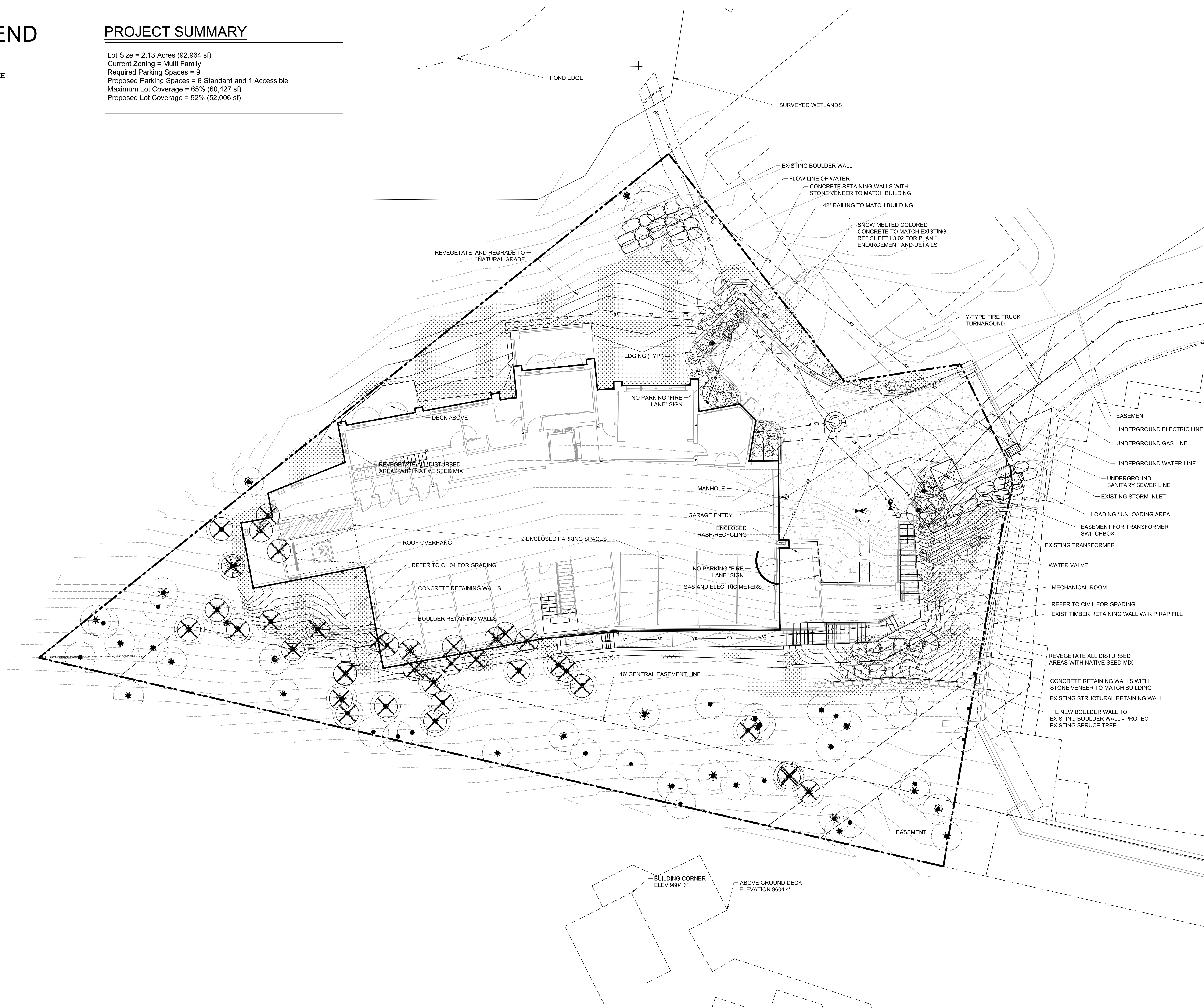


# SYMBOL LEGEND

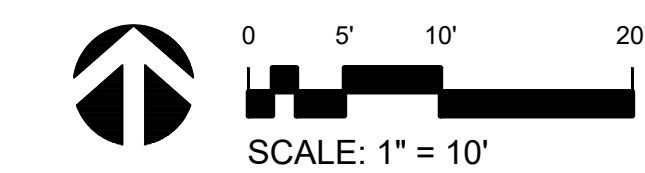
-  SINGLE STEM DECIDUOUS TREE
-  ORNAMENTAL TREE
-  LARGE SHRUB
-  MEDIUM SHRUB
-  ORNAMENTAL GRASS
-  LARGE ORNAMENTAL GRASS
-  PERENNIALS
-  EXISTING TREE TO REMAIN
-  EXISTING TREE DEMO
-  BOLLARD LIGHT

# PROJECT SUMMARY

Lot Size = 2.13 Acres (92,964 sf)  
 Current Zoning = Multi Family  
 Required Parking Spaces = 9  
 Proposed Parking Spaces = 8 Standard and 1 Accessible  
 Maximum Lot Coverage = 65% (60,427 sf)  
 Proposed Lot Coverage = 52% (52,006 sf)



1 SITE PLAN  
 L1.01 SCALE: 1" = 10'-0"



**ZEHREN AND ASSOCIATES, INC.**  
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 970.748.8520  
 970.748.8520

SEAL

# REFLECTIONS AT ELK LAKE

TELLURIDE MOUNTAIN VILLAGE, CO  
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ISSUED FOR:		
No.	DATE	COMMENT
A	01/23/2018	PLANNING & ZONING
B	02/15/2019	DESIGN REVIEW
C	03/06/2019	DESIGN REVIEW REV
D	06/06/2019	DESIGN DEV
E	07/11/2019	50% CDS
F	09/12/2019	PERMIT SET
G	06/18/2020	DESIGN REVIEW

KEY PLAN

# SITE PLAN

PROJECT No.	ORIGIN DATE
20182606.00	11/02/2018
DRAWN BY	CHK BY
TH	PC
TRV BY	

SHEET No.  
**L1.01**  
 SCALE: AS SHOWN



# SYMBOL LEGEND

- SINGLE STEM DECIDUOUS TREE
- ORNAMENTAL TREE
- LARGE SHRUB
- MEDIUM SHRUB
- ORNAMENTAL GRASS
- LARGE ORNAMENTAL GRASS
- PERENNIALS
- EXISTING TREE DEMO
- EXISTING TREE TO REMAIN
- BOLLARD LIGHT



REVEGETATE ALL DISTURBED AREAS WITH NATIVE SEED MIX

## NOTES

### SITE AND LANDSCAPE NOTES:

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES, AND LOCAL GOVERNMENT STANDARDS PER THE APPROVED PLANS.
- CONTRACTORS SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES FOR FIELD LOCATES OF ALL UNDERGROUND UTILITY LINES PRIOR TO ANY EXCAVATION AND BECOMING AWARE OF ALL UNDERGROUND UTILITIES AND SUB-SURFACE INFRASTRUCTURE. CONTRACTORS SHALL TAKE SOLE RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE TO UTILITIES.
- ALL STRUCTURAL ELEMENTS, BOULDERS AND TREES THAT ARE NOT IDENTIFIED FOR DEMOLITION OR REMOVAL ARE TO BE PRESERVED AND PROTECTED DURING ALL PERIODS OF WORK. CONTRACTOR IS RESPONSIBLE FOR COST AND OR REPLACEMENT FOR ANY ITEM DAMAGED DURING THE COURSE OF WORK.
- CONTRACTOR SHALL SUBMIT A WRITTEN DOCUMENT TO INCLUDE THE WARRANTY AND GUARANTEE OF ALL WORK AND MATERIALS INCLUDED WITHIN THE CONTRACT AS DESCRIBED IN THE GENERAL CONDITIONS.
- ALL SITE AND LANDSCAPE ELEMENTS SHALL BE LOCATED AND LAID OUT IN THE FIELD BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO FINAL INSTALLATION.
- ALL TREES LOCATIONS SHALL BE STAKED BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING. SHRUBS SHALL BE LAID OUT IN THE FIELD BY THE CONTRACTOR AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLANTING.
- THE PLANT LISTS ARE PROVIDED FOR REFERENCE ONLY, AND THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT COUNTS AND IF A DISCREPANCY EXISTS, THE PLAN SHALL DICTATE.
- THE CONTRACTOR SHALL NOT DELIBERATELY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS UNKNOWN OBSTRUCTIONS, GRADE DIFFERENCES, AND OTHER CONFLICTS EXIST THAT WERE NOT KNOWN DURING DESIGN. IN THESE CIRCUMSTANCES, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT AND GENERAL CONTRACTOR. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO PROVIDE SUCH NOTICE.
- IF CONFLICTS ARISE BETWEEN ACTUAL SIZE OF PLANTING AREAS AND AREAS SHOWN ON THE PLANS, LANDSCAPE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT FOR RESOLUTION.
- FINAL LOCATION AND STAKING OF ALL PLANT AND HARDSCAPE MATERIALS SHALL BE PERFORMED BY THE LANDSCAPE CONTRACTOR AT THE DIRECTION OF THE LANDSCAPE ARCHITECT. CONTRACTOR SHALL NOT PROCEED WITH PLANTING AND FINAL INSTALLATION UNTIL LAYOUT AND STAKING HAS BEEN FULLY APPROVED BY THE LANDSCAPE ARCHITECT.
- CONTRACTORS SHALL PROVIDE OWNER WITH UNIT COSTS FOR ALL SITE AND LANDSCAPE ELEMENTS AND PLANTINGS AND INCLUDE ALL COSTS FOR MATERIAL, LABOR, TRANSPORTATION, HANDLING, OVERHEAD AND PROFIT, SPECIFICALLY AS REQUESTED.
- NO BOULDER PLACEMENT IS TO BE APPROVED IN ADVANCE BY LANDSCAPE ARCHITECT PRIOR TO FINAL PLACEMENT.
- NO SUBSTITUTIONS FOR ANY MATERIALS SPECIFIED SHALL BE MADE WITHOUT LANDSCAPE ARCHITECT APPROVAL.
- ALL ROADWAY AREAS WITHIN AND SURROUNDING WORK AREAS SHALL BE SWEEPED AND CLEANED AT COMPLETION OF WORK EACH DAY AND NO MATERIALS SHALL BE STORED WITHIN OR SURROUNDING THE WORK AREA OVERNIGHT. CONSTRUCTION SHALL NOT BE CONSIDERED COMPLETE UNTIL ALL PROJECT AREAS HAVE BEEN CLEANED OF ALL DIRT, DEBRIS, MATERIALS, AND ALL DAMAGED ITEMS REPAIRED WITH ACCEPTANCE BY THE LANDSCAPE ARCHITECT.

### PLANTING NOTES AND SPECIFICATIONS:

- ALL PLANT MATERIALS SHALL BE NURSERY GROWN. PLANTS SHALL BE HEALTHY AND FREE OF DISEASE AND PESTS. ALL PLANT MATERIAL IS TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- LANDSCAPE CONTRACTOR SHALL SUPPLY PHOTOS AND LOCATION OF THE SOURCE OF ALL TREES AND SHRUBS TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO DELIVERY OF MATERIALS TO THE PROJECT SITE(S).
- ALL CONTAINER PLANTS SHALL HAVE BEEN GROWN IN THE CONTAINERS IN WHICH THEY ARE DELIVERED FOR A MINIMUM OF TWO MONTHS, BUT NOT MORE THAN TWO YEARS FOR SHRUBS AND GRASSES AND ONE YEAR FOR PERENNIALS AND GROUND COVERS.
- PLANTING BACKFILL IS TO CONSIST OF 66% NATIVE TOPSOIL AND 33% ORGANIC COMPOST TO A DEPTH OF 9". TILL 6" OF TOPSOIL IMPORT AND 3" OF COMPOST FOR ALL AREAS TO BE PLANTED.
- ALL TREE AND SHRUB PLANTING AREAS ARE TO BE MULCHED WITH 3" MULCH.
- ALL PERENNIAL BEDS SHALL BE COVERED WITH A TOP COAT OF 2" OF COMPOST (NO MULCH). CONTRACTOR SHALL PROVIDE A SAMPLE OF COMPOST AND ITS SOURCE TO LANDSCAPE ARCHITECT PRIOR TO PLANT INSTALLATION.
- TREES SHALL HAVE ALL BINDING MATERIAL REMOVED AROUND THE BASE ON THE TRUNK AND BURLAP MATERIALS REMOVED AT LEAST HALFWAY TO THE MIDDLE OF THE ROOT BALL PRIOR TO BACKFILLING AND PLANTING.
- EVERGREEN TREES GREATER THAN 1" ARE TO BE STAKED WITH (3) 5" STEEL T-STAKES AND GUYED WITH GALVANIZED WIRE. SEE PLANTING DETAILS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ERADICATION, REMOVAL, DISPOSAL OF WEEDS WITHIN THE LIMITS OF WORK DURING THE CONSTRUCTION PERIOD AND THROUGH THE PROJECT'S FINAL ACCEPTANCE.
- AT THE TIME OF PLANTING ALL NEWLY PLANTED TREES AND SHRUBS SHALL BE FERTILIZED WITH BIOSOIL MIX, ALL-PURPOSE FERTILIZER PER MANUFACTURER'S SPECIFICATIONS. THIS FERTILIZER TO BE MIXED IN WITH PLANTING BACKFILL. PLEASE CONTACT ROCKY MOUNTAIN BIO-PRODUCTS, 10801 E. 54TH AVENUE, DENVER, CO 80239. PHONE (303) 696-8964.
- ALL PLANT BED AND LAWN AREAS SHALL BE SEPARATED FROM ADJACENT AREAS WITH EDGING. THE PREFERRED PRODUCT IS VALLEY VIEW INDUSTRIES "ACE OF DIAMOND" PLASTIC EDGING OR EQUAL. EDGING SHALL BE PINNED IN PLACE WITH FIVE 9" MFR SUPPLIED MTL LANDED C STAKES SPACED EVENLY PER 20' SECTION OF EDGING. JOINTS BETWEEN SECTIONS OF EDGING SHALL BE SECURED WITH MFR SUPPLIED C CLIPS. EDGING SHALL NOT EXTEND ABOVE SURROUNDING FINISHED GRADE BY MORE THAN 1/4".
- PRIOR TO PLANTING OR SEEDING, THE IRRIGATION SYSTEM SHALL BE FULLY IN PLACE AND OPERATIONAL.
- IRRIGATION SYSTEM TO BE DESIGN/BUILD WITH IRRIGATION PLAN SUBMITTED WITH BUILDING PERMIT SET.
- ALL PERENNIAL AND GARDEN PLANTING BEDS TO BE SPRAY HEAD IRRIGATED USING SOAKER HOSE, LOW VOLUME MIST AND/OR EMITTERS EQUIPPED WITH ADJUSTABLE NOZZLES TO LIMIT OVER/WATERING WITHIN A SPECIFIC ZONE.
- SHRUBS AND TREES TO BE DRIP IRRIGATED AND ON A SEPARATE ZONE TO BE SHUT OFF TWO FULL GROWING SEASONS AFTER PLANT ESTABLISHMENT.
- NATIVE SEED AREAS TO BE IRRIGATED WITH A TEMPORARY ROTOR IRRIGATION SYSTEM FOR AN ESTABLISHMENT PERIOD NOT TO EXCEED 3 YEARS.
- ALL DISTURBED AREAS SHALL BE REVEGETATED WITH TELLURIDE MOUNTAIN VILLAGE APPROVED NATIVE GRASS SEED MIX. (Western Yarrow 5%, Tall Fescue 10%, Arizona Fescue 5%, Hard Fescue 5%, Creeping Red Fescue 10%, Alpine Bluegrass 15%, Canada Bluegrass 10%, Perennial Ryegrass 15%, Slender Wheatgrass 10%, Mountain Brome 15%) AT A RATE OF 2.0 LBS PER 1,000 SQUARE FEET.
- ALL NATIVE SEED AREAS ARE TO BE LIGHTLY RAKED 1/4" INTO THE SOIL AFTER SEEDS HAVE BEEN EVENLY DISTRIBUTED PER THE SPECIFIED SEEDING RATE.
- MULCH ALL NATIVE SEED AREAS WITH 1" - 2" OF CERTIFIED WEED FREE STRAW OR HAY, ALL STRAW AREAS ARE TO BE TACKIFIED WITH APPROVED ORGANIC TACKIFIER AT THE RATE OF 120 LBS. / ACRE, OR HYDROMULCHED.
- SOIL PREPARATION OF ALL NATIVE SEED AREAS WILL INCLUDE THE FOLLOWING:
  - LOOSENING THE SOIL TO A MINIMUM OF 4" DEPTH REMOVING ROCKS OVER 2" IN DIAMETER, ROOTS, STICKS, DEBRIS AND ANY OTHER EXTRANEOUS MATERIAL.
  - AMENDING SOIL WITH 2" COMPOST AND TILLING TO A MINIMUM 6" DEPTH.
  - GRADE TO A SMOOTH, FREE DRAINING EVEN SURFACE WITH A LOOSE, MODERATELY COARSE TEXTURE. REMOVE RIDGES AND FILL DEPRESSIONS AS REQUIRED TO DRAIN.
- ONE APPLICATION OF A DI-AMMONIUM PHOSPHATE FERTILIZER, 18-46-0, SHALL BE BROADCAST PRIOR TO SEEDING AT A RATE OF 8 LBS. PER 1000 S.F. LANDSCAPE CONTRACTOR SHALL SUBMIT A WRITTEN DOCUMENT REGARDING ITS POLICY OF PLANT WARRANTY AND REPLACEMENT.
- EACH WARRANTY SHALL CONFORM TO THE MINIMUM STANDARD OF REPLACING ALL MATERIALS INCLUDING LABOR, DUE TO THE SICKNESS OR DEATH OF A PLANT FOR A PERIOD OF TWO YEARS FOLLOWING THE PLANTS INSTALLATION AND ACCEPTANCE OF THE PROJECT BY THE TOWN.
- ALL EXCESS NATIVE SOIL RESULTING FROM SOIL PREP SHALL BE DISPOSED OF AND REMOVED FROM THE SITE OR STOCKPILED IN LOCATION APPROVED BY OWNER.

### HARDSCAPE NOTES:

REFER TO CIVIL AND LANDSCAPE DETAILS / SPECS FOR SIZES, COLORS, TYPE AND FINISHES OF ALL HARDSCAPE MATERIALS, INCLUDING PAVERS, BOULDERS, AND WALLS.

### ELECTRICAL AND LIGHTING NOTES:

- ELECTRICAL CONTRACTOR SHALL WARRANTY ALL WORK FOR A PERIOD OF TIME OF (2) YEARS.
- ALL FIXTURES SHALL BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS.

### DEMOLITION NOTES:

- CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES (PROPOSED & EXISTING) PRIOR TO COMMENCING CONSTRUCTION. ANY DISCREPANCIES SHALL BE RESOLVED PRIOR TO BEGINNING CONSTRUCTION.
- ANY DISTURBED AREAS OUTSIDE OF THE PROJECT LIMIT OF WORK SHALL BE RE-MEDIATED TO EXISTING CONDITIONS.
- ROOT BALLS TO BE GROUND UP ON SITE.
- ALL CONSTRUCTION WASTE SHALL BE DISPOSED OF PROPERLY OFF SITE.

## PLANT LIST

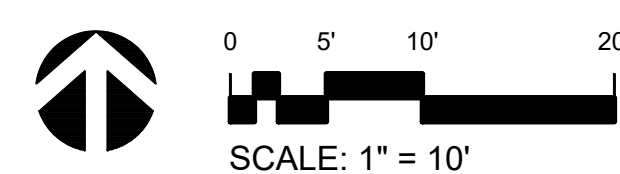
Trees							
Symbol	Key	Botanical	Common Name	QTY	Size	Spacing	Notes
	At	<i>Acer latianum</i> "HOT WINGS"	Hot Wings Tatarian Maple	5	3.0" cal.	as shown	
	Ms	<i>Malus Spring Snow</i>	Spring Snow Crabapple	6	3.0" cal.	as shown	
	Pt	<i>Populus tremuloides</i>	Quaking Aspen	19	3" cal.	as shown	
	Ptt	<i>Populus tremuloides</i>	Quaking Aspen	14	1"-1.5" cal.	as shown	
	Pv	<i>Prunus virginiana 'shubert'</i>	Canada Red Chokecherry	2	3.0" cal.	as shown	

Shrubs							
Symbol	Key	Botanical	Common Name	QTY	Size	Spacing	Notes
	Aa	<i>Amaranthus retrofractus</i>	Saskatoon Serviceberry	2	5 gal.	as shown	
	Cs	<i>Cornus stolonifera</i> "Farrow Arctic Fire"	Arctic Fire Dogwood	7	5 gal.	as shown	
	Ma	<i>Malva aquilifolium</i> "Compacta"	Compacta Oregon Grape	2	5 gal.	as shown	
	Pm	<i>Physocarpus opulifolius</i>	Scrubby Ninebark	7	5 gal.	as shown	
	Rb	<i>Rosa Blaublauer</i>	Sunrise Sunset Rose	2	5 gal.	as shown	
	Rw	<i>Rosa woodsii</i>	Woods rose	3	5 gal.	as shown	
	Sr	<i>Sambucus racemosa</i> "Marian Golden Glow"	Golden Glow Elderberry	7	5 gal.	as shown	

Perennials							
Symbol	Key	Botanical	Common Name	QTY	Size	Spacing	Notes
	Ac	<i>Asplenium adnigrum</i>	Rocky Mountain Columbine	3	1 gal.	as shown	
	Aw	<i>Aster sparganii</i> "Wartburg Star"	Wartburg Star East Indies Aster	11	1 gal.	as shown	
	Cv	<i>Coreopsis verticillata</i> "Moonbeam"	Moonbeam Coreopsis	10	1 gal.	as shown	
	Ef	<i>Erigeron annuus</i>	Sulfur flower	4	1 gal.	as shown	
	Go	<i>Galium odoratum</i>	Sweet Woodruff	34	1 gal.	as shown	
	Hb	<i>Heuchera 'Burgundy'</i> "Harvest Burgundy"	Harvest Burgundy Coral Bells	12	1 gal.	as shown	
	Pe	<i>Penstemon spicatus</i>	Firecracker Penstemon	15	1 gal.	as shown	
	Pc	<i>Polemonium caeruleum</i> "Blaney"	Jacob's Ladder	0	1 gal.	as shown	
	Tc	<i>Trichostema 'Siskien Queen'</i>	Chinese Globeflower	8	1 gal.	as shown	

Grasses							
Symbol	Key	Botanical	Common Name	QTY	Size	Spacing	Notes
	Ca	<i>Calamagrostis canadensis</i> "Karl Foerster"	Karl Foerster Feather Reed Grass	9	5 gal.	as shown	
	Dc	<i>Deschampsia cespitosa</i> "Northern Lights"	Northern Lights Tufted Hair Grass	8	5 gal.	as shown	
	Hs	<i>Helleocharis sempervirens</i>	Blue Catgrass	8	5 gal.	as shown	
	Po	<i>Pennisetum orientale</i>	Oriental Fountain Grass	11	5 gal.	as shown	

Groundcover					
Symbol	Common Name	Total Area	Material / Product	Depth / Rate	Supplier
	Native Grass Seed Mix	3,950 SF	Mountain Village Reveg. Mix	2 LBS / 1000 SF	



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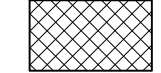

KEY PLAN

## LANDSCAPE PLAN

PROJECT No.	20182606.00	ORIGIN DATE	11/02/2018
DRAWN BY	TH	CHK BY	PC
TRV BY			
SHEET No.	L1.02		
SCALE	AS SHOWN		



# LEGEND

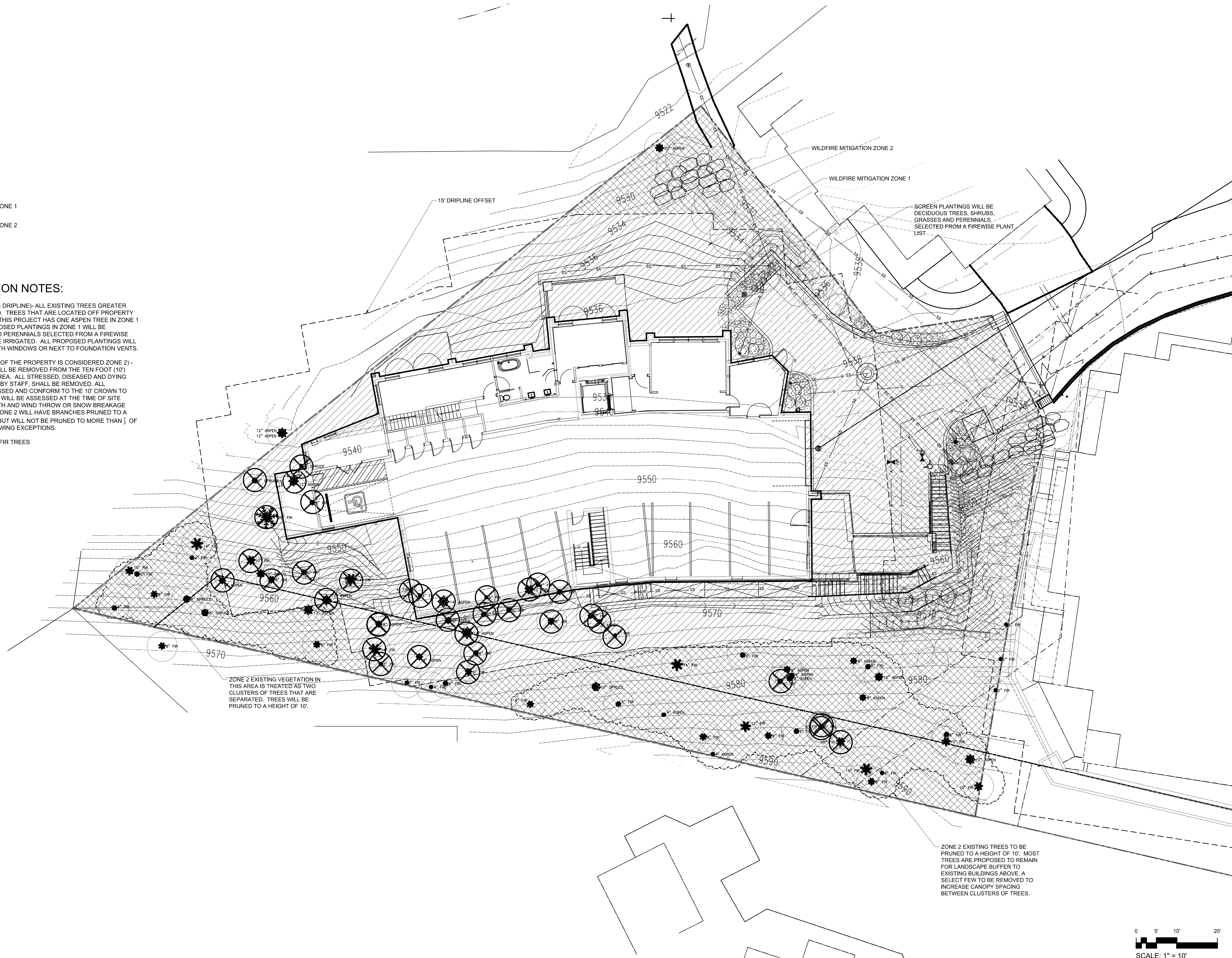
-  WILDFIRE MITIGATION ZONE 1
-  WILDFIRE MITIGATION ZONE 2
-  EXISTING TREE DEMO

## WILDFIRE MITIGATION NOTES:

ZONE 1 (15' OFFSET FROM BUILDING DRIPLINE)- ALL EXISTING TREES GREATER THAN 4" CALIPER WILL BE REMOVED. TREES THAT ARE LOCATED OFF PROPERTY IN ZONE 1 WILL NOT BE REMOVED. THIS PROJECT HAS ONE ASPEN TREE IN ZONE 1 THAT IS OFF PROPERTY. ALL PROPOSED PLANTINGS IN ZONE 1 WILL BE DECIDUOUS SHRUBS, GRASSES AND PERENNIALS SELECTED FROM A FIREWISE PLANT MATERIALS LIST AND WILL BE IRRIGATED. ALL PROPOSED PLANTINGS WILL NOT BE PLANTED DIRECTLY BENEATH WINDOWS OR NEXT TO FOUNDATION VENTS.

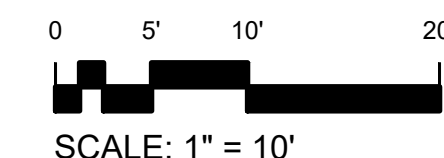
ZONE 2 - (THE REMAINING PORTION OF THE PROPERTY IS CONSIDERED ZONE 2) - ALL LADDER FUELS AND SLASH SHALL BE REMOVED FROM THE TEN FOOT (10') CROWN-TO-CROWN SEPARATION AREA. ALL STRESSED, DISEASED AND DYING TREES AND SHRUBS AS IDENTIFIED BY STAFF, SHALL BE REMOVED. ALL CONIFEROUS TREES WILL BE ASSESSED AND CONFORM TO THE 10' CROWN TO CROWN SEPARATION AREA. TREES WILL BE ASSESSED AT THE TIME OF SITE PREPARATION FOR SPACING, HEALTH AND WIND THROW OR SNOW BREAKAGE POTENTIAL. REMAINING TREES IN ZONE 2 WILL HAVE BRANCHES PRUNED TO A HEIGHT OF 10' FROM THE GROUND BUT WILL NOT BE PRUNED TO MORE THAN 1/2 OF THE TREE HEIGHT WITH THE FOLLOWING EXCEPTIONS:

- I) ASPEN TREES, AND
- II) ISOLATED SPRUCE AND FIR TREES



ZONE 2 EXISTING VEGETATION IN THIS AREA IS TREATED AS TWO CLUSTERS OF TREES THAT ARE SEPARATED. TREES WILL BE PRUNED TO A HEIGHT OF 10'.

ZONE 2 EXISTING TREES TO BE PRUNED TO A HEIGHT OF 10'. MOST TREES ARE PROPOSED TO REMAIN FOR LANDSCAPE BUFFER TO EXISTING BUILDINGS ABOVE. A SELECT FEW TO BE REMOVED TO INCREASE CANOPY SPACING BETWEEN CLUSTERS OF TREES.



**1 WILDFIRE MITIGATION PLAN**  
L1.01 SCALE: 1" = 10'-0"

SEAL

# REFLECTIONS AT ELK LAKE

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D	06/06/2019	DESIGN DEV
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F	09/12/2019	PERMIT SET
G	06/18/2020	DESIGN REVIEW

KEY PLAN

## WILDFIRE MITIGATION PLAN

PROJECT No.	ORIGIN DATE
20182606.00	11/02/2018
DRAWN BY	CHK BY
TH	PC
	TRV BY

SHEET No.  
**L1.03**  
SCALE: AS SHOWN



# ELKSTONE SITE COVERAGE SUMMARY

Building	Area	Lot Coverage
Building 6/7	4,204	4.52%
Building 4/5	4,693	5.05%
Building 3	3,123	3.36%
Building 1/2	4,575	4.92%
<b>Sub-Total</b>	<b>16,595</b>	<b>17.85%</b>
Elkstone 21	26,391	28.39%
<b>Sub-Total</b>	<b>42,986</b>	<b>46.24%</b>
Proposed	8,824	9.49%
<b>Total</b>	<b>51,810</b>	<b>55.73%</b>
Remaining	8,617	9.27%

- Existing Site Coverage  
 - Proposed Site Coverage



1 SITE COVERAGE DIAGRAM  
 L1.04 SCALE: 1" = 10'-0"

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## REFLECTIONS AT ELK LAKE

TELLURIDE MOUNTAIN VILLAGE, CO

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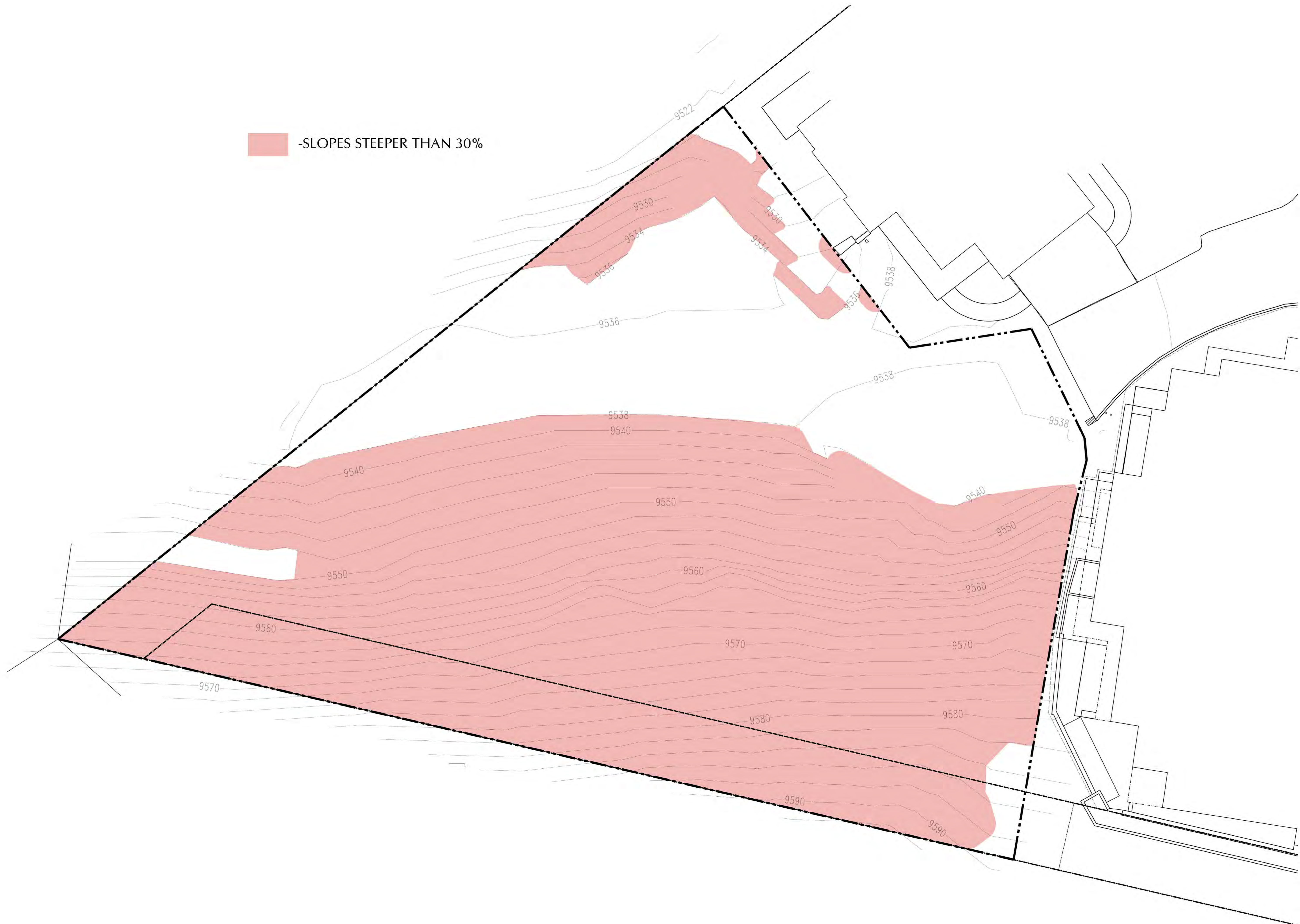
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C	03/06/2019	DESIGN REVIEW REV
D	04/06/2019	DESIGN DEV
E	07/11/2019	50% CD
F	09/12/2019	PERMIT SET
G	06/18/2020	DESIGN REVIEW
H	12/09/2020	PERMIT REISSUE

### SITE COVERAGE DIAGRAM

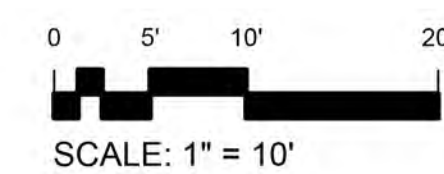
PROJECT No.	20182606.00	ORIGIN DATE	11/02/2018
DRAWN BY	TH	CHK BY	PC
SHEET No.		L1.04	
SCALE		AS SHOWN	

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-SLOPES STEEPER THAN 30%



1 STEEP SLOPES MAP  
L1.05 SCALE: 1" = 10'-0"

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**ELKSTONE  
 CONDOMINIUMS  
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C	03/06/2018	DESIGN REVIEW REV
D	04/06/2018	DESIGN DEV
E	04/18/2020	DESIGN REVIEW

KEY PLAN

**STEEP SLOPES MAP**

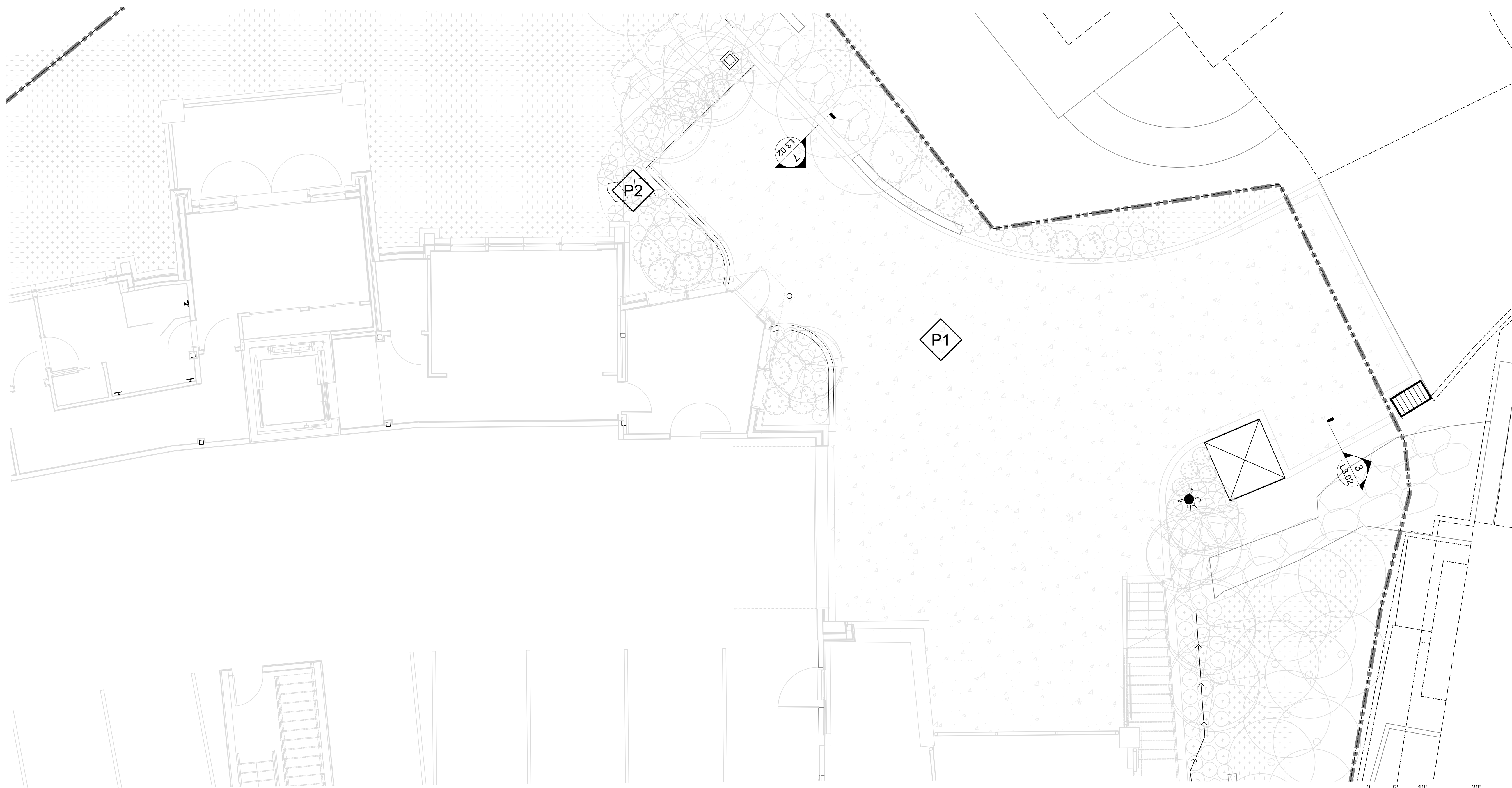
PROJECT No.	ORIGIN DATE	
20182606.00	11/02/2018	
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TH	PC	

SHEET No.  
**L1.05**  
SCALE: AS SHOWN





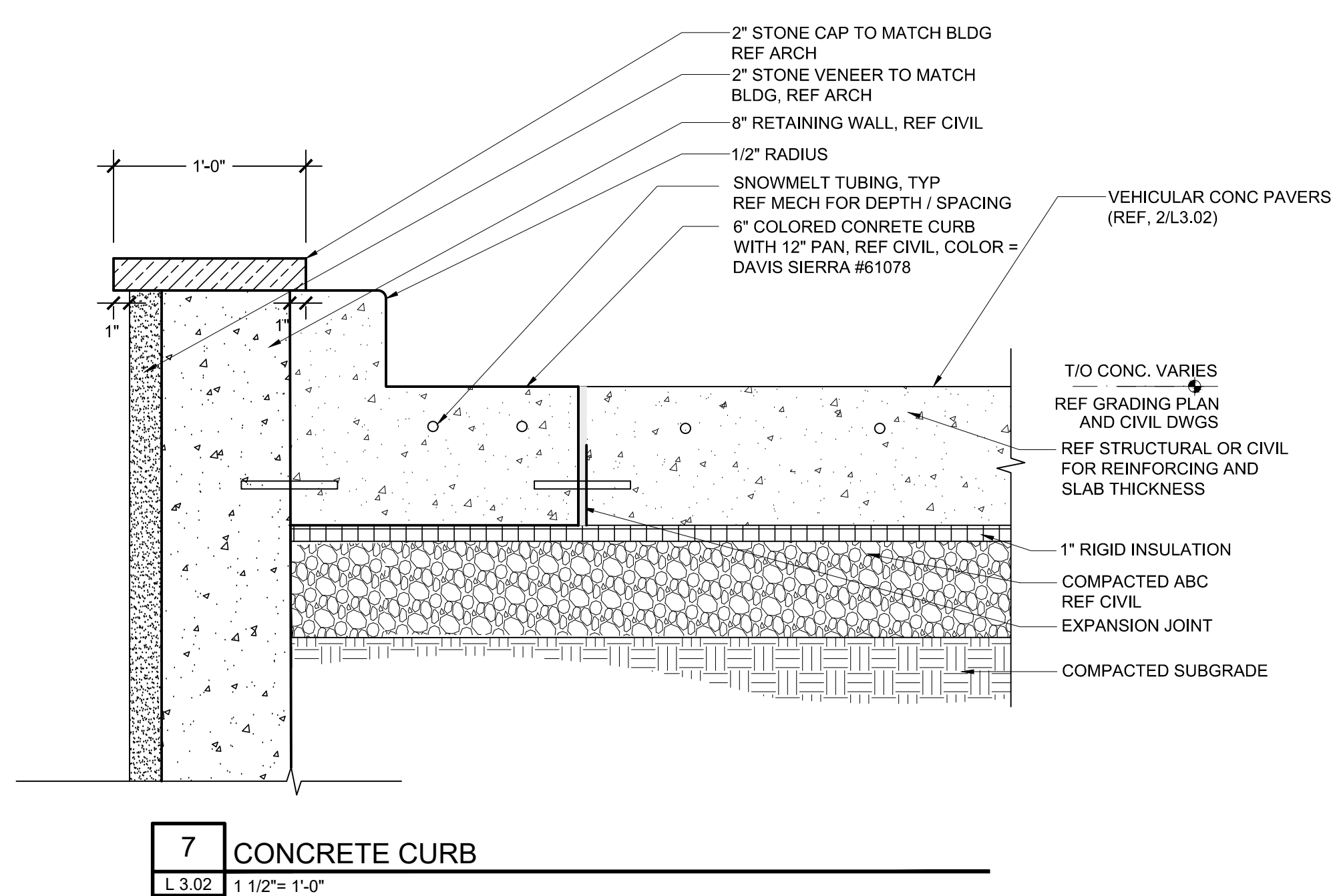




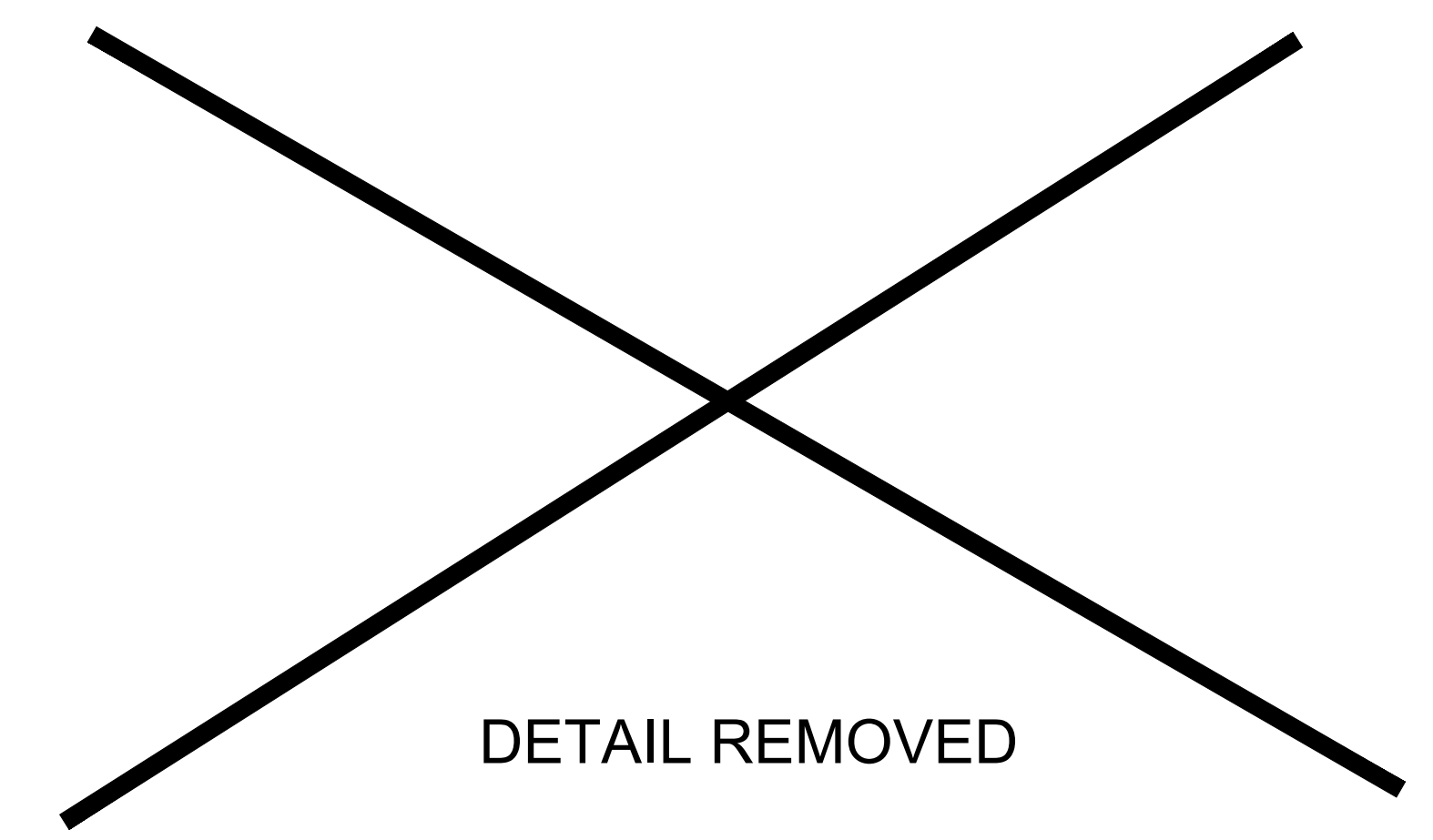
**1** LANDSCAPE PLAN  
L3.02 SCALE: 1" = 10'-0"

**PAVING SCHEDULE:**

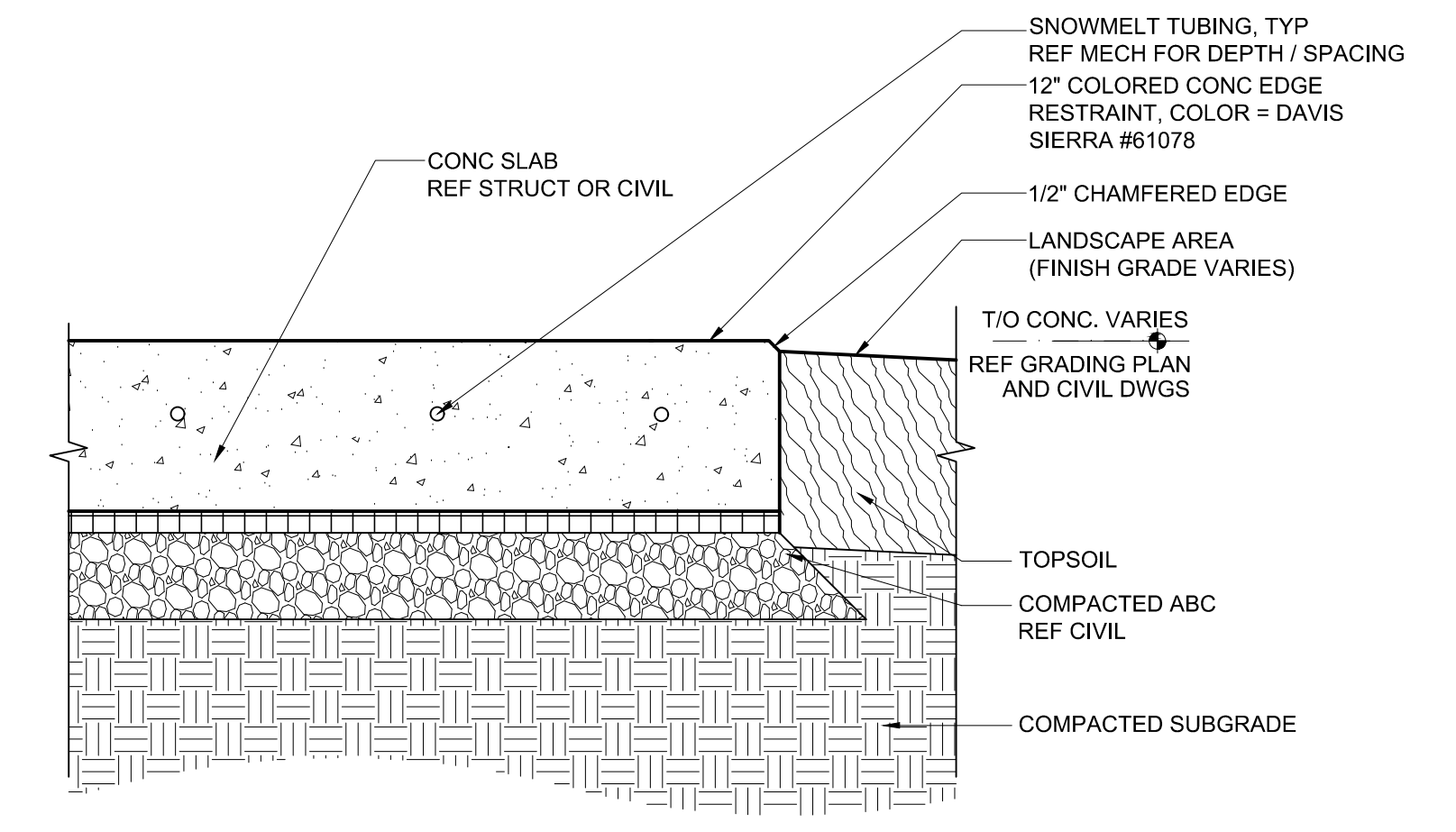
	<b>P1</b>	SNOW MELTED CONCRETE TO MATCH EXISTING COLOR, TEXTURE AND SCORING PATTERN
	<b>P2</b>	FLAGSTONE STEPS TO MATCH ARCHITECTURE STONE, THICKNESS TBD



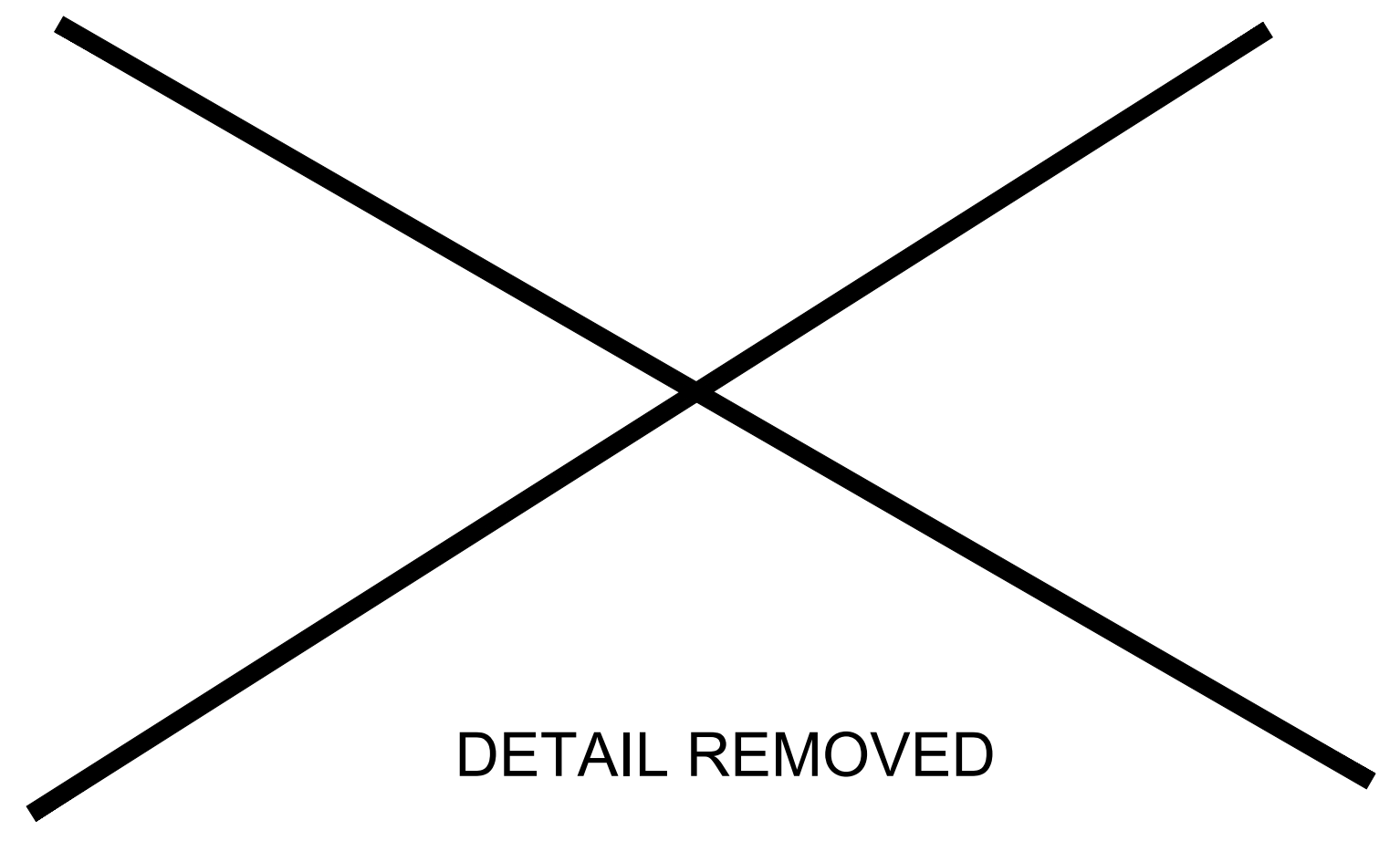
**7** CONCRETE CURB  
L3.02 1 1/2" = 1'-0"



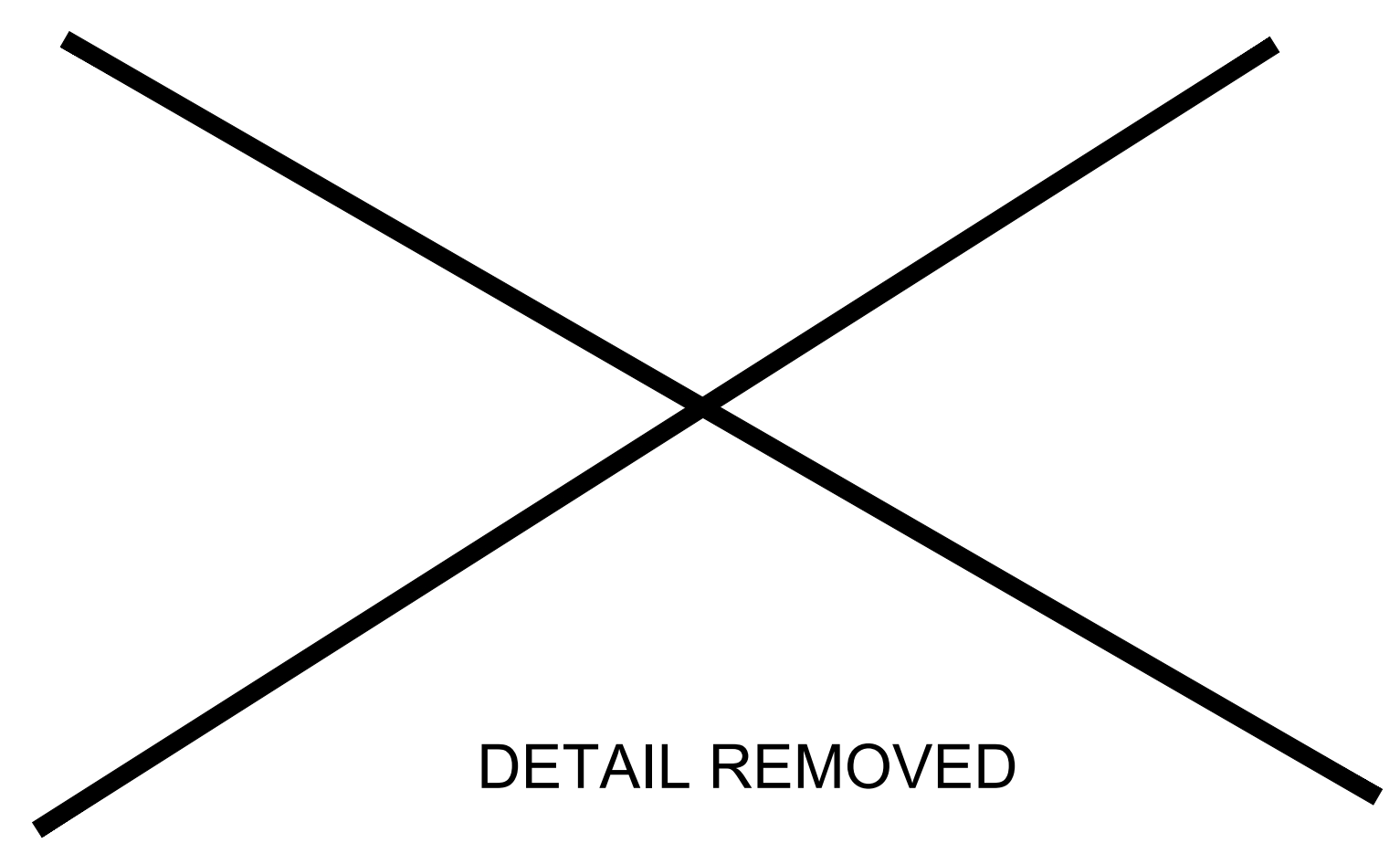
**4** CONCRETE PAVER EDGE RESTRAINT  
L3.02 1 1/2" = 1'-0"



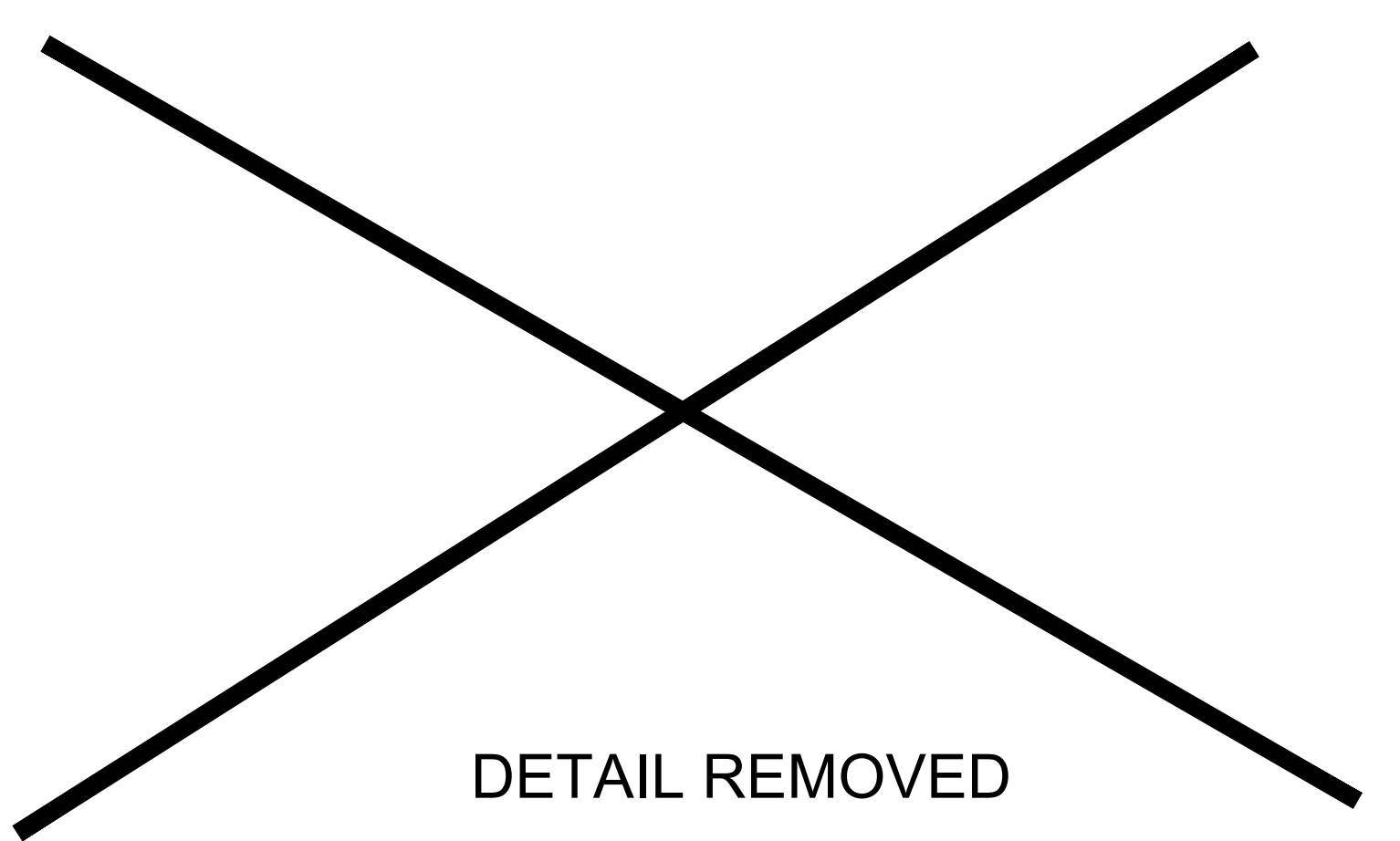
**3** CONCRETE PAVER EDGE RESTRAINT  
L3.02 1 1/2" = 1'-0"



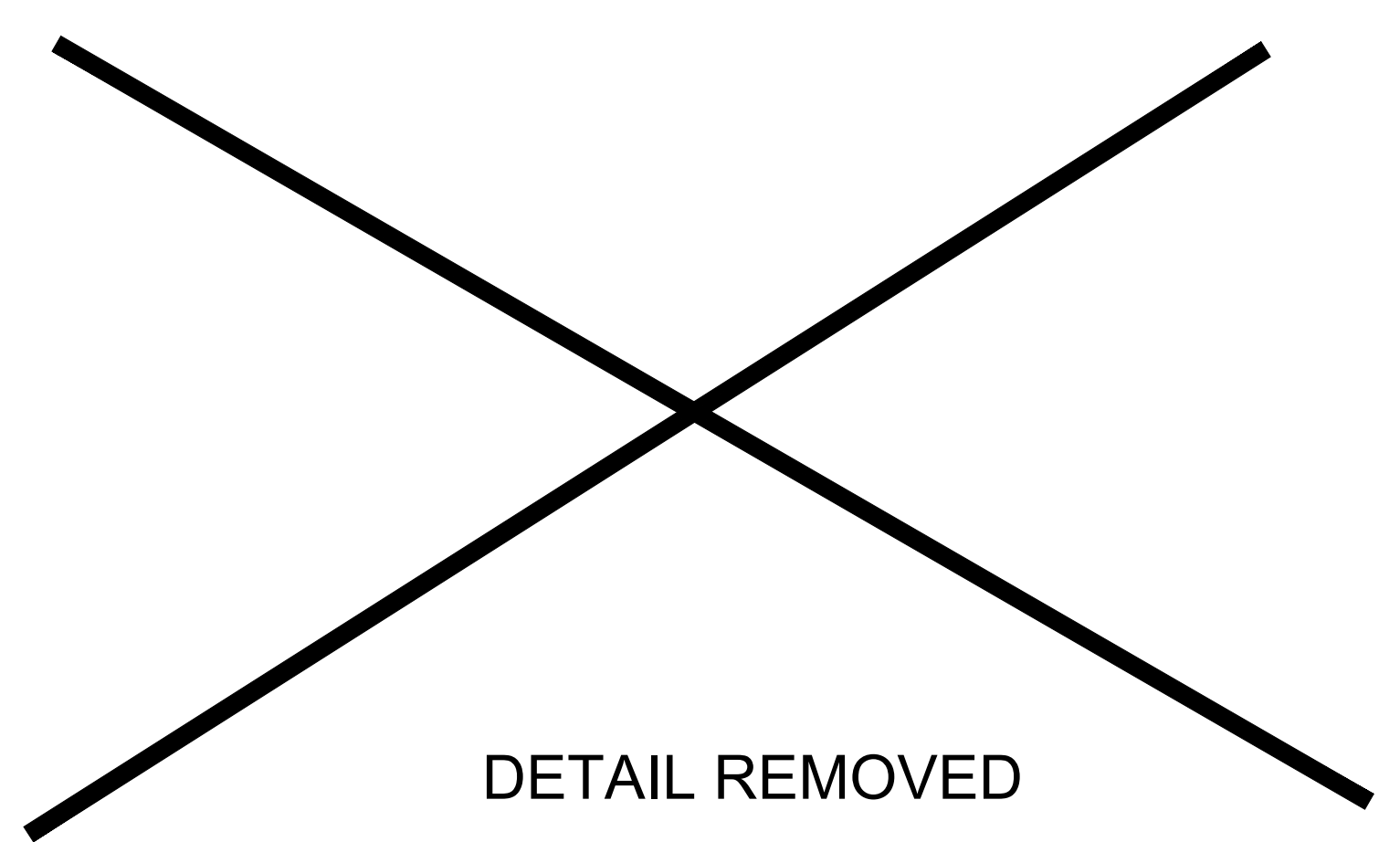
**5** VEHICULAR TO PEDESTRIAN PAVER DETAIL  
L3.02 1 1/2" = 1'-0"



**2** P-2 VEHICULAR PAVERS ON GRADE  
L3.02 1 1/2" = 1'-0"



**6** CONCRETE CURB AT PLANTER  
L3.02 1 1/2" = 1'-0"

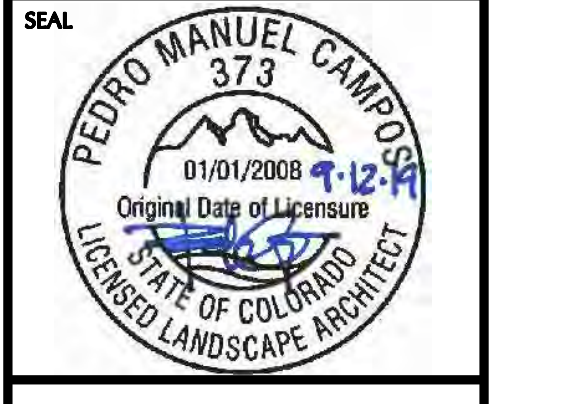


**1** P-1 PEDESTRIAN PAVERS ON GRADE  
L3.02 1 1/2" = 1'-0"

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E	07/11/2019	50% CDS
F	09/12/2019	PERMIT SET
G	06/18/2020	DESIGN REVIEW
H	12/09/2020	PERMIT REISSUE

KEY PLAN

**LANDSCAPE ENLARGEMENT & DETAILS**

PROJECT No.	ORIGIN DATE
20182606.00	11/02/2018
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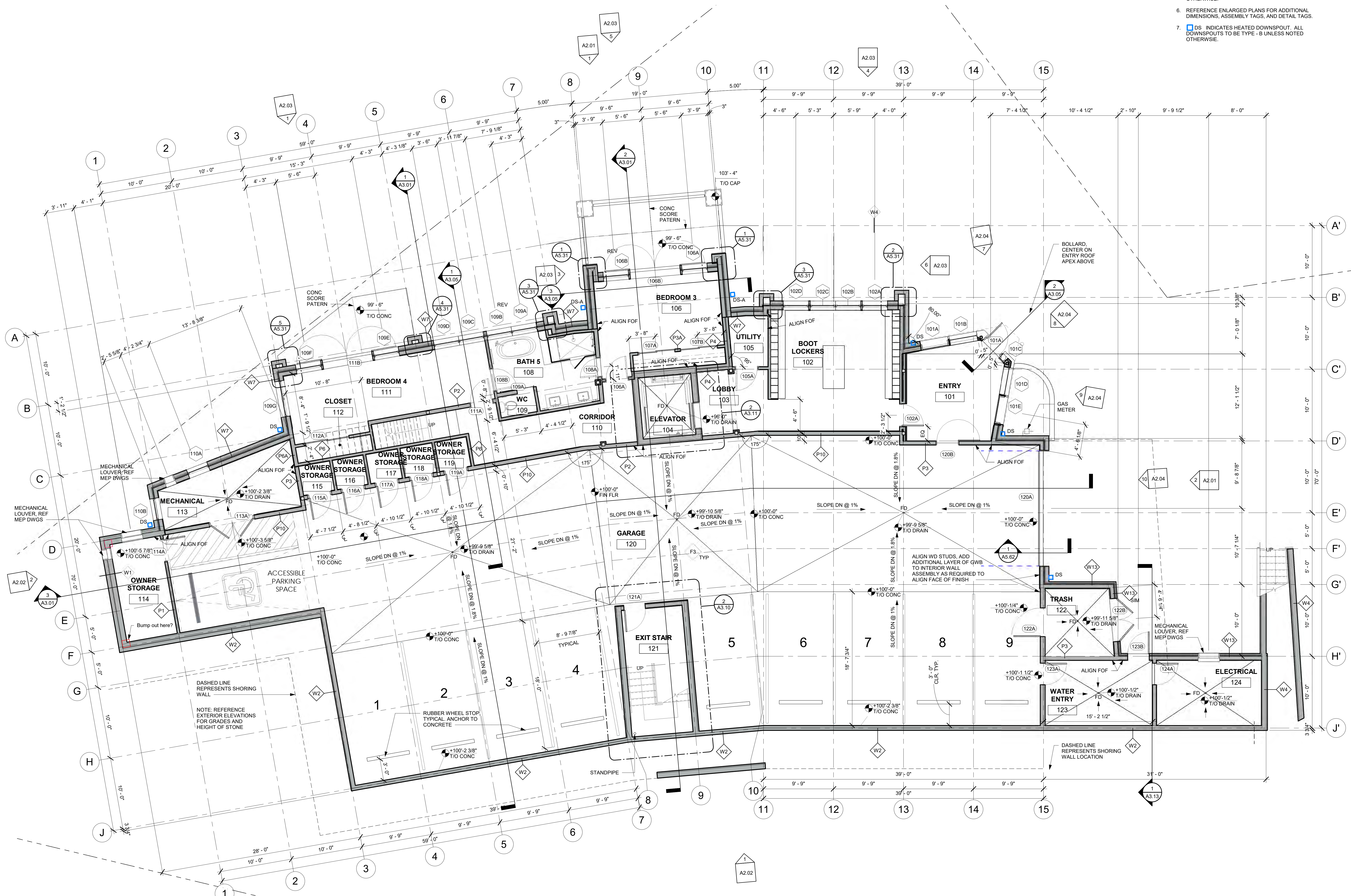
SHEET No. **L3.02**  
SCALE: AS SHOWN

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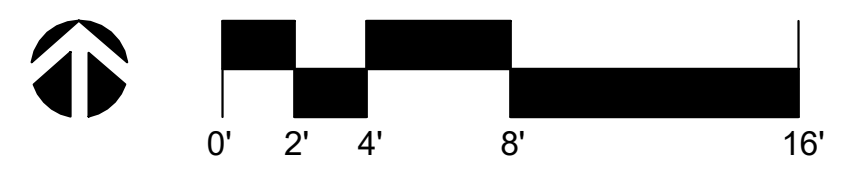


**FLOOR PLAN SHEET GENERAL NOTES**

- ALL INTERIOR WALL ASSEMBLIES TYPE - P1 UNLESS SHOWN OTHERWISE.
- ALL EXTERIOR WALL ASSEMBLIES TYPE - W7 UNLESS SHOWN OTHERWISE.
- ALL FLOOR ASSEMBLIES TYPE UNLESS NOTED OTHERWISE ON FLOOR PLAN OR RCP.
- DRAWING REVISIONS ARE INDICATED BY X.
- CENTER DOORS AND OPENINGS IN ROOMS OR PROVIDE 6" WALL RETURNS UNLESS NOTED OTHERWISE.
- REFERENCE ENLARGED PLANS FOR ADDITIONAL DIMENSIONS, ASSEMBLY TAGS, AND DETAIL TAGS.
- DS INDICATES HEATED DOWNSPOUT. ALL DOWNSPOUTS TO BE TYPE - B UNLESS NOTED OTHERWISE.



1 FLOOR PLAN 100'-0" (ENTRY / GARAGE LEVEL)  
A1.01 3/16" = 1'-0"



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F	09/12/2019	PERMIT SET	
G	06/18/2020	DESIGN REVIEW	

KEY PLAN

**FLOOR PLAN 100'-0" (ENTRY / GARAGE LEVEL PLAN)**

PROJECT No.	20182606.00	ORIGIN DATE	11/13/2018
DRAWN BY	JB/JBR	CHK BY	TL
SHEET No.	<b>A1.01</b>		
SCALE:	AS SHOWN		

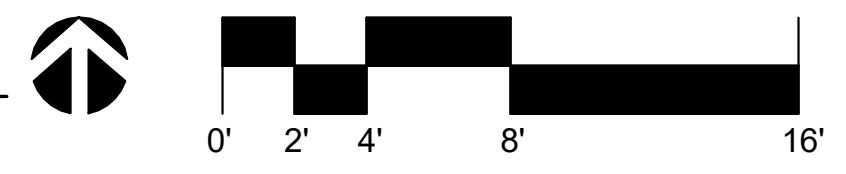


**FLOOR PLAN SHEET GENERAL NOTES**

- ALL INTERIOR WALL ASSEMBLIES TYPE P1 UNLESS SHOWN OTHERWISE.
- ALL EXTERIOR WALL ASSEMBLIES TYPE W10 UNLESS SHOWN OTHERWISE.
- ALL FLOOR ASSEMBLIES TYPE F1 UNLESS NOTED OTHERWISE ON FLOOR PLAN OR RCP.
- DRAWING REVISIONS ARE INDICATED BY X.
- CENTER DOORS AND OPENINGS IN ROOMS OR PROVIDE 6" WALL RETURNS UNLESS NOTED OTHERWISE.
- REFERENCE ENLARGED PLANS FOR ADDITIONAL DIMENSIONS, ASSEMBLY TAGS, AND DETAIL TAGS.
- REPRESENTS HEATED TRENCH DRAIN LOCATIONS.
- REF ROOF PLAN FOR SNOW FENCE LOCATIONS.
- DS INDICATES HEATED DOWNSPOUT. ALL DOWNSPOUTS TO BE TYPE-B UNLESS NOTED OTHERWISE.
- WALLS HAVE BEEN UPDATED TO REFLECT NEW, ASSEMBLY DETAILS, REF SHEETS AS 20-5.22 FOR ADDITIONAL INFORMATION.



1 FLOOR PLAN 111'-9" (SECOND LEVEL)  
A1.02 3/16" = 1'-0"



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KEY PLAN

**FLOOR PLAN 111'-9" (SECOND LEVEL)**

PROJECT No.	20182606.00	ORIGIN DATE	11/13/2018
DRAWN BY	JB/JBR	CHK BY	TRV
SHEET No.	A1.02	SCALE	AS SHOWN

SCALE: AS SHOWN







**FLOOR PLAN SHEET GENERAL NOTES**

- ALL INTERIOR WALL ASSEMBLIES TYPE P1 UNLESS SHOWN OTHERWISE.
- ALL EXTERIOR WALL ASSEMBLIES TYPE W10 UNLESS SHOWN OTHERWISE.
- ALL FLOOR ASSEMBLIES TYPE F1 UNLESS NOTED OTHERWISE ON FLOOR PLAN OR RCP.
- DRAWING REVISIONS ARE INDICATED BY X.
- CENTER DOORS AND OPENINGS IN ROOMS OR PROVIDE 6" WALL RETURNS UNLESS NOTED OTHERWISE.
- REFERENCE ENLARGED PLANS FOR ADDITIONAL DIMENSIONS, ASSEMBLY TAGS, AND DETAIL TRENCH.
- REPRESENTS HEATED TRENCH DRAIN LOCATIONS.
- REF ROOF PLAN FOR SNOW FENCE LOCATIONS.
- DS INDICATES HEATED DOWNSPOUT. ALL DOWNSPOUTS TO BE TYPE - B UNLESS NOTED OTHERWISE.



1 FLOOR PLAN 135'-9" (FOURTH LEVEL)  
A1.04 3/16" = 1'-0"

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F	09/12/2019	PERMIT SET	
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KEY PLAN

**FLOOR PLAN**  
135'-9" (FOURTH LEVEL)

PROJECT No.	20182606.00	ORIGIN	11/13/2018
DRAWN BY	JB/JBR	CHK BY	TL
SHEET No.	<b>A1.04</b>		
SCALE:	AS SHOWN		

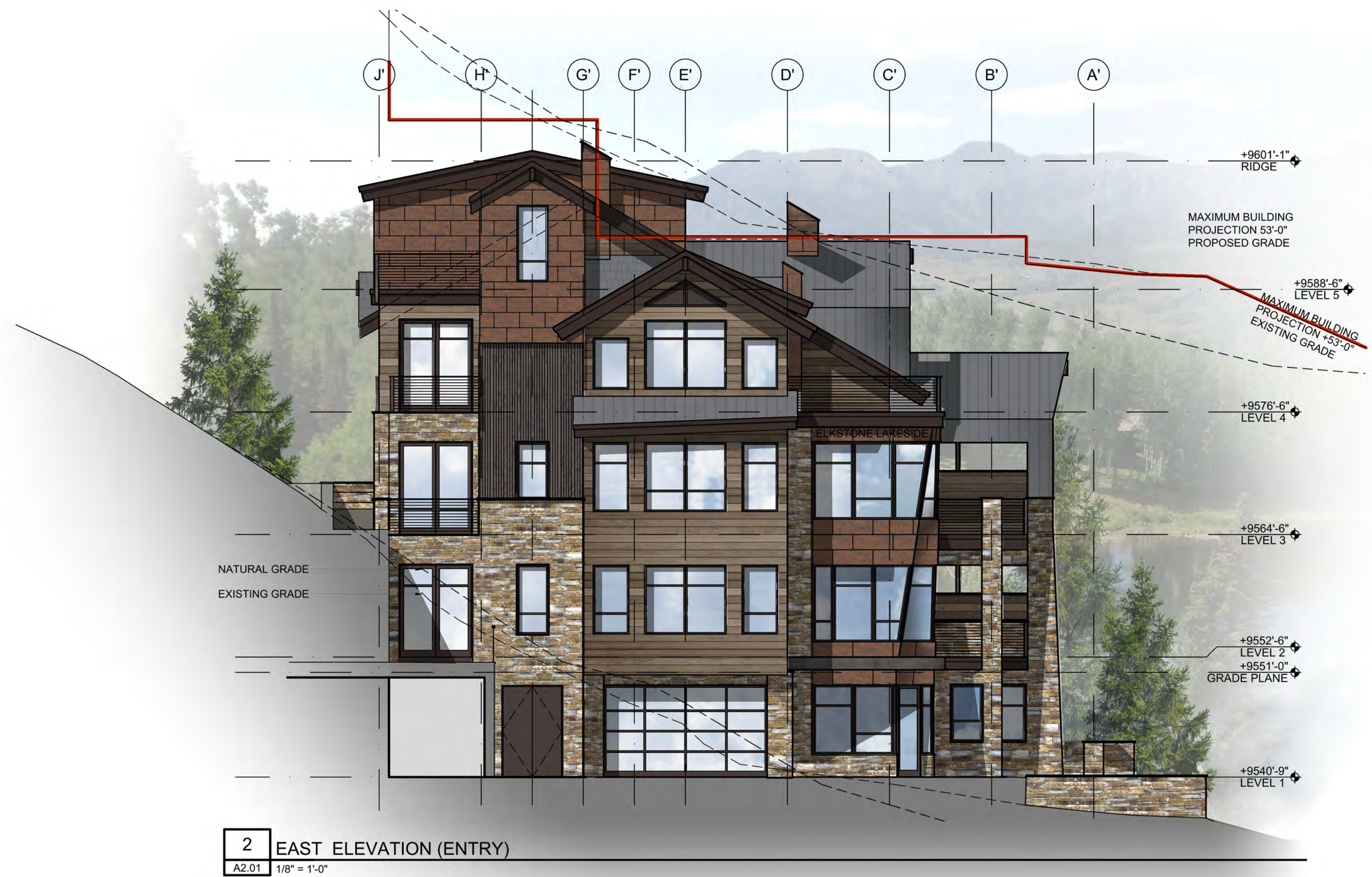












**2** EAST ELEVATION (ENTRY)  
A2.01 1/8" = 1'-0"



**1** NORTH ELEVATION  
A2.01 1/8" = 1'-0"

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D	06/06/2019	DESIGN DEV
E	07/11/2019	90% CDD
F	09/12/2019	PERMIT SET
G	06/18/2020	DESIGN REVIEW

KEY PLAN

**EXTERIOR ELEVATIONS**

PROJECT No.	ORIGIN DATE	
20182606.00	11/02/2018	
DRAWN BY	CHK BY	TRV BY
TL	TL	JB

SHEET No. **A2.01**  
SCALE: AS SHOWN





**2 WEST ELEVATION**  
A2.02 1/8" = 1'-0"



**1 SOUTH ELEVATION**  
A2.02 1/8" = 1'-0"

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F	09/12/2019	PERMIT SET
G	06/18/2020	DESIGN REVIEW

KEY PLAN

**EXTERIOR ELEVATIONS**

PROJECT No.	ORIGIN DATE
20182606.00	11/02/2018
DRAWN BY	CHK BY
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	TRV BY

SHEET No. **A2.02**  
SCALE: AS SHOWN





CORTEN AZP RAW  
MANUFACTURER: BRIDGER STEEL

8 METAL PANEL  
A2.03 NTS



COLOR: CORDOVAN BROWN SEMI SOLID STAIN  
MANUFACTURER: BENJAMIN MOORE

7 WOOD FASCIA  
A2.03 NTS



EXTERIOR COLOR: DARK BRONZE  
MANUFACTURER: SIERRA PACIFIC

6 WINDOWS  
A2.03 NTS



EXTERIOR COLOR: VICTORIAN SERIES: MODULINE  
MANUFACTURER: BELGARD

5 PAVERS  
A2.03 NTS



2" SNAP LOCK STANDING SEAM MTL ROOFING  
FINISH: SILVER  
MANUFACTURER: DREXTEL METALS

4 STANDING SEAM MTL ROOF  
A2.03 NTS



ASPEN BLEND  
SUPPLIER: GALLEGOS CORPORATION

9 STONE  
A2.03 NTS



8" FIRE TREATED, STAINED, CHANNEL RUSTIC CEDAR SIDING  
COLOR: BEECHWOOD GRAY, SEMI TRANSPARENT  
MANUFACTURER: CABOT

10 WOOD SIDING  
A2.03 NTS



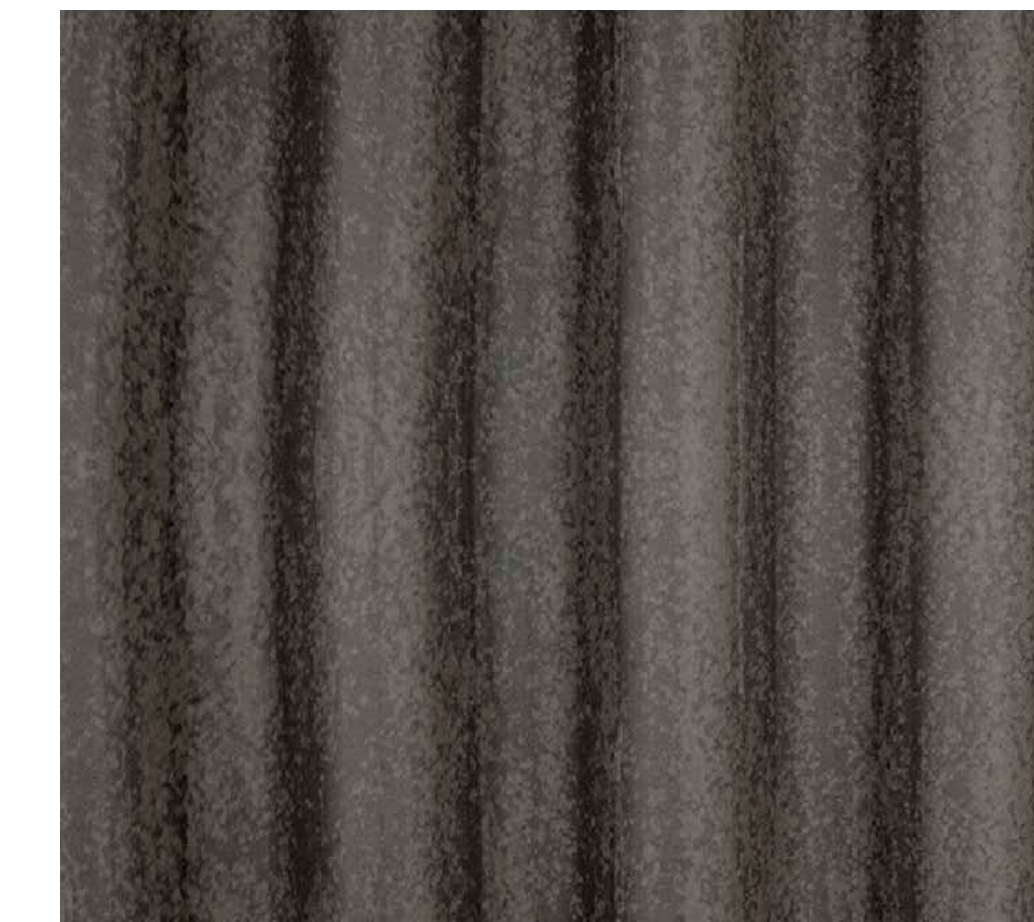
2 EAST ELEVATION (ENTRY)  
A2.01 1/8" = 1'-0"

11 EAST ELEVATION (ENTRY)  
A2.03 NTS



2" SNAP LOCK STANDING SEAM MTL ROOFING  
FINISH: MUSKET GRAY  
MANUFACTURER: DREXTEL METALS

3 METAL SHINGLE ROOF  
A2.03 NTS



7/8" CORRUGATED SIDING  
FINISH: PENETROL WITH LAQUER TOP COAT  
MANUFACTURER: BRIDGER STEEL

2 CORRUGATED SIDING  
A2.03 NTS



EXPOSED STEEL BEAMS AND GUARDRAILS  
FINISH: PENETROL WITH LAQUER TOP COAT

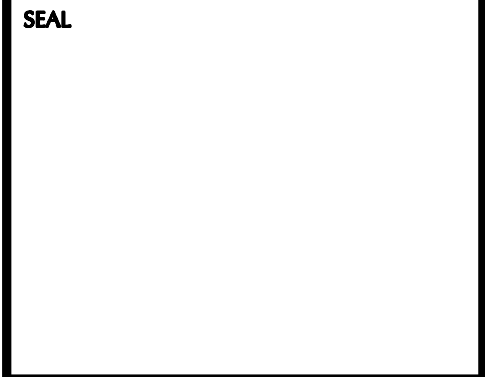
1 EXPOSED STEEL BEAMS AND GUARD RAILS  
A2.03 NTS

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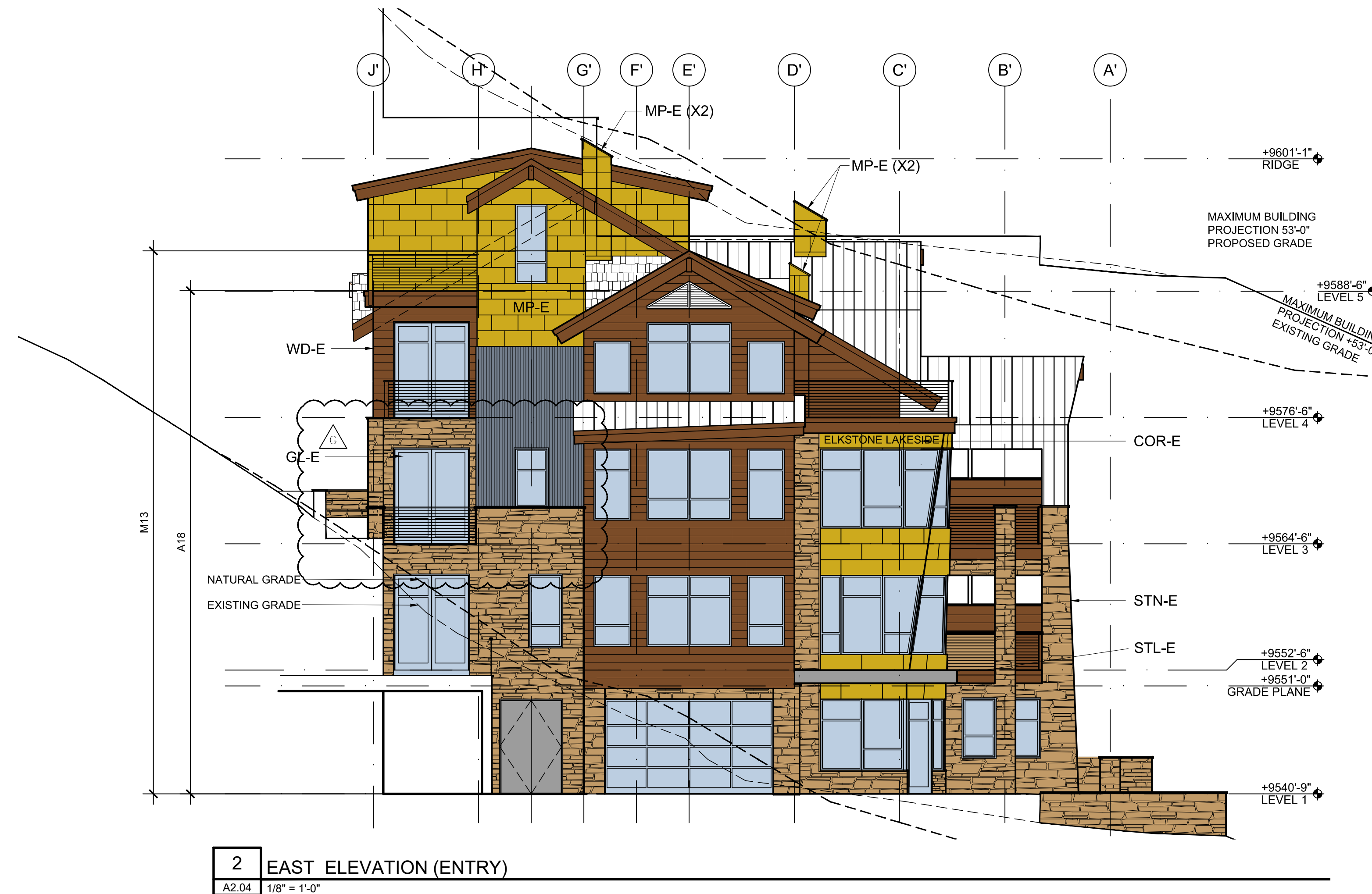
KEY PLAN

### PROPOSED EXTERIOR MATERIALS

PROJECT No.	ORIGIN DATE	
20182606.00	11/02/2018	
DRAWN BY	CHK BY	TRV BY
JBR	TL	

SHEET No. **A2.05**  
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G	06/18/2020	DESIGN REVIEW

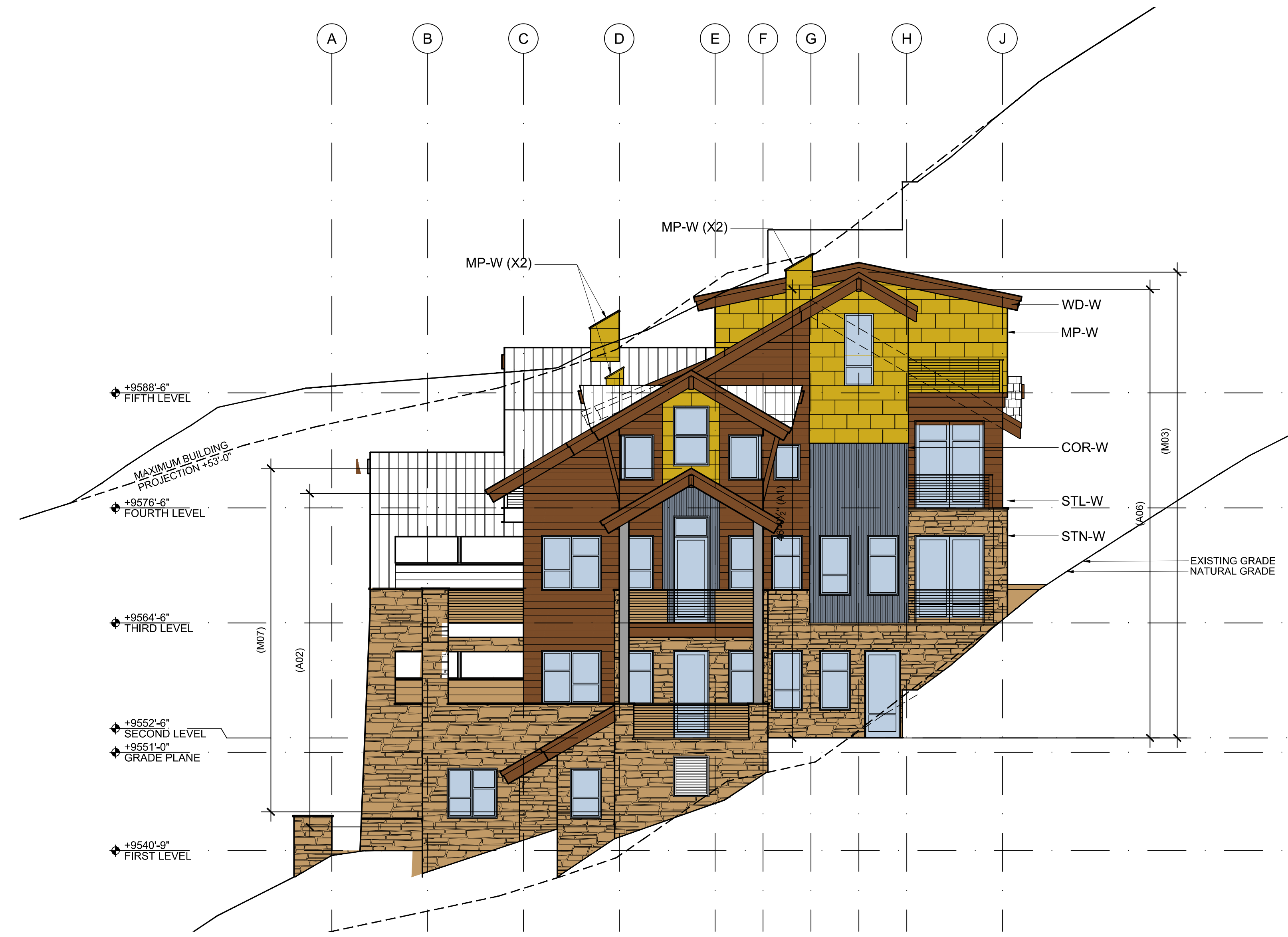
KEY PLAN

**EXTERIOR MATERIALS TAKE-OFF**

PROJECT No.	ORIGIN DATE
20182606.00	11/02/2018
DRAWN BY	CHK BY
JBR	TL
	TRV BY

SHEET No. **A2.06**  
 SCALE: AS SHOWN





**2 WEST ELEVATION**  
A2.05 1/8" = 1'-0"



**1 SOUTH ELEVATION**  
A2.05 1/8" = 1'-0"

6/22/2020

Material	Identification ID	Area (SQ.FT)	% of Total
<b>Metal Panel (MP)</b>			
	MP-N	789	
	MP-E	415	
	MP-W	317	
	MP-S	656	
<b>Total (MP)</b>		<b>2177</b>	<b>12%</b>
<b>Glazing (GL)</b>			
	GL-N	2413	
	GL-E	1001	
	GL-W	613	
	GL-S	653	
<b>Total (GL)</b>		<b>4680</b>	<b>26%</b>
<b>Wood Siding / Fascia (WD)</b>			
	WD-N	1360	
	WD-E	863	
	WD-W	618	
	WD-S	1029	
<b>Total (WD)</b>		<b>3870</b>	<b>21%</b>
<b>Stone (STN)</b>			
	STN-N	1974	
	STN-Hidden-N	312	
	STN-E	760	
	STN-Hidden-E	540	
	STN-W	983	
	STN-Hidden-W	414	
	STN-S	1299	
	STN-Hidden-S	92	
<b>Total (STN)</b>		<b>6375</b>	<b>35%</b>
<b>Corrugate (COR)</b>			
	COR-N	214	
	COR-E	134	
	COR-W	187	
	COR-S	142	
<b>Total (COR)</b>		<b>677</b>	<b>4%</b>
<b>Steel Beam / Mech Grate (STL)</b>			
	STL-N	101	
	STL-E	73	
	STL-W	37	
	STL-S	84	
<b>Total (STL)</b>		<b>295</b>	<b>2%</b>
<b>Total SF Material</b>		<b>18074</b>	<b>100%</b>

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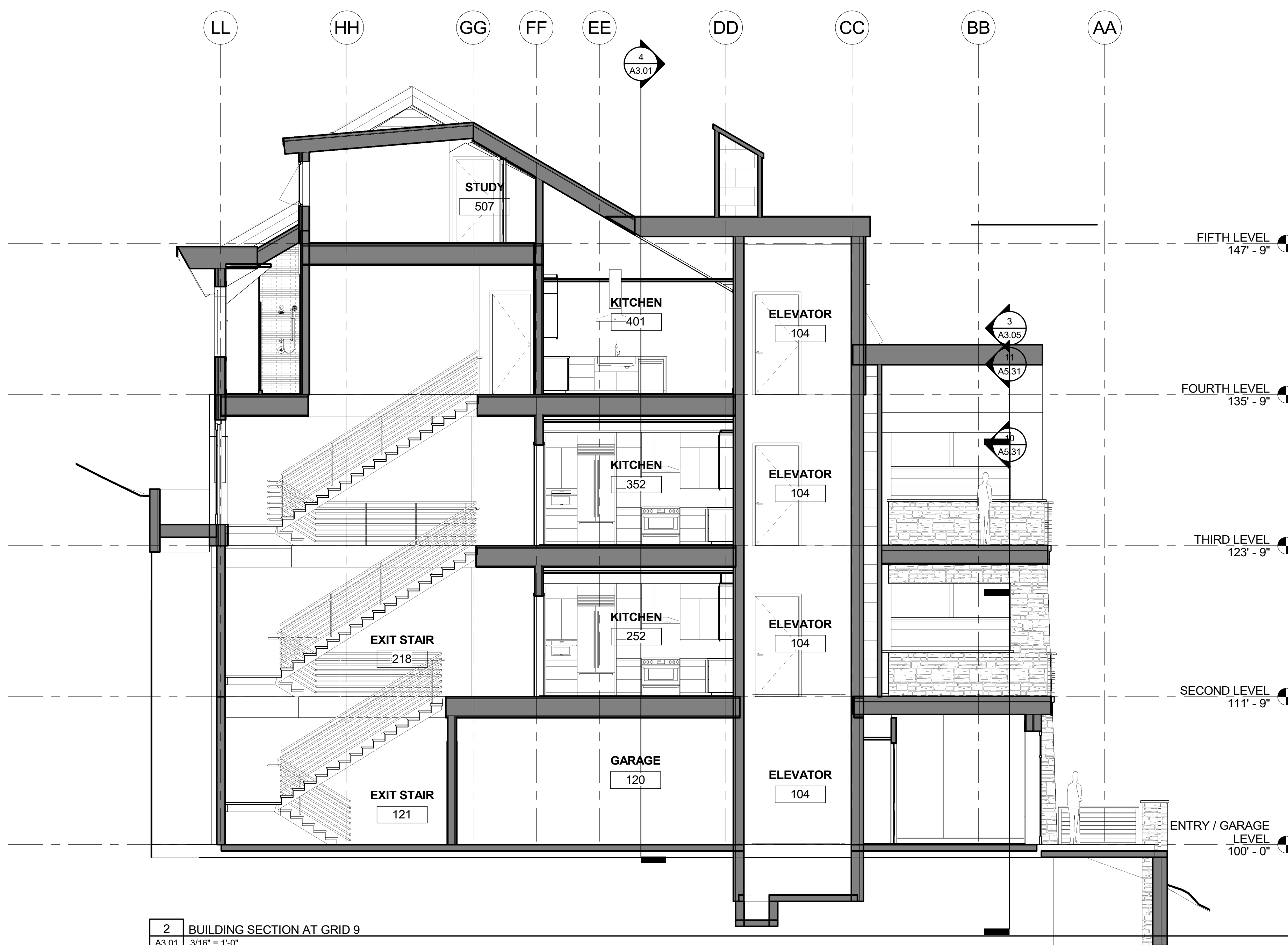
KEY PLAN

**EXTERIOR MATERIALS TAKE-OFF**

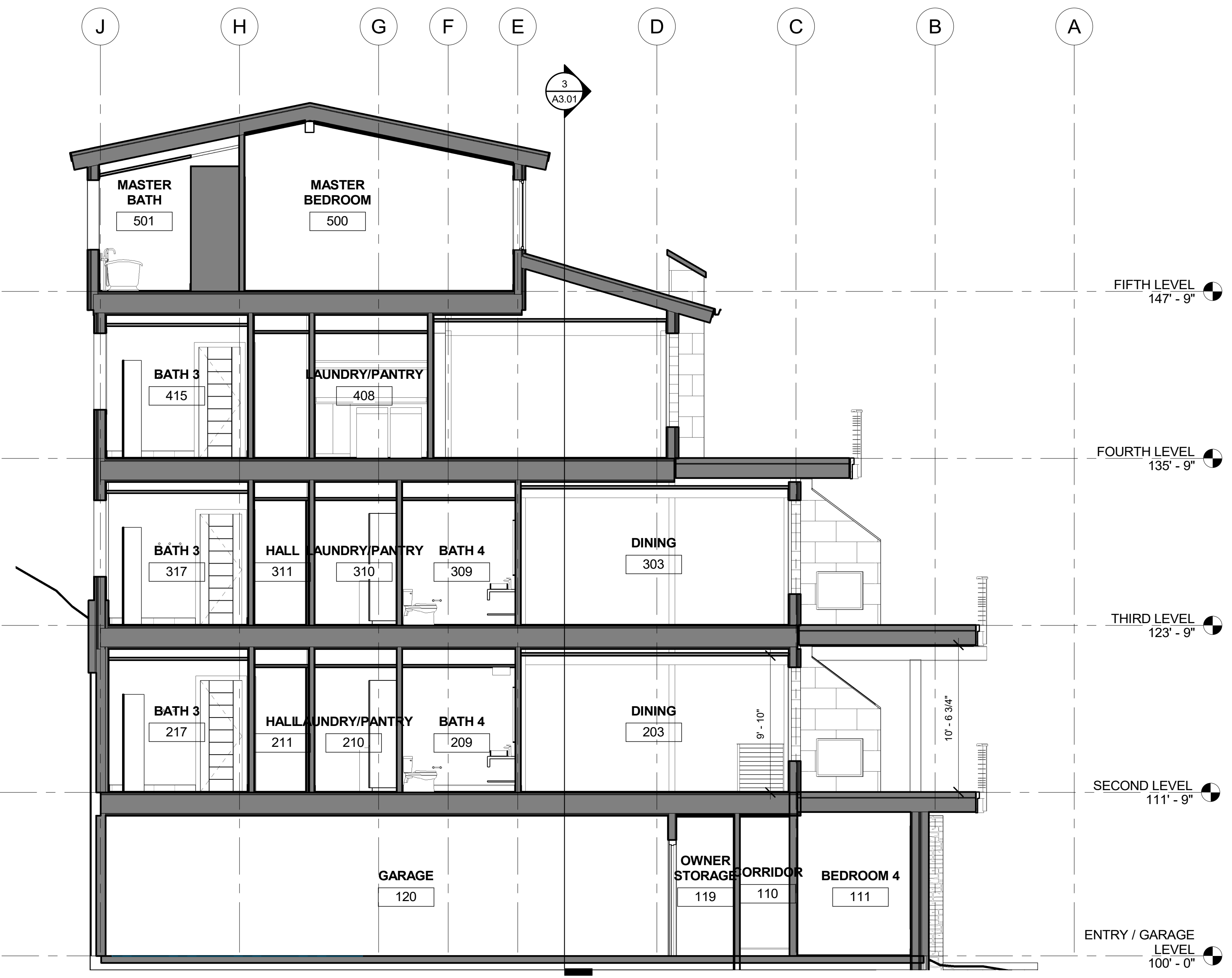
PROJECT No.	ORIGIN DATE
20182606.00	11/02/2018
DRAWN BY JBR	CHK BY TL
	TRV BY

SHEET No.  
**A2.07**  
SCALE: AS SHOWN

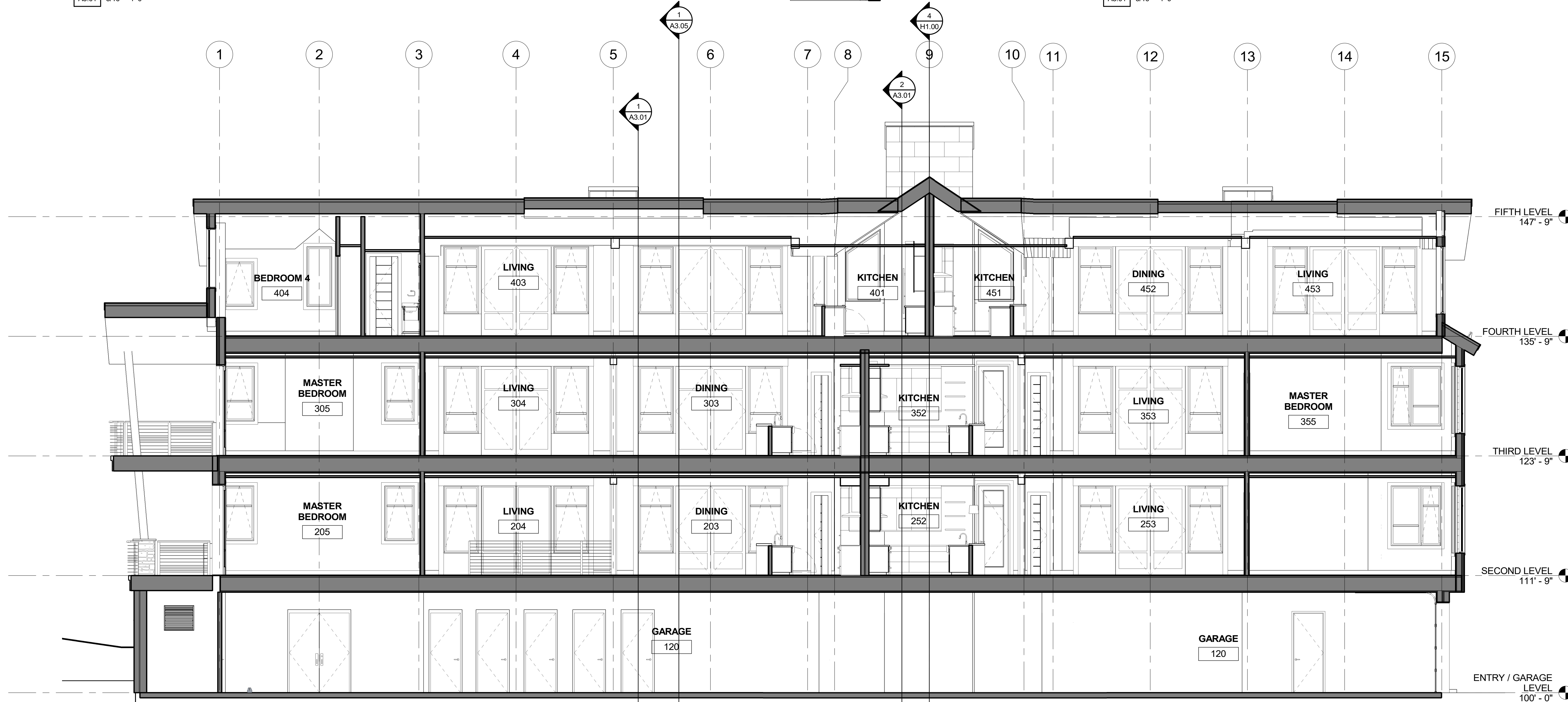




2 BUILDING SECTION AT GRID 9  
A3.01 3/16" = 1'-0"



1 BUILDING SECTION AT GRID 5  
A3.01 3/16" = 1'-0"

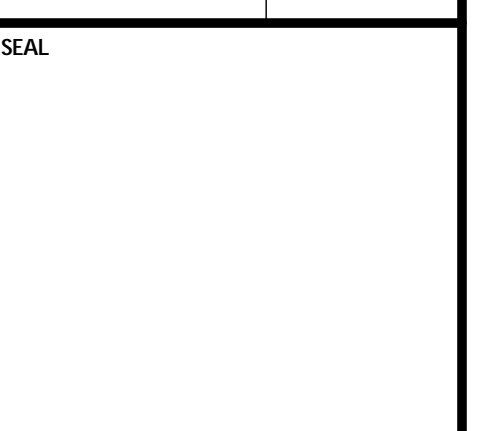


3 WEST-EAST BUILDING SECTION  
A3.01 3/16" = 1'-0"

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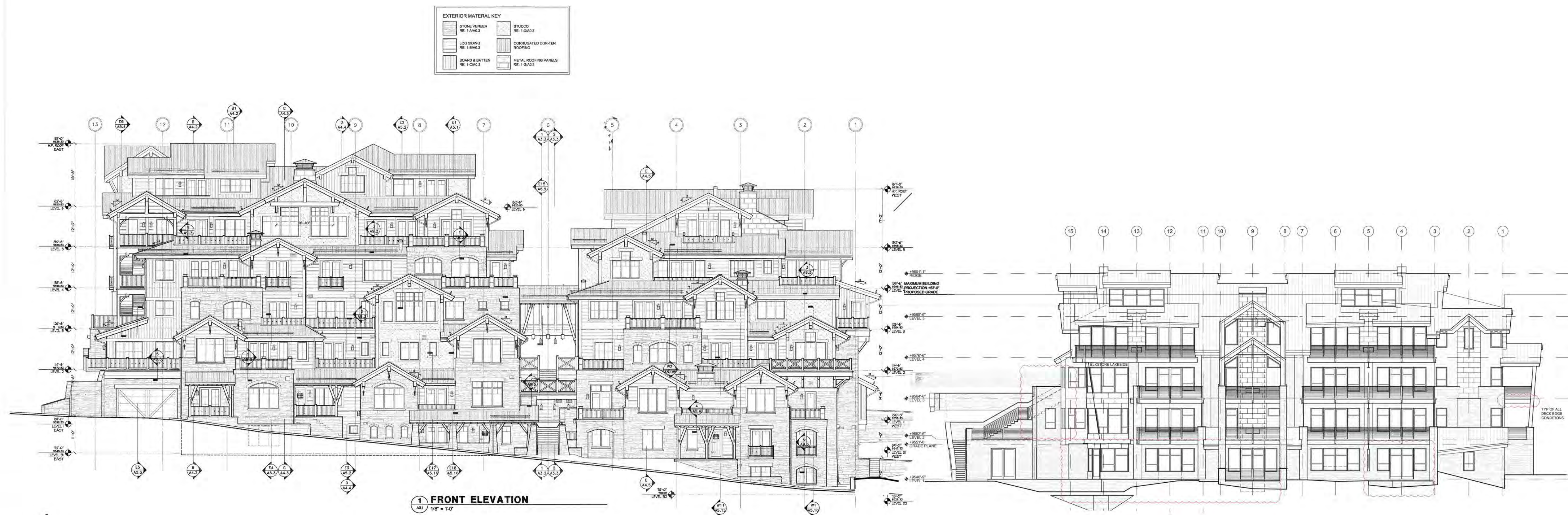
KEY PLAN

**BUILDING SECTIONS**

PROJECT No. 20182606.00 ORIGIN 11/13/2018  
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SHEET No. **A3.01**  
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**1** SITE SECTION  
A3.01 1/16" = 1'-0"



**KEYPLAN**  
1/64" = 1'-0"

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SEAL

**ELKSTONE  
CONDOMINIUMS**  
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A	01/23/2018	PLANNING & ZONING
B	02/15/2019	DESIGN REVIEW
C	03/06/2019	DESIGN REVIEW REV
D	06/06/2019	DESIGN DEV
G	06/18/2020	DESIGN REVIEW

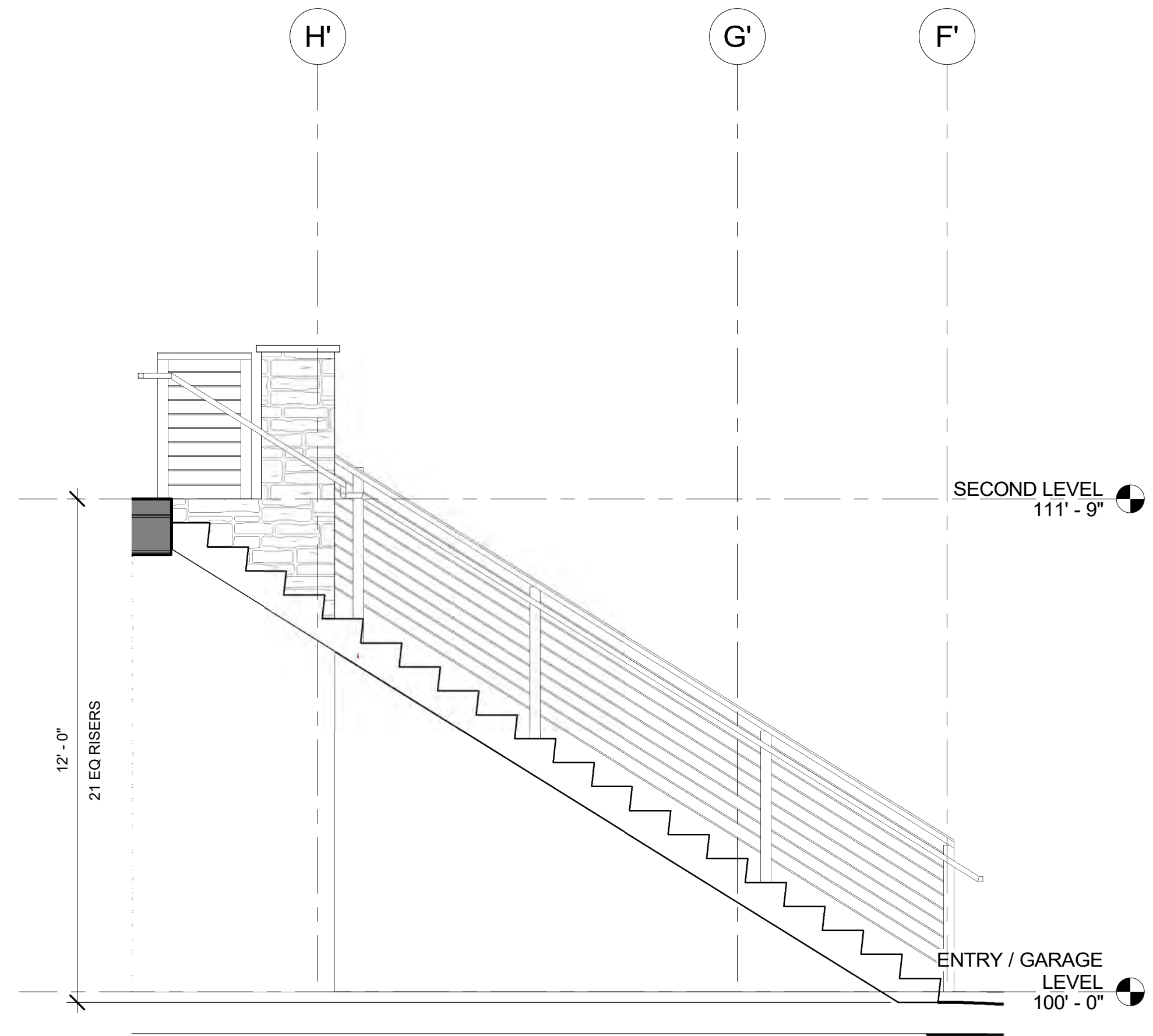
KEY PLAN

**SITE SECTION**

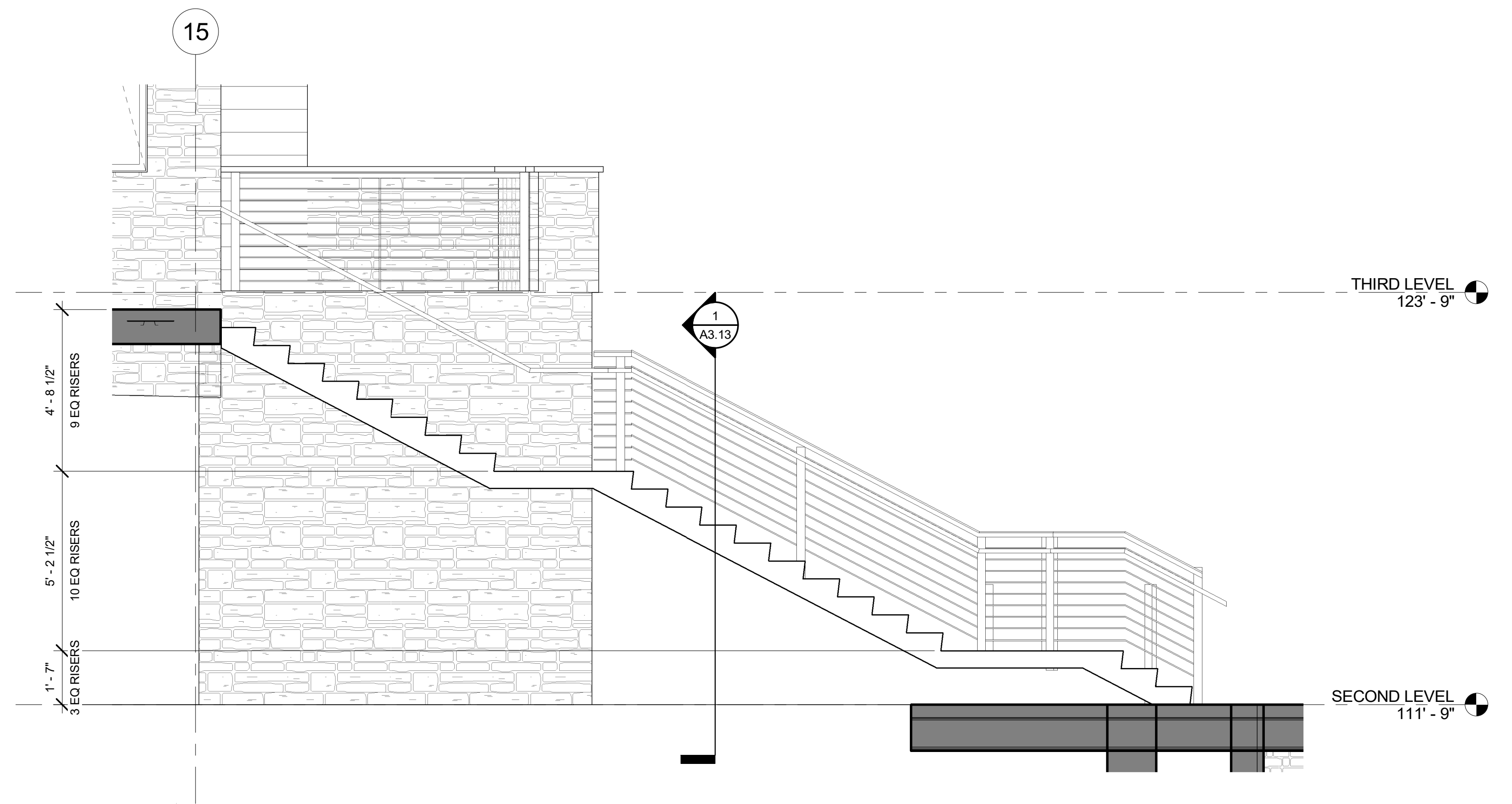
PROJECT No.	ORIGIN DATE	
20182606.00	11/02/2018	
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JBR	TL	TL

SHEET No.  
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SCALE: AS SHOWN

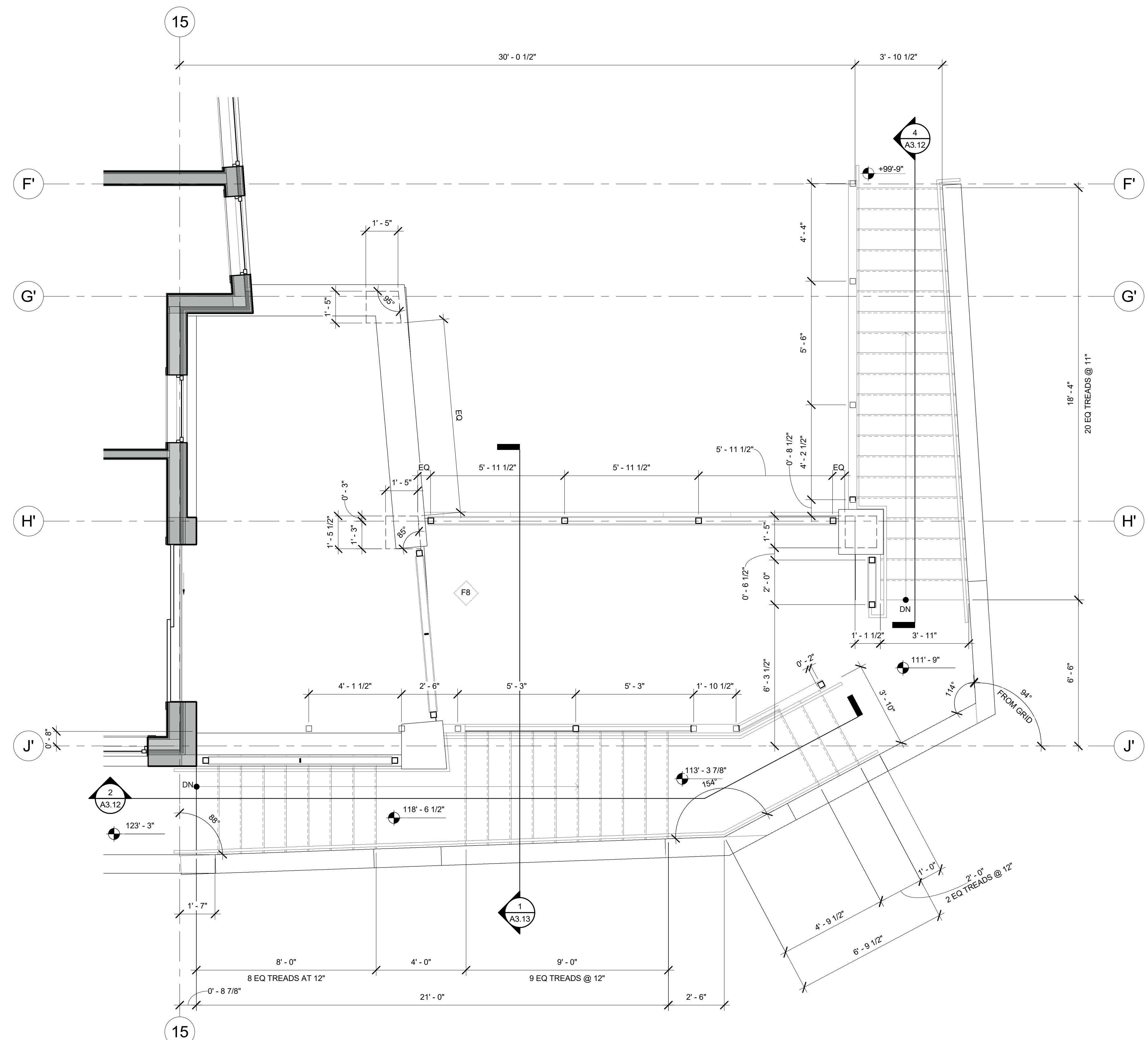




4 EXTERIOR STAIR SECTION LOWER RUN  
A3.12 3/8" = 1'-0"



2 EXTERIOR STAIR SECTION UPPER RUN  
A3.12 3/8" = 1'-0"



1 ENLARGED EXTERIOR STAIR PLAN  
A3.12 3/8" = 1'-0"

SEAL

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KEY PLAN

ENLARGED  
EXTERIOR STAIR  
PLAN, SECTIONS  
& DETAILS

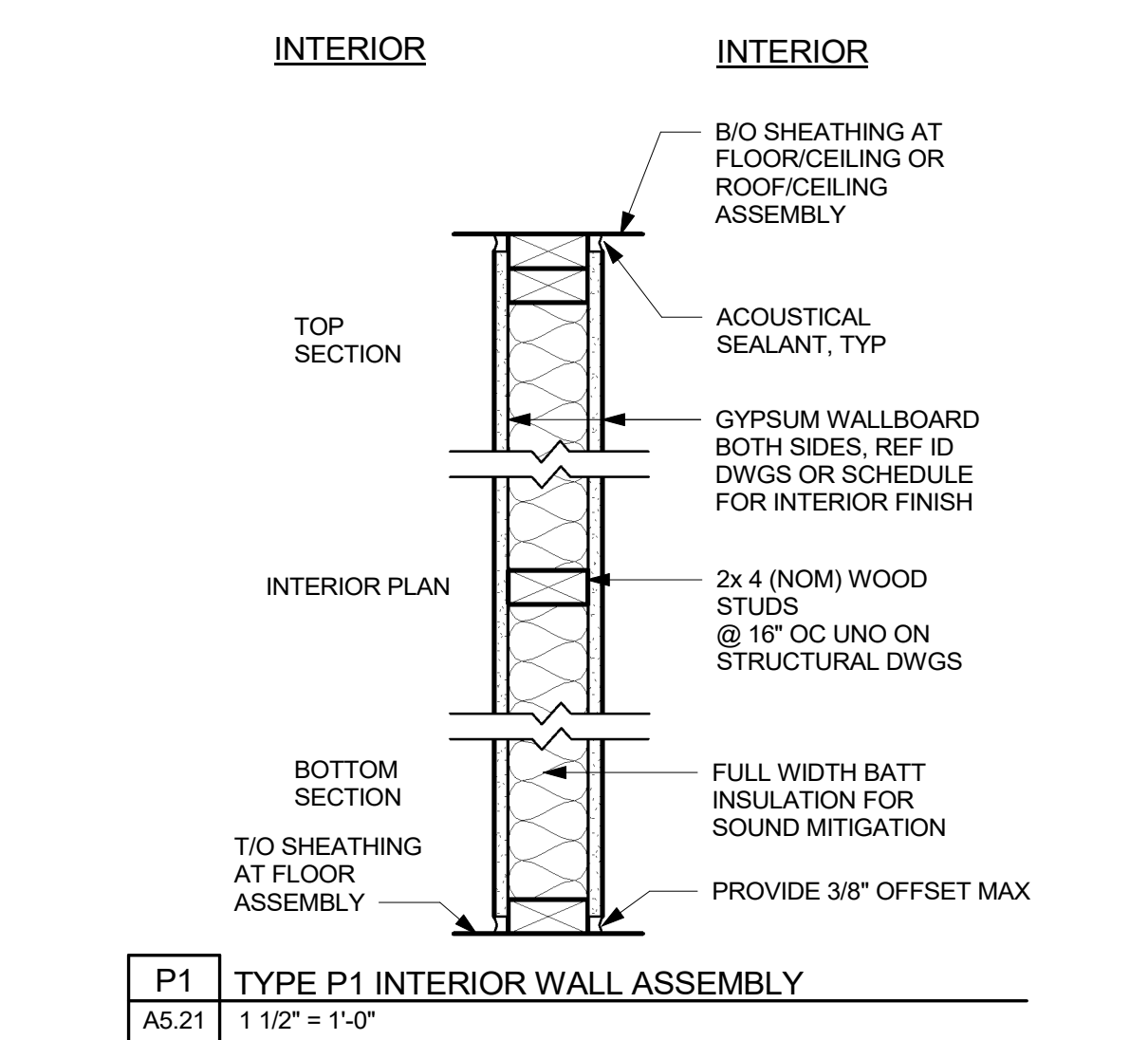
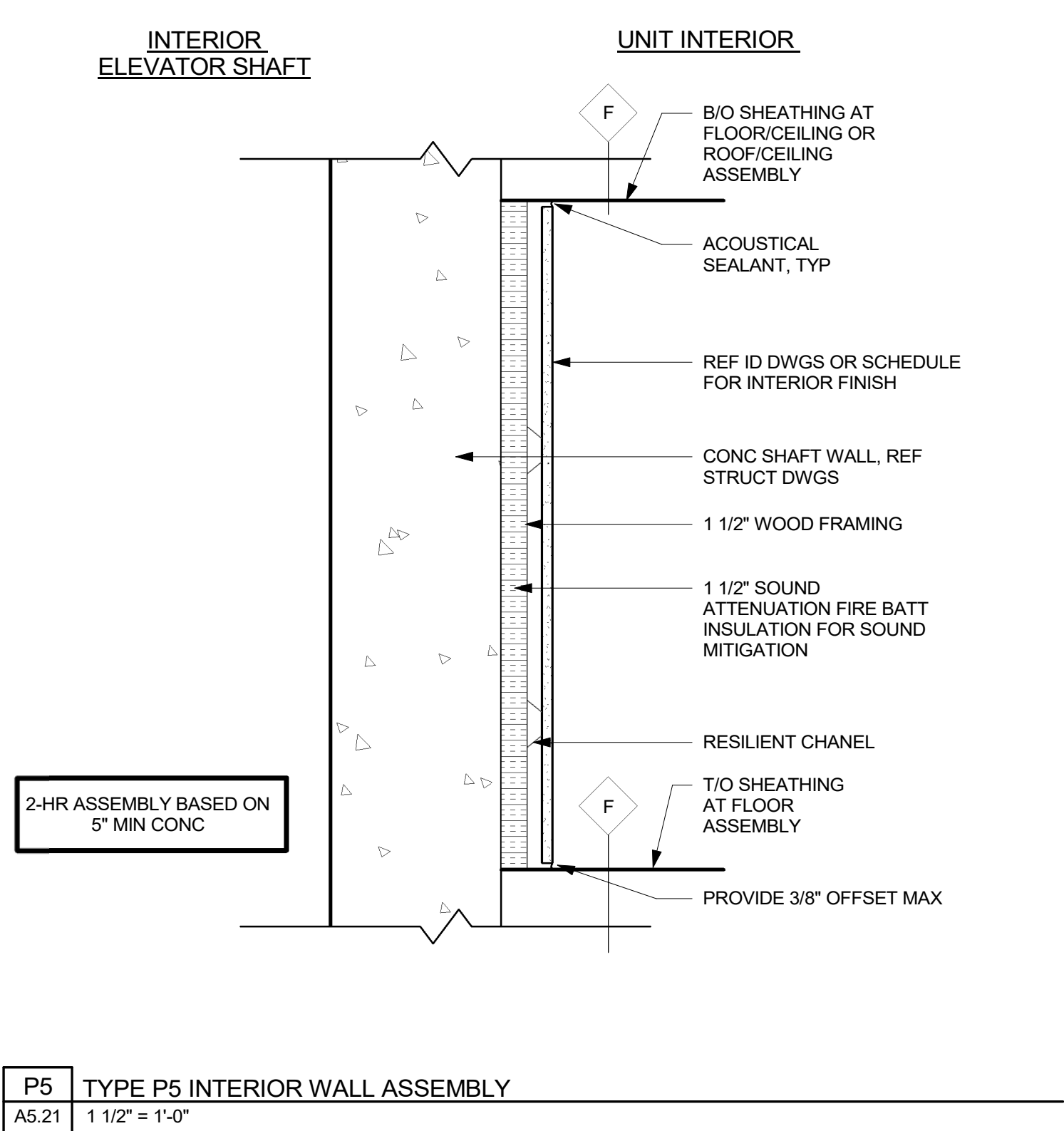
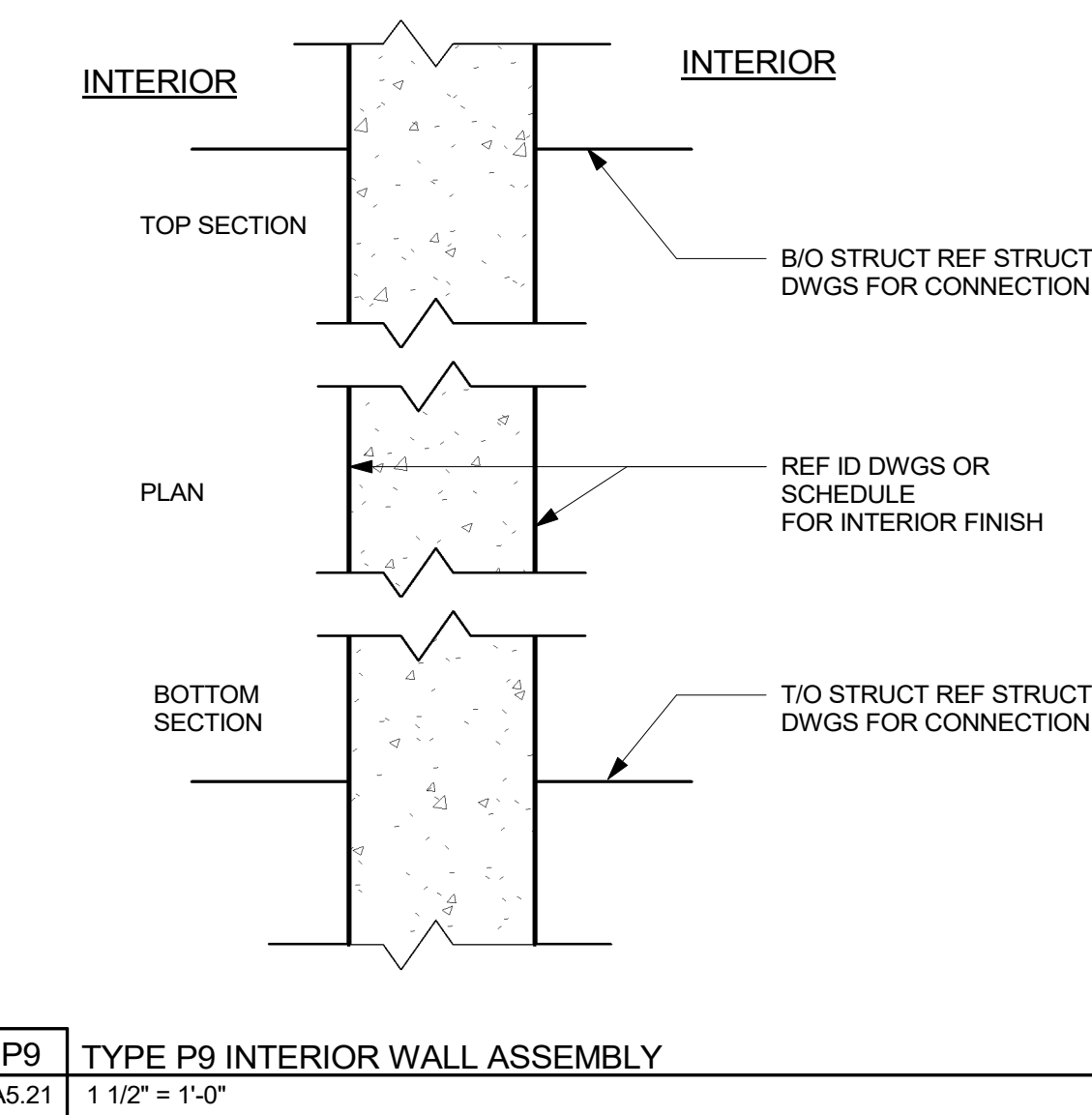
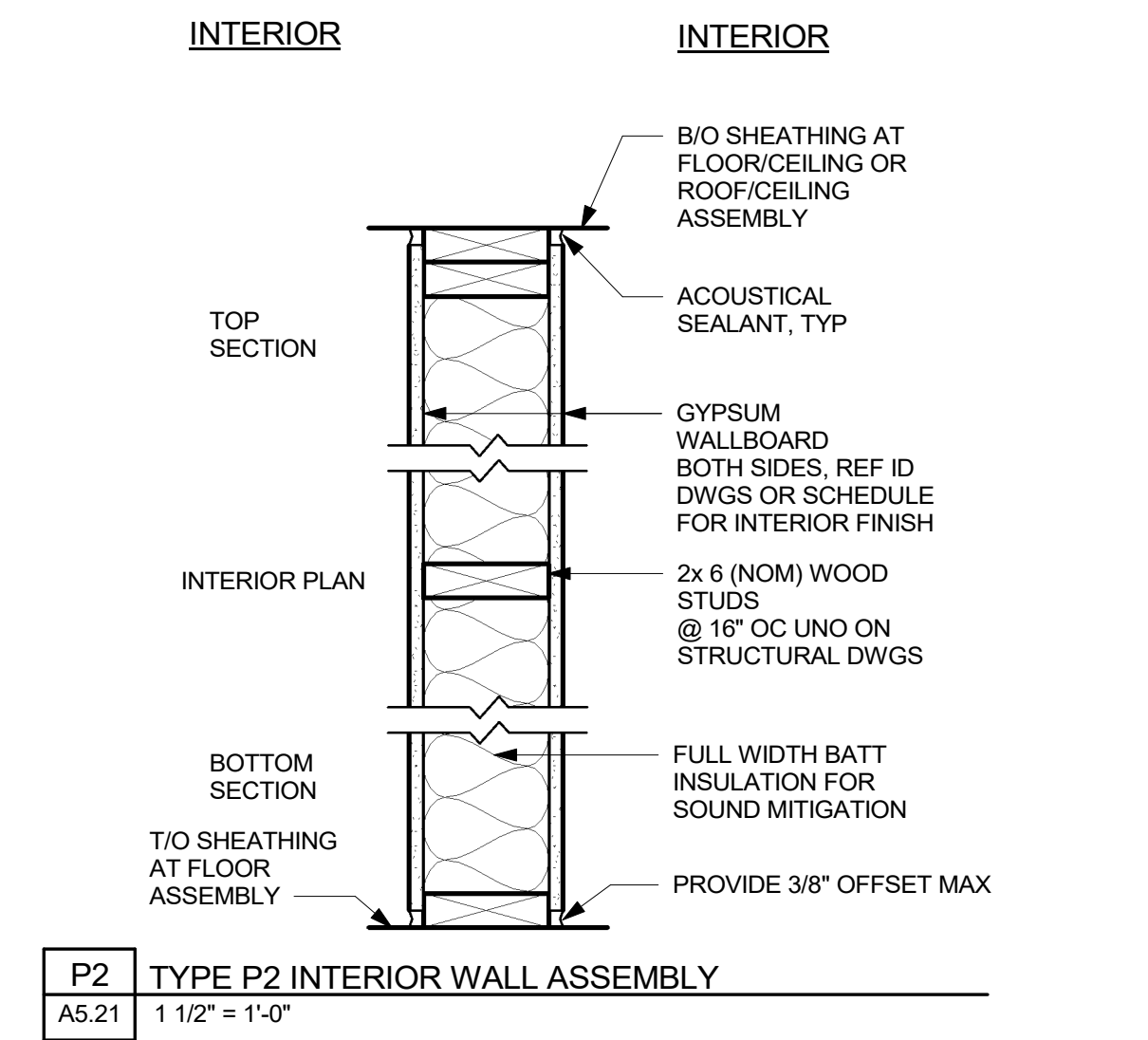
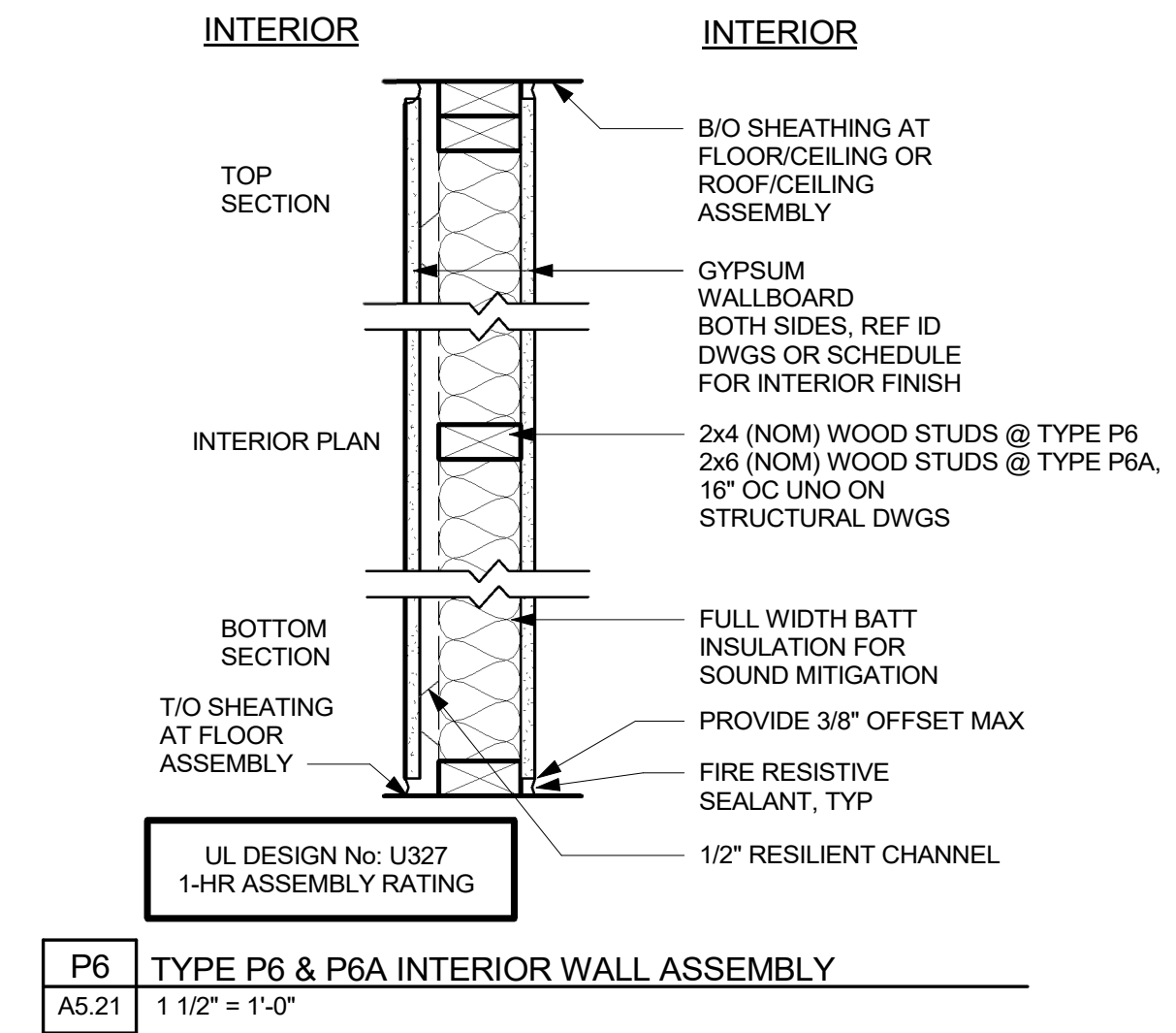
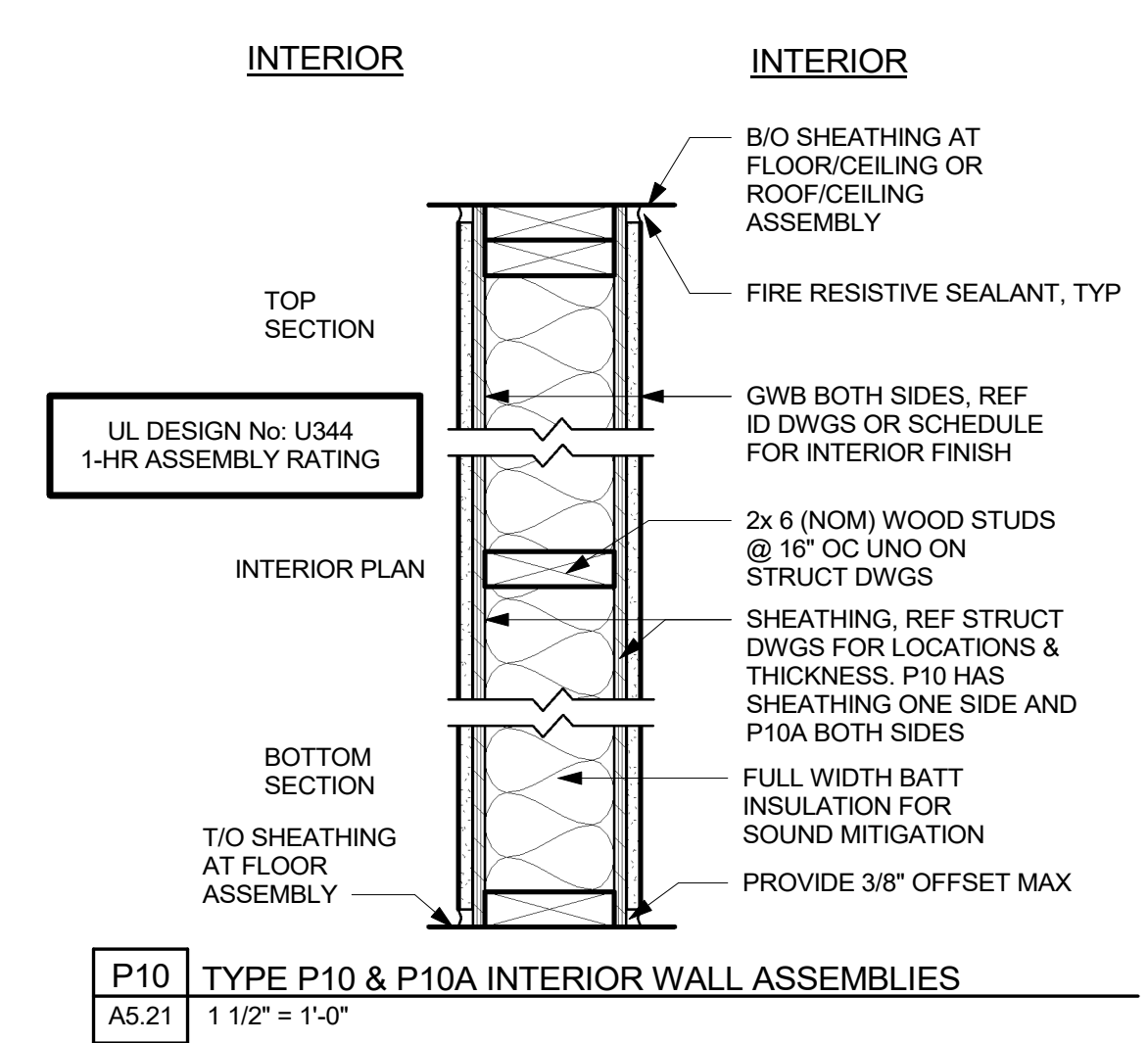
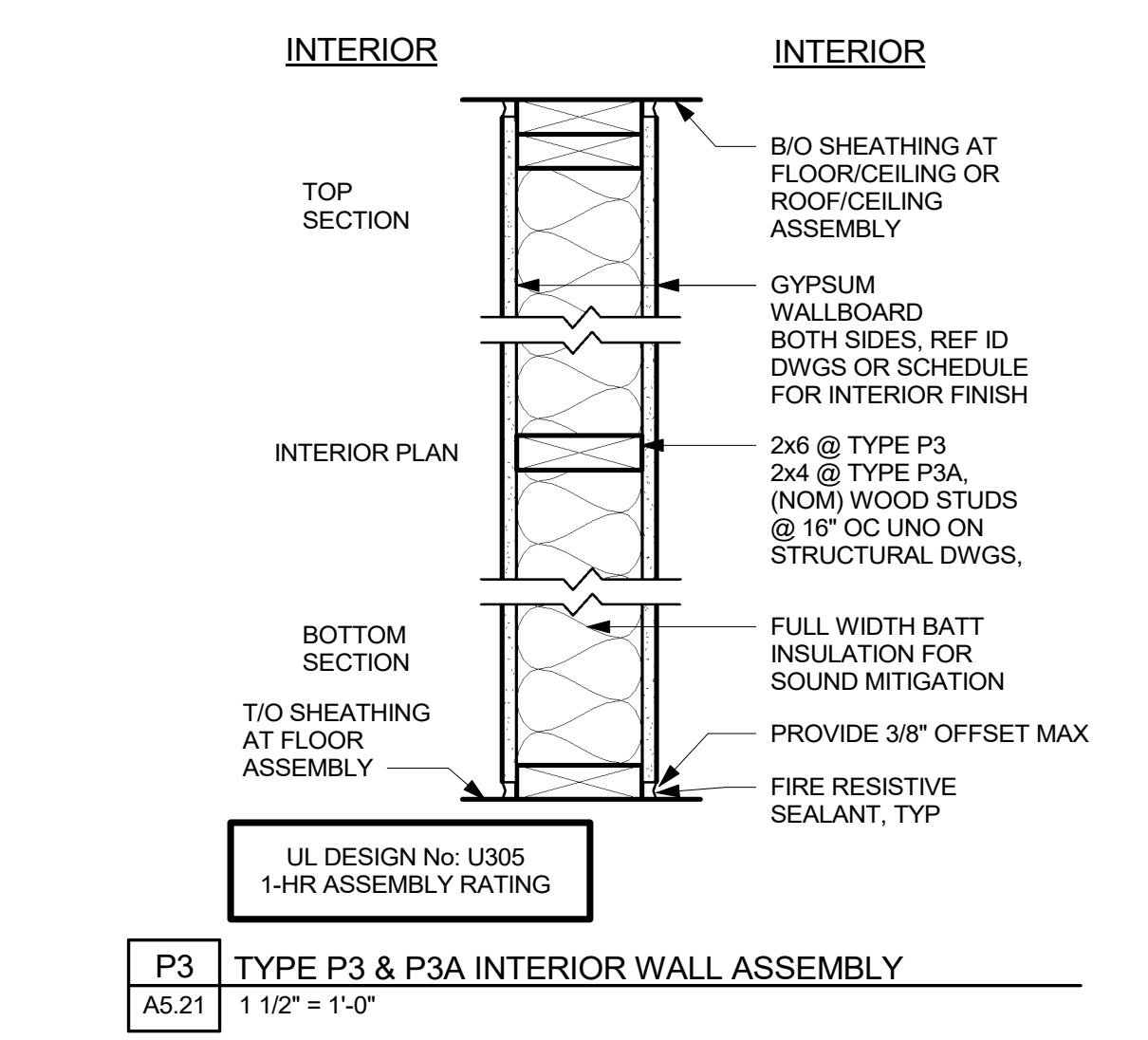
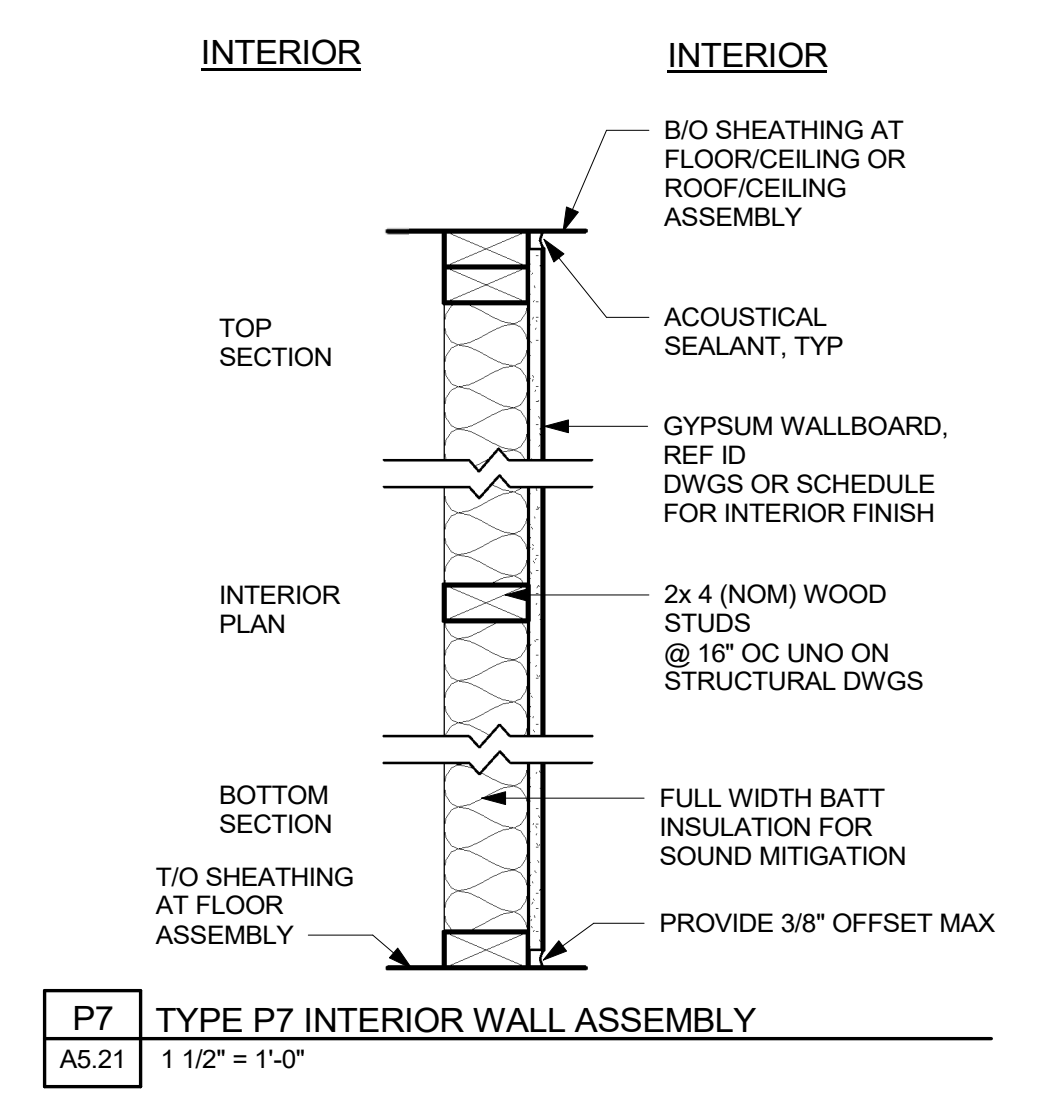
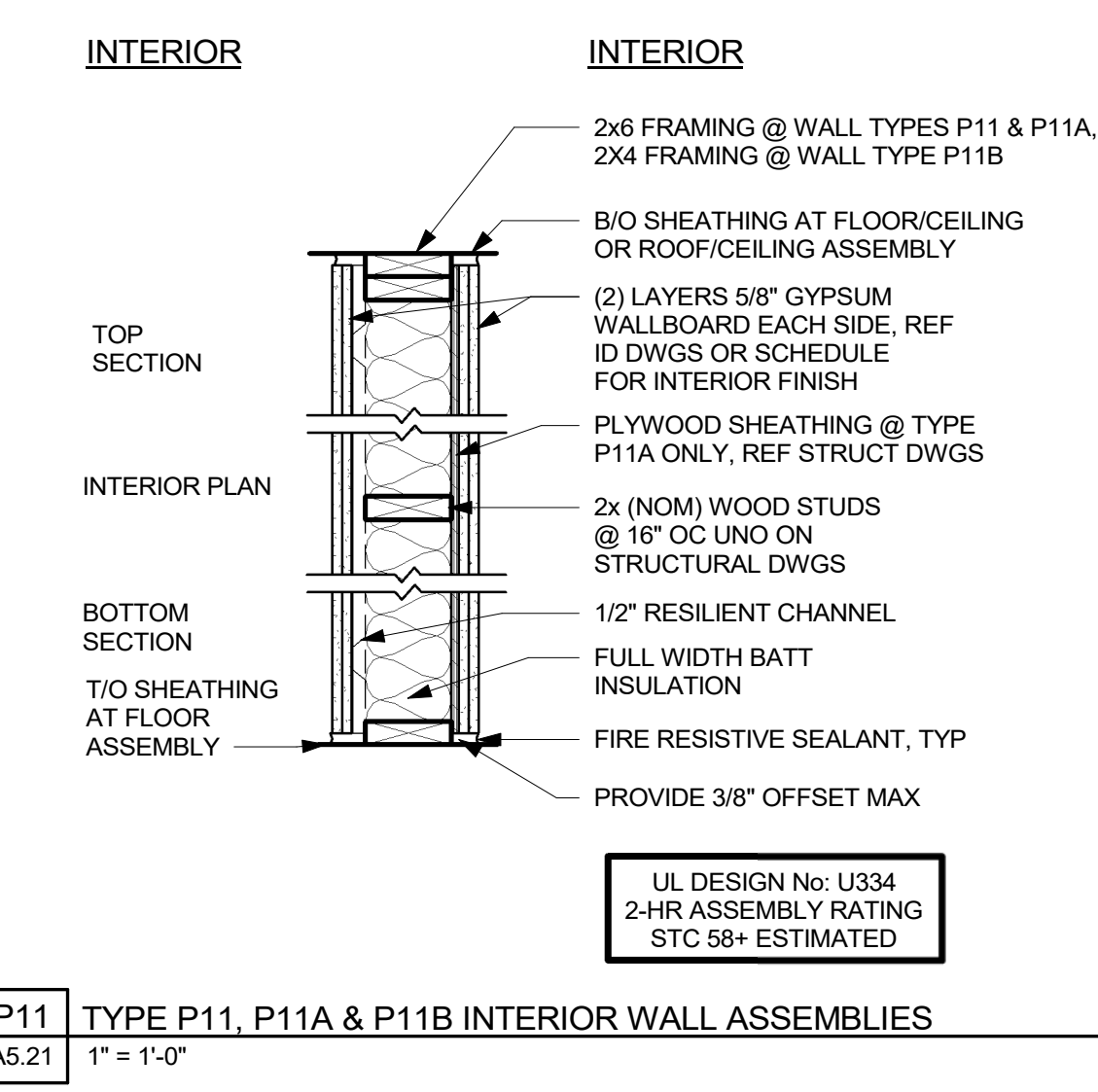
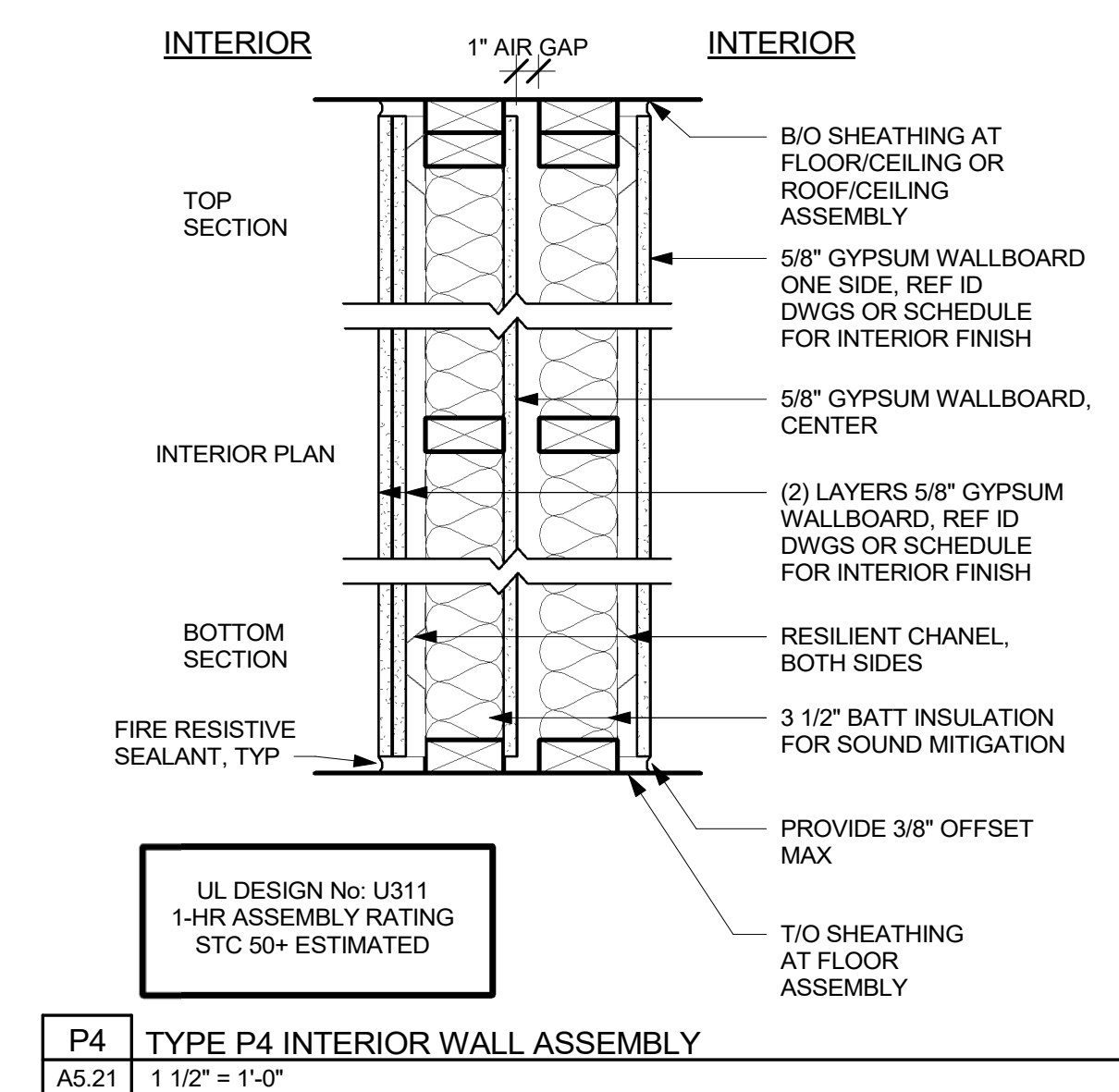
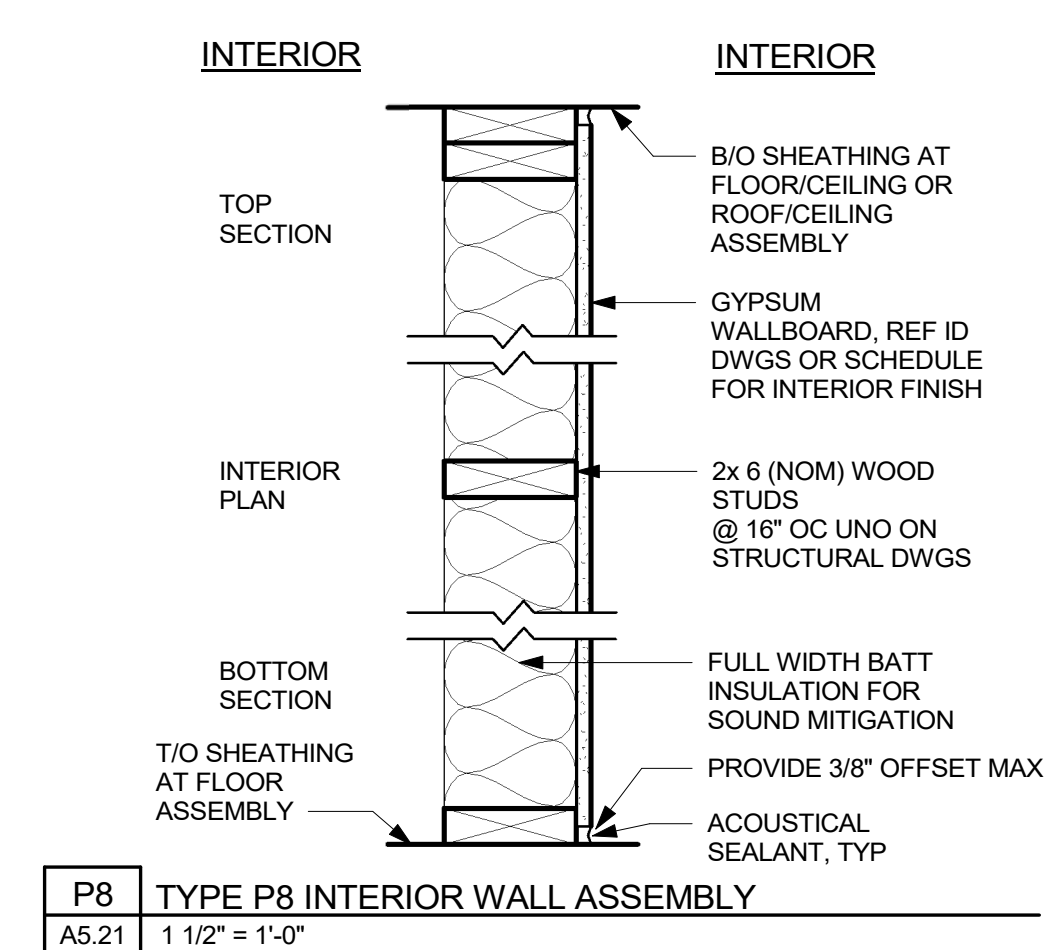
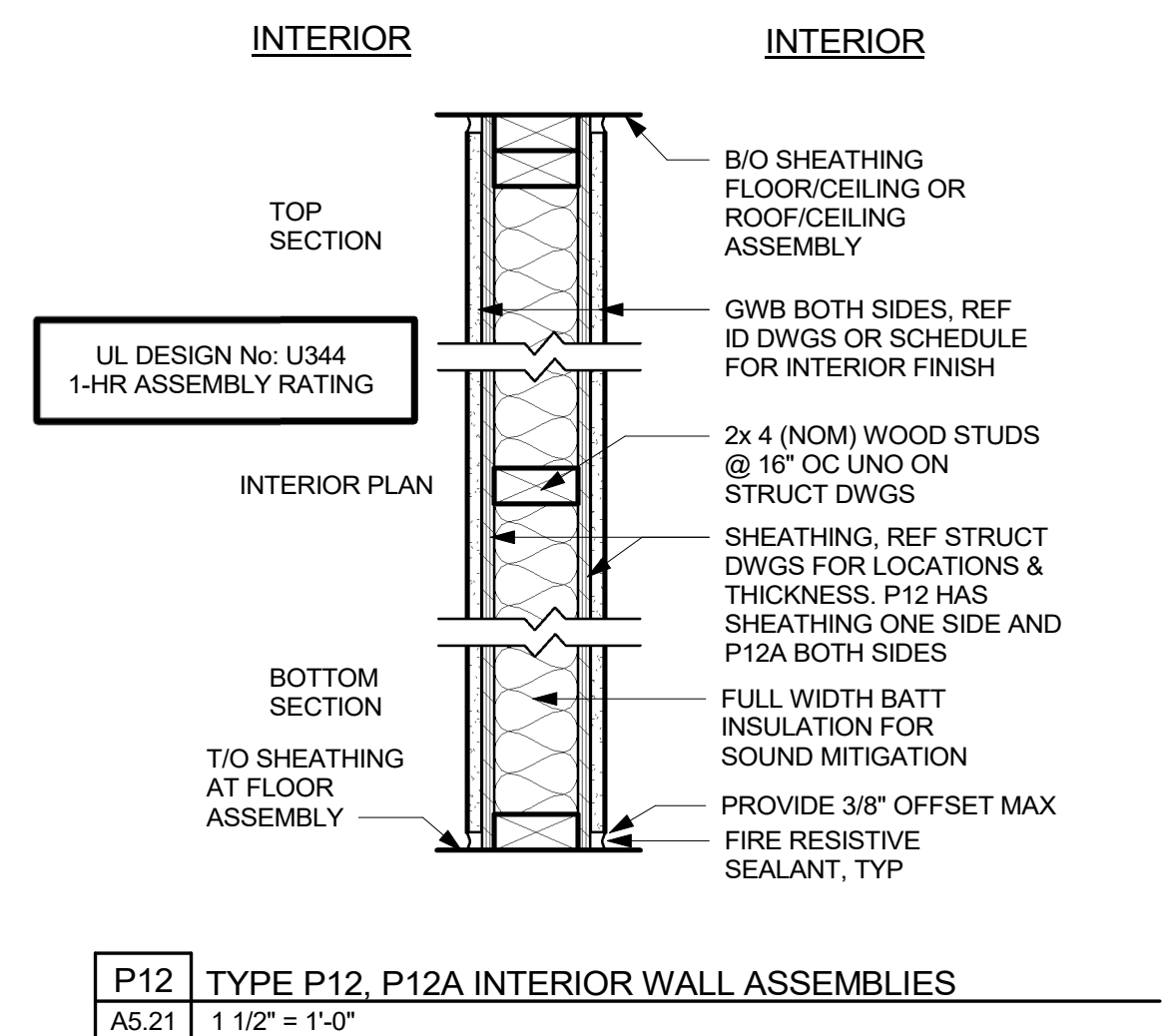
PROJECT No.	ORIGIN
20182606.00	11/13/2018
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SHEET No.  
**A3.12**  
SCALE: AS SHOWN









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**ASSEMBLY DETAILS (INTERIOR PARTITION)**

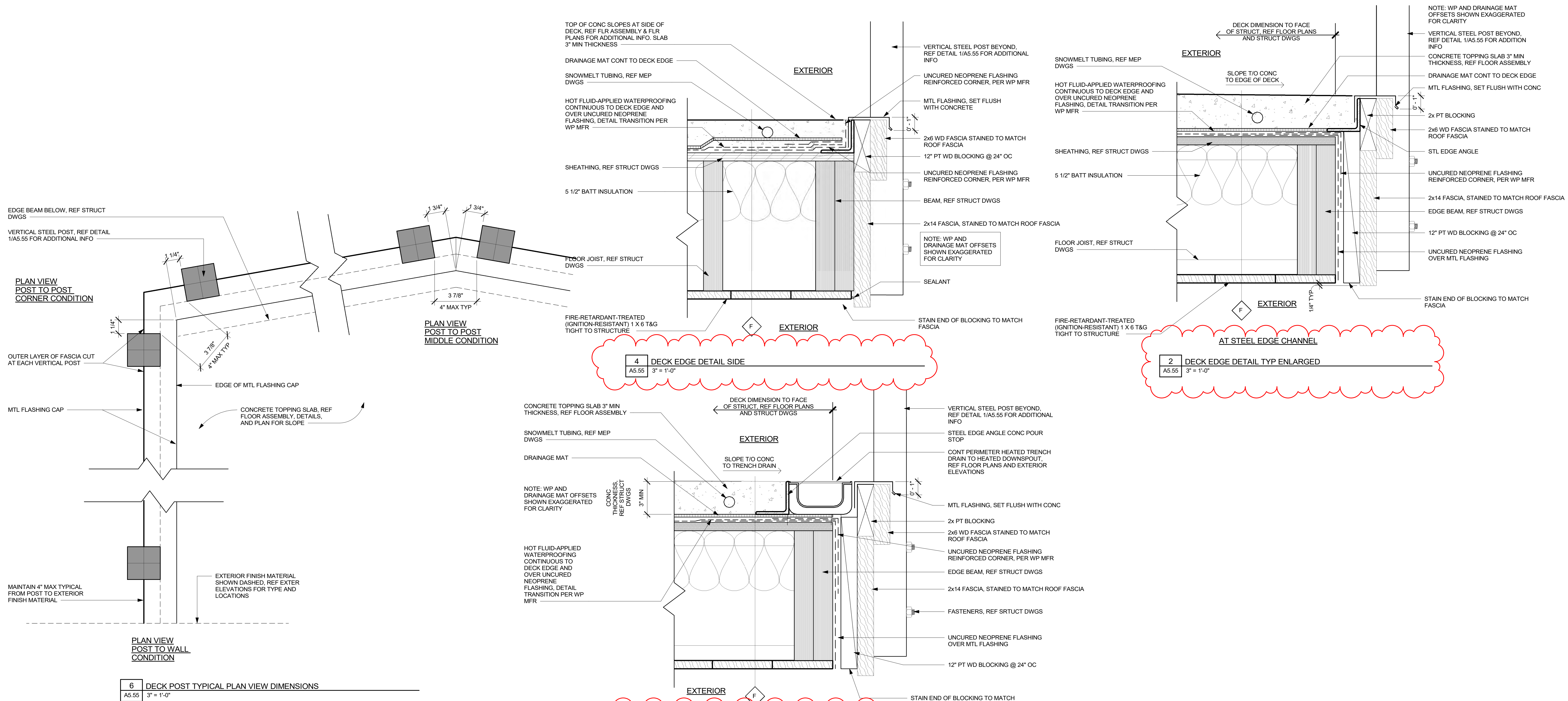
PROJECT No.	ORIGIN
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	TL

SHEET No.  
**A5.21**  
SCALE: AS SHOWN







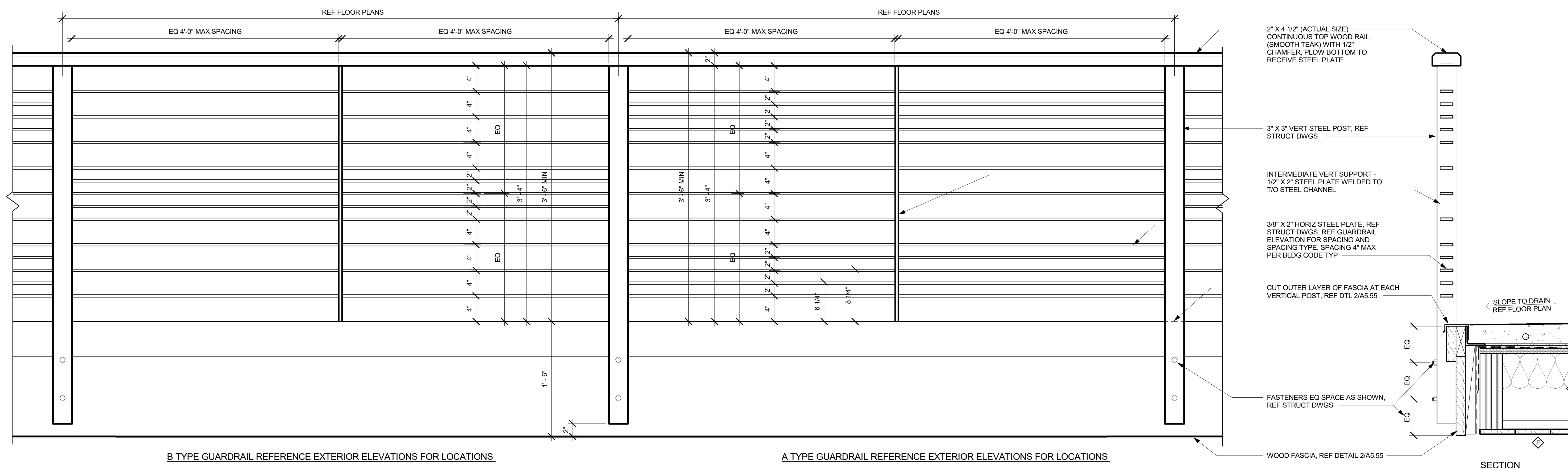


**6 DECK POST TYPICAL PLAN VIEW DIMENSIONS**  
A5.55 3" = 1'-0"

**4 DECK EDGE DETAIL SIDE**  
A5.55 3" = 1'-0"

**2 DECK EDGE DETAIL TYP ENLARGED**  
A5.55 3" = 1'-0"

**3 DECK EDGE DETAIL ENLARGED AT TRENCH DRAIN**  
A5.55 3" = 1'-0"



**B TYPE GUARDRAIL REFERENCE EXTERIOR ELEVATIONS FOR LOCATIONS**

**A TYPE GUARDRAIL REFERENCE EXTERIOR ELEVATIONS FOR LOCATIONS**

**SECTION**

**1 DECK GUARDRAIL DETAILS TYPICAL**  
A5.55 1 1/2" = 1'-0"

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**DECK DETAILS**

PROJECT No.	ORIGIN
20182606.00	11/13/2018
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SHEET No.  
**A5.55**  
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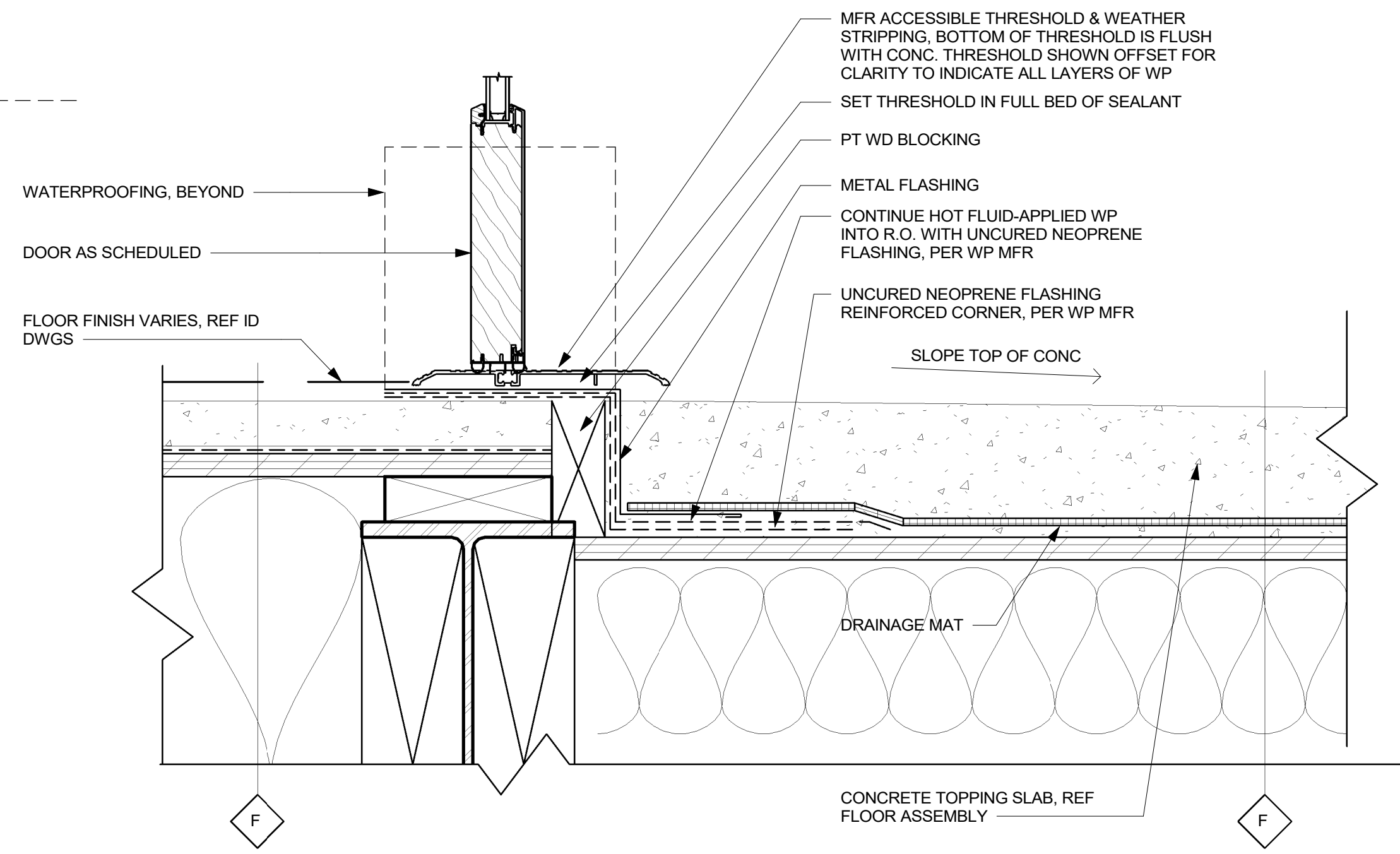
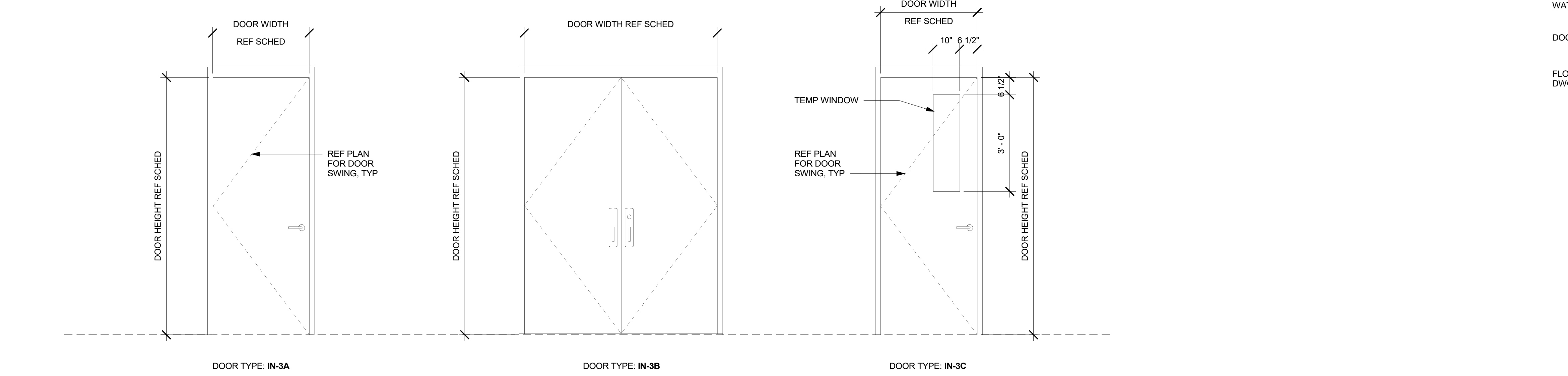
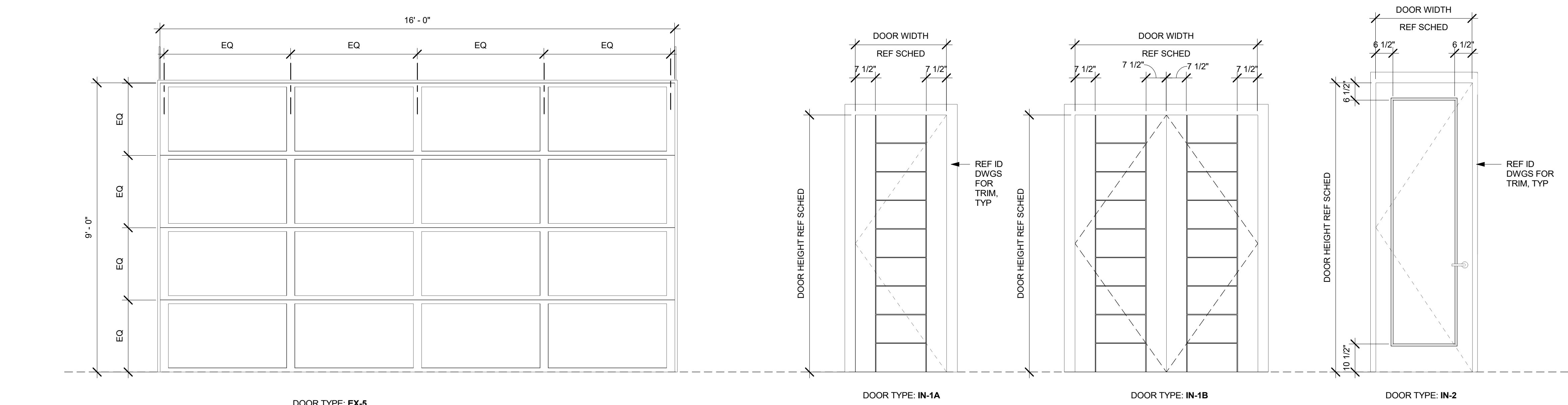
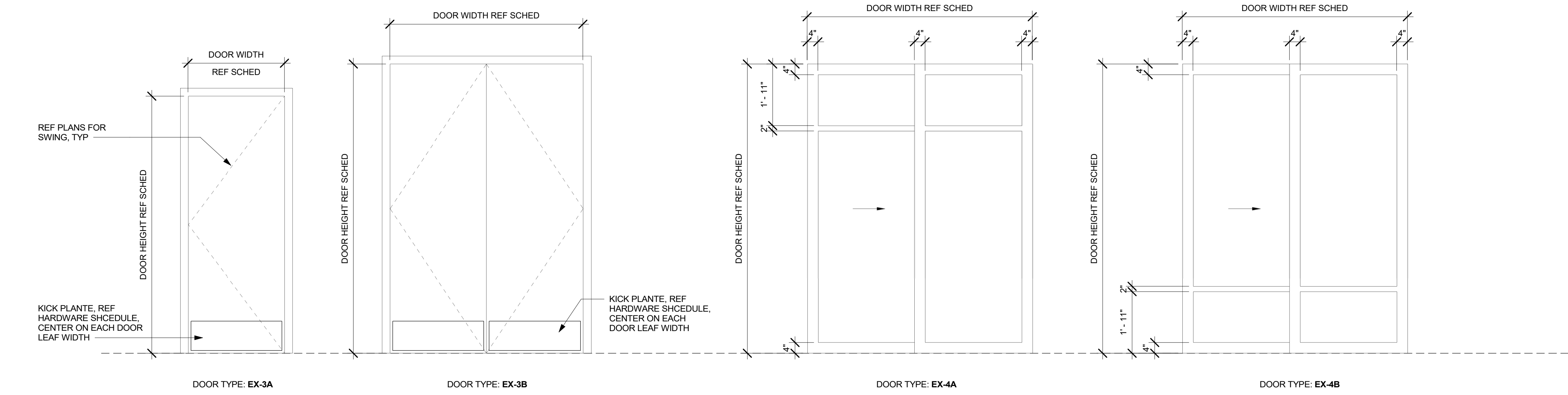
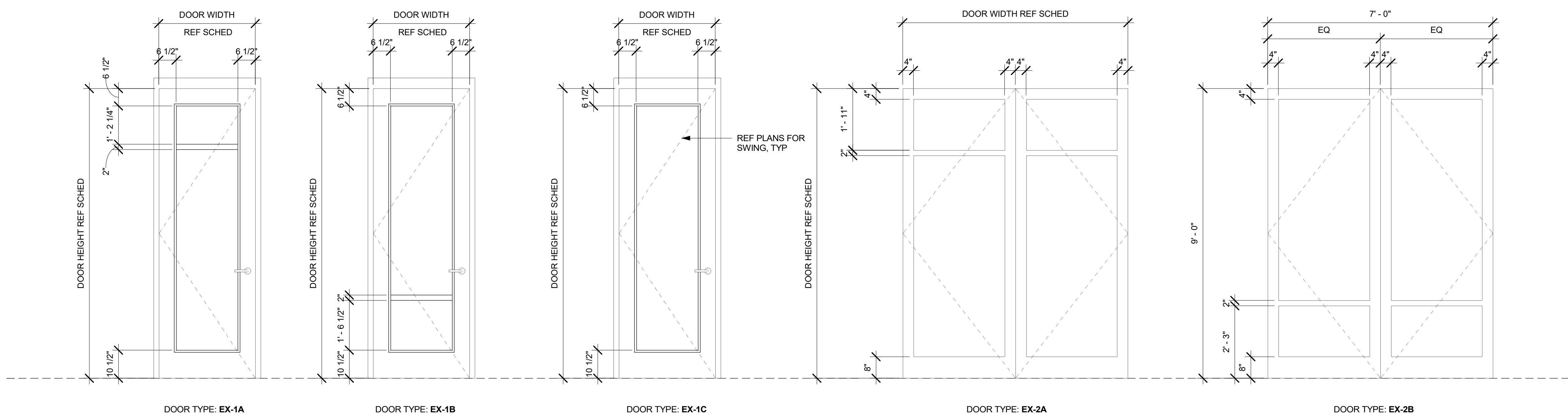
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**DOOR DETAILS AND TYPES**

PROJECT No.	ORIGIN
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Author	CheckApprove

SHEET No. **A5.61**  
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4 GRAPHIC DOOR TYPES  
 A5.61 1/2" = 1'-0"

1 DOOR THRESHOLD AT DECK TYP  
 A5.61 3" = 1'-0"



**DOOR SCHEDULE GENERAL NOTES**

- ALL DOORS TAGGED USING ROOM NUMBER TO WHICH THEY ARE ASSOCIATED.
- DOOR TYPES ARE SHOWN GRAPHICALLY ON SHEET A5.60.
- SIZE DETERMINED BY OVERALL SIZE OF DOOR, NOT BY INDIVIDUAL LEAFS UNLESS NOTED OTHERWISE.
- RATINGS ARE DESIGNATED IN MINUTES.
- SEE SPECIFICATIONS FOR HARDWARE (HW) GROUPS.
- SEE PLANS AND ELEVATIONS FOR SWING INFORMATION.
- "BY WDW MFR" DESIGNATES DOORS PROVIDED AS PART OF WINDOW MANUFACTURER'S SCOPE OF WORK.

**ABBREVIATIONS**

- AL ALUMINUM
- FF FACTORY FINISH
- FG FIBERGLASS
- HC HOLLOW CORE (WOOD)
- HM HOLLOW METAL
- KD KNOCK DOWN
- MC METAL-CLAD
- PL PLASTIC LAMINATE
- PT PAINT
- SC SOLID CORE (WOOD)
- ST TEMPERED
- WD WOOD

**DOOR TYPE LIST:**

- EX-1A EXTERIOR SINGLE GLASS, HIGH SDL BAR
- EX-1B EXTERIOR SINGLE GLASS, LOW SDL BAR
- EX-1C EXTERIOR SINGLE GLASS, NO SDL BAR
- EX-2A EXTERIOR DOUBLE SWING GLASS PATIO, HIGH SDL BAR
- EX-2B EXTERIOR DOUBLE SWING GLASS PATIO, LOW SDL BAR
- EX-3A EXTERIOR SINGLE HOLLOW METAL
- EX-3B EXTERIOR DOUBLE HOLLOW METAL
- EX-4A EXTERIOR DOUBLE SLIDING GLASS PATIO, HIGH SDL BAR
- EX-4B EXTERIOR DOUBLE SLIDING GLASS PATIO, LOW SDL BAR
- EX-5 GARAGE DOOR
- IN-1A TYPICAL INTERIOR SINGLE WOOD DOOR, REF SPECIFICATIONS
- IN-1B TYPICAL INTERIOR DOUBLE WOOD DOOR, REF SPECIFICATIONS
- IN-2 INTERIOR GLASS DOOR
- IN-3A INTERIOR SINGLE HOLLOW METAL
- IN-3B INTERIOR DOUBLE HOLLOW METAL
- IN-3C INTERIOR HOLLOW METAL WITH WINDOW

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**DOOR SCHEDULE**

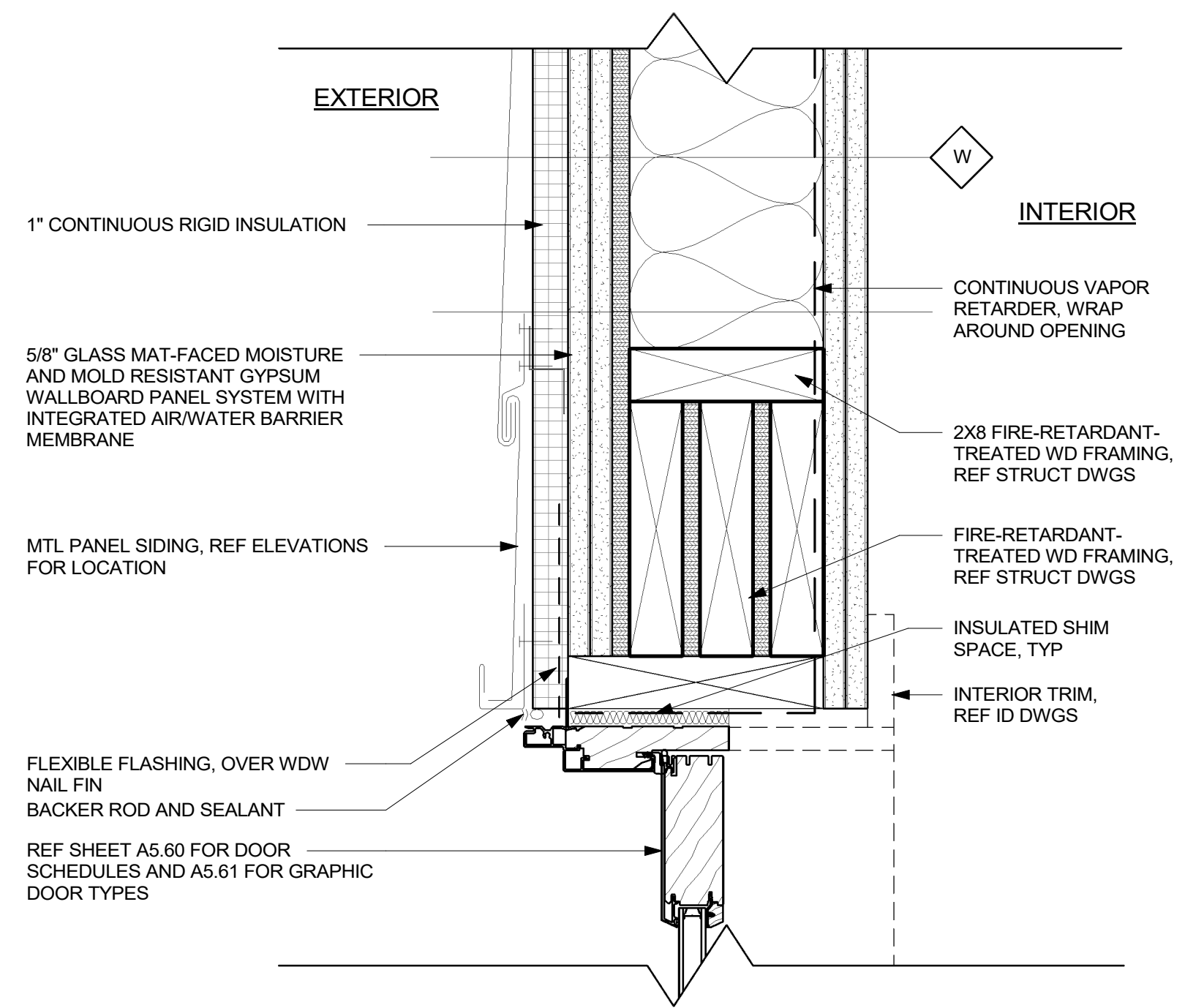
PROJECT No: 20182606.00  
 ORIGIN: 11/13/2018  
 DRAWN BY: JB/UBR  
 CHK BY: TL  
 TRV BY: TL

SHEET No: **A5.60**  
 SCALE: AS SHOWN

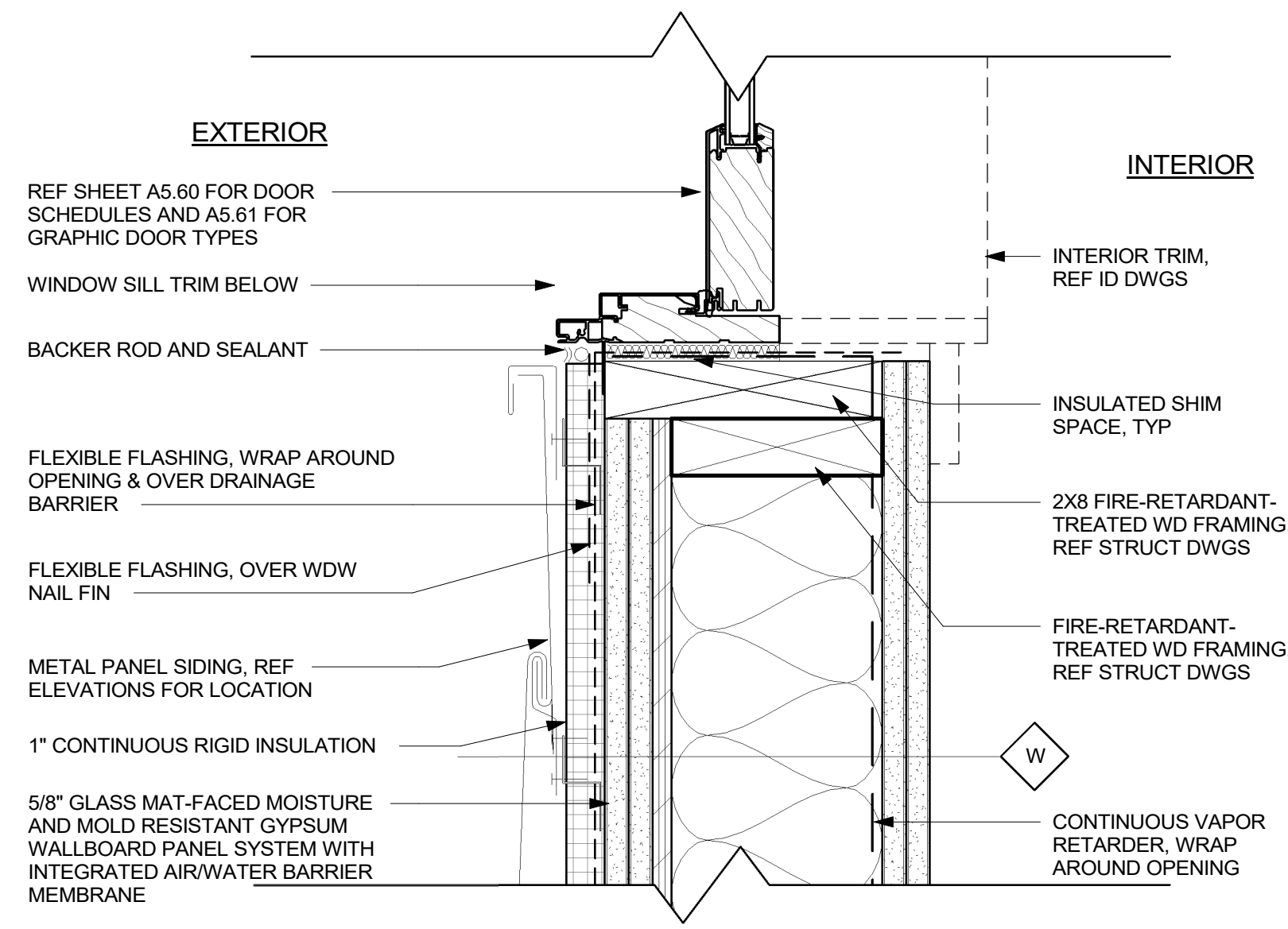
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		WIDTH	HEIGHT		CONST	FINISH	CONST	FINISH	HEAD	JAMB	SILL				
101A	EX-1C	3'-0"	9'-0"	0'-1 3/4"	WD	PT	HM	PT	7/A5.73	9/A5.73	6/A5.73			TEMP	
101B	EX-4A	7'-0"	9'-0"	0'-1 3/4"	WD	MC	WD	ST						TEMP	
102A	IN-2	3'-0"	9'-0"	0'-1 3/4"	GL	GL	WD	ST						TEMP	
105A	IN-1A	3'-0"	8'-0"	0'-1 3/4"	WD										
106A	IN-1A	3'-0"	8'-0"	0'-1 3/4"	WD										
106B	EX-2A	7'-0"	9'-0"	0'-1 3/4"	WD	MC	WD	ST						TEMP	
107A	IN-1H	5'-0"	8'-0"	0'-1 3/8"		ST	WD	ST	4/A5.63	5/A5.63	NA			NONE	
107B	IN-1H	5'-0"	8'-0"	0'-1 3/8"		ST	WD	ST	4/A5.63	5/A5.63	NA			NONE	
108A	IN-1A	2'-6"	8'-0"	0'-1 3/4"	WD										
108B	IN-1A	3'-0"	8'-0"	0'-1 3/4"	WD										
109A	IN-1A	2'-6"	8'-0"	0'-1 3/4"	WD	ST	WD	ST	4/A5.63	5/A5.63	NA			NONE	
111A	IN-1A	3'-0"	8'-0"	0'-1 3/4"	WD										
111B	EX-2A	7'-0"	9'-0"	0'-1 3/4"	WD										
112A	IN-1A	6'-0"	8'-0"	0'-1 3/8"	WD										
113A	IN-3B	6'-0"	8'-0"	0'-1 3/4"	HM	PT	HM	PT	8/A5.63	8/A5.63		60		NONE	
114A	IN-1C	3'-0"	8'-0"	0'-1 3/4"	HM										
115A	IN-1C	3'-0"	8'-0"	0'-1 3/4"	HM	PT	HM	PT	8/A5.63	8/A5.63				NONE	
116A	IN-1C	3'-0"	8'-0"	0'-1 3/4"	HM										
117A	IN-1C	3'-0"	8'-0"	0'-1 3/4"	HM										
118A	IN-1C	3'-0"	8'-0"	0'-1 3/4"	HM										
119A	IN-1C	3'-0"	8'-0"	0'-1 3/4"	HM	PT	HM	PT	8/A5.63	8/A5.63				NONE	
120A	EX-5	16'-0"	9'-0"	0'-1 3/4"	HM	PT	WD	ST						TEMP	GARAGE DOOR
120B	IN-3C	3'-0"	8'-0"	0'-1 3/4"	HM	PT	HM	PT	8/A5.63	8/A5.63		60		TEMP	
121A	IN-3A	3'-0"	8'-0"	0'-1 3/4"	HM	PT	HM	PT	16/A5.63	16/A5.63				NONE	
122A	IN-3A	4'-0"	8'-0"	0'-1 3/4"	HM	PT	HM	PT	8/A5.63	8/A5.63				NONE	
122B	EX-3B	6'-0"	9'-0"	0'-1 3/4"	HM	PT	HM	PT						NONE	
122C	IN-1A	2'-6"	8'-0"	0'-1 3/4"	WD										
123A	IN-1D	3'-0"	8'-0"	0'-1 3/4"	HM	PT	HM	PT	8/A5.63	8/A5.63		60		NONE	
123B	EX-3A	3'-0"	9'-0"	0'-1 3/4"	HM	PT	HM	PT						NONE	
124A	IN-3A	3'-0"	8'-0"	0'-1 3/4"	HM	PT	HM	PT	8/A5.63	8/A5.63				NONE	
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203A	EX-2B	7'-0"	9'-0"	0'-1 3/4"	WD	MC	WD	ST						TEMP	
205A	IN-1A	3'-0"	8'-0"	0'-1 3/4"	WD	ST	WD	ST	3/A5.63	3/A5.63	NA			NONE	
205B	EX-1B	3'-0"	9'-0"	0'-1 3/4"	WD	MC	WD	ST	3/A5.62	2/A5.62	1/A5.61			TEMP	
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207A	IN-1A	2'-4"	8'-0"	0'-1 3/4"	WD	ST	WD	ST	2/A5.63	NA	1/A5.63			NONE	
208A	IN-1A	3'-0"	8'-0"	0'-1 3/4"	WD	ST	WD	ST	4/A5.63	5/A5.63	NA			NONE	
209A	IN-1A	3'-0"	8'-0"	0'-1 3/4"	WD	ST	WD	ST	3/A5.63	3/A5.63	NA			NONE	
210A	IN-1A	3'-0"	8'-0"	0'-1 3/4"	WD	ST	WD	ST	3/A5.63	3/A5.63	NA			NONE	
212A	IN-1A	3'-0"	8'-0"	0'-1 3/4"	WD	ST	WD	ST	3/A5.63	3/A5.63	NA			NONE	
213A	IN-1A	2'-8"	8'-0"	0'-1 3/4"	WD	ST	WD	ST	3/A5.63	3/A5.63	NA			NONE	
214A	IN-1A	5'-0"	8'-0"	0'-1 3/4"	WD	ST	WD	ST	2/A5.63	NA	1/A5.63			NONE	
215A	IN-1A	3'-0"	8'-0"	0'-1 3/4"	WD	ST	WD	ST	3/A5.63	3/A5.63	NA			NONE	
216A	IN-1A	2'-6"	8'-0"	0'-1 3/4"	WD	ST	WD	ST	4/A5.63	5/A5.63	NA			NONE	
217A	IN-1A	3'-0"	8'-0"	0'-1 3/4"	WD	ST	WD	ST	3/A5.63	3/A5.63	NA			NONE	
218A	IN-1A	3'-0"	8'-0"	0'-1 3/4"	WD	ST	HM	PT	9/A5.63	9/A5.63	15/A5.63	90		NONE	
218B	IN-1A	3'-0"	8'-0"	0'-1 3/4"	WD	ST	HM	PT	9/A5.63	9/A5.73	15/A5.63	90		NONE	
250A	IN-1A	3'-6"	8'-0"	0'-1 3/4"	WD	ST	HM	PT	12/A5.63	13/A5.63	11/A5.63	20		NONE	
250B	EX-1A	3'-0"	9'-0"	0'-1 3/4"	WD	MC	WD	ST						TEMP	
251A	IN-1A	3'-0"	8'-0"	0'-1 3/4"	WD	ST	WD	ST	3/A5.63	3/A5.63	NA			NONE	
253A	EX-2B	7'-0"	9'-0"	0'-1 3/4"	WD	MC	WD	ST						TEMP	
255A	IN-1A	3'-0"	8'-0"	0'-1 3/4"	WD	ST	WD	ST	3/A5.63	3/A5.63	NA			NONE	
256A	IN-1A	3'-0"	8'-0"	0'-1 3/4"	WD	ST	WD	ST	2/A5.63	NA	1/A5.63			NONE	
257A	IN-1A	3'-0"	8'-0"	0'-1 3/4"	WD	ST	HM	ST	3/A5.63	3/A5.63	NA			NONE	
258A	IN-1A	2'-4"	8'-0"	0'-1 3/4"	WD	ST	WD	ST	2/A5.63	NA	1/A5.63			NONE	
260A	IN-1A	2'-6"	8'-0"	0'-1 3/4"	WD	ST	WD	ST	3/A5.63	3/A5.63	NA			NONE	
261A	IN-1A	3'-0"	8'-0"	0'-1 3/4"	WD	ST	WD	ST	3/A5.63	3/A5.63	NA			NONE	
262A	IN-1A	6'-0"	8'-0"	0'-1 3/8"	WD	ST	WD	ST	6/A5.63	7/A5.63				NONE	
263A	IN-1A	3'-0"	8'-0"	0'-1 3/4"	WD	ST	WD	ST	3/A5.63	3/A5.63	NA			NONE	
264A	IN-1A	2'-6"	8'-0"	0'-1 3/4"	WD	ST	WD	ST	4/A5.63	5/A5.63	NA			NONE	
265A	IN-1A	3'-0"	8'-0"	0'-1 3/4"	WD	ST	WD	ST	3/A5.63	3/A5.63	NA			NONE	
266A	IN-1A	3'-0"	8'-0"	0'-1 3/4"	WD	ST	WD	ST	3/A5.63	3/A5.63	NA			NONE	
267A	IN-1A	3'-0"	8'-0"	0'-1 3/4"	WD	ST	WD	ST	2/A5.63	NA	1/A5.63			NONE	
268A	IN-1A	3'-0"	8'-0"	0'-1 3/4"	WD	ST	WD	ST	3/A5.63	3/A5.63	NA			NONE	
269A	IN-1A	3'-0"	8'-0"	0'-1 3/4"	WD	ST	WD	ST	3/A5.63	3/A5.63	NA			NONE	
270A	IN-1A	2'-6"	8'-0"	0'-1 3/4"	WD	ST	WD	ST	3/A5.63	3/A5.63	NA			NONE	
300A	IN-1A	3'-6"	8'-0"	0'-1 3/4"	WD	ST	HM	PT	12/A5.63	13/A5.63	11/A5.63	20		NONE	
301A	IN-1A	3'-0"	8'-0"	0'-1 3/4"	WD	ST	WD	ST	3/A5.63	3/A5.63	NA			NONE	
303A	EX-2A	7'-0"	9'-0"	0'-1 3/4"	WD	MC	WD	ST						TEMP	
304A	EX-2A	7'-0"	9'-0"	0'-1 3/4"	WD	MC	WD	ST						TEMP	
305A	IN-1A	3'-0"	8'-0"	0'-1 3/4"	WD	ST	WD	ST	3/A5.63	3/A5.63	NA			NONE	
305B	EX-1B	3'-0"	9'-0"	0'-1 3/4"	WD	MC	WD	ST	3/A5.62	2/A5.62	1/A5.61			TEMP	
306A	IN-1A	3'-6"	8'-0"	0'-1 3/4"	WD	ST	WD	ST	2/A5.63	NA	1/A5.63			NONE	
307A	IN-1A	2'-4"	8'-0"	0'-1 3/4"	WD	ST	WD	ST	2/A5.63	NA	1/A5.63			NONE	
308A	IN-1A	3'-0"	8'-0"	0'-1 3/4"	WD	ST	WD	ST	4/A5.63	5/A5.63	NA			NONE	
309A	IN-1A	3'-0"	8'-0"	0'-1 3/4"	WD	ST	WD	ST	3/A5.63	3/A5.63	NA			NONE	
310A	IN-1A	3'-0"	8'-0"	0'-1 3/4"	WD	ST	WD	ST	3/A5.63	3/A5.63	NA			NONE	

NUMBE R	TYPE	SIZE		THICKNESS	DOOR		FRAME		DETAIL			RATING	HW	GLAZ	REMARKS
		WIDTH	HEIGHT		CONST	FINISH	CONST	FINISH	HEAD	JAMB	SILL				
312A	IN-1A	3'-0"	8'-0"	0'-1 3/4"	WD	ST	WD	ST	3/A5.63	3/A5.63	NA			NONE	
313A	IN-1A	2'-8"	8'-0"	0'-1 3/4"	WD	ST	WD	ST	3/A5.63	3/A5.63	NA			NONE	
314A	IN-1A	5'-0"	8'-0"	0'-1 3/4"	WD	ST	WD	ST	2/A5.63	NA	1/A5.63			NONE	COORD DOOR HEIGHT WITH SOFFIT IN CLOSET, REF MEP
315A	IN-1A	3'-0"	8'-0"	0'-1 3/4"	WD	ST	WD	ST	3/A5.63	3/A5.63	NA			NONE	
315B	EX-4B	7'-0"	9'-0"	0'-1 3/4"	WD	MC	WD	ST						TEMP	
316A	IN-1A	2'-6"	8'-0"	0'-1 3/4"	WD	ST	WD	ST	4/A5.63	5/A5.63	NA			NONE	
317A	IN-1A	3'-0"	8'-0"	0'-1 3/4"	WD	ST	WD	ST	3/A5.63	3/A5.63	NA			NONE	
318A	IN-1A	3'-0"	8'-0"	0'-1 3/4"	WD	ST	HM	PT	9/A5.63	9/A5.63	15/A5.63	90		NONE	
318B	IN-1A	3'-0"	8'-0"	0'-1 3/4"	WD	ST	HM	PT	9/A5.63	9/A5.6					

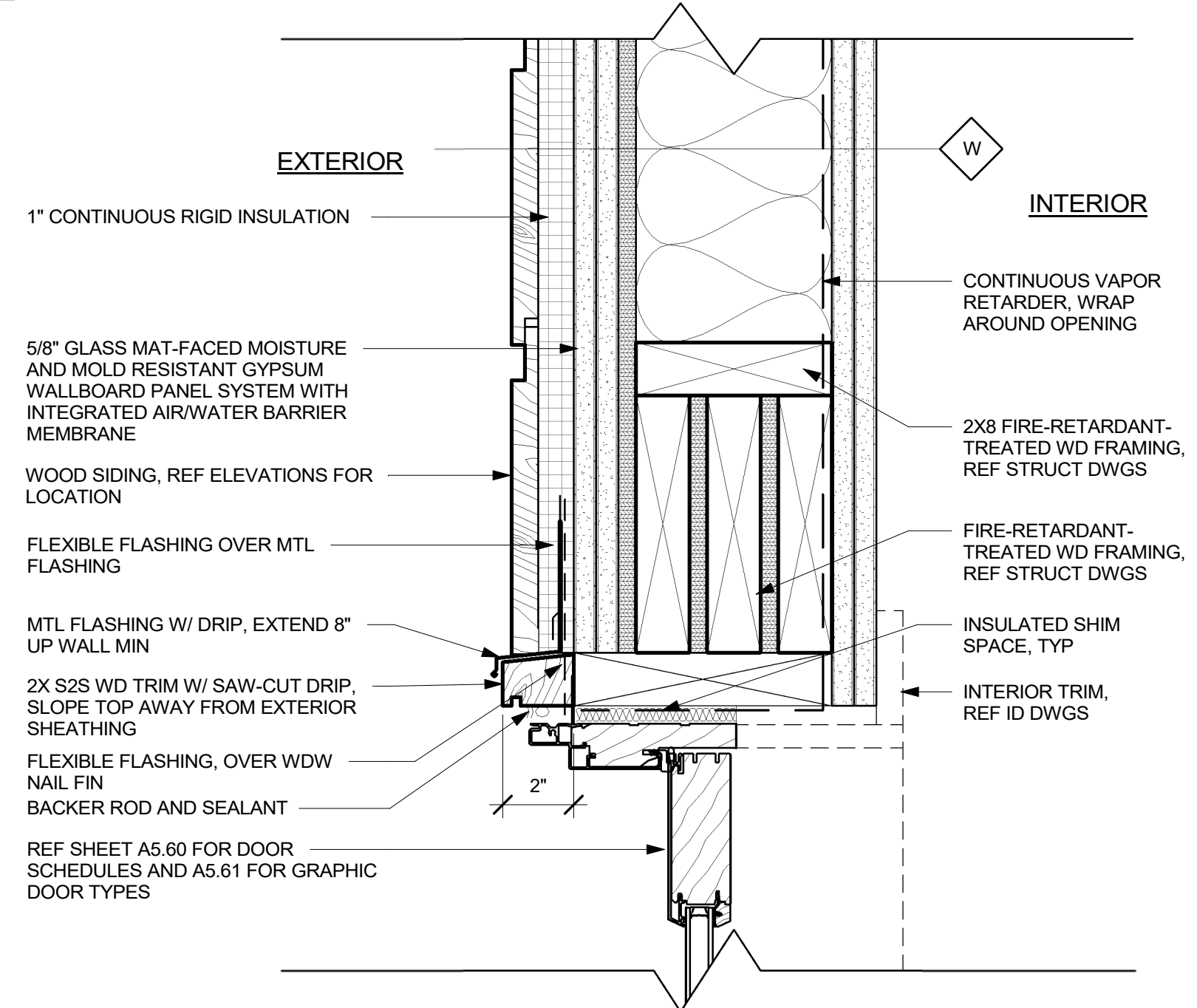




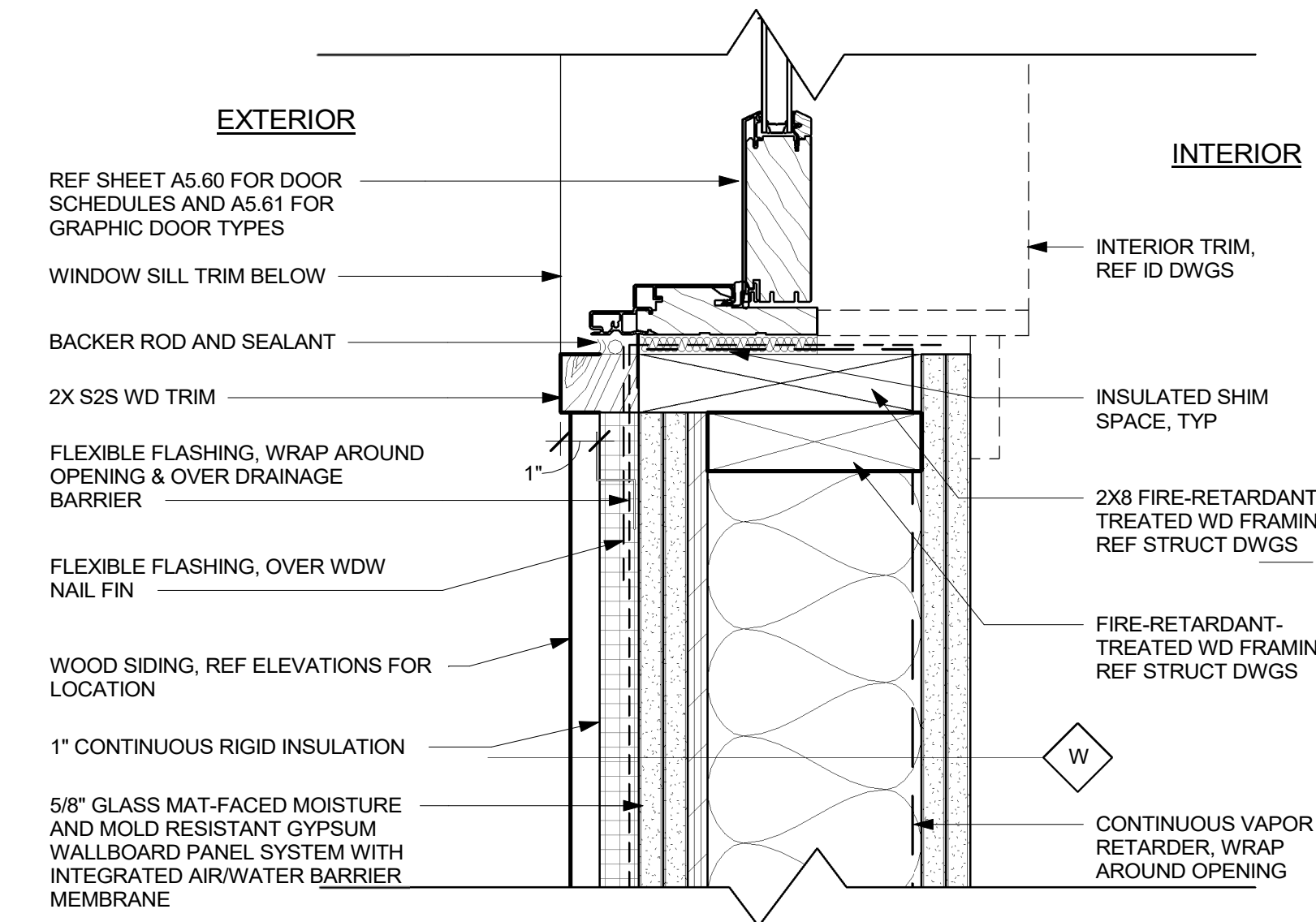
6 DOOR HEAD TYP AT METAL PANEL  
A5.62 3' = 1'-0"



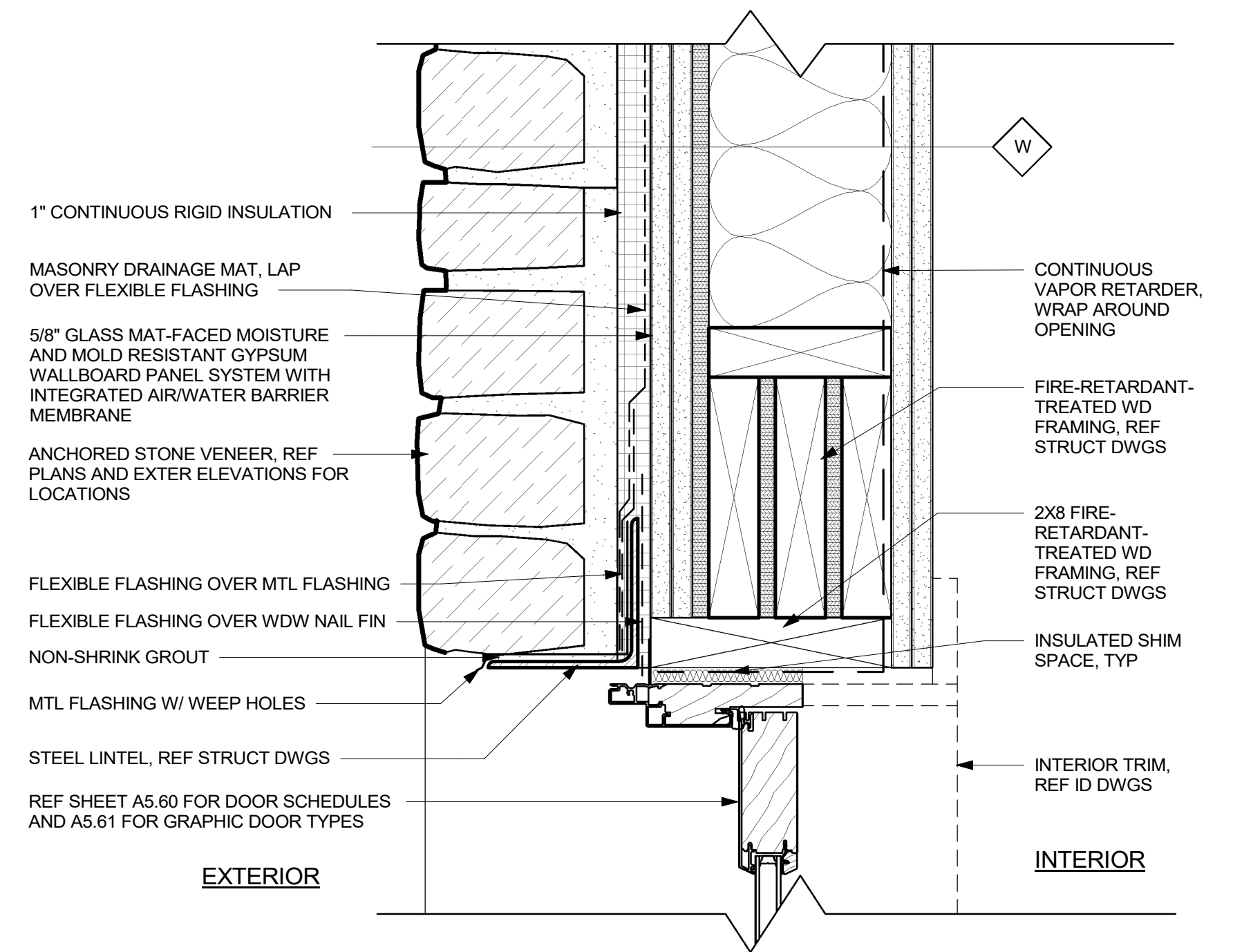
7 DOOR JAMB TYP AT METAL PANEL  
A5.62 3' = 1'-0"



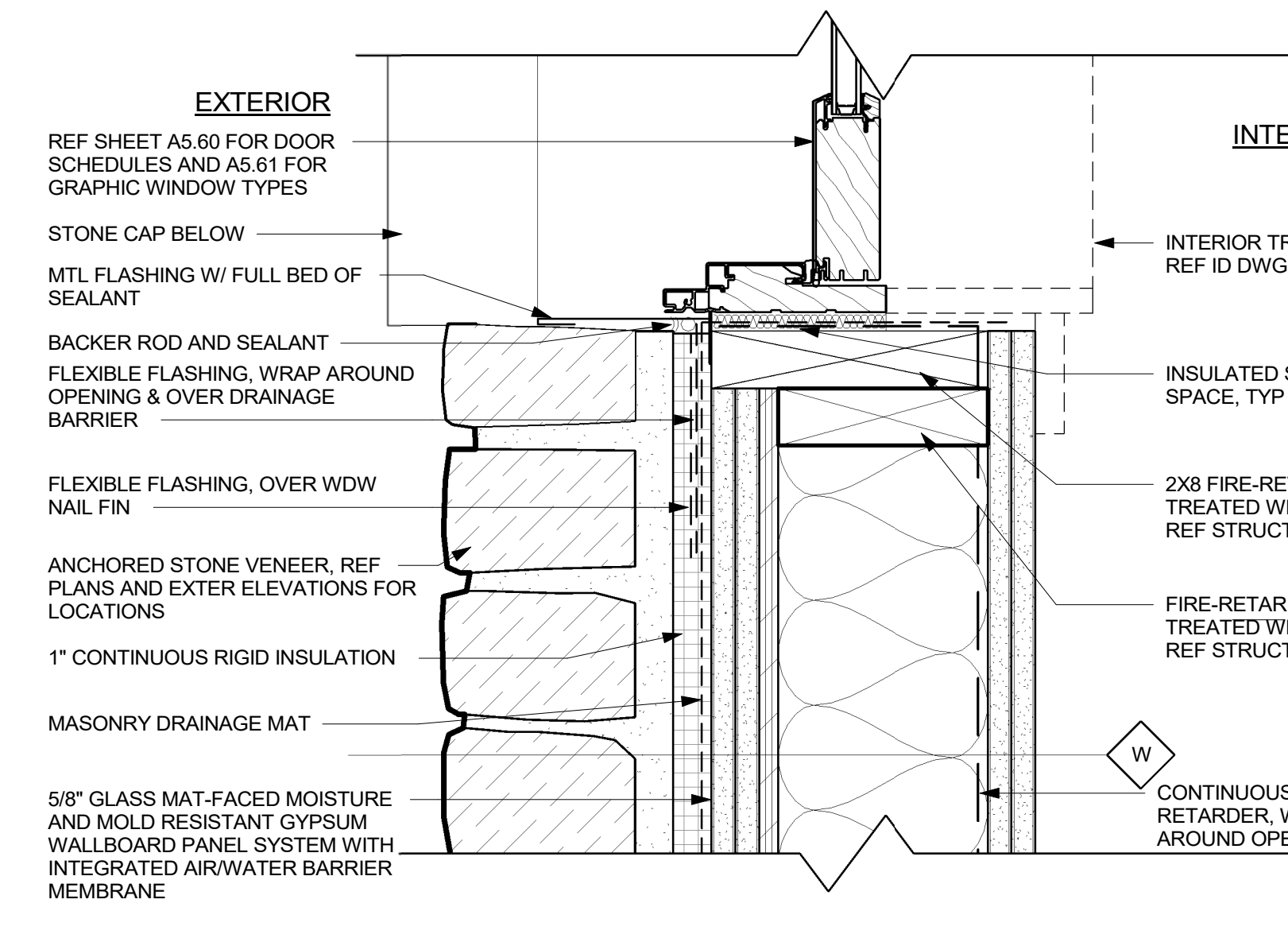
5 DOOR HEAD TYP AT WOOD SIDING  
A5.62 3' = 1'-0"



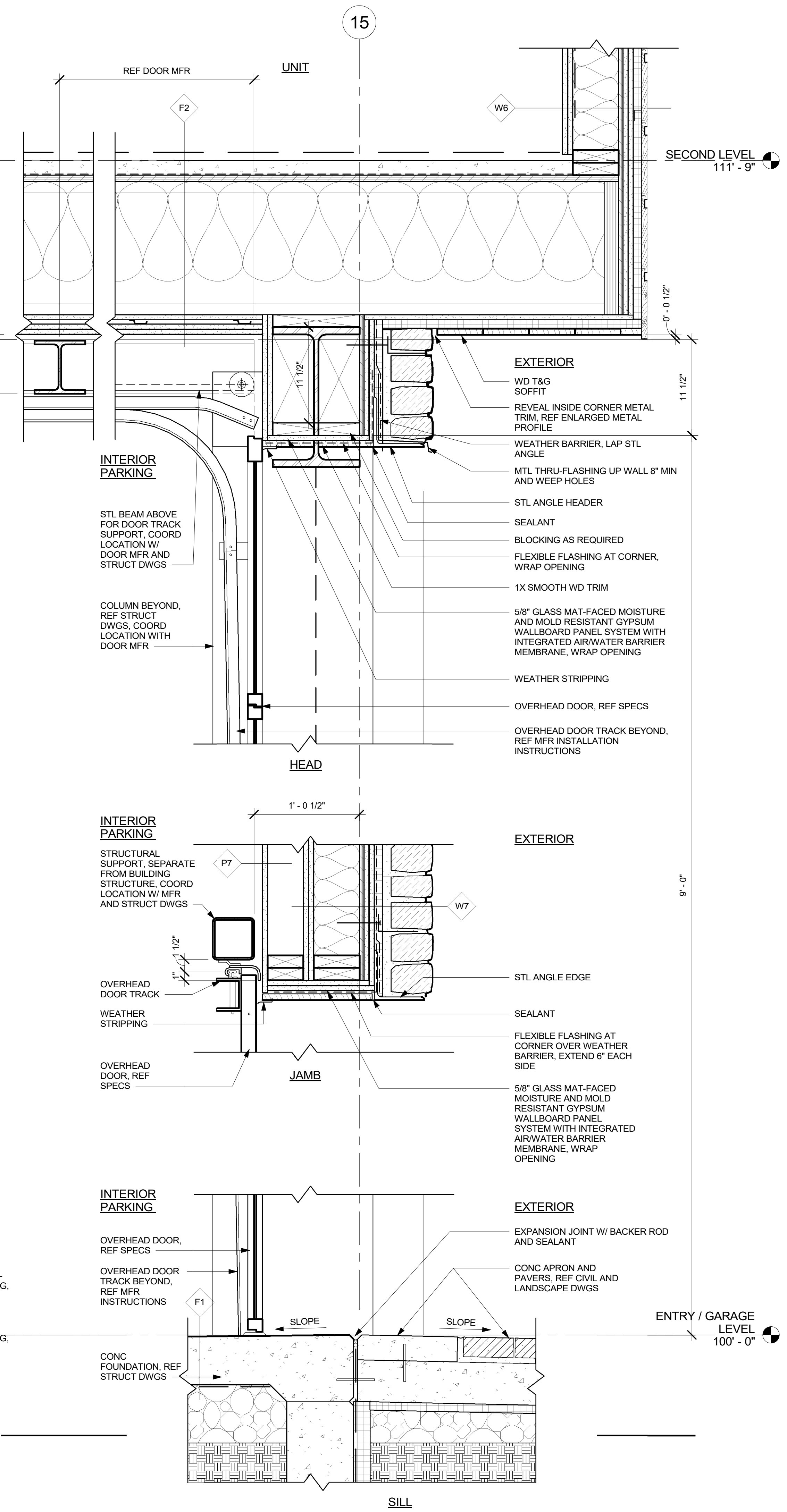
4 DOOR JAMB TYP AT WOOD SIDING  
A5.62 3' = 1'-0"



3 DOOR HEAD TYP AT STONE VENEER  
A5.62 3' = 1'-0"



2 DOOR JAMB TYP AT STONE VENEER  
A5.62 3' = 1'-0"



1 DOOR HEAD, JAMB, SILL AT OVERHEAD GARAGE DOOR  
A5.62 1 1/2" = 1'-0"

**REFLECTIONS AT ELK LAKE**  
TOWN OF MOUNTAIN VILLAGE, COLORADO  
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ISSUE		
No.	DATE	COMMENT
G	04/17/2020	DESIGN REVIEW

KEY PLAN	

DOOR DETAILS	
PROJECT No.	ORIGIN
20182606.00	11/13/2018
DRAWN BY	CHK BY
JBR/CH	DF/BJ
TRV BY	TL
SHEET No.	
<b>A5.62</b>	
SCALE: AS SHOWN	



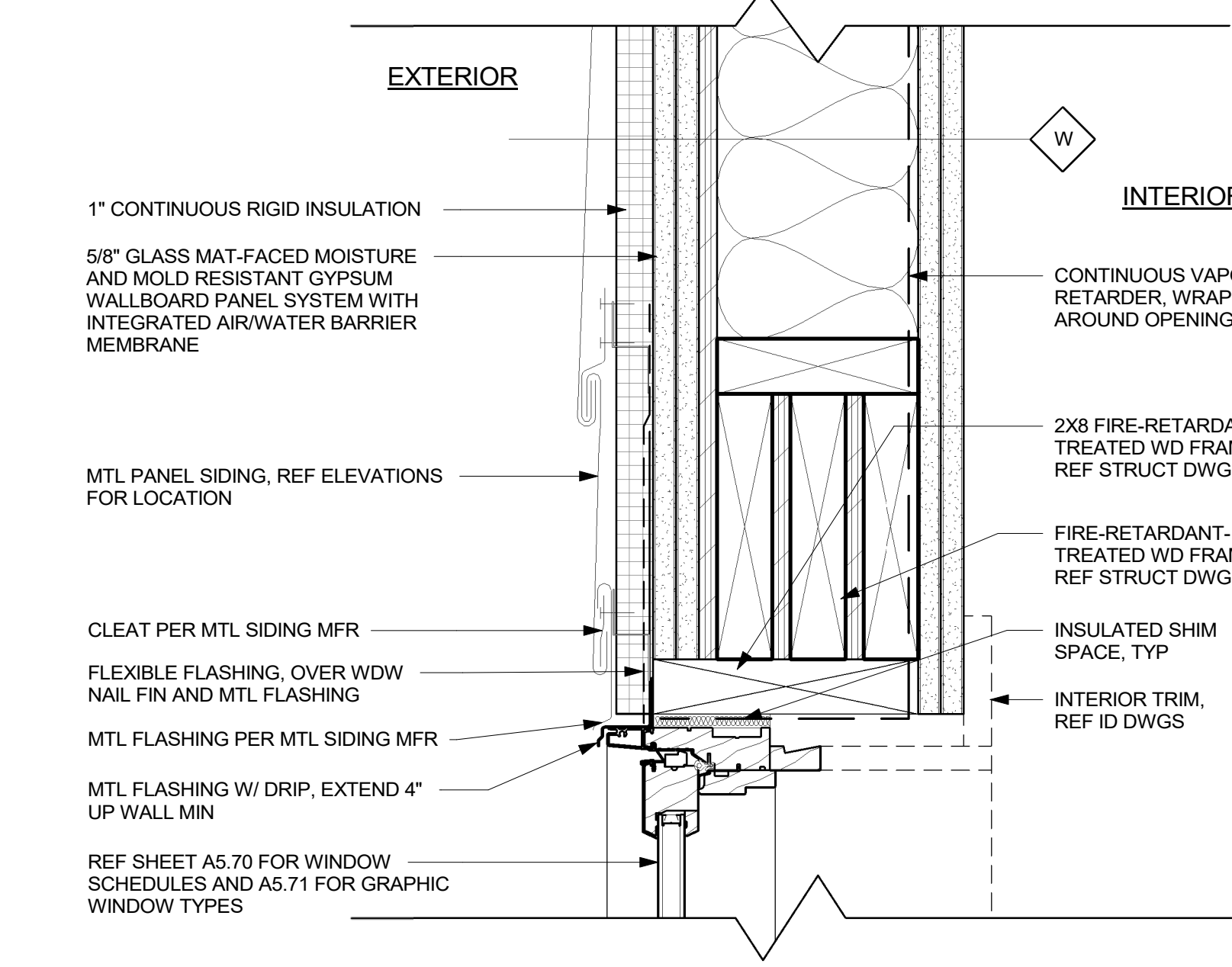
WINDOW SCHEDULE												
TAG	TYPE	OPERATOR	SIZE			WDW CONST	DETAIL			GLAZING	REMARKS	
			W	H	HD HT		HEAD	JAMB	SILL			
101A	A1	Fixed	4' - 0"	6' - 9"	9' - 0"	Metal Clad	1/A5.73 SIM	4/A5.73	5/A5.73	PLATE	STOREFRONT	
101B	A	Fixed	4' - 0"	6' - 9"	9' - 0"	Metal Clad	1/A5.73 SIM	9/A5.73	5/A5.73	TEMP	STOREFRONT	
101C	A1	Fixed	1' - 0"	6' - 9"	9' - 1"	Metal Clad	1/A5.73 SIM	9/A5.73	5/A5.73	TEMP	STOREFRONT	
101D	A	Fixed	4' - 0"	6' - 9"	9' - 0"	Metal Clad	1/A5.73 SIM	9/A5.73	5/A5.73	TEMP	STOREFRONT	
101E	A1	Fixed	4' - 0"	6' - 9"	9' - 0"	Metal Clad	1/A5.73 SIM	4/A5.73	5/A5.73	PLATE	STOREFRONT	
101J	A	Casement	3' - 0"	6' - 9"	9' - 0"	Metal Clad	3/A5.72	2/A5.72	1/A5.72	PLATE	EGRESS	
101L	A	Casement	3' - 0"	6' - 9"	9' - 0"	Metal Clad						
102A	A	Awning	3' - 6"	6' - 9"	9' - 0"	Metal Clad	3/A5.72	2/A5.72	1/A5.72	TEMP		
102B	A1	Awning	3' - 6"	6' - 9"	9' - 0"	Metal Clad	3/A5.72	2/A5.72	1/A5.72	TEMP		
102C	A1	Awning	3' - 6"	6' - 9"	9' - 0"	Metal Clad	3/A5.72	2/A5.72	1/A5.72	TEMP		
102D	A	Awning	3' - 6"	6' - 9"	9' - 0"	Metal Clad	3/A5.72	2/A5.72	1/A5.72	TEMP		
106A	A	Awning	3' - 6"	6' - 9"	9' - 0"	Metal Clad	3/A5.72	2/A5.72	1/A5.72	TEMP		
106B	A	Awning	3' - 6"	6' - 9"	9' - 0"	Metal Clad	3/A5.72	2/A5.72	1/A5.72	TEMP		
109A	A	Awning	3' - 6"	6' - 9"	9' - 0"	Metal Clad	3/A5.72	2/A5.72	1/A5.72	PLATE		
109B	A1	Fixed	3' - 6"	6' - 9"	9' - 0"	Metal Clad	3/A5.72	--	1/A5.72	PLATE	SASH SET	
109C	A1	Fixed	3' - 6"	6' - 9"	9' - 0"	Metal Clad	3/A5.72	--	1/A5.72	PLATE	SASH SET	
109D	A	Awning	3' - 6"	6' - 9"	9' - 0"	Metal Clad	3/A5.72	2/A5.72	1/A5.72	PLATE		
109E	A	Awning	3' - 6"	6' - 9"	9' - 0"	Metal Clad	3/A5.72	2/A5.72	1/A5.72	PLATE		
109F	A	Awning	3' - 6"	6' - 9"	9' - 0"	Metal Clad	3/A5.72	2/A5.72	1/A5.72	PLATE		
109G	C5	Awning	5' - 0"	6' - 6"	9' - 0"	Metal Clad	3/A5.72	2/A5.72	1/A5.72	PLATE		
110A	A	Awning	3' - 0"	5' - 0"	7' - 6"	Metal Clad	3/A5.72	2/A5.72	1/A5.72	PLATE		
110B	A	Awning	3' - 0"	5' - 0"	7' - 6"	Metal Clad	3/A5.72	2/A5.72	1/A5.72	PLATE		
200A	B	Fixed	3' - 6"	2' - 3"	9' - 0"	Metal Clad	6/A5.72	8/A3.11	4/A5.72	PLATE	SASH SET	
203A	A1	Awning	3' - 6"	6' - 9"	9' - 0"	Metal Clad	6/A5.72	5/A5.72	4/A5.72	TEMP		
203B	A1	Awning	3' - 6"	6' - 9"	9' - 0"	Metal Clad	6/A5.72	5/A5.72	4/A5.72	TEMP		
204A	A1	Awning	3' - 6"	6' - 9"	9' - 0"	Metal Clad	6/A5.72	5/A5.72	4/A5.72	TEMP		
204B	A	Fixed	3' - 6"	9' - 0"	9' - 0"	Metal Clad	6/A5.72	--		TEMP		
204C	A	Fixed	3' - 6"	9' - 0"	9' - 0"	Metal Clad	6/A5.72	--		TEMP		
204D	A1	Awning	3' - 6"	6' - 9"	9' - 0"	Metal Clad	6/A5.72	5/A5.72	4/A5.72	TEMP		
204E	C4	Awning	6' - 0"	5' - 6"	9' - 0"	Metal Clad	6/A5.72	5/A5.72	1/A5.72	PLATE		
205A	A1	Awning	3' - 0"	5' - 6"	9' - 0"	Metal Clad	3/A5.72			TEMP		
205B	A1	Awning	3' - 0"	5' - 6"	9' - 0"	Metal Clad	3/A5.72			PLATE		
205C	A1	Fixed	2' - 0"	5' - 6"	9' - 0"	Metal Clad	3/A5.72		1/A5.72	PLATE		
205D	A1	Fixed	2' - 0"	5' - 6"	9' - 0"	Metal Clad	3/A5.72		1/A5.72	PLATE		
205E	A1	Awning	3' - 0"	5' - 6"	9' - 0"	Metal Clad	3/A5.72		1/A5.72	PLATE		
205F	A1	Awning	3' - 0"	5' - 6"	9' - 0"	Metal Clad	3/A5.72		1/A5.72	PLATE		
206A	A	Awning	3' - 0"	6' - 0"	9' - 0"	Metal Clad	3/A5.72		1/A5.72	TEMP		
206B	A1	Awning	3' - 0"	6' - 0"	9' - 0"	Metal Clad	3/A5.72	2/A5.72	1/A5.72	TEMP		
253A	A1	Awning	3' - 6"	6' - 9"	9' - 0"	Metal Clad	6/A5.72	5/A5.72	4/A5.72	TEMP		
253B	A1	Awning	3' - 6"	6' - 9"	9' - 0"	Metal Clad	6/A5.72	5/A5.72	4/A5.72	TEMP		
255A	A	Fixed	3' - 0"	6' - 0"	9' - 0"	Metal Clad	6/A5.72	5/A5.72	4/A5.72	PLATE		
255B	A1	Awning	2' - 0"	6' - 0"	9' - 0"	Metal Clad	6/A5.72	5/A5.72	4/A5.72	PLATE		
255C	A	Casement	3' - 6"	6' - 9"	9' - 0"	Metal Clad	6/A5.72	5/A5.72	4/A5.72	PLATE	EGRESS	
255D	C1	Casement	8' - 0"	6' - 9"	9' - 0"	Metal Clad	6/A5.72	5/A5.72	4/A5.72	PLATE		
261A	A	Casement	3' - 6"	6' - 9"	9' - 0"	Metal Clad	6/A5.72	5/A5.72	4/A5.72	PLATE	EGRESS	
300A	B	Fixed	3' - 6"	2' - 3"	9' - 0"	Metal Clad	6/A5.72	8/A3.11	4/A5.72	PLATE	SASH SET	
303A	A	Awning	3' - 6"	6' - 9"	9' - 0"	Metal Clad	6/A5.72	5/A5.72	4/A5.72	TEMP		
303B	A	Awning	3' - 6"	6' - 9"	9' - 0"	Metal Clad	6/A5.72	5/A5.72	4/A5.72	TEMP		
304A	A	Awning	3' - 6"	6' - 9"	9' - 0"	Metal Clad	6/A5.72	5/A5.72	4/A5.72	TEMP		
304B	A	Awning	3' - 6"	6' - 9"	9' - 0"	Metal Clad	6/A5.72	5/A5.72	4/A5.72	TEMP		
304C	C5	Awning	6' - 0"	5' - 6"	9' - 0"	Metal Clad	6/A5.72	5/A5.72	4/A5.72	PLATE		
305A	A	Awning	3' - 0"	5' - 6"	9' - 0"	Metal Clad	6/A5.72		1/A5.72	TEMP		
305B	A	Awning	3' - 0"	5' - 6"	9' - 0"	Metal Clad	6/A5.72		1/A5.72	PLATE		
305C	A	Fixed	2' - 0"	5' - 6"	9' - 0"	Metal Clad	6/A5.72		1/A5.72	PLATE	SASH SET	
305D	A	Fixed	2' - 0"	5' - 6"	9' - 0"	Metal Clad	6/A5.72		1/A5.72	PLATE	SASH SET	
305E	A	Awning	3' - 0"	5' - 6"	9' - 0"	Metal Clad	6/A5.72		1/A5.72	PLATE		
305F	A	Awning	3' - 0"	5' - 6"	9' - 0"	Metal Clad	6/A5.72		1/A5.72	PLATE		
306A	A1	Awning	3' - 0"	5' - 6"	9' - 0"	Metal Clad	6/A5.72		4/A5.72	TEMP		
306B	A	Awning	3' - 0"	5' - 6"	9' - 0"	Metal Clad	9/A5.72	8/A5.72	7/A5.72	TEMP		
312A	A1	Casement	3' - 0"	5' - 6"	31' - 6"	Metal Clad	3/A5.72	2/A5.72	1/A5.72	PLATE	EGRESS	
315A	A1	Awning	3' - 0"	5' - 6"	9' - 0"	Metal Clad	9/A5.72	8/A5.72	7/A5.72	PLATE		
315B	A1	Awning	3' - 0"	5' - 6"	9' - 0"	Metal Clad	3/A5.72	2/A5.72	1/A5.72	TEMP		
316A	B	Fixed	2' - 10"	2' - 3"	9' - 0"	Metal Clad	9/A5.72	2 & 8 /A5.72	7/A5.72	PLATE	SASH SET	
317A	A1	Awning	2' - 10"	5' - 6"	9' - 0"	Metal Clad	9/A5.72	2 & 8 /A5.72	1/A5.72	TEMP		
353A	A	Awning	3' - 6"	6' - 9"	9' - 0"	Metal Clad	6/A5.72	5/A5.72	4/A5.72	TEMP		
353B	A	Awning	3' - 6"	6' - 9"	9' - 0"	Metal Clad	6/A5.72	5/A5.72	4/A5.72	TEMP		
355A	A1	Awning	2' - 0"	6' - 0"	9' - 0"	Metal Clad	6/A5.72	5/A5.72	4/A5.72	PLATE		
355B	A	Fixed	3' - 0"	6' - 0"	9' - 0"	Metal Clad	6/A5.72	5/A5.72	4/A5.72	PLATE	SASH SET	
355C	A1	Casement	3' - 6"	6' - 9"	9' - 0"	Metal Clad	6/A5.72	5/A5.72	4/A5.72	PLATE	EGRESS	
355D	C	Casement	8' - 0"	6' - 9"	9' - 0"	Metal Clad	6/A5.72	5/A5.72	4/A5.72	PLATE		
361A	A1	Casement	3' - 6"	6' - 9"	9' - 0"	Metal Clad	6/A5.72	5/A5.72	4/A5.72	PLATE		
361B	A1	Casement	3' - 0"	5' - 6"	9' - 0"	Metal Clad	9/A5.72	8/A5.72	1/A5.72	PLATE	EGRESS	
363A	A1	Awning	3' - 0"	5' - 6"	9' - 0"	Metal Clad	3/A5.72	2/A5.72	1/A5.72	TEMP		
364A	B	Fixed	2' - 10"	2' - 3"	9' - 0"	Metal Clad	9/A5.72	2 & 8 /A5.72	7/A5.72	PLATE	SASH SET	
365A	A1	Awning	2' - 10"	5' - 6"	9' - 0"	Metal Clad	9/A5.72	2 & 8 /A5.72	1/A5.72	TEMP		
366A	A1	Casement	3' - 0"	5' - 0"	10' - 0"	Metal Clad	12/A5.72		10/A5.72	PLATE	EGRESS	
367A	B	Fixed	3' - 0"	2' - 3"	9' - 0"	Metal Clad	3/A5.72	2/A5.72	1/A5.72	PLATE	SASH SET	
400A	F1	Fixed	3' - 6"	5' - 0"	8' - 6"	Metal Clad		8/A3.11	4/A5.72	PLATE	SASH SET	
402A	A1	Awning	3' - 6"	6' - 9"	9' - 0"	Metal Clad	6/A5.72	5/A5.72	4/A5.72	TEMP		
402B	A1	Awning	3' - 6"	6' - 9"	9' - 0"	Metal Clad	6/A5.72		4/A5.72	TEMP		
403A	A1	Awning	3' - 6"	6' - 9"	9' - 0"	Metal Clad	6/A5.72		4/A5.72	TEMP		
403B	A1	Awning	3' - 6"	6' - 9"	9' - 0"	Metal Clad	6/A5.72	5/A5.72	4/A5.72	TEMP		
403C	B	Awning	2' - 6"	3' - 0"	6' - 0"	Metal Clad	6/A5.72	5/A5.72	4/A5.72	PLATE		
404A	B	Awning	3' - 0"	4' - 6"	7' - 6"	Metal Clad	6/A5.72	5/A5.72	4/A5.72	TEMP		
404B	B	Fixed	2' - 6"	6' - 0"	9' - 0"	Metal Clad	12/A5.72	11/A5.72	10/A5.72	PLATE	SASH SET	
404C	B	Awning	3' - 0"	4' - 6"	7' - 6"	Metal Clad	6/A5.72		4/A5.72	PLATE		
404D	B	Casement	2' - 0"	4' - 6"	7' - 6"	Metal Clad	6/A5.72		4/A5.72	PLATE	EGRESS	
404E	A2	Fixed	2' - 10"	6' - 0"	10' - 10"	Metal Clad	12/A5.72	11/A5.72	10/A5.72	PLATE	SASH SET	
404F	B	Casement	2' - 0"	4' - 6"	7' - 6"	Metal Clad	6/A5.72		4/A5.72	PLATE		

WINDOW SCHEDULE												
TAG	TYPE	OPERATOR	SIZE			WDW CONST	DETAIL			GLAZING	REMARKS	
			W	H	HD HT		HEAD	JAMB	SILL			
404G	B	Awning	3' - 0"	4' - 6"	7' - 6"	Metal Clad	6/A5.72		4/A5.72	PLATE		
404H	B	Fixed	2' - 6"	5' - 0"	8' - 0"	Metal Clad	12/A5.72	11/A5.72	10/A5.72	PLATE		
406A	B	Awning	3' - 0"	4' - 6"	7' - 5 1/4"	Metal Clad	6/A5.72		4/A5.72	TEMP		
411A	A1	Casement	3' - 0"	5' - 6"	9' - 0"	Metal Clad	6/A5.72	5/A5.72	4/A5.72	PLATE	EGRESS	
412A	D	Fixed / Casement	3' - 0"	4' - 10"	7' - 10"	Metal Clad	12/A5.72		10/A5.72	PLATE	FIXED TRAP UPPER, CASEMENT LOWER	
413A	A	Awning	3' - 0"	5' - 6"	9' - 0"	Metal Clad	6/A5.72	5/A5.72	4/A5.72	TEMP		
414A	B	Fixed	2' - 10"	2' - 3"	9' - 0"	Metal Clad	9/A5.72	2 & 8 /A5.72	7/A5.72	PLATE	SASH SET	
415A	A1	Awning	2' - 10"	5' - 6"	9' - 0"	Metal Clad	9/A5.72	2 & 8 /A5.72	7/A5.72	TEMP		
416A	A	Fixed	3' - 0"	7' - 8"	8' - 5"	Metal Clad	12/A5.72	11/A5.72	10/A5.72	TEMP		
450A	F	Fixed	3' - 6"	5' - 0"	8' - 6"	Metal Clad		8/A3.11	4/A5.72	PLATE	SASH SET	
452A	A1	Awning	3' - 6"	6' - 9"	9' - 0"	Metal Clad	6/A5.72	5/A5.72	4/A5.72	TEMP		
452B	A1	Awning	3' - 6"	6' - 9"	9' - 0"	Metal Clad	6/A5.72		4/A5.72	TEMP		
453A	A1	Awning	3' - 6"	6' - 9"	9' - 0"	Metal Clad	6/A5.72		4/A5.72	TEMP		
453B	A1	Awning	3' - 6"	6' - 9"	9' - 0"	Metal Clad	6/A5.72	5/A5.72	4/A5.72	TEMP		
453C	B	Fixed	3' - 6"	5' - 0"	7' - 3"	Metal Clad	6/A5.72	5/A5.72	4/A5.72	PLATE	SASH SET	
453D	C1	Casement	8' - 0"	6' - 9"	9' - 0"	Metal Clad	6/A5.72	5/A5.72	4/A5.72	PLATE		
453E	B	Fixed	3' - 6"	5' - 0"	7' - 3"	Metal Clad	6/A5.72	5/A5.72	4/A5.72	PLATE	SASH SET	
453F	E	Fixed	8' - 0"	2' - 7 1/4"	12' - 7 1/4"	Metal Clad	6/A5.72	5/A5.72		PLATE	MECH LOUVER	
458A	D1	Fixed / Casement	3' - 0"	4' - 10"	7' - 10"	Metal Clad	12/A5.72		10/A5.72	PLATE	FIXED TRAP UPPER, CASEMENT EGRESS LOWER	
459A	B	Fixed	3' - 0"	2' - 3"	9' - 0"	Metal Clad	6/A5.72	5/A5.72	4/A5.72	PLATE	SASH SET	
461C	A1	Awning	3' - 0"	5' - 6"	9' - 0"	Metal Clad	6/A5.72	5/A5.72	4/A5.72	TEMP		
462A	B	Fixed	2' - 10"	2' - 3"	9' - 0"	Metal Clad	9/A5.72	2 & 8 /A5.72	7/A5.72	PLATE	SASH SET	
463A	A1	Awning	2' - 10"	5' - 6"								

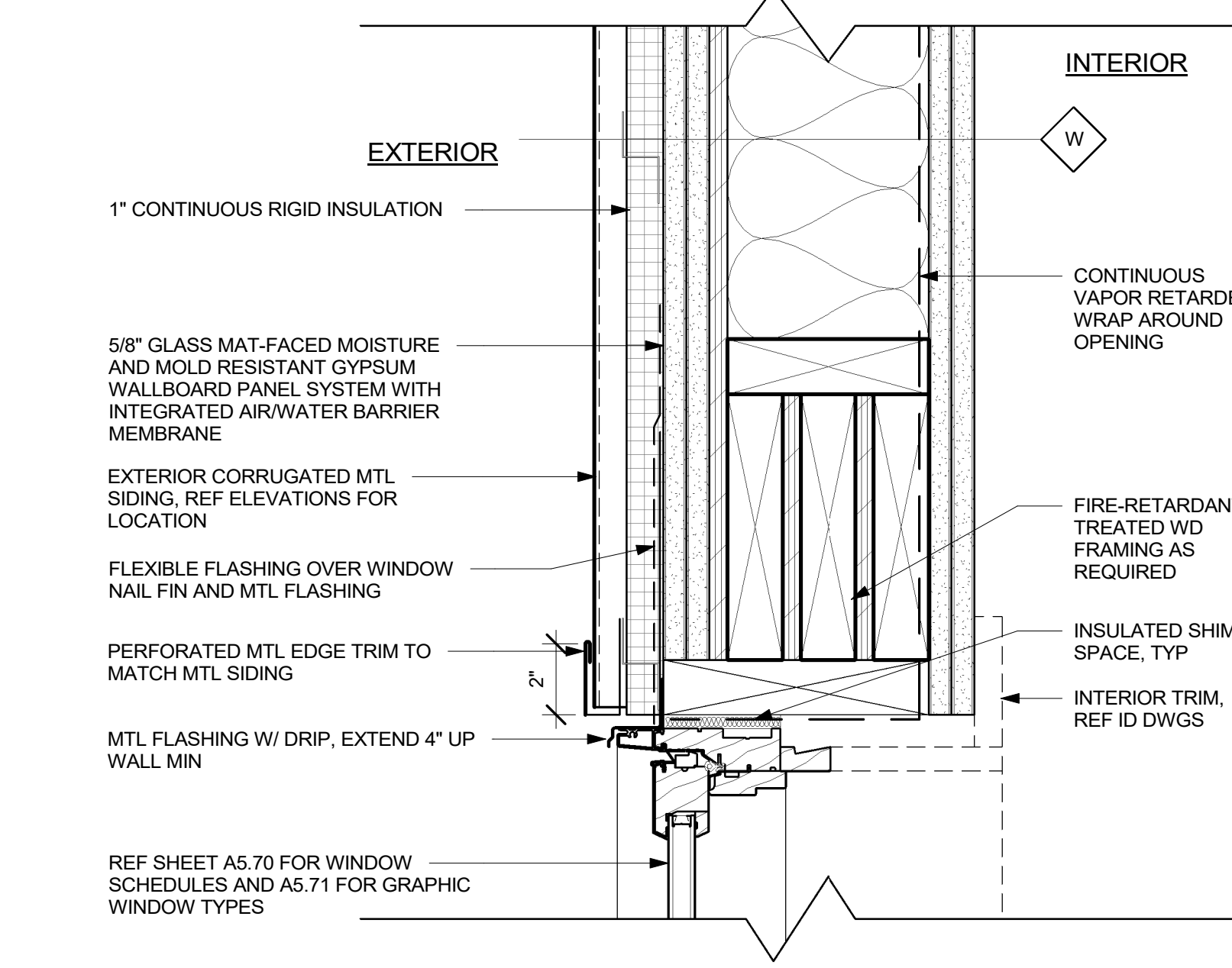




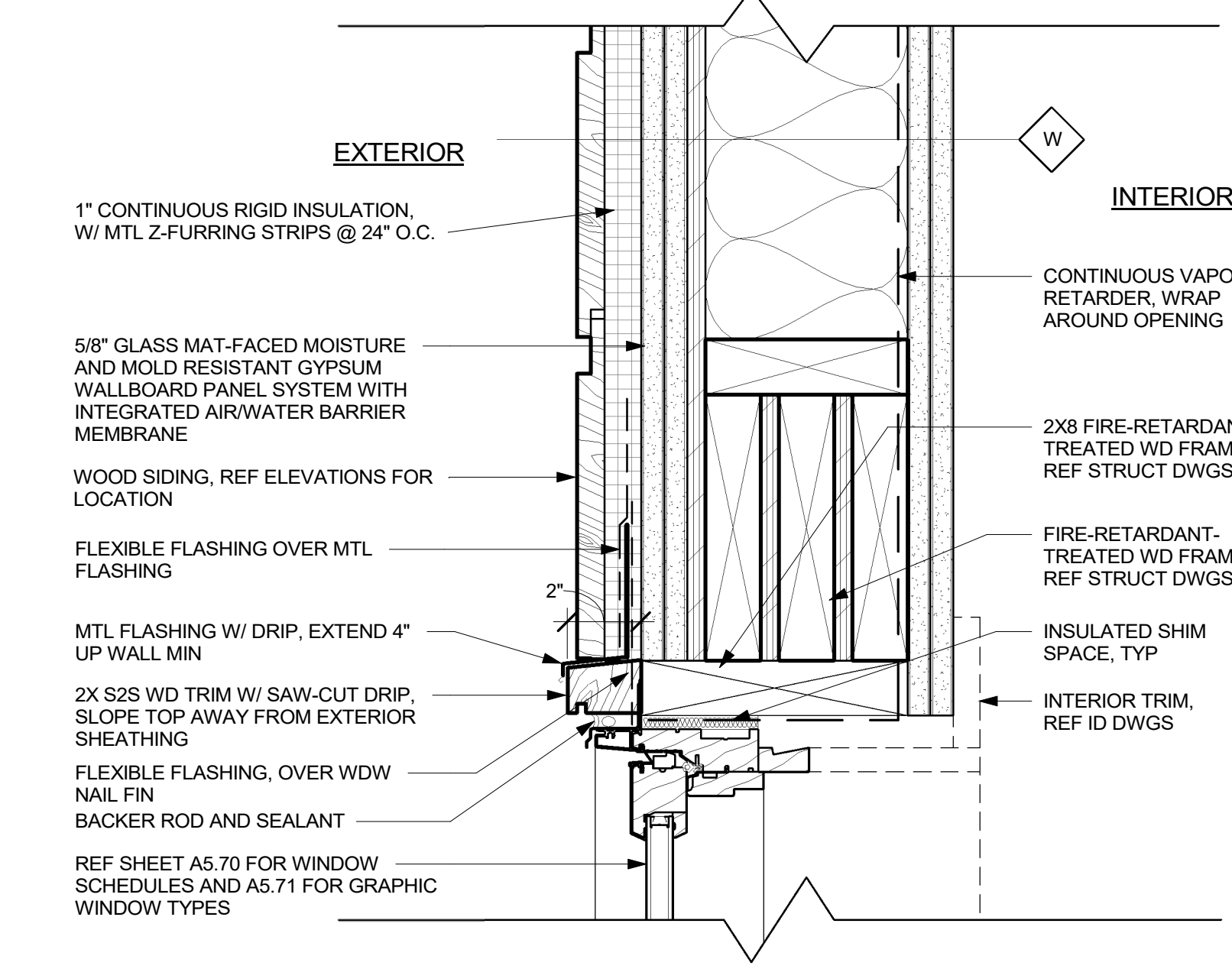




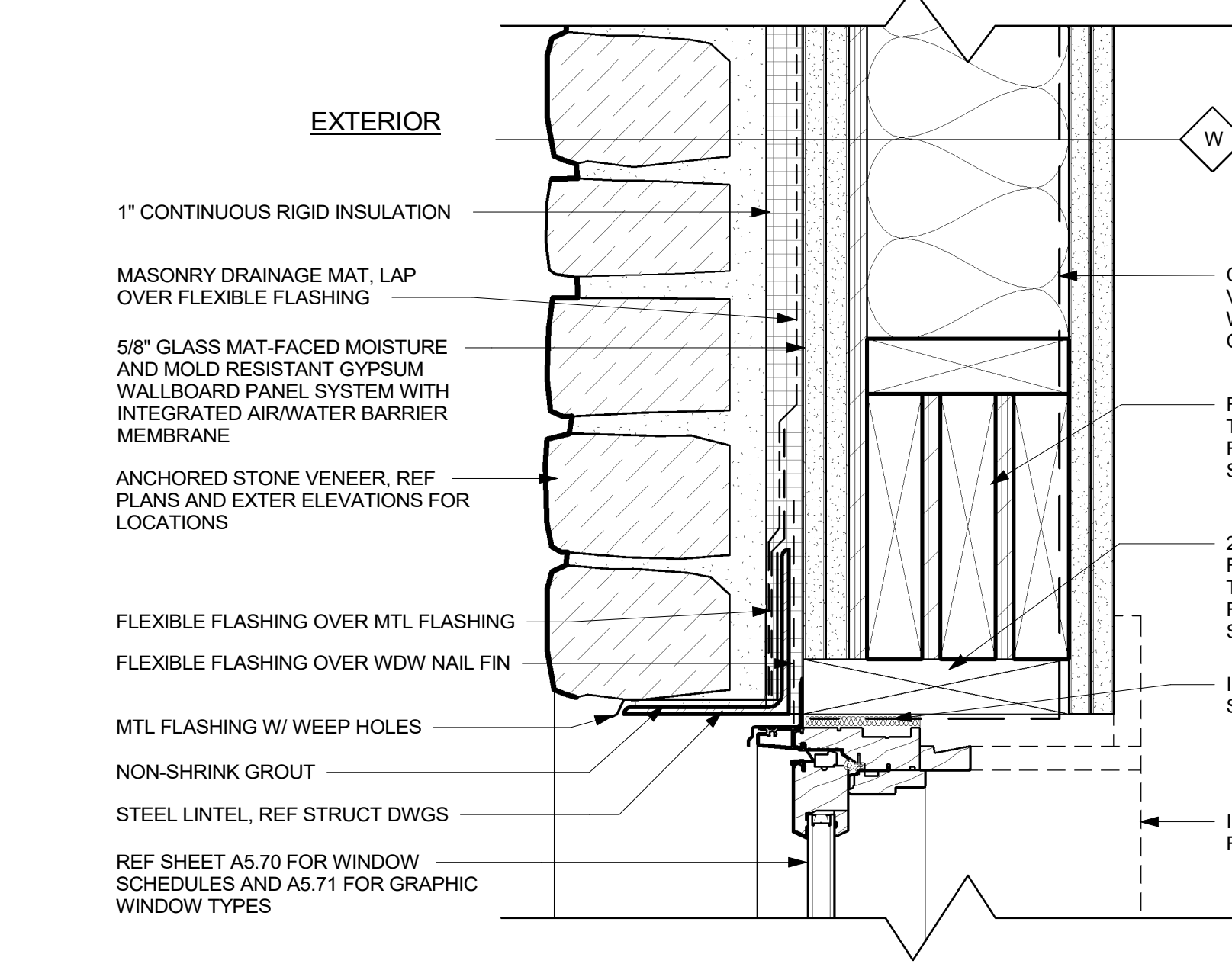
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A5.72 3" = 1'-0"



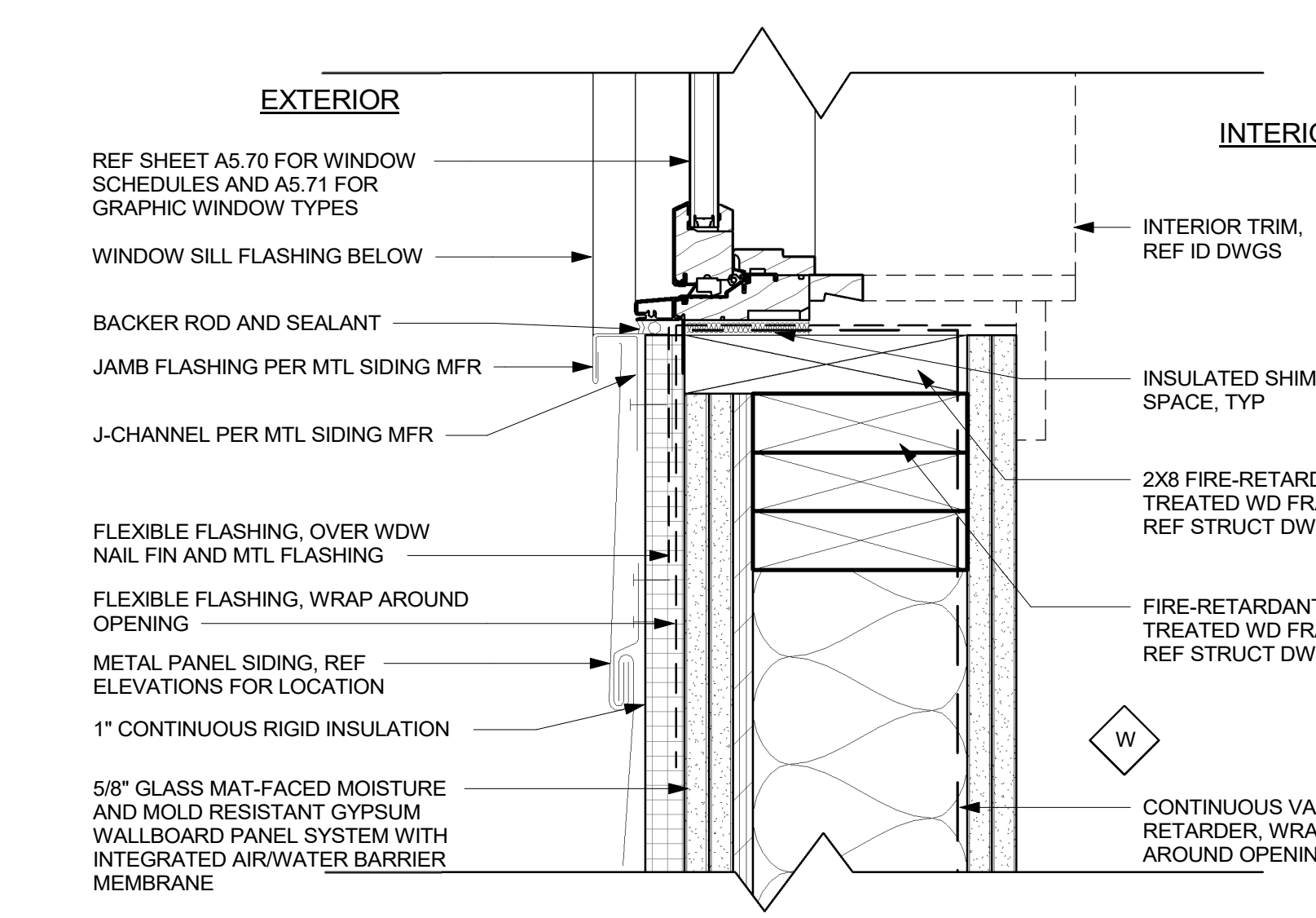
9 WINDOW HEAD AT CORRUGATED SIDING TYP  
A5.72 3" = 1'-0"



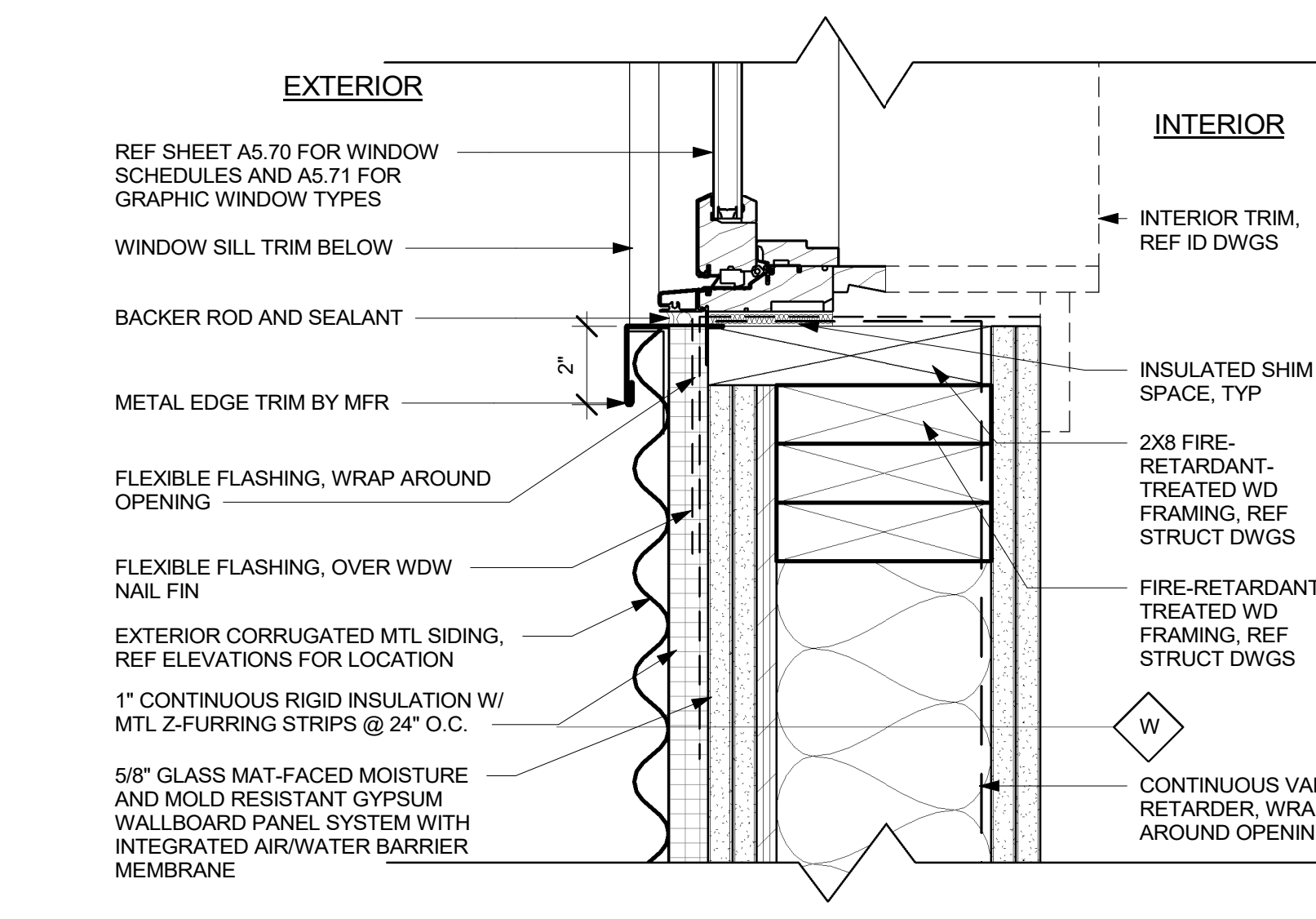
6 WINDOW HEAD AT WOOD SIDING TYP  
A5.72 3" = 1'-0"



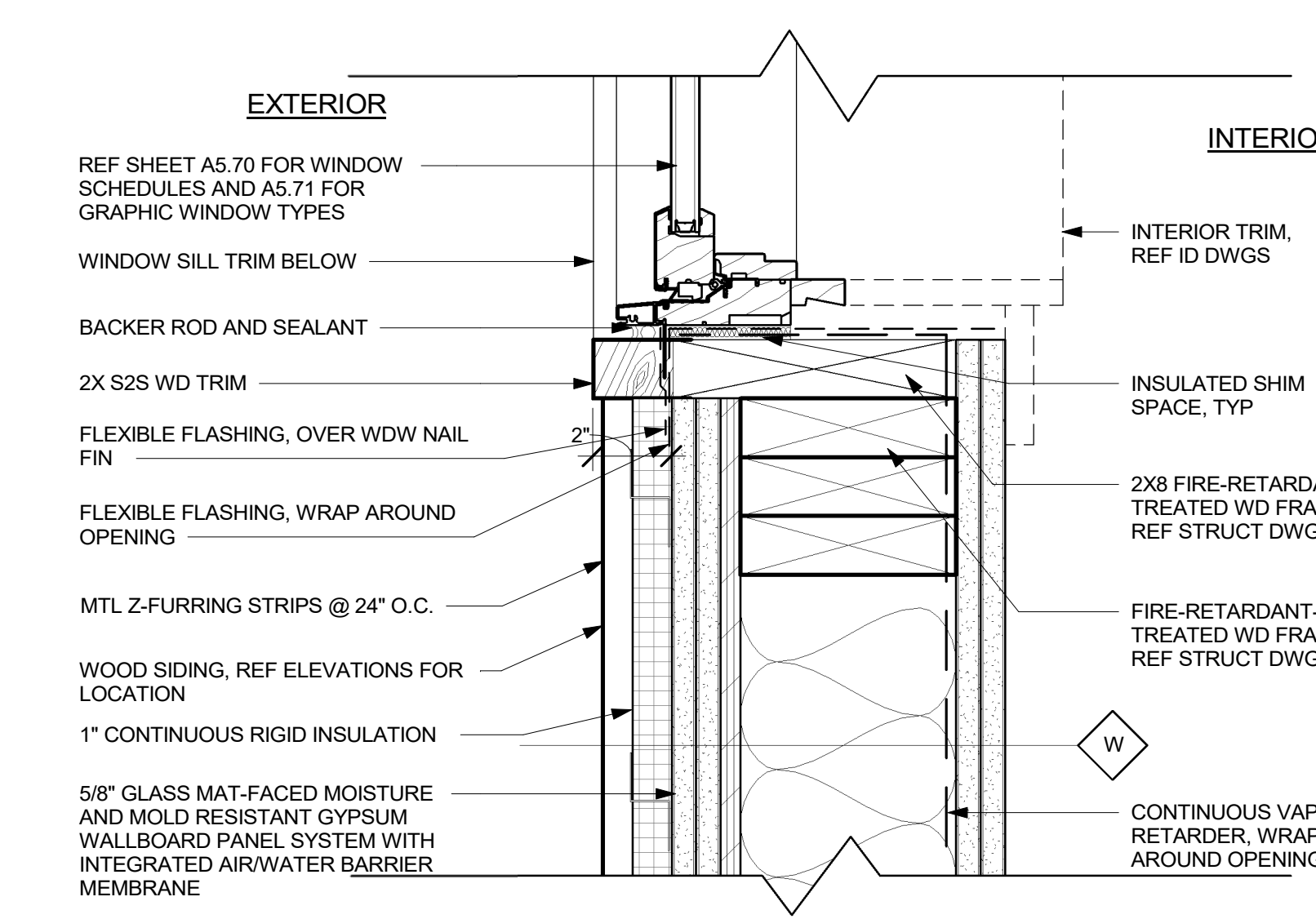
3 WINDOW HEAD AT STONE VENEER TYP  
A5.72 3" = 1'-0"



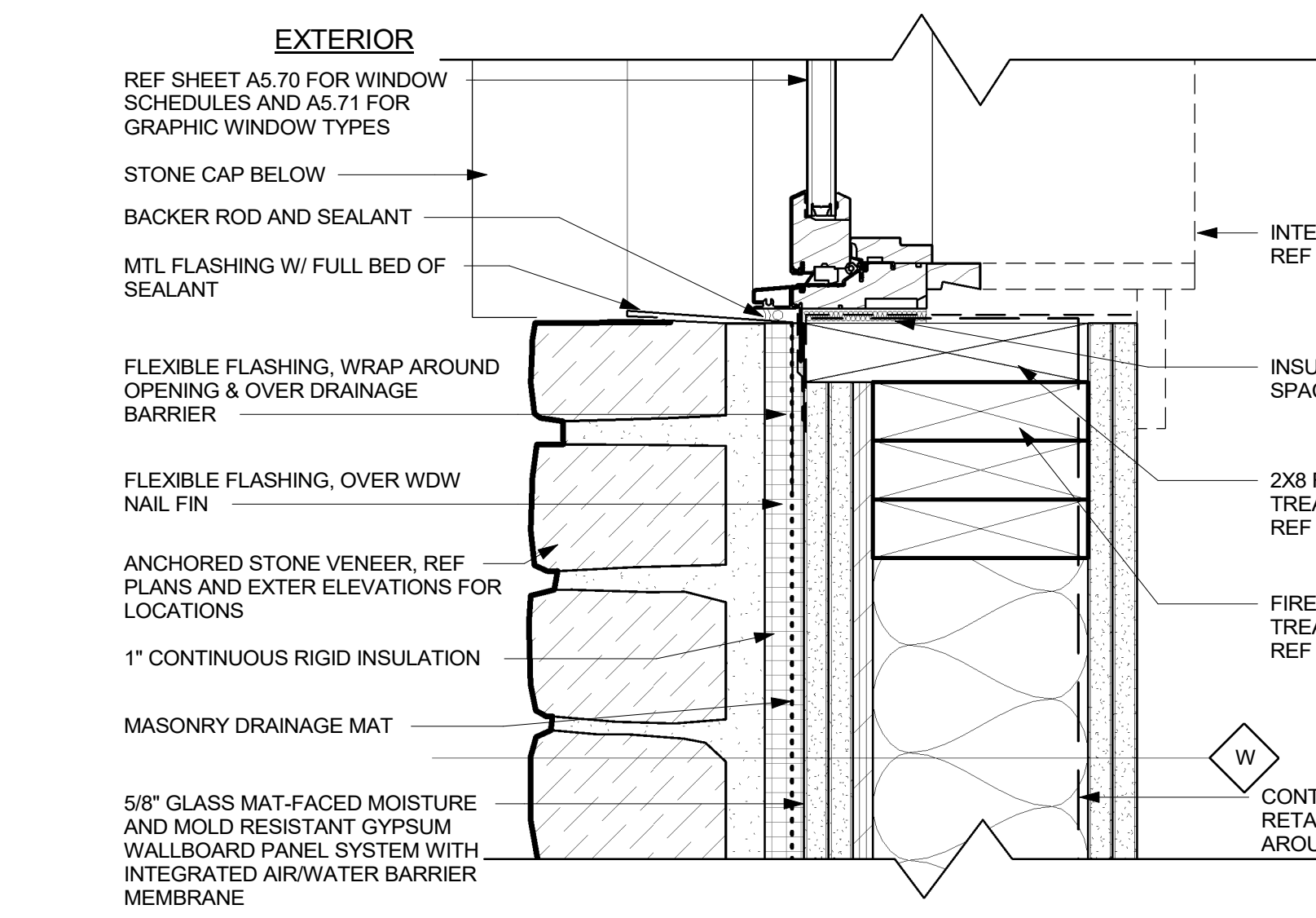
11 WINDOW JAMB AT METAL PANEL TYP  
A5.72 3" = 1'-0"



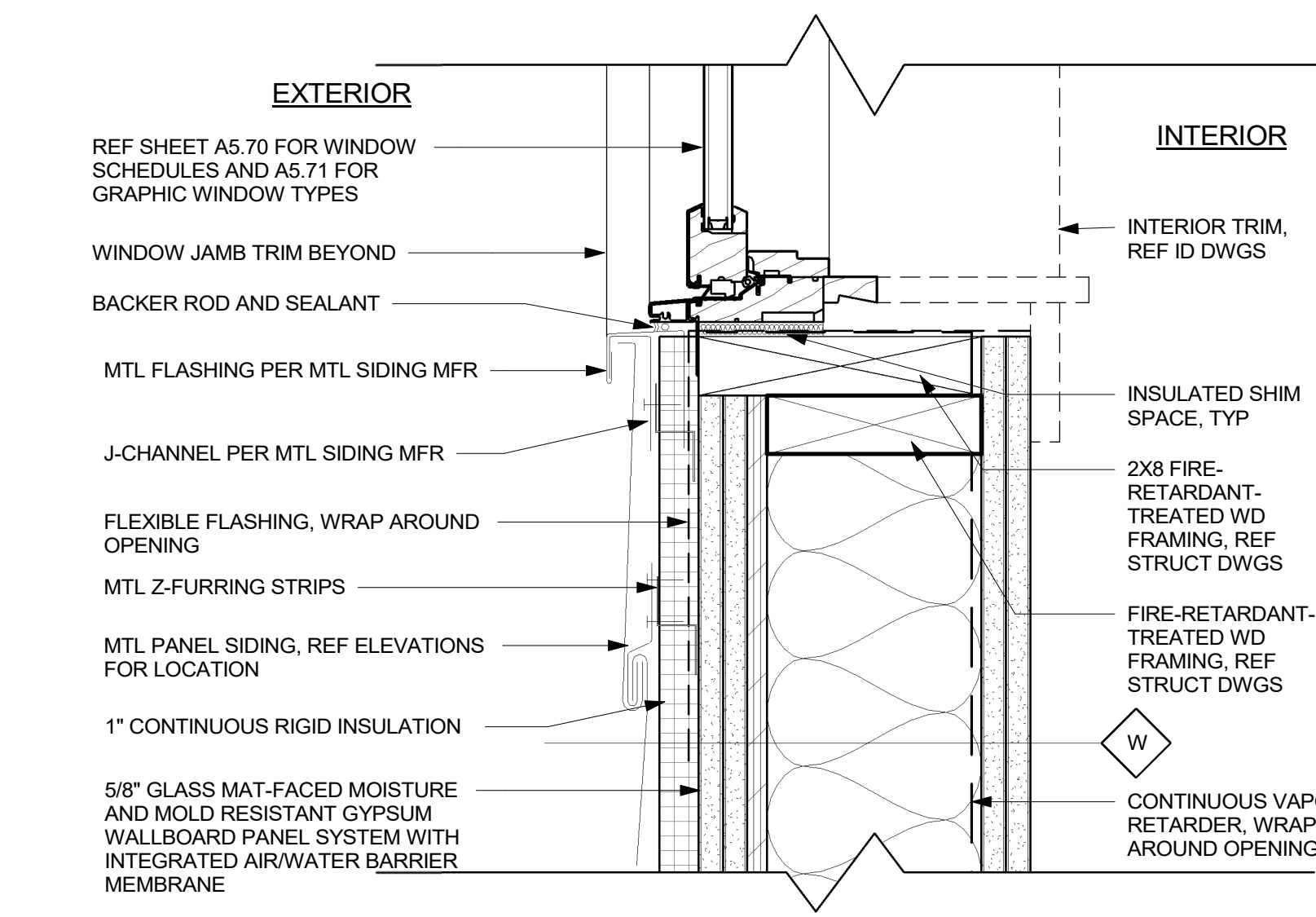
8 WINDOW JAMB AT CORRUGATED SIDING TYP  
A5.72 3" = 1'-0"



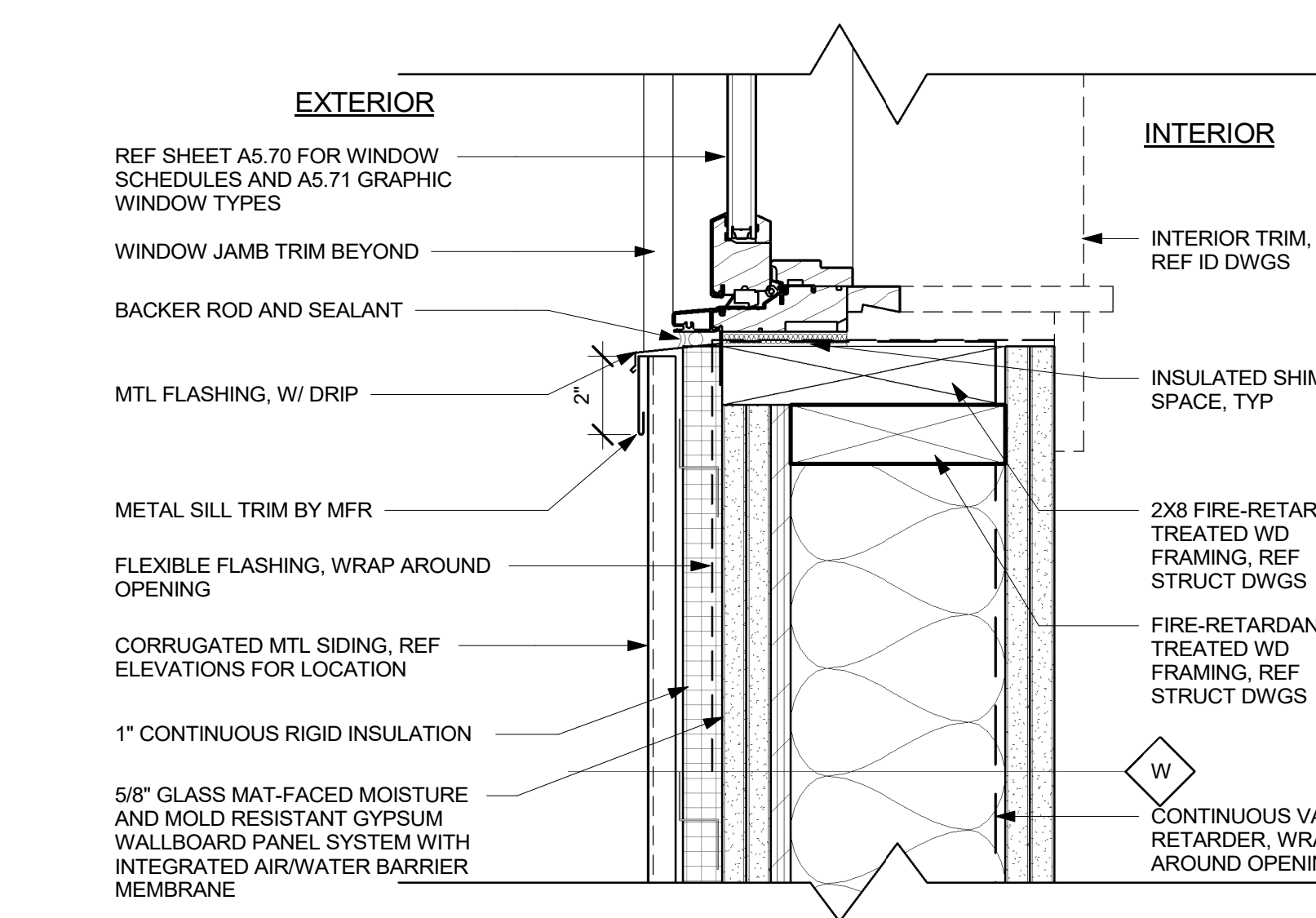
5 WINDOW JAMB AT WOOD SIDING TYP  
A5.72 3" = 1'-0"



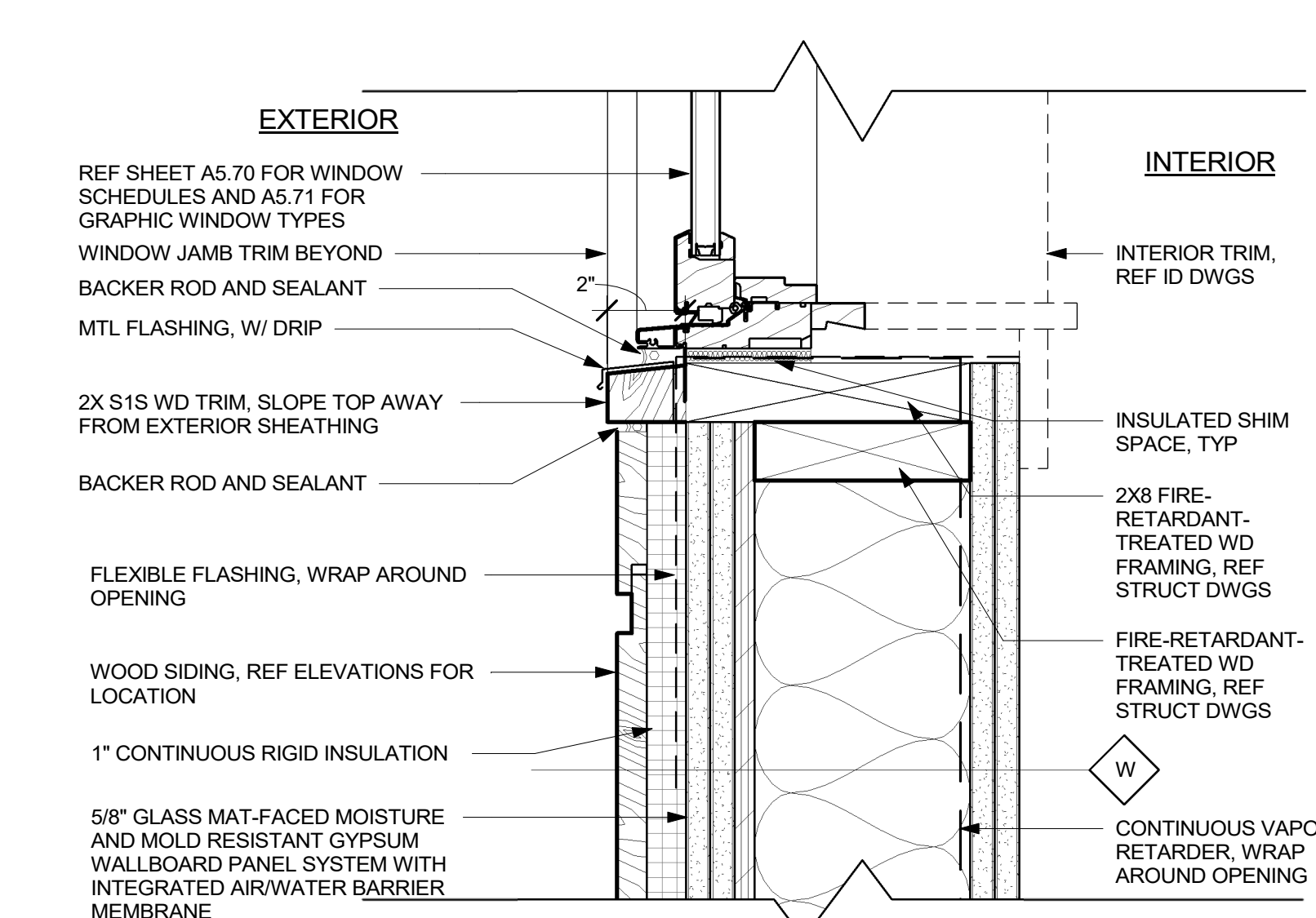
2 WINDOW JAMB AT STONE VENEER TYP  
A5.72 3" = 1'-0"



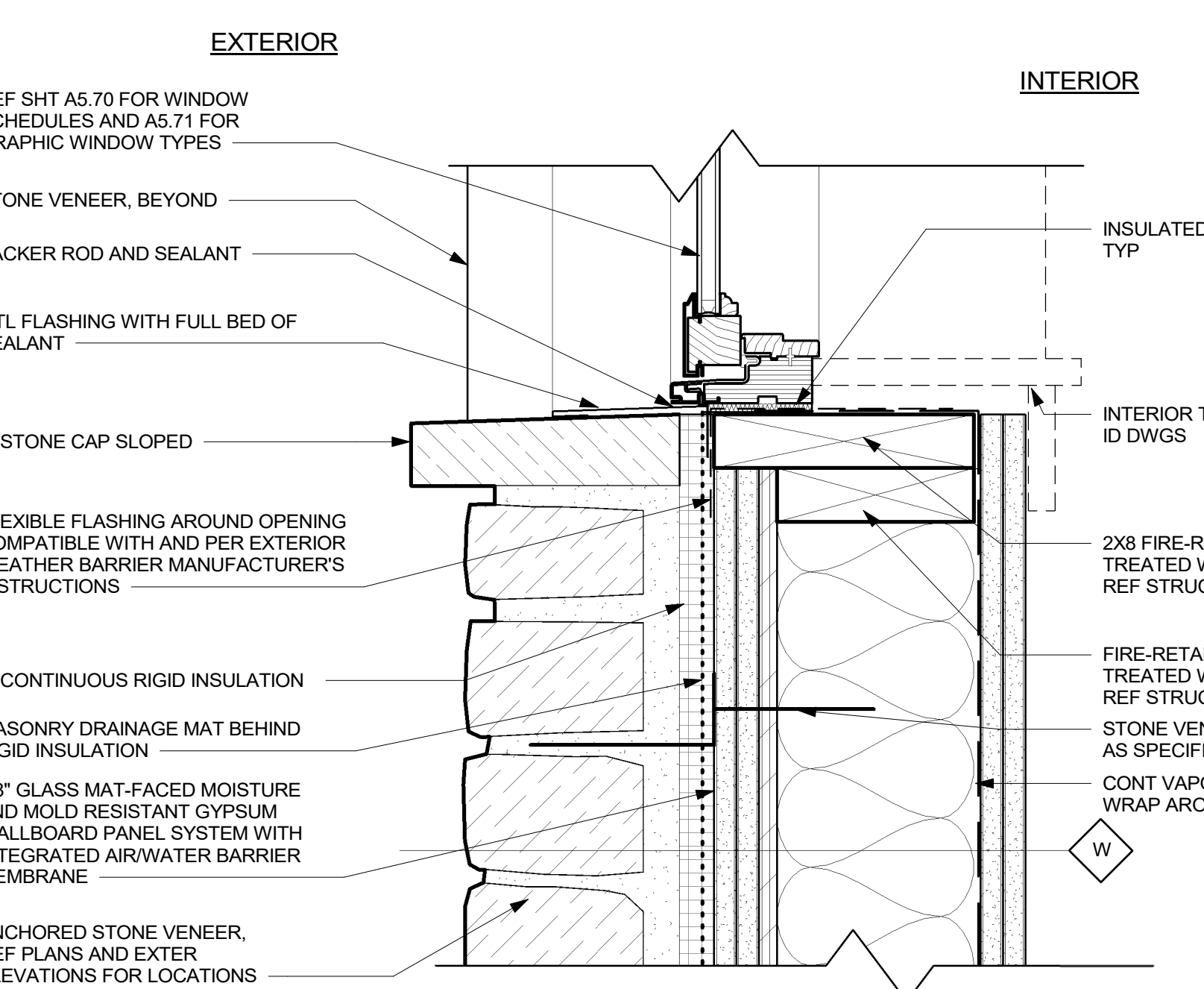
10 WINDOW SILL AT METAL PANEL TYP  
A5.72 3" = 1'-0"



7 WINDOW SILL AT CORRUGATED SIDING TYP  
A5.72 3" = 1'-0"



4 WINDOW SILL AT WOOD SIDING TYP  
A5.72 3" = 1'-0"



1 WINDOW SILL AT STONE VENEER TYP  
A5.72 3" = 1'-0"

**ZEHREN AND ASSOCIATES, INC.**  
ARCHITECTURE, PLANNING, INTERIORS  
LANDSCAPE ARCHITECTURE  
101 El Paso  
Santa Barbara, California 93101  
(805) 963-6990 FAX (805) 963-8102

**CIVIL**  
Russell Engineering  
STRUCTURAL  
Martin Martin

**MECHANICAL**  
AEC Consulting Engineers 970.748.8520  
**ELECTRICAL**  
AEC Consulting Engineers 970.748.8520

SEAL

**REFLECTIONS AT ELK LAKE**  
TOWN OF MOUNTAIN VILLAGE, COLORADO  
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ISSUE	No.	DATE	COMMENT
E	07/12/2019	50% CD SET	
F	09/12/2019	PERMIT SET	
G	04/17/2020	DESIGN REVIEW	

KEY PLAN

**WINDOW DETAILS**

PROJECT No. 20182606.00 ORIGIN 11/13/2018  
DRAWN BY CH CHK BY TL TRV BY DF  
SHEET No. **A5.72**  
SCALE: AS SHOWN

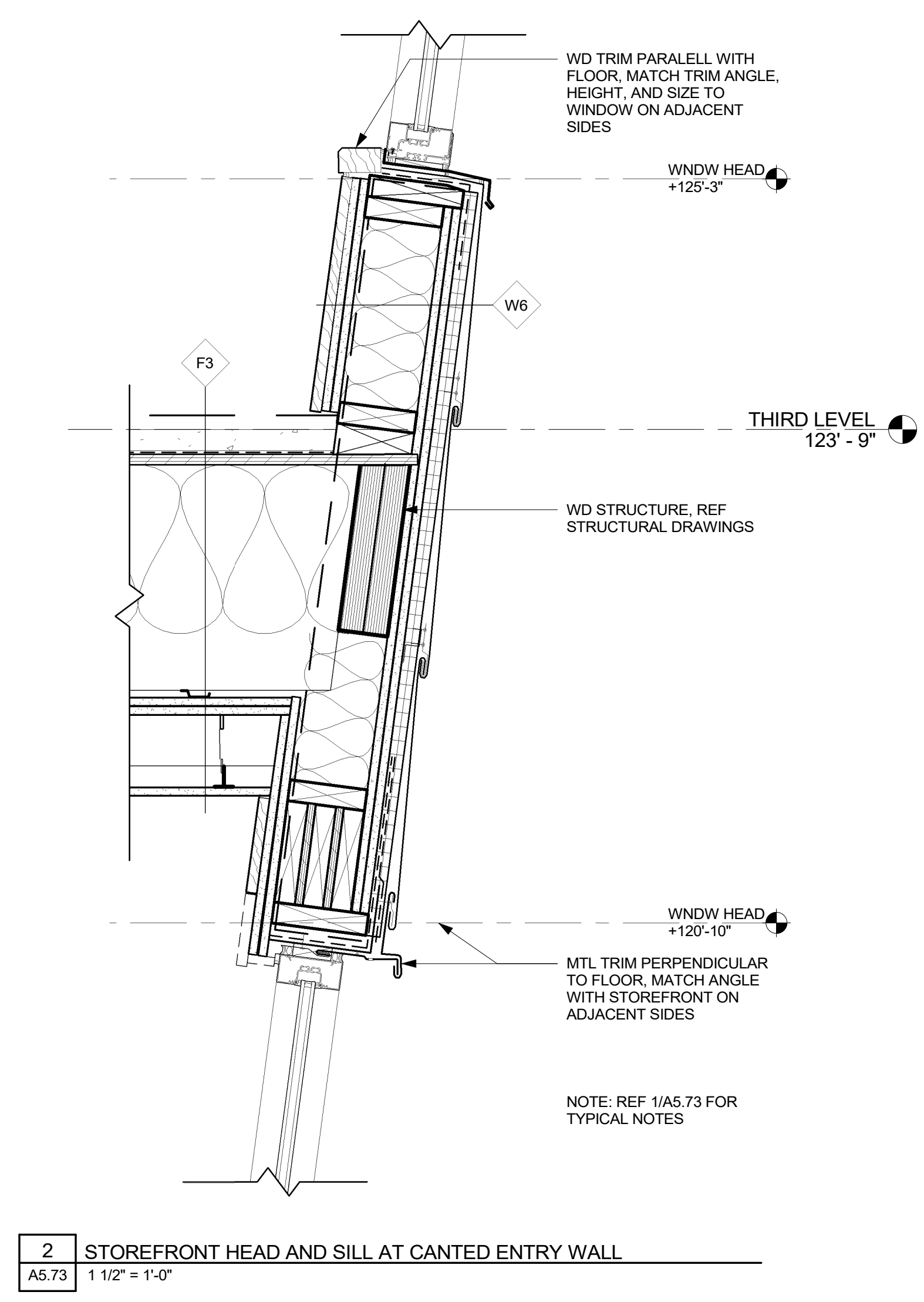
6/22/2020 4:13:50 PM



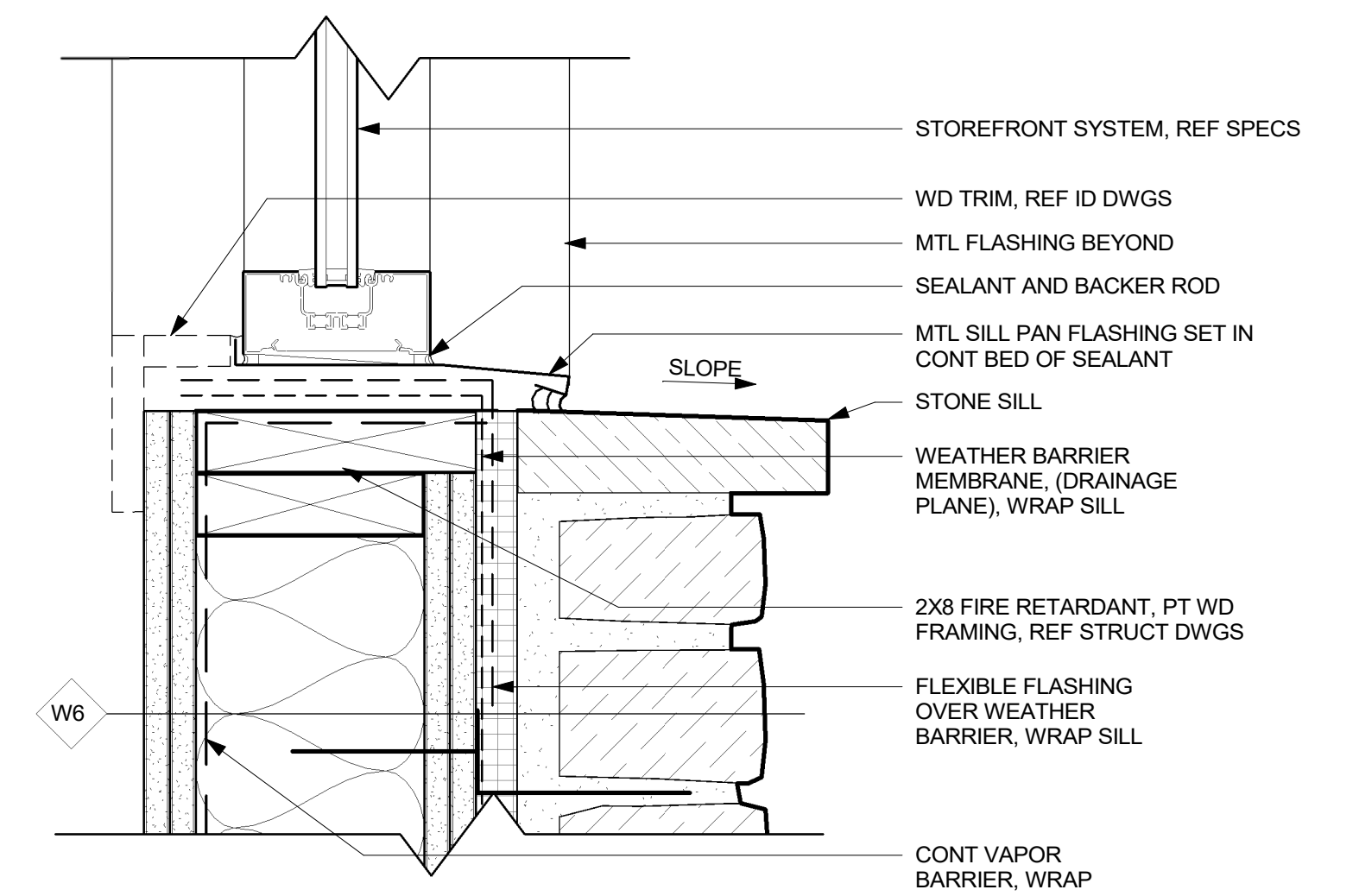
ISSUE		
No.	DATE	COMMENT
G	06/18/2020	DESIGN REVIEW

KEY PLAN	

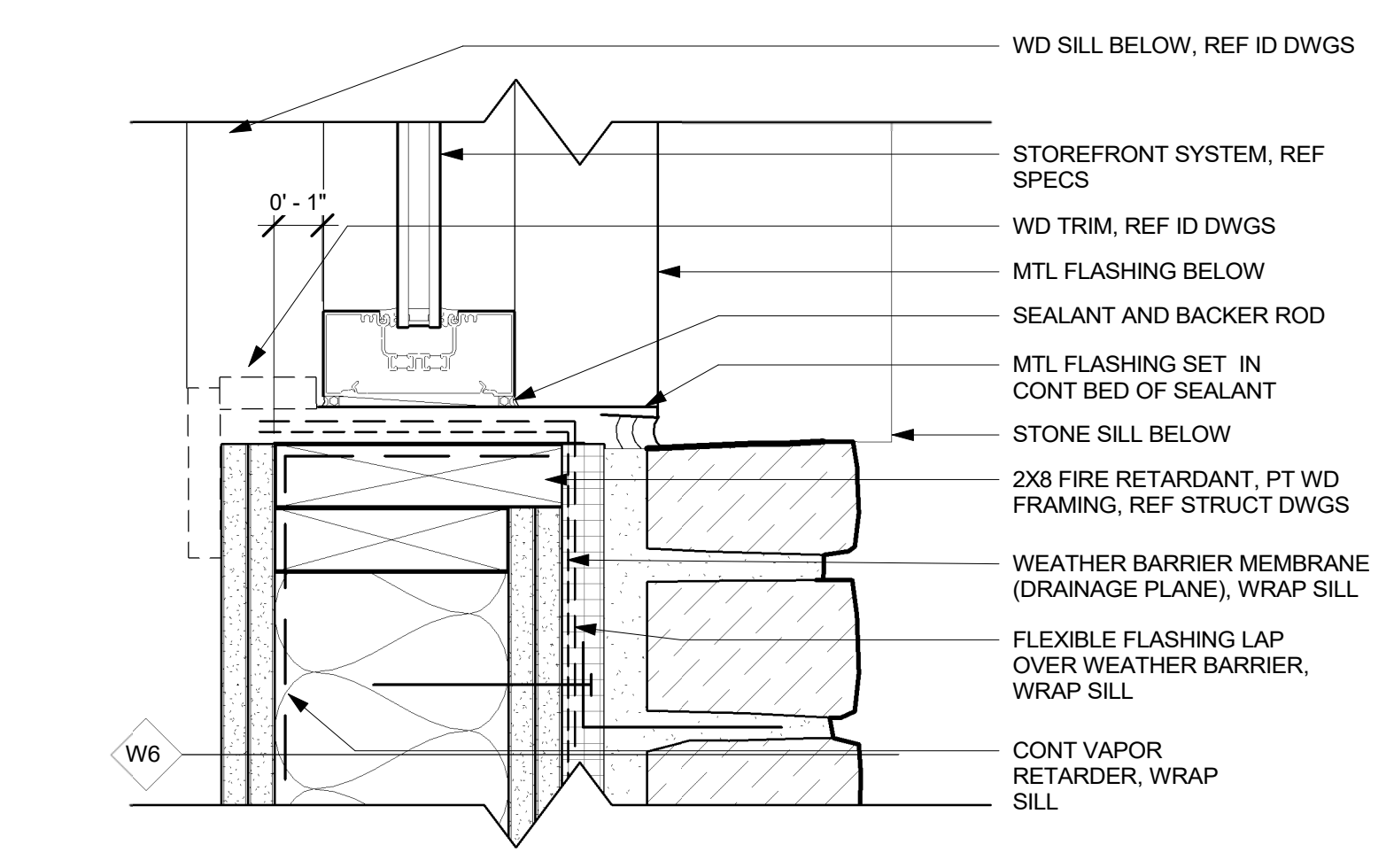
STOREFRONT DETAILS	
PROJECT No.	ORIGIN
20182606.00	11/13/2018
DRAWN BY	CHK BY
JBR/CH	JB/DF
TRV BY	TL
SHEET No.	
<b>A5.73</b>	
SCALE: AS SHOWN	



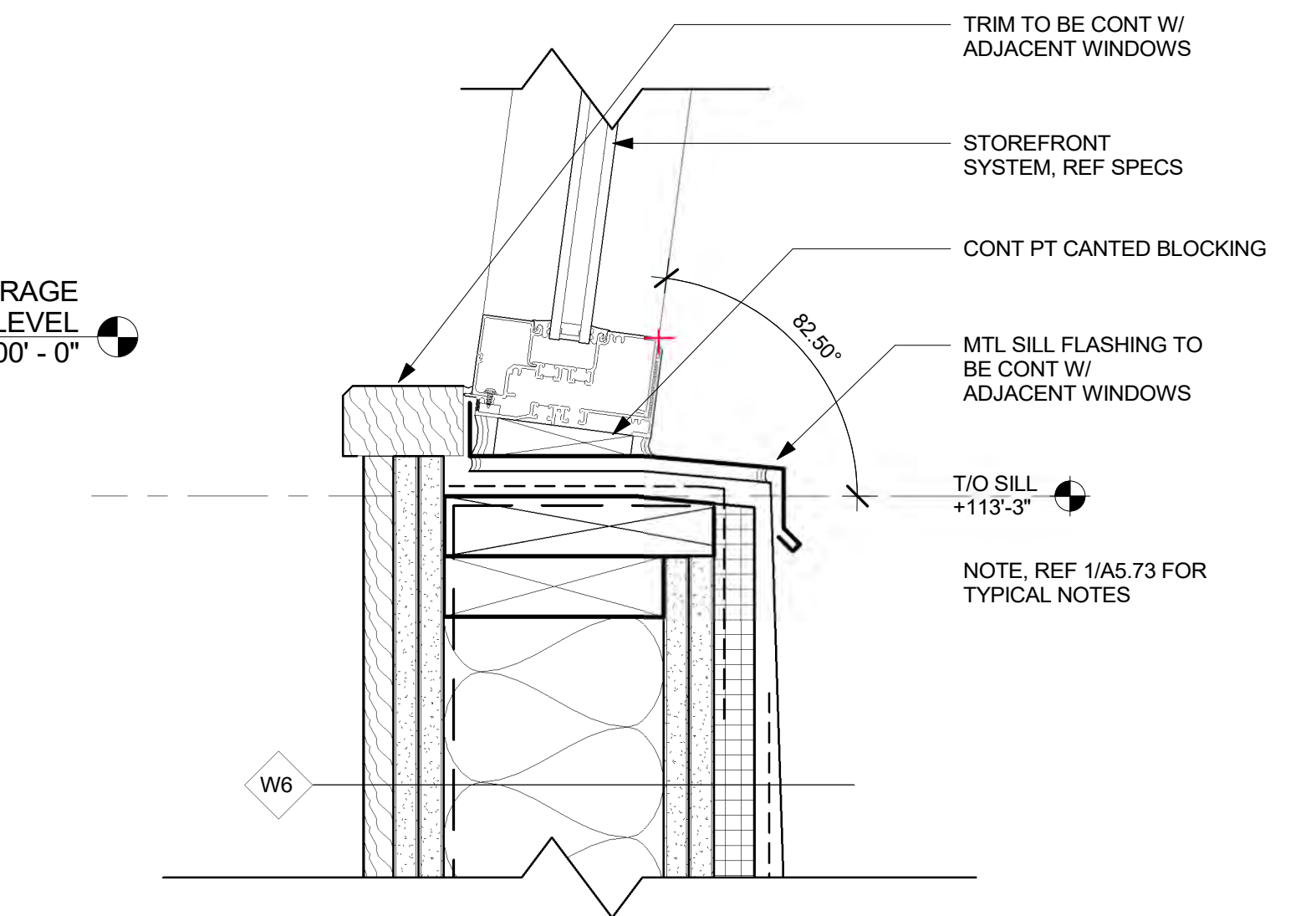
**2 STOREFRONT HEAD AND SILL AT CANTED ENTRY WALL**  
 A5.73 1 1/2" = 1'-0"



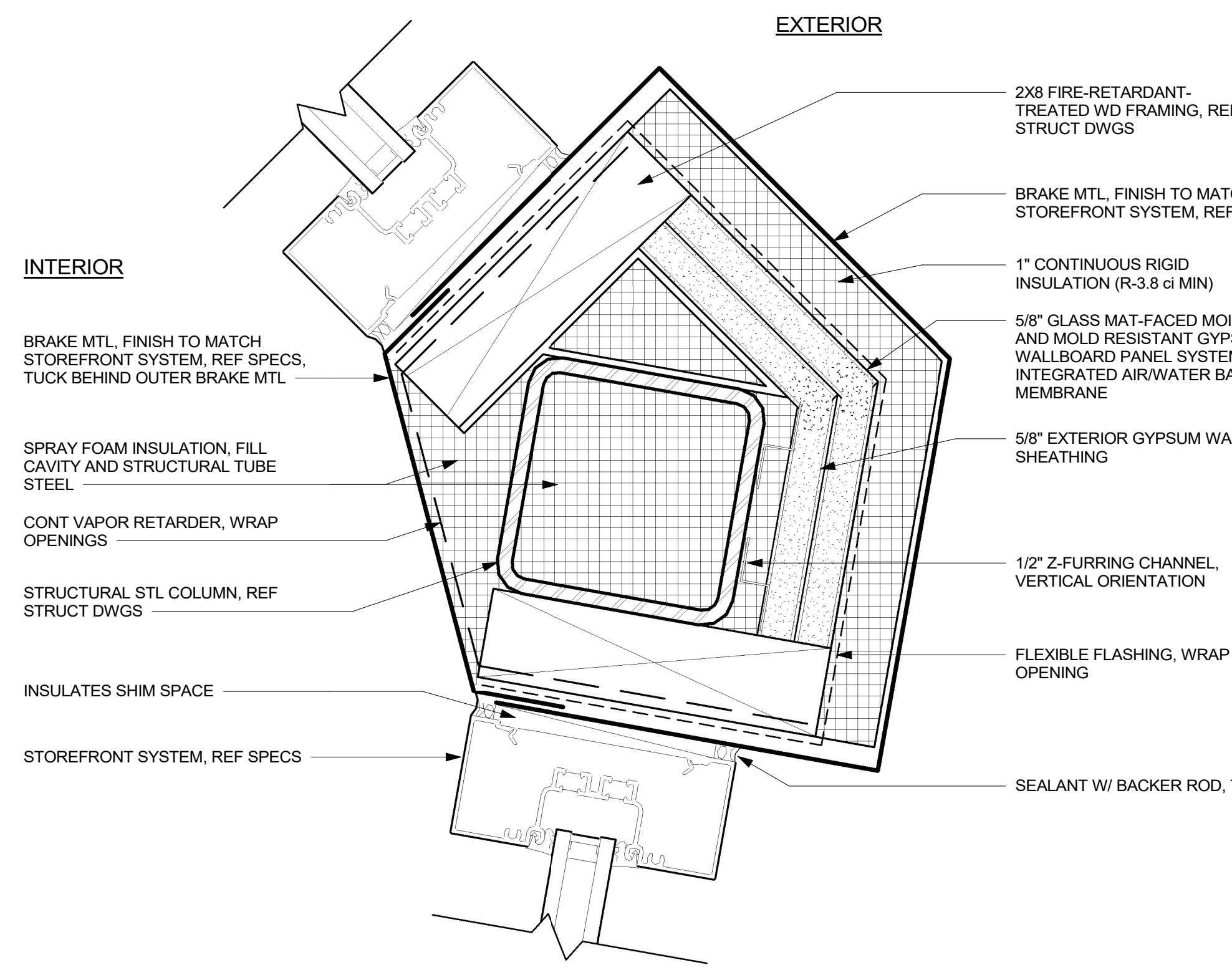
**5 STOREFRONT SILL AT STONE**  
 A5.73 3" = 1'-0"



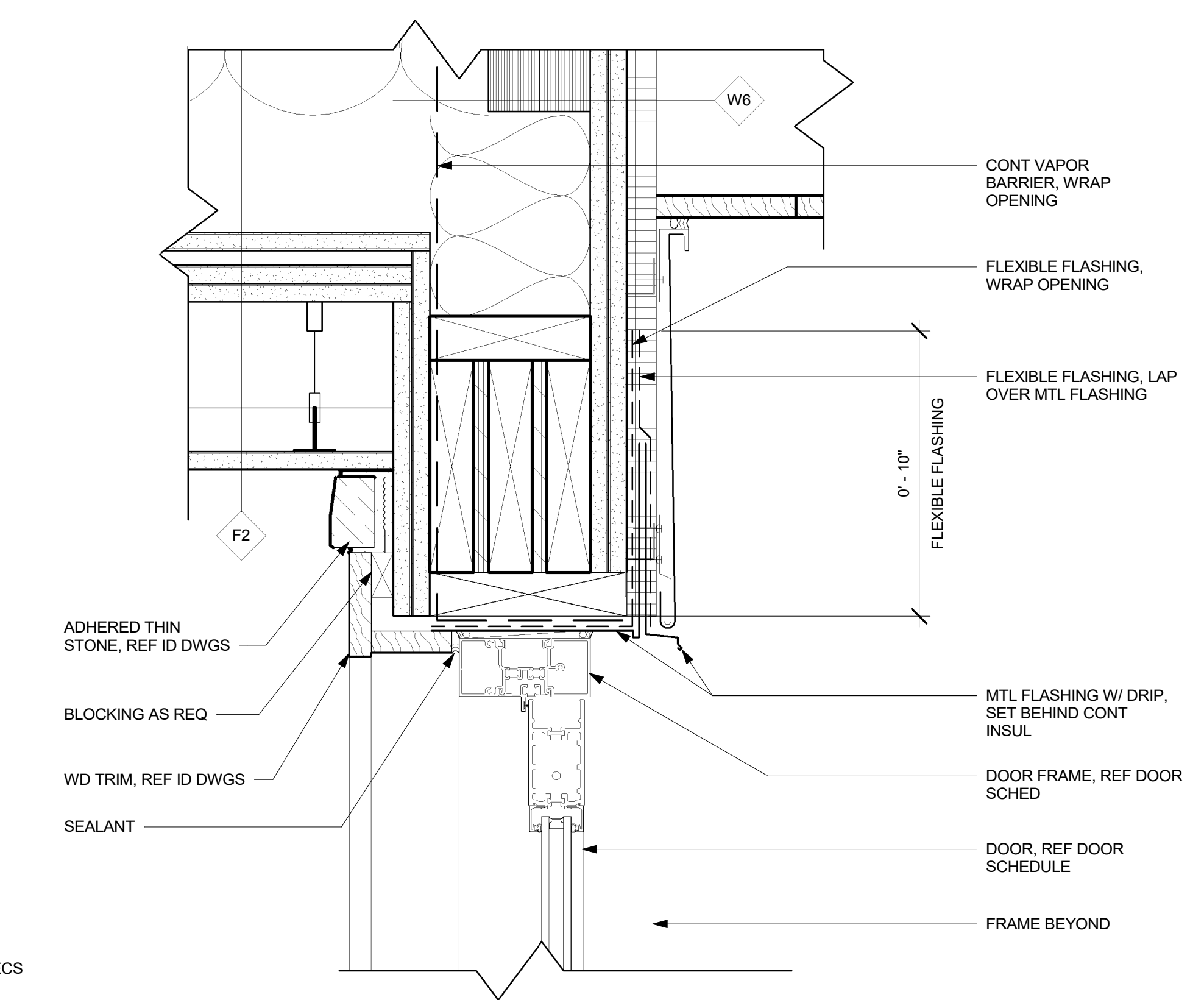
**4 STOREFRONT JAMB AT STONE**  
 A5.73 3" = 1'-0"



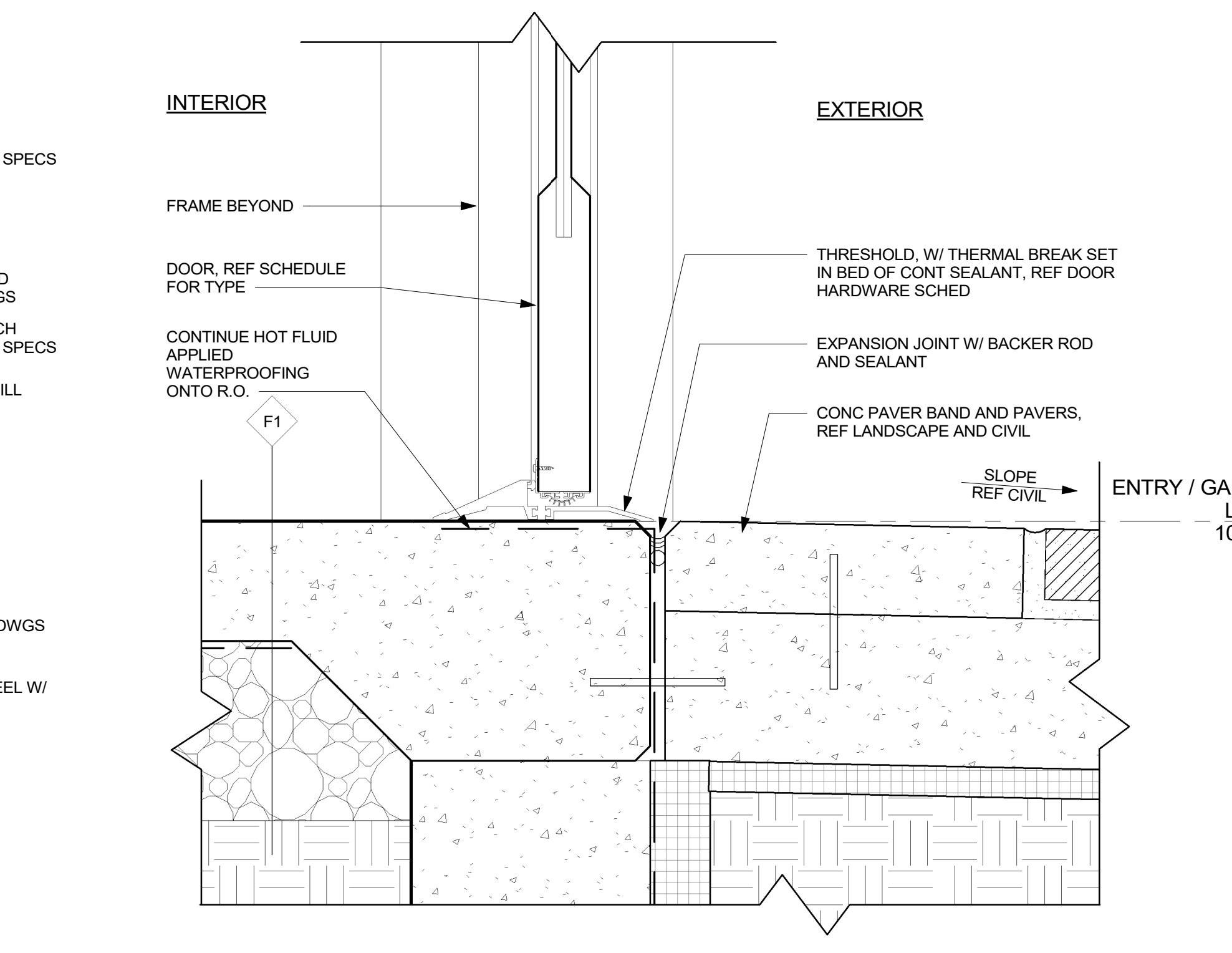
**3 STOREFRONT SILL AT CANTED WALL**  
 A5.73 3" = 1'-0"



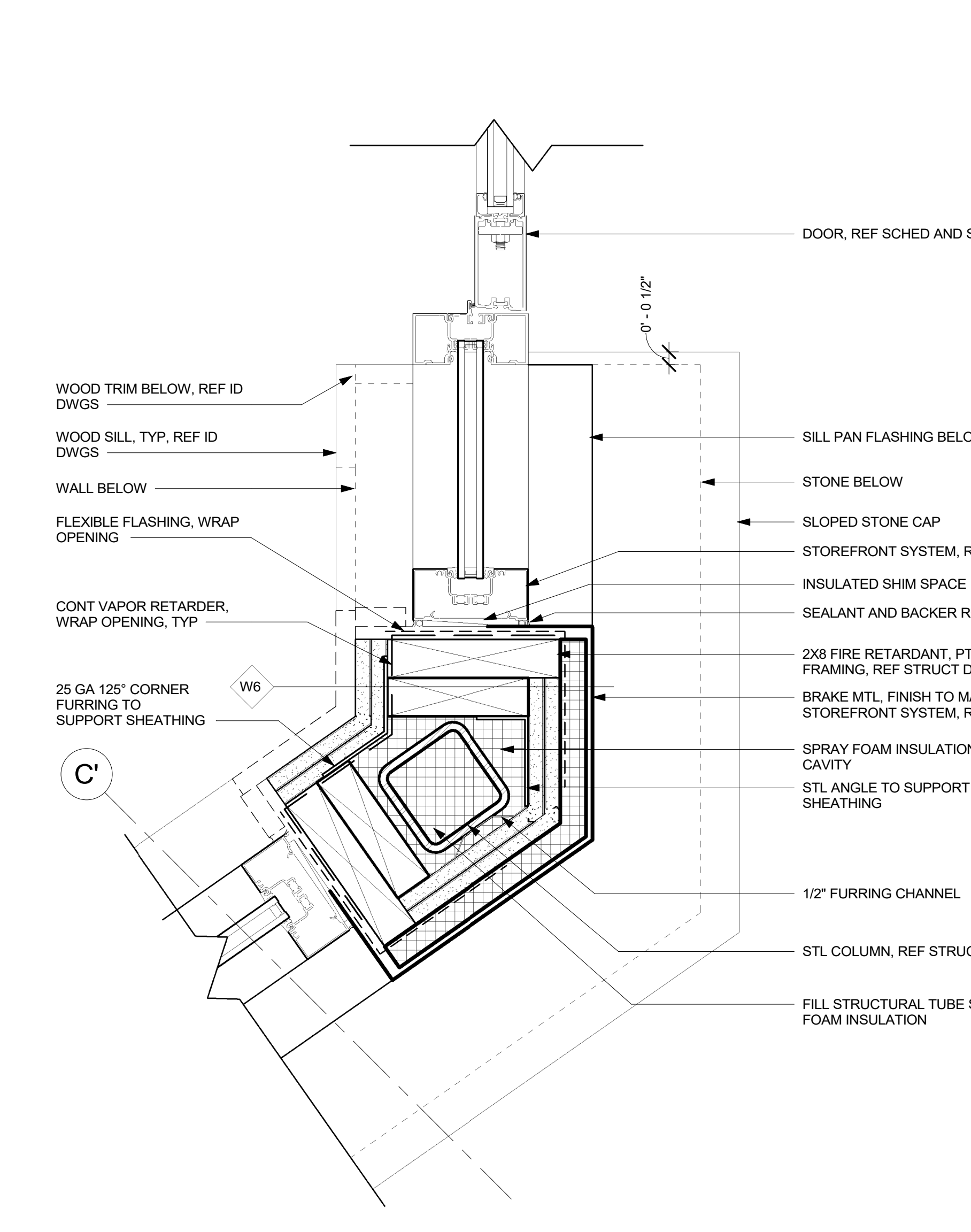
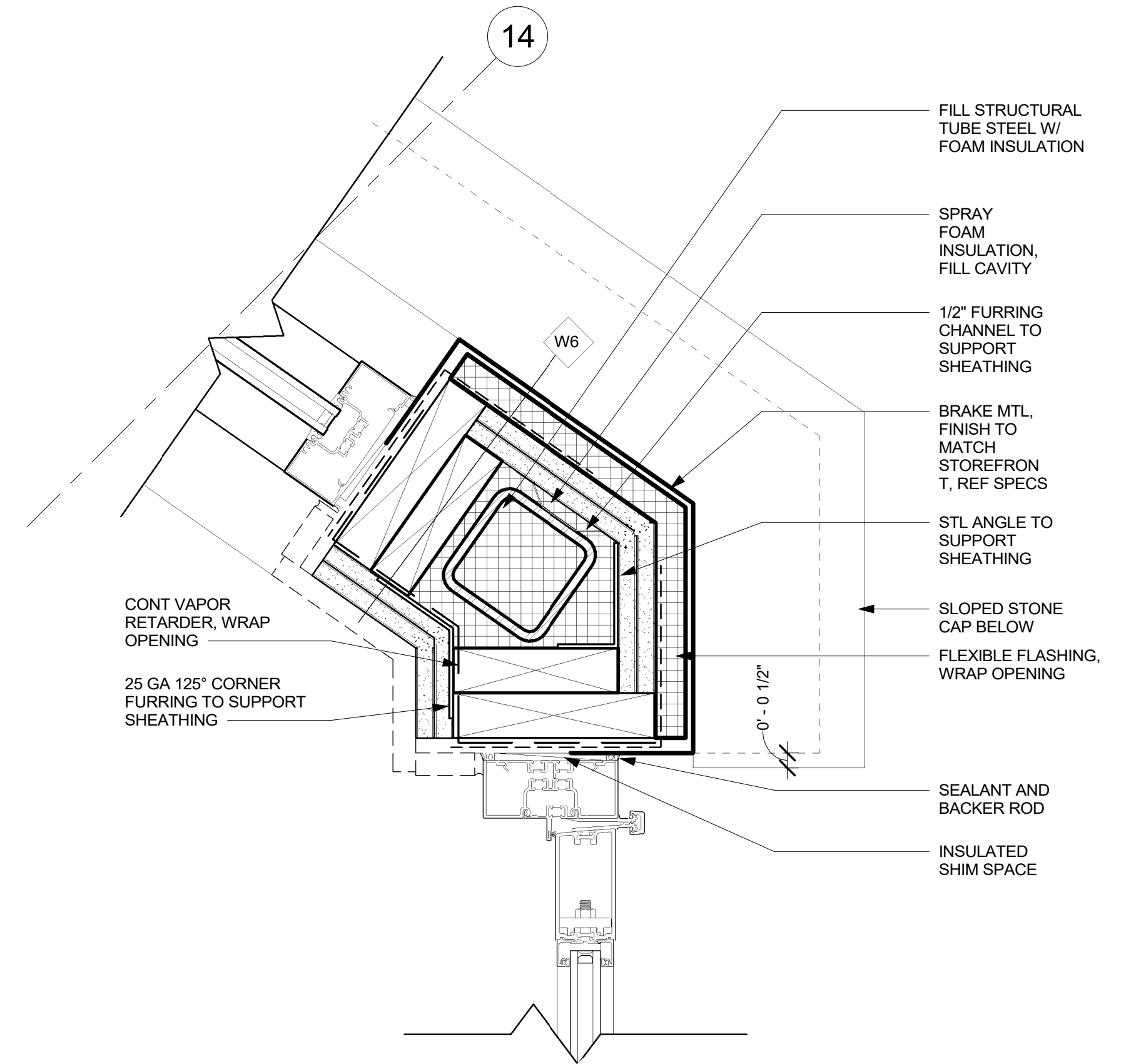
**8 STOREFRONT JAMB AT DINING AREA**  
 A5.73 6" = 1'-0"



**7 DOOR HEAD AT MAIN ENTRY**  
 A5.73 3" = 1'-0"



**6 DOOR SILL AT MAIN ENTRY**  
 A5.73 3" = 1'-0"



**9 DOOR AND STOREFRONT JAMB AT MAIN ENTRY**  
 A5.73 3" = 1'-0"





## DEVELOPMENT REFERRAL FORM

Planning & Development Services  
Planning Division  
455 Mountain Village Blvd. Ste. A  
Mountain Village, CO 81435  
(970) 728-1392

The Planning & Development Services Department has provided this referral form to solicit your input on a development proposal that has been submitted to the Town.

Within the first five (5) calendar days of the referral for a Class 1 or 2 application, or ten (10) calendar days for a Class 3, 4 or 5 application, a referral agency may request an extension of time to review a development application for good cause. The Planning Division shall determine if any requested extension is warranted and notify the referral agency and applicant of its decision and the number of days allowed for the extended review time, if any, within three (3) business days of such request.

If a referral agency fails to respond by the date requested on the referral form, its failure to respond shall be interpreted as "no comment" in which case it shall be presumed that such referral agency does not take issue with the development application.

### Application Information

**Class of Development Application : Class 3**

**Date Referral Emailed to Dept. or Agency :**

**April 8, 2021**

**Class 1 or 2 Application Referral Comment**

**Deadline: 15 calendar days from date above: n/a**

**Class 3,4, & 5 Application Referral Comment**

**Deadline: 21 calendar days from date above (7/5/21)**

**Planner Name: Amy Ward**

**Planner Email: [award@mtnvillage.org](mailto:award@mtnvillage.org)**

**Planner Phone Number: 970-729-2985**

**Applicant Name: Chris Hawkins**

**Applicant Email Address:**

**chris@alpineplanningllc.com**





## DEVELOPMENT REFERRAL FORM

Planning & Development Services  
 Planning Division  
 455 Mountain Village Blvd. Ste. A  
 Mountain Village, CO 81435  
 (970) 728-1392

### Description of Development Application(s):

Design review to re-approve 6 condominium units

### Referral Agency Information

Referral Agency	Referral	Email Address
Town Public Works	x	<a href="mailto:fkjome@mtnvillage.org">fkjome@mtnvillage.org</a>
Town Plazas and Environmental Services Dept.		<a href="mailto:ddrew@mtnvillage.org">ddrew@mtnvillage.org</a>
Town Attorney		<a href="mailto:pwisor@garfieldhecht.com">pwisor@garfieldhecht.com</a>
Town Forrester	x	<a href="mailto:motto@mtnvillage.org">motto@mtnvillage.org</a>
Mountain Village Cable	x	<a href="mailto:slehane@mtnvillage.org">slehane@mtnvillage.org</a>
Transportation Department		<a href="mailto:jloebe@mtnvillage.org">jloebe@mtnvillage.org</a>
Recreation Department		<a href="mailto:ccolter@mtnvillage.org">ccolter@mtnvillage.org</a>
Police Department	x	<a href="mailto:cbroadly@mtnvillage.org">cbroadly@mtnvillage.org</a>
Telluride Fire Protection District	x	<a href="mailto:sheidergott@telluridefire.com">sheidergott@telluridefire.com</a>
San Miguel Power Association	x	<a href="mailto:jeremy@smpa.com">jeremy@smpa.com</a> ; <a href="mailto:terry@smpa.com">terry@smpa.com</a>
Black Hills Gas	x	<a href="mailto:brien.gardner@blackhillscorp.com">brien.gardner@blackhillscorp.com</a> <a href="mailto:paul.ficklin@blackhillscorp.com">paul.ficklin@blackhillscorp.com</a>
Century Link (800-526-3557)	x	<a href="mailto:Kirby.bryant@centurylink.com">Kirby.bryant@centurylink.com</a>
Colorado Geologic Survey (fee required)		<a href="mailto:Kaberry@mines.edu">Kaberry@mines.edu</a>
San Miguel County		<a href="mailto:miker@sanmiguelcountyco.gov">miker@sanmiguelcountyco.gov</a>
Town of Telluride		<a href="mailto:mhaynes@telluride-co.gov">mhaynes@telluride-co.gov</a>
San Miguel Regional Housing Authority		<a href="mailto:shirley@smrha.org">shirley@smrha.org</a>
Colorado State Forest Service		<a href="mailto:Jodi.rist@colostate.edu">Jodi.rist@colostate.edu</a>
United States Army Corps of Engineers		<a href="mailto:Carrie.A.Sheata@usace.army.mil">Carrie.A.Sheata@usace.army.mil</a>





## DEVELOPMENT REFERRAL FORM

Planning & Development Services  
Planning Division  
455 Mountain Village Blvd. Ste. A  
Mountain Village, CO 81435  
(970) 728-1392

### Referral Agency Comments

Lot 600A, Elkstone

Expansion:

No issues. Looks good  
Finn Kjome, Public Works

Mike Otto, Town Forester

40% Diversity of tree plantings clause is not met. 2 Chokecherry + 5 Tatarian Maple + 6 Crabapple = 13 Trees.

13 trees + 33 Aspen. = 46 trees.  $13/46 * 100\% = 28\%$

Scott Heidergott, Fire Marshal

Plan review is approved with the following conditions:

- 1) The structure is over 3,600 sq ft and shall require a monitored sprinkler system to NFPA 13.
- 2) A fire department connection (FDC) shall be installed at the North trash enclosure wall facing the entrance.
- 3) The address monument/marking shall be 4'6" from grade to the bottom of the address numbers, 6" in height with a reflective coating or outlined with a reflective coating.
- 4) Knox Box installed above the FDC for access during emergency situations.





**TO:** Mountain Village Design Review Board

**FROM:** John Miller, Senior Planner

**FOR:** Regular Design Review Board Public Hearing; July 1, 2021

**DATE:** June 23, 2021

**RE:** Initial Architecture and Site Review for three new Single-Family detached condominiums on Lot 615-1CR, TBD Lawson Overlook, pursuant to CDC section 17.4.11. Concurrent review and recommendation to Town Council regarding a variance request for Building Height pursuant to CDC section 17.4.16.

### **PROJECT GEOGRAPHY**

**Legal Description:** LOT 615 1CR TOWN OF MOUNTAIN VILLAGE ACC TO A REPLAT OF LOTS BC110 BC513A 615 1C 615 2CR 615 3AR TRACT 21 AR TRACT OSP 21 TRACTS OS 615A B AND C AND OLD HIGHWAY RD LOCATED WITHIN N1 2S1 2 OF SEC 33 T43N R9W NMPM SAN MIGUEL COUNTY CO ZONING 3 CONDOMINIUMS

**Address:** TBD Lawson Overlook  
**Applicant/Agent:** Chris Hawkins, Alpine Planning  
**Owner:** Brown Dog Properties LLC  
**Zoning:** Multi-Family  
**Existing Use:** Vacant  
**Proposed Use:** Detached Condominium  
**Lot Size:** 0.778 Acres

**Adjacent Land Uses:**

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

*Figure 1: Vicinity Map*





## **Section 1: Application Overview and History**

Staff Notes will be provided in *Blue Text*

**1.1 Case Summary:** Chris Hawkins of Alpine Planning (Applicant), working on behalf of the Brown Dog Properties LLC (Owner), has submitted to the Design Review Board (DRB) an Initial Architectural and Site Review (IASR) Application for three new single-family detached condominiums at Lot 615-1CR. In addition to the Design Review, the Applicant has also submitted an application for concurrent review and recommendation a Variance from Section 17.3.12 of Community Development Code (CDC) which addresses building height. Specifically, the Applicant is seeking a Variance from the CDC to allow one of three (1/3) of the proposed homes to exceed maximum building height.

Given the project proposed in the application, the following approval are required:

1. Class 5 Minor Subdivision – The Applicant must receive approval for a Class 5 Subdivision of the Lot. Pursuant to Section 17.4.3(J)(5), a Minor Subdivision does not required a public hearing. However, in order to effectuate the Minor Subdivision the Applicant needs, and has sought, a vacation of the rear General Easement (GE) and a portion of the eastern GE. Such vacation requires Town Council approval.
2. Class 1 Staff Subdivision – The project also requires a Class 1 subdivision. The CDC provides detached condominium units may be approved by staff as part of the subdivision process.
3. Class 4 Variance for Maximum Building Height – Based on the application, the west home will require a height variance. A Class 4 Variance requires DRB to hold a hearing and make a recommendation to Town Council. If the Town Council determines the request to be appropriate, then the Applicant may then proceed with Final Review with the DRB for the design of the three detached condominiums.

As currently proposed by the applicant, the three proposed homes are based on the assumption that Steps 1 and 2 will be approved.

On June 23, 2021, Town of Mountain Village staff received additional information regarding that significantly impacts the vacation of the easements. Given vacation of the easements is a significant underlying assumption to the variance request, Town staff does not believe it is an efficient use of DRB's limited time to review Application.

In light of the fact a public hearing has been noticed, Town staff recommends DRB open the hearing, accept comment from the Applicant and the public and continue the hearing until August 5, 2021.

### **PROPOSED MOTIONS:**

#### **Recommend Motion: Motion to Continue the Initial Architecture and Site Review, and the Variance Request to Maximum Building Height:**

"I move to continue the Initial Architectural and Site Review for three new single-family detached condominiums located at Lot 615-1CR, to [insert date certain] based on the Staff Memo of record dated June 23, 2021.



**AND,** In addition to the above motion,

I move to continue the review and recommendation of a resolution approving a variance to the allowed maximum building height for Lot 615-1CR, to [insert date certain] based on the the Staff Memo of record dated June 23, 2021”.





Agenda Item No. 16  
**PLANNING AND DEVELOPMENT SERVICES  
DEPARTMENT**  
455 Mountain Village Blvd.  
Mountain Village, CO 81435  
(970) 369-8250

**TO:** Mountain Village Design Review Board

**FROM:** Amy Ward, Planner

**FOR:** Design Review Board Meeting; July 1, 2021

**DATE:** June 28, 2021

**RE:** Consideration of a Design Review: Initial Architecture and Site Review for a new Single-Family home on Lot 729R-6, 89 Pennington Place, pursuant to CDC Section 17.4.11.

---

**BACKGROUND:** Staff is requesting a continuation of the Initial Architectural and Site Review to the August 5, 2021 Regular Meeting. The memo is being provided not to open the public hearing but solely for the purpose of the DRB providing a motion to continue to the Regular August 5 meeting date.

DRB also has the ability to table the item, which would require the applicant to re-notice the project at a time in the future.

**RECOMMENDED MOTION:** I move to continue, the consideration of a Design Review: Initial Architecture and Site Review for a new Single-Family home on Lot 729R-6, 89 Pennington Place, pursuant to CDC Section 17.4.11.to the Regular Design Review Board Meeting on August 5, 2021.

/AW





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

**Agenda Item #5**

---

**TO:** Design Review Board

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

**FOR:** Meeting of February 1, 2018

**DATE:** January 19, 2018

**RE:** A recommendation to the Town Council regarding a Comprehensive Plan Amendment regarding Parcel M, Lot 30, which consists of Lot 30 and a portion of the adjacent open space parcel OS1AR-3 within the Village Center Subarea and other associated amendments to accomplish the foregoing pursuant to Community Development Code Section 17.1.5 Town Comprehensive Plan.

---

**BACKGROUND**

The Town Council has initiated a Comprehensive Plan amendment to Parcel M, Lot 30 Village Center Subarea pursuant to Community Development Code (CDC) Section 17.1.5.E. specifically to amend Chapter Titled *Land Use Plan Policies*, Section Titled *Mountain Village Subarea Plan Principles, Policies and Actions* Subsection 13. *Parcel M Lot 30*.

**TIMELINE REGARDING PARCEL M, LOT 30 COMPREHENSIVE PLAN AMENDMENT**

- August 17, 2017 Town Council Worksession
- October 12, 2017 Public Open House regarding a Parcel M, Lot 30 Comprehensive Plan Amendment

**ATTACHMENTS**

- a) Context Map
- b) Relevant Existing Comprehensive Plan Documents
  1. Future Land Use Map
  2. Village Subarea Map
  3. Village Subarea Table
  4. Village Subarea Principles, Policies and Actions No. 13 Parcel M, Lot 30
- c) Proposed Amendment No. 13 Principles, Policies and Actions contained in the Comprehensive Plan
- d) Public Comments provided at and around the public open house held on October 12, 2017 (29 written comments in total), plus recent public comment
- e) Worksession Memo for the meeting dated August 17, 2107

**SITE ORIENTATION**

Parcel M in the Comprehensive Plan is comprised of a land area that includes Lot 30 and a portion of OS1AR-3, an adjacent open space parcel of land. It is located adjacent to the Aspen Ridge multi-family condominium development on the west and south side of Mountain Village Boulevard and across from the Granita mixed use development to the east and Tramontana multi-family



# SIGN-IN SHEET

DRB MEETING

THURSDAY JULY 1, 2021

Please write clearly

ATTENDEE NAME (PLEASE PRINT CLEARLY)	EMAIL ADDRESS
Joe Kelleher	joe@kellehercontractingllc.com
<del>Walter Alexander</del>	
Stephanie Fanos	Stephanie@fanoslaw.com
Kurt + Wayne Ford	ke9216@suddenlink.net
Timothy Tosa	TOSA@ZENREN.COM
RANDY AVERITTE	RWAVERITTE@GMAIL.COM
Jeff Sweeney	js@amda@munrocl.net
Paula Claudia	lcalaiamd@gmail.com
Susan Alicia	SusanAlicia@aol.com



2. **New Condition No. 2.** The southeast corner of the Expansion Area will be preserved by the developer in its current state as shown on the Town approved grading plan including the existing Elkstone 21 retaining wall and the four (4) conifers and aspens above the wall. If grading or tree removal is proposed in this area, it will only be out of engineering necessity as provided for in a letter and revised grading plan that are stamped and signed by a Colorado licensed Professional Engineer. A 14-day courtesy notice of any grading in the southeast corner of the Expansion Area for engineering necessity shall be provided to the Elkstone 21 owners association. Special attention will be given to the southeast corner of the development.
  
4. **Revised Condition No. 4.** Prior to issuance of a CO the property owner will enter in to a General Easement Encroachment Agreement with the Town of Mountain Village for the subterranean soil nail encroachments to the south of the development **if soil nailing is required in the general easement or if the Town Council does not approve modifying the GE.**

New Condition: Prior to submitting for the Final Architectural Review, the construction mitigation plan will be revised to construction fencing placement to protect areas that will not be graded consistent with the overall grading plan.





**COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING DIVISION**

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

**Agenda Item #5**

---

**TO:** Design Review Board

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

**FOR:** Meeting of February 1, 2018

**DATE:** January 19, 2018

**RE:** A recommendation to the Town Council regarding a Comprehensive Plan Amendment regarding Parcel M, Lot 30, which consists of Lot 30 and a portion of the adjacent open space parcel OS1AR-3 within the Village Center Subarea and other associated amendments to accomplish the foregoing pursuant to Community Development Code Section 17.1.5 Town Comprehensive Plan.

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**BACKGROUND**

The Town Council has initiated a Comprehensive Plan amendment to Parcel M, Lot 30 Village Center Subarea pursuant to Community Development Code (CDC) Section 17.1.5.E. specifically to amend Chapter Titled *Land Use Plan Policies*, Section Titled *Mountain Village Subarea Plan Principles, Policies and Actions* Subsection 13. *Parcel M Lot 30*.

**TIMELINE REGARDING PARCEL M, LOT 30 COMPREHENSIVE PLAN AMENDMENT**

- August 17, 2017 Town Council Worksession
- October 12, 2017 Public Open House regarding a Parcel M, Lot 30 Comprehensive Plan Amendment

**ATTACHMENTS**

- a) Context Map
- b) Relevant Existing Comprehensive Plan Documents
  1. Future Land Use Map
  2. Village Subarea Map
  3. Village Subarea Table
  4. Village Subarea Principles, Policies and Actions No. 13 Parcel M, Lot 30
- c) Proposed Amendment No. 13 Principles, Policies and Actions contained in the Comprehensive Plan
- d) Public Comments provided at and around the public open house held on October 12, 2017 (29 written comments in total), plus recent public comment
- e) Worksession Memo for the meeting dated August 17, 2107

**SITE ORIENTATION**

Parcel M in the Comprehensive Plan is comprised of a land area that includes Lot 30 and a portion of OS1AR-3, an adjacent open space parcel of land. It is located adjacent to the Aspen Ridge multi-family condominium development on the west and south side of Mountain Village Boulevard and across from the Granita mixed use development to the east and Tramontana multi-family



development to the south (See Attachment Context Map). Lot 30 is a vacant lot, except for a commercial area in a small building that exists on the southwest corner of the lot. Parcel OS1AR-3 surrounds Lot 30 on three sides (see context map) is also vacant and zoned Active Open Space. Parcel M is a combination of two separate zoning designations Lot 30 being Multi-Family, OS1AR-3 Active Open Space. It is also recognized in the Comprehensive Plan as part of the Mountain Village Center Subarea.

**PARCEL M, LOT 30 OVERVIEW OF EXISTING ZONING AND COMPREHENSIVE PLAN VISION**

**Existing Zoning and Density Allocations for Lot 30**

	<b>Community Development Code (CDC)</b>
<b>Zoning</b>	Multi-Family
<b>Lot Size</b>	.60 acres
<b>Maximum Allowable Height</b>	48 feet
<b>Lot Coverage</b>	65%
<b>Current Zoning</b>	9 Condominiums 2 Employee Apartments Commercial Use (per Resolution No. 2012-0426-07 )

**Comprehensive Plan Table 7 specific to Parcel M, Lot 30 excerpt**

Parcel M Lot 30	Target Maximum Building Height	Target Hotbed Mix	Target Condo Units	Target Dorm Units*	Target Restaurant/Commercial Area	Total Target Units
	78.5	88	12	2	0	102

**Existing Zoning and Density Allocations for Parcel OS1AR-3**

	<b>Community Development Code (CDC)</b>
<b>Zoning</b>	Full Use Ski Resort Active Open Space (Class3AOS)
<b>Lot Size</b>	1.432 acres MOL (only a portion contemplated pursuant to the comprehensive plan of .419 acres MOL)
<b>Maximum Allowable Height</b>	n/a
<b>Lot Coverage</b>	n/a
<b>Current Zoning</b>	No density designated

**Full Use Ski Resort Active Open Space Zoning** is associated with the operation and maintenance of a ski resort and the community at large which are limited to ski resort uses, active recreational uses, recreational trails, community infrastructure, equestrian facilities, workforce housing, telecommunications antenna and similar uses.

Table 3-1: Town of Mountain Village Land Use Schedule outlines specific uses allowed consistent with the broad list above indicating whether they are permitted or conditional uses.

**Comprehensive Plan Land Use Map**

The Future Land Use Plan map in the Comprehensive Plan indicates that Parcel M, if developed consistent with the Comprehensive Plan, would be rezoned to mixed-use [village center] and the remaining portion of OS1AR-3 rezoned to limited use ski resort active open space.



## **BACKGROUND**

In July of 2017, the owner of Lot 30, which is a portion of the Comprehensive Plan Parcel M area, approached the town regarding the potential of a comprehensive plan amendment. The owner of lot 30 has an existing density allocation of 9 condominiums and 2 employee apartments that can be constructed today without demonstrating conformance with the Comprehensive Plan. The owner of Lot 30 felt that the Comprehensive Plan table (Table 7) did not provide any flexibility should they wish to develop Lot 30 other than to its by right density allocation other than a joint development plan (Parcel M) with the owner of OS1AR-3 and would otherwise preclude a condominium density increase. The specific request discussed at the Town Council worksession in August included an amendment to the Comprehensive Plan Table 7 and also to the principles and policies, to remove the flagship hotel designation and allow an increase in condominium density up to 25 condominium units.

The Town of Mountain Village held an open house on October 12<sup>th</sup>, specifically regarding an amendment to Parcel M, Lot 30. We had an attendance of over 30 community members and 26 public comments submitted in writing. The land owner of OS1AR-3 participated in the open house and also provided written comment, having not otherwise participated in the worksession in August.

In a general summary, many members of the public were not aware that the Comprehensive Plan Parcel M, Lot 30 indicated building heights up to 78.5 feet, a density of 102 units and characterized within the Village Center Subarea. Absent the Comprehensive Plan the community public comments felt the property would be developed similar to the Aspen Ridge Condominium development which it is adjacent, and zoned multi-family. (see attached public comment letters) More importantly, the underlying comments suggested that future development of the parcel be sensitive to the surrounding densities and heights.

The Town Council has spent a significant amount of time talking with the public along with the property owners of Lot 30 and OS1AR-3 and finalized a proposed Comprehensive Plan amendment contained herein during the intervening months with the stated goal of allowing both Lot 30 and OS1AR-3 the ability to pursue alternative development scenarios to the full Parcel M buildout which would have existed prior to the adoption of the Comprehensive Plan, while also preserving a full Parcel M option.

## **PROPOSED AMENDMENT**

The Comprehensive Plan amendment proposes the following.

- No change to the future land use plan map
- No change to the village center subarea map
- No change to Table 7
- Modify No. 13 Parcel M, Lot 30 (a part of OS1AR-3 and Lot 30) Principles, Policies and Actions to strike the words, no site specific policies, and amend with the following as listed:
  - a. *The flagship hotel, flag hotel operator and flag hotel site designations may apply at the discretion of Town Council after receiving a recommendation from the Design Review Board, should Parcel M be developed as a single parcel (Lot 30 and .419 acres of OS1AR3) Town Council may also consider other measures such as timeshares, fractional sales, condominium-hotel, front desk and amenity spaces for administering rental programs and boutique hotels among other measures and requirements along*



*with traditional flagship hotel requirements in any development scenario including an independent Lot 30 development (meaning exclusive of any inclusion of the OS1AR-3 portion of Parcel M) scenario or a Parcel M development scenario.*

- b. The range of development on Parcel M shall be from 9 condominium units (which is currently allowed by right on the Lot 30 portion of Parcel M) to the full 102 total unit mixes for the entire Parcel M as shown on Table 7 Mountain Village Center Development Table ("Table 7"). Table 7 shall only be invoked in the event of proposed development of the entire Parcel M. The owner of Lot 30 may elect to bring forth to the Town an application, meeting all submittal requirements of the Town's Community Development Code to develop Lot 30 independently or jointly as Parcel M. The Town Council shall have the sole discretion, after receiving a recommendation from the Design Review Board, pursuant to its Community Development Code, to determine if any proposed development scenario other than a by right development scenario is in the best interest of the community and whether such a scenario is appropriate for development independently on Lot 30 without invoking the requirements of Table 7. Otherwise, the Town Council shall consider the Community Development Code requirements as well as the Comprehensive Plan principles and policies in making such a determination.*
- c. If an entire Parcel M development scenario, is proposed, then an increase in hotbeds, and mixed use development is required and shall then require a rezoning to the Village Center zone district in order to realize the Comprehensive Plan principles and policies.*
- d. In the event that an independent Lot 30 development occurs in any manner (either by right or through a rezone and density transfer), the remainder of Parcel M (the OSP1AR-3 portion) may be developed either consistent with the existing underlying zoning or pursuant to rezone and density transfer as approved by the Town Council, so long as it meets such rezone and density transfer requirements and the Comprehensive Plan principles and policies. However, general conformance with the unit mix for Parcel M as shown on Table 7 Mountain Village Center Development Table shall not be applicable as that unit mix is only representative of an entire Parcel M development.*

#### **COMPREHENSIVE PLAN CRITERIA AT 17.1.5.**

**E.** The Town Council may initiate amendments to the Comprehensive Plan from time to time in accordance with the requirements of C.R.S. § 31-23-206, since elements of the community vision and factors affecting land use may change over time.

**F.** Amendments to the Comprehensive Plan shall meet the following process steps:

- 1.** The initiation of a Comprehensive Plan amendment may only be initiated if the Town Council finds:
  - a.** That the community visions and factors affecting land use have substantially changed since the adoption of the Comprehensive Plan;
  - b.** Adequate financing and resources are available to complete the amendment.
- 3.** Citizen participation is the most important element of amending or creating a Comprehensive Plan. Therefore, the Comprehensive Plan amendment process shall include significant and meaningful public participation elements.

#### **COMPREHENSIVE PLAN PURPOSE**

The purpose of the Community Development Code at Section 17.1.3 is to Implement the Comprehensive Plan.



At CDC Section 17.1.5., land use applications such as Planned Unit Developments, Variances or density transfer or rezone applications must be in general conformance with the Comprehensive Plan. Further the CDC states the following:

**C.** The Comprehensive Plan future land use map shall be implemented by:

1. Ensuring all development applications that are required to be in general conformance with the Comprehensive Plan are compliant with the land use plan policies and future land use map of the Comprehensive Plan; and
2. Ensuring that the ski resort operator and golf resort operator's land will be rezoned in the future to be in general conformance with the land use plan policies and the future land use plan as set forth in the Comprehensive Plan, including but not limited to the public benefit number 9 in the Comprehensive Plan public benefits table, that requires the ski resort operator and golf resort operator's land to be rezoned to be consistent with the six open space classifications shown on the future land use plan and as set forth in this CDC.

## **ANALYSIS**

The purpose of the Comprehensive Plan amendment is not to change the intention of the Parcel M use specifically, but to perfect site specific policies on Parcel M, Lot 30 in response to input by the owners of the properties, stakeholders and community members.

The proposed Comprehensive Plan amendment provides greater flexibility and guidance in achieving Comprehensive Plan conformance for Lot 30 and Parcel OS1AR-3 separately or combined. The Comprehensive Plan amendment provides greater Town Council discretion and flexibility should a hotbed development or mixed use proposal be considered recognizing that hot bed density can be achieved and may be preferred at a smaller scale, or a less traditional hotel model. The amendment also provides greater flexibility should Lot 30 be developed to increase condominium density without invoking conformance with Table 7. And otherwise would conform with 48 feet multi-family zoning heights and other regulations. Finally, the amendment provides greater flexibility and guidance should development of the OSAR1-3 parcel be considered under the same criteria and circumstances which existed prior to the adoption of the Comprehensive Plan.

## **RECOMMENDED MOTION**

*I move to recommend approval to the Mountain Village Town Council of an amendment to the Comprehensive Plan, Parcel M, Lot 30 (a part of OS1AR-3 and Lot 30) attached as exhibit c with the following findings:*

1. *That the community visions and factors affecting land use have substantially changed since the adoption of the Comprehensive Plan;*
2. *Adequate financing and resources are available to complete the amendment.*
3. *That significant and meaningful public participation occurred.*

*This motion is based on the evidence and testimony provided at a public hearing held on February 1, 2018, with notice of such hearing as required by the Community Development Code.*

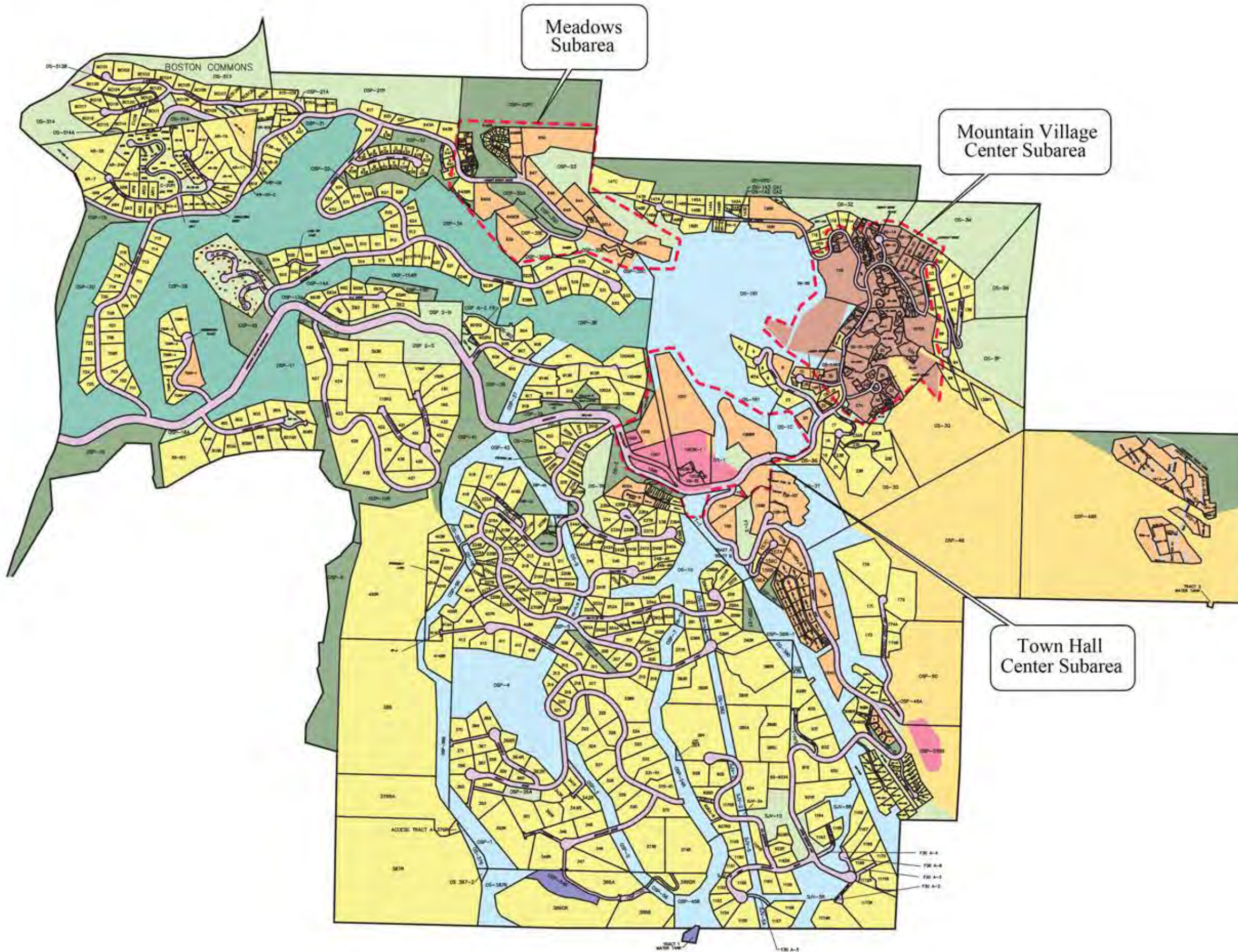
/mbh





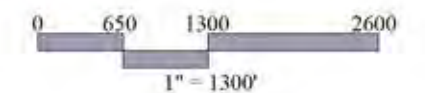


# Future Land Use Plan



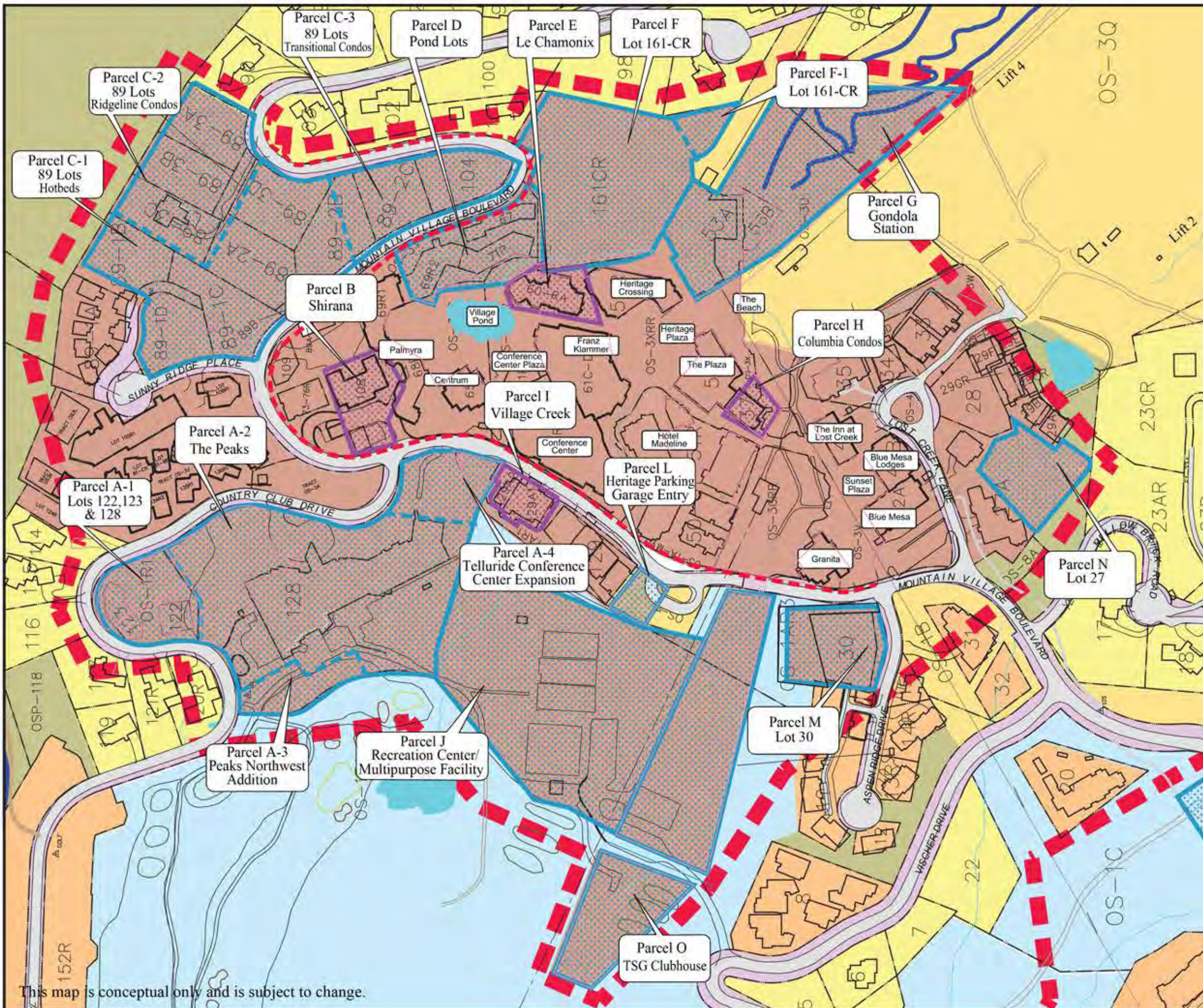
## Legend

- 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
- Subarea



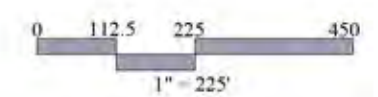


# Mountain Village Center Subarea Plan Map



## 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.



Table 7. Mountain Village Center Development Table

Parcel Designation	Target Maximum Building Height	Target Hotbed Mix	Target Condo Units	Target Dorm Units*	Target Restaurant/ Commercial Area	Total Target Units
Parcel A-1 Lots 122, 123 & 128 	54	125	0	3	Existing in The Peaks	128
Parcel A-2 The Peaks	Existing	177	23	0	As built	200
Parcel A-3 Peaks Northwest Addition 	43.5	56	0	1	Existing in The Peaks	57
Parcel A-4 Telluride Conference Center Expansion 	78.5	68	0	2	Existing in The Peaks	70
Parcel B Shirana	78.5	78	10	2	0	90
Parcel C-1 89 Lots Hotbeds 	68	174	23	4	8,000 square feet	201
Parcel C-2 89 Lots Ridgeline Condos	35	0	8	0	0	8
Parcel C-3 89 Lots Transitional Condos 	43.5	0	8	0	0	8
Parcel D Pond Lots 	78.5	71	9	2	5,000 square feet	82
Parcel E Le Chamonix 	78.5	51	7	1	12,540 square feet	59
Parcel F Lot 161-CR 	95.5	242	32	6	6,500 square feet	280
Parcel G Gondola Station 	68	127	17	5	3,500 square feet	147
Parcel H Columbia Condos 	68	28	4	1	8,700	33
Parcel I Village Creek 	68	39	5	1	0	45
Parcel J Recreation Center/ Multipurpose Facility	52	NA	NA	NA	TBD	NA
Parcel K Meadows Magic Carpet 	57.5	115	15	3	5,000 square feet	133
Parcel L Heritage Parking Garage Entry 	57.5	14	2	1	0	17
Parcel M Lot 30 	78.5	88	12	2	0	102
Parcel N Lot 27 	78.5	64	9	2	0	75
Parcel O TSG Clubhouse	57.5	51	7	1	0 (Private Club OK)	59

\*Target dorm units are calculated by multiplying the number of hotbed units by 10% to determine the number of employees required to be provided dorm housing. The resultant number of employees is then multiplied by 250 square feet per employee to determine the total floor area in dorm units. This dorm unit floor area is then divided by 1,000 to determine the number of dorm units based on 1,000 square feet per dorm unit, each with ideally four separate bedrooms. Refer to Section IV.B.2. in the Land Use Principles, Policies and Actions, page 43.

M. Require that any applicant who proposes a rezoning, density transfer, subdivision or any other application that requires general conformance with the Comprehensive Plan to meet the following site-specific policies at the appropriate step in the development review process:

#### 1. THE PEAKS

The Peaks provided an overall plan for the following parcels of land that are based solely on the provision of hotbeds without any condominiums. Therefore, any future development review that requires general conformance with the Comprehensive Plan only requires the provision of

hotbed units and dorm units as outlined in the Mountain Village Center Subarea Development Table, with the minimum sizes for the hotbed units in accordance with the hotbed policies (page 43). The number of dorm units will also need to be established based on the 10% standard set forth in Section IV.B.2., page 43.



Magic Carpet to cooperate and fund an engineered access study that looks at the coordinated and combined public access to Parcel K Meadows Magic Carpet through Parcel J Recreation Center/ Multipurpose Facility since such access provides for a better sense of arrival and entry to a hotbed project on this parcel than Mountain Village Boulevard and also reduces vehicular trips on Visher Drive.

- c. Provide direct, year-round, at-grade pedestrian connection to Mountain Village Center by sidewalks, stairs and appropriate dark-sky lighting.
- d. Allow for golf course parking within Parcel K Meadows Magic Carpet.

**12. PARCEL L HERITAGE PARKING GARAGE ENTRY**

- a. Encourage the development and operation of Parcel L Heritage Parking Garage Entry to be in conjunction with Hotel Madeline on Lots 50-51.
- b. Allow an above grade, above right-of-way connection from Hotel Madeline to Parcel L Heritage Parking Garage Entry that also provides connectivity to Parcel J Recreation Center/Multipurpose Facility. Ensure the connection is architecturally interesting and appropriately consistent with the town's Design Regulations.
- c. Evaluate if required parking for Parcel L Heritage Parking Garage Entry can be included within Heritage Parking Garage.

**13. PARCEL M LOT 30**

- a. No site-specific policies.

**14. PARCEL N LOT 27**

- a. No site-specific policies.

**15. PARCEL O TSG CLUBHOUSE**

- a. Provide all required parking in a garage to minimize visual impacts.
- b. Require the provision of a shuttle service, and/or sidewalk, or other pedestrian connection to existing plaza areas in Mountain Village Center.





Amendment to comp plan:

Amend paragraph 13 on page 59 of the Comprehensive Plan shall be amended as follows:

“13. Parcel M (a part of OS1AR-3 and Lot 30)

- a. The flagship hotel, flag hotel operator and flag hotel site designations may apply at the discretion of Town Council after receiving a recommendation from the Design Review Board, should Parcel M be developed as a single parcel (Lot 30 and .419 acres of OS1AR3) Town Council may also consider other measures such as timeshares, fractional sales, condominium-hotel, front desk and amenity spaces for administering rental programs and boutique hotels among other measures and requirements along with traditional flagship hotel requirements in any development scenario including an independent Lot 30 development (meaning exclusive of any inclusion of the OS1AR portion of Parcel M) scenario or a Parcel M development scenario.
- b. The range of development on Parcel M shall be from 9 condominium units (which is currently allowed by right on the Lot 30 portion of Parcel M) to the full 102 total unit mixes for the entire Parcel M as shown on Table 7 Mountain Village Center Development Table (“Table 7”). Table 7 shall only be invoked in the event of proposed development of the entire Parcel M. The owner of Lot 30 may elect to bring forth to the Town an application, meeting all submittal requirements of the Town’s Community Development Code to develop Lot 30 independently or jointly as Parcel M. The Town Council shall have the sole discretion, after receiving a recommendation from the Design Review Board, pursuant to its Community Development Code, to determine if any proposed development scenario other than a by right development scenario is in the best interest of the community and whether such a scenario is appropriate for development independently on Lot 30 without invoking the requirements of Table 7. Otherwise, the Town Council shall consider the Community Development Code requirements as well as the Comprehensive Plan principles and policies in making such a determination.
- c. If an entire Parcel M development scenario, is proposed, then an increase in hotbeds, and mixed use development is required and shall then require a rezoning to the Village Center zone district in order to realize the Comprehensive Plan principles and policies.
- d. In the event that an independent Lot 30 development occurs in any manner (either by right or through a rezone and density transfer), the remainder of Parcel M (the OSP1AR-3 portion) may be developed either consistent with the existing underlying zoning or pursuant to rezone and density transfer as approved by the Town Council, so long as it meets such rezone and density transfer requirements and the Comprehensive Plan principles and policies. However, general conformance with the unit mix for Parcel M as shown on Table 7 Mountain Village Center Development Table shall not be applicable as that unit mix is only representative of an entire Parcel M development.



# Public Comment Summary Page

## Attachment D. Public Comment

<u>Letter</u>	<u>Support</u>	<u>Not Support</u>	<u>Suspend</u>	<u>Other</u>	<u>Notes</u>
1 Delves	X				25 condos + 48 feet in height, encourage broader hot bed definition
2 Catsman	X				20 condos + 5-10 deed restricted units
3 Jensen			X		Lumiere model of development
4 Durham	X				25 condos + 48 feet in height
5 Ward		X			reduce below 25 condos and consistent heights with zoning 48'
6 Stenhammer			X		hot bed development important - don't fragment the parcel
7 Roer - Granita	X				supports 9-25 condos and 48 feet
8 Omotani - Granita	x				supports 9-25 condos and 48 feet
9 Ward					see above 2 emails with comments same general comments
10 Vanek	X				similar to aspen ridge supported
11 Eaton	X				similar to aspen ridge supported
12 Elinoff		X			ok with height and density in comp plan
13 Field	X				density and height in comp plan inappropriate, density proposed ok
14 MacIntire	X				flexible zoning 9 condos or up to 70 hotel or condo hotel units-remove flagship replace with "AAA 3 star or higher" - scrape condo-hotel rules
15 Tooley				X	support 48' height. If upzone then hotel, commercial and workforce housing discuss library and med center
16 Gilbert	X				comp plan height and density inappropriate - create a canyon
17 Gilbert	X				comp plan height and density inappropriate - too much hardscape loss of greenscape
18 Evans	X				waive comp plan requirement - proceed as requesting
19 Prohaska		X			hotel development important - if not here then where?
20 Jensen			X		keep option joint land use (lot 30 and TSG open space) for greater purpose future needs
21 Ezell	x				supportive of reducing density over what comp plan indicates
22 Granita	X				supports 9-25 condos and 48 feet
23 Gunty		x			existing zoning is adequate supports an amendment to consider different options on Lot 30, support reasonable height, more affordable housing
24 Pashayan	x				support reducing table 7 in comp plan
25 Capo	x				support comp plan amendment reduce height and density
26 Ullrich-Granita	x				support a comp plan amendment to remove flagship, reduce height density
27 Ward	x				support reducing mass table 7
28 Vankova	x				support lower density here
29 Omotani - Granita	x				



## Michelle Haynes

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**From:** rhdelves@aol.com  
**Sent:** Thursday, October 12, 2017 12:49 PM  
**To:** Michelle Haynes  
**Cc:** rhdelves@aol.com  
**Subject:** Parcel 30

Hi Michelle. Welcome to Mountain Village! I see that Lot 30 is again under discussion. You may not know, but I was significantly involved in the Comp Plan effort and it all got developed and approved while I was Mayor. I'm afraid the document did not really accurately capture the spirit or content of some of the discussions at the time re: lot 30. Much of the give and take in the planning process was looking for possible places to increase density – specifically “hot bed” (hotel or similar use) density. Some large numbers were suggested as possible on several parcels including lot 30. But in the case of lot 30, a high hot bed density scenario was only envisioned as part of a larger project that would pull in active open space from the ski run to create a larger footprint AND would likely work in concert with the “Magic Carpet” parcel across the ski run to create a much larger project– and only through that combination would a flagged property become possible. It was never our intent to prohibit a medium density condo project on lot 30 and certainly not to prohibit by right development or force a flag.

In my opinion, a 25 unit condo development with a max height of 48 feet is probably the more appropriate development option here. The bottom line for the Comp Plan was to encourage more density in and near the core while preserving the low/medium density outside of the core. This parcel is on/near the core so more is good – but too much is probably too much. And, the world has changed – with VRBO-type options, condo projects increasingly perform like the “hot beds” envisioned in the Comp Plan – Aspen Ridge certainly does.

Hope that's helpful. If you'd ever like to sit down and debrief the Comp Plan let me know – my knowledge is getting dated, but I lived and breathed it for a few years.

Bob Delves  
[rhdelves@aol.com](mailto:rhdelves@aol.com)  
970-708-4047



## Michelle Haynes

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**From:** Werner Catsman <werner@catsman.com>  
**Sent:** Wednesday, October 11, 2017 8:34 PM  
**To:** Michelle Haynes  
**Subject:** Lot 30

Hi Michelle,

I hope you are enjoying your new role in the Mt. Village. I saw that there is an open house regarding Lot 30. Unfortunately, I'm extremely busy tomorrow and can't attend the forum but I've worked with a few different developers on a few concepts and wanted to give you my two cents.

It seems that the comprehensive plan has placed too much density on the lot and that the "build by right" doesn't offer quite enough to make the project viable.

From my perspective, this lot would be an ideal spot to get 20 plus condo units on it with perhaps an additional (5-10) deed restricted units. At a slightly larger density, I think it would be profitable enough to add more employee units and explore the potential of a public/private venture.

I also think that the ski access issue where I believe Telski is stating there is no access should be addressed as it is just silly to have a lot adjacent to the ski area that doesn't technically have access.

Those are my thoughts and I hope the open house goes well.

Thanks,  
Werner Catsman  
President  
CL: 970 519 1379





## Michelle Haynes

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**From:** Jensen, Bill <bjensen@tellurideskiresort.com>  
**Sent:** Thursday, October 12, 2017 12:37 PM  
**To:** Michelle Haynes

Michelle, thank you for your time today. As I think through lot 30/M Zoning request I am curious why no one has thought about a Lumiere type condo hotel at that location. The goal of the comp plan was to generate more economic activity for the core of mountain village. A boutique condo hotel would provide condo sales for a developer, a hotel/hot beds for the community, increased economic vitality for the core and a good fit in the lot 30/M location.

Lumiere is a great reference point as the work group works through the village core study.

Another example of why we should defer the zoning decision on Lot 30 until we can review the comp plan in this public, group effort.

Bill

Sent from my iPhone



## Michelle Haynes

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**From:** Anton Benitez <anton@tmvoa.org>  
**Sent:** Thursday, October 12, 2017 2:44 PM  
**To:** Michelle Haynes  
**Cc:** Anton Benitez  
**Subject:** FW: Lot 30

Please add to Lot 30 public comment.

AB

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**From:** tim durham [mailto:rtimdurham@gmail.com]  
**Sent:** Thursday, October 12, 2017 1:52 PM  
**To:** Anton Benitez <anton@tmvoa.org>  
**Subject:** Lot 30

Hello Anton, the email, [MHaynes@mtnvillage.org](mailto:MHaynes@mtnvillage.org), does not work so I thought I would send it to you to pass on.

I have been a property owner in MV for 27 years and I write this to encourage the Town of MV to change the zoning of Lot 30 back to its original land use of a maximum height of 48' and a maximum of 25 units.

Thanks,

Tim Durham  
512-422-1237



## Michelle Haynes

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**From:** Anton Benitez <anton@tmvoa.org>  
**Sent:** Thursday, October 12, 2017 9:57 AM  
**To:** Michelle Haynes  
**Cc:** Anton Benitez  
**Subject:** FW: Lot 30, Parcel M -- Public Comment

FYI .... Plz add to public comment.

AB

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**From:** Stacie Ward [mailto:wards4@mac.com]  
**Sent:** Thursday, October 12, 2017 9:56 AM  
**To:** Anton Benitez <anton@tmvoa.org>  
**Subject:** Fwd: Lot 30, Parcel M -- Public Comment

Hello Anton—

Here is the original email— thank you for reaching out on this issue. Now that I understand further what Mr. Huschke is asking, our concerns and objections would be:

1. The requested density increase from 9 units to 25 units is too great for Lot 30 given the size of the property (.6 acres).
2. The requested density increase would necessitate that the proposed structure be much higher than the current height restriction of 48 feet. A building of such great height and overall scale would not be in keeping with the existing character of the Aspen Ridge neighborhood. Our comments listed below still apply.

Thank you,  
Stacie Ward

Begin forwarded message:

**From:** Stacie Ward <wards4@mac.com>  
**Subject:** Lot 30, Parcel M -- Public Comment  
**Date:** October 11, 2017 at 9:20:12 PM EDT  
**To:** [MHaynes@mtnvillage.org](mailto:MHaynes@mtnvillage.org)  
**Cc:** [anton@tmvoa.org](mailto:anton@tmvoa.org)

Dear Ms. Haynes,

We just received an email from Mr. Benitez about the Open House to discuss Lot 30-Parcel M, scheduled for tomorrow October 12th. My wife and I own Aspen Ridge #20 and would like to comment on the proposed re-zoning of Lot 30, but we are currently in Florida and will be unable to make the meeting in person. Please consider this email as our official input on the matter and include it with the other public comments.

While we understand the thinking and motivation behind the effort to increase the density and height restrictions currently associated with Lot 30-Parcel M, we are vehemently opposed to it coming to



fruition in the new Plan. In general, Lot 30-Parcel M appears too small to support such a large increase in density, and we question the necessity of the requested change as well. We are under the impression that at present, there are plenty of available hotel rooms in Mountain Village even during holidays, so adding more rooms at this juncture seems superfluous. Our more specific concerns and objections to the proposed changes include, but are not limited to:

1. Not in keeping with the residential character of the Aspen Ridge neighborhood. To increase the density of Lot 30-Parcel M from a handful of condominium units to a monstrous 108-hotbed structure is a huge leap in planning-- one unsupported by the historical zoning of the property and directly at odds with the residential character of the neighborhood. We bought in Aspen Ridge precisely for the fact that it felt like a true second home rather than just a vacation destination. While we like being close to the Village core, we did not purchase within the core because it's too developed and crowded for our taste. Aspen Ridge's location is perfect as it's close enough to the core's amenities, but far enough away for peace and quiet, with more open space.
2. Eyesore. Besides the general character of the Aspen Ridge neighborhood being adversely affected, the proposal to increase the height restriction of Lot 30-Parcel M to 78 feet is ill-advised for aesthetic reasons. The proposed hotel will dwarf all of the surrounding buildings and utterly spoil the charming approach to the Village core, as well as the immediately adjacent Aspen Ridge residential properties. The visual pollution presented by such an obtrusive structure contradicts the "unmatched beauty" marketed by Telski and the Mountain Village community.
3. Increased Traffic and Noise. The increased traffic and noise that would undoubtedly accompany such a large hotel structure would negatively impact the adjacent Aspen Ridge condominium owners. As stated above, Aspen Ridge is a residential area, and a respite from the commercialization that exists in the Village core. A large hotel structure existing in such close proximity to private residences would shatter the existing peaceful environment with too many people coming and going, constant deliveries, and increased noise levels. There can be no question that the heightened overall activity surrounding such a structure would adversely affect the Aspen Ridge owners' use and enjoyment of their residential properties that currently exists.
4. Interfering with reasonable investment-backed expectations of Aspen Ridge owners. In addition to adversely affecting our use and enjoyment, the above factors will likely negatively impact our condominium's property value. We, and other Aspen Ridge owners, paid a significant premium to be located slopeside with outstanding views and serene surroundings. An obtrusive hotel structure is simply out of place in the Aspen Ridge neighborhood, and will likely interfere with our reasonable, investment-backed expectations should we choose to sell in the future. While we think it's fantastic that Telski and the Mountain Village community are addressing future growth and development issues, it should not be done at the expense of residents whose investment is far greater than that of a lift ticket or a hotel stay.

Thank you in advance for your consideration of this matter, and please feel free to contact us if you have further questions.

Sincerely,

Tom Ward  
Stacie Ward  
Aspen Ridge, Unit 20  
(727) 940-3469



## Michelle Haynes

---

**From:** Robert Stenhammer <stenhammer@gmail.com>  
**Sent:** Thursday, October 12, 2017 11:07 AM  
**To:** Michelle Haynes  
**Cc:** Kim Montgomery; Laila Benitez  
**Subject:** Public Comment - Lot 30 Parcel M

Hi Michelle;

### **I am unable to attend the Open House today but here are my thoughts:**

- My comments stem from the Comp Plan "*Road Map for the Future*" and specifically pg. 28 "*The Importance of Hotbeds for Envisioned Economic Vibrancy*" and the content in the following Economic Development section. To me, this is the most important section of the Comp Plan and holds the key to long-term Mountain Village success *and* destination success.
- As we look to the future, additional hotbeds are needed for the sustainability of Town revenue streams, village vibrancy, the success of our merchants, and the services and offerings that are required to give world-class resort experiences for our residents and guests.
- As you know, The Town of Telluride will unlikely be adding additional hot beds with significant density; additional hot bed development needs to occur in Mountain Village as we work to optimize our tourism economy.
- Lot 30 along with Parcel M and TSG Open Space represent a premiere hot bed development location in Mountain Village. With easy access off Mtn Village Blvd, Ski-In/Ski-Out capabilities, walking distance to the Village Core/Gondola and the golf course can all be possible with keeping to the Comprehensive Plan.
- In my opinion, fragmenting Lot30 and treating Parcel M separately with 25 condo units would be a fail in the face of the Comp Plan economic objectives and long-term visioning.

I understand TMV, TSG and TMVOA will soon be undertaking a Village Core Sub-Area Plan similar to the Town Hall plan. I would encourage this land be part of that process to understand in more detail the importance of this special parcel and how to best utilize it.

Thank you for your very capable service and contributions to Mountain Village.

Best Regards,

**Robert Stenhammer**  
**210 Sunnyridge PL**  
970-708-7771



Granita Homeowners Association

10/12/17

Comprehensive Plan Amendment Lot 30, Parcel M

Dear Michelle,

Thank you for your time today at the TMV open house regarding the Comprehensive Plan Amendment Lot 30, Parcel M.

As a multiple Mountain Village property owner and owner in the Granita Building and it's current President, Please allow this letter to serve as formal notice that we the Granita HOA and it's owners support The Huschke's proposed changes to the comp plan. We totally support their request to reduce the building height from 78' to 48', reduce the density from 102 units to between 9-25 units, and remove the requirement for a Flagship hotel.

Please do not hesitate to call at any time if I can be of any assistance whatsoever.

Respectfully,

A handwritten signature in black ink, appearing to be 'AR', with a long horizontal line extending to the right.

Albert Roer  
President  
Granita Condominium Owners Association



**Michelle Haynes**

---

**From:** Gmail Les Omotani <lmo8337@gmail.com>  
**Sent:** Thursday, October 12, 2017 12:13 PM  
**To:** Michelle Haynes  
**Cc:** Gmail Les Omotani  
**Subject:** COMPREHENSIVE PLAN AMENDMENT LOT 30 PARCEL M

**Granita Homeowners Association**

**10/12/17**

**Comprehensive Plan Amendment Lot 30, Parcel M**

Dear Michelle,

Regarding the Comprehensive Plan Amendment Lot 30, Parcel M.

As an owner in the Granita Building, Please allow this letter to serve as formal notice that we the Granita HOA and it's owners support The Huschke's proposed changes to the comp plan. We totally support their request to reduce the building height from 78' to 48', reduce the density from 102 units to between 9-25 units, and remove the requirement for a Flagship hotel.

Respectfully,

LES AND BARBARA OMOTANI

Granita Owner

Unit # 304



# Les and Barbara Omotani

Les Omotani, Ph. D.  
[LMO8337@gmail.com](mailto:LMO8337@gmail.com)

8337 N Lee Trevino Drive  
Tucson, Arizona 85742

516 652 6278



## Michelle Haynes

---

**From:** Stacie Ward <wards4@mac.com>  
**Sent:** Wednesday, October 11, 2017 7:20 PM  
**To:** Michelle Haynes  
**Cc:** anton@tmvoa.org  
**Subject:** Lot 30, Parcel M -- Public Comment

Dear Ms. Haynes,

We just received an email from Mr. Benitez about the Open House to discuss Lot 30-Parcel M, scheduled for tomorrow October 12th. My wife and I own Aspen Ridge #20 and would like to comment on the proposed re-zoning of Lot 30, but we are currently in Florida and will be unable to make the meeting in person. Please consider this email as our official input on the matter and include it with the other public comments.

While we understand the thinking and motivation behind the effort to increase the density and height restrictions currently associated with Lot 30-Parcel M, we are vehemently opposed to it coming to fruition in the new Plan. In general, Lot 30-Parcel M appears too small to support such a large increase in density, and we question the necessity of the requested change as well. We are under the impression that at present, there are plenty of available hotel rooms in Mountain Village even during holidays, so adding more rooms at this juncture seems superfluous. Our more specific concerns and objections to the proposed changes include, but are not limited to:

1. Not in keeping with the residential character of the Aspen Ridge neighborhood. To increase the density of Lot 30-Parcel M from a handful of condominium units to a monstrous 108-hotbed structure is a huge leap in planning-- one unsupported by the historical zoning of the property and directly at odds with the residential character of the neighborhood. We bought in Aspen Ridge precisely for the fact that it felt like a true second home rather than just a vacation destination. While we like being close to the Village core, we did not purchase within the core because it's too developed and crowded for our taste. Aspen Ridge's location is perfect as it's close enough to the core's amenities, but far enough away for peace and quiet, with more open space.
2. Eyesore. Besides the general character of the Aspen Ridge neighborhood being adversely affected, the proposal to increase the height restriction of Lot 30-Parcel M to 78 feet is ill-advised for aesthetic reasons. The proposed hotel will dwarf all of the surrounding buildings and utterly spoil the charming approach to the Village core, as well as the immediately adjacent Aspen Ridge residential properties. The visual pollution presented by such an obtrusive structure contradicts the "unmatched beauty" marketed by Telski and the Mountain Village community.
3. Increased Traffic and Noise. The increased traffic and noise that would undoubtedly accompany such a large hotel structure would negatively impact the adjacent Aspen Ridge condominium owners. As stated above, Aspen Ridge is a residential area, and a respite from the commercialization that exists in the Village core. A large hotel structure existing in such close proximity to private residences would shatter the existing peaceful environment with too many people coming and going, constant deliveries, and increased noise levels. There can be no question that the heightened overall activity surrounding such a structure would adversely affect the Aspen Ridge owners' use and enjoyment of their residential properties that currently exists.
4. Interfering with reasonable investment-backed expectations of Aspen Ridge owners. In addition to adversely affecting our use and enjoyment, the above factors will likely negatively impact our condominium's property value. We, and other Aspen Ridge owners, paid a significant premium to be located slopeside with outstanding views and serene surroundings. An obtrusive hotel structure is simply out of place in the Aspen Ridge neighborhood, and will likely interfere with our reasonable, investment-backed expectations should we choose to sell in the future. While we think



it's fantastic that Telski and the Mountain Village community are addressing future growth and development issues, it should not be done at the expense of residents whose investment is far greater than that of a lift ticket or a hotel stay.

Thank you in advance for your consideration of this matter, and please feel free to contact us if you have further questions.

Sincerely,

Tom Ward  
Stacie Ward  
Aspen Ridge, Unit 20  
(727) 940-3469



10/11/2017

To Town of Mountain Village

Re: Lot 30 M

This lot is such a lovely lot – and still has some Aspen trees that are becoming more and more valuable around Mountain Village.

Our visitors come here for the beauty first, and second, hiking and outdoor activities, skiing, etc. And only after that come hotels and various amenities. I This I hear year round on the Gondola, from many visitors from all over the US and the world.

So I would urge all parties involved to consider a project similar to Aspen Ridge, as that **would not block our most valuable asset – the views !**

It would also be lovely to have these open houses after working hours, so we, the working residents could actually participate. It is nice these are held, but during workday you are only getting fairly small percentage of residents. When meetings were held after work on the Meadows project Town Hall was packed. Please consider this for the next scheduled open houses.

Thank you for considering my comments,

Jolana Vanek, 19 Boulders Way



## Michelle Haynes

---

**From:** Brian Eaton <bingo.eaton@cox.net>  
**Sent:** Wednesday, October 11, 2017 9:35 PM  
**To:** Michelle Haynes  
**Subject:** Re: Lot 30 M

Michelle,

Thanks for the info. We certainly do no longer need hotel sites to add to the 4-5 we already have and cannot find developers for. As it appears our condo availability is easing,,something that aligns itself with Aspen Ridge would be a great plan. Low density on a premier location.

But, it is time to start carefully controlling our growth. The days of BUILD,BUILD, BUILD are long gone, and we all lost lots of equity in our own homes during this time.

Every development needs to prove that; it is worthy of our Village, and WILL NOT detract from the beauty of its surroundings!

We need to plan like the Swiss, the mountains are more important and nature cannot be improved here!

Brian Eaton

Sent from my iPad

> On Oct 11, 2017, at 3:07 PM, Michelle Haynes <MHaynes@mtnvillage.org> wrote:  
>  
> Brian:  
>  
> There is no secrecy, hence a public meeting and open house!  
>  
> Here is the worksession memo from August and a pdf of some slides we'll show tomorrow.  
>  
> Let me know if you have any additional questions.  
>  
> 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  
>  
>  
> Email Signup | Website | Facebook | Twitter | Pinterest | Videos On  
> Demand  
>  
> -----Original Message-----  
> From: Brian Eaton [mailto:bingo.eaton@cox.net]  
> Sent: Wednesday, October 11, 2017 4:06 PM  
> To: Michelle Haynes <MHaynes@mtnvillage.org>



> Subject: Lot 30 M

>

> Michelle, so why all the secrecy. We would like some background info as this is a very special location.

> Thanks,

> Brian Eaton

> 104 Gold Hill Ct

>

> Sent from my iPad

> <Lot 30 Parcel m ppt.pdf>

> <20170808 Lot 30 Comp Plan Amendment Worksession Memo revised.pdf>



## Michelle Haynes

---

**From:** Michelle Haynes  
**Sent:** Wednesday, October 11, 2017 6:32 PM  
**To:** neal elinoff  
**Subject:** Re: meeting tomorrow 10 - noon

Thanks for your comments Neal. I will incorporate them.

Michelle Haynes

Sent from my iPhone

On Oct 11, 2017, at 4:56 PM, neal elinoff <[nealelinoff@gmail.com](mailto:nealelinoff@gmail.com)> wrote:

Hi Michelle,

I own a Blue Mesa Condo that is impacted by this and I'm okay with increasing density and the height to the new height of 70 feet. I think it's fine. And I have a condo that would be impacted but it's important to get some more people into the core and get some greater vitality.

Sincerely,

**Neal Elinoff** *president*

*Elinoff & Co. Gallerists and Jewelers*

*204 West Colorado Ave.*

*PO Box 2846*

*Telluride, CO 81435*

*work: 970-728-5566; fax: 970-728-5950; cell: 970-708-0679*





## Comprehensive Plan Amendment Lot 30, Parcel

Please provide your comments on the Comprehensive Plan Amendment

NAME SALLY FIELD

Email SALLYFIELD@MVCABLE.NET

PLEASE PROVIDE YOUR COMMENTS:

1. THE PROPOSED 102 UNITS SUGGESTED BY COMPT PLAN IS CONSIDERED VERY INAPPROPRIATE FOR THIS SITE, (UNREALISTIC AND POTENTIALLY DAMAGING TO NEIGHBORING PROPERTY) THE IDEA IS NOT A GOOD ONE. THE CURRENT ZONING IS SUPPORTED BY NEIGHBORS, SITE SIZE & MARKET. A SLIGHT INCREASE IN DENSITY WITH APPROPRIATE DESIGN MAY BE SUPPORTED AS WELL.

NAME \_\_\_\_\_

Email \_\_\_\_\_

PLEASE PROVIDE YOUR COMMENTS:





## Comprehensive Plan Amendment Lot 30, Parcel

Please provide your comments on the Comprehensive Plan Amendment

NAME Bruce McIntire

Email brucem@luxwest.com

PLEASE PROVIDE YOUR COMMENTS:

- Lot 30 could have flexible zoning allowing for 9 condos or up to ~70~ hotel or condo-hotel units. It takes about 70 hotel units to support minimal management.
- SCRAP THE EXISTING CONDO-HOTEL RULES
- REPLACE THE WORD "FLAGSHIP" WITH THE TERM - "AAA 3-STAR OR HIGHER" ON MOST HOTEL SITES

NAME \_\_\_\_\_

Email \_\_\_\_\_

PLEASE PROVIDE YOUR COMMENTS:





## Comprehensive Plan Amendment Lot 30, Parcel

Please provide your comments on the Comprehensive Plan Amendment

10/12/2017

NAME Douglas Tooley

Email douglas@tooleytools.com

PLEASE PROVIDE YOUR COMMENTS:

I support the 48' high building envelope,  
BUT the use of the additional space  
gained from the upzone should have  
specific substantial non-condo uses  
including commercial & work force housing.  
The Med Center & Library should also be discussed.

NAME \_\_\_\_\_

Email \_\_\_\_\_

PLEASE PROVIDE YOUR COMMENTS:

(like hotel)





## Comprehensive Plan Amendment Lot 30, Parcel

Please provide your comments on the Comprehensive Plan Amendment

NAME Jan H Gilboer

Email jan.gilboer@villagearchitect.com

PLEASE PROVIDE YOUR COMMENTS:

IT APPEARS TO ME THAT THE CONCEPT IS TOTALLY INAPPROPRIATE FOR LOT 30. THE SOLICITING <sup>BLOCK OF</sup> 102' WIDE IS 180' FROM WHAT REMAINS OF GRASSY ROAD. THE DENSITY FOR 60 AC IS TOTALLY UNACCEPTABLE FROM THE LOT AND KILLS THE ENTIRE LOT LINE TO THE STREET AND DEVELOPS A CURVE ALONG THE STREET ~~AND~~ PARTICULARLY WITH A 78' ALLOWANCE FOR HEIGHT, LIGHT, VIEWS & DENSITY DO NOT ALLOW PROPER USE OF THE LOT. THERE IS NO UNDERSTANDING OF UTILITIES FOR THE SITE; NO SEWER, WATER, POWER ETC ARE PLANNED AHEAD.

NAME \_\_\_\_\_

Email \_\_\_\_\_

PLEASE PROVIDE YOUR COMMENTS:

All-in-all the proposal is inappropriate.





## Comprehensive Plan Amendment Lot 30, Parcel

Please provide your comments on the Comprehensive Plan Amendment

NAME Sandra Gilbert

Email svqnm@comcast.net

PLEASE PROVIDE YOUR COMMENTS:

The proposed density is so far outside the established density in the immediate area that it is ludicrous. Impacts to views, sun and natural light, air circulation, sewer and water & electrical service will be monumental. Current zoning of 11 units is appropriate. Established property values will be negatively impacted to the benefit of the developer who takes the money and leaves in place owners to

NAME \_\_\_\_\_

Email \_\_\_\_\_ <sup>experience</sup>

PLEASE PROVIDE YOUR COMMENTS:

beat the burden.  
City level density is not appropriate in a residential neighborhood. The arrival in Mountain Village will be adversely affected by a nonalithic building imposed in the midst of the current established height limitations. The elimination of easements is contrary to a focus on the environment and moving into a concrete jungle aesthetic - is this the future of Mountain Village?  
and green space





## Comprehensive Plan Amendment Lot 30, Parcel

Please provide your comments on the Comprehensive Plan Amendment

NAME PHIL EVANS

Email pboe43@aol.com

PLEASE PROVIDE YOUR COMMENTS:

RECOMMEND TO CONSIDER WAIVING COMP. PLAN  
REQM'T ON LOT 30, AND INSTRUCT DEVELOPER  
TO PROCEED WITH EXISTING ZONING APPLICATION  
(WITH VARIANCES & INCREASED DENSITY AS DESIRED)

NAME P. EVANS

Email \_\_\_\_\_

PLEASE PROVIDE YOUR COMMENTS:

COUNCIL SHOULD NOT AGREE TO NEW ZONING  
WITHOUT DRB REVIEW & INVOLVEMENT





## Comprehensive Plan Amendment Lot 30, Parcel

Please provide your comments on the Comprehensive Plan Amendment

NAME Martinique Prohaska

Email [martinique.davis@gmail.com](mailto:martinique.davis@gmail.com)

PLEASE PROVIDE YOUR COMMENTS: I do believe there needs to be long-range thinking when considering the future of this lot, as it is one of the last/best areas for development of a Flagship hotel. While our current economic climate may not indicate the need for more "hot beds," we are a top-ranked, world-class resort that should envision such development in the future. To support this amendment, I would want to see other opportunities for hotel development in the commercial core explored.

NAME \_\_\_\_\_

Email \_\_\_\_\_

PLEASE PROVIDE YOUR COMMENTS:



## Michelle Haynes

---

**From:** Jensen, Bill <bjensen@tellurideski resort.com>  
**Sent:** Thursday, October 12, 2017 4:30 PM  
**To:** Michelle Haynes  
**Subject:** RE: Lot 30 Parcel M Public Comments - Open House

These are the verbal comments I shared with Michelle at the open house.

TSG, as an adjacent land owner, has had no interactions with the lot 30 owners or their representative John Horn. Given the common lot lines, one would think the lot 30 owners or their representative would have reached out to TSG at a minimum with a neighborly heads up on what they were hoping to achieve in a rezoning.

The last interaction TSG had with the lot 30 owners was in 2014 when TSG granted the lot owners an access easement (previous to that Lot 30 had no access).

A rezoning of lot 30 without considering the potential use of TSG open space in that location that could allow for use of density over a broader footprint and perhaps would allow for an overall height reduction seems premature. Without the ability to work together on options the only remaining development use for TSG's open space according to the land plan is affordable housing.

While the comp plan density associated with Parcel M (the designation for the combination of lot 30 and TSG open space) is significant, given the increased land mass, there may be options or variations that better meet the current and future needs of Mountain Village.

Given the Town of Mountain Village and TMVOA are initiating a working group to study the Village core it would seem appropriate to defer a rezoning decision and allow that working group six months to look at the Mountain Village core in its entirety and how lot 30/Parcel M options that may better serve the future of the core area.

Bill Jensen

---

**From:** Michelle Haynes [mailto:MHaynes@mtnvillage.org]  
**Sent:** Thursday, October 12, 2017 3:52 PM  
**To:** Jensen, Bill <bjensen@tellurideski resort.com>  
**Subject:** RE: Lot 30 Parcel M Public Comments - Open House

Bill:

Yes, verbal comments are harder to summarize succinctly. I did not summarize anyone's verbal comments. Would you like to provide them now via email and I can amend the public comments? Happy to do so. Just let me know.

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:** Jensen, Bill [<mailto:bjensen@tellurideskiresort.com>]  
**Sent:** Thursday, October 12, 2017 3:48 PM  
**To:** Michelle Haynes <[MHaynes@mtnvillage.org](mailto:MHaynes@mtnvillage.org)>  
**Subject:** RE: Lot 30 Parcel M Public Comments - Open House

Michelle, saw you included my follow up email comment but you did not include my as important verbal comments to you during the open house.  
Bill

---

**From:** Michelle Haynes [<mailto:MHaynes@mtnvillage.org>]  
**Sent:** Thursday, October 12, 2017 3:30 PM  
**To:** Michelle Haynes <[MHaynes@mtnvillage.org](mailto:MHaynes@mtnvillage.org)>  
**Subject:** Lot 30 Parcel M Public Comments - Open House

Please see the attached public comments from today's open house.

If I receive more, and I expect that I may, I will forward those along as well.

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](#)



## Michelle Haynes

---

**From:** Dave Ezell <DEzell@sigmasupply.com>  
**Sent:** Friday, October 13, 2017 12:37 PM  
**To:** Michelle Haynes  
**Cc:** nickiezell1@yahoo.com; bkjack@rmi.net  
**Subject:** FW: Comprehensive Plan Amendment Lot 30, Parcel M  
**Attachments:** 20171012113445580.pdf; ATT00001.htm

Please note that as owners of Granita 204 we are in support of reducing the density of this proposed building as Darrell Huschke notes in his attached letter.

Thank you!

Dave Ezell  
Sigma Supply of North America Inc.  
3316 Towson Avenue  
Fort Smith, AR 72901  
800-785-0367  
479-785-0367  
479-785-0368 (FAX)  
479-459-7028 (Cellular)  
dezell@sigmasupply.com

[www.sigmasupply.com](http://www.sigmasupply.com)

---

**From:** Nicki Ezell [nickiezell1@yahoo.com]  
**Sent:** Friday, October 13, 2017 1:16 PM  
**To:** Dave Ezell  
**Subject:** Fwd: Comprehensive Plan Amendment Lot 30, Parcel M

Sent from my iPhone

Begin forwarded message:

**From:** "Marcy Pickering" <[marcy@peakpropertytelluride.com](mailto:marcy@peakpropertytelluride.com)>  
**Date:** October 13, 2017 at 12:28:44 PM CDT  
**To:** <[marcy@peakpropertytelluride.com](mailto:marcy@peakpropertytelluride.com)>, <[office@peakpropertytelluride.com](mailto:office@peakpropertytelluride.com)>  
**Subject:** **FW: Comprehensive Plan Amendment Lot 30, Parcel M**

Granita Owners,

Please see below, and if you have any additional questions, please don't hesitate to contact me.

Thank you,  
*Marcy Pickering*  
President/Owner  
Peak Property Management & Maintenance Inc.



100 Aspen Ridge Dr.  
Telluride, CO 81435  
Office: 970-729-0178  
Fax: 970-728-0998

Marcy,

Please forward this email and the attachment to all the Granita owners so that they can write their own letter in support of the Huschke's proposal. They can send an email to Michelle Haynes TMV Town Planner @ [mhaynes@mtnvillage.org](mailto:mhaynes@mtnvillage.org)

## Granita Homeowners Association

10/12/17

### Comprehensive Plan Amendment Lot 30, Parcel M

Dear Michelle,

Regarding the Comprehensive Plan Amendment Lot 30, Parcel M..

As an owner in the Granita Building, Please allow this letter to serve as formal notice that we the Granita HOA and it's owners support The Huschke's proposed changes to the comp plan. We totally support their request to reduce the building height from 78' to 48', reduce the density from 102 units to between 9-25 units, and remove the requirement for a Flagship hotel.

Respectfully,

Granita Owner  
Unit #

---

CONFIDENTIALITY NOTICE: The information contained in this message is privileged and/or confidential and is intended only for the use of the individual or entity to whom it is addressed. If the reader of this message is not the intended recipient or the employee or agent responsible to deliver it to the intended recipient, you are hereby notified that any dissemination or copying of this message is strictly prohibited. If you have received this message in error, please notify the sender by return e-mail and delete the message and any attachments from your computer. Thank you.



## Michelle Haynes

---

**From:** Murry Gunty <mgunty@blackstreetcapital.com>  
**Sent:** Wednesday, October 18, 2017 8:51 AM  
**To:** Michelle Haynes  
**Subject:** Lot 30 feedback

It seems to me that there is no shortage of condos for sale in Mountain village. The proposal to increase the number of units to up to 25 seems unnecessary to me. the existing zoning should be sufficient for them. I hope this feedback is helpful.

--

Murry Gunty  
CEO  
Blackstreet Capital  
5425 Wisconsin Ave, Suite 701  
Chevy Chase, MD 20815  
240 223 1333  
[mgunty@blackstreetcapital.com](mailto:mgunty@blackstreetcapital.com)

"The information of Blackstreet or its affiliates contained in this email and any attached documents may be confidential or legally privileged. It has been sent for the sole use of the intended recipient(s). If you are not an intended recipient, you are hereby notified that any unauthorized review, use, disclosure, dissemination, distribution, or copying of this communication or any attached documents is strictly prohibited. If you have received this communication in error, please contact the sender by reply email and destroy all copies of the original message and any attached documents."



## Michelle Haynes

---

**From:** Angela Pashayan <info@angalapashayan.com>  
**Sent:** Wednesday, October 18, 2017 11:33 AM  
**To:** Michelle Haynes  
**Subject:** Lot 30

Thank you for the information on Lot 30 in the Mountain Village.

It is my opinion that the lot is located in a prime location for development of a small boutique hotel encroaching past the Lot lines into Telski property per their agreement, with a few local housing units included as a trade off. It would bring more amenities to our Mountain Village and offer much needed local housing. Four to five units of local housing is better than nothing at all.

I am literally typing this while riding on the off season goose to town..... listening to the driver explain to a group of visitors that Mountain Village is in the midst of a housing crunch. The visitors replied, "how can the Mountain Village sustain itself going forward "? The driver provided no answer.

In regards to planning and zoning, I am 'for' amending the comprehensive plan to allow consideration of different types of developments on Lot 30 while the Mountain Village retains the right to accept or deny proposals of development. This may lead to contingent offers to purchase the land delaying the sell, however the sellers can always choose to sell at any time under the existing planning & zoning codes that I believe allow for an 8 unit condo building.

If a contingent offer is accepted for the larger footprint development, I would be against a height past 3 stories (approx. 35-40 ft. high).

My last comment for consideration is on the stipulations for including local housing units; that there be configurations offered for families and singles, and that the hotel may not bring in 'their own' occupants/employees to fill those units. We have qualified people here waiting for solid opportunities to work.

Thank you for considering my views on this important matter of planning and development in Mountain Village.

--







A development of this scale on this site is an outrage ! Lot 30 cannot absorb something of this magnitude . Traffic and parking impacts will be intolerable and frankly dangerous. Proposed height and density will violate the quiet enjoyment rights of the longstanding residents of Aspen Ridge . I strongly urge the Mountain Village Owners Association reject this proposal .  
Allowing excessive density in a development to rectify an economic result would be irresponsible on the part of the Association . Any development on this site needs to contemplate a more sensible usage that is compatible with its neighbors and will not be totally disruptive to the surroundings as this will certainly be.  
I hope that reason will prevail and that MVOA will prevent the destruction of this important neighborhood that has been a jewel of Mountain Village for years .

Peter Capobianco , resident of Aspen Ridge

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**From:** Anton Benitez, TMVOA Executive Director <anton@tmvoa.org>  
**Sent:** Wednesday, October 11, 2017 6:40:55 PM  
**To:** petercapo@hotmail.com  
**Subject:** Lot 30 Open House, Ballot Issue 1A



**TOMORROW: Lot 30, Parcel M – Open House**

The Town is holding an open house to discuss and gather public input on a Comprehensive Plan Amendment to Lot 30, Parcel M on Thurs., Oct 12, 10 a.m. – 12 p.m. at Town Hall. The site is located across the street from the Granita Building and adjacent to the Aspen Ridge development.

Public input is a key component of any comprehensive plan and comprehensive plan amendment. Town Council will consider the comprehensive plan amendment at their Nov



**Michelle Haynes**

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**From:** Steven Ullrich <sullrich2@yahoo.com>  
**Sent:** Friday, October 13, 2017 12:34 PM  
**To:** Michelle Haynes  
**Subject:** Regarding the Comprehensive Plan Amendment Lot 30, Parcel M.

Granita Homeowners Association

10/13/17

Comprehensive Plan Amendment Lot 30, Parcel M

Dear Michelle,

Regarding the Comprehensive Plan Amendment Lot 30, Parcel M.

As an owner in the Granita Building, Please allow this letter to serve as formal notice that we the Granita HOA and its owners support The Huschke's proposed changes to the comp plan. We totally support their request to reduce the building height from 78' to 48', reduce the density from 102 units to between 9-25 units, and remove the requirement for a Flagship hotel.

Respectfully,

Steven Ullrich

Granita Owner

Unit # 202



## Michelle Haynes

---

**From:** Marty <mmhuschke@aol.com>  
**Sent:** Saturday, October 14, 2017 5:30 PM  
**To:** jhorn@rmi.net; Michelle Haynes  
**Subject:** Fwd: Lot 30 Mountain Village

Begin forwarded message:

**From:** Stacie Ward <[wards4@mac.com](mailto:wards4@mac.com)>  
**Date:** October 14, 2017 at 4:11:24 PM MST  
**To:** Marty <[mmhuschke@aol.com](mailto:mmhuschke@aol.com)>  
**Subject:** Re: Lot 30 Mountain Village

Hello Darrell—

Thank you for emailing to clarify your position, as the documents attached to the TMVOA email were a bit unclear as to your request and the current restrictions. We support your efforts to develop Lot 30 if the interests of Aspen Ridge owners are ultimately protected and the character of the immediate neighborhood is retained.

Specifically, we support:

1. The removal of the flagship requirement from Lot 30/Parcel M under the Comprehensive Plan;
2. The reduction in height and density of Lot 30/Parcel M under the Comprehensive Plan (down from 78 feet and 102 units, respectively);
3. Developing Lot 30 (or the Lot 30/Parcel M combination) in keeping with the current character of the Aspen Ridge neighborhood (i.e., multi-family only).

However, we do have these concerns:

1. Density request of up to 25 condominium units on the Lot 30/Parcel M is too great. We are skeptical that 25 condominium units (or anything approaching that number) could be constructed on Lot 30/Parcel M and still be in keeping with the character of the Aspen Ridge community. It seems that amount of density would require a very large and tall structure, and be at odds with the townhouses of Aspen Ridge.
2. We would not support a hotel or a commercial, non-residential structure of any kind on Lot 30/Parcel M, whether mixed-use or hybrid approach, irregardless of the removal of the flagship requirement. Therefore, we do not agree with or support the following Staff recommendation:
  - "it is in the town's best interest to incentivize a greater unit number with a hybrid approach to hotel bed base (hotel, hotel efficiency, condominium-hotel, lodge, efficiency lodge, or property management/rental pool requirements) without the flagship hotel requirement, consistent with a lot that has historically been treated as a transition lot between two zone districts."



We hope you and the town can come to an agreement on this, and that you will be allowed to sell/develop Lot 30 in such a way that also protects the interests and investments of all Aspen Ridge owners, as well as the residential character of our neighborhood.

Thanks again for emailing,  
Stacie and Tom Ward

On Oct 13, 2017, at 4:15 PM, Marty <[mmhuschke@aol.com](mailto:mmhuschke@aol.com)> wrote:

October 13, 2017

Dear Tom and Stacy,

I wanted to be sure that you understand that I am trying to REDUCE the height limit and density on Lot 30 to protect the owners and character of Aspen Ridge. The 78.5 height and 102 unit requirements were imposed on my property by the Comprehensive Design Plan. I am asking for a height and density consistent with our neighborhood.

If you wish to discuss any other aspects of Lot 30, I would be happy to talk with you. (602) 616-9876

Thank you for being a concerned resident of Aspen Ridge.

Sincerely,

Darrell Huschke  
Developer of Aspen Ridge  
Owner of Lot 30 and AR Unit 18



## Michelle Haynes

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**From:** Laila Benitez  
**Sent:** Saturday, October 14, 2017 3:24 PM  
**To:** Michelle Haynes  
**Cc:** jolanavanek@yahoo.com  
**Subject:** Fwd: Lot 30, Parcel M Comprehensive Plan Amendment Open House, October 12  
**Attachments:** Aspen Ridge Comment.docx; ATT00001.htm

Hi Michelle,  
Please see Jolana's email feedback below.  
Thanks,  
LB

Sent from my iPhone

Begin forwarded message:

**From:** JOLANA VANKOVA <[jolanavanek@yahoo.com](mailto:jolanavanek@yahoo.com)>  
**Date:** October 14, 2017 at 2:17:35 PM MDT  
**To:** Town of Mountain Village <[lailabenitez@mtnvillage.org](mailto:lailabenitez@mtnvillage.org)>  
**Subject:** Lot 30, Parcel M Comprehensive Plan Amendment Open House, October 12  
**Reply-To:** JOLANA VANKOVA <[jolanavanek@yahoo.com](mailto:jolanavanek@yahoo.com)>

Dear Laila,

I had clients Thursday morning so I only dropped in for about 3 minutes. My comment is attached.

Even the TMV founder Ron Allred said during a meeting that he would not build the Peaks that size today. Let's not block this amazing last part of views and trees by huge hotel as we have done with the Peaks 20 plus years ago.

All I had a chance to speak with , specially riding on the Gondola approaching from town hall felt that something like "Aspen Ridge phase 2" would look appropriate.

Thank you  
Jolana Vanek



**From:** Town of Mountain Village <[bkight@mtnvillage.org](mailto:bkight@mtnvillage.org)>

**To:** Jolana Vanek <[jolanavanek@yahoo.com](mailto:jolanavanek@yahoo.com)>

**Sent:** Wednesday, October 11, 2017 12:51 PM

**Subject:** Lot 30, Parcel M Comprehensive Plan Amendment Open House, October 12

Mountain Village Seeks Community Input

No Images? [Click here](#)



RESIDENTS

BUSINESSES

GOVERNING

EVENTS

Comprehensive Plan Amendment Lot 30, Parcel M

# OPEN HOUSE





## SEEKING COMMUNITY INPUT

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**Thursday, October 12**  
10 a.m. to 12 p.m.  
**Mountain Village Town Hall**

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The Town of Mountain Village is holding an open house to discuss a comprehensive plan amendment to Lot 30, Parcel M. Public input is a key component of any comprehensive plan and comprehensive plan amendment. Coffee and pastries will be served!

For more information or to provide written public comment, contact Planning and Development Services Director, Michelle Haynes at [MHaynes@mtnvillage.org](mailto:MHaynes@mtnvillage.org)

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**SUGGESTED RSVP**



**From:** [L.Omotani](#)  
**To:** [Michelle Haynes](#)  
**Cc:** [Les M. Omotani](#)  
**Subject:** Re: Parcel M, Lot 30 Comprehensive Plan Amendment, Village Center Subarea  
**Date:** Saturday, January 13, 2018 7:22:43 AM

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Hi Michelle

Thanks for this update

We continue to support what we understood to be the existing owners plans to develop Lot 30 as small density condo/town homes. We are not supportive of the expanded high density hotel with multi story height allowances. This is NOT what we were told when we purchased our Granita condo.

When the Madeline hotel was built restricting existing mountain views we were told by village planners that we would continue to have our down valley MEADOWS views without obstruction.

Thanks for continuing to keep us informed

Les Omotani

Granita 304

Sent from my iPad

On Jan 11, 2018, at 3:50 PM, Michelle Haynes <[MHaynes@mtnvillage.org](mailto:MHaynes@mtnvillage.org)> wrote:

Dear Community Members:

The design review board (DRB) will be providing a recommendation to town council and the town council will consider a comprehensive plan amendment to parcel M, lot 30, Village Center Subarea. The DRB recommendation will occur on February 1<sup>st</sup> and the town council will consider a proposed amendment on February 15<sup>th</sup>.

Draft and preliminary materials can be found at the following link:

<https://townofmountainvillage.com/governing/building-development/current-planning/>

Please also note that the materials associated with the proposed comprehensive plan amendment will be **updated** by January 19, 2018 and town council may consider edits or revisions prior to and at the town council meeting.



I am providing this email to you as a courtesy because you either participated in the open house, provided public comment or otherwise expressed interest in this process.

Do not hesitate to contact me if you have any additional questions.

With regard,

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)



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**COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING DIVISION**

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

**Agenda Item #14**

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**TO:** Design Review Board

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

**FOR:** Meeting of February 15, 2018

**DATE:** January 19, 2018

**RE:** Consideration of Approval of a Resolution regarding a Comprehensive Plan Amendment regarding Parcel M, Lot 30, which consists of Lot 30 and a portion of the adjacent open space parcel OS1AR-3 within the Village Center Subarea and other associated amendments to accomplish the foregoing pursuant to Community Development Code Section 17.1.5 Town Comprehensive Plan.

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**BACKGROUND**

The Town Council has initiated a Mountain Village Comprehensive Plan amendment to Parcel M, Lot 30 Village Center Subarea pursuant to Community Development Code (CDC) Section 17.1.5.E. specifically to amend Chapter Titled *Land Use Plan Policies*, Section Titled *Mountain Village Subarea Plan Principles, Policies and Actions* Subsection 13. *Parcel M Lot 30* .

**TIMELINE REGARDING PARCEL M, LOT 30 COMPREHENSIVE PLAN AMENDMENT**

- August 17, 2017 Town Council Worksession
- October 12, 2017 Public Open House regarding a Parcel M, Lot 30 Comprehensive Plan Amendment
- February 1, 2018 the DRB held a public hearing to provide a courtesy recommendation to Town Council.

**ATTACHMENTS**

- a) Context Map
- b) Relevant Existing Comprehensive Plan Documents
  1. Future Land Use Map
  2. Village Subarea Map
  3. Village Subarea Table
  4. Village Subarea Principles, Policies and Actions No. 13 Parcel M, Lot 30
- c) Resolution
- d) Proposed Amendment No. 13 Principles, Policies and Actions contained in the Comprehensive Plan
- e) Public Comments provided at and around the public open house held on October 12, 2017 (29 written comments in total), plus recent public comment
- f) Worksession Memo for the meeting dated August 17, 2017
- g) Public Comment, John Horn dated February 9, 2018



**SITE ORIENTATION**

Parcel M as it is referred to in the Comprehensive Plan is comprised of a land area that includes Lot 30 and a portion of OS1AR-3, an adjacent active open space parcel of land. Parcel M is further located adjacent to the Aspen Ridge multi-family condominium development to the west, adjacent to OS1AR-3 Active Open Space parcel to the north, across Mountain Village Boulevard and to the east sits the Granita mixed use development and Tramontana multi-family development to the south (See Attachment Context Map). Lot 30 is a vacant lot, except for a commercial area in a small building that exists on the southwest corner of the lot. Parcel OS1AR-3 surrounds Lot 30 on four sides (see context map) is also vacant and zoned Active Open Space. Parcel M is a combination of two separate zoning designations Lot 30 being Multi-Family, OS1AR-3 Active Open Space. It is also recognized in the Comprehensive Plan as part of the Mountain Village Center Subarea.

**PARCEL M, LOT 30 OVERVIEW OF EXISTING ZONING AND COMPREHENSIVE PLAN VISION**

**Existing Zoning and Density Allocations for Lot 30**

	<b>Community Development Code (CDC)</b>
<b>Zoning</b>	Multi-Family
<b>Lot Size</b>	.60 acres
<b>Maximum Allowable Height</b>	48 feet
<b>Lot Coverage</b>	65%
<b>Current Zoning</b>	9 Condominiums 2 Employee Apartments Commercial Use (per Resolution No. 2012-0426-07 )

**Comprehensive Plan Table 7 specific to Parcel M, Lot 30 excerpt**

Parcel M Lot 30	Target Maximum Building Height	Target Hotbed Mix	Target Condo Units	Target Dorm Units*	Target Restaurant/Commercial Area	Total Target Units
	78.5	88	12	2	0	102

**Existing Zoning and Density Allocations for Parcel OS1AR-3**

	<b>Community Development Code (CDC)</b>
<b>Zoning</b>	Full Use Ski Resort Active Open Space (Class3AOS)
<b>Lot Size</b>	1.432 acres MOL (only a portion contemplated pursuant to the comprehensive plan of .419 acres MOL)
<b>Maximum Allowable Height</b>	n/a
<b>Lot Coverage</b>	n/a
<b>Current Zoning</b>	No density designated

**Full Use Ski Resort Active Open Space Zoning** is associated with the operation and maintenance of a ski resort and the community at large which are limited to ski resort uses, active recreational uses, recreational trails, community infrastructure, equestrian facilities, workforce housing, telecommunications antenna and similar uses.



Table 3-1: Town of Mountain Village Land Use Schedule outlines specific uses allowed consistent with the broad list above indicating whether they are permitted or conditional uses. Any development proposing above grade construction with allowable uses in the Full Use, Ski Resort Active Open Space zone district, is subject to a class 4 Conditional Use Permit development application and also must be found to be in conformance with the Comprehensive Plan.

### **Comprehensive Plan Land Use Map**

The Future Land Use Plan map in the Comprehensive Plan indicates that Parcel M, if developed consistent with the Comprehensive Plan, would be rezoned to mixed-use [village center] and the remaining portion of OS1AR-3 rezoned to limited use ski resort active open space.

### **BACKGROUND**

In July of 2017, the owner of Lot 30, which is a portion of the comprehensive plan parcel M area, approached the town regarding the potential of a Comprehensive Plan amendment. The owner of lot 30 has an existing density allocation of 9 condominiums and 2 employee apartments that can be constructed today without demonstrating conformance with the Comprehensive Plan. The owner of Lot 30 felt that the Comprehensive Plan Table 7 did not provide any flexibility should they wish to develop Lot 30 other than to its by right density allocation. Conformance with the Comprehensive Plan otherwise directs the owners to conform with the heights, densities and mix of uses shown by Table 7 of the Comprehensive Plan. The specific request discussed at the Town Council worksession in August included an amendment to the Comprehensive Plan Table 7 and also to the principles and policies, to remove the flagship hotel designation and allow an increase in condominium density up to 25 condominium units.

The Town of Mountain Village held an open house on October 12<sup>th</sup>, specifically regarding an amendment to Parcel M, Lot 30. We had an attendance of over 30 community members and 26 public comments submitted in writing. The land owner of OS1AR-3 participated in the open house and also provided written comment.

In summary, many members of the public were not aware that the Comprehensive Plan Parcel M, Lot 30 indicated building heights up to 78.5 feet, a density of 102 units and characterized within the Village Center Subarea. Absent the Comprehensive Plan the community public comments felt the property would be developed similar to the Aspen Ridge Condominium development which is adjacent, and zoned multi-family (see attached public comment letters). More importantly, the underlying comments suggested that future development of Parcel M be sensitive to the surrounding densities and heights.

The Town Council has spent a significant amount of time talking with the public along with the property owners of Lot 30 and OS1AR-3 and finalized a proposed Comprehensive Plan amendment contained herein during the intervening months with the stated goal of allowing both Lot 30 and OS1AR-3 the ability to pursue alternative development scenarios to the full Parcel M buildout in a manner which would have existed prior to the adoption of the Comprehensive Plan, while also preserving a full Parcel M option.

### **DESIGN REVIEW BOARD RECOMMENDATION**

At the DRB's regular meeting on February 1, 2018, the DRB recommended unanimously to approve the amendment as presented. The DRB added a recommendation that the Village Center Subarea Committee review Parcel M in the future and provide recommendations on a Comprehensive Plan amendment while reviewing the Village Center Subarea as a whole.

### **PROPOSED AMENDMENT**

The Comprehensive Plan amendment proposes the following.



- No change to the future land use plan map
- No change to the village center subarea map
- No change to Table 7
- Modify No. 13 Parcel M (a part of OS1AR-3 and Lot 30) Mountain Village Center Subarea Plan Principles, Policies and Actions, to strike the words, no site specific policies, and amend the section to include the following policies:
  - a. *The flagship hotel, flag hotel operator and flag hotel site designations may apply at the discretion of Town Council after receiving a recommendation from the Design Review Board, should Parcel M be developed as a single parcel (Lot 30 and .419 acres of OS1AR3) Town Council may also consider other measures such as timeshares, fractional sales, condominium-hotel, front desk and amenity spaces for administering rental programs and boutique hotels among other measures and requirements along with traditional flagship hotel requirements in any development scenario including an independent Lot 30 development (meaning exclusive of any inclusion of the OS1AR-3 portion of Parcel M) scenario or a Parcel M development scenario.*
  - b. *The range of development on Parcel M shall be from 9 condominium units (which is currently allowed by right on the Lot 30 portion of Parcel M) to the full 102 total unit mixes for the entire Parcel M as shown on Table 7 Mountain Village Center Development Table ("Table 7"). Table 7 shall only be invoked in the event of proposed development of the entire Parcel M. The owner of Lot 30 may elect to bring forth to the Town an application, meeting all submittal requirements of the Town's Community Development Code to develop Lot 30 independently or jointly as Parcel M. The Town Council shall have the sole discretion, after receiving a recommendation from the Design Review Board, pursuant to its Community Development Code, to determine if any proposed development scenario other than a by right development scenario is in the best interest of the community and whether such a scenario is appropriate for development independently on Lot 30 without invoking the requirements of Table 7. Otherwise, the Town Council shall consider the Community Development Code requirements as well as the Comprehensive Plan principles and policies in making such a determination.*
  - c. *If an entire Parcel M development scenario, is proposed, then an increase in hotbeds, and mixed use development is required and shall then require a rezoning to the Village Center zone district in order to realize the Comprehensive Plan principles and policies.*
  - d. *In the event that an independent Lot 30 development occurs in any manner (either by right or through a rezone and density transfer), the remainder of Parcel M (the OSP1AR-3 portion) may be developed either consistent with the existing underlying zoning or pursuant to rezone and density transfer as approved by the Town Council, so long as it meets such rezone and density transfer requirements and the Comprehensive Plan principles and policies. However, general conformance with the unit mix for Parcel M as shown on Table 7 Mountain Village Center Development Table shall not be applicable as that unit mix is only representative of an entire Parcel M development.*

**COMPREHENSIVE PLAN CRITERIA AT 17.1.5.**

**E.** The Town Council may initiate amendments to the Comprehensive Plan from time to time in accordance with the requirements of C.R.S. § 31-23-206, since elements of the community vision and factors affecting land use may change over time.



- F. Amendments to the Comprehensive Plan shall meet the following process steps:
1. The initiation of a Comprehensive Plan amendment may only be initiated if the Town Council finds:
    - a. That the community visions and factors affecting land use have substantially changed since the adoption of the Comprehensive Plan;
    - b. Adequate financing and resources are available to complete the amendment.
  3. Citizen participation is the most important element of amending or creating a Comprehensive Plan. Therefore, the Comprehensive Plan amendment process shall include significant and meaningful public participation elements.

The Town Council must approve a Comprehensive Plan amendment by supermajority vote pursuant to CDC Section 17.1.5.F.9.

### **COMPREHENSIVE PLAN PURPOSE**

The purpose of the Community Development Code at Section 17.1.3 is to implement the Comprehensive Plan.

At CDC Section 17.1.5., land use applications such as Planned Unit Developments, Variances or density transfer or rezone applications must be in general conformance with the Comprehensive Plan. Further the CDC states the following:

- C. The Comprehensive Plan future land use map shall be implemented by:
1. Ensuring all development applications that are required to be in general conformance with the Comprehensive Plan are compliant with the land use plan policies and future land use map of the Comprehensive Plan; and
  2. Ensuring that the ski resort operator and golf resort operator's land will be rezoned in the future to be in general conformance with the land use plan policies and the future land use plan as set forth in the Comprehensive Plan, including but not limited to the public benefit number 9 in the Comprehensive Plan public benefits table, that requires the ski resort operator and golf resort operator's land to be rezoned to be consistent with the six open space classifications shown on the future land use plan and as set forth in this CDC.

### **ANALYSIS**

The purpose of the Comprehensive Plan amendment is not to change the intention of the Parcel M use specifically, but to perfect site specific policies in response to input by the owners of the properties, stakeholders and community members. The community intentionally included Parcel M into the Village Center Subarea and identified the property as a potential flagship hotel site. Lot 30 can otherwise be developed consistent with the underlying zoning and density as multi-family and condominium use.

The proposed Comprehensive Plan amendment provides greater flexibility and guidance in achieving Comprehensive Plan conformance for Lot 30 and Parcel OS1AR-3 separately or combined. The Comprehensive Plan amendment provides greater Town Council discretion and flexibility should a hotbed development or mixed-use proposal be considered, recognizing that hot bed density can be achieved and may be preferred, with less height and density and greater flexibility than the prescriptive flagship requirements. The amendment also provides greater flexibility should Lot 30 be developed to increase condominium density without invoking conformance with Table 7. and otherwise would conform with 48 feet multi-family zoning heights and other regulations. Finally, the amendment provides greater flexibility and guidance should development of the OSAR1-3 parcel be considered under the same criteria and circumstances which existed prior to the adoption of the Comprehensive Plan.



**RECOMMENDED MOTION**

*I move to approve a Resolution of the Town of Mountain Village Town approving an amendment to the Comprehensive Plan, Parcel M, a part of OS1AR-3 and Lot 30, attached as exhibit d with the following findings:*

- 1. That the community visions and factors affecting land use have substantially changed since the adoption of the Comprehensive Plan;*
- 2. Adequate financing and resources are available to complete the amendment.*
- 3. That significant and meaningful public participation occurred.*

*This motion is based on the evidence and testimony provided at a public hearing held on February 15, 2018, with notice of such hearing as required by the Community Development Code.*

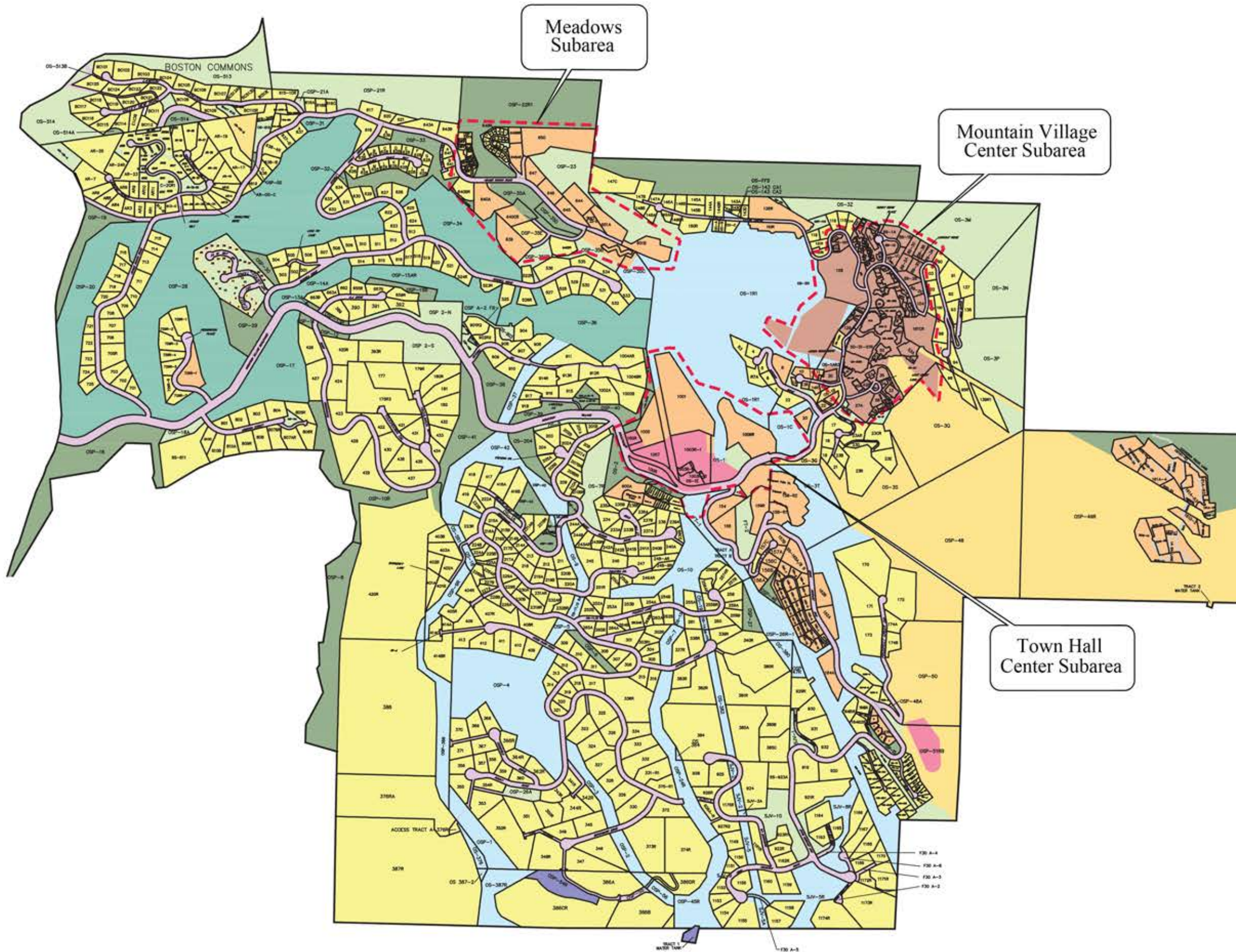
/mbh







# Future Land Use Plan



## 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
- Subarea

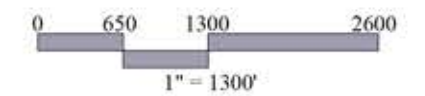



















Table 7. Mountain Village Center Development Table

Parcel Designation	Target Maximum Building Height	Target Hotbed Mix	Target Condo Units	Target Dorm Units*	Target Restaurant/ Commercial Area	Total Target Units
Parcel A-1 Lots 122, 123 & 128 	54	125	0	3	Existing in The Peaks	128
Parcel A-2 The Peaks	Existing	177	23	0	As built	200
Parcel A-3 Peaks Northwest Addition 	43.5	56	0	1	Existing in The Peaks	57
Parcel A-4 Telluride Conference Center Expansion 	78.5	68	0	2	Existing in The Peaks	70
Parcel B Shirana	78.5	78	10	2	0	90
Parcel C-1 89 Lots Hotbeds 	68	174	23	4	8,000 square feet	201
Parcel C-2 89 Lots Ridgeline Condos	35	0	8	0	0	8
Parcel C-3 89 Lots Transitional Condos 	43.5	0	8	0	0	8
Parcel D Pond Lots 	78.5	71	9	2	5,000 square feet	82
Parcel E Le Chamonix 	78.5	51	7	1	12,540 square feet	59
Parcel F Lot 161-CR 	95.5	242	32	6	6,500 square feet	280
Parcel G Gondola Station 	68	127	17	5	3,500 square feet	147
Parcel H Columbia Condos 	68	28	4	1	8,700	33
Parcel I Village Creek 	68	39	5	1	0	45
Parcel J Recreation Center/ Multipurpose Facility	52	NA	NA	NA	TBD	NA
Parcel K Meadows Magic Carpet 	57.5	115	15	3	5,000 square feet	133
Parcel L Heritage Parking Garage Entry 	57.5	14	2	1	0	17
Parcel M Lot 30 	78.5	88	12	2	0	102
Parcel N Lot 27 	78.5	64	9	2	0	75
Parcel O TSG Clubhouse	57.5	51	7	1	0 (Private Club OK)	59

\*Target dorm units are calculated by multiplying the number of hotbed units by 10% to determine the number of employees required to be provided dorm housing. The resultant number of employees is then multiplied by 250 square feet per employee to determine the total floor area in dorm units. This dorm unit floor area is then divided by 1,000 to determine the number of dorm units based on 1,000 square feet per dorm unit, each with ideally four separate bedrooms. Refer to Section IV.B.2. in the Land Use Principles, Policies and Actions, page 43.

M. Require that any applicant who proposes a rezoning, density transfer, subdivision or any other application that requires general conformance with the Comprehensive Plan to meet the following site-specific policies at the appropriate step in the development review process:

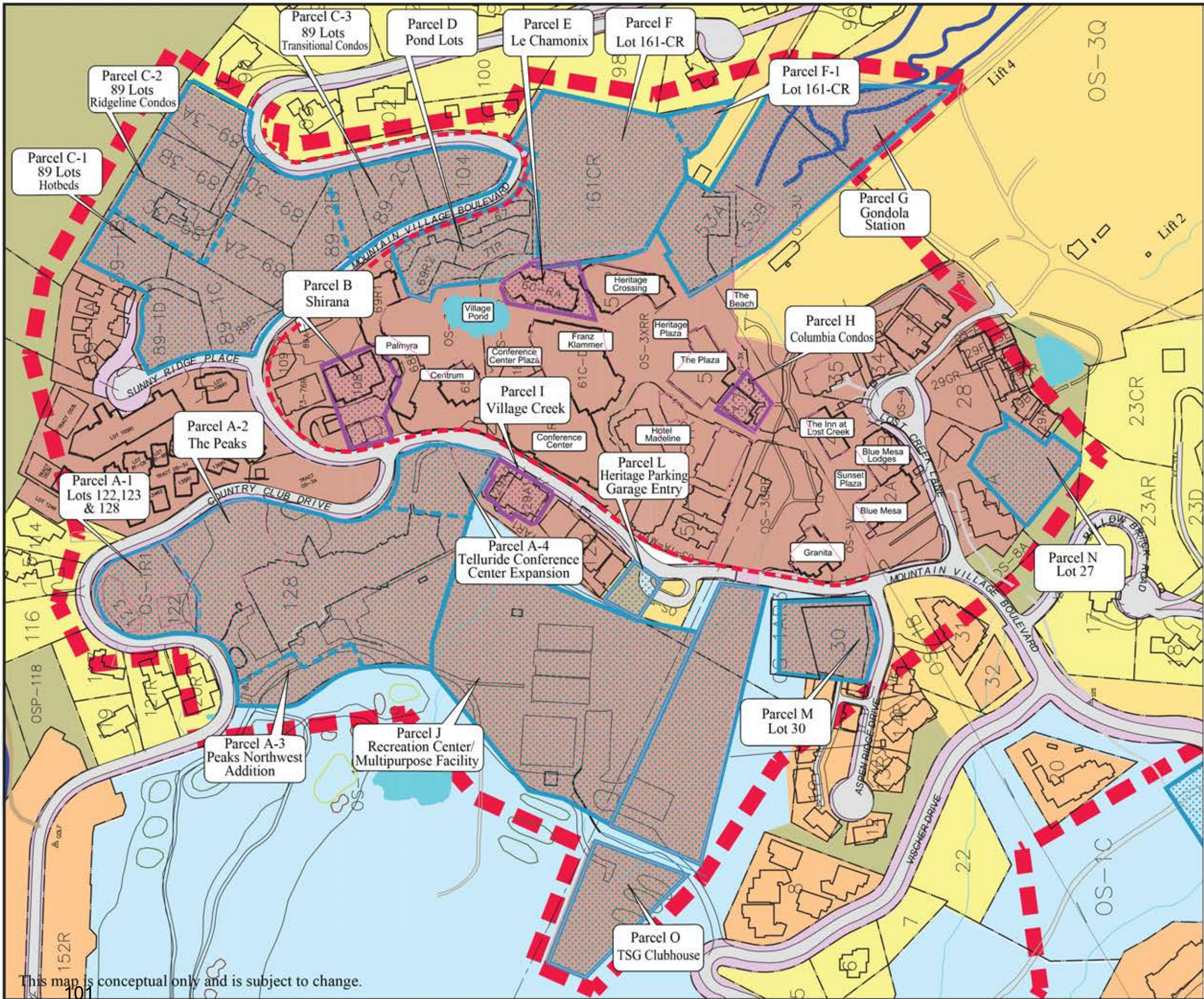
**1. THE PEAKS**

The Peaks provided an overall plan for the following parcels of land that are based solely on the provision of hotbeds without any condominiums. Therefore, any future development review that requires general conformance with the Comprehensive Plan only requires the provision of

hotbed units and dorm units as outlined in the Mountain Village Center Subarea Development Table, with the minimum sizes for the hotbed units in accordance with the hotbed policies (page 43). The number of dorm units will also need to be established based on the 10% standard set forth in Section IV.B.2., page 43.

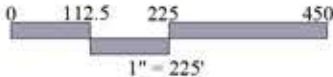


# Mountain Village Center Subarea Plan Map



### Legend

- Red dashed line: Redevelopment Site
- Blue dashed line: Subarea Parcel Boundary
- Red solid line: Civic
- Orange solid line: Mixed-Use Center
- Light orange solid line: Multiunit
- Dark blue solid line: Municipal Public Works
- Yellow solid line: Single-Family and Duplex
- Dark green solid line: Passive Open Space
- Light green solid line: Limited Use Golf Course Active Open Space
- Light yellow solid line: Full Use Ski Resort Active Open Space
- Light blue solid line: Limited Use Ski Resort Active Open Space
- Light green solid line: Resource Conservation Active Open Space
- Light purple solid line: Right-of-Way and Access Active Open Space
- Blue dashed line: Existing Trail
- Red dashed line: Proposed Trail
- Grey dashed line: Existing Sidewalk
- Red dashed line: Proposed Sidewalk
- Red dashed line: Subarea Boundary



This map is conceptual only and is subject to change.



Magic Carpet to cooperate and fund an engineered access study that looks at the coordinated and combined public access to Parcel K Meadows Magic Carpet through Parcel J Recreation Center/ Multipurpose Facility since such access provides for a better sense of arrival and entry to a hotbed project on this parcel than Mountain Village Boulevard and also reduces vehicular trips on Visher Drive.

- c. Provide direct, year-round, at-grade pedestrian connection to Mountain Village Center by sidewalks, stairs and appropriate dark-sky lighting.
- d. Allow for golf course parking within Parcel K Meadows Magic Carpet.

**12. PARCEL L HERITAGE PARKING GARAGE ENTRY**

- a. Encourage the development and operation of Parcel L Heritage Parking Garage Entry to be in conjunction with Hotel Madeline on Lots 50-51.
- b. Allow an above grade, above right-of-way connection from Hotel Madeline to Parcel L Heritage Parking Garage Entry that also provides connectivity to Parcel J Recreation Center/Multipurpose Facility. Ensure the connection is architecturally interesting and appropriately consistent with the town's Design Regulations.
- c. Evaluate if required parking for Parcel L Heritage Parking Garage Entry can be included within Heritage Parking Garage.

**13. PARCEL M LOT 30**

- a. No site-specific policies.

**14. PARCEL N LOT 27**

- a. No site-specific policies.

**15. PARCEL O TSG CLUBHOUSE**

- a. Provide all required parking in a garage to minimize visual impacts.
- b. Require the provision of a shuttle service, and/or sidewalk, or other pedestrian connection to existing plaza areas in Mountain Village Center.





**RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF MOUNTAIN  
VILLAGE, COLORADO AMENDING THE TOWN OF MOUNTAIN VILLAGE  
COMPREHENSIVE PLAN**

**Resolution No. 2018-\_\_\_\_\_**

**RECITALS:**

- A. The Town of Mountain Village, Colorado, acting through its Planning Commission is empowered pursuant to Section 31-23-201, et seq. CRS to make and adopt a master plan; and
- B. The Town Council, acting by ordinance, may initiate amendments to the Comprehensive Plan from time to time in accordance with Section 31-23-206, et seq. CRS, since elements of the community vision and factors affecting land use change over time; and
- C. The Town of Mountain Village Home Rule Charter Section 12.1 (a)(2) provides that the Town's Design Review Board (DRB) functions as the Town's Planning Commission unless otherwise provided by ordinance; and
- D. The Town Council has adopted Section 17.1.5 (F) 7 of the Town's Community Development Code, which designates the Town Council to act as the Town's Planning Commission; and
- E. On August 17, 2017 the Town Council held a worksession by request and participation of the owner and owner's agent of Lot 30 to discuss the existing development rights and densities as it relates to the Comprehensive Plan Table 7. Parcel M, Lot 30. Densities, heights and flagship hotel designation were discussed. Town Council agreed to move forward with a Comprehensive Plan amendment understanding that there were otherwise no site specific policies currently outlined in the Comprehensive Plan for Parcel M, Lot 30.
- F. On October 12, 2017 the Town of Mountain Village hosted a public open house regarding Parcel M, Lot 30. We received over 29 written public comments regarding a Comprehensive Plan amendment to Parcel M, Lot 30.
- G. On February 1, 2018 The Design Review Board provided a courtesy recommendation to the Town Council regarding a Comprehensive Plan amendment after finding that the community vision and factors affecting land use have substantially changed since the adoption of the Comprehensive Plan and there is adequate financing and resources available to complete the element; and
- H. On February 15, 2018 the Town Council considered and approved the Comprehensive Plan amendment as written; and



- I. The Comprehensive Plan amendment lists site specific policies for Parcel M, Lot 30 found within the Village Center Subarea; and
- J. The Town Council public hearing on February 15, 2018 was adequately noticed including the time and place by publication in the Telluride Daily Planet, a newspaper of general circulation; and
- K. The Comprehensive Plan amendment and its adoption complies with the requirements of Section 31-23-201 et seq. CRS; and
- L. The Town Council believes it is in the best interest of the Town that the site-specific policies for Parcel M Lot 30 be adopted as an amendment to the Comprehensive Plan.

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

1. The Comprehensive Plan amendment attached as exhibit A, hereby is adopted by the Town Council, acting as the Planning Commission and also in its own right as the governing body of the Town pursuant to CRS 31-23-208.

2. The Comprehensive Plan amendment to the Mountain Village Comprehensive Plan as adopted hereby, does not otherwise modify any other map or plan. Town staff is hereby authorized to modify Number 13, Parcel M, Lot 30 to Parcel M (a part of OS1AR-3 and Lot 30) by adding site specific policies found on page 59 of the Comprehensive Plan and complete the final layout of the plan prior to the Mayor signing the official document. However, no substantive changes to the wording of the plan shall be made by Town staff.

3. That the action of the Town Council adopting the Comprehensive Plan amendment to the Mountain Village Comprehensive Plan shall be recorded on the Plan by the identifying signature of the Town Clerk.

4. A copy of the Resolution shall be attached to each copy of the Mountain Village Comprehensive Plan and shall serve as an attestation that each such copy is a true and correct copy of the Plan as adopted.

5. That an attested copy of the amendment Mountain Village Comprehensive Plan shall be and hereby is certified to the San Miguel County Board of Commissioners pursuant to Section 31-23-208, CRS.

6. Town staff shall be permitted to correct immaterial errors, typos and inconsistencies in the Town Hall Subarea Plan.

Approved by the Town Council at a public meeting February 15, 2018

**Town of Mountain Village, Town Council**

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



**Attest:**

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Jackie Kennefick, Town Clerk

**Approved as to Form:**

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Jim Mahoney, Assistant Town Attorney



Amendment to comp plan:

Amend paragraph 13 on page 59 of the Comprehensive Plan shall be amended as follows:

“13. Parcel M (a part of OS1AR-3 and Lot 30)

- a. The flagship hotel, flag hotel operator and flag hotel site designations may apply at the discretion of Town Council after receiving a recommendation from the Design Review Board, should Parcel M be developed as a single parcel (Lot 30 and .419 acres of OS1AR3) Town Council may also consider other measures such as timeshares, fractional sales, condominium-hotel, front desk and amenity spaces for administering rental programs and boutique hotels among other measures and requirements along with traditional flagship hotel requirements in any development scenario including an independent Lot 30 development (meaning exclusive of any inclusion of the OS1AR portion of Parcel M) scenario or a Parcel M development scenario.
- b. The range of development on Parcel M shall be from 9 condominium units (which is currently allowed by right on the Lot 30 portion of Parcel M) to the full 102 total unit mixes for the entire Parcel M as shown on Table 7 Mountain Village Center Development Table (“Table 7”). Table 7 shall only be invoked in the event of proposed development of the entire Parcel M. The owner of Lot 30 may elect to bring forth to the Town an application, meeting all submittal requirements of the Town’s Community Development Code to develop Lot 30 independently or jointly as Parcel M. The Town Council shall have the sole discretion, after receiving a recommendation from the Design Review Board, pursuant to its Community Development Code, to determine if any proposed development scenario other than a by right development scenario is in the best interest of the community and whether such a scenario is appropriate for development independently on Lot 30 without invoking the requirements of Table 7. Otherwise, the Town Council shall consider the Community Development Code requirements as well as the Comprehensive Plan principles and policies in making such a determination.
- c. If an entire Parcel M development scenario, is proposed, then an increase in hotbeds, and mixed use development is required and shall then require a rezoning to the Village Center zone district in order to realize the Comprehensive Plan principles and policies.
- d. In the event that an independent Lot 30 development occurs in any manner (either by right or through a rezone and density transfer), the remainder of Parcel M (the OSP1AR-3 portion) may be developed either consistent with the existing underlying zoning or pursuant to rezone and density transfer as approved by the Town Council, so long as it meets such rezone and density transfer requirements and the Comprehensive Plan principles and policies. However, general conformance with the unit mix for Parcel M as shown on Table 7 Mountain Village Center Development Table shall not be applicable as that unit mix is only representative of an entire Parcel M development.



<u>Letter</u>	<u>Support</u>	<u>Not Support</u>	<u>Suspend</u>	<u>Other</u>	<u>Notes</u>
1 Delves	X				25 condos + 48 feet in height, encourage broader hot bed definition
2 Catsman	X				20 condos + 5-10 deed restricted units
3 Jensen			X		Lumiere model of development
4 Durham	X				25 condos + 48 feet in height
5 Ward		X			reduce below 25 condos and consistent heights with zoning 48'
6 Stenhammer			X		hot bed development important - don't fragment the parcel
7 Roer - Granita	X				supports 9-25 condos and 48 feet
8 Omotani - Granita	x				supports 9-25 condos and 48 feet
9 Ward					see above 2 emails with comments same general comments
10 Vanek	X				similar to aspen ridge supported
11 Eaton	X				similar to aspen ridge supported
12 Elinoff		X			ok with height and density in comp plan
13 Field	X				density and height in comp plan inappropriate, density proposed ok
14 MacIntire	X				flexible zoning 9 condos or up to 70 hotel or condo hotel units-remove flagship replace with "AAA 3 star or higher" - scrape condo-hotel rules
15 Tooley				X	support 48' height. If upzone then hotel, commercial and workforce housing discuss library and med center
16 Gilbert	X				comp plan height and density inappropriate - create a canyon
17 Gilbert	X				comp plan height and density inappropriate - too much hardscape loss of greenscape
18 Evans	X				waive comp plan requirement - proceed as requesting
19 Prohaska		X			hotel development important - if not here then where?
20 Jensen			X		keep option joint land use (lot 30 and TSG open space) for greater purpose future needs
21 Ezell	x				supportive of reducing density over what comp plan indicates
22 Granita	X				supports 9-25 condos and 48 feet
23 Gunty		x			existing zoning is adequate supports an amendment to consider different options on Lot 30, support reasonable height, more affordable housing
24 Pashayan	x				support reducing table 7 in comp plan
25 Capo	x				support comp plan amendment reduce height and density
26 Ullrich-Granita	x				support a comp plan amendment to remove flagship, reduce height density
27 Ward	x				support reducing mass table 7
28 Vankova	x				support lower density here
29 Omotani - Granita	x				



## Michelle Haynes

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**From:** rhdelves@aol.com  
**Sent:** Thursday, October 12, 2017 12:49 PM  
**To:** Michelle Haynes  
**Cc:** rhdelves@aol.com  
**Subject:** Parcel 30

Hi Michelle. Welcome to Mountain Village! I see that Lot 30 is again under discussion. You may not know, but I was significantly involved in the Comp Plan effort and it all got developed and approved while I was Mayor. I'm afraid the document did not really accurately capture the spirit or content of the some of the discussions at the time re: lot 30. Much of the give and take in the planning process was looking for possible places to increase density – specifically “hot bed” (hotel or similar use) density. Some large numbers were suggested as possible on several parcels including lot 30. But in the case of lot 30, a high hot bed density scenario was only envisioned as part of a larger project that would pull in active open space from the ski run to create a larger footprint AND would likely work in concert with the “Magic Carpet” parcel across the ski run to create a much larger project– and only through that combination would a flagged property become possible. It was never our intent to prohibit a medium density condo project on lot 30 and certainly not to prohibit by right development or force a flag.

In my opinion, a 25 unit condo development with a max height of 48 feet is probably the more appropriate development option here. The bottom line for the Comp Plan was to encourage more density in and near the core while preserving the low/medium density outside of the core. This parcel is on/near the core so more is good – but too much is probably too much. And, the world has changed – with VRBO-type options, condo projects increasingly perform like the “hot beds” envisioned in the Comp Plan – Aspen Ridge certainly does.

Hope that's helpful. If you'd ever like to sit down and debrief the Comp Plan let me know – my knowledge is getting dated, but I lived and breathed it for a few years.

Bob Delves  
[rhdelves@aol.com](mailto:rhdelves@aol.com)  
970-708-4047



## Michelle Haynes

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**From:** Werner Catsman <werner@catsman.com>  
**Sent:** Wednesday, October 11, 2017 8:34 PM  
**To:** Michelle Haynes  
**Subject:** Lot 30

Hi Michelle,

I hope you are enjoying your new role in the Mt. Village. I saw that there is an open house regarding Lot 30. Unfortunately, I'm extremely busy tomorrow and can't attend the forum but I've worked with a few different developers on a few concepts and wanted to give you my two cents.

It seems that the comprehensive plan has placed too much density on the lot and that the "build by right" doesn't offer quite enough to make the project viable.

From my perspective, this lot would be an ideal spot to get 20 plus condo units on it with perhaps an additional (5-10) deed restricted units. At a slightly larger density, I think it would be profitable enough to add more employee units and explore the potential of a public/private venture.

I also think that the ski access issue where I believe Telski is stating there is no access should be addressed as it is just silly to have a lot adjacent to the ski area that doesn't technically have access.

Those are my thoughts and I hope the open house goes well.

Thanks,  
Werner Catsman  
President  
CL: 970 519 1379





## Michelle Haynes

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**From:** Jensen, Bill <bjensen@tellurideskiresort.com>  
**Sent:** Thursday, October 12, 2017 12:37 PM  
**To:** Michelle Haynes

Michelle, thank you for your time today. As I think through lot 30/M Zoning request I am curious why no one has thought about a Lumiere type condo hotel at that location. The goal of the comp plan was to generate more economic activity for the core of mountain village. A boutique condo hotel would provide condo sales for a developer, a hotel/hot beds for the community, increased economic vitality for the core and a good fit in the lot 30/M location.

Lumiere is a great reference point as the work group works through the village core study.

Another example of why we should defer the zoning decision on Lot 30 until we can review the comp plan in this public, group effort.

Bill

Sent from my iPhone



## Michelle Haynes

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**From:** Anton Benitez <anton@tmvoa.org>  
**Sent:** Thursday, October 12, 2017 2:44 PM  
**To:** Michelle Haynes  
**Cc:** Anton Benitez  
**Subject:** FW: Lot 30

Please add to Lot 30 public comment.

AB

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**From:** tim durham [mailto:rtimdurham@gmail.com]  
**Sent:** Thursday, October 12, 2017 1:52 PM  
**To:** Anton Benitez <anton@tmvoa.org>  
**Subject:** Lot 30

Hello Anton, the email, [MHaynes@mtnvillage.org](mailto:MHaynes@mtnvillage.org), does not work so I thought I would send it to you to pass on.

I have been a property owner in MV for 27 years and I write this to encourage the Town of MV to change the zoning of Lot 30 back to its original land use of a maximum height of 48' and a maximum of 25 units.

Thanks,

Tim Durham  
512-422-1237



## Michelle Haynes

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**From:** Anton Benitez <anton@tmvoa.org>  
**Sent:** Thursday, October 12, 2017 9:57 AM  
**To:** Michelle Haynes  
**Cc:** Anton Benitez  
**Subject:** FW: Lot 30, Parcel M -- Public Comment

FYI .... Plz add to public comment.

AB

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**From:** Stacie Ward [mailto:wards4@mac.com]  
**Sent:** Thursday, October 12, 2017 9:56 AM  
**To:** Anton Benitez <anton@tmvoa.org>  
**Subject:** Fwd: Lot 30, Parcel M -- Public Comment

Hello Anton—

Here is the original email— thank you for reaching out on this issue. Now that I understand further what Mr. Huschke is asking, our concerns and objections would be:

1. The requested density increase from 9 units to 25 units is too great for Lot 30 given the size of the property (.6 acres).
2. The requested density increase would necessitate that the proposed structure be much higher than the current height restriction of 48 feet. A building of such great height and overall scale would not be in keeping with the existing character of the Aspen Ridge neighborhood. Our comments listed below still apply.

Thank you,  
Stacie Ward

Begin forwarded message:

**From:** Stacie Ward <wards4@mac.com>  
**Subject:** Lot 30, Parcel M -- Public Comment  
**Date:** October 11, 2017 at 9:20:12 PM EDT  
**To:** [MHaynes@mtnvillage.org](mailto:MHaynes@mtnvillage.org)  
**Cc:** [anton@tmvoa.org](mailto:anton@tmvoa.org)

Dear Ms. Haynes,

We just received an email from Mr. Benitez about the Open House to discuss Lot 30-Parcel M, scheduled for tomorrow October 12th. My wife and I own Aspen Ridge #20 and would like to comment on the proposed re-zoning of Lot 30, but we are currently in Florida and will be unable to make the meeting in person. Please consider this email as our official input on the matter and include it with the other public comments.

While we understand the thinking and motivation behind the effort to increase the density and height restrictions currently associated with Lot 30-Parcel M, we are vehemently opposed to it coming to



fruition in the new Plan. In general, Lot 30-Parcel M appears too small to support such a large increase in density, and we question the necessity of the requested change as well. We are under the impression that at present, there are plenty of available hotel rooms in Mountain Village even during holidays, so adding more rooms at this juncture seems superfluous. Our more specific concerns and objections to the proposed changes include, but are not limited to:

1. Not in keeping with the residential character of the Aspen Ridge neighborhood. To increase the density of Lot 30-Parcel M from a handful of condominium units to a monstrous 108-hotbed structure is a huge leap in planning-- one unsupported by the historical zoning of the property and directly at odds with the residential character of the neighborhood. We bought in Aspen Ridge precisely for the fact that it felt like a true second home rather than just a vacation destination. While we like being close to the Village core, we did not purchase within the core because it's too developed and crowded for our taste. Aspen Ridge's location is perfect as it's close enough to the core's amenities, but far enough away for peace and quiet, with more open space.
2. Eyesore. Besides the general character of the Aspen Ridge neighborhood being adversely affected, the proposal to increase the height restriction of Lot 30-Parcel M to 78 feet is ill-advised for aesthetic reasons. The proposed hotel will dwarf all of the surrounding buildings and utterly spoil the charming approach to the Village core, as well as the immediately adjacent Aspen Ridge residential properties. The visual pollution presented by such an obtrusive structure contradicts the "unmatched beauty" marketed by Telski and the Mountain Village community.
3. Increased Traffic and Noise. The increased traffic and noise that would undoubtedly accompany such a large hotel structure would negatively impact the adjacent Aspen Ridge condominium owners. As stated above, Aspen Ridge is a residential area, and a respite from the commercialization that exists in the Village core. A large hotel structure existing in such close proximity to private residences would shatter the existing peaceful environment with too many people coming and going, constant deliveries, and increased noise levels. There can be no question that the heightened overall activity surrounding such a structure would adversely affect the Aspen Ridge owners' use and enjoyment of their residential properties that currently exists.
4. Interfering with reasonable investment-backed expectations of Aspen Ridge owners. In addition to adversely affecting our use and enjoyment, the above factors will likely negatively impact our condominium's property value. We, and other Aspen Ridge owners, paid a significant premium to be located slopeside with outstanding views and serene surroundings. An obtrusive hotel structure is simply out of place in the Aspen Ridge neighborhood, and will likely interfere with our reasonable, investment-backed expectations should we choose to sell in the future. While we think it's fantastic that Telski and the Mountain Village community are addressing future growth and development issues, it should not be done at the expense of residents whose investment is far greater than that of a lift ticket or a hotel stay.

Thank you in advance for your consideration of this matter, and please feel free to contact us if you have further questions.

Sincerely,

Tom Ward  
Stacie Ward  
Aspen Ridge, Unit 20  
(727) 940-3469



## Michelle Haynes

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**From:** Robert Stenhammer <stenhammer@gmail.com>  
**Sent:** Thursday, October 12, 2017 11:07 AM  
**To:** Michelle Haynes  
**Cc:** Kim Montgomery; Laila Benitez  
**Subject:** Public Comment - Lot 30 Parcel M

Hi Michelle;

### **I am unable to attend the Open House today but here are my thoughts:**

- My comments stem from the Comp Plan "*Road Map for the Future*" and specifically pg. 28 "*The Importance of Hotbeds for Envisioned Economic Vibrancy*" and the content in the following Economic Development section. To me, this is the most important section of the Comp Plan and holds the key to long-term Mountain Village success *and* destination success.
- As we look to the future, additional hotbeds are needed for the sustainability of Town revenue streams, village vibrancy, the success of our merchants, and the services and offerings that are required to give world-class resort experiences for our residents and guests.
- As you know, The Town of Telluride will unlikely be adding additional hot beds with significant density; additional hot bed development needs to occur in Mountain Village as we work to optimize our tourism economy.
- Lot 30 along with Parcel M and TSG Open Space represent a premiere hot bed development location in Mountain Village. With easy access off Mtn Village Blvd, Ski-In/Ski-Out capabilities, walking distance to the Village Core/Gondola and the golf course can all be possible with keeping to the Comprehensive Plan.
- In my opinion, fragmenting Lot30 and treating Parcel M separately with 25 condo units would be a fail in the face of the Comp Plan economic objectives and long-term visioning.

I understand TMV, TSG and TMVOA will soon be undertaking a Village Core Sub-Area Plan similar to the Town Hall plan. I would encourage this land be part of that process to understand in more detail the importance of this special parcel and how to best utilize it.

Thank you for your very capable service and contributions to Mountain Village.

Best Regards,

**Robert Stenhammer**  
**210 Sunnyridge PL**  
970-708-7771



Granita Homeowners Association

10/12/17

Comprehensive Plan Amendment Lot 30, Parcel M

Dear Michelle,

Thank you for your time today at the TMV open house regarding the Comprehensive Plan Amendment Lot 30, Parcel M.

As a multiple Mountain Village property owner and owner in the Granita Building and it's current President, Please allow this letter to serve as formal notice that we the Granita HOA and it's owners support The Huschke's proposed changes to the comp plan. We totally support their request to reduce the building height from 78' to 48', reduce the density from 102 units to between 9-25 units, and remove the requirement for a Flagship hotel.

Please do not hesitate to call at any time if I can be of any assistance whatsoever.

Respectfully,

A handwritten signature in black ink, appearing to be 'AR', with a long horizontal line extending to the right.

Albert Roer  
President  
Granita Condominium Owners Association



**Michelle Haynes**

---

**From:** Gmail Les Omotani <lmo8337@gmail.com>  
**Sent:** Thursday, October 12, 2017 12:13 PM  
**To:** Michelle Haynes  
**Cc:** Gmail Les Omotani  
**Subject:** COMPREHENSIVE PLAN AMENDMENT LOT 30 PARCEL M

**Granita Homeowners Association**

**10/12/17**

**Comprehensive Plan Amendment Lot 30, Parcel M**

Dear Michelle,

Regarding the Comprehensive Plan Amendment Lot 30, Parcel M.

As an owner in the Granita Building, Please allow this letter to serve as formal notice that we the Granita HOA and it's owners support The Huschke's proposed changes to the comp plan. We totally support their request to reduce the building height from 78' to 48', reduce the density from 102 units to between 9-25 units, and remove the requirement for a Flagship hotel.

Respectfully,

LES AND BARBARA OMOTANI

Granita Owner

Unit # 304



# Les and Barbara Omotani

Les Omotani, Ph. D.  
[LMO8337@gmail.com](mailto:LMO8337@gmail.com)

8337 N Lee Trevino Drive  
Tucson, Arizona 85742

516 652 6278



## Michelle Haynes

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**From:** Stacie Ward <wards4@mac.com>  
**Sent:** Wednesday, October 11, 2017 7:20 PM  
**To:** Michelle Haynes  
**Cc:** anton@tmvoa.org  
**Subject:** Lot 30, Parcel M -- Public Comment

Dear Ms. Haynes,

We just received an email from Mr. Benitez about the Open House to discuss Lot 30-Parcel M, scheduled for tomorrow October 12th. My wife and I own Aspen Ridge #20 and would like to comment on the proposed re-zoning of Lot 30, but we are currently in Florida and will be unable to make the meeting in person. Please consider this email as our official input on the matter and include it with the other public comments.

While we understand the thinking and motivation behind the effort to increase the density and height restrictions currently associated with Lot 30-Parcel M, we are vehemently opposed to it coming to fruition in the new Plan. In general, Lot 30-Parcel M appears too small to support such a large increase in density, and we question the necessity of the requested change as well. We are under the impression that at present, there are plenty of available hotel rooms in Mountain Village even during holidays, so adding more rooms at this juncture seems superfluous. Our more specific concerns and objections to the proposed changes include, but are not limited to:

1. Not in keeping with the residential character of the Aspen Ridge neighborhood. To increase the density of Lot 30-Parcel M from a handful of condominium units to a monstrous 108-hotbed structure is a huge leap in planning-- one unsupported by the historical zoning of the property and directly at odds with the residential character of the neighborhood. We bought in Aspen Ridge precisely for the fact that it felt like a true second home rather than just a vacation destination. While we like being close to the Village core, we did not purchase within the core because it's too developed and crowded for our taste. Aspen Ridge's location is perfect as it's close enough to the core's amenities, but far enough away for peace and quiet, with more open space.
2. Eyesore. Besides the general character of the Aspen Ridge neighborhood being adversely affected, the proposal to increase the height restriction of Lot 30-Parcel M to 78 feet is ill-advised for aesthetic reasons. The proposed hotel will dwarf all of the surrounding buildings and utterly spoil the charming approach to the Village core, as well as the immediately adjacent Aspen Ridge residential properties. The visual pollution presented by such an obtrusive structure contradicts the "unmatched beauty" marketed by Telski and the Mountain Village community.
3. Increased Traffic and Noise. The increased traffic and noise that would undoubtedly accompany such a large hotel structure would negatively impact the adjacent Aspen Ridge condominium owners. As stated above, Aspen Ridge is a residential area, and a respite from the commercialization that exists in the Village core. A large hotel structure existing in such close proximity to private residences would shatter the existing peaceful environment with too many people coming and going, constant deliveries, and increased noise levels. There can be no question that the heightened overall activity surrounding such a structure would adversely affect the Aspen Ridge owners' use and enjoyment of their residential properties that currently exists.
4. Interfering with reasonable investment-backed expectations of Aspen Ridge owners. In addition to adversely affecting our use and enjoyment, the above factors will likely negatively impact our condominium's property value. We, and other Aspen Ridge owners, paid a significant premium to be located slopeside with outstanding views and serene surroundings. An obtrusive hotel structure is simply out of place in the Aspen Ridge neighborhood, and will likely interfere with our reasonable, investment-backed expectations should we choose to sell in the future. While we think



it's fantastic that Telski and the Mountain Village community are addressing future growth and development issues, it should not be done at the expense of residents whose investment is far greater than that of a lift ticket or a hotel stay.

Thank you in advance for your consideration of this matter, and please feel free to contact us if you have further questions.

Sincerely,

Tom Ward  
Stacie Ward  
Aspen Ridge, Unit 20  
(727) 940-3469



10/11/2017

To Town of Mountain Village

Re: Lot 30 M

This lot is such a lovely lot – and still has some Aspen trees that are becoming more and more valuable around Mountain Village.

Our visitors come here for the beauty first, and second, hiking and outdoor activities, skiing, etc. And only after that come hotels and various amenities. I This I hear year round on the Gondola, from many visitors from all over the US and the world.

So I would urge all parties involved to consider a project similar to Aspen Ridge, as that **would not block our most valuable asset – the views !**

It would also be lovely to have these open houses after working hours, so we, the working residents could actually participate. It is nice these are held, but during workday you are only getting fairly small percentage of residents. When meetings were held after work on the Meadows project Town Hall was packed. Please consider this for the next scheduled open houses.

Thank you for considering my comments,

Jolana Vanek, 19 Boulders Way



## Michelle Haynes

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**From:** Brian Eaton <bingo.eaton@cox.net>  
**Sent:** Wednesday, October 11, 2017 9:35 PM  
**To:** Michelle Haynes  
**Subject:** Re: Lot 30 M

Michelle,

Thanks for the info. We certainly do no longer need hotel sites to add to the 4-5 we already have and cannot find developers for. As it appears our condo availability is easing,,something that aligns itself with Aspen Ridge would be a great plan. Low density on a premier location.

But, it is time to start carefully controlling our growth. The days of BUILD,BUILD, BUILD are long gone, and we all lost lots of equity in our own homes during this time.

Every development needs to prove that; it is worthy of our Village, and WILL NOT detract from the beauty of its surroundings!

We need to plan like the Swiss, the mountains are more important and nature cannot be improved here!

Brian Eaton

Sent from my iPad

> On Oct 11, 2017, at 3:07 PM, Michelle Haynes <MHaynes@mtnvillage.org> wrote:

>  
> Brian:  
>  
> There is no secrecy, hence a public meeting and open house!  
>  
> Here is the worksession memo from August and a pdf of some slides we'll show tomorrow.  
>  
> Let me know if you have any additional questions.  
>  
> 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

>  
> Email Signup | Website | Facebook | Twitter | Pinterest | Videos On  
> Demand

> -----Original Message-----

> From: Brian Eaton [mailto:bingo.eaton@cox.net]  
> Sent: Wednesday, October 11, 2017 4:06 PM  
> To: Michelle Haynes <MHaynes@mtnvillage.org>



> Subject: Lot 30 M

>

> Michelle, so why all the secrecy. We would like some background info as this is a very special location.

> Thanks,

> Brian Eaton

> 104 Gold Hill Ct

>

> Sent from my iPad

> <Lot 30 Parcel m ppt.pdf>

> <20170808 Lot 30 Comp Plan Amendment Worksession Memo revised.pdf>



## Michelle Haynes

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**From:** Michelle Haynes  
**Sent:** Wednesday, October 11, 2017 6:32 PM  
**To:** neal elinoff  
**Subject:** Re: meeting tomorrow 10 - noon

Thanks for your comments Neal. I will incorporate them.

Michelle Haynes

Sent from my iPhone

On Oct 11, 2017, at 4:56 PM, neal elinoff <[nealelinoff@gmail.com](mailto:nealelinoff@gmail.com)> wrote:

Hi Michelle,

I own a Blue Mesa Condo that is impacted by this and I'm okay with increasing density and the height to the new height of 70 feet. I think it's fine. And I have a condo that would be impacted but it's important to get some more people into the core and get some greater vitality.

Sincerely,

**Neal Elinoff** *president*

*Elinoff & Co. Gallerists and Jewelers*

*204 West Colorado Ave.*

*PO Box 2846*

*Telluride, CO 81435*

*work: 970-728-5566; fax: 970-728-5950; cell: 970-708-0679*





## Comprehensive Plan Amendment Lot 30, Parcel

Please provide your comments on the Comprehensive Plan Amendment

NAME SALLY FIELD

Email SALLYFIELD@MVCABLE.NET

PLEASE PROVIDE YOUR COMMENTS:

1. THE PROPOSED 102 UNITS SUGGESTED BY  
COMP PLAN IS CONSIDERED VERY  
INAPPROPRIATE FOR THIS SITE, (UNREALISTIC  
AND POTENTIALLY DAMAGING TO NEIGHBORING  
PROPERTY) THE IDEA IS NOT A GOOD ONE.  
THE CURRENT ZONING IS SUPPORTED BY  
NEIGHBORS, SITE SIZE & MARKET. A  
SLIGHT INCREASE IN DENSITY WITH APPROPRIATE  
DESIGN MAY BE SUPPORTED AS WELL.

NAME \_\_\_\_\_

Email \_\_\_\_\_

PLEASE PROVIDE YOUR COMMENTS:





## Comprehensive Plan Amendment Lot 30, Parcel

Please provide your comments on the Comprehensive Plan Amendment

NAME Bruce McIntire

Email brucem@luxwest.com

PLEASE PROVIDE YOUR COMMENTS:

- Lot 30 could have flexible zoning allowing for 9 condos or up to ~70~ hotel or condo-hotel units. It takes about 70 hotel units to support minimal management.
- SCRAP THE EXISTING CONDO-HOTEL RULES
- REPLACE THE WORD "FLAGSHIP" WITH THE TERM - "AAA 3-STAR OR HIGHER" ON MOST HOTEL SITES

NAME \_\_\_\_\_

Email \_\_\_\_\_

PLEASE PROVIDE YOUR COMMENTS:





## Comprehensive Plan Amendment Lot 30, Parcel

Please provide your comments on the Comprehensive Plan Amendment

10/12/2017

NAME Douglas Tooley

Email douglas@tooleytools.com

PLEASE PROVIDE YOUR COMMENTS:

I support the 48' high building envelope,  
BUT the use of the additional space  
gained from the upzone should have  
specific substantial non-condo uses  
including commercial & work force housing.  
The Med Center & Library should also be discussed.

NAME \_\_\_\_\_

Email \_\_\_\_\_

PLEASE PROVIDE YOUR COMMENTS:

(like hotel)





## Comprehensive Plan Amendment Lot 30, Parcel

Please provide your comments on the Comprehensive Plan Amendment

NAME Jan H Gilboer

Email jan.gilboer@villagearchitect.com

PLEASE PROVIDE YOUR COMMENTS:

IT APPEARS TO ME THAT THE CONCEPT IS TOTALLY INAPPROPRIATE FOR LOT 30. THE SOLAR STUDY <sup>BLOCK OF</sup> 102 DEGREES IS 180 DEGREES FROM WHAT MOUNTAIN VILLAGE STANDS FOR. THE DENSITY FOR 60 AC IS TOTALLY UNACCEPTABLE FROM THE LOT AND KILLS THE ENTIRE LOT LINE TO THE STREET AND DEVELOPS A CANYON ALONG THE STREET ~~AND~~ PARTICULARLY WITH A 78' ALLOWANCE FOR HEIGHT. LIGHT, VIEWS & DENSITY DO NOT ALLOW PROPER USE OF THE LOT. THERE IS NO UNDERSTANDING OF UTILITIES FOR THE SITE; NO SEWER, WATER, POWER ETC ARE THOUGHT ABOUT.

NAME \_\_\_\_\_

Email \_\_\_\_\_

PLEASE PROVIDE YOUR COMMENTS:

All-in-all the proposal is inappropriate.





## Comprehensive Plan Amendment Lot 30, Parcel

Please provide your comments on the Comprehensive Plan Amendment

NAME Sandra Gilbert

Email svqnm@comcast.net

PLEASE PROVIDE YOUR COMMENTS:

The proposed density is so far outside the established density in the immediate area that it is ludicrous. Impacts to views, sun and natural light, air circulation, sewer ~~and~~ water & electrical service will be monumental. Current zoning of 11 units is appropriate. Established property values will be negatively impacted to the benefit of the developer who takes the money and leaves in place owners to

NAME \_\_\_\_\_

Email \_\_\_\_\_ <sup>experience</sup>

PLEASE PROVIDE YOUR COMMENTS:

beat the burden.  
City level density is not appropriate in a residential neighborhood. The arrival in Mountain Village will be adversely affected by a monolithic building imposed in the midst of the current established height limitations. The elimination of easements is contrary to a focus on the environment and moving into a concrete jungle aesthetic - is this the future of Mountain Village?  
and green space





## Comprehensive Plan Amendment Lot 30, Parcel

Please provide your comments on the Comprehensive Plan Amendment

NAME PHIL EVANS

Email pboe43@aol.com

PLEASE PROVIDE YOUR COMMENTS:

RECOMMEND TO CONSIDER WAIVING COMP. PLAN  
REQM'T ON LOT 30, AND INSTRUCT DEVELOPER  
TO PROCEED WITH EXISTING ZONING APPLICATION  
(WITH VARIANCES & INCREASED DENSITY AS DESIRED)

NAME P. EVANS

Email \_\_\_\_\_

PLEASE PROVIDE YOUR COMMENTS:

COUNCIL SHOULD NOT AGREE TO NEW ZONING  
WITHOUT DRB REVIEW & INVOLVEMENT





## Comprehensive Plan Amendment Lot 30, Parcel

Please provide your comments on the Comprehensive Plan Amendment

NAME Martinique Prohaska

Email [martinique.davis@gmail.com](mailto:martinique.davis@gmail.com)

PLEASE PROVIDE YOUR COMMENTS: I do believe there needs to be long-range thinking when considering the future of this lot, as it is one of the last/best areas for development of a Flagship hotel. While our current economic climate may not indicate the need for more "hot beds," we are a top-ranked, world-class resort that should envision such development in the future. To support this amendment, I would want to see other opportunities for hotel development in the commercial core explored.

NAME \_\_\_\_\_

Email \_\_\_\_\_

PLEASE PROVIDE YOUR COMMENTS:



## Michelle Haynes

---

**From:** Jensen, Bill <bjensen@tellurideski resort.com>  
**Sent:** Thursday, October 12, 2017 4:30 PM  
**To:** Michelle Haynes  
**Subject:** RE: Lot 30 Parcel M Public Comments - Open House

These are the verbal comments I shared with Michelle at the open house.

TSG, as an adjacent land owner, has had no interactions with the lot 30 owners or their representative John Horn. Given the common lot lines, one would think the lot 30 owners or their representative would have reached out to TSG at a minimum with a neighborly heads up on what they were hoping to achieve in a rezoning.

The last interaction TSG had with the lot 30 owners was in 2014 when TSG granted the lot owners an access easement (previous to that Lot 30 had no access).

A rezoning of lot 30 without considering the potential use of TSG open space in that location that could allow for use of density over a broader footprint and perhaps would allow for an overall height reduction seems premature. Without the ability to work together on options the only remaining development use for TSG's open space according to the land plan is affordable housing.

While the comp plan density associated with Parcel M (the designation for the combination of lot 30 and TSG open space) is significant, given the increased land mass, there may be options or variations that better meet the current and future needs of Mountain Village.

Given the Town of Mountain Village and TMVOA are initiating a working group to study the Village core it would seem appropriate to defer a rezoning decision and allow that working group six months to look at the Mountain Village core in its entirety and how lot 30/Parcel M options that may better serve the future of the core area.

Bill Jensen

---

**From:** Michelle Haynes [mailto:MHaynes@mtnvillage.org]  
**Sent:** Thursday, October 12, 2017 3:52 PM  
**To:** Jensen, Bill <bjensen@tellurideski resort.com>  
**Subject:** RE: Lot 30 Parcel M Public Comments - Open House

Bill:

Yes, verbal comments are harder to summarize succinctly. I did not summarize anyone's verbal comments. Would you like to provide them now via email and I can amend the public comments? Happy to do so. Just let me know.

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)





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---

**From:** Jensen, Bill [<mailto:bjensen@tellurideskiresort.com>]  
**Sent:** Thursday, October 12, 2017 3:48 PM  
**To:** Michelle Haynes <[MHaynes@mtnvillage.org](mailto:MHaynes@mtnvillage.org)>  
**Subject:** RE: Lot 30 Parcel M Public Comments - Open House

Michelle, saw you included my follow up email comment but you did not include my as important verbal comments to you during the open house.  
Bill

---

**From:** Michelle Haynes [<mailto:MHaynes@mtnvillage.org>]  
**Sent:** Thursday, October 12, 2017 3:30 PM  
**To:** Michelle Haynes <[MHaynes@mtnvillage.org](mailto:MHaynes@mtnvillage.org)>  
**Subject:** Lot 30 Parcel M Public Comments - Open House

Please see the attached public comments from today's open house.

If I receive more, and I expect that I may, I will forward those along as well.

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)



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## Michelle Haynes

---

**From:** Dave Ezell <DEzell@sigmasupply.com>  
**Sent:** Friday, October 13, 2017 12:37 PM  
**To:** Michelle Haynes  
**Cc:** nickiezell1@yahoo.com; bkjack@rmi.net  
**Subject:** FW: Comprehensive Plan Amendment Lot 30, Parcel M  
**Attachments:** 20171012113445580.pdf; ATT00001.htm

Please note that as owners of Granita 204 we are in support of reducing the density of this proposed building as Darrell Huschke notes in his attached letter.

Thank you!

Dave Ezell  
Sigma Supply of North America Inc.  
3316 Towson Avenue  
Fort Smith, AR 72901  
800-785-0367  
479-785-0367  
479-785-0368 (FAX)  
479-459-7028 (Cellular)  
dezell@sigmasupply.com

[www.sigmasupply.com](http://www.sigmasupply.com)

---

**From:** Nicki Ezell [nickiezell1@yahoo.com]  
**Sent:** Friday, October 13, 2017 1:16 PM  
**To:** Dave Ezell  
**Subject:** Fwd: Comprehensive Plan Amendment Lot 30, Parcel M

Sent from my iPhone

Begin forwarded message:

**From:** "Marcy Pickering" <[marcy@peakpropertytelluride.com](mailto:marcy@peakpropertytelluride.com)>  
**Date:** October 13, 2017 at 12:28:44 PM CDT  
**To:** <[marcy@peakpropertytelluride.com](mailto:marcy@peakpropertytelluride.com)>, <[office@peakpropertytelluride.com](mailto:office@peakpropertytelluride.com)>  
**Subject:** **FW: Comprehensive Plan Amendment Lot 30, Parcel M**

Granita Owners,

Please see below, and if you have any additional questions, please don't hesitate to contact me.

Thank you,  
*Marcy Pickering*  
President/Owner  
Peak Property Management & Maintenance Inc.



100 Aspen Ridge Dr.  
Telluride, CO 81435  
Office: 970-729-0178  
Fax: 970-728-0998

Marcy,

Please forward this email and the attachment to all the Granita owners so that they can write their own letter in support of the Huschke's proposal. They can send an email to Michelle Haynes TMV Town Planner @ [mhaynes@mtnvillage.org](mailto:mhaynes@mtnvillage.org)

## Granita Homeowners Association

10/12/17

### Comprehensive Plan Amendment Lot 30, Parcel M

Dear Michelle,

Regarding the Comprehensive Plan Amendment Lot 30, Parcel M..

As an owner in the Granita Building, Please allow this letter to serve as formal notice that we the Granita HOA and it's owners support The Huschke's proposed changes to the comp plan. We totally support their request to reduce the building height from 78' to 48', reduce the density from 102 units to between 9-25 units, and remove the requirement for a Flagship hotel.

Respectfully,

Granita Owner  
Unit #

---

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## Michelle Haynes

---

**From:** Murry Gunty <mgunty@blackstreetcapital.com>  
**Sent:** Wednesday, October 18, 2017 8:51 AM  
**To:** Michelle Haynes  
**Subject:** Lot 30 feedback

It seems to me that there is no shortage of condos for sale in Mountain village. The proposal to increase the number of units to up to 25 seems unnecessary to me. the existing zoning should be sufficient for them. I hope this feedback is helpful.

--

Murry Gunty  
CEO  
Blackstreet Capital  
5425 Wisconsin Ave, Suite 701  
Chevy Chase, MD 20815  
240 223 1333  
[mgunty@blackstreetcapital.com](mailto:mgunty@blackstreetcapital.com)

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## Michelle Haynes

---

**From:** Angela Pashayan <info@angalapashayan.com>  
**Sent:** Wednesday, October 18, 2017 11:33 AM  
**To:** Michelle Haynes  
**Subject:** Lot 30

Thank you for the information on Lot 30 in the Mountain Village.

It is my opinion that the lot is located in a prime location for development of a small boutique hotel encroaching past the Lot lines into Telski property per their agreement, with a few local housing units included as a trade off. It would bring more amenities to our Mountain Village and offer much needed local housing. Four to five units of local housing is better than nothing at all.

I am literally typing this while riding on the off season goose to town..... listening to the driver explain to a group of visitors that Mountain Village is in the midst of a housing crunch. The visitors replied, "how can the Mountain Village sustain itself going forward "? The driver provided no answer.

In regards to planning and zoning, I am 'for' amending the comprehensive plan to allow consideration of different types of developments on Lot 30 while the Mountain Village retains the right to accept or deny proposals of development. This may lead to contingent offers to purchase the land delaying the sell, however the sellers can always choose to sell at any time under the existing planning & zoning codes that I believe allow for an 8 unit condo building.

If a contingent offer is accepted for the larger footprint development, I would be against a height past 3 stories (approx. 35-40 ft. high).

My last comment for consideration is on the stipulations for including local housing units; that there be configurations offered for families and singles, and that the hotel may not bring in 'their own' occupants/employees to fill those units. We have qualified people here waiting for solid opportunities to work.

Thank you for considering my views on this important matter of planning and development in Mountain Village.

--





A development of this scale on this site is an outrage ! Lot 30 cannot absorb something of this magnitude . Traffic and parking impacts will be intolerable and frankly dangerous. Proposed height and density will violate the quiet enjoyment rights of the longstanding residents of Aspen Ridge . I strongly urge the Mountain Village Owners Association reject this proposal .  
Allowing excessive density in a development to rectify an economic result would be irresponsible on the part of the Association . Any development on this site needs to contemplate a more sensible usage that is compatible with its neighbors and will not be totally disruptive to the surroundings as this will certainly be.  
I hope that reason will prevail and that MVOA will prevent the destruction of this important neighborhood that has been a jewel of Mountain Village for years .

Peter Capobianco , resident of Aspen Ridge

From: Anton Benitez, TMVOA Executive Director <anton@tmvoa.org>  
Sent: Wednesday, October 11, 2017 6:40:55 PM  
To: petercapo@hotmail.com  
Subject: Lot 30 Open House, Ballot Issue 1A

No Images? [Click here](#)



**TOMORROW: Lot 30, Parcel M – Open House**  
The Town is holding an open house to discuss and gather public input on a Comprehensive Plan Amendment to [Lot 30, Parcel M](#) on Thurs., Oct 12, 10 a.m. – 12 p.m. at Town Hall. The site is located across the street from the Granita Building and adjacent to the Aspen Ridge development.  
  
Public input is a key component of any comprehensive plan and comprehensive plan amendment. Town Council will consider the comprehensive plan amendment at their Nov

**Michelle Haynes**

---

**From:** Steven Ullrich <sullrich2@yahoo.com>  
**Sent:** Friday, October 13, 2017 12:34 PM  
**To:** Michelle Haynes  
**Subject:** Regarding the Comprehensive Plan Amendment Lot 30, Parcel M.

Granita Homeowners Association

10/13/17

Comprehensive Plan Amendment Lot 30, Parcel M

Dear Michelle,

Regarding the Comprehensive Plan Amendment Lot 30, Parcel M.

As an owner in the Granita Building, Please allow this letter to serve as formal notice that we the Granita HOA and its owners support The Huschke's proposed changes to the comp plan. We totally support their request to reduce the building height from 78' to 48', reduce the density from 102 units to between 9-25 units, and remove the requirement for a Flagship hotel.

Respectfully,

Steven Ullrich

Granita Owner

Unit # 202



## Michelle Haynes

---

**From:** Marty <mmhuschke@aol.com>  
**Sent:** Saturday, October 14, 2017 5:30 PM  
**To:** jhorn@rmi.net; Michelle Haynes  
**Subject:** Fwd: Lot 30 Mountain Village

Begin forwarded message:

**From:** Stacie Ward <[wards4@mac.com](mailto:wards4@mac.com)>  
**Date:** October 14, 2017 at 4:11:24 PM MST  
**To:** Marty <[mmhuschke@aol.com](mailto:mmhuschke@aol.com)>  
**Subject:** Re: Lot 30 Mountain Village

Hello Darrell—

Thank you for emailing to clarify your position, as the documents attached to the TMVOA email were a bit unclear as to your request and the current restrictions. We support your efforts to develop Lot 30 if the interests of Aspen Ridge owners are ultimately protected and the character of the immediate neighborhood is retained.

Specifically, we support:

1. The removal of the flagship requirement from Lot 30/Parcel M under the Comprehensive Plan;
2. The reduction in height and density of Lot 30/Parcel M under the Comprehensive Plan (down from 78 feet and 102 units, respectively);
3. Developing Lot 30 (or the Lot 30/Parcel M combination) in keeping with the current character of the Aspen Ridge neighborhood (i.e., multi-family only).

However, we do have these concerns:

1. Density request of up to 25 condominium units on the Lot 30/Parcel M is too great. We are skeptical that 25 condominium units (or anything approaching that number) could be constructed on Lot 30/Parcel M and still be in keeping with the character of the Aspen Ridge community. It seems that amount of density would require a very large and tall structure, and be at odds with the townhouses of Aspen Ridge.
2. We would not support a hotel or a commercial, non-residential structure of any kind on Lot 30/Parcel M, whether mixed-use or hybrid approach, irregardless of the removal of the flagship requirement. Therefore, we do not agree with or support the following Staff recommendation:
  - "it is in the town's best interest to incentivize a greater unit number with a hybrid approach to hotel bed base (hotel, hotel efficiency, condominium-hotel, lodge, efficiency lodge, or property management/rental pool requirements) without the flagship hotel requirement, consistent with a lot that has historically been treated as a transition lot between two zone districts."

We hope you and the town can come to an agreement on this, and that you will be allowed to sell/develop Lot 30 in such a way that also protects the interests and investments of all Aspen Ridge owners, as well as the residential character of our neighborhood.

Thanks again for emailing,  
Stacie and Tom Ward

On Oct 13, 2017, at 4:15 PM, Marty <[mmhuschke@aol.com](mailto:mmhuschke@aol.com)> wrote:

October 13, 2017

Dear Tom and Stacy,

I wanted to be sure that you understand that I am trying to REDUCE the height limit and density on Lot 30 to protect the owners and character of Aspen Ridge. The 78.5 height and 102 unit requirements were imposed on my property by the Comprehensive Design Plan. I am asking for a height and density consistent with our neighborhood.

If you wish to discuss any other aspects of Lot 30, I would be happy to talk with you. (602) 616-9876

Thank you for being a concerned resident of Aspen Ridge.

Sincerely,

Darrell Huschke  
Developer of Aspen Ridge  
Owner of Lot 30 and AR Unit 18



## Michelle Haynes

---

**From:** Laila Benitez  
**Sent:** Saturday, October 14, 2017 3:24 PM  
**To:** Michelle Haynes  
**Cc:** jolanavanek@yahoo.com  
**Subject:** Fwd: Lot 30, Parcel M Comprehensive Plan Amendment Open House, October 12  
**Attachments:** Aspen Ridge Comment.docx; ATT00001.htm

Hi Michelle,  
Please see Jolana's email feedback below.  
Thanks,  
LB

Sent from my iPhone

Begin forwarded message:

**From:** JOLANA VANKOVA <[jolanavanek@yahoo.com](mailto:jolanavanek@yahoo.com)>  
**Date:** October 14, 2017 at 2:17:35 PM MDT  
**To:** Town of Mountain Village <[lailabenitez@mtnvillage.org](mailto:lailabenitez@mtnvillage.org)>  
**Subject:** Lot 30, Parcel M Comprehensive Plan Amendment Open House, October 12  
**Reply-To:** JOLANA VANKOVA <[jolanavanek@yahoo.com](mailto:jolanavanek@yahoo.com)>

Dear Laila,

I had clients Thursday morning so I only dropped in for about 3 minutes. My comment is attached.

Even the TMV founder Ron Allred said during a meeting that he would not build the Peaks that size today. Let's not block this amazing last part of views and trees by huge hotel as we have done with the Peaks 20 plus years ago.

All I had a chance to speak with , specially riding on the Gondola approaching from town hall felt that something like "Aspen Ridge phase 2" would look appropriate.

Thank you  
Jolana Vanek

**From:** Town of Mountain Village <[bkight@mtnvillage.org](mailto:bkight@mtnvillage.org)>  
**To:** Jolana Vanek <[jolanavanek@yahoo.com](mailto:jolanavanek@yahoo.com)>  
**Sent:** Wednesday, October 11, 2017 12:51 PM  
**Subject:** Lot 30, Parcel M Comprehensive Plan Amendment Open House, October 12

Mountain Village Seeks Community Input

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RESIDENTS

BUSINESSES

GOVERNING

EVENTS

Comprehensive Plan Amendment Lot 30, Parcel M

# OPEN HOUSE





## SEEKING COMMUNITY INPUT

---

**Thursday, October 12**  
10 a.m. to 12 p.m.  
**Mountain Village Town Hall**

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The Town of Mountain Village is holding an open house to discuss a comprehensive plan amendment to Lot 30, Parcel M. Public input is a key component of any comprehensive plan and comprehensive plan amendment. Coffee and pastries will be served!

For more information or to provide written public comment, contact Planning and Development Services Director,  
Michelle Haynes at [MHaynes@mtnvillage.org](mailto:MHaynes@mtnvillage.org)

---

**SUGGESTED RSVP**

**From:** [L.Omotani](#)  
**To:** [Michelle Haynes](#)  
**Cc:** [Les M. Omotani](#)  
**Subject:** Re: Parcel M, Lot 30 Comprehensive Plan Amendment, Village Center Subarea  
**Date:** Saturday, January 13, 2018 7:22:43 AM

---

Hi Michelle

Thanks for this update

We continue to support what we understood to be the existing owners plans to develop Lot 30 as small density condo/town homes. We are not supportive of the expanded high density hotel with multi story height allowances. This is NOT what we were told when we purchased our Granita condo.

When the Madeline hotel was built restricting existing mountain views we were told by village planners that we would continue to have our down valley MEADOWS views without obstruction.

Thanks for continuing to keep us informed

Les Omotani

Granita 304

Sent from my iPad

On Jan 11, 2018, at 3:50 PM, Michelle Haynes <[MHaynes@mtnvillage.org](mailto:MHaynes@mtnvillage.org)> wrote:

Dear Community Members:

The design review board (DRB) will be providing a recommendation to town council and the town council will consider a comprehensive plan amendment to parcel M, lot 30, Village Center Subarea. The DRB recommendation will occur on February 1<sup>st</sup> and the town council will consider a proposed amendment on February 15<sup>th</sup>.

Draft and preliminary materials can be found at the following link:

<https://townofmountainvillage.com/governing/building-development/current-planning/>

Please also note that the materials associated with the proposed comprehensive plan amendment will be **updated** by January 19, 2018 and town council may consider edits or revisions prior to and at the town council meeting.



I am providing this email to you as a courtesy because you either participated in the open house, provided public comment or otherwise expressed interest in this process.

Do not hesitate to contact me if you have any additional questions.

With regard,

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)



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

**Agenda Item #13**

**TO:** Town Council

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

**FOR:** Meeting of August 17, 2017

**DATE:** July 28, 2017

**RE:** **Worksession regarding a Comprehensive Plan Amendment for Lot 30, Parcel M**

**Worksession Summary**

The purpose of the worksession is to discuss amending the existing unit and density designations contained within the Mountain Village Comprehensive Plan for Lot 30, Parcel M. Only the Town Council can initiate a Comprehensive Plan amendment pursuant to the Community Development Code (CDC) Section 17.1.5.E.

**Attachments**

- Context Map

**Geography and Existing Use**

Lot 30 is located adjacent to the Aspen Ridge multi-family condominium development on the west and south side of Mountain Village Boulevard and across from the Granita mixed use development to the east and Tramontana multi-family development to the south (See Attachment Context Map). Lot 30 is a vacant lot, except for a commercial area in a small building that exists on the southwest corner of the lot. It is zoned Multi-Family although recognized in the Comprehensive Plan as part of the Mountain Village Center Subarea. The Mountain Village Center Subarea is substantially comprised of the Village Center Zone District (VC) with some variation outside of the VC zone district boundary to include Lot 30 zoned multi-family, the Sunny Ridge and Lookout lots zoned multi-family, and Mountain Village Blvd lots zoned single-family on the south and north boundaries of the VC zone district .

**Lot 30 Community Development Code Data:**

	<b>Community Development Code (CDC)</b>
<b>Zoning</b>	Multi-Family
<b>Lot Size</b>	.60 acres
<b>Maximum Allowable Height</b>	48 feet
<b>Lot Coverage</b>	65%
<b>Current Zoning</b>	9 Condominiums 2 Employee Apartments Commercial Use (per Resolution No. 2012-0426-07 )



### Site Background

When originally platted at Reception No. 233115 in 1984, Lot 30 was designated a condominium lot with an allocation of four (4) units. The Town approved an increase in density to 14 condominium units (1988) and then a later rezoned to single family (1991). Today the densities are approved at nine (9) condominium units, two (2) employee apartments and commercial (2012). A replat of Lot 30 and Lot 11 occurred in 1996 resulting in a lot size increase from .452 acres to .60 that included a portion of contiguous open space. The lot is not encumbered with General Easements.

### 2014 Comprehensive Plan

The Comprehensive Plan was adopted in 2011 and included Principals, Policies and Actions related to a number of subareas and parcels contained within each subarea. Lot 30 is indicated as Parcel M, which includes an Active Open Space parcel that surrounds Lot 30 on three sides owned by Telluride Ski and Golf (TSG). Parcel M is envisioned to provide a target total of 102 units by combining Lot 30 with the TSG active open space parcel.

Although outlined in Table 7. Below, Lot 30, Parcel M contains no additional site specific policies in the Comprehensive Plan. See excerpt from Table 7. Mountain Village Development Table specific to Parcel M Lot 30 below:

Parcel M Lot 30	Target Maximum Building Height	Target Hotbed Mix	Target Condo Units	Target Dorm Units*	Target Restaurant/Commercial Area	Total Target Units
	78.5	88	12	2	0	102

### Additional Background

In 2014, Town Council held a worksession with a potential buyer of Lot 30 to rezone the property for a proposed multi-family project from 9 to 15 condominium units. The following bullet points summarize the prior worksession:

- Staff supported the Comprehensive Plan as written and did not otherwise support the rezone worksession premise because it was not consistent with the Comprehensive Plan.
- In order for the owner of Lot 30 to redevelop consistent with the Comprehensive Plan, the owner of Lot 30 must consolidate ownership with TSG. As a worksession outcome, the applicants were asked to talk with TSG regarding redevelopment of the properties consistent with the Master Plan. The talks with TSG did not result in the desired Comprehensive Plan direction to the owner's satisfaction. There has been no development activity on the property since 2014.
- The owner indicated that the number of units increased from 22 units to 102 units during the Comprehensive Plan process very late in the adoption process and only after the intended densities on Boomerang and the Comanche sites were abandoned. The owner of Lot 30 did not receive notice regarding the unit number increase.
- The owner could otherwise develop 9 Condominium Units as a by right scenario but any development scenario that varies with this proposal otherwise needs to be consistent with the Comprehensive Plan.
- It is generally understood that if a lot consolidation between Lot 30 and the TSG active open space parcel does not occur, Lot 30 cannot accommodate the densities outlined in the Comprehensive Plan.

## **Staff Analysis**

Staff is supportive of a Comprehensive Plan amendment for Lot 30, Parcel M for the following reasons:

- Lot 30 functions as a transition lot between the Aspen Ridge condominium development (multi-family zoning), and the Village Center, zoned for high density, multi-use and hot-bed development. This is evidenced by development history on the lot along with its treatment in the Comprehensive Plan. Flexibility in zoning, uses and units can be encouraged on this lot with the associated appropriate town approvals.
- The 102 unit numbers outlined for Lot 30, Parcel M provided for in the Comprehensive Plan require cooperative efforts with TSG that may or may not be achievable in order to comply with the Comprehensive Plan. The fundamental nature of a Comprehensive Plan is to provide an aspiration that is achievable for the town and a property owner. The Comprehensive Plan for Lot 30, Parcel M does not currently provide adequate flexibility and/or aspiration for the owners of Lot 30 and within the area of Parcel M.
- Although the owner could construct nine (9) condominium units and two (2) apartment efficiencies consistent with the development pattern of the adjacent Aspen Ridge condominium development and the underlying zoning, it is in the town's best interest to incentivize a greater unit number with a hybrid approach to hotel bed base (hotel, hotel efficiency, condominium-hotel, lodge, efficiency lodge, or property management/rental pool requirements) without the flagship hotel requirement, consistent with a lot that has historically been treated as a transition lot between two zone districts. The discussion of the right range and mix of units as well as other details can occur during a Comprehensive Plan amendment to Lot 30, Parcel M.

/mbh



Context Map: Lot 30, Parcel M



To: Mountain Village Town Council  
 From: John Horn  
 Real Estate Consultant On Behalf of Marty and Darrell Huschke  
 Date: February 9, 2018  
 Re: Parcel M Comp Plan Amendment  
 -Background Information

The purpose of this memorandum is to provide a record of background information related to the above matter that is scheduled to be discussed at the Town Council meeting scheduled for February 15, 2018.

When Marty and Darrell Huschke bought Lot 30 in 1995 the property rights they acquired that are relevant to the proposed amendment were the following:

1. A piece of land.
2. Right to build to Town imposed building height.
3. Right to build to any Town imposed setbacks.
4. Right to seek a rezoning and density transfer so long as it complied with the land use code and Design Regulations.

The collective result of these rights was a Town sanctioned building envelope. In 1995 if it made sense to the property owner and the Town, then you could increase or decrease the number of units you placed in the envelope. For example, if, instead of a use by right development of nine large 4-bedroom units, it made sense to the Town and the owner, then the owner could seek a rezoning and density transfer that resulted in two 4-bedroom units, eight smaller 3-bedroom units and six smaller 2-bedroom units, a total of 16 units. Same building envelope, same Design Regulations, different unit mix. The right to do this continued until the Comp Plan was adopted and the new Community Development Code was adopted in 2013.

Since the adoption of the new Community Development Code (“CDC”) the development of Lot 30 has been limited to either (i) a use by right (i.e. nine Condominium Units, two Employee Apartments and Commercial) or (ii) a joint development with TSG Ski & Golf, LLC of Parcel M that is in “general conformance” with the following as set forth in the Comp Plan:

“Table 7. Mountain Village Center Development Table

Parcel Designation	Target Maximum Building Height	Target Hotbed Mix	Target Condo Units	Target Dorm Units*	Target Restaurant/ Commercial Area	Total Target Units
Parcel M Lot 30 Flag	78.5	88	12	2	0	102”

(See page 53)

- “13. Parcel M Lot 30  
 a. No site-specific policies.” (See page 61)

The Huschkes do not dispute the fact that the Comp Plan was the result of many well publicized meetings. However, they were only tangentially aware of process and did not engage in it whatsoever, they had ZERO involvement. It is a fair question to ask why, why didn’t the Huschkes participate in the



process. The answer is that it was their understanding that as a lower density lot on the periphery of the Village Core their lot was “planned”, and density could be increased if it made sense. It never dawned on them that the Comp Plan would affect Lot 30. Huschkes first learned Lot 30 was impacted in phone call from a TMVOA representative that occurred well after both Comp Plan and CDC were adopted. They were stunned when they learned the impact on Lot 30.

As noted by Councilperson Cath Jett in the June 26, 2014 Town Council meeting/work session, back in 2011 Lot 30 became a density dump only after the Boomerang and Comanche sites were eliminated. It was acknowledged that at the 2011 meeting there was very little public discussion, virtually only Council, staff and consultants were present; the Huschkes were not contacted in any way despite the fact that development options for their lot were being substantially changed. It is nearly unanimously agreed that the Comp Plan process whereby Lot 30’s development possibilities and corresponding value were diminished was fundamentally unfair to the Huschkes and, therefore, the Comp Plan should be amended to rectify the unfairness.

The practical real world effect of the Comp Plan and CDC is twofold. First, several contracts have fallen through due to the combined effects of Comp Plan and new development code; and other parties interested in Lot 30 have indicated they declined to contract due to the combined effect. Second, the value of Lot 30 has been materially diminished.

When Huschkes bought Lot 30 in 1995 it was their intention to develop it. However, with the inevitable passage of time they have reached their point in life where developing Lot 30 is no longer an option. In the Huschkes' program of estate planning Lot 30 is of significant value and the orderly liquidation of Lot 30 is essential to their estate planning. Clearly this is not a theoretical or academic problem, the diminished value and inability to sell Lot 30 is inflicting enormous stress and financial damage on two fine people who devoted and invested a huge portion of their lives and economic resources to the success of the Mountain Village.

Huschkes are simply asking the Town to reinstate the development option (and the ensuing rights and value) that existed on Lot 30 during the period from when they bought it in 1995 until the development code was amended on February 21, 2013.

**From:** [John Horn](#)  
**To:** [Michelle Haynes](#)  
**Cc:** [Darrell Huschke](#)  
**Subject:** Background Memorandum  
**Date:** Friday, February 09, 2018 9:45:41 AM  
**Attachments:** [2018-2-9 Parcel M Background Memorandum.docx](#)

---

Good Morning Michelle,

Would you please cause the attached memorandum to Town Council, dated February 9, 2018 Re: Parcel M Comp Plan Amendment-Background Information to be included in the Council packet for the Comp Plan amendment item scheduled on the February 15, 2018 meeting. If it cannot be included in the packet then please cause it to be distributed to Council so they can review it in advance of the meeting.

Thanks,

John Horn





**LANNING AND DEVELOPMENT SERVICES  
DEPARTMENT**

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

**Agenda Item No. 15**

**TO:** Town Council  
**FROM:** Michelle Haynes, Planning and Development Services Director  
**FOR:** Meeting of February 15, 2018  
**DATE:** February 5, 2018  
**RE:** Town Hall Subarea, Village Court Apartments Expansion Update

---

**Background**

Consistent with the 2018 Town Hall Subarea Committee Memorandum of Understanding and the recently amended Town of Mountain Village Comprehensive Plan, the Town of Mountain Village has been implementing the Village Court Apartments Phase IV project, to construct two to three additional apartment buildings with associated parking and amenities.

Staff will provide a powerpoint presentation at the meeting. There are no associated materials in the Town Council packet for this agenda item.

/mbh



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To: Mayor and Town Council

From: Jim Loebe

For: February 15<sup>th</sup>, 2018 Town Council Meeting

Date: February 5, 2018

Re: Consideration of Adopting the Recommendation from the Parking Committee to Permanently Eliminate Permit Parking on Upper Mountain Village Boulevard

---

### **Background**

In response to a letter received from Alpine Planning, LLC, the parking committee met on January 22<sup>nd</sup> to discuss the future of permit parking for employees on upper Mountain Village Boulevard (UMVB). As the representative of the owners of Lot 89-2B, Alpine is requesting that the Town put an end to permit parking on UMVB which the owners feel have negative and adverse impacts on their property.

### **History**

The current UMVB permit parking system was instituted for the winter of 2009/10 in an effort to decrease Gondola Parking Garage (GPG) overflow on-street parking in the Town Hall Sub-Area. It also gave employees working in the core another free and convenient parking option when the Town began charging for daytime use of GPG the following ski season. The \$25 UMVB employee permit is valid from the first day of the fall gondola shutdown period through the last day of the spring gondola shutdown period. Permitted vehicles can park on the outbound lane of UMVB between Lookout Ridge and Sunny Ridge as signed. The Town issues around 100 UMVB permits annually for the 45 spots available along the road. Only employees of licensed business within the core zone designation are eligible for this permit.

During the summer months, vendors at the Wednesday Farmer's Market have been allowed to park on UMVB to allow them to stay close to the core area. This is also an area that has been used for both festivals and special events (tour busses, etc.) during the summer.

### **Recommendations**

The parking committee recommends that Town Council permanently eliminate permit parking activity on UMVB upon the expiration of this season's permits due to the impacts as outlined by Aline Planning, LLC in their letter dated January 18<sup>th</sup>, 2018. Free day use of GPG for employees and guests, construction of a 30-space lot on 161-CR, and continued active management of all Town owned lots during projected peak times are factors that will mitigate the loss of the UMVB permit area.

Further, it is recommended that summertime use of UMVB for farmers market vendors be discontinued and require vendors to utilize existing town parking infrastructure after unloading their products.

As with other areas of town, approved and signed construction parking may still occur in this area as well as short term bus parking for bands that are performing at the Telluride Conference Center.





January 18, 2018

Mountain Village Parking and Transportation Committee  
455 Mountain Village Blvd., Ste. A  
Mountain Village, CO 81435

Sent via Email to: [jloebe@mtnvillage.org](mailto:jloebe@mtnvillage.org)

Dear Committee Members,

My firm represents David and Lynette Wyler who are the owners of Lot 89-2B that is located at 667 Mountain Village Boulevard ("**Property**") as shown in Figure 1. This letter is in regards to the Committee's discussion of employee parking on Upper Mountain Village Blvd. The Wyler's are proposing to construct a new home on the Property starting in the spring. The Property is located in the Single-family Zone District.

The Town did not permit parking on Mountain Village Boulevard with "No Parking" signs clearly posted when the Wyler's bought the Property during the summer of 2017. They were shocked to see that the Town permitted employee parking along Upper Mountain Village Boulevard after their purchase without any notice of this decision.

The Wyler's are very concerned about the negative and adverse impacts of parking wrapping around the Property and their planned home as shown in Figure 1. The parking is a significant concern of the Wyler's due to the increased activity, noise, loss of privacy, security concerns, adverse impacts on property values, and a decrease in quality of life due to having intensive parking uses wrapping around and through a residential area. The Town does not permit parking on roads anywhere else in Mountain Village due to the same issues and concerns of the Wyler's. The Wyler's therefore want their property to have the same and equal treatment as other single-family zoned properties in Mountain Village with permanent or semi-permanent parking prohibited on all Town roads.

I spoke with Finn Kjome, Public Works Director, about the history of parking on Upper Mountain Village Boulevard and he indicated that such parking was originally approved by the Mountain Village Metropolitan District quite some time ago. Therefore, the Parking and Transportation Committee and Town Council should revisit and eliminate this parking permanently, except for construction parking or special event parking that may be periodically approved by the Town Council for festival or special event parking.

The new Lot 161C-R Parking Lot, free Gondola Garage Parking, parking in Hotel Madeline and other Town managed parking lots, the gondola system, and expansion of mass transit in the region provide the town with great parking and transportation infrastructure. There is no need for parking on Upper Mountain Village Boulevard. If and when parking demand increases beyond the capacity of the current parking garages and lots, the Town should push for more mass transit alternatives, charge for parking to control peak demand, or plan to expand the Gondola Parking Garage as designed and planned.

We respectfully request that the Parking and Transportation Committee make a recommendation to the Town Council that parking be prohibited on all Town roads unless and except for special events or construction parking. This should be an amendment into the Municipal Code so that parking in rights-of-ways outside of special events or construction parking cannot occur.

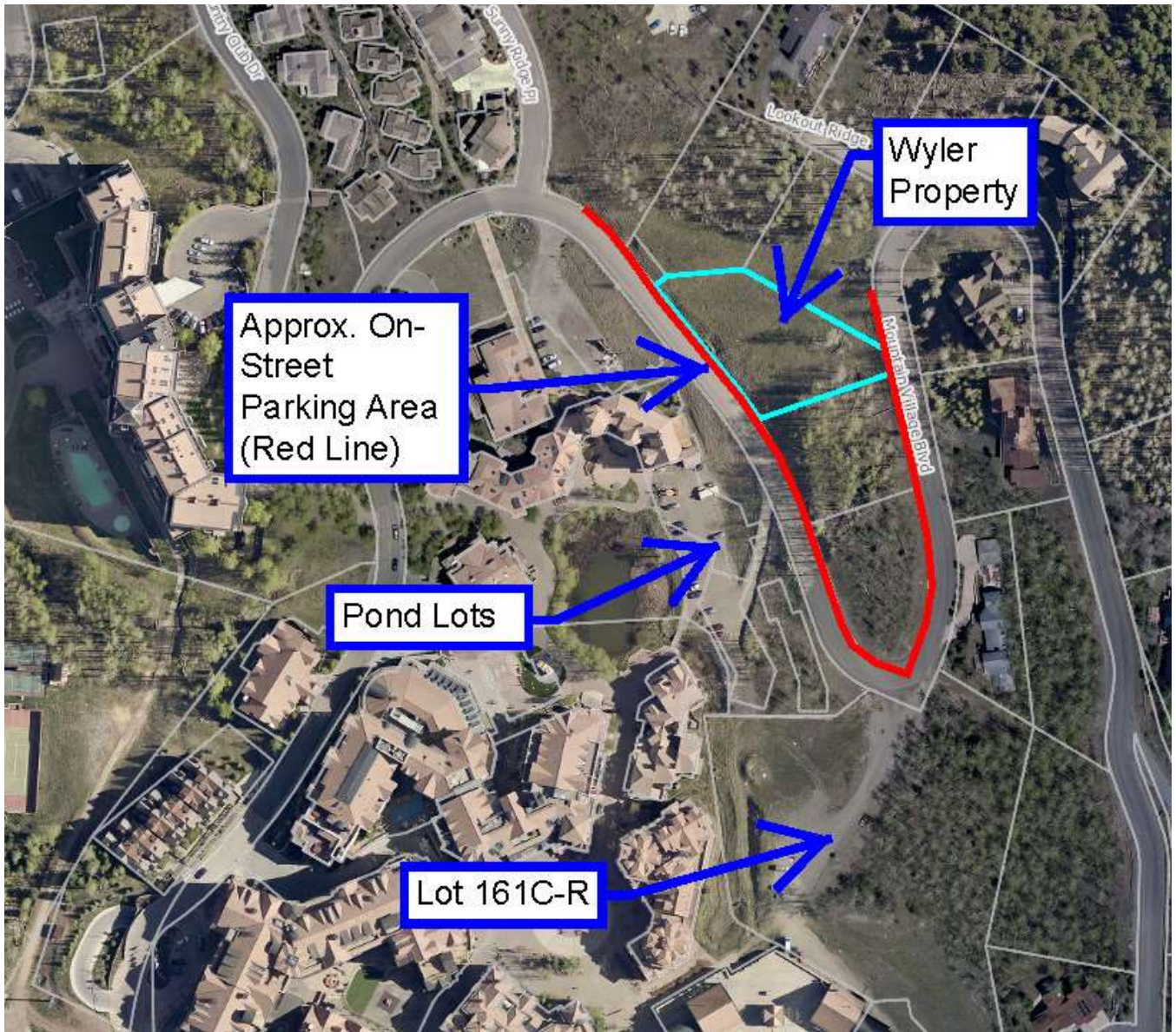
Thank you for your time and consideration.

Sincerely,

Chris Hawkins, AICP  
Alpine Planning, LLC



Figure 1





Telluride Mountain Club  
 PO Box 1201  
 Telluride, CO 81435

Town of Mountain Village  
 C/O Jim Loebe  
 455 Mountain Village Blvd., Suite A  
 Mountain Village, CO 81435

February 6, 2018

Dear Jim and Mountain Village Town Council,

Telluride Mountain Club (TMtC) is seeking \$10,000 from the Town of Mountain Village to implement our proposed Trails Sustainability Plan and aid in the creation of a Trails Sustainability Document in 2018.

The **Trails Sustainability Plan** is a stewardship program that has the goal of maintaining and restoring local trails experiencing high use from outdoor enthusiasts (including: locals, second homeowners and tourists alike), while also educating and promoting ethical recreational use and conserving natural habitats for future generations. The key pieces of this plan include:

- Trails Maintenance & Volunteer Coordination
- Trails Planning, Proposals & Mapping
- Group Trails-Related Events
- Via Ferrata Planning & Reporting

The **Trails Sustainability Document** will outline the future of trails in the Telluride region over the course of the next five plus years. This document will be shared with Telluride and Mountain Village entities on an ongoing basis to make sure everyone is on board and let aware of what we are planning. TMtC anticipates the document to include:

- Trails Planning: Mapping & Proposals
- Future Stewardship Programs (to include Trail Maintenance)
- Potential Trail Funding Partners, Initiatives and Grants
- Future Public Trail Events
- Trail Software (Inclusive Trail Map & App)
- Trails Signage
- Future Via Ferrata Planning and Reporting
- Trails Timeline





The Trails Sustainability Plan and Document will address the Telluride region (Telluride south to Lizard Head Pass and west to Placerville) for the time being. We hope to establish one all-inclusive trails plan with the entire county (to include the West End) in the future.

Telluride Mountain Club anticipates our 2018 Trails and Via Ferrata budgets to be the following:

Trails (Total = \$55,100):

<b>Trails</b>	
<b>Trails Coordinator (Mtn. Air Media)</b>	<b>\$11,000</b>
<b>ESRI and Blue Door Mapping Fees</b>	<b>\$4,000</b>
<b>True North Mapping Fees</b>	<b>\$3,600</b>
<b>Trails Sustainability Plan Document</b>	<b>\$14,000</b>
<b>Trails Map &amp; App</b>	<b>\$6,000</b>
<b>GPS Coordinates of Trails</b>	<b>\$3,000</b>
<b>Land Surveying Assistance</b>	<b>\$3,000</b>
<b>Tools, Signs, etc.</b>	<b>\$1,500</b>
<b>Website (trails information)</b>	<b>\$1,500</b>
<b>Trail Maintenance</b>	<b>\$7,000</b>
<b>Insurance (group hikes)</b>	<b>\$500</b>

Via Ferrata (Total = \$27,000):

<b>Via Ferrata</b>	
<b>Preliminary Engineering</b>	<b>\$0</b>
<b>Hardware Upgrades</b>	<b>\$10,000</b>
<b>Final Engineering Report</b>	<b>\$10,000</b>
<b>Foot Bridge Design</b>	<b>\$5,000</b>
<b>Travel for USFS Meetings</b>	<b>\$2,000</b>

Please refer to the attached 2018 budget for totals and specifics.



In July 2017, TMtC submitted the Telluride region's first trails proposal to various stakeholders. This proposal included seven trails, reroutes, and connector trails which can be found here: <http://www.telluridemountainclub.org/summer-2017-trails-proposal/>. This was the first step to understanding our region and the trails that will be required to bring our trails system up to current day connectivity standards. This conceptual plan is a living document that will be updated during the Trails Sustainability Plan project.

The Telluride region is home to over 200 miles of trails spread over a patchwork of land owned by the United States Forest Service (USFS), San Miguel County, Town of Telluride, Town of Mountain Village, and privately held parcels. Currently, there is no entity coordinating with all the stakeholders to keep communication open surrounding trails, to identify collaborations, and to improve our trail system for future generations. Each individual entity is doing a good job of managing their own trails and needs, but there is very little communication and coordination among stakeholders. Telluride Mountain Club is proposing to take on this coordination role by planning for the long-term and implementing in the short-term with monetary support from regional entities.

The Town of Mountain Village will benefit from TMtC's Trails Sustainability Plan and Trails Sustainability Plan Document through a better connected and planned out trails system. This will allow more cyclists, hikers and trail runners to link trails via Mountain Village. This will in turn create a positive economic impact through restaurant, retail and lodging sales. A trails system that connects through Mountain Village also has the ability to increase home values.

A well thought out, planned and executed trail system will be around forever with the intention that locals, second homeowners and tourists use this system well into the future. TMtC has already received funding from San Miguel County and is actively asking for funding from the Town of Telluride, SMART, and the Telluride Tourism Board in addition to the Town of Mountain Village.

The Telluride Mountain Club Board of Directors looks forward to your feedback.

Thank you for your consideration,

*Tor Anderson*

Tor Anderson  
Telluride Mountain Club  
[www.telluridemountainclub.org](http://www.telluridemountainclub.org)



**Telluride Mountain Club  
2018 BUDGET**

	<u>2018 Budget</u>	
<b>INCOME</b>		
Memberships	\$9,000	
Merchandise sales	\$3,500	
Climbing wall fees	\$5,200	
Raffle tickets/auction items at fundraisers	\$2,000	
Grants		
Telluride Foundation	\$12,000	
CCASE Grant	\$2,700	
Dalton Family Foundation	\$1,000	
Access Fund	\$200	
Telluride Gives (climbing wall)	\$500	
Telluride Ski Resort	\$2,500	
San Miguel County	\$10,000	
Town of Telluride	\$10,000	
Town of Mountain Village	\$10,000	
New Grants	\$5,000	
Donations		
Miscellaneous Donations	\$6,500	
Fundraising Mailer	\$18,000	
Via Ferrata Donations	\$20,000	
Events Sponsorships	\$5,000	
Refunds	\$900	
Miscellaneous	\$200	
<b>Total Income</b>	<b>\$124,200</b>	
<b>EXPENSES</b>		
Mountain Air Media (contract staff)	\$8,000	
Bookkeeper, Tax Accountant	\$4,000	
Strategic Planning Facilitator	\$0	
Climbing Wall		
Wall monitor (wages/employment taxes)	\$4,000	
Administrative (Mtn. Air Media)	\$500	
Route setter (wages/employment taxes)	\$800	
Workmans Comp Insurance	\$450	
Climbing Wall Rent to THS	\$1,620	
Key Deposit	\$250	
Frontdesk Software	\$360	
Self Belay Systems Maintenance Costs	\$100	
Equipment (holds, ropes, bolts, quickdraws)	\$1,500	
Advertising, Supplies, etc.	\$100	
Climbing Anchors & Bolts	\$200	
Website	\$1,500	
Software Licenses	\$750	
Trails		
Trails Coordinator (Mtn. Air Media)	\$11,000	
ESRI and Blue Door Mapping Fees	\$4,000	
True North Mapping Fees	\$3,600	
Trails Sustainability Plan Document	\$14,000	
Trails Map & App	\$6,000	
GPS Coordinates of Trails	\$3,000	
Land Surveying Assistance	\$3,000	
Tools, Signs, etc.	\$1,500	
Website (trails information)	\$1,500	
Trail Maintenance	\$7,000	
Insurance (group hikes)	\$500	2018 Trails total = \$55,100
Merchandise (t-shirts, hats, etc.)	\$5,000	
Fundraising Mailer	\$4,000	
Events		
Film Festival at Opera House	\$1,500	
Summer Barbeque	\$3,200	
Adopt-a-crag	\$200	
Climbing Event (beer night)	\$200	
Via Ferrata		
Preliminary Engineering	\$0	
Hardware Upgrades	\$10,000	
Final Engineering Report	\$10,000	
Foot Bridge Design	\$5,000	
Travel for USFS Meetings	\$2,000	2018 Via Ferrata total = \$27,000
Travel	\$150	
Insurance	\$1,200	
Board Meetings	\$120	
PO Box Rent	\$60	
Supplies	\$100	
Office Rent	\$0	
Miscellaneous	\$100	
<b>Total Expenses</b>	<b>\$122,060</b>	
<b>Net Income</b>	<b>\$2,140</b>	

**A RESOLUTION OF THE TOWN COUNCIL OF THE MOUNTAIN VILLAGE,  
COLORADO, SUPPORTING LEGISLATION TO PROTECT THE  
ENVIRONMENT AND REDUCE PUBLIC LIABILITIES RELATIVE TO  
MINING ACTIVITIES**

**RESOLUTION NO. 2018-0215-**

**RECITALS:**

- A. The Town Council of the Town of Mountain Village, Colorado, and residents of Mountain Village, agree that water bodies, streams and rivers should be adequately protected; and that the local economy has benefitted from the protection of the watershed and the environment; and
- B. Colorado's rivers and streams have been impacted by historic mining activities that were not conducted in an environmentally protective manner, including the San Miguel River as it runs through the Telluride Valley; and
- C. Our town government and community has worked successfully and cooperatively through the years with many partners to support reclamation and restoration activities in the San Miguel River watershed; and
- D. Sound and reasonable mining regulations that protect the public interest and require future mines to conduct operations in a manner that does not cause a public fiscal burden is in the best interests of the people of Colorado; and
- E. The State of Colorado should have all reasonable authorities and powers to require adequate financial assurances and guarantees from mining operators so that the costs of reclamation and protecting water quality do not fall on the public; and
- F. Mines that cannot operate in a manner that will not permanently impair water supplies, rivers and streams should not be permitted in the future; and
- G. The Colorado General Assembly should pass a bill that will provide the State of Colorado with the authority to require adequate financial assurances to protect both water quality and the public, and provide for the treatment of mine water and maintenance of water treatment plants; and

**NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF MOUNTAIN VILLAGE, COLORADO as follows:** The Town Council of the Town of Mountain Village, Colorado, hereby expresses its support of changes to the Colorado Mined Land Reclamation Act that implement these protections and urges the Colorado General Assembly to adopt them as law.

**RESOLVED, APPROVED AND ADOPTED** by a majority of the Town Council of the Town of Mountain Village, Colorado at its regular meeting on February 15, 2018.



TOWN OF MOUNTAIN VILLAGE,  
COLORADO, a home rule municipality

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

ATTEST:

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

APPROVED AS TO FORM:

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

**Town of Mountain Village**  
**HUMAN RESOURCES DEPARTMENT**  
**Biannual Report to Town Council**  
*August 2017 – January 2018*

We make Mountain Village a great place to live, work & visit.

**HUMAN RESOURCES STAFF:**

Corrie McMills, HR Coordinator  
 Sue Kunz, HR Director

**SUMMARY**

- 5% decrease to 2018 medical premiums; NO INCREASE to medical premiums for 2000
- 2018 PSPC Compensation Study was implemented January 1
- The Employee Housing Program now provides seven furnished housing units for up to fourteen seasonal TMV employees at Village Court Apartments.
- 59% of our workforce now lives in Telluride/ Mountain Village.
- Due to the extended hours and longer gondola season, seasonal employees will be eligible for health insurance in 2019 due to the Affordable Care Act (ACA).

**DEPARTMENT GOALS**

1. Administer and enforce town policies in compliance with state/federal laws and town goals
2. Assure compliance with the town's drug & alcohol policies in compliance with DOT regulations and oversee drug and alcohol testing collection.
3. Promote the town's commitment to environmental sustainability to employees and applicants.
4. Prepare and stay within the HR department's approved budget.
5. Maintain accurate personnel files in compliance with the Colorado Retention Schedule and ensure accurate information for payroll
6. Assist management with timely and lawful recruitment processes to maintain proper staffing levels and reduce turnover.
7. Oversee the Safety Committee, workers compensation, and safety programs to provide a safe workplace and minimize workplace injuries
8. Administer attractive benefits and compensation package to attract and retain high-performing, well-qualified, happy employees
9. Assist management with evaluating staff, performance documentation and conducting performance reviews. Assist with succession planning.
10. Coordinate staff training, professional development and employee appreciation/recognition opportunities. Continue to develop succession planning.

**PERFORMANCE MEASURES**

1. Policy administration & enforcement  
 Annually update employee handbook, policies and procedures. Continue ongoing communication/training with MSEC, CIRSA, and Pinnacol regarding policies & procedures. Review unemployment claims, workers compensation claims, and personnel actions
  - Handbook updated and attached for town council approval (February 15, 2018)
2. Drug testing administration  
 All required drug & alcohol testing is complete.



Complete pre-employment testing for all new hires; ensure random, reasonable suspicion, and complete post-accident testing as appropriate with all associated paperwork in compliance with the DOT and non-DOT policies; conduct required training for employees and supervisors. Oversee on site drug and alcohol testing collection.

- Participated in FTA Drug & Alcohol Program Manager Training (April 2017)
- Successfully completed Drug & Alcohol Site Audit (September 2017)
- Drug & Alcohol Policy- Safety Sensitive Employees- updated and approved by town council on December 14, 2017 to include required FTA changes.
- HR Coordinator is collector certified and continues to do most drug testing in-house.

DRUG & ALCOHOL TESTING															
positive tests															
	2018	2017	2016	2015	2014	2013	2012	2011	2010	2009	2008	2007	2006	2005	2004
marijuana	0	2	2	4	2	1		2	2	2	2	8	5	4	4
opiates															
cocaine								1				1	1	1	1
amphetamines															1
total	0	2	2	4	2	1	0	3	2	2	2	9	6	5	6

3. Environmental Initiatives

Provide ongoing employee education, policies and programs to encourage a culture of responsible environmental stewardship in employee orientations, recruiting, and monthly newsletters. Work with the Green Team’s efforts for town employees

- Promoted in recruiting and new hire information
- Annual town clean-up day (May 2018)
- Annual Environmental Award given to employees

4. Fiscal Responsibility

Department year end expenditure totals do not exceed the adopted budget. Actively seek opportunities to optimize financial costs when making decisions.

5. Personnel Recordkeeping

Maintain all employee files in accordance with the record retention schedule and audit compliance. Process all new hire paperwork on or before the first day of work.

- New hires can receive paperwork electronically prior to orientation
- HR Coordinator conducts one-on-one new hire orientation with all employees

6. Recruitment

Assist management with hiring process and seek creative ways to reduce turnover and attract quality employees. Oversee the employee housing program.

- 62% full time employees > 40 years old (63 employees)
- 59% of employees live in Mountain Village/ Telluride

development to the south (See Attachment Context Map). Lot 30 is a vacant lot, except for a commercial area in a small building that exists on the southwest corner of the lot. Parcel OS1AR-3 surrounds Lot 30 on three sides (see context map) is also vacant and zoned Active Open Space. Parcel M is a combination of two separate zoning designations Lot 30 being Multi-Family, OS1AR-3 Active Open Space. It is also recognized in the Comprehensive Plan as part of the Mountain Village Center Subarea.

**PARCEL M, LOT 30 OVERVIEW OF EXISTING ZONING AND COMPREHENSIVE PLAN VISION**

**Existing Zoning and Density Allocations for Lot 30**

	<b>Community Development Code (CDC)</b>
<b>Zoning</b>	Multi-Family
<b>Lot Size</b>	.60 acres
<b>Maximum Allowable Height</b>	48 feet
<b>Lot Coverage</b>	65%
<b>Current Zoning</b>	9 Condominiums 2 Employee Apartments Commercial Use (per Resolution No. 2012-0426-07 )

**Comprehensive Plan Table 7 specific to Parcel M, Lot 30 excerpt**

Parcel M Lot 30	Target Maximum Building Height	Target Hotbed Mix	Target Condo Units	Target Dorm Units*	Target Restaurant/Commercial Area	Total Target Units
	78.5	88	12	2	0	102

**Existing Zoning and Density Allocations for Parcel OS1AR-3**

	<b>Community Development Code (CDC)</b>
<b>Zoning</b>	Full Use Ski Resort Active Open Space (Class3AOS)
<b>Lot Size</b>	1.432 acres MOL (only a portion contemplated pursuant to the comprehensive plan of .419 acres MOL)
<b>Maximum Allowable Height</b>	n/a
<b>Lot Coverage</b>	n/a
<b>Current Zoning</b>	No density designated

**Full Use Ski Resort Active Open Space Zoning** is associated with the operation and maintenance of a ski resort and the community at large which are limited to ski resort uses, active recreational uses, recreational trails, community infrastructure, equestrian facilities, workforce housing, telecommunications antenna and similar uses.

Table 3-1: Town of Mountain Village Land Use Schedule outlines specific uses allowed consistent with the broad list above indicating whether they are permitted or conditional uses.

**Comprehensive Plan Land Use Map**

The Future Land Use Plan map in the Comprehensive Plan indicates that Parcel M, if developed consistent with the Comprehensive Plan, would be rezoned to mixed-use [village center] and the remaining portion of OS1AR-3 rezoned to limited use ski resort active open space.



## **BACKGROUND**

In July of 2017, the owner of Lot 30, which is a portion of the Comprehensive Plan Parcel M area, approached the town regarding the potential of a comprehensive plan amendment. The owner of lot 30 has an existing density allocation of 9 condominiums and 2 employee apartments that can be constructed today without demonstrating conformance with the Comprehensive Plan. The owner of Lot 30 felt that the Comprehensive Plan table (Table 7) did not provide any flexibility should they wish to develop Lot 30 other than to its by right density allocation other than a joint development plan (Parcel M) with the owner of OS1AR-3 and would otherwise preclude a condominium density increase. The specific request discussed at the Town Council worksession in August included an amendment to the Comprehensive Plan Table 7 and also to the principles and policies, to remove the flagship hotel designation and allow an increase in condominium density up to 25 condominium units.

The Town of Mountain Village held an open house on October 12<sup>th</sup>, specifically regarding an amendment to Parcel M, Lot 30. We had an attendance of over 30 community members and 26 public comments submitted in writing. The land owner of OS1AR-3 participated in the open house and also provided written comment, having not otherwise participated in the worksession in August.

In a general summary, many members of the public were not aware that the Comprehensive Plan Parcel M, Lot 30 indicated building heights up to 78.5 feet, a density of 102 units and characterized within the Village Center Subarea. Absent the Comprehensive Plan the community public comments felt the property would be developed similar to the Aspen Ridge Condominium development which it is adjacent, and zoned multi-family. (see attached public comment letters) More importantly, the underlying comments suggested that future development of the parcel be sensitive to the surrounding densities and heights.

The Town Council has spent a significant amount of time talking with the public along with the property owners of Lot 30 and OS1AR-3 and finalized a proposed Comprehensive Plan amendment contained herein during the intervening months with the stated goal of allowing both Lot 30 and OS1AR-3 the ability to pursue alternative development scenarios to the full Parcel M buildout which would have existed prior to the adoption of the Comprehensive Plan, while also preserving a full Parcel M option.

## **PROPOSED AMENDMENT**

The Comprehensive Plan amendment proposes the following.

- No change to the future land use plan map
- No change to the village center subarea map
- No change to Table 7
- Modify No. 13 Parcel M, Lot 30 (a part of OS1AR-3 and Lot 30) Principles, Policies and Actions to strike the words, no site specific policies, and amend with the following as listed:
  - a. *The flagship hotel, flag hotel operator and flag hotel site designations may apply at the discretion of Town Council after receiving a recommendation from the Design Review Board, should Parcel M be developed as a single parcel (Lot 30 and .419 acres of OS1AR3) Town Council may also consider other measures such as timeshares, fractional sales, condominium-hotel, front desk and amenity spaces for administering rental programs and boutique hotels among other measures and requirements along*

*with traditional flagship hotel requirements in any development scenario including an independent Lot 30 development (meaning exclusive of any inclusion of the OS1AR-3 portion of Parcel M) scenario or a Parcel M development scenario.*

- b. The range of development on Parcel M shall be from 9 condominium units (which is currently allowed by right on the Lot 30 portion of Parcel M) to the full 102 total unit mixes for the entire Parcel M as shown on Table 7 Mountain Village Center Development Table ("Table 7"). Table 7 shall only be invoked in the event of proposed development of the entire Parcel M. The owner of Lot 30 may elect to bring forth to the Town an application, meeting all submittal requirements of the Town's Community Development Code to develop Lot 30 independently or jointly as Parcel M. The Town Council shall have the sole discretion, after receiving a recommendation from the Design Review Board, pursuant to its Community Development Code, to determine if any proposed development scenario other than a by right development scenario is in the best interest of the community and whether such a scenario is appropriate for development independently on Lot 30 without invoking the requirements of Table 7. Otherwise, the Town Council shall consider the Community Development Code requirements as well as the Comprehensive Plan principles and policies in making such a determination.*
- c. If an entire Parcel M development scenario, is proposed, then an increase in hotbeds, and mixed use development is required and shall then require a rezoning to the Village Center zone district in order to realize the Comprehensive Plan principles and policies.*
- d. In the event that an independent Lot 30 development occurs in any manner (either by right or through a rezone and density transfer), the remainder of Parcel M (the OSP1AR-3 portion) may be developed either consistent with the existing underlying zoning or pursuant to rezone and density transfer as approved by the Town Council, so long as it meets such rezone and density transfer requirements and the Comprehensive Plan principles and policies. However, general conformance with the unit mix for Parcel M as shown on Table 7 Mountain Village Center Development Table shall not be applicable as that unit mix is only representative of an entire Parcel M development.*

#### **COMPREHENSIVE PLAN CRITERIA AT 17.1.5.**

**E.** The Town Council may initiate amendments to the Comprehensive Plan from time to time in accordance with the requirements of C.R.S. § 31-23-206, since elements of the community vision and factors affecting land use may change over time.

**F.** Amendments to the Comprehensive Plan shall meet the following process steps:

- 1.** The initiation of a Comprehensive Plan amendment may only be initiated if the Town Council finds:
  - a.** That the community visions and factors affecting land use have substantially changed since the adoption of the Comprehensive Plan;
  - b.** Adequate financing and resources are available to complete the amendment.
- 3.** Citizen participation is the most important element of amending or creating a Comprehensive Plan. Therefore, the Comprehensive Plan amendment process shall include significant and meaningful public participation elements.

#### **COMPREHENSIVE PLAN PURPOSE**

The purpose of the Community Development Code at Section 17.1.3 is to Implement the Comprehensive Plan.



At CDC Section 17.1.5., land use applications such as Planned Unit Developments, Variances or density transfer or rezone applications must be in general conformance with the Comprehensive Plan. Further the CDC states the following:

**C.** The Comprehensive Plan future land use map shall be implemented by:

1. Ensuring all development applications that are required to be in general conformance with the Comprehensive Plan are compliant with the land use plan policies and future land use map of the Comprehensive Plan; and
2. Ensuring that the ski resort operator and golf resort operator's land will be rezoned in the future to be in general conformance with the land use plan policies and the future land use plan as set forth in the Comprehensive Plan, including but not limited to the public benefit number 9 in the Comprehensive Plan public benefits table, that requires the ski resort operator and golf resort operator's land to be rezoned to be consistent with the six open space classifications shown on the future land use plan and as set forth in this CDC.

## **ANALYSIS**

The purpose of the Comprehensive Plan amendment is not to change the intention of the Parcel M use specifically, but to perfect site specific policies on Parcel M, Lot 30 in response to input by the owners of the properties, stakeholders and community members.

The proposed Comprehensive Plan amendment provides greater flexibility and guidance in achieving Comprehensive Plan conformance for Lot 30 and Parcel OS1AR-3 separately or combined. The Comprehensive Plan amendment provides greater Town Council discretion and flexibility should a hotbed development or mixed use proposal be considered recognizing that hot bed density can be achieved and may be preferred at a smaller scale, or a less traditional hotel model. The amendment also provides greater flexibility should Lot 30 be developed to increase condominium density without invoking conformance with Table 7. And otherwise would conform with 48 feet multi-family zoning heights and other regulations. Finally, the amendment provides greater flexibility and guidance should development of the OSAR1-3 parcel be considered under the same criteria and circumstances which existed prior to the adoption of the Comprehensive Plan.

## **RECOMMENDED MOTION**

*I move to recommend approval to the Mountain Village Town Council of an amendment to the Comprehensive Plan, Parcel M, Lot 30 (a part of OS1AR-3 and Lot 30) attached as exhibit c with the following findings:*

1. *That the community visions and factors affecting land use have substantially changed since the adoption of the Comprehensive Plan;*
2. *Adequate financing and resources are available to complete the amendment.*
3. *That significant and meaningful public participation occurred.*

*This motion is based on the evidence and testimony provided at a public hearing held on February 1, 2018, with notice of such hearing as required by the Community Development Code.*

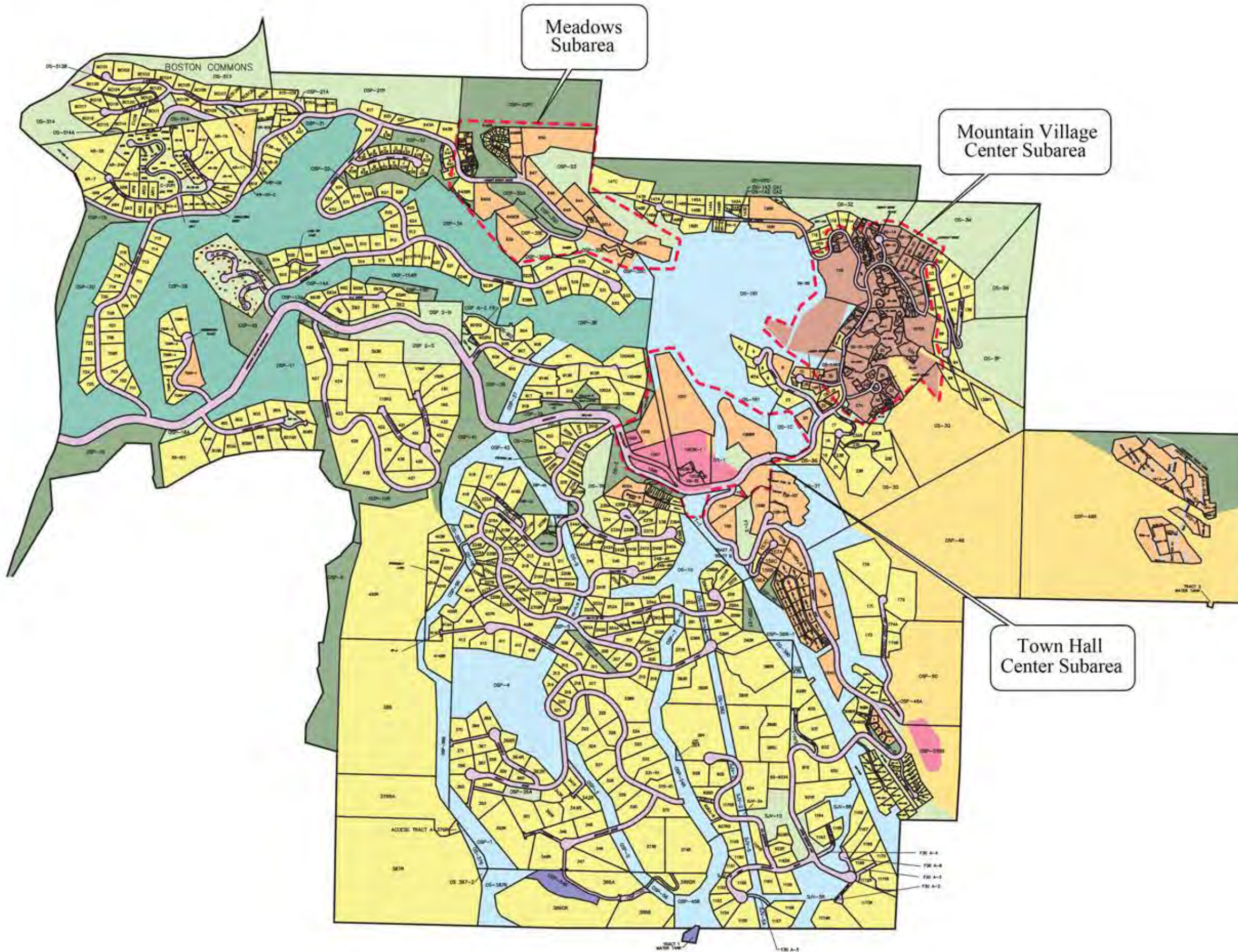
/mbh





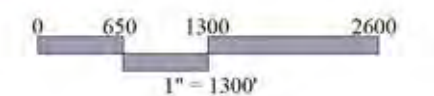


# Future Land Use Plan



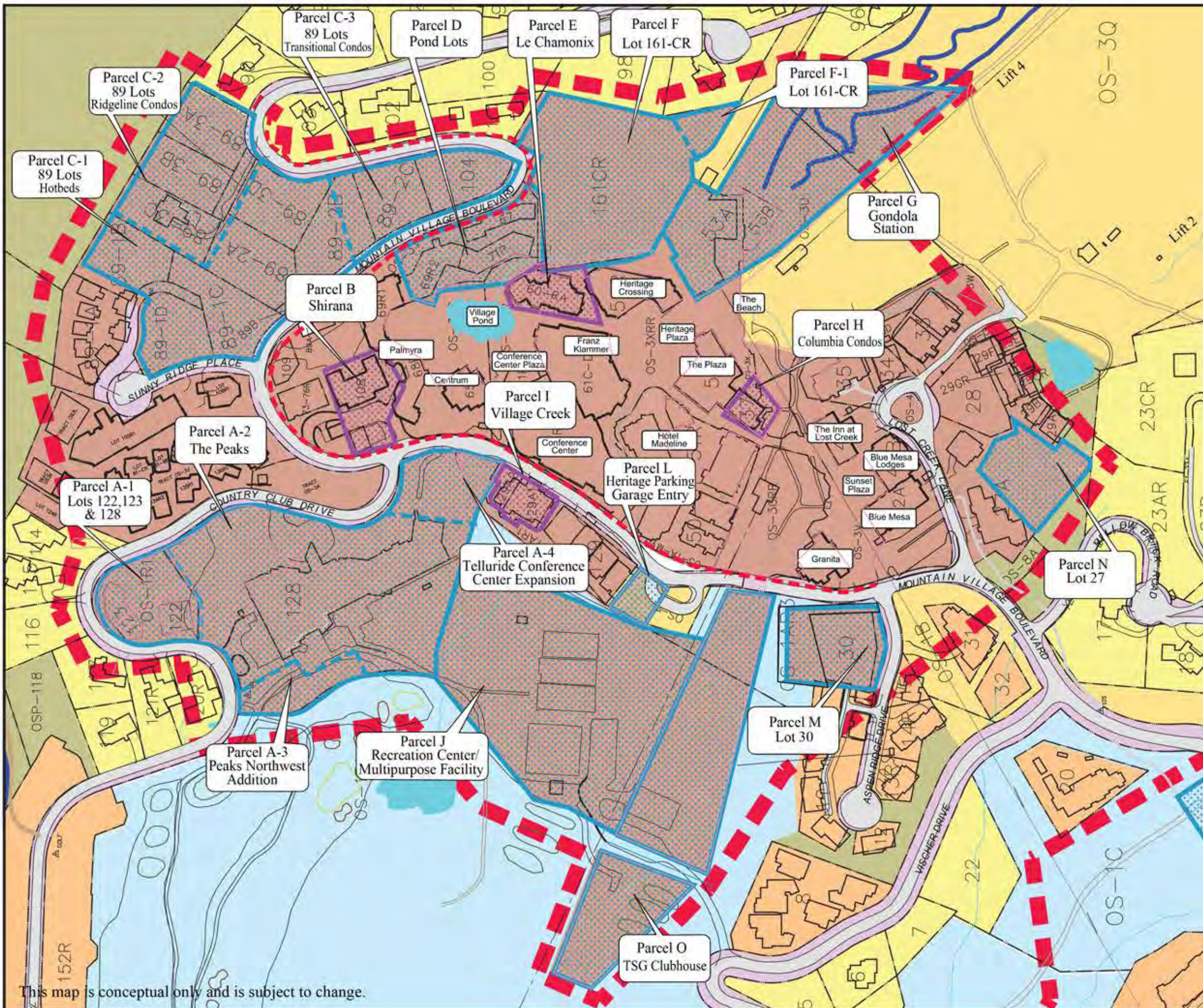
## Legend

- 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
- Subarea



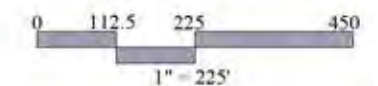


# Mountain Village Center Subarea Plan Map



## 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.



Table 7. Mountain Village Center Development Table

Parcel Designation	Target Maximum Building Height	Target Hotbed Mix	Target Condo Units	Target Dorm Units*	Target Restaurant/ Commercial Area	Total Target Units
Parcel A-1 Lots 122, 123 & 128 	54	125	0	3	Existing in The Peaks	128
Parcel A-2 The Peaks	Existing	177	23	0	As built	200
Parcel A-3 Peaks Northwest Addition 	43.5	56	0	1	Existing in The Peaks	57
Parcel A-4 Telluride Conference Center Expansion 	78.5	68	0	2	Existing in The Peaks	70
Parcel B Shirana	78.5	78	10	2	0	90
Parcel C-1 89 Lots Hotbeds 	68	174	23	4	8,000 square feet	201
Parcel C-2 89 Lots Ridgeline Condos	35	0	8	0	0	8
Parcel C-3 89 Lots Transitional Condos 	43.5	0	8	0	0	8
Parcel D Pond Lots 	78.5	71	9	2	5,000 square feet	82
Parcel E Le Chamonix 	78.5	51	7	1	12,540 square feet	59
Parcel F Lot 161-CR 	95.5	242	32	6	6,500 square feet	280
Parcel G Gondola Station 	68	127	17	5	3,500 square feet	147
Parcel H Columbia Condos 	68	28	4	1	8,700	33
Parcel I Village Creek 	68	39	5	1	0	45
Parcel J Recreation Center/ Multipurpose Facility	52	NA	NA	NA	TBD	NA
Parcel K Meadows Magic Carpet 	57.5	115	15	3	5,000 square feet	133
Parcel L Heritage Parking Garage Entry 	57.5	14	2	1	0	17
Parcel M Lot 30 	78.5	88	12	2	0	102
Parcel N Lot 27 	78.5	64	9	2	0	75
Parcel O TSG Clubhouse	57.5	51	7	1	0 (Private Club OK)	59

\*Target dorm units are calculated by multiplying the number of hotbed units by 10% to determine the number of employees required to be provided dorm housing. The resultant number of employees is then multiplied by 250 square feet per employee to determine the total floor area in dorm units. This dorm unit floor area is then divided by 1,000 to determine the number of dorm units based on 1,000 square feet per dorm unit, each with ideally four separate bedrooms. Refer to Section IV.B.2. in the Land Use Principles, Policies and Actions, page 43.

M. Require that any applicant who proposes a rezoning, density transfer, subdivision or any other application that requires general conformance with the Comprehensive Plan to meet the following site-specific policies at the appropriate step in the development review process:

#### 1. THE PEAKS

The Peaks provided an overall plan for the following parcels of land that are based solely on the provision of hotbeds without any condominiums. Therefore, any future development review that requires general conformance with the Comprehensive Plan only requires the provision of

hotbed units and dorm units as outlined in the Mountain Village Center Subarea Development Table, with the minimum sizes for the hotbed units in accordance with the hotbed policies (page 43). The number of dorm units will also need to be established based on the 10% standard set forth in Section IV.B.2., page 43.

Magic Carpet to cooperate and fund an engineered access study that looks at the coordinated and combined public access to Parcel K Meadows Magic Carpet through Parcel J Recreation Center/ Multipurpose Facility since such access provides for a better sense of arrival and entry to a hotbed project on this parcel than Mountain Village Boulevard and also reduces vehicular trips on Visher Drive.

- c. Provide direct, year-round, at-grade pedestrian connection to Mountain Village Center by sidewalks, stairs and appropriate dark-sky lighting.
- d. Allow for golf course parking within Parcel K Meadows Magic Carpet.

**12. PARCEL L HERITAGE PARKING GARAGE ENTRY**

- a. Encourage the development and operation of Parcel L Heritage Parking Garage Entry to be in conjunction with Hotel Madeline on Lots 50-51.
- b. Allow an above grade, above right-of-way connection from Hotel Madeline to Parcel L Heritage Parking Garage Entry that also provides connectivity to Parcel J Recreation Center/Multipurpose Facility. Ensure the connection is architecturally interesting and appropriately consistent with the town’s Design Regulations.
- c. Evaluate if required parking for Parcel L Heritage Parking Garage Entry can be included within Heritage Parking Garage.

**13. PARCEL M LOT 30**

- a. No site-specific policies.

**14. PARCEL N LOT 27**

- a. No site-specific policies.

**15. PARCEL O TSG CLUBHOUSE**

- a. Provide all required parking in a garage to minimize visual impacts.
- b. Require the provision of a shuttle service, and/or sidewalk, or other pedestrian connection to existing plaza areas in Mountain Village Center.





Amendment to comp plan:

Amend paragraph 13 on page 59 of the Comprehensive Plan shall be amended as follows:

“13. Parcel M (a part of OS1AR-3 and Lot 30)

- a. The flagship hotel, flag hotel operator and flag hotel site designations may apply at the discretion of Town Council after receiving a recommendation from the Design Review Board, should Parcel M be developed as a single parcel (Lot 30 and .419 acres of OS1AR3) Town Council may also consider other measures such as timeshares, fractional sales, condominium-hotel, front desk and amenity spaces for administering rental programs and boutique hotels among other measures and requirements along with traditional flagship hotel requirements in any development scenario including an independent Lot 30 development (meaning exclusive of any inclusion of the OS1AR portion of Parcel M) scenario or a Parcel M development scenario.
- b. The range of development on Parcel M shall be from 9 condominium units (which is currently allowed by right on the Lot 30 portion of Parcel M) to the full 102 total unit mixes for the entire Parcel M as shown on Table 7 Mountain Village Center Development Table (“Table 7”). Table 7 shall only be invoked in the event of proposed development of the entire Parcel M. The owner of Lot 30 may elect to bring forth to the Town an application, meeting all submittal requirements of the Town’s Community Development Code to develop Lot 30 independently or jointly as Parcel M. The Town Council shall have the sole discretion, after receiving a recommendation from the Design Review Board, pursuant to its Community Development Code, to determine if any proposed development scenario other than a by right development scenario is in the best interest of the community and whether such a scenario is appropriate for development independently on Lot 30 without invoking the requirements of Table 7. Otherwise, the Town Council shall consider the Community Development Code requirements as well as the Comprehensive Plan principles and policies in making such a determination.
- c. If an entire Parcel M development scenario, is proposed, then an increase in hotbeds, and mixed use development is required and shall then require a rezoning to the Village Center zone district in order to realize the Comprehensive Plan principles and policies.
- d. In the event that an independent Lot 30 development occurs in any manner (either by right or through a rezone and density transfer), the remainder of Parcel M (the OSP1AR-3 portion) may be developed either consistent with the existing underlying zoning or pursuant to rezone and density transfer as approved by the Town Council, so long as it meets such rezone and density transfer requirements and the Comprehensive Plan principles and policies. However, general conformance with the unit mix for Parcel M as shown on Table 7 Mountain Village Center Development Table shall not be applicable as that unit mix is only representative of an entire Parcel M development.

# Public Comment Summary Page

## Attachment D. Public Comment

<u>Letter</u>	<u>Support</u>	<u>Not Support</u>	<u>Suspend</u>	<u>Other</u>	<u>Notes</u>
1 Delves	X				25 condos + 48 feet in height, encourage broader hot bed definition
2 Catsman	X				20 condos + 5-10 deed restricted units
3 Jensen			X		Lumiere model of development
4 Durham	X				25 condos + 48 feet in height
5 Ward		X			reduce below 25 condos and consistent heights with zoning 48'
6 Stenhammer			X		hot bed development important - don't fragment the parcel
7 Roer - Granita	X				supports 9-25 condos and 48 feet
8 Omotani - Granita	x				supports 9-25 condos and 48 feet
9 Ward					see above 2 emails with comments same general comments
10 Vanek	X				similar to aspen ridge supported
11 Eaton	X				similar to aspen ridge supported
12 Elinoff		X			ok with height and density in comp plan
13 Field	X				density and height in comp plan inappropriate, density proposed ok
14 MacIntire	X				flexible zoning 9 condos or up to 70 hotel or condo hotel units-remove flagship replace with "AAA 3 star or higher" - scrape condo-hotel rules
15 Tooley				X	support 48' height. If upzone then hotel, commercial and workforce housing discuss library and med center
16 Gilbert	X				comp plan height and density inappropriate - create a canyon
17 Gilbert	X				comp plan height and density inappropriate - too much hardscape loss of greenscape
18 Evans	X				waive comp plan requirement - proceed as requesting
19 Prohaska		X			hotel development important - if not here then where?
20 Jensen			X		keep option joint land use (lot 30 and TSG open space) for greater purpose future needs
21 Ezell	x				supportive of reducing density over what comp plan indicates
22 Granita	X				supports 9-25 condos and 48 feet
23 Gunty		x			existing zoning is adequate supports an amendment to consider different options on Lot 30, support reasonable height, more affordable housing
24 Pashayan	x				support reducing table 7 in comp plan
25 Capo	x				support comp plan amendment reduce height and density
26 Ullrich-Granita	x				support a comp plan amendment to remove flagship, reduce height density
27 Ward	x				support reducing mass table 7
28 Vankova	x				support lower density here
29 Omotani - Granita	x				



## Michelle Haynes

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**From:** rhdelves@aol.com  
**Sent:** Thursday, October 12, 2017 12:49 PM  
**To:** Michelle Haynes  
**Cc:** rhdelves@aol.com  
**Subject:** Parcel 30

Hi Michelle. Welcome to Mountain Village! I see that Lot 30 is again under discussion. You may not know, but I was significantly involved in the Comp Plan effort and it all got developed and approved while I was Mayor. I'm afraid the document did not really accurately capture the spirit or content of some of the discussions at the time re: lot 30. Much of the give and take in the planning process was looking for possible places to increase density – specifically “hot bed” (hotel or similar use) density. Some large numbers were suggested as possible on several parcels including lot 30. But in the case of lot 30, a high hot bed density scenario was only envisioned as part of a larger project that would pull in active open space from the ski run to create a larger footprint AND would likely work in concert with the “Magic Carpet” parcel across the ski run to create a much larger project– and only through that combination would a flagged property become possible. It was never our intent to prohibit a medium density condo project on lot 30 and certainly not to prohibit by right development or force a flag.

In my opinion, a 25 unit condo development with a max height of 48 feet is probably the more appropriate development option here. The bottom line for the Comp Plan was to encourage more density in and near the core while preserving the low/medium density outside of the core. This parcel is on/near the core so more is good – but too much is probably too much. And, the world has changed – with VRBO-type options, condo projects increasingly perform like the “hot beds” envisioned in the Comp Plan – Aspen Ridge certainly does.

Hope that's helpful. If you'd ever like to sit down and debrief the Comp Plan let me know – my knowledge is getting dated, but I lived and breathed it for a few years.

Bob Delves  
[rhdelves@aol.com](mailto:rhdelves@aol.com)  
970-708-4047

## Michelle Haynes

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**From:** Werner Catsman <werner@catsman.com>  
**Sent:** Wednesday, October 11, 2017 8:34 PM  
**To:** Michelle Haynes  
**Subject:** Lot 30

Hi Michelle,

I hope you are enjoying your new role in the Mt. Village. I saw that there is an open house regarding Lot 30. Unfortunately, I'm extremely busy tomorrow and can't attend the forum but I've worked with a few different developers on a few concepts and wanted to give you my two cents.

It seems that the comprehensive plan has placed too much density on the lot and that the "build by right" doesn't offer quite enough to make the project viable.

From my perspective, this lot would be an ideal spot to get 20 plus condo units on it with perhaps an additional (5-10) deed restricted units. At a slightly larger density, I think it would be profitable enough to add more employee units and explore the potential of a public/private venture.

I also think that the ski access issue where I believe Telski is stating there is no access should be addressed as it is just silly to have a lot adjacent to the ski area that doesn't technically have access.

Those are my thoughts and I hope the open house goes well.

Thanks,  
Werner Catsman  
President  
CL: 970 519 1379





## Michelle Haynes

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**From:** Jensen, Bill <bjensen@tellurideskiresort.com>  
**Sent:** Thursday, October 12, 2017 12:37 PM  
**To:** Michelle Haynes

Michelle, thank you for your time today. As I think through lot 30/M Zoning request I am curious why no one has thought about a Lumiere type condo hotel at that location. The goal of the comp plan was to generate more economic activity for the core of mountain village. A boutique condo hotel would provide condo sales for a developer, a hotel/hot beds for the community, increased economic vitality for the core and a good fit in the lot 30/M location.

Lumiere is a great reference point as the work group works through the village core study.

Another example of why we should defer the zoning decision on Lot 30 until we can review the comp plan in this public, group effort.

Bill

Sent from my iPhone

## Michelle Haynes

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**From:** Anton Benitez <anton@tmvoa.org>  
**Sent:** Thursday, October 12, 2017 2:44 PM  
**To:** Michelle Haynes  
**Cc:** Anton Benitez  
**Subject:** FW: Lot 30

Please add to Lot 30 public comment.

AB

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**From:** tim durham [mailto:rtimdurham@gmail.com]  
**Sent:** Thursday, October 12, 2017 1:52 PM  
**To:** Anton Benitez <anton@tmvoa.org>  
**Subject:** Lot 30

Hello Anton, the email, [MHaynes@mtnvillage.org](mailto:MHaynes@mtnvillage.org), does not work so I thought I would send it to you to pass on.

I have been a property owner in MV for 27 years and I write this to encourage the Town of MV to change the zoning of Lot 30 back to its original land use of a maximum height of 48' and a maximum of 25 units.

Thanks,

Tim Durham  
512-422-1237



## Michelle Haynes

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**From:** Anton Benitez <anton@tmvoa.org>  
**Sent:** Thursday, October 12, 2017 9:57 AM  
**To:** Michelle Haynes  
**Cc:** Anton Benitez  
**Subject:** FW: Lot 30, Parcel M -- Public Comment

FYI .... Plz add to public comment.

AB

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**From:** Stacie Ward [mailto:wards4@mac.com]  
**Sent:** Thursday, October 12, 2017 9:56 AM  
**To:** Anton Benitez <anton@tmvoa.org>  
**Subject:** Fwd: Lot 30, Parcel M -- Public Comment

Hello Anton—

Here is the original email— thank you for reaching out on this issue. Now that I understand further what Mr. Huschke is asking, our concerns and objections would be:

1. The requested density increase from 9 units to 25 units is too great for Lot 30 given the size of the property (.6 acres).
2. The requested density increase would necessitate that the proposed structure be much higher than the current height restriction of 48 feet. A building of such great height and overall scale would not be in keeping with the existing character of the Aspen Ridge neighborhood. Our comments listed below still apply.

Thank you,  
Stacie Ward

Begin forwarded message:

**From:** Stacie Ward <wards4@mac.com>  
**Subject:** Lot 30, Parcel M -- Public Comment  
**Date:** October 11, 2017 at 9:20:12 PM EDT  
**To:** [MHaynes@mtnvillage.org](mailto:MHaynes@mtnvillage.org)  
**Cc:** [anton@tmvoa.org](mailto:anton@tmvoa.org)

Dear Ms. Haynes,

We just received an email from Mr. Benitez about the Open House to discuss Lot 30-Parcel M, scheduled for tomorrow October 12th. My wife and I own Aspen Ridge #20 and would like to comment on the proposed re-zoning of Lot 30, but we are currently in Florida and will be unable to make the meeting in person. Please consider this email as our official input on the matter and include it with the other public comments.

While we understand the thinking and motivation behind the effort to increase the density and height restrictions currently associated with Lot 30-Parcel M, we are vehemently opposed to it coming to

fruition in the new Plan. In general, Lot 30-Parcel M appears too small to support such a large increase in density, and we question the necessity of the requested change as well. We are under the impression that at present, there are plenty of available hotel rooms in Mountain Village even during holidays, so adding more rooms at this juncture seems superfluous. Our more specific concerns and objections to the proposed changes include, but are not limited to:

1. Not in keeping with the residential character of the Aspen Ridge neighborhood. To increase the density of Lot 30-Parcel M from a handful of condominium units to a monstrous 108-hotbed structure is a huge leap in planning-- one unsupported by the historical zoning of the property and directly at odds with the residential character of the neighborhood. We bought in Aspen Ridge precisely for the fact that it felt like a true second home rather than just a vacation destination. While we like being close to the Village core, we did not purchase within the core because it's too developed and crowded for our taste. Aspen Ridge's location is perfect as it's close enough to the core's amenities, but far enough away for peace and quiet, with more open space.
2. Eyesore. Besides the general character of the Aspen Ridge neighborhood being adversely affected, the proposal to increase the height restriction of Lot 30-Parcel M to 78 feet is ill-advised for aesthetic reasons. The proposed hotel will dwarf all of the surrounding buildings and utterly spoil the charming approach to the Village core, as well as the immediately adjacent Aspen Ridge residential properties. The visual pollution presented by such an obtrusive structure contradicts the "unmatched beauty" marketed by Telski and the Mountain Village community.
3. Increased Traffic and Noise. The increased traffic and noise that would undoubtedly accompany such a large hotel structure would negatively impact the adjacent Aspen Ridge condominium owners. As stated above, Aspen Ridge is a residential area, and a respite from the commercialization that exists in the Village core. A large hotel structure existing in such close proximity to private residences would shatter the existing peaceful environment with too many people coming and going, constant deliveries, and increased noise levels. There can be no question that the heightened overall activity surrounding such a structure would adversely affect the Aspen Ridge owners' use and enjoyment of their residential properties that currently exists.
4. Interfering with reasonable investment-backed expectations of Aspen Ridge owners. In addition to adversely affecting our use and enjoyment, the above factors will likely negatively impact our condominium's property value. We, and other Aspen Ridge owners, paid a significant premium to be located slopeside with outstanding views and serene surroundings. An obtrusive hotel structure is simply out of place in the Aspen Ridge neighborhood, and will likely interfere with our reasonable, investment-backed expectations should we choose to sell in the future. While we think it's fantastic that Telski and the Mountain Village community are addressing future growth and development issues, it should not be done at the expense of residents whose investment is far greater than that of a lift ticket or a hotel stay.

Thank you in advance for your consideration of this matter, and please feel free to contact us if you have further questions.

Sincerely,

Tom Ward  
Stacie Ward  
Aspen Ridge, Unit 20  
(727) 940-3469



## Michelle Haynes

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**From:** Robert Stenhammer <stenhammer@gmail.com>  
**Sent:** Thursday, October 12, 2017 11:07 AM  
**To:** Michelle Haynes  
**Cc:** Kim Montgomery; Laila Benitez  
**Subject:** Public Comment - Lot 30 Parcel M

Hi Michelle;

### **I am unable to attend the Open House today but here are my thoughts:**

- My comments stem from the Comp Plan "*Road Map for the Future*" and specifically pg. 28 "*The Importance of Hotbeds for Envisioned Economic Vibrancy*" and the content in the following Economic Development section. To me, this is the most important section of the Comp Plan and holds the key to long-term Mountain Village success *and* destination success.
- As we look to the future, additional hotbeds are needed for the sustainability of Town revenue streams, village vibrancy, the success of our merchants, and the services and offerings that are required to give world-class resort experiences for our residents and guests.
- As you know, The Town of Telluride will unlikely be adding additional hot beds with significant density; additional hot bed development needs to occur in Mountain Village as we work to optimize our tourism economy.
- Lot 30 along with Parcel M and TSG Open Space represent a premiere hot bed development location in Mountain Village. With easy access off Mtn Village Blvd, Ski-In/Ski-Out capabilities, walking distance to the Village Core/Gondola and the golf course can all be possible with keeping to the Comprehensive Plan.
- In my opinion, fragmenting Lot30 and treating Parcel M separately with 25 condo units would be a fail in the face of the Comp Plan economic objectives and long-term visioning.

I understand TMV, TSG and TMVOA will soon be undertaking a Village Core Sub-Area Plan similar to the Town Hall plan. I would encourage this land be part of that process to understand in more detail the importance of this special parcel and how to best utilize it.

Thank you for your very capable service and contributions to Mountain Village.

Best Regards,

**Robert Stenhammer**  
**210 Sunnyridge PL**  
970-708-7771

Granita Homeowners Association

10/12/17

Comprehensive Plan Amendment Lot 30, Parcel M

Dear Michelle,

Thank you for your time today at the TMV open house regarding the Comprehensive Plan Amendment Lot 30, Parcel M.

As a multiple Mountain Village property owner and owner in the Granita Building and it's current President, Please allow this letter to serve as formal notice that we the Granita HOA and it's owners support The Huschke's proposed changes to the comp plan. We totally support their request to reduce the building height from 78' to 48', reduce the density from 102 units to between 9-25 units, and remove the requirement for a Flagship hotel.

Please do not hesitate to call at any time if I can be of any assistance whatsoever.

Respectfully,

A handwritten signature in black ink, appearing to read 'AR', with a long horizontal line extending to the right.

Albert Roer  
President  
Granita Condominium Owners Association



**Michelle Haynes**

---

**From:** Gmail Les Omotani <lmo8337@gmail.com>  
**Sent:** Thursday, October 12, 2017 12:13 PM  
**To:** Michelle Haynes  
**Cc:** Gmail Les Omotani  
**Subject:** COMPREHENSIVE PLAN AMENDMENT LOT 30 PARCEL M

**Granita Homeowners Association**

**10/12/17**

**Comprehensive Plan Amendment Lot 30, Parcel M**

Dear Michelle,

Regarding the Comprehensive Plan Amendment Lot 30, Parcel M.

As an owner in the Granita Building, Please allow this letter to serve as formal notice that we the Granita HOA and it's owners support The Huschke's proposed changes to the comp plan. We totally support their request to reduce the building height from 78' to 48', reduce the density from 102 units to between 9-25 units, and remove the requirement for a Flagship hotel.

Respectfully,

LES AND BARBARA OMOTANI

Granita Owner

Unit # 304

# Les and Barbara Omotani

Les Omotani, Ph. D.  
[LMO8337@gmail.com](mailto:LMO8337@gmail.com)

8337 N Lee Trevino Drive  
Tucson, Arizona 85742

516 652 6278



## Michelle Haynes

---

**From:** Stacie Ward <wards4@mac.com>  
**Sent:** Wednesday, October 11, 2017 7:20 PM  
**To:** Michelle Haynes  
**Cc:** anton@tmvoa.org  
**Subject:** Lot 30, Parcel M -- Public Comment

Dear Ms. Haynes,

We just received an email from Mr. Benitez about the Open House to discuss Lot 30-Parcel M, scheduled for tomorrow October 12th. My wife and I own Aspen Ridge #20 and would like to comment on the proposed re-zoning of Lot 30, but we are currently in Florida and will be unable to make the meeting in person. Please consider this email as our official input on the matter and include it with the other public comments.

While we understand the thinking and motivation behind the effort to increase the density and height restrictions currently associated with Lot 30-Parcel M, we are vehemently opposed to it coming to fruition in the new Plan. In general, Lot 30-Parcel M appears too small to support such a large increase in density, and we question the necessity of the requested change as well. We are under the impression that at present, there are plenty of available hotel rooms in Mountain Village even during holidays, so adding more rooms at this juncture seems superfluous. Our more specific concerns and objections to the proposed changes include, but are not limited to:

1. Not in keeping with the residential character of the Aspen Ridge neighborhood. To increase the density of Lot 30-Parcel M from a handful of condominium units to a monstrous 108-hotbed structure is a huge leap in planning-- one unsupported by the historical zoning of the property and directly at odds with the residential character of the neighborhood. We bought in Aspen Ridge precisely for the fact that it felt like a true second home rather than just a vacation destination. While we like being close to the Village core, we did not purchase within the core because it's too developed and crowded for our taste. Aspen Ridge's location is perfect as it's close enough to the core's amenities, but far enough away for peace and quiet, with more open space.
2. Eyesore. Besides the general character of the Aspen Ridge neighborhood being adversely affected, the proposal to increase the height restriction of Lot 30-Parcel M to 78 feet is ill-advised for aesthetic reasons. The proposed hotel will dwarf all of the surrounding buildings and utterly spoil the charming approach to the Village core, as well as the immediately adjacent Aspen Ridge residential properties. The visual pollution presented by such an obtrusive structure contradicts the "unmatched beauty" marketed by Telski and the Mountain Village community.
3. Increased Traffic and Noise. The increased traffic and noise that would undoubtedly accompany such a large hotel structure would negatively impact the adjacent Aspen Ridge condominium owners. As stated above, Aspen Ridge is a residential area, and a respite from the commercialization that exists in the Village core. A large hotel structure existing in such close proximity to private residences would shatter the existing peaceful environment with too many people coming and going, constant deliveries, and increased noise levels. There can be no question that the heightened overall activity surrounding such a structure would adversely affect the Aspen Ridge owners' use and enjoyment of their residential properties that currently exists.
4. Interfering with reasonable investment-backed expectations of Aspen Ridge owners. In addition to adversely affecting our use and enjoyment, the above factors will likely negatively impact our condominium's property value. We, and other Aspen Ridge owners, paid a significant premium to be located slopeside with outstanding views and serene surroundings. An obtrusive hotel structure is simply out of place in the Aspen Ridge neighborhood, and will likely interfere with our reasonable, investment-backed expectations should we choose to sell in the future. While we think

it's fantastic that Telski and the Mountain Village community are addressing future growth and development issues, it should not be done at the expense of residents whose investment is far greater than that of a lift ticket or a hotel stay.

Thank you in advance for your consideration of this matter, and please feel free to contact us if you have further questions.

Sincerely,

Tom Ward  
Stacie Ward  
Aspen Ridge, Unit 20  
(727) 940-3469



10/11/2017

To Town of Mountain Village

Re: Lot 30 M

This lot is such a lovely lot – and still has some Aspen trees that are becoming more and more valuable around Mountain Village.

Our visitors come here for the beauty first, and second, hiking and outdoor activities, skiing, etc. And only after that come hotels and various amenities. I This I hear year round on the Gondola, from many visitors from all over the US and the world.

So I would urge all parties involved to consider a project similar to Aspen Ridge, as that **would not block our most valuable asset – the views !**

It would also be lovely to have these open houses after working hours, so we, the working residents could actually participate. It is nice these are held, but during workday you are only getting fairly small percentage of residents. When meetings were held after work on the Meadows project Town Hall was packed. Please consider this for the next scheduled open houses.

Thank you for considering my comments,

Jolana Vanek, 19 Boulders Way

## Michelle Haynes

---

**From:** Brian Eaton <bingo.eaton@cox.net>  
**Sent:** Wednesday, October 11, 2017 9:35 PM  
**To:** Michelle Haynes  
**Subject:** Re: Lot 30 M

Michelle,

Thanks for the info. We certainly do no longer need hotel sites to add to the 4-5 we already have and cannot find developers for. As it appears our condo availability is easing,,something that aligns itself with Aspen Ridge would be a great plan. Low density on a premier location.

But, it is time to start carefully controlling our growth. The days of BUILD,BUILD, BUILD are long gone, and we all lost lots of equity in our own homes during this time.

Every development needs to prove that; it is worthy of our Village, and WILL NOT detract from the beauty of its surroundings!

We need to plan like the Swiss, the mountains are more important and nature cannot be improved here!

Brian Eaton

Sent from my iPad

> On Oct 11, 2017, at 3:07 PM, Michelle Haynes <MHaynes@mtnvillage.org> wrote:

>  
> Brian:  
>  
> There is no secrecy, hence a public meeting and open house!  
>  
> Here is the worksession memo from August and a pdf of some slides we'll show tomorrow.  
>  
> Let me know if you have any additional questions.  
>  
> 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

>  
>  
> Email Signup | Website | Facebook | Twitter | Pinterest | Videos On  
> Demand

>  
> -----Original Message-----

> From: Brian Eaton [mailto:bingo.eaton@cox.net]  
> Sent: Wednesday, October 11, 2017 4:06 PM  
> To: Michelle Haynes <MHaynes@mtnvillage.org>



> Subject: Lot 30 M

>

> Michelle, so why all the secrecy. We would like some background info as this is a very special location.

> Thanks,

> Brian Eaton

> 104 Gold Hill Ct

>

> Sent from my iPad

> <Lot 30 Parcel m ppt.pdf>

> <20170808 Lot 30 Comp Plan Amendment Worksession Memo revised.pdf>

## Michelle Haynes

---

**From:** Michelle Haynes  
**Sent:** Wednesday, October 11, 2017 6:32 PM  
**To:** neal elinoff  
**Subject:** Re: meeting tomorrow 10 - noon

Thanks for your comments Neal. I will incorporate them.

Michelle Haynes

Sent from my iPhone

On Oct 11, 2017, at 4:56 PM, neal elinoff <[nealelinoff@gmail.com](mailto:nealelinoff@gmail.com)> wrote:

Hi Michelle,

I own a Blue Mesa Condo that is impacted by this and I'm okay with increasing density and the height to the new height of 70 feet. I think it's fine. And I have a condo that would be impacted but it's important to get some more people into the core and get some greater vitality.

Sincerely,

**Neal Elinoff** *president*

*Elinoff & Co. Gallerists and Jewelers*

*204 West Colorado Ave.*

*PO Box 2846*

*Telluride, CO 81435*

*work: 970-728-5566; fax: 970-728-5950; cell: 970-708-0679*





## Comprehensive Plan Amendment Lot 30, Parcel

Please provide your comments on the Comprehensive Plan Amendment

NAME SALLY FIELD

Email SALLYFIELD@MVCABLE.NET

PLEASE PROVIDE YOUR COMMENTS:

1. THE PROPOSED 102 UNITS SUGGESTED BY COMPT PLAN IS CONSIDERED VERY INAPPROPRIATE FOR THIS SITE, (UNREALISTIC AND POTENTIALLY DAMAGING TO NEIGHBORING PROPERTY) THE IDEA IS NOT A GOOD ONE. THE CURRENT ZONING IS SUPPORTED BY NEIGHBORS, SITE SIZE & MARKET. A SLIGHT INCREASE IN DENSITY WITH APPROPRIATE DESIGN MAY BE SUPPORTED AS WELL.

NAME \_\_\_\_\_

Email \_\_\_\_\_

PLEASE PROVIDE YOUR COMMENTS:



## Comprehensive Plan Amendment Lot 30, Parcel

Please provide your comments on the Comprehensive Plan Amendment

NAME Bruce McIntire

Email brucem@luxwest.com

PLEASE PROVIDE YOUR COMMENTS:

- Lot 30 could have flexible zoning allowing for 9 condos or up to ~70~ hotel or condo-hotel units. It takes about 70 hotel units to support minimal management.
- SCRAP THE EXISTING CONDO-HOTEL RULES
- REPLACE THE WORD "FLAGSHIP" WITH THE TERM - "AAA 3-STAR OR HIGHER" ON MOST HOTEL SITES

NAME \_\_\_\_\_

Email \_\_\_\_\_

PLEASE PROVIDE YOUR COMMENTS:





## Comprehensive Plan Amendment Lot 30, Parcel

Please provide your comments on the Comprehensive Plan Amendment

10/12/2017

NAME Douglas Tooley

Email douglas@tooleytools.com

PLEASE PROVIDE YOUR COMMENTS:

I support the 48' high building envelope,  
BUT the use of the additional space  
gained from the upzone should have  
specific substantial non-condo uses  
including commercial & work force housing.  
The Med Center & Library should also be discussed.

NAME \_\_\_\_\_

Email \_\_\_\_\_

PLEASE PROVIDE YOUR COMMENTS:

(like hotel)



## Comprehensive Plan Amendment Lot 30, Parcel

Please provide your comments on the Comprehensive Plan Amendment

NAME Jan H Gilboer

Email jan.gilboer@villagearchitect.com

PLEASE PROVIDE YOUR COMMENTS:

IT APPEARS TO ME THAT THE CONCEPT IS TOTALLY INAPPROPRIATE FOR LOT 30. THE SOLICITING <sup>BLOCK OF</sup> 102' WIDE IS 180' FROM WHAT REMAINS OF GROUND. THE DENSITY FOR 60 AC IS TOTALLY UNACCEPTABLE FROM THE LOT AND KILLS THE ENTIRE LOT LINE TO THE STREET AND DEVELOPS A CURVE ALONG THE STREET AND PARTICULARLY WITH A 78' ALLOWANCE FOR HEIGHT, LIGHT, VIEWS & DENSITY DO NOT ALLOW PROPER USE OF THE LOT. THERE IS NO UNDERSTANDING OF UTILITIES FOR THE SITE; NO SEWER, WATER, POWER ETC ARE THOUGHT ABOUT.

NAME \_\_\_\_\_

Email \_\_\_\_\_

PLEASE PROVIDE YOUR COMMENTS:

All-in-all the proposal is inappropriate.





## Comprehensive Plan Amendment Lot 30, Parcel

Please provide your comments on the Comprehensive Plan Amendment

NAME Sandra Gilbert

Email svqnm@comcast.net

PLEASE PROVIDE YOUR COMMENTS:

The proposed density is so far outside the established density in the immediate area that it is ludicrous. Impacts to views, sun and natural light, air circulation, sewer and water & electrical service will be monumental. Current zoning of 11 units is appropriate. Established property values will be negatively impacted to the benefit of the developer who takes the money and leaves in place owners to

NAME \_\_\_\_\_

Email \_\_\_\_\_ *experience*

PLEASE PROVIDE YOUR COMMENTS:

beat the burden.  
City level density is not appropriate in a residential neighborhood. The arrival in Mountain Village will be adversely affected by a nonalike building imposed in the midst of the current established height limitations. The elimination of easements is contrary to a focus on the environment and moving into a concrete jungle aesthetic - is this the future of Mountain Village?  
and green space



## Comprehensive Plan Amendment Lot 30, Parcel

Please provide your comments on the Comprehensive Plan Amendment

NAME PHIL EVANS

Email pboe43@aol.com

PLEASE PROVIDE YOUR COMMENTS:

RECOMMEND TO CONSIDER WAIVING COMP. PLAN  
REQM'T ON LOT 30, AND INSTRUCT DEVELOPER  
TO PROCEED WITH EXISTING ZONING APPLICATION  
(WITH VARIANCES & INCREASED DENSITY AS DESIRED)

NAME P. EVANS

Email \_\_\_\_\_

PLEASE PROVIDE YOUR COMMENTS:

COUNCIL SHOULD NOT AGREE TO NEW ZONING  
WITHOUT DRB REVIEW & INVOLVEMENT





## Comprehensive Plan Amendment Lot 30, Parcel

Please provide your comments on the Comprehensive Plan Amendment

NAME Martinique Prohaska

Email [martinique.davis@gmail.com](mailto:martinique.davis@gmail.com)

PLEASE PROVIDE YOUR COMMENTS: I do believe there needs to be long-range thinking when considering the future of this lot, as it is one of the last/best areas for development of a Flagship hotel. While our current economic climate may not indicate the need for more "hot beds," we are a top-ranked, world-class resort that should envision such development in the future. To support this amendment, I would want to see other opportunities for hotel development in the commercial core explored.

NAME \_\_\_\_\_

Email \_\_\_\_\_

PLEASE PROVIDE YOUR COMMENTS:

## Michelle Haynes

---

**From:** Jensen, Bill <bjensen@tellurideskiresort.com>  
**Sent:** Thursday, October 12, 2017 4:30 PM  
**To:** Michelle Haynes  
**Subject:** RE: Lot 30 Parcel M Public Comments - Open House

These are the verbal comments I shared with Michelle at the open house.

TSG, as an adjacent land owner, has had no interactions with the lot 30 owners or their representative John Horn. Given the common lot lines, one would think the lot 30 owners or their representative would have reached out to TSG at a minimum with a neighborly heads up on what they were hoping to achieve in a rezoning.

The last interaction TSG had with the lot 30 owners was in 2014 when TSG granted the lot owners an access easement (previous to that Lot 30 had no access).

A rezoning of lot 30 without considering the potential use of TSG open space in that location that could allow for use of density over a broader footprint and perhaps would allow for an overall height reduction seems premature. Without the ability to work together on options the only remaining development use for TSG's open space according to the land plan is affordable housing.

While the comp plan density associated with Parcel M (the designation for the combination of lot 30 and TSG open space) is significant, given the increased land mass, there may be options or variations that better meet the current and future needs of Mountain Village.

Given the Town of Mountain Village and TMVOA are initiating a working group to study the Village core it would seem appropriate to defer a rezoning decision and allow that working group six months to look at the Mountain Village core in its entirety and how lot 30/Parcel M options that may better serve the future of the core area.

Bill Jensen

---

**From:** Michelle Haynes [mailto:MHaynes@mtnvillage.org]  
**Sent:** Thursday, October 12, 2017 3:52 PM  
**To:** Jensen, Bill <bjensen@tellurideskiresort.com>  
**Subject:** RE: Lot 30 Parcel M Public Comments - Open House

Bill:

Yes, verbal comments are harder to summarize succinctly. I did not summarize anyone's verbal comments. Would you like to provide them now via email and I can amend the public comments? Happy to do so. Just let me know.

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)





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**From:** Jensen, Bill [<mailto:bjensen@tellurideskiresort.com>]  
**Sent:** Thursday, October 12, 2017 3:48 PM  
**To:** Michelle Haynes <[MHaynes@mtnvillage.org](mailto:MHaynes@mtnvillage.org)>  
**Subject:** RE: Lot 30 Parcel M Public Comments - Open House

Michelle, saw you included my follow up email comment but you did not include my as important verbal comments to you during the open house.  
Bill

---

**From:** Michelle Haynes [<mailto:MHaynes@mtnvillage.org>]  
**Sent:** Thursday, October 12, 2017 3:30 PM  
**To:** Michelle Haynes <[MHaynes@mtnvillage.org](mailto:MHaynes@mtnvillage.org)>  
**Subject:** Lot 30 Parcel M Public Comments - Open House

Please see the attached public comments from today's open house.

If I receive more, and I expect that I may, I will forward those along as well.

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](#)

## Michelle Haynes

---

**From:** Dave Ezell <DEzell@sigmasupply.com>  
**Sent:** Friday, October 13, 2017 12:37 PM  
**To:** Michelle Haynes  
**Cc:** nickiezell1@yahoo.com; bkjack@rmi.net  
**Subject:** FW: Comprehensive Plan Amendment Lot 30, Parcel M  
**Attachments:** 20171012113445580.pdf; ATT00001.htm

Please note that as owners of Granita 204 we are in support of reducing the density of this proposed building as Darrell Huschke notes in his attached letter.

Thank you!

Dave Ezell  
Sigma Supply of North America Inc.  
3316 Towson Avenue  
Fort Smith, AR 72901  
800-785-0367  
479-785-0367  
479-785-0368 (FAX)  
479-459-7028 (Cellular)  
dezell@sigmasupply.com

[www.sigmasupply.com](http://www.sigmasupply.com)

---

**From:** Nicki Ezell [nickiezell1@yahoo.com]  
**Sent:** Friday, October 13, 2017 1:16 PM  
**To:** Dave Ezell  
**Subject:** Fwd: Comprehensive Plan Amendment Lot 30, Parcel M

Sent from my iPhone

Begin forwarded message:

**From:** "Marcy Pickering" <[marcy@peakpropertytelluride.com](mailto:marcy@peakpropertytelluride.com)>  
**Date:** October 13, 2017 at 12:28:44 PM CDT  
**To:** <[marcy@peakpropertytelluride.com](mailto:marcy@peakpropertytelluride.com)>, <[office@peakpropertytelluride.com](mailto:office@peakpropertytelluride.com)>  
**Subject:** **FW: Comprehensive Plan Amendment Lot 30, Parcel M**

Granita Owners,

Please see below, and if you have any additional questions, please don't hesitate to contact me.

Thank you,  
*Marcy Pickering*  
President/Owner  
Peak Property Management & Maintenance Inc.



100 Aspen Ridge Dr.  
Telluride, CO 81435  
Office: 970-729-0178  
Fax: 970-728-0998

Marcy,

Please forward this email and the attachment to all the Granita owners so that they can write their own letter in support of the Huschke's proposal. They can send an email to Michelle Haynes TMV Town Planner @ [mhaynes@mtnvillage.org](mailto:mhaynes@mtnvillage.org)

## Granita Homeowners Association

10/12/17

### Comprehensive Plan Amendment Lot 30, Parcel M

Dear Michelle,

Regarding the Comprehensive Plan Amendment Lot 30, Parcel M..

As an owner in the Granita Building, Please allow this letter to serve as formal notice that we the Granita HOA and it's owners support The Huschke's proposed changes to the comp plan. We totally support their request to reduce the building height from 78' to 48', reduce the density from 102 units to between 9-25 units, and remove the requirement for a Flagship hotel.

Respectfully,

Granita Owner  
Unit #

---

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## Michelle Haynes

---

**From:** Murry Gunty <mgunty@blackstreetcapital.com>  
**Sent:** Wednesday, October 18, 2017 8:51 AM  
**To:** Michelle Haynes  
**Subject:** Lot 30 feedback

It seems to me that there is no shortage of condos for sale in Mountain village. The proposal to increase the number of units to up to 25 seems unnecessary to me. the existing zoning should be sufficient for them. I hope this feedback is helpful.

--

Murry Gunty  
CEO  
Blackstreet Capital  
5425 Wisconsin Ave, Suite 701  
Chevy Chase, MD 20815  
240 223 1333  
[mgunty@blackstreetcapital.com](mailto:mgunty@blackstreetcapital.com)

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## Michelle Haynes

---

**From:** Angela Pashayan <info@angalapashayan.com>  
**Sent:** Wednesday, October 18, 2017 11:33 AM  
**To:** Michelle Haynes  
**Subject:** Lot 30

Thank you for the information on Lot 30 in the Mountain Village.

It is my opinion that the lot is located in a prime location for development of a small boutique hotel encroaching past the Lot lines into Telski property per their agreement, with a few local housing units included as a trade off. It would bring more amenities to our Mountain Village and offer much needed local housing. Four to five units of local housing is better than nothing at all.

I am literally typing this while riding on the off season goose to town..... listening to the driver explain to a group of visitors that Mountain Village is in the midst of a housing crunch. The visitors replied, "how can the Mountain Village sustain itself going forward "? The driver provided no answer.

In regards to planning and zoning, I am 'for' amending the comprehensive plan to allow consideration of different types of developments on Lot 30 while the Mountain Village retains the right to accept or deny proposals of development. This may lead to contingent offers to purchase the land delaying the sell, however the sellers can always choose to sell at any time under the existing planning & zoning codes that I believe allow for an 8 unit condo building.

If a contingent offer is accepted for the larger footprint development, I would be against a height past 3 stories (approx. 35-40 ft. high).

My last comment for consideration is on the stipulations for including local housing units; that there be configurations offered for families and singles, and that the hotel may not bring in 'their own' occupants/employees to fill those units. We have qualified people here waiting for solid opportunities to work.

Thank you for considering my views on this important matter of planning and development in Mountain Village.

--





A development of this scale on this site is an outrage ! Lot 30 cannot absorb something of this magnitude . Traffic and parking impacts will be intolerable and frankly dangerous. Proposed height and density will violate the quiet enjoyment rights of the longstanding residents of Aspen Ridge . I strongly urge the Mountain Village Owners Association reject this proposal .  
Allowing excessive density in a development to rectify an economic result would be irresponsible on the part of the Association . Any development on this site needs to contemplate a more sensible usage that is compatible with its neighbors and will not be totally disruptive to the surroundings as this will certainly be.  
I hope that reason will prevail and that MVOA will prevent the destruction of this important neighborhood that has been a jewel of Mountain Village for years .

Peter Capobianco , resident of Aspen Ridge

---

**From:** Anton Benitez, TMVOA Executive Director <anton@tmvoa.org>  
**Sent:** Wednesday, October 11, 2017 6:40:55 PM  
**To:** petercapo@hotmail.com  
**Subject:** Lot 30 Open House, Ballot Issue 1A



**TOMORROW: Lot 30, Parcel M – Open House**

The Town is holding an open house to discuss and gather public input on a Comprehensive Plan Amendment to Lot 30, Parcel M on Thurs., Oct 12, 10 a.m. – 12 p.m. at Town Hall. The site is located across the street from the Granita Building and adjacent to the Aspen Ridge development.

Public input is a key component of any comprehensive plan and comprehensive plan amendment. Town Council will consider the comprehensive plan amendment at their Nov



**Michelle Haynes**

---

**From:** Steven Ullrich <sullrich2@yahoo.com>  
**Sent:** Friday, October 13, 2017 12:34 PM  
**To:** Michelle Haynes  
**Subject:** Regarding the Comprehensive Plan Amendment Lot 30, Parcel M.

Granita Homeowners Association

10/13/17

Comprehensive Plan Amendment Lot 30, Parcel M

Dear Michelle,

Regarding the Comprehensive Plan Amendment Lot 30, Parcel M.

As an owner in the Granita Building, Please allow this letter to serve as formal notice that we the Granita HOA and its owners support The Huschke's proposed changes to the comp plan. We totally support their request to reduce the building height from 78' to 48', reduce the density from 102 units to between 9-25 units, and remove the requirement for a Flagship hotel.

Respectfully,

Steven Ullrich

Granita Owner

Unit # 202

## Michelle Haynes

---

**From:** Marty <mmhuschke@aol.com>  
**Sent:** Saturday, October 14, 2017 5:30 PM  
**To:** jhorn@rmi.net; Michelle Haynes  
**Subject:** Fwd: Lot 30 Mountain Village

Begin forwarded message:

**From:** Stacie Ward <[wards4@mac.com](mailto:wards4@mac.com)>  
**Date:** October 14, 2017 at 4:11:24 PM MST  
**To:** Marty <[mmhuschke@aol.com](mailto:mmhuschke@aol.com)>  
**Subject:** Re: Lot 30 Mountain Village

Hello Darrell—

Thank you for emailing to clarify your position, as the documents attached to the TMVOA email were a bit unclear as to your request and the current restrictions. We support your efforts to develop Lot 30 if the interests of Aspen Ridge owners are ultimately protected and the character of the immediate neighborhood is retained.

Specifically, we support:

1. The removal of the flagship requirement from Lot 30/Parcel M under the Comprehensive Plan;
2. The reduction in height and density of Lot 30/Parcel M under the Comprehensive Plan (down from 78 feet and 102 units, respectively);
3. Developing Lot 30 (or the Lot 30/Parcel M combination) in keeping with the current character of the Aspen Ridge neighborhood (i.e., multi-family only).

However, we do have these concerns:

1. Density request of up to 25 condominium units on the Lot 30/Parcel M is too great. We are skeptical that 25 condominium units (or anything approaching that number) could be constructed on Lot 30/Parcel M and still be in keeping with the character of the Aspen Ridge community. It seems that amount of density would require a very large and tall structure, and be at odds with the townhouses of Aspen Ridge.
2. We would not support a hotel or a commercial, non-residential structure of any kind on Lot 30/Parcel M, whether mixed-use or hybrid approach, irregardless of the removal of the flagship requirement. Therefore, we do not agree with or support the following Staff recommendation:
  - "it is in the town's best interest to incentivize a greater unit number with a hybrid approach to hotel bed base (hotel, hotel efficiency, condominium-hotel, lodge, efficiency lodge, or property management/rental pool requirements) without the flagship hotel requirement, consistent with a lot that has historically been treated as a transition lot between two zone districts."



We hope you and the town can come to an agreement on this, and that you will be allowed to sell/develop Lot 30 in such a way that also protects the interests and investments of all Aspen Ridge owners, as well as the residential character of our neighborhood.

Thanks again for emailing,  
Stacie and Tom Ward

On Oct 13, 2017, at 4:15 PM, Marty <[mmhuschke@aol.com](mailto:mmhuschke@aol.com)> wrote:

October 13, 2017

Dear Tom and Stacy,

I wanted to be sure that you understand that I am trying to REDUCE the height limit and density on Lot 30 to protect the owners and character of Aspen Ridge. The 78.5 height and 102 unit requirements were imposed on my property by the Comprehensive Design Plan. I am asking for a height and density consistent with our neighborhood.

If you wish to discuss any other aspects of Lot 30, I would be happy to talk with you. (602) 616-9876

Thank you for being a concerned resident of Aspen Ridge.

Sincerely,

Darrell Huschke  
Developer of Aspen Ridge  
Owner of Lot 30 and AR Unit 18

## Michelle Haynes

---

**From:** Laila Benitez  
**Sent:** Saturday, October 14, 2017 3:24 PM  
**To:** Michelle Haynes  
**Cc:** jolanavanek@yahoo.com  
**Subject:** Fwd: Lot 30, Parcel M Comprehensive Plan Amendment Open House, October 12  
**Attachments:** Aspen Ridge Comment.docx; ATT00001.htm

Hi Michelle,  
Please see Jolana's email feedback below.  
Thanks,  
LB

Sent from my iPhone

Begin forwarded message:

**From:** JOLANA VANKOVA <[jolanavanek@yahoo.com](mailto:jolanavanek@yahoo.com)>  
**Date:** October 14, 2017 at 2:17:35 PM MDT  
**To:** Town of Mountain Village <[lailabenitez@mtnvillage.org](mailto:lailabenitez@mtnvillage.org)>  
**Subject:** Lot 30, Parcel M Comprehensive Plan Amendment Open House, October 12  
**Reply-To:** JOLANA VANKOVA <[jolanavanek@yahoo.com](mailto:jolanavanek@yahoo.com)>

Dear Laila,

I had clients Thursday morning so I only dropped in for about 3 minutes. My comment is attached.

Even the TMV founder Ron Allred said during a meeting that he would not build the Peaks that size today. Let's not block this amazing last part of views and trees by huge hotel as we have done with the Peaks 20 plus years ago.

All I had a chance to speak with , specially riding on the Gondola approaching from town hall felt that something like "Aspen Ridge phase 2" would look appropriate.

Thank you  
Jolana Vanek



**From:** Town of Mountain Village <[bkight@mtnvillage.org](mailto:bkight@mtnvillage.org)>

**To:** Jolana Vanek <[jolanavanek@yahoo.com](mailto:jolanavanek@yahoo.com)>

**Sent:** Wednesday, October 11, 2017 12:51 PM

**Subject:** Lot 30, Parcel M Comprehensive Plan Amendment Open House, October 12

Mountain Village Seeks Community Input

No Images? [Click here](#)



RESIDENTS

BUSINESSES

GOVERNING

EVENTS

Comprehensive Plan Amendment Lot 30, Parcel M

# OPEN HOUSE



## SEEKING COMMUNITY INPUT

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**Thursday, October 12**  
10 a.m. to 12 p.m.  
**Mountain Village Town Hall**

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The Town of Mountain Village is holding an open house to discuss a comprehensive plan amendment to Lot 30, Parcel M. Public input is a key component of any comprehensive plan and comprehensive plan amendment. Coffee and pastries will be served!

For more information or to provide written public comment, contact Planning and Development Services Director, Michelle Haynes at [MHaynes@mtnvillage.org](mailto:MHaynes@mtnvillage.org)

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**SUGGESTED RSVP**



**From:** [L.Omotani](#)  
**To:** [Michelle Haynes](#)  
**Cc:** [Les M. Omotani](#)  
**Subject:** Re: Parcel M, Lot 30 Comprehensive Plan Amendment, Village Center Subarea  
**Date:** Saturday, January 13, 2018 7:22:43 AM

---

Hi Michelle

Thanks for this update

We continue to support what we understood to be the existing owners plans to develop Lot 30 as small density condo/town homes. We are not supportive of the expanded high density hotel with multi story height allowances. This is NOT what we were told when we purchased our Granita condo.

When the Madeline hotel was built restricting existing mountain views we were told by village planners that we would continue to have our down valley MEADOWS views without obstruction.

Thanks for continuing to keep us informed

Les Omotani

Granita 304

Sent from my iPad

On Jan 11, 2018, at 3:50 PM, Michelle Haynes <[MHaynes@mtnvillage.org](mailto:MHaynes@mtnvillage.org)> wrote:

Dear Community Members:

The design review board (DRB) will be providing a recommendation to town council and the town council will consider a comprehensive plan amendment to parcel M, lot 30, Village Center Subarea. The DRB recommendation will occur on February 1<sup>st</sup> and the town council will consider a proposed amendment on February 15<sup>th</sup>.

Draft and preliminary materials can be found at the following link:

<https://townofmountainvillage.com/governing/building-development/current-planning/>

Please also note that the materials associated with the proposed comprehensive plan amendment will be **updated** by January 19, 2018 and town council may consider edits or revisions prior to and at the town council meeting.

I am providing this email to you as a courtesy because you either participated in the open house, provided public comment or otherwise expressed interest in this process.

Do not hesitate to contact me if you have any additional questions.

With regard,

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)



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**COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING DIVISION**

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

**Agenda Item #14**

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**TO:** Design Review Board

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

**FOR:** Meeting of February 15, 2018

**DATE:** January 19, 2018

**RE:** Consideration of Approval of a Resolution regarding a Comprehensive Plan Amendment regarding Parcel M, Lot 30, which consists of Lot 30 and a portion of the adjacent open space parcel OS1AR-3 within the Village Center Subarea and other associated amendments to accomplish the foregoing pursuant to Community Development Code Section 17.1.5 Town Comprehensive Plan.

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**BACKGROUND**

The Town Council has initiated a Mountain Village Comprehensive Plan amendment to Parcel M, Lot 30 Village Center Subarea pursuant to Community Development Code (CDC) Section 17.1.5.E. specifically to amend Chapter Titled *Land Use Plan Policies*, Section Titled *Mountain Village Subarea Plan Principles, Policies and Actions* Subsection 13. *Parcel M Lot 30*.

**TIMELINE REGARDING PARCEL M, LOT 30 COMPREHENSIVE PLAN AMENDMENT**

- August 17, 2017 Town Council Worksession
- October 12, 2017 Public Open House regarding a Parcel M, Lot 30 Comprehensive Plan Amendment
- February 1, 2018 the DRB held a public hearing to provide a courtesy recommendation to Town Council.

**ATTACHMENTS**

- a) Context Map
- b) Relevant Existing Comprehensive Plan Documents
  1. Future Land Use Map
  2. Village Subarea Map
  3. Village Subarea Table
  4. Village Subarea Principles, Policies and Actions No. 13 Parcel M, Lot 30
- c) Resolution
- d) Proposed Amendment No. 13 Principles, Policies and Actions contained in the Comprehensive Plan
- e) Public Comments provided at and around the public open house held on October 12, 2017 (29 written comments in total), plus recent public comment
- f) Worksession Memo for the meeting dated August 17, 2017
- g) Public Comment, John Horn dated February 9, 2018

**SITE ORIENTATION**

Parcel M as it is referred to in the Comprehensive Plan is comprised of a land area that includes Lot 30 and a portion of OS1AR-3, an adjacent active open space parcel of land. Parcel M is further located adjacent to the Aspen Ridge multi-family condominium development to the west, adjacent to OS1AR-3 Active Open Space parcel to the north, across Mountain Village Boulevard and to the east sits the Granita mixed use development and Tramontana multi-family development to the south (See Attachment Context Map). Lot 30 is a vacant lot, except for a commercial area in a small building that exists on the southwest corner of the lot. Parcel OS1AR-3 surrounds Lot 30 on four sides (see context map) is also vacant and zoned Active Open Space. Parcel M is a combination of two separate zoning designations Lot 30 being Multi-Family, OS1AR-3 Active Open Space. It is also recognized in the Comprehensive Plan as part of the Mountain Village Center Subarea.

**PARCEL M, LOT 30 OVERVIEW OF EXISTING ZONING AND COMPREHENSIVE PLAN VISION**

**Existing Zoning and Density Allocations for Lot 30**

	<b>Community Development Code (CDC)</b>
<b>Zoning</b>	Multi-Family
<b>Lot Size</b>	.60 acres
<b>Maximum Allowable Height</b>	48 feet
<b>Lot Coverage</b>	65%
<b>Current Zoning</b>	9 Condominiums 2 Employee Apartments Commercial Use (per Resolution No. 2012-0426-07 )

**Comprehensive Plan Table 7 specific to Parcel M, Lot 30 excerpt**

Parcel M Lot 30	Target Maximum Building Height	Target Hotbed Mix	Target Condo Units	Target Dorm Units*	Target Restaurant/Commercial Area	Total Target Units
	78.5	88	12	2	0	102

**Existing Zoning and Density Allocations for Parcel OS1AR-3**

	<b>Community Development Code (CDC)</b>
<b>Zoning</b>	Full Use Ski Resort Active Open Space (Class3AOS)
<b>Lot Size</b>	1.432 acres MOL (only a portion contemplated pursuant to the comprehensive plan of .419 acres MOL)
<b>Maximum Allowable Height</b>	n/a
<b>Lot Coverage</b>	n/a
<b>Current Zoning</b>	No density designated

**Full Use Ski Resort Active Open Space Zoning** is associated with the operation and maintenance of a ski resort and the community at large which are limited to ski resort uses, active recreational uses, recreational trails, community infrastructure, equestrian facilities, workforce housing, telecommunications antenna and similar uses.



Table 3-1: Town of Mountain Village Land Use Schedule outlines specific uses allowed consistent with the broad list above indicating whether they are permitted or conditional uses. Any development proposing above grade construction with allowable uses in the Full Use, Ski Resort Active Open Space zone district, is subject to a class 4 Conditional Use Permit development application and also must be found to be in conformance with the Comprehensive Plan.

### **Comprehensive Plan Land Use Map**

The Future Land Use Plan map in the Comprehensive Plan indicates that Parcel M, if developed consistent with the Comprehensive Plan, would be rezoned to mixed-use [village center] and the remaining portion of OS1AR-3 rezoned to limited use ski resort active open space.

### **BACKGROUND**

In July of 2017, the owner of Lot 30, which is a portion of the comprehensive plan parcel M area, approached the town regarding the potential of a Comprehensive Plan amendment. The owner of lot 30 has an existing density allocation of 9 condominiums and 2 employee apartments that can be constructed today without demonstrating conformance with the Comprehensive Plan. The owner of Lot 30 felt that the Comprehensive Plan Table 7 did not provide any flexibility should they wish to develop Lot 30 other than to its by right density allocation. Conformance with the Comprehensive Plan otherwise directs the owners to conform with the heights, densities and mix of uses shown by Table 7 of the Comprehensive Plan. The specific request discussed at the Town Council worksession in August included an amendment to the Comprehensive Plan Table 7 and also to the principles and policies, to remove the flagship hotel designation and allow an increase in condominium density up to 25 condominium units.

The Town of Mountain Village held an open house on October 12<sup>th</sup>, specifically regarding an amendment to Parcel M, Lot 30. We had an attendance of over 30 community members and 26 public comments submitted in writing. The land owner of OS1AR-3 participated in the open house and also provided written comment.

In summary, many members of the public were not aware that the Comprehensive Plan Parcel M, Lot 30 indicated building heights up to 78.5 feet, a density of 102 units and characterized within the Village Center Subarea. Absent the Comprehensive Plan the community public comments felt the property would be developed similar to the Aspen Ridge Condominium development which is adjacent, and zoned multi-family (see attached public comment letters). More importantly, the underlying comments suggested that future development of Parcel M be sensitive to the surrounding densities and heights.

The Town Council has spent a significant amount of time talking with the public along with the property owners of Lot 30 and OS1AR-3 and finalized a proposed Comprehensive Plan amendment contained herein during the intervening months with the stated goal of allowing both Lot 30 and OS1AR-3 the ability to pursue alternative development scenarios to the full Parcel M buildout in a manner which would have existed prior to the adoption of the Comprehensive Plan, while also preserving a full Parcel M option.

### **DESIGN REVIEW BOARD RECOMMENDATION**

At the DRB's regular meeting on February 1, 2018, the DRB recommended unanimously to approve the amendment as presented. The DRB added a recommendation that the Village Center Subarea Committee review Parcel M in the future and provide recommendations on a Comprehensive Plan amendment while reviewing the Village Center Subarea as a whole.

### **PROPOSED AMENDMENT**

The Comprehensive Plan amendment proposes the following.

- No change to the future land use plan map
- No change to the village center subarea map
- No change to Table 7
- Modify No. 13 Parcel M (a part of OS1AR-3 and Lot 30) Mountain Village Center Subarea Plan Principles, Policies and Actions, to strike the words, no site specific policies, and amend the section to include the following policies:
  - a. *The flagship hotel, flag hotel operator and flag hotel site designations may apply at the discretion of Town Council after receiving a recommendation from the Design Review Board, should Parcel M be developed as a single parcel (Lot 30 and .419 acres of OS1AR3) Town Council may also consider other measures such as timeshares, fractional sales, condominium-hotel, front desk and amenity spaces for administering rental programs and boutique hotels among other measures and requirements along with traditional flagship hotel requirements in any development scenario including an independent Lot 30 development (meaning exclusive of any inclusion of the OS1AR-3 portion of Parcel M) scenario or a Parcel M development scenario.*
  - b. *The range of development on Parcel M shall be from 9 condominium units (which is currently allowed by right on the Lot 30 portion of Parcel M) to the full 102 total unit mixes for the entire Parcel M as shown on Table 7 Mountain Village Center Development Table ("Table 7"). Table 7 shall only be invoked in the event of proposed development of the entire Parcel M. The owner of Lot 30 may elect to bring forth to the Town an application, meeting all submittal requirements of the Town's Community Development Code to develop Lot 30 independently or jointly as Parcel M. The Town Council shall have the sole discretion, after receiving a recommendation from the Design Review Board, pursuant to its Community Development Code, to determine if any proposed development scenario other than a by right development scenario is in the best interest of the community and whether such a scenario is appropriate for development independently on Lot 30 without invoking the requirements of Table 7. Otherwise, the Town Council shall consider the Community Development Code requirements as well as the Comprehensive Plan principles and policies in making such a determination.*
  - c. *If an entire Parcel M development scenario, is proposed, then an increase in hotbeds, and mixed use development is required and shall then require a rezoning to the Village Center zone district in order to realize the Comprehensive Plan principles and policies.*
  - d. *In the event that an independent Lot 30 development occurs in any manner (either by right or through a rezone and density transfer), the remainder of Parcel M (the OSP1AR-3 portion) may be developed either consistent with the existing underlying zoning or pursuant to rezone and density transfer as approved by the Town Council, so long as it meets such rezone and density transfer requirements and the Comprehensive Plan principles and policies. However, general conformance with the unit mix for Parcel M as shown on Table 7 Mountain Village Center Development Table shall not be applicable as that unit mix is only representative of an entire Parcel M development.*

**COMPREHENSIVE PLAN CRITERIA AT 17.1.5.**

**E.** The Town Council may initiate amendments to the Comprehensive Plan from time to time in accordance with the requirements of C.R.S. § 31-23-206, since elements of the community vision and factors affecting land use may change over time.



- F. Amendments to the Comprehensive Plan shall meet the following process steps:
1. The initiation of a Comprehensive Plan amendment may only be initiated if the Town Council finds:
    - a. That the community visions and factors affecting land use have substantially changed since the adoption of the Comprehensive Plan;
    - b. Adequate financing and resources are available to complete the amendment.
  3. Citizen participation is the most important element of amending or creating a Comprehensive Plan. Therefore, the Comprehensive Plan amendment process shall include significant and meaningful public participation elements.

The Town Council must approve a Comprehensive Plan amendment by supermajority vote pursuant to CDC Section 17.1.5.F.9.

### **COMPREHENSIVE PLAN PURPOSE**

The purpose of the Community Development Code at Section 17.1.3 is to implement the Comprehensive Plan.

At CDC Section 17.1.5., land use applications such as Planned Unit Developments, Variances or density transfer or rezone applications must be in general conformance with the Comprehensive Plan. Further the CDC states the following:

- C. The Comprehensive Plan future land use map shall be implemented by:
1. Ensuring all development applications that are required to be in general conformance with the Comprehensive Plan are compliant with the land use plan policies and future land use map of the Comprehensive Plan; and
  2. Ensuring that the ski resort operator and golf resort operator's land will be rezoned in the future to be in general conformance with the land use plan policies and the future land use plan as set forth in the Comprehensive Plan, including but not limited to the public benefit number 9 in the Comprehensive Plan public benefits table, that requires the ski resort operator and golf resort operator's land to be rezoned to be consistent with the six open space classifications shown on the future land use plan and as set forth in this CDC.

### **ANALYSIS**

The purpose of the Comprehensive Plan amendment is not to change the intention of the Parcel M use specifically, but to perfect site specific policies in response to input by the owners of the properties, stakeholders and community members. The community intentionally included Parcel M into the Village Center Subarea and identified the property as a potential flagship hotel site. Lot 30 can otherwise be developed consistent with the underlying zoning and density as multi-family and condominium use.

The proposed Comprehensive Plan amendment provides greater flexibility and guidance in achieving Comprehensive Plan conformance for Lot 30 and Parcel OS1AR-3 separately or combined. The Comprehensive Plan amendment provides greater Town Council discretion and flexibility should a hotbed development or mixed-use proposal be considered, recognizing that hot bed density can be achieved and may be preferred, with less height and density and greater flexibility than the prescriptive flagship requirements. The amendment also provides greater flexibility should Lot 30 be developed to increase condominium density without invoking conformance with Table 7. and otherwise would conform with 48 feet multi-family zoning heights and other regulations. Finally, the amendment provides greater flexibility and guidance should development of the OSAR1-3 parcel be considered under the same criteria and circumstances which existed prior to the adoption of the Comprehensive Plan.

**RECOMMENDED MOTION**

*I move to approve a Resolution of the Town of Mountain Village Town approving an amendment to the Comprehensive Plan, Parcel M, a part of OS1AR-3 and Lot 30, attached as exhibit d with the following findings:*

- 1. That the community visions and factors affecting land use have substantially changed since the adoption of the Comprehensive Plan;*
- 2. Adequate financing and resources are available to complete the amendment.*
- 3. That significant and meaningful public participation occurred.*

*This motion is based on the evidence and testimony provided at a public hearing held on February 15, 2018, with notice of such hearing as required by the Community Development Code.*

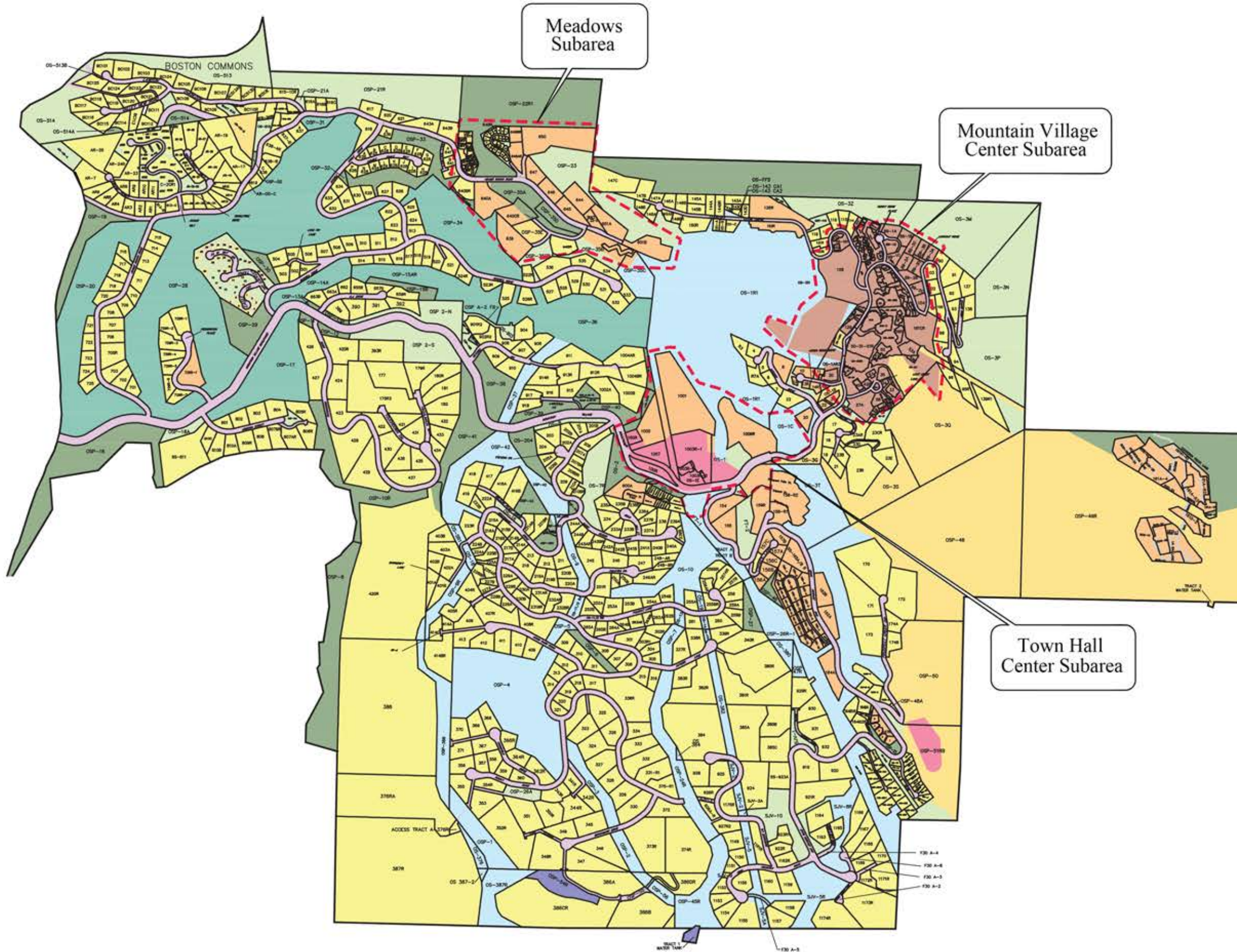
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# Future Land Use Plan



## 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
- Subarea

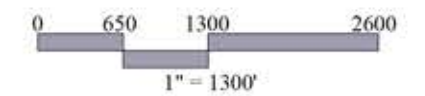



















Table 7. Mountain Village Center Development Table

Parcel Designation	Target Maximum Building Height	Target Hotbed Mix	Target Condo Units	Target Dorm Units*	Target Restaurant/ Commercial Area	Total Target Units
Parcel A-1 Lots 122, 123 & 128 	54	125	0	3	Existing in The Peaks	128
Parcel A-2 The Peaks	Existing	177	23	0	As built	200
Parcel A-3 Peaks Northwest Addition 	43.5	56	0	1	Existing in The Peaks	57
Parcel A-4 Telluride Conference Center Expansion 	78.5	68	0	2	Existing in The Peaks	70
Parcel B Shirana	78.5	78	10	2	0	90
Parcel C-1 89 Lots Hotbeds 	68	174	23	4	8,000 square feet	201
Parcel C-2 89 Lots Ridgeline Condos	35	0	8	0	0	8
Parcel C-3 89 Lots Transitional Condos 	43.5	0	8	0	0	8
Parcel D Pond Lots 	78.5	71	9	2	5,000 square feet	82
Parcel E Le Chamonix 	78.5	51	7	1	12,540 square feet	59
Parcel F Lot 161-CR 	95.5	242	32	6	6,500 square feet	280
Parcel G Gondola Station 	68	127	17	5	3,500 square feet	147
Parcel H Columbia Condos 	68	28	4	1	8,700	33
Parcel I Village Creek 	68	39	5	1	0	45
Parcel J Recreation Center/ Multipurpose Facility	52	NA	NA	NA	TBD	NA
Parcel K Meadows Magic Carpet 	57.5	115	15	3	5,000 square feet	133
Parcel L Heritage Parking Garage Entry 	57.5	14	2	1	0	17
Parcel M Lot 30 	78.5	88	12	2	0	102
Parcel N Lot 27 	78.5	64	9	2	0	75
Parcel O TSG Clubhouse	57.5	51	7	1	0 (Private Club OK)	59

\*Target dorm units are calculated by multiplying the number of hotbed units by 10% to determine the number of employees required to be provided dorm housing. The resultant number of employees is then multiplied by 250 square feet per employee to determine the total floor area in dorm units. This dorm unit floor area is then divided by 1,000 to determine the number of dorm units based on 1,000 square feet per dorm unit, each with ideally four separate bedrooms. Refer to Section IV.B.2. in the Land Use Principles, Policies and Actions, page 43.

M. Require that any applicant who proposes a rezoning, density transfer, subdivision or any other application that requires general conformance with the Comprehensive Plan to meet the following site-specific policies at the appropriate step in the development review process:

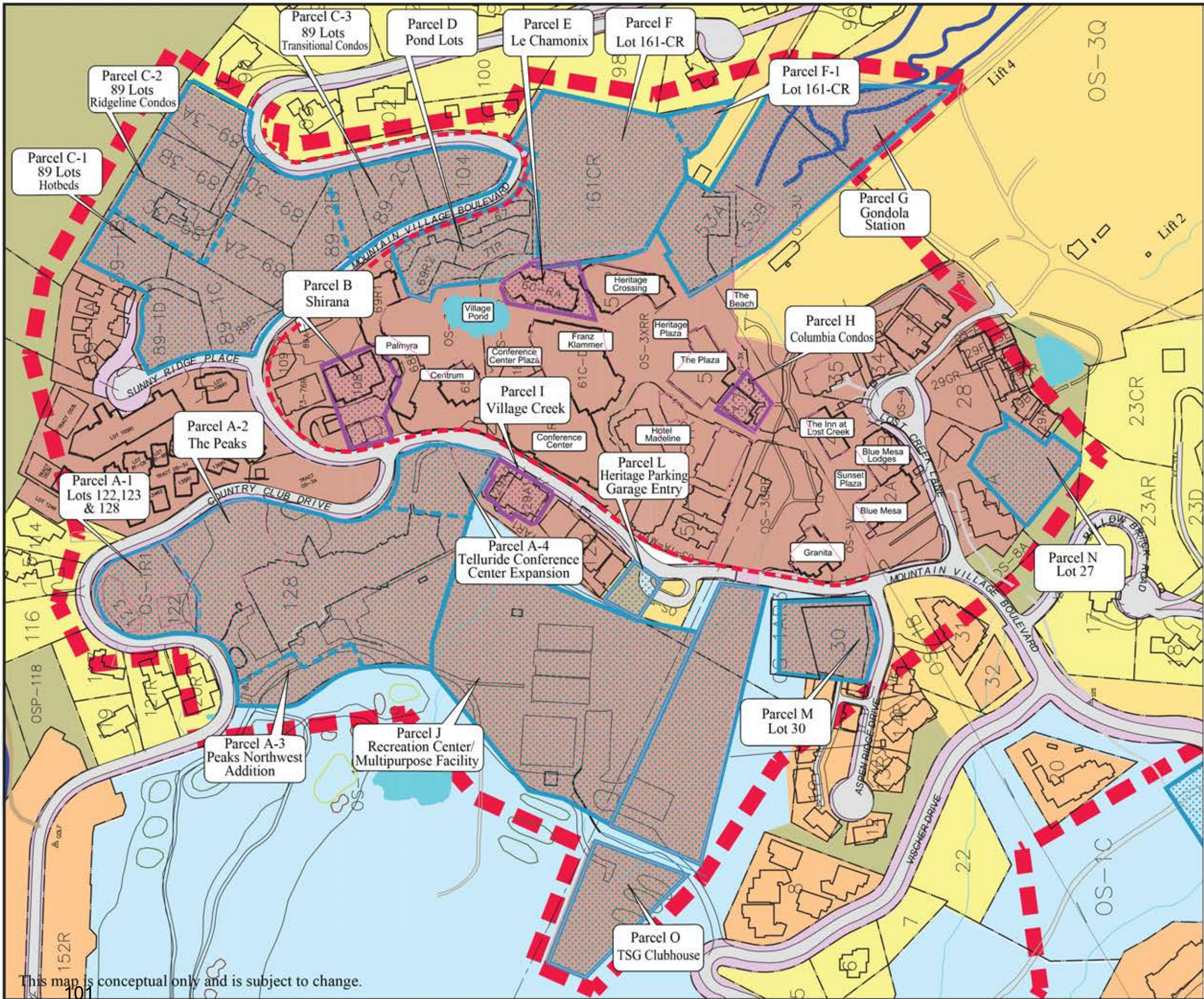
**1. THE PEAKS**

The Peaks provided an overall plan for the following parcels of land that are based solely on the provision of hotbeds without any condominiums. Therefore, any future development review that requires general conformance with the Comprehensive Plan only requires the provision of

hotbed units and dorm units as outlined in the Mountain Village Center Subarea Development Table, with the minimum sizes for the hotbed units in accordance with the hotbed policies (page 43). The number of dorm units will also need to be established based on the 10% standard set forth in Section IV.B.2., page 43.

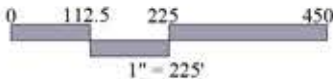


# Mountain Village Center Subarea Plan Map



### 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.



Magic Carpet to cooperate and fund an engineered access study that looks at the coordinated and combined public access to Parcel K Meadows Magic Carpet through Parcel J Recreation Center/ Multipurpose Facility since such access provides for a better sense of arrival and entry to a hotbed project on this parcel than Mountain Village Boulevard and also reduces vehicular trips on Visher Drive.

- c. Provide direct, year-round, at-grade pedestrian connection to Mountain Village Center by sidewalks, stairs and appropriate dark-sky lighting.
- d. Allow for golf course parking within Parcel K Meadows Magic Carpet.

**12. PARCEL L HERITAGE PARKING GARAGE ENTRY**

- a. Encourage the development and operation of Parcel L Heritage Parking Garage Entry to be in conjunction with Hotel Madeline on Lots 50-51.
- b. Allow an above grade, above right-of-way connection from Hotel Madeline to Parcel L Heritage Parking Garage Entry that also provides connectivity to Parcel J Recreation Center/Multipurpose Facility. Ensure the connection is architecturally interesting and appropriately consistent with the town's Design Regulations.
- c. Evaluate if required parking for Parcel L Heritage Parking Garage Entry can be included within Heritage Parking Garage.

**13. PARCEL M LOT 30**

- a. No site-specific policies.

**14. PARCEL N LOT 27**

- a. No site-specific policies.

**15. PARCEL O TSG CLUBHOUSE**

- a. Provide all required parking in a garage to minimize visual impacts.
- b. Require the provision of a shuttle service, and/or sidewalk, or other pedestrian connection to existing plaza areas in Mountain Village Center.



**RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF MOUNTAIN  
VILLAGE, COLORADO AMENDING THE TOWN OF MOUNTAIN VILLAGE  
COMPREHENSIVE PLAN**

**Resolution No. 2018-\_\_\_\_\_**

**RECITALS:**

- A. The Town of Mountain Village, Colorado, acting through its Planning Commission is empowered pursuant to Section 31-23-201, et seq. CRS to make and adopt a master plan; and
- B. The Town Council, acting by ordinance, may initiate amendments to the Comprehensive Plan from time to time in accordance with Section 31-23-206, et seq. CRS, since elements of the community vision and factors affecting land use change over time; and
- C. The Town of Mountain Village Home Rule Charter Section 12.1 (a)(2) provides that the Town's Design Review Board (DRB) functions as the Town's Planning Commission unless otherwise provided by ordinance; and
- D. The Town Council has adopted Section 17.1.5 (F) 7 of the Town's Community Development Code, which designates the Town Council to act as the Town's Planning Commission; and
- E. On August 17, 2017 the Town Council held a worksession by request and participation of the owner and owner's agent of Lot 30 to discuss the existing development rights and densities as it relates to the Comprehensive Plan Table 7. Parcel M, Lot 30. Densities, heights and flagship hotel designation were discussed. Town Council agreed to move forward with a Comprehensive Plan amendment understanding that there were otherwise no site specific policies currently outlined in the Comprehensive Plan for Parcel M, Lot 30.
- F. On October 12, 2017 the Town of Mountain Village hosted a public open house regarding Parcel M, Lot 30. We received over 29 written public comments regarding a Comprehensive Plan amendment to Parcel M, Lot 30.
- G. On February 1, 2018 The Design Review Board provided a courtesy recommendation to the Town Council regarding a Comprehensive Plan amendment after finding that the community vision and factors affecting land use have substantially changed since the adoption of the Comprehensive Plan and there is adequate financing and resources available to complete the element; and
- H. On February 15, 2018 the Town Council considered and approved the Comprehensive Plan amendment as written; and



- I. The Comprehensive Plan amendment lists site specific policies for Parcel M, Lot 30 found within the Village Center Subarea; and
- J. The Town Council public hearing on February 15, 2018 was adequately noticed including the time and place by publication in the Telluride Daily Planet, a newspaper of general circulation; and
- K. The Comprehensive Plan amendment and its adoption complies with the requirements of Section 31-23-201 et seq. CRS; and
- L. The Town Council believes it is in the best interest of the Town that the site-specific policies for Parcel M Lot 30 be adopted as an amendment to the Comprehensive Plan.

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

1. The Comprehensive Plan amendment attached as exhibit A, hereby is adopted by the Town Council, acting as the Planning Commission and also in its own right as the governing body of the Town pursuant to CRS 31-23-208.

2. The Comprehensive Plan amendment to the Mountain Village Comprehensive Plan as adopted hereby, does not otherwise modify any other map or plan. Town staff is hereby authorized to modify Number 13, Parcel M, Lot 30 to Parcel M (a part of OS1AR-3 and Lot 30) by adding site specific policies found on page 59 of the Comprehensive Plan and complete the final layout of the plan prior to the Mayor signing the official document. However, no substantive changes to the wording of the plan shall be made by Town staff.

3. That the action of the Town Council adopting the Comprehensive Plan amendment to the Mountain Village Comprehensive Plan shall be recorded on the Plan by the identifying signature of the Town Clerk.

4. A copy of the Resolution shall be attached to each copy of the Mountain Village Comprehensive Plan and shall serve as an attestation that each such copy is a true and correct copy of the Plan as adopted.

5. That an attested copy of the amendment Mountain Village Comprehensive Plan shall be and hereby is certified to the San Miguel County Board of Commissioners pursuant to Section 31-23-208, CRS.

6. Town staff shall be permitted to correct immaterial errors, typos and inconsistencies in the Town Hall Subarea Plan.

Approved by the Town Council at a public meeting February 15, 2018

**Town of Mountain Village, Town Council**

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

**Attest:**

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Jackie Kennefick, Town Clerk

**Approved as to Form:**

---

Jim Mahoney, Assistant Town Attorney



Amendment to comp plan:

Amend paragraph 13 on page 59 of the Comprehensive Plan shall be amended as follows:

“13. Parcel M (a part of OS1AR-3 and Lot 30)

- a. The flagship hotel, flag hotel operator and flag hotel site designations may apply at the discretion of Town Council after receiving a recommendation from the Design Review Board, should Parcel M be developed as a single parcel (Lot 30 and .419 acres of OS1AR3) Town Council may also consider other measures such as timeshares, fractional sales, condominium-hotel, front desk and amenity spaces for administering rental programs and boutique hotels among other measures and requirements along with traditional flagship hotel requirements in any development scenario including an independent Lot 30 development (meaning exclusive of any inclusion of the OS1AR portion of Parcel M) scenario or a Parcel M development scenario.
- b. The range of development on Parcel M shall be from 9 condominium units (which is currently allowed by right on the Lot 30 portion of Parcel M) to the full 102 total unit mixes for the entire Parcel M as shown on Table 7 Mountain Village Center Development Table (“Table 7”). Table 7 shall only be invoked in the event of proposed development of the entire Parcel M. The owner of Lot 30 may elect to bring forth to the Town an application, meeting all submittal requirements of the Town’s Community Development Code to develop Lot 30 independently or jointly as Parcel M. The Town Council shall have the sole discretion, after receiving a recommendation from the Design Review Board, pursuant to its Community Development Code, to determine if any proposed development scenario other than a by right development scenario is in the best interest of the community and whether such a scenario is appropriate for development independently on Lot 30 without invoking the requirements of Table 7. Otherwise, the Town Council shall consider the Community Development Code requirements as well as the Comprehensive Plan principles and policies in making such a determination.
- c. If an entire Parcel M development scenario, is proposed, then an increase in hotbeds, and mixed use development is required and shall then require a rezoning to the Village Center zone district in order to realize the Comprehensive Plan principles and policies.
- d. In the event that an independent Lot 30 development occurs in any manner (either by right or through a rezone and density transfer), the remainder of Parcel M (the OSP1AR-3 portion) may be developed either consistent with the existing underlying zoning or pursuant to rezone and density transfer as approved by the Town Council, so long as it meets such rezone and density transfer requirements and the Comprehensive Plan principles and policies. However, general conformance with the unit mix for Parcel M as shown on Table 7 Mountain Village Center Development Table shall not be applicable as that unit mix is only representative of an entire Parcel M development.

<u>Letter</u>	<u>Support</u>	<u>Not Support</u>	<u>Suspend</u>	<u>Other</u>	<u>Notes</u>
1 Delves	X				25 condos + 48 feet in height, encourage broader hot bed definition
2 Catsman	X				20 condos + 5-10 deed restricted units
3 Jensen			X		Lumiere model of development
4 Durham	X				25 condos + 48 feet in height
5 Ward		X			reduce below 25 condos and consistent heights with zoning 48'
6 Stenhammer			X		hot bed development important - don't fragment the parcel
7 Roer - Granita	X				supports 9-25 condos and 48 feet
8 Omotani - Granita	x				supports 9-25 condos and 48 feet
9 Ward					see above 2 emails with comments same general comments
10 Vanek	X				similar to aspen ridge supported
11 Eaton	X				similar to aspen ridge supported
12 Elinoff		X			ok with height and density in comp plan
13 Field	X				density and height in comp plan inappropriate, density proposed ok
14 MacIntire	X				flexible zoning 9 condos or up to 70 hotel or condo hotel units-remove flagship replace with "AAA 3 star or higher" - scrape condo-hotel rules
15 Tooley				X	support 48' height. If upzone then hotel, commercial and workforce housing discuss library and med center
16 Gilbert	X				comp plan height and density inappropriate - create a canyon
17 Gilbert	X				comp plan height and density inappropriate - too much hardscape loss of greenscape
18 Evans	X				waive comp plan requirement - proceed as requesting
19 Prohaska		X			hotel development important - if not here then where?
20 Jensen			X		keep option joint land use (lot 30 and TSG open space) for greater purpose future needs
21 Ezell	x				supportive of reducing density over what comp plan indicates
22 Granita	X				supports 9-25 condos and 48 feet
23 Gunty		x			existing zoning is adequate supports an amendment to consider different options on Lot 30, support reasonable height, more affordable housing
24 Pashayan	x				support reducing table 7 in comp plan
25 Capo	x				support comp plan amendment reduce height and density
26 Ullrich-Granita	x				support a comp plan amendment to remove flagship, reduce height density
27 Ward	x				support reducing mass table 7
28 Vankova	x				support lower density here
29 Omotani - Granita	x				



## Michelle Haynes

---

**From:** rhdelves@aol.com  
**Sent:** Thursday, October 12, 2017 12:49 PM  
**To:** Michelle Haynes  
**Cc:** rhdelves@aol.com  
**Subject:** Parcel 30

Hi Michelle. Welcome to Mountain Village! I see that Lot 30 is again under discussion. You may not know, but I was significantly involved in the Comp Plan effort and it all got developed and approved while I was Mayor. I'm afraid the document did not really accurately capture the spirit or content of the some of the discussions at the time re: lot 30. Much of the give and take in the planning process was looking for possible places to increase density – specifically “hot bed” (hotel or similar use) density. Some large numbers were suggested as possible on several parcels including lot 30. But in the case of lot 30, a high hot bed density scenario was only envisioned as part of a larger project that would pull in active open space from the ski run to create a larger footprint AND would likely work in concert with the “Magic Carpet” parcel across the ski run to create a much larger project– and only through that combination would a flagged property become possible. It was never our intent to prohibit a medium density condo project on lot 30 and certainly not to prohibit by right development or force a flag.

In my opinion, a 25 unit condo development with a max height of 48 feet is probably the more appropriate development option here. The bottom line for the Comp Plan was to encourage more density in and near the core while preserving the low/medium density outside of the core. This parcel is on/near the core so more is good – but too much is probably too much. And, the world has changed – with VRBO-type options, condo projects increasingly perform like the “hot beds” envisioned in the Comp Plan – Aspen Ridge certainly does.

Hope that's helpful. If you'd ever like to sit down and debrief the Comp Plan let me know – my knowledge is getting dated, but I lived and breathed it for a few years.

Bob Delves  
[rhdelves@aol.com](mailto:rhdelves@aol.com)  
970-708-4047

## Michelle Haynes

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**From:** Werner Catsman <werner@catsman.com>  
**Sent:** Wednesday, October 11, 2017 8:34 PM  
**To:** Michelle Haynes  
**Subject:** Lot 30

Hi Michelle,

I hope you are enjoying your new role in the Mt. Village. I saw that there is an open house regarding Lot 30. Unfortunately, I'm extremely busy tomorrow and can't attend the forum but I've worked with a few different developers on a few concepts and wanted to give you my two cents.

It seems that the comprehensive plan has placed too much density on the lot and that the "build by right" doesn't offer quite enough to make the project viable.

From my perspective, this lot would be an ideal spot to get 20 plus condo units on it with perhaps an additional (5-10) deed restricted units. At a slightly larger density, I think it would be profitable enough to add more employee units and explore the potential of a public/private venture.

I also think that the ski access issue where I believe Telski is stating there is no access should be addressed as it is just silly to have a lot adjacent to the ski area that doesn't technically have access.

Those are my thoughts and I hope the open house goes well.

Thanks,  
Werner Catsman  
President  
CL: 970 519 1379





## Michelle Haynes

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**From:** Jensen, Bill <bjensen@tellurideskiresort.com>  
**Sent:** Thursday, October 12, 2017 12:37 PM  
**To:** Michelle Haynes

Michelle, thank you for your time today. As I think through lot 30/M Zoning request I am curious why no one has thought about a Lumiere type condo hotel at that location. The goal of the comp plan was to generate more economic activity for the core of mountain village. A boutique condo hotel would provide condo sales for a developer, a hotel/hot beds for the community, increased economic vitality for the core and a good fit in the lot 30/M location.

Lumiere is a great reference point as the work group works through the village core study.

Another example of why we should defer the zoning decision on Lot 30 until we can review the comp plan in this public, group effort.

Bill

Sent from my iPhone

## Michelle Haynes

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**From:** Anton Benitez <anton@tmvoa.org>  
**Sent:** Thursday, October 12, 2017 2:44 PM  
**To:** Michelle Haynes  
**Cc:** Anton Benitez  
**Subject:** FW: Lot 30

Please add to Lot 30 public comment.

AB

---

**From:** tim durham [mailto:rtimdurham@gmail.com]  
**Sent:** Thursday, October 12, 2017 1:52 PM  
**To:** Anton Benitez <anton@tmvoa.org>  
**Subject:** Lot 30

Hello Anton, the email, [MHaynes@mtnvillage.org](mailto:MHaynes@mtnvillage.org), does not work so I thought I would send it to you to pass on.

I have been a property owner in MV for 27 years and I write this to encourage the Town of MV to change the zoning of Lot 30 back to its original land use of a maximum height of 48' and a maximum of 25 units.

Thanks,

Tim Durham  
512-422-1237



## Michelle Haynes

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**From:** Anton Benitez <anton@tmvoa.org>  
**Sent:** Thursday, October 12, 2017 9:57 AM  
**To:** Michelle Haynes  
**Cc:** Anton Benitez  
**Subject:** FW: Lot 30, Parcel M -- Public Comment

FYI .... Plz add to public comment.

AB

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**From:** Stacie Ward [mailto:wards4@mac.com]  
**Sent:** Thursday, October 12, 2017 9:56 AM  
**To:** Anton Benitez <anton@tmvoa.org>  
**Subject:** Fwd: Lot 30, Parcel M -- Public Comment

Hello Anton—

Here is the original email— thank you for reaching out on this issue. Now that I understand further what Mr. Huschke is asking, our concerns and objections would be:

1. The requested density increase from 9 units to 25 units is too great for Lot 30 given the size of the property (.6 acres).
2. The requested density increase would necessitate that the proposed structure be much higher than the current height restriction of 48 feet. A building of such great height and overall scale would not be in keeping with the existing character of the Aspen Ridge neighborhood. Our comments listed below still apply.

Thank you,  
Stacie Ward

Begin forwarded message:

**From:** Stacie Ward <wards4@mac.com>  
**Subject:** Lot 30, Parcel M -- Public Comment  
**Date:** October 11, 2017 at 9:20:12 PM EDT  
**To:** [MHaynes@mtnvillage.org](mailto:MHaynes@mtnvillage.org)  
**Cc:** [anton@tmvoa.org](mailto:anton@tmvoa.org)

Dear Ms. Haynes,

We just received an email from Mr. Benitez about the Open House to discuss Lot 30-Parcel M, scheduled for tomorrow October 12th. My wife and I own Aspen Ridge #20 and would like to comment on the proposed re-zoning of Lot 30, but we are currently in Florida and will be unable to make the meeting in person. Please consider this email as our official input on the matter and include it with the other public comments.

While we understand the thinking and motivation behind the effort to increase the density and height restrictions currently associated with Lot 30-Parcel M, we are vehemently opposed to it coming to

fruition in the new Plan. In general, Lot 30-Parcel M appears too small to support such a large increase in density, and we question the necessity of the requested change as well. We are under the impression that at present, there are plenty of available hotel rooms in Mountain Village even during holidays, so adding more rooms at this juncture seems superfluous. Our more specific concerns and objections to the proposed changes include, but are not limited to:

1. Not in keeping with the residential character of the Aspen Ridge neighborhood. To increase the density of Lot 30-Parcel M from a handful of condominium units to a monstrous 108-hotbed structure is a huge leap in planning-- one unsupported by the historical zoning of the property and directly at odds with the residential character of the neighborhood. We bought in Aspen Ridge precisely for the fact that it felt like a true second home rather than just a vacation destination. While we like being close to the Village core, we did not purchase within the core because it's too developed and crowded for our taste. Aspen Ridge's location is perfect as it's close enough to the core's amenities, but far enough away for peace and quiet, with more open space.
2. Eyesore. Besides the general character of the Aspen Ridge neighborhood being adversely affected, the proposal to increase the height restriction of Lot 30-Parcel M to 78 feet is ill-advised for aesthetic reasons. The proposed hotel will dwarf all of the surrounding buildings and utterly spoil the charming approach to the Village core, as well as the immediately adjacent Aspen Ridge residential properties. The visual pollution presented by such an obtrusive structure contradicts the "unmatched beauty" marketed by Telski and the Mountain Village community.
3. Increased Traffic and Noise. The increased traffic and noise that would undoubtedly accompany such a large hotel structure would negatively impact the adjacent Aspen Ridge condominium owners. As stated above, Aspen Ridge is a residential area, and a respite from the commercialization that exists in the Village core. A large hotel structure existing in such close proximity to private residences would shatter the existing peaceful environment with too many people coming and going, constant deliveries, and increased noise levels. There can be no question that the heightened overall activity surrounding such a structure would adversely affect the Aspen Ridge owners' use and enjoyment of their residential properties that currently exists.
4. Interfering with reasonable investment-backed expectations of Aspen Ridge owners. In addition to adversely affecting our use and enjoyment, the above factors will likely negatively impact our condominium's property value. We, and other Aspen Ridge owners, paid a significant premium to be located slopeside with outstanding views and serene surroundings. An obtrusive hotel structure is simply out of place in the Aspen Ridge neighborhood, and will likely interfere with our reasonable, investment-backed expectations should we choose to sell in the future. While we think it's fantastic that Telski and the Mountain Village community are addressing future growth and development issues, it should not be done at the expense of residents whose investment is far greater than that of a lift ticket or a hotel stay.

Thank you in advance for your consideration of this matter, and please feel free to contact us if you have further questions.

Sincerely,

Tom Ward  
Stacie Ward  
Aspen Ridge, Unit 20  
(727) 940-3469



## Michelle Haynes

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**From:** Robert Stenhammer <stenhammer@gmail.com>  
**Sent:** Thursday, October 12, 2017 11:07 AM  
**To:** Michelle Haynes  
**Cc:** Kim Montgomery; Laila Benitez  
**Subject:** Public Comment - Lot 30 Parcel M

Hi Michelle;

### **I am unable to attend the Open House today but here are my thoughts:**

- My comments stem from the Comp Plan "*Road Map for the Future*" and specifically pg. 28 "*The Importance of Hotbeds for Envisioned Economic Vibrancy*" and the content in the following Economic Development section. To me, this is the most important section of the Comp Plan and holds the key to long-term Mountain Village success *and* destination success.
- As we look to the future, additional hotbeds are needed for the sustainability of Town revenue streams, village vibrancy, the success of our merchants, and the services and offerings that are required to give world-class resort experiences for our residents and guests.
- As you know, The Town of Telluride will unlikely be adding additional hot beds with significant density; additional hot bed development needs to occur in Mountain Village as we work to optimize our tourism economy.
- Lot 30 along with Parcel M and TSG Open Space represent a premiere hot bed development location in Mountain Village. With easy access off Mtn Village Blvd, Ski-In/Ski-Out capabilities, walking distance to the Village Core/Gondola and the golf course can all be possible with keeping to the Comprehensive Plan.
- In my opinion, fragmenting Lot30 and treating Parcel M separately with 25 condo units would be a fail in the face of the Comp Plan economic objectives and long-term visioning.

I understand TMV, TSG and TMVOA will soon be undertaking a Village Core Sub-Area Plan similar to the Town Hall plan. I would encourage this land be part of that process to understand in more detail the importance of this special parcel and how to best utilize it.

Thank you for your very capable service and contributions to Mountain Village.

Best Regards,

**Robert Stenhammer**  
**210 Sunnyridge PL**  
970-708-7771

Granita Homeowners Association

10/12/17

Comprehensive Plan Amendment Lot 30, Parcel M

Dear Michelle,

Thank you for your time today at the TMV open house regarding the Comprehensive Plan Amendment Lot 30, Parcel M.

As a multiple Mountain Village property owner and owner in the Granita Building and it's current President, Please allow this letter to serve as formal notice that we the Granita HOA and it's owners support The Huschke's proposed changes to the comp plan. We totally support their request to reduce the building height from 78' to 48', reduce the density from 102 units to between 9-25 units, and remove the requirement for a Flagship hotel.

Please do not hesitate to call at any time if I can be of any assistance whatsoever.

Respectfully,

A handwritten signature in black ink, appearing to read 'AR', with a long horizontal line extending to the right.

Albert Roer  
President  
Granita Condominium Owners Association



**Michelle Haynes**

---

**From:** Gmail Les Omotani <lmo8337@gmail.com>  
**Sent:** Thursday, October 12, 2017 12:13 PM  
**To:** Michelle Haynes  
**Cc:** Gmail Les Omotani  
**Subject:** COMPREHENSIVE PLAN AMENDMENT LOT 30 PARCEL M

**Granita Homeowners Association**

**10/12/17**

**Comprehensive Plan Amendment Lot 30, Parcel M**

Dear Michelle,

Regarding the Comprehensive Plan Amendment Lot 30, Parcel M.

As an owner in the Granita Building, Please allow this letter to serve as formal notice that we the Granita HOA and it's owners support The Huschke's proposed changes to the comp plan. We totally support their request to reduce the building height from 78' to 48', reduce the density from 102 units to between 9-25 units, and remove the requirement for a Flagship hotel.

Respectfully,

LES AND BARBARA OMOTANI

Granita Owner

Unit # 304

# Les and Barbara Omotani

Les Omotani, Ph. D.  
[LMO8337@gmail.com](mailto:LMO8337@gmail.com)

8337 N Lee Trevino Drive  
Tucson, Arizona 85742

516 652 6278



## Michelle Haynes

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**From:** Stacie Ward <wards4@mac.com>  
**Sent:** Wednesday, October 11, 2017 7:20 PM  
**To:** Michelle Haynes  
**Cc:** anton@tmvoa.org  
**Subject:** Lot 30, Parcel M -- Public Comment

Dear Ms. Haynes,

We just received an email from Mr. Benitez about the Open House to discuss Lot 30-Parcel M, scheduled for tomorrow October 12th. My wife and I own Aspen Ridge #20 and would like to comment on the proposed re-zoning of Lot 30, but we are currently in Florida and will be unable to make the meeting in person. Please consider this email as our official input on the matter and include it with the other public comments.

While we understand the thinking and motivation behind the effort to increase the density and height restrictions currently associated with Lot 30-Parcel M, we are vehemently opposed to it coming to fruition in the new Plan. In general, Lot 30-Parcel M appears too small to support such a large increase in density, and we question the necessity of the requested change as well. We are under the impression that at present, there are plenty of available hotel rooms in Mountain Village even during holidays, so adding more rooms at this juncture seems superfluous. Our more specific concerns and objections to the proposed changes include, but are not limited to:

1. Not in keeping with the residential character of the Aspen Ridge neighborhood. To increase the density of Lot 30-Parcel M from a handful of condominium units to a monstrous 108-hotbed structure is a huge leap in planning-- one unsupported by the historical zoning of the property and directly at odds with the residential character of the neighborhood. We bought in Aspen Ridge precisely for the fact that it felt like a true second home rather than just a vacation destination. While we like being close to the Village core, we did not purchase within the core because it's too developed and crowded for our taste. Aspen Ridge's location is perfect as it's close enough to the core's amenities, but far enough away for peace and quiet, with more open space.
2. Eyesore. Besides the general character of the Aspen Ridge neighborhood being adversely affected, the proposal to increase the height restriction of Lot 30-Parcel M to 78 feet is ill-advised for aesthetic reasons. The proposed hotel will dwarf all of the surrounding buildings and utterly spoil the charming approach to the Village core, as well as the immediately adjacent Aspen Ridge residential properties. The visual pollution presented by such an obtrusive structure contradicts the "unmatched beauty" marketed by Telski and the Mountain Village community.
3. Increased Traffic and Noise. The increased traffic and noise that would undoubtedly accompany such a large hotel structure would negatively impact the adjacent Aspen Ridge condominium owners. As stated above, Aspen Ridge is a residential area, and a respite from the commercialization that exists in the Village core. A large hotel structure existing in such close proximity to private residences would shatter the existing peaceful environment with too many people coming and going, constant deliveries, and increased noise levels. There can be no question that the heightened overall activity surrounding such a structure would adversely affect the Aspen Ridge owners' use and enjoyment of their residential properties that currently exists.
4. Interfering with reasonable investment-backed expectations of Aspen Ridge owners. In addition to adversely affecting our use and enjoyment, the above factors will likely negatively impact our condominium's property value. We, and other Aspen Ridge owners, paid a significant premium to be located slopeside with outstanding views and serene surroundings. An obtrusive hotel structure is simply out of place in the Aspen Ridge neighborhood, and will likely interfere with our reasonable, investment-backed expectations should we choose to sell in the future. While we think

it's fantastic that Telski and the Mountain Village community are addressing future growth and development issues, it should not be done at the expense of residents whose investment is far greater than that of a lift ticket or a hotel stay.

Thank you in advance for your consideration of this matter, and please feel free to contact us if you have further questions.

Sincerely,

Tom Ward  
Stacie Ward  
Aspen Ridge, Unit 20  
(727) 940-3469



10/11/2017

To Town of Mountain Village

Re: Lot 30 M

This lot is such a lovely lot – and still has some Aspen trees that are becoming more and more valuable around Mountain Village.

Our visitors come here for the beauty first, and second, hiking and outdoor activities, skiing, etc. And only after that come hotels and various amenities. I This I hear year round on the Gondola, from many visitors from all over the US and the world.

So I would urge all parties involved to consider a project similar to Aspen Ridge, as that **would not block our most valuable asset – the views !**

It would also be lovely to have these open houses after working hours, so we, the working residents could actually participate. It is nice these are held, but during workday you are only getting fairly small percentage of residents. When meetings were held after work on the Meadows project Town Hall was packed. Please consider this for the next scheduled open houses.

Thank you for considering my comments,

Jolana Vanek, 19 Boulders Way

## Michelle Haynes

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**From:** Brian Eaton <bingo.eaton@cox.net>  
**Sent:** Wednesday, October 11, 2017 9:35 PM  
**To:** Michelle Haynes  
**Subject:** Re: Lot 30 M

Michelle,

Thanks for the info. We certainly do no longer need hotel sites to add to the 4-5 we already have and cannot find developers for. As it appears our condo availability is easing,,something that aligns itself with Aspen Ridge would be a great plan. Low density on a premier location.

But, it is time to start carefully controlling our growth. The days of BUILD,BUILD, BUILD are long gone, and we all lost lots of equity in our own homes during this time.

Every development needs to prove that; it is worthy of our Village, and WILL NOT detract from the beauty of its surroundings!

We need to plan like the Swiss, the mountains are more important and nature cannot be improved here!

Brian Eaton

Sent from my iPad

> On Oct 11, 2017, at 3:07 PM, Michelle Haynes <MHaynes@mtnvillage.org> wrote:  
>  
> Brian:  
>  
> There is no secrecy, hence a public meeting and open house!  
>  
> Here is the worksession memo from August and a pdf of some slides we'll show tomorrow.  
>  
> Let me know if you have any additional questions.  
>  
> 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  
>  
>  
> Email Signup | Website | Facebook | Twitter | Pinterest | Videos On  
> Demand  
>  
> -----Original Message-----  
> From: Brian Eaton [mailto:bingo.eaton@cox.net]  
> Sent: Wednesday, October 11, 2017 4:06 PM  
> To: Michelle Haynes <MHaynes@mtnvillage.org>



> Subject: Lot 30 M

>

> Michelle, so why all the secrecy. We would like some background info as this is a very special location.

> Thanks,

> Brian Eaton

> 104 Gold Hill Ct

>

> Sent from my iPad

> <Lot 30 Parcel m ppt.pdf>

> <20170808 Lot 30 Comp Plan Amendment Worksession Memo revised.pdf>

## Michelle Haynes

---

**From:** Michelle Haynes  
**Sent:** Wednesday, October 11, 2017 6:32 PM  
**To:** neal elinoff  
**Subject:** Re: meeting tomorrow 10 - noon

Thanks for your comments Neal. I will incorporate them.

Michelle Haynes

Sent from my iPhone

On Oct 11, 2017, at 4:56 PM, neal elinoff <[nealelinoff@gmail.com](mailto:nealelinoff@gmail.com)> wrote:

Hi Michelle,

I own a Blue Mesa Condo that is impacted by this and I'm okay with increasing density and the height to the new height of 70 feet. I think it's fine. And I have a condo that would be impacted but it's important to get some more people into the core and get some greater vitality.

Sincerely,

**Neal Elinoff** *president*

*Elinoff & Co. Gallerists and Jewelers*

*204 West Colorado Ave.*

*PO Box 2846*

*Telluride, CO 81435*

*work: 970-728-5566; fax: 970-728-5950; cell: 970-708-0679*





## Comprehensive Plan Amendment Lot 30, Parcel

Please provide your comments on the Comprehensive Plan Amendment

NAME SALLY FIELD

Email SALLYFIELD@MVCABLE.NET

PLEASE PROVIDE YOUR COMMENTS:

1. THE PROPOSED 102 UNITS SUGGESTED BY  
COMP PLAN IS CONSIDERED VERY  
INAPPROPRIATE FOR THIS SITE, (UNREALISTIC  
AND POTENTIALLY DAMAGING TO NEIGHBORING  
PROPERTY) THE IDEA IS NOT A GOOD ONE.  
THE CURRENT ZONING IS SUPPORTED BY  
NEIGHBORS, SITE SIZE & MARKET. A  
SLIGHT INCREASE IN DENSITY WITH APPROPRIATE  
DESIGN MAY BE SUPPORTED AS WELL.

NAME \_\_\_\_\_

Email \_\_\_\_\_

PLEASE PROVIDE YOUR COMMENTS:



## Comprehensive Plan Amendment Lot 30, Parcel

Please provide your comments on the Comprehensive Plan Amendment

NAME Bruce McIntire

Email brucem@luxwest.com

PLEASE PROVIDE YOUR COMMENTS:

- Lot 30 could have flexible zoning allowing for 9 condos or up to ~70~ hotel or condo-hotel units. It takes about 70 hotel units to support minimal management.
- SCRAP THE EXISTING CONDO-HOTEL RULES
- REPLACE THE WORD "FLAGSHIP" WITH THE TERM - "AAA 3-STAR OR HIGHER" ON MOST HOTEL SITES

NAME \_\_\_\_\_

Email \_\_\_\_\_

PLEASE PROVIDE YOUR COMMENTS:





## Comprehensive Plan Amendment Lot 30, Parcel

Please provide your comments on the Comprehensive Plan Amendment

10/12/2017

NAME Douglas Tooley

Email douglas@motheertools.com

PLEASE PROVIDE YOUR COMMENTS:

I support the 48' high building envelope,  
BUT the use of the additional space  
gained from the upzone should have  
specific substantial non-condo uses  
including commercial & work force housing.  
The Med Center & Library should also be discussed.

NAME \_\_\_\_\_

Email \_\_\_\_\_

PLEASE PROVIDE YOUR COMMENTS:

(like hotel)



## Comprehensive Plan Amendment Lot 30, Parcel

Please provide your comments on the Comprehensive Plan Amendment

NAME Jan H Gilboer

Email jan.gilboer@villagearchitect.com

PLEASE PROVIDE YOUR COMMENTS:

IT APPEARS TO ME THAT THE CONCEPT IS TOTALLY INAPPROPRIATE FOR LOT 30. THE SOLAR STUDY <sup>BLOCK OF</sup> 102 VIEWS IS 180° FROM WHAT MOUNTAIN VILLAGE GIVES YOU. THE DENSITY FOR 60 AC IS TOTALLY UNACCEPTABLE FROM THE LOT AND KILLS THE ENTIRE LOT LINE TO THE STREET AND DEVELOPS A CANYON ALONG THE STREET ~~AND~~ PARTICULARLY WITH A 78' ALLOWANCE FOR HEIGHT. LIGHT, VIEWS & DENSITY DO NOT ALLOW PROPER USE OF THE LOT. THERE IS NO UNDERSTANDING OF UTILITIES FOR THE SITE; NO SEWER, WATER, POWER ETC ARE THOUGHT ABOUT.

NAME \_\_\_\_\_

Email \_\_\_\_\_

PLEASE PROVIDE YOUR COMMENTS:

All-in-all the proposal is inappropriate.





## Comprehensive Plan Amendment Lot 30, Parcel

Please provide your comments on the Comprehensive Plan Amendment

NAME Sandra Gilbert

Email svqnm@comcast.net

PLEASE PROVIDE YOUR COMMENTS:

The proposed density is so far outside the established density in the immediate area that it is ludicrous. Impacts to views, sun and natural light, air circulation, sewer and water & electrical service will be monumental. Current zoning of 11 units is appropriate. Established property values will be negatively impacted to the benefit of the developer who takes the money and leaves in place owners to

NAME \_\_\_\_\_

Email \_\_\_\_\_ <sup>experience</sup>

PLEASE PROVIDE YOUR COMMENTS:

beat the burden.  
City level density is not appropriate in a residential neighborhood. The arrival in Mountain Village will be adversely affected by a monolithic building imposed in the midst of the current established height limitations. The elimination of easements is contrary to a focus on the environment and moving into a concrete jungle aesthetic - is this the future of Mountain Village?



## Comprehensive Plan Amendment Lot 30, Parcel

Please provide your comments on the Comprehensive Plan Amendment

NAME PHIL EVANS

Email pboe43@aol.com

PLEASE PROVIDE YOUR COMMENTS:

RECOMMEND TO CONSIDER WAIVING COMP. PLAN  
REQM'T ON LOT 30, AND INSTRUCT DEVELOPER  
TO PROCEED WITH EXISTING ZONING APPLICATION  
(WITH VARIANCES & INCREASED DENSITY AS DESIRED)

NAME P. EVANS

Email \_\_\_\_\_

PLEASE PROVIDE YOUR COMMENTS:

COUNCIL SHOULD NOT AGREE TO NEW ZONING  
WITHOUT DRB REVIEW & INVOLVEMENT





## Comprehensive Plan Amendment Lot 30, Parcel

Please provide your comments on the Comprehensive Plan Amendment

NAME Martinique Prohaska

Email [martinique.davis@gmail.com](mailto:martinique.davis@gmail.com)

PLEASE PROVIDE YOUR COMMENTS: I do believe there needs to be long-range thinking when considering the future of this lot, as it is one of the last/best areas for development of a Flagship hotel. While our current economic climate may not indicate the need for more "hot beds," we are a top-ranked, world-class resort that should envision such development in the future. To support this amendment, I would want to see other opportunities for hotel development in the commercial core explored.

NAME \_\_\_\_\_

Email \_\_\_\_\_

PLEASE PROVIDE YOUR COMMENTS:

## Michelle Haynes

---

**From:** Jensen, Bill <bjensen@tellurideski resort.com>  
**Sent:** Thursday, October 12, 2017 4:30 PM  
**To:** Michelle Haynes  
**Subject:** RE: Lot 30 Parcel M Public Comments - Open House

These are the verbal comments I shared with Michelle at the open house.

TSG, as an adjacent land owner, has had no interactions with the lot 30 owners or their representative John Horn. Given the common lot lines, one would think the lot 30 owners or their representative would have reached out to TSG at a minimum with a neighborly heads up on what they were hoping to achieve in a rezoning.

The last interaction TSG had with the lot 30 owners was in 2014 when TSG granted the lot owners an access easement (previous to that Lot 30 had no access).

A rezoning of lot 30 without considering the potential use of TSG open space in that location that could allow for use of density over a broader footprint and perhaps would allow for an overall height reduction seems premature. Without the ability to work together on options the only remaining development use for TSG's open space according to the land plan is affordable housing.

While the comp plan density associated with Parcel M (the designation for the combination of lot 30 and TSG open space) is significant, given the increased land mass, there may be options or variations that better meet the current and future needs of Mountain Village.

Given the Town of Mountain Village and TMVOA are initiating a working group to study the Village core it would seem appropriate to defer a rezoning decision and allow that working group six months to look at the Mountain Village core in its entirety and how lot 30/Parcel M options that may better serve the future of the core area.

Bill Jensen

---

**From:** Michelle Haynes [mailto:MHaynes@mtnvillage.org]  
**Sent:** Thursday, October 12, 2017 3:52 PM  
**To:** Jensen, Bill <bjensen@tellurideski resort.com>  
**Subject:** RE: Lot 30 Parcel M Public Comments - Open House

Bill:

Yes, verbal comments are harder to summarize succinctly. I did not summarize anyone's verbal comments. Would you like to provide them now via email and I can amend the public comments? Happy to do so. Just let me know.

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:** Jensen, Bill [<mailto:bjensen@tellurideskiresort.com>]  
**Sent:** Thursday, October 12, 2017 3:48 PM  
**To:** Michelle Haynes <[MHaynes@mtnvillage.org](mailto:MHaynes@mtnvillage.org)>  
**Subject:** RE: Lot 30 Parcel M Public Comments - Open House

Michelle, saw you included my follow up email comment but you did not include my as important verbal comments to you during the open house.  
Bill

---

**From:** Michelle Haynes [<mailto:MHaynes@mtnvillage.org>]  
**Sent:** Thursday, October 12, 2017 3:30 PM  
**To:** Michelle Haynes <[MHaynes@mtnvillage.org](mailto:MHaynes@mtnvillage.org)>  
**Subject:** Lot 30 Parcel M Public Comments - Open House

Please see the attached public comments from today's open house.

If I receive more, and I expect that I may, I will forward those along as well.

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)



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## Michelle Haynes

---

**From:** Dave Ezell <DEzell@sigmasupply.com>  
**Sent:** Friday, October 13, 2017 12:37 PM  
**To:** Michelle Haynes  
**Cc:** nickiezell1@yahoo.com; bkjack@rmi.net  
**Subject:** FW: Comprehensive Plan Amendment Lot 30, Parcel M  
**Attachments:** 20171012113445580.pdf; ATT00001.htm

Please note that as owners of Granita 204 we are in support of reducing the density of this proposed building as Darrell Huschke notes in his attached letter.

Thank you!

Dave Ezell  
Sigma Supply of North America Inc.  
3316 Towson Avenue  
Fort Smith, AR 72901  
800-785-0367  
479-785-0367  
479-785-0368 (FAX)  
479-459-7028 (Cellular)  
dezell@sigmasupply.com

[www.sigmasupply.com](http://www.sigmasupply.com)

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**From:** Nicki Ezell [nickiezell1@yahoo.com]  
**Sent:** Friday, October 13, 2017 1:16 PM  
**To:** Dave Ezell  
**Subject:** Fwd: Comprehensive Plan Amendment Lot 30, Parcel M

Sent from my iPhone

Begin forwarded message:

**From:** "Marcy Pickering" <[marcy@peakpropertytelluride.com](mailto:marcy@peakpropertytelluride.com)>  
**Date:** October 13, 2017 at 12:28:44 PM CDT  
**To:** <[marcy@peakpropertytelluride.com](mailto:marcy@peakpropertytelluride.com)>, <[office@peakpropertytelluride.com](mailto:office@peakpropertytelluride.com)>  
**Subject:** **FW: Comprehensive Plan Amendment Lot 30, Parcel M**

Granita Owners,

Please see below, and if you have any additional questions, please don't hesitate to contact me.

Thank you,  
*Marcy Pickering*  
President/Owner  
Peak Property Management & Maintenance Inc.



100 Aspen Ridge Dr.  
Telluride, CO 81435  
Office: 970-729-0178  
Fax: 970-728-0998

Marcy,

Please forward this email and the attachment to all the Granita owners so that they can write their own letter in support of the Huschke's proposal. They can send an email to Michelle Haynes TMV Town Planner @ [mhaynes@mtnvillage.org](mailto:mhaynes@mtnvillage.org)

## Granita Homeowners Association

10/12/17

### Comprehensive Plan Amendment Lot 30, Parcel M

Dear Michelle,

Regarding the Comprehensive Plan Amendment Lot 30, Parcel M..

As an owner in the Granita Building, Please allow this letter to serve as formal notice that we the Granita HOA and it's owners support The Huschke's proposed changes to the comp plan. We totally support their request to reduce the building height from 78' to 48', reduce the density from 102 units to between 9-25 units, and remove the requirement for a Flagship hotel.

Respectfully,

Granita Owner  
Unit #

---

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## Michelle Haynes

---

**From:** Murry Gunty <mgunty@blackstreetcapital.com>  
**Sent:** Wednesday, October 18, 2017 8:51 AM  
**To:** Michelle Haynes  
**Subject:** Lot 30 feedback

It seems to me that there is no shortage of condos for sale in Mountain village. The proposal to increase the number of units to up to 25 seems unnecessary to me. the existing zoning should be sufficient for them. I hope this feedback is helpful.

--

Murry Gunty  
CEO  
Blackstreet Capital  
5425 Wisconsin Ave, Suite 701  
Chevy Chase, MD 20815  
240 223 1333  
[mgunty@blackstreetcapital.com](mailto:mgunty@blackstreetcapital.com)

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## Michelle Haynes

---

**From:** Angela Pashayan <info@angalapashayan.com>  
**Sent:** Wednesday, October 18, 2017 11:33 AM  
**To:** Michelle Haynes  
**Subject:** Lot 30

Thank you for the information on Lot 30 in the Mountain Village.

It is my opinion that the lot is located in a prime location for development of a small boutique hotel encroaching past the Lot lines into Telski property per their agreement, with a few local housing units included as a trade off. It would bring more amenities to our Mountain Village and offer much needed local housing. Four to five units of local housing is better than nothing at all.

I am literally typing this while riding on the off season goose to town..... listening to the driver explain to a group of visitors that Mountain Village is in the midst of a housing crunch. The visitors replied, "how can the Mountain Village sustain itself going forward "? The driver provided no answer.

In regards to planning and zoning, I am 'for' amending the comprehensive plan to allow consideration of different types of developments on Lot 30 while the Mountain Village retains the right to accept or deny proposals of development. This may lead to contingent offers to purchase the land delaying the sell, however the sellers can always choose to sell at any time under the existing planning & zoning codes that I believe allow for an 8 unit condo building.

If a contingent offer is accepted for the larger footprint development, I would be against a height past 3 stories (approx. 35-40 ft. high).

My last comment for consideration is on the stipulations for including local housing units; that there be configurations offered for families and singles, and that the hotel may not bring in 'their own' occupants/employees to fill those units. We have qualified people here waiting for solid opportunities to work.

Thank you for considering my views on this important matter of planning and development in Mountain Village.

--



A development of this scale on this site is an outrage ! Lot 30 cannot absorb something of this magnitude . Traffic and parking impacts will be intolerable and frankly dangerous. Proposed height and density will violate the quiet enjoyment rights of the longstanding residents of Aspen Ridge . I strongly urge the Mountain Village Owners Association reject this proposal .  
Allowing excessive density in a development to rectify an economic result would be irresponsible on the part of the Association . Any development on this site needs to contemplate a more sensible usage that is compatible with its neighbors and will not be totally disruptive to the surroundings as this will certainly be.  
I hope that reason will prevail and that MVOA will prevent the destruction of this important neighborhood that has been a jewel of Mountain Village for years .

Peter Capobianco , resident of Aspen Ridge

From: Anton Benitez, TMVOA Executive Director <anton@tmvoa.org>  
Sent: ~~Wednesday, October 11, 2017 6:40:55 PM~~  
To: petercapo@hotmail.com  
Subject: Lot 30 Open House, Ballot Issue 1A

No Images? [Click here](#)



**TOMORROW: Lot 30, Parcel M – Open House**

The Town is holding an open house to discuss and gather public input on a Comprehensive Plan Amendment to [Lot 30, Parcel M](#) on Thurs., Oct 12, 10 a.m. – 12 p.m. at Town Hall. The site is located across the street from the Granita Building and adjacent to the Aspen Ridge development.

Public input is a key component of any comprehensive plan and comprehensive plan amendment. Town Council will consider the comprehensive plan amendment at their Nov



**Michelle Haynes**

---

**From:** Steven Ullrich <sullrich2@yahoo.com>  
**Sent:** Friday, October 13, 2017 12:34 PM  
**To:** Michelle Haynes  
**Subject:** Regarding the Comprehensive Plan Amendment Lot 30, Parcel M.

Granita Homeowners Association

10/13/17

Comprehensive Plan Amendment Lot 30, Parcel M

Dear Michelle,

Regarding the Comprehensive Plan Amendment Lot 30, Parcel M.

As an owner in the Granita Building, Please allow this letter to serve as formal notice that we the Granita HOA and its owners support The Huschke's proposed changes to the comp plan. We totally support their request to reduce the building height from 78' to 48', reduce the density from 102 units to between 9-25 units, and remove the requirement for a Flagship hotel.

Respectfully,

Steven Ullrich

Granita Owner

Unit # 202

## Michelle Haynes

---

**From:** Marty <mmhuschke@aol.com>  
**Sent:** Saturday, October 14, 2017 5:30 PM  
**To:** jhorn@rmi.net; Michelle Haynes  
**Subject:** Fwd: Lot 30 Mountain Village

Begin forwarded message:

**From:** Stacie Ward <[wards4@mac.com](mailto:wards4@mac.com)>  
**Date:** October 14, 2017 at 4:11:24 PM MST  
**To:** Marty <[mmhuschke@aol.com](mailto:mmhuschke@aol.com)>  
**Subject:** Re: Lot 30 Mountain Village

Hello Darrell—

Thank you for emailing to clarify your position, as the documents attached to the TMVOA email were a bit unclear as to your request and the current restrictions. We support your efforts to develop Lot 30 if the interests of Aspen Ridge owners are ultimately protected and the character of the immediate neighborhood is retained.

Specifically, we support:

1. The removal of the flagship requirement from Lot 30/Parcel M under the Comprehensive Plan;
2. The reduction in height and density of Lot 30/Parcel M under the Comprehensive Plan (down from 78 feet and 102 units, respectively);
3. Developing Lot 30 (or the Lot 30/Parcel M combination) in keeping with the current character of the Aspen Ridge neighborhood (i.e., multi-family only).

However, we do have these concerns:

1. Density request of up to 25 condominium units on the Lot 30/Parcel M is too great. We are skeptical that 25 condominium units (or anything approaching that number) could be constructed on Lot 30/Parcel M and still be in keeping with the character of the Aspen Ridge community. It seems that amount of density would require a very large and tall structure, and be at odds with the townhouses of Aspen Ridge.
2. We would not support a hotel or a commercial, non-residential structure of any kind on Lot 30/Parcel M, whether mixed-use or hybrid approach, irregardless of the removal of the flagship requirement. Therefore, we do not agree with or support the following Staff recommendation:
  - "it is in the town's best interest to incentivize a greater unit number with a hybrid approach to hotel bed base (hotel, hotel efficiency, condominium-hotel, lodge, efficiency lodge, or property management/rental pool requirements) without the flagship hotel requirement, consistent with a lot that has historically been treated as a transition lot between two zone districts."



We hope you and the town can come to an agreement on this, and that you will be allowed to sell/develop Lot 30 in such a way that also protects the interests and investments of all Aspen Ridge owners, as well as the residential character of our neighborhood.

Thanks again for emailing,  
Stacie and Tom Ward

On Oct 13, 2017, at 4:15 PM, Marty <[mmhuschke@aol.com](mailto:mmhuschke@aol.com)> wrote:

October 13, 2017

Dear Tom and Stacy,

I wanted to be sure that you understand that I am trying to REDUCE the height limit and density on Lot 30 to protect the owners and character of Aspen Ridge. The 78.5 height and 102 unit requirements were imposed on my property by the Comprehensive Design Plan. I am asking for a height and density consistent with our neighborhood.

If you wish to discuss any other aspects of Lot 30, I would be happy to talk with you. (602) 616-9876

Thank you for being a concerned resident of Aspen Ridge.

Sincerely,

Darrell Huschke  
Developer of Aspen Ridge  
Owner of Lot 30 and AR Unit 18

## Michelle Haynes

---

**From:** Laila Benitez  
**Sent:** Saturday, October 14, 2017 3:24 PM  
**To:** Michelle Haynes  
**Cc:** jolanavanek@yahoo.com  
**Subject:** Fwd: Lot 30, Parcel M Comprehensive Plan Amendment Open House, October 12  
**Attachments:** Aspen Ridge Comment.docx; ATT00001.htm

Hi Michelle,  
Please see Jolana's email feedback below.  
Thanks,  
LB

Sent from my iPhone

Begin forwarded message:

**From:** JOLANA VANKOVA <[jolanavanek@yahoo.com](mailto:jolanavanek@yahoo.com)>  
**Date:** October 14, 2017 at 2:17:35 PM MDT  
**To:** Town of Mountain Village <[lailabenitez@mtnvillage.org](mailto:lailabenitez@mtnvillage.org)>  
**Subject:** Lot 30, Parcel M Comprehensive Plan Amendment Open House, October 12  
**Reply-To:** JOLANA VANKOVA <[jolanavanek@yahoo.com](mailto:jolanavanek@yahoo.com)>

Dear Laila,

I had clients Thursday morning so I only dropped in for about 3 minutes. My comment is attached.

Even the TMV founder Ron Allred said during a meeting that he would not build the Peaks that size today. Let's not block this amazing last part of views and trees by huge hotel as we have done with the Peaks 20 plus years ago.

All I had a chance to speak with , specially riding on the Gondola approaching from town hall felt that something like "Aspen Ridge phase 2" would look appropriate.

Thank you  
Jolana Vanek



**From:** Town of Mountain Village <[bkight@mtnvillage.org](mailto:bkight@mtnvillage.org)>  
**To:** Jolana Vanek <[jolanavanek@yahoo.com](mailto:jolanavanek@yahoo.com)>  
**Sent:** Wednesday, October 11, 2017 12:51 PM  
**Subject:** Lot 30, Parcel M Comprehensive Plan Amendment Open House, October 12

Mountain Village Seeks Community Input

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RESIDENTS

BUSINESSES

GOVERNING

EVENTS

Comprehensive Plan Amendment Lot 30, Parcel M

# OPEN HOUSE



## SEEKING COMMUNITY INPUT

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**Thursday, October 12**  
**10 a.m. to 12 p.m.**  
**Mountain Village Town Hall**

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The Town of Mountain Village is holding an open house to discuss a comprehensive plan amendment to Lot 30, Parcel M. Public input is a key component of any comprehensive plan and comprehensive plan amendment. Coffee and pastries will be served!

For more information or to provide written public comment, contact Planning and Development Services Director,  
Michelle Haynes at [MHaynes@mtnvillage.org](mailto:MHaynes@mtnvillage.org)

---

**SUGGESTED RSVP**



**From:** [L.Omotani](#)  
**To:** [Michelle Haynes](#)  
**Cc:** [Les M. Omotani](#)  
**Subject:** Re: Parcel M, Lot 30 Comprehensive Plan Amendment, Village Center Subarea  
**Date:** Saturday, January 13, 2018 7:22:43 AM

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Hi Michelle

Thanks for this update

We continue to support what we understood to be the existing owners plans to develop Lot 30 as small density condo/town homes. We are not supportive of the expanded high density hotel with multi story height allowances. This is NOT what we were told when we purchased our Granita condo.

When the Madeline hotel was built restricting existing mountain views we were told by village planners that we would continue to have our down valley MEADOWS views without obstruction.

Thanks for continuing to keep us informed

Les Omotani

Granita 304

Sent from my iPad

On Jan 11, 2018, at 3:50 PM, Michelle Haynes <[MHaynes@mtnvillage.org](mailto:MHaynes@mtnvillage.org)> wrote:

Dear Community Members:

The design review board (DRB) will be providing a recommendation to town council and the town council will consider a comprehensive plan amendment to parcel M, lot 30, Village Center Subarea. The DRB recommendation will occur on February 1<sup>st</sup> and the town council will consider a proposed amendment on February 15<sup>th</sup>.

Draft and preliminary materials can be found at the following link:

<https://townofmountainvillage.com/governing/building-development/current-planning/>

Please also note that the materials associated with the proposed comprehensive plan amendment will be **updated** by January 19, 2018 and town council may consider edits or revisions prior to and at the town council meeting.

I am providing this email to you as a courtesy because you either participated in the open house, provided public comment or otherwise expressed interest in this process.

Do not hesitate to contact me if you have any additional questions.

With regard,

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)



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

**Agenda Item #13**

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**TO:** Town Council

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

**FOR:** Meeting of August 17, 2017

**DATE:** July 28, 2017

**RE:** **Worksession regarding a Comprehensive Plan Amendment for Lot 30, Parcel M**

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**Worksession Summary**

The purpose of the worksession is to discuss amending the existing unit and density designations contained within the Mountain Village Comprehensive Plan for Lot 30, Parcel M. Only the Town Council can initiate a Comprehensive Plan amendment pursuant to the Community Development Code (CDC) Section 17.1.5.E.

**Attachments**

- Context Map

**Geography and Existing Use**

Lot 30 is located adjacent to the Aspen Ridge multi-family condominium development on the west and south side of Mountain Village Boulevard and across from the Granita mixed use development to the east and Tramontana multi-family development to the south (See Attachment Context Map). Lot 30 is a vacant lot, except for a commercial area in a small building that exists on the southwest corner of the lot. It is zoned Multi-Family although recognized in the Comprehensive Plan as part of the Mountain Village Center Subarea. The Mountain Village Center Subarea is substantially comprised of the Village Center Zone District (VC) with some variation outside of the VC zone district boundary to include Lot 30 zoned multi-family, the Sunny Ridge and Lookout lots zoned multi-family, and Mountain Village Blvd lots zoned single-family on the south and north boundaries of the VC zone district .

**Lot 30 Community Development Code Data:**

	<b>Community Development Code (CDC)</b>
<b>Zoning</b>	Multi-Family
<b>Lot Size</b>	.60 acres
<b>Maximum Allowable Height</b>	48 feet
<b>Lot Coverage</b>	65%
<b>Current Zoning</b>	9 Condominiums 2 Employee Apartments Commercial Use (per Resolution No. 2012-0426-07 )

### Site Background

When originally platted at Reception No. 233115 in 1984, Lot 30 was designated a condominium lot with an allocation of four (4) units. The Town approved an increase in density to 14 condominium units (1988) and then a later rezoned to single family (1991). Today the densities are approved at nine (9) condominium units, two (2) employee apartments and commercial (2012). A replat of Lot 30 and Lot 11 occurred in 1996 resulting in a lot size increase from .452 acres to .60 that included a portion of contiguous open space. The lot is not encumbered with General Easements.

### 2014 Comprehensive Plan

The Comprehensive Plan was adopted in 2011 and included Principals, Policies and Actions related to a number of subareas and parcels contained within each subarea. Lot 30 is indicated as Parcel M, which includes an Active Open Space parcel that surrounds Lot 30 on three sides owned by Telluride Ski and Golf (TSG). Parcel M is envisioned to provide a target total of 102 units by combining Lot 30 with the TSG active open space parcel.

Although outlined in Table 7. Below, Lot 30, Parcel M contains no additional site specific policies in the Comprehensive Plan. See excerpt from Table 7. Mountain Village Development Table specific to Parcel M Lot 30 below:

Parcel M Lot 30	Target Maximum Building Height	Target Hotbed Mix	Target Condo Units	Target Dorm Units*	Target Restaurant/Commercial Area	Total Target Units
	78.5	88	12	2	0	102

### Additional Background

In 2014, Town Council held a worksession with a potential buyer of Lot 30 to rezone the property for a proposed multi-family project from 9 to 15 condominium units. The following bullet points summarize the prior worksession:

- Staff supported the Comprehensive Plan as written and did not otherwise support the rezone worksession premise because it was not consistent with the Comprehensive Plan.
- In order for the owner of Lot 30 to redevelop consistent with the Comprehensive Plan, the owner of Lot 30 must consolidate ownership with TSG. As a worksession outcome, the applicants were asked to talk with TSG regarding redevelopment of the properties consistent with the Master Plan. The talks with TSG did not result in the desired Comprehensive Plan direction to the owner's satisfaction. There has been no development activity on the property since 2014.
- The owner indicated that the number of units increased from 22 units to 102 units during the Comprehensive Plan process very late in the adoption process and only after the intended densities on Boomerang and the Comanche sites were abandoned. The owner of Lot 30 did not receive notice regarding the unit number increase.
- The owner could otherwise develop 9 Condominium Units as a by right scenario but any development scenario that varies with this proposal otherwise needs to be consistent with the Comprehensive Plan.
- It is generally understood that if a lot consolidation between Lot 30 and the TSG active open space parcel does not occur, Lot 30 cannot accommodate the densities outlined in the Comprehensive Plan.



## **Staff Analysis**

Staff is supportive of a Comprehensive Plan amendment for Lot 30, Parcel M for the following reasons:

- Lot 30 functions as a transition lot between the Aspen Ridge condominium development (multi-family zoning), and the Village Center, zoned for high density, multi-use and hot-bed development. This is evidenced by development history on the lot along with its treatment in the Comprehensive Plan. Flexibility in zoning, uses and units can be encouraged on this lot with the associated appropriate town approvals.
- The 102 unit numbers outlined for Lot 30, Parcel M provided for in the Comprehensive Plan require cooperative efforts with TSG that may or may not be achievable in order to comply with the Comprehensive Plan. The fundamental nature of a Comprehensive Plan is to provide an aspiration that is achievable for the town and a property owner. The Comprehensive Plan for Lot 30, Parcel M does not currently provide adequate flexibility and/or aspiration for the owners of Lot 30 and within the area of Parcel M.
- Although the owner could construct nine (9) condominium units and two (2) apartment efficiencies consistent with the development pattern of the adjacent Aspen Ridge condominium development and the underlying zoning, it is in the town's best interest to incentivize a greater unit number with a hybrid approach to hotel bed base (hotel, hotel efficiency, condominium-hotel, lodge, efficiency lodge, or property management/rental pool requirements) without the flagship hotel requirement, consistent with a lot that has historically been treated as a transition lot between two zone districts. The discussion of the right range and mix of units as well as other details can occur during a Comprehensive Plan amendment to Lot 30, Parcel M.

/mbh

Context Map: Lot 30, Parcel M





To: Mountain Village Town Council  
 From: John Horn  
 Real Estate Consultant On Behalf of Marty and Darrell Huschke  
 Date: February 9, 2018  
 Re: Parcel M Comp Plan Amendment  
 -Background Information

The purpose of this memorandum is to provide a record of background information related to the above matter that is scheduled to be discussed at the Town Council meeting scheduled for February 15, 2018.

When Marty and Darrell Huschke bought Lot 30 in 1995 the property rights they acquired that are relevant to the proposed amendment were the following:

1. A piece of land.
2. Right to build to Town imposed building height.
3. Right to build to any Town imposed setbacks.
4. Right to seek a rezoning and density transfer so long as it complied with the land use code and Design Regulations.

The collective result of these rights was a Town sanctioned building envelope. In 1995 if it made sense to the property owner and the Town, then you could increase or decrease the number of units you placed in the envelope. For example, if, instead of a use by right development of nine large 4-bedroom units, it made sense to the Town and the owner, then the owner could seek a rezoning and density transfer that resulted in two 4-bedroom units, eight smaller 3-bedroom units and six smaller 2-bedroom units, a total of 16 units. Same building envelope, same Design Regulations, different unit mix. The right to do this continued until the Comp Plan was adopted and the new Community Development Code was adopted in 2013.

Since the adoption of the new Community Development Code (“CDC”) the development of Lot 30 has been limited to either (i) a use by right (i.e. nine Condominium Units, two Employee Apartments and Commercial) or (ii) a joint development with TSG Ski & Golf, LLC of Parcel M that is in “general conformance” with the following as set forth in the Comp Plan:

“Table 7. Mountain Village Center Development Table

Parcel Designation	Target Maximum Building Height	Target Hotbed Mix	Target Condo Units	Target Dorm Units*	Target Restaurant/ Commercial Area	Total Target Units
Parcel M Lot 30 Flag	78.5	88	12	2	0	102”

(See page 53)

- “13. Parcel M Lot 30  
 a. No site-specific policies.” (See page 61)

The Huschkes do not dispute the fact that the Comp Plan was the result of many well publicized meetings. However, they were only tangentially aware of process and did not engage in it whatsoever, they had ZERO involvement. It is a fair question to ask why, why didn’t the Huschkes participate in the

process. The answer is that it was their understanding that as a lower density lot on the periphery of the Village Core their lot was “planned”, and density could be increased if it made sense. It never dawned on them that the Comp Plan would affect Lot 30. Huschkkes first learned Lot 30 was impacted in phone call from a TMVOA representative that occurred well after both Comp Plan and CDC were adopted. They were stunned when they learned the impact on Lot 30.

As noted by Councilperson Cath Jett in the June 26, 2014 Town Council meeting/work session, back in 2011 Lot 30 became a density dump only after the Boomerang and Comanche sites were eliminated. It was acknowledged that at the 2011 meeting there was very little public discussion, virtually only Council, staff and consultants were present; the Huschkkes were not contacted in any way despite the fact that development options for their lot were being substantially changed. It is nearly unanimously agreed that the Comp Plan process whereby Lot 30’s development possibilities and corresponding value were diminished was fundamentally unfair to the Huschkkes and, therefore, the Comp Plan should be amended to rectify the unfairness.

The practical real world effect of the Comp Plan and CDC is twofold. First, several contracts have fallen through due to the combined effects of Comp Plan and new development code; and other parties interested in Lot 30 have indicated they declined to contract due to the combined effect. Second, the value of Lot 30 has been materially diminished.

When Huschkkes bought Lot 30 in 1995 it was their intention to develop it. However, with the inevitable passage of time they have reached their point in life where developing Lot 30 is no longer an option. In the Huschkkes' program of estate planning Lot 30 is of significant value and the orderly liquidation of Lot 30 is essential to their estate planning. Clearly this is not a theoretical or academic problem, the diminished value and inability to sell Lot 30 is inflicting enormous stress and financial damage on two fine people who devoted and invested a huge portion of their lives and economic resources to the success of the Mountain Village.

Huschkkes are simply asking the Town to reinstate the development option (and the ensuing rights and value) that existed on Lot 30 during the period from when they bought it in 1995 until the development code was amended on February 21, 2013.



**From:** [John Horn](#)  
**To:** [Michelle Haynes](#)  
**Cc:** [Darrell Huschke](#)  
**Subject:** Background Memorandum  
**Date:** Friday, February 09, 2018 9:45:41 AM  
**Attachments:** [2018-2-9 Parcel M Background Memorandum.docx](#)

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Good Morning Michelle,

Would you please cause the attached memorandum to Town Council, dated February 9, 2018 Re: Parcel M Comp Plan Amendment-Background Information to be included in the Council packet for the Comp Plan amendment item scheduled on the February 15, 2018 meeting. If it cannot be included in the packet then please cause it to be distributed to Council so they can review it in advance of the meeting.

Thanks,

John Horn



**LANNING AND DEVELOPMENT SERVICES  
DEPARTMENT**

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

**Agenda Item No. 15**

**TO:** Town Council  
**FROM:** Michelle Haynes, Planning and Development Services Director  
**FOR:** Meeting of February 15, 2018  
**DATE:** February 5, 2018  
**RE:** Town Hall Subarea, Village Court Apartments Expansion Update

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**Background**

Consistent with the 2018 Town Hall Subarea Committee Memorandum of Understanding and the recently amended Town of Mountain Village Comprehensive Plan, the Town of Mountain Village has been implementing the Village Court Apartments Phase IV project, to construct two to three additional apartment buildings with associated parking and amenities.

Staff will provide a powerpoint presentation at the meeting. There are no associated materials in the Town Council packet for this agenda item.

/mbh





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To: Mayor and Town Council

From: Jim Loebe

For: February 15<sup>th</sup>, 2018 Town Council Meeting

Date: February 5, 2018

Re: Consideration of Adopting the Recommendation from the Parking Committee to Permanently Eliminate Permit Parking on Upper Mountain Village Boulevard

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### **Background**

In response to a letter received from Alpine Planning, LLC, the parking committee met on January 22<sup>nd</sup> to discuss the future of permit parking for employees on upper Mountain Village Boulevard (UMVB). As the representative of the owners of Lot 89-2B, Alpine is requesting that the Town put an end to permit parking on UMVB which the owners feel have negative and adverse impacts on their property.

### **History**

The current UMVB permit parking system was instituted for the winter of 2009/10 in an effort to decrease Gondola Parking Garage (GPG) overflow on-street parking in the Town Hall Sub-Area. It also gave employees working in the core another free and convenient parking option when the Town began charging for daytime use of GPG the following ski season. The \$25 UMVB employee permit is valid from the first day of the fall gondola shutdown period through the last day of the spring gondola shutdown period. Permitted vehicles can park on the outbound lane of UMVB between Lookout Ridge and Sunny Ridge as signed. The Town issues around 100 UMVB permits annually for the 45 spots available along the road. Only employees of licensed business within the core zone designation are eligible for this permit.

During the summer months, vendors at the Wednesday Farmer's Market have been allowed to park on UMVB to allow them to stay close to the core area. This is also an area that has been used for both festivals and special events (tour busses, etc.) during the summer.

### **Recommendations**

The parking committee recommends that Town Council permanently eliminate permit parking activity on UMVB upon the expiration of this season's permits due to the impacts as outlined by Aline Planning, LLC in their letter dated January 18<sup>th</sup>, 2018. Free day use of GPG for employees and guests, construction of a 30-space lot on 161-CR, and continued active management of all Town owned lots during projected peak times are factors that will mitigate the loss of the UMVB permit area.

Further, it is recommended that summertime use of UMVB for farmers market vendors be discontinued and require vendors to utilize existing town parking infrastructure after unloading their products.

As with other areas of town, approved and signed construction parking may still occur in this area as well as short term bus parking for bands that are performing at the Telluride Conference Center.



January 18, 2018

Mountain Village Parking and Transportation Committee  
455 Mountain Village Blvd., Ste. A  
Mountain Village, CO 81435

Sent via Email to: [jloebe@mtnvillage.org](mailto:jloebe@mtnvillage.org)

Dear Committee Members,

My firm represents David and Lynette Wyler who are the owners of Lot 89-2B that is located at 667 Mountain Village Boulevard (“**Property**”) as shown in Figure 1. This letter is in regards to the Committee’s discussion of employee parking on Upper Mountain Village Blvd. The Wyler’s are proposing to construct a new home on the Property starting in the spring. The Property is located in the Single-family Zone District.

The Town did not permit parking on Mountain Village Boulevard with “No Parking” signs clearly posted when the Wyler’s bought the Property during the summer of 2017. They were shocked to see that the Town permitted employee parking along Upper Mountain Village Boulevard after their purchase without any notice of this decision.

The Wyler’s are very concerned about the negative and adverse impacts of parking wrapping around the Property and their planned home as shown in Figure 1. The parking is a significant concern of the Wyler’s due to the increased activity, noise, loss of privacy, security concerns, adverse impacts on property values, and a decrease in quality of life due to having intensive parking uses wrapping around and through a residential area. The Town does not permit parking on roads anywhere else in Mountain Village due to the same issues and concerns of the Wyler’s. The Wyler’s therefore want their property to have the same and equal treatment as other single-family zoned properties in Mountain Village with permanent or semi-permanent parking prohibited on all Town roads.

I spoke with Finn Kjome, Public Works Director, about the history of parking on Upper Mountain Village Boulevard and he indicated that such parking was originally approved by the Mountain Village Metropolitan District quite some time ago. Therefore, the Parking and Transportation Committee and Town Council should revisit and eliminate this parking permanently, except for construction parking or special event parking that may be periodically approved by the Town Council for festival or special event parking.



The new Lot 161C-R Parking Lot, free Gondola Garage Parking, parking in Hotel Madeline and other Town managed parking lots, the gondola system, and expansion of mass transit in the region provide the town with great parking and transportation infrastructure. There is no need for parking on Upper Mountain Village Boulevard. If and when parking demand increases beyond the capacity of the current parking garages and lots, the Town should push for more mass transit alternatives, charge for parking to control peak demand, or plan to expand the Gondola Parking Garage as designed and planned.

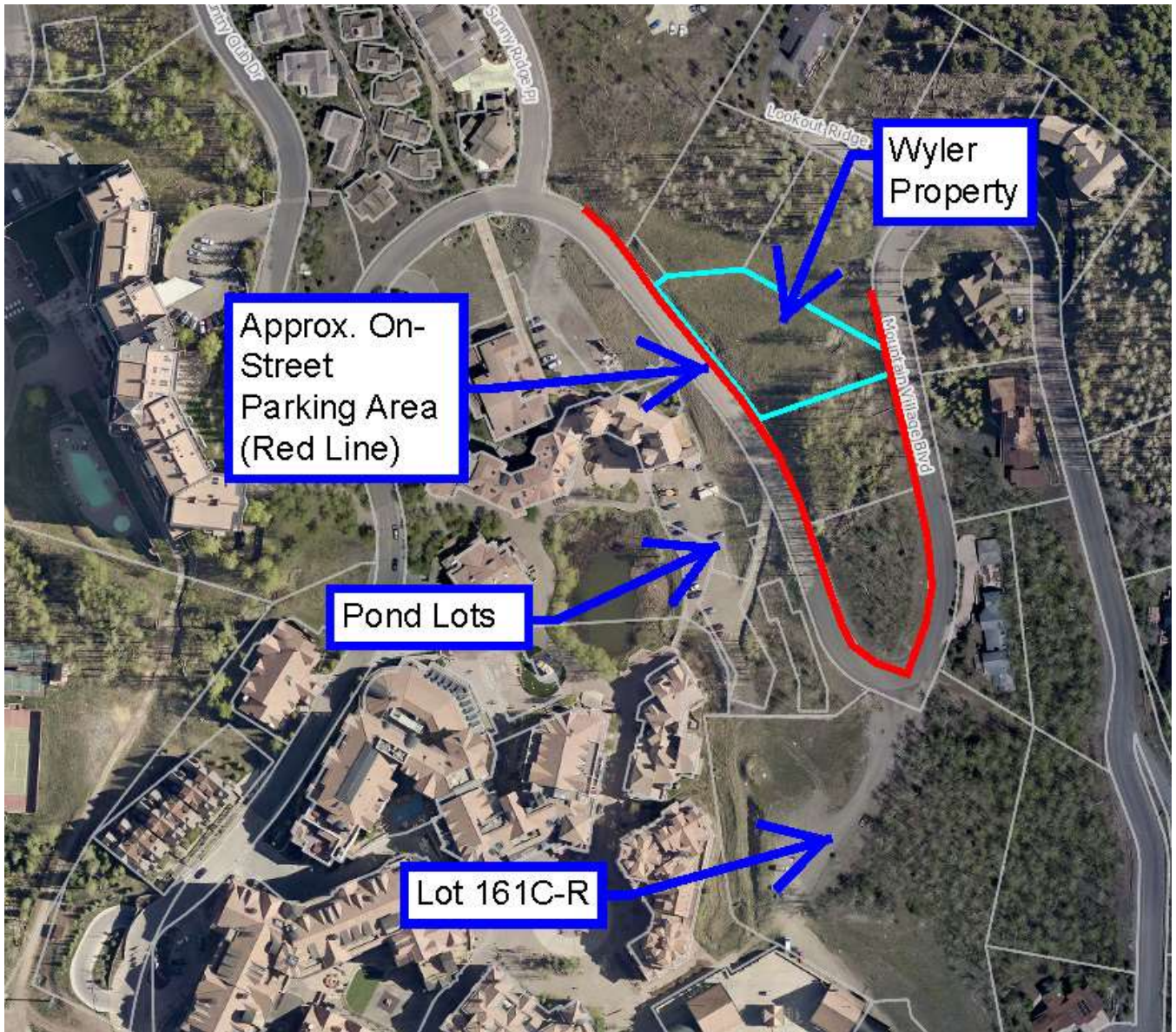
We respectfully request that the Parking and Transportation Committee make a recommendation to the Town Council that parking be prohibited on all Town roads unless and except for special events or construction parking. This should be an amendment into the Municipal Code so that parking in rights-of-ways outside of special events or construction parking cannot occur.

Thank you for your time and consideration.

Sincerely,

Chris Hawkins, AICP  
Alpine Planning, LLC

Figure 1







Telluride Mountain Club  
 PO Box 1201  
 Telluride, CO 81435

Town of Mountain Village  
 C/O Jim Loebe  
 455 Mountain Village Blvd., Suite A  
 Mountain Village, CO 81435

February 6, 2018

Dear Jim and Mountain Village Town Council,

Telluride Mountain Club (TMtC) is seeking \$10,000 from the Town of Mountain Village to implement our proposed Trails Sustainability Plan and aid in the creation of a Trails Sustainability Document in 2018.

The **Trails Sustainability Plan** is a stewardship program that has the goal of maintaining and restoring local trails experiencing high use from outdoor enthusiasts (including: locals, second homeowners and tourists alike), while also educating and promoting ethical recreational use and conserving natural habitats for future generations. The key pieces of this plan include:

- Trails Maintenance & Volunteer Coordination
- Trails Planning, Proposals & Mapping
- Group Trails-Related Events
- Via Ferrata Planning & Reporting

The **Trails Sustainability Document** will outline the future of trails in the Telluride region over the course of the next five plus years. This document will be shared with Telluride and Mountain Village entities on an ongoing basis to make sure everyone is on board and let aware of what we are planning. TMtC anticipates the document to include:

- Trails Planning: Mapping & Proposals
- Future Stewardship Programs (to include Trail Maintenance)
- Potential Trail Funding Partners, Initiatives and Grants
- Future Public Trail Events
- Trail Software (Inclusive Trail Map & App)
- Trails Signage
- Future Via Ferrata Planning and Reporting
- Trails Timeline



The Trails Sustainability Plan and Document will address the Telluride region (Telluride south to Lizard Head Pass and west to Placerville) for the time being. We hope to establish one all-inclusive trails plan with the entire county (to include the West End) in the future.

Telluride Mountain Club anticipates our 2018 Trails and Via Ferrata budgets to be the following:

Trails (Total = \$55,100):

<b>Trails</b>	
<b>Trails Coordinator (Mtn. Air Media)</b>	<b>\$11,000</b>
<b>ESRI and Blue Door Mapping Fees</b>	<b>\$4,000</b>
<b>True North Mapping Fees</b>	<b>\$3,600</b>
<b>Trails Sustainability Plan Document</b>	<b>\$14,000</b>
<b>Trails Map &amp; App</b>	<b>\$6,000</b>
<b>GPS Coordinates of Trails</b>	<b>\$3,000</b>
<b>Land Surveying Assistance</b>	<b>\$3,000</b>
<b>Tools, Signs, etc.</b>	<b>\$1,500</b>
<b>Website (trails information)</b>	<b>\$1,500</b>
<b>Trail Maintenance</b>	<b>\$7,000</b>
<b>Insurance (group hikes)</b>	<b>\$500</b>

Via Ferrata (Total = \$27,000):

<b>Via Ferrata</b>	
<b>Preliminary Engineering</b>	<b>\$0</b>
<b>Hardware Upgrades</b>	<b>\$10,000</b>
<b>Final Engineering Report</b>	<b>\$10,000</b>
<b>Foot Bridge Design</b>	<b>\$5,000</b>
<b>Travel for USFS Meetings</b>	<b>\$2,000</b>

Please refer to the attached 2018 budget for totals and specifics.





In July 2017, TMtC submitted the Telluride region's first trails proposal to various stakeholders. This proposal included seven trails, reroutes, and connector trails which can be found here: <http://www.telluridemountainclub.org/summer-2017-trails-proposal/>. This was the first step to understanding our region and the trails that will be required to bring our trails system up to current day connectivity standards. This conceptual plan is a living document that will be updated during the Trails Sustainability Plan project.

The Telluride region is home to over 200 miles of trails spread over a patchwork of land owned by the United States Forest Service (USFS), San Miguel County, Town of Telluride, Town of Mountain Village, and privately held parcels. Currently, there is no entity coordinating with all the stakeholders to keep communication open surrounding trails, to identify collaborations, and to improve our trail system for future generations. Each individual entity is doing a good job of managing their own trails and needs, but there is very little communication and coordination among stakeholders. Telluride Mountain Club is proposing to take on this coordination role by planning for the long-term and implementing in the short-term with monetary support from regional entities.

The Town of Mountain Village will benefit from TMtC's Trails Sustainability Plan and Trails Sustainability Plan Document through a better connected and planned out trails system. This will allow more cyclists, hikers and trail runners to link trails via Mountain Village. This will in turn create a positive economic impact through restaurant, retail and lodging sales. A trails system that connects through Mountain Village also has the ability to increase home values.

A well thought out, planned and executed trail system will be around forever with the intention that locals, second homeowners and tourists use this system well into the future. TMtC has already received funding from San Miguel County and is actively asking for funding from the Town of Telluride, SMART, and the Telluride Tourism Board in addition to the Town of Mountain Village.

The Telluride Mountain Club Board of Directors looks forward to your feedback.

Thank you for your consideration,

*Tor Anderson*

Tor Anderson  
Telluride Mountain Club  
[www.telluridemountainclub.org](http://www.telluridemountainclub.org)

**Telluride Mountain Club  
2018 BUDGET**

	<u>2018 Budget</u>	
<b>INCOME</b>		
Memberships	\$9,000	
Merchandise sales	\$3,500	
Climbing wall fees	\$5,200	
Raffle tickets/auction items at fundraisers	\$2,000	
Grants		
Telluride Foundation	\$12,000	
CCASE Grant	\$2,700	
Dalton Family Foundation	\$1,000	
Access Fund	\$200	
Telluride Gives (climbing wall)	\$500	
Telluride Ski Resort	\$2,500	
San Miguel County	\$10,000	
Town of Telluride	\$10,000	
Town of Mountain Village	\$10,000	
New Grants	\$5,000	
Donations		
Miscellaneous Donations	\$6,500	
Fundraising Mailer	\$18,000	
Via Ferrata Donations	\$20,000	
Events Sponsorships	\$5,000	
Refunds	\$900	
Miscellaneous	\$200	
<b>Total Income</b>	<b>\$124,200</b>	
<b>EXPENSES</b>		
Mountain Air Media (contract staff)	\$8,000	
Bookkeeper, Tax Accountant	\$4,000	
Strategic Planning Facilitator	\$0	
Climbing Wall		
Wall monitor (wages/employment taxes)	\$4,000	
Administrative (Mtn. Air Media)	\$500	
Route setter (wages/employment taxes)	\$800	
Workmans Comp Insurance	\$450	
Climbing Wall Rent to THS	\$1,620	
Key Deposit	\$250	
Frontdesk Software	\$360	
Self Belay Systems Maintenance Costs	\$100	
Equipment (holds, ropes, bolts, quickdraws)	\$1,500	
Advertising, Supplies, etc.	\$100	
Climbing Anchors & Bolts	\$200	
Website	\$1,500	
Software Licenses	\$750	
Trails		
Trails Coordinator (Mtn. Air Media)	\$11,000	
ESRI and Blue Door Mapping Fees	\$4,000	
True North Mapping Fees	\$3,600	
Trails Sustainability Plan Document	\$14,000	
Trails Map & App	\$6,000	
GPS Coordinates of Trails	\$3,000	
Land Surveying Assistance	\$3,000	
Tools, Signs, etc.	\$1,500	
Website (trails information)	\$1,500	
Trail Maintenance	\$7,000	
Insurance (group hikes)	\$500	2018 Trails total = \$55,100
Merchandise (t-shirts, hats, etc.)	\$5,000	
Fundraising Mailer	\$4,000	
Events		
Film Festival at Opera House	\$1,500	
Summer Barbeque	\$3,200	
Adopt-a-crag	\$200	
Climbing Event (beer night)	\$200	
Via Ferrata		
Preliminary Engineering	\$0	
Hardware Upgrades	\$10,000	
Final Engineering Report	\$10,000	
Foot Bridge Design	\$5,000	
Travel for USFS Meetings	\$2,000	2018 Via Ferrata total = \$27,000
Travel	\$150	
Insurance	\$1,200	
Board Meetings	\$120	
PO Box Rent	\$60	
Supplies	\$100	
Office Rent	\$0	
Miscellaneous	\$100	
<b>Total Expenses</b>	<b>\$122,060</b>	
<b>Net Income</b>	<b>\$2,140</b>	



**A RESOLUTION OF THE TOWN COUNCIL OF THE MOUNTAIN VILLAGE,  
COLORADO, SUPPORTING LEGISLATION TO PROTECT THE  
ENVIRONMENT AND REDUCE PUBLIC LIABILITIES RELATIVE TO  
MINING ACTIVITIES**

**RESOLUTION NO. 2018-0215-**

**RECITALS:**

- A. The Town Council of the Town of Mountain Village, Colorado, and residents of Mountain Village, agree that water bodies, streams and rivers should be adequately protected; and that the local economy has benefitted from the protection of the watershed and the environment; and
- B. Colorado's rivers and streams have been impacted by historic mining activities that were not conducted in an environmentally protective manner, including the San Miguel River as it runs through the Telluride Valley; and
- C. Our town government and community has worked successfully and cooperatively through the years with many partners to support reclamation and restoration activities in the San Miguel River watershed; and
- D. Sound and reasonable mining regulations that protect the public interest and require future mines to conduct operations in a manner that does not cause a public fiscal burden is in the best interests of the people of Colorado; and
- E. The State of Colorado should have all reasonable authorities and powers to require adequate financial assurances and guarantees from mining operators so that the costs of reclamation and protecting water quality do not fall on the public; and
- F. Mines that cannot operate in a manner that will not permanently impair water supplies, rivers and streams should not be permitted in the future; and
- G. The Colorado General Assembly should pass a bill that will provide the State of Colorado with the authority to require adequate financial assurances to protect both water quality and the public, and provide for the treatment of mine water and maintenance of water treatment plants; and

**NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF MOUNTAIN VILLAGE, COLORADO as follows:** The Town Council of the Town of Mountain Village, Colorado, hereby expresses its support of changes to the Colorado Mined Land Reclamation Act that implement these protections and urges the Colorado General Assembly to adopt them as law.

**RESOLVED, APPROVED AND ADOPTED** by a majority of the Town Council of the Town of Mountain Village, Colorado at its regular meeting on February 15, 2018.

TOWN OF MOUNTAIN VILLAGE,  
COLORADO, a home rule municipality

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

ATTEST:

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

APPROVED AS TO FORM:

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



**Town of Mountain Village**  
**HUMAN RESOURCES DEPARTMENT**  
**Biannual Report to Town Council**  
*August 2017 – January 2018*

We make Mountain Village a great place to live, work & visit.

**HUMAN RESOURCES STAFF:**

Corrie McMills, HR Coordinator  
 Sue Kunz, HR Director

**SUMMARY**

- 5% decrease to 2018 medical premiums; NO INCREASE to medical premiums for 2000
- 2018 PSPC Compensation Study was implemented January 1
- The Employee Housing Program now provides seven furnished housing units for up to fourteen seasonal TMV employees at Village Court Apartments.
- 59% of our workforce now lives in Telluride/ Mountain Village.
- Due to the extended hours and longer gondola season, seasonal employees will be eligible for health insurance in 2019 due to the Affordable Care Act (ACA).

**DEPARTMENT GOALS**

1. Administer and enforce town policies in compliance with state/federal laws and town goals
2. Assure compliance with the town's drug & alcohol policies in compliance with DOT regulations and oversee drug and alcohol testing collection.
3. Promote the town's commitment to environmental sustainability to employees and applicants.
4. Prepare and stay within the HR department's approved budget.
5. Maintain accurate personnel files in compliance with the Colorado Retention Schedule and ensure accurate information for payroll
6. Assist management with timely and lawful recruitment processes to maintain proper staffing levels and reduce turnover.
7. Oversee the Safety Committee, workers compensation, and safety programs to provide a safe workplace and minimize workplace injuries
8. Administer attractive benefits and compensation package to attract and retain high-performing, well-qualified, happy employees
9. Assist management with evaluating staff, performance documentation and conducting performance reviews. Assist with succession planning.
10. Coordinate staff training, professional development and employee appreciation/recognition opportunities. Continue to develop succession planning.

**PERFORMANCE MEASURES**

1. Policy administration & enforcement  
 Annually update employee handbook, policies and procedures. Continue ongoing communication/training with MSEC, CIRSA, and Pinnacol regarding policies & procedures. Review unemployment claims, workers compensation claims, and personnel actions
  - Handbook updated and attached for town council approval (February 15, 2018)
2. Drug testing administration  
 All required drug & alcohol testing is complete.

Complete pre-employment testing for all new hires; ensure random, reasonable suspicion, and complete post-accident testing as appropriate with all associated paperwork in compliance with the DOT and non-DOT policies; conduct required training for employees and supervisors. Oversee on site drug and alcohol testing collection.

- Participated in FTA Drug & Alcohol Program Manager Training (April 2017)
- Successfully completed Drug & Alcohol Site Audit (September 2017)
- Drug & Alcohol Policy- Safety Sensitive Employees- updated and approved by town council on December 14, 2017 to include required FTA changes.
- HR Coordinator is collector certified and continues to do most drug testing in-house.

DRUG & ALCOHOL TESTING															
positive tests															
	2018	2017	2016	2015	2014	2013	2012	2011	2010	2009	2008	2007	2006	2005	2004
marijuana	0	2	2	4	2	1		2	2	2	2	8	5	4	4
opiates															
cocaine								1				1	1	1	1
amphetamines															1
total	0	2	2	4	2	1	0	3	2	2	2	9	6	5	6

3. Environmental Initiatives

Provide ongoing employee education, policies and programs to encourage a culture of responsible environmental stewardship in employee orientations, recruiting, and monthly newsletters. Work with the Green Team’s efforts for town employees

- Promoted in recruiting and new hire information
- Annual town clean-up day (May 2018)
- Annual Environmental Award given to employees

4. Fiscal Responsibility

Department year end expenditure totals do not exceed the adopted budget. Actively seek opportunities to optimize financial costs when making decisions.

5. Personnel Recordkeeping

Maintain all employee files in accordance with the record retention schedule and audit compliance. Process all new hire paperwork on or before the first day of work.

- New hires can receive paperwork electronically prior to orientation
- HR Coordinator conducts one-on-one new hire orientation with all employees

6. Recruitment

Assist management with hiring process and seek creative ways to reduce turnover and attract quality employees. Oversee the employee housing program.

- 62% full time employees > 40 years old (63 employees)
- 59% of employees live in Mountain Village/ Telluride