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December 19, 2019

Development Narrative for the Rezone to a Lodge designation of Apt. 20- B, 117 Lost Creek Lane, Lot 42-B, Mountain Village, CO 81435

I am the Owner Agent for Gulf Realty Trust, benefiting Irene Cochran and Denis Palmisciano for an application for the Rezone to a Lodge designation of Apt. 20-B.

The Owner seek a Rezone to a Lodge designation so the designation is in conformance with the physical attributes and intended uses of the property. The owners purchased on 12.02.2004 on the basis the property was a Residential Condo. They would not have purchased if an Efficiency Lodge designation had been known. They first learned their condo had an Efficiency Lodge designation on May 14, 2019.

20-B condo is 438 square feet with a 45 square foot deck and a full, original kitchen and a 2/3's parking ownership. Gulf Realty Trust is the 2nd owner of the Condo. The condo has been used exclusively for long-term rentals. The current tenant is an employee of Telluride Ski and Golf.

The owners intend to install a partition wall in accordance with the December 9, 2019 Room interpretation as it relates to zoning designation definitions.

The application meets the applicable criteria for a Rezone to a Lodge designation as follows:

A. The proposed rezoning is in General Conformance with the goals, policies and provisions of the Comprehensive Plan (CP) because:

- A Lodge designation of 20-B will help promote a rich social fabric within the community (page 9 CP) by allowing the continued use of the condo for locally employed housing meeting the goal of where "small-town values are important and people can make social and emotional connections."
- A Lodge designation of 20-B is in compliance with the intended mixed-use of the Village Center Zone District.

B. The proposed rezoning is consistent with the Zoning and Land Use Regulations because:

- The Lodge designation is in keeping with the Land Use Plan Policy (page 39 CP) for a Mixed-Use Center.
- Given the prior use, the applicant believes a designation of Lodge is appropriate and reasonable for 20-B

C. The proposed rezoning meets the Comprehensive Plan project standards because:

- The 20-B building was designed, approved, built and managed as a Residential Condominium property.

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

- The 20-B building was designed and approved as a residential condominium building and is physically suitable for Lodge use.
- A Lodge designation provides for a higher property valuation and range of use. That in turn helps create pride of ownership and a willingness to upgrade and improve the property beyond interior condo renovations.

The 20-B owners, along with the other owners of the property made substantial financial and personal contributions in upgrading and maintaining not only condominium interiors but also the building and plaza infrastructure. A partial list of infrastructure improvements includes garage fireproofing (2019), roof drainage, a snow melt system, heat tape safety circuit breakers (2009-2017), extensive waterproofing and plaza repairs (2016) and building structural repairs from snow melt salt damage (2009-10). Additionally the property owners allowed the town an easement to install the Sunset Plaza snow melt system and another easement allowing the town to use delivery vehicles across HOA property.

E. The proposed rezoning is justified because there are the following errors in the current zoning:

- 20-B condo as well as other units in the property have been used as long-term residences since the original construction. The history of the property is mixed-use, with long-term occupancy in multiple units, including 20-B. The original Lot 42 plat was for Condominium-Commercial, not Efficiency Lodge-Commercial use. Blue Mesa Lodge Lot 42-B had Residential Condominium designation for the first decade, until the 1998 Town resolution that changed the condominiums to Efficiency Lodge designation. There was no removal of full kitchens and no enforcement of the parking obligations in 1998 or afterwards.
- The 20-B condo has an original full kitchen, which is in error to an Efficiency Lodge designation.
- The 1997 application for conversion to Efficiency Lodge was at the request of the developer/declarant and not by a properly constituted HOA on behalf of Owners. The developer/declarant then recorded a misleading amended declaration (recording nbr 321574) as part of the HOA governing documents. The amended declaration stated the conversion was from a Residential Condo designation to a 'Residential Studio Apartment' designation 'for Residential use', which is a designation that did not and does not exist. The full chain of buyers (23 past & present owners contacted) thinking they had purchased Residential Condos. In sum, the rezone to Efficiency Lodge appears in error because the purchases and uses were for Residential Condominium.

F. The proposed rezoning shall not create vehicular or pedestrian circulation hazards or cause parking, trash or service delivery congestion because:

- 20-B has a 2/3's parking space ownership (Unit 46 parking space) at the property.

G. The proposed rezoning meets all applicable Town regulations and standards because:

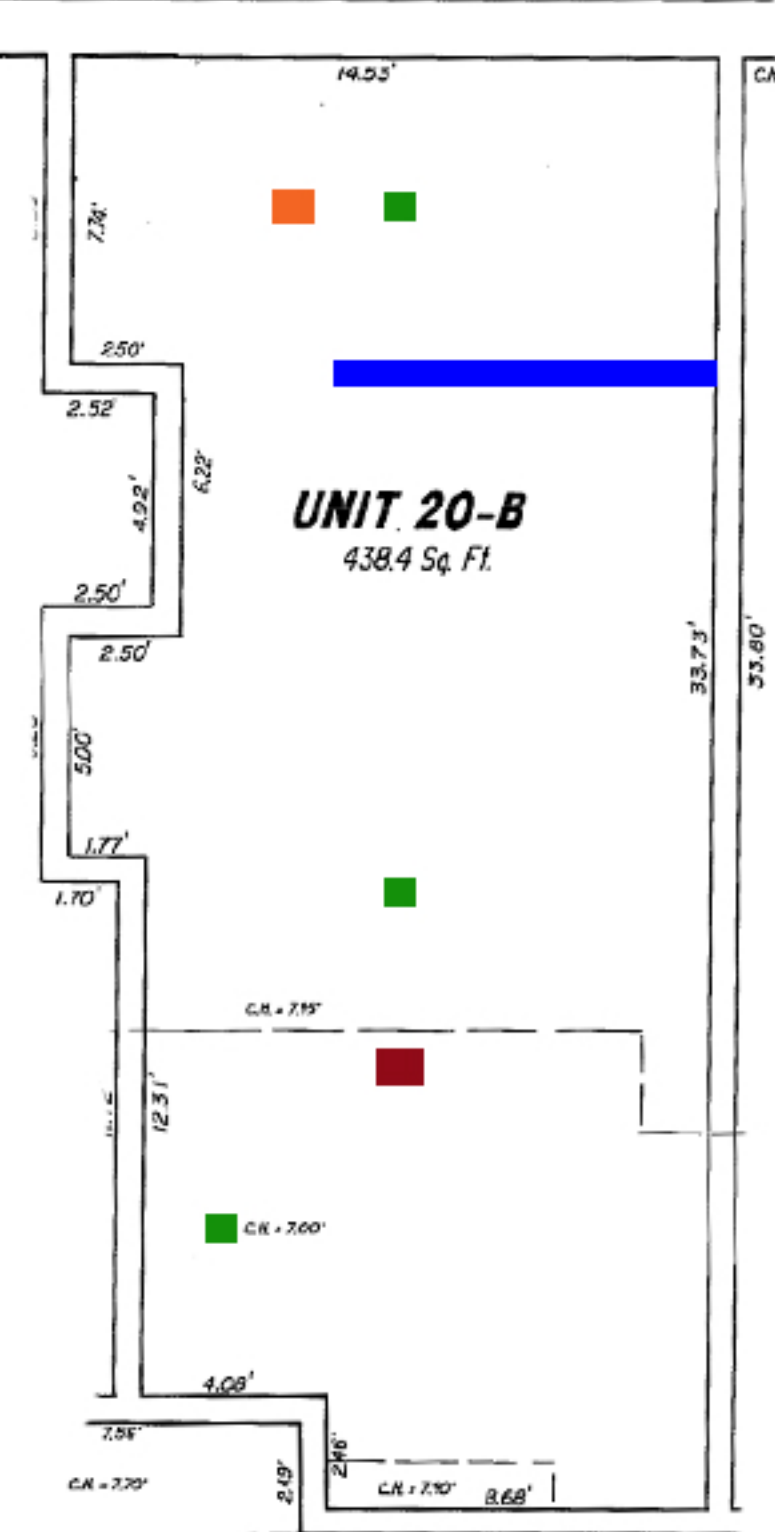
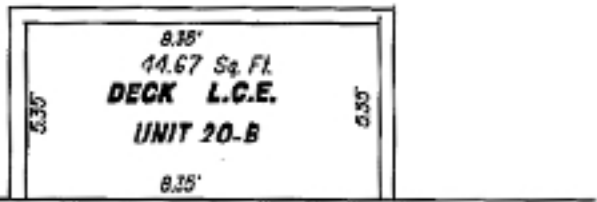
- The subject property was constructed to a Residential Condo standard.
- The Lodge designation allows for the intended use.

We want to thank town Planning and Town Council for considering this application and for the Council direction for the town to consider waiving related application fees.

Thank you,

Most Sincerely, Keith Brown, for Gulf Realty Trust

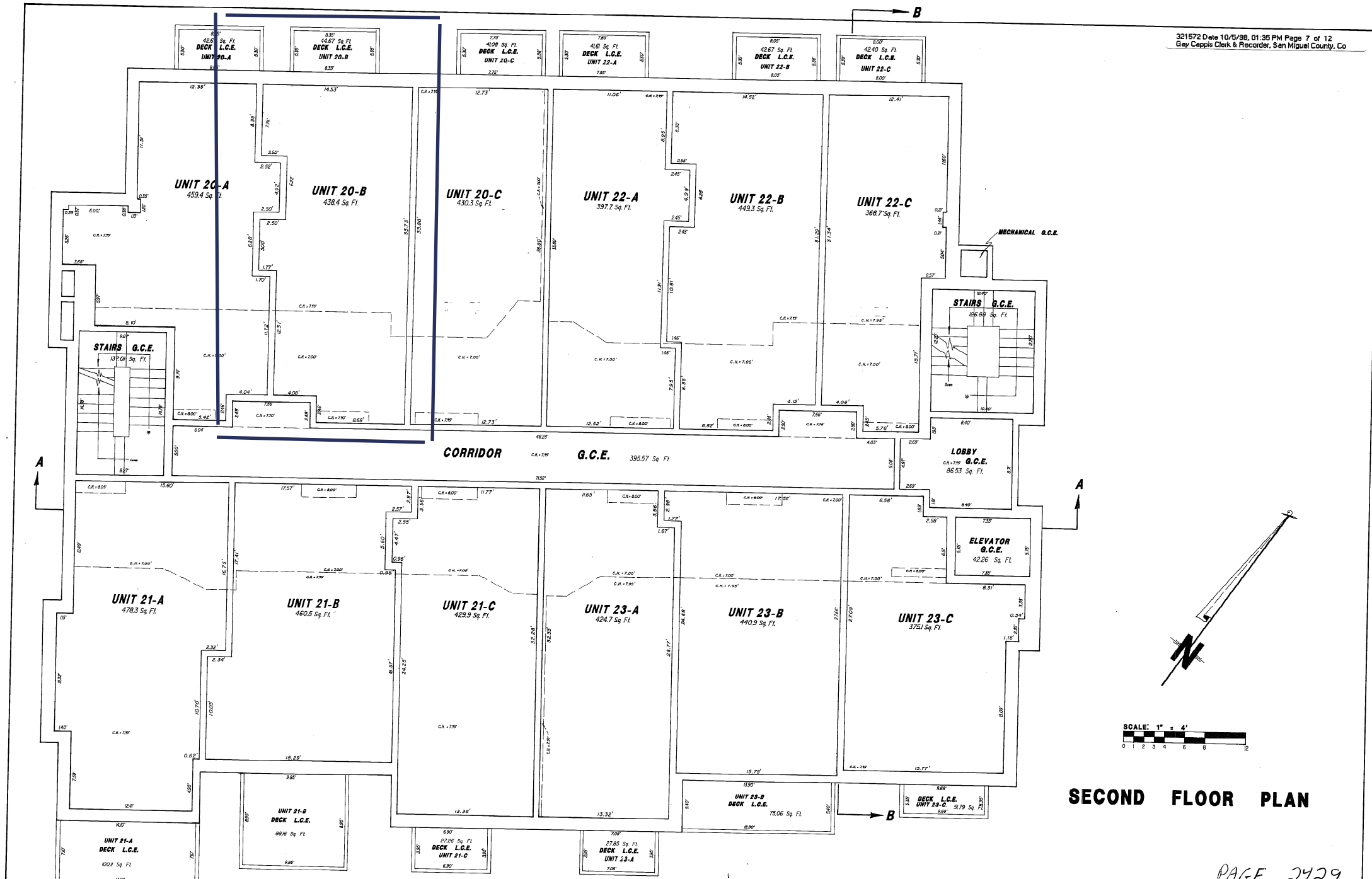
Lot 42-B, Unit 20-B Partition Wall schematic plan & construction details. Not to scale and measurements to be verified before installation. Number, type & location of ceiling sprinkler heads and smoke detectors to be determined by Fire Marshal/ Building Dept.



- Red square shows existing smoke detector
- Orange square shows proposed smoke detector
- Green square shows existing 3 ceiling sprinkler heads

Partition construction

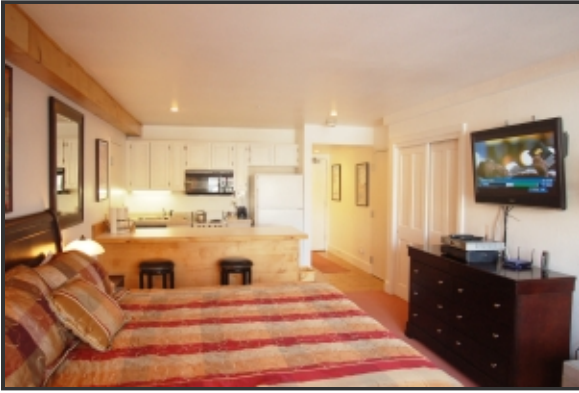
- standard 2x4" stud assembly, with 5/8" fire resistive type x drywall either side of Partition studs.
- stud assembly to be mounted to floor, wall and ceiling with 3.5" wood screws or other fasteners
- one 30" x 45" frosted, tempered glass at partition center
- no AC electric outlets
- Partition wall width to be 8' 8" for 60% of total room width



SECOND FLOOR PLAN

PAGE 2129

20B



20B

full kitchen



full kitchen

20B



20B

20B



20B

20B



20B deck

VIEW



deck and view

bath



bath

20B



20B