



**PLANNING & DEVELOPMENT SERVICE
PLANNING DIVISION**

455 Mountain Village Blvd.
Mountain Village, CO 81435
(970) 728-1392
Agenda Item 5

TO: Mountain Village Design Review Board

FROM: Claire Perez, Planner II

FOR: Design Review Board Public Hearing; October 3, 2024

DATE: September 20, 2024

RE: Staff Memo – Initial Architecture and Site Review (IASR) for Lot 1004BR,
TBD Victoria Drive.

**APPLICATION OVERVIEW: New Single-Family Home on Lot
1004BR**

PROJECT GEOGRAPHY

Legal Description: LOT 1004BR TELLURIDE MOUNTAIN VILLAGE FILING 16 A REPLAT OF LOTS 912 913 914 1004A 1004B AND THE ACCESS DRIVEWAY FROM VICTORIA DR TELLURIDE MOUNTAIN VILLAGE PER THE REPLAT OF FILING 16 LOCATED IN SEC 3 AND 4 T42N R9W NMPM SMC LYING WITHIN THE INCORPORATED TOWN OF MOUNTAIN VILLAGE CO ACC TO PLAT REC JUN 1 2004 AT BK 1 PG 3291 THROUGH 3293 AND AGREEMENT CONCERNING A SHARED ACCESS DRIVEWAY AT 366721 AND DECLARATIONS OF ACCESS AND UTILITY EASEMENT AT 366722 AND SHARED ACCESS TRACT AGREEMENT AT 366723 AND RESOLUTION APPROVING LOTS REC MAY 27 2004 AT 365696 CONT 1.578 AC

Address: TBD Victoria Drive

Applicant/Agent: Narcis Tudor

Owner: Ingrid B. Poulin Trust

Zoning: Single-family

Existing Use: Vacant

Proposed Use: Single-Family Home

Lot Size: 1.58 acres, 68,824.8 Sq. Ft

Adjacent Land Uses:



Figure 1: Vicinity Map

- **North:** Single-family
- **South:** Single-family
- **East:** Active Open Space
- **West:** Single-family

ATTACHMENTS

Exhibit A: Architectural Plan Set

Exhibit B: Staff/Public Comment

Case Summary: Narcis Tudor of Narcis Tudor Architects is requesting Design Review Board (DRB) approval of an Initial Architectural and Site Review (IASR) for a new single-family home on Lot 1004BR, TBD Victoria Drive. The lot is approximately 1.58 acres and is zoned single family. The proposed design consists of a two-story structure. The overall square footage of the home is approximately 8,123 gross square feet and provides 4 interior parking spaces within the proposed garage.

The proposed development requires Design Review Board specific approval for exceeding the allowable driveway grade.

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

Table 1

<u>CDC Provision</u>	<u>Requirement</u>	<u>Proposed</u>
Maximum Building Height	35' (shed) Maximum	34'-9"
Maximum Avg. Building Height	30' (shed) Maximum	18'- 11 ¾"
Maximum Lot Coverage	40% (27,529 sq ft)	14%, 9,645 sq. ft
General Easement Setbacks	No encroachment	Setback Encroachment
Roof Pitch		
Primary		1.5:12
Secondary		
Exterior Material		
Stone	35% minimum	51.4%*
Windows/Doors	40% maximum	24.4%
Parking	2 interior / 2 exterior	4 interior/ 2 exterior

DRB Specific Approval:

1. Driveway grade

Chapter 17.3: ZONING AND LAND USE REGULATIONS

17.3.12: Building Height Limits

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

Staff: The proposed design incorporates primary shed roof forms with a secondary shed roof form. Staff has determined that the primary roof form for the home is a shed roof and therefore is granted a maximum height of 35' and an average height of 30'. The applicant has calculated a maximum height of 34.75" and an average height of 18.97'. Staff finds this criteria met.

17.3.14: General Easement Setbacks

Lot 1004BR has a sixteen (16) foot General Easement (GE) which surrounds its perimeter. The CDC provides that the GE and other setbacks be maintained in a natural, undisturbed state to provide buffering to surrounding land uses. The CDC allows some development activity within the GE and setbacks such as ski access, natural landscaping, utilities, address monuments, driveways, walkways, and fire mitigation. Lot 1004BR also has a 30' drainage easement in the northeastern corner of the lot. The site also has a ski trail easement in the northwestern corner of the lot.

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

- *Utilities: The applicant has provided a utility plan for Lot 1004BR demonstrating the proposed locations of utility lines and connections. The utilities are shown running up the driveway to connect to Victoria Drive.*
- *Landscaping: There is proposed natural landscaping within the setbacks of the home.*
- *Driveway and associated boulder walls: The driveway as shown takes access from Victoria Drive and crosses the General Easement to the home. The driveway has associated boulders for retainage shown on Sheet C2.1.*

Regardless of the encroachment, any development within the General Easement will require the owner and the Town to enter into an Encroachment Agreement as part of a condition of approval

Chapter 17.5: DESIGN REGULATIONS

17.5.4: Town Design Theme

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

Staff: The proposed home features the traditional material palette of the Mountain Village – stone, wood, and metal. These materials are capable of withstanding the high alpine environment. These materials will fit in well with the surrounding homes on Victoria Drive. The home is exceeding the stone material percentage at 51.4%. The applicant has included the retaining walls for the home in the calculation. Section 17.5.6(E)(1)(c)(i) of the CDC states, "Stone incorporated in retaining walls that are an integral part of the building design may be included in the building's exterior stone material calculation". Overall, it appears that the design is visually appealing and would fit within the existing Mountain Village design theme.

17.5.5: Building Siting Design

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

Staff: The site is heavily forested and slopes towards the south. The proposed home steps with the hillside. Staff finds that the proposed home blends into the existing landforms and vegetation.

17.5.6: Building Design

Staff: The home is a mountain modern home that incorporates grey stone in a horizontal arrangement, black metal siding, ribbed black standing seam metal roofing, black perforated panels and black clad windows. The soffit is dark brown wood. The fascia was not provided. The fascia material should be provided prior to final review. The structure follows a contemporary alpine design that is well grounded to withstand extreme forces of wind, snow, and heavy rain. Several stone bars support the structure. The applicant has noted the stone supports minimize site disturbance and allow for natural drainage through the structure.

The home is compromised of 3 shed roofs in a butterfly configuration. A gravel roof is proposed over the front entrance. The applicant should provide further details on the drainage of the roof.

17.5.7: Grading and Drainage Design

Staff: Staff: The grading plan shows positive drainage away from the home with no re-grading shown near the ski bridge and the back of the home. Staff sees no issues with the grading plan.

17.5.8: Parking Regulations

Staff: The applicant has shown four interior parking space and two exterior spaces on their architectural site plan. The four interior parking spaces are in a below grade garage. The garage door does not appear wide enough to accommodate spaces 1 and 4. Moreover, the dimensions of the parking spaces were not provided. The dimensions of the parking spaces and the garage entrance should be provided prior to final review.

17.5.9: Landscaping Regulations

Staff: The applicant provided a landscape plan on Sheet A1.2. The site is heavily forested, and the development will require the removal of the majority of trees on the site. The plan proposes 7 Maple Trees, 9 Aspen, and several smaller plantings such as Jacob's ladder and Lavendar. The majority of the plantings are near the driveway. The plantings near the driveway will help soften the retaining walls at the front of the home. The plan also includes a garden at the back of the house. The garden currently includes alpine grasses. The applicant should clarify if other plantings are proposed in the garden. The landscape plan needs to be revised to include a scale bar. The plan should also contain a note to remove all strapping, wire, and burlap from at least the top 12 inches of the root ball. The plan also notes the use of cedar bark mulch. The Forester advises against the use of flammable mulch within the zone 1 wildfire mitigation boundary. Specify rock or other nonflammable mulch is recommended. Prior to final review, the landscape plan should be amended to address the Town Forester's comments.

17.5.11: Utilities

Staff: The applicant provided a utility plan on Sheet C2. The plan shows the utility lines running up the driveway to connect to Victoria Drive. Staff sees no issues with this. The applicant will need to field verify the proposed locations.

17.5.12: Lighting Regulations

Staff: A lighting plan has not been provided. A lighting plan, full page cut sheets, and a photometric study is required for final review.

17.5.13: Sign Regulations

Staff: The applicant provided an address monument on Sheet A1.3. The monument is proposed as a black steel plate address with cut out numbers. The applicant has noted the letters will be backlit. This should be revised to downlit to meet CDC requirements. The applicant should also provide a light fixture for the address monument prior to Final Review.

Chapter 17.6: SUPPLEMENTARY REGULATIONS

17.6.1: Environmental Regulations

Staff: A fire mitigation plan was provided on Sheet C5. Additionally, an existing tree analysis was also provided on Sheet AT. The plans indicate several trees that are marked for retention that will need to be removed. Moreover, the site plan shows a garden with retaining walls that will also require the removal of trees for the construction of the retaining walls. The Fire mitigation plan shows several trees located on the zone 1 fire mitigation zone boundary that will need to be removed. Tree canopies may not encroach into the zone 1 boundary. Moreover, the fire mitigation plan shows grading limits along with zone 1 fire mitigation, and notes that all trees will be removed within the limits of grading. These trees are not shown on the tree analysis plan. The plans should be revised to match. The plan also needs to include scale bar to ensure that trees in zone 2 are complying with spacing requirements. The fire mitigation plan should be amended to reflect necessary tree removals prior to final review.

17.6.6: Roads and Driveway Standards

Staff: The applicant has provided a driveway plan on Sheet C2.2. The driveway grade ranges between 2.49% and 9.71%. The maximum allowable driveway grade is 8%. DRB special approval is required to approve the proposed driveway grade. The section of 9.71% is only about 1.5' in length and is intended to keep water from flowing down the driveway. The plan notes a 4' heated V-pan apron at the garage/Moreover, the applicant should provide further detail regarding the dimensions of the driveway width and length to ensure that it is meeting CDC requirements. Boulder walls for retainage are shown near Victoria Drive. A drawing detail of the boulder walls were shown on Sheet C1. The sheet notes that the height of the walls will vary but will not exceed 6'. The maximum retaining wall height for walls associated with driveways is 5' (CDC 17.6.6.A.6.a). The walls should be revised to meet CDC requirements. Moreover, the driveway also has retaining walls on either side as it connects to the below grade garage. A detail of the retaining wall is shown on C1. However, the dimensions are not shown. The dimensions of the retaining walls should be provided prior to final review. The driveway crosses under a ski bridge. More information should be provided on the materiality and surface of the ski bridge.

17.6.8: Solid Fuel Burning Device Regulations

Staff: The applicant has indicated that the proposed home does not include any solid fuel burning devices.

Chapter 17.7: BUILDING REGULATIONS

17.7.19: Construction Mitigation

Staff: The construction mitigation plan shows required material staging, dumpster, bear-proof trash receptacles, and a port a toilet. The plan includes silt fencing and erosion devices near the boulder walls at the front of the driveway and on the downhill side of the

lot. There are only two parking spaces indicated on the plan. The applicant has indicated on the CMP that construction parking will be coordinated with Public Works. The construction fencing surrounds the limits of the disturbance. Per the landscape and fire mitigation plan all trees within this zone will be removed so no tree protection is needed. The removal of trees on the landscape and fire mitigation plan needs to be clarified to determine if additional tree protection is needed on the construction mitigation plan.

Staff Recommendation: Staff recommends the DRB approve the Initial Architectural and Site Review for Lot 1004BR, TBD Victoria Drive based on the findings and CDC requirements listed in the staff memo of record.

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

Proposed Motion:

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

I move to approve the Initial Architectural and Site Review for a new single-family home located at Lot 1004BR, based on the evidence provided within the Staff Report of record dated September 20, 2024, with the following specific approval:

DRB Specific Approval:

- 1) Driveway grade

And, with the following conditions:

- 1) Prior to final review, the applicant shall modify the landscaping and fire mitigation plans to adhere to the CDC and the Forester's comments.
- 2) Prior to final review, the applicant shall provide the dimensions of the parking spaces.
- 3) Prior to final review, the applicant shall provide a light fixture for the address monument that meets CDC requirements.
- 4) Prior to final review, the applicant shall provide the dimensions of the retaining wall associated with the driveway.
- 5) Prior to the issuance of a building permit, the town forester shall sign off on both the landscaping plan and fire mitigation plan.
- 6) Prior to the issuance of a building permit, the applicant shall field verify all utility locations.
- 7) Consistent with town building codes, Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be constructed as either non-combustible, heavy timber or exterior grade ignition resistant materials such as those listed as WUIC (Wildland Urban Interface Code) approved products.
- 8) A monumented land survey shall be prepared by a Colorado public land surveyor to establish the maximum building height and the maximum average building height.
- 9) A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the GE.
- 10) 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
- 11) 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.
- 12) The applicant shall meet the following conditions of the Fire Marshall:
- a. A monitored automatic sprinkler system shall be installed in accordance with NFPA 13D, 2018 IFC, and TFPD amended codes.
 - b. An interconnected monitored fire alarm system shall be installed in accordance with NFPA 72, 2018 IFC, and TFPD amended codes.
 - c. Monitored carbon monoxide detection shall be installed in accordance with 2018 IFC 915.2.1.
 - d. Address numbers shall be a minimum of 4 feet 6 inches from grade to the bottom of 6-inch numbers/letters with a reflective coating or outlined with a reflective coating.
 - e. Electric vehicle charging stations/outlets shall be installed in accordance with NFPA 70 and located within 5 feet of the garage door.
- 13) Per CDC 17.3.9 Housing Impact Mitigation Requirements for this development application are set at 75% since the application was submitted and deemed complete in 2024.

/cp

August 5, 2024

RE: LOT 1004-BR TELLURIDE MOUNTAIN VILLAGE – DESIGN NARRATIVE

To: Mountain Village Design Review Board

Thank you for taking the time to review our design application for a single family residence on Lot 1004-BR, Telluride Mountain Village. This memo outlines the main design elements of the project and its response to the unique site conditions.

LOCATION | SITING

The parcel is located at the east end of Victoria Drive. The heavily wooded lot slopes to the south creating a nestled, intimate and private setting.

VIEWS | SOLAR PATH

The primary views are oriented north towards the Dallas Range with secondary views to the south-east. The solar path crosses the site on a general east-west axis providing natural light and warmth along the southern elevation. Since this area is against the hillside, the proposed upper glazing will allow the winter sun to flow into the main space.

ACCESS | PRESERVATION OF NATURAL FEATURES

The parcel is accessed from the north-west access easement and the low point of the site. The driveway veers south-east under a proposed bridge for the ski easement above. Terminating into the hillside and completely below grade is the generous garage offering enclosed parking. Horizontally oriented along the topography the design features stone bars staggered as supports to the 1.5 – 2 story home. This design approach preserves a significant number of natural features and allows for natural drainage through the structure.

ARCHITECTURAL DESIGN

The design of the home can be described as a simple, low profile, horizontally oriented, contemporary alpine structure. Inspired by the Japanese Wedge, it comprises of three shed roofs oriented to in a general butterfly configuration. Stone element supports blend the structure into its natural setting.

MATERIALS

The primary exterior materials are stone and steel with the fenestration as the subtractive element. A wood soffit that continues to the interior offers a touch of warmth to the palette. This selection is sustainable and a low maintenance solution to our alpine climate.

REQUEST | CONSIDERATION

We have one request: Since the access to the center portion of the lot require retaining walls and these walls morph into the structural support for the home, we ask that the staff and board will allow us to count these elements as part of the stone veneer calculation requirement.

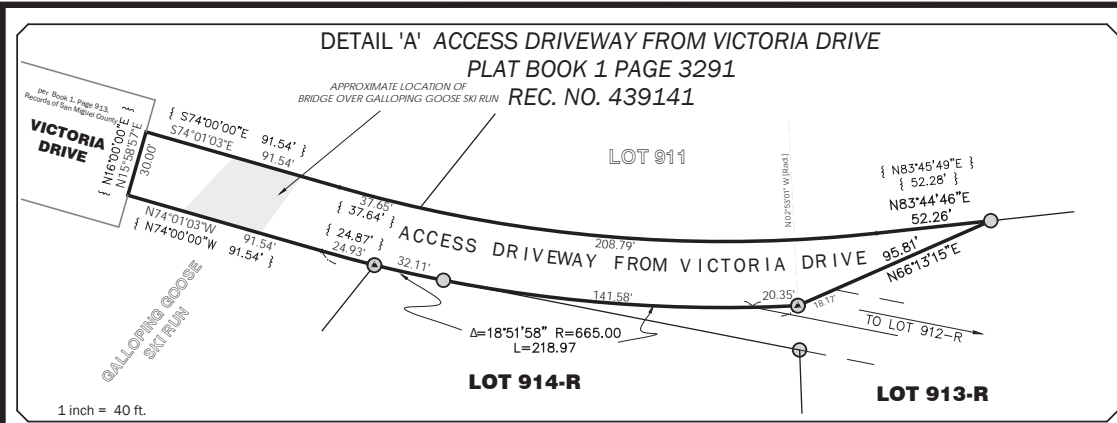
Thank you for taking the time to review our application and should you have any questions please do not hesitate to contact me directly.

Narcis Tudor
ARCHITECT # 00402820



The following document contains drawings and plan sets that are not accessible to screen readers. For assistance in accessing and interpreting these documents, please email cd@mtnvillage.org or call (970) 728-8000



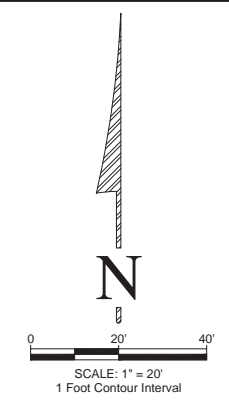


PROPERTY LINE

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N00°00'00"E	6.00

SKI TRAIL EASEMENT

LINE TABLE		
LINE #	BEARING	DISTANCE
L23	N64°43'41"E	4.37
L24	N83°16'54"E	39.43
L25	N76°35'52"E	102.13
L26	N85°47'46"E	62.68
L27	N83°30'52"E	76.84
L28	S88°40'12"E	64.10
L29	S71°44'04"E	41.29
L30	S85°04'32"E	26.18
L31	N72°31'08"E	52.81
L32	N64°43'27"E	20.30
L33	N48°56'39"E	67.53
L34	N60°11'00"E	12.36
L35	N39°05'34"E	20.34
L36	N46°51'50"E	19.98
L37	N60°26'16"E	44.90
L38	N10°32'26"E	24.67
L39	N32°24'41"W	26.15
L40	N12°05'57"W	11.99
L41	N47°12'35"E	37.63
L42	N35°13'52"E	44.07
L43	N27°15'54"W	32.87
L44	N14°43'55"W	74.62



LEGEND

- SET #5 REBAR WITH 1 1/2" ALUMINUM CAP, LS 36577
- FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP, LS 20632
- FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP, LS 28652
- ⊙ TELEPHONE PEDESTAL
- ⊕ ELECTRIC TRANSFORMER
- ⊕ FIRE HYDRANT
- CABLE PEDESTAL
- ⊙ SEWER MAN HOLE
- ☀ #S SPRUCE TREE, NUMBER INDICATES CALIPER
- ☀ #F FIR TREE, NUMBER INDICATES CALIPER
- ☀ #A ASPEN TREE, NUMBER INDICATES CALIPER
- ▨ ASPHALT
- ▨ FLAGSTONE
- ▨ 30' ACCESS AND UTILITY EASEMENT (PB 1 PG 3291 AND REC. NO. 439280)

NOTES:

1. According to Flood Insurance Rate Map 08113C0287 D map revised September 30, 1992, this parcel lies within Flood Zone "X" (Areas determined to be outside the 500-year flood plain).
2. Easement research from Land Title Guarantee Company, Commitment No. TLR86008974, Effective Date 05/17/2019 at 5:00 P.M.
3. Vertical datum is based on the found Northwest corner of Lot 1004-BR, an Aluminum Cap Rebar, LS 36577, having an elevation of 9362.94 feet
4. Fieldwork was performed November & December 2020.
5. Lineal Units U.S. Survey Feet

PROPERTY DESCRIPTION:

PARCEL A: Lot 1004-BR, A Replat of Lots 912, 913, 914, 1004A, 1004B, Telluride Mountain Village, Per the Replat of Filing 16, according to the Plat recorded June 1, 2004 in Plat Book 1 at page 3291.

PARCEL B: The access driveway from Victoria Drive, Telluride Mountain Village, per the Replat of Filing 16, according to the Plat recorded June 1, 2004 in Plat Book 1 at page 3291, and the Declarations of access and utility Easement and use covenants and restrictions recorded June 1, 2004 under Reception No. 366722, as amended and recorded September 14, 2015 under Reception No. 439280 and the shared access tract agreement recorded June 1, 2004 at Reception No. 366723, and as amended and recorded September 2, 2015 under Reception No. 439141

County of San Miguel,
State of Colorado

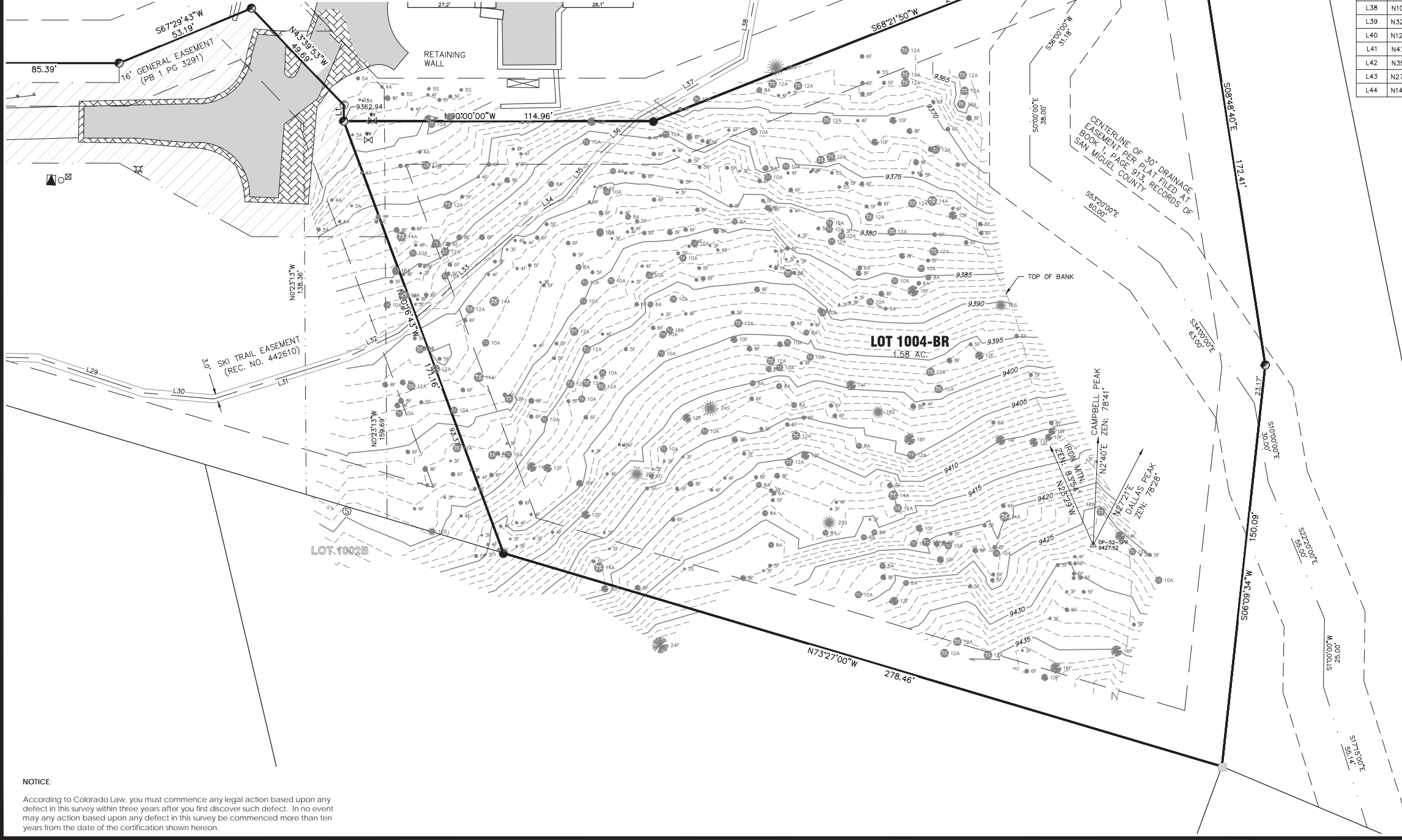
BASIS OF BEARINGS:

The Basis of Bearings for this Improvement Survey Plat was derived from the South line of Lot 913, according to the Replat of Filing 16, Recorded in Book 1 at page 913, said bearing being S 76°40'00" W, both being found monuments.

SURVEYOR'S CERTIFICATE:

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

Christopher R. Kennedy
Christopher R. Kennedy, P.L.S. 36577
12/03/2020



IMPROVEMENT SURVEY PLAT
LOT 1004-BR, TELLURIDE MOUNTAIN VILLAGE, FILING 16

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

DATE:	12/03/2020
JOB:	00044
DRAWN BY:	CRK
CHECKED BY:	KCP
REVISION DATES:	
SHEET:	1 OF 1

GENERAL NOTES

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

THESE DRAWINGS ARE PART OF THE CONTRACT DOCUMENTS FOR THIS PROJECT. THESE DRAWINGS ARE THE GRAPHIC ILLUSTRATION OF THE WORK TO BE ACCOMPLISHED.

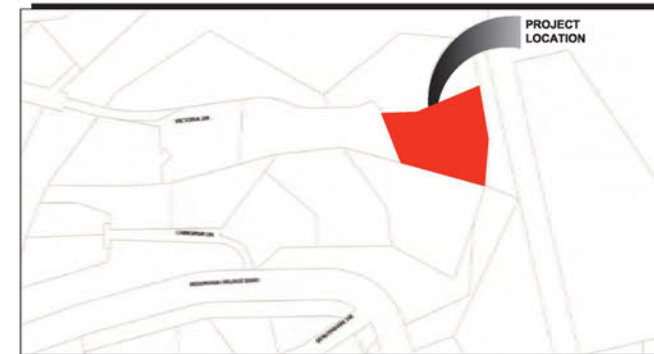
ORGANIZATION:
WHERE APPLICABLE, THE DRAWINGS FOLLOW A LOGICAL, INTERDISCIPLINARY FORMAT:
ARCHITECTURAL DRAWINGS (A SHEETS), INTERIOR DRAWINGS (I SHEETS), STRUCTURAL DRAWINGS (S SHEETS), MECHANICAL AND PLUMBING DRAWINGS (M SHEETS), ELECTRICAL (E SHEETS), AND LIGHTING (LP SHEETS).

CODE COMPLIANCE:
ALL WORK, MATERIALS, AND ASSEMBLIES SHALL COMPLY WITH APPLICABLE STATE AND LOCAL CODES, ORDINANCES, AND REGULATIONS. THE CONTRACTOR, SUBCONTRACTORS AND JOURNEYMEN OF THE APPROPRIATE TRADES SHALL PERFORM WORK TO THE HIGHEST STANDARDS OF CRAFTSMANSHIP.

INTENT:
THESE DOCUMENTS ARE INTENDED TO INCLUDE ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES REQUIRED TO COMPLETE THE WORK DESCRIBED HEREIN. ALL FUNCTIONALITY AND PERFORMANCE OF THE BUILDING COMPONENTS IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

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

VICINITY MAP



CDC - INFO

LOT #: 1004BR VICTORIA DRIVE
ADDRESS: TBD VICTORIA DRIVE
IMPROVEMENT TYPE: NEW CONSTRUCTION
TYPE OF UNIT: SINGLE FAMILY
SETBACKS: SEE A1.1
BUILDING HIGH POINT: 9414'-9" ROOF
9419'-6" CHIMNEY

CDC - EXTERIOR MATERIALS

MEASURED IN SQ. FT.	TOTAL	PERCENTAGE
STONE VENEER	6878	51.4 %
METAL SIDING	3240	24.2 %
GLAZING	3262	24.4 %
TOTAL VERTICAL SURFACE	13380	100.0 %

FIRE PROTECTION

THE STRUCTURE WILL HAVE A MONITORED NFPA 72 ALARM SYSTEM AND MONITORED NFPA 13D SPRINKLER SYSTEM.

A KNOX BOX FOR EMERGENCY ACCESS WILL BE INSTALLED.

CONSISTENT WITH TOWN BUILDING CODES, UNENCLOSED ACCESSORY STRUCTURES ATTACHED TO BUILDINGS WITH HABITABLE SPACES AND PROJECTIONS, SUCH AS DECKS, WILL 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.

CDC - BUILDING HEIGHT

MAX. BUILDING HEIGHT = 35.0'
HIGH ROOF = 34'-9"
AVERAGE ROOF = 18'-11 3/4"

SEE A3.H SERIES FOR HEIGHT CALCULATIONS

CDC - AREA CALCULATIONS

LEVEL 000
GROSS - 1684 SF

LEVEL 00
GROSS - 472 SF

LEVEL 01
LIVABLE - 4406 SF
DECK | PATIO - 635 + 118 + 238 + 235 + 195 + 624 = 2045 SF

LEVEL 02
LIVABLE - 1561 SF
DECK | PATIO - 101 + 315 = 416 SF

GROSS AREA - 8123 SF DECKS | PATIOS - 2461 SF

CDC - SITE COVERAGE

LOT AREA - 1.58AC 68,824.8 SQ. FT.
ALLOWABLE PER CDC - 30% = 20,647.44 SQ. FT.

PROPOSED SITE COVERAGE - 9,645 SQ. FT. (14%)
COMPLIANT BY - 11,002.44 SQ. FT.

PROJECT TEAM

OWNER

BRIAN + INGRID POULIN

ARCHITECT

NARCIS TUDOR ARCHITECTS
BOX 1717
TELLURIDE . COLORADO . 81435
P. 970.708.4983
narcis@narcistudor.com

CONTRACTOR

TBD

STRUCTURAL ENGINEER

TBD

SURVEYOR

SAN JUAN SURVEYING
102 SOCIETY DR
TELLURIDE . COLORADO . 81435
P. 970.728.1128
F. 970.728.9201
office@sanjuansurveying.net

GEOTECH ENGINEER

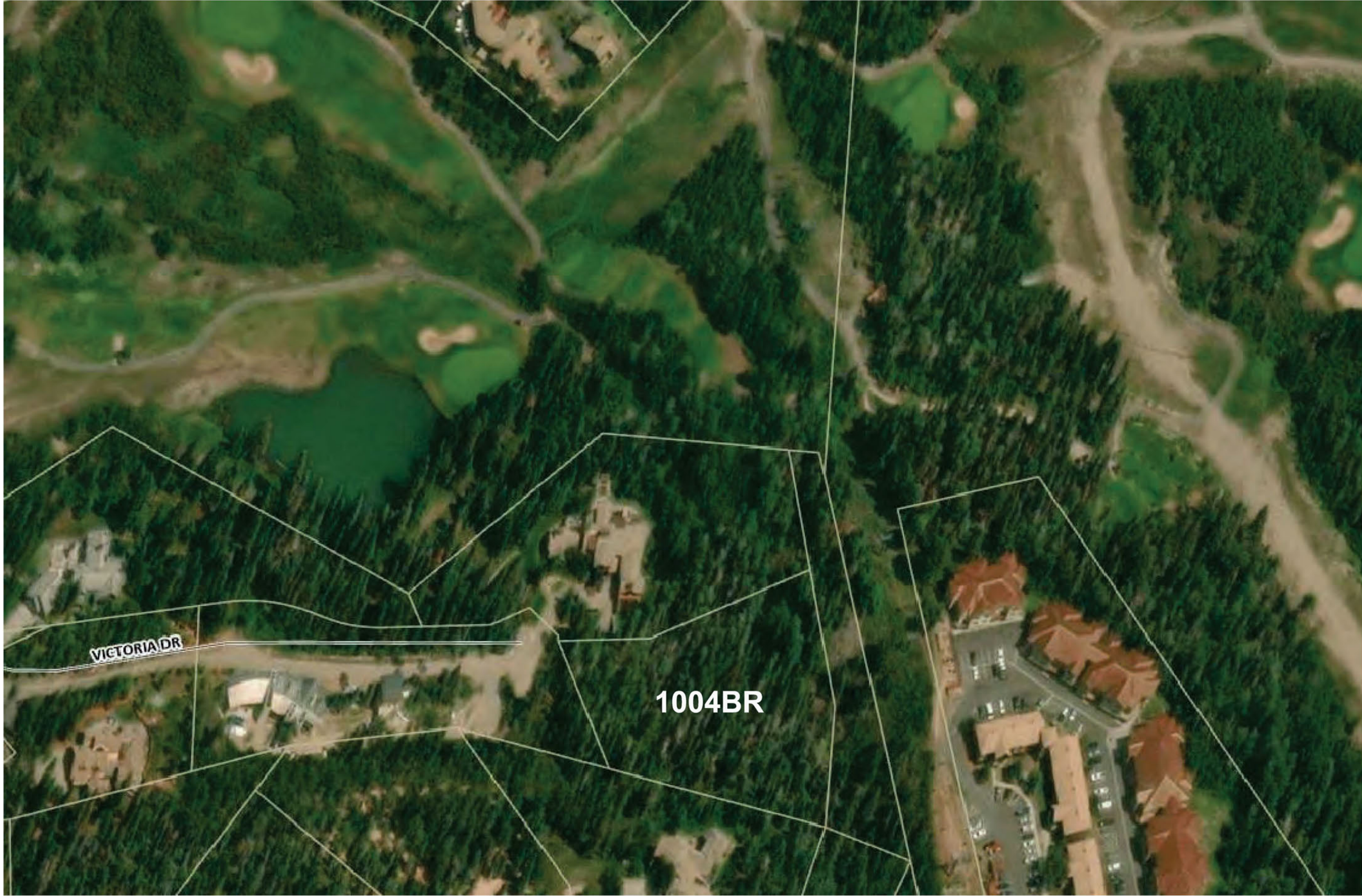
TRAUTNER GEOTECH, LLC
JON BUTLER
PO BOX 151
DURANGO . COLORADO . 81302
jbutler@trautnergeotech.com

CIVIL ENGINEER

UNCOMPAGRE ENGINEERING, LLC
DAVID BALLODE
P.O. BOX 3945
TELLURIDE . COLORADO . 81435
P. 970.729.0683
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PROJECT RENDERINGS - CONCEPT IMAGES ONLY	



VICTORIA DR

1004BR



COMMON AREA
LOOKING NORTH



COMMON AREA
LOOKING WEST



SKI EASEMENT
LOOKING NORTH



OFFICE | MASTER
LOOKING NORTH-EAST



COMMON AREA LOOKING
NORTH TO DALLAS RANGE



SITE ACCESS LOOKING
NORTH TO DALLAS RANGE



ENTRY STAIR LOOKING
NORTH



COMMON AREA
LOOKING WEST



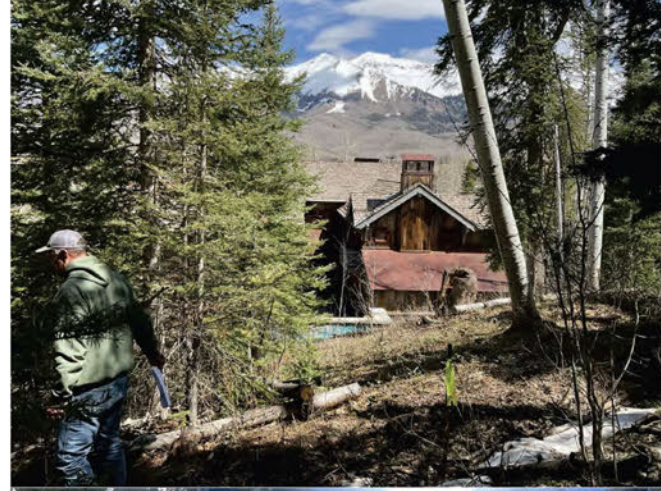
COMMON AREA
LOOKING NORTH



COMMON AREA
LOOKING SOUTH



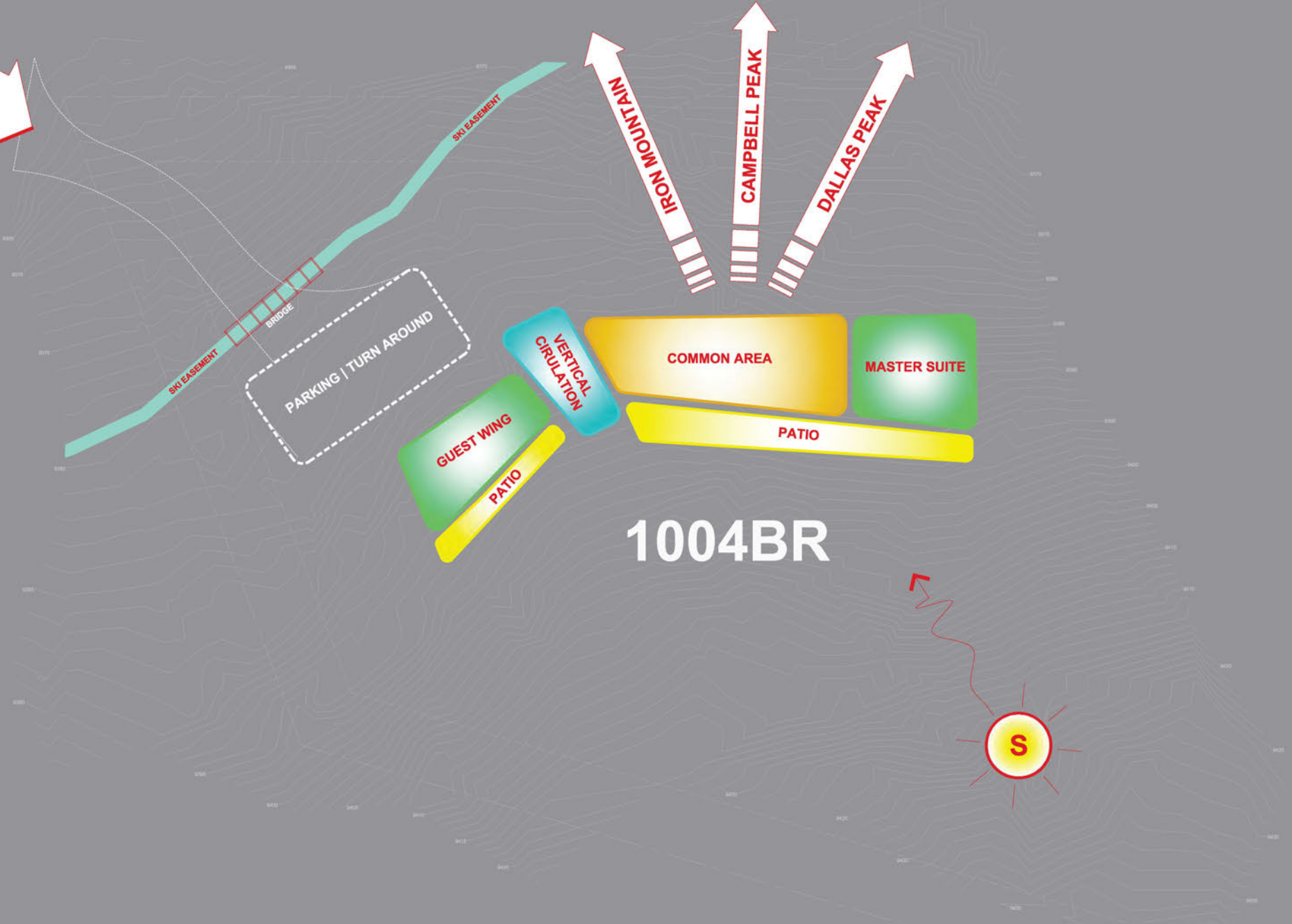
SKI EASEMENT
LOOKING NORTH



COMMON AREA
LOOKING NORTH-EAST



SITE ACCESS



1004BR

1 SITE PARTI
SCALE: NTS



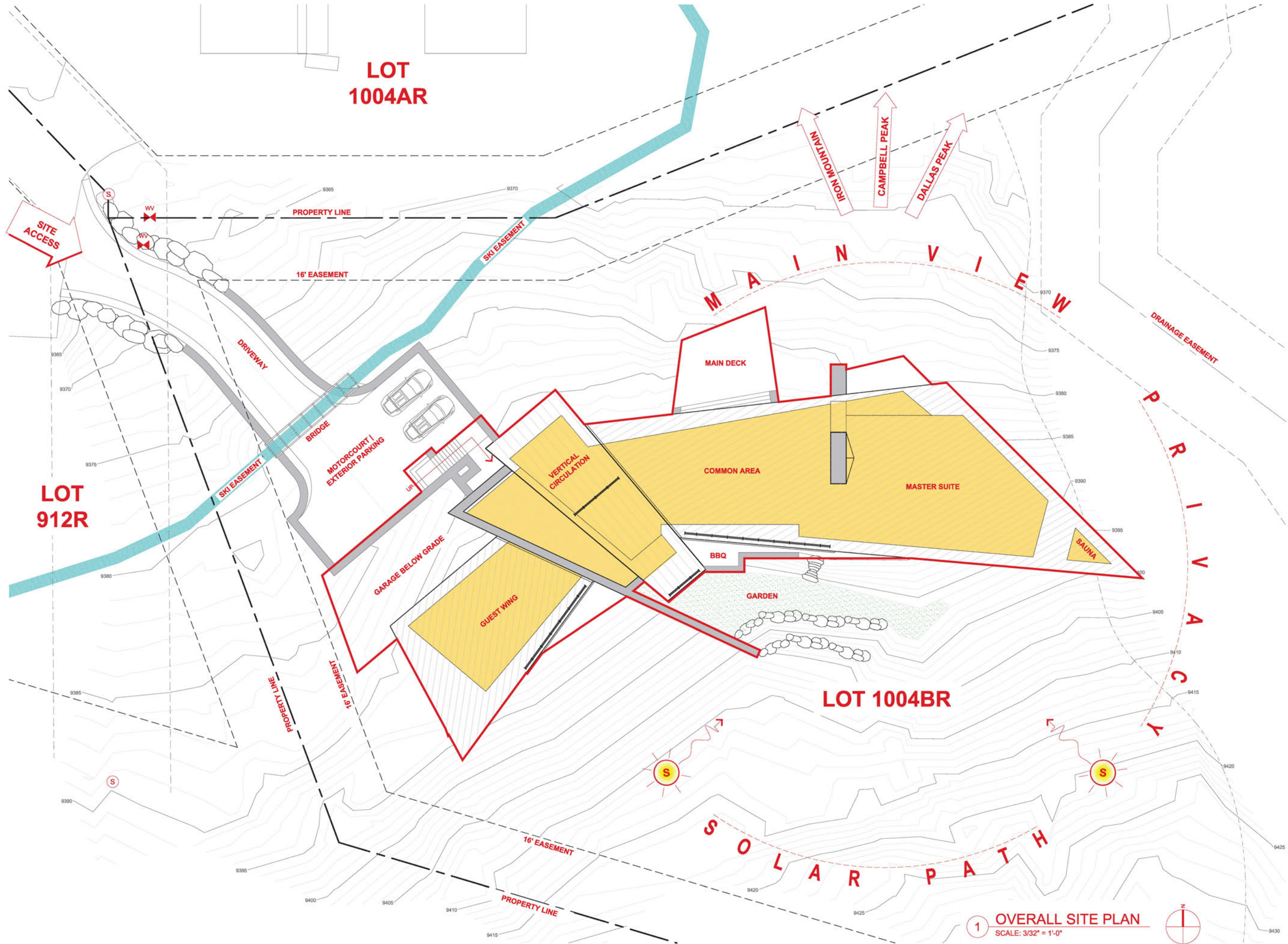


TREE ANALYSIS KEY

		193 - EVERGREEN TREES TO REMAIN
		74 - ASPEN TREES TO REMAIN
		201 - EXISTING TREES TO BE REMOVED

1 FIRE MITIGATION | TREE ANALYSIS PLAN
SCALE: 3/32" = 1'-0"





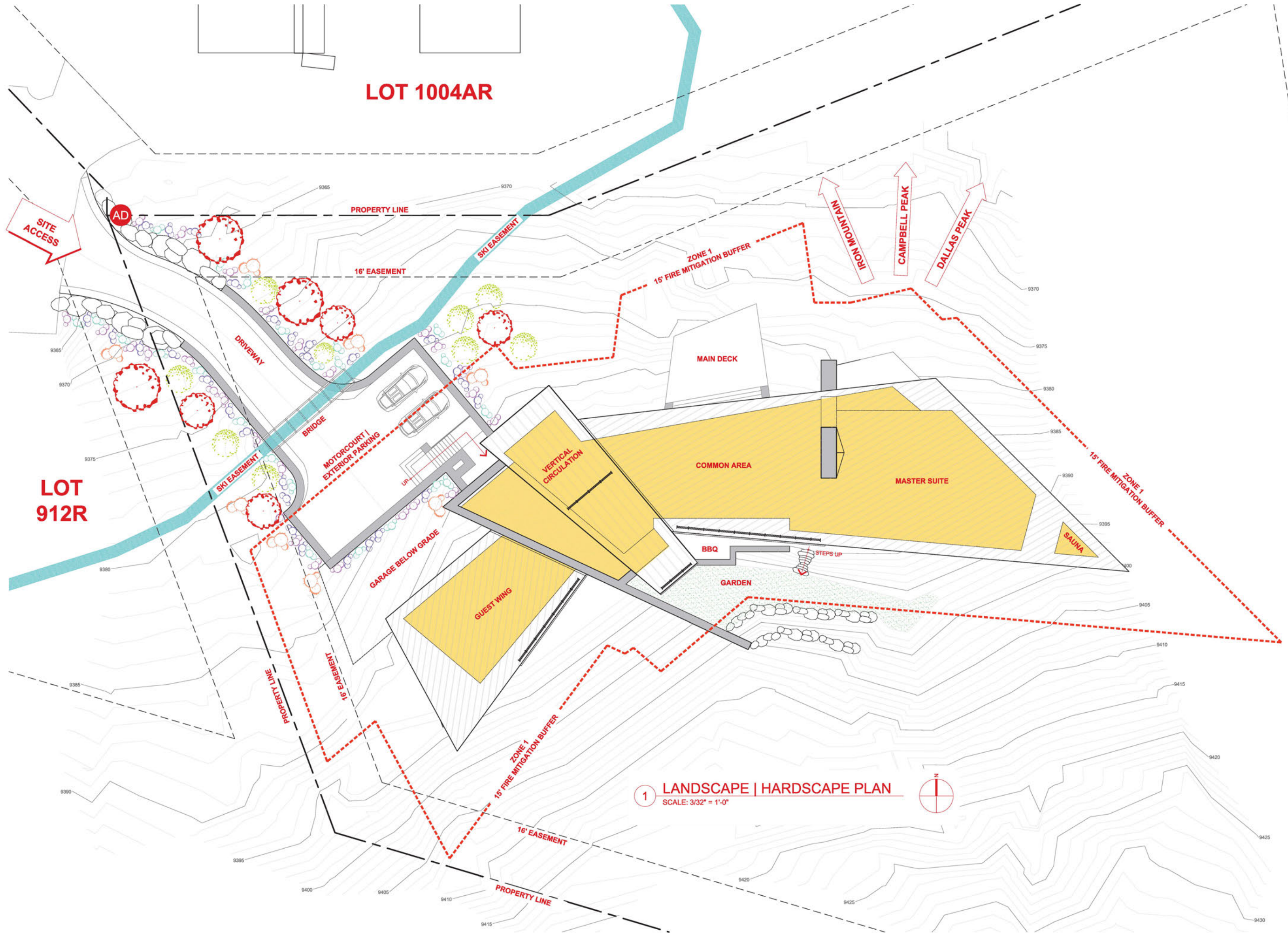
1 OVERALL SITE PLAN
SCALE: 3/32" = 1'-0"

A1.1 - SITE PLAN

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A1.2 - LANDSCAPE PLAN

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LANDSCAPE NOTES

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

PER ACOE REQUIREMENTS, THERE WILL BE A 2:1 REPLANTING OF BIOMASS ASSOCIATED WITH THE BIOMASS THAT IS BEING REMOVED ON THE DEVELOPABLE PORTION OF THE PROPERTY.
 THE FINAL LANDSCAPING WILL REFLECT THE ACOE REQUIREMENTS ON THIS PROPERTY AS PART OF THE ACOE PERMIT

AFTER FINISH GRADING IS COMPLETE - A FINAL LANDSCAPE PLAN WILL BE REQUIRED
 ALL GROUND COVER TO HAVE DRIP IRRIGATION. IRRIGATION SYSTEM WILL BE BASED ON FINAL APPROVED PLANS.

REVEGETATION NOTES

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

FIRE MITIGATION NOTES

A STAND-PIPE SYSTEM IS PROPOSED FOR THE NORTH AND NORTHEAST PORTION OF THE OVERHANGING BUILDING ELEMENTS TO PROVIDE THE FIRE MITIGATION WHERE THE SITE TOPOGRAPHY PROVES CHALLENGING.

THIS PROJECT WILL WORK WITH TELSKI TO GAIN PERMISSION TO PERFORM ZONE 2 DEFENSIVE SPACE FUEL REDUCTIONS AND MODIFICATIONS TO THE FOREST TO A DISTANCE OF 150 FEET FROM THE HOME ALONG THE NORTHEAST PROPERTY BOUNDARY.
 THE DESIGN OF THE HOME HAS MANY OVERHANGS AND THE DESIGN OF THE HOME'S OVERHANGS, DECKS AND SOFFITS IS COMPOSED OF NON-FLAMMABLE MATERIAL. THE DECKS (ESPECIALLY THE UNDERSIDES) ARE CONSTRUCTED FROM FIRE RESISTANT | NON-COMBUSTIBLE MATERIAL AND THE ROOF IS ALSO CONSTRUCTED FROM A NON-COMBUSTIBLE MATERIAL.

THE DESIGN OF THIS HOME HAS EXTERIOR WALLS COMPOSED OF TEMPERED GLASS WHERE REQUIRED BY CODE.

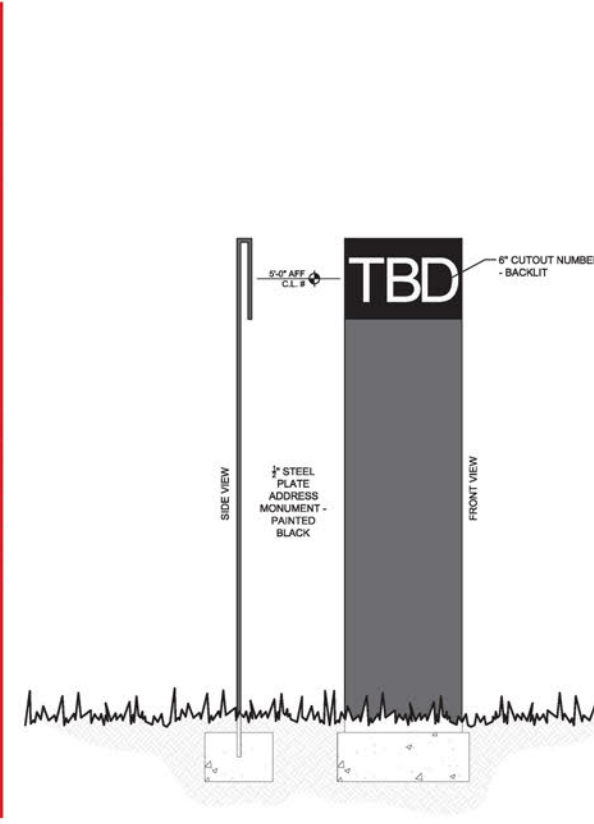
ALL PROPOSED PLANTS ARE BASED ON THE FIREWISE PLANT LIST

LANDSCAPE | HARDSCAPE IMAGES

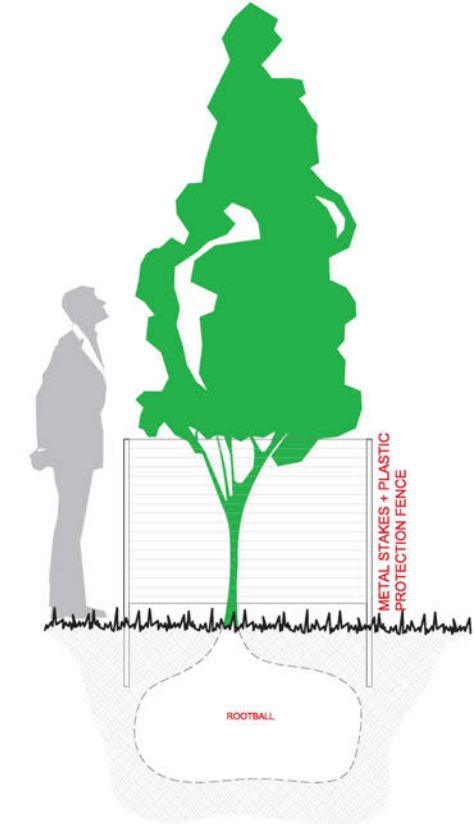


LANDSCAPE KEY

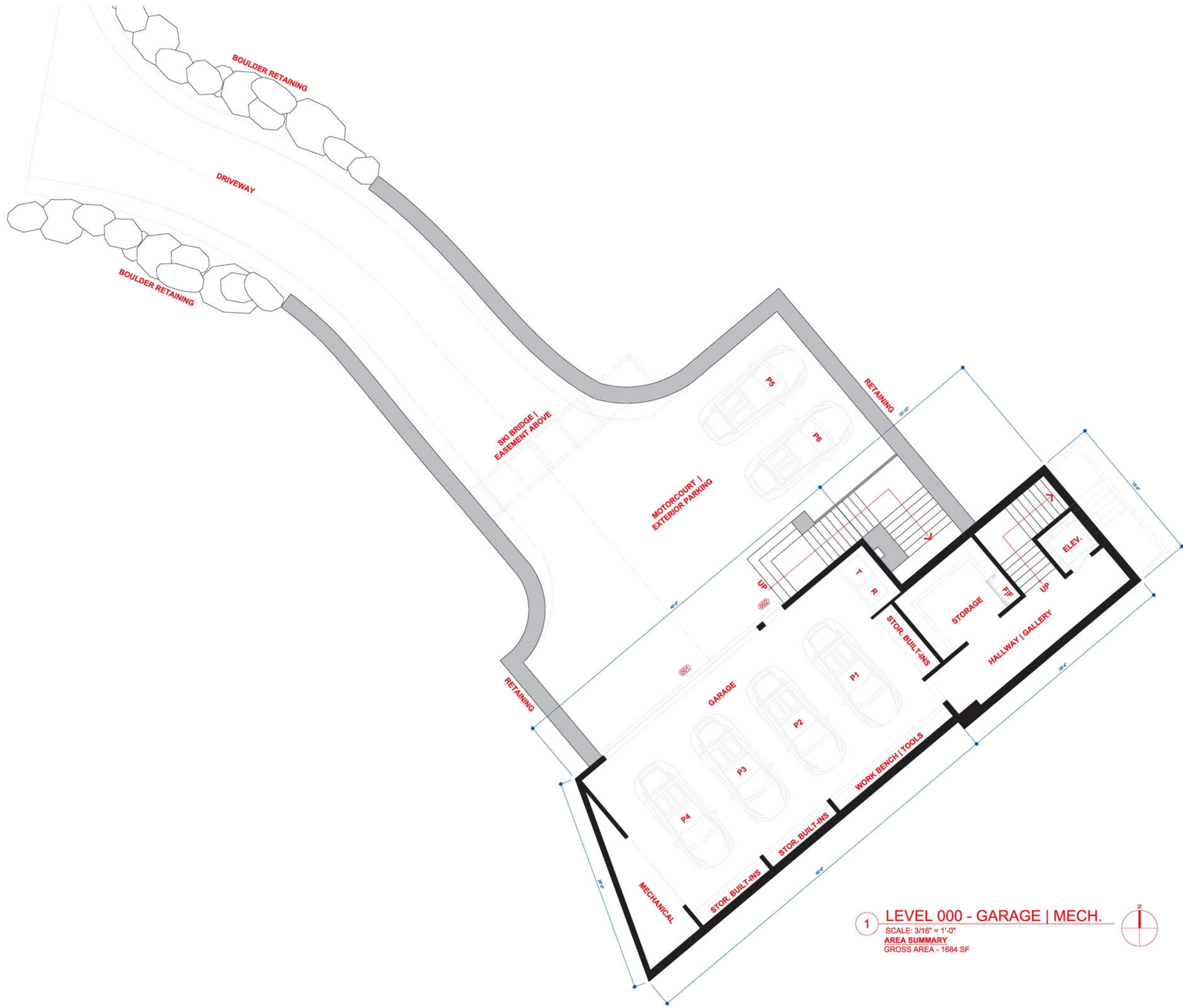
SYMBOL	NAME C+S	QTY.	WATER NEEDS	SUN SHADE PEF.	APPROX. MATURE HT.	ELEVATION	APPROX. BLOOM MO.
	- WASATCH MAPLE (ACER GRANDIDENTATUM)	7	M	S PS	10' - 20'	5,000' - 9,000'	N/A
	- ASPEN TREES (POPULUS TREMULOIDES)	9	M	S	8' - 25'	5,000' - 9,000'	N/A
	- TATARIAN HONEYSUCKLE (LONICERA TATARICA)	8	M	S PS	4' - 6'	5,000' - 9,000'	MAY - JUNE
	- JACOB'S LADDER	28	H	S PS	1' - 2'	5,000' - 9,000'	MAY - AUGUST
	- LAVENDER	27	L-M	S	1' - 2'	5,000' - 9,000'	JUNE - NOV.
	- SNOW IN SUMMER	23	L-M	S PS	1'	5,000' - 9,000'	MAY - JUNE
	- ALPINE GRASSES	PER PLAN					



AD ADDRESS MONUMENT
 SCALE: NTS

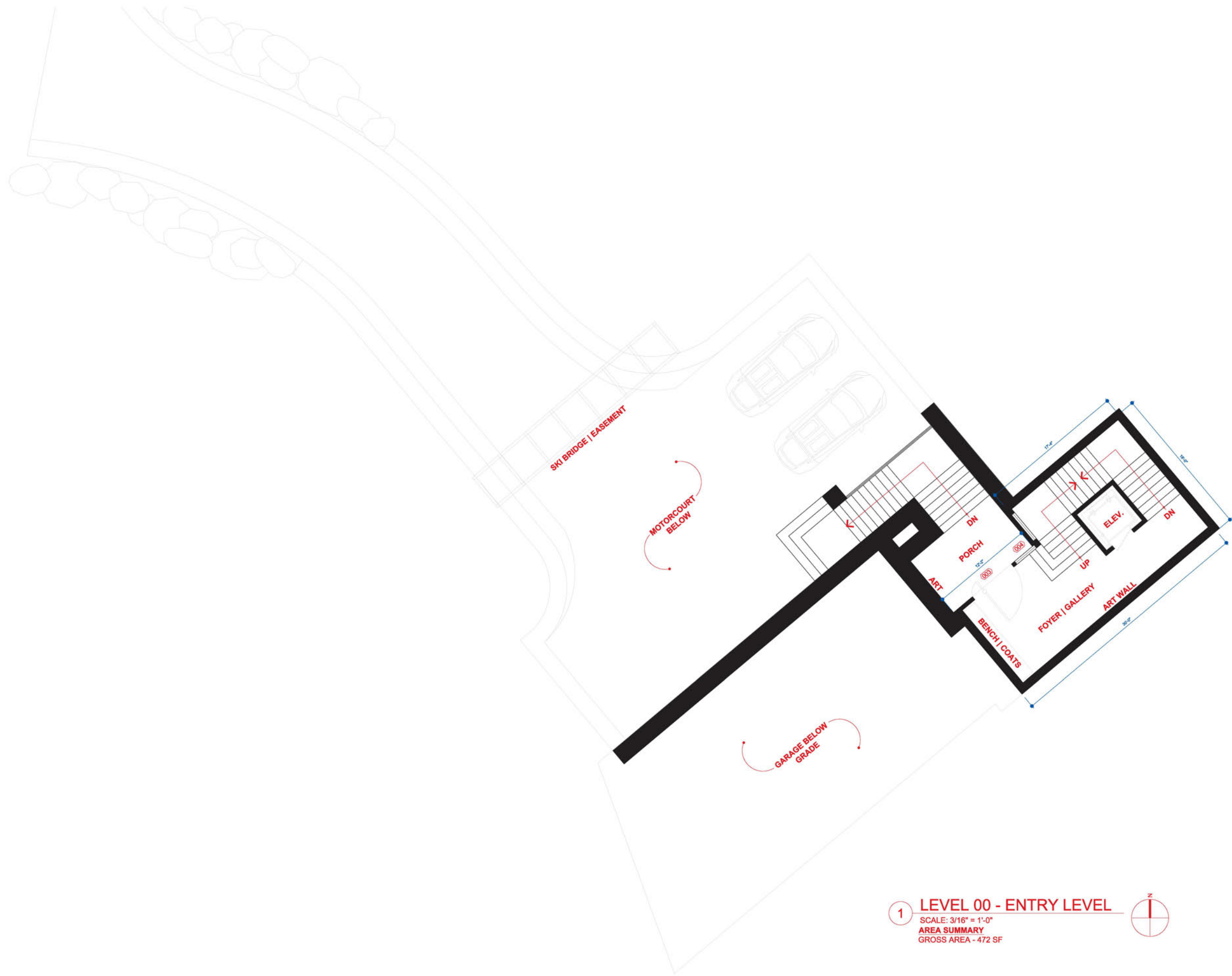


TP TREE PROTECTION DETAIL
 SCALE: NTS

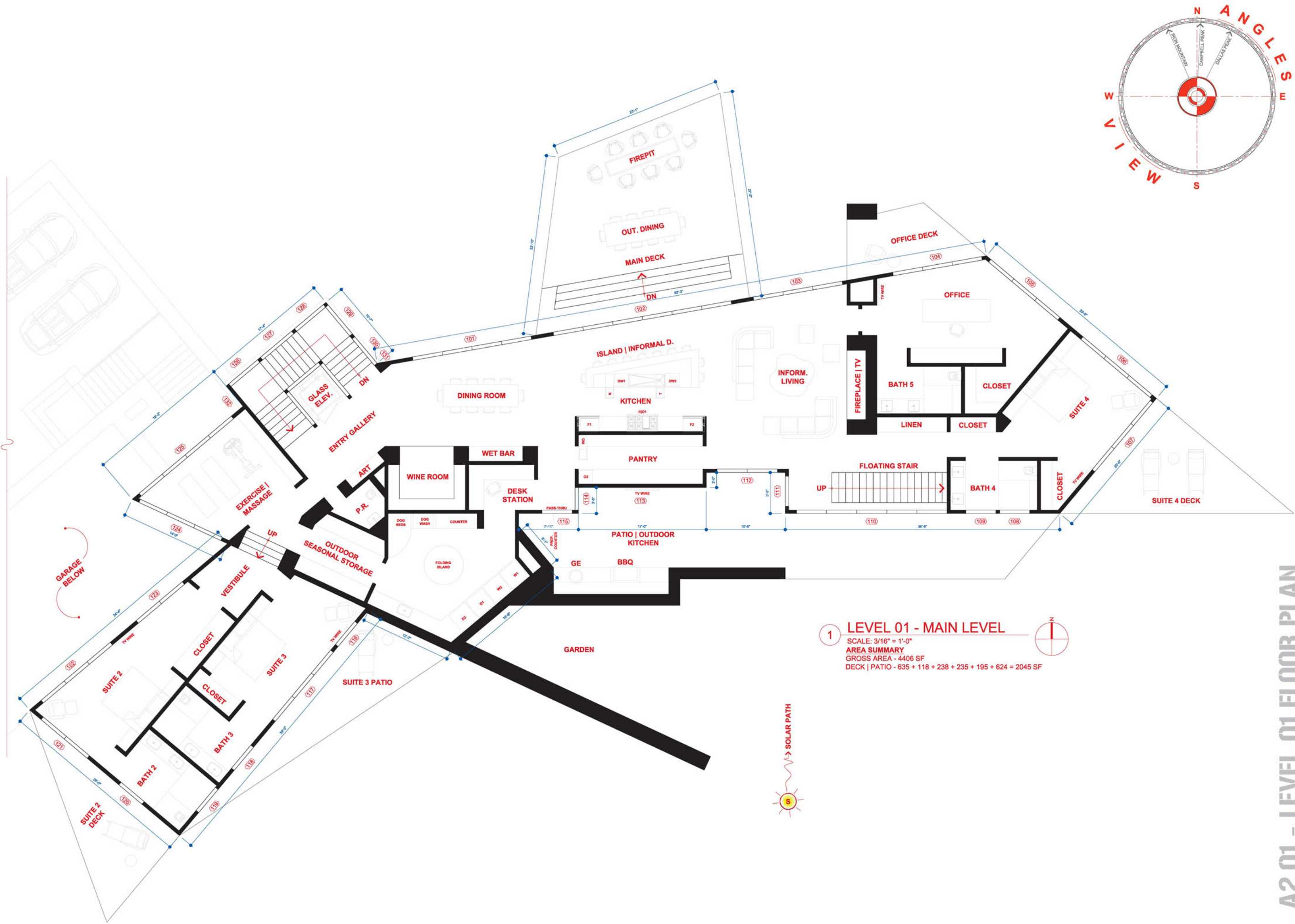


1 LEVEL 000 - GARAGE | MECH.
 SCALE: 3/16" = 1'-0"
 AREA SUMMARY
 GROSS AREA - 1684 SF



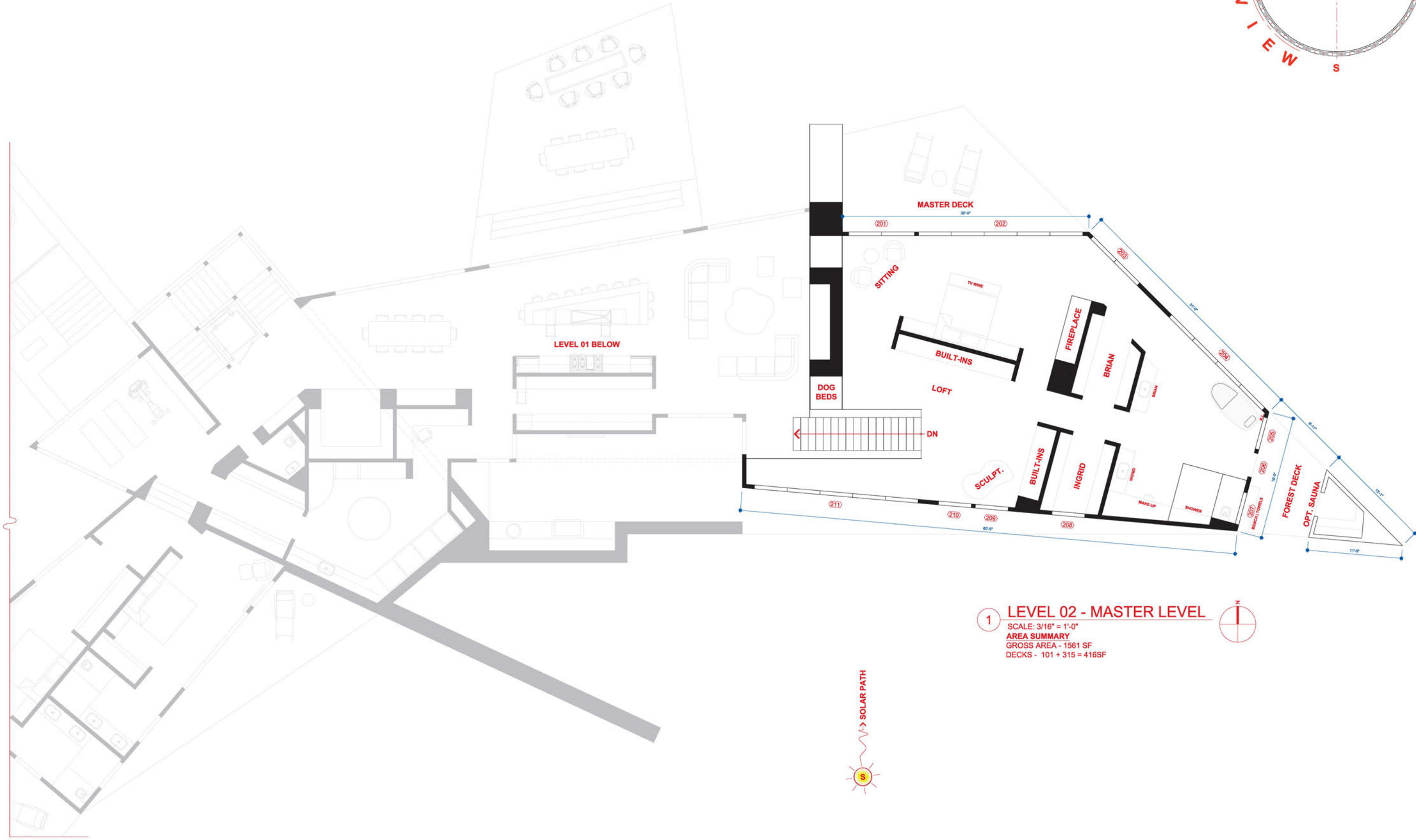


1 LEVEL 00 - ENTRY LEVEL
 SCALE: 3/16" = 1'-0"
 AREA SUMMARY
 GROSS AREA - 472 SF

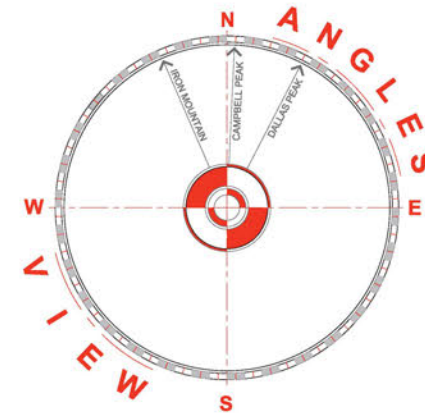


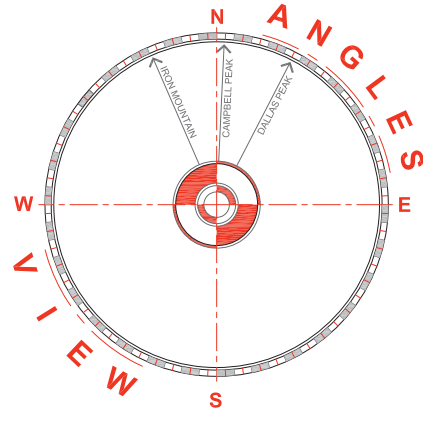
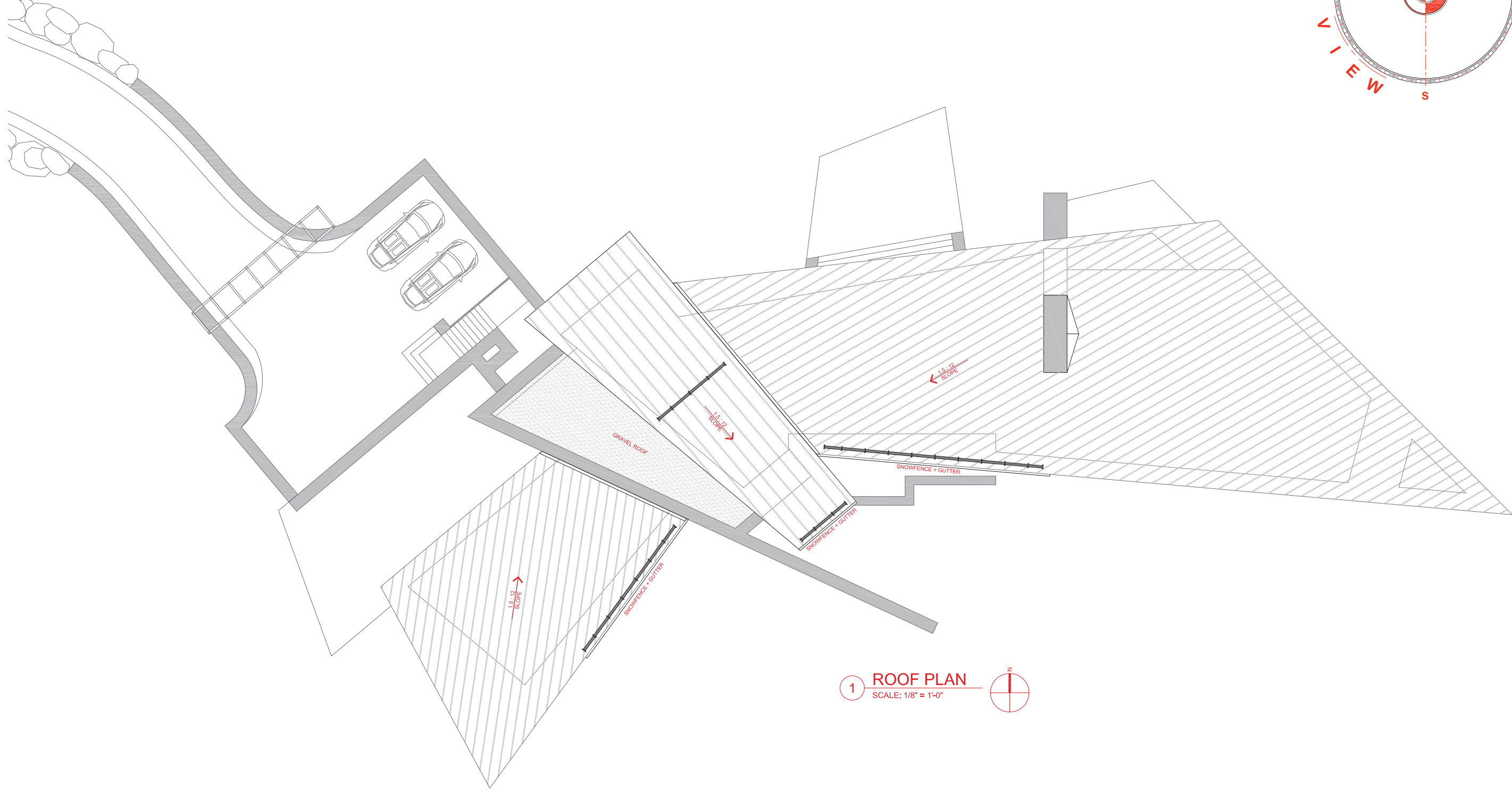
1 LEVEL 01 - MAIN LEVEL
 SCALE: 3/16" = 1'-0"
 AREA SUMMARY
 GROSS AREA - 4406 SF
 DECK | PATIO - 635 + 118 + 238 + 235 + 195 + 624 = 2045 SF





1 LEVEL 02 - MASTER LEVEL
 SCALE: 3/16" = 1'-0"
AREA SUMMARY
 GROSS AREA - 1561 SF
 DECKS - 101 + 315 = 416SF





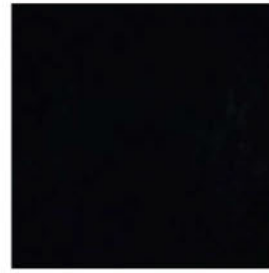
A2.03 - ROOF PLAN



A
STANDING SEAM ROOFING



B
STONE VENEER



C
METAL SIDING



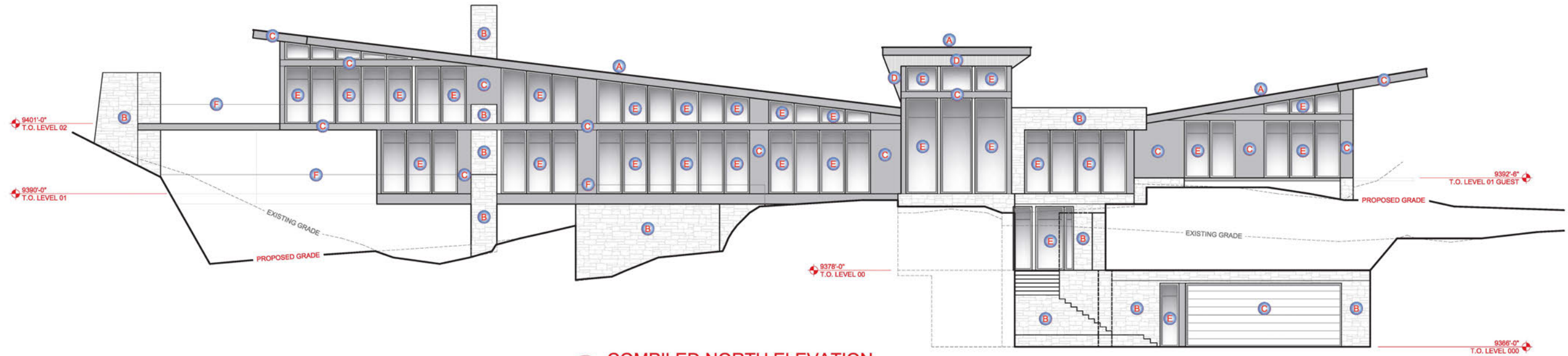
D
WOOD SOFFIT



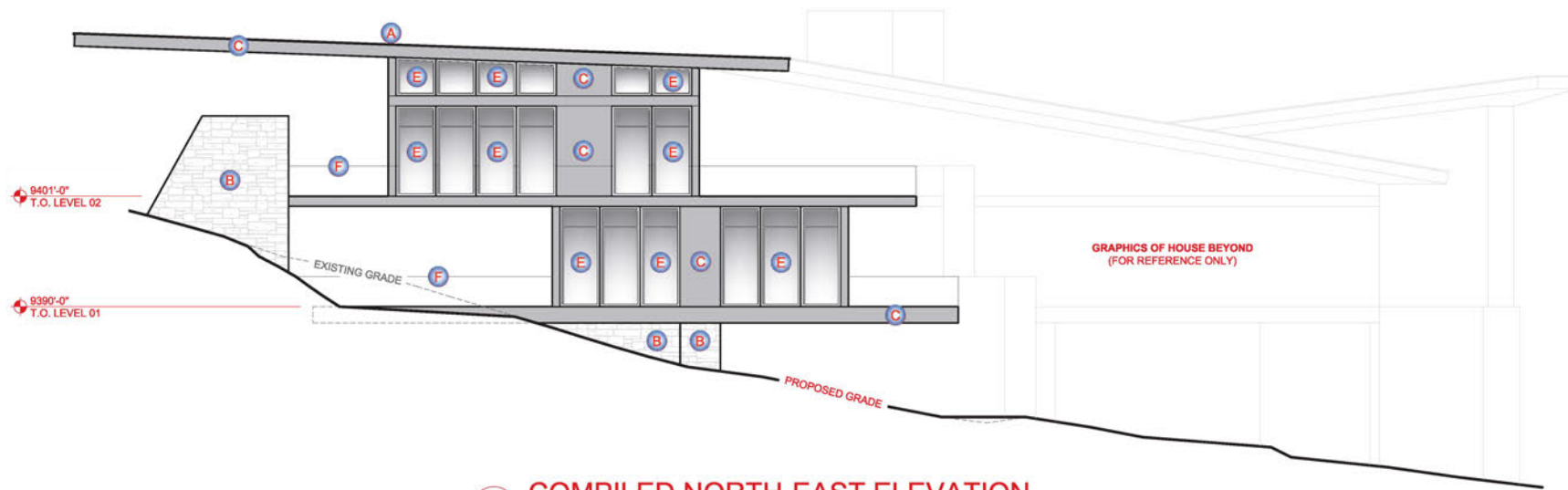
E
CLAD FENESTRATION



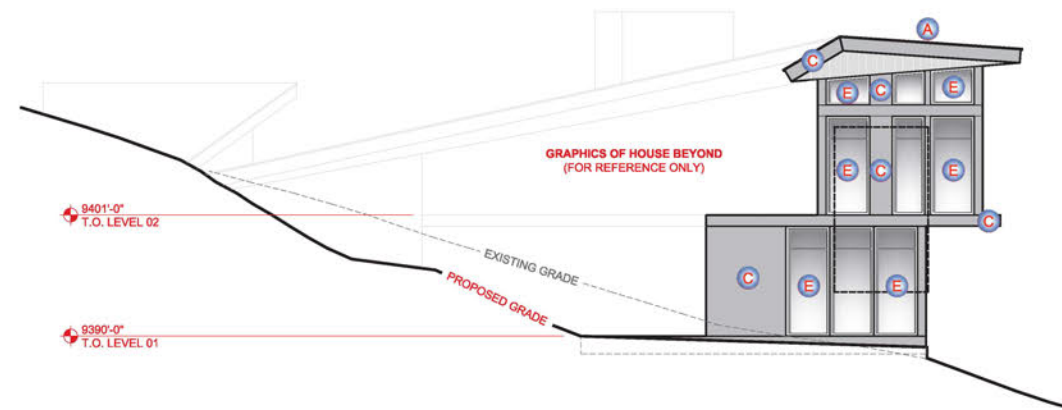
F
PERFORATED PANEL



1 **COMPILED NORTH ELEVATION**
SCALE: 1/8" = 1'-0"



2 **COMPILED NORTH-EAST ELEVATION**
SCALE: 1/8" = 1'-0"



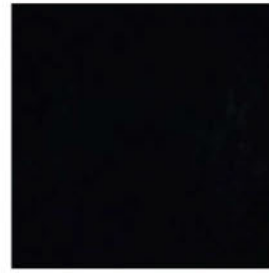
3 **COMPILED SOUTH-EAST ELEVATION**
SCALE: 1/8" = 1'-0"



A
STANDING SEAM ROOFING



B
STONE VENEER



C
METAL SIDING



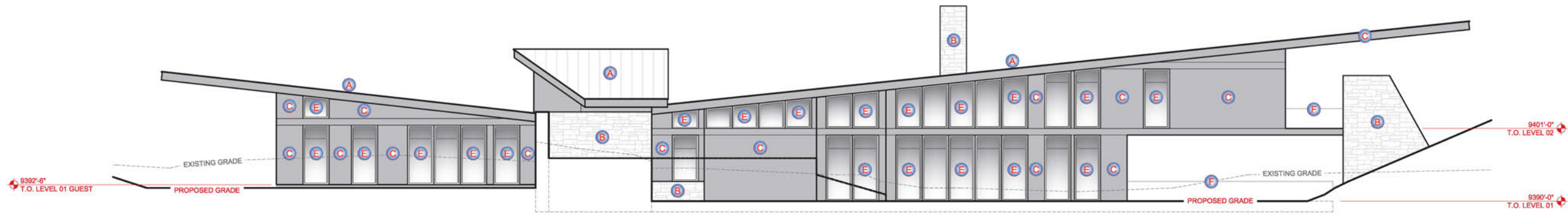
D
WOOD SOFFIT



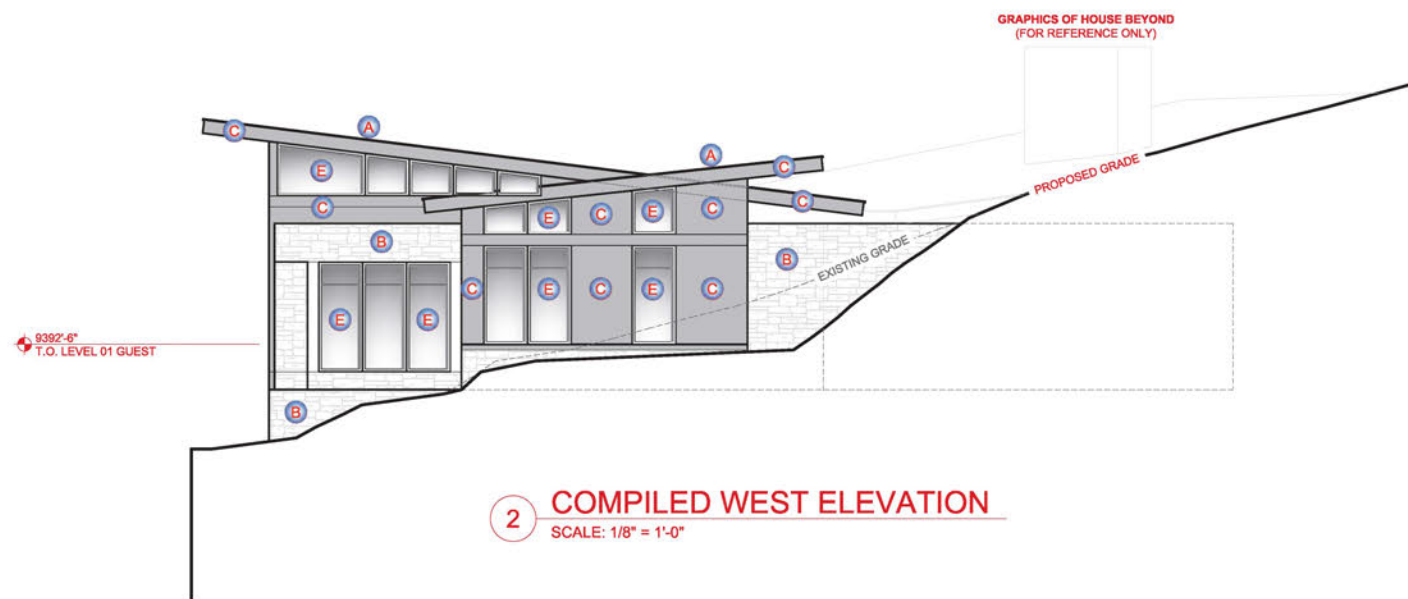
E
CLAD FENESTRATION



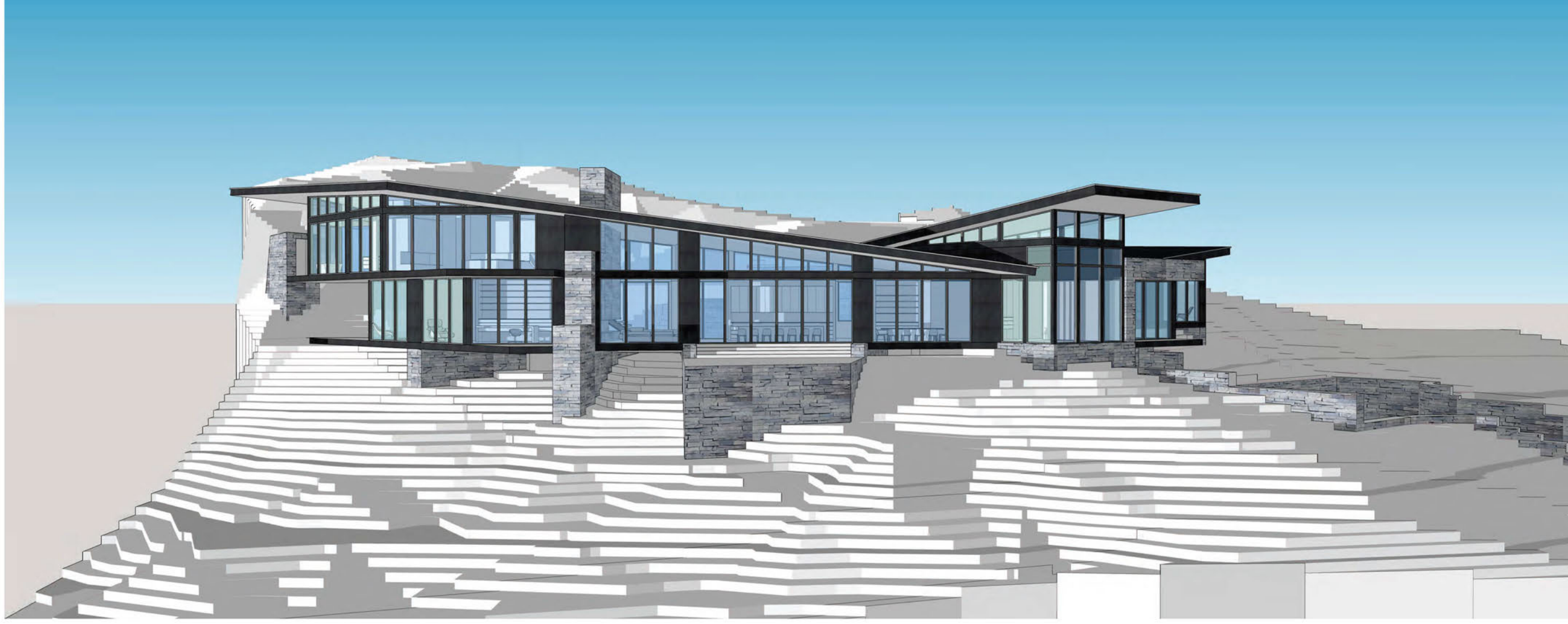
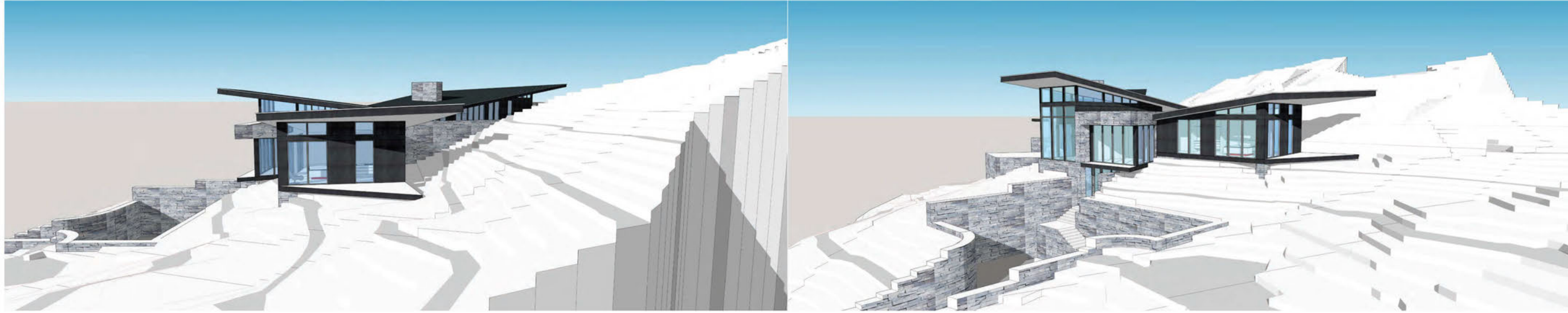
F
PERFORATED PANEL



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



2 **COMPILED WEST ELEVATION**
SCALE: 1/8" = 1'-0"

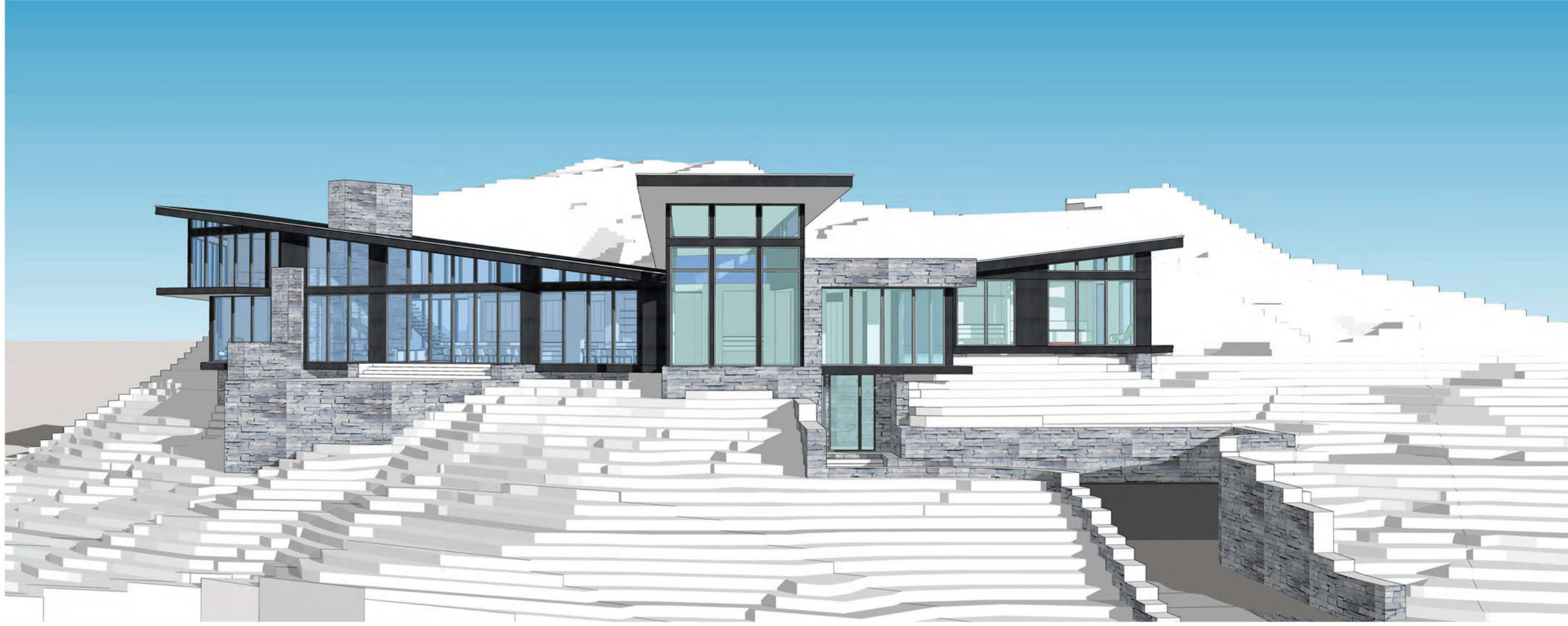
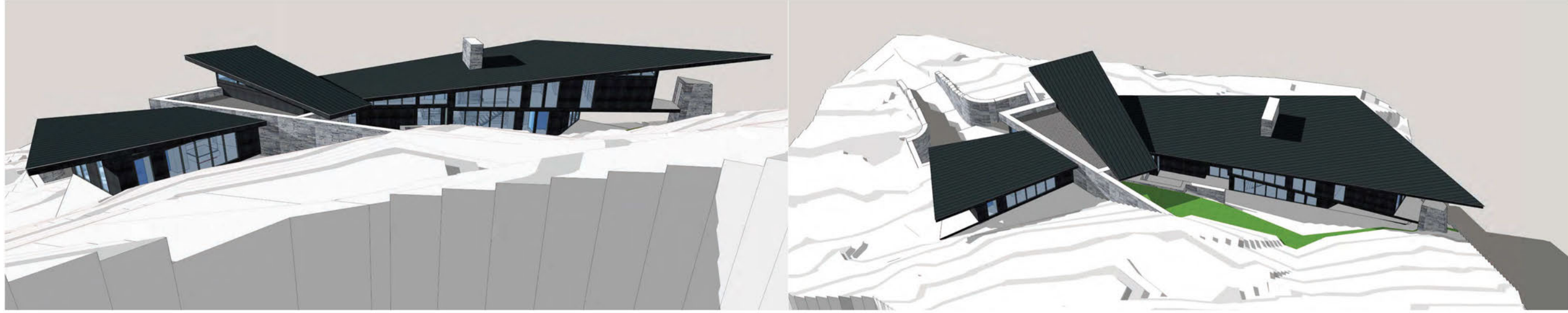


A3.5 - MASSING CONCEPTS

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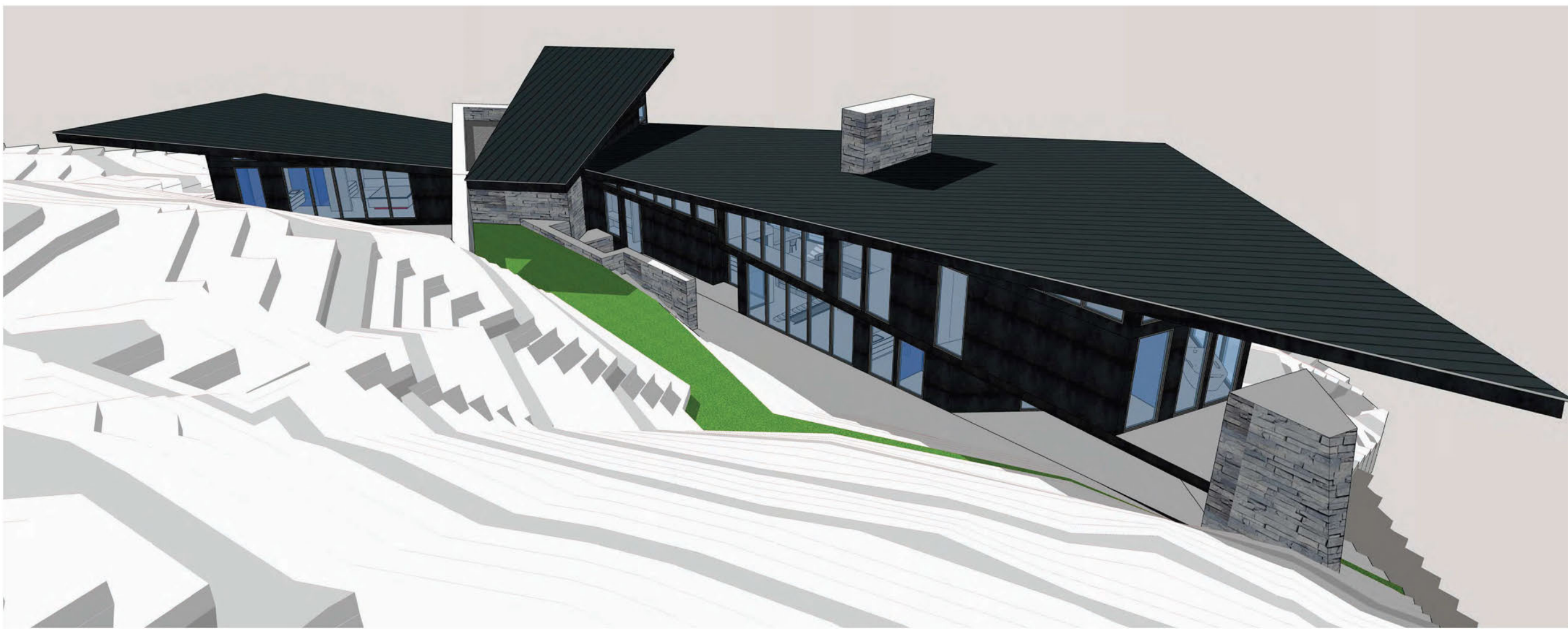
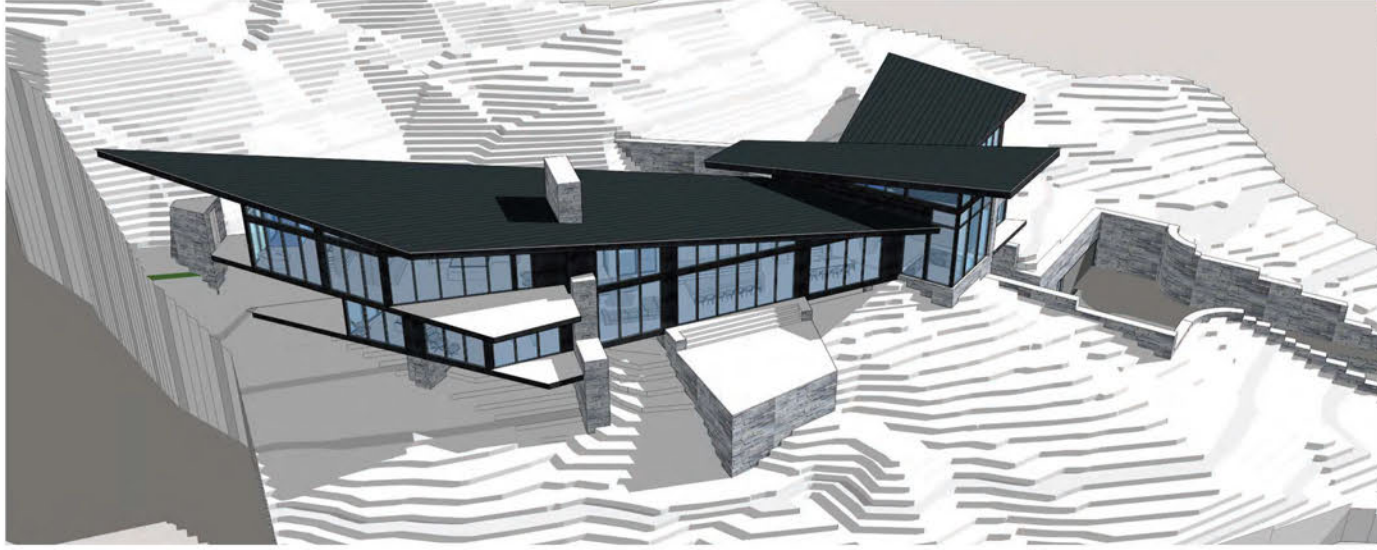


A3.6 - MASSING CONCEPTS

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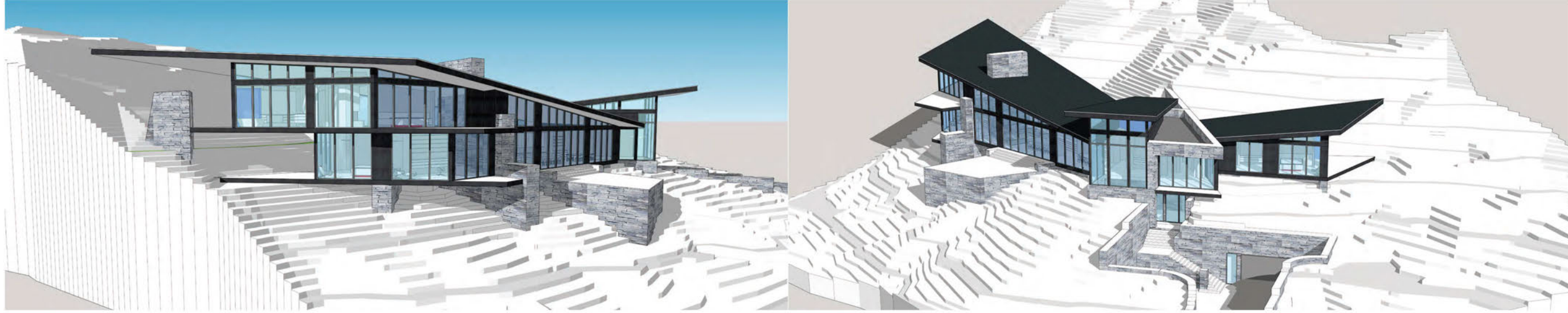


A3.7 - MASSING CONCEPTS

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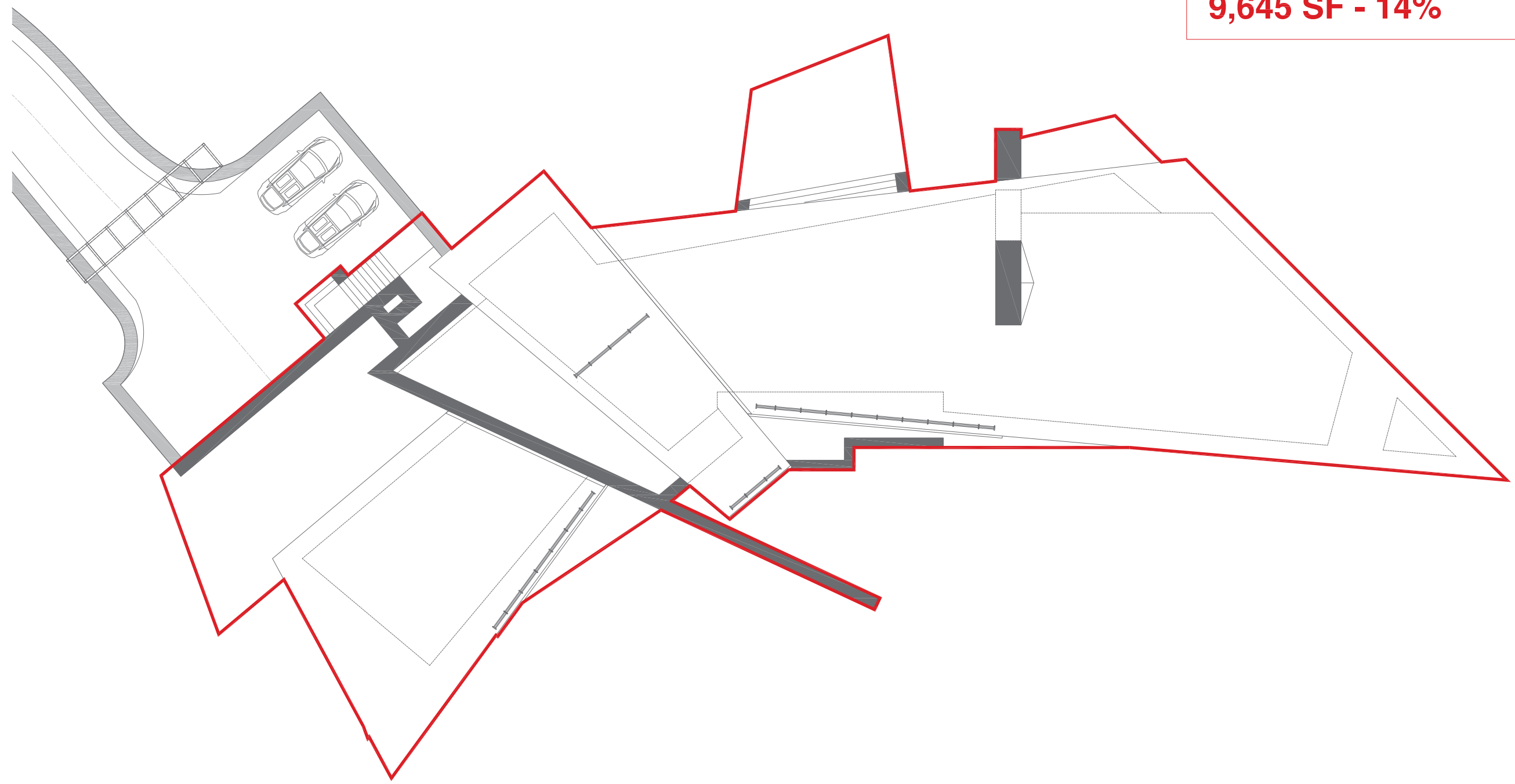


A3.8 - MASSING CONCEPTS

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LOT COVERAGE DEFINITION PER CDC

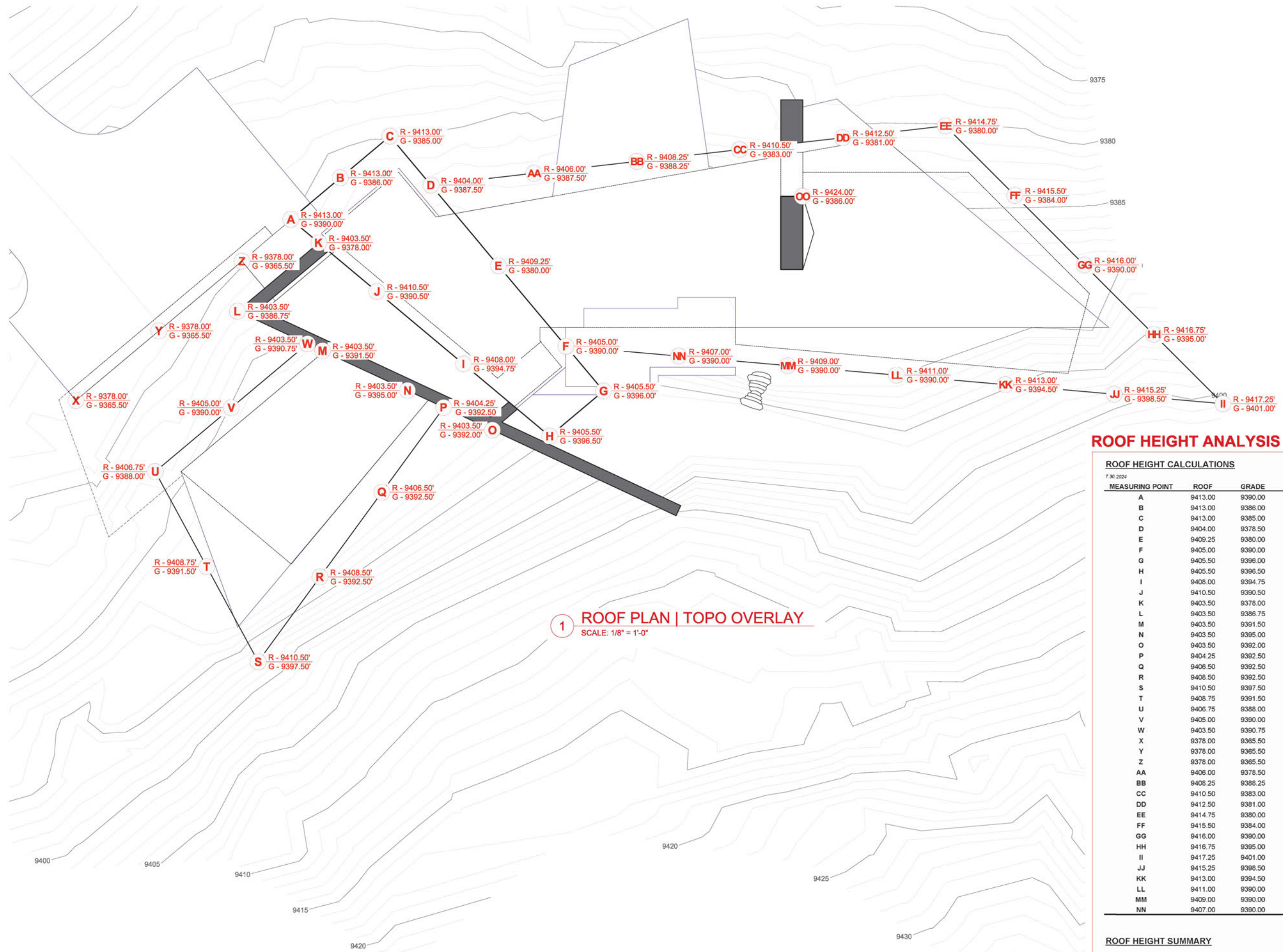
LOT COVERAGE: THE CALCULATION OF THE TOTAL HORIZONTAL AREA OF ANY BUILDING, CARPORT, PORTE-COCHERE, OR ARCADE AND SHALL ALSO INCLUDE WALKWAYS, ROOF OVERHANGS, EAVES, EXTERIOR STAIRS, DECKS, COVERED PORCH, TERRACES AND PATIOS. SUCH HORIZONTAL MEASUREMENT SHALL BE FROM THE BUILDING DRIPLINES AND FROM THE EXTERIOR SURFACE OF THE TOTAL WALL ASSEMBLY, WHICHEVER IS MORE RESTRICTIVE.

LOT COVERAGE AREA DIAGRAM

9,645 SF - 14%

SC SITE COVERAGE DIAGRAM
SCALE: 1/8" = 1'-0"





1 ROOF PLAN | TOPO OVERLAY
SCALE: 1/8" = 1'-0"

ROOF HEIGHT ANALYSIS

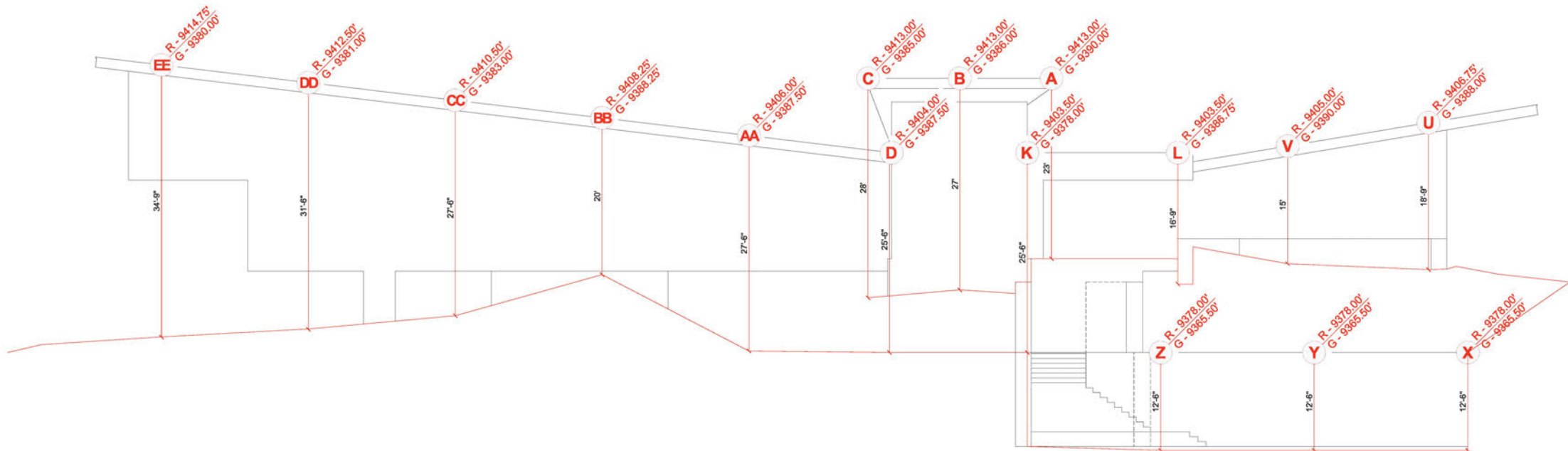
7.30.2024

ROOF HEIGHT CALCULATIONS

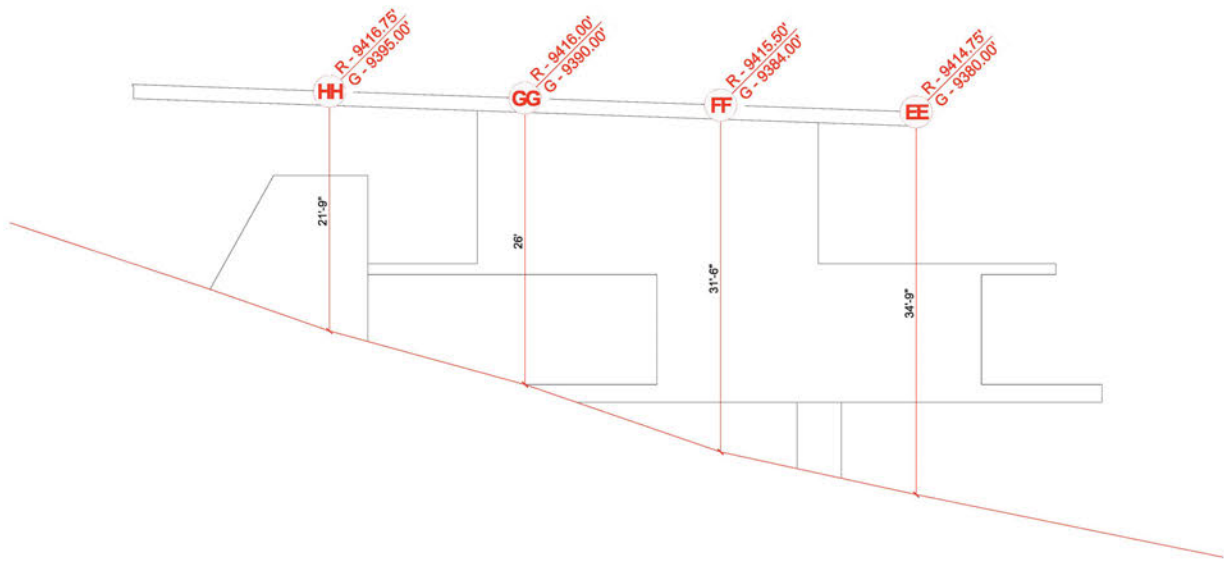
MEASURING POINT	ROOF	GRADE	HEIGHT
A	9413.00	9390.00	23.00
B	9413.00	9386.00	27.00
C	9413.00	9385.00	28.00
D	9404.00	9378.50	25.50
E	9409.25	9380.00	29.25
F	9405.00	9390.00	15.00
G	9405.50	9396.00	9.50
H	9405.50	9396.50	9.00
I	9408.00	9394.75	13.25
J	9410.50	9390.50	20.00
K	9403.50	9378.00	25.50
L	9403.50	9386.75	16.75
M	9403.50	9391.50	12.00
N	9403.50	9395.00	8.50
O	9403.50	9392.00	11.50
P	9404.25	9392.50	11.75
Q	9406.50	9392.50	14.00
R	9408.50	9392.50	16.00
S	9410.50	9397.50	13.00
T	9408.75	9391.50	17.25
U	9406.75	9388.00	18.75
V	9405.00	9390.00	15.00
W	9403.50	9390.75	12.75
X	9378.00	9365.50	12.50
Y	9378.00	9365.50	12.50
Z	9378.00	9365.50	12.50
AA	9406.00	9378.50	27.50
BB	9408.25	9388.25	20.00
CC	9410.50	9383.00	27.50
DD	9412.50	9381.00	31.50
EE	9414.75	9380.00	34.75
FF	9415.50	9384.00	31.50
GG	9416.00	9390.00	26.00
HH	9416.75	9395.00	21.75
II	9417.25	9401.00	16.25
JJ	9415.25	9398.50	16.75
KK	9413.00	9394.50	18.50
LL	9411.00	9390.00	21.00
MM	9409.00	9390.00	19.00
NN	9407.00	9390.00	17.00

ROOF HEIGHT SUMMARY

ROOF HIGH POINT:	EE	34.75
ROOF AVERAGE:		18.97



1 NORTH COMPOSITE HEIGHT ELEVATION
SCALE: 1/8" = 1'-0"



2 EAST COMPOSITE HEIGHT ELEVATION
SCALE: 1/8" = 1'-0"

ROOF HEIGHT ANALYSIS

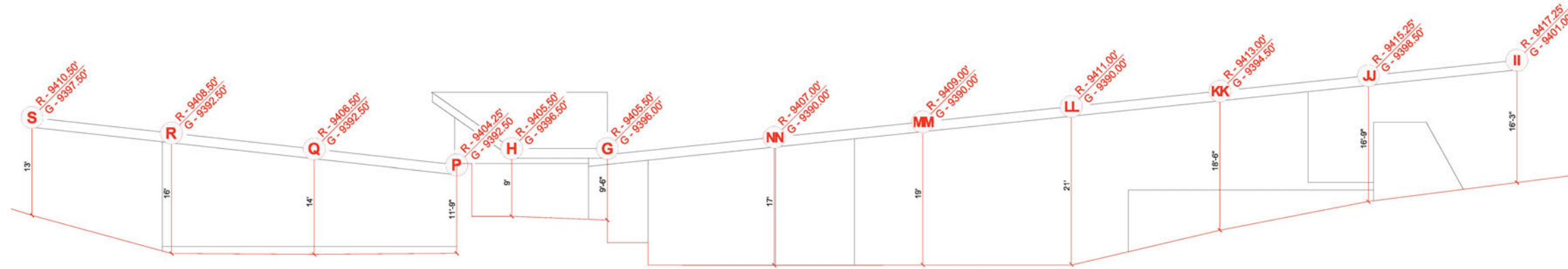
7.30.2024

ROOF HEIGHT CALCULATIONS

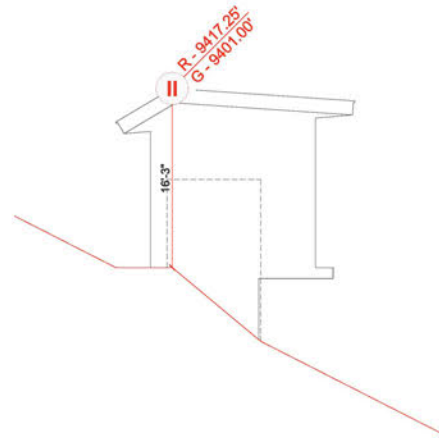
MEASURING POINT	ROOF	GRADE	HEIGHT
A	9413.00	9390.00	23.00
B	9413.00	9386.00	27.00
C	9413.00	9385.00	28.00
D	9404.00	9378.50	25.50
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I	9408.00	9394.75	13.25
J	9410.50	9390.50	20.00
K	9403.50	9378.00	25.50
L	9403.50	9386.75	16.75
M	9403.50	9391.50	12.00
N	9403.50	9395.00	8.50
O	9403.50	9392.00	11.50
P	9404.25	9392.50	11.75
Q	9406.50	9392.50	14.00
R	9408.50	9392.50	16.00
S	9410.50	9397.50	13.00
T	9408.75	9391.50	17.25
U	9406.75	9388.00	18.75
V	9405.00	9390.00	15.00
W	9403.50	9390.75	12.75
X	9378.00	9365.50	12.50
Y	9378.00	9365.50	12.50
Z	9378.00	9365.50	12.50
AA	9406.00	9378.50	27.50
BB	9408.25	9388.25	20.00
CC	9410.50	9383.00	27.50
DD	9412.50	9381.00	31.50
EE	9414.75	9380.00	34.75
FF	9415.50	9384.00	31.50
GG	9416.00	9390.00	26.00
HH	9416.75	9395.00	21.75
II	9417.25	9401.00	16.25
JJ	9415.25	9388.50	16.75
KK	9413.00	9394.50	18.50
LL	9411.00	9390.00	21.00
MM	9409.00	9390.00	19.00
NN	9407.00	9390.00	17.00

ROOF HEIGHT SUMMARY

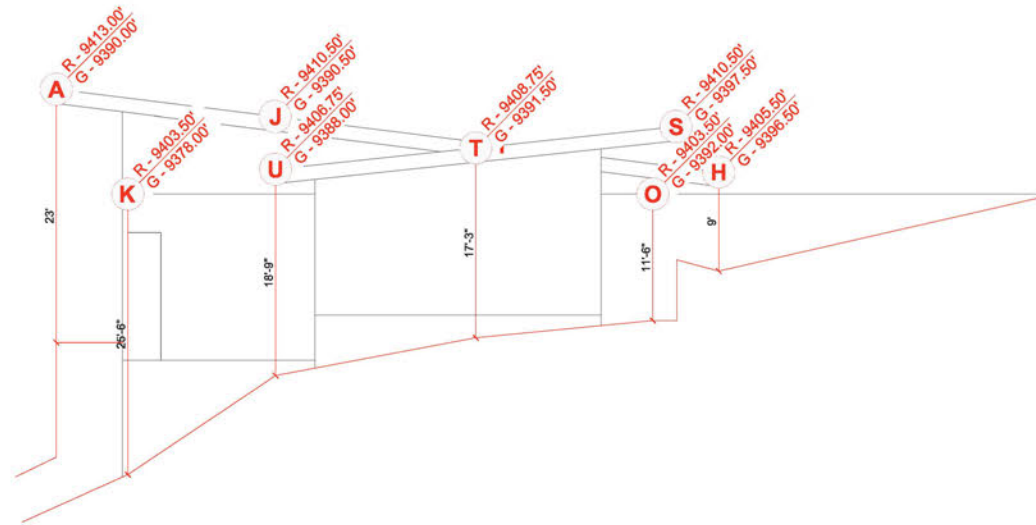
ROOF HIGH POINT:	EE	34.75
ROOF AVERAGE:		18.97



1 SOUTH COMPOSITE HEIGHT ELEVATION
SCALE: 1/8" = 1'-0"



3 EAST PEAK HEIGHT ELEVATION
SCALE: 1/8" = 1'-0"



2 WEST COMPOSITE HEIGHT ELEVATION
SCALE: 1/8" = 1'-0"

ROOF HEIGHT ANALYSIS

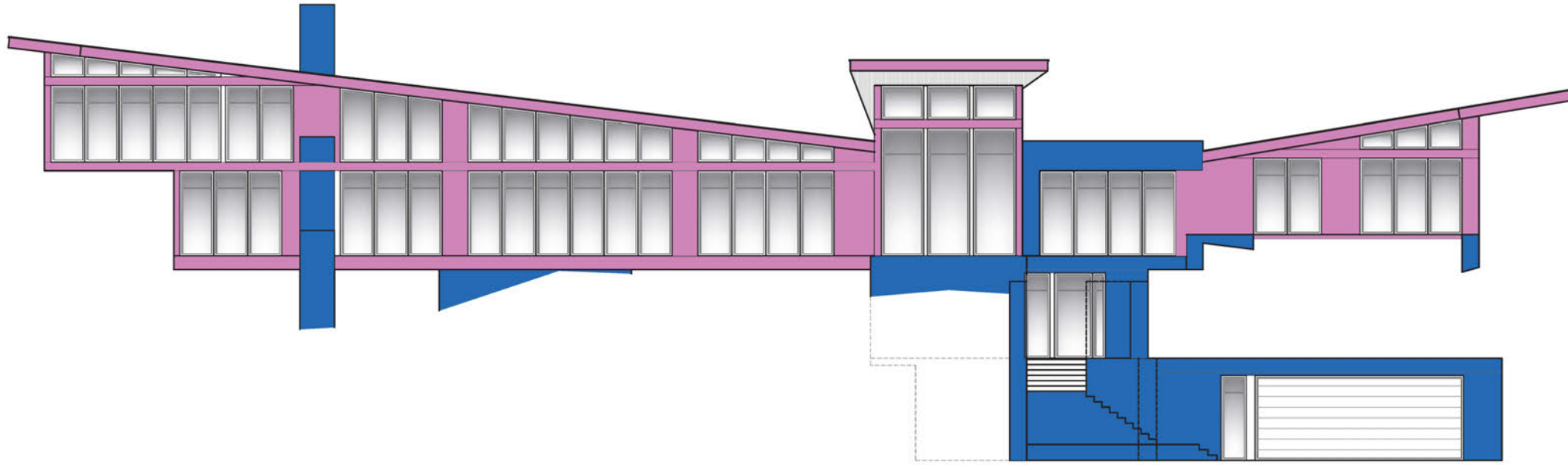
7.30.2024

ROOF HEIGHT CALCULATIONS

MEASURING POINT	ROOF	GRADE	HEIGHT
A	9413.00	9390.00	23.00
B	9413.00	9386.00	27.00
C	9413.00	9385.00	28.00
D	9404.00	9378.50	25.50
E	9409.25	9380.00	29.25
F	9405.00	9390.00	15.00
G	9405.50	9396.00	9.50
H	9405.50	9396.50	9.00
I	9408.00	9394.75	13.25
J	9410.50	9390.50	20.00
K	9403.50	9378.00	25.50
L	9403.50	9386.75	16.75
M	9403.50	9391.50	12.00
N	9403.50	9395.00	8.50
O	9403.50	9392.00	11.50
P	9404.25	9392.50	11.75
Q	9406.50	9392.50	14.00
R	9408.50	9392.50	16.00
S	9410.50	9397.50	13.00
T	9408.75	9391.50	17.25
U	9406.75	9388.00	18.75
V	9405.00	9390.00	15.00
W	9403.50	9390.75	12.75
X	9378.00	9365.50	12.50
Y	9378.00	9365.50	12.50
Z	9378.00	9365.50	12.50
AA	9406.00	9378.50	27.50
BB	9408.25	9388.25	20.00
CC	9410.50	9383.00	27.50
DD	9412.50	9381.00	31.50
EE	9414.75	9380.00	34.75
FF	9415.50	9384.00	31.50
GG	9416.00	9390.00	26.00
HH	9416.75	9395.00	21.75
II	9417.25	9401.00	16.25
JJ	9415.25	9388.50	16.75
KK	9413.00	9394.50	18.50
LL	9411.00	9390.00	21.00
MM	9409.00	9390.00	19.00
NN	9407.00	9390.00	17.00

ROOF HEIGHT SUMMARY

ROOF HIGH POINT:	EE	34.75
ROOF AVERAGE:		18.97



A EXTERIOR MATERIALS NORTH ELEVATION - A
SCALE: 1/8" = 1'-0"

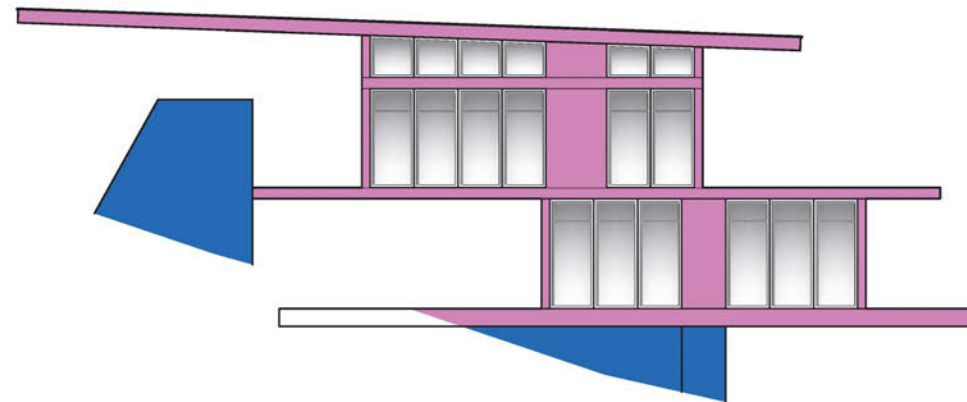
ELEVATION - A		
7.25.2024		
MATERIAL	AREA	PERCENTAGE
STONE	883.00	27%
METAL	909.00	27%
GLAZING	1528.00	46%
TOTAL	3320.00	100%

1004BR SUMMARY				
7.25.2024				
ELEVATION	STONE	METAL	GLAZING	
A	883.00	909.00	1528.00	
B	243.00	398.00	423.00	
C	128.00	246.00	198.00	
D	271.00	1253.00	789.00	
E	466.00	370.00	269.00	
F	924.00	0.00	0.00	
G	899.00	0.00	0.00	
H	583.00	0.00	0.00	
I	2481.00	0.00	0.00	
J	0.00	64.00	75.00	
TOTAL WALL AREA	6876.00	3240.00	3262.00	13380.00
PERCENTAGE	51.4%	24.2%	24.4%	100.0%



C EXTERIOR MATERIALS EAST ELEVATION - C
SCALE: 1/8" = 1'-0"

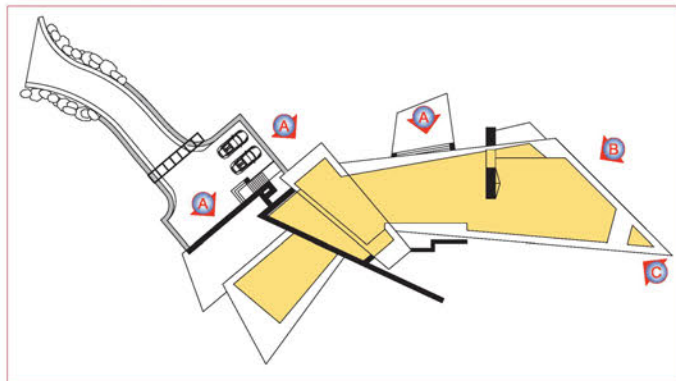
ELEVATION - C		
7.25.2024		
MATERIAL	AREA	PERCENTAGE
STONE	128.00	22%
METAL	246.00	43%
GLAZING	198.00	35%
TOTAL	572.00	100%



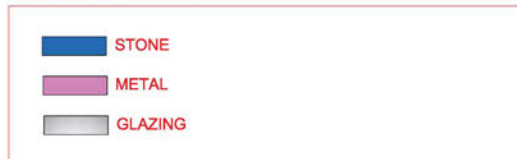
B EXTERIOR MATERIALS EAST ELEVATION - B
SCALE: 1/8" = 1'-0"

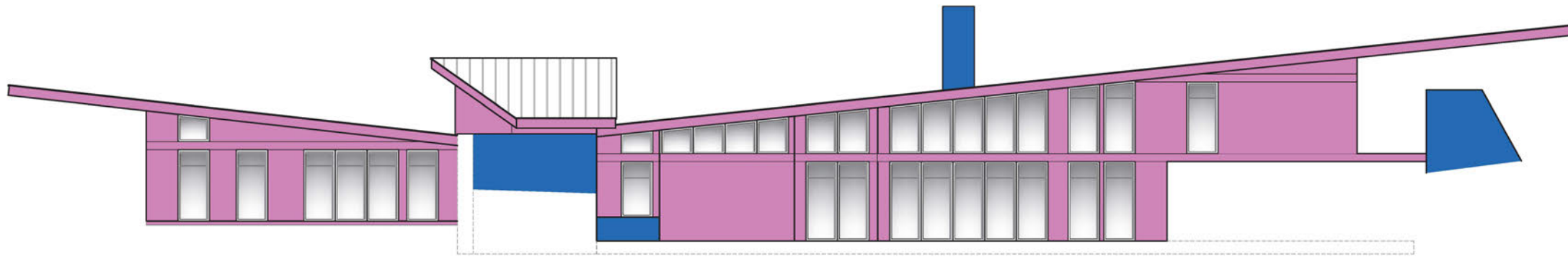
ELEVATION - B		
7.25.2024		
MATERIAL	AREA	PERCENTAGE
STONE	243.00	23%
METAL	398.00	37%
GLAZING	423.00	40%
TOTAL	1064.00	100%

KEY PLAN



MATERIAL KEY





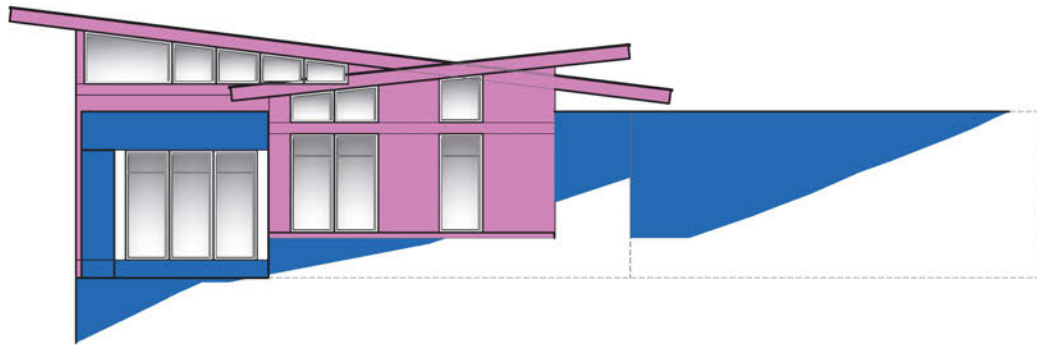
MATERIAL KEY



D EXTERIOR MATERIALS SOUTH ELEVATION - D
SCALE: 1/8" = 1'-0"

ELEVATION - D		
MATERIAL	AREA	PERCENTAGE
STONE	271.00	12%
METAL	1253.00	55%
GLAZING	769.00	34%
TOTAL	2293.00	100%

1004BR SUMMARY				
ELEVATION	STONE	METAL	GLAZING	
A	883.00	909.00	1528.00	
B	243.00	398.00	423.00	
C	128.00	246.00	198.00	
D	271.00	1253.00	769.00	
E	466.00	370.00	269.00	
F	924.00	0.00	0.00	
G	899.00	0.00	0.00	
H	583.00	0.00	0.00	
I	2481.00	0.00	0.00	
J	0.00	64.00	75.00	
TOTAL WALL AREA	6878.00	3240.00	3262.00	13380.00 WALL AREA
PERCENTAGE	51.4%	24.2%	24.4%	100.0%

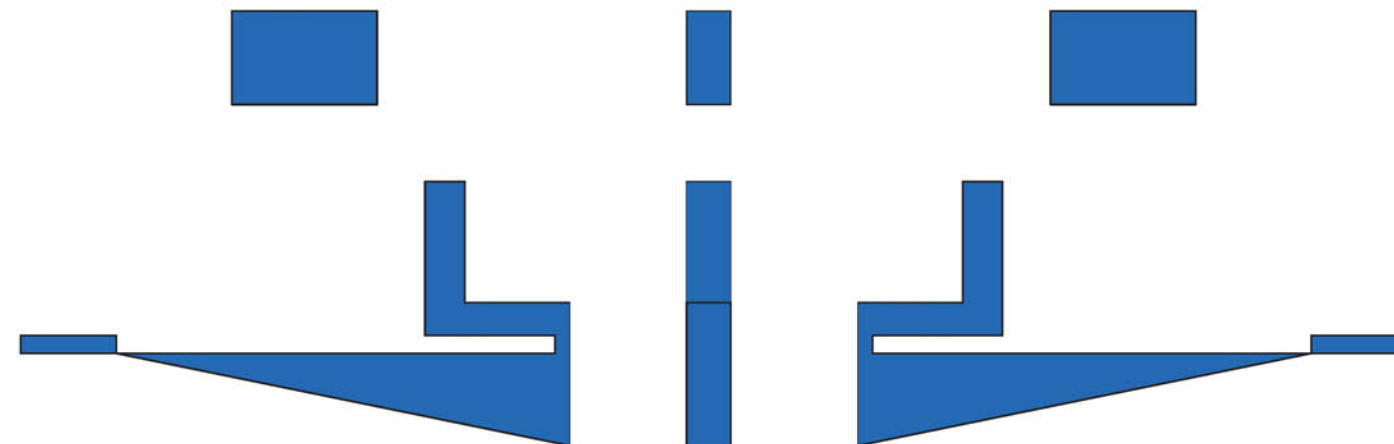


E EXTERIOR MATERIALS WEST ELEVATION - E
SCALE: 1/8" = 1'-0"

ELEVATION - E		
MATERIAL	AREA	PERCENTAGE
STONE	466.00	42%
METAL	370.00	33%
GLAZING	269.00	24%
TOTAL	1105.00	100%

J EXTERIOR MATERIALS PATIO ELEVATION - J
SCALE: 1/8" = 1'-0"

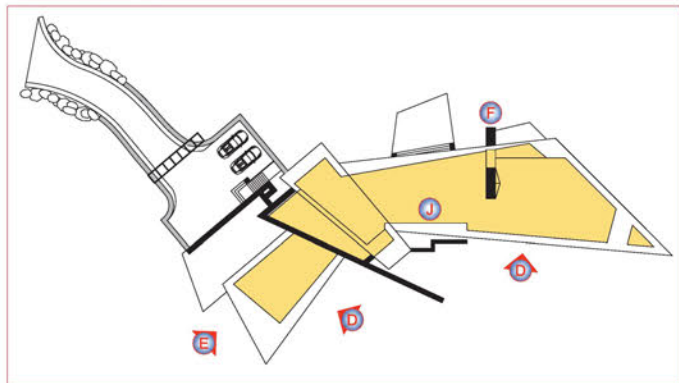
ELEVATION - J		
MATERIAL	AREA	PERCENTAGE
STONE	0.00	0%
METAL	64.00	46%
GLAZING	75.00	54%
TOTAL	139.00	100%

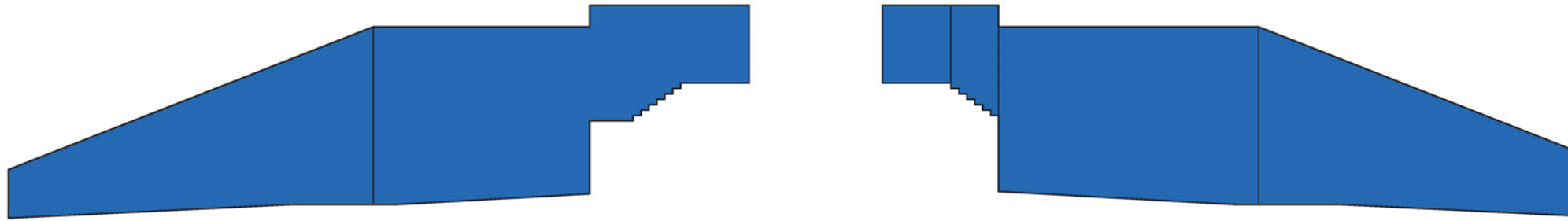


F EXTERIOR MATERIALS CHIMNEY ELEVATION - F
SCALE: 1/8" = 1'-0"

ELEVATION - F		
MATERIAL	AREA	PERCENTAGE
STONE	924.00	100%
METAL	0.00	0%
GLAZING	0.00	0%
TOTAL	924.00	100%

KEY PLAN

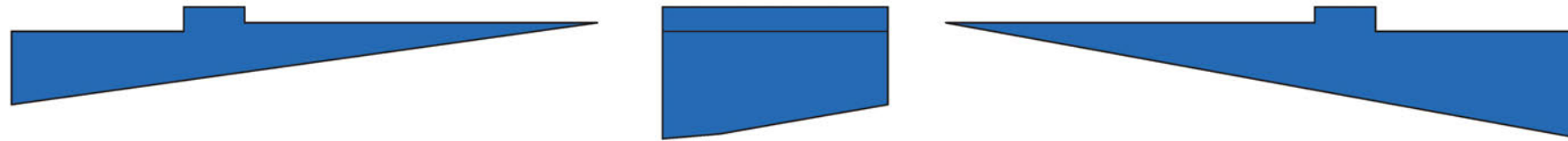




I EXTERIOR MATERIALS DRIVEWAY ELEVATION - I
SCALE: 1/8" = 1'-0"

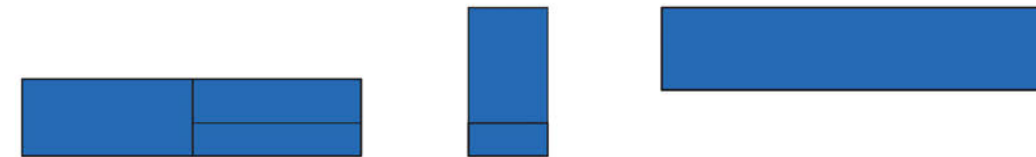
ELEVATION - I		
7.25.2024		
MATERIAL	AREA	PERCENTAGE
STONE	2481.00	100%
METAL	0.00	0%
GLAZING	0.00	0%
TOTAL	2481.00	100%

1004BR SUMMARY				
7.25.2024				
ELEVATION	STONE	METAL	GLAZING	
A	883.00	809.00	1528.00	
B	243.00	398.00	423.00	
C	128.00	246.00	198.00	
D	271.00	1253.00	789.00	
E	466.00	370.00	289.00	
F	924.00	0.00	0.00	
G	899.00	0.00	0.00	
H	583.00	0.00	0.00	
I	2481.00	0.00	0.00	
J	0.00	64.00	75.00	
TOTAL WALL AREA	6878.00	3240.00	3262.00	13380.00 WALL AREA
PERCENTAGE	51.4%	24.2%	24.4%	100.0%



G EXTERIOR MATERIALS MAIN DECK ELEVATION - G
SCALE: 1/8" = 1'-0"

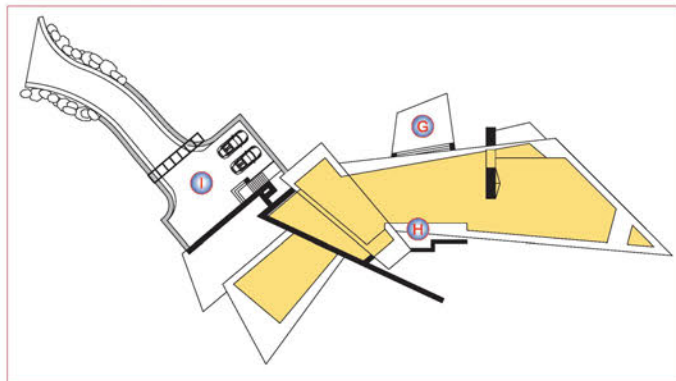
ELEVATION - G		
7.25.2024		
MATERIAL	AREA	PERCENTAGE
STONE	899.00	100%
METAL	0.00	0%
GLAZING	0.00	0%
TOTAL	899.00	100%



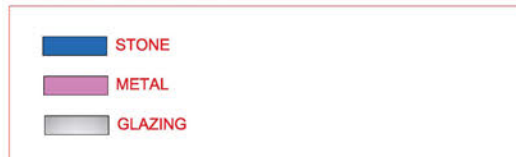
H EXTERIOR MATERIALS PATIO ELEVATION - H
SCALE: 1/8" = 1'-0"

ELEVATION - H		
7.25.2024		
MATERIAL	AREA	PERCENTAGE
STONE	583.00	100%
METAL	0.00	0%
GLAZING	0.00	0%
TOTAL	583.00	100%

KEY PLAN



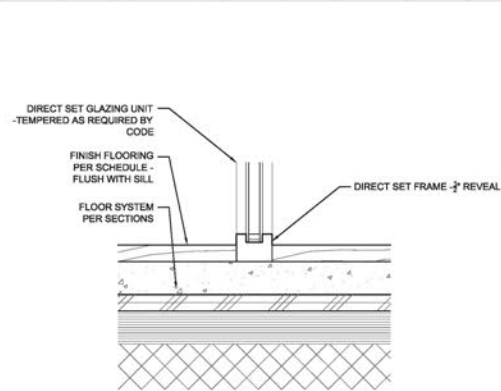
MATERIAL KEY



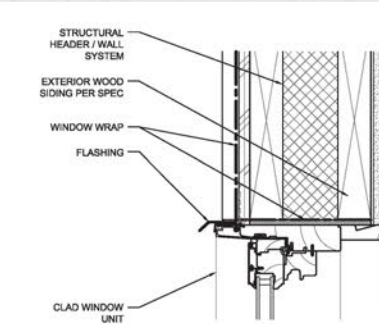
EXTERIOR FENESTRATION NOTES

MANUFACTURER / MODEL - TBD
GLASS - INSULATED, LOW E II W/ CAPILLARY TUBES, OBSCURED WHERE NOTED, TEMPERED PER CODE & FIRE MITIGATION CONDITIONS.
EXTERIOR - ALUMINUM CLAD - BLACK FRAME , BLACK SASH, BLACK MULLIONS - TYP.
INTERIOR - TBD
SCREENS - SATIN BLACK SURROUND, CHARCOAL FIBERGLASS MESH
HARDWARE - TBD
DIMENSIONS - PER SHEET A9.1

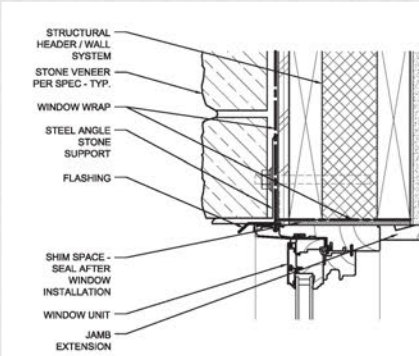
*ALL UNITS TO BE INSTALLED PER MANUFACTURER'S INSTALLATION RECOMMENDATIONS.
 REFER TO FLOOR PLAN SHEETS FOR DOOR | WINDOW TYPE AND OPERATION.



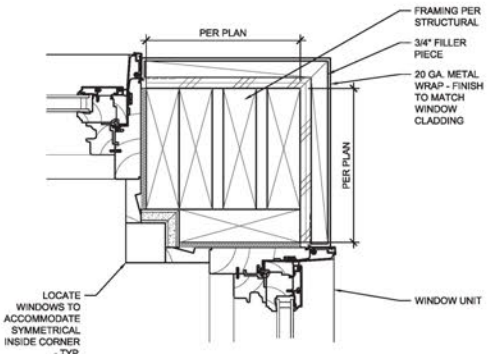
9 INTERIOR DIRECT SET GLAZING
 SCALE: 3" = 1'-0" INT-DS-G



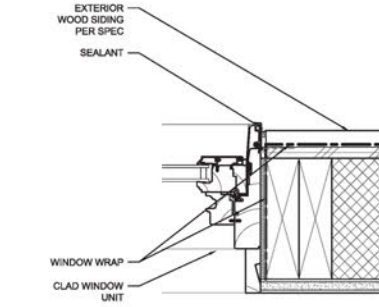
5 WINDOW HEAD AT STEEL
 SCALE: 3" = 1'-0" W-H-STEEL



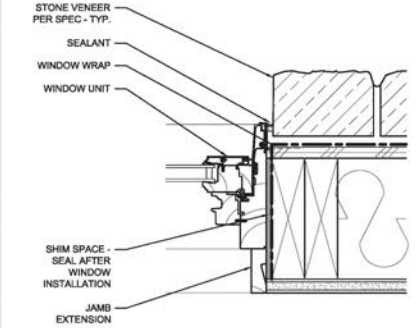
1 WINDOW HEAD AT STONE
 SCALE: 3" = 1'-0" W-H-STONE



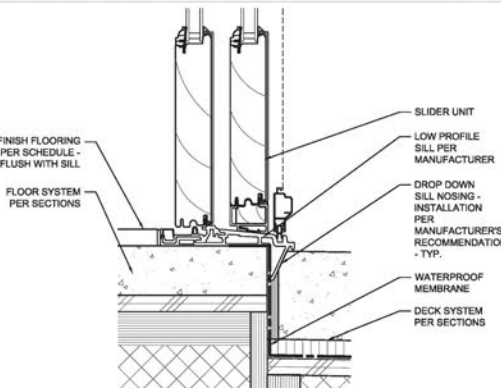
10 WINDOW AT CORNER
 SCALE: 3" = 1'-0" W-CORNER



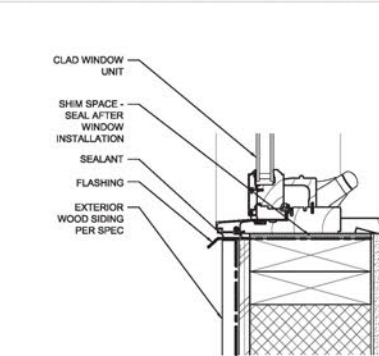
6 WINDOW JAMB AT STEEL
 SCALE: 3" = 1'-0" W-J-STEEL



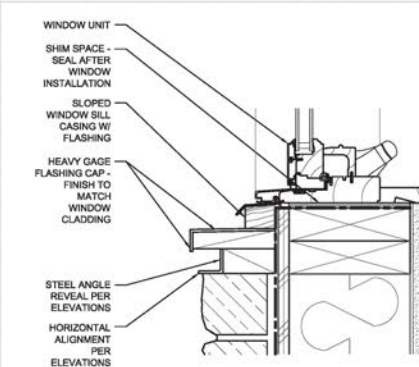
2 WINDOW JAMB AT STONE
 SCALE: 3" = 1'-0" W-J-STONE



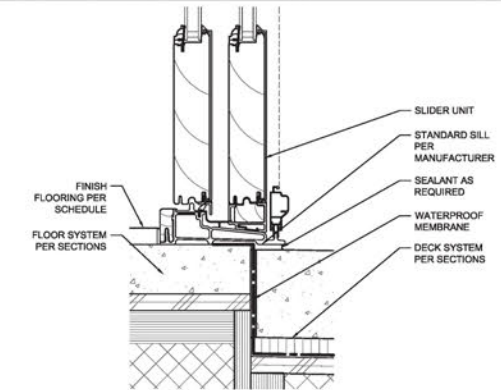
11 LOW PROFILE THRESHOLD OPT.
 SCALE: 3" = 1'-0" D-LOW PROFILE



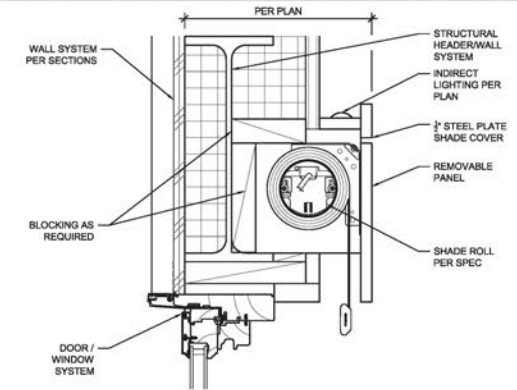
7 WINDOW SILL AT STEEL
 SCALE: 3" = 1'-0" W-S-STEEL



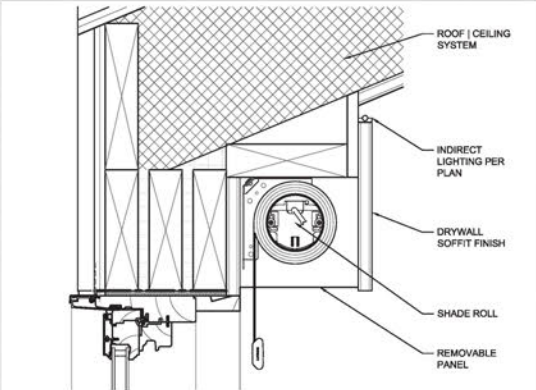
3 WINDOW SILL AT STONE
 SCALE: 3" = 1'-0" W-S-STONE



12 SLIDING DOOR THRESHOLD
 SCALE: 3" = 1'-0" D-THRESHOLD



8 ROLL SHADE AT STEEL BEAM
 SCALE: 3" = 1'-0" RS-S

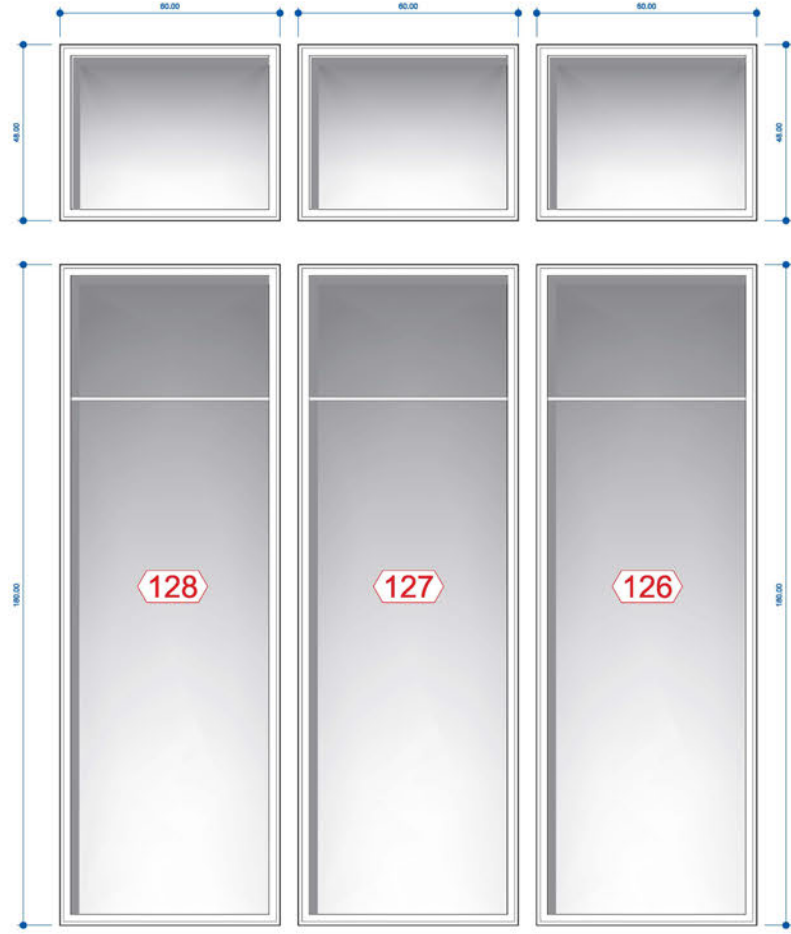
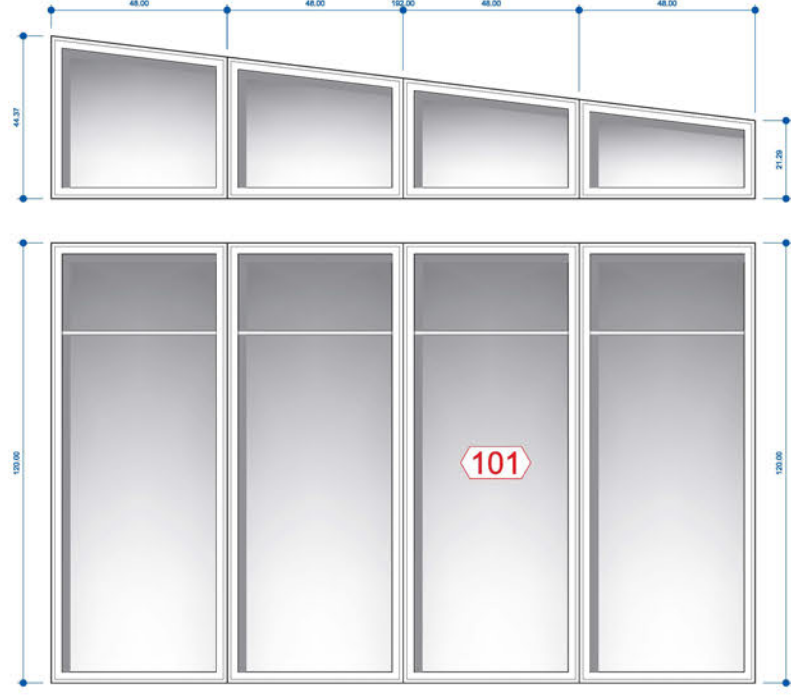
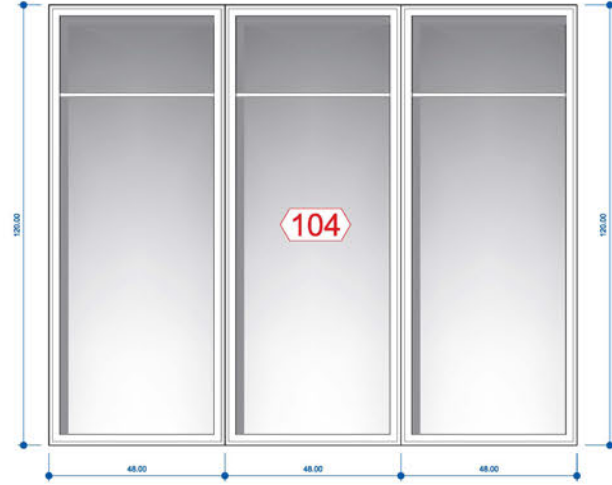
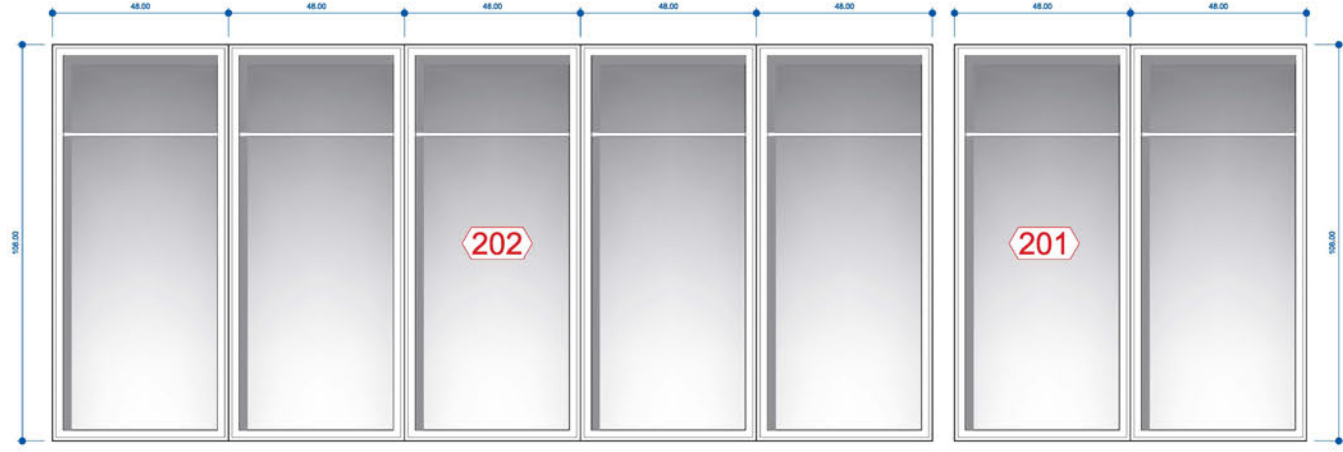
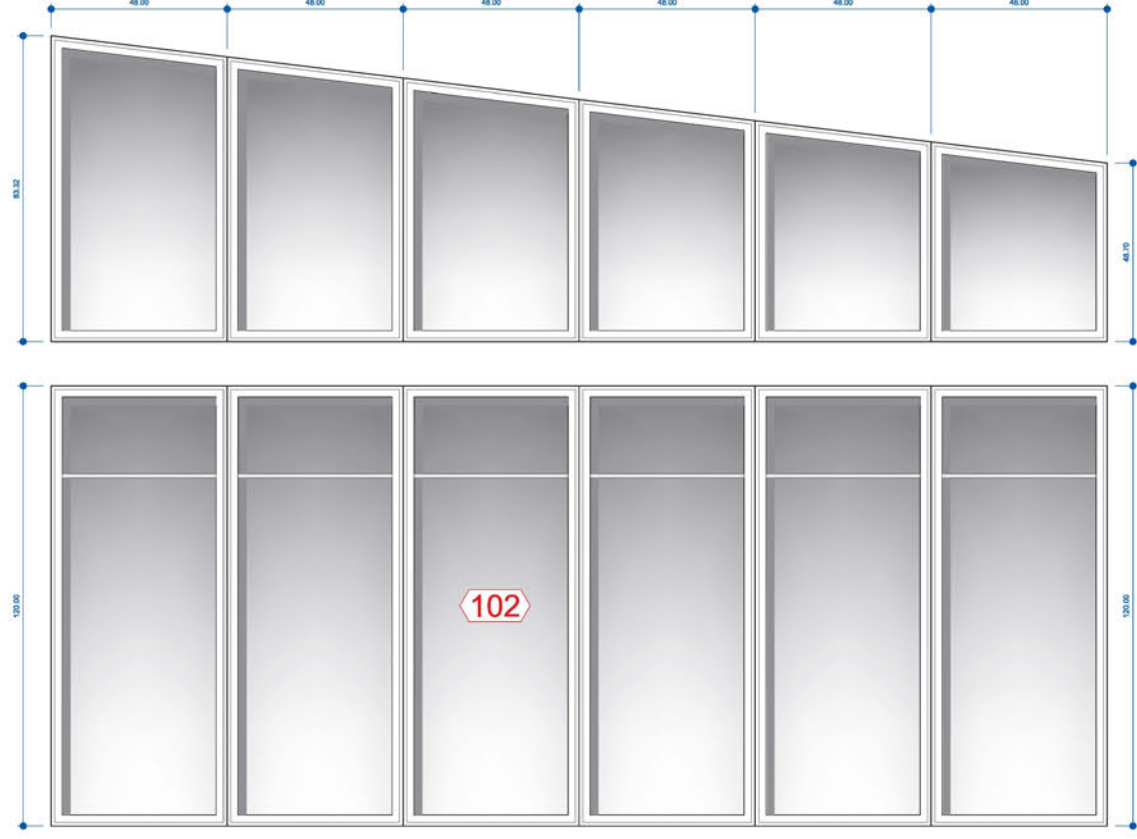
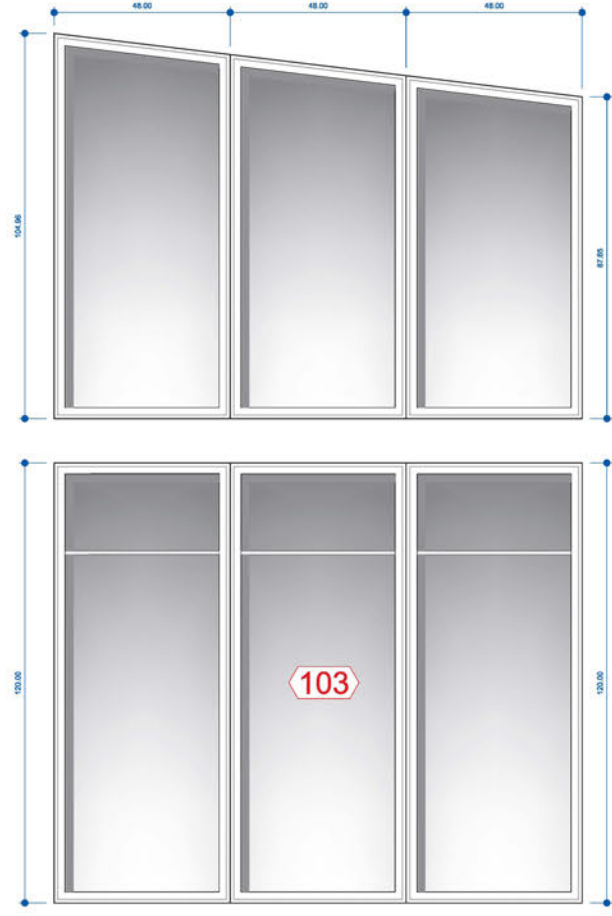


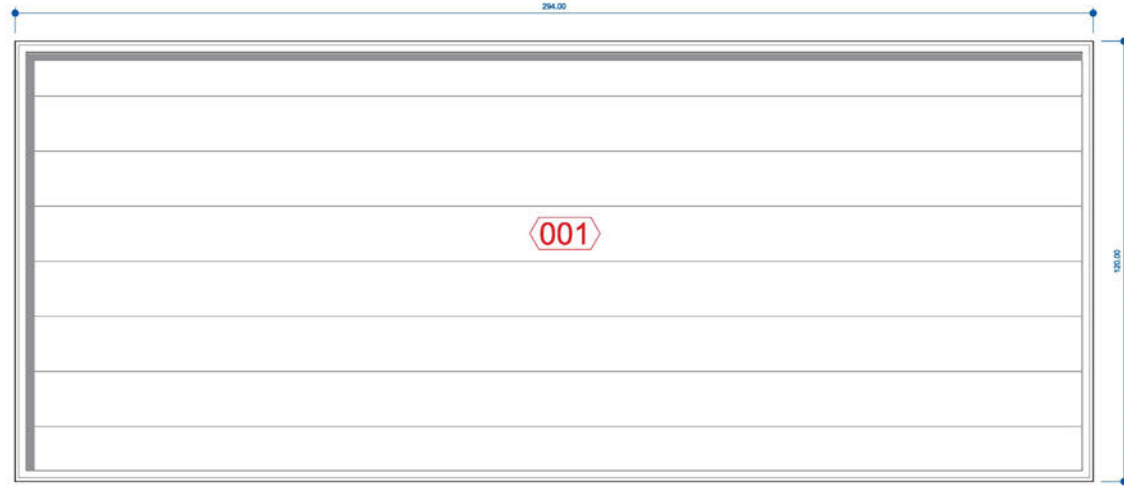
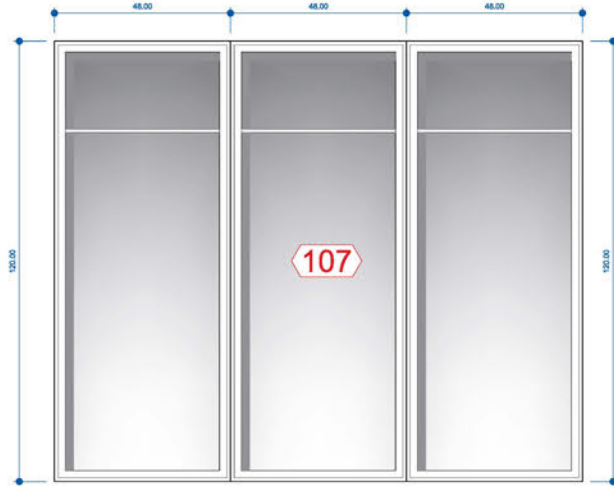
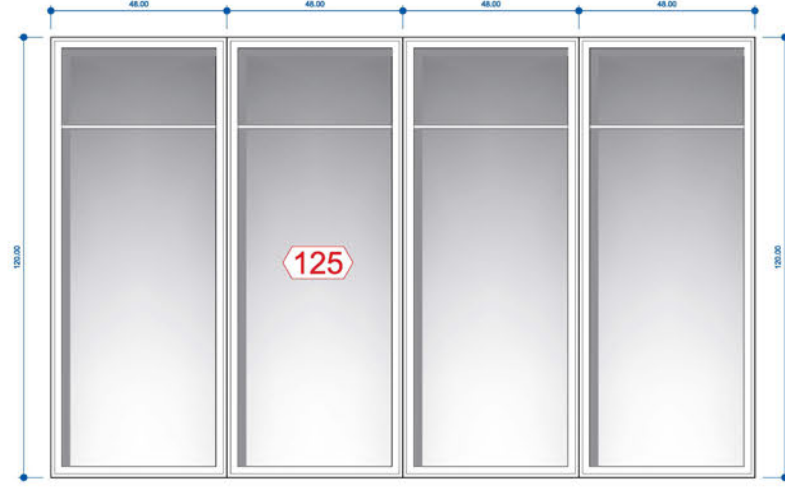
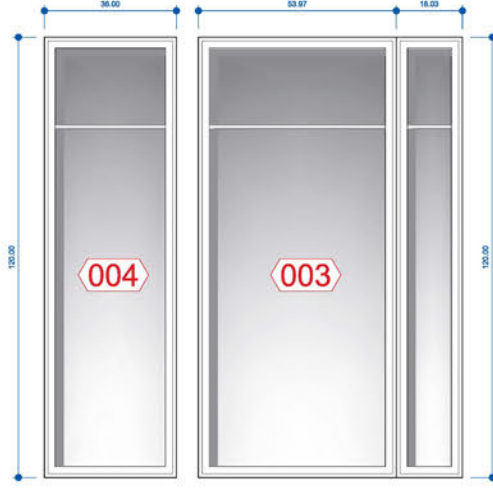
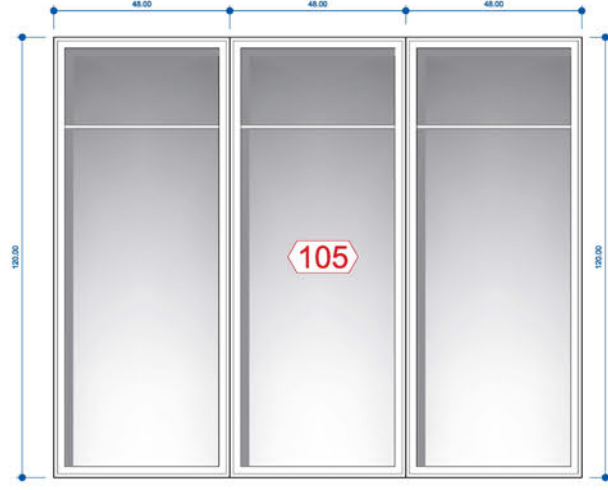
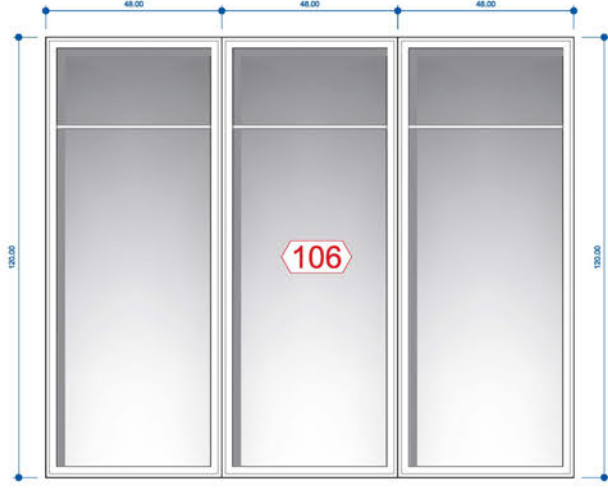
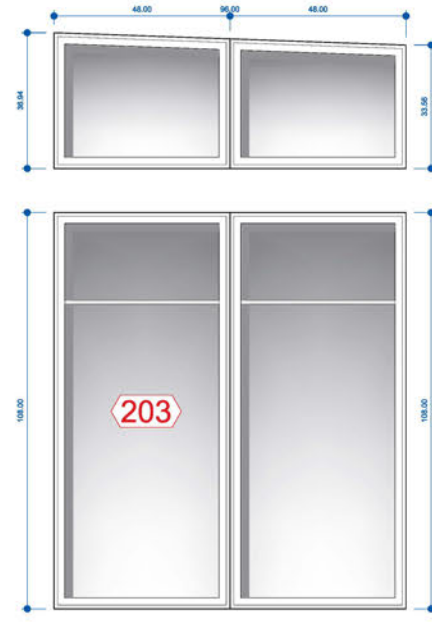
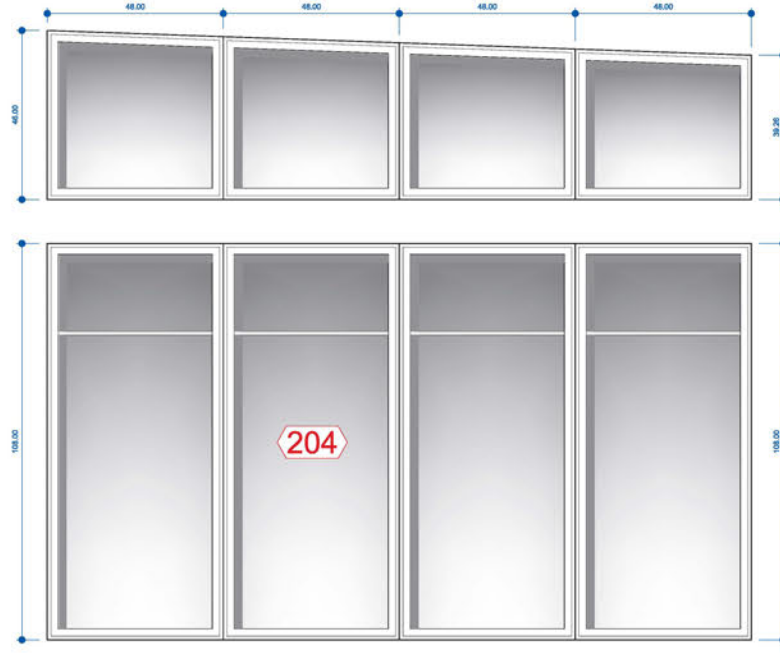
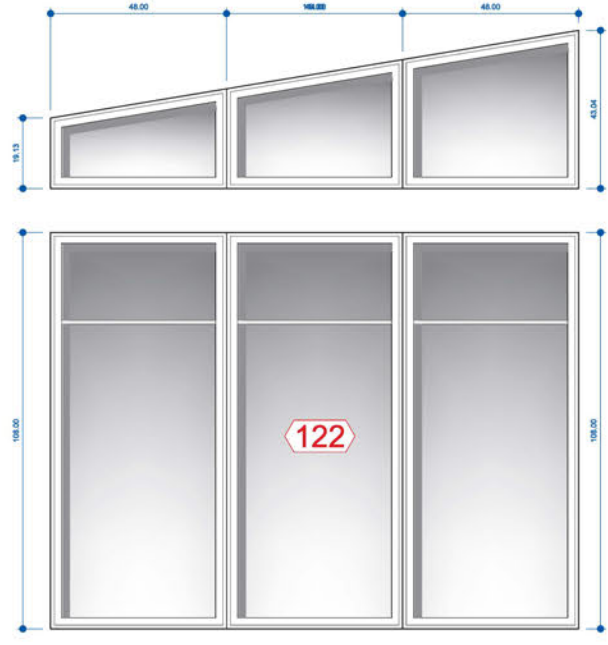
4 INTEGRATED SHADE POCKET
 SCALE: 3" = 1'-0" RS-I

EXTERIOR FENESTRATION NOTES

MANUFACTURER / MODEL - TBD
 GLASS - INSULATED, LOW E II W/ CAPILARY TUBES, OBSCURED WHERE NOTED, TEMPERED PER CODE & FIRE MITIGATION CONDITIONS.
 EXTERIOR - ALUMINUM CLAD - BLACK FRAME , BLACK SASH, BLACK MULLIONS - TYP.
 INTERIOR - TBD
 SCREENS - SATIN BLACK SURROUND, CHARCOAL FIBERGLASS MESH
 HARDWARE - TBD
 DIMENSIONS - PER SHEET A9.1 & A9.2

*ALL UNITS TO BE INSTALLED PER MANUFACTURER'S INSTALLATION RECOMMENDATIONS. REFER TO FLOOR PLAN SHEETS FOR DOOR | WINDOW TYPE AND OPERATION.





EXTERIOR FENESTRATION NOTES

MANUFACTURER / MODEL - TBD
 GLASS - INSULATED, LOW E II W/ CAPILARY TUBES, OBSCURED WHERE NOTED, TEMPERED PER CODE & FIRE MITIGATION CONDITIONS.
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 INTERIOR - TBD
 SCREENS - SATIN BLACK SURROUND, CHARCOAL FIBERGLASS MESH
 HARDWARE - TBD
 DIMENSIONS - PER SHEET A9.1 & A9.2

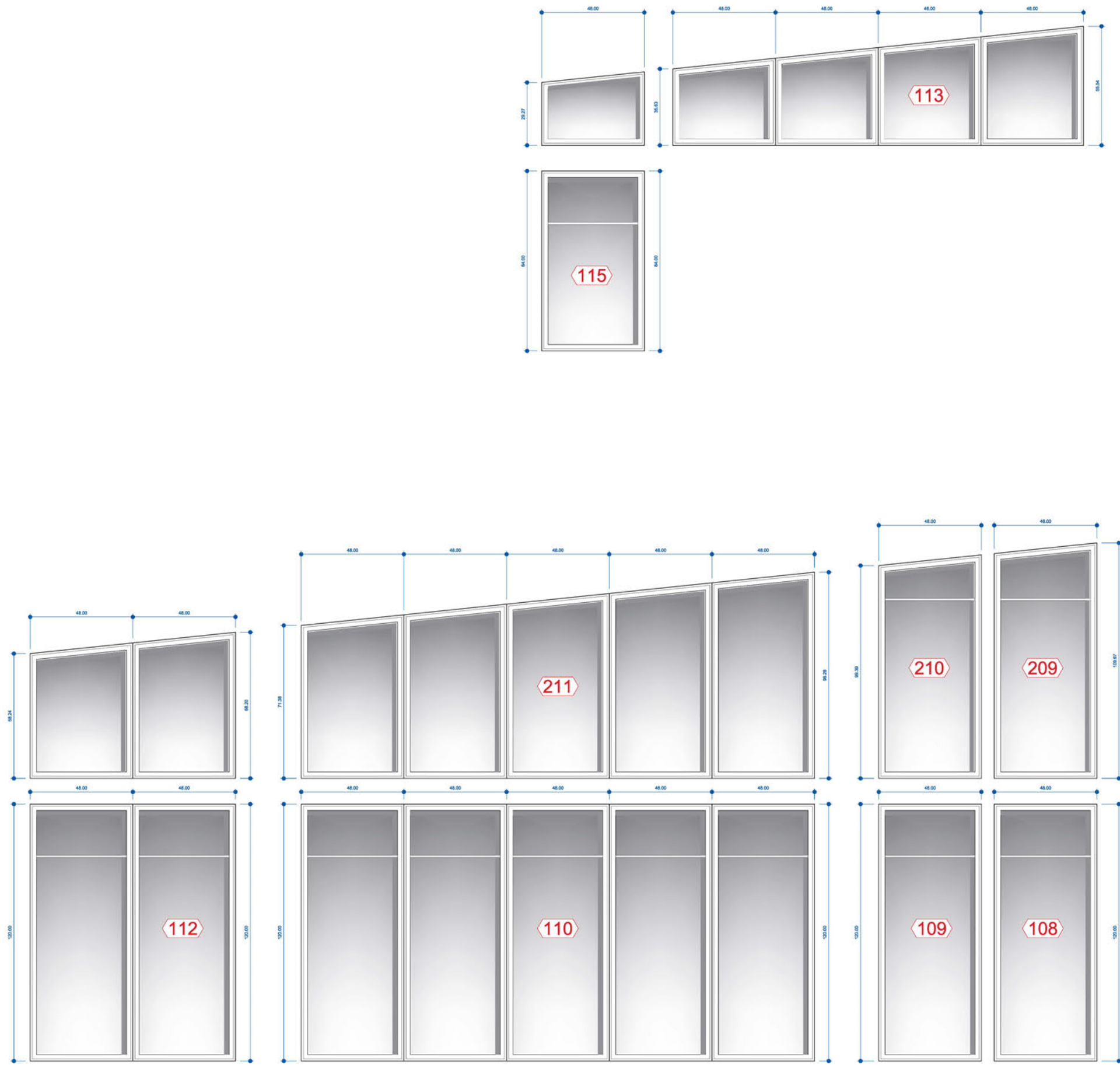
*ALL UNITS TO BE INSTALLED PER MANUFACTURER'S INSTALLATION RECOMMENDATIONS. REFER TO FLOOR PLAN SHEETS FOR DOOR WINDOW TYPE AND OPERATION.



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 INTERIOR - TBD
 SCREENS - SATIN BLACK SURROUND, CHARCOAL FIBERGLASS MESH
 HARDWARE - TBD
 DIMENSIONS - PER SHEET A9.1 & A9.2

*ALL UNITS TO BE INSTALLED PER MANUFACTURER'S INSTALLATION
 RECOMMENDATIONS. REFER TO FLOOR PLAN SHEETS FOR DOOR | WINDOW TYPE
 AND OPERATION.



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MANUFACTURER / MODEL - TBD
 GLASS - INSULATED, LOW E II W/ CAPILARY TUBES, OBSCURED WHERE NOTED, TEMPERED PER CODE & FIRE MITIGATION CONDITIONS.
 EXTERIOR - ALUMINUM CLAD - BLACK FRAME , BLACK SASH, BLACK MULLIONS - TYP.
 INTERIOR - TBD
 SCREENS - SATIN BLACK SURROUND, CHARCOAL FIBERGLASS MESH
 HARDWARE - TBD
 DIMENSIONS - PER SHEET A9.1 & A9.2

*ALL UNITS TO BE INSTALLED PER MANUFACTURER'S INSTALLATION RECOMMENDATIONS. REFER TO FLOOR PLAN SHEETS FOR DOOR | WINDOW TYPE AND OPERATION.



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GENERAL CIVIL ENGINEERING NOTES:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

19. NO MATERIAL SHALL BE COMPACTED WHEN FROZEN.

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

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

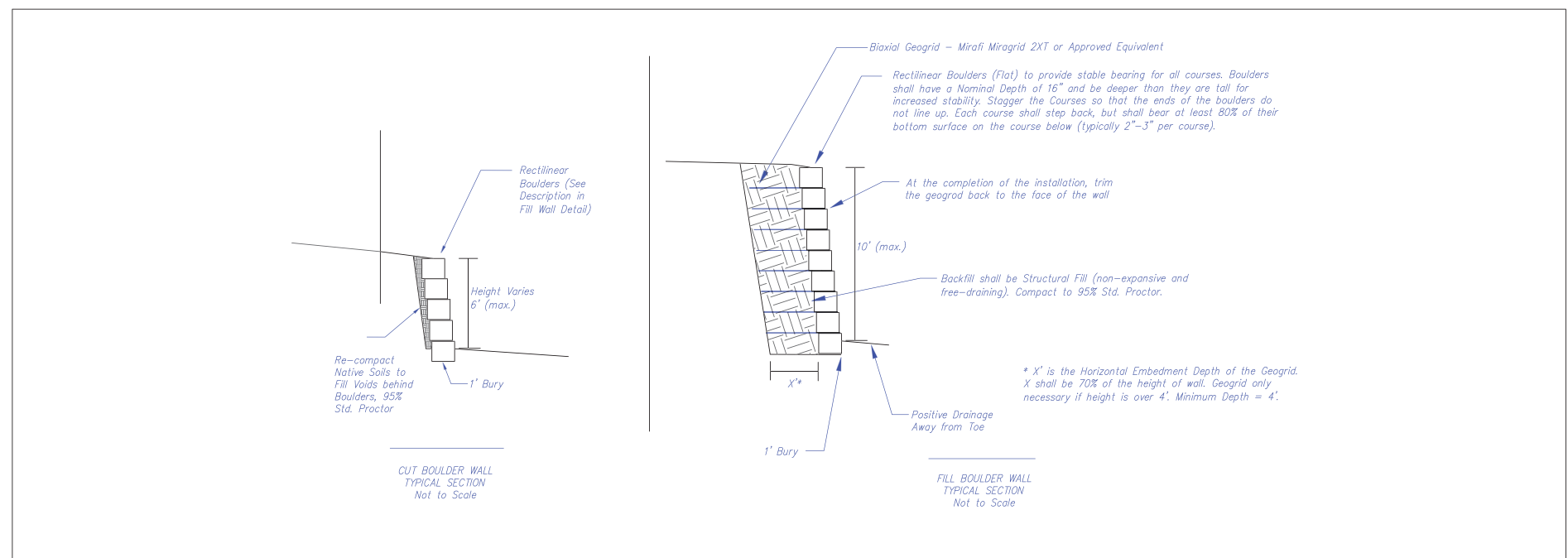
22. ALL DISTURBED GROUND SHALL BE RE-SEEDED WITH A TOWN-APPROVED SEED MIX. REFER TO THE LANDSCAPE PLAN.

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

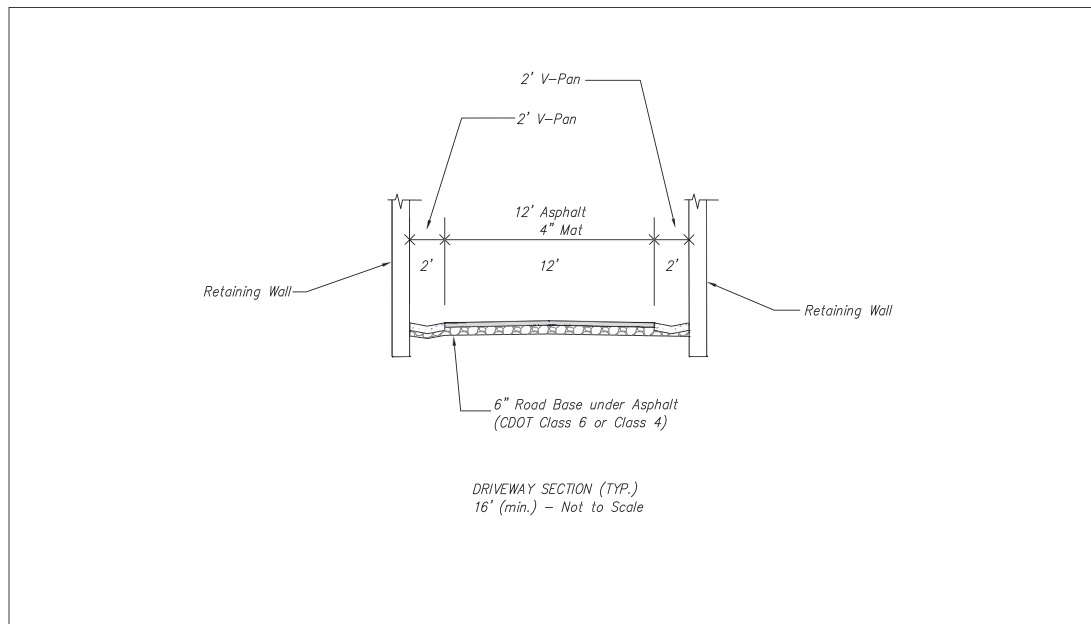
24. ALL UNDERGROUND PIPE SHALL BE PROTECTED WITH BEDDING TO PROTECT THE PIPE FROM BEING DAMAGED.

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

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



Boulder Wall - Typical Sections



Uncompahgre Engineering, LLC

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

SUBMISSIONS:

SUBMITTAL 2024-08-04

Lot 1004BR
Victoria Dr.
Mtn. Village, CO



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

Notes

C1



Uncompahgre
Engineering, LLC

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

SUBMISSIONS:

SUBMITTAL 2024-08-04

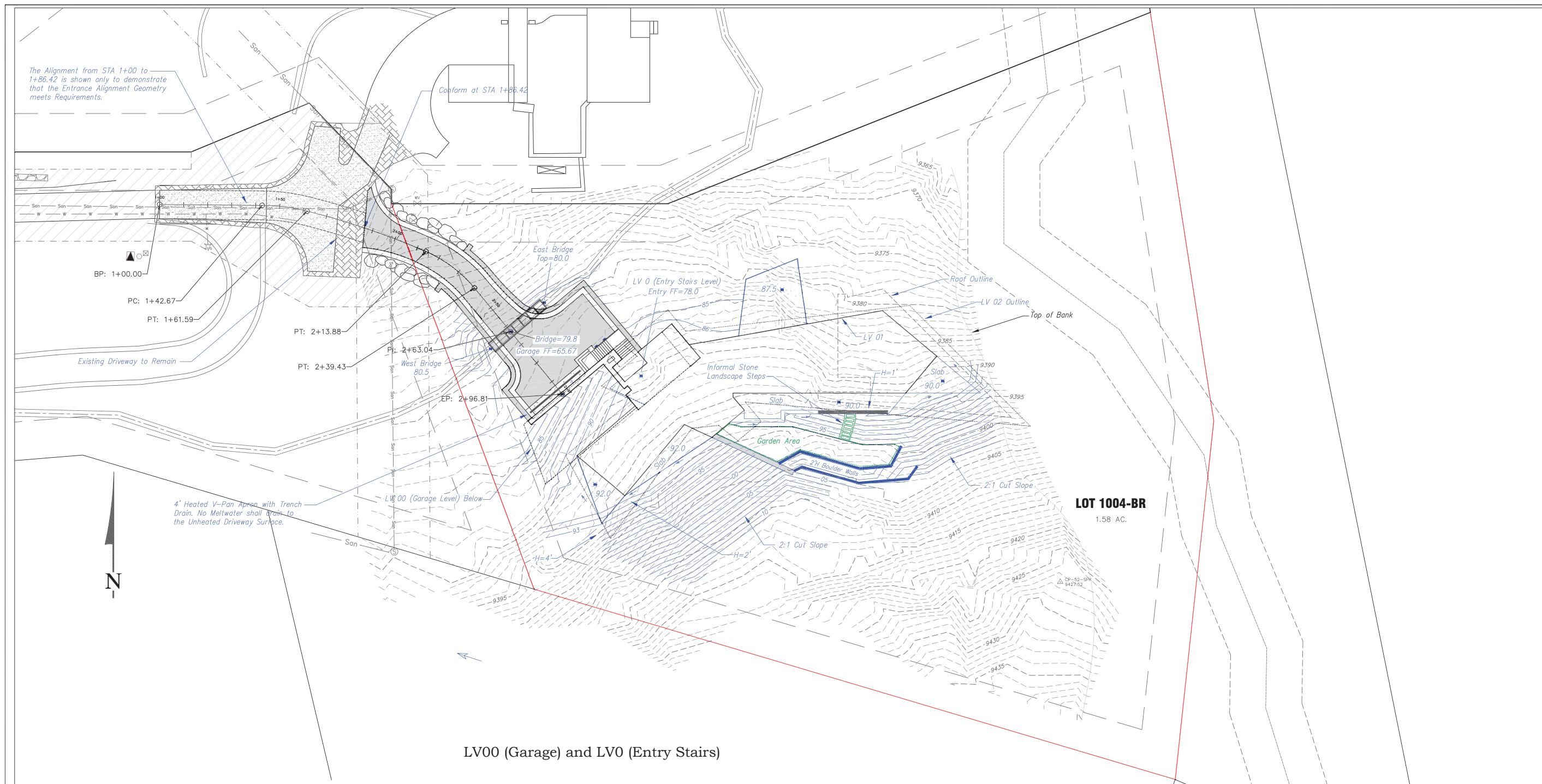
Lot 1004BR
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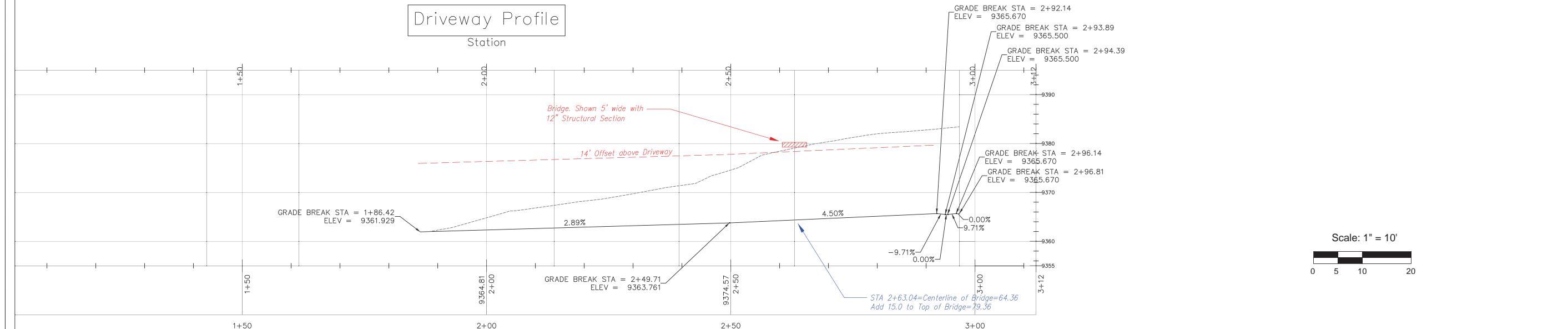
Grading
and
Drainage
without
Trees
Displayed

C2.1



LV00 (Garage) and LV0 (Entry Stairs)

Driveway Profile
Station



The Alignment from STA 1+00 to 1+86.42 is shown only to demonstrate that the Entrance Alignment Geometry meets Requirements.

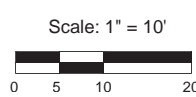
Conform at STA 1+86.42

4' Heated V-Plan Area with Trench Drain. No Meltwater shall flow to the Unheated Driveway Surface.

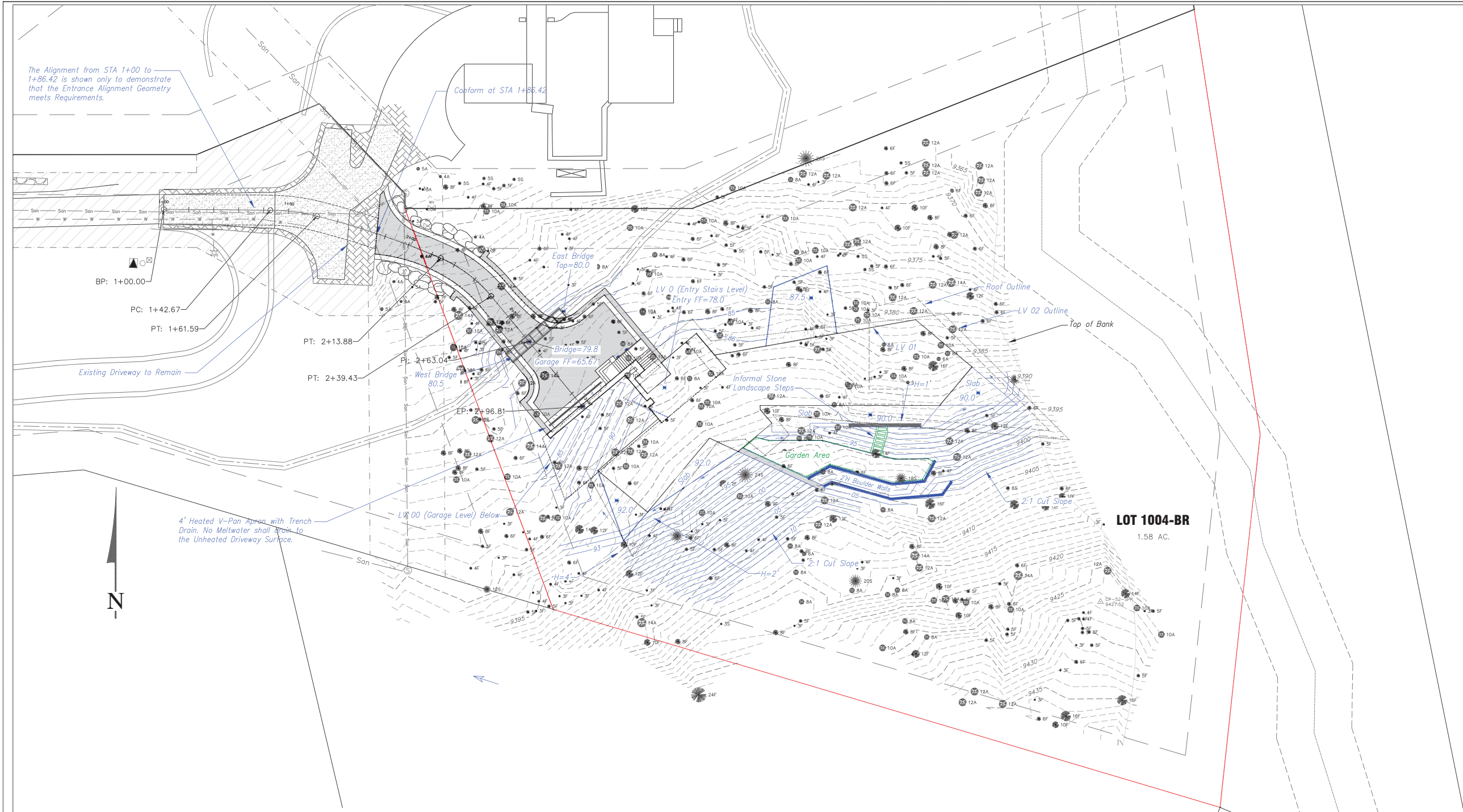
Bridge. Shown 5' wide with 12" Structural Section

14' Offset above Driveway

STA 2+63.04=Centerline of Bridge=64.36 Add 15.0 to Top of Bridge=79.36



The Alignment from STA 1+00 to 1+86.42 is shown only to demonstrate that the Entrance Alignment Geometry meets Requirements.



Uncompahgre Engineering, LLC

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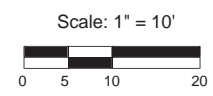
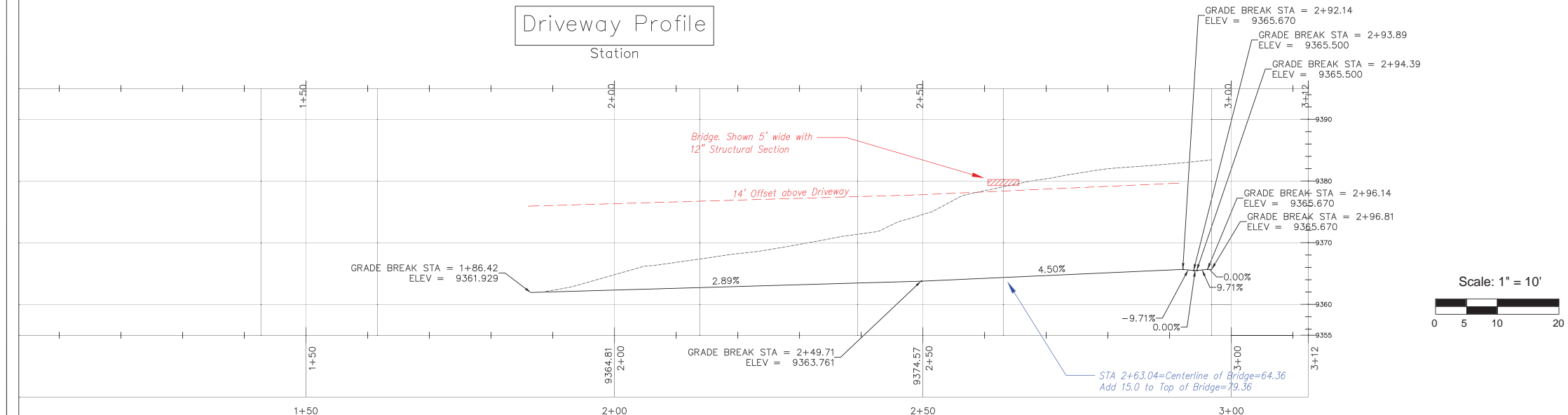
Lot 1004BR
Victoria Dr.
Mtn. Village, CO



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Grading and Drainage with Trees Displayed

Driveway Profile



C2.2



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Engineering, LLC

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970-729-0683

SUBMISSIONS:

SUBMITTAL 2024-08-04

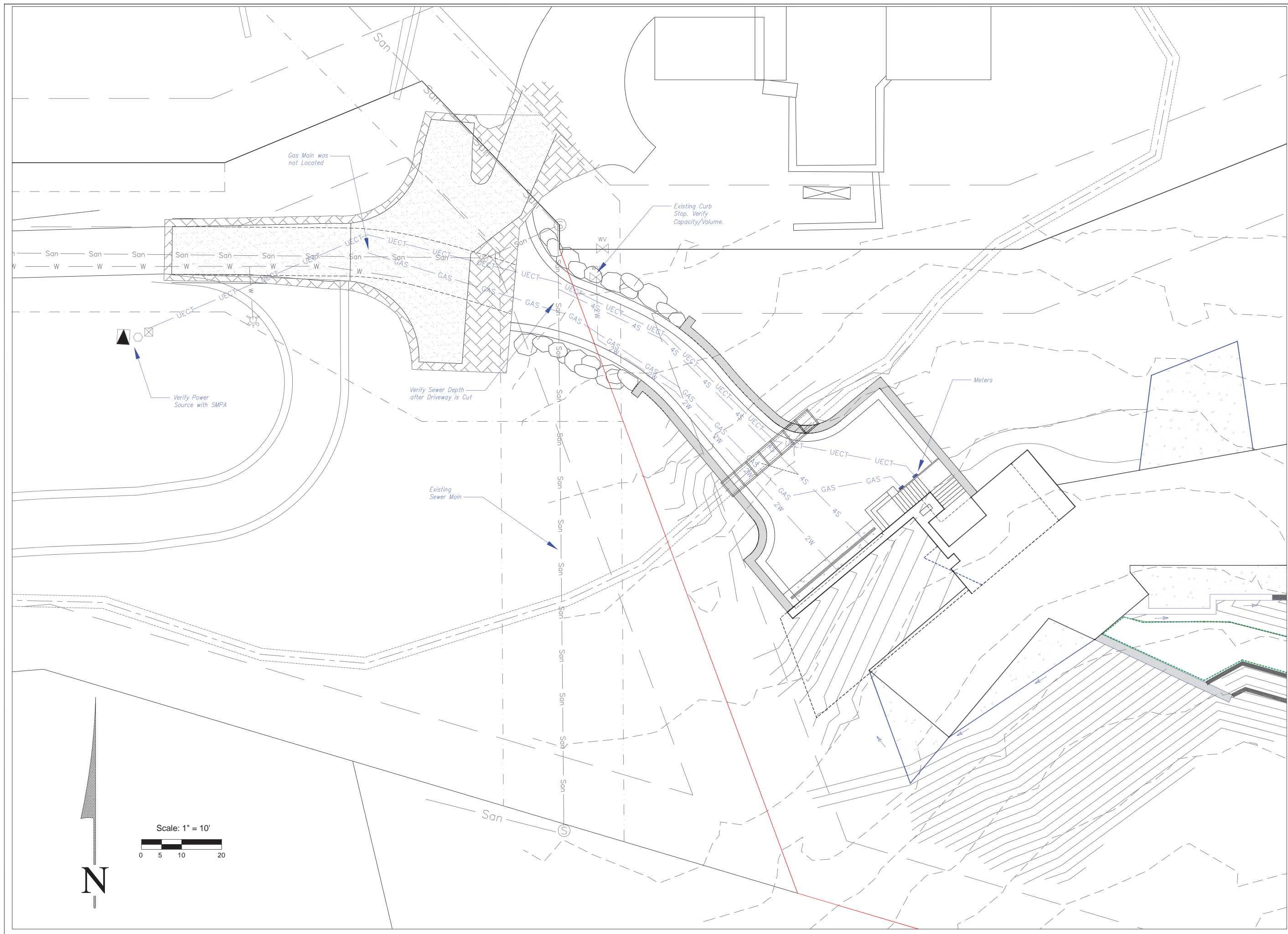
Lot 1004BR
Victoria Dr.
Mtn. Village, CO



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Utilities

C3





Uncompahgre
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P.O. Box 3945
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970-729-0683

SUBMISSIONS:

SUBMITTAL 2024-08-04

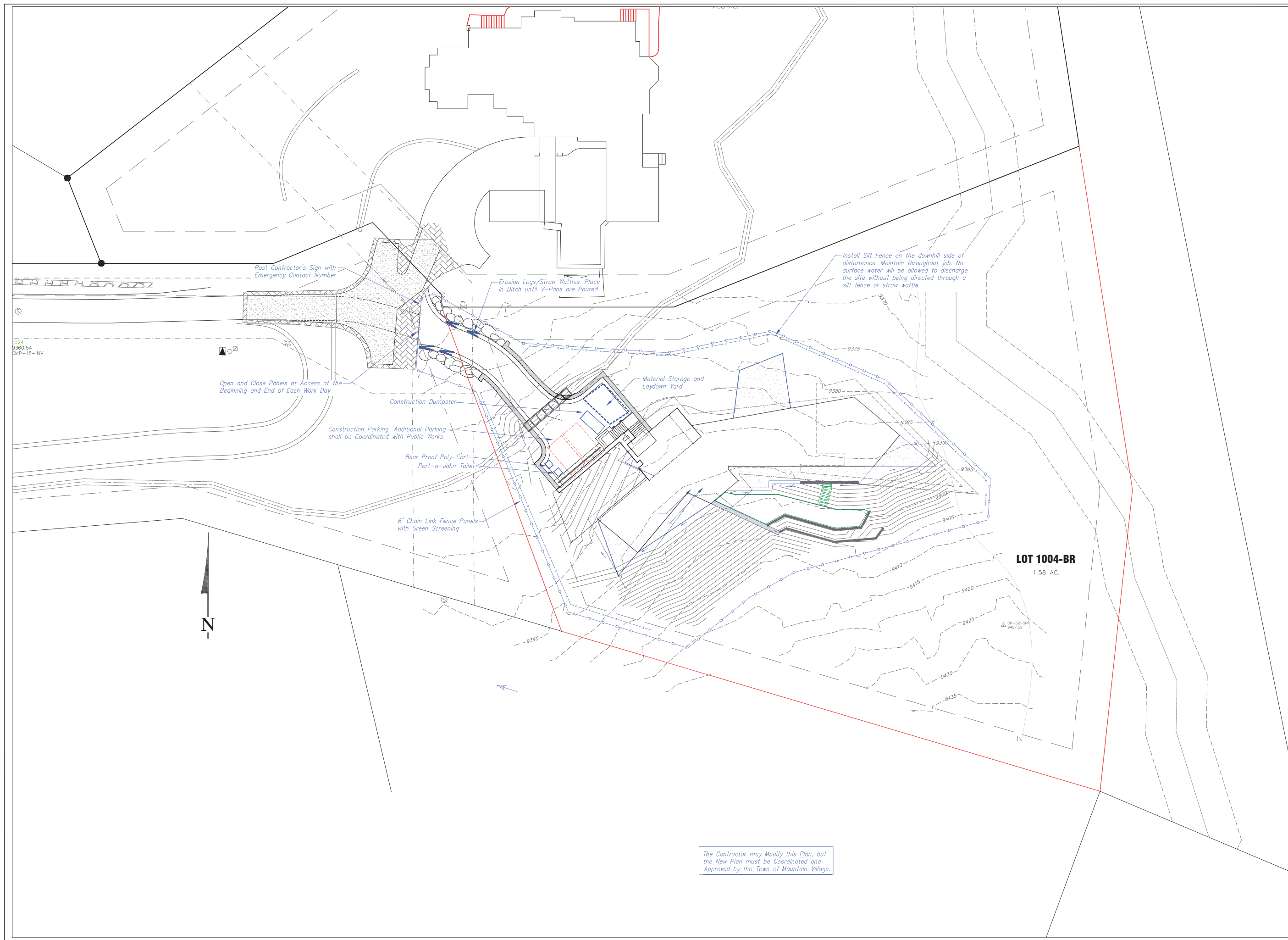
Lot 1004BR
Victoria Dr.
Mtn. Village, CO



CONTRACTOR TO REVIEW AND COMPARE ALL
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ARCHITECT PRIOR TO ANY FIELD WORK BEING
DONE IN ACCORDANCE WITH AIA DOCUMENT A201

Construction
Mitigation

C4



The Contractor may Modify this Plan, but
the New Plan must be Coordinated and
Approved by the Town of Mountain Village.

Wildfire Mitigation Notes:

Wildfire Mitigation will be performed according to the Town of Mountain Village requirements, CDC Chapter 17.6. Zones 1, 2, and 3 are identified on the plan.

D. The following requirements shall be followed in creating the required wildfire mitigation plan:

i. Zone 1 is the area that consists of fifteen feet (15') around the building as measured from the outside edge of the building's dripline, including decks, planters or patios attached to the building. The following provisions shall apply in Zone 1:

1. (a) All slash and flammable vegetation as identified by staff shall be removed from Zone 1.
2. (b) All trees and shrubs located within Zone 1 shall be removed.
3. (c) The following exceptions apply to Zone 1:
 1. (i) A tree or shrub may remain within Zone 1 provided the defensible space distance is measured commencing from the vegetation's drip edge rather than from the building plane (so the tree is considered part of or an extension of the structure), and provided the distance is not limited by a lot line.
 2. (ii) Flammable vegetation shall be allowed in planters attached to the building so long as the planter is within ten feet (10') of a building, and vegetation is not planted directly beneath windows or next to foundation vents.
4. (d) In the event Zone 1 encroaches upon the general easement, the review authority shall allow the creation of defensible space as required by this section.

ii. Zone 2 is the area that extends from the outer edge of Zone 1 for the distance specified in Figure 6-1 (Sec. 17.6.1 of the CDC), Fire Mitigation Zones, based on slope, to the lot line, whichever is less. The following provisions shall apply in Zone 2:

- (iii.) Dominant and co-dominant live trees with a dbh of four inches (4") or greater shall be spaced with a ten foot (10') crown-to-crown separation. All ladder fuels and slash shall be removed from the ten foot (10') crown-to-crown separation area.
4. (iv.) All stressed, diseased, dead or dying trees and shrubs, as identified by staff, shall be removed except for standing dead trees that staff indicates need to be maintained since standing dead trees provide important wildlife habitat.
5. (v.) Shrubs over five feet (5') tall shall have an average spacing of ten feet (10') from shrub-to-shrub.

(A) The following exceptions apply to Zone 2:

2. (i.) Groupings of trees or shrubs may be allowed provided that all of the crowns in such group of trees or the edge of the shrubs are spaced ten feet (10') from crown-to-crown or from edge of shrub to any trees or shrubs outside of such grouping.
3. (ii.) Aspens, narrowleaf cottonwoods, willows and other trees and shrubs listed in CSU Cooperative Extension Publication 6.305, Firewise Plant Materials as amended from time to time, may be spaced closer than the ten foot (10') crown-to-crown separation as approved by staff.
4. (iii.) Closer spacing of any trees may be allowed by staff upon a determination that the required ten foot (10') crown-to-crown spacing would put the remaining trees at undue risk of wind-throw or snow breakage.
5. (iv.) Tree removal for the creation of defensible space, if such tree removal is determined to be impractical by the Town due to steep slopes, wetland or other environmental constraints, and other mitigation is provided.
3. (c) Trees remaining within Zone 2 shall have branches pruned to a height of ten feet (10'), but notwithstanding said height requirement, branches need not be pruned to more than one-third (1/3) of the tree height with the following exceptions:

1. (i) Aspen trees; and
2. (ii) Isolated spruce and fir trees.
4. (d) In the event that Zone 1 or 2 extends upon the general easement, the review authority shall allow the removal of trees to implement the wildfire mitigation plan.
5. (e) Chipped wood and small timber may be spread throughout either Zone 2 or Zone 3 provided the wood chips have a maximum depth of two to three inches (2" - 3") and small timber has a diameter of three inches (3") or less and is cut up into lengths that are three feet (3') or less.

iii. Zone 3 is the area extending beyond Zone 2 to the edge of the lot subject to development. In Zone 3, all diseased, beetle infested, dead or dying trees, as identified by staff, shall be removed except for standing dead trees (aka tree snags) that staff indicates need to be maintained since standing dead trees provide important wildlife habitat.

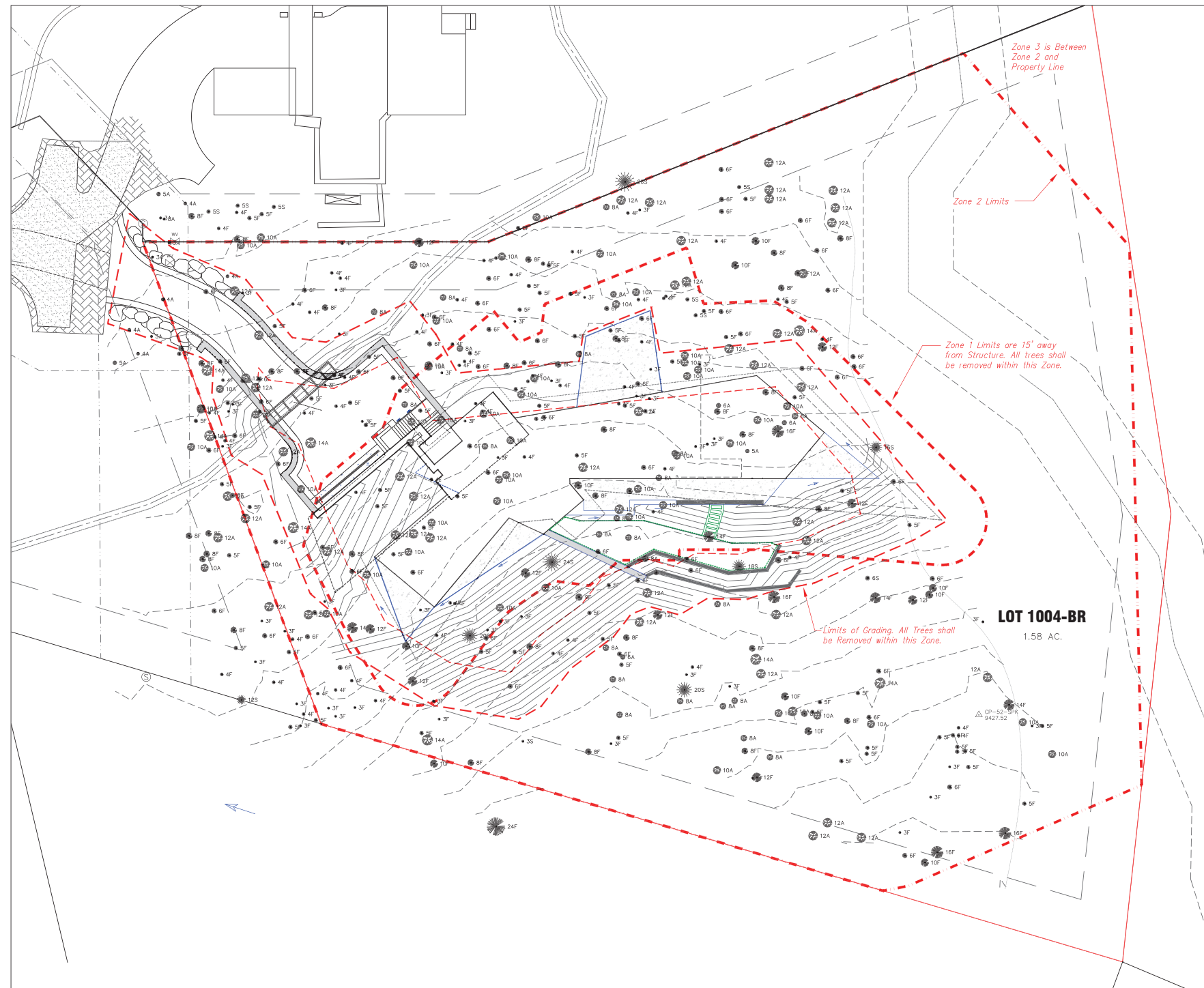
(a) For lots greater than five (5) acres in size, the Town shall only require that Zone 3 be implemented for a distance of 500 feet from the outside edge of Zone 2. A lot owner may propose to implement Zone 3 for all of the lot.

E. Firewood may only be stored on a lot that has a solid fuel burning device permit issued by the Town that meets the following limitations:

- i. Indoor storage can only occur within an enclosed room that is a part of the primary structure on the lot.
- ii. Outdoor storage shall only occur in the rear yard.
- iii. Up to ten (10) cubic feet of outdoor firewood storage may be located in Zone 1 or Zone 2.
- iv. Outdoor firewood storage larger than ten (10) cubic feet shall have a minimum thirty foot (30') distance from the structure.
- v. Outdoor firewood storage shall be screened from view from surrounding lots

F. Prior to the issuance of any certificate of occupancy or certificated of completion, staff shall inspect the lot affected by the fire mitigation plan to ensure that such plan has been implemented in accordance with the approved wildfire mitigation plan.

G. The wildfire mitigation plan shall be maintained by the lot owner as required by this section.



Uncompahgre Engineering, LLC

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

SUBMISSIONS:

SUBMITTAL 2024-08-04

Lot 1004BR
Victoria Dr.
Mtn. Village, CO

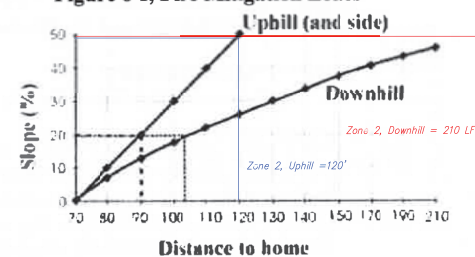


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Fire Mitigation

C5

Figure 6-1, Fire Mitigation Zones



Zone 2 Limits



DEVELOPMENT REFERRAL FORM

Planning & Development Services
Planning Division
455 Mountain Village Blvd. Ste. A
Mountain Village, CO 81435
(970) 728-1392

Referral Agency
Comments Lot 1004BR:

TFPD approves this project as drawn.

Cheers,

TMV Forester:

The site plans do not show a scale bar to indicate distances. Please include scale bar. In comparing the Fire Mitigation /Tree Analysis plan, there are trees indicated for retention that will have to be removed. The overall site plan shows a garden with retaining walls that will require the removal of trees for the construction of the retaining walls. Also, the Fire Mitigation/Tree Analysis plan shows tree trunks located directly on the 15-foot, zone 1 fire mitigation buffer boundary. Tree canopies may not encroach into the 15-foot fire mitigation buffer and will, therefore require these trees to be removed as well. Please correct the Fire Mitigation/Tree Analysis and Landscape plans to reflect these necessary tree removals.

Landscape notes need to contain a requirement to remove all strapping, wire, and burlap from at least the top 12 inches of the root ball (18 to 24 inches is better). Landscape plan states the use of cedar bark mulch. Flammable mulch is not recommended within the zone wildfire mitigation boundary. Instead, specify rock mulch or some other not flammable mulch material.

The plan set does not contain a construction mitigation plan. Locations of the construction (limit of disturbance) fencing, soil storage, parking, materials staging is needed to assess where tree protection fencing is required. The plans need to show tree protection fencing on all trees to be retained within the construction fencing area.



TO: Mountain Village Design Review Board

FROM: Claire Perez, Planner II

FOR: Design Review Board Public Hearing; October 3, 2024

DATE: September 20, 2024

RE: Staff Memo – Review and Recommendation by the Design Review Board regarding a Density Transfer and Rezone Application for Lot 644 pursuant to Community Development Code Sections 17.4.9 and 17.4.10

APPLICATION OVERVIEW: Density Transfer and Rezone

PROJECT GEOGRAPHY

Legal Description:

LOT 644 TELLURIDE MOUNTAIN VILLAGE FILING 22 PLAT 1 PG 932 THRU 933

Address: 100- 122 Meadowlark Lane

Applicant/Agent: Will Ellis, Triumph Development

Owner: Meadowlark 644, LLC

Zoning: Multi-family

Existing Use: Vacant

Proposed Use: Employee Housing

Lot Size: 1.61 acres

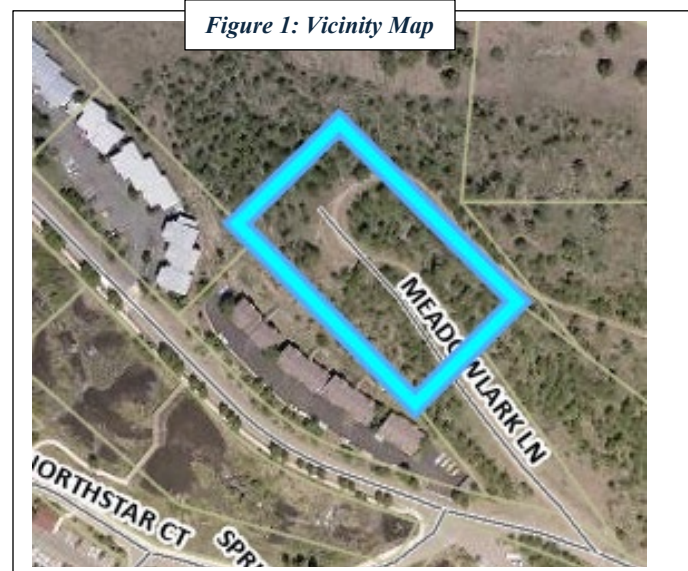
Adjacent Land Uses:

- **North:** Passive Open Space
- **South:** Multi-family
- **East:** Open Space
- **West:** Multi-family

ATTACHMENTS

Exhibit A: Narrative/Replat

Exhibit B: Staff/Public Comment



Case Summary: Will Ellis of Triumph Development along with Michelle Haynes from the Town of Mountain Village have applied for a Rezone and Density Transfer to transfer 12 employee condominium units of unbuilt density on Lot 644 to the density bank. Lot 644 is currently platted for 41 units of employee condominiums. The Town reduced the units of the building to 29 units during the design review process due to public comment. The Town of Mountain Village Housing Authority is currently paying fees to TMVOA for the unbuilt density. The Town of Mountain Village along with Triumph Development has requested to move the unbuilt density to the density bank as a cost savings measure for the housing authority and taxpayers.

It should be noted that the Design Review Board's purview in this application relates solely to the recommendation of the density transfer and rezone application

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

Staff: The proposal will result in a net decrease of 12 units of Employee Condominium units, or 36 person equivalents on Lot 644. The density will be transferred to the Density Bank.

CRITERIA, ANALYSIS AND FINDINGS

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

CRITERIA, ANALYSIS, AND FINDINGS

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

17.4.9: Rezoning Process

REZONE CRITERIA FOR REVIEW CDC SECTION 17.4.9.C.3 CRITERIA FOR DECISION

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

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

Staff Comment: The Comprehensive Plan envisions deed restricted housing developed on those properties that already have the density assigned to it. Community Housing became a priority to Town Council in 2017 and ratified by Resolution in 2021.

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

Staff Comment: The CDC requires that excess density is placed in the density bank, the action we are taking now that phase IV is constructed and occupied.

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

Staff Comment: The rezoning is meeting these standards or otherwise do not apply for a transfer of density into the density bank.

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

Staff Comment: Paying fees on density that is unbuilt, when those fees would be waived if placed in the density bank is the best savings of public funds. The Town and the developer do not wish to burden the HOA with these additional fees when it can otherwise be taken care of by this action.

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

Staff Comment: Not applicable.

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

Staff Comment: Adequate public facilities and services are available.

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

Staff Comment: Moving the density into the density bank is the best use of the density. There is not envisioned any area to build the additional density on site along with the additional parking and trash requirements that would follow.

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

Staff Comment: All applicable Town regulations and standards are being met.

The following criteria shall be met for the Review Authority to approve a density transfer:

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

Staff Comment: These criteria are being met with the proposed rezoning application.

DESIGN REVIEW BOARD CRITERIA FOR REVIEW:

The Design Review Board's purview relates specifically to how density transfers and rezone applications may have design-related implications.

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

RECOMMENDATION: If the DRB determines that the application for a Density Transfer and Rezone of Lot 644 meets the criteria for decision listed within this staff memo, then staff has provided the following suggested motion:

I move to recommend approval to the Town Council an Ordinance regarding the Density Transfer and Rezone application, pursuant to CDC Sections 17.4.9 & 17.4.10 of the Community Development Code, to transfer 12 units of density to the density bank based on the evidence provided within the staff report of record dated September 20, 2024, and with the following conditions:

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



OFFICE OF THE TOWN MANAGER
455 Mountain Village Blvd.
Mountain Village, CO 81435
(970) 417-6976

August 27, 2024

Amy Ward, Community Development Director
award@mtnvillage.org

RE: Density Transfer and Rezone, to transfer the unbuilt density on Lot 644

NARRATIVE

Lot 644 was originally platted for 41 employee apartments in 1992. In 2008, those employee apartments were rezoned to employee condominiums

During the design review process, with neighborhood and public input, the 41 unit density was reduced to 29 units. Originally, we thought there could be a potential phase 2, and we could develop the remaining density, but that isn't feasible.

Pursuant to the CDC unused density on a lot must be transferred into the density bank. We now understand that additional density will likely not be constructed on these lots pursuant to CDC Section 17.3.8.C.

Further, in 2022 the TMVOA modified their dues policy and noted that density in the density bank will not be charged dues. Ultimately, by moving the density into the density bank, the Town of Mountain Village Housing Authority will no longer need to pay the dues associated with the total unbuilt density of 12 units. The burden to pay those additional dues will soon fall to the Meadowlark HOA, once the units are sold this fall, which is an undue burden of additional and unnecessary costs for an affordable housing development.

The process outlined in the CDC is a class 4 application which requires a recommendation by the Design Review Board and two readings of an ordinance by Town Council. We respectfully request the density to be moved into the density bank as a cost savings measure for the housing authority and ultimately our taxpayers.

REZONE CRITERIA FOR REVIEW CDC SECTION 17.4.9.C.3 CRITERIA FOR DECISION

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

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

The Comprehensive Plan envisions deed restricted housing developed on those properties that already have the density assigned to it. Community Housing became a priority to Town Council in 2017, and ratified by Resolution in 2021.

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

The CDC requires that excess density is placed in the density bank, the action we are taking now that phase IV is constructed and occupied.

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

The rezoning is meeting these standards or otherwise do not apply for a transfer of density into the density bank.

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

Paying fees on density that is unbuilt, when those fees would be waived if placed in the density bank is the best savings of public funds. The Town and the developer do not wish to burden the HOA with these additional fees when it can otherwise be taken care of by this action.

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

n/a

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

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

Moving the density into the density bank is the best use of the density. There is not envisioned any area to build the additional density on site along with the additional parking and trash requirements that would follow.

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

Yes

The following criteria shall be met for the Review Authority to approve a density transfer:

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

These criteria are being met.



TO: Mountain Village Design Review Board

FROM: Claire Perez, Planner II

FOR: Design Review Board Public Hearing; October 3, 2024

DATE: September 20, 2024

RE: Staff Memo – Review and Recommendation by the Design Review Board regarding a Density Transfer and Rezone Application for Lots 1001 and 1005R pursuant to Community Development Code Sections 17.4.9 and 17.4.10

APPLICATION OVERVIEW: Density Transfer and Rezone

PROJECT GEOGRAPHY

Legal Description:

LOT 1001 TELLURIDE MTN VILLAGE ACC TO PL REC 12 02 1991 AT 274123 LESS UNIT 4106 BLDG 4 VCA PER SURVEY REC 12 29 2000 IN BK SUR1 PG 371 REPL LOT 1001 ACC TO PL REC 9 10 14 AT 434465 AND CONDO MAP REC 10 03 2023 AT 482584 DECS AT 482585 AKA VILLAGE COURT APARTMENTS

LOT 1005R TELLURIDE MTN VILLAGE ACC TO PL BK 1 PG 1216 FILED 12.2.91 AND REPL BK 1 PG 2710 REC 5.10.00 LESS UNIT 4106 BLDG 4 VILLAGE COURT APARTMENTS PER SURVEY PL BK 1 PG 371 FILED 12.29.00 REPL LOT 1005R ACC TO THE PL REC 9 10 14 IN PL BK 1 PG 4671 AND 4672 TOTAL 2.806 AC AKA VILLAGE COURT APTS

Address: 415 Mountain Village Blvd

Applicant/Agent: Michelle Haynes, Town of Mountain Village Housing Authority

Owner: Mountain Village Housing Authority

Zoning: Multi-family

Existing Use: Employee Apartments

Proposed Use: Employee Apartments

Lot Size: 8.394 acres

Adjacent Land Uses:

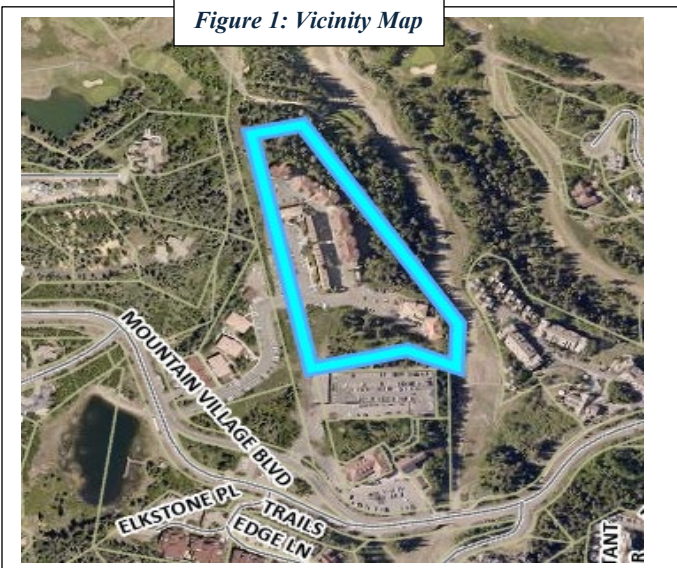
- **North:** Active Open Space
- **South:** Civic
- **East:** Active Open Space
- **West:** Active Open Space

ATTACHMENTS

Exhibit A: Narrative/Replat

Exhibit B: Staff/Public Comment

Figure 1: Vicinity Map



Case Summary: Michelle Haynes on behalf of The Town of Mountain Village Housing Authority has applied for a Rezone and Density Transfer to transfer 14 units of density on Lot 1001 to the density bank, and 8 units of density on Lot 1005R to the density bank. During the development process, the Town designed one of the Phase IV buildings (Buildings 15 and 16) to have fewer units, but more bedrooms per unit resulting in excess density on the lots. There are 14 units of excess density on Lot 1001 and 8 units of excess density on Lot 1005R.

The CDC requires unused density on a lot to be transferred into the density bank. The Town does not have plans to develop the excess density on the lot. The Town of Mountain Village Housing Authority is currently paying fees to TMVOA for the unbuilt density. The Town of Mountain Village along with Triumph Development has requested to move the unbuilt density to the density bank as a cost savings measure for the housing authority and taxpayers.

It should be noted that the Design Review Board's purview in this application relates solely to the recommendation of the density transfer and rezone application.

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

Staff: The proposal will result in a net decrease of 14 employee units, or 42 person equivalent's on Lot 1001. The proposal will result in a net decrease of 8 units of Employee units, or 24 person equivalents on Lot 1005R. The density will be transferred to the Density Bank.

CRITERIA, ANALYSIS AND FINDINGS

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

CRITERIA, ANALYSIS, AND FINDINGS

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

17.4.9: Rezoning Process

REZONE CRITERIA FOR REVIEW CDC SECTION 17.4.9.C.3 CRITERIA FOR DECISION

3. *Criteria for Decision.* The following criteria shall be met for the review authority to approve a rezoning development application:
 - a. The proposed rezoning is in general conformance with the goals, policies and provisions of the Comprehensive Plan;

Staff Comment: The 2017 Town Hall Subarea amendment to the Comprehensive Plan envisioned additional housing constructed on the Village Court Apartments property. and is also in general conformance with the goals, policies and provisions of the Comprehensive Plan.

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

Staff Comment: The CDC requires that excess density is placed in the density bank, the action the Town is taking now that the Phase IV apartments are constructed and occupied.

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

Staff Comment: The rezoning is meeting these standards or otherwise do not apply for a transfer of density into the density bank.

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

Staff Comment: Paying fees on density that is unbuilt, when those fees would be waived if placed in the density bank is the best savings of public funds.

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

Staff Comment: Not applicable.

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

Staff Comment: Adequate public facilities and services exist for the intended uses.

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

Staff Comment: Moving the density into the density bank is the best use of the density. With reduced parking requirements, and alternative parking and trash plans because of the increase in density, the town wishes to remove all additional density on the property and not construct additional units at this time.

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

Staff Comment: All applicable Town regulations and standards are being met.

The following criteria shall be met for the Review Authority to approve a density transfer:

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

Staff Comment: These criteria are being met.

DESIGN REVIEW BOARD CRITERIA FOR REVIEW:

The Design Review Board's purview relates specifically to how density transfers and rezone applications may have design-related implications.

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

RECOMMENDATION: If the DRB determines that the application for a Density Transfer and Rezone of Lots 1001 and 1005R meet the criteria for decision listed within this staff memo, then staff has provided the following suggested motion:

I move to recommend approval to the Town Council an Ordinance regarding the Density Transfer and Rezone application, pursuant to CDC Sections 17.4.9 & 17.4.10 of the Community Development Code, to transfer 14 units of density on Lot 1001 and 8 units of density on Lot 1005R to the density bank based on the evidence provided within the staff report of record dated September 20, 2024, and with the following conditions:

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



OFFICE OF THE TOWN MANAGER
455 Mountain Village Blvd.
Mountain Village, CO 81435
(970) 417-6976

August 27, 2024

Amy Ward, Community Development Director
award@mtnvillage.org

RE: Density Transfer and Rezone, to transfer the unbuilt density on Lots 1001R and 1005 into the density bank.

NARRATIVE

Lots 1001 and Lots 1005R represent Village Court Apartments which is comprised of two lots with a total acreage of 8.394 acres and 2.806 acres respectively for a combined acreage of 11.2 acres.

During the 2017 Town Hall Subarea Comprehensive Plan amendment process, 8 units of density were added to Lot 1005R and in 2019 49 units of density were added to lot 1001 in anticipation of the future housing that has subsequently been constructed, which was entirely constructed on Lot 1001. Although 42-49 units of additional density were envisioned as far back as the 2017 Comprehensive Plan, in an effort to be responsive to the housing challenges that local businesses were having, we reprogrammed one of the two phase IV buildings to have fewer units, but more bedrooms per unit. The decrease in Unit count meant that less density overall was necessary for the project. Currently there are 14 units of excess density on Lot 1001 and 8 unit of excess density on Lot 1005.

Pursuant to the CDC unused density on a lot must be transferred into the density bank. We now understand that additional density will likely not be constructed on these lots pursuant to CDC Section 17.3.8.C.

Further, in 2022 the TMVOA modified their dues policy and noted that density in the density bank will not be charged dues. Ultimately, by moving the density into the density bank, the Town of Mountain Village Housing Authority will no longer need to pay the dues associated with the total unbuilt density of 14 units on Lot 1001 and 8 units on lot 1005R for a total of 21 units each year.

The process outlined in the CDC is a class 4 application which requires a recommendation by the Design Review Board and two readings of an ordinance by Town Council. We respectfully request the density to be moved into the density bank as a cost savings measure for the housing authority and ultimately our tax payers.

REZONE CRITERIA FOR REVIEW CDC SECTION 17.4.9.C.3 CRITERIA FOR DECISION

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

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

The 2017 Town Hall Subarea amendment to the Comprehensive Plan envisioned additional housing constructed on the Village Court Apartments property. and is also in general conformance with the goals, policies and provisions of the Comprehensive Plan.

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

The CDC requires that excess density is placed in the density bank, the action we are taking now that phase IV is constructed and occupied.

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

The rezoning is meeting these standards or otherwise do not apply for a transfer of density into the density bank.

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

Paying fees on density that is unbuilt, when those fees would be waived if placed in the density bank is the best savings of public funds.

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

n/a

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

g. The proposed rezoning shall not create vehicular or pedestrian circulation hazards or cause parking, trash or service delivery congestion; and
Moving the density into the density bank is the best use of the density. With reduced parking requirements, and alternative parking and trash plans because of the increase in density, the town wishes to remove all additional density on the property and not construct additional units at this time.

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

The following criteria shall be met for the Review Authority to approve a density transfer:

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

These criteria are being met.



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

Agenda Item No. 9

TO: Design Review Board

FROM: Amy Ward, Community Development Director
Drew Nelson, Senior Planner

FOR: Meeting of October 3, 2024

DATE: September 24, 2024

RE: A review and recommendation to the Town Council regarding a Community Development Code Amendment of CDC Sections 17.4.3 Development Review Procedures, 17.4.11 Design Review Process, and 17.5.14 Private Art

BACKGROUND

Through the Community Development Code (CDC), the Design Review Board (DRB) reviews art installations on private property per Section 17.5.14. The CDC has certain standards in which a Class 1 application would be reviewed by staff, and should the proposal not meet those standards the application would be reviewed by the DRB as a Class 3 application. Class 3 applications require both an initial and final review before the DRB, which is not an efficient use of staff and DRB efforts. Staff is proposing to reduce the Class 3 review to one Final Architecture Review before the DRB, similar to recent CDC changes to allow for one hearing for roofing materials. Staff is also proposing changes to Sections 17.4.3 and 17.4.11 to cross-reference the review procedures in the CDC.

STAFF RECOMMENDATION

Staff recommends the Board make a recommendation of approval to the Town Council of the proposed Community Development Code Amendment.

PROPOSED MOTION

"I move to recommend the approval of the proposed changes to the Community Development Code to Section 17.5.14 Private Art as attached hereto as Exhibit A."

ATTACHMENT

- Exhibit A - Proposed Redline CDC Amendment. Deletions are shown in ~~strike through~~ and additions are shown in **bold and underlined**.

Exhibit A

17.4.3. Development Review Procedures

G. Step 7: Schedule Review Authority Public Hearing

2. Class 3, 4 and 5 Applications.

a. A public hearing shall be scheduled with the review authority in accordance with this section if the Planning Division determines that a class 3, 4 or 5 development application has met the following public hearing threshold requirements:

- i. The development application has addressed any required plan revisions;
- ii. The applicant has amended the development application to address any discretionary plan revisions or provided a written narrative why the development application does not need to be amended to address such discretionary requirements; and
- iii. The development application contains sufficient detail to allow a thorough review of the proposal by the review authority per the applicable requirements of this CDC and the applicable criteria for decision.
- iv. For Class 3 applications, an Initial Architecture and Site Review hearing has been scheduled prior to the scheduled date for the Final Review public hearing, unless otherwise authorized elsewhere in this CDC under Sections 17.5.6 **and 17.5.14** as a single Final Architecture Review.

b. Certain class 5 applications are exempt from the need to conduct a public hearing as outlined in step 10 and the public hearing noticing requirements.

c. Class 3 applications will require a two-step process consisting of an Initial Architecture and Site Review hearing, followed by a public hearing for Final Architecture Review approval at a subsequent Design Review Board meeting, unless otherwise authorized elsewhere in this CDC under Sections 17.5.6 **and 17.5.14** as a single Final Architecture Review.

J. Step 10: Review Authority Public Hearing or Meeting.

2. Class 3 Applications. Unless otherwise authorized elsewhere in this CDC under Sections 17.5.6 **and 17.5.14** as a single Final Architecture Review, the DRB shall hold at least one (1) Initial Architecture and Site Review hearing and at least one (1) Final Review public hearing held at a subsequent DRB agenda for the purpose of considering recommendations from the Planning Division, the Design Review Board, other agencies and testimony from the applicant and the public.

K. Step 11: Review Authority Action on a Development Application.

2. Class 3 Applications. The following options are available to the review authority when acting on class 3 development applications:

a. *Initial Architecture and Site Review.* The Design Review Board shall review and approve an Initial Architecture and Site Review application before the application is allowed to proceed to a subsequent agenda for a public hearing and Final Review, unless otherwise authorized elsewhere in this CDC under Sections 17.5.6 **and 17.5.14** as a single Final Architecture Review. However, the public hearing and Final Review may be noticed concurrently with the Initial Architecture and Site Review application and such public

hearing shall be continued in the event the Sketch Review application hearing is not approved before the noticed date for the Final Review public hearing

17.4.11.Design Review Process

C. Review Process

3. *Class 3 Development Applications.* All other Design Review Process development applications not listed above shall be processed as class 3 applications. Class 3 applications consist of two steps as outlined below, unless otherwise authorized elsewhere in this CDC under Sections 17.5.6 **and 17.5.14** as a single Final Architecture Review.

a. *Initial Architecture and Site Review.* The intent of the Initial Architecture and Site Review is to allow the DRB a preliminary review of the composition of the project to determine whether it is responsive to the Town Design Theme; fits within the context of the existing neighborhood and to identify potential variations. The review is not a public hearing.

i. *Initial Architecture and Site Review Disclaimer.* Any comments or general direction by the DRB shall not be considered binding or represent any promises, warranties, guarantees and/or approvals in any manner or form. An Initial Architecture and Site Review shall not be construed as a comprehensive review of the proposal under discussion, and as such, additional issues and/or concerns will most likely arise as part of the final review process.

b. *Final Review.* Held on a subsequent agenda after the Initial Architecture and Site Review, the Final Review is a public hearing to determine the project's consistency with the Town Design Theme and compliance with the CDC.

17.5.14 Private Art.

A. Private Art.

1. Private art may be located on a lot provided:

- a. A class 1 development application is submitted and approved by the Planning Division;
- b. The private art is located in the rear yard and is not visible from a public right-of-way, recreational trail, ski trail, ski lift or other public way;
- c. The private art meets the Zoning Regulations, including but not limited to general easement setback; and
- d. The private art is no taller than ten feet (10') from finished grade.

2. Private art that does not meet the criteria in section 1 above may be proposed as **a Final Architecture Review of** a class 3 application and shall be approved by the DRB only if it finds the private art meets the art criteria for decision. (Ord. No. 2022-05 §1(B) (Exh. A)).