

**TOWN OF MOUNTAIN VILLAGE  
TOWN COUNCIL REGULAR MEETING  
THURSDAY, AUGUST 18, 2022, 2:00 PM  
2nd FLOOR CONFERENCE ROOM, MOUNTAIN VILLAGE TOWN HALL  
455 MOUNTAIN VILLAGE BLVD, MOUNTAIN VILLAGE, COLORADO  
AGENDA REVISED**

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**Please note that times are approximate and subject to change.**

	Time	Min	Presenter	Type	
1.	2:00				Call to Order
2.	2:00	30	Legal	Informational	<p>Executive Session</p> <p>a. Conference with the Town Attorney for the Purpose of Receiving Legal Advice on Specific Legal Questions, to Determine Positions Relative to Matters that may be Subject to Negotiations Developing Strategy for Negotiations and/or Instructing Negotiators, and to Discuss the Purchase or Acquisition of Real Property, Pursuant to CRS 24-6-402(4)(a), (b), and (e);</p> <p>b. Conference with the Town Attorney for the Purpose of Receiving Legal Advice on Specific Legal Questions, to Determine Positions Relative to Matters that may be Subject to Negotiations Developing Strategy for Negotiations and/or Instructing Negotiators, and to Discuss the Purchase or Acquisition of Real Property (Lot 615), Pursuant to CRS 24-6-402(4)(a), (b), and (e);</p>
3.	2:30	5			Public Comment on Non-Agenda Items
4.	2:35	5	Haynes Lemley	Informational	<p>Employee Introductions:</p> <p>a. Rodney Walters, Town Forester/GIS Assistant</p> <p>b. Sabra Tandy, Accounts Receivable</p> <p>c. Marleina Fallenius, Planning Technician/Housing Coordinator</p>
5.	2:40	5	Johnston	Action	<p>Consent Agenda:</p> <p>All matters in the Consent Agenda are considered to be routine by the Town Council and will be enacted with a single vote. There will be no separate discussion of these items. If discussion is deemed necessary, that item should be removed from the Consent Agenda and considered separately:</p> <p>a. Consideration of Approval of the July 12, 2022 Special Town Council Meeting Minutes</p> <p>b. Consideration of Approval of the July 21, 2022 Town Council Meeting Minutes</p>
6.	2:45	5	Wisor	Action	Consideration of Appointment to the Grants Committee Replacing Mayor Benitez
7.	2:50	10	Johnston	Action	<p>Consideration of a Resolution Making an Appointment to the Telluride Regional Airport Authority Board:</p> <p>a. One Regular Seat for a Four-Year Term</p>
8.	3:00	10	Johnston	Action	<p>Consideration of Appointment to the Public Arts Commission Board</p> <p>a. Two Artist or Arts Professionals</p> <p>b. One Public at Large</p> <p>c. One Council Member</p>

9.	3:10	5	Haynes	Action <b>Quasi-Judicial</b>	Second Reading, Public Hearing and Council Vote on an Ordinance Regarding Lot 164A, Winterleaf, a Condominium Community, to Rezone from the Multi-Family Zone District to the Single-Family Common Interest Community Zone District Consistent with CDC Section 17.4.9 and CDC Section 17.3.4.G
10.	3:15	60	Haynes	Action <b>Quasi-Judicial</b>	Consideration of First Reading of an Ordinance Regarding a Major Planned Unit Development (PUD) Amendment to the Formerly Named Mountain Village Hotel PUD, to Consider Amendments to the Existing PUD for Lot 109R for a Mixed-Use Hotel/Resort Development Including Plaza, Commercial, Hotel and Residential Use with a Maximum Height Request up to 96'8" – <i>Continued from the June 16, 2022 Regular Meeting</i>
11.	4:15	30	Haynes	Action <b>Quasi-Judicial</b>	Consideration on First Reading of an Ordinance, Setting a Public Hearing and Council Vote Regarding a Major PUD Amendment to Extend the Length of Validity and Vested Property Rights for a Site-Specific Development Plan for Lot 109R, Commonly Known as the Mountain Village Hotel, from December 8, 2022 to December 8, 2024
12.	4:45	20	Ward	Action <b>Quasi-Judicial</b>	Consideration of a Resolution Regarding a Variance Request for Heights up to 46.58' for a New Single-Family Home on Lot 927R2, 125 Sundance Lane, Pursuant to CDC Sections 17.5.6 and 17.4.16. – <i>Continued from the Regular Town Council Meeting on July 21, 2022</i>
13.	5:05	15	Skinner	Informational	Telluride Tourism Bi-Annual Report
14.	5:20	15	Smith	Informational	Colorado Communities for Climate Action (CC4CA) Update
15.	5:35	15			Dinner
16.	5:50	10	Soukup	Informational	Staff Reports: a. Technology & Broadband Services
17.	6:00	5		Informational	Other Business
18.	6:05				Adjourn

Individuals with disabilities needing auxiliary aid(s) may request assistance by contacting Town Hall at 970-369-6429 or email: [mvcclerk@mtnvillage.org](mailto:mvcclerk@mtnvillage.org). A minimum notice of 48 hours is required so arrangements can be made to locate requested auxiliary aid(s).

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**Public Comment Policy:**

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



**TOWN OF MOUNTAIN VILLAGE  
MINUTES OF THE JULY 12, 2022  
SPECIAL TOWN COUNCIL MEETING  
DRAFT**

**Agenda Item 5a**

The meeting of the Town Council was called to order by Mayor Laila Benitez at 3:00 pm on Tuesday, July 12, 2022. Due to the Town's Disaster Declaration of March 19, 2020 related to the COVID-19 virus, the meeting was held in person and with virtual access provided through Zoom.

**Attendance:**

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

Laila Benitez, Mayor  
Dan Caton, Mayor Pro Tem  
Pete Duprey  
Harvey Mogenson  
Marti Prohaska  
Jack Gilbride  
Patrick Berry

**Also in attendance were:**

Paul Wisor, Town Manager	Michael O'Connor
Susan Johnston, Town Clerk	Mike Foster
David McConaughy, Town Attorney (Via Zoom)	Ellie Schaefer
Lizbeth Lemley, Finance Director	Heather Knox
Julie Vergari, Assistant Finance Director	Richard Idler
Kathrine Warren, Public Information Officer	Sherry Reeder
Kate Burns, Controller	Stephanie Fanos
Sam Quinn-Jacobs, Planning Technician	Stewart Seeligson
Lindsay Niehaus, HR Coordinator	Thomas Waldin
Connor Reilly, VCA Property Manager	Zoe Gillet
Jaime Holmes, HR Director	Yolana Vanek
Amy Ward, Senior Planner	Jonathan Greenspan
Lauren Kinn, Environmental Efficiencies and Grant Coordinator	Karen Locke
Kierra Skinner	Alexis Hodel
Bryan Woody	Tom Richards
Tami Huntsman	Heather Young
Alline Arguelles	Cristina Candido
Dan Jansen	Patrick Latcham
Cath Jett	

On a **MOTION** by Patrick Berry and seconded by Jack Gilbride, Council voted unanimously to amend the agenda order by moving agenda item 11 Consideration of a Resolution Recommending Declining Participation in the Family and Medical Leave Insurance (FAMLI) Program to agenda item 4.

**Executive Session for the Purpose of: (2)**

- a. **Conference with the Town Attorney for the Purpose of Receiving Legal Advice on Specific Legal Questions, to Determine Positions Relative to Matters that may be Subject to Negotiations Developing Strategy for Negotiations and/or Instructing Negotiators, and to**

**Discuss the Purchase or Acquisition of Real Property, Pursuant to CRS 24-6-402(4)(a), (b), and (e);**

- b. **Conference with the Town Attorney for the Purpose of Receiving Legal Advice on Specific Legal Questions, to Determine Positions Relative to Matters that may be Subject to Negotiations Developing Strategy for Negotiations and/or Instructing Negotiators, and to Discuss the Purchase or Acquisition of Real Property, Pursuant to CRS 24-6-402(4)(a), (b), and (e); and**
- c. **Conference with the Town Attorney for the Purpose of Receiving Legal Advice on Specific Legal Questions, to Determine Positions Relative to Matters that may be Subject to Negotiations Developing Strategy for Negotiations and/or Instructing Negotiators in Connection with Friends of TMVOA Lawsuit, Pursuant to CRS 24-6-402(4)(b) and (e)**

On a **MOTION** by Dan Caton and seconded by Jack Gilbride, Council voted unanimously to move into Executive Session for the purpose of:

- a. Conference with the Town Attorney for the purpose of receiving legal advice on specific legal questions, to determine positions relative to matters that may be subject to negotiations developing strategy for negotiations and/or instructing negotiators, and to discuss the purchase or acquisition of real property, pursuant to CRS 24-6-402(4)(a), (b), and (e);
- b. Conference with the Town Attorney for the purpose of receiving legal advice on specific legal questions, to determine positions relative to matters that may be subject to negotiations developing strategy for negotiations and/or instructing negotiators, and to discuss the purchase or acquisition of real property, pursuant to CRS 24-6-402(4)(a), (b), and (e); and
- c. Conference with the Town Attorney for the purpose of receiving legal advice on specific legal questions, to determine positions relative to matters that may be subject to negotiations developing strategy for negotiations, and/or instructing negotiators in connection with Friends of TMVOA lawsuit, pursuant to CRS 24-6-402(4)(b) and (e)

at 3:02 p.m.

Council resumed regular session at 4:27 p.m.

**Public Comment on Non-Agenda Items (3)**

No public comment was received.

Council moved to agenda item 11.

**Consideration of Possible Action or Staff Direction Regarding the Friends of Telluride Mountain Village Owners Association (TMVOA) vs. TMVOA Lawsuit (4)**

Mayor Benitez and Patrick Berry recused themselves for the item. Town Attorney David McConaughy presented. Council discussion ensued. On a **MOTION** by Harvey Mogenson and seconded by Jack Gilbride, Council voted unanimously to authorize the Town Attorney to intervene in the Friends of TMVOA lawsuit against TMVOA to protect the Town's interests.

**Consideration of Possible Action or Staff Direction Regarding the Potential Purchase of Real Property (5)**

Town Manager Paul Wisor presented. Council discussion ensued. On a **MOTION** by Pete Duprey and seconded by Jack Gilbride, Council voted 6-1 (with Harvey Mogenson dissenting) to proceed to ratify the contract for the purchase of the second floor of 313 Adams Ranch Road at Prospect Plaza.

David McConaughy left the meeting at 4:40 p.m.

## Consent Agenda

All matters in the Consent Agenda are considered to be routine by the Town Council and will be enacted with a single vote. There will be no separate discussion of these items. If discussion is deemed necessary, that item should be removed from the Consent Agenda and considered separately: (6)

- a. Consideration of Approval of the May 19, 2022 Regular Town Council Meeting Minutes
- b. Consideration of Approval of the May 26, 2022 Regular Town Council Meeting Minutes

Town Clerk Susan Johnston presented. On a **MOTION** by Dan Caton and seconded by Patrick Berry, Council voted unanimously to approve the Consent Agenda as presented.

## Finance (7)

Finance Director Lizbeth Lemley presented.

- a. Presentation of the May 31, 2022 Business & Government Activity Report (BAGAR)
- b. Consideration of Approval of the April 30, 2022 Financials

Council discussion ensued. On a **MOTION** by Pete Duprey and seconded by Patrick Berry, Council voted unanimously to approve the April 30, 2022 Financials as presented.

- c. 2023 Budget Policies and Goals Worksession

Lizbeth Lemley presented. Council discussion ensued. Council discussed the lack of information provided from the wastewater treatment plant expansion and would not be supportive of providing taxpayer funds if requested at this time.

## Lot 644 Town Community Housing Development Update (8)

Planning and Development Services Director Michelle Haynes, Town Manager Paul Wisor and Mike Foster and Michael O'Connor with Triumph West Developers presented. Council discussion ensued. Public comment was received from Patrick Latcham, Bryan Woody, Heather Knox and Katie McHugh. The Mayor closed public comment.

Council broke for dinner from 5:56 p.m. to 6:10 p.m.

## Consideration of an Appointment of One Town Council Member to the Marketing Telluride, Inc. Board (9)

Paul Wisor presented. Council discussion ensued. On a **MOTION** by Jack Gilbride and seconded by Marti Prohaska, Council voted unanimously to appoint Patrick Berry to the Marketing Telluride, Inc. Board.

## Appointments to the Village Court Apartments Resident Committee (10)

- a. Three Committee Seats

VCA Property Manager Connor Reilly presented. Council discussion ensued. On a **MOTION** by Marti Prohaska and seconded by Patrick Berry, Council voted unanimously to reappoint Ursula Cristol and to appoint Charles Lynch and Valentina Roa Estrella to two-year terms on the Village Court Apartments Resident Committee.

Council moved to agenda item 13.

## Consideration of a Resolution Recommending Declining Participation in the Family and Medical Leave Insurance (FAMLI) Program (11)

Human Resources Director Jaime Holmes and Town Attorney David McConaughy presented. Council discussion ensued. On a **MOTION** by Harvey Mogenson and seconded by Dan Caton, Council voted unanimously to approve a Resolution declining participation in Colorado's Family and Medical Leave Insurance (FAMLI) program.

Council moved back to agenda item 4.

## Council Boards and Commissions Updates (12)

1. Telluride Tourism Board-Berry
2. Colorado Flights Alliance-Gilbride

3. Transportation & Parking-Mogenson/Duprey
4. Budget & Finance Committee-Gilbride/Duprey/Mogenson
5. Gondola Committee-Caton/Berry/Prohaska
6. Colorado Communities for Climate Action-Berry
7. San Miguel Authority for Regional Transportation (SMART)-Berry/Prohaska/Mogenson
8. Telluride Historical Museum- Prohaska
9. Alliance for Inclusion-Berry/Prohaska
10. Green Team Committee-Wisor
11. Business Development Advisory Committee-Caton/Duprey
12. San Miguel Watershed Coalition-Prohaska
13. Telluride Mountain Village Owners Association Governance Auxiliary Committee-Duprey
14. Wastewater Committee-Duprey/Mogenson
15. Meadows Resident Advisory Board-Berry
16. Mayor's Update-Benitez

Council moved to agenda item 14.

**Meadows Subarea Plan (13)**

Ellie Schaefer with MIG presented. Council discussion ensued. Council consensus is not in support of the Meadows Resident Advisory Board continuing.

Council moved to agenda item 12.

**Other Business (14)**

There was no other business.

There being no further business, on a **MOTION** by Marti Prohaska and seconded Jack Gilbride, Council voted unanimously to adjourn the meeting at 7:30 p.m.

Respectfully prepared,

Kim Schooley  
Deputy Town Clerk

Respectfully submitted,

Susan Johnston  
Town Clerk

**TOWN OF MOUNTAIN VILLAGE  
MINUTES OF THE JULY 21, 2022  
REGULAR TOWN COUNCIL MEETING  
DRAFT**

**Agenda Item 5b**

The meeting of the Town Council was called to order by Mayor Laila Benitez at 3:00 pm on Thursday, July 21, 2022. Due to the Town's Disaster Declaration of March 19, 2020 related to the COVID-19 virus, the meeting was held in person and with virtual access provided through Zoom.

**Attendance:**

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

Laila Benitez, Mayor  
Dan Caton, Mayor Pro Tem  
Patrick Berry (via Zoom)  
Harvey Mogenson  
Marti Prohaska  
Pete Duprey  
Jack Gilbride

**Also in attendance were:**

Paul Wisor, Town Manager	Sean DeLand
Susan Johnston, Town Clerk	Jeff Busby
Kim Schooley, Deputy Town Clerk	Dev Motwani
David McConaughy, Town Attorney	Kirsten Murray
Chris Broady, Police Chief	David Bulson
Zoe Dohnal, Director of Operations and Development	Tom Kennedy
Kathrine Warren, Public Information Officer	Rob Rydel
Michelle Haynes, Planning and Development Services Director	Rosie Cusack
Amy Ward, Senior Planner	Cath Jett
Lizbeth Lemley, Finance Director	Justin Criado
Julie Vergari, Assistant Finance Director	Jennifer Zanardi
Erika Moir, Police Officer	Henry Hardy
Jim Soukup, Chief Technology Officer	Kristin Decker
Lindsay Niehaus, HR Coordinator	Steve Togni
Lauren Kirn, Environmental Efficiencies & Grant Coordinator	Vy Nguyen
Kate Burns, Controller	Julieta Ginevra
Lauren Tyler, GIS Administrator	Dale Reed
Matt Moir, Deputy Police Chief	Dave Ballode
Jodi Miller, Office Manager/Evidence Custodian	Sherri Reeder
Rob Johnson, Transit Operations Manager	Bohdan Iwanetz
Jim Loebe, Transit & Recreation Director	Kyle Conley
JD Wise, Public Works Associate Director	Daniel Zemke
Sam Quinn-Jacobs, Planning Technician	David Craige
Dan Jansen	Mark Ruckoldt
Rob Bodnar	Steve Cram
Rob Rydel	Paul Squadrito
Thomas Kennedy	Mark Abshire

Jeff Zimmerman  
Mike Foster  
Michael O'Connor  
Dale Reed  
Bill Fandel  
Jay Wilson  
Baker Gentry  
Stephanie Fanos  
Martha Prioleau  
Frost Prioleau  
Jim Royer  
Estee Portnoy  
Linda Pallay  
Jolana Vanek

Natalie Binder  
Alline Arguelles  
Mark Martin  
Brian O'Neill  
Ana Bowling  
Josh Comte  
John Miller  
Karen Kirby  
Ron Allred  
Jeff Kirby  
Diego Veitia  
Jeff Zimmerman  
Mickey Salloway  
Dan Jansen

**Executive Session for the Purpose of: (2)**

- a. **Conference with the Town Attorney for the Purpose of Receiving Legal Advice on Specific Legal Questions, to Determine Positions Relative to Matters That May Be Subject to Negotiations and/or Instructing Negotiators in Connection with Ski Ranches Water System, Pursuant to CRS 24-6-402(4)(b) and (e)**

On a **MOTION** by Jack Gilbride and seconded by Harvey Mogenson, Council voted unanimously to move into Executive Session for the purpose of conference with the Town Attorney for the purpose of receiving legal advice on specific legal questions, to determine positions relative to matters that may be subject to negotiations and/or instructing negotiators in connection with Ski Ranches water system, pursuant to CRS 24-6-402(4)(b) and (e) at 3:01 p.m.

Council resumed regular session at 3:18 p.m.

Council moved to agenda item 6.

**Public Comment on Non-Agenda Items (3)**

Public comment was received from Cath Jett.

Council moved to agenda item 5.

**Recognition of Police Officer Erica Moir (4)**

Town Manager Paul Wisor and Police Chief Chris Broady presented. Council discussion ensued. The Mayor presented Officer Erika Moir with the Town of Mountain Village and Sargent Jay Wilson of the Town of Telluride with certificates of appreciation on behalf of the town.

Council moved to agenda item 3.

**Consent Agenda**

**All matters in the Consent Agenda are considered to be routine by the Town Council and will be enacted with a single vote. There will be no separate discussion of these items. If discussion is deemed necessary, that item should be removed from the Consent Agenda and considered separately: (5)**

- a. **Consideration of Approval of the June 9, 2022 Special Town Council Meeting Minutes**  
b. **Consideration of Approval of the June 16, 2022 Town Council Meeting Minutes**  
c. **Consideration of Approval of the June 30, 2022 Special Town Council Meeting Minutes**

Town Clerk Susan Johnston presented. On a **MOTION** by Dan Caton and seconded by Marti Prohaska, Council voted unanimously to approve the Consent Agenda as presented.



Council took a break from 4:04 p.m. to 4:15 p.m.

Council moved to agenda item 7.

**Finance (6)**

Finance Director Lizbeth Lemley presented.

- a. **Presentation of the June 30, 2022 Business & Government Activity Report (BAGAR)**
- b. **Consideration of Approval of the May 31, 2022 Financials**

Council discussion ensued. On a **MOTION** Pete Duprey by and seconded by Dan Caton, Council voted unanimously to approve the May 31, 2022 Financials as presented.

Council moved to agenda item 15.

**First Reading, Setting of a Public Hearing and Council Vote on an Ordinance Considering a Final Site-Specific Planned Unit Development for Lot 161CR, Lot 67, Lot 69R-2, Lot 71R, OS-3Y and Portions of OS-3BR2 and OS-3XRR for a Mixed-Use Hotel/Resort Development Including Plaza, Commercial and Residential Uses According to CDC Section 17.4.12. Approval of Final SPUD by Town Council May Constitute a Site-Specific Development Plan and a Vested Property Right in Accordance with CRS Section 24-68-103 Quasi-Judicial (7)**

Marti Prohaska disclosed her seasonal employment with Telluride Ski and Golf but was not recused . Patrick Berry recused himself. Planning and Development Services Director Michelle Haynes and Senior Planner Amy Ward presented. Applicants Dev Motwani, Developer with Merrimac Ventures, Jeff Zimmerman, Landscape Architect with Design Workshop and Kirsten Murray, Design Architect with Olson Kundig presented. The Mayor opened a public hearing. Public comment was received from Jim Royer, Anton Benitez, John Miller, Ron Allred, Diego Veitia, Martha Prioleau, Mickey Galloway, Frost Prioleau, Estee Portnoy, Jolana Vanek, Brian O'Neill, Bill Fandel, Aline Arguelles, Karen Kirby, Ana Bowling, Dan Jansen, and Baker Gentry. The Mayor closed the public hearing. Council discussion ensued. On a **MOTION** by Dan Caton and seconded by Jack Gilbride, Council voted 6-0 to approve on first reading an Ordinance, an application by Merrimac Fort Ventures, LLC regarding a final site-specific PUD for Lots 161CR, 67, 69R-2, 71R, OS-3Y and portions of Lots OS-3BR2 and OS-3XRR, proposed to be replatted into Lot 161CR-R inclusive of a density transfer and rezone, a major subdivision, final design plans, public improvements and associated legal agreements inclusive of approval of a vested property right and site specific development plan and to set the second reading, public hearing and final Council vote for the August 25, 2022 Special Town Council meeting with the following conditions:

Findings:

1. The application is in general conformance with the Comprehensive Plan specifically the following:
  - a. Rezoning the property to the PUD Zone District.
  - b. Providing a flagship hotel, specifically a five-star operator and a luxury brand hotel.
  - c. Providing at least 50 (53 being provided) efficiency lodge units (hotel rooms) that will be maintained in one condominium ownership and disallowed from further condominiumization.
  - d. The provision of hot beds, commercial area, workforce housing consistent with CDC Section 17.4.12.G.2.
  - e. Conformance with Table 7. Mountain Village Center Development Table in the Comprehensive Plan.
  - f. Conformance with the site-specific principles, policies and actions identified in the staff memo of record and the applicant narrative.
  - g. Consistent with the Village Center Subarea Goals specifically the provision of spa and restaurant and pedestrian circulation & Mixed Use Center Goals in the Comprehensive Plan.
  - h. The Final PUD plan is in general conformance with the Future Land Use Plan.

- i. Conforming to some of the public benefits listed in Table 7. Public Benefits found in the Comprehensive Plan and outlined in the staff memo of record.
2. The application provides adequate Community Benefits.
3. The length of validity for the Final SPUD approval and subdivision is 36 months with a one-time staff level approval of an additional 12 months if requested.
4. The applications are consistent with the criteria and standards set forth in the CDC specifically the PUD criteria for decision, the comprehensive plan project standards, the SPUD general standards and the density transfer and rezone general standards, unless otherwise asked to be varied by the PUD.
5. Village Center Open Space if rezoned, does not require replacement open space pursuant to CDC Section 17.3.10.
6. The applicant agrees to conform to CDC Section 17.3.4.H.7.a-g Required Improvements for Adjacent Public Areas specific to the areas on the developer's property that will have public easements.
7. The proposed PUD zone district is consistent with the CDC requirements for hotbed development.
8. Housing mitigation onsite is being satisfied in the amount of 3,000 square feet and 10 employee apartments of dedicated housing area which cannot be rezoned or diminished at a future date with the following conditions that will be integrated into the development agreement:
  - a. The 1997/99 deed restriction shall apply with the following modifications and conditions:
    - i. The deed restriction cannot be lost in foreclosure.
    - ii. The units cannot be individually condominiumized.
    - iii. The deed restriction will not sunset in 50 years.
    - iv. The apartments will be condominiumized as one unit for the purposes of the condominium association and ownership.
    - v. That one employee condominium unit be required to remain in the same ownership as the hotel (the 53 hotel rooms) unit.
9. Parking requirements are being met and exceeded.
10. Town Council incorporate the DRB's recommended conditions of approval as part of this motion. To the extent there are duplicate conditions, duplications need not be repeated in the approvals.
11. Approval and execution of the final PUD constitutes a vested property right and site-specific development plan for a period of 3 years.
12. The applicants have affirmed this is not a phased development.
13. Public Improvements, Public Improvements Agreement and Public Improvements Guarantee will be addressed in the Development Agreement, an associated Cost Exhibit, and terms consistent with CDC Section 17 17.4.13.L. Public Improvements Policy and reflect the representations made in the applicant application and staff memo of record. Identified public improvements that are not considered community benefits are the following:
  - a. Sidewalk on Mountain Village Boulevard, snowmelt and safety lighting. The town will accept that the work was done to town standards, however ongoing maintenance will be born by the developer/owner of 161CR-R.
  - b. Repaving Mountain Village Boulevard due to sewer line relocation.
  - c. See community benefits for two additional public improvements to be included in the Public Improvements Cost Estimate Exhibit.
  - d. Public Easements for the Wetlands Walking Trail and public Plaza areas including bridges or, in the alternative, dedication to the Town of the Wetlands Walking Trail and public Plaza areas including bridges.
  - e. A public easement for the Ridge Trail or, in the alternative, dedication to the Town of the Ridge Trail.

- f. Additional Public Improvements may be required as determined by Town Staff based on final designs submitted at the time of building permit application.

The applicants are providing the following community benefits:

1. A \$500,000 fixed financial contribution to the Town for revitalization of and improvements to the Village Pond area and adjacent plazas, including pedestrian circulation around the western edge of the Pond, allowing for more intensive improvements and plantings on the eastern edge and connecting the wetlands walking trail from the Pond/Convention Center Plaza to Heritage/Gondola Plaza including design services.
2. \$150,000 of design services for Village Pond Improvements.
3. A 2.2-million-dollar payment into the community housing fund.
4. Construction of a town owned public bathroom in the northern retail section of the project which ties to the new plaza approximately 500 square feet and a value of \$250,000.
5. Construction of a 600 square foot storage facility for the Town.
6. Conveyance of two deeded parking spaces within the project's underground parking garage to the Town to be used by Town staff in connection with gondola operations.
7. Publicly accessible plaza areas connecting to the public Gondola Plaza and provision of additional amenities for skier and public use. The plaza will be extensively planted to maintain the natural landscape as it flows through the site. This includes improvements to the alley between Tracks and the gondola station and assists with separating skier traffic from retail traffic. The improved area for public use is more than the CDC requires.
8. Enhancement of and incorporation of the existing wetlands into a lush, wetlands walking trail 10 feet in width connecting the Pond/Convention Center Plazas to Heritage Plaza and the Gondola Plaza. This enhancement also creates a path from Village Pond Plaza to Mountain Village Boulevard.
9. Construction of a trash compacting facility within the project which will reduce the number of trips over Mountain Village Boulevard by large trash removal trucks and equipment.
10. Provide a connection between the alternative end to the Ridge Trail and the project's Apres Ski Plaza, which provides access for hikers to the wetlands walking trail and the additional trailheads beyond. A public easement will be provided.
11. A waiver from the town's obligation to pay HOA dues on the two town parking spaces, approximately 500 square foot public restroom, and 600 square foot storage area.
12. Public Improvements that contribute to community benefits:
  - a. The alternate #2 trail Ridge Trail within the 161CR general easement and a portion on the town's easement to connect to the trail. (see community benefit above).
  - b. Construction of a vehicular service parking space on Mountain Village Boulevard to facilitate deliveries for neighbors (e.g. La Chamonix).
13. Those items provided in the Table 6. Public Benefits table found in the Comprehensive Plan:
  - a. #1. Hot beds.
  - b. #13. Coordinated development between Parcel D and Parcel F & F1 and keeping development project at the same grade as the gondola plaza.
  - c. #14. A vehicular delivery and pedestrian access from Mountain Village Boulevard to La Chamonix and neighbors (noted under public improvements above).
  - d. #17. Enhanced riparian corridor.

The town is providing the following incentive:

1. 0.487 acres of town owned Village Center Open Space at no fee.

In consideration for the following CDC Variations, Waivers, Design Variations and Specific Approvals:

1. Building Height Limits (CDC 17.3.11 and 17.3.12)

A request for 78.5' for the Pond Lots (Parcel D) and 95.5' for Lot 161CR (Parcel F) as a maximum established building height pursuant to the Comprehensive Plan Development Table.

The applicants reduced this request below the Comprehensive Plan development table from maximum heights of 95.5' to 89.8' and 79.5' to 78.2' respectively. And established average heights at 59.7' for Parcel F and 66.9' for Parcel D.

2. Condominium-Hotel Regulations (CDC 17.6.3)
3. Town Building Footprint Lots (CDC 17.3.4.H.6)  
A request to increase the footprint lots (Lot 67, Lot 69R-2, Lot 71R) more than 25%.
4. Development Review Process, Length of Validity (17.4.3.N.2.)  
From 18 months to 36 months. One time staff level approval of an additional year. Any additional extension would require Town Council review.
5. Design Regulations (CDC 17.5)
  - a. Exterior Wall Materials (CDC 17.5.6.E.4)
  - b. Glazing Variance (CDC 17.5.6.G.1)
  - c. Commercial Ground Level and Plaza Area Design regulations (17.5.15.B.1&2)

DRB Specific Approvals:

- a. Roof Design (CDC 17.5.6 C.1) – Green Roof
- b. Roof Material (CDC 17.5.6 C3) – Stone Ballast, metal fascia

And with the following conditions:

1. The Town Council must separately approve the related subdivision and replat of the Property, including the Town Property to create the Adjustment Parcels, to create one integrated parcel known as Lot 161C-RR.
2. All conditions of the subdivision/replat approval are conditions of this SPUD approval.
3. The Adjustment Parcels must be conveyed to the Developer for inclusion in the SPUD as provided by the Development Agreement.
4. All recommended conditions of the DRB recommendation are conditions of this SPUD approval.
5. The applicants will provide a written confirmation of the five-star operator prior to building permit submittal.
6. The legal agreements such as the final ordinance with conditions of approval, development agreement and associated legal documents will be provided at second reading of an ordinance and reviewed and approved to the satisfaction of the town attorney and consistent with the representations made at the hearing on July 21, 2022.
7. Within six months of this approval, the applicant will work with the Town and a wetlands consultant to provide a detailed plan for the Gorrone Creek Riparian corridor and pond edge, that addresses the proposed recirculation system, creek bed liner, and enhanced pond outlet installation, and proposed planting and revegetation for both the riparian corridor and pond edge. This plan will be for staff review (inclusive of plaza and public works staff as it relates to village center continuity). To the extent that the Application includes a proposal to provide increased flows into the Village Center Pond from Gorrone Creek, any change to flows or retention of water in the pond shall be subject to confirmation that a legal and physical water supply exists for such purposes or can be provided under the terms of the existing water rights held by Telluride Ski & Golf and/or the Town and that any water rights issues have been adequately addressed.
8. The PUD Development Agreement should address the following:
  - a. The Applicant shall execute public pedestrian easement areas as described in the materials of record prior to issuance of a certificate of occupancy and once constructed, based on an as-built survey.
  - b. The applicant will construct and pay for onsite improvements and agree to continue to maintain those improvements, specifically as it relates to the areas designated as public access including snowmelt boilers, maintenance, and ongoing costs.

- c. The branded residences will have a deed restriction whereby the units are available in the rental pool when not occupied by the owner.
9. Coordinate a civic wayfinding program prior to a Certificate of Occupancy with town staff.
10. In accordance the Design Regulations, this approval does not allow any violation of the CDC or design regulations or imply any approval of any errors that may be contained in this application that violate the CDC and/or the Design Regulations.
11. In the event the project does that continue to assure a five-star operator over time, the project will need to amend the PUD in order to consider an operator less than a five-star operator.
12. The deed restricted portion of the property needs to be constructed concurrent with the free market portions of the property.
13. The employee housing deed restricted legal instruments must be executed prior to a TCO or CO for the associated building.
14. The 53 hotel rooms need to be constructed concurrent with the residential development
15. Payment of public benefit fees such as the community housing fee contribution and Village Pond Improvement fee must be paid at building permit issuance.
16. A Sign Plan is a class 3 application and will be required to be approved prior to submittal for a building permit.
17. Construction mitigation conditions are included in the DRB recommendations and incorporated here. The applicant shall also show the limits of disturbance as part of the construction mitigation plan.
  - a. The applicant shall provide written approval from the Colorado Passenger Tramway Safety Board (tram board) for all below or above encroachments into the gondola airspace easement prior to issuance of a building permit.
  - b. An interim utility plan shall be updated prior to issuance of a building permit.
  - c. Construction mitigation plans are required to begin six months prior to an anticipated building permit submittal.
18. All Public Improvements to be accepted to the Town shall be constructed by the Developer at its expense pursuant to plans and specifications approved by the Town Engineer, and the Developer shall provide financial guarantee secure the construction and completion of such improvements based on engineering cost estimates to be approved by the Town Engineer. The procedures for providing and releasing security, inspection and acceptance of public dedications, and construction warranties shall be addressed in the Development Agreement and/or a supplement thereto to be executed prior to issuance of a building permit when final plans and specifications and cost estimates are complete. The town will accept improvements but will require the developer to construction, operate and maintain such improvements.
19. All representations of the Applicant, whether within the submittal or at the DRB or Town Council hearing, are conditions of this approval.
20. The Town and Developer shall enter into a Development Agreement in substantially the form set forth in Exhibit C, as approved by the Town Attorney.

Council broke for dinner from 5:57 p.m. to 6:05 p.m.

**Consideration of a Resolution Regarding a Major Subdivision Application for Lot 161CR, Lot 67, Lot 69R2, Lot 71R, OS-3Y and Portions of Town Owned OS-3BR-2 and OS-3XRR to Create Lot 161CRR with Combined Lot Acreage of 4.437 Acres as Proposed to be Replatted Consistent with CDC Section 17.4.13 Quasi-Judicial (9)**

Michelle Haynes presented. Council discussion ensued. On a **MOTION** by Marti Prohaska and seconded by Jack Gilbride, Council voted unanimously to continue the consideration of a Resolution regarding a major subdivision application for Lots 161CR, 67, 69R2, 71R, OS-3Y (commonly called the Pond Lots) and a request to incorporate portions of OS-3BR-2 and OS-3XRR owned by the Town of Mountain Village in

the amount of 0.478 acres to replat into Lot 161CR-R with total acreage of 4.437 acres to the August 25, 2022 Special Town Council meeting.

David McConaughy left the meeting at 6:52 p.m.

**First Reading, Setting of a Public Hearing and Council Vote on an Ordinance Regarding Lot 164A, Winterleaf, a Condominium Community, to Rezone from the Multi-Family Zone District to the Single-Family Common Interest Community Zone District Consistent with CDC Section 17.4.9 and CDC Section 17.3.4G Quasi-Judicial (10)**

Michelle Haynes and applicant Dave Bolson presented. Council discussion ensued. On a **MOTION** by Pete Duprey and seconded by Marti Prohaska, Council voted 7-0 to approve on first reading an Ordinance regarding a rezoning of Winterleaf Condominiums, Lot 164A from the multi-family zone district to the single-family common interest zone district and to set the second reading, public hearing and final Council vote for the August 18, 2022 Regular Town Council meeting with the following findings and conditions:

Findings:

1. The application meets the SFCI criteria found at CDC Section 17.3.4.F.
2. The application meets the rezone criteria for decision found at Section 17.4.9.C.3.
3. The applicants have agreed to readdress the properties for 911 emergency response purposes.

Conditions:

1. That the associated minor subdivision plat is approved by Town Council.
2. The applicant is responsible for associated recording fees at the clerk and recorder's office related to recordation of the ordinance.
3. That the associated rezoning application is also approved.
4. Direct staff to update the Official Zoning Map for Lot 164A from Multi-Family to Single Family Common Interest Zone District.

**Consideration of a Resolution Regarding a Minor Subdivision of Lot 164A, Winterleaf Condominiums, to Adjust Lot Lines Between Properties, the Private Drive and Addressing Existing General Easement Encroachments with No Change to Density or the Overall Area of the Condominium Community Consistent with CDC Section 17.4.13 Quasi-Judicial (11)**

Michelle Haynes presented. Council discussion ensued. On a **MOTION** by Marti Prohaska and seconded by Dan Caton, Council voted unanimously to approve a Resolution regarding a minor subdivision application of Lot 164A, Winterleaf Condominiums with the following findings and conditions:

Findings:

1. That the replat application meets the criteria for review found at CDC Section.
2. That the Town Council is also approving the existing general easement encroachments regarding lots 3, 4 & 5 and the associated general easement encroachment agreements will be recorded concurrently with the minor subdivision plat.
3. The replat is in general conformance with the comprehensive plan.
4. The replat is consistent with the subdivision regulations.
5. The town will help facilitate readdressing the subdivision properties in cooperation with the 911 coordinator.

Conditions:

1. The length of validity is 18 months in which the replat should be recorded.
2. Ministerial redline amendments be incorporated by staff prior to recordation.
3. That the associated rezone is approved.
4. The applicant pay the recordation fees.
5. A plat note be added related to the HOA's responsibility for upkeep and maintenance of the water and sewer lines consistent with the public work director's referral comments.
6. A plat note and development agreement related to the concurrent subdivision approval prohibiting lot line vacations and lot line adjustments that would allow for a larger home



than the original condominium subdivision would have allowed based on the application of the requirements of the CDC.

7. All associated legal instruments will be recorded concurrently with the subdivision map, resolution and rezone ordinance.

**Consideration of a Resolution Regarding a Variance Request for Heights up to 46.58' for a New Single-Family Home on Lot 927R2, 125 Sundance Lane, Pursuant to CDC Sections 17.5.6 and 17.4.16. *To be Continued to the Regular Town Council Meeting on August 18, 2022 Quasi-Judicial*** (12)

Michelle Haynes presented. Council discussion ensued. On a **MOTION** by Pete Duprey and seconded by Jack Gilbride, Council voted unanimously to continue the variance request for a new single-family on Lot 927R2, 125 Sundance Lane, pursuant to CDC Sections 17.5.6 and 17.4.16 to the August 18, 2022 Regular Town Council meeting.

**Consideration of a Bid Award Regarding VCA Phase IV for Development Services** (13)

Michelle Haynes and Public Works Assistant Director JD Wise presented. Council discussion ensued. On a **MOTION** by Pete Duprey and seconded by Dan Caton, Council voted unanimously to approve an initial contract with Triumph Development West for re-engineering services for VCA Phase IV for an amount not to exceed \$100,000.

Council moved to agenda item 16.

**Fire Evacuation Tabletop Exercise Update** (14)

Chris Broady and Public Information Office Kathrine Warren presented. Council discussion ensued.

Council moved to agenda item 4.

**Staff Reports:** (15)

**a. Business Development, Communications & Sustainability**

Director of Operations and Development Zoe Dohnal presented. Council discussion ensued.

Council moved to agenda item 14.

**Other Business** (16)

Kathrine Warren announced the Town will advertise soon for three seats for the Public Arts Commission and one open seat for Telluride Regional Airport Authority.

There being no further business, on a **MOTION** by Jack Gilbride and seconded by Harvey Mogenson, Council voted unanimously to adjourn the meeting at 7:11 p.m.

Respectfully prepared,

Respectfully submitted,

Kim Schooley  
Deputy Town Clerk

Susan Johnston  
Town Clerk

# Town of Mountain Village

**Date:** August 18, 2022  
**To:** Town Council  
**From:** Susan Johnston, Town Clerk  
**RE:** Telluride Regional Airport Authority Appointment

From the TRAA Bylaws:

The Telluride Regional Airport Authority Board is comprised of nine voting members, representing the county and municipalities which combined to create the Telluride Regional Airport Authority. Members of the Telluride Regional Airport Authority Board of Commissioners shall be appointed by resolution of the governing boards of each of the following: San Miguel County, Town of Telluride and Town of Mountain Village. Each of the governing boards of San Miguel County, Town of Telluride and Town of Mountain Village shall appoint three regular voting members to the Board of Commissioners of TRAA. In addition, each such governing board may, in its sole discretion, appoint an alternate member of the TRAA Board of Commissioners, who shall be entitled to vote at properly scheduled meeting of the Board of Commissioners of TRAA in the absence of a regular voting member from the town or county from which said alternate member was appointed.

All members of the TRAA Board of Commissioners shall be taxpaying electors, registered to vote, who reside in the town or county from which appointed for not less than thirty days, or who own taxable real or personal property situated within the boundaries of the town or county from which said member was appointed. A change of residence of a member of the Board to a place outside the municipality or county which he or she represents automatically creates a vacancy on the Board as to that municipality or county. The terms of all members of the TRAA Board of Commissioners shall be four years. At the expiration of the term of any commissioner, a new appointment shall be made by the appropriate governing board; any member may be appointed to succeed him or herself, except as otherwise stated herein.

These are the current representatives for Mountain Village:

Richard Child	Term Expires: August 2022
Gary Bash	Term Expires: August 2024
Tom Richards	Term Expires: July 2023
Banks Brown (Alternate)	Term Expires: July 2023

Scheduled for appointment at the August 18 Council meeting is one regular seat. Current alternate member Banks Brown has submitted his letter of interest along with Bob Patterson, Jennifer Vogel, Jefferson Kirby, Peter Ricciardelli, John Jett, and Mike Sanders. Letters are attached.

**Suggested Motion:**

Motion to approve a Resolution appointing \_\_\_\_\_ to the regular seat on the TRAA Board for a four-year term ending August 2026.

**From:** [banks@rmi.net](mailto:banks@rmi.net)  
**To:** [mvclerk](mailto:mvclerk)  
**Subject:** Airport Board Regular Seat  
**Date:** Wednesday, August 10, 2022 4:37:18 PM

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Susan,

I would very much like to submit my name for consideration for the TRAA board seat recently vacated by Richard Childs. In my time as the Mountain Village alternate seat I believe I have become an able board member always considering the Village's best interests. Most recently I was a positive voice in obtaining a parking lot site for the Village's over flow and large equipment storage. The Board has asked me to consider being co-chair of the Board to work along side Warren Francis. I would like to fill that position and continue moving TRAA along to serve our constituents.

Respectfully submitted,

**Banks D. Brown** | Broker Associate  
LIV Sotheby's International Realty  
[banks@rmi.net](mailto:banks@rmi.net)  
P 970.729.1100  
137 W. Colorado Ave., Telluride, CO 81435

Inspiring people to LIV  
*the life they love*

LIV | **Sotheby's**  
INTERNATIONAL REALTY

**From:** [Bob Patterson](#)  
**To:** [mvclerk](#); [Deborah Westrum](#)  
**Subject:** Candidate for the Telluride Airport Authority board seat representing Mountain Village  
**Date:** Monday, August 1, 2022 12:14:10 PM

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Good morning -

I am interested in applying for the open board seat representing Mountain Village on the Telluride Airport Authority.

**My Purpose in Seeking a Board Seat:** TEX is a primary gateway for the development and growth of our community. The future of TEX should be closely aligned with the growth and development plans of Mountain Village. TEX will often be the first and last 'steps' in the visit experience for both residents and visitors. I'd like to help ensure that the TEX experience consistently contributes to and reflects the values, beliefs and experience that make Telluride and Mountain Village so special. In addition, I will contribute to the financial and management plans to make sure TEX operates efficiently and responsibly.

**My Telluride Life:** My wife and I relocated to our Mountain Village home in the beginning of 2021 . Before then, we were frequent visitors over the last 15 years.

We are active supporters of the Friends of Mountain Village and are committed to helping guide our beloved new hometown.

**My Business Background:** I have been a senior leader at and innovator of technology companies since 1981. I remain a significant contributor to the business performance of several start-up companies and leverage a strong understanding of business models, market penetration strategies, financial management techniques and the creative application of technology in support building and growing those businesses. I have been instrumental in identifying, qualifying, and investigating merger and acquisition opportunities that result in profitable combinations of companies and technologies that drove customer approval and shareholder value. All of these skills will be useful as a board member.

**My 'Airport' Experience:** I have significant 'in airport' experience having accumulated more than 2 million miles flown on United , Delta, American, Southwest and other international carriers.

I have personal flying experience and have completed all but the FAA 'check ride' in pursuit of my private pilot's license. I am familiar with airport and FBO operations through that experience.

I hope that I have the opportunity to serve as the representative of Mountain Village in this important role and look forward to giving back to our community.

[Bob Patterson](#)  
cell: (970) 501-6498  
land: (970) 239-1069

Sent via [Superhuman](#)



## Jennifer L. Vogel

Jennifer Vogel is a highly successful corporate executive with over 30 years of leadership experience, and extensive experience serving on corporate boards and committees. She has served on four public company boards and was Senior Vice President, General Counsel, Secretary and Chief Compliance Officer of Continental Airlines, Inc., then the 5<sup>th</sup> largest airline in the world and a Fortune 200 company. Ms. Vogel served on Continental's Management Committee, Customer Experience Committee, and Diversity Council, and chaired its Ethics and Compliance Committee.

From 2012 – 2020, Ms. Vogel was a co-founder and partner of InVista Advisors. InVista provided advisory services to organizations seeking to maximize the effectiveness of their legal teams, including legal department leadership and structuring, compliance program development, crisis readiness and risk management.

Prior to joining Continental, Ms. Vogel served as Vice President and General Counsel of Enron Global Power & Pipelines, L.L.C., a publicly traded company in the international energy business. She began her career at Vinson & Elkins LLP specializing in mergers and acquisitions, international project finance, and public debt and equity issuances.

### Experience

- **Seasoned Board Member/Advisor and Corporate Governance and Executive Compensation Expert**– Has advised boards in developing best practices in areas such as corporate governance, crisis and enterprise risk management, executive compensation, and corporate compliance. Extensive experience working with governance and compensation committees.

Ms. Vogel is on the board of AAR Corp., serving on the Executive, Nominating and Corporate Governance, Aviation Safety and Training, and Compensation Committees. Previous boards include Virgin America Inc. and American Science and Engineering, Inc., serving on the Nominating and Corporate Governance (Chair at AS&E) and Compensation Committees of each, and on the board of Clearwire Corporation, where she was a member of the Compensation

Committee. Ms. Vogel also served on the Board of Trustees of St. John's School in Houston, Texas, serving on the Audit (Chair) and Facilities Committees, and on the Board of the General Counsel Forum, serving as Chair in 2010.

- **M&A Experience** – Ms. Vogel has deep M&A experience including as a board member in connection with Clearwire's complex merger with Sprint, AS&E's merger with OSI, and the sale of Virgin America to Alaska Airlines. Played a critical role in the merger of Continental Airlines with United Airlines, creating the world's largest airline in less than five months.
- **Experienced Airline Executive** – As part of the executive team, played key roles in rebuilding Continental's business after two bankruptcies, transforming Continental from "Worst to First" in the airline industry. Ms. Vogel was a key contributor to Continental's success, helping it to achieve substantial global expansion, and significantly restructure and rebuild after 9/11. Responsible for the legal strategy of Continental's regional airline segment, including contracts with four regional carriers, the sale of ExpressJet Airlines, and the merger of ExpressJet Airlines and SkyWest Airlines.
- **Finance Experience** – Directed the legal effort in raising over \$28 billion in total capital for Continental, including public and private debt and equity offerings, leveraged lease transactions, and complex aircraft financings.

### Recognitions

- Recognized by Women's Inc as one of their 2019 "Most Influential Corporate Board Directors"
- Named "General Counsel of the Year" at the 2010 global counsel awards. She is the first General Counsel of the year from the airline industry and the first woman to ever receive this honor.
- Recognized in 2010 and 2008 as one of the "Most Powerful and Influential Women in Texas" by the Texas Diversity Council and *Texas Diversity Magazine*.
- Received Texas General Counsel Forum awards for Outstanding General Counsel of a Large Legal Department in 2007 and for Transaction of the Year in 2010.
- Honored with a 2010 Transformative Leadership Award by *Inside Counsel Magazine* in recognition of her efforts in promoting women in the legal profession.

### Personal and Community

Ms. Vogel serves on the National Council of the World Wildlife Fund and has served on the board or in other leadership capacities of numerous other non-profit organizations. She earned her B.B.A. from the University of Iowa and her J.D. from the University of Texas.

Contact Info: [jenniferlvogel@att.net](mailto:jenniferlvogel@att.net) or 832-332-5207.

**From:** Jefferson W. Kirby  
**To:** [mvclerk](#)  
**Subject:** Regular Board Seat Vacancy on TRAA Board  
**Date:** Tuesday, August 2, 2022 4:25:42 PM

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Ladies/Gentlemen:

A private pilot since 1981 and a homeowner in Mountain Village since 2005, I am submitting my interest in filling the above referenced vacancy. Originally from New Jersey, I am now a resident of Mountain Village and registered to vote here.

Brief bio:

BA, Lafayette College, 1984. MBA, Duke University, 1987. Worked in New York City at Morgan Stanley, Bankers Trust Company and Alleghany Corporation. Formed Broadfield Capital in Morristown, NJ in 2003 to invest primarily in publicly-traded and private equity. Joined the Board of Directors of Alleghany Corporation in 2006 (NYSE: Y) and became Chair in 2010. Alleghany, whose primary operating companies are in the insurance and reinsurance businesses, is to be acquired by Berkshire Hathaway with a probable closing in the fourth quarter of 2022, freeing up considerable time for me to pursue new opportunities. Currently on the boards of the F. M. Kirby Foundation, Lafayette College and The Lawrenceville School. Member of the Aircraft Owners & Pilots Association, Cirrus Owners & Pilots Association and Experimental Aircraft Association.

My wife, our four adult children and new daughter-in-law and many friends have so much enjoyed our time in Telluride for almost twenty years. Now becoming residents, my wife and I look forward to deepening our involvement in the community. What better way for me than in concert with a personal passion? I have flown myself in or out of TEX on a dozen or more occasions and intend to relocate my plane to the airport this year. Am currently sub-leasing a hangar in Montrose.

Don't have experience in airport management or administration, but I have been an observer and consumer for over 41 years, having started flying as a senior in high school. I have read the TRAA by-laws, the airport rules and regulations, the airport layout plan and several recent sets of the TRAA Board Packet, all of which are posted on the TEX website. With lots of business and board experience (service on well over a dozen corporate and not-for-profit boards), I find that listening well and studying carefully is critical to forming and then articulating an opinion. My experience and temperament should allow me to represent the Town of Mountain Village well in this role.

The above is intended to comply with your request for a brief bio. Am happy to provide additional details as warranted.

The Town Council's consideration is appreciated.

Jefferson W. Kirby  
"Jeff"  
702 Mountain Village Boulevard  
970-729-2060



TO: Mountain Village Town Council

Date: August 9, 2022

FROM: Peter Ricciardelli

Re: Letter of Intent : Telluride Regional Airport Authority Board Seat for the Mountain Village

Dear Mountain Village Council Members:

By this Letter of Intent, I am requesting appointment to the regular Board seat on the Telluride Regional Airport Authority Board.

As background, I am a landowner in the Town of Mountain Village, and I am a registered voter in the Mountain Village. I am familiar with board memberships, and have served as a board member of the Colorado Trial Lawyers Association, and on various condominium boards in the Mountain Village, including the Blue Mesa condominiums.

My interest in the Telluride Airport commenced when I was general counsel to Ron Allred. I assisted Brian Rapp, the CEO of Telski at that time, in establishing the Telluride Airport. I am a Telluride based pilot, and I have hangared my Cessna airplane at the Airport for over 10 years.

I flew in the military as a lieutenant, and then went to law school, continuing to fly. After graduating from law school, I was hired as General Counsel of The Telluride Company. I fell in love with the Telluride region, and decided to stay in Telluride, starting my private law practice here.

As a local pilot, I fly out of the Airport at least twice a week, and have done so for many years. Because I fly so often, I am well acquainted with the Telluride Airport, Airport operations, hangar and terminal facilities, and with the ground crew and linemen. I would look forward to taking part in future Airport plans, including proposed hangar facilities, and Airport expansion. Also, I fly regularly to FBO's across the region, and information I obtain from those airport operators may be of benefit to Telluride airport operations.

I am a member of the AOPA (Aircraft Owners and Pilots Association), and serve as a member of the Airport Support Network of the AOPA, representing Telluride in that Association. I present Telluride Airport news and information to the AOPA, including informing the Association of Telluride Airport matters that would be of interest to private pilots and AOPA members throughout the country.

My contacts with the Airport and with flying over the past years, and the present, would enable me to be a meaningful Mountain Village representative on the Telluride Airport Authority Board. I would certainly appreciate the Mountain Village Town Council's appointment to the Airport Authority Board seat.

Thank you,

Peter Ricciardelli

*(970) 728-3808 - office*

*(970) 708-1057 - cell*

John Jett  
319 Adams Ranch Rd #1002  
Mountain Village CO 81435  
970.708.0831 | jjett@cjtiming.com

August 10, 2022

To Mountain Village Clerk:

This is my letter of intent to be considered for the open seat on the Telluride Regional Airport Authority Board. With my work and experience I feel that I am an excellent candidate for this position. My business relies on transportation infrastructure with myself and most of my clients traveling for events. The Telluride Airport is a critical part of our community playing a vital roll in our combined economic success. I am a Mountain Village Resident and registered voter.

John Jett

Bio:

Mountain Village Resident 1994-present.

Current business owner of CJ Sports Timing, an internationally recognized sports timing contractor with projects including 2018 and 2022 Olympic Winter Games.

Telluride Ski and Snowboard Club board member 2010-present.

Lifetime Employee designation from Telluride Ski and Golf, 20+ years of service.

Director of Imogene Pass Run.

International Ski and Snowboard Federation official's accreditation with constant international assignments.

Frequent business traveler with international status.

Avid motorcyclist and Formula One fan.

**J. Michael (Mike) Sanders**  
127 Snowfield Drive  
Mountain Village, CO 81435  
781.760.2783  
[msanders0423@gmail.com](mailto:msanders0423@gmail.com)

I would like to apply to be Mountain Village's representative to the Regional Airport Authority.

I have been coming to the Telluride area since the mid-90's and been a Mountain Village homeowner since 2005. Me and my family have travelled to Telluride multiple times each year availing ourselves of all possible forms of air transport - commercially in and out of Telluride, Montrose and Cortez as well as privately into TEX. We became full time residents in May of 2020.

My interest in participating on this board stems from using my skill sets broadly as the region continues to grow. I can help develop broad solutions with my backgrounds in finance, marketing strategy, strategic planning as well as people management. I have been responsible for multi billion dollar P&L's as well as developing and monetizing emerging businesses. I would look forward to serving on the board and helping where possible.

My background is on the following pages. I look forward to hearing from you.

Over the course of my career I have run large organizations and offices for a large business (Goldman Sachs) and complete companies (Ned Davis Research, Potomac Research Group). At all stops along the way I have been responsible for developing strategic direction and delivering performance in addition to overseeing entire operations.

I have been fortunate to work with many great people and have had the opportunity to hire, train and mentor literally hundreds of people.

I have also had the pleasure of serving as a board member or advisory director for multiple companies. I understand the needs of growing organizations from a sales and marketing, financial strategy and corporate governance stand point.

My greatest strengths are identifying opportunities, developing strategic direction and then putting the right people in place to execute. I have been able to succeed in both large, mid-sized and small organizations.

### **Senior Managing Director / Partner**

Venturi Private Wealth

Oct 2016 - Present (5 yrs)

### **Executive Director**

Potomac Research Group

Oct 2012 – Dec 2015 (3 yrs 3 mos)

### **Executive Director / CEO**

Ned Davis Research / Davis Mendel & Regenstein

Mar 2009 – Oct 2011 (2 yrs 8 mos)

### **Partner / Managing Director – Co-Head of US Shares Institutional Sales, Hudson Street Research, Head of Boston Office**

Goldman Sachs

2002 – 2008 (7 yrs)

### **Managing Director – Various Roles**

Goldman Sachs

1985 – 2002 (17 yrs)

Prior to my time in Boston, I held many roles in different places with Goldman Sachs

- Managing Director, Chicago Research Sales (1992 - 1999)
- Vice President, Houston Research Sales (1989 - 1992)
- Associate, New York Sales Administration (1985 - 1989)

## **Board Member / Advisory Director Roles**

- Wall Street on Demand (2006-2008) – 3 years
- Connotate (2007-2008) – 2 years
- iSupply (2007-2008) – 2 years
- epocrates (2007-2008) – 2 years
- Asset4 (2007-2008) – 2 years
- Lusight Research (2007-2008 – 2 years

## **Education**

### **The University of Texas at Austin - Red McCombs School of Business**

BBA, Finance

1979 – 1981

### **The University of North Texas**

Finance

1977 – 1979

**RESOLUTION OF THE TOWN COUNCIL  
TOWN OF MOUNTAIN VILLAGE, COLORADO  
TO APPOINT ONE REGULAR SEAT TO THE TELLURIDE REGIONAL AIRPORT  
AUTHORITY BOARD OF DIRECTORS FOR THE TOWN OF MOUNTAIN VILLAGE**

**Resolution No. 2022-0818-**

**RECITALS**

The Town of Mountain Village (the “Town”) is required to appoint the following position to the Telluride Regional Airport Authority (“TRAA”) Board of Directors (the “Board”):

A. One regular seat expiring August 2022;

**NOW THEREFORE, BE IT RESOLVED**, that the Town Council of the Town of Mountain Village, Colorado, hereby appoints the following to the Board of TRAA:

to fill the Regular seat for a four-year term;

This Resolution adopted by the Town Council of the Town of Mountain Village, Colorado, at a public meeting held on the 18th day of August 2022.

**TOWN OF MOUNTAIN VILLAGE,  
COLORADO, a home-rule municipality**

\_\_\_\_\_  
Laila Benitez, Mayor

**ATTEST:**

\_\_\_\_\_  
Susan Johnston, Town Clerk

APPROVED AS TO FORM:

By: \_\_\_\_\_  
David McConaughy, Town Attorney



# Town of Mountain Village

**Date:** August 18, 2022  
**To:** Town Council  
**From:** Susan Johnston, Town Clerk  
**RE:** Public Art Commission Appointments

The Town of Mountain Village Public Art Commission (PAC) was established by Ordinance 2022-05 to review the placement of public art in plaza areas, right-of-way, or other public spaces. The PAC shall consist of five (5) regular members who shall be appointed by the Town Council. At least three (3) regular members shall be qualified electors of the Town and, at the time of his/her appointment, each shall have been a resident of the Town for at least six (6) months. Of the five (5) regular members, one (1) member shall be from the Town staff, one (1) member shall be from the Town Council; two (2) members shall be an artist or arts professional; and one (1) member shall be from the public at large. Terms shall be staggered with the Town Council and Town staff seats serving four (4) year terms and the remaining public seats serving an initial two (2) year term and subsequent four (4) year.

Scheduled for appointment at the August 18 Council meeting are the following seats:

Town Council	Term Expires: August 2026
Town Staff	Term Expires: August 2026
Regular Member (artist or arts professional)	Term Expires: August 2024
Regular Member (artist or arts professional)	Term Expires: August 2024
Regular Member (at-large)	Term Expires: August 2024

Letters of interest for PAC regular and at-large members have been received from:

- Marla Meridith
- Deanna Rhodes-Tanner
- Peter Mitchell
- Susie Gustafson
- Ann Barker (at-large)
- Austin Halper (at-large)
- Margaret Rinkevich

Letters are attached.

**Suggested Motion:**

Motion to appoint \_\_\_\_\_ and \_\_\_\_\_ as the Council and staff representatives with terms expiring August of 2026 and to appoint \_\_\_\_\_ and \_\_\_\_\_ as regular members (artist or art professionals) expiring August 2024 and appoint \_\_\_\_\_ to the at-large seat expiring August 2024.

**From:** [Marla Meridith](#)  
**To:** [mvclerk](#)  
**Subject:** Art Commission Seat  
**Date:** Monday, August 8, 2022 3:49:53 PM

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Hello!

I would very much like to be considered for a seat on the Mountain Village Art Commission. It's so exciting & important that our beautiful town is embracing the arts. I've been a working artist for decades. My jobs have included a main graphic & textile designer for The Walt Disney Co, a photographer & stylist for culinary based magazine shoots and cookbooks, also visual branding for several companies.

I recently launched my brand Mer Rose Atelier <https://mer-rose-atelier.com/> where I hand paint one-of-a-kind accessories & lifestyle pieces.

I keep up to date with art installations, museums & art classes in other ski resorts. It's definitely time our town had more to offer with the arts.

I've been living full time in Mountain Village with my two kids for just shy of a decade & love this place we all call home.

Feel free to reach out with any questions.

Thank you,  
Marla Meridith

---

Best regards,



**Marla Meridith**  
Lifestyle Blogger

**M** 970-708-8788

**E** [marla@marlameridith.com](mailto:marla@marlameridith.com)

**W** <https://marlameridith.com>



[Order my cookbook HIGH ALPINE CUISINE](#)

## Susan Johnston

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**From:** Deanna Rhodes-Tanner <deanna@foodpartners.net>  
**Sent:** Wednesday, August 3, 2022 4:23 PM  
**To:** mvclerk  
**Subject:** Letter of Intent- MV Public Art Commission

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

To Whom It May Concern:

**Please consider this letter and attachment as confirmations of my interest in serving Mountain Village's Public Art Commission. I currently serve in a similar capacity for the Tourism and Development Council of Central FL (my home when not in Telluride). I'm a 15 year property owner within Mountain Village. I'm also an active voter.**

**The attached bio appeared in the John F. Kennedy's Center's National Trustee Directory for the National Symphony Orchestra. I served a 3 year commitment with the Kennedy Center (2013-2015); serving as Vice-President, Special Events & Meetings Committee for 2015. In addition to the attached achievements, I served as a judge for the Florida Outdoor Sculpture Competition (FLOSC). I'm also an avid cyclist.**

**Respectfully,  
Deanna Rhodes-Tanner**

## DEANNA RHODES-TANNER

(Phillip "Webb")

*Vice-President, Special Events  
& Meetings Committee*



ADDRESS:

6 Brogden Court Southeast  
Winter Haven, FL 33880  
Cell: (863) 207-4997  
Email: [deanna@foodpartners.net](mailto:deanna@foodpartners.net)  
Fax: (863) 298-6762

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Deanna and her husband Webb own and operate Food Partners Inc. of Winter Haven, FL; a juice sales and service company operating for the past 13 years. The company has served as sponsor of the Florida Outdoor Sculpture Competition (FLOSC) since inception. Deanna serves the Board of Governors of the Polk Museum of Art and served as Trustee for nearly 8 years, also serving as President. Her most recent commitment is to the Tourism and Development Council's Arts and Culture Committee for central Florida. She is a novice collector and enjoys photography and abstract painting in particular. A founding member of the City of Winter Haven's Main Street program (facilitating downtown revitalization through historic preservation), Deanna is part owner of one of the City's contributing buildings within the historic district. She's a fan of modern architecture, enjoys reading, travel, yoga, and hiking.

## Susan Johnston

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**From:** Peter Mitchell <petergmitchell45@gmail.com>  
**Sent:** Wednesday, August 3, 2022 12:57 PM  
**To:** mvclerk  
**Subject:** Application for public art commission

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

**Categories:** Packet Items

I hereby apply to serve on the public art commission for the Town of Mountain Village. I am a full time resident of MV residing at 112 Singletree Ridge in Mountain Village. I have a Masters in fine Arts Education from Cal State Fullerton in 1970. I taught fine arts in the early 70s. I have served on committees for the town of MV and served as the residential representative of TMVOA from 2012 through 2016. Please respond to this email that you have received my application for the Public Arts Commission. Thankyou. Pete Mitchell

Sent from my iPhone

## Susan Johnston

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**From:** Susie Gustafson <bahamayellow912@gmail.com>  
**Sent:** Saturday, July 30, 2022 1:07 PM  
**To:** mvclerk  
**Subject:** PAC ...participant application

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Packet Items

Hello,  
Sue Gustafson,  
long time resident, artist,  
Teacher.... And advocate for  
Mountain Village visual arts.  
Retired after 25 yrs as  
public/private school ... art instructor.  
B.F.A. And M.F.A. (Art Institute of Chicago)

Here in Telluride...AhHaa supporter and  
10 year painting Student of Robert Weatherford's Painting Academy.

- \* Local BIT art gallery curator  
(for past 10 years)...
- \* monthly art walk participant/curator  
and member of Telluride Arts District.
- \* Long time Resident of Prospect Creek Condos...in the Meadows.
- \* T.H.S. Employee (4 years, T.A.)

Yes, I'm a senior citizen... but I bring  
A pallet of experience and Knowledge  
Which I'd like to share with my community.  
I work well with others and realize the importance of putting our best visual  
Foot forward.

I'd like to be considered for this position.

Thank you for the opportunity,  
Sue Gustafson  
960 712 6922  
Box 2034  
Bahamayellow912@gmail.com

Sent from my iPhone

Town of Mountain Village Town Council -

Thank you for considering my application for the newly formed Public Art Commission.

Working with Telluride Arts as the Director of Telluride Art + Architecture 2022, I collaborated with the Town of Mountain Village, The Madeline and the artist Brooke Einbender to place the ten piece *Unknown Zone* art installation along Mountain Village Blvd and in the Village Core.

Coordinating approvals and the installation has given me unique insight into opportunities for public art in Mountain Village as well as the requirements and challenges for both the Town and the Artist.

I am a part-time local living in Mountain Village since 2018. I fell in love with the area on a high school ski trip and made it my objective to live here and become active in the community as an adult. Using the expertise gathered from a successful career in sports and event marketing for some of the world's most recognized brands - AT&T, Chevron and The Nature Conservancy - I strive to create events that add vitality to communities and memorable experiences for guests.

In addition to the Mountain Village installation, I created *ArtTrails* along the Idarado Legacy Trail gaining approval from the San Miguel County Parks and Open Space Commission and working closely with their team and seven artists to share music, poetry and fine art along the trail with hikers during Art + Architecture.

The learnings from *The Unknown Zone* installation and *ArtTrails* will be an asset to the Public Art Commission in establishing guiding principles and processes.

Thank you for your commitment to the arts in Mountain Village.

Ann Barker

**From:** [Austin Halpern](#)  
**To:** [mvclerk](#)  
**Subject:** Interest in Public Art Commission  
**Date:** Tuesday, August 9, 2022 12:32:12 PM

---

Hello,

I'm emailing to inquire about the Mountain Village Public Art Commission. I live in Mountain Village, and I've worked at Telluride Arts running exhibitions and events since July, 2020. I'd love to be involved. I think I read somewhere though that applicants have to be registered voters in Mountain Village? Is that correct? I grew up in Ohio and am still an Ohio voter, so I'm checking on my eligibility. Let me know.

Thank you!  
Austin

--

Austin Halpern, Exhibitions + Events Manager  
he/him/his

## TELLURIDE ARTS DISTRICT

BELIEVING IN A CULTURE OF THE ARTS SINCE 1971

Direct Cell: 440.862.3150

Offices: 970.728.3930

HQ Offices & Gallery: 220 W Colorado

Transfer Warehouse: 201 South Fir

Voodoo Studios: 233 East Pacific

Illium Studios: 757 Vance Dr





Margaret Rinkevich  
Rinkevich Gallery  
618 Mountain Village Blvd #120C  
Mountain Village CO 81435  
415.516.2055

Mountain Village Town Clerk  
Mayor Benitez and Members of Town Council  
455 Mountain Village Blvd. Suite A  
Mountain Village, CO 81435

Dear Ms. Johnston,

I am writing to inform you of my interest in becoming a member of the newly formed Public Art Commission.

As you may know, I am an artist and the owner of Rinkevich Gallery in Mountain Village. I have been dedicated to the arts most of my life. Throughout my career, I have taught art history, researched museum acquisitions, lectured museum docents, worked at contemporary art galleries, authored publications and juried art shows. My gallery opened in 2018 and is still thriving even after the pandemic.

In addition to my extensive art background, I have function on several boards throughout my 20-plus years in Mountain Village. I was a long-time member of Pinhead Institute's board and more recently part of Telluride Arts 2019 Small Grants Selection Committee which allocated funds from the Town of Telluride for art projects around the community.

Developing a plan for acquisition, placement, and conservation of public works of art is an important part of the larger vision of Mountain Village. Visual arts contribute to and provide experiences which enrich and better our social and physical environment. The commissioning of art works in public places, in addition to furthering the policy of fostering art and developing artists, enriches public perception of the entire Mountain Village Core, open spaces and other public areas.

The Gondola Cabins and the Unknown Zone are excellent beginnings. It is indeed a responsibility and I look forward to the opportunity to contribute. Thank you for your consideration,

Margaret Rinkevich

**RINKEVICH GALLERY · 618 Mountain Village Blvd #120C · Mountain Village CO · 81435**

**[www.RinkevichGallery.com](http://www.RinkevichGallery.com) · 415.516.2055**



## RINKEVICH GALLERY | MARGARET RINKEVICH

| 618 Mountain Village Blvd #120C, Mountain Village, CO 81435 | 415.516.2055 |  
| MR@MargaretRinkevich.com | www.RinkevichGallery.com |

### EDUCATION

- University of Arizona College of Fine Arts, 1988-1992
- B.A. Art History
- Area of Concentration: Italian Renaissance
- Minor: Classics and Italian

### GALLERY OWNER AND SELF-EMPLOYED ARTIST

- Abstract Expressionist Painter (2005-Present) working in acrylic and oil on canvas and paper.
- Work large scale with mostly private sales and commissions.
- Opened Rinkevich Gallery, December 2018--Exhibiting my paintings and traditional tribal African sculpture.

### EXHIBITIONS

- *The Cabins Public Art Installation*, Heritage Plaza, Mountain Village, CO, November 2021 and ongoing.
- Berkshire Hathaway Real Estate Offices, Telluride 2020 to present
- Made in New Mexico, Taos, New Mexico, July 2018 to July 2019.
- Telluride Mountain Village Homeowners Association offices June 2019 to present
- JL Phillips Gallery, *FEMME: The Power of the Female Form*, Toronto, Canada, March 2-30, 2019
- Ah Haa School for the Arts: *12x12: 6<sup>th</sup> Annual Juried Regional Art Show*, Telluride CO, Feb 2019.
- Studio G, Telluride, CO, February 2016-2018.
- Gallery 81435, *BLUE*, Telluride CO October-November 2017 (Solo Show)
- Ah Haa School for the Arts: *RAW: 4<sup>th</sup> Annual Juried Regional Art Show*, Telluride CO, Feb 2017.
- Ah Haa School for the Arts: *BEST OF 2014: 2<sup>nd</sup> Annual Juried Regional Art Show*, Telluride CO, February 2015.

### COLLECTIONS

- Lisa Anderson and Steve Stagner, Austin TX.
- Ben Preston, Telluride, CO.
- Carol and Jim Royer, Houston, TX and Telluride CO.
- Patricia Sullivan, Telluride CO.
- Telluride Mountain Village Home Owner Association
- Private Collections in Arizona, Colorado, Florida, Indiana, New Jersey, New York, Michigan, Texas, Wisconsin

### COMMISSIONS

- Private collection, Telluride 72x60" 2020
- Large-scale rendition of Charles Schultz's Peanuts characters, private collection, Michigan, 2019
- Providence Family Offices, fiduciary services, Tampa Bay FL, 2014.



## PUBLICATIONS

- **Seeing the Unseen—Visionary Aspects of Eskimo Snow Goggles**, TRIBAL ART, Autumn, 2012, pg. 102-113.
- Kathleen Berrin, Christina Hellmich, et al., **Africa, Oceania, the Americans and the Jolika Collection of New Guinea Art: Highlights from a Decade of Collecting**, The Fine Arts Museums of San Francisco, 2009.
- Anita J Glaze, et, al. **Translations/Transformations: African Art from the Krannert Art Museum Collection**, 1994.

## PRINT MEDIA

- The Telluride Visitor Guide, Winter 2021/22, *Cool Finds* pg. 55.
- The Telluride Daily Planet, *I Skip to Work*, September 17, 2021 pg 52 and 46.
- The Telluride Visitor Guide, Summer-Fall 2021, *Shopping, Elevated* pg. 52-53.
- The Telluride Visitor Guide, Summer-Fall 2019 pg. 95.
- The Telluride Daily Planet, *Rinkevich Gallery Opens*, December 14, 2018 pg. 28.
- The Telluride Visitor Guide, *In Telluride, Art is Everywhere*, Winter 2016-2017, pg. 54-55.

## JUROR

- Ah Haa School for the Arts: *Net | Work: A Regional Juried Competition*, Telluride, CO, Feb 4, 2016.

## LECTURER

- Telluride Painting School: **Art of the 'So-What?!': The History of Still Life Painting**. In conjunction with the still life painting seminars, October 14, 2015.
- Fine Arts Museums of San Francisco: **The Traditional Tribal Art of Cameroon**. Lecture and gallery tour to familiarize docents with new and recently rotated African objects, April 30, 2015.
- Fine Arts Museums of San Francisco: **New Objects**. Lecture to familiarize docents with new and recently rotated African objects, May 22, 2013.



## OTHER WORK

### **VOLUNTEER AT THE FINE ARTS MUSEUMS OF SAN FRANCISCO, San Francisco, California, DEPARTMENT OF AFRICA, OCEANIA AND THE AMERICAS (AOA), 2002-2015.**

- Designed lectures to docents regarding the traditional tribal arts of Africa.
- Conducted research on objects in the museum's collections along with objects for exhibitions and acquisition purposes.
- Created display and information labels for objects in the gallery.
- Contributed the African portion in: *Africa, Oceania, the Americas and the Jolika Collection of New Guinea Art: Highlights from a Decade of Collecting*, The Fine Arts Museums of San Francisco, 2009.

### **SALES CONSULTANT, PATRICIA CARLISLE FINE ART, Santa Fe, New Mexico, March-Nov, 2001.**

- Worked closely with clients, handling sales of both paintings and sculptures.

### **SALES CONSULTANT AND GALLERY ADMINISTRATOR, THE DOWNEY GALLERY, Santa Fe, New Mexico, August 2000-March 2001.**

- Worked closely with clients, handling sales of both paintings and sculptures.
- Assisted in building advertisements for magazines, brochures and postcards.
- Maintained and updated website, received and processed gallery inventory.

### **INSTRUCTOR AT NORTHERN ARIZONA UNIVERSITY, FLAGSTAFF, AZ 1999-2000.**

- Part-time faculty member for the College of Humanities, Arts and Religion.
- Taught Art History Survey courses to 75 plus students.
- Created, administered and graded exams and essays.

### **MEMBER OF THE CHIANCIANO TERME, ITALY EXCAVATION TEAM, June-July 1997.**

- An Etruscan-Roman bath complex from the 1<sup>st</sup> century CE under the direction of Dr. David Soren, Professor of Classic, University of Arizona.
- Extracted material culture and kept the necessary field notebook.
- Contributed to field and laboratory conservations of artifacts found.

### **MEMBER OF THE LUGNANO IN TEVERINA, ITALY EXCAVATION TEAM, May-June 1992.**

- A Roman villa complex from the 1<sup>st</sup> century CE under the direction of Dr. David Soren, Professor of Classic, University of Arizona.
- Produced scale drawings of mosaic floors and wall for publication purposes.

### **SAFEWAY FOOD AND DRUG, Tucson and Flagstaff, AZ, 1987-2000.**

- Managed and organized employees with a span of control of up to twenty.
- Handled accounting bookwork, bank deposits and inventory purchased.
- Promoted and emphasized superior customer service policies.



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

**Agenda Item No. 9**

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**TO:** Mountain Village Town Council  
**FROM:** Michelle Haynes, Assistant Town Manager  
**FOR:** Meeting of August 18, 2022  
**DATE:** August 4, 2022  
**RE:** Consideration on Second Reading of An Ordinance a Rezoning of Lot 614A, Winterleaf, A Condominium Community from the Multi-Family Zone District to Single Family Common Interest Zone District.

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**Summary. This memo is substantially the same as the first reading of an ordinance memo provided to Town Council on July 21, 2022.**

**PROJECT GEOGRAPHY**

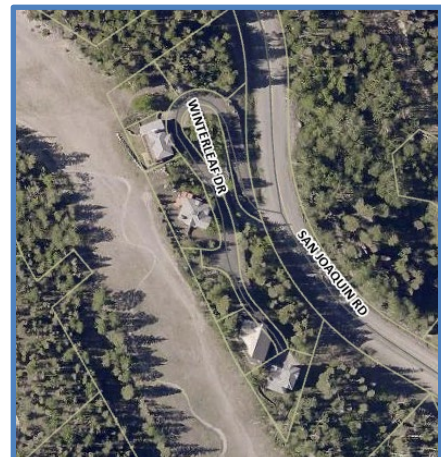
**Application Overview:** Consideration of a rezone of Lot 614A, Winterleaf from the Multi-family Zone District to a Single-family Common Interest Community Zone District. Consideration of a minor subdivision plat to relabel condominium units to lots, adjust lot lines between proposed lots, align the private drive with the as-built and execute general easements encroachments associated with lots 3, 4 & 5.

**Address:** Various, Winterleaf Drive  
**Applicant/Agent:** The Law Offices of Thomas G. Kennedy and Dave Bulson  
**Owner:** The Winterleaf Homeowners Association, Inc.  
**Legal Description:** Units 1,2,3,4,5 and 6, and Open Space Parcels, Winterleaf  
**Existing Zoning:** Multi-family  
**Proposed Zoning:** Single-family Common Interest Community Zone District  
**Site Area:** Lots range between 4,711 and 10,557 square feet  
**Existing Use:** Units 3,4,5 & 6 improved with existing residences. 1 & 2 are vacant.

**Adjacent Land Uses:**  
**North:** Multi-Family  
**South:** Single-Family  
**East:** Open Space  
**West:** Open Space

**ATTACHMENTS**

- 1. Ordinance
- 2. Applicant Narrative
- 3. Existing Conditions



#### 4. Proposed minor subdivision plat

#### **RECORD DOCUMENTS**

- Town of Mountain Village Community Development Code (as amended)
- Town of Mountain Village Home Rule Charter (as amended)
- Design Review Application as maintained by the Community Development Department.

#### **BACKGROUND**

Lot 164A, The Winterleaf Condominiums, is an existing condominium community created on Lot 164A, that was formed in 1990. The property is zoned Multi-Family and developed as six detached condominium units, common open space and a private drive called Winterleaf Drive. There are four developed lots within this condominium community and two vacant lots. The purpose of this application is to rezone the property from the existing Multi-family Zone District to the Single-family Common Interest Community Zone District. In conjunction to this application a minor subdivision application will be considered by Town Council to replat the project in order to convert the land condominium units into separately platted lots.

The purpose of the rezoning is to allow for Winterleaf Condominium, which was developed as a land condominium community, to convert to a more conventional planned community. This change in zoning will facilitate financing, conveyancing and insuring the properties. It also provides certainty in the Town of Mountain Village's design review and permitting process.

No density transfer is required or being applied for in connection with this application. There is no change to the density or underlying land uses.

#### **Community Development Code Zoning Definitions**

The Zoning designations are defined as follows in the Community Development Code:

**Multi-family Zone District:** The Multi-family Zone District ("MF") is intended to provide higher density multi-family uses limited to multi-family dwellings, hotbed development, recreational trails, workforce housing and similar uses.

**Single-Family Common Interest Community Zone District:** The Single-family Common Interest Community Zone District ("SFCl") is intended to provide lower density, single-family residential areas limited to single-family dwellings that are platted as single-family lots subject to limitations set forth in the Subdivision Regulations, and similar uses.

#### **Single-Family Common Interest Community Zone District**

1. **Permitted Uses.** Detached single-family dwellings are permitted in the Single-family Common Interest Community Zone District provided:
  - a) The official land use and density allocation list shows the lot to currently have condominium density, and such area has already been platted as a condominium community with owners now desiring to convert to a common interest community;
  - b) Three (3) or more single-family units are located in the same common interest community;
  - c) The detached single-family condominium dwellings are located in a common interest community;
  - d) The common interest community contains common elements such as parking areas, roads, tennis courts, driveways or amenity areas;



- e) The Town has reviewed and approved concurrent rezoning and subdivision plat development applications to create the single-family common interest community, with 100% of all owners participating in the subdivision and rezoning processes;
- f) The detached single-family dwellings meet the Design Regulations for single-family dwellings; and
- g) A plat note and development agreement related to the concurrent subdivision approval prohibiting lot line vacations and lot line adjustments that would allow for a larger home than the original condominium subdivision would have allowed based on the application of the requirements of the CDC.

**2. Accessory Buildings.** Permitted accessory buildings or structures include hot tubs, saunas, swimming pools, gazebos, art, outdoor kitchens, play equipment, fire pits, tennis courts and typical court fencing, ski tramways approved pursuant to the Conditional Use Permit Process, fenced dog areas and other similar uses. Storage buildings are expressly prohibited.

- a) All accessory buildings or structures shall be located in the rear yard to the extent practical.
- b) Accessory buildings or structures shall not exceed 500 sq. ft. in size or floor area, as applicable.
- c) Buffering is provided for high activity level buildings or structures, such as hot tubs, swimming pools and tennis courts to mitigate the adverse visual and noise impacts.

**3 Accessory Uses.** Permitted accessory uses include home occupations pursuant to the Home Occupation Regulations, firewood storage in the rear yard when a valid fireplace permit is held, surface parking to meet the Parking Regulations, private outdoor projection system onto the wall of a building to show movies or other media that is not visible from a public way or adjoining lot (buffering required), and other similar uses. Accessory dwelling units are expressly prohibited.

**REZONING IMPLICATIONS**

Rezoning to SFCI will create more stringent design requirements for the two (2) remaining vacant lots than the prior properties that are constructed such as limiting heights to 35 feet and site coverage to 40%. The rezone and replat process will be cleaning up a number of housekeeping matters related to easements, access, lot size and encroachments which will benefit the HOA, owners and the town at large.

The town adopted the SFCI zone district regulations in 2013 and there has been one other application the rezoned from Multi-Family to SFCI since that time specifically Lots 617 A,B, & C in 2015.

**REFERRAL COMMENTS**

- 1. Public works had no issue with the application but via the replat document wants water and sewer lines are owned and maintained by the HOA within the property boundary.
- 2. Chief Broady noted we had an addressing issue that relates to 911 and emergency response. The owners have agreed to correcting this, and the properties will be readdressed.

**REZONING CRITERIA**

- 1. The proposed rezoning is in general conformance with the goals, policies and provisions of the Comprehensive Plan;
- 2. The proposed rezoning is consistent with the Zoning and Land Use Regulations;
- 3. The proposed rezoning meets the Comprehensive Plan project standards;

4. The proposed rezoning is consistent with public health, safety and welfare, as well as efficiency and economy in the use of land and its resources;
5. The proposed rezoning is justified because there is an error in the current zoning, there have been changes in conditions in the vicinity or there are specific policies in the Comprehensive Plan that contemplate the rezoning;
6. Adequate public facilities and services are available to serve the intended land uses;
7. The proposed rezoning shall not create vehicular or pedestrian circulation hazards or cause parking, trash or service delivery congestion; and
8. The proposed rezoning meets all applicable Town regulations and standards.

### **MINOR SUBDIVISION**

The associated minor subdivision was approved by Town Council by Resolution on July 21, 2022.

### **DESIGN REVIEW BOARD RECOMMENDATION**

At their regular meeting on July 7, 2022, the DRB provided a unanimous recommendation on the rezone application to Town Council.

### **STAFF ANALYSIS**

The SFCI zone district was created specifically for condominium communities like the Winterleaf condominium community, in mind. The applicants have undertaken a multi-year process to bring this application to fruition working through a number of land use issues along the way. Staff supports the application. The primary drivers allow financing, conveyancing and insurance simpler, along with cleaning up a number of issues that evolved since the first map recordation in 1990.

### **RECOMMENDATION REZONE APPLICATION – MOTION #1**

*I move to approve on second reading of an ordinance, a rezone application for Lot 164A, Winterleaf Condominiums, to rezone from the multi-family zone district to the single family common interest community zone district with the following findings and conditions as stated in the staff memo of record:*

#### *Findings:*

1. *The application meets the SFCI criteria found at CDC Section 17.3.4.F*
2. *The application meets the rezone criteria for decision found at Section 17.4.9.C.3.*
3. *The applicants have agreed to readdress the properties for 911 emergency response purposes.*
4. *The associated minor subdivision was approved with conditions by Town Council on July 21, 2022.*

#### *Conditions:*

1. *The applicant is responsible for associated recording fees at the clerk and recorder's office related to recordation of the ordinance.*
2. *Direct staff to update the Official Zoning Map for Lot 164A from Multi-Family to Single Family Common Interest Zone District.*

*This motion is based on evidence and testimony provided at a public hearing held on August 18, 2022 with notice of such meeting as provided for in the Community Development Code.*

/mbh



**ORDINANCE NO. 2022-\_\_**

**ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF MOUNTAIN VILLAGE,  
COLORADO APPROVING A REZONING OF WINDERLEAF CONDOMINIUMS, LOT 164A  
FROM THE MULTI-FAMILY ZONE DISTRICT TO THE SINGLE FAMILY COMMON INTEREST  
ZONE DISTRICT.**

**RECITALS**

- A. The applicant and owner’s representative, The Law Offices of Thomas G. Kennedy, have submitted an application for rezoning Lot 164A, Winterleaf Condominiums. (“Application”) pursuant to the requirements of the Community Development Code (“CDC”)
- B. Iuvo Construction is the owners ("Owners") of record of real property described as Winterleaf Condominiums, Unit 1, Lot 164A.
- C. Cohen 1991 Family Trust, Martin & Sharleen Cohen, Trustees are the owner (“Owners”) of record of real property described as Winterleaf Condominiums Unit 2, Lot 164A.
- D. The Cohen Family Trust of 1991, Marati L Cohen, Trustee and Sharleen Cooper Cohen, Trustee are the owners (“Owners”) of record of real property described Winterleaf Condominiums, Unit 3, Lot 164A.
- E. Frank M. Orson and Lillian W. Orson are the owner (“Owners”) of record of real property described as Winterleaf Condominiums, Unit 4, Lot 164A.
- F. Raymond Von Drehle and Ronnie Von Drehle are the owner (“Owners”) of record of real property described as Winterleaf Condominiums, Unit 5, Lot 164A.
- G. David O’Brien and Amy O’Brien are the owner (“Owners”) of record of real property described as Winterleaf Condominiums, Unit 6, Lot 164A.
- H. The Owners have authorized the Law Offices of Thomas G. Kennedy to pursue the approval of a rezoning application to replat Lot 164A land condominiums units 1-6 into separately platted Lots 164-1, 164-2, 164-3, 164-4, 164-5, 164-6 (“Application”).
- I. The Property has a Multi-family Zoning Designation pursuant to the Official Land Use and Density Allocation List as recorded at Reception Number 301133 and zoning as set forth on the Town Official Zoning Map.
- J. The Design Review Board provided a unanimous recommendation to the Town Council on July 7, 2022.
- K. The Town Council considered this Application, along with evidence and testimony, at a public meeting held on July 21, 2022
- L. The Town Council considered on Second reading of an Ordinance with evidence and testimony, at a public hearing held on August 18, 2022.

- M. The Owners have addressed, or agreed to address, all conditions of approval of the Application imposed by Town Council.
- N. This Ordinance rezones the Property to a Single-family Common Interest Community Zone District.
- O. The Town Council hereby finds and determines that the Application meets the Rezoning Process Criteria for Decision as provided in CDC Section 17.4.9(D).

Rezoning Findings and Conditions:

Findings:

- 1. The application meets the SFCI criteria found at CDC Section CDC Section 17.3.4.F
- 2. The application meets the rezone criteria for decision found at Section 17.4.9.C.3.
- 3. The applicants have agreed to readdress the properties for 911 emergency response purposes.

Conditions:

- 1. That the associated minor subdivision plat is approved by Town Council.
- 2. The applicant is responsible for associated recording fees at the clerk and recorder’s office related to recordation of the ordinance.
- 3. That the associated rezoning application is also approved.
- 4. Direct staff to update the Official Zoning Map for Lot 164A from Multi-Family to Single Family Common Interest Zone District.

**NOW, THEREFORE, BE IT RESOLVED** that the Town Council approves the Application.

**Section 1. Effect on Zoning Designation**

**Table 1 – ZONING FOR THE PROPERTY:**

Lot	General Description	Zone District
164A	Land Condo Units	Multi-Family

**TABLE 2 - PROPOSED ZONING FOR THE PROPERTY:**

Lot	General Description	Zone District
164A	Land Condo Lots	Single-family Common Interest Community

**Section 2. Ordinance Effect**

All ordinances, of the Town, or parts thereof, inconsistent or in conflict with this Ordinance, are hereby repealed, replaced and superseded to the extent only of such inconsistency or conflict.

**Section 3. Severability**

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

**Section 4. Effective Date**

This Ordinance shall become effective on \_\_\_\_\_ 2022 following public hearing and approval by Council on second reading.

**Section 5. Public Hearing**

A public hearing on this Ordinance was held on the \_\_\_\_\_, 2022 in the Town Council Chambers, Town Hall, 455 Mountain Village Blvd, Mountain Village, Colorado 81435.

**INTRODUCED, READ AND REFERRED to a public hearing before the Town Council of the Town of Mountain Village, Colorado on the \_\_\_\_\_.**

**TOWN OF MOUNTAIN VILLAGE**

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

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

ATTEST:

\_\_\_\_\_  
Susan Johnston, Town Clerk

**HEARD AND FINALLY ADOPTED by the Town Council of the Town of Mountain Village, Colorado this \_\_\_\_\_ of 2022.**

**TOWN OF MOUNTAIN VILLAGE**

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

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

ATTEST:

\_\_\_\_\_  
Susan Johnston, Town Clerk

Approved As To Form:

\_\_\_\_\_  
David McConaughy, Town Attorney

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

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

2. The Ordinance was introduced, read by title, approved on first reading with minor amendments and referred to public hearing by the Town Council the Town ("Council") at a regular meeting held at Town Hall, 455 Mountain Village Blvd., Mountain Village, Colorado, on \_\_\_\_\_, 2022 by the affirmative vote of a quorum of the Town Council as follows:

Council Member Name	"Yes"	"No"	Absent	Abstain
Laila Benitez, Mayor				
Dan Caton, Mayor Pro-Tem				
Pete Duprey				
Patrick Berry				
Jack Gilbride				
Martinique Prohaska				
Harvey Mogenson				

3. A public hearing on the Ordinance was held by the Town Council at a regular meeting of the Town Council held at Town Hall, 455 Mountain Village Blvd., Mountain Village, Colorado, \_\_\_\_\_, 2022. At the public hearing, the Ordinance was considered, read by title, and approved without amendment by the Town Council, by the affirmative vote of a quorum of the Town Council as follows:

Council Member Name	"Yes"	"No"	Absent	Abstain
Laila Benitez, Mayor				
Dan Caton, Mayor Pro-Tem				
Pete Duprey				
Patrick Berry				
Jack Gilbride				
Martinique Prohaska				
Harvey Mogenson				

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

**IN WITNESS WHEREOF**, I have hereunto set my hand and affixed the seal of the Town this \_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Susan Johnston, Town Clerk

(SEAL)

**AMENDED/RESTATED**  
**WINTERLEAF ADDENDUM TO REZONE/REPLAT NARRATIVE**

February 3, 2022  
Updated May 26, 2022

Applicant/Owner: The Winterleaf Homeowners Association, Inc., a Colorado nonprofit corporation (“**Association**”) for itself and for the individual owners (“**Owners**”) of units in Winterleaf, a Condominium.

<b>Unit</b>	<b>Owner</b>
Unit 1	Iuvo Construction
Unit 2	Cohen 1991 Family Trust, Martin & Sharleen Cohen, Trustees
Unit 3	The Cohen Family Trust Of 1991, Martin L. Cohen, Trustee and Sharleen Cooper Cohen, Trustee
Unit 4	Frank M. Orson and Lillian W. Orson
Unit 5	Raymond Von Drehle and Ronnie Von Drehle
Unit 6	David O’Brien and Amy O’Brien

A copy of a Property Report from Land Title Guarantee Company for each Unit confirms this current ownership (see attached **Exhibit “A”**).

Winterleaf, a Condominium (“**Community**”) is an existing condominium community created on Lot 164A, Telluride Mountain Village, San Miguel County, Colorado (“**Lot 164A**”). The Community was formed by Winterleaf Properties, a California general partnership in 1990 pursuant to the following described documents, as the same may be further amended and/or supplemented from time to time (“**Governing Documents**”): (a) Declaration of Condominium for Winterleaf, a Condominium recorded on October 26, 1990 in Reception No. 268104, as amended by instrument recorded on May 12, 2021 in Reception 470065 (collectively the “**Declaration**”); and (b) Plat of Winterleaf, a Condominium recorded on October 26, 1990 in Plat Book 1, Page 1087 (“**Plat**”), as the same may be amended and/or supplemented from time to time. An electronic copy of the Plat and Declaration have been provided to the Community Development Department/Planning Division.

The property is currently zoned Multi-Family and developed as six detached condominium units. Each Unit has been assigned one unit of condominium density (with three person density equivalency for each unit). Units 3, 4, 5 and 6 have each been improved with a residence, which are not proposed for any change by this Application. Units 1 and 2 have not yet been improved, but any and all rights to develop and improve these lots are reserved, subject to compliance with applicable regulations, codes and requirements of the Town of Mountain Village and the Governing Documents.

The purpose of this “Application” is to: (a) rezone the property from its current Multi-Family zoning to the Single-family Common Interest Community Zone District (“**SFCI**”), which was included in the Community Development Code to accommodate the conversion of land condominium projects like Winterleaf; and (b) replat the project to convert the land condo units into separately platted, subdivided lots. The Application also seeks Town approval of and for certain existing improvements that have been placed within the 16’ General Easement located on Units 3, 4 and 5, as depicted on the existing conditions survey attached **Exhibit “D”**. It is noted that the Town and the Owner of Unit 6 have recently executed a General Easement Encroachment Agreement for improvements associated with Unit 6

The Owners have authorized the Association to pursue this Application on their behalf, as evidenced by the Owners Authorizations and Consents, appended as **Exhibit “B”**. The Owners

Authorizations and Consents also authorize Martin Cohen to execute documents on behalf of the Association and the Owners.

The Association has authorized The Law Offices of Thomas G. Kennedy and Dave Bulson/Bulson Surveying to pursue this Application with the Town, which authorization is appended as **Exhibit "C"**.

In connection with the processing of this Application, the Association is amending the Plat ("**Plat Amendment**") and Declaration ("**Declaration Amendment**") to show the conversion of Winterleaf project from a land condominium community (consisting of six existing detached condominium units) to a planned common interest ownership community as recognized under the Colorado Common Interest Ownership Act. A copy of the Plat Amendment is appended as **Exhibit "E"**

Upon the approval of the Application, the Association will prepare the Declaration Amendment and submit it to the Town staff for its review and approval, which Declaration Amendment along with the Plat Amendment would reflect the conversion to a single-family CIOA community and other issues of relevant to the Unit Owners, which the Association.

In connection with the Town's review and approval of this Application, it is important to note that the overall density of the project and the underlying land uses are not changing as a result of this Application. The Zoning Designation Density for a Multifamily/Condominium Unit is 3.0 persons/unit, which is the same Zoning Designation Density for a Unit in a Single-family Common Interest Community Zone District, namely 3.0 persons/unit, thus no density transfer is required in connection with this Application.

When creating the Single-family Common Interest Community Zone, the Town indicated that the purpose is to allow projects which have developed as a land condominium community to convert to a more conventional planned community as recognized under the Colorado Common Interest Ownership Act. The status of the Community as a land condominium makes financing, conveyancing and insurance challenging. As noted in the CDC, the stated purpose of the Common Interest Community Zone District is "to provide lower density, single-family residential areas limited to single-family dwellings that are platted as single-family lots subject to limitations set forth in the Subdivision Regulations, and similar uses."

The development standards under the CDC for property included in the Common Interest Community Zone District are as follows:

**Permitted Uses.** Detached single-family dwellings are permitted in the Single-family Common Interest Community Zone District provided:

**a. The official land use and density allocation list shows the lot to currently have condominium density, and such area has already been platted as a condominium community with owners now desiring to convert to a common interest community;**

Discussion: The Winterleaf condominium was platted for condominium and each Unit has been assigned condominium density on the Official Town Lot List. As indicated in the description of the governing documents, Winterleaf was formed as a condominium community consisting of six condominium units. All six Owners have consented, authorized and directed this Application to be processed with the Town.

**b. Three (3) or more single-family units are located in the same common interest community;**

Discussion: Winterleaf project consists of six condominium units, each of which units have been sold to and are currently owned by different ownership persons or parties.

**c. The detached single-family condominium dwellings are located in a common interest community;**

Discussion: As indicated in the description of the governing documents, Winterleaf was formed as a condominium community consisting of six units.

**d. The common interest community contains common elements such as parking areas, roads, tennis courts, driveways or amenity areas;**

Discussion: The Winterleaf condominium has a series of shared facilities (shared access road and utilities), which benefit and burden the project.

Utilities. The utilities were installed and distributed to each Unit through the Community by the original developer, although in preparing this Application, the Association determined that the actual location of some of the utilities crossed unit boundaries and were not covered by easements. To address this condition, the Association located the actual location of the utilities and established and recorded a certain Master Utility Easement Agreement, which was recorded on March 31, 2020 in Rec. 462845.

Road/Driveway. A common access road (Winterleaf Drive), which connects to San Joaquin Road, had been installed in 1990 when the Community was 1990 and intended to serve and provide access to each Unit. Winterleaf Drive was intended to be located within the area of an Association owned Common Element although portions were located within portion of the platted unity boundaries; this condition is being corrected with the Replat covered this Application. Winterleaf Drive is owned and maintained by the Association. On information and belief, the access road was initially installed and extended to serve Unit 1 through Unit 4; thereafter, it was extended as a common driveway to serve and access Unit 5 and Unit 6. The maximum grade of Winterleaf Road is 8.5% and the average grade is 7.5%. The width of the initial segment of the road (through Unit 4) is 20'; the width of the Unit 5 and Unit 6 driveway is 12'. Winterleaf Driveway was designed and permitted in accordance with applicable codes and regulations and the Mountain Village PUD approved by San Miguel County in or about 1990, which would have been San Miguel County oversight at the time, as the work occurred prior to the formation and incorporation of the Town of Mountain Village. No changes to the physical location or condition of Winterleaf Drive is proposed by this Application; except that the paved alignment of Winterleaf Drive is being situated on the Replat such that it falls within the proposed boundaries of a platted Common Area, which would be owned by the Association.

Parking. Parking is required to be accommodated within the boundaries of each Unit; parking is not accommodated along Winterleaf Drive.

Encroachments. The Community backs to the Telluride Ski Area. Over time, owners of the Units had installed certain improvements to accommodate access to the ski area; Telluride Ski and Golf (TSG) have granted easements or licenses to Units 3-6 to accommodate these improvements.

There are no amenities developed in the Community.

**e. The Town has reviewed and approved concurrent rezoning and subdivision plat development Applications to create the single-family common interest community, with 100% of all owners participating in the subdivision and rezoning processes;**

Discussion: The within Application seeks the requisite approvals from the Town to facilitate the conversion of Winterleaf project from a detached condominium project to a more conventional planned unit common ownership interest community. With the approval of the Application, henceforth, the "Units" would be redesignated and referred to as "Lots" and the "Common Elements" would be redesignated and referred to as "Common Areas."

**f. The detached single-family dwellings meet the Design Regulations for single-family dwellings.**

Discussion: As part of the original formation of Winterleaf, certain Winterleaf Residences Neighborhood Regulations were established and approved by Mountain Village DRB and are appended to the Governing Documents. A copy has been provided to the Town. The existing residences have each been constructed in accordance with the Winterleaf Residences Neighborhood Regulations.

**Status of the Existing Dwellings under the CDC.**

Based upon the Association’s review of records maintain by the Town, Units 3, 4 and 6 in the Winterleaf community were designed, permitted and constructed between 1990 and 1995 under the jurisdiction and review of San Miguel County and the County PUD approval for the Mt Village.

The Town records reflect that Unit 5 was designed and permitted in or about 1998, which would have been under the jurisdiction and review of the Town of Mountain Village. The permitting process appears to have been occurring between 1996-1998. At the time, the Mt Village LUO designated Lot 164A (the lot upon which Winterleaf was developed) as a “Multi-unit Transition Lot”, with the Maximum Allowable and Maximum Average Height being 48’.

Units 1 and 2 have not been developed.

**Building Height.**

At the time that development of improvements on Units 3, 4, and 6 was being designed, permitted and constructed (between 1990 and 1995), the review process was occurring under San Miguel County land use review authority. This predated the adoption of the initial Mt Village Land Use Ordinance and the operative land use development document was the Mt Village PUD for Land Use matters. Section 6(f) of the Development Agreement provided that 164A (the lot upon which Winterleaf was developed) was designated as a “Multi-unit Transition Lot”, with the Maximum Allowable Height being 48’.

At the time that development on Unit 5 was being designed and permitted under the Town of Mountain Village (between 1996-1998) and constructed in or about 1998, the Mt Village had formed as a municipality and development was guided by the Mt Village Land Use Ordinance, which was adopted in 1995 and became the operative land use development document. At the time, the Mt Village LUO designated Lot 164A (the lot upon which Winterleaf was developed) as a “Multi-unit Transition Lot”, with the Maximum Allowable and Maximum Average Height being 48’. This carried forward the allowances that had been contained in the Mt Village PUD and the Development Agreement.

So, when Units 3, 4, 5 and 6 we reviewed, permitted and constructed, the allowable maximum height was 48’.

It does appear that the Land Use Ordinance that was adopted and took effect in 1998 established a new and different Maximum Building Height standard of 35’ and is 35’ and an allowable Maximum Average Building Height is 30’ for detached condominium units; Units in Winterleaf were deemed to be detached condominium units and the lower building height standards were made applicable to all Winterleaf Units.

Units 3, 4, 5 and 6 were built as follows, in compliance with the LUO or PUD development standards in effect at that time of constructions:

**Table One**  
**Existing Heights - Winterleaf Residential Improvements**

<b>Unit</b>	<b>Existing Maximum Height</b>	<b>Existing Average Height</b>
Unit 1	n/a (vacant lot)	n/a (vacant lot)



Unit 2	n/a (vacant lot)	n/a (vacant lot)
Unit 3	41'	32.5'
Unit 4	42'	31.5'
Unit 5	49'*	33.5'
Unit 6	42'	32'

The current allowable Maximum Building Height for development in the Multi-Family zone (when footnote #4 is applied) for detached condominium units is 35' and the allowable Maximum Average Building Height is 30'. The new zoning - Single-family Common Interest Community Zone District – proposed for Winterleaf also establishes an allowable Maximum Building Height for detached condominium units of 35' and an allowable Maximum Average Building Height of 30', which is the same height standard under existing zoning.

Since Units 3, 4, and 6 were built in compliance with the LUO or PUD development standards in effect at that time of their constructions, the structures – to the extent that they exceed current maximum and/or average building height, are deemed to be lawful Nonconforming structures under the CDC (see Section 17.3.18). The change in zoning is not increasing any non-conformity and is allowable under the CDC. The Association and Winterleaf owners expect that the Town, in connection with its review of these Applications, would confirm their understanding that the existing structures are lawful Nonconforming structures under the CDC and would henceforth be accorded the treatment and status provided for in Section 17.3.18.

With respect to Unit 5, the existing maximum height of the residence located on Unit 5 appears to be 49', slightly higher than the allowable Maximum Height of 48' in effect when the residence was constructed. The existing residence complied with the allowable Average Height. In reviewing the Town records, it appears that the plans reviewed for the residence were reviewed and approved by the Town and when the improvements were completed, it was inspected by the Town and determined to be in compliance with the approved plans and codes by the issuance of a certificate of occupancy. In measuring the existing residence for this Application, the Association undertook good faith efforts to measure the maximum and average height of the Unit 5 residence using information obtained by arial imagery. It is not known the actual location where the height measurements of the Unit 5 residence occurred back when the Town inspected and approved the home back in 1998; neither is it known if any regrading has occurred on Unit 5 or adjacent property since the residence was completed, which could result in a different height measurement. The Association and the owner of Unit 5 also request that the Town, in connection with its review of these Applications, would confirm that the existing residence on Unit 5 is also a lawful Nonconforming structure under the CDC and would henceforth be accorded the treatment and status provided for in Section 17.3.18.

**Site Coverage.**

The current site coverage for the property in the Multi-Family is 65%. With the rezone to the SFCI Zone, the site coverage would be reduced to 40%. Table Two below shows the status of the site coverages on the existing improvements located on Units 3, 4, 5 and 6.

**Table Two**  
**Existing Site Coverages - Winterleaf Residential Improvements**

<b>Unit</b>	<b>Existing Site Coverage</b>
Unit 1	n/a (vacant lot)
Unit 2	n/a (vacant lot)
Unit 3	40%

Unit 4	18%
Unit 5	40%
Unit 6	30%

Table Two demonstrates that Units 3, 4, 5 and 6 each comply with the existing 65% site coverage requirements and would likewise comply with the 40% site coverage requirements following the rezoning.

**REZONING PROCESS REVIEW CRITERIA**

The Association and the Owners are proposing to rezone Units 1 through 6 from the current Multi-Family Zone District to the Single-family Common Interest Community Zone District (“SFCI”). The existing condominium density assigned to each of the six Winterleaf units, equates to 3 density points per unit. Per the CDC, a lot zoned SFCI requires 3 density points per lot. With the rezoning, the overall amount of density would not change and no density transfer is required to complete the conversion of the Winterleaf units from a land condominium to a lot in a SFCI, just a rezone

**Rezoning Criteria for Decision**

The proposed rezoning complies with the Rezoning Process Criteria for Decision set forth in CDC Section 17.4.9(C)(3) as outlined in the following sections:

**General Conformance with the Mountain Village Comprehensive Plan**

The proposed rezoning is in general conformance with the Comprehensive Plan. Effectively, the underlying use of the land is not changing; namely, six single family residences are currently allowed within the Community and the same land uses would continue to be allowed under the CDC following the rezoning. The residential density assigned to Winterleaf will be preserved, the lots remain clustered, retaining substantial amounts of surrounding open space to be retained. The resulting lot sizes are in keeping with the size original units under the existing Winterleaf map.

**Consistency with Zoning and Land Use Regulations**

As discussed above, the use and development of the Winterleaf residences would comply with the development standards and requirements of the CDC for property zoned SFCI.

The use and development of the proposed residential lots and open space parcels will conform to the requirements of the CDC.

A single-family residence is permitted under the SFCI.

The approval of the Application does not impact the CDC Platted Open Space requirements.

**Scale and Mass**

The existing improvements on Units 3-6 are currently existing improvements. Development of improvements on Units 1 and 2 in the future would be reviewed by the Town DRB and need to comply with applicable provisions of the CDC, Town Design Guidelines and the Winterleaf Governing Documents.

**Environmental and Geotechnical Impacts**

There are not any environmental conditions that impact the portions of Winterleaf where development is contemplated.

**Consistency with Public Health, Safety and Welfare**

Winterleaf is an existing subdivision, with roads and infrastructure installed. The existing and future development is consistent with the public health, safety and welfare.

The proposed rezoning of the Winterleaf Property is consistent with the public health, safety and welfare, as well as the efficient and economical use of lots in Winterleaf.

The clustered nature of the development allows for the shared usage of infrastructure, reducing overall project needs.

The clustered nature of the development enhances the ability to preserve and protect important environmental features on the Winterleaf Property.

The use and development of the proposed residential lots and open space parcels will conform to the requirements of the CDC.

**Rezoning Justification**

The proposed rezoning is justified in that the proposal would implement and adhere to specific changes included in the CDC for precisely this type of development (e.g. The conversion of a land condominium to a single-family Colorado common interest community).

**Public Facilities and Services**

The conversion of the land uses from a land condominium containing six condominium units to a single-family Colorado common interest community containing six lots, each accommodating one residence would not change or require enhancements to the existing public facilities originally installed within Winterleaf.

There are adequate public facilities serving the proposed development of the Winterleaf Property.

**Project Circulation, Parking, Trash and Deliveries**

Nothing in this application would change the manner, method, siting or operation of the vehicular and pedestrian circulation in the Winterleaf community; nor would parking, trash or deliveries change from what the Town had approved in the past and upon which the Community has been operating since the Winterleaf was platted in the 1990's.

**Compliance with Other Town Regulations**

The proposed development will comply with the requirements of the CDC and any applicable requirements of the Municipal Code. Site specific development and design plans will be submitted to the Town and acted upon before any improvements can be undertaken on the vacant Lots (Lots 1 and 2, as would any future redevelopment on Lots 3,4,5 and 6). The proposed zoning of the Winterleaf Property is contemplated to be able to accommodate the contemplated uses and activities proposed by the Owner. The proposed rezoning does not violate any rezoning limitations set forth in the CDC.

## REPLATTING PROCESS REVIEW CRITERIA

In addition to the criteria for reviewing and acting upon a Rezoning and compliance with the SFCI zone standards as discussed above, the components of the Application relating to the replating of the property complies with the CDC. The replat involves converting the designation of the land condominium units included in Winterleaf from a Unit to a Lot and the Common Elements to Common Areas and adjusting the boundary lines to reflect existing conditions of the residences on Units 3-6 and the Common Areas adjacent to all of the Units as well as the location of Winterleaf Drive and utilities serving the Community. The replating meets all applicable Town regulations and standards.

Note that the replat does have two site specific areas that are reflected on the Replat and are being highlighted in this application:

1. On the original plat of Winterleaf a certain 45' no build zone was established over the shared boundary lines between Unit 1 and Unit 2. At the joint request of the owners of Unit 1 and Unit 2, the parties are proposing to reduce the 45' no build zone to an overall width of 20', with 10' on newly configured Lot 1 and 10' on newly configured Lot 2. There does not seem to be any other purpose for this No Build Zone, such as any access or utility corridor and not easements for such usage have been established in connection with the prior development of Winterleaf.
2. As indicated on the Existing Conditions mapping, the manner in which the residential improvements on Unit 5 and Unit 6 occurred resulted in both structures encroaching across the platted boundary line. The replat shows a jogged line, which is intended to shadow the position of the building. The owners of Unit 5 and Unit 6 will be executing a boundary line agreement that would be recorded with the replat.

The Association contends that the proposed replatting of the Winterleaf Property, for reasons stated above, meets the standards for replatting property in the Mountain Village as required by the CDC, including Section 17.4.13 and compliance with the SFCI zone standards as discussed above. The replat involves converting the designation of the land condominium units included in Winterleaf from a Unit to a Lot and the Common Elements to Common Areas and adjusting the boundary lines to reflect existing conditions of the residences on Units 3-6 and the Common Areas adjacent to all of the Units as well as the location of Winterleaf Drive and utilities serving the Community. Of note, the Owner contends as follows:

The proposed subdivision of the Winterleaf Property is in general conformance with the Comprehensive Plan for the following reasons:

- It preserves the residential density assigned to the Winterleaf Property, while establishing substantial amounts of surrounding open space.
- The resulting lot sizes are in keeping with the size of other platted residential lots in the vicinity of the Winterleaf Property.

The proposed subdivision of the Winterleaf Property is consistent with the Zoning and Land Use Regulations. The use and development of the proposed residential lots will conform to the requirements of the CDC.

- The Winterleaf Property is zoned for six condominiums and the requisite density is assigned to the property to accommodate the uses and activities proposed by the subdivision. No additional density is required to be transferred to the Winterleaf Property to accommodate the proposed uses. As such, no density transfer is proposed or required.

- The proposed subdivision of the Winterleaf Property is consistent with the Subdivision Regulations. In particular:
  - The residential lots each front directly to Winterleaf Drive, with a frontage of not less than 50'. IS THIS TRUE, WHAT ARE THE SETBACKS
  - The existing siting of the residences will be capable of accommodating solar access as is practical for the site.
  - The original design, width and shape of the lots were laid out to take advantage of topographic features and is generally being preserved and were suitably designed to accommodate the proposed development activities and are logically arranged to be able to be served by shared utilities and access.
  - The subdivision is currently being served by water, sewer and other utilities in accordance with applicable Town standards.

**GENERAL EASEMENT ENCROACHMENT AGREEMENT**

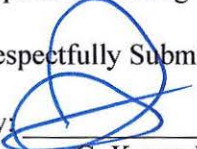
The draft Replat shows and establishes a 16' General Easement around the outer perimeter of the Lots (but not between the lots given the placement of completed residence within the Community. The original platting did not show 16" GE's between lots. The proposed platting carries forward the location of the GE's established original platting. The placement of the 16' setback area will allow for the maintenance of the setback area in a natural, undisturbed state to provide buffering to surrounding land uses.

The Association is seeking Town approval to allow certain existing encroachments located on Units 3, 4 and 5 to remain in place and be covered by a General Easement Encroachment Agreement with the Town.

**Conclusion**

The Association believes that the Application complies with the requirements of the CDC relative to the requested rezoning/replatting and respectfully requests that the Town approve the Application.

Respectfully Submitted

By:   
 Thomas G. Kennedy, Applicant/Authorized Agent

**EXHIBITS**

The below described documents are appended to and incorporated into the Application.

<b>Exhibit</b>	<b>Description of Document</b>
A	Title Property Reports
B	Owner Authorizations
C	Association Authorization
D	Existing Conditions Map/Survey
E	Plat Amendment

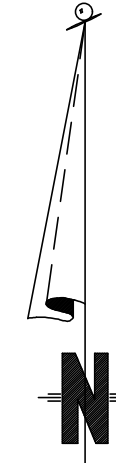


# Existing Conditions

## Winterleaf, a Condominium

### Lot 164A, Town of Mountain Village

**TRACT OSP-26**  
(TSG SKI AND GOLF, LLC)



SCALE: 1"=20'  
0 5 10 15 20 40

LEGEND	
	FIRE HYDRANT
	SEWER MANHOLE
	SATELLITE DISH
	TELEPHONE PEDESTAL
	CABLE-TV PEDESTAL
	TRANSFORMER
	ELECTRIC METER
	LIGHT
	WATER VALVE
	EXISTING UNIT BOUNDARY
	FOUND 1-1/2" ALUMINUM CAP ON #5 REBAR, L.S. 20632
	FOUND 1-1/2" ALUMINUM CAP ON #5 REBAR, L.S. 28652
	FOUND 1-1/2" ALUMINUM CAP ON #5 REBAR, L.S. 24954
	FOUND 1-1/2" ALUMINUM CAP ON #5 REBAR, L.S. 37903
	SET 1-1/2" ALUMINUM CAP ON #5 REBAR, L.S. 37662
	UNDERGROUND ELECTRIC AND TELEPHONE LINES

**TRACT OSP-48**  
(TSG SKI AND GOLF, LLC)

This Existing Conditions/Improvement Survey of Lot 164A Telluride Mountain Village, was field surveyed on January 4, 2021 under the direct responsibility, supervision and checking of David R. Bulson. It is not a Land Survey Plat or Improvement Survey Plat as defined by Colorado State Statute.

P.L.S. NO. 37662  
Date

- NOTES:**
- Easement research provided by Land Title Guarantee Company. Commitments as noted below:
    - Unit 1 - TLR86011412 03/23/2021
    - Unit 2 - TLR86009758 02/12/2020
    - Unit 3 - TLR86009758 02/12/2020
    - Unit 4 - TLR86009759 02/12/2020
    - Unit 5 - TLR86009760 02/12/2020
    - Unit 6 - TLR86006875 03/16/2017
  - According to FEMA Flood Insurance Rate Map 08113C0291-D, Panel Number 0286 C, dated September 30, 1992, this parcel is within Zone X; Areas determined to be outside the 100 year flood plain
  - Lineal units represented hereon are shown in U.S. Survey Feet or a decimal portion thereof.
  - This survey is valid only if a print or electronic copy has a seal and signature of the surveyor noted within the statement above.
  - WINTERLEAF DRIVE:**
    - Maximum grade 8.5%
    - Average grade 7.5%
    - Width 12'-20' (asphalt)
    - Minimum Centerline Turning Radius 28'
  - WINTERLEAF BURIED UTILITIES**
    - Utilities shown hereon are based upon the base available record evidence of location. They are not to be relied upon for construction. Call 811 prior to any earthwork.
    - The easement agreement recorded at reception 462845 provides for the joint use of the utilities located within Lot 164A
  - 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.

**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.

**Existing Heights - Winterleaf Residential Improvements**

Unit Number	Existing Max Height (1)	Existing Average Height (2)
Unit 1	vacant	
Unit 2	vacant	
Unit 3	41'	32.5'
Unit 4	42'	31.5'
Unit 5	49'	33.5'
Unit 6	42'	32'

**Existing Site Coverages - Winterleaf Residential Improvements**

Unit Number	Existing Site Coverage (3)
Unit 1	vacant
Unit 2	vacant
Unit 3	40%
Unit 4	18%
Unit 5	45%
Unit 6	30%

(1) Existing Maximum Height calculated using methodology described in Town of Mountain Village Community Development Code (Amended August 20, 2020) section 17.3.11(B)  
 (2) Existing Average Height calculated using methodology described in Town of Mountain Village Community Development Code (Amended August 20, 2020) section 17.3.11(C)  
 (3) Existing Site Coverage calculated using methodology described in Town of Mountain Village Community Development Code (Amended August 20, 2020) section 17.3.13(A)

**TRACT OSP-26**  
(TSG SKI AND GOLF, LLC)

**TRACT OSP-26**  
(TSG SKI AND GOLF, LLC)

Winterleaf HOA Winterleaf Drive Town of Mt. Village, CO, 81435	<b>Winterleaf</b> Subdivision Section T42N R9W NMPM
July 13, 2021	<b>BULSON</b> SURVEYING
PROJECT NUMBER 21059	



# Winterleaf Subdivision

A replat of Lot 164A, Town of Mountain Village, San Miguel County, Colorado,  
located within the SE1/4 of Section 3, T.42N., R.9W., N.M.P.M.

## CONDOMINIUM MAP CERTIFICATIONS

1. Winterleaf, a Condominium Community, is an existing condominium community created on Lot 164A, Telluride Mountain Village, San Miguel County, Colorado ("Lot 164A"). The Community was formed by Winterleaf Properties, a California general partnership in 1990 pursuant to the following described documents, as the same may be further amended and/or supplemented from time to time ("Governing Documents"): (a) Declaration of Condominium for Winterleaf, a Condominium recorded on October 26, 1990 in Reception No. 268104, as amended by instrument recorded on May 12, 2021 in Reception 470065 (collectively the "Declaration"); and (b) Condominium Map of Winterleaf, a Condominium recorded on October 26, 1990 in Condominium Map Book 1, Page 1087 ("Condominium Map"), as the same may be amended and/or supplemented from time to time. In connection with the formation of the Community, the Developer organized the Owners Association for Winterleaf, an unincorporated nonprofit association ("Association") to administer affairs of the Community.

2. The Community, as originally formed, was created as a Colorado Condominium common ownership interest community, which consists of certain "Condominium Units" as well as certain "Common Elements", all of which were established pursuant to the Governing Documents. The boundaries of each of the Condominium Units and the Common Elements were as depicted and described on the Condominium Map. The respective Condominium Units are each separately owned and titled in the names of various "Owners" as the same appear of record. Certain of the Condominium Units have each been improved with certain residential improvements (each a "Residence"), which were deemed to be part of the Condominium Units; the other Condominium Units remain vacant and unimproved.

3. The Association for itself and for the Owners have submitted their application ("Town Land Use Applications") with the Town of Mountain Village, San Miguel County, Colorado ("Town"), seeking to: (a) rezone Lot 164A from Multi-family zoning with Condominium density to the Single-family Common Interest Community Zone District ("SFCI Zone"); (b) redivide the Community and Lot 164A into certain "Lots," "Parcels" and an "Access Tract" as the same are depicted and described on the Winterleaf Subdivision ("Subdivision Plat") (it being noted that the resulting number of 8 Lots corresponds to the number of Condominium Units (six) originally created in the Community by the Governing Documents), and (c) convert the "Condominium Units" to "Lots" and the "Common Elements" to "Common Areas". Each of the Lots would be improved with a residential structure, some of which are currently existing and others of which the owner of the Lot would have the right to construct in the future. The Town has approved the Town Land Use Applications ("Town Approvals"). The Town Approvals are being pursued and have been obtained consistent with the Town of Mountain Village Community Development Code ("CDC").

4. The purpose of this Subdivision Plat and the corresponding amendment to the Declaration recorded simultaneously with this Map Amendment in the Official Records on \_\_\_\_\_, 2022, in Reception No. \_\_\_\_\_ ("Companion Declaration Amendment") is to accomplish the stated objectives noted below and in the Companion Declaration Amendment. All capitalized terms used in this Subdivision Plat shall have the same meaning subjected to those terms in the Declaration, including the Companion Declaration Amendment.

5. Each Owner has executed and delivered its written consent ("Owner Consents") to the Association authorizing and consenting to the Association preparing, processing and pursuing the Town Land Use Applications, the Companion Declaration Amendment, the Subdivision Plat, which Owner Consents are appended to the Companion Declaration Amendment. The Owner Consents authorize and direct the Association to execute and record this Subdivision Plat and the Companion Declaration Amendment for all of the stated purposes, including, but not limited to any conveyance of land under their ownership conveyed to another owner or the Association as provided for below in Plat Note #6.

6. By, through and with the execution and recordation of this Subdivision Plat and the Companion Declaration Amendment, the Association and each Owner do hereby state, acknowledge, confirm and agree as follows:

(a) The respective boundaries of the Lots, Parcels and Access Tract as depicted and described on this Subdivision Plat shall replace and supersede the designations of the Condominium Units and Common Elements indicated on the Condominium Map, specifically, Condominium Unit 1 is being re-platted and redesignated as Lot 164-1 and shall henceforth be referred to as Lot 164-1, Condominium Unit 2 is being re-platted and redesignated as Lot 164-2 and shall henceforth be referred to as Lot 164-2, Condominium Unit 3 is being re-platted and redesignated as Lot 164-3 and shall henceforth be referred to as Lot 164-3, Condominium Unit 4 is being re-platted and redesignated as Lot 164-4 and shall henceforth be referred to as Lot 164-4, Condominium Unit 5 is being re-platted and redesignated as Lot 164-5 and shall henceforth be referred to as Lot 164-5 and Condominium Unit 6 is being re-platted and redesignated as Lot 164-6 and shall henceforth be referred to as Lot 164-6;

(b) The modifications to the Lots, Parcels and Access Tract shown on this Subdivision Plat are being made to accommodate and address existing conditions relating to the encroachment of certain portions of a residence and other improvements as currently developed that cross over unit or common element boundary lines as originally established on the Condominium Map. Similarly, adjustments are being to boundaries of unit or common element to accommodate encroachments of facilities owned and maintained by the Association such as the shared access road. To accomplish these adjustments, land previously assigned to the Owner of a different Condominium Unit or areas designated as Common Elements are being incorporated into certain of the Lots, as the same are shown on this Subdivision Plat, which is approved, consented to and authorized by the Lot Owners and the Association.

(c) By consenting to this Subdivision Plat and executing the Companion Declaration Amendment, each Owner (as the particular case may be) grants, conveys and quit claims title to any portion of the land previously associated with the Owner's designated Condominium Unit on the Condominium Map which is now specifically shown as being incorporated into a different Lot (which conveyance is being made to that particular Owner of the Lot) or as a portion of the Common Areas (which conveyance is being made to the Association) as a result of and to accommodate the improvement encroachments.

(d) By executing this Subdivision Plat and the Companion Declaration Amendment, the Association hereby grants, conveys and quit claims title to any portion of the land previously designated as a portion of the Common Elements as depicted on the

Condominium Map which is now specifically shown as being incorporated into a different Lot as a result of and to accommodate the improvement encroachments.

(e) Common Elements are re-designated as Common Areas and consist of Parcel OS164-1, Parcel OS164-2, and Parcel OS164-3, title, ownership, control and management of which vest in the Association.

(f) The area of ROW associated with Winterleaf Drive is designated as "Access Tract 164" and is deemed to be a Common Area to be owned, managed and maintained by the Association.

(g) Designation of a Limited Common Area at the termination of Winterleaf Drive for the use and benefit of Lot 164-5 and Lot 164-6 to use as a private driveway serving both Lots. The Association would maintain the private driveway. The Association shall have the right to use the private driveway to access adjacent areas to be used for snow storage.

(h) Certain "No Build Areas" have been identified on the Subdivision Plat, which were originally established in the Community Documents, which restrictions are being retained with the Subdivision Plat. No Residences or related improvements may be built within the No Build Area.

(i) The Association and each Owner do further state, acknowledge and confirm that: (i) the Condominium Map is hereby forever terminated and extinguished and is hereby modified, amended, superseded and replaced by the terms, conditions, depictions and other information contained in this Subdivision Plat; (ii) future conveyances of Lots shall refer to this Subdivision Plat; and (iii) the designation of "Lots" and "Common Areas" as the same are depicted, measured, described and designated on this Subdivision Plat shall control and shall replace and supersede all prior designations of "Units", "General Common Elements" and "Limited Common Elements" indicated on the Condominium Map.

(k) The Association and each of the Owners acknowledge and agree that no new Lots are being created in the Community as a result of this Subdivision Plat and the Companion Declaration Amendment.

(l) The Association for itself and for each of the Owners and as further provided for in the Declaration, hereby submits the property in the Community to separate and common ownership and use as a Planned Community in accordance with (i) Applicable Colorado Law and (ii) the CDC and the Town Approvals, for the purpose of exercising the functions of the planned community owners' association and creating a planned community on the property the name of which is "The Winterleaf Subdivision" consisting of the Lots, Parcels and Access Tracts, as depicted on this Subdivision Plat and as may be further defined by the Declaration, including the Companion Declaration Amendment.

7. Development on Lots is restricted to the uses and activities stated in the Governing Documents, the CDC and the Town Approvals.

8. The Association for itself and on behalf of the Unit Owner (pursuant to Owner Consents) and in accordance with the requirements contained in the Governing Documents, do hereby consent to and approve the within terms, conditions and provisions of this Subdivision Plat, as the same are depicted, contained and set forth herein.

9. Through the recordation of the Companion Declaration Amendment, the Association is causing the Table of Fractional/Allocated Ownership Interests to be modified to reflect the allocation of interests for each Lot based upon the revisions to the size of each Unit as depicted and described in this Map Amendment.

10. Except as amended by the terms of this Subdivision Plat and/or in the Companion Declaration Amendment, the Declaration shall otherwise remain in full force and effect, without further amendment or modification.

11. The Owner of each Lot has obtained any required lender consent either by a separate instrument or through the procedures provided for in C.R.S. 38-33.3-217.

IN WITNESS WHEREOF, the Association has executed this Subdivision Plat effective as of \_\_\_\_\_, 2022.

## ASSOCIATION:

The Owners Association for Winterleaf, an unincorporated association

By: \_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Title: \_\_\_\_\_

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) ss.

The foregoing Declaration was acknowledged before me on \_\_\_\_\_, 2022, by \_\_\_\_\_, as the \_\_\_\_\_ of The Owners Association for Winterleaf, an unincorporated association.

WITNESS my hand and official seal.

By: \_\_\_\_\_  
My commission expires: \_\_\_\_\_  
Notary Public

## TOWN OF MOUNTAIN VILLAGE APPROVAL CERTIFICATES

### MAYOR'S CERTIFICATE

I, \_\_\_\_\_, as Mayor of the Town of Mountain Village, Colorado, do hereby certify that this Plat has been approved by the Town Council in the same resolution that has authorized and directed me to execute this document. I also certify that the undersigned, being the beneficiaries of record of those portions of land labeled as "1st General Easement" as established on the property as shown hereon by the plat of record filed in the Office of the Clerk and Recorder of San Miguel County, do hereby vacate and relinquish that portion of said easements as shown vacated on this plat.

\_\_\_\_\_ Date  
as Mayor.

### ACKNOWLEDGMENT

State of \_\_\_\_\_ )  
County of \_\_\_\_\_ ) ss.

The foregoing signature was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2021, as Mayor of the Town of Mountain Village.

Witness my hand and seal.

\_\_\_\_\_ My commission expires \_\_\_\_\_  
Notary Public

### COMMUNITY DEVELOPMENT DIRECTOR CERTIFICATE

I, \_\_\_\_\_, as the Community Development Director of Mountain Village, Colorado, do hereby certify that this Plat has been approved by the Town in accordance with the Community Development Code as a staff subdivision.

\_\_\_\_\_ as Community Development Director, Date \_\_\_\_\_

### NOTES

1. Approval of this plan may create a vested property right pursuant to Article 68 of Title 24, C.R.S., as amended.

2. Title Research: Easements, Ownership and Encumbrances shown hereon are based on research by Land Title Guarantee Company Commitment Number TL88012390 dated November 30, 2021

3. BASIS OF BEARINGS. The bearing on the Western boundary of Lot 164A assumed as the record bearing of N 26°19'06" W according to the plat of Winterleaf, A Condominium located on Lot 164A, Telluride Mountain Village recorded in Plat Book 1 at page 1087. Endpoints of this line are monumented and described as indicated hereon.

4. Notice is hereby given that the area included in the plat described herein is subject to the regulations of the Community Development Code, March 2012 as amended.

### NOTES OF CLARIFICATION

a. The configuration of the following lots, tracts, and right-of-way have been modified by this Subdivision Plat: Lot 164

b. The following Lots, Parcels and Access Tracts have been created by this Subdivision Plat: Lots 164-1, 164-2, 164-3, 164-4, 164-5, 164-6, OS 164-1, OS 164-2, OS 164-3, Access Tract 164

c. The following lots have been deleted by this Subdivision Plat: Lot 164A

6. Zoning and land use designations are as set forth on the Town's Official Zoning Map, Official Land Use and Density Allocation List and any duly adopted resolutions or ordinances governing the property which is the subject of this Subdivision Plat.

7. The approval of this Subdivision Plat vacates all prior plats for the area described in the legal description as shown hereon in the certificate of ownership.

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

9. There exists for the benefit of the Town of Mountain Village a perpetual easement, 18 feet in width over, across and under all areas designated as 1st General Easement on this plat for any and all used, improvements and activities deemed necessary by the Town of Mountain Village, for the safe and efficient operation of the Telluride Ski Area, Telluride Golf Course, and the Town, which include but are not limited to the following: utilities, drainage, electrical service, communication service, ski slope maintenance, bicycle access, stier access, roadway access, equestrian access, pedestrian access, golf cart access, snow making, waterways, slope maintenance, snow storage, retaining walls, snowmobile access, snow removal, snowcut access, water, sanitary sewer and storm sewer.

### LEGAL DESCRIPTION

CONDOMINIUM UNITS 1, 2, 3, 5 AND 6, WINTERLEAF, A CONDOMINIUM, ACCORDING TO THE PLAT RECORDED OCTOBER 26, 1990 IN PLAT BOOK 1 AT PAGE 1087, AND AS DEFINED AND DESCRIBED IN THE CONDOMINIUM DECLARATION RECORDED OCTOBER 26, 1990 IN BOOK 471 AT PAGE 522 AND AS AMENDED IN INSTRUMENT RECORDED MAY 12, 2021 UNDER RECEPTION NO. 470065, COUNTY OF SAN MIGUEL, STATE OF COLORADO.

CONDOMINIUM UNIT 4, WINTERLEAF, A CONDOMINIUM, ACCORDING TO THE PLAT RECORDED OCTOBER 26, 1990 IN PLAT BOOK 1 AT PAGE 1087, AND AS AMENDED BY FIRST SUPPLEMENT TO WINTERLEAF, A CONDOMINIUM, (UNIT 4), ACCORDING TO THE PLAT RECORDED DECEMBER 27, 1991 IN PLAT BOOK 1 AT PAGE 1224, AND AS DEFINED AND DESCRIBED IN THE CONDOMINIUM DECLARATION RECORDED OCTOBER 26, 1990 IN BOOK 471 AT PAGE 522 AND AS AMENDED IN INSTRUMENT RECORDED MAY 12, 2021 UNDER RECEPTION NO. 470065, COUNTY OF SAN MIGUEL, STATE OF COLORADO.

### OWNERSHIP (AS OF DATE OF THIS PLAT)

UNIT 1 : IUNO CONSTRUCTUM, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY,  
UNIT 2 : COHEN 1991 FAMILY TRUST, MARTIN L. COHEN, SHARLEEN COHEN, TRUSTEES  
UNIT 3 : THE COHEN FAMILY TRUST OF 1991, MARTIN L. COHEN, TRUSTEE AND SHARLEEN COOPER COHEN, TRUSTEE  
UNIT 4 : FRANK M. ORSON AND LILLIAN W. ORSON  
UNIT 5 : RAYMOND VON DREHLE AND RONNIE VON DREHLE  
UNIT 6 : DAVID O'BRIEN AND AMY O'BRIEN

## SURVEYOR'S CERTIFICATE

I, David R. Bulson, a Professional Land Surveyor licensed under the laws of the State of Colorado, and on behalf of, Bulson Surveying, do hereby certify that the Winterleaf Subdivision shown hereon has been prepared under my direct responsibility and checking and accurately represents a survey conducted under my direct supervision. This survey complies with applicable provisions of Title 38, Article 51, C.R.S. to the best of my knowledge and belief. I further certify that all monuments and markers were set as required by the Town of Mountain Village Community Development Code Articles 50 and 51 of Title 38, C.R.S.

IN WITNESS WHEREOF, I hereunto affix my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2021.

P.L.S. No. 37882 Date \_\_\_\_\_

## TITLE INSURANCE COMPANY CERTIFICATE

Land Title Guarantee Company does hereby certify that we have examined the title to the lands herein shown on this Subdivision Plat and that the title to this land is in the names noted hereon and is free and clear of all encumbrances, liens, taxes, and special assessments except as follows:

\_\_\_\_\_ Title Insurance Company Representative

## COUNTY TREASURER'S CERTIFICATE

I certify that according to the records in the San Miguel County Treasurer's office, there are no liens against the property included in the subdivision, or any part thereof, for unpaid State, county or municipal of voters taxes or special assessments certified to the County Treasurer for collection that are due and payable.


\_\_\_\_\_ County Treasurer Date \_\_\_\_\_

## RECORDER'S CERTIFICATE

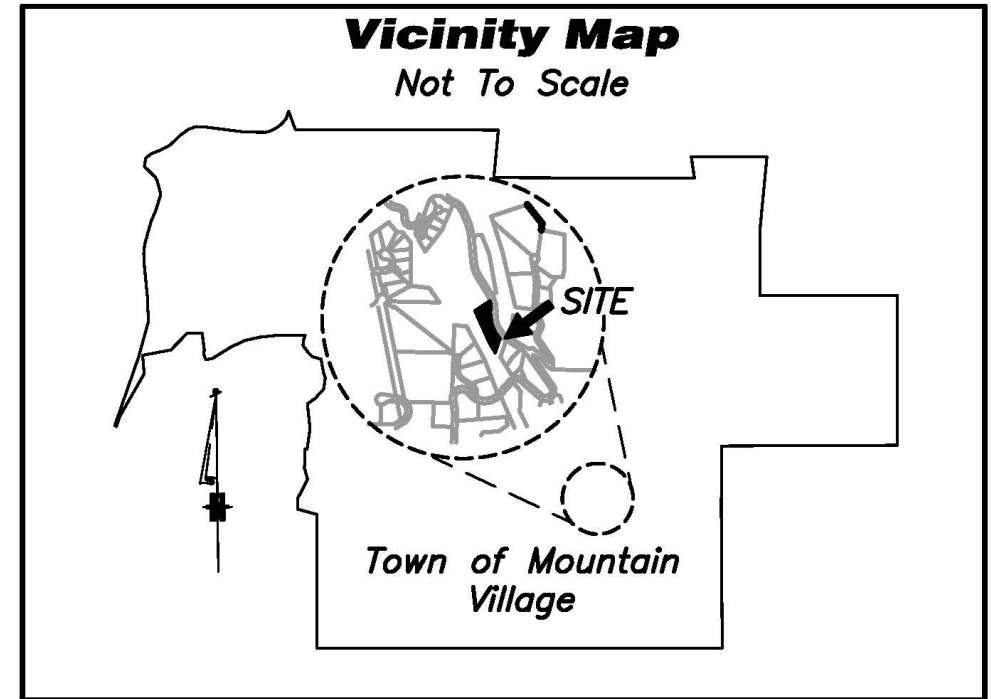
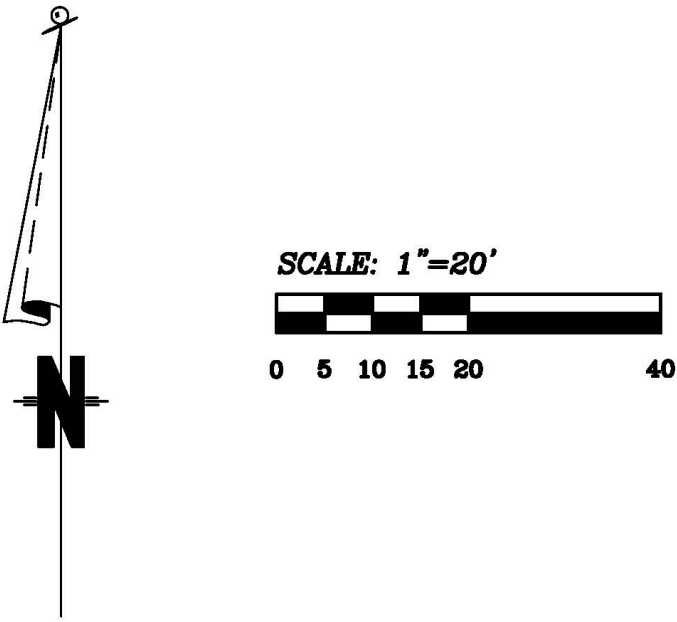
This Subdivision Plat was filed for record in the office of the San Miguel County Clerk and Recorder on this \_\_\_\_\_ day of \_\_\_\_\_, 2021, at \_\_\_\_\_.

\_\_\_\_\_ Reception No. \_\_\_\_\_  
Time \_\_\_\_\_

San Miguel County Clerk

Winterleaf HOA Winterleaf Drive Town of Mt. Village, CO, 81435	<b>Winterleaf Subdivision</b> Section T42N R9W NMPM
July 13, 2021	 <b>BULSON SURVEYING</b>
PROJECT NUMBER 21059	





**TRACT  
OSP-26**  
(TSG SKI AND GOLF, LLC)

**LOT 164-1**  
(10,557 SQ. FT.)

**LOT 164-2**  
(5,575 SQ. FT.)

**OS 164-2**  
(1,748 SQ. FT.)

**LOT 164-3**  
(4,711 SQ. FT.)

**LOT 164-4**  
(8,498 SQ. FT.)

**TRACT  
OSP-26**  
(TSG SKI AND GOLF, LLC)

**OS 164-1**  
(16,515 SQ. FT.)

**OS 164-3**  
(2,268 SQ. FT.)

**LOT 164-5**  
(5,730 SQ. FT.)

**LOT 164-6**  
(5,783 SQ. FT.)

**TRACT  
OSP-48**  
(TSG SKI AND GOLF, LLC)

**TRACT  
OSP-26**  
(TSG SKI AND GOLF, LLC)

**LEGEND**

- FIRE HYDRANT
- SEWER MANHOLE
- SATELLITE DISH
- TELEPHONE PEDESTAL
- CABLE-TV PEDESTAL
- TRANSFORMER
- ELECTRIC METER
- LIGHT
- WATER VALVE
- VACATED UNIT BOUNDARY
- FOUND 1-1/2" ALUMINUM CAP ON #5 REBAR, L.S. 20632
- FOUND 1-1/2" ALUMINUM CAP ON #5 REBAR, L.S. 28652
- FOUND 1-1/2" ALUMINUM CAP ON #5 REBAR, L.S. 24654
- FOUND 1-1/2" ALUMINUM CAP ON #5 REBAR, L.S. 37903
- SET 1-1/2" ALUMINUM CAP ON #5 REBAR, L.S. 37662
- UNDERGROUND ELECTRIC AND TELEPHONE LINES

BURIED UTILITIES SHOWN HEREON ARE SUBJECT TO MASTER UTILITY EASEMENT AGREEMENT RECORDED AT RECEPTION NO. 462845

**LINE TABLE**

LINE	BEARING	LENGTH
L4	S 65°40'51" W	12.44'
L5	S 65°40'51" W	6.68'
L6	S 05°54'01" E	29.85'
L7	S 75°11'41" W	15.74'
L8	S 55°22'54" W	16.95'
L9	N 31°04'07" E	19.83'
L10	N 69°00'09" E	22.67'
L11	S 87°31'50" E	22.24'
L14	S 59°16'16" W	21.64'
L15	N 19°08'23" E	18.58'
L16	S 69°35'48" E	13.30'
L18	S 69°35'48" E	2.08'
L19	S 59°16'16" W	32.45'
L20	N 71°25'41" W	26.49'
L21	N 59°08'44" E	3.26'

**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA ANG.	CHORD	CHORD BEARING
C1	92.78'	39.94'	133°05'23"	73.28'	S 80°29'50" W
C2	42.57'	114.61'	21°16'49"	42.32'	N 26°03'28" W
C3	40.32'	208.39'	11°05'10"	40.26'	S 32°17'48" E
C4	38.61'	94.61'	23°22'53"	38.34'	N 27°06'30" W
C5	30.10'	44.13'	39°05'00"	29.52'	S 07°12'43" E
C6	44.59'	19.82'	128°52'17"	35.77'	S 76°45'55" W
C7	44.19'	228.39'	11°05'10"	44.12'	S 32°17'48" E
C8	76.20'	182.65'	23°54'07"	75.64'	N 25°53'20" W
C9	106.46'	162.65'	37°30'12"	104.57'	N 19°05'17" W
C12	124.90'	954.69'	7°29'45"	124.81'	S 13°59'31" E
C15	16.07'	163.67'	5°37'35"	16.07'	S 13°31'30" E
C16	4.59'	92.80'	2°49'56"	4.59'	S 20°02'16" E
C17	14.56'	90.00'	9°16'13"	14.55'	S 35°21'43" E
C18	16.57'	90.00'	10°33'03"	16.55'	S 34°43'25" E

Winterleaf HOA Winterleaf Drive Town of Mt. Village, CO, 81435	<b>Winterleaf Subdivision</b> Section T42N R9W NMPM
July 13, 2021 PROJECT NUMBER 21059	<b>BULSON SURVEYING</b>





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

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**TO:** Mountain Village Town Council

**FROM:** Michelle Haynes, Assistant Town Manager

**FOR:** Public Hearing on August 18, 2022, continued from the June 16, 2022 Town Council meeting.

**DATE:** August 8, 2022

**RE:** First Reading of an Ordinance Considering a Major Planned Unit Development Amendment to the Lot 109R Planned Unit Development, commonly called the Mountain Village Hotel, by Tiara Telluride, LLC and ratification of consent to a major subdivision application by the Town Council that includes Village Center Open Space-

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### **PROJECT OVERVIEW**

The applicant requests a Major PUD Amendment to the 109R Planned Unit Development (PUD), formerly known as the Mountain Village Hotel PUD first approved in 2010, but subsequently received two PUD amendments to extend the approval to December of 2022. The Town Council directed that the applicant addresses nine specific items and continue the hearing from June 16, 2022 to August 18, 2022. A letter of intent has been provided by a luxury hotel brand called Six Senses. The project will also include public plaza improvements, public bathrooms, a market, two retail spaces, fine dining, a bar and a conference/wedding space on the 6<sup>th</sup> floor. The application also contemplates a replat to adjust boundaries around the property with the Town of Mountain Village, Village Center open space property, pending Town Council consent to the application to be discussed. The use elements consist of 50 guaranteed hot beds, 31 lodge units, 20 condominiums, 18 employee dormitories and two employee apartments, hotel amenity spaces and public commercial areas as identified above. Improvements to village center plazas are otherwise a requirement of Village Center development. A discussion of variations and public benefits will be part of Town Council review.

**Legal Description:** Lot 109R, Town of Mountain Village according to the Plat recorded on March 18, 2011 in Plat Book 1 at Page 4455, Reception No. 416994, County of San Miguel, State of Colorado

**Address:** 628, 632, 636, 638, 642 Mountain Village Blvd

**Owner/Applicant:** Tiara Telluride, LLC  
**Agent:** Ankur Patel & Matt Shear  
**Zoning:** Village Center Zone District, Village Center Active Open Space

**Proposed Zoning:** Planned Unit Development (PUD)

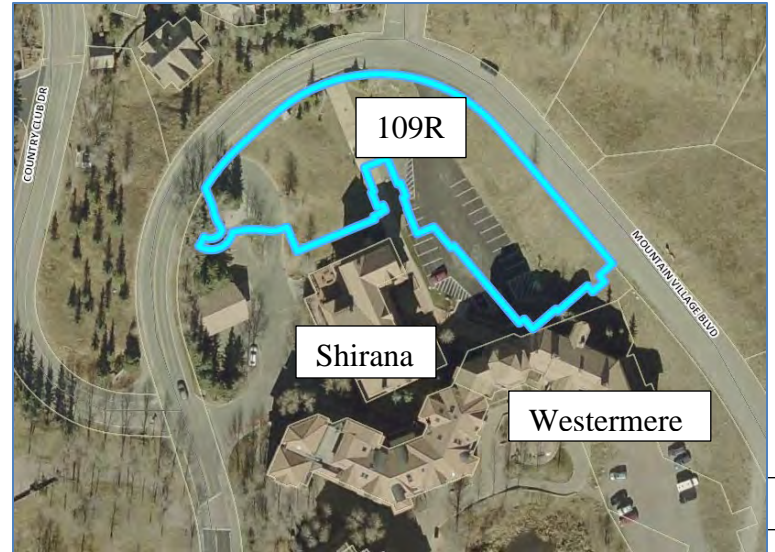
**Existing Use:** Vacant, used for temporary surface parking

**Approved Use Pursuant to PUD**

**Development Agreement:** 66 efficiency lodge units; 38 lodge units, 20 condominium units, one employee apartment and 20,164 sq. ft. of commercial space.

**Proposed Use:** 50 efficiency lodge units, 18 lodge units, 20 condominium units, 31 lodge units, 18 dormitory units, 2 employee apartments and approximately 26,468 square feet of commercial space.

**Site Area:** .825 acres proposed to change to .817 via a major subdivision application



#### Adjacent Land Uses:

- **North:** See Forever, Village Center
- **South:** Village Center, mixed use
- **East:** Multi-Family and Single Family, vacant
- **West:** Peaks, Village Center

#### RECORD DOCUMENTS

- Town of Mountain Village Community Development Code (as amended)
- Town of Mountain Village Home Rule Charter (as amended)

#### ATTACHMENTS

1. Draft Ordinance
2. Executive Summary dated 8.8.22
3. PUD Amendment application rev 8.9.22
4. Comprehensive Comparison 2010 to 2022 PUD Dev agreement 8.7.22
5. Design Narrative Summary 8.7.22
6. Architectural Drawings, dated 8.8.22
7. 3D Model revised 8.8.22
8. Subdivision Narrative dated 8.9.22
9. Geotechnical report dated 8.7.22
10. Combined Topo and Boundary Survey dated 2.10.22
11. Conceptual Replat dated 3.7.22
12. Utility Exhibit
13. Below Grade use exhibit
14. Original PUD Agreement and associated documents found at the following [link](#)
15. Public Comment Wolahan 8.1.22
16. DRB Recommendations
17. Six Senses Letter of intent dated 4.12.22

**THE MEMO WILL BE BROKEN INTO THE NINE TOPICS COUNCIL ASKED THE APPLICANT TO ADDRESS ON JUNE 16, 2022 THEN PROVIDE A REVISED SUMMARY OF THE PUD AMENDMENT ELEMENTS**

**TOWN COUNCIL MEETING ON JUNE 16, 2022 DIRECTION**

The Town Council directed the application to bring back solutions to the following list of issues associated with their major PUD application. See attachment #2, the executive summary provided by the applicant that also addresses these (nine) 9 points.

**1) Council stated the mass and height is an issue**

The applicants have represented they will no longer ask for a height variation above that which the original PUD allowed which is a **maximum height of 88'-9"** and an **average height of 65'-2.9"**.

**Staff analysis.** So long as with the final DRB architectural design submittal, the applicants have measured the heights per the CDC requirements and do not exceed the heights outlined in the PUD agreement, then the applicants will no longer be asking for a variation to heights.

**2) Town Council states that moving lodging and efficiency lodge to a Class 1 for rezoning is not doable in our community.**

The applicants are no longer asking for this consideration. The applicants will move excess density into the density bank. The applicants request that the town create bonus employee density as part of the PUD application. The town can also use excess employee density in the density bank for this purpose and/or a combination of both.

**3) Town Council states concern about mitigation payment being grouped for a reduction over 2.5 million for it is not feasible. The expense of Community Funds cannot be bypassed.**

The applicants have agreed to pay the mitigation payment of \$996,286 and also pay their building permit fee with no requested variations. See #7 below for more detail regarding public benefits and variations.

**4) Town Council recommends working with staff to review and negotiate use or transfer of public lands.**

Staff initiated a zoom with the applicants on August 9, 2022 to discuss this specific concern related to the major subdivision application as conceptually shown and also use of town village center open space for hotel related uses and consideration for such use. The Applicants intend to explain the subdivision request in more detail and the applicant and Council can discuss consideration.

**5) Town Council requires conducting a traffic, circulation study and an impact study**

The applicants have ordered a traffic study and indicated that study will be produced by August 18, 2022 and intend to make it available at the hearing if it is completed on this date. The WB50 semi-truck now fits entirely within the load and unload bay within the building so there is no longer a variation request for that provision. We would expect the traffic study to better address

the use interface in this area. Additional traffic/road improvements may be required as recommended by the Town Engineer after receipt of the traffic study.

**6) Town Council states from previous discussion that that going by 2010 LUO will not be feasible and will have to follow Community Development Code.**

The applicants agree to this and have removed all requests to consider any prior LUO provision to the extent they have been identified in the prior PUD. The applicant only remaining request is to continue to honor the original PUD agreement allowance for 1 parking space per 1,000 square feet of commercial square footage. This was approved by the PUD Agreement as a variation in 2010, and would be seen as a variation to the CDC today.

**7) Town Council states that public benefit in volume of variances will need to be reconsidered**

The applicants have reduced the variation requests and increased the public benefits. See chart on pages 8-11 and summary on 17-19 of the staff memo.

**8) Town Council proposes that submitting a new PUD will be a quicker, more straight forward process.**

The applicants indicate that they are willing to provide information in a way to allow them to continue with the current process.

The current process will require additional steps necessitated by the nature of the application as follows:

**August 18, 2022** – Town Council first reading of an ordinance.

*Because the Town Council is providing substantive feedback to the applicant, that feedback will still occur because the meeting was continued from June 16, 2022. Given Council provides direction, this item must be continued to a date specific once feedback is given to allow for the applicant to move forward with the following review needed prior to a 1<sup>st</sup> and 2<sup>nd</sup> reading of an ordinance by Town Council.*

**TBD DRB meeting** to provide:

1. A review and recommendation on a major subdivision – if consent is given by Town Council.
2. Final architectural design review on the plan. The DRB provided an initial design review approval. Given there are not substantive changes, this can likely be moved forward as a final design review application.

**TBD Town Council continued 1<sup>st</sup> reading of an ordinance** that would then include the ordinance, resolution, development agreement, final design plans, variations, public benefits and public improvements identified, along with associated easements and agreements.

**TBD Town Council meeting to provide:**

1. 2<sup>nd</sup> reading of an ordinance.
2. Consideration of a Resolution regarding a major subdivision – if council consent is provided.

**Staff Analysis.** In summary a minimum of four meetings will still be occurring to allow for additional review regarding this application and prior to a second reading.

## 9) Town Council raises concern on the negative impact from removing parking

The applicants have committed 22 public parking spaces for the project. This was achieved by expanding the below grade garage beneath town village center open space used above grade as the See Forever pedestrian connection to the Village Center. It appears the prior approved PUD plan showed parking beneath the See Forever walkway so that an updated exhibit would be needed to reflect the new below grade project boundary associated with the below grade easement agreement.

### **109R MOUNTAIN VILLAGE HOTEL PLANNED UNIT DEVELOPMENT HISTORY**

- Lot 109R PUD was approved in 2010 by Resolution 2010-12088-31 which included a replat inclusive of Village Center open space.
- 1<sup>st</sup> amended PUD agreement via a Major PUD amendment process extended the approval to expire on December 8, 2015, approved by ordinance.
- 2<sup>nd</sup> amended PUD agreement via a Major PUD amendment process extended the approval to expire on December 8, 2022, approved by ordinance.

When the original PUD was approved, the following items occurred:

- ✓ The developer received 0.50 acre from the Town that was part of OS 3-BR-1.
- ✓ 0.50 acre is now part of Lot 109R.
- ✓ Town received Lot 644 in the Meadows in exchange for the land given for the development
- ✓ Cost from the Developer was \$700,000 for 1.6 acres (Lot 644)
- ✓ Density permitted by the PUD has been transferred to the site
- ✓ The property was replat into its current configuration

### **MEETING HISTORY**

There have been **two work sessions** regarding the proposed major PUD amendment held on the following dates:

- September 16, 2021 Town Council
- December 16, 2021 Town Council and Design Review Board Joint Meeting

The following **additional meetings** have occurred:

- May 5, 2022, Design Review Board Recommendation to the Town Council regarding the Major PUD Amendment inclusive of the initial design review. – Continued to May 31, 2022
- May 31, 2022, Design Review Board Recommendation to the Town Council regarding the Major PUD Amendment inclusive of the initial design review – **APPROVED 3-1**, Bennett dissenting.
- June 16, 2022, Town Council consideration on first reading of an ordinance – Council to provide direction regarding the public benefits, development overall and variations requested. Council to provide guidance as to the major subdivision request. This item to be **continued** pending council direction and the following meeting schedule:

### **Anticipated Meeting Schedule**

- DRB final design review- TBD
- DRB recommendation on a major subdivision - TBD
- Town Council continued first reading, from June 16<sup>th</sup>, of an ordinance for Town Council to evaluate the Major PUD amendment – all draft legal documents, subdivision plat as

applicable, development agreement, easements, agreements in draft form for review. A Resolution to consider the major subdivision plat - TBD.

- Town Council Second Reading of an Ordinance regarding the Major PUD amendment-TBD
- Consideration of a Resolution regarding a major subdivision

**OVERVIEW OF THE EXISTING PUD AND PROPOSED AMENDMENTS rev 8.8.22**

The PUD elements existing and proposed are listed below by the following categories:

**MAJOR PUD AMENDMENTS PROPOSED BY CATEGORY**

- a. Density and Use
- b. Parking
- c. Public Benefits
- d. Variations & Specific Approvals
- e. Subdivision
- f. Public Improvements
- g. Site Planning

**a. Density**

**Approved Density pursuant to the 2010 PUD**

Type of Zoning Designation Unit	Total Zoning Designation Units	Person Equivalent per Unit Type	Total Person Equivalents
Efficiency Lodge	66	.5	33
Lodge	38	.75	28.5
Condominiums	20	3	60
Employee Apartments	1	3	3
Commercial	20,164 sq ft	0	0
<b>TOTAL</b>			<b>124.5</b>

**Proposed Density 6.16.22**

Type of Zoning Designation Unit	Total Zoning Designation Units	Person Equivalent per Unit Type	Total Person Equivalents
Efficiency Lodge	62	.5	31
Lodge*	18	.75	13.5
Condominiums	22	3	66
Employee Apartments	2	3	6
Employee Dormitory	18	1	18
Commercial	26,468 sq ft		0
<b>TOTAL</b>			<b>134.5</b>

**Revised Density 8.18.22**

Type of Zoning Designation Unit	Total Zoning Designation Units	Person Equivalent per Unit Type	Total Person Equivalents
Efficiency Lodge	50	.5	25
Lodge	31	.75	23.25
Condominiums	20	3	60
Employee Apartments	2	3	6
Employee Dormitory	18	1	18
Commercial	26,468 sq ft		0
<b>TOTAL</b>			<b>132.25</b>

**Density Summary**

The applicant has demonstrated that they have adequate density for the rezone and density transfer request. Adequate density is demonstrated so long as the Town is willing to create bonus density or use existing employee density in the density bank, or a combination thereof.

**b. Parking**

Parking	Requirement per type	Number of Units	Required	Provided
Commercial Space	1 per 1,000*	26,468 sq ft	27	27
Condo	1 per unit	20	20	20
Efficiency Lodge	.5 per unit	50	25	25
Lodge	.5 per unit	31	15.5	15
Public Parking	(48 prior PUD)	22	22	22
Employee Dormitory	1 per unit	18	18**	18
Employee Apartment	1 per unit	2	2	2
HOA Maintenance Vehicles	1-5 spaces	1	1-5	1
<b>Total</b>			<b>130.5</b>	<b>130</b>

\*The original PUD only required 1 parking space per 1,000 square feet of commercial space and did not calculate commercial parking per intensity of use which otherwise is one (1) parking space per 500 square feet of high intensity commercial use (e.g. restaurant versus an office). The applicant requests that the parking requirement only recognize one (1) parking space per 1,000 square feet of commercial space consistent with the original development agreement.

\*\*The DRB established dormitory parking at 1 space per dormitory unit at their May 31, 2022 meeting.

**Parking Overview.** The applicant is .5 parking spaces below the parking requirement. The applicant can ask for a variation for .5 parking spaces, make up the .5 parking space deficiency in revised plans, or provide 21 public parking spaces to the town. This is a solvable issue prior to a final review.

**c. & d. Overview of the 2010 PUD Development Agreement compared to the Proposed Amendments specific to public benefits, variations and specific approvals**

The table below illustrates the difference between the original PUD development agreement public benefits, variations and specific approvals and those requests through the Major PUD amendment identified with the application and revised between the June meeting and the August Town Council meeting. Those items that the Town Council agrees to will be incorporated entirely into the Major PUD amendment development agreement which will be in draft form at your continued meeting. Staff will highlight the changes that are greater than the original PUD in the public benefits section. See the applicant comprehensive comparison at attachment 5.

<i>Rev. 8.8.22</i>	<b>Original PUD</b>	<b>Amendment Request</b>
<b>Public Benefits</b>		
	40 dedicated hotel rooms	50 dedicated hotel rooms held in common ownership as a condominium unit and cannot be further condominiumized
	Hotel Operator requirements	Hotel Operator requirements – letter of intent with Six Senses
	Furniture package	Furniture package
	A Mitigation payment of \$996,288	A Mitigation payment of \$996,288
	Hotel Covenant	Hotel Covenant
	Up to \$250,000 can be used to relocate the trash facility	Existing Trash Facility to be replaced at applicant estimated total cost of \$800,000. This includes town consent that Tiara Telluride rebuild the trash building and include a Tiara Telluride boiler room or snowmelt. \$250,000 will be used for the trash shed reconstruction.
	60% (\$597,773) of the mitigation payment to be used for employee housing.	The remaining \$597,773 of the mitigation payment, to be used for employee housing payment.
		Reposition and replace the Town Village Center trash facility. The applicant indicates this has a remaining value of \$550,000 inclusive of co-location of the proposed snow melt boilers.
	On the 2 <sup>nd</sup> anniversary of a Certificate of Occupancy, the operator will provide actual full time equivalent employee information. The owner shall pay \$4,018.52 per employee in excess of the 90 full time equivalent employees estimated by the owner.	On the 2 <sup>nd</sup> anniversary of a Certificate of Occupancy, the operator will provide actual full time equivalent employee information. The owner shall pay \$4,018.52 per employee in excess of the 90 full time equivalent employees estimated by the owner.
	One (1) employee apartment	Two (2) employee apartments and 18 employee dormitories, each comprised of individual sleeping rooms accommodating three people with common amenities such as a shared kitchen and recreational facilities and a laundry within a minimum commitment of 11,700 square feet of employee housing. Applicant estimated cost \$9,950,250 with a cumulative sale



		value of approximately \$20,000,000 if sold individually and not subjected to employee housing restrictions).
	Public Restroom	Public Restroom
	Plaza Improvements	Plaza Improvements to the Village Pond Plaza cash in lieu of \$250,000. The existing easement for use and access would be terminated.
	Emergency access to Plaza Area	Emergency access to Plaza Area
	The Project Association responsible for removing and/or relocating snow from the south side of upper Mountain Village Boulevard	Installation of two new sidewalks improved with snow melt systems: (1) Shirana to MV Blvd (2) From where the four seasons sidewalk ends continuous along MV Blvd to the entrance to OS-3BR-2 (109R back of house and town short term parking area)
	See Forever Walkway. A pedestrian access easement will be drafted that connects See Forever through Lot 109R to the Village Center	See Forever Walkway. A pedestrian access easement will be drafted that connects See Forever through Lot 109R to the Village Center
	48 public parking spaces in the parking garage	22 public parking spaces provided
	Westermere Breezeway Improvements	Westermere breezeway improvements and Westermere path improvements consistent with their proposed development plan and subject to 7.2.8 of the proposed development agreement.
	Conference Room space rentable by the public	Conference Room space rentable by the public
	20,164 square feet commercial density	26,468 square feet commercial density
		Public Access via the port cochere through the building to the See Forever walkway plaza
	24 hour valet service in exchange for tandem parking	valet parking provided for commercial uses. Shuttle service between Montrose and the hotel for guests.
	<b>Original PUD</b>	<b>Amendment Request</b>
<b>Variations</b>	Variation/waiver to LUO Section 2-416 to allow Lot 109 and 110, Building Footprint Lots, to expand by more than 25%.	n/a
	Variation/waiver to LUO Section 4-308-9 to allow an increase in maximum to 88' – 9" and maximum average height of 65' – 2.9".	No waiver request
	Variation/waiver to LUO Section 2-466 to allow for the proposed lock-off unit configuration as shown in the Final PUD Plans.	n/a
	Variation/waiver to LUO Section 4-308-2 (sic.) [ <i>*Should have referenced 4-311-2.</i> ] to allow for permitted uses (parking, pedestrian paths, etc. as shown in plans) in Active Open Space as shown on	N/A

	the Final PUD Plans to be approved pursuant to the PUD process and not the special use permit process.	
	Variation/waiver to LUO Section 4-308-2(f) to allow for conference and meeting space on the plaza level.	N/A
	Variation/waiver to LUO Section 4-609-5 to extend the PUD vesting period from three (3) to five (5) years.	N/A. Applicant proposes to create a vested property right in the PUD as amended for the standard 3-year vesting period.
	Variation/waiver to LUO Section 9-13 through 9-16 to allow for the "festoon" lights over the plaza area.	n/a
		A request for Town Council to create bonus density or MV density in the density bank to be transferred to the property for employee apartment or employee dormitory use, as needed.
		A request to allow for a future modification of the employee condominium unit only require the consent of the employee housing owner.
		A request for easements for building overhangs and encroachments and emergency egress from employee housing unit
		Reposition the 89 Lot access easement.
		Conference Center to be offered to the public at market rate rather than comparable to the Conference Center.
		Roof Form per CDC 17.5.6.C.
		Wall material (no stucco proposed) per CDC 17.5.6.E.
		Glazing – uninterrupted areas of glass that exceed 16 square feet per CDC 17.5.6.G.5
		Decks and Balconies – long continuous bands per CDC 17.5.6.I.
		Commercial, Ground Level and Plaza Area Design Regulations – Storefront Design, Color Selection per CDC 17.5.15
		Garage Drive Aisle reduced from 22 feet to 18 feet approved by the fire marshal per CDC 17.5.8.C.3
		Exterior Lighting, shielded natural gas torches not downlit
		Commercial, Ground Level and Plaza Area Design Regulations To allow for a ski locker private unit on a Primary Pedestrian Plaza
	<b>Original PUD</b>	<b>Amendment Request</b>
<b>Specific Approvals</b>	Specific approval from the Town Council to allow residential occupancy on the plaza level for an Employee Housing Condominium (LUO Section 4-308-4).	N/A



## **Easements**

Staff will require that the final DRB plan set demonstrate lot lines of the proposed replat, if consented to by Town Council, so we can understand all encroachments – especially as it relates to any above ground encroachments. Recognizing that canopies at retail areas as well as egress stairs encroach. It appears some window details could also be captured as above grade encroachments.

## **Town Open Space areas requested for use**

The following are appurtenances to the 109R hotel project that are shown on Town Village Center Open Space subject to Town Council approval and consideration:

- Building Egress (north)
- Fire Sprinkler Room (OS-3BR-2- North)
- Access stairs that benefit the 89 lot owners and public access(OS-3BR-2, North)
- Back of house and access (OS-3BR-2)
- Trash enclosure/boilers co-located that are necessary for the large areas of snowmelt (OS-3BR-2)
- Utility infrastructure (OS-3BR-2 near the town trash shed)
- Employee Parking (Below grade beneath OS-3BR-2)
- Mechanical Room (OS-3BR-2 beneath the fire access lane)
- Utility infrastructure shown on town owned OS-3A

All uses can be subject to consideration and would also require the necessary legal instruments if approved by the Town. Some uses are already covered by the existing easement agreements such as the below grade parking which will need to be modified to show the revised boundaries.

Staff analysis. The list of uses is close to being acceptable to town staff. The applicants can refine the fire sprinkler room, so that we understand how this relates to the building code when located on town owned village center open space, determine whether the switch box can be located and approved by the town on OS-3A, and discuss the town trash shed and co-located boilers.

## **f. Public Improvements**

There is a combination of public improvements that constitute required public improvements, public benefits, and public improvements consistent with the original PUD agreement as part of this Major PUD amendment application.

### Public Improvements – requirements of the possible major subdivision application

1. The applicant is snowmelting the entirety of the town owned Village Center Open Space parcel (OS-3BR-2) which constitutes an area used for surface parking and the Village Center trash enclosure. The impetus is that the applicant intends to use this area for access to the back of house and private condominium parking access requiring the areas to be improved and reconfigured. Additionally, the applicant requests that significant infrastructure and utilities be located on this property because of lack of space on lot 109R. In exchange it makes more sense for the entirety of this area to be snow melted for safety and so that the town is not introducing additional large trucks, like a snow plow within such a confined area.
2. A new snowmelted sidewalk from Shirana to Mountain Village Boulevard. Staff believes this is intended to be snowmelted, however the current civil plans do not indicate it as such. This will need to be revised on the plan sets or removed as a listed public benefit.

3. A new continuous snowmelted sidewalk from the current OS-3BR-2 between Mountain Village Boulevard and the Lot 109R property terminating on Upper Mountain Village Boulevard.
4. There could be additional public improvements related to Mountain Village Boulevard once the town engineer reviews the traffic study.

Public Improvements considered public benefits in the original PUD agreement

Plaza Improvements. Plaza improvements pursuant to the CDC are required consistent with CDC Section X. Plaza improvements are considered public benefits according to the 2010 PUD agreement. This includes snowmelt, boilers, drainage, pavers, furniture and landscape items. Snowmelt systems are required to be installed by the developer and operated and maintained by the subsequent lot owner for all new and improved town plaza areas. Adjacent plaza area improvements shall be maintained by the developments owners association and shall be set forth in the development agreement as well as the governing documents of the owners' association.

1. The applicant is maintaining and improving the See Forever access through the property with snowmelt which once constructed will have a public easement to connect it to the Village Center.
2. Enhancing the town owned portions of the See Forever walkway/new primary pedestrian route and plaza area inclusive of snowmelt and landscape elements.

Public Improvements pursuant to the Original PUD Agreement that are considered public benefits.

1. Westermere breezeway improvements consistent with the original PUD improvements plans. The applicant needs to provide detailed drawing of the proposed improvements.
2. Cash in lieu for Village Pond plaza improvements of \$250,000
3. Snow melting and improving the fire lane. It is slightly reduced in width from the original plan.
4. Trash enclosure improvements.
5. Access for the 89 lot owns to the Village Center. Proposed to be relocated and used for public access.
6. Primary Pedestrian routes and Plazas. Once constructed the public plaza areas will be added to the CDC appendix – Primary Pedestrian Routes and Plazas.

Staff analysis. Overall the public improvements are considerable due to creating safe walking paths, a new sidewalk and snowmelt requirements.

**g. Site Planning**

**Village Center Trash Enclosure**

The Village Center Trash Enclosure is shown in the same location but with more architectural detail such as bay doors that roll up as a spatial saving measure. The proposed alternative location discussed in June would require the applicant to talk with the Peaks HOA due to a covenant that precludes above grade structures in the proposed location. The traffic, impact and circulation study is an important part of the town approving the trash enclosure in the same location, but reconstructed.

## PUD CRITERIA FOR REVIEW

### Criteria for Decision.

1. The proposed PUD is in general conformity with the policies, principles and standards set forth in the Comprehensive Plan;

*At the time the Comprehensive Plan was adopted, those properties, like 109R, were not included in the Village Center Development Table with site specific polices and actions because it had an existing PUD entitlement. The vision therefore is based upon the original development agreement, subject to PUD amendments pursuant to the CDC, which is a public process with DRB and Council review.*

*The application however, can apply broadly to the Comprehensive Plan. The application is generally consistent with the Comprehensive Plan Village Center Subarea Goals which are as listed:*

#### **Village Center [Comprehensive Plan] Subarea Goals**

- Develop additional spa and restaurant spaces designed to fit the needs of each hotbed project – *this is being met*
  - Prioritize pedestrian circulation to and within Mountain Village Center – *this needs to be demonstrated*
  - Integrate deed restricted dorm units into future hotbed projects – *this is being met*
  - Provide a coordinated, combined development plan between multiple property owners on Parcel D Pond Lots, Parcel E Le Chamonix, Parcel F Lot 161-CR and Parcel G Gondola Station to maximize the number of hotbed units, attract a significant flagship hotel operator and provide enhanced retail, restaurant, open space and recreational amenities *n/a*
  - Provide direct, year-round, at-grade pedestrian connection for all hotbed projects in Mountain Village Center by sidewalks and appropriate dark-sky lighting – *to be determined through design review*
  - Develop an improved wayfinding program specifically to direct visitors to key activity centers such as Mountain Village Center – *coordinate wayfinding with the Town*
2. The proposed PUD is consistent with the underlying zone district and zoning designations on the site or to be applied to the site unless the PUD is proposing a variation to such standards;

*This application proposed variations to the PUD agreement and underlying zoning as described.*

3. The development proposed for the PUD represents a creative approach to the development, use of land and related facilities to produce a better development than would otherwise be possible and will provide amenities for residents of the PUD and the public in general;

*Staff has concerns regarding adequate site planning as there does not appear to be adequate space for back of house, circulation and utilities which still need to be refined. A location of a switch box remain problematic being repositioned on town property subject to a covenant for no above grade improvements. Relocating the transformer that would otherwise encumber a portion of the fire lane is an improvement. This is shown to be relocated adjacent to the trash enclosure on OS-3BR-2. See attachment 12.*

4. The proposed PUD is consistent with and furthers the PUD purposes and intent;

The PUD Purpose and Intent is to found at 17.4.12.A.1-6.

The purpose and intent of the Planned Unit Development (“PUD”) Regulations is to:

1. Permit variations from the strict application of certain standards of the CDC in order to allow for flexibility, creativity and innovation in land use planning and project design;
2. Allow for a creative planning approach to the development and use of land and related physical facilities to produce a better development;
3. Provide for community benefits;
4. Promote and implement the Comprehensive Plan;
5. Promote more efficient use of land, public facilities and governmental services; and
6. Encourage integrated planning in order to achieve the above purposes.

*Staff recommends the application needs further discussion related to #2, #3 and #5 above in order to determine whether all purpose and intent is being met with this PUD amendment.*

5. The PUD meets the PUD general standards;

PUD General Standards are found at 17.4.12.I. which includes and is not limited to the following requirements:

Sub 5. **Rezone.** The development must rezone to the PUD Zone District which is a rezoning process, that does not require a separate application but does require the PUD Major PUD amendment to be approved by Ordinance. Staff note: The development will be rezoned to Planned Unit Development.

Sub.7. **Density.** Recognizes that a density transfer does not require a separate application.

Sub 8. **Landscaping and Buffering.** The project shall provide buffering of uses from one another to minimize adverse impacts and shall create attractive public spaces consistent with the character of the surrounding environment, neighborhood and area.

*Staff feels the applicant needs to address this in a more meaningful way in their site planning specifically the back of house area, make modifications to the proposed planters in the plaza areas, and could create more buffer areas if the footprint of the building itself was reduced.*

Sub 9. **Infrastructure.** The development proposed for the PUD shall include sufficient infrastructure, including but not limited to vehicular and pedestrian access, mass transit connections, parking, traffic circulation, fire access, water, sewer and other utilities.

*Staff feels the applicant needs to better address the infrastructure requirements. Utility infrastructure needs more work as described above.*

6. The PUD provides adequate community benefits;

*Staff is in agreement with many benefits provided, but have noted some for Council discussion.*

7. Adequate public facilities and services are or will be available to serve the intended land uses;

*Location, maintenance and access to existing, relocated and abandoned utilities need to be better understood with the final application including stormwater management.*

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

*The town needs to see how the circulation plans will work.*

9. The proposed PUD meets all applicable Town regulations and standards unless a PUD is proposing a variation to such standards.

*This is being met, subject to conditions of approval.*

The application is generally consistent with CDC Section 17. Required Improvements for Adjacent Plaza Areas are listed below:

7. Required Improvements for Adjacent Public Areas

- a. All new development on lots within the Village Center shall be required to construct improvements that enhance and improve the adjacent open space, town plaza areas and common area, as applicable.
- b. The required improvements shall extend thirty (30) feet from the building dripline and/or encompass the area of disturbance, whichever is greater.
- c. Open space areas shall be enhanced as determined by the review authority by additional landscape plantings, appropriate revegetation and/or the creation of new town plaza areas and/or trails and other improvements as envisioned in the Comprehensive Plan.
- d. Town plaza areas shall be improved with new or repaired paver systems and landscaping as determined by the Town, having as a goal the enhancement and improvement of town plaza areas consistent with the Design Regulations.
- e. Unless otherwise determined by the Town to be unnecessary or unwanted, snowmelt systems shall be required to be installed by the developer and operated and maintained by the subsequent lot owner(s) for all new or improved town plaza areas unless such areas are landscaped with planting beds or other landscaping that does not necessitate snow melting.
- f. Design and construction specifications shall be reviewed and approved by applicable Town departments consistent with this CDC and applicable industry construction standards.
- g. Adjacent plaza area improvements shall be maintained by the development's owners' association. Any such maintenance responsibilities shall be specifically set forth in the development agreement as well as the governing documents of the owners' association.
- h. The developer shall obtain adjacent property owner permission when the adjacent areas to be improved and maintained are owned by a third party, non-Town entity.



**STAFF ANALYSIS**

**Variations**

**Height.** The applicant has removed the request for heights above the PUD Agreement. As a matter of comparison, the **Peaks** is approximately 135-140 feet tall. The **Madeline** was approved at a maximum average height of 86’-6” and an average height of 64’-1”. This project would be similar in height to the Madeline.

The DRB had concerns about height, while the applicant indicated they may not otherwise be able to secure the Six Senses operator absent the height request. The applicant revised their drawings to reduce the height in order to no longer need a height variation.

**Parking Variation**

The applicants are deficient .5 parking spaces which it appears there are a number of ways this can be addressed prior to a final review.

**Variations Requested**

Number	Variation Requests
1	A request for Town Council to create bonus density or MV density in the density bank to be transferred to the property for employee apartment or employee dormitory use, as needed.
2	A request to allow for a future modification of the employee condominium unit only require the consent of the employee housing owner.
3	A request for easements for building overhangs and encroachments and emergency egress from employee housing unit
4	Reposition the 89 Lot access easement.
5	Conference Center to be offered to the public at market rate rather than comparable to the Conference Center.
6	Garage Drive Aisle reduced from 22 feet to 18 feet approved by the fire marshal per CDC 17.5.8.C.3
7	<b>Design Variations – subject to change with final architectural design review</b>
	<ul style="list-style-type: none"> <li>• Roof Form per CDC 17.5.6.C.</li> <li>• Wall material (no stucco proposed) per CDC 17.5.6.E.</li> <li>• Glazing – uninterrupted areas of glass that exceed 16 square feet per CDC 17.5.6.G.5</li> <li>• Decks and Balconies – long continuous bands per CDC 17.5.6.I.</li> <li>• Commercial, Ground Level and Plaza Area Design Regulations – Storefront Design, Color Selection per CDC 17.5.15</li> <li>• Commercial, Ground Level and Plaza Area Design Regulations To allow for a ski locker private unit on a Primary Pedestrian Plaza</li> <li>• Exterior Lighting, shielded natural gas torches not downlit</li> </ul>
	<b>Specific Approvals – subject to change with final architectural design review</b>
1	<ul style="list-style-type: none"> <li>• Materials- TPO membrane roof, metal fascia and soffit</li> </ul>
2	<ul style="list-style-type: none"> <li>• Solar roof tiles in the Village Center</li> </ul>
3	<ul style="list-style-type: none"> <li>• Road and Driveway Standards – 2 curb cuts</li> </ul>

**Density and Use.**

Staff supports the proposed density and uses broadly and applaud the breadth of retail, restaurant and bar, conference, plaza and spa amenities.

1. Staff support Town Council creating bonus density or utilizing our remaining employee density in the density bank, or a combination of both related to the employee housing onsite being constructed.
2. The applicants have otherwise demonstrated they have the necessary density for the rezone and density transfer portion of the PUD amendment.

3. Staff has no issue for a request that future modifications of the employee housing density and use be allowed to be submitted to the town by the owner of the individual condominium unit (all 11,700 square feet of employee housing) alone, absent the typical 67% ownership of the HOA. This can be incorporated into the development agreement to the satisfaction of the Town Attorney.
4. Staff recommends the applicant cannot reduce either the square footage committed or number of deed restricted units part of the PUD agreement and public benefit.

**Public Benefits - recap**

<b>Item</b>	<b>Value</b>
Onsite deed restricted housing	\$9,000,000
Mitigation Payment	\$996,288
22 Public Parking Spaces	\$2,200,000
50 dedicated hotel rooms	*\$1,000,000 to \$1,500,000 annual lodging tax
5 star luxury hotel operator	n/a
Trash Enclosure	\$550,000
Public Restroom – use agreement or deeded including annual operations and maintenance if maintained by the hotel operator	\$50,000-\$70,000 annually
Village Pond Improvements	\$250,000
Public Restroom	\$150,000
Conference Room Space - use	n/a
Public Access from Port Cochere to See Forever Plaza through the building (easement)	\$75,000
24 hour valet for commercial uses	n/a
Shuttle Service between Montrose and the hotel for guests	n/a
Various easements	n/a
Waive HOA dues for public parking and public restroom (if deeded)	TBD
<b>TOTAL</b>	<b>\$13,221,228</b>

**Public Improvements that are considered public benefits**

<b>Item</b>	<b>Value</b>
Plaza Improvements (See Forever walkway and Shirana area)	\$1,500,000
Stairway Access for 89 Lots on Town OS	\$150,000
Civil Utilities Trash Enclosure OS-3BR-2	\$200,000
Westermere Façade	\$250,000
<b>TOTAL</b>	<b>\$2,100,000</b>

**Total public benefits package of \$15,221,228**

**Required Public Improvements**

Sidewalk Along MV Blvd	\$750,000
Shirana to MV Blvd	\$200,000
Fire/Emergency Access Lane	\$200,000
OS-3BR-2 Snowmelt	\$1,500,000
<b>TOTAL</b>	<b>\$2,650,000</b>

### Provided Amenities of Note

EV Capabilities provided in Town Parking Spaces	\$120,000
Sustainability Fund committed to be spent locally (A Six Senses requirement)	\$200,000-\$350,000
LEED Certified	\$2,460,000
<b>TOTAL</b>	<b>\$2,780,000-\$2,930,000</b>

### Discussion Points

The applicant has significantly amended their application to reduce the variation requests and increase the public benefits consistent along with addressing the nine direction points provided by Town Council.

**Trash Building.** The traffic study is necessary to understand circulation for the various uses within this area.

### Back of House

- The applicants have improved this area and we expect more demonstration of how the area will work moving forward.

### Utilities and Infrastructure

- Utilities and infrastructure are critical to the development itself and how it will infill with existing utilities, infrastructure and services. The applicants request to co-locate most larger utilities adjacent to the trash shed. Relocating the power transformer from the fire lane to adjacent to the trash shed is an improvement. The switch box that is indicated across Mountain Village Boulevard on Town property needs more review and could be problematic as there is a covenant on this property that does not allow above grade improvements, including utility infrastructure.

### Plaza Improvements

- The town recognizes that significant plaza improvements are provided and considered public benefits as part of the original and amended PUD. Development of 109R is critical to filling in the North Village Center, establishing a primary pedestrian route from See Forever thru Westermere to the Village Pond Plaza and connecting to the Village Center. The stair access from the north also helps circulate pedestrians through the North Village Center.

### Use of Town land

- The below grade uses appear to already be covered by an easement agreement that would need to be revised to reflect new boundaries if approved. Town Council can discuss the other areas requested to be encumbered with uses or structures that benefit the hotel building.

### **STAFF RECOMMENDATION**

Staff recommends that Town Council

1. Continue the hearing to November 17, 2022 regular Town Council meeting so that the DRB can provide a recommendation on the subdivision, as applicable, and the DRB can provide a final DRB architectural review consistent with direction given today (e.g. height, public benefits and site planning considerations); and

2. Give specific consensus direction on the following list of recommended topics (feel free to address other concerns here):
  - o Public Benefits
  - o Major Subdivision Request
  - o Mass and Scale
  - o Use of town land and consideration

**STAFF RECOMMENDED MOTION**

Proposed Motion

*I move to continue a first reading of an ordinance a Major PUD amendment for Lot 109R with improvements shown on OS-3BR-2, to a Town Council meeting to be held on November 17,2022 and with the following summary direction:*

1. *Incorporate the DRB conditions of approval into the final design.*
2. *Direction regarding the major subdivision application request to consent or not consent*
3. *Direction regarding public benefits [provide direction here]*
4. *Direction regarding consideration for use of town land*

**ORDINANCE NO. 2022-\_\_**

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF MOUNTAIN VILLAGE, COLORADO CONDITIONALLY APPROVING A MAJOR PLANNED UNIT DEVELOPMENT AMENDMENT FOR LOT 109R AND PORTIONS OF VILLAGE CENTER OPEN SPACE TO BE CONVEYED TO THE DEVELOPER**

WHEREAS, Tiara Telluride, LLC (“Developer”) is the owner of certain real property described as Lot 109R, Town of Mountain Village, Colorado, according to the plat recorded as Reception No. 416994 (“Lot 109R”) and

WHEREAS, the Town of Mountain Village (“Town”) is the owner of certain real property adjacent to Lot 109R described as open space parcel OS 3BR2 according to the plat recorded as Reception No. 416994 (the “Town Property”); and

WHEREAS, the Developer has submitted an application to replat the Town Property, which is being considered simultaneously with this Ordinance, for the purpose of having the Town convey to Developer a portion of the Town Property as described on Exhibit A hereto (the “Adjustment Parcel”) to Developer, all for the purpose of including both Lot 109R and the Adjustment Parcel (collectively the “Property”) in the Developer’s application for a Major Planned Unit Development Plan for the Property; and

WHEREAS, the Town previously approved a Planned Unit Development (“PUD”) Plan for Lot 109R by Resolution 2010-1208-31 (the “2010 PUD”) and, in connection therewith, the Town and Developer’s predecessor-owner of Lot 109R entered into a Development Agreement dated March 18, 2011, which was recorded as Reception No. 416997 (the “Development Agreement”); and

WHEREAS, pursuant to Ordinance 2015-07, the Town approved a First Amendment to the Development Agreement extending vested rights relating to the 2010 PUD until December 8, 2020; and

WHEREAS, pursuant to Ordinance 2020-16, the Town approved a Second Amendment to the Development Agreement extending vested rights relating to the 2010 PUD until December 8, 2022; and

WHEREAS, the Developer has applied to the Town for approval of a Major Amendment to the 2010 PUD to include the Adjustment Parcel, to make adjustments to density, height, design, and other matters as reflected in the application which consists of the materials submitted to the Town and itemized on Exhibit B, plus all statements, representations, and additional documents of the Developer and its representatives as reflected in the minutes of the public hearings before the Design Review Board and Town Council (the “Application”); and

WHEREAS, the Design Review Board (“DRB”) held public hearings regarding the Application on May 5, 2022 and May 31, 2022, and voted 3-1 to issue a recommendation of approval to the Town Council concerning the Application but subject to further consideration by the DRB for final design review and for its recommendation regarding the related subdivision application; and

WHEREAS, the Town Council considered this ordinance on first reading at its regular meeting on June 16, 2022 but voted to continue the matter to August 18, 2022 so as to allow the DRB to conduct further public meetings regarding final design review and the related subdivision application before the Council would make a decision as to the Major PUD Amendment; and

WHEREAS, following DRB meetings held on \_\_\_\_\_, 2022, the DRB recommended \_\_\_\_\_; and

WHEREAS, the Town Council has considered the Application, the DRB's recommendations, and testimony and comments from the Applicant, Town Staff and members of the public at a public meeting on \_\_\_\_\_, 2022 and at a duly-noticed public hearing on \_\_\_\_\_, 2022; and

WHEREAS, the Town Council has considered the criteria set forth in Section 17.4.12 of the Town's Community Development Code ("CDC") and finds that each of the following has been satisfied or will be satisfied upon compliance with the conditions of this Ordinance set forth below and in the Third Amendment to Development Agreement:

1. The proposed PUD is in general conformity with the policies, principles and standards set forth in the Comprehensive Plan;
2. The proposed PUD is consistent with the underlying zone district and zoning designations on the site or to be applied to the site unless the PUD is proposing a variation to such standards;
3. The development proposed for the PUD represents a creative approach to the development, use of land and related facilities to produce a better development than would otherwise be possible and will provide amenities for residents of the PUD and the public in general;
4. The proposed PUD is consistent with and furthers the PUD purposes and intent;
5. The PUD meets the PUD general standards;
6. The PUD provides adequate community benefits;
7. Adequate public facilities and services are or will be available to serve the intended land uses;
8. The proposed PUD shall not create vehicular or pedestrian circulation hazards or cause parking, trash or service delivery congestion; and
9. The proposed PUD meets all applicable Town regulations and standards unless a PUD is proposing a variation to such standards; and

WHEREAS, the Town Council now desires to approve the Application as a Major PUD Amendment, subject to the terms and conditions set forth below.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF MOUNTAIN VILLAGE, COLORADO, as follows:

Section 1. Recitals. The above recitals are hereby incorporated as findings of the Town Council in support of the enactment of this Ordinance.

Section 2. Approvals. The Town Council hereby approves the Application as a Major PUD Amendment, subject to the conditions set forth below. The Town Council also approves the Third Amendment to the Development Agreement, in the form attached hereto as Exhibit C, which the Mayor and Town Clerk are authorized to sign on behalf of the Town. All exhibits to this Ordinance are available for inspection at the Town Clerk's Office. Further, subject to Condition #1 below and Developer's execution of the Third Amendment to Development Agreement, the Town Council authorizes conveyance of the Adjustment

Parcel to the Developer. These approvals include the following variations from the presumptive standards in the CDC or from the 2010 PUD:

1. The maximum height of each building shall not exceed \_\_\_\_\_, and average heights shall not exceed \_\_\_\_\_. These height limitations shall be measured pursuant to \_\_\_\_\_ [applicant requests reference to 2010 Land Use Ordinance; staff position is that current CDC methodology should apply]

2. The application includes \_\_\_ onsite employee housing units, which will require transfer of density equal to \_\_\_ units from the density bank from....The resulting density allocated to the Property is shown in the following table:

Type of Zoning Designation Unit	Total Zoning Designation Units	Person Equivalent per Unit Type	Total Person Equivalents
Efficiency Lodge	50	.5	25
Lodge*	31	.75	23.25
Condominiums	20	3	60
Employee Apartments	2	3	6
Employee Dormitory	18	1	18
Commercial	26,468 sq ft		0
<b>TOTAL</b>			<b>132.25</b>

4. The applicant requests that the type, mix or configuration of individual Employee Apartments and Employee Dorms, including changes that result in increases only in density used at the Project or in changes to use designations, may be initiated by the owner of fee title to the Employee Housing Unit, without any requirement that such change be initiated or joined by owners of fee title to at least 67% of the real property within the PUD or an individual or entity having the written permission of owners of fee title to at least 67% of the real property within the PUD, provided the Employee Housing Unit continues to be used for Employee Apartment, Employee Dorm, and Employee Amenities (an “Employee Housing Unit PUD Amendment”).

6. Parking requirements shall be as follows:

Parking	Requirement per type	Required	Provided
Commercial Space	1 per 1,000*	27	27
Condo	1 per unit	20	20
Efficiency Lodge	.5 per unit	50	25
Lodge	.5 per unit	31	15.5

Public Parking	48	<del>48</del>	22
Employee Dormitory	1 per unit	18***	18
Employee Apartment	1 per unit	2	2
HOA Maintenance Vehicles	1-5 spaces	1-5	1
Total		130.5	130

7. Design variations:
8. [Other variations if approved]

Section 3. Conditions. The approval of the Application is subject to the following terms and conditions:

1. The Town Council must separately approve the related re-subdivision of Lot 109R and replat of the Town Property to create the Adjustment Parcel. If the amended subdivision plats are not approved within 90 days after second reading of this Ordinance, this Ordinance shall become null and void.
2. The Adjustment Parcel must be conveyed to the Developer for inclusion in the Amended PUD as provided by the Third Amendment to Development Agreement.
3. The Developer agrees to provide the following as public benefits:
  - a.
  - b.
  - c.
4. The Town and Developer shall enter into the Third Amendment to Development Agreement attached hereto as Exhibit A.
- 5..... [Additional conditions to be added based on DRB and Staff Recommendations as further refined by Town Council]

Section 4. Severability. If any portion of this Ordinance is found to be void or ineffective, it shall be deemed severed from this Ordinance and the remaining provisions shall remain valid and in full force and effect.

Section 5. Effective Date. This Ordinance shall become effective on \_\_\_\_\_, 2022 and shall be recorded in the official records of the Town kept for that purpose and shall be authenticated by the signatures of the Mayor and the Town Clerk.

Section 6. Public Hearing. A public hearing on this Ordinance was held on the \_\_\_ day of \_\_\_\_\_, 2022 in the Town Council Chambers, Town Hall, 455 Mountain Village Blvd., Mountain Village, Colorado 81435.

Section 6. Publication. The Town Clerk or Deputy Town Clerk shall post and publish notice of this Ordinance as required by Article V, Section 5.8 of the Charter.



**INTRODUCED, READ, AND REFERRED to public hearing before the Town Council of the Town of Mountain Village, Colorado on the \_\_\_ day of \_\_\_\_\_, 2022**

**TOWN OF MOUNTAIN VILLAGE:**

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

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

ATTEST:

\_\_\_\_\_  
Susan Johnston, Town Clerk

**HEARD AND FINALLY ADOPTED by the Town Council of the Town of Mountain Village, Colorado this \_\_\_ day of \_\_\_\_\_, 2022**

**TOWN OF MOUNTAIN VILLAGE:**

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

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

ATTEST:

\_\_\_\_\_  
Susan Johnston, Town Clerk

Approved as to Form:

\_\_\_\_\_  
David McConaughy, Town Attorney

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

1. The attached copy of Ordinance No. 2022-\_\_ ("Ordinance") is a true, correct, and complete copy thereof.
2. The Ordinance was introduced, read by title, approved on first reading and referred to public hearing by the Town Council the Town ("Council") at a regular meeting held at Town Hall, 455 Mountain Village Blvd., Mountain Village, Colorado, on \_\_\_\_\_, 2022, by the affirmative vote of a quorum of the Town Council as follows:

Council Member Name	"Yes"	"No"	Absent	Abstain
Laila Benitez, Mayor				
Dan Caton, Mayor Pro-Tem				
Marti Prohaska				
Harvey Mogenson				
Patrick Berry				
Peter Duprey				
Jack Gilbride				

3. After the Council's approval of the first reading of the Ordinance, notice of the public hearing, containing the date, time and location of the public hearing and a description of the subject matter of the proposed Ordinance was posted and published in the Telluride Daily Planet, a newspaper of general circulation in the Town, on \_\_\_\_\_, 2022 in accordance with Section 5.2(d) of the Town of Mountain Village Home Rule Charter.
4. A public hearing on the Ordinance was held by the Town Council at a regular meeting of the Town Council held at Town Hall, 455 Mountain Village Blvd., Mountain Village, Colorado, on \_\_\_\_\_, 2022. At the public hearing, the Ordinance was considered, read by title, and approved without amendment by the Town Council, by the affirmative vote of a quorum of the Town Council as follows:

Council Member Name	"Yes"	"No"	Absent	Abstain
Laila Benitez, Mayor				
Dan Caton, Mayor Pro-Tem				
Marti Prohaska				
Harvey Mogenson				
Patrick Berry				
Peter Duprey				
Jack Gilbride				

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Town this \_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Susan Johnston, Town Clerk  
(SEAL)

DRAFT

Exhibit A

[Adjustment Parcel Legal Description]

Exhibit B

[List of Application Materials – Town Clerk]

Exhibit C

[Third Amendment to Development Agreement]

DRAFT

# TIARA TELLURIDE LLC

August 8<sup>th</sup>, 2022

## PROJECT SUMMARY

Tiara Telluride, LLC, a Colorado limited liability company (“**Tiara**”) has submitted a Major PUD Amendment Application with respect to Lot 109R, Town of Mountain Village, San Miguel County, Colorado. Tiara has made a considerable effort to thoughtfully and creatively design a forward-thinking project that will provide considerable community and public benefits. The project includes an industry leading five-star hotel, premium condominium units, best in class food and beverage outlets, a one-of-a-kind spa, and unique and exciting retail boutiques (“**Project**”). The hotel and related amenities will be scheduled to operate 365 days per year, improving the Town’s tourism economy to create a more vibrant, sustainable, year-round community, consistent with the Mountain Village Comprehensive Plan (the “**Comprehensive Plan**”). Additionally, the project will include deed restricted employee apartments and dormitories providing year-round housing opportunities for over 50 employees of the Project.

Lot 109R is currently subject to a PUD approved in 2010 that envisioned a hotel and condominium project constructed on Lot 109R. Tiara intends to develop a project that meets the intentions of the approved PUD, but also works to surpass the original goals of the 2010 PUD by developing a premier, cutting-edge and more updated sustainable project, with significantly more community and public benefits than intended under the 2010 PUD.

Tiara has always intended that this project is in general conformance with the Town's Comprehensive Plan in accordance with CDC Section 17.4.12.G.2. To that end, the following table identifies the specific areas in which this project confirms with the Town's Comprehensive Plan.

Table 1 General Conformance

<b>Items Noted as supporting General Conformance with the Comprehensive Plan for Mountain Village Center</b>
<p>The Project reinforces Village Center’s role as the center of tourist accommodations and activity by providing:</p> <ul style="list-style-type: none"> <li>• A flagship hotel, specifically a five-star operator and an ultra-luxury brand hotel</li> <li>• Hotbeds in the form of at least 50 efficiency lodge units (hotel rooms) that will be maintained in one condominium ownership and disallowed from further condominiumization</li> <li>• Supplementing and improving direct, year-round, at-grade pedestrian connection for hotbed projects in Mountain Village Center through the installation of sidewalks</li> </ul>

along Mountain Village Boulevard, a pedestrian stairway connecting Mountain Village Boulevard to the east with the Plaza Area, connecting Mountain Village Boulevard at the project porte cochere with the Plaza Area through pedestrian access areas within the project, improving the connection between the Shirana and Mountain Village Boulevard to the west through the addition of a pedestrian stairway, incorporating into the Project a new pedestrian walkway running under the Mountain Village Boulevard bridge to the north to the Plaza Area, contributing funds toward the redevelopment of the portion of the Plaza Area adjacent to the pond, and improvements to the Westmere breezeway. All additional sidewalk and Plaza Area improvements will be snowmelted.

- Providing appropriate dark-sky lighting.
- Commercial area, workforce housing
- Conformance with the Mountain Village Center Subarea Plan:
  - Project reinforces Village Center’s role as the center of tourist accommodations, activity and conferencing in addition to locally-serving commercial, cultural, recreational and civic spaces in order to maintain year-round vibrancy
  - Consistent with the Village Center Subarea Goals specifically the provision of spa and restaurant and pedestrian circulation & Mixed Use Center Goals in the Comprehensive Plan
- The Final PUD plan is in general conformance with the Future Land Use Plan (Map).
- Conforming to Public Benefits found in the Comprehensive Plan

Tiara recognizes the significance of this site to the Town, as it serves as one of the last available lots to be developed in the Village Town Center. Because of the importance of this project to the Town, Tiara has worked with intention to creatively engineer a project that fits the unique layout of Lot 109R, while providing a design that will serve as a welcome addition to the Town's beautiful skyline.

Tiara has worked diligently to develop the design of the project with a focus on creating a timeless building that conforms to the natural elements and unique environment of Mountain Village. The design also reflects the comments received during preliminary design session meetings with the Town and throughout the months following those initial meetings.

Tiara also continues to work with the five-star flagship operator on their specific design and construction requirements to satisfy their operational needs and amenity requirements. Much like

the comprehensive plan requires, the flagship hotel is focused on amenities that serve not just the hotel, but the public and community as well.

The siting of the hotel has a focus on integration of the plaza and its surroundings by creating an activated indoor/outdoor environment. As comments are addressed, the focus of updating the town’s existing courtyard plaza with new and upgraded landscaping has been a crucial focus. The site is immediately adjacent and overlaps this key connection from See Forever Village to the Mountain Village Center via the pedestrian accessway.

The comprehensive plan to preserve existing corridors has been maintained. The proposed plan has kept this circulation by creating a void through the buildings mass at the pedestrian plaza level so that the hotel flanks each side of the pedestrian accessway. This void also creates the opportunity for an accessway easement under the building that maintains the existing circulation. The design integrates the existing corridor connection for pedestrian and bicycle access neatly tucked under the roadway without any impediment. Once through the existing tunnel, pedestrians arrive on the other side under the hotel structure safely covered from any weather and have immediate and direct access to the public amenities.

Once in the plaza, the pedestrian access is a continuous open circulation of varying options for the path an individual is taking. Furthermore, the addition of a public stairway has been proposed off the plaza that allows pedestrians to circulate up to Mountain Village Blvd. or down from the adjacent surroundings. The town’s plaza upgrades proposed include snow melt which not only maintains public safety and improves snow removal, but also allows 365-day access to the spa and retail spaces directly off the plaza or for public events.

**PUBLIC AND COMMUNITY BENEFITS**

In this submittal Tiara has included the addition of tables to better communicate the public and community benefits Tiara is proposing for this project.

Table 2 Public Benefits. These both support general conformance and are considered Public Benefits pursuant to the Comprehensive Plan

Public Benefit	Value
#1.Hot Beds	\$1,000,000 to \$1,500,000 annual lodging tax**
#19. Provide Necessary Easements to and from sites***	

a. Providing an Easement and constructing pedestrian walkway from See Forever Village to Village Center. Pedestrian Access occurs under the existing tunnel from See Forever Village to the Village Center. The existing corridor connection has been maintained by carving a void from the buildings mass which allows pedestrians to circulate from the tunnel to the Village Center under the protection of cover.	Costs included in Community Benefits' Plaza improvements
b. Providing Easement and constructing stairway access from Mountain Village Blvd via Porte Cochere to Plaza in the Village Center. Public access is improved when circulating from Mountain Village Blvd to the Plaza via the covered Porte Cochere down the stair or via the lobby elevator.	\$75,000***
<b>TOTAL VALUE</b>	<b>\$1,275,000</b>

\*\* Once Constructed this is an Annual Value to the town based on Six Senses

\*\*\*Dependent on approval of subdivision application

\*\*\*\*Construction Cost estimations provided by General Contractor

**Table 3 Community Benefits**

<b>Community Benefit</b>	<b>Value</b>
Provide 22 Spots for Town Parking	N/A
Provide 20 Spots to Employee Parking	\$2,000,000
Provide 18 Employee Dorms and 2 Employee Apartments housing over 50 employees (14,455 sq ft)	\$7,950,250****
Pedestrian Access Stairs from Access Tract 89B to Village Center, Corten steel staircase, grated, to allow snow to pass	\$150,000****
Plaza Improvements between lot 109 R and Shirana; heated natural stone paver, landscaped, small greenhouse	\$1,500,000****
Plaza Improvements between Plaza and Westermere Façade, new heated pavers, new lighting, stucco building finish (see attached rendering)	\$250,000****



Plaza Improvements to Village Pond Area Designated in Original PUD (payment to Town),	\$250,000****
Emergency Access Lane & Fire Utilities, heated drive, landscaped	\$200,000****
Sidewalk along Mountain Village Blvd from Lot 161 CR Stairs to Porte Cochere, heated walkway, lighted, landscaped	\$500,000****
Sidewalk along Mountain Village Blvd from Porte Cochere to Entrance at Level G2, heated walkway, lighted, landscaped	\$250,000****
Snow Melt System for all Roads, Plazas, and Sidewalks with Boiler Cost, developer to include engineering plans prior to permit	\$1,500,000****
Construction of a Public Restroom (381 sq ft), high design, build in the same interior design scheme as the hotel	\$150,000****
Operation & Maintenance of Public Restroom	\$50,000-\$70,000 annually*****
New Trash Facility Building Structure for Town Use (Not utilized by Hotel Building Management) Updated exterior finishes include stone, wood, craftsman style garage doors for trash collection, and weathered steel.	\$800,000****
New concrete snowmelted sidewalks flanking the edge of the building to the plaza stair. New snowmelted concrete sidewalk connecting the existing sidewalk at Mountain Village Boulevard to the Shirana.	\$200,000****
Waiving HOA fees due for the Public Restroom and Parking spaces	TBD
Mitigation Fee	\$996,288
EV capabilities provided in Town Parking Spaces	\$120,000*****
Sustainability Fund committed to be spent locally	\$200,000 - \$350,000 annually*****
LEED Certified	\$2,460,000*****
Payments per Employee in excess of 90 full time equivalent employees beginning on Second Anniversary	TBD
Conference Facility	NA
Commercial Spaces and uses contemplated therefore (Additional Spa and Restaurant Spaces	NA

<b>TOTAL VALUE</b>	<b>\$19,611,538</b>
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\*\*\*\*Construction cost estimations provided by General Contractors  
 \*\*\*\*\*Once constructed, cost provided by Six Senses  
 \*\*\*\*\*Estimated cost provided by Solar Consultant  
 \*\*\*\*\*Once Constructed this is based on a % of annual revenue while Six Senses is the Hotel Operator  
 \*\*\*\*\*Based on % of construction costs as per our LEED certification consultant

The boilers for supplying the proposed community benefit of snow melted sidewalks in addition to the snow melt plaza area are yet to be finalized. There are two potential locations identified, which include the area of the existing trash enclosure or potentially off the east side of Lot 109R located in an easement under the employee housing egress easement. The plaza stair is an additional community benefit Tiara has incorporated.

The design team has generated preliminary analysis capturing the size and piping needs for the proposed boiler so that the final location can be determined.

In response to the comprehensive plan, Tiara has incorporated a stair connecting Mountain Village Boulevard to the plaza. The stair is an additional public benefit as it completes the continuity of a continuous corridor from Mountain Village Boulevard to See Forever Village.

**SUSTAINABILITY**

The five-star flagship hotel operator requires a level of excellence exceeding expectations of even the most discerning customer. Sustainable design is at the forefront of our focus and a LEED Silver building is one of the many items that is being incorporated to meet the sustainability standards.

A complete-building energy analysis will be used to optimize envelope, HVAC, lighting, pool/spa systems, snowmelt, and renewable energy strategies, which will all be evaluated under metrics such as energy costs, energy/demand reduction, carbon impacts, and greenhouse gas reduction. This iterative, holistic analysis will help the team determine the ideal fenestration and glazing performance targets with respect to the other building systems and design elements.

**CIRCULATION AND UTILITIES**

A traffic study is in process and a draft is expected to be completed on August 18<sup>th</sup> 2022. The design team will incorporate any revisions required to address the findings for additional review.

The design team continues to work with the public utility companies. The engineering currently incorporated reflects the invert heights for utility lines that run through the garage floor slab of level G2. An easement for the below slab plumbing lines will be granted for the utility company access to the stormwater or sanitary lines as/if required. In compliance with application requirements, the utilities will be finalized prior to final submittal.

The design team is also comprised of a back of house consultant specializing in the flagship operational requirements. The back of house at the garage level G2 has direct access from a service elevator for the floors above so there is limited, if any, back of house cross over between the garage and back of house operations. All trash collection is directly into a back of house space. Trash collection will occur concealed within the delivery bay by a trash truck backing into the bay and picking up trash. Any trash storage as/if needed will be handled via a well-ventilated storage room.

The trash produced by the hotel and related building operations will be self-contained and as such there is no additional requirement to offload trash at the existing adjacent public trash facility.

## **ACCESS**

### **Underground Garage Access**

The best point of ingress/egress to an underground parking garage was determined to be between the Town's existing Trash Enclosure and the hotel. There is additional access for the separated valet only parking upper garage floors. The separation of garages is in response to the site, topography, and addition of a mezzanine employee housing level which made a connection to the lowest level unfeasible.

Access off Mountain Village Boulevard through the Shirana parking lot would add a large number of vehicle trips through the Shirana parking lot which must be avoided. Tiara also designed the access to avoid any conflicts with the loading bay or trash removal access for the Town's New Trash Enclosure.

The current access that exists today was considered, but it is steeper than Mountain Village regulations allow. The access point off of the boulevard is proposed to be shifted to the south to capture a reasonable grade to leave room for the Town's New Trash Enclosure.

### **Loading Dock and Trash Removal Access for the Project**

The Lot 109R property footprint does not lend itself to having access to large truck deliveries (WB-50) to a delivery bay from Mountain Village Boulevard due to the way that it sits on the inside of the curve of the Boulevard. Backing into a loading dock off the Boulevard anywhere on that curve results in limited sight distance and was deemed to be unsafe, therefore the delivery bay was designed to be accessed from the town parking lot tract OS-3BR-1. This lot access is shared with the existing Shirana building which has access to a parking garage off of tract OS-3BR-1.

The Town has given permission to Lot 109R for hotel ingress/egress into the lowest level parking garage, trash collection (within the interior delivery bay), and delivery truck access. The truck access would be clockwise off the Lot 109R parking garage (nose pointing south). Once the truck is clear of the garage ramp, it can back into the loading dock without interfering with the garage ramp or Shirana Ramp access.

Having the truck pointing north was analyzed, however the truck would have to pull into the garage ramp ingress lane and is therefore not desirable. The goal was to keep out of vehicular paths which is why the truck needs to point south – the safer approach is to back in while pointing south.

It is expected that there will be several deliveries per day but it is also expected (and it will be planned such) that those deliveries will be done with small trucks and not the WB-50 that the loading dock is being designed for. In response to town comments, Tiara has modified the WB50 truck delivery bay so that it is completely concealed.

It is assumed that traffic out of the Shirana garage would be left turn, only. Access out of the Westermere garage would also be left turn, only.

The traffic report will be provided with final assessment at which time any design adjustments will be addressed.

### **The Town's Trash Removal Access for the Town's Trash Enclosure**

The Town's existing Trash Enclosure is also proposed to be accessed off the garage ramp and also in a clockwise manner. The Town's rear loading trash truck can pull up alongside the Trash Enclosure and leave room for the delivery truck to pull in and back up into the loading dock. The two vehicles can both be there at the same time while leaving room for Shirana to exit their parking garage and turn to the south.

Although there is room for the two vehicles to be in the loading dock at the same time, it is unlikely that this will occur. Bruin Waste has confirmed that they will work their schedule with the delivery schedule and had no immediate concerns about the proposed circulation.

The traffic report will be provided with final assessment at which time any design adjustments will be addressed.

### **LANDSCAPING**

The building mass has integrated more pronounced steps in the balconies which allows additional landscaping and potted plants. The upgraded design of the plaza has established additional void areas requested by the town for the maintenance vehicular circulation. Tiara will continue to work with the town on the design of the plaza.

The upgrades to the plaza design as proposed are a public and community benefit. Tiara is installing heated snow melt benches, new pavers, and upgraded landscaping throughout to create an inviting park-like setting. The finishes are in compliance with the CDC requirements for stone and metal (weathered steel). The landscape finishes are seamless with the hotel finishes tying the pedestrian accessway to See Forever Village for an unbroken pedestrian corridor.

## **BUILDING MASSING**

The building massing is comprised of public spaces at the plaza floor level which include a spa, market, retail spaces, and public restrooms. At the main level, interior spaces include a restaurant/lobby bar, flagship amenity space, office space, porte cochere and parking garage.

There is an intermediate level which provides 14,455 sf of employee housing. The horizontal element of this wing nestles the housing neatly in the intermediate level and provides façade relief with punched window openings that are surrounded with weathered steel horizontal louvered portals. The flagship's design requirements include incorporating employee amenity space that is private and specifically for the employees of the hotel. The amenity space includes a gym, library, kitchen, game room, laundry, and cinema.

The second and third floors are comprised of the hotel rooms and suites and stack directly on top of the employee housing which anchors the mass as building design moves upward.

The balconies provide some visual relief in addition to shading the exterior glazing of the hotel rooms. The fourth floor contains the lodge and efficiency lodge units which allows the architecture to start to recede inward and exterior space is captured with private balconies. The mass at each end and interior courtyard has been cut away receding the building into itself and providing additional outdoor balcony spaces which partially open to the sky.

Tiara has placed a considerable emphasis on community input and has committed its time to numerous public hearings and private meetings before preparing this final submittal. These hearings and meetings included, but are not limited to: (a) a public workshop during Tiara's due diligence period prior to its acquisition of Lot 109R (September 2021); (b) meeting with Town staff, including Town Manager after Lot 109R was acquired by Tiara (October 2021); (c) a second public workshop (December 2021); (d) ongoing zoom and phone conferences with Town staff (December 2021 to present); (e) private meetings with Shirana HOA President, Westermere HOA President, and other adjacent property owners regarding the project; (f) Initial DRB Hearing (April 2022); (g) Second DRB Hearing (continued from initial DRB Hearing, May 2022); (h) First Town Council Hearing (June 2022); (i) Phone conferences with Fire Marshall; (j) Site visits with San Miguel Power and Black Hills Gas; and (k) an informal community meeting (August 16, 2022).

Tiara has had the benefit of presenting this project to the Town Council on June 16, 2022. The Town Council presented several areas that they would like to see addressed in this submittal. In response to the comments of Town Council, Tiara has made substantive changes to the project as requested:

## 1. New PUD vs Amending the Existing PUD

**i** *Tiara recognizes the Town's desire to approach this application by reviewing the Project in its entirety as opposed to reviewing only the requested variances to the PUD. Tiara has provided more detailed information in this submittal to present the entirety of the project while also providing additional information on its public and private meetings consistent with a new PUD application.*

## 2. Maximum Height & Average Height

**i** *Based on Town Council direction Tiara has now brought the Maximum Height of the new design to that allowed by the 2010 PUD and has brought the Average Height below the approved Average Height in 2010 PUD. Tiara is no longer requesting a variance in the Maximum Height or Average Height for this project.*

## 3. Density

**i** *Tiara is reducing the total density of the project from that previously requested in the Application, 134.5 total units of density, to 132.25 units of density. This represents a total increase from the density allowed under the PUD Approval of 7.75 units of density, however the purpose of this increase is only due to the creation of additional Employee Dorms and Employee Apartments. Without the additional employee housing, the density of the project would be 111.25, a reduction of 13.25 from the currently approved 124.5.*

*In order to accommodate some of the Employee Apartments and/or Employee Dorms proposed for the Project, Tiara is proposing to transfer to the density bank any unused lodge and efficiency lodge density and requesting that the town create new density for employee housing.*

Approved Density/Commercial SF			
	# Units	Density Per	Total Density
Efficiency Lodge Units	66	.5	33
Lodge Units	38	.75	28.5
Unrestricted Condominium Units	20	3	60
Employee Apartment	1	3	3

Commercial SF	20,164		
	Total Density		124.5

Proposed Density/Commercial SF			
	# Units	Density Per	Total Density
Efficiency Lodge Units (allocated as Hotel Rooms)	50	.5	25
Lodge Units	31	.75	23.25
Unrestricted Condominium Units	20	3	60
Employee Apartment	2	3	6
Employee Dorm	18	1	18
Commercial SF	26,468		
	Total Density		132.25

#### 4. Changes to Employee Housing Unit

**i** *Previously in Tiara’s Application it proposed that the type, mix or configuration of individual Employee Apartments and Employee Dorms, including changes that result in increases or decreases in density used at the Project or in changes to use designations, would be reviewed and approved by the planning division as a Class 1 Application. Tiara has removed this proposal from the revised Application and instead contemplates that any such PUD amendment will be reviewed and approved in accordance with the CDC as class 4 development application that could be initiated by the owner of fee title to the Employee Housing Unit, without any requirement that such change be initiated or joined by owners of fee title to at least 67% of the real property within the PUD, provided the Employee Housing Unit continues to be used for Employee Apartment, Employee Dorm, and Employee Amenities (an “Employee Housing Unit PUD Amendment”).*

#### 5. Town Parking

**i** *Tiara recognizes the importance of public parking to Town Council and the community. Existing onsite as of the date of this summary are 22 surface parking spaces, including one handicapped space, one delivery space, and two medical spaces. The increased size and density of the Employee Housing Unit requires significantly more parking than was previously discussed and contemplated. With that in mind, Tiara proposes to reduce the total number of parking spaces conveyed to the Town to 22 spaces, a number equal to that of the existing 22 spaces currently located on Lot 109R to serve Town residents, businesses, customers, and guests. Tiara also proposes to incorporate some of those parking spaces with electrical vehicle charging*

capability. Tiara will provide shuttle transportation to the airport and other entry points for both staff and guests in order to significantly reduce the utilization of personal vehicles to access the hotel.

Attached as Exhibit C is a diagram reflecting the layout of parking and other public areas.

<b>Use Designation</b>	<b>Required Number of Parking Spaces per Unit</b>	<b>Number of Units (Commercial sf)</b>	<b>Total Parking Required</b>	<b>Total Parking Available Onsite as of Narrative Submittal Date</b>	<b>Total Parking Provided</b>
Efficiency Lodge Units	0.5 per unit	50	25		25
Lodge Units	0.5 per unit	31	16		16
Unrestricted Condominium Units	1 per unit	20	20		20
Employee Apartment	1 per unit	2	2		2
Employee Dorm	1 per unit per 5.31.2022 DRB recommendation	18	18		18
Commercial SF	1 space per 1,000 sq. ft.*	26,468 sq.ft.	27		27
HOA Maintenance Vehicles	1-5		1		1
Town Parking Spaces			48	22	22
<b>Total Parking Spaces</b>			157		131



## 6. Public and Community Benefits

**i** *In the June 16<sup>th</sup> meeting, Town Council expressed concerns that the variances requested in the Application as previously submitted were not proportionate to the public and community benefits being proposed. As laid out in this summary, Tiara has significantly reduced the number and magnitude of the variances and amendments to the PUD requested, as Shown in Exhibit A and has added additional public and community benefits as outlined in Tables 2 and 3.*

## 7. Mitigation Payment

**i** *Tiara will not be asking for a consolidation of the Mitigation Payment and Building Permit or for a reduction in the Mitigation Payment or Building Permit fees. Tiara will pay the original committed amount of \$996,288 and will also still meet two of the three stated purposes of the mitigation payment by building employee housing and building a new trash facility in addition to making the payment.*

*Tiara proposes to incorporate into the Project employee housing substantially increased and enhanced from that contemplated in the PUD Approval, increasing the total housed from one employee to 56 employees, incorporating extensive and diverse entertainment and kitchen amenities, and expanding employee parking within the Project, all at an estimated cost and value of \$9,950,250.*

*The Development Agreement also requires \$250,000 of the Mitigation Payment to be applied to the relocation of the trash facility. However, Tiara proposes, at its sole cost and expense, to replace the existing Trash Facility with an enhanced facility with improved capacity and efficiencies at an estimated cost of \$800,000.*

## 8. Traffic Study

**i** *After the initial Town Council Hearing a traffic study was ordered from a consultant, LSC Consulting. They have started the traffic study and have indicated the report will be completed by the hearing on August 18<sup>th</sup>. Because Tiara is unable to include the findings in the submittal, Tiara has provided as Exhibit B hereto a letter from LSC documenting it has been engaged for this project and timeline for a report. Tiara requests that the completion of a traffic study is added as a condition of approval for the 1<sup>st</sup> Reading of Town Council.*

## 9. LUO

**i** *All proposals made in the Application as it has been modified since the June 16<sup>th</sup> Town Council meeting are made in accordance with the CDC standards and provisions. Tiara does not intend to utilize the 2010 LUO, except as it relates to parking ratio requirements. Tiara acknowledges and agrees that in 2013 the LUO and Design Regulations were repealed and replaced with the CDC pursuant to Ordinance No. 2013-01. Tiara acknowledges that all modifications to the 2010 PUD may be proposed only pursuant to the PUD amendment process under the CDC.*

## 10. Town Owned Lands- Re-subdivision

**i** *Town Council asked questions regarding the parcels to be conveyed to and from the Town pursuant to the proposals outlined in the Application. Based on the 2010 PUD Approval, the lots within the boundaries of the plan were replatted by the 2011 Replat into Lot 109R, owned by the original developer, and OS-3-BR-2, owned by the Town. Note 12 of the 2011 Replat states:*

*Lot 109R has been configured so that the boundary lines of Lot 109R will coincide with the structural components of the proposed building in the Project.*

*In order to both accommodate Tiara's proposed more rounded design of the Project and remain true to the intent stated in Note 12 of the 2011 Replat, Tiara has proposed certain boundary adjustments between Lot 109R and OS-3-BR-2. Tiara desires to clarify that the parcels to be conveyed to the Town are currently immediately adjacent to OS-3-BR-2 and would be added and incorporated into that parcel—they do not represent far flung pieces of square footage not useful to the Town. Further, the approval by Town Council of the proposed boundary line adjustments and the related conveyances between Tiara and the Town would, after offsetting the areas to be conveyed to Tiara and added to Lot 109R against those to be conveyed to the Town, result in a total net addition to OS-3-BR-2 of 360 square feet (i.e. the Town would get 360 more square feet than it is giving). Exhibit B of the Major PUD Amendment Application – Development Narrative provides a clear depiction of the proposed re-subdivision.*

*Through this re-subdivision, the additional interior space of the project, provides additional space to the plaza. The additional exterior space on the east side of the project, provides easier access for the stairway lead up to Mountain Village Boulevard. The remaining space provides for an even green space that increases access and appearance.*

*It is Tiara's intent to meet the Town requirements as stated in the 2011 Replat in order to maximize the size of the Town's open space and maintain a zero lot line. Tiara's*

*only intent in requesting a re-subdivision is to work with the town to increase green space and meet the intent of the 2011 Replat.*

## 11. Easements

**i** *Town Council's concerns regarding grants to Tiara of public lands may also have been intended to reference certain easements contemplated in the Application. Tiara desires to clarify that, to implement the approvals set forth in the 2010 PUD Approval, the 2011 Replat was recorded together with various "Lot 109 Project Easements" listed in the 2011 Replat for Permanent Underground Structures, Vehicular Access, Mountain Village Boulevard, Utilities, and Plaza Usage. These easements are perpetual and run with title to Lot 109R. The Application would maintain in full force and effect Tiara's existing rights under the perpetual Lot 109R Project Easements; provided however, that Tiara proposes to modify the easement areas based on the reconfiguration of Lot 109R and OS-3-BR-2 as described above. In addition, Tiara proposes to amend the Permanent Structure Easement and to add to the existing authorized below-grade uses those elements of the Project Improvements located below-grade, including back of house space serving the hotel and other uses within the Project, parking spaces, parking garage, and deliveries and snow melt and drainage improvements. This underground usage is essential to allow the project to meet the community needs.*

*Tiara further notes that the PUD Approval and the 2010 Development Agreement require the owner of Lot 109R to grant to the Town various easements for utilities, conference room facilities, public rest rooms, and pedestrian access in the condominium documents for the Project when they are recorded and the exact location of the easement areas are identified as part of the condominium mapping process. These same easements will be granted by Tiara to the Town when the Project, as it is proposed to be amended, is condominiumized.*

## Summary

**i** *Tiara Has taken Town Council's direction and comments to heart and improved the design for the Project to address all its major concerns. Tiara is confident that the new design would truly benefit the Town, the village center and the community at large and set a high standard for the development and operation of other area properties. Tiara requests that the Town Council approve the Project and the designs as modified subsequent to the June 16<sup>th</sup> Town Council meeting and allow Tiara to proceed towards*

*the next phase of Council's review. Tiara is committed to continuing to work with the town and community on traffic flow and further revisions to the trash management facility, and will accept any other matters that Town Council finds necessary to ensure the mutual success of this project.*

*Tiara requests that the Town Council approve this project, with conditions, to allow this plan to move forward.*

**EXHIBIT A**

Table 4 Proposed Amendments to the Existing PUD

<b>1</b>	<b>Easements</b>
<b>2</b>	<b>Parking</b>
<b>3</b>	<b>Conference Facility</b>
<b>4</b>	<b>Village Pond Area*</b>

\*\$250,000 payment in lieu of development

Table 5 Proposed CDC Variances

<b>1</b>		<b>Density for employee housing</b>
<b>2</b>		<b>Application rule for employee housing</b>
<b>3</b>		<b>Parking</b>
<b>4</b>		<b>Design Variations</b>
	<b>a</b>	<b>Exterior Walls</b>
	<b>b</b>	<b>Glazing</b>
	<b>c</b>	<b>Decks &amp; Balconies</b>
	<b>d</b>	<b>Parking Regulations</b>

## EXHIBIT B



LSC TRANSPORTATION  
CONSULTANTS, INC.

1889 York Street  
Denver, CO 80206  
(303) 333-1105  
FAX (303) 333-1107  
E-mail: [lsc@lscdenver.com](mailto:lsc@lscdenver.com)

August 5, 2022

Ms. Michelle Haynes  
Community Development Department  
Planning Division  
455 Mountain Village  
Boulevard Mountain  
Village, CO 81435 970-  
728-1392

Re: Mountain Village  
Hotel Site  
Circulation and  
Sight Distance  
Evaluation  
Mountain Village,  
CO LSC #220780

Dear Ms. Hayes:

LSC Transportation Consultants, Inc. has been retained by Vault Design Group to prepare a site circulation and sight distance evaluation including a review of the swept path of various vehicles accessing the site as well as checking the available sight distance at each site access point on Mountain Village Boulevard. We are in the process of conducting the work and plan to have the report completed by August 18, 2022.

Respectfully submitted,

LSC Transportation Consultants, Inc.

By:   
Christopher S. McGranahan, P.E., PTOE

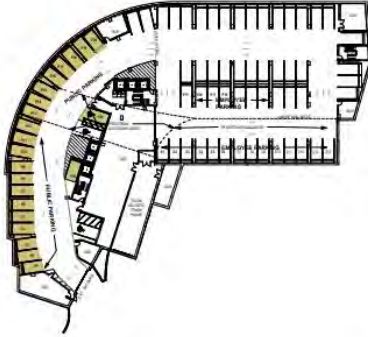
CSM/wc

W:\LSC\Projects\2022\220780-MountainVillage\Report\MtnVillage-memo.wpd

# EXHIBIT C

## G2 - PARKING

- TWENTY TWO (22) DEDICATED TOWN PARKING SPACES
- 1 EV CHARGING STATION
- 6 EV READY



DEDICATED TOWN PARKING - PUBLIC BENEFITS

## PLAZA LEVEL & MVB

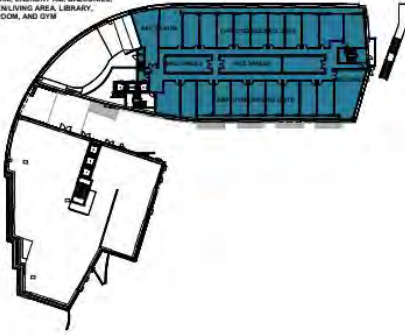
- NEW SNOW MELT SIDEWALKS
- ACCESS FROM STREET (NWB) TO PLAZA
- COMMERCIAL SPACES OPEN ALL YEAR
- PUBLIC FACILITIES



PEDESTRIAN MOVEMENT & COMMERCE - PUBLIC BENEFITS

## MEZZANINE

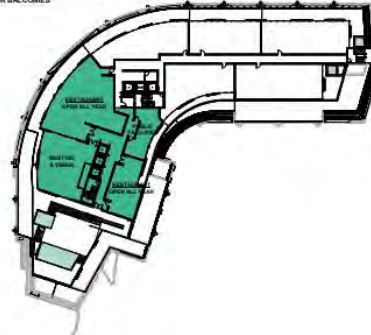
- 20 EMPLOYEE HOUSING UNITS
- EMPLOYEE RETENTION INCENTIVE SPACE
- SEPARATE AND PRIVATE ENTRIES
- MEDIA RM, LAUNDRY RM, BALCONIES, KITCHEN/LIVING AREA, LIBRARY, GAMEROOM, AND OFFICE



EMPLOYEE HOUSING - PUBLIC BENEFITS

## LEVEL 6

- TWO (2) RESTAURANTS, OPEN ALL YEAR
- PUBLIC FACILITIES
- CONFERENCE/ MEETING VENUE SPACE
- OUTDOOR BALCONIES



LEVEL 6 PUBLIC SPACES - PUBLIC BENEFITS

**Major PUD Amendment Application – Narrative**  
**Lot 109R, Town of Mountain Village, San Miguel County, Colorado**

**Submitted August 7, 2022<sup>1</sup>**

This development narrative (this “**Development Narrative**”) is submitted in connection with that certain Major PUD Amendment Application (“**Application**”) submitted by Tiara Telluride, LLC, a Colorado limited liability company (“**Tiara**”) with respect to Lot 109R, Town of Mountain Village, San Miguel County, Colorado (“**Lot 109R**”), according to the plat recorded in the office of the Clerk and Recorder of San Miguel County (the “**Clerk’s Office**”) March 18, 2011 at Plat Book 1, Page 4455, Reception No. 416994 (the “**2011 Replat**”). Tiara is the current owner of Lot 109R. The Town of Mountain Village (the “**Town**”) is the owner of an immediately adjacent parcel identified as Tract OS-3-BR-2 (“**OS-3-BR-2**”) on the 2011 Replat. A depiction of Lot 109R and OS-3-BR-2 from the 2011 Replat is attached to this Development Narrative as Exhibit A. A Major Subdivision Application for Lot 109R and OS-3-BR-2 and a Design Review Process Application (the “**DRB Application**”) for Lot 109R is being submitted concurrently with the Application.

This Development Narrative includes the following:

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<sup>1</sup> Typo in Section II.A re density requested for Workforce Housing corrected 8.9.2022



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Exhibit A	Excerpt from 2011 Replat Showing Lot 109R and OS-3-BR-2
Exhibit B	Boundary Line Adjustments Between Lot 109R and OS-3-BR-2
Exhibit C	No-Build Zone, Overhangs and Encroachments
Exhibit D - 1	Pedestrian Access – Existing
Exhibit D - 2	Pedestrian Access - Proposed
Exhibit E	Emergency Access Improvements and Village Core Transfer Station
Exhibit F	Employee Housing Unit
Exhibit G	Loading
Exhibit H	Conference Facility
Exhibit I	Reconfigured Lot 109R-Adjacent Plaza Area

I. **Background.**

The Town Council approved a PUD development for a project (the “**Project**”) on Lot 109R (the “**Lot 109R PUD**”) by *Resolution of the Town of Mountain Village, Mountain Village, Colorado, Approval of Final Planned Unit Development Application, Mountain Village Hotel Planned Unit Development, Resolution No. 2010-1208-31*, recorded in the Clerk’s Office on December 10, 2010 under Reception No. 415339 (the “**PUD Approval**”) pursuant to the Town of Mountain Village Land Use Ordinance and all amendments thereto (the “**LUO**”) and the Mountain Village Design Regulations adopted by the Town (the “**Design Regulations**”). In connection with the PUD Approval, the then owner of Lot 109R, MV Colorado Development Partners, LLC, a Texas limited liability company (“**Original Developer**”) entered into a Development Agreement for Lot 109R, which was recorded in the Clerk’s Office on March 18, 2011 under Reception No. 415339 (the “**Development Agreement**”). The PUD Approval and Development Agreement evidence the granting of a vested property right to a site specific development plan for Lot 109R for a period of five (5) years, expiring December 8, 2015 (the “**Vested Property Right**”). Concurrently with the recordation of the Development Agreement and to implement the approvals set forth in the PUD Approval and agreements set forth in the Development Agreement, the 2011 Replat was recorded together with:

- Various “**Lot 109 Project Easements**” listed in the 2011 Replat as follows:

<b>Easement</b>	<b>Recording Date</b>	<b>Recording References</b>
Permanent Underground Structures	March 18, 2011	418001
Vehicular Access	March 18, 2011	418002
Mt Village Blvd	March 18, 2011	418003
Utilities	March 18, 2011	418004
Plaza Usage	March 18, 2011	418000

- That certain Declaration of Covenants and Restrictions (Hotel Operator and Hotel Amenities, Facilities and Services Covenant) recorded in the Clerk’s Office March 18, 2011 under Reception No. 416998 (the “**Hotel Covenant**”).

In 2013 the LUO and Design Regulations were repealed and replaced with the Town of Mountain Village Community Development Code (the “**CDC**”) pursuant to Ordinance No. 2013-01. Pursuant to Section 17.4.12.I.6 of the CDC, PUDs approved prior to the effective date of the CDC are valid and enforceable under the terms and conditions of the approved development agreements. The terms and conditions of the Lot 109R PUD incorporate by reference the definitions, provisions, and requirements LUO. Section 17.4.12.I.6 of the CDC also provides that modifications to such PUD may be proposed pursuant to the PUD amendment process under the CDC.

The Vested Property Right was subsequently extended for a period of five (5) years, expiring December 8, 2020, pursuant to Ordinance No. 2015-07 recorded in the Clerk’s Office on August 5, 2015 under Reception No. 438753 (the “**First Vesting Period Extension Ordinance**”). At that time the Development Agreement was modified consistent with the First Vesting Period

Extension Ordinance by First Amendment to Development Agreement recorded in the Clerk's Office August 5, 2015 under Reception No. 438754 (the "**First Amendment to Development Agreement**").

The Vested Property Right was further extended for an additional period of two (2) years, expiring December 8, 2022, pursuant to Ordinance No. 2020-16 recorded in the Clerk's Office on December 21, 2020 under Reception No. 467309 (the "**Second Vesting Period Extension Ordinance**"). At that time the Development Agreement, as amended by the First Amendment to Development Agreement, was further modified consistent with the Second Vesting Period Extension Ordinance by Second Amendment to Development Agreement recorded in the Clerk's Office December 21, 2020 under Reception No. 467310 (the "**Second Amendment to Development Agreement**").

II. **Proposed Amendments.**

A. **Unit Mix and Proposed Density Transfer.** The PUD Approval designates the following land uses and density:

**DESIGNATED EXISTING LAND USES FOR THE PROPERTY:**

Approved Density/Commercial SF			
	# Units	Density Per	Total Density
Efficiency Lodge Units	66	.5	33
Lodge Units	38	.75	28.5
Unrestricted Condominium Units	20	3	60
Employee Apartment	1	3	3
Commercial SF	20,164		
	Total Density		124.5

Of the 66 Efficiency Lodge Units, the Development Agreement requires 40 to be owned, operated and dedicated for use only as hotel rooms for use and occupancy by hotel guests staying there for short term accommodation as part of the hotel and not as condo-hotel units owned by third parties (the “**Hotel Rooms**”). Tiara proposes to increase the total Hotel Rooms by 10 to 50 (and to eliminate all for-sale Efficiency Lodge Units). Tiara also proposes to add a second Employee Apartment and 18 Employee Dorms (see Item II.C below). The proposed change would result in the following amended uses and density for the Project:

**PROPOSED ZONING/LAND USES/DENSITIES FOR THE PROPERTY:**

Approved Density/Commercial SF			
	# Units	Density Per	Total Density
Efficiency Lodge Units (allocated as Hotel Rooms)	50	.5	25
Lodge Units	31	.75	23.25
Unrestricted Condominium Units	20	3	60
Employee Apartment	2	3	6
Employee Dorm	18	1	18
Commercial SF	26,468		
	Total Density		132.25

In order to accommodate some of the Employee Apartments and/or Employee Dorms proposed for the Project, Tiara is proposing a transfer to the Project of 21 units of density from the Town’s density bank and/or the creation and allocation to Lot 109R of 21 units of bonus density for new Workforce Housing (as defined in CDC Section 17.8.1).

The Employee Apartments and Employee Dorms will be made subject to Workforce Housing Restrictions in accordance with CDC Section 17.3.9.B and the definition of such term set forth in CDC Section 17.8.1. Pursuant to CDC Section 17.3.7.B.3 and the definition of Density Limitation set forth in Section 17.8.1, new Workforce Housing density created by the Town subject to the Workforce Housing Restriction (as defined in CDC Section 17.3.9.B) is not included in the density limitation calculation established by agreement between San Miguel County and the Town.

In the event it ultimately turns out that excess density has been allocated to Lot 109R, it will be placed in the density bank. Any reallocations of density back to Lot 109R to accommodate future changes to the type, mix or configuration of individual units will be reviewed and approved in accordance with the CDC, provided that the type, mix or configuration of individual Employee Apartments and Employee Dorms may be initiated by the owner of fee title to the Employee Housing Unit as set forth and subject to the requirements and limitations set forth in Item II.C below.

**B. Hotel Operator.** Six Senses and Tiara have signed a letter of intent for Six Senses to serve as the Hotel Operator (as defined in the Development Agreement). Six Senses is an ultra-luxury hotel resort and spa operator that strives to reawaken its guests senses with wellness offerings and experiences that are out of the ordinary, integrating with the local fabric and culture while remaining in tune with the wider world. Six Senses operates hotels and resorts in such diverse locations as Bhutan, the Mantiqueira Mountains of Brazil, Fort Barwara India, Savoie France, and the Maldives. Building a project that satisfies the brand standards of Six Senses increases the total cost of the project from a price per square foot of \$300 to a price per square foot of \$600.

**C. Unit Mix – Workforce Housing.** Pursuant to the PUD Approval, Lot 109R was approved for uses including one Employee Apartment with a total density under the CDC of 3. Tiara proposes to significantly expand the Workforce Housing on Lot 109R to two Employee Apartments and 18 Employee Dorms, each Employee Dorm comprised of individual sleeping rooms accommodating three people all at an estimated cost of \$7,950,250 (with a cumulative sale value of approximately \$20,000,000 if sold individually and not subjected to employee housing restrictions). Tiara also proposes to provide common amenities for the use of employee residents of the Project, such as shared kitchen and recreational facilities and a laundry (the “**Employee Amenities**”). Toward those ends, Tiara would create a single condominium unit (the “**Employee Housing Unit**”) which would be subject to a Workforce Housing Restriction limiting the use of such condominium unit to two Employee Apartments, 18 Employee Dorms, and Employee Amenities (and allowing Employee Amenities within the Employee Housing Unit to be changed, expanded or eliminated provided shared kitchen and recreational facilities are always provided) (the “**Employee Housing Unit Restriction**”). Notwithstanding the foregoing, the type, mix or configuration of individual Employee Apartments and Employee Dorms, including changes that result in increases or decreases in density used at the Project or in changes to use designations may be initiated by the owner of fee title to the Employee Housing Unit, without any requirement that such change be initiated or joined by owners of fee title to at least 67% of the real property within the PUD or an individual or entity having the written

permission of owners of fee title to at least 67% of the real property within the PUD, provided the Employee Housing Unit continues to be used for Employee Apartment, Employee Dorm, and Employee Amenities and the other portions of the property within the PUD are not adversely affected thereby (an “**Employee Housing Unit PUD Amendment**”). Subject to the foregoing, an Employee Housing Unit PUD Amendment will be reviewed and approved in accordance with the CDC. The Employee Housing Unit will be located on the mezzanine level of the Project and will be approximately 14,455 square feet in size, as shown on the attached Exhibit F.

**D. Lodge Unit Configuration; Ownership and Participation in Rental Management Program.** Tiara requests a variation/waiver to the definition of Lodge Unit set forth in the Zoning Designations of CDC Section 17.8.1 contemplating that a Lodge Unit contain a “mezzanine” as defined in the CDC. The Lodge Units in the Project will not contain a mezzanine.

As noted in Item II.A above, all 50 Efficiency Lodge Units in the Project will be owned, operated and dedicated for use only as Hotel Rooms for use and occupancy by hotel guests staying there for short term accommodation as part of the hotel and not as condo-hotel units owned by third parties. The Hotel Operator will operate a “**Rental Management Program**” which means and refers to the rental management and accommodations styled program operated on the Property. The Hotel Rooms will be rented under the Rental Management Program for usage periods of less than 30 days (“**Short Term Rentals**”). The Hotel Rooms will be part of the Hotel Facilities Unit (consisting of the Hotel Rooms, lobby area, front desk and associated office, and similar areas of the Project that are necessary for the operation of the hotel) and may be condominiumized to enable common ownership with other components of the Hotel Facilities Unit, provided that all of the Hotel Facilities Unit will be under one common ownership, which may change from time to time.

Consistent with the PUD Approval, the Lodge Units and Unrestricted Condominium Units will each be condominiumized as separate individual airspace units. Also consistent with the PUD approval, the Project condominium documents and the management contract with the Hotel Operator will allow each of the Lodge Units and Unrestricted Condominium Units to be included in the Rental Management Program, provided, however, that in no event will the owner of any Lodge Unit and Unrestricted Condominium Unit be required to place such units in the Rental Management Program or to use the Hotel Operator to rent their unit if they elect to rent the unit. Furthermore, Lodge Units and Unrestricted Condominium Units may be rented as part of the Rental Management Program or otherwise for Short Term Rentals or for usage periods of up to one year (“**Long Term Rentals**”).

The Declaration of Covenants and Restrictions (Hotel Operator and Hotel Amenities, Facilities and Services Covenant) recorded in Reception No. 416997 in the Clerk’s Office (the “**Hotel Covenant**”) will be modified consistent with changes proposed in the Application for Tiara Telluride and based on comments of the Hotel Operator prior to second reading.

E. **Adjustments in Boundaries of Lot 109R and OS-3-BR-2.** Based on the plans for the development of the property approved by the PUD Approval, the lots within the boundaries of the plan were replatted by the 2011 Replat into Lot 109R, owned by the Original Developer, and OS-3-BR-2, owned by the Town. Note 12 of the 2011 Replat states:

Lot 109R has been configured so that the boundary lines of Lot 109R will coincide with the structural components of the proposed building in the Project.

As shown in the Proposed Development Plan submitted with this application and as further described in the Development Narrative included in the DRB Application, Tiara proposes a new design for the Project with a more rounded shape sensitive to the topography of the land and surrounding properties within the Village Center. In order to accommodate this new shape and keep Lot 109R configured so that the boundary lines of Lot 109R will coincide with the structural components of the proposed building in the Project, Tiara proposes the boundary adjustments described below between Lot 109R and OS-3-BR-2.

Tiara desires to clarify that the parcels to be conveyed to the Town are currently immediately adjacent to OS-3-BR-2 and would be added and incorporated into that parcel—they do not represent far flung pieces of square footage not useful to the Town. Further, ultimately the approval by Town Council of the proposed boundary line adjustments and the related conveyances between Tiara and the Town would, after offsetting the areas to be conveyed to Tiara and added to Lot 109R against those to be conveyed to the Town, result in a total net addition to OS-3-BR-2 of 360 square feet (i.e. the Town would get 360 more square feet than it is giving).

1. **Parcels to be Added to OS-3-BR-2.**

a) Southeast Corner of Lot 109R. A strip of land of varying widths located at the southeast corner of Lot 109R and immediately adjacent to the north of OS-3-BR-2, which strip is indicated in blue on the attached Exhibit B, will be returned to the Town and incorporated into OS-3-BR-2. Currently this strip consists of vacant ground. Tiara proposes to improve this strip together with adjacent positions of OS-3-BR-2 with the pedestrian access stairway described more particularly in Item II.J.2.a below (Pedestrian Access Stairs from Access Tract 89B to Village Center).

b) Southwest Corner of Lot 109R. Three parcels of land located at the southwest corner of Lot 109R and immediately adjacent to the north of OS-3-BR-2, which parcels are shown in blue on the attached Exhibit B, will be returned to the Town and incorporated into OS-3-BR-2. Currently these parcels consist of vacant ground. They were originally intended to

accommodate a circular staircase that will not be a part of the Project as proposed by Tiara.

c) Central Curve Parcels. Two parcels of land located near the concrete walkway running through Lot 109R and immediately adjacent to the north of Tract OS-3-BR, which parcels are shown in blue on the attached Exhibit B, will be returned to the Town and incorporated into OS-3-BR-2. These parcels are no longer needed because the building corners and edges they were intended, in the original proposal for the Project, to accommodate are smoothed and rounded in the new curved configuration of the proposed Project.

2. **Parcels to be Added to Lot 109R.** Structural components of the original Project created a rectangular peninsula of space jutting from a courtyard located on OS-3-BR-2 into Lot 109R. In order to accommodate the more curved shape of the proposed Project, that portion of this peninsula shown in red on the attached Exhibit B will be incorporated into Lot 109R.

As a result of the above-described boundary line adjustments and the related conveyances between Tiara and the Town, a total of 1,328 square feet would be removed from Lot 109R and added to OS-3-BR-2 and a total of 968 square feet would be removed from OS-3-BR-2 and added to Lot 109R. Offsetting the two results in a total addition to OS-3-BR-2 of 360 square feet (.008 acres).

F. **Lot 109R Project Easements Generally.** Certain portions of this Development Narrative propose specific amendments to the Lot 109R Project Easements. Notwithstanding the absence of language from this Development Narrative specifically addressing any Lot 109R Project Easement or any detailed grant made in any Lot 109R Project Easement, Tiara proposes to maintain in full force and effect its rights to the authorized uses permitted under the Lot 109R Project Easements, to add to those authorized uses those additional elements and uses as shown in the Application, and to amend the areas subject to each such Lot 109R Project Easement as necessary to accommodate those elements and uses.

G. **Permanent Structure Easement.** The Lot109R Project Easements include that certain Easement Agreement (Permanent Structure) recorded March 18, 2011 under Reception No. 417001 in the Clerk's Office (the "**Permanent Structure Easement**") related to certain Project Improvements located below grade. Pursuant to the Permanent Structure Easement, the Town granted to Original Owner, its successors and assigns, easements for the following and certain additional authorized uses:

To install, extend, operate, use, repair and maintain those elements of the Project Improvements located below grade (inclusive of, without limitation, commercial space, residential space, storage space, parking garages, parking spaces, snowmelt systems, HVAC systems, mechanical systems, phone systems, boilers, exhaust systems, lights, elevators, stairs, ramps,



drains, pipes, utilities and other like components) and to upgrade these elements for changing needs of the Project and Project Improvements.

Together with:

[T]hose elements of the Project Improvements located below grade (inclusive of, without limitation, footers, walls, foundations, columns, supports and other like components) and to upgrade these elements for changing needs of the Project and Project Improvements.

The Permanent Structure Easement defines “**Project Improvements**” as certain buildings, structures and other improvements comprising the Project. The portion of OS-3-BR-2 subject to the Permanent Structure Easement (the “**Permanent Structure Easement Area**”) is described and depicted on exhibits to the Permanent Structure Easement. Consistent with the PUD Approval, Development Agreement and Permanent Structure Easement, Tiara desires to make the same and similar uses of areas on, over, across and below OS-3-BR-2 as necessary and in those areas shown on the Application, including to accommodate back of house space serving the hotel and other uses within the Project, parking spaces, parking garage, and deliveries. Toward that end, Tiara proposes to maintain in full force and effect its rights to the authorized uses permitted under the Permanent Structure Easement and to expand the easement parcel to expand below-grade portion of OS-3-BR-2 where employee parking is located and requests conditional use approval per CDC Section 17.3.3 Use Schedule for same.

H. **Overhangs and Encroachments.** As noted above, Lot 109R, modified as described in Item II.E above, will be configured so that the boundary lines of Lot 109R will coincide with the structural components of the proposed building in the Project. Tiara’s proposed Project includes those overhangs and encroachments shown on the attached Exhibit C. Tiara requests a modification to the Easement Agreement (Plaza Usage) recorded March 18, 2011 under Reception No. 417000 in the Clerk’s Office (the “**Plaza Usage Easement**”) to accommodate those overhangs and encroachments as shown on the attached Exhibit C.

I. **Assumed Property Line Under the IBC.** As described in Item II.E above, Lot 109R has been configured so that the boundary lines of Lot 109R will coincide with the structural components of the proposed building in the Project. International Building Code (2018) (the “**IBC**”) as adopted by the Town, measures fire separation distance from sides of the building not located adjacent to a street, alley or public way from the adjacent property line, which, under such definition of fire separation distance, would leave a 0 foot fire separation distance. In the event OS-3-BR-2 is not treated under the IBC as a street, alley or public way for purposes of calculating fire separation distance for the Project, Tiara requests an administrative modification to the IBC to, nevertheless, allow fire separation distance to be calculated to an imaginary line halfway between Lot 109R and any building on the opposite side of OS-3-BR-2 and if and as needed as a condition for such administrative modification, Tiara also requests the imposition of a no-build zone or other

covenant encumbering those portions of Tract OS-3-BR-1 immediately adjacent to Lot109R shown on the attached Exhibit C (the “**No-Build Zone**”)

**J. Pedestrian Access.**

1. **Grant by Town to Lot 109R Owner--Plaza Usage Easement.** The Lot109R Project Easements include that certain Easement Agreement (Plaza Usage) recorded March 18, 2011 under Reception No. 417000 in the Clerk’s Office (the “**Plaza Usage Easement**”) related to usage of those portions of OS-3-BR-2 described and depicted on exhibits to the Plaza Usage Easement (the “**Plaza Usage Easement Area**”). Pursuant to the Plaza Usage Easement, the Town granted to Original Owner, its successors and assigns, easements to enable pedestrian access to and from the Project and for certain additional authorized uses. Toward that end, Tiara proposes to maintain in full force and effect its rights to such pedestrian access uses, including emergency egress and areas of refuge under the IBC (and as well as the other authorized uses under the Plaza Usage Agreement).

2. **Easements Benefiting Town and Third Parties.**

a) **Pedestrian Access Stairs from Access Tract 89B to Village Center.** There are a couple of existing easements in place to provide pedestrian access through or in the vicinity of Lot 109R between Access Tract 89-B, on the opposite side of Mountain Village Boulevard to the east, and the plaza area planned for OS-3-BR-2 (the “**Plaza**”), on the west. These easements as well as Access Tract 89-B are shown on an excerpt attached as Exhibit D-1 from the survey of existing conditions included in the Application.

(1) 1987 Easement Reserved to The Telluride Company. Pursuant to a Warranty Deed recorded in the Clerk’s Office March 2, 1987 in Book 434, Pages 474-478, The Telluride Company reserved over Tract 89-A a non-exclusive pedestrian access easement, “for the benefit of all persons who possess ownership in the property commonly referred to as the Mountain Village Planned Unit Development” (the “**1987 Pedestrian Access Easement Reservation**”). In that deed The Telluride Company reserved the right to limit the rights of beneficiaries of the reservation or abolish it, or both. Tract 89-A was vacated by the 2011 Replat but its boundaries are shown on the excerpt of the 2011 Replat attached as Exhibit A.

(2) 2007 Pedestrian Access Easement Agreement with Owner of Various Lots on Opposite Side of Mountain Village Boulevard to East and Northeast of Lot109R. Pursuant to Pedestrian Access Easement Agreement recorded in the Clerk’s Office October 12, 2007 under Reception No. 397446 (the “**2007 Pedestrian Access**”

**Easement**”), the owner of certain lots on the opposite side of Mountain Village Boulevard and to the east and northeast of Lot 109R<sup>2</sup> was granted a pedestrian access easement from Mountain Village Boulevard down toward the Plaza. The location of the pedestrian access easement area is subject to change pursuant to the 2007 Pedestrian Access Easement. The “**2007 Initial Easement Area**” is in the same location as the pedestrian access easement reserved in the 1987 Pedestrian Access Easement Reservation and is identified on the attached Exhibit D - 1. However, the 2007 Pedestrian Access Easement contemplated that the location and configuration of the pedestrian access easement would be adjusted to fit the Project as then designed and as shown on the attached Exhibit D - 1 (the “**2007 Final Easement Area**”) when approvals from the Town were obtained for the development of the Project in that configuration. The 2007 Pedestrian Access Easement also contemplates the possibility of future modifications to the plans for the pedestrian access improvements to be installed pursuant to the 2007 Pedestrian Access Easement.

Tiara proposes to relocate the easements granted pursuant to the 1987 Pedestrian Access Easement Reservation and the 2007 Pedestrian Access Easement to the proposed final location for pedestrian access improvements shown on the attached Exhibit D - 2. Following the boundary line adjustment contemplated in Item II.E the pedestrian access improvements, which will be installed by Tiara at its sole cost and expense, will be located primarily on OS-3-BR-2, as adjusted.

b) **Pedestrian Access from the North to the Village Center.** As shown on Exhibit D - 1, there is a concrete pedestrian walkway that runs from Mountain Village Boulevard south through Lot 109R and the peninsula portion of OS-3-BR-2 and into the Plaza area to the east of Lot 108. There is currently no easement in place for the portions of that walkway located on Lot 109R; provided, however, that the Development Agreement does contemplate in Section 8.7 that the owner of Lot 109R will grant to the Town certain easements, licenses or leases for the benefit of the Town and general public including, as part of the condominium documents for the Project, an easement for public access and use of pedestrian breezeways. Accordingly, consistent with such requirement of the Development Agreement, Tiara will grant to the Town in the condominium documents an easement for such purposes over those portions of the pedestrian walkway located on Lot 109R and will make those improvements to the pedestrian walkway initially described in the in the Proposed Development Plan submitted with this application and as further described in the Development Narrative included in the DRB Application.

<sup>2</sup> Lots 89-1B, 89-1C, 89B, 89-1D, 89-2A, 89-3B, 89-3C, 89-3D TMV per plat recorded Plat Book 1 at page 693, 980 and 1066.

3. **Pedestrian Access from West Side of Shirana to Mountain Village Boulevard.** Tiara proposes to improve pedestrian access from the stairs on the west side of the Shirana to Mountain Village Boulevard to the west by installing a sidewalk.

K. **Emergency Access Improvements.** Tiara will make improvements to OS-3-BR-2 to provide access by emergency vehicles from Mountain Village Boulevard to the Plaza. Those improvements will include a circular drive around the Village Core Transfer Station (the existing trash facility) on Tract OS-3-BR-2 to accommodate emergency vehicles. The improvements will also include an emergency access lane to be located on Tract OS-3BR-1, which emergency access lane will be accessed from the circular drive and terminate at the Plaza (the “**Emergency Access Improvements**”). The circular drive and emergency access lane are shown on the attached Exhibit E. Tiara will also install removable bollards to limit access to the emergency access lane.

L. **Village Core Transfer Station (Existing Trash Facility).** On OS-3BR-2 there is located an existing trash facility (the “**Trash Facility**”) marked in cross-hatching on the attached Exhibit E and housing two 3-yard dumpsters. The Trash Facility is leased from the Town to Bruin Waste Management pursuant to a Commercial Lease Village Core Transfer Station dated October 1, 2020 (the “**Waste Transfer Station Lease**”). The lease term renews annually for successive 1-year terms unless either party provides notice of termination to the other at least 60 days prior to the end of the then-current term. Tiara will replace the existing Trash Facility with an enhanced facility to accommodate trash from the Village Core at an estimated cost of \$800,000. The Waste Transfer Station Lease would be suspended for the period during which such improvements are being made. As recommended by Town Council, a traffic study has also been commissioned in order to identify any operational and physical deficiencies or improvements necessary to accommodate projected traffic volumes and flow resulting from the proposed project. Based on the results of that study Tiara will further refine its proposal for traffic improvements in the area to better accommodate motorists, cyclists, pedestrians and other users.

M. **Parking.**

1. **Number of Spaces.** Tiara proposes to include in the Project a total of 131 parking spaces, including one accessible parking space under the IBC.

a) **Town Parking.** Existing onsite as of the date of this Development Narrative and leased to the Town pursuant to that certain Lease Agreement dated March 1, 2007 between the Town and the Original Developer (as amended, the “**Parking Lease**”) are 22 surface parking spaces, including one handicapped spaces, one delivery space, and two medical spaces (the “**Existing Town Parking Spaces**”). Notwithstanding the foregoing, the PUD Approval and Development Agreement contemplate that the development of the Project will result in the loss of 32 existing surface

parking spaces and so require the developer of the Project to convey 32 covered, garage parking spaces (the “**Replacement Parking**”) to the Town. Further, they require the developer of the Project, as an additional public benefit, to convey an additional 16 covered, garage parking spaces (beyond the Replacement Parking Spaces) to the Town (the “**Additional Parking Spaces**”). The increased size and density of the Employee Housing Unit requires significantly more parking than was previously contemplated. With the foregoing in mind, Tiara proposes to reduce the total number of parking spaces conveyed to the Town to 22 (the “**Town Parking Spaces**”), a number sufficient to replace each and every Existing Town Parking Space currently located on Lot 109R to serve Town residents, businesses, customers, and guests. Tiara shall grant and convey to the Town, pursuant to the recitals of the Lot 109R PUD and Section 8.7 of the Development Agreement and as part of the condominium documents for the Project, necessary and suitable easements or licenses for the benefit of the Town and general public to use the Town Parking Spaces to be installed in the Project.

b) **Employee Dorm Parking.** The Lot 109R PUD does not include any Employee Dorm uses or set forth any parking requirements therefore and the CDC is silent as to any applicable parking requirement. However, per CDC Section 17.5.8.A.5, for uses for which parking requirements are not listed in the CDC, the parking requirements are determined by the review authority based upon the parking requirements of a land use that is similar to the proposed use, other Town parking requirements or professional publications. Pursuant to CDC Section 17.4.2, the review authority for a Final PUD consists of Design Review Board (“**DRB**”) recommendation and Town Council action. In the DRB hearing on May 31, 2022, the DRB required 1 parking space per Employee Dorm.

c) **Updated Parking Table.** Tiara also proposes those additional modifications to parking reflected in the table below.

<b>Use Designation</b>	<b>Required Number of Parking Spaces per Unit</b>	<b>Number of Units (Commercial sf)</b>	<b>Total Parking Required</b>	<b>Total Parking Available Onsite as of Narrative Submittal Date</b>	<b>Total Parking Provided</b>
Efficiency Lodge Units	0.5 per unit	50	25		25
Lodge Units	0.5 per unit	31	16		16
Unrestricted Condominium Units	1 per unit	20	20		20
Employee Apartment	1 per unit	2	2		2
Employee Dorm	1 per unit per 5.31.2022 DRB recommendation	18	18		18
Commercial SF	1 space per 1,000 sq. ft.*	26,468 sq.ft.	27		27
HOA Maintenance Vehicles	1-5		1		1
Town Parking Spaces			48	22	22
<b>Total Parking Spaces</b>			157		131

\*All commercial uses parked at 1/1,000 square feet. Such ratio is consistent with parking for commercial square footage in the Project approved as part of the Lot 109R PUD as set forth in Final PUD Plan for Mountain Village Hotel Issued November 18, 2010, Project Number 08131.100, Cover Sheet/Index and Sheet Index & Project Information, as included in the Mountain Village Hotel Supplemental Information, Issue Date: November 18, 2010, pages 153 and 154. The parking ratio for commercial square footage in the Project approved as part of the Lot 109R PUD was also consistent with that set forth in Section 7-301 of the Design Regulations (1.00 spaces per 1,000 sf). Neither the Lot 109R PUD nor the LUO drew any distinction between parking requirements for low intensity commercial uses and high intensity commercial uses and parked both at 1/1,000 and Tiara proposes to apply that same standard to the Project as amended per the Application.

2. **Tandem Spaces.** Tiara’s proposed configuration of the Project does not include any tandem parking spaces.

3. **Drive Aisle.** Section 17.5.8.C.3 of the CDC requires the driveway and aisle widths for parking garages to be 22 feet. Tiara proposes instead that the drive aisle and parking ramp in the below-grade parking garage will be 18 feet in width, which modification was approved by the Telluride Fire Protection District on March 30, 2022.

4. **Valet Parking for Commercial SF.** Valet service will be performed by attendants who receive, park and return motor vehicles.

5. **Montrose Shuttle Service.** A shuttle service between Montrose and the hotel on Lot 109R will be available to guests.

N. **Sidewalk.** At its sole cost and expense Tiara will construct and install along the southerly boundary of the Mountain Village Boulevard right-of-way adjacent to Lot 109R, two snow melted concrete sidewalks six (6') feet in width, the northerly most .5' of which will be accommodated within the Mountain Village Boulevard right-of-way rather than within the boundaries of Lot 109R. One such sidewalk will run from the east side of the Mountain Village Boulevard bridge down Mountain Village Boulevard on the east side of the Project to the proposed Four Seasons Hotel (the “**Easterly Mountain Village Boulevard Sidewalk**”). The other sidewalk will run from the west side of the Mountain Village Boulevard bridge down Mountain Village Boulevard on the west side of the Project to the Emergency Access Improvements (see Item II.K above) (the “**Westerly Mountain Village Boulevard Sidewalk**”).

The Lot109R Project Easements include that certain Easement Agreement (Mountain Village Blvd Work) recorded March 18, 2011 under Reception No. 417003 in the Clerk’s Office (the “**Mountain Village Blvd Easement**”) related to usage of those portions of the Mountain Village Boulevard right-of-way described and depicted on exhibits to the Mountain Village Blvd Easement (the “**Mountain Village Blvd Easement Area**”). Pursuant to the Mountain Village Blvd Easement, the Town granted to Original Owner, its successors and assigns, easements to enable the planting, installation, and maintenance of landscaping, including necessary irrigation and drainage and for certain additional authorized uses. Toward that end, Tiara proposes to maintain in full force and effect its rights to such uses, to expand the authorized uses under the Mountain Village Blvd Easement to include rights necessary or useful relative to the additional snow melted concrete sidewalks contemplated above, and to amend Mountain Village Blvd Easement Area as necessary to accommodate those additional elements as shown in the Application.

O. **Conference Facility.** The PUD Approval requires the Project to include conference facilities which shall be available for use by owners and guests in the Project and non-owners and guests according to the terms of the Development Agreement. Tiara proposes to provide conference facilities with the following changes:

1. The plans for the Project approved as part of the PUD Approval contemplated those conference facilities being on the plaza level. Tiara will move the conference facilities up to level 6 of the Project with a view to the north, as shown on the attached Exhibit H.
2. The PUD Approval requires the Project to include two conference rooms. Tiara proposes to provide one conference room subdividable as provided below.
3. The Development Agreement adds requirements for the conference rooms to be dividable into four smaller rooms by industry standard dividers. The conference room in the Project would be dividable into 2 to 4 smaller rooms.
4. The Development Agreement requires the conference rooms to be offered to the public for market rent at rates comparable to those charged for the Telluride Conference Center. Tiara proposes instead that the conference rooms be offered for market rent at rates comparable to those charged for facilities of a comparable quality, located in an upper floor (6<sup>th</sup> floor or above) of the building in which they are located, with views comparable to those available from the proposed conference facility in the Project, and in similar caliber resort communities (“**Market Rates**”).

The Development Agreement requires the conference room to be available for rental in concert with other conferences or special events occurring in the Town when not booked for other functions, provided that the Owner, Project Association and Management Company may establish commercially reasonable rules, regulations and other restrictions that will govern the use of the conference rooms in a uniform manner. Tiara desires to clarify that the Conference Center shall be available under such circumstances for rental at Market Rates.

**P. Reconfiguration and Bifurcation of Plaza Improvements.** The PUD Approval and Development Agreement require the owner of Lot 109R to, without expense to the Town, improve portions of OS-3-BR-2 shaded on Exhibit “C” to the Development Agreement (referred to in the Development Agreement as the Area of Plaza Improvements) with certain Plaza Improvements (as defined in the Development Agreement). The Area of Plaza Improvements consists of two parcels: (1) a portion immediately adjacent to the south of Lot 109R (the “**Lot 109R-Adjacent Plaza Area**”), and (2) a parcel to the south of the Westermere project and adjacent to the pond near the Village Core (the “**Village Pond Area**”). Tiara notes that any improvements to the Village Pond Area would likely be damaged or destroyed in connection with the development of Lot 161CR. Accordingly, Tiara proposes that, rather than Tiara making such improvements, at the time Tiara submits its application for a building permit, Tiara will deposit with the Town the estimated cost of the improvements to the Village Pond Area in the amount of \$250,000, to be applied to the improvement of the Village Pond Area by the Town or another party at the appropriate time for the making of such improvements. Tiara will improve the Lot 109R-Adjacent Plaza Area, as reconfigured in accordance with Item II.E above and consistent with the new plans for the Lot 109R-Adjacent Plaza Area included in the Application, such area being indicated on the attached Exhibit I. Tiara will also, at its sole cost and expense,



construct those additional pedestrian, vehicular, and Emergency Access Improvements as shown on the Proposed Development Plans submitted with this Application and will improve the Westermere Breezeway and the associated path through such breezeway (up to the Village Pond Area) in substantial accordance with the Proposed Development Plans submitted with this Application, subject to Section 7.2.8 of the Development Agreement.

Q. **Lot 109R-Adjacent Plaza Area Improvements.** Tiara shall, without cost or expense to the Town, construct and install those certain “**Plaza Improvements**” reflected in the Final PUD Plans. The Plaza Improvements shall include two snow melt systems and drainage systems: (a) one which will serve the east side of the Plaza Improvements, the porte cochere for the Project, and the Easterly Mountain Village Boulevard Sidewalk and will be operated, maintained, repaired and replaced by and at the sole cost and expense of the Project Association and (b) the other to be installed as part of the work to replace the Trash Facility, which facilities will serve the west side of the Plaza Improvements, the Emergency Access Improvements, and the Westerly Mountain Village Boulevard Sidewalk and will be operated, maintained, repaired and replaced by the Town (the “**Town Snow Melt Improvements**”). It is anticipated that some or all of the Town Snow Melt Improvements, including the boilers, will need to be located below-grade on OS-3-BR-2. Accordingly, Tiara proposes to accommodate such improvements as part of the Permanent Structure Easement described in Item II.G above.

R. **Public Restrooms.** Tiara shall grant and convey to the Town, pursuant to Section 7.2.5 of the Lot 109R PUD and Section 8.7 of the Development Agreement and as part of the condominium documents for the Project, necessary and suitable easements or licenses for the benefit of the Town and general public to use the public restrooms to be installed in the Project.

S. **Mitigation Fee.** The PUD Approval requires payment of an employee housing mitigation payment to the Town in the sum of \$996,288 (“**Mitigation Payment**”), which is payable simultaneously with the issuance of the initial building permit, excluding a standalone excavation permit for the Project. The PUD Approval contemplates that Mitigation Payment will be used for public purposes, including employee housing, transportation or trash facility relocation.

The PUD Approval requires application of 60% of the Mitigation Payment, or roughly \$598,000, for employee housing purposes. In addition to making the full Mitigation Payment, as described in Item II.C above, on-site employee housing is to be increased from one employee to 56 employees with shared kitchen and recreational facilities and a laundry, and parking (applicant estimated cost \$7,950,250 with a cumulative sale value of approximately \$20,000,000 if sold individually and not subjected to employee housing restrictions).

The Development Agreement requires \$250,000 of the Mitigation Payment to be applied to the relocation of the trash facility. In addition to making the full Mitigation Payment, as described in Item II.L above, Tiara proposes, at its sole cost

and expense, to replace the existing Trash Facility with an enhanced facility with improved capacity and efficiencies at an estimated cost of \$800,000.

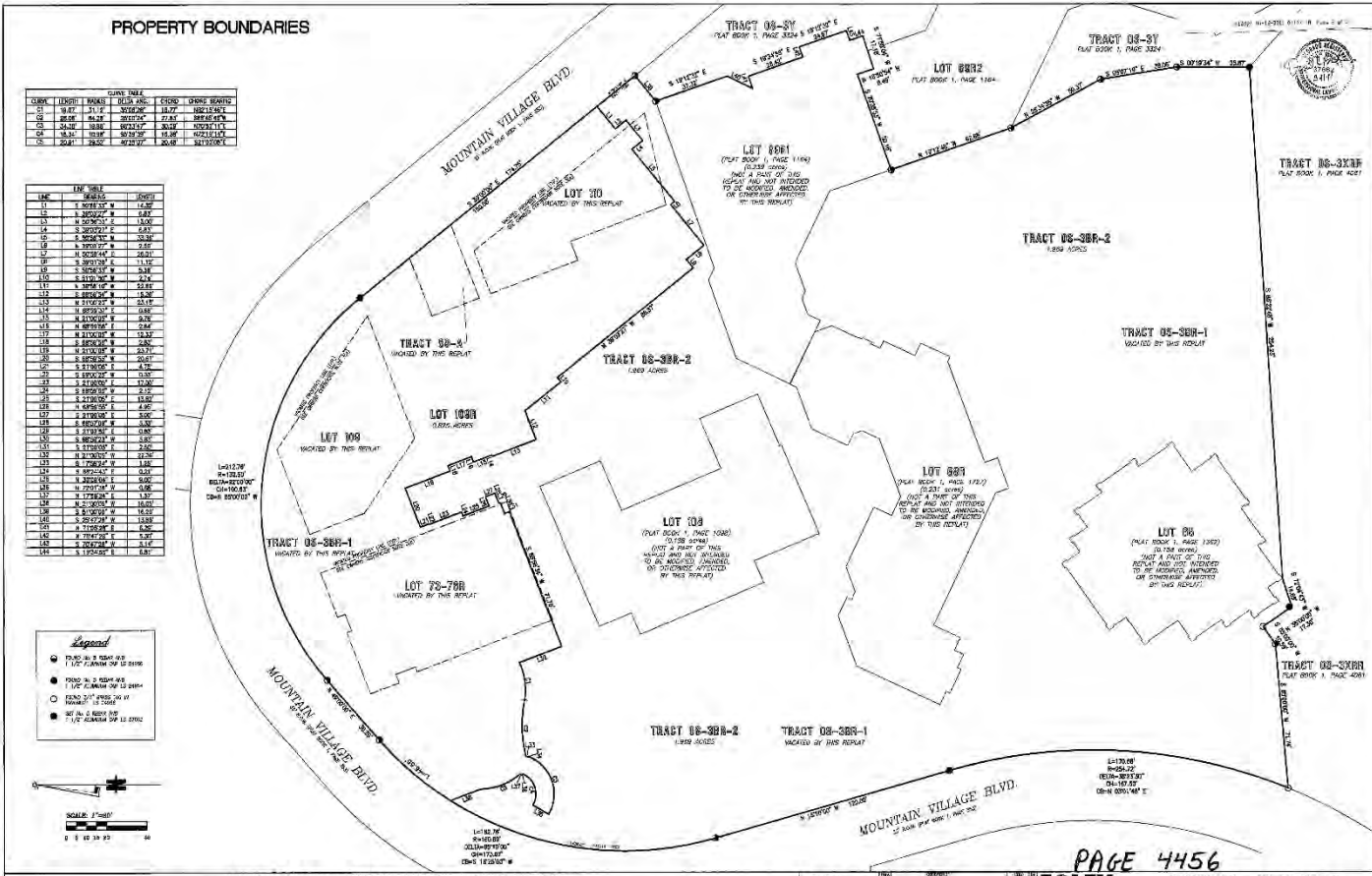
T. **Vesting Period.** Tiara proposes a standard vesting period of 3 years following the date of the Town Council ordinance approving the Application, as provided in CDC Section 14.4.12.D.1.c.iii.

U. **Maximum Height and Maximum Average Height-No Change to Lot 109R PUD.** No changes are proposed to the current maximum building height or maximum average height approved for Lot 109R under the Lot 109R PUD.

**EXHIBIT A**

**Excerpt from 2011 Replat Showing Lot 109R and OS-3-BR-2**

[See attached.]



CHNK	LENGTH	BEARING	AREA	CHNK BEARING
01	18.87	S 11° 12' 30.52" E	18.77	S 11° 12' 30.52" E
02	30.00	S 84° 51' 00.00" W	7.34	S 84° 51' 00.00" W
03	34.20	S 84° 51' 00.00" W	8.32	S 84° 51' 00.00" W
04	35.81	S 84° 51' 00.00" W	9.38	S 84° 51' 00.00" W
05	30.41	S 84° 51' 00.00" W	8.19	S 84° 51' 00.00" W

LINE	BEARING	LENGTH
11	S 89° 52' 30" W	12.80
12	S 89° 52' 30" W	12.80
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**Legend**

- PLYWOOD SIGN
- 1/2" ALUMINUM SIGN
- 1/2" ALUMINUM SIGN
- 1/2" ALUMINUM SIGN
- 1/2" ALUMINUM SIGN



LOT 109R AND TRACT 08-3BR-2, TOWN OF MOUNTAIN VILLAGE  
 A REPLAT OF LOTS 73 - 76R, 109, 110, TRACT 89-A AND TRACT 08-3BR-1, TOWN OF MOUNTAIN VILLAGE  
 LOCATED WITHIN THE NE 1/4 OF SECTION 8, T48N, R30W AND THE SE 1/4 OF SECTION 34, T48N, R30W, UNPLAT, LING WITHIN THE INCORPORATED TOWN OF MOUNTAIN VILLAGE, COUNTY OF SAN MIGUEL, STATE OF COLORADO

DATE	10/1/2010
BY	DAVID J. HARRIS
CHECKED	DAVID J. HARRIS
DATE	10/1/2010

**FOLEY ASSOCIATES, INC.**  
 670-758-6150 977-738-6050 FAX  
 P.O. BOX 1380  
 125 NW PACIFIC SUITE B-1  
 STELLAIREN, COLORADO 81400  
 www.foleyassociates.com

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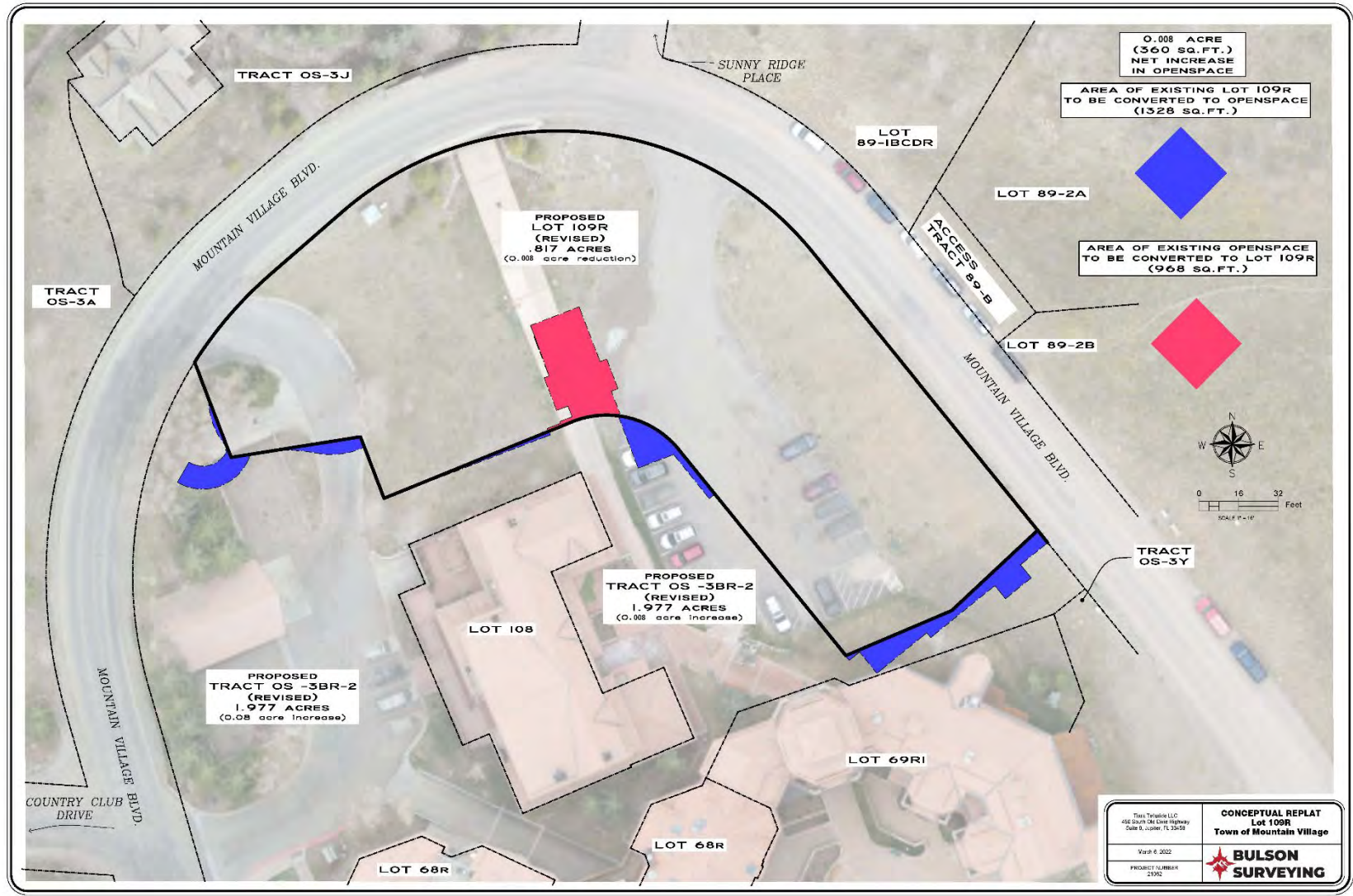
1-4456 2/4

SKLD, Inc. FN SK11754 SM 419919.005

**EXHIBIT B**

**Adjustments in Boundary Lines Between Lot 109R and OS-3-BR-2**

[See attached.]



Title: Tangle LLC 450 South 96th Highway Suite B, Cooper, FL 33428	<b>CONCEPTUAL REPLAT</b> <b>Lot 109R</b> <b>Town of Mountain Village</b>
Date: 6/2022 Project Number: 2102	<b>BULSON</b> <b>SURVEYING</b>

**EXHIBIT C**

**No-Build Zone, Overhangs and Encroachments**

[See attached.]

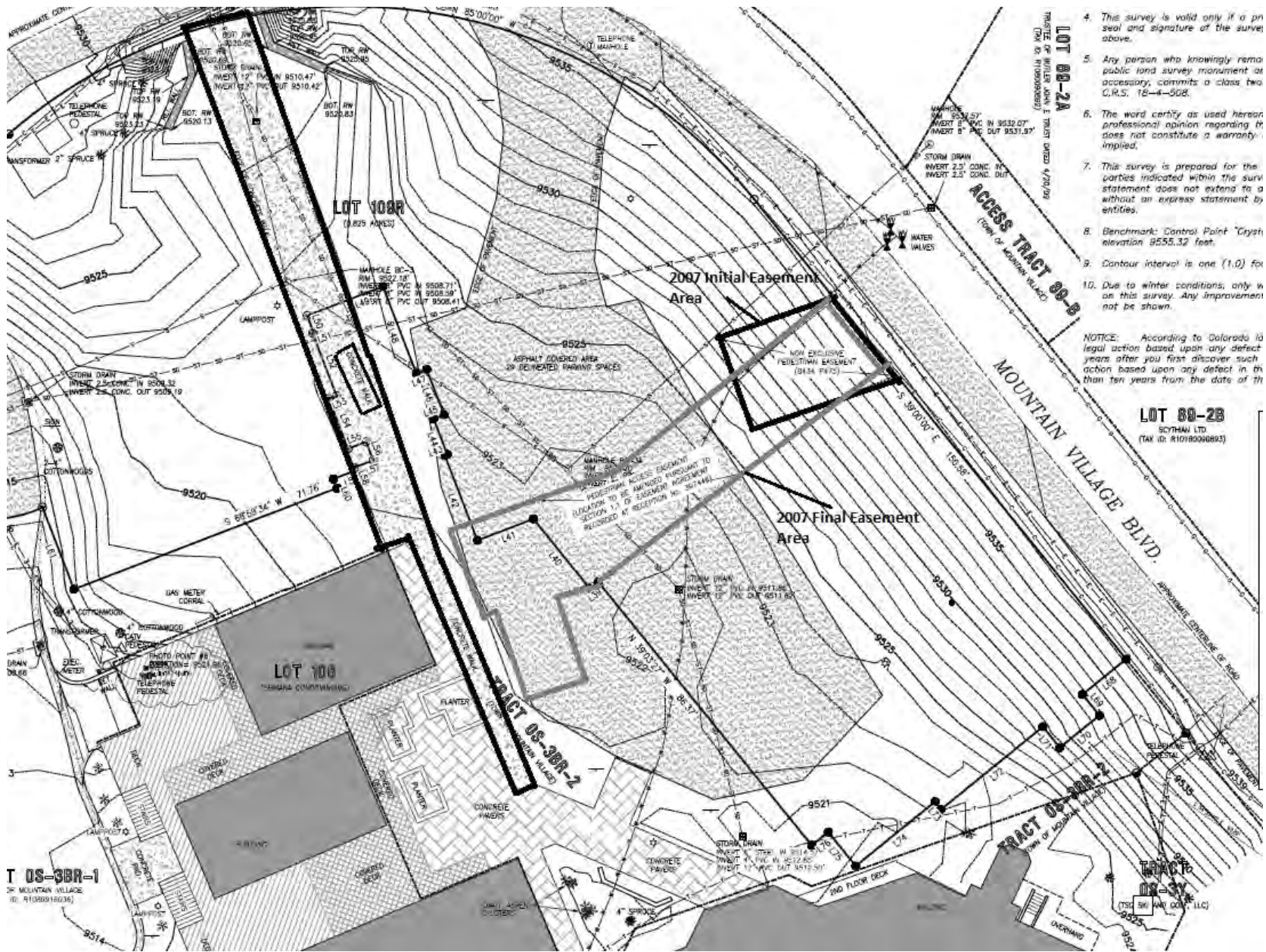




**EXHIBIT D - 1**

**Pedestrian Access – Existing**

[See attached.]



4. This survey is valid only if a professional seal and signature of the surveyor are present above.
5. Any person who knowingly removes, tampers with, or destroys any public land survey monument or necessary, commits a class two C.R.S. 18-6-508.
6. The word certify as used hereon is the professional opinion regarding it does not constitute a warranty implied.
7. This survey is prepared for the parties indicated within the survey statement does not extend to a third party without an express statement by the parties.
8. Benchmark: Control Point "Cryst" elevation 9555.32 feet.
9. Contour interval is one (1.0) foot.
10. Due to winter conditions, only a portion of this survey may not be shown.

NOTICE: According to Colorado law, this survey is not a warranty of title or legal action based upon any defect in the survey or any defect in the title of the land shown hereon more than ten years from the date of the survey.

**LOT 88-2B**  
SCYTHAN LTD.  
(TAX ID: 810195008923)

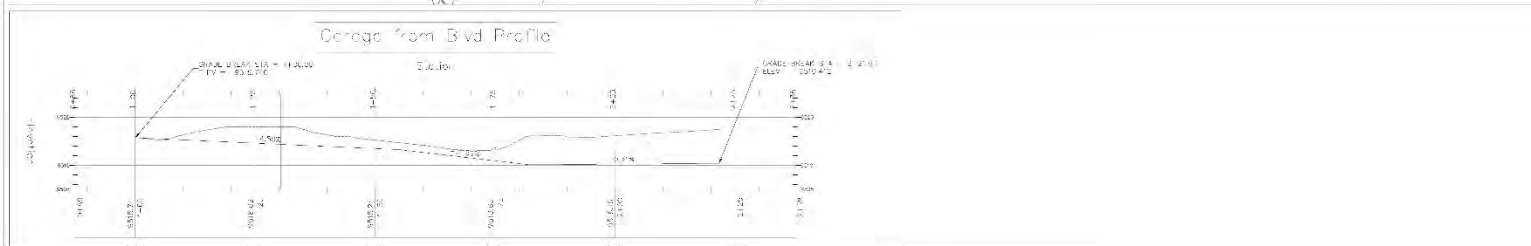
**T 05-38B-1**  
MOUNTAIN VILLAGE  
(TAX ID: 810388180335)

**EXHIBIT D - 2**

**Pedestrian Access – Proposed**

[See attached.]





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

DATE: 05/11/10  
 DRAWN BY: [Signature]

Lot 109R  
 Mtn. Village, CO

**NOT FOR CONSTRUCTION**

Site Grading  
 with  
 Garage Access  
 Profile

**C2.1**

**EXHIBIT E**

**Emergency Access Improvements**

[See attached.]

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1 LEVEL G1/PLAZA  
1/8" = 1'-0"



Consultants

Mountain Village Telluride

Owner

Operator

Rev. Date

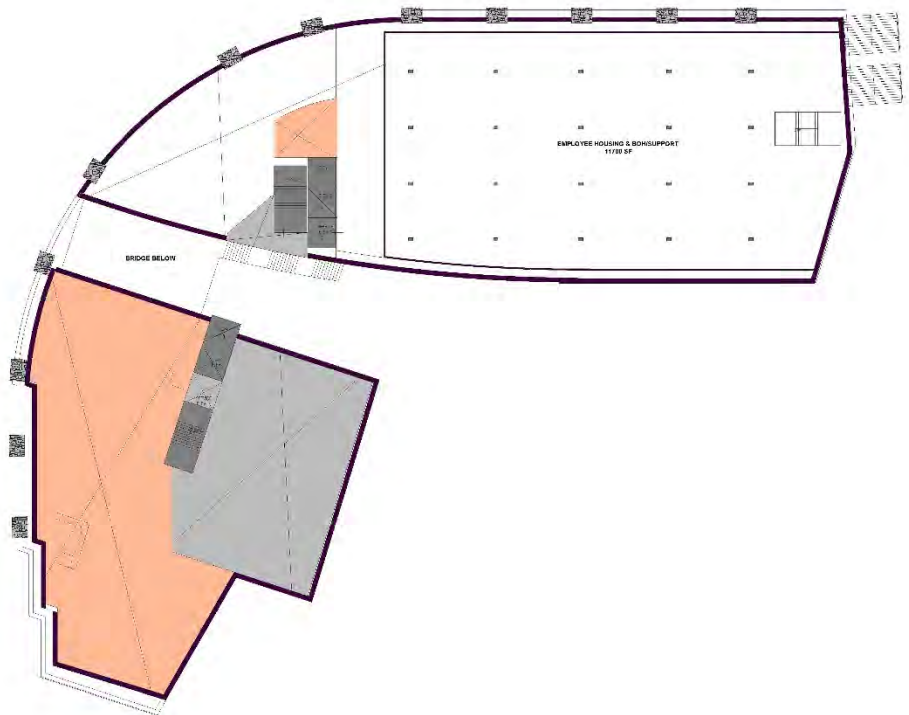
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**EXHIBIT F**

**Employee Housing Unit**

[See attached.]



UNIT SUMMARY					
UNIT #	UNIT TYPE	UNIT SIZE	UNIT PRICE	UNIT VALUE	UNIT TOTAL
101-1	1-BED	450	100,000	45,000,000	1
101-2	2-BED	700	150,000	105,000,000	1
101-3	3-BED	1,000	200,000	200,000,000	1
101-4	4-BED	1,200	250,000	300,000,000	1
101-5	5-BED	1,500	300,000	450,000,000	1
101-6	6-BED	1,800	350,000	630,000,000	1
101-7	7-BED	2,000	400,000	800,000,000	1
101-8	8-BED	2,200	450,000	990,000,000	1
101-9	9-BED	2,500	500,000	1,250,000,000	1
101-10	10-BED	2,800	550,000	1,540,000,000	1
101-11	11-BED	3,000	600,000	1,800,000,000	1
101-12	12-BED	3,200	650,000	2,080,000,000	1
101-13	13-BED	3,500	700,000	2,450,000,000	1
101-14	14-BED	3,800	750,000	2,850,000,000	1
101-15	15-BED	4,000	800,000	3,200,000,000	1
101-16	16-BED	4,200	850,000	3,570,000,000	1
101-17	17-BED	4,500	900,000	4,050,000,000	1
101-18	18-BED	4,800	950,000	4,560,000,000	1
101-19	19-BED	5,000	1,000,000	5,000,000,000	1
101-20	20-BED	5,200	1,050,000	5,460,000,000	1
101-21	21-BED	5,500	1,100,000	6,050,000,000	1
101-22	22-BED	5,800	1,150,000	6,660,000,000	1
101-23	23-BED	6,000	1,200,000	7,200,000,000	1
101-24	24-BED	6,200	1,250,000	7,750,000,000	1
101-25	25-BED	6,500	1,300,000	8,450,000,000	1
101-26	26-BED	6,800	1,350,000	9,180,000,000	1
101-27	27-BED	7,000	1,400,000	9,800,000,000	1
101-28	28-BED	7,200	1,450,000	10,440,000,000	1
101-29	29-BED	7,500	1,500,000	11,250,000,000	1
101-30	30-BED	7,800	1,550,000	12,090,000,000	1
101-31	31-BED	8,000	1,600,000	12,800,000,000	1
101-32	32-BED	8,200	1,650,000	13,530,000,000	1
101-33	33-BED	8,500	1,700,000	14,425,000,000	1
101-34	34-BED	8,800	1,750,000	15,360,000,000	1
101-35	35-BED	9,000	1,800,000	16,200,000,000	1
101-36	36-BED	9,200	1,850,000	17,060,000,000	1
101-37	37-BED	9,500	1,900,000	18,025,000,000	1
101-38	38-BED	9,800	1,950,000	19,110,000,000	1
101-39	39-BED	10,000	2,000,000	20,000,000,000	1
101-40	40-BED	10,200	2,050,000	20,910,000,000	1
101-41	41-BED	10,500	2,100,000	21,975,000,000	1
101-42	42-BED	10,800	2,150,000	23,124,000,000	1
101-43	43-BED	11,000	2,200,000	24,200,000,000	1
101-44	44-BED	11,200	2,250,000	25,300,000,000	1
101-45	45-BED	11,500	2,300,000	26,425,000,000	1
101-46	46-BED	11,800	2,350,000	27,584,000,000	1
101-47	47-BED	12,000	2,400,000	28,800,000,000	1
101-48	48-BED	12,200	2,450,000	30,090,000,000	1
101-49	49-BED	12,500	2,500,000	31,425,000,000	1
101-50	50-BED	12,800	2,550,000	32,840,000,000	1
101-51	51-BED	13,000	2,600,000	34,300,000,000	1
101-52	52-BED	13,200	2,650,000	35,784,000,000	1
101-53	53-BED	13,500	2,700,000	37,325,000,000	1
101-54	54-BED	13,800	2,750,000	38,940,000,000	1
101-55	55-BED	14,000	2,800,000	40,600,000,000	1
101-56	56-BED	14,200	2,850,000	42,330,000,000	1
101-57	57-BED	14,500	2,900,000	44,125,000,000	1
101-58	58-BED	14,800	2,950,000	45,960,000,000	1
101-59	59-BED	15,000	3,000,000	47,850,000,000	1
101-60	60-BED	15,200	3,050,000	49,760,000,000	1
101-61	61-BED	15,500	3,100,000	51,725,000,000	1
101-62	62-BED	15,800	3,150,000	53,754,000,000	1
101-63	63-BED	16,000	3,200,000	55,840,000,000	1
101-64	64-BED	16,200	3,250,000	57,984,000,000	1
101-65	65-BED	16,500	3,300,000	60,180,000,000	1
101-66	66-BED	16,800	3,350,000	62,436,000,000	1
101-67	67-BED	17,000	3,400,000	64,750,000,000	1
101-68	68-BED	17,200	3,450,000	67,124,000,000	1
101-69	69-BED	17,500	3,500,000	69,562,500,000	1
101-70	70-BED	17,800	3,550,000	72,060,000,000	1
101-71	71-BED	18,000	3,600,000	74,620,000,000	1
101-72	72-BED	18,200	3,650,000	77,248,000,000	1
101-73	73-BED	18,500	3,700,000	79,940,000,000	1
101-74	74-BED	18,800	3,750,000	82,704,000,000	1
101-75	75-BED	19,000	3,800,000	85,550,000,000	1
101-76	76-BED	19,200	3,850,000	88,488,000,000	1
101-77	77-BED	19,500	3,900,000	91,507,500,000	1
101-78	78-BED	19,800	3,950,000	94,614,000,000	1
101-79	79-BED	20,000	4,000,000	97,800,000,000	1
101-80	80-BED	20,200	4,050,000	101,070,000,000	1
101-81	81-BED	20,500	4,100,000	104,425,000,000	1
101-82	82-BED	20,800	4,150,000	107,870,000,000	1
101-83	83-BED	21,000	4,200,000	111,405,000,000	1
101-84	84-BED	21,200	4,250,000	115,034,000,000	1
101-85	85-BED	21,500	4,300,000	118,762,500,000	1
101-86	86-BED	21,800	4,350,000	122,596,000,000	1
101-87	87-BED	22,000	4,400,000	126,530,000,000	1
101-88	88-BED	22,200	4,450,000	130,570,000,000	1
101-89	89-BED	22,500	4,500,000	134,722,500,000	1
101-90	90-BED	22,800	4,550,000	138,984,000,000	1
101-91	91-BED	23,000	4,600,000	143,350,000,000	1
101-92	92-BED	23,200	4,650,000	147,828,000,000	1
101-93	93-BED	23,500	4,700,000	152,415,000,000	1
101-94	94-BED	23,800	4,750,000	157,118,000,000	1
101-95	95-BED	24,000	4,800,000	161,940,000,000	1
101-96	96-BED	24,200	4,850,000	166,878,000,000	1
101-97	97-BED	24,500	4,900,000	171,930,000,000	1
101-98	98-BED	24,800	4,950,000	177,092,000,000	1
101-99	99-BED	25,000	5,000,000	182,370,000,000	1
101-100	100-BED	25,200	5,050,000	187,768,000,000	1
101-101	101-BED	25,500	5,100,000	193,290,000,000	1
101-102	102-BED	25,800	5,150,000	198,932,000,000	1
101-103	103-BED	26,000	5,200,000	204,690,000,000	1
101-104	104-BED	26,200	5,250,000	210,560,000,000	1
101-105	105-BED	26,500	5,300,000	216,547,500,000	1
101-106	106-BED	26,800	5,350,000	222,658,000,000	1
101-107	107-BED	27,000	5,400,000	228,897,000,000	1
101-108	108-BED	27,200	5,450,000	235,260,000,000	1
101-109	109-BED	27,500	5,500,000	241,750,000,000	1
101-110	110-BED	27,800	5,550,000	248,372,000,000	1
101-111	111-BED	28,000	5,600,000	255,120,000,000	1
101-112	112-BED	28,200	5,650,000	262,000,000,000	1
101-113	113-BED	28,500	5,700,000	269,025,000,000	1
101-114	114-BED	28,800	5,750,000	276,192,000,000	1
101-115	115-BED	29,000	5,800,000	283,500,000,000	1
101-116	116-BED	29,200	5,850,000	290,956,000,000	1
101-117	117-BED	29,500	5,900,000	298,565,000,000	1
101-118	118-BED	29,800	5,950,000	306,332,000,000	1
101-119	119-BED	30,000	6,000,000	314,260,000,000	1
101-120	120-BED	30,200	6,050,000	322,354,000,000	1
101-121	121-BED	30,500	6,100,000	330,610,000,000	1
101-122	122-BED	30,800	6,150,000	339,034,000,000	1
101-123	123-BED	31,000	6,200,000	347,632,000,000	1
101-124	124-BED	31,200	6,250,000	356,400,000,000	1
101-125	125-BED	31,500	6,300,000	365,345,000,000	1
101-126	126-BED	31,800	6,350,000	374,464,000,000	1
101-127	127-BED	32,000	6,400,000	383,752,000,000	1
101-128	128-BED	32,200	6,450,000	393,216,000,000	1
101-129	129-BED	32,500	6,500,000	402,862,500,000	1
101-130	130-BED	32,800	6,550,000	412,688,000,000	1
101-131	131-BED	33,000	6,600,000	422,690,000,000	1
101-132	132-BED	33,200	6,650,000	432,864,000,000	1
101-133	133-BED	33,500	6,700,000	443,217,500,000	1
101-134	134-BED	33,800	6,750,000	453,756,000,000	1
101-135	135-BED	34,000	6,800,000	464,476,000,000	1
101-136	136-BED	34,200	6,850,000	475,374,000,000	1
101-137	137-BED	34,500	6,900,000	486,457,500,000	1
101-138	138-BED	34,800	6,950,000	497,732,000,000	1
101-139	139-BED	35,000	7,000,000	509,205,000,000	1
101-140	140-BED	35,200	7,050,000	520,874,000,000	1
101-141	141-BED	35,500	7,100,000	532,735,000,000	1
101-142	142-BED	35,800	7,150,000	544,786,000,000	1
101-143	143-BED	36,000	7,200,000	557,024,000,000	1
101-144	144-BED	36,200	7,250,000	569,456,000,000	1
101-145	145-BED	36,500	7,300,000	582,079,000,000	1
101-146	146-BED	36,800	7,350,000	594,890,000,000	1
101-147	14				



**EXHIBIT G**

**Loading**

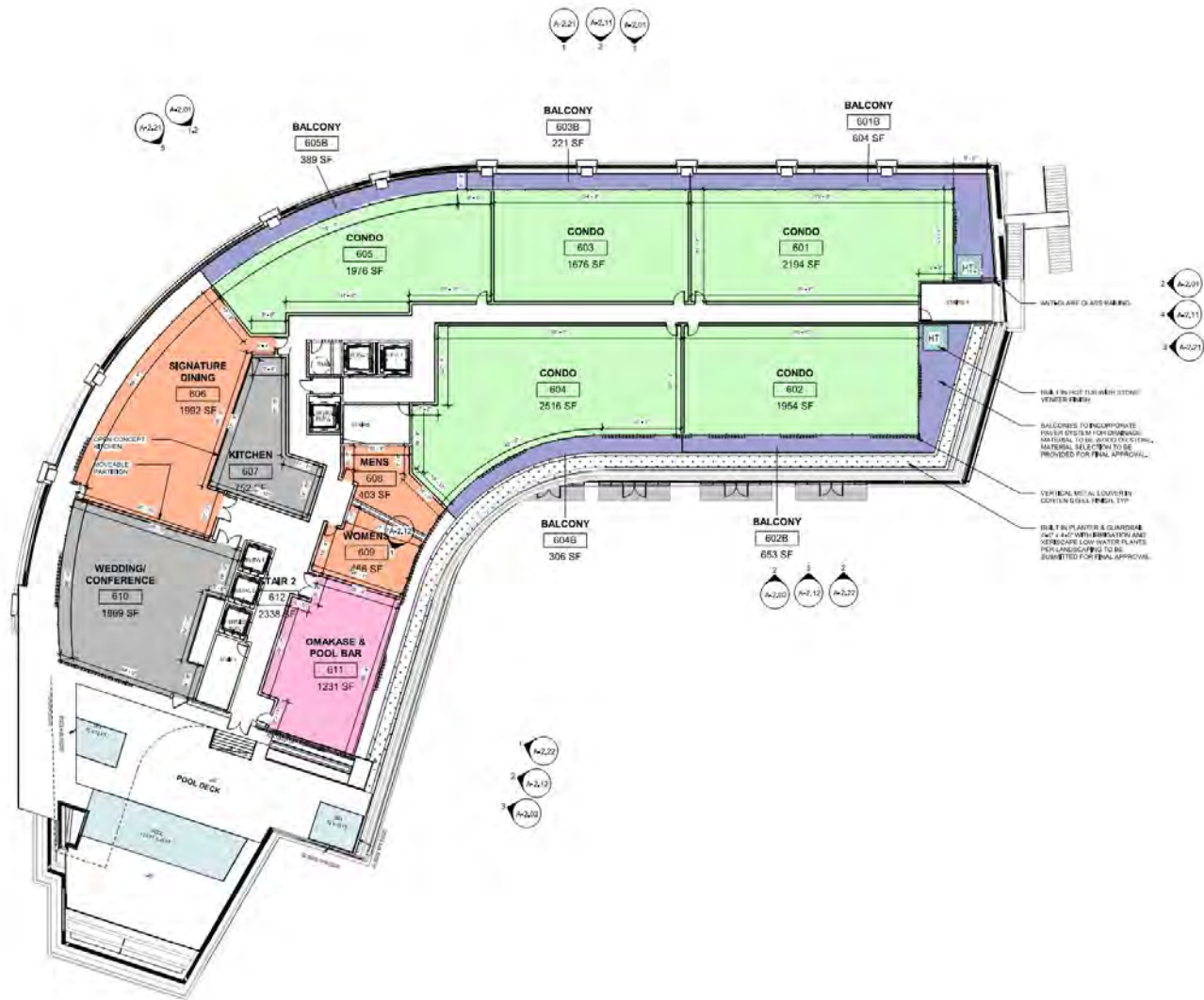
[See attached.]



**EXHIBIT H**

**Conference Facility**

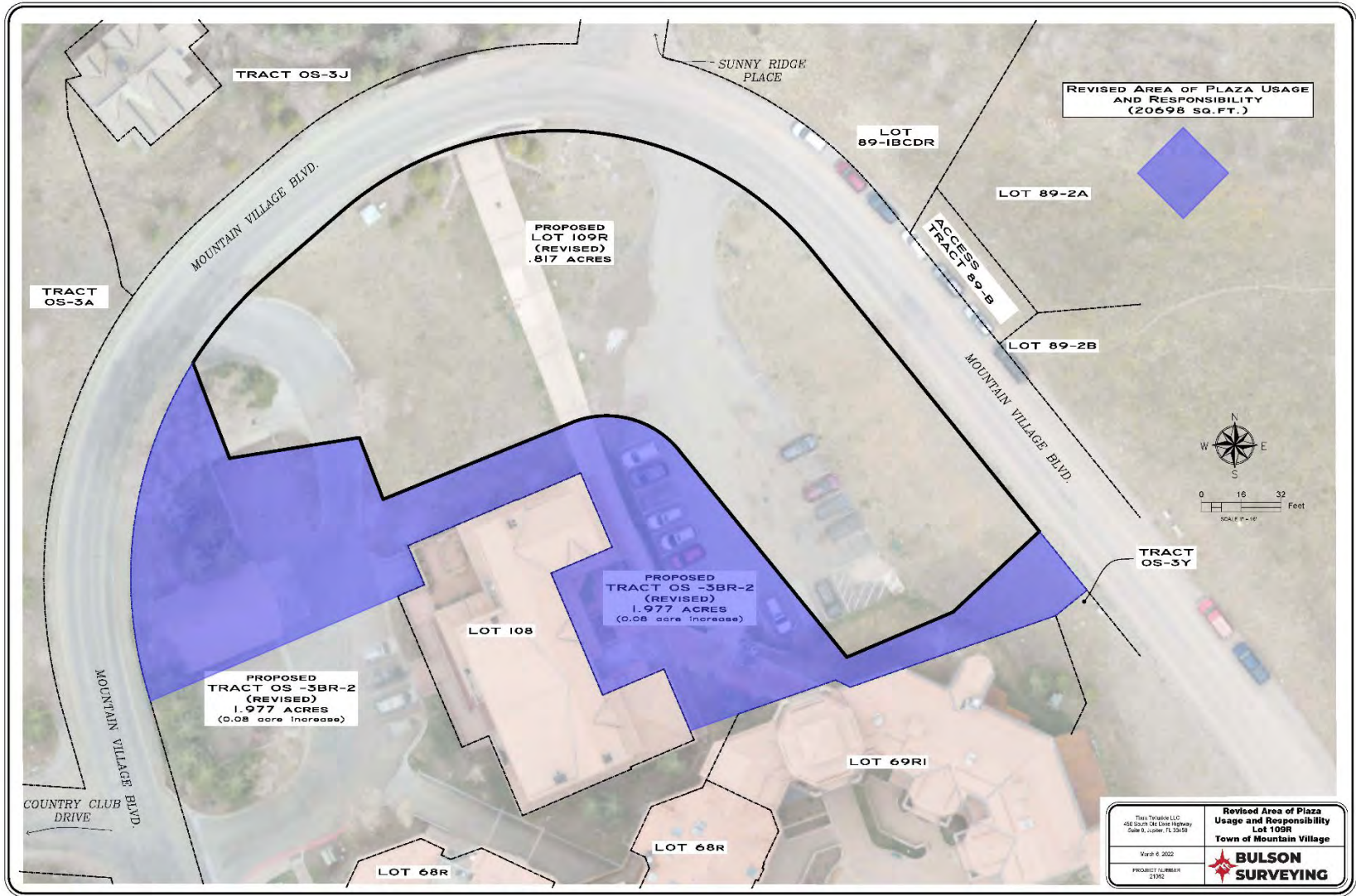
[See attached.]



**EXHIBIT I**

**Reconfigured Lot 109R-Adjacent Plaza Area**

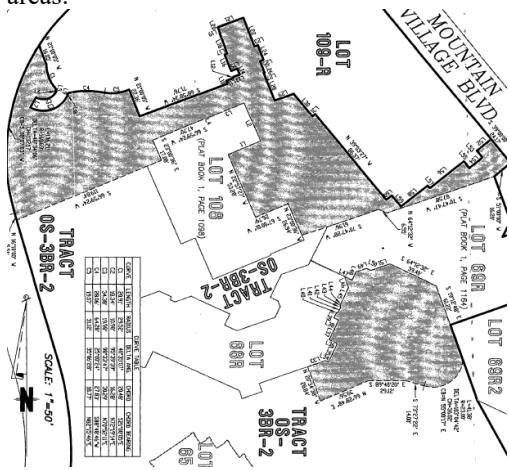
[See attached.]



**Overview of the 2010 PUD Development Agreement compared to Proposed PUD Amendments**

\*Further explanation set forth in Major PUD Amendment Application – Narrative submitted August 7, 2022

2010 PUD Resolution	2011 PUD Development Agreement	Original PUD	Amendment Proposal
<b>Public Benefits and Community Benefits</b>			
Pg. 5, A	Def. O, W, Sec. 7.2.1.A, 10, Ex. B	40 dedicated hotel rooms;	50 dedicated hotel rooms (*II.A, D)
	Sec. 7.2.1.A	Dedicated hotel rooms held in common ownership with Hotel Facilities Unit. Hotel Rooms will be rented under the Rental Management Program for usage periods of less than 30 days.	No change (*II.D)
Pg. 5, B	Sec. 7.2.1.B	Hotel Operator requirements	No change – letter of intent with Six Senses (*II.B)
Pg. 5, D	Sec. 7.2.1.E	Furniture package	No change
		Declaration of Covenants and Restrictions (Hotel Operator and Hotel Amenities, Facilities and Services Covenant) recorded in Reception No. 416997 (the “ <b>Hotel Covenant</b> ”)	Hotel Covenant will be modified consistent with changes proposed in the Application and based on comments of the Hotel Operator prior to second reading (*II.D)
			A shuttle service between Montrose and the hotel on Lot 109R will be available to guests (*II.M.5)
Pg. 6, E	Sec. 7.2.2, 10, Ex. B	Mitigation payment of \$996,288	No change. <u>In addition:</u>
		Up to \$250,000 of mitigation payment can be used to relocate the existing trash facility serving the Town	Existing trash facility to be replaced at applicant estimated cost of \$800,000 (further addressed below) (*II.L)
		60% (\$597,773) of the mitigation payment to be used for employee housing.	On-site employee housing increased from one employee to 56 employees with shared kitchen and recreational facilities and a laundry, and parking (applicant estimated cost \$7,950,250 with a cumulative sale value of approximately \$20,000,000 if sold individually and not subjected to employee housing restrictions) (further addressed below) (*II.A and C)
Pg. 6, E	Sec. 7.2.3	On the 2nd anniversary of a Certificate of Occupancy, the operator will provide actual full time equivalent employee information. The owner shall pay \$4,018.52 per employee in excess of the 90 full time equivalent employees estimated by the owner.	No change
Pg. 6, F	Sec. 7.2.4	Employee housing unit: One (1) employee apartment	Employee Housing Unit: 2 employee apartments and 18 employee dormitories, each comprised of individual sleeping rooms accommodating three people with common amenities such as a shared kitchen and recreational facilities and a laundry for a total of 14,455 square feet of area within the hotel project dedicated to employee housing and associated amenity spaces (*II.A and C)
		1 parking space** **Final PUD Plan for Mountain Village Hotel Issued November 18, 2010, Project Number 08131.100, Cover Sheet/Index and Sheet Index & Project Information, as included in the Mountain Village Hotel Supplemental Information, Issue Date: November 18, 2010, pages 153 and 154	20 parking spaces (*II.M.1.b and c)

Pg. 6, G	Sec. 7.2.5, 10, Ex. B	Public restroom	No change ( <i>*II.R</i> )
Pg. 6, H	Sec. 7.2.6, 10, Ex. B	Plaza Improvements to OS-3-BR-2 in shaded areas: 	Plaza improvements to OS-3-BR-2 bifurcated: 1. Applicant will install Plaza Improvements in shaded area immediately adjacent to the south of Lot 109R 2. With respect to Plaza Improvements to the south of the Westermere project and adjacent to the pond near the Village Center, in view of the proposed redevelopment of the area by the owner of Lot 161CR, rather than Applicant improving that area it proposes to deposit with the Town \$250,000 toward the cost of improvements to be applied at the appropriate time for the making of such improvements by the Town or owner of Lot 161 CR  ( <i>*II.P</i> )
Pg. 6, I	Sec. 7.2.7, 8.1	48 public parking spaces in the project parking garage with the public parking area located at the top level of the parking structure above the Project's parking	22 public parking spaces in the project parking garage with the public parking area located on level G2 of the parking structure ( <i>*II.M.1.a and c</i> )
			EV capabilities to be provided to Town parking spaces
Pg. 6, I	Sec. 7.2.8, 10, Ex. B	Westermere breezeway improvements and Westermere path improvements	No change
Pg. 7, J	Sec. 8.2,10, Ex. B	Conference room space rentable by the public in conformance with the following:	Conference room space rentable by the public to be provided with some modifications: ( <i>*II.O</i> )
		2 conference rooms designed to be broken into 4 smaller rooms	1 conference room designed to be broken into 2 to 4 smaller rooms
		Conference rooms to be offered to the public for market rent at rates comparable to those charged for the Telluride Conference Center	Conference rooms be offered for market rent at rates comparable to those charged for facilities of a comparable quality, location, and views
Pg. 8, (2)	Sec. 8.3	Unique lock-off combinations allowed	Request removed
Pg. 7, (L)	Sec. 8.5	Snow removal from south side of upper Mountain Village Boulevard	Installation of snow melted sidewalks along south side of Mountain Village Blvd – see below ( <i>*II.N</i> )
Table 2	Def. W, Table 2	20,164 square feet of commercial space	26,468 square feet of commercial space
		21 parking spaces*** ***Final PUD Plan for Mountain Village Hotel Issued November 18, 2010, Project Number 08131.100, Cover Sheet/Index and Sheet Index & Project Information, as included in the Mountain Village Hotel Supplemental Information, Issue Date: November 18, 2010, pages 153 and 154	27 parking spaces ( <i>*II.M.c</i> )
			Valet parking serving commercial uses ( <i>*II.M.4</i> )
			Installation of two new sidewalks improved with snow melt systems: (1) Shirana to Mountain Village Blvd (2) From where the four seasons sidewalk ends continuous along Mountain Village Blvd to the entrance to OS-3BR-2 (109R back of house and town short term parking area) ( <i>*II.N</i> )
			Improve pedestrian access from the stairs on the west side of the Shirana to Mountain Village



			Boulevard to the west by installing a sidewalk ( <i>*II.J.3</i> )
			Improvements to See Forever Walkway (easement to be granted as part of Project condominium documents as addressed below) ( <i>*II.J.2.b</i> )
			Construction of stairway access from Mountain Village Blvd via porte cochere within Project to Plaza in the Village Center (easement to be granted as part of Project condominium documents as addressed below)
			Improvements to OS-3-BR-2 to provide access by emergency vehicles from Mountain Village Boulevard to the Plaza ( <i>*II.K</i> )
			Existing trash facility serving Town to be replaced with new building structure for Town use (Lot 109R will be separately served) and access drive will be snow-melted ( <i>II.L</i> )
<b>Density</b>			
Table 2	Sec. 4.2	Total density: 124.5	Proposed density: 132.25 ( <i>*II.A</i> )
		60 efficiency lodge units (40 to be owned, operated and dedicated for use as hotel rooms) for a density of 33	50 efficiency lodge units (all to be owned, operated and dedicated for use as hotel rooms) for a density of 25 (see below for bonus density request)
		38 lodge units for a density of 28.5	31 lodge units for a density of 23.25
		20 unrestricted condominium units for a density of 60	No change
		1 employee apartment for a density of 3	2 employee apartments for a density of 6
			18 employee dorms for a density of 18
			Unused density for other uses will be transferred to the Town density bank
<b>Subdivision, Parcel Exchange/Reconfiguration, Easements</b>			
Pg. 9, Resolution	Sec. 2 and 3	The Town included 21,562.2 square feet of town property to create the resulting Lot 109R containing a total of 35,928 square feet. The Town accepted replacement property specifically Lot 644 in the meadows in consideration for the replatted property and original PUD agreement.	A replat request to adjust boundaries between Lot 109R and OS-3-BR-2, Village Center Active Open Spaced owned by the Town of Mountain Village. Village Center Open space when reconfigured would increase by 360 square feet with modified boundaries. ( <i>*II.E</i> )
Pg. 9, 1	Sec. 3.1, 3.3, 8.6	Easements granted by Town to Owner recorded concurrently with Replat:	Amend easement parcels as necessary to reflect boundary line adjustment. <u>In addition:</u> ( <i>*II.F</i> )
		Permanent Underground Structures (Rec. 417001)	Amend easement parcel to expand below-grade portion of OS-3-BR-2 where employee parking is located ( <i>*II.G</i> )
		Vehicular Access (Rec. 417002)	No additional change
		Mt Village Blvd (Rec. 417003)	No additional change
		Utilities (Rec. 417004)	No additional change
		Plaza Usage (Rec. 41700)	Modify easement to allow overhangs and above-grade encroachments shown on plans for the Project and emergency egress from employee housing unit. ( <i>*II.H and J.1</i> )
			In the event OS-3-BR-2 is not treated under the IBC as a street, alley or public way for purposes of calculating fire separation distance for the Project, Applicant requests an administrative modification to the IBC to, nevertheless, allow fire separation distance to be calculated to an imaginary line halfway between Lot 109R and

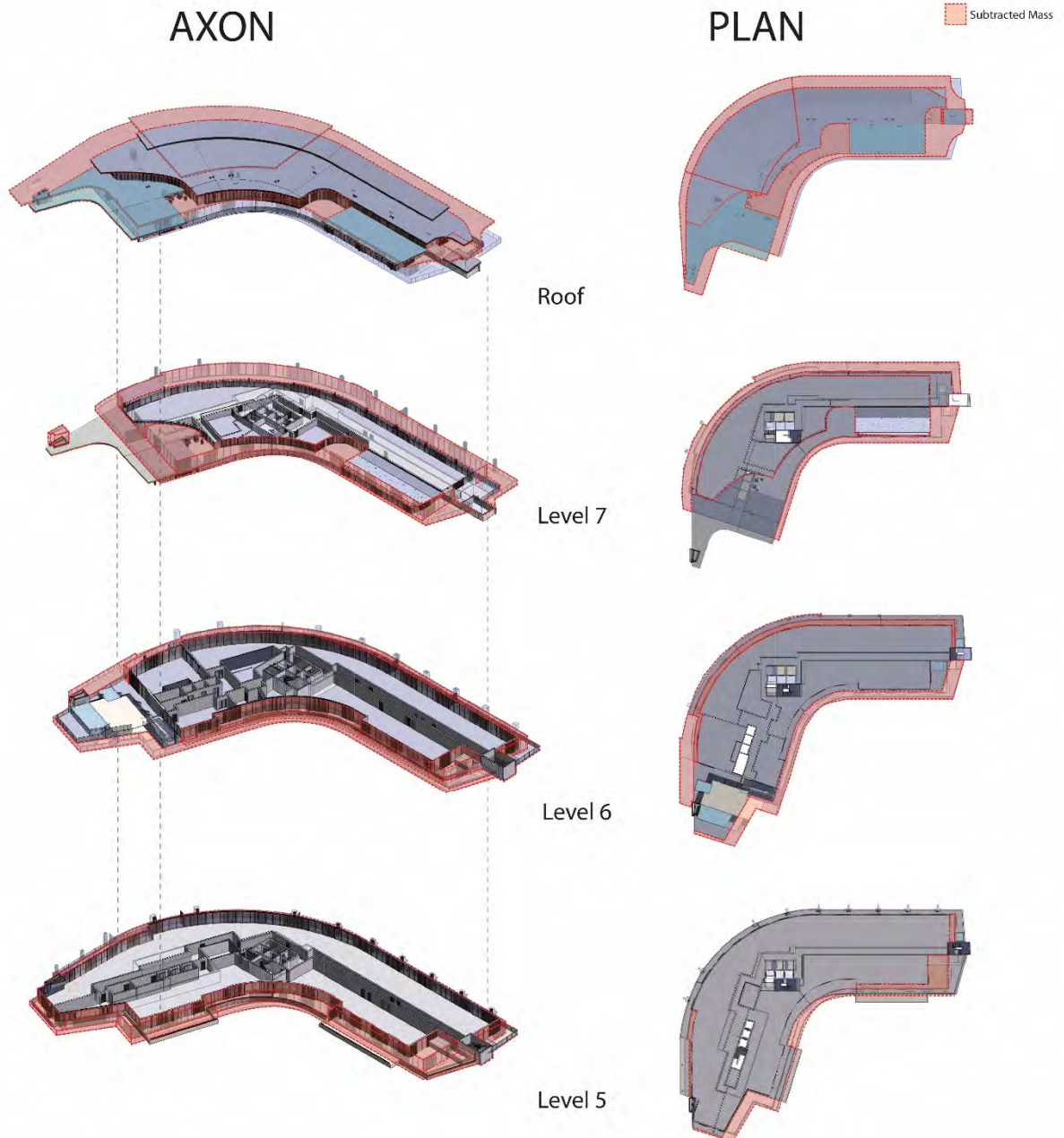
			any building on the opposite side of OS-3-BR-2. In the event covenants regarding OS-3-BR-2 are required to achieve that end, Applicant requests the imposition of such covenants. ( <i>*II.I</i> )
		Easements granted by Town to Owner for shoring, excavation and grading at building permit issuance	No change
Pg. 9, 1	Sec. 8.7	Easements to be granted by Owner to Town with recordation of Project condominium documents: Conference room access Public restrooms Town parking spaces Pedestrian breezeways	No change to existing easements to be granted. New/additional easements to be granted with recordation of Project condominium documents as described below:
			See Forever Walkway. A pedestrian access easement will be granted by Owner to Town with recordation of Project condominium documents that connects See Forever through Lot 109R to the Village Center. The pathway is recognized onsite. ( <i>*II.J.2.b</i> )
			Easement for stairway access from Mountain Village Blvd via Port Cochere to Plaza in the Village Center
		Over Tract 89-A there exist 2 pedestrian access easements: (1) Warranty Deed recorded March 2, 1987 in Book 434, Pages 474-478; (2) Pedestrian Access Easement Agreement recorded October 12, 2007 under Reception No. 397446	Reposition of access easement to reflect final location of related pedestrian access improvements ( <i>*II.J.2.a</i> )
<b>Variations</b>			
Pg. 1, 1	6.1.1	Variation/waiver to LUO Section 2-416 to allow Lot 109 and 110, Building Footprint Lots, to expand by more than 25%	N/A. Lot 109R is not a Building Footprint Lot under the CDC
Pg. 1, 2	6.1.2	Variation/waiver to LUO Section 4-308-9 to allow an increase in maximum to 88' – 9" and maximum average height of 65' – 2.9"	No change to maximum and maximum average heights as compared to 2010 PUD approval ( <i>*II.U</i> )
Pg. 1, 3 and 5	6.1.3	Variation/waiver to LUO Section 4-308-2 (sic.) [4-311-2.] to allow for permitted uses (parking, pedestrian paths, etc. as shown in plans) in Active Open Space as shown on the Final PUD Plans to be approved pursuant to the PUD process and not the special use permit process.	N/A. OS-3-BR-2 is now zoned Full use, Ski Resort Active Open Space under CDC Section 17.3.2.B.c.
Pg. 1, 4	6.1.4	Variation/waiver to LUO Section 4-308-2(f) to allow for conference and meeting space on the plaza level.	N/A. Conference facility moved to 6 <sup>th</sup> floor. Plaza level use limitations set forth in CDC Section 17.2.4.H.4 don't apply ( <i>*II.O</i> )
Pg. 1, 6	6.1.5	Variation/waiver to LUO Section 2-466 to allow for the proposed lock-off unit configuration as shown in the Final PUD Plans.	N/A. Request for unique lock-off combinations removed.
Pg. 1, 7	6.1.6	Variation/waiver to LUO Section 4-609-5 to extend the PUD vesting period from three (3) to five (5) years.	N/A. Applicant proposes to create a vested property right in PUD as amended for standard 3-year vesting period ( <i>*II.S</i> )
Pg. 2, 8	6.1.7	Variation/waiver to LUO Section 9-13 through 9-16 (TMV Design Regulations) to allow for the "festoon" lights over the plaza area.	N/A
			In order to accommodate the additional employee apartment and the 18 employee dorms, Applicant requests the Town create 21 units of bonus

			density for such purposes or that such density be transferred from the Town density bank (*II.A)
			The type, mix or configuration of the areas within the Employee Housing Unit, including changes that result in increases or decreases in density or in changes to use designations may be initiated by the owner of fee title to the Employee Housing Unit without any requirement that such change be initiated or joined by owners of fee title to at least 67% of the real property within the PUD or an individual or entity having the written permission of same, provided the Employee Housing Unit continues to be used for Employee Apartment, Employee Dorm, and Employee Amenities and the other portions of the PUD are not adversely affected. (*II.C)
			Lodge units will not be required to contain a mezzanine as contemplated in CDC Section 17.8.1 (*II.D)
			All commercial space to be parked at 1.00 per 1,000 sf in accordance with existing PUD and LUO Section 7-301
			Wall material (no stucco proposed) per CDC Section 17.5.6.E
			Glazing – uninterrupted areas of glass that exceed 16 square feet per CDC Section 17.5.6.G.5
			Decks and Balconies – long continuous bands per CDC Section 17.5.6.I
			Garage Drive Aisle reduced from 22 feet to 18 feet approved by the fire marshal per CDC Section 17.5.8.C.3 (*II.M.3)
<b>Specific Approvals</b>			
Pg. 2, 1	6.2.1	Specific approval from Town Council to allow residential occupancy on the plaza level for an Employee Housing Apartment (LUO Section 4-308-4)	Employee apartment and employee dorms moved to mezzanine. Plaza level use limitations set forth in CDC Section 17.2.4.H.4 don't apply
Pg. 2, 2	6.2.2	Specific approval from the DRB to allow tandem parking to be included as required parking (Design Regulations Section 7-306-2)	N/A. Tandem parking eliminated. (*II.M.2)
Pg. 2, 3	6.2.3	Specific approval from the DRB to allow modification of the tile roofing material, not design (Design Regulations Section 8-211-5)	N/A
Pg. 2, 4	6.2.4	Specific approval from the DRB to allow for 2:12 roof pitch (Design Regulations Section 8-202)	N/A
			Conditional use approval per CDC Section 17.3.3 Use Schedule to expand below-grade portion of OS-3-BR-2 where employee parking is located (see above). (*II.G)
			Either add to the authorized uses permitted under the Permanent Structure Easement or to provide for the grant by the Town of a new easement in substantially the same form as the Permanent Structure Easement, to install, extend, operate, use, repair and maintain those elements of the Project Improvements located above-grade

## BUILDING MASSING/HEIGHT

The building's mass and shape has developed throughout the design process. Due to the unique curvature form of the building's mass, we addressed height concerns raised by the town through a deconstruction of the building. This deconstruction gave us opportunity to address additional town comments regarding the general feel of the base of the building's mass at the plaza level as well as the roof lines.

By pronouncing the stepped levels and jogging floor heights we were able to integrate sloped rooflines which creates a more dynamic and interesting façade. The diagrams attached reflect what we have subtracted in red.



## **NEW TRASH FACILITY & SNOW MELT**

In this submittal we have included the addition of diagrams to better communicate the public benefits we are proposing for the Project. An added benefit to the community is shown in the diagram delineating a new trash facility and the incorporation of new snowmelt for Lot OS-3BR-2.

The addition of snowmelt requires engineering to incorporate boilers which has not been finalized. There are two potential locations we have proposed, the first is within the new trash facility. This would be a separate boiler room with a separate entrance from the trash storage and collection area. The design of the new trash building re-orientes the dumpsters so they are perpendicular to the rear loading trash truck for improved circulation and access.

A traffic study has been ordered for the current proposed design housing the boilers(for the snowmelt only) within the new trash building as proposed at Lot OS-3BR-2.

The engineering team has generated preliminary analysis capturing the size and piping needs for the proposed boiler so that final location can be determined. We continue to work with the town to resolve the final location and program for the trash room. An engineering letter has been provided as an attachment with the preliminary assessment.

Carriage style garage doors are incorporated within the wood and stone building to give the aesthetic appearance of a set of double doors. The garage doors are in response to comments to allow the dumpsters to be rolled out at times of trash collection without the obstruction of doors.

The second potential location is an earth berm boiler room under the public stair leading to the plaza. The new stair the boiler room could be located under connects the pedestrian access from Mountain Village Boulevard and is an additional public benefit. If the boilers are in this area, it would leave additional circulation area on the lot that could provide the town with additional maintenance storage.

## **CDC VARIANCE REQUESTS**

### **17.5.6.E.4 Exterior Wall Materials**

The primary exterior wall finish in the Village Center shall be stucco with a minimum use of twenty-five percent (25%) stone and a maximum of twenty percent (20%) wood as an exterior wall material.

No stucco is incorporated into the design as required per code.

### **17.5.6.G.5 Glazing**

The proposed design includes spans in excess of 16 SF. The uninterrupted glazing is a key component to this project and to any five star Flagship hotel. Overall glazing has been maintained at 40% or less.

**17.5.6.1.1 Decks and balconies** shall be designed to enhance the overall architecture of the building by creating variety and detail on exterior elevations. Combinations of covered decks, projecting balconies and bay windows shall be used.

We are requesting removal of the requirement to incorporate bay windows as this requirement negatively impacts the architecture.

### **17.5.8.C.3 Parking Regulations**

**Aisle Width.** The driveway and aisle width for either surface lots or parking garages shall be twenty-two feet (22').

We are requesting approval of a reduction of this requirement to 18' as needed for circulation. Fire Marshal approval has been provided.

August 4, 2022  
VAULT DESIGN  
1440 w 8<sup>TH</sup> STREET, #2309  
GOLDEN, CO 80401

ATTN: KATSIA LORD

RE: LOT 109R PUD AMENDMENT, SNOWMELT SYSTEM DESIGN

Dear Katsia,

In response to the Town's statement concerning "*below grade boilers*" and "*as well as how they fit into the larger configuration of trash and access improvements on the parcel,*" we offer the following:

- Boilers shall be located above grade in a boiler room designed per the IBC and as part of the trash enclosure building.
- Boilers shall be gas fired, high efficiency, condensing, modulating, and low NOx. Boilers shall have sealed combustion venting.
- Boiler room, as proposed, is 26'-8" x 15' which is approximately 400 square feet and will house the boilers, distribution pumps, and snowmelt piping manifolds. This same snowmelt boiler system will also serve several remote below grade manifolds where required by pipe length limitations.
- Boilers will provide snowmelt for and improve access to areas including trash enclosure and adjacent drives, ramp and loading dock, emergency (fire) lanes, parking area, walkways, shared plaza, and porte cochere for a total of approximately 31,600 square feet of snowmelt area.
- Parking spaces for service vehicles are included in this design.
- Boilers are dedicated to the snowmelt system and do not serve any other systems.

The above represents our initial design. Final design is progressing with the development of lot 109R.

Probable cost of construction for the proposed snowmelt area is \$869,000.

In summary, the boiler system will provide the public, town, and neighbors with the benefits of additional snowmelt areas provided by the development of lot 109R.

Sincerely,  
McGrath Incorporated



Kevin L. Ainsworth, PE

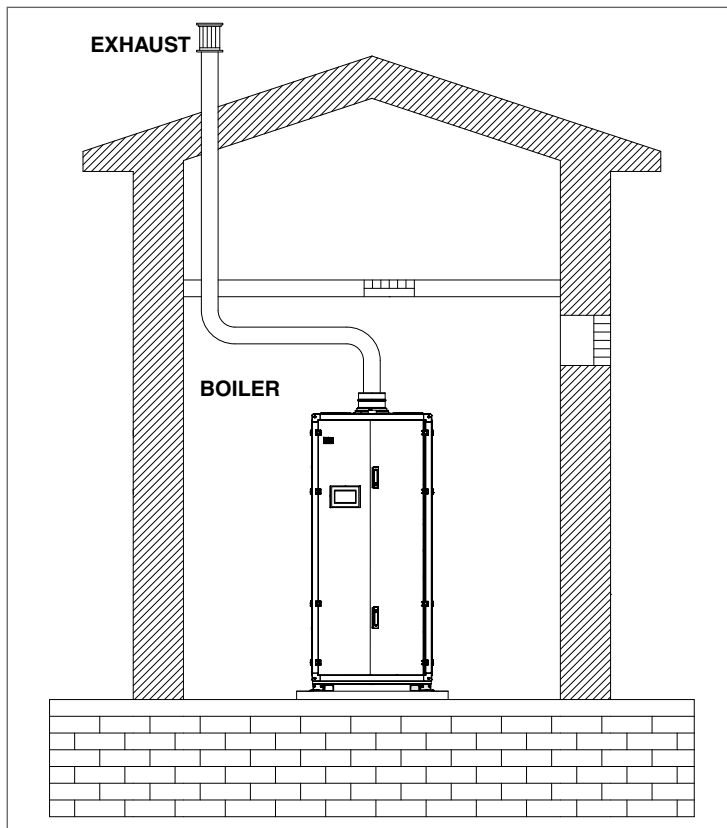


Fig. 31 All Combustion Air from Outdoors through Single Combustion Air Opening

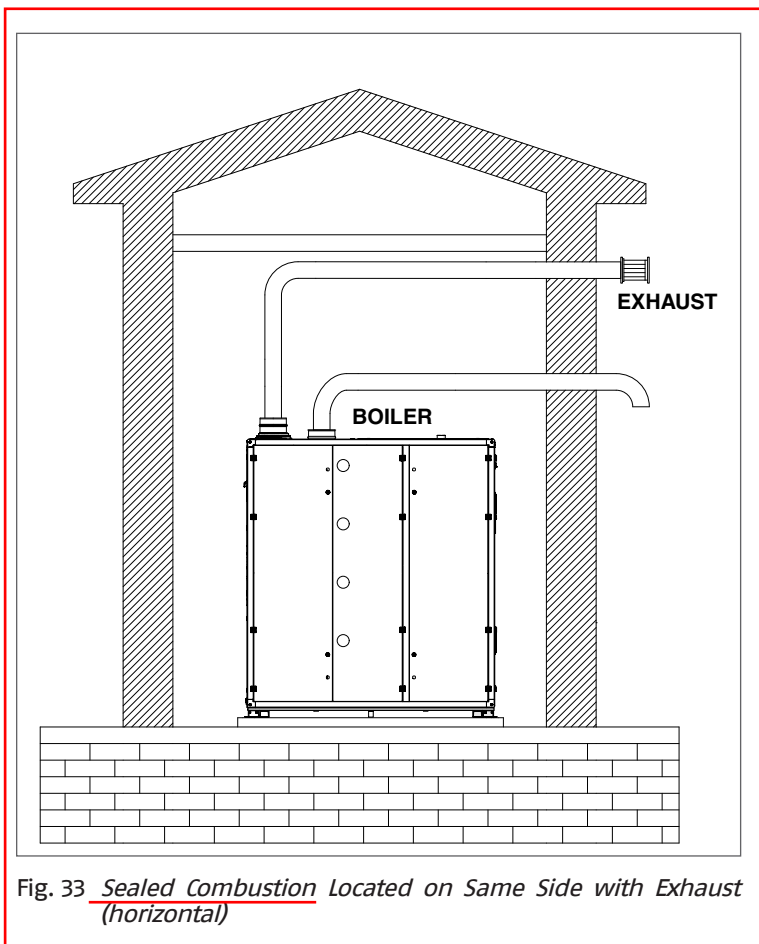


Fig. 33 Sealed Combustion Located on Same Side with Exhaust (horizontal)

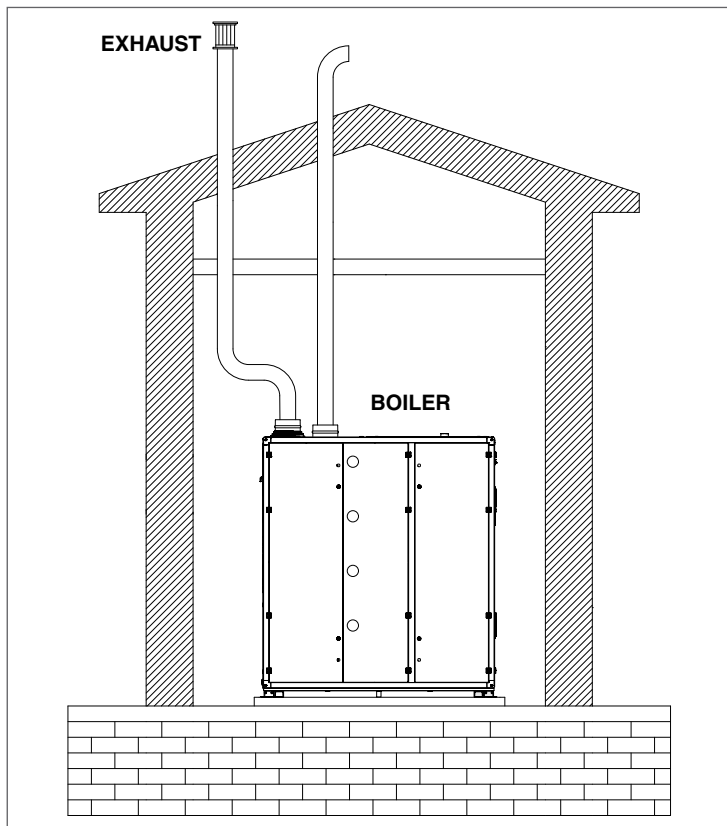


Fig. 32 Sealed Combustion Located on Same Side with Exhaust (vertical)

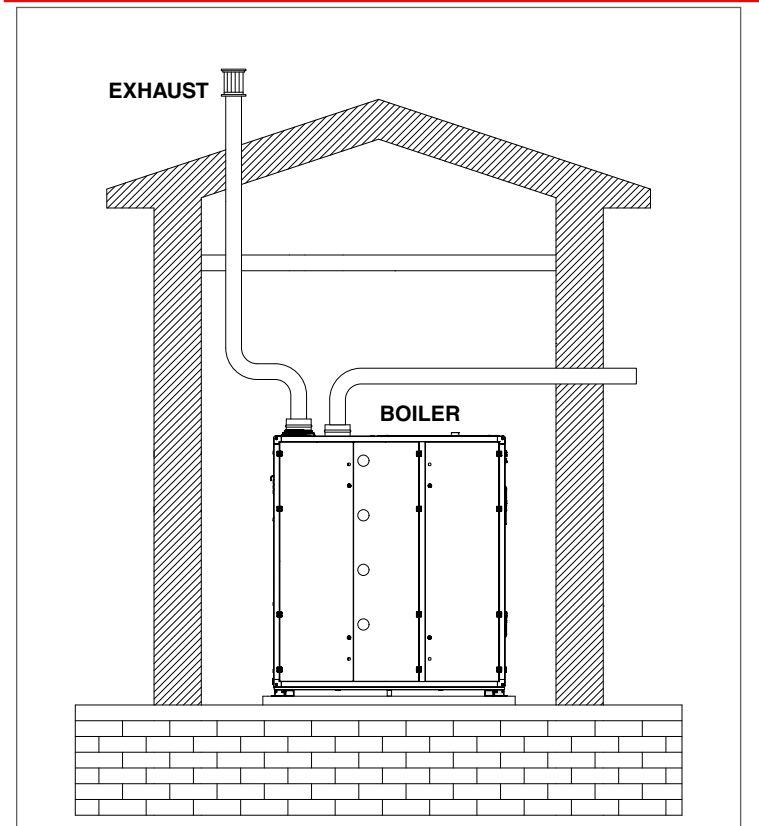


Fig. 34 Sealed Combustion Located on Side Wall

## Katsia Lord

---

**From:** Scott Heidergott <sheidergott@telluridefire.com>  
**Sent:** Thursday, March 31, 2022 12:59 PM  
**To:** Katsia Lord  
**Subject:** Re: Mountain Village Hotel Entitlement Submittal - Lot 109R

Katsia,

TFPD approves the reduced width from 22-feet to 18-feet for the drive aisle and parking ramp in the below-grade parking garage for the proposed design in Lot 109R submittal.

Kind regards,

On Wed, Mar 30, 2022 at 12:55 PM Katsia Lord <[klord@vaultdesigngroup.com](mailto:klord@vaultdesigngroup.com)> wrote:

Scott,

Thank you again for taking the time to speak with me. I am following up in email to capture our conversation so that planning is aware you have okayed the reduction from 22' wide to 18' for drive aisle and parking ramp in the below grade parking garage for the proposed design in Lot 109R Submittal.

Thank You,

Katsia Lord, AIA, LEED AP

PRINCIPAL

VAULT DESIGN

C: 720.233.7620

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# Solar-ready design for low-slope roofs

By GAF

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- 
- 
- 



When designing low-slope roofing systems with photovoltaic panels, it's important to consider details such as layout and membrane type to ensure the roof performs as expected.

**Though photovoltaics are increasingly a key component of commercial projects, they may create challenges for the roof system. AIA partner GAF offers best practices to consider to ensure the roof and solar array perform as designed.**

Commercial rooftops are an appealing option for the installation of solar arrays to support energy conservation and generation: It's estimated that if photovoltaic systems were installed on all

commercial buildings in the US with roofs over 5,000 sq. ft., they would provide enough energy to [power nearly 60 percent of the total commercial electricity demand](#).

However, it is important to remember that the roof's primary function is to protect the building and its inhabitants from the elements. A solar-ready roof is typically a new or replacement roof that will incorporate solar arrays, and there are many important considerations for roof system design and panel layout.

For example, as solar panels get hotter, they produce less power. Installing a solar panel over a highly reflective membrane (versus a membrane with lower reflectance) may [boost the panel's efficiency by as much as 13 percent](#). Also, the use of bifacial solar panels over reflective roof membranes can [increase the panel efficiency by 30 to 35 percent](#), as they take advantage of the reflected light.

Damage is another important consideration. While ballasted solar panel mounting systems can be cost effective, they can add significant weight to the roof and may also shift and flutter during high winds and seismic activity. This movement could lead to damage of the roof membrane that is "detrimental to satisfactory long-term roof system performance," according to the National Roofing Contractors Association ([NRCA](#)).

After installation, new challenges may arise when the roof becomes a permanent platform for the continuous operation, service, and maintenance of the solar arrays. It's imperative that architects carefully consider roof system design, including membrane, coverboards, insulation, and attachments, in correlation with any photovoltaic arrays.

Here are the main considerations to take into account when designing low-slope roof systems for solar:

### **Choose the right products**

Solar arrays have a predicted lifespan of more than 25 years, so it's important that the roof have a commensurate or greater life expectancy.

According to the [National Renewable Energy Laboratory \(NREL\)](#), "the best roof for a flat application is a fully adhered thermoplastic olefin or polyolefin (TPO) membrane roof," reinforcing the use of adhered membranes as well as an adhered top layer of insulation and coverboard within the roof system. Designers and owners may also want to consider an increased roof membrane thickness to extend the roof's service life, and using wider rolls will minimize the number of seams buried below the solar arrays.

Regardless of the type of solar array installation, NRCA recommends using a roof membrane that provides enhanced protection against the effects of UV radiation and high service temperatures (for example, [GAF's Everguard Extreme TPO](#)) so that the roof life expectancy will match that of the solar arrays.

Include an adhered high-compressive-strength coverboard directly beneath the roof membrane to withstand increased foot traffic, enhance system durability, and extend the life expectancy of the roof.

For a ballasted system, use high-compressive-strength insulation, a minimum of two layers, staggered and offset. These systems also should include a protection or separation sheet adhered to the membrane.

### **Lay out and install properly**

NRCA recommends using attached or penetrating solar mounting systems through the roof to the structure. Penetrations and flashings must be well detailed and coordinated with the roofing contractor, solar contractor, and electrician. For ballasted solar array supports, additional protection of the roofing system may be required for warranty coverage.

Generally, solar panel layouts require a clear pathway around roof edges, hatches, skylights, service penetrations, between rows of panels, and along both centerline axes of the roof areas. Setting rack heights with enough clearance to service the roof membrane, especially at drains and penetrations, is also important.

Install walk pads for high-traffic areas to prevent damage to the roof during service of the PV panels.

Finally, conduct integrity testing of the roof membrane prior to installing solar overburden.

### **Consider long-term requirements**

In addition to these immediate needs, designers should consider how solar layout requirements align with best practices for roof maintenance.

- Lay out solar arrays to maximize solar energy collection while avoiding high-wind-uplift areas and additional snow accumulation.
- Provide perimeter and maintenance access for roof and solar array maintenance, as well as fire safety and smoke ventilation.
- Set racking systems so that they don't cross roof expansion joints or block drainage.
- Set solar arrays and rack heights so that drains and penetrations are accessible for maintenance.
- Engage with the roof contractor to inspect (and repair as needed) the roof membrane after solar array installation.

It's important to note that materials, layout, structure, and installation all go hand in hand for long-term health of your roof and systems.

The good news is that as rooftop solar becomes more popular, there are more resources available to designers, owners, and contractors to help design, install, and maintain a durable roof system

that can match or outlast the service life of solar arrays. See [GAF's Roofing and Building Science full publication](#) for more information and key resources.

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# Bird-friendly glazing



Up to one billion bird deaths in the United States are attributed to collisions with buildings and other structures each year<sup>1</sup>. This document provides information on the problem, its relation to building glass and glazing, and offers potential solutions for architects, contractors, and fabricators. As the architectural community and glass industry work to address this issue, it is critical for audiences to understand collision causes, product testing, bird behavior, and solution options.

<sup>1</sup>*The Condor: Ornithological Applications, 2014*

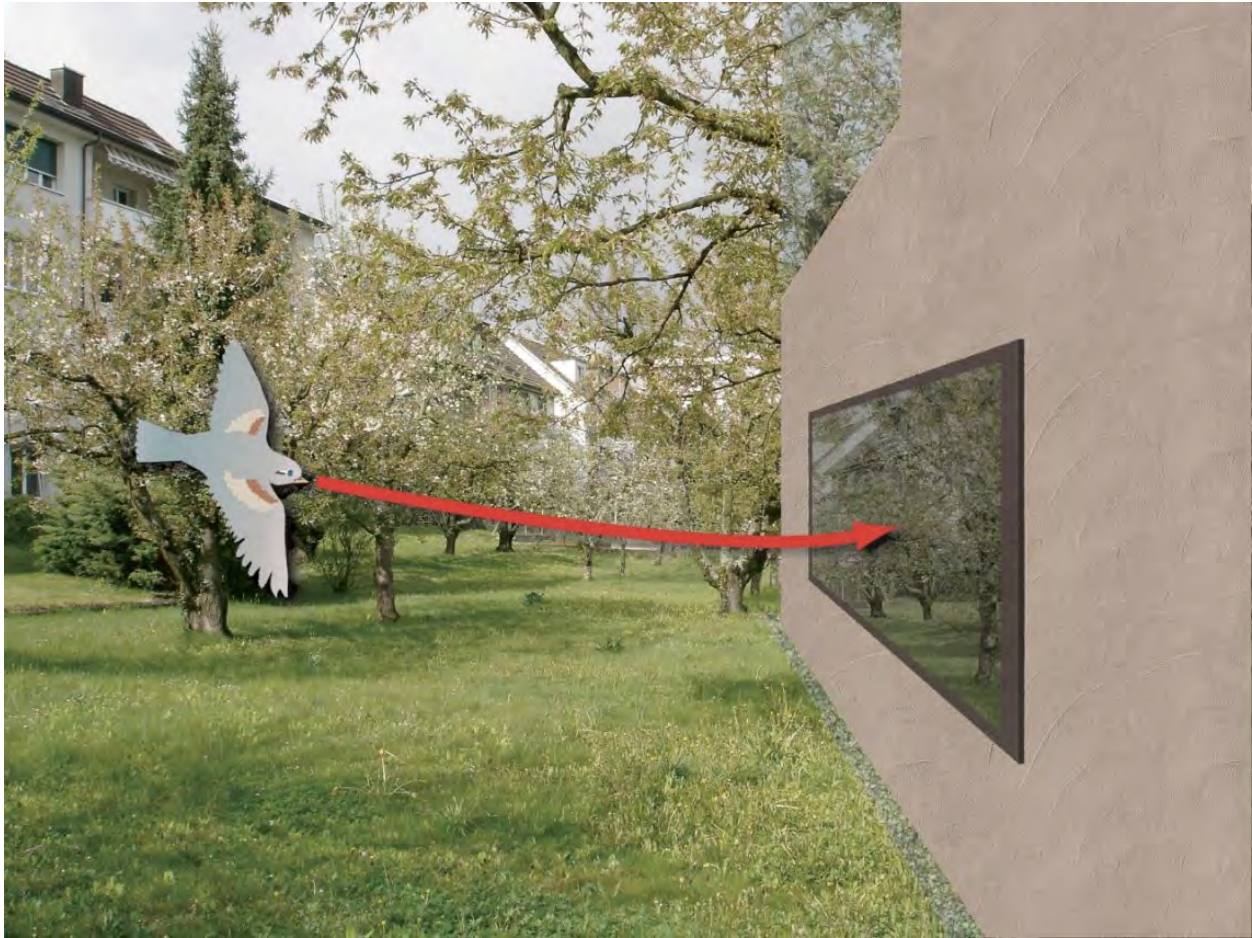
## Why do birds collide with glass?

Cities with a density of building structures, including high-rise, can be the site of nighttime bird collisions due to interior and exterior lighting. Flocks of migrating birds can collide with large buildings and this generates headlines and attention. However, suburban, low-rise buildings account for a much higher percentage of collisions; individual collisions may not be as evident but can happen more frequently. In general, there are four ways buildings and building environments contribute to bird collisions:

### Reflection

Birds cannot differentiate between actual and reflections of tree, sky, or habitat. Even lower reflecting glass can act like a mirror when it is bright outside and dark inside. When coupled with certain façade designs, the reflections can create areas that are visually confusing to birds. Reflective materials that provide adequate image formation, pose a danger to birds.

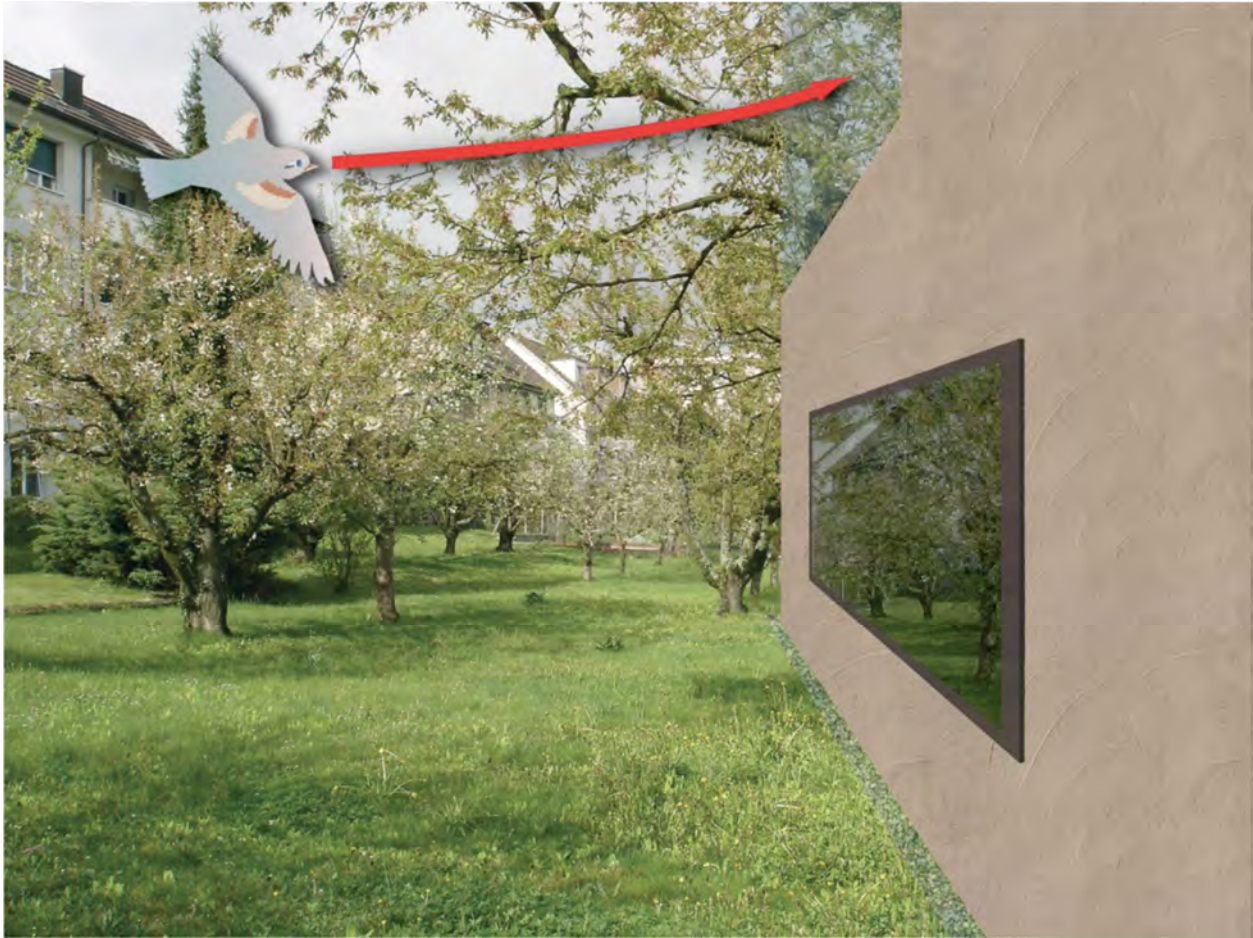




## **Transmission**

When there is a direct line of sight from one window to another (e.g. walkways, corners, bus stops, or transparent wind/sound barriers), birds do not perceive the glass as a barrier, and may attempt to fly through, causing a collision. Also, birds can see wooded atriums or indoor plants as an inviting habitat.





## **Design**

The design of the building and its location can have a significant impact on the collision risk as well as the maximum effectiveness of deterrents. Building shape, location, and landscaping (especially the anticipated height of the tree canopy once mature) all have considerable impact on the collision risk profile of the facility.



## **Lighting**

Birds use the night sky and ambient light levels to aid their migration navigation. This causes nighttime collisions as lighting inside buildings, especially those buildings with potential habitat, attracts birds. Artificial lights, particularly those that point upward, can lure and trap birds in their haze, where they potentially fly to the point of exhaustion.



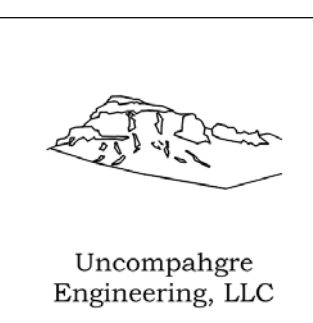


## Counteracting collisions

There are three different preferred ways to treat glass that range in visibility to humans which all been shown to be effective for bird-friendly applications. Deciding which to use is based on the project criteria for aesthetics, cost and bird safety.

- **Fritted Glass**—This option is the most visible to the human eye, and therefore can offer the most data around efficacy in protecting birds (if humans can see it, birds can too). Frit patterns can be the most economical solution in new projects. However, frit will tend to obstruct more of the occupant view than some other solutions.
- **Etched Glass**—This includes different common means of treating the glass, so it is translucent. It is moderately visible to the human eye.
- **UV-coated Glass**—This option provides the least impact on human visibility and aesthetics. Humans only see in the visible light spectrum while some birds see in the UV spectrum in addition to the visible spectrum. UV coatings provide a visual marker that can indicate a potential obstacle to birds.





**SIX SENSES HOTEL**  
LOT 109R MOUNTAIN VILLAGE, CO

**VICINITY MAP**



**SCOPE OF WORK**

THE PROPOSED CONCEPT DESIGN IS COMPRISED OF HOTEL WITH EMPLOYEE HOUSING, APARTMENTS, AND CONDOS. THE COMMERCIAL SPACE INCLUDES RETAIL SPACES, RESTAURANTS, BAR, SPA, WEDDING VENUE, MEETING SPACE, AND POOL DECK.

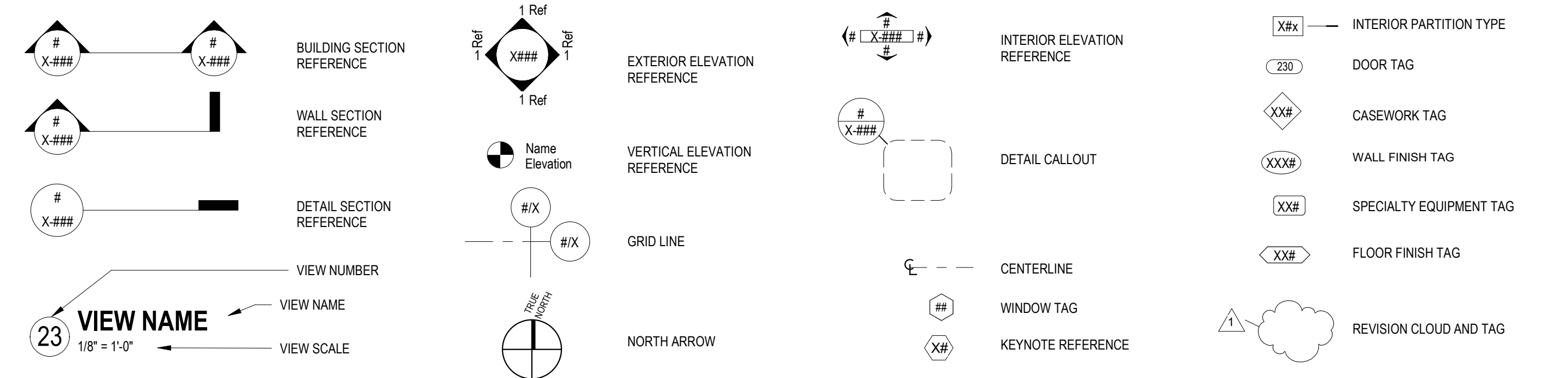
**SHEET INDEX**

SHEET NUMBER	SHEET NAME	DRB SUBMITTAL #1	SPECIAL HEARING SUBMITTAL	TOWN COUNCIL SUBMITTAL #1	TOWN COUNCIL SUBMITTAL	SHEET NUMBER	SHEET NAME	DRB SUBMITTAL #1	SPECIAL HEARING SUBMITTAL	TOWN COUNCIL SUBMITTAL #1	TOWN COUNCIL SUBMITTAL
01 GENERAL						A-2.03	3D MAX HEIGHT WITH EXISTING TOPO	X	X	X	X
G-000	COVER SHEET	X	X	X	X	A-2.04	3D MAX HEIGHT WITH PROPOSED TOPO	X	X	X	X
G-001	PUBLIC BENEFITS DIAGRAM				X	A-2.07	BOH TRASH CIRCULATION			X	
02-CIVIL						A-2.10	GARAGE UTILITY DIAGRAM		X	X	X
C2.1	GARAGE ACCESS PROFILE	X	X	X	X	A-2.11	EXTERIOR ELEVATION - MATERIAL	X	X	X	X
C2.3	TURNING TEMPLATE EXHIBIT	X	X	X	X	A-2.12	EXTERIOR ELEVATION - MATERIAL	X	X	X	X
C2.4	SNOW MELT DIAGRAM	X	X	X	X	A-2.21	EXTERIOR ELEVATION SNOW MELT STUDY	X	X	X	X
C3	UTILITY PLAN	X	X	X	X	A-2.22	EXTERIOR ELEVATION SNOW MELT STUDY	X	X	X	X
03-LANDSCAPE						A-2.23	TYPICAL DETAILS	X	X	X	X
L-100	LANDSCAPE NOTES	X	X	X	X	A-3.00	BUILDING SECTION	X	X	X	X
L-101	LANDSCAPE SCHEDULES	X	X	X	X						
L-401	LANDSCAPE PLAN	X	X	X	X						
L-501	LANDSCAPE DETAILS	X	X	X	X						
LS-401	HARDSCAPE PLAN	X	X	X	X						
LS-501	HARDSCAPE DETAILS	X	X	X	X						
05-ARCHITECTURAL											
A111	TRASH ENCLOSURE FLOOR PLANS & ELEVATIONS				X						
A-0.00	ARCHITECTURAL SITE PLAN	X	X	X	X						
A-0.P1	PERSPECTIVE RENDERINGS	X	X	X	X						
A-0.P2	PERSPECTIVE RENDERINGS				X						
A-1.01	FLOOR PLAN - LEVEL G2 - OVERALL	X	X	X	X						
A-1.02	FLOOR PLAN - LEVEL G1 PLAZA - OVERALL	X	X	X	X						
A-1.03	FLOOR PLAN - LEVEL G1A PARKING - OVERALL	X	X	X	X						
A-1.04	FLOOR PLAN - LEVEL 1 MEZZANINE - OVERALL	X	X	X	X						
A-1.05	FLOOR PLAN - LEVEL 2 - OVERALL	X	X	X	X						
A-1.06	FLOOR PLAN - LEVEL 3 - OVERALL	X	X	X	X						
A-1.07	FLOOR PLAN - LEVEL 4 - OVERALL	X	X	X	X						
A-1.08	FLOOR PLAN - LEVEL 5 - OVERALL	X	X	X	X						
A-1.09	FLOOR PLAN - LEVEL 6 - OVERALL	X	X	X	X						
A-1.10	FLOOR PLAN - LEVEL 7 - OVERALL	X	X	X	X						
A-1.11	ROOF	X	X	X	X						
A-1.12	AVERAGE HEIGHT PLAN	X	X	X	X						
A-2.01	NORTHEAST & EAST ELEVATIONS	X	X	X	X						
A-2.02	SOUTHEAST & WEST ELEVATIONS	X	X	X	X						

**PROJECT TEAM**

OWNER	ARCHITECT	CIVIL ENGINEER	LANDSCAPE ARCHITECT	STRUCTURAL ENGINEER	MECHANICAL/PLUMBING ENGINEER
TIARA TELLURIDE 450 S OLD DIXIE HWY JUPITER, FL 33458	VAULT DESIGN, LLC 1440 W 8TH ST. #2309 GOLDEN, CO 80401	UPCOMPAGRE ENGINEERING, LLC P.O. BOX 3945 TELLURIDE, CO 81455	NORRIS DESIGN 409 MAIN ST. SUITE 409 DENVER, CO	COMPANY NAME ADDRESS ADDRESS	COMPANY NAME ADDRESS ADDRESS
ELECTRICAL ENGINEER	LIGHTING DESIGNER	INTERIORS	TECHNOLOGY	LOW VOLATAGE	
COMPANY NAME ADDRESS ADDRESS	COMPANY NAME ADDRESS ADDRESS	COMPANY NAME ADDRESS ADDRESS	COMPANY NAME ADDRESS ADDRESS	COMPANY NAME ADDRESS ADDRESS	

**DRAWING SYMBOLS**



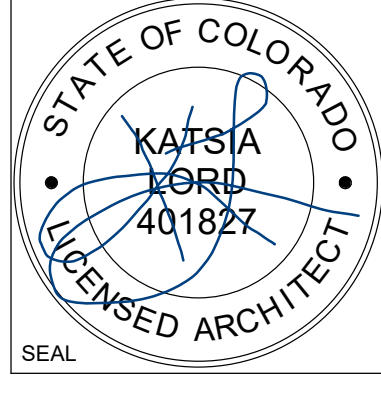
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CONTRACTOR AND ARCHITECT DESIGN AND CONSTRUCTION...  
THESE DOCUMENTS SHALL BE THE PROPERTY OF THE ARCHITECT...  
DO NOT SCALE FROM DRAWINGS. VERIFY ALL DIMENSIONS ON SITE.

Item	No.	Date	Description

LOT 109R MAJOR PUD AMENDMENT SPECIAL HEARING SUBMITTAL 05.19.2022

LOT 109R PUD AMENDMENT TOWN COUNCIL SUBMITTAL 06.07.2022

LOT 109R PUD AMENDMENT TOWN COUNCIL CONTINUANCE SUBMITTAL 08.08.2022



Project Number  
JOB NO.

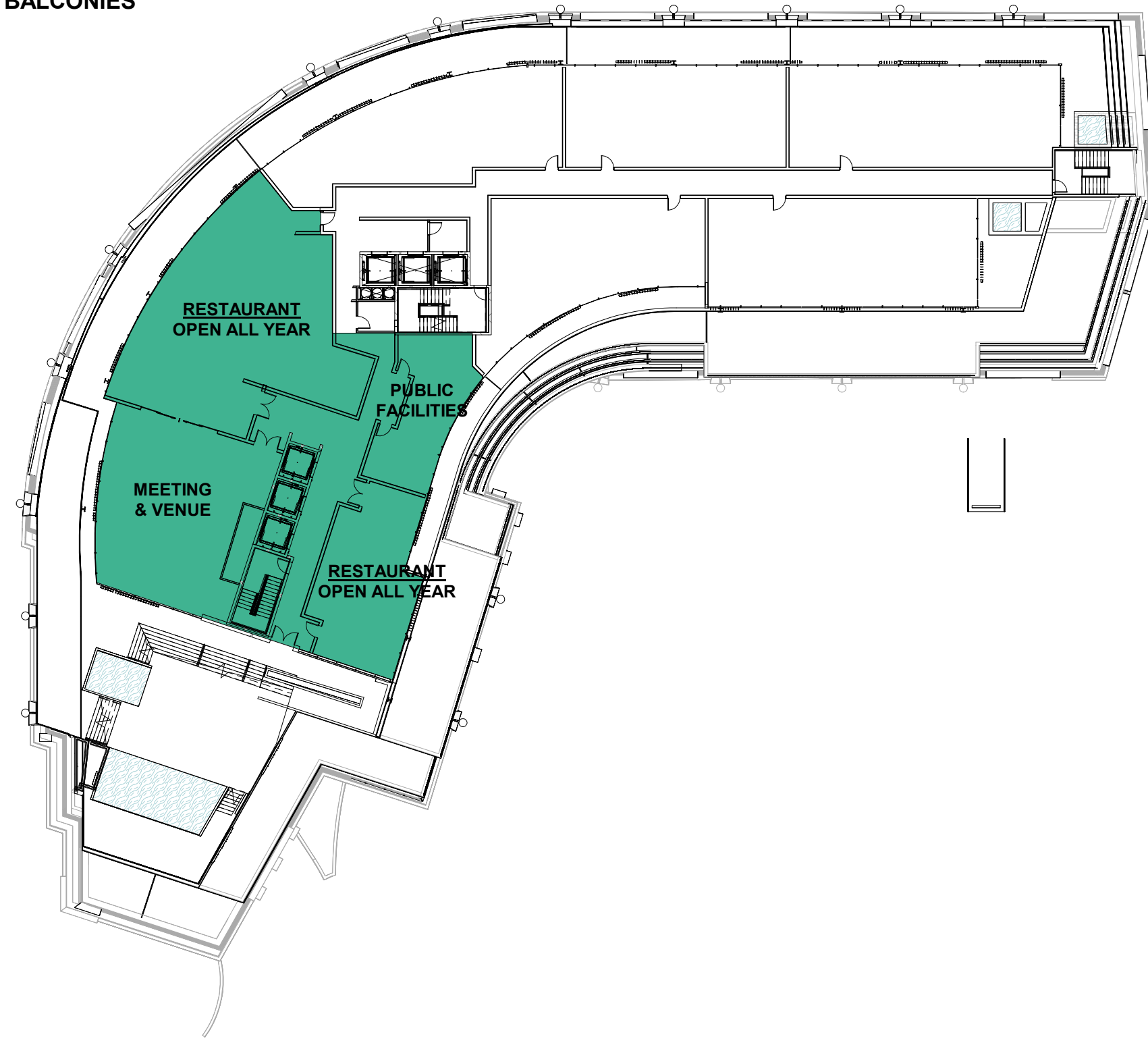
COVER SHEET

**G-000**



**LEVEL 6**

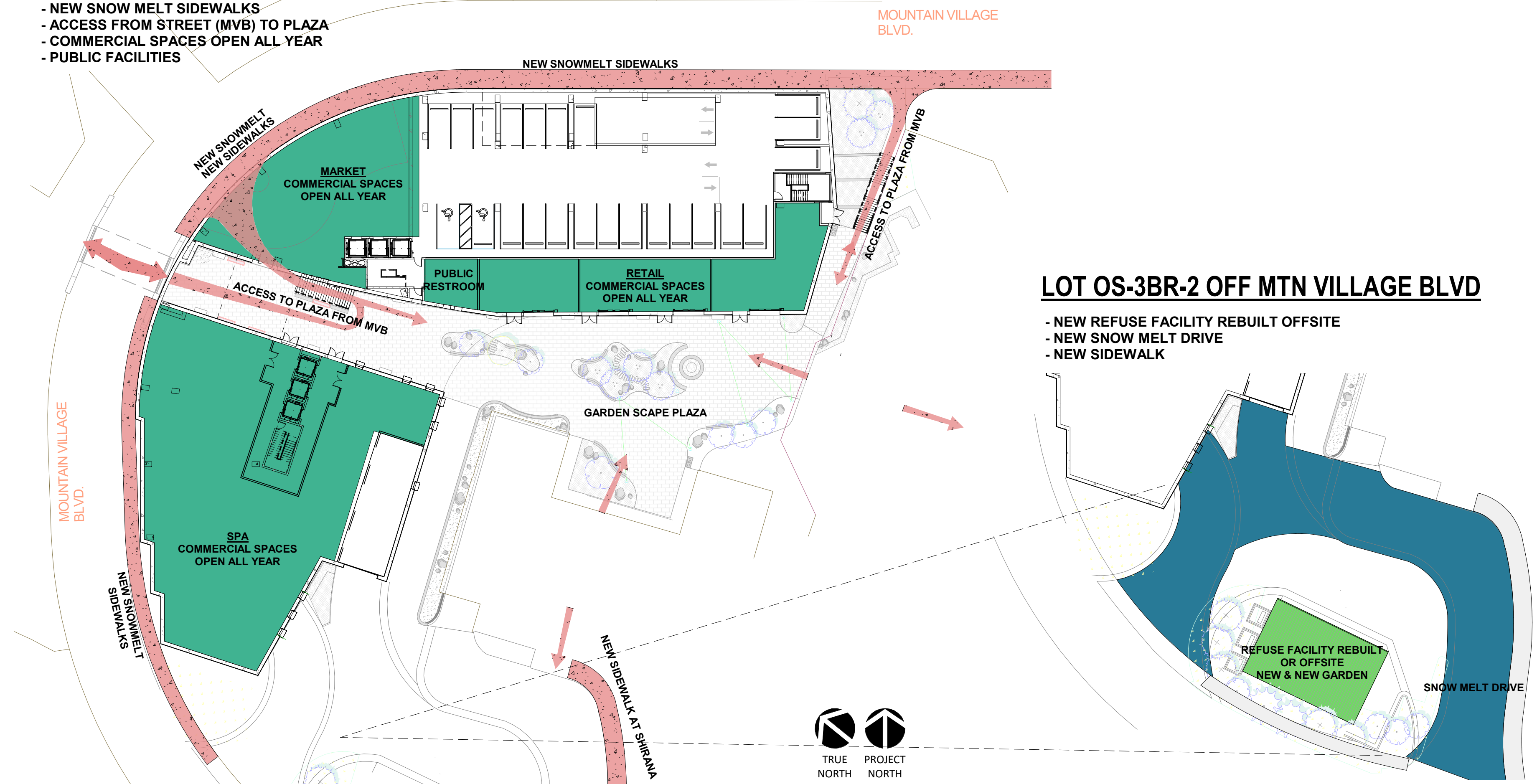
- TWO (2) RESTAURANTS, OPEN ALL YEAR
- PUBLIC FACILITIES
- CONFERENCE/ MEETING VENUE SPACE
- OUTDOOR BALCONIES



3. LEVEL 6 PUBLIC SPACES - PUBLIC BENEFITS  
1/32" = 1'-0"

**PLAZA LEVEL & MVB**

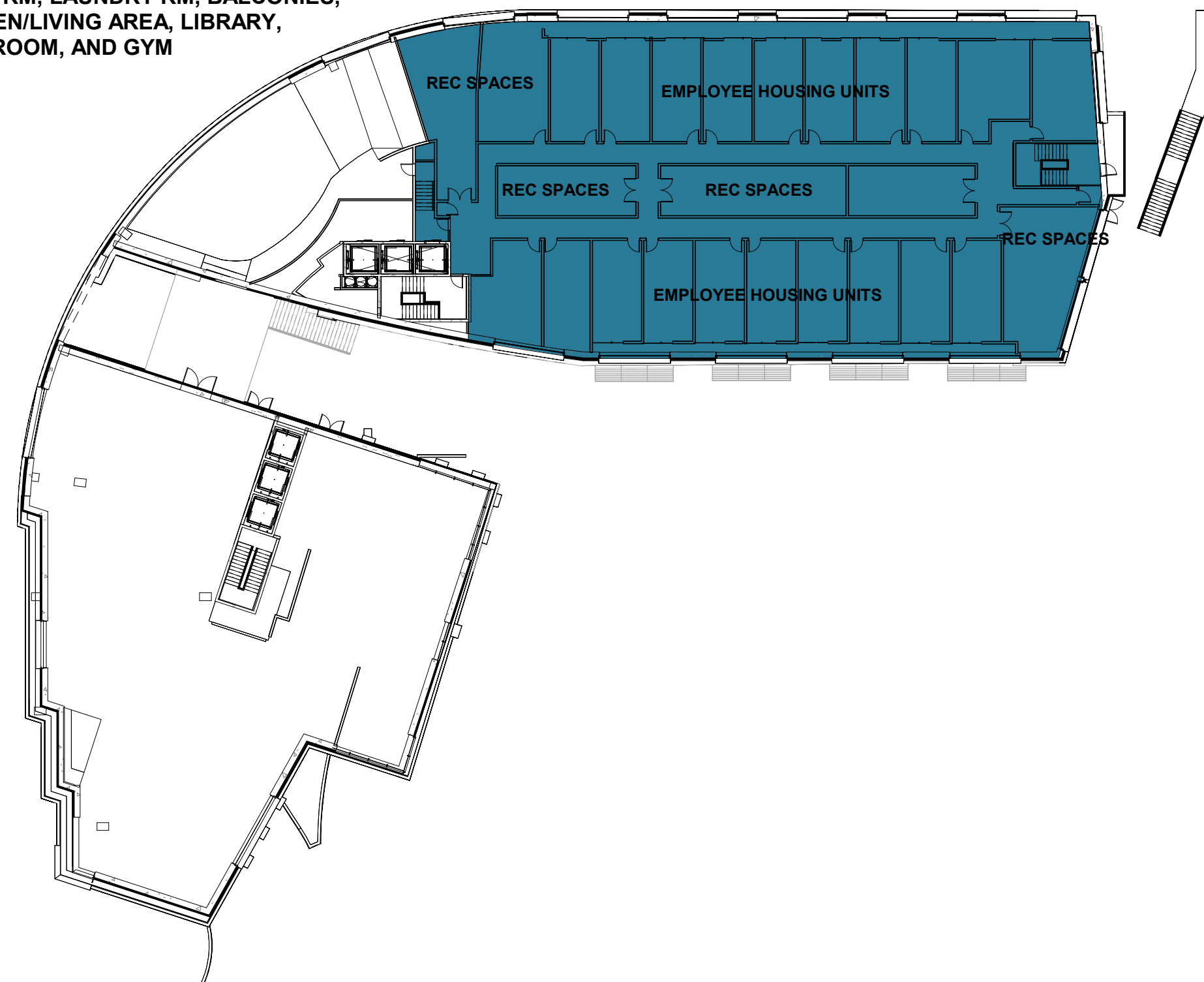
- NEW SNOW MELT SIDEWALKS
- ACCESS FROM STREET (MVB) TO PLAZA
- COMMERCIAL SPACES OPEN ALL YEAR
- PUBLIC FACILITIES



4. PEDESTRIAN MOVEMENT & COMMERCE - PUBLIC BENEFITS  
1/32" = 1'-0"

**MEZZANINE**

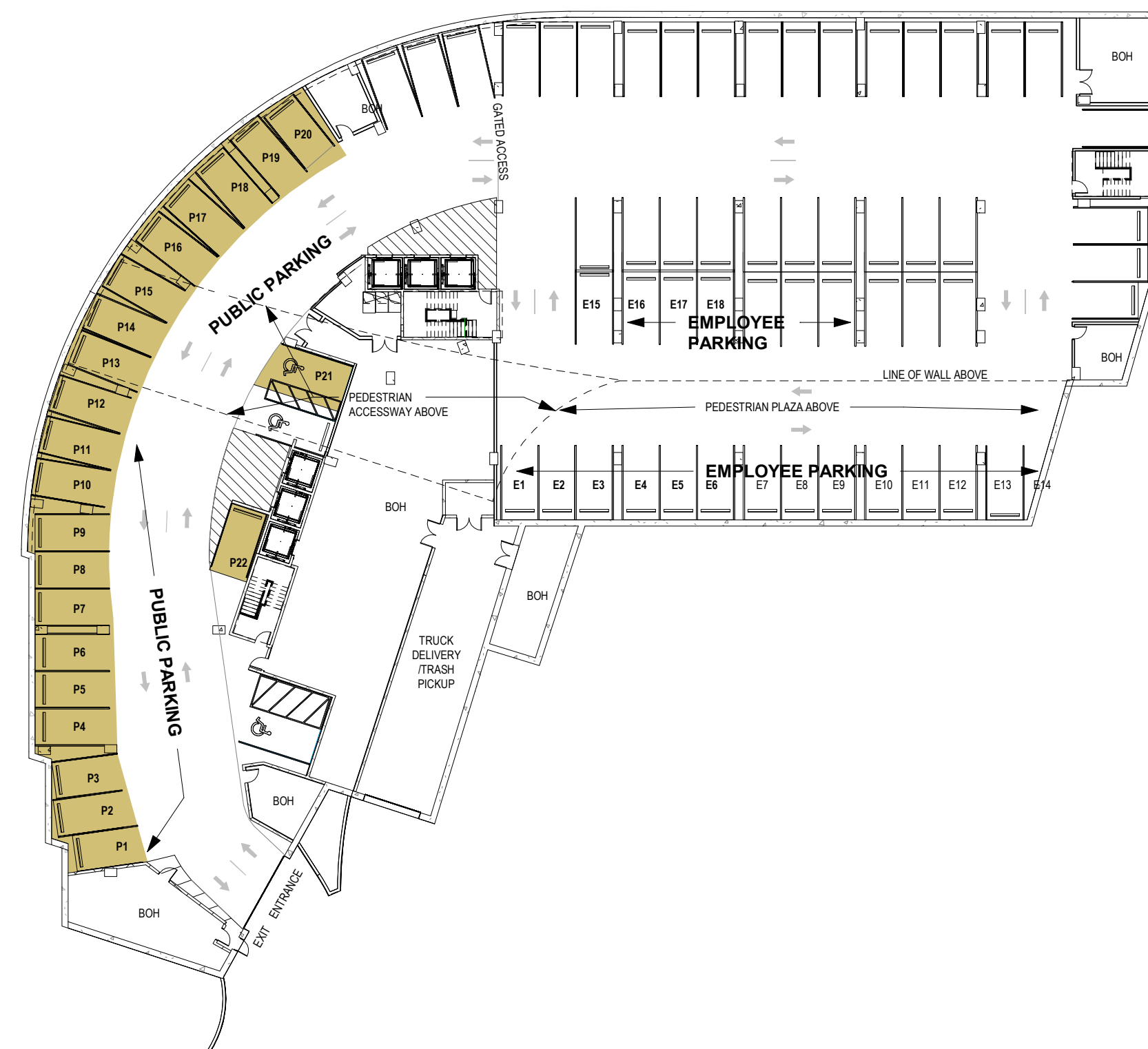
- 20 EMPLOYEE HOUSING UNITS
- EMPLOYEE RETENTION INCENTIVE SPACE
- SEPARATE AND PRIVATE ENTRIES
- MEDIA RM, LAUNDRY RM, BALCONIES, KITCHEN/LIVING AREA, LIBRARY, GAMEROOM, AND GYM



1. EMPLOYEE HOUSING - PUBLIC BENEFITS  
1/32" = 1'-0"

**G2 - PARKING**

- TWENTY TWO (22) DEDICATED TOWN PARKING SPACES
- 1 EV CHARGING STATION
- 6 EV READY



2. DEDICATED TOWN PARKING - PUBLIC BENEFITS  
1/32" = 1'-0"

**LOT OS-3BR-2 OFF MTN VILLAGE BLVD**

- NEW REFUSE FACILITY REBUILT OFFSITE
- NEW SNOW MELT DRIVE
- NEW SIDEWALK



Vault Design  
VAULT DESIGN, LLC  
1440 W 8TH ST #2309  
GOLDEN, CO 80401

Uncompahgre Engineering, LLC

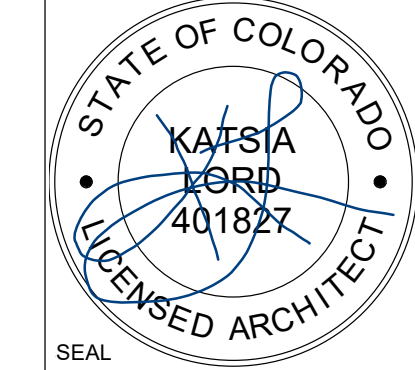
NORRIS DESIGN  
Planning | Landscape Architecture | Branding

SIX SENSES HOTEL  
LOT 109R MOUNTAIN VILLAGE, CO

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RELEASE OF THESE DOCUMENTS CONTINGENT UPON THE OWNER, DESIGNER, CONTRACTOR, AND THE ARCHITECT, DESIGN AND CONSTRUCTION AGREEMENTS BEING SIGNED AND THE ARCHITECT'S DESIGN AND CONSTRUCTION SERVICES BEING COMPLETED. THE ARCHITECT'S DESIGN AND CONSTRUCTION SERVICES ARE NOT TO BE GUARANTEED. THE ARCHITECT'S DESIGN AND CONSTRUCTION SERVICES ARE NOT TO BE GUARANTEED. THE ARCHITECT'S DESIGN AND CONSTRUCTION SERVICES ARE NOT TO BE GUARANTEED. THE ARCHITECT'S DESIGN AND CONSTRUCTION SERVICES ARE NOT TO BE GUARANTEED.

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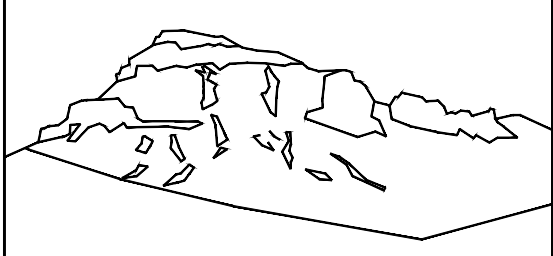
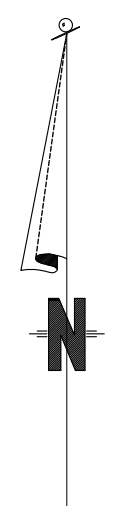
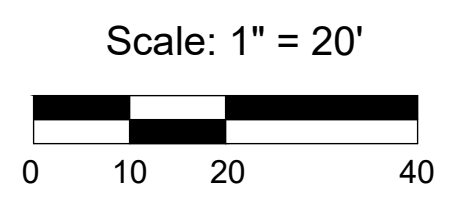
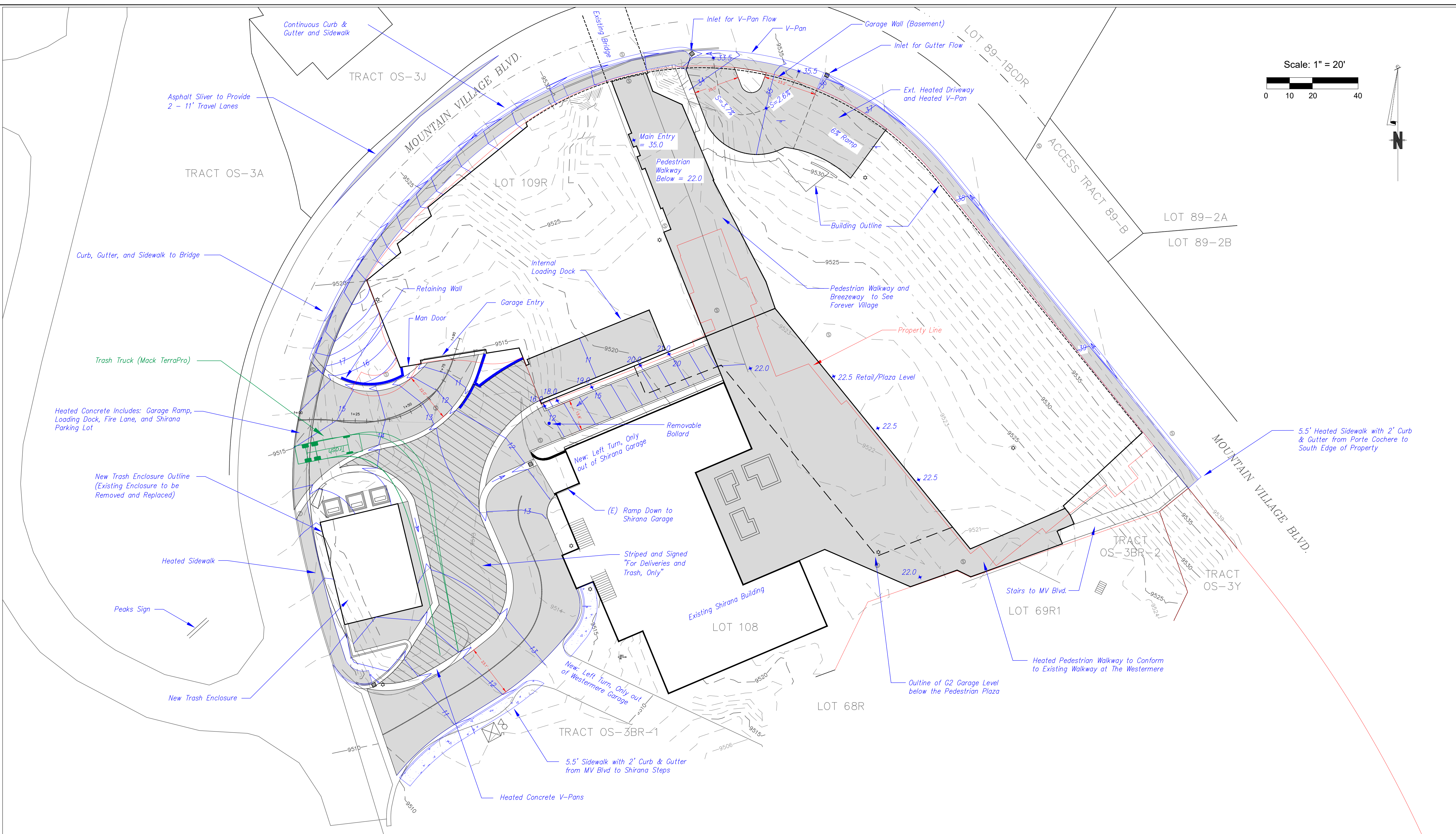


Project Number  
JOB NO.

PUBLIC BENEFITS DIAGRAM

G-001





**Uncompahgre Engineering, LLC**

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

**SUBMISSIONS:**

Submittal	2022-03-04
Submittal	2022-04-15
Submittal	2022-05-19
Submittal	2022-06-07
Submittal	2022-08-08

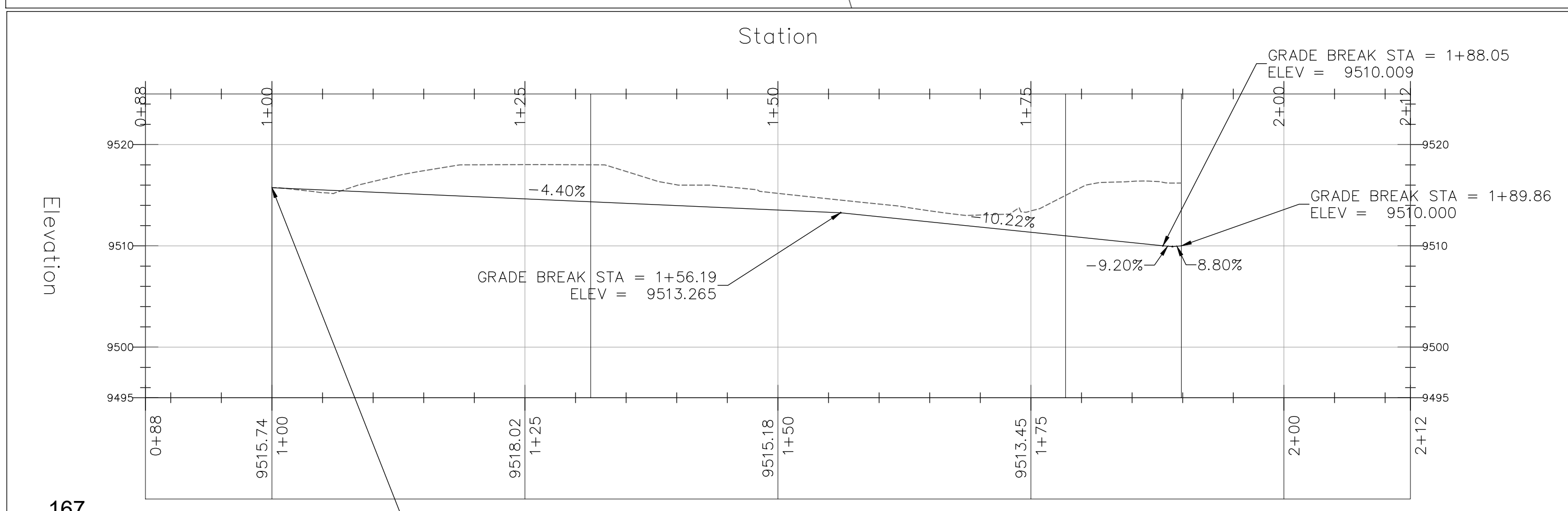
Lot 109R  
Mtn. Village, CO

**NOT FOR CONSTRUCTION**

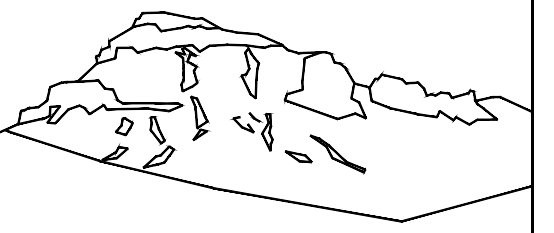
CONTRACTOR TO REVIEW AND COMPARE ALL CHAPTERS AND INTERDISCIPLINARY DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO ANY FIELD WORK BEING DONE IN ACCORDANCE WITH AIA DOCUMENT A201

Site Grading  
with  
Garage Access  
Profile

**C2.1**







Uncompahgre Engineering, LLC

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

SUBMISSIONS:

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Submittal	2022-06-07
Submittal	2022-08-08

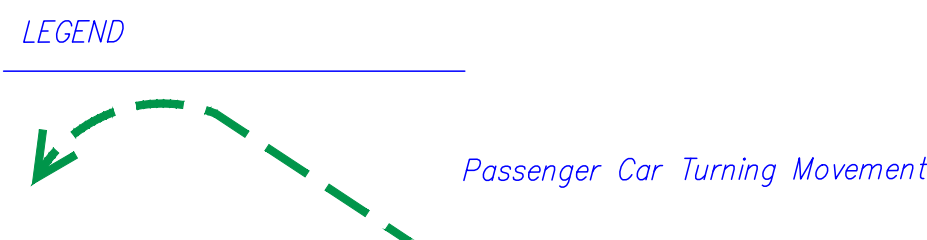
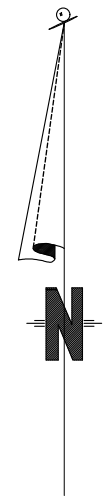
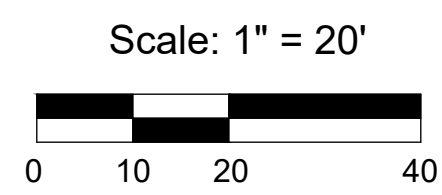
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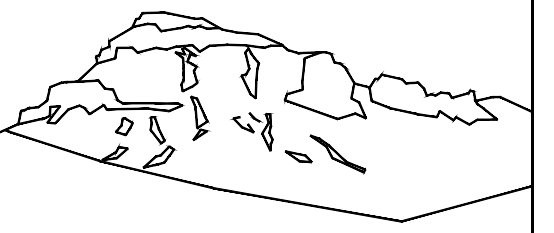
Turning Template Exhibit

C2.3



**NOTE:**  
Per a Town Council directive, a separate turning/traffic study has been commissioned. Those findings will be presented in a separate exhibit once that study is completed.





Uncompahgre  
Engineering, LLC

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

SUBMISSIONS:

Submittal	2022-03-04
Submittal	2022-05-19
Submittal	2022-06-07
Submittal	2022-08-08

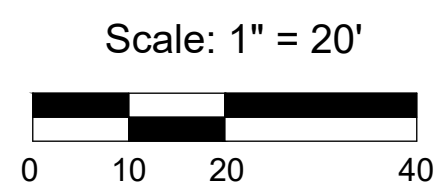
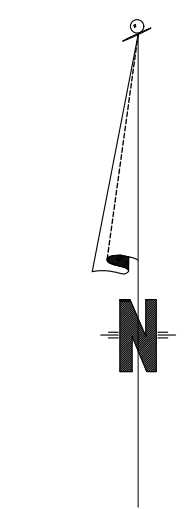
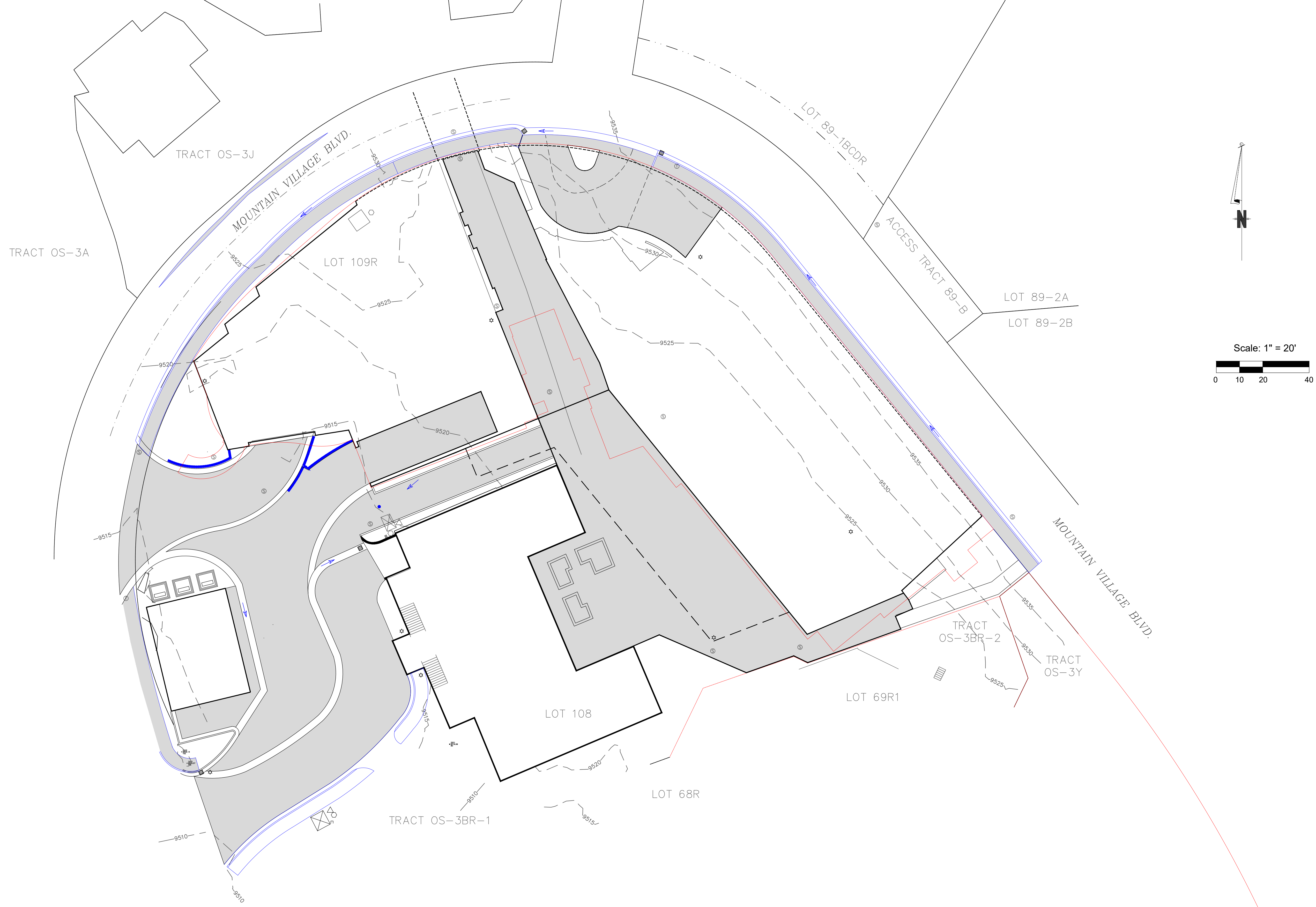
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CONTRACTOR TO REVIEW AND COMPARE ALL  
CHAPTERS AND INTERDISCIPLINARY DRAWINGS  
AND REPORT ANY DISCREPANCIES TO THE  
ARCHITECT PRIOR TO ANY FIELD WORK BEING  
DONE IN ACCORDANCE WITH AIA DOCUMENT A201

Exterior Heat  
Snowmelt  
Exhibit

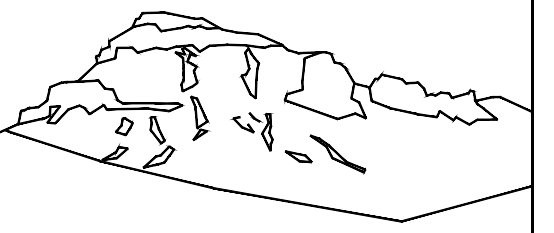
**C2.4**



LEGEND

39,200 SF of  
Heated Concrete





Uncompahgre Engineering, LLC

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

SUBMISSIONS:

Submittal	2022-03-04
Submittal	2022-05-19
Submittal	2022-06-07
Submittal	2022-08-08

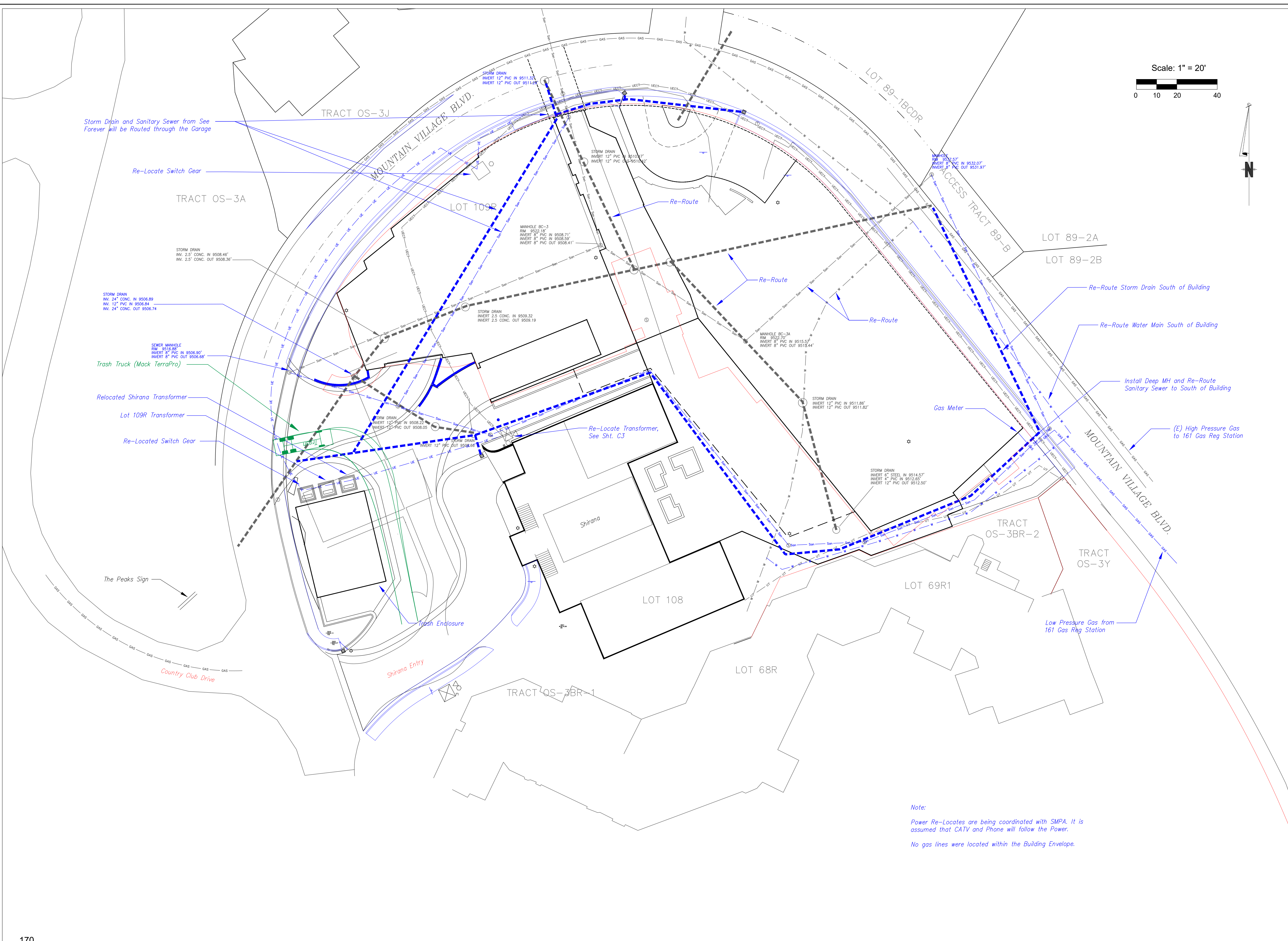
Lot 109R  
Mtn. Village, CO

NOT FOR CONSTRUCTION

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Utility Plan

C3



Note:  
Power Re-Locates are being coordinated with SMPA. It is assumed that CATV and Phone will follow the Power.  
No gas lines were located within the Building Envelope.



**LANDSCAPE NOTES**

1. THE CONTRACTOR SHALL FOLLOW THE LANDSCAPE PLANS AND SPECIFICATIONS AS CLOSELY AS POSSIBLE. ANY SUBSTITUTION OR ALTERATION SHALL NOT BE ALLOWED WITHOUT APPROVAL OF THE OWNER'S REPRESENTATIVE. OVERALL PLANT QUANTITY AND QUALITY SHALL BE CONSISTENT WITH THE PLANS.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES. GRAPHIC QUANTITIES TAKES PRECEDENCE OVER WRITTEN QUANTITIES.
3. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND TAG ALL PLANT MATERIAL PRIOR TO SHIPPING TO THE SITE. IN ALL CASES, THE OWNER'S REPRESENTATIVE MAY REJECT PLANT MATERIAL AT THE SITE IF MATERIAL IS DAMAGED, DISEASED, OR DECLINING IN HEALTH AT THE TIME OF ONSITE INSPECTIONS OR IF THE PLANT MATERIAL DOES NOT MEET THE MINIMUM SPECIFIED STANDARD IDENTIFIED ON THE PLANS AND IN THE SPECIFICATIONS. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER'S REPRESENTATIVE FOR INSPECTION AND APPROVAL OF ALL MATERIALS AND PRODUCTS PRIOR TO INSTALLATION.
4. THE OWNER'S REPRESENTATIVE MAY ELECT TO UPSIZE PLANT MATERIAL AT THEIR DISCRETION BASED ON SELECTION, AVAILABILITY, OR TO ENHANCE SPECIFIC AREAS OF THE PROJECT. THE CONTRACTOR SHALL VERIFY PLANT MATERIAL SIZES WITH OWNER'S REPRESENTATIVE PRIOR TO PURCHASING, SHIPPING OR STOCKING OF PLANT MATERIALS. SUBMIT CHANGE ORDER REQUEST TO OWNER'S REPRESENTATIVE FOR APPROVAL IF ADDITIONAL COST IS REQUESTED BY THE CONTRACTOR PRIOR TO INSTALLATION. RE-STOCKING CHARGES WILL NOT BE APPROVED IF THE CONTRACTOR FAILS TO SUBMIT A REQUEST FOR MATERIAL CHANGES.
5. THE CONTRACTOR SHALL WARRANTY ALL CONTRACTED WORK AND MATERIALS FOR A PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION HAS BEEN ISSUED BY THE OWNER'S REPRESENTATIVE FOR THE ENTIRE PROJECT UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS OR SPECIFICATIONS.
6. REFER TO IRRIGATION PLANS FOR LIMITS AND TYPES OF IRRIGATION DESIGNED FOR THE LANDSCAPE. IN NO CASE SHALL IRRIGATION BE EMITTED WITHIN THE MINIMUM DISTANCE FROM BUILDING OR WALL FOUNDATIONS AS STIPULATED IN THE GEOTECHNICAL REPORT. ALL IRRIGATION DISTRIBUTION LINES, HEADS AND EMITTERS SHALL BE KEPT OUTSIDE THE MINIMUM DISTANCE AWAY FROM ALL BUILDING AND WALL FOUNDATIONS AS STIPULATED IN THE GEOTECHNICAL REPORT.
7. LANDSCAPE MATERIAL LOCATIONS SHALL HAVE PRECEDENCE OVER IRRIGATION MAINLINE AND LATERAL LOCATIONS. COORDINATE INSTALLATION OF IRRIGATION EQUIPMENT SO THAT IT DOES NOT INTERFERE WITH THE PLANTING OF TREES OR OTHER LANDSCAPE MATERIAL.
8. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING POSITIVE DRAINAGE EXISTS IN ALL LANDSCAPE AREAS. SURFACE DRAINAGE ON LANDSCAPE AREAS SHALL NOT FLOW TOWARD STRUCTURES AND FOUNDATIONS. MAINTAIN SLOPE AWAY FROM FOUNDATIONS PER THE GEOTECHNICAL REPORT RECOMMENDATIONS. ALL LANDSCAPE AREAS BETWEEN WALKS AND CURBS SHALL DRAIN FREELY TO THE CURB UNLESS OTHERWISE IDENTIFIED ON THE GRADING PLAN. IN NO CASE SHALL THE GRADE, TURF THATCH, OR OTHER LANDSCAPE MATERIALS DAM WATER AGAINST WALKS. MINIMUM SLOPES ON LANDSCAPE AREAS SHALL BE 2%; MAXIMUM SLOPE SHALL BE 25% UNLESS SPECIFICALLY IDENTIFIED ON THE PLANS OR APPROVED BY THE OWNER'S REPRESENTATIVE.
9. PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENED TO A DEPTH OF 8" - 12" AND AMENDED PER SPECIFICATIONS.
10. ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AS NOTED IN THE TECHNICAL SPECIFICATIONS.
11. TREES SHALL NOT BE LOCATED IN DRAINAGE SWALES, DRAINAGE AREAS, OR UTILITY EASEMENTS. CONTACT OWNER'S REPRESENTATIVE FOR RELOCATION OF PLANTS IN QUESTIONABLE AREAS PRIOR TO INSTALLATION.
12. THE CENTER OF EVERGREEN TREES SHALL NOT BE PLACED CLOSER THAN 8' AND THE CENTER OF ORNAMENTAL TREES CLOSER THAN 6' FROM A SIDEWALK, STREET OR DRIVE LANE. EVERGREEN TREES SHALL NOT BE LOCATED ANY CLOSER THAN 15' FROM IRRIGATION ROTOR HEADS. NOTIFY OWNER'S REPRESENTATIVE IF TREE LOCATIONS CONFLICT WITH THESE STANDARDS FOR FURTHER DIRECTION.

**LAYOUT NOTES**

1. WRITTEN DIMENSIONS WILL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
2. SHOULD SITE CONDITIONS BE DIFFERENT THAN WHAT IS INDICATED ON THE DRAWINGS CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY FOR CLARIFICATION.
3. CURVED WALKS AND CURB EDGES ARE INTENDED TO BE CONSTRUCTED WITH SMOOTH FLOWING CURVES. ANYTHING OTHER THAN SMOOTH FLOWING CURVES WILL BE REJECTED. THE CONTRACTOR SHALL OBTAIN, AT HIS EXPENSE, ALL PERMITS WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK.
4. THE CONTRACTOR SHALL PROVIDE A STAKED LAYOUT OF ALL SITE IMPROVEMENTS FOR INSPECTION BY THE OWNER'S REPRESENTATIVE AND MAKE MODIFICATIONS AS REQUIRED AT NO ADDITIONAL COST TO THE OWNER.
5. THE CONTRACTOR SHALL INSTALL SLEEVEING FOR IRRIGATION IMPROVEMENTS PRIOR TO INSTALLING CONCRETE FLATWORK. REFER TO IRRIGATION PLANS.
6. LAYOUT WALKS, SCORE JOINTS AND PAVING PATTERNS AS CLOSELY AS POSSIBLE TO PLANS, DETAILS, AND SPECIFICATIONS. DO NOT DEVIATE FROM PLANS UNLESS SPECIFIC APPROVAL IS OBTAINED FROM THE OWNER'S REPRESENTATIVE.
7. ALL WORK SHALL BE CONFINED TO THE AREA WITHIN THE CONSTRUCTION LIMITS AS SHOWN ON THE PLANS. ANY AREAS OR IMPROVEMENTS DISTURBED OUTSIDE THESE LIMITS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. IN THE EVENT THE CONTRACTOR REQUIRES A MODIFICATION TO THE CONSTRUCTION LIMITS, WRITTEN PERMISSION MUST BE OBTAINED FROM THE LANDSCAPE ARCHITECT PRIOR TO ANY DISTURBANCE OUTSIDE OF THE LIMITS OF WORK. SEE TECHNICAL SPECIFICATIONS.
8. CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY FENCING AROUND ALL PLAY STRUCTURES UNTIL PROPER FALL SURFACE IS COMPLETELY INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
9. CONTRACTOR IS RESPONSIBLE FOR SUPERVISING ALL SAFETY SURFACING AND PAVEMENT DURING THE CURING PROCESS.

13. ALL EVERGREEN TREES SHALL BE FULLY BRANCHED TO THE GROUND AND SHALL NOT EXHIBIT SIGNS OF ACCELERATED GROWTH AS DETERMINED BY THE OWNER'S REPRESENTATIVE.
14. ALL TREES ARE TO BE STAKED AND GUYED PER DETAILS FOR A PERIOD OF 3 YEARS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING STAKES AT THE END OF 3 YEARS FROM ACCEPTANCE OF LANDSCAPE INSTALLATION BY THE OWNER'S REPRESENTATIVE. OBTAIN APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO REMOVAL.
15. ALL TREES INSTALLED ABOVE RETAINING WALLS UTILIZING GEO-GRID MUST BE HAND DUG TO PROTECT GEO-GRID. IF GEO-GRID MUST BE CUT TO INSTALL TREES, APPROVAL MUST BE GIVEN BY OWNER'S REPRESENTATIVE PRIOR TO DOING WORK.
16. ALL TREES IN SEED OR TURF AREAS SHALL RECEIVE MULCH RINGS. OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE FOR ANY TREES THAT WILL NOT BE MULCHED FOR EXCESSIVE MOISTURE REASONS.
17. SHRUB, GROUNDCOVER AND PERENNIAL BEDS ARE TO BE CONTAINED BY BENDA BOARD EDGER OR PAVER RESTRAINT RAIL EDGER. EDGER IS NOT REQUIRED WHEN ADJACENT TO CURBS, WALLS, CONCRETE WALKS OR SOLID FENCES WITHIN 3" OF PRE-MULCHED FINAL GRADE. SPADE CUT EDGE OR BENDA BOARD EDGER SHALL NOT BE REQUIRED TO SEPARATE MULCH TYPES UNLESS SPECIFIED ON THE PLANS.
18. ALL SHRUB BEDS ARE TO BE MULCHED WITH MIN. 3" DEPTH, SPECIFIED MULCH IN MATERIAL SCHEDULE OVER SPECIFIED GEOTEXTILE WEED CONTROL FABRIC. ALL GROUND COVER AND PERENNIAL FLOWER BEDS SHALL BE MULCHED WITH 3" DEPTH SHREDDED CEDAR LANDSCAPE MULCH. NO WEED CONTROL FABRIC IS REQUIRED IN GROUNDCOVER OR PERENNIAL AREAS.
19. AT SEED AREA BOUNDARIES ADJACENT TO EXISTING NATIVE AREAS, OVERLAP ABUTTING NATIVE AREAS BY THE FULL WIDTH OF THE SEEDER.
20. EXISTING TURF AREAS THAT ARE DISTURBED DURING CONSTRUCTION, ESTABLISHMENT AND THE MAINTENANCE PERIOD SHALL BE RESTORED WITH NEW SOD TO MATCH EXISTING TURF SPECIES. DISTURBED NATIVE AREAS WHICH ARE TO REMAIN SHALL BE OVER SEEDED AND RESTORED WITH SPECIFIED SEED MIX.
21. CONTRACTOR SHALL OVER SEED ALL MAINTENANCE OR SERVICE ACCESS BENCHES AND ROADS WITH SPECIFIED SEED MIX UNLESS OTHERWISE NOTED ON THE PLANS.
22. ALL SEEDED SLOPES EXCEEDING 25% IN GRADE (4:1) SHALL RECEIVE EROSION CONTROL BLANKETS. PRIOR TO INSTALLATION, NOTIFY OWNER'S REPRESENTATIVE FOR APPROVAL OF LOCATION AND ANY ADDITIONAL COST IF A CHANGE ORDER IS NECESSARY.
23. WHEN COMPLETE, ALL GRADES SHALL BE WITHIN +/- 1/8" OF FINISHED GRADES AS SHOWN ON THE PLANS.
24. PRIOR TO THE PLACEMENT OF MULCH AND WEED FABRIC, A GRANULAR, PRE-EMERGENT, WEED CONTROL AGENT SHALL BE ADDED TO ALL PLANTING BEDS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTION, EXCEPT AROUND ORNAMENTAL GRASSES.
25. THE CONTRACTOR IS EXPECTED TO KNOW AND UNDERSTAND THE TOWN AND COUNTY SPECIFICATIONS FOR LANDSCAPE AND IRRIGATION. IN CASES OF DISCREPANCIES THE HIGHER OF THE TWO STANDARDS SHALL HAVE PRECEDENCE.
26. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL IMPROVEMENTS SHOWN OR INDICATED ON THE APPROVED LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT.
27. ALL TREES, SHRUBS, ORNAMENTAL GRASSES, PERENNIALS AND DESIGNATED AREAS OF NATIVE SEED SHALL BE IRRIGATED. ALL TREES, SHRUBS ORNAMENTAL GRASSES TO BE DRIP IRRIGATED. PERENNIALS AND SEED AREAS TO BE SPRAYED.
28. TREES PLANTED IN GROUPS OF THREE OR MORE SHALL BE A VARIETY OF SIZES TO MIMIC NATURAL TREE STANDS.
29. ALL EXISTING TREES SHALL BE PROTECTED AND PRESERVED TO THE EXTENT POSSIBLE.
30. PLANT QUANTITIES SHOWN IN SCHEDULE (L-1.1) EXCLUDE LANDSCAPE OUTSIDE LIMIT OF WORK.

**EROSION NOTES**

1. THE OWNER, SITE DEVELOPER, CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL REMOVE ALL SEDIMENT, MUD, AND CONSTRUCTION DEBRIS THAT MAY ACCUMULATE IN THE FLOW LINE AND THE PUBLIC RIGHTS-OF-WAY OF MOUNTAIN VILLAGE AS A RESULT OF THIS SITE DEVELOPMENT. SAID REMOVAL SHALL BE CONDUCTED IN A TIMELY MANNER.
2. THE CONTRACTOR SHALL PREVENT SEDIMENT, DEBRIS AND ALL OTHER POLLUTANTS FROM ENTERING THE STORM SEWER SYSTEM DURING ALL DEMOLITION OR CONSTRUCTION OPERATIONS THAT ARE PART OF THIS PROJECT.
3. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR REMEDIATION OF ANY ADVERSE IMPACTS TO ADJACENT WATERWAYS, WETLANDS, ETC., RESULTING FROM WORK DONE AS PART OF THIS PROJECT.
4. THE DEVELOPER, GENERAL CONTRACTOR, GRADING CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL INSURE THAT ALL LOADS OF CUT AND FILL MATERIAL IMPORTED TO OR EXPORTED FROM THIS SITE SHALL BE PROPERLY COVERED TO PREVENT LOSS OF MATERIAL DURING TRANSPORT ON PUBLIC RIGHT-OF-WAYS.
5. THE USE OF REBAR, STEEL STAKES, OR STEEL FENCE POSTS TO STAKE DOWN STRAW OR HAY BALES OR TO SUPPORT SILT FENCING USED AS AN EROSION CONTROL MEASURE IS PROHIBITED.
6. THE CLEANING OF CONCRETE TRUCK DELIVERY CHUTES IS PROHIBITED AT THE JOB SITE. THE DISCHARGE OF WATER CONTAINING WASTE CONCRETE TO THE STORM SEWER SYSTEM IS PROHIBITED.
7. THE CONTRACTOR SHALL PROTECT ALL STORM SEWER FACILITIES ADJACENT TO ANY LOCATION WHERE PAVEMENT CUTTING OPERATIONS INVOLVING WHEEL CUTTING, SAW CUTTING, OR ABRASIVE WATER JET CUTTING ARE TO TAKE PLACE. THE CONTRACTOR SHALL REMOVE AND PROPERLY DISPOSE OF ALL WASTE PRODUCTS GENERATED BY SAID CUTTING OPERATIONS ON A DAILY BASIS.

**MAINTENANCE NOTES**

**TREES, SHRUBS AND GROUND COVERS**

1. MAINTAIN TREES, SHRUBS, GROUND COVERS AND PLANTS BY PRUNING, CULTIVATING, WATERING, WEEDING, FERTILIZING, RESTORING PLANTING SAUCERS, TIGHTENING AND REPAIRING STAKES AND GUY WIRE SUPPORTS, AND RESETTING TO PROPER GRADES OR VERTICAL POSITION, AS REQUIRED TO ESTABLISH HEALTHY, VIABLE PLANTINGS. SPRAY AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE.
2. WATERING: MAINTAIN LARGE ENOUGH WATER BASINS AROUND PLANTS SO THAT ENOUGH WATER CAN BE APPLIED TO ESTABLISH MOISTURE THROUGHOUT ENTIRE ROOT ZONE. UTILIZE MULCHES TO REDUCE EVAPORATION AND WATERING FREQUENCY. ALL TREES SHALL BE DRIP IRRIGATED.
3. PRUNE AS REQUIRED AT TIME OF PLANTING AND AS NEEDED TO CORRECT DAMAGE.
4. STAKES AND GUY WIRES: INSPECT REGULARLY TO PREVENT GIRDLING OF TRUNKS OR BRANCHES AND TO PREVENT RUBBING WHICH MIGHT CAUSE BARK WOUNDS. REMOVE AND REPLACE DAMAGED STAKES AND GUYS AS DIRECTED BY THE OWNER.
5. WEED CONTROL: MAINTAIN TREE AND SHRUB BASINS FREE OF WEEDS AND GRASSES ON A WEEKLY BASIS. FREQUENT SOIL CULTIVATION THAT MIGHT DESTROY SHALLOW ROOTS IS NOT PERMITTED.
6. INSECTS AND DISEASE CONTROL: CONTROL INSECTS AND DISEASE AS NECESSARY TO PREVENT DAMAGE TO THE HEALTH OR APPEARANCE OF PLANTS. USE ONLY APPROVED MATERIALS AND METHODS. DEAD, DISEASED, AND/OR BEETLE INFESTED TREES MUST BE REMOVED UPON IMMEDIATE RECEIPT OF WRITTEN OR VERBAL NOTICE TO THE PROPERTY OWNER.
7. DEAD PLANT MATERIALS SHALL BE REMOVED WITHIN (1) MONTH WITH PLANTING MATERIALS THAT MEET THE ORIGINAL INTENT OF THE APPROVED LANDSCAPE DESIGN.
8. NATURAL LANDSCAPE MATERIALS SUCH AS ROCK, STONE, BARK CHIPS AND SHAVINGS WHICH NO LONGER COVER THE AREA IN WHICH THEY WERE ORIGINALLY DEPOSITED SHALL BE REPLENISHED SO THAT THEY AGAIN ACHIEVE FULL COVERAGE TO A MINIMUM DEPTH AS SPECIFIED.

**WEED CONTROL**

1. IN AREAS THAT HAVE BEEN REGRADED AND/OR HAVE EXISTING WEED GROWTH, WEED CONTROL MEASURES APPROPRIATE TO THE AMOUNT OF GROWTH AND/OR SPECIES SHALL BE PROVIDED.
2. THROUGHOUT THE GROWING SEASON WEED CONTROL OF NATIVE AREAS SHALL BE PREFORMED USING A SPOT TREATMENT METHOD.
3. HERBICIDE SHALL BE APPLIED BY A LICENSED APPLICATOR OR UNDER THE DIRECT SUPERVISION OF A LICENSED APPLICATOR.

**NATIVE SEED AREAS**

1. REFERENCE WEED CONTROL NOTES ABOVE.
2. MOW A MINIMUM OF ONCE YEARLY UPON ESTABLISHMENT OF GRASS.

**SHEET LIST**

L-100	LANDSCAPE NOTES
L-101	LANDSCAPE SCHEDULES
L-401	LANDSCAPE PLAN
L-501	LANDSCAPE DETAILS
LS-401	HARDSCAPE PLAN
LS-501	HARDSCAPE DETAILS

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**MOUNTAIN VILLAGE HOTEL**

**PROJECT NUMBER: 1152-01-3146**

MOUNTAIN VILLAGE, COLORADO  
 PLANNED UNIT DEVELOPMENT AMENDMENT

**OWNER:**

TIARA TELLURIDE LLC  
 ANKUR PATEL  
 450 S OLD DIXIE HWY  
 SUITE 8  
 JUPITER, FL 33458  
 561-747-4384

**NOT FOR CONSTRUCTION**

**DATE:**

03/16/22: PUD AMEND  
 & DRB  
 05/23/22 SUB. 2  
 06/07/22 SUB. 3

**SHEET TITLE:**

**LANDSCAPE NOTES**

**PLANT SCHEDULE**

DECIDUOUS TREES	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	NOTES	QTY
PO TR	POPULUS TREMULOIDES	QUAKING ASPEN	B & B	2" CAL		12
PO NM	POPULUS TREMULOIDES 'CLUMP FORM'	QUAKING ASPEN	B & B	2.5" CAL.	CLUMP	6
EVERGREEN TREES	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	NOTES	QTY
PI PP	PICEA PUNGENS 'BABY BLUE EYES'	BABY BLUE EYES COLORADO BLUE SPRUCE	B & B	8' HT.		6
PN AR	PINUS ARISTATA	BRISTLECONE PINE	B & B	8' HT.		3
ORNAMENTAL TREES	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	NOTES	QTY
MA SS	MALUS X 'SPRING SNOW'	SPRING SNOW CRAB APPLE	B & B	1.5" CAL		2
PR VI	PRUNUS VIRGINIANA MELANOCARPA	NATIVE CHOKEBERRY	B & B	6" CLUMP		1
DECIDUOUS SHRUBS 2-4' SPREAD	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	NOTES	QTY
PH MO	PHYSOCARPUS MONOGYNUS	MOUNTAIN NINEBARK	CONT.	#5		16
RI AL	RIBES ALPINUM	ALPINE CURRANT	CONT.	#5		2
RI GR	RIBES ALPINUM 'GREEN MOUND'	GREEN MOUND ALPINE CURRANT	CONT.	#5		14
DECIDUOUS SHRUBS 5-7' SPREAD	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	NOTES	QTY
COR B25	CORNUS SERICEA 'BAILEY'	BAYLEY'S RED TWIG DOGWOOD	CONT.	#5		11
FA PA	FALLUGIA PARADOXA	APACHE PLUME	CONT.	#5		2
LON LED	LONICERA LEDEBOURII	TWINBERRY HONEYSUCKLE	CONT.	#5		4
LON TAT	LONICERA TATARICA 'ARNOLD'S RED'	TATARIAN HONEYSUCKLE	CONT.	#5		3
SAL PUR	SALIX PURPUREA 'NANA'	DWARF ARCTIC WILLOW	CONT.	#5		12
SH AR	SHEPHERDIA ARGENTEA	SILVER BUFFALOBERRY	CONT.	#5		2
SY PE	SYRINGA X PRESTONIAE 'MISS CANADA'	MISS CANADA PRESTON LILAC	CONT.	#5		2
EVERGREEN SHRUBS	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	NOTES	QTY
PI MU	PINUS MUGO 'WHITE BUD'	WHITE BUD MUGO PINE	CONT.	#5		5
PI BG	PINUS MUGO 'BIG TUNA'	BIG TUNA MUGO PINE	CONT.	#5		8
ORNAMENTAL GRASSES	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	NOTES	QTY
DE CE	DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS	CONT.	#1		45
SO NU	SORGHASTRUM NUTANS	INDIAN GRASS	CONT.	#1		45
PERENNIALS	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	NOTES	QTY
AC MO	ACHILLEA X 'MOONSHINE'	MOONSHINE YARROW	CONT.	#1		5
AEG POD	AEGOPODIUM PODAGRARIA 'VARIEGATUM'	VARIEGATED BISHOP WEED	CONT.	#1		83
AQ CA	AQUILEGIA CAERULEA	ROCKY MOUNTAIN COLUMBINE	CONT.	#1		67
AR UV	ARCTOSTAPHYLOS UVA-URSIS	KINNIKINNICK	CONT.	#1		10
AS AL	ASTER ALPINUS	ALPINE ASTER	CONT.	#1		8
CAM OLY	CAMPANULA ROTUNDIFOLIA 'OLYMPICA'	OLYMPICA HAREBELL	CONT.	#1		98
DEL SKI	DELPHINIUM ELATUM 'SUMMER SKIES'	SUMMER SKIES LARKSPUR	CONT.	#1		2
DEL CA2	DELPHINIUM ELATUM 'YANKEE MIX'	CONNECTICUT YANKEE LARKSPUR	CONT.	#1		1
DEL BLA	DELPHINIUM X 'BLACK KNIGHT'	BLACK KNIGHT LARKSPUR	CONT.	#1		2
DIA ZIN	DIANTHUS DELTOIDES 'ZING ROSE'	ZING ROSE MAIDEN PINK	CONT.	#1		5
DIA F13	DIANTHUS X 'FIRST LOVE'	FIRST LOVE DIANTHUS	CONT.	#1		61
DIC SPE	DICENTRA SPECTABILIS	BLEEDING HEART	CONT.	#1		27
ES CA	ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY	CONT.	#1		11
FRA XFO	FRAGARIA X FORT LARAMIE	FORT LARAMIE WILD STRAWBERRY	CONT.	#1		107
LUP ROB	LUPINUS X 'POPSICLE BLUE'	POPSICLE BLUE LUPINE	CONT.	#1		6
LUP RUS	LUPINUS X 'RUSSELL HYBRIDS'	RUSSELL HYBRID LUPINE	CONT.	#1		11
NE LT	NEPETA X 'PSFIKE' TM	LITTLE TRUDY CATMINT	CONT.	#1		3
PAE DOU	PAEONIA LACTIFLORA 'DOUBLE PINK'	DOUBLE PINK CHINESE PEONY	CONT.	#1		4
PEN STR	PENSTEMON STRICTUS	ROCKY MOUNTAIN PENSTEMON	CONT.	#1		37

**SHORT GRASS MIXTURE**

COMMON NAME	%	LBS./1000 S.F.
WESTERN YARROW	5%	.1
TALL FESCUE	10%	.2
ARIZONA FESCUE	5%	.1
HARD FESCUE	5%	.1
CREEPING RED FESCUE	10%	.1
ALPINE BLUEGRASS	15%	.3
CANADA BLUEGRASS	10%	.2
PERENNIAL RYEGRASS	15%	.3
SLENDER WHEATGRASS	10%	.2
MOUNTAIN BROME	15%	.3
<b>TOTAL</b>	<b>100%</b>	<b>2.0 LBS</b>

- NOTES
- SEED APPLICATION RATES
    - BROADCAST: 85-90 LBS/ACRE
    - DRILLED: 15-20 LBS/ACRE
  - APPLY EROSION CONTROL NETTING TO ANY AREA WHICH IS VULNERABLE TO SOIL EROSION SUCH AS SWALES OR STEEP SLOPES (3:1 OR STEEPER)
  - UTILIZE HYDROMULCH AND TACKIFIER OF 2,000 POUNDS PER ACRE WITH 3% TACKIFIER.
  - UNLESS NOTED OTHERWISE IN TECHNICAL SPECIFICATIONS, AMEND ALL TOPSOIL IN RESEED AREAS TO 2" DEPTH WITH COMPOST.
  - SEE SHALL BE APPLIED TO DISTURBED AREAS WITHIN 10 DAYS AFTER TOPSOIL HAS BEEN SPREAD.

**AMENITY SCHEDULE**

ITEM	DESCRIPTION	MANUFACTURER	CONTACT	PRODUCT NAME	PRODUCT NUMBER	COLOR/FINISH	NOTES
S-101	TRASH AND RECYCLING	BEARSAVER	CONTACT: 800-851-3887 SALES@BEARSAVER.COM	HA SERIES SINGLE TRASH ENCLOSURE	HA-PY	OLIVE GREEN WITH RECYCLING AND TRASH LABELS, ZINC RICH PRIMER.	INSTALL PER MANUFACTURER SPECIFICATIONS.

**MATERIALS SCHEDULE**

ITEM	DESCRIPTION	MANUFACTURER	CONTACT	PRODUCT NAME	SIZE / DIMENSIONS	COLOR/FINISH	NOTES
M-101	STANDARD CONCRETE	PER CONTRACTOR (OR APPROVED EQUAL)	N/A	N/A	SEE PLANS FOR AREAS AND FEATURES REFER TO CIVIL PLANS FOR DETAILS	STANDARD GRAY BROOM FINISH ALL FLATWORK, SMOOTH ARCHITECTURAL FINISH FOR ALL CONCRETE BENCHES	REFER TO DETAILS FOR ALL LANDSCAPE CONCRETE INSTALLATION. REFER TO CIVIL FOR ALL DRIVES AND FLATWORK.
M-102	PAVER A	UNILOCK (OR APPROVED EQUAL)	JUSTIN J. HAMULA 801-707-8408 JUSTIN.HAMULA@CONFLUENCEPRODUCTS.COM	PROMENADE PLANK PAVER	RUNNING BOND PATTERN LAYING PATTERN A 100%: 8"X24" UNIT	GRANITE BLEND IL CAMPO FINISH	REFER TO DETAILS AND SPECIFICATIONS.
M-103	DECOMPOSED GRANITE	PIONEER LANDSCAPE CENTERS (OR APPROVED EQUAL)	CONTACT: 1-800-777-8139	BREEZE MINUS	REFER TO PLANS	TAN BREEZE	REFER TO DETAILS AND SPECIFICATIONS.
M-104	WOOD MULCH	PIONEER SAND OR LOCAL LANDSCAPE SUPPLIER	CONTACT: 970.823.5000	GORILLA HAIR - SHREDDED CEDAR MULCH	N/A	NATURAL	MINIMUM 3" DEPTH, INSTALL ABOVE WEED CONTROL FABRIC
M-105	LANDSCAPE BOULDERS	TELLURIDE STONE COMPANY (OR APPROVED EQUAL)	CONTACT: 970.728.6201 BETSY@TELLURIDESTONE.COM	TELLURIDE GOLD BOULDERS	REFER TO PLANS AND DETAILS 1 TO 5 TON BOULDERS	TELLURIDE GOLD	SEE DETAIL 5, SHEET L-501
M-106	BENDA BOARD EDGER	BENDA BOARD PLASTICS (OR APPROVED EQUAL)	CONTACT: 209.333.6161 INFO@EPICPLASTICS.COM	BENDA BOARD EDGER	REFER TO PLANS AND DETAILS	TEAK	SEE DETAIL 6, SHEET L-501

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 561-747-4384







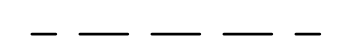

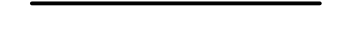

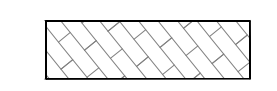
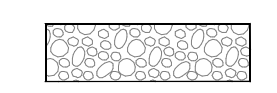
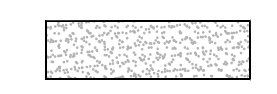

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**DATE:**  
 03/16/22: PUD AMEND  
 & DRB  
 05/23/22 SUB. 2  
 06/07/22 SUB. 3


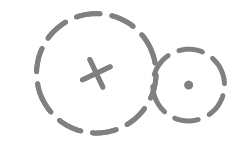

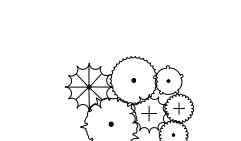
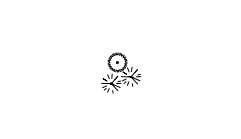

**SHEET TITLE:**  
 LANDSCAPE SCHEDULES



**HARDSCAPE LEGEND**

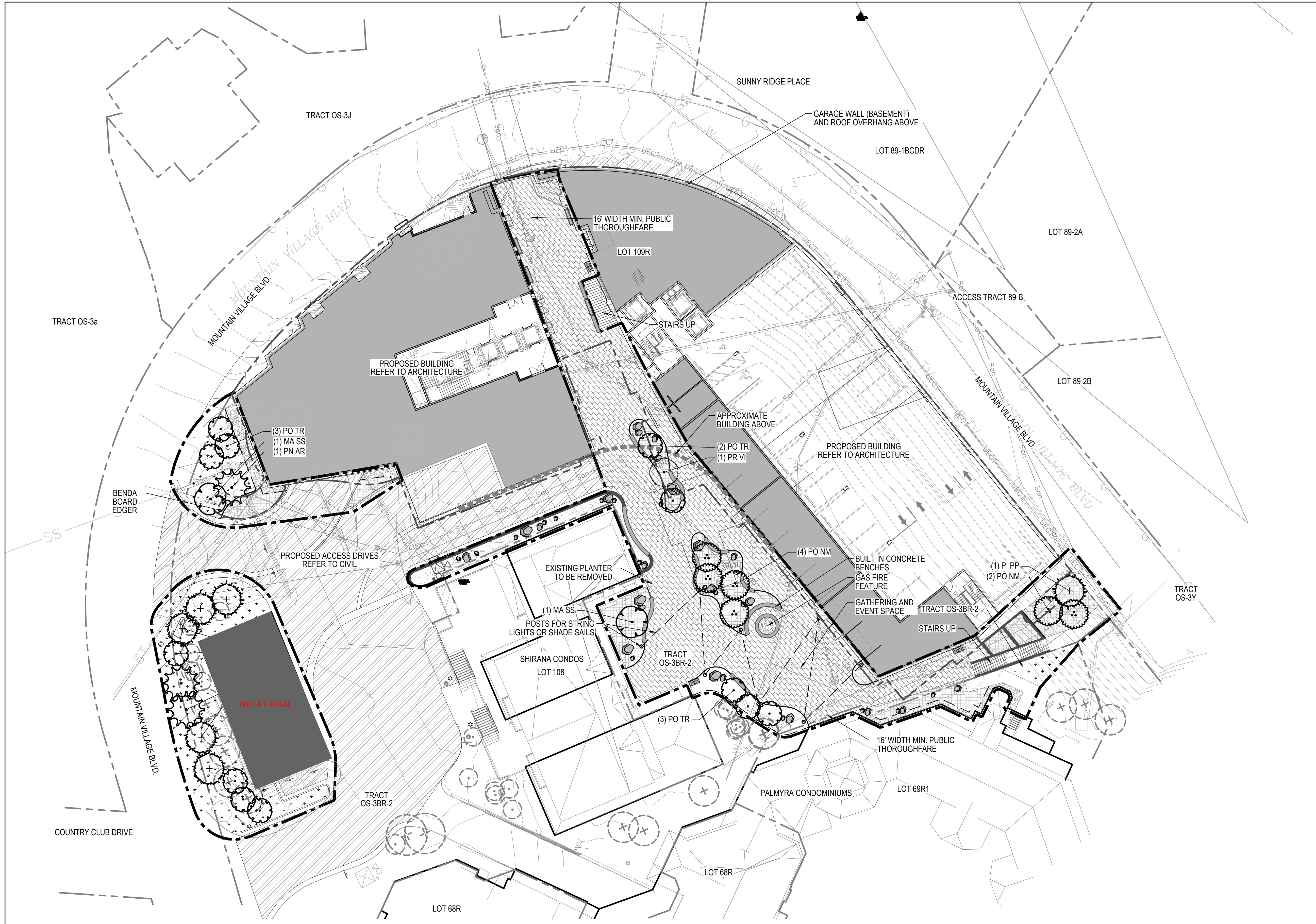
	CONCRETE BENCH (CUSTOM) - DTL 7/LS-501
	TRASH AND RECYCLING
	LANDSCAPE BOULDERS DTL 5/L-501
	MATCH LINE
	LIMIT OF WORK
	LOT LINE
	SPADE CUT EDGER DTL 7/L-501
	BENDA BOARD EDGER OR PAVER RESTRAIN RAIL WHEN ADJACENT TO PAVERS DTL 6/L-501 & DTL 2/LS-501
	RETAINING WALL, REFER TO CIVIL
	STANDARD CONCRETE DTL 1/LS-501
	PAVER A DTL 2/LS-501
	LANDSCAPE ROCK DTL 6/L-501
	DECOMPOSED GRANITE DTL 3/L-501
	WOOD MULCH DTL 4,6 & 7/L-501

**LANDSCAPE LEGEND**

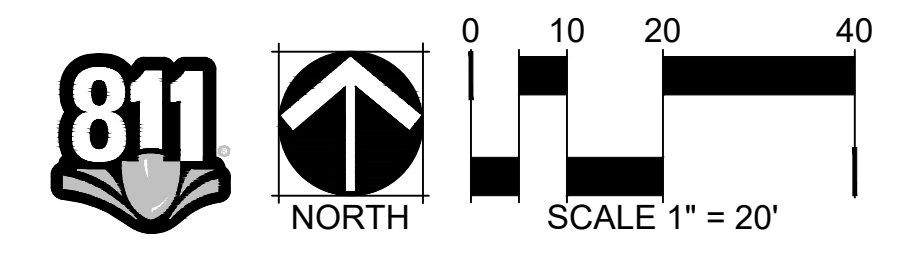
	EXISTING TREES TO BE REMOVED
	EXISTING TREES TO REMAIN DTL 3/L-501
	PROPOSED TREES DTL 1/L-501
	PROPOSED SHRUBS DTL 2/L-501
	PROPOSED ORNAMENTAL GRASSES DTL 4/LS-501
	PROPOSED PERENNIALS DTL 4/LS-501

**IRRIGATION NOTES**

- REPAIR AND REPLACE EXISTING DAMAGED IRRIGATION WITHIN IMPROVEMENTS LIMIT OF WORK BOUNDARY.
- ALL TREES AND SHRUBS TO BE DRIP IRRIGATED.
- ALL PERENNIALS AND NATIVE AREAS TO BE SPRAY IRRIGATED.
- INSTALL PVC SLEEVING FOR IRRIGATION UNDER ALL NEW HARDSCAPE AND FUTURE HARDSCAPE.
- IRRIGATION SYSTEM DESIGN TO BE DETERMINED PRIOR TO 100% CONSTRUCTION DOCUMENTS.



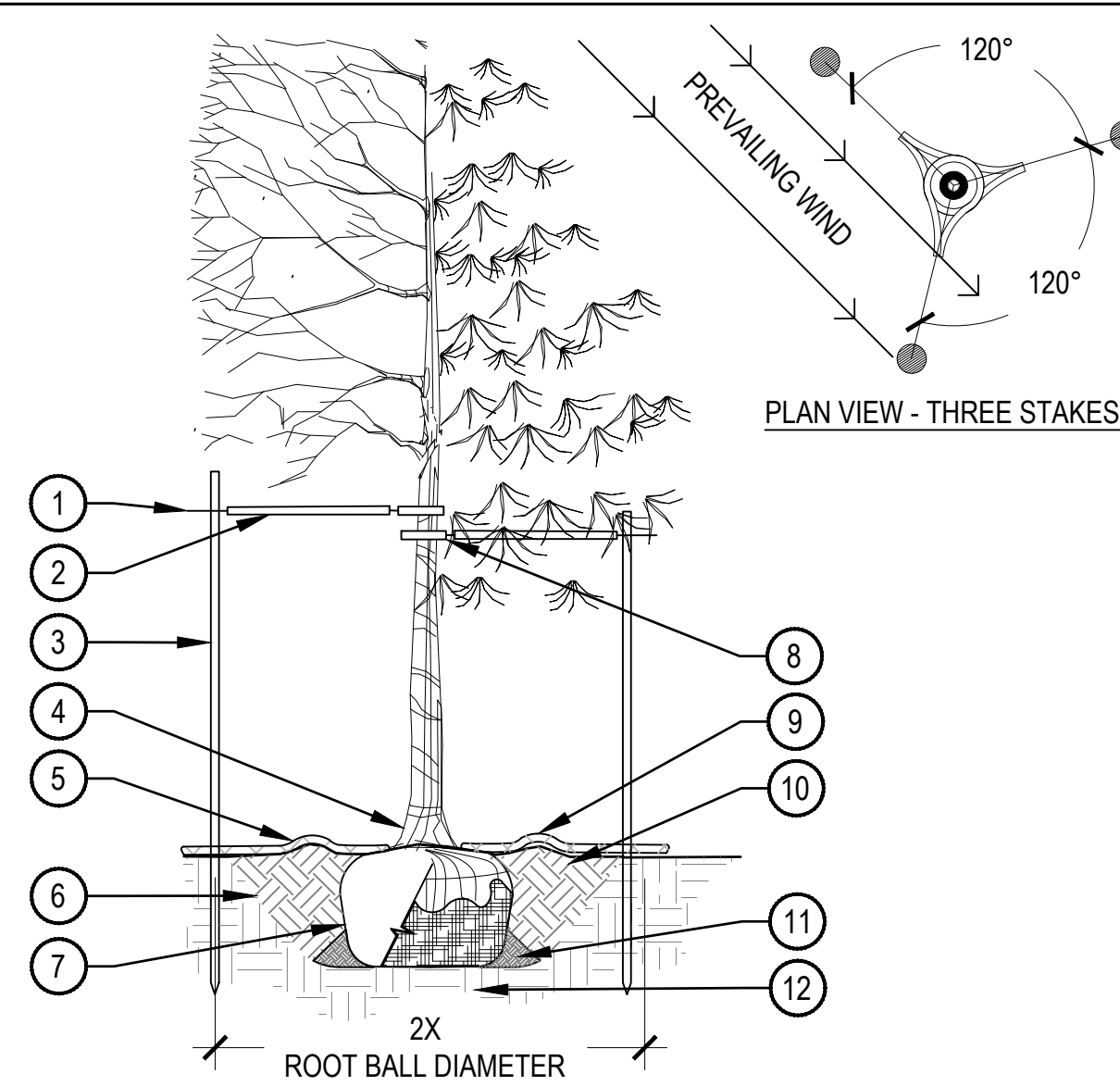
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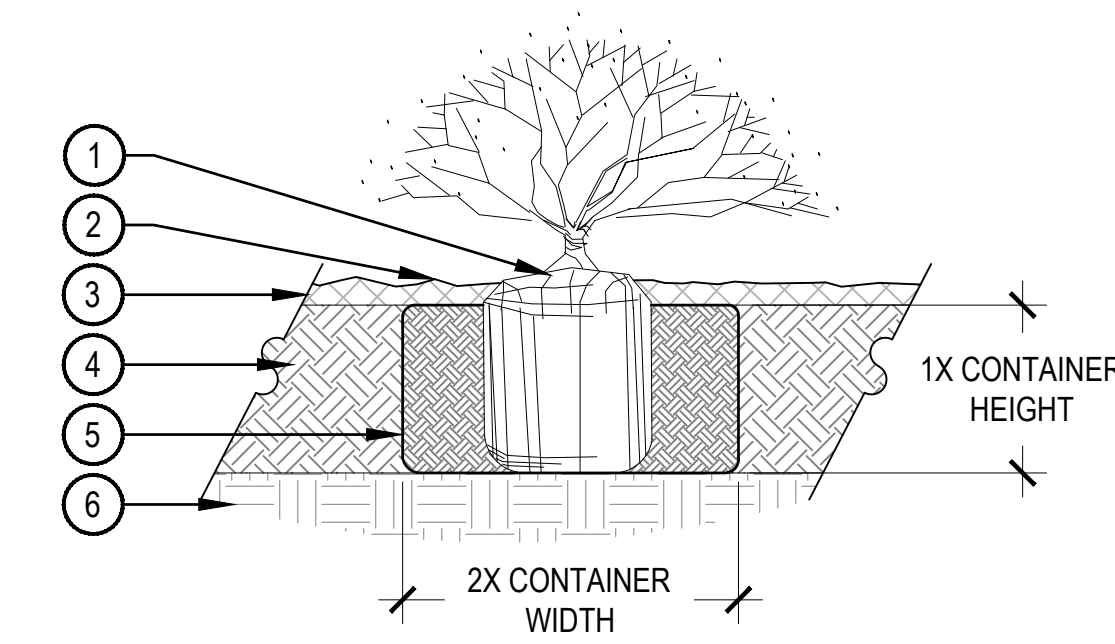


- PRUNING NOTES:**
1. ALL PRUNING SHALL COMPLY WITH ANSI A300 STANDARDS.
  2. DO NOT HEAVILY PRUNE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND BROKEN BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.

- STAKING NOTES:**
1. STAKE TREES PER DIAGRAM. AFTER A MINIMUM OF (3) THREE YEARS CONFIRM TREE IS ESTABLISHED. CHECK FOR ROOTBALL STABILITY. APPLY HAND PRESSURE TO TRUNK OF TREE. WHEN ROOTBALL DOES NOT MOVE, REMOVE STAKING.
    - a. 2" CALIPER SIZE AND UNDER DECIDUOUS AND ASPEN TREES - MINIMUM 2 STAKES - ONE ON N.W. SIDE, ONE ON S.W. SIDE (OR PREVAILING WIND SIDE AND 180° FROM THAT SIDE).
    - b. EVERGREEN TREES - 3 STAKES PER DIAGRAM.
    - c. 3" CALIPER SIZE AND LARGER - 3 STAKES PER DIAGRAM.
  2. WIRE OR CABLE SHALL BE MINIMUM 12 GAUGE, TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. NYLON STRAPS SHALL BE LONG ENOUGH TO ACCOMMODATE 1-1/2" OF GROWTH AND BUFFER ALL BRANCHES FROM WIRE.
  3. ADJUST STAKING, STRAPS AND GUY WIRES ANNUALLY.
  4. TREATED WOOD POST PREFERRED. METAL T STAKES WITH PLASTIC SAFETY CAPS ACCEPTABLE WITH APPROVAL FROM OWNER.



- 1 GALVANIZED WIRE
- 2 PLACE MINIMUM 1/2" PVC PIPE AROUND EACH WIRE. EXPOSED WIRE SHALL BE MAXIMUM 2" EACH SIDE
- 3 INSTALL STAKING PER SPECIFICATIONS
- 4 PLANT TREE SO THAT FIRST ORDER MAJOR ROOT IS 1"-2" ABOVE FINAL GRADE
- 5 2'-0" RADIUS MULCH RING, VENTERED ON TRUNK, 3" DEPTH, ON TOP OF WEED FABRIC, DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK, FINISHED GRADE REFERENCES TOP OF MULCH
- 6 1:1 SLOPE ON SIDES OF PLANTING HOLE
- 7 REMOVE ALL TWINE, ROPE, BURLAP AND WIRE FROM THE ENTIRE ROOTBALL AND TRUNK
- 8 GROMMETED NYLON STRAPS
- 9 4-6" HIGH WATER SAUCER IN NON-TURF AREAS
- 10 BACKFILL AROUND ROOTBALL WITH PLANT MIX, PLANT MIX SHALL CONSIST OF EQUAL PARTS TOPSOIL, COMPOST, EXCAVATED SOIL, PLUS MYCORRHIZAL INOCULANT PER SPECIFICATIONS
- 11 PLACE SOIL AROUND ROOT BALL FIRMLY. DO NOT COMPACT OR TAMP, SETTLE SOIL WITH WATER TO FILL ALL AIR POCKETS
- 12 PLACE ROOT BALL ON UNDISTURBED SOIL TO PREVENT SETTLEMENT



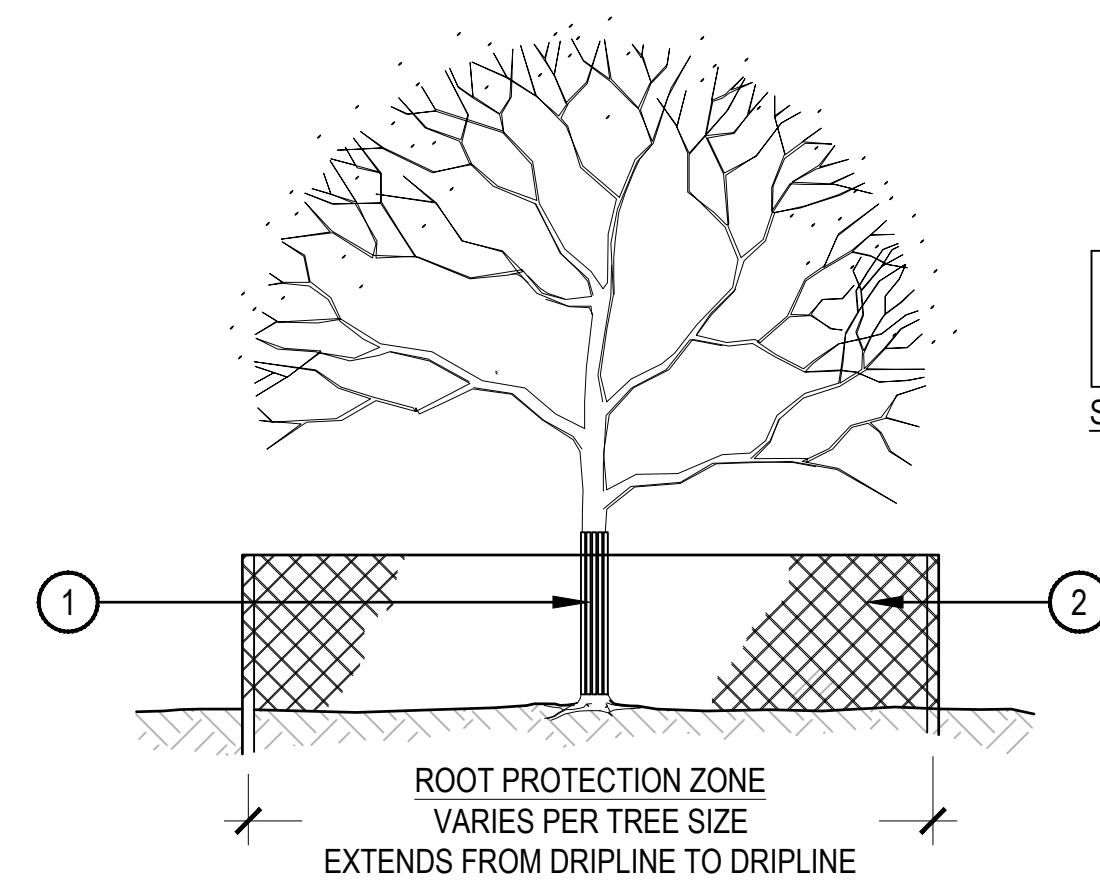
- 1 SET SHRUB ROOT-BALL 1" HIGHER THAN FINISH GRADE
- 2 FINISH GRADE (TOP OF MULCH)
- 3 SPECIFIED MULCH, REFER TO MATERIAL SCHEDULE
- 4 TILL IN SPECIFIED SOIL AMENDMENT TO A DEPTH OF 8" IN BED
- 5 BACKFILLED AMENDED SOIL
- 6 UNDISTURBED SOIL

- NOTE:**
1. BROKEN OR CRUMBLING ROOT-BALLS WILL BE REJECTED.
  2. CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT-BALL WHEN REMOVING IT FROM ITS CONTAINER.
  3. ALL JUNIPERS SHOULD BE PLANTED SO THE TOP OF THE ROOT-BALL OCCURS ABOVE THE FINISH GRADE OF THE MULCH LAYER.
  4. DIG PLANT PIT TWICE AS WIDE AND AS HIGH AS THE CONTAINER.
  5. PRUNE ALL DEAD OR DAMAGED WOOD PRIOR TO PLANTING, DO NOT PRUNE MORE THAN 20% OF LIMBS.

**1 TREE PLANTING DETAIL**

SCALE: 3/16" = 1'-0"

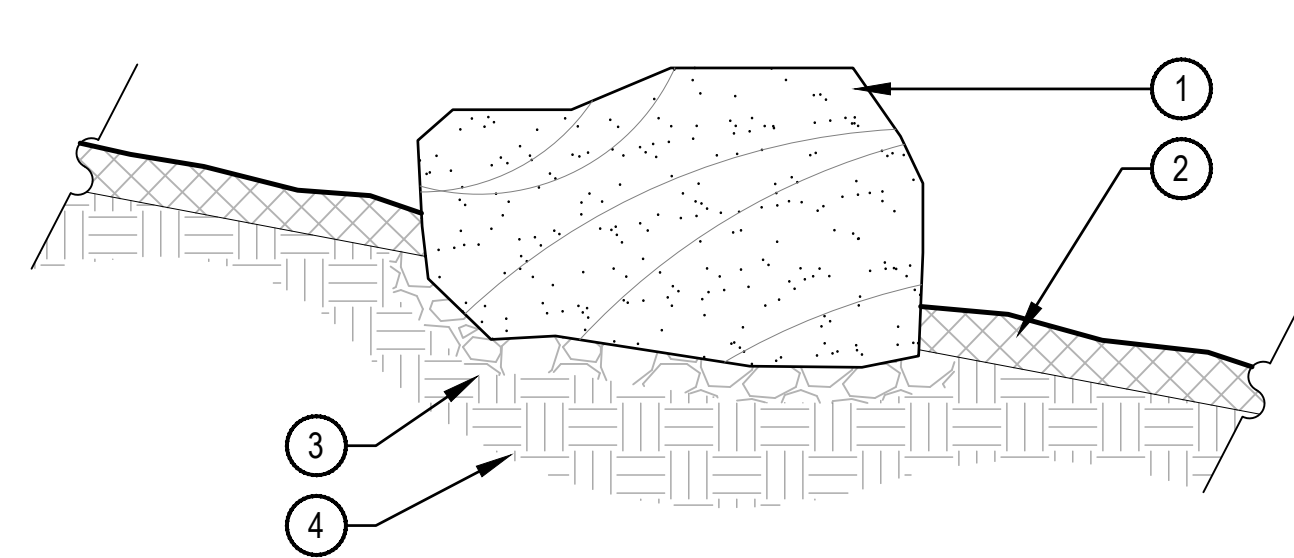
- NOTES:**
1. TREES TO BE PROTECTED AND PRESERVED SHALL BE IDENTIFIED ON THE TRUNK WITH WHITE SURVEY TAPE. GROUPING OF MORE THAN ONE TREE MAY OCCUR.
  2. TO PREVENT ROOT SMOTHERING, SOIL STOCKPILES, SUPPLIES, EQUIPMENT OR ANY OTHER MATERIAL SHALL NOT BE PLACED OR STORED WITHIN THE DRIP LINE OR WITHIN 15 FEET OF A TREE TRUNK, WHICHEVER IS GREATER.
  3. FENCING MATERIAL SHALL BE SET AT THE DRIP LINE OR 15 FEET FROM TREE TRUNK, WHICHEVER IS GREATER, AND MAINTAINED IN AN UPRIGHT POSITION THROUGHOUT THE DURATION OF CONSTRUCTION ACTIVITIES.
  4. FENCING MATERIAL SHALL BE BRIGHT, CONTRASTING COLOR, DURABLE, AND A MINIMUM OF FOUR FEET IN HEIGHT.
  5. TREE ROOTS SHALL NOT BE CUT UNLESS CUTTING IS UNAVOIDABLE.
  6. WHEN ROOT CUTTING IS UNAVOIDABLE, A CLEAN SHARP CUT SHALL BE MADE TO AVOID SHREDDING OR SMASHING. ROOT CUTS SHOULD BE MADE BACK TO A LATERAL ROOT. ROOTS SHALL BE CUT NO MORE THAN 1/3 OF THE RADIUS FROM DRIPLINE TO TRUNK. WHENEVER POSSIBLE, ROOTS SHOULD BE CUT BETWEEN LATE FALL AND BUD OPENING, DURING DORMANCY PERIOD. ROOT STIMULATOR SHALL BE APPLIED TO CUT ROOTS. EXPOSED ROOTS SHALL BE COVERED IMMEDIATELY TO PREVENT DEHYDRATION. ROOTS SHALL BE COVERED WITH SOIL OR BURLAP AND KEPT MOIST. WATERING OF PROTECTED TREES IN WHICH ROOTS WERE CUT SHALL BE PROVIDED BY THE CONTRACTOR.
  7. WHEN ROOT CUTTING IS UNAVOIDABLE, A CLEAN SHARP CUT SHALL BE MADE TO AVOID SHREDDING OR SMASHING. ROOT CUTS SHOULD BE MADE BACK TO A LATERAL ROOT. WHENEVER POSSIBLE, ROOTS SHOULD BE CUT BETWEEN LATE FALL AND BUD OPENING, DURING DORMANCY PERIOD. EXPOSED ROOTS SHALL BE COVERED IMMEDIATELY TO PREVENT DEHYDRATION. ROOTS SHALL BE COVERED WITH SOIL OR BURLAP AND KEPT MOIST. WATERING OF PROTECTED TREES IN WHICH ROOTS WERE CUT SHALL BE PROVIDED BY THE CONTRACTOR.
  8. ANY GRADE CHANGES (SUCH AS THE REMOVAL OF TOPSOIL OR ADDITION OF FILL MATERIAL) WITHIN THE DRIP LINE SHOULD BE AVOIDED FOR EXISTING TREES TO REMAIN. RETAINING WALLS AND TREE WELLS ARE ACCEPTABLE ONLY WHEN CONSTRUCTED PRIOR TO GRADE CHANGE.



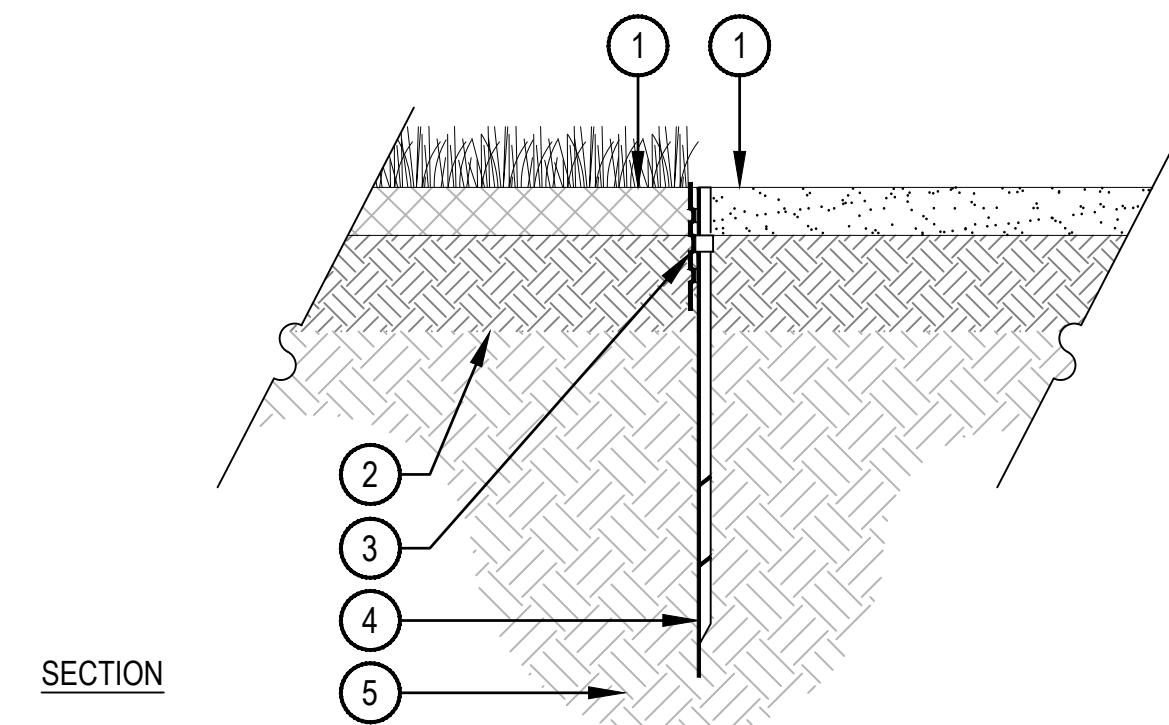
- 1 TRUNK PROTECTION - 1" BOARDS NO LESS THAN 5' LONG OR TO REACH FIRST SCAFFOLD BRANCH. WIRE TO HOLD BOARDS IN PLACE. NO NAILS PERMITTED. INCLUDE WRAPPING OF BURLAP UNDER BOARDS.
- 2 BRANCH PROTECTION - PROTECT LOWER BRANCHES OF TREE CANOPY. PROVIDE CONSTRUCTION FENCING OR EQUAL AT DRIPLINE MINIMUM.
- 3 PLACE SIGNS EVERY 50'. PLACE SIGNS WHERE VISIBLE, ATTACH TO FENCING.

**3 TREE PROTECTION**

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



- 1 BOULDER, NATURALLY SET BOULDER SO THAT A MINIMUM 1/4 OF BOULDER IS BELOW FINISH GRADE. REFER TO MATERIAL SCHEDULE FOR BOULDER TYPE AND SIZES
- 2 ADJACENT MATERIAL, REFER TO PLAN
- 3 3" MINIMUM ROAD BASE COMPACTED TO 95% OF STANDARD PROXY DENSITY
- 4 UNDISTURBED GRADE



- 1 FINISHED GRADE, TOP OF SOD THATCH LAYER AND TOP OF MULCH OR CRUSHER FINES SHALL BE FLUSH WITH TOP OF EDGER
- 2 AMENDED SOIL PER SPECIFICATIONS
- 3 BENDA BOARD EDGER, REFER TO MATERIAL SCHEDULE, TO CONTAIN SHRUB BEDS WHEN ADJACENT TO NATIVE GRASS AREAS OR OTHER SOFT SURFACE
- 4 EDGER STAKE
- 5 SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY

- NOTES:**
1. THERE SHALL BE NO EXPOSED SHARP/ JAGGED EDGES.
  2. CONTRACTOR SHALL INSTALL STAKES AS REQUIRED BY THE MANUFACTURER.
  3. ENSURE POSITIVE DRAINAGE.

**5 LANDSCAPE BOULDER**

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

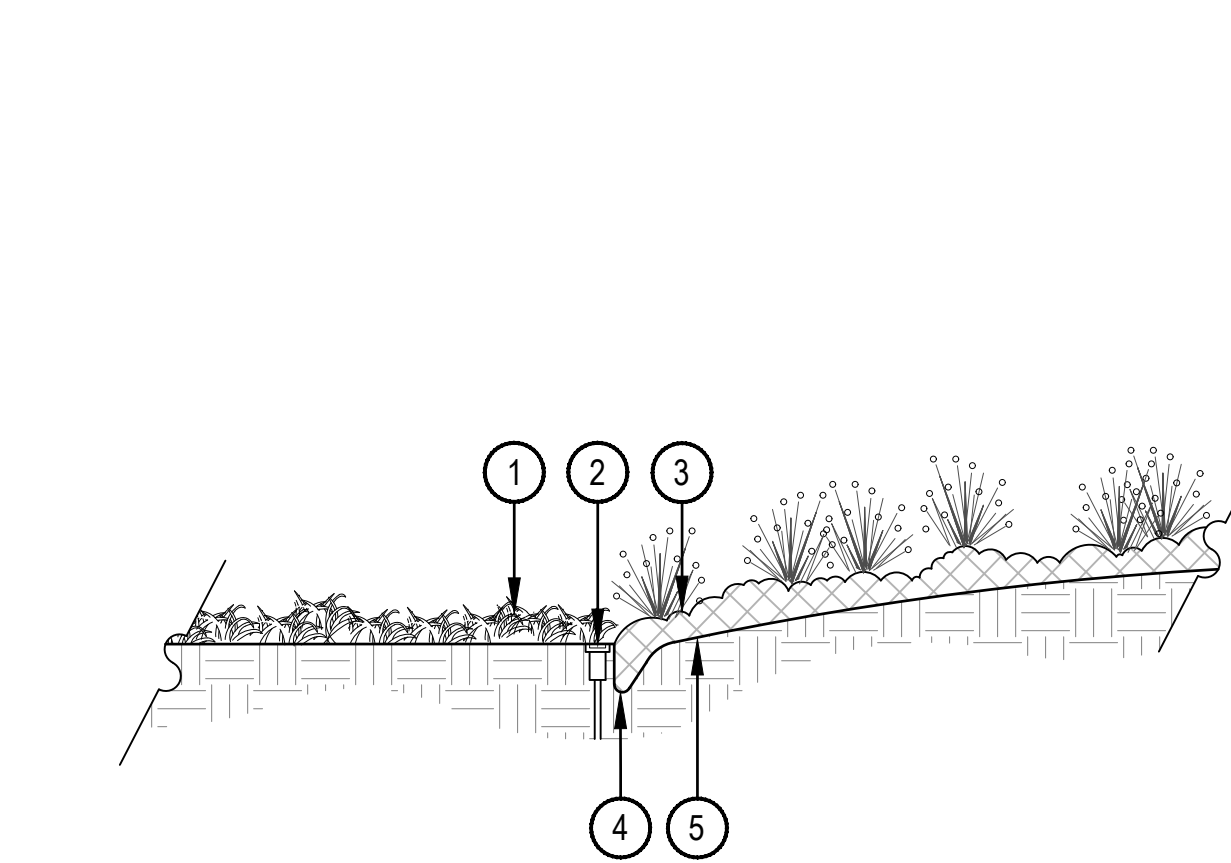
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**6 BENDA BOARD EDGER**

SCALE: 1" = 1'-0"

**4 ORNAMENTAL GRASS AND PERENNIAL PLANT LAYOUT**

SCALE: 1" = 1'-0"



- 1 TURFGRASS OR DYLAND SEED
- 2 IRRIGATION HEADS SHOULD BE LOCATED ADJACENT TO MULCH BEDS, OFFSET HEAD INTO GRASS AREA TO ENSURE STABLE SUPPORT
- 3 PLANTING BED
- 4 VERTICAL SPADE CUT EDGE FILLED WITH SPECIFIED MULCH, TAPER EDGE OF BED SO MULCH IS DEEPER AGAINST SPADE EDGE
- 5 SPECIFIED DEPTH OF MULCH, TYPICALLY WOOD MULCH 3"-4" DEEP

**7 SPADE CUT EDGE**

SCALE: 1/2" = 1'-0"









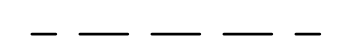

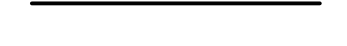
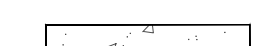
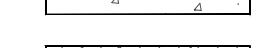
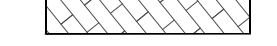


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**DATE:**  
 03/16/22: PUD AMEND  
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 05/23/22 SUB. 2  
 06/07/22 SUB. 3




**SHEET TITLE:**  
 HARDSCAPE  
 PLAN

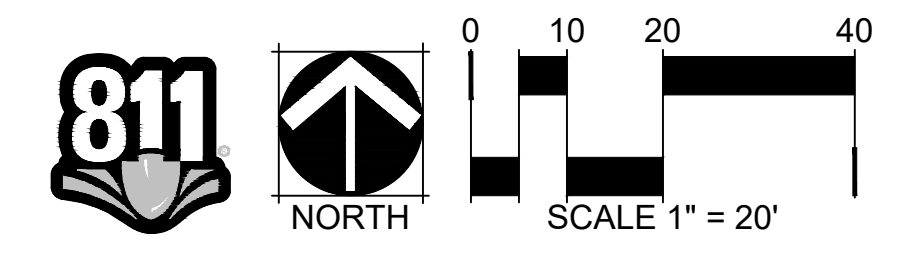
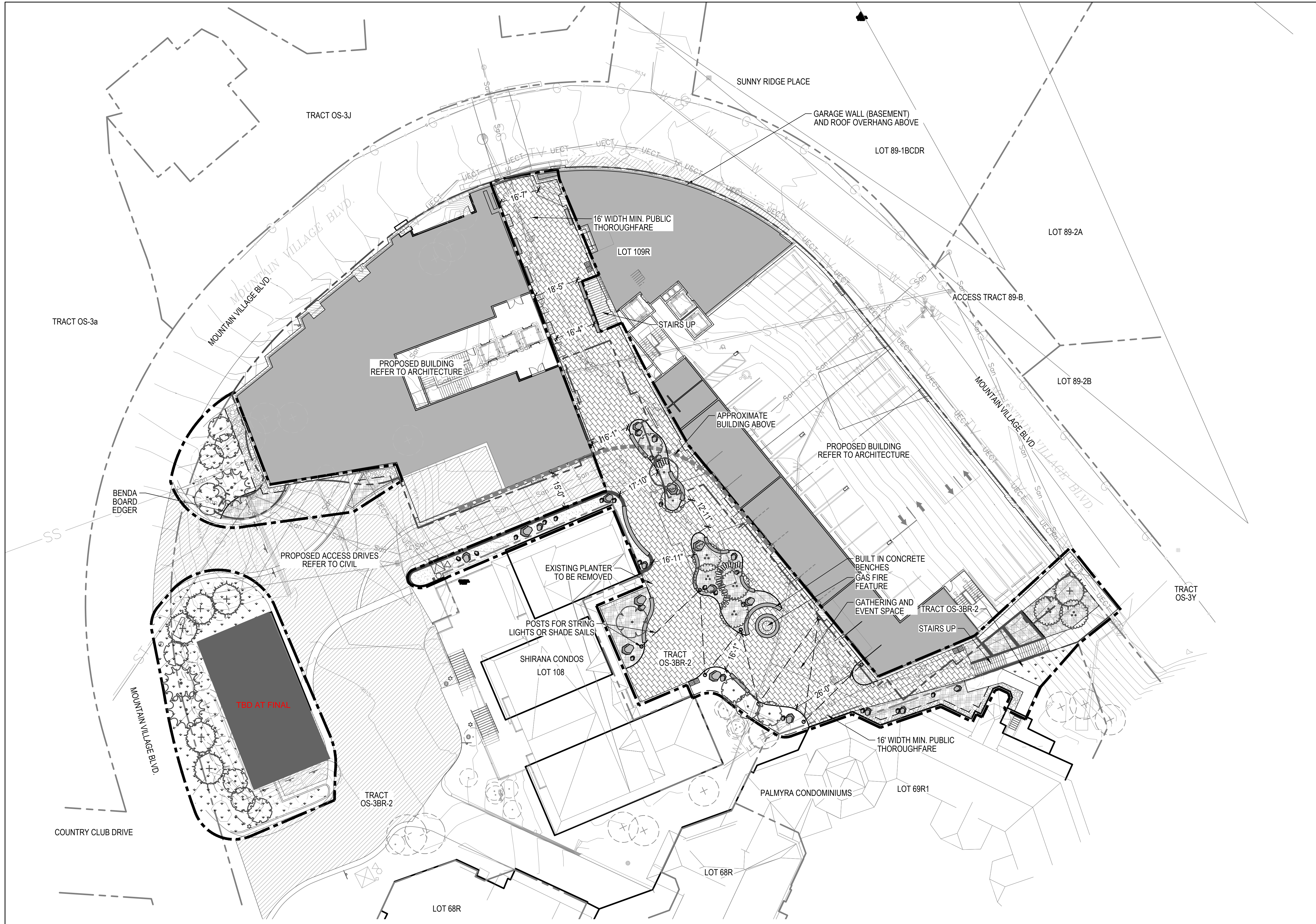
LS-401

**HARDSCAPE LEGEND**

-  CONCRETE BENCH (CUSTOM) - DTL 7/LS-501
-  TRASH AND RECYCLING
-  LANDSCAPE BOULDERS DTL 5/L-501
-  MATCH LINE
-  LIMIT OF WORK
-  LOT LINE
-  SPADE CUT EDGER DTL 7/L-501
-  BENDA BOARD EDGER OR PAVER RESTRAIN RAIL WHEN ADJACENT TO PAVERS DTL 6/L-501 & DTL 2/LS-501
-  RETAINING WALL, REFER TO CIVIL
-  STANDARD CONCRETE DTL 1/LS-501
-  PAVER A DTL 2/LS-501
-  LANDSCAPE ROCK DTL 6/L-501
-  DECOMPOSED GRANITE DTL 3/LS-501
-  WOOD MULCH DTL 4,6 & 7/L-501

**LANDSCAPE LEGEND**

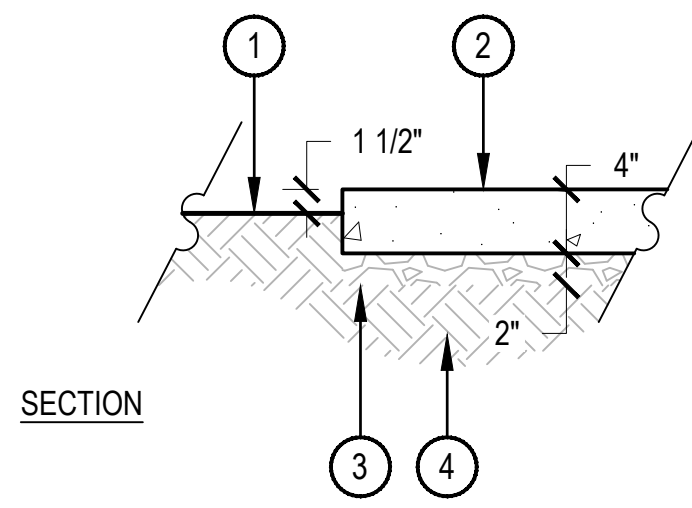
-  EXISTING TREES TO BE REMOVED
-  EXISTING TREES TO REMAIN DTL 3/L-501
-  PROPOSED TREES DTL 1/L-501



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- 1 ADJACENT LANDSCAPE, REFER TO LANDSCAPE PLANS
- 2 4" CONCRETE SLAB, SMOOTH FINISH
- 3 2" COMPACTED AGGREGATE BASE
- 4 SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY

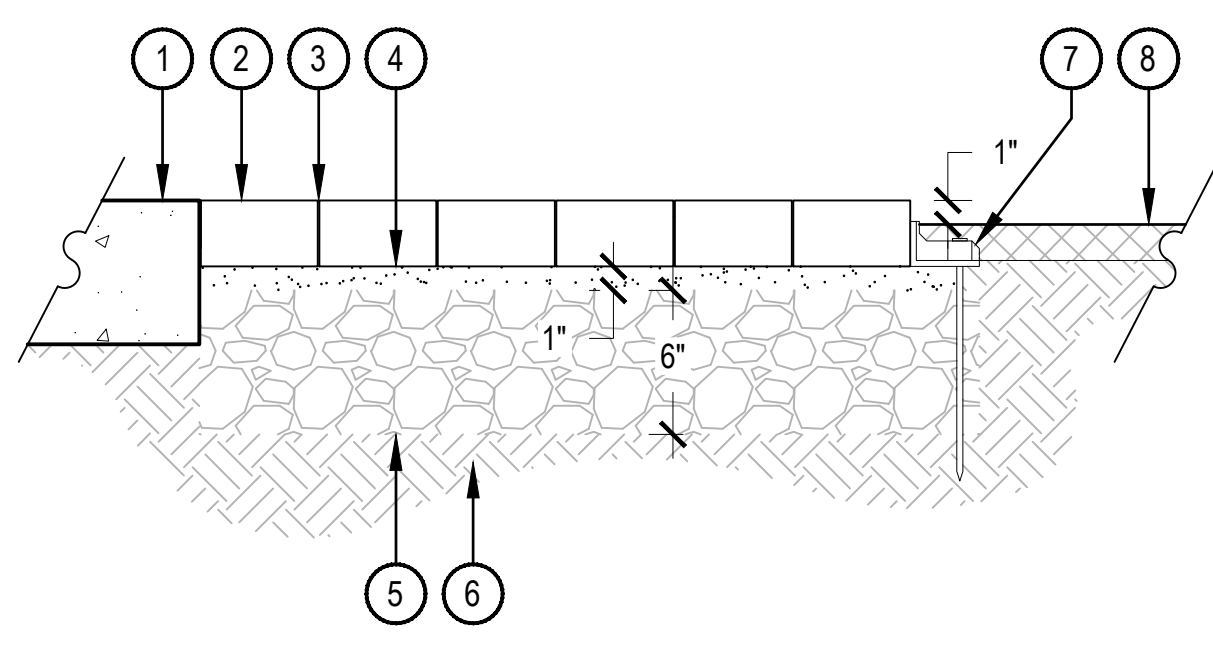


NOTES:  
 1. PROVIDE A 25 SF MOCK-UP OF CONCRETE PAVING FOR EACH FINISH SPECIFIED. MOCK-UP SHALL INCLUDE CONTROL JOINTS. MOCK-UP NOT REQUIRED FOR STANDARD BROOM FINISH.  
 2. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS.  
 3. EXPANSION JOINTS AT 200' ON CENTER MAXIMUM OR WHERE NOTED.  
 4. CONTROL JOINTS AS SHOWN ON PLANS.  
 5. THIS DETAIL IS FOR LOW IMPACT TRAILS ONLY, SEE CIVIL DETAILS FOR ALL MAJOR CONCRETE PAVING DETAILS

**1 CONCRETE PAVING**

SCALE: 1" = 1'-0"

- 1 ADJACENT PAVING, REFER TO HARDSCAPE PLANS
- 2 PLANK PAVERS, REFER TO MATERIAL SCHEDULE, SHEET L-XXX
- 3 SILICA SAND SWEEP JOINTS
- 4 1" SAND SETTING BED
- 5 6" DEPTH OF COMPACTED ROAD BASE, COMPACT TO 95% STANDARD PROCTOR DENSITY
- 6 SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY
- 7 SEK SUREBOND SNAP EDGE PAVER EDGING WITH 10" METAL STAKE, OR APPROVED EQUAL
- 8 ADJACENT LANDSCAPE, REFER TO PLANS

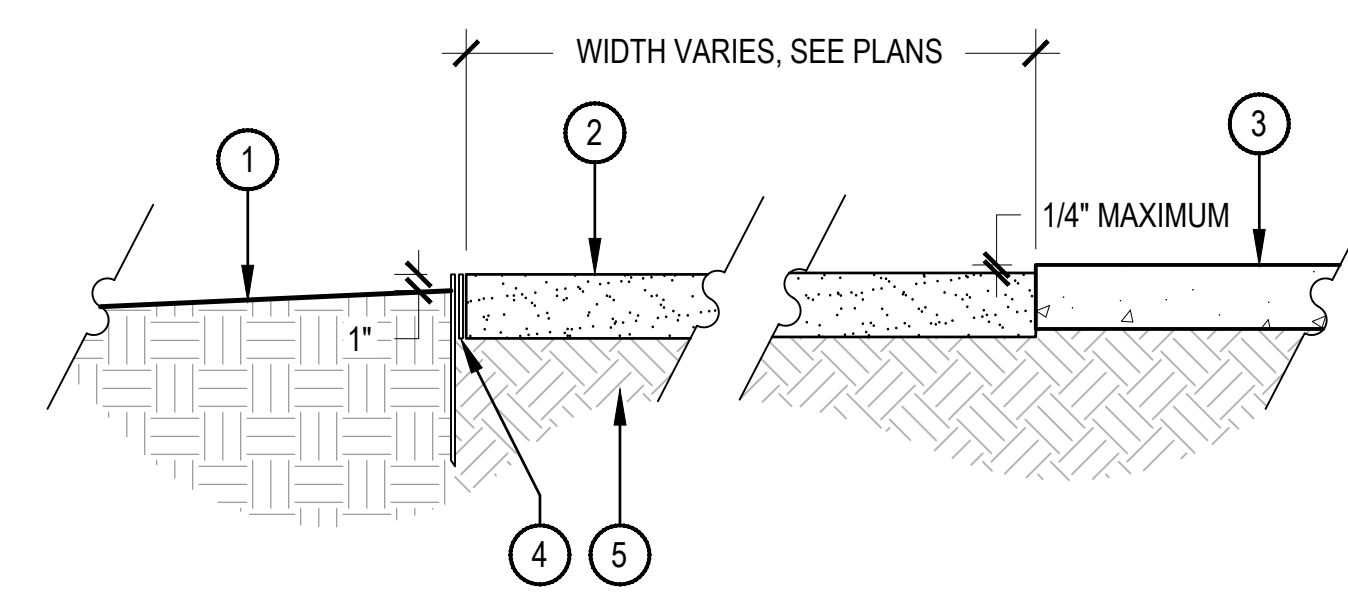


NOTES:  
 1. PROVIDE SMOOTH TRANSITION BETWEEN PLANK PAVING AND ADJACENT SURFACES.  
 2. PROVIDE POSITIVE DRAINAGE FROM ALL PAVING SURFACES.

**2 PLANK PAVING**

SCALE: 1 1/2" = 1'-0"

- 1 ADJACENT LANDSCAPE, REFER TO PLAN
- 2 AGGREGATE SURFACE, REFER TO PLANS FOR TYPE AND LOCATIONS, COMPACTED TO 4", ROLL EVERY 1" LAYER, SLOPE TO DRAIN
- 3 ADJACENT HARDSCAPE, REFER TO PLAN
- 4 EDGER, REFER TO PLANS FOR TYPE AND LOCATION
- 5 SUBGRADE COMPACTED TO 95% OF STANDARD PROCTOR DENSITY

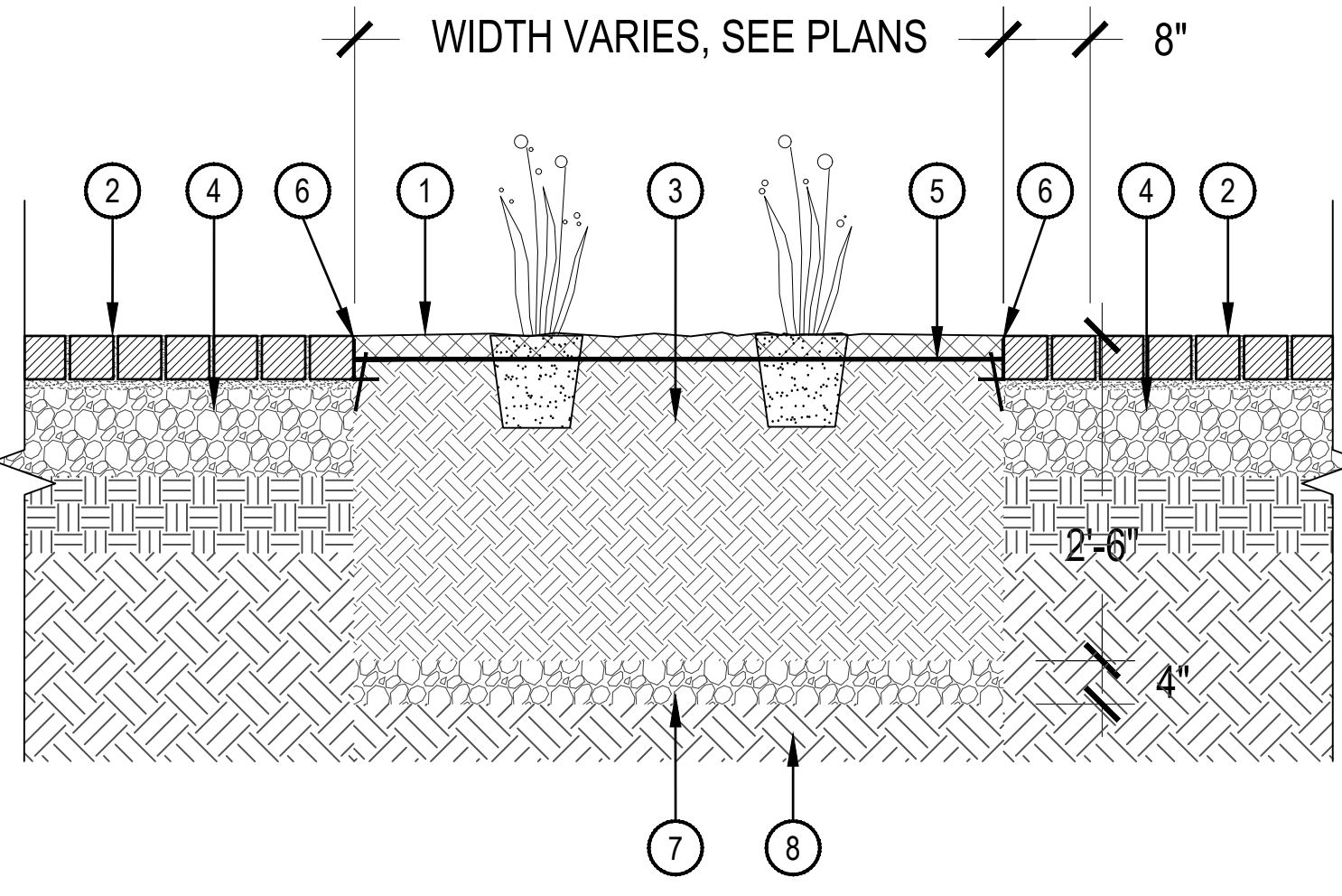


NOTES:  
 1. SLOPE ADJACENT LANDSCAPE AWAY FROM TRAIL OR PROVIDE APPROPRIATE DRAINAGE.

**3 AGGREGATE SURFACE**

SCALE: 1" = 1'-0"

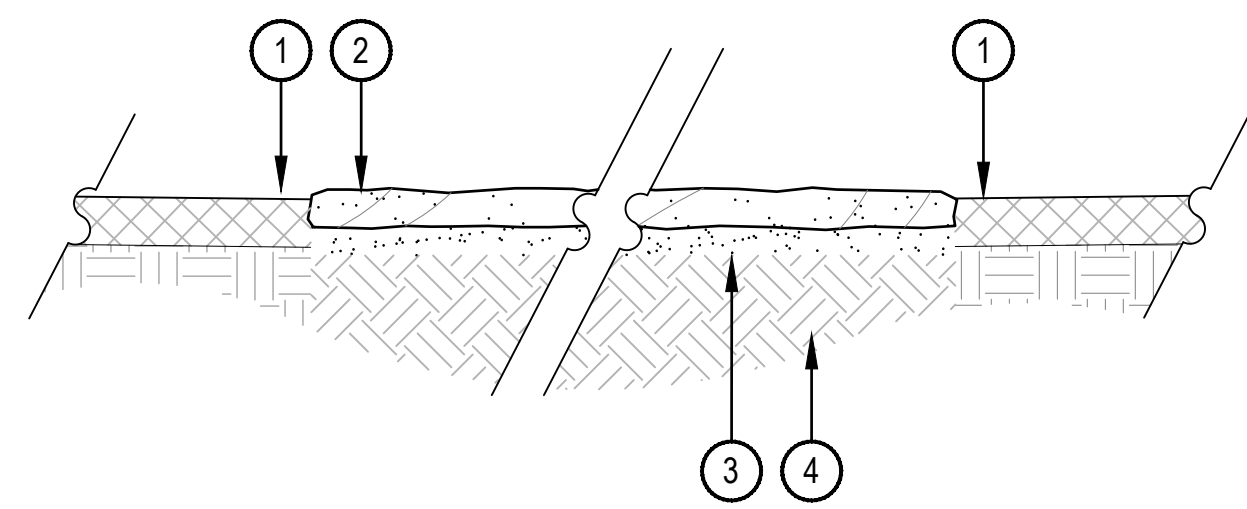
- 1 PLANTING BED MULCH, REFER TO MATERIAL SCHEDULE
- 2 ADJACENT PAVERS, SEE PLAN FOR TYPE AND MATERIAL SCHEDULE FOR MORE INFORMATION
- 3 AMENDED TOPSOIL, REFER TO LANDSCAPE SPECIFICATIONS FOR TYPE AND DEPTH
- 4 COMPACTED SUBGRADE FOR PAVERS, AS RECOMMENDED BY GEOTECHNICAL REPORT
- 5 WEED CONTROL FABRIC, REFER TO LANDSCAPE SPECIFICATIONS
- 6 PAVER RESTRAINT RAIL EDGER, STAKED, TOP OF EDGER
- 7 4" DEPTH OF GRAVEL FOR PLANTER DRAINAGE
- 8 UNDISTURBED SUBGRADE



**4 PLAZA PLANTER**

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

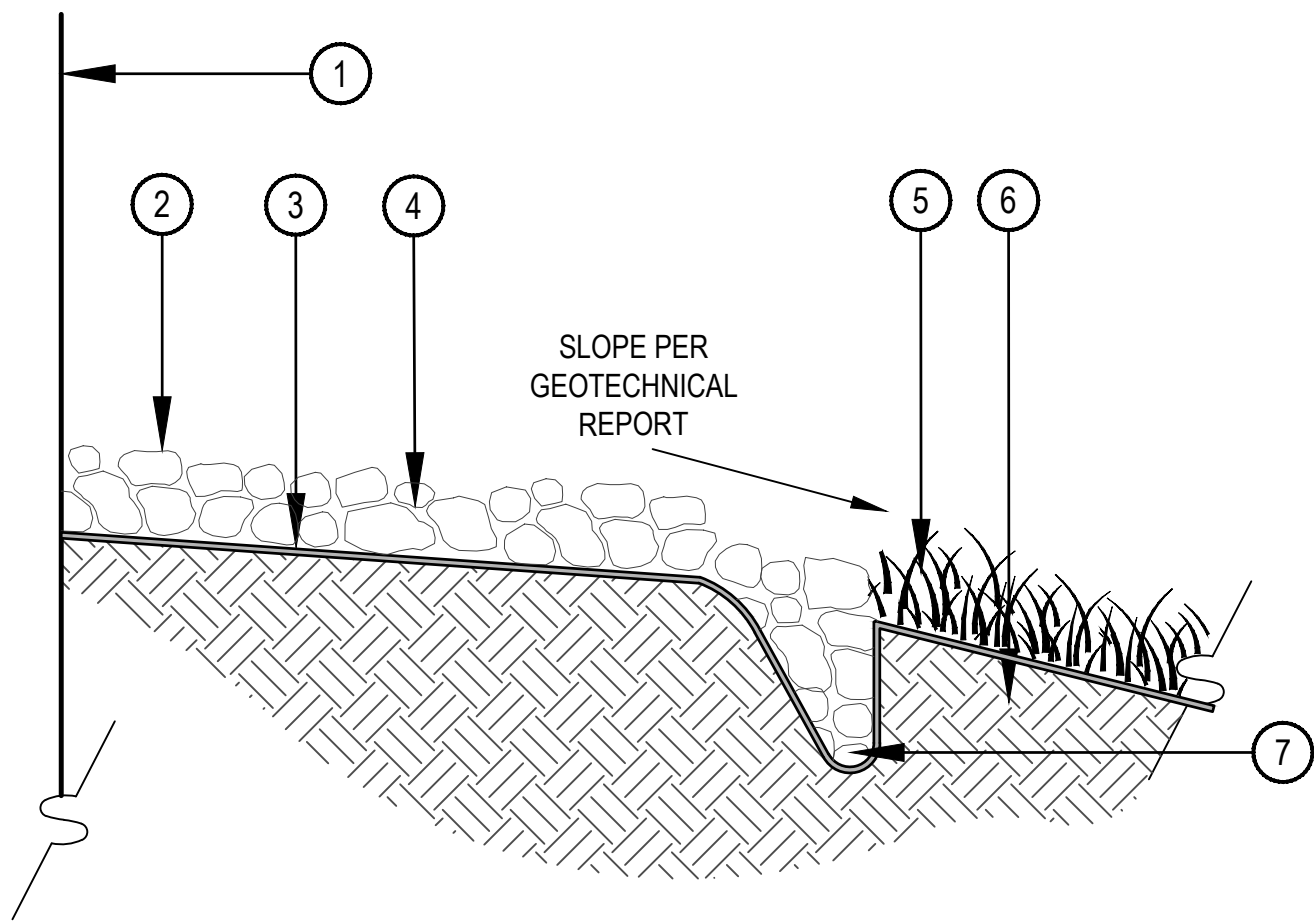
- 1 SET EDGE OF STONE 1/2" ABOVE GRADE IN BED AREAS
- 2 DIMENSION CUT SANDSTONE SLAB STEPPER, MIN 2" DEPTH
- 3 2" DEEP SETTING SAND
- 4 SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY



**5 SANDSTONE STEPPER**

SCALE: 1" = 1'-0"

- 1 ADJACENT BUILDING
- 2 RIVER ROCK COBBLE; MIX OF 75% 2"-4" COBBLE AND 25% 6"-12" COBBLE
- 3 WEED BARRIER FABRIC; 24" MINIMUM LAP JOINT
- 4 FINISH GRADE
- 5 ADJACENT NATIVE GRASS OR LANDSCAPE BED, REFER TO LANDSCAPE PLANS FOR ADJACENT TREATMENT TYPE
- 6 UNDISTURBED SUBGRADE
- 7 SPADE CUT EDGE OF DRIP LINE

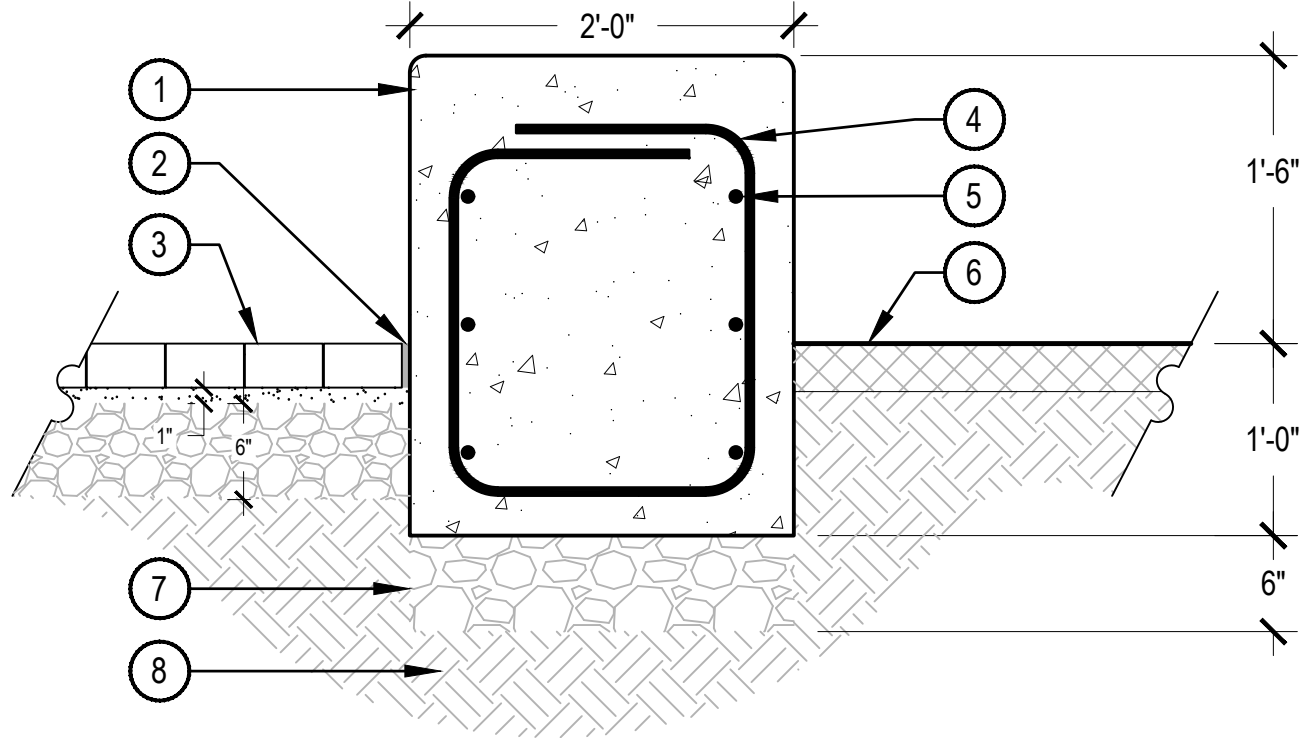


NOTES:  
 1. COBBLE DRIP LINE TO BE INCLUDED AROUND PERIMETER OF ALL BUILDINGS WHERE ROOF LINE EXTENDS AND SHEDS WATER / SNOW.

**6 COBBLE DRIP LINE**

N.T.S.

- 1 CONCRETE SEATWALL, 1" RADIUS ON ALL EXPOSED CORNER, REFER TO MATERIAL SCHEDULE FOR FINISH
- 2 EXPANSION JOINT
- 3 ADJACENT HARDSCAPE, REFER TO LANDSCAPE AND HARDSCAPE PLANS
- 4 #4 REBAR LOOP, 24" ON CENTER DOWN EACH FACE OF WALL
- 5 (3) #6 REBAR EQUALLY SPACED (VERTICALLY) ON EACH SIDE, CONTINUOUS DOWN LENGTH OF WALL, OVERLAP SPLICES 12"
- 6 SURROUNDING LANDSCAPE, REFER TO PLANS
- 7 COMPACTED AGGREGATE BASE
- 8 SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY

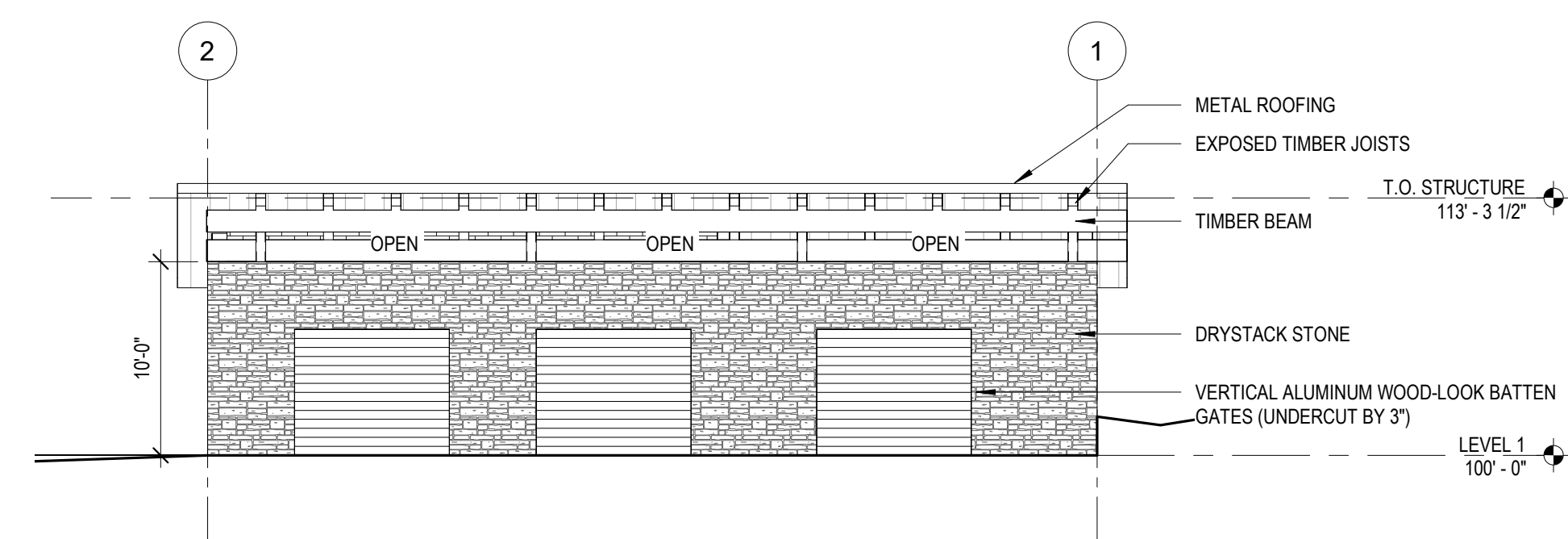


NOTES:  
 1. NORRIS DESIGN HAS PROVIDED THIS DETAIL FOR REFERENCE, THIS DETAIL HAS NOT BEEN ENGINEERED.  
 2. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 5,000 PSI AT 28 DAYS.  
 3. MINIMUM BURY DEPTH ON ALL REBAR SHALL BE 2-1/2".  
 4. VERTICAL CONTROL JOINTS SHALL BE 10' ON CENTER WITH EXPANSION JOINTS 50' ON CENTER, UNLESS OTHERWISE NOTED.  
 5. VERTICAL FACES OF WALL SHALL BE PLUMB, WITH NO INCONSISTENCIES GREATER THAN 1/4" IN 10'-0" MEASURED IN ANY DIRECTION ALONG THE FACE OF THE WALL.  
 6. SEATWALL SHALL BE INSTALLED SO HORIZONTAL CURVES ARE SMOOTH AND FREE-FLOWING AS SHOWN ON PLANS.

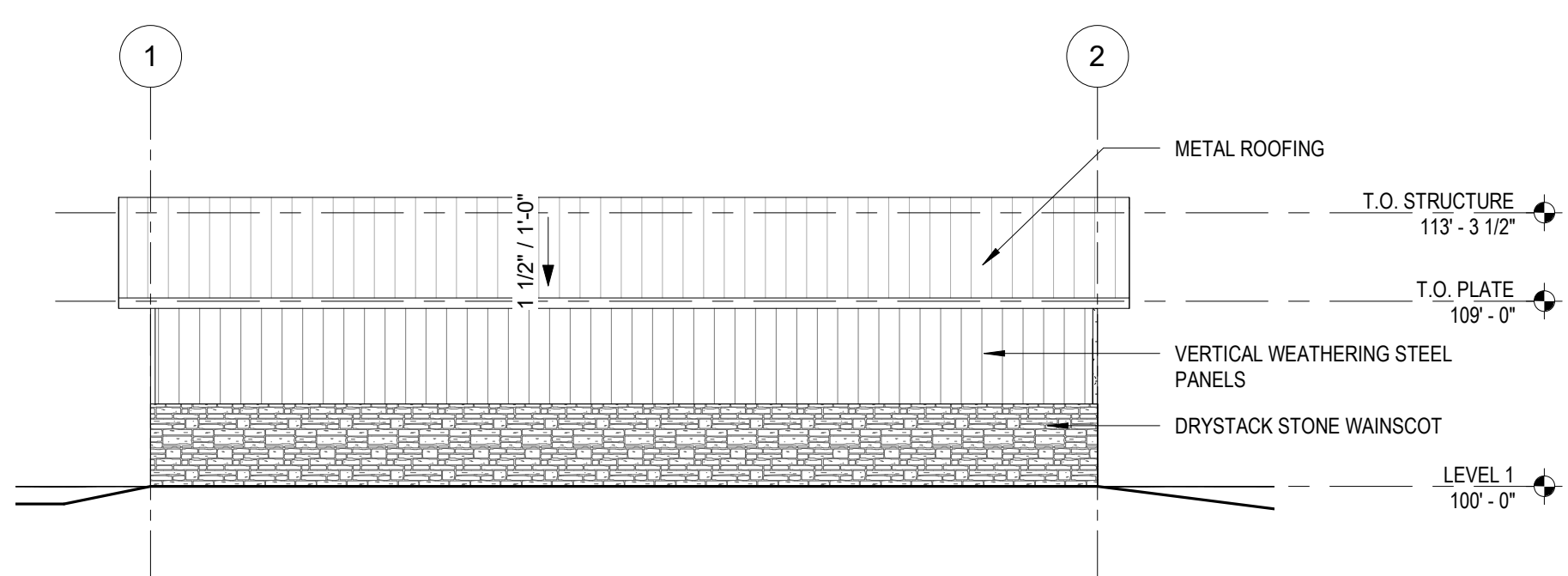
**7 FREESTANDING CONCRETE BENCHES**

SCALE: 1" = 1'-0"

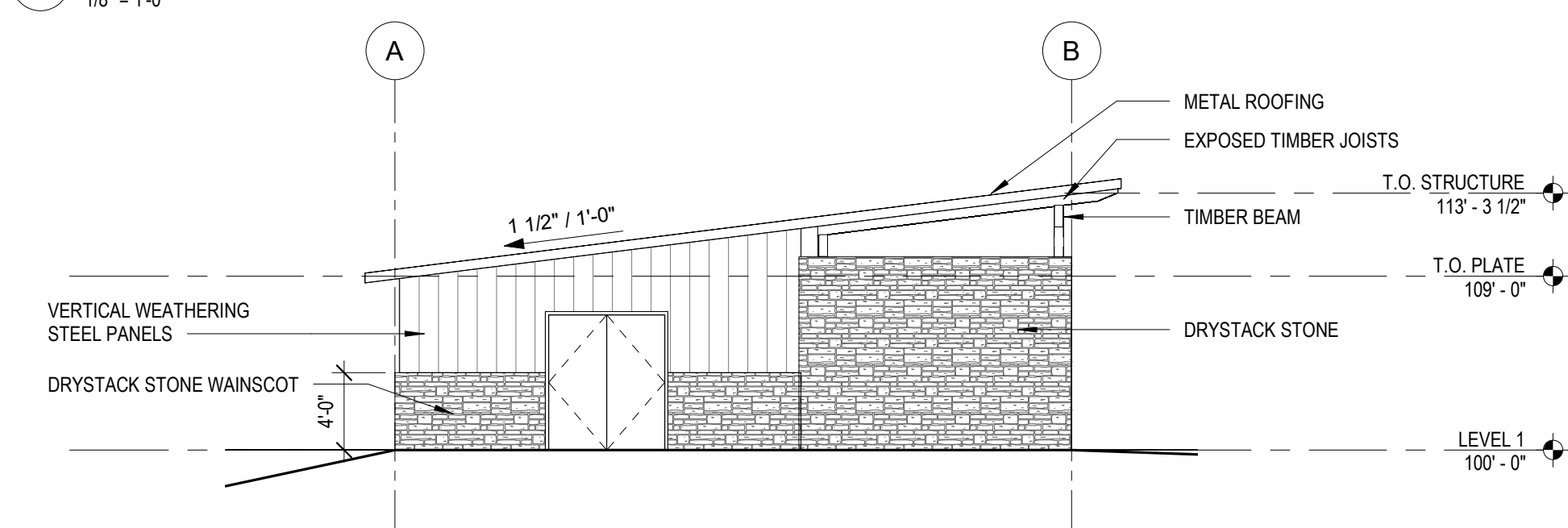
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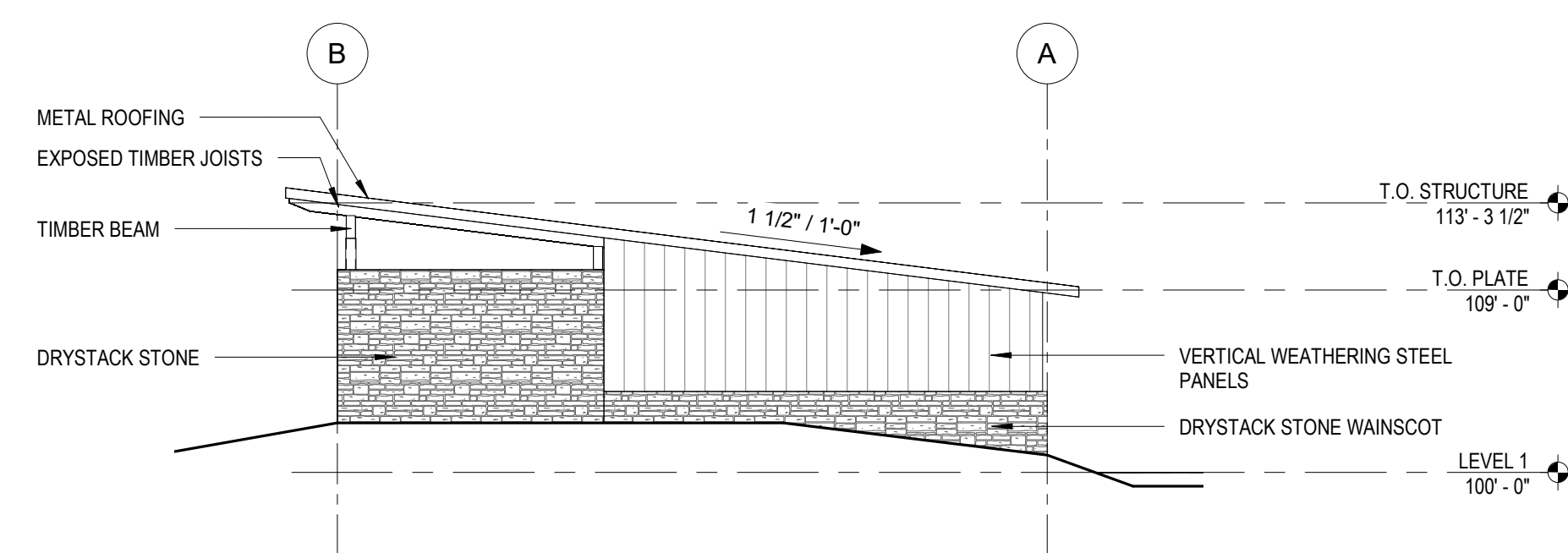
**5 EAST ELEVATION**  
1/8" = 1'-0"



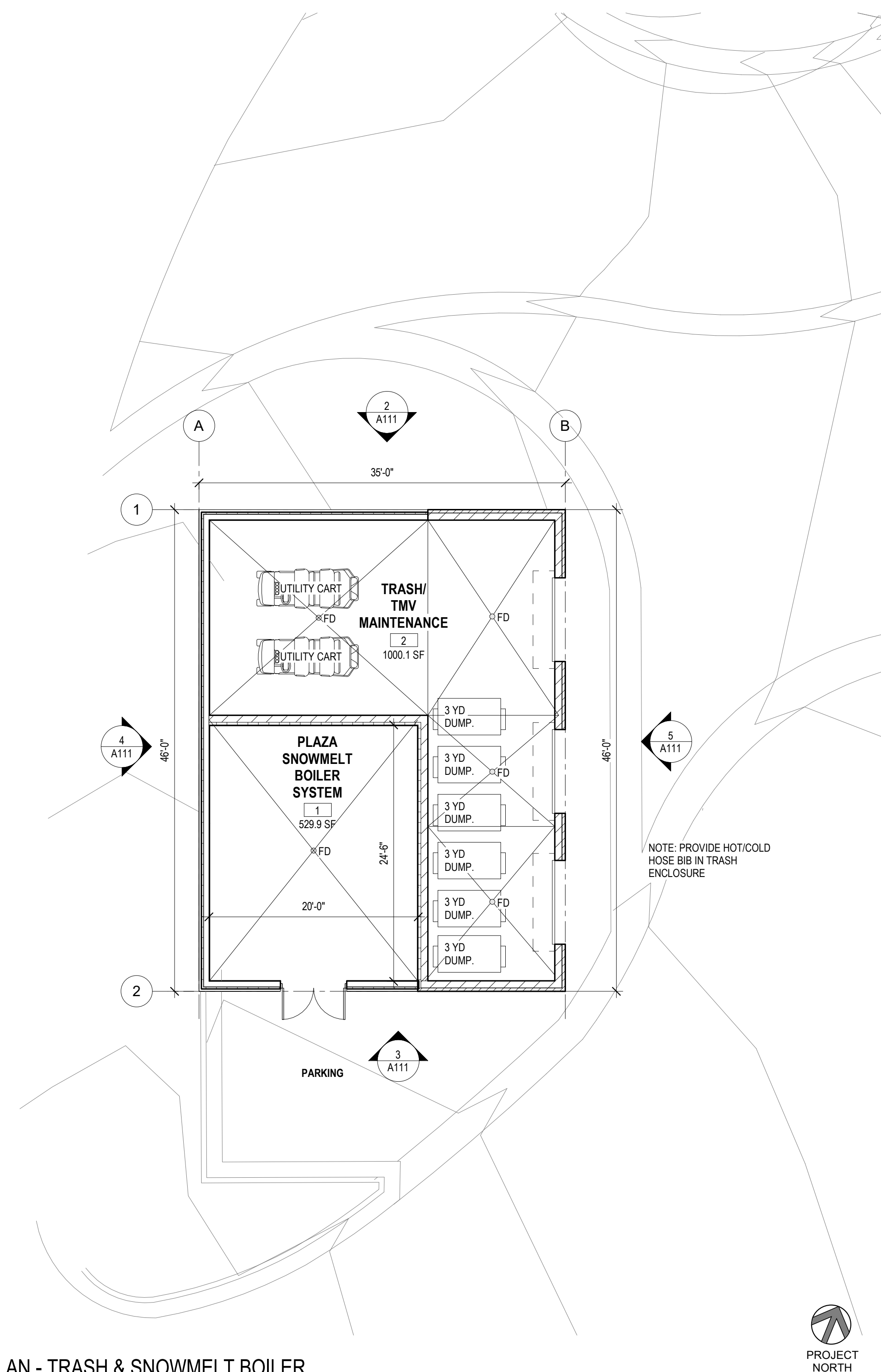
**4 WEST ELEVATION**  
1/8" = 1'-0"



**3 SOUTH ELEVATION**  
1/8" = 1'-0"



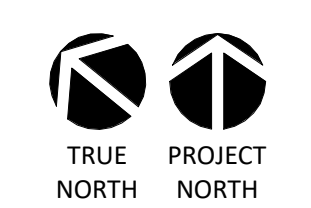
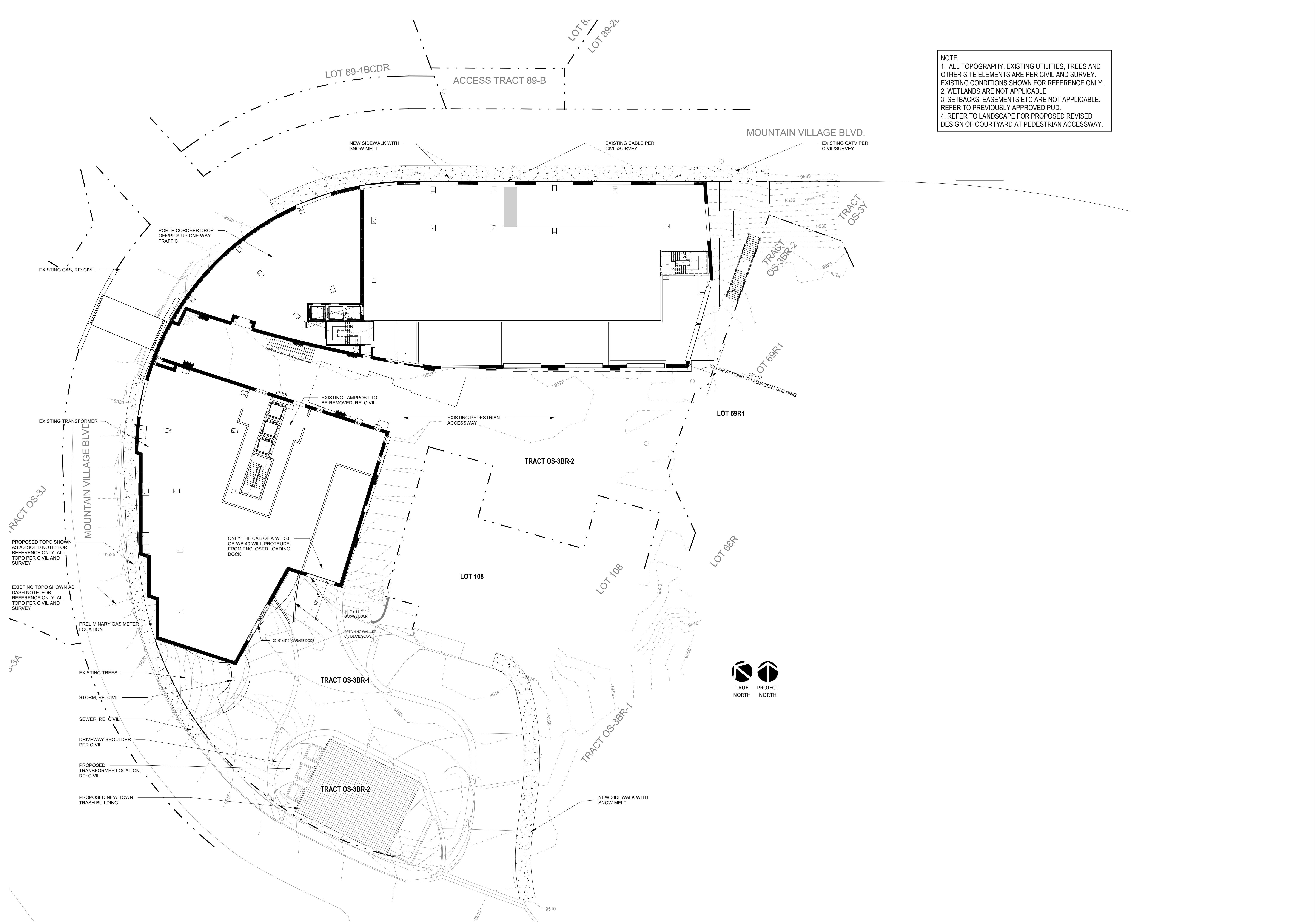
**2 NORTH ELEVATION**  
1/8" = 1'-0"



**FLOOR PLAN - TRASH & SNOWMELT BOILER SYSTEM ENCLOSURE**  
1/8" = 1'-0"



NOTE:  
 1. ALL TOPOGRAPHY, EXISTING UTILITIES, TREES AND OTHER SITE ELEMENTS ARE PER CIVIL AND SURVEY. EXISTING CONDITIONS SHOWN FOR REFERENCE ONLY.  
 2. WETLANDS ARE NOT APPLICABLE  
 3. SETBACKS, EASEMENTS ETC ARE NOT APPLICABLE. REFER TO PREVIOUSLY APPROVED PUD.  
 4. REFER TO LANDSCAPE FOR PROPOSED REVISED DESIGN OF COURTYARD AT PEDESTRIAN ACCESSWAY.



**SIX SENSES HOTEL**  
 LOT 109R MOUNTAIN VILLAGE, CO

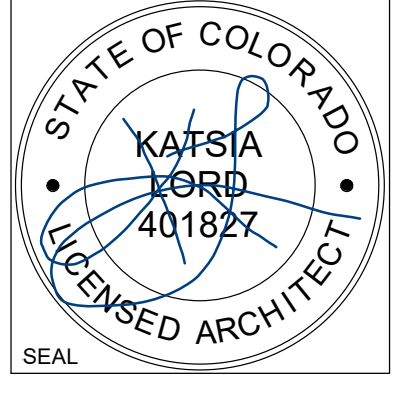
HOTEL BUILDING COOPERATION  
 RELEASE OF THESE DOCUMENTS CONTEMPLATES FURTHER COOPERATION AMONG THE OWNER, DESIGN CONTRACTOR, AND THE ARCHITECT. DESIGN AND CONSTRUCTION ARE COMPLETE. IT IS THE ARCHITECT AND OWNER'S RESPONSIBILITY TO VERIFY THE ACCURACY OF THESE DOCUMENTS. THE ARCHITECT AND OWNER'S COOPERATION IS NOT GUARANTEED. THE ARCHITECT'S LIABILITY IS LIMITED TO THE ARCHITECT'S PROFESSIONAL OBLIGATIONS AND DOES NOT EXTEND TO THE DESIGN CONTRACTOR'S OBLIGATIONS. THE ARCHITECT'S LIABILITY IS LIMITED TO THE ARCHITECT'S PROFESSIONAL OBLIGATIONS AND DOES NOT EXTEND TO THE DESIGN CONTRACTOR'S OBLIGATIONS. THE ARCHITECT'S LIABILITY IS LIMITED TO THE ARCHITECT'S PROFESSIONAL OBLIGATIONS AND DOES NOT EXTEND TO THE DESIGN CONTRACTOR'S OBLIGATIONS.

Item	No.	Date	Description

LOT 109R MAJOR PUD AMENDMENT  
 SPECIAL HEARING SUBMITTAL  
 05.19.2022

LOT 109R PUD AMENDMENT TOWN  
 COUNCIL SUBMITTAL  
 06.07.2022

LOT 109R PUD AMENDMENT TOWN  
 COUNCIL CONTINUANCE SUBMITTAL  
 08.08.2022



Project Number  
 JOB NO.

ARCHITECTURAL SITE  
 PLAN

**A-0.00**





Vault Design  
 VULT DESIGN, LLC  
 1440 W 8TH ST #2309  
 GOLDEN, CO 80401

Uncompahgre  
 Engineering, LLC

NORRIS DESIGN  
 Planning | Landscape Architecture | Branding

SIX SENSES HOTEL  
 LOT 109R MOUNTAIN VILLAGE, CO

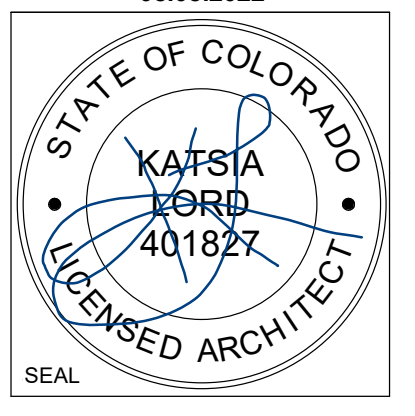
NOTICE: PART OF COOPERATION  
 RELEASE OF THESE DOCUMENTS CONTemplates  
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 CONTRACTOR, AND THE ARCHITECT. DESIGN AND  
 CONSTRUCTION ARE COMPLEX AND INVOLVE THE ARCHITECT  
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 SERVICES WITH CARE AND DILIGENCE. THEY CANNOT  
 GUARANTEE PERFECTION. COMMUNICATION IS IMPERFECT  
 AND EVERY CONTRACTOR CANNOT BE ANTICIPATED. ANY  
 ERRORS, OMISSIONS, OR DISCREPANCY OCCURRED BY  
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 THE ARCHITECT IMMEDIATELY TO THE ARCHITECT. THE  
 ARCHITECT CANNOT BE HELD RESPONSIBLE FOR  
 INCREASED CONSTRUCTION COSTS. IT IS A LIE TO  
 COOPERATE BY SIMPLE NOTICE TO THE ARCHITECT SHALL  
 RELIEVE THE ARCHITECT FROM RESPONSIBILITY FOR ALL  
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 ARCHITECT WHETHER THE PROJECT FOR WHICH THEY ARE  
 MADE IS EXECUTED OR NOT. VULT ARCHITECTS  
 DO NOT SCALE FROM DRAWINGS. VERIFY ALL DIMENSIONS  
 ON SITE.

Item	No.	Date	Description

LOT 109R MAJOR PUD AMENDMENT  
 SPECIAL HEARING SUBMITTAL  
 05.19.2022

LOT 109R PUD AMENDMENT TOWN  
 COUNCIL SUBMITTAL  
 06.07.2022

LOT 109R PUD AMENDMENT TOWN  
 COUNCIL CONTINUANCE SUBMITTAL  
 08.08.2022



Project Number  
 JOB NO.

PERSPECTIVE  
 RENDERINGS

A-0.P1





SIX SENSES HOTEL  
 LOT 109R MOUNTAIN VILLAGE, CO

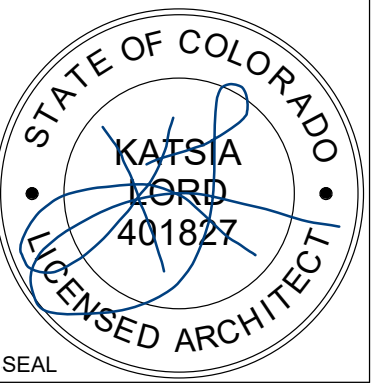
NOTICE OF COOPERATION  
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 IMMEDIATELY TO THE ARCHITECT. FAILURE TO NOTIFY THE  
 ARCHITECT OF SUCH DISCREPANCY SHALL BE REPORTED  
 AND CONSIDERED A WAIVER OF THE ARCHITECT'S  
 RESPONSIBILITY TO CORRECT SUCH DISCREPANCY. THE  
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 ON SITE.

Item	No.	Date	Description

LOT 109R MAJOR PUD AMENDMENT  
 SPECIAL HEARING SUBMITTAL  
 05.19.2022

LOT 109R PUD AMENDMENT TOWN  
 COUNCIL SUBMITTAL  
 06.07.2022

LOT 109R PUD AMENDMENT TOWN  
 COUNCIL CONTINUANCE SUBMITTAL  
 08.08.2022



Project Number  
 JOB NO.

PERSPECTIVE  
 RENDERINGS

A-0.P2



ROOM LEGEND

- BOH/CIRCULATION
- COMMERCIAL
- CONDO
- EMPLOYEE AMENITY
- EMPLOYEE HOUSING
- HOTEL AMENITY
- HOTEL MOD
- LODGE
- OFFICE

**LEVEL G2 BACK OF HOUSE ROOM AREAS**

LEVEL	NAME	NUMBER	AREA
LEVEL G2 PARKING (9510)	MECHELEC	109J	212 SF
LEVEL G2 PARKING (9510)	BOILER ROOM	206	580 SF
LEVEL G2 PARKING (9510)	DELIVERY & TRASH COLLECTION	708	1317 SF
LEVEL G2 PARKING (9510)	TRASH HOLDING	709	92 SF
LEVEL G2 PARKING (9510)	MECHELEC	G201	174 SF
LEVEL G2 PARKING (9510)	ELEV S1	G202	64 SF
LEVEL G2 PARKING (9510)	BACK OF HOUSE, LAUNDRY, MECH.	G203-205	3142 SF
LEVEL G2 PARKING (9510)	MECHELEC	G205H	401 SF
LEVEL G2 PARKING (9510)	MECHELEC	G206	170 SF
LEVEL G2 PARKING (9510)	PARKING	G208	29438 SF
LEVEL G2 PARKING (9510)	TRASH	G210	215 SF
LEVEL G2 PARKING (9510)	MECH	G215	378 SF
<b>TOTAL</b>			<b>36182 SF</b>

TOTAL = 12 SPACES TO INSIDE FACE OF TRASH AT EACH ROOM

**PARKING LEGEND**

TYPE	PARKING LEVEL			TOTAL
	G2	G1	G1A	
STANDARD PUBLIC	16	-	-	16
COMPACT PUBLIC	5	-	-	5
EMPLOYEE STANDARD	20	-	-	20
STANDARD	33	21	29	83
COMPACT	1	-	-	1
VAN ACCESSIBLE	1	-	-	1
STANDARD ACCESSIBLE	2	2	-	4
<b>TOTAL</b>	<b>78</b>	<b>23</b>	<b>29</b>	<b>130</b>

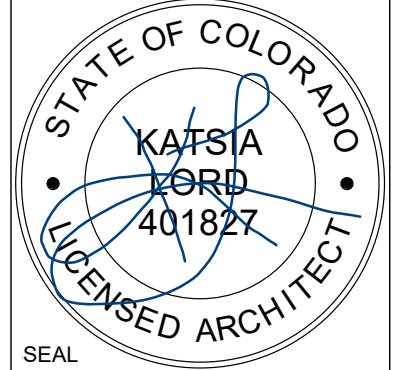
NOTES:  
 1. STANDARD PARKING SPACE = 9' - 0" x 19' - 0" PER CDC  
 2. COMPACT PARKING SPACE = 9' - 0" x 16' - 0" PER CDC  
 - COMMERCIAL PARKING = 11,000 PARKING REQUIRED = 27 SPACES  
 - DEDICATED EMPLOYEE DORM SPACES = 18 SPACES  
 - DEDICATED EMPLOYEE APARTMENT SPACES = 2 SPACES  
 - 19 CONDOS x 1 = 19 SPACES  
 - 18 LODGE x .5 = 9 SPACES  
 - 64 EFFICIENCY x .5 = 32 SPACES  
 - DEDICATED HOA SPACE = 1 SPACE  
 TOTAL REQUIRED = 108 SPACES  
 ADA  
 1 VAN ACCESSIBLE SPACE REQUIRED 1 PROVIDED  
 4 STANDARD ACCESSIBLE SPACES REQUIRED 4 PROVIDED  
 PUBLIC PARKING  
 22 SPACES

NOTICE OF SUBMITTAL  
 RELEASE OF THESE DOCUMENTS CONTINGENT UPON THE ARCHITECT'S RECEIVING FROM THE OWNER, DESIGN CONTRACTOR, AND THE ARCHITECT, DESIGN AND CONSTRUCTION AGREEMENTS. ARCHITECT AND DESIGN CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AND DOES NOT INCLUDE THE DESIGN OF OTHER PROJECTS OR THE DESIGN OF OTHER PROJECTS. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AND DOES NOT INCLUDE THE DESIGN OF OTHER PROJECTS OR THE DESIGN OF OTHER PROJECTS. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

LOT 109R MAJOR PUD AMENDMENT  
 SPECIAL HEARING SUBMITTAL  
 05.19.2022

LOT 109R PUD AMENDMENT TOWN  
 COUNCIL SUBMITTAL  
 06.07.2022

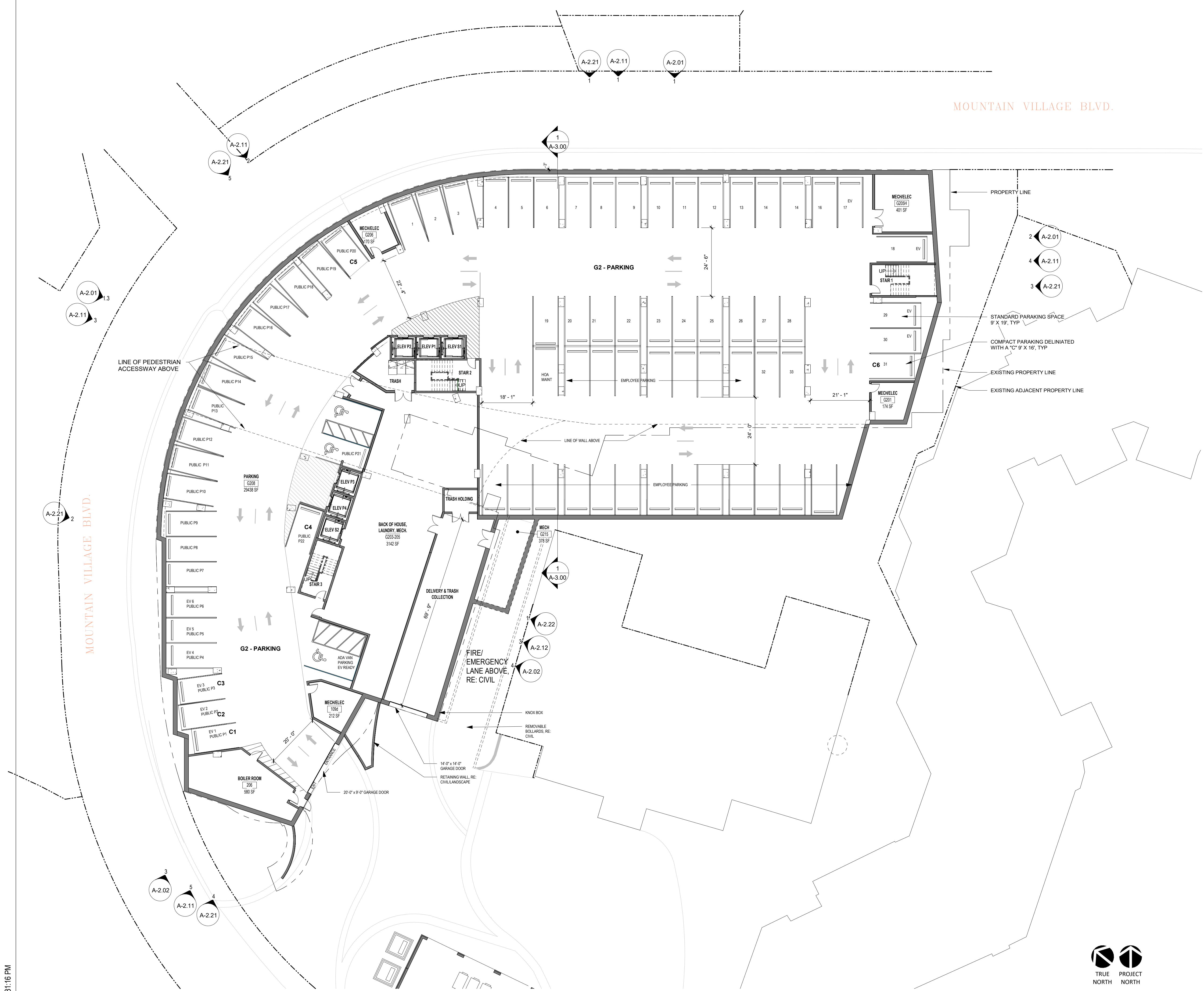
LOT 109R PUD AMENDMENT TOWN  
 COUNCIL CONTINUANCE SUBMITTAL  
 08.08.2022



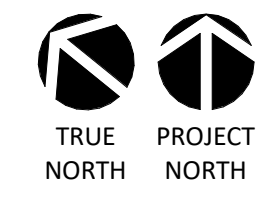
Project Number  
 JOB NO.

FLOOR PLAN - LEVEL G2 -  
 OVERALL

A-1.01



1 LEVEL G2 PARKING (9510)  
 1/16" = 1'-0"





ROOM LEGEND

- BOH/CIRCULATION
- COMMERCIAL
- CONDO
- EMPLOYEE AMENITY
- EMPLOYEE HOUSING
- HOTEL AMENITY
- HOTEL MOD
- LODGE
- OFFICE

LEVEL G1 INTERIOR AREAS					
NAME	LEVEL	NUMBER	Department	AREA	
MARKET	LEVEL G1 PARKING (9520)	G102C	HOTEL AMENITY	3698 SF	
RETAIL	LEVEL G1 PARKING (9520)	G102A	COMMERCIAL	1088 SF	
FIRE SPRINKLER ROOM	LEVEL G1 PLAZA (9522)	G205E	BOH/CIRCULATION	35 SF	
LOUNGE AND SKI SHOP	LEVEL G1 PLAZA (9522)	G101	COMMERCIAL	1228 SF	
MENS	LEVEL G1 PLAZA (9522)	G246	BOH/CIRCULATION	184 SF	
PARKING	LEVEL G1 PLAZA (9522)	G203	PARKING	10342 SF	
RETAIL	LEVEL G1 PLAZA (9522)	G102B	COMMERCIAL	832 SF	
SPA	LEVEL G1 PLAZA (9522)	G1 112	HOTEL AMENITY	8733 SF	
SPA AT RAISED FLOOR	LEVEL G1 PLAZA (9522)	G1 109	HOTEL AMENITY	1002 SF	
WOMENS	LEVEL G1 PLAZA (9522)	G103	BOH/CIRCULATION	185 SF	
<b>TOTAL: 10</b>				<b>27326 SF</b>	

PARKING LEGEND				
TYPE	PARKING LEVEL			TOTAL
	G2	G1	G1A	
STANDARD PUBLIC	16	-	-	16
COMPACT PUBLIC	5	-	-	5
EMPLOYEE STANDARD	20	-	-	20
STANDARD	33	21	29	83
COMPACT	1	-	-	1
VAN ACCESSIBLE	1	-	-	1
STANDARD ACCESSIBLE	2	2	-	4
<b>TOTAL</b>	<b>78</b>	<b>23</b>	<b>29</b>	<b>130</b>

NOTES:  
 1. (1) DEDICATED HOA MAINTENANCE SPACE PER PUD, RE: G2  
 2. STANDARD PARKING SPACE = 9' - 0" x 19' - 0" PER CDC  
 3. COMPACT PARKING SPACE = 9' - 0" x 16' - 0" PER CDC  
 - COMMERCIAL PARKING = 1/1,000 PARKING REQUIRED = 27 SPACES  
 - 18 DEDICATED EMPLOYEE DORM SPACES  
 - 2 EMPLOYEE APARTMENT SPACES  
 - 19 CONDOS x 11 = 19 SPACES  
 - 18 LODGE x 5 = 9 SPACES  
 - 64 EFFICIENCY x 5 = 32 SPACES  
 - 1 DEDICATED HOA SPACE  
 ADA  
 1 VAN ACCESSIBLE SPACE REQUIRED 1 PROVIDED  
 4 STANDARD ACCESSIBLE SPACES REQUIRED 4 PROVIDED

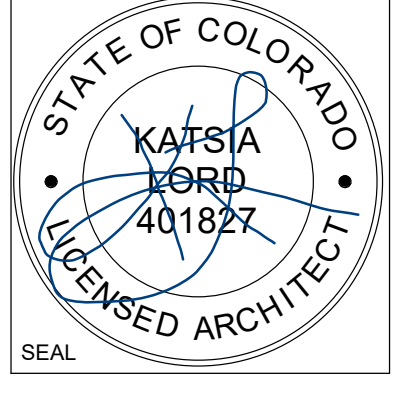
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Item	No.	Date	Description

LOT 109R MAJOR PUD AMENDMENT  
 SPECIAL HEARING SUBMITTAL  
 05.19.2022

LOT 109R PUD AMENDMENT TOWN  
 COUNCIL SUBMITTAL  
 06.07.2022

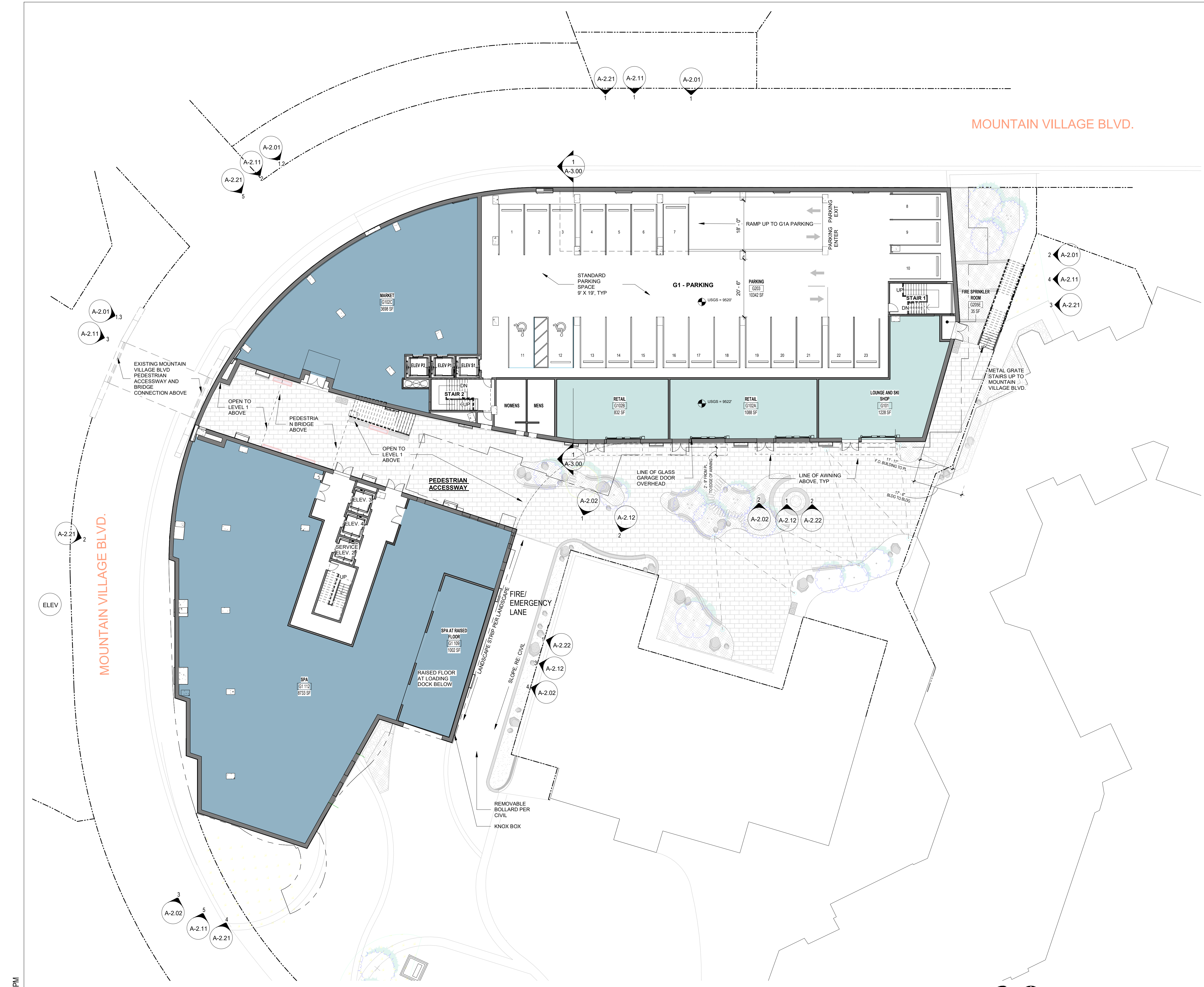
LOT 109R PUD AMENDMENT TOWN  
 COUNCIL CONTINUANCE SUBMITTAL  
 08.08.2022



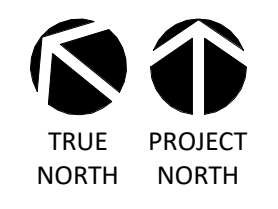
Project Number  
 JOB NO.

FLOOR PLAN - LEVEL G1  
 PLAZA - OVERALL

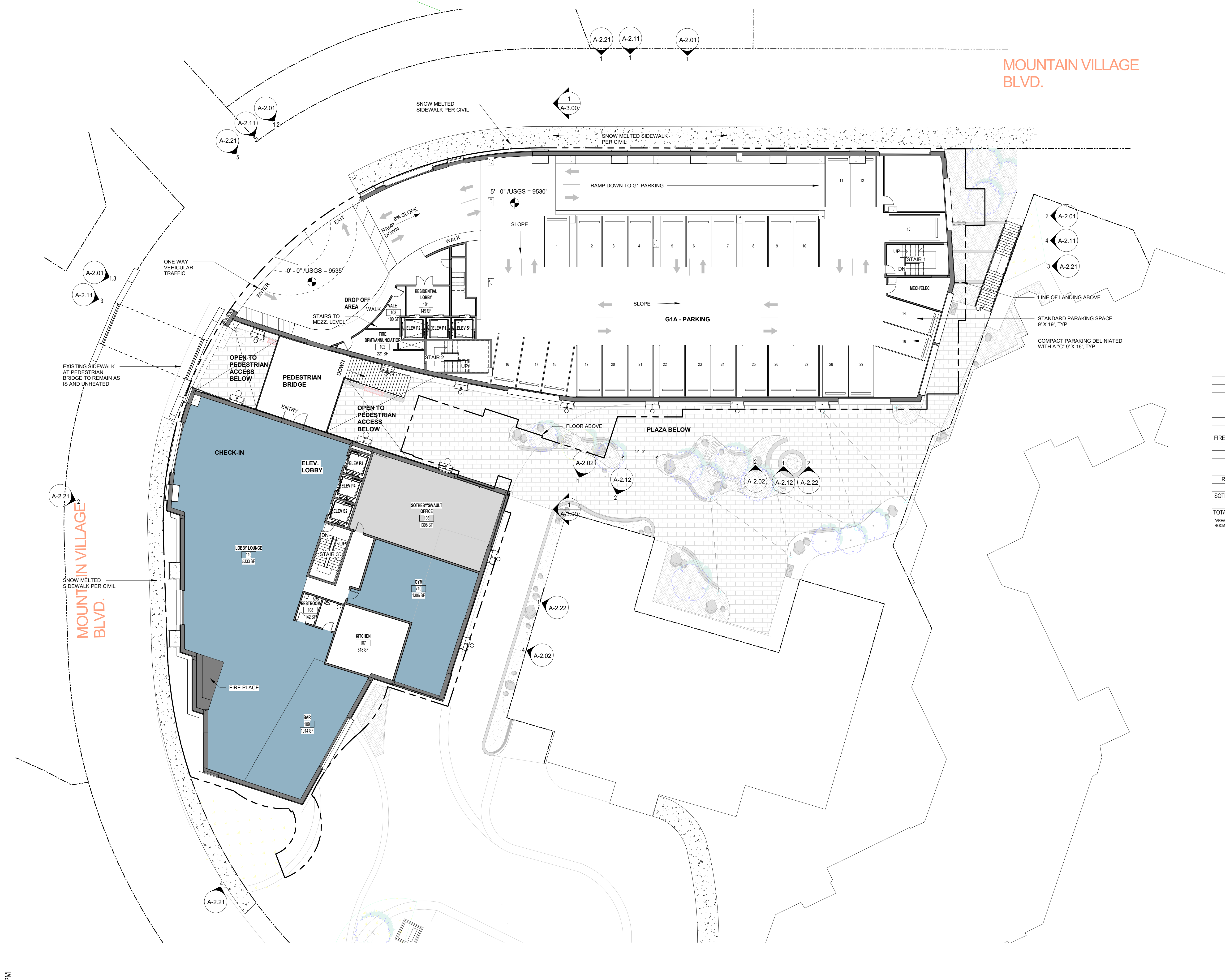
A-1.02



1 LEVEL G1 PLAZA  
 1/16" = 1'-0"







**ROOM LEGEND**

- BOH/CIRCULATION
- COMMERCIAL
- CONDO
- EMPLOYEE AMENITY
- EMPLOYEE HOUSING
- HOTEL AMENITY
- HOTEL MOD
- LODGE
- OFFICE

**LEVEL 1 NON-RESIDENTIAL**

NAME	LEVEL	NUMBER	Department	AREA
BAR	LEVEL 1 (9535')	109	HOTEL AMENITY	1014 SF
ELEV P1	LEVEL 1 (9535')	G244	BOH/CIRCULATION	63 SF
ELEV P2	LEVEL 1 (9535')	G245	BOH/CIRCULATION	64 SF
ELEV P3	LEVEL 1 (9535')	G217	BOH/CIRCULATION	63 SF
ELEV P4	LEVEL 1 (9535')	G218	BOH/CIRCULATION	63 SF
ELEV S1	LEVEL 1 (9535')	G1 113	BOH/CIRCULATION	64 SF
ELEV S2	LEVEL 1 (9535')	G219	BOH/CIRCULATION	64 SF
FIRE DPMT/ANNUNCIATOR	LEVEL 1 (9535')	102	BOH/CIRCULATION	221 SF
GYM	LEVEL 1 (9535')	710	HOTEL AMENITY	1306 SF
KITCHEN	LEVEL 1 (9535')	107	BOH/CIRCULATION	518 SF
LOBBY LOUNGE	LEVEL 1 (9535')	110	HOTEL AMENITY	5333 SF
MECH/ELEC	LEVEL 1 (9535')	705	BOH/CIRCULATION	193 SF
RESIDENTIAL LOBBY	LEVEL 1 (9535')	101	HOTEL AMENITY	149 SF
RESTROOM	LEVEL 1 (9535')	108	BOH/CIRCULATION	142 SF
SOOTHEBY'S VAULT OFFICE	LEVEL 1 (9535')	106	OFFICE	1398 SF
VALET	LEVEL 1 (9535')	103	BOH/CIRCULATION	100 SF
<b>TOTAL:</b>		<b>16</b>		<b>10753 SF</b>

AREAS TAKEN TO INSIDE FACE OF FINISH AT EACH ROOM

**PARKING LEGEND**

TYPE	PARKING LEVEL			TOTAL
	G2	G1	G1A	
STANDARD PUBLIC	16	-	-	16
COMPACT PUBLIC	5	-	-	5
EMPLOYEE STANDARD	20	-	-	20
STANDARD	33	21	29	83
COMPACT	1	-	-	1
VAN ACCESSIBLE	1	-	-	1
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<b>TOTAL</b>	<b>78</b>	<b>23</b>	<b>29</b>	<b>130</b>

**NOTES:**  
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- 19 CONDOS x 1 = 19 SPACES
- 18 LODGE x .5 = 9 SPACES
- 64 EFFICIENCY x .5 = 32 SPACES
- DEDICATED HOA SPACE = 1 SPACE
- TOTAL REQUIRED = 108 SPACES**

**ADA**  
 1 VAN ACCESSIBLE SPACE REQUIRED 1 PROVIDED  
 4 STANDARD ACCESSIBLE SPACES REQUIRED 4 PROVIDED

**PUBLIC PARKING**  
 22 SPACES

**Vault Design**  
 VULT DESIGN LLC  
 1440 W 8TH ST #2309  
 GOLDEN, CO 80401

**Uncompahgre Engineering, LLC**

**NORRIS DESIGN**  
 Planning | Landscape Architecture | Branding

**SIX SENSES HOTEL**  
 LOT 109R MOUNTAIN VILLAGE, CO

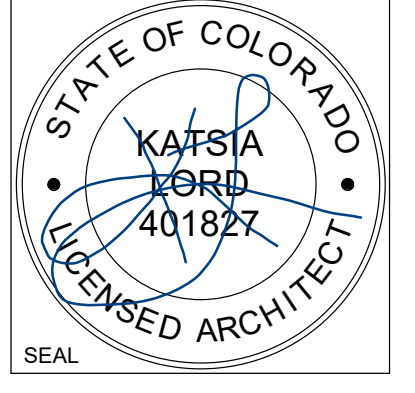
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Item	No.	Date	Description

**LOT 109R MAJOR PUD AMENDMENT SPECIAL HEARING SUBMITTAL 05.19.2022**

**LOT 109R PUD AMENDMENT TOWN COUNCIL SUBMITTAL 06.07.2022**

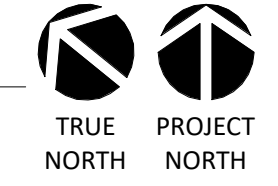
**LOT 109R PUD AMENDMENT TOWN COUNCIL CONTINUANCE SUBMITTAL 08.08.2022**



Project Number  
 JOB NO.

FLOOR PLAN - LEVEL 1/G1A  
 PARKING - OVERALL

**A-1.03**





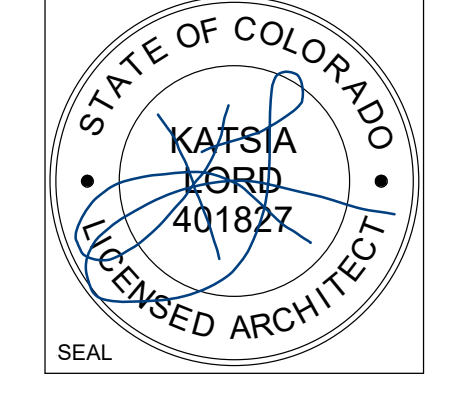
HOTEL: BOTH OF COOPERATION  
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DO NOT SCALE FROM DRAWING. VERIFY ALL DIMENSIONS ON SITE.

Item	No.	Date	Description

LOT 109R MAJOR PUD AMENDMENT  
SPECIAL HEARING SUBMITTAL  
05.19.2022

LOT 109R PUD AMENDMENT TOWN  
COUNCIL SUBMITTAL  
06.07.2022

LOT 109R PUD AMENDMENT TOWN  
COUNCIL CONTINUANCE SUBMITTAL  
08.08.2022



Project Number  
JOB NO.

FLOOR PLAN - LEVEL 1  
MEZZANINE - OVERALL

**ROOM LEGEND**

- BOH/CIRCULATION
- COMMERCIAL
- CONDO
- EMPLOYEE AMENITY
- EMPLOYEE HOUSING
- HOTEL AMENITY
- HOTEL MOD
- LODGE
- OFFICE

**UNIT SUMMARY**

LEVEL	UNIT TYPE	UNIT G.S.F.	COUNT	UNITS BY FLOOR	G.S.F.
LEVEL 01A (MEZZ)	EMPLOYEE HOUSING	TBD	TBD	20 EMPLOYEE UNITS	13,728
LEVEL 02	HOTEL JR. SUITE	491 - 749	24		
	HOTEL SUITE	825 - 875	3	31 HOTEL UNITS	31,622
	HOTEL SUITE	826 - 1199	4		
	HOTEL MOD.	507 - 722	24		
LEVEL 03	HOTEL JR. SUITE	821 - 744	3	31 HOTEL UNITS	31,622
	HOTEL SUITE	827 - 1195	4		
LEVEL 04	LODGE	746 - 838	9	17 LODGE	30,400
	LODGE	1092 - 1399	8		
	CONDO	1799	1	1 CONDO UNIT	
LEVEL 05	3 BR CONDO	1374 - 1966	7	10 CONDO UNITS	29,700
	3 BR CONDO	2,224 - 2,280	3		
LEVEL 06	3 BR CONDO	1616 - 2123	5	5 CONDO UNITS	25,798
LEVEL 07	3 BR CONDO	1695 - 1773	2		
	4 BR CONDO	2312 - 3270	5	7 CONDO UNITS	12,944
<b>TOTALS</b>					<b>175,814</b>

**UNIT MIX**

RESIDENTIAL UNITS	TOTALS	DENSITY
EFFICIENCY/LODGE	50	25
LODGE	31	23.5
CONDO	26	60
EMPLOYEE CONDO	2	9
EMPLOYEE DORM	18	18
	121	

**LEVEL 1 MEZZANINE NON-RESIDENTIAL INTERIOR AREA**

NAME	LEVEL	NUMBER	AREA
HALLWAY	LEVEL 1 MEZZANINE (9540)	706	1855 SF
HOTEL CINEMA	LEVEL 1 MEZZANINE (9540)	M135	599 SF
HOTEL GAME ROOM	LEVEL 1 MEZZANINE (9540)	M130	446 SF
HOTEL GYM	LEVEL 1 MEZZANINE (9540)	M103	520 SF
HOTEL LAUNDRY	LEVEL 1 MEZZANINE (9540)	M121	407 SF
HOTEL LOUNGE AND SELF COOKING	LEVEL 1 MEZZANINE (9540)	M102	605 SF
LIBRARY AND SELF LEARNING	LEVEL 1 MEZZANINE (9540)	M122	696 SF
<b>TOTAL: 7</b>			<b>5128 SF</b>

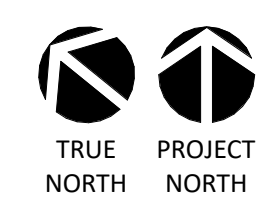
**LEVEL 1 MEZZANINE RESIDENTIAL INTERIOR AREA**

NAME	LEVEL	NUMBER	AREA
EMPLOYEE DORM	LEVEL 1 MEZZANINE (9540)	M101	322 SF
EMPLOYEE DORM	LEVEL 1 MEZZANINE (9540)	M102	322 SF
EMPLOYEE DORM	LEVEL 1 MEZZANINE (9540)	M103	322 SF
EMPLOYEE DORM	LEVEL 1 MEZZANINE (9540)	M104	322 SF
EMPLOYEE DORM	LEVEL 1 MEZZANINE (9540)	M105	322 SF
EMPLOYEE DORM	LEVEL 1 MEZZANINE (9540)	M106	322 SF
EMPLOYEE DORM	LEVEL 1 MEZZANINE (9540)	M107	322 SF
EMPLOYEE DORM	LEVEL 1 MEZZANINE (9540)	M108	322 SF
EMPLOYEE DORM	LEVEL 1 MEZZANINE (9540)	M109	322 SF
EMPLOYEE DORM	LEVEL 1 MEZZANINE (9540)	M110	322 SF
EMPLOYEE DORM	LEVEL 1 MEZZANINE (9540)	M111	322 SF
EMPLOYEE DORM	LEVEL 1 MEZZANINE (9540)	M112	322 SF
EMPLOYEE DORM	LEVEL 1 MEZZANINE (9540)	M113	322 SF
EMPLOYEE DORM	LEVEL 1 MEZZANINE (9540)	M114	322 SF
EMPLOYEE DORM	LEVEL 1 MEZZANINE (9540)	M115	322 SF
EMPLOYEE DORM	LEVEL 1 MEZZANINE (9540)	M116	327 SF
EMPLOYEE DORM	LEVEL 1 MEZZANINE (9540)	M117	411 SF
EMPLOYEE DORM	LEVEL 1 MEZZANINE (9540)	M118	322 SF
EMPLOYEE APARTMENT	LEVEL 1 MEZZANINE (9540)	M119	411 SF
EMPLOYEE APARTMENT	LEVEL 1 MEZZANINE (9540)	M120	406 SF
<b>TOTAL: 20</b>			<b>6708 SF</b>

\*AREAS TAKEN TO INSIDE FACE OF FINISH AT EACH ROOM



**1 LEVEL 1 MEZZANINE**  
1/16" = 1'-0"





1 LEVEL 2  
1/16" = 1'-0"

ROOM LEGEND

- BOH/CIRCULATION
- COMMERCIAL
- CONDO
- EMPLOYEE AMENITY
- EMPLOYEE HOUSING
- HOTEL AMENITY
- HOTEL MOD
- LODGE
- OFFICE

**UNIT SUMMARY**

LEVEL	UNIT TYPE	UNIT G.S.F.	COUNT	UNITS BY FLOOR	G.S.F.
LEVEL 01A (MEZZ)	EMPLOYEE HOUSING	TBD	TBD	TBD EMPLOYEE UNITS	13,728
LEVEL 02	HOTEL MOD	491 - 749	22	25 HOTEL UNITS	31,622
	HOTEL_R SUITE	826 - 876	3	7 LODGE	
	LODGE	886 - 1199	7		
LEVEL 03	HOTEL MOD	827 - 722	22	25 HOTEL UNITS	31,622
	HOTEL_R SUITE	821 - 744	3	7 LODGE	
	LODGE	827 - 1165	7		
LEVEL 04	LODGE	746 - 598	9	17 LODGE	30,400
	LODGE	1009 - 1389	8		
	CONDO	1799	1	1 CONDO UNIT	
LEVEL 05	3 BR CONDO	1319 - 1594	3	10 CONDO UNITS	29,700
LEVEL 06	3 BR CONDO	1616 - 2123	5	5 CONDO UNITS	25,798
LEVEL 07	4 BR CONDO	1960 - 1191	2	4 CONDO UNITS	12,944
	4 BR CONDO	2312 - 3772	2		
<b>TOTALS</b>					<b>175,814</b>

**UNIT MIX**

RESIDENTIAL UNITS:	TOTALS	DENSITY
EFFICIENCY LODGE	90	28
LODGE	31	23.5
CONDO	20	69
EMPLOYEE CONDO	2	6
EMPLOYEE CONDO	15	31
	121	

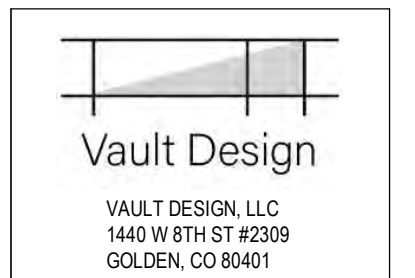
**LEVEL 2 NON-RESIDENTIAL INTERIOR AREA**

LEVEL	NAME	AREA
LEVEL 2 (9550)	BOH	155 SF
LEVEL 2 (9550)	CORRIDOR	3232 SF
LEVEL 2 (9550)	ELEV LOBBY	125 SF
LEVEL 2 (9550)	ELEV LOBBY	152 SF
LEVEL 2 (9550)	ELEV P1	63 SF
LEVEL 2 (9550)	ELEV P2	64 SF
LEVEL 2 (9550)	ELEV P3	63 SF
LEVEL 2 (9550)	ELEV P4	63 SF
LEVEL 2 (9550)	ELEV S1	64 SF
LEVEL 2 (9550)	ELEV S2	64 SF
LEVEL 2 (9550)	HKPG	314 SF
LEVEL 2 (9550)	SERVICE 1	71 SF
LEVEL 2 (9550)	SERVICE 2	75 SF
LEVEL 2 (9550)	STAIR 3	184 SF
LEVEL 2 (9550)	TRASH	88 SF
<b>TOTAL: 15</b>		<b>4775 SF</b>

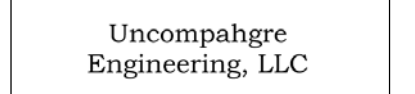
**LEVEL 2 HOTEL ROOM INTERIOR AREA**

LEVEL	NAME	AREA
LEVEL 2 (9550)	HOTEL MOD	776 SF
LEVEL 2 (9550)	HOTEL MOD	641 SF
LEVEL 2 (9550)	HOTEL MOD	622 SF
LEVEL 2 (9550)	HOTEL MOD	514 SF
LEVEL 2 (9550)	HOTEL MOD	487 SF
LEVEL 2 (9550)	HOTEL MOD	483 SF
LEVEL 2 (9550)	HOTEL MOD	514 SF
LEVEL 2 (9550)	HOTEL MOD	411 SF
LEVEL 2 (9550)	HOTEL MOD	514 SF
LEVEL 2 (9550)	HOTEL MOD	514 SF
LEVEL 2 (9550)	HOTEL MOD	514 SF
LEVEL 2 (9550)	HOTEL MOD	514 SF
LEVEL 2 (9550)	HOTEL MOD	553 SF
LEVEL 2 (9550)	HOTEL MOD	561 SF
LEVEL 2 (9550)	HOTEL MOD	548 SF
LEVEL 2 (9550)	HOTEL MOD	533 SF
LEVEL 2 (9550)	HOTEL MOD	552 SF
LEVEL 2 (9550)	HOTEL MOD	562 SF
LEVEL 2 (9550)	HOTEL MOD	530 SF
LEVEL 2 (9550)	HOTEL MOD	626 SF
LEVEL 2 (9550)	HOTEL MOD	486 SF
LEVEL 2 (9550)	HOTEL MOD	635 SF
LEVEL 2 (9550)	HOTEL MOD	453 SF
LEVEL 2 (9550)	HOTEL MOD	452 SF
LEVEL 2 (9550)	HOTEL MOD	521 SF
LEVEL 2 (9550)	LODGE UNIT	1030 SF
LEVEL 2 (9550)	LODGE UNIT	990 SF
LEVEL 2 (9550)	LODGE UNIT	629 SF
LEVEL 2 (9550)	LODGE UNIT	869 SF
LEVEL 2 (9550)	LODGE UNIT	1040 SF
LEVEL 2 (9550)	LODGE UNIT	855 SF
LEVEL 2 (9550)	LODGE UNIT	822 SF
<b>TOTAL: 32</b>		<b>19749 SF</b>

NOTE: AREAS SHOWN ARE TAKEN TO INSIDE FACE OF FINISH



Vault Design  
1440 W 8TH ST #2329  
GOLDEN, CO 80401



Uncompahgre  
Engineering, LLC



NORRIS DESIGN  
Planning | Landscape Architecture | Branding

**SIX SENSES HOTEL**  
LOT 109R MOUNTAIN VILLAGE, CO

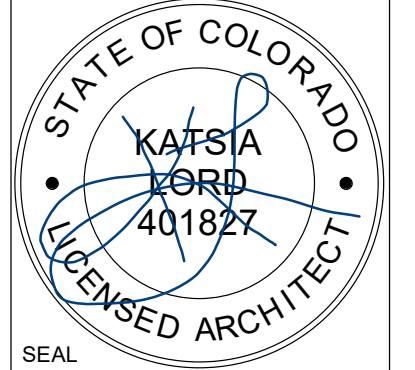
HOTEL SUITS OF COOPERATION  
RELEASE OF THESE DOCUMENTS CONTINGENT UPON THE OWNER, DESIGN CONTRACTOR, AND THE ARCHITECT, DESIGN AND CONSTRUCTION AGREEMENTS BEING SIGNED AND HAVING CONSULTANTS HAVE PERFORMED THEIR SERVICES WITH CARE AND DILIGENCE. THE ARCHITECT GUARANTEES PERFORMANCE OF HIS SERVICES AND SHALL BE RESPONSIBLE FOR ANY ERRORS, OMISSIONS, OR DISCREPANCY OCCURRED BY THE USE OF THESE DOCUMENTS. THE ARCHITECT'S LIABILITY SHALL BE LIMITED TO THE ARCHITECT'S CONTRACT FEES AND SHALL BE LIMITED TO THE ARCHITECT'S CONTRACT FEES AND SHALL BE LIMITED TO THE ARCHITECT'S CONTRACT FEES AND SHALL BE LIMITED TO THE ARCHITECT'S CONTRACT FEES. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY CONSEQUENCES ARISING OUT OF SUCH CHANGES.

Item	No.	Date	Description

LOT 109R MAJOR PUD AMENDMENT  
SPECIAL HEARING SUBMITTAL  
05.19.2022

LOT 109R PUD AMENDMENT TOWN  
COUNCIL SUBMITTAL  
06.07.2022

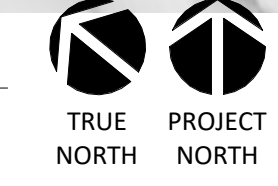
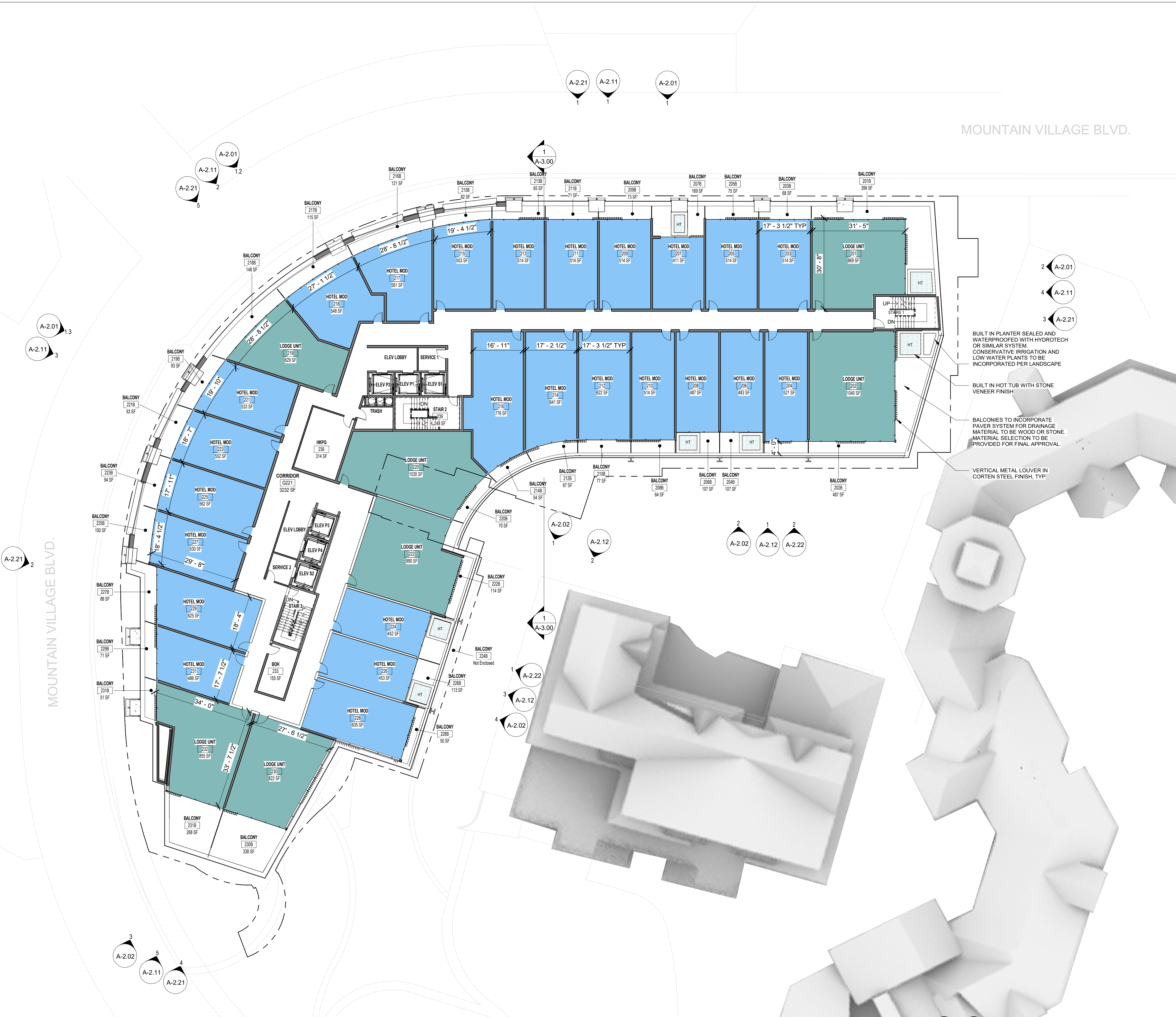
LOT 109R PUD AMENDMENT TOWN  
COUNCIL CONTINUANCE SUBMITTAL  
08.08.2022



Project Number  
JOB NO.

FLOOR PLAN - LEVEL 2 -  
OVERALL

A-1.05



TRUE NORTH  
PROJECT NORTH



1 LEVEL 3  
1/16" = 1'-0"

MOUNTAIN VILLAGE BLVD.

MOUNTAIN VILLAGE BLVD.

**ROOM LEGEND**

- BOH/CIRCULATION
- COMMERCIAL
- CONDO
- EMPLOYEE AMENITY
- EMPLOYEE HOUSING
- HOTEL AMENITY
- HOTEL MOD
- LODGE
- OFFICE

**UNIT SUMMARY**

LEVEL	UNIT TYPE	UNIT G.S.F.	COUNT	UNITS BY FLOOR	G.S.F.
LEVEL 01A (MEZZ)	EMPLOYEE HOUSING	TBD	TBD	TBD	13,728
LEVEL 02	HOTEL MOD	491 - 749	22	25 HOTEL UNITS	31,622
	HOTEL JR. SUITE	826 - 876	3	7 LODGE	
	LODGE	886 - 1199	7		
LEVEL 03	HOTEL MOD	827 - 722	22	25 HOTEL UNITS	31,622
	HOTEL JR. SUITE	821 - 744	3	7 LODGE	
	LODGE	827 - 1166	7		
LEVEL 04	HOTEL MOD	746 - 598	9	17 LODGE	30,400
	LODGE	1009 - 1389	8		
	CONDO	1799	1	1 CONDO UNIT	
LEVEL 05	3 BR CONDO	1712 - 1594	1	10 CONDO UNITS	29,700
LEVEL 06	3 BR CONDO	1616 - 2123	5	5 CONDO UNITS	25,798
LEVEL 07	4 BR CONDO	1986 - 1197	2	4 CONDO UNITS	12,944
	4 BR CONDO	2312 - 3272	2		
<b>TOTALS</b>					<b>173,814</b>

**UNIT MIX**

RESIDENTIAL UNITS:	TOTALS	DENSITY
EFFICIENCY LODGE	90	28
LODGE	31	23.5
CONDO	20	69
EMPLOYEE CONDO	2	6
EMPLOYEE CONDO	15	38
	121	

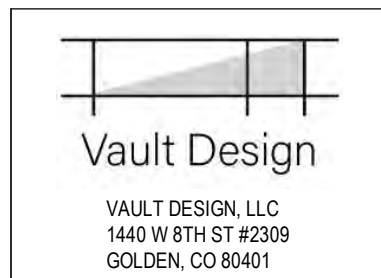
**LEVEL 3 NON-RESIDENTIAL INTERIOR AREA**

LEVEL	NAME	NUMBER	AREA
LEVEL 3 (9560.5)	BOH	335	157 SF
LEVEL 3 (9560.5)	CORRIDOR	G230	3237 SF
LEVEL 3 (9560.5)	ELEV LOBBY	G205HW	131 SF
LEVEL 3 (9560.5)	ELEV LOBBY	G1 114	152 SF
LEVEL 3 (9560.5)	ELEV P1	G235	63 SF
LEVEL 3 (9560.5)	ELEV P2	G234	63 SF
LEVEL 3 (9560.5)	ELEV P3	G229	63 SF
LEVEL 3 (9560.5)	ELEV P4	G228	63 SF
LEVEL 3 (9560.5)	ELEV S2	G227	64 SF
LEVEL 3 (9560.5)	HKPG	335	318 SF
LEVEL 3 (9560.5)	S1	G236	64 SF
LEVEL 3 (9560.5)	SERVICE 1	G233	71 SF
LEVEL 3 (9560.5)	SERVICE 2	334	75 SF
LEVEL 3 (9560.5)	STAIR 2	338	248 SF
LEVEL 3 (9560.5)	STAIR 3	333	184 SF
LEVEL 3 (9560.5)	TRASH	336	88 SF
<b>TOTAL: 16</b>			<b>5040 SF</b>

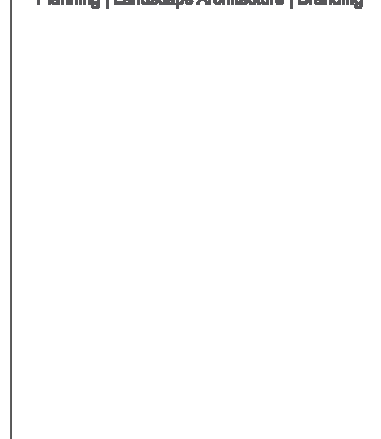
**HOTEL ROOM INTERIOR AREA**

LEVEL	NAME	NUMBER	AREA
LEVEL 3 (9560.5)	LODGE UNIT	301	834 SF
LEVEL 3 (9560.5)	LODGE UNIT	302	913 SF
LEVEL 3 (9560.5)	HOTEL MOD	303	516 SF
LEVEL 3 (9560.5)	HOTEL MOD	304	507 SF
LEVEL 3 (9560.5)	HOTEL MOD	305	516 SF
LEVEL 3 (9560.5)	HOTEL MOD	306	468 SF
LEVEL 3 (9560.5)	HOTEL MOD	307	421 SF
LEVEL 3 (9560.5)	HOTEL MOD	308	469 SF
LEVEL 3 (9560.5)	HOTEL MOD	309	524 SF
LEVEL 3 (9560.5)	HOTEL MOD	310	506 SF
LEVEL 3 (9560.5)	HOTEL MOD	311	524 SF
LEVEL 3 (9560.5)	HOTEL MOD	312	615 SF
LEVEL 3 (9560.5)	HOTEL MOD	313	526 SF
LEVEL 3 (9560.5)	HOTEL MOD	314	631 SF
LEVEL 3 (9560.5)	HOTEL MOD	315	562 SF
LEVEL 3 (9560.5)	HOTEL MOD	316	758 SF
LEVEL 3 (9560.5)	HOTEL MOD	317	598 SF
LEVEL 3 (9560.5)	HOTEL MOD	318	540 SF
LEVEL 3 (9560.5)	LODGE UNIT	319	636 SF
LEVEL 3 (9560.5)	LODGE UNIT	320	993 SF
LEVEL 3 (9560.5)	HOTEL MOD	321	548 SF
LEVEL 3 (9560.5)	LODGE UNIT	322	945 SF
LEVEL 3 (9560.5)	HOTEL MOD	323	560 SF
LEVEL 3 (9560.5)	HOTEL MOD	324	453 SF
LEVEL 3 (9560.5)	HOTEL MOD	325	573 SF
LEVEL 3 (9560.5)	HOTEL MOD	326	454 SF
LEVEL 3 (9560.5)	HOTEL MOD	327	534 SF
LEVEL 3 (9560.5)	HOTEL MOD	328	623 SF
LEVEL 3 (9560.5)	HOTEL MOD	329	618 SF
LEVEL 3 (9560.5)	HOTEL MOD	330	774 SF
LEVEL 3 (9560.5)	HOTEL MOD	331	502 SF
LEVEL 3 (9560.5)	LODGE UNIT	332	855 SF
<b>TOTAL: 32</b>			<b>19499 SF</b>

NOTE: AREAS SHOWN ARE TAKEN TO INSIDE FACE OF FINISH



Vault Design  
VAULT DESIGN, LLC  
1440 W 8TH ST #2309  
GOLDEN, CO 80401



**SIX SENSES HOTEL**  
LOT 109R MOUNTAIN VILLAGE, CO

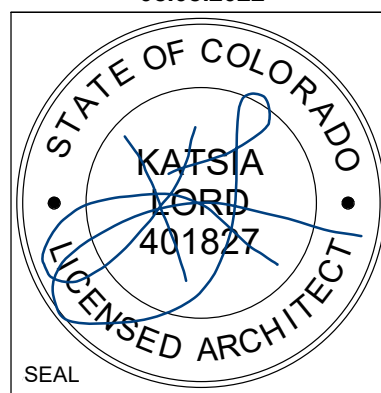
HOTEL: BOTH OF COOPERATION RELEASE OF THESE DOCUMENTS CONTINGENT UPON THE OWNER, ARCHITECT, CONTRACTOR, AND THE ARCHITECT. DESIGN AND CONSTRUCTION ARE COMPLETE AND THE ARCHITECT AND OWNER CONSENTANTS HAVE PERFORMED THEIR SERVICES WITH CARE AND DILIGENCE. THE ARCHITECT GUARANTEES PERFECT COMMUNICATION IS AFFECTED AND EVERY CONSTRUCTION SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY. THE ARCHITECT'S COMPANIES, INCLUDING ARCHITECTS AND ENGINEERS, SHALL BE RESPONSIBLE FOR ALL CONSEQUENCES ARISING OUT OF SUCH CHANGES. THE DESIGN AND PLANS ARE COPYRIGHT AND ARE NOT TO BE REPRODUCED, COPIED, OR REPRINTED WITHOUT THE WRITTEN PERMISSION OF VAULT DESIGN ARCHITECTS. THE DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. VAULT ARCHITECTS SHALL NOT BE RESPONSIBLE FOR ANY CONSEQUENCES ARISING OUT OF SUCH CHANGES. DO NOT SCALE FROM DRAWING. VERIFY ALL DIMENSIONS ON SITE.

Item	No.	Date	Description

LOT 109R MAJOR PUD AMENDMENT SPECIAL HEARING SUBMITTAL 05.19.2022

LOT 109R PUD AMENDMENT TOWN COUNCIL SUBMITTAL 06.07.2022

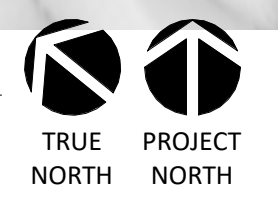
LOT 109R PUD AMENDMENT TOWN COUNCIL CONTINUANCE SUBMITTAL 08.08.2022



Project Number  
JOB NO.

FLOOR PLAN - LEVEL 3 - OVERALL

**A-1.06**





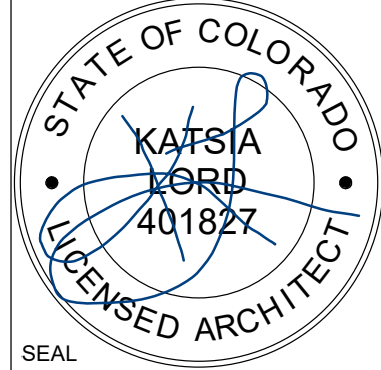
NOTICE OF COOPERATION  
RELEASE OF THESE DOCUMENTS CONTINGENT UPON THE OWNER, ARCHITECT, CONTRACTOR, AND THE ARCHITECT, DESIGN AND CONSTRUCTION AGREEMENTS. THE ARCHITECT AND OWNER CONTRACTANTS HAVE PERFORMED THEIR SERVICES WITH CARE AND DILIGENCE. THEY CANNOT GUARANTEE PERFECTION. COMMUNICATION IS IMPERFECT AND EVERY CONTRACTOR SHOULD BE AWARE OF ANY ERRORS, OMISSIONS, OR DISCREPANCY OCCURRED BY THE USE OF THESE DOCUMENTS. SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT. FAILURE TO NOTIFY THE ARCHITECT OF SUCH DISCREPANCIES SHALL BE AT THE CONTRACTOR'S RISK. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR CONSEQUENCES ARISING OUT OF SUCH CHANGES.

Item	No.	Date	Description

LOT 109R MAJOR PUD AMENDMENT  
SPECIAL HEARING SUBMITTAL  
05.19.2022

LOT 109R PUD AMENDMENT TOWN  
COUNCIL SUBMITTAL  
06.07.2022

LOT 109R PUD AMENDMENT TOWN  
COUNCIL CONTINUANCE SUBMITTAL  
08.08.2022



Project Number  
JOB NO.

FLOOR PLAN - LEVEL 4 -  
OVERALL

**A-1.07**

UNIT SUMMARY					
LEVEL	UNIT TYPE	UNIT G.S.F.	COUNT	UNITS BY FLOOR	G.S.F.
LEVEL 01A (MEZZ)	EMPLOYEE HOUSING	TBD	TBD	TBD EMPLOYEE UNITS	13,728
LEVEL 02	HOTEL MOD	491-749	22	25 HOTEL UNITS	31,622
	HOTEL JR. SUITE	826-876	3	7 LODGE	
	LODGE	826-1189	7		
LEVEL 03	HOTEL MOD	827-722	22	25 HOTEL UNITS	31,622
	HOTEL JR. SUITE	821-744	3	7 LODGE	
	LODGE	827-1185	7		
LEVEL 04	LODGE	746-508	9	17 LODGE	30,400
	LODGE	1009-1389	8		
	CONDO	1799	1	1 CONDO UNIT	
LEVEL 05	3 BR CONDO	1724-1984	7	10 CONDO UNITS	29,700
	3 BR CONDO	2124-2340	3		
LEVEL 06	3 BR CONDO	1616-2123	5	5 CONDO UNITS	25,788
	3 BR CONDO	1986-2199	2		
LEVEL 07	4 BR CONDO	2332-3772	2	4 CONDO UNITS	12,944
<b>TOTALS</b>					<b>173,814</b>

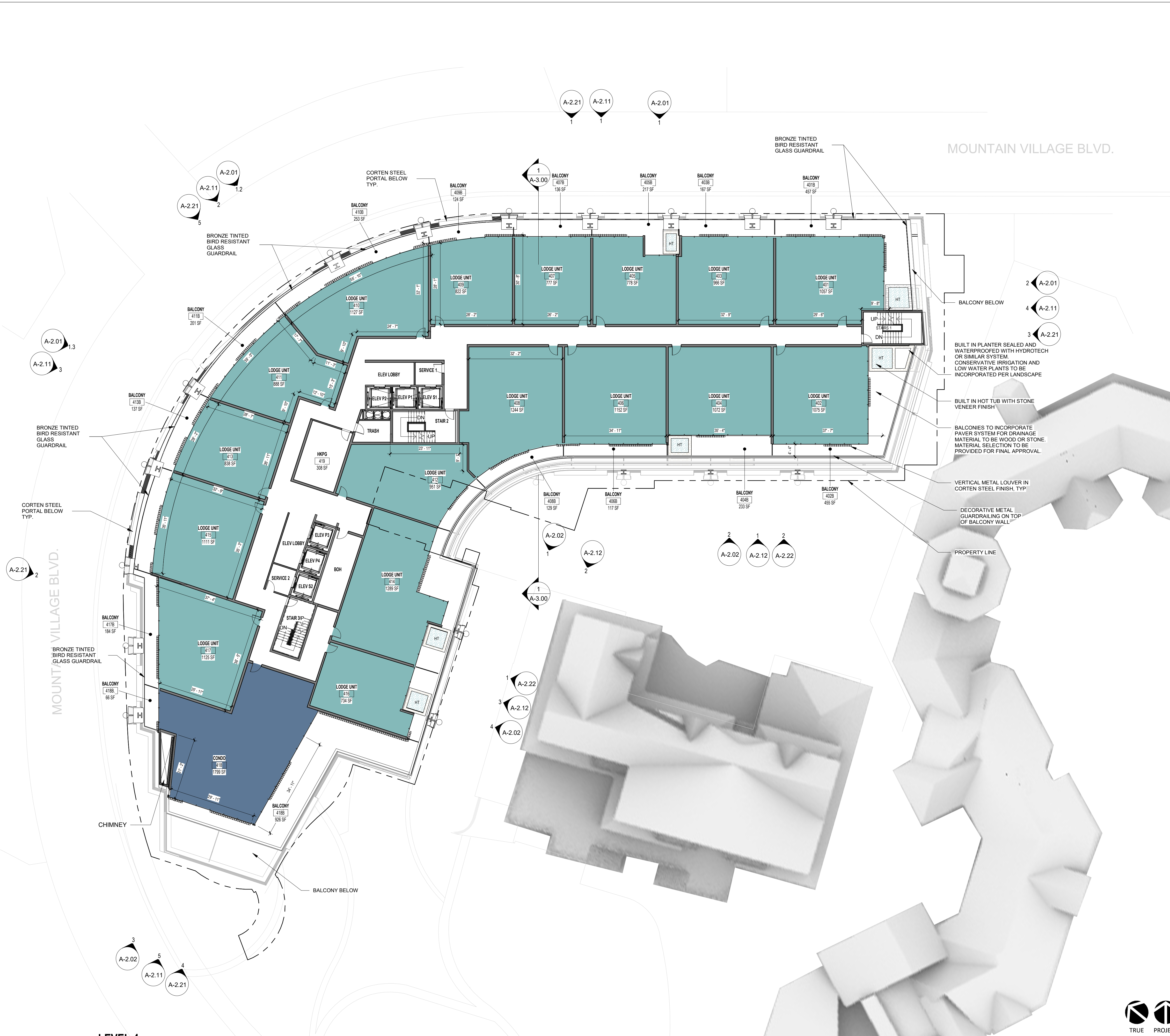
UNIT MIX		
RESIDENTIAL UNITS:	TOTALS	DENSITY
EFFICIENCY LODGE	90	28
LODGE	31	23.5
CONDO	20	69
EMPLOYEE CONDO	7	6
EMPLOYEE HOTEL	121	

LEVEL 4 NON-RESIDENTIAL INTERIOR AREA			
LEVEL	NAME	NUMBER	AREA
LEVEL 4 (9571)	BOH	G205WW	240 SF
LEVEL 4 (9571)	ELEV LOBBY	G243	130 SF
LEVEL 4 (9571)	ELEV LOBBY	G1 117	152 SF
LEVEL 4 (9571)	ELEV P1	G241	63 SF
LEVEL 4 (9571)	ELEV P2	G240	63 SF
LEVEL 4 (9571)	ELEV P3	G203U	63 SF
LEVEL 4 (9571)	ELEV P4	G203T	63 SF
LEVEL 4 (9571)	ELEV S1	G242	64 SF
LEVEL 4 (9571)	ELEV S2	G203S	64 SF
LEVEL 4 (9571)	HKPG	419	308 SF
LEVEL 4 (9571)	SERVICE 1	G239	71 SF
LEVEL 4 (9571)	SERVICE 2	G1 118	75 SF
LEVEL 4 (9571)	STAIR 2	G204Q	248 SF
LEVEL 4 (9571)	STAIR 3	G203R	184 SF
LEVEL 4 (9571)	TRASH	G238	88 SF
<b>TOTAL: 15</b>			<b>1875 SF</b>

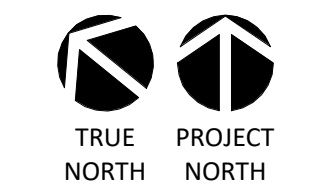
LEVEL 4 INTERIOR AREA			
LEVEL	NAME	NUMBER	AREA
LEVEL 4 (9571)	CONDO	418	1799 SF
LEVEL 4 (9571)	LODGE UNIT	408	1244 SF
LEVEL 4 (9571)	LODGE UNIT	406	1152 SF
LEVEL 4 (9571)	LODGE UNIT	404	1072 SF
LEVEL 4 (9571)	LODGE UNIT	402	1075 SF
LEVEL 4 (9571)	LODGE UNIT	401	1057 SF
LEVEL 4 (9571)	LODGE UNIT	403	966 SF
LEVEL 4 (9571)	LODGE UNIT	405	778 SF
LEVEL 4 (9571)	LODGE UNIT	407	777 SF
LEVEL 4 (9571)	LODGE UNIT	409	822 SF
LEVEL 4 (9571)	LODGE UNIT	410	1127 SF
LEVEL 4 (9571)	LODGE UNIT	411	888 SF
LEVEL 4 (9571)	LODGE UNIT	413	838 SF
LEVEL 4 (9571)	LODGE UNIT	415	1111 SF
LEVEL 4 (9571)	LODGE UNIT	417	1125 SF
LEVEL 4 (9571)	LODGE UNIT	416	734 SF
LEVEL 4 (9571)	LODGE UNIT	414	1289 SF
LEVEL 4 (9571)	LODGE UNIT	412	951 SF
<b>TOTAL: 18</b>			<b>18804 SF</b>

\*AREAS TAKEN TO INSIDE FACE OF FINISH AT EACH ROOM

- ROOM LEGEND**
- BOH/CIRCULATION
  - COMMERCIAL
  - CONDO
  - EMPLOYEE AMENITY
  - EMPLOYEE HOUSING
  - HOTEL AMENITY
  - HOTEL MOD
  - LODGE
  - OFFICE



**1 LEVEL 4**  
1/16" = 1'-0"





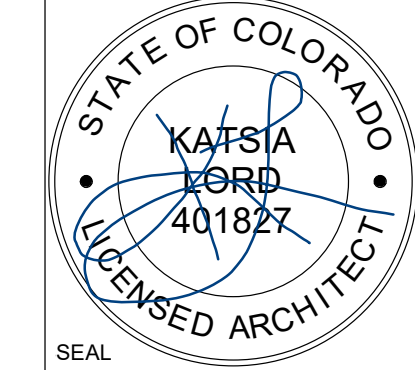
NOTICE OF COOPERATION  
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Item	No.	Date	Description

LOT 109R MAJOR PUD AMENDMENT  
SPECIAL HEARING SUBMITTAL  
05.19.2022

LOT 109R PUD AMENDMENT TOWN  
COUNCIL SUBMITTAL  
06.07.2022

LOT 109R PUD AMENDMENT TOWN  
COUNCIL CONTINUANCE SUBMITTAL  
08.08.2022



Project Number  
JOB NO.

FLOOR PLAN - LEVEL 5 -  
OVERALL

A-1.08

**ROOM LEGEND**

- BOH/CIRCULATION
- COMMERCIAL
- CONDO
- EMPLOYEE AMENITY
- EMPLOYEE HOUSING
- HOTEL AMENITY
- HOTEL MOD
- LODGE
- OFFICE

**UNIT SUMMARY**

LEVEL	UNIT TYPE	UNIT G.S.F.	COUNT	UNITS BY FLOOR	G.S.F.
LEVEL 01A (MEZZ)	EMPLOYEE HOUSING	TBD	TBD	TBD EMPLOYEE UNITS	13,728
LEVEL 02	HOTEL MOD	491 - 749	22	25 HOTEL UNITS	31,622
LEVEL 02	HOTEL JR. SUITE	826 - 876	3	7 LODGE	
LEVEL 03	HOTEL MOD	807 - 722	22	25 HOTEL UNITS	31,622
LEVEL 03	HOTEL JR. SUITE	821 - 744	3	7 LODGE	
LEVEL 04	LODGE	746 - 508	9	17 LODGE	30,400
LEVEL 04	LODGE	1009 - 1389	8	1 CONDO UNIT	
LEVEL 05	3 BR CONDO	2124 - 2340	3	10 CONDO UNITS	29,700
LEVEL 06	3 BR CONDO	1616 - 2123	5	5 CONDO UNITS	25,798
LEVEL 07	4 BR CONDO	2332 - 3772	2	4 CONDO UNITS	12,944
TOTALS					173,814

**UNIT MIX**

RESIDENTIAL UNITS:	TOTALS	DENSITY
EFFICIENCY LODGE	90	28
LODGE	31	23.5
CONDO	20	69
EMPLOYEE CONDO	7	6
EMPLOYEE HOTEL	15	15
	121	

**LEVEL 5 NON-RESIDENTIAL INTERIOR AREA**

LEVEL	NAME	NUMBER	AREA
LEVEL 5 (9581.5)	HKPG	511	314 SF
LEVEL 5 (9581.5)	BOH	512	152 SF
LEVEL 5 (9581.5)	TRASH	G203AA	88 SF
LEVEL 5 (9581.5)	ELEV P2	G203V	63 SF
LEVEL 5 (9581.5)	SERVICE 1	G203W	71 SF
LEVEL 5 (9581.5)	ELEV LOBBY	G203X	131 SF
LEVEL 5 (9581.5)	ELEV S1	G203Y	64 SF
LEVEL 5 (9581.5)	ELEV P1	G203Z	63 SF
LEVEL 5 (9581.5)	STAIR 2	G205Q	249 SF
LEVEL 5 (9581.5)	STAIR 3	G205T	194 SF
LEVEL 5 (9581.5)	ELEV S2	G205U	64 SF
LEVEL 5 (9581.5)	ELEV P4	G205V	63 SF
LEVEL 5 (9581.5)	ELEV P3	G205W	63 SF
TOTAL: 13			1566 SF

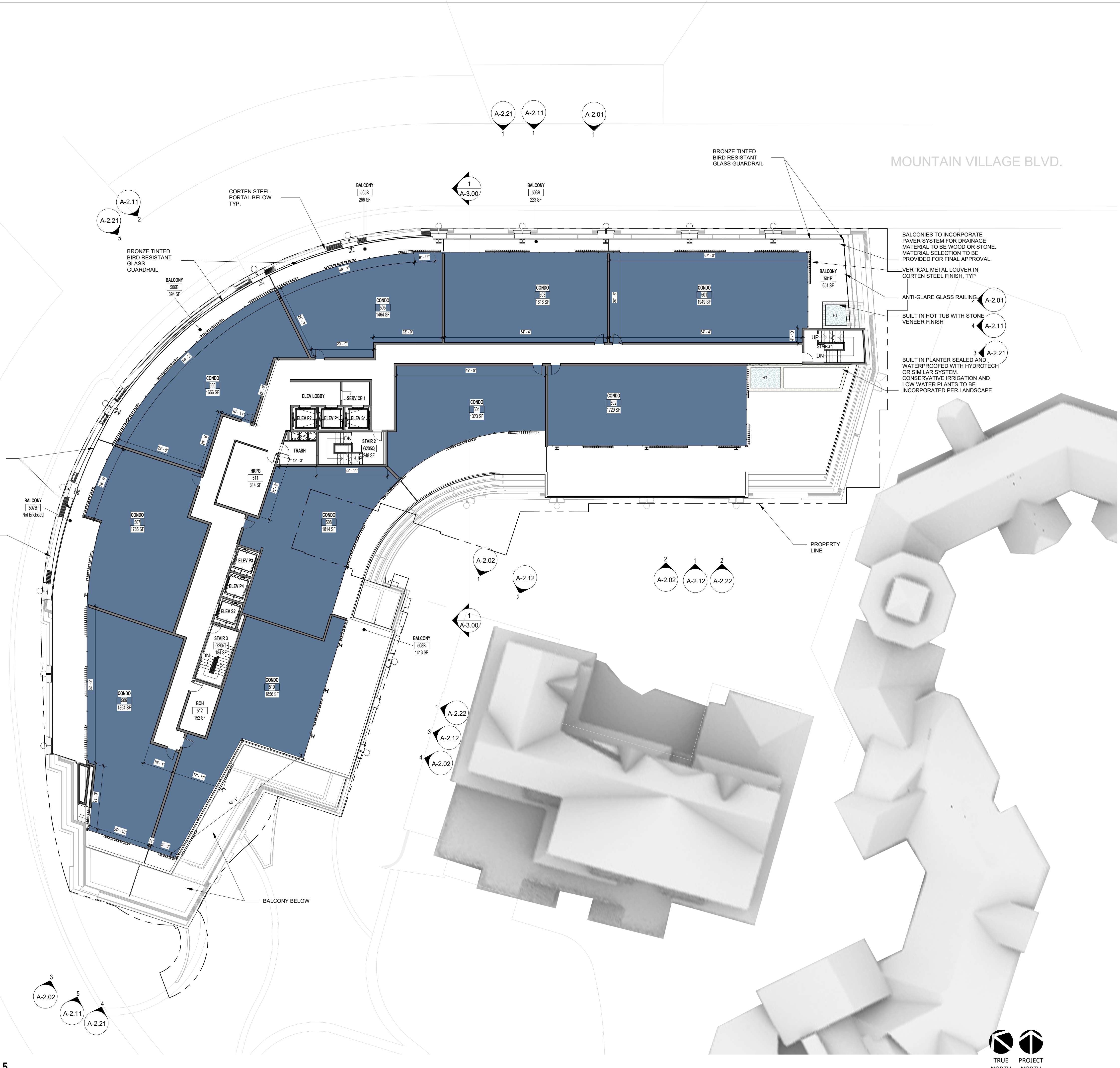
**CONDO INTERIOR AREA LVL 5**

LEVEL	NAME	NUMBER	AREA
LEVEL 5 (9581.5)	CONDO	501	1949 SF
LEVEL 5 (9581.5)	CONDO	502	1729 SF
LEVEL 5 (9581.5)	CONDO	503	1616 SF
LEVEL 5 (9581.5)	CONDO	504	1323 SF
LEVEL 5 (9581.5)	CONDO	505	1464 SF
LEVEL 5 (9581.5)	CONDO	506	1656 SF
LEVEL 5 (9581.5)	CONDO	507	1785 SF
LEVEL 5 (9581.5)	CONDO	508	1814 SF
LEVEL 5 (9581.5)	CONDO	509	1964 SF
LEVEL 5 (9581.5)	CONDO	510	1856 SF
TOTAL: 10			17057 SF

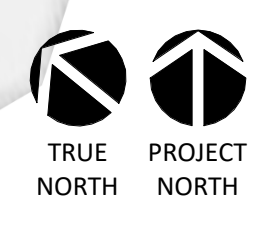
**CONDO INTERIOR BALCONY AREA LVL 5**

LEVEL	NAME	NUMBER	AREA
LEVEL 5 (9581.5)	BALCONY	501B	651 SF
LEVEL 5 (9581.5)	BALCONY	503B	223 SF
LEVEL 5 (9581.5)	BALCONY	505B	266 SF
LEVEL 5 (9581.5)	BALCONY	506B	394 SF
LEVEL 5 (9581.5)	BALCONY	507B	Not Enclosed
LEVEL 5 (9581.5)	BALCONY	508B	1413 SF
TOTAL: 6			2949 SF

NOTE: AREAS TAKEN TO INSIDE FACE OF FINISH AT EACH ROOM



1 LEVEL 5  
1/16" = 1'-0"





ROOM LEGEND

- BOH/CIRCULATION
- COMMERCIAL
- CONDO
- EMPLOYEE AMENITY
- EMPLOYEE HOUSING
- HOTEL AMENITY
- HOTEL MOD
- LODGE
- OFFICE

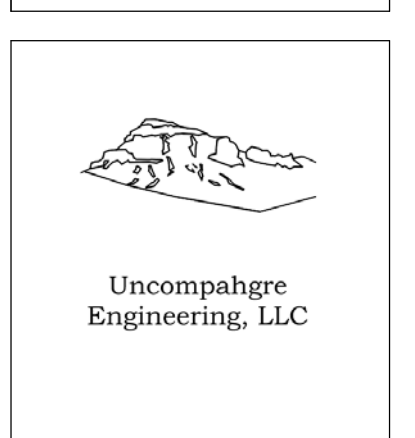
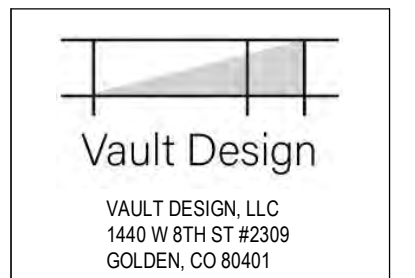
UNIT SUMMARY					
LEVEL	UNIT TYPE	UNIT G.S.F.	COUNT	UNITS BY FLOOR	G.S.F.
LEVEL 01A (MEZZ)	EMPLOYEE HOUSING	TBD	TBD	TBD	13,728
LEVEL 02	HOTEL MOD	491-746	25	25 HOTEL UNITS	31,622
	HOTEL LR SUITE	625-875	3		
	LODGE	206-1199	7		
LEVEL 03	HOTEL MOD	507-722	22	25 HOTEL UNITS	31,622
	HOTEL LR SUITE	821-744	3		
	LODGE	827-1165	7		
LEVEL 04	LODGE	740-938	9	17 LODGE	30,400
	LODGE	1009-1289	8		
	CONDO	179	1	1 CONDO UNIT	
LEVEL 05	2 BR CONDO	1374-1994	7	10 CONDO UNITS	29,700
	3 BR CONDO	2382-2980	3		
LEVEL 06	3 BR CONDO	1616-2123	5	5 CONDO UNITS	25,796
	4 BR CONDO	1596-1773	2		
LEVEL 07	3 BR CONDO	1596-1773	2	4 CONDO UNITS	12,944
	4 BR CONDO	2312-3270	2		
<b>TOTALS</b>					<b>175,814</b>

UNIT MIX		
RESIDENTIAL UNITS	TOTALS	DENSITY
EFFICIENCY LODGE	50	25
LODGE	31	23.5
CONDO	20	60
EMPLOYEE CONDO	2	5
EMPLOYEE DORM	18	18
	121	

LEVEL 6 NON-RESIDENTIAL INTERIOR AREA			
NAME	LEVEL	NUMBER	AREA
ELEV LOBBY	LEVEL 6 (9592)	G205DD	131 SF
ELEV P1	LEVEL 6 (9592)	G205Z	63 SF
ELEV P2	LEVEL 6 (9592)	G205Y	64 SF
ELEV P3	LEVEL 6 (9592)	G205EE	63 SF
ELEV P4	LEVEL 6 (9592)	G205FF	63 SF
ELEV S1	LEVEL 6 (9592)	G205AA	64 SF
ELEV S2	LEVEL 6 (9592)	G205GG	64 SF
KITCHEN	LEVEL 6 (9592)	607	752 SF
MENS	LEVEL 6 (9592)	608	296 SF
SERVICE 1	LEVEL 6 (9592)	G205X	71 SF
STAIR 2	LEVEL 6 (9592)	G205CC	248 SF
STAIR 3	LEVEL 6 (9592)	G205HH	184 SF
TRASH	LEVEL 6 (9592)	G205BB	66 SF
WOMENS	LEVEL 6 (9592)	609	296 SF
<b>TOTAL: 14</b>			<b>2423 SF</b>

CONDO INTERIOR AREA LVL 6			
LEVEL	NAME	NUMBER	AREA
LEVEL 6 (9592)	CONDO	601	1631 SF
LEVEL 6 (9592)	CONDO	602	1729 SF
LEVEL 6 (9592)	CONDO	603	1340 SF
LEVEL 6 (9592)	CONDO	604	1435 SF
LEVEL 6 (9592)	CONDO	605	1560 SF
<b>TOTAL: 5</b>			<b>7695 SF</b>

NOTE: AREAS TAKEN TO INSIDE FACE OF FINISH AT EACH ROOM



SIX SENSES HOTEL  
LOT 109R MOUNTAIN VILLAGE, CO

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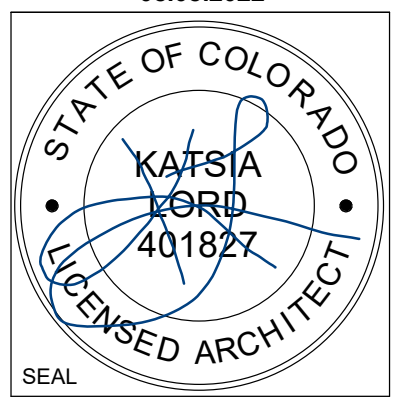
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Item	No.	Date	Description

LOT 109R MAJOR PUD AMENDMENT SPECIAL HEARING SUBMITTAL 05.19.2022

LOT 109R PUD AMENDMENT TOWN COUNCIL SUBMITTAL 06.07.2022

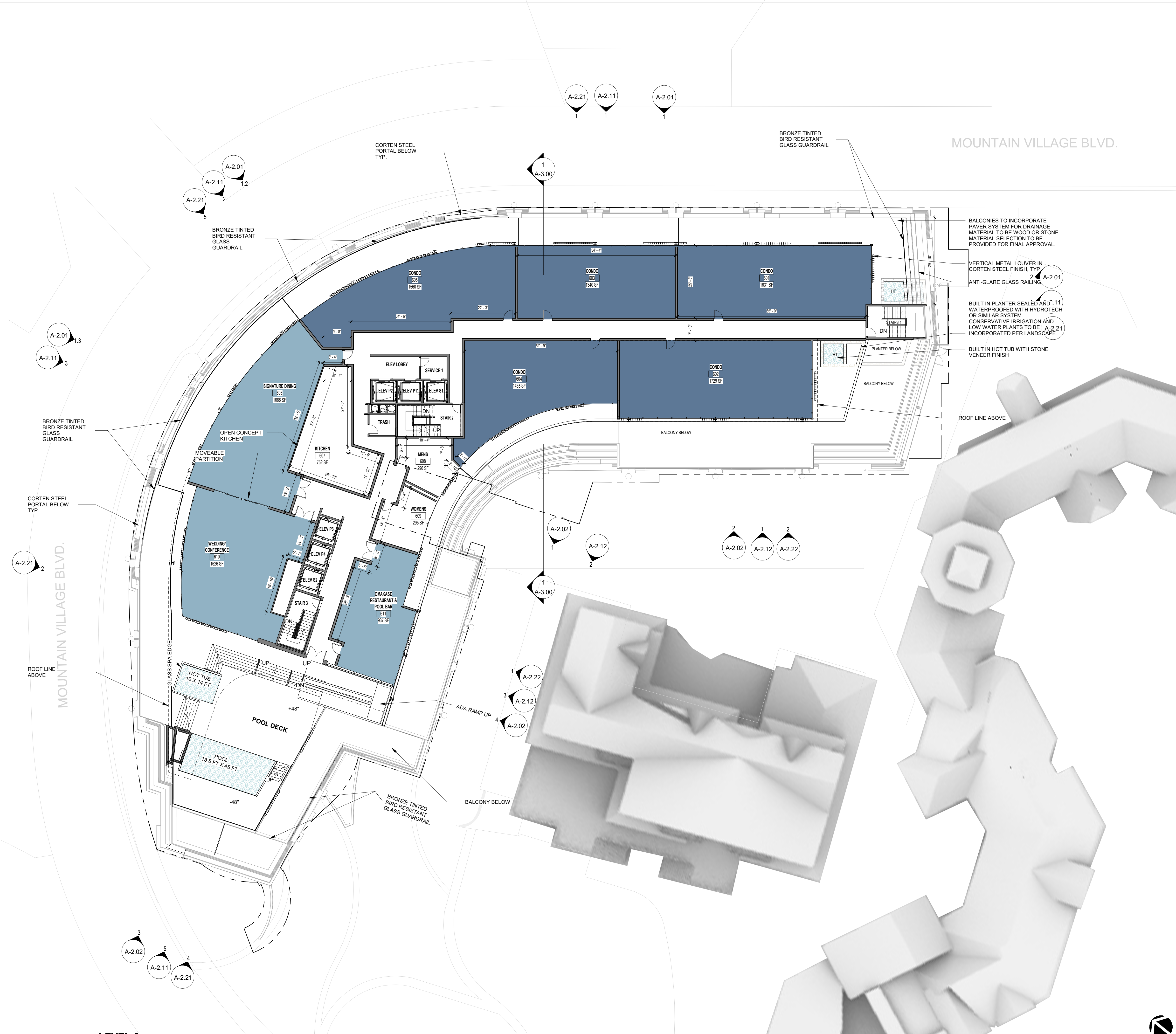
LOT 109R PUD AMENDMENT TOWN COUNCIL CONTINUANCE SUBMITTAL 08.08.2022



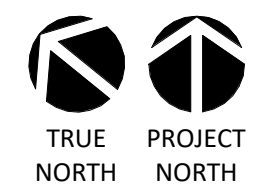
Project Number  
JOB NO.

FLOOR PLAN - LEVEL 6 - OVERALL

A-1.09



1 LEVEL 6  
1/16" = 1'-0"





1 LEVEL 7  
1/16" = 1'-0"

ROOM LEGEND

- BOH/CIRCULATION
- COMMERCIAL
- CONDO
- EMPLOYEE AMENITY
- EMPLOYEE HOUSING
- HOTEL AMENITY
- HOTEL MOD
- LODGE
- OFFICE

UNIT SUMMARY					
LEVEL	UNIT TYPE	UNIT G.S.F.	COUNT	UNITS BY FLOOR	G.S.F.
LEVEL 01A (MEZZ)	EMPLOYEE HOUSING	TBD	TBD	TBD EMPLOYEE UNITS	13,728
LEVEL 02	HOTEL MOD	451-749	22	25 HOTEL UNITS	31,622
	HOTEL JR. SUITE	525-875	3	7 LODGE	
	LODGE	835-1199	7		
LEVEL 03	HOTEL MOD	327-722	22	25 HOTEL UNITS	31,622
	HOTEL JR. SUITE	821-744	3	7 LODGE	
	LODGE	827-1165	7		
LEVEL 04	LODGE	745-508	9	17 LODGE	30,400
	LODGE	1009-1389	8		
	CONDO	1799	1	1 CONDO UNIT	
LEVEL 05	3 BR CONDO	1324-1594	1	10 CONDO UNITS	29,700
	3 BR CONDO	2124-2340	3		
LEVEL 06	3 BR CONDO	1616-2123	5	5 CONDO UNITS	25,798
	3 BR CONDO	1985-1193	2		
LEVEL 07	4 BR CONDO	2332-3270	2	4 CONDO UNITS	12,944
<b>TOTALS</b>					<b>173,814</b>

UNIT MIX		
RESIDENTIAL UNITS:	TOTALS	DENSITY
EFFICIENCY LODGE	50	25
LODGE	31	23.5
CONDO	20	60
EMPLOYEE CONDO	2	6
EMPLOYEE HOUSING	15	15
	121	

LEVEL 7 NON-RESIDENTIAL INTERIOR AREA				
NAME	LEVEL	NUMBER	AREA	
BOH	LEVEL 7 (9603.5)	G205SS	836 SF	
BOH	LEVEL 7 (9603.5)	G205TT	562 SF	
CORRIDOR	LEVEL 7 (9603.5)	G205AAA	765 SF	
ELEV LOBBY	LEVEL 7 (9603.5)	G205JU	130 SF	
ELEV P1	LEVEL 7 (9603.5)	G205LL	63 SF	
ELEV P2	LEVEL 7 (9603.5)	G205KK	64 SF	
ELEV S1	LEVEL 7 (9603.5)	G205MM	64 SF	
SERVICE 1	LEVEL 7 (9603.5)	G205II	71 SF	
STAIR 2	LEVEL 7 (9603.5)	G205NN	247 SF	
TRASH	LEVEL 7 (9603.5)	G205OO	66 SF	
<b>TOTAL: 10</b>			<b>2868 SF</b>	

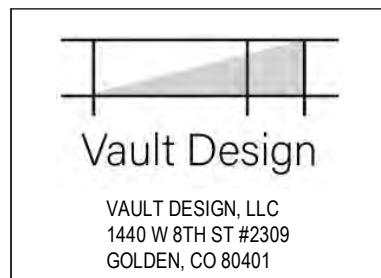
  

CONDO INTERIOR AREA LVL 7				
LEVEL	NAME	NUMBER	AREA	
LEVEL 7 (9603.5)	PENTHOUSE CONDO	701	2112 SF	
LEVEL 7 (9603.5)	PENTHOUSE CONDO	702	1222 SF	
LEVEL 7 (9603.5)	PENTHOUSE CONDO	703	1209 SF	
LEVEL 7 (9603.5)	PENTHOUSE CONDO	704	2467 SF	
<b>TOTAL: 4</b>			<b>7010 SF</b>	

CONDO INTERIOR BALCONY AREA LVL 7				
LEVEL	NAME	NUMBER	AREA	
LEVEL 7 (9603.5)	BALCONY	G205UU	1084 SF	
LEVEL 7 (9603.5)	BALCONY	G205VV	1068 SF	
<b>TOTAL: 2</b>			<b>2152 SF</b>	

NOTE: AREAS TAKEN TO INSIDE FACE OF FINISH AT EACH ROOM



**SIX SENSES HOTEL**  
LOT 109R MOUNTAIN VILLAGE, CO

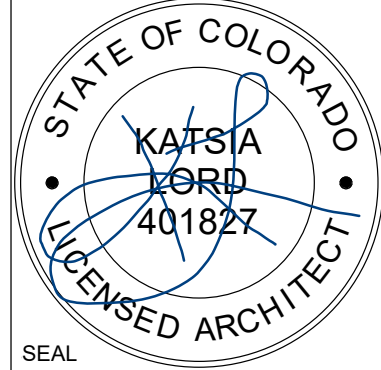
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Item	No.	Date	Description

LOT 109R MAJOR PUD AMENDMENT  
SPECIAL HEARING SUBMITTAL  
05.19.2022

LOT 109R PUD AMENDMENT TOWN  
COUNCIL SUBMITTAL  
06.07.2022

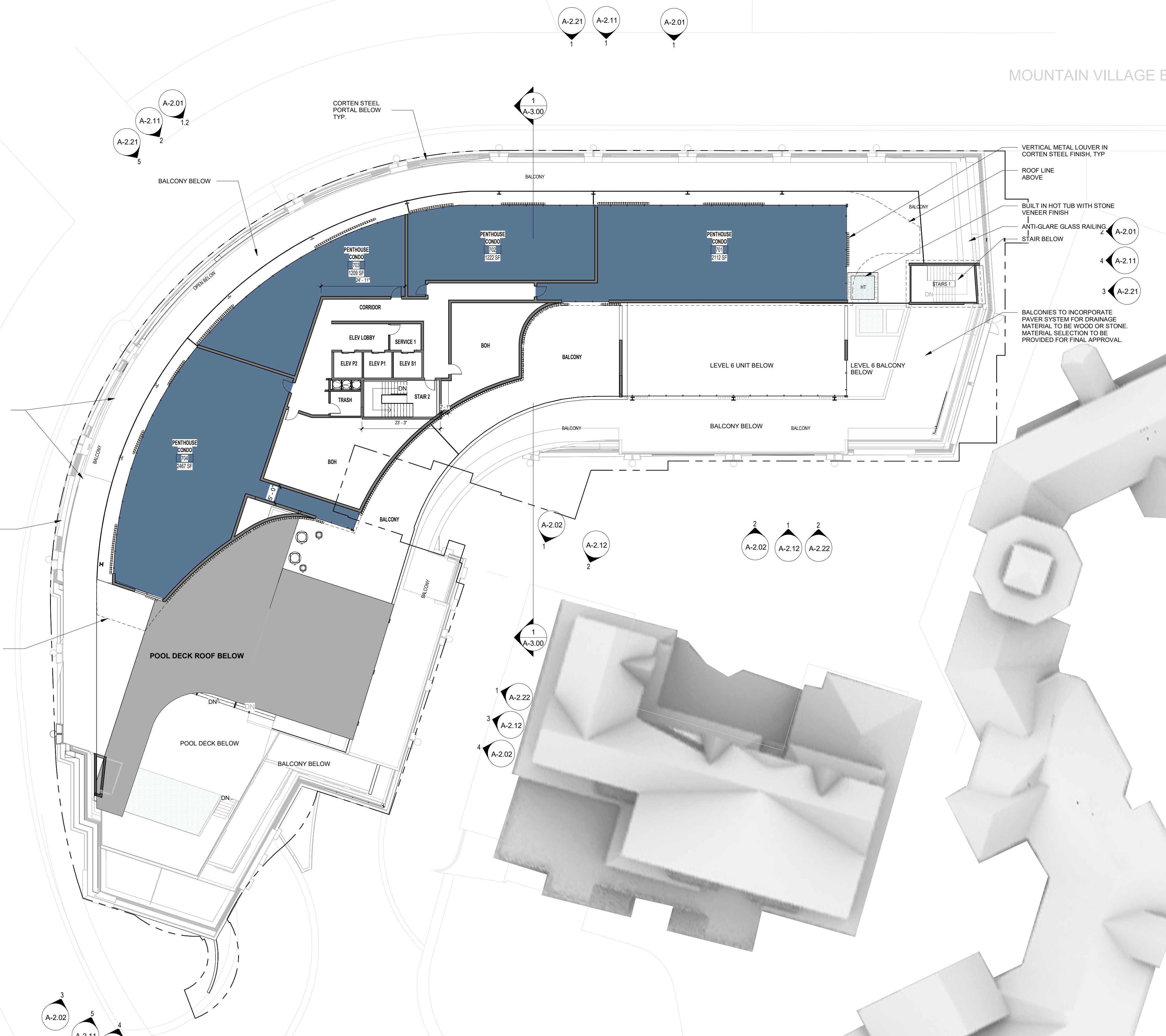
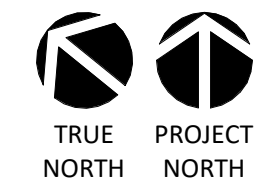
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08.08.2022



Project Number  
JOB NO.

FLOOR PLAN - LEVEL 7 -  
OVERALL

**A-1.10**





MAX BUILDING HEIGHT PROPOSED								
EAST	NORTHEAST	NORTH	NORTHWEST	WEST	SOUTHWEST	SOUTHEAST		
89'-6"	85'-11"	85'-11"	86'-0"	86'-0"	88'-9"	87'-1"		
							MAX BUILDING HEIGHT	88'-9"

Vault Design  
 VULT DESIGN LLC  
 1440 W 8TH ST #2309  
 GOLDEN, CO 80401

Uncompahgre  
 Engineering, LLC

NORRIS DESIGN  
 Planning | Landscape Architecture | Branding

**SIX SENSES HOTEL**  
 LOT 109R MOUNTAIN VILLAGE, CO

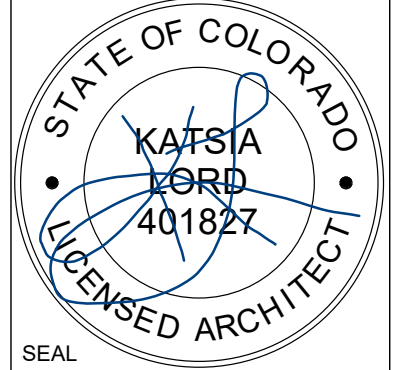
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Item	No.	Date	Description

LOT 109R MAJOR PUD AMENDMENT  
 SPECIAL HEARING SUBMITTAL  
 05.19.2022

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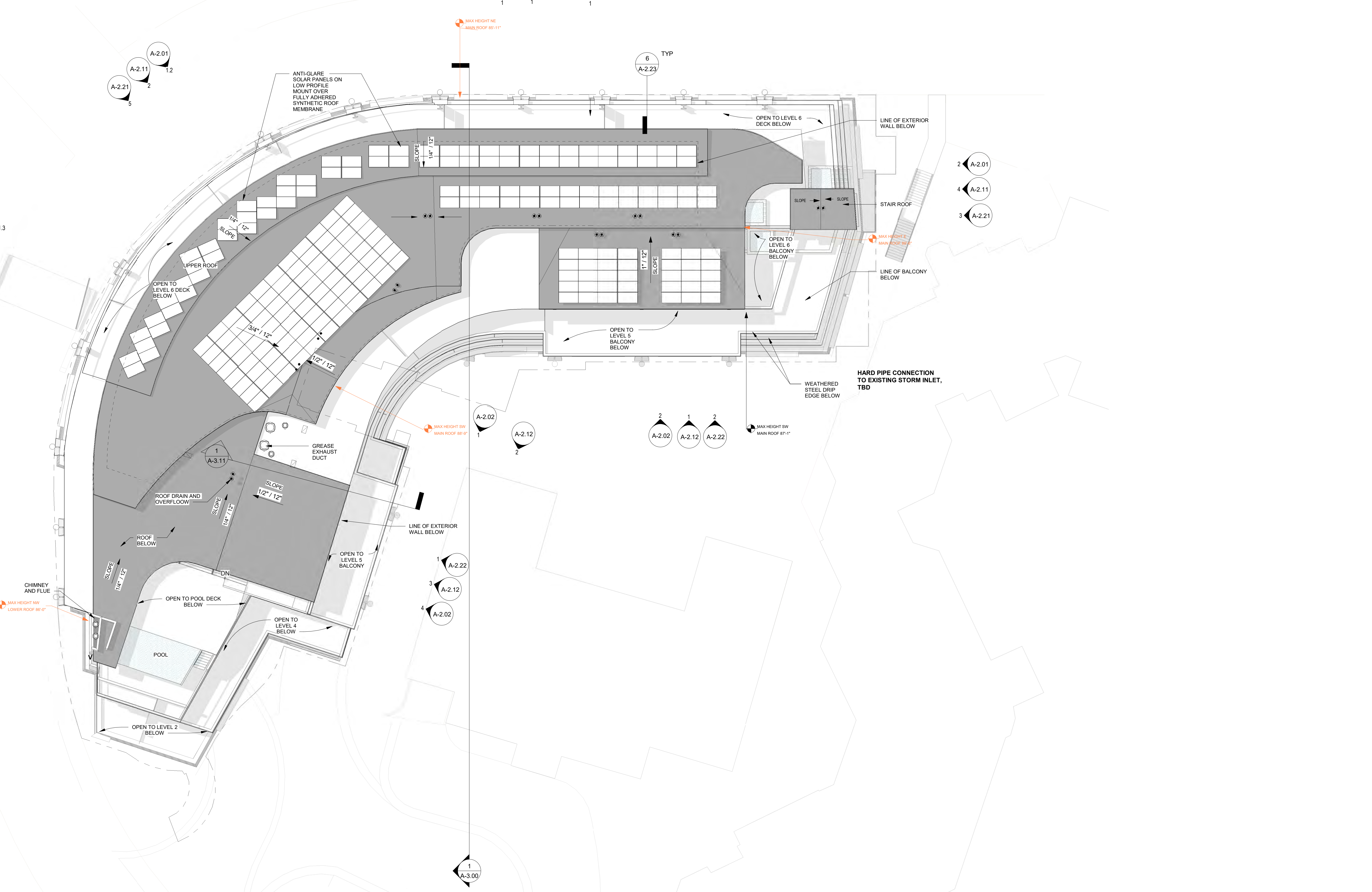
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 08.08.2022



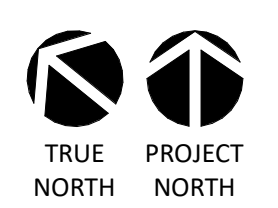
Project Number  
 JOB NO.

OVERALL ROOF & MAX  
 HEIGHT PLAN

**A-1.11**



**1 ROOF PLAN / MAX HEIGHT PLAN**  
 1/16" = 1'-0"





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SPOT ELEV	NOTES	DESCRIPTION	HEIGHT TO HIGHEST POINT	PROPOSED GRADE	FROM PROPOSED GRADE	EXISTING GRADE	FROM EXISTING GRADE	
A		T.O. LEVEL 6 GUARDRAIL	9595.5	9539.3	56.2	9536.0	59.5	
B	Northeast	T.O. LEVEL 6 GUARDRAIL	9595.5	9539.2	56.3	9537.0	58.5	
C	Northeast	T.O. LEVEL 6 GUARDRAIL	9595.5	9538.9	56.6	9536.8	58.7	
D	Northeast	T.O. LEVEL 6 GUARDRAIL	9595.5	9538.8	56.7	9536.8	58.7	
E	Northeast	T.O. LEVEL 6 GUARDRAIL	9595.5	9538.5	57.0	9536.5	59.0	
F	Northeast	T.O. LEVEL 6 GUARDRAIL	9595.5	9538.3	57.2	9536.3	59.2	
G	Northeast	T.O. LEVEL 6 GUARDRAIL	9595.5	9538.0	57.5	9536.0	59.5	
H	Northeast	T.O. LEVEL 6 GUARDRAIL	9595.5	9537.7	57.8	9536.0	59.5	
I	Northeast	T.O. LEVEL 6 GUARDRAIL	9595.5	9537.4	58.1	9538.5	57.0	
J	Northeast	T.O. LEVEL 6 GUARDRAIL	9595.5	9537.1	58.4	9536.0	59.5	
K	Northeast	T.O. LEVEL 6 GUARDRAIL	9595.5	9536.4	59.1	9535.7	59.8	
L	North	T.O. LEVEL 6 GUARDRAIL	9595.5	9535.6	59.9	9535.1	60.4	
M	North	T.O. LEVEL 6 GUARDRAIL	9595.5	9534.7	60.8	9534.0	61.5	
N	North	T.O. LEVEL 6 GUARDRAIL	9595.5	9537.1	58.4	9536.0	59.5	
O	North	T.O. LEVEL 6 GUARDRAIL	9595.5	9536.4	59.1	9535.7	59.8	
P	North	T.O. LEVEL 6 GUARDRAIL	9595.5	9535.6	59.9	9535.1	60.4	
Q	North	T.O. LEVEL 6 GUARDRAIL	9595.5	9534.7	60.8	9534.0	61.5	
R	North	T.O. LEVEL 6 GUARDRAIL	9595.5	9533.6	61.9	9531.5	64.0	
S	North	T.O. LEVEL 6 GUARDRAIL	9595.5	9533.6	61.9	9531.5	64.0	
**U	*Pedestrian accessway (North)	T.O. LEVEL 6 GUARDRAIL	9595.5	9533.6	61.9	9533.5	62.0	
**V	*Pedestrian accessway (North)	T.O. LEVEL 6 GUARDRAIL	9595.5	9533.6	61.9	9533.5	62.0	
V	Northwest	T.O. LEVEL 6 GUARDRAIL	9595.5	9530.7	64.8	9530.7	64.8	
W	Northwest	T.O. LEVEL 6 GUARDRAIL	9595.5	9530.1	65.4	9530.1	65.4	
X	Northwest	T.O. LEVEL 5 GUARDRAIL	9585.0	9528.7	66.3	9528.1	66.9	
Y	Northwest	T.O. LEVEL 5 GUARDRAIL	9585.0	9526.8	68.2	9527.8	67.2	
Z	Northwest	T.O. LEVEL 5 GUARDRAIL	9585.0	9526.2	68.8	9525.8	69.2	
AA	Northwest	T.O. POOL DECK ROOF	9607.5	9526.2	81.3	9526.2	81.3	
BB	Northwest	T.O. POOL DECK ROOF	9607.5	9521.5	86.0	9524.8	82.7	
CC	Northwest	T.O. LEVEL 6 GUARDRAIL	9595.5	9520.5	75.0	9520.5	75.0	
DD	Northwest	T.O. LEVEL 2 GUARDRAIL	9553.5	9521.2	32.3	9520.2	33.3	
EE	West	T.O. LEVEL 2 GUARDRAIL	9553.5	9521.7	31.8	9521.7	31.8	
**FF	*At Fire/Emergency Lane (Southwest)	T.O. LEVEL 2 GUARDRAIL	9553.5	9520.7	32.8	9520.7	32.8	
**GG	*At Fire/Emergency Lane (Southwest)	T.O. LEVEL 2 GUARDRAIL	9553.5	9521.5	32.0	9521.2	32.3	
**HH	*At Fire/Emergency Lane (Southwest)	T.O. LEVEL 4 GUARDRAIL	9574.5	9516.0	58.5	9516.0	58.5	
II	Delivery Access West	T.O. LEVEL 2 GUARDRAIL	9553.5	9535.0	18.5	9535.0	18.5	
**JJ	*At Fire/Emergency Lane (Southwest)	T.O. LEVEL 4 GUARDRAIL	9574.5	9510.0	64.5	9515.0	59.5	
KK	Garage/Southwest	T.O. LEVEL 4 GUARDRAIL	9574.5	9510.0	64.5	9523.0	51.5	
LL	Garage/Southwest	T.O. LEVEL 4 GUARDRAIL	9574.5	9510.0	64.5	9522.1	52.4	
**MM	*At Fire/Emergency Lane (Southwest)	T.O. LEVEL 5 GUARDRAIL	9574.5	9519.3	55.2	9519.3	55.2	
**NN	*At Fire/Emergency Lane (Southwest)	T.O. LEVEL 5 GUARDRAIL	9574.5	9519.8	54.7	9519.8	54.7	
**OO	*At Fire/Emergency Lane (Southwest)	T.O. LEVEL 5 GUARDRAIL	9585.0	9520.4	64.6	9520.4	64.6	
**PP	*At Fire/Emergency Lane (Southwest)	T.O. LEVEL 5 GUARDRAIL	9585.0	9522.8	62.2	9522.5	62.5	
**QQ	*At Fire/Emergency Lane (Southwest)	T.O. LEVEL 4 GUARDRAIL	9574.5	9522.5	52.0	9522.5	52.0	
**RR	*Taken at mid-point of pedestrian accessway	T.O. LEVEL 7 GUARDRAIL	9607.0	9528.5	78.5	9527.0	80.0	
**SS	*Taken at mid-point of pedestrian accessway	T.O. LEVEL 7 GUARDRAIL	9607.0	9528.5	78.5	9527.0	80.0	
TT	Southeast	T.O. LEVEL 7 GUARDRAIL	9607.0	9523.0	84.0	9523.0	84.0	
UU	Southeast	T.O. LEVEL 7 GUARDRAIL	9607.0	9522.8	84.2	9522.8	84.2	
VV	Southeast	T.O. LEVEL 7 GUARDRAIL	9607.0	9523.0	84.0	9523.0	84.0	
WW	Southeast	T.O. LEVEL 5 GUARDRAIL	9585.0	9522.8	62.2	9522.1	62.9	
XX	Southeast	T.O. LEVEL 5 GUARDRAIL	9585.0	9522.5	62.5	9522.0	63.0	
YY	Southeast	T.O. LEVEL 5 GUARDRAIL	9585.0	9522.5	62.5	9522.1	62.9	
ZZ	Southeast	T.O. LEVEL 5 GUARDRAIL	9585.0	9522.5	62.5	9522.5	62.5	
AAA	East	T.O. LEVEL 5 GUARDRAIL	9585.0	9522.8	62.2	9522.5	62.5	
BBB	East	T.O. LEVEL 5 GUARDRAIL	9585.0	9522.5	62.5	9522.5	62.5	
CCC	East	T.O. LEVEL 5 GUARDRAIL	9585.0	9523.5	61.5	9525.2	59.8	
DDD	East	T.O. LEVEL 5 GUARDRAIL	9585.0	9522.0	63.0	9522.0	63.0	
EEE	East	T.O. LEVEL 5 GUARDRAIL	9585.0	9523.0	62.0	9523.0	62.0	
FFF	STAIR 3 East	T.O. STAIR ROOF	9610.0	9526.0	84.0	9526.0	84.0	
GGG	East	T.O. LEVEL 6 GUARDRAIL	9595.5	9530.0	65.5	9530.0	65.5	
HHH	East	T.O. LEVEL 6 GUARDRAIL	9595.5	9535.0	60.5	9533.0	62.5	
							<b>AVERAGE HEIGHT</b>	<b>61.45</b>

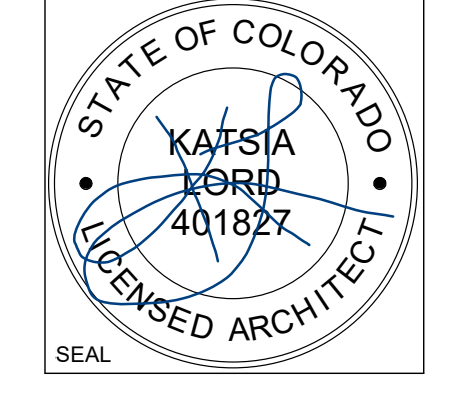
\* PEDESTRIAN ACCESSWAY  
 \*\* EMERGENCY LANE

Item	No.	Date	Description

LOT 109R MAJOR PUD AMENDMENT  
 SPECIAL HEARING SUBMITTAL  
 05.19.2022

LOT 109R PUD AMENDMENT TOWN  
 COUNCIL SUBMITTAL  
 06.07.2022

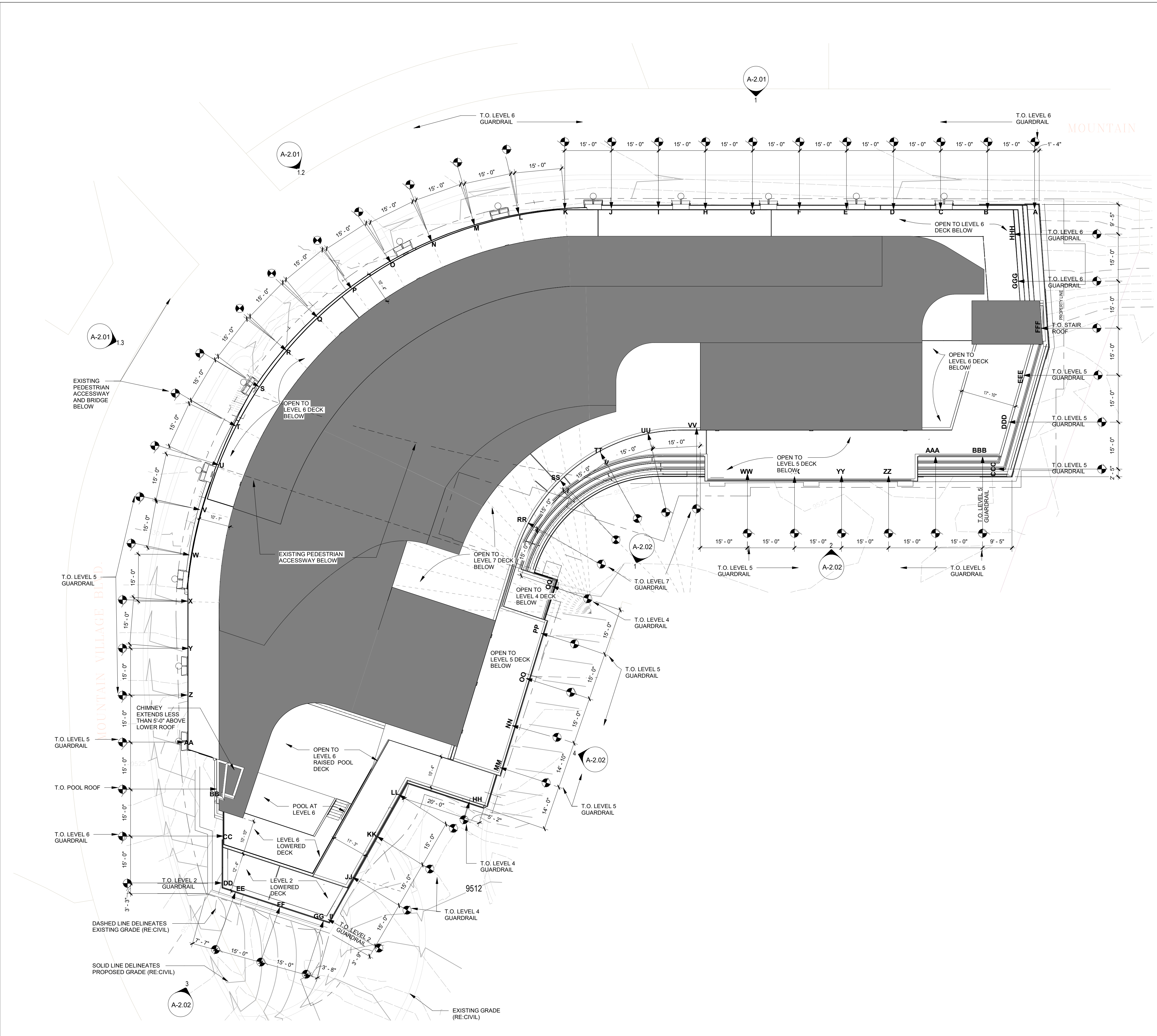
LOT 109R PUD AMENDMENT TOWN  
 COUNCIL CONTINUANCE SUBMITTAL  
 08.08.2022



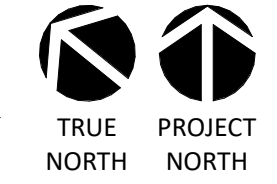
Project Number  
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AVERAGE HEIGHT PLAN

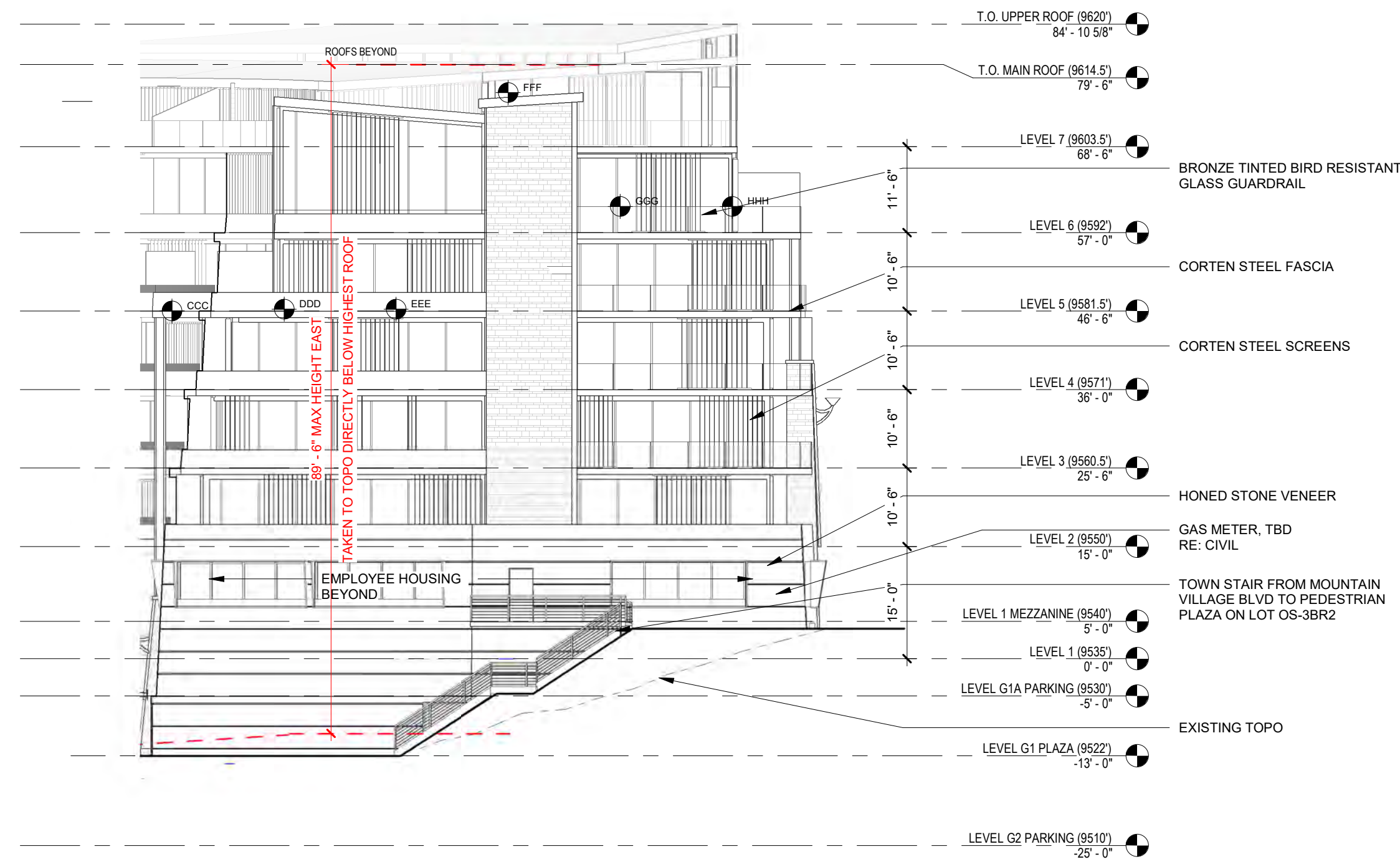
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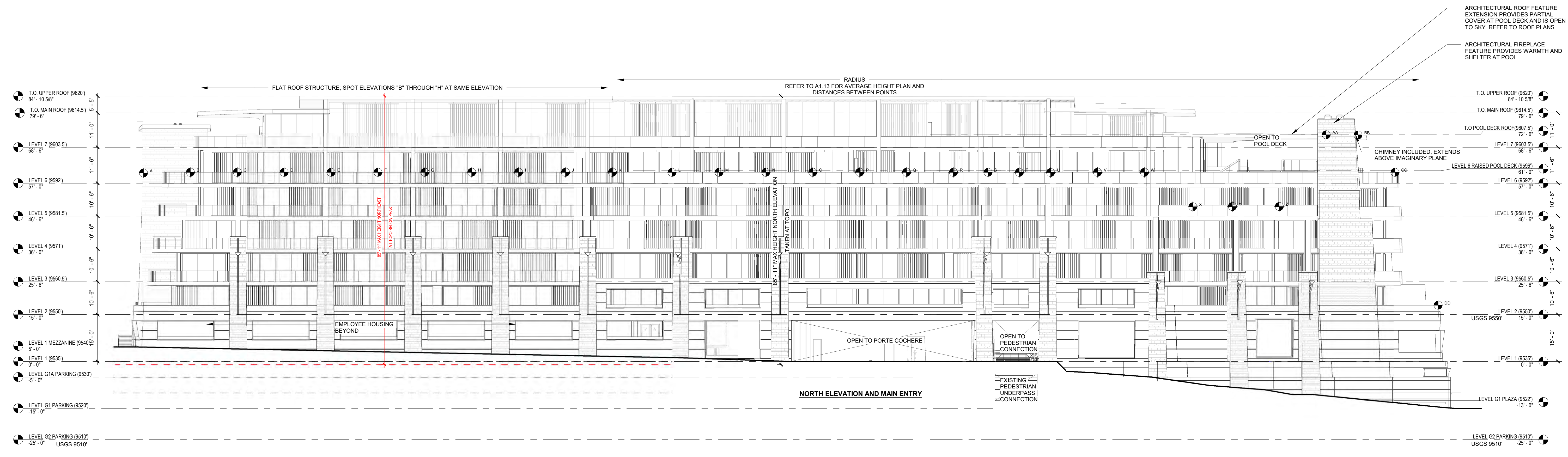
**2 AVERAGE HEIGHT PLAN REVISED**  
 1/16" = 1'-0"







2 EAST ELEVATION  
 1/16" = 1'-0"



1 NORTH ELEVATION FROM MOUNTAIN BLVD FLATTENED LOOKING SOUTH  
 1/16" = 1'-0"

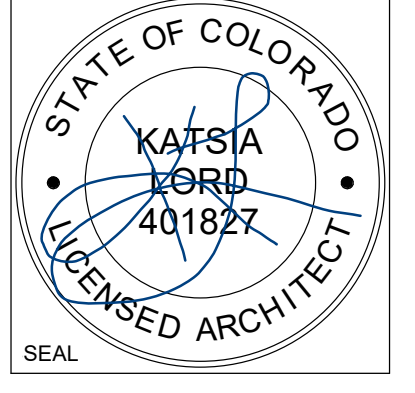
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Item	No.	Date	Description

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 SPECIAL HEARING SUBMITTAL  
 05.19.2022

LOT 109R PUD AMENDMENT TOWN  
 COUNCIL SUBMITTAL  
 06.07.2022

LOT 109R PUD AMENDMENT TOWN  
 COUNCIL CONTINUANCE SUBMITTAL  
 08.08.2022



Project Number  
 JOB NO.

NORTHEAST & EAST  
 ELEVATIONS

A-2.01



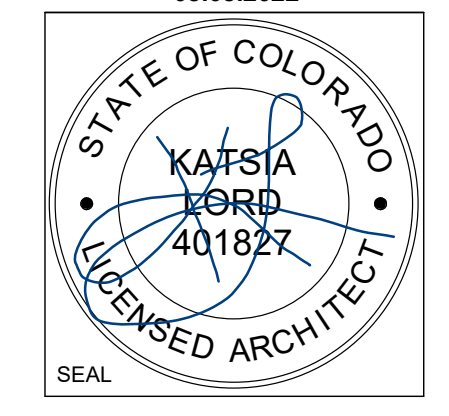
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Item	No.	Date	Description

LOT 109R MAJOR PUD AMENDMENT  
 SPECIAL HEARING SUBMITTAL  
 05.19.2022

LOT 109R PUD AMENDMENT TOWN  
 COUNCIL SUBMITTAL  
 06.07.2022

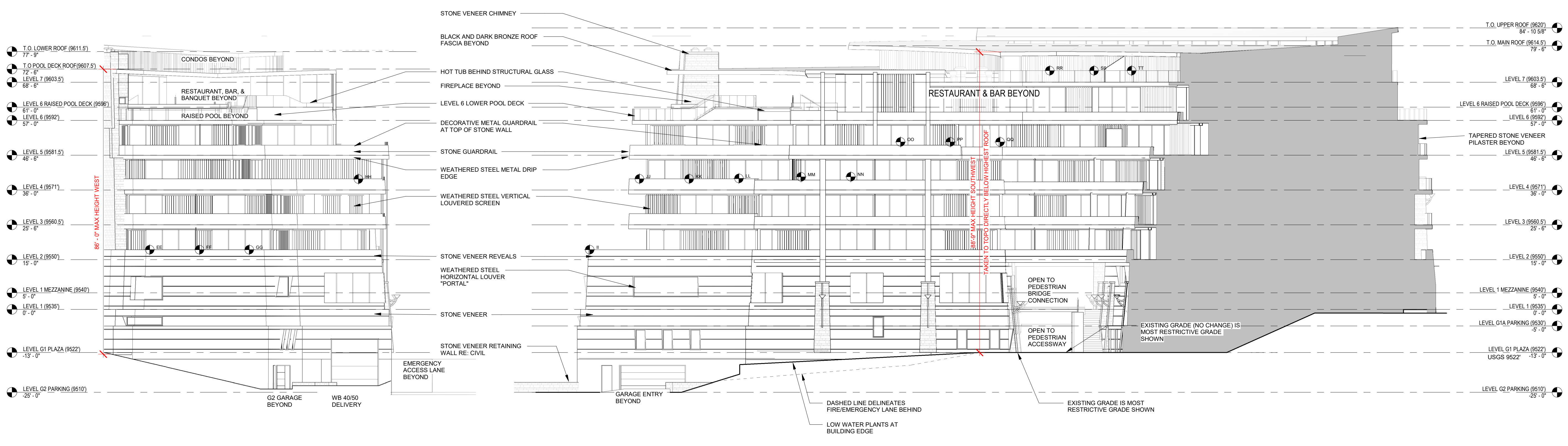
LOT 109R PUD AMENDMENT TOWN  
 COUNCIL CONTINUANCE SUBMITTAL  
 08.08.2022



Project Number  
 JOB NO.

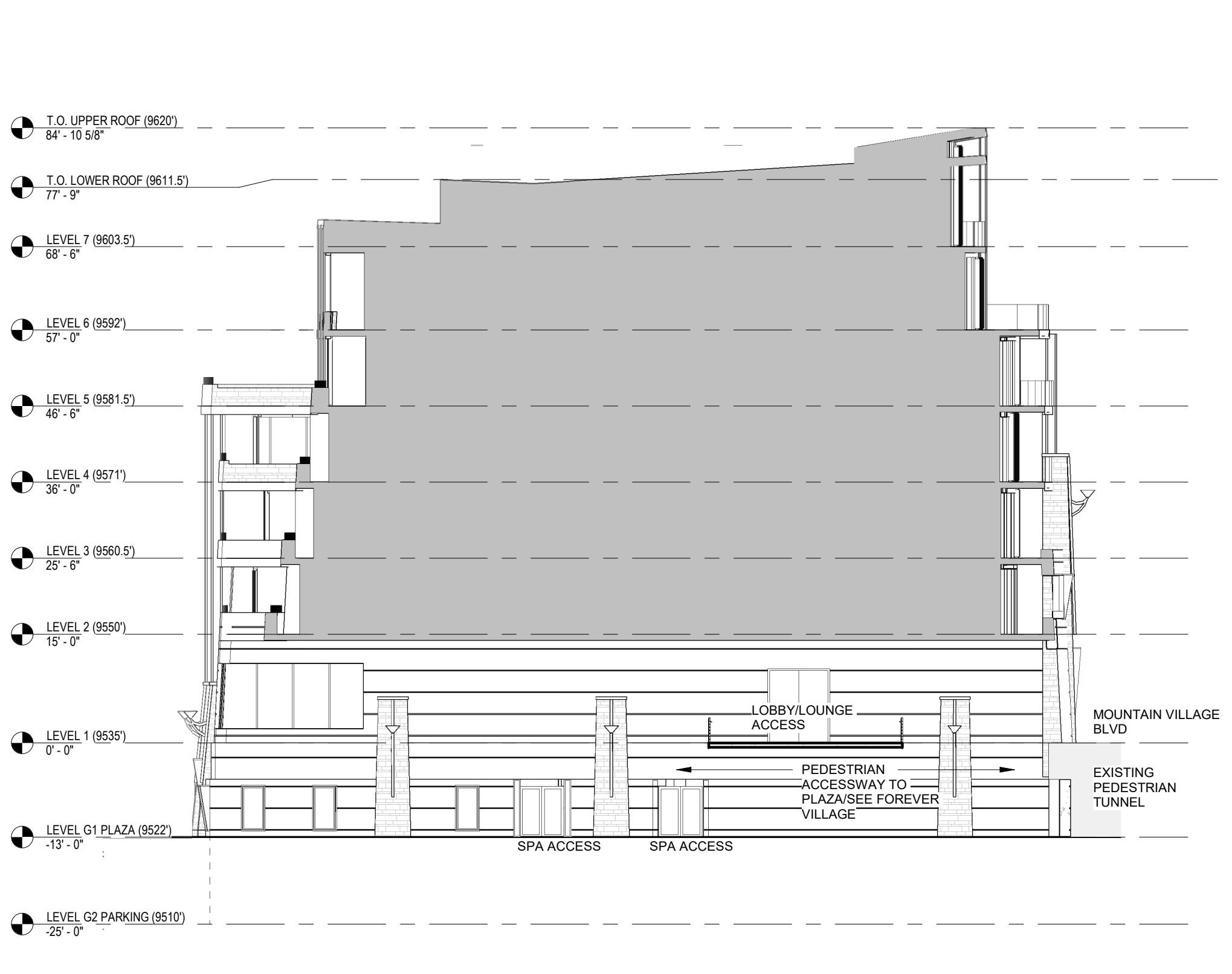
SOUTHEAST & WEST  
 ELEVATIONS

A-2.02

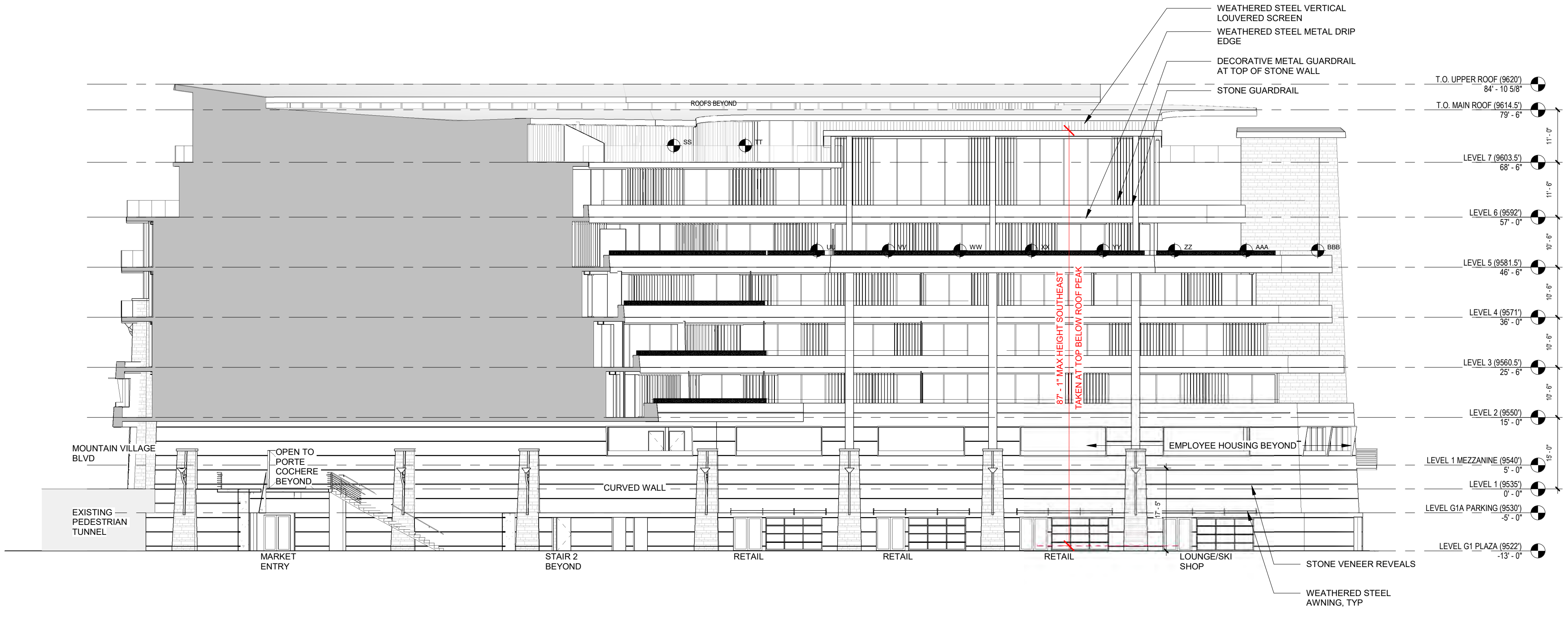


3 WEST ELEVATION  
 1/16" = 1'-0"

4 SOUTHWEST ELEVATION  
 1/16" = 1'-0"



1 WEST ELEVATION - PEDESTRIAN WALKWAY  
 1/16" = 1'-0"

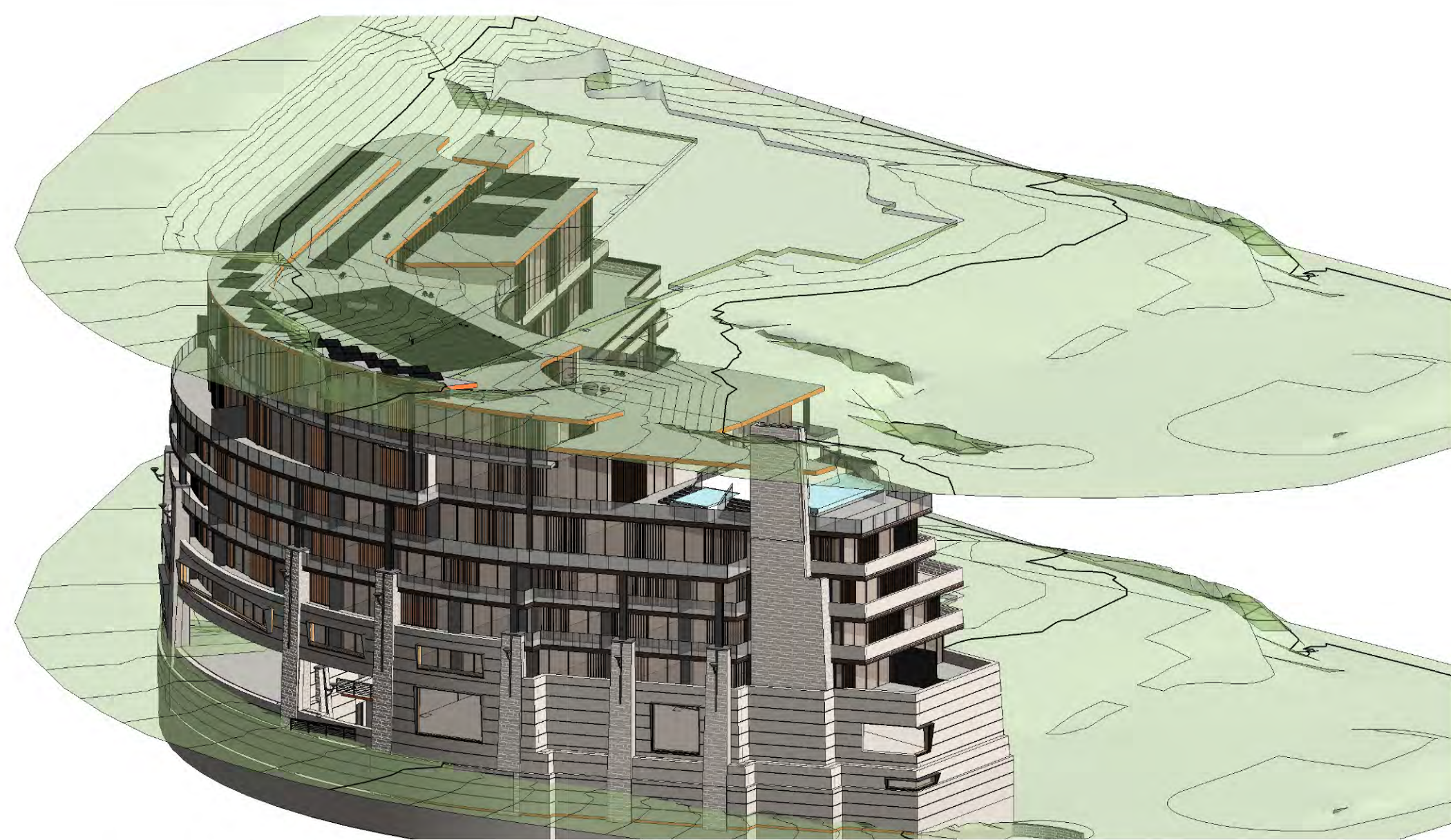


2 SOUTHEAST ELEVATION  
 1/16" = 1'-0"





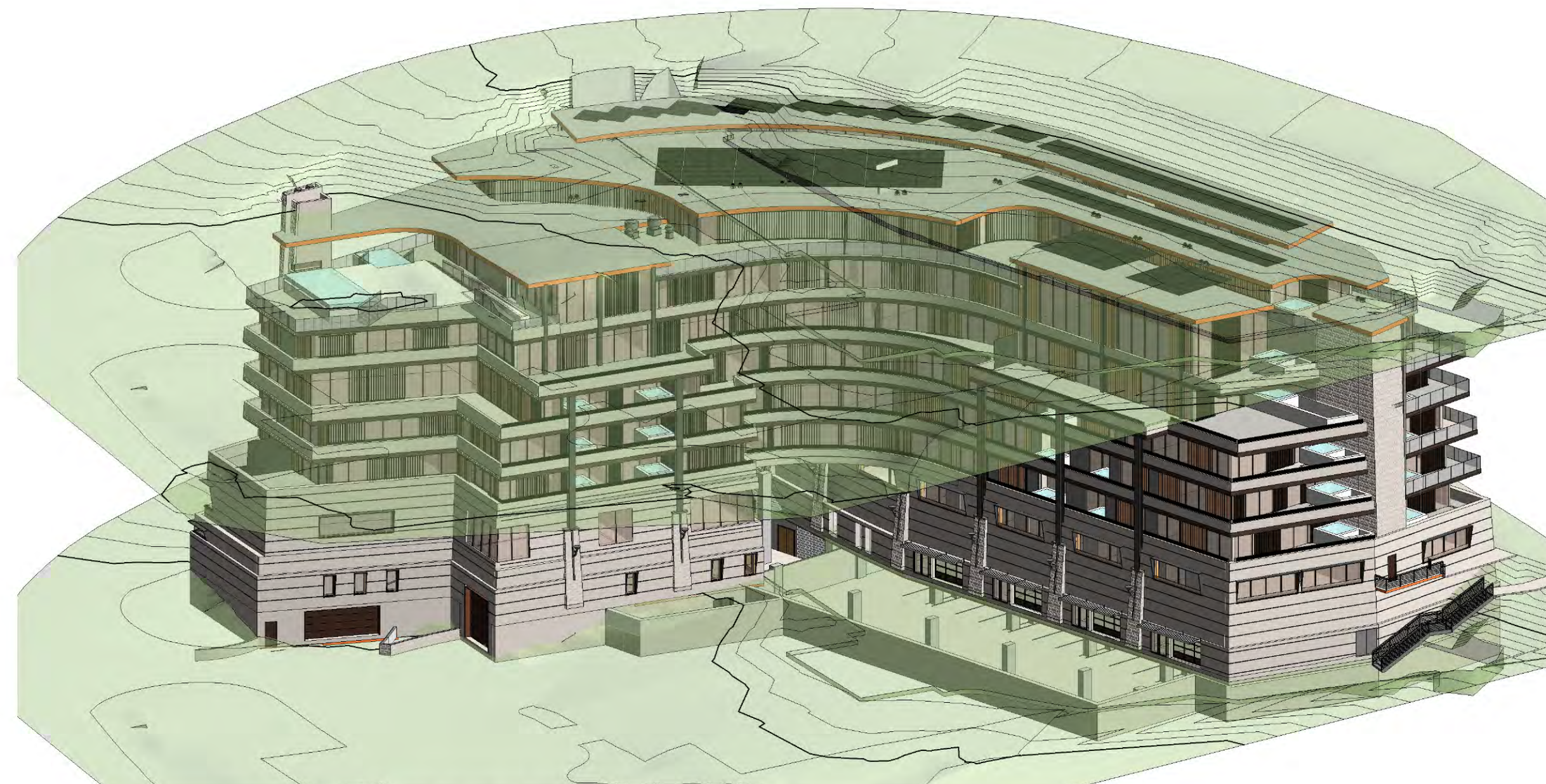




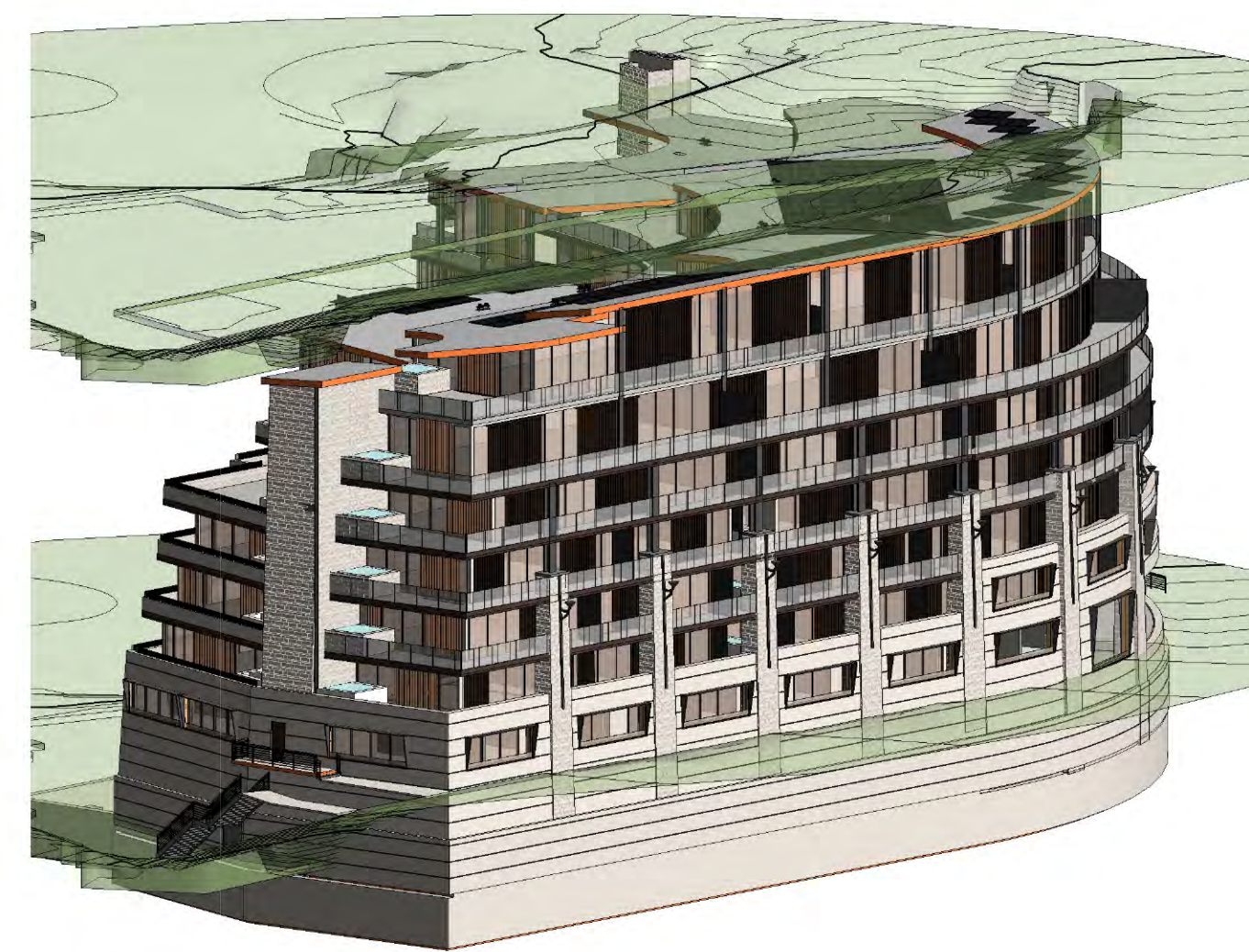
5 NW PERSPECTIVE



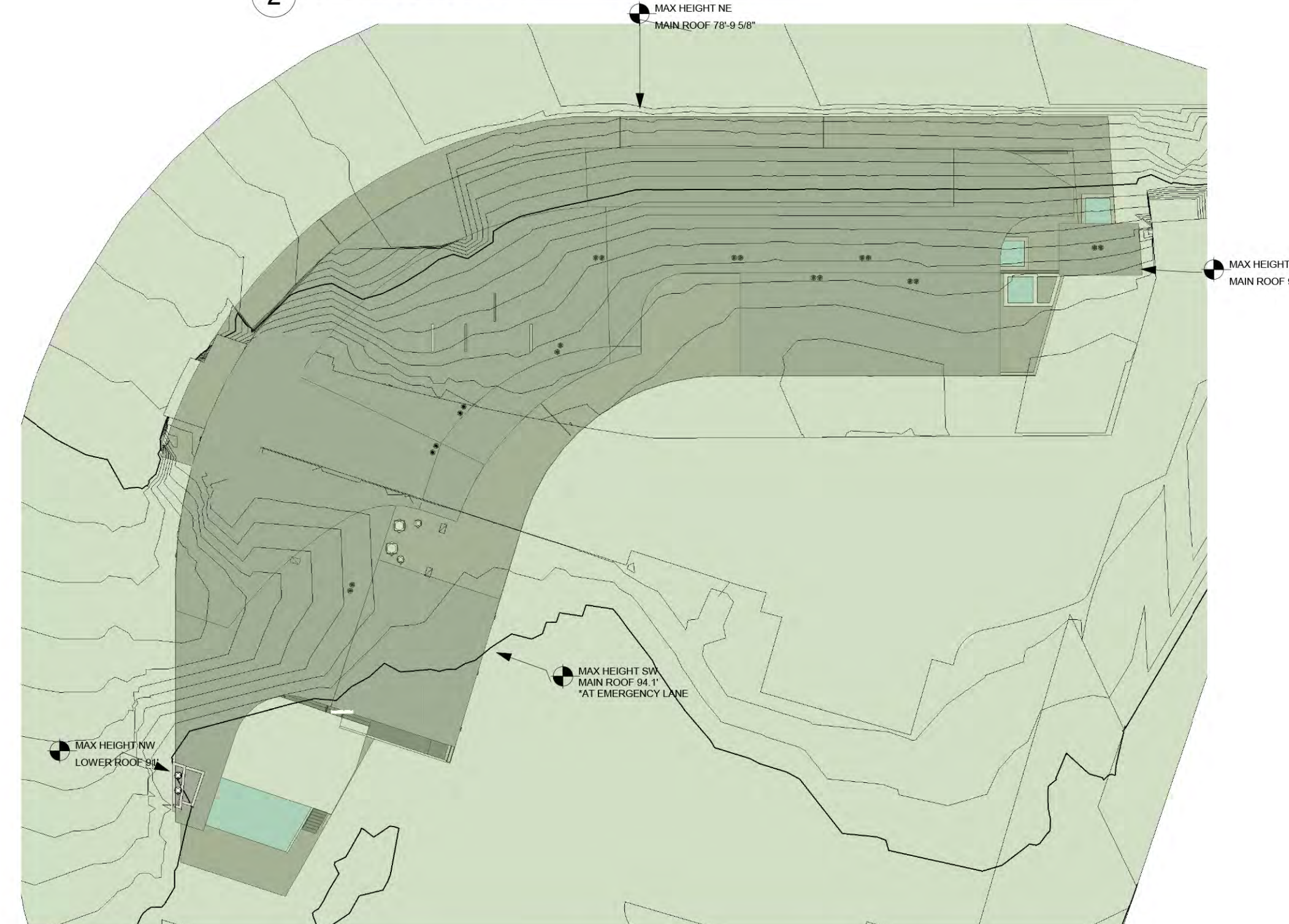
3 NW ELEVATION



4 SW PERSPECTIVE - PROPOSED TOPO

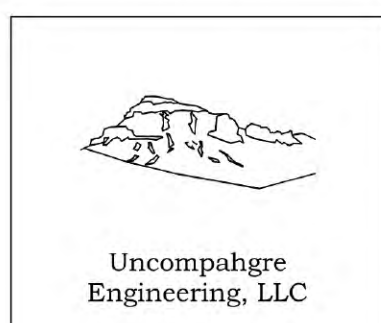


2 SE PERSPECTIVE



1 PROPOSED TOPO OVER ROOF  
1/32" = 1'-0"

SPOT LABEL	NOTES	DESCRIPTION	HEIGHT TO HIGHEST POINT	PROPOSED GRADE	FROM PROPOSED GRADE	EXISTING GRADE	FROM EXISTING GRADE
A		T.O. LEVEL 6 GUARDRAIL	9595.5	9539.3	56.2	9536.0	59.5
NorthEast		B T.O. LEVEL 6 GUARDRAIL	9595.5	9539.2	56.3	9537.0	58.5
NorthEast		C T.O. LEVEL 6 GUARDRAIL	9595.5	9538.9	56.6	9536.8	58.7
NorthEast		D T.O. LEVEL 6 GUARDRAIL	9595.5	9538.8	56.7	9536.8	58.7
NorthEast		E T.O. LEVEL 6 GUARDRAIL	9595.5	9538.5	57.0	9536.5	59.0
NorthEast		F T.O. LEVEL 6 GUARDRAIL	9595.5	9538.3	57.2	9536.3	59.2
NorthEast		G T.O. LEVEL 6 GUARDRAIL	9595.5	9538.0	57.5	9536.0	59.5
NorthEast		H T.O. LEVEL 6 GUARDRAIL	9595.5	9537.7	57.8	9536.0	59.5
NorthEast		I T.O. LEVEL 6 GUARDRAIL	9595.5	9537.4	58.1	9535.5	57.0
NorthEast		J T.O. LEVEL 6 GUARDRAIL	9595.5	9537.1	58.4	9536.0	59.5
NorthEast		K T.O. LEVEL 6 GUARDRAIL	9595.5	9536.4	59.1	9535.7	59.8
North		L T.O. LEVEL 6 GUARDRAIL	9595.5	9535.6	59.9	9535.1	60.4
North		M T.O. LEVEL 6 GUARDRAIL	9595.5	9534.7	60.8	9534.0	61.5
North		N T.O. LEVEL 6 GUARDRAIL	9595.5	9537.1	58.4	9536.0	59.5
North		O T.O. LEVEL 6 GUARDRAIL	9595.5	9536.4	59.1	9535.7	59.8
North		P T.O. LEVEL 6 GUARDRAIL	9595.5	9535.6	59.9	9535.1	60.4
North		Q T.O. LEVEL 6 GUARDRAIL	9595.5	9534.7	60.8	9534.0	61.5
North		R T.O. LEVEL 6 GUARDRAIL	9595.5	9533.6	61.9	9533.5	62.0
North		S T.O. LEVEL 6 GUARDRAIL	9595.5	9533.6	61.9	9533.5	62.0
		*Pedestrian accessway (North)	9595.5	9533.6	61.9	9533.5	62.0
		**Pedestrian accessway (North)	9595.5	9533.6	61.9	9533.5	62.0
NorthWest		V T.O. LEVEL 6 GUARDRAIL	9595.5	9530.7	64.8	9530.7	64.8
NorthWest		W T.O. LEVEL 6 GUARDRAIL	9595.5	9530.1	65.4	9530.1	65.4
NorthWest		X T.O. LEVEL 5 GUARDRAIL	9585.0	9528.7	66.3	9528.1	66.9
NorthWest		Y T.O. LEVEL 5 GUARDRAIL	9585.0	9526.8	68.2	9527.8	67.2
NorthWest		Z T.O. LEVEL 5 GUARDRAIL	9585.0	9526.2	68.8	9525.8	69.2
NorthWest		AA T.O. POOL DECK ROOF	9607.5	9526.2	61.3	9526.2	61.3
NorthWest		BB T.O. POOL DECK ROOF	9607.5	9521.5	66.0	9524.8	62.7
NorthWest		CC T.O. LEVEL 6 GUARDRAIL	9595.5	9520.5	75.0	9520.5	75.0
NorthWest		DD T.O. LEVEL 2 GUARDRAIL	9553.5	9521.2	32.3	9520.2	33.3
West		EE T.O. LEVEL 2 GUARDRAIL	9553.5	9521.7	31.8	9521.7	31.8
West		FF T.O. LEVEL 2 GUARDRAIL	9553.5	9520.7	32.8	9520.7	32.8
West		GG T.O. LEVEL 2 GUARDRAIL	9553.5	9521.5	32.0	9521.2	32.3
Delivery Access West		HH T.O. LEVEL 4 GUARDRAIL	9574.5	9516.0	58.5	9516.0	58.5
Garage/SouthWest		II T.O. LEVEL 2 GUARDRAIL	9553.5	9535.0	18.5	9535.0	18.5
Garage/SouthWest		**JJ T.O. LEVEL 4 GUARDRAIL	9574.5	9510.0	64.5	9515.0	59.5
Garage/SouthWest		KK T.O. LEVEL 4 GUARDRAIL	9574.5	9510.0	64.5	9523.0	51.5
Garage/SouthWest		LL T.O. LEVEL 4 GUARDRAIL	9574.5	9510.0	64.5	9522.1	52.4
		**MM T.O. LEVEL 5 GUARDRAIL	9574.5	9519.3	55.2	9519.3	55.2
		**AT Fire/Emergency Lane (SouthWest)	9574.5	9519.8	54.7	9519.8	54.7
		**NN T.O. LEVEL 5 GUARDRAIL	9574.5	9519.8	54.7	9519.8	54.7
		**OC T.O. LEVEL 5 GUARDRAIL	9585.0	9520.4	64.6	9520.4	64.6
		**PP T.O. LEVEL 5 GUARDRAIL	9585.0	9522.8	62.2	9522.5	62.5
		**AT Fire/Emergency Lane (SouthWest)	9574.5	9522.5	52.0	9522.3	52.2
		**AT Fire/Emergency Lane (SouthWest)	9574.5	9522.5	52.0	9522.3	52.2
		**RR T.O. LEVEL 7 GUARDRAIL	9607.0	9528.5	78.5	9527.0	80.0
		*Taken at mid-point of pedestrian accessway	9607.0	9528.5	78.5	9527.0	80.0
		**SS T.O. LEVEL 7 GUARDRAIL	9607.0	9523.0	84.0	9523.0	84.0
SouthEast		TT T.O. LEVEL 7 GUARDRAIL	9607.0	9522.8	84.2	9522.8	84.2
SouthEast		UU T.O. LEVEL 7 GUARDRAIL	9607.0	9522.8	84.2	9522.8	84.2
SouthEast		VV T.O. LEVEL 7 GUARDRAIL	9607.0	9523.0	84.0	9522.0	84.0
SouthEast		WW T.O. LEVEL 5 GUARDRAIL	9585.0	9522.8	62.2	9522.1	62.9
SouthEast		XX T.O. LEVEL 5 GUARDRAIL	9585.0	9522.5	62.5	9522.0	63.0
SouthEast		YY T.O. LEVEL 5 GUARDRAIL	9585.0	9522.5	62.5	9522.1	62.9
SouthEast		ZZ T.O. LEVEL 5 GUARDRAIL	9585.0	9522.5	62.5	9522.5	62.5
SouthEast		AAA T.O. LEVEL 5 GUARDRAIL	9585.0	9522.8	62.2	9522.5	62.5
East		BBB T.O. LEVEL 5 GUARDRAIL	9585.0	9522.5	62.5	9522.5	62.5
East		CCC T.O. LEVEL 5 GUARDRAIL	9585.0	9523.5	61.5	9525.2	59.8
East		DDD T.O. LEVEL 5 GUARDRAIL	9585.0	9522.0	63.0	9522.0	63.0
East		EEE T.O. LEVEL 5 GUARDRAIL	9585.0	9523.0	62.0	9523.0	62.0
STAIR S East		FFF T.O. STAIR ROOF	9610.0	9526.0	84.0	9526.0	84.0
East		GGG T.O. LEVEL 6 GUARDRAIL	9595.5	9530.0	65.5	9530.0	65.5
East		HHH T.O. LEVEL 6 GUARDRAIL	9595.5	9535.0	60.5	9533.0	62.5
					AVERAGE HEIGHT		61.45
		* PEDESTRIAN ACCESSWAY					
		** EMERGENCY LANE					



SIX SENSES HOTEL  
LOT 109R MOUNTAIN VILLAGE, CO

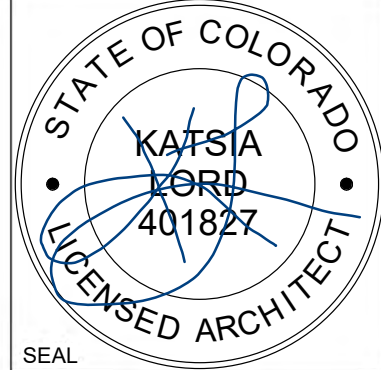
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Item	No.	Date	Description

LOT 109R MAJOR PUD AMENDMENT  
SPECIAL HEARING SUBMITTAL  
05.19.2022

LOT 109R PUD AMENDMENT TOWN  
COUNCIL SUBMITTAL  
05.07.2022

LOT 109R PUD AMENDMENT TOWN  
COUNCIL CONTINUANCE SUBMITTAL  
08.08.2022



Project Number  
JOB NO.

3D MAX HEIGHT WITH  
PROPOSED TOPO

A-2.04



MOUNTAIN VILLAGE BLVD.



ACCESS TO ANY PUBLIC UNDERGROUND UTILITIES WILL BE GIVEN AND COORDINATED WITH UTILITY COMPANY AND FINAL CIVIL DRAWINGS

UTILITIES TO BE ROUTED TO SIDES OF DRIVE AISLE TO ALLOW FOR AN 8'-2" MIN ADA VAN ACCESSIBLE CLEARANCE COORDINATED BY ARCHITECT AND ENGINEERS. ALL BUILDING DETAILS WILL BE FINALIZED AT CONSTRUCTION DOCUMENT SUBMITTAL TO THE BUILDING DEPARTMENT PER BUILDING PERMIT STANDARDS AND CODE COMPLIANCE.

1 DIAGRAM ADA VAN ACCESS LEVEL G2 PARKING  
 1/16" = 1'-0"

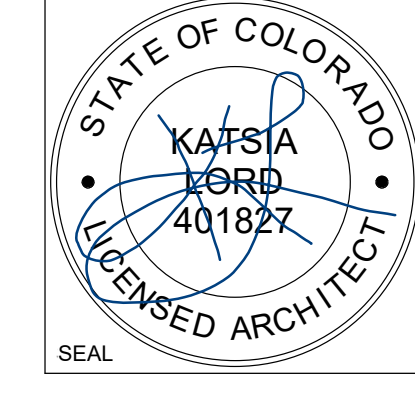
NOTICE: BOTH OF COOPERATION  
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Item	No.	Date	Description

LOT 109R MAJOR PUD AMENDMENT  
 SPECIAL HEARING SUBMITTAL  
 05.19.2022

LOT 109R PUD AMENDMENT TOWN  
 COUNCIL SUBMITTAL  
 06.07.2022

LOT 109R PUD AMENDMENT TOWN  
 COUNCIL CONTINUANCE SUBMITTAL  
 08.08.2022



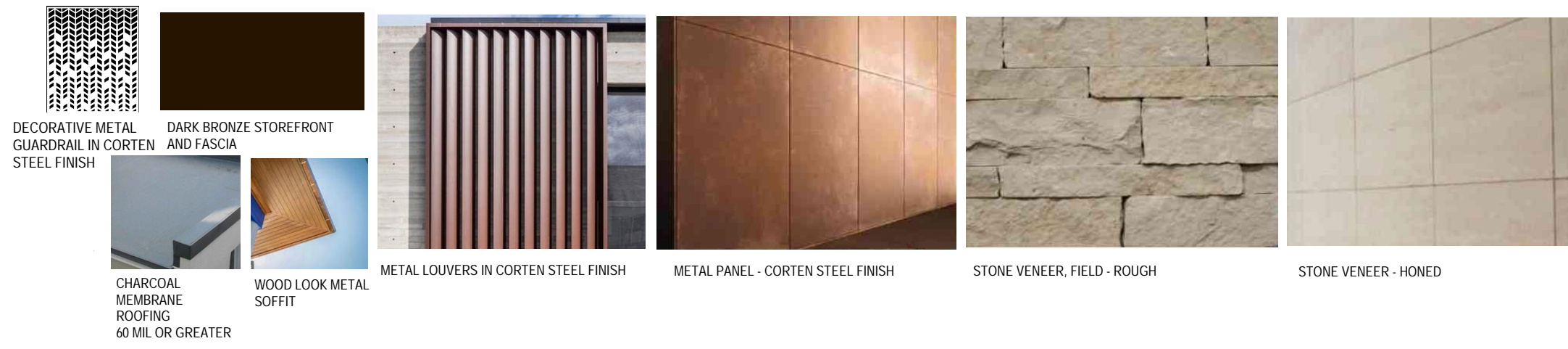
Project Number  
 JOB NO.

GARAGE UTILITY DIAGRAM

A-2.10



MATERIAL	
	SCREENS
	GLASS
	STONE
	METAL
	GUARDRAILS
	WOOD



ELEVATION #SQFT	WEST ELEVATION (05/A-2.11)	NORTHWEST ELEVATION (03/A-2.11)	NORTH ELEVATION (02/A-2.11)	NORTHEAST ELEVATION (01/A-2.11)	EAST ELEVATION (04/A-2.11)	SOUTHEAST ELEVATION (03/A-2.12)	SOUTHWEST ELEVATION (02/A-2.12)	PEDESTRIAN WAY WEST ELEVATION (01/A-2.11)	TOTAL	PERCENT
SCREENS	959.95	1993.23	723.57	5000.13	3118.9	2590.52	2901.07		14657.77	18%
GLASS	1305.96	2347.98	745.23	4094.41	1552.23	4037.06	3350.73	327.61	13056.11	23%
STONE	3458.54	4608.63	485.34	4831.8	3548.82	7534.14	6692.8	2721.81	33881.88	41%
METAL	632.86	986.52	241.57	2163.62	617.82	2109.06	1698.36	41.12	8490.93	10%
GLASS GUARDRAIL	199.76	1452.45	435.66	3122.41	498.87	262.21	434.78		6406.14	8%
WOOD									87.12	
<b>MATERIAL TOTAL</b>	<b>6556.97</b>	<b>11583.81</b>	<b>2631.37</b>	<b>20112.37</b>	<b>7336.64</b>	<b>16503.39</b>	<b>14677.74</b>	<b>3177.66</b>	<b>82492.83</b>	<b>100%</b>

**MATERIAL AREA CALCULATION**  
1/8" = 1'-0"



**5 WEST MATERIAL ELEVATION**  
1/16" = 1'-0"



**4 EAST MATERIAL ELEVATION**  
1/16" = 1'-0"



**1 NORTHEAST MATERIAL ELEVATION**  
1/16" = 1'-0"

**2 NORTH MATERIAL ELEVATION**  
1/16" = 1'-0"

**3 NORTHWEST MATERIAL ELEVATION**  
1/16" = 1'-0"

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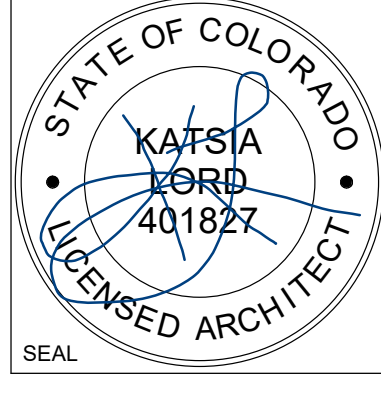
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Item	No.	Date	Description

LOT 109R MAJOR PUD AMENDMENT SPECIAL HEARING SUBMITTAL 05.19.2022

LOT 109R PUD AMENDMENT TOWN COUNCIL SUBMITTAL 05.07.2022

LOT 109R PUD AMENDMENT TOWN COUNCIL CONTINUANCE SUBMITTAL 07.14.2022



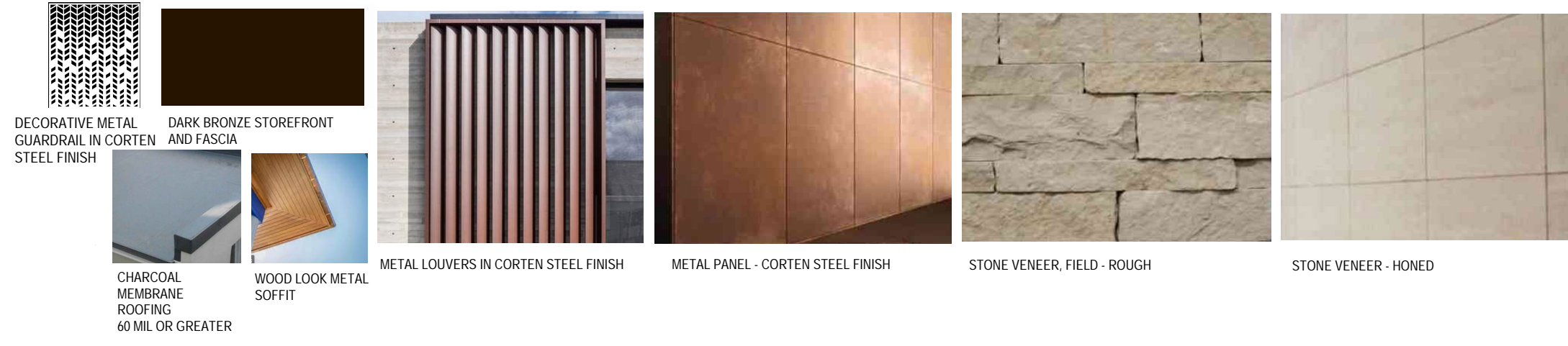
Project Number  
JOB NO.

EXTERIOR ELEVATION - MATERIAL

**A-2.11**



MATERIAL	
	SCREENS
	GLASS
	STONE
	METAL
	GUARDRAILS
	WOOD



ELEVATION #SQFT	WEST ELEVATION (05/A-2.11)	NORTHWEST ELEVATION (03/A-2.11)	NORTH ELEVATION (02/A-2.11)	NORTHEAST ELEVATION (01/A-2.11)	EAST ELEVATION (04/A-2.11)	SOUTHEAST ELEVATION (03/A-2.12)	SOUTHWEST ELEVATION (02/A-2.12)	PEDESTRIAN WAY (01/A-2.11)	TOTAL	PERCENT
SCREENS	959.95	1993.23	723.57	5000.13	1118.9	2560.92	2301.07		14657.77	18%
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WOOD								87.12		
<b>MATERIAL TOTAL</b>	<b>6556.97</b>	<b>11583.81</b>	<b>2631.37</b>	<b>20112.37</b>	<b>7336.64</b>	<b>16503.39</b>	<b>14677.74</b>	<b>3177.66</b>	<b>82492.83</b>	<b>100%</b>

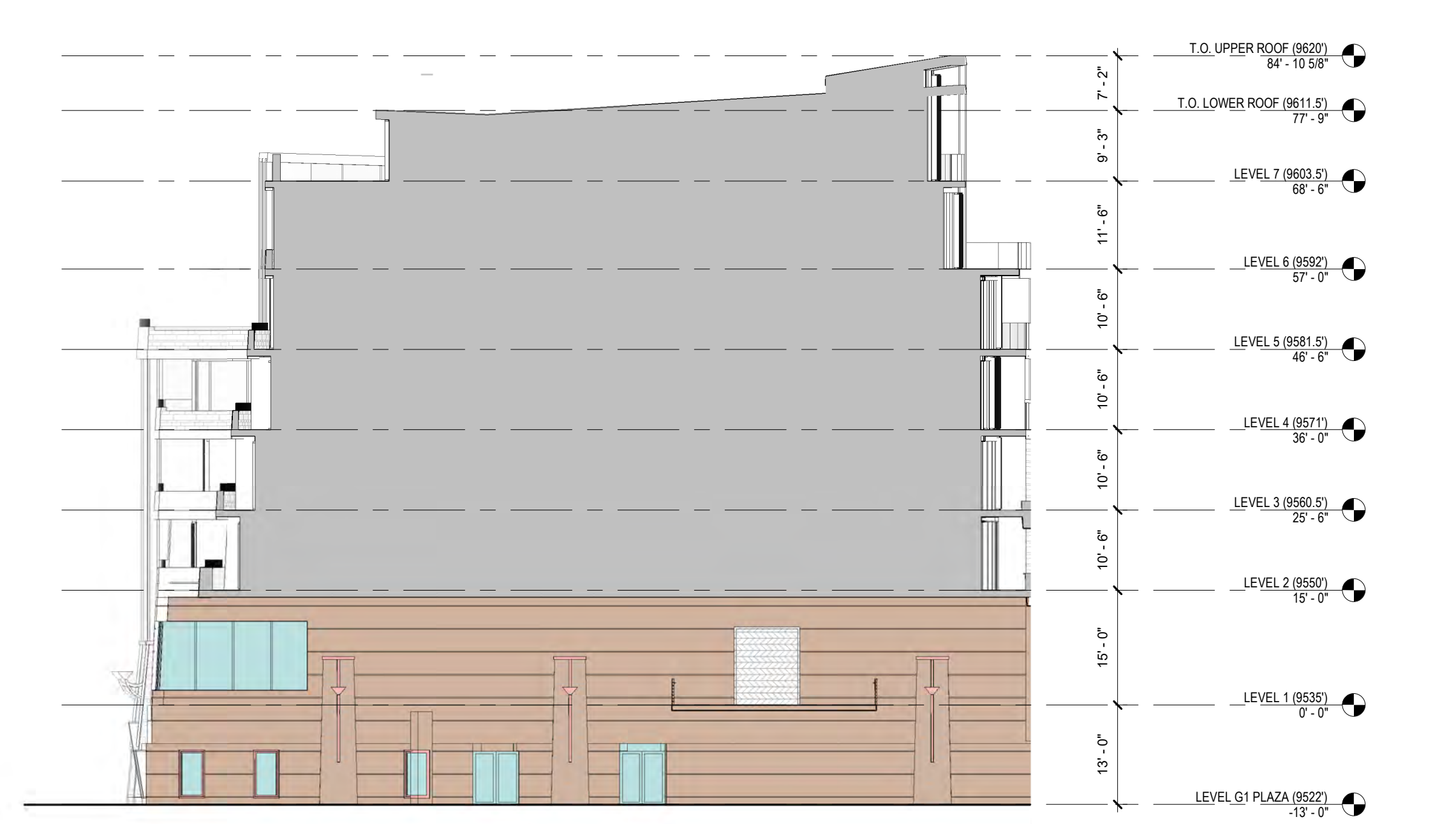
**MATERIAL AREA CALCULATION**  
1/8" = 1'-0"



**3 MATERIAL ELEVATION SOUTHWEST**  
1/16" = 1'-0"



**1 MATERIAL ELEVATION - SOUTHEAST**  
1/16" = 1'-0"



**2 MATERIAL ELEVATION PEDESTRIAN WALKWAY WEST**  
1/16" = 1'-0"



Vault Design LLC  
1440 W 8TH ST #2309  
GOLDEN, CO 80401



Uncompahgre Engineering, LLC



NORRIS DESIGN  
Planning | Landscape Architecture | Branding

**SIX SENSES HOTEL**  
LOT 109R MOUNTAIN VILLAGE, CO

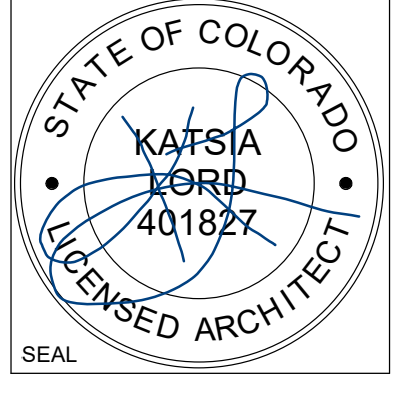
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Item	No.	Date	Description

LOT 109R MAJOR PUD AMENDMENT SPECIAL HEARING SUBMITTAL 05.19.2022

LOT 109R PUD AMENDMENT TOWN COUNCIL SUBMITTAL 06.07.2022

LOT 109R PUD AMENDMENT TOWN COUNCIL CONTINUANCE SUBMITTAL 07.14.2022

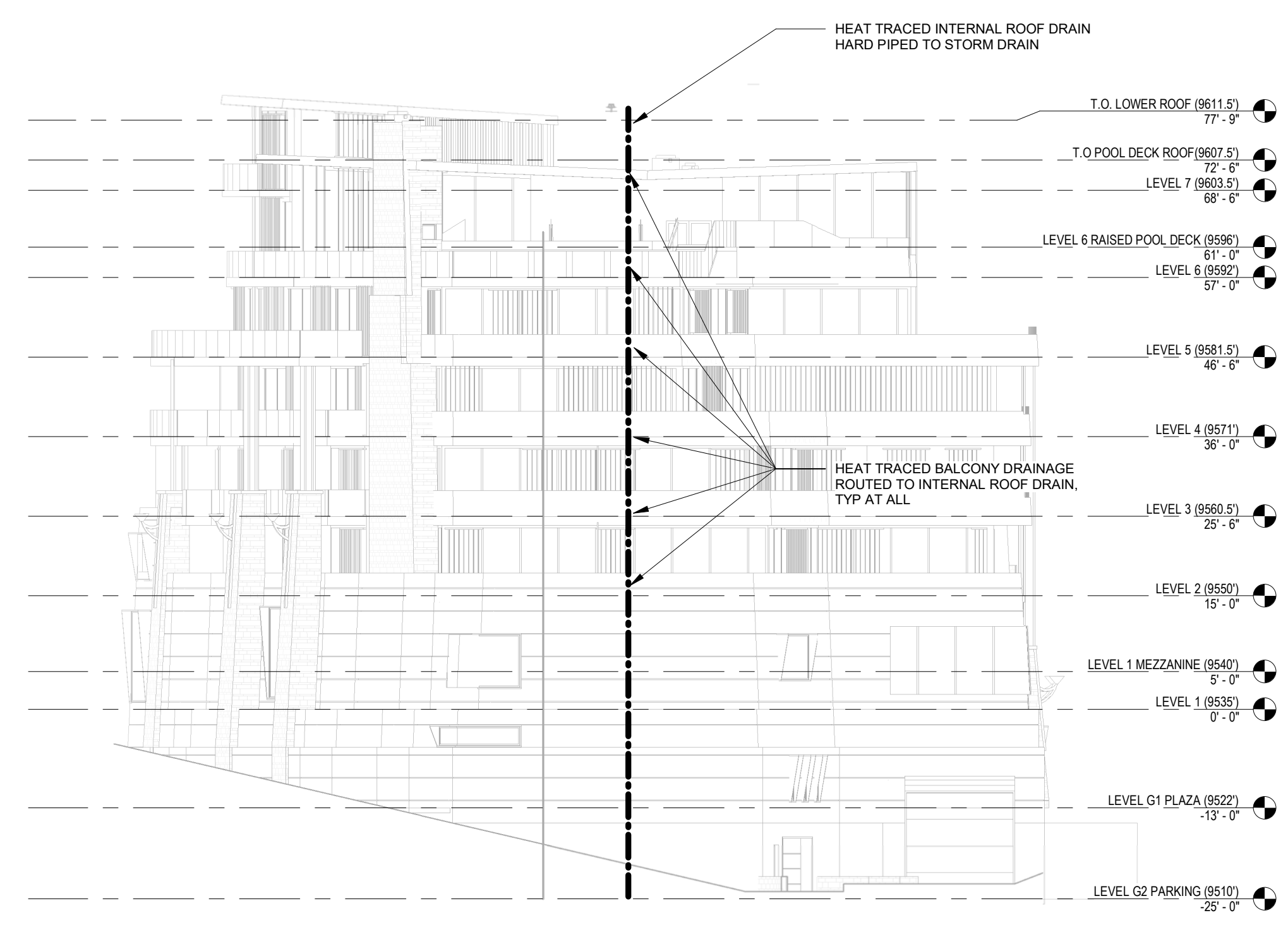
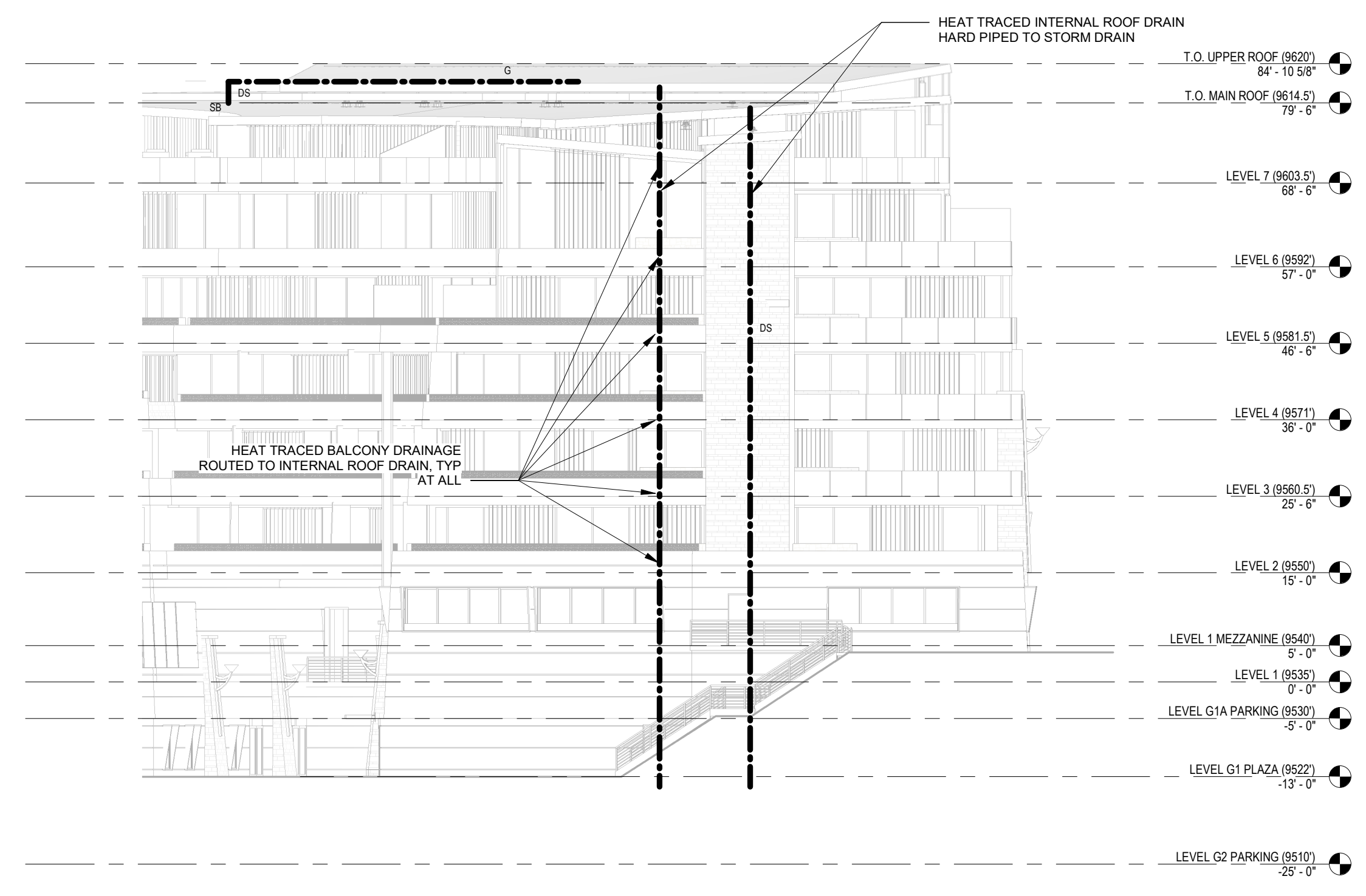


Project Number  
JOB NO.

EXTERIOR ELEVATION - MATERIAL

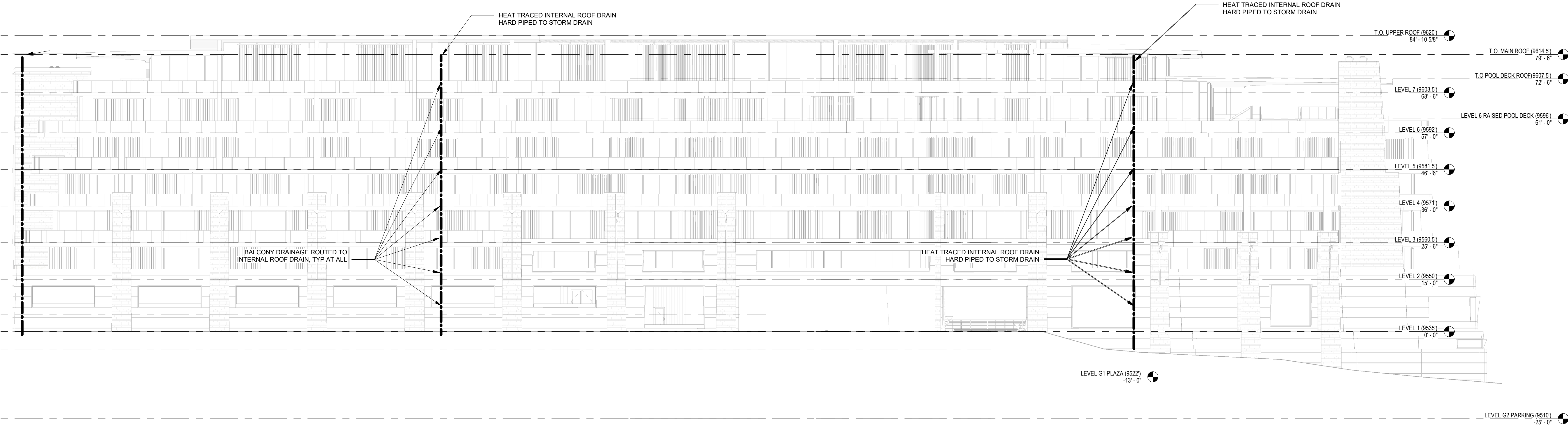
**A-2.12**





3 EXTERIOR ELEVATION-SNOW MELT STUDY EAST  
 1/16" = 1'-0"

4 EXTERIOR ELEVATION-SNOW MELT STUDY- WEST  
 1/16" = 1'-0"



1 EXTERIOR ELEVATION-SNOW MELT STUDY NORTHEAST  
 1/16" = 1'-0"

2 EXTERIOR ELEVATION-SNOW MELT STUDY- NORTHWEST  
 1/16" = 1'-0"

SNOW MELT KEY

SB	SPLASH BLOCKS IN TERRACE
←	DIRECTION OF WATER FLOW
—	INTERNAL ROOF DRAIN
G	GUTTER
—	ROOF DRAIN

SNOW MELT KEY  
 1/4" = 1'-0"

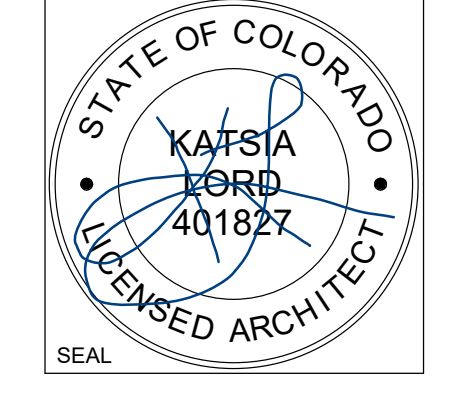
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Item	No.	Date	Description

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 05.19.2022

LOT 109R PUD AMENDMENT TOWN  
 COUNCIL SUBMITTAL  
 06.07.2022

LOT 109R PUD AMENDMENT TOWN  
 COUNCIL CONTINUANCE SUBMITTAL  
 08.08.2022



Project Number  
 JOB NO.

EXTERIOR  
 ELEVATION-SNOW MELT  
 STUDY

A-2.21



**SIX SENSES HOTEL**  
 LOT 109R MOUNTAIN VILLAGE, CO

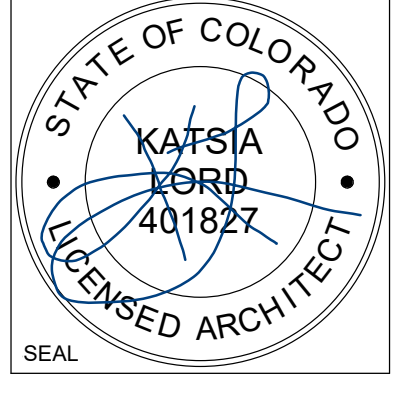
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LOT 109R MAJOR PUD AMENDMENT  
 SPECIAL HEARING SUBMITTAL  
 05.19.2022

LOT 109R PUD AMENDMENT TOWN  
 COUNCIL SUBMITTAL  
 06.07.2022

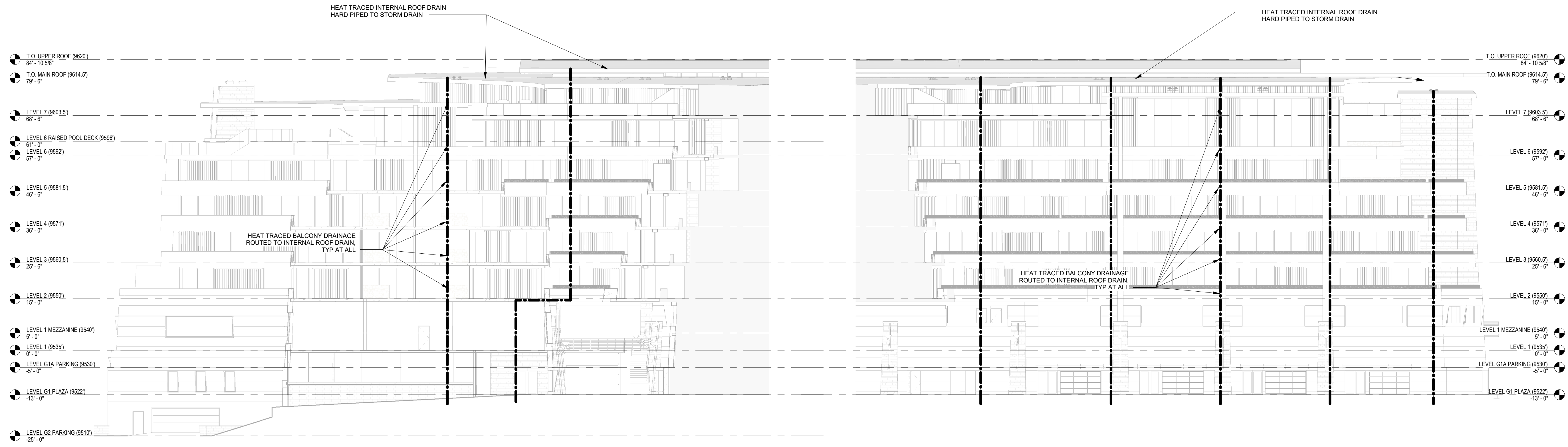
LOT 109R PUD AMENDMENT TOWN  
 COUNCIL CONTINUANCE SUBMITTAL  
 08.08.2022



Project Number  
 JOB NO.

EXTERIOR  
 ELEVATION-SNOW MELT  
 STUDY

**A-2.22**



1 EXTERIOR ELEVATION-SNOW MELT STUDY - SOUTHWEST  
 1/16" = 1'-0"

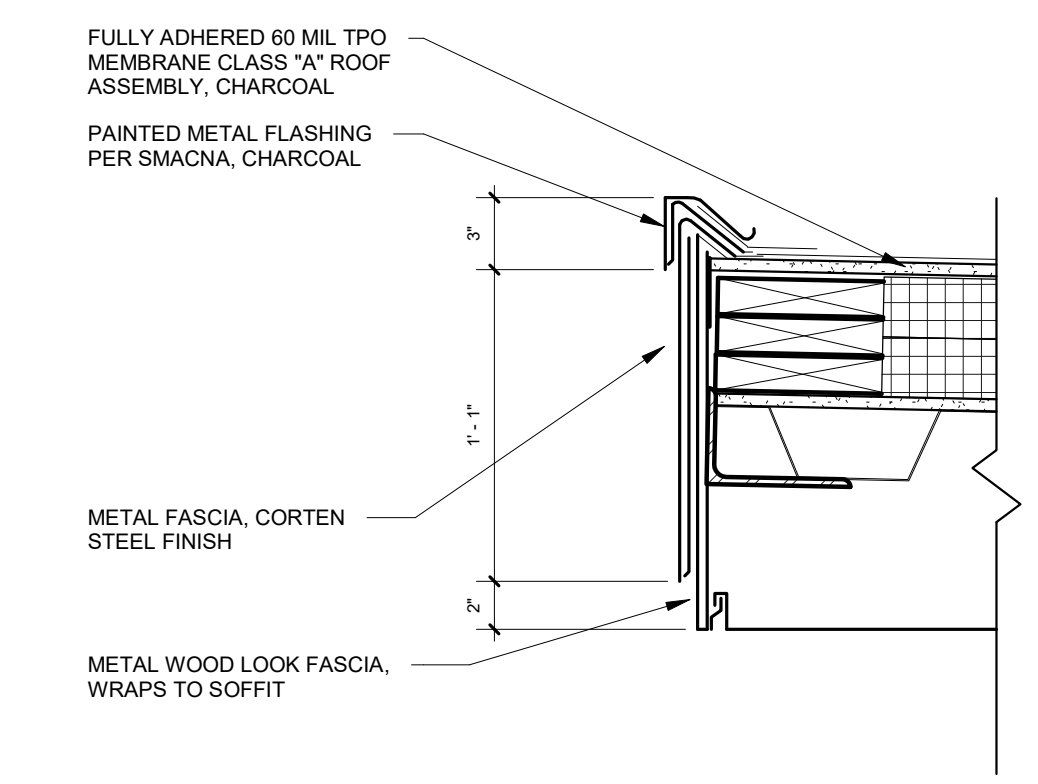
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 1/16" = 1'-0"

SNOW MELT KEY

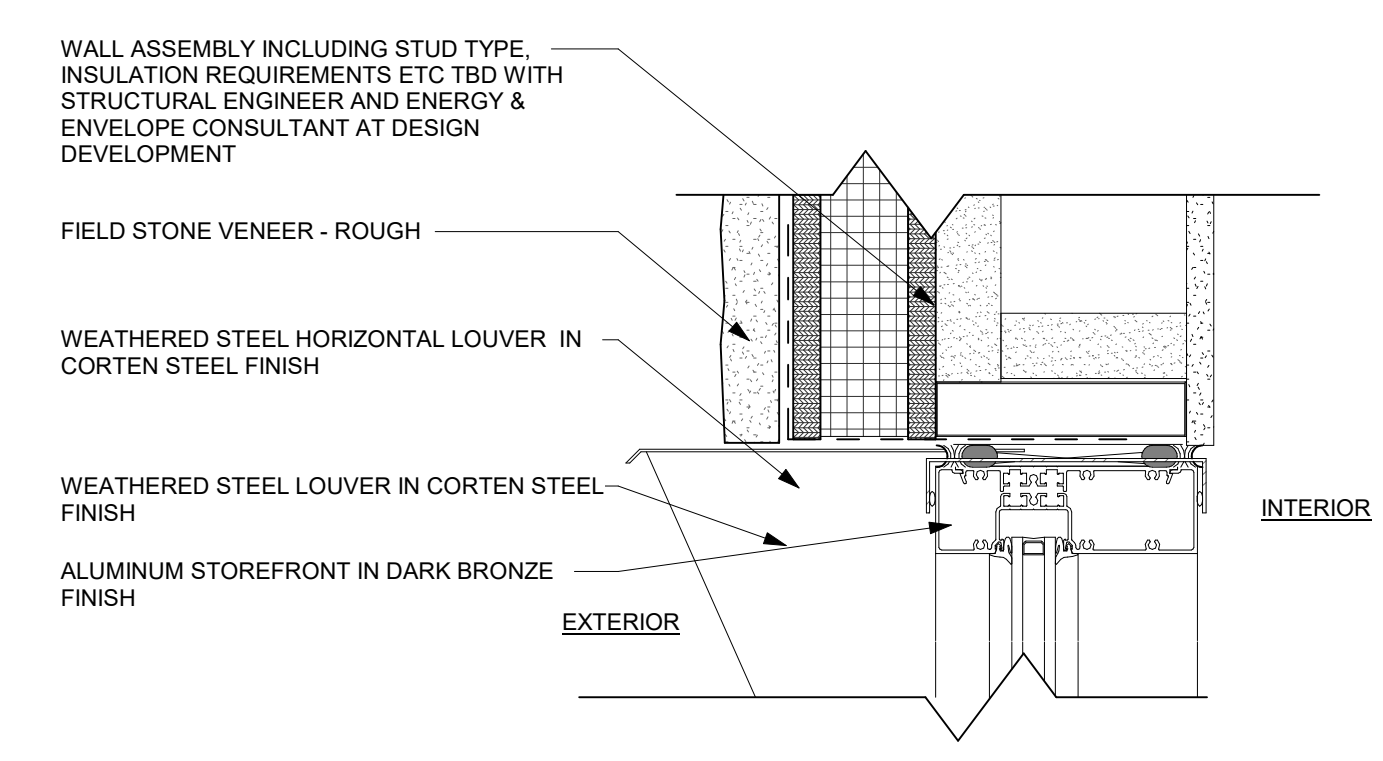
SB	SPLASH BLOCKS IN TERRACE
←	DIRECTION OF WATER FLOW
—	INTERNAL ROOF DRAIN
G	GUTTER
RD	ROOF DRAIN

SNOW MELT KEY  
 1/4" = 1'-0"

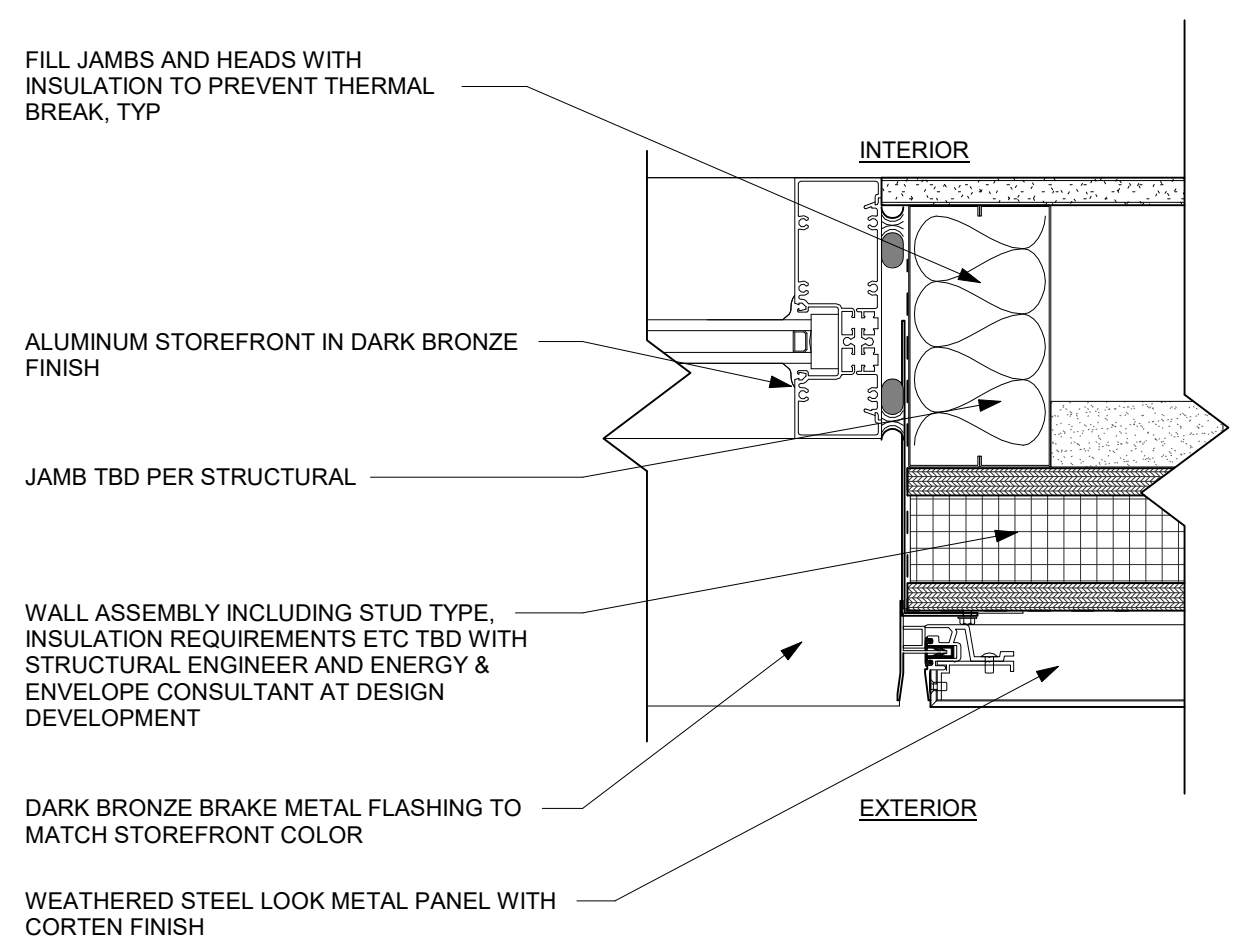
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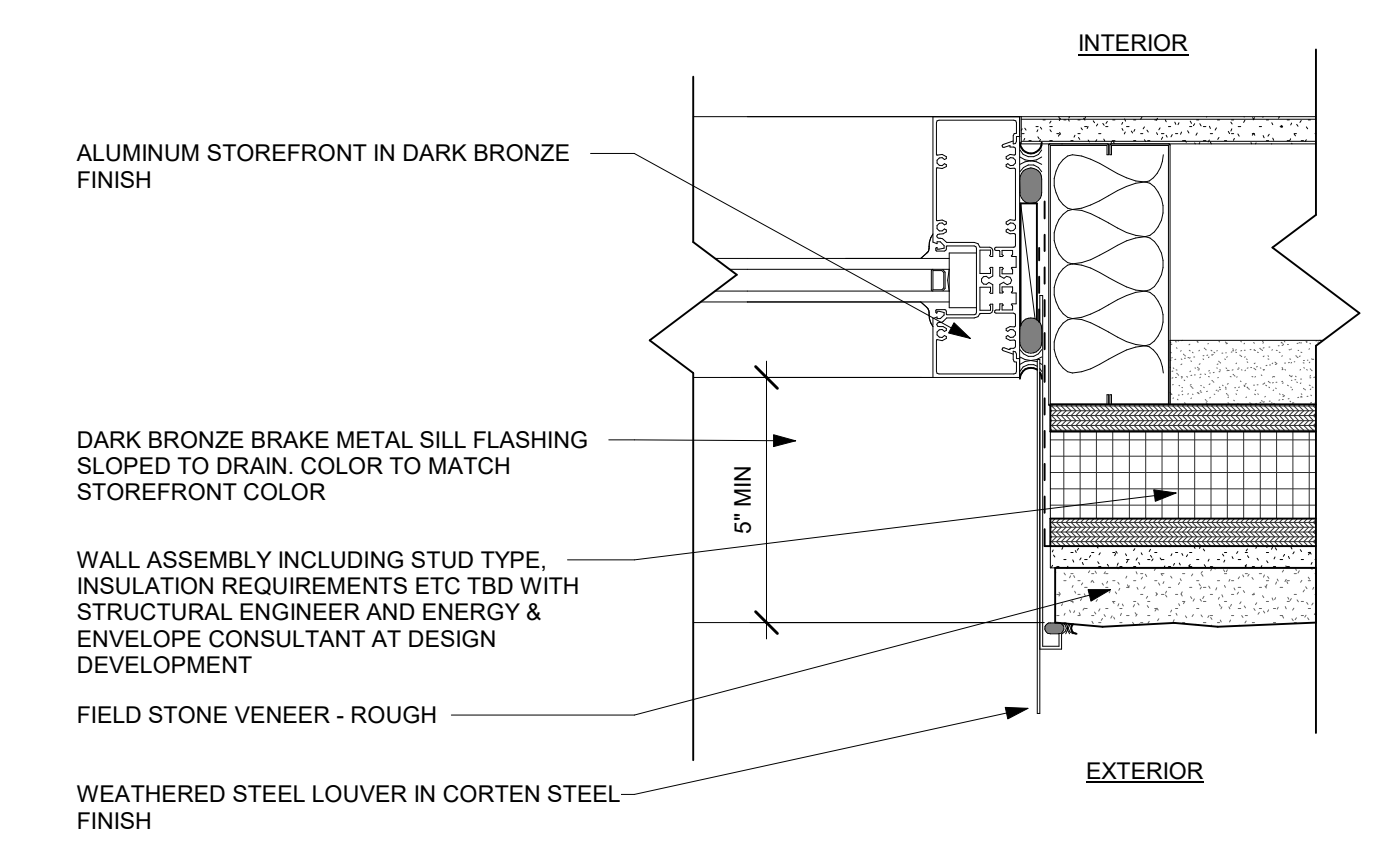
6 SCHEMATIC SECTION AT ROOF FASCIA  
 1 1/2" = 1'-0"



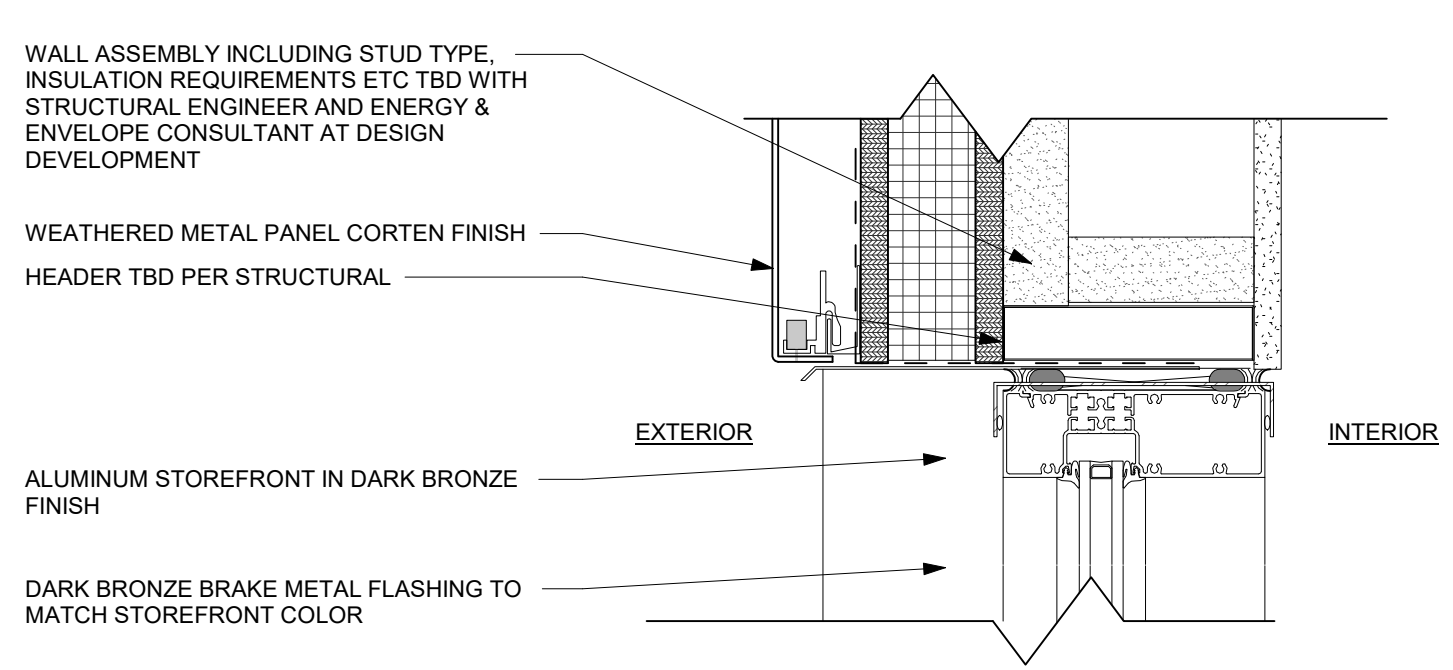
5 HEAD AT STONE  
 3" = 1'-0"



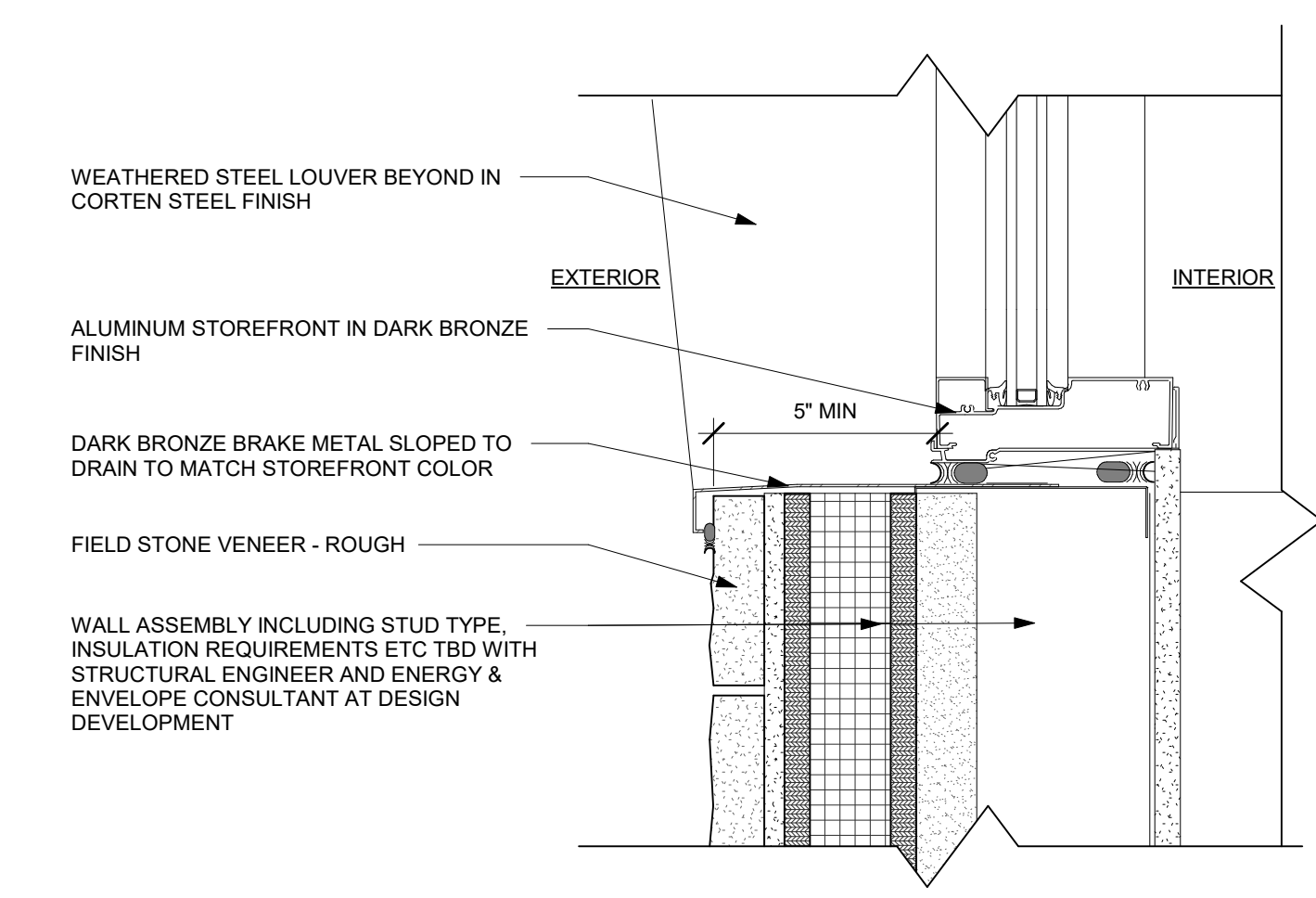
3 JAMB AT METAL PANEL  
 3" = 1'-0"



4 JAMB AT STONE  
 3" = 1'-0"



1 HEAD AT METAL PANEL  
 3" = 1'-0"



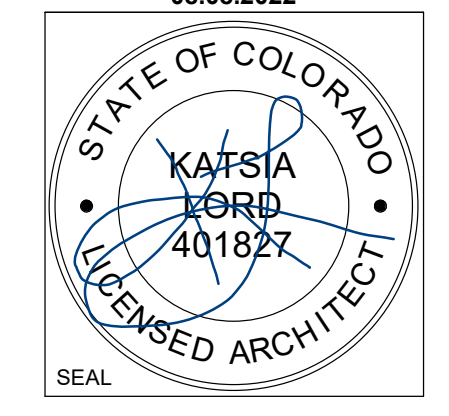
2 SILL AT STONE  
 3" = 1'-0"

Item	No.	Date	Description

LOT 109R MAJOR PUD AMENDMENT  
 SPECIAL HEARING SUBMITTAL  
 05.19.2022

LOT 109R PUD AMENDMENT TOWN  
 COUNCIL SUBMITTAL  
 06.07.2022

LOT 109R PUD AMENDMENT TOWN  
 COUNCIL CONTINUANCE SUBMITTAL  
 08.08.2022



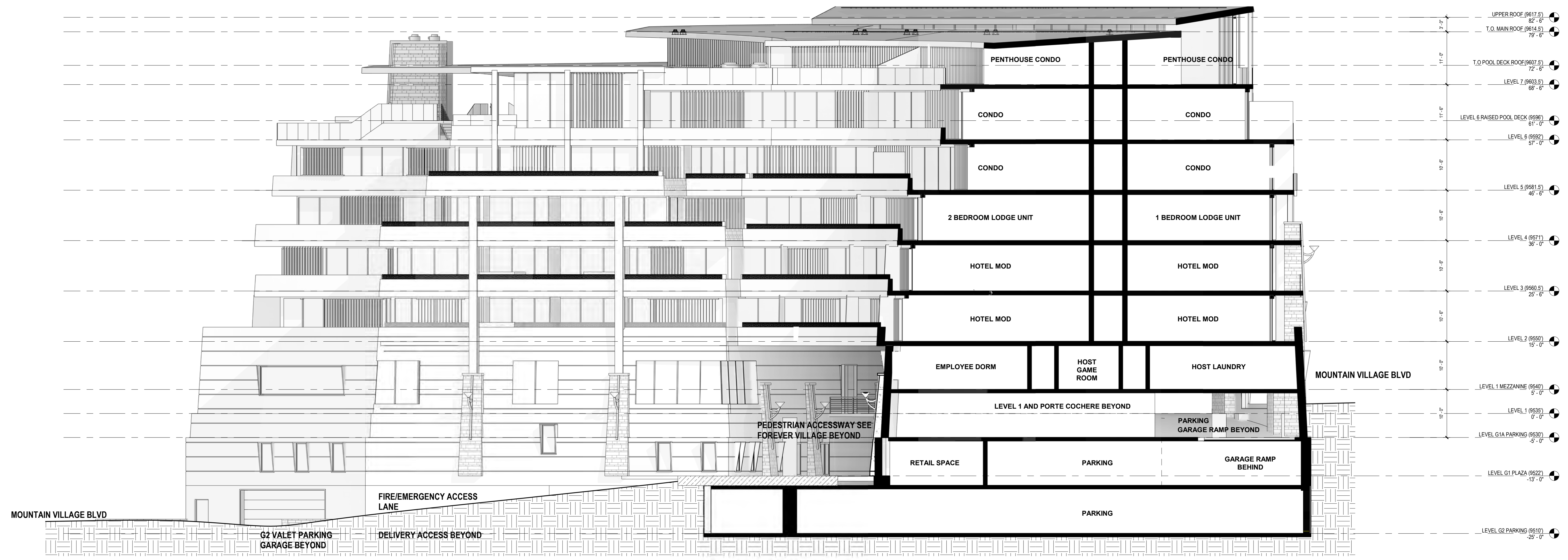
Project Number  
 JOB NO.

TYPICAL DETAILS

A-2.23



SIX SENSES HOTEL  
 LOT 109R MOUNTAIN VILLAGE, CO



1 N-S SECTION LOOKING  
 3/32" = 1'-0"

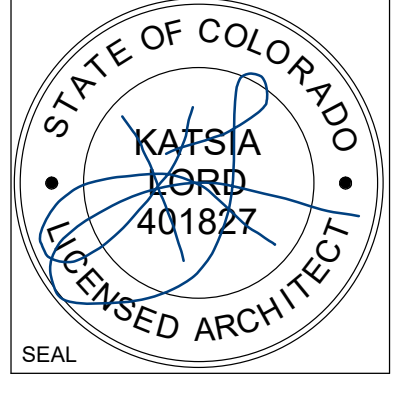
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Item	No.	Date	Description

LOT 109R MAJOR PUD AMENDMENT  
 SPECIAL HEARING SUBMITTAL  
 05.19.2022

LOT 109R PUD AMENDMENT TOWN  
 COUNCIL SUBMITTAL  
 06.07.2022

LOT 109R PUD AMENDMENT TOWN  
 COUNCIL CONTINUANCE SUBMITTAL  
 08.08.2022



Project Number  
 JOB NO.

BUILDING SECTION

A-3.00

## Attachment 7. Link to 3D Model

2022.08.08 Lot 109R 3d Viewer

<https://autode.sk/3dgdLK6>



**Major Subdivision Application – Development Narrative  
Lot 109R and OS-3-BR-2, Town of Mountain Village, San Miguel County, Colorado**

**Submitted August 9, 2022**

This development narrative (this “**Development Narrative**”) is submitted in connection with that certain Major Subdivision Application (“**Application**”) submitted by Tiara Telluride, LLC, a Colorado limited liability company (“**Tiara**”) with respect to Lot 109R, Town of Mountain Village, San Miguel County, Colorado (“**Lot 109R**”), according to the plat recorded in the office of the Clerk and Recorder of San Miguel County (the “**Clerk’s Office**”) March 18, 2011 at Plat Book 1, Page 4455, Reception No. 416994 (the “**2011 Replat**”). Tiara is the current owner of Lot 109R. The Town of Mountain Village (the “**Town**”) is the owner of an immediately adjacent parcel identified as Tract OS-3-BR-2 (“**OS-3-BR-2**”) on the 2011 Replat. A depiction of Lot 109R and OS-3-BR-2 from the 2011 Replat is attached to this Development Narrative as Exhibit A.

The Town Council approved a PUD development for a project (the “**Project**”) on Lot 109R (the “**Lot 109R PUD**”) by *Resolution of the Town of Mountain Village, Mountain Village, Colorado, Approval of Final Planned Unit Development Application, Mountain Village Hotel Planned Unit Development, Resolution No. 2010-1208-31*, recorded in the Clerk’s Office on December 10, 2010 under Reception No. 415339 (as amended, the “**PUD Approval**”). A Major PUD Amendment Application (the “**PUD Amendment Application**”) and Design Review Process Application for Lot 109R is being submitted concurrently with the Application.

**Development Narrative**

**I. Outline of the Request -- Adjustments in Boundaries of Lot 109R and OS-3-BR-2 (and Related Conveyances).** Based on the plans for the development of the property approved by the PUD Approval, the lots within the boundaries of the plan were replatted by the 2011 Replat into Lot 109R, owned by the Original Developer, and OS-3-BR-2, owned by the Town. Note 12 of the 2011 Replat states:

Lot 109R has been configured so that the boundary lines of Lot 109R will coincide with the structural components of the proposed building in the Project.

Tiara proposes a new design for the Project with a more rounded shape sensitive to the topography of the land and surrounding properties within the Village Center. In order to accommodate this new shape and keep Lot 109R configured so that the boundary lines of Lot 109R will coincide with the structural components of the proposed building in the Project, Tiara proposes the boundary adjustments described below between Lot 109R and OS-3-BR-2.

Tiara desires to clarify that the parcels to be conveyed to the Town are currently immediately adjacent to OS-3-BR-2 and would be added and incorporated into that parcel—they do not represent far flung pieces of square footage not useful to the Town. Further, ultimately the approval by Town Council of the proposed boundary line adjustments and the related conveyances between Tiara and the Town would, after offsetting the areas to be conveyed to Tiara and added

to Lot 109R against those to be conveyed to the Town, result in a total net addition to OS-3-BR-2 of 360 square feet (i.e. the Town would get 360 more square feet than it is giving).

**A. Parcel to be Added to OS-3-BR-2 Parcels to be Added to Lot 109R.**

1. Southeast Corner of Lot 109R. A strip of land of varying widths located at the southeast corner of Lot 109R and immediately adjacent to the north of OS-3-BR-2, which strip is indicated in blue on the attached Exhibit B, will be returned to the Town and incorporated into OS-3-BR-2. Currently this strip consists of vacant ground. Tiara proposes to improve this strip together with adjacent positions of OS-3-BR-2 with the pedestrian access stairway described more particularly the PUD Amendment Application.

2. Southwest Corner of Lot 109R. Three parcels of land located at the southwest corner of Lot 109R and immediately adjacent to the north of OS-3-BR-2, which parcels are shown in blue on the attached Exhibit B, will be returned to the Town and incorporated into OS-3-BR-2. Currently these parcels consist of vacant ground. They were originally intended to accommodate a circular staircase that will not be a part of the Project as proposed by Tiara.

3. Central Curve Parcels. Two parcels of land located near the concrete walkway running through Lot 109R and immediately adjacent to the north of Tract OS-3-BR, which parcels are shown in blue on the attached Exhibit B, will be returned to the Town and incorporated into OS-3-BR-2. These parcels are no longer needed because the building corners and edges they were intended, in the original proposal for the Project, to accommodate are smoothed and rounded in the new curved configuration of the proposed Project.

**B. Parcels to be Added to Lot 109R.** Structural components of the original Project created a rectangular peninsula of space jutting from a courtyard located on OS-3-BR-2 into Lot 109R. In order to accommodate the more curved shape of the proposed Project, that portion of this peninsula shown in red on the attached Exhibit B will be incorporated into Lot 109R.

As a result of the above-described boundary line adjustments and related conveyances between Tiara and the Town, a total of 1,328 square feet would be removed from Lot 109R and added to OS-3-BR-2 and a total of 968 square feet would be removed from OS-3-BR-2 and added to Lot 109R. Offsetting the two results in a total addition to OS-3-BR-2 of 360 square feet.

**II. Criteria for Decision: Major Subdivisions.** Mountain Village Community Development Code § 7.4.13(E)(1).

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

The proposed subdivision is in general conformance with the goals, policies, and provisions of the Mountain Village Comprehensive Plan (“**MVCP**”). The proposed development



conforms to the landscape, incorporates a neutral palette, and integrates natural elements. These design choices allow the structure to yield to Mountain Village's Elysian backdrop, deliquescing with seasonal variations in color and texture. The subdivision promotes connectivity and economic vitality, providing conference facilities, employee housing, hotbeds, and pedestrian connections, together creating an environment consistent with MVCP's focus on destination marketing, group sales, and transportation. The proposal is also consistent with the nearby redevelopment plan for Parcel B SHIRANA as set forth in the MVCP, which contemplates redevelopment to provide hotbeds and inclusion into the Mountain Village PUD in order to provide the efficient and holistic development of the entire area.

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

The proposed subdivision is consistent with applicable Zoning and PUD development agreements regulating development of the property, as they would be amended in accordance with PUD Amendment Application.

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

124.5 total units of density have been allocated to the Project pursuant to the Lot 109R PUD and, per the PUD Amendment Application, Lot 109R, following the re-subdivision, would include 132.25 units of density. In the PUD Amendment Application Tiara has requested a transfer to the Project of 21 units of density from the Town's density bank and/or the creation and allocation to Lot 109R of 21 units of bonus density for an added Employee Apartment and 18 added Employee Dorms. The Employee Apartments and Employee Dorms will be made subject to Workforce Housing Restrictions in accordance with CDC Section 17.3.9.B and the definition of such term set forth in CDC Section 17.8.1. Pursuant to CDC Section 17.3.7.B.3 and the definition of Density Limitation set forth in Section 17.8.1, new Workforce Housing density created by the Town subject to the Workforce Housing Restriction (as defined in CDC Section 17.3.9.B) is not included in the density limitation calculation established by agreement between San Miguel County and the Town.

**d. The proposed subdivision is consistent with the applicable Subdivision Regulations;**

The subdivision is consistent with applicable Subdivision Regulations as set forth under CDC § 7.4.13.

**e. Adequate public facilities and services are available to serve the intended land uses;**

There are adequate public facilities and services available to serve the intended land uses.

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

See the geological report submitted with the Application, which report will be updated.

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

The subdivision complies with all applicable Town standards and codes, as amended by the Lot 109R PUD and as would be further amended in accordance with PUD Amendment Application.

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

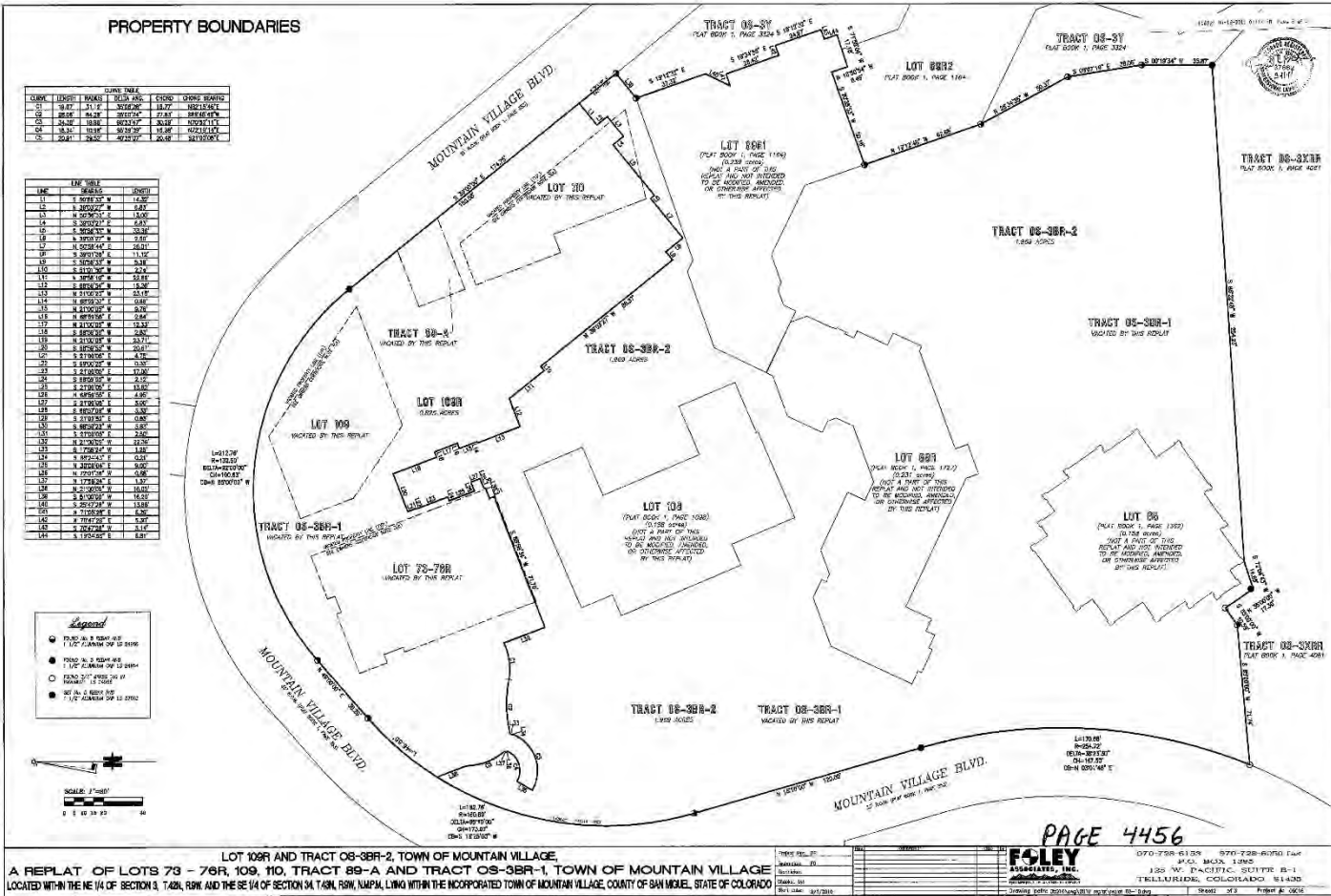
The proposed subdivision meets all applicable Town regulations and standards, as amended by the Lot 109R PUD and as would be further amended in accordance with PUD Amendment Application.



**EXHIBIT A**

**Excerpt from 2011 Replat Showing Lot 109R and OS-3-BR-2**

[See attached.]



CHNK	LENGTH	BEARING	STATION	CHNK BEARING
01	18.87	S 11° 12' 30.00" E	18.87	NS111230
02	20.00	S 84° 50' 00.00" E	38.87	NS845000
03	34.20	S 84° 50' 00.00" E	73.07	NS845000
04	35.31	S 84° 50' 00.00" E	108.38	NS845000
05	30.41	S 84° 50' 00.00" E	138.79	NS845000

LINE	BEARING	LENGTH
11	S 89° 52' 30" W	12.80
12	S 89° 52' 30" W	12.80
13	S 89° 52' 30" W	12.80
14	S 89° 52' 30" W	12.80
15	S 89° 52' 30" W	12.80
16	S 89° 52' 30" W	12.80
17	S 89° 52' 30" W	12.80
18	S 89° 52' 30" W	12.80
19	S 89° 52' 30" W	12.80
20	S 89° 52' 30" W	12.80
21	S 89° 52' 30" W	12.80
22	S 89° 52' 30" W	12.80
23	S 89° 52' 30" W	12.80
24	S 89° 52' 30" W	12.80
25	S 89° 52' 30" W	12.80
26	S 89° 52' 30" W	12.80
27	S 89° 52' 30" W	12.80
28	S 89° 52' 30" W	12.80
29	S 89° 52' 30" W	12.80
30	S 89° 52' 30" W	12.80
31	S 89° 52' 30" W	12.80
32	S 89° 52' 30" W	12.80
33	S 89° 52' 30" W	12.80
34	S 89° 52' 30" W	12.80
35	S 89° 52' 30" W	12.80
36	S 89° 52' 30" W	12.80
37	S 89° 52' 30" W	12.80
38	S 89° 52' 30" W	12.80
39	S 89° 52' 30" W	12.80
40	S 89° 52' 30" W	12.80
41	S 89° 52' 30" W	12.80
42	S 89° 52' 30" W	12.80
43	S 89° 52' 30" W	12.80
44	S 89° 52' 30" W	12.80

- Legend**
- PLAT 08-3 BR 001 1/2" PLAIN OF 12 2006
  - PLAT 08-3 BR 002 1/2" PLAIN OF 12 2006
  - PLAT 08-3 BR 003 1/2" PLAIN OF 12 2006
  - PLAT 08-3 BR 004 1/2" PLAIN OF 12 2006



LOT 109R AND TRACT 08-3BR-2, TOWN OF MOUNTAIN VILLAGE  
 A REPLAT OF LOTS 73 - 76R, 109, 110, TRACT 89-A AND TRACT 08-3BR-1, TOWN OF MOUNTAIN VILLAGE  
 LOCATED WITHIN THE NE 1/4 OF SECTION 8, T48N, R26W AND THE SE 1/4 OF SECTION 34, T48N, R26W, N/4PM, L1/2M WITHIN THE INCORPORATED TOWN OF MOUNTAIN VILLAGE, COUNTY OF SAN MIGUEL, STATE OF COLORADO

DATE PREPARED	10/12/2011
DATE REVISION	
BY	JK
CHECKED BY	JK
SCALE	AS SHOWN

**FOLEY ASSOCIATES, INC.**  
 125 NW PACIFIC, SUITE B-1  
 TRILLIATION, COLORADO 81400  
 970-738-6154 FAX 970-738-6050  
 AP.C. M.D. 1280

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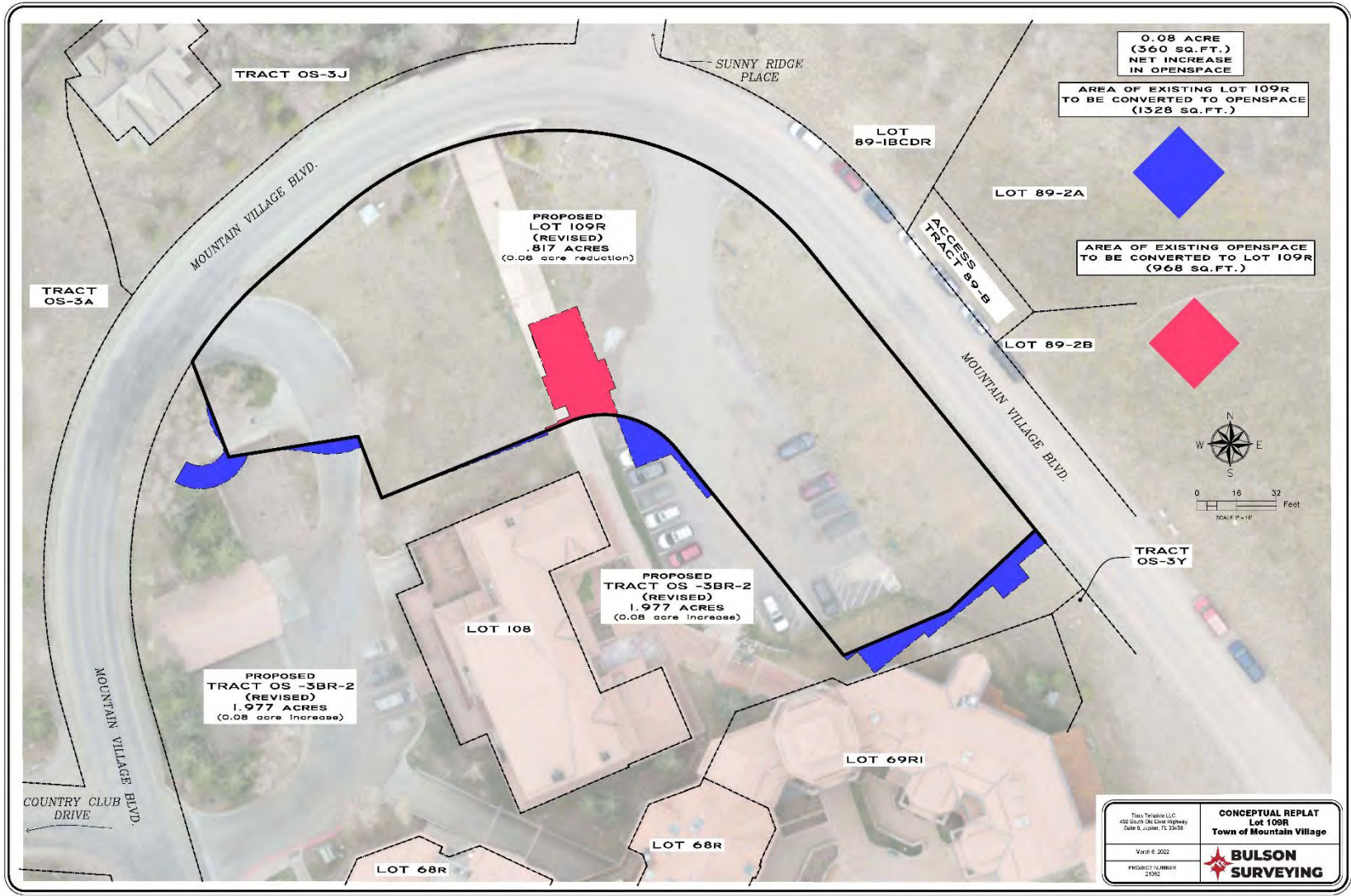
SKLD, Inc. FN SK117054 SM 4169914 SM 1011.002



**EXHIBIT B**

**Adjustments in Boundary Lines Between Lot 109R and OS-3-BR-2**

[See attached.]







# Lambert and Associates

CONSULTING GEOTECHNICAL ENGINEERS AND MATERIAL TESTING

GEOTECHNICAL ENGINEERING STUDY  
PROPOSED SIX SENSES HOTEL STRUCTURE  
TELLURIDE MOUNTAIN VILLAGE, COLORADO

Prepared for:

TIARA TELLURIDE LLC

PROJECT NUMBER: M22015GE

AUGUST 4, 2022



# Lambert and Associates

CONSULTING GEOTECHNICAL ENGINEERS AND MATERIAL TESTING

August 4, 2022

Tiara Telluride LLC  
450 S. Old Dixie Highway, Suite 8-9  
Jupiter, Florida

Attention: Ankur Patel

PN: M22015GE

Subject: Geotechnical Engineering Study for the  
Proposed Six Senses Hotel Structure  
Lot 109R  
Telluride Mountain Village, Colorado

Ankur Patel:

Lambert and Associates is pleased to present our geotechnical engineering study for the subject project. The field study was completed on April 25, 2022. The laboratory study was completed on May 24, 2022. The analysis was performed and the report prepared from May 24 through August 4, 2022. Our geotechnical engineering report is attached.

We are available to provide material testing services for soil and concrete and provide foundation excavation observations during construction. We recommend that Lambert and Associates, the geotechnical engineer, for the project provide material testing services to maintain continuity between design and construction phases.

If you have any questions concerning the geotechnical engineering aspects of your project please contact us. Thank you for the opportunity to perform this study for you.

Respectfully submitted,

LAMBERT AND ASSOCIATES

Daniel R. Lambert, P.E.

P.O. Box 3986  
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(970) 245 6506

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(970) 249 2154

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## 1.0 INTRODUCTION

This report presents the results of the geotechnical engineering study we conducted for the proposed Six Senses Hotel structure. The study was conducted at the request of Ankur Patel, Tiara Telluride LLC, in general accordance with our proposal for geotechnical engineering services dated March 2, 2022.

The conclusions, suggestions and recommendations presented in this report are based on the data gathered during our site and laboratory study and on our experience with similar soil conditions. Factual data gathered during the field and laboratory work are summarized in Appendices A and B.

### 1.1 Proposed Construction

It is our understanding the proposed construction is to include a hotel structure and associated utilities and parking and drive areas.

### 1.2 Scope of Services

Our services included geotechnical engineering field and laboratory studies, analysis of the acquired data and report preparation for the proposed site. The scope of our services is outlined below.

- The field study consisted of describing and sampling the soil materials encountered in five (5) small diameter continuous flight auger advanced test borings.
- The materials encountered in the test borings were described and samples retrieved for the subsequent laboratory study.
- The laboratory study included tests of select soil samples obtained during the field study to help assess:
  - . the soil strength potential (internal friction angle and cohesion) of samples tested,
  - . the swell and expansion potential of the samples tested,
  - . the settlement/consolidation potential of the samples tested,
  - . the moisture content and density of samples tested,
  - . Atterberg Limits of the soil sample tested,

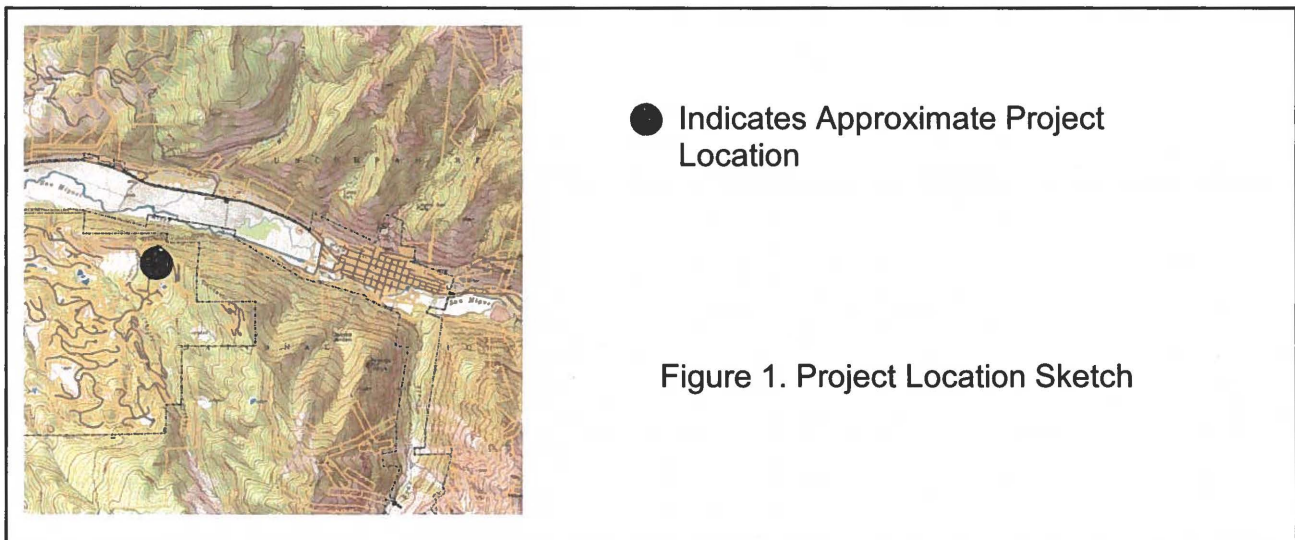
- This report presents our geotechnical engineering comments, suggestions and recommendations for planning and design of site development including:
  - . viable foundation types for the conditions encountered,
  - . allowable bearing pressures for the foundation types,
  - . lateral earth pressure recommendations for design of laterally loaded walls,
  - . geotechnical engineering considerations and recommendations for concrete slab on grade floors, and
  - . geotechnical engineering considerations and recommendations for compacted structural fill.
- Our comments, suggestions and recommendations are based on the subsurface soil and ground water conditions encountered during our site and laboratory studies.
- Our study did not include any environmental or geologic hazard issues.

## 2.0 SITE CHARACTERISTICS

Site characteristics include observed existing and pre-existing site conditions that may influence the geotechnical engineering aspects of the proposed site development.

### 2.1 Site Location

The site is located on Lot 109R Telluride Mountain Village, Colorado.

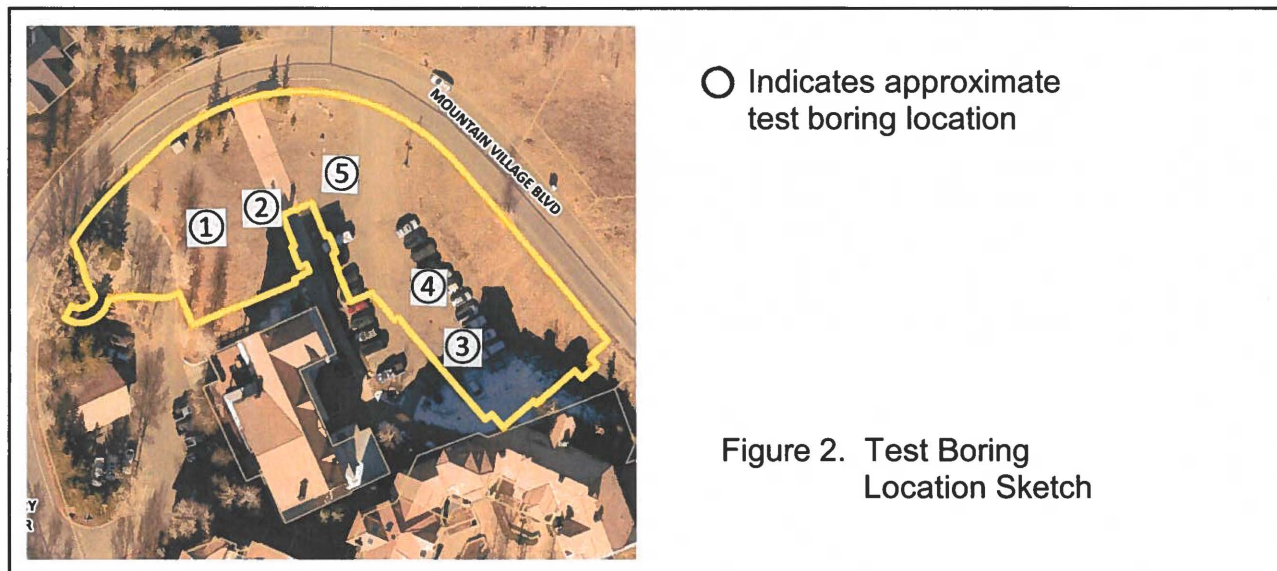


## 2.2 Site Conditions

The eastern portion of the site is currently occupied by a parking lot. The western portion of the site is currently vacant. An existing concrete sidewalk/path exists on the site. The site exhibits positive surface drainage in the western direction. The site is bordered to the north and east by Mountain Village Boulevard and to the south by existing commercial structures.

## 2.3 Subsurface Conditions

The subsurface exploration consisted of observing, describing and sampling the soil materials encountered in five (5) small diameter auger advanced test borings. The approximate locations of the test borings are shown on Figure 2.



The logs describing the soil materials encountered in the test excavations are presented in Appendix A.

The soil materials encountered within the test borings generally consisted of sandy clay fill materials underlain by sandy clay with rock fragments material. The sandy clay with rock fragment materials were encountered at approximate depths of one (1) to eight (8) feet below existing site grades and extended to the depths explored. Free subsurface water was encountered in Test Boring Nos. 2, 3 and 4 at approximate depths of eleven (11) to thirteen (13) feet below existing site grades.

At the time of our field study the proposed development site was not irrigated. It has been our experience that after the site is developed and once landscape irrigation begins the free



subsurface water level may tend to rise. In some cases the free subsurface water level rise, as a result of landscape irrigation and other development influences, can be fairly dramatic and the water level may become shallow.

It is difficult to predict if unexpected subsurface conditions will be encountered during construction. Since such conditions may be found, we suggest that the owner and the contractor make provisions in their budget and construction schedule to accommodate unexpected subsurface conditions.

#### 2.4 Site Geology

A brief discussion of the general geology of the area near the site is presented in Appendix C. The surface geology of the site was determined by observation of the surface conditions at the site and observing the soils encountered in the test borings on the site.

#### 2.5 Seismicity

According to the International Building Code, 2018 Edition, and ASCE Standard ASCE/SEI 7-10, Table 20.3-1 Site Classification, based on the subsurface conditions encountered and the assumption that the soils described in the test borings are likely representative of the top 100 feet of the soil profile, we recommend that the site soil profile be  $S_D$ , Stiff soil.

### 3.0 PLANNING AND DESIGN CONSIDERATIONS

A geologic hazard study was not requested as part of the scope of this report.

All of the suggestions and design parameters presented in this report are based on high quality craftsmanship, care during construction and post construction cognizance of the potential for swell or settlement of the site support materials and appropriate post construction maintenance.

All construction excavations should be sloped to prevent excavation wall collapse. We suggest that as a minimum the excavation walls should be sloped at an inclination of one-and-one-half (1-1/2) to one (1) (horizontal to vertical) or flatter. The area above the foundation excavations should be observed at least daily for evidence of slope movement during construction. If evidence of slope movement is observed we should be contacted immediately.

We anticipate that excavation and fill placement operations may be associated with the proposed site development. Excavations in the area which generate vertical or sloped

exposures should be kept to a minimum.

Excavations which result in cut slopes with a vertical height greater than about four (4) feet or with a slope or structure above should be analyzed on a site specific basis. Temporary excavation cut slopes in competent material should not exceed a one-and-one-half to one (1 -1/2 to 1) (horizontal to vertical) inclination. All construction excavations should conform to Occupational Safety and Health Administration (OSHA) standards or safer. All permanent slopes should be constructed with inclinations of three to one or flatter.

Generally, fill material placed on a site surface which will be used to support structures or additional fill material should be placed so that the contact between the existing site surface and the added fill material will be strong enough to support the added load. This should be addressed on a site and fill area specific basis. The technique recommended will be based on the site configuration, the finished fill configuration the actual material to be used for the fill material and the size of the area thus constructed. Frequently the preparation of the site area to receive fill material will include removing organic and loose near surface native material in the area to receive fill material, placing the material in thin horizontal lifts which are compacted at the appropriate moisture content. Some fill areas could benefit from the installation of a subsurface drain system at the fill material/natural material contact. We are available to, and recommend that, we discuss this with you and provide site and fill specific recommendations when this portion of your development plan merits the additional study.

#### 4.0 ON-SITE DEVELOPMENT CONSIDERATIONS

We anticipate that the subsurface water elevation may fluctuate with seasonal and other varying conditions. Excavations may encounter subsurface water and soils that tend to cave or yield. If water is encountered it may be necessary to dewater construction excavations to provide more suitable working conditions. Excavations should be well braced or sloped to prevent wall collapse. Federal, state and local safety codes should be observed. All construction excavations should conform to Occupational Safety and Health Administration (OSHA) standards or safer.

The site construction surface should be graded to drain surface water away from the site excavations. Surface water should not be allowed to accumulate in excavations during construction. Accumulated water could negatively influence the site soil conditions. Construction surface drainage should include swales, if necessary to divert surface water away from the construction excavations.

Organic soil materials in areas to receive fill material or structure components should be

removed. The organic soil materials are not suitable for support of the structure or structural components.

Man placed fill material exists on the site. The quality of any man placed fill encountered is not known and may not be suitable for support of the structure or structural components. The man placed fill should be removed and replaced with compacted structural fill prior to supporting building or building components on the fill.

The soil materials exposed in the bottom of the excavation may be moist and may become yielding under construction traffic during construction. It may be necessary to use techniques for placement of fill material or foundation concrete which limits construction traffic in the vicinity of the very moist soil material. If yielding should occur during construction it may be necessary to construct a subgrade stabilization fill blanket or similar to provide construction traffic access. The subgrade stabilization blanket may include over excavating the subgrade soils one (1) to several feet and replacing with aggregate subbase course type material. The stabilization blanket may also include geotextile stabilization fabric at the bottom of the excavation prior to placement of aggregate subbase course stabilization fill. Other subgrade stabilization techniques may be available. We are available to discuss this with you.

It has been our experience that sites in developed areas may contain existing subterranean structures or poor quality man placed fill. If subterranean structures or poor quality man placed fill are suspected or encountered, they should be removed and replaced with compacted structural fill as discussed under COMPACTED STRUCTURAL FILL below.

## 5.0 FOUNDATION RECOMMENDATIONS

Geotechnical engineering considerations which influence the foundation design and construction recommendations presented below are discussed in Appendix D.

We have analyzed grouted micro piles, driven piles, helical piles and post tensioned slab on grade as potential foundation systems for the proposed structure. These are discussed below. Due to the number of possible foundation types available and design and construction techniques there may be design alternatives which we have not presented in this report. We are available to discuss other foundation types.

We recommend that the entire structure be supported on only one foundation type. Combining foundation types will result in differential and unpredictable foundation performance between the varying foundation types. We recommend that the structure footprint not be traversed by the cut/fill contact which would result in a portion of the structure underlain by fill



material and part of the structure underlain by materials exposed by excavated cut. If this condition will exist please contact us so that we can revise our recommendations to accommodate the cut/fill contact scenario.

All of the design parameters presented below are based on techniques performed by an experienced competent contractor and high quality craftsmanship and care during construction. We recommend post construction cognizance of the volume change potential of the near surface soil materials and the need for appropriate post construction maintenance.

The foundation recommendations include recommended design and construction techniques to reduce the influence of movement of the soil materials supporting the foundation but should not be interpreted as solutions for completely mitigating the potential for movement from the support soil material volume change.

Exterior column supports should be supported by foundations incorporated into the foundation system of the structure not supported on flatwork. Column supports placed on exterior concrete flatwork may move if the support soils below the concrete slab on grade become wetted and swell or freeze and raise or settle. Differential movement of the exterior columns may cause stress to accumulate in the supported structure and translate into other portions of the structure.

### 5.1 Grouted Micro Piles

Grouted micro piles may be used to support the structure.

We suggest the hollow bar/pressure grout method be used to install the micro piles, we suggest that the micro piles be designed using an allowable design capacity of 1,750 pounds per foot of bond length in the underlying granular materials with a minimum annulus of four (4) inches.

We suggest a minimum bond length of twenty (20) feet in the underlying native soil materials. The micro piles should be designed with as high a minimum dead load as possible. The steel tendon diameter should be determined by the structural engineer based on the required load criteria. The grout strength used should have a minimum compressive strength of 4,000 psi after twenty-eight (28) days. The micro pile ultimate capacity will not be achieved until the grout has properly cured.

If the micro piles are designed and constructed as discussed above we anticipate that the post construction settlement potential of each pile may be less than approximately one (1) inch.

We recommend load testing of control piles be conducted before actual production piles.

The structural engineer should be consulted to provide structural design recommendations for the micro pile foundation system.

In our analysis it was necessary to assume that the material encountered in the test borings extended throughout the building site and to a depth below the maximum depth of the influence of the foundations. We should be contacted to observe the soil materials exposed in the foundation excavations prior to placement of foundations to verify the assumptions made during our analysis.

## 5.2 Driven Piles

Driven piles may be used to support the structure. Driven piles should be designed as end bearing piles supported by the underlying site soil materials or formational material. Pile capacity is a function of the pile type chosen, equipment used to install the piles, installation procedure and building loads on the piles. The pile types that are suitable for this project are discussed below.

The structural engineer should be consulted for structural requirements of the piles. Once a pile type, hammer, and contractor have been selected we should be contacted for specific geotechnical design and construction criteria. We suggest that the piles be installed with a pile driving hammer that has a minimum rated energy of 24,000 foot pounds per stroke. Any tendency for the piles to deviate from their required driving alignment during the installation operations should be corrected at the on set of the deviation.

We suggest that during driving operations the pile set used to determine the bearing depth of the pile be several blows per inch greater than the set criteria determined by an appropriate dynamic formula. This is to help reduce the potential for post construction settlement of the piles. We are available to assess the pile load/set criteria and develop the appropriate curves for reference during construction once the pile type and specific hammer are chosen. We suggest that the pile load/set criteria be assessed prior to the beginning of the construction operation.

We suggest that your geotechnical consultant be present during the installation of the piles to provide geotechnical engineering consultation and provide a pile driving record for each pile installed for the as-built records. We are available to discuss this with you.

Steel "H" piles have proven successful for pile installations where the piles extend to a hard

bearing stratum. The steel H-piles will withstand hard driving with limited damage and are easily handled. "H" piles may be spliced without loss of bending strength and point reinforcement may be used to decrease tip damage when driving through boulders or obstacles. Prefabricated splices and point reinforcement are available.

For design purposes and budgeting estimates for "H" piles we suggest you consider piles with a minimum allowable capacity of 9,000 psi based upon the cross section area of the pile. We anticipate, based on existing information, that the piles will be about 25 to 50 feet long. We anticipate that the surface of the bearing strata may undulate. Piles can be typically designed for loads of about 100 Kips each. If a larger hammer is used the "H" pile capacity may be significantly increased. For pile groups to support concentrated loads we suggest spacing individual piles no closer than three (3) diameters to each other spaced on centers.

Pipe piles will carry heavy loads when founded on a high bearing capacity stratum. Prefabrication splices and point reinforcement are available for pipe piles.

For design and budgeting estimates for pipe piles we suggest that you consider piles about ten (10) inches in diameter driven closed end, and backfilled with concrete. The concrete backfill will allow reinforcing steel to be cast into the pile to tie the pile and structure together. We anticipate, based on existing information, that pipe piles will be about 25 to 50 feet long. The pile length may be variable. The estimated pile lengths provided above are estimates only. Varying site, construction and pile installation equipment conditions may result in installed pile lengths significantly longer or shorter than estimated above. Pipe piles typically can be designed to support 100 Kips per pile. If a larger hammer is used the pipe pile capacity may be significantly increased. Pile clusters or groups for concentrated loads should be spaced no closer than three (3) diameters to each other, center to center.

We anticipate pile lengths will vary when founded in the underlying site soil materials because of the anticipated non-uniform resistance to driving due to varying density of the material. The estimated pile lengths provided above are estimates only. Varying site, construction and pile installation equipment conditions may result in installed pile lengths significantly longer or shorter than estimated above. The bottom of the piles should be at least twenty five (25) feet below the lowest grade of the building or the landscape adjacent to the building, whichever is lower. If the piles are shorter than the twenty five (25) feet as discussed above the pile capacities may be less.

We anticipate that the proposed piles will be about twenty five (25) to fifty (50) feet below the existing ground surface. It may be necessary to splice the piles to obtain the proper length to the bearing strata. We suggest that the pile be spliced to the proper length prior to beginning the driving operation. Pile splices made during the driving operation may result in delays of



the driving and may allow sufficient time for the pore pressures incurred during driving to dissipate and cause difficulties in completion of the driving of the pile.

Grade beams between piles should be provided with void spaces between the soil and the grade beam. The grade beam should not come in contact with the soils. Separation is to help reduce the potential for heave of the foundations should the soils swell.

### 5.3 Helical Piles

Helical piles may be used to support the structure.

The structural engineer and helical pile provider should be consulted for structural requirements of the helical piles and installation torque requirements.

Several conditions impact the load bearing capacity of the helical pile. These conditions include, but are not limited to, the number of helix, diameter of the helix, depth of helix and the soil type the helix bears within.

We suggest that helical piles with a minimum of two (2) helix per pile be used. We suggest the helical piles be extended such that the helix bear a minimum of twenty five (25) feet below bottom of grade beam grade. Helix diameter and spacing should be specified by the structural engineer.

We estimate that helical pile capacities of 50 to 70 kips each can be obtained by helical piles bearing within the encountered native soil materials a minimum of twenty five (25) feet below the bottom of the grade beams.

The actual pile capacity should be determined during construction using pile load tests. The load tests should be conducted using actual materials designed for use in the piles and with the equipment and contractor anticipated to install the piles. We recommend load testing of control piles be conducted before actual production piles.

Helical pile clusters or groups for concentrated loads should be spaced no closer than three (3) diameters to each other, center to center.

We suggest that during installation operations the pile set torque be monitored in accordance to the manufacturer and designer's specifications.

We suggest that your geotechnical consultant be present during the installation of the piles to provide geotechnical engineering consultation and provide a pile installation record for each

pile installed for the as-built records. We are available to discuss this with you.

We are available to provide material testing services for soil and concrete and provide foundation excavation observations during construction. We recommend that Lambert and Associates, the geotechnical engineer, for the project provide material testing services to maintain continuity between design and construction phases.

#### 5.4 Post Tensioned Slabs

The structure may be supported by a post tensioned slab foundation system.

Based upon our experience, the post tensioned slab foundation system does limit distress to interior floors and living spaces, however, this alternative may not minimize potential foundation movement as effectively as a deep foundation system.

In our analysis it was necessary to assume that the material encountered in the test borings extended throughout the building site and to a depth below the maximum depth of the influence of the foundations. We should be contacted to observe the soil materials exposed in the foundation excavations prior to placement of foundations to verify the assumptions made during our analysis.

The bottom of the foundation excavations should be thoroughly cleaned and observed when excavated. Any loose or disturbed material exposed in the foundation excavation should be removed or compacted prior to placing foundation concrete.

The bottom of the foundation excavations should be compacted prior to placing compacted structural fill or foundation concrete. We suggest the materials exposed be compacted to at least ninety (90) percent of the materials moisture content-dry density relationship (Proctor) test, ASTM D1557. Excavation compaction is to help reduce the influence of any disturbance that may occur during the excavation operations. Any areas of loose, low density or yielding soils evidenced during the excavation compaction operation should be removed and replaced with compacted structural fill. Caution should be exercised during the excavation compaction operations. Excess rolling or compacting may increase pore pressure of the subgrade soil material and degrade the integrity of the support soils. Loose or disturbed material in the bottom of the foundation excavations which are intended to support structural members will likely result in large and unpredictable amounts of settlement, if the loose or disturbed material is not removed or compacted.

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The design of the shallow post tensioned slab should consider the following:

Bearing Strata:	Engineered Fill Material or Approved Native Material
Maximum Net Allowable Bearing Pressure:	3,000 psf
Modulus of Subgrade Reaction, k:	460 pci
Edge Moisture Variation Distance, $e_m$ :	9.0 feet Center (shrink) 6.0 feet Edge (swell)
Differential Soil Movement, $y_m$ :	-1.05 inches Center (shrink) 1.55 inches Edge (swell)

Our post tensioned slab parameter analysis was performed using VOLFLO 1.5 by Geostructural Tool Kit, Inc.

The minimum depth below grade for the exterior edge grade beam/footing should exceed the regions minimum design frost depth.

It should be noted that the  $y_m$  values presented above are the estimated vertical movement at the edges of a uniformly loaded slab. These are theoretical values that are used in the design of post-tensioned slabs-on-grade and do not represent the movements or overall settlement that would be expected from the actual loading conditions.

The calculated theoretical estimated post construction settlement potential may be reduced by placing the post tensioned slab system on a blanket of compacted structural fill. The calculated theoretical estimated post construction settlement and associated thickness of compacted structural fill are presented below.

<u>THICKNESS OF COMPACTED STRUCTURAL FILL SUPPORTING SLAB</u>	<u>CALCULATED THEORETICAL ESTIMATED POST CONSTRUCTION SETTLEMENT FOR POST TENSIONED SLAB SYSTEM (INCHES)</u>
0	3-3/8 to 4-5/8
2 feet	2-3/4 to 3-7/8
4 feet	2-1/4 to 3
6 feet	1-5/8 to 2-3/8
8 feet	1-1/4 to 1-7/8



The calculated settlement estimates are theoretical only. Actual settlement could vary throughout the site and with time.

## 6.0 INTERIOR FLOOR SLAB DISCUSSION

If a deep foundation system is utilized, the floor may be either a concrete slab on grade or a supported structural floor. The natural soils that will support interior floor slabs are stable at their natural moisture content. However, the owner should realize that when wetted, the site soils may experience volume changes. The site soil samples tested had measured swell pressures of less than 100 to approximately 300 pounds per square foot and associated magnitudes of up to 0.6 percent of the wetted soil volume at a surcharge load of 100 pounds per square foot and the actual swell pressure could be greater.

The recommendations in this report do not address a monolithic floor slab/footing combination. The design and construction characteristics of the monolithic floor slab need geotechnical engineering design parameters tailored specifically for a monolithic slab and integral footing. Generally this type foundation/floor combination in this area with these site conditions does not perform as well as other choices.

Conditions which vary from those encountered during our field study may become apparent during excavation. We should be contacted to observe the conditions exposed at concrete slab on grade subgrade elevation to verify the assumptions made during the preparation of this report and to provide additional geotechnical engineering suggestions and recommendations as needed.

Engineering design dealing with swelling soils is an art which is still developing. The owner is cautioned that the soils on this site may have swelling potential and concrete slab on grade floors and other lightly loaded members may experience movement when the supporting soils become wetted. We suggest you consider floors suspended from the foundation systems as structural floors or a similar design that will not be influenced by subgrade volume changes. If the owner is willing to accept the risk of possible damage from swelling soils supporting concrete slab on grade floors, the following recommendations to help reduce the damage from swelling soils should be followed. These recommendations are based on generally accepted design and construction procedures for construction on soils that tend to experience volume changes when wetted and are intended to help reduce the damage caused by swelling soil materials. Lambert and Associates does not intend that the owner, or the owner's consultants should interpret these recommendations as a solution to the problems of swelling soils, but as measures to reduce the influence of swelling soils.

The shallow soil materials tested have a low volume change potential under light loading

conditions. Concrete slab on grade floors may experience movement when supported by the natural onsite soils. Concrete slab on grade floors will perform best if designed to tolerate movement introduced by the subgrade soil materials.

Concrete flatwork, such as concrete slab on grade floors, should be underlain by compacted structural fill. The layer of compacted fill should be at least one (1) foot thick or thicker and constructed as discussed under COMPACTED STRUCTURAL FILL below. A one (1) foot thick or thicker blanket of structural fill material beneath the concrete flatwork is not sufficient to entirely mask the settlement or swell potential of the subgrade soil material but will only provide better subgrade conditions for construction. The concrete slab on grade should be designed by a structural engineer to be compatible with the site soil conditions.

The natural soil materials exposed in the areas supporting concrete slab on grade floors should be kept very moist during construction prior to placement of concrete slab on grade floors. This is to help increase the moisture regime of the potentially expansive soils supporting floor slabs and help reduce the expansion potential of the soils. We are available to discuss this concept with you.

Concrete slab on grade floors should be provided with a positive separation, such as a slip joint, from all bearing members and utility lines to allow their independent movements and to help reduce possible damage that could be caused by movement of soils supporting interior slabs. The floor slab should be constructed as a floating slab. All water and sewer pipe lines should be isolated from the slab. Any equipment placed on the floating floor slab should be constructed with flexible joints to accommodate future movement of the floor slab with respect to the structure. We suggest partitions constructed on the concrete slab on grade floors be provided with a void space above or below the partitions to relieve stresses induced by elevation changes in the floor slab.

Floor slabs should not contact/extend directly over foundations or foundation members. Floor slabs which directly contact foundations or foundation members will likely experience post construction movement as a result of foundation movements. We are available to discuss this with you.

The concrete slabs should be scored or jointed to help define the locations of any cracking. We recommend that joint spacing be designed as outlined in ACI 224R. In addition joints should be scored in the floors a distance of about three (3) feet from, and parallel to, the walls.

It should be noted that when curing fresh concrete experiences shrinkage. This shrinkage almost always results in some cracks in the finished concrete. The actual shrinkage depends on the configuration and strength of the concrete and placing and finishing techniques. The

recommended joints discussed above are intended to help define the location of the cracks but should not be interpreted as a solution to shrinkage cracks. The owner must understand that concrete flatwork will contain shrinkage cracks after curing and that all of the shrinkage cracks may not be located in control joints. Some cracking at random locations may occur.

If moisture migration through the concrete slab on grade floors will adversely influence the performance of the floor or floor coverings we suggest that a moisture barrier may be installed beneath the floor slab to help discourage capillary and vapor moisture rise through the floor slab. The moisture barrier may consist of a heavy plastic membrane, six (6) mil or greater, protected on the top and bottom by clean sand. The clean sand will help to protect the plastic from puncture. The layer of clean sand on the top of the plastic membrane will help the overlying concrete slab cure properly. According to the American Concrete Institute, proper curing requires at least three (3) to six (6) inches of clean sand between the plastic membrane and the bottom of the concrete. The plastic membrane should be lapped and taped or glued and protected from punctures during construction.

If the moisture content of the slab on grade floor will be influential to the performance of the future floor coverings then the moisture content of the slab can be measured. We are available to monitor the floor slab moisture content prior to the installation of the floor covering. If this service is needed please contact us during the construction phase of the project.

The Portland Cement Association suggests that welded wire reinforcing mesh is not necessary in concrete slab on grade floors when properly jointed. It is our opinion that welded wire mesh may help improve the integrity of the slab on grade floors. We suggest that concrete slab on grade floors should be reinforced, for geotechnical purposes, with at least 6 x 6 - W2.9 x W2.9 (6 x 6 - 6 x 6) welded wire mesh positioned midway in the slab. The structural engineer should be contacted for structural design of floor slabs.

## 7.0 COMPACTED STRUCTURAL FILL

Material characteristics desirable for compacted structural fill are discussed in Appendix D. Areas that are over excavated or slightly below grade should be backfilled to grade with properly compacted structural fill or concrete, not loose fill material. If backfilled with other than compacted structural fill material or concrete there will be significant post construction settlement proportional to the amount of loose material.

The natural on site soils are not suitable for use as compacted structural fill material supporting building or structure members because of their clay content. The natural on-site soils may be used as compacted fill in areas that will not influence the structure such as to establish general site grade. We are available to discuss this with you.



All areas to receive compacted structural fill should be properly prepared prior to fill placement. The preparation should include removal of all organic or deleterious material. The areas to receive fill material should be compacted after the organic deleterious material has been removed prior to placing the fill material. The area may need to be moisture conditioned for compaction. Any areas of soft, yielding, or low density soil, evidenced during the excavation compaction operation should be removed. The area excavated to receive fill should be moisture conditioned to wet of optimum moisture content as part of the preparation to receive fill. Fill should be moisture conditioned, placed in thin lifts not exceeding six (6) inches in compacted thickness and compacted to at least ninety (90) percent of maximum dry density as defined by ASTM D1557, modified moisture content-dry density (Proctor) test.

After placement of the structural fill the surface should not be allowed to dry prior to placing concrete or additional fill material. This may be achieved by periodically moistening the surface of the compacted structural fill as needed to prevent drying of the structural fill. We are available to discuss this with you.

The soil materials exposed in the bottom of the excavation may be very moist and may become yielding under construction traffic during construction. It may be necessary to use techniques for placement of fill materials or foundation concrete which limit construction traffic in the very moist soil materials. If yielding should occur during construction it may be necessary to construct a subgrade stabilization fill blanket or similar to provide construction traffic access. We are available to discuss this with you.

We recommend that the geotechnical engineer or his representative be present during the excavation compaction and fill placement operations to observe and test the material.

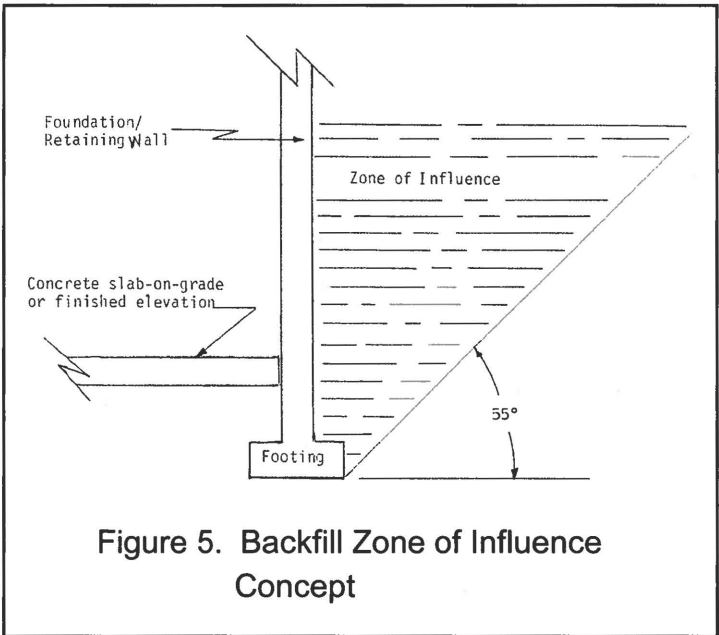
## 8.0 LATERAL EARTH PRESSURES

Laterally loaded walls supporting soil, such as basement walls, will act as retaining walls and should be designed as such. Walls that are designed to deflect and mobilize the internal soil strength should be designed for active earth pressures. Walls that are restrained so that they are not able to deflect to mobilize internal soil strength should be designed for at-rest earth pressures. The values for the lateral earth pressures will depend on the type of soil retained by the wall, backfill configuration and construction technique. If the backfill is not compacted the lateral earth pressures will be very different from those noted below.

Lateral earth pressure (L.E.P.) values are presented below:

**Level Backfill  
with on-site soils  
(pounds per cubic foot per foot of depth)**

Active L.E.P.	64
At-rest L.E.P.	84
Passive L.E.P.	246



The soil samples tested had measured swell pressures of less than 100 to approximately 300 pounds per square foot however the actual swell pressure of the backfill material could be greater. If the retained soils should become moistened after construction the soil may swell against retaining walls. The walls should be designed to resist the swell pressure of the soil materials if these are used as part of the backfill within the zone of influence. The zone of influence concept is presented on Figure 5.

The above lateral earth pressures may be reduced by overexcavating the wall backfill area beyond the zone of influence and backfilling with crushed rock type material. The zone of influence concept is presented below.

The lateral earth pressure design parameters may change significantly if the area near the wall is loaded or surcharged or is sloped. If any of these conditions occur we should be contacted for additional design parameters tailored to the specific site and structure conditions.

Suggested lateral earth pressure (L.E.P.) values if the backfill is overexcavated beyond the zone of influence and backfilled with crushed rock are presented below.

**Level Backfill  
with crushed rock material  
(pounds per cubic foot per foot of depth)**

Active L.E.P.	25
At-rest L.E.P.	40

If the area behind a wall retaining soil material is sloped we should be contacted to provide

lateral earth pressure design values tailored for the site specific sloped conditions.

Resistant forces used in the design of the walls will depend on the type of soil that tends to resist movement. We suggest that you consider a coefficient of friction of 0.24 for the on site soil.

The lateral earth pressure values provided above, for design purposes, should be treated as equivalent fluid pressures. The lateral earth pressures provided above are for level well drained backfill and do not include surcharge loads or additional loading as a result of compaction of the backfill. Unlevel or non-horizontal backfill either in front of or behind walls retaining soils will significantly influence the lateral earth pressure values. Care should be taken during construction to prevent construction and backfill techniques from overstressing the walls retaining soils. Backfill should be placed in thin lifts and compacted, as discussed in this report to realize the lateral earth pressure values.

Walls retaining soil should be designed and constructed so that hydrostatic pressure will not accumulate or will not affect the integrity of the walls. Drainage plans should include a subdrain behind the wall at the bottom of the backfill to provide positive drainage. Exterior retaining walls should be provided with perimeter drain or weep holes to help provide an outlet for collected water behind the wall. The ground surface adjacent to the wall should be sloped to permit rapid drainage of rain, snow melt and irrigation water away from the wall backfill. Sprinkler systems should not be installed directly adjacent to retaining or basement walls.

### 9.0 DRAIN SYSTEM

A drain system should be provided around building spaces below the finished grade and behind any walls retaining soil. The drain systems are to help reduce the potential for hydrostatic pressure to develop behind retaining walls. A sketch of the drain system is presented on Figure 6.

Subdrains should consist of a three (3) or four (4) inch diameter perforated rigid pipe surrounded by a filter. The filter should consist of a filter fabric or a graded material such as washed concrete sand or pea

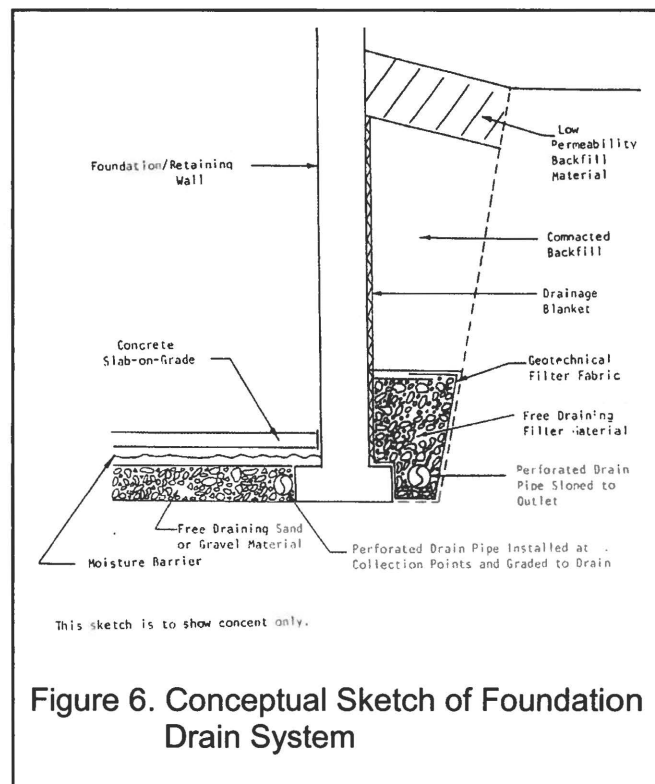


Figure 6. Conceptual Sketch of Foundation Drain System



gravel. If sand or gravel is chosen the pipe should be placed in the middle of about four (4) cubic feet of aggregate per linear foot of pipe. The drain system should be sloped to positive gravity outlets. If the drains are daylighted, the drains should be provided with all weather outlets and the outlets should be maintained to prevent them from being plugged or frozen. We do not recommend that the drains be discharged to dry well type structures. Dry well structures may tend to fail if the surrounding soil material becomes wetted and swells or if the ground water rises to a elevation of or above the discharge elevation in the dry well. We should be called to observe the soil exposed in the excavations and to verify the details of the drain system.

## 10.0 BACKFILL

Backfill areas and utility trench backfill should be constructed such that the backfill will not settle after completion of construction, and that the backfill is relatively impervious for the upper few feet. The backfill material should be free of trash and other deleterious material. It should be moisture conditioned and compacted to at least ninety (90) percent relative compaction using a modified moisture content-dry density (Proctor) relationship test (ASTM D1557). Only enough water should be added to the backfill material to allow proper compaction. Do not pond, puddle, float or jet backfill soil materials.

Improperly placed backfill material will allow water migration more easily than properly recompacted fill. Improperly compacted fill is likely to settle, creating a low surface area which further enhances water accumulation and subsequent migration to the foundation soils.

Improperly placed backfill will allow water to migrate along the utility trench or backfill areas to gain access to the subgrade support soils with subsequent mobilization of the swell or settlement mechanism resulting in movement of the supported structure. Moisture migration could also result in the inconvenience of free water in the crawl space.

Backfill placement techniques should not jeopardize the integrity of existing structural members. We recommend recently constructed concrete structural members be appropriately cured prior to adjacent backfilling.

## 11.0 SURFACE DRAINAGE

The foundation soil materials should be prevented from becoming wetted after construction. Post construction wetting of the soil support soil materials can initiate swell potential or settlement potential as well as decrease the bearing capacity of the support soil materials. Protecting the foundation from wetting can be aided by providing positive and rapid drainage of surface water away from the structure.

The final grade of the ground surface adjacent to the structure should have a well defined slope away from the foundation walls on all sides. The ability to establish proper site surface drainage away from the structure foundation system may be influenced by the existing topography, existing structure elevations and the grades and elevations of the ground surface adjacent to the proposed structure. We suggest where possible a minimum fall of the surface grade away from the structure be that which will accommodate other project grading constraints and provide rapid drainage of surface water away from the structure. If there are no other project constraints we suggest a fall of about one (1) foot in the first ten (10) feet away from the structure foundation. Appropriate surface drainage should be maintained for the life of the project. Future landscaping plans should include care and attention to the potential influence on the long term performance of the foundation and/or crawl space if improper surface drainage is not maintained.

Roof runoff should be collected in appropriate roof drainage collection devices, such as eave gutters or similar, and directed to discharge in appropriate roof drainage systems. Roof runoff should not be allowed to fall on or near foundations, backfill areas, flatwork, paved areas or other structural members. Downspouts and faucets should discharge onto splash blocks that extend beyond the limits of the backfill areas. Splash blocks should be sloped away from the foundation walls. Snow storage areas should not be located next to the structure. Proper surface drainage should be maintained from the onset of construction through the proposed project life.

If significant water concentration and velocity occurs erosion may occur. Erosion protection may be considered to reduce soil erosion potential. A landscape specialist or civil engineer should be consulted for surface drainage design, erosion protection and landscaping considerations.

## 12.0 LANDSCAPE IRRIGATION

An irrigation system should not be installed next to foundations, concrete flatwork or paved areas. If an irrigation system is installed, the system should be placed so that the irrigation water does not fall or flow near foundations, flatwork or pavements. The amount of irrigation water should be controlled.

We recommend that wherever possible xeriscaping concepts be used. Generally, the xeriscape includes planning and design concepts which will reduce irrigation water. The reason we suggest xeriscape concepts for landscaping is because the reduced landscape water will decrease the potential for water to influence the long term performance of the structure foundations and flatwork. Many publications are available which discuss xeriscape. Colorado State University Cooperative Extension has several useful publications and most

landscape architects are familiar with the subject.

Due to the expansive nature of the soils tested we suggest that the owner consider landscaping with only native vegetation which requires only natural precipitation to survive. Additional irrigation water will greatly increase the likelihood of damage to the structure as a result of volume changes of the material supporting the structure.

Impervious geotextile material may be incorporated into the project landscape design to reduce the potential for irrigation water to influence the foundation soils.

### 13.0 SOIL CORROSIVITY TO CONCRETE

Our scope of services did not include performing chemical tests to help identify the potential for soil corrosivity to concrete.

It has been our experience that much of the soils in the area contain sufficient water soluble sulfate content to be corrosive to concrete. We suggest sulfate resistant cement be used in concrete which will be in contact with the on-site soils. American Concrete Institute recommendations for sulfate resistant cement based on the water soluble sulfate content should be used.

If it is desirable by you or your design team to help identify the potential for corrosivity to concrete at the proposed development site we suggest that site specific chemical tests be performed.

### 14.0 RADON CONSIDERATIONS

Our experience indicates that many of the soils in western Colorado produce small quantities of radon gas. Radon gas may tend to collect in closed poorly ventilated structures. Radon considerations are presented in Appendix D.

### 15.0 POST DESIGN CONSIDERATIONS

The project geotechnical engineer should be consulted during construction of the project to observe site conditions and open excavations during construction and to provide materials testing of soil and concrete.

This subsurface soil and foundation condition study is based on limited sampling; therefore, it is necessary to assume that the subsurface conditions do not vary greatly from those encountered in the field study. Our experience has shown that significant variations are likely



to exist and can become apparent only during additional on site excavation. For this reason, and because of our familiarity with the project, Lambert and Associates should be retained to observe foundation excavations prior to foundation construction, to observe the geotechnical engineering aspects of the construction and to be available in the event any unusual or unexpected conditions are encountered. The cost of the geotechnical engineering observations and material testing during construction or additional engineering consultation is not included in the fee for this report. We recommend that your construction budget include site visits early during construction schedule for the project geotechnical engineer to observe foundation excavations and for additional site visits to test compacted soil.

We recommend that the observation and material testing services during construction be retained by the owner or the owner's engineer or architect, not the contractor, to maintain third party credibility. We are experienced and available to provide material testing services. It is our opinion that the owner, architect and engineer be familiar with the information. If you have any questions regarding this concept please contact us.

We suggest that your construction plans and schedule include provisions for geotechnical engineering observations and material testing during construction and your budget reflect these provisions.

It is difficult to predict if unexpected subsurface conditions will be encountered during construction. Since such conditions may be found, we suggest that the owner and the contractor make provisions in their budget and construction schedule to accommodate unexpected subsurface conditions.

### 15.1 Structural Fill Quality

It is our understanding that the proposed development may include compacted structural fill. The quality of compacted structural fill will depend on the type of material used as structural fill, fill lift thickness, fill moisture condition and compactive effort used during construction of the structural fill. Engineering observation and testing of structural fill is essential as an aid to safeguard the quality and performance of the structural fill.

Fill materials placed on sloped areas require special placement techniques that key the fill materials unto the underlying support materials. These techniques include a toe key at the toe contact of the slope fill and benching the fill/natural contact up the slope into the competent natural material. The placing technique will also include subdrains at several locations to intercept subsurface water and route it away from the fill materials. We are available to discuss these techniques with you and your earthwork contractor.

Testing of the structural fill normally includes tests to determine the grain size distribution, swell potential and moisture-density relationship of the fill material to verify the material suitability for use as structural fill. As the material is placed the in-place moisture content and dry density are tested to indicate the relative compaction of the placed structural fill. We recommend that your budget include provisions for observation and testing of structural fill during construction.

Testing of the compacted fill material should include tests of the moisture content and density of the fill material placed and compacted prior to placement of additional fill material. We suggest that a reasonable number of density tests of the fill material can best be determined on a site, material and construction basis although as a guideline we suggest one test per about each 300 to 500 square feet of each lift of fill material. Utility trench backfill may need to be tested about every 100 linear feet of lift of backfill.

## 15.2 Concrete Quality

It is our understanding current plans include reinforced structural concrete for foundations and walls and may include concrete slabs on grade and pavement. To insure concrete members perform as intended, the structural engineer should be consulted and should address factors such as design loadings, anticipated movement and deformations.

The quality of concrete is influenced by proportioning of the concrete mix, placement, consolidation and curing. Desirable qualities of concrete include compressive strength, water tightness and resistance to weathering. Engineering observations and testing of concrete during construction is essential as an aid to safeguard the quality of the completed concrete.

Testing of the concrete is normally performed to determine compressive strength, entrained air content, slump and temperature. We recommend that your budget include provisions for testing of concrete during construction. We suggest that a reasonable frequency of concrete tests can best be determined on a site, materials and construction specific basis although as a guideline American Concrete Institute, ACI, suggests one test per about each fifty (50) cubic yards or portion thereof per day of concrete material placed.

## 16.0 LIMITATIONS

It is the owner's and the owner's representatives' responsibility to read this report and become familiar with the recommendations and suggestions presented. We should be contacted if any questions arise concerning the geotechnical engineering aspects of this project as a result of

the information presented in this report.

The scope of services for this study does not include either specifically or by implication any environmental or biological (such as mold, fungi, bacteria, etc.) Assessment of the site or identification or prevention of pollutants, hazardous materials or conditions. If the owner is concerned about the potential for such contamination or pollution, other studies should be performed.

The recommendations outlined above are based on our understanding of the currently proposed construction. We are available to discuss the details of our recommendations with you and revise them where necessary. This geotechnical engineering report is based on the proposed site development and scope of services as provided to us by Katsia Lord, AIA, Principal, Vault Design, the type of construction planned, existing site conditions at the time of the field study, and on our findings. Should the planned, proposed use of the site be altered, Lambert and Associates must be contacted, since any such changes may make our suggestions and recommendations inappropriate. This report should be used ONLY for the planned development for which this report was tailored and prepared, and ONLY to meet information needs of the owner and the owner's representatives. In the event that any changes in the future design or location of the building are planned, the conclusions and recommendations contained in this report shall not be considered valid unless the changes are reviewed and conclusions of this report are modified or verified in writing. It is recommended that the geotechnical engineer be provided the opportunity for a general review of the final project design and specifications in order that the earthwork and foundation recommendations may be properly interpreted and implemented in the design and specifications.

This report does not provide earthwork specifications. We can provide guidelines for your use in preparing project specific earthwork specifications. Please contact us if you need these for your project.

This report presents both suggestions and recommendations. The suggestions are presented so that the owner and the owner's representatives may compare the cost to the potential risk or benefit for the suggested procedures.

This report contains suggestions and recommendations which are intended to work in concert with recommendations provided by the other design team members to provide somewhat predictable foundation performance. If any of the recommendations are not included in the design and construction of the project it may result in unpredictable foundation performance or performance different than anticipated. We recommend that we be requested to provide



geotechnical engineering observation and materials testing during the construction phase of the project as discussed in this report. The purpose for on site observation and testing by us during construction is to help provide continuity of service from the planning of the project through the construction of the project. This service will also allow us to revise our recommendations if conditions occur or are discovered during construction that were not evidenced during the initial study. We suggest that the owner and the contractor make provisions in their construction budget and construction schedule to accommodate unexpected subsurface conditions.

We represent that our services were performed within the limits prescribed by you and with the usual thoroughness and competence of the current accepted practice of the geotechnical engineering profession in the area. No warranty or representation either expressed or implied is included or intended in this report or our contract. We are available to discuss our findings with you. If you have any questions please contact us. The supporting data for this report is included in the accompanying figures and appendices.

This report is a product of Lambert and Associates. Excerpts from this report used in other documents may not convey the intent or proper concepts when taken out of context, or they may be misinterpreted or used incorrectly. Reproduction, in part or whole, of this document without prior written consent of Lambert and Associates is prohibited.

This report and information presented can be used only for this site, for this proposed development, and only for the client for whom our work was performed. Any other circumstances are not appropriate applications of this information. Other development plans will require project specific review by us.

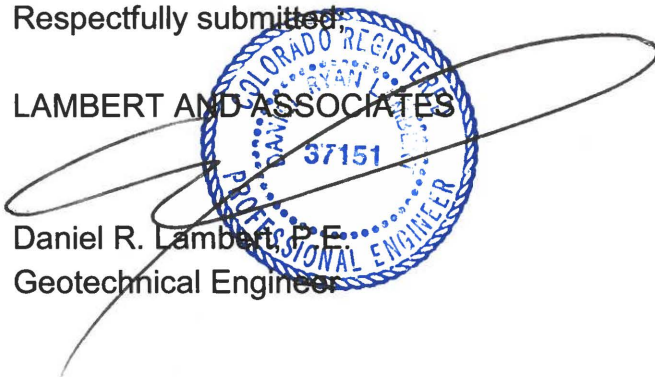
Please call when further consultation or observations and tests are required.

If you have any questions concerning this report or if we may be of further assistance, please contact us.

Respectfully submitted,

LAMBERT AND ASSOCIATES

Daniel R. Lambert, P.E.  
Geotechnical Engineer



## APPENDIX A

The field study was performed on April 25, 2022. The field study consisted of logging and sampling the soils encountered in five (5) test borings. The approximate locations of the test borings are shown on Figure 2. The log of the soils encountered in the test borings are presented on Figures A2 through A6.

The test borings were logged by Lambert and Associates and samples of significant soil types were obtained. The samples were obtained from the test borings using a Modified California Barrel sampler and bulk disturbed samples were obtained. Penetration blow counts were determined using a 140 pound hammer free falling 30 inches. The blow counts are presented on the logs of the test borings such as 11/6 where 11 blows with the hammer were required to drive the sampler 6 inches.

The engineering field description and major soil classification are based on our interpretation of the materials encountered and are prepared according to the Unified Soil Classification System, ASTM D2488. The description and classification which appear on the test boring log is intended to be that which most accurately describes a given interval of the test boring (frequently an interval of several feet). Occasionally discrepancies occur in the Unified Soil Classification System nomenclature between an interval of the soil log and a particular sample in the interval. For example, an interval on the test boring log may be identified as a silty sand (SM) while one sample taken within the interval may have individually been identified as a sandy silt (ML). This discrepancy is frequently allowed to remain to emphasize the occurrence of local textural variations in the interval.

The stratification lines presented on the logs are intended to present our interpretation of the subsurface conditions encountered in the test boring. The stratification lines represent the approximate boundary between soil types and the transition may be gradual.

# KEY TO LOG OF TEST BORING

Date Drilled:

Field Engineer:

Boring Number:

Location:

Elevation:

Diameter:

Total Depth:

Depth to Water at Time of Drilling:

Symbol	Depth	Sample		Soil Description	Laboratory Test Results
		Type	N		
0				Sand, silty, medium dense, moist, tan (SM)	Notes in this column indicate tests performed and test results if not plotted.  DD: Indicates dry density in pounds per cubic foot  MC: Indicates moisture content as percent of dry unit weight  LL: Indicates Liquid Limit  PL: Indicates Plastic Limit  PI: Indicates Plasticity Index
1				Unified Soil Classification	
2				Indicates Bulk Bag Sample	
3				Indicates Drive Sample	
4		C		Indicates Sampler Type:	
5				C - Modified California SS - Standard Split Spoon H - Hand Sampler	
6			7/6	Indicates seven blows required to drive the sampler six (6) inches with a hammer that weighs one hundred forty pounds and is dropped thirty inches.	
7				BOUNCE: Indicates no further penetration occurred with additional blows with the hammer	
8				NR: Indicates no sample recovered	
9				CAVED: Indicates depth the test boring caved after drilling	
10				▼ Indicates the location of free subsurface water when measured	
11				CLAY Note: Symbols are often used only to help visually identify the described information presented on the log.	
12				SILT	
13				SAND	
14				GRAVEL	
15				FORMATION	
16				SANDSTONE	
17					
18					
19					
20					
21					
22					
23					
24					
25					

Project Name: Lot 109R - Telluride Mountain Village

Project Number:

M22015GE

Figure: A1

## Lambert and Associates

CONSULTING GEOTECHNICAL ENGINEERS AND MATERIAL TESTING



# LOG OF TEST BORING

**Date Drilled:** April 25, 2022      **Field Engineer:** DRL      **TB Number:** 1  
**Location:** See test boring location diagram      **Elevation:**  
**Diameter:** 4 inch      **Total Depth:** 16 feet      **Depth to Water at Time of Exc:** None Encountered

Symbol	Depth	Sample		Soil Description	Laboratory Test Results
		Type	N		
X	0			Fill Material - Clay, sandy, rock fragments	
C	5	X	11/6" 16/6"		
X	10			Clay, sandy, rock fragments, stiff, moist, brown, tan	Swell/Consolidation Test: DD: 110 pcf      MC: 10.7%
C	10	X	8/6" 10/6"		
X	15				Swell/Consolidation Test: DD: 123 pcf      MC: 12.7%
C	15	X	8/6" 9/6"		
	20			Bottom of Test Boring at 16 feet	
	25				

**Project Name:** Lot 109R - Telluride Mountain Village      **Project Number:** M22015GE      **Figure:** A2

# LOG OF TEST BORING

**Date Drilled:** April 25, 2022      **Field Engineer:** DRL      **TB Number:** 2  
**Location:** See test boring location diagram      **Elevation:**  
**Diameter:** 4 inch      **Total Depth:** 16 feet      **Depth to Water at Time of Exc:** 13 feet

Symbol	Depth	Sample		Soil Description	Laboratory Test Results
		Type	N		
[Cross-hatch symbol]	0			Fill Material - Clay, sandy, rock fragments	
[Diagonal lines symbol]	5	C	6/6" 10/6"	Clay, sandy, rock fragments, stiff, moist to wet, brown, tan	
	10	C	5/6" 6/6"		
	15	C	3/6" 4/6"	▼ * Increased Rock Fragments	Swell/Consolidation Test: DD: 107 pcf      MC: 19.5%
	20			Bottom of Test Boring at 16 feet	
	25				

**Project Name:** Lot 109R - Telluride Mountain Village      **Project Number:** M22015GE      **Figure:** A3

# LOG OF TEST BORING

**Date Drilled:** April 25, 2022      **Field Engineer:** DRL      **TB Number:** 3  
**Location:** See test boring location diagram      **Elevation:**  
**Diameter:** 4 inch      **Total Depth:** 16 feet      **Depth to Water at Time of Exc:** 11 feet

Symbol	Depth	Sample		Soil Description	Laboratory Test Results
		Type	N		
	0			Approx. 1 inch Asphalt Granular Fill Material	
	5	C	8/6" 9/6"	Clay, sandy, silty, med stiff, moist, dark brown, gray	LL: 30 PL: 14 PI: 16 - #200: 65.2%
	10	C	4/6" 5/6"	Clay, sandy, rock fragments, stiff, moist to wet, brown, tan	Direct Shear Test: DD: 109 pcf      MC: 15.4%
	15	C	4/6" 5/6"		Swell/Consolidation Test: DD: 117 pcf      MC: 13.6%
	20			Bottom of Test Boring at 16 feet	
	25				

**Project Name:** Lot 109R - Telluride Mountain Village      **Project Number:** M22015GE      **Figure:** A4



# LOG OF TEST BORING

**Date Drilled:** April 25, 2022      **Field Engineer:** DRL      **TB Number:** 4  
**Location:** See test boring location diagram      **Elevation:**  
**Diameter:** 4 inch      **Total Depth:** 24-1/2 feet      **Depth to Water at Time of Exc:** 11 feet

Symbol	Depth	Sample		Soil Description	Laboratory Test Results
		Type	N		
0	1			Approx. 1 inch Asphalt Granular Fill Material	
5	5			Clay, sandy, rock fragments, stiff, moist to wet, brown, gray, tan	
10	10			▼	
15	15			* Intermittent Stiff/Very Stiff Lenses	
20	20			* Increased Rock Fragments	
25	25			Auger Refusal at 24-1/2 feet	

**Project Name:** Lot 109R - Telluride Mountain Village      **Project Number:** M22015GE      **Figure:** A5

# LOG OF TEST BORING

**Date Drilled:** April 25, 2022      **Field Engineer:** DRL      **TB Number:** 5  
**Location:** See test boring location diagram      **Elevation:**  
**Diameter:** 4 inch      **Total Depth:** 15 feet      **Depth to Water at Time of Exc:** None Encountered

Symbol	Depth	Sample		Soil Description	Laboratory Test Results
		Type	N		
[Cross-hatched pattern]	0			Approx. 1 inch Asphalt Granular Fill Material	
[Diagonal hatched pattern]	5			Clay, sandy, rock fragments, stiff, moist, brown, tan	
	10	C	3/6" 2/6"		Direct Shear Test: DD: 108 pcf      MC: 13.2%
	15	C	6/6" 2/6"		Swell/Consolidation Test: DD: 119 pcf      MC: 9.3%
	20			Bottom of Test Boring at 15 feet	
	25				

**Project Name:** Lot 109R - Telluride Mountain Village      **Project Number:** M22015GE      **Figure:** A6

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 CONSULTING GEOTECHNICAL ENGINEERS AND MATERIAL TESTING

## APPENDIX B

The laboratory study consisted of performing:

- . Moisture content and dry density tests,
- . Swell-consolidation tests,
- . Direct Shear Strength tests, and
- . Atterberg Limits tests.

It should be noted that samples obtained using a drive type sleeve sampler may experience some disturbance during the sampling operations. The test results obtained using these samples are used only as indicators of the in situ soil characteristics.

## TESTING

## Moisture Content and Dry Density

Moisture content and dry density were determined for each sample tested of the samples obtained. The moisture content was determined according to ASTM Test Method D2216 by obtaining the moisture sample from the drive sleeve. The dry density of the sample was determined by using the wet weight of the entire sample tested. The results of the moisture and dry density determinations are presented on the logs of borings, Figures A2 through A6.

## Swell Tests

Loaded swell tests were performed on drive samples obtained during the field study. These tests are performed in general accordance with ASTM Test Method D2435 to the extent that the same equipment and sample dimensions used for consolidation testing are used for the determination of expansion. A sample is subjected to static surcharge, water is introduced to produce saturation, and volume change is measured as in ASTM Test Method D2435. Results are reported as percent change in sample height.

## Consolidation Tests

One dimensional consolidation properties of drive samples were evaluated according to the provisions of ASTM Test Method D2435. Water was added in all cases during the test. Exclusive of special readings during consolidation rate tests, readings during an increment of load were taken regularly until the change in sample height was less than 0.001 inch over a two hour period. The results of the swell-consolidation load test are summarized



on Figures B1 through B5, swell-consolidation tests.

It should be noted that the graphic presentation of consolidation data is a presentation of volume change with change in axial load. As a result, both expansion and consolidation can be illustrated.

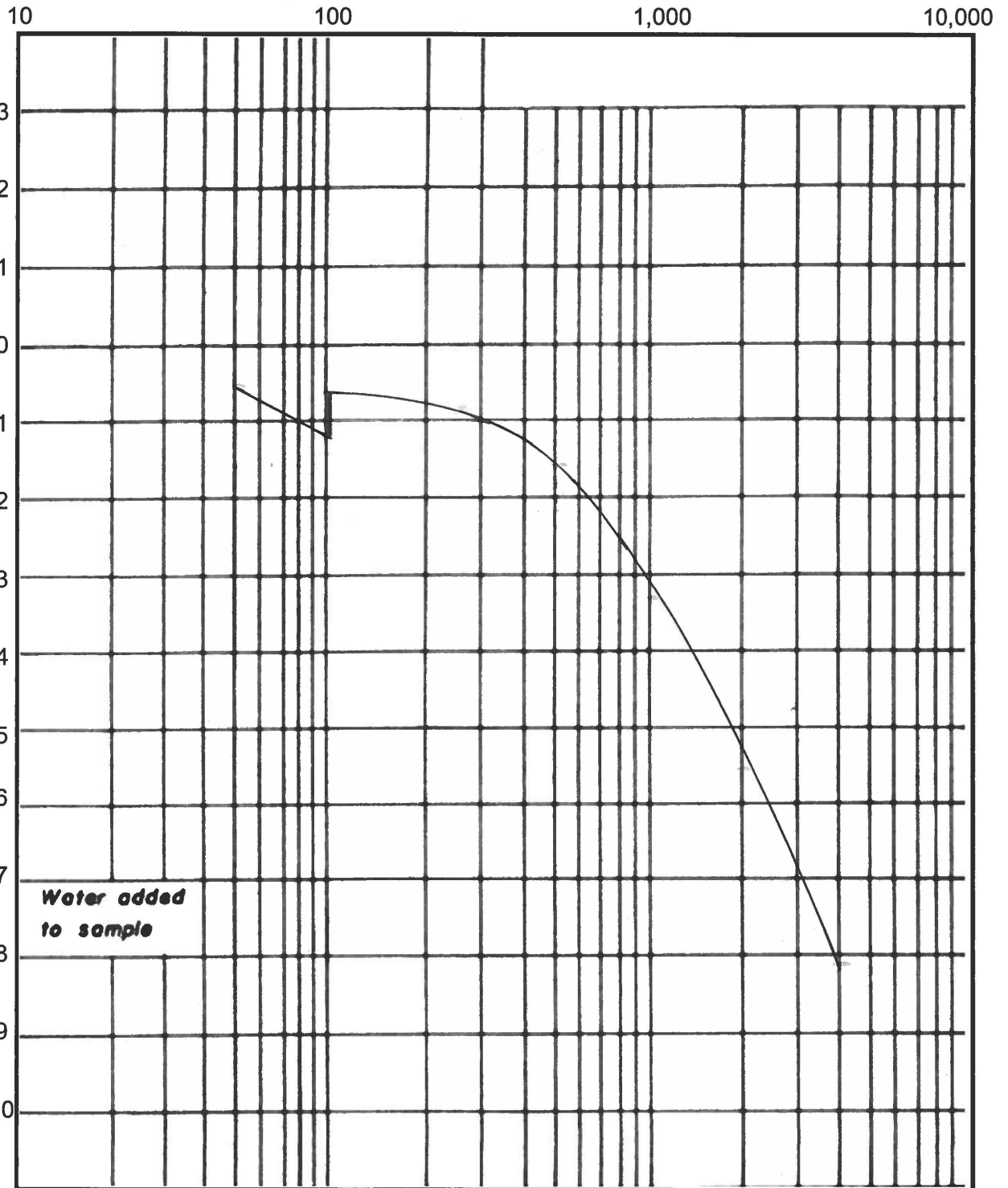
#### Direct Shear Strength Tests

Direct shear strength properties of drive samples were evaluated in general accordance with testing procedures defined by ASTM Test Method D3080. The results of the direct shear strength test are summarized on Figures B6 and B7, direct shear test.

#### Atterberg Limits Tests

Atterberg limits tests were conducted on samples obtained during our field study. The Atterberg limits tests were conducted in general accordance with ASTM Test Method D4318. The results of the Atterberg limits test are presented on Figure A4.

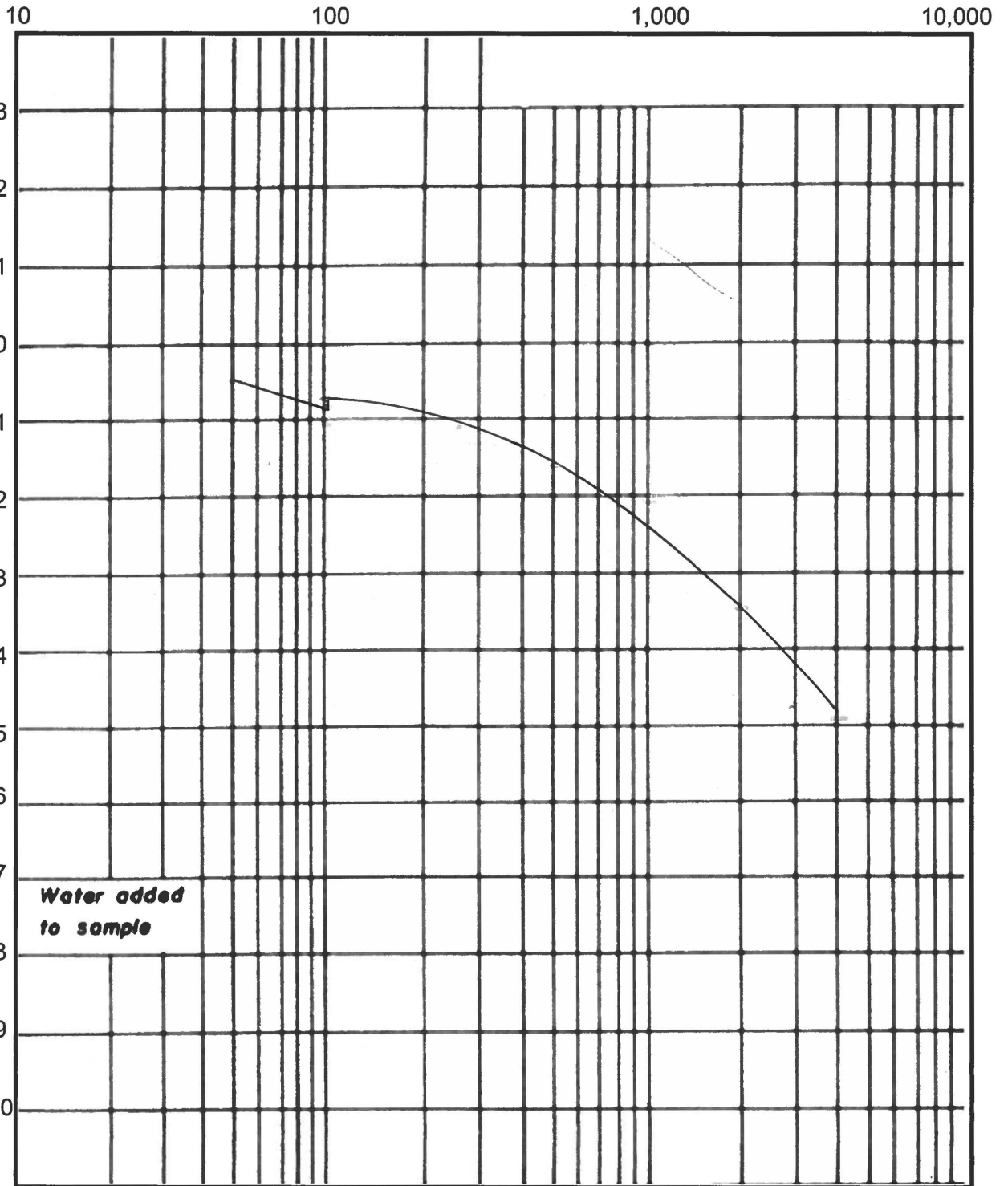
PRESSURE (POUNDS PER SQUARE FOOT)



SUMMARY OF TEST RESULTS					
Boring No.	Moisture Content %	Dry Density PCF	Height in	Diameter In	Swell Pressure PSF
1	10.7	110	1.00	1.94	± 300
10-11 ft	20.9	118	0.918	1.94	
Soil Description	Clay, sandy, gravels, brown				

SWELL-CONSOLIDATION TEST

PRESSURE (POUNDS PER SQUARE FOOT)

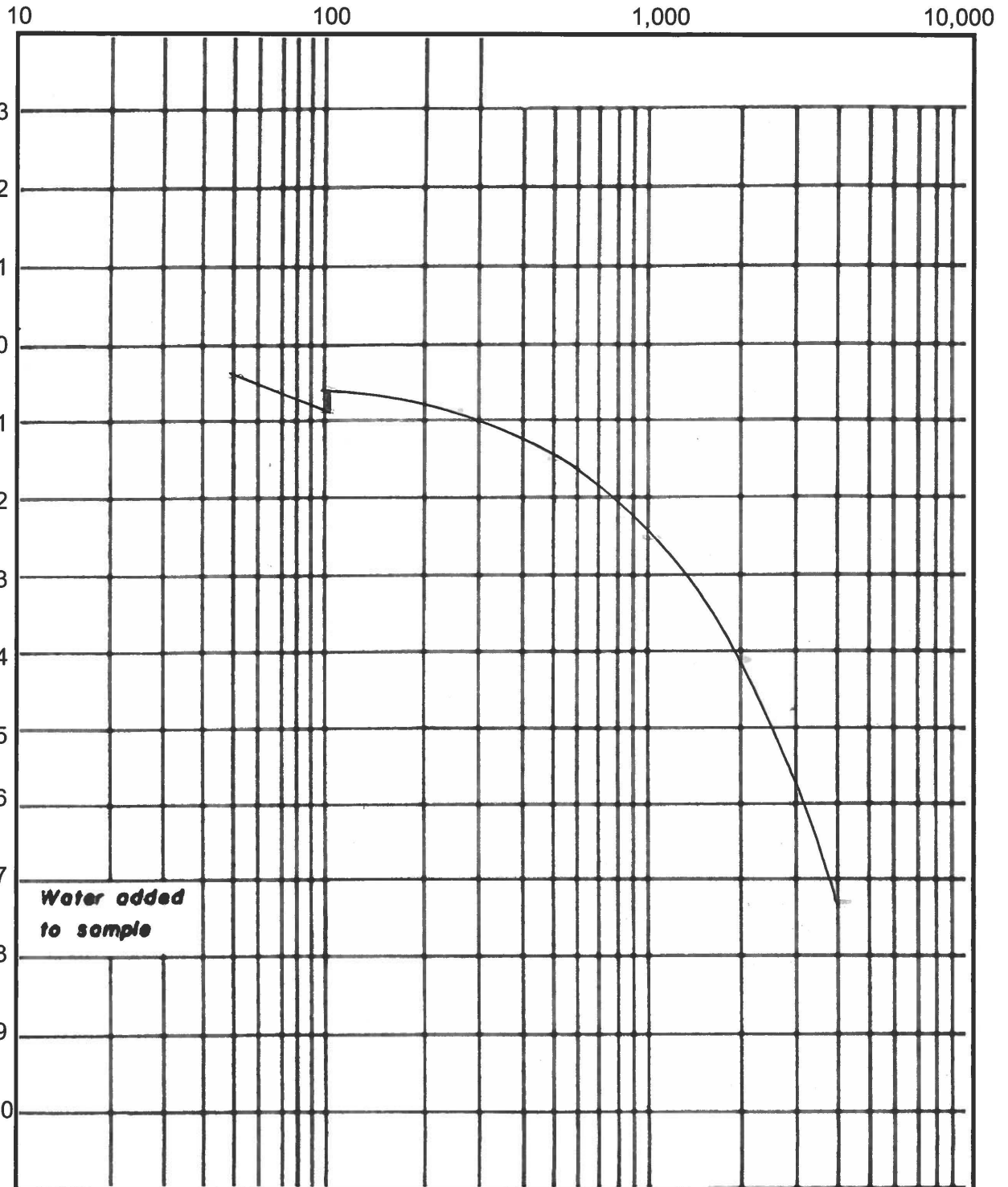


SUMMARY OF TEST RESULTS					
Boring No.	Moisture Content %	Dry Density PCF	Height in	Diameter In	Swell Pressure PSF
1	12.7	123	1.00	1.94	± 200
15-16 ft	13.5	129	0.952	1.94	
Soil Description Clay, sandy, gravels, brown					

SWELL-CONSOLIDATION TEST



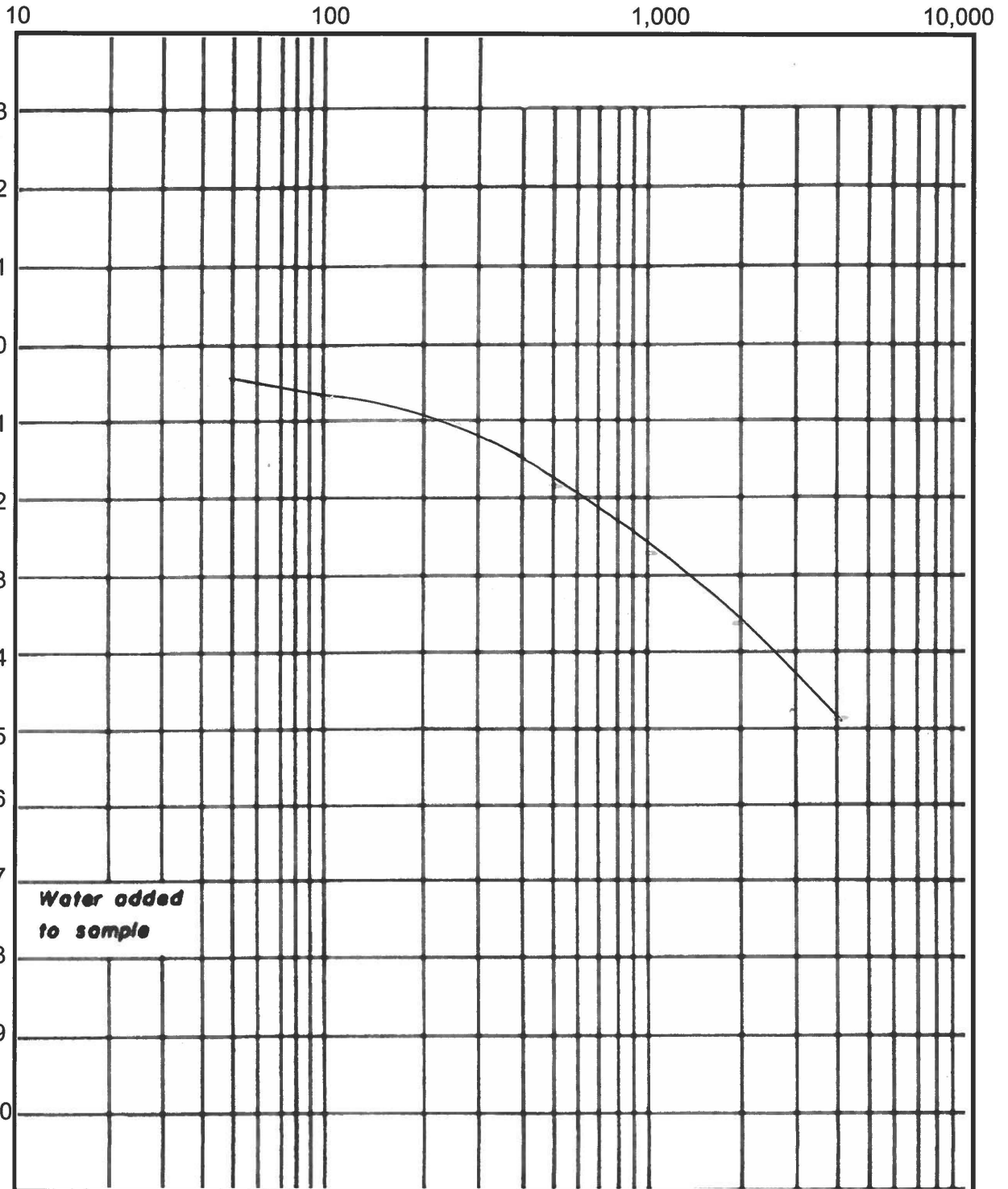
PRESSURE (POUNDS PER SQUARE FOOT)



SUMMARY OF TEST RESULTS					
Boring No.	Moisture Content %	Dry Density PCF	Height in	Diameter In	Swell Pressure PSF
2	19.5	107	1.00	1.94	± 300
9-10 ft	21.8	115	0.927	1.94	
Soil Description	Clay, sandy, gravels, brown				

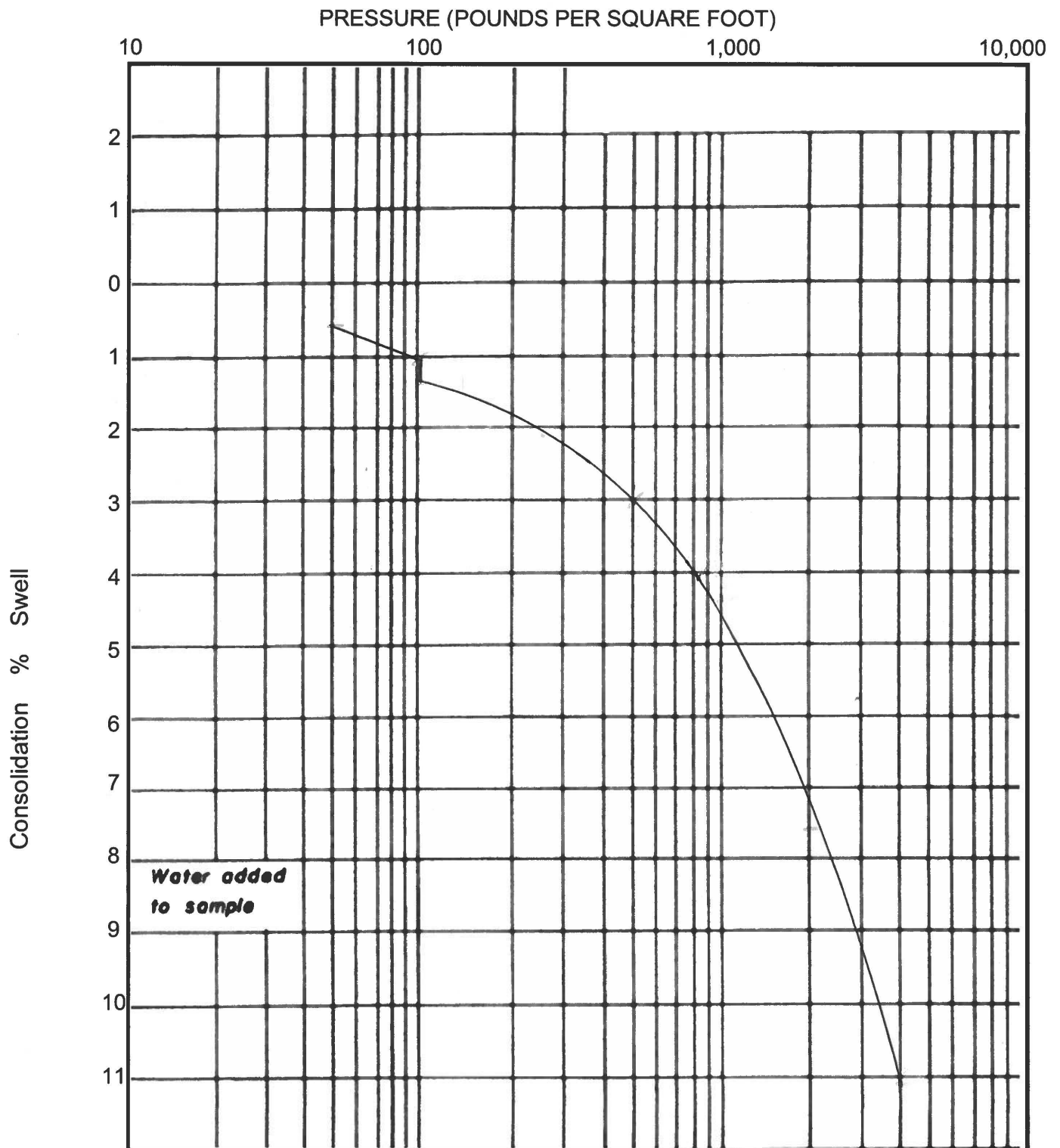
SWELL-CONSOLIDATION TEST

PRESSURE (POUNDS PER SQUARE FOOT)



SUMMARY OF TEST RESULTS					
Boring No.	Moisture Content %	Dry Density PCF	Height in	Diameter In	Swell Pressure PSF
3	13.6	117	1.00	1.94	± 150
Depth 15-16 ft	14.8	121	0.952	1.94	
Soil Description	Clay, sandy, dark brown				

SWELL-CONSOLIDATION TEST



SUMMARY OF TEST RESULTS					
Boring No.	Moisture Content %	Dry Density PCF	Height in	Diameter In	Swell Pressure PSF
5	9.3	119	1.00	1.94	≤ 100
14-15 ft	17.1	124	0.888	1.94	
Soil Description		Sand, gravel, clayey, brown			

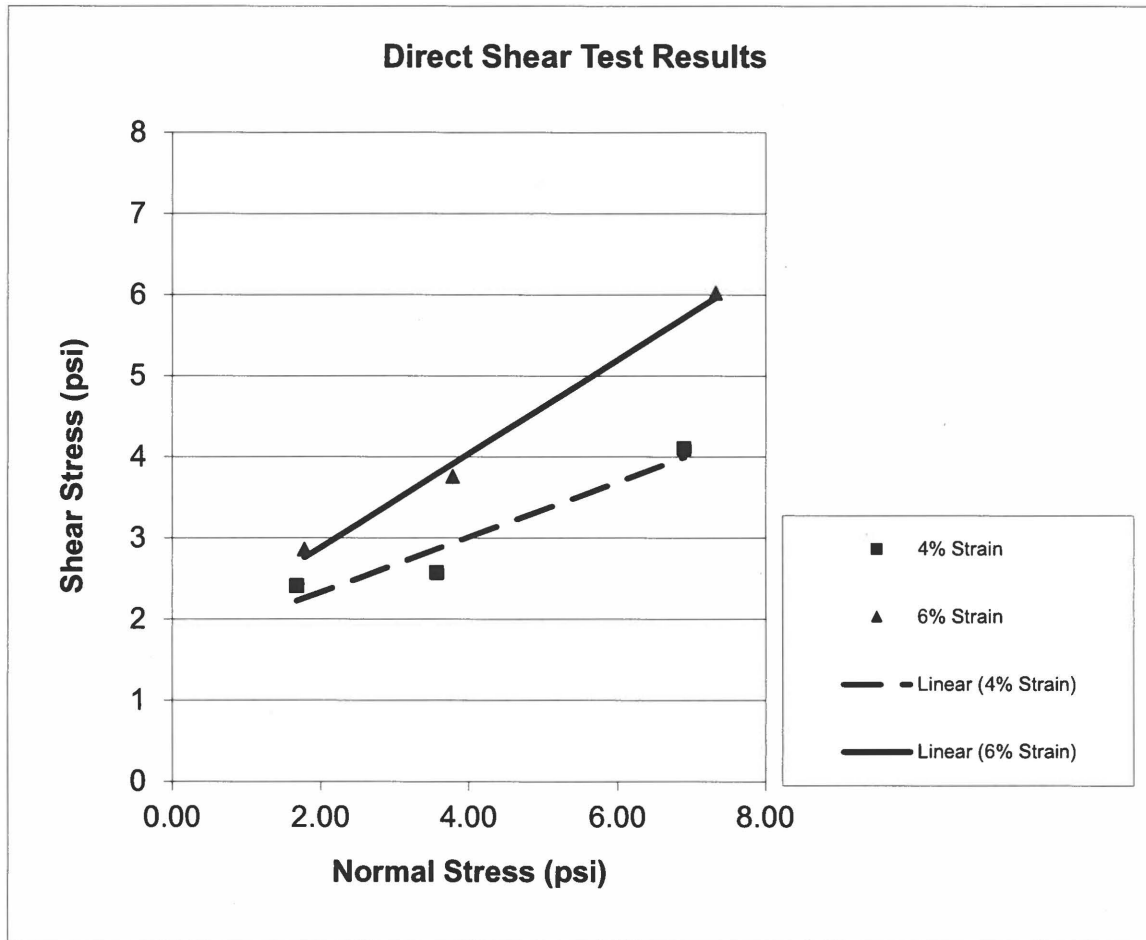
**SWELL-CONSOLIDATION TEST**



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CONSULTING GEOTECHNICAL ENGINEERS AND MATERIAL TESTING

<b>Project:</b> Lot 109R Telluride	<b>Project Number:</b> M22015GE	<b>Date Sampled:</b> 4/25/2022
<b>Location:</b> Telluride, CO	<b>Sample Source:</b> TB 3 @ 10-11 ft	<b>Lab Sample #:</b> 4390
<b>Sample Description:</b> Clay, sandy, gravels, brown	<b>Date Tested:</b> 5/16/2022	<b>Tested By:</b> AC



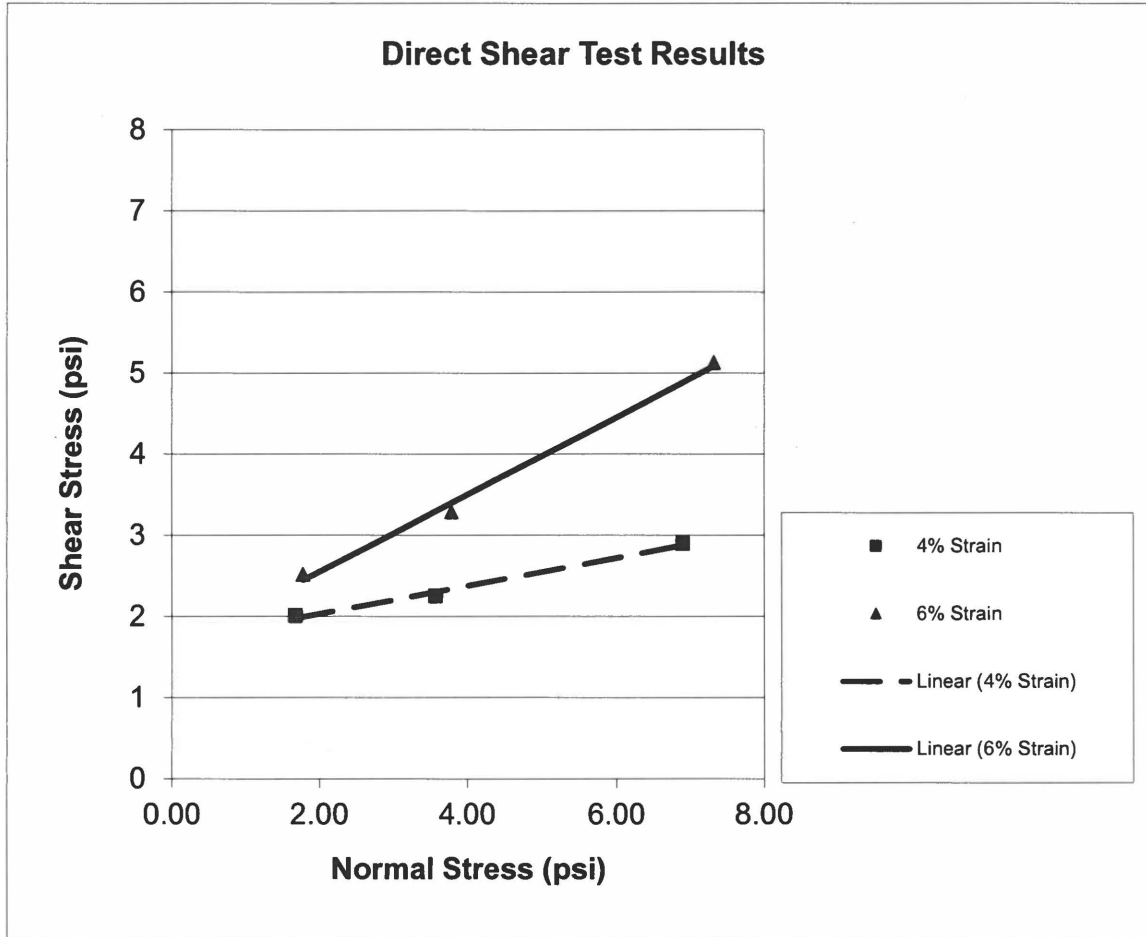
% Strain	Cohesion (psf)	Friction Angle (deg)
4	239	19
6	249	30

Project No.:	M22015GE
Date:	August 4, 2022
Figure:	B6

# Lambert and Associates

CONSULTING GEOTECHNICAL ENGINEERS AND MATERIAL TESTING

<b>Project:</b> Lot 109R Telluride	<b>Project Number:</b> M22015GE	<b>Date Sampled:</b> 4/25/2022
<b>Location:</b> Telluride, CO	<b>Sample Source:</b> TB 5 @ 9-10 ft	<b>Lab Sample #:</b> 4390
<b>Sample Description:</b> Clay, sandy, gravels, brown	<b>Date Tested:</b> 5/17/2022	<b>Tested By:</b> AC



% Strain	Cohesion (psf)	Friction Angle (deg)
4	243	10
6	231	25

Project No.:	M22015GE
Date:	August 4, 2022
Figure:	B7

## APPENDIX C

GEOLOGY DISCUSSION  
SOUTHWEST COLORADO GEOLOGY

Southwest Colorado exhibits many geologic features formed by a multitude of geologic processes. Regional inundation, uplift, volcanism and glaciation are responsible for some of the complex geology of the region. Many theories and speculations concerning the mode of occurrence of the regions's geology have been presented over the years. This cursory discussion of the geology of southwest Colorado presents some theories accepted by the geologic community, but is only intended to introduce the basic concepts and restraints that arise due to geologic activity.

Prior to the formation of the Rocky Mountains southwest Colorado was a primarily a flat lying region with little topographic expression. The North American continent was experiencing many episodes of deposition. The Transcontinental Sea was transgressing and regressing across the continent, these transgressions and regressions are the cause for such diverse rock types. The stratigraphic column in southwestern Colorado expresses rock types from variable depositional environments. Limestones are formed in deeper water, sandstones are formed in beach and tidal flat environments, while arkosic sandstone and conglomerates are formed in alluvial plains and fans. Particle size and mineralogic content in rock units are related to the depositional environment. A sandstone or conglomerate would not be likely to form in a deep sea environment because there would not be enough energy to carry such large particles a great distance from the source lands. As one observes the stratigraphic column of southwest Colorado a siltstone may be overlain by a sandstone which is in turn overlain by a siltstone. This represents a regressional then transgressional sequence. Many such sequences or combinations of other rock units are exhibited throughout southwest Colorado.

The final regression of the sea may have been caused by orogenic activity and uplift. This uplift was not confined to Colorado, it was a regional uplift that occurred in many stages. The uplift is what caused the formation of the ancestral rockies. The Larimide Orogenic episode is responsible for the formation of the San Juan dome. (Note: The San Juan dome theory is not accepted by the entire geologic community. It is used here for descriptive purposes). The San Juan dome was essentially an upwarp of the stratigraphy formed by sedimentation during the Transcontinental Sea. An actual dome probably never



existed due to erosion during the uplift. The idea being that a dome of sediments and rock units would have existed had erosion and diastrophism not taken place. The orientation of bedding planes forms a radial pattern around the San Juan region which seems to vindicate this theory.

The stresses need to "upwarp" this large area were obviously tremendous. Locally occurring stresses may not be sufficient to move this quantity of material, global tectonics, directly or indirectly, may have been involved. Compression of the entire North American plate could have occurred. The magnitude of the stresses and the deep seated origin of these stresses also have caused extensive volcanism. Colorado has many large remnants of Calderas that were active during the orogenic activity. The Silverton and Lake City Calderas are the largest in the San Juan region. Activity in the Silverton Caldera has been estimated (radiometrically) to have occurred 22 million years ago. Calderas of this magnitude are believed to have formed by the collapse of epierogenic magma chambers. Volcanic and metamorphic rock bodies are common in the San Juan region, many of these units are related to the orogenic activity in the region.

Faults associated with local orogenic activity are another common geologic feature found in southwestern Colorado. As stated previously, extreme stresses were probably associated with the formation of the San Juan Mountains and may be responsible for deep-seated volcanic and metamorphic processes. These stresses had to be released, the geologic mode for stress release is faulting. Diastrophic activity in the area today is quite low, the lack of seismic activity indicates that stresses are not currently being released. An explanation for the loss of stresses is through faulting.

The last episode of regional geologic activity in the area was glaciation. The most recent period of glacial activity ended approximately 10,000 years ago. Glacial activity is responsible for much of the topographic expression in the area. "U-Shaped" valleys, moraine deposits, tarns, (glacial formed lakes), and rock glaciers are the most prominent features which are found in southwestern Colorado as a result of glacial activity. The valley configurations are a result of the erosional activity of the glaciers. Moraine deposits developed during the glacial activity. Rock glaciers are moving masses of rock which are thought to have an ice core which may be the last remnant of glacial ice. As the subsurface ice core moves and melts, the overlying mass of rock also moves.

## APPENDIX D

## GENERAL GEOTECHNICAL ENGINEERING CONSIDERATIONS

## D1.0 INTRODUCTION

Appendix D presents general geotechnical engineering considerations for design and construction of structures which will be in contact with soils. The discussion presented in this appendix are referred to in the text of the report and are intended as tutorial and supplemental information to the appropriate sections of the text of the report.

## D2.0 FOUNDATION RECOMMENDATIONS

Two criteria for any foundation which must be satisfied for satisfactory foundation performance are:

- contact stresses must be low enough to preclude shear failure of the foundation soils which would result in lateral movement of the soils from beneath the foundation, and
- settlement or heave of the foundation must be within amounts tolerable to the superstructure.

The soils encountered during our field study have varying engineering characteristics that may influence the design and construction considerations of the foundations. The characteristics include swell potential, settlement potential, bearing capacity and the bearing conditions of the soils supporting the foundations. The general discussion below is intended to increase the readers familiarity with characteristics that can influence any structure.

## D2.1 Swell Potential

Some of the materials encountered during our field study at the anticipated foundation depth may have swell potential. Swell potential is the tendency of the soil to increase in volume when it becomes wetted. The volume change occurs as moisture is absorbed into the soil and water molecules become attached to or adsorbed by the individual clay platlets. Associated with the process of volume change is swell pressure. The swell pressure is the force the soil applies on its surroundings when moisture is absorbed into the soil. Foundation design considerations concerning swelling soils include structure tolerance to movement and dead load pressures to help restrict uplift. The structure's tolerance to movement should be addressed by the structural engineer and is dependent upon many facets of the design including the overall structural concept and the building material. The uplift forces or pressure due to wetted clay soils can be addressed by designing the foundations with a minimum dead load and/or placing the foundations on a blanket of compacted structural fill. The compacted structural fill blanket will increase the dead load on the swelling foundations soils and will

increase the separation of the foundation from the swelling soils. Suggestions and recommendations for design dead load and compacted structural fill blanket are presented below. Compacted structural fill recommendations are presented under COMPACTED STRUCTURAL FILL below.

## D2.2 Settlement Potential

Settlement potential of a soil is the tendency for the soil to experience volume change when subjected to a load. Settlement is characterized by downward movement of all or a portion of the supported structure as the soil particles move closer together resulting in decreased soil volume. Settlement potential is a function of;

- . foundation loads,
- . depth of footing embedment,
- . the width of the footing, and
- . the settlement potential or compressibility of the influenced soil.

Foundation design considerations concerning settlement potential include the amount of movement tolerable to the structure and the design and construction concepts to help reduce the potential movement. The settlement potential of the foundation can be reduced by reducing foundation pressures and/or by placing the foundations on a blanket of compacted structural fill. The anticipated post construction settlement potential and suggested compacted fill thickness recommendations are based on site specific soil conditions and are presented in the text of the report.

## D2.3 Soil Support Characteristics

The soil bearing capacity is a function of;

- . the engineering properties of the soil material supporting the foundations,
- . the foundation width,
- . the depth of embedment of the bottom of the foundation below the lowest adjacent grade,
- . the influence of the ground water, and
- . the amount of settlement tolerable to the structure.

Soil bearing capacity and associated minimum depth of embedment are presented in the text of the report.

The foundation for the structure should be placed on relatively uniform bearing conditions. Varying support characteristics of the soils supporting the foundation may result in nonuniform or differential performance of the foundation. Soils encountered at foundation depths may contain cobbles and boulders. The cobbles and boulders encountered at foundation depths



may apply point loads on the foundation resulting in nonuniform bearing conditions. The surface of the formational material may undulate throughout the building site. If this is the case it may result in a portion of the foundation for the structure being placed on the formational material and a portion of the foundation being placed on the overlying soils. Varying support material will result in nonuniform bearing conditions. The influence of nonuniform bearing conditions may be reduced by placing the foundation members on a blanket of compacted structural fill. Suggestions and recommendations for constructing compacted structural fill are presented under COMPACTED STRUCTURAL FILL below and in the text of the report.

### D3.0 COMPACTED STRUCTURAL FILL

Compacted structural fill is typically a material which is constructed for direct support of structures or structural components.

There are several material characteristics which should be examined before choosing a material for potential use as compacted structural fill. These characteristics include;

- . the size of the larger particles,
- . the engineering characteristics of the fine grained portion of material matrix,
- . the moisture content that the material will need to be for compaction with respect to the existing initial moisture content,
- . the organic content of the material, and
- . the items that influence the cost to use the material.

Compacted fill should be a non-expansive material with the maximum aggregate size less than about two (2) inches and less than about twenty five (25) percent coarser than three quarter (3/4) inch size.

The reason for the maximum size is that larger sizes may have too great an influence on the compaction characteristics of the material and may also impose point loads on the footings or floor slabs that are in contact with the material. Frequently pit-run material or crushed aggregate material is used for structural fill material. Pit-run material may be satisfactory, however crushed aggregate material with angular grains is preferable. Angular particles tend to interlock with each other better than rounded particles.

The fine grained portion of the fill material will have a significant influence on the performance of the fill. Material which has a fine grained matrix composed of silt and/or clay which exhibits expansive characteristics should be avoided for use as structural fill. The moisture content of the material should be monitored during construction and maintained near optimum moisture content for compaction of the material.

Soil with an appreciable organic content may not perform adequately for use as structural fill material due to the compressibility of the material and ultimately due to the decay of the organic portion of the material.

#### D4.0 RADON CONSIDERATIONS

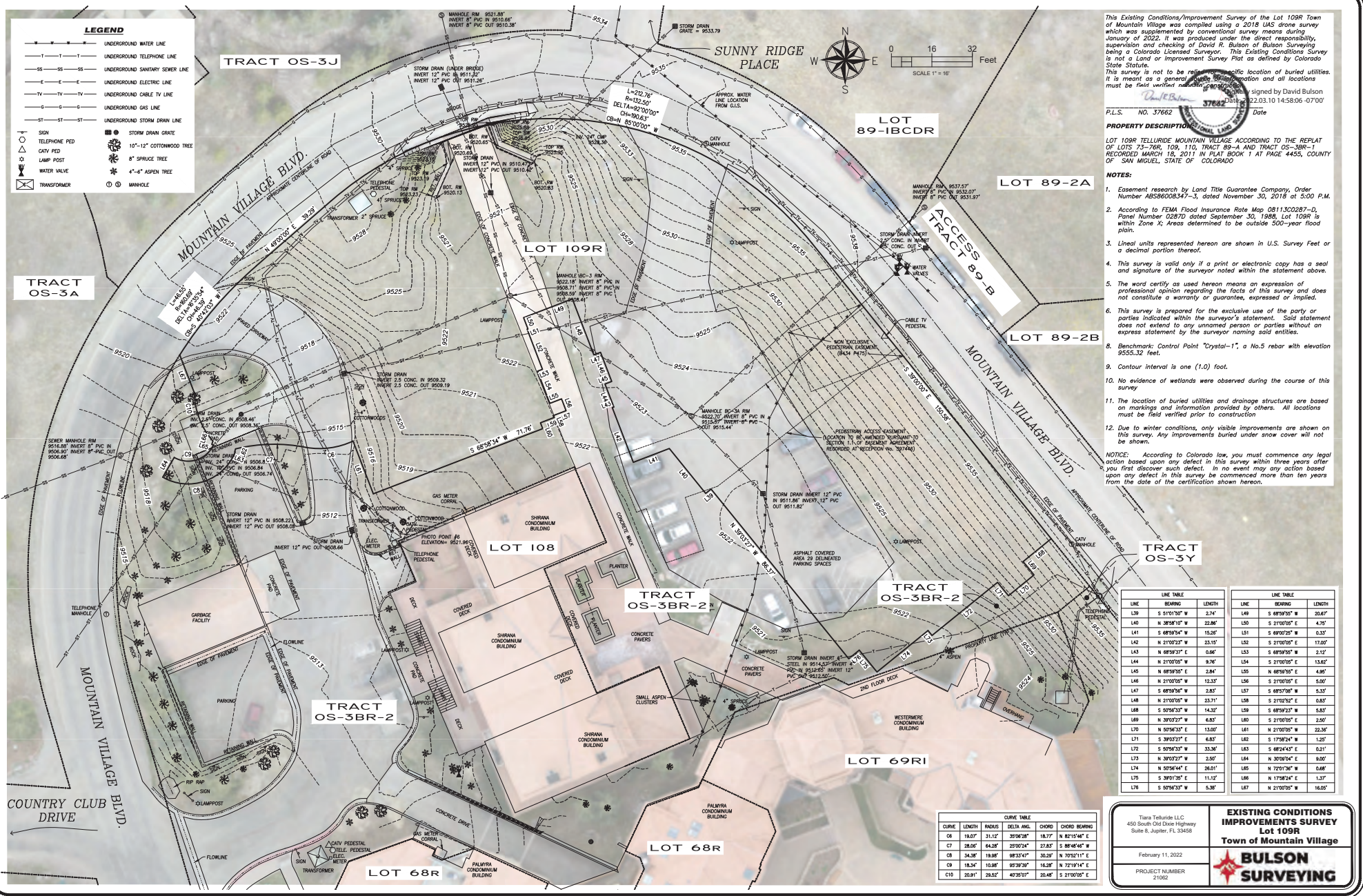
Information presented in "Radon Reduction in New Construction, An Interim Guide: OPA-87-009 by the Environmental Protection Agency dated August 1987 indicates that currently there are no standard soil tests or specific standards for correlating the results of soil tests at a building site with subsequent indoor radon levels. Actual indoor levels can be affected by construction techniques and may vary greatly from soil radon test results. Therefore it is recommended that radon tests be conducted in the structure after construction is complete to verify the actual radon levels in the home.

We suggest that you consider incorporating construction techniques into the development to reduce radon levels in the residential structures and provide for retrofitting equipment for radon gas removal if it becomes necessary.

Measures to reduce radon levels in structures include vented crawl spaces with vapor barrier at the surface of the crawl space to restrict radon gas flow into the structure or a vented gravel layer with a vapor barrier beneath a concrete slab-on-grade floor to allow venting of radon gas collected beneath the floor and to restrict radon gas flow through the slab-on-grade floor into the structure. These concepts are shown on Figure D1.

If you have any questions or would like more information about radon, please contact us or the State Health Department at 303-692-3030.

# Attachment 10. Existing Conditions



This Existing Conditions/Improvement Survey of the Lot 109R Town of Mountain Village was compiled using a 2018 UAS drone survey which was supplemented by conventional survey means during January of 2022. It was produced under the direct responsibility, supervision and checking of David R. Bulson of Bulson Surveying being a Colorado Licensed Surveyor. This Existing Conditions Survey is not a Land or Improvement Survey Plan as defined by Colorado State Statute. This survey is not to be relied upon for the location of buried utilities. It is meant as a general reference of information and all locations must be field verified before any construction.

David R. Bulson  
 Surveyor  
 License No. 37662  
 Date: 22.03.10 14:58:06 -0700

**PROPERTY DESCRIPTION**  
 LOT 109R TELLURIDE MOUNTAIN VILLAGE ACCORDING TO THE REPLAT OF LOTS 73-76R, 109, 110, TRACT 89-A AND TRACT OS-3BR-1 RECORDED MARCH 12, 2011 IN PLAT BOOK 1 AT PAGE 4455, COUNTY OF SAN MIGUEL, STATE OF COLORADO

- NOTES:**
1. Easement research by Land Title Guarantee Company, Order Number ABS6008347-3, dated November 30, 2018 at 5:00 P.M.
  2. According to FEMA Flood Insurance Rate Map 0811302087-D, Panel Number 02870 dated September 30, 1998, Lot 109R is within Zone X; Areas determined to be outside 500-year flood plain.
  3. Lineal units represented hereon are shown in U.S. Survey Feet or a decimal portion thereof.
  4. This survey is valid only if a print or electronic copy has a seal and signature of the surveyor noted within the statement above.
  5. 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.
  6. 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.
  7. Benchmark: Control Point "Crystal-1", a No.5 rebar with elevation 9555.32 feet.
  8. Contour Interval is one (1.0) foot.
  9. No evidence of wetlands were observed during the course of this survey.
  10. The location of buried utilities and drainage structures are based on markings and information provided by others. All locations must be field verified prior to construction.
  11. Due to winter conditions, only visible improvements are shown on this survey. Any improvements buried under snow cover will not be shown.

**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.

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L39	S 51°01'00" W	2.74'	L49	S 89°50'00" W	29.67'
L40	N 38°58'10" W	22.86'	L50	S 21°00'00" E	4.75'
L41	S 68°59'54" W	15.26'	L51	S 89°00'00" W	0.33'
L42	N 21°00'00" W	23.15'	L52	S 21°00'00" E	17.00'
L43	N 89°59'53" E	0.66'	L53	S 89°59'50" W	2.12'
L44	N 21°00'00" W	9.26'	L54	S 21°00'00" E	13.67'
L45	N 89°59'50" W	2.84'	L55	N 89°59'50" E	4.86'
L46	N 21°00'00" W	13.23'	L56	S 21°00'00" E	5.00'
L47	S 89°59'50" W	2.85'	L57	S 89°57'00" W	5.33'
L48	N 21°00'00" W	23.71'	L58	S 21°02'52" E	0.83'
L49	S 50°56'33" W	14.32'	L59	S 89°59'23" W	5.83'
L89	N 39°52'27" W	6.83'	L80	S 21°00'00" E	2.50'
L90	N 50°56'33" E	13.00'	L61	N 21°00'00" W	22.26'
L91	S 39°52'27" E	6.83'	L62	S 79°59'24" W	1.25'
L92	S 50°56'33" W	33.36'	L63	S 82°54'47" E	0.31'
L93	N 39°52'27" W	3.50'	L64	N 30°06'04" E	9.00'
L94	N 50°56'44" E	26.01'	L65	N 70°19'14" E	0.68'
L95	S 39°51'50" E	11.12'	L66	N 17°58'24" E	1.37'
L96	S 50°56'33" W	5.30'	L67	N 21°00'00" W	16.00'

CURVE	LENGTH	ARC CHORD	CHORD BEARING
C6	19.07'	31.12'	N 21°10'44" E
C7	28.05'	64.28'	S 27°07'24" E
C8	34.38'	89.33'	S 33°47'41" E
C9	18.34'	10.98'	S 93°39'39" W
C10	20.91'	29.52'	S 47°30'07" W

Tara Telluride LLC  
 450 South Old Drive Highway  
 Suite 8, Jupiter, FL 33458

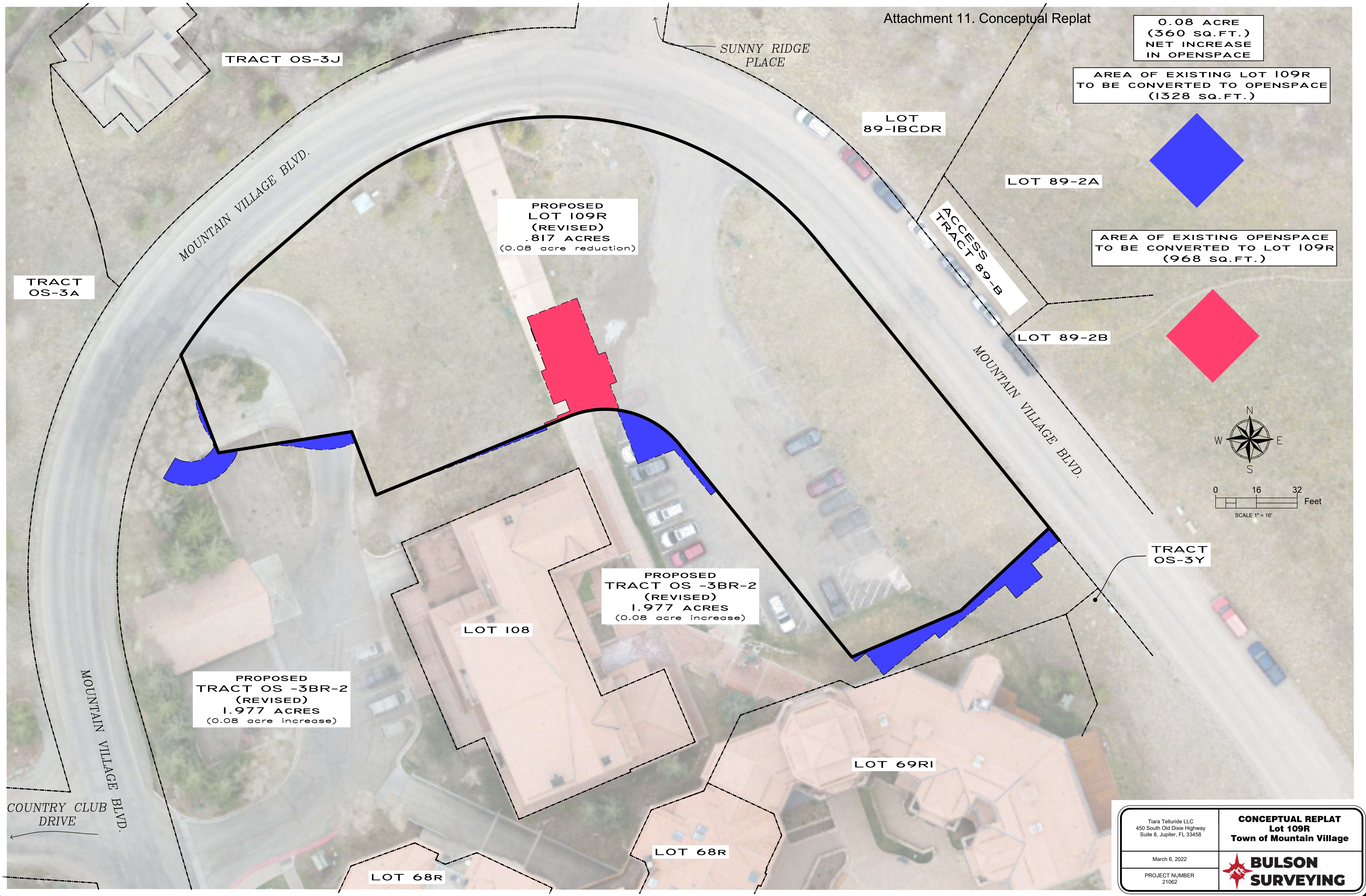
February 11, 2022

PROJECT NUMBER  
 21062

**EXISTING CONDITIONS IMPROVEMENTS SURVEY LOT 109R Town of Mountain Village**

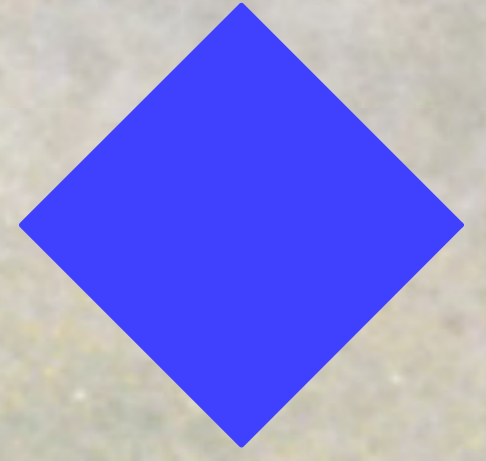
**BULSON SURVEYING**





0.08 ACRE  
(360 SQ. FT.)  
NET INCREASE  
IN OPENSAPCE

AREA OF EXISTING LOT 109R  
TO BE CONVERTED TO OPENSAPCE  
(1328 SQ. FT.)



AREA OF EXISTING OPENSAPCE  
TO BE CONVERTED TO LOT 109R  
(968 SQ. FT.)




0 16 32 Feet  
SCALE 1" = 16'

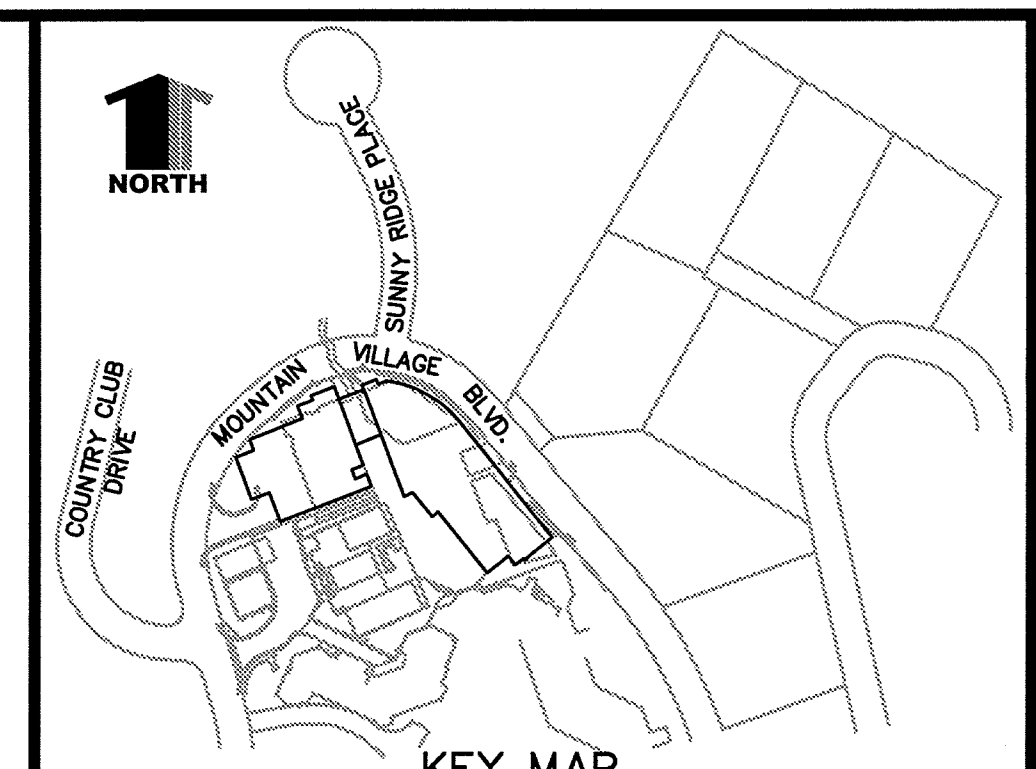
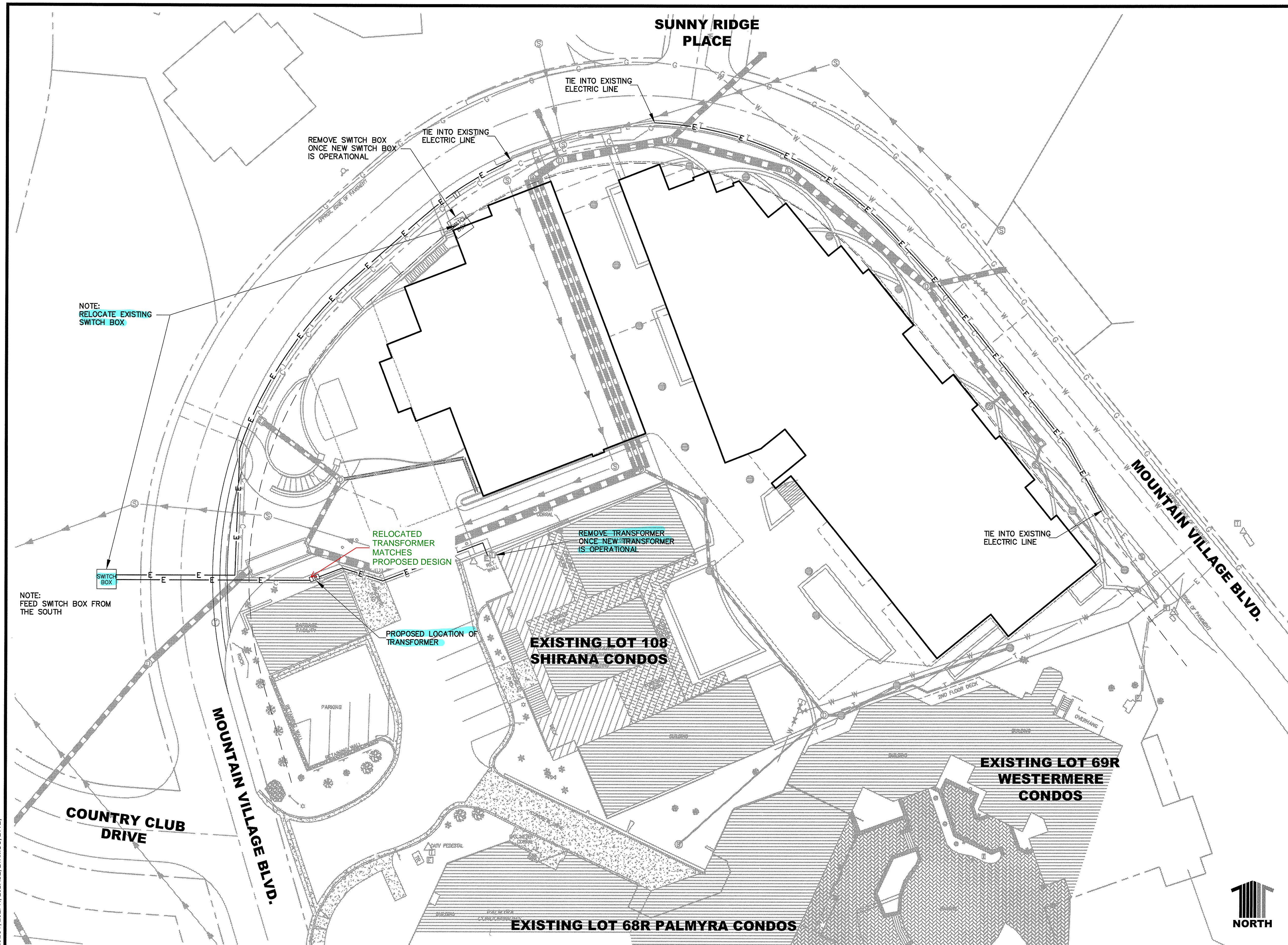
PROPOSED  
LOT 109R  
(REVISED)  
.817 ACRES  
(0.08 acre reduction)

PROPOSED  
TRACT OS -3BR-2  
(REVISED)  
1.977 ACRES  
(0.08 acre increase)

PROPOSED  
TRACT OS -3BR-2  
(REVISED)  
1.977 ACRES  
(0.08 acre increase)

Tiara Telluride LLC 450 South Old Dixie Highway Suite 8, Jupiter, FL 33458	<b>CONCEPTUAL REPLAT</b> <b>Lot 109R</b> <b>Town of Mountain Village</b>
March 6, 2022	 <b>BULSON</b> <b>SURVEYING</b>
PROJECT NUMBER 21062	





- CONSTRUCTION NOTES:**
- WHERE CONSTRUCTION DETAILS AND SPECIFICATIONS ARE NOTED ON THESE PLANS USE MOUNTAIN VILLAGE STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION.
  - UTILITIES ARE SHOWN TO WITHIN 5' OF THE BUILDING. REFER TO PLUMBING PLANS FOR CONNECTION.
  - SEE DEMOLITION PLANS FOR DRY UTILITIES REMOVALS.

**LEGEND**

EX. WATER MAIN TO BE REMOVED	W	W
EX. GAS MAIN	G	G
EX. SANITARY SEWER MAIN TO BE REMOVED	S	S
EX. STORM DRAINAGE MAIN	SD	SD
EX. SANITARY SEWER MANHOLE	SM	SM
EX. STORM DRAINAGE MANHOLE	SDM	SDM
EX. STORM DRAIN TO BE REMOVED	SDR	SDR
EX. STORM DRAIN INLET	SDI	SDI
EX. FIRE HYDRANT	FH	FH
EX. WATER VALVE	WV	WV
EX. SITE LIGHTING	SL	SL
EX. POWER POLE	PP	PP
EX. TRANSFORMER	TR	TR
EX. SWITCH BOX	SB	SB
EX. UNDERGROUND ELECTRIC	E	E
EX. UNDERGROUND TELEPHONE	T	T
EX. UNDERGROUND TV CABLE	C	C
PR. WATER MAIN	W	W
PROP. WATER VALVE	WV	WV
PR. SANITARY SEWER MAIN	S	S
PR. STORM DRAINAGE MAIN	SD	SD
PR. SANITARY SEWER MANHOLE	SM	SM
PR. STORM DRAINAGE MANHOLE	SDM	SDM
PR. STORM DRAIN AREA INLET	SDAI	SDAI
PR. SURFACE DRAIN	SDR	SDR
PR. ELECTRIC	E	E
PR. TELEPHONE	T	T
PR. TV CABLE	C	C
PR. TRANSFORMER	TR	TR
PR. SWITCH BOX	SB	SB

UNCC  
CALL BEFORE  
YOU DIG  
**811**  
OR  
**1-800-922-1987**  
Utility Notification  
Center of Colorado

PATH: P:\BOKA\MV\21CD\21SMPA\21SMPA RELOCATION.DWG  
PLOT DATE: 8/27/2010 1:20 PM  
XREFS: 20P\UT\_20PEN\_20EIT\_20EPRN\_20BASE\_21MVDU\_21TB

DATE	REVISION DESCRIPTION

Drawing Name 21SMPA Relocation.dwg
Job Number BOKA MVH2
Prepared For MVCDP, LLC

0	10	20	40
1 inch = 20 ft. Horizontal			
Designer BKM	Drafter JAH	Checked TAJ	

**Calibre**  
Calibre Engineering, Inc.  
8201 Shuttupark Lane, Unit 200  
Littleton, CO 80120 (303) 790-0434  
www.calibre-engineering.com  
Construction Management Civil Engineering Surveying

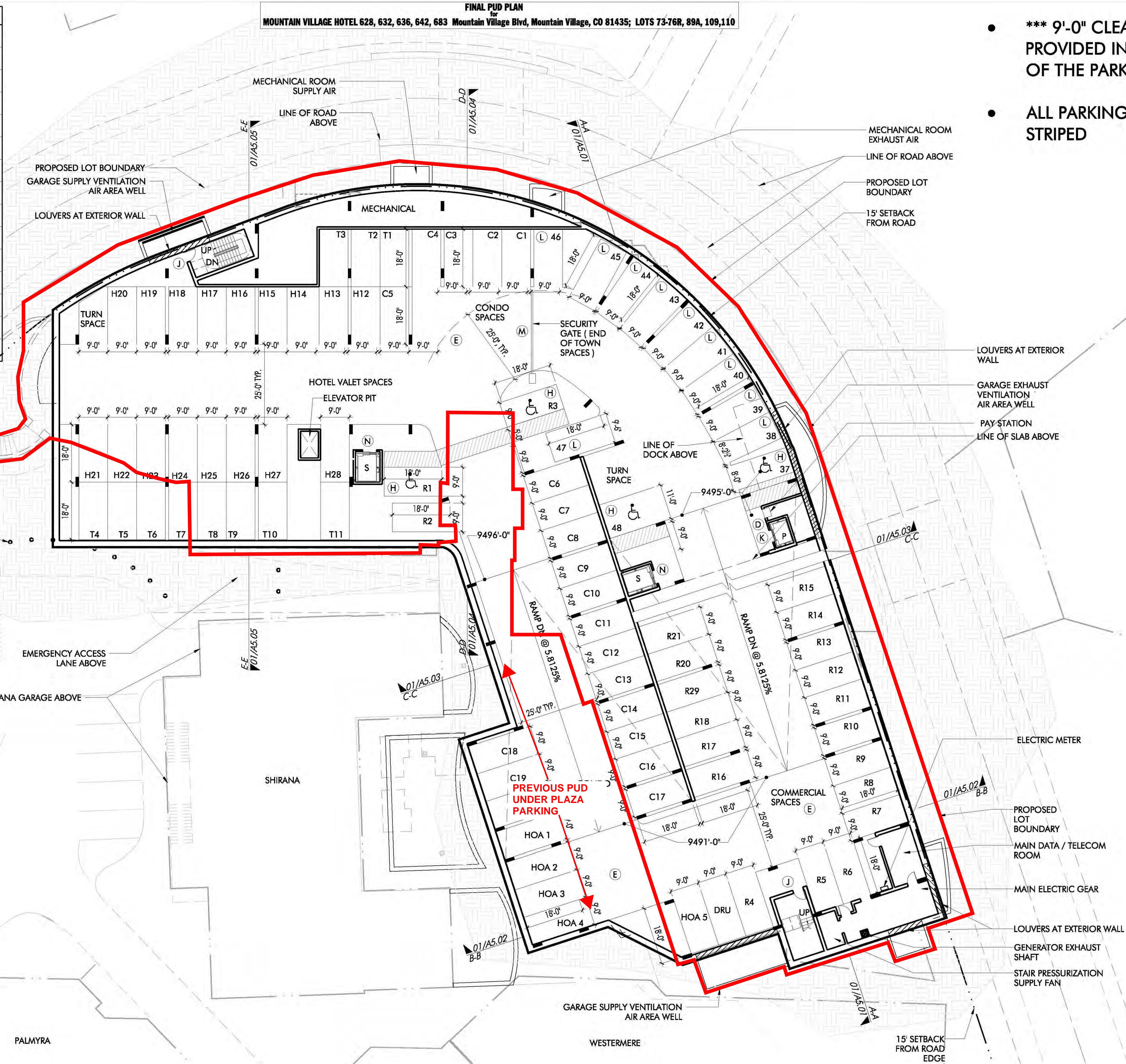
**MOUNTAIN VILLAGE HOTEL**  
SITE IMPROVEMENT PLANS  
**S.M.P.A. UTILITY RELOCATION PLAN**

Sheet <b>UR1</b>	X of X
Date AUGUST 31, 2010	



CAD FILE: c:\2008 Projects\08131.100 - Mountain Village Hotel - Mountain Village Hotel - 08131.dwg  
 PLOTTED: 05-Nov-2010 05:00

SIGNAGE KEY PLAN	
(A)	TOWN OF MOUNTAIN VILLAGE GARAGE - GARAGE NAME SIGN (OVERHEAD SIGN)
(B)	SPACE AVAILABLE INDICATOR (ILLUMINATED SIGN)
(C)	TRUCK EXITING INDICATOR (ILLUMINATED SIGN)
(D)	PAY STATION SIGN (WALL MOUNTED SIGN)
(E)	PUBLIC PARKING DIRECTIONAL SIGN (OVERHEAD SIGN)
(F)	DOCK ONLY SIGN (WALL MOUNTED SIGN)
(G)	HOTEL VALET PARKING (WALL MOUNTED SIGN)
(H)	DISABLED PARKING SIGN (PARKING SPACE SIGN)
(J)	EXIT SIGN (OVERHEAD SIGN)
(K)	ELEVATOR TO PLAZA LEVEL (OVERHEAD SIGN)
(L)	PUBLIC PARKING (PARKING SPACE SIGN)
(M)	PERMIT PARKING BEYOND (OVERHEAD SIGN)
(N)	SERVICE ELEVATOR (WALL SIGN)
(O)	ELEVATOR LOCATION DIRECTIONARY SIGN (WALL SIGN)
(P)	PUBLIC RESTROOM SIGN (OVERHEAD SIGN)



- \*\*\* 9'-0" CLEAR HEAD ROOM IS PROVIDED IN ALL PORTIONS OF THE PARKING GARAGE
- ALL PARKING SPACES WILL BE STRIPED



architecture | interiors | planning | graphics  
 8070 Park Lane, Suite 300 | Dallas, Texas 75231  
 Tel 972.701.9000 | Fax 972.991.3008  
 www.bokapowell.com  
 dallas - austin - las vegas

**FINAL PUD PLAN ISSUE**  
 These documents are issued for interim review only and may not be used for bidding, permit or other construction purposes.

Arch: Chris W. Barnes  
 Reg. No.: 400465  
 owner/applicant  
 MV Colorado Development Partners, LLC  
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 Dallas, TX 75201

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 Phone: 303.339.5398

structural engineer  
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 1258 West Broadway, Suite 300  
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 Suite 200  
 Lakewood, CO 80401  
 Phone: 303.985.3260

landscape architect  
 Landworks Design Inc.  
 3457 Ringsby Court, Unit 110  
 Denver, CO 80216  
 Phone: 303.433.4257

**project**  
 Mountain Village Hotel  
 628, 632, 636, 642, 683  
 Mountain Village Blvd,  
 Mountain Village, CO 81435  
 LOTS 73-76R, 89A, 109, 110  
 LOT 73-76R AND TRACT CO-388-1, TOWN OF MOUNTAIN VILLAGE, A REPLAT, REZONE, AND DENSITY TRANSFER OF LOTS 73 AND 76, TOWN OF MOUNTAIN VILLAGE AND REPLAT OF TRACT CO-388, TOWN OF MOUNTAIN VILLAGE, ACCORDING TO THE PLAT RECORDED JANUARY 25, 2007 IN PLAT BOOK 1 AT PAGE 3887 AS RECEIVED NO. 389191, COUNTY OF SAN MIGUEL, STATE OF COLORADO.  
 LOT 109, REPLAT NO. 3, TELLURIDE MOUNTAIN VILLAGE, FILING 1, ACCORDING TO THE PLAT RECORDED JUNE 31, 1985 IN PLAT BOOK 1 AT PAGE 57, COUNTY OF SAN MIGUEL, STATE OF COLORADO.  
 LOT 110, REPLAT NO. 3, TELLURIDE MOUNTAIN VILLAGE, FILING 1, ACCORDING TO THE PLAT RECORDED JUNE 31, 1985 IN PLAT BOOK 1 AT PAGE 57, COUNTY OF SAN MIGUEL, STATE OF COLORADO.  
 ACCESS TRACT 60-A, TELLURIDE MOUNTAIN VILLAGE, ACCORDING TO THE FIRST REPLAT OF COMBINED LOTS 133 AND 89-1, TELLURIDE MOUNTAIN VILLAGE, FILING 1 RECORDED DECEMBER 26, 1989 IN PLAT BOOK 1 AT PAGE 980, COUNTY OF SAN MIGUEL, STATE OF COLORADO.

The drawings and written contract herein constitute the original work of the architect, and no part of the drawings or instruments of service, may be reproduced, stored in a retrieval system, or used in any way without the express written consent of the architect.

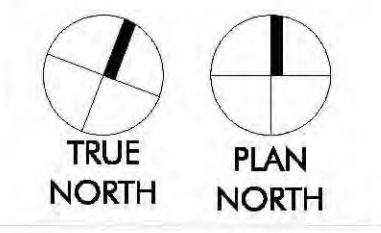
**FINAL PLAN ISSUE**  
**NOT FOR CONSTRUCTION**

revisions

PARKING SPACE ALLOCATION LEGEND	
H	LODGE/EFFICIENCY LODGE/DEDICATED EFFICIENCY LODGE
C	CONDO UNITS
DRU	DRU
R	COMMERCIAL
45	MTN. VILLAGE PARKING*
HOA	HOA
♿	DISABLED PARKING
T	HOTEL TANDEM
U	UNASSIGNED

\*TOWN-DEDICATED PARKING SPACES ARE NUMBERED WITH NO PREFIX LETTER

**01 LOWER GARAGE FLOOR PLAN**  
 SCALE: 1/16" = 1'-0"



title  
**LOWER GARAGE FLOOR PLAN - OVERALL**  
 project number 08131.100  
 date 11.18.2010  
 sheet  
**A2.01**



To: Mountain Village Town Council

Subject: Comments on Lot 109R PUD Proposal

Date: August 1, 2022

As owners and part-time residents living near Lot 109R, we have major concerns about the proposed hotel for that lot.

First, the height and mass of this project are excessive for its location. The developers purchased the lot with full knowledge of the very generous height variances already granted by the Village. Nonetheless, they deliberately created plans exceeding these and are now demanding further variances to accommodate their goals. These additional height variances combined with the fact that the proposed structure is already situated on ground higher than most surrounding structures, will materially detract from the views that the Village core and surrounding areas offer to residents and visitors.

Second, the employee housing proposed is inadequate for the number of hotel rooms, condominiums and lodge units. According to the World Tourist Organization, the optimal ratio of employees per room for a four-star hotel is 1.2 to 1. So for 62 hotels rooms, 22 condominiums and 18 lodge units, 122 employees will be required. This does not include additional staff for the retail spaces. The proposed 18 employee dorms and two apartments will not support much more than 60 workers. Given that the Daily Planet already has nearly four pages of "help wanted" advertisements, many for nearby hotels, this project will put a major strain on an already stressed labor market. And by requiring half of its staff to commute, the hotel will add to traffic and emissions in the Village and the region.

Third, the Village has traditionally encouraged the use of stucco, stone and wood to create a cohesive design theme, resembling that of a European mountain village. In contrast, the hotel design currently proposed dramatically departs from the rest of the area. Perhaps the designers want a "distinctive" feel. They have certainly achieved that, but at the cost of creating what we argue is an eyesore in the core of the Village.

While this hotel may make money for its developers and bring in tax revenue, it will not improve the lives of residents and visitors to Mountain Village. We ask that you consider reducing the height and scale, adjusting the employee accommodations and modifying the design of this project to better fit with surrounding structures and to maintain the amazing views and quality of life that the Village offers. Thank you.

With best regards,

The image shows two handwritten signatures in black ink. The signature on the left is 'Brian Wolahan' and the signature on the right is 'Laurie Roddick'. Both are written in a cursive, flowing style.

Brian Wolahan and Laurie Roddick

# Attachment 16. DRB Recommendation

## DRB Recommendation

The DRB provided a recommendation to approve the major PUD amendment with conditions. Some of those conditions were met between DRB approval and the June 16, 2022 Town Council meeting and review. The applicants have revised their drawings again, to address some of Town Council's concerns. A final design review by the DRB would yet occur.

### **SECTION 5. DESIGN REVIEW BOARD RECOMMENDATION**

*Below is the recommendation with findings and conditions from the DRB hearing on May 31, 2022. The DRB's focus was on design review. **Staff note, the applicant revised the drawing set as part of this application in order to demonstrate their willingness to address the DRB conditions of approval. A link to the May 31, 2022 DRB packet is provided under the attachments for reference.***

*Garner moved and Jordan seconded to recommend approval to Town Council of a Major Planned Unit Development Amendment to the Lot 109R Planned Unit Development, commonly called the Mountain Village Hotel PUD, by Tiara Telluride, LLC., based on the evidence provided within the Staff Report of record dated May 23, 2022 with findings and conditions as outlined in the staff memo of record with a 3-1, vote Bennett dissenting. Bennett felt the motion did not deal enough with the height.*

#### **Findings:**

1. The DRB required 1 parking spaces for dormitory unit.
2. That the fire lane must be used only for emergency vehicles, or authorized maintenance vehicles and is not otherwise expressly prohibited to be used for pedestrians.
3. The DRB recommendation is limited to design review however general consensus on broader Town Council related topics can be summarized and provided for Council consideration. Town Council will provide the final determination as to the Major PUD Amendment via the public hearing process.
4. The application meets the General Standards at 17.5.15.A.5 as it relates to site furniture and fixtures, that plaza uses shall be placed so as to not obstruct or impede fire access routes, pedestrian ways, general building ingress and egress or pedestrian flow through the plaza areas so long as the conditions are addressed as cited below.
5. The application meets the PUD Criteria for Decision found at CDC Section 17.4.12.E
6. The application is consistent with Design Review Process Criteria for Decision at CDC Section 17.4.11.D.

#### **Variation to Chapter 17.3.2 Building Height Limits:**

1. Building heights - with a max height up to 96' 8" and an average height up to 82.46'  
*The DRB encourages Town Council to consider something less than the maximum height of 96' 8" and an average height up to 82.46'*

#### **Design Variations:**

1. Roof Form
2. Wall material – not meeting the required 25% stucco

3. Glazing – uninterrupted areas of glass that exceed 16 s.f.
4. Decks and Balconies – long continuous bands
5. Commercial, Ground Level and Plaza Area Design Regulations –
  - a. Storefront Design \*per outcome of DRB discussion
  - b. Color Selection
  - c. To allow for ski locker private use on a Primary Pedestrian Route
6. Parking Area Design Standards – Aisle Width

**DRB Specific Approval:**

1. Materials – TPO membrane roof, metal fascia and soffit
2. Solar roof tiles in the Village Center
3. Road and Driveway Standards – (2) Curb cuts

**And, with the following conditions:**

1. Revise the height compliance drawings to address the issues discussed in the staff memo of record.
2. Revise the proposed sidewalk along Mountain Village Boulevard to show a continuous connection including the section at the See Forever tunnel.
3. Revise the parking plan to show that the required employee parking determined by DRB for the dormitories is being met.
4. Revise the parking plan to indicate the locations of any EV installed, EV Ready and EV Capable parking spaces, with the goal of providing as many as is feasible.
5. Revise the garage sections to show structure of building and utilities to the point where staff can understand the stack of structure, utilities (as applicable) and vehicular clearance.
6. Revise the unloading area to meet the minimum dimensional requirements per the CDC including containing delivery trucks entirely within the building.
7. Further detail the vehicular access plan. Investigate the possibility of one-way traffic in the trash area-garage access area. Further demonstrate that access will be available to the project loading dock, the project garage and the Shirana garage when trash removal is being undertaken at the Town trash building. Develop a delivery management plan that contemplates where a delivery truck will wait if the loading dock is occupied. Demonstrate that the current public bus turn-around area will still be available.
8. Revise the snow melt plan to include the area to the south of the trash building as well as the sidewalk from the Shirana stairs.
9. Provide some detail as to how they could potentially avoid bird/glass impacts.
10. Provide additional details regarding proposed solar panels, including the method of mounting and any/all materials associated with the panels.
11. Provide an updated roof plan showing all anticipated rooftop vents and equipment once the final programming is in place.
12. Revise rooftop snowmelt plan to indicate all water will be routed to the stormwater drains.
13. Provide an enlarged detail of the main entrance at the porte cochere area.
14. Provide a drainage study with storm water run-off calculations and/or update the original study as applicable.
15. Provide a current geotechnical report with final DRB review consistent with the Major PUD application requirements.
16. Revise the landscaping plans to reduce the area of planting beds, creating at least one open plaza space capable of having special events and allowing for better access to the plazas for maintenance and EMS services with a 16' minimum path. The applicant shall also include a materials board and specifications for all plaza furniture and hardscape material. Irrigation details and calculations are also required.



17. Investigate engineering anchor points for sun-shades and/or bistro lighting over the plaza areas for special events.
18. Provide details regarding the proposed fixed planters within the building balconies, including technical details of the planters/green roofs, proposed plantings and irrigation details and calculations.
19. Propose pavement striping or another method of indicating potential pedestrian crossing in front of Shirana garage entrance.
20. Provide a detail of the opening to the pedestrian access through the building and demonstrate any proposed architectural features that define this opening and make it visually appealing.
21. Verify the public access via the porte cochere to the plaza through the building and identify the legal instrument that will recognize the public access.
22. Create a trash management plan indicating amount of recycling/trash generated and number of anticipated pickups per week.
23. Provide an interim trash management plan for those users of the Town trash building.
24. Revise the Town trash building plans to provide the equivalent space for trash and storage as the current building, to provide roll-up doors for access, to demonstrate all proposed materials, and to show venting for the boilers (unless those are moved to another location).
25. Remove additional boiler location as proposed on town open space.
26. Provide locations for electrical transformer/s, switch box and gas substation per the comments of this memo and referral comments and identify easements that would be necessary to accommodate utility infrastructure. The applicant should also indicate the plan for disposition of abandoned utilities.
27. Provide electrical load calculation for SMPA so that the number and locations of transformers can be better identified.
28. Revise the access plans to show compliance with dimensional requirements for driveways.
29. Revise plans to show removable bollards at the fire lane access.
30. Prior to building permit, an improvements agreement shall be entered into between the applicant and the town for all landscaping improvements.
31. Prior to building permit, a maintenance agreement for landscaping and plaza maintenance will be entered into between the applicant and the Town.
32. Additional agreements and easements will be identified in the Town Council memo prior to a final approval.
33. 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.
34. A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the setbacks or across property lines.
35. 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.
36. 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
- 37. 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.
- 38. A Major Subdivision application must be approved by Town Council prior to issuance of a building permit and concurrent with final PUD approval.
- 39. The applicant will provide renderings from different parts of Mountain Village for the board to review such as the top of the Chondola, Heritage Plaza and Upper Mountain Village Boulevard.
- 40. The applicant will continue to break up the balcony areas as they demonstrated and provide specific drawings of this for the DRB.

*The DRB chairperson Brown, emphasized for staff to let Council know how serious the board is about the height issue.*

## **REVISED DESIGN PLANS PROVIDED TO TOWN COUNCIL AND STAFF RESPONSE**

There were (40) conditions of approval placed on the project at the May 31, 2022 DRB Design Review meeting. The applicant voluntarily provided revised plans for Town Council consideration to illustrate their willingness to address the DRB's conditions. Staff will give a general overview of how these revisions relate to the conditions of approval that were put in place at that meeting.

**There were a number of conditions from the May 31, 2022 approval that are either standard conditions of approval or more clerical/legal matters that would be expected to remain through the final approval process:**

1. Prior to building permit, an improvements agreement shall be entered into between the applicant and the town for all landscaping improvements.
2. Prior to building permit, a maintenance agreement for landscaping and plaza maintenance will be entered into between the applicant and the Town.
3. Additional agreements and easements will be identified in the Town Council memo prior to a final approval.
4. Consistent with town building codes, Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be constructed as either non-combustible, heavy timber or exterior grade ignition resistant materials such as those listed as WUIC (Wildland Urban Interface Code) approved products.
5. A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the setbacks or across property lines.
6. 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.
7. 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
8. 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.
  9. A Major Subdivision application must be approved by Town Council prior to issuance of a building permit and concurrent with final PUD approval.

**Some of the conditions from the May 31, 2022 DRB meeting approval have since been met by the applicant:**

1. Revise the proposed sidewalk along Mountain Village Boulevard to show a continuous connection including the section at the See Forever tunnel.  
*This condition has been met.*
2. Provide some detail as to how they could potentially avoid bird/glass impacts.  
*This condition has been met.*
3. Provide an updated roof plan showing all anticipated rooftop vents and equipment once the final programming is in place.  
*Some rooftop equipment/venting is shown. Locations of such may change as final programming is put in place, if changes happen after final review they can be handled through a minor revision/staff review prior to building permit. Staff now believes that this condition is being met.*
4. Revise rooftop snowmelt plan to indicate all water will be routed to the stormwater drains.  
*This condition has been met.*
5. 28. Revise plans to show removable bollards at the fire lane access.  
*This condition has been met.*
6. Revise the landscaping plans to reduce the area of planting beds, creating at least one open plaza space capable of having special events and allowing for better access to the plazas for maintenance and EMS services with a 16' minimum path. The applicant shall also include a materials board and specifications for all plaza furniture and hardscape material. Irrigation details and calculations are also required.  
*The applicant has revised the plans to show a clear space of 16' all the way through the proposed plaza areas which is the minimum deemed necessary by staff for maintenance and EMS access. There is one open space capable of having roughly a 20 x 30' event,*



*and although small, staff feels this is a sufficient space for a plaza of this overall size. Staff understands that materials specifications and irrigation details will be provided at final review. Staff feels this condition is now being met.*

**These conditions still merit further revisions and/or discussion, this section addresses design review issues that are essential problems to solve prior to the final approvals for this project:**

1. Revise the height compliance drawings to address the issues discussed in the staff memo of record.

*The applicant has again revised the height compliance drawings, but not to address the issues raised in the DRB staff memo. Instead, the applicant is requesting that heights be measured as they were during the approval of the original PUD. The major difference between the two is a provision that was added to the definition of average heights. The section highlighted in yellow was not part of the code during the original PUD approval. The code currently reads:*

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

*Staff recommends determining heights based on the current code. Using the current code, staff has determined that at least 29 of the 60 data points used to determine average height would not be valid as they indicate points on lower roof structures that do not project horizontally at least (10) feet. The applicant did not provide calculations based on the current code, so staff does not have a determination for average heights under the current code with this submittal. The applicant's average height based on the definition in the 2010 LUO is 76.84'*

*The maximum height is currently indicated at 94' - 1 3/16" on the SW elevation. This is a complex building on a sloped site with a stepped building and difficult to represent heights in simple elevation form. Staff has requested, and the applicant has provided a 3D planar view that shows the projection of both existing grade and proposed grade to a max height. It is*

*unclear to staff what height is being projected, on sheet A-2.03 drawing 4 there is a dimension that says max height 91' - 1 3/16", but the table on A-1.13 and the elevation on sheet A2.02 shows the max height at 94' - 1 3/16" in the same location. It will be important to ensure the drawing sets represents the actual ask for height before this goes back to DRB for final review.*

2. Revise the parking plan to show that the required employee parking determined by DRB for the dormitories is being met.

*DRB determined the required parking for dormitory units at 1 space per dormitory unit. This would necessitate 18 spaces given the current employee housing configuration. The overall number of parking spaces has not changed from the DRB submittal drawings. At that time there were 16 unassigned parking spaces that could be assigned to meet the dorm requirement. If these were assigned as such staff believes the applicant is (2) spaces short of meeting the parking requirement. The applicant is requesting a variation to reduce the parking requirement from 110 spaces to 108 spaces.*

3. Revise the parking plan to indicate the locations of any EV installed, EV Ready and EV Capable parking spaces, with the goal of providing as many as is feasible.

*The current plan shows 11 EV spaces on level G2, this is 9.8% of the total number of parking spaces. DRB should discuss whether this number is sufficient at final DRB review.*

4. Revise the unloading area to meet the minimum dimensional requirements per the CDC including containing delivery trucks entirely within the building.

*C2.3 shows an outline of the required dimensional space for the unloading area contained entirely within the building. Although the current drawings do not represent programming space that is altered to accommodate this unloading space, the applicant has indicated verbally that their intention is to make the adjustments to meet this condition. Staff expects to see necessary revisions required to meet this condition with final DRB review. The applicant indicated they are willing to remove this variation request so long as the town could provide subgrade space beneath OS-3BR-2 for additional back of house use. We would expect to see conceptual plans to review.*

5. Further detail the vehicular access plan. Investigate the possibility of one-way traffic in the trash area-garage access area. Further demonstrate that access will be available to the project loading dock, the project garage and the Shirana garage when trash removal is being undertaken at the Town trash building. Develop a delivery management plan that contemplates where a delivery truck will wait if the loading dock is occupied. Demonstrate that the current public bus turn-around area will still be available.

*The applicant is working with staff to further investigate the possibility of relocating the existing trash facility, which could potentially alleviate much of the congestion in this area. If directed by Council to pursue this idea, more detail will be provided at final. If relocation is not supported by Council, the applicant will provide more detail of the above issues for final DRB review.*

6. Revise the snow melt plan to include the area to the south of the trash building as well as the sidewalk from the Shirana stairs.

*The snowmelt plan has not been revised, but is contingent on the proposed changes to the trash building. It should be noted that the civil and landscape plans are not currently in alignment, so overall snowmelt calculations do not reflect accurate plaza square footages. This can be clarified prior to final DRB review.*

7. Investigate engineering anchor points for sun-shades and/or bistro lighting over the plaza areas for special events.

*The applicant has shown posts for string lights or shade sails on the landscaping plan. More information will be needed to determine whether they could handle the tensile strength requirements for a quality sunshade that can stand up to high winds. Attaching to neighboring buildings might make more sense, however staff recognizes that this would compel cooperation with the neighboring structures. Although staff still feels like this could be an elegant solution for this smaller plaza area, versus using tents as in other plazas, it might be difficult to negotiate a workable solution with multiple landowners. Staff would like to better understand the capacities of the proposed posts prior to final DRB review.*

8. Propose pavement striping or another method of indicating potential pedestrian crossing in front of Shirana garage entrance.

*The OS-3BR-2 circulation and programming is still in flux. We would expect wayfinding and safety to be addressed with a final plan that would also address pedestrian safety.*

9. Provide a detail of the opening to the pedestrian access through the building and demonstrate any proposed architectural features that define this opening and make it visually appealing.

*Staff understands that the applicant plans to provide this at final review. There are some renderings included in the applicant's presentation that provide more detail of this area, but they were not included with the architectural set. As there are some inconsistencies between the renderings and the architectural set, staff views the architectural set as the approved plan set, so any level of detail being proposed and approved needs to be included there.*

10. Create a trash management plan indicating amount of recycling/trash generated and number of anticipated pickups per week.

*The applicant has provided more detail as to the path of trash removal and created an additional temporary trash holding area near the loading dock. It should be noted that both the unloading dock area and temporary trash holding area are located in the space where the delivery truck extension is proposed, so will need be moved if the applicant provides for the required unloading space within the building. The applicant has not provided a trash management plan that indicates amount of trash generated and number of anticipated pickups per week. Staff understands that the applicant plans to provide this at final DRB review.*

11. Revise the Town trash building plans to provide the equivalent space for trash and storage as the current building, to provide roll-up doors for access, to demonstrate all proposed materials, and to show venting for the boilers (unless those are moved to another location).



*Staff is seeking feedback from Council as to whether the relocation of the existing trash building is an idea that should be pursued. If relocation of the existing trash facility happens, the existing building could be minimized or removed altogether.*

12. Remove additional boiler location as proposed on town open space.

*Staff is still not in favor of an additional boiler location on Town open space. If the trash shed is not relocated and the applicant shows that additional boiler space is required, this can be revisited at final DRB review.*

13. Provide locations for electrical transformer/s, switch box and gas substation per the comments of this memo and referral comments and identify easements that would be necessary to accommodate utility infrastructure. The applicant should also indicate the plan for disposition of abandoned utilities.

*The applicant has moved any utility boxes and substations off of TRACT OS-3A per staff's request. Transformers and switch gear are now proposed at the north side of the trash building. The gas substation is to the south of the existing trash building and south of the entry from Mountain Village Boulevard. More details of how these would be screened and Black Hills and SMPA approval of these locations would be required prior to final review. If the trash building is proposed to be relocated this might have to be revisited.*

14. Revise the access plans to show compliance with dimensional requirements for driveways.

*The port cochere is still not meeting the required dimensional requirements. This should be revised prior to final DRB review.*

15. The applicant will continue to break up the balcony areas as they demonstrated and provide specific drawings of this for the DRB.

*No further details have been provided per this request. This will be important to understand prior to final DRB review.*

**These conditions staff understands will be addressed prior to final DRB review:**

1. Revise the garage sections to show structure of building and utilities to the point where staff can understand the stack of structure, utilities (as applicable) and vehicular clearance.

*Staff understands that the applicant plans to provide this at final review.*

2. Provide additional details regarding proposed solar panels, including the method of mounting and any/all materials associated with the panels.

*Staff understands that the applicant plans to provide this at final review.*

3. Provide an enlarged detail of the main entrance at the porte cochere area.

*Staff understands that the applicant plans to provide this at final review.*

4. Provide a drainage study with storm water run-off calculations and/or update the original study as applicable.

*Staff understands that the applicant plans to provide this at final review.*

5. Provide a current geotechnical report with final DRB review consistent with the Major PUD application requirements.

*Staff understands that the applicant plans to provide this at final review.*

6. Provide an interim trash management plan for those users of the Town trash building.

*Staff understands that the applicant plans to provide this at final review.*

7. Provide details regarding the proposed fixed planters within the building balconies, including technical details of the planters/green roofs, proposed plantings and irrigation details and calculations.

*Staff understands that the applicant plans to provide this at final review.*

8. Provide electrical load calculation for SMPA so that the number and locations of transformers can be better identified.

*Staff understands that the applicant plans to provide this at final review.*

9. Verify the public access via the porte cochere to the plaza through the building and identify the legal instrument that will recognize the public access.

*Staff understands that the applicant is waiting on direction from their attorney as to what legal instrument is proposed to capture public access at this location. Staff understands that the applicant plans to provide this at final review.*

10. The applicant will provide renderings from different parts of Mountain Village for the board to review such as the top of the Chondola, Heritage Plaza and Upper Mountain Village Boulevard.

*These renderings have not been provided and should be provided prior to final review.*



April 12, 2022

Town of Mountain Village  
411 Mountain Village Blvd  
Mountain Village, CO 81435

**RE: Proposed Six Senses**

Dear Town of Mountain Village:

We are pleased to confirm that Six Senses and Tiara Telluride LLC have entered into a Letter of Intent for our operation, branding, and management of the proposed Six Senses, located at Lot 109-R, in Mountain Village. The binding definitive agreements are currently under negotiation, and we anticipate executing those documents in the next 45-days.

We share the partners vision in introducing what will undoubtedly be an iconic and highly purposeful project, that will redefine the hospitality offering in Mountain Village. We also appreciate and value the like-mindedness of our organizations in recognizing changing lifestyle trends and providing a deeply relevant offering for our future guests, condominium owners, employees, and residents.

Naturally, this alignment will be critical to our shared long-term success rooted in well-being, sustainability, and connection to place and community. These are all principles that are undoubtedly more relevant today than ever before and congruent with comprehensive plan for Mountain Village and its goals of creating a sustainable community.

Our team continues to work diligently with Tiara Telluride LLC to finalize the technical and design aspects of the project, and we look forward to working the Town of Mountain Village, to bring the project to fruition.

To that end, I also look forward to spending time together in person soon.

Best regards,

A handwritten signature in black ink, appearing to read "A.M.", written in a cursive style.

Andrew Miele