## The Ridge at Telluride, Unit 1 Minor Subdivision Narrative



## September 30, 2024





#### **Background**

Hot Dog House Telluride, LLC ("Owner") is the owner of Unit 1, the Ridge at Telluride as platted under the 8th Supplemented and Amended Planned Community Plat of The Ridge at Telluride as recorded at Reception Number 458069 that has an assigned address of 3 Coonskin Ridge Lane ("Property" or "Current Site") as shown in Figure 1. The Property contains 0.508 acres and is located on Lot 161A-R2 that also contains 0.508 acres. Unit 1 is the only condominium at The Ridge that is located on its own lot. Unit 1 is located in the Multifamily Zone District. The Property is currently vacant and the Owner proposes to build a 14,231.9 sq. ft. single-family dwelling as a detached condominium. Unit 1 was originally allowed to have 4 condominium units and was downzoned to allow just one detached condominium dwelling unit under Ordinance No. 2019-0221-01.

The Property is located on the northeast side of The Ridge Subdivision to the north of The Ridge Club Building and east of Coonskin Ridge Lane as shown in Figure 1. The Property has a high USGS elevation of 10560 in the northwest corner and a low elevation of 10520 in the southeast corner for an overall elevation gain of 40 feet with a slope of approximately 31%. The slopes over 30% are located on the south side of the Property and appear to be associated with grading for The Ridge Development including grading for Coonskin Ridge Lane. The Property is vegetated with aspen and coniferous trees.

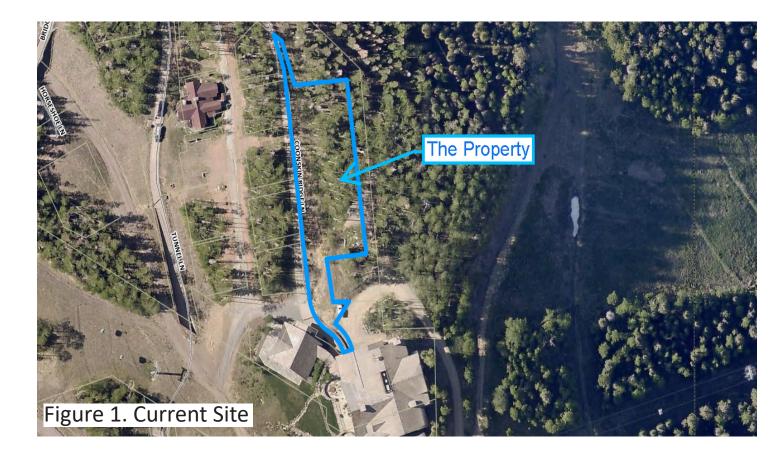
#### **Concurrent Development Applications**

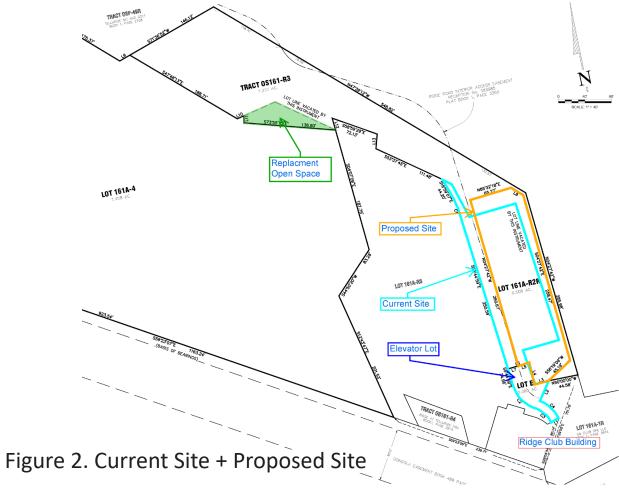
The Property owner proposes to concurrently relocate the Unit 1 boundary as shown in Figure 2 ("**Proposed Site**"). The Owner's development team proposed the boundary shift to relocate Coonskin Ridge Lane out of the Current Site due to insurance agency concerns on liability to the Property owner if the lane remained on the Property; accommodate a future site for a planned community elevator that provides owner and guest pedestrian access to the planned and zoned cabins on Lot 161A-R3 and to the Proposed Site; and to prevent a canyon affect along Coonskin Ridge Lane that would have been caused by the home and associated retaining walls being located closer to the lane combined with the future cabins development to the south of the lane.

The Unit 1 boundary relocation requires a Minor Subdivision application because it is adjusting lot lines with Tract OS161-R3 and a concurrent Staff Subdivision to amend the condominium map for the Property. The Minor Subdivision application proposes to relocate the Unit 1 boundary and create a new lot for the future elevator building and associated connection to The Ridge Club Building. This subdivision's elevator lot would have resulted in a reduction of the land area in Tract OS161-R3 that is located in the Full Use Active Open Space Zone District. However, replacement open space has been provided from Lot 161A-4 to ensure that there is no net loss of open space as required by Community Development Code Section 17.3.10. The proposed Minor Subdivision is shown in Figure 2. The proposed boundary shift also necessitates a concurrent rezoning application to ensure all of relocated Unit 1 is located in the Multi-family Zone District and also ensure there is no net loss of Full Use Active Open Space. Please refer to the concurrent Design Review Process and Variance Process applications.

The following is a list of required applications for the development of Unit 1:

- 1. Rezoning Process DRB Recommendation and Town Council approval (Please refer to application)
- 2. Design Review Process Initial Architectural and Site Review + Final Review by the DRB.
- 3. Variance Process for the Inaccurate Coonskin Viewplane DRB Recommendation and Council Approval Per Variance Process Application
- 4. Minor Subdivision Process Town Council Approval
- 5. Staff Subdivision Process Administrative Staff Approval





Page 1 Page 2

Development within the Property is regulated by the Development Agreement for The Ridge at Telluride as recorded at Reception Number 365622 ("Development Agreement") and the Mountain Village Community Development Code ("CDC").

#### **Minor Subdivision Criteria**

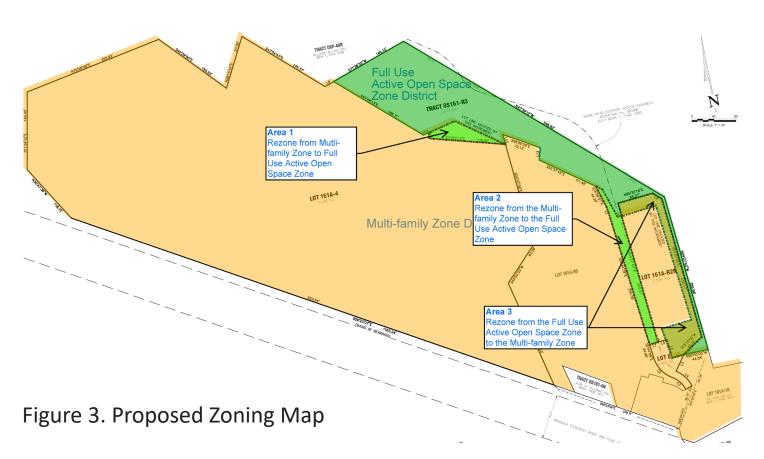
The proposed Minor Subdivision complies with the Criteria for Decision set forth in CDC Section 17.4.13.E.2 as follows, with our compliance comments show in blue text

a. The lots resulting from the adjustment or vacation are in compliance with Town Zoning and Land Use Regulations and Subdivision Regulations. The proposed lots are in compliance with the CDC Zoning Regulations, Development Agreement, CDC Subdivision Regulations and the applicable governing documents. The proposed rezoning is consistent with the Zoning and Land Use Regulations contained in CDC Section 17.3. Multi-family detached condominium dwellings are permitted uses in the Multi-family Zone District. No density transfer is needed because there is no change in the permitted density on the Current Site or the Proposed Site. The rezoning provides replacement open space as required by CDC Section 17.3.10. The proposed building height and maximum average height comply with the CDC building height limitations. The lot coverage for the development also complies with the Multi-family Zone District maximum with less than 65% lot coverage even though lot coverage does not apply to The Ridge. General easements setbacks are also not applied to The Ridge due to the unique nature of the project and the development permitted pursuant to the Development Agreement. The proposed rezoning also complies with the CDC Ridgeline Lot Standards in Section 17.5.6 as outlined below.

The proposed subdivision complies with the Development Agreement because it is simply moving the Unit 1/ Lot 161A-R3 boundary by approximately 9.5 to 14.5 feet to the east; 23.5 feet to the north; and 50 feet to the south to allow for Coonskin Ridge Lane to be located on The Ridge at Telluride Homeowners Association, Inc. ("Association") open space; the creation of a new Lot E for the future Association elevator as envisioned in The Ridge Master Plan; and avoid creating a canyon affect along Coonskin Ridge Lane. The Development Agreement.

The proposed subdivision complies with the applicable CDC Subdivision Design Standards and General Standards contained in CDC Section 17.4.13.F because (A) there is no minimum lot frontage at The Ridge with building envelopes contained within each platted condominium unit; (B) vehicular access to The Ridge is not required by the Development Agreement and associated legal instruments; (C) minimum lot size requirements are not applicable to The Ridge; (D) the Proposed Site provides for solar access; (D) the Development Agreement and plats at The Ridge do not provide and General Easement Setback; (E) the proposed Lot 161A-R2R has been designed in consideration of the Multi-family land use pattern envisioned by the Mountain Village Comprehensive Plan ("Plan"), site topography, access via Coonskin Ridge Lane to be on Association open space and avoid a canyon affect, and provision of adequate land area for the desired home on the Property; (F) the development of the Property is located on the west side of the topographic ridge prior to it descending towards Telluride; man-made steep slope must be impacted to allow for development with home design and retaining walls stepped into the topography; (G) the lot and associated home have been designed to fit the topography of the Proposed Site; (F) areas subject to environmental hazards are being avoided as documented in the submitted geotech report for the Proposed Site; (G) fire protection is provided by in home sprinklering system, fire mitigation per the CDC, and by the Telluride Fire Protection District; (H) no street improvements are required with golf cart and pedestrian access via the currently constructed Coonskin Ridge Lane; and (I) drainage and grading improvements for the Proposed Site have been designed by a Colorado Professional Engineer. All required utilities are provided to the Proposed Site, including water and sewer service from the Town; electric from San Miguel Power Association and natural gas from Black Hills Energy.

b. The proposed subdivision is in general conformance with the goals, policies and provisions of the Comprehensive Plan. The proposed rezoning and density transfer are in general conformance with the Plan. Page 3



The Plan's Future Land Use Plan designates The Ridge Area as "Multiunit". The Plan states the following regarding the Multiunit classification:

"Provide higher density condominium development for deed restricted housing, hotbeds, second homes and similar uses."

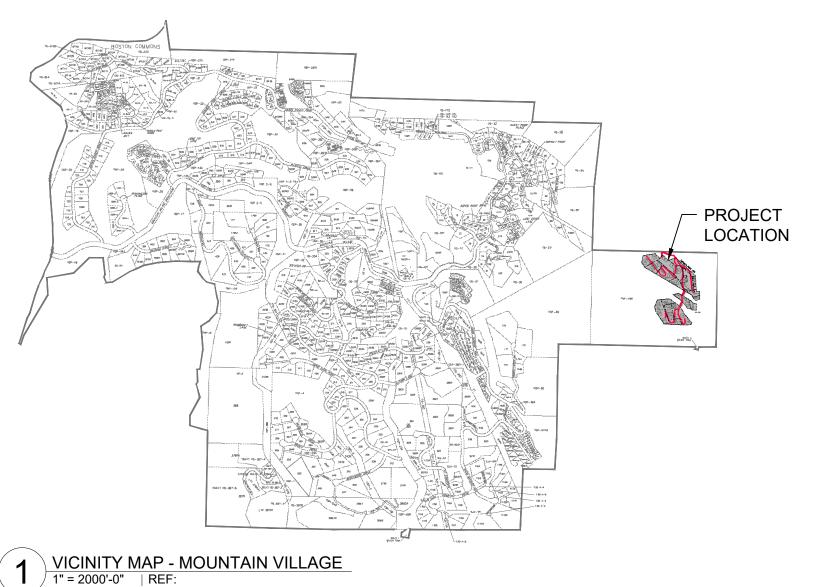
The Plan policies for Multiunit development were incorporated into the CDC and the Multi-family Zone District. Wetlands and natural steep slope areas are being avoided. The Ridge and the Proposed Site have utilities installed, with primary access via the Gondola. The construction of the proposed home will have to pay the required housing mitigation fee. There will be not net loss of open space with the replacement open space only needed to create a lot for the future elevator building.

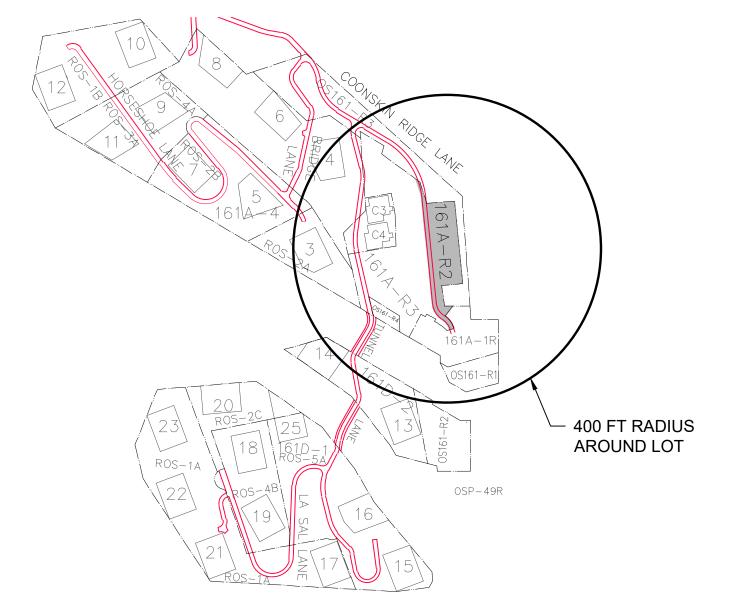
- c. Subdivision access is in compliance with Town standards and codes unless specific variances have been granted in accordance with the variance provisions of this CDC. Primary access is via the Gondola, with construction and limited access governed by the Non-Gondola Access Easement Agreement as recorded at Reception Number 335491.
- d. Easements are not affected, or have been relocated to the satisfaction of the utility companies and/or the benefited party under the easement or, in the case of vacated easements, the easement is no longer necessary due to changed conditions, and the easement vacation has been consented to by the benefited party under the easement. Easements are not affected by the proposed Minor Subdivision, with several legal instruments at The Ridge governing utility and other easements.
- e. The proposed subdivision meets all applicable Town regulations and standards. The proposed subdivision complies with the other applicable CDC regulations, including but not limited to the Environmental Regulations in Section 17.6.1. The proposed subdivision also complies with the Development Agreement and the Stipulated Settlement Order recorded at Reception Number 329093 concerning height limits, view plan limitations, lighting, referrals to San Miguel County, and The Ridgeline Covenant.



The following document contains drawings and plan sets that are not accessible to screen readers. For assistance in accessing and interpreting these documents, please email <a href="mailto:cd@mtnvillage.org">cd@mtnvillage.org</a> or call (970) 728-8000









#### DRAWING LIST

A0.00 COVER SHEET
A0.01 DATA & SITE PHOTOS

A0.10 RENDERS A0.11 RENDERS A0.12 RENDERS

ARCHITECTURAL CALCULATIONS

A0.21 MATERIAL CALCULATIONS
A0.22 AVERAGE BUILDING HEIGHT CALCULATIONS
A0.23 SITE COVERAGE CALCULATIONS

COONSKIN VIEWPLANE STUDY

SURVEY

S1 SURVEY - TOPOGRAPHIC SURVEY (EXISTING CONDITIONS PLAN)
S2 SURVEY - VIEW ANGLE STUDY

ARCHITECTURAL

A1.02a PROPOSED SITE PLAN - MAIN FLOOR
A1.02b PROPOSED SITE PLAN - ROOF

A1.02b PROPOSED SITE PLAN - ROOF

CIVIL C1

CIVIL - UTILITY SERVICES PLAN

C3 CIVIL - DRAINAGE AND EROSION CONTROL PLAN

CIVIL - GRADING PLAN

LANDSCAPE

A3.03

LC-1.01 LANDSCAPE - MASTERPLAN

LC-1.02 LANDSCAPE - TREE AND PLANTING PLAN LC-1.03 LANDSCAPE - FIRE MITIGATION PLAN

ARCHITECTURAL

A2.01 LOWER FLOOR PLAN OVERALL
A2.01a LOWER FLOOR PLAN
A2.01b LOWER FLOOR PLAN
A2.02 MAIN FLOOR PLAN OVERALL
A2.02a MAIN FLOOR PLAN
A2.02b MAIN FLOOR PLAN
A2.03 UPPER FLOOR PLAN OVERALL

A2.03 UPPER FLOOR PLAN OVERA A2.03a UPPER FLOOR PLAN A2.03b LOW ROOF PLAN A2.04 ROOF PLAN OVERALL

A2.04a HIGH ROOF PLAN

A3.01 WEST ELEVATION OVERALL
A3.01a WEST ELEVATION
A3.01b WEST ELEVATION
A3.02 SOUTH ELEVATION

A3.03a EAST ELEVATION
A3.03b EAST ELEVATION
A3.04 NORTH ELEVATION

A3.10 MATERIAL PALETTE

A8.01 WINDOW SCHEDULE - LOWER FLOOR
A8.02 WINDOW SCHEDULE - MAIN FLOOR
A8.03 WINDOW SCHEDULE - MAIN FLOOR
A8.04 WINDOW SCHEDULE - MAIN FLOOR
A8.05 WINDOW SCHEDULE - UPPER FLOOR

EAST ELEVATION OVERALL

# RIDGE LOT 1

## **ARCHITECT**

**SURVEYOR** 

CHRIS KENNEDY

T. 970.728.1128

F. 970.728.9201

## **OPENSPACE ARCHITECTURE INC.**DON GURNEY, ARCHITECT AIBC

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F. 604.984.7726
don@openspacearchitecture.com

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TELLURIDE, CO 81435

102 SOCIETY DRIVE / P.O. BOX 3730

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gregg@alpinelandconsulting.com

#### **GEOTECHNICAL ENGINEERING**

ALPINE LAND CONSULTING

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P.O. BOX 234

RICO, CO 81332

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JOHN WITHERS
3510 PONDEROSA WAY
GRAND JUNCTION, CO 81506
T. 970.261.3415
jwithers@geotechnicalgroup.net

## CIVIL ENGINEER

#### ALPINE PLANNING LLC

CHRIS HAWKINS #2-523 CLINTON ST / P.O. BOX 654 RIDGWAY, CO 81432-0654 T. 970.964.7927 chris@alpineplanningllc.com

PLANNING CONSULTANT

#### LANDSCAPE ARCHITECT

## PAUL SANGHA CREATIVE

PAUL SANGHA
125 EAST 4TH AVENUE
VANCOUVER, BC V5T 1G2
T. 604.736.2323
paul@paulsangha.com

#### LIGHTING

## LUMINOSITY

CRAIG SPRING #203A-618 MOUNTAIN VILLAGE BLVD MOUNTAIN VILLAGE, CO 81435 T. 970.729.8892 craig@luminosityald.com

#### **OWNER**

HOT DOG HOUSE TELLURIDE LLC 6501 RED HOOK PLAZA, SUITE 201-271 ST. THOMAS, VI 00802 T. 734.277.4020 nicowarden@gmail.com

ADDRESS: LOT 161A-R2, UNIT 1 COONSKIN RIDGE LANE MOUNTAIN VILLAGE, CO 81435

**ZONING: MULTI-FAMILY** 



DATE ISSUE / REVISION

2024.09.27 ISSUED FOR DRB

THE BUILDER IS RESPONSIBLE FOR CHECKING ALL DIMENSIONS AND SHALL NOTIFY OPENSPACE ARCHITECTURE OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. DRAWINGS NOT TO BE SCALED FOR DIMENSIONS. ALL WINDOW AND DOOR SIZES ARE APPROXIMATE AND THE MANUFACTURER AND BUILDER SHALL CO-ORDINATE ACTUAL ROUGH OPENING DIMENSIONS. ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF OPENSPACE ARCHITECTURE AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF THESE PARTIES.

SEAL



PROJECT:

RIDGE - LOT 1
3 COONSKIN RIDGE LANE
MOUNTAIN VILLAGE, CO 81435

SHEET TITLE
COVER SHEET

PROJECT NUMBER 23-03

SCALE (SHEET SIZE 36"x24") N/A

A0.00

## **GENERAL NOTES:**

The structure shall be in accordance with the 2018 IFC, TFPD Amended Fire Code, and NFPA Standards for a Group R-3 occupancy.

- 1) A monitored automatic sprinkler system shall be installed in accordance with NFPA 13D, 2018 IFC, and TFPD amended codes.
- 2) An interconnected monitored fire alarm system shall be installed in accordance with NFPA 72, 2018 IFC, and TFPD amended codes. 3) Monitored carbon monoxide detection shall be installed in accordance with
- 2018 IFC 915.2.1. 4) Address numbers shall be a minimum of 4 feet 6 inches from grade to the bottom of 6-inch numbers/letters with a reflective coating or outlined with a reflective coating.
- 5) Electric vehicle charging stations/outlets shall be installed in accordance with NFPA 70 and located within 5 feet of the garage door.
- 6) A Knox box is recommended at the main entrance on the address side for emergency access.

## DATA:

BUILDING CODE (CHAPTER 17.7)	IBC 2018
OCCUPANCY CLASSIFICATION	RESIDENTIAL
ZONING	MULTI-FAMILY
SITE STATISTICS	
SITE AREA	22,114.7 ft <sup>2</sup>

14,374.6 ft<sup>2</sup>

14,374.6 ft<sup>2</sup>

45 ft

## AREA CALCULATIONS SUMMARY

SITE COVERAGE PERMITTED (65%)

LOWER FLOOR (LIVABLE)	5,524.8 f
MIDDLE FLOOR (LIVABLE) UPPER FLOOR (LIVABLE)	5,076.7 f 2,602.9 f
MECHANICAL	703.8 f
CART GARAGE	323.7 f

TOTAL FLOOR AREA:	14,231.9 ft <sup>2</sup>
TOTAL HEATED FLOOR AREA:	13,528.1 ft <sup>2</sup>
(EXCLUDING MECHANICAL)	

PATIOS / PLAZAS	4,343.6 ft <sup>2</sup>

## SITE COVERAGE

BUILDING	10,023.1 ft <sup>2</sup>
LANDSCAPE ELEMENTS	4,097.2 ft <sup>2</sup>
COVERAGE PROPOSED (63.83%):	14,120.3 ft <sup>2</sup>

## CONFORMING

COVERAGE PERMITTED (65%):

REFER TO A0.23

#### **BUILDING HEIGHT**

DISTANCE FROM FINISHED	
GRADE TO <b>PROPOSED</b> HEIGHT	33.5 ft

#### DISTANCE FROM FINISHED GRADE TO **PERMITTED** HEIGHT

## CONFORMING

REFER TO A3.01-3.04

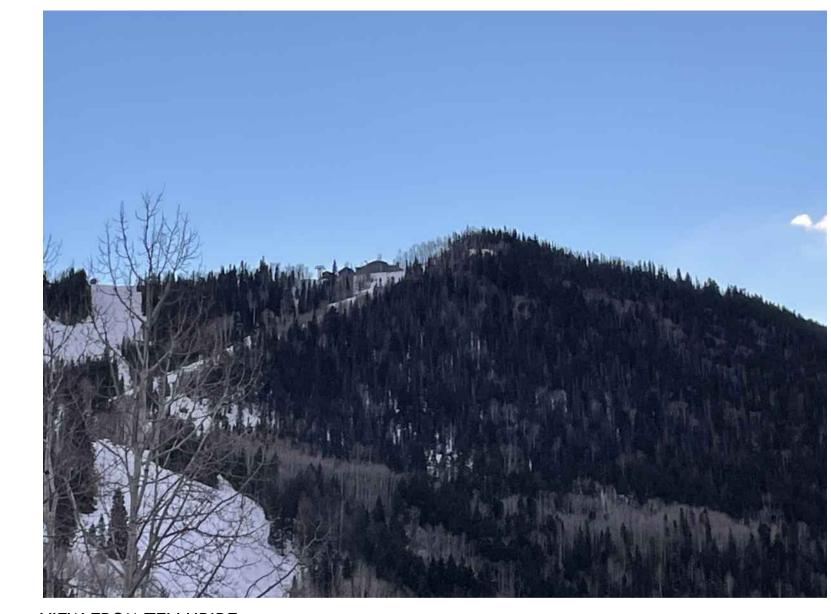
#### **AVERAGE BUILDING HEIGHT**

PROPOSED AVERAGE BUILDING HEIGHT	22.02 ft
PERMITTED AVERAGE BUILDING HEIGHT	30 ft

## CONFORMING

REFER TO A0.22

## SITE PHOTOS:



VIEW FROM TELLURIDE



VIEW OF HEATED CART PATH LOOKING SOUTH (SITE TO THE LEFT)



VIEW OF SITE FROM LODGE SERVICE AREA



VIEW OF SITE FROM GONDOLA



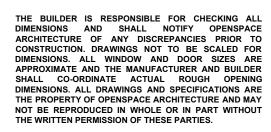
VIEW OF HEATED CART PATH LOOKING NORTH (SITE TO THE RIGHT)



VIEW OF SERVICE ROAD LOOKING NORTH (SITE TO THE LEFT OF ROAD)



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DATE	ISSUE / REVISION
2024.09.27	ISSUED FOR DRB



SEAL



PROJECT: RIDGE - LOT 1 3 COONSKIN RIDGE LANE MOUNTAIN VILLAGE, CO 81435 USA

SHEET TITLE DATA & SITE PHOTOS

PROJECT NUMBER

SCALE (SHEET SIZE 36"x24") N/A

SHEET NUMBER A0.01

SHEET TITLE RENDERS

PROJECT NUMBER SCALE (SHEET SIZE 36"x24") N/A

SHEET NUMBER A0.10













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SEAL



ISSUE / REVISION

ISSUED FOR DRB

2024.09.27



PROJECT: RIDGE - LOT 1 3 COONSKIN RIDGE LANE MOUNTAIN VILLAGE, CO 81435 USA

\* ALL EXISTING TREES SHOWN IN RENDERINGS REFLECT THE LANDSCAPE PLAN

SCALE (SHEET SIZE 36"x24") N/A SHEET NUMBER

PROJECT NUMBER

SHEET TITLE RENDERS

RIDGE - LOT 1 3 COONSKIN RIDGE LANE MOUNTAIN VILLAGE, CO 81435 USA

PROJECT:

SEAL

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ISSUE / REVISION 2024.09.27 ISSUED FOR DRB









1 SOUTH EAST PERSPECTIVE | REF:





EAST PERSPECTIVE WITH TREE OVERLAY
N/A | REF:



2024.09.27

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PROJECT NUMBER 23-03

SHEET TITLE RENDERS

PROJECT:

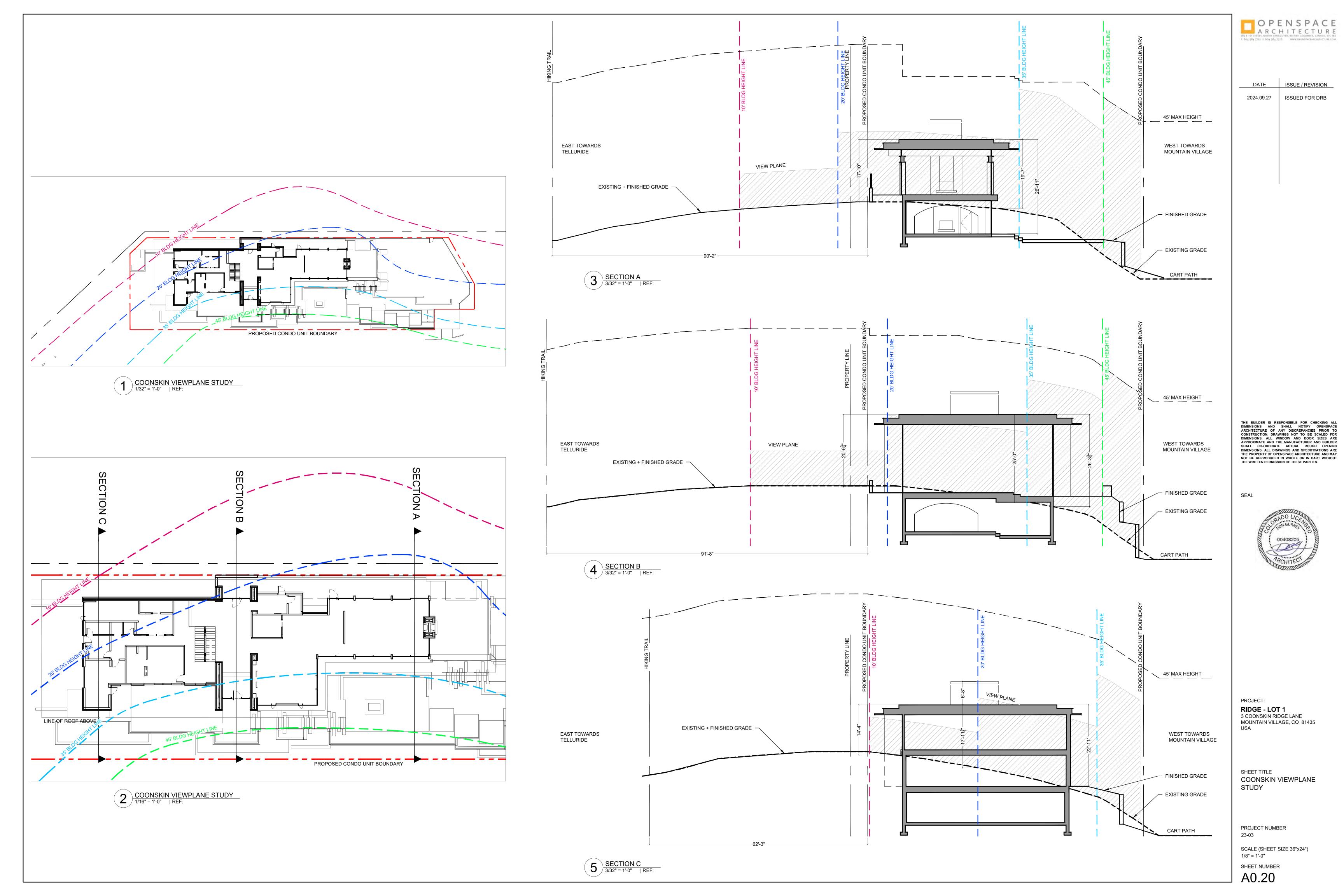
RIDGE - LOT 1
3 COONSKIN RIDGE LANE
MOUNTAIN VILLAGE, CO 81435
USA

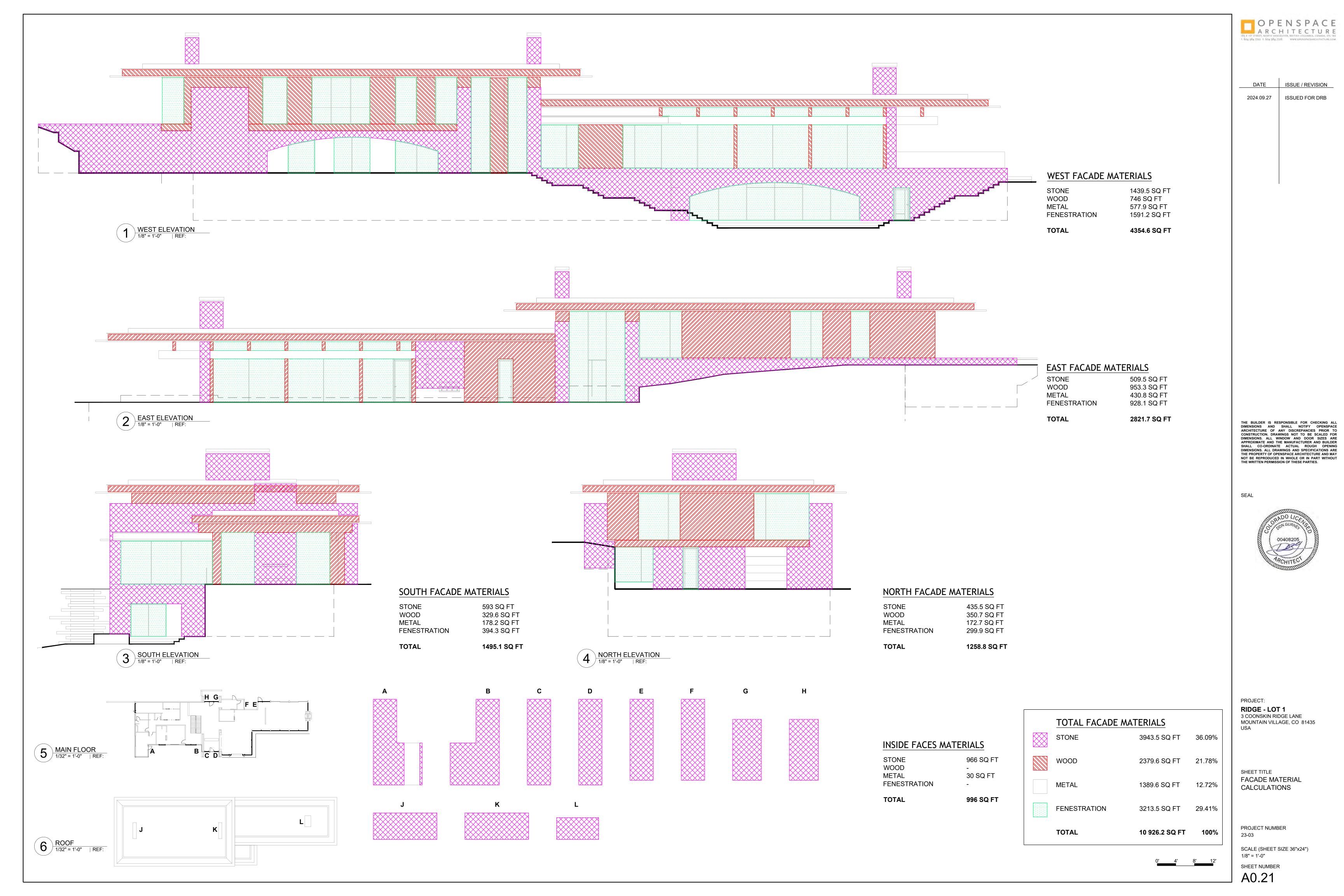
SHEET NUMBER A0.12

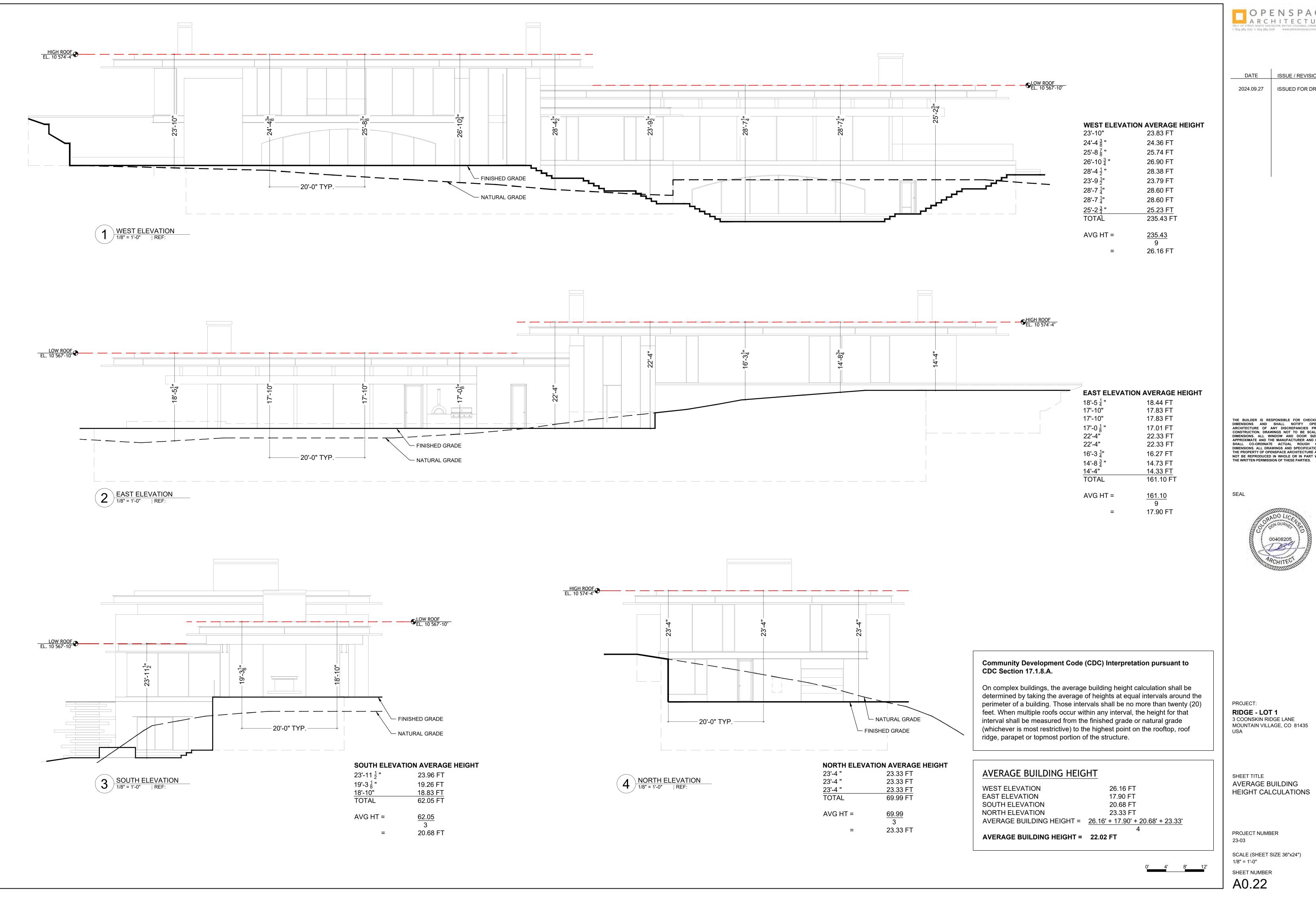








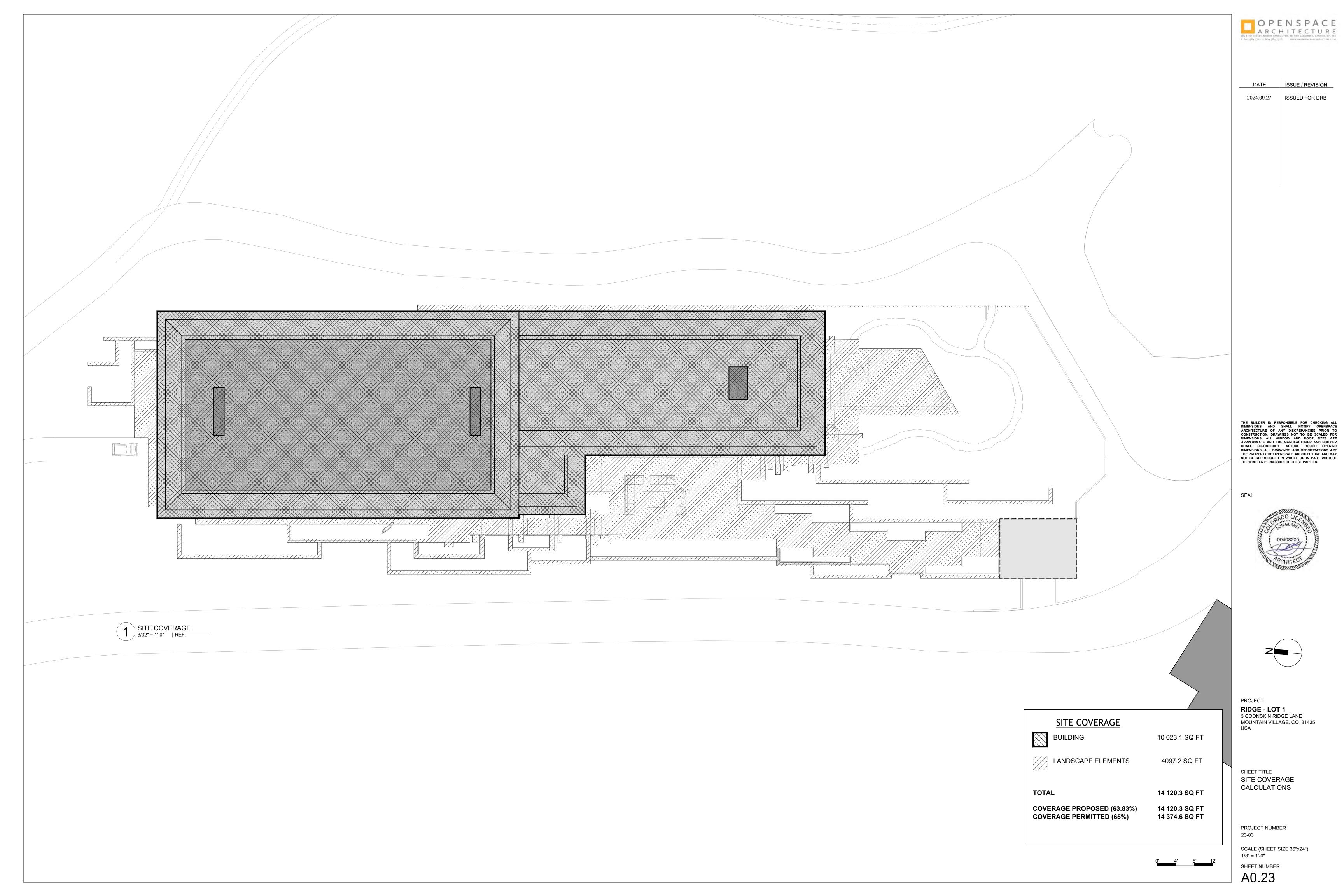


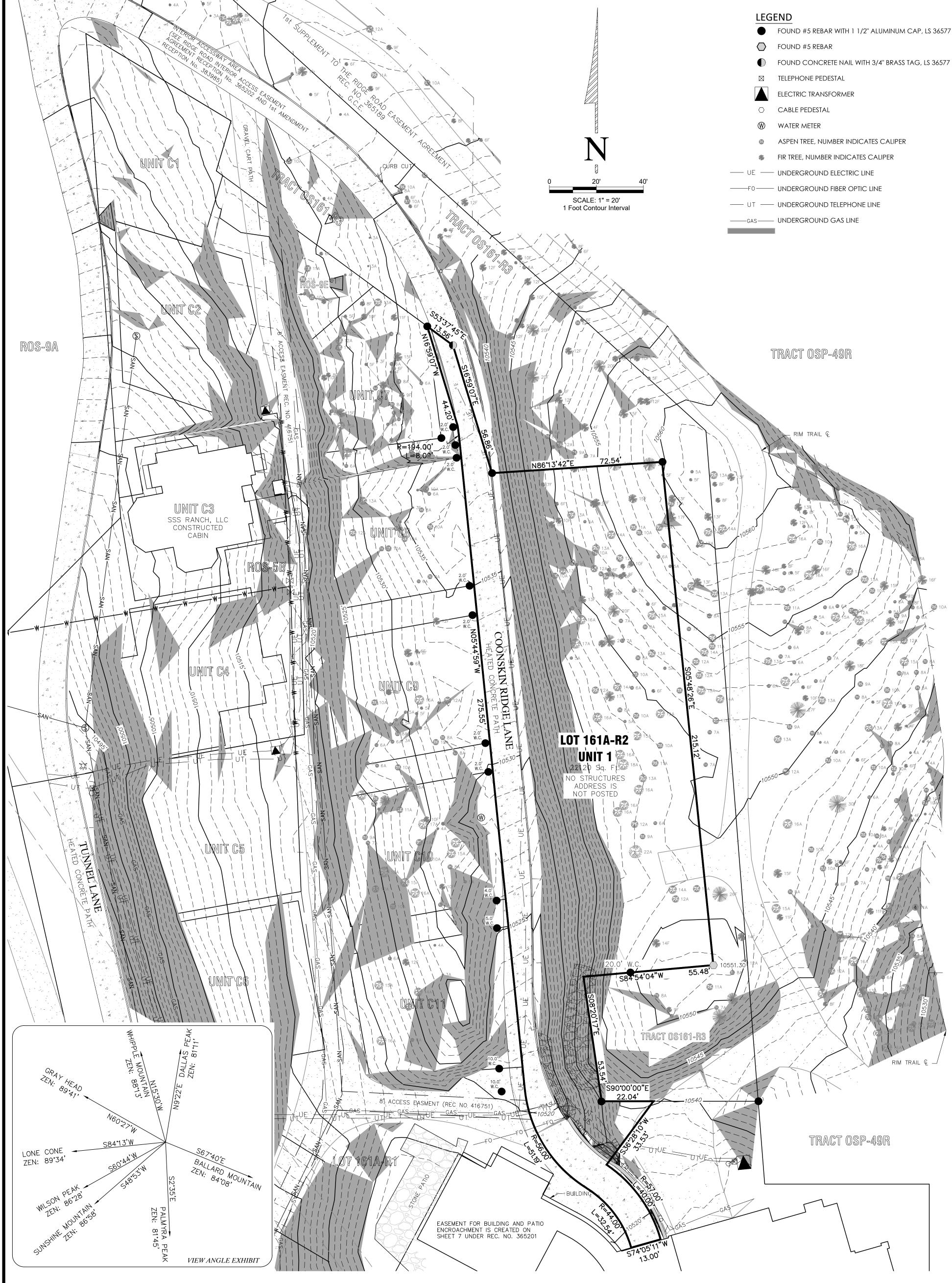


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NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT







## 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:

- According to Flood Insurance Rate Map: 08113C0287 D, map revised September 30, 1992, this parcel lies within Zone X (Areas determined to be outside the 500-year flood plain).
- 2. Easement research from Land Title Guarantee Company, Order No. TLR86013658, Policy Date May 03, 2023 at 05:00 PM.

3. Vertical datum is based on the found Southeast corner of Unit 1, a #5 Rebar, having an elevation of 10551.30 feet, as depicted.

- 5. Utility locates were done by others, provided for design and engineering and are not to be used for excavation.

## 6. Lineal Units U.S. Survey Feet

PROPERTY DESCRIPTION:

Unit 1, The Ridge a Telluride, according to the Planned Community Plat of The Ridge at Telluride recorded on April 5, 2004, at Reception No. 365188 in the records of the San Miguel County Clerk and Recorder, as amended and supplemented by the Plats recorded at Reception Nos. 383984, 385382, 398449, 403055, 409853, 413134, 446065, and 458069 in the records of the San Miguel County Clerk and Recorder, and according to the Declaration for the Ridge at Telluride, a Planned Community, recorded on April 5, 2004 at Reception No. 365201 in records of the San Miguel County Clerk and Recorder, as amended and supplemented by the documents recorded at Reception Nos. 383983, 398448, 403064, 413135, and 458070 in the records of the San Miguel County Clerk and Recorder,

County of San Miguel, State of Colorado

## SURVEYOR'S CERTIFICATE:

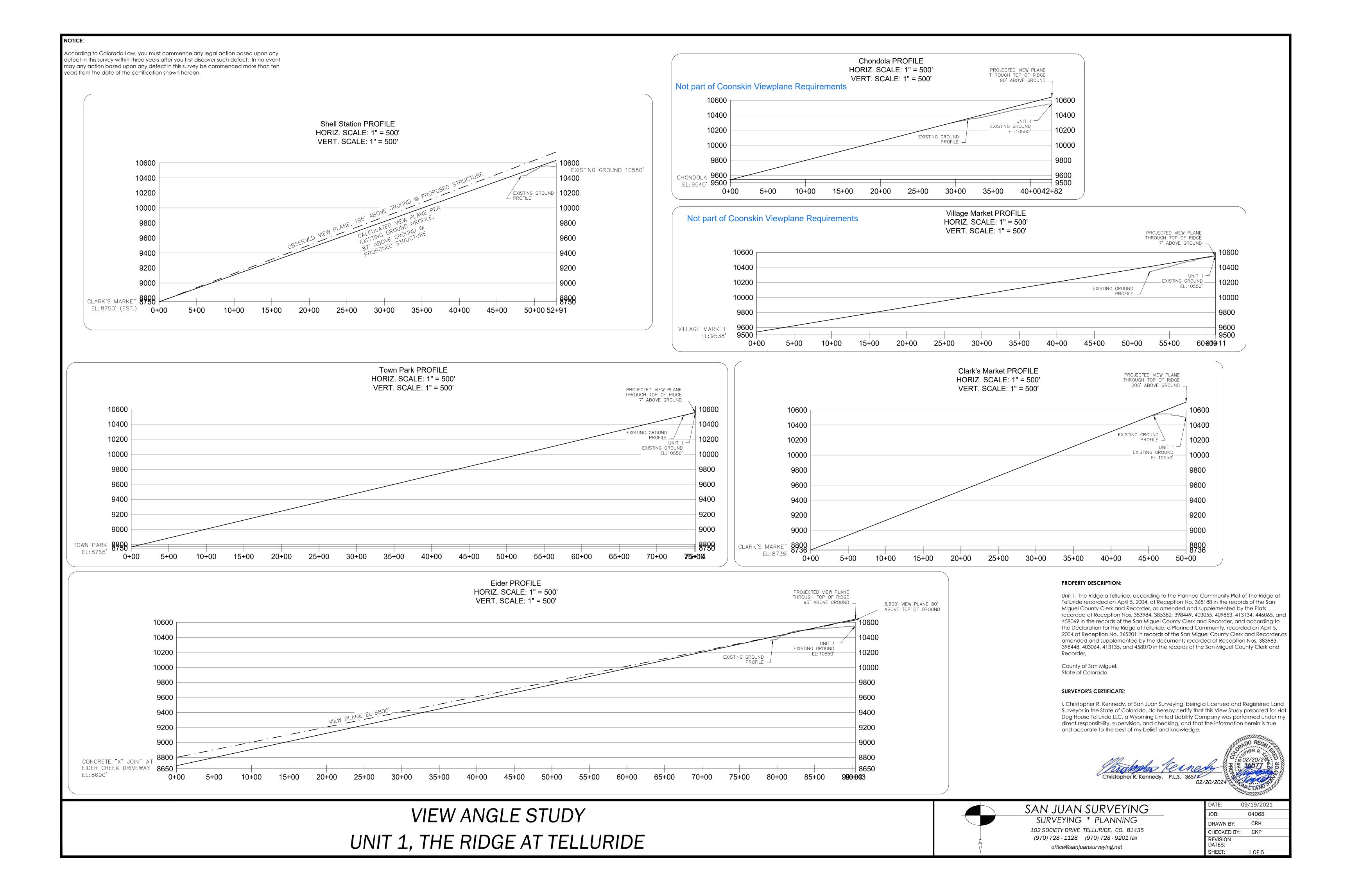
I, Christopher R. Kennedy, being a Colorado Licensed Land Surveyor, do hereby certify that this Topographic Survey of Unit 1, The Ridge a Telluride, was made by me and under my direct supervision, responsibility, and checking. This Topographic Survey does not constitute a Land Survey Plat or Improvement Survey Plat as defined by Title 38, Article 51 C.R.S.

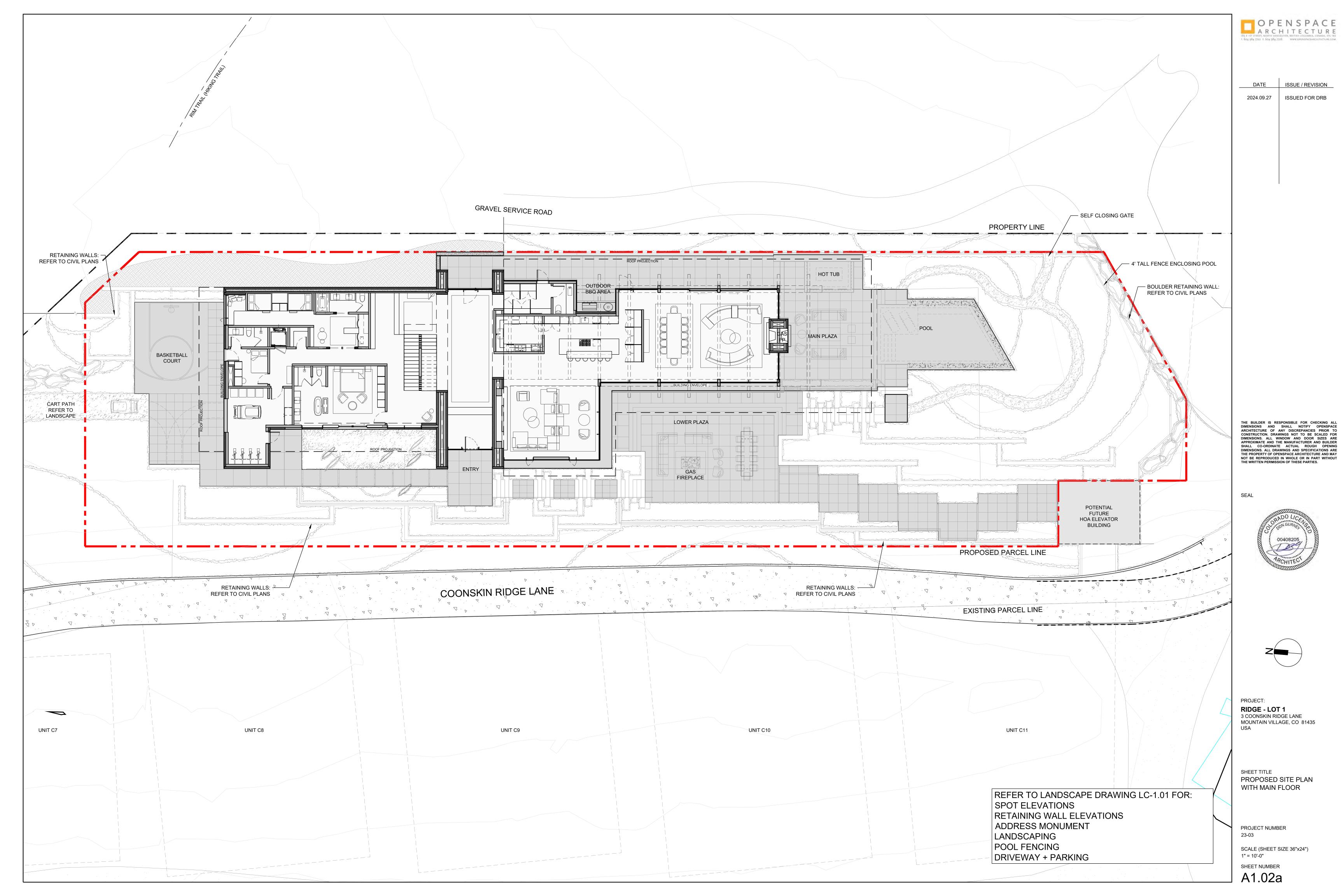


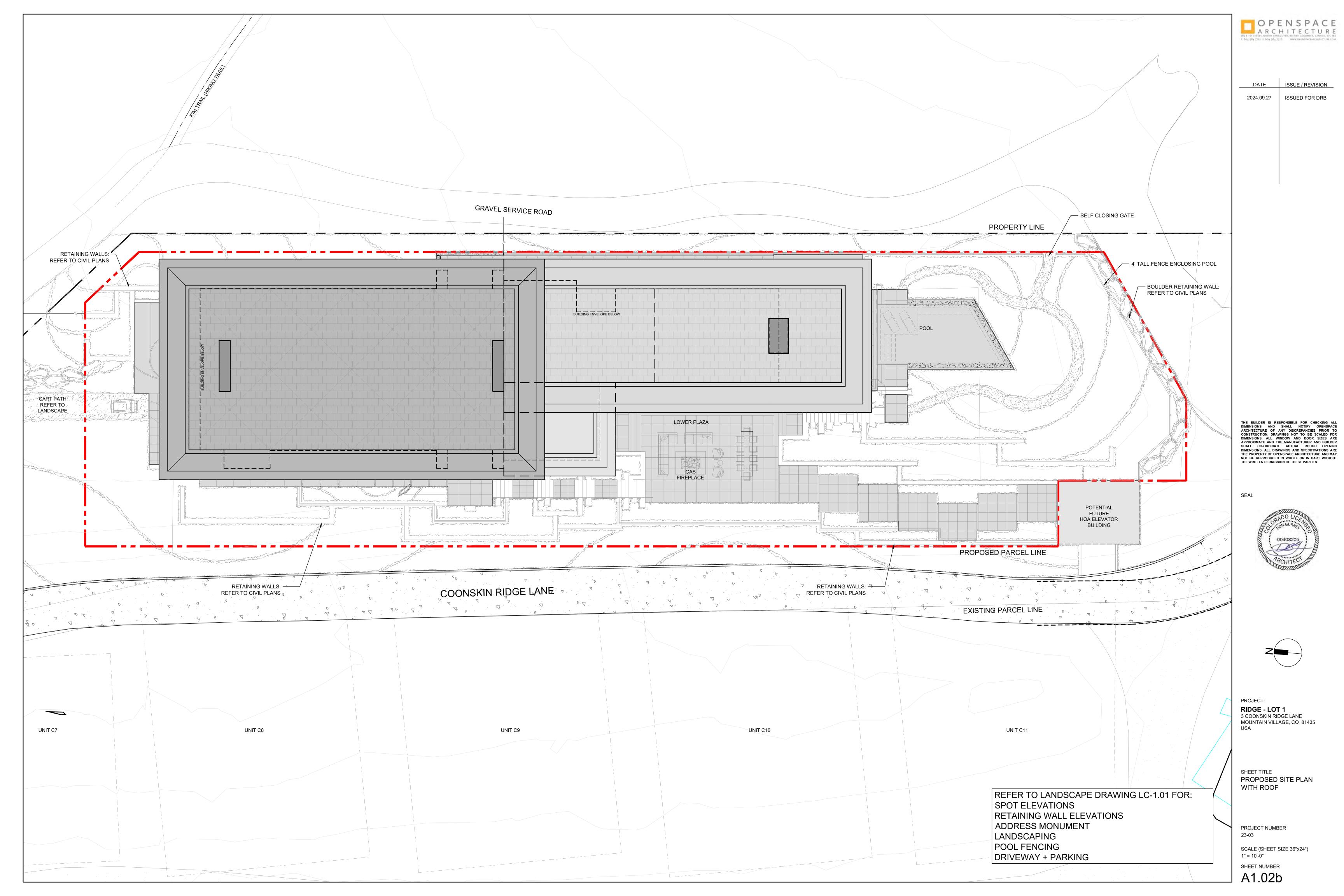
TOPOGRAPHIC SURVEY UNIT 1, THE RIDGE AT TELLURIDE

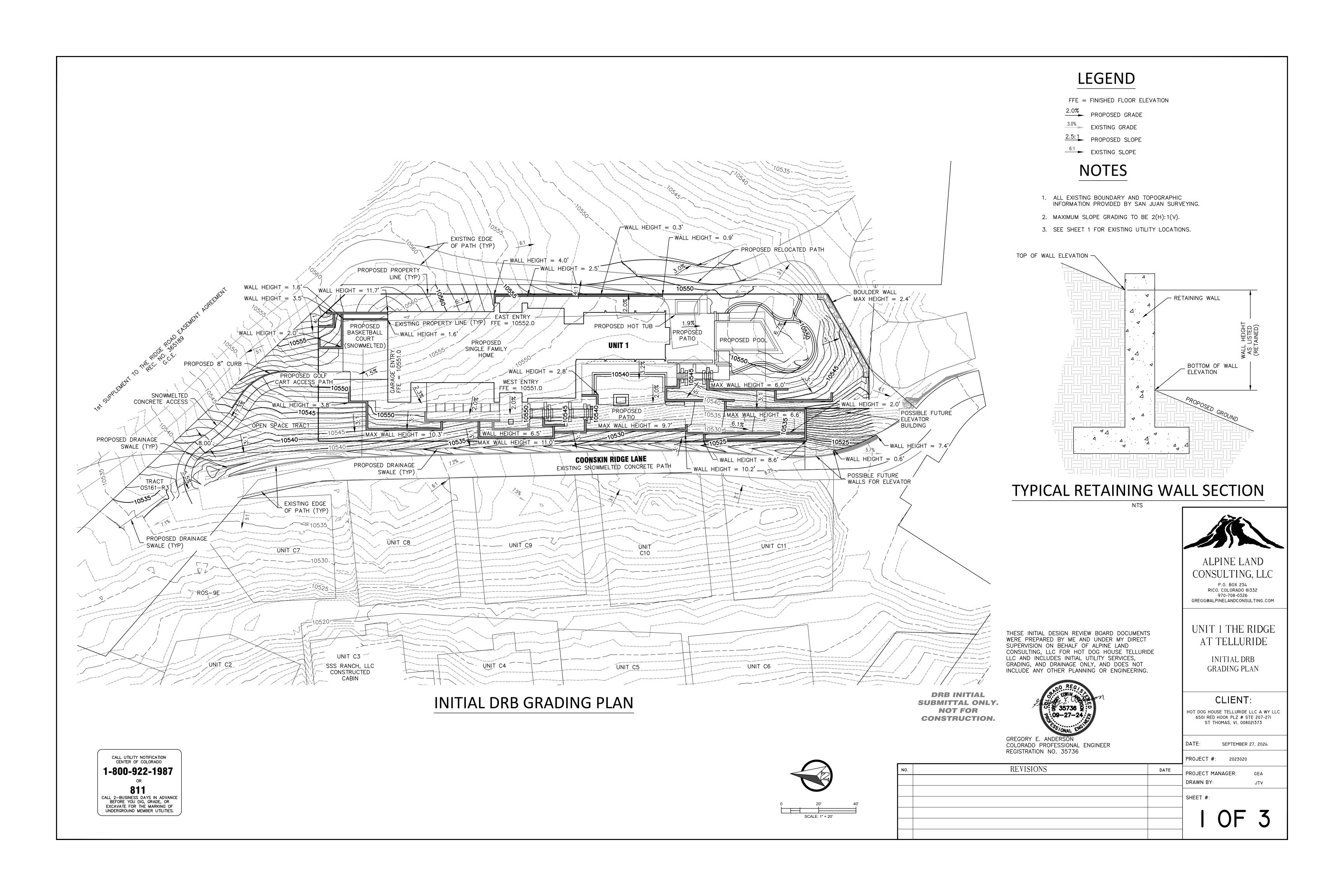


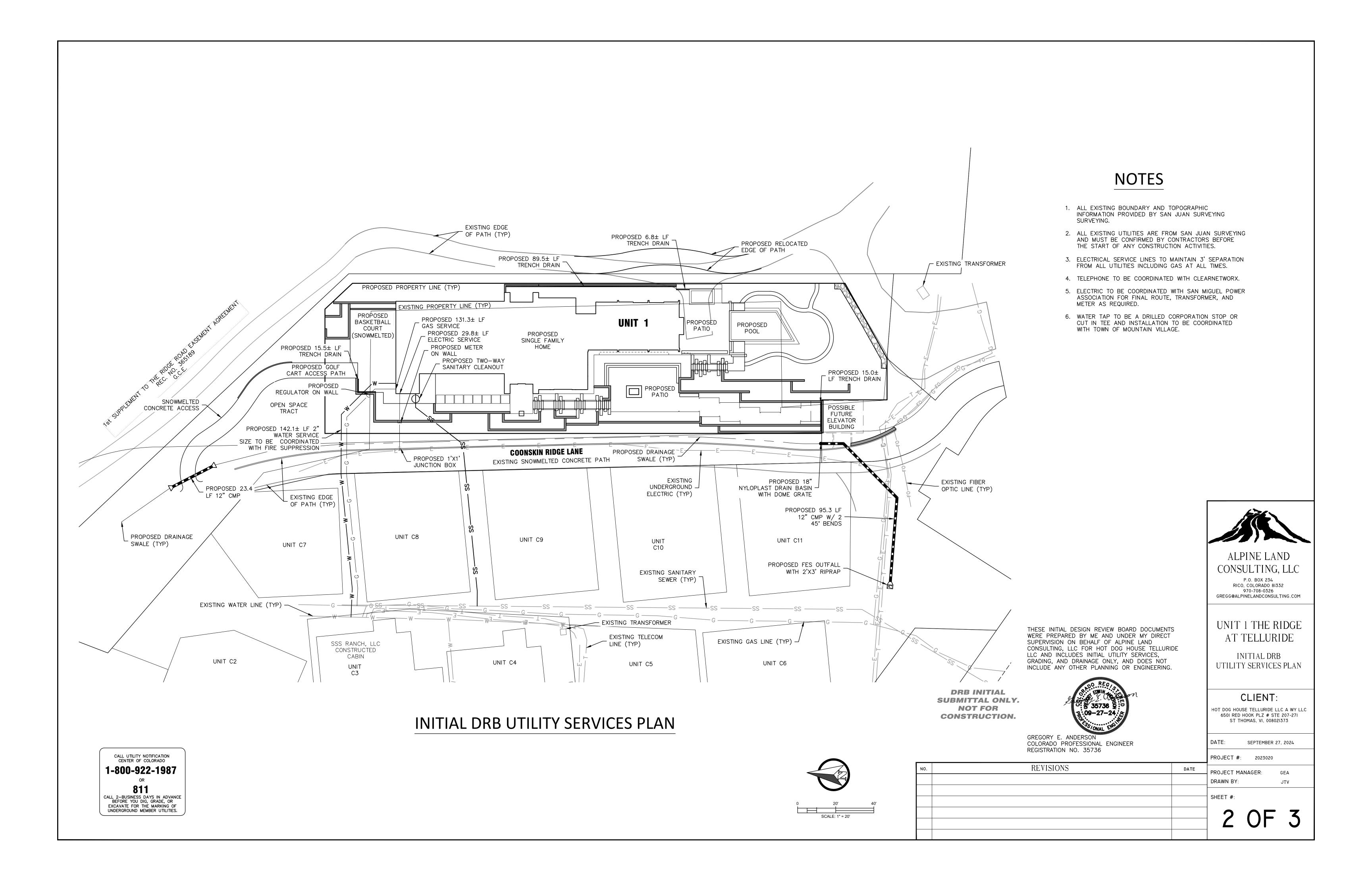
DATE:	04/24/2024	
 JOB:	04068	
DRAWN BY:	AHM	
CHECKED BY:	CRK	
REVISION DATES:		
SHFFT	1 OF 1	

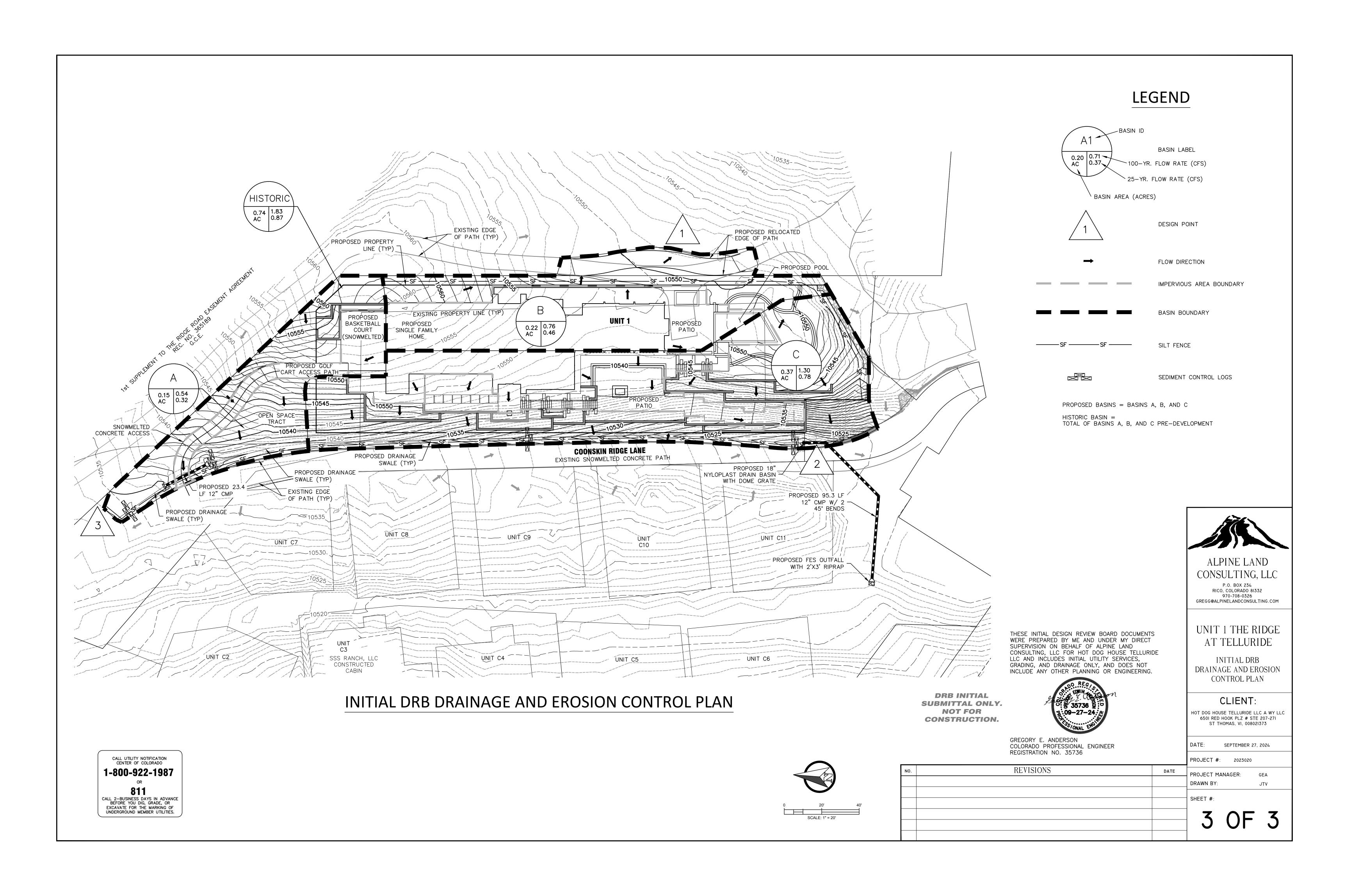


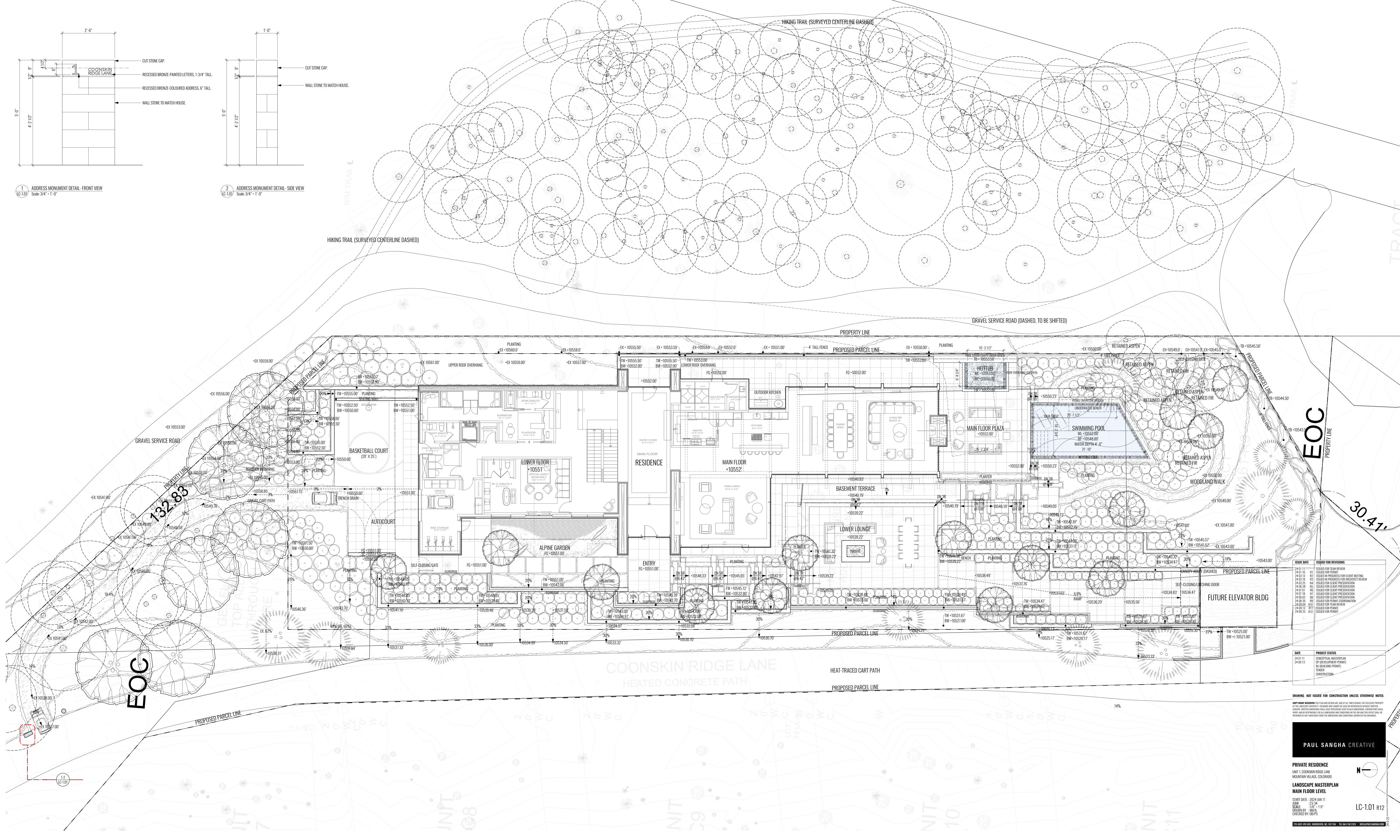


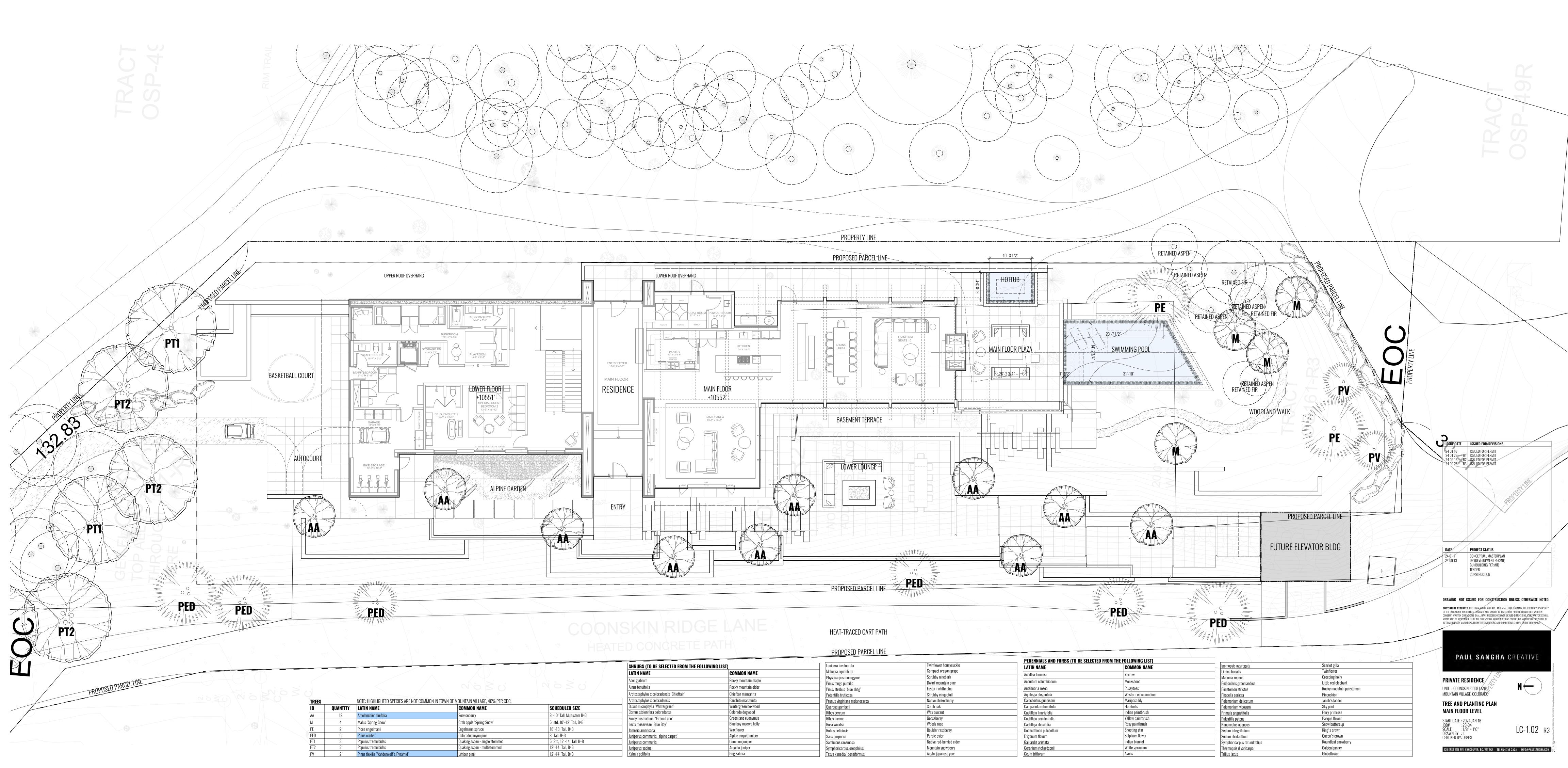














## FIRE MITIGATION PLAN LEGEND

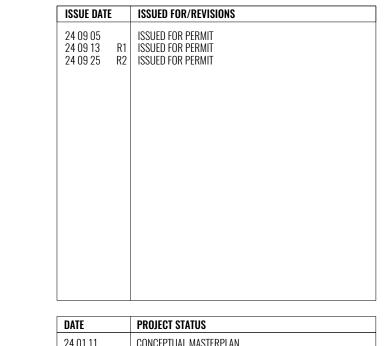


#### PERMITTING GUIDELINES

FIRE MITIGATION ZONE 1: 15' AROUND THE BUILDING MEASURED FROM THE DRIPLINE OF THE ROOF, DECKS, PATIOS, PLANTERS AND TREES.

## FIRE MITIGATION ZONE 2: EXTENDS FROM ZONE 1 TO THE LOT LINE OR THE DISTANCE SPECIFIED IN CH.

- ALL NON-FIRESAFE PLANTINGS ABOVE 4" MUST BE SPACED A MINIMUM OF 10' APART. - ANY PLANT LISTED AS FIREWISE PLANT MATERIALS MAY BE PLANTED CLOSER THAN 10' APART.



24 01 11 CONCEPTUAL MASTERPLAN DP (DEVELOPMENT PERMIT) BU (BUILDING PERMIT) CONSTRUCTION

DRAWING NOT ISSUED FOR CONSTRUCTION UNLESS OTHERWISE NOTED.

COPY RIGHT RESERVED THIS PLAN AND DESIGN ARE, AND AT ALL TIMES REMAIN, THE EXCLUSIVE PROPERTY OF THE LANDSCAPE ARCHITECT / DESIGNER AND CANNOT BE USED OR REPRODUCED WITHOUT WRITTEN CONSENT. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE SHALL BE INFORMED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS



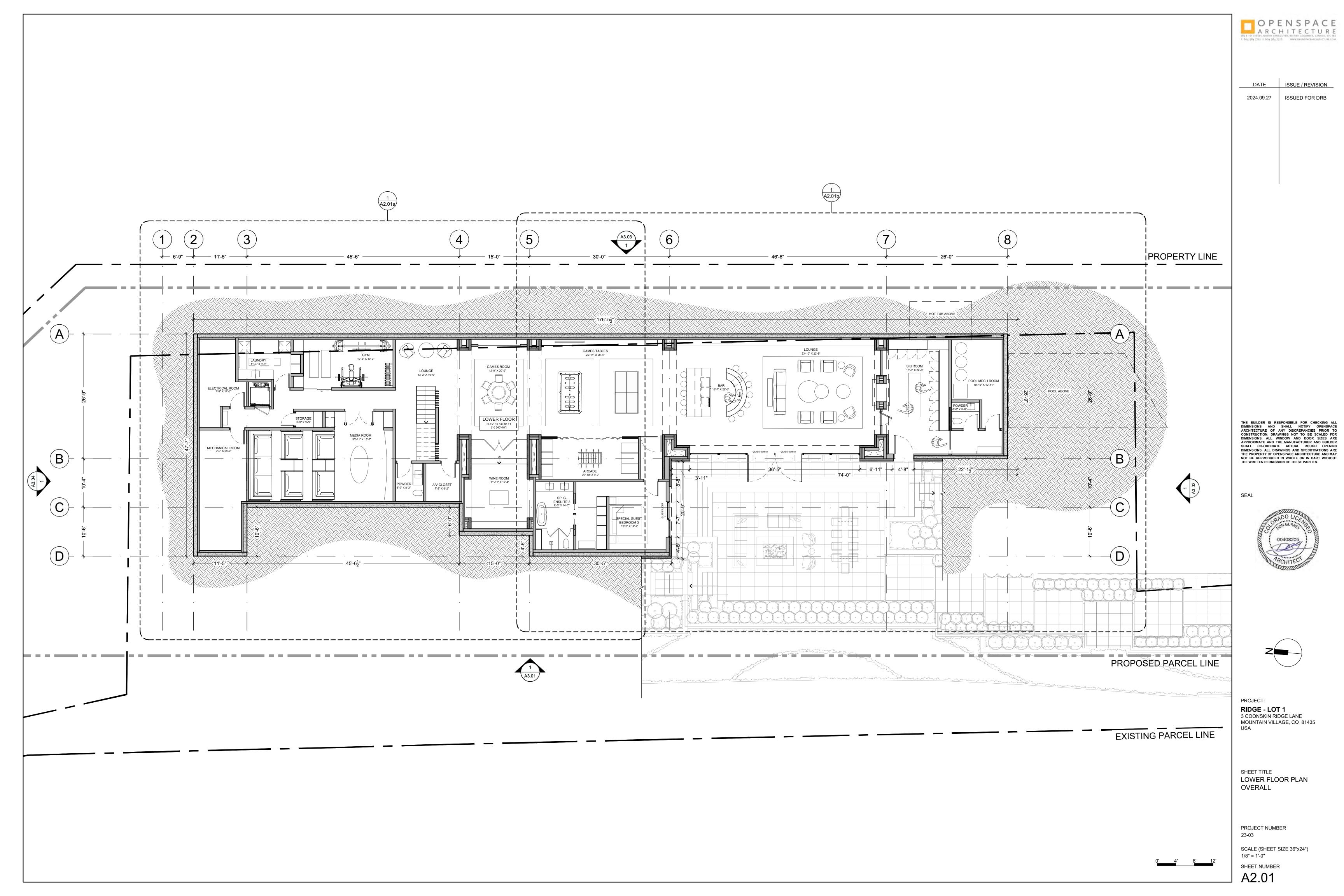
UNIT 1, COONSKIN RIDGE LANE MOUNTAIN VILLAGE, COLORADO

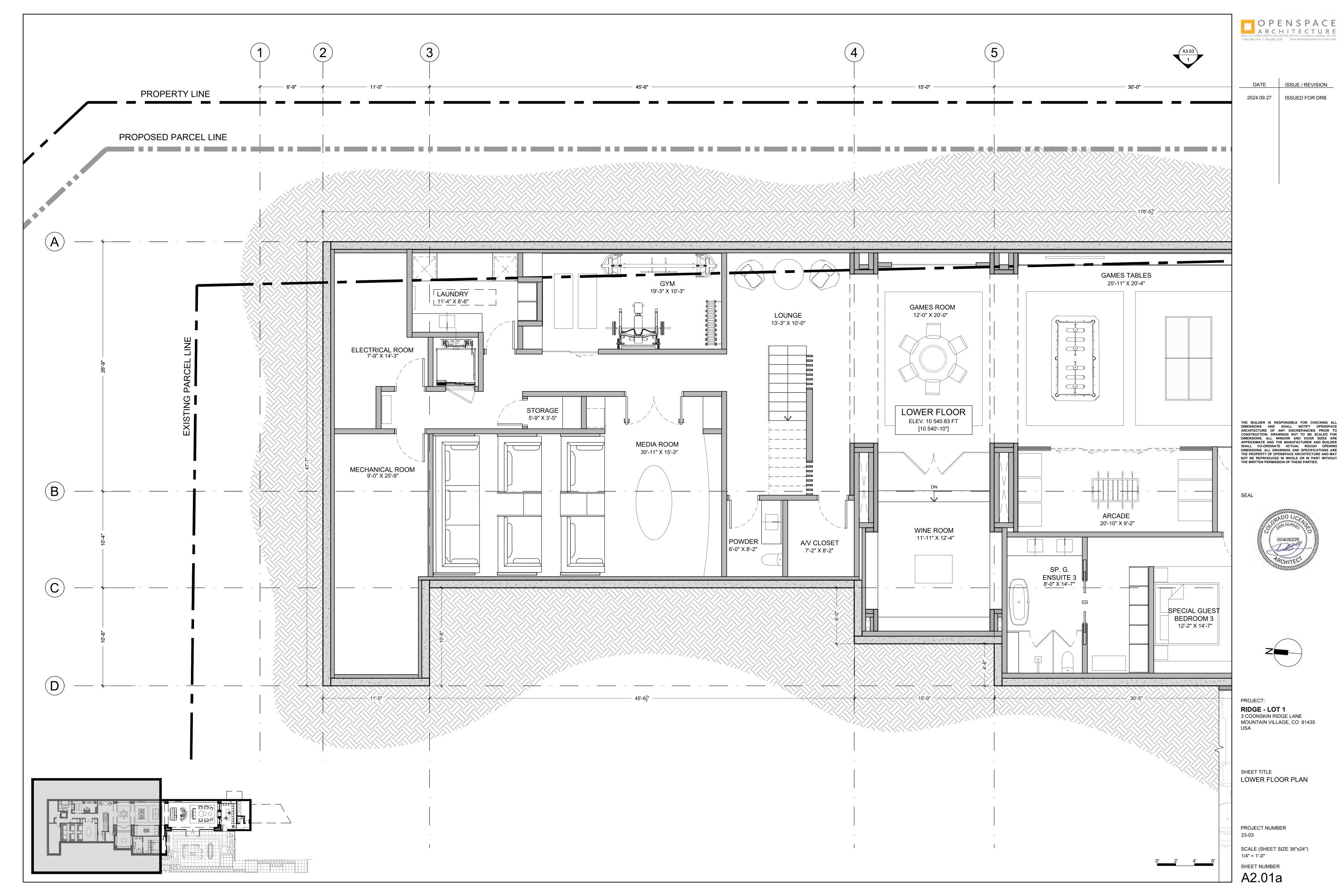
FIRE MITIGATION PLAN

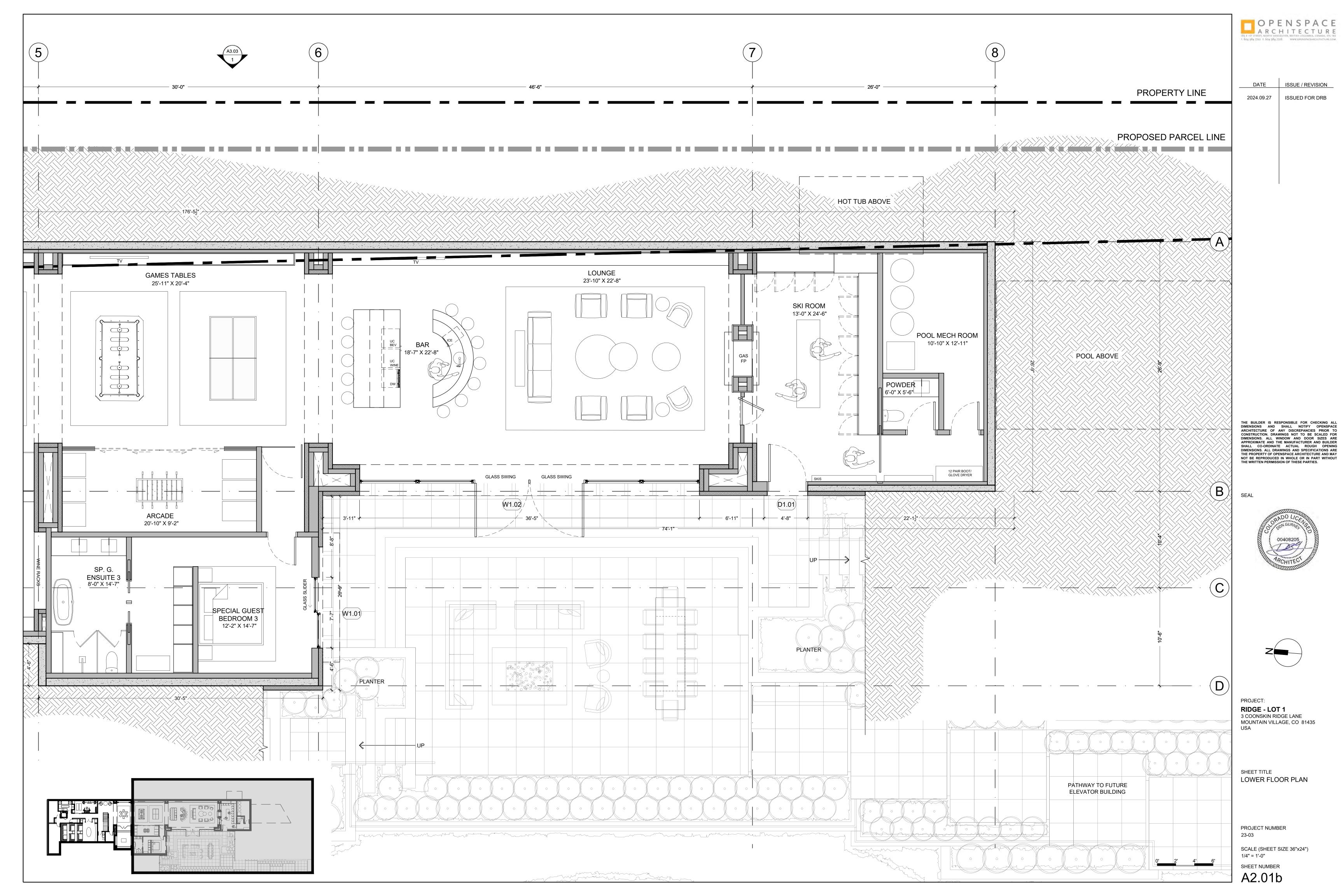
START DATE : 2024 JULY 30 JOB# : 23-34 SCALE: : 1/16" = 1'0" DRAWN BY : IL

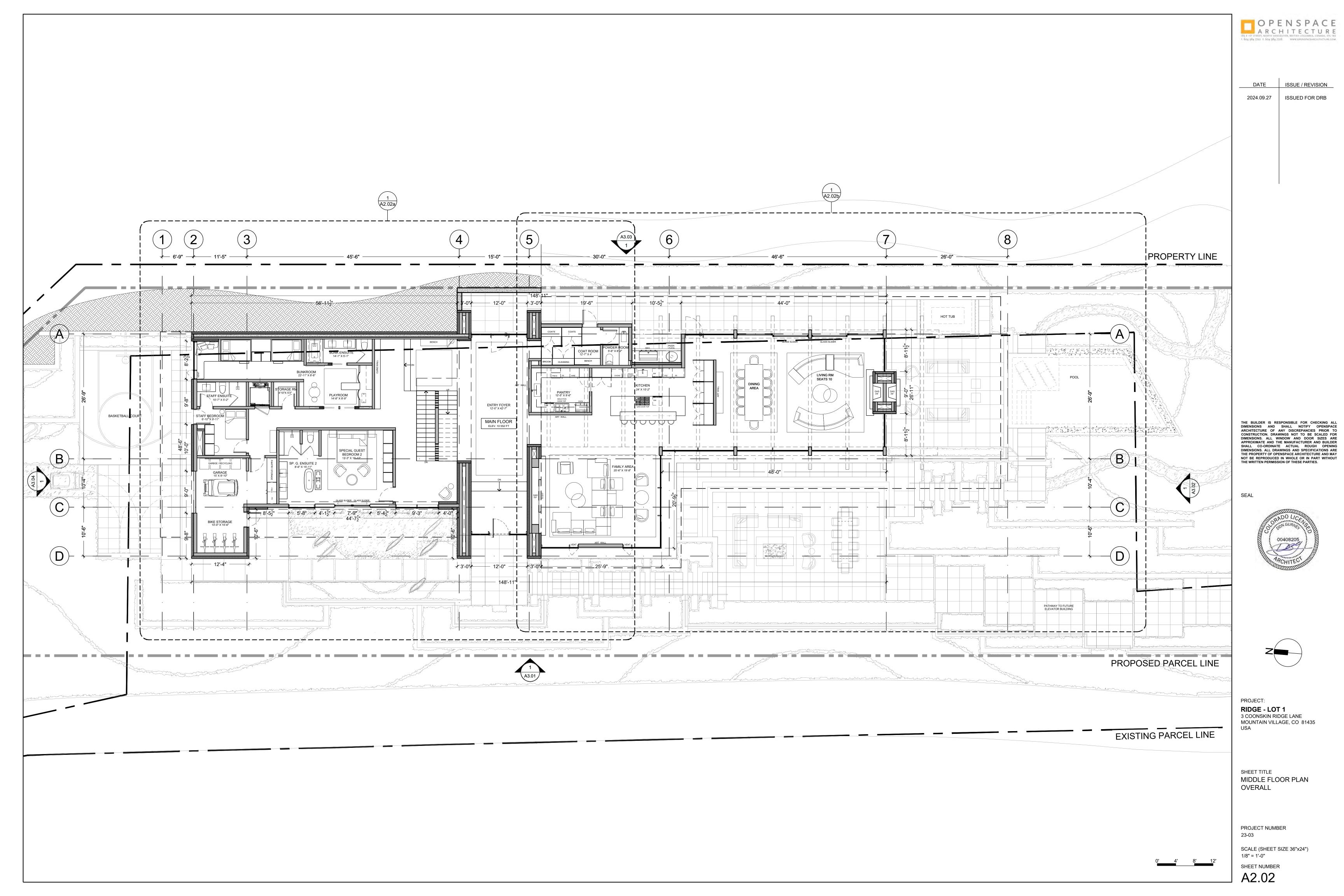
LC-1.04 R2

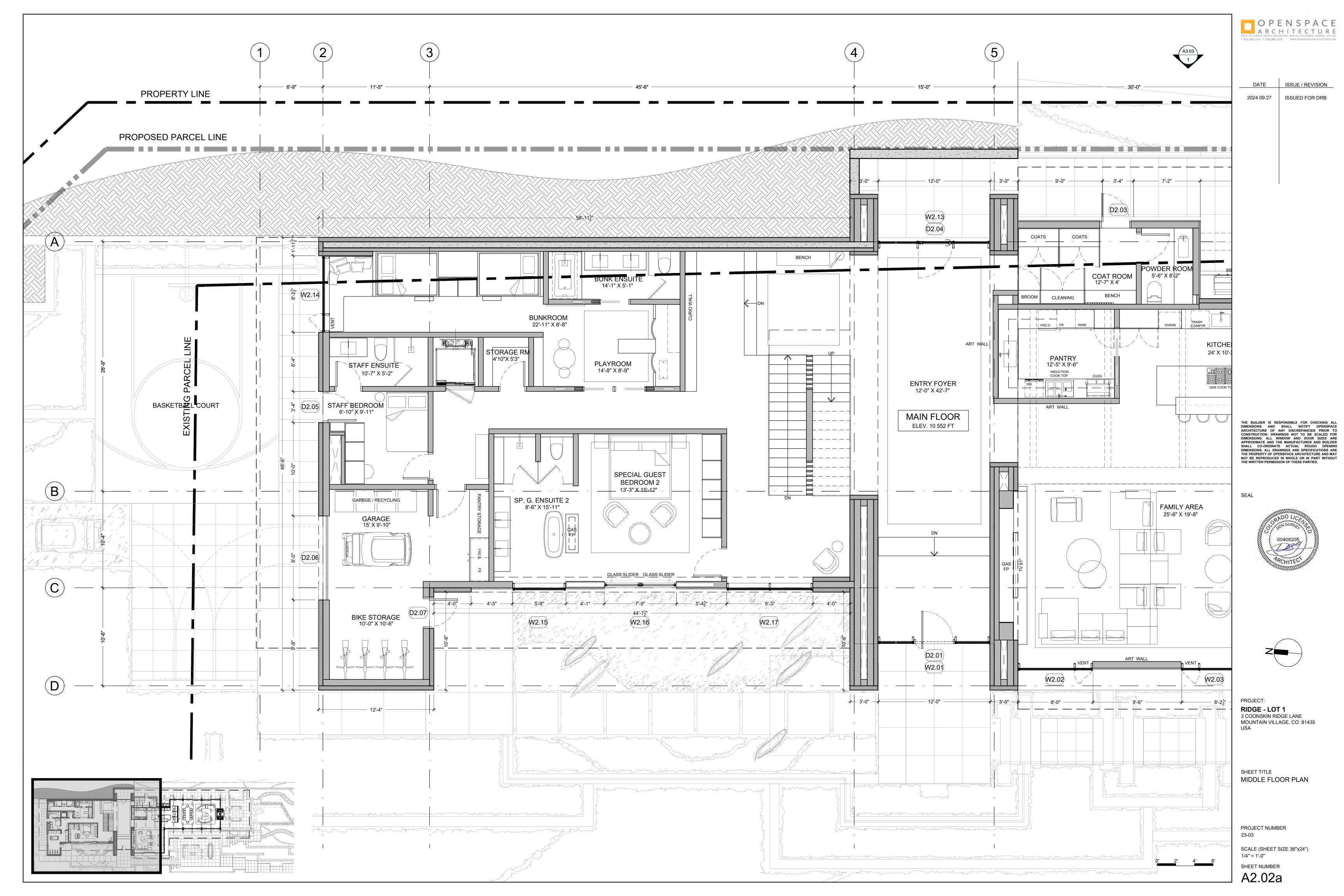
125 EAST 4TH AVE, VANCOUVER, BC. V5T 1G4 TEL 604 736 2323 INFO@PAULSANGHA.COM

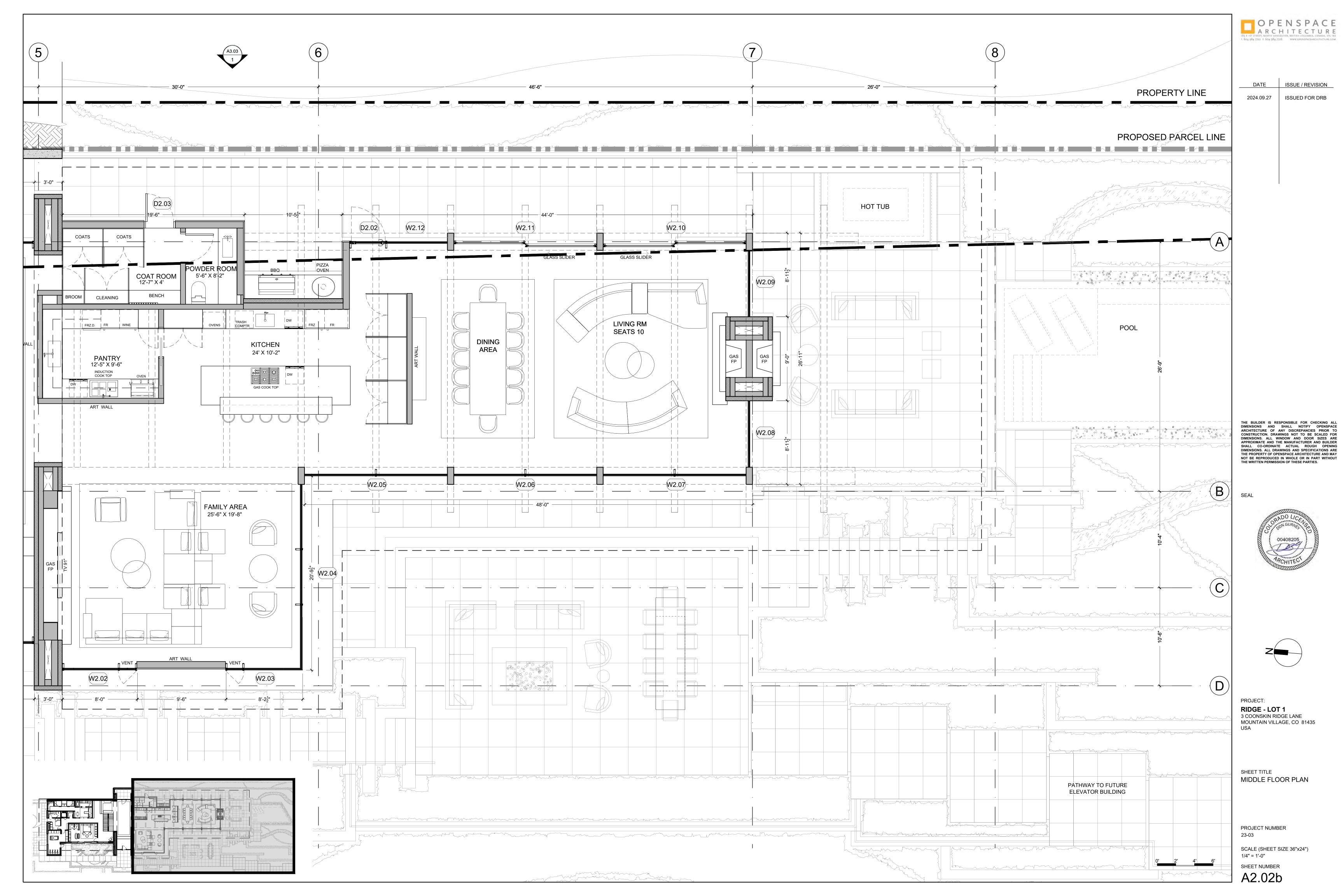


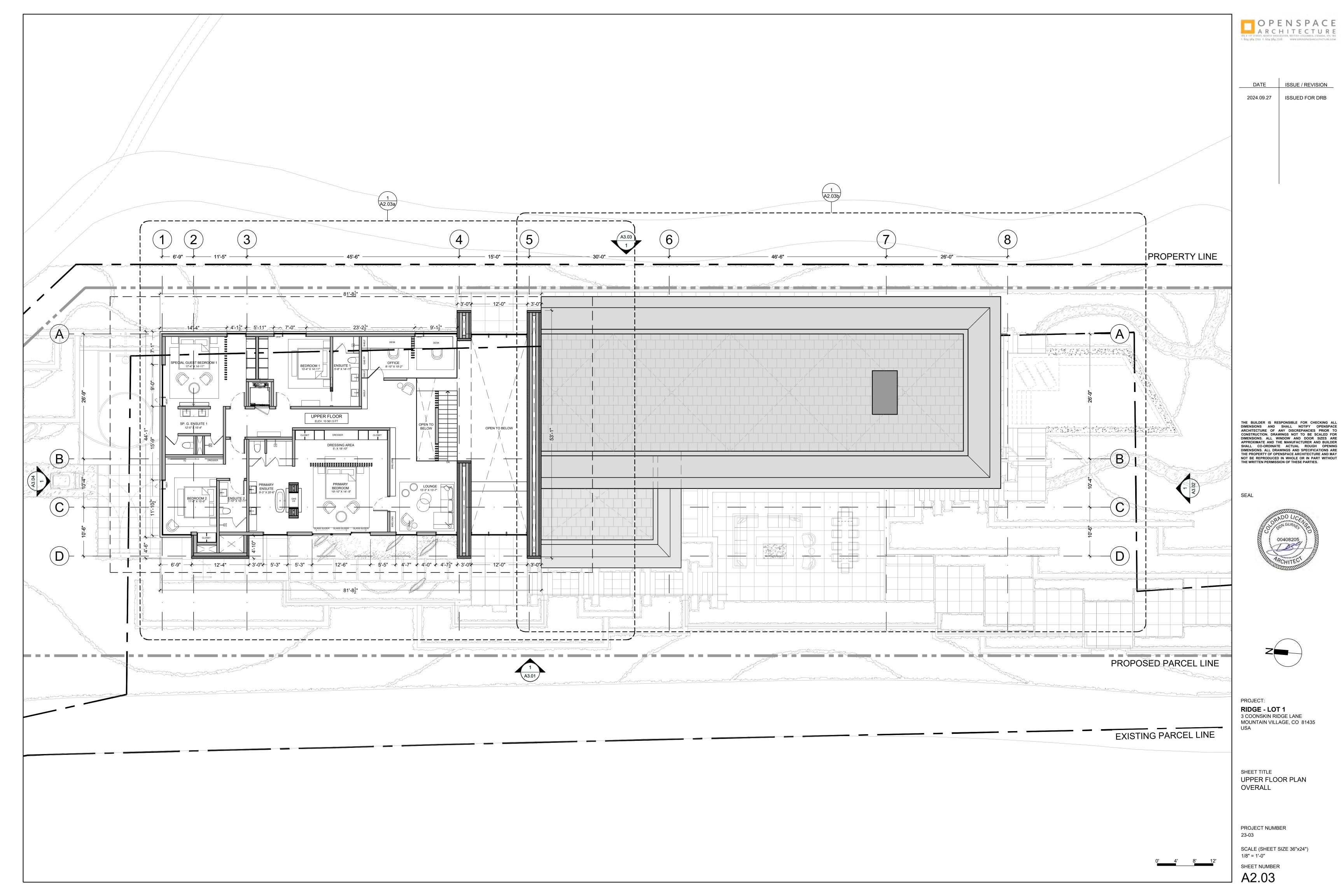


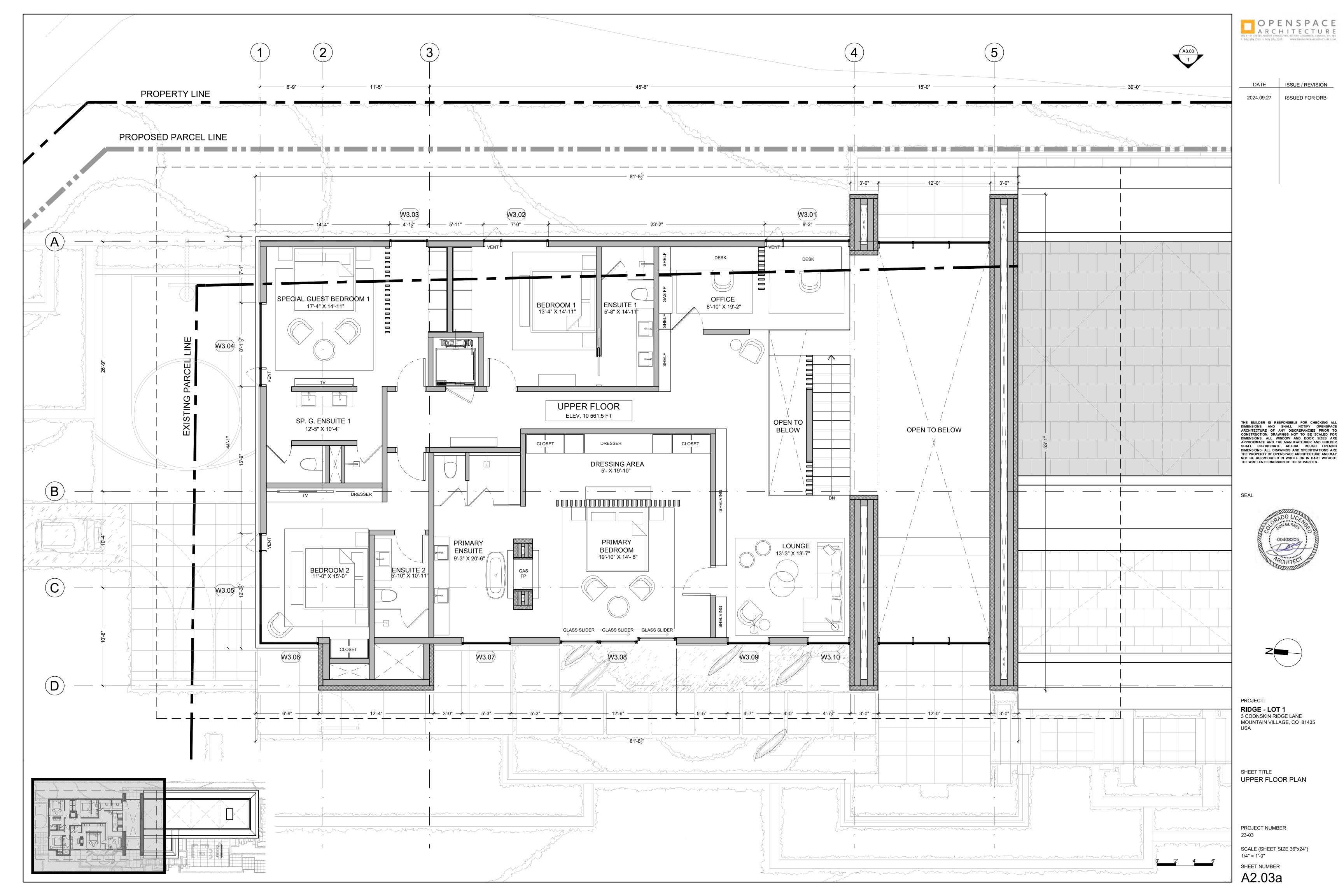


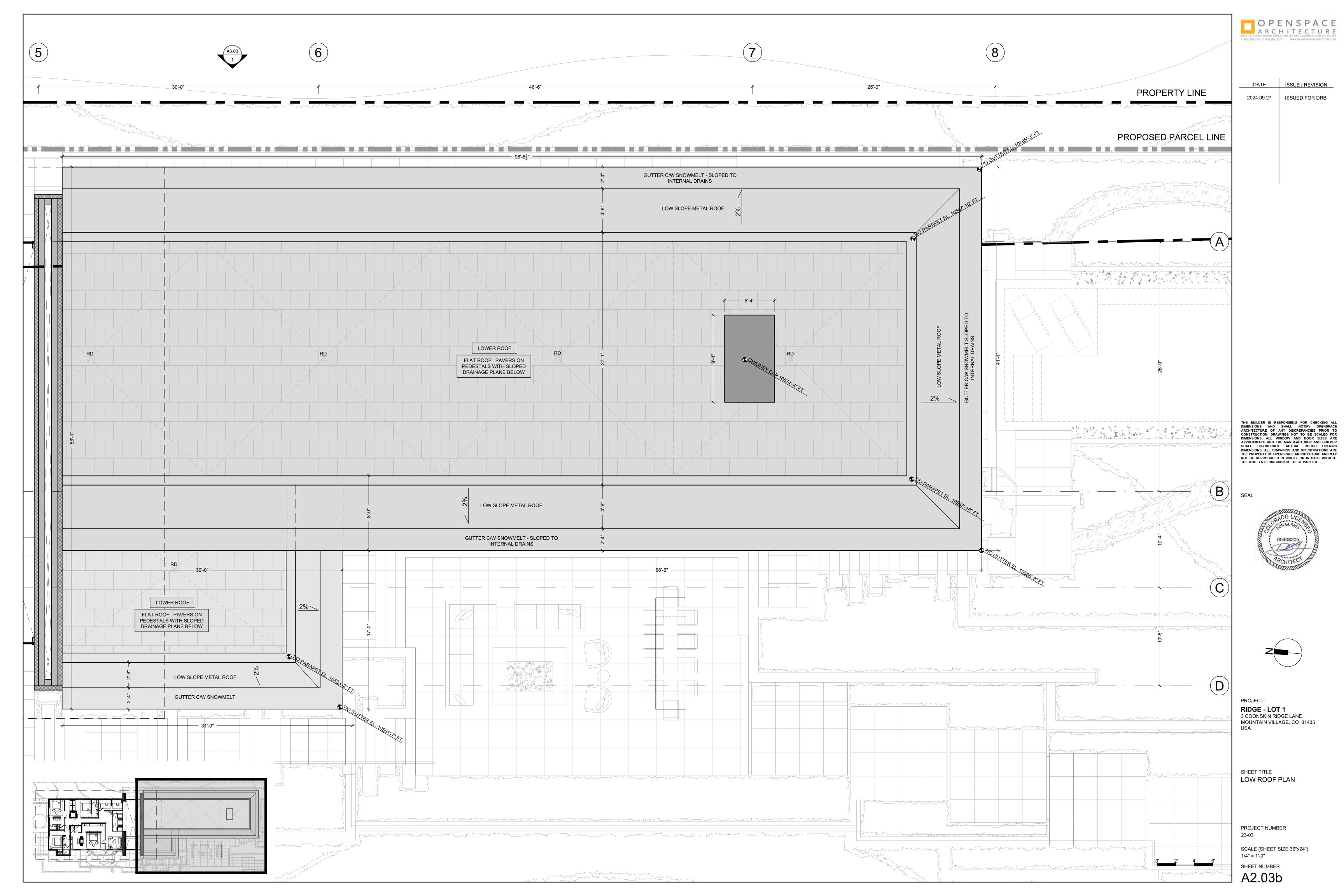


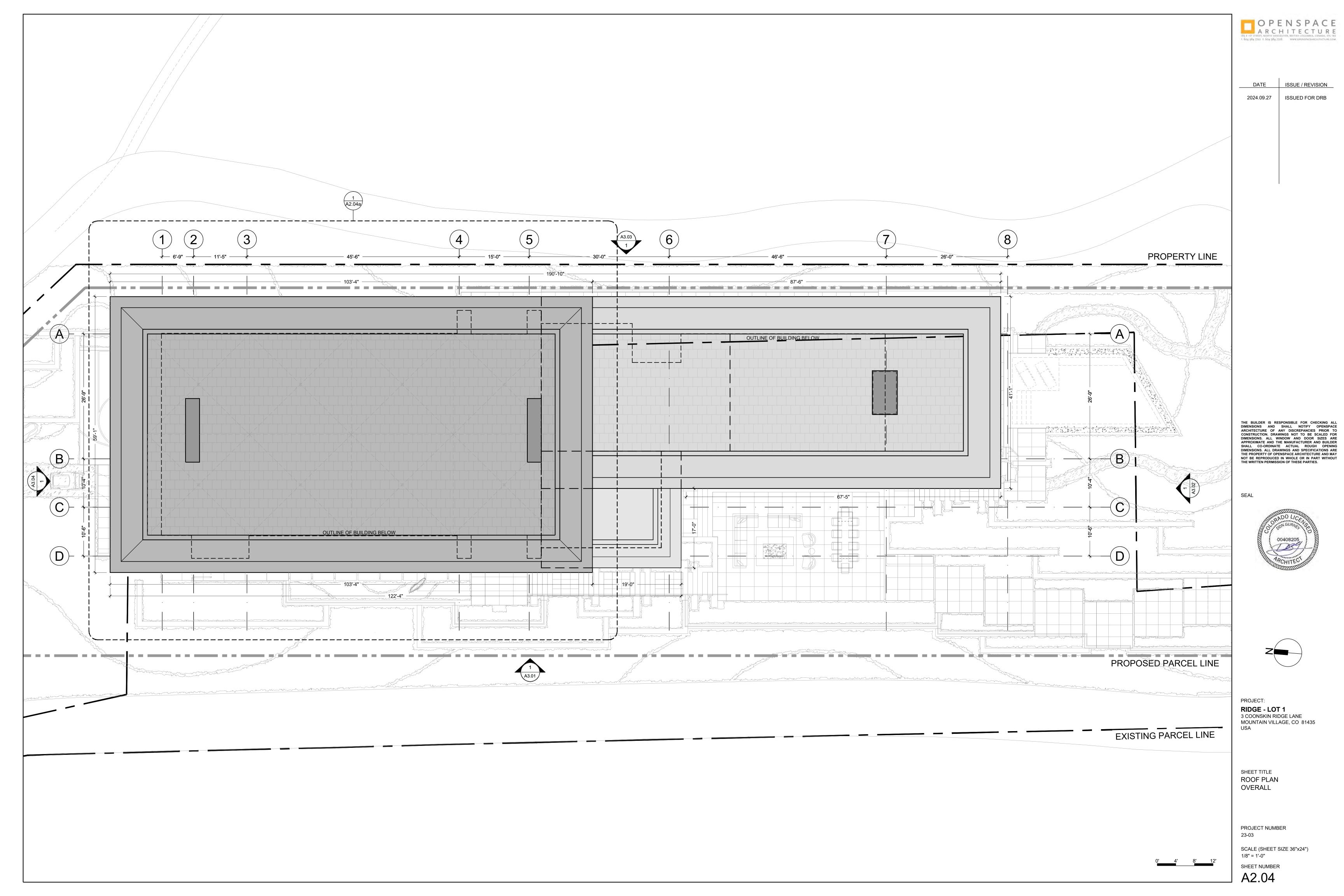


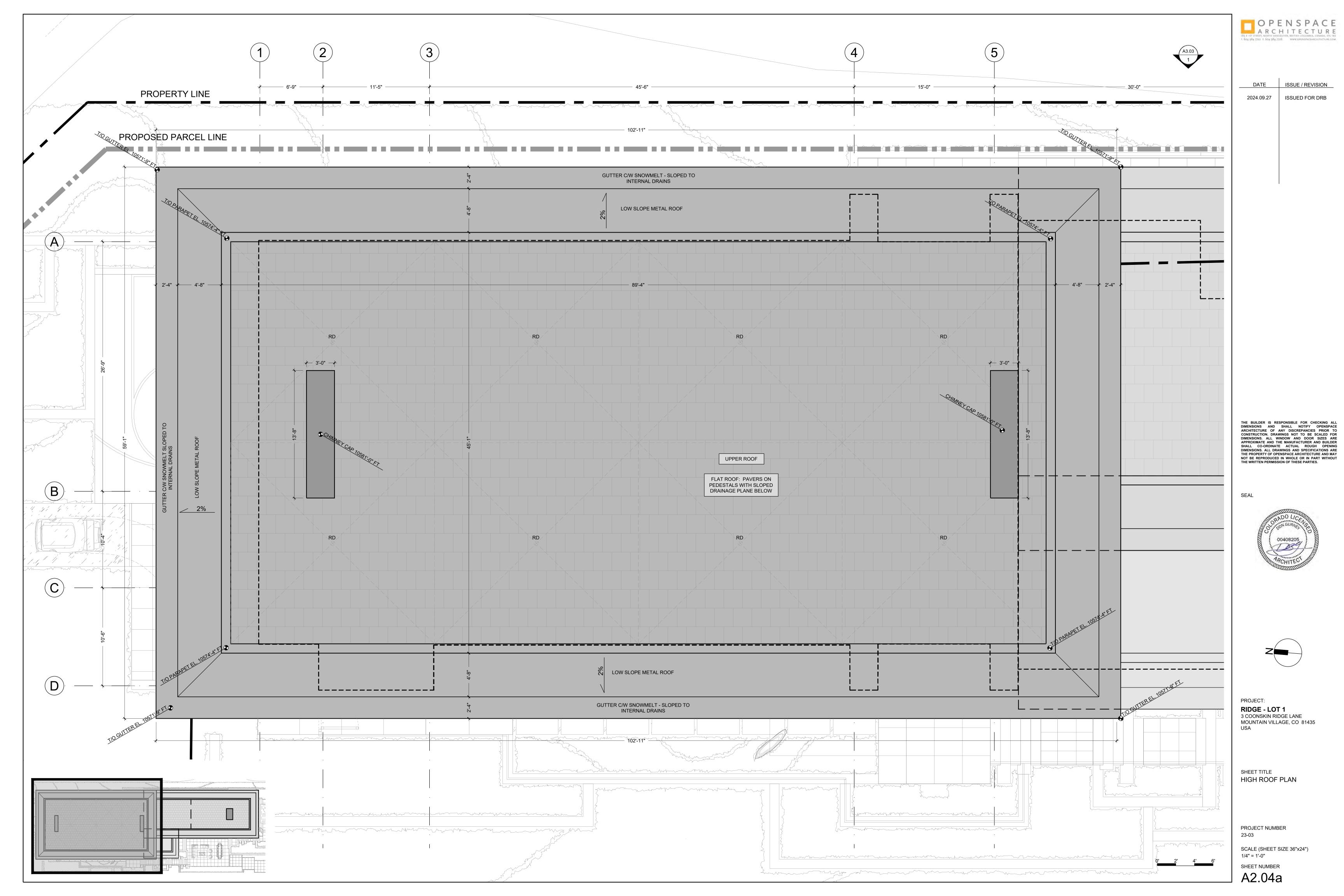






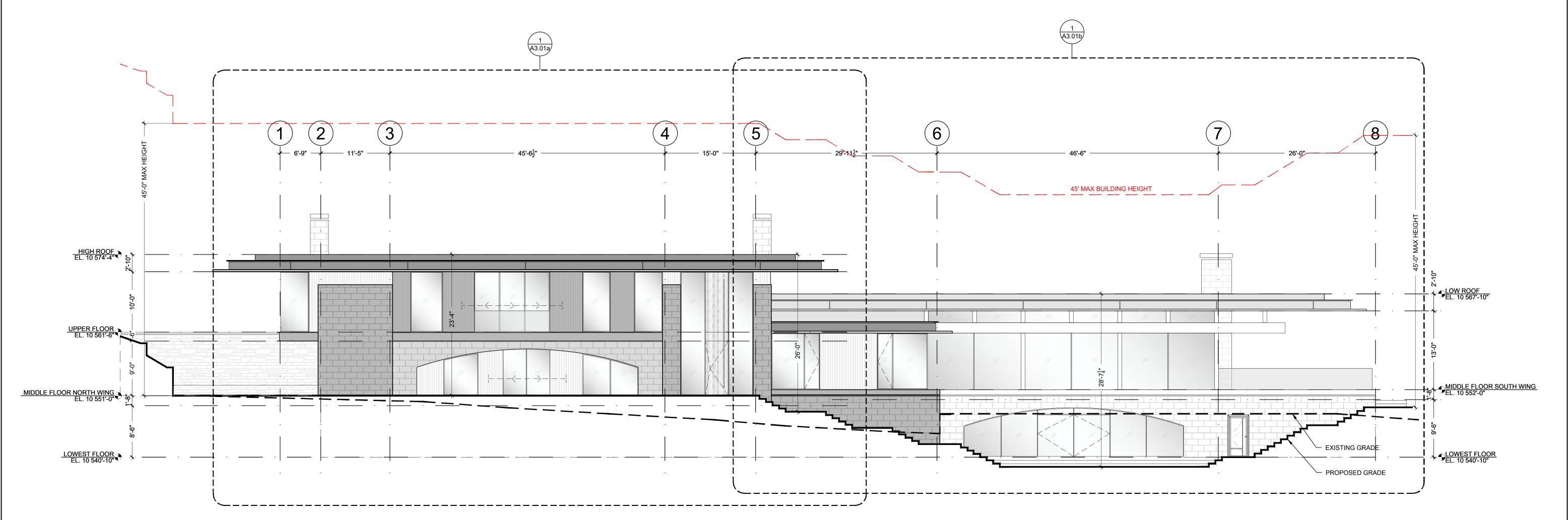








DATE	ISSUE / REVISION
2024.09.27	ISSUED FOR DRB



# THE BUILDER IS RESPONSIBLE FOR CHECKING ALL DIMENSIONS AND SHALL NOTIFY OPENSPACE ARCHITECTURE OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. DRAWINGS NOT TO BE SCALED FOR DIMENSIONS. ALL WINDOW AND DOOR SIZES ARE APPROXIMATE AND THE MANUFACTURER AND BUILDER SHALL CO-ORDINATE ACTUAL ROUGH OPENING DIMENSIONS. ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF OPENSPACE ARCHITECTURE AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF THESE PARTIES.

SEAL



RIDGE - LOT 1
3 COONSKIN RIDGE LANE
MOUNTAIN VILLAGE, CO 81435
USA

PROJECT:

SHEET TITLE
WEST ELEVATION
OVERALL

PROJECT NUMBER 23-03

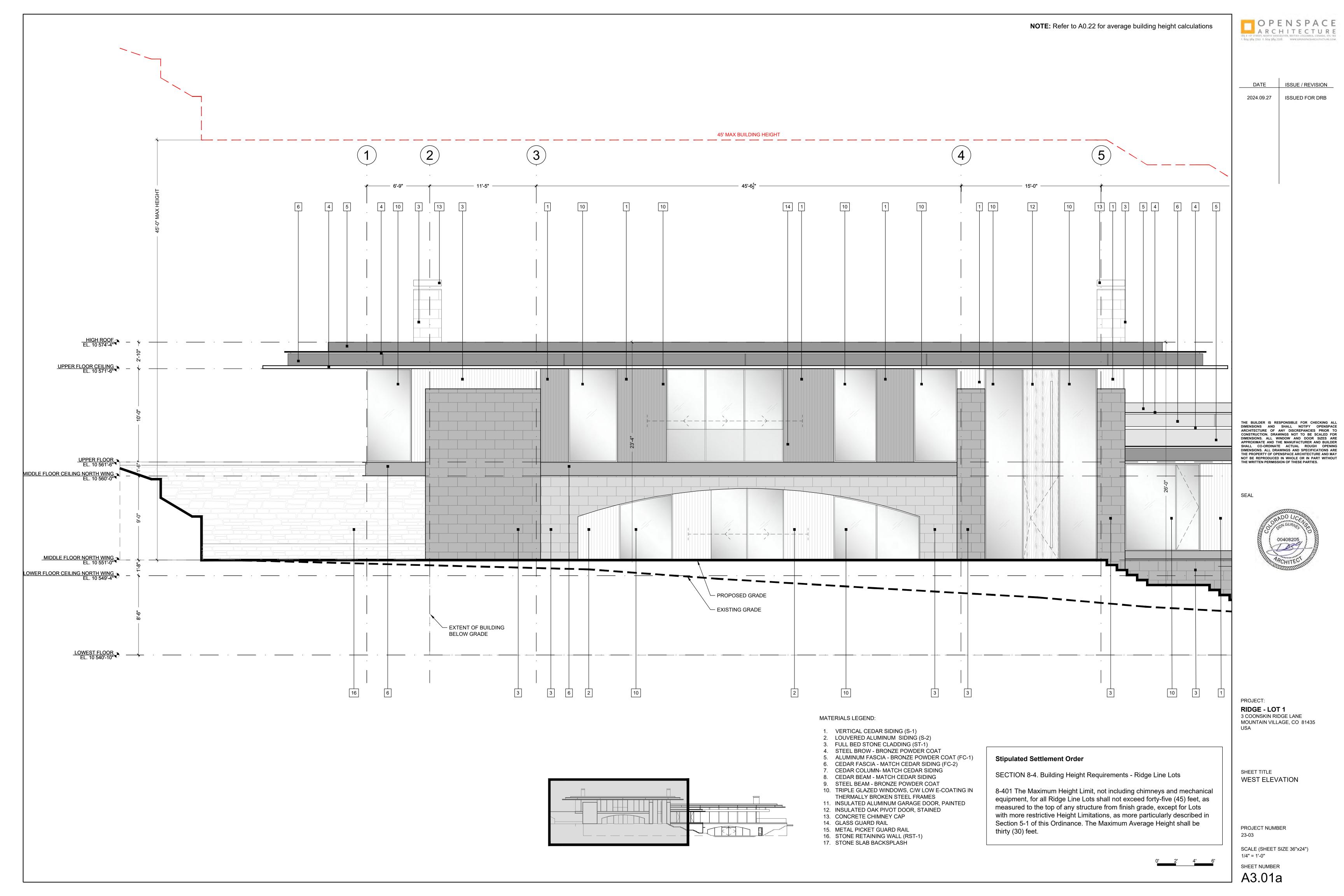
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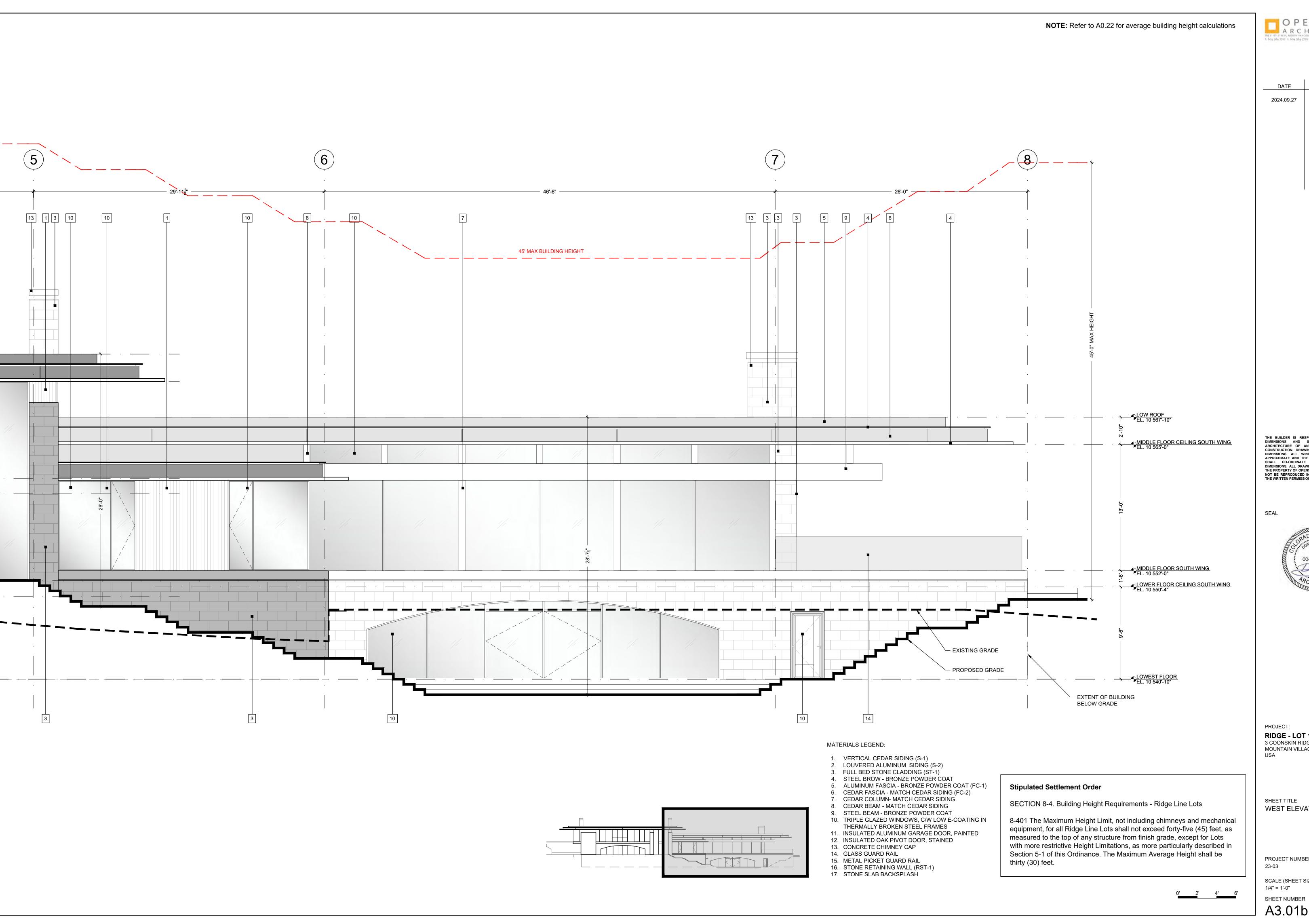
A3.01

#### Stipulated Settlement Order

SECTION 8-4. Building Height Requirements - Ridge Line Lots

8-401 The Maximum Height Limit, not including chimneys and mechanical equipment, for all Ridge Line Lots shall not exceed forty-five (45) feet, as measured to the top of any structure from finish grade, except for Lots with more restrictive Height Limitations, as more particularly described in Section 5-1 of this Ordinance. The Maximum Average Height shall be thirty (30) feet.





ARCHITECTURE

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THE BUILDER IS RESPONSIBLE FOR CHECKING ALL DIMENSIONS AND SHALL NOTIFY OPENSPACE ARCHITECTURE OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. DRAWINGS NOT TO BE SCALED FOR DIMENSIONS. ALL WINDOW AND DOOR SIZES ARE APPROXIMATE AND THE MANUFACTURER AND BUILDER SHALL CO-ORDINATE ACTUAL ROUGH OPENING DIMENSIONS. ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF OPENSPACE ARCHITECTURE AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF THESE PARTIES.



PROJECT: RIDGE - LOT 1
3 COONSKIN RIDGE LANE
MOUNTAIN VILLAGE, CO 81435
USA

WEST ELEVATION

PROJECT NUMBER

SCALE (SHEET SIZE 36"x24") 1/4" = 1'-0"

A3.01b

equipment, for all Ridge Line Lots shall not exceed forty-five (45) feet, as

with more restrictive Height Limitations, as more particularly described in

measured to the top of any structure from finish grade, except for Lots

Section 5-1 of this Ordinance. The Maximum Average Height shall be

thirty (30) feet.

11. INSULATED ALUMINUM GARAGE DOOR, PAINTED

12. INSULATED OAK PIVOT DOOR, STAINED

13. CONCRETE CHIMNEY CAP

15. METAL PICKET GUARD RAIL

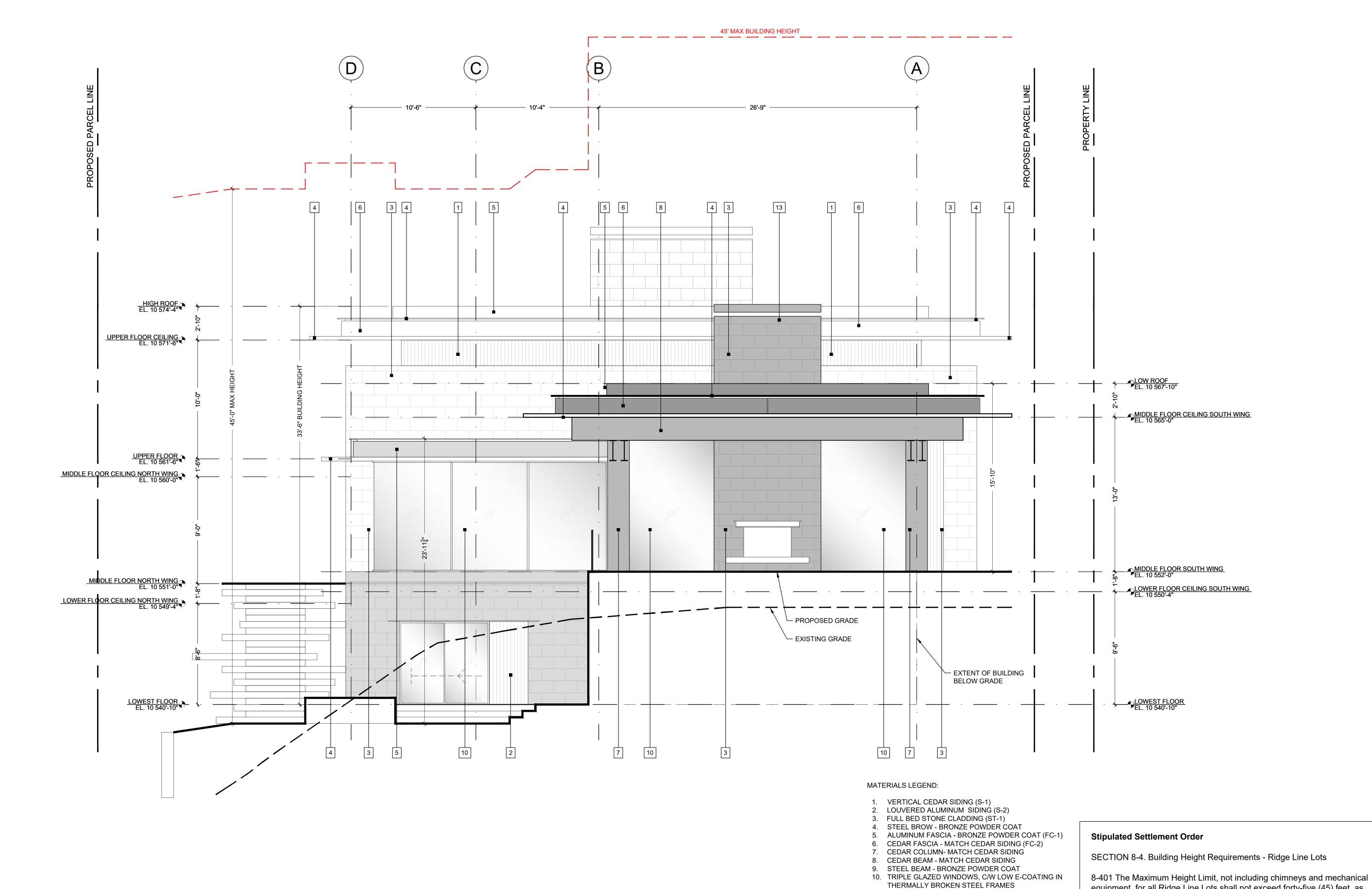
17. STONE SLAB BACKSPLASH

16. STONE RETAINING WALL (RST-1)

14. GLASS GUARD RAIL



DATE	ISSUE / REVISION
2024.09.27	ISSUED FOR DRB



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SEAL



PROJECT: RIDGE - LOT 1 3 COONSKIN RIDGE LANE MOUNTAIN VILLAGE, CO 81435

SHEET TITLE SOUTH ELEVATION

PROJECT NUMBER 23-03

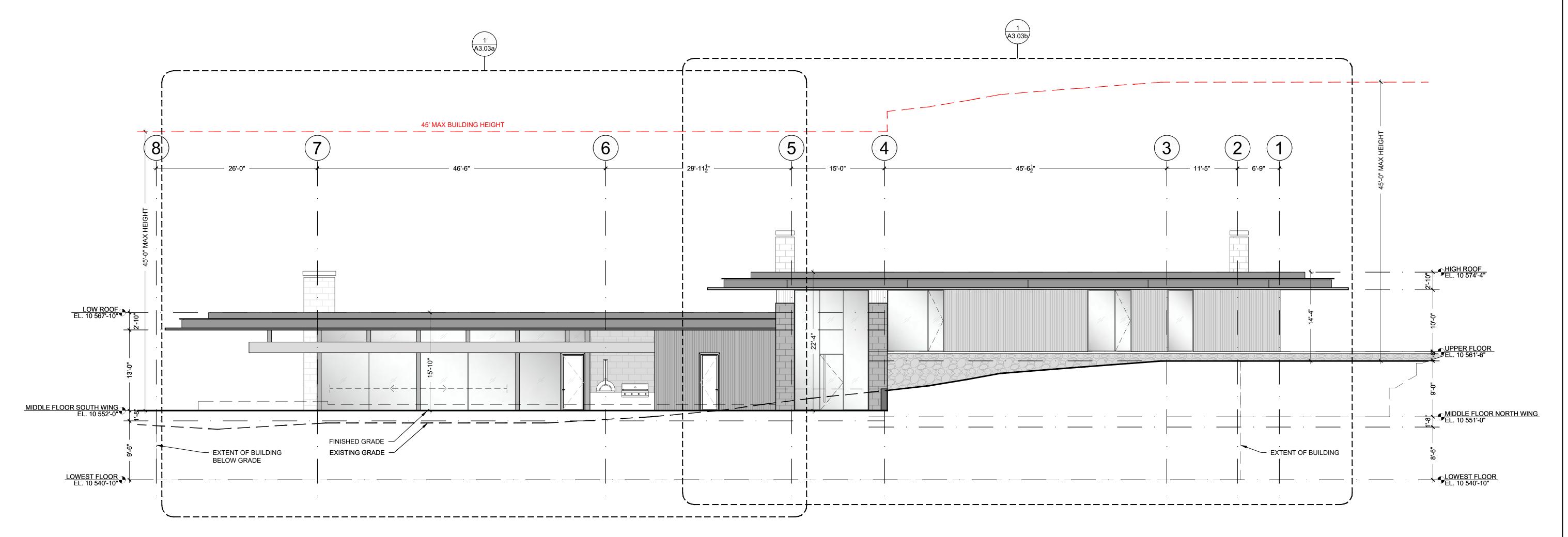
SCALE (SHEET SIZE 36"x24") 1/4" = 1'-0"

SHEET NUMBER

A3.02



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SEAL



RIDGE - LOT 1
3 COONSKIN RIDGE LANE
MOUNTAIN VILLAGE, CO 81435
USA

PROJECT:

SHEET TITLE
EAST ELEVATION
OVERALL

PROJECT NUMBER 23-03

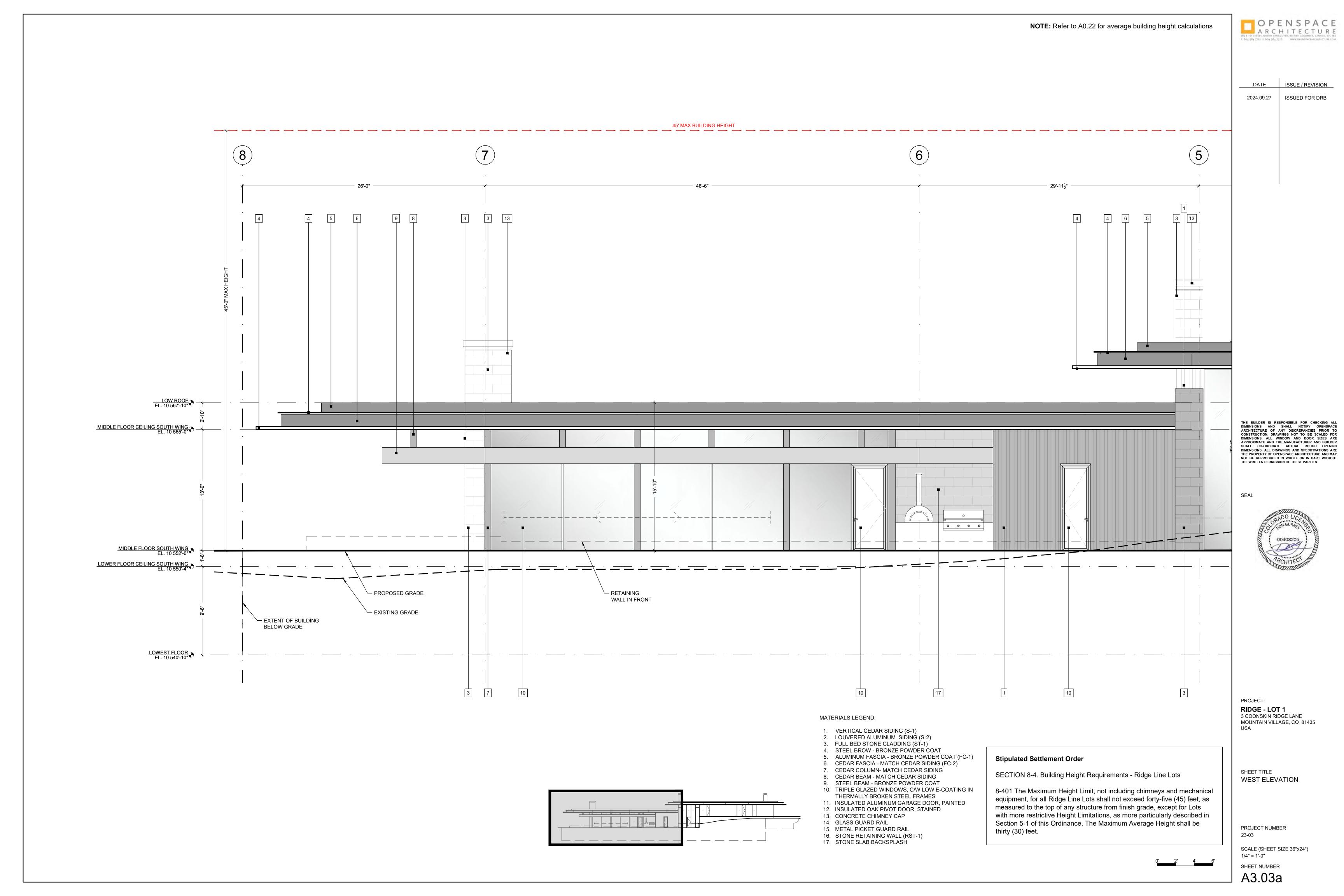
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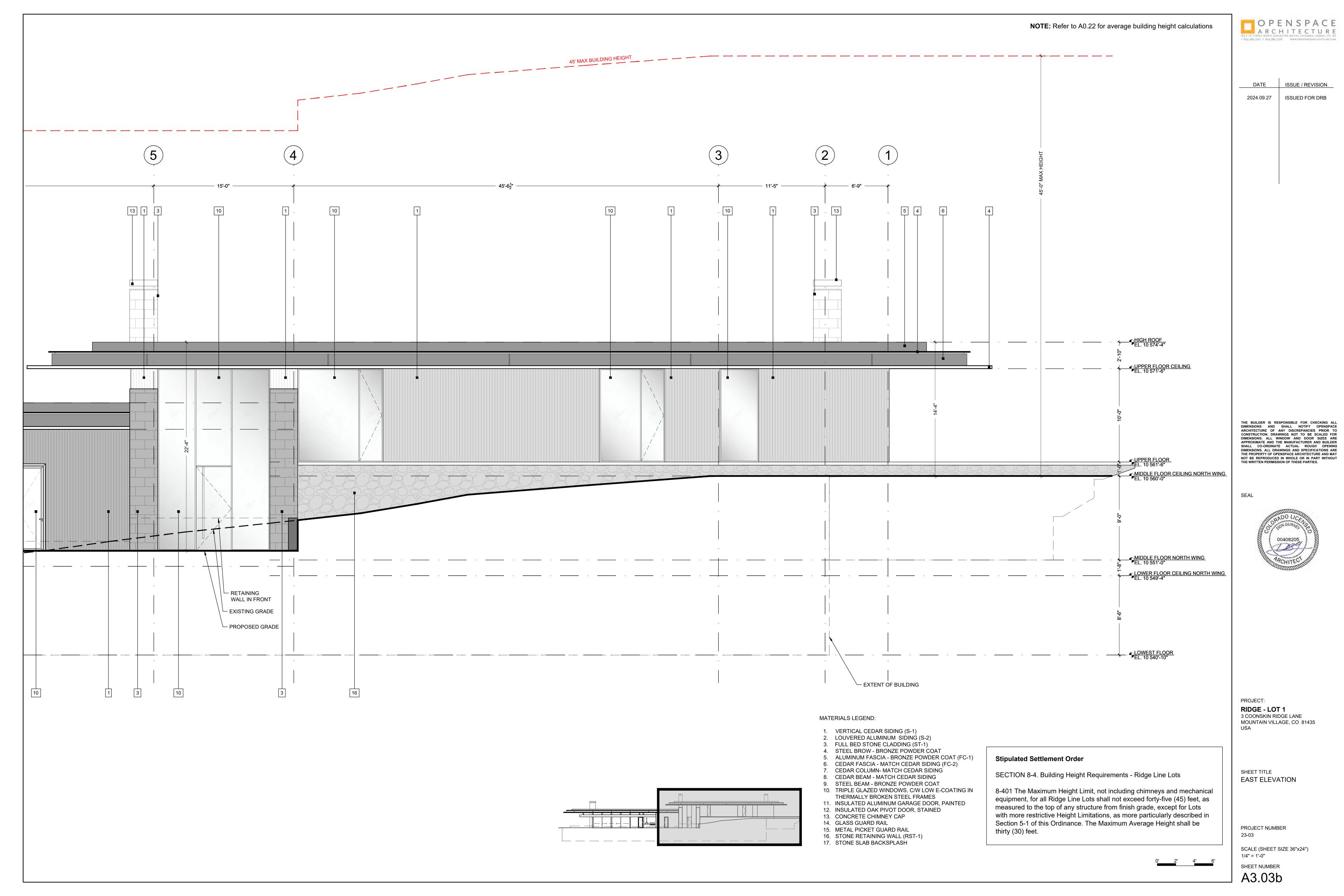
A3.03

#### Stipulated Settlement Order

SECTION 8-4. Building Height Requirements - Ridge Line Lots

8-401 The Maximum Height Limit, not including chimneys and mechanical equipment, for all Ridge Line Lots shall not exceed forty-five (45) feet, as measured to the top of any structure from finish grade, except for Lots with more restrictive Height Limitations, as more particularly described in Section 5-1 of this Ordinance. The Maximum Average Height shall be thirty (30) feet.







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SEAL



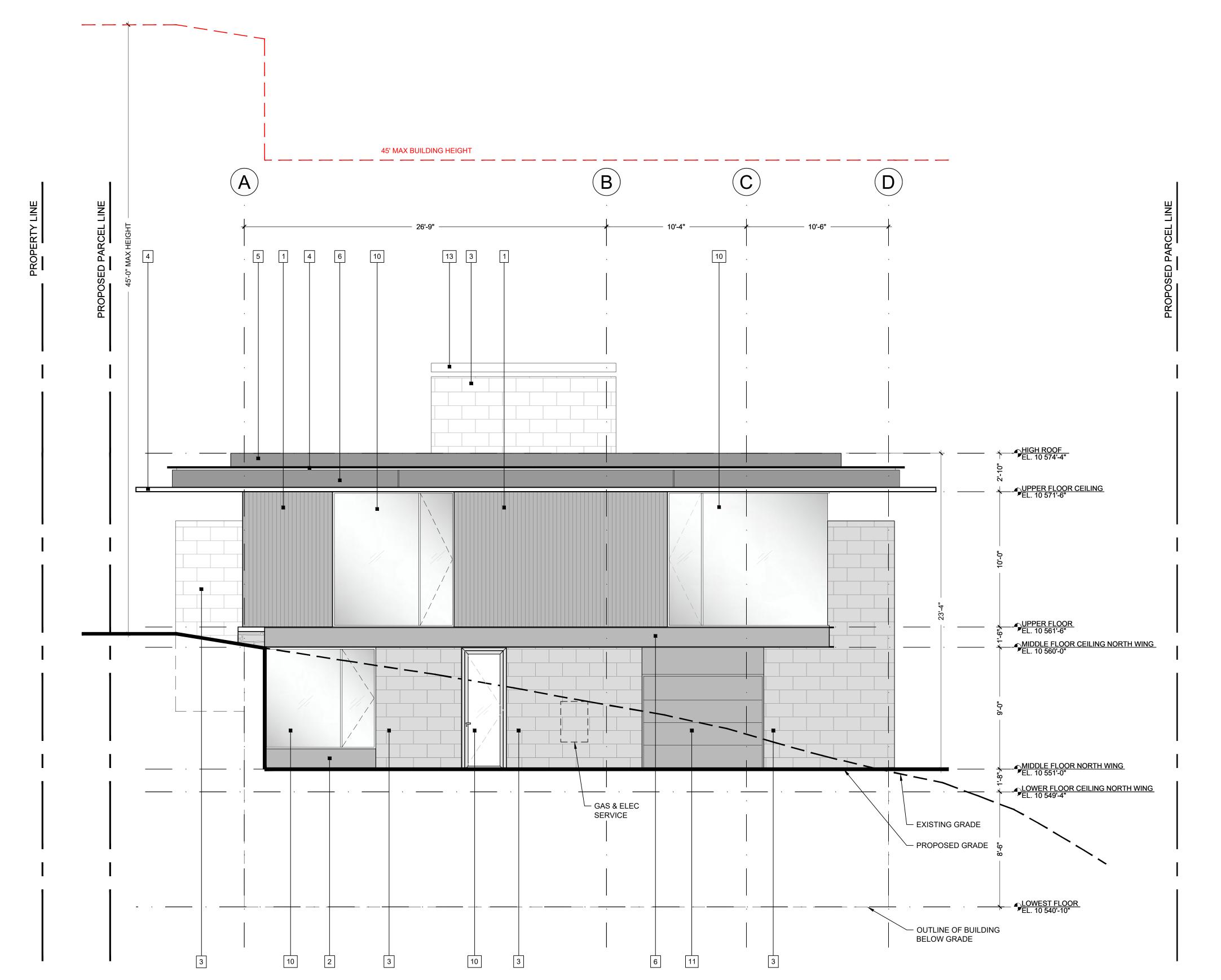
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SHEET TITLE NORTH ELEVATION

PROJECT NUMBER 23-03

SCALE (SHEET SIZE 36"x24") 1/4" = 1'-0"

SHEET NUMBER A3.04



### MATERIALS LEGEND:

- 1. VERTICAL CEDAR SIDING (S-1)
- 2. LOUVERED ALUMINUM SIDING (S-2)
- 3. FULL BED STONE CLADDING (ST-1) 4. STEEL BROW - BRONZE POWDER COAT
- 5. ALUMINUM FASCIA BRONZE POWDER COAT (FC-1) 6. CEDAR FASCIA - MATCH CEDAR SIDING (FC-2)
- CEDAR COLUMN- MATCH CEDAR SIDING
- 8. CEDAR BEAM MATCH CEDAR SIDING
- 9. STEEL BEAM BRONZE POWDER COAT
- 10. TRIPLE GLAZED WINDOWS, C/W LOW E-COATING IN THERMALLY BROKEN STEEL FRAMES
- 11. INSULATED ALUMINUM GARAGE DOOR, PAINTED
- 12. INSULATED OAK PIVOT DOOR, STAINED
- 13. CONCRETE CHIMNEY CAP
- 14. GLASS GUARD RAIL
- 15. METAL PICKET GUARD RAIL
- 16. STONE RETAINING WALL (RST-1)
- 17. STONE SLAB BACKSPLASH

## equipment, for all Ridge Line Lots shall not exceed forty-five (45) feet, as

Stipulated Settlement Order

measured to the top of any structure from finish grade, except for Lots with more restrictive Height Limitations, as more particularly described in Section 5-1 of this Ordinance. The Maximum Average Height shall be

8-401 The Maximum Height Limit, not including chimneys and mechanical

SECTION 8-4. Building Height Requirements - Ridge Line Lots

thirty (30) feet.





#### MATERIAL LEGEND

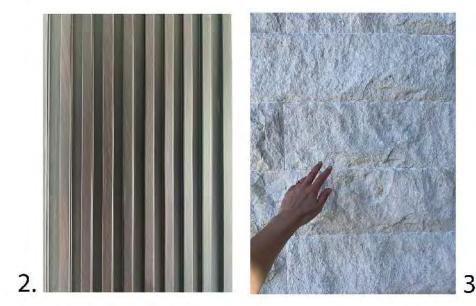
- 1. Vertical Cedar Siding (S-1)
- 2. Louvered Aluminum Siding (S-2)
- 3. Full Bed Stone Cladding (ST-1)
- 4. Steel Brow Bronze Powder Coat
- 5. Low Slope Roof & Flashing Bronze Powder Coat (FC-1)
- 6. Cedar Fascia Match Cedar Siding (FC-2)
- 7. Cedar Column Match Cedar Siding
- 8. Cedar Beam Match Cedar Siding
- 9. Steel Beam Bronze Powdercoat

- 10. Triple Glazed Windows, c/w low E-coating in Painted steel frames
- 11. Insulated Aluminum Garage Door Bronze Powder Coat
- 12. Insulated Oak Pivot Door Stained
- 13. Concrete Chimney Cap Natural
- 14. Glass Guard Rail
- 15. Metal Picket Guard Rail/Pool Fence
- 16. Stone Retaining Wall (RST-1)
- 17. Paving stone / Accent Paving stone
- 18. Hemlock Soffit
- 19. Roof Paving stone



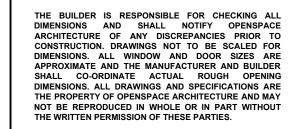












SEAL



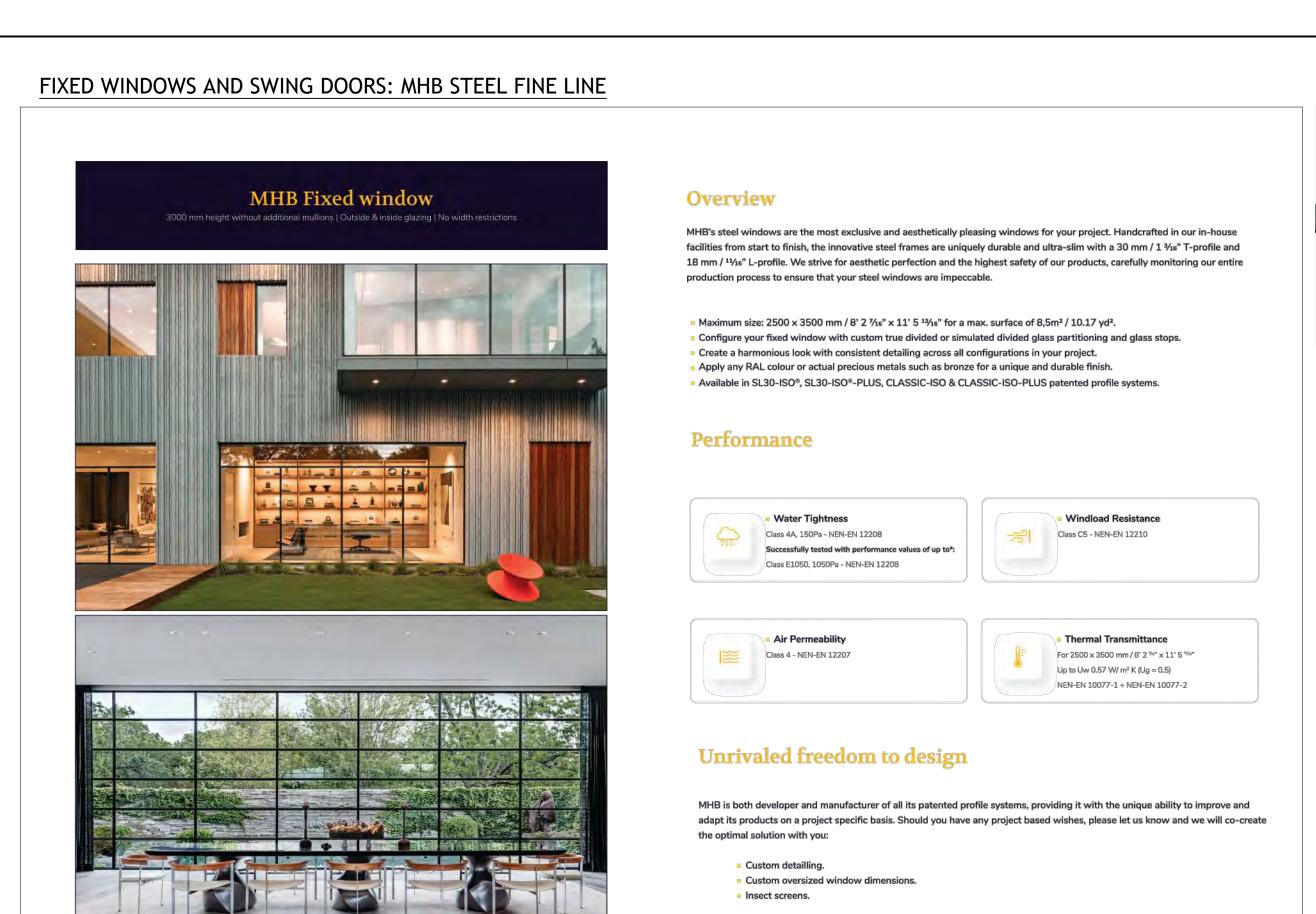
PROJECT: RIDGE - LOT 1 3 COONSKIN RIDGE LANE MOUNTAIN VILLAGE, CO 81435 USA

SHEET TITLE
MATERIAL PALETTE

PROJECT NUMBER

A3.10

SCALE (SHEET SIZE 36"x24") N/A SHEET NUMBER





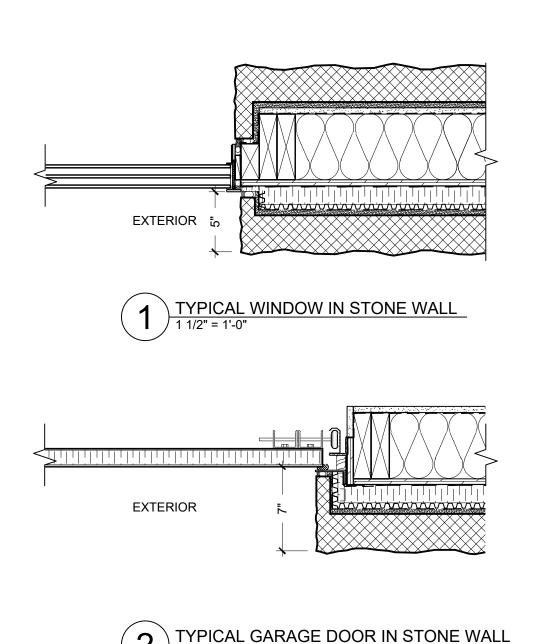
#### SLIDING DOORS: SKY-FRAME ALUMINUM FINE LINE SYSTEM



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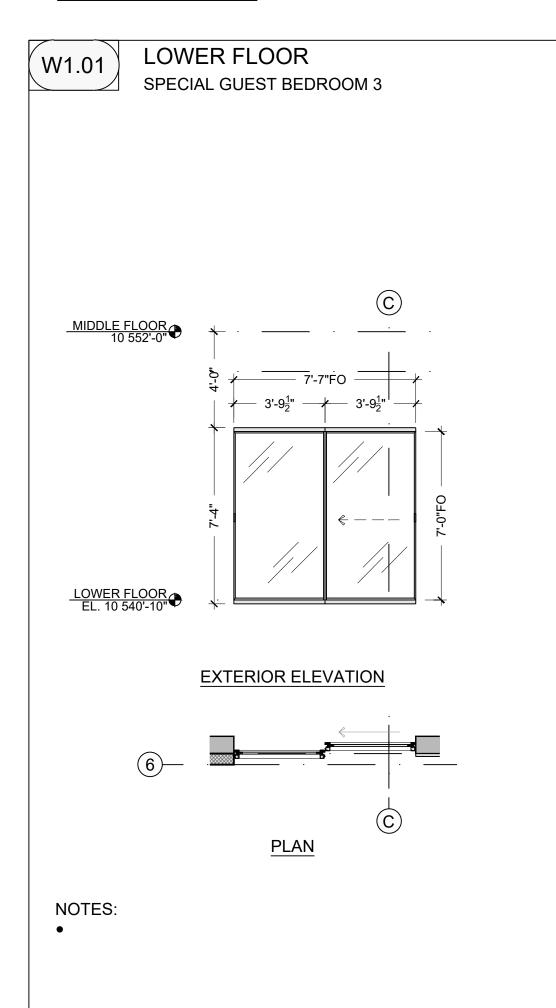
#### WINDOW AND DOOR DETAILS:

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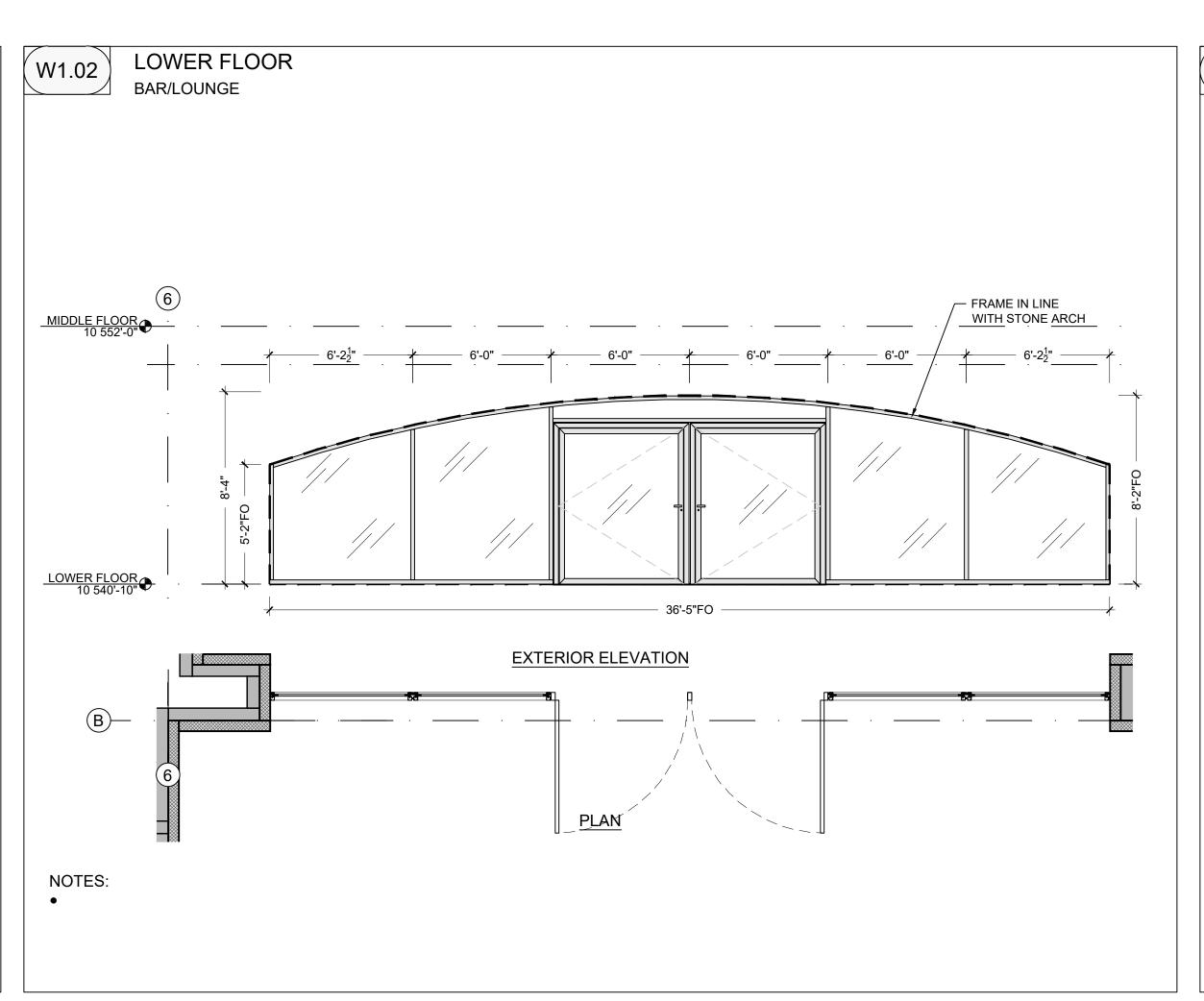


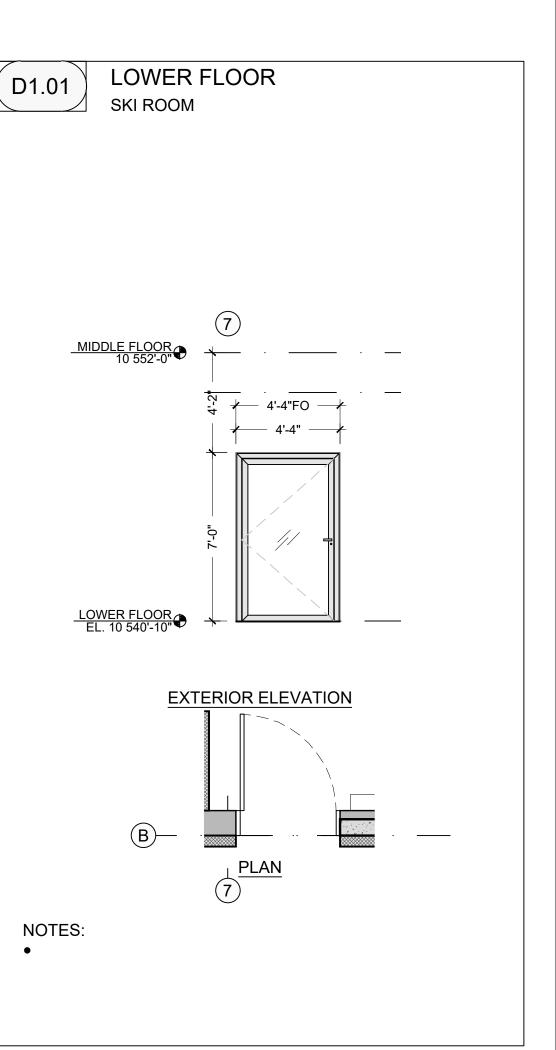
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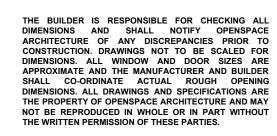
\* Summary of test results available upon request.



Dutch Masters of Steel since 1667







SEAL



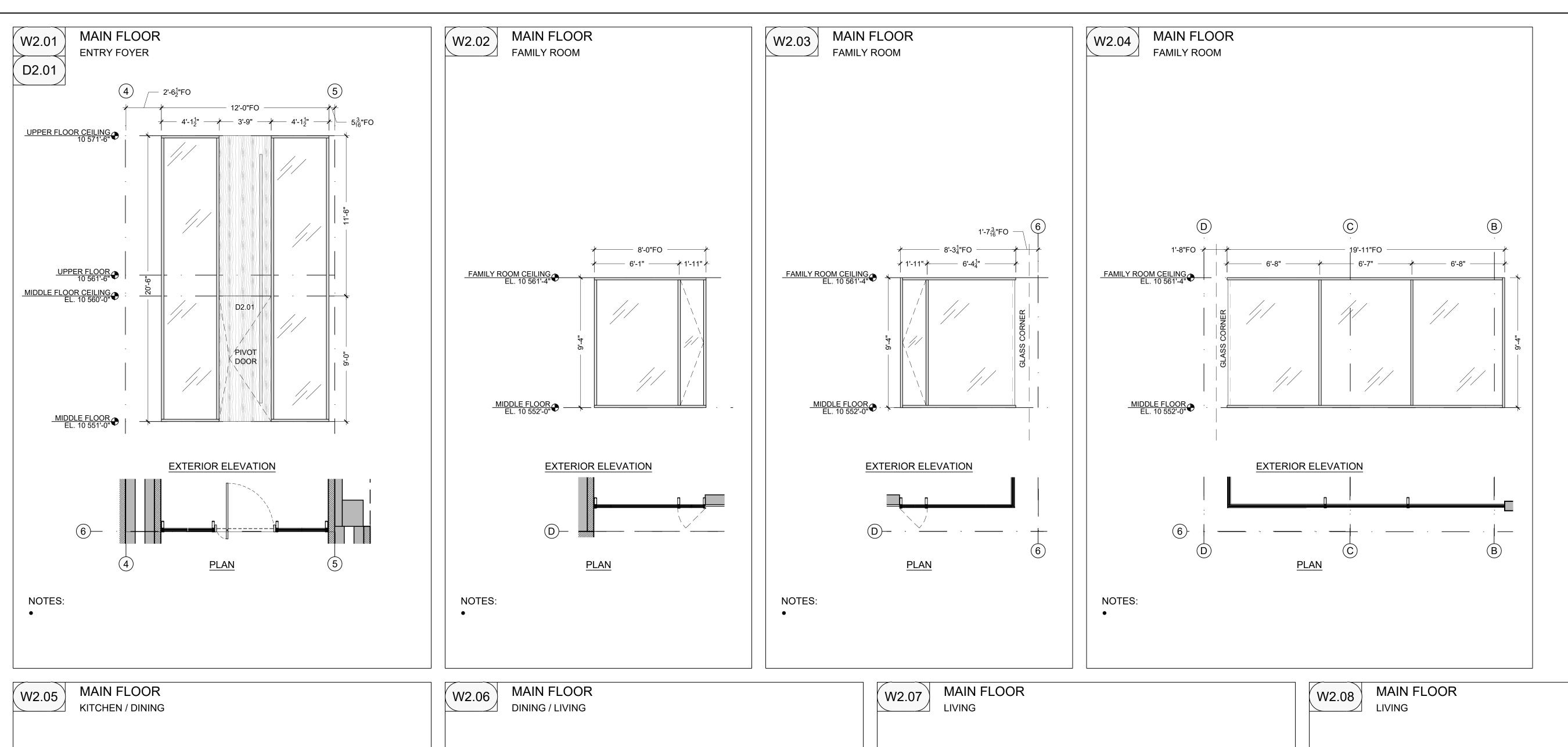
PROJECT: RIDGE - LOT 1 3 COONSKIN RIDGE LANE MOUNTAIN VILLAGE, CO 81435 USA

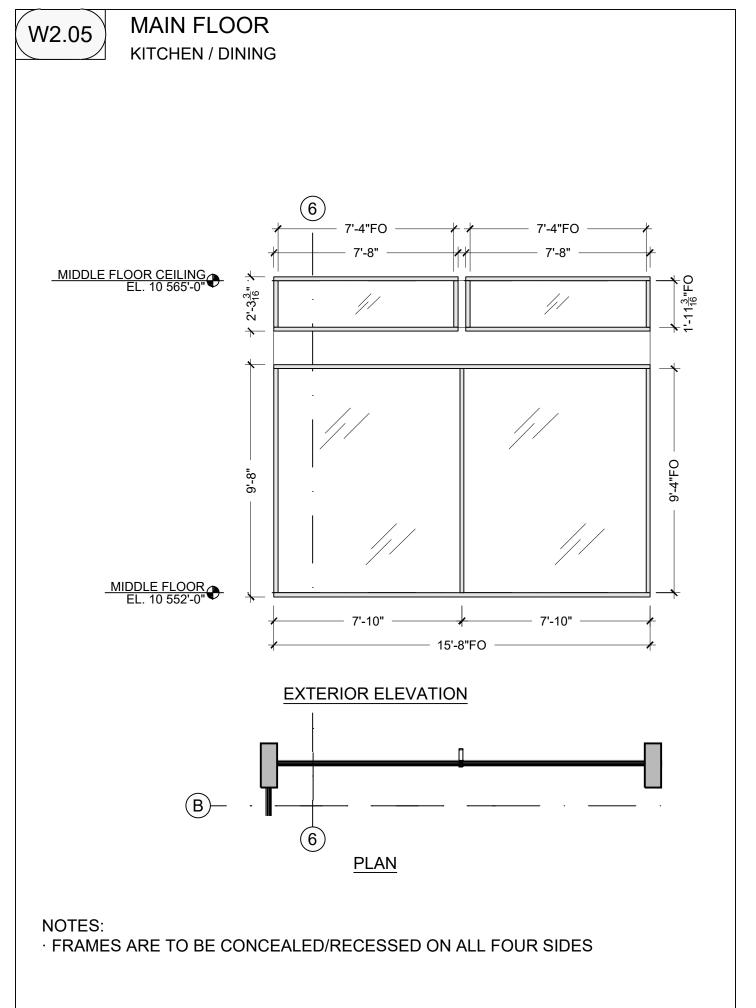
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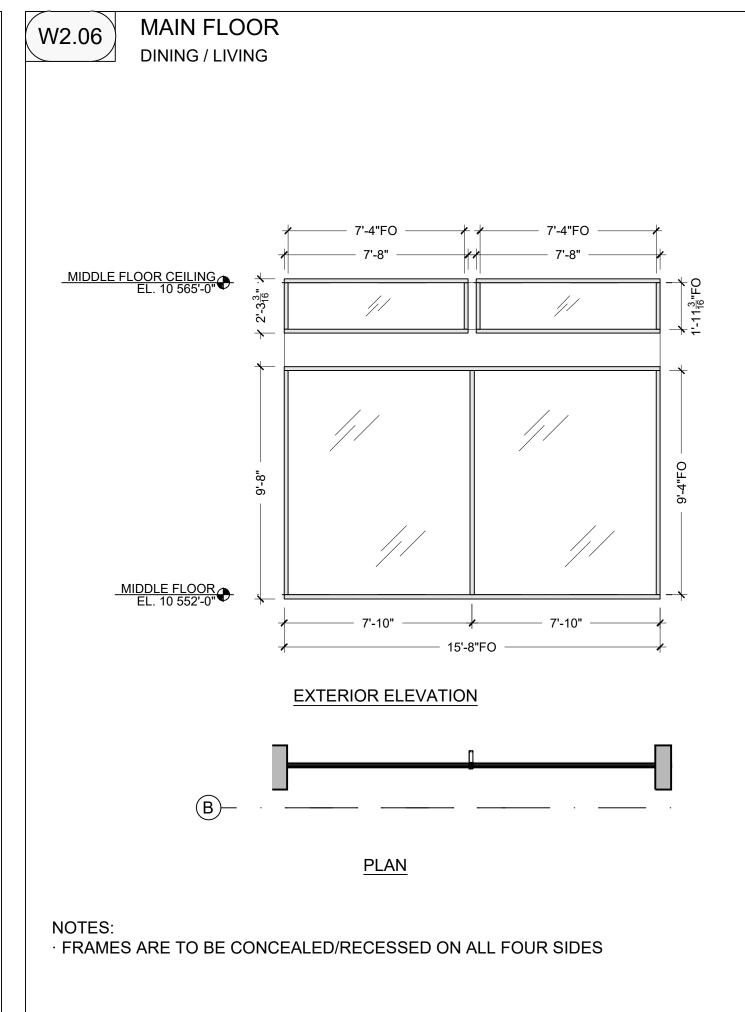
PROJECT NUMBER 23-03

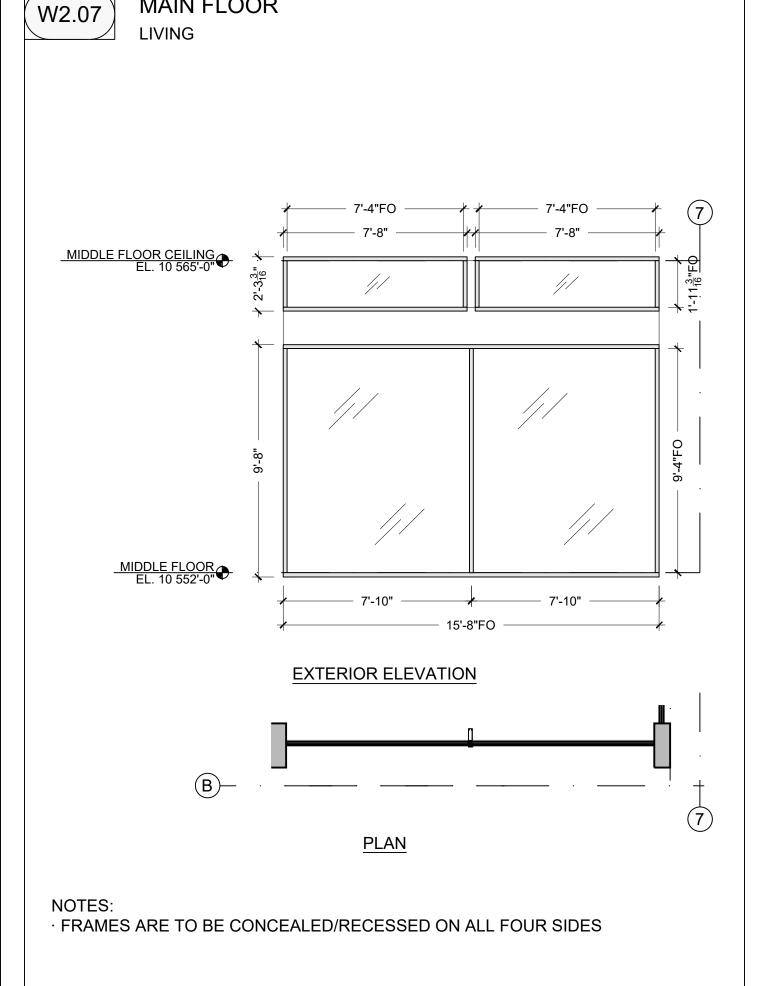
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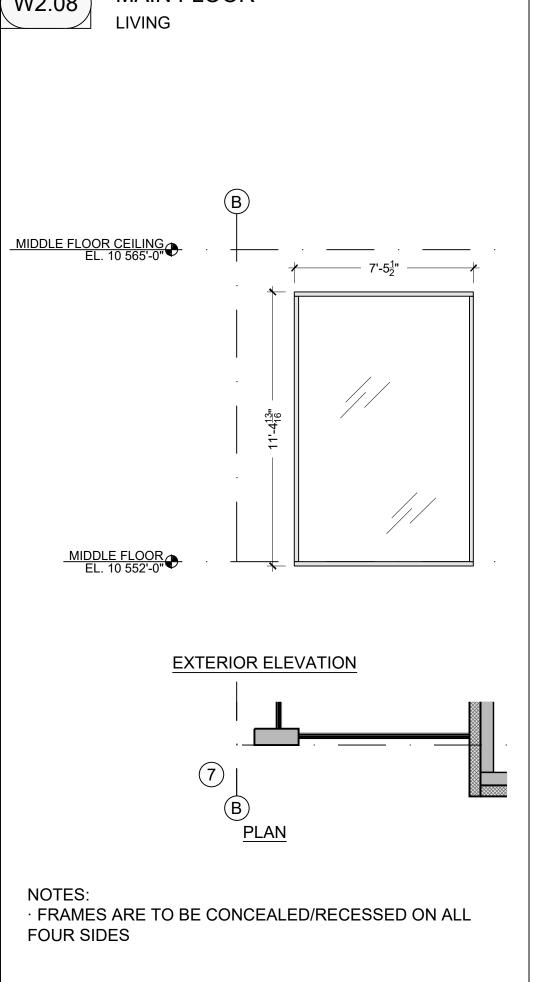
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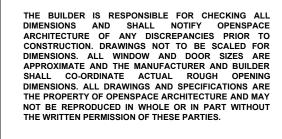






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PROJECT:

RIDGE - LOT 1
3 COONSKIN RIDGE LANE
MOUNTAIN VILLAGE, CO 81435
USA

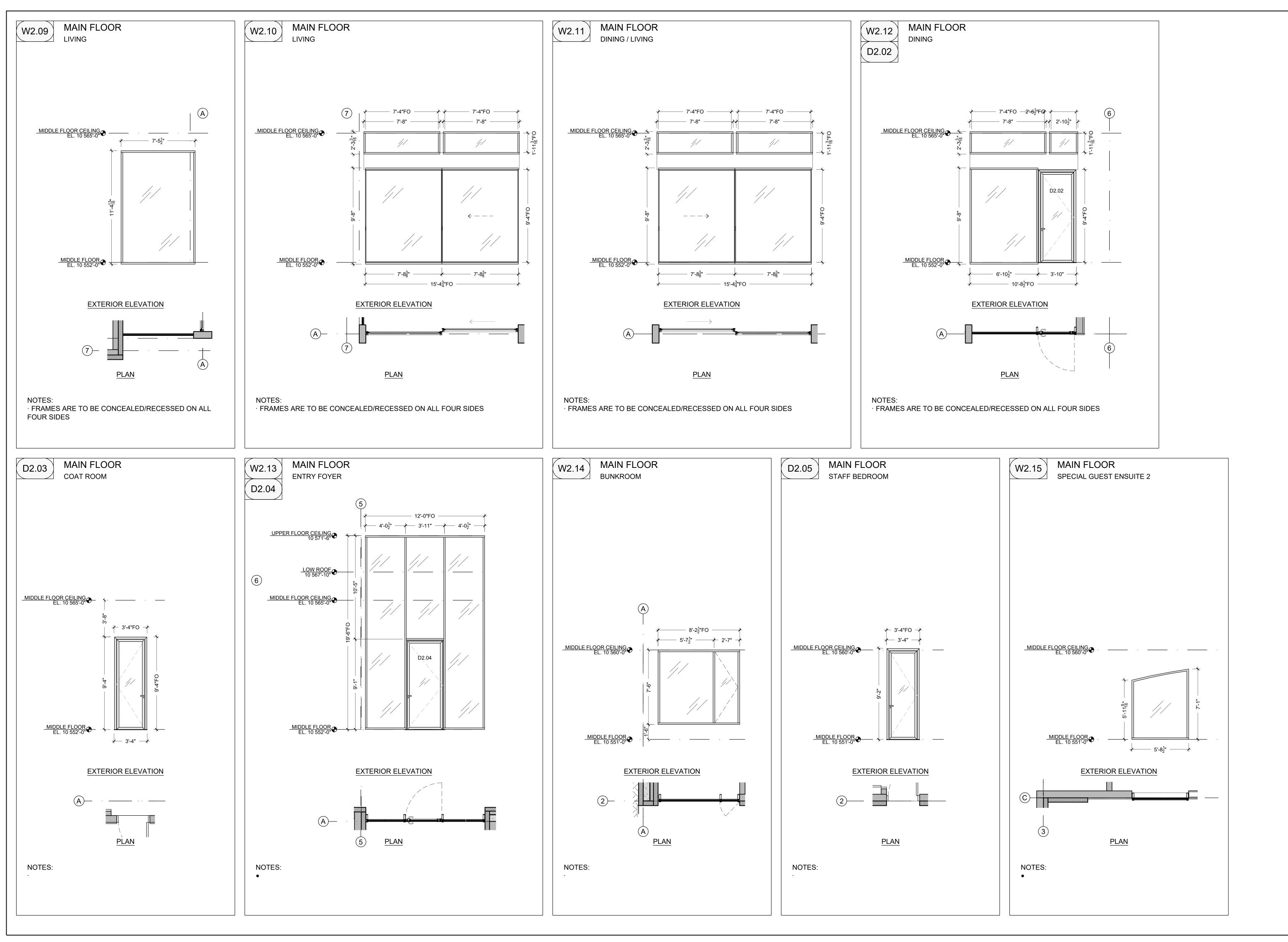
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WINDOW SCHEDULE
MAIN FLOOR

PROJECT NUMBER 23-03

SCALE (SHEET SIZE 36"x24") 1/4" = 1'-0"

SHEET NUMBER

A8.02

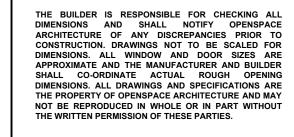


OPENSPACE

ARCHITECTURE

165 # 157 578ET, NORTH WANCOUVER, BILITED COLUMNS, CANADA, VZ. 183
1.50 u. 084 7722 # 604 084 7725 WWW.YDBNASDATEADTHUTETURE PON

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2024.09.27 ISSUED FOR DRB



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PROJECT:

RIDGE - LOT 1
3 COONSKIN RIDGE LANE
MOUNTAIN VILLAGE, CO 81435
USA

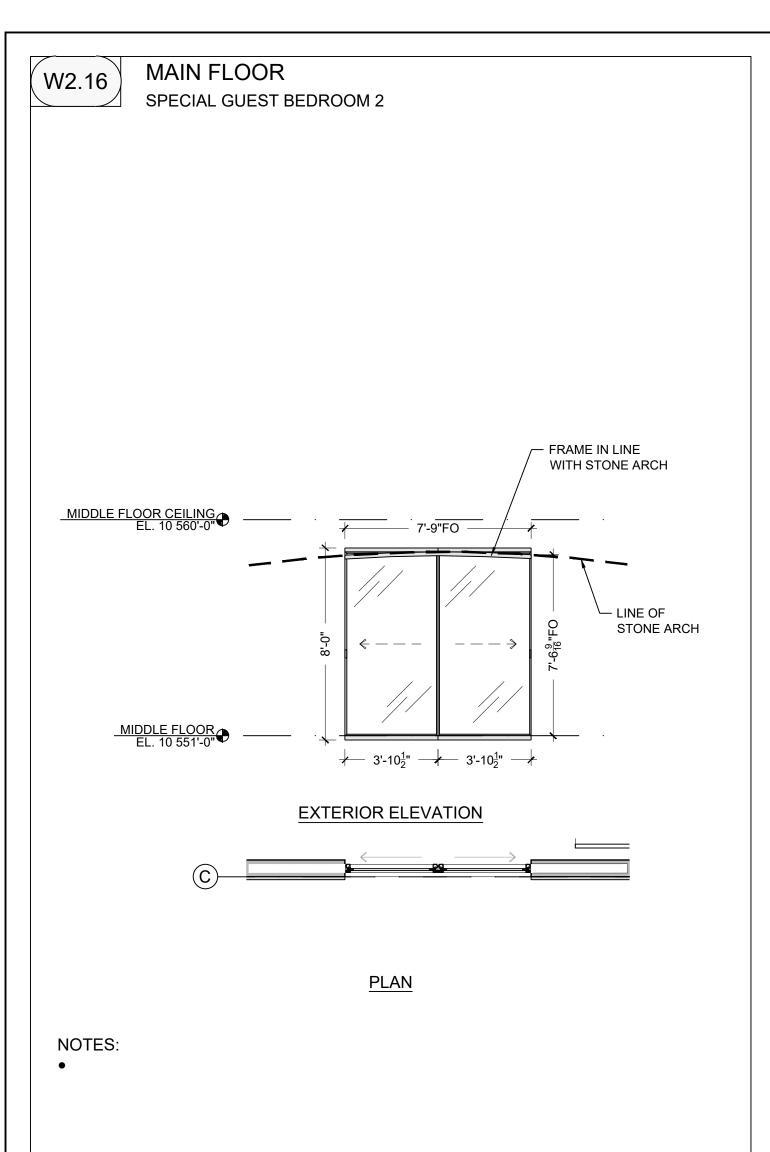
SHEET TITLE
WINDOW SCHEDULE
MAIN FLOOR

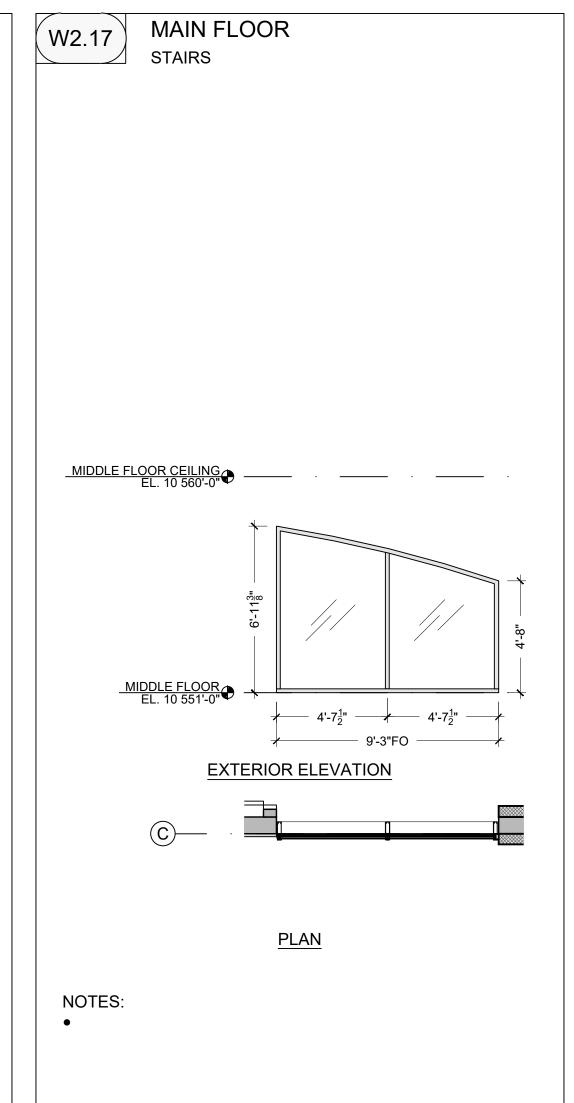
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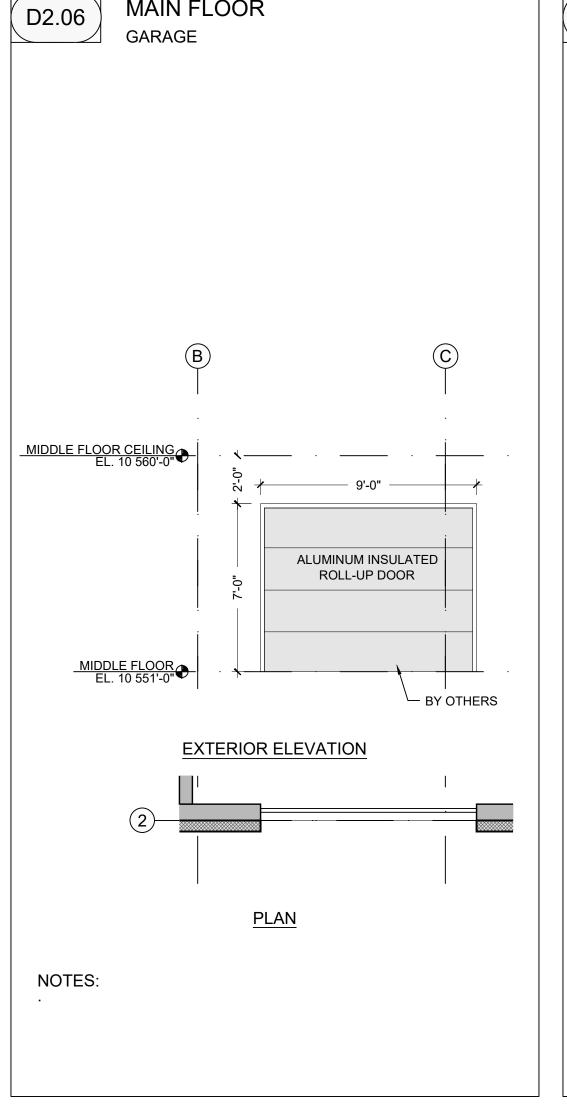
SCALE (SHEET SIZE 36"x24") 1/4" = 1'-0"

SHEET NUMBER

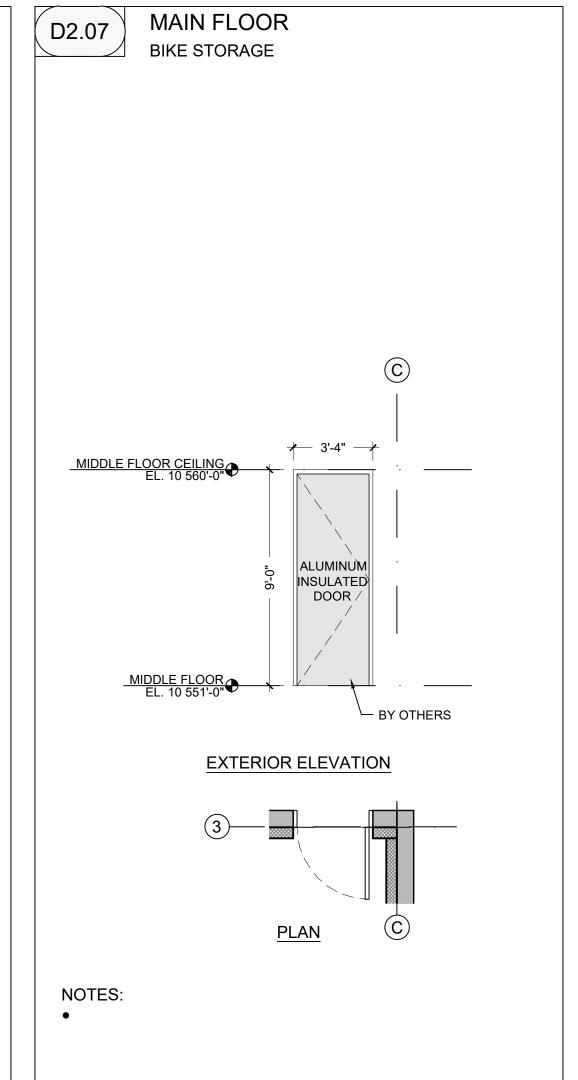
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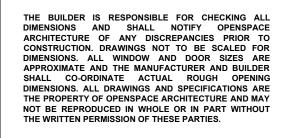


MAIN FLOOR





DATE	ISSUE / REVISION
2024.09.27	ISSUED FOR DRB



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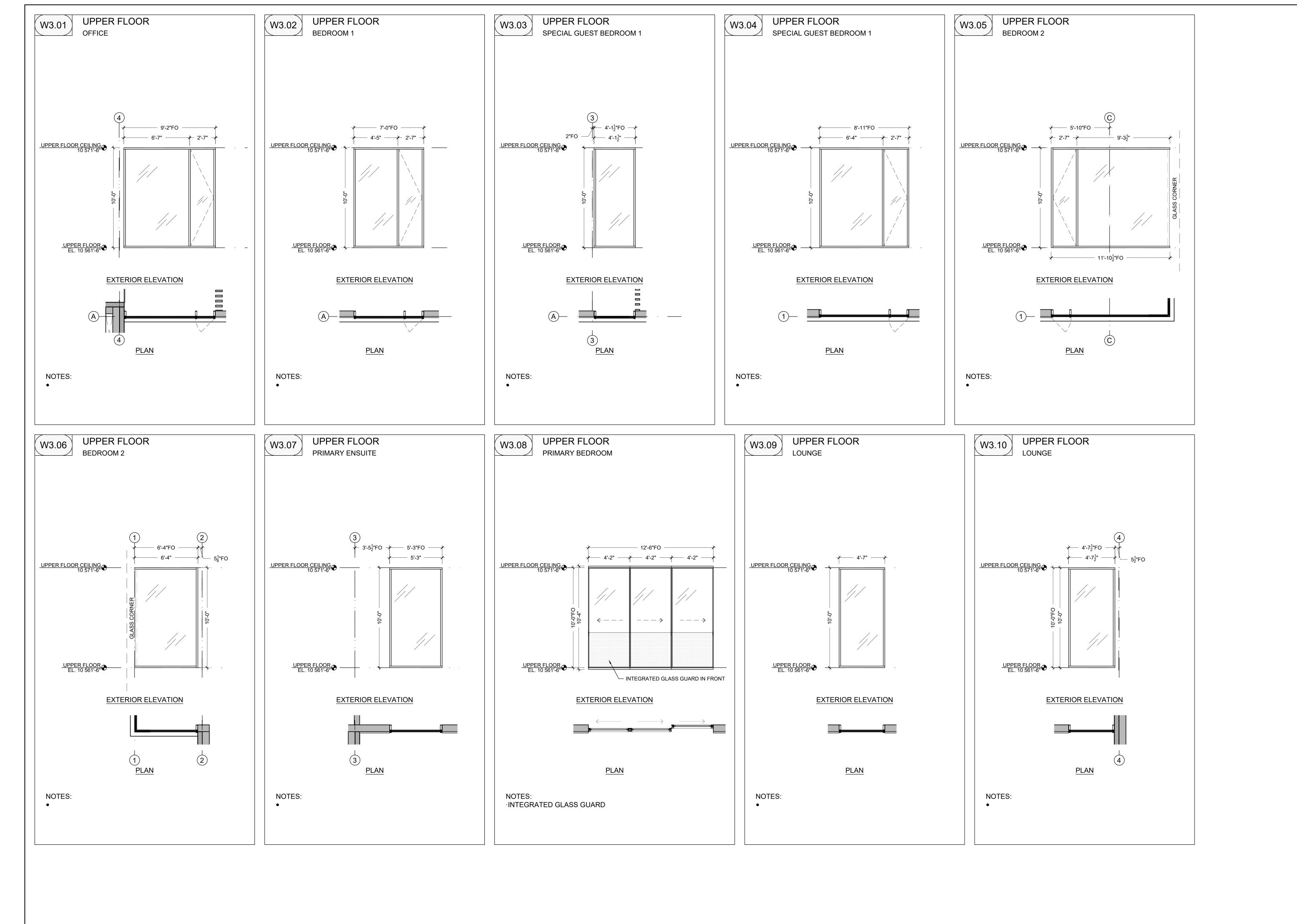
PROJECT: RIDGE - LOT 1
3 COONSKIN RIDGE LANE
MOUNTAIN VILLAGE, CO 81435
USA

SHEET TITLE WINDOW SCHEDULE MAIN FLOOR

PROJECT NUMBER 23-03

SCALE (SHEET SIZE 36"x24") 1/4" = 1'-0" SHEET NUMBER

A8.04



OPENSPACE

ARCHITECTURE

B 157 STBEET, NORTH VANCOUVER, BRITTSH COLUMBIA, CANADA, V76 183
OCA 984 7722 F, 604 984 7726 WWW.OPENSPACEARCHITECTURE.COM

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SEAL

PROJECT:

SHEET TITLE

UPPER FLOOR

PROJECT NUMBER

SHEET NUMBER

A8.05

23-03

RIDGE - LOT 1

3 COONSKIN RIDGE LANE MOUNTAIN VILLAGE, CO 81435 USA

WINDOW SCHEDULE

SCALE (SHEET SIZE 36"x24") 1/4" = 1'-0"

2024.09.27

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