



REZONING/DENSITY TRANSFER APPLICATION

Planning & Development Services
 455 Mountain Village Blvd.
 Mountain Village, CO 81435
 970-728-1392
 970-728-4342 Fax
 cd@mtnvillage.org

Revised 2.26.18

REZONING/DENSITY TRANSFER APPLICATION			
APPLICANT INFORMATION			
Name: Mary and Steven Weiler		E-mail Address: mary.weiler7@gmail.com	
Mailing Address: 135 Preston Rd.		Phone: 614-323-8615	
City: Columbus	State: OH	Zip Code: 43209	
Mountain Village Business License Number:			
PROPERTY INFORMATION			
Physical Address: 117 Lost Creek Lane		Acreage:	
Zone District: Lot 42B	Zoning Designations: Lodge	Density Assigned to the Lot or Site: Efficiency	
Legal Description:			
Existing Land Uses:			
Proposed Land Uses:			
OWNER INFORMATION			
Property Owner: Mary and Steven Weiler		E-mail Address: mary.weiler7@gmail.com	
Mailing Address: 135 Preston Rd.		Phone: 614-323-8615	
City: Columbus	State: OH	Zip Code: 43209	
DESCRIPTION OF REQUEST			
Rezone of Blue Mesa Lodge Lot 42-B condo unit 30A and 30B from Efficiency Lodges to 1 Lodge unit			



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**OWNER/APPLICANT
ACKNOWLEDGEMENT
OF RESPONSIBILITIES**

I, Mary & Steven Weiler, the owner of Lot 42B unit 30A & 30B (the "Property") hereby certify that the statements made by myself and my agents on this application are true and correct. I acknowledge that any misrepresentation of any information on the application submittal may be grounds for denial of the development application or the imposition of penalties and/or fines pursuant to the Community Development Code. We have familiarized ourselves with the rules, regulations and procedures with respect to preparing and filing the development application. We agree to allow access to the proposed development site at all times by member of Town staff, DRB members and the Town Council. We agree that if this request is approved, it is issued on the representations made in the development application submittal, and any approval or subsequently issued building permit(s) or other type of permit(s) may be revoked without notice if there is a breach of representations or conditions of approval. By signing this acknowledgement, I understand and agree that I am responsible for the completion of all required on-site and off-site improvements as shown and approved on the final plan(s) (including but not limited to: landscaping, paving, lighting, etc.). We further understand that I (we) are responsible for paying Town legal fees and other fees as set forth in the Community Development Code.



Signature of Owner

9/6/19

Date



Signature of Applicant/Agent

Date

OFFICE USE ONLY	
Fee Paid:	By:
	Planner:



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HOA APPROVAL LETTER

I, (print name) Nancy Branyas, the HOA president of property located at Lot 42-B at 117 Lost Creek Lane, Mountain Village, Telluride, CO 81435, provide this letter as written approval of the plans dated 9.6.19 30A and 30B rezone to Lodge, which have been submitted to the Town of Mountain Village Planning & Development Services Department for the proposed improvements to be completed at the address noted above. I understand that the proposed improvements include (indicate below):

Rezoning Blue Mesa Lodge Efficiency Lodge Unit(s). 30A and 30B to Lodge Unit(s) by owners Mary and Steve Weiler


(Signature)

President
(Title)

9/4/19
(Date)



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TOWN OF MOUNTAIN VILLAGE FEE REQUIREMENTS ACKNOWLEDGEMENT

The Town of Mountain Village requires specific fees to be paid with a development application including legal and attorney fees associated with processing land development applications, inquiries and review. Please read and acknowledge the below fee requirement which are found at Community Development Code Section 17.4.4. General Provisions Applicable to All Development Application Classes, Section L. Fees.

L. Fees

1. Fee Schedule. The Town Council shall, from time to time, adopt a fee resolution setting forth all development application fees and associated permit fees. Fees for submittals not listed in the fee schedule resolution shall be determined by the Director of Community Development on a case-by-case basis determined by the similarity between the submittal and the development applications listed on the fee schedule together with the estimated number of hours of staff time the review of the submittal will require. No development application shall be processed, nor any development or building permits shall be issued until all outstanding fees or moneys owed by the applicant, lot owner, developer or related entity, as defined by the Municipal Code, to the Town, in any amount for any purpose, including but not limited to any fees, delinquent taxes, required Town licenses, permit fees, court fines, costs, judgments, surcharges, assessments, parking fines or attorney's fees are paid to the Town.

2. Town Attorney Fees. The applicant shall be responsible for all legal fees incurred by the Town in the processing and review of any development application or other submittal, including but not limited to any Town Attorney fees and expenses incurred by the Town in the legal review of a development application together with the legal review of any associated legal documents or issues. Legal expenses so incurred shall be paid for by the applicant prior to the issuance of any permits.

3. Property or Development Inquiries. The Town requires that Town Attorney legal fees and expenses be paid for all development or property inquiries where a legal review is deemed necessary by the Town. The developer or person making the inquiry, whichever the case may be, shall be informed of this obligation and execute a written agreement to pay such legal expenses prior to the Town Attorney conducting any legal review. A deposit may be required by the Director of Community Development prior to the commencement of the legal review.

4. Other Fees. The applicant shall be responsible for all other fees associated with the review of a development application or other submittal conducted by any outside professional consultant, engineer, agency or organization and which are deemed necessary by the Town for a proper review.

5. Recordation Fees. The Community Development Department will record all final plats, development agreements and other legal instruments. The applicant shall be responsible for the fees associated with the recording of all legal instruments.

I have read and acknowledge the fee requirements associated with my application.

Mary and Steven Weiler

9.4.2019

(signature required)

(date)

Narrative for Application of Rezone for Blue Mesa 30A and 30B to be Combined to a single Lodge Unit

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

1. The proposed rezoning is in general conformance with the goals, policies, provisions, and standards of the Comprehensive Plan
 - a. The Blue Mesa Lodge Condominiums are not referenced in the Comprehensive Plan.
 - b. The location in the Town of Mountain Village Core appeals to individual use as a permanent residence and can improve TMV core ambience as a real town center.
2. The proposed rezoning is consistent with the Zoning and Land Use Regulations
 - a. The two properties 30A and 30B have strictly been used as one combined unit since purchase in 2004
 - b. The layout of the combined unit conforms with the specifications which define a Lodge unit (a bedroom which is a separate room from the other living quarters, a full-size kitchen with full size appliances).
 - c. The property includes a parking space in the Blue Mesa Lodge complex
 - d. The property has the appropriate density units associated with a Lodge unit (0.75 density units).
3. The proposed rezoning is consistent with public health, safety and welfare, as well as efficiency and economy in the use of land and its resources
 - a. The infrastructure already exists to meet public health, safety and welfare, the proposed rezone will not create an additional burden.
 - b. No additional hazards will be created by this proposed rezone. No additional burden of trash or parking as underground parking is available to residents of this unit and sufficient method of trash disposal is in place.
 - c. The unit is either used by the owner or rented during the most population dense times in the Town of Mountain Village and therefore the proposed rezone will not contribute to an increase in vehicular or pedestrian circulation.
4. The applicant is submitting appropriate documentation.
 - a. Title commitment with legal description of the property
 - b. Copy of Deed that includes proof of ownership of parking space
 - c. Map amendment of the property showing layout of the property
 - d. Post a public notice of the proposed rezone
 - e. Bill of sale of the additional 0.25 density units