

**TOWN OF MOUNTAIN VILLAGE  
SPECIAL DESIGN REVIEW BOARD MEETING AGENDA  
THURSDAY MAY 23, 2024, 10:00 AM  
MOUNTAIN VILLAGE TOWN HALL  
455 MOUNTAIN VILLAGE BLVD, MOUNTAIN VILLAGE, COLORADO  
TO BE HELD HYBRID THROUGH ZOOM:  
<https://us06web.zoom.us/j/88529088920>  
Meeting ID: 885 2908 8920**

Zoom participation in public meetings is being offered as a courtesy, however technical difficulties can happen, and the Town bears no responsibility for issues that could prevent individuals from participating remotely. Physical presence in Council chambers is recommended for those wishing to make public comments or participate in public hearings.

Agenda Item	Time	Min.	Presenter	Type	Item Description
1.	10:00		Chair	Chair	Call to Order
2.	10:00	30	Nelson/ Applicant	Quasi-judicial	Consideration of a Design Review: Final Architecture Review for a bus stop at Village Court Apartments, Lot 160R and Lot 1001R, 415 Mountain Village Blvd, pursuant to CDC Section 17.4.11.
3.	10:30		Chair		Adjourn



AGENDA ITEM  
**PLANNING & DEVELOPMENT SERVICE**  
**PLANNING DIVISION**  
455 Mountain Village Blvd.  
Mountain Village, CO 81435  
(970) 728-1392

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**TO:** Mountain Village Design Review Board  
**FROM:** Drew Nelson, Senior Planner  
**FOR:** Design Review Board Public Hearing; May 23, 2024  
**DATE:** May 16, 2024  
**RE:** Staff Memo – Final Architecture Review (FAR) Lot 160R and Lot 1005R Pursuant to the CDC

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**APPLICATION OVERVIEW: New Bus Stop on Lot 160R and Lot 1005R**

**PROJECT GEOGRAPHY**

**Legal Description:** LOT 160R TELLURIDE MOUNTAIN VILLAGE ACC TO REPLAT OF LOT 160 AND 1005 REC 5 10 00 BK 1 PG 2710 AND 11 LOCATED IN NW4 SEC 3 T42N R9W NMPM CONT 0.598 ACRES ZONING COMMERCIAL FIREHOUSE AND 3 EMPLOYEE APARTMENTS

**Address:** 411 Mountain Village Boulevard  
**Applicant/Agent:** Scott Pittenger, Town of Mountain Village and Jim Kehoe, KEO Architects

**Owner:** Telluride Fire Protection District/  
Town of Mountain Village

**Zoning:** Civic Zone District

**Existing Use:** Fire and Police Station

**Proposed Use:** Accessory Bus Stop

**Lot Size:** .526 acres

**Adjacent Land Uses:**

- **North:** Fire/Police Station and Open Space
- **East:** Multi-Family Residences/  
Village Court Apartments
- **West:** Mountain Village Boulevard/Passive Open Space
- **South:** Civic Uses/Village Market Center



*Figure 1: Vicinity Map*

**ATTACHMENTS**

Exhibit A: Architectural Plan Set/Site Plan

**Case Summary:** Scott Pittenger and Jim Kehoe, on behalf of owners Telluride Fire Protection District and the Town of Mountain Village, are requesting Design Review Board (DRB) approval of an Initial Architectural and Site Review (IASR) application for a bus stop located primarily on Lot 160R, 411 Mountain Village Boulevard (the fire/police station). The proposed development straddles a property line that separates the fire/police station from the Village Court Apartments, and extends into the public right-of-way. General design elements for bus stops throughout Mountain Village were provided as a preliminary design to the DRB as part of a worksession held on March 7, 2024. The DRB reviewed the Initial Architecture and Site Review (IASR) on May 2, 2024. Subsequent to that meeting, staff and the architect have worked to refine the designs based on feedback from the DRB, selecting particular materials and designs with the travelling public in mind. This bus stop serves the Village Court Apartments, primarily for children travelling to and from school.

The site is fairly level adjacent to Mountain Village Boulevard and will provide an adequate area for buses and other vehicles to stop and pull off the drive lane of the street. In addition to the structure, the applicants are proposing to install bike racks, trash/recycling facilities, benches, and ADA-accessible sidewalks around the structure. This includes extending the sidewalk north into Village Court Apartments, where it will connect with an existing sidewalk that provides pedestrian access throughout the complex. Part of the site plan indicates new parking lot structures on the fire/police station lot; however, these designs have not been finalized and are not a part of this design review.

The proposed structure is 8' by 18' in size (144 square feet) and utilizes a mixture of boardform concrete, stone, metal and glass. The roof is generally flat and is proposed to be bonderized metal. The proposed structure is designed to withstand both weather and potential vandalism attempts.

The applicants are seeking approval of the bus stop design proposed as a template for future bus stop construction. Materials and design theme will remain consistent at new locations. The configuration of the bus stop presented is specific to the VCA site, however, the template is easily adjusted to accommodate pedestrian access and traffic flow. Varying the dimensions to match public use and adjusted layouts that are site specific would be approved at a staff level moving forward to achieve the goal of consistent town infrastructure that meets the standard of Mountain Village and our guests.

The additional parking shown has been requested by the Telluride Fire Protection District to accommodate the growth of their response vehicle fleet. Two extra spaces could be created within the project area and are on the civil plans as a conceptual design. The construction of the extra parking spaces will be a future phase of the development to be reviewed by staff at a later date.

**Applicable CDC Requirement Analysis:** The applicable requirements cited may not be exhaustive or all-inclusive. The applicant is required to follow all requirements even if an applicable section of the CDC is not cited. ***Please note that Staff comments will be indicated by italicized Text.***

**Table 1: Relevant information from CDC Sections 17.3.11-14; 17.5.6 (materials); 17-5.8 (parking)**

<b>CDC Provision</b>	<b>Requirement</b>	<b>Proposed</b>
<b>Maximum Building Height</b>	48' (shed) Maximum	11'6"
<b>Avg. Building Height</b>	48' (shed) Maximum	11'6"
<b>Maximum Lot Coverage</b>	65%	
<b>General Easement Setbacks</b>	No encroachment	No encroachment*
<b>Roof Pitch</b>		
Primary		Flat
Secondary		None
<b>Exterior Material</b>		
Stone	35% minimum	15.17% (6.71%**)
Boardform Concrete	Specific Approval	15.21% (24.70%**)
Windows/Door Glazing	40% maximum	32.34% (31.27%**)
Metal	n/a	27.31% (26.84%**)
Wood	n/a	0%
Open Air	n/a	9.96% (10.48%**)

\*The area of proposed development is covered by a "20' Utility and Parking Easement"

\*\*Percentages of materials from IASR

**Design Review Board Specific Approval:**

- 1) Material: Metal Fascia
- 2) Material: Boardform Concrete

**Design Variation:**

- 1) 35% Minimum Stone Wall Materials

**Chapter 17.3: ZONING AND LAND USE REGULATIONS**

**17.3.3 Use Schedule**

*Staff: The applicant has identified that this structure is a a bus stop located in the Civic Zone District. According to Table 3-1 Town of Mountain Village Land Use Schedule, a bus station adjoining an existing bus route is an allowable use in the Civic Zone District.*

**17.3.13 Maximum Lot Coverage**

*Staff: The maximum lot coverage for within the Civic Zone District is 65% of the total land area of the site. Between Lots 160R and 1005R, there is more than ample open space provided on each lot and staff has determined that overall lot coverage does not exceed 65% when driving surfaces are removed from the calculation.*

**17.3.11 and 17.3.12: Building Height and Building Height Limits**

Sections 17.3.11 and 17.3.12 of the CDC provide the methods for measuring maximum building height and average building height, along with providing the height allowances for specific types of buildings based on their roof form. The proposed design incorporates a flat roof form; however, there is a slight angle to the roof that provides an appearance of a shed roof. Structures within the Civic Zone District are allowed a maximum and average height limit of 48 feet. The average height is an average of measurements from a point halfway between the roof ridge and eave. The maximum height is measured from the highest point on a roof directly down to the existing grade or finished grade, whichever is more restrictive.

*Staff: The primary roof form of the proposed structure is flat, with a slight pitch from front to back, and is therefore granted a maximum height of 48 feet and an average height of 48 feet. The applicant has indicated that the maximum height of the current proposed structure is 11.5 feet and has an average height of 11.5 feet (Sheet A-300 of the attached plan set). The building height meets the requirements of the CDC.*

#### **17.3.14: General Easement Setbacks**

The CDC provides that setbacks be maintained in a natural, undisturbed state to provide buffering to surrounding land uses. The CDC does provide for some development activity within setbacks such as driveways, ski access, natural landscaping, utilities, address monuments, and fire mitigation.

*Staff: The proposed structure would exist within a small portion of the general easement located on Lot 1005R. The CDC allows for certain infrastructure within the general easement under Section 17.3.17.E.7., which contemplates allowing for improvements necessary for the efficient operations of the Town of Mountain Village. Staff believes this bus stop, serving numerous working residents of the Town, allows the Town to operate effectively and efficiently through the movement of the workforce and students. Prior to building permit, the applicant shall confer with the Town Attorney and Telluride Fire Protection District on the structure being located within existing sewer and driveway easements.*

### **Chapter 17.5: DESIGN REGULATIONS**

#### **17.5.4: Town Design Theme**

The Town of Mountain Village has established design themes aimed at creating a strong image and sense of place for the community. Due to the fragile high alpine environment, architecture and landscaping shall be respectful and responsive to the tradition of alpine design – reflecting elements of alpine regions while blending influences that visually tie the town to mountain buildings. The town recognizes that architecture will continue to evolve and create a regionally unique mountain vernacular, but these evolutions must continue to embrace nature and traditional style in a way that respects the design context of the neighborhoods surrounding the site.

*Staff: The proposed design uses a mix of stone, concrete and metal for the overall design elements, with certain elements serving as wall components and seating areas at the same time. The materials are durable and would withstand the extreme natural forces of wind, snow, and heavy rain. Staff believes that the overall design theme is being met.*

#### **17.5.5: Building Siting Design**

The CDC requires that any proposed development blend into and protect to the extent possible the existing landforms and vegetation. The CDC requires that any proposed improvements on sites adjacent to open space are submitted to the owner of the affected open space for review and approval.

*Staff: The proposed designs show a low-slung, single-story structure that is 11.5' in height. The surrounding developed properties (particularly Village Court Apartments) include a number of similar accessory buildings that are located in strategic locations to serve the full time workforce residents of Mountain Village. The proposed siting of the bus stop would provide efficient access for residents and visitors as well as an easy turnout area for buses. Staff believes that the proposed siting of the building meets the requirements of the CDC.*

### **17.5.6: Building Design**

The CDC requires that building form and exterior wall forms are well grounded to withstand extreme climate conditions, with the base of the building using materials that are appropriate to be adjacent to accumulated snowfall. Roof design elements that utilize multiple forms with varied ridgelines and vertical offsets and reflect concern for snow accumulation is required. The code permits rusted, black or gray standing seam or metal roofs. Doors and entryways must be constructed using handcrafted materials whenever possible and garage doors shall be recessed and visually interesting. Glazing must be responsive to the energy code and site conditions and cannot exceed a maximum façade coverage of 40 percent. The exterior color must be natural, warm and subtle and harmonize with the natural landscape.

*Staff: Staff comments regarding each of the relevant subsections are below.*

#### *Building Form:*

*The form of the proposed structure utilizes a mix of materials mimics many accessory structures in the surrounding area. The proposed use of stone at the base that faces Mountain Village Boulevard reinforces this requirement. Staff believes the design meets this CDC requirement.*

#### *Exterior Wall Form:*

*The proposed structure has exterior walls that are relatively simple in design and portray a massing that is substantially grounded to the site. This is reinforced through the use of stone materials as the base that faces the public right-of-way, and metal on the main wall on the rear of the structure.*

#### *Roof Form:*

*The proposed roof form is slightly a shed roof but essentially functions as a flat roof in appearance. The applicant has provided a sample indicating a gray metal roof and soffit which adheres to the requirements of the CDC.*

#### *Chimneys, Vent and Rooftop Equipment Design:*

*Not applicable.*

#### *Exterior Walls Materials and Color:*

*The building utilizes stone, boardform concrete, metal, and glass windows for the majority of the exterior walls, with stone now making up the majority of the western wall that faces Mountain Village Boulevard. The stone accounts for 15.17% of the total building form, requiring a design variation from the DRB. In addition, the use of boardform concrete requires a specific approval from the DRB. It should be noted that in certain locations (most notably at the Blue Mesa stop), noncombustible materials must be used due requirements of the Colorado Tramway Board for structures within a certain distance of overhead lift/gondola cables.*

#### *Glazing:*

*The maximum window area of the building, including window and door glazing, is approximately 32.34% of the total building façade. It should be noted that there are no doors proposed for the structure. If glass doors were proposed, the amount of window and door glazing would exceed the 40% limits of the CDC.*

Doors and Entryways:

*As noted above, there are no doors proposed for the structure. Staff believes the provisions of the CDC are not applicable.*

Decks and Balconies:

*Not applicable.*

Required Surveys and Inspections:

*A materials board is required to be created for the DRB final approval per the requirements outlined in section 17.5.6-J3 of the CDC. The board shall remain on the site in a readily visible location until the project receives a certificate of occupancy. The Planning Division is responsible for conducting site inspections prior to the issuance of a certificate of occupancy to ensure the development is proceeding in accordance with the approved plans.*

**17.5.7: Grading and Drainage Design**

*Staff: Minimal site grading will be necessary to install the bus stop; however, there will be additional curb and gutter with a sidewalk placed around the site. Overall, the design indicates that water will drain away from the structure, meeting the requirements of the CDC.*

**17.5.8: Parking Regulations**

*Staff: Not applicable.*

**17.5.9: Landscaping Regulations**

*Staff: The applicant has provided a revised site plan that includes new plantings adjacent to the bus stop. Specifically, the proposal now includes the installation of 6 new aspen trees and 3 Colorado Blue Spruce, with reseeding for any adjacent disturbed areas.*

**17.5.10: Trash, Recycling, and General Storage Areas**

*Staff: The applicant has shown the trash and recycling facilities on the site, meeting the requirements of the CDC.*

**17.5.11: Utilities**

*Staff: Utilities are generally not necessary for the bus stop but are located within the general vicinity. Neither sewer nor water services will be provided; however, electricity will be provided to the structure in a trench adjacent to the new sidewalk accessing the rear of the fire station.*

**17.5.12: Lighting Regulations**

*Staff: The applicant has provided preliminary lighting options that include two sconce lights adjacent to an internal message board as well as string/cove lighting that would illuminate the soffit inside the structure. The proposed sconce and cove lumen levels meet the requirements of the CDC. Due to the size of the structure, a full photometric plan is not required.*

**17.5.13: Sign Regulations**

*Staff: Very limited signage is proposed for the structure, with just the name of the stop proposed on the front window as well as a projecting sign of the same over the main door. All signage will be required to meet the standards of the CDC sign code for size and location at the time the sign is applied for with the Planning Department.*

## **Chapter 17.6: SUPPLEMENTARY REGULATIONS**

### **17.6.1: Environmental Regulations**

*Staff: Not applicable. Future landscape plans with the Telluride Fire Protection District's parking project are anticipated to meet the standards of the CDC for fire protection.*

### **17.6.6: Roads and Driveway Standards**

*Staff: Not applicable.*

### **17.6.8: Solid Fuel Burning Device Regulations**

*Staff: Not applicable.*

## **Chapter 17.7: BUILDING REGULATIONS**

### **17.7.20: Construction Mitigation**

*Staff: No construction mitigation plan has been submitted; however, it is anticipated that adjacent Town-owned property can be utilized for construction mitigation. Prior to Building Permit, the applicant shall provide a construction mitigation plan meeting the standards established by the Public Works Department.*

***Staff Note: It should be noted that reasons for approval or rejection should be stated in the findings of fact and motion.***

**Staff Recommendation:** Staff recommends approval of the Final Architecture Review for a new bus stop located on Lots 160R and 1005R. As noted earlier, staff is requesting that this design serve as a template for future bus stop locations and that staff be allowed to review future installations as a Class 1 Design Review.

Staff suggests the following motion for **approval** of the Initial Architecture and Site Review

*I move to approve the Final Architecture Review for a new bus stop located on Lots 160R and 1005R, based on the evidence provided in the staff memo of record dated May 16, 2024, and the findings of this meeting, with the conditions as noted in the staff report, and further approve the design as a template for future bus stop improvements to be reviewed by staff as a Class 1 Design Review application.*

*With the following specific approvals and design variations:*

#### **Design Review Board Specific Approval:**

- 1) Material: Metal Soffit and Fascia*
- 2) Material: Boardform Concrete*

#### **Design Variation:**

- 2) 35% Minimum Stone Wall Materials*

#### **Conditions:**

- 1) Prior to Building Permit issuance, the applicant shall confer with the Town Attorney and Telluride Fire Protection District on the structure being located within existing sewer and driveway easements.*
- 2) Prior to Building Permit issuance, the applicant shall provide a construction mitigation plan meeting the standards established by the Public Works Department.*
- 3) All future signage shall meet the requirements of the CDC and shall be required to apply for a sign permit prior to any installation.*

- 4) *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*
- 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 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.*

Should the DRB choose to require additional information be provided prior to consideration of the Final Architecture Review, staff recommends the following motion:

*I move to continue the Final Architecture Review for a new bus stop located on Lots 160R and 1005R to the \_\_\_\_\_, 2024, regular Design Review Board meeting.*

# BUS STOP & SHELTER (VCA)

MOUNTAIN VILLAGE BLVD.  
TOWN OF MOUNTAIN VILLAGE

## DRB SUBMISSION

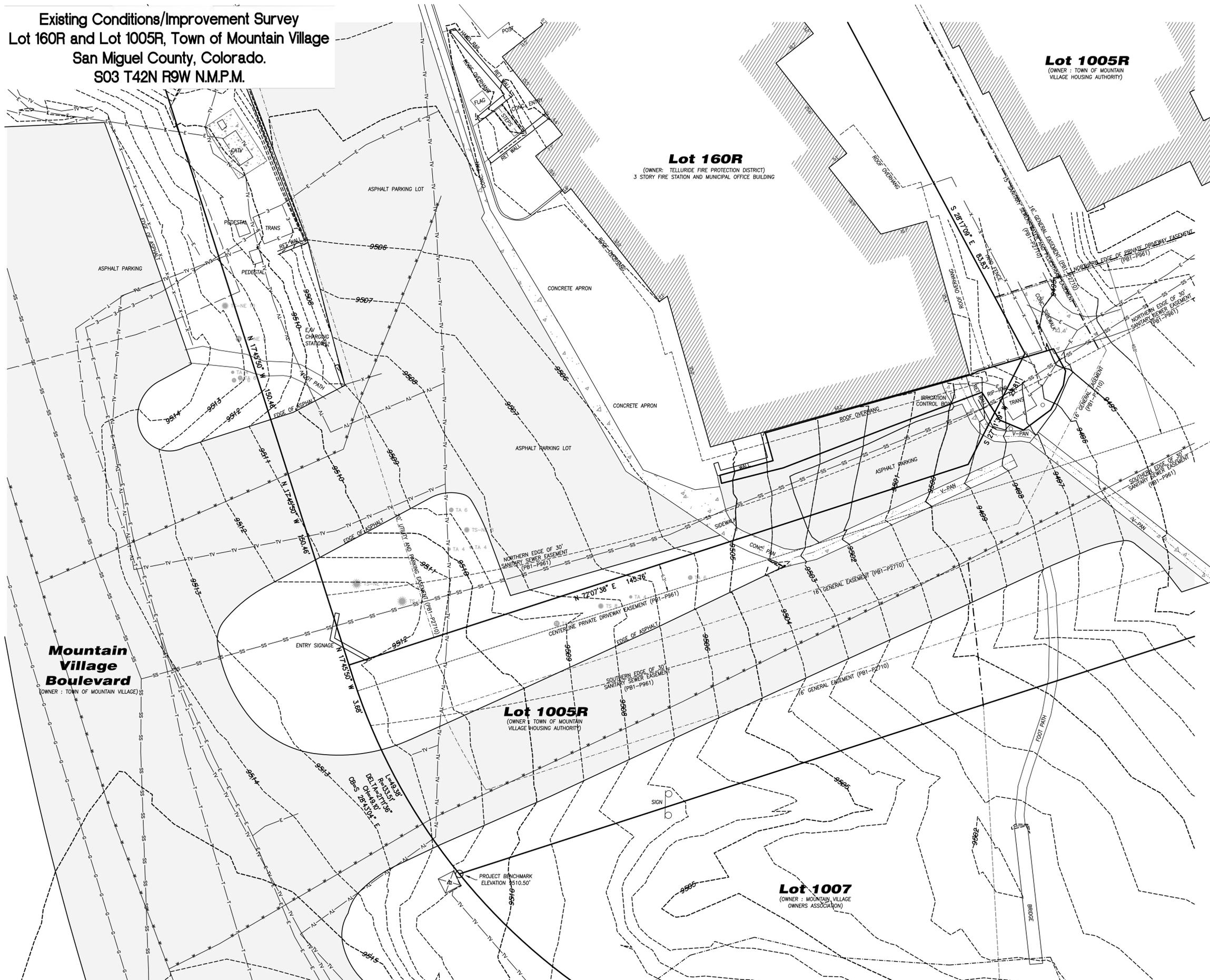
MAY 09, 2024



### SHEET INDEX

- 1. COVER
- 2. SURVEY
- 3. CIVIL PLAN
- 4. A100 - SUBMISSION COMPARISON
- 4. A200 - SITE PLAN, FLOOR PLAN, 3Ds
- 5. A300 - ELEVATION & MATERIALS

**Existing Conditions/Improvement Survey**  
**Lot 160R and Lot 1005R, Town of Mountain Village**  
**San Miguel County, Colorado.**  
**S03 T42N R9W N.M.P.M.**



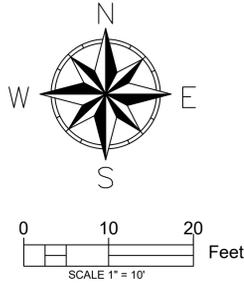
**Lot 1005R**  
 (OWNER: TOWN OF MOUNTAIN VILLAGE HOUSING AUTHORITY)

**Lot 160R**  
 (OWNER: TELLURIDE FIRE PROTECTION DISTRICT)  
 3 STORY FIRE STATION AND MUNICIPAL OFFICE BUILDING

**Lot 1007**  
 (OWNER: MOUNTAIN VILLAGE OWNERS ASSOCIATION)

**LEGEND**

- ⊠ TRANSFORMER
- ⊕ FIRE HYDRANT
- ⊙ MANHOLE (WATER)
- ⊙ MANHOLE (SANITARY SEWER)
- ⊕ WATER VALVE
- TELEPHONE PEDESTAL
- △ CABLE-TV PEDESTAL
- TV — CABLE TV LINE
- G — GAS LINE
- E — ELECTRIC LINE
- SS — SANITARY SEWER
- W — WATER LINE
- TA # TREE ASPEN - # INDICATES DIAMETER OF TRUNK IN INCHES
- TS # TREE SPRUCE - # INDICATES DIAMETER OF TRUNK IN INCHES



This Existing Conditions/Improvement Survey of portions of Lot 160R and Lot 1005R, Town of Mountain Village, was field surveyed during February 2023 under the direct responsibility, supervision and checking of David R. Bulson of Bulson Surveying being a Colorado Licensed Surveyor. This Existing Conditions Survey is not a Land or Improvement Survey Plat as defined by Colorado State Statute.

David R. Bulson  
 Date: 2024.02.27 15:53:51 -07'00'



P.L.S. NO. 37662

**NOTES:**

1. This survey does not constitute a title search by Bulson Surveying, Inc.
2. According to FEMA Flood Insurance Rate Map 08113C0287-D, Panel Number 0287 D, dated September 30, 1992, this parcel is within Zone X; Areas determined to be outside the 100 year flood plain
3. Benchmark: 1.5" Aluminum cap on 5/8" rebar, LS 37662 at the western corner of Lot 1007, having an elevation of 9510.50'. Elevations have been adjusted to match San Juan Surveying 2018 topographic survey of Mountain Village Boulevard.
4. Lineal units represented hereon are shown in U.S. Survey Feet or a decimal portion thereof.
5. This survey is valid only if a print or electronic copy has a seal and signature of the surveyor noted within the statement above.
6. Any person who knowingly removes, alters, or defaces any public land survey monument and/or boundary monument or accessory, commits a class two (2) misdemeanor pursuant to C.R.S. 18-4-508.
7. The word certify as used hereon means an expression of professional opinion regarding the facts of this survey and does not constitute a warranty or guarantee, expressed or implied.
8. This survey is prepared for the exclusive use of the party or parties indicated within the surveyor's statement. Said statement does not extend to any unnamed person or parties without an express statement by the surveyor naming said entities.
9. Utilities shown hereon are based upon the markings and mapping provided by others. This mapping is for planning purposes only. Prior to any earthwork on and surrounding this property, call the Utility Notification Center at \*811
10. Contour interval is 1'

**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.

Town of Mountain Village Housing Authority 455 Mountain Village Boulevard Mountain Village, CO 81435	<b>Lot 160R and Lot 1005R</b> <b>Town of Mountain Village</b> S03 T42N R9W NMPM
2-26-2024	<b>BULSON SURVEYING</b>
#20077	



Uncompahgre Engineering, LLC

P.O. Box 3945  
Telluride, CO 81435  
970-729-0683

Existing Conditions/Improvement Survey  
Lot 160R and Lot 1005R, Town of Mountain Village  
San Miguel County, Colorado,  
S03 T42N R9W N.M.P.M.

SUBMISSIONS:

SUBMITTAL -----

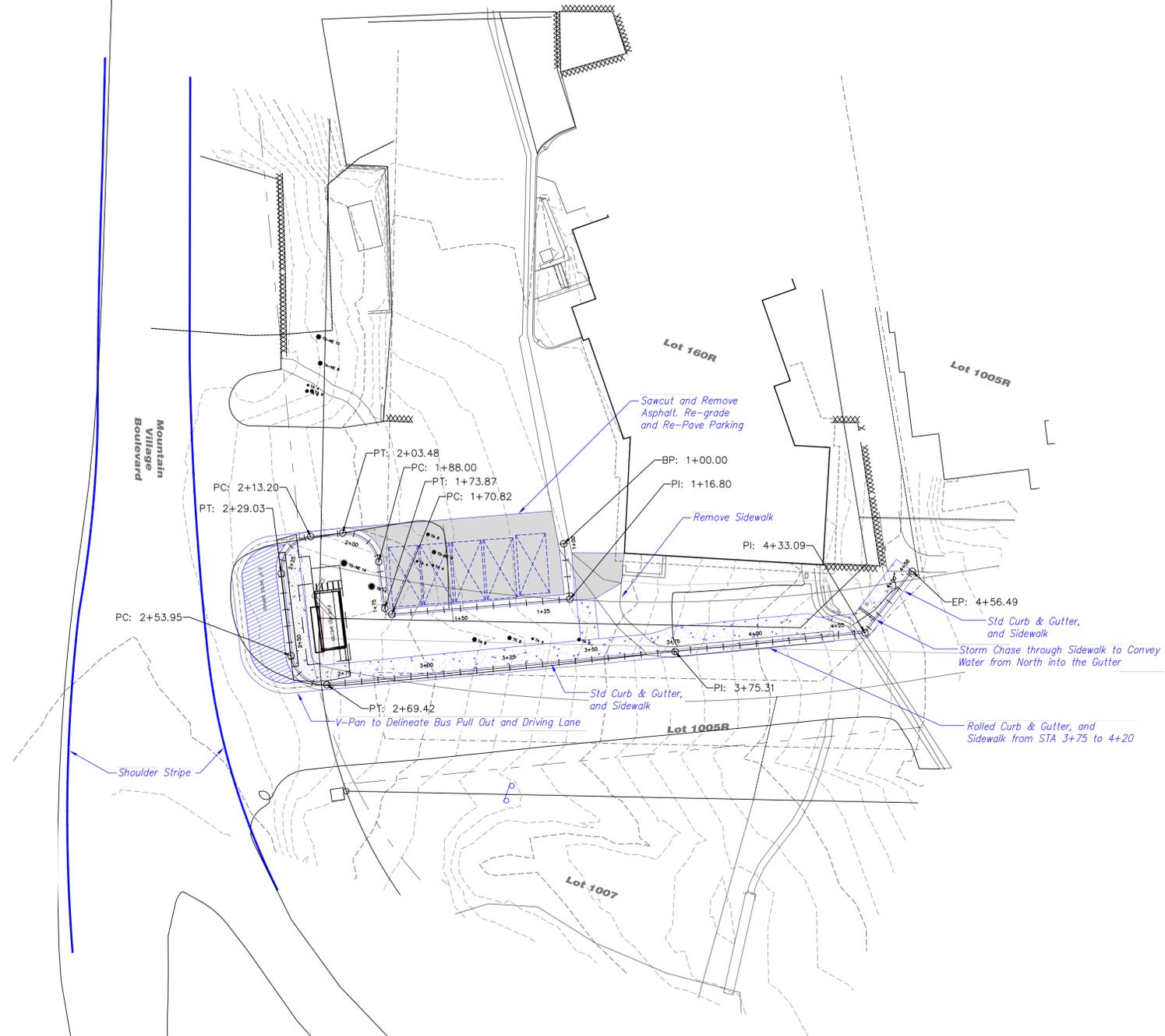
Bus Stop  
Fire Station  
Mtn. Village, CO

NOT FOR CONSTRUCTION

CONTRACTOR TO REVIEW AND COMPARE ALL  
CHAPTERS AND INTERDISCIPLINARY DRAWINGS  
AND REPORT ANY DISCREPANCIES TO THE  
ARCHITECT PRIOR TO ANY FIELD WORK BEING  
DONE IN ACCORDANCE WITH AIA DOCUMENT A201

Grading  
and  
Drainage

C2



Scale: 1" = 20'





**BUS STOP & SHELTER**  
**MOUNTIAN VILLAGE BLVD.**  
**TOWN OF MOUNTAIN VILLAGE**

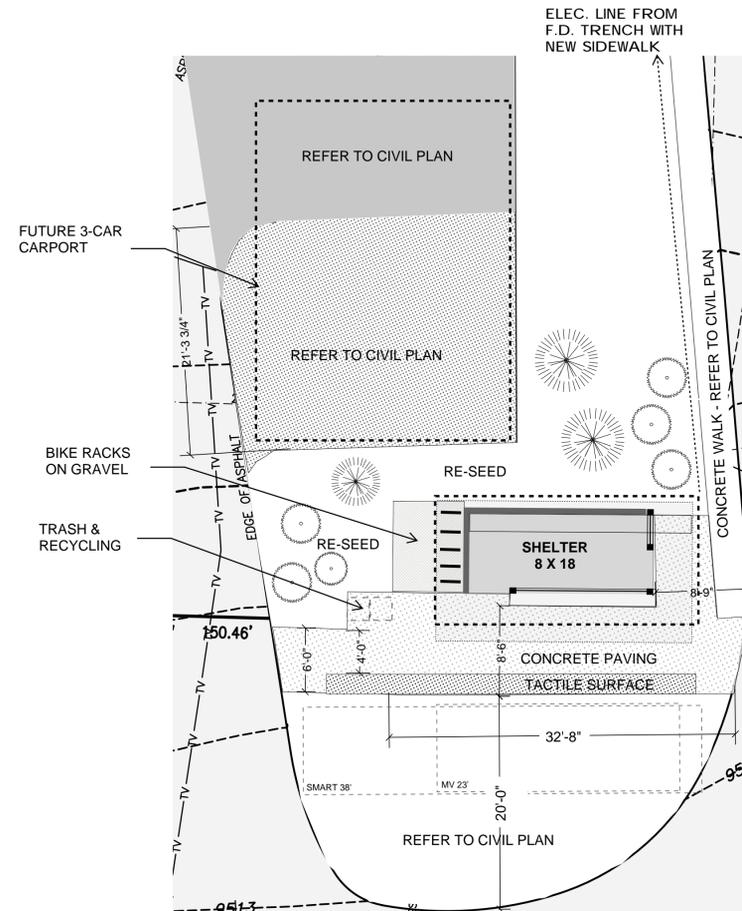
02/26/2024 DRB WORKSESSION  
04/18/2024 DRB SUBMISSION  
05/09/2024 DRB SUBMISSION

SCHEMATIC  
DESIGN

DRB  
COMPARISON



4 PERSPECTIVE 2  
NTS



**LANDSCAPE PLANTING**

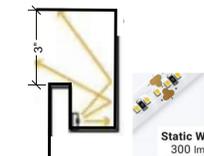
SPECIES	SIZE	QUANTITY
ASPEN	TBD	6
BLUE SPRUCE	TBD	3

**LIGHTING**

BEGA 33 513



A. SCENCE

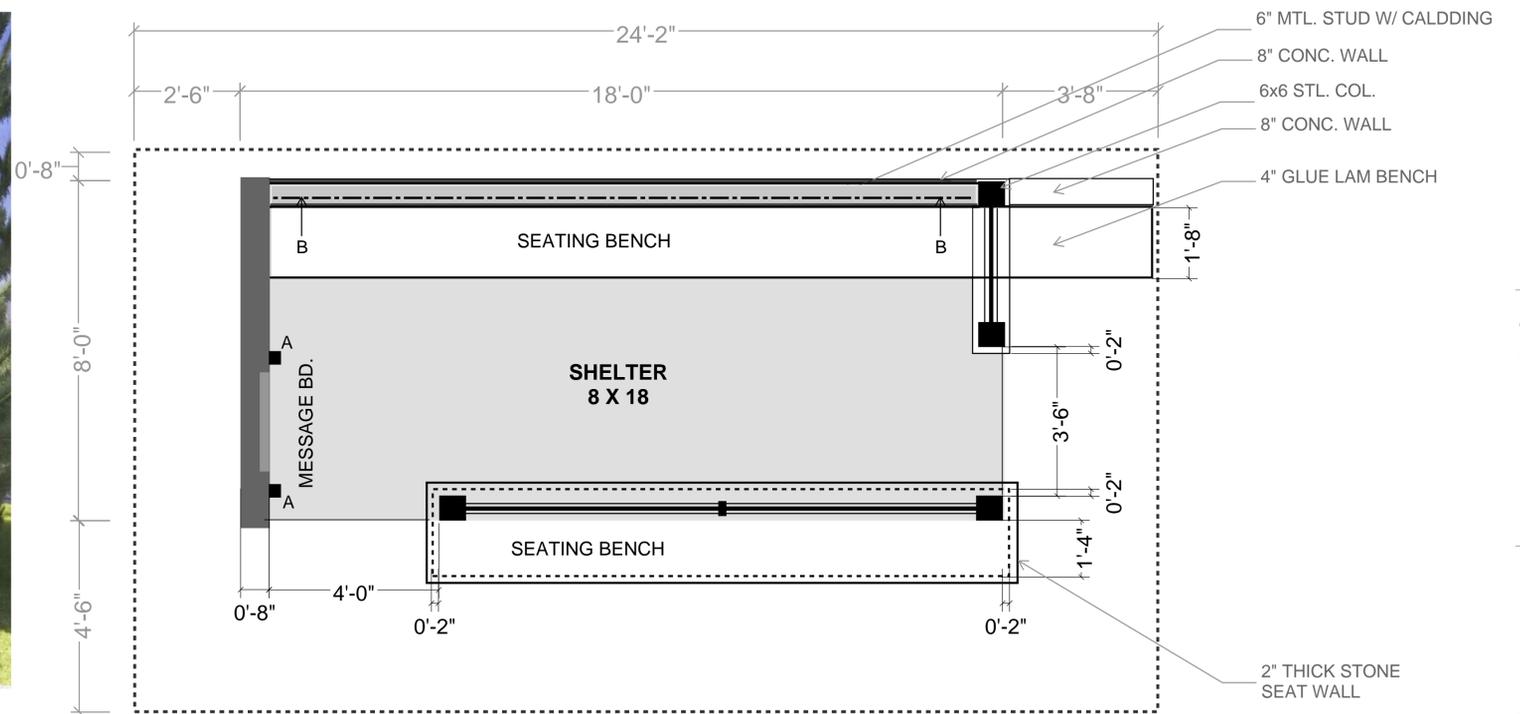


B. COVE LIGHTING  
BACK WALL AT  
CEILING

2 SHELTER SITE PLAN  
1/8" = 1' - 0"



1 PERSPECTIVE 1  
NTS



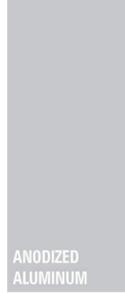
1 BUS SHELTER PLAN  
1/2" = 1' - 0"

**BUS STOP & SHELTER**  
**MOUNTIAN VILLAGE BLVD.**  
**TOWN OF MOUNTAIN VILLAGE**

02/26/2024 DRB WORKSESSION  
04/18/2024 DRB SUBMISSION  
05/09/2024 DRB SUBMISSION

SCHEMATIC  
DESIGN

SITE PLAN &  
FLOOR PLAN



SIGNAGE SPECS.



STANDING SEAM ROOF/  
FASCIA  
CHARCOL GRAY

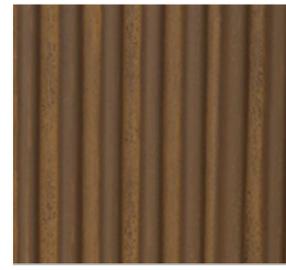


COMPOSITE WD.  
SOFFIT

ROOFING, FASCIA & SOFFIT



STL. COL.  
NAT. RUST



CORRIGATED  
SIDING - NAT. RUST

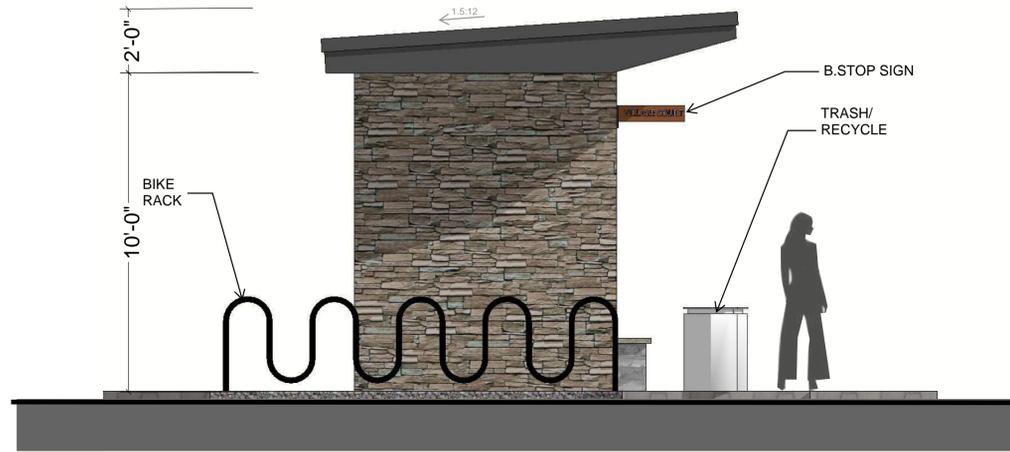


BOARDFORM  
CONCRETE

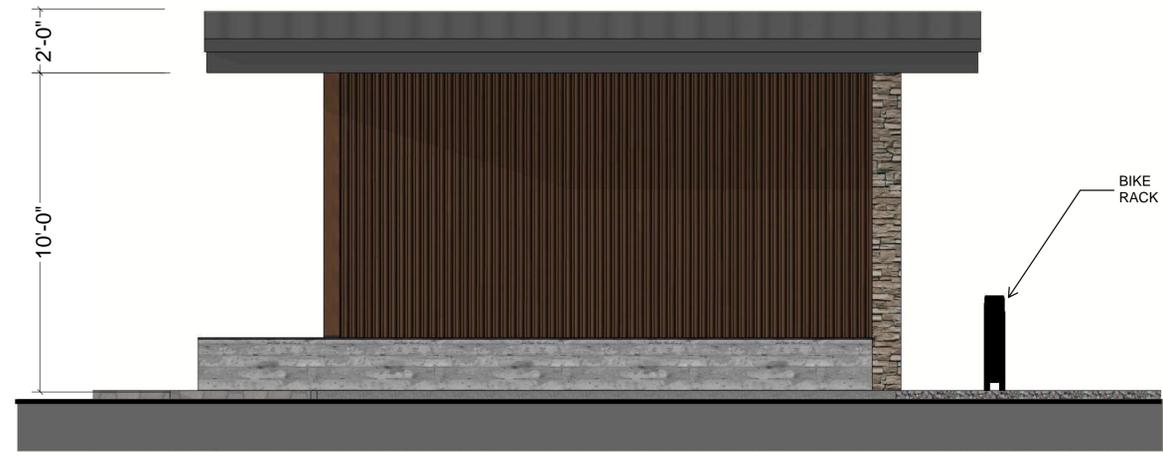


TELLURIDE STONE  
BLANCA BLEND

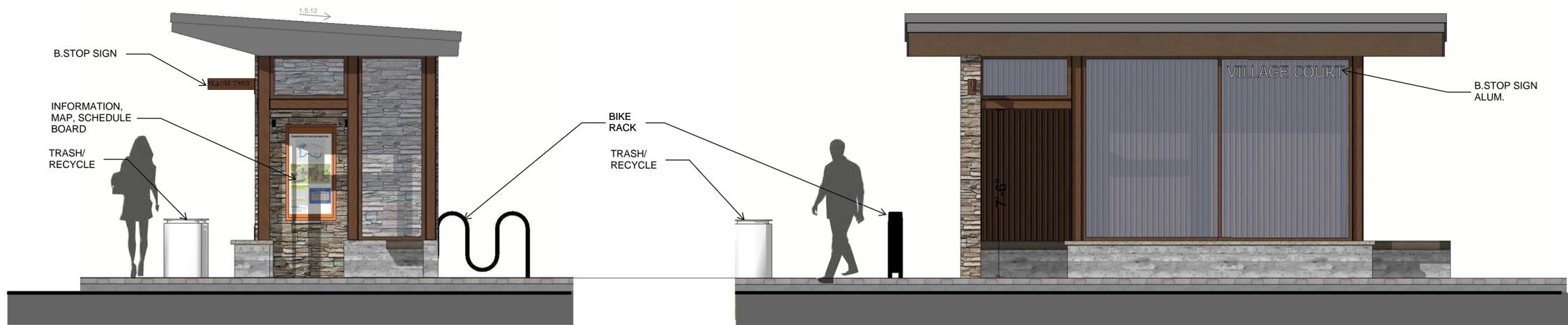
SIDING AND STRUCTURE



4 NORTH ELEVATION  
3/8" = 1' - 0"



3 EAST ELEVATION  
3/8" = 1' - 0"



2 SOUTH ELEVATION  
3/8" = 1' - 0"

1 WEST ELEVATION LEVEL  
3/8" = 1' - 0"

BUS STOP & SHELTER  
MOUNTIAN VILLAGE BLVD.  
TOWN OF MOUNTAIN VILLAGE

02/26/2024 DRB WORKSESSION  
04/18/2024 DRB SUBMISSION  
05/09/2024 DRB SUBMISSION

SCHEMATIC  
DESIGN

ELEVATIONS