

**DESIGN REVIEW BOARD MINUTES  
TOWN OF MOUNTAIN VILLAGE  
DESIGN REVIEW BOARD MEETING  
THURSDAY JUNE 3, 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 10:01 AM on JUNE 3, 2021, held remotely via ZOOM  
<https://us02web.zoom.us/j/88055559299?pwd=eXBXUEpkeG11ZXdaNIBESXIQUEF6QT09>

**Attendance**

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

Banks Brown  
Greer Garner  
David Craige  
Cath Jett  
Ellen Kramer  
Liz Caton

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

**The following Board members were absent:**

Adam Miller

**Town Staff in attendance:**

Michelle Haynes, Planning & Development Services Director  
John Miller, Senior Planner  
Amy Ward, Planner

**Public in attendance:**

Douglas Tooley  
Dan Sylvester  
Amarillis Moran  
Diane Liovsky  
Tommy Hein  
Bruce MacIntire  
Beth Bailis

**Item 2. Reading and Approval of the May 6, 2021 Regular Design Review Board Meeting Minutes.**

On a **MOTION** by **Kramer** and seconded by **Garner** the DRB voted unanimously to approve the minutes from the May 6, 2021 Meeting.

Scott Bennett was in attendance

**Item 3 Consideration of a Design Review: Final Architectural Review for a Multi-Family Development at Lot 30, 98 Aspen Ridge, consisting of Sixteen (16) Condominium Units and two (2) Employee Condominiums pursuant to CDC Section 17.4.11. Staff is requesting that this item be continued to the August 5, 2021 Regular Meeting. The Initial Architectural and Site Review was continued to the July 1, 2021 Regular Meeting.**

On a motion by **Craige** and seconded by **Jett** DRB voted unanimously to continue the item to the August 5, 2021 Regular Meeting..

**Item 4. Consideration of a Design Review: Final Architectural Review for a new Single-Family Residence on Lot 226BR, 242 Benchmark Drive, pursuant to CDC section 17.4.11. Staff is requesting that this item be continued to the July 1, 2021 Regular Meeting.**

On a motion by **Craige** and seconded by **Jett** DRB voted unanimously to continue this item to the July 1, 2021 Regular Meeting.

**Item 5. Consideration of a Design Review: Final Architecture Review for a new single family home on Lot 729R-7, 87 Pennington Place, pursuant to CDC Section 17.4.11 Staff is requesting that this item be continued to the July 1, 2021 Regular Meeting.**

On a motion by **Craige** and seconded by **Jett** DRB voted unanimously to continue this item to the July 1, 2021 Regular Meeting.

**Item 6. 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. This item was continued from the 4.22.2021 Regular Meeting to the June 3, 2021 Regular Meeting. Staff is requesting that this item be continued to the June 10, 2021 Special Meeting.**

On a motion by **Garner** and seconded by **Bennett** DRB voted unanimously to continue this item to the June 10, 2021 Regular Meeting.

**Item 7. Consideration of a Design Review: Final Architecture Review for a Single-Family home at Lot BC110R, 105 Lawson Overlook, pursuant to CDC section 17.4.11**

Amy Ward presented on behalf of staff  
Kristine Perpar, Shift Architects, presented as applicant with David Ballode

Public Comment: None

On a motion by **Kramer** and seconded by **Garner** DRB voted 6-1 (Jett opposed - roofline should be a combination of multiple forms and step with the topography of the site) to approve the Final Architecture Review for a new single-family home located at Lot BC110R, based on the evidence provided within the Staff Report of record dated May 20, 2021, with the following design variations and specific approvals:

Design Variations:

- 1) Lighting
- 2) Road and Driveway Standards

And, with the following conditions:

- 1) Prior to issuance of a building permit, the applicant shall provide staff a revised landscape plan showing alternative plantings to replace the juniper.
- 2) Prior to issuance of building permit, the applicant shall work with the Town Forester

to create a Zone 2 Fire Mitigation Plan showing which trees are to be removed.

3) Prior to the issuance of a building permit, the applicant shall provide staff with a revised lighting plan demonstrating that dimmer switches have been provided for the fixtures identified within this Staff Memo of record dated May 20, 2021.

4) Prior to the issuance of a building permit, the applicant shall provide staff with an updated wetland delineation demonstrating that no portion of the development encroaches into any wetlands.

5) 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.

6) 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

7) 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.

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

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 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 8. Consideration of a Design Review: Final Architecture 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, Shift Architects, presented as applicant

Public Comment: None

On a motion by **Bennett** and seconded by **Caton** DRB voted 5-2 (Craig and Kramer opposed due to disagreement with primary roof from interpretation) to approve the Final Architecture Review for a new single-family home located at Lot 430, based on the evidence provided within the Staff Report of record dated May 24, 2021, with the following design variations and specific approvals:

DRB Specific Approval:

1) Metal fascia

DRB Design Variations:

1) Landscaping Diversity

And, with the following conditions:

- 1) Prior to issuance of building permit, the applicant shall work with the Town Forester to create an appropriate fire mitigation plan for Zone 2 areas.
- 2) Prior to the issuance of building permit, the applicant shall provide a revised drawing of the address monument per the comments of this staff and chair memo dated May 24, 2021.
- 3) Prior to the issuance of a building permit, the applicant shall field verify all utilities and submit a revised utility plan to the public works director identifying the location of utilities and connection points.
- 4) Prior to issuance of CO, all disturbances in the GE caused by construction will be re-graded and re-vegetated to their pre-disturbed condition.
- 5) 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.
- 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) 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
- 8) 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 9. Consideration of a Design Review: Final Architecture 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, of Alpine Planning, presented as applicant with Jay Leggett, Lighting Design Solutions

Public Comment: There was public comment submitted via email for initial review, no additional comment at this time.

On a **MOTION** by **Garner** and seconded by **Caton** the DRB voted 5-2 Kramer opposed to tall wall in GE, David is opposed to bumpout in GE, garage could be moved, opposed to board form) to approve the Final Architecture 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 May 24, 2021, with the following and Design Variations and Specific Approvals:

*Design Review Board Design Variations:*

1. Road and Driveway Standards – Retaining Wall Heights
2. Architectural Lighting

*Design Review Board Specific Approvals:*

3. Metal Fascia

4. GE Encroachment for Driveway
5. Board Form Concrete

And, with the following conditions:

- 1) Prior to the issuance of a building permit, the applicant shall revise the Utility Plan to demonstrate that the locations of the meters are on the side of the home.
- 2) Prior to the issuance of a building permit, the Construction Mitigation Plan will be revised per the comments of this staff memo.
- 3) Prior to the issuance of a building permit, the applicant shall revise the design of the address monument so that it demonstrates that the numbering is visible from both travel directions on Singletree Way.
- 4) Prior to the issuance of a building permit the applicant shall revise the lighting plan details as noted in this Staff Memo – and provide to staff and a member of the DRB for final approval. Add step lights at driveway, eliminate ????
- 5) Prior to the issuance of a building permit, the applicant shall provide a solid fuel burning device permit for all fireplaces not identified as natural gas burning.
- 6) 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.
- 7) 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.
- 8) 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.
- 9) A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the GE.
- 10) 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.
- 11) 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 10. Consideration of a Design Review: Final Architecture Review for a new Single-Family Detached Condominium on Lot 167R-4, 162 San Joaquin Rd., pursuant to CDC Section 17.4.11.**

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

Public Comment: None

On a **MOTION** by **Caton** and seconded by **Jett** the DRB voted unanimously to approve the Final Architectural Review for a new detached condominium located at Lot 167, Unit 4, based on the

evidence provided within the Staff Report of record dated May 20, 2021, with the following design variations and specific approvals:

Design variations:

- 1) Road and Driveway Standards
- 2) Landscaping

DRB Specific Approval:

- 1) GE encroachment for grading
- 2) Tandem Parking

And, with the following conditions:

- 1) Prior to issuance of building permit, the applicant shall provide staff a modified landscaping plan that removes all spruce trees from Zone 1 fire mitigation areas.
- 2) Prior to issuance of building permit, the applicant shall work with the Town Forester to create a Zone 2 fire mitigation plan for his approval.
- 3) Prior to the issuance of a building permit, the applicant shall revise the access road to have a 20' paved surface with two 2' shoulders.
- 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) 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. Any disturbance on 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.
- 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 four-foot (4') by eight-foot (8') materials board will be erected on site consistent with the review authority approval to show:
  - a. The stone, setting pattern and any grouting with the minimum size of four feet (4') by four feet (4');
  - b. Wood that is stained in the approved color(s);
  - c. Any approved metal exterior material;
  - d. Roofing material(s); and
  - e. Any other approved exterior materials
- 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 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 11. Recess.**

The meeting reconvened at 12:43 pm

**Item 12. Consideration of a Design Review: Final Architecture Review for a new Single-Family Home on Lot 325, 430 Benchmark Drive, pursuant to CDC Section 17.4.11.**

Amy Ward presented on behalf of staff

Chris Hawkins, Alpine Planning, presented as applicant with Mark Gray and David Ballode

Public Comment: None

On a **MOTION** by **Kramer** and seconded by **Bennett** the DRB voted unanimously to approve the Final Architecture Review for a new single-family home located at Lot 325, based on the evidence provided within the Staff Report of record dated May 25, 2021, with the following design variations and specific approvals:

Design Review Board Design variations:

- 1) Lighting

Design Review Board Specific Approvals:

- 1) Metal Fascia
- 2) Board Form Concrete

And, with the following conditions:

- 1) Prior to issuance of building permit, the applicant shall provide staff with an updated plan showing the install height of fixture EXT2 on the garage/ADU.
- 2) Prior to issuance of building permit, the applicant shall provide staff with a detail of the window, door, and garage door recesses in instances where these are to be set in stone.
- 3) Prior to issuance of building permit, the applicant shall provide staff with a revised landscape plan that removes all instances of juniper and arborvitae and substitutes them with a fire-wise species.
- 4) Prior to issuance of a tree permit, the applicant will work with the Town Forrester to identify trees to be removed and kept in Zones 2 and 3 of the property.
- 5) 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.
- 6) Prior to issuance of a CO, a GE encroachment agreement will be entered into with the town to capture all GE encroachments.
- 7) Prior to issuance of CO, all disturbances in the GE and the access tract caused by construction will be re-graded and re-vegetated to its pre-disturbed condition.
- 8) 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.
- 9) 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.
- 10) A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the GE.
- 11) 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

12) 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: Final Architecture and Site Review for a new Single-Family Detached Condominium residence on Lot 165, Unit 7, 170 Cortina Drive, pursuant to CDC section 17.4.11.**

John Miller presented on behalf of staff

Jamie Daugard, of Centre Sky Architecture, presented as applicant with Sara D'Agostino

Public Comment: None

On a **MOTION** by **Garner** and seconded by **Kramer** the DRB voted unanimously to approve the Final Architecture Review for a new detached condominium located at Lots 165, Unit 7 based on the evidence provided within the Staff Report of record dated May 24, 2021, with the following Specific Approvals:

Design Review Board Specific Approvals:

- 1) Setback Encroachments as documented within this Memo.

And with the following conditions:

- 1) Prior to the issuance of a building permit, the applicant shall revise and resubmit the lighting plan and photometric study for approval by Town Staff and a Member of the Design Review Board.
- 2) Prior to the issuance of a building permit, the landscaping plan shall be revised to include the Native Seed Mix ratio as outlined in the CDC.
- 3) Prior to the issuance of a building permit, the Town Forester shall issue a Tree Removal Permit for all trees to be removed prior to construction and shall mark the trees in the field.
- 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) 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.
- 6) 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.
- 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

9) the disturbance on unit 6 should be revegetated and a bond

**Item 14. Consideration of a Design Review: Final Architecture Review for a new Single Family home on Lot 628-H, 116 Double Eagle Way, pursuant to CDC Section 17.4.11**

Amy Ward presented on behalf of staff

Michael Carrier, Alpenglow Design, presented as applicant

Public Comment:

On a **MOTION** by **Kramer** and seconded by **Bennett** the DRB voted unanimously to approve the Final Architecture Review for a new single-family home located at Lot 628-H, based on the evidence provided within the Staff Report of record dated May 24, 2021, with the following design variations and DRB specific approvals:

Design variations:

1) Road and Driveway Standards

3) Lighting

DRB Specific Approvals:

1) Exterior parking waiver

And, with the following conditions:

1) Prior to issuance of building permit, the applicant shall revise the location of the address monument to move it at least 10' from edge of pavement and shall present a lighting specification for the LED to staff for compliance review.

2) Prior to issuance of building permit, the applicant shall revise the landscape plan to specify grass seed mix that is in compliance with the landscape regulations and to move the proposed annual flower bed on the north side of the drive to be at least 10' from edge of pavement and bring to staff for review.

3) Prior to issuance of a building permit, the applicant shall revise the fire mitigation plan to show compliance with all of the fire mitigation and forestry management standards in 17.6.1.

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) Prior to issuance of building permit, the applicant shall work with staff and one member of DRB to specify a dimmer system for fixture B.

6) Prior to issuance of building permit, the applicant shall provide staff a detail of the garage door showing that its' recess meets the requirements of the CDC.

7) Prior to issuance of a CO, a GE encroachment agreement will be entered into with the town to capture all GE encroachments.

8) Prior to issuance of a CO, a road right of way encroachment agreement will be

entered into with the town to capture all road right of way encroachments.

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) Prior to issuance of CO, all disturbances in the road right of way 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.

16) lighting dimmer

17) Remove architectural fixture b staff and drb approval

**Item 15. Consideration of a Design Review: Final Architecture Review for a new Single-Family Home on Lot 163RC, 105 Prospect Creek, pursuant to CDC Section 17.4.11**

John Miller presented on behalf of staff

Jake Wright, of Turkel Designs, presented as applicant with Paul Dahlke

Public Comment: None

On a **MOTION** by **Jett** and seconded by **Caton** the DRB voted unanimously to approve the Final Architecture Review for a new single-family home located at Lot 163RC, 105 Prospect Creek Drive, based on the evidence provided within the Staff Report of record dated May 21, 2021, with the following and Design Variations and Specific Approvals:

***Design Review Board Design Variations:***

*17.5.6: Building Design: Roof Material*

***Design Review Board Specific Approvals:***

GE Encroachment – Landscaping

And, with the following conditions:

1) Prior to issuance of a building permit, the applicant shall provide staff with and amended lighting plan including specifications for the LED strip light to be used in the address monument.

- 2) Prior to the issuance of a building permit, the applicant shall revise the construction mitigation plan to better clarify all construction fencing locations, as they relate to the jobsite, the wetlands and erosion control measures.
- 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) 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.
- 6) A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the GE.
- 7) 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.
- 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

### **ADJOURN**

**MOTION** to adjourn by unanimous consent, the Design Review Board voted to adjourn the June 3, 2021 meeting at 2:50 pm.

Prepared and Submitted by,

Amy Ward  
Planner