TOWN OF MOUNTAIN VILLAGE
DESIGN REVIEW BOARD REGULAR MEETING
THURSDAY DECEMBER 1, 2016 10:00 AM
2nd FLOOR CONFERENCE ROOM, MOUNTAIN VILLAGE TOWN HALL
455 MOUNTAIN VILLAGE BLVD, MOUNTAIN VILLAGE, COLORADO
REVISED AGENDA

	Time	Min.	Presenter	Type	
1.	10:00		Chair		Call to Order
2.	10:00	5	Van Nimwegen	Action	Reading and Approval of Summary of Motions of the November 3, 2016 Design Review Board Meeting, and November 7, 2016 Special Design Review Meeting
3.	10:05	5	Van Nimwegen	Public Hearing Quasi-Judicial Action	Review and recommendation to the Town Council regarding the following proposed actions for Lot 640A, 306 Adams Ranch Road: A. The proposed rezoning of the southern .55 acres of Lot 640A (2.56 Acres) from Multi-Family Zone District to Class 2 Active Open Space and the remaining 2.01 acres to Class 3 Active Open Space; and B. The transfer of 15 units of Employee Apartment or Condominium units (45 person equivalent density) from the Density Bank to Lot 640A for a total of 45 units of Employee Apartment or Condominium units (135 person equivalent density); and C. The approval of a Conditional Use Permit for 45 Employee Apartment or Condominium units on the central 1.41 acres of Lot 640A; and D. Approval of the Replat of 640A (Continued - Request for Continuance to January 5, 2017 by Applicant)
4.	10:10	45	Bangert	Work Session	Conceptual Work Session application for a new single family home on Lot 233A,103 Gold Hill Court,
5.	10:55	30	Van Nimwegen	Worksession	Continue review of the Design Regulations of the Community Development Code.
6.	11:25	10	Van Nimwegen	Discussion	Other Business: Design Review Board 2017 Meeting Schedule. List of Design Review Board Members who's terms are up in April 2017 and request for letters of interest/resumes
7.	11:35				Adjourn

Agenda Item 2

SUMMARY OF MOTIONS
TOWN OF MOUNTAIN VILLAGE
DESIGN REVIEW BOARD MEETING
THURSDAY, NOVEMBER 3, 2016

Call to Order

Chairman Dave Eckman called the meeting of the Design Review Board of the Town of Mountain Village to order at 10:06 a.m. on Thursday, November 3, 2016 in the Conference Room at 455 Mountain Village Boulevard Mountain Village, CO 81435.

Attendance

The following Board/Alternate members were present and acting:
Dave Eckman (Chair)
Phil Evans
Keith Brown
Luke Trujillo

The following Board members were absent:
Banks Brown
Greer Garner
Dave Craige
Liz Caton (Alternate)
Jean Vatter (Alternate)

Town Staff in attendance:
Glen Van Nimwegen, Director of Planning and Development Services
Dave Bangert, Senior Planner/Forester
Sam Starr, Planner

Public in attendance:

Paul Ricks	paul@fortenberry .com
David Bulson	dbulson@foleyassoc.com
David Ballode	dballode@msn.com
Mark Ferguson	mferguson@fergusonshamamian.com
Shannon Murphy	shannon@shannonmurphy.net
Ryan Deppen	ryan@fortenberry .com
Tom Kennedy	

Reading and Approval of Summary of Motions of the October 6, 2016 Design Review Board Regular Meeting and the October 18, 2016 Special Design Review Board Meeting.

On a **Motion** made by Keith Brown and seconded by Phil Evans, the DRB voted 4-0 to approve the Summary of Motions from the October 6, 2016 Design Review Board Meeting and the October 18, 2016 Special Design Review Board Meeting, recommending one change to the October 6th meeting, under Update on Town Hall Subarea Planning Process, change wording from comprehensive design to comprehensive plan.

Review and recommendation to the Town Council regarding the following proposed actions for Lot 640A, 306 Adams Ranch Road: A. The proposed rezoning of the southern .55 acres of Lot 640A (2.56 Acres) from Multi-Family Zone District to Class 2 Active Open Space and the remaining 2.01 acres to Class 3 Active Open

Space; and B. The transfer of 15 units of Employee Apartment or Condominium units (45 person equivalent density) from the Density Bank to Lot 640A for a total of 45 units of Employee Apartment or Condominium units (135 person equivalent density); and C. The approval of a Conditional Use Permit for 45 Employee Apartment or Condominium units on the central 1.41 acres of Lot 640A; and D. Approval of the Replat of 640A.

Glen Van Nimwegen asked that this item be continued until the December 1, 2016 DRB meeting at the request of the applicant. On a Motion made by Keith Brown and seconded by Phil Evans, the DRB voted 4-0**,** to continue this application till the December 1, 2016 Design Review Board Meeting.

Consideration of a Design Review application for a new single family home and accessory dwelling unit on Lot 387R1, 127 Rocky Road.

Dave Bangert presented the conceptual design for a proposed single family home located on Lot 387R1, 127 Rocky Road. Mark Ferguson from Ferguson & Shamamian Architects presented on behalf of the owner.

On a **Motion** made by Phil Evans and seconded by Keith Brown the DRB voted 4-0 to approve a Design Review Process development application for a new single-family residence and accessory dwelling unit on Lot 387R1, with the finding that the allowed reduction of stone in the walls was due to the proposed stone roof and conditions as set forth at the November 3, 2016 DRB meeting to include:

1. A ridge height survey will be provided during the framing inspection to determine the building height is in compliance.
2. The residence shall have a monitored fire sprinkler system; and the numbers on the address monument shall be coated or outlined with material to cause them to be reflective.
3. Prior to the issuance of a building permit, the applicant shall field verify all utilities and submit a revised utility plan to the public works director identifying the location of utilities and connection points.
4. Prior to issuance of a building permit the applicant will submit an irrigation plan that is in compliance with the irrigation regulations.
5. Prior to issuance of a building permit the applicant will revise the lighting plan with photometric analysis to be reviewed by Staff/Chair or the Chair's designee.
6. Revise landscape plan to specify conifer heights with 30% at 10' to 12'.
7. The construction mitigation plan should consider the length of the project and truck traffic and provide a yearly update to the Building Official as well as communicate project progress with neighboring properties.

Review and recommendation to the Town Council regarding a variance to the height requirements of the Community Development Code to allow a height of approximately 47 feet where 40 feet is required for a proposed single family home at Lot GH-11, 111 Cabins Lane.

Glen Van Nimwegen requested that that this item be continued until the special DRB meeting to be held on November 7, 2016 due to lack of a quorum. On a Motion made by Keith Brown and seconded by Phil Evans, the DRB voted 3-0**,** to continue this application till the November 7, 2016 Special Design Review Board Meeting.

Consideration of a Design Review application for a new single family home on Lot GH-11, 111 Cabins Lane.

Glen Van Nimwegen requested that that this item be continued until the special DRB meeting to be held on November 7, 2016 due to lack of a quorum. On a Motion made by Keith Brown and seconded by Phil Evans, the DRB voted 3-0**,** to continue this application till the November 7, 2016 Special Design Review Board Meeting.

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Continue review of the Design Regulations of the Community Development Code.
Glen Van Nimwegen stated that this item will be reviewed November 7, 2016 Special Design Review Board Meeting.

Other Business.
Glen Van Nimwegen updated the board regarding a previously approved conditional use permit for a tower on Coonskin Ridge. The FAA has told the applicant that they must have a light on the tower so the applicant has raised a temporary tower with a demonstration light to be turned off on Monday. This ridgeline issue will be discussed at the November 14, 2016 Intergovernmental Meeting.

On a **Motion** made by Luke Trujillo and seconded by Phil Evans the DRB voted 4-0 to adjourn the November 3, 2016 meeting of the Mountain Village Design Review Board at 11:50 a.m.

Respectfully Submitted,

Glen Van Nimwegen
Director

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Agenda Item 2

SUMMARY OF MOTIONS
TOWN OF MOUNTAIN VILLAGE
SPECIAL DESIGN REVIEW BOARD MEETING
MONDAY, NOVEMBER 7, 2016

Call to Order
Chairman Dave Eckman called the Special Meeting of the Design Review Board of the Town of Mountain Village to order at 10:04 a.m. on Monday, November 7, 2016 in the Conference Room at 455 Mountain Village Boulevard Mountain Village, CO 81435.

Attendance
The following Board/Alternate members were present and acting:
Dave Eckman (Chair)
Phil Evans
Keith Brown
Luke Trujillo
Banks Brown
Dave Craige
Jean Vatter (Alternate)

The following Board members were absent:
Greer Garner
Liz Caton (Alternate)

Town Staff in attendance:
Glen Van Nimwegen, Director of Planning and Development Services
Sam Starr, Planner
Jim Mahoney, Attorney

Public in attendance:
Andrew Griffith Sdg81301@gmail.com

After the Special Meeting was called to order Chairman David Eckman called for any board members who had a conflict of interest for the Lot GH-11, 111 Cabins Lane project.

Luke Trujillo and David Craige both recused themselves as they are personally involved with this project.

Chairman David Eckman stated that the meeting would now (10:10 am) continue at the site of the proposed single family home at Lot GH-11, 111 Cabins Lane.

Design Review Board members returned from the site walk at approximately 10:49 am to continue the Special Meeting in Town Hall Conference Room.

Review and recommendation to the Town Council regarding a variance to the height requirements of the Community Development Code to allow a height of 47 feet where 40 feet is required for a proposed single family home at Lot GH-11, 111 Cabins Lane
Glen Van Nimwegen presented for a recommendation to the Town Council regarding a variance to the height requirements for a proposed single family home at Lot GH-11, 111 Cabins Lane. Luke Trujillo, AIA and Andrew Griffith of Griffith Architecture, presented on behalf of the owner. Mr. Trujillo presented the design which exceeds the height requirements by approximately seven feet and four inches (7'4"). The Board discussed

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reasons for recommending approval of a variance, principally that meeting the code will not provide a better design for the owners or neighborhood.

Board Member Keith Brown left the meeting 11:05.

On a **Motion** made by Banks Brown and seconded by Phil Evans, the DRB voted 4-0, for a recommendation to Council to approve the variance increasing the maximum building height to approximately 47 feet and four inches (47'4") for Lot GH-11 with the following additional comments regarding the criteria:

1. To preserve the existing views of the Savin residence (Lot GH-11, 112 Cabins Lane), the applicant was forced to extend the building further down the sloped lot creating the conflict with the maximum height requirements of the CDC;

2. Staff should verify heights of other structures along Cabins Lane estimated by the applicant to ensure proposal is not out of character with adjoining homes;

3. Another compelling concern was keeping the driveway slope to a minimum to ensure access works;

4. The additional height will not be obvious because it is anchored to the hillside close to a steep drop off and it will not be visible from any vantage point;

5. The Gold Hill subdivision is an enclave separated from other neighborhoods, the home matches the scale of the streetscape and the request was approved by their HOA.

Consideration of a Design Review application for a new single family home on Lot GH-11, 111 Cabins Lane
Glen Van Nimwegen presented the conceptual design for a proposed single family home located on Lot GH-11, 111 Cabins Lane. Luke Trujillo, AIA, Andrew Griffith of Griffith Architecture, and David Craige Lighting Consultant presented on behalf of the owner.

On a **Motion** made by Phil Evans and seconded by Jean Vatter, the DRB voted 4-0, to approve the Design Review application for Lot GH11 subject to the following conditions:

1. This approval is subject to the Town Council approving the variance to the height requirement. If denied, the applicant must resubmit for approval of the project by the Design Review Board.

2. The applicant shall submit a design to apply address numbers to the building in lieu of an address monument for staff and Fire District approval.

3. A ridge height survey prepared by a Colorado certified land surveyor will be provided during the framing inspection to determine the maximum building height is in compliance with the approval.

4. A monumented land survey by a Colorado certified land surveyor of the footers will be provided prior to pouring concrete to determine there are no encroachments into the General Easements or setbacks.

5. The lighting sconces shall be revised to include the new fixtures presented at the meeting. The lighting plan shall be resubmitted for approval by the Staff / Chair.

6. A soils report prepared by a Colorado certified civil engineer must be submitted to staff for approval prior to issuance of a building permit that warrants the new 2:1 slopes on

the site.

7. The contractor shall meet with employees of Community Services (Police Department) regarding the parking of construction vehicles at the site prior to the commencement of construction.

8. Prior to the issuance of a building permit, the applicant shall field verify all utilities and submit a revised utility plan to the public works director identifying the location of utilities and connection points.

9. Prior to issuance of a building permit the applicant will submit an irrigation plan that is in compliance with the irrigation regulations.

10. Wrap the concrete pilasters below the steel columns that support the upper BBQ deck with steel similar to what is used on the prow of the roof.

Work Session on the Design Regulations of the Community Development Code.

Glen Van Nimwegen opened the worksession and presented the Design Review Board with a redline version of the proposed changes to the Mountain Village Community Development Code regarding Chapter 17.5 Design Regulations and Chapter 17.4 Development Review Procedures. The proposed changes included:

- Changing the requirements for the design of roofs by eliminating gable as the primary form and eliminating the minimum roof pitch requirements;
- Allowing certain synthetic roofing material if previously approved by the Design Review Board;
- Changing the design requirements for chimneys;
- Allowing metal to be used on the exterior of structures as more than an accent material;
- Amending the minimum requirement for the amount of glass by removing the maximum percent per elevation and adding design principles; and
- Adding criteria that must be met for the review authority to approve a variation to the Design Regulations that requires the variation to support the goals of embracing nature, recalling the past, interpreting the present and moving architectural design in Mountain Village into the future.

The Board continued the review the Regulations, which included a discussion with Assistant Attorney Mahoney and changes to the process to include the requirement for two steps. Mr. Van Nimwegen said he would make the changes and bring back a draft for further discussion at the January, 2017 meeting.

Other Business.

On a **Motion** made by Phil Evans and seconded by Jean Vatter the DRB voted 4-0 to adjourn the November 7, 2016 Special Meeting of the Mountain Village Design Review Board at 1:05 p.m.

Respectfully Submitted,

Glen Van Nimwegen
Director

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

Agenda Item No. 3

TO: Design Review Board

FROM: Glen Van Nimwegen, AICP
Director

FOR: Meeting of December 1, 2016

DATE: November 21, 2016

RE: Review and make a recommendation to the Town Council regarding the following proposed actions for Lot 640A, 306 Adams Ranch Road:

A. **The proposed rezoning of the southern .55 acres of Lot 640A (2.56 Acres) from Multi-Family Zone District to Class 2 Active Open Space and the remaining 2.01 acres to Class 3 Active Open Space (New Tracts OS-640A-1, OS-640A-2 and OS-640A-3);**
B. **The transfer of 15 units of Employee Apartment or Condominium units (45 person equivalent density) from the Density Bank to Lot 640A (New Tract OS-640A-2) for a total of 45 units of Employee Apartment or Condominium units (135 person equivalent density);**
C. **The approval of a Conditional Use Permit for 45 Employee Apartment or Condominium units on the central 1.61 acres of Lot 640A; and**
D. **Approval of the Re-plat of Lots 640A and Tract OSP-35A to create new Tracts OS-640A-1, OS-640A-2, OS-640-A3 and OS-35AR1.**

PROJECT GEOGRAPHY

Legal Description: Lot 640A and a portion of OSP-35A
Applicant/Agent: Adams Ranch MV, LLC (Randy Edwards)
Owner:
Lot 640A: Adams Ranch MV, LLC
OSP-35A: Telluride Ski and Golf
Zoning:
Lot 640A: Multi-Family Zone District
OSP-35A: Full Use Active Open Space Zone District
Existing Use: Vacated apartments, vacant land and open space
Proposed Use: 45 employee apartment units, new Meadows Park
Site Area: Rezone, Density Transfer and CUP=2.56 acres; Subdivision=6.08 acres
Density: 28 units per acre
Adjacent Land Uses:

- **North:** Adams Ranch Road/Coyote Court/The Boulders
- **South:** Active Open Space, Golf Course/Northstar
- **East:** Northstar/Open Space Prospect Creek
- **West:** Timberview

ATTACHMENTS

Exhibit A: Existing Zoning
Exhibit B: Proposed Zoning
Exhibit C: Applicant Narrative
Exhibit D: TSG Letter
Exhibit E: Parkside in the Meadows Conceptual Plans
Exhibit F: Proposed Re-plat of Lot 640A and Tract OSP-35A
Exhibit G: Park Term Sheet
Exhibit H: Wetlands Delineation

GENERAL DEVELOPMENT REQUIREMENTS

Currently Allowed and Proposed Density:

Use	Actual Units	Density Per Unit	Person Equiv. Unit Density
Emp. Apts.	30	3	90
Required Density Transfer	15	3	45
Proposed Density	45	3	135

Building Height[1]:	**Allowed:**	**Proposed**
o **Maximum:**	48 feet+5 feet	TBD
o **Maximum Average:**	48'	TBD
Coverage:	65%	TBD

Required Parking Spaces:

Land Use	Number of Apt. Units	Parking Requirement	Required Parking Spaces
Employee Condominium	45	1.5 sp./unit	68
HOA for Service Vehicles		1 to 5	1
Total Parking Spaces			69

BACKGROUND

Overview of Development Applications

The applicant's goal is to construct 45 workforce housing units to replace the vacant Telluride Apartments. To reach that goal, the applicant is proposing the following development applications:

A. **Rezoning.** The applicant is proposing to rezone Lot 640A from the Multi-family Zone District to Class 2 and 3 Active Open Space Zone Districts. Workforce housing is allowed as a conditional use in the Class 3 Active Open Space Zone District. The

[1] Building height will be per the CDC standards for Multi-Family development. The housing development will be evaluated with a future Design Review Process development application.

action will allow for the land area of Lot 640A be counted as replacement open space for future re-zonings as provided for in the CDC.

B. **Density Transfer.** The applicant is proposing to transfer 15 employee apartment density to the site to construct 45 units. Thirty employee apartment units are currently permitted by the underlying zoning. The existing units will be demolished.

C. **Conditional Use Permit.** The applicant is proposing a conditional use permit to allow for the development of workforce housing on a portion of 640A (to be known as Tract OS-640A-2, 1.61 acres). The CDC requires a conditional use permit to allow workforce housing on the proposed Class 3 Active Open Space.

D. **Subdivision.** The applicant is proposing to re-subdivide Lot 640A and OSP-35A into four new lots as shown on the draft plat, containing Tract OS-640A-1, Hillside Open Space, containing 0.55 acre; Tract OS-640A-2, Development Site, containing 1.61 acres; Tract OS-640A-3, Park Parcel, containing 1.21 acres; and Tract OSP-35AR2, containing 2.71 acres.

The applicant is not seeking a Design Review Process approval at this time. The attached plans are intended to provide a high level, conceptual view of the overall project design. Staff is recommending development standards be adopted with the zoning ordinance to be used in addition to the Design Regulations, Environmental Regulations and Road and Driveway Standards when a Design Review application is made. Approval of the proposed applications does not vest any development rights, with final details such as grading, drainage, landscaping, snow storage, parking area design, park design, and building design to be determined by the DRB during the Design Review Process.

Current Site Conditions

Lot 640A is the current location for Telluride Apartments, consisting of 30 employee apartments on 2.6 acres. The Town issued a notice and order on the Telluride Apartments project in November of 2008 directing the property be vacated due to significant mold issues that caused a dangerous building. The building has sat vacant since that time causing a blighting influence on the Meadows area.

At some point in time a park area evolved on the undeveloped portion of Lot 640A and on a portion of OSP-35A without any formal public easements or other Town approvals. It has been maintained by the Town. Play equipment and a basketball court are located in close proximity to the apartment building, with the general public also using this area.

Recent Legislative History

January 8, 2015: The Design Review Board recommended the Town Council approve the rezoning, density transfer and conditional use permit for 91 workforce housing units on the site.

March 26, 2015: The applicant for the above actions withdrew his application from further consideration.

April 23, 2015: The Town Council approved a resolution placing Ballot Question One: a citizen initiated ordinance allowing the density on the site be increased from the current density (30 units) up to 45 units on the ballot for the June 30, 2015 election.

May 8, 2015: The Town Council approved a resolution placing Ballot Question Two: a Town initiated ordinance on the ballot for the June 30, 2015 election that would allow the density to be increased to 60 units; limit the population; restrict pet ownership; jointly fund and develop the

adjacent park site; orient buildings toward the west edge of the site; recognize waivers may be requested by developer; and require onsite management.

June 30, 2015: Ballot Question One was approved with 219 Yes votes and 180 No votes. Ballot Question Two failed with 199 Yes votes and 204 No votes.

September 22, 2016: Town Council approves a term sheet for the purchase of 1.21 acres of 640A for a park site. The terms include the requirement that the owner of 640A submit applications to rezone the site for 45 employee housing units; transfer density and approve a conditional use permit for employee housing (Exhibit E).

October 20, 2016: Town Council approves a resolution in support of an application for a GOCO (Great Outdoors Colorado) grant to partially fund the planning of the park.

Comprehensive Plan Context

The Mountain Village Comprehensive Plan (Plan) shows the site as Parcel G in the Meadows Subarea. The Plan's Meadows Development Table sets a target density of 91 employee units, with a target maximum building height of 48 feet. The Comprehensive Plan also includes the following policies for Parcel G:

a. Provide a playfield on or adjacent to Parcel G Telluride Apartments. At a minimum, provide park equipment desired by area neighbors such as a gazebo, grills, horseshoe pits, play equipment, a small play field, and a regulation sand volleyball area. Consult with area neighbors to determine appropriate park equipment, site design, and landscaping.
b. Provide a fence along the North Star property line to the east.

The current request is half of the density recommended by the Plan and there has been significant public input including a citizen initiative that was approved stating 640A could have up to 45 work force housing units. Staff will ensure there will be significant public input on the development of the public park as well.

The following general Plan policies are applicable to the DRB's considerations on the development applications:

Land Use Principles, Policies and Actions, Principle I, Policies B, C & G

B. Require rezoning, Planned Unit Developments (PUD), subdivisions, special use permits, density transfers, and other discretionary land use applications to be in general conformance with the Land Use Plan, the Subarea Plans and their associated principles and policies, and the applicable policies of the Comprehensive Plan.
C. Permit development applications in general conformance with the Comprehensive Plan per the applicable criteria for decision-making.
G. Require a rezoning, PUD, subdivision or density transfer to meet the following applicable criteria:

    1. A proposal shall not increase the town's density beyond the 8,027 person equivalent density cap in accordance with the terms of the County Settlement Agreement which allows for the creation of bonus employee density, so proposal does not affect the cap.
    2. A proposal generally meets the targeted parcel density as identified in the

Development Tables for each Subarea Plan. Proposal is 50% below target.

3. A proposal shall meet the adopted criteria for decision-making for the required development review processes. (see below)
4. A proposal to rezone, subdivide or transfer density shall provide public benefits listed in the Public Benefits Table.
5. A proposal that involves rezoning open space, as envisioned by the Comprehensive Plan, shall provide an equal or greater amount of replacement of open space within the original County PUD boundary in accordance with the terms of the County Settlement Agreement and LUO and Design Guidelines.
6. The proposal will meet the following or equivalent standards:

    a. Minimize and mitigate a project's visual impacts, to the extent practical, while also providing the targeted density identified in each Subarea Plan Development Table. It is understood that some visual impacts will occur with development.
    b. Ensure appropriate scale and mass that fits the site(s) under review.
    c. Avoid, minimize and mitigate environmental and geotechnical impacts, to the extent practical, consistent with the Comprehensive Plan while also providing the target density identified in each Subarea Plan Development Table.
    d. Address all site-specific issues to the satisfaction of the town such as, but not limited to, the location of trash facilities, grease trap cleanouts, restaurant vents, and access points. Development standards are being included with the rezoning ordinance and project will have to go through Design Review Board for approval.

ANALYSIS

The DRB should refer to the draft findings set forth under the CRITERIA section to review how staff believes the development applications meet the criteria for decision. Staff believes that the following represents the main topics for the DRB's deliberation at the public hearing:

Building Scale, Mass and Fit

The Comprehensive Plan and the CDC's Comprehensive Plan Project Standards establish the policy to "ensure appropriate scale and mass that fits the site(s) under review". A conditional use permit criterion also requires that the proposed "use is in harmony and compatible with surrounding land uses and the neighborhood and will not create a substantial adverse impact on adjacent properties or on services and infrastructure."

Fit and compatibility of development are a discretionary determination of the DRB and the Town Council. Fit and compatibility can be partially gauged by evaluating the similarity of land uses, building height, density per acre, floor area, and floor area ratio. Site design can also help a project fit into an area. All of these site design issues will be evaluated during the required Design Review Process development application.

The proposed multi-family land use is consistent with surrounding land uses. The building height will also be compatible with development in the Meadows with two, three and four stories. The following table shows the Floor Area Ratio (FAR) and units per acre and floor area for each development in the Meadows:

Approximate Floor Area Ratio and Units Per Acre

Development	Approx. Floor Area In Square Feet	Approx. Floor Area Ratio (FAR)	Units Per Acre
Coyote Court	15,993	0.2	5
Boulders	39,986	0.4	9
Prospect Plaza	41,092	0.8	7
The Outlaws	18,974	0.4	15
Prospect Creek	15,577	0.3	13
Parker Ridge	30,666	0.6	17
North Star	41,968	0.5	13
Fairway Four	29,103	0.2	9
Spring Creek	22,572	0.4	11
Big Billies	72,026	0.8	75
Terraces	31,114	0.3	11
Total Average	32,643	0.5	17
Multi-Family Average[2]	32,643	0.5	19
Proposed Development	50,000	0.7	28

Floor Area Ratio (FAR) is an additional gauge of compatibility and fit since it is a ratio of the floor area to the lot area. For example, an FAR of 1:1 would be a development with the same amount of floor area as lot area, with a 40,000 sq. ft. lot having a 40,000 sq. ft. building. The average FAR for The Meadows is approximately 0.5:1, or about 50% of the lot area in floor area, with a minimum of 0.2:1 for Coyote Court and a high of 0.8:1 for Prospect Plaza and Big Billies. The proposed development has an FAR that is approximately 30% greater than the average in The Meadows, but the residential project will be surrounded by 1.76 acres of open space. If this area was included, the FAR and density of the project would be only 0.3 and 13 units per acre respectively.

Fit and compatibility can also be achieved through sensitive site planning. Though a detailed development plan has not been submitted, staff is recommending a number of conditions to ensure the project fits in the neighborhood including building setbacks, fencing and locating trash dumpsters away from Northstar. We are also recommending the applicant receive approval of wetland delineation by the United States Army Corps of Engineers prior to submitting for DRB approval.

New Meadows Park

The area directly to the north of the development site has unofficially acted as open space for the residents of the neighborhood. Various plans have come forward to create this park, but have been tied to the development of the apartments. The last plan had the developer building the park site and dedicating it to the Town. The current plan is also tied to the approval of these actions, but the public will own the property and the park design will be the product of our residents.

Plat Revisions

The proposed subdivision plat splits up Lot 640A and Tract OSP-35A into four new parcels. The plat vacates the 16 foot General Easements that surround the former Lot 640A. Public Works staff agrees with the abandonment from a utility standpoint because of the new utility

[2] Multi-family average does not include Coyote Court or The Boulders since these are single-family developments.

easement in the northwest corner of the plat. However, staff is recommending the GE's remain in place on the north, west, south and east sides of Tracts OS-640A-1 and OS-640A-2. Other needed revisions include vacating of the 20 foot easement that bisects the Park Parcel; and the delineation and description of a 60 foot building setback adjacent to the west property line of the Development Site parcel. The building setback line mirrors the applicant's conceptual plans. Staff has added a condition to the approval of the project that the plat must be revised prior to Town Council approval.

CRITERIA FOR DECISION

Below are the criteria that must be met for the Board to recommend approval of the requested actions. Staff has inserted our interpretation of how the proposal meets the criteria as stated in the bulleted text.

Rezoning Criteria

1. The proposed rezoning is in general conformance with the goals, policies and provisions of the Comprehensive Plan:
   - The development applications meet Land Use Principles, Policies and Actions, Principle I because the development will promote a land use pattern envisioned by the Comprehensive Plan that will provide economic and social vibrancy;
   - The development applications meet Land Use Principles, Policies and Actions, Principle I, Policy B that requires rezoning, Planned Unit Developments (PUD), subdivisions, special use permits, density transfers, and other discretionary land use applications to be in general conformance with the Land Use Plan, the Subarea Plans and their associated principles and policies, and the applicable policies of the Comprehensive Plan;
   - The development applications meet Land Use Principles, Policies and Actions, Principle I, Policy C that permits development applications in general conformance with the Comprehensive Plan per the applicable criteria for decision-making;
   - The development applications meet Land Use Principles, Policies and Actions, Principle I, Policy G that requires a rezoning, PUD, subdivision or density transfer to meet the certain site standards that have been embodied in the CDC as the Comprehensive Plan Project Standards (Please refer to criterion below);
   - Meadows Subarea Plan Principle, Policy and Action II.B requires any applicant who proposes a rezoning, density transfer, subdivision to strive to reach the target density outlined in the Meadows Development Table;
   - The Meadows Development Table sets forth a target density 91 deed restricted units and the proposal is for only 45 units;
   - The applicant has entered into an agreement with the Town that will allow the acquisition of a park site as envisioned in the Comprehensive Plan, with the final design and improvements to be shaped by the community; and
   - A fence will be provided along Northstar property in appropriate locations to prevent trespassing.

2. The proposed rezoning is consistent with the Zoning and Land Use Regulations;
   - Employee housing is a permitted use in the current Multi-Family Zone District and is a conditional use in the proposed Full Use Active Open Space Zone District;
   - The CDC density limitation will not be exceeded because new workforce housing does not count towards the density limitation;

- The platted open space requirements will be met because additional open space is being created; and
- The development will be required to comply with the building height, lot coverage and general easement setback requirements during the required Design Review Process development application.

3. The proposed rezoning meets the Comprehensive Plan project standards:
   - The proposed development has appropriate scale and mass that fits the neighborhood because it has a similar floor area ratio and density of surrounding land uses; environmental impacts and the impacts to adjoining properties will be avoided due to careful site planning; and there are not impacts to the skier experience or ski runs.

4. The proposed rezoning is consistent with public health, safety and welfare, as well as efficiency and economy in the use of land and its resources:
   - The Telluride Fire Protection District will provide fire protection services;
   - The Mountain Village Police Department will provide police protection services;
   - Water and sewer are available from the Town of Mountain Village;
   - The proposed development is envisioned by the Comprehensive Plan to provide for economic and social vibrancy, thus creating a more sustainable community; and
   - The development will reduce the amount of economic leakage out of the Telluride Region, with local employees spending more dollars locally rather than in the surrounding commuting communities.

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

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

7. The proposed rezoning shall not create vehicular or pedestrian circulation hazards or cause parking, trash or service delivery congestion:
   - A transportation study completed for the Comprehensive Plan showed that Adams Ranch Road has a volume to capacity ratio of 0.41, thus only 41 percent of capacity at build out;
   - Russell Drive showed it was only at eight percent of capacity at build out;
   - Adams Ranch Road and Russell Drive have a good level of service to provide access for the development;
   - The access drives, parking areas, delivery area(s); and trash and recycling areas will be designed to not create any vehicular or pedestrian hazards concurrent with the required Design Review Process development application; and
   - Pedestrian infrastructure will be provided to ensure this development is connected to the sidewalk along Adam's Ranch Road and the bus stops located on the north side of such road.

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

Density Transfer Criteria

1. 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).

2. The density transfer meets the density transfer and density bank policies:
   - The Town Council may create workforce housing density that is not in the density bank and transfer it to a site because new workforce housing density is not subject to the density limitation.

3. The proposed density transfer meets all applicable Town regulations and standards.

Conditional Use Permit Criteria

1. The proposed conditional use is in general conformity with the policies of the principles, policies and actions set forth in the Comprehensive Plan.

2. The proposed conditional use is in harmony and compatible with surrounding land uses and the neighborhood and will not create a substantial adverse impact on adjacent properties or on services and infrastructure;
   - The multi-family use is similar to the surrounding land uses.
   - The building height will be according to the CDC and at the maximum will be similar to several projects in the Meadows, such as Prospect Plaza, Big Billies and Parker Ridge.
   - The proposed Floor Area Ratio (FAR) and density for the project is similar to the average of the nine multi-family projects in the Meadows. When adjacent open space is included, then the project's FAR and density is 30% less than the average.
   - The proposed development is half the number of units as recommended by the Comprehensive Plan.
   - The development will be evaluated pursuant to the Design Regulations which will further ensure compatibility and harmony with surrounding land uses.

3. The design, development and operation of the proposed conditional use shall not constitute a substantial physical hazard to the neighborhood, public facilities, infrastructure or open space;

4. The design, development and operation of the proposed conditional use shall not have significant adverse effect to the surrounding property owners and uses;

5. The design, development and operation of the proposed conditional use shall not have a significant adverse effect on open space or the purposes of the facilities owned by the Town.

6. The design, development and operation of the proposed conditional use shall minimize adverse environmental and visual impacts to the extent possible considering the nature of the proposed conditional use.

7. The design, development and operation of the proposed conditional use shall provide adequate infrastructure.

8. The proposed conditional use does not potentially damage or contaminate any public, private, residential or agricultural water supply source; and

9. The proposed conditional use permit meets all applicable Town regulations and standards.

Subdivision Criteria for Decision

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

2. The proposed subdivision is consistent with the applicable Zoning and Land Use Regulations and any PUD development agreement regulating development of the property.

3. The proposed density is assigned to the lot by the official land use and density allocation, or the applicant is processing a concurrent rezoning and density transfer.

4. The proposed subdivision is consistent with the applicable Subdivision Regulations.

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

6. The applicant has provided evidence to show that all areas of the proposed subdivision that may involve soil or geological conditions that may present hazards or that may require special precautions have been identified, and that the proposed uses are compatible with such conditions.

7. Subdivision access is in compliance with Town standards and codes unless specific variances have been granted in accordance with the variance provisions of this CDC.

8. The proposed subdivision meets all applicable Town regulations and standards.

RECOMMENDATION

Last year Mountain Village voters determined that up to 45 employee units is appropriate on the site, which is well below the Comprehensive Plan's recommendation of 91 units. Staff has analyzed the proposed development in terms of density and floor area ratio and find it similar to other development in the Meadows. Staff is recommending additional setback requirements and retaining General Easements to ensure a good fit. Finally, the development provides a much needed housing type as recommended by the Comprehensive Plan. Therefore staff recommends approval of the proposed applications to rezone the site; transfer 15 units of employee housing to the site; approve a conditional use permit for employee housing and approve the subdivision of Lots 640A and Tract OSP-35A, subject to conditions.

PROPOSED MOTION

"I recommend the Design Review Board recommend the Town Council approve the proposed applications subject to the following conditions:

1. The final location and design of the building, grading, landscaping, parking areas, accessways and other site improvements shall be determined with the required Design

Review Process application pursuant to the applicable requirements of the CDC, including but not limited to the Design Regulations, Wetland Regulations and the Road and Driveway Standards, except:

a. Minimum building setback of 60 feet shall be applied adjacent to the east side of Tract OS-640A-2, Development Site; and
b. The applicant may seek certain variations to the Design Regulations such as the percent of stone, roofing material, window materials or other similar variations as are typically granted for employee housing projects.

2. The proposed density shall not exceed 45 units and the general location of the building shall remain substantially as shown in the conceptual plans except as provided herein.

3. Prior to submitting for the required Design Review Process development application, the applicant shall obtain approval for the wetland delineation from the United States Army Corps of Engineers.

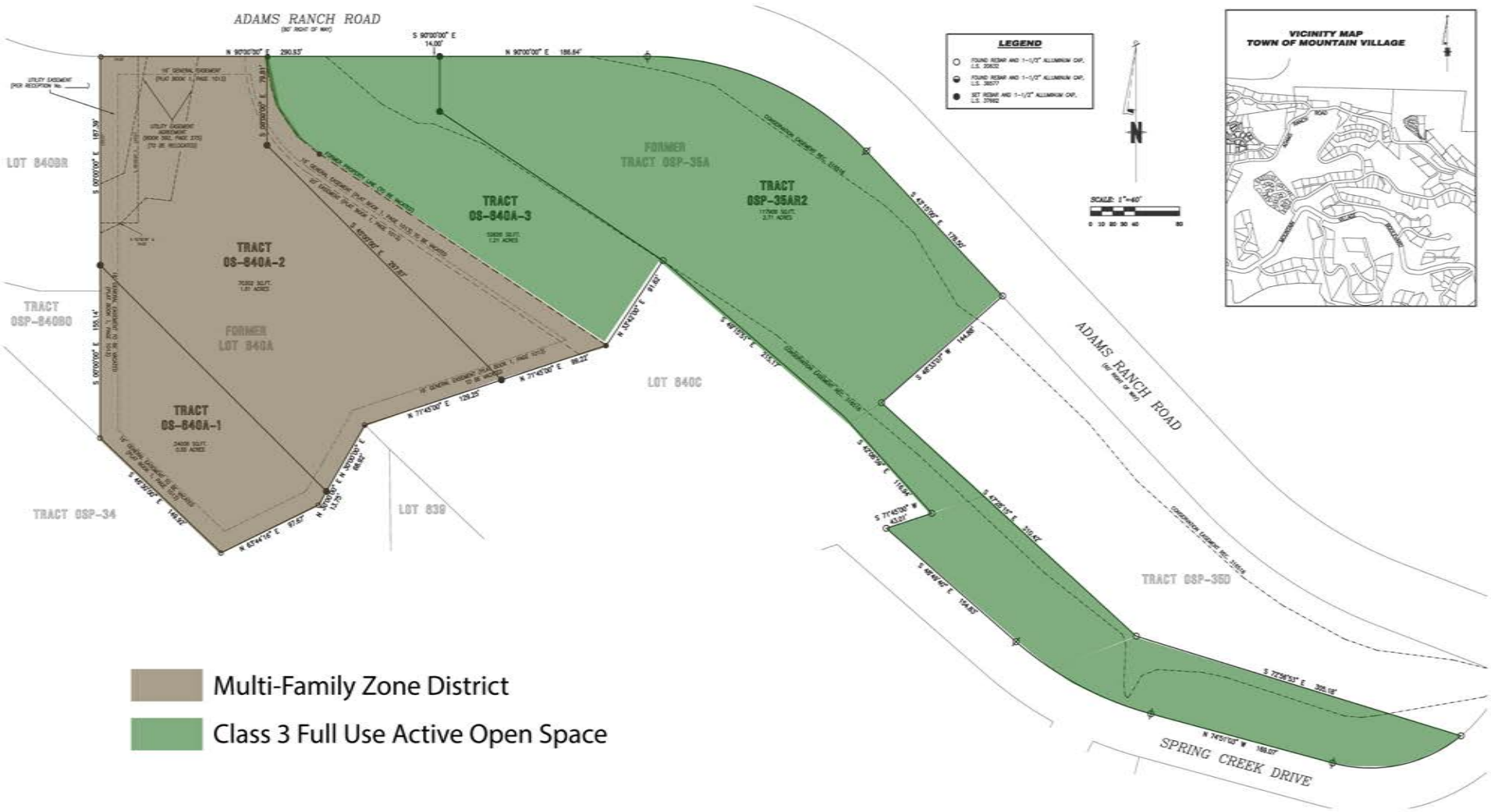
4. Trash and recycling facilities shall be located to minimize impacts to Northstar and Timberview.

5. The Employee Housing Deed Restriction that exists on the property shall be extended to include the additional 15 units.

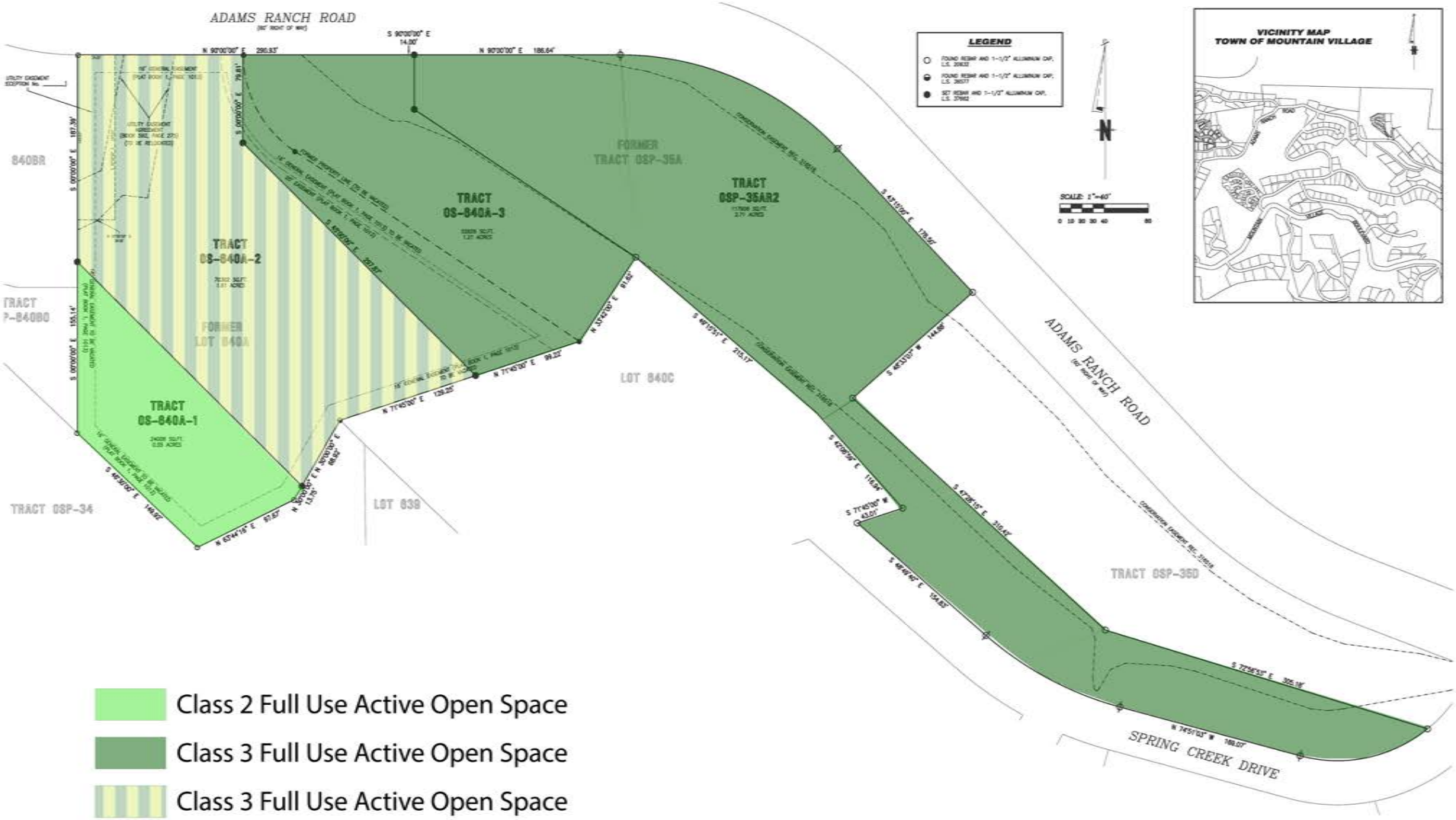
6. The developer shall receive approval of a demolition permit within 30 days following the closing of the Town's purchase of Tract OS-640A-3, Park Parcel, which will require the demolition of the existing improvements on Lot 640A within 120 days of closing. The permit shall include a plan to be approved by staff that describes the mitigation of the impacts of the demolition on surrounding properties.

7. Prior to the Town Council reviewing the subdivision, the plat shall be revised to meet the Subdivision Regulations and the following:
   a. Provide 16 foot General Easements adjacent to Adams Ranch Road and the west, south, and east edges of Tracts OS-640A-1 and OS-640A-2.
   b. Delineate and describe a 60 foot building setback adjacent to the west edge of Tract OS-640A-2.

EXISTING ZONING FOR 640A



PROPOSED ZONING FOR 640A



Class 2 Full Use Active Open Space

Class 3 Full Use Active Open Space

Class 3 Full Use Active Open Space With Conditional Use Permit for 45 Housing Units

APPLICATION FOR REVIEW AND APPROVAL OF REZONING/DENSITY TRANSFER APPLICATION, MAJOR SUBDIVISION (REPLAT) APPLICATION, AND CONDITIONAL USE PERMIT APPLICATION

Dated and Submitted:	September 25, 2016
Owner/Applicant:	Adams Ranch MV, LLC ("Applicant")
Property:	Lot 640A and OSP 35A
Address:	306 Adams Ranch Road Mountain Village, San Miguel County, Colorado

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Overview

Following three years of meetings and a referendum by constituents to create a maximum density on the Site of 45 deed restricted housing units, and in light of an executed Term Sheet with the Town of Mountain Village to acquire land and develop a public park adjacent to the development envisioned by this Application, the Property Owner and Applicant, Adams Ranch MV, LLC, ("ARMV" and "Owner") hereby submits this Application to approve a) a rezoning of Lot 640A from Employee Apartments to Open Space, b) a density transfer from the TMV Housing Authority from 30 to 45 deed restricted housing units to increase the density by an 15 additional units, c) a replat and subdivision of Lot 640A and a portion of OSP35A in order to form three (3) separate Lots as reflected on Exhibit A (attached hereto), and finally d) a Conditional Use Permit to allow Lot B of the replat to be developed as Employee Housing, pursuant to the existing Deed Restriction on the Property, under the rules allowed in Active Open Space.

The Owner is seeking approval of the Applications set forth herein with respect to Lot 640A and OSP 35A. ARMV and its principals have been working with the Town, staff and various boards since 2012 regarding an Employee Housing development on Lot 640A (the "Lot"), the site of the former Telluride Apartments project. This Application is the culmination of those discussions and endeavors.

Pursuant to the Town CDC, these Applications are being presented for approval with the representations that the mass and scale of the Building will be substantially in the location represented herein, and that improvements must be built generally in compliance with the representations set forth in these Applications. Although the Applications do not specifically seek approval of the architectural elements of the project, the Applications do seek the following approvals:

- The subdivision of Lot 640A into the replatted lots reflected on Exhibit A.
- The increase in density on the Lot B site, from 30 to 45 employee housing units.
- Acknowledgement and approval that a project of 45 units will fit on the development Lot B.
- New general easements that are being proposed on the development Lot B.
- The transfer of the 2.56-acre development credit to TSG due to the swap of development land to open space.
- The general size of the Park, which will be owned and developed by the Town following a purchase from the Applicant.

The Project is not seeking any architectural approvals at this time, which is allowed under the rules established by the Town's CDC. When the Owner is ready to move forward with its subsequent architectural review, the Application at that time will be required to meet all standards set forth in the CDC. These standards will include maximum allowable height of the project and minimum setbacks from the property lines. However, the Owners expect to apply for typical relief that has been granted to other deed restricted housing projects, such as minimum required stone, exterior finishes, and requirements for certain window construction, to name a few.

During the previous public hearings and worksessions, a great deal has been expressed by the residents of the Meadows regarding mass and scale, population impacts, public services, unit mix and the park. ARMV continues to solicit insight and input from the residents of adjacent properties such as North Star, Coyote Court, Fairway Four, The Boulders and others. This submission incorporates many of these comments,

including prior direction from these Boards in an effort to develop what AMRV expects to be the primary location for work force housing in the Telluride region, the bellwether and centerpiece for the Meadows, and one of the primary economic drivers for the Mountain Village. All of this is in substantial compliance with the Comprehensive Plan requirements for this Parcel, as is required by the Town CDC rules.

As a result of a citizens' referendum passed in July 2015, the maximum allowable units for the Project has been limited to 45 units. This is approximately 50% of the density that was set forth in the Town's Comprehensive Plan which was approved by the Town in 2011. We are providing a conceptual presentation that clearly shows that 45 units of apartments or employee condominiums, which are represented as mostly 2 and 3 bedroom units averaging approximately 1,000sf per unit average, can easily fit on the Site, including all required parking that is reflected the surface parking lot, and on the covered lot that is shown as a part of this Conceptual Massing on Floor 1. This covered parking is not underground parking, but "at grade" parking within the footprint of the Project.

The Project currently provides for adequate setbacks from all property lines, and wetland delineations. The replat also includes a re-worked Utility Easement with Timberview which, upon the commencement of new construction on the Site, will consolidate a "spider-web" of existing utilities across the Site, some of which are not included in any easements, and altering some easements areas that have been inefficient and have hampered logical development of this Site in the past.

Pursuant to early comments from the Town Staff, Boards and neighbors, the massing along Adams Ranch has been pushed further back from the road, with parking and circulation out in front of the "wing" in the Northeast Corner of the site, where the building is shown at two stories. Most of the massing of the Project is expected to be adjacent to Parcel A, the hillside open space that TSG will receive at the closing of the proposed sale of Parcel C to the Town for a neighborhood park. Massing at the south end, adjacent to North Star, is also reflected as 2-story buildings to minimize the impact of the new proposed structure on its North Star neighbors.

The Project

The Proposed concept for this Work Force Housing project incorporates 45-units, expected to be demonstrably 2 and 3 bedroom units, includes approximately 50,000 rentable square feet, a leasing and management office, and potentially some amenity space, with at least 2 elevators servicing 3 and 4 floors of units to be built above a single story podium parking garage, which is not subterranean, but demonstrably at grade.

Based on this configuration, there will be 68 parking spaces required, approximately 50% will be at grade under the building footprint, and 50% will be surface spaces.

ARMV will still work to provide North Star with a "permanent Fix" for their encroachment issues along the common property line, including allowing "back yard improvements" in the 16 foot GE area on the site. Details of this will be forthcoming.

In keeping with input from previous meetings, the Proposal will also incorporate the following:

- The Project will not request any variance for height, and will comply with the 48 foot maximum height and 48 foot average height requirements for multi-density buildings outside of the Village Core.

- The Applicant is undertaking a "swap" with TSG which cleans up easement issues and provides land for the Park development. The development credit that was approved under a triparty intergovernmental agreement in 2014, will allow TSG to use the 2.56-acre open space replacement credit in development areas shown in the Comprehensive Plan, to potentially develop other parcels that TSG owns which are currently situated in active open space. The executed Agreement with TSG is part of this Application.

- The Applicant will be selling Lot C to the Town in order for a Town Park to be developed in the Meadows. Though the specifics of the Park Plan will be handled by the Town, the Park would likely have a pedestrian path that serviced east/west foot traffic along Adams Ranch Road, including a footbridge through the wetlands along Prospect Creek. Input from the Meadow's neighbors regarding these improvements will be integral to the Town's plan.

- The Applicant has provided further buffering from all designated wetlands, including any wetlands within the conservation easement on OSP 35A.

Conclusion

Nothwithstanding these Applications, our Town and our region is in dire, dire need of affordable and well-developed Workforce Housing. The Telluride Ski and Golf Company has gone as far as to ask for the renovation of the existing improvements at these former Telluride Apartments, OR the potential installation of temporary housing to mitigate the immediate need for the units envisioned by these Applications. In the words of the Ski Company's HR director, "we can't build it fast enough" to meet their current needs.

Whether you review the County Needs Studies, the overall market analysis, talk to the managers of the 100% leased projects in Town, or you simply talk to employees on the street who cannot find any affordable, convenient (within 30-45 miles), and quality housing options, the additional housing requested in this application is needed right now – and we are proposing it in "the" location that Town determined in several years of Task Force analyses that additional employee housing should go.

The wisdom of the Comprehensive Plan says that more density should go here. The market says additional housing is needed here NOW. And we have submitted Applications that comply with all of the requirements of the CDC. As such, the Owner respectfully requests that you review and approval these Applications, so that we may move ahead expeditiously to get this needed Project developed as soon as possible.

Thank you.
Adams Ranch MV, LLC

October 3, 2016

Mr. Glen Nimwegen
Director of Community Development
Town of Mountain Village
455 Mountain Village Blvd.
Mountain Village, CO 81435

RE: **Adams Ranch MV Application Regarding Portions of OSP 35A in Conjunction With Lot 640A, 306 Adams Ranch Road**

Dear Glen:

Please let this letter serve as notice to any and all boards and staff members of the Town of Mountain Village, that TSG Ski & Golf, LLC, a Delaware limited liability company ("**TSG**"), owner of OSP 35A, hereby appoints Adams Ranch MV, LLC (the **"Applicant"**) as its agent with respect to the Application that is currently being submitted for 640A and TSG's OSP 35A, upon the terms and conditions of stated in this letter.

This letter confirms that the Applicant and TSG are currently in the process of negotiating a definitive agreement between TSG and the Applicant whereby the Applicant will be authorized to replat a portion of the current OSP 35A into the new Lot 640AR in exchange for (I) receiving the 2.56 acres of open space credits that will arise from the proposed rezoning of Lot 640A to Active Open Space, (ii) adequate assurance that the Town and San Miguel County will allow the 2.56 acres of open space credit to be use on any site approved in the Town's Comprehensive Development Plan; (iii) assurance that the Town and Applicant will protect any wetlands within the conservation easement located on OSP 35A; and (iv) possible other consideration from the Applicant. TSG will be looking for approval from the Town and County to allow it to use the open space credit to offset any open space requirements, on a one-to-one square foot basis, for any parcel identified in the Town of Mountain Village's Comprehensive Development Plan.

At the time of this letter, TSG has received and reviewed the Applicant's draft Application narrative. No other Application submission documents have been received or reviewed by TSG. Please be advised that TSG reserves the right to withdraw the agency appointment and its support for Adams Ranch MV's Application, at any time at its sole discretion, if (i) the terms of the definitive agreement with the Applicant; or (ii) or any submission documents; or (iii) the terms of the Town's and County's approval are not acceptable to TSG. If TSG approves of the terms of the definitive agreement with the Applicant, the submission documents filed by Applicant, and the terms of the Town's and County's approval, then TSG will also cooperate, finalize and execute approved documents that may be required as a part of finalizing any approvals contemplated herein.

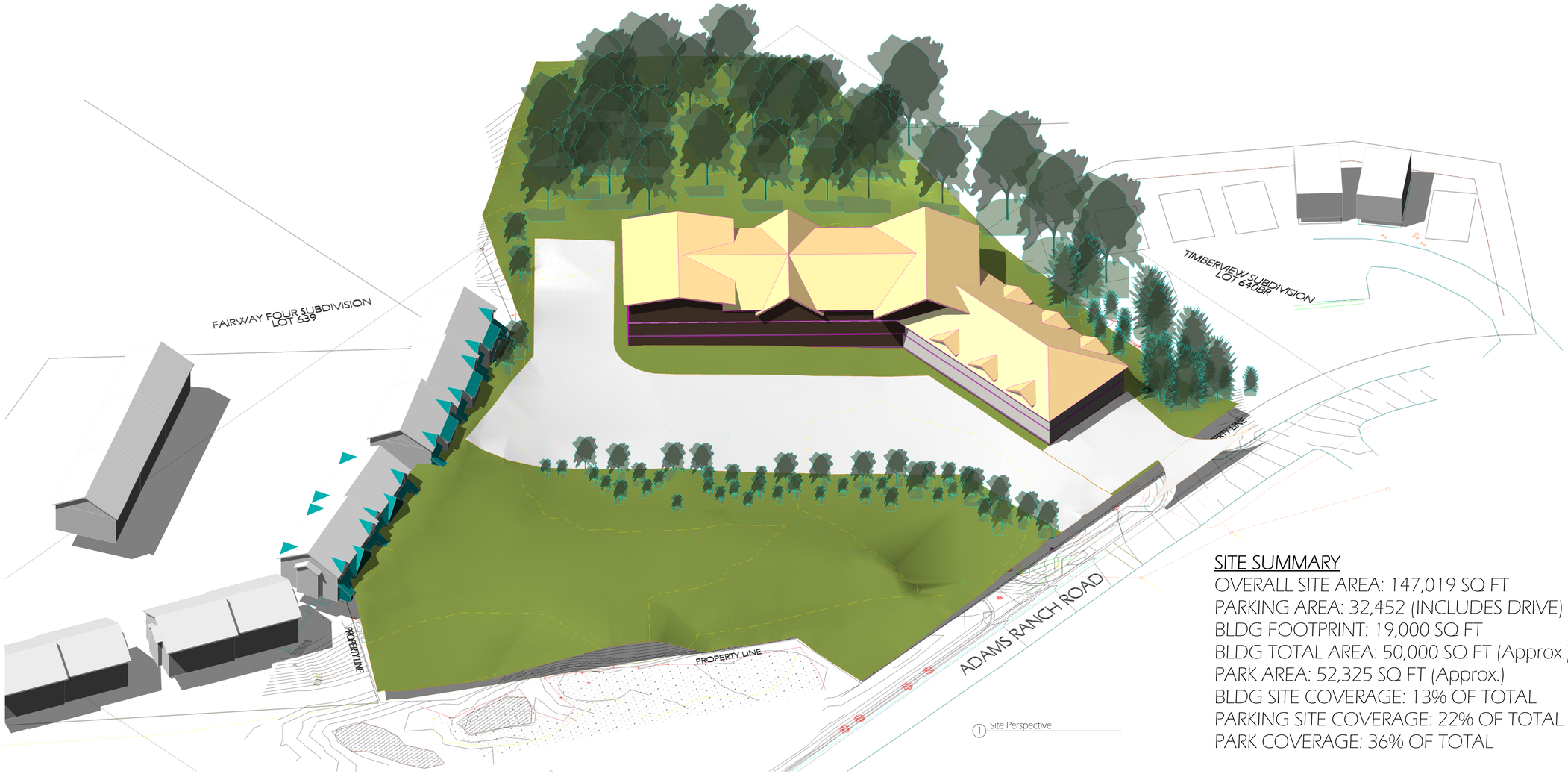
Applicant contemplates that the definitive agreement will be in final form and executed within 30-45 days, but in no case later than the date of the approval of the Final Plan Approval of these captioned applications; TSG can offer no opinion on this timeframe.

Should you have any questions regarding this matter, please call the undersigned.

Sincerely,

TSG Ski & Golf, LLC,
a Delaware limited liability company

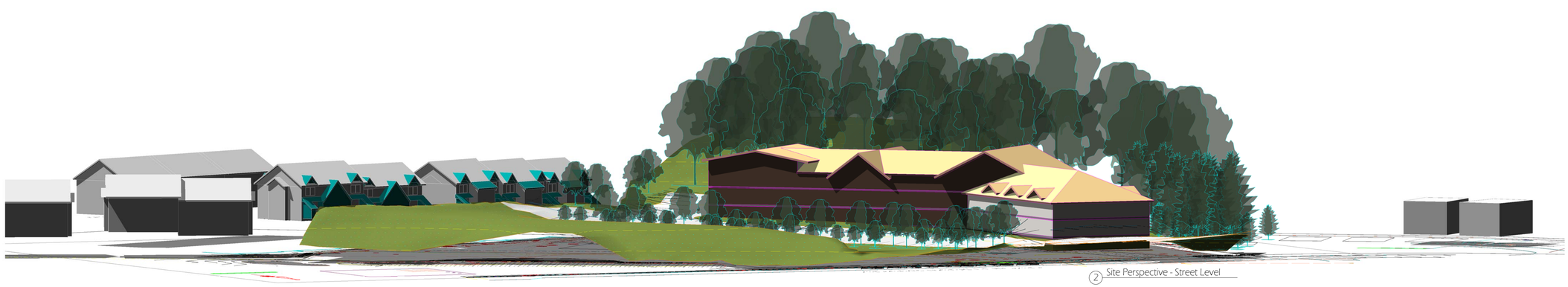
By: _____
Bill Jensen, CEO



1 Site Perspective

SITE SUMMARY

OVERALL SITE AREA: 147,019 SQ FT
PARKING AREA: 32,452 (INCLUDES DRIVE)
BLDG FOOTPRINT: 19,000 SQ FT
BLDG TOTAL AREA: 50,000 SQ FT (Approx.)
PARK AREA: 52,325 SQ FT (Approx.)
BLDG SITE COVERAGE: 13% OF TOTAL
PARKING SITE COVERAGE: 22% OF TOTAL
PARK COVERAGE: 36% OF TOTAL



2 Site Perspective - Street Level

dh architecture
P.O. Box 2486 - Telluride, CO 81435
Phone: 970-708-4795
e-mail: dylanh12@hotmail.com

PROJECT TEAM

Consultant: Uncompahgre Engineering, LLC
Address: P.O. Box 3945 - Telluride, CO 81435
Phone: 970-729-0683

Consultant: Foley Associates, Inc.
Address: 125 W. Pacific Ave., Suite B-1
Address: P.O. Box 1385 - Telluride, CO 81435
Phone: 970-728-6153
Fax: 970-728-6050

PROJECT DESCRIPTION

Employee Housing Proposal

PROJECT ZONING DESIGNATION

Multi-Family

PROJECT LEGAL DESCRIPTION

Lot 640A 340 Adams Ranch Road
Telluride, CO 81435
San Miguel County

No.	Description	Date
1	Worksession Review	10-9-2013
2	Design Review	10-14-2013
3	Design Review	11-05-2013
4	Rezone_Density Transfer	08-22-2014
5	Parking Garage Study	10-09-2014
6	Replat Site Study	03-29-2016
7	Replat Site Study	06-15-2016
8	Replat Site Study	09-22-2016

Parkside In The Meadows

Cover

Date	03/29/2015
Drawn by	DH / BF
Checked by	DH / BF

A0.1

Scale

1 Site Arial Overlay
1" = 40'-0"

dh architecture
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7	Replat Site Study	06-15-2016
8	Replat Site Study	09-22-2016

Parkside In The Meadows

Site Photo Overlay

Date	03/29/2015
Drawn by	DH / BF
Checked by	DH / BF

A0.4

Scale 1" = 40'-0"

① Arial Overlay
1" = 80'-0"

dh architecture

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8	Replat Site Study	09-22-2016

Parkside In The Meadows

Site Overlay - Wide View

Date	03/29/2015
Drawn by	DH / BF
Checked by	DH / BF

A0.5

Scale	1" = 80'-0"

1 Study - Site
1" = 20'-0"

dh architecture

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7	Replat Site Study	06-15-2016
8	Replat Site Study	09-22-2016

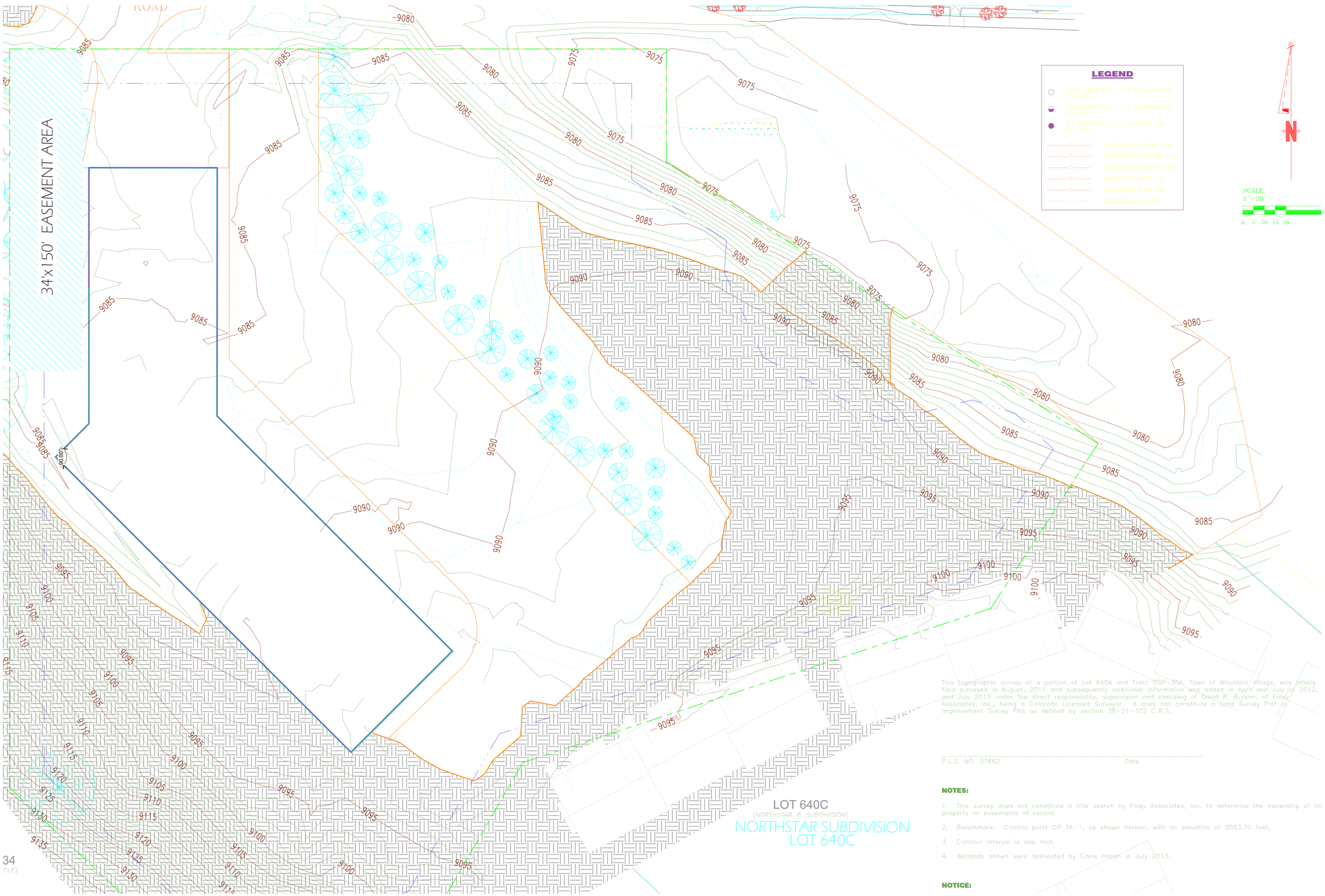
Parkside In The Meadows

Site Study

Date	03/29/2015
Drawn by	DH / BF
Checked by	DH / BF

A0.6

Scale 1" = 20'-0"



Level 1
1" = 20'-0"

This topographic survey of a portion of Lot 640A and Tract OSP-35A, Town of Mountain Village, was initially field surveyed in August, 2011 and subsequently additional information was added in April and July of 2012, and July 2013 under the direct responsibility, supervision and checking of David R. Bulson, of Foley Associates, Inc., being a Colorado Licensed Surveyor. It does not constitute a Land Survey Plat or Improvement Survey Plat as defined by section 38-51-102 C.R.S.

P.L.S. NO. 37662 Date

NOTES:

1. This survey does not constitute a title search by Foley Associates, Inc. to determine the ownership of thi property or easements of record.
2. Benchmark: Control point CP TA-1, as shown hereon, with an elevation of 9093.70 feet.
3. Contour interval is one foot.
4. Wetlands shown were delineated by Chris Hazen in July 2013.

NOTICE:

dh architecture

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8	Replat Site Study	09-22-2016

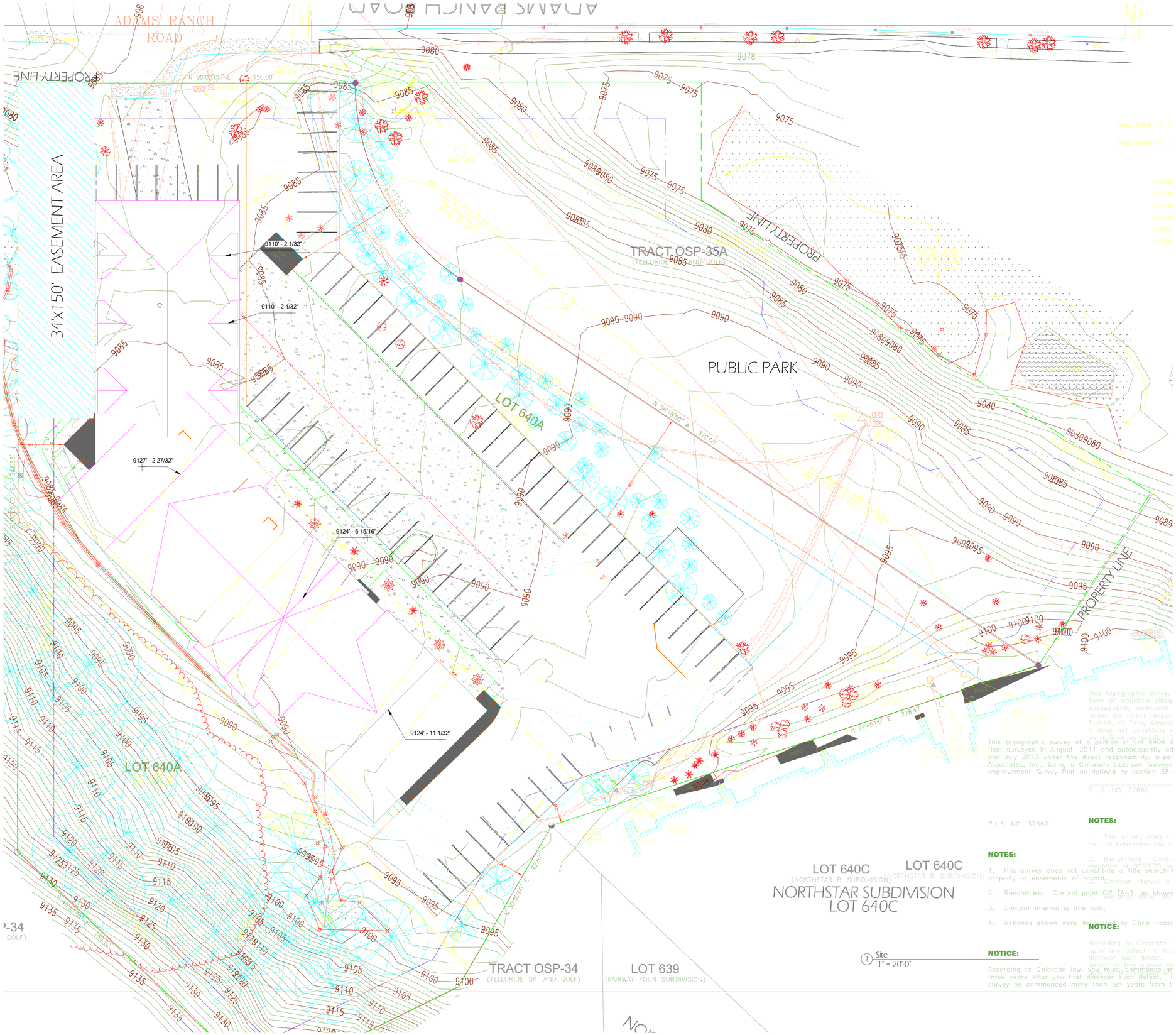
Parkside In The Meadows

Building Footprint

Date	03/29/2015
Drawn by	DH / BF
Checked by	DH / BF

A0.7

Scale	1" = 20'-0"



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PROJECT DESCRIPTION

Employee Housing Proposal

PROJECT ZONING DESIGNATION

Multi-Family

PROJECT LEGAL DESCRIPTION

Lot 640A 340 Adams Ranch Road
Telluride, CO 81435
San Miguel County

No.	Description	Date
1	Worksession Review	10-9-2013
2	Design Review	10-14-2013
3	Design Review	11-05-2013
4	Rezone_Density Transfer	08-22-2014
5	Parking Garage Study	10-09-2014
6	Replat Site Study	03-29-2016
7	Replat Site Study	06-15-2016
8	Replat Site Study	09-22-2016

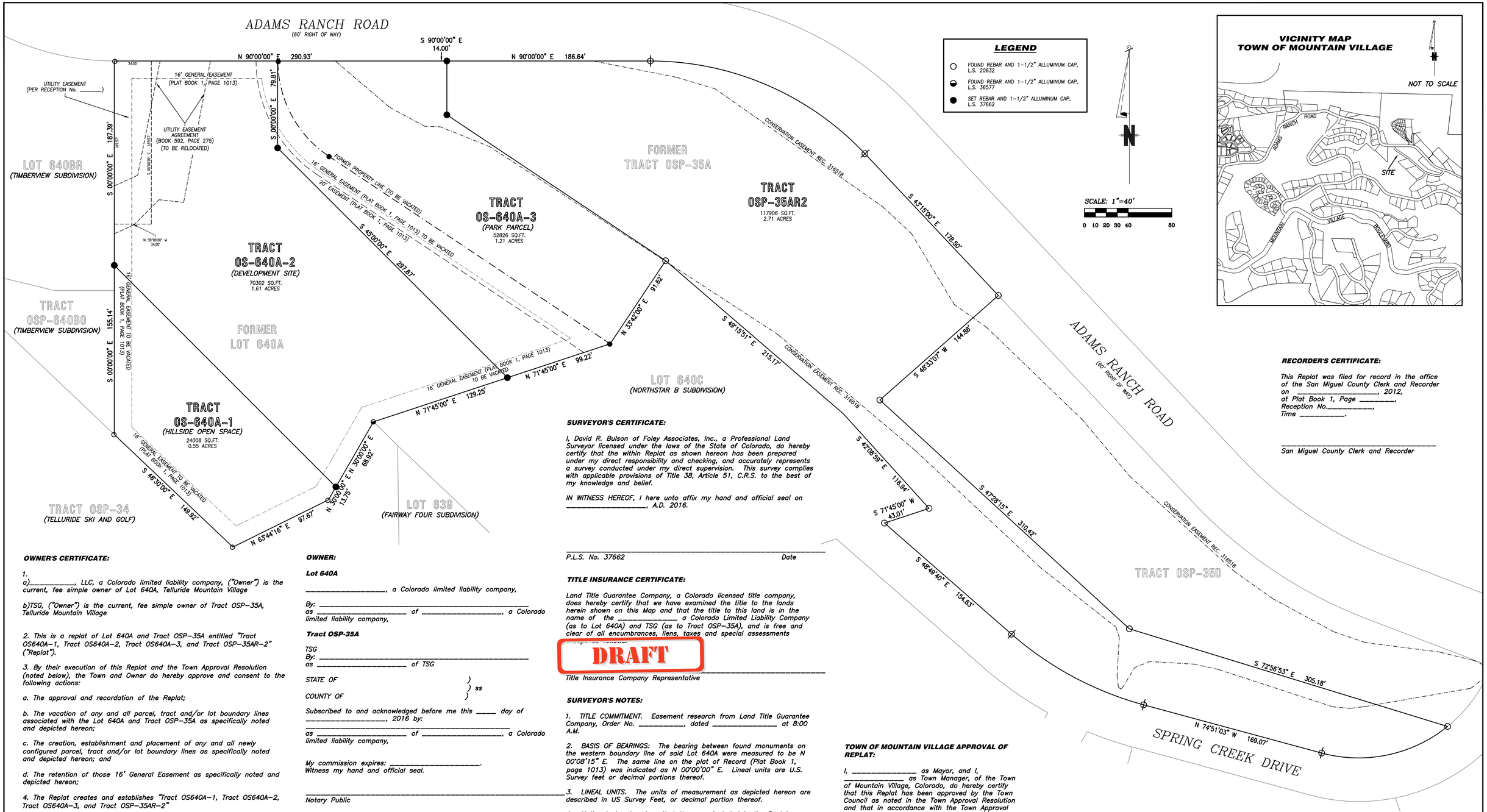
Parkside In The Meadows

Site Plan_Overlay Existing

Date	03/29/2015
Drawn by	DH / BF
Checked by	DH / BF

A101

Scale	1" = 20'-0"



LEGEND

- FOUND REBAR AND 1-1/2" ALLUMINUM CAP, L.S. 20632
- FOUND REBAR AND 1-1/2" ALLUMINUM CAP, L.S. 36577
- SET REBAR AND 1-1/2" ALLUMINUM CAP, L.S. 37662

N

SCALE: 1"=40'

0 10 20 30 40 80

VICINITY MAP
TOWN OF MOUNTAIN VILLAGE

NOT TO SCALE

RECORDER'S CERTIFICATE:

This Replat was filed for record in the office of the San Miguel County Clerk and Recorder on _____, 2012, at Plat Book 1, Page _____, Reception No._____, Time _____.

_____
San Miguel County Clerk and Recorder

SURVEYOR'S CERTIFICATE:

I, David R. Bulson of Foley Associates, Inc., a Professional Land Surveyor licensed under the laws of the State of Colorado, do hereby certify that the within Replat as shown hereon has been prepared under my direct responsibility and checking, and accurately represents a survey conducted under my direct supervision. This survey complies with applicable provisions of Title 38, Article 51, C.R.S. to the best of my knowledge and belief.

IN WITNESS HEREOF, I here unto affix my hand and official seal on _____, A.D. 2016.

_____
P.L.S. No. 37662 *Date*

TITLE INSURANCE CERTIFICATE:

Land Title Guarantee Company, a Colorado licensed title company, does hereby certify that we have examined the title to the lands herein shown on this Map and that the title to this land is in the name of the _____ a Colorado Limited Liability Company (as to Lot 640A) and TSG (as to Tract OSP-35A), and is free and clear of all encumbrances, liens, taxes and special assessments except as noted.

DRAFT

_____
Title Insurance Company Representative

SURVEYOR'S NOTES:

1. TITLE COMMITMENT. Easement research from Land Title Guarantee Company, Order No. _____, dated _____ at 8:00 A.M.

2. BASIS OF BEARINGS: The bearing between found monuments on the western boundary line of said Lot 640A were measured to be N 00°08'15" E. The same line on the plat of Record (Plat Book 1, page 1013) was indicated as N 00°00'00" E. Lineal units are U.S. Survey feet or decimal portions thereof.

3. LINEAL UNITS. The units of measurement as depicted hereon are described in US Survey Feet, or decimal portion thereof.

4. Notice is hereby given that the area included in the Replat described herein is subject to the regulations of the Land Use Ordinance of the Town of Mountain Village, 2005 as amended and restated.

5. The approval of this Replat vacates all prior Plats for the area described by this Replat.

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

OWNER'S CERTIFICATE:

1.
a)_____, LLC, a Colorado limited liability company, ("Owner") is the current, fee simple owner of Lot 640A, Telluride Mountain Village

b)TSG, ("Owner") is the current, fee simple owner of Tract OSP-35A, Telluride Mountain Village

2. This is a replat of Lot 640A and Tract OSP-35A entitled "Tract OS640A-1, Tract OS640A-2, Tract OS640A-3, and Tract OSP-35AR-2" ("Replat").

3. By their execution of this Replat and the Town Approval Resolution (noted below), the Town and Owner do hereby approve and consent to the following actions:

a. The approval and recordation of the Replat;

b. The vacation of any and all parcel, tract and/or lot boundary lines associated with the Lot 640A and Tract OSP-35A as specifically noted and depicted hereon;

c. The creation, establishment and placement of any and all newly configured parcel, tract and/or lot boundary lines as specifically noted and depicted hereon; and

d. The retention of those 16' General Easement as specifically noted and depicted hereon;

4. The Replat creates and establishes "Tract OS640A-1, Tract OS640A-2, Tract OS640A-3, and Tract OSP-35AR-2"

5. This Replat has been authorized by the Town pursuant to and subject to compliance with that certain Town Council Resolution captioned Resolution No. 2016-_____ recorded on _____, 2016 in Reception No. _____ ("Town Approval Resolution"). The findings, determinations, requirements, limitations and actions of the Town in connection with its review and approval of the Application and the within Replat are more particularly discussed and addressed in the Town Approval Resolution, all of which findings, determinations, requirements, limitations and actions are expressly integrated into this Replat.

6. Owner has secured any required lender consents, if any, which may be necessary for Owner to execute and record this Replat, which lender consents are being recorded by separate instrument.

THE FOREGOING IS HEREBY ACKNOWLEDGED AND AGREED TO BY THE UNDERSIGNED AS OF _____, 2016

OWNER:

Lot 640A

_____, a Colorado limited liability company,

By: _____
as _____ of _____, a Colorado limited liability company,

Tract OSP-35A

TSG
By: _____
as _____ of TSG

STATE OF)
) ss
COUNTY OF)

Subscribed to and acknowledged before me this _____ day of _____, 2016 by:
_____
as _____ of _____, a Colorado limited liability company,

My commission expires: _____.
Witness my hand and official seal.

_____
Notary Public

STATE OF)
) ss
COUNTY OF)

Subscribed to and acknowledged before me this _____ day of _____, 2016 by:
_____
as _____ of TSG

My commission expires: _____.
Witness my hand and official seal.

_____
Notary Public

TOWN OF MOUNTAIN VILLAGE APPROVAL OF REPLAT:

I, _____ as Mayor, and I, _____ as Town Manager, of the Town of Mountain Village, Colorado, do hereby certify that this Replat has been approved by the Town Council as noted in the Town Approval Resolution and that in accordance with the Town Approval Resolution, we have been authorized and directed us to execute this Replat.

Town of Mountain Village, a Colorado Home Rule Municipality and Political Subdivision of the State of Colorado

By: _____ Attest:
_____
_____, Mayor

By: _____ Attest:
_____
_____, Town Manager

STATE OF)
) ss
COUNTY OF)

Subscribed to and acknowledged before me this _____ day of _____, 2016 by _____ as the Mayor of The Town of Mountain Village.

My commission expires: _____.
Witness my hand and official seal.

_____
Notary Public

STATE OF)
) ss
COUNTY OF)

Subscribed to and acknowledged before me this _____ day of _____, 2016 by _____ as the Town Manager of The Town of Mountain Village.

My commission expires: _____.
Witness my hand and official seal.

_____
Notary Public

Tract OS 640A-1, Tract OS 640A-2, Tract OS 640A-3 andTract OS 35AR1, a Replat of Lot 640A and Tract OSP-35A, Town of Mountain Village, located within Section 33, T.43N., R.9W., of the N.M.P.M., in the County of San Miguel, lying within the incorporated town of the Town of Mountain Village, Colorado.

Project Mgr: DB	Rev.	description	date	by
	1	revised property boundaries to coincide with 2/13/13 submittal	2/13/13	db
Technician: MC	2	reissued for 3/13/13 submittal, no change from 2/13/13 document	3/13/13	db
	3	revised to reduce development parcel and add now OS Tract	7/26/15	db
Technician:	4	revised property lines and acreage for tracts B & C	6/9/16	db
Checked by:				
Start date: 07/09/2012				

FOLEY ASSOCIATES, INC.
ENGINEERING · PLANNING · SURVEYING
970-728-6153 970-728-6050 fax
P.O. BOX 1385
125 W. PACIFIC, SUITE B-1
TELLURIDE, COLORADO 81435

Drawing path: dwg\Replat 07-12.dwg | Sheet 1 of 1 | Project #: 90131

LOT 640A TERM SHEET

This Term Sheet, between the Town of Mountain Village, a home rule municipality and political subdivision of the State of Colorado (the "Town") and Adams Ranch MV LLC (the "Seller"), is a non-binding term sheet setting forth the basis of understanding for the Parties, as they pursue a Purchase and Sale Agreement between them for the completion of the transaction contemplated herein:

1. The Town in an effort to provide a local park consistent with the desires of the residents of the area in lower Mountain Village known as the "Meadows", wishes to purchase a portion of Lot 640A and a portion of OSP-35A as reflected on the attached Exhibit "A" and labeled as Tract C – Park Parcel, totaling approximately 1.21 acres.
2. The Purchase Price for the Town's purchase of Tract C will be $550,000.00, and closing shall take place no later than 30 days following the final approval of Seller's Application for Rezone, Replat, Conditional Use Permit and Density Transfer (the "Application") by the Town and following the final disposition of any legal or legislative challenge time periods as provided under applicable law, under terms acceptable to the Town and Seller. At closing Seller shall receive $400,000 of the Purchase Price, the remaining $150,000 shall be placed in escrow in accordance with paragraph 5(f) and paragraph 9 below. There are no brokers representing the parties, and the parties will seek a Real Estate Transfer Assessment Exemption from TMVOA due to the deed restricted nature of the property and the exempt status of the Town.
3. The Purchase Price shall and closing shall be subject to the Town obtaining an appraisal of proposed Tract C (the "Park Parcel") on or before August 31st, 2016. In the event that the appraisal of the Park Parcel is less than the Purchase Price or cannot be obtained by the Town, the Town at is sole discretion may either elect to continue with the purchase of the Park Parcel and the closing as set forth herein, or the Town may terminate this Term Sheet with no further obligations to the Seller by providing written notice within 5 days of the August 31st, 2016 survey deadline.
4. The Town intends to use the Park Parcel as a park for its residents and visitors and shall restrict the use of the Park Parcel to park type uses for a period of time and in a manner yet to be determined, as deemed appropriate by the Town.
5. The Application will include the following:
    a. A replat of Lot 640A and OSP-35A into four (4) lots: a) Tract A – the Hillside Open Space Lot, b) Tract B – the Development Site zoned class 3 active open space, c) Tract C – the Park Parcel, zoned class 3 active open space and d) Tract D – the Remainder of OSP-35A.
    b. The Application will also seek approval of abatement of the remaining required additional 15 water and sewer tap fees required to develop the property at 45 units, and an approval to allow all required parking to be surface parking.
    c. The Application will also seek a waiver of all other Town imposed application fees and costs, but shall not be a waiver of building permit fees, use tax or fees and taxes imposed by other governmental or quasi-governmental entities which are entitled to impose fees or taxes.
    d. The Application shall also include the Rezoning of the entirety of Tract B and Tract C into Class 3 Full Use Active Open Space, Rezoning of Tract A to Class 1

or Class 2 Limited Use Active Open Space, and a Density Transfer from the Town density bank increasing the employee housing zoning from 30 units (90 density points) to 45 units (135 density points). The Employee Housing Deed Restriction that exists on the property will be extended to include these additional units. It is acknowledged by the Parties that the Seller (Applicant) will seek certain variances from the Design Guidelines such as i. percentage of stone, ii. roofing material, iii. window materials, iv. other similar variances that are typically granted to Applications for Employee housing projects.

e. The Application shall also seek a conditional use permit to allow for the construction of Employee Housing on Class 3 Full Use Active Open Space.
f. The Application shall also seek a demolition permit approval that will require that the existing improvements on Lot 640A begin demolition within 30 days following the closing of the Town's purchase of Tract C at the Seller's sole cost and expense with completion of demolition within 120 days of closing. In the event the Seller receives approval of a demolition permit, the Seller shall be required to escrow funds in the amount of One Hundred Thousand Dollars $100,000 at closing on the sale of Tract C, guaranteeing the demolition of the existing improvements, which would also allow Seller to draw down such escrowed funds for the demolition with a retainage of ten percent on each draw in order to guarantee full completion of the demolition.

6. The Application will require an Amended Agreement (the "Agreement") between the Seller and the Telluride Ski and Golf Company ("Telski"), the owner of OSP-35A. The Agreement will include a) an agreement to swap the Tract A Parcel for the part of OSP-35A that will become a part of Tract C, and b) an agreement to transfer the 2.56-acre development credit attributable to the increase in Open Space and established by the Rezone, in its entirety, to Telski. Applicant will also be working with TMVOA and the Timberview HOA in order to adjust the Utility Easement on the west side of the property as is depicted on Exhibit A.
7. In the event the Seller does not obtain approval for the Agreement with Telski, cannot adjust the Utility Easement to Seller's satisfaction, or does not obtain approval of the Application upon terms and conditions satisfactory to the Seller, which do not include any additional public benefit requirements by the Town, the Seller may terminate this transaction without penalty.
8. The Parties also agree that at the closing of the sale of Tract C to the Town, the parties will execute the following easement or license agreements:
    a. The Town will be granted a license agreement to allow for public use of the area currently maintained as a park area on Lot 640A and OSP-35A until a building permit is issued for the construction of the 45 unit project (Town to provide liability insurance).
    b. Seller shall grant to the Town a perpetual access and utility easement over a portion of Tract B in order to allow for access to Tract C. The parties may also mutually agree upon a parking easement for parking on Tract B for the benefit of Tract C; however, this easement is not required unless mutually agreed to by the Parties. The Parties have identified two areas where parking for the Park can be

achieved, as reflected on the attached Exhibit "B". The Parties will determine specific options during the Application process.

9. An additional $50,000 shall be escrowed from the Purchase Price as an incentive for the Seller to break ground on the construction of the workforce housing project. Upon pulling the building permit, the $50,000 escrowed funds shall be released to the Seller. As a further incentive to complete the construction of the workforce housing on parcel B the Town shall agree to refund $50,000 of the building permit fee paid by the Seller to the Town for the construction of the workforce housing at the time of issuance of a certificate of occupancy for the workforce housing.
10. Nothing contained herein is intended to, nor shall it, obligate the Town to approve the Application or accept and hear the Application with any meeting timeline or deadline other than as provided by the Town's Community Development Code. Seller's requirement to close on the sale of the Park Parcel to the Town is contingent upon the Seller securing final approval of the Application on terms and conditions that are acceptable to the Seller in its discretion. If the Application is not approved by October 31st, 2016 or such later date mutually acceptable to the parties, Seller may terminate this Term Sheet.
11. Terms and conditions set forth herein shall survive closing of the Park Parcel and shall run with the land.

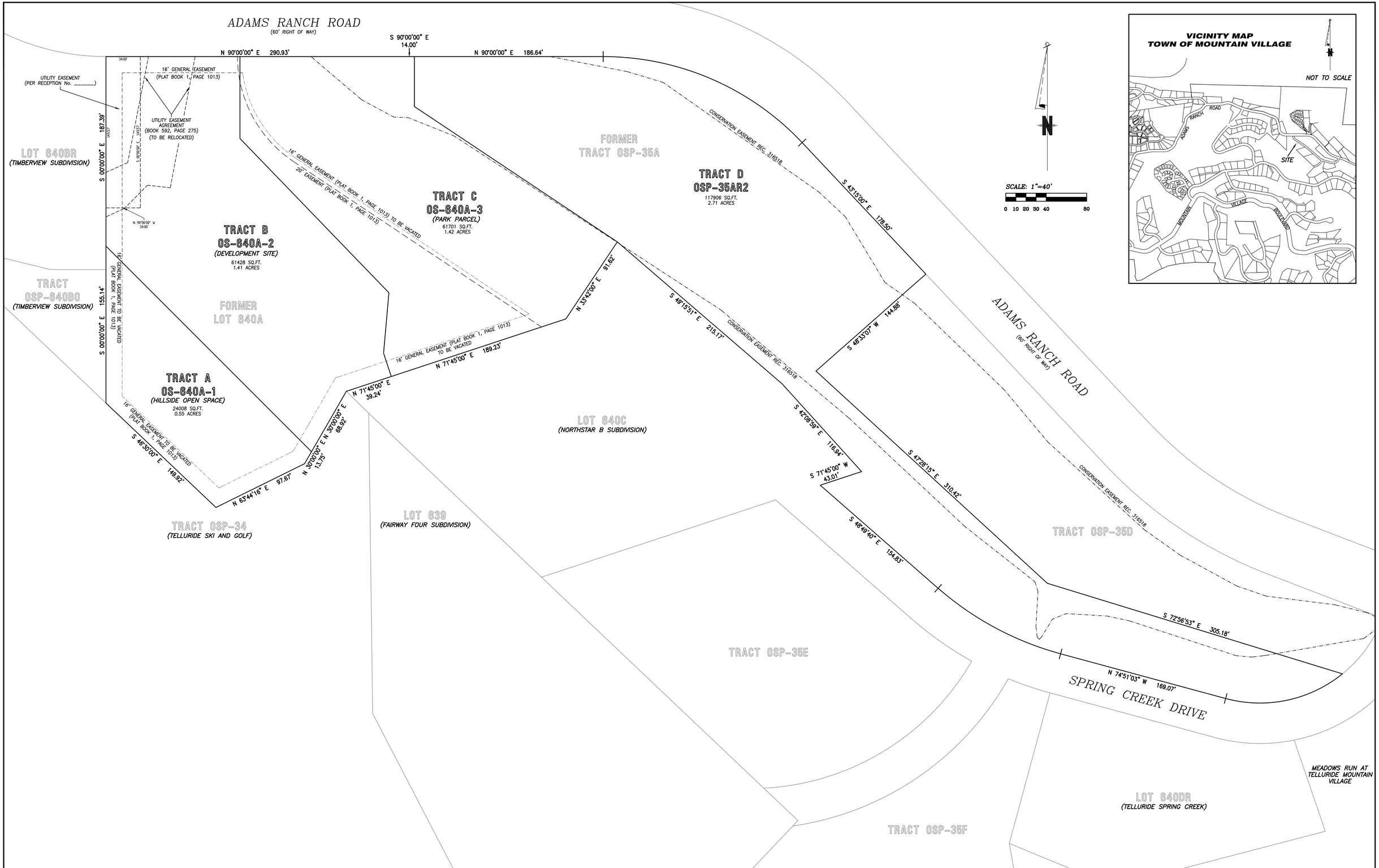
Executed this 2nd day of August, 2016

By:
ADAMS RANCH MV, LLC

BY: _____
Randy Edwards, Manager

TOWN OF MOUUNTAIN VILLAGE, a Home Rule municipality

BY: _____
Dan Jansen, Mayor



Lot 640A-1, Lot 640A-2, Tract OSP-640A,, Tract OS 35AR1 and Tract OSP-35AR2, a Replat of Lot 640A and Tract OSP-35A, Town of Mountain Village, located within Section 33, T.43N., R.9W., of the N.M.P.M., in the County of San Miguel, lying within the incorporated town of the Town of Mountain Village, Colorado.

Project Mgr:	DB
Technician:	MC
Technician:	
Checked by:	
Start date:	07/09/2012

Rev.	description	date	by
1	revised property boundaries to coincide with 7/13/13 submittal	7/13/13	db
2	reissued for 3/13/13 submittal, no change from 2/13/13 document	3/13/13	db
3	revised to reduce development parcel and add new OS Tract	7/26/15	db

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P.O. BOX 1385
125 W. PACIFIC, SUITE B-1
TELLURIDE, COLORADO 81435

Drawing path: dwg\Replat 07-12.dwg | Sheet1 of 1 | Project #: 90131

1 Site Arial Overlay
1" = 40'-0"

dh architecture

P.O. Box 2486 - Telluride, CO 81435
Phone: 970-708-4795
e-mail: dylanh12@hotmail.com

PROJECT TEAM

Consultant: Uncompahgre Engineering, LLC
Address: P.O. Box 3945 - Telluride, CO 81435
Phone: 970-729-0683

Consultant: Foley Associates, Inc
Address: 125 W. Pacific Ave., Suite B-1
Address: P.O. Box 1385 - Telluride, CO 81435
Phone: 970-728-6153
Fax: 970-728-6050

PROJECT DESCRIPTION

Employee Housing Proposal

PROJECT ZONING DESIGNATION

Multi-Family

PROJECT LEGAL DESCRIPTION

Lot 640A 340 Adams Ranch Road
Telluride, CO 81435
San Miguel County

No.	Description	Date
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6	Replat Site Study	03-29-2016
7	Replat Site Study	06-15-2016

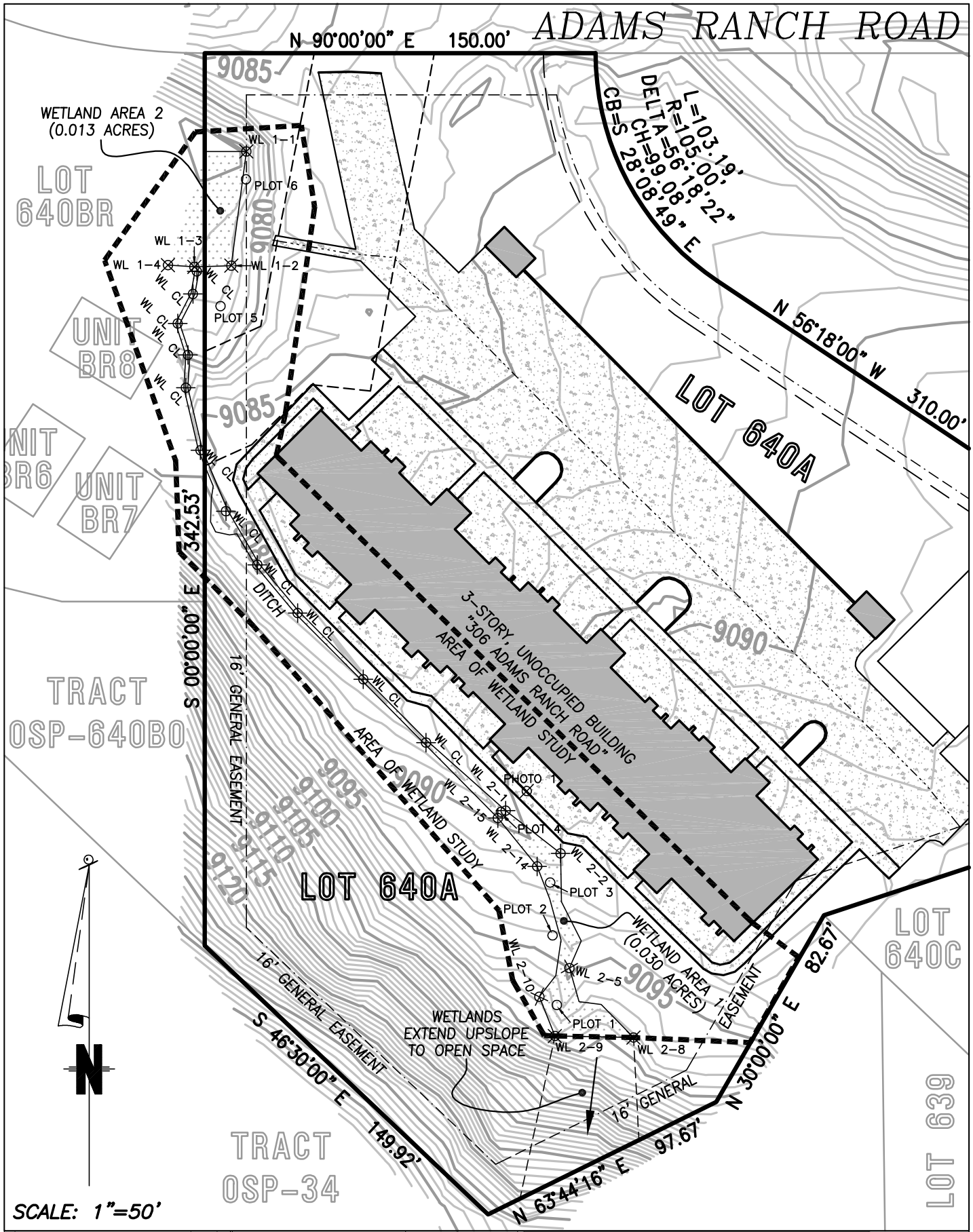
Parkside In The Meadows

Site Photo Overlay

Date	03/29/2015
Drawn by	DH / BF
Checked by	DH / BF

A0.4

Scale 1" = 40'-0"



Rev.	description	date	by

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ENGINEERING · PLANNING · SURVEYING
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Telluride, Colorado 81435
phone 970 728-6153 fx. 970 728-6260
e mail: info@foleyassoc.com

Exhibit

Client:

Contact:

Project Mgr: JH
Drawn by: MC
Checked by: CH
Start date: 12/19/2014
Dwg path: dwg\Wetlands USCE 12-14
Sheet No. 1
Project #: 90131

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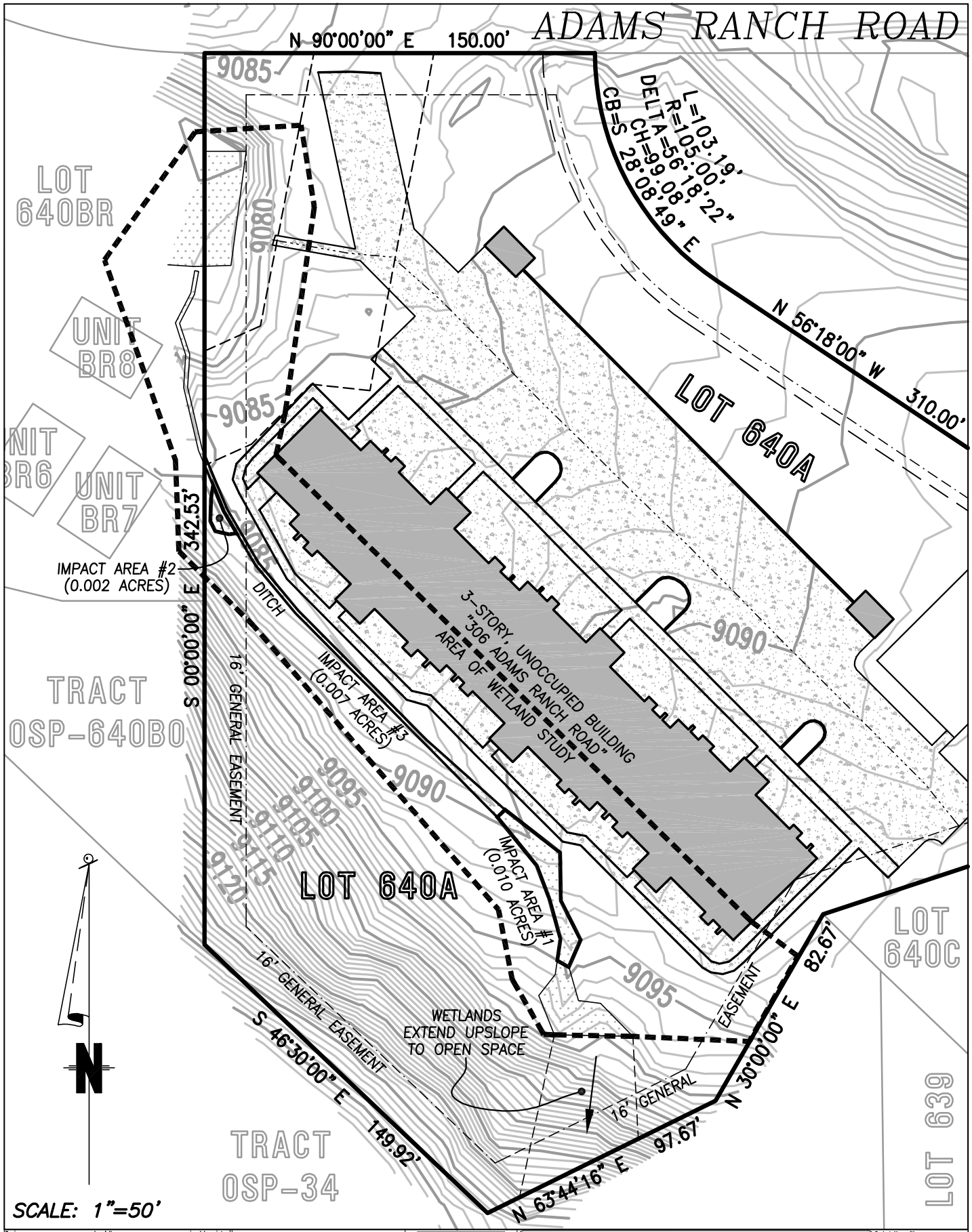

Rev.	description	date	by

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ENGINEERING · PLANNING · SURVEYING
PO Box 1385 125 W. Pacific Ave. Suite B1
Telluride, Colorado, 81435
phone 970-728-6153 fax 970-728-6050
e-mail to: email@foley.assoc.com

Exhibit

Client:

Contact:

Project Mgr: JH
Drawn by: MC
Checked by: CH
Start date: 12/19/2014
Dwg path: dwg\Wetlands USCE 12-14
Sheet No. 2
Project #: 90131

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Agenda Item #4

PLANNING & DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISON

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

TO: Design Review Board

FROM: Dave Bangert

FOR: Meeting of December 1, 2016

DATE: November 23, 2016

RE: Conceptual work session for a new single-family dwelling on Lot 233A, 103 Gold Hill Court

---

PROJECT GEOGRAPHY

Application Overview: The purpose of this agenda item is to allow the Design Review Board (DRB) to provide initial direction to the applicant regarding a proposed new single family home.

Legal Description: Lot 233A
Address: 103 Gold Hill Ct.
Applicant/Agent: One Architects, Inc.
Owner: Mike and Merry Mayer
Zoning: Single-Family Zone District
Existing Use: Vacant Lot
Proposed Use: Single-Family
Lot Size: 0.66 acres
Adjacent Land Uses:

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

ATTACHMENTS

- Exhibit A: Narrative
- Exhibit B: Plan Set

BACKGROUND

The applicant has submitted an application in accordance with the provisions of Section 17.4.6 of the Community Development Code (CDC) for a conceptual work session with the Design Review Board. The proposed project consists of a 930 square foot garage and 4463 square foot single-family home located on lot 233A. The purpose of the work session is to allow the applicant and DRB to have an informal, non-binding review and discussion about the project, potential issues and possible solutions. Staff has conducted a cursory review of the project in relation to the intent and standards of the Design Regulations of the CDC (**Chapter 17.5**).

PROJECT SUMMARY

CDC Provision	Requirement	Proposed
Maximum Building Height	40' maximum (35'+5' for gable roof)	37' – 6"
Maximum Avg Building Height	35' maximum (30'+5' for gable roof)	24' – 10"
Maximum Lot Coverage	40% maximum	11.4%
General Easement Setbacks		
North	16' setback from lot line	46' to GE
South	16' setback from lot line	45' to GE
East	16' setback from lot line	3.5' to GE
West	16' setback from lot line	1' to GE
Roof Pitch		
Primary	6:12 to 12:12	12:12
Secondary	4:12 unless specific approval	1:12, 2:12, 3:12
Exterior Material		
Stone	35%	37%
Wood	25% (No requirement)	40.2%
Windows/Doors	40% maximum for windows	22.8%
Metal Accents	Specific Approval	0.0%
Parking	2 enclosed and 2 non-tandem	3 enclosed and 2 exterior

CURSORY ANALYSIS

Overview

Lot 233A is an average size (0.66 acres) triangular shaped lot that slopes from north to south and narrows as it goes north towards the cul-de-sac on Gold Hill Ct. This lot has frontage on both Gold Hill Ct. and Hanglider Dr. The applicant is proposing to bring the driveway up from Hanglider Dr. in order to avoid negatively impacting neighbors on Gold Hill Ct. and to eliminate the need for a substantial cut with 8' to 10' high retaining walls. The house site is located near the top of a knoll on a naturally existing relatively flat spot. The orientation of the building opens the driveway and auto court to the south to take advantage of passive solar snow melting and locates primary outdoor spaces on the south side of the house to maintain privacy for the owners and neighboring properties. The applicant is primarily concerned with the proposed roof pitches as a number of them will require a variation from the Design Review Board as well as use of board formed concrete on the driveway and auto court retaining walls.

Site

The tree cover on the lot is almost entirely aspens with a few small spruce and fir mixed with the aspen understory. Most of the aspen overstory is in decline and will be removed either for the home construction or wildfire mitigation. All structures and improvements are out of the General Easement area. However the NE corner of the home and the retaining walls on the west side of the lot are within 5' of the General Easements. Due to the foundation being within 5 feet of the General Easement this will require a monumented survey prior to pouring foundation footers. At 11.4% lot coverage the project is well under the 40% maximum.

Roof forms and pitches

The proposed roof forms are a combination of a primary gable and 4 sheds with and a flat patio area above the garage. The gable has a 12:12 pitch and the secondary shed roofs have pitches from 1:12 to 3:12. The maximum and average roofs heights are all compliant, but the maximum height is within 5' of the allowable height which will require a ridge height survey. The DRB

should consider if these variations to the roof pitches are appropriate for the lot and the surrounding neighborhood.

Balcony
The material of the balcony surrounds are not called out.

Materials
The proposed home will have a stone base (stone and grouting TBD), 12" horizontal wood siding and 8" vertical wood siding (actual dimension and color TBD), metal clad windows (color TBD), metal roof (bonderized standing seam) and board formed concrete on the driveway and auto court retaining walls which will total roughly 1300 square feet of concrete. All materials meet the design guidelines but specific approval from the DRB will be required for any use of board formed concrete.

Windows

The total fenestration for the proposed home is 22.8%. The north elevation is at 42.6% fenestration which is well over the 20% maximum. All windows proposed are metal clad, color to be determined. The majority of the windows are at the 40 sq. ft. maximum for uninterrupted glass. There is no window trim proposed on the design and the siding will run to the window frames. The DRB should consider if this amount of fenestration is appropriate for the design of the home and the surrounding area.

Driveway

The proposed driveway grades will require specific approval from the DRB. The first 20' of the drive is shown at 5.4% which is over the 5% maximum for the first 20' and the transition section between the curves is shown at 9.7% which is over the 8% maximum grade. The Telluride Fire Protection District has approved the driveway plans as proposed. Public works has no problem with the 5.4% grade in the first 20' and is in favor of the driveway coming from Hanglider Dr. as opposed to the Gold Hill Ct. cul-de-sac

Potential Variations and Specific Approvals

- Secondary roof pitches of 1:12, 2:12 and 3:12;
- Retaining walls greater at 6.4 feet where five feet is the maximum;
- Driveway slope at 9.7% and first 20' at 5.4% grades; and
- The use of board formed concrete for the driveway and auto court retaining walls.

RECOMMENDATION
Work sessions provide an opportunity for the DRB to informally review a proposed application. As such, the DRB can only provide general comments and direction, with no formal decision. It should also be noted that Staff conducts only a high level, cursory review, with the more detailed and thorough review left to the formal process. Therefore, the DRB and staff review and comments will evolve as the project moves through the DRB process.

one architects inc

Development Narrative

11/11/16

We are pleased to present the DRB with our design for Mike & Merry Mayer's home on Mountain Village lot 233-A. We have put careful consideration into the development of the proposed design, which is simple, straightforward, and in keeping with Mike & Merry's preference for clean, contemporary design. The key decisions from our design process are summarized below.

Driveway + Access

This lot has two street fronts, and we have chosen to locate the driveway on Hang Glider Drive. We quickly determined that putting the driveway on Gold Hill Court would be impractical, and would negatively impact the neighbors. Specifically, a driveway rising at the maximum allowable grade would require a substantial cut, with retaining walls 8' to 10' high on both sides, because the narrow segment of property that touches Gold Hill Court prevents the driveway from running parallel to the slope. Furthermore, Gold Hill Court already serves several driveways, and staging a construction project off of it, with the lot's short street frontage, would be unnecessarily disruptive. Alternatively, the proposed driveway shown coming from Hang Glider Drive is fully compliant with CDC section 17.6.6.B, and the site plan / fire department access has already been approved by the Telluride Fire Protection District.

The utility pedestals, water tap, and fire hydrant are located off of Gold Hill Court, so we plan to maintain a simple pedestrian path to it for skier access, utility meter access, and fire department access. The route of this path will be coordinated with the disturbance resulting from utility trenching.

House Location + Orientation

The house is located near the top of the knoll on the property, on the naturally-existing, comparatively flat spot. The home's footprint is pulled as far past the southern edge of the flat spot as we are comfortable with, while still maintaining glimpses of the views to the north.

The orientation of the building masses opens the driveway + auto-court up to the sun, to take advantage of passive solar snow melting. This arrangement also locates the primary outdoor spaces on the south side of the house, away from the neighbors, preserving everyone's privacy. The floor plan is rotated at an angle to both the east and west general easement lines, rather than

running parallel up against either of them, to avoid facing a facade of windows directly at the neighboring houses.

Steep Slopes
As is increasingly common, most of Mike & Merry's property is steeply sloped. As described above, we have located the bulk of the house on the one flat-ish area. The driveway parallels grade as much as possible. The required retaining near the top of the driveway is split into two walls, reducing the height of individual walls to a maximum of 5', and allowing space between them for plenty of dense plantings for screening. To minimize excavation and disturbance, the spaces of the house are stacked, with a modest-sized footprint. The entry level (lowest level) is half buried, so the full three story height is only seen on the front entrance elevation, which is broken up with push-pull elements in the facade.

Specific approvals requested:
We are requesting special approval in the following areas:

Shallow-pitch secondary roof: While the primary roof form is a spectacularly-compliant 12:12 gable roof, the secondary roof is a 1:12 shed. This simple, shallow shed roof form allows the spaces on the top floor to have adequate volume and ceiling height and good wall height for view windows, while keeping the roof well below the height limit, and shedding snow away from the auto-court. (The DRB has the authority to approve a shallow secondary roof pitch, as stated in CDC section 17.5.6.C.2.b.i.)

Board form concrete retaining walls: Board form concrete, when done with care for a refined, finished appearance, has a clean, elegant look. We plan to form the walls with the boards oriented vertically, to work with the curved portions of the retaining and to add visual interest. Sculptural board form concrete retaining walls will dovetail with the simple, contemporary character of the house, while the reduced wall width achieved by not facing both sides of the walls in stone will allow us to maximize the planting area between them. Board form concrete is a permitted exterior material, with review authority specific approval, per CDC section 17.5.6.E.7.b.

general notes

1. the contract documents include the contractual agreement, the drawings, and the project binder (specifications, supplemental drawings, addenda and product cut sheets).

2. all required work shall be performed by the general contractor, unless otherwise noted. all references to the "contractor" include the general contractor and his subcontractors: they shall be one and the same.

3. the contractor shall obtain all applicable building permits, all necessary inspections, and the certificate of occupancy.

4. the contractor is responsible for the conformance of all work to any and all applicable building codes (including plumbing, electrical and fire). any discrepancies or nonconforming items found in the drawings must be immediately brought to the attention of the architect.

5. immediately following the awarding of the contract, the contractor shall submit a construction schedule. any and all changes or submittals affecting construction cost or schedule shall be submitted to the architect for approval. any discrepancies or nonconforming items found in the drawings must be immediately brought to the attention of the architect.

6. at the time of bid submittal, the contractor shall advise the architect (in writing) of any specified materials or equipment which are either unavailable, out of the budget or will cause a delay in the construction completion schedule.

7. the contractor is responsible for submitting to the architect all shop drawings and finish material samples, allowing adequate time for review, approval or corrections so as not to adversely affect the construction schedule.

8. no substitutions of specified materials shall be permitted without first submitting specifications, samples and cost impact for the architect's approval.

9. the contractor shall coordinate all work performed by the various sub-contractors, and shall verify and coordinate all openings through floors, walls and ceilings with architectural, structural, mechanical and electrical drawings.

10. the contractor shall coordinate his work with all other trades on the project. any changes or delays arising from conflicts between trades shall be the responsibility of the contractor at no additional cost to the owner.

11. the contractor is responsible for the protection of all materials being delivered to the project, the protection of neighboring properties, and the compliance to all o.s.h.a. requirements.

12. the job site shall be maintained in a clean, orderly manner, free of trash and construction debris. the contractor shall provide for recycling at the job site.

13. the drawings should not be scaled. if a dimension can't be determined, the contractor shall promptly contact the architect for verification. when drawings have been revised, noted dimensions shall take precedence.

14. the drawings and specifications are complimentary: what is required by one shall be as binding as if required by all. when a conflict occurs, the specifications shall have precedence.

15. the contractor shall provide and install rough plumbing and final hook-up for all specified fixtures and appliances, and shall supply all such fixtures and appliances unless otherwise noted.

16. the contractor shall coordinate with all equipment manufacturers for equipment rough-in requirements.

17. the contractor shall supply and install blocking and supports in partitions and ceilings as required for installation of specified equipment, accessories, cabinetry, finish materials and fire blocking (see below)

18. the contractor shall verify required locations and dimensions of all necessary access panels (in partitions, floors, or ceilings), and coordinate exact locations and panel details with the architect prior to installation.

19. the contractor shall provide a floor drain in a utility area for drainage of condensate and/or overflow from all mechanical equipment including the hot water heater.

20. the contractor shall be responsible for supplying temporary utilities (power, lighting, water) to the job site for use by all construction trades, including those not a subcontractor to the general contractor.

21. the contractor is responsible for verification of all stone take-offs done by the stone mason.

22. fire separation:
- **a**. for walls separating garage and living space, provide (1) layer of 5/8" type "X" g.w.b. on each side of studs.
- **b**. for ceiling/floors separating garage and living space, provide (2) layers of 5/8" type "x" g.w.b. at ceiling.

23. fire blocks shall be provided in the following locations:
- **a**. in concealed spaces of stud walls and partitions, including furred spaces, at ceiling and floor elevations
- **b**. in concealed spaces of stud walls and partitions, including furred spaces, at 10-foot intervals along the length of the wall.
- **c**. at all interconnections between concealed vertical and horizontal spaces such as occur at soffits, drop ceiling and cove ceilings.
- **d**. in concealed spaces between stair stringers at the top and bottom of the run and between studs along and in line with the run of the stairs if the walls under the stairs are unfinished.
- **e**. in openings around vents, pipes, ducts, chimneys, fireplaces and similar openings that afford a passage for fire at ceiling and floor levels, with non-combustible materials.
- **f**. at openings between attic spaces and chimney chases for factory-built chimneys.

graphic symbols legend

3 / A4.3	drawing # / sheet # — building section / elevation tag	K	window tag	5.01	detail tag
4 / A11.1 / 2 / 3	interior elevation tag	112	door tag	5.01	detail reference
		1	revision number		
9030'-0" t.o. finish	datum elevation	XXX	room number	i	design intent tag

vicinity map

sheet index

A1.1	title sheet
	site survey
C-1	drainage plan
C-2	grading plan
C-3	utility plan
A2.1	site plan
A2.2	landscape plan
A2.3	construction mitigation plan
A3.1	entry level plan
A3.2	2nd level plan
A3.3	3rd level plan
A4.1	elevations
A4.2	elevations
A4.3	additional info

project site view

project team

surveyor

san juan surveying
102 society drive
telluride, CO 81435

(970) 728-1128
(970) 728-9201 (fax)

geotech engineer

trautner geotech llc
649 tech center drive, unit A
durango, CO 81301

(970) 259-5095

civil engineer

alpine land consulting llc
gregg anderson
po box 234
rico, CO 81332

(970) 708-0326

general contractor

chandler homes inc
michael chandler
9 valley view drive
telluride, CO 81435

(970) 728-4006

structural engineer

mike thele , p.e.
0296 seven oaks road
carbondale, co 81435

(970) 963-3181
(970) 963-3182 (fax)

mechanical engineer

t.b.d.

h.e.r.s. rater

anadel building solutions llc
mike frisoni
po box 741
mancos, co 81328

(970) 533-1548

lighting designer

lighting design 81435
dru wallon
po box 3220
telluride, co 81435

(970) 728-5011

landscape architect

caribou design associates
beth bailis
po box 3855
telluride, co 81435

(970) 708-1232

project information

legal description:

lot 233-A telluride mountain village filing 6 phase 2 replat
of lot 233, plat book 1 page 903
(proposed address on hang glider drive)

zoning designation + building code:

TMV single-family zone district

2012 IRC - occupancy classification R-3

project description:

3 levels, including partially buried lowest level

3 bedrooms

project stats:

lot size: 28,585 s.f. / 0.66 acres

lot coverage: 3,250 s.f. = 11.4%

max. building height: 37'-6"

average building height: 24'-10"

interior parking spaces: 3

surface parking spaces: 2

square footage summary:

entry level	2321
living	1391
garage	930
2nd level	1795.5
3rd level	1276.5
totals	
living	4463
garage	930
gross	5393

one architects inc

post office box 3442
220 e. colorado ave. suite 220
p:970.728.8877 f:970.728.8848
www.onearchitects.com
contact:bruce/jodie/bronwen/josh/eliza

MIKE + MERRY MAYER
mountain village lot #233A
san miguel county, colorado

MAYER RESIDENCE

issuances:
drb dev. app. submittal 11/11/2016

A1.1
title sheet

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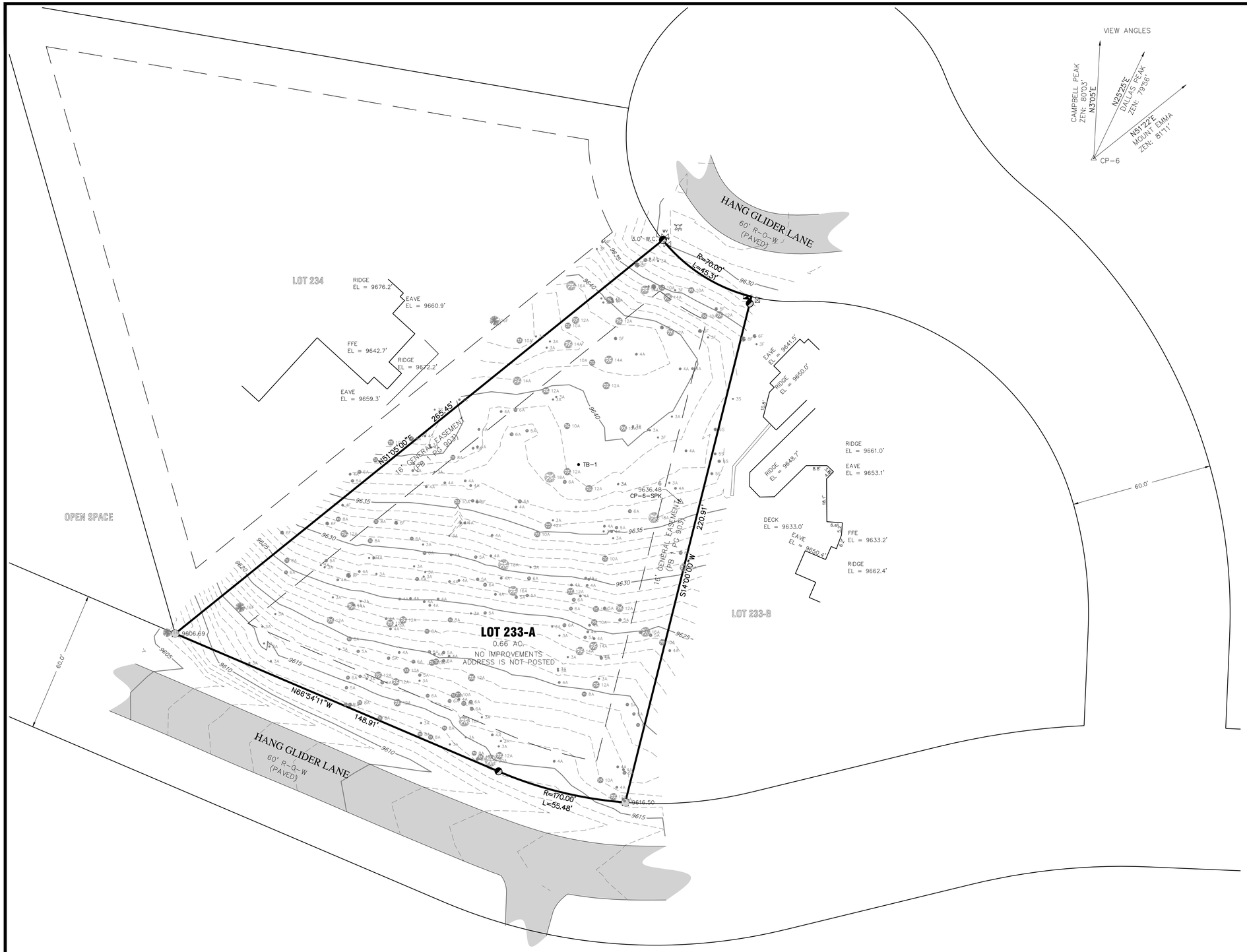
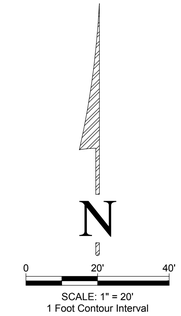
/Volumes/present/Mayer/drawings + consultants/2016.10.14 DRB progress.pln





LEGEND

- FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP, LS 20632
- SET 18"/24" LONG #5 REBAR WITH 1 1/2" ALUMINUM CAP, LS 36577
- 3.0' W.C. WITNESS CORNER
- TELEPHONE PEDESTAL
- ELECTRIC TRANSFORMER
- FIRE HYDRANT
- WATER VALVE
- SPRUCE TREE, NUMBER INDICATES CALIPER
- FIR TREE, NUMBER INDICATES CALIPER

NOTICE:

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

NOTES:

1. According to Flood Insurance Rate Map: 08113C0286 C, map revised September 30, 1992, this parcel lies within Zone X (Areas determined to be outside the 500-year flood plain).
2. Vertical datum is based on the found Southeast corner of Lot 233-A, an Aluminum Cap Rebar, LS 20632, having an elevation of 9616.50 feet NAVD88, as depicted. Elevations were determined by a GPS Static Observation, reduced by NGS Opus website.
3. Fieldwork was performed April, 2016.
4. Lineal Units U.S. Survey Feet

PROPERTY DESCRIPTION:

Lot 233-A, Replat of Lot 233, Telluride Mountain Village, Filing 6, Phase 2, according to the Plat recorded May 8, 1989 in Plat Book 1 at page 903,

County of San Miguel,
State of Colorado.

SURVEYOR'S CERTIFICATE:

I, Christopher R. Kennedy, being a Colorado Licensed Land Surveyor, do hereby certify that this Topographic Survey of Lot 233-A, Telluride Mountain Village, Filing 6, Phase 2, was made by me and under my direct supervision, responsibility, and checking. This Topographic Survey does not constitute a Land Survey Plat or Improvement Survey Plat as defined by Title 38, Article 51 C.R.S.

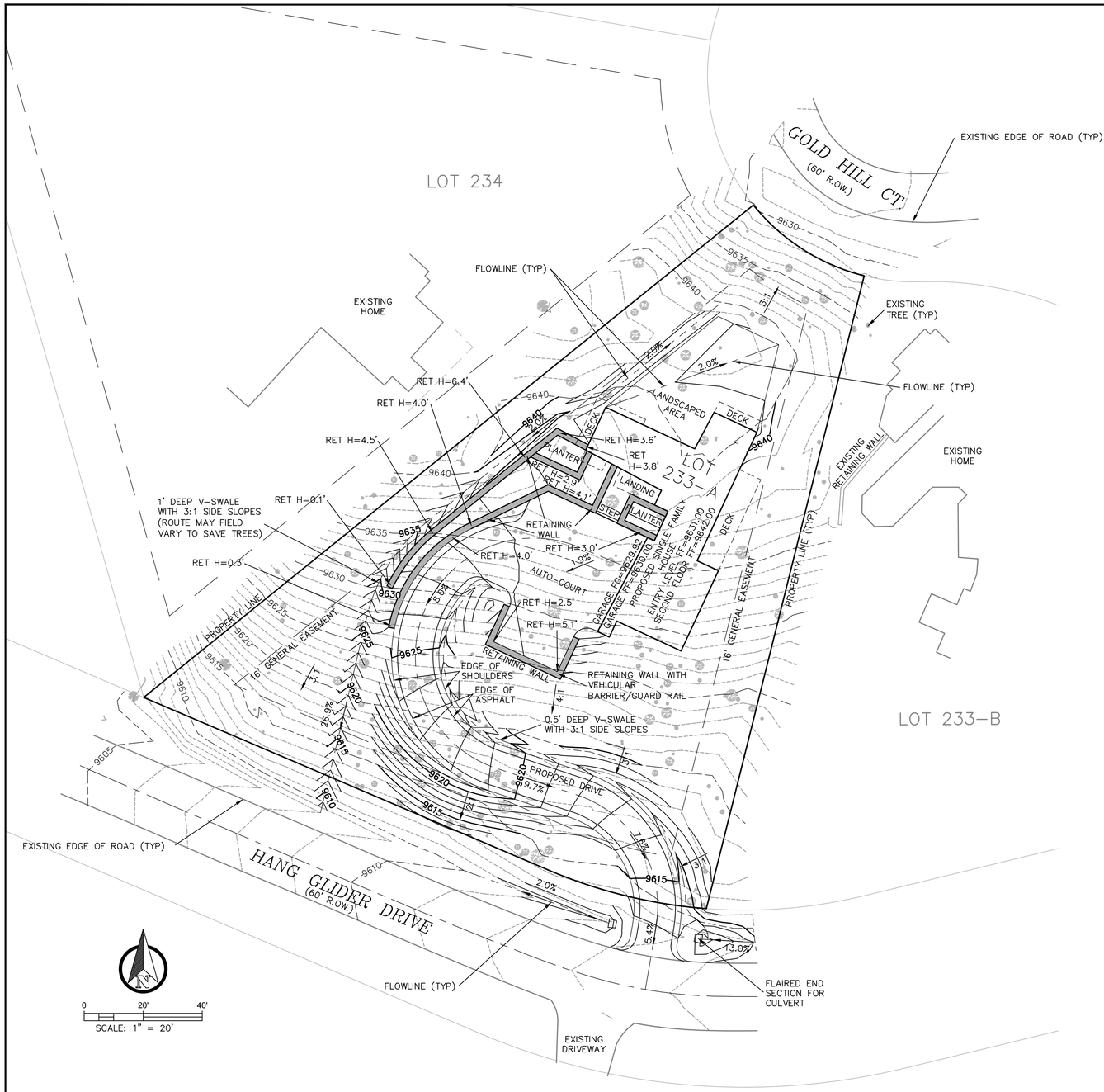
Christopher R. Kennedy, P.L.S. 36577
04/15/2016

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR
CHRISTOPHER R. KENNEDY
04/15/16
36577

TOPOGRAPHIC SURVEY
LOT LOT 233-A, TELLURIDE MOUNTAIN VILLAGE, FILING 6, PHASE 2

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

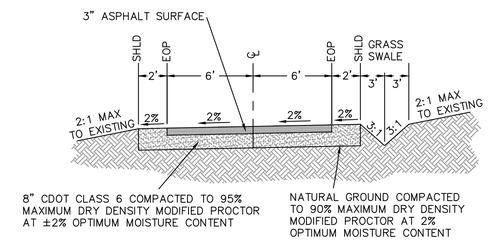
DATE:	0/00/2016
JOB:	16008
DRAWN BY:	CRK
CHECKED BY:	SDH
REVISION DATES:	
SHEET:	1 OF 1



DRB GRADING PLAN

NOTES:

1. THIS IS A PLANNING DOCUMENT ONLY AND NOT TO BE USED FOR CONSTRUCTION
2. MAXIMUM GRADING 2:1 (HORIZONTAL:VERTICAL), TO BE VERIFIED BY A GEOTECHNICAL ENGINEER.
3. ALL EXISTING TOPOGRAPHIC INFORMATION PROVIDED BY SAN JUAN SURVEYING; TOPOGRAPHIC SURVEY, LOT 233-A, TELLURIDE MOUNTAIN VILLAGE, FILING 6, PHASE 2; BENCHMARK: FOUND SOUTHEAST CORNER OF LOT 233-A, AN ALUMINUM CAP, LS 20632, HAVING AN ASSUMED ELEVATION OF 9616.50 FEET, CHRIS KENNEDY, PLS AT (970) 728-1128 FOR MORE BENCHMARK INFORMATION.
4. ALL RETAINING WALL HEIGHTS (RET H) ARE FINISHED GRADE TO FINISHED GRADE (RETAINED HEIGHT) AND DO NOT INCLUDE ANY FOUNDATIONS OR CAP (SEE ARCHITECTURAL, STRUCTURAL, AND/OR LANDSCAPE PLANS).
5. RETAINING WALLS WITH PEDESTRIAN AND/OR VEHICULAR TRAFFIC REQUIRE HAND RAIL OR VEHICULAR BARRIER FOR ALL RETAINED HEIGHTS OVER 2.5' (SEE ARCHITECTURAL AND/OR LANDSCAPE PLANS).



TYPICAL DRIVEWAY SECTION

NTS

CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987
OR
811
CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

NOT FOR CONSTRUCTION

THIS PLANNING DOCUMENT WAS PREPARED BY ME AND UNDER MY DIRECT SUPERVISION ON BEHALF OF ALPINE LAND CONSULTING, LLC FOR MERRY AND MICHAEL MAYER AND INCLUDES DRB GRADING, UTILITY AND DRAINAGE PLANNING DESIGN ONLY, IT DOES NOT INCLUDE FINAL ENGINEERING OR CONSTRUCTION DOCUMENTS. THIS DOCUMENT IS NOT FOR CONSTRUCTION.

COLORADO REGISTERED GREGORY EDWIN ANDERSON 35736 11-08-16 PROFESSIONAL ENGINEER

GREGORY E. ANDERSON
COLORADO PROFESSIONAL ENGINEER
REGISTRATION NO. 35736

NO.	REVISIONS	DATE

ALPINE LAND CONSULTING, LLC
P.O. BOX 234
RICO, COLORADO 81332
970-708-0326
GREGG@ALPINELANDCONSULTING.COM

LOT 233-A
MOUNTAIN VILLAGE

DRB GRADING PLAN

CLIENT:

MICHAEL G AND MERRY L MAYER
935 RAVINE ROAD
WINNETKA, IL 60093

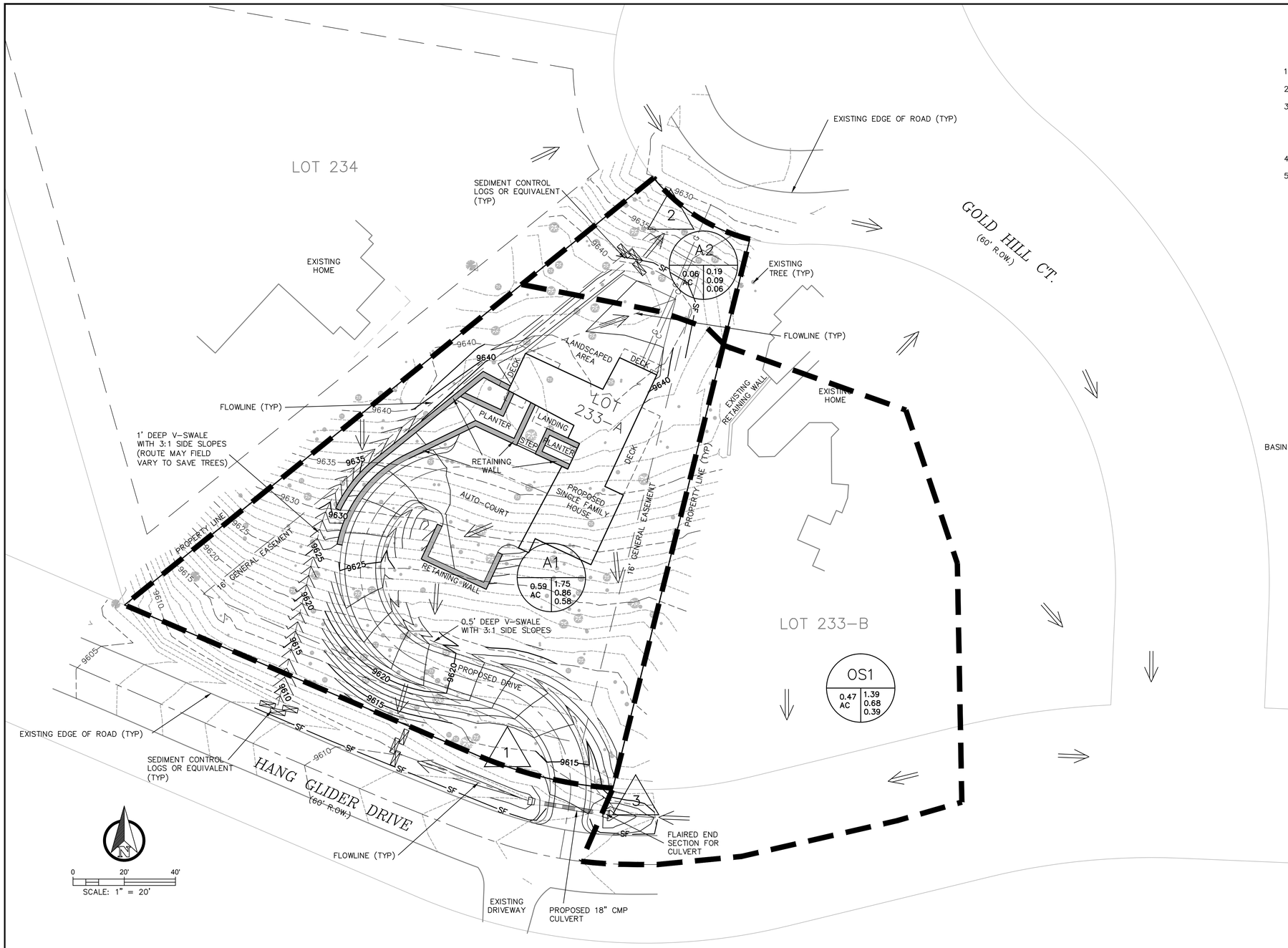
DATE: NOVEMBER 8, 2016

PROJECT #: 2016034

PROJECT MANAGER: GEA
DRAWN BY: ADM

SHEET #:

C1



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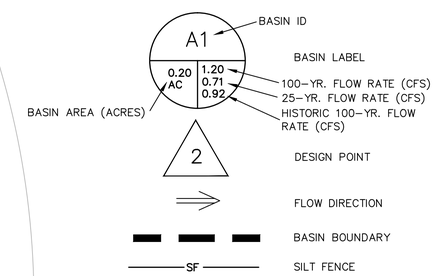
4. SEE DRB GRADING PLAN FOR ALL PROPOSED GRADING.
5. NO DETENTION OR RETENTION IS PROPOSED FOR THIS PROPOSED SINGLE FAMILY HOME AT THIS TIME. IF RETENTION IS REQUIRED IT MUST BE INCLUDED WITH THE CONSTRUCTION DOCUMENTS.

LEGEND



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OR
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NOT FOR CONSTRUCTION

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COLORADO REGISTERED GREGORY EDWIN ANDERSON 35736 11-08-16 PROFESSIONAL ENGINEER

GREGORY E. ANDERSON
COLORADO PROFESSIONAL ENGINEER
REGISTRATION NO. 35736

ALPINE LAND CONSULTING, LLC
P.O. BOX 234
RICO, COLORADO 81332
970-708-0326
GREGG@ALPINELANDCONSULTING.COM

LOT 233-A
MOUNTAIN VILLAGE

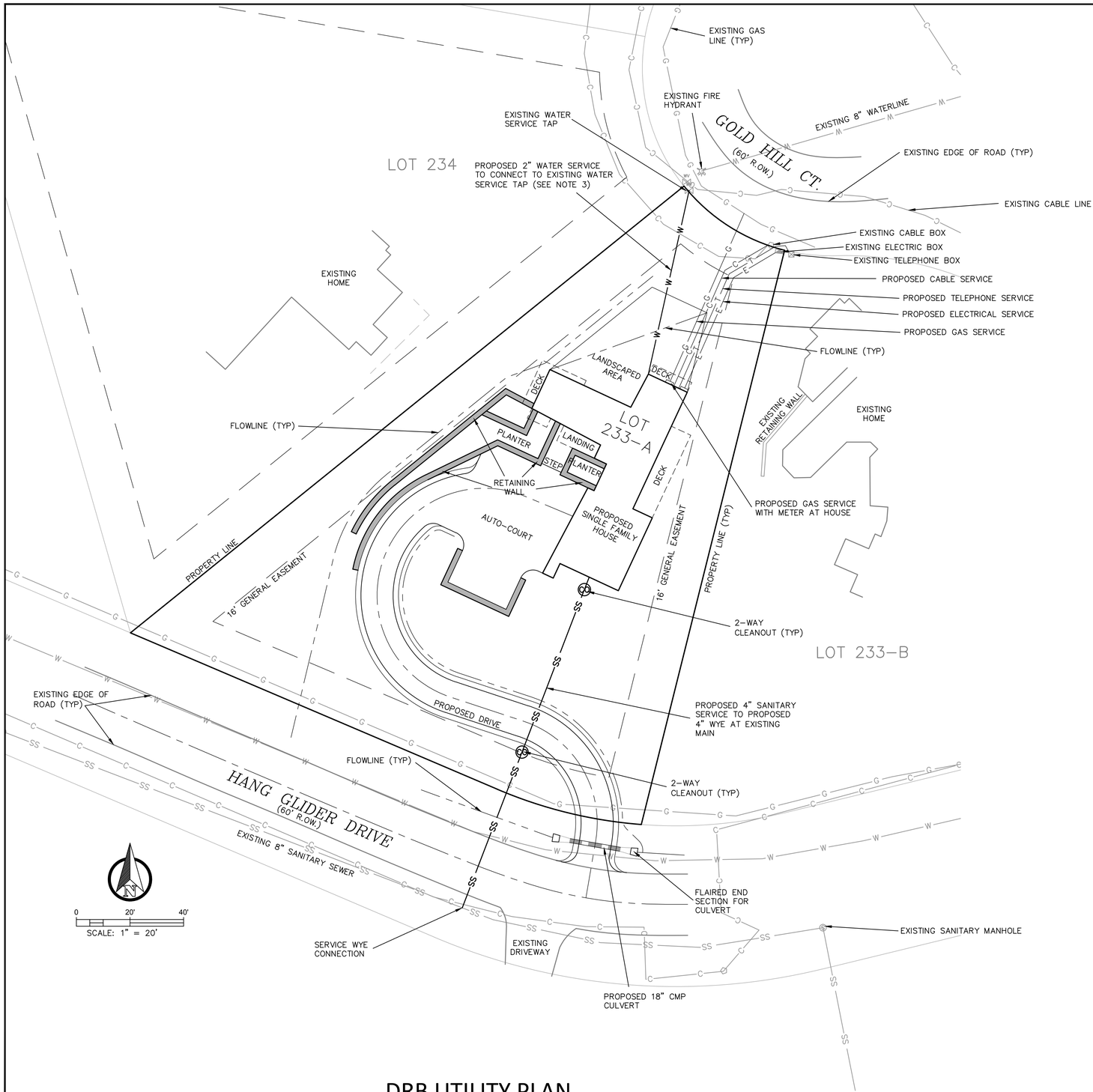
DRB DRAINAGE PLAN

CLIENT:
MICHAEL G AND MERRY L MAYER
935 RAVINE ROAD
WINNETKA, IL 60093

NO.	REVISIONS	DATE

DATE: NOVEMBER 8, 2016
PROJECT #: 2016034
PROJECT MANAGER: GEA
DRAWN BY: ADM
SHEET #: C2

DRB DRAINAGE AND EROSION CONTROL PLAN



DRB UTILITY PLAN

NOTES:

1. THIS IS A PLANNING DOCUMENT ONLY AND NOT TO BE USED FOR CONSTRUCTION
2. ALL EXISTING UTILITIES ARE FROM MAPPING AND MUST BE CONFIRMED FOR LOCATION AND DEPTH AS PART OF PREPARING CONSTRUCTION DOCUMENTS
3. WATER SERVICE SIZE MUST BE CONFIRMED WITH MECHANICAL ENGINEER AND FIRE PROTECTION (SPRINKLER) CONSULTANT
4. IN ALL CASES, SANITARY SEWER AND WATER LINES MUST MAINTAIN A MINIMUM OF 10' SEPARATION

CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987
OR
811
CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

NOT FOR CONSTRUCTION

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COLORADO REGISTERED GREGORY E. ANDERSON 35736 11-08-16 PROFESSIONAL ENGINEER

GREGORY E. ANDERSON
COLORADO PROFESSIONAL ENGINEER
REGISTRATION NO. 35736

NO.	REVISIONS	DATE

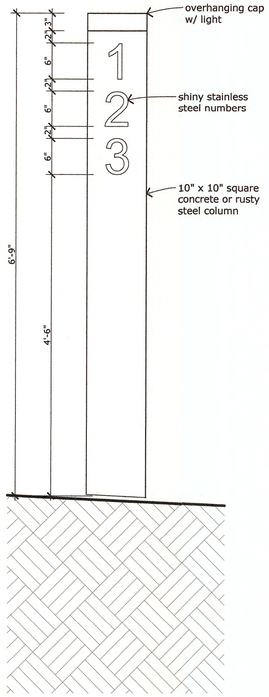
ALPINE LAND CONSULTING, LLC
P.O. BOX 234
RICO, COLORADO 81332
970-708-0326
GREGG@ALPINELANDCONSULTING.COM

LOT 233-A
MOUNTAIN VILLAGE

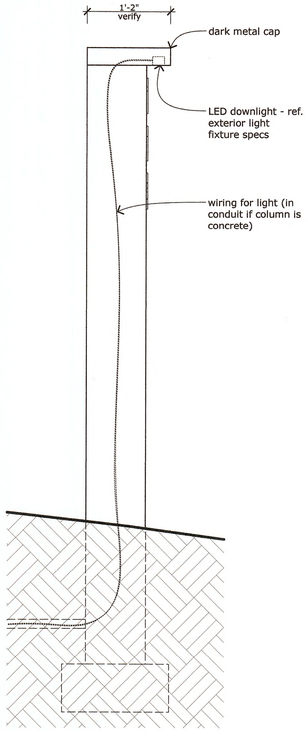
DRB UTILITY PLAN

CLIENT:
MICHAEL G AND MERRY L MAYER
935 RAVINE ROAD
WINNETKA, IL 60093

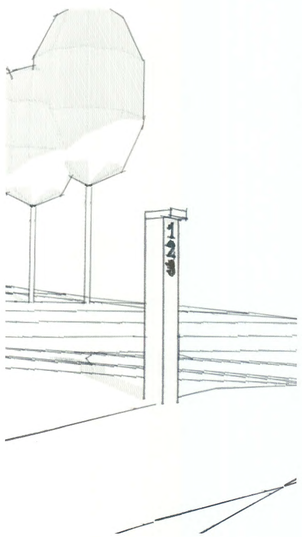
DATE: NOVEMBER 8, 2016
PROJECT #: 20160341
PROJECT MANAGER: GEA
DRAWN BY: ADM
SHEET #: C3



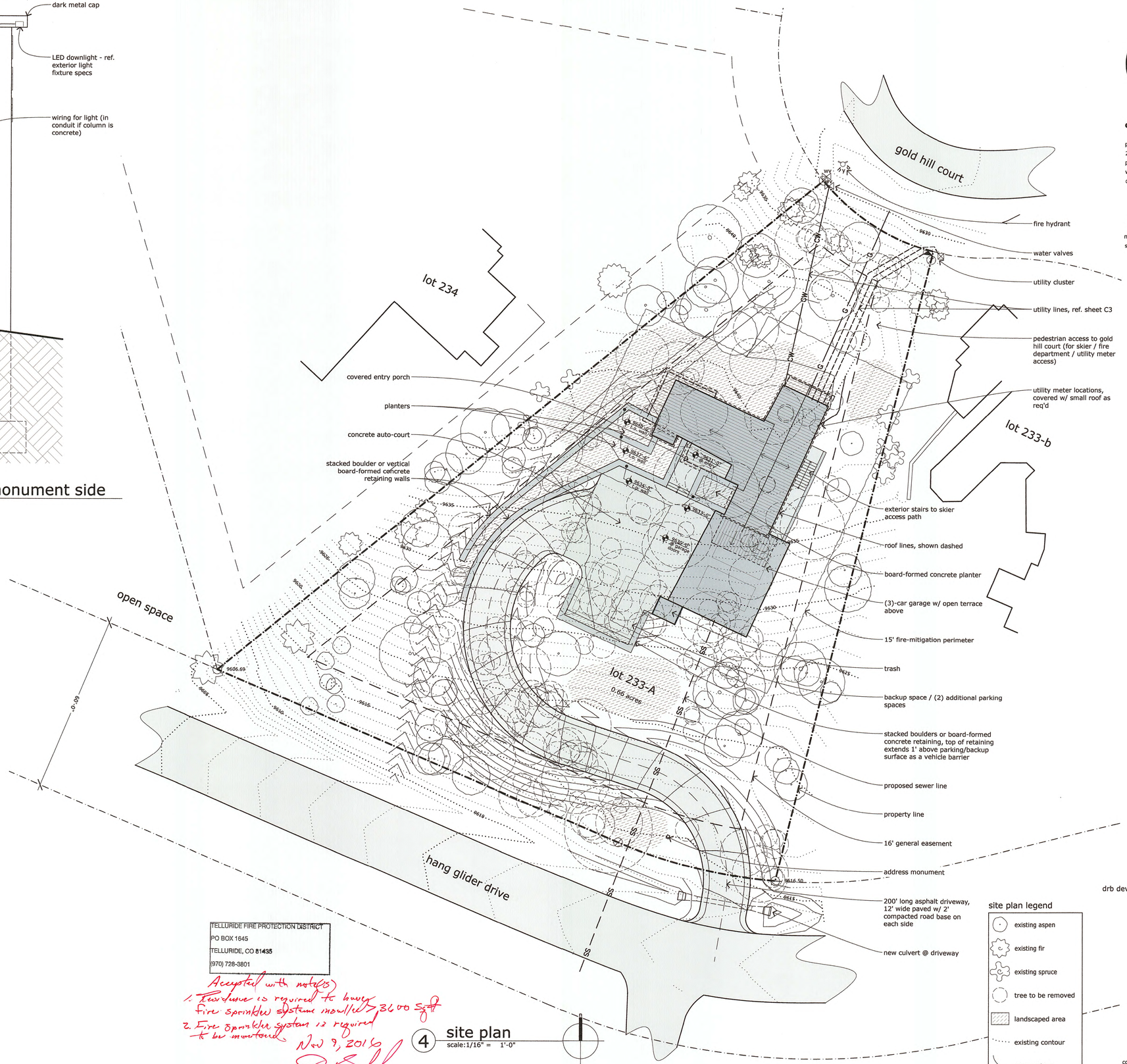
1 address monument front
scale:1" = 1'-0"



2 address monument side
scale:1" = 1'-0"



3 address monument perspective



4 site plan
scale:1/16" = 1'-0"

TELLURIDE FIRE PROTECTION DISTRICT
PO BOX 1645
TELLURIDE, CO 81435
(970) 728-3801

Accepted with note(s)
1. Residence is required to have fire sprinkler system installed > 3600 Sq ft
2. Fire sprinkler system is required to be monitored
Nov 9, 2016

one architects inc
post office box 3442
220 e. colorado ave. suite 220
p:970.728.8877 f:970.728.8848
www.onearchitects.com
contact:bruce/jodie/bronwen/josh/elitza

MIKE + MERRY MAYER
mountain village lot #233A
san miguel county, colorado

MAYER RESIDENCE

issuances:
drb dev. app. submittal 11/11/2016

A2.1
site plan

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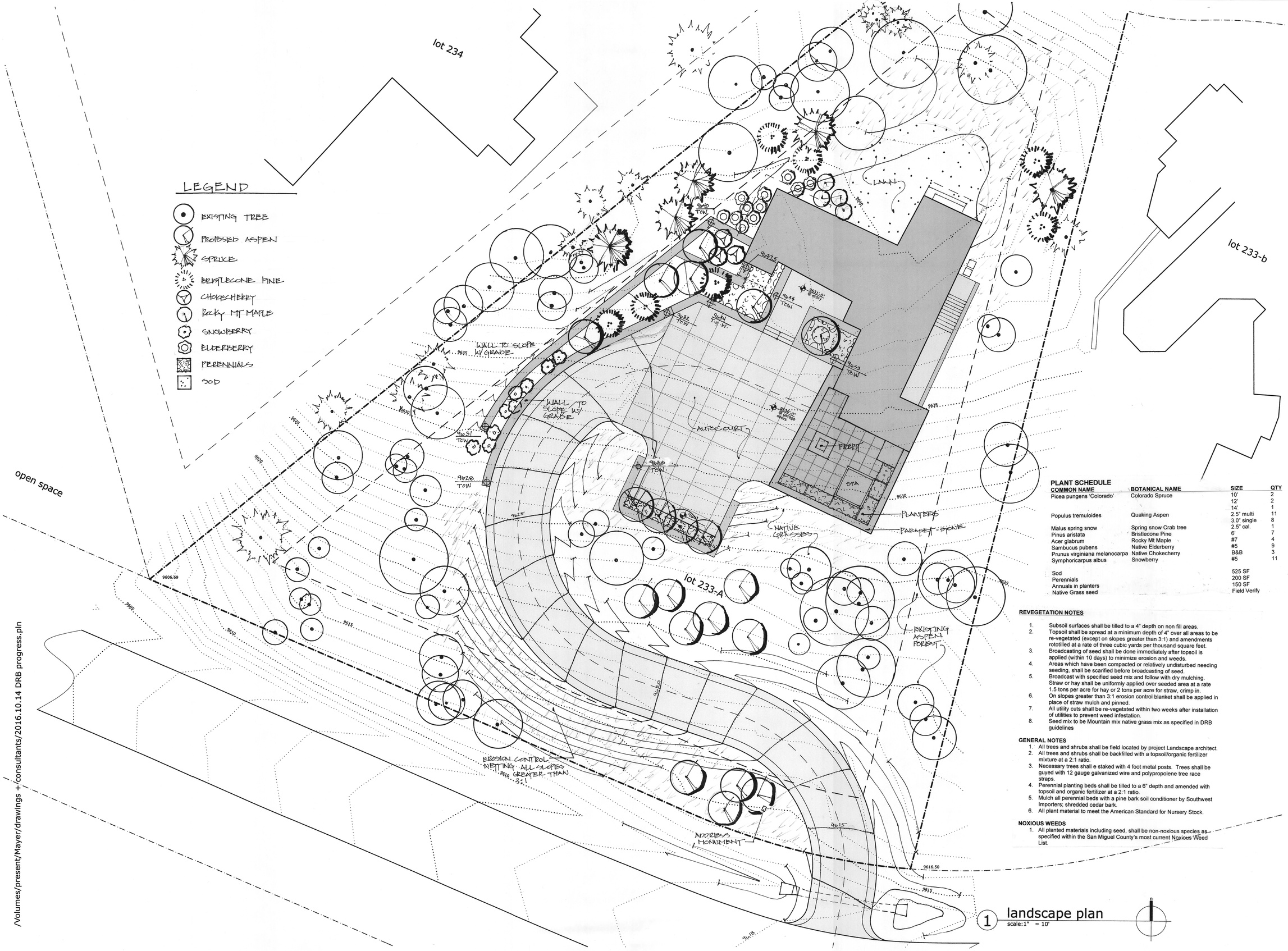
/Volumes/present/Mayer/drawings + consultants/2016.10.14 DRB progress.pln



1 landscape plan
scale:1" = 10'

PLANT SCHEDULE

COMMON NAME	BOTANICAL NAME	SIZE	QTY
Picea pungens 'Colorado'	Colorado Spruce	10'	2
		12'	2
		14'	1
Populus tremuloides	Quaking Aspen	2.5" multi	11
		3.0" single	8
Malus spring snow	Spring snow Crab tree	2.5" cal.	1
Pinus aristata	Bristlecone Pine	6'	7
Acer glabrum	Rocky Mt Maple	#7	4
Sambucus pubens	Native Elderberry	#5	9
Prunus virginiana melanocarpa	Native Chokecherry	B&B	3
Symphoricarpus albus	Snowberry	#5	11
Sod		525 SF	
Perennials		200 SF	
Annuals in planters		150 SF	
Native Grass seed		Field Verify	

REVEGETATION NOTES

1. Subsoil surfaces shall be tilled to a 4" depth on non fill areas.
2. Topsoil shall be spread at a minimum depth of 4" over all areas to be re-vegetated (except on slopes greater than 3:1) and amendments rototilled at a rate of three cubic yards per thousand square feet.
3. Broadcasting of seed shall be done immediately after topsoil is applied (within 10 days) to minimize erosion and weeds.
4. Areas which have been compacted or relatively undisturbed needing seeding, shall be scarified before broadcasting of seed.
5. Broadcast with specified seed mix and follow with dry mulching. Straw or hay shall be uniformly applied over seeded area at a rate 1.5 tons per acre for hay or 2 tons per acre for straw, crimp in.
6. On slopes greater than 3:1 erosion control blanket shall be applied in place of straw mulch and pinned.
7. All utility cuts shall be re-vegetated within two weeks after installation of utilities to prevent weed infestation.
8. Seed mix to be Mountain mix native grass mix as specified in DRB guidelines

GENERAL NOTES

1. All trees and shrubs shall be field located by project Landscape architect.
2. All trees and shrubs shall be backfilled with a topsoil/organic fertilizer mixture at a 2:1 ratio.
3. Necessary trees shall e staked with 4 foot metal posts. Trees shall be guyed with 12 gauge galvanized wire and polypropolene tree race straps.
4. Perennial planting beds shall be tilled to a 6" depth and amended with topsoil and organic fertilizer at a 2:1 ratio.
5. Mulch all perennial beds with a pine bark soil conditioner by Southwest Importers; shredded cedar bark.
6. All plant material to meet the American Standard for Nursery Stock.

NOXIOUS WEEDS

1. All planted materials including seed, shall be non-noxious species as specified within the San Miguel County's most current Noxious Weed List.

one architects inc

post office box 3442
220 e. colorado ave. suite 220
p:970.728.8877 f:970.728.8848
www.onearchitects.com
contact:bruce/jodie/bronwen/josh/elitza

MIKE + MERRY MAYER
mountain village lot #233A
san miguel county, colorado

MAYER RESIDENCE

issuances:
drb submittal 11/11/2016

Caribou Design Associates
Landscape Architecture and Planning
Po box 3855
Telluride, Colorado 81435 (970)-708-1232
Caribousdesign@gmail.com
CaribouDesignAssociates.com

A2.2
landscape plan

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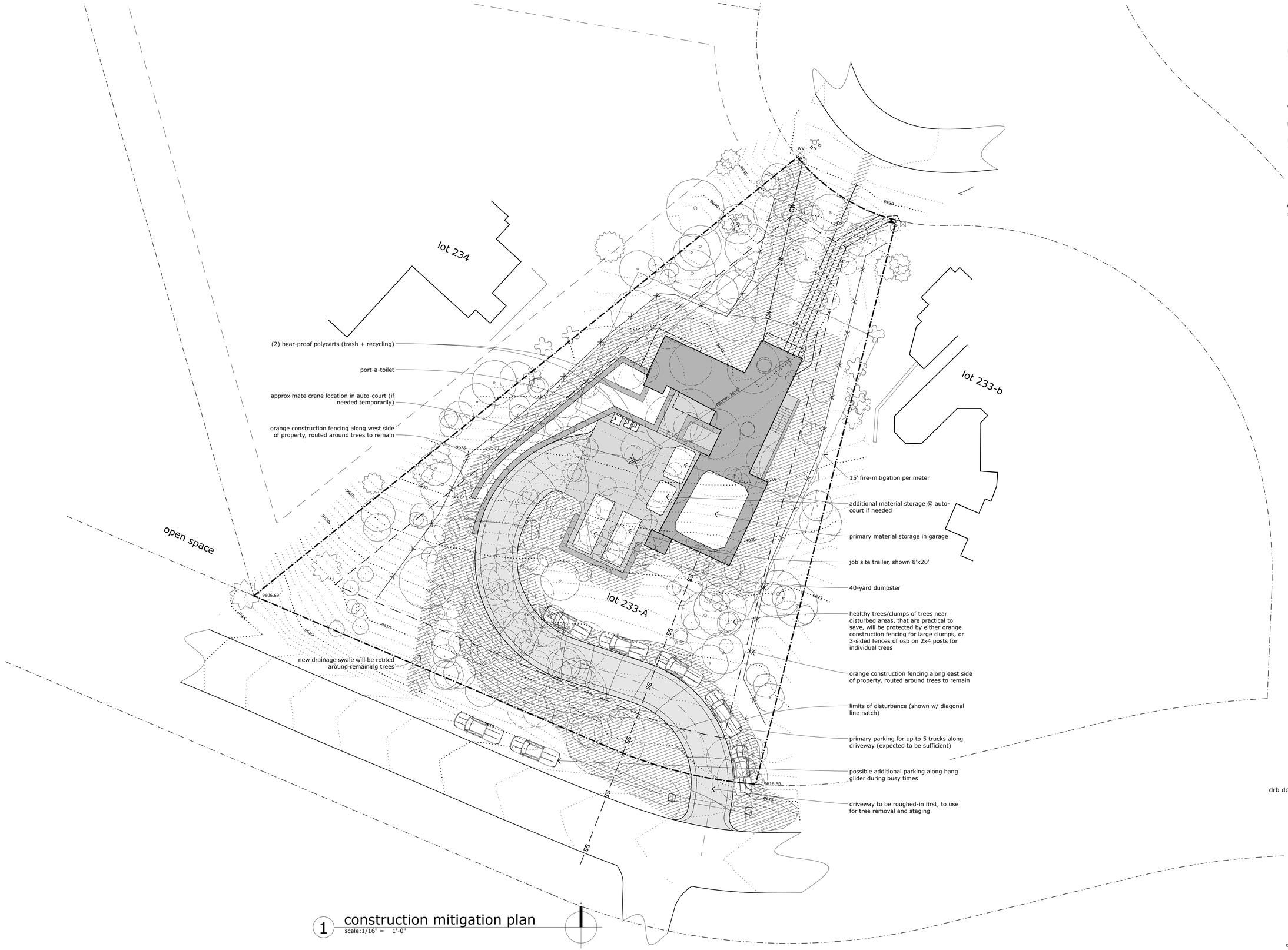
/Volumes/present/Mayer/drawings + consultants/2016.10.14 DRB progress.pln



1 construction mitigation plan
scale:1/16" = 1'-0"

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A2.3
construction mitigation plan

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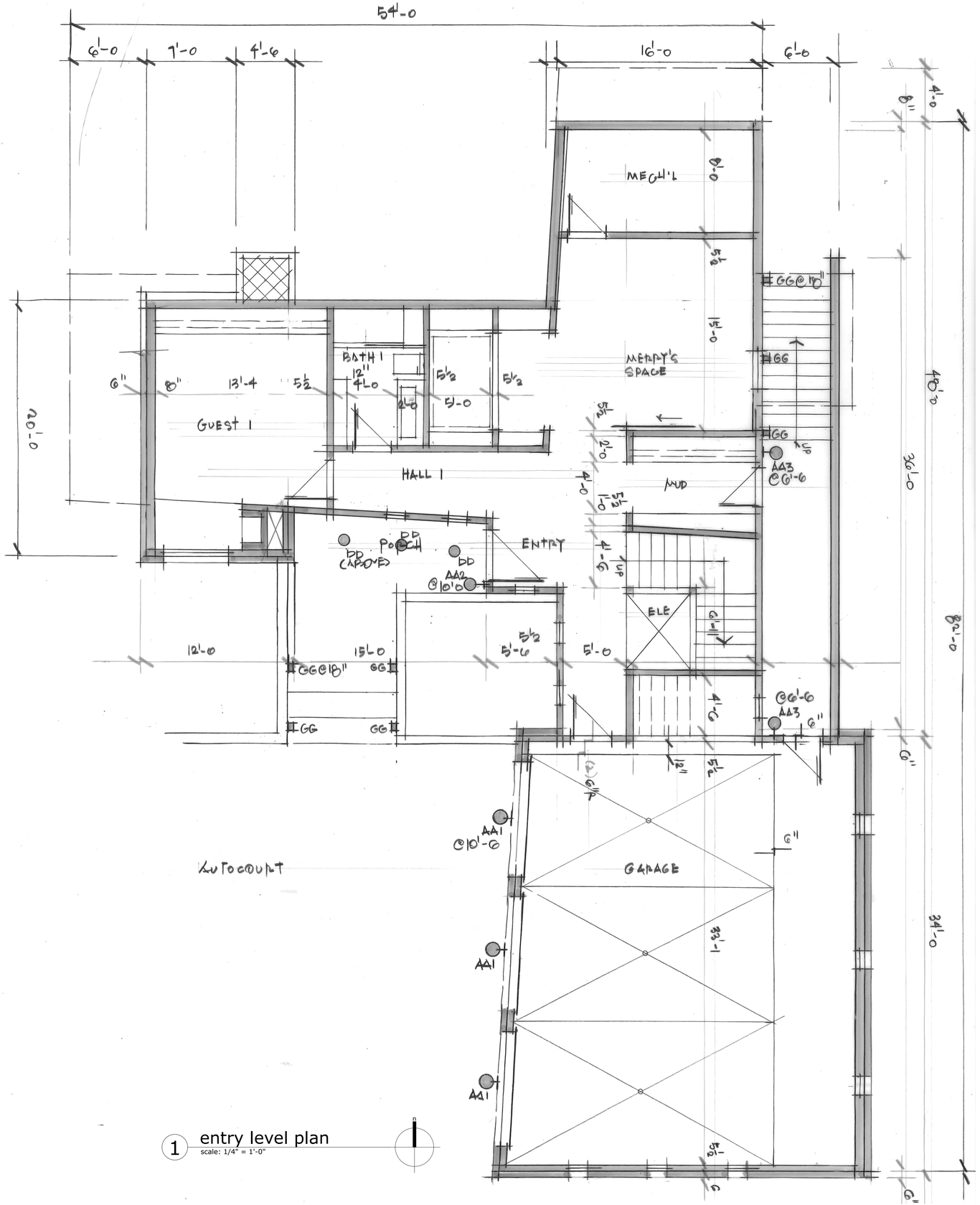

1 entry level plan
scale: 1/4" = 1'-0"

LIGHTING SYMBOLS

	SURFACE MOUNTED LED SCONCE
	RECESSED LED DOWNLIGHT WITH WET RATED TRIM
	RECESSED LED PUCKLIGHT
	RECESSED LED STEPLIGHT

/Volumes/present/Mayer/drawings + consultants/2016.10.14 DRB progress.pln

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mountain village lot #233A
san miguel county, colorado

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issuances:
drb dev. app. submittal 11/11/2016

square footage summary

entry level	2321
living	1391
garage	930
2nd level	1795.5
3rd level	1276.5
totals	
living	4463
garage	930
gross	5393

A3.1
entry level
framing plan

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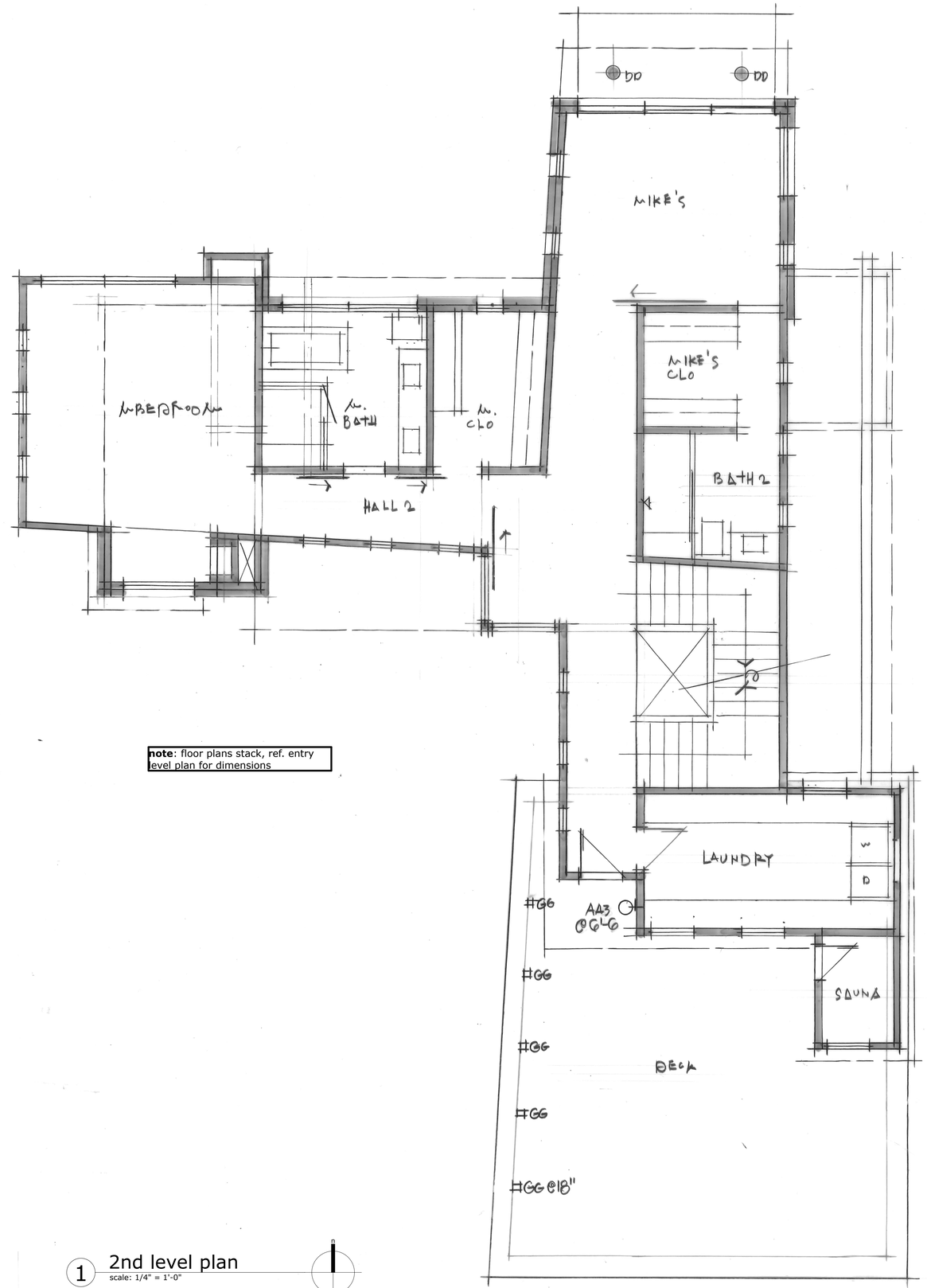

note: floor plans stack, ref. entry level plan for dimensions

1 2nd level plan
scale: 1/4" = 1'-0"

LIGHTING SYMBOLS	
	SURFACE MOUNTED LED SCONCE
	RECESSED LED DOWNLIGHT WITH WET RATED TRIM
	RECESSED LED PUCKLIGHT
	RECESSED LED STEPLIGHT

square footage summary

entry level	2321
living	1391
garage	930
2nd level	1795.5
3rd level	1276.5
totals	
living	4463
garage	930
gross	5393

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san miguel county, colorado

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A3.2
2nd level floor plan

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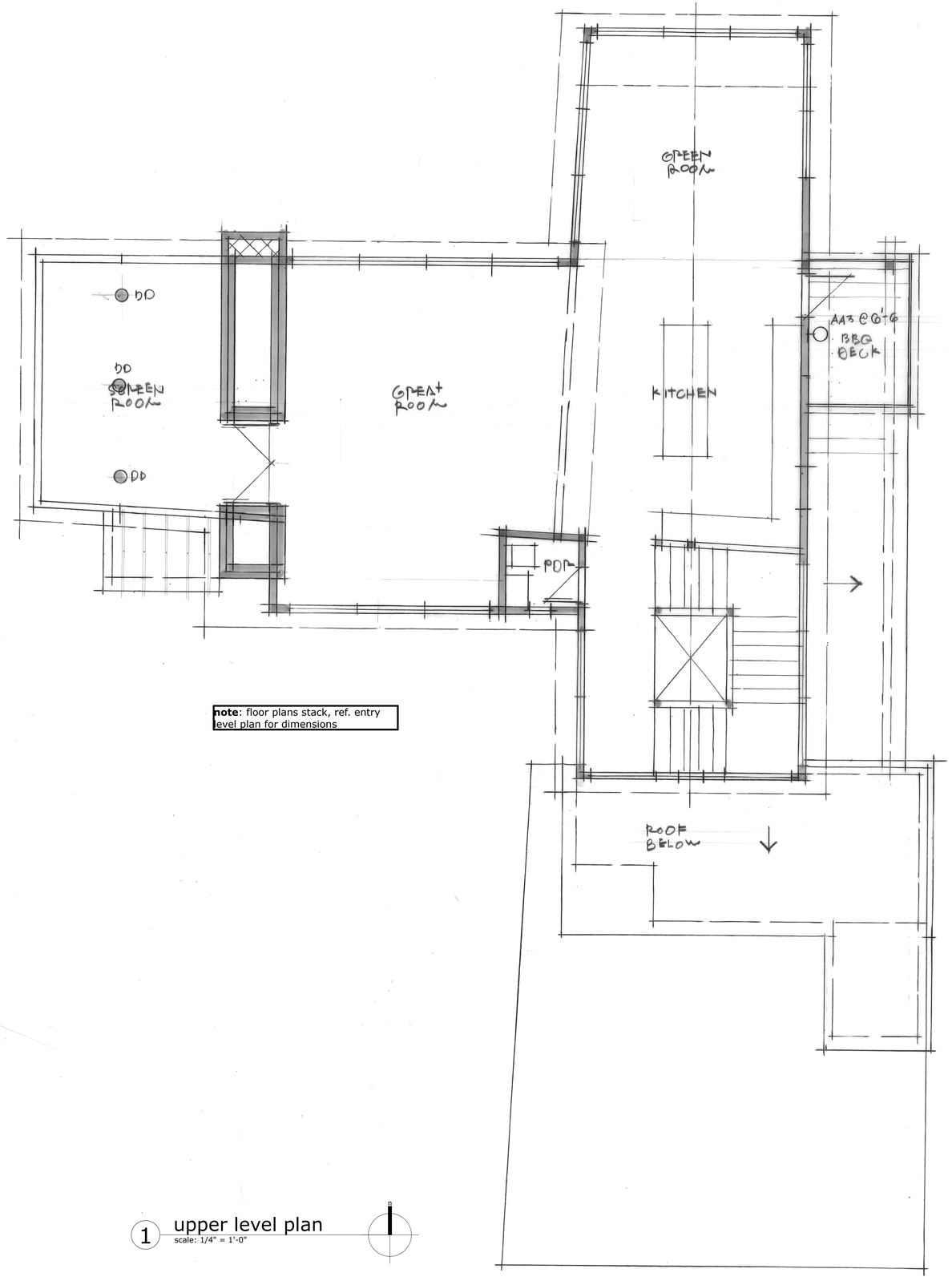

note: floor plans stack, ref. entry level plan for dimensions

1 upper level plan
scale: 1/4" = 1'-0"

LIGHTING SYMBOLS	
	SURFACE MOUNTED LED SCONCE
	RECESSED LED DOWNLIGHT WITH WET RATED TRIM
	RECESSED LED PUCKLIGHT
	RECESSED LED STEPLIGHT

/Volumes/present/Mayer/drawings + consultants/2016.10.14 DRB progress.pln

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mountain village lot #233A
san miguel county, colorado

MAYER RESIDENCE

issuances:
drb dev. app. submittal 11/11/2016

square footage summary

entry level	2321
living	1391
garage	930
2nd level	1795.5
3rd level	1276.5
totals	
living	4463
garage	930
gross	5393

A3.3

3rd level framing plan

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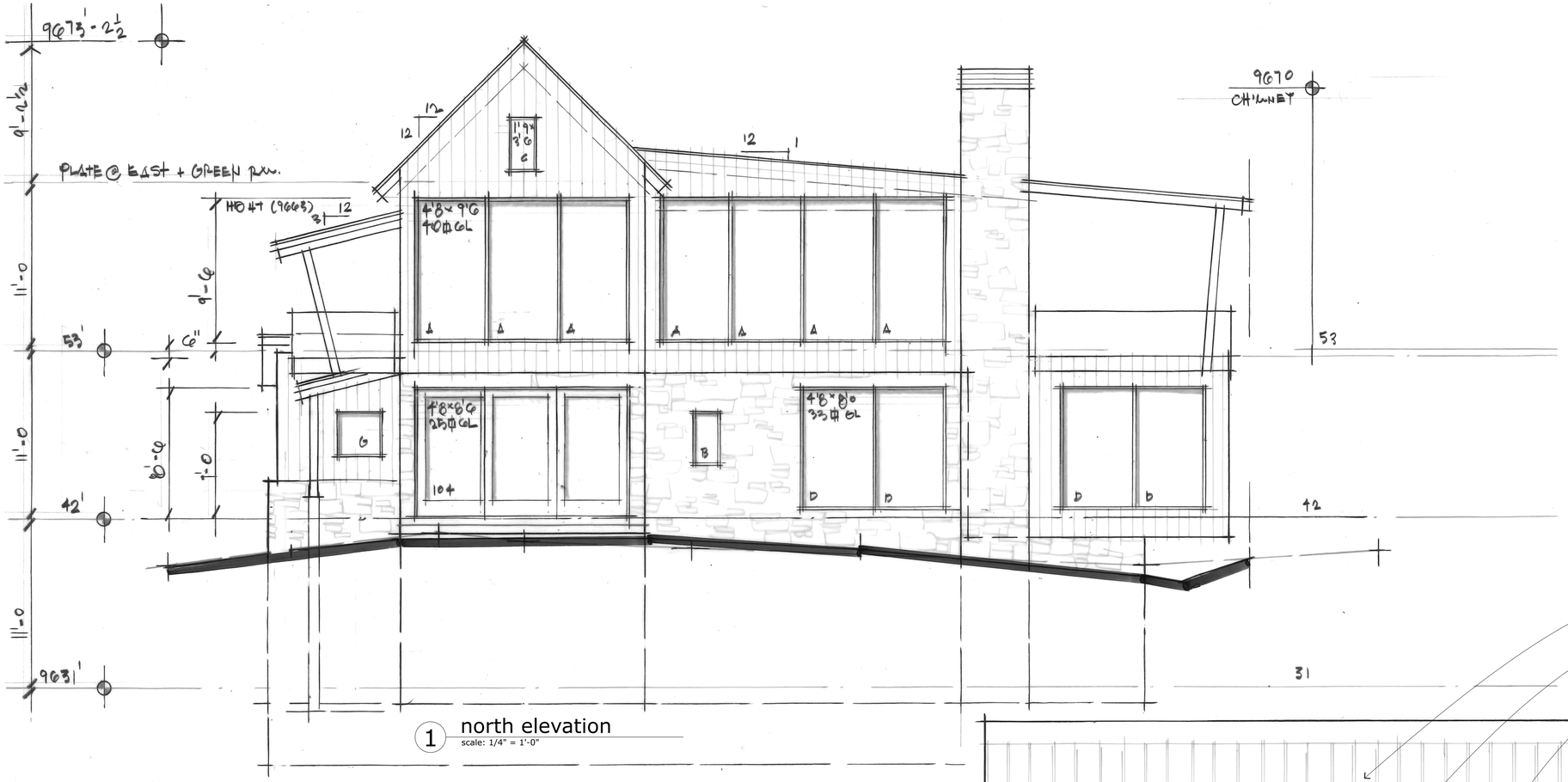
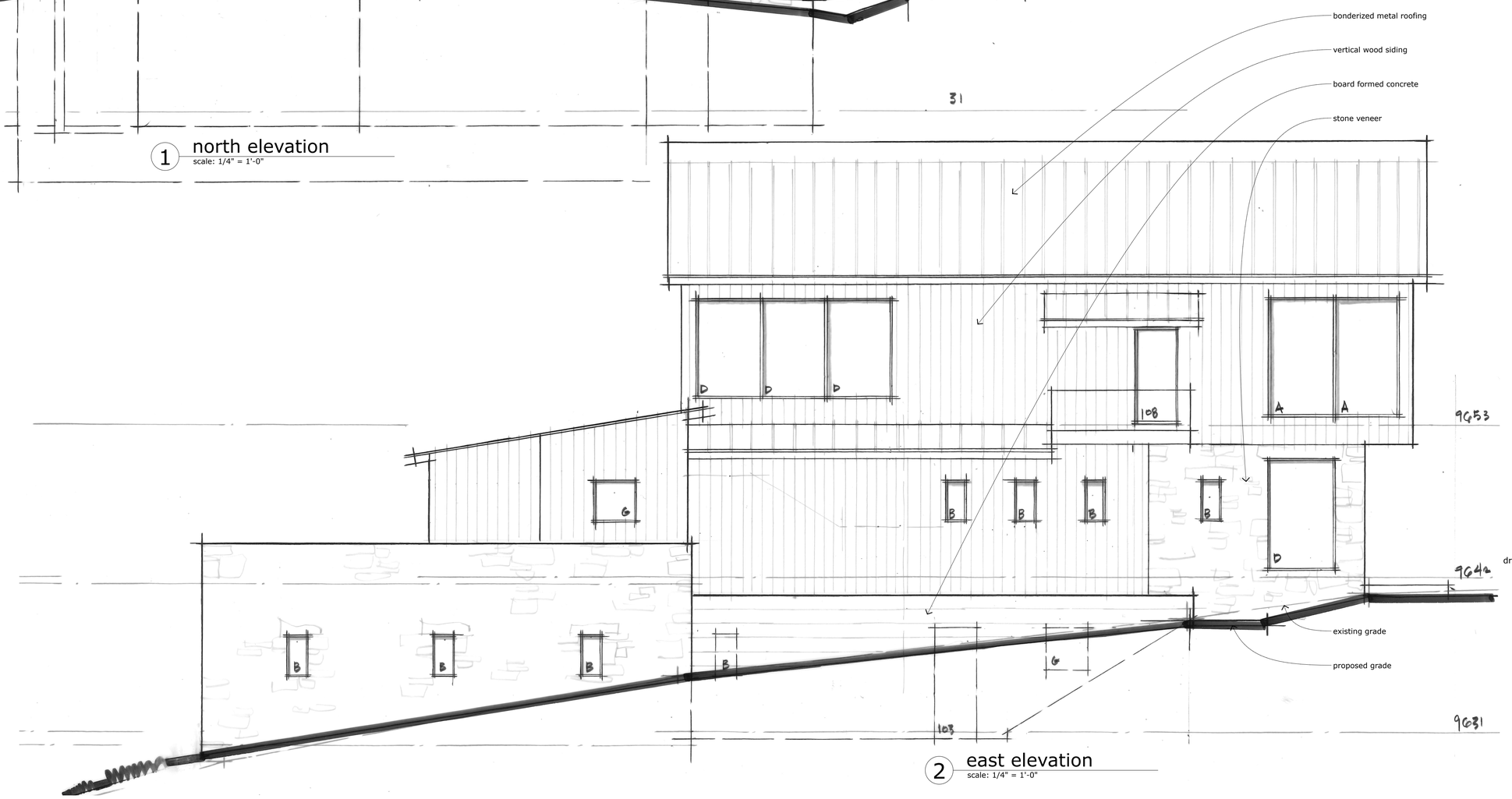


1 north elevation
scale: 1/4" = 1'-0"



2 east elevation
scale: 1/4" = 1'-0"

exterior material calculations

	stone	wood siding	glazing
north elevation	409.85 s.f.	394.9 s.f.	598.3 s.f.
east elevation	792.65 s.f.	884.3 s.f.	313.05 s.f.
south elevation	702.5 s.f.	648.6 s.f.	420 s.f.
west elevation	725.5 s.f.	922.6 s.f.	289.4 s.f.
total	2630.5 s.f.	2850.4 s.f.	1620.75 s.f.
%	37%	40.2%	22.8%

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A4.1
elevations

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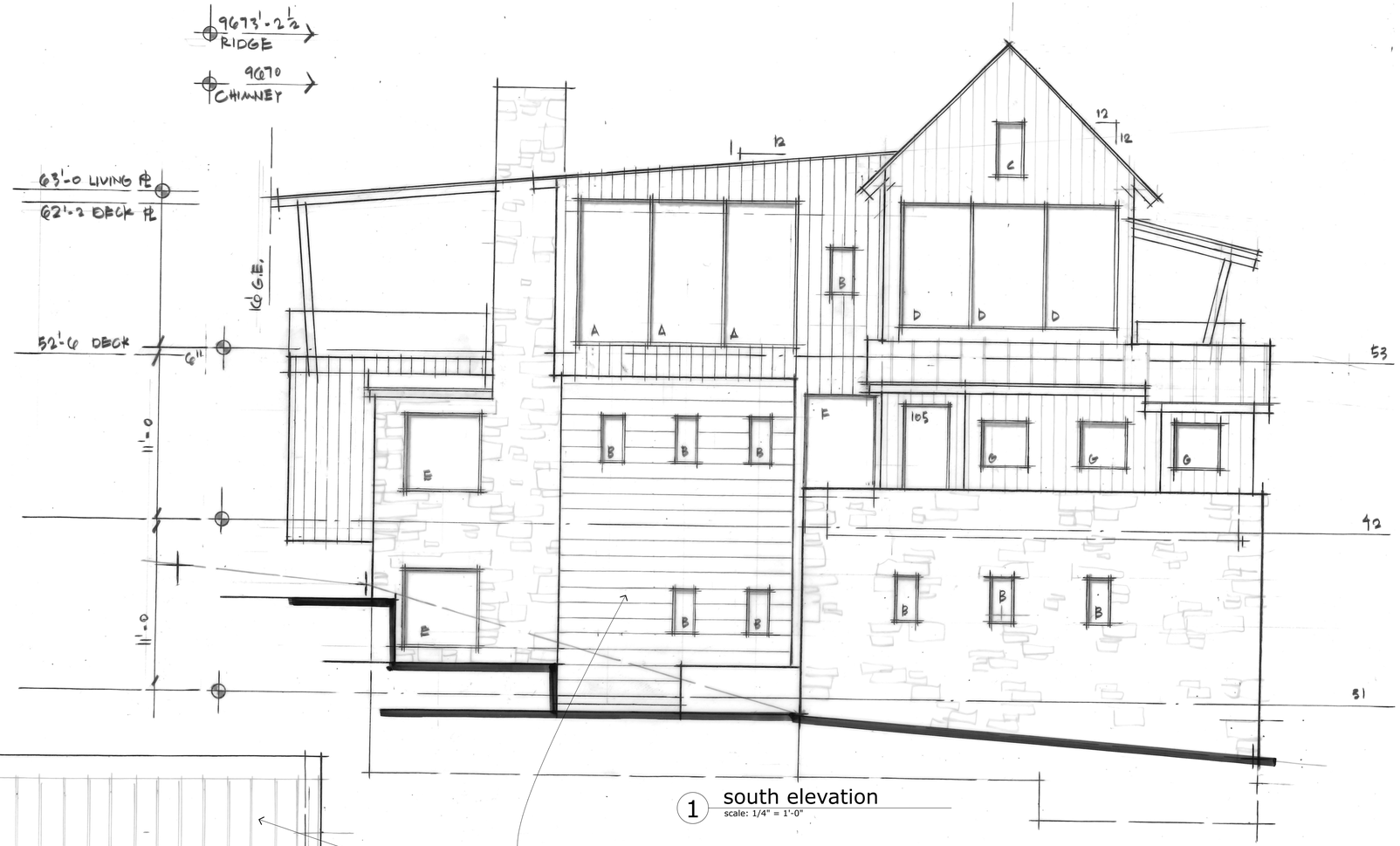


1 south elevation
scale: 1/4" = 1'-0"

horizontal wood siding

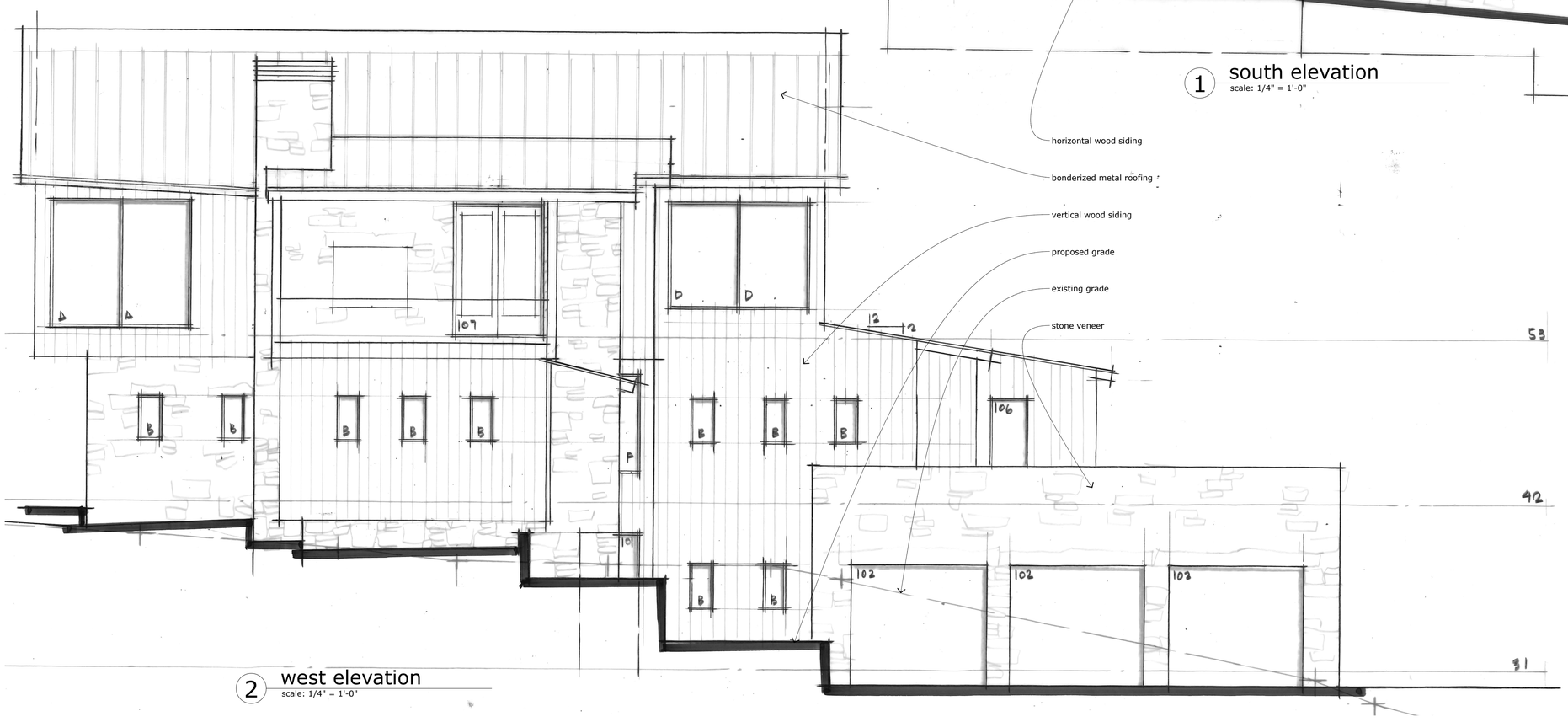
bonderized metal roofing

vertical wood siding

proposed grade

existing grade

stone veneer



2 west elevation
scale: 1/4" = 1'-0"

exterior material calculations

	stone	wood siding	glazing
north elevation	409.85 s.f.	394.9 s.f.	598.3 s.f.
east elevation	792.65 s.f.	884.3 s.f.	313.05 s.f.
south elevation	702.5 s.f.	648.6 s.f.	420 s.f.
west elevation	725.5 s.f.	922.6 s.f.	289.4 s.f.
total	2630.5 s.f.	2850.4 s.f.	1620.75 s.f.
%	37%	40.2%	22.8%

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san miguel county, colorado

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A4.2
elevations

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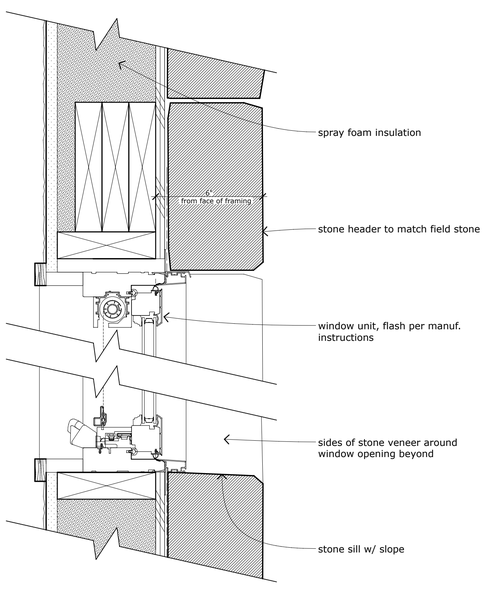
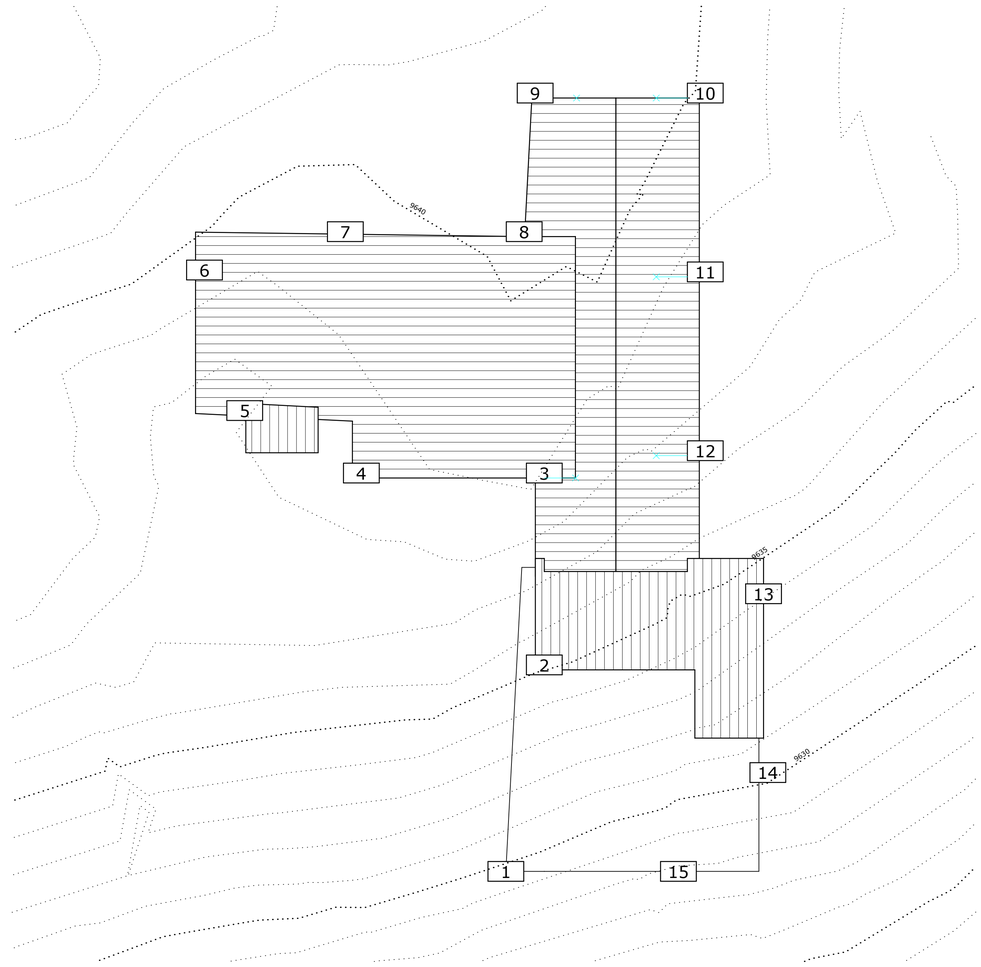
window schedule					
wndw id	unit width	unit height	operation	qty	remarks
A	4'-8"	9'-6"		14	
B	1'-6"	3'-0"		28	
C	1'-9"	3'-6"		2	
D	4'-8"	8'-0"		13	
E	5'-0"	5'-0"		2	
F	4'-0"	6'-6"		2	
G	3'-0"	3'-0"		6	

exterior door schedule					
door#	location	unit width	unit height	operation	remarks
101	entry	4'-0"	9'-0"	inswing	
102	garage	9'-0"	8'-0"	garage	
103	mudroom	3'-0"	8'-0"	inswing	
104	office	14'-0"	8'-6"	multi-slide	(3) 4'-8" x 8'-6" panels = 14'-0" wide unit
105	deck	3'-0"	8'-0"	inswing	
106	sauna	2'-6"	7'-0"	inswing	
107	porch	6'-0"	8'-0"	french	(2) 3'-0" x 8'-0" panels = 6'-0" wide unit
108	grill	3'-0"	7'-0"	inswing	



1 window recessed in stone veneer detail
scale:3" = 1'-0"



2 roof plan
scale:1/8" = 1'-0"

roof height calculations

point #	existing grade	proposed grade	roof elevation	roof height
1	9630'-6"	9631'-0	9645'-6"	15'-0"
2	9635'-0"	9631'-0"	9653'-0"	22'-0"
3	9638'-6"	9631'-0"	9668'-6"	37'-6"
4	9638'-6"	9637'-6"	9664'-6"	27'-0"
5	9638'-6"	9639'-0"	9665'-0"	26'-6"
6	9639'-6"	9639'-0"	9663'-0"	24'-0"
7	9639'-6"	9639'-6"	9664'-6"	25'-0"
8	9640'-3"	9640'-6"	9666'-0"	25'-9"
9	9640'-9"	9640'-6"	9668'-6"	28'-0"
10	9640'-0"	9640'-6"	9668'-6"	28'-6"
11	9639'-0"	9639'-0"	9668'-6"	29'-6"
12	9638'-0"	9636'-6"	9668'-6"	32'-0"
13	9634'-6"	9635'-6"	9654'-6"	20'-0"
14	9630'-0"	9631'-6"	9645'-6"	15'-6"
15	9629'-6"	9630'-6"	9645'-6"	16'-0"
			= **24'-10"** average roof height	

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contact:bruce/jodie/bronwen/josh/eltza

MIKE + MERRY MAYER

mountain village lot #233A
san miguel county, colorado

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A4.3
additional info

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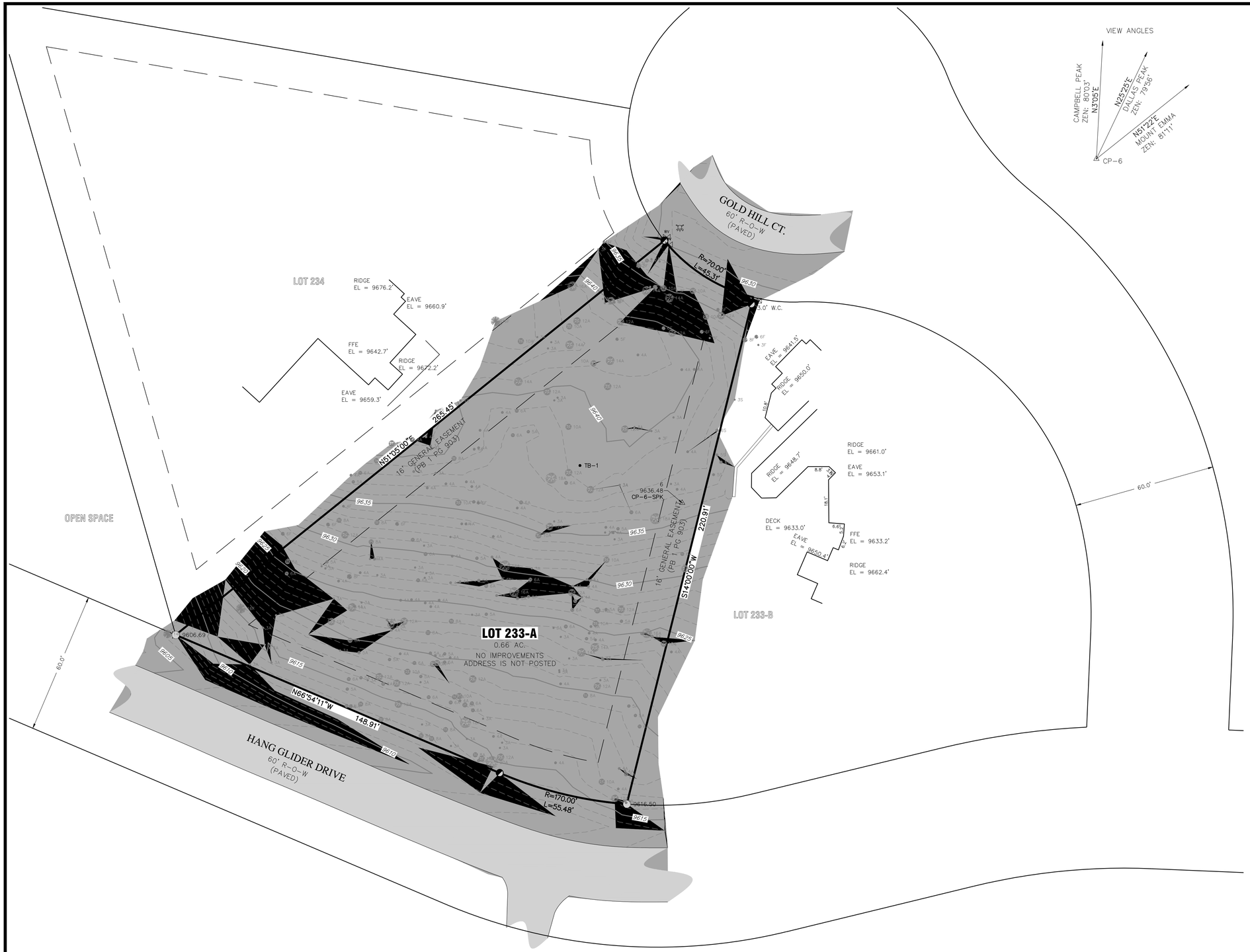
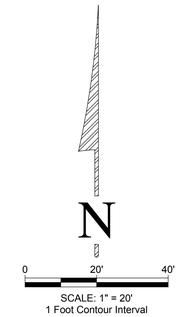




LEGEND

- FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP, LS 20632
- SET 18"/24" LONG #5 REBAR WITH 1 1/2" ALUMINUM CAP, LS 36577
- 3.0' W.C. WITNESS CORNER
- TELEPHONE PEDESTAL
- ELECTRIC TRANSFORMER
- FIRE HYDRANT
- WATER VALVE
- SPRUCE TREE, NUMBER INDICATES CALIPER
- FIR TREE, NUMBER INDICATES CALIPER
- ASPEN TREE, NUMBER INDICATES CALIPER

SLOPE TABLE			
NUMBER	MIN. SLOPE	MAX. SLOPE	COLOR
1	0.100%	29.999%	
2	30.000%	300.000%	

NOTICE:

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

NOTES:

1. According to Flood Insurance Rate Map: 08113C0286 C, map revised September 30, 1992, this parcel lies within Zone X (Areas determined to be outside the 500-year flood plain).
2. Vertical datum is based on the found Southeast corner of Lot 233-A, an Aluminum Cap Rebar, LS 20632, having an elevation of 9616.50 feet NAVD88, as depicted. Elevations were determined by a GPS Static Observation, reduced by NGS Opus website.
3. Fieldwork was performed April, 2016.
4. Lineal Units U.S. Survey Feet

PROPERTY DESCRIPTION:

Lot 233-A, Replat of Lot 233, Telluride Mountain Village, Filing 6, Phase 2, according to the Plat recorded May 8, 1989 in Plat Book 1 at page 903,

County of San Miguel,
State of Colorado.

SURVEYOR'S CERTIFICATE:

I, Christopher R. Kennedy, being a Colorado Licensed Land Surveyor, do hereby certify that this Topographic Survey and Slope Study of Lot 233-A, Telluride Mountain Village, Filing 6, Phase 2, was made by me and under my direct supervision, responsibility, and checking. This Topographic Survey does not constitute a Land Survey Plat or Improvement Survey Plat as defined by Title 38, Article 51 C.R.S.

Christopher R. Kennedy, P.L.S. 36577
11/09/2016

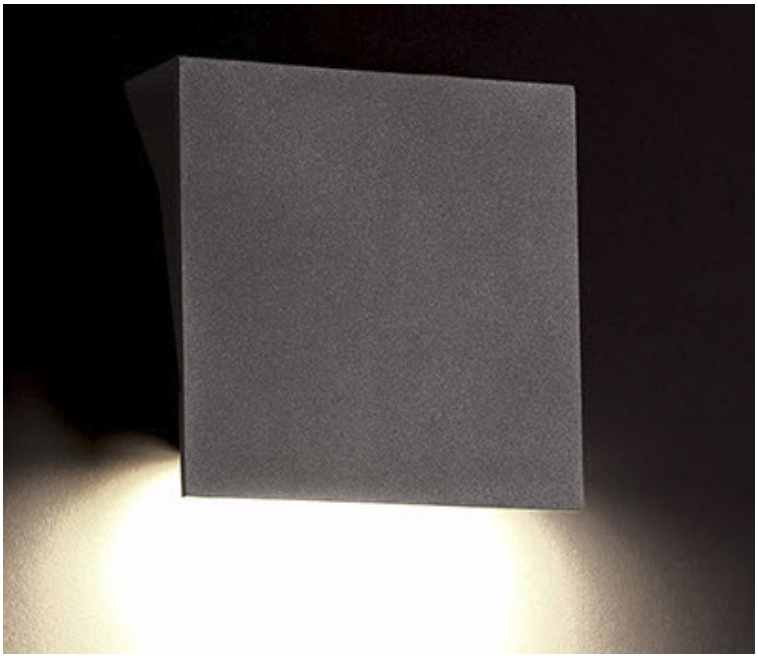
COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR
CHRISTOPHER R. KENNEDY
11/09/16
36577

TOPOGRAPHIC SURVEY AND SLOPE STUDY
LOT LOT 233-A, TELLURIDE MOUNTAIN VILLAGE, FILING 6, PHASE 2

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

DATE:	11/09/2016
JOB:	16008
DRAWN BY:	CRK
CHECKED BY:	SDH
REVISION DATES:	
SHEET:	1 OF 1

Mayer Residence – **"AA1"**
Exterior – Garage Doors
Mountain Village, Colorado
November 10, 2016

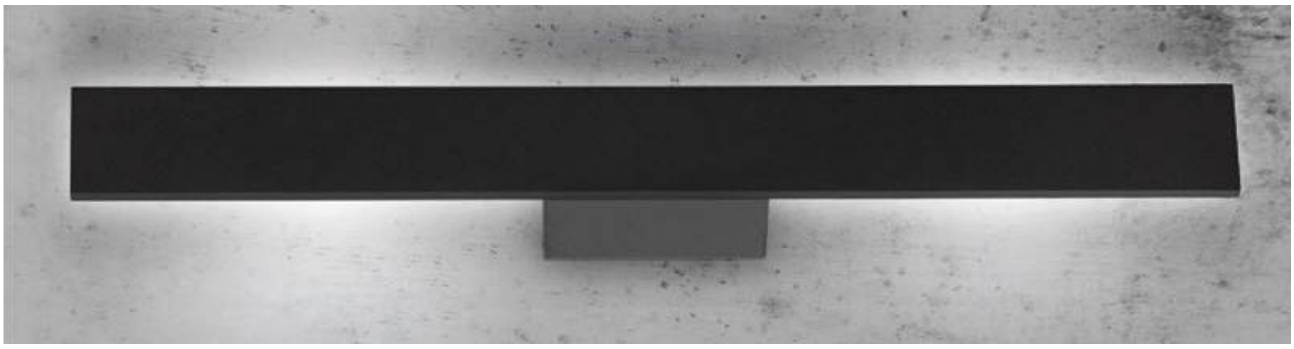


Manufacturer: Modern Forms
Website: www.modernforms.com
Description: Downlight wet rated sconce
Product #: WS-W38608-??
Dimensions: 8"SQ x 3"Ext
Mounting: Surface
J-box: Standard 4" box
Electrical: 120-volt
Finish: TBD
Accessories: N/A

Lamp: 9-watt LED [integral]
CCT: 3000K
Lumens: 398

Lighting Design 81435, Inc.
US Mail: PO Box 3220 683 West Pacific Ave. Unit D Telluride, Colorado 81435
Phone: (970) 728-5011

Mayer Residence – **"AA2"**
Exterior – Front Door
Mountain Village, Colorado
November 10, 2016



Manufacturer: Eureka Lighting
Website: www.eurekalighting.com
Description: Plate Out indirect wet rated sconce
Product #: 3450-2XLED.5.30-120V-ANTE
Dimensions: 33″W x 3.3″H x 2.75"Ext with 5″W canopy
Mounting: Surface
J-box: Standard 4" box
Electrical: 120-volt
Finish: Anthracite Fine Texture
Accessories: N/A

Lamp: 2 x 5-watt LED [integral]
CCT: 3000K
Lumens: 360

Lighting Design 81435, Inc.
US Mail: PO Box 3220 683 West Pacific Ave. Unit D Telluride, Colorado 81435
Phone: (970) 728-5011

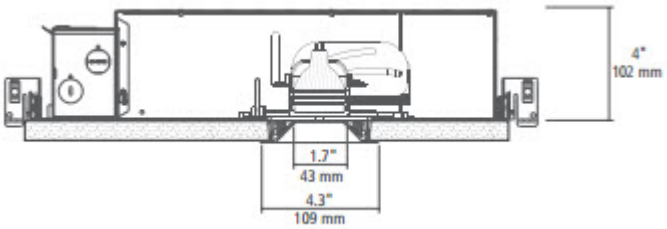
Mayer Residence – **"AA3"**
Exterior – Secondary Doors
Mountain Village, Colorado
November 10, 2016

Manufacturer: Bega
Website: www.bega-us.com
Description: LED Shielded Wall Luminaire
Product #: 33 514-??
Dimensions: 8"H x 2.125"W x 2.5"Ext
Mounting: Surface
J-box: Proprietary Bega 19 545 small opening wiring box
Electrical: 120-volt
Finish: TBD
Accessories: N/A

Lamp: 4.3-watt LED [integral]
CCT: 3000K
Lumens: 153

Lighting Design 81435, Inc.
US Mail: PO Box 3220 683 West Pacific Ave. Unit D Telluride, Colorado 81435
Phone: (970) 728-5011

Mayer Residence – **"DD"**
Exterior – Decks
Mountain Village, Colorado
November 10, 2016

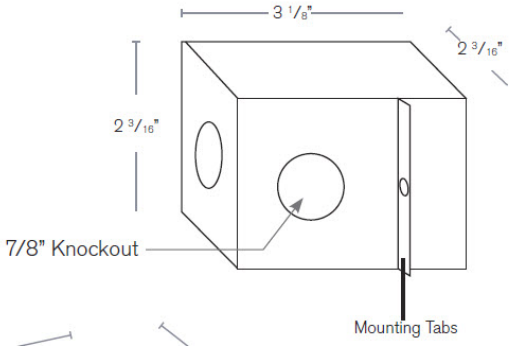


Manufacturer: Tech Element
Website: www.element-lighting.com
Description: 3-in Low Profile Wet Rated Non-IC Adjustable Downlight
Product #: E3S-WC-H-A-S-M + E3S-F-F-H-??
Housing Dimensions: 17.5"L x 11.5"W x 4"Ext
Trim Dimensions: 3.2"SQ
Mounting: Recessed
J-box: Integral 12V magnetic transformer
Electrical: 120-volt
Finish: TBD
Accessories: N/A

Lamp: 6-watt LED MR16 *flood [Soraa #SM16-06-36D-930-03]
CCT: 3000K
Lumens: 310

Lighting Design 81435, Inc.
US Mail: PO Box 3220 683 West Pacific Ave. Unit D Telluride, Colorado 81435
Phone: (970) 728-5011

Mayer Residence – **"GG"**
Exterior – Throughout
Mountain Village, Colorado
November 10, 2016



Manufacturer: SPJ Lighting
Website: www.spjlighting.com
Description: Recessed wet rated steplight
Product #: SPJ-MSL2-??-2W-125-2700K-9-15V
Dimensions: 2.625"SQ x 2"D
Mounting: Recessed
J-box: Proprietary 2"SQ x 3"D backbox [included]
Electrical: Remote 12VAC magnetic transformer
Finish: TBD
Accessories: N/A

Lamp: 2-watt LED [integral]
CCT: 2700K
Lumens: 125

Lighting Design 81435, Inc.
US Mail: PO Box 3220 683 West Pacific Ave. Unit D Telluride, Colorado 81435
Phone: (970) 728-5011

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

Agenda Item #5

TO: Design Review Board

FROM: Glen Van Nimwegen, AICP
Director

FOR: Meeting of December 1, 2016

DATE: November 29, 2016

RE: **Work session to continue review of the Design Regulations of the Community Development Code.**

Staff thought we would take advantage of the recent change to our agenda by putting the most recent version before the Board. The attached draft includes the changes we discussed at the November 7 meeting except:

- Proposed changes to the process to include a sketch plan step; and
- Possibly revise Purpose and Intent to emphasize Board's goal of encouraging excellent architectural design.

MOST RECENT CHANGES

Staff has incorporated the changes discussed at the November 7 work session. The major changes were in the following areas:

- Removed "board formed concrete" from Sec. 17.1.6A.
- Added varied roof lines and multiple forms to Sec. 17.1.6C.
- Revised the synthetic roof material approval.
- Addressed noise impacts as a part of design considerations under 17.1.6D.9.
- Made changes to the stone requirements contained in Sec. 17.1.6E.

We included a redline version for your review.

Attachments:

- Revised redline version of the Design Regulations

CHAPTER 17.1 DESIGN REGULATIONS

17.1.1 PURPOSE AND INTENT

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

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

17.1.2 APPLICABILITY

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

17.1.3 DEVELOPMENT APPLICATION PROCESS

The Design Review Process is set forth in the Development Review Procedures in Chapter 4.

17.1.4 TOWN DESIGN THEME

A. The town design theme is directed at establishing a strong image and sense of place for the community within its mountain setting.
B. - Mountain Village is located in a fragile, high-alpine environment that contains forests, streams, wetlands and mountainous topography. The natural physical features and setting of the town shall inform the design of our buildings to promote harmony between people and nature that respects and blends with its surroundings and is integrated into the landscape.
C. Architecture and landscaping within the town shall be respectful and responsive to the tradition of alpine design and shall reflect sturdy building forms common to alpine regions.
D. Architectural expression shall be a blend of influences that visually tie the town to mountain buildings typically found in high alpine environments.
E. Architecture within the town will continue to evolve and create a unique mountain vernacular architecture that is influenced by international and regional historical alpine precedents. The Town encourages new compatible design interpretations that embrace nature, recall the past, interpret our current time, and move us into the future while respecting the design context of the neighborhood surrounding a site.
F. The key characteristics of the town design theme are:
1. Building siting that is sensitive to the building location, access, views, solar gain, tree

preservation, and visual impacts to the existing design context of surrounding neighborhood development.

2. Massing that is simple in form and steps with the natural topography.

3. ~~Solid, heavy g~~Grounded bases that are designed to withstand alpine snow conditions.

4. Structure that is expressive of its function to shelter from high snow loads.

5. Materials that are natural and sustainable in stone, wood, and metal.

6. Colors that blend with nature.

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

17.1.5 BUILDING SITING DESIGN

A. Design to Fit the Landscape.

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

1. Siting of buildings and routing of driveways, utilities, walkways, drainage, etc., shall be designed to blend with the topography and avoid unnecessary disturbances to existing vegetation, ponds, streams and wetlands.

2. Natural vegetation, ponds, streams and wetlands shall be preserved and protected to the extent practicable while still allowing for the owner's envisioned development consistent with the Town regulations, standards and the Comprehensive Plan.

3. Due to heavy snowfall experienced in the area, all site plans shall provide a snow shed and storage plan for roofs, walkways and drives. Areas of snow or ice shedding from roofs shall be shown along with methods to protect pedestrian and/or vehicular traffic from injury or damage.

B. Residential Building Siting

1. Buildings shall be sited based on the consideration of influences such as surrounding development, shade and shadow, views, solar exposure, natural vegetation, and water run-off.

2. View corridors for proposed development shall be specifically preapproved by the review authority as a part of the overall landscape plan pursuant to the applicable requirements of the CDC.

3. The review authority may require the creation of a building envelope to define the area in which all improvements must be located in order to protect the general easement, wetlands, steep slopes, golf course, open space, common areas and similar site features.

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

C. Village Center Building Siting

1. Building siting within the Village Center shall relate directly to the pre-established or proposed pedestrian walkways, malls and plaza areas. It is imperative that buildings

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form the walls of these exterior spaces and that circulation routes are uninterrupted, continuous and reinforced by adjacent buildings.

2. Development of a structure to the lot lines shall be allowed on building footprint lots provided Building Codes setbacks are met, adequate fire access is provided and the applicable requirements of the CDC are met.

D. Sites Adjacent to Open Space

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

1. The owner of the open space shall provide the Town with written consent for the development application to proceed or all proposed improvements affecting the open space shall be deleted from the development application.

2. The applicant shall be required to enter into an open space impact agreement with the owner of the open space.

3. The Town may require easements for direct discharge, landscaping, access and similar improvements.

E. Golf Course Setbacks

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

F. Sites Adjacent to Common Areas

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

17.1.6 BUILDING DESIGN

A. Building Form

~~**1.**~~ The alpine mountain design shall be based on ~~solid, heavy~~ building forms that are well grounded to~~can~~ withstand the extreme natural forces of wind, snow and heavy rain. All buildings shall be designed to incorporate a substantially grounded base on the first floor and at finished grade. Examples of materials which evoke this form is stone, metal, stucco (for Village Center only), or wood with dimensions that are ten inches (10") or greater for timber or timber veneer and sixteen inches (16") or greater for log homes or log bases. Where the base of a building meets natural grade, the materials must be appropriate to be adjacent to accumulated snow.~~The following building massing requirements shall be met to achieve this mountain vernacular design:~~

~~2.~~1.

~~a. All buildings shall be designed to incorporate a heavy, thick massed base on the first floor and at finished grade base of stone, stucco (for Village Center only), or wood with dimensions that are ten inches (10") or greater for timber or timber veneer and~~

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~~sixteen inches (16") or greater for log homes or log bases.~~

~~i. For multi-family, mixed-use and commercial development, the first floor, primary material shall be stone or stucco with metal accent material.~~

~~ii. The DRB may increase the size of the timber or logs depending upon the size and visual weight of the upper floor materials in order to provide the desired heavy, thick building base.~~

~~iii. The heavy, thick building base shall be the primary element with the allowance of secondary, accent exterior materials to break up the mass or provide interest in association with an architectural element.~~

~~3.~~2. Windows and doors in stone and stucco areas shall be recessed back from the face of the exterior material by a minimum of five inches (5") with variations in the depth of the window and door recessions provided throughout the building to convey the desired heavy, thick massing.

a. Window trim or built up areas around the windows shall not be included in the measurement, such measurement to be made from the predominant face of the exterior wall assembly.

~~4.~~3. The exterior material requirements reinforce the desired massing set forth in this section.

B. Exterior Wall Form

1. General (Applies to All Development)

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

2. Village Center Wall Form Additional Requirements

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

C. Roof Form

1. Roof Design Elements

a. ~~Primary forms shall be gable. Secondary roof forms may be either gable or shed roof forms.~~The roof shall be a composition of multiple forms that emphasize sloped planes, varied ridgelines and vertical alignments.

i. Other primary and secondary roof forms may be approved by the DRB as a specific approval consistent with the roof pitch requirements as set forth herein, and provided the Town design theme is met.

b. Roof forms shall be simple in design to the extent practicable.

c.b. Dormers may be included to add interest and scale to major roof areas and to make habitable use of space within the roofs. Dormers may have gable or shed forms.

d.c. Roofs shall be designed and insulated to ensure valleys, areas over wall top plates and other similar building spaces do not form ice dams and to prevent the need for heat tracing.

e.d. The DRB may require long ridgelines to be stepped to avoid long spans of unbroken ridges when such elements are not in proportion to the design and scale of the building, or to ensure the building design is following the topography of the site.

f.e. Roof ridgelines shall, where practicable, step with the topography of the site following the stepped foundation.

g.f. The design of roofs shall reflect concern for snow accumulation and ice/snow shedding. Entries, walkways and pedestrian areas shall be protected from ice/snow shedding.

g. Eaves and fascia shall generally be responsive and proportional to the design of the building.

2. Pitch

a. Primary roof pitches shall be 6:12 to 12:12 except for:

i. Town shops, recreational facilities, community facilities, public works buildings or buildings with an industrial zoning designation on the site may have lesser slopes approved as a specific approval of the DRB.

b. Secondary shed roof forms shall have a pitch of not less than 4:12 when attached to major building forms.

i. The Review Authority may allow for roof forms less than 4:12 for secondary roof forms as a specific approval.

3. Eaves and Fascia

a. Eaves and fascia shall generally be responsive and proportional to the design of the building.

4.2. Roof Drainage

a. Where roofs drip onto pedestrian or other public areas, all multi-family, mixed use or commercial buildings shall provide a system of gutters, downspouts and permitted heat-tape to direct and channel roof run-off into the project's landscape areas and to prevent ice build-up in pedestrian areas. In non-pedestrian or public areas, roofs may drip to cobble lined swales that direct water to the natural or proposed landscape.

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b. All development within the Village Center shall be required to provide an integral guttering system designed into the roof or other DRB approved system of gutters, downspouts and heat-tape to contain roof run-off.

c. Within the Village Center, all building roof run-off shall be directed to storm sewers or drainage systems capable of handling the volume of run-off. Such system shall be kept and maintained by the owner and/or respective homeowners association in a clean, safe condition and in good repair.

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~~5.~~3. **Roof Material**

a. All roofing material shall be of a type and quality that will withstand high alpine climate conditions.

b. The review authority may require class A roofing materials as a fire mitigation measure.

c. Permitted roof material outside the Village Center include:

i. Rusted, black or gray standing ~~seam~~ seam or corrugated metal;

ii. Zinc;

iii. Minimum 1/2" slate; and

~~iv. 18 - 22 gauge black or rusted corrugated metal.~~ v. Synthetic materials that have been approved by the Design Review Board for general use after having been used on individual projects and the Board makes the finding that the material has proven to meet the standards stated below.

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d. Village Center roofing material shall be concrete tile or synthetic materials that emulate concrete tile of the color burnt sienna except for special copper accent roofs that shall require specific approval of the DRB.

e. The following roofing materials may be approved by the DRB as a specific approval that is processed as a class 3 development application if the DRB finds the roofing material is consistent with the town design theme and the applicable Design Regulations:

i. Copper;

(a) Copper shall only be considered when it is proposed with a brown or verde patina finish where visible except for the Village Center where a verde patina finish is required.

~~(i.)~~ (b) The copper finish shall be completed prior to issuing a certificate of occupancy.

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ii. Galvanized corrugated or standing seam metal (not rusted; reflective);

~~iii. Standing seam;~~

~~iv.~~ iii. Synthetic roofing material that accurately emulates wood shake, concrete and slate tile or any other roofing material permitted or existing in Mountain Village.

(a) Synthetic roofing material shall be:

(i.) Durable

(ii.) High strength, both material and shape;

(iii.) Low absorption or permeability;

(iv.) High freeze/thaw damage resistance;

(v.) Color throughout the tile (not surface applied); and

(vi.) High-quality design that fits within the architectural context of the building and the architectural context of the surrounding area.

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f. The following requirements are applicable to all roofing:

i. Metal roofing surface shall not reflect an excessive amount of light when viewed against direct sunlight.

ii. Unless the DRB grants a specific approval for a non-rusted metal roof, corrugated and standing seam roofing materials shall be pre-treated to produce rusting prior to placement on the roof, and prior to the issuance of a certificate of occupancy.

g. The installation or re-installation of wood shakes, glazed tile and asphalt shingles is prohibited, except for the repair or replacement of wood shake areas that are 25% or less of the total roof surface area.

h. Roof flashing, Gutters Downspouts and Similar Hardware:

i. In the Village Center, all exposed metal flashing, gutters, downspouts and other roof hardware shall be copper except when either structural requirements dictate the use of stronger materials such as for snow fences.

ii. In all other areas, other metal guttering besides copper may be approved by the review authority to allow it to match roofing material, such as the use of rusty steel guttering on a rusty metal roof.

iii. When steel or iron are used, they shall be either rusted to match the roof or finished with a baked on enamel paint or, subject to the prior approval of the review authority, a silicon modified alloy or special epoxy paint system of a color approved by the review authority.

~~6.~~4. **Pedestrian Protection.** Due to the potential for heavy snow accumulation, snow shedding shall be expected from sloping roofs onto the adjoining finished grades. It is therefore important that people, structures and improvements be protected from these potential impact loads.

a. All building entries and shop fronts shall be located at gable ends of buildings or shall be protected by secondary roofs, arcades, balconies or similar structures when they are subject to snow or ice shedding.

b. Structures, improvements and other pedestrian/public areas shall be protected by structural snow retention devices and other measures, such as snow fences and heat traced gutters.

c. Snow retention devices shall be designed by a registered, Colorado professional engineer to support structural loads.

d. Raised planters, retaining walls or similar landscape features shall be used to direct pedestrians away from any snow or ice shed areas and shall be required where a potential volume of snow shed or an especially hazardous area exists due to the height and slope of the roof aspect and similar site-specific considerations.

e. Mechanical and safety devices shall be provided to safely accommodate snow removal in accordance with federal occupational regulations.

~~7.~~5. **~~Roofing Color~~Nonreflective Material.** All roof material ~~colors~~ shall be a non-reflective natural earth or rusted tones that blend with the natural backdrop to the extent practicable.

D. Chimneys, Vent and Rooftop Equipment Design

1. Chimney forms shall relate to the overall building.

2. All fireplace flues shall be enclosed with ~~an arched~~a chimney cap that allows the proper draft to flow past the cap as required by any applicable codes and not simply left as exposed metal or clay flues. Chimney enclosures are generally made of stone, stucco or rusted or painted metal, or metal treated to create a natural patena, to complement the roof material.~~.~~ ~~The metal shall be treated to produce rusting.~~

3. All wood-burning fireplaces shall require the installation of a spark arrester.

a. Wood-burning fireplaces are only permitted on certain lots as limited by the Solid Fuel Burning Device Regulations.

4. All flues and vents shall be consolidated to the extent allowed by the Building Codes to minimize the visual impacts caused by excessive chimneys, flues and vents.

~~**5.** Chimneys shall be located on the side or rear of a dwelling and not located on the front façade as viewed from the primary access way.~~

~~6.~~5. Vents shall be located on the roof plane that is furthest away from the adjoining public ways.

~~7.~~6. Vents on the roof or on a wall shall be located and designed to ensure the lack of ~~instructions~~ obstructions from accumulating snowfall.

~~8.~~7. Exhaust vents from commercial kitchens, locker rooms and any other space that may emit undesirable odors shall be designed and located so as to vent from the roof of buildings and thus mitigate ~~and eliminate~~ odors. The review authority has the right to require improvements, such as air cleaners (scrubbers), to any system that does not in its judgment perform satisfactorily.

8. Rooftop heating and air conditioning equipment, large vent stacks, elevator penthouses, mechanical equipment and building vents and flues shall be designed to be compatible with the overall design of the structure, consolidated into vent enclosures and concealed or screened from public view. Building vents and flues that cannot be consolidated into vent enclosures and/or concealed due to the Building Codes shall be wrapped with an appropriate metal to match the exterior materials of the building so as not to be obtrusive.

~~**9.**~~ **9.** Exhaust vents and air conditioning equipment must be located to ensure emitted noise is directed away from public and private spaces.

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

1. Stone. In addition to achieving the building massing requirements, stone walls shall meet the following standards:

a. All ~~B~~buildings with wood or other approved exterior materials shall have thirty-five percent (35%) minimum stone walls.

b. The stone for building additions shall be included into the overall stone calculation for the entire building and must comply with the stone percentage requirements stated herein.

c. The designs shall show stone that is distributed to enhance the overall architecture.

i. Stone incorporated in retaining walls that are ~~adjacent to and~~ an integral part of the building design may be included~~, up to ten percent (10%),~~ in the building's exterior stone material calculation.

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~~ii. Boulder walls or landscaped walls shall not be considered within calculations of the exterior wall material requirement.~~

~~iii.~~ii. A narrative that describes the pattern, grout, block size and color of the proposed stone ~~A stone sample~~ and color picture of the proposed stone and setting pattern shall be provided as a part of the Design Review Process application for approval by the review authority.

~~iv.~~iii. Any review authority approval for stone shall include a condition that a four foot (4') by four foot (4') mock up board be prepared by the development mason for the review authority to approve the final stone material and setting pattern consistent with the review authority approval. Such mock up shall be provided prior to the installation of any stone and prior to the town conducting the framing inspection (if any), or other trigger point developed by the review authority.

2. **Wood.** Wood siding (horizontal or vertical), wood shingles, log, log siding and heavy timbers, and timber veneers are acceptable exterior wood materials. In addition to achieving the building massing requirements, wood siding shall meet the following standards:

a. Log and log siding shall be a minimum sixteen inches(16") in diameter on the first and lower floor elevations as provided under the building design standards, and nine inches (9") in diameter on upper floors. When milled logs are used, hand-hewed logs are preferred. When log siding, heavy timber or wood siding are used, corner detailing shall be provided.

b. Heavy timber shall be a minimum size of eight inches by eight inches (8" x 8").

c. Wood siding shall be a minimum size of one inch by eight inches (1" x 8") in dimension and either painted or stained. Reclaimed barn wood shall be an average of eight inches (8") in width.

d. Board and batten wood siding shall not be the predominant siding pattern. When board and batten siding is proposed the minimum size shall be one inch by eight inch (1" x 8") boards and one inch by eight inch (1" x 8") battens.

3. **Metal.** The review authority may review and approve metal as ~~an accent~~a siding material, soffit material and fascia material as specific approvals in a development application.

a. Permitted metal siding types include rusted corrugated, rusted sheet metal panels, zinc panels, copper panels and other metal types reviewed and approved by the DRB.

b. Copper metal shall be treated to produce a patina prior to the issuance of a certificate of occupancy.

c. Corrugated metal shall be treated to produce rusting prior to the issuance of a certificate of occupancy.

4. **Stucco.** Stucco is only allowed in the Village Center. In addition to achieving the building massing requirements, stucco siding shall meet the following standards:

a. The primary exterior wall finish in the Village Center shall be stucco with a minimum use of twenty-five percent (25%) stone and a maximum of twenty percent (20%) wood as an exterior wall material.

b. Stucco walls shall portray a building of mass and, therefore, must be used over

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large surfaces rather than on small isolated areas. Stucco walls shall have a smooth undulating surface with soft rounded corners and deeply recessed doors and windows to reinforce the building mass.

c. Two-coat or three-coat stucco construction shall be detailed on the Design Review Process and construction plans.

d. Stucco colors shall be primarily light earth tones and are subject to the approval of the review authority.

e. Exterior Insulation Finished System or "EIFS" is prohibited due to the high alpine conditions and the prevalent water damage issues occurring in past EIFS installations.

5. **Non-combustible Materials.** The Town Building Codes may require certain non-combustible wall assemblies or synthetic materials. In such circumstances, the DRB may approve non-combustible materials as a specific approval provided it finds such materials are compatible with the town design theme and surrounding area development.

6. **Sustainable Green Building Materials.** The DRB may approve sustainable green building materials as a specific approval provided it finds such materials are compatible with the town design theme and surrounding area development.

7. **Prohibited Exterior Materials.** The following exterior materials are prohibited:

a. Rough sawn plywood, aluminum, fiberglass, T-111 panels, plastic and/or vinyl siding.

b. Concrete is limited as an exterior materials for structural elements such as exposed lintels or beams, or as board form concrete with review authority specific approval. Other areas of concrete shall be faced with stone, wood, stucco or metal per the exterior material requirements set forth in this section.

F. Exterior Color

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

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

1. Window openings and patterns shall be responsive to good solar design principles. The design of exterior walls shall also respond to solar exposures.

~~a. North walls shall typically have no more than twenty percent (20%) glass area unless the primary view is to the north.~~

~~b. South walls shall open to the sun and view.~~

~~c.~~a. ~~Consistent with the Building Codes, t~~The maximum window area of a building ~~is~~ shall be forty percent (40%) of the total building façade area.Window placement and size shall be sensitive to light spill over to adjacent properties.

~~i. Window area measured as the rough opening area of the windows.~~

~~ii. Façade area measured to the exterior face of the wall assembly.~~

~~2. Large uninterrupted expanses of glass shall be avoided except on southern facades and to primary views.~~

~~a. Uninterrupted glass areas on single-family dwellings may not exceed forty (40) square feet except in one window area designed as a great room where uninterrupted glass areas may not exceed seventy (70) square feet.~~

~~i. The review authority shall determine what constitutes an interruption of the window area on a case-by-case basis.~~

~~(a) Mullions and simulated divided lites shall be responsive in scale to break up continuous bands of glazing. Simulated divided lites shall have internal and external grills with spacers between panes of glazing.~~

~~ii. The DRB may allow for larger window areas without interruption as a specific approval.~~

~~3.~~2. Combinations of windows shall be used to establish a human scale to building facades.

~~4.~~3. Windows within grounded base forms shall appear to be punched into ~~massive~~ walls. Window patterns and reveals need to be carefully studied to create interest and variety.

a. All windows in stone or stucco walls shall be recessed so that the exterior face of the glass is set back a minimum of five inches (5") from the outside face of the exterior wall assembly.

i. Built-out eyebrows shall not be used to circumvent the intent of the window recess requirement.

Within the Village Center, the depth of reveals shall vary from the five inches (5") as set forth above with reveals greater than ten inches (10") being more desirable. ~~When bay windows are incorporated in stucco walls, the window recess requirement will be reviewed on an individual basis.~~

~~ii.~~

b.

~~b.a. When bay windows are incorporated in stucco walls, the window recess requirement will be reviewed on an individual basis.~~

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~~5.~~4. Window openings and trim shall be consistent in proportion and scale with the associated building. Materials shall vary in detailing and color while still being compatible with overall building design. Transitional details must be provided that clearly describe connection of glazing to walls.

~~6.~~5. For residential windows above the pedestrian (ground) level within the Village Center, uninterrupted, maximum glass area shall not exceed sixteen (16) square feet**.**

~~7.~~6. Village Center windows at pedestrian (ground) level are also governed by the Commercial, Ground Level and Plaza Area Design Regulations..

~~8. Continuous, repetitive bands of windows shall be avoided.~~

~~9.~~7. Windows shall have double or triple glazing or high technology glass as required by the Building Codes.

~~10.~~8. Window frames and trim shall be painted or stained wood, anodized, painted or clad aluminum or patina copper clad.

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a. Aluminum is allowed as painted clad material only.
b. The use of vinyl windows is prohibited.

~~11.~~9. Divided-lite windows shall be either individual glass ~~lights~~ lites with real mullions unless special divided-~~light~~ lite windows with interior spacer bars are otherwise approved by the review authority; or simulated divide lite windows. The use of removable grid (false mullions) is prohibited.

~~12.~~10. The use of mirrored glass is prohibited.

~~13.~~11. If shutters or grills are used on exterior walls, they shall be operable and not merely ornamental.

H. Doors and Entryways

1. For single-family development, doors and entryways shall use handcrafted materials whenever possible. The primary entrance doorways shall establish interest, variety and character and shall be reviewed by the review authority on an individual basis.

2. Within the Village Center and multi-family development, glass, metal and wood doors shall be used to establish interest, variety and character for the tenant spaces.

3. Flush metal doors will not be permitted unless the review authority determines that such doors are semi-concealed from public ways.

4. All doors shall meet the applicable energy code requirements of the Building Codes.

a. Hollow metal doors are not permitted.

5. The exterior face of a door shall be recessed a minimum of five inches (5") from the outside face of ~~the exterior wall assembly~~a grounded base.

6. Garage doors shall be rich and interesting. Wood or metal sectional overhead doors of raised panel design may be used.

a. Hollow metal doors, metal overhead doors of plain panel or roll-up doors similar to those of a service truck are prohibited.
b. Wood garage doors, other than wood sectional overhead doors, shall be reviewed on an individual basis.
c. The exterior face of the garage door shall be recessed a minimum of seven inches (7") from the outside face of the exterior wall assembly.

I. Decks and Balconies

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

2. Long, continuous bands of balconies are prohibited.

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

J. Required Surveys and Inspections

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

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

    a. The stone, setting pattern and any grouting with the minimum size of four feet (4') by four feet (4');
    b. Wood that is stained in the approved color(s);
    c. Any approved metal exterior material;
    d. Roofing material(s); and
    e. Any other approved exterior materials

    This materials board shall remain on the site in a readily visible location until the project receives a certificate of occupancy or a temporary certificate of occupancy.
4. Prior to or concurrent with the Building Division conducting the foundation and framing inspections, the Planning Division shall conduct site inspections to ensure the development is proceeding in accordance with the approved plans.
5. Prior to the issuance of either a certificate of occupancy or a temporary certificate of occupancy, the Planning Division shall inspect the site to ensure the development is constructed in accordance with the approved plans, including but not limited to all exterior materials, windows, exterior lighting, landscaping, drainage and massing.
6. Prior to the Building Division conducting the required footing or foundation inspection for an accessory dwelling unit, a monumented land survey prepared by a Colorado public land surveyor to ensure that an accessory dwelling unit will contain the maximum floor area as approved by the review authority. Such a survey may also be required by the review authority for any other land use that has a maximum or minimum size established by the CDC a PUD or by a development agreement with the Town.

CHAPTER 17.4 DEVELOPMENT REVIEW PROCEDURES

17.4.11(E) 5. Design Variation Process.

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

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

b. A design variation request shall be processed concurrently with the applicable Design Review Process development application.
c. A design variation request shall outline the specific variations requested and include the section number.
d. A design variation request shall provide a narrative on how the variation request meets the design variation criteria for decision.
e. The following criteria shall be met for the review authority to approve a design variation development:

i. The design variation is compatible with the design context of the surrounding area.; and provides for a strong mountain vernacular design.
ii. The design variation is consistent with the town design theme;
iii. The strict development application of the Design Regulations(s) would prevent the applicant or owner from achieving its intended design objectives for a project;
iv. The design variation is the minimum necessary to allow for the achievement of the intended design objectives;
v. The design variation is consistent with purpose and intent of the Design Regulations;
vi. The design variation does not have an unreasonable negative impact on the surrounding neighborhood; and
vii. The proposed design variation meets all applicable Town regulations and standards.; and
viii. The variation supports a design interpretation that embraces nature, recalls the past, interprets our current time, and moves us into the future while respecting the design context of the neighborhood surrounding a site.

vii.ix.

f. Cost or inconvenience alone shall not be sufficient grounds to grant a design variation.
g. It shall be the burden of the applicant to demonstrate that submittal material and the proposed development substantially comply with the design variation process.

DRAFT

2017 DRB Meeting Schedule

DRB Meeting Dates for 2017	
Thursday, January 5, 2017	**10am**
Thursday, February 2, 2017	**10am**
Thursday, March 2, 2017	**10am**
Thursday, April 6, 2017	**10am**
Thursday, May 4, 2017	**10am**
Thursday, June 1, 2017	**10am**
Thursday, July 6, 2017	**10am**
Thursday, August 3, 2017	**10am**
Thursday, September 7, 2017	**10am**
Thursday, October 5, 2017	**10am**
Thursday, November 2, 2017	**10am**
Thursday, December 7, 2017	**10am**

DRB Members 2017

Member	Original Date Appointed	Term Expiration	Regular/ Alternate	Consecutive Absences
Dave Craige	Apr-15	Apr-18	Regular	
Keith Brown	Nov-10	Apr-18	Regular	
Banks Brown	Nov-10	Apr-18	Regular	
Luke Trujillo	Apr-12	Apr-18	Regular	
Dave Eckman	Apr-09	Apr-17	Regular	
Greer Garner	Apr-13	Apr-17	Regular	
Phil Evans	Jul-13	Apr-17	Regular	
Liz Caton	Apr-15	Apr-17	Alternate	
Jean Vatter	Apr-15	Apr-17	Alternate	

OPPORTUNITY
IS OPEN TO THE
AT LARGE COMMUNITY

submit your letter of intent and resume
by 5 p.m. January 31
jmarinoff@mtnvillage.org

enjoy the benefits
of a ski pass

DESIGN REVIEW BOARD OPEN SEATS
THREE REGULAR AND TWO ALTERNATE

"WE WOULD LIKE A BALANCED BOARD OF EXPERIENCED ARCHITECTS AND DESIGNERS, CONTRACTORS AND CONSTRUCTION WORKERS, PLANNERS AND COMMUNITY MEMBERS."

THIS VOLUNTEER BOARD MEETS THE FIRST THURSDAY OF EACH MONTH WITH SPECIAL MEETINGS AS NEEDED

DESIGN REVIEW BOARD IS RESPONSIBLE FOR
reviewing the design of new structures, remodels, sign requests, landscaping plans and other architectural and aesthetic matters; board members act as a planning commission, too.

TOWN OF MOUNTAIN VILLAGE
INCORP. 1995

townofmountainvillage.com/governing/planning-development/design-review-board