

**TOWN OF MOUNTAIN VILLAGE
DESIGN REVIEW BOARD & JOINT TOWN COUNCIL MEETING
THURSDAY APRIL 2, 2015, 10:00 AM
2nd FLOOR CONFERENCE ROOM, MOUNTAIN VILLAGE TOWN HALL
455 MOUNTAIN VILLAGE BLVD, MOUNTAIN VILLAGE, COLORADO
AGENDA**

	Time	Min.	Presenter	Type	Description
1.	10:00				DRB and Town Council Call to Order
2.	10:00	60	Hawkins	DRB and Town Council Joint Worksession	Presentation of the Town Hall Subarea Task Force Recommendation and Conceptual Work Session with the Design Review Board for New Medical Center in the Town Hall Subarea
3.	11:00				Town Council Adjourn
4.	11:00	5	Hawkins	Action	Reading and Approval of Summary of Motions of the March 5, 2015 meeting of the Design Review Board
5.	11:05	10	Board Members	Action	Design Review Board Annual Election of Chair, Vice-Chair and Temporary Chair
6.	11:15	45	Bangert	Action	Consideration of a Design Review Process Application for a New Single-family Residence on Lot 364R
7.	12:00	30			Lunch
8.	12:30	45	Hawkins	Hearing	Consideration of a Conditional Use Permit and Variance for 100'-tall Telecommunication Tower Located Next to Existing Tower on OSP49
9.	1:15	30	Hawkins	Action	Consideration of a Recommendation to the Town Council for Amendments to the Community Development Code (CDC) at (A) 17.3.4(F)(4) to Allow for the Resubdivision and Rezoning of Single-Family Lots Subject to Modified Criteria; and (B) 17.6.3 to Revise the Condominium-Hotel Regulations.
10.	1:45				Adjourn

**SUMMARY OF MOTIONS
TOWN OF MOUNTAIN VILLAGE
DESIGN REVIEW BOARD MEETING
THURSDAY, MARCH 5, 2015**

Agenda item # 4

Call to Order

Chairman, Bill Hoins, called the meeting of the Design Review Board of the Town of Mountain Village to order at 10:00 a.m. on Thursday, March 5, 2015, in the Conference Room at 455 Mountain Village Boulevard, Mountain Village, Colorado, 81435.

Attendance

The following Board/Alternate members were present and acting:

Bill Hoins	Dave Eckman
Greer Garner	Phil Evans
Keith Brown	Luke Trujillo
Daniel Zemke	

The following Board members were absent:

Banks Brown
Kristine Perpar

Town Staff in attendance:

Chris Hawkins, Director of Community Development
Dave Bangert, Town Forester

Public in attendance:

Stefanie Solomon	Douglas Tooley
Suzanne Greischel	Joe Solomon
Lee Roufa	David Craige
Frank Hensen	Jean Vatter
Ken Alexander	

Reading and Approval of Summary of Motions of the February 5, 2015 Design Review Board Meeting

On a **Motion** made by Phil Evans and seconded by David Eckman, the DRB voted 7-0 to approve with changes the Summary of Motions from the February 5, 2015 meeting.

Consideration of a recommendation to the Town Council for amendments to the Community Development Code (CDC) at (A) Section 17.2.12 to allow the conditional use permit process to establish the allowed height for freestanding antennas; (B) Section 17.4.9(E)(2)-(3) to correct an omission, and not require a concurrent replat with rezoning; (C) Section 17.4.14(F)(3) to revise the criteria for allowing ski lifts on private lots; (D) Section 17.6.9 to meet or exceed San Miguel County open burning regulations; and (E) miscellaneous amendments to the CDC to accomplish the foregoing.

On a **Motion** made by Greer Garner and seconded by David Eckman, the DRB voted 7-0 to approve the recommendation to the Town Council for amendments to the Community Development Code (CDC)

Conceptual worksession for an addition to a single-family dwelling on Lot 221AR.

David Eckman recused himself due to a conflict of interest for this agenda item.

Director of Community Development, Chris Hawkins, presented for the Conceptual Worksession
Owner's representative and applicant, David Eckman, presented for the worksession.

DRB Member Appointments Recommendation to the Town Council for filling members' seats whose term will expire.

Director of Community Development, Chris Hawkins, presented for the DRB member recommendation of appointments.

Upon interviewing with Jean Vatter, Suzanne Greischel, Douglas Tooley, Frank Hensen, David Craige, and discussion among board members on a **Motion** by Daniel Zemke and seconded by Keith Brown, the DRB voted 4-0 to recommend Town Council appoint Dave Eckman, Greer Garner and Phil Evans as regular members, and recommends the two alternate seats be appointed to Jean Vatter and David Craige. DRB's recommendations will go before Town Council, at the March 26, 2015 meeting, located at 455 Mountain Village Blvd.

Design Review Board Annual Election of Chair, Vice-Chair and Temporary Chair

Director of Community Development, Chris Hawkins, requested that Annual Elections be heard at the April 2, 2015 Design Review Board meeting at 10:00am located at 455 Mountain Village Blvd.

Other Business:

With no other business on a Motion made by Keith Brown and seconded Luke Trujillo, the DRB voted 7-0 to adjourn the March 5, 2015 meeting of the Mountain Village Design Review Board at 1:20 p.m.

Respectfully Submitted,

Chris Hawkins, AICP
Director of Community Development



**COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION**

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

TO: Design Review Board

FROM: Dave Bangert, Town Forester

FOR: DRB Public Hearing on April 2, 2015

DATE: March 10, 2015

RE: Consideration of a Design Review Process application for a new single-family residence on Lot 364R

PROJECT GEOGRAPHY

Legal Description: Lot 364R, Mountain Village Filing No. 26

Address: 104 Snowfield Drive

Applicant/Agent: Tom Conyers Architect

Owner: Tucker and Cindy Magid

Zoning: Single-family Zone District

Existing Use: Single-family Dwelling

Proposed Use: No change in use

Adjacent Land Uses:

- **North:** Single-family lots and Hood Park Open Space
- **South:** Single-family lots
- **East:** Single-family lots
- **West:** Single-family lots

Lot Size: 0.87 acres

PROJECT SUMMARY

CDC Provision	Requirement	Proposed
Maximum Building Height	40' maximum (35'+5' for gable roof)	Approx. 35' – 5"
Maximum Avg Building Height	35' maximum (30'+5' for gable roof)	19' – 10"
Maximum Lot Coverage	40% maximum	9.3% (7,778 sq. ft.)
General Easement Setbacks		
North	16'	54'
South	16'	8' GE encroachment for driveway
East	16'	11' GE encroachment for driveway
West	16'	38'
Roof Pitch		
Primary	6:12 to 12:12	8:12
Secondary	4:12 unless specific approval	4:12 one shed roof 3:12
Exterior Material		
Stone	35%	35% (2,382 sq. ft.)
Wood	25% (No requirement)	40% (2738 sq. ft.)
Windows/Doors	40% maximum for windows	24.9% (1,670.5 sq. ft.)
Core ten Metal Accent	Specific Approval	0.1% (11 sq. ft.)
Parking	2 enclosed and 2 non-tandem	2 enclosed and 2 non-tandem

ATTACHMENTS

- Exhibit A: Vicinity Map
- Exhibit B: Applicant Narrative
- Exhibit C: Design Review Plans

RECORD DOCUMENTS

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

BACKGROUND

The Design Review Board (DRB) conducted a conceptual worksession on the proposed development on April 18, 2014. This lot contains wetlands that comprise one third of the northern section and limit the buildable footprint for any proposed home. The applicant is proposing encroachments into the eastern and southern General Easements to allow for the driveway and low retaining wall. This proposed GE encroachment received positive feedback from the DRB at the April, 2014 worksession.

CRITERIA FOR DECISION

1. The proposed development meets the Design Regulations;
2. The proposed development is in compliance with the Zoning and Land Use Regulations;
3. The proposed development complies with the road and driveway standards;
4. The proposed development is in compliance with the other applicable regulations of this CDC;
5. The development application complies with any previous plans approved for the site still in effect;
6. The development application complies with any conditions imposed on development of the site through previous approvals; and
7. The proposed development meets all applicable Town regulations and standards.

ANALYSIS

The proposed addition complies with the Design Regulations and the Design Review Process as outlined in the findings set forth in the attached resolution. The following are the outstanding matters that have to be corrected or addressed:

General Easement Setback

The proposed retaining wall (2' to 4' max), drainage v-pan and driveway will extend to 4' to 8' into the southern and eastern general easement areas. Staff is supportive of these encroachments as it allows for the siting of the home with no wetland encroachments or fill. The Public Works Department is generally in agreement with these proposed encroachments due the wetland constraints on the lot and will work with the owners but want the owners to be aware that during heavy snow years there will be snow spilling into the general easement area.

A general easement encroachment agreement will need to be created, executed and recorded prior to issuing a certificate of occupancy. Staff has added a condition to the DRB resolution addressing this matter.

Wetlands

The applicant is not proposing any wetland disturbance or fill during the construction of this new single family home. However, a new wetland delineation will have to be submitted to the U.S. Army Corps of Engineers according to the standards identified by the USACE. This USACE approved delineation will be a condition prior to issuance of a building permit.

CDC Section 17.6.1.B Wetland Regulations

- f. All development applications for lots that contain wetlands or that are in close to proximity of wetlands on adjoining lots shall, as a part of the applicable development application, submit a wetlands delineation performed by a USACE qualified consultant.
 - i. Written verification of the delineation from the USACE is required prior to the review authority issuing the final CDC required development approval.
 - (a) The review authority may also, as a condition of the final approval, require the submission of the USACE wetland delineation verification prior to the issuance of a development permit.
 - (b) USACE written approval of wetland delineations typically expire after five (5) years. A new wetland delineation approval letter from the USACE shall be submitted if the original wetland delineation approval has expired.
- g. When a development is in close proximity to a wetland area that is protected by a conservation easement, the boundaries of such easement shall be shown on the existing conditions plan and all site plans.
- h. When wetlands are identified on a lot, it shall be the responsibility of the lot owner to ensure that these areas are not impacted by any development.
 - i. Any development application that proposes wetland fill shall be referred to the USACE in accordance with the Referral and Review Process to ensure compliance with the federal wetland permitting process.

Design Variations

The applicant is seeking specific approval for the following two design variations pursuant to CDC Section 17.4.11(E)(5):

1. Use of Core ten Metal as an accent base material in lieu of stone or wood as outlined in CDC Section 17.5.6(A)(1)(a); and
2. Proposed secondary shed roof with 3:12 pitch as outlined in CDC Section 17.5.6.(C)(2)(b).

Section 17.4.11(E)(5)(e) states that the following criteria shall be met for the review authority to approve a design variation development:

1. The design variation is compatible with the design context of the surrounding area, and provides for a strong mountain vernacular design.
2. The design variation is consistent with the town design theme;
3. The strict development application of the Design Regulations(s) would prevent the applicant or owner from achieving its intended design objectives for a project;
4. The design variation is the minimum necessary to allow for the achievement of the intended design objectives;
5. The design variation is consistent with purpose and intent of the Design Regulations;
6. The design variation does not have an unreasonable negative impact on the surrounding neighborhood; and
7. The proposed design variation meets all applicable Town regulations and standards.

Cost or inconvenience alone shall not be sufficient grounds to grant a design variation.

The applicant's narrative states the following concerning the variations:

"The use of reclaimed barnwood siding, 2x12 plank siding, heavy timber trusses, drystack stone veneer, and core ten metal roofing along with the low profile of a one story house with a walkout basement will allow the home to blend into the existing landscape and fit within the context of the existing homes on Snowfield and allow view corridors from neighboring properties to the South.

The house is designed to include a large exterior terrace on the North side of the property. The terrace is partially covered and the roof form is designed to shed snow away from the terrace for year round use. To minimize the visual impact of the shed roof, a 3:12 roof pitch was incorporated. Per the CDC roof form guidelines, the 3:12 shed roof is consistent with the guidelines per CDC Section 17.5.6.C".

Exterior Colors

CDC Section 17.5.6(F) states that exterior material color shall harmonize with the natural landscape within and surrounding the town. Color shall be natural, warm and subtle. 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 areas. The applicant has indicated that the stone will be Telluride Gold, the color of the 1x8" siding and 2x12" plank siding has not been indicated.

Windows

CDC Section 17.5.6(G)(10) states that Window frames and trim shall be painted or stained wood, painted or clad aluminum or patina copper clad. The applicant has not submitted any details on the proposed window frames. Staff therefore recommends that any approval include a condition that the window frame and trim details be submitted for review and approval prior to issuing a development permit.

Landscaping Regulations

The landscaping plan will have to be revised to include notation on the following required Landscaping Regulations prior to issuing a development permit:

1. Section 17.5.9(C)(4) requires certain elements in the irrigation system, such as a backflow preventer, interior and exterior drain valves, and a master control valve. The landscaping plan will have to be revised to include notations on the required efficient water use design elements.
2. Section 17.5.9(C)(5) requires certain measures to ensure soil protection and erosion control. Landscaping general note No. 5 needs to include the correct reference to the CDC.
3. Landscaping general note No. 6 needs to include the correct reference to the CDC weed regulations (Section 9-109 is part of the old LUO/Design Regulations).
4. Landscaping plan will be revised to reflect the concerns of SMPA.

Staff has added a condition to address these requirements.

Lighting Regulations

The application is in conformance with the Lighting Regulations except for an isofootcandle study and temperature ratings. The applicant will present this study at the meeting.

Miscellaneous Issues

Staff notes the following miscellaneous plan revisions that have to be made:

1. The wildfire mitigation plan needs to have a note added that the trees to be removed for fire mitigation will be marked in the field by the Town Forester, and the zones shown hereon do not bind the Town in the application of the Fire Mitigation Regulations.

Staff has added a condition of approval to address these changes.

RECOMMENDATION

Staff recommends the DRB approve the Design Review Process development application with the following motion:

“I move to approve a resolution for a Design Review Process development application for a new single-family residence on Lot 364R, with the findings and conditions as set forth in the resolution”

Thomas W. Conyers, Architect, A.I.A.
P.O. Box 3383
Telluride, Co 81435
Phone 970.369.0057

Magid Residence
Lot 364R TMV
Mountain Village, Colorado 81435

PROJECT NARRATIVE

The Magid Residence located at Lot 364R on Snowfield Drive is a 6946 square foot primary residence with an 832 square foot attached garage. Lot 364R is a heavily treed site sloping to the North toward a large section of wetlands as delineated by Chris Hazen and located by Foley and Associates in June of 2014 (documents attached). Spanning approximately one-third of the entire lot to the North, the wetland delineation limits the buildable footprint for a home. Prior to the owner purchasing the lot, a worksession with the Mountain Village DRB was held on April 23, 2014 to determine the feasibility of encroaching into the South side 16'-0" general easement for driveway access and the possibility of minor view corridor tree clearing in the wetland area. We received positive feedback for the proposed driveway encroachment and were instructed to work closely with Dave Bangert for tree clearing requirements and limitations. Further conversations with Dave Bangert have resulted in the proposal of relocating some of the smaller existing spruce trees on the property as much as realistically and economically possible.

With these footprint and wetland limitations, the home was sited to provide access on the lower side (West) of the property and keep the building footprint away from the culvert and wet drainage areas to the Northwest. The home spans across a gently sloping section of the lot maintaining an appropriate distance from the wetland delineation for the mass excavation of the foundation.

The use of reclaimed barnwood siding, 2x12 plank siding, heavy timber trusses, drystack stone veneer, and coreten metal roofing along with the low profile of a one story house with a walkout basement will allow the home to blend into the existing landscape and fit within the context of the existing homes on Snowfield and allow view corridors from neighboring properties to the South.

The house is designed to include a large exterior terrace on the North side of the property. The terrace is partially covered and the roof form is designed to shed snow away from the terrace for year round use. To minimize the visual impact of the shed roof, a 3:12 roof pitch was incorporated. Per the CDC roof form guidelines, the 3:12 shed roof is consistent with the guidelines per the following:

17.5.6C. Roof Form

1. Roof Design

a. Primary forms shall be gable. Secondary roof forms may be either gable or shed roof forms.

All roof forms are gable or shed with the 3:12 shed pitch minimizing the impact of the secondary roof form.

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

All roof forms are simple in design.

c. 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 113 forms.

3:12 shed roof add interest and scale to the major ridge lines without dominating the mass of the gable form.

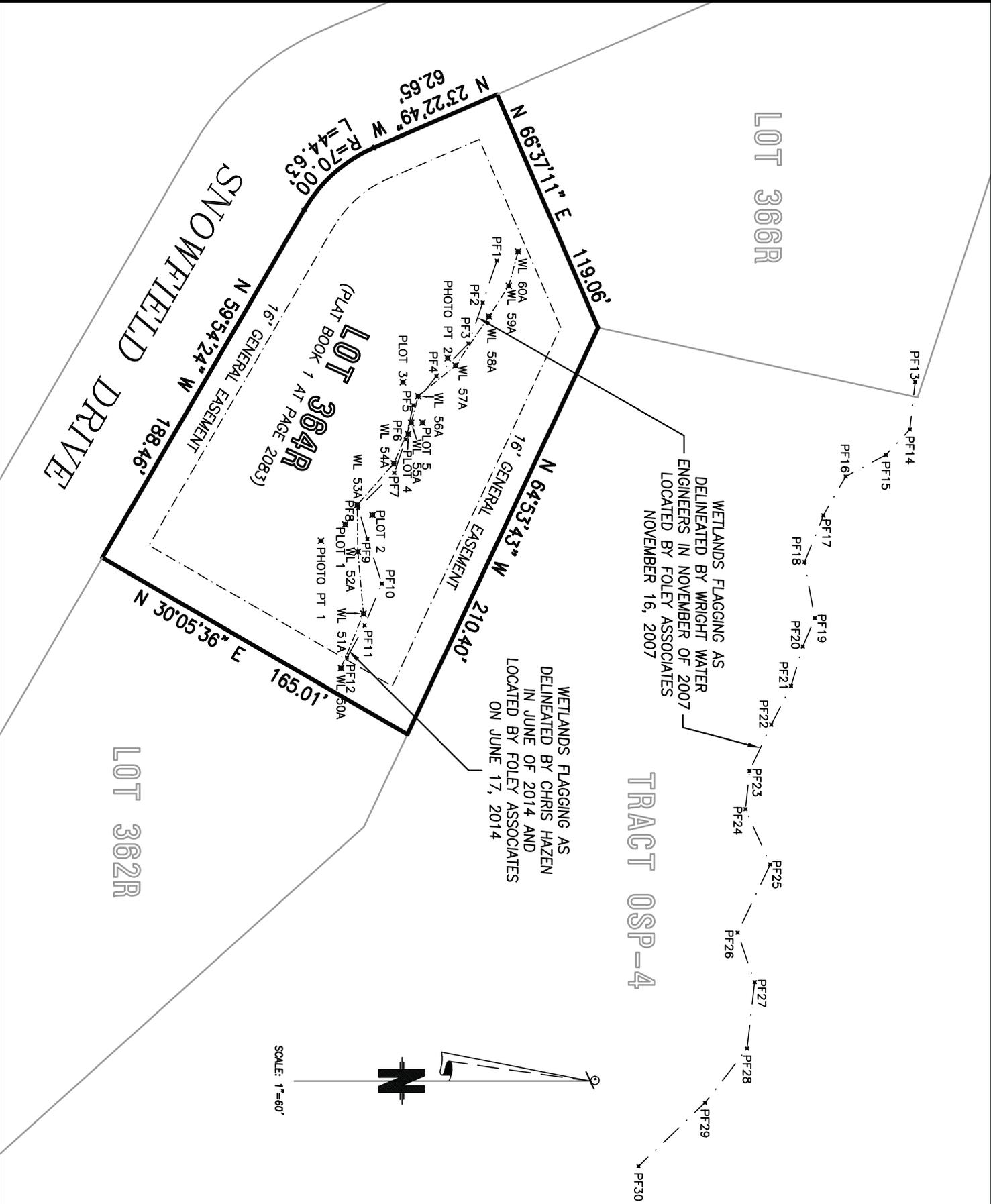
d. The DRB shall require ridgelines to be stepped to avoid long spans of unbroken ridges when such elements are not in proportion to the design and scale of the building.

Primary ridgelines are broken with 4:12 shed roofs in scale with the overall forms. Only one shed roof is 3:12.

e. Valleys shall be avoided to the extent practicable to remove a potential source of ice buildup and water damage, and to conserve energy by eliminating the need for heat tracing to prevent ice dams and roof damage.

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.

The 3:12 shed roof allows snow to shed away from the North terrace.



Rev.	Description	Date	By
1			

FOLEY ASSOCIATES, INC.
 ENGINEERING PLANNING SURVEYING
 PO Box 1385, 125 W. Pacific Ave., Suite B1
 Fullerton, California 92630
 phone 949.778.9100 fax 949.778.0000
 e-mail: info@foley-assoc.com

Wetland Exhibit
 LOT 364R, TOWN OF MOUNTAIN VILLAGE

Client: _____ Contact: _____

THE TERRA FIRM, Inc.

Cindy and Tucker Magid
16215 Burt Street
Omaha, NE 68118

RE: Lot 364, Telluride Mountain Village

Cindy and Tucker,

At the request of Tom Conyers, I have conducted a preliminary review of Lot 364 regarding wetlands and the potential limitations wetlands might impose on your conceptual building plans.

I completed a site walk on April 11, 2014 and observed two locations where test pits had recently been excavated and filled - presumably for engineering purposes. I also observed survey lathe that had been installed identifying an undated/unnamed wetland boundary, and some numbered orange pin flags that appear to be from previous field delineation activities. These flags were attached to tree branches and the aforementioned lathe was in snow approximately 2-3 feet deep.

The dominant landscape feature of the area north of Lot 364 is a large wetland that is a fen - a wetland type characterized by its peat soils and a consistent/reliable groundwater regime, which hydrates the site on an annual basis. The wetland is located on a topographic bench with a relatively flat grade, and the sloping topography south of the wetland appears to transition into the wetland within the limits of Lot 364. Additionally, there is a wetland area south of Snowfield Drive that may have been a part of the larger wetland complex to the north prior to development of the Mountain Village and Snowfield Drive.

The wetland plant community visible above the snow cover is composed of willow species and alder and likely contains an understory dominated by sedge species. The lathe and pin flags that presumably identify the previous delineation boundary from 2007 are located in an area where spruce and fir species begin to transition to the willow/alder community.

Without being able to observe the ground cover, soil characteristics and localized hydrology (due to the presence of snow) it is difficult to state with certainty that the previous delineation line is representative of conditions today. However, the location of the lathe/pin flags appears to be conservative with respect to the vegetation, allowing for ample buffer between the primary wetland area and its fringe margins. *It is my*

PO BOX 362

TELLURIDE, COLORADO

81435

970.708.1221

chrishazen@gmail.com

preliminary opinion that the wetland area on Lot 364 today, is probably not larger in area than the extents defined during the 2007 delineation.

Regarding buffers and the United States Army Corps of Engineers (USACE) position on their utility and requirement, the USACE does not require a buffer, however they do suggest that a buffer be employed to allow for 360 degree access around a building site without encroachment into wetland areas. If building plans can adequately demonstrate that construction can be completed adjacent to jurisdictional wetlands without compromising the wetland integrity, than building is allowed with zero setback requirements from the wetland. In a practical sense, a setback allows for the installation of adequate protections (Best Management Practices or BMP's including silt fencing etc..) to ensure that no impacts occur to wetland areas during construction.

Lot 364 and the adjacent wetland are both heavily forested, and it is my understanding that there is a desire for some limited tree removal within the portions of the wetland on Lot 364 to improve view corridors from the proposed residential structure. The USACE does not regulate the removal of trees from wetland areas per se, but does restrict the use of machinery for timber removal in wetlands. Additionally any slash (limbs etc..) generated from the timber removal can not be left in the wetlands - it must be removed to upland areas on Lot 364 or hauled offsite. The standard restrictions imposed for timber removal in wetlands by the Town of Mountain Village (removal with snow cover on ground, no machinery, no removal in the conservation easement portions of the wetland) should adequately protect the wetland area to the USACE's expectations.

With regard to the installation of helical piers in the wetland to support a portion of a deck or a boardwalk, these activities are considered by the USACE under the Modified Nationwide Permit process available in the Mountain Village. The Modified Nationwide Permits are limited and more restrictive than the permits available in the rest of the United States due to the historic wetland impacts in the Mountain Village and the subsequent Consent Decree that resolved the legal issues surrounding the Clean Water Act violations. Permits for similar installations in the Mountain Village have been issued by the USACE, however each permit application is reviewed on a case-by-case basis and permit denial is possible if the USACE identifies reasonable alternatives to the proposed action or if the proposed action is determined to be ancillary to the project's viability. Necessary installations like driveways or access bridges are viewed differently than an elective like a larger deck.

THE TERRA FIRM, Inc.

Cantilevering a structure over a wetland is not regulated by the USACE provided that the structure allows for adequate room between the bottom of the structure and the top of the wetland vegetation. Three feet of separation would be a safe assumption when discussing a minimum height required allowing for vegetation growth under a structure - anything less could negatively impact the vegetation and would not be viewed favorably by the USACE.

An additional consideration that will likely be identified by the USACE is the potential effect excavation and a foundation on Lot 364 may have on the local groundwater regime. Given the presence of the wetland area south of Snowfield Drive, it is an educated assumption that groundwater from the south wetland drains under Snowfield Drive and into the wetland north of Lot 364. I did not see a culvert passing flows under Snowfield Drive, but if there is a culvert it may presently be obscured by snow. If the plans for Lot 364 call for extensive excavation and foundations to be placed in any groundwater flow path (i.e. if a basement is proposed), the USACE may require demonstration that these structural components (including all foundation drains etc..) will not "dewater" the wetland area south or north of Lot 364. The observed test pits excavated for engineering purposes may have yielded information useful to understand the depth to groundwater in the site.

I recognize that all of the information I have provided you with may appear to be daunting, however the process can be navigated rather painlessly through good communication with the USACE and the Town of Mountain Village. The next step required for the entitlement process at Lot 364 is to complete a wetland delineation according to the standards identified by the USACE, and submittal of the delineation for USACE concurrence - at which point USACE will issue a Jurisdictional Determination for the wetland area which will be good for five years from the date of issuance. With the Jurisdictional Determination in-hand you will be able to apply to the USACE for permits as required, and will be able to proceed through the Town of Mountain Village Design Review Process.

Thank you and if you have any questions please do not hesitate to contact me via cell phone or email.

Sincerely,

Chris Hazen (*via email*)

PO BOX 362

TELLURIDE, COLORADO

81435

970.708.1221

chrishazen@gmail.com

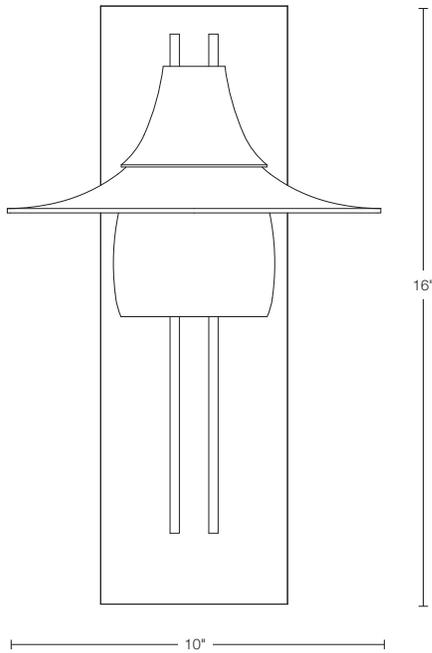


306567
HOOD OUTDOOR SCNCE

As shown: 306567-15

306567 HOOD

Outdoor aluminum dark-sky friendly sconce. Patent Pending



Dimensions

Height	16"
Width	10"
Projection	12.8"
Backplate	5.0" x 16.0"
Mounting Height	8"
ADA Compliant?	No

Max Hanging Weight

5 lbs

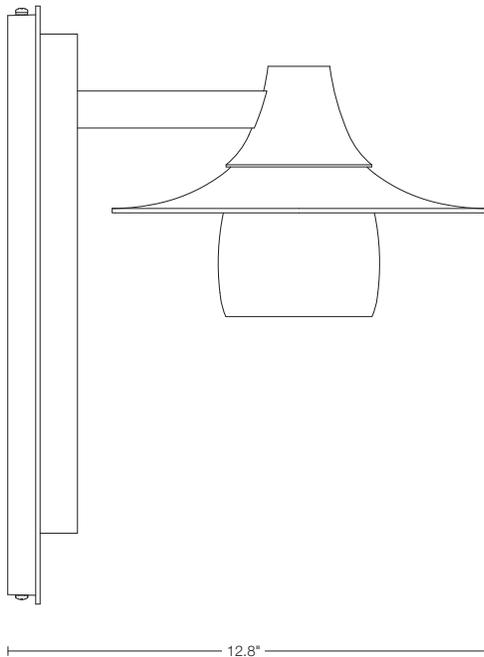
Incandescent Lamping

Socket: medium
Bulb: A-19, 100 watt max

UL Listing

Outdoor wet

Updated 1.13



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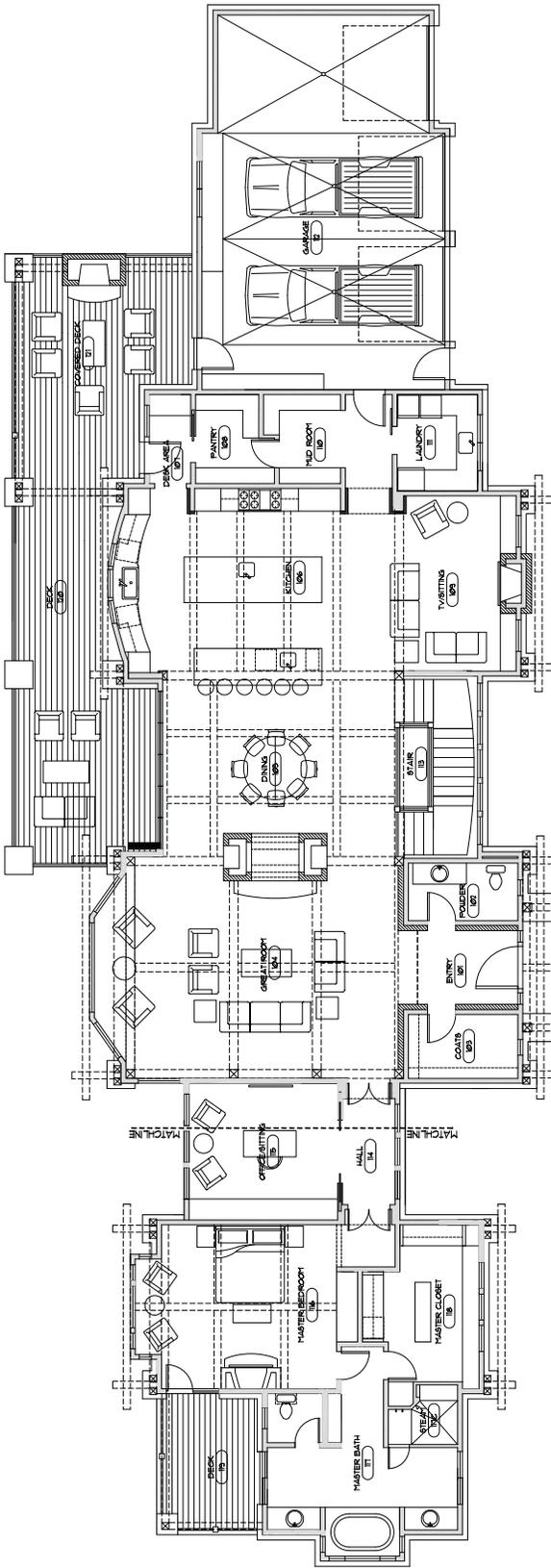
Thomas W. Conway
Architects, AIA
PO BOX 336
THUNDERBOLT, CO 80131
303-555-0027

MAGID RESIDENCE
LOT 364R
MOUNTAIN VILLAGE, COLORADO

REVISION/NO.	DATE	DESCRIPTION
1	11/14	ISSUE FOR PERMITS
2	11/14	ISSUE FOR PERMITS
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68	11/14	ISSUE FOR PERMITS
69	11/14	ISSUE FOR PERMITS
70	11/14	ISSUE FOR PERMITS
71	11/14	ISSUE FOR PERMITS
72	11/14	ISSUE FOR PERMITS
73	11/14	ISSUE FOR PERMITS
74	11/14	ISSUE FOR PERMITS
75	11/14	ISSUE FOR PERMITS
76	11/14	ISSUE FOR PERMITS
77	11/14	ISSUE FOR PERMITS
78	11/14	ISSUE FOR PERMITS
79	11/14	ISSUE FOR PERMITS
80	11/14	ISSUE FOR PERMITS
81	11/14	ISSUE FOR PERMITS
82	11/14	ISSUE FOR PERMITS
83	11/14	ISSUE FOR PERMITS
84	11/14	ISSUE FOR PERMITS
85	11/14	ISSUE FOR PERMITS
86	11/14	ISSUE FOR PERMITS
87	11/14	ISSUE FOR PERMITS
88	11/14	ISSUE FOR PERMITS
89	11/14	ISSUE FOR PERMITS
90	11/14	ISSUE FOR PERMITS
91	11/14	ISSUE FOR PERMITS
92	11/14	ISSUE FOR PERMITS
93	11/14	ISSUE FOR PERMITS
94	11/14	ISSUE FOR PERMITS
95	11/14	ISSUE FOR PERMITS
96	11/14	ISSUE FOR PERMITS
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99	11/14	ISSUE FOR PERMITS
100	11/14	ISSUE FOR PERMITS

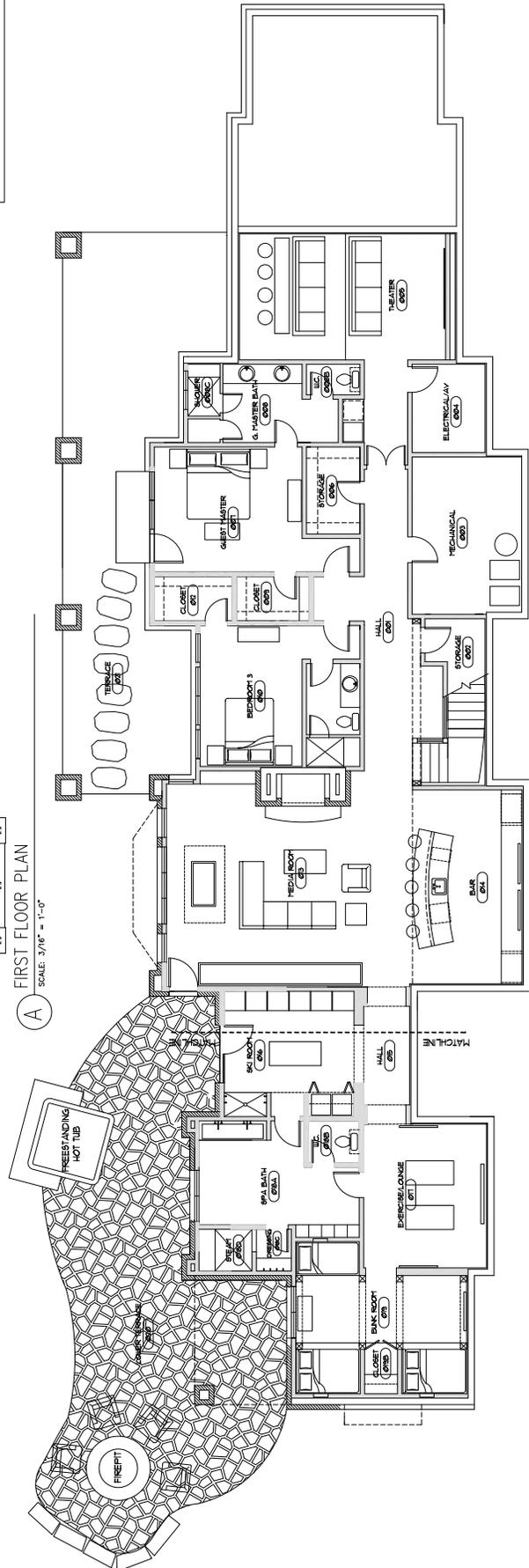
FLOOR PLANS

A2.0



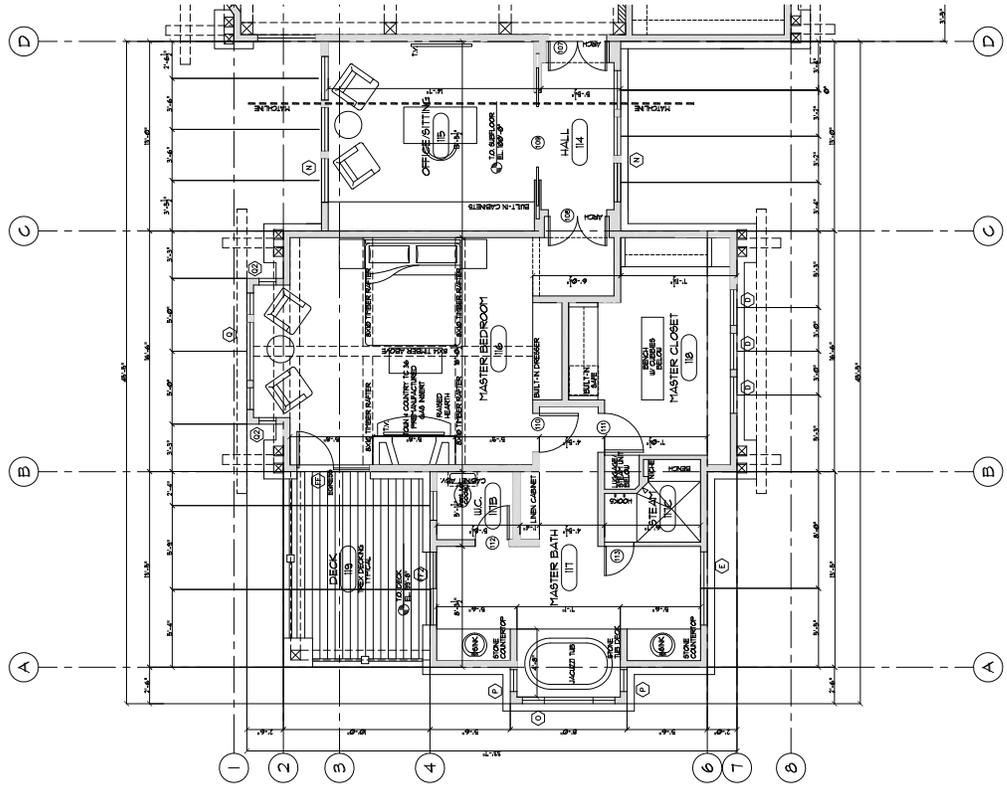
NOTE:
SEE SHEET A2.1A, A2.1B, A2.2, A2.3
FOR FLOOR PLAN DETAILS

A FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"

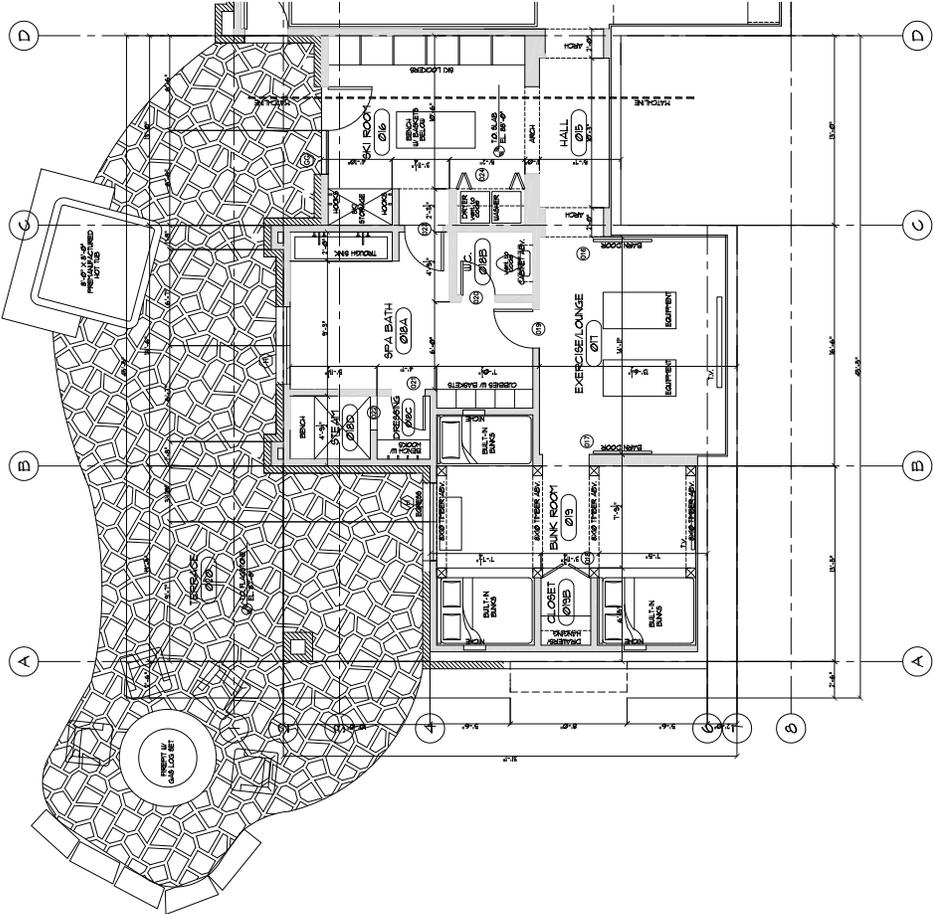


B LOWER LEVEL FLOOR PLAN
SCALE: 3/16" = 1'-0"

NO. / DATE	BY
DESCRIPTION	DATE

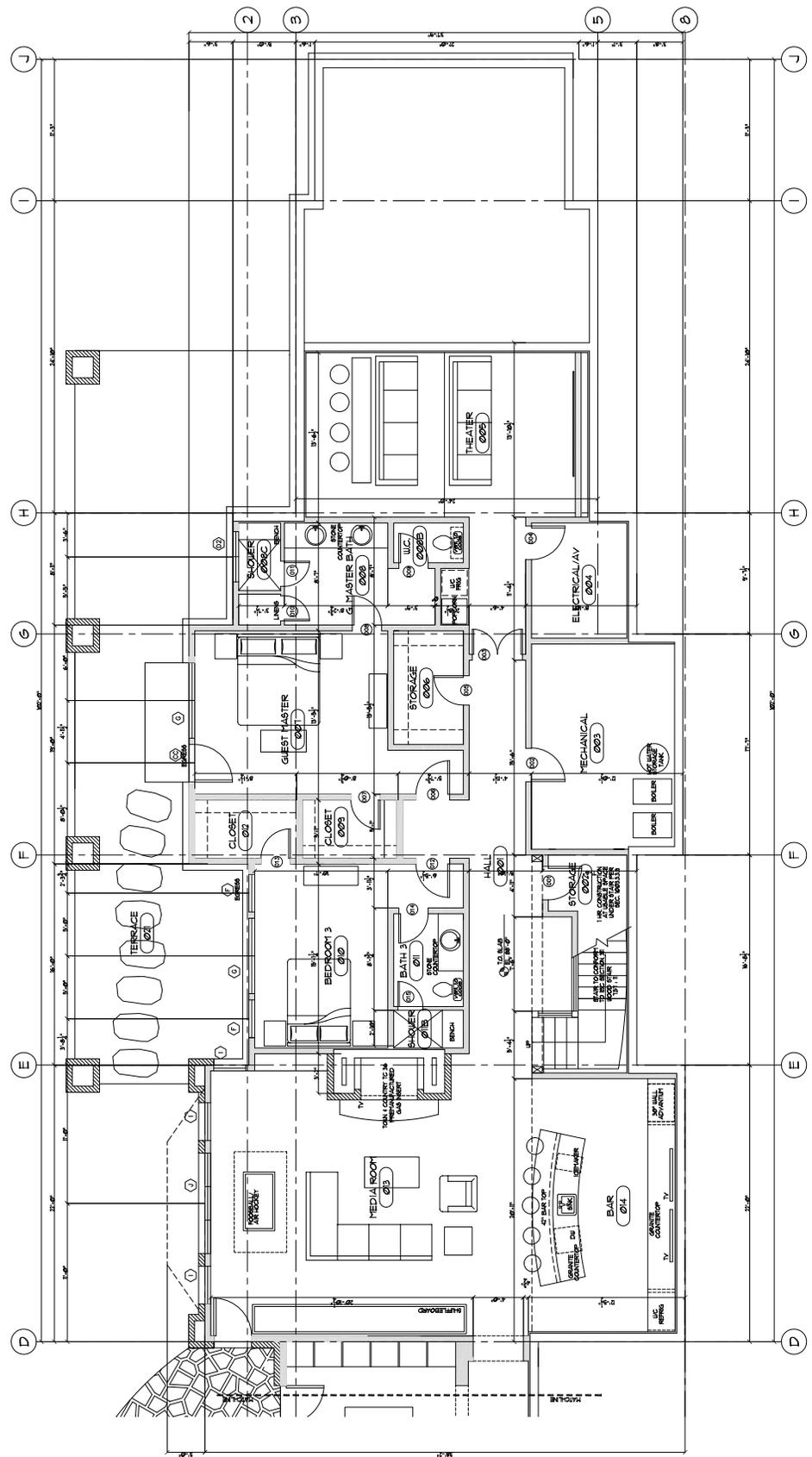


A FIRST FLOOR PLAN – MASTER WING
 SCALE: 1/4" = 1'-0"



B LOWER FLOOR PLAN – MASTER WING
 SCALE: 1/4" = 1'-0"

REVISION/NO.	DATE	DESCRIPTION



(A) LOWER FLOOR PLAN
SCALE: 1/4" = 1'-0"
SURFACE FOOTAGE (FINISHED) = 3518 SQ. FT.



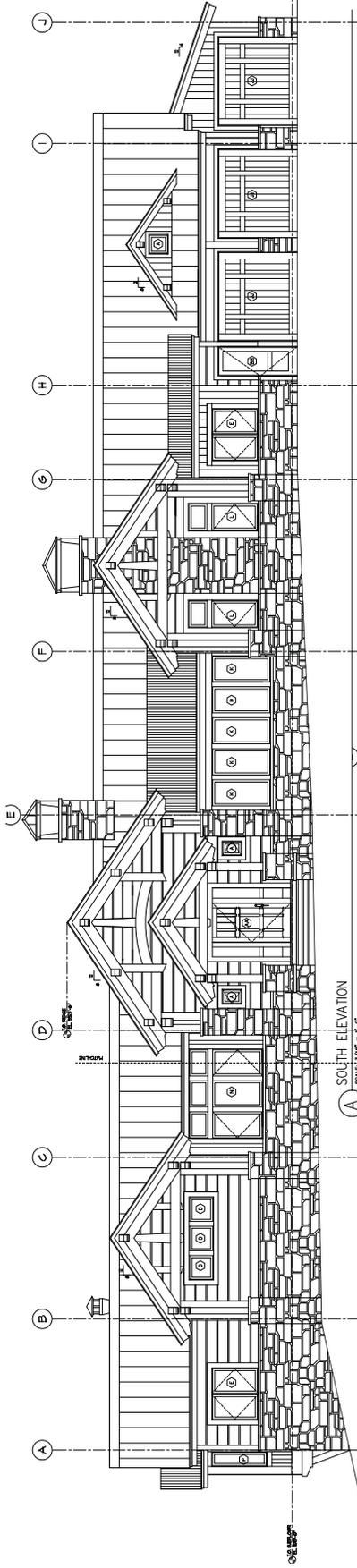
Thomas W. Conyers
Architect, AIA
PO BOX 336
TULLAH, MISSISSIPPI 38888
601-556-0027

MAGID RESIDENCE
LOT 364R
MOUNTAIN VILLAGE, COLORADO

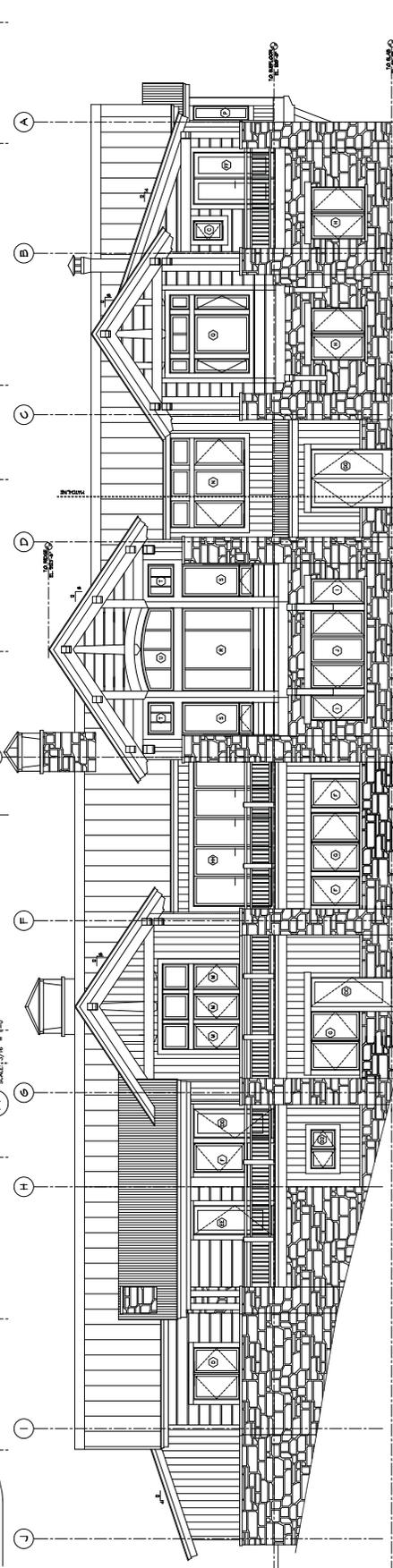
NO.	DESCRIPTION	DATE	APP'D BY

ELEVATIONS
Sheet No. **A3.0**

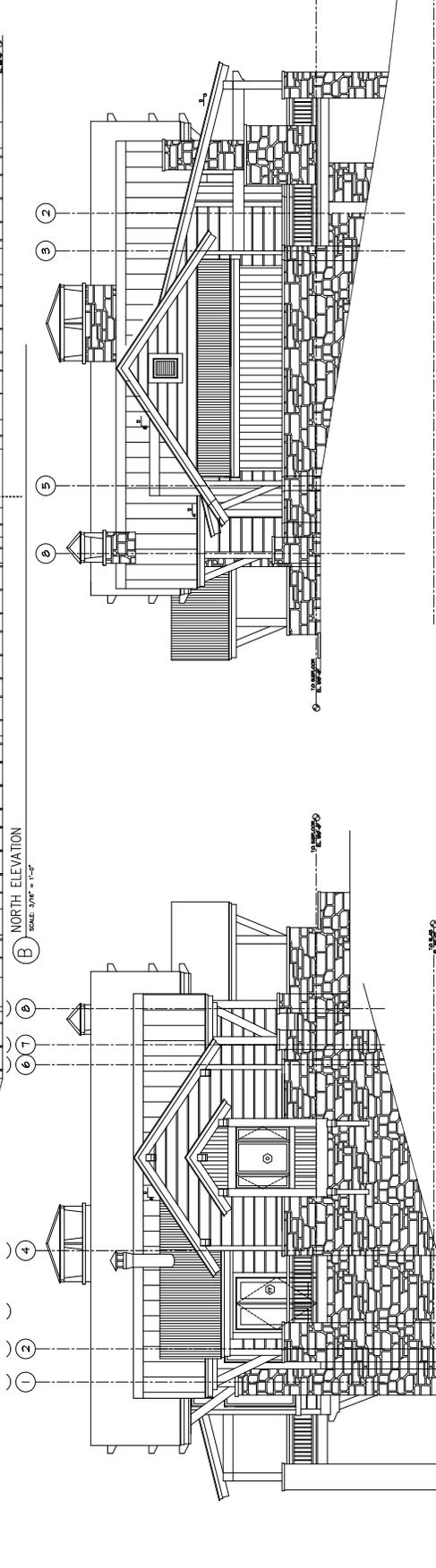
A3.0



A SOUTH ELEVATION
SCALE: 3/8" = 1'-0"



B NORTH ELEVATION
SCALE: 3/8" = 1'-0"



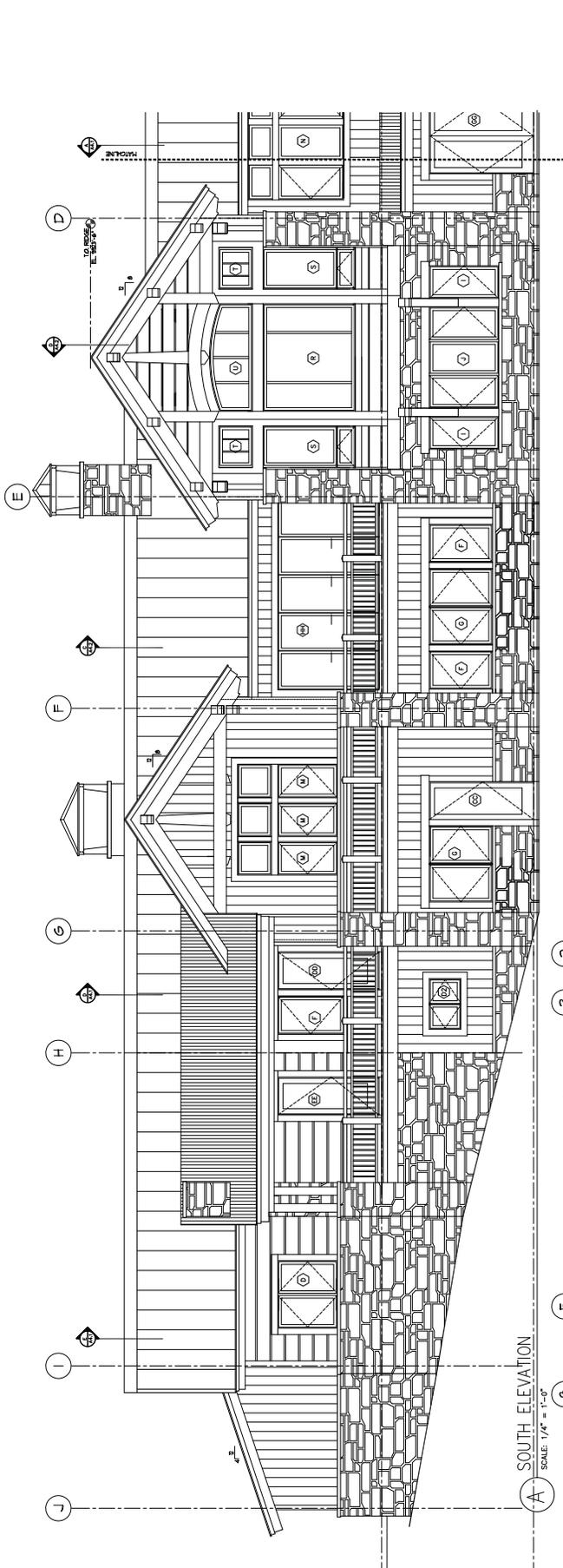
D WEST ELEVATION
SCALE: 3/8" = 1'-0"

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

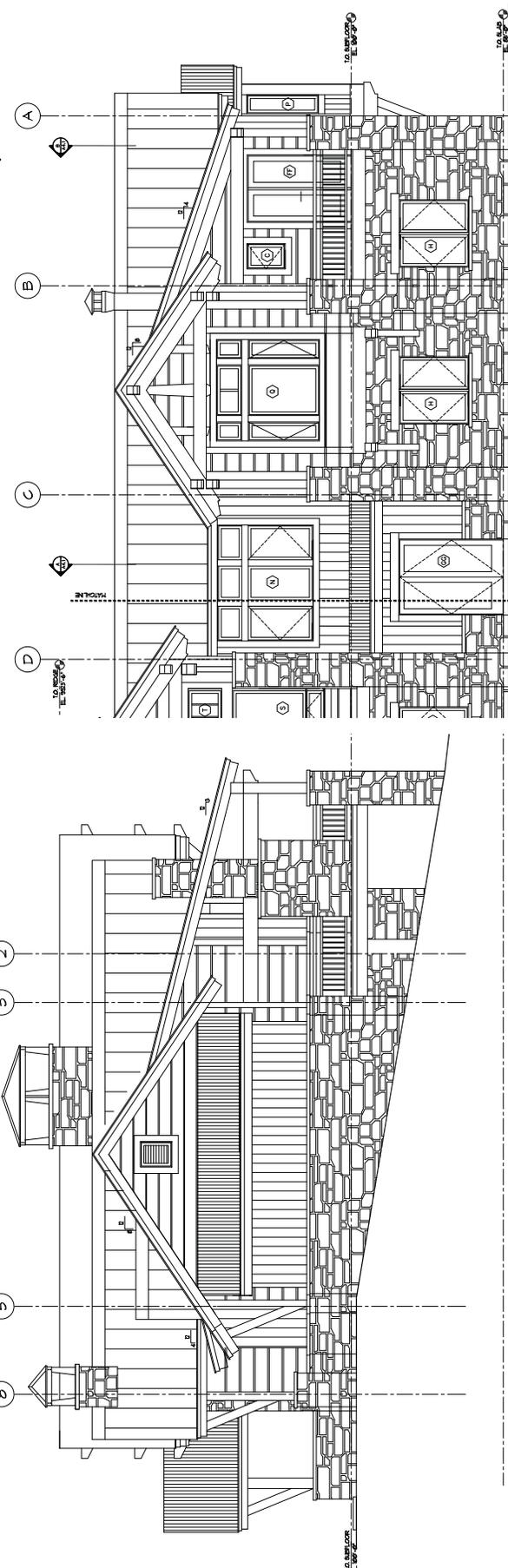
NO.	DESCRIPTION	DATE	APP'D

ELEVATIONS

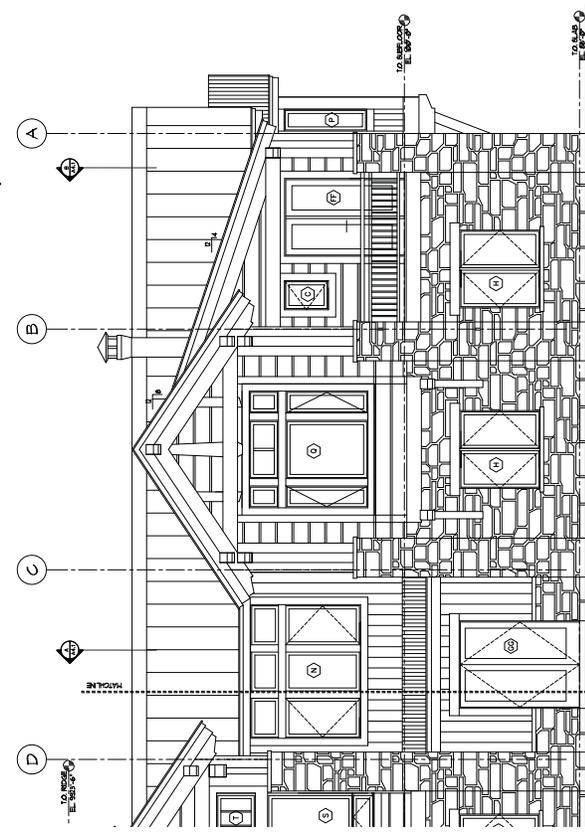
A3.2



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



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

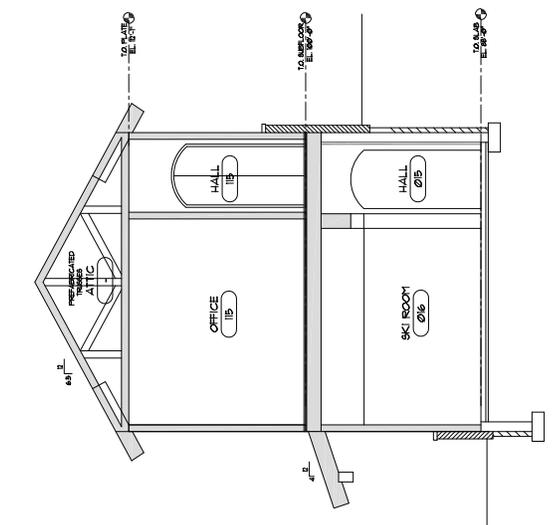


B SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

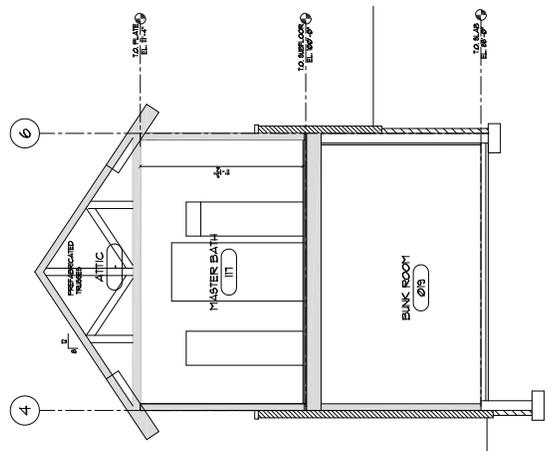
NO.	DESCRIPTION	DATE	APP'D

BLDG SECTIONS

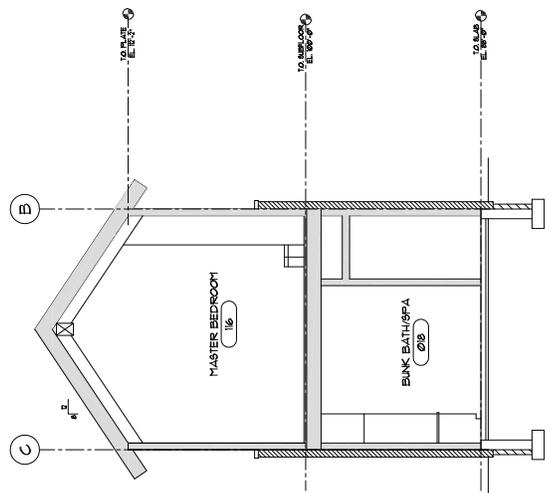
A4.1



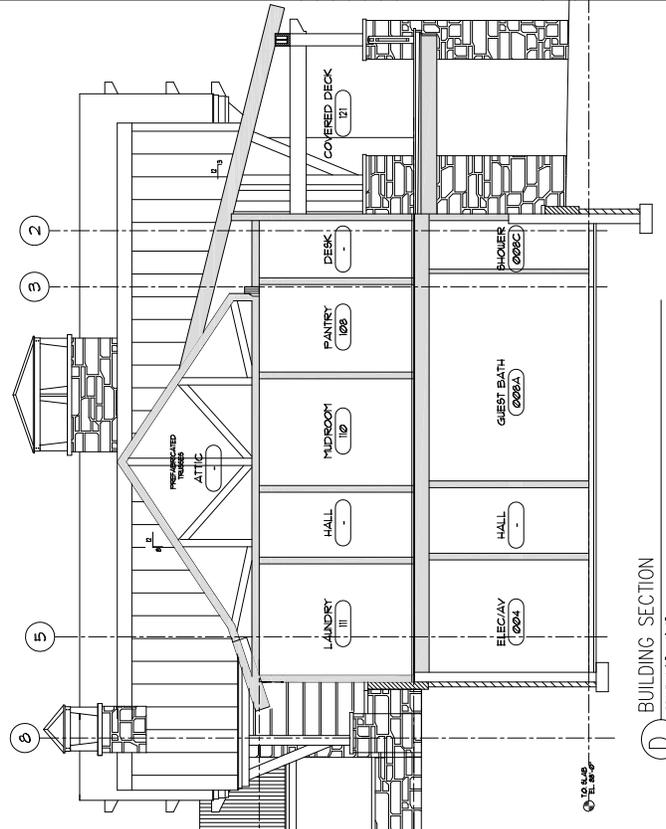
A BUILDING SECTION
SCALE: 1/4" = 1'-0"



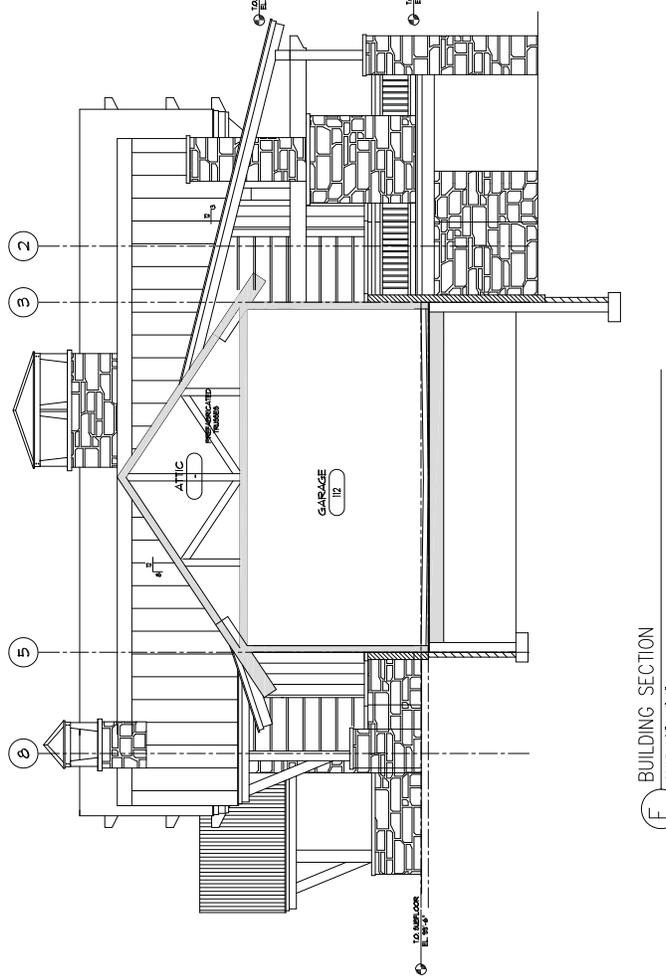
B BUILDING SECTION
SCALE: 1/4" = 1'-0"



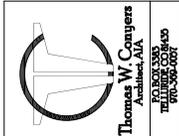
C BUILDING SECTION
SCALE: 1/4" = 1'-0"



D BUILDING SECTION
SCALE: 1/4" = 1'-0"



E BUILDING SECTION
SCALE: 1/4" = 1'-0"



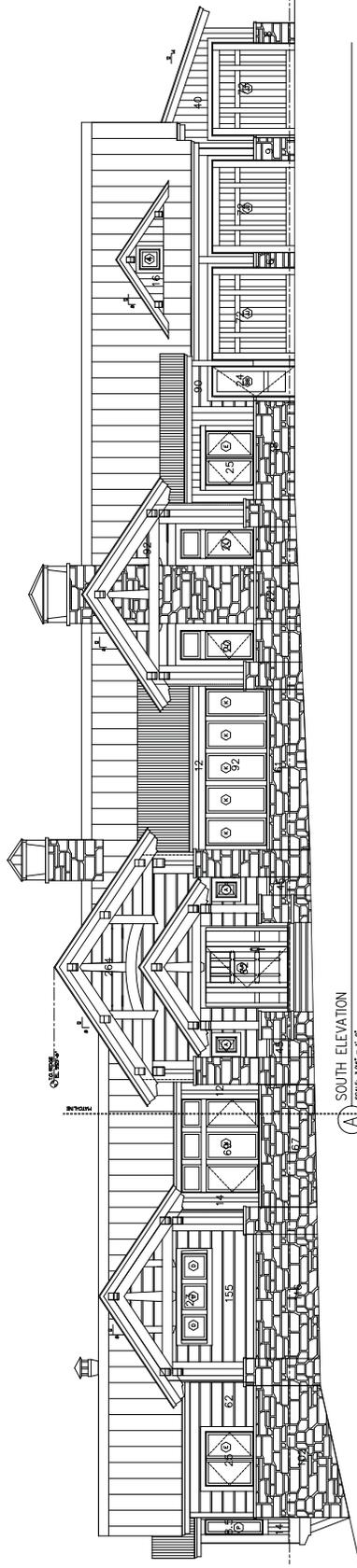
Thomas W. Conyers
ARCHITECTS
101 BOX 330
TULLAH, COLORADO
970-330-0207

MOUNTAIN VILLAGE, COLORADO
LOT 364R
MAGID RESIDENCE

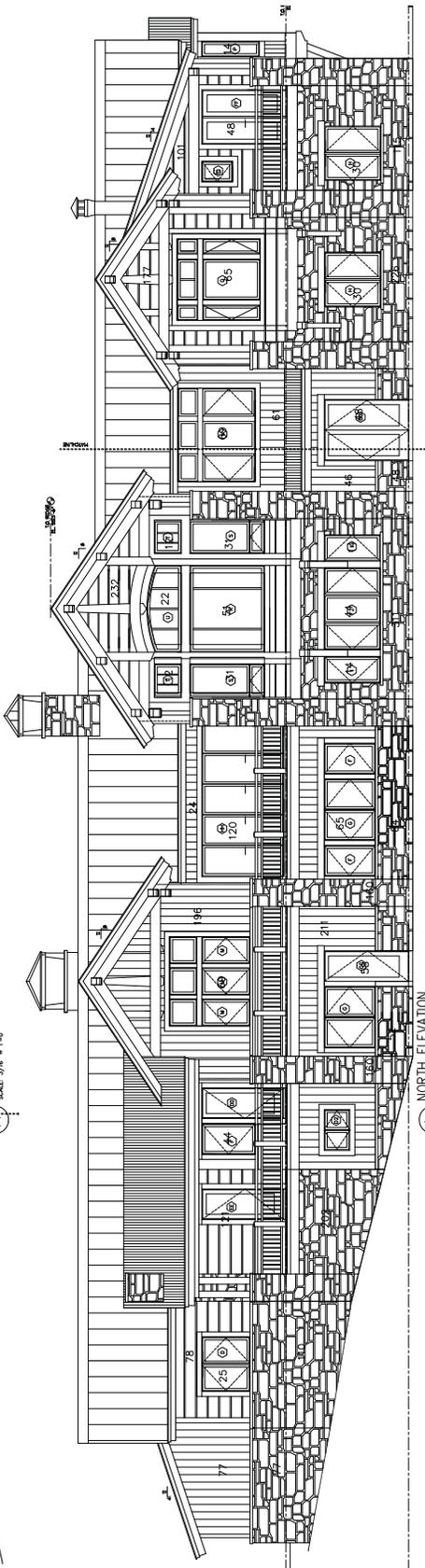
MATERIAL CALCS
DATE

A5.1

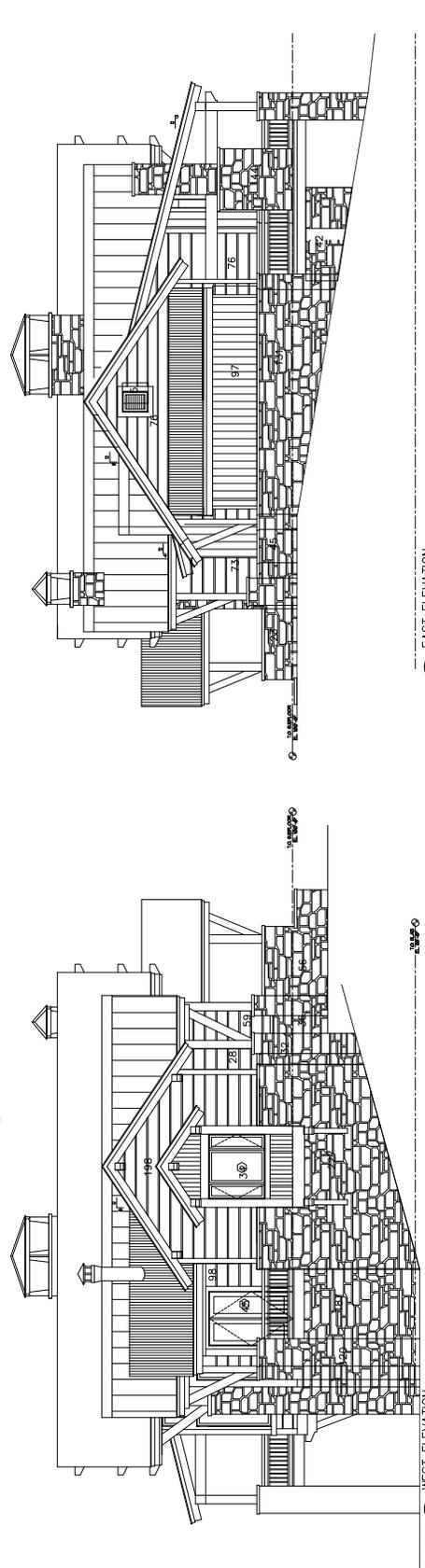
MATERIAL CALCULATION AREA SUMMARY	
NORTH ELEVATION	
STONE VENER	621 S.F.
WOOD SHING/TIMBER ACCENTS	1062 S.F.
CORETEN METAL PANEL SOUND	- S.F.
FENESTRATION	922 S.F.
EAST ELEVATION	
STONE VENER	506 S.F.
WOOD SHING/TIMBER ACCENTS	322 S.F.
CORETEN METAL PANEL SOUND	- S.F.
FENESTRATION	5 S.F.
SOUTH ELEVATION	
STONE VENER	778 S.F.
WOOD SHING/TIMBER ACCENTS	971 S.F.
CORETEN METAL PANEL SOUND	- S.F.
FENESTRATION	568.5 S.F.
WEST ELEVATION	
STONE VENER	628 S.F.
WOOD SHING/TIMBER ACCENTS	303 S.F.
CORETEN METAL PANEL SOUND	11 S.F.
FENESTRATION	99 S.F.
TOTALS	
STONE VENER	2282 S.F.
WOOD SHING/TIMBER ACCENTS	2728 S.F.
CORETEN METAL PANEL SOUND	11 S.F.
FENESTRATION	1910.5 S.F.
TOTALS	6932 S.F.
PERCENTAGES	
STONE VENER	32%
WOOD SHING/TIMBER ACCENTS	39%
CORETEN METAL PANEL SOUND	0.2%
FENESTRATION	28%



A SOUTH ELEVATION
SCALE 3/16" = 1'-0"



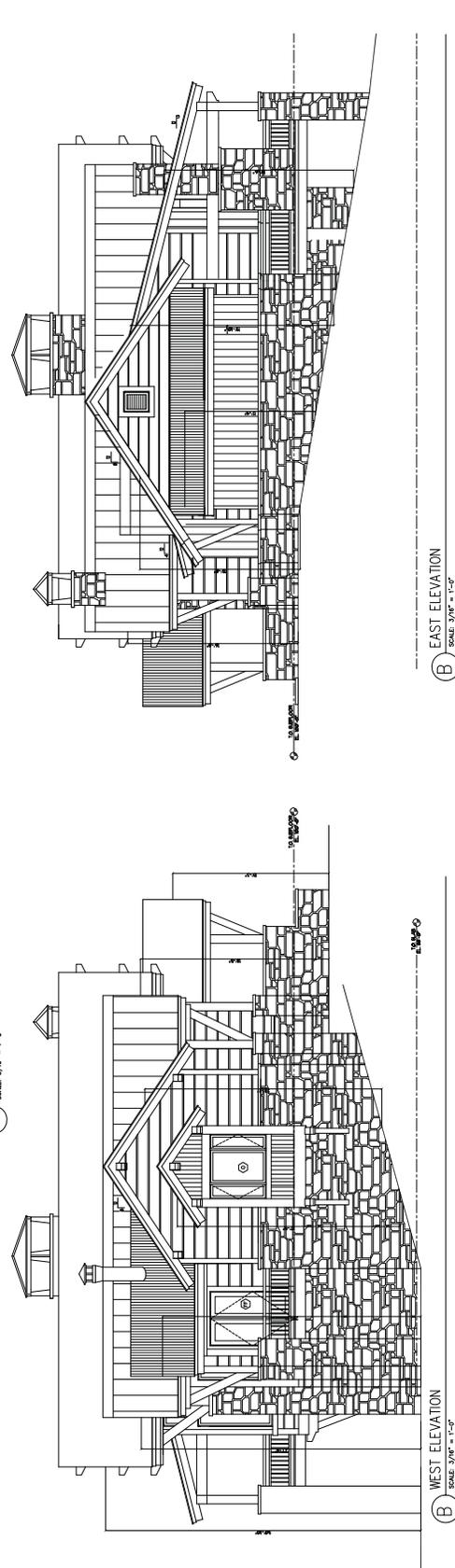
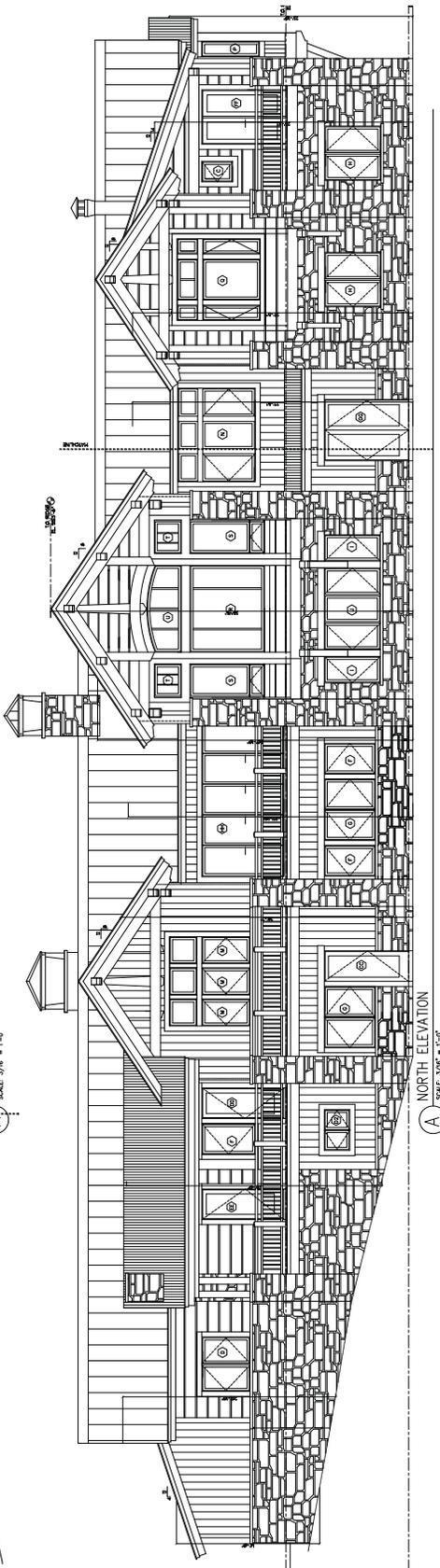
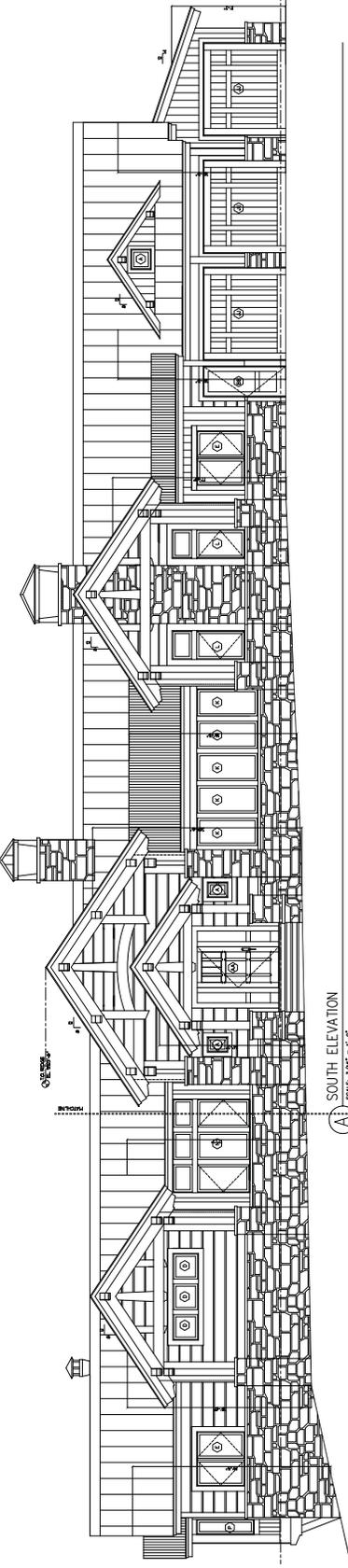
A NORTH ELEVATION
SCALE 3/16" = 1'-0"



B EAST ELEVATION
SCALE 3/16" = 1'-0"

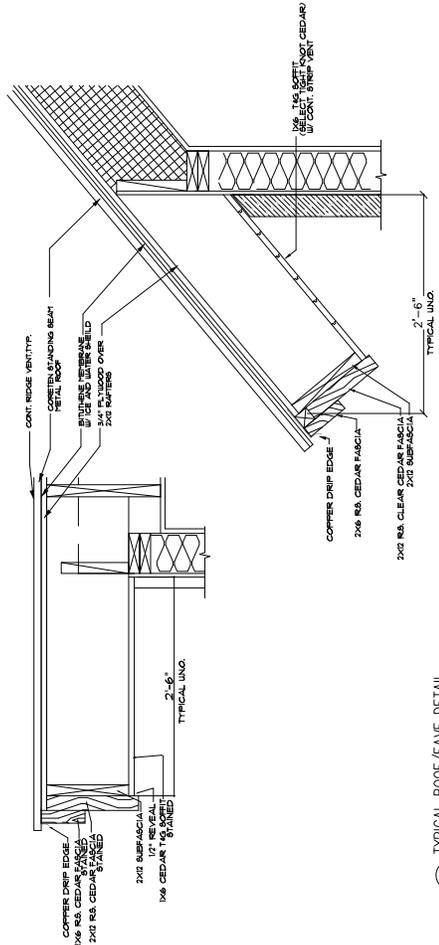
B WEST ELEVATION
SCALE 3/16" = 1'-0"

HEIGHT CALCULATION SUMMARY
 MAXIMUM RIDGE HEIGHT = 9923'-6"
 AVERAGE RIDGE HEIGHT = 19'-10"
 (FROM ADJACENT GRADE)

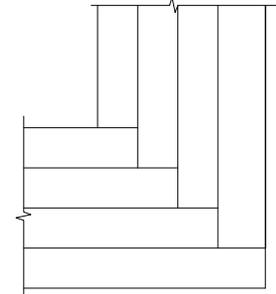


NO.	DESCRIPTION	DATE

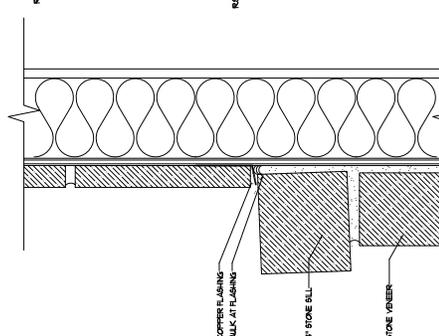
DETAILS	NO.	DATE



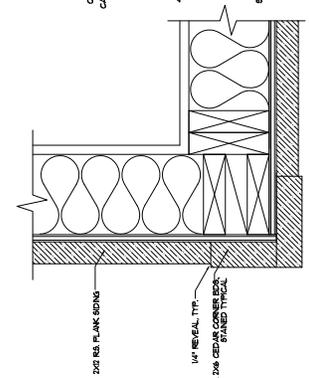
6 TYPICAL ROOF/EAVE DETAIL
 SCALE: 1/2" = 1'-0"



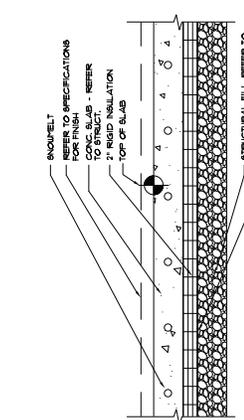
5 SOFFIT PATTERN AT CORNERS
 SCALE: 1/2" = 1'-0"



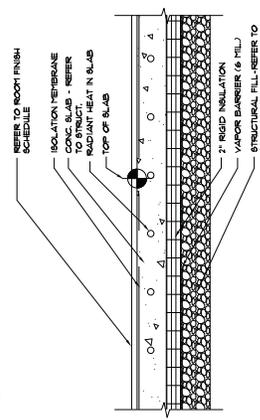
3 STONE CAP DETAIL
 SCALE: 3/4" = 1'-0"



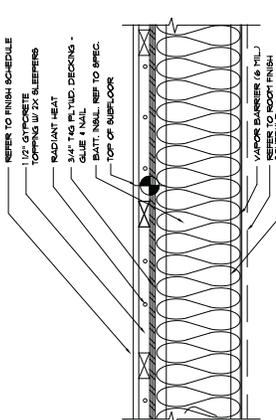
4 TYPICAL CORNER DETAIL
 SCALE: 3/4" = 1'-0"



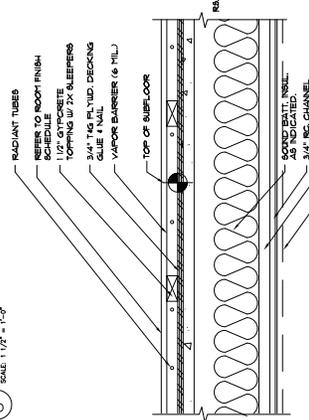
10 FLOOR TYPE 1 - EXTERIOR SLAB
 SCALE: 1/2" = 1'-0"



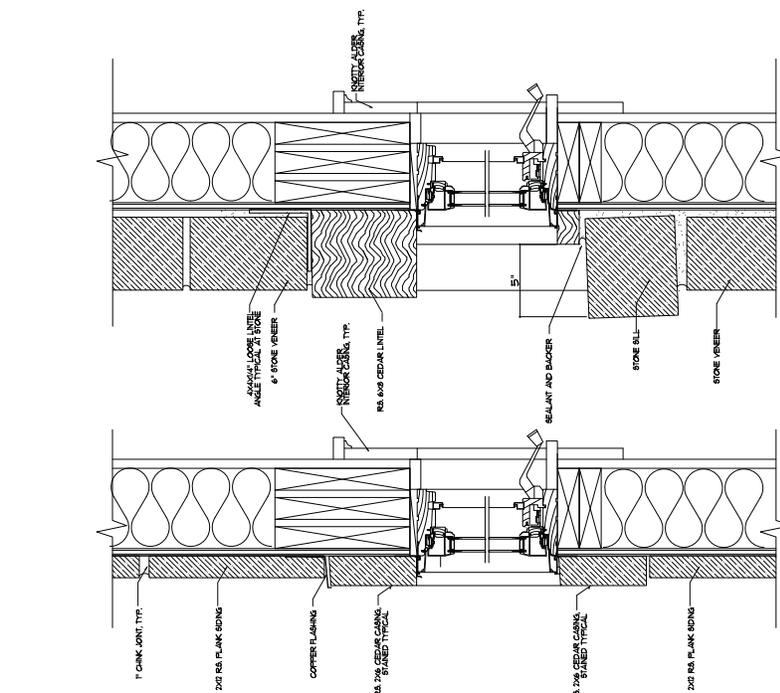
9 FLOOR TYPE 2 - INTERIOR SLAB
 SCALE: 1/2" = 1'-0"



8 FLOOR TYPE 3 - TYP. FLOOR/CLG. ASSEMBLY
 SCALE: 1/2" = 1'-0"



7 FLOOR TYPE 4 - TYP. SOUND FLOOR/CLG. ASSEMBLY
 SCALE: 1/2" = 1'-0"



2 WINDOW DETAIL AT WOOD SIDING
 SCALE: 3/4" = 1'-0"

1 WINDOW DETAIL AT STONE VENEER
 SCALE: 3/4" = 1'-0"



REPLY TO
ATTENTION OF

DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, SACRAMENTO DISTRICT
1325 J STREET
SACRAMENTO CA 95814-2922

February 26, 2015

Regulatory Division SPK-2015-00150

Mr. Dave Bangert
Town of Mountain Village
455 Mountain Village Blvd, Suite A
Telluride, Colorado 81435

Dear Mr. Bangert:

We are responding to your February 10, 2015, request for comments on the proposed residential development on Snowfield Drive in Mountain Village. The project is located at 104 Snowfield Drive, on Lot 364, Latitude 37.92283°, Longitude - 107.85992°, Mountain Village, San Miguel County, Colorado.

To verify the extent of waters on the project site, the applicant should submit the prepared a wetland delineation, in accordance with the "Minimum Standards for Acceptance of Preliminary Wetlands Delineations" and "Final Map and Drawing Standards for the South Pacific Division Regulatory Program" to this office for verification.

As a result of the Consent Decree between the United States Environmental Protection Agency and The Telluride Company and Mountain Village, Incorporated (U.S. v. The Telluride Company and Mountain Village Inc., DBA Telluride Mountain Village, Inc., Civil Action No. 93-5-2181), restrictions have been place on some of the Nationwide General Permits (NWP) proposed for use within the Telluride Mountain Village. For example, the requirements of NWP 29 for Residential Developments (formerly Single-Family Housing Discharges) have been restricted to:

"Loss of non-tidal waters, including wetlands, may not exceed 0.05 acre from filling and excavation for a single-family home (initial construction or expansion) and attendant features for a personal residence. This is subject to the applicant providing a clear demonstration that a practicable alternative for construction of a home, which avoids wetlands impact, does not exist and the applicant providing appropriate and practicable mitigation for unavoidable impacts."

The range of alternatives considered for this project should include alternatives that avoid impacts to wetlands or other waters of the United States. Every effort should be made to avoid project features which require the discharge of dredged or fill material into waters of the United States. In the event it can be clearly demonstrated there are no practicable alternatives to filling waters of the United States, mitigation plans should

be developed to compensate for the unavoidable losses resulting from project implementation.

Please refer to identification number SPK-2015-00150 in any correspondence concerning this project. If you have any questions, please contact Carrie Sheata at the Colorado West Regulatory Branch, 400 Rood Avenue, Room 224, Grand Junction, Colorado 81501, by email at *Carrie.A.Sheata@usace.army.mil*, or telephone at 970-243-1199, extension 14. For more information regarding our program, please visit our website at *www.spk.usace.army.mil/Missions/Regulatory.aspx*.

Sincerely,

A handwritten signature in black ink, appearing to read "Susan Bachini Nall", with a horizontal line extending to the right.

Susan Bachini Nall
Chief, Colorado West Branch
Regulatory Division



**COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION**

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

Agenda Item #8

TO: Design Review Board

FROM: Chris Hawkins, Director of Community Development

FOR: April 2, 2015 Meeting

DATE: March 26, 2015

RE: Consideration of a Conditional Use Permit and Variance for 100'-tall Telecommunication Tower Located Next to Existing Tower on OSP49

PROJECT GEOGRAPHY

Legal Description: OSP-49
Address: No Address Assigned
Applicant/Agent: Black and Veatch as Agent for AT&T
Owner: Telluride Ski and Golf, LLC
Zoning: Full Use Active Open Space Zone District
Existing Use: Antenna
Proposed Use: Second new 100' tall antenna
Adjacent Land Uses:

- **North:** USFS
- **South:** The Ridge Development
- **East:** The Ridge Development
- **West:** USFS/Full Use Active Open Space

ATTACHMENTS

Exhibit A: Applicant Narrative
Exhibit C: Proposed Antenna Plans

RECORD DOCUMENTS

- Town of Mountain Village Community Development Code (as adopted March 2013)
- Town of Mountain Village Home Rule Charter (as amended on June 28, 2005)
- Design Review Application as maintained by the Community Development Department.

BACKGROUND

The existing 90 foot tower on Coonskin Ridge was approved by San Miguel County prior to incorporation, with the Tower constructed around 1988. There is no record of the County's approval. The current tower is owned and managed by TSG. Staff believes that it is very important to ensure the current tower site is evaluated concurrently with the proposed conditional use permit in order to bring it up to the antenna regulations set forth in the Community Development Code as new antennas are mounted to the existing tower.

The existing tower provides vital community service and public safety functions, with KOTO, San Miguel County Sherriff, Mountain Village Police and State Patrol having antennas on the tower. In addition, the FAA placed an antenna on the tower in the last few years to assist with flight safety for the area.

CRITERIA FOR DECISION

Variance:

- A. The strict application of the CDC regulations would result in exceptional and undue hardship upon the property owner in the development of property lot because of special circumstances applicable to the lot such as size, shape, topography or other extraordinary or exceptional physical conditions;
- B. The variance can be granted without substantial detriment to the public health, safety and welfare;
- C. The variance can be granted without substantial impairment of the intent of the CDC;
- D. Granting the variance does not constitute a grant of special privilege in excess of that enjoyed by other property owners in the same zoning district, such as without limitation, allowing for a larger home size or building height than those found in the same zone district;
- E. Reasonable use of the property is not otherwise available without granting of a variance, and the variance being granted is the minimum necessary to allow for reasonable use;
- F. The lot for which the variance is being granted was not created in violation of Town regulations or Colorado State Statutes in effect at the time the lot was created;
- G. The variance is not solely based on economic hardship alone; and
- H. The proposed variance meets all applicable Town regulations and standards unless a variance is sought for such regulations or standards.

Conditional Use Permit Criteria:

- A. The proposed conditional use is in general conformity with the principles, policies and actions set forth in the Comprehensive Plan;
- B. 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;
- C. 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;
- D. The design, development and operation of the proposed conditional use shall not have significant adverse effect to the surrounding property owners and uses;
- E. 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;
- F. 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;
- G. The design, development and operation of the proposed conditional use shall provide adequate infrastructure;
- H. The proposed conditional use does not potentially damage or contaminate any public, private, residential or agricultural water supply source; and
- I. The proposed conditional use permit meets all applicable Town regulations and standards.

Antenna Design Requirements from Telecommunication Antenna Regulations, CDC Section 17.6.5:

D. General Standards for Review

1. **Freestanding Antenna Design Standards.** Freestanding antennas not mounted to a building or structure shall meet the following requirements.

- a. Visual impacts shall be mitigated to the extent practical;
 - i. Visual mitigation techniques such as coloring, screening, stealth antennas and landscaping shall be used to the extent practicable.
 - ii. The level of mitigation required will depend on the location of the proposed facility in relation to topographic features, important visual features, major public thoroughfares, public recreational areas, residential neighborhoods and other sensitive visual areas.
 - iii. Implementation of a visual mitigation plan shall be included as a condition of any conditional use permit approval.
- b. Antenna height shall be minimized to the extent practical with the acceptable height permitted determined by the review authority. In no event shall an antenna exceed the maximum height permitted in the underlying zone district unless approved by a variance or PUD development review process;
- c. The antenna shall be made available for the collocation of other telecommunication providers as a condition of approval with the goal to reduce the number of antennas in the town to the extent practical; and
- d. There are no other alternative antenna sites currently in existence in the Telluride/town region that provide for collocation and the desired telecommunication service, service area and telecommunication service provider's technical needs.

3. **Consideration of Radio Frequency Emissions.** The environmental effects of radio frequency emissions shall not be considered an appropriate concern of an adjacent lot owner provided the antenna complies with the regulations of the Federal Communications Commission regarding such concern.

4. **No Signal Interference.** Evidence shall be submitted to demonstrate that a proposed communication antenna complies with all specifications of the Federal Communications Commission with respect to preventing signal interference with other systems, facilities, towers or antennas in the area. After operation of the antenna commences, the antenna operator shall be required to investigate any electrical disturbances affecting operation of equipment beyond the boundaries of the antenna site and to resolve such disturbances if the disturbances are attributable to the use of the antenna.

5. **Federal and State Regulations.** Communication antennas shall comply with all applicable federal and state regulations. At the time application is made for a conditional use permit, site-plan or final plat approval, the applicant shall submit evidence showing he has obtained any required approvals or permits for commercial communication antennas from these agencies.

6. **Reclamation and Abandonment.** Notwithstanding the foregoing, any communication antenna that is not operated for a continuous period of twelve (12) months shall be considered abandoned, and the owner of the lot where such antenna is located shall remove the same within ninety (90) calendar days of the issue date of the notice to remove the antenna.

ANALYSIS

Mitigation of Visual Impacts

The site of the proposed tower is subject to the CDC Ridge Regulations that require a referral to San Miguel County and the Town of Telluride. Staff is working with the Town of Telluride, San Miguel County and the applicant on the best visual mitigation for the new antenna. Examples of mitigation include painting the tower and antennas blue/gray or green to blend with the sky or trees, or the use of a “stealth” tower designed to look like a tree. Staff will present the proposed mitigation and examples of other tower mitigation during next week’s meeting. The accepted color standards should also be applied to the current tower as new antennas are added or if the current tower is ever reconstructed.

Staff has asked the applicant if the proposed height of 90 feet will trigger the need for a red light beacon. In addition, the Federal Aviation Administration (FAA) sometimes requires towers to be painted a brighter color for it to stand out to aircraft. The applicant is exploring if the FAA will require a red light beacon or a brighter color tower due to the proposed new tower height of 100 feet. Staff would recommend that any approval include a condition that the tower shall not include a light beacon or be brightly painted to stand out to aircraft. This condition may limit the height to less than proposed depending upon FAA requirements.

Minimization of Antenna Height

The applicant is proposing an antenna that is 10 feet taller than the existing antenna in order to clear surrounding trees, provide better cellular coverage and to provide the ability for colocation as required by the CDC Telecommunication Antenna Regulations. Staff is very supportive of this request since it will allow for different telecommunications providers to locate in a clustered antenna site rather than be spread around the region in new sites. Staff believes that the proposed height is needed in order to clear the surrounding trees while also maximizing the cellular coverage area and the ability to collocate other telecommunication providers. Any DRB recommendation should include a condition that requires the tower owner to provide for the colocation of telecommunication providers on the new tower.

Alternative Antenna Sites

The main reason AT&T is requesting the new tower is because it does not have an adequate capacity to provide services to its customers in Mountain Village. During peak visitor time, it is oftentimes impossible for an AT&T customer to make phone calls or access the internet. This has created an adverse situation since people are more commonly relying on their cell phones to communicate, which makes cellular communication vital for emergencies and communication. Inadequate cellular service also negatively impacts the local economy as well as the visitor experience and the resort destination. Thus, it is critical for AT&T to upgrade its capacity.

AT&T explored locating more antenna capacity on the existing tower; however, the structural capacity of the tower is maxed out. The new tower will allow AT&T to located new antennas and equipment at the tower site to provide significantly expanded capacity. Thus, there is not an alternative antenna site to provide service to Mountain Village residents and owners. Moreover, other existing towers in the Telluride Region cannot provide the needed coverage.

Access and Utility Easements

Staff was informed that the current tower access easement through The Ridge property could be extinguished by Ridge property owners for any cause. This is very concerning to the Town since the tower site provides critical infrastructure for the town, local and state law enforcement, the FAA and residents and visitors that rely on cellular for emergency communication. The cellular system also provides a crucial backbone to the local economy. For these reasons, it is very important that the access easements through The Ridge property and the intervening TSG land are long-term in nature, with a minimum length of 20 plus years. As AT&T noted, they also plan on running new fiber and power to the site that should also be located in long-term easements across TSG, The Ridge and any other intervening property.

TSG owns the antenna site and most of the land that will be needed for access and utility easements. Therefore the applicant will have to negotiate with TSG and The Ridge for long-term easements for the tower site, the access road to the site and utilities. Staff has added a condition of approval for the DRB's consideration.

RECOMMENDATION

Staff recommends that the DRB pass a motion to recommend the Town Council approve the variance and conditional use permit applications with the following motion:

"I move to recommend the Town Council approve a conditional use permit and variance applications to allow for a new 100' tall antenna with the findings contained in the staff memo of record dated March 27, 2015 and the following conditions."

Conditions:

1. The tower shall not include a light beacon or be brightly painted to stand out to aircraft.
2. The tower shall implement the following visual mitigation plan: [To be presented at the DRB meeting]
3. The current and proposed towers shall be made available for collocation of new telecommunication equipment so long as: a) there is enough room on the tower for the new equipment (given the vertical & horizontal separation requirements of the current users), b) there is enough structural capacity for the new equipment, and c) the new equipment will not cause interference to the current users."
4. Prior to issuing a building permit, the applicant shall submit long-term easements from The Ridge, TSG and any other intervening property owner for (1) the access road to the tower site; (2) the tower site; and (3) utility routes for existing and new utilities to the site.
5. Prior to issuing a building permit, the applicant shall submit a composite utility plan shall be submitted to show the planned routes for power and fiber to the site.

Variance Findings:

1. The strict application of the CDC building height regulations would result in exceptional and undue hardship upon the property owner in the development of the property because an antenna must have adequate height to clear surrounding trees, provide adequate cellular coverage and meet the Town's colocation requirement;
2. The variance can be granted without substantial detriment to the public health, safety and welfare due to visual mitigation, and will actually will help protect the public health, safety and welfare by ensuring the provision of critically needed cellular infrastructure;
3. The variance can be granted without substantial impairment of the intent of the CDC, with the proposed use meeting the Telecommunication Antenna Regulations;
4. Granting the variance does not constitute a grant of special privilege in excess of that enjoyed by other property owners in the same zoning district;
5. Reasonable use of the property for a telecommunications antenna is not otherwise available without granting of a variance, and the variance being granted is the minimum necessary to allow for reasonable use;
6. The lot for which the variance is being granted was not created in violation of Town regulations or Colorado State Statutes in effect at the time the lot was created;
7. The variance is not solely based on economic hardship alone; and
8. The proposed variance meets all applicable Town regulations and standards unless a variance is sought for such regulations or standards.

Conditional Use Permit Criteria:

1. The proposed conditional use is in general conformity with 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;
3. The design, development and operation of the proposed conditional use will 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, and visual mitigation will minimize visual impacts;
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, with the antenna users providing crucially needed community service and public safety functions;
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.



DEVELOPMENT NARRATIVE

Project Location: Telluride Ski & Golf Property, Coonskin Mountain, near Ski Lift #7 (Granite Ridge Drive), Town of Mountain Village

AT&T Representative: Mike McCreedy, Independent Contractor of Black & Veatch, on behalf of New Cingular Wireless PCS, LLC (a/k/a AT&T Mobility)

Project Description:

New Cingular Wireless PCS, LLC, a.k.a. AT&T Mobility (hereon referred to as “AT&T”) operates an antenna facility at the above-referenced property. AT&T’s antennas are currently mounted to the top of an existing 90-ft.-tall guy tower. AT&T’s ground equipment is currently housed inside an existing equipment shelter at the base of the tower.

AT&T would like to implement a much-needed upgrade to its antennas and equipment at the site, including the replacement of older technology antennas with newer technology “LTE” antennas. The proposed LTE upgrade will greatly enhance AT&T’s ability to meet customer demand for data and voice transmission throughout the surrounding community (including the use of E-911 and other emergency services).

AT&T performed an extensive structural analysis of the existing tower last year. The analysis concluded that the existing tower is at capacity. It does not have the ability to accommodate the additional loading associated with AT&T’s proposed LTE upgrade at the site.

Proposed Scope of Work:

In order to accommodate the LTE upgrade, AT&T is proposing the following:

- Construct a new 100-ft. guy tower, located approximately 20 feet from the existing tower;
- Relocate AT&T’s antennas & cables from the existing tower over to the new tower;
- TSG’s antennas and a number of broadcast antennas would remain on the existing tower.
- The new tower would be built to accommodate future collocation. In addition, by relocating AT&T’s antennas to the new tower, the existing tower would have room for additional antennas as well.

Following the relocation of AT&T’s antennas from the existing tower to the new tower, the proposed LTE upgrade will consist of the following:

- Remove three (3) existing 8’ panel antennas;
- Remove three (3) existing TMA’s (power booster devices that sit behind the antennas);
- Remove three (3) existing antenna mounting arms;
- Install three (3) new antenna mounting arms;
- Install six (6) new 8’ LTE antennas; and sometime in the future, install six (6) more 8’ LTE antennas;
- Install nine (9) new remote radio heads (auxiliary devices that sit behind the antennas); and sometime in the future, install fifteen (15) more remote radio heads;

- Install two (2) new surge suppressors (auxiliary devices that mount to the tower behind the antennas); and sometime in the future, install one (1) more surge suppressor;
- Install one (1) new 4'-diameter microwave dish (and associated mount, ice shield, and cable) at a dish centerline height of 70';
- Run four (4) new DC power trunks and two (2) new fiber trunks up the tower to the new antennas; and sometime in the future, run four (4) additional power trunks up the tower;
- Attach one (1) new GPS antenna on the new ice bridge running from the equipment shelter to the new tower;
- Various work inside AT&T's existing equipment shelter (including the removal and replacement of a battery rack, the removal and replacement of a power plant, the removal and replacement of various equipment racks, and the installation of some MW equipment).

Please see attached plans, which describe the Proposed Scope of Work in more detail.

Conditional Use Permit – Criteria for Decision:

- a) The proposed conditional use is in general conformity with the principles, policies and actions set forth in the Comprehensive Plan. The existing telecom facility has been in operation on the subject property for several decades, and AT&T has been a user of the facility for many years. The proposed tower will be consistent with the existing use of the property as well as the Comprehensive Plan.
- b) Because the proposed tower will be consistent with the current use of the property, the proposed conditional use will be in harmony and compatible with surrounding land uses and the neighborhood. The proposed tower will not create a substantial adverse impact on adjacent properties or on services and infrastructure. The general size and appearance of the proposed tower will be relatively similar to that of the existing tower, except that it will be stronger, stouter and slightly taller. It will be able to accommodate the structural loading of the LTE antennas and equipment (a benefit to mobile phone users in the community). The proposed tower will also accommodate future collocation by other telecom providers (also a benefit to the community because it reduces the proliferation of towers in the area). The telecom facility has been in existence on this property since the 1960's, so the proposed tower will not be significant change to what is there now. From most vantage points, the existing tower is masked by trees and topography, as will the proposed tower. The proposed tower will not significantly change the overall appearance of the telecom facility.
- c) 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. From a structural standpoint, the existing tower is already at capacity, and any increase in the loading of the tower would be unsafe. By constructing a newer stronger tower, some much needed LTE upgrades can be made to the telecom facility without compromising safety.
- d) The design, development and operation of the proposed conditional use shall not have a significant adverse effect to the surrounding property owners and uses. As mentioned above, the existing telecom facility has been in existence for nearly 50 years. The proposed improvements to the site will not significantly alter the appearance, traffic or noise experienced by surrounding property owners. And the proposed modifications will benefit the surrounding community by greatly improving mobile phone service (including E-911 and other emergency services).
- e) 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. And the proposed modifications will benefit the Town by improving service to mobile phone users (including E-911 and other emergency services).

- f) 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. There is already an access road cut to the existing telecom facility. There is also power and Telco servicing the site. By utilizing an existing telecom facility, we eliminate the need to cut a new access road or run new utilities. Also, because the proposed tower will generally be the same relative size and appearance as the existing tower, visual impact will be minimized.
- g) The design, development and operation of the proposed conditional use shall provide adequate infrastructure. Road access and utilities are already available at the site. And the proposed tower will provide adequate structural capacity for new technology to be implemented. The proposed tower will also accommodate collocation.
- h) The proposed conditional use does not potentially damage or contaminate any public, private, residential or agricultural water supply source.
- i) Because of its height, the existing tower is out of compliance with the Town's regulations. The height of the proposed tower will also be out of compliance. We are requesting a height variance so that AT&T's antennas can maintain an adequate centerline, and thereby propagate signal over surrounding trees and topography. This will allow the site to provide quality service to mobile phone users in the area. Other than the height of the tower, the proposed variance meets all applicable Town regulations and standards.

Variance – Criteria for Decision:

- a) The strict enforcement of the CDC regulations would result in exceptional and undue hardship placed upon AT&T in the development of property lot because of special circumstances applicable to the lot. It is important to note that AT&T acquired the Coonskin facility a number of years ago from a company called AllTel. When AT&T took over the facility, they were forced to accept the existing conditions of the site, which included an older tower that was maxed out from a structural standpoint. Any increase in loading would create an unsafe tower situation. AT&T has "made due" for a number of years, but now must make some much-needed technology upgrades to the facility. The only way to accomplish this is to construct a new tower. Upon completion of the new tower, and upon the implementation of the LTE upgrade, customers will benefit from a massive boost in system capacity, call quality, and data transmission speed. The proposed height of the new tower is 100'. For many years, AT&T's antennas have been operating at a height of 93 feet on the existing tower. A 93-ft. centerline height (or higher) needs to be maintained on the new tower so that AT&T's antennas can adequately "see" over the surrounding trees and topography and provide a quality signal to customers. A 100' tower height will not only give AT&T the minimum antenna centerline it needs, but will also allow for future collocation of other carriers on the tower.
- b) The variance can be granted without substantial detriment to the public health, safety and welfare. The proposed tower will actually be an improvement to public safety and welfare. By constructing a newer stronger tower, some much needed LTE upgrades can be made to the telecom facility without compromising safety. Plus, we can greatly improve mobile phone service for people in the community (including E-911 and other emergency services).
- c) The variance can be granted without substantial impairment of the intent of the CDC. The proposed tower will be in conformance with the current use of the property. In addition, by locating the new tower within the existing telecom facility, we eliminating the need to develop a second telecom facility somewhere else in the community. In addition, Section 17.6.5 of the CDC requires that telecom sites be made available for the collocation of other telecom providers, thus reducing the proliferation of towers in the area. By constructing a newer stronger tower, we accommodate future collocation.

- d) Granting the variance does not constitute a grant of special privilege in excess of that enjoyed by other property owners or other users of the subject property.
- e) Reasonable use of the property is not otherwise available without granting of a variance, and the variance being granted is the minimum necessary to allow for reasonable use. The existing tower was able to accommodate the needs of the telecom users at the site for many years. But from a structural standpoint, the tower is not suitable for making technological upgrades. For AT&T to implement much needed LTE upgrades, and for the tower to accommodate future collocation, a newer stronger tower needs to be constructed.
- f) The lot for which the variance is being granted was not created in violation of Town regulations or Colorado State Statutes in effect at the time the lot was created.
- g) The variance is not solely based on economic hardship. It is instead based on the need to build a stronger tower that can structurally accommodate AT&T's technological upgrades and future collocation. AT&T must maintain the current 93-ft. centerline antenna height (or higher) so that its signal can propagate over surrounding trees and topography, and so that service quality to customers is not compromised.
- h) The existing tower is out of compliance with the Town's height restriction. The proposed tower will also be out of compliance. We are requesting a height variance so that the new tower can accommodate similar antenna heights as the existing tower. This will allow the antennas to adequately propagate over the surrounding trees and topography, and thus provide adequate signal to mobile phone users in the area. Other than the height of the tower, the proposed variance meets all applicable Town regulations and standards.

Summary / Conclusion:

AT&T respectfully requests the Town's approval of the attached CUP/Variance application. The existing 90' tower at the subject property does not have the structural capacity to handle the additional loading necessary for AT&T's proposed LTE upgrade. By allowing AT&T to construct a new 100' tower, AT&T can relocate its antennas from the existing tower to the new tower, implement a much-needed technology upgrade, and accommodate future collocation of other carriers at the site. By upgrading the facility, AT&T will be able to greatly improve mobile phone service for its customers. The proposed LTE upgrade will greatly boost the site's ability to process and transmit calls and data at a much faster speed. It will also allow customers to utilize advanced phone applications without blockage or interruption of service.

The proposed LTE upgrade at the Coonskin site is important component of AT&T's plan to greatly improve phone service for people living, working and traveling in the Telluride / Mountain Village area. In addition to the changes at Coonskin, AT&T is in the process of implementing LTE upgrades at sites at Telluride Airport and in Downtown Telluride. AT&T is also pursuing a new site at the Town Hall in Mountain Village.

If you have any questions or need further information, please contact Mike McCreedy, 303-332-1212, mike.mccreedy@comcast.net.

Telluride - Morphology



Includes existing UMTS sites COU6265, COU6244 & COU6247



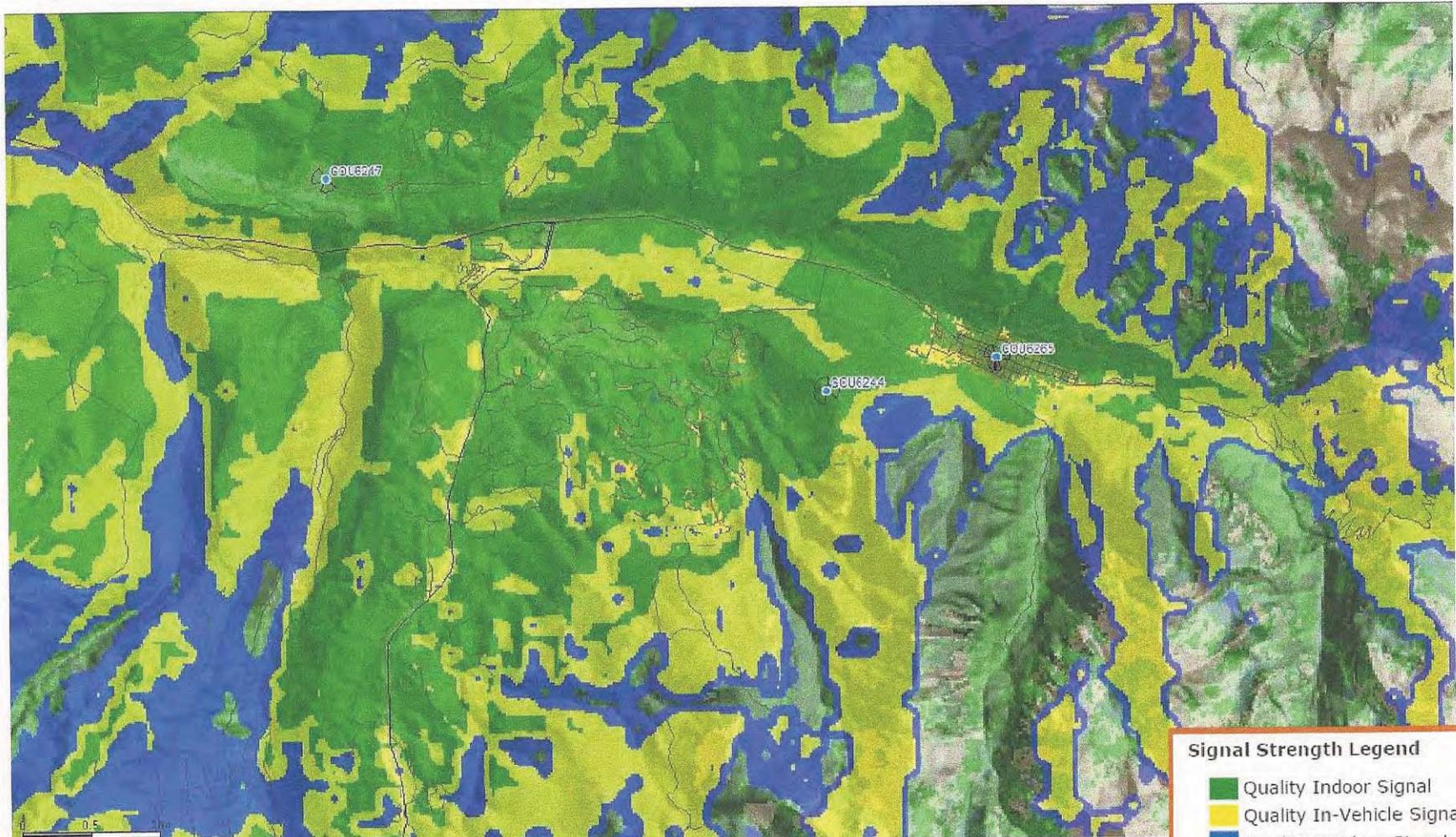
* **Note:** Designs may not be final and coverage is based on predictive models (not actual)



TELLURIDE - Coverage Analysis



Proposed 48ft Rad Center at COU6244 (Includes COU6265 & COU6247 – Existing Sites)



Signal Strength Legend

- Quality Indoor Signal
- Quality In-Vehicle Signal
- Quality Outdoor Signal

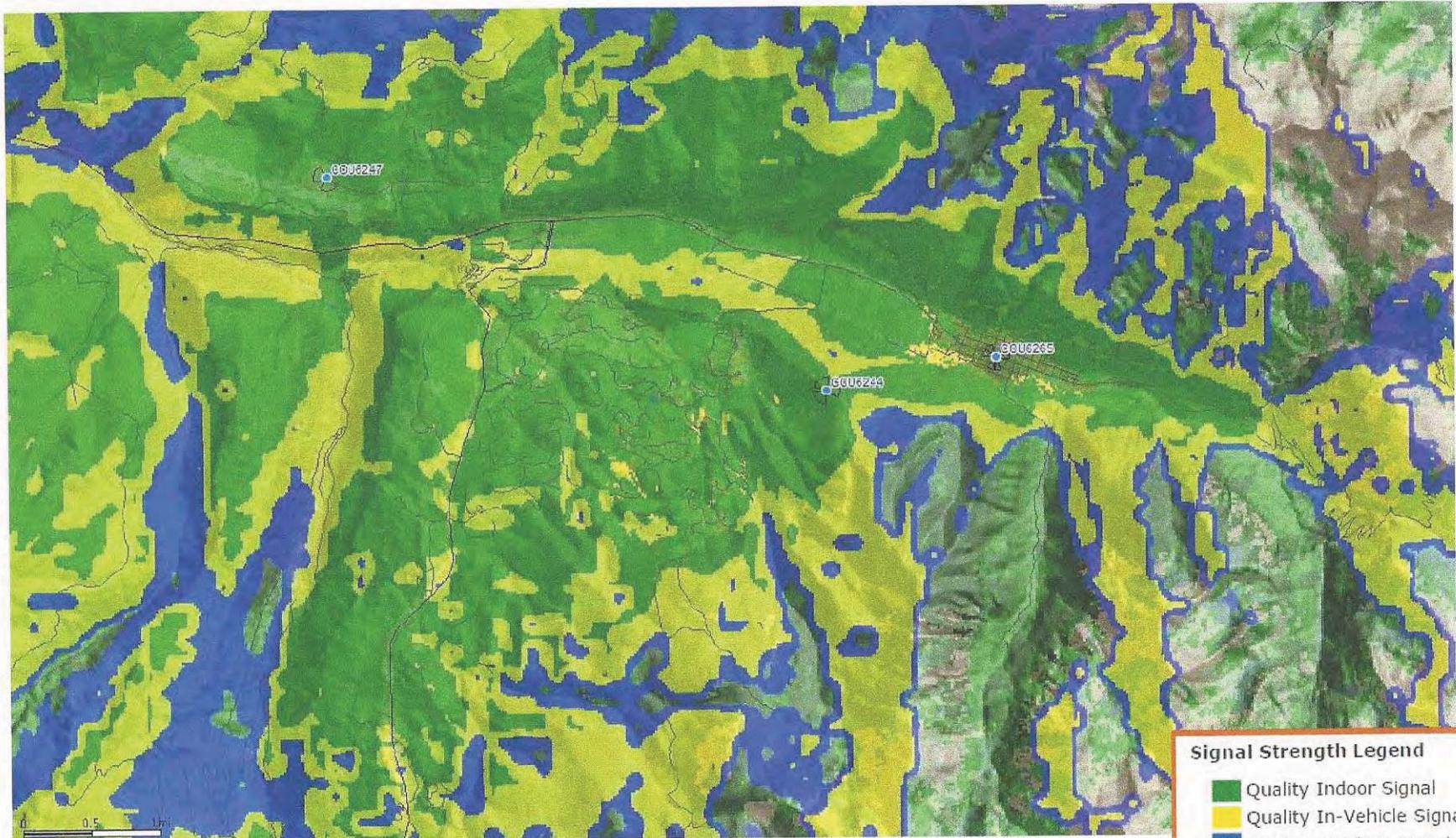
* **Note:** Designs may not be final and coverage is based on predictive models (not actual)



TELLURIDE - Coverage Analysis



Proposed 70ft Rad Center at COU6244 (Includes COU6265 & COU6247 – Existing Sites)



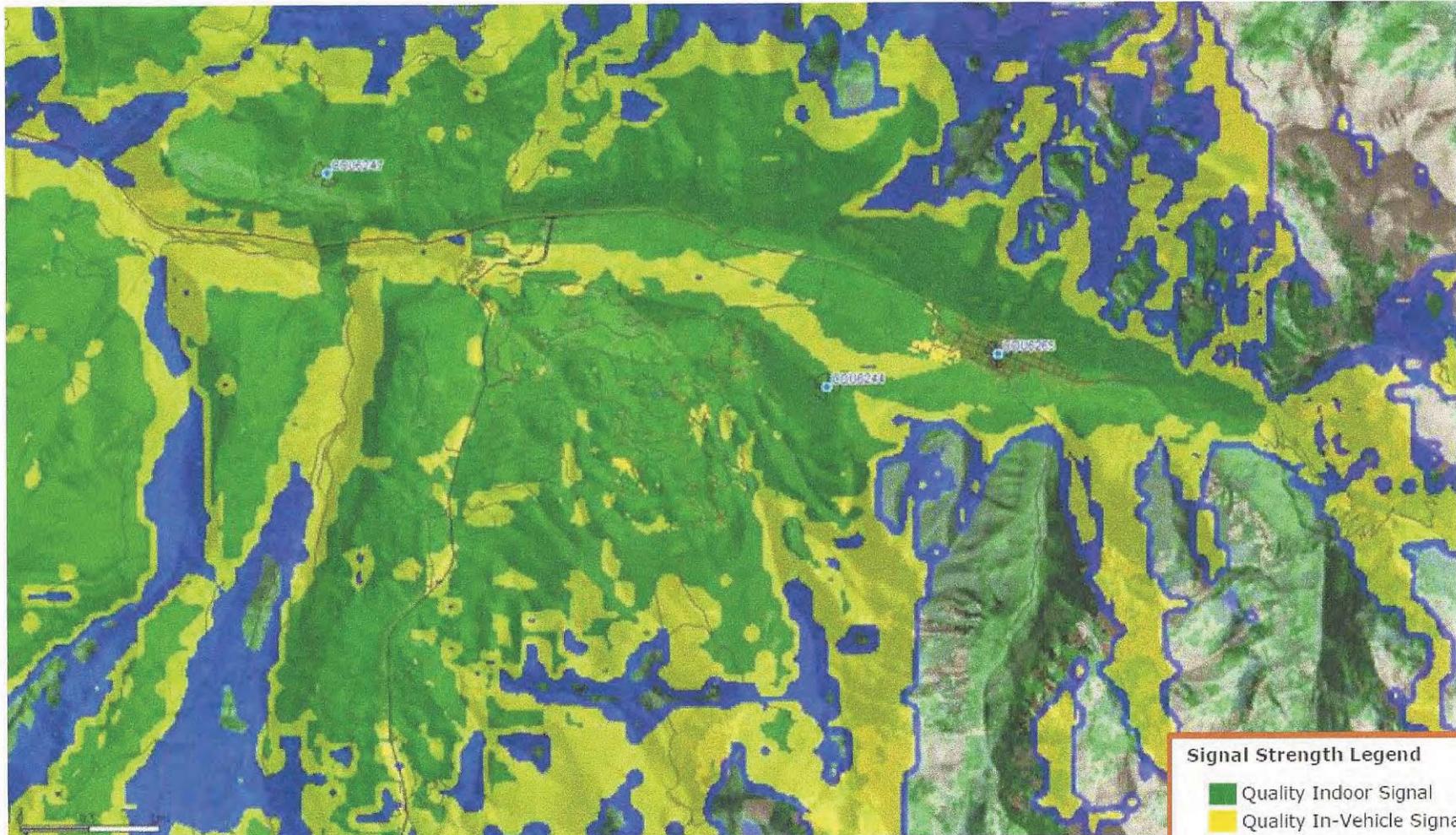
* *Note: Designs may not be final and coverage is based on predictive models (not actual)*



TELLURIDE - Coverage Analysis



Proposed 90ft Rad Center at COU6244 (Includes COU6265 & COU6247 – Existing Sites)



* **Note:** Designs may not be final and coverage is based on predictive models (not actual)

Signal Strength Legend

- Quality Indoor Signal
- Quality In-Vehicle Signal
- Quality Outdoor Signal





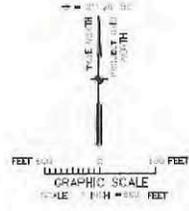
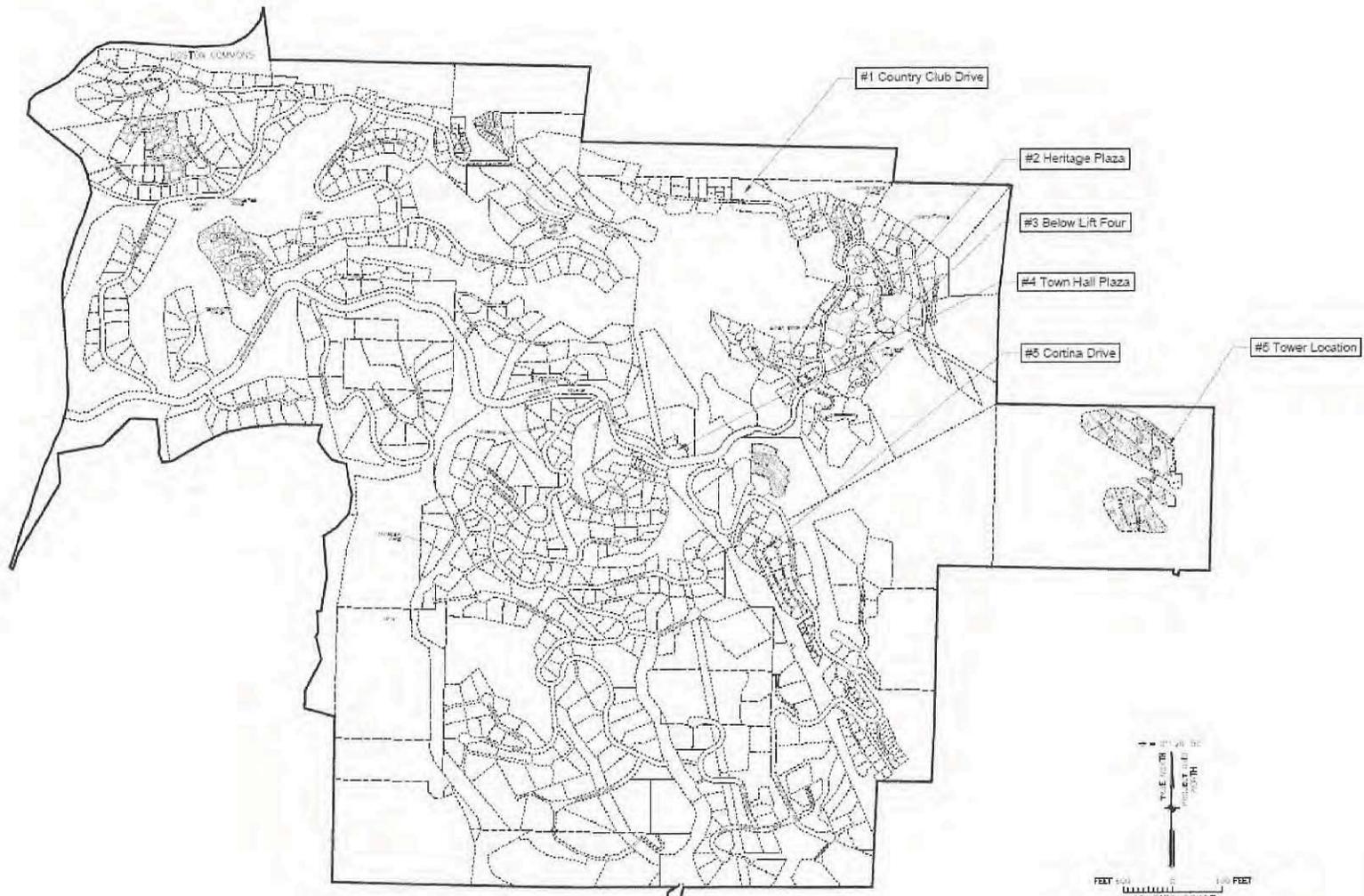
PHOTOGRAPHIC SIMULATION

PROPOSED WIRELESS COMMUNICATIONS FACILITY

SITE NUMBER: COL06244
SITE NAME: FAR COONSKIN
SITE ADDRESS: GRANITE RIDGE DRIVE
TELURIDE, CO 81435
DATE: 02/17/15
APPLICANT: AT&T WIRELESS
CONTACT: JEREMY MIRONAS
BLACK & VEATCH
(720) 834-4388



The included Photographic Simulation(s) are intended as visual representations only and should not be used for construction purposes. The materials represented within the included Photographic Simulation(s) are subject to change.



Lot Map

DRAWN BY: SDC
 CHECKED BY: JED: D
 DATE: 11/10/11

DATE	BY	REVISION



Town of Mountain Village
 Geographical Information System
 GIS Design Office
 411 Mountain Village Road, Mountain Village, CO 81402
 Ph: 970-732-8848 Fax: 970-732-6027

Location Map

Town of Mountain Village

SCALE	DATE	BY
1" = 500'	11/10/11	SDC
1:500	11/10/11	SDC



VIEW 2



EXISTING CONDITIONS

PROPOSED AT&T
TOWER



PHOTOGRAPHIC SIMULATION

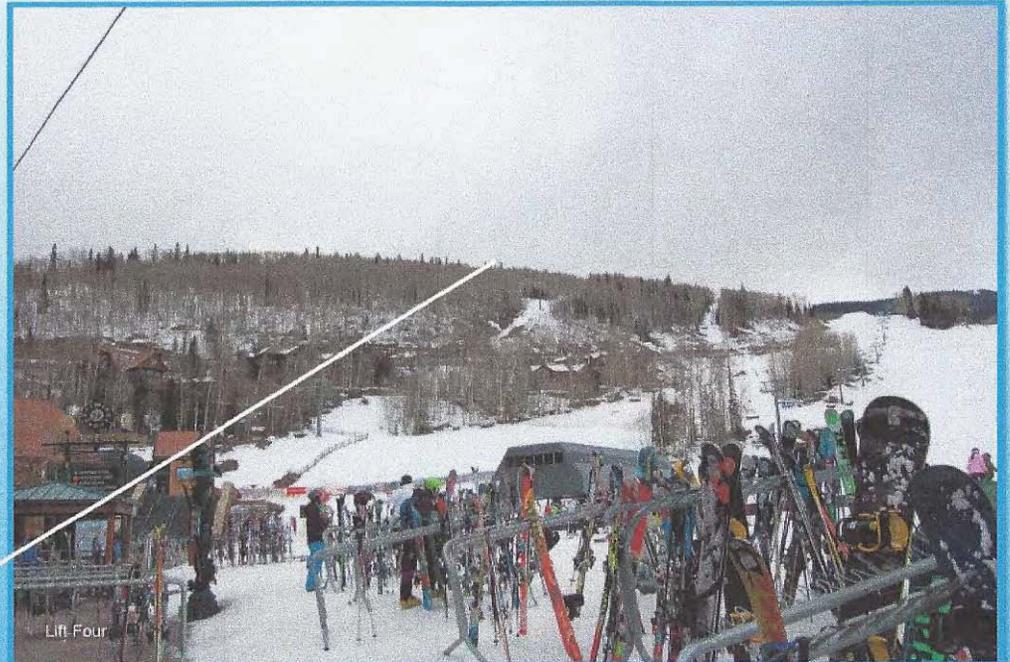


VIEW 3



EXISTING CONDITIONS

PROPOSED AT&T
TOWER



PHOTOGRAPHIC SIMULATION



VIEW 4



EXISTING CONDITIONS

PROPOSED AT&T
TOWER



PHOTOGRAPHIC SIMULATION

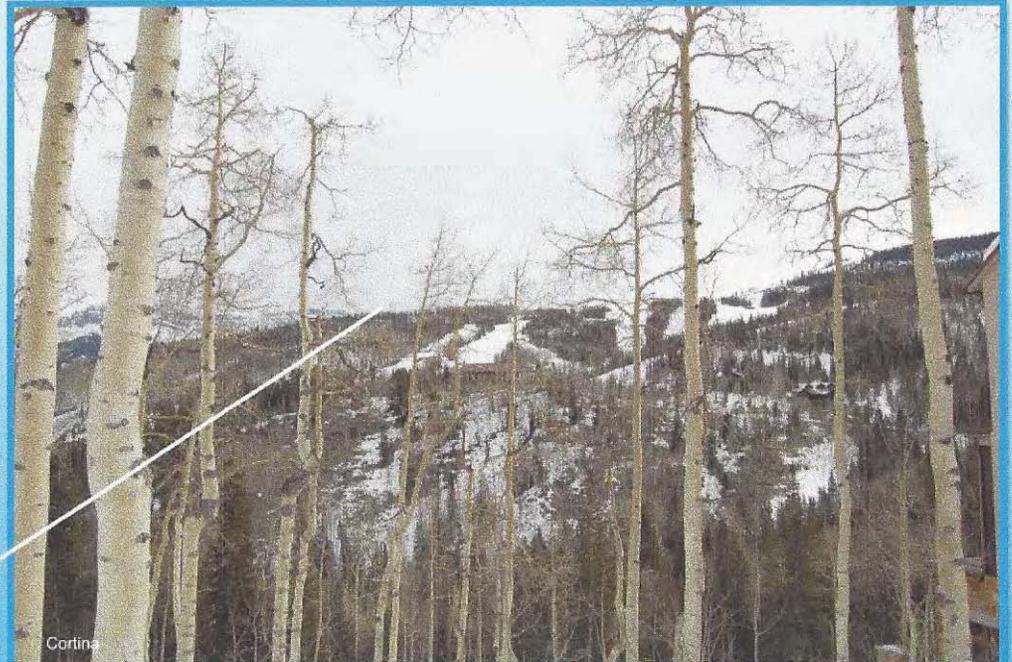


VIEW 5



EXISTING CONDITIONS

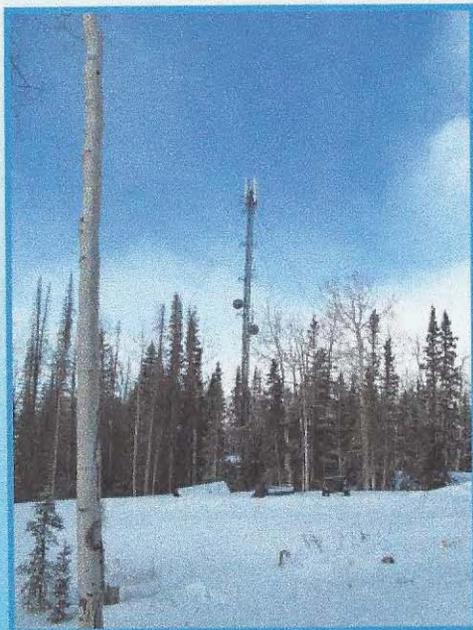
PROPOSED AT&T
TOWER



PHOTOGRAPHIC SIMULATION



VIEW 6



EXISTING CONDITIONS



- PROPOSED AT&T ANTENNAS
- PROPOSED AT&T MICROWAVE DISH
- PROPOSED AT&T TOWER

PHOTOGRAPHIC SIMULATION

FAR COONSKIN COL06244 10139834



LTE - 1ST CARRIER & MW UPGRADE GUYED TOWER

C.U.P. & VARIANCE SUBMITTAL SET



188 INVERNESS DRIVE WEST
SUITE 400
ENGLEWOOD, CO 80112



BLACK & VEATCH

304 INVERNESS WAY SOUTH
SUITE 400
ENGLEWOOD, COLORADO 80112

ENGINEERING

2009 INTERNATIONAL BLDG. CODE OR LATEST ADOPTED EDITION
2011 NATIONAL ELECTRIC CODE OR LATEST ADOPTED EDITION
TIA/EIA-222-G OR LATEST EDITION

PROJECT DESCRIPTION

THE PROJECT CONSISTS OF THE INSTALLATION AND OPERATION OF ANTENNAS AND ASSOCIATED EQUIPMENT CABINETS FOR THE AT&T WIRELESS TELECOMMUNICATIONS NETWORK.

SITE INFORMATION

PROPERTY OWNER: TSG SKI & GOLF LLC
ADDRESS: 565 MOUNTAIN VILLAGE BLVD. TELLURIDE, CO 81435

TOWER OWNER: TSG SKI & GOLF LLC

SITE CONTACT: 970-728-6900

COUNTY: SAN MIGUEL

LATITUDE (NAD 83): 37° 56' 1.71" N (EXISTING TOWER)

LONGITUDE (NAD 83): 107° 50' 5.64" W

JURISDICTION: UNITED STATES FOREST SERVICE

OCCUPANCY GROUP: U

CONSTRUCTION TYPE: V-B

POWER COMPANY: SAN MIGUEL POWER

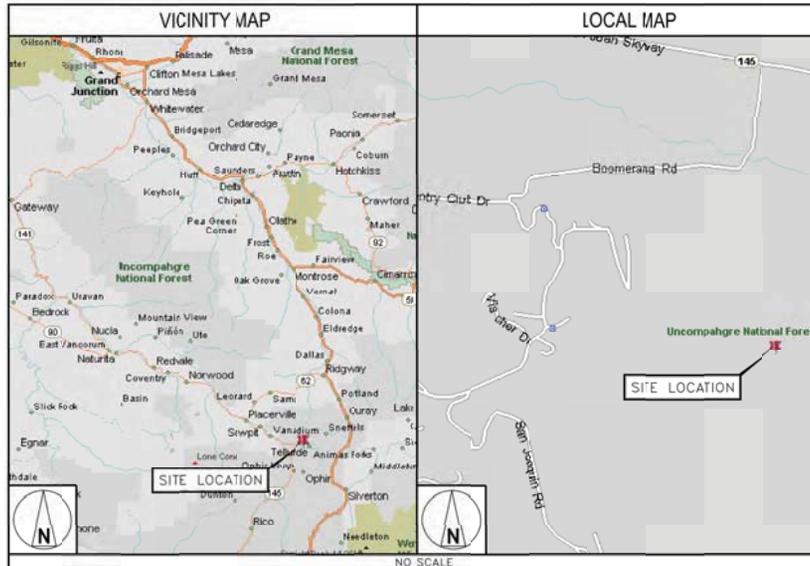
TELEPHONE COMPANY: CENTURYLINK

SITE ACQUISITION MANAGER: DEVIN MORRIS (303) 264-0512

SITE ACQUISITION CONTACT: MIKE MCCREEDY (303) 332-1212

CONSTRUCTION MANAGER: PATRICK DOYLE (720) 834-4260

RF ENGINEER: ERICSON FELICIANO (469) 450-7910



GENERAL NOTES

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE, NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.

DRAWING INDEX

SHEET NO.	SHEET TITLE
T-1	TITLE SHEET
LS 1	LAND SURVEY
LS 2	LAND SURVEY
C-1	EXISTING SITE PLAN
C-1.1	PROPOSED SITE PLAN
C-2	EXISTING AND PROPOSED EQUIPMENT LAYOUTS
C-3	EXISTING SITE ELEVATIONS
C-3.1	PROPOSED SITE ELEVATIONS
C-4	ANTENNA LAYOUTS

11"x17" PLOT WILL BE HALF SCALE UNLESS OTHERWISE NOTED

CONTRACTOR SHALL VERIFY ALL PLANS, EXISTING DIMENSIONS, AND CONDITIONS ON THE JOB SITE, AND SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.



UNDERGROUND SERVICE ALERT
UTILITY NOTIFICATION CENTER OF COLORADO
(800) 922-1987
WWW.UNCC.ORG

3 WORKING DAYS UTILITY NOTIFICATION PRIOR TO CONSTRUCTION

PROJECT/PHASE NO: 122061/8623

DRAWN BY: BTS

CHECKED BY: DDM

T.I.D. 1.86

REV	DATE	DESCRIPTION
0	02/23/15	ISSUED FOR ZONING C.U.P.



IT IS A VIOLATION OF LAW FOR ANY PERSON UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

FAR COONSKIN
COL06244
GRANITE RIDGE DRIVE
TELLURIDE, CO 81435
LTE - 1ST CARRIER AND MW UPGRADE

SHEET TITLE
TITLE SHEET

SHEET NUMBER

T-1

CONTACT INFORMATION

ENGINEER: BLACK & VEATCH CORPORATION
304 INVERNESS WAY SOUTH, SUITE 400
ENGLEWOOD, CO 80112

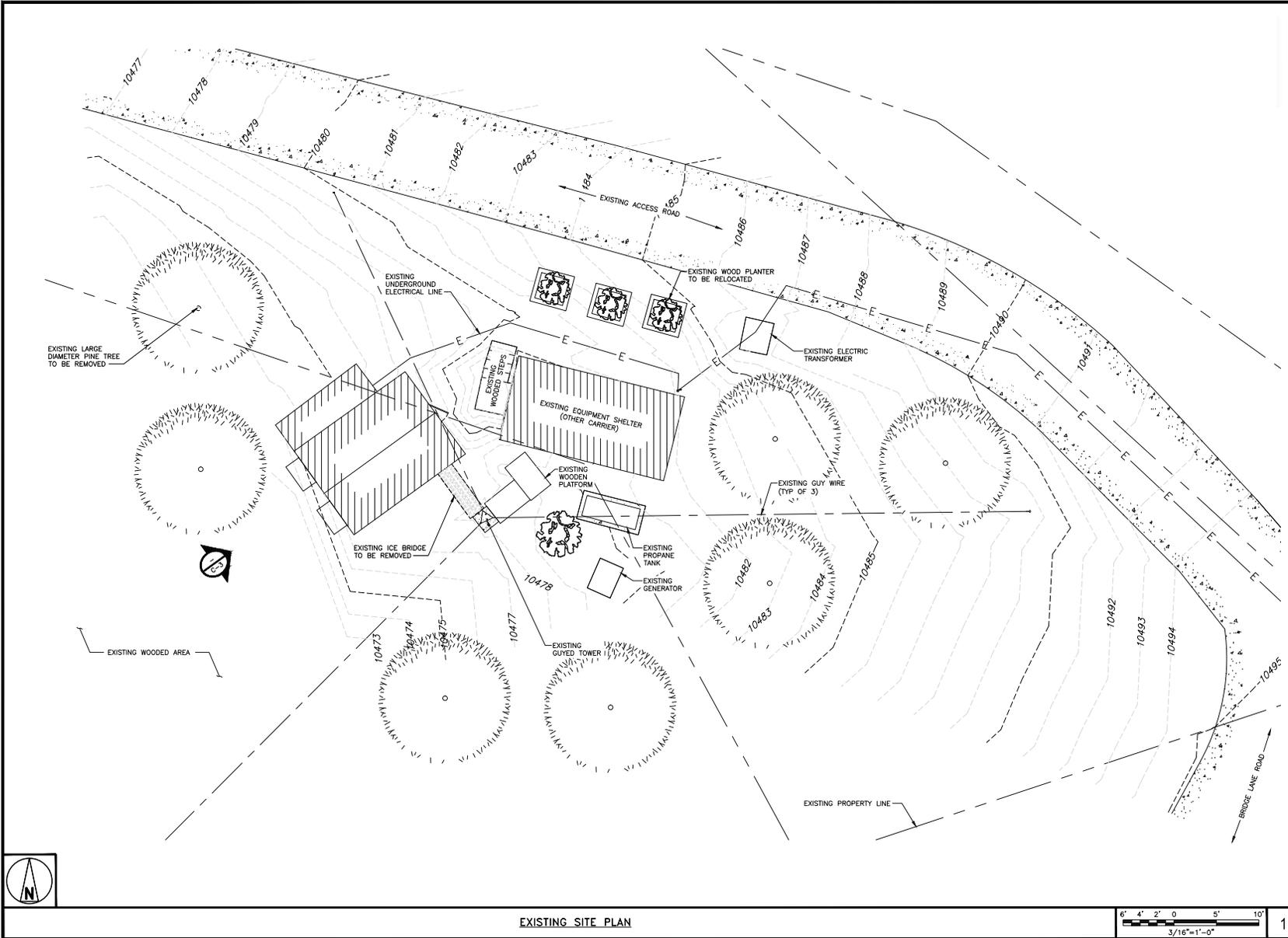
CONTACT: JEREMY MIRONAS

PHONE: (720) 834-4388

DRIVING DIRECTIONS

DIRECTIONS FROM AT&T OFFICE:

HEAD SOUTH TOWARD INVERNESS DRIVE WEST. TURN SOUTHEAST ONTO INVERNESS DRIVE WEST. TURN WEST ONTO EAST COUNTY LINE ROAD. TURN NORTH TO MERGE ONTO I-25 NORTH. TAKE EXIT 209B TO MERGE ONTO 6TH AVENUE TOWARD LAKEWOOD. TAKE EXIT ONTO I-70 WEST TOWARD GRAND JUNCTION. TAKE EXIT 37 SOUTH ONTO I-70 BUSINESS LOOP. TURN SOUTH ONTO SR-141/32 ROAD. TURN SOUTH EAST ONTO US-50. IN MONTROSE US-50 TURNS INTO US-550. TURN WEST ONTO CO-62. TURN SOUTH EAST ONTO CO-145. FOLLOW CO-145 TO MOUNTAIN VILLAGE. TURN EAST ONTO MOUNTAIN VILLAGE BOULEVARD. FOLLOW MOUNTAIN VILLAGE BOULEVARD UP TO THE GONDOLA PARKING. PARK THERE AND CONTINUE UP ON THE GONDOLA TO THE TOP OF THE SKI SLOPE.




188 INVERNESS DRIVE WEST
SUITE 400
ENGLEWOOD, CO 80112



304 INVERNESS WAY SOUTH
SUITE 400
ENGLEWOOD, COLORADO 80112

PROJECT/PHASE NO:	122061/BE23
DRAWN BY:	BTS
CHECKED BY:	DDM
T.I.D.	1.86

REV	DATE	DESCRIPTION
0	02/23/15	ISSUED FOR ZONING C.U.P.



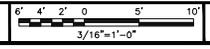
I, A. J. COONS, OF THE PROFESSION OF ENGINEERING, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL ENGINEER, AND I HAVE REVIEWED AND APPROVED THIS DOCUMENT.

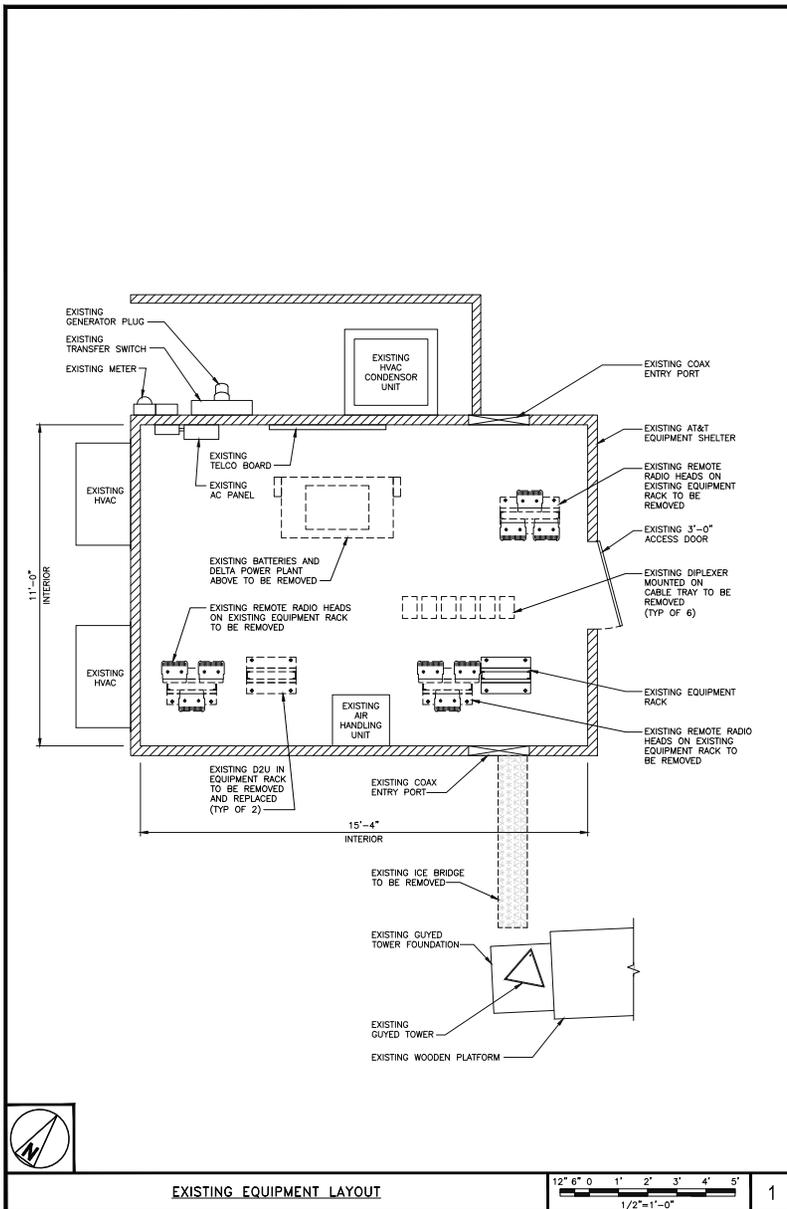
FAR COONSKIN
COL06244
GRANITE RIDGE DRIVE
TELLURIDE, CO 81435
LIE - 1ST CARRIER AND MW UPGRADE

SHEET TITLE
EXISTING SITE PLAN

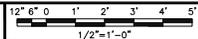
SHEET NUMBER
C-1

EXISTING SITE PLAN

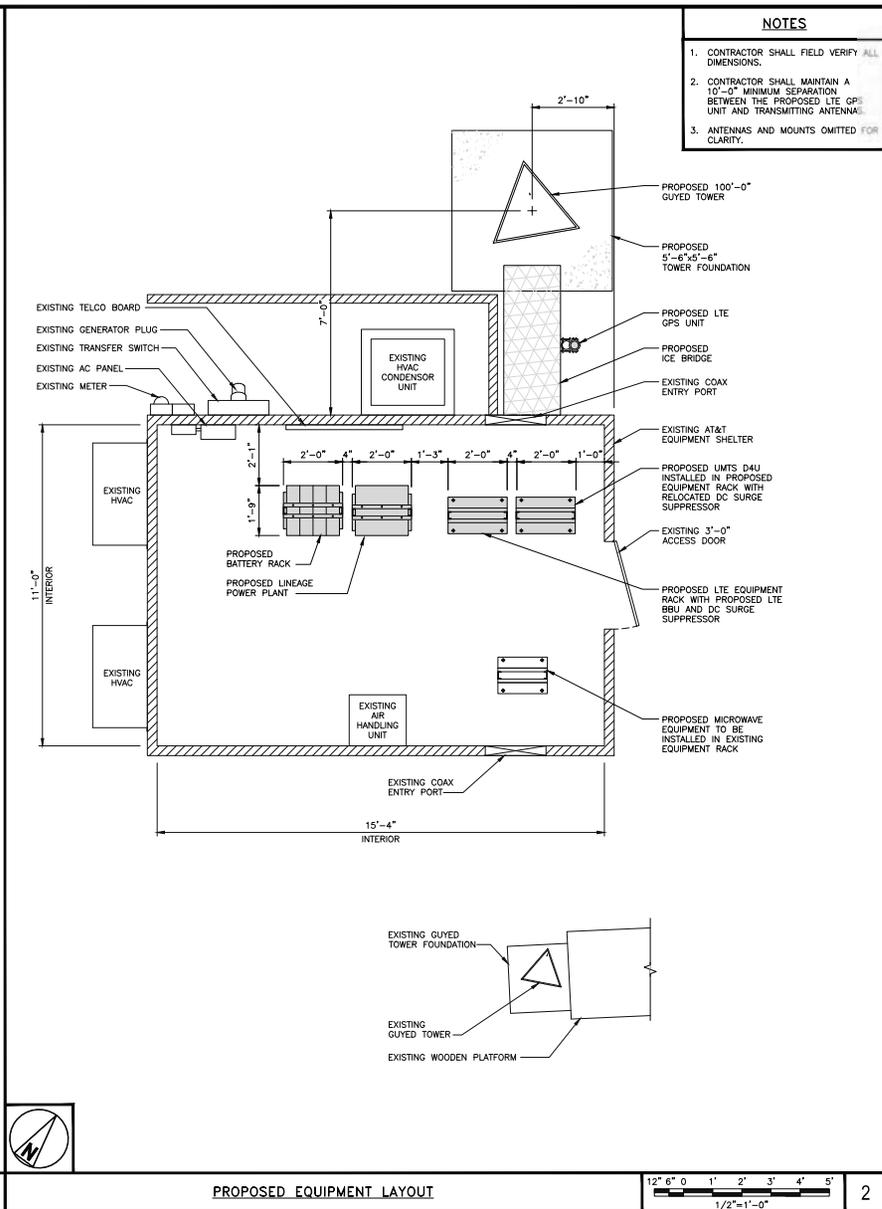




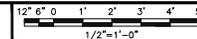
EXISTING EQUIPMENT LAYOUT



1



PROPOSED EQUIPMENT LAYOUT



2

NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
2. CONTRACTOR SHALL MAINTAIN A 10'-0" MINIMUM SEPARATION BETWEEN THE PROPOSED LTE GPS UNIT AND TRANSMITTING ANTENNAS.
3. ANTENNAS AND MOUNTS OMITTED FOR CLARITY.



188 INVERNESS DRIVE WEST
SUITE 400
ENGLEWOOD, CO 80112



BLACK & VEATCH

304 INVERNESS WAY SOUTH
SUITE 400
ENGLEWOOD, COLORADO 80112

PROJECT/PHASE NO: 122061/BE23

DRAWN BY: BTS

CHECKED BY: DDM

T.I.D. 1.86

REV	DATE	DESCRIPTION
0	02/23/15	ISSUED FOR ZONING C.U.P.



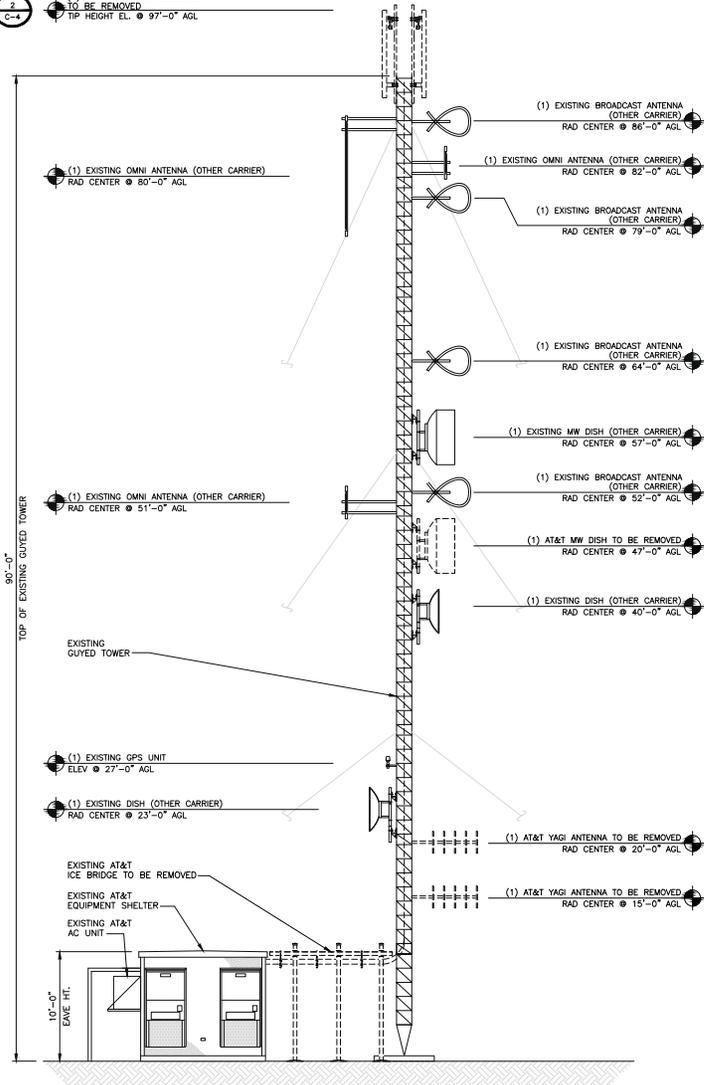
I, A. FAR COONSKIN, A LICENSED PROFESSIONAL ENGINEER, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

FAR COONSKIN
COL06244
GRANITE RIDGE DRIVE
TELLURIDE, CO 81435
LTE - 1ST CARRIER AND MW UPGRADE

SHEET TITLE
EXISTING AND PROPOSED
EQUIPMENT LAYOUTS

SHEET NUMBER
C-2

2
C-4
(3) EXISTING AT&T ANTENNAS
TO BE REMOVED
TIP HEIGHT EL. @ 97'-0" AGL



EXISTING SOUTHWEST ELEVATION

NOTE
CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.



188 INVERNESS DRIVE WEST
SUITE 400
ENGLEWOOD, CO 80112



304 INVERNESS WAY SOUTH
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0	02/23/15	ISSUED FOR ZONING C.U.P.

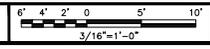


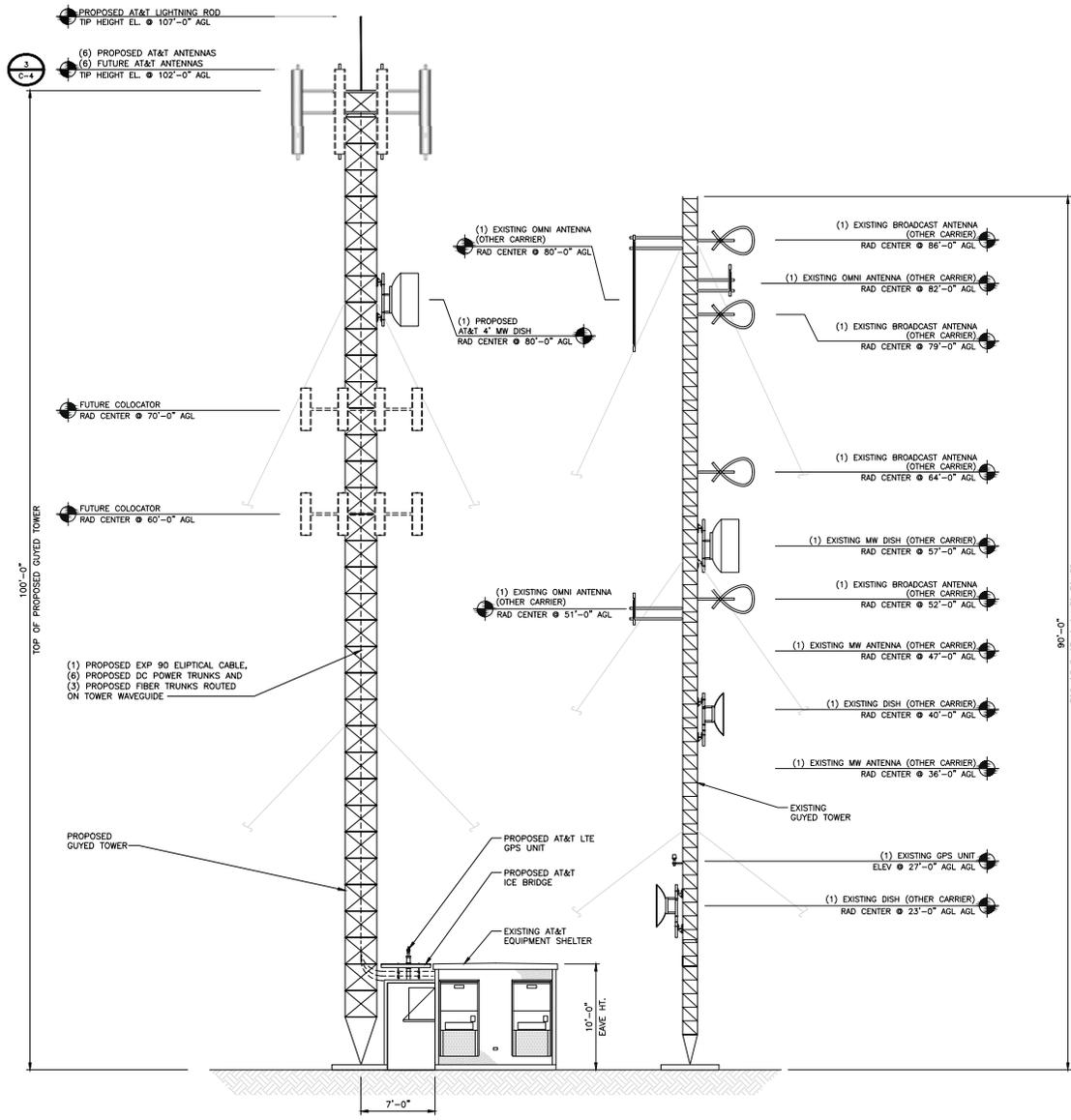
I, F. COONSKIN, A LICENSED PROFESSIONAL ENGINEER,
UNLESS THEY ARE ACTING UNDER THE DIRECTION
OF A LICENSED PROFESSIONAL ENGINEER,
TO ALTER THIS DOCUMENT.

FAR COONSKIN
COL06244
GRANITE RIDGE DRIVE
TELLURIDE, CO 81435
LIE - 1ST CARRIER AND MW UPGRADE

SHEET TITLE
EXISTING
SITE ELEVATIONS

SHEET NUMBER
C-3





PROPOSED SOUTHWEST ELEVATION

- NOTES**
1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
 2. ALL PROPOSED ANTENNAS SHALL BE PAINTED A NEUTRAL, NON-REFLECTIVE COLOR ("SM 6447 EVERGREENS") OR APPROVED EQUIVALENT.



188 INVERNESS DRIVE WEST
SUITE 400
ENGLEWOOD, CO 80112



304 INVERNESS WAY SOUTH
SUITE 400
ENGLEWOOD, COLORADO 80112

PROJECT/PHASE NO: 122061/BE23

DRAWN BY: BTS

CHECKED BY: DDM

T.I.D. 1.86

REV	DATE	DESCRIPTION
0	02/23/15	ISSUED FOR ZONING C.U.P.

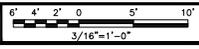


I, A. J. COONS, OF THE PROFESSION OF ENGINEERING, REGISTERED PROFESSIONAL ENGINEER, LICENSE NO. 100000000, DO HEREBY CERTIFY THAT I HAVE REVIEWED THIS DOCUMENT AND THAT I AM AWARE OF THE CONTENTS AND THE INTENT THEREOF.

FAR COONSKIN
COL06244
GRANITE RIDGE DRIVE
TELLURIDE, CO 81435
LTE - 1ST CARRIER AND MW UPGRADE

SHEET TITLE
PROPOSED
SITE ELEVATIONS

SHEET NUMBER
C-3.1

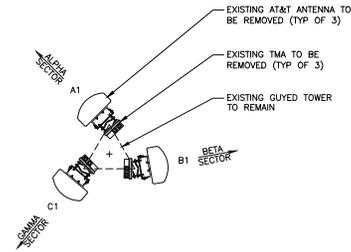


SECTOR	ANTENNA TYPE	TECHNOLOGY	TRANSMISSION CABLE		DC JUMPERS NEEDED	FIBER JUMPERS NEEDED
			QTY.	TYPE		
A1	PROPOSED ANTENNA	UMTS	-	SEE CHANGES BELOW*	YES	YES
A2	FUTURE ANTENNA	LTE	-	SEE CHANGES BELOW*	YES	YES
A3	FUTURE ANTENNA	LTE	-	SEE CHANGES BELOW*	YES	YES
A4	PROPOSED ANTENNA	LTE	-	SEE CHANGES BELOW*	YES	YES
B1	PROPOSED ANTENNA	UMTS	-	SEE CHANGES BELOW*	YES	YES
B2	FUTURE ANTENNA	LTE	-	SEE CHANGES BELOW*	YES	YES
B3	FUTURE ANTENNA	LTE	-	SEE CHANGES BELOW*	YES	YES
B4	PROPOSED ANTENNA	LTE	-	SEE CHANGES BELOW*	YES	YES
C1	PROPOSED ANTENNA	UMTS	-	SEE CHANGES BELOW*	YES	YES
C2	FUTURE ANTENNA	LTE	-	SEE CHANGES BELOW*	YES	YES
C3	FUTURE ANTENNA	LTE	-	SEE CHANGES BELOW*	YES	YES
C4	PROPOSED ANTENNA	LTE	-	SEE CHANGES BELOW*	YES	YES
MW	PROPOSED ANTENNA	MICROWAVE	1	EW90-105	-	-

*(6) PROPOSED DC POWER TRUNKS AND (3) PROPOSED FIBER TRUNKS SUPPLY ALL LTE AND UMTS ANTENNAS

NOTES

CONTRACTOR TO REFER TO FINAL CONSTRUCTION RFDS FOR ALL RF DETAILS.



188 INVERNESS DRIVE WEST
SUITE 400
ENGLEWOOD, CO 80112



BLACK & VEATCH

304 INVERNESS WAY SOUTH
SUITE 400
ENGLEWOOD, COLORADO 80112

PROJECT/PHASE NO: 122061/BE23

DRAWN BY: BTS

CHECKED BY: DDM

T.I.D. 1.86

REV	DATE	DESCRIPTION
0	02/23/15	ISSUED FOR ZONING C.U.P.



IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

FAR COONSKIN
COL06244
GRANITE RIDGE DRIVE
TELLURIDE, CO 81435
LTE - 1ST CARRIER AND MW UPGRADE

SHEET TITLE
ANTENNA LAYOUTS

SHEET NUMBER
C-4

PROPOSED ANTENNA AND TRANSMISSION CABLE REQUIREMENT

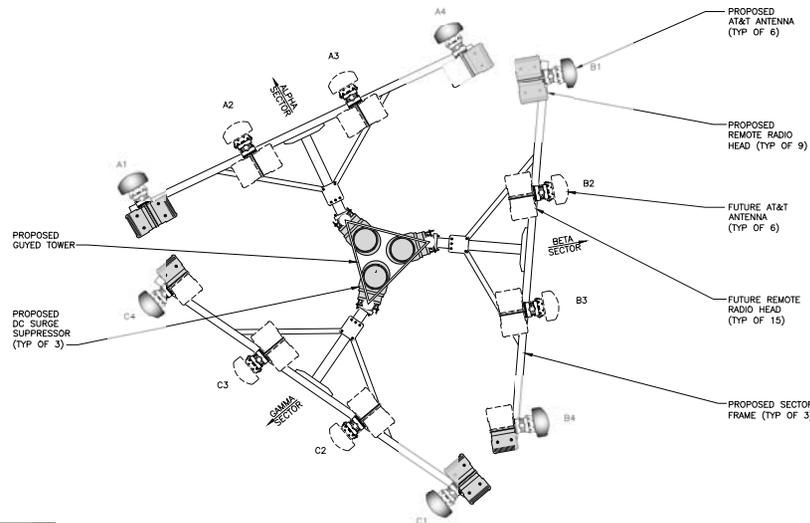
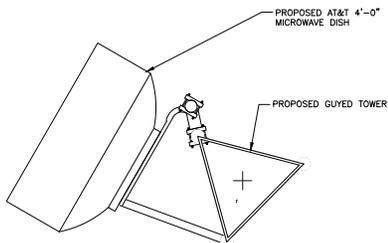
NO SCALE

1

EXISTING ANTENNA LAYOUT

NO SCALE

2



PROPOSED ANTENNA LAYOUT

NO SCALE

3



PROPOSED ANTENNA LAYOUT

NO SCALE

4

mahlum

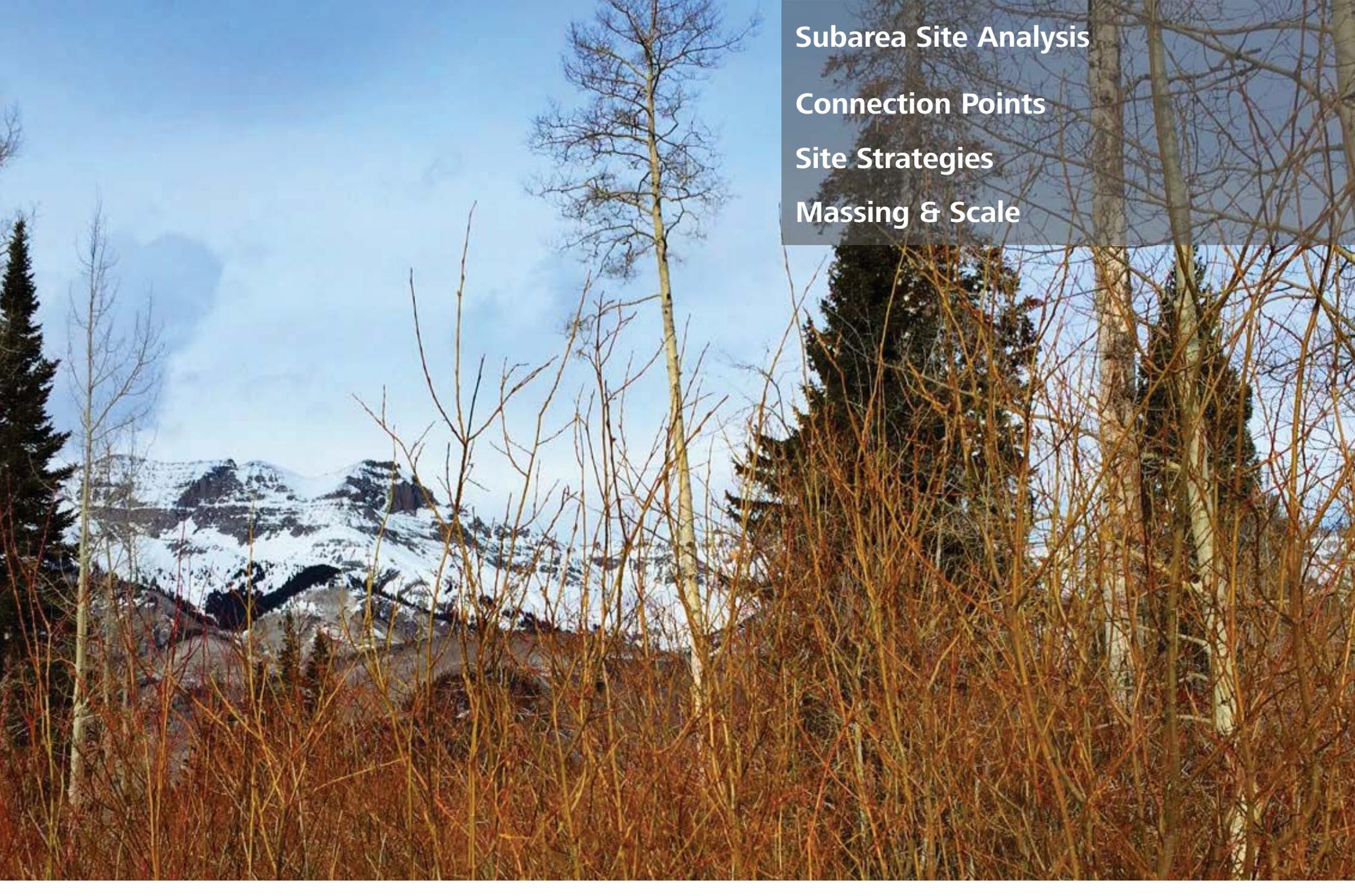
Telluride Medical Center

Subarea Task Force

2 April 2015



Agenda



Subarea Site Analysis

Connection Points

Site Strategies

Massing & Scale

Subarea Site Analysis



OSP-40

TRACT OS-1

OS-1

160R

1005

1007

1003R-1

1006R

1007

OS-1

OS-2

1008

1003R-2

1003R-3

OS-1E

OS-2-1A

600A

OS-5

FT-2

235A

235B

236B

236A

234

237B

238

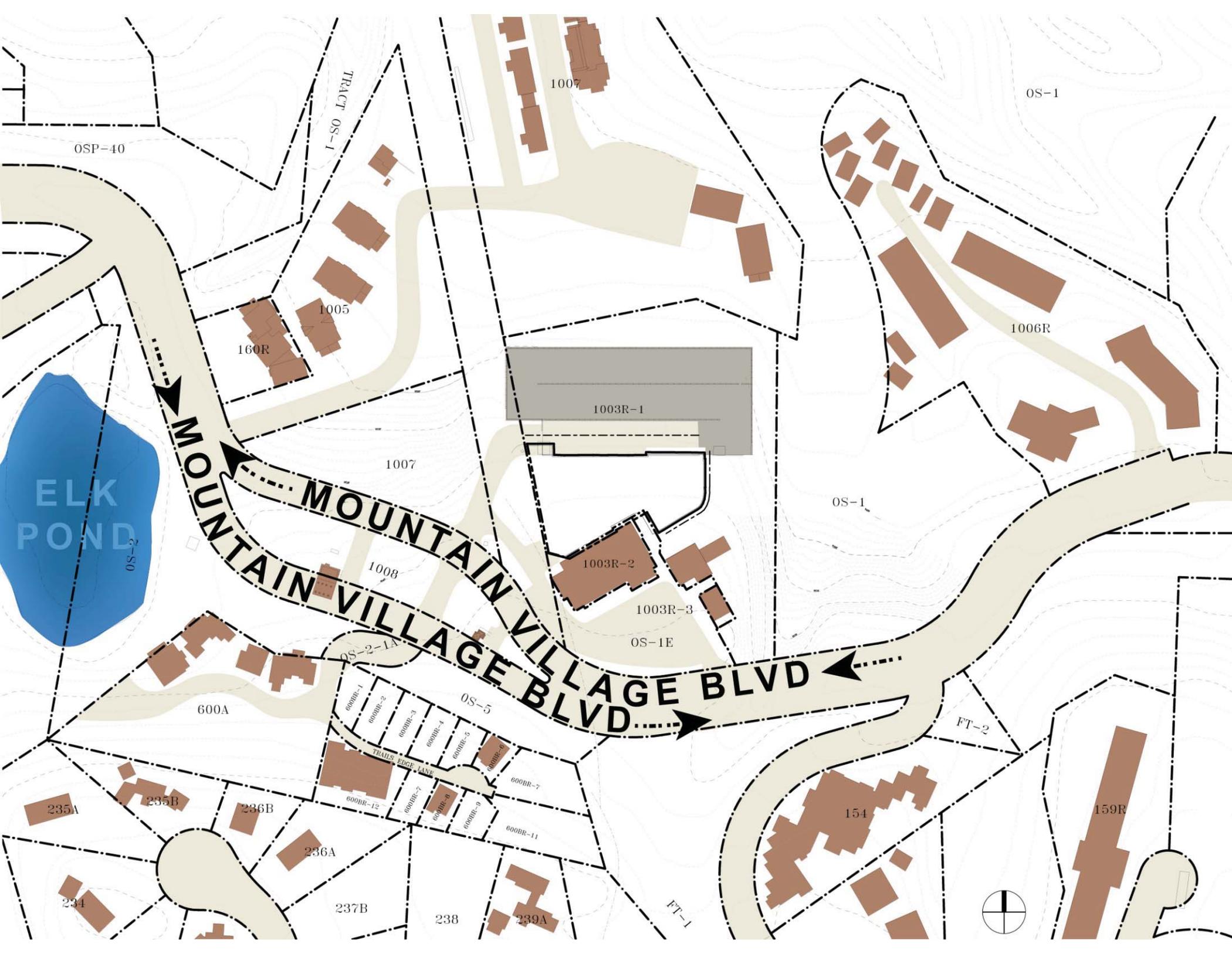
239A

154

159R

FT-1





OSP-40

TRACT OS-1

1007

OS-1

160R

1005

1006R

1003R-1

1007

OS-1

ELK POND

MOUNTAIN VILLAGE BLVD

1008

1003R-2

1003R-3

OS-1E

OS-2-1A

600A

OS-5

FT-2

235A

235B

236B

236A

154

159R

234

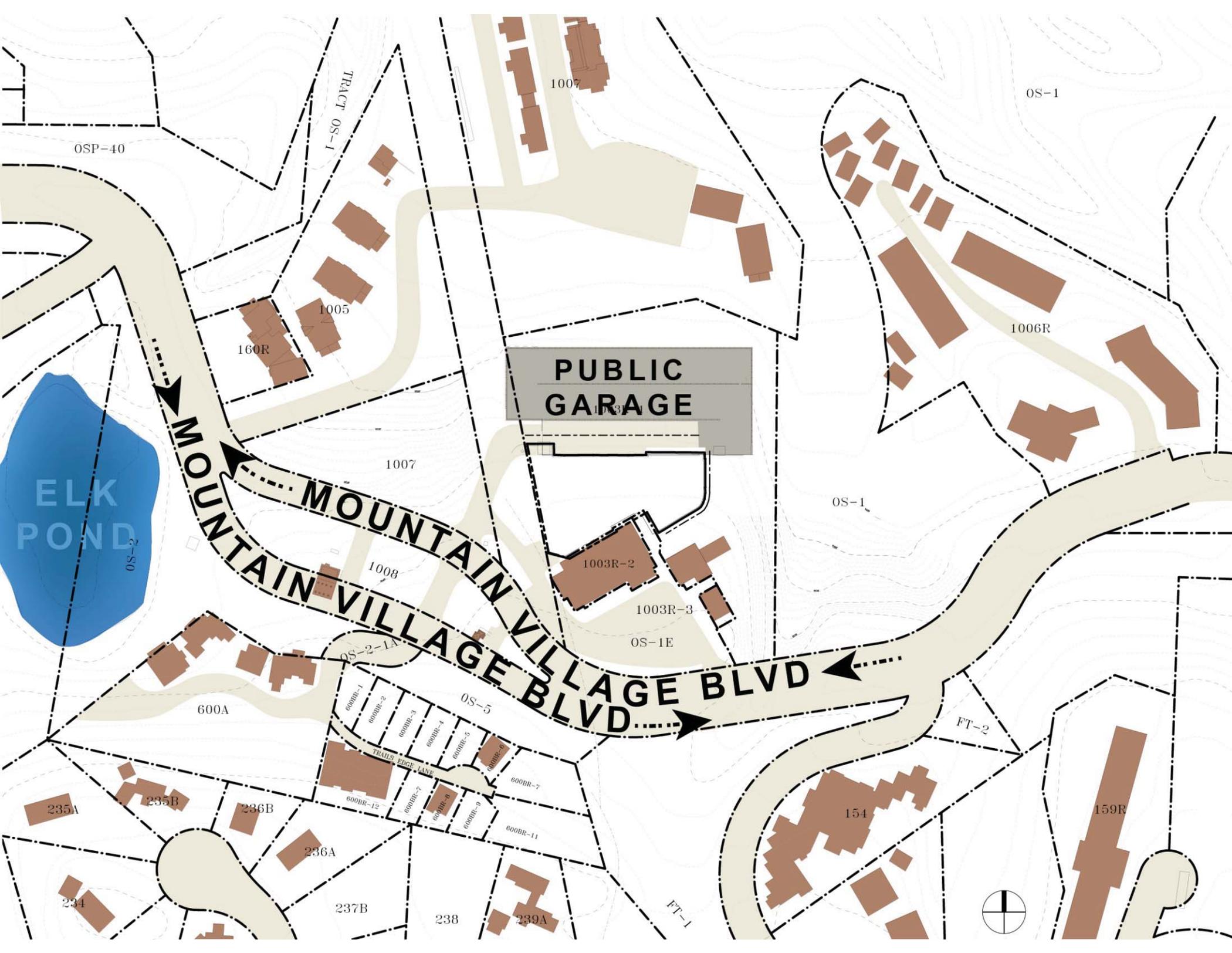
237B

238

239A

FT-1





OSP-40

TRACT OS-1

1007

OS-1

1005

160R

PUBLIC GARAGE

1006R

1007

OS-1

ELK POND

MOUNTAIN VILLAGE BLVD

1008

1003R-2

1003R-3

OS-1E

OS-2-1A

600A

OS-5

FT-2

235A

235B

236B

236A

237B

238

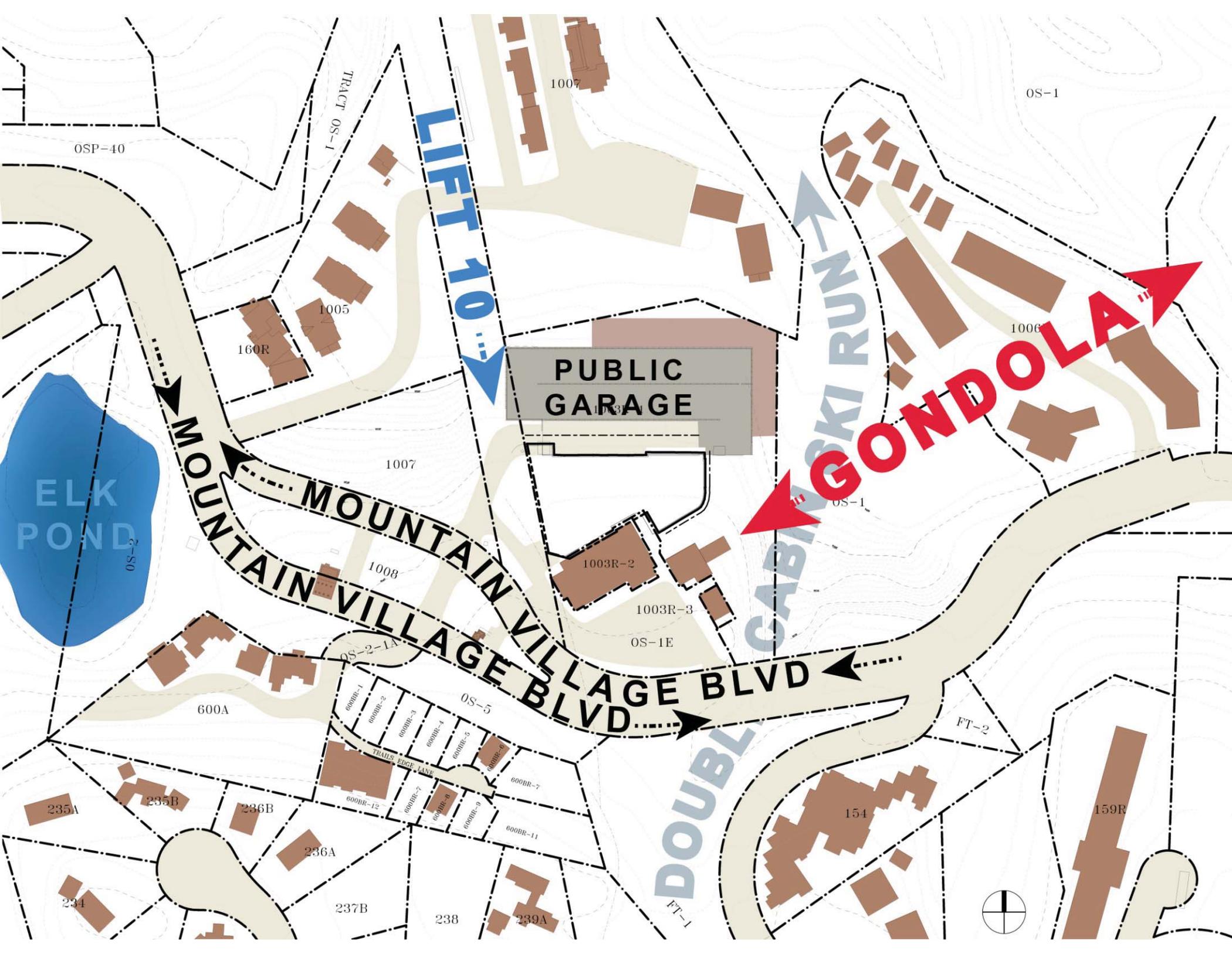
239A

154

159R

FT-1





OSP-40

TRACT OS-1

LIFT 10

1007

OS-1

1005

160R

PUBLIC GARAGE

1007

1006

ELK POND

MOUNTAIN VILLAGE BLVD

1008

1003R-2

1003R-3

GONDOLA

OS-1

600A

OS-2-1A

OS-5

OS-1E

FT-2

235A

235B

236B

236A

600BR-1

600BR-2

600BR-3

600BR-4

600BR-5

600BR-6

600BR-7

600BR-8

600BR-9

600BR-10

600BR-11

600BR-12

600BR-7

600BR-11

239A

154

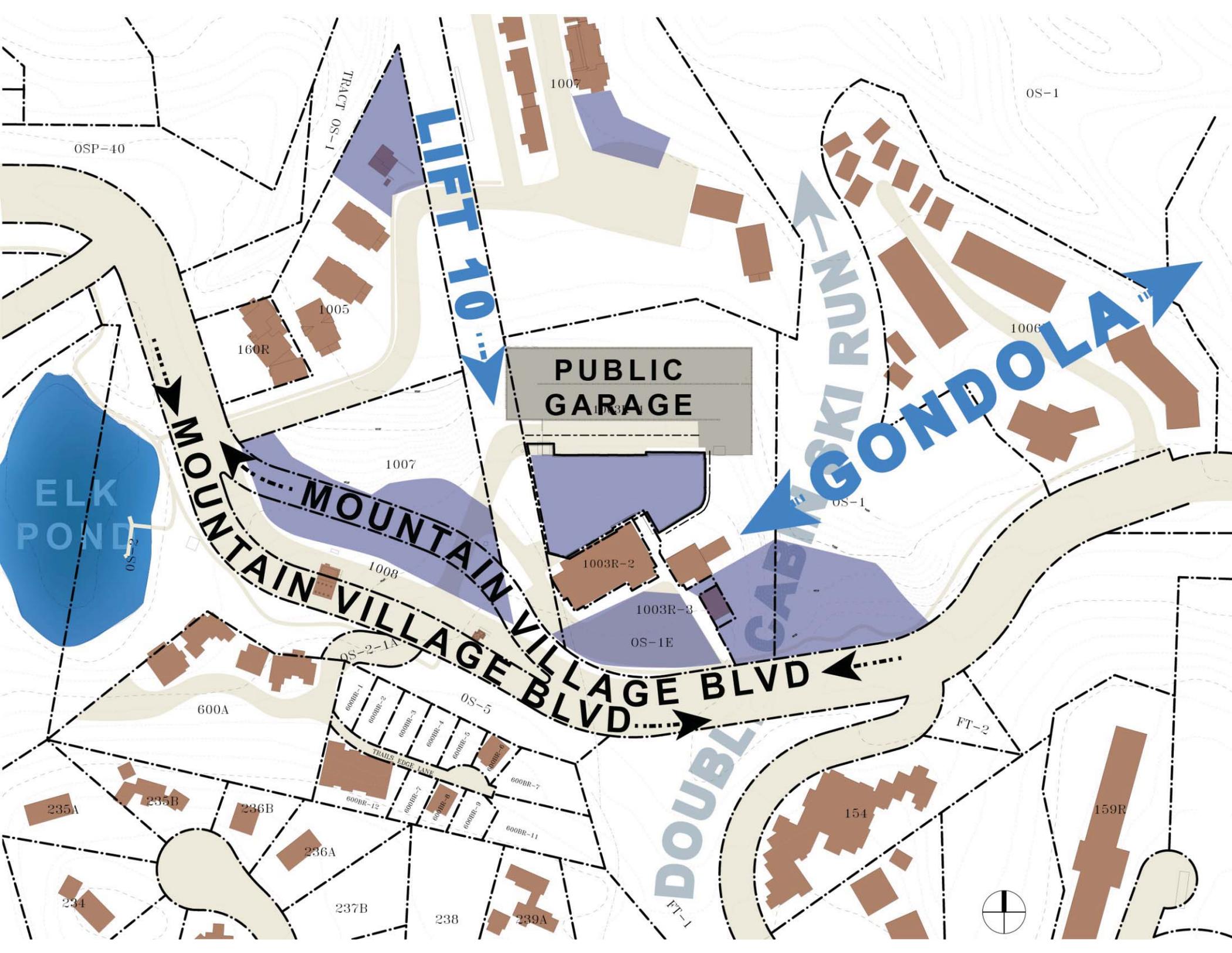
159R

234

237B

238





OSP-40

TRACT OS-1

OS-1

PUBLIC GARAGE

ELK POND

MOUNTAIN VILLAGE BLVD

LIFT 10

SKI RUN
GONDOLA

600A

1007

1007

OS-2-1A

1008

1003R-2

OS-1E

1003R-3

OS-5

FT-2

235A

235B

236B

236A

237B

238

239A

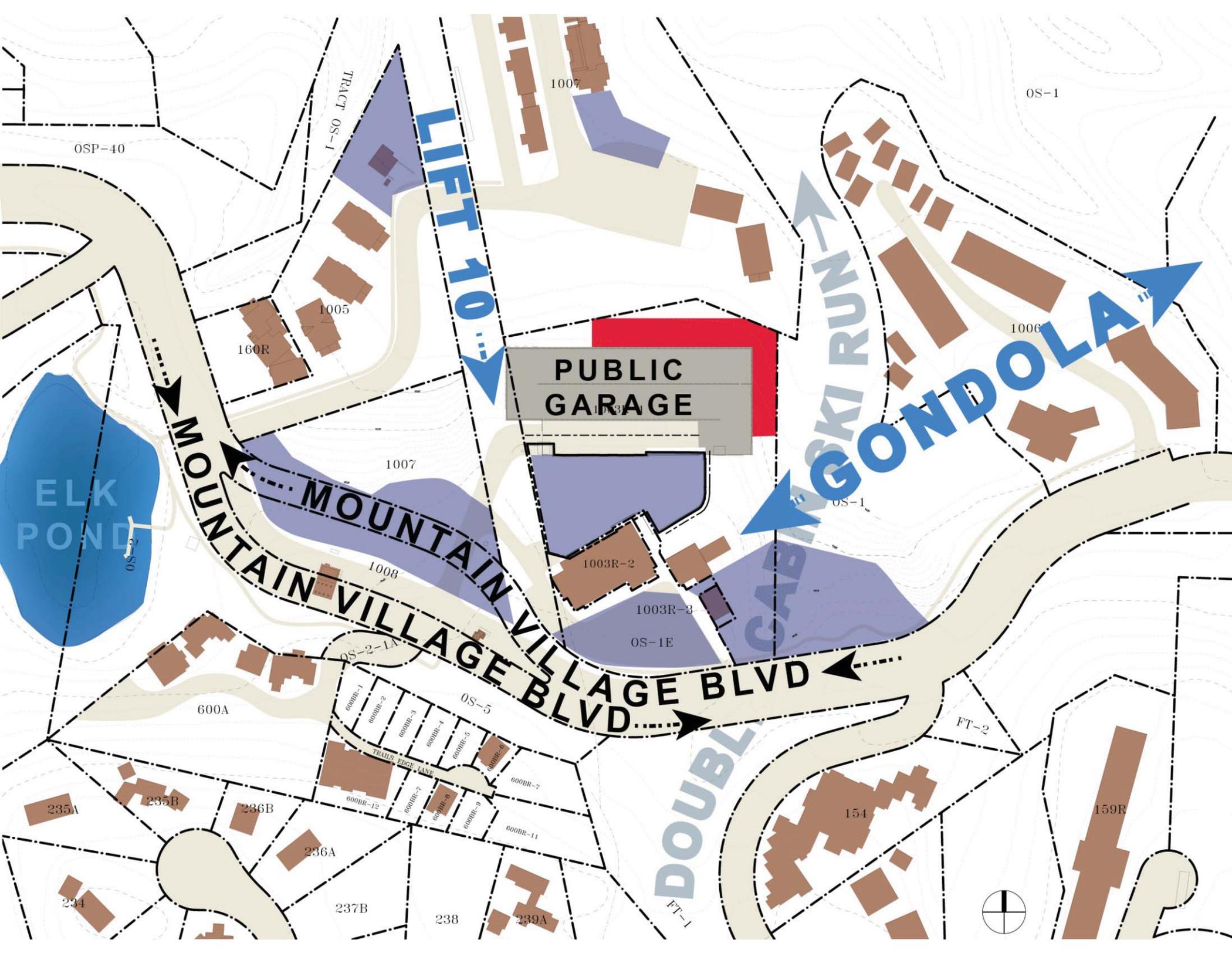
TRAILS EDGE LANE

154

159R

DOUBLE





OSP-40

TRACT OS-1

OS-1

PUBLIC GARAGE

ELK POND

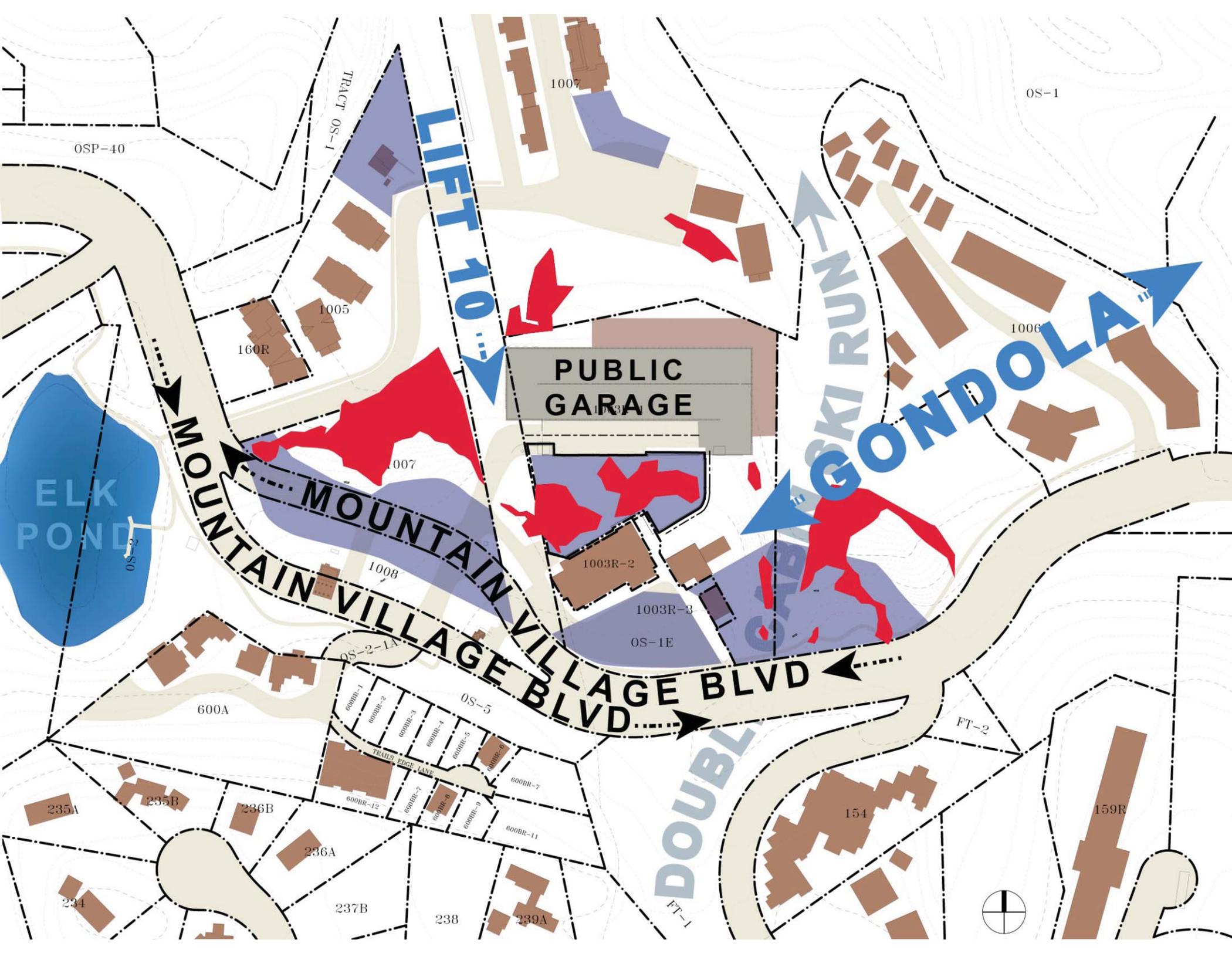
MOUNTAIN VILLAGE BLVD

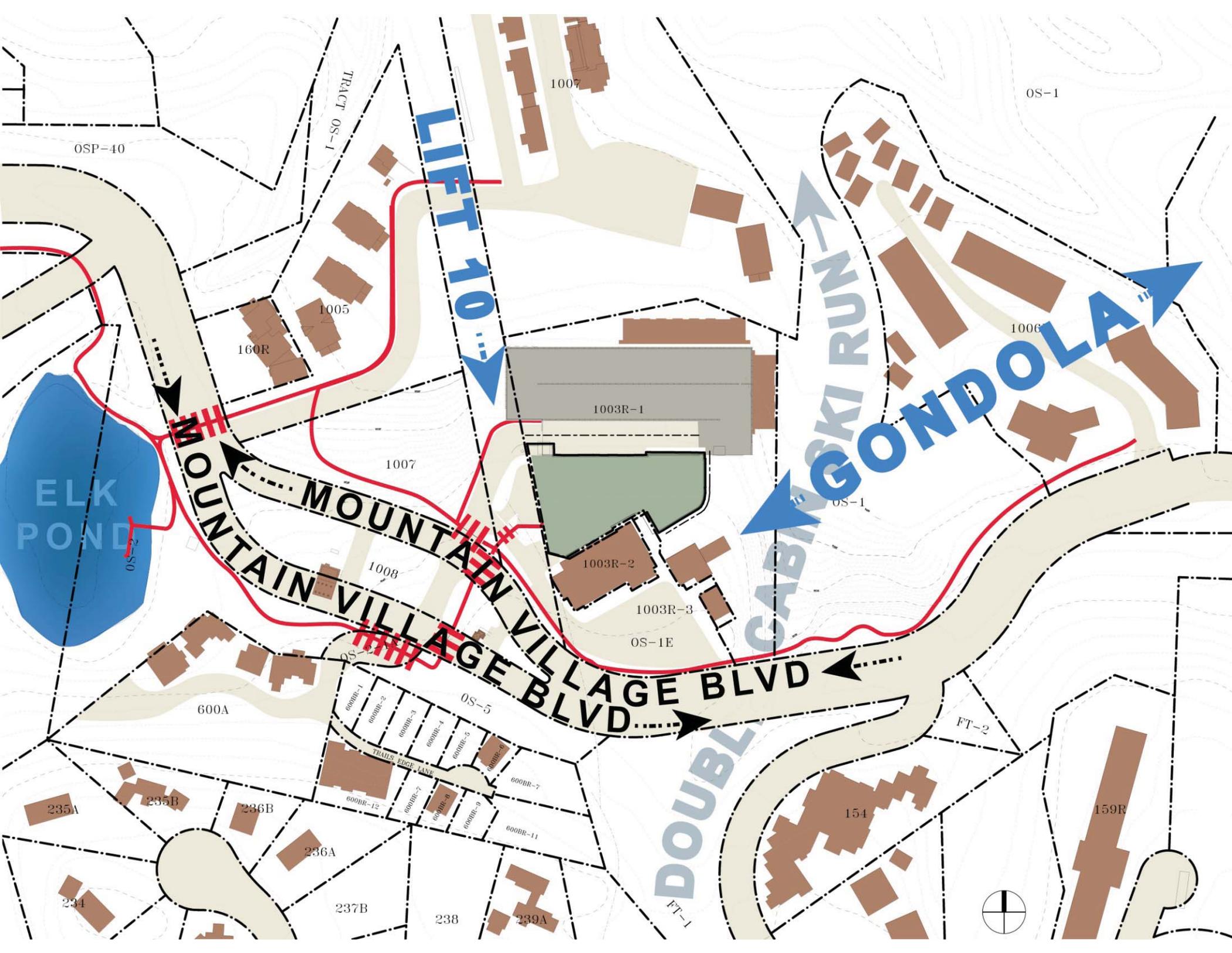
LIFT 10

SKI RUN
GONDOLA

DOUBLE







OSP-40

TRACT OS-1

OS-1

1007

1005

160R

LIFT 10

1003R-1

1007

GONDOLA

1006

ELK POND

MOUNTAIN VILLAGE BLVD

1003R-2

1003R-3

OS-1E

1008

600A

OS-5

FT-2

235A

235B

236B

236A

600BR-1

600BR-2

600BR-3

600BR-4

600BR-5

600BR-6

600BR-7

600BR-12

600BR-7

600BR-8

600BR-9

600BR-11

234

237B

238

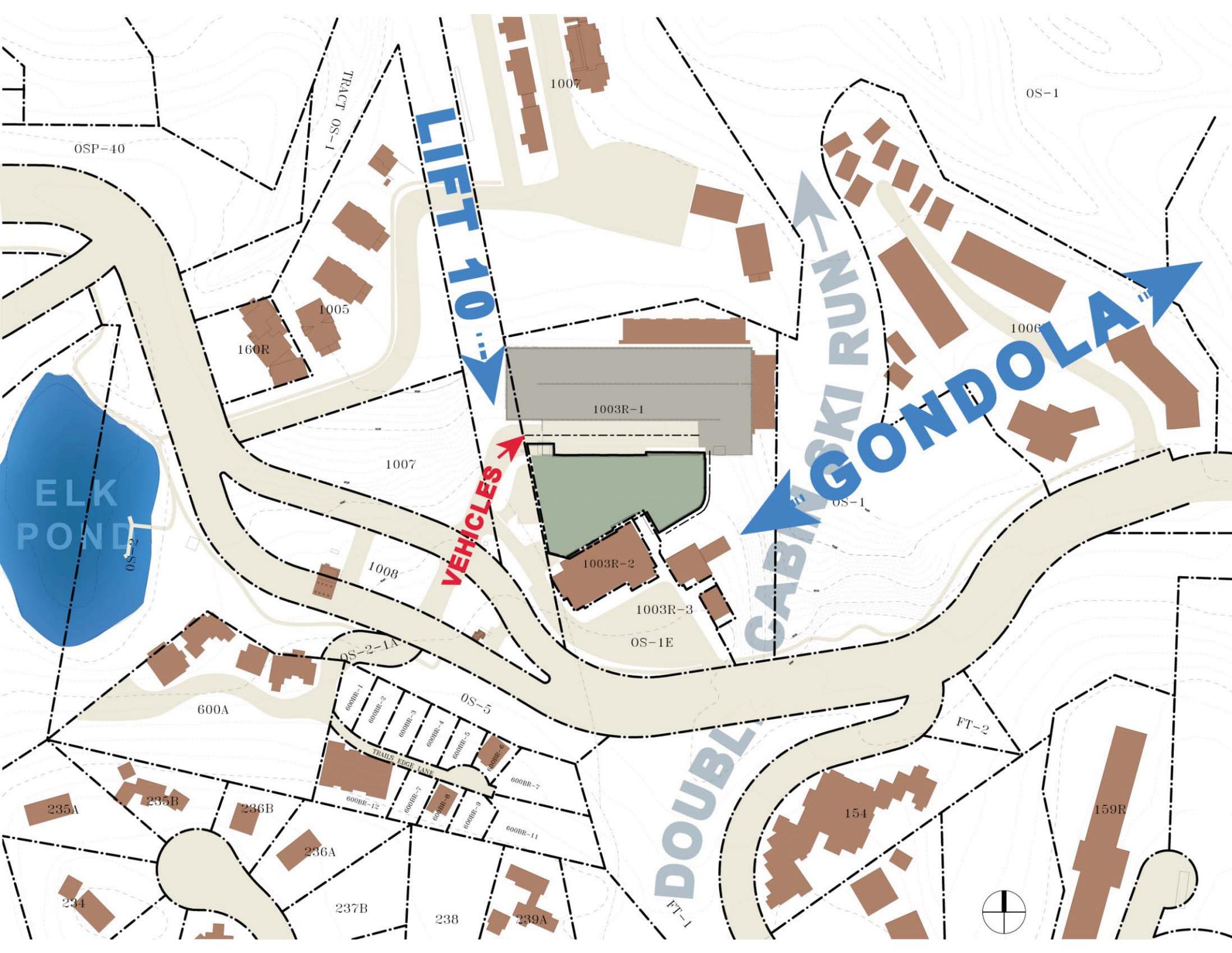
239A

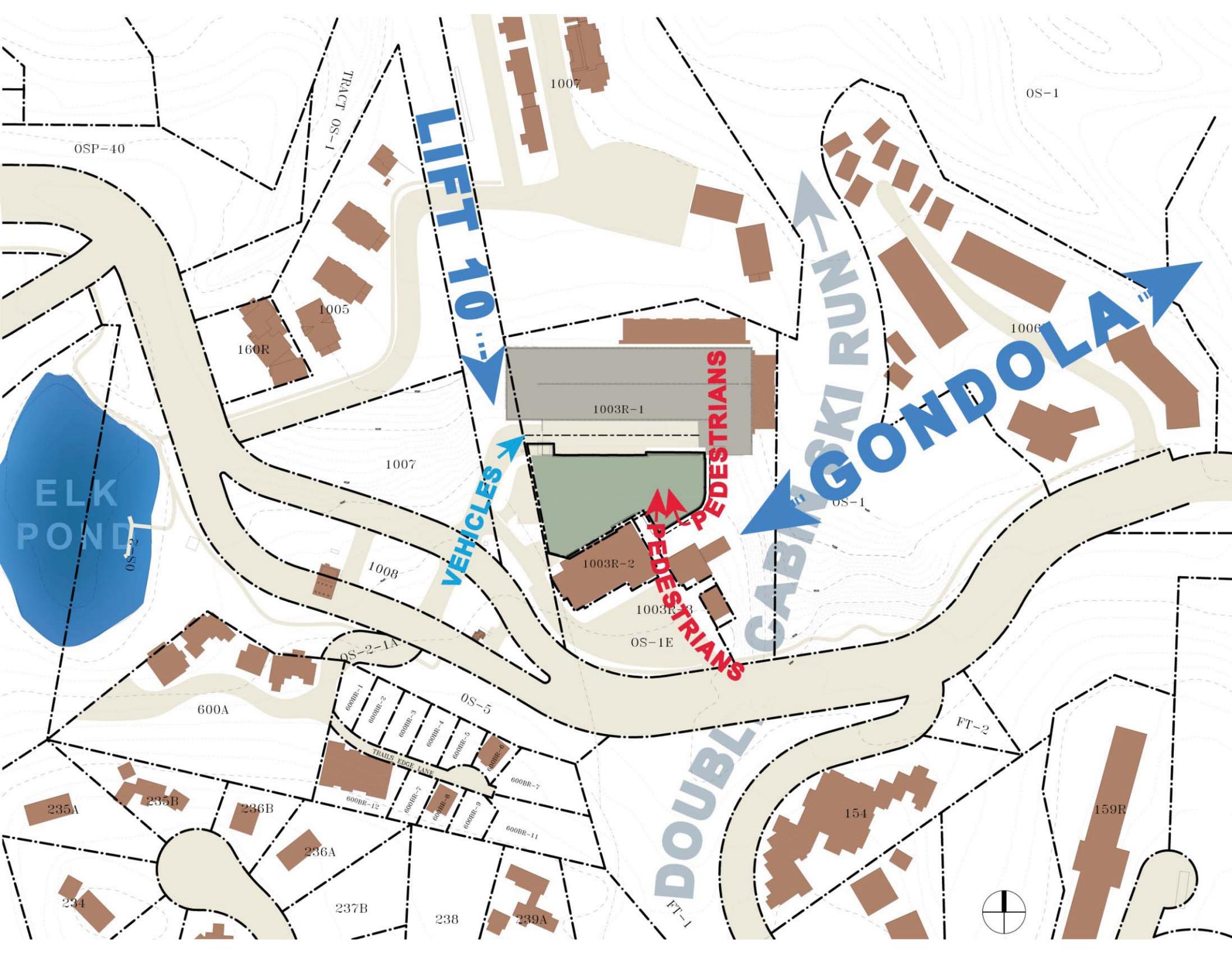
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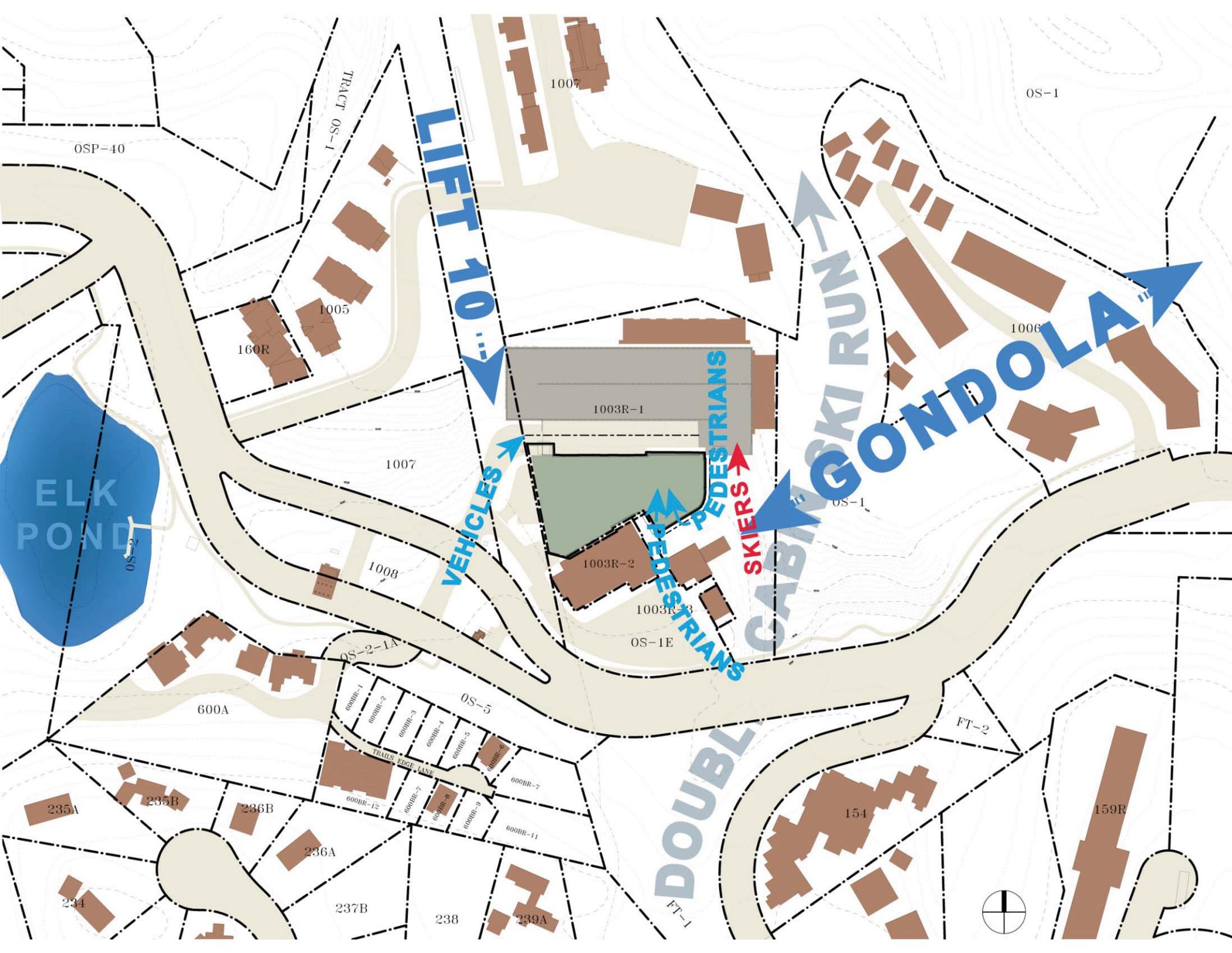
159R

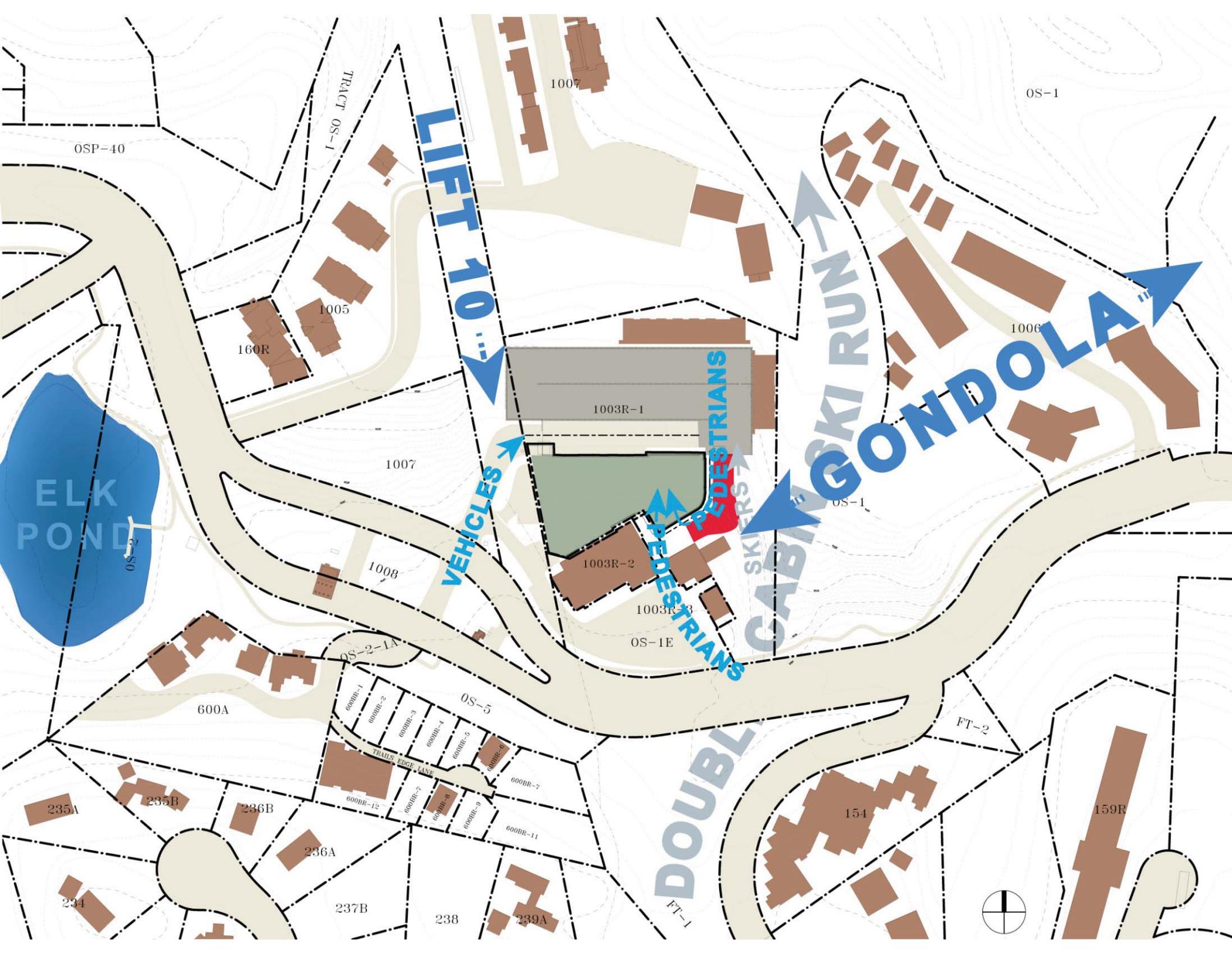
DOUBLE

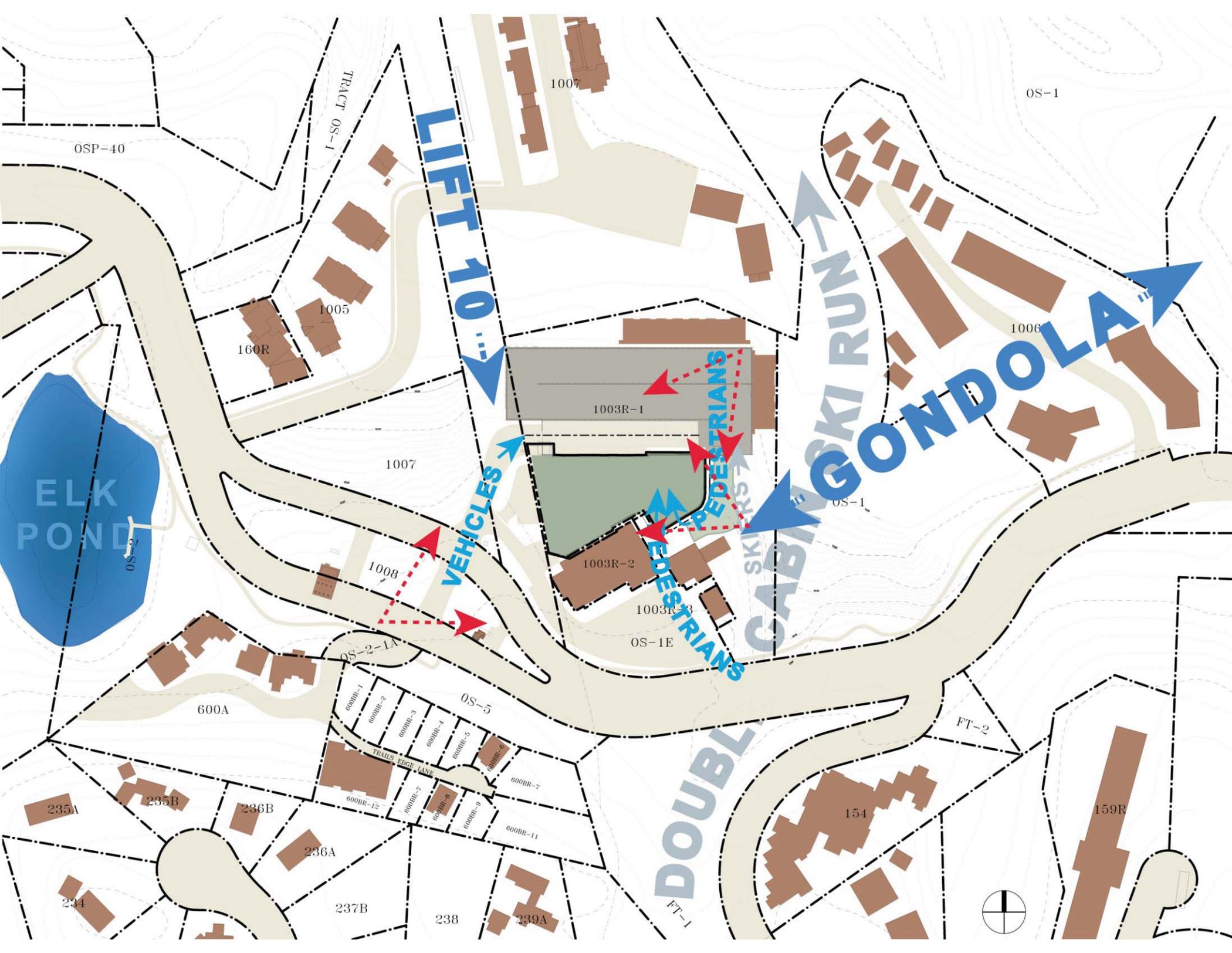


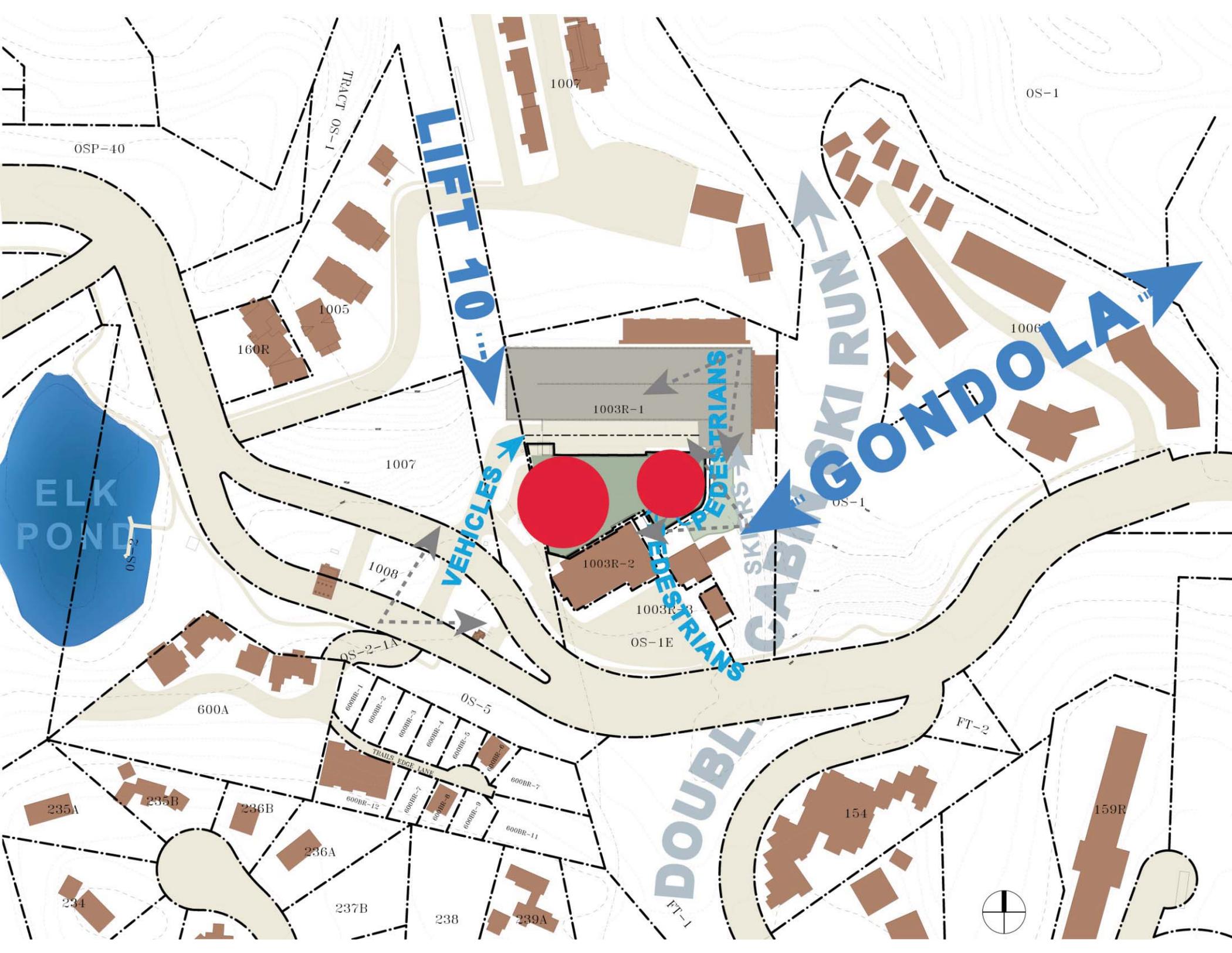


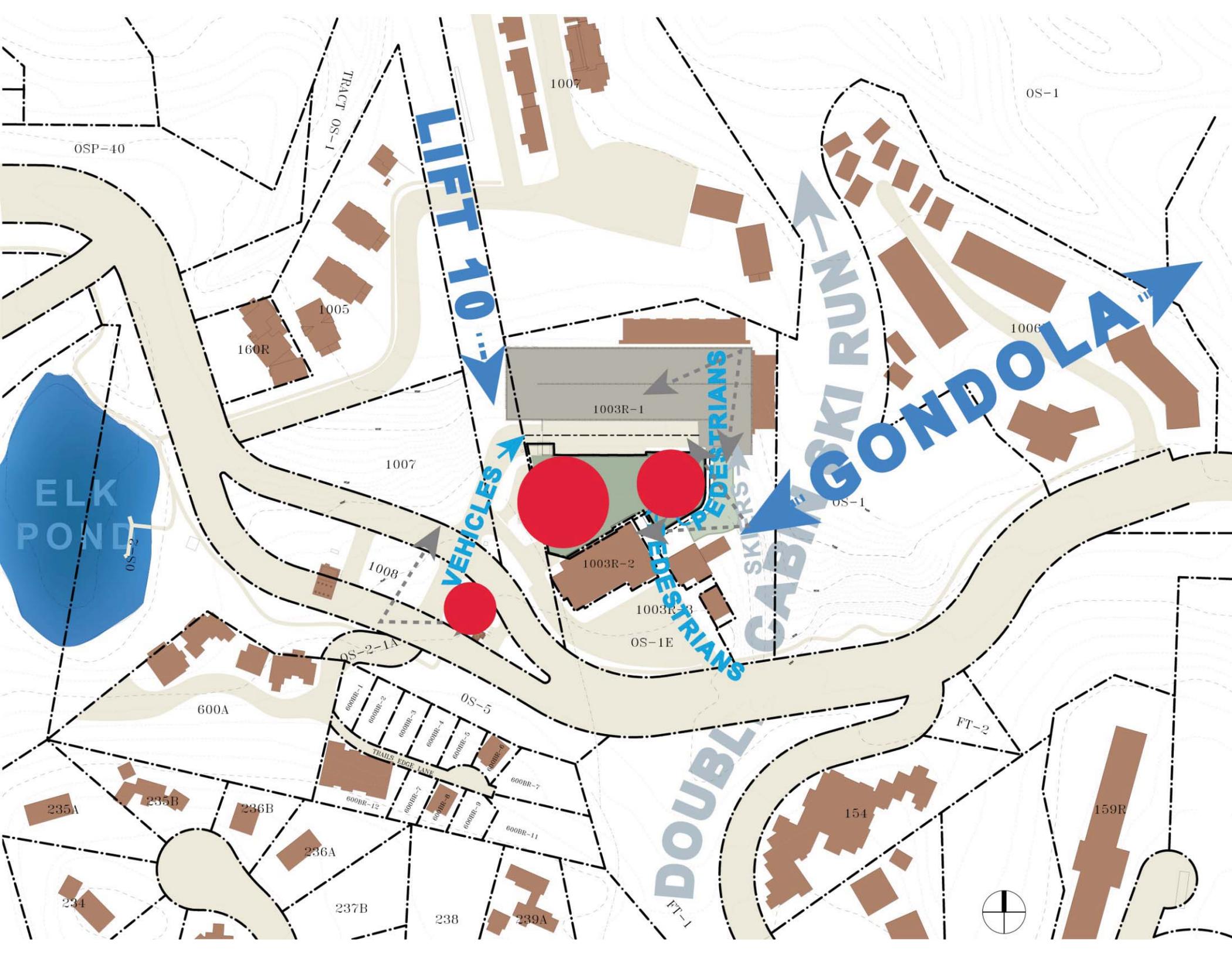












Connections

Parking Connection



Gondola Access



Vehicular Access



Site Strategies

LIFT 10

SERVICE



TO PARKING

1003R-1

DRIVERS

EMERGENCY

GONDOLA

OS-1

ACCESS RD

1003R-2

1003R-3

OS-1E

PUBLIC TRANSIT

MOUNTAIN VILLAGE BLVD

DOUBLE CABIN SKI RUN

1007

1008

1009

1010

1011

1012

OS-5

R-3

OS-2

R-3

OS-3

OS-4

OS-5

OS-6

OS-7

OS-8

OS-9

OS-10

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OS-12

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OS-298

OS-299

OS-300

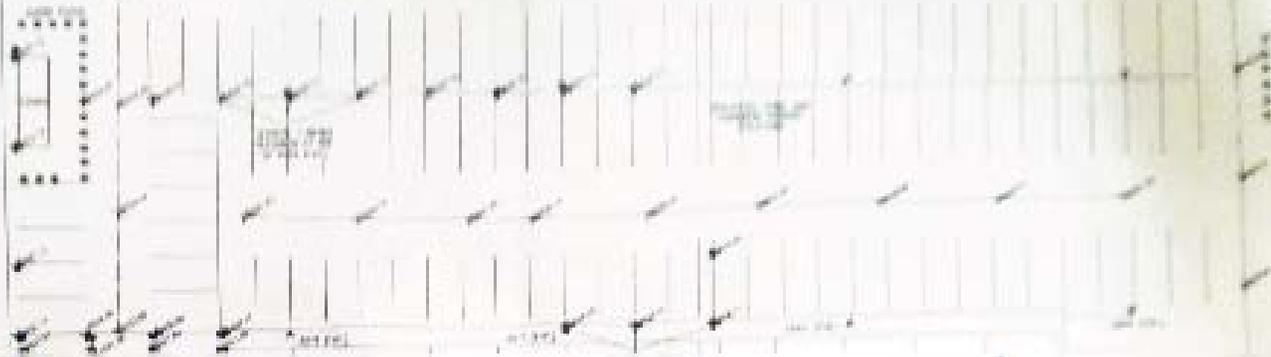
OS-301

OS-302

OS-303

OS-304

LOT 10030



LOT 10030-1

LOT 10030-2
 241,000 ± SQ. FT.
 2007-01-01
 100' W. 100' N. 100' E.

DATE	BY	REVISION

FOLEY
 ASSOCIATES, INC.
 ENGINEERS, ARCHITECTS & PLANNERS

VILLAGE BLVD

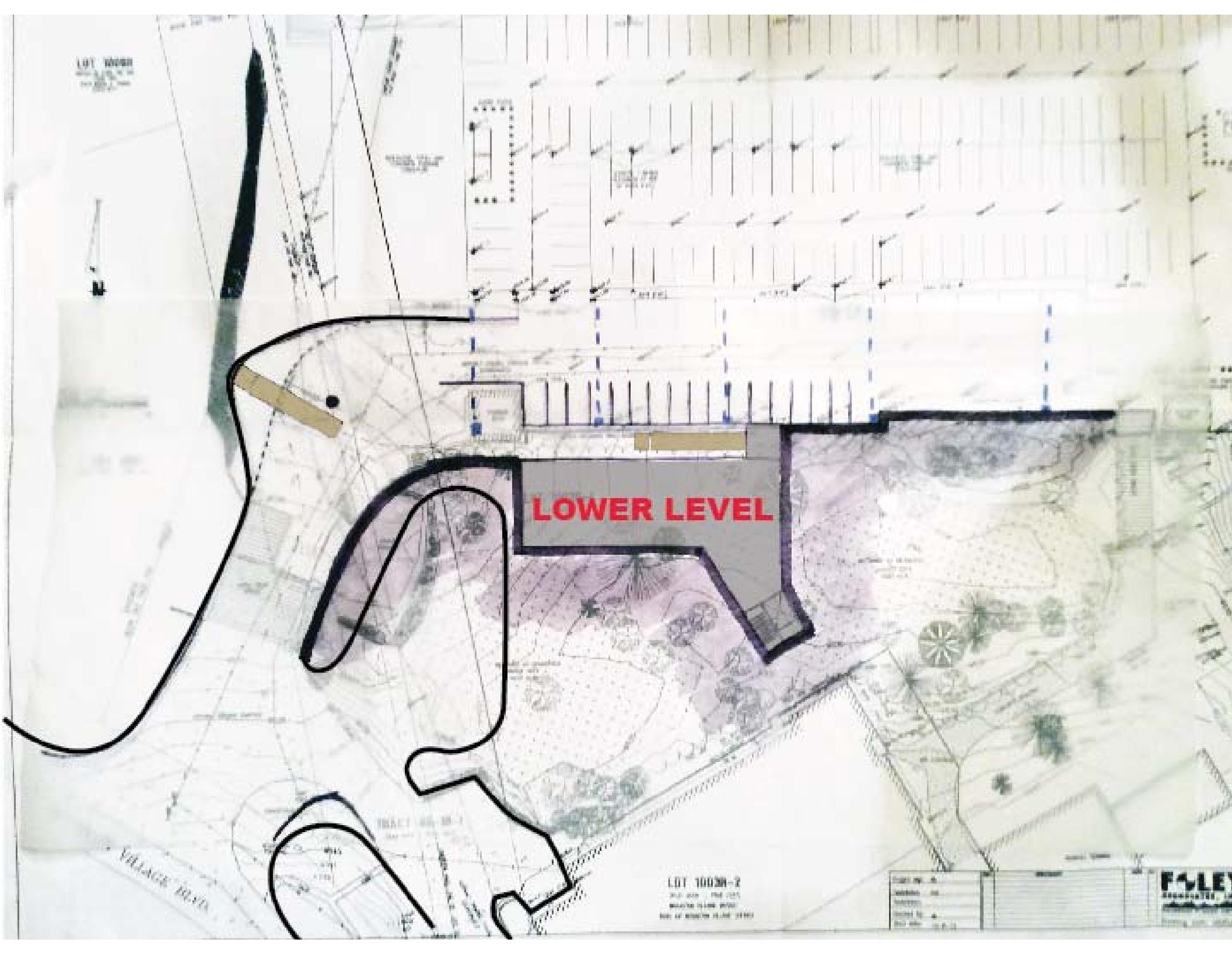
LOT 10028

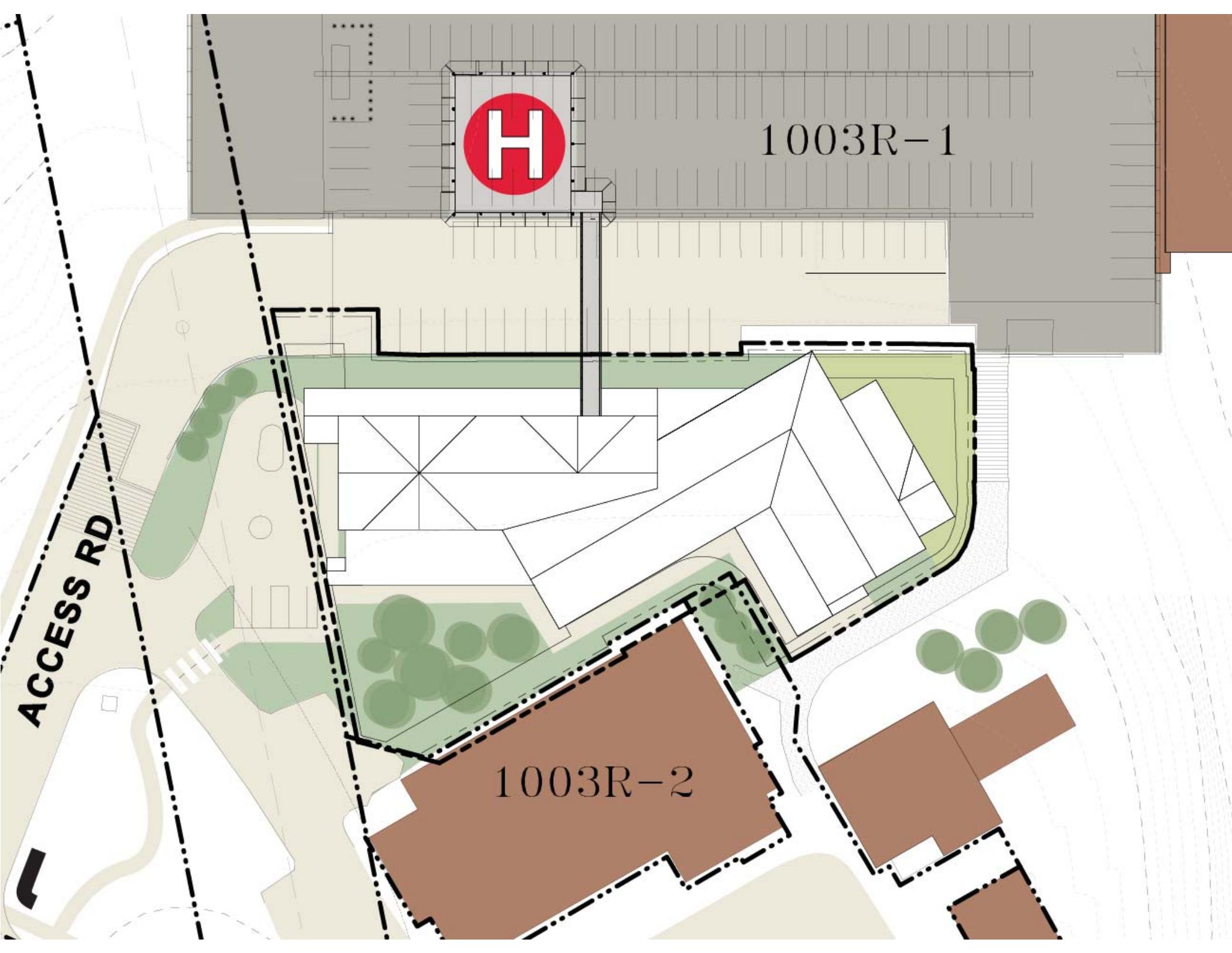
LOWER LEVEL

LOT 10028-2
200' x 100' x 100' x 100'
SOUTH PLAIN 2000
NO. 12 2000 (100' x 100')

DATE	NO.
REVISION	NO.
BY	
CHECKED	
DATE	

FOLEY
ARCHITECTS, INC.
DESIGNERS





1003R-1

ACCESS RD

1003R-2

LOT 10028

EXISTING RV STALLS REMAIN

EXISTING HEAD-IN STALLS REMAIN

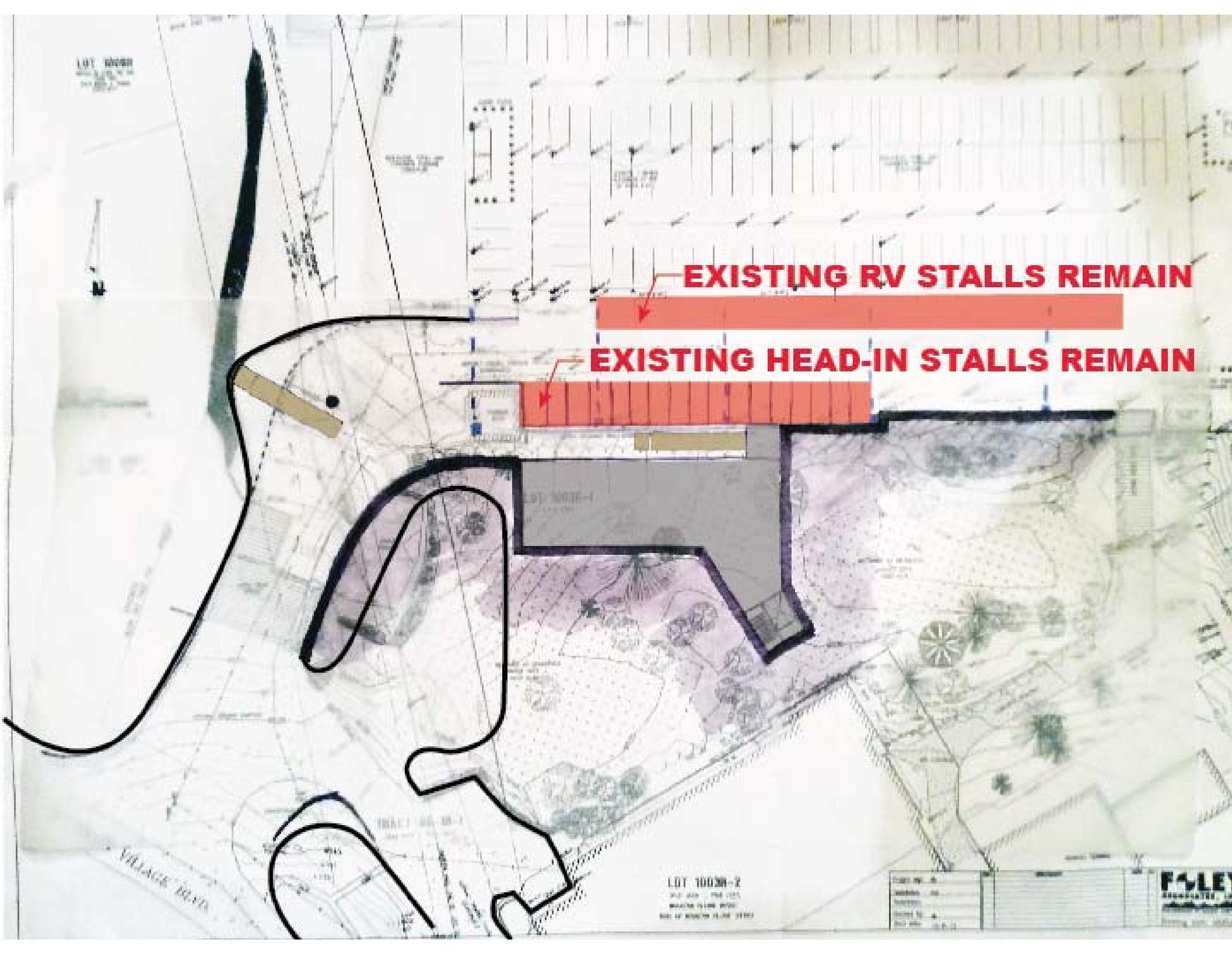
LOT 10028-2
200' x 100' x 100' x 100'
SOUTH PLANE 2000
NO. 12 2000 (100' x 100')

FOLEY
ARCHITECTS, INC.
DESIGNERS

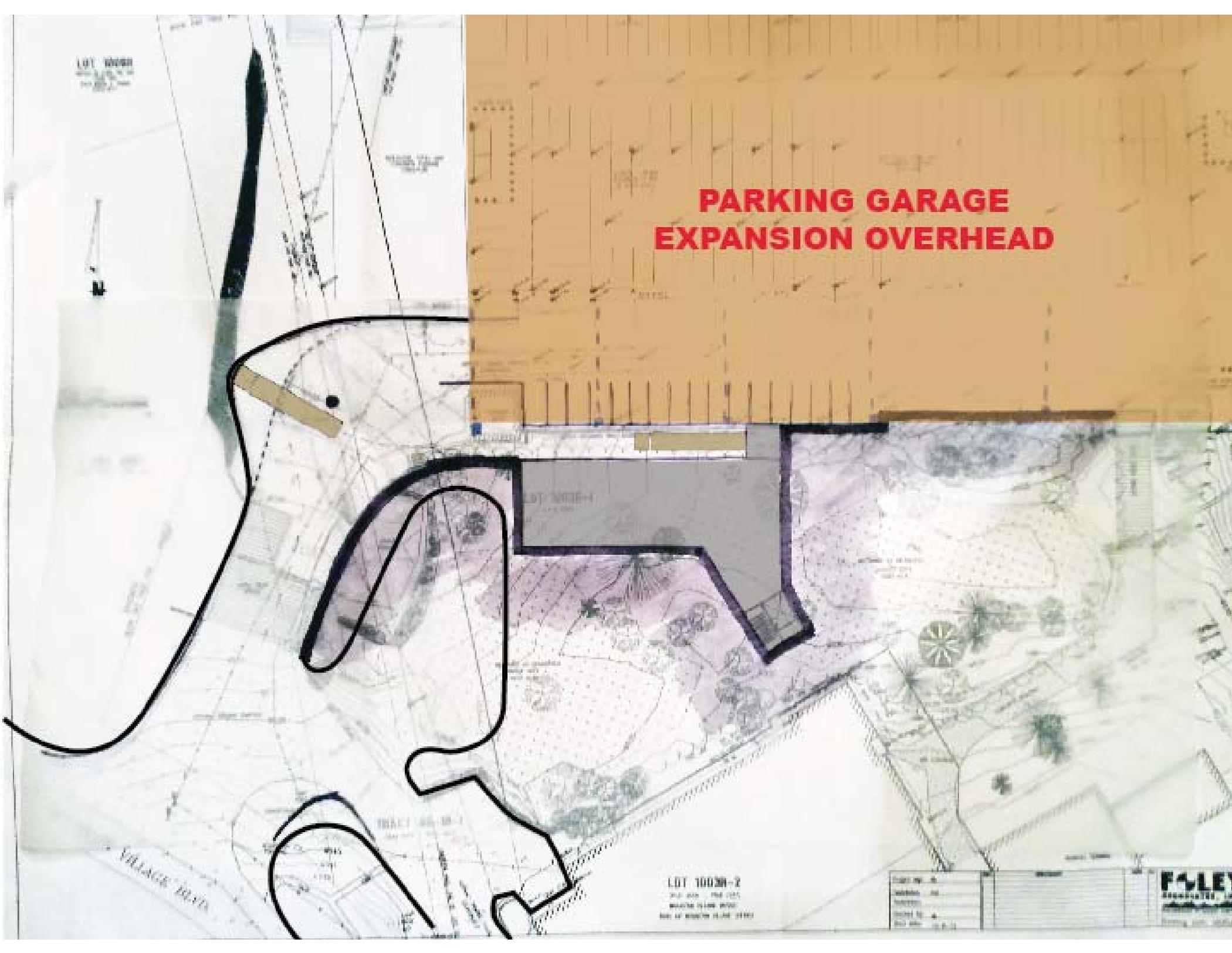
VILLAGE BLVD

TRACT 100-1

LOT NORTH-1



PARKING GARAGE EXPANSION OVERHEAD



LOT 10030-1

LOT 10030-1

LOT 10030-2
210' 0" x 150' 0"
30,000 SQ. FT.
NO. OF SPACES: 100

DATE: 10/1/10	SCALE: 1" = 100'
DRAWN BY: J. SMITH	CHECKED BY: M. JONES
PROJECT: PARKING GARAGE EXPANSION	SHEET NO. 1 OF 1

FOLEY ASSOCIATES, INC.
ARCHITECTS

Village Blvd

**PARKING GARAGE
EXPANSION OVERHEAD**

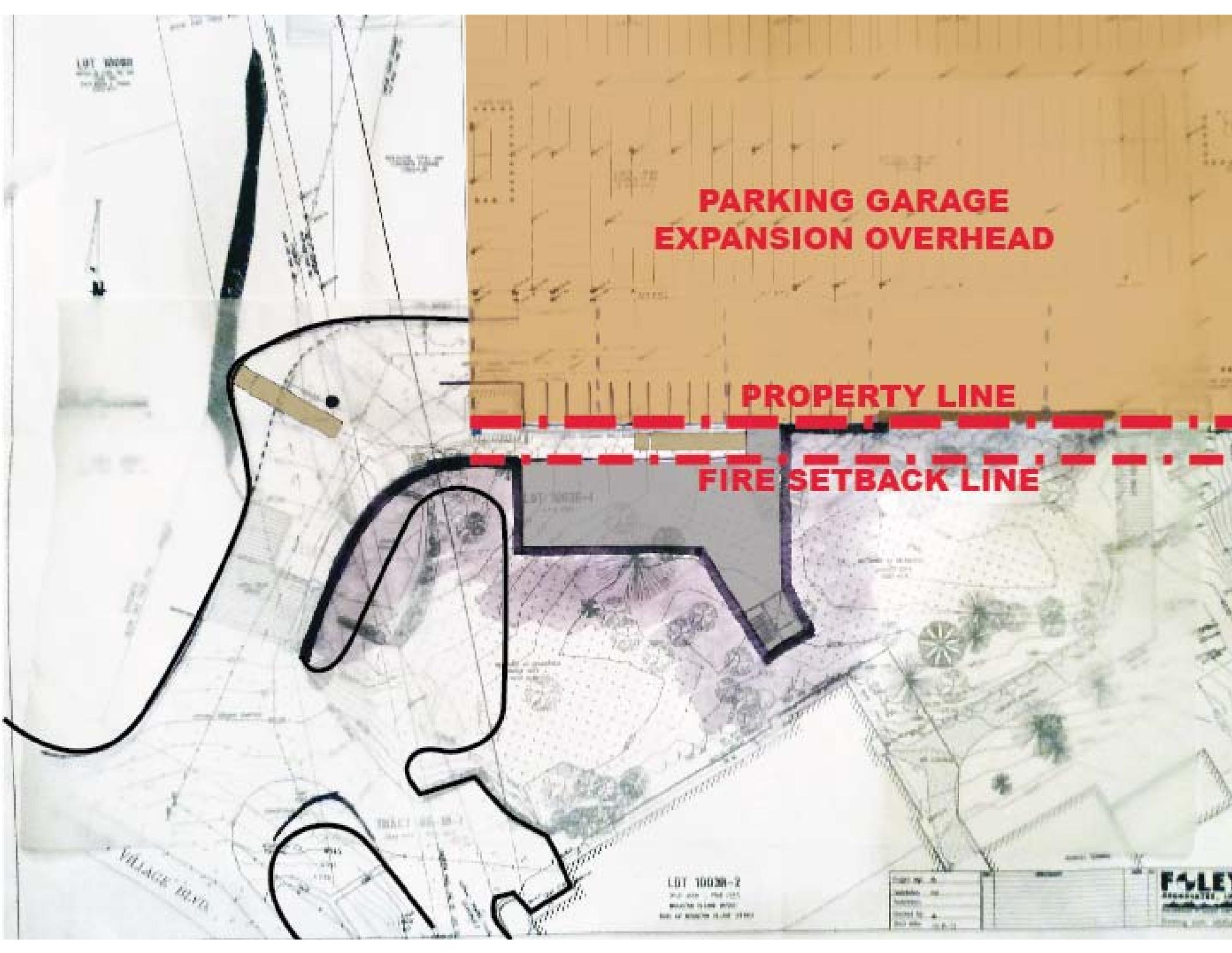
PROPERTY LINE

FIRE SETBACK LINE

LOT 10030-2
210' 0" x 150' 0"
BLOCK 15-000
CITY OF SEATTLE PLAT 21801

DATE	NO.	BY
REVISION	NO.	BY
DATE	NO.	BY
DATE	NO.	BY

FOLEY
ARCHITECTS, P.C.
SEATTLE, WA



LOT 10028

LOADING DOCK OPPORTUNITY

LOT 10028-1

LOT 10028-2
200' x 100' x 100' x 100'
SOUTH PLANT 1000
NO. 12 SOUTH PLANT 1000

DATE	NO.	BY
REVISION	NO.	BY
PROJECT		
OWNER		
DESIGNER		

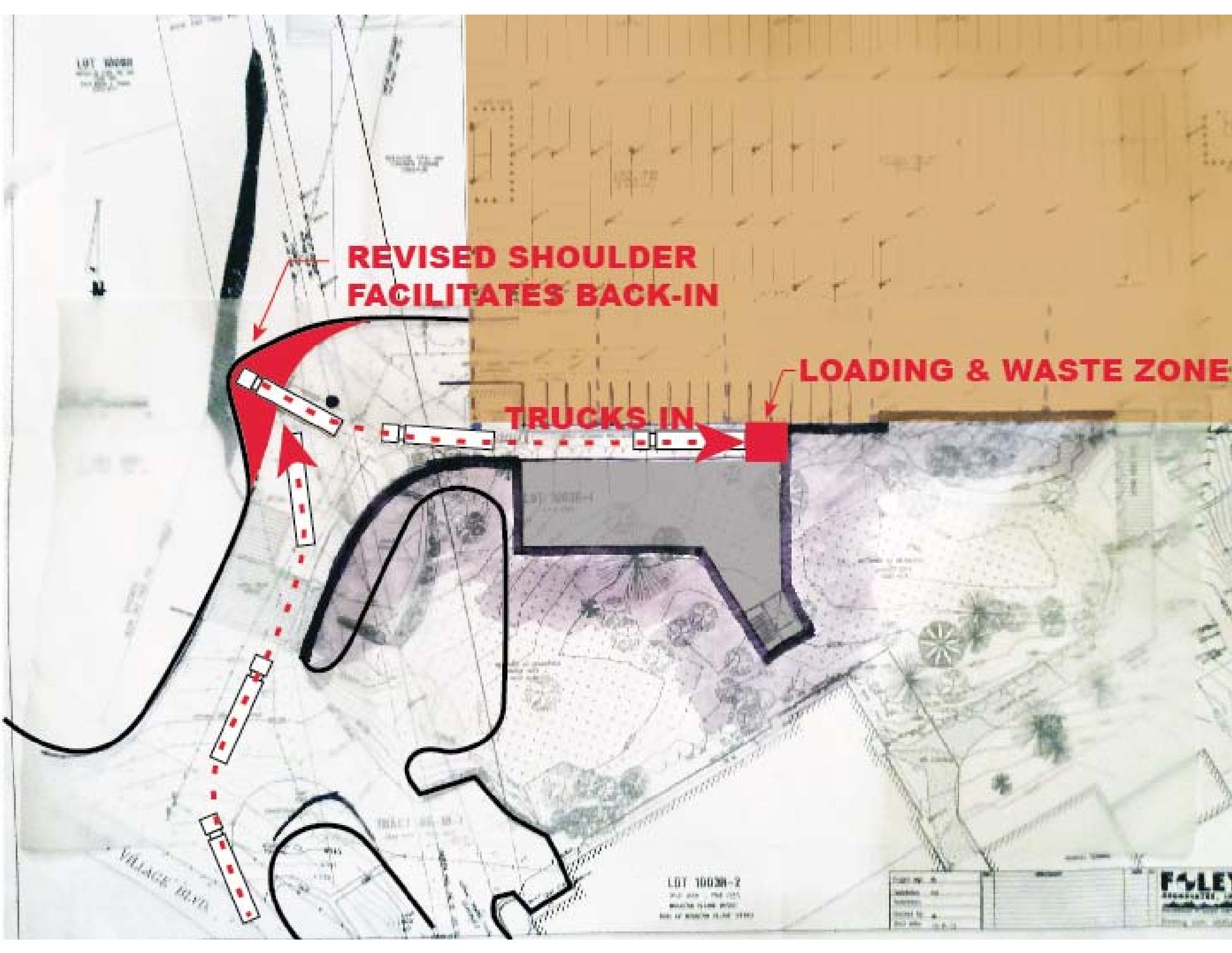
FOLEY
ARCHITECTS, INC.
DESIGNERS

LOT 10028

**REVISED SHOULDER
FACILITATES BACK-IN**

LOADING & WASTE ZONE

TRUCKS IN



LOT 10028-2
PLAT 005 - 198 025
BAYVIEW PLAZA 2000
DIV. OF BAYVIEW PLAZA 2000

DATE	10/1/00
BY	...
...	...

FOLEY
ARCHITECTS, INC.
1000 ...
...

LOT 10028



TRUCKS OUT



LOADING & WASTE ZONE



Village Blvd

LOT 10028-2
200' 0" x 150' 0"
SOUTH PLANT 2000
NO. 12 SOUTH PLANT 2000

DATE	NO. 12
SCALE	AS SHOWN
PROJECT	NO. 12 SOUTH PLANT 2000
OWNER	NO. 12 SOUTH PLANT 2000
DESIGNER	NO. 12 SOUTH PLANT 2000

FOLEY
ARCHITECTS, INC.
1000 10th St. N.
Minneapolis, MN 55412
612.338.1111

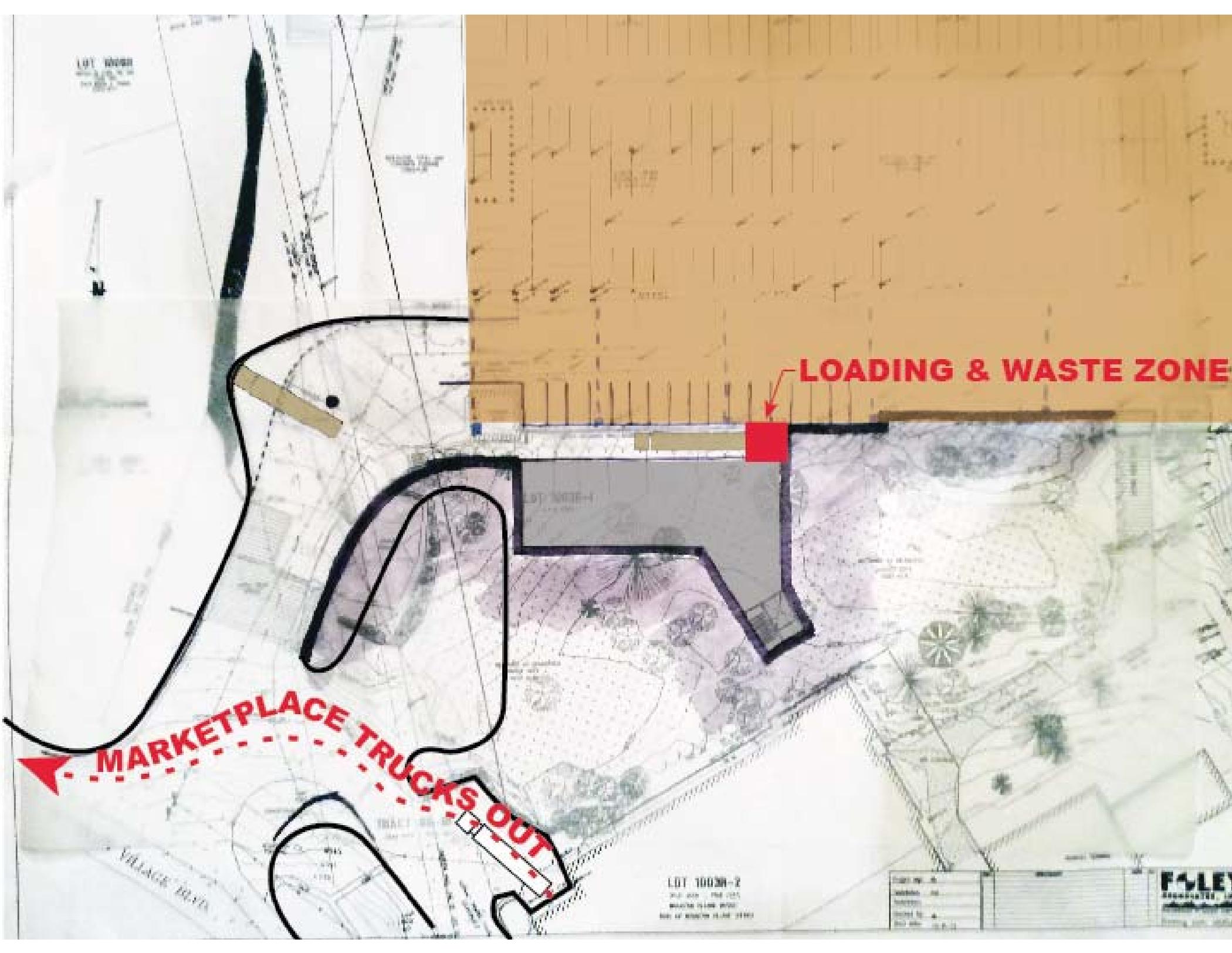
LOT 10030

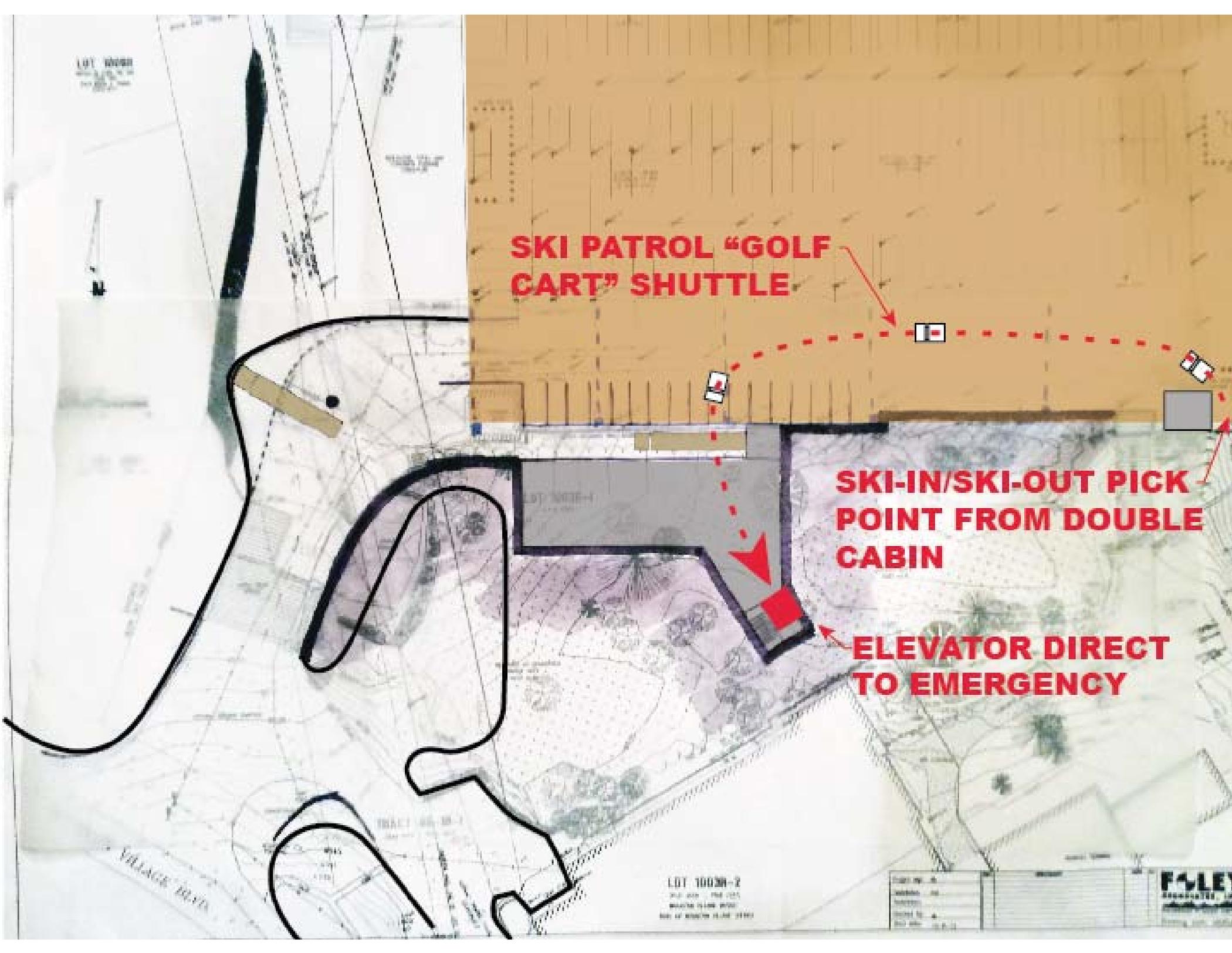
LOADING & WASTE ZONE

MARKETPLACE TRUCKS OUT

LOT 10030-2
200' 0" x 150' 0"
SOUTH PLANT 2000
NO. 47 SOUTH PLANT 2000

FOLEY
ENGINEERS, INC.





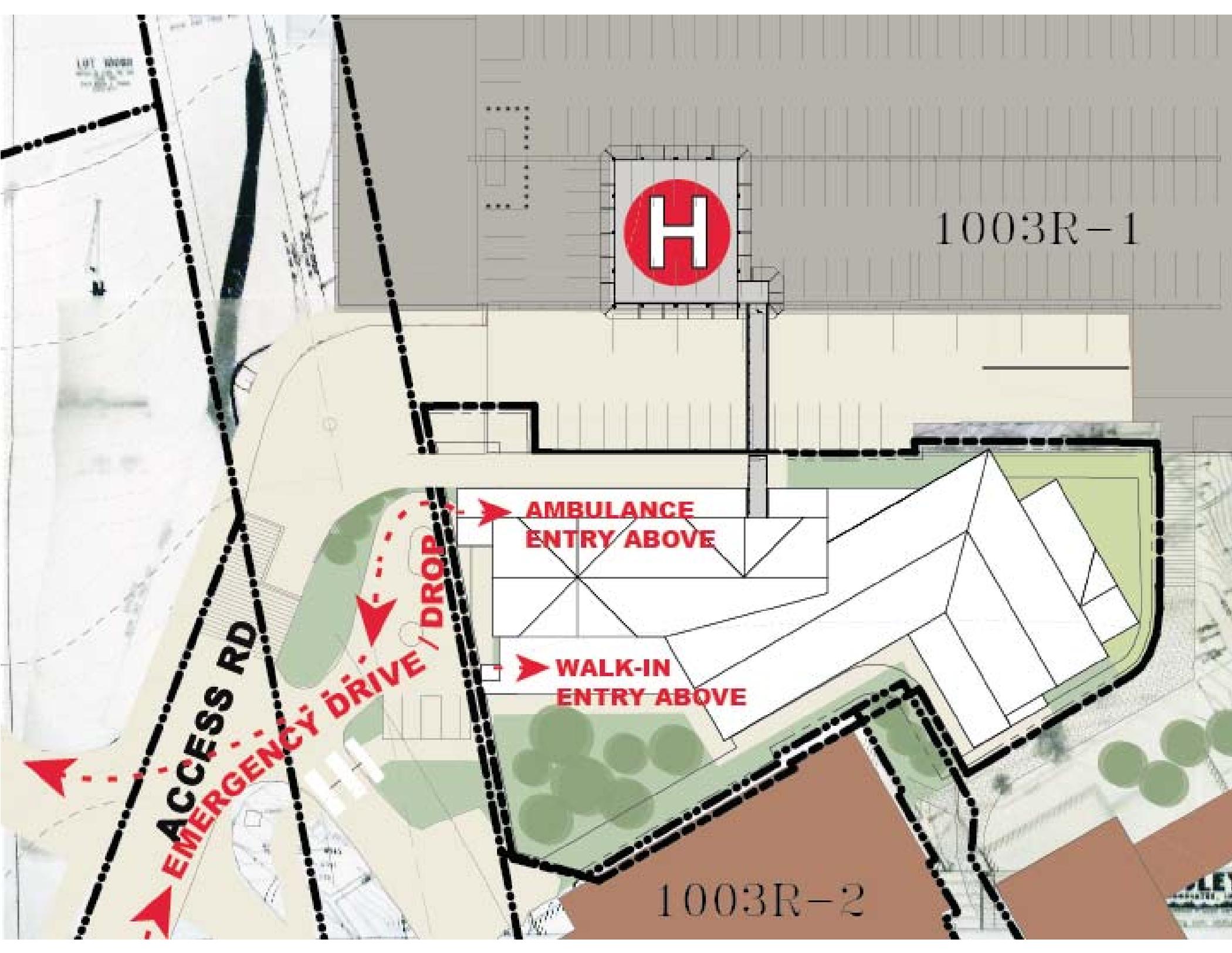
**SKI PATROL "GOLF
CART" SHUTTLE**

**SKI-IN/SKI-OUT PICK
POINT FROM DOUBLE
CABIN**

**ELEVATOR DIRECT
TO EMERGENCY**

LOT 10030-2
200' 0" x 150' 0"
SOUTH PLANE 2000'
NO. OF SQUARE FEET 30000

FOLEY
ASSOCIATES, INC.
ARCHITECTS
1000 10TH AVENUE, SUITE 1000
DENVER, CO 80202
303.733.1000



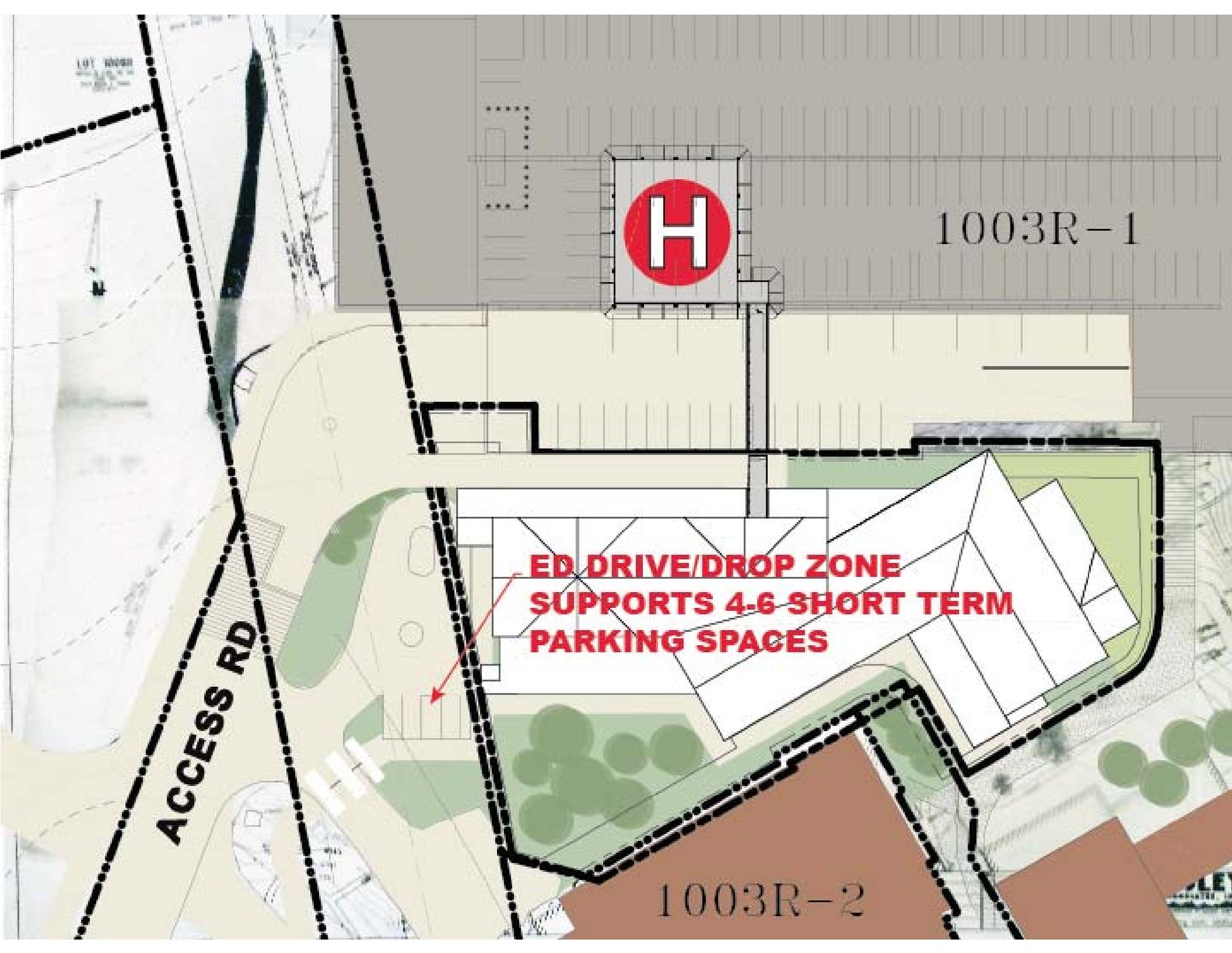
1003R-1

ACCESS RD
EMERGENCY DRIVE / DROP

AMBULANCE
ENTRY ABOVE

WALK-IN
ENTRY ABOVE

1003R-2



1003R-1

**ED DRIVE/DROP ZONE
SUPPORTS 4-6 SHORT TERM
PARKING SPACES**

ACCESS RD

1003R-2

Massing and Scale



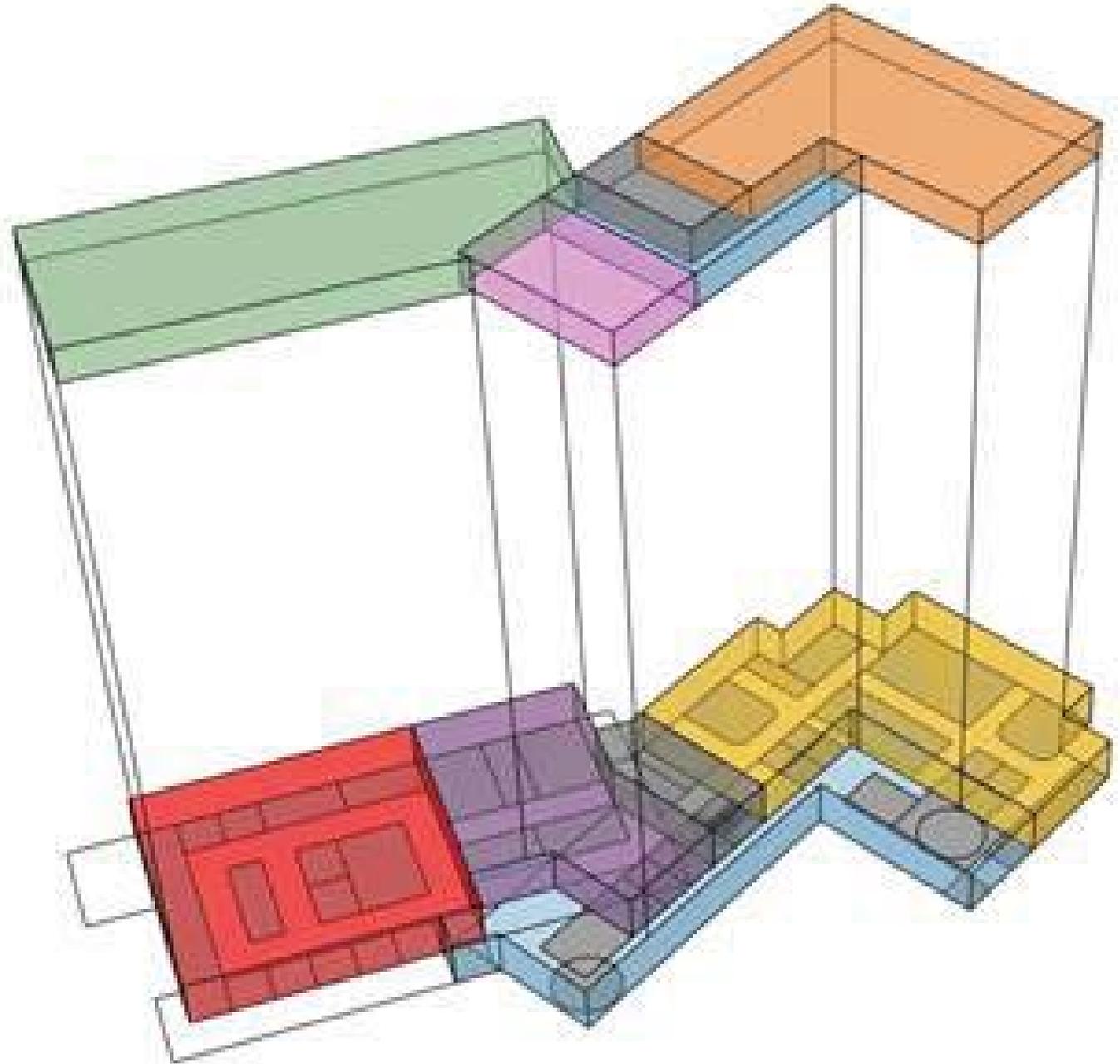
Primary Services

Emergency

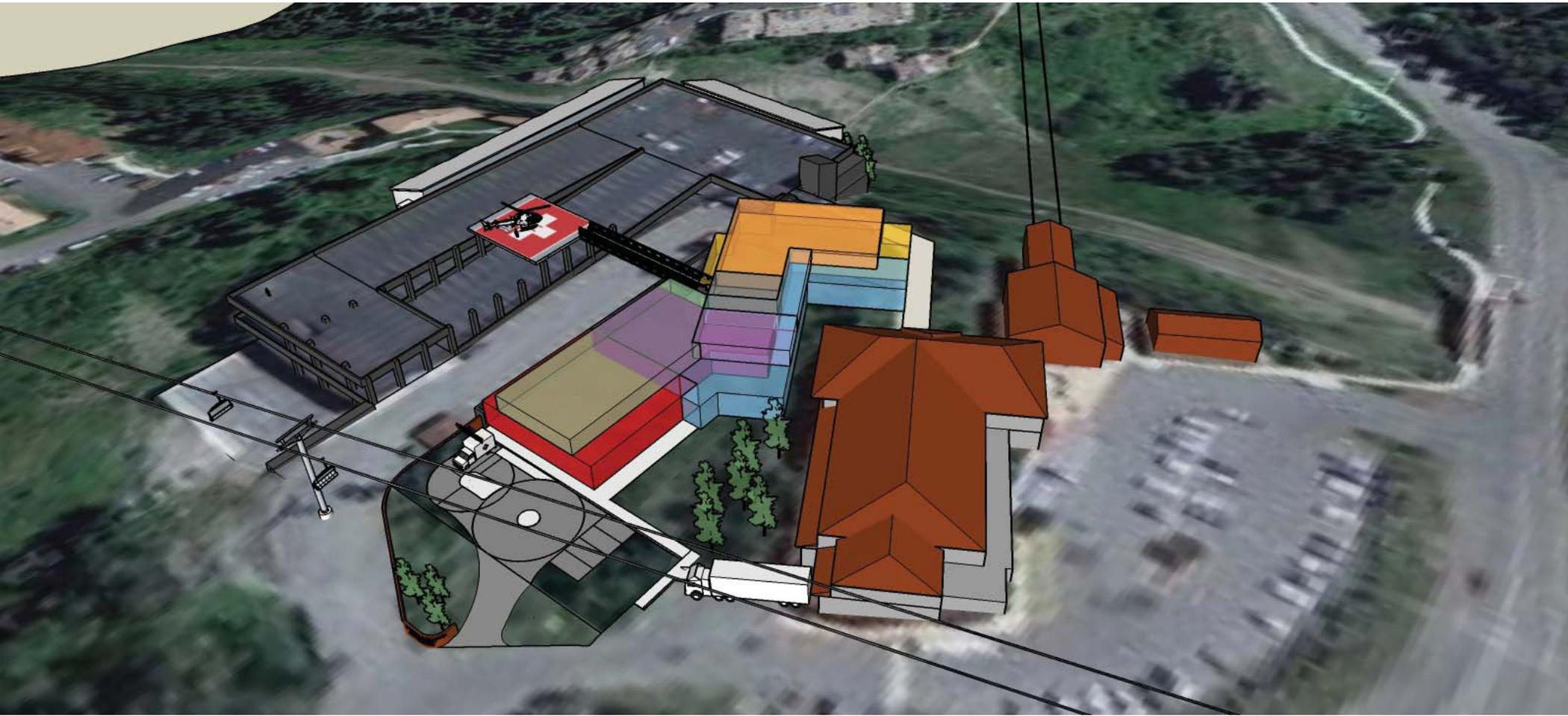
Primary Care

Diagnostic Imaging

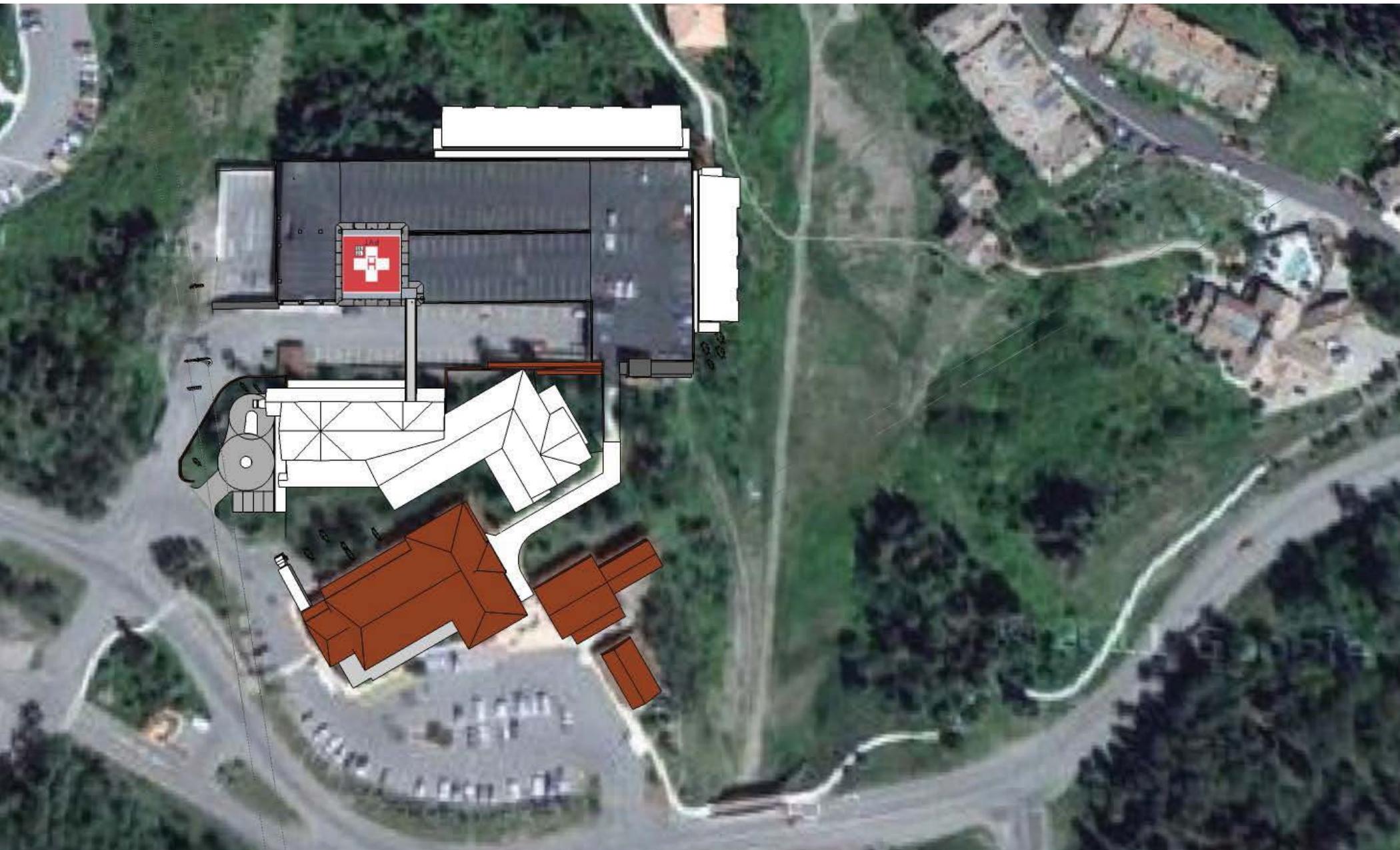
Program Stacking



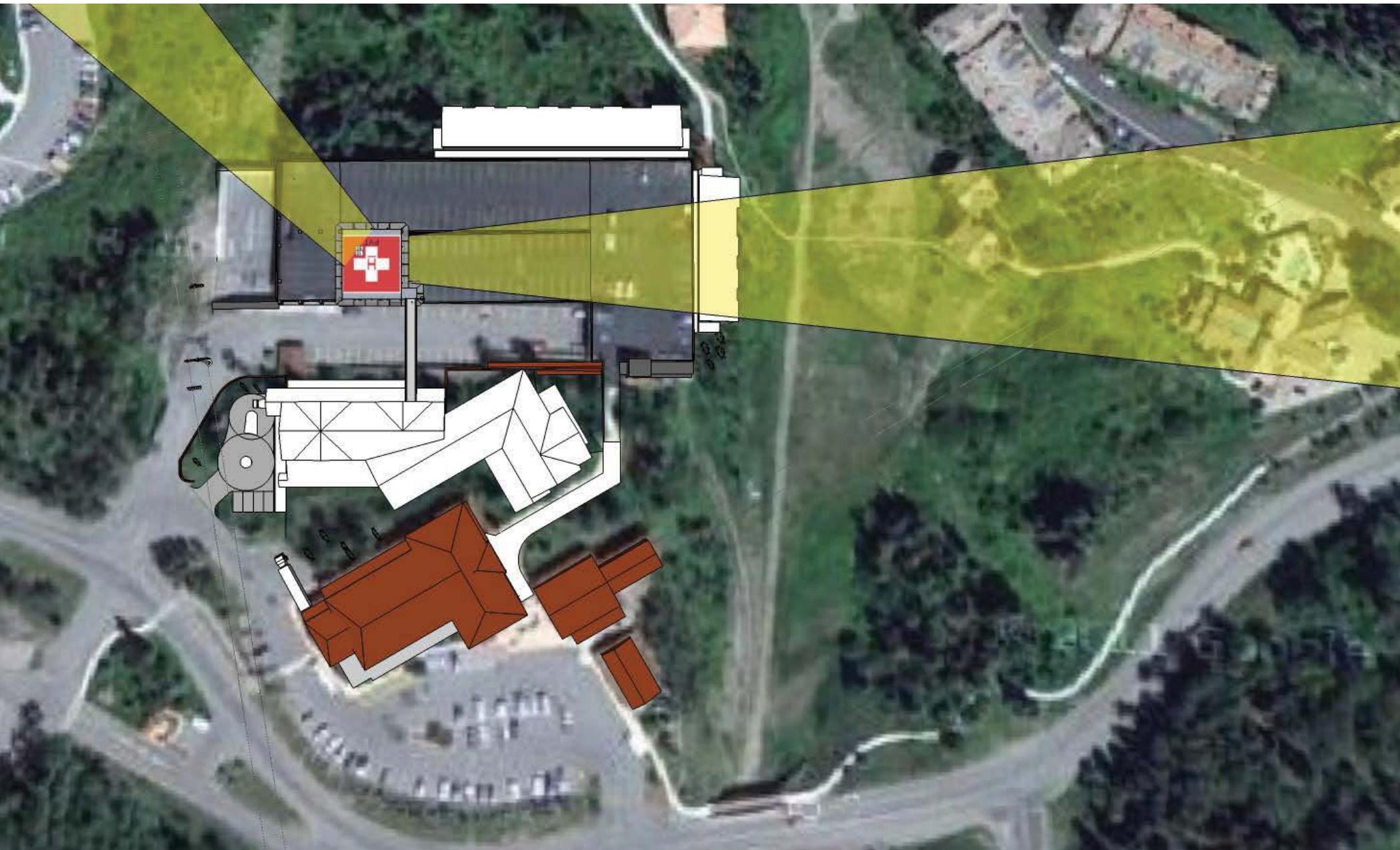
Program Blocking



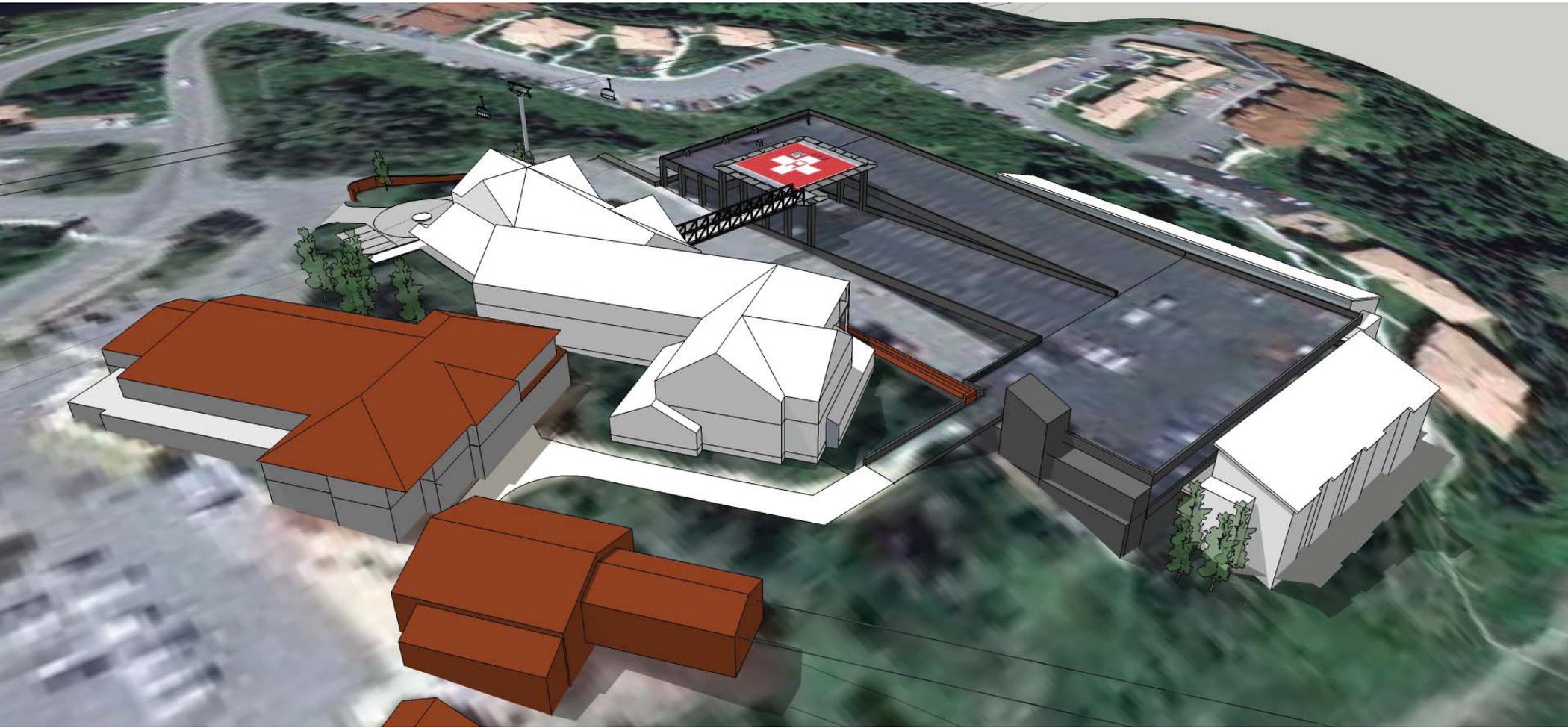
Plan Perspective



Flight Paths



Southeast Aerial



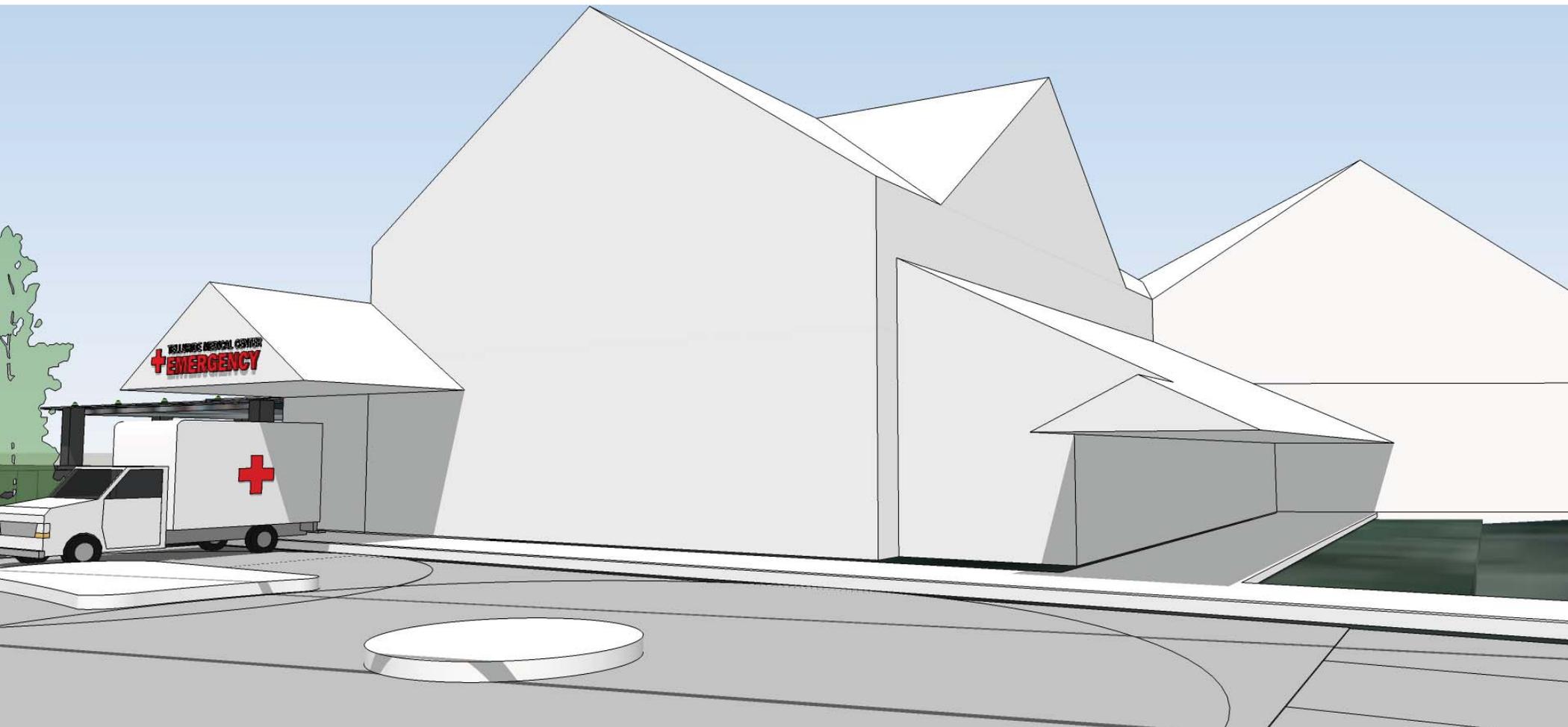
Southwest Aerial



Emergency Entry Approach



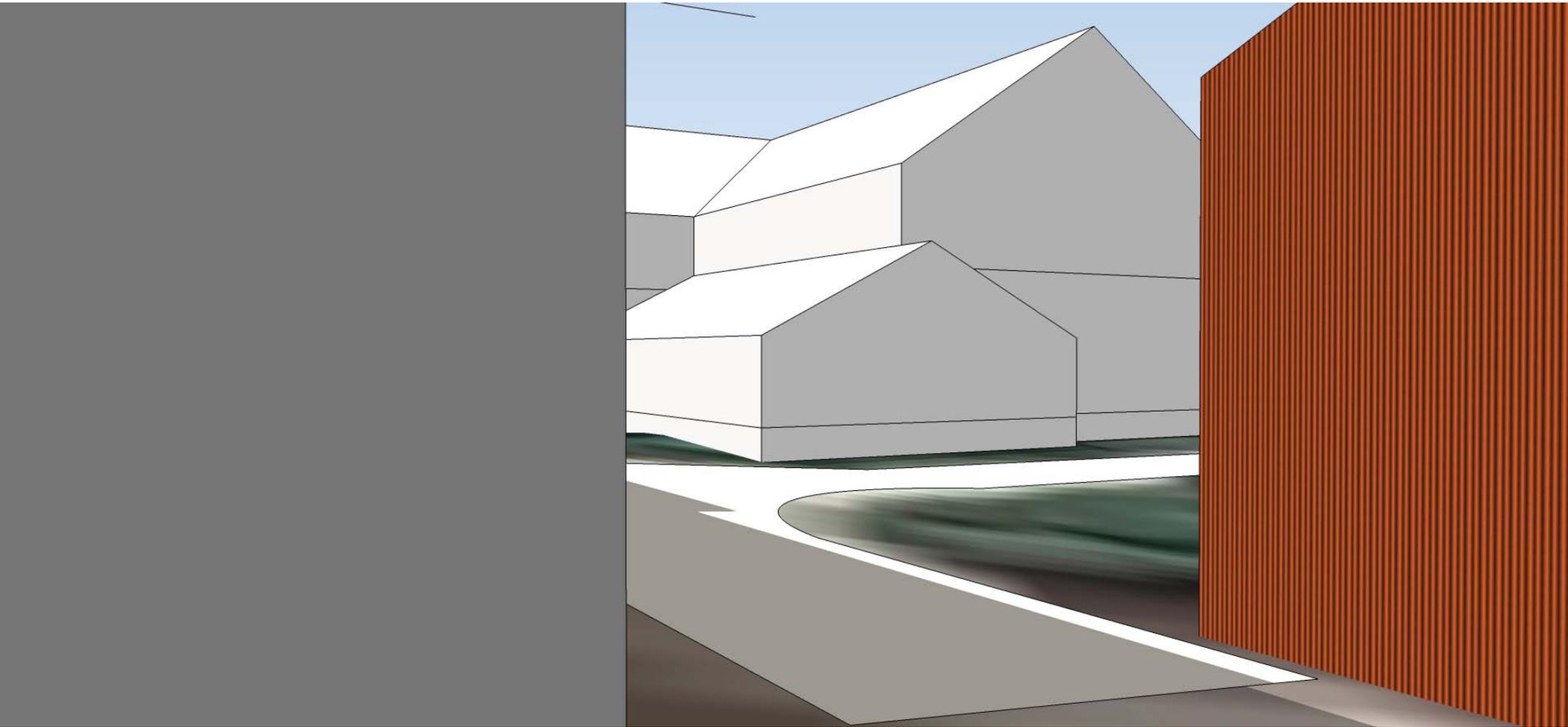
Emergency Department Entry



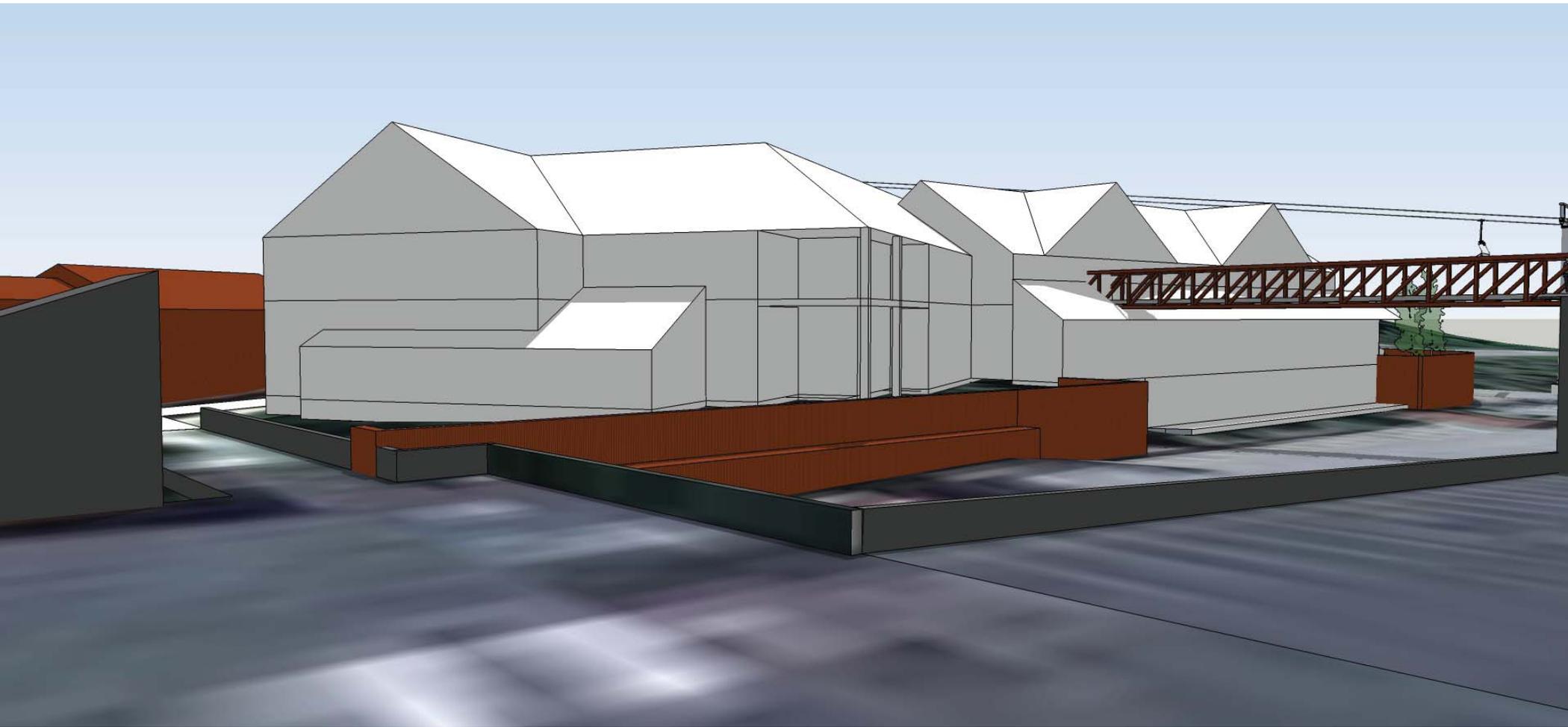
Gondola Approach



Marketplace Entry



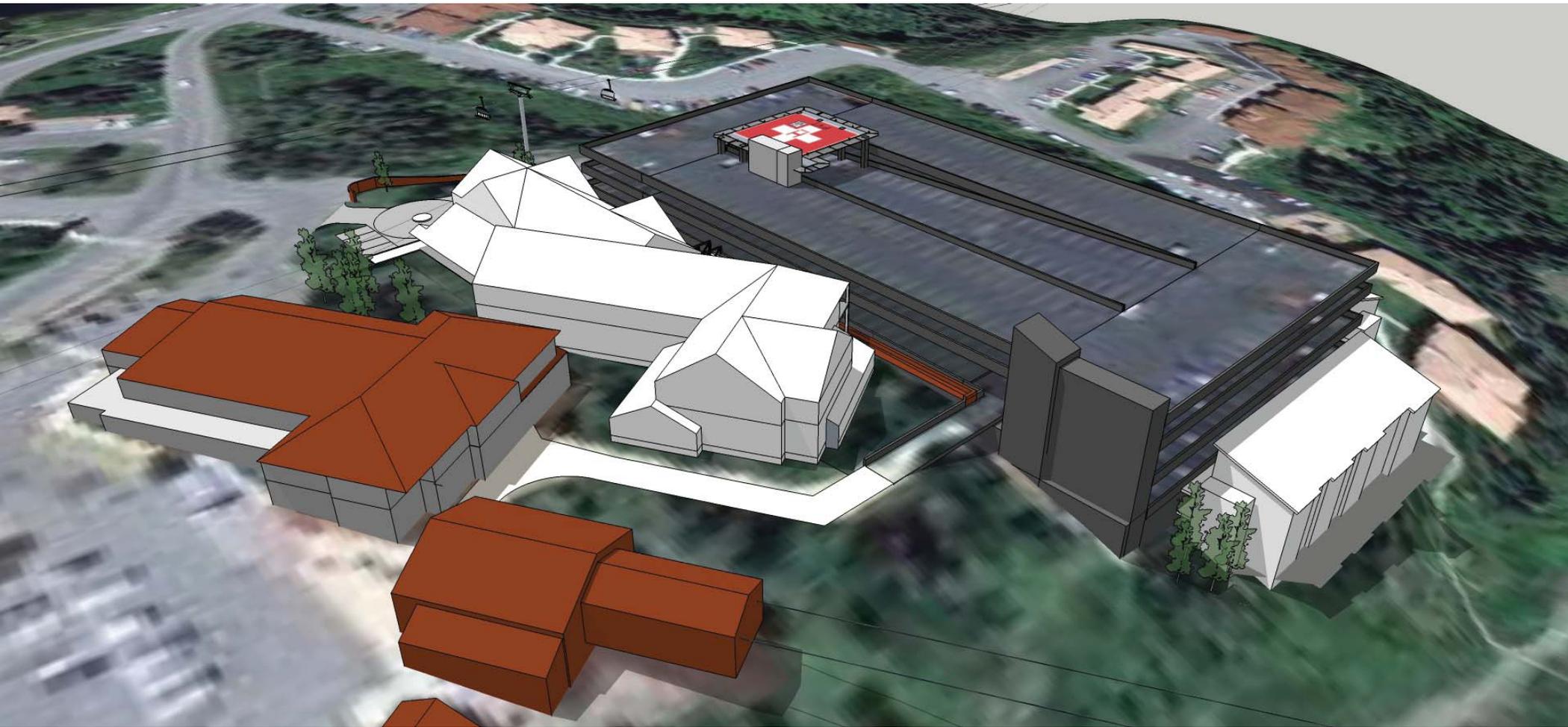
Garage Connection



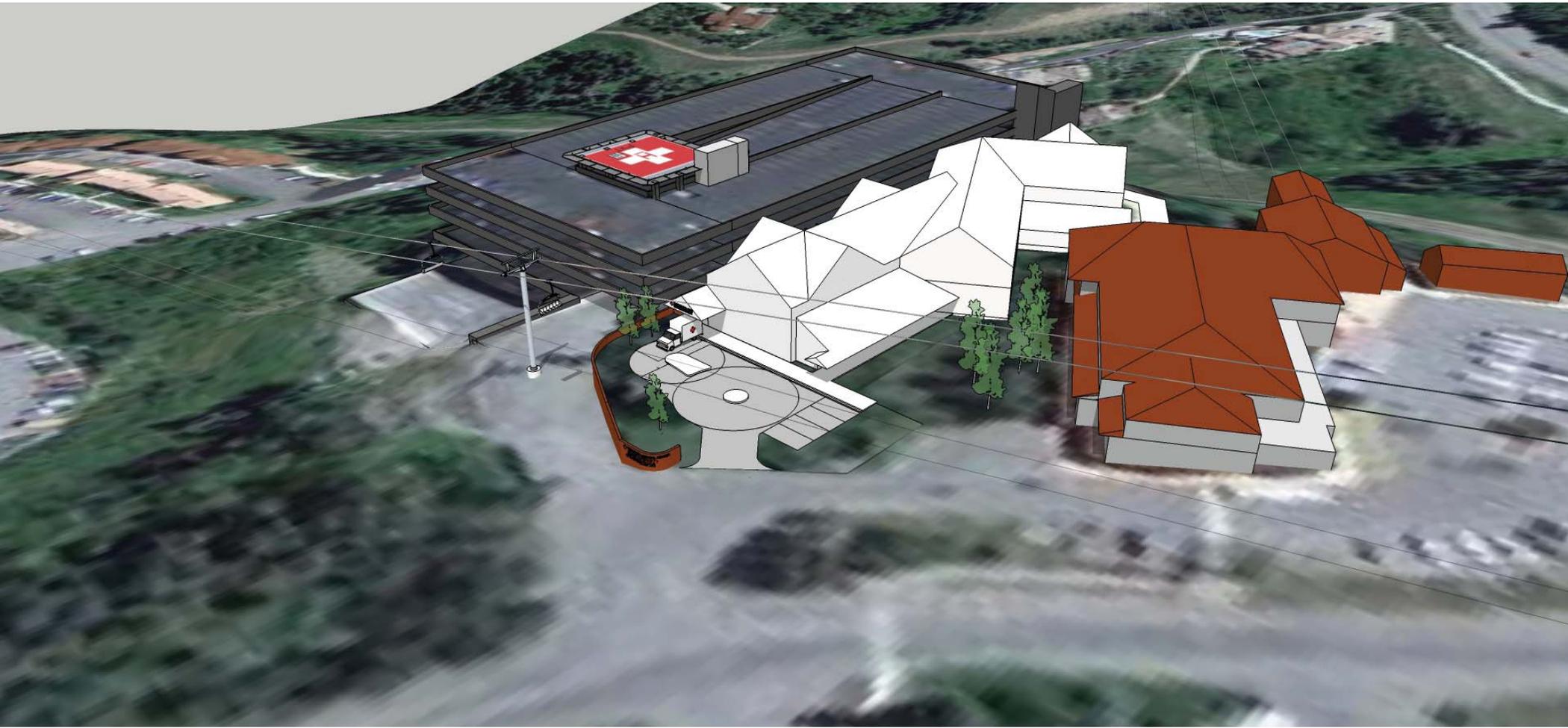
Gondola Approach



Southeast Aerial – Garage Expansion

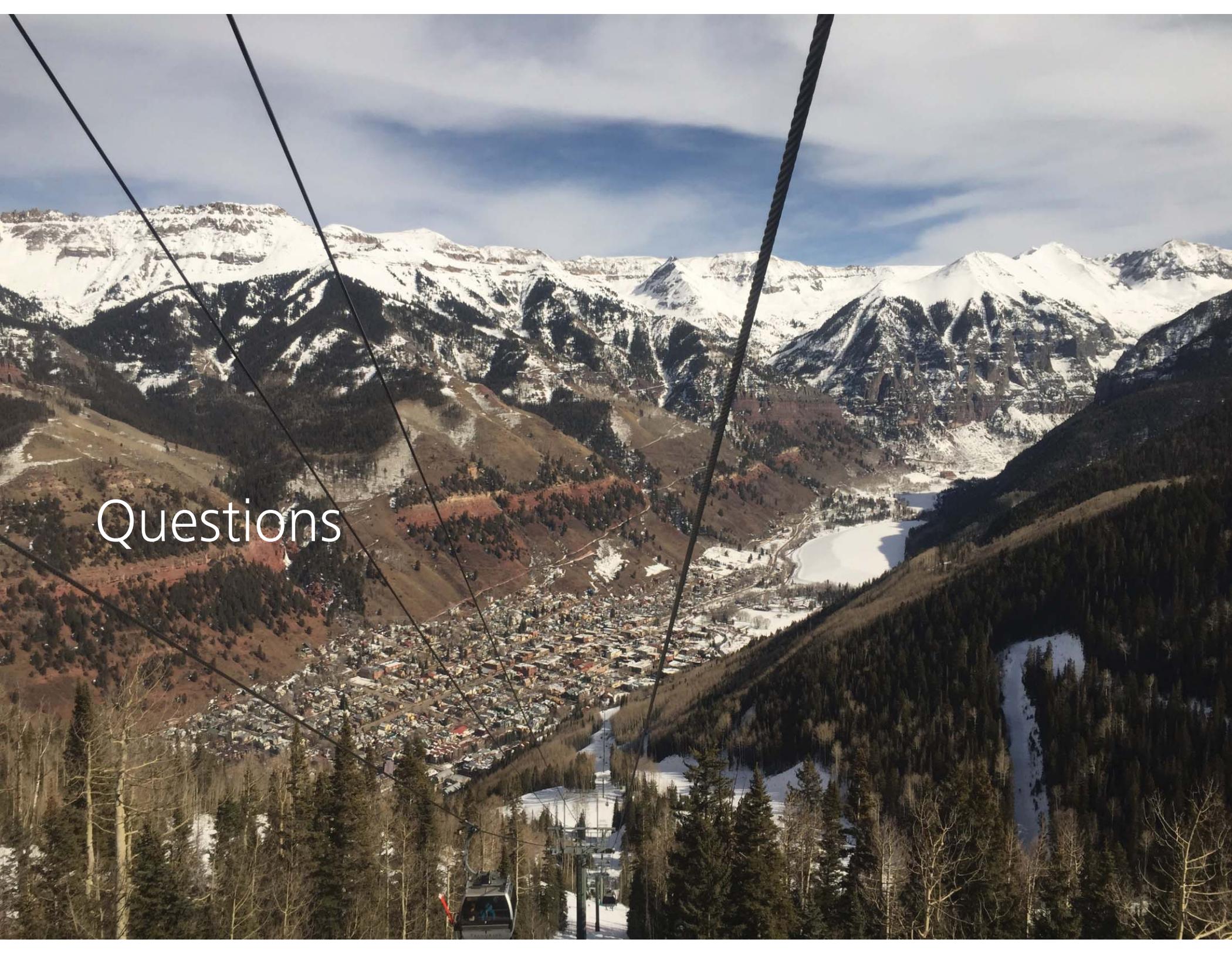


Southwest Aerial – Garage Expansion

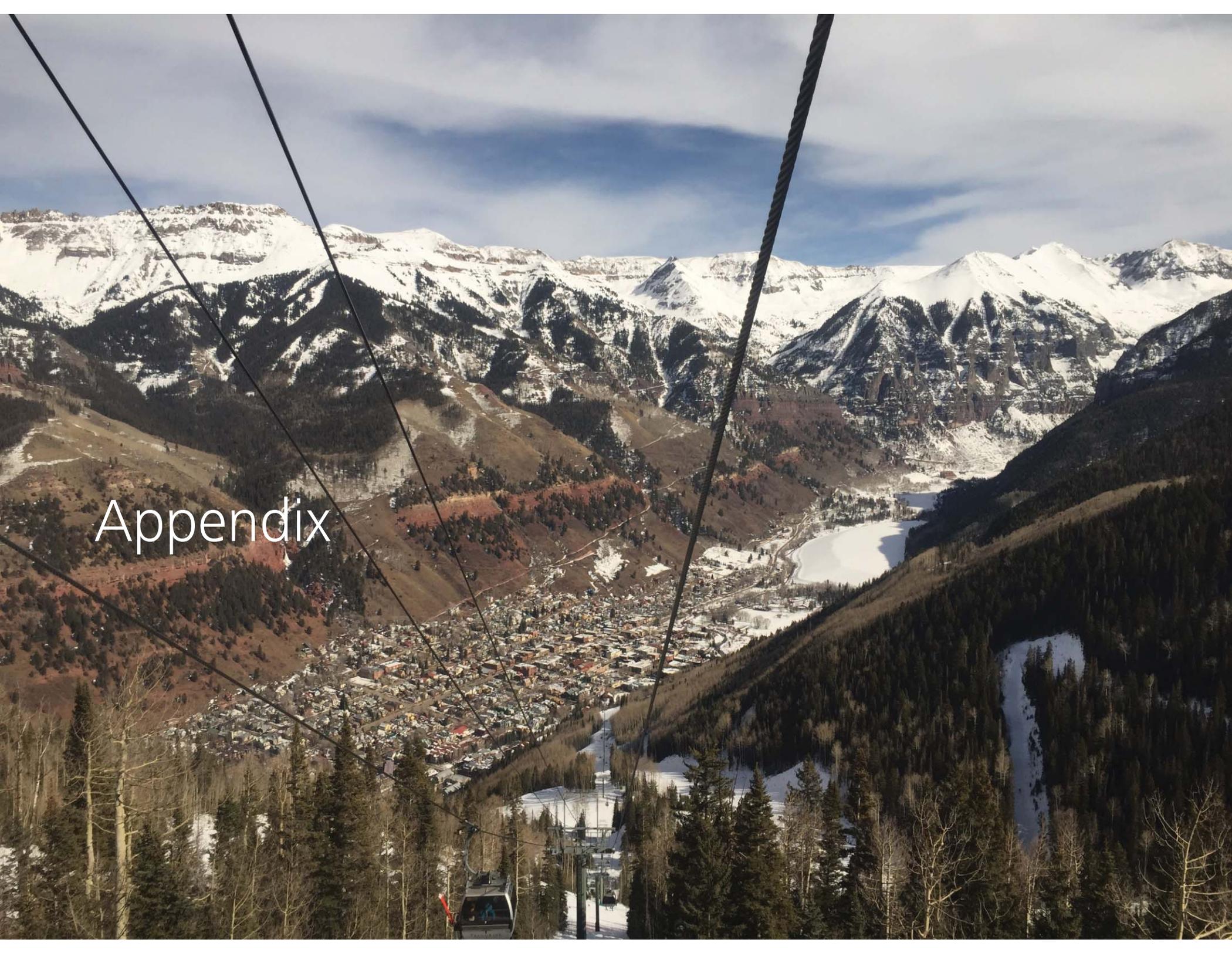


Emergency Entry Approach – Garage Expansion



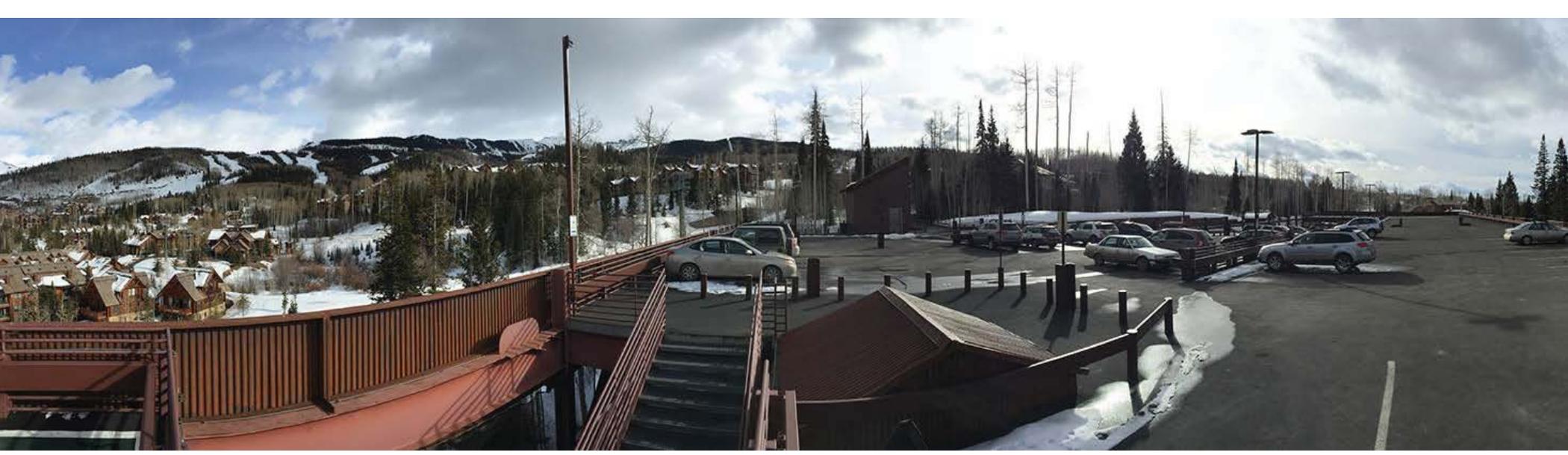


Questions



Appendix

Parking



GPG Parking

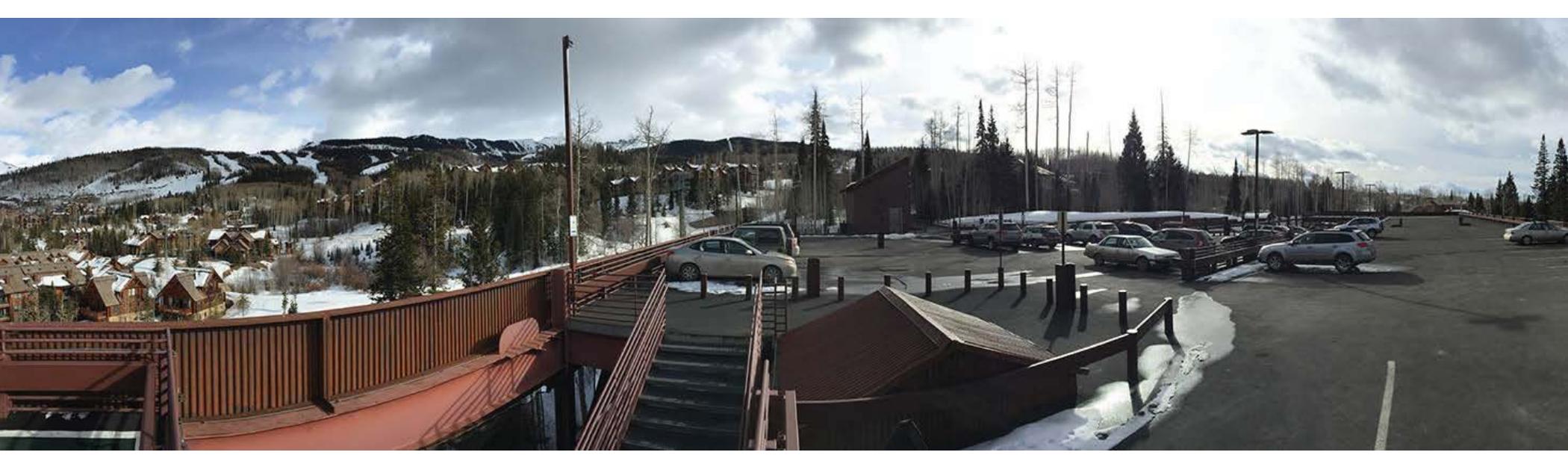
Capacity:

460 Spaces

Capacity with Med Center Adds

466 Spaces

(Short Term ED Parking)



GPG Parking

Highest Capacity Day (2013-14)*:

(31 December 2014)

272 Cars

188 Empty

Lofts Parking

(Assumes 43 Units)

65 Spaces

*Excludes Bluegrass Festival



GPG Parking

Total Capacity: 460 Spaces

Highest Use Day 272 Spaces

Lofts Use 65 Spaces

Available Spaces for Medical Center 123 Spaces

*TMC Parking Need to be verified by an approved parking study

Wetlands

Proposed Area of Wetland Fill 0.44 acre

1003R-1

1003R-2

1003R-3

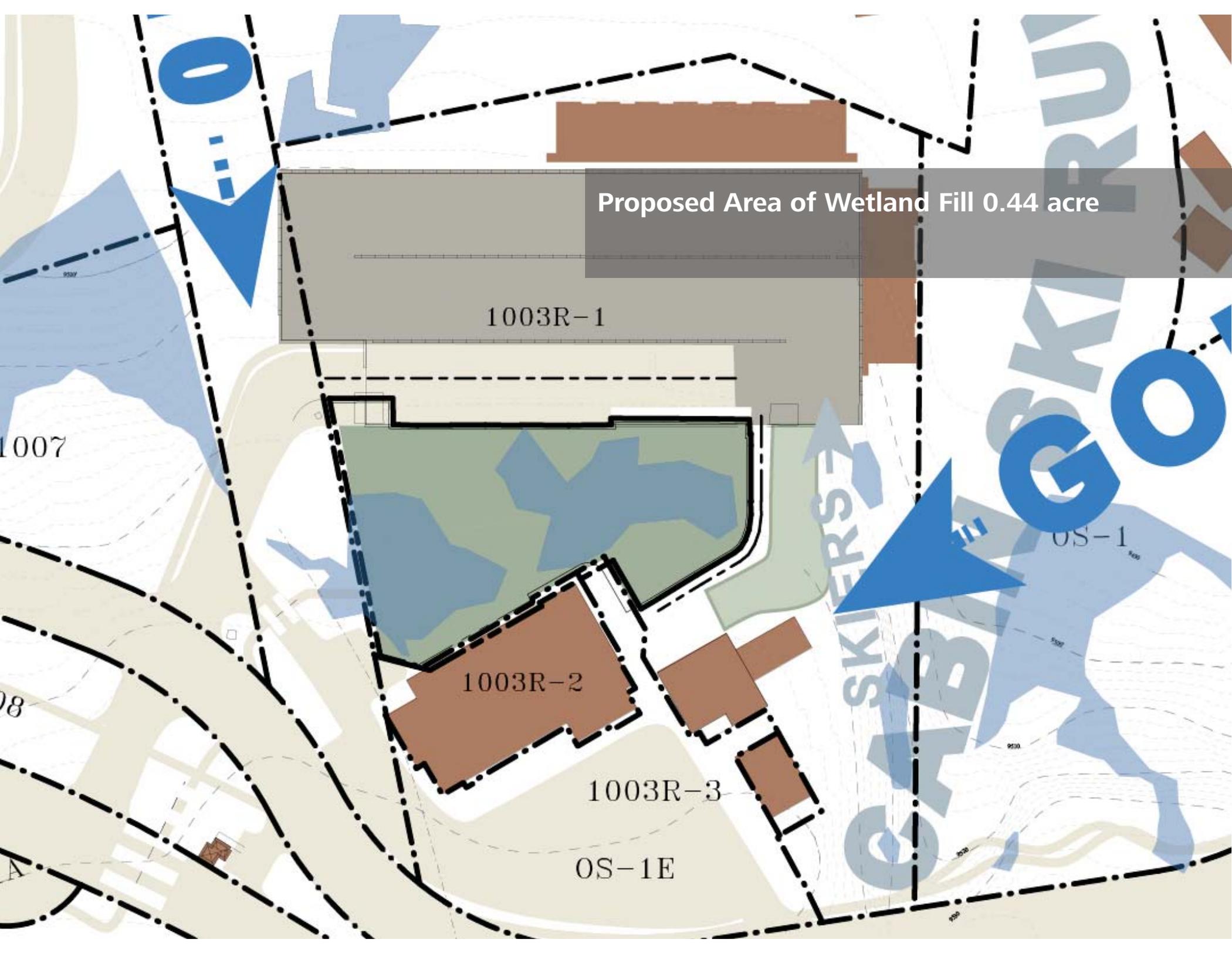
OS-1E

OS-1

1007

08

A

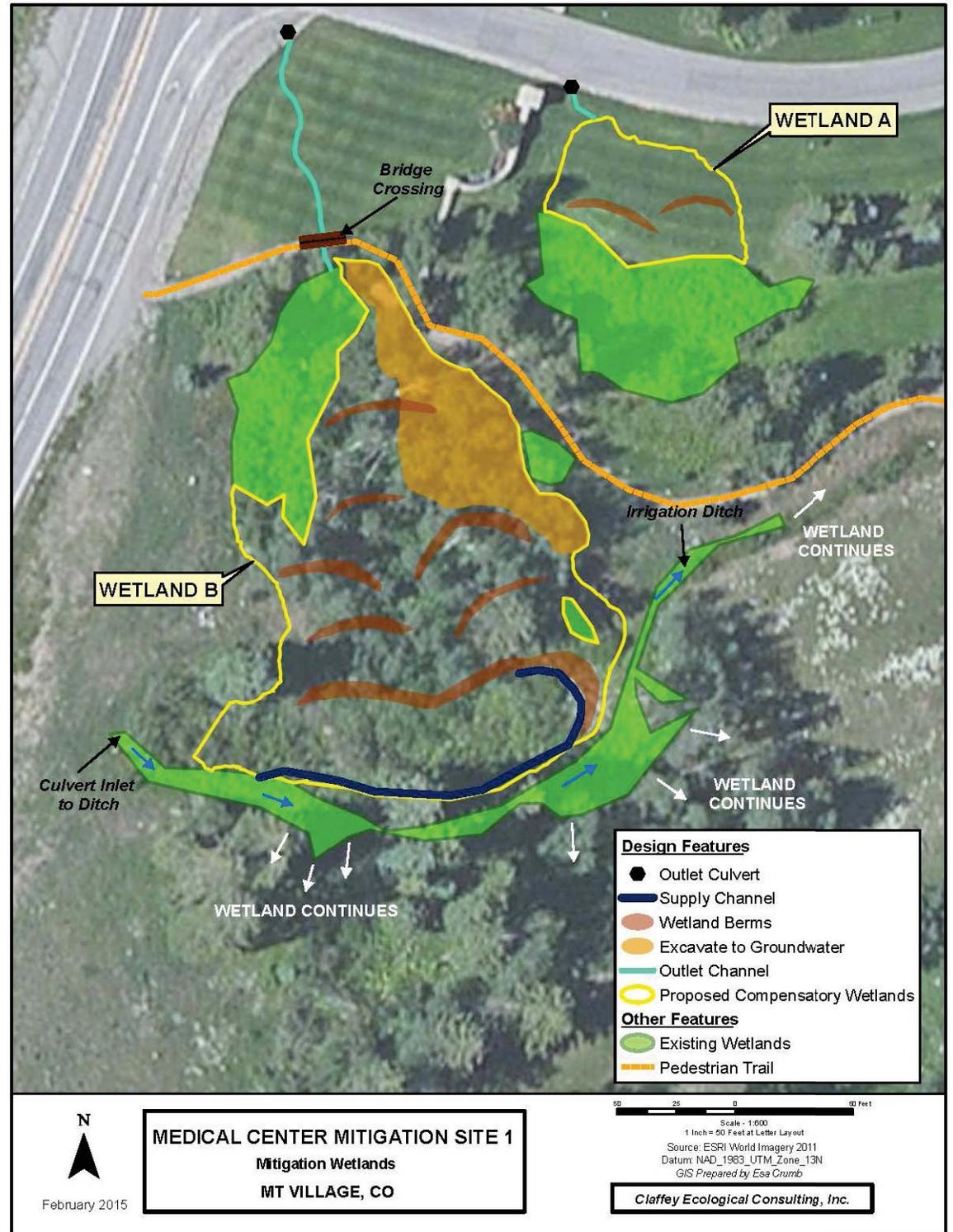


Mitigation Site No

1

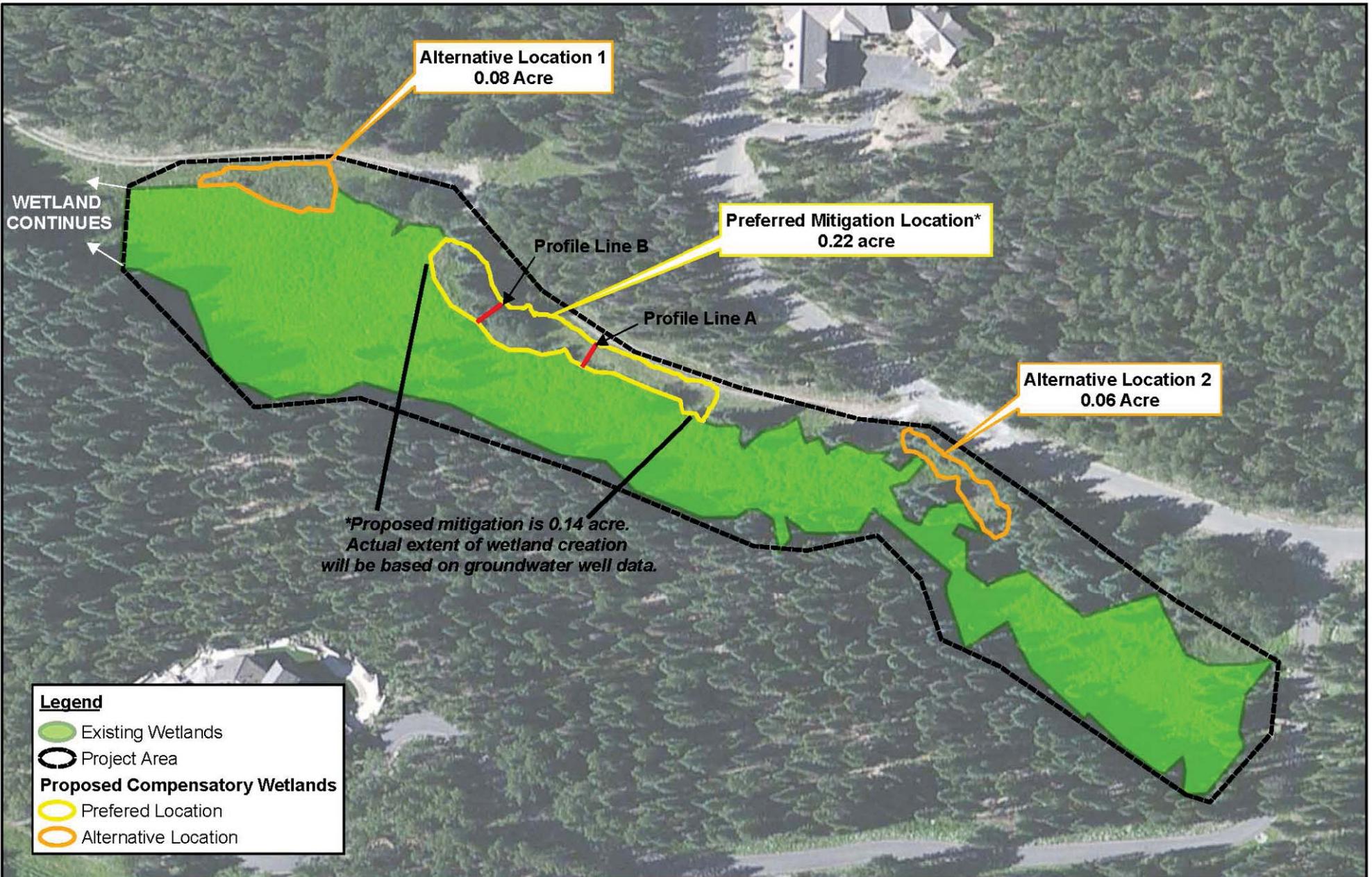


Wetland Fill Area: 0.44 acre
 Mitigation Areas: 0.73 Acre
 Approx: 1.6:1 ratio



Mitigation Site No





Legend

- Existing Wetlands
- Project Area
- Proposed Compensatory Wetlands**
- Preferred Location
- Alternative Location

**Proposed mitigation is 0.14 acre.
Actual extent of wetland creation
will be based on groundwater well data.*



Scale - 1:1,440
1 Inch = 120 Feet at Letter Layout
Source: ESRI World Imagery 2011
Datum: NAD_1983_UTM_Zone_13N
GIS Prepared by Esa Crumb

Claffey Ecological Consulting, Inc.

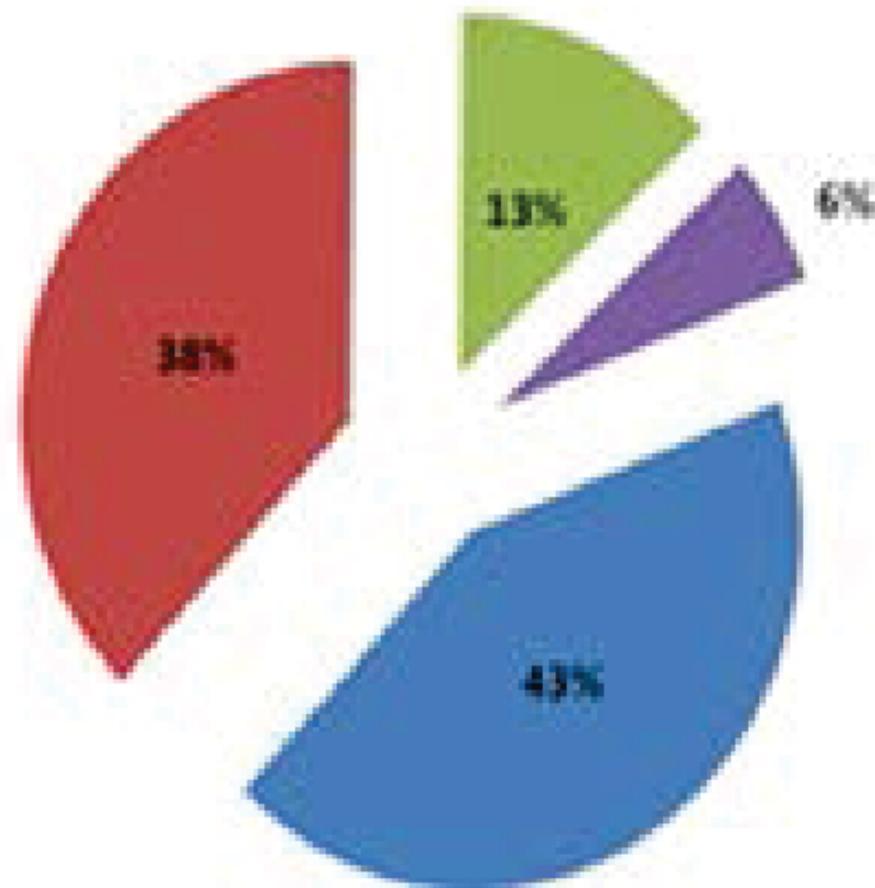
N
February 2015

MEDICAL CENTER MITIGATION SITE 2 (BENCHMARK)
Proposed Compensatory Wetlands
MT VILLAGE, CO

Figure 5

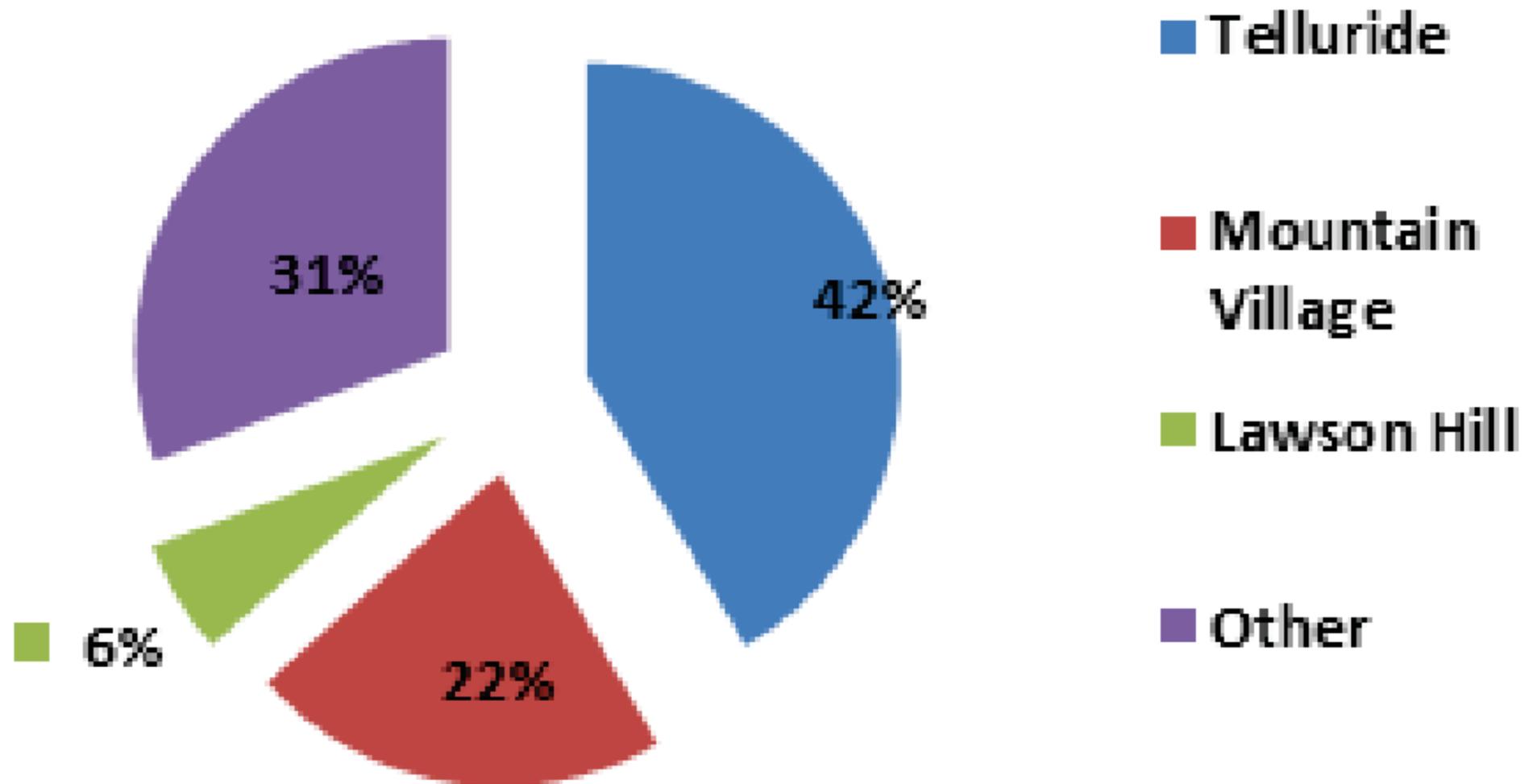
TMC Patient Data

EMS Deliveries to TMC by Originating Location

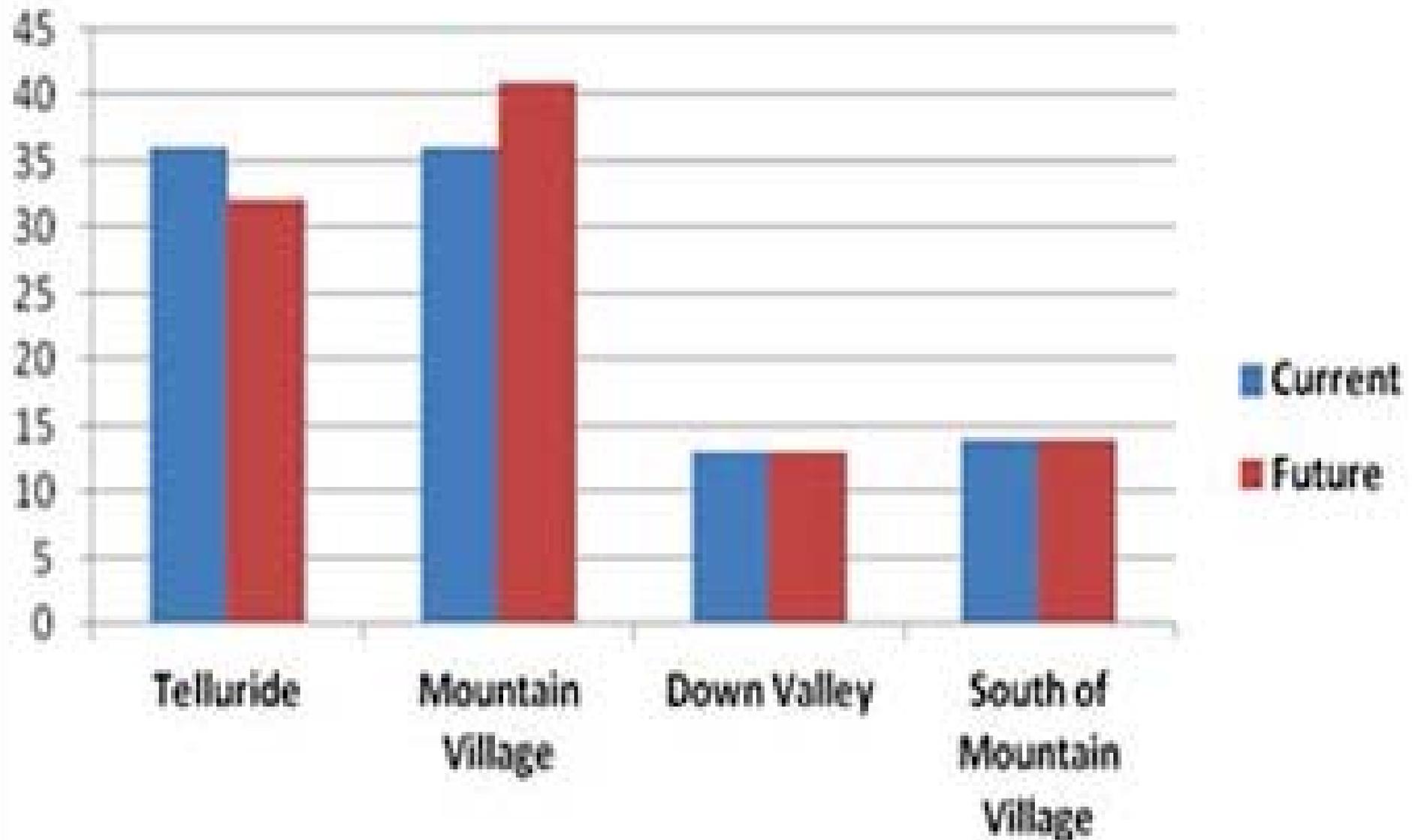


■ Telluride/Aldasoro ■ Mountain Village/South ■ Down Valley/North ■ Other (incl mesas)

Current Origin of TMC Patients



Current and Future Locations of Housing Units



SIGN-IN SHEET

DRB Meeting
 Thursday, April 2, 2015
 Please write clearly

ATTENDEE NAME (PLEASE PRINT CLEARLY)	ADDRESS
DAN GARNER	253 ARR, MV
PJ BAUSER	MAHLUM - SEATTLE, WA
Jackie Wenefick	
Gordon Beckard	TMC
ANDY DRISSELL	MAHLUM
Erik Goodfriend	Mahlum
Jean Valler	
Penelope Gleason	core meadows biz.
Brian Faxon	104 Gold Hill Ct.
Brian Kanag	
MICHAEL McALLISTER	MAHA Tollycize
Randy Podolsky	Buenos Aires, T/R.
DAVID GALLOPE	
Mike McCree	5769 S. Depew Cir., Littleton, CO 80123
Trevis Arsons	3626 MOUNTAIN VIEW AVE LOWAHT, CO 80503
Stefanie Solomon	385 MV Blvd, MV, CO 81435

Lyn Grus made the following motion:

I move the Task Force recommend that the Town Council and DRB consider the following elements on a development application for the development of a medical center on Lot 1003R-1:

1. The consideration of an access plan that addresses vehicular access, truck deliveries to the medical center in light of neighboring properties, pedestrian access around the site, and signage, which should also take into consideration the existence and use of gondola transit and mass transit service.
2. The provision of a parking study that determines the amount of required parking for the medical facility. Parking will be carefully analyzed including designation of short-term patient parking, and employee parking, festival parking, and overall parking for the Town Hall Center Subarea.
3. The provision of a safe and convenient delivery zone and trash and recycling area for the medical center.
4. The subarea property owners and interested parties should consider a combined, collaborative trash and recycling facility that can be used also by the Lofts project and all development in the town hall subarea as appropriate for medical center needs.
5. The impacts of staging and construction on the Town, including such issues as quality of life, traffic, parking and impact on businesses and residence during construction. Construction mitigation be carefully developed and implemented to minimize neighborhood impacts, including noise, traffic, deliveries and carpooling to minimize parking on the parking garage.
6. The DRB and Town Council should ensure that the aesthetics of the building are in accordance with the Town's Design Regulations to ensure that the building fits within the design of the area and Mountain Village. Being a visible building on a ski run, from the gondola and Mountain Village Boulevard, the DRB should ensure that the building is designed and follow the Design Regulations especially for most visible elements of the project.
7. Consideration of improved ski in ski out access by the current accessway through future negotiations with Telluride Ski and Golf, the Hospital District and the Town. The DRB and Council should also address the maintenance of the main ski-in/ski out access to the parking garage, including grooming to facilitate skier and ski patrol access.
8. Consideration of an analysis on wetlands and maintaining the environment as much reasonable as possible through mitigation of impacts.
9. Consider the minimization of project lighting.
10. The medical center should investigate minimizing energy use above and beyond adopted energy codes, including the use of renewable energy if possible.
11. The town should evaluate maintaining emergency ingress and egress to the whole of mountain village in light of potential road closures or heavy traffic times.
12. The town should develop an overall communication and technology infrastructure plan.

The motion was seconded by Burce McIntyre and was approved by a unanimous vote.