

**DESIGN REVIEW BOARD MINUTES  
TOWN OF MOUNTAIN VILLAGE  
DESIGN REVIEW BOARD MEETING  
THURSDAY APRIL 22, 2021**

**Call to Order**

Chairman Banks Brown called the meeting of the Design Review Board (DRB) of the Town of Mountain Village to order at 10:03 AM on APRIL 22, 2021, held remotely via ZOOM  
<https://us02web.zoom.us/j/84844089109?pwd=dGVEUHo0UmZ6TVYyMmd2MWw0ZjdKQT09>

**Attendance**

**The following Board members were present and acting:**

Banks Brown  
Liz Caton  
Cath Jett  
Adam Miller  
Greer Garner  
Ellen Kramer (late)

Scott Bennett (1st alternate)  
Shane Jordan (2<sup>nd</sup> alternate)

**The following Board members were absent:**

David Craige

**Town Staff in attendance:**

Michelle Haynes, Planning & Development Services Director  
John Miller, Senior Planner  
Amy Ward, Planner  
Christina Lambert, Town Clerk  
Susan Johnston

**Public in attendance:**

Laura Elison  
Brendan Hamlet  
Brian Hattendorf  
Julie Markowitz  
Dan Sylvester  
Trevor Martin  
Alan McClain  
Gigi Gerlach  
George Harvey  
Kevin Connor  
Rob Howl  
Martha Fry  
Matthew Shear

**Item 2. Oath of Office Appointed DRB Members: G. Garner, S. Bennett, L. Caton, S. Jordan.**

E. Kramer was absent during swearing in

**Item 3. Design Review Board Annual Election of Chair, Vice Chair and Temporary Chair.**

On a motion by **Garner** and seconded by **Bennett**, B. Brown is nominated as Chair and D.Craige is nominated as Vice chair and G.Garner is nominated as Temporary Chair. The vote was unanimous in favor.

**Item 4. Reading and Approval of the March 25, 2021 Design Review Board Meeting Minutes.**

Minutes were edited to mark Cath Jett present, remove David Craige who was listed twice and change the motion approving the minutes to be by Craige, not Garner.

On a **MOTION** by **Jett** and seconded by **Caton** the DRB voted unanimously to approve the minutes from the March 25, 2021 Meeting.

**Item 5. Consideration of a Design Review: Final Architecture Review for a new Single-Family Detached Condominium on Lot 165, Unit 10, 200 Cortina Dr, pursuant to CDC Section 17.4.11.**

John Miller presented on behalf of staff

Jim Kehoe, architect, presented as applicant with Seth Kimball – Aceto Landscaping

Public Comment: No additional comments

On a motion by **Garner** and seconded by **Jett** DRB voted unanimously to approve the Final Architecture Review for a new detached condominium located at Lots 165, Unit 10 based on the evidence provided within the Staff Report of record dated April 13, 2021, with the following Specific Approvals:

Design Review Board Specific Approvals:

- 1) GE Encroachments as documented within this Memo.

And with the following conditions:

- 1) Prior to the submittal for a Building Permit, the applicant shall revise the planting and irrigation schedule to meet CDC requirements – to be reviewed by staff.
- 2) Prior to the issuance of a building permit, the applicant shall provide an updated lighting plan and photometric study that shows that all exterior fixtures are in compliance with the CDC lighting standards – to be reviewed by staff and a member of the DRB.
- 3) Prior to the issuance of a building permit, the applicant shall field verify all utilities and submit a revised utility plan to the public works director identifying the location of utilities and connection points.
- 4) Consistent with town building codes, Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be constructed as either non-combustible, heavy timber, or exterior grade ignition resistant materials such as those listed as WUIC (Wildland Urban Interface Code) approved products.
- 5) It is incumbent upon an owner to understand whether above-grade utilities and town infrastructure (fire hydrants, electric utility boxes) whether placed in the right of way, general easement, or setback, are placed in an area that may encumber access to their lot. Relocation of such above-grade infrastructure appurtenances will occur at the owner's sole expense and in coordination with the appropriate entity (Fire Department, SMPA, Town of Mountain Village) so that the relocated position is satisfactory.
- 6) A monumented land survey shall be prepared by a Colorado public land surveyor to establish the maximum building height and the maximum average building height.
- 7) A monumented land survey of the footers will be provided prior to pouring concrete to determine

there are no additional encroachments into the GE.

8) Prior to the Building Division conducting the required framing inspection, a fourfoot (4') by eight-foot (8') materials board will be erected on site consistent with the review authority approval to show:

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

**Item 6. Consideration of a Design Review: Final Architecture Review for a new Single-Family Detached Condominium on Lot 165, Unit 21, 145 Cortina Drive, pursuant to CDC section 17.4.11.**

Amy Ward presented on behalf of staff

Jim Kehoe, architect, presented as applicant with Ryan Tougher (contractor) and Seth Kimball (landscape)

Public Comment: No additional comments

On a motion by **Garner** and seconded by **Caton** DRB voted 6-1 (Jett opposed to architectural lighting) to approve the Final Architecture Review for a new detached condominium located at Lots 165, Unit 21 based on the evidence provided within the Staff Report of record dated April 12, 2021, with the following design variations and specific approvals:

Design Variations:

- 1) Road and Driveway Standards

Specific Approvals:

- 1) Setback encroachments
- 2) Architectural Lighting

And, with the following conditions:

- 1) Prior to the submittal for a building permit, the applicant shall work with staff and one member of DRB to provide an updated lighting plan that shows that all exterior fixtures are in compliance with the CDC lighting standards.
- 2) Prior to the submittal for building permit, the applicant shall work with staff to revise the address monument design to clarify that it is in compliance with the CDC lighting regulations.
- 3) Prior to the submittal for building permit, the applicant shall revise the construction mitigation plan to move the silt fencing on the north side of the home out of the GE where feasible.
- 4) Prior to the issuance of a building permit, the applicant shall field verify all utilities and submit a revised utility plan to the public works director identifying the location of utilities and connection points.
- 5) It is incumbent upon an owner to understand whether above-grade utilities and town infrastructure (fire hydrants, electric utility boxes) whether placed in the right of way, general easement, or setback, are placed in an area that may encumber access to their lot. Relocation of such above-grade infrastructure appurtenances will occur at the owner's sole expense and in coordination with the appropriate entity (Fire Department, SMPA, Town of Mountain Village) so that the relocated position is satisfactory.
- 6) Consistent with town building codes, Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be constructed as either non-combustible, heavy timber, or exterior grade ignition resistant materials such as those listed as WUIC (Wildland Urban Interface Code) approved products.
- 7) A monumented land survey shall be prepared by a Colorado public land surveyor to establish the maximum building height and the maximum average building height.

- 8) A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the GE.
- 9) Prior to the Building Division conducting the required framing inspection, a fourfoot (4') by eight-foot (8') materials board will be erected on site consistent with the review authority approval to show:
  - a. The stone, setting pattern, and any grouting with the minimum size of four feet (4') by four feet (4');
  - b. Wood that is stained in the approved color(s);
  - c. Any approved metal exterior material;
  - d. Roofing material(s); and
  - e. Any other approved exterior materials

Ellen Kramer joined the meeting and was sworn in.

**Item 7. Consideration of a Design Review: Initial Architecture and Site Review for a new Single-Family home on Lot AR-26, 122 Singletree Way, pursuant to CDC Section 17.4.11**

John Miller presented on behalf of staff

Chris Hawkins, presented as applicant with Tommy Hein, architect, and Diane Lipovsky – Superbloom Landscape

Public Comment: There were two public comments by email, one related to parking for construction and one related to landscaping.

On a motion by **Jett** and seconded by **Kramer** DRB voted unanimously to approve the Initial Architectural and Site Review for a new single-family home located at Lot AR-26, 122 Singletree Way, based on the evidence provided within the Staff Report of record dated April 1, 2021, with the following and Design Variations and Specific Approvals:

Design Review Board Specific Approvals:

- 1) Road and Driveway Standards

Design Review Board Specific Approvals:

- 1) Metal Fascia

And, with the following conditions:

- 1) Prior to submittal for a Final Architectural Review, the applicant shall revise the parallel plane analysis to demonstrate both existing and finished grade projections.
- 2) Prior to submittal for a Final Architectural Review, the applicant shall provide a full window, door, and garage schedule. Any areas of fenestration within the stone façade shall be recessed and the recessed detail provided.
- 4) Prior to submittal for a Final Architectural Review, the applicant shall revise the motor court to provide exterior parking spaces that are not in a tandem configuration.
- 5) Prior to submittal for a Final Architectural Review, the applicant shall revise the landscaping plan to include irrigation location details to determine the extent of the GE encroachments. Additionally, the applicant shall revise the landscaping plan based on referral comments from the Town Forester.
- 6) Prior to submittal for a Final Architectural Review, the applicant shall revise the design and location details for the address monument so that it meets the requirements of the CDC.
- 7) Prior to the submittal for a Final Architectural Review, the applicant shall provide additional lighting plan details such as a photometric study, and shall replace fixture BX with a CDC compliant fixture.
- 8) Prior to the issuance of a building permit, the applicant shall field verify all utilities and submit a revised utility plan to the public works director identifying the location of utilities and connection points.
- 9) Consistent with town building codes, Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be constructed as either non-combustible,

heavy timber, or exterior grade ignition resistant materials such as those listed as WUIC (Wildland Urban Interface Code) approved products.

10) Prior to issuance of a CO, the property owner will enter into a General Easement Encroachment Agreement, as applicable, with the Town of Mountain Village for the general easement encroachments approved.

11) A monumented land survey shall be prepared by a Colorado public land surveyor to establish the maximum building height and the maximum average building height.

12) A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the GE.

13) Any Town or Utility owned facilities required to be relocated due to the development of this Lot shall be relocated solely at the cost of the property owner. Prior to relocation, these modifications must be approved by the Public Works Director and any other relevant agencies.

14) Prior to the Building Division conducting the required framing inspection, a fourfoot (4') by eight-foot (8') materials board will be erected on site consistent with the review authority approval to show:

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

#### **Item 8. Recess.**

The meeting reconvened at 12:35 p.m.

#### **Item 9. Consideration of a Design Review: Initial Architecture and Site Review for a new Single-Family home on Lot BC110R, 105 Lawson Overlook, pursuant to CDC Section 17.4.11.**

Amy Ward presented on behalf of staff  
Kristine Perpar, architect, presented as applicant

Public Comment: No additional comments

On a motion by **Miller** and seconded by **Bennett** DRB voted 7-1 (Jett opposed due to roof form, if approved should be a specific approval) to approve the Initial Architecture and Site Review for a new single-family home located at Lot BC110R, based on the evidence provided within the Staff Report of record dated April 1, 2021, with the following specific approvals:

DRB Specific Approval:

- 1) GE encroachment for grading

And, with the following conditions:

- 1) Prior to final review, the applicant shall modify the landscaping plan to include additional landscaping to buffer any retaining walls higher than 5'.
- 2) Prior to final review, the applicant shall modify the fire mitigation plan to comply with the forestry provisions of the CDC.
- 3) Prior to final review, the applicant shall add one exterior parking space and note parking space dimensions on the applicable drawings to meet the minimum parking requirements.
- 4) Prior to final review, the applicant shall update the CMP to extend the silt fencing and construction fencing further to the east on the south side of the driveway.
- 5) Prior to final review, the applicant shall revise the address monument to ensure the lighting complies with the regulations of the CDC.
- 6) Prior to final review, the applicant shall provide additional details on the proposed glass railing.
- 7) Prior to the issuance of a building permit, the applicant shall re-delineate the wetlands.

- 8) Prior to the issuance of a building permit, the applicant shall field verify all utilities and submit a revised utility plan to the public works director identifying the location of utilities and connection points.
- 9) Prior to issuance of CO, all disturbances in the GE caused by construction will be re-graded and re-vegetated to its pre-disturbed condition
- 10) Consistent with town building codes, Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be constructed as either non-combustible, heavy timber or exterior grade ignition resistant materials such as those listed as WUIC (Wildland Urban Interface Code) approved products.
- 11) A monumented land survey shall be prepared by a Colorado public land surveyor to establish the maximum building height and the maximum average building height.
- 12) A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the GE.
- 13) Prior to the Building Division conducting the required framing inspection, a fourfoot (4') by eight-foot (8') materials board will be erected on site consistent with the review authority approval to show:
  - a. The stone, setting pattern and any grouting with the minimum size of four feet (4') by four feet (4');
  - b. Wood that is stained in the approved color(s);
  - c. Any approved metal exterior material;
  - d. Roofing material(s); and
  - e. Any other approved exterior materials
- 14) It is incumbent upon an owner to understand whether above grade utilities and town infrastructure (fire hydrants, electric utility boxes) whether placed in the right of way or general easement, are placed in an area that may encumber access to their lot. Relocation of such above grade infrastructure appurtenances will occur at the owner's sole expense and in coordination with the appropriate entity (fire department, SMPA, Town of Mountain Village) so that the relocated position is satisfactory.
- 15) Revise the civil plan sets to be in conformance with current design and to reflect the lower retaining wall heights of 7.5'

**Item 10. Consideration of a Design Review: Initial Architecture and Site Review for a new Single-Family home on Lot 226BR, 242 Benchmark Drive, pursuant to CDC Section 17.4.11.**

John Miller presented on behalf of staff

Michael B Donohue, Stillwater Architecture LLC, presented as applicant,

Public Comment: There were 4 email comments from neighbors, 2 were withdrawn. Gigi Gerlach commented during the meeting regarding snow storage at driveway, there's only 6' on either side, will it be heated? If a car came off the driveway it could potentially end up in a subterranean bedroom of the neighbor. Could a tunnel from the other property by same owner provide driveway access? Brian Hattendorf is concerned about losing all of the trees in the access tract, a retaining wall seems more of a structure than access, light pollution from the drive will come into his house every time someone drives out. There is risk of a car coming into his house if a car comes off the drive. Martha Fry agrees with all of Brian's comments and is also concerned about noise. George Harvey spoke on behalf of owners of 284, he agrees with all of what Gigi said, he is very concerned about the potential for accident at the drive and would like to see the drive at grade, but heated. Garage should either be enclosed or if left open, mature trees need to be planted for screening.

On a **MOTION** by **Kramer** and seconded by **Jett** the DRB voted unanimously to Continue the Initial Architecture and Site Review for a new Single-Family home on Lot 226BR, 242 Benchmark Drive to June 3, 2021.

**Item 11. Consideration of a Design Review: Initial Architecture and Site Review for a new Single-Family home on Lot 430, 129 Touchdown Drive, pursuant to CDC Section 17.4.11.**

Amy Ward presented on behalf of staff  
Kristine Perpar, Architect, presented as the applicant

Public Comment: None

On a **MOTION** by **Caton** and seconded by **Garner** the DRB voted 7-1 (Kramer is opposed and believes the home has a primary shed roof) to approve the Initial Architecture and Site Review for a new single-family home located at Lot 430, based on the evidence provided within the Staff Report of record dated April 2, 2021, with the following specific approvals:

DRB Specific Approval:

- 1) Metal fascia

And, with the following conditions:

- 1) Prior to final review, the applicant shall modify the landscaping plan to include additional landscaping.
- 2) Prior to final review, the applicant shall modify the fire mitigation plan to comply with the forestry provisions of the CDC.
- 3) Prior to final review, the applicant shall move the exterior parking spaces to avoid tandem parking and note parking space dimensions and garage back-out space on the applicable drawings.
- 4) Prior to final review, the applicant shall update the CMP to provide stormwater mitigation devices.
- 5) Prior to final review, the applicant shall revise the address monument to ensure the lighting complies with the regulations of the CDC.
- 6) Prior to final review, the applicant shall provide additional details on the proposed fireplaces, and if any are specified as wood burning, to provide documentation of the appropriate burning permits.
- 7) Prior to final review, the applicant shall revise the lighting plan so that all fixtures meet the lighting requirements of the CDC.
- 8) Prior to final review, the applicant shall revise the driveway width to meet the requirements of the Road and Driveway standards.
- 9) Prior to the issuance of a building permit, the applicant shall field verify all utilities and submit a revised utility plan to the public works director identifying the location of utilities and connection points.
- 10) Prior to issuance of CO, all disturbances in the GE caused by construction will be re-graded and re-vegetated to its pre-disturbed condition
- 11) Consistent with town building codes, Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be constructed as either non-combustible, heavy timber or exterior grade ignition resistant materials such as those listed as WUIC (Wildland Urban Interface Code) approved products.
- 12) A monumented land survey shall be prepared by a Colorado public land surveyor to establish the maximum building height and the maximum average building height.
- 13) A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the GE.
- 14) Prior to the Building Division conducting the required framing inspection, a fourfoot (4') by eight-foot (8') materials board will be erected on site consistent with the review authority approval to show:
  - a. The stone, setting pattern and any grouting with the minimum size of four feet (4') by four feet (4');
  - b. Wood that is stained in the approved color(s);
  - c. Any approved metal exterior material;
  - d. Roofing material(s); and
  - e. Any other approved exterior materials

15) Any Town owned utilities required to be relocated due to the development of this Unit, shall be relocated solely at the cost of the property owner. Prior to relocation, these modifications must be approved by the Public Works Director and any other relevant agencies.

**Item 12. Consideration of a Design Review: Initial Architecture and Site Review for a new Single-Family home on Lot 430, 129 Touchdown Drive, pursuant to CDC Section**

**17.4.11.**

Amy Ward presented on behalf of staff  
Kristine Perpar, Architect, presented as applicant

Public Comment: No Public Comment

On a motion by **Garner** and seconded by **Jett** DRB voted unanimously to approve the Initial Architectural and Site Review for a new detached condominium located at Lot 167, Unit 4, based on the evidence provided within the Staff Report of record dated April 1, 2021, with the following design variations and specific approvals:

Design variations:

- 1) Tandem parking
- 2) Road and Driveway Standards

DRB Specific Approval:

- 2) GE encroachment for grading

And, with the following conditions:

- 1) Prior to final review, the applicant shall modify the landscaping plan to include additional tree plants to increase variety of species on the Unit and modify the fire mitigation plan to comply with the forestry provisions of the CDC.
- 2) Prior to final review, the applicant shall modify the fire mitigation plan to comply with the forestry provisions of the CDC.
- 4) Prior to final review, the applicant shall work with town staff and the Fire Marshal to revise the access road design to be in compliance with required fire safety regulations.
- 5) Prior to final review, the applicant shall revise the drainage and/or construction mitigation plan to show stormwater mitigation devices and construction mitigation plans for the area to the east of the access road.
- 6) Prior to final review, the applicant will revise the driveway design to be in compliance with CDC regulations for driveway width.
- 7) Prior to the issuance of a building permit, the town forester shall sign off on both the landscaping plan and fire mitigation plan.
- 8) Prior to the issuance of a building permit, the applicant shall field verify all utilities and submit a revised utility plan to the public works director identifying the location of utilities and connection points.
- 9) Prior to issuance of CO, all disturbances in the GE caused by construction will be re-graded and re-vegetated to its pre-disturbed condition. If construction on Unit 5 has not commenced within 1 year from the issuance of the CO for Unit 4, any disturbance on that Unit 5 will be required to be brought back to its pre-disturbed condition. A development agreement may be required to assure that the work is completed.
- 10) Consistent with town building codes, Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be constructed as either non-combustible, heavy timber or exterior grade ignition resistant materials such as those listed as WUIC (Wildland Urban Interface Code) approved products.
- 11) A monumented land survey shall be prepared by a Colorado public land surveyor to establish the maximum building height and the maximum average building

height.

12) A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the GE.

13) Prior to the Building Division conducting the required framing inspection, a fourfoot (4') by eight-foot (8') materials board will be erected on site consistent with the review authority approval to show:

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

14) It is incumbent upon an owner to understand whether above grade utilities and town infrastructure (fire hydrants, electric utility boxes) whether placed in the right of way or general easement, are placed in an area that may encumber access to their lot. Relocation of such above grade infrastructure appurtenances will occur at the owner's sole expense and in coordination with the appropriate entity (fire department, SMPA, Town of Mountain Village) so that the relocated position is satisfactory.

**Item 13. Consideration of a Design Review: Initial Architecture and Site Review for a new Single-Family home on Lot 729R-7, 87 Pennington Place, pursuant to CDC Section 17.4.11.**

John Miller presented on behalf of staff  
Karen Ketaing presented as applicant

Public Comment: None

On a motion by **Kramer** and seconded by **Miller** DRB voted unanimously to approve the Initial Architectural and Site Review for a new single-family home located at Lot 729R-7, based on the evidence provided within the Staff Report of record dated April 13, 2021, with the following Specific Approvals and Design Variations:

Design Review Board Specific Approvals:

- 1) Metal Fascia
- 2) General Easement Encroachments
- 3) Board Form Concrete
- 4) Tandem Parking

Design Review Board Design Variation:

- 1) Road and Driveway Standards

And, with the following conditions:

- 1) Prior to the submittal for a Final Architectural Review, the applicant shall revise the plans to demonstrate all exterior snowmelt areas.
- 2) Prior to the submittal for a Final Architectural Review, the applicant shall revise the Civil Engineering drawings to provide final slope calculations.
- 3) Prior to the submittal for a Final Architectural Review, the applicant shall update the landscape plan and fire mitigation plan to address the concerns of this report.
- 4) Prior to the submittal for a Final Architectural Review, the applicant shall provide an exterior lighting plan to include specific fixture cut sheets, dimmer switch details, and a photometric study of the Lot demonstrating compliance with the CDC lighting standards.
- 5) Prior to the submittal for a Final Architectural Review, the applicant shall revise the driveway widths and overall grades to comply with the CDC requirements.
- 6) Prior to the submittal for a Final Architectural Review, the applicant shall provide a

construction mitigation plan.

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

8) Prior to the issuance of a building permit, the applicant shall obtain an easement from TSG to access the sewer line to the west of the home or submit a revised utility plan to the public works director that provides access from Pennington Place.

9) Consistent with town building codes, Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be constructed as either non-combustible, heavy timber, or exterior grade ignition resistant materials such as those listed as WUIC (Wildland Urban Interface Code) approved products.

10) It is incumbent upon an owner to understand whether above-grade utilities and town infrastructure (fire hydrants, electric utility boxes) whether placed in the right of way, general easement, or setback, are placed in an area that may encumber access to their lot. Relocation of such above-grade infrastructure appurtenances will occur at the owner's sole expense and in coordination with the appropriate entity (Fire Department, SMPA, Town of Mountain Village) so that the relocated position is satisfactory.

11) Prior to issuance of a CO, the property owner will enter into a General Easement Encroachment Agreement, as applicable, with the Town of Mountain Village for the general easement encroachments approved.

12) A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the GE.

13) Prior to the Building Division conducting the required framing inspection, a fourfoot (4') by eight-foot (8') materials board will be erected on site consistent with the review authority approval to show:

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

**Item 14. Review and Recommendation to Town Council regarding a Vested Property Rights Extension for a Site-Specific Development Plan at Lot 1003R-1, 433 Mountain Village Boulevard, Gondola Parking Garage**

John Miller presented on behalf of staff  
Michelle Haynes presented as applicant

Public comment: None

On a motion by **Garner** and seconded by **Jett** DRB voted unanimously to recommend to Town Council, approval of an Ordinance regarding the extension of a vested property right and site-specific development plan application at Lot 1003R-1, 433 Mountain Village Blvd, from October 20, 2021, to October 20, 2031. pursuant to CDC Section 17.4.17 based on the evidence provided within the Staff Report of record dated March 31, 2021,

With the following findings:

- 1) The proposal to extend the Gondola Parking Garage Expansion vested property rights meets all of the Criteria for Decision listed in 17.4.17(D)(1).

And, with the following conditions:

- 1) *Prior to the recordation of the Ordinance approving the Extended Vested Property Rights and site-specific development plan, the Owner shall revise all documents to include the following statement: " Approval of this site-specific development plan may create a vested property right pursuant to C.R.S. § 24-68-101 et seq. and subject to the Town of Mountain Village's Community Development Code."*
- 2) *The Town shall publish a notice in the newspaper of record within 14 days of approval a notice describing that a vested property right has been created/extended consistent with CDC Section 17.4.17(E)(4)*
- 3) *All previous conditions of approval from the original 2007 Design Review approval as well as the 2011 vested property rights extension approval remain applicable for any future development.*

**Item 15. Review and Recommendation to Town Council regarding a Vested Property Rights Extension for a Site-Specific Development Plan at Lot 1001R, 415 Mountain Village Boulevard, VCA Phase IV**

John Miller presented on behalf of staff  
Michelle Haynes presented as applicant

Public Comment: None

On a motion by **Miller** and seconded by **Jett** DRB voted unanimously to recommend to the Town Council, approval of an Ordinance regarding the extension of a vested property right and site-specific development plan application at Lot 1001R, 415 Mountain Village Blvd, from July 18, 2021, to July 18, 2031. pursuant to CDC Section 17.4.17 based on the evidence provided within the Staff Report of record dated March 31, 2021,

With the following findings:

1) The proposal to extend the VCA Phase IV vested property rights meets all of the Criteria for Decision listed in 17.4.17(D)(1).

And, with the following conditions:

1) *Prior to the recordation of the Ordinance approving the Extended Vested Property Rights and site-specific development plan, the Owner shall revise all documents to include the following statement: " Approval of this site-specific development plan may create a vested property right pursuant to C.R.S. § 24-68-101et seq. and subject to the Town of Mountain Village's Community Development Code."*

2) *The Town shall publish in the newspaper of record within 14 days of approval a notice describing that a vested property right has been created/extended consistent with CDC Section 17.4.17(E)(4)*

3) *All previous conditions of approval provided on the Notice of Action dated December 28, 2020, remain applicable.*

**ADJOURN**

**MOTION** to adjourn by unanimous consent, the Design Review Board voted to adjourn the April 22, 2021 meeting at 4:09 pm.

Prepared and Submitted by,

Amy Ward  
Planner