

April 24, 2023

RE: LOT 137 GRANITE RIDGE – CLASS 5 APPLICATION

To: Mountain Village Planning Department

Thank you for taking the time to review our Class 5 application for the proposed residence on Lot 137 Granite Ridge, Mountain Village, Colorado.

The parcel is located on the north-east hillside of Granite Ridge extension accessed by a narrow easement that terminates at Lot 91.

EXISTING CONDITIONS | SITE CONSTRAINTS

Geological Conditions

The site is comprised of sloped grade to the south with an exposed rock ridge against the north-east property line. Based on the geotechnical analysis, this rock ridge location is the most stable portion of the lot requiring no special construction or soils stabilization. As the site unfolds to the south, the geological conditions become more unstable and construction on this portion will require soil retention | stabilization.

Vehicular | Firetruck Access

Since the site is accessed by a narrow, dead-end easement, there is no reasonable | safe vehicular turnaround access, especially for a firetruck.

Due to these existing conditions and site constraints, we request the north-east and east 16' general easements to be vacated. These easements carry no burden of use as they are in challenging locations and adjacent to open space.

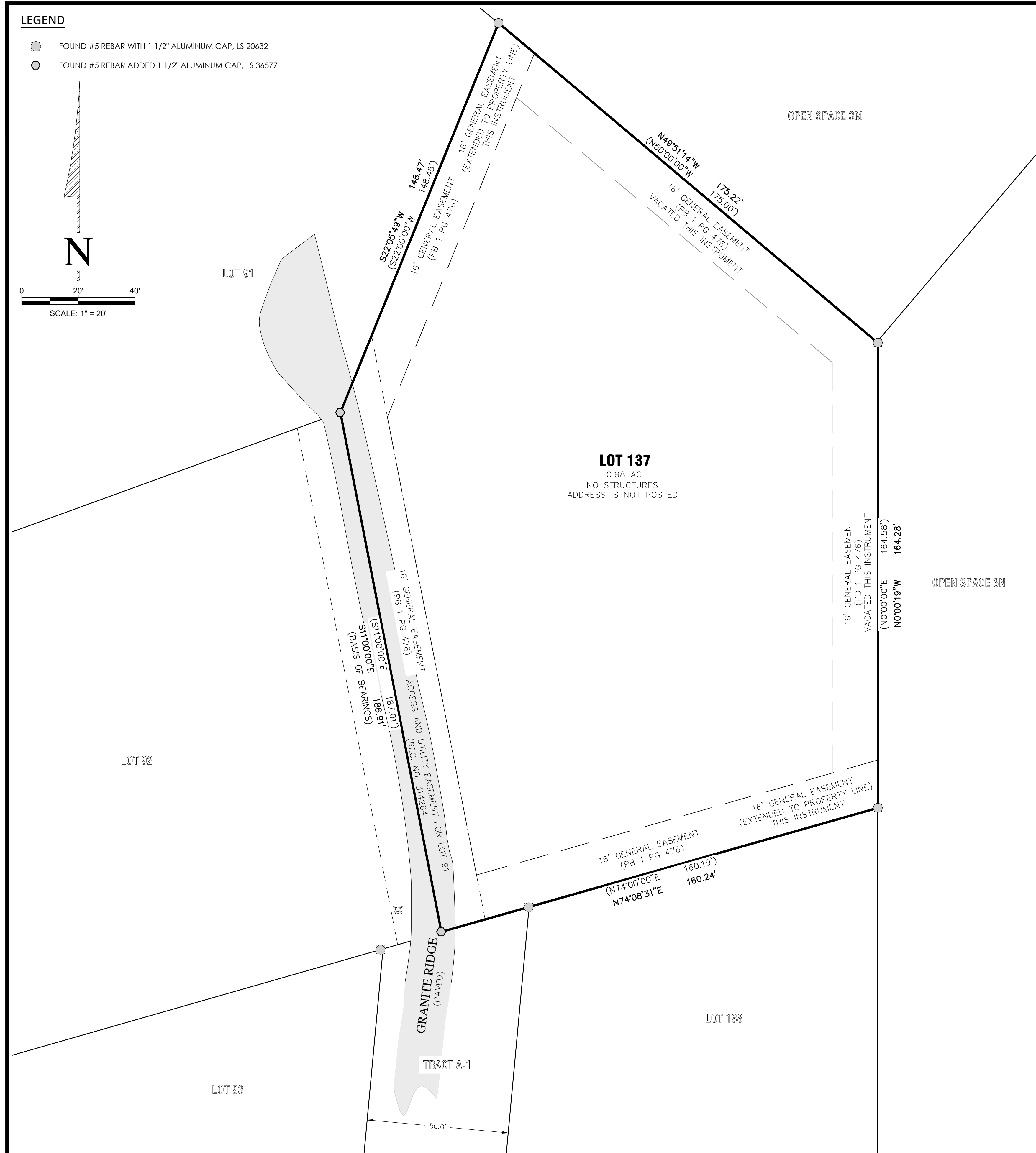
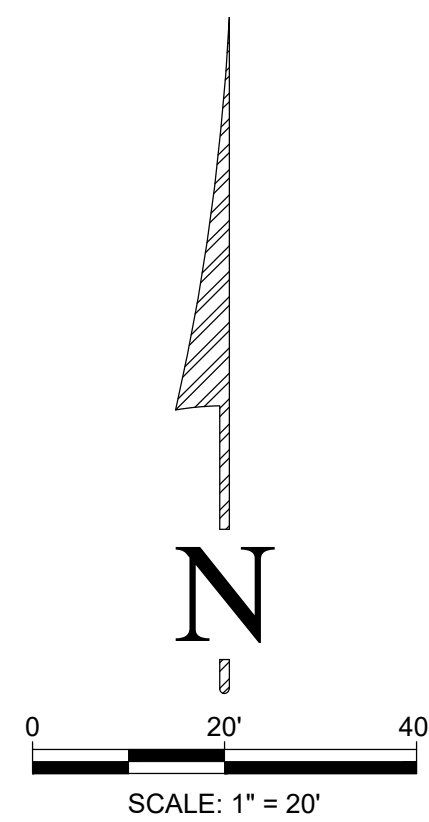
Vacating these easements will allow for the structure to be strategically placed on the most stable portion of the lot with minimal site disturbance. Additionally, this location will allow for a 36' wide driveway that is 50' deep with adequate room for vehicle maneuvering and firetruck access.

Thank you for taking the time to review our variance application and should you have any questions please do not hesitate to contact me directly.

Narcis Tudor
ARCHITECT # 00402820
info@narcistudor.com

LEGEND

- FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP, LS 20632
- FOUND #5 REBAR ADDED 1 1/2" ALUMINUM CAP, LS 36577



CERTIFICATE OF OWNERSHIP AND DEDICATION:

Know all persons by these presents:
 THAT Epic Ridge Properties, LLC, a Colorado Limited Liability Company, being the owner of the land describes as follows:
 Lot 137, Telluride Mountain Village, Filing 1, according to the Plat recorded March 09, 1984 in Plat Book 1 at page 476,
 County of San Miguel,
 State of Colorado
 has laid out, platted and subdivided same as shown on this plat, and by these presents does hereby dedicate to the perpetual use of Town of Mountain Village, the streets, alleys, road and other public areas as shown hereon and hereby dedicate those portions of land labeled as utility easements for the installation and maintenance of public utilities as shown hereon, if any.
 In witness hereof the said owner has caused its name to be here unto subscribed
 this _____ day of _____, 2023.
 By: _____
 Name and Title Epic Ridge Properties, LLC, a Colorado Limited Liability Company

ACKNOWLEDGMENT OF OWNER:

STATE OF COLORADO }
 COUNTY OF SAN MIGUEL } SS
 Subscribed to and sworn to before me this _____ day of _____, 2023 by _____
 _____, Epic Ridge Properties, LLC, a Colorado Limited Liability Company
 Witness my hand and official seal.
 _____ My Commission Expires: _____
 Notary Public

TITLE INSURANCE CERTIFICATE:

Land Title Guarantee Company, a Colorado licensed Title Company, does hereby certify that we have examined the title to the lands herein shown on the Replat and that the title to this land is in the name of Epic Ridge Properties, LLC, a Colorado Limited Liability Company and is free and clear of all liens, and taxes except as follows: ad valorem taxes.

 Title Insurance Company Representative

COUNTY TREASURER'S CERTIFICATE:

I certify that according to the records in the San Miguel County Treasurer's office, there are no liens against the property included in this subdivision, or any part thereof, for unpaid State, county of municipal ad valorem taxes or special assessments certified to the County Treasurer for collection.

 County Treasurer Date

TOWN OF MOUNTAIN VILLAGE CERTIFICATE:

I, Amy Ward, as Community Development Director for the Town of Mountain Village, Colorado, do hereby certify that this Map has been approved by the Town of Mountain Village and we are authorized to execute this document.

 Amy Ward Date

NOTICE:

According to Colorado Law, you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

NOTES:

1. According to Flood Insurance Rate Map 08113C0287 C dated September 30, 1988, this parcel lies within Flood Zone "X" (Areas determined to be outside the 500-year flood plain).
2. Easement research from Land Title Guarantee Company, Commitment No. TLR86009091, Effective Date 07/05/2019 at 05:00 PM.
3. Lot 137 is designated with the symbol VA and if the Design Review Board of the Telluride Mountain Village Resort Company has approved an enclosed parking space for the particular lot, then one automobile or its equivalent may be parked on the lot for each approved enclosed parking space. Plat Book 1 Page 477.
4. Lineal Units U.S. Survey Feet

PROPERTY DESCRIPTION:

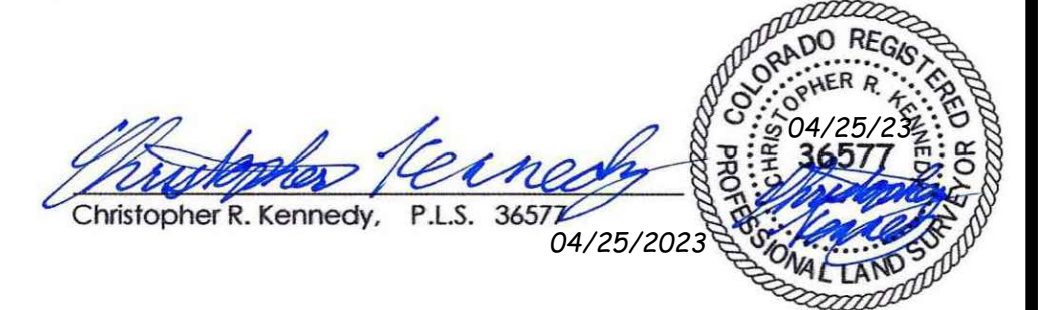
Lot 137, Telluride Mountain Village, Filing 1, according to the Plat recorded March 09, 1984 in Plat Book 1 at page 476,
 County of San Miguel,
 State of Colorado

BASIS OF BEARINGS:

The Basis of Bearings for this Replat was derived from the West line of Lot 137, Telluride Mountain Village, Filing 1 recorded in Book 1 at page 476, said bearing being **S 11°00'00" E**, both being found monuments as depicted on this plat.

SURVEYOR'S CERTIFICATE:

I, Christopher R. Kennedy, of San Juan Surveying, being a Licensed and Registered Land Surveyor in the State of Colorado, do hereby certify that this Replat prepared for Land Title Guarantee Company, and Epic Ridge Properties, LLC, a Colorado Limited Liability Company was performed under my direct responsibility, supervision, and checking, and that the information herein is true and accurate to the best of my belief and knowledge. I further certify that the monuments as shown were field set as required by Articles 50 and 51 of Title 38, C.R.S.



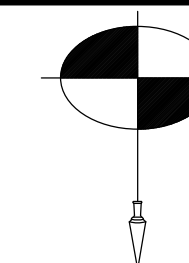
SAN MIGUEL COUNTY RECORDER'S CERTIFICATE:

This Plat was accepted for filing in the office of Clerk and Recorder of San Miguel County, Colorado on this _____ day of _____, 2023.
 Reception No. _____
 Time _____

 San Miguel County Clerk

**REPLAT FOR
 LOT 137, TELLURIDE MOUNTAIN VILLAGE, FILING NO. 1**

LOCATED WITHIN THE SE 1/4 OF
 SEC. 34, T43N, R9W, N.M.P.M.
 COUNTY OF SAN MIGUEL
 STATE OF COLORADO



SAN JUAN SURVEYING
 SURVEYING * PLANNING
 102 SOCIETY DRIVE TELLURIDE, CO. 81435
 (970) 728 - 1128 (970) 728 - 9201 fax
 office@sanjuansurveying.net

DATE:	04/25/2023
JOB:	97094
DRAWN BY:	CRK
CHECKED BY:	CRK
REVISION DATES:	
SHEET:	1 OF 1