TOWN OF MOUNTAIN VILLAGE
REGULAR DESIGN REVIEW BOARD MEETING AGENDA
THURSDAY JULY 10, 2025, 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/85918859775
Meeting ID: 859 1885 9775

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	0	Chair	Chair	Call to Order
2.	10:00	2	Howe	Action	Reading and Approval of Summary of Motions of the June 5, 2025 Design Review Board Meeting
3.	10:02	15	Perez/ Applicant	Quasi-Judicial	Review and Recommendation to Town Council for a Minor Subdivision and Density Transfer of Lots 901-R2, 902-R2, 908, and 904, pursuant to CDC Sections 17.4.13 and 17.4.10.
4.	10:17	45	Alvarado/ Applicant	Quasi-Judicial	Consideration of a Design Review: Initial Architecture and Site Review for a New Single-Family Home at Lot 89-3A, TBD Lookout Ridge Ln, pursuant to CDC Section 17.4.11.
5.	11:02	30	Perez/ Applicant	Work Session	Review and Recommendation to Town Council of a Variance Request for the Siting of a Pickleball Court in the Front Yard at Lot 705R, 132 Adams Ranch Rd, pursuant to CDC Section 17.3.4.
6.	11:32	0	Chair	Adjourn	Adjourn

DESIGN REVIEW BOARD MINUTES
TOWN OF MOUNTAIN VILLAGE
REGULAR DESIGN REVIEW BOARD MEETING
JUNE 5, 2025, 10:00 AM

Call to Order

Chair **Brown** called the meeting of the Design Review Board DRB of the Town of Mountain Village to order at 10:00 a.m. on June 5, 2025.

Attendance

The following Board members were present and acting:
Banks Brown
Scott Bennett
David Eckman
David Craige
Adam Miller
Liz Newton
Ellen Kramer (via Zoom)
Jim Austin (via Zoom)

The following Board members were absent:
Greer Garner

Town Staff in attendance:
Amy Ward – Community Development Director
Daniel Alvarado – Senior Planner
Claire Perez – Planner II (via Zoom)
Erin Howe – Planning Technician

Public Attendance:
Ken Alexander

Public Attendance via Zoom:
Isaias

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Item 2. Staff Introduction: Daniel Alvarado, Senior Planner.

Item 3. Discussion to Update the Agenda to Include Item 6. Discussion of the Addition of a Special Design Review Board Meeting in the Third Week of July.

On a **MOTION** by **Craige** and seconded by **Newton** the DRB voted **unanimously** to **approve** the addition of Item 6. Discussion of the Addition of a Special Design Review Board Meeting in the Third Week of July.

Item 3. Reading and Approval of Summary of Motions of the May 1, 2025, Design Review Board Meeting.

On a **MOTION** by **Miller** and seconded by **Bennett** the DRB voted **unanimously** to **approve** the summary of motions for the May 1, 2025, Design Review Board meeting minutes.

Item 4. Consideration of a Design Review: Final Architecture Review for a New Single-Family Detached Condominium at Lot 161A-4 Unit 8, TBD Raccoon Ln, pursuant to CDC Section 17.4.11.

Craige recused himself from this item.

Claire Perez: Presented as Staff
Chris Hawkins: Presented as Applicant
Public Comment: None

On a **MOTION** by **Bennett** and seconded by **Miller** the DRB voted **4-1** to **approve** the Final Architecture Review for a New Single-Family Detached Condominium at Lot 161A-4 Unit 8, TBD Raccoon Ln, pursuant to CDC Section 17.4.11. (**Kramer denied** due to the fenestration on the south side of the structure), based on the evidence provided in the staff memo of record dated May 26, 2025, and the findings of the meeting.

Specific Approvals

1) Materials – Composite siding and EPDM roofing material

Design Variations

1) Flat Roof Form
2) Up-lighting

And with the following conditions:

1) *Prior to the issuance of a building permit, the applicant shall provide a light fixture for the address monument.*
2) *Prior to the issuance of a building permit, the town forester shall sign off on both the landscaping plan and fire mitigation plan.*

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3) *Prior to Building Permit, the applicant shall provide approval from the HOA of the construction mitigation plan, including details regarding the temporary construction access road and restoration plan for this post construction.*
4) *Prior to the issuance of a building permit, the applicant shall field verify all utility locations.*
5) *Prior to the issuance of a building permit, the addendum to the reservation agreement shall be executed.*
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.*
11) *The applicant shall meet the following conditions of the Fire Marshall:*
    a. *A monitored automatic sprinkler system shall be installed in accordance with NFPA 13D, 2018 IFC, and TFPD amended codes.*
    b. *An interconnected monitored fire alarm system shall be installed in accordance with NFPA 72, 2018 IFC, and TFPD amended codes.*
    c. *Monitored carbon monoxide detection shall be installed in accordance with 2018 IFC 915.2.1.*
    d. *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.*

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e. *Electric vehicle charging stations/outlets shall be installed in accordance with NFPA 70 and located within 5 feet of the garage door.*

12) *Per CDC 17.3.9 Housing Impact Mitigation Requirements for this development application are set at 75% since the application was submitted and deemed complete in 2024.*
13) *Prior to the issuance of a building permit, the applicant shall change the office sconce to a step light.*

Item 5. Consideration of a Design Review: Final Architecture Review for a New Single-Family Detached Condominium at Lot AR56R, TBD Adams Way, pursuant to CDC Section 17.4.11.

Austin recused himself from this item.

Claire Perez: Presented as Staff
Ken Alexander: Presented as Applicant
Public Comment: None

On a **MOTION** by **Miller** and seconded by **Bennett** the DRB voted **unanimously** to **approve** the Final Architecture Review for a New Single-Family Detached Condominium at Lot AR56R, TBD Adams Way, pursuant to CDC Section 17.4.11., based on the evidence provided in the staff memo of record dated May 23, 2025, and the findings of the meeting.

Specific Approvals

1) GE Encroachment –flagstone pavers, gravel, and grading
2) Disturbance to steep slopes > 30%

Design Variations

1) Flat roof form
2) Wall mounted address plaque

And with the following conditions:

1) *Prior to the issuance of the building permit, the fire mitigation and landscape plan should be revised per the Forester's comments.*
2) *Prior to the issuance of the building permit, the applicant should revise the wall mounted address plaque to include the materiality and dimensions of the numbers.*
3) *Prior to the issuance of the building permit, the construction mitigation plan shall be revised to include fencing around the sides of the lot.*
4) *Prior to the issuance of the building permit, the applicant must submit a revised window recess detail that meets CDC requirements.*
5) *Prior to the issuance of the building permit, the applicant shall clarify the materiality of the flat roof.*

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6) *Prior to the issuance of a building permit, the applicant shall field verify all utility locations.*
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 shall be prepared by a Colorado public land surveyor to establish the maximum building height and the maximum average building height.*
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) *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*
11) *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.*
12) *The applicant shall meet the following conditions of the Fire Marshall:*
    a. *A monitored automatic sprinkler system shall be installed in accordance with NFPA 13D, 2018 IFC, and TFPD amended codes.*
    b. *An interconnected monitored fire alarm system shall be installed in accordance with NFPA 72, 2018 IFC, and TFPD amended codes.*
    c. *Monitored carbon monoxide detection shall be installed in accordance with 2018 IFC 915.2.1.*
    d. *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.*
    e. *Electric vehicle charging stations/outlets shall be installed in accordance with NFPA 70 and located within 5 feet of the garage door.*
13) *Per CDC 17.3.9 Housing Impact Mitigation Requirements for this development application are set at 100% since the application was submitted and deemed complete in 2025.*

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Item 6. Discussion of the Addition of a Special Design Review Board Meeting in the Third Week of July.

Special Design Review Board Meeting on July 14th at 10:00am.

Item 7. Adjourn

The DRB voted **unanimously** to adjourn the June 5, 2025, Design Review Board Meeting at 11:30 AM.

Prepared and submitted by,

Erin Howe, Planning Technician

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Agenda Item 6
COMMUNITY DEVELOPMENT DEPARTMENT
455 Mountain Village Blvd.
Mountain Village, CO 81435
(970) 728-1392

TO: Mountain Village Design Review Board

FROM: Claire Perez, Planner II

FOR: Design Review Board Public Hearing; July 10, 2025

DATE: June 25, 2025

RE: Review and Recommendation by the Design Review Board regarding a Density Transfer Application for Lots 901-R2, 902-R2, 908, and 904, pursuant to Community Development Code Sections 17.4.13 and 17.4.10

APPLICATION OVERVIEW: Density Transfer and Rezone Application

PROJECT GEOGRAPHY
Legal Description:
Parcel A: LOT 901-R2 ACC TO REPLAT OF 901-R2 AND 902-R2 TMV FILING 9 REC 12 21 2007 PL BK 1 PG 3809 RECPT 390838 1.05 AC
Address: 115 Victoria Drive
Owner: Sorelle Assets Due LTD a TX LP
Zoning: Single-family
Existing Use: Single-family residence
Lot size: 1.05 Acres

Parcel B: LOT 902-R2 ACC TO REPLAT OF 901-R2 AND 902-R2 TMV FILING 9 REC 12 21 2007 PL BK 1 PG 3809 RECPT 390838 1.05 AC
Address: TBD Victoria Drive
Owner: Sorelle Assets Due LTD
Zoning: Single-family
Existing Use: Vacant
Lot size: 1.05 Acres

Parcel C: LOT 908 TELLURIDE MTN VILLAGE FILING 9 ACC TO SUBS PLAT AMEND TO LOT 903 908 AND TRACT OS 903 FILING 9 TMV BK 1 PG 1602 11 9 93 CONT 0.896 AC
Address: TBD Victoria Drive
Owner: 908 Associates LLC
Zoning: Single-family
Existing Use: Vacant
Lot size: 0.896 Acres

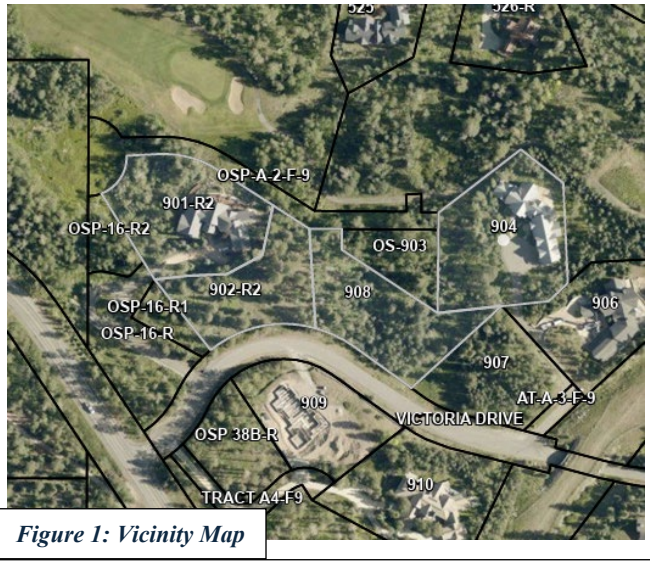


Figure 1: Vicinity Map

Parcel D: LOT 904 FILING 9 TELLURIDE MOUNTAIN VILLAGE CONT 1.142 ACRES IMP SURVEY PL BK 1 PG 564 REC SEPT 7 2005
Address: 123 Victoria Drive
Owner: Sykes Family Revocable Trust
Zoning: Single-family
Existing Use: Single-family home
Lot Size: 1.14 Acres

ATTACHMENTS
Exbibit A: Narrative/Replat
Exhibit B: Staff/Public Comment

CASE SUMMARY: Stephanie Fanos, Applicant, has submitted a density transfer and rezone application and a minor subdivision application to make lot line adjustments and vacate some of the lot lines between 901-R2, 902-R2, 908, and 904 to create two single-family lots and move the remaining density into the density bank. The application also requests to vacate the General Easements along the current lot lines and create new General Easements along the boundaries of the two new Single-family lots. The existing General Easements along the perimeters of the lots will be maintained. The density transfer would result in the loss of 1 single-family unit of density on lot 902-R2 and 1 single-family unit of density from Lot 908.The replat would increase the lot size of 901-R3 to 2.249 acres, and increase the size of 904-R to 1.142 Acres.

Lot 908 is owned by 908 Associates LLC. 908 Associates LLC is owned by the owners of Lot 904 and Lots 901 and 902. Currently, there are existing single-family homes on Lots 901-R2 and 904. Lot 901-R2 has been attempting to create a caretaker unit on the lot, but the wetlands and topography on the site have created difficulties. The additional acreage on Lot 901-R2 would allow the owner better opportunities to site the caretaker unit without impacting the wetlands.

The owners of Lot 908 previously submitted a density transfer and rezone application to rezone Lot 908 to Passive Open Space in 2024. The application did not receive approval from the Council and was instead withdrawn.

If the Town Council determines that the proposed replat is appropriate, the newly created Lot 904-R and 901-R3 would each have one extra unit of density (a 4-person equivalent) that would be required per the CDC to be transferred into the Town's Density Bank.

It should be noted that the Design Review Board's purview in this application relates solely to the recommendation of the density transfer and rezone application, and the Town Council is the sole ruling body on the Minor Subdivision (replat). Any future proposed development on the site, such as a potential ADU or a significant addition, would be presented to the DRB for review.

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.*

Existing zoning designations on the properties:

Table 1

Lot No.	Zone District	Zoning Designation	Actual Units	Total Person Equivalents	Total Person Equivalent Density
Lot 901-R2	Single-family	Residential	1	4	4
Lot 904	Single-family	Residential	1	4	4
Lot 902-R2	Single-family	Residential	1	4	4
Lot 908	Single-family	Residential	1	4	4

The proposed Ordinance rezones the properties as follows:

Table 2

Lot No.	Existing Zoning Designations Built	Zoning Designation	Actual Units	Person Equivalent per Actual Unit	Person Equivalents	Actual Units Transferred to Density Bank	Person Equivalent Transferred to Density Bank
Proposed Lot 901-R3	Single-family	Residential	1	4	4	0	0
Proposed Lot 904-R	Single-family	Residential	1	4	4	0	0
Former Lot 902-R2	Single-family	Residential	0	0	0	1	4
Former Lot 908	Single-family	Residential	0	0	0	1	4

Staff: The proposal will result in a net decrease of one Single Family Unit of Density, or 4 person equivalents on 902-R2. The proposal will also result in a net decrease of one Single Family Unit of Density, or 4 person equivalents on Lot 908. The density will be transferred to the Density Bank.

CRITERIA, ANALYSIS AND FINDINGS

The criteria for the decision to evaluate a rezone that changes the zoning designation and/or density allocation assigned to a lot is listed below. The following criteria must be met for the review authority to approve a rezoning application:

17.4.9: Rezoning Process

3. Criteria for Decision:

a. The proposed rezoning is in general conformance with the goals, policies, and provisions of the Comprehensive Plan;

Staff Finding: The applicant requests to vacate lot lines between the four single-family lots to create two single-family lots. There are existing single-family homes on Lot 901-R2 and 904. Lots 902-R2 and 908 are currently vacant. The Comprehensive Plan's Land Use Map designates Victoria Drive as suitable for single-family development. Based on this finding, the proposed density transfer and rezone would meet the intent of the Comprehensive Plan by continuing the use on the future Lots 904-R and 901-R3 as single-family residences.

b. The proposed rezoning is consistent with the Zoning and Land Use Regulations.

Staff Finding: The proposed rezone and density transfer meets the requirements of the CDC. The Single-Family Zone is intended to provide

lower density single-family dwellings. By reducing the density between the two lots, the owners would be meeting the intent of the CDC.

c. The proposed rezoning meets the Comprehensive Plan project standards;

The Comprehensive Plan project standards are listed as follows:

1. Visual impacts shall be minimized and mitigated to the extent practical, while also providing the targeted density identified in each subarea plan development table. It is understood that visual impacts will occur with development.

2. Appropriate scale and mass that fits the site(s) under review shall be provided.

3. Environmental and geotechnical impacts shall be avoided, minimized and mitigated, to the extent practical, consistent with the Comprehensive Plan, while also providing the target density identified in each subarea plan development table.

4. Site-specific issues such as, but not limited to the location of trash facilities, grease trap cleanouts, restaurant vents and access points shall be addressed to the satisfaction of the Town.

5. The skier experience shall not be adversely affected, and any ski run width reductions or grade changes shall be within industry standards.

Staff Finding: The proposed rezone and density transfer does not include any additional development, and therefore impacts to visual/scenic, environmental, geotechnical and ski resources are not anticipated. Any potential development such as an ADU or caretaker suite would be evaluated by the DRB for compliance with the Community Development Code, which contains requirements related to visual impact, scale and massing, environmental and geotechnical impacts, waste, and ski experience.

d. The proposed rezoning is consistent with public health, safety and welfare, as well as efficiency and economy in the use of land and its resources;
Staff Finding: This neighborhood is a single-family zone and is being maintained as a single-family neighborhood. There should be a reduced impact to public health, safety and welfare through the reduction of transportation demand associated with less overall density in this neighborhood.

e. The proposed rezoning is justified because there is an error in the current zoning, there have been changes in conditions in the vicinity or there are specific policies in the Comprehensive Plan that contemplate the rezoning;
Staff Finding: The Future Land Use Map in the Comprehensive Plan identifies Lots 901-R2, 902-R2, 904 and 908 as single-family residential lots and they will continue to be utilized as such, albeit in a reduced overall site density.

f. Adequate public facilities and services are available to serve the intended land uses;
Staff Finding: Adequate public facilities and services currently serve the existing development. The proposed rezone and density transfer would reduce the need for additional services in this area.

g. The proposed rezoning shall not create vehicular or pedestrian circulation hazards or cause parking, trash or service delivery congestion; and
Staff Finding: The rezoning will not create vehicular or pedestrian circulation hazards. There will be an overall reduction in curb cuts and vehicular movements through the reduction in the density on the lots.

h. The proposed rezoning meets all applicable Town regulations and standards.
Staff Finding: The application meets all applicable regulations and standards.

17.4.10: Density Transfer Process

D. Criteria for Decision

2. Class 4 Applications. The following criteria shall be met for the Review Authority to approve a density transfer.

a. The criteria for decision for rezoning are met since such density transfer must be processed concurrently with a rezoning development application (except for MPUD development applications);
Staff Finding: The applicant has met the criteria for the decision for rezoning as provided above.

b. The density transfer meets the density transfer and density bank policies; and.
Staff Finding: The application meets all applicable density transfer and density bank policies. The applicant is proposing to transfer existing density into the density bank.

c. The proposed density transfer meets all applicable Town regulations and standards.
Staff Finding: The application meets all applicable regulations and standards.

DESIGN REVIEW BOARD CRITERIA FOR REVIEW:

The Design Review Board's purview relates specifically to how density transfers and rezone applications may have design-related implications. The DRB must determine if the proposal to rezone and vacate a lot line between a single-family residence and a vacant lot meets the intent of the CDC and other applicable standards.

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 the DRB recommend approval to Town Council. If the DRB determines that the applications for a Density Transfer and Rezone of Lots 901-R2, 902-R2, 908, and 904 meet the criteria for decision listed within this staff memo, then staff has provided the following suggested motions:

Proposed Motion:

I move to recommend approval to the Town Council an Ordinance regarding the Density Transfer and Rezone application, pursuant to CDC Sections 17.4.9 & 17.4.10 of the Community Development Code, to transfer 2 single-family density units (8-person total equivalent density) from Lots 902-R2 and 908 to the density bank based on the evidence provided within the staff report of record dated June 25, 2025, and with the following conditions:

1. *Prior to the recordation of the associated ordinance approving the Density Transfer and Rezone, the owner must obtain Town Council approval of the Class 5 Minor Subdivision.*
2. *The owner of record of density in the density bank, shall be responsible for all dues, fees, and any taxes associated with the assigned density and zoning until such time as the density is either transferred to a lot or another person or entity.*

/cp

LOTS 901-R2, 902-R2, 904 AND 908

MINOR SUBDIVISION APPLICATON AND

REZONE AND DENSITY TRANSFER APPLICATION

OWNERSHIP:

Lot 901-R2 and Lot 902-R2: Sorelle Assets Due LTD, a Texas limited partnership

Lot 904: Sykes Family Revocable Trust dated May 9, 2006

Lot 908: 908 Associates, LLC

LEGAL DESCRIPTION:

See title commitments

ACREAGE: Lot 901-R2 1.05 Acres

Lot 902-R2 1.05 Acres

Lot 904 1.142 Acres

Lot 908 0.896 Acres

CURRENT ZONING: SINGLE FAMILY

REPLAT:

1. Lots 901-R2, Lot 902-R2 and a portion of Lot 908 to be replatted into newly configured Lot 901-R3 to be owned by Sorelle Assets Due, LTD.
2. Lot 904 and a portion of Lot 908 to be replatted into newly configured Lot 904-R to be owned by Sykes Family Revocable Trust dated May 9, 2006.

DENSITY TRANSFER TO DENSITY BANK:

Transfer one (1) single-family unit of density (4 persons) from Lot 902-R2 to be held in the Town of Mountain Village Density Bank by Sorelle Assets Due, LTD

Transfer one (1) single-family unit of density (4 persons) from Lot 908 to be held in the Town of Mountain Village Density Bank by 908 Associates, LLC

SUMMARY OF APPLICATION:

A Minor Subdivision Application and a Rezone/Density Transfer Application are being processed concurrently in order to replat four (4) single-family lots into two (2) newly configured single-family lots. Two (2) single family units of density will be transferred to the Town of Mountain Village Density Bank.

HISTORY OF VICTORIA DRIVE NEIGHBORHOOD.

The history of the platting and replatting of the lots that are the subject of these applications provides important factual background for consideration of these applications.

Lots 901, 902, 903, 904, 907 and 908 were originally platted in 1988, Telluride Mountain Village Filing 9, pursuant to the plat recorded on September 6, 1988 in Plat Book 1 at Page 827 with vehicular access to these lots being provided from A.J. Drive to an access tract known as Tract A-2 F9 that ran along the boundaries of Lots 901, 902, 903 and 904 ("**Original Access**"). See ***Exhibit A*** attached hereto which shows the Original Access from A.J. Drive to Tract A-2 F9. Lot 906 was subsequently platted in 1989. Access to Lots 906, 907 and 908 was contemplated off of Victoria Drive (at the time known as Tucson Drive). At the time of platting in 1988, a portion of A.J. Drive traversed property owned by the United States Forest Service which had not been added to the Telluride Mountain Village common interest community.

In December 9, 1993, Lots 903 and 908 were replatted by The Telluride Company in order to create additional open space (OS-903) and a platted lot (Lot 908) to be conveyed to a third party in order to satisfy court orders in connection with litigation in San Miguel County District Court (92-CV-61 and 92-CV-82). In connection with the 1993 replat, access to Lots 901, 902 and 904 continued to be provided from the Original Access. It should also be noted that when Lots 903 and 908 were replatted into OS-903 and Lot 908, the land area that was most conducive to the development of a single-family dwelling was incorporated into OS-903, leaving Lot 908 with steep and challenging topography.

After these lots were platted in 1988 and 1989 and replatted in 1993, it was discovered that significant wetlands existed within the vicinity of these lots and the Original Access. As a result, vehicular access via the Original Access was not possible and was eliminated. See plat for Filing 38 attached hereto as **Exhibit B.** This significant change in the Original Access severely complicated vehicular access to Lots 901 and 904 in particular. As a result, The Telluride Company was required to construct access to Lot 904 from Victoria Drive, over Tract A-3 F9 and within the General Easements on Lots 906 and 907. An extensive driveway for Lot 901 was required to be constructed from Victoria Drive over OSP-16R in order to provide vehicular access for the single-family home constructed on Lot 901.

Significant wetlands were determined to exist on these platted lots, particularly Lot 901. As a result of the wetlands, Lots 901 and 902 were replatted three (3) times in order to provide a sufficient land area for the development of the single-family residence on Lot 901 and to avoid the wetlands.

The owner of Lot 901-R2 has been exploring the construction of a caretaker unit on Lot 901-R2, however, the existence of extensive wetlands combined with the topography of the lot has proven to be prohibitive. The vacation of the lot lines (and general easement) between Lots 901-R2 and 902-R2 and the addition of land area from Lot 908 will allow for the construction of a caretaker unit in close proximity to the existing single-family dwelling on Lot 901-R2 in a more environmentally sensitive manner.

The owner of Lot 908 had previously submitted an application to rezone Lot 908 from Single Family to Passive Open Space as is specifically allowed under the CDC. DRB unanimously recommended the rezoning of Lot 908 to Passive Open Space, however, three Town Councilmembers objected to the rezoning for reasons that were outside of the CDC rezoning criteria with one Councilperson stating that he would prefer for Lot 908 to be replatted into the adjacent lots. Having listened to these Town Councilpersons, the owner of Lot 908 and the owners of the adjacent Lots 904, 901-R2 and 902-R2 are proposing to do exactly as recommended and replat Lot 908 into Lot 904 and Lots 901/902. Title to Lot 908 is held under 908 Associates, LLC and the LLC is owned by the owners of Lot 904 and Lots 901/902.

Replatting Lot 908 into each of Lot 904 and Lot 901/902 will provide for additional land area for these lots that are constrained by topography, wetlands and access challenges and result in a more efficient and environmentally sensitive use of the land.

CRITERIA FOR DENSITY TRANSFER/REZONING APPLICATION (CDC Section 17.4.9):

a. The proposed rezoning is in general conformance with the goals, policies and provisions of the Comprehensive Plan;

All four lots are located in the Single-Family Zone District. The Minor Subdivision Applications seeks to vacate lot lines between the four lots to create two newly configured lots which will remain zoned as Single Family. The two newly configured lots will each include an existing single-family dwelling. The Comprehensive Plan's Land Use Map designates the Victoria Drive area as suitable for single family development. The applications do not propose to make any changes to the single-family use on the lots. Density transfer to the density bank of two units of single-family density is required in connection with the replat application. The applications serve to preserve the character of existing low-density single-family residential areas by reducing density and protecting the natural open space and wildlife habitat in this single-family neighborhood. The applications are consistent with the numerous applications approved by the Town to replat two or more single-family lots into one integrated single-family lot and move the remaining density into the density bank.

b. The proposed rezoning is consistent with the Zoning and Land Use Regulations;

There will be no change in the Zone District or Zoning Designations for the replatted lots. The Single-Family Zone District is intended to provide lower density single-family dwellings. By reducing the density among the lots, the applications continue to respect the lower density goals of the Single-Family Zone District.

c. The proposed rezoning meets the Comprehensive Plan project standards;

Replatting the four (4) single family lots into two (2) newly configured single-family lots results in the minimization of visual impacts and environmental and geotechnical impacts. The replatting and density transfer is consistent with the Single-Family land use principles and policies set forth in the Comprehensive Plan as it preserves the character of existing low-density residential areas by reducing density and protecting the natural open space and wildlife habitat in this single-family neighborhood.

d. The proposed rezoning is consistent with public health, safety and welfare, as well as efficiency and economy in the use of land and its resources;

This neighborhood is in the Single-Family Zone District and the single-family use is being maintained. The reduction of density in this single-family neighborhood will reduce the impacts to and use of the land and reduce the impacts to public health, safety and welfare through among other things the reduction of transportation demands and reduction of curb cuts off of Victoria Drive and the reduction of water and sewer usage.

e. The proposed rezoning is justified because there is an error in the current zoning, there have been changes in conditions in the vicinity or there are specific policies in the Comprehensive Plan that contemplate the rezoning;

The Future Land Use Map in the Comprehensive Plan identifies all of the lots that are the subject of this application as single-family residential lots and they will continue to be utilized as single family residential lots with a reduction of density that is consistent with the low density single family residential use in the Single Family Zone District. The existence of extensive wetlands on and in the vicinity of these lots combined with the steep topography has proven to be problematic since these lots were originally platted in 1988. The proposed replat and density transfer will allow for more environmentally sensitive use and development.

f. Adequate public facilities and services are available to serve the intended land uses;

The applications will result in a reduction of public services and facilities by reducing density.

g. The proposed rezoning shall not create vehicular or pedestrian circulation hazards or cause parking, trash or service delivery congestion; and

The applications will result in the reduction of the need for public facilities and services by reducing density, thereby decreasing vehicular and pedestrian circulation hazards, parking impacts, trash and delivery services and water and sewer usage.

h. The proposed rezoning meets all applicable Town regulations and standards.

The applications are consistent with all application Town regulations and standards and further the goal of low impact single family development in the Single-Family Zone District.

Criteria for Density Transfer Application CDC Section 17.4.10(2)

2. *Class 4 Applications.* The following criteria shall be met for the Review Authority to approve a density transfer:

a. The criteria for decision for a rezoning are met, since such density transfer must be processed concurrently with a rezoning development application (except for MPUD development applications);

See above

b. The density transfer meets the density transfer and density bank policies; and

See above

c. The proposed density transfer meets all applicable Town regulations and standards.

See above

CDC Section 17.4.13.E. Subdivision Regulations

2. Minor Subdivisions. The following criteria shall be met for the review authority to approve a lot line vacation, lot line adjustment, easement vacation or similar subdivision:

a. The lots resulting from the adjustment or vacation are in compliance with Town Zoning and Land Use Regulations and Subdivision Regulations;

b. The proposed subdivision is in general conformance with the goals, policies and provisions of the Comprehensive Plan;

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;

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; and

e. The proposed subdivision meets all applicable Town regulations and standards.

This application seeks to vacate the lot lines among the four lots in order to create two newly configured single-family lots. In addition, the application seeks to vacate the General Easements along the "internal" lot lines and create new General Easements along the boundaries of the two newly configured single-family lots. The existing General Easements along the perimeter of the lots will be maintained. No utilities or other improvements have been constructed within the General Easements to be vacated.

No additional lots are proposed to be created under this application and there will be no changes to the underlying Single Family Zone District and Zoning Designations.

The newly replatted lots are in full compliance with all Town standards and codes, including all zoning and land use regulations. The application complies with all applicable standards of the CDC and is in general conformance with the Comprehensive plan as it preserves the single-family residential zoning designation and uses and allows for the concentration of development in a more efficient and environmentally sensitive manner. In particular, the topographic aspects of Lot 901-R2 and 902-R2 combined with the existence of wetlands on Lot 901-R2 currently constraint the development of a caretaker unit. Replatting of these lots will allow for the construction of a caretaker unit that is in closer proximity to the existing single-family dwelling on Lot 901-R2.

Transportation and circulation demands will be reduced by this application. The elimination of two additional curb cuts off of Victoria Drive will significantly improve traffic and circulation safety for the Victoria Drive neighborhood

This application decreases density in the Victoria Drive single family neighborhood thereby reducing the demands on public facilities and services. The reconfiguration of these lots will result in the ability to preserve and protect important environmental features on the properties, including steep terrain and wetlands.

255489
B: PL#1 P: 829

Original Access

CENTER LINE CURVE INFORMATION

NO.	DELTA	RADIUS	LENGTH	CHORD	TANGENT
		MOUNTAIN VILLAGE BLVD.			
1	47° 47' 00"	350.00'	291.89'	283.51'	155.04'
2	48° 43' 44"	300.00'	255.14'	247.52'	135.86'
3	32° 35' 50"	300.00'	170.68'	168.39'	87.72'
4	59° 00' 00"	304.51'	313.57'	299.90'	172.28'
5	23° 53' 35"	250.00'	104.28'	103.52'	52.91'
6	73° 51' 33"	200.00'	257.82'	240.33'	150.33'
7	25° 37' 22"	250.00'	111.80'	110.87'	56.85'
8	04° 13' 21"	600.00'	44.22'	44.21'	22.12'
9	14° 22' 55"	40000'	100.40'	100.14'	50.47'
10	71° 40' 26"	200.00'	250.19'	234.19'	144.44'
		A.J. DRIVE			
1	20° 30' 00"	240.00'	85.87'	85.41'	43.40'
2	56° 00' 00"	200.00'	195.48'	187.79'	106.34'
3	21° 00' 00"	539.55'	197.76'	196.65'	100.00'
		TUCSON DRIVE			
1	31° 00' 00"	200.00'	108.21'	106.90'	55.46'
2	100° 30' 00"	175.00'	306.96'	269.09'	210.41'
3	21° 00' 00"	200.00'	73.30'	72.89'	37.07'
4	31° 30' 00"	300.00'	164.93'	162.86'	84.61'
		CARSTENS DRIVE			
1	27° 15' 00"	300.00'	142.68'	141.34'	72.72'

CUL-DE-SAC CURVE INFORMATION

		A.J. DRIVE			
A	28° 53' 36"	251.34'	126.75'	125.41'	64.75'
B	237° 47' 10"	70.00'	290.51'	122.57'	126.84'
C	28° 53' 36"	251.34'	126.75'	125.41'	64.75'
		TUCSON DRIVE			
A	51° 43' 55"	140.16'	126.55'	122.29'	67.96'
B	231° 43' 55"	70.00'	263.11'	125.97'	144.38'

NOTES:

1) INFORMATION LISTED WITHIN ROAD RIGHTS-OF-WAY REFERS TO CENTER LINE

2) 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.

3) ALL DISTANCES SHOWN ALONG CURVED RIGHTS-OF-WAY ARE ARC LENGTHS.

4) G.E., AN EASEMENT, 16 FEET IN WIDTH INURING TO THE BENEFIT OF THE TELLURIDE COMPANY, ITS SUCCESSORS AND ASSIGNS, IS HEREBY ESTABLISHED AND RESERVED OVER, ACROSS AND UNDER THE PERIMETER OF THOSE LOTS DESIGNATED ON THIS PLAT BY THE SYMBOL "G.E." FOR THE PURPOSE OF ANY AND ALL IMPROVEMENTS REQUIRED FOR THOSE USES AND ACTIVITIES DEEMED NECESSARY BY THE TELLURIDE COMPANY FOR THE SAFE OR EFFICIENT OPERATION OF THE TELLURIDE MOUNTAIN VILLAGE OR THE TELLURIDE SKI AREA, WHICH INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING: UTILITIES, DRAINAGE, ELECTRICAL SERVICE, NATURAL GAS SERVICE, PROPANE SERVICE, TELEPHONE SERVICE, CABLE TELEVISION SERVICE, COMMUNICATION SERVICES, SKI SLOPE MAINTENANCE, BICYCLE ACCESS, SKIER ACCESS, ROADWAYS, EQUESTRIAN ACCESS, PEDESTRIAN ACCESS, GOLF CART ACCESS, SNOWMAKING, WATERWAYS, SLOPE MAINTENANCE, SNOW STORAGE, RETAINING WALLS, SNOWMOBILE ACCESS, SNOW REMOVAL, SNOWCAT ACCESS, WATER, SANITARY SEWER, AND STORM SEWER.

5) ● SET THIS SURVEY, 5/8" REBAR WITH 1 1/2" DIAMETER ALUMINUM CAP MARKED BANNER INC. 20632.

LOT NO.	DESIGNATED USE	NO. OF UNITS
655	SINGLE FAMILY (G.E.)	1
656	SINGLE FAMILY (G.E.)	1
657	SINGLE FAMILY (G.E.)	1
658	SINGLE FAMILY (G.E.)	1
659	SINGLE FAMILY (G.E.)	1
660	SINGLE FAMILY (G.E.)	1
662	SINGLE FAMILY (G.E.)	1
663	SUBDIVIDABLE DUPLEX (ATTACHED)(G.E.)	2
901	SINGLE FAMILY (G.E.)	1
902	SINGLE FAMILY (G.E.)	1
903	SINGLE FAMILY (G.E.)	1
907	SINGLE FAMILY (G.E.)	1
908	SINGLE FAMILY (G.E.)	1
909	SINGLE FAMILY (G.E.)	1
910	SINGLE FAMILY (G.E.)	1
915	SINGLE FAMILY (G.E.)	1
916	SINGLE FAMILY (G.E.)	1
917	SINGLE FAMILY (G.E.)	1
918	SINGLE FAMILY (G.E.)	1
641	CONDOMINIUM LOT (G.E.)	10
904	SINGLE FAMILY (G.E.)	1
TRACTS A-1 F9, A-2 F9, A-3 F9, A-4 F9, A-5 F9	ACCESS TRACT	-

6) "TELLURIDE COMPANY BOUNDARY MAP" DONE BY MAHNKE SURVEYING, DATED OCTOBER OF 1980, FILED IN PLAT FILE NO. 2 COUNTY OF SAN MIGUEL, STATE OF COLORADO.

7) TELLURIDE MOUNTAIN VILLAGE, FILING 6, PHASE 2, IS RECORDED IN PLAT BOOK NO. 1 PAGES 565-571, COUNTY OF SAN MIGUEL, STATE OF COLORADO.

8) SANITARY SEWER ACCESS POINTS ARE WITHIN 50' OF LOT LINES.

9) ANY DEVELOPMENT ON LOT 904 WILL BE REQUIRED TO PASS THE HISTORICAL DRAINAGE FLOW THROUGH THIS LOT.

U.S.F.S. PROPERTY

DETAIL A
SCALE 1" = 30'

- SET THIS SURVEY, 5/8" REBAR WITH 1 1/2" DIAMETER ALUMINUM CAP MARKED BANNER INC. 20632
- FOUND #4 REBAR WITH METAL CAP L.S. 6868
- FOUND B.L.M. BRASS CAP

SCALE 1" = 100'
0 100 200 300

INDICATES SEASONALLY WET AND OR MARSH AREAS.

ORIGIN OF BEARINGS:
THE NORTH LINE S 1/2 SE 1/4 OF SECTION 34, TOWNSHIP 43 NORTH, RANGE 9 WEST OF THE NEW MEXICO PRINCIPAL MERIDIAN BEARS S 88° 36' 10" E WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO. THIS BEARING WAS ROTATED 01° 26' 50" CLOCKWISE FROM ROGER D. MAHNKE'S SURVEY AS SHOWN ON THE TELLURIDE COMPANY BOUNDARY MAP DATED OCTOBER OF 1980. THIS ROTATION WAS DONE TO BE IN CONFORMANCE WITH THE PROJECT BEARINGS ESTABLISHED PREVIOUSLY BY KKBNA INC. DENVER COLORADO

COLORADO REGISTERED 19 WALDICE E. BEEDLE 20632 PE AND PLS

TELLURIDE MOUNTAIN VILLAGE FILING 9

SHEET 3 OF 3

308148 10/23/1996 01:19P B: PL#1 P:2146
Gay Cappis, County Clerk, San Miguel County, CO

PLAT OF FILING 38 AND AMENDMENT TO THE FINAL PLAT OF TRACT OS 390, TRACT OSP 15-C, ACCESS TRACT A-2 F9, TELLURIDE MOUNTAIN VILLAGE, SECTION 33, T.43 N., R.9 W., AND SECTION 4, T.42 N., R.9 W., N.M.P.M., TOWN OF MOUNTAIN VILLAGE, COUNTY OF SAN MIGUEL, COLORADO

Notes:

1. 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 certification shown hereon.
2. Basis of Bearings: The basis of bearings for this Plat is the Section line on the northerly boundary of the NW 1/4 of the NE 1/4, Section 4, having a grid bearing of S 88° 37' 35" E, with the westerly end of said line marked with a B.L.M. monument and a witness corner on the easterly end of said line marked with a B.L.M. approved monument set by Banner Associates. The origin of the bearing for this base is described in Note No. 3 as follows.
3. Origin of bearing: The north line of the S 1/2 of the SE 1/4 of Section 34, Township 43 north, Range 9 west, New Mexico Principal Meridian bears S 88° 36' 10"E with all other bearings contained herein relative thereto. This bearing was rotated 01° 26' 50" clockwise from Roger D. Mahnke's survey as shown on The Telluride Company Boundary Map dated October of 1980. This rotation was done to be in conformance with the project or grid bearings established previously by KKBNA, Inc., Denver, Colorado, and which are given on this plat.
4. G.E., An easement, 16 feet in width inuring to the benefit of The Telluride Company, its successors, designees and assigns, is hereby established and reserved on, over, across and under the perimeter of those lots designated by the symbol "G.E." for the purpose of constructing, operating, maintaining, and repairing any and all improvements required for these uses, purposes and activities deemed necessary or appropriate by The Telluride Company for the safe or efficient operation of The Telluride Mountain Village or any lots contained therein, which shall include but are not limited to the following: water service, electrical service, telephone service, cable television service, sanitary sewage service, natural gas service, propane service, communication services, road construction, retaining walls, roadway and driveway cut and fill areas, drainage, bicycle access, skier access, pedestrian access, snow storage, storm sewer, grading, removal of vegetation, ski slope maintenance, snowmaking, waterways, slope maintenance, snowmobile access, snowcat access, and removal or addition of soils materials.
5. Approval of this plat may create a vested property right pursuant to Article 68 of Title 24, C.R.S., as amended.
6. Tract OSP-5I, Telluride Mountain Village as recorded in Book 1, Pages 1485-1486 and Lot 166 of Filing 31, Telluride Mountain Village as recorded in Book 1, Page 1525 in the office of the Clerk and Recorder of San miguel County, Colorado.
7. Town of Mountain Village Plat Notes one (1) through eighteen (18) inclusive and Town of Mountain Village Plat Definitions "A" through "X" inclusive as shown on Sheet 4 of 10 of Town of Mountain Village Official Plat recorded on July ____, 1996 in Plat Book ____, Pages ____ in the office of the Clerk and Recorder of San Miguel County, Colorado are incorporated herein by this reference and shall apply to the real property platted hereby in the same manner as if fully set forth herein. Any amendments to the above referenced Town of Mountain Village Plat Notes and Definitions shall apply to the real property platted hereby. The Town of Mountain Village reserves the right and power to, pursuant to a zoning amendment, modify the plat notes and definitions of the Town of Mountain Village Official Plat.
9. Wetlands as shown hereon were delineated by Wright Water Engineers and field surveyed by Banner Associates, Inc. Identified wetlands are subject to the site planning provisions of The Town of Mountain Village use ordinance, as such ordinance is in efect or as it may be amended from time to time.
10. NOTES OF CLARIFICATION:
    a. The configuration of the following lots, tracts and rights-of-way have been modified by this Amendment to the Final Plat:
       None
    b. The following lots, tracts, and rights-of-way have been deleted by this Amendment to the Final Plat:
       Tract OS 390, Tract OSP 15-C, Access Tract A-2 F9
    c. The following lots, tracts, and right-of-way have been created by this Amendment to the Final Plat:
       Lots 390, 391, 392, 393, Tracts OSP-2S, OSP-2N, and Tract OSP A-2 F9
    d. The use and density of the following lots are for reference purposes only:

LOT NO.	DESIGNATED USE	NO. OF UNITS	DENSITY
LOT 390	SINGLE FAMILY (G.E.)	1	4
LOT 391	SINGLE FAMILY (G.E.)	1	4
LOT 392	SINGLE FAMILY (G.E.)	1	4
LOT 393	SINGLE FAMILY (G.E.)	1	4
TRACT OSP-2N	ACTIVE OPEN SPACE/RECREATION TRACT	N/A	N/A
TRACT OSP-2S	ACTIVE OPEN SPACE/RECREATION TRACT	N/A	N/A
TRACT OSP A2 F-9	ACTIVE OPEN SPACE/RECREATION TRACT	N/A	N/A

308148

PLAT

ETTA PLACE TOO ASSOCIATES TRUST

TELLURIDE COMPANY

TO

TMV FILING 38

STATE OF COLORADO }
COUNTY OF SAN MIGUEL }
FILED FOR RECORD AT 1:19 O'CLOCK
P M OCTOBER 23, 1996
AND DULY RECORDED IN
BOOK PL#1 PAGE 2146-2147
GAY CAPPIS
BY Becky D. Lemmon Deputy
FEES $ 21.00

θ = 01° 26' 50"

TRUE NORTH / PROJECT GRID NORTH

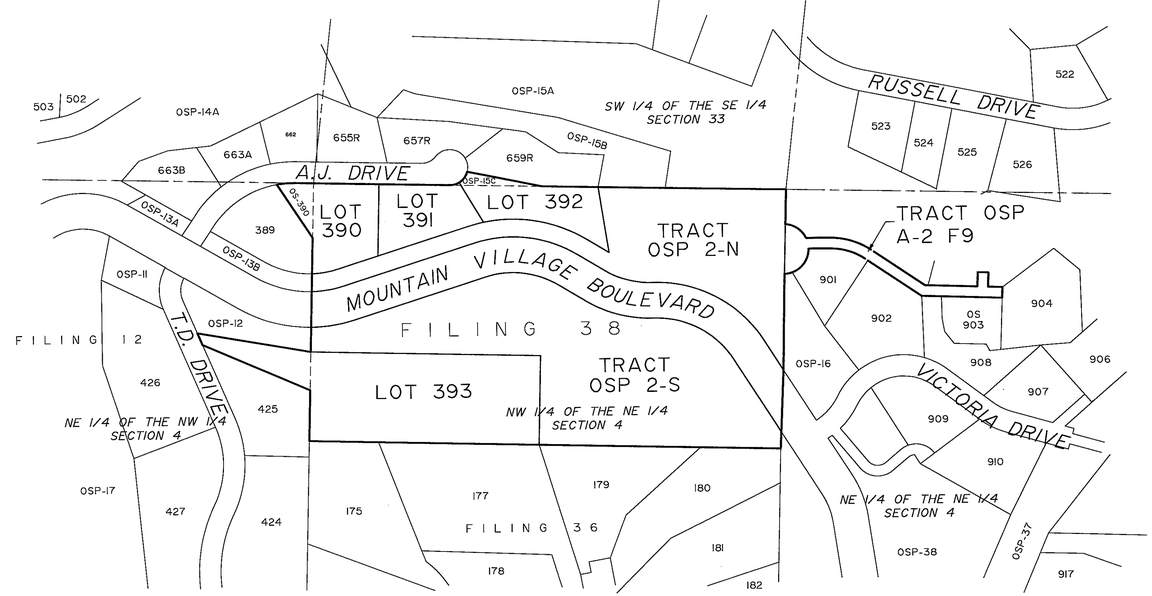
FEET 200 0 200 FEET

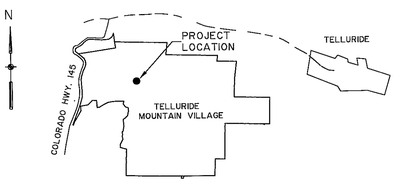
GRAPHIC SCALE

SCALE: 1 INCH = 200 FEET

LEGEND

- ● SET THIS SURVEY, 5/8" REBAR WITH 1 1/2" DIAMETER ALUMINUM CAP MARKED BANNER, INC., 20632
- ○ FOUND THIS SURVEY, 5/8" REBAR WITH 1 1/2" DIAMETER ALUMINUM CAP MARKED BANNER, INC., 20632
- ⊕ FOUND MONUMENT, AS DESCRIBED





VICINITY MAP
SCALE: 1:62500

CERTIFICATE OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Etta Place Too Associates Trust being the owner in fee simple of that portion of Filing 38 which is described as follows:

Beginning at the northwest corner of said portion which is identical with the 1/4 corner to Section 4, Township 42 North, Range 9 West and to Section 33, Township 43 North, Range 9 West, both of New Mexico Principal Meridian;

1. Thence S 88° 37' 35" E, 1320.72 feet;
2. Thence S 01° 41' 13" W, 726.74 feet;
3. Thence N 88° 28' 29" W, 1319.16 feet;
4. Thence N 01° 33' 54" E, 723.25 feet to the Point of Beginning.

The Parcel as described above contains 21.968 acres more or less;

And The Telluride Company being the owner in fee simple of Tract OS-390, Tract OSP 15-C, Access Tract A-2 F9 and an Irregular Tract in Lot 393 which is described more particularly as follows:

Beginning at the most northeasterly corner of the Irregular Tract whence the previously described 1/4 corner to Section 4 and Section 33 bears N 01° 33' 54" E, 473.26 feet;

1. Thence S 01° 33' 54" W, 107.44 feet;
2. Thence N 66° 30' 00" W, 326.63 feet;
3. Thence N 23° 13' 28" W, 48.90 feet;
4. Thence S 78° 06' 18" E, 328.82 feet to the Point of Beginning.

The Irregular Parcel as described above contains 0.525 acres more or less;

Tract OS-390, Tract OSP 15-C, Access Tract A-2 F9 and the Irregular Parcel contain 1.404 acres total, more or less;

Do hereby plat and make an Amendment to the Final plat of said real property in accordance with the Plat and Amendment to the Final Plat shown hereon.

SURVEYOR'S CERTIFICATE

I, Wallace E. Beedle, of Banner Associates, Inc., a Professional Land Surveyor, licensed under the laws of the State of Colorado, do hereby certify that the Plat of Filing 38 and Amendment to the Final Plat of Tract OS 390, Tract OSP 15-C, and Access Tract A-2 F9, Telluride Mountain Village shown hereon has been prepared under my direct supervision and checking and accurately represents a survey conducted under my direct supervision. This survey complies with applicable provisions of Title 38, Article 51, C.R.S., and are true and accurate to the best of my knowledge and belief.

IN WITNESS WHEREOF, I hereunto affix my hand and official seal this 18 day of October, 1996.

Wallace E. Beedle
P.E., P.L.S. No. 20632

COLORADO REGISTERED WALLACE E. BEEDLE 20632 P.E. AND P.L.S.

LEGAL DESCRIPTION OF Filing 38, TELLURIDE MOUNTAIN VILLAGE

A tract of land located in the SW 1/4 of the SE 1/4, of Section 33, Township 43 North, Range 9 West, and the NW 1/4 of the NE 1/4, of Section 4, of Township 42 North, Range 9 West of the New Mexico Principal Meridian, County of San Miguel, State of Colorado more fully described as follows:

Beginning at the N 1/4 corner of Section 4, T.42 N., R.9 W., N.M.P.M., which is a B.L.M. Brass Cap;

1. Thence S 88° 37' 35" E, 380.36 feet;
2. Thence northeasterly 66.46 feet along the arc of a circular curve concave to the northwest with a radius of 50.00 feet, a delta of 76° 09' 11", and a chord bearing N 53° 17' 50" E, 61.67 feet;
3. Thence S 78° 23' 28" E, 214.04 feet;
4. Thence S 88° 37' 35" E, 688.18 feet;
5. Thence S 01° 41' 13" W, 97.17 feet;
6. Thence southeasterly 73.04 feet along the arc of a circular curve concave to the southwest with a radius of 70.00 feet, a delta of 59° 47' 12", and a chord bearing S 55° 16' 12" E, 69.77 feet;
7. Thence East, 67.22 feet;
8. Thence southeasterly 121.65 feet along the arc of a circular curve concave to southwest with a radius of 205.00 feet, a delta of 34° 00' 00", and a chord bearing S 73° 00' 00" E, 119.87 feet;
9. Thence S 56° 00' 00" E, 180.46 feet;
10. Thence S 88° 00' 00" E, 146.40 feet;
11. Thence N 02° 00' 00" E, 40.00 feet;
12. Thence S 88° 00' 00" E, 30.00 feet;
13. Thence S 02° 00' 00" W, 40.00 feet;
14. Thence S 88° 00' 00" E, 40.00 feet;
15. Thence S 02° 00' 00" W, 30.00 feet;
16. Thence N 88° 00' 00" W, 225.00 feet;
17. Thence N 56° 00' 00" W, 189.06 feet;
18. Thence northwesterly 103.85 feet along the arc of a circular curve concave to the southwest with a radius of 175.00 feet, a delta of 34° 00' 00", and a chord bearing N 73° 00' 00" W, 102.33 feet;
19. Thence West, 60.47 feet;
20. Thence southwesterly 108.17 feet along the arc of a circular curve concave to the northwest with a radius of 70.00 feet, a delta of 88° 32' 13", and a chord bearing S 44° 16' 07" W, 97.72 feet;
21. Thence S 01° 41' 13" W, 489.78 feet;
22. Thence N 88° 28' 29" W, 1319.16 feet;
23. Thence N 01° 33' 54" E, 142.54 feet;
24. Thence N 66° 30' 00" W, 326.63 feet;
25. Thence N 23° 13' 28" W, 48.90 feet;
26. Thence S 78° 06' 18" E, 328.82 feet;
27. Thence N 01° 33' 54" E, 320.06 feet;
28. Thence N 33° 12' 26" W, 179.59 feet;
29. Thence northeasterly 52.53 feet along the arc of a circular curve concave to the southeast with a radius of 270.00 feet, a delta of 11° 08' 52", and a chord bearing N 85° 47' 59" E, 52.45 feet to the Point of Beginning.

Filing 38, as described above contains 23.372 acres more or less.

The Owners do hereby dedicate those portions of land labeled as 16 foot easements (G.E.) for the installation and maintenance of those items as listed in Note Number 4 hereon.

THE TELLURIDE COMPANY, owner of Tract OS-390, Tract OSP 15-C, Access Tract A-2 F9 and the Irregular Parcel.

by A. J. Wells, President

ACKNOWLEDGEMENT OF OWNER

State of ~~Colorado~~ Massachusetts)
) SS
County of ~~San Miguel~~ Suffolk)

Subscribed and sworn to before me this 21st day of October 96 A.D., 1996 by ~~A. J. Wells, as President of The Telluride Company.~~ George Macomber as Trustee of Etta Place Too Associates Trust

IN WITNESS WHEREOF, I hereunto affix my hand and official seal.

My commission expires 9/9/99

DAVID K. BUTLER
Notary Public, Massachusetts
My Commission Expires September 9, 1999

Notary Public

ETTA PLACE TOO ASSOCIATES TRUST owner of that portion of Filing 38 as described above.

by George Macomber, Trustee

ACKNOWLEDGEMENT OF OWNER

State of Colorado)
) SS
County of San Miguel)

Subscribed and sworn to before me this 22nd day of October A.D., 1996 by ~~George Macomber as Trustee of Etta Place Too Associates Trust~~ A. J. Wells as President of The Telluride Company

IN WITNESS WHEREOF, I hereunto affix my hand and official seal.

My commission expires May 26, 1998

Notary Public

KIMBERLY A. RIBLE NOTARY PUBLIC STATE OF COLORADO

TITLE INSURANCE COMPANY CERTIFICATE

Telluride Mountain Title Co. does hereby certify that we have examined the title to the lands herein shown on this Plat and Amendment to the Final Plat, and that title to this land is in the name of Etta Place Too Associates Trust and is free and clear of all encumbrances, liens, taxes, and special assessments except as follows: *

Dated this 22nd day of October, A.D., 1996. * Deed of Trust in Book 565 at page 543

Martin S. Bregman
President

TOWN OF MOUNTAIN VILLAGE APPROVAL

I, William A. Hanley III, as Mayor of the Town of Mountain Village, Colorado, do hereby certify that this Plat and Amendment to the Final Plat has been approved by the Town Council by the resolution that has authorized and directed me to execute this document.

William A. Hanley III, Mayor

10.22.96
Date

RECORDERS CERTIFICATE

This Plat and Amendment to the Final Plat was filed for record in the office of the County Clerk and Recorder of San Miguel County on this 23rd day of October, A.D., 1996.
Book No.: PL#1
Page No.: 2146-2147
Reception No.: 307148
Time: 1:19PM

County Clerk

COUNTY CLERK SAN MIGUEL COUNTY, CO

DRAWN BY: F.J.B.
CHECKED BY: W.E.B.

BANNER
BANNER ASSOCIATES, INC. ● CONSULTING ENGINEERS & SURVEYORS
2777 CROSSROADS BOULEVARD ● GRAND JUNCTION, CO 81506 ● (970) 243-2242
605 E. MAIN ● SUITE 6 ● ASPEN, CO 8161 ● (970) 925-5857

PLAT OF FILING 38 AND AMENDMENT TO THE FINAL PLAT OF TRACT OS 390, TRACT OSP 15-C, ACCESS TRACT A-2 F9, TELLURIDE MOUNTAIN VILLAGE, SECTION 33, T.43 N., R.9 W., AND SECTION 4, T.42 N., R.9 W., N.M.P.M., TOWN OF MOUNTAIN VILLAGE, COUNTY OF SAN MIGUEL, COLORADO

SCALE: 1" = 200' | JOB NO: 82707402 | DATE: 10-18-96
SHEET NO: 1 of 2

V:\82707402\PLAT Fri Oct 18 14:47:59 1996 Banner Associates, Inc.

PLAT OF FILING 38 AND AMENDMENT TO THE FINAL PLAT OF TRACT OS 390, TRACT OSP 15-C, ACCESS TRACT A-2 F9, TELLURIDE MOUNTAIN VILLAGE, SECTION 33, T.43 N., R.9 W., AND SECTION 4, T.42 N., R.9 W., N.M.P.M., TOWN OF MOUNTAIN VILLAGE, COUNTY OF SAN MIGUEL, COLORADO

CURVE INFORMATION

(A)	Δ = 59° 47' 12"	R = 70.00'	L = 73.04'	T = 40.24'	C = 69.77'	CB = S 55° 16' 12" E
(B)	Δ = 34° 00' 00"	R = 205.00'	L = 121.65'	T = 62.67'	C = 119.87'	CB = S 73° 00' 00" E
(C)	Δ = 34° 00' 00"	R = 175.00'	L = 103.85'	T = 53.50'	C = 102.33'	CB = N 73° 00' 00" W
(D)	Δ = 88° 32' 13"	R = 70.00'	L = 108.17'	T = 68.23'	C = 97.72'	CB = S 44° 16' 07" W
(E)	Δ = 11° 08' 52"	R = 270.00'	L = 52.53'	T = 26.35'	C = 52.45'	CB = N 85° 47' 59" E
(F)	Δ = 76° 09' 11"	R = 50.00'	L = 66.46'	T = 39.17'	C = 61.67'	CB = N 53° 17' 50" E
(G)	Δ = 32° 11' 57"	R = 50.00'	L = 28.10'	T = 14.43'	C = 27.73'	CB = N 75° 16' 27" E
(H)	Δ = 43° 57' 14"	R = 50.00'	L = 38.36'	T = 20.18'	C = 37.42'	CB = N 37° 11' 51" E
(J)	Δ = 48° 43' 44"	R = 400.00'	L = 340.19'	T = 181.15'	C = 330.03'	CB = S 83° 16' 02" E
(K)	Δ = 42° 27' 59"	R = 400.00'	L = 296.47'	T = 155.42'	C = 289.73'	CB = N 80° 08' 10" W
(L)	Δ = 06° 15' 45"	R = 400.00'	L = 43.72'	T = 21.88'	C = 43.70'	CB = S 75° 29' 58" W
(M)	Δ = 16° 26' 17"	R = 250.00'	L = 71.73'	T = 36.11'	C = 71.48'	CB = S 80° 35' 15" W
(N)	Δ = 16° 53' 53"	R = 300.00'	L = 88.48'	T = 44.56'	C = 88.16'	CB = S 80° 49' 03" W
(O)	Δ = 17° 28' 23"	R = 400.00'	L = 121.98'	T = 61.47'	C = 121.51'	CB = N 81° 06' 17" E
(P)	Δ = 48° 43' 44"	R = 350.00'	L = 297.67'	T = 158.51'	C = 288.78'	CB = N 83° 16' 02" W
(Q)	Δ = 48° 43' 44"	R = 250.00'	L = 212.62'	T = 113.22'	C = 206.27'	CB = S 83° 16' 02" E
(R)	Δ = 32° 35' 50"	R = 250.00'	L = 142.23'	T = 73.10'	C = 140.32'	CB = N 75° 12' 05" W
(S)	Δ = 32° 35' 50"	R = 350.00'	L = 199.13'	T = 102.34'	C = 196.45'	CB = S 75° 12' 05" E
(T)	Δ = 59° 00' 00"	R = 354.47'	L = 365.01'	T = 200.55'	C = 349.09'	CB = N 62° 00' 00" W
(U)	Δ = 59° 00' 00"	R = 254.47'	L = 262.03'	T = 143.97'	C = 250.61'	CB = S 62° 00' 00" E
(V)	Δ = 69° 59' 57"	R = 70.00'	L = 85.52'	T = 49.01'	C = 80.30'	CB = S 34° 59' 59" W
(W)	Δ = 18° 29' 18"	R = 70.00'	L = 22.59'	T = 11.39'	C = 22.49'	CB = S 79° 14' 36" W

CENTERLINE CURVE INFORMATION

(1)	Δ = 17° 13' 36"	R = 350.00'	L = 105.23'	T = 53.02'	C = 104.84'	CB = N 80° 58' 54" E
(2)	Δ = 48° 43' 44"	R = 300.00'	L = 255.14'	T = 135.86'	C = 247.52'	CB = S 83° 16' 02" E
(3)	Δ = 32° 35' 50"	R = 300.00'	L = 170.68'	T = 87.72'	C = 168.39'	CB = S 75° 12' 05" E
(4)	Δ = 59° 00' 00"	R = 304.47'	L = 313.52'	T = 172.26'	C = 299.85'	CB = S 62° 00' 00" E

COURSES

NO.	BEARING	DISTANCE
1.	S 88° 00' 00" E	146.40'
2.	N 02° 00' 00" E	40.00'
3.	S 88° 00' 00" E	30.00'
4.	S 02° 00' 00" W	40.00'
5.	S 88° 00' 00" E	40.00'
6.	S 02° 00' 00" W	30.00'
7.	N 88° 00' 00" W	225.00'

LEGEND

- ● SET THIS SURVEY, 5/8" REBAR WITH 1 1/2" DIAMETER ALUMINUM CAP MARKED BANNER, INC., 20632
- ○ FOUND THIS SURVEY, 5/8" REBAR WITH 1 1/2" DIAMETER ALUMINUM CAP MARKED BANNER, INC., 20632
- ⊕ FOUND MONUMENT, AS DESCRIBED

θ = 01° 26' 50"

TRUE NORTH / PROJECT GRID NORTH

FEET 100 0 100 FEET

GRAPHIC SCALE

SCALE: 1 INCH = 100 FEET

OSP-15A

SW 1/4 OF THE SE 1/4 SECTION 33

RUSSELL DRIVE

522 523 524 525 526

OSP-14A 662 663A 655R 657R 659R OSP-15B

POINT OF BEGINNING 1/4 CORNER TO SECTION 4, T.42 N., R.9 W., AND SECTION 33, T.43 N., R.9 W., B.L.M. BRASS CAP

WITNESS CORNER E 1/16 CORNER SECTIONS 33 AND 4 3" ALUMINUM CAP ON 2 1/2" ALUMINUM PIPE MARKED BANNER, INC. 20632

BASIS OF BEARINGS S 88° 37' 35" E 681.18'

A.J. DRIVE

6638

S 88° 37' 35" E 430.77' 380.36' 50.41' 182.99' 197.38' 30' EARTHWORK EASEMENT 247.76'

S 78° 23' 28" E 214.04' OSP-15C 0.103 AC± 156.13' 187.60' 337.45' 525.05' 10.00'

LOT 390 (G.E.) 1.160 ACRES± (INCLUDES OS-390)

OS-390 0.154 ACRES±

LOT 391 (G.E.) 0.944 ACRES±

LOT 392-(G.E.) 1.052 ACRES ± (INCLUDES OSP 15-C)

WETLANDS

389

N 35° 42' 25" W 173.68'

S 01° 26' 50" W 201.89'

S 01° 26' 50" W 158.07'

S 88° 54' 10" E 75.20'

TRACT OSP 2-N 4.608 ACRES ±

TRACT OSP A-2 F9 0.592 ACRES ±

S 01° 41' 13" W 97.17'

67.22' EAST

WEST 60.47'

S 56° 180.46' 00" 00" E

N 56° 00' 00" W 189.06'

55.25' 169.75'

139.79' 502.65' 489.78'

S 30° 30' 00" E 97.02'

S 32° 30' 00" E 170.63'

S 57° 30' 00" E 244.24'

177.97' S 01° 41' 13" W 46.13'

OSP-16

OSP-13A OSP-13B OSP-11 OSP-12

320.06' 100.90' 50.05' N 01° 33' 54" E 100.06' 69.05'

MOUNTAIN VILLAGE BOULEVARD

BOOK 491, PAGE 360

N 72° 22' 06" E 386.34'

126.17'

88.54'

3.421 ACRES ±

FILING 38 23.372 ACRES ±

S 78° 06' 18" E 328.82'

N 66° 30' 00" W 326.63'

IRREGULAR PARCEL 0.525 ACRES ±

87.28' N 23° 13' 28" W 489.90' S 23° 13' 28" E 360.40' 223.22'

18' (RE.) (TYP.)

S 88° 28' 29" E 642.40'

TRACT OSP 2-S 7.383 ACRES ±

LOT 393 (G.E.) 4.212 ACRES ± (INCLUDES IRREGULAR PARCEL)

N 01° 33' 54" E 142.54' S 01° 31' 31" W 249.98'

NW 1/4 OF THE NE 1/4 SECTION 4

193.35' 642.57' 449.22' N 88° 28' 29" W 451.86' 676.59' 1319.16' 224.73'

426 425 427 424 175 177 179 180 181 178

FILING 12

FILING 36

NE 1/4 OF THE NW 1/4 SECTION 4

T.D. DRIVE

OSP-17

C-N 1/16 SECTION 4 B.L.M. ALUMINUM CAP, 1989

NE 1/16 CORNER SECTION 4 B.L.M. ALUMINUM CAP, 1989

901 902 OS 903 904 906 907 908 909 910 917

VICTORIA DRIVE

NE 1/4 OF THE NE 1/4 SECTION 4

OSP-38 OSP-37

COLORADO REGISTERED WALLACE E BEEDLE 20632 P.E. AND P.L.S.

Oct. 18, 1996

DRAWN BY: F.J.B.	BANNER ASSOCIATES, INC. ● CONSULTING ENGINEERS & SURVEYORS 2777 CROSSROADS BOULEVARD ● GRAND JUNCTION, CO 81506 ● (970) 243-2242 605 E. MAIN ● SUITE 6 ● ASPEN, CO 81611 ● (970) 925-5857	PLAT OF FILING 38 AND AMENDMENT TO THE FINAL PLAT OF TRACT OS 390, TRACT OSP 15-C, ACCESS TRACT A-2 F9, TELLURIDE MOUNTAIN VILLAGE, SECTION 33, T.43 N., R.9 W., AND SECTION 4, T.42 N., R.9 W., N.M.P.M., TOWN OF MOUNTAIN VILLAGE, COUNTY OF SAN MIGUEL, COLORADO	SCALE: 1" = 100' / JOB NO: 82707402 / DATE: 10-18-96
CHECKED BY: W.E.B.			SHEET NO: 2 of 2

C:\A\P\82707402\PLAT Fri Oct 18 14:41:17 1996 Banner Associates, Inc.

Lot 901-R3 and Lot 904-R, Town of Mountain Village
a Replat of Lot 901-R2, Lot 902-R2, Lot 904 and Lot 908
Town of Mountain Village, San Miguel County, State of Colorado located within S4 T42N R9W N.M.P.M.

TOWN OF MOUNTAIN VILLAGE APPROVAL:

I, _____, as _____ of the Town of Mountain Village, Colorado, do hereby certify that this Map has been approved by the Town in accordance with the Community Development Code.

_____
Planning and Development Services Director Date

ACKNOWLEDGEMENT:

State of Colorado)
)ss
County of San Miguel)

The foregoing signature was acknowledged before me this _____ day of _____, 2025 A.D.
by _____
as mayor of the Town of Mountain Village, Colorado.

My commission expires _____
Witness my hand and seal.

_____
Notary Public

TOWN OF MOUNTAIN VILLAGE APPROVAL:

I, _____, as mayor of the Town of Mountain Village, Colorado, do hereby certify that this plat has been approved by the Town Council by Resolution 2025-____ that has authorized and directed us to execute this document.

_____
_____, Town of Mountain Village Date

ACKNOWLEDGEMENT:

State of Colorado)
)ss
County of San Miguel)

The foregoing signature was acknowledged before me this _____ day of _____, 2025A.D.
by _____
as mayor of the Town of Mountain Village, Colorado.

My commission expires _____
Witness my hand and seal.

_____
Notary Public

CERTIFICATE OF OWNERSHIP FOR LOT 904:

KNOW ALL MEN BY THESE PRESENTS that the Sykes Family Revocable Trust as the owner of the following described land:

Lot 904, Town of Mountain Village, according to the plat filed in the office of the Clerk and Recorder in Plat Book 1 at page 2281, and according to the Town of Mountain Village Official Lot List, recorded in Book 586 at page 548, County of San Miguel, State of Colorado.

does hereby amend the Replat if said real property in accordance with the Amendment to the Replat shown hereon.

By: Sykes Family Revocable Trust

By: _____
_____, Trustee Date

CERTIFICATE OF OWNERSHIP FOR LOT 901-R2 and LOT 902-R2:

KNOW ALL MEN BY THESE PRESENTS that Sorelle Assets Due, LTD., A Texas Limited Partnership as the owner of the following described land:

LOT 901-R2 AND LOT 902-R2, TELLURIDE MOUNTAIN VILLAGE, FILING 9, ACCORDING TO THE REPLAT OF LOTS 901-R1 AND 902-R1 RECORDED FEBRUARY 21, 2007 IN PLAT BOOK 1 AT PAGE 3809, COUNTY OF SAN MIGUEL, STATE OF COLORADO.

does hereby amend the Replat of said real property in accordance with the Amendment to the Replat shown hereon.

BY: Sorelle Assets Due, LTD., A Texas Limited Partnership

By: _____
_____, Managing Partner Date

CERTIFICATE OF OWNERSHIP FOR LOT 904:

KNOW ALL MEN BY THESE PRESENTS that GENE T. SYKES AND TRACY M. SYKES, TRUSTEES OF THE SYKES FAMILY REVOCABLE TRUST DATED MAY 9, 2006 as the owner of the following described land:

LOT 904, TELLURIDE MOUNTAIN VILLAGE, FILING 9, ACCORDING TO THE PLAT RECORDED SEPTEMBER 6, 1988 IN PLAT BOOK 1 AT PAGE 827, COUNTY OF SAN MIGUEL, STATE OF COLORADO.

does hereby amend the Replat of said real property in accordance with the Amendment to the Replat shown hereon.

BY: Gene T. Sykes and Tracy M. Sykes, trustees of the Sykes Family Revocable Trust dated May 9, 2006

By: _____
Manager Date

CERTIFICATE OF OWNERSHIP FOR LOT 908:

KNOW ALL MEN BY THESE PRESENTS that 908 Associates, LLC A Colorado Limited Liability Company as the owner of the following described land:

Lot 908, Telluride Mountain Village, Filing 9, According to the Substantial Amendment to Lot 908 and Tract OS-903 recorded December 9, 1993 in Plat Book 1 at Page 1602, County of San Miguel, State of Colorado.

does hereby amend the Replat of said real property in accordance with the Amendment to the Replat shown hereon.

By: 908 Associates, LLC A Colorado Limited Liability Company

By: _____
_____, Managing Partner Date

ACKNOWLEDGEMENT LOT 901-R2 and LOT 902-R2 OWNER :

State of Colorado)
)ss
County of San Miguel)

The foregoing signature was acknowledged before me this _____ day of _____, 2025 A.D.
by _____
as Managing Partner of Sorelle Assets Due, LTD., A Texas Limited Partnership

My commission expires _____
Witness my hand and seal.

_____
Notary Public

ACKNOWLEDGEMENT LOT 904 OWNER:

State of Colorado)
)ss
County of San Miguel)

The foregoing signature was acknowledged before me this _____ day of _____, 2025 A.D.
by _____
as Manager of the Gene T. Sykes and Tracy M. Sykes, trustees of the Sykes Family Revocable Trust dated May 9, 2006

My commission expires _____
Witness my hand and seal.

_____
Notary Public

ACKNOWLEDGEMENT L OT 908 OWNER :

State of Colorado)
)ss
County of San Miguel)

The foregoing signature was acknowledged before me this _____ day of _____, 2025 A.D.
by _____
as manager of 908 Associates, LLC A Colorado Limited Liability Company

My commission expires _____
Witness my hand and seal.

_____
Notary Public

SURVEYOR'S CERTIFICATE:

I, David R. Bulson of Bulson Surveying, being a Colorado Licensed Surveyor, do hereby certify that this Replat has been prepared under my direct supervision and accurately represents a survey conducted under my supervision. The Replat and the survey comply with applicable provisions of Title 38, Article 51, C.R.S. to the best of my knowledge and belief.

_____
P.L.S No. 37662 Date

NOTES:

1. *Approval of this plat may create a vested property right pursuant to Article 68 of Title 24, C.R.S., as amended.*
2. *Easement research and property description from*
   a) Land Title Guarantee Company, Order Number TLR86016187 dated February 13, 2025 at 5:00 P.M. (LOT 904)
   b) Land Title Guarantee Company, Order Number TLR86016186 dated February 13, 2025 at 5:00 P.M. (LOT 901-R2 and LOT 902-R2)
   c) Land Title Guarantee Company, Order Number TLR86015612 dated June 17, 2024 at 5:00 P.M. (LOT 908)
3. *NOTES OF CLARIFICATION:*

a. The following lots have been created by this plat:

Lot 901-R3 and Lot 904-R

b. The following lots have been deleted by this plat:

Lot 901-R2, Lot 902-R2, Lot 904 and Lot 908

4. *The Basis of Bearings for this survey is based on the the eastern boundary of Lot 904. Said boundary being monumented according the depiction hereon. The bearing along this boundary was measured as N 01°32'01" W according to the plat of Telluride Mountain Village, Filing 9, according to the plat recorded September 6, 1988 in Plat Book 1 at page 827, County of San Miguel, State of Colorado.*
5. *Lineal units represented hereon are shown in U.S. Survey Feet or a decimal portion thereof.*
6. *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.*
7. *The property depicted and subject to this plat has areas of delineated and non-delineated wetlands.*

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.

EASEMENT VACATION:

The undersigned being the beneficiaries of record of those portions of land vacated as 16 foot general easement (G.E.) as established along the former property line as designated on this plat as "16' GENERAL EASEMENT TO BE VACATED" do hereby vacate and relinquish that portion of said easement as shown vacated on this replat.

_____
Mayor, Date

_____
Town Manager Date

COUNTY TREASURER 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 the subdivision or any part thereof, for unpaid state, county or municipal ad valorem taxes of special assessments certified to the County Treasurer for collection

_____
County Treasurer Date

TITLE INSURANCE COMPANY CERTIFICATE:

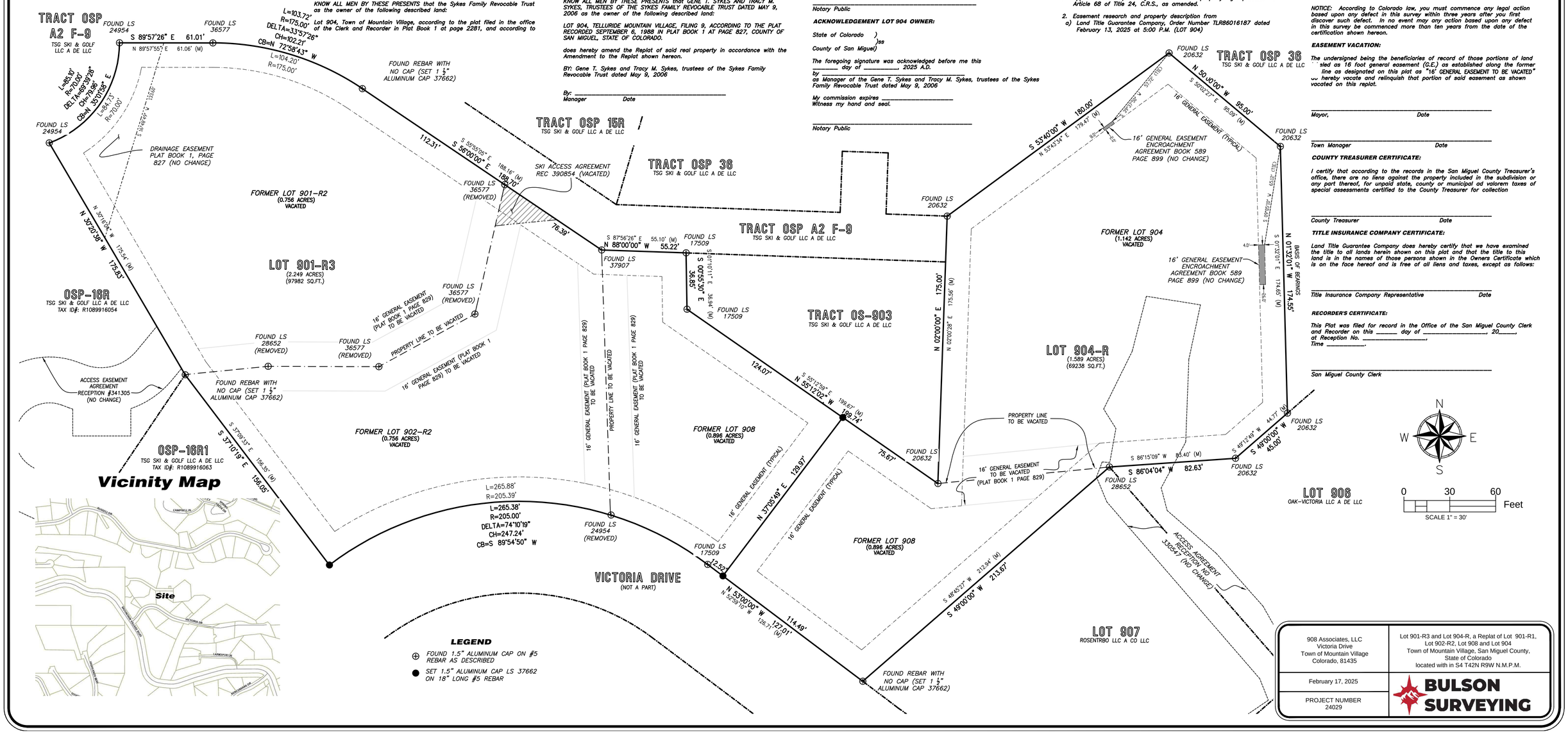
Land Title Guarantee Company does hereby certify that we have examined the title to all lands herein shown on this plat and that the title to this land is in the names of those persons shown in the Owners Certificate which is on the face hereof and is free of all liens and taxes, except as follows:

_____
Title Insurance Company Representative Date

RECORDER'S CERTIFICATE:

This Plat was filed for record in the Office of the San Miguel County Clerk and Recorder on this _____ day of _____, 20_____, at Reception No. _____, Time _____.

_____
San Miguel County Clerk



908 Associates, LLC Victoria Drive Town of Mountain Village Colorado, 81435	Lot 901-R3 and Lot 904-R, a Replat of Lot 901-R1, Lot 902-R2, Lot 908 and Lot 904 Town of Mountain Village, San Miguel County, State of Colorado located with in S4 T42N R9W N.M.P.M.
February 17, 2025	BULSON SURVEYING
PROJECT NUMBER 24029	

C:\Users\daneb\Bulson Surveying Dropbox\Bulson Surveying Jobs (Active)\24029 Victoria Drive Lot 908\Replat 02172025.dwg, 3/6/2025 1:10:13 PM, AutoCAD PDF (Smallest File).pc3

Agenda Item 4
COMMUNITY DEVELOPMENT DEPARTMENT
455 Mountain Village Blvd.
Mountain Village, CO 81435
(970) 728-1392

TO: Mountain Village Design Review Board

FROM: Daniel Alvarado, Senior Planner

FOR: Design Review Board Public Hearing; July 10, 2025

DATE: July 2nd*, 2025*

RE: Staff Memo – Initial Architecture and Site Review (IASR) Lot 89 3A, TBD Mountain Village Blvd

APPLICATION OVERVIEW: New Single-Family Home on Lot 89 3A, TBD Mountain Village Blvd

I) PROJECT GEOGRAPHY

Legal Description: LOT 89 3A TELLURIDE MOUNTAIN VILLAGE ACC TO PLAT BK 1 PG 1066 REC AUG 7 1990 CONT 0.521 ACRES
Address: TBD Mountain Village Blvd
Applicant/Agent: Audrey Gibson, Olson Kundig
Owner: 99 LRD LLC A CO LLC
Zoning: Single-Family
Existing Use: Vacant
Proposed Use: Single-Family Residence
Lot Size: 22,651 square feet**,** .52 Acres
Adjacent Land Uses:

- **North**: Active Open Space
- **South:** Single-family
- **East:** Single-family
- **West:** Single-family

Figure 1: Vicinity Map



ATTACHMENTS
Exhibit A: Architectural Plan Set
Exhibit B: Applicant Project Narrative

II) CASE SUMMARY

Audrey Gibson of Olson Kundig is requesting Design Review Board (DRB) approval of an Initial Architectural and Site Review (IASR) for a new single-family residence on lot 89-3A, TBD Mountain Village Blvd. The lot is approximately 0.52 acres and is zoned single-family.

The proposed design consists of a two-story, 10,032.36 livable SF structure including a basement and a 2-space garage. The proposed lot coverage is 6,260.54 SF, which is 27.6% of the total lot.

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

CDC Provision	**Requirement**	**Proposed**
Maximum Building Height	35' Maximum	34.98'
Maximum Avg. Building Height	30' Maximum	29.96'
Maximum Lot Coverage	40%, 9,073 SF	27.6%, 6,260.54 SF
General Easement Setbacks	No encroachment	Requesting Specific Approval for Auto Court, Retaining walls, mechanical vault encroachments
Roof Pitch		
Primary		N/A, Flat roof
Secondary		
Exterior Material		
Stone	35% minimum	0% (Design Variation)
Windows/Doors	40% maximum	28%
Parking	2 enclosed and 2 surface	2 enclosed and 3 surface

DRB Specific Approval:

1. Board Form Concrete
2. Steep Slope Disturbance
3. General Easement Encroachments
    a. Auto Court
    b. Retaining Walls related to Auto Court
    c. Mechanical Vault

Design Variation:

1. Exterior Stone Cladding Design Variation
2. Retaining Wall Material Design Variation
3. Roof Form Design Variation
4. Roofing Material Design Variation
5. Driveway Design Standard Variation (to be approved by Telluride Fire Protection District)

III) CHAPTER 17.3: ZONING AND LAND USE REGULATIONS

17.3.3 & 17. 3.4 Use Schedule and Specific Zone District Requirements
Lot 89-3A is zoned Single-Family (SF) and is a designated "Ridgeline Lot". The project proposes a single-family residence on the lot. Table 3-1 in Section 17.3.3 identifies Single-Family developments as a permitted use in the SF zone district. The requirements for a Ridgeline Lot are addressed below in the section labeled 17.5.16.B Ridgeline Lots.

17.3.12: 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 proposes a flat roof form, therefore is allowed a max height of 35' and an average height of 30'. The average height of a flat roof building with a sloping site (as is the case with the proposed development) is measured by averaging the height of the building at several points at equal intervals around the perimeter of the building. 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.

The proposal depicts a development with a maximum height of 34.98' above the most restrictive grade, and an average building height of 29.96' above the most restrictive grade.

Staff: The proposal meets the building height limits; however, tolerances are extremely tight in certain areas. Staff recommends that the applicant design for more tolerance in the height calculations to take into account construction and site constraints.

In one very small section of the north and south elevations the roof appears to be above the height limit. The applicant should address this section of roof as a condition of approval before FAR. A 3D planar projection of both existing and proposed grade would help clarify if any portion of the building exceeds the allowable height.

17.3.14: General Easement Setbacks
Lot 89-3A has a 16' General Easement along all sides of the property line. The CDC requires that the GE and other setbacks be maintained in a natural, undisturbed state to provide buffering to surrounding land uses. The CDC allows some development activity within the GE and setbacks such as ski access, natural landscaping, utilities, address monuments, driveways, direct walkways, and fire mitigation. The applicant has proposed several General Easement Encroachments, some of which are permitted by-right in the CDC, others which require Specific Approvals by the DRB.

The following proposed encroachments are allowed by the CDC:

a. Driveway and associated grading and retaining walls
b. Landscaping, including bouldering
c. Address monument
d. Utilities
e. Construction Staging

The following proposed encroachments require a Specific Approval by the DRB:

a. Auto Court
b. Retaining Walls related to Auto Court
c. Mechanical Vault

The building footprint extends to the edge of the General Easement in several locations. Additional documentation will be requested as a condition of approval to determine if below-grade encroachment of the G.E. will occur as part of the foundation and layback for foundation construction.

Additionally, the pavers leading to the building's main entrance are directly adjacent to the G.E. Because of this adjacency, the pavers will have to be as narrow as approximately 2.22' at the point where they meet the Auto Court. As a condition of approval, The Applicant has been requested to confirm that these pavers are intended to be inside of the G.E., and if so, they will be required to install a survey line at time of construction to ensure no encroachment is made.

Staff: Staff generally agrees that the lot's small size, slope and drainage concerns justifies some encroachments into the G.E. However, the applicant contends that part of the justification for the G.E. encroachment of the Auto Court and related retaining walls is to provide space for a guest parking spot. Guest parking is not a CDC requirement and therefore should not be considered justification for G.E. Encroachment. The applicant could avoid this G.E. Encroachment by reducing the size of the auto court to accommodate the two required surface parking spaces.

IV) 17.3.14(F) GENERAL EASEMENT ENCROACHMENT CRITERIA FOR DECISION (SPECIFIC APPROVAL)

Table 2

1. The applicant has demonstrated that avoiding grading and disturbance in the general easement setback would create a hardship, and there is not a practicable alternative that allows for reasonable use of the lot;	**Criterion Met:** (Yes/No/TBD) **TBD**
a. Auto Court: eliminating the guest parking space may eliminate the need to disturb the G.E. b. Retaining Walls related to Auto Court: Eliminating the guest parking space may reduce the need for retaining walls in the G.E. c. Mechanical Vault: More details are needed to determine purpose and scope of the mechanical vault.	
3. No unreasonable negative impacts result to the surrounding properties;	**Criterion Met:** (Yes/No/TBD) **YES**
a. Auto Court: No unreasonable impact found. b. Retaining Walls related to Auto Court: No unreasonable impact found. c. Mechanical Vault: No unreasonable impact found.	
4. The general easement setback or other setback will be revegetated and landscaped in a natural state;	**Criterion Met:** (Yes/No/TBD) **YES**

a. Auto Court: Outside of the permanently installed structures, the easement will be revegetated. b. Retaining Walls related to Auto Court: Outside of the permanently installed structures, the easement will be revegetated. c. Mechanical Vault : Outside of the permanently installed structures, the easement will be revegetated.	
5. The Public Works Department has approved the permanent above-grade and below-grade improvements;	**Criterion Met:** (Yes/No/TBD) **TBD**
a. Auto Court: The applicant has submitted proposed improvements to Public Works for approval. b. Retaining Walls related to Auto Court: The applicant has submitted proposed improvements to Public Works for approval. c. Mechanical Vault: The applicant has submitted proposed improvements to Public Works for approval.	
6. The applicant will enter into an encroachment agreement with the Town with the form and substance prescribed by the Town; and	**Criterion Met:** (Yes/No/TBD) **YES**
a. Auto Court: Yes b. Retaining Walls related to Auto Court: Yes c. Mechanical Vault: Yes	
7. Encroachments into the general easement setback or other setbacks are mitigated by appropriate landscaping, buffering and other measures directly related to mitigating the encroachment impacts.	**Criterion Met:** (Yes/No/TBD) **YES**
a. Auto Court: Landscaping is proposed to buffer the encroachments. b. Retaining Walls related to Auto Court: Landscaping is proposed to buffer the encroachments. c. Mechanical Vault: Landscaping is proposed to buffer the encroachments.	

V) 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 development reflects the design goals of the Town of Mountain Village as outlined in section 17.5.4 of the CDC, albeit by leaning heavily on section E, which states:

Architecture within the Town will continue to evolve and create a unique mountain vernacular architecture that is influenced by international and regional historical alpine precedents. The

Town encourages new compatible design interpretations that embrace nature, recall the past, interpret our current time, and move us into the future while respecting the design context of the neighborhood surrounding a site.

The design meets the goals outlined in this section by including some traditional elements, such as site sensitivity, natural colors, traditional materials, a grounded base, etc., while incorporating several modern elements such as a flat roof, long horizontal planes and strategic use of transparency.

The applicant cites several similar examples (both in Mountain Village and in adjacent jurisdictions) that situate the building's design in a contemporary mountain vernacular as described in section E above. The cited examples make a strong case for the Design Variations being acceptable material choices for Mountain Village both in terms of durability and compatibility with the Mountain Village Design Theme.

17.5.5: Building Siting Design
The CDC requires that any proposed development blend into the existing landforms and vegetation. Additionally, Section 17.5.16: Ridgeline Lots requires further consideration of siting to ensure development blends into the hillside.

The subject property's buildable area (less than 30% slopes) is located in the center of lot. The buildable area slopes moderately from northeast to northwest. The property also features areas of 30%+ slopes along the northern, eastern and southern edges.

The proposed structure is sited in the center of the lot along the ridgeline. The proposal takes advantage of the topography by siting the basement level below grade except where the garage and rear patios are exposes, reducing the overall impact of the design. Overall, the design uses transparency, stepped construction and horizontality to blend into the ridgeline topography. It uses boulder walls instead of retaining walls to further emphasize the structure's integration into the landscape.

17.5.6: Building Design
The CDC generally requires structures to follow an alpine mountain design that incorporates natural materials, a grounded typology and durable construction.

The applicant proposes a two-story (with a partially below grade basement level) home characterized by horizontal roof lines, simple facades, strategic transparency and pronounced overhangs that contribute to a mountain-modern design. The home is grounded by a board formed concrete on façade of the first level, auto court retaining walls and the exposed sections of the basement level. Much of façade of the first level features glazing on both the south and north elevation that provide transparency through the structure, reducing the overall sense of mass and visual impact of the home. The façade of second level of the home features rusted metal siding and large roof overhangs with metal fascia and wood soffits which are durable, functional and conform with CDC requirements for materials.

The applicant has provided detail drawings depicting 6" recessed windows and doors which meet CDC requirements. Additionally, the applicant has provided a roof plan and details that depicts drainage features, heat tracing and a 2-ply SBS roofing (membrane) material to accommodate the proposed flat roof form.

The applicant has provided images of the proposed Board-formed concrete exterior walls in on p. 27 and p. 30 of Exhibit A. The applicant has described the walls on p. 33 of Exhibit A as "to be formed with 7 1/4" douglas fir boardforms and discreet form ties."

The use of board formed concrete on both the main structure, use of board formed concrete on the retaining walls, The flat roof design and the membrane roofing material all require Design Variation approval from the DRB. The applicant has provided several examples of other structures that employee these design characteristics in Mountain Village.

Staff: The applicant cites several "Roof Form and Roofing Material" examples, however from the images provided, it is not clear that any of the examples employ the proposed membrane style roof material.

17.5.7: Grading and Drainage Design
The applicant has proposed grading throughout the site, concentrated on the south, east and north sides of the development. Grading within the G.E. is on the southeast and north sides, mostly as boulder walls to accommodate the driveway and route drainage away from the structure.

Additionally, the applicant has proposed constructing walls to accommodate the auto court on the south side of the development. The retaining wall is proposed to be constructed using board formed concrete to match the base area of the main structure. The retaining wall in the G.E. requires a Specific Approval by the DRB, while the Board Formed Concrete Design requires a Design Variation approval by the DRB as well.

VI) 17.6.1(C)(2) STEEP SLOPE DISTURBANCE CRITERIA FOR DECISION

Table 3

i. The proposed steep slope disturbance is in general conformance with the Comprehensive Plan;	**Criterion Met:** (Yes/No/TBD) **YES**
The Future Land Use Map (FLUM) of the Comprehensive Plan identifies this lot as an appropriate site for a single-family home. Due to the steep slopes surrounding the perimeter of the lot, disturbance of the slope is inevitable to achieve the FLUM's intended use.	
ii. The proposed disturbance is minimized to the extent practical;	**Criterion Met:** (Yes/No/TBD) **TBD**
A steep slope disturbance map has been requested as a condition of approval to determine the extent of the disturbance.	
iii. A Colorado professional engineer or geologist has provided: **(a) A soils report or, for a subdivision, a geologic report; or** **(b) An engineered civil plan for the lot, including grading and drainage plans.**	**Criterion Met:** (Yes/No/TBD) **TBD**
A geotechnical report prepared by a Colorado PE will be provided with the FAR application materials based on the intended geotechnical engineer design for the foundation.	
iv. And the proposal provides mitigation for the steep slope development in accordance with the engineered plans.	**Criterion Met:** (Yes/No/TBD)

	TBD
The grading plan shows the proposed retention walls built to CDC specifications, but additional details will be reviewed as part of the FAR.	

17.5.8: Parking Regulations
The CDC requires two enclosed parking spaces and two surface parking spaces per unit for a property with a single-family zoning designation.

The applicant has proposed three surface spaces and two enclosed spaces which meet the required sizes of 9' x 18'.Including the three surface spaces, the auto court is 54' deep, providing 36' of back out space, which meets the CDC requirement of 22' for parking aisle width and 25' for garage back up space. There are no tandem parking spaces requested.

17.5.9: Landscaping Regulations
The CDC generally requires landscapes to employee permaculture design principles while also meeting the town's aesthetic and wildfire prevention goals.

The applicant has provided a wildfire mitigation plan with a preliminary plant list which depicts native revegetation, proposed tree removal, new plantings and installation of landscape elements such as boulder retaining walls.

The Town Forester has reviewed the wildfire mitigation plan. Prior to Final Architecture Review, the plan shall be amended per his comments.

TMV Forester comments: Sheet L8-01 must indicate the location of required tree protection fencing for all trees, within the construction fencing, that are listed for retention.

A construction mitigation plan showing parking, soil storage, and material storage and staging is required. No staging, parking, or materials storage, including soil storage, is permitted within the critical root zones of any tree to be retained.

The plan shows electrical and gas lines to the south of the driveway turn around area directly under trees that are indicated for retention. Unless these utilities are already in place, the trees in the pathway of these utilities must be indicated to be removed on the wildfire mitigation/landscaping plan, sheet L8-01.

The plan shows native vegetation and shrubs planted within the wildfire mitigation zone 1. Zone one is required to be a vegetation free zone (Sheet L8-01). For wildfire protection of this home located at the top of the very steep forested slope, tempered glass is very highly recommended.

It should be noted that landscaping plans are a requirement of final review.

17.5.10 Trash, Recycling and General Storage Areas
The CDC regulates trash, recycling and storage areas to ensure they are not accessible to wildlife, do not pose a safety threat and do not create a major visual impact.

The applicant proposes space for 3 bear-proof poly carts to be stored within the enclosed garage which meet the enclosure and dimensional standards of the CDC.

17.5.11: Utilities
The applicant has included utilities drawings showing water, wastewater, electrical, gas, and communications lines running north from the road, crossing the GE, and connecting to the building underground. A proposed Electrical Transformer will need to be shown as screened from view as part of the FAR.

17.5.12: Lighting Regulations
A lighting plan has not been provided as part of this submittal and will be required for the FAR. The applicant has indicated in their Project Narrative that no lighting shall be located on the east side of the building, as per the additional Ridgeline Lot standards (cited below). It should be noted that lighting plans are not required at IASR.

17.5.13: Sign Regulations
Illuminated, freestanding address monuments with a maximum height of 6' and certain location in relation to the road are required.

The applicant has identified a location for an illuminated address monument that meets the CDC requirements for location, however additional details shall be required as part of the FAR review.

17.5.16.B Ridgeline Lots
Lots defined as "Ridgeline Lots" in section CDC 17.5.16.B must meet 6 additional design provisions meant to further minimize the development's visual impact.

Table 4

1. All structures shall have varied facades to reduce the apparent mass.	**Criterion Met:** (Yes/No/TBD) **YES**
The proposed design uses varied materials in each level, including strategic transparency through glazing, to reduce the overall apparent mass.	
2. To the extent practical, foundations shall be stepped down the hillsides to minimize cut, fill and vegetation removal.	**Criterion Met:** (Yes/No/TBD) **YES**
The proposed siting uses the ridgeline topography to allow for a partially below grade basement level that creates a stepped building design.	
3. Building and roofing materials and colors shall blend with the hillside.	**Criterion Met:** (Yes/No/TBD) **YES**
The proposed design uses natural materials and colors such as greys, browns, rust and wood which are found naturally in the hillside.	
4. Colors and textures shall be used that are found naturally in the hillside.	**Criterion Met:** (Yes/No/TBD) **YES**
The proposed design uses natural materials and textures such as greys, browns, rust and wood which are found naturally in the hillside.	
5. Reflective materials, such as mirrored glass or polished metals, shall not be used.	**Criterion Met:** (Yes/No/TBD) **YES**
No reflective materials have been proposed.	

6. To the extent practical, no exterior lights shall be installed on the east side of buildings. Any required exterior lighting shall be shielded, recessed, or reflected so that no lighting is oriented towards the east side of the building.	**Criterion Met:** (Yes/No/TBD) **TBD**
The applicant has agreed to meet provision 6 (prohibition of lighting on the east side of the building) in the provided project narrative (Exhibit B). The applicant must provide a lighting plan as part of the Final Architectural Review Plan set which will confirm conformity with provision 6.	

The proposal meets provisions 1-5, which are concerned with massing, siting, materials and colors. The applicant has agreed to meet provision 6 (prohibition of lighting on the east side of the building) in the provided project narrative (Exhibit B). The applicant must provide a lighting plan as part of the Final Architectural Review Plan set which will confirm conformity with provision 6.

VII) CHAPTER 17.6: SUPPLEMENTARY REGULATIONS

17.6.1: Environmental Regulations

The CDC regulates impacts to the environment including forestry management, wetland preservation and steep slope protections.

The applicant has provided a wildfire mitigation plan that identifies wildfire zones on the subject property and proposed tree removal. The town forester has reviewed this plan and has provided comments, which are listed in the Landscape regulation section above. Prior to Final Review, the applicant shall provide a completed fire mitigation plan that adheres to the CDC and the Town Forester's comments.

The applicant has proposed to disturb areas of 30% + slopes, which requires Specific Approval from the DRB. The subject property has 30%+ slopes on most of the perimeter of the property, including the lot line adjacent to Mountain Village Blvd, so disturbance of steep slopes is likely required for access to the site. As a condition of approval, the applicant shall provide a steep slope disturbance map to identify where exactly the slopes are disturbed and by what use.

There are no wetlands on the subject property.

17.6.6: Roads and Driveway Standards

The CDC states that driveways that service 3 or fewer SF dwellings shall be 12' wide for driveways less than 150' long. Driveways shall not exceed an 8% slope except in transitional sections as approved by the Fire Marshal.

The applicant proposes a 12 ft wide, approximately 75ft long driveway that is accessed from Mountain Village Blvd. Two retaining walls measuring 5' or less are proposed to support the auto court, and several boulder retaining walls are proposed above the driveway. The grade starts at 5% from the road, transitions to 9% and then back down to 3% at the auto court. The applicant must seek approval from the Fire Marshal for the section of driveway above 8% before FAR.

Staff: The applicant will be required to provide additional details for the driveway design including shoulders and retaining wall measurements.

17.6.8: Solid Fuel Burning Device Regulations
Per the CDC, Solid fuel burning devices require a permit.

The applicant has not identified any solid fuel burning devices in the home. An outdoor gas fire pit and an interior gas fireplace are shown on Sheet 17.

VIII) CHAPTER 17.7: BUILDING REGULATIONS

17.7.20: Construction Mitigation
Applicants are required to submit a Construction Mitigation Plan that is compliant with the CDC's regulations including limits of disturbance, tree protection, fencing, site access, laydown, dumpster location, etc.

The applicant has provided an erosion control plan which identifies some of the required elements required in a construction mitigation plan, including erosion control, temporary parking and storage, bear-proof dumpster, and portable toilet locations.

Staff: additional details shall be required prior to FAR approval. Additional details include: clarifying the limit of disturbance, which appears to extend into the public R.O.W.; identifying parking spaces; tree protection measures; permitter fencing and other details as requested by planning staff. Additionally, much of the construction disturbance takes place in the G.E., the DRB should discuss if requires an additional Specific Approval.

IX) CHAPTER 17.4.11(D) DESIGN REVIEW PROCESS CRITERIA FOR DECISION
Applicants must meet all of the following Criteria for Decision before Final Architectural Review Approval.

Table 5

a. The proposed development meets the Design Regulations;	**Criterion Met:** (Yes/No/TBD) **TBD**
Notwithstanding the proposed Design Variations, the proposed development meets most, but not all of the Design Regulations. Additional details/revisions are required to meet the landscape, lighting, ridgeline and siting design regulations.	
b. The proposed development is in compliance with the Zoning and Land Use Regulations;	**Criterion Met:** (Yes/No/TBD) **TBD**
Additional details are required to determine conformity with the building height and general easement setbacks regulations.	
c. The proposed development complies with the road and driveway standards;	**Criterion Met:** (Yes/No/TBD) **TBD**
Additional details are required to meet the driveway standards.	
d. The proposed development is in compliance with the other applicable regulations of this CDC;	**Criterion Met:** (Yes/No/TBD) **TBD**

Additional details/revisions are required to meet the environmental and construction mitigation regulations	
e. The development application complies with any previous plans approved for the site still in effect;	**Criterion Met:** (Yes/No/TBD) **N/A**
There are no previous plans of approval in effect for this site.	
f. The development application complies with any conditions imposed on development of the site through previous approvals; and	**Criterion Met:** (Yes/No/TBD) **N/A**
There are no conditions imposed on the site by previous approvals.	
g. The proposed development meets all applicable Town regulations and standards.	**Criterion Met:** (Yes/No/TBD) **TBD**
The proposed development meets all applicable town regulations and standards except the additional details/revisions cited in this report,	

X) CHAPTER 17.4.11(E)(5) DESIGN VARIATION PROCESS CRITERIA FOR DECISION

The applicant has requested the following Design Variations as part of this application:

1. Exterior Stone Cladding Design Variation
2. Retaining Wall Material Design Variation
3. Roof Form Design Variation
4. Roofing Material Design Variation

CDC section 17.4.11(E)(5) identifies the following criteria for decision for Design Variations that must be met before Final Architectural Review Approval:

i. The design variation may contrast with the design context of the surrounding area;
ii. The design variation is contextually compatible with the Town design theme although creativity is encouraged;
iii. The design variation is consistent with purpose and intent of the Design Regulations;
iv. The design variation does not have an unreasonable negative impact on the surrounding neighborhood;
v. The design variation meets all applicable Town regulations and standards: and
vi. The design variation supports a design interpretation that embraces nature, recalls the past, interprets our current times, and moves us into the future.

Staff: Applicants must meet all of the following Criteria for Decision before Final Architectural Review Approval.

XI) STAFF RECOMMENDATION

Staff recommends the DRB approve the Initial Architectural and Site Review for lot 89-3A, TBD Mountain Village Blvd, based on the findings and CDC requirements listed in the staff memo of record.

Staff Note: It should be noted that reasons for approval or rejection should be stated in the motion.

Proposed Motion:
If the DRB deems this application to be appropriate for approval, Staff requests said approval condition the items listed below in the suggested motion.

I move to approve the Initial Architectural and Site Review for a new single-family home located at lot 89-3A, TBD Mountain Village Blvd, based on the evidence provided within the Staff Report of record dated July 2, 2025, with the following design variations and specific approvals:

DRB Specific Approval:

1. Board Form Concrete
2. Steep Slope Disturbance
3. General Easement Encroachments
    a. Auto Court
    b. Retaining Walls related to Auto Court
    c. Mechanical Vault

Design Variation:

1. Exterior Stone Cladding Design Variation
2. Retaining Wall Material Design Variation
3. Roof Form Design Variation
4. Roofing Material Design Variation
5. Driveway Design Standard Variation (to be approved by Telluride Fire Protection District)

And, with the following conditions:

Table 6

#	Condition of Approval/Note	Department or Division	Completed By:
1)	A revised landscape plan and fire mitigation plan that addresses the comments provided by the Town Forrester are provided prior to Final Architecture Review	Planning	Prior to building permit
2)	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.	Planning	Prior to Framing Inspection
3)	A monumented land survey of the footers will be provided to determine there are no additional encroachments into the GE.	Planning	Prior to Pouring Concrete
4)	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	Planning and Building	N/A

	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.		
5)	Per CDC 17.3.9 Housing Impact Mitigation Requirements for this development application are set at 100% since the application was deemed complete in 2025.	Housing	N/A
6)	The applicant shall meet the following conditions of the Fire Marshall: 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.	Fire Prevention	Prior to Certificate of Occupancy
7)	Revise height calculations to address concerns raised by staff and confirm that the entirety of the structure meets height requirements	Planning	Prior to FAR
8)	Clarify if any G.E. encroachments will occur for the construction of the building's foundation (including layback)	Planning	Prior to FAR
9)	Clarify if the pavers leading to the main entrance will constitute a G.E. encroachment and are intended to be as narrow as 2.22'.	Planning	Prior to FAR

10)	Receive approval for driveway grade above 8% from the Fire Marshal	Fire Prevention	Prior to FAR
11)	Provide additional details for the driveway design including shoulders and retaining wall measurements.	Planning	Prior to FAR
12)	Provide additional details regarding the design of the address monument	Planning	Prior to FAR
13)	Provide steep slope disturbance map	Planning	Prior to FAR
14)	Provide additional details for the Construction Mitigation Plan including: 1) *clarifying the limit of disturbance which appears to extend into the public R.O.W.* 2) *identifying parking spaces* 3) *tree protection measures, permitter fencing and other details as requested by planning staff.*	Planning	Prior to FAR
15)	Sheet L8-01 must indicate the location of required tree protection fencing for all trees, within the construction fencing, that are listed for retention.	Forestry	Prior to FAR
16)	A construction mitigation plan showing parking, soil storage, and material storage and staging is required. No staging, parking, or materials storage, including soil storage, is permitted within the critical root zones of any tree to be retained.	Forestry	Prior to FAR
17)	The plan shows electrical and gas lines to the south of the driveway turn around area directly under trees that are indicated for retention. Unless these utilities are already in place, the trees in the pathway of these utilities must be indicated to be removed on the wildfire mitigation/landscaping plan, sheet L8-01.	Forestry	Prior to FAR
18)	The plan shows native vegetation and shrubs planted within the wildfire mitigation zone 1. Zone one is required to be a vegetation free zone (Sheet L8-01). For wildfire protection of this home located at the top of the very steep forested slope, tempered glass is very highly recommended.	Forestry	Prior to FAR

PROJECT DIRECTORY

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SYSTEMS INTEGRATION
DDG

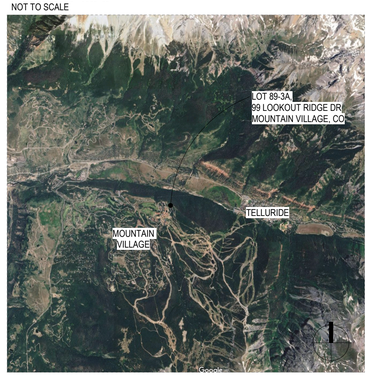
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PROJECT INFORMATION

PROJECT ADDRESS:	99 LOOKOUT RIDGE DR MOUNTAIN VILLAGE, CO 81435
ASSESOR'S PARCEL NUMBER:	456534401066
LEGAL DESCRIPTION:	LOT 89 3A TELLURIDE MOUNTAIN VILLAGE ACC TO PLAT BK 1 PG 1066 REC AUG 7 1990 CONT 0.521 ACRES
APPLICABLE CODES:	2024 INTERNATIONAL BUILDING CODE 2020 NATIONAL ELECTRICAL CODE 2021 INTERNATIONAL FUEL GAS CODE 2024 INTERNATIONAL ENERGY CONSERVATION CODE 2018 INTERNATIONAL FIRE CODE 2018 INTERNATIONAL MECHANICAL CODE 2021 INTERNATIONAL PLUMBING CODE 2024 INTERNATIONAL RESIDENTIAL CODE 2021 MOUNTAIN VILLAGE MUNICIPAL CODE * NOTE: ALL CODES ARE SUBJECT TO MOUNTAIN VILLAGE AND COLORADO STATE AMENDMENTS.
AUTHORITY HAVING JURISDICTION:	TOWN OF MOUNTAIN VILLAGE
PHYSICAL ADDRESS:	411 MOUNTAIN VILLAGE BLVD MOUNTAIN VILLAGE, CO 81435
BUILDING:	<970.369.8248>
ELECTRONIC MAIL:	PLANNING@MTNVILLAGE.ORG
EXISTING USE/OCCUPANCY	VACANT LAND
LOT SIZE:	0.52 ACRES
LAND USE DESIGNATION:	SINGLE-FAMILY (SF), RIDGELINE LOT PER MOUNTAIN VILLAGE MUNICIPAL CODE SECTION 17.5.16
DENSITY:	LOW DENSITY 1 ACTUAL UNIT PER CDC 17.3.7 TABLE 3-2.
PROJECT DESCRIPTION:	CONSTRUCTION OF A NEW TWO-STORY SINGLE-FAMILY RESIDENCE WITH BASEMENT, ATTACHED GARAGE, AND SPA. SITEWORK INCLUDES GRADING AND DRAINAGE FOR NEW STRUCTURE, AS WELL AS DRIVEWAY AND ADJACENT HARDSCAPE AND LANDSCAPING.
HEIGHT:	MAXIMUM BUILDING HEIGHT IN FEET: 35' MAXIMUM AVERAGE BUILDING HEIGHT IN FEET: 30' PROPOSED BUILDING HEIGHT: 34.74' PROPOSED AVERAGE BUILDING HEIGHT: 29.96' REFER TO DRAWINGS FOR BUILDING HEIGHT CALCULATIONS
YARD SETBACKS:	BUILDING SETBACKS, GENERAL EASEMENT: N: 16' E: 16' S: 16' W: 16' PER CDC 17.3.14.A. THE MAJORITY OF ALL LOTS OUTSIDE THE VILLAGE CENTER ZONE DISTRICT ARE BURDENED BY A SIXTEEN (16) FOOT GENERAL EASEMENT CREATING A BUILDING SETBACK SIXTEEN (16) FEET AROUND THE PERIMETER OF THE LOT
ENERGY CODE COMPLIANCE:	2024 INTERNATIONAL ENERGY CONSERVATION CODE VERTICAL GLAZING U-FACTOR: 0.30 CEILING R-VALUE: 49 INSULATION ENTIRELY ABOVE ROOF DECK: 30CI WOOD FRAMED WALL R-VALUE: 30 OR 20 + 5CI OR 13 + 10CI OR 0 + 20CI MASS WALL R-VALUE: 15/20 FLOOR R-VALUE: 30 OR 19 + 7.5CI OR 20CI BASEMENT WALL R-VALUE: 15CI OR 19 OR 13 + 5CI UNHEATED SLAB R-VALUE & DEPTH: 10CI, 4 FT HEATED SLAB R-VALUE & DEPTH: R-10CI, 4 FT AND R-5 FULL SLAB CRAWL SPACE WALL R-VALUE: 15CI OR 19 OR 13 + 5CI * CI = CONTINUOUS INSULATION
PROJECT AREA:	GARAGE: 977.02 SF LOWER LEVEL: 1,236.59 SF MAIN LEVEL: 3,643.98 SF UPPER LEVEL: 4,174.87 SF TOTAL: 10,032.36 SF

VICINITY MAP
NOT TO SCALE



LOCATION MAP
NOT TO SCALE





Olson Kundig

Olson Kundig, Inc.
159 S Jackson St, Suite 600
Seattle, WA 98104, USA
+1 206 624 5670
olsonkundig.com

LOOKOUT RIDGE

99 LOOKOUT RIDGE DRIVE
TELLURIDE MOUNTAIN VILLAGE, CO 81435

INITIAL ARCHITECTURE & SITE REVIEW - RESUBMITTAL 1
6/25/2025

STATE OF COLORADO
THOMAS W. KUNDIG
ARC-401558
LICENSED ARCHITECT



ORIGINALLY PREPARED	DATE REVISED	SHEET NAME
4/16/2025	6/25/2025	Cover Sheet
4/16/2025	6/25/2025	Site Photos
4/16/2025	6/25/2025	Project Narrative
4/16/2025	6/25/2025	Axonometric 3D Views
4/16/2025	6/25/2025	Survey
4/16/2025	6/25/2025	Proposed Site Plan
	6/25/2025	Lot Coverage
4/16/2025	6/25/2025	Proposed Grading Plan
	6/25/2025	Proposed Site Planting Plan
4/16/2025	6/25/2025	Lower Level Plan
4/16/2025	6/25/2025	Main Level Plan
4/16/2025	6/25/2025	Upper Level Plan
4/16/2025	6/25/2025	Roof Plan
	6/25/2025	Wall Section & Assemblies
4/16/2025	6/25/2025	Window Schedule & Details
4/16/2025	6/25/2025	Elevations
	6/25/2025	Max. Height Diagrams
4/16/2025	6/25/2025	Max. Height Calculations
4/16/2025	6/25/2025	Material Palette
4/16/2025	6/25/2025	Design Variation: Base Material
	6/25/2025	Design Variation: Site Wall Material
4/16/2025	6/25/2025	Design Variation: Roof Form
	6/25/2025	Design Variation: Roofing Material










Project Narrative

99 Lookout Ridge Drive
Telluride Moutain Village, CO 81435
#Lot 89-3A - Ridgeline Lot

This property consists of 22,651 sf with steep slopes to both the North and South. The proposed project is a 10,032 sf single-family residence with an attached 2-car garage. Program consists of a main living space, kitchen, breakfast nook, family room, gym, amenity rooms, two offices and seven bedroom suites.

The proposed design is perched on the central ridgeline. On the South side, the house will be shielded from view with a setback of 100'-0" from Mountain Village Boulevard and an Aspen grove to provide internal privacy and light screening.

Proposed building materials include board-formed concrete, metal panel siding, steel fascia and steel windows. Our priority is to ensure the final material selections blend with the surrounding landscape mimicking natural patterns, colors, and textures.

The following design variations are being requested:

(1) The use of board formed concrete instead of stone for the home's exterior walls.

(2) The use of board-formed concrete instead of stone-faced or boulder walls for a few site walls.

(3) Flat roof forms instead of roof forms that emphasize sloped planes.

(4) The use of a membrane roof material for the flat roof forms instead of permitted roof materials.

(5) Maximum driveway grade of 9% instead of 8% grades.

Design Standards

Town Design Theme

- Building siting that is sensitive to the building location, access, views, solar gain, tree preservation, and visual impacts to the existing design context of surrounding neighborhood development.
- Massing that is simple in form and steps with the natural topography.
- Grounded bases that are designed to withstand alpine snow conditions.
- Structure that is expressive of its function to shelter from high snow loads.
- Materials that are natural and sustainable.
- Colors that blend with nature.

Roof Form

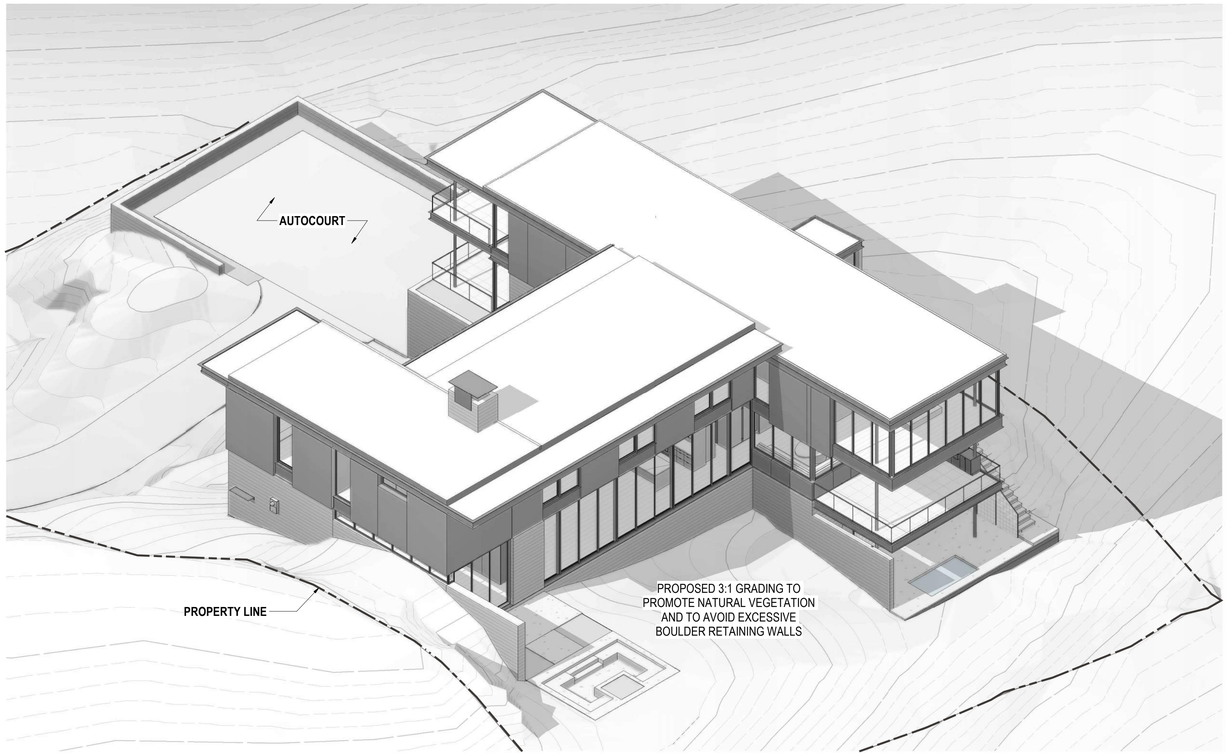
- The roof shall be a composition of multiple forms that emphasize sloped planes, varied ridgelines and vertical offsets.
- Roofs shall be designed and insulated to ensure valleys, areas over wall top plates and other similar building spaces do not form ice dams and to prevent the need for heat tracing.
- Roof ridgelines shall, where practicable, step with the topography of the site following the stepped foundation.
- The design of roofs shall reflect concern for snow accumulation and ice/snow shedding. Entries, walkways and pedestrian areas shall be protected from ice/snow shedding.

Exterior Wall Material

- Min. 35% Stone Required on entire building
  - Stone incorporated in retaining walls that are an integral part of the building design may be included in the building's exterior stone material calculation.

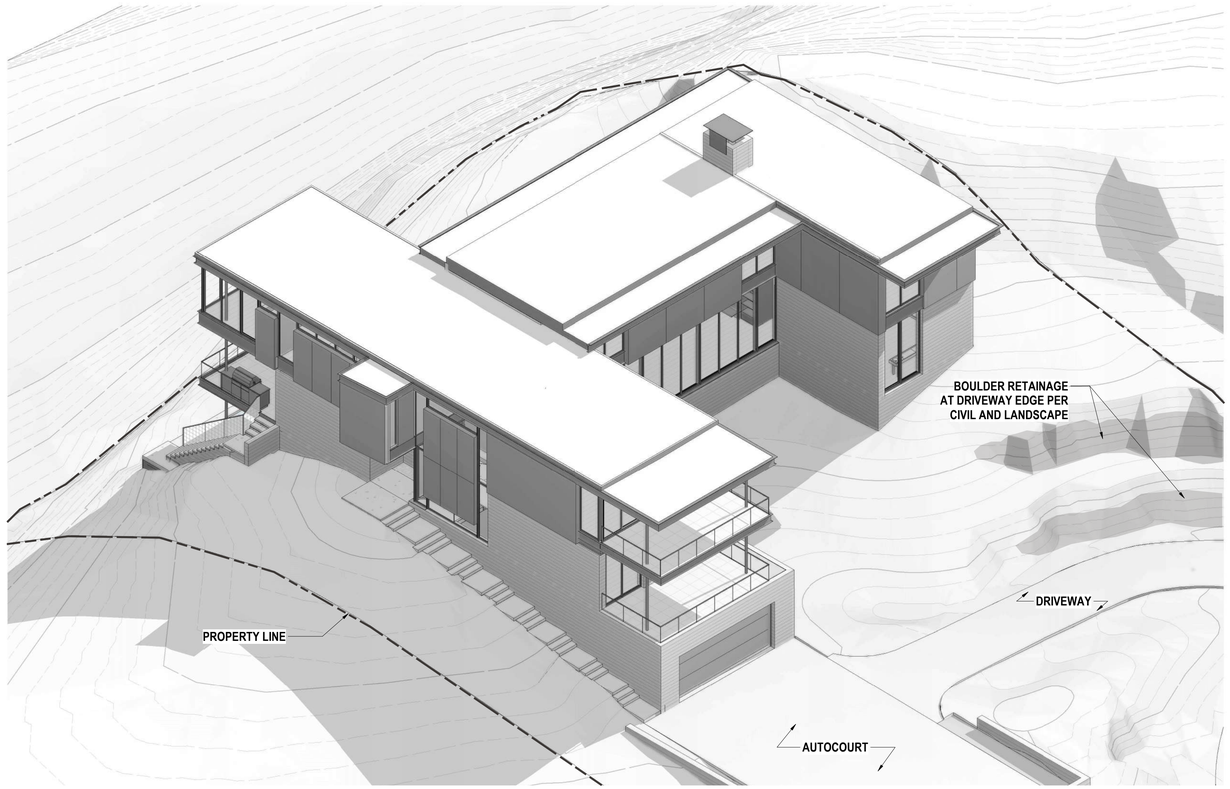
Windows

- The maximum window area of a building shall be forty percent (40%) of the total building façade area. Window placement and size shall be sensitive to light spill to adjacent properties.

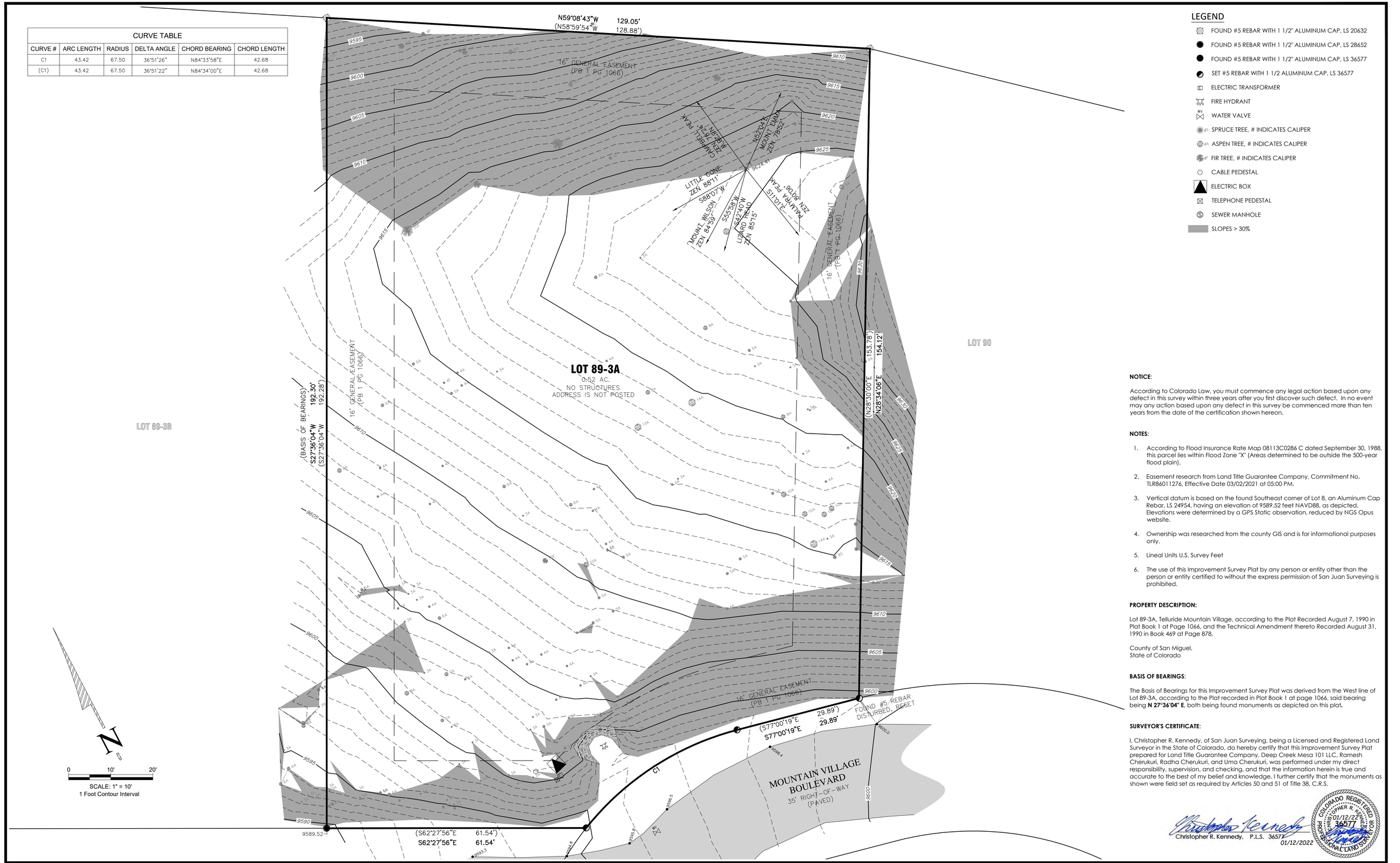

AUTOCOURT
PROPERTY LINE
PROPOSED 3:1 GRADING TO
PROMOTE NATURAL VEGETATION
AND TO AVOID EXCESSIVE
BOULDER RETAINING WALLS


BOULDER RETAINAGE
AT PATIO EDGE PER
CIVIL AND LANDSCAPE
AUTOCOURT
PROPERTY LINE


AUTOCOURT
DRIVEWAY
BOULDER RETAINAGE AT
DRIVEWAY EDGE PER
CIVIL AND LANDSCAPE
PROPERTY LINE


BOULDER RETAINAGE
AT DRIVEWAY EDGE PER
CIVIL AND LANDSCAPE
DRIVEWAY
PROPERTY LINE
AUTOCOURT

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	43.42	67.50	36°51'26"	N84°33'58"E	42.68
(C1)	43.42	67.50	36°51'22"	N84°34'00"E	42.68



LEGEND

- FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP, LS 20632
- FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP, LS 28652
- FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP, LS 36577
- SET #5 REBAR WITH 1 1/2 ALUMINUM CAP, LS 36577
- ELECTRIC TRANSFORMER
- FIRE HYDRANT
- WV WATER VALVE
- #S SPRUCE TREE, # INDICATES CALIPER
- #A ASPEN TREE, # INDICATES CALIPER
- #F FIR TREE, # INDICATES CALIPER
- CABLE PEDESTAL
- ELECTRIC BOX
- TELEPHONE PEDESTAL
- S SEWER MANHOLE
- SLOPES > 30%

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 08113C0286 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. TLR86011276, Effective Date 03/02/2021 at 05:00 PM.
3. Vertical datum is based on the found Southeast corner of Lot 8, an Aluminum Cap Rebar, LS 24954, having an elevation of 9589.52 feet NAVD88, as depicted. Elevations were determined by a GPS Static observation, reduced by NGS Opus website.
4. Ownership was researched from the county GIS and is for informational purposes only.
5. Lineal Units U.S. Survey Feet
6. The use of this Improvement Survey Plat by any person or entity other than the person or entity certified to without the express permission of San Juan Surveying is prohibited.

PROPERTY DESCRIPTION:

Lot 89-3A, Telluride Mountain Village, according to the Plat Recorded August 7, 1990 in Plat Book 1 at Page 1066, and the Technical Amendment thereto Recorded August 31, 1990 in Book 469 at Page 878,

County of San Miguel,
State of Colorado

BASIS OF BEARINGS:

The Basis of Bearings for this Improvement Survey Plat was derived from the West line of Lot 89-3A, according to the Plat recorded in Plat Book 1 at page 1066, said bearing being **N 27°36'04" 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 Improvement Survey Plat prepared for Land Title Guarantee Company, Deep Creek Mesa 101 LLC, Ramesh Cherukuri, Radha Cherukuri, and Uma Cherukuri, 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.

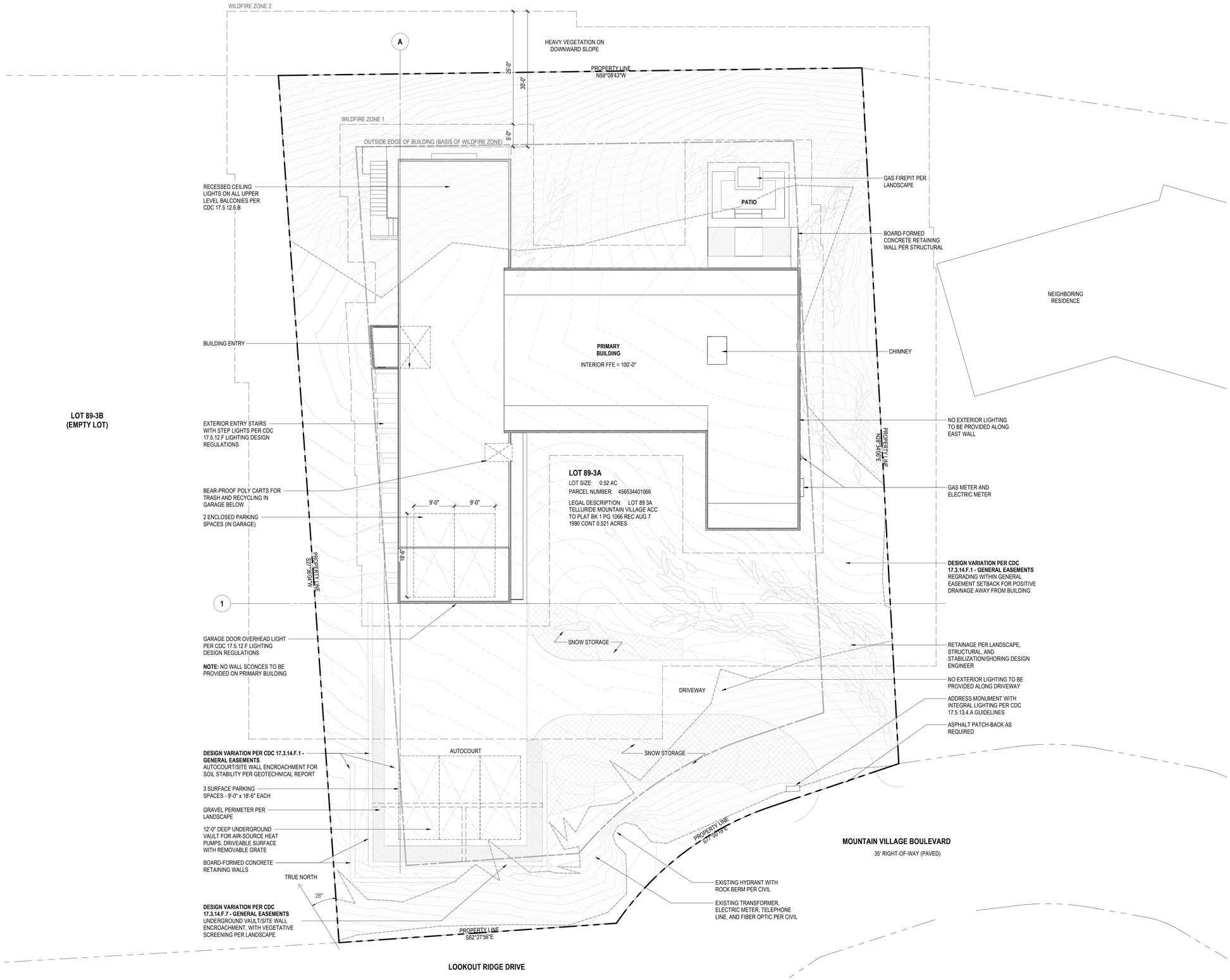
Christopher R. Kennedy, P.L.S. 36577
01/12/2022

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR
CHRISTOPHER R. KENNEDY
36577
01/12/22

IMPROVEMENT SURVEY PLAT
LOT 89-3A, TELLURIDE MOUNTAIN VILLAGE

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

DATE:	01/12/2022
JOB:	97083
DRAWN BY:	CRK
CHECKED BY:	KSK
REVISION DATES:	
SHEET:	1 OF 1



99 Lookout Ridge Drive
Telluride, CO 81435
#Lot 89-3A - Ridgeline Lot

Project Data

- Zoning Overlay: Town of Mountain Village
- Parcel Number: 456534401066
- Zoning: Single-Family (Ridgeline Lot)
- Lot Size: 0.52 acres
- Allowable Coverage:
  - Single Family with lots less than 1 Acre: 40% max. lot coverage
  - 22,683 SF (total lot) x 40% = 9,060 SF
  - Proposed lot coverage = 6,260.54 SF < 9,060 SF
  - The calculation of the total horizontal area of any building, carport, porte-cochere, or arcade and shall also include walkways, roof overhangs, eaves, exterior stairs, decks, covered porch, terraces and patios. Such horizontal measurements shall be from the building driplines and from the exterior surface of the total wall assembly, whichever is more restrictive.
- Setbacks:
  - 16 ft general easement
- Height:
  - Max. alllowable building height: 35'-0"
  - Max. allowable average building height: 30'-0"
    - The average building height calculation shall be determined by taking the average of heights at equal intervals (max 20' interval) around the perimeter of a building.
    - When multiple roofs occur within any interval, the height for that interval shall be measured from the finished grade or natural grade (whichever is most restrictive) to the highest point on the rooftop, roof ridge, parapet or topmost portion of the structure.

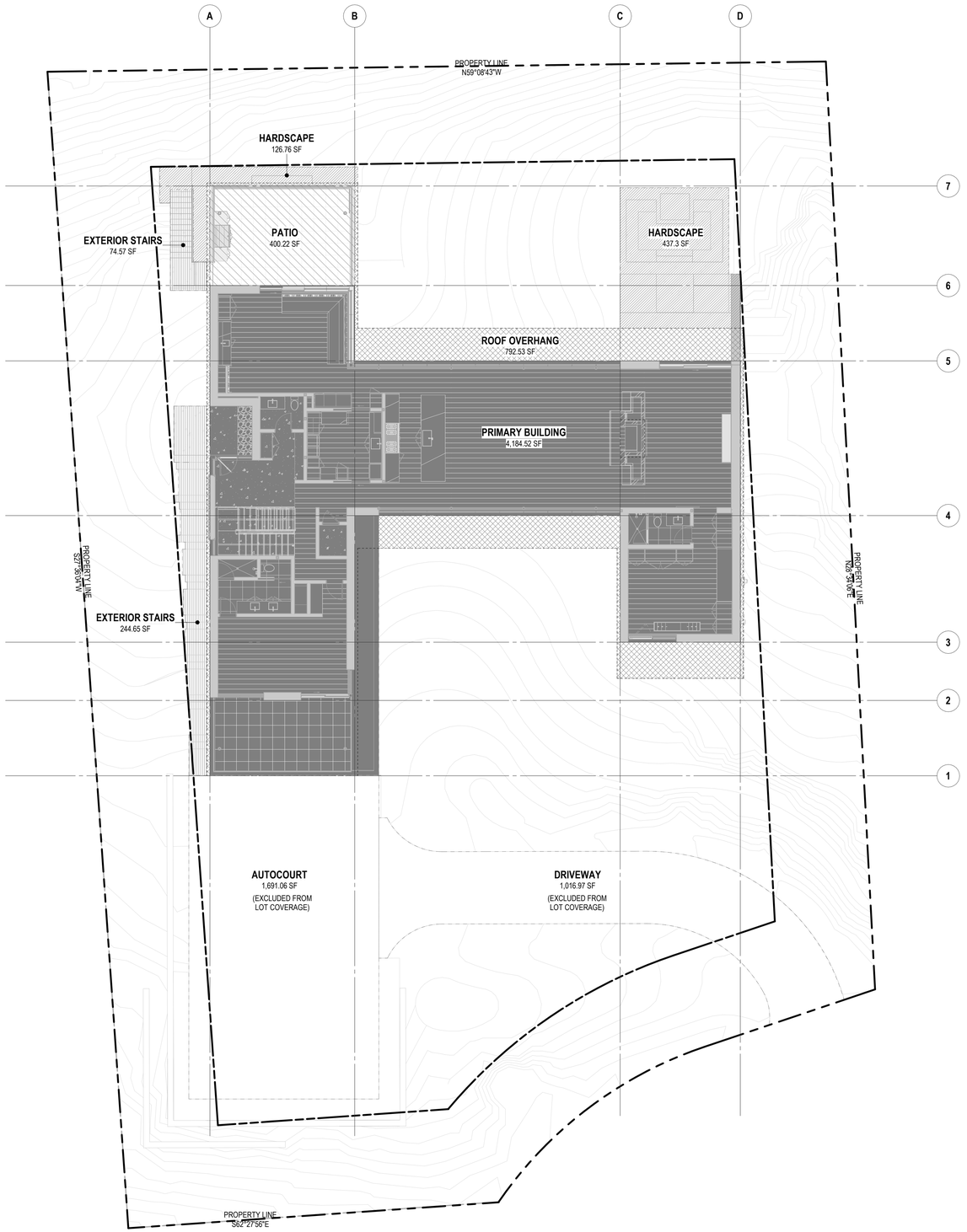
Address monument design and lighting to comply with CDC section 17.5.13.3 and 17.5.13.F

Landscape Planting Notes

1. Exact locations of plant materials shall be approved by the Landscape Architect in the field prior to installation. Stake or otherwise layout all proposed planting for review.
2. Trees shall be planted a minimum of 10 feet from face of building and a minimum of 4 feet from the edge of pavement, except as approved by Landscape Architect.
3. Shrubs shall be planted a minimum of 3 feet from face of building and a minimum of 12 inches from edge of pavement, exept as approved by Landscape Architect.
4. All other plants shall be planted a minimum of 12 inches from face of building and a minimum of 6 inches from edge of pavement, exept as approved by Landscape Architect.
5. Finish grades of planting areas shall be flush and meet smoothly and evenly with adjacent paving, providing positive drainage. Shovel V-cut edges shall be provided at planting area transitions to adjacent pavement as indicated to allow for mulch installation.

SITE PLAN LEGEND

- PROPERTY LINE
- PROPOSED GRADE (1'-0 CONTOUR)
- EXISTING GRADE (1'-0" CONTOUR)
- GENERAL EASEMENT SETBACK
- WILDFIRE ZONE
- SNOW STORAGE
- STEEP SLOPES > 30%



LOT COVERAGE

CDC.17.8.1. ***LOT COVERAGE DEFINITION:***
THE CALCULATION OF THE TOTAL HORIZONTAL AREA OF ANY BUILDING, CARPORT, PORTE-COCHERE, OR ARCADE AND SHALL ALSO INCLUDE WALKWAYS, ROOF OVERHANGS, EAVES, EXTERIOR STAIRS, DECKS, COVERED PORCH, TERRACES AND PATIOS. SUCH HORIZONTAL MEASUREMENT SHALL BE FROM THE BUILDING DRIPLINES AND FROM THE EXTERIOR SURFACE OF THE TOTAL WALL ASSEMBLY, WHICHEVER IS MORE RESTRICTIVE.

CDC.17.3.13. ***MAXIMUM LOT COVERAGE:***
SINGLE-FAMILY WITH LOTS < 1 ACRE = 40% MAXIMUM

LOT 89-3A PROPERTY AREA = 0.52 ACRES = 22,651 SF
22,651 SF * 40% = **9,060 SF** ALLOWABLE LOT COVERAGE

LEGEND

- EXTERIOR STAIRS
- HARDSCAPE
- PATIO
- PRIMARY BUILDING FOOTPRINT
- ROOF OVERHANG

LOT COVERAGE

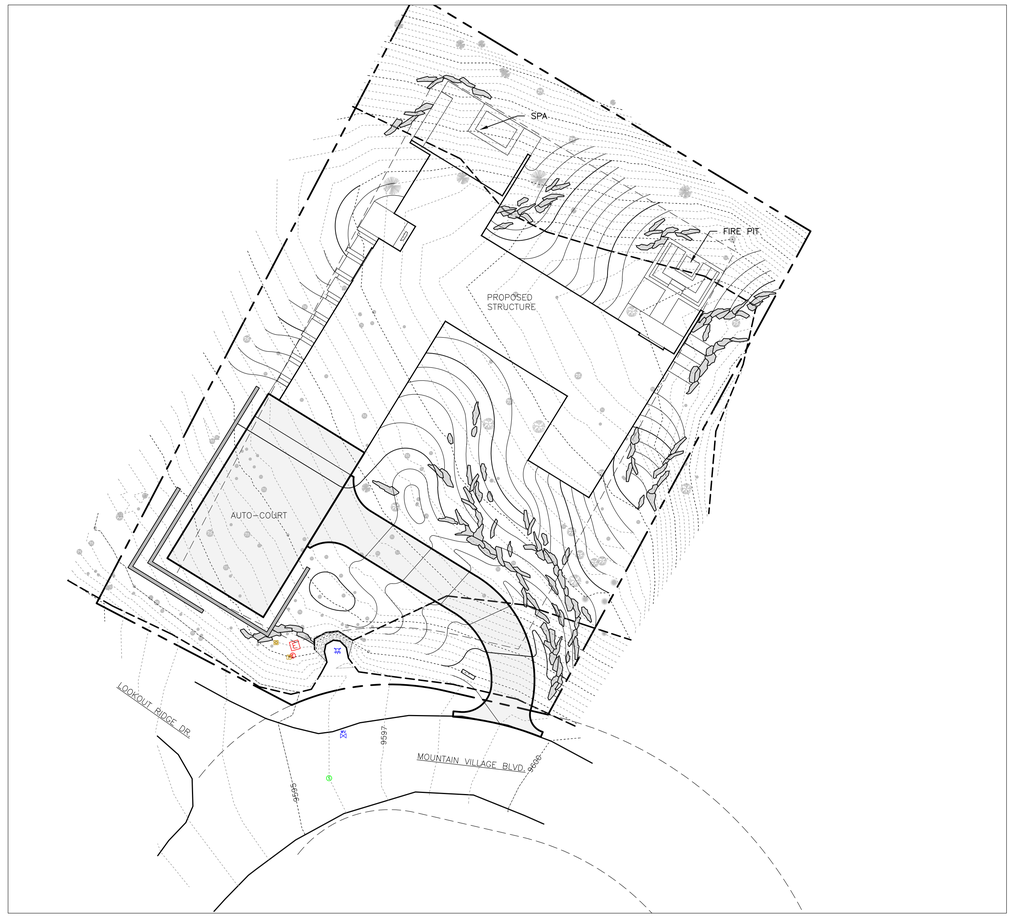
AREA TYPE	AREA
EXTERIOR STAIRS	319.21 SF
HARDSCAPE	564.06 SF
PATIO	400.22 SF
PRIMARY BUILDING FOOTPRINT	4,184.52 SF
ROOF OVERHANG	792.53 SF
	6,260.54 SF

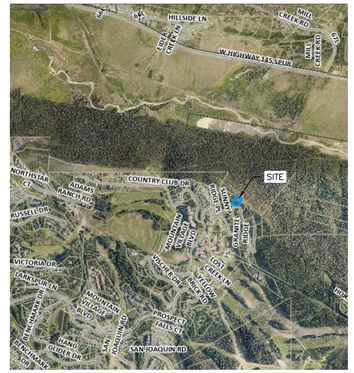
PROPOSED LOT COVERAGE = **6,260.54 SF < 9,060 SF** MAXIMUM

LOOKOUT RIDGE

99 LOOKOUT RIDGE RD.

TELLURIDE MOUNTAIN VILLAGE, CO





VICINITY MAP

Sheet List Table	
Sheet Number	Sheet Title
C0	COVER
C1	GENERAL NOTES
C2	EXISTING CONDITIONS
C3	SITE PLAN
C4	DRIVEWAY P&P
C5	EROSION CONTROL

ROARING FORK ENGINEERING
592 HIGHWAY 133
CARBONDALE, CO 81623
RFENG.BIZ | (970) 340-4130

COLORADO LICENSED
TYLER R. STEVENS
16125
PROFESSIONAL ENGINEER

CHECKED BY: RBG
DRAWN BY: TRS

DRAWN BY
TRS

DATE
06.25.2025

DESCRIPTION
Schematic Design

1

JOB #: 2025-16

NOT FOR CONSTRUCTION

LOOKOUT RIDGE
99 LOOKOUT RIDGE RD.
TELLURIDE, CO

COVER

C0
Of 6

1. GENERAL NOTES:

1. ALL WORK SHALL COMPLY WITH THE MOST RECENT MOUNTAIN VILLAGE IN ADDITION TO THE SAN MIGUEL COUNTY AND TELLURIDE FIRE PROTECTION DISTRICT STANDARDS SPECIFICATIONS.
2. WORK REQUIRES AN APPROVED MOUNTAIN VILLAGE PERMIT.
3. LIMITS OF CONSTRUCTION SHALL BE 10' EACH SIDE OF THE CENTERLINE OF UTILITY INSTALLATIONS BUT NOT BEYOND RIGHT-OF-WAY LINES. PROJECT LIMITS ADDITIONALLY INCLUDE ALL DESIGNATED BORROW AREAS, EXCAVATION DISPOSAL AREAS OR MATERIAL OR TOPSOIL STOCKPILE AREAS. RESPECT ALL TREE/VEGETATION PRESERVATION ZONES (PER SPECS).
4. TEMPORARY CONSTRUCTION EASEMENTS MAY BE REQUIRED AND ARE TO BE COORDINATED WITH PROPERTY OWNER AND THE HOA.
5. THE CONTRACTOR MUST CERTIFY THAT ALL AGGREGATES USED ON THIS PROJECT ARE FREE FROM HAZARDOUS COMPONENTS IN EXCESS OF THE THRESHOLD CONCENTRATIONS ESTABLISHED BY THE E.P.A.
6. ANY SIGNAGE REMOVED DURING CONSTRUCTION THAT IS NOT SHOWN TO BE ON THE PLANS SHALL BE REPLACED OR RETURNED TO ITS ORIGINAL LOCATION.
7. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH APPLICABLE SECTIONS OF THE GEOTECHNICAL REPORT. CONTRACTOR TO NOTE REQUIREMENTS FOR EXCAVATION, BACKFILL AND SUPPORT MATERIALS. THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE INFORMATION CONTAINED IN THIS REPORT PRIOR TO CONSTRUCTION.
8. THROUGHOUT ALL PHASES OF CONSTRUCTION, UNTIL THE FINAL ACCEPTANCE OF THE PROJECT, THE CONTRACTOR MUST KEEP THE WORK SITE CLEAN AND FREE FROM RUBBISH AND DEBRIS. THE CONTRACTOR SHALL ALSO ABATE DUST NUISANCE AS NECESSARY. THE CONTRACTOR HAS TWENTY-FOUR (24) HOURS AFTER THE DEPOSIT OF ANY EARTH, GRAVEL OR OTHER EXCAVATED MATERIAL TO REMOVE SUCH DEPOSIT. IN THE EVENT THAT THE EARTH, GRAVEL OR OTHER EXCAVATED MATERIAL IS NOT REMOVED, THE ENGINEER OR OWNER WILL DIRECT SUCH REMOVAL AND THE COST INCURRED SHALL BE DEDUCTED FROM THE BOND. DUST CONTROL WILL ONLY BE REQUIRED IF ADJACENT PROPERTY OWNERS ARE ADVERSELY AFFECTED OR IF DUST ADVERSELY AFFECTS MAINTENANCE OF TRAFFIC DURING THE PROJECT SUCH THAT, IN THE OPINION OF ENGINEER, ADJUSTMENT OF THE CONTROL PROGRAM IS APPROPRIATE. IT IS ANTICIPATED DUST CONTROL WILL BE REQUIRED ON THIS PROJECT.
9. THE CONTRACTOR IS RESPONSIBLE FOR TEMPORARY SURFACES THROUGHOUT THE PROJECT TO MAINTAIN TRAFFIC AND PEDESTRIAN ACCESS. THE COST SHALL BE INCIDENTAL TO WORK.
10. CONSTRUCTION DE-WATERING IS TO BE IN ACCORDANCE WITH THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT REQUIREMENTS. CONTRACTOR IS RESPONSIBLE FOR ALL ASSOCIATED PERMITTING.
11. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL WORK IS PERFORMED IN ACCORDANCE WITH APPLICABLE STANDARDS AND REGULATIONS AS SET FORTH BY THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (O.S.H.A.).
12. NO FIELD CHANGES SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF THE ENGINEER.
13. SUBMITTALS SHALL BE PREPARED FOR ALL MATERIALS TO BE INCORPORATED INTO THE PROJECT AND SENT TO THE ENGINEER FOR REVIEW AND APPROVAL.
14. THE PHYSICAL FEATURES WITHIN THE LIMITS OF THE PROJECT HAVE BEEN SHOWN BASED ON THE BEST AVAILABLE INFORMATION AT THE TIME OF DESIGN. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE FEATURES SHOWN. THE CONTRACTOR SHALL REVIEW AND VERIFY EXISTING PHYSICAL FEATURES AND ELEVATIONS OF THE CONDITIONS TO BE ENCOUNTERED DURING CONSTRUCTION.
15. THE CONTRACTOR SHALL LIMIT ALL WORK AND STORAGE AREAS TO THE PROJECT SITE. ANY WORK INSIDE PUBLIC RIGHT-OF-WAYS WILL REQUIRE APPROVAL FROM THE JURISDICTION OF AUTHORITY PRIOR TO CONSTRUCTION. USE OF ANY PRIVATE AREAS FOR THIS PROJECT BY THE CONTRACTOR MUST BE APPROVED IN WRITING BY THE PROPERTY OWNER WITH A COPY OF THIS APPROVAL PROVIDED TO THE ENGINEER PRIOR TO USAGE.
16. ALL WORK SHALL BE DONE TO THE LINES, GRADES, SECTIONS, AND ELEVATIONS SHOWN ON THE PLANS UNLESS OTHERWISE NOTED OR APPROVED BY THE ENGINEER.
17. THE ENGINEER SHALL BE NOTIFIED WITHIN 48 HOUR PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.
18. THE CONTRACTOR SHALL LIMIT CONSTRUCTION ACTIVITIES TO THOSE AREAS WITHIN THE LIMITS OF DISTURBANCE AND/OR TOES OF SLOPE AS SHOWN ON THE PLANS. ANY DISTURBANCE BEYOND THESE LIMITS SHALL BE RESTORED TO ORIGINAL CONDITIONS BY THE CONTRACTOR AT THEIR OWN EXPENSE.
19. THE CONTRACTOR SHALL NOT REMOVE AND SHALL PROTECT FROM DAMAGE ALL TREES, BUSHES, AND EXISTING IMPROVEMENTS INSIDE AND OUTSIDE THE LIMITS OF WORK NOT CALLED OUR FOR REMOVAL OR REPLACEMENT. SPECIFIC PROVISIONS ARE SHOWN ON THE PLANS.
20. NO TREES SHALL BE REMOVED OR TRIMMED WITHOUT PRIOR ACKNOWLEDGEMENT OF THE PROPERTY OWNER AND/OR PROJECT ENGINEER. ALL APPLICABLE PERMITS ARE THE RESPONSIBILITY OF THE CONTRACTOR.
21. THE CONTRACTOR SHALL PROTECT THE EXISTING DRAINAGE STRUCTURES AND REROUTE ANY RUNOFF AS NECESSARY DURING CONSTRUCTION ACTIVITIES TO PREVENT EROSION AND DAMAGE.
22. THE CONTRACTOR SHALL PROVIDE SAFE PEDESTRIAN ACCESS AT ALL TIMES DURING THE PROJECT.
23. THE PHYSICAL FEATURES REQUIRING REMOVAL OR OBLITERATION WITHIN THE PROJECT SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND BE DISPOSED OF OFF-SITE UNLESS OTHERWISE NOTED.
24. THE CONTRACTOR SHALL HAVE A COPY OF ALL APPLICABLE STANDARDS AND APPROVED CONSTRUCTION PLANS AND SPECIFICATIONS ON SITE AT ALL TIMES.
25. ANY DISCREPANCY WITHIN THESE PLANS SHOULD BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER.

2. EROSION CONTROL NOTES:

1. THE ULTIMATE RECEIVING WATERS ARE THE SAN MIGUEL RIVER.
2. TOPSOIL WILL BE STRIPPED AND STOCKPILED WITH REINFORCED FILTER LOGS SURROUNDING STOCKPILE AND THEN SEEDED AND STRAWED FOR STABILIZATION. CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF DIRT FROM VEHICLES LEAVING THE SITE PER MOUNTAIN VILLAGE & SAN MIGUEL COUNTY CODE.
3. EROSION AND SEDIMENT CONTROLS ARE TO BE INSPECTED EVERY FOURTEEN CALENDAR DAYS OR AFTER EVERY STORM EVENT THAT EQUALS OR EXCEEDS A HALF INCH OF PRECIPITATION.
4. CONTRACTOR IS RESPONSIBLE FOR CHECKING THAT ALL EROSION CONTROL BMPS ARE FREE OF MUD, DIRT, AND DEBRIS. ALL STRUCTURES ARE TO BE CLEANED ONCE DEPOSITED SEDIMENT REACHES ONE THIRD THE HEIGHT OF THE STRUCTURE.
5. ACTUAL LOCATIONS OF ALL EROSION AND SEDIMENT CONTROL MEASURES CAN BE FIELD MODIFIED IF NECESSARY BY ENGINEER OF RECORD AND APPROVED BY MOUNTAIN VILLAGE AND THE PROJECT MANAGER.
6. EROSION CONTROL FENCING AND OTHER EROSION CONTROL MEASURES SHALL BE REMOVED AFTER ALL VEGETATION SEEDING IS AT LEAST 80 PERCENT GERMINATED.
7. CONSTRUCTION ROAD, STABILIZED ENTRANCE, STAGING AREA, AND PERIMETER EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SITE GRADING OR EXCAVATION ACTIVITIES.
8. STOCKPILED MATERIALS SHALL BE SURROUNDED WITH FILTER LOGS AND WEIGHED DOWN WITH SAND BAGS. LOGS MAY NOT CONTAIN STRAW. CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF DIRT FROM VEHICLES LEAVING THE SITE.
9. ALL DRAINAGE STRUCTURES ARE TO BE PROTECTED BY EROSION CONTROL MEASURES.
10. IF ANY TEMPORARY FLOW LINE IS TO OCCUR DUE TO INTERMITTENT GRADE CHANGE, CHECK DAMS, SURFACE ROUGHENING AND ADDITIONAL BMPS SHOULD BE IMPLEMENTED.
11. RESURFACING OR REVEGETATION PRACTICES SHALL FOLLOW ALL LAND DISTURBING ACTIVITIES IMMEDIATELY UPON COMPLETION OF SAID ACTIVITIES. IF REVEGETATION PRACTICES ARE DELAYED, FINISHED TOPSOIL GRADE SHALL BE PROTECTED AGAINST WIND AND WATER EROSION WITH TEMPORARY EROSION CONTROL BMP'S IMMEDIATELY UPON COMPLETION.
12. WATER SHALL BE USED AS A DUST PALLIATIVE WHERE REQUIRED. LOCATIONS SHALL BE AS ORDERED. THE COST OF WATER SHALL BE INCIDENTAL TO OTHER BID ITEMS. SWEEPING AND CLEANING ADJACENT STREETS AND SIDEWALKS DURING CONSTRUCTION WILL BE PERFORMED AS NECESSARY AND AS DIRECTED BY THE ENGINEER. SWEEPING, AND DUST MITIGATION IS CONSIDERED TO BE INCIDENTAL TO THE WORK.

3. UTILITY GENERAL NOTES

1. ANY CONTRACTOR-CAUSED DAMAGE TO UTILITY AND/OR SERVICE LINES SHOWN OR NOT SHOWN ON THE PLANS, SHALL BE REPAIRED OR REPLACED AT NO COST TO OWNER OF THE LINE AND SHALL BE ACCOMPLISHED BY THE CONTRACTOR, SUBCONTRACTOR OR AS APPROVED BY THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL UTILITY COMPANIES PRIOR TO COMMENCING WORK IN THE PROJECT AREA. LIKEWISE, THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING HIS WORK AND THAT OF THE INVOLVED UTILITIES IN THE PROJECT AREA.
2. UTILITY LINES SHOWN ON THE PLAN SHEETS ARE LOCATED FROM THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION AND PROTECTION OF ALL UTILITIES IN PLACE.
3. THE CONTRACTOR SHALL CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO AT 811 A MINIMUM OF TWO BUSINESS DAYS IN ADVANCE OF ANY EXCAVATION OR GRADING.
4. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL UTILITIES AND STRUCTURES AFFECTED BY THE WORK. ANY DAMAGE SHALL BE REPAIRED AND RESTORED TO THE SATISFACTION OF THE OWNER, AND UTILITY PROVIDER. THE CONTRACTOR SHALL COORDINATE ALL UTILITY RELOCATIONS AS NECESSARY.
5. EXCAVATION AT GAS LINES: TEMPORARY COVER DURING CONSTRUCTION SHALL BE AT LEAST 18 INCHES OVER THE GAS CONDUIT. FINISH GRADE OVER THE GAS CONDUIT MUST BE AT LEAST TWO FEET AND NO MORE THAN SIX FEET.
6. EXISTING UNDERGROUND TELEPHONE, FIBER AND CABLE TELEVISION FACILITIES MAY BE LOCATED IN CLOSE PROXIMITY TO THE WORK. THE CONTRACTOR MAY, IF NECESSARY, TEMPORARILY DISPLACE THE CABLES DURING CONSTRUCTION AND REINSTALL THEM IN ACCORDANCE WITH THE APPROPRIATE TELEPHONE, FIBER OR CABLE TELEVISION COMPANY'S GUIDELINES WITH THEIR PRIOR CONSENT. COORDINATION WITH BOTH THE TELEPHONE AND CABLE TELEVISION COMPANY IS REQUIRED TO BE DONE BY THE CONTRACTOR.
7. THE CONTRACTOR SHALL AT THEIR EXPENSE, SUPPORT AND PROTECT ALL UTILITIES, SO THAT THEY WILL FUNCTION CONTINUOUSLY DURING CONSTRUCTION EXCEPT THOSE DESIGNATED TO BE TEMPORARILY SHUT DOWN. THE CONTRACTOR SHALL GET AUTHORIZATION FOR TEMPORARY SERVICE DISRUPTIONS PRIOR TO ANY UTILITY WORK AT LEAST 48 HOURS IN ADVANCE. CUSTOMERS SHALL BE NOTIFIED ACCORDING TO THE UTILITY PROVIDERS REQUIREMENTS. SHOULD A UTILITY FAIL AS A RESULT OF THE CONTRACTOR'S OPERATIONS, IT WILL BE REPAIRED IMMEDIATELY BY EITHER THE CONTRACTOR OR THE UTILITY PROVIDER AT THE FULL COST OF LABOR AND MATERIALS TO THE CONTRACTOR.
8. ALL VALVE BOXES, CLEANOUTS, MANHOLES, GUY WIRES, SHALL BE ADJUSTED TO FINAL GRADE.
9. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION AND ELEVATION OF ALL SANITARY SEWER SERVICES AND WATER SERVICES PRIOR TO CONSTRUCTION.
10. IRRIGATION LINES MAY EXIST WITHIN THE PROJECT BOUNDARY. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO LOCATE IRRIGATION LINES THAT MAY BE AFFECTED BY THEIR WORK. ANY DAMAGED IRRIGATION EQUIPMENT OR LINES WILL BE REPLACED AT THE COST OF THE CONTRACTOR.
11. TEMPORARY SHORING MAY BE REQUIRED FOR UTILITY INSTALLATION WORK ESPECIALLY IN AREA CLOSE TO OR IN EXISTING SLOPES. THE CONTRACTOR SHALL MAINTAIN SLOPE/TRENCH STABILITY UNTIL EXCAVATION IS BACKFILLED. THE CONTRACTOR SHALL SUBMIT SHORING PLANS TO THE TOWN OF MOUNTAIN VILLAGE, AND ENGINEER FOR REVIEW AND APPROVAL PRIOR TO SHORING OPERATIONS.

4. EARTHWORK

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LEGAL DISPOSAL OF ANY EXCESS SOIL, DEBRIS AND WASTE MATERIAL OFF OF THE PROJECT SITE.
2. ANY MATERIAL NOT SUITABLE FOR BACKFILL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF, BY AND AT THE EXPENSE OF THE CONTRACTOR.
3. ALL EMBANKMENT MATERIAL REQUIRING COMPACTION WILL CONFORM TO CDOT/ASTM STANDARDS.
4. IF GROUNDWATER IS ENCOUNTERED CONTACT ENGINEER/PROJECT MANAGER BEFORE PROCEEDING WITH WORK IN AREA OF GROUNDWATER.
5. IF BEDROCK IS ENCOUNTERED CONTACT ENGINEER/PROJECT MANAGER BEFORE PROCEEDING WITH WORK IN AREA OF BEDROCK.
6. EXISTING DITCHES RUN ALONG THE PROPERTY. IF DISTURBED, THE DITCH SHALL BE REPLACED IN ITS ORIGINAL LOCATION BY RE-SCARIFING MATERIAL EIGHT INCHES BELOW THE DITCH AND COMPACTING WITH A NEW THREE INCH LAYER OF BENTONITE MIXED SOIL. ONE (1) POUND OF BENTONITE PER ONE (1) SQUARE FOOT OF AREA IS REQUIRED. THE CONTRACTOR SHALL CONTACT AND COORDINATE ALL WORK WITH THE DITCH COMPANY.
7. AREAS OF HEAVY VEGETATION, TREES, ROCKS, ETC. MAY NOT ALL BE SHOWN ON PLAN SET. THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE EXISTING CONDITIONS AND REQUIRED CONSTRUCTION METHODS TO PERFORM THE WORK. CERTAIN AREAS MAY REQUIRE TREE REMOVAL, BOULDER RELOCATION, CLEARING AND GRUBBING, ETC. THAT MAY NOT BE SPECIFICALLY CALLED OUT.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ANY GROUNDWATER ENCOUNTERED DURING THE CONSTRUCTION OF ANY PORTION OF THIS PROJECT. GROUNDWATER SHALL BE PUMPED, PIPED, REMOVED AND DISPOSED OF IN A MANNER WHICH DOES NOT CAUSE FLOODING OF EXISTING STREETS NOR EROSION ON ABUTTING PROPERTIES IN ORDER TO CONSTRUCT THE IMPROVEMENTS SHOWN ON THESE PLANS. THE CONTRACTOR IS RESPONSIBLE FOR ANY COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT STORM WATER DISCHARGE OR DE-WATERING PERMITS THAT CORRESPOND WITH THESE ACTIVITIES.
9. ONSITE NATIVE MATERIAL CAN BE USED FOR STRUCTURAL BACKFILL IF APPROVED BY A GEOTECHNICAL ENGINEER AND SHALL BE SCREENED TO SIX INCH MINUS, INSTALLED IN TWELVE INCH LIFTS AND COMPACTED TO 95 PERCENT WITH OPTIMUM MOISTURE CONTENT.
10. STRIPPED TOPSOIL GENERATED ONSITE TO BE STOCKPILED AND USED FOR RE-VEGETATION.

5. LANDSCAPE NOTES:

1. ALL AREAS DISTURBED BY ROAD OR UTILITY CONSTRUCTION SHALL BE FINE GRADED AND RAKED TO REMOVE ALL ROCKS OVER THREE INCHES IN DIAMETER. PLACE TOPSOIL TO A DEPTH OF SIX INCHES ON ALL DISTURBED AREAS.
2. PRIOR TO TOPSOIL PLACEMENT, ALL CUT OR FILL SLOPES WILL BE CONTOURED TO BLEND WITH ADJACENT TERRAIN. CONTRACTOR WILL USE VARIOUS SLOPE MOLDING TECHNIQUES TO ENHANCE THE AESTHETIC QUALITY OF THE SLOPE, WHILE MAXIMIZING THE REVEGETATION POTENTIAL. ALL CUT AND FILL SLOPES SHALL BE ROUNDED AT THE TOE TO BLEND WITH THE EXISTING TERRAIN. ADDITIONALLY, WHERE SOILS AND STEEPNESS OF SLOPES PERMIT, TERRACES WILL BE CONSTRUCTED TO AID THE REVEGETATION PROCESS.
3. THE CONTRACTOR SHALL NOT REMOVE AND SHALL PROTECT FROM DAMAGE ALL TREES, BUSHES, AND EXISTING IMPROVEMENTS INSIDE AND OUTSIDE THE LIMITS OF WORK. SPECIFIC PROVISIONS ARE SHOWN ON THE PLANS.
4. THE CONTRACTOR SHALL RESTORE ALL DISTURBED LANDSCAPE, HARDSCAPE, AND SNOWMELTED AREAS IN-KIND.
5. SPECIFIC HIGHLY VEGETATED AREAS AND AREAS WITH TREES IN PROXIMITY TO THE WORK ARE CALLED OUT ON THE PLANS, BUT MAY NOT INCLUDE ALL SUCH AREAS. THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION CONSIDERATIONS IN HIGHLY VEGETATED AREAS. ALL DAMAGED OR REMOVED VEGETATION SHALL BE REPLACED IN KIND AT THE CONTRACTOR'S EXPENSE.

6. BENCHMARK AND SURVEY CONTROL

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION STAKING OF BOTH HORIZONTAL AND VERTICAL LAYOUT ON THIS PROJECT. THE CONTRACTOR SHALL COORDINATE WITH THE PROJECT ENGINEER FOR INTERPRETATION AND INFORMATION IN STAKING OF THE PROJECT FOR CONSTRUCTION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PRESERVING ANY MONUMENTS, RANGE POINTS, TIES, BENCHMARKS, AND/OR SURVEY CONTROL POINTS WHICH MAY BE DISTRIBUTED OR DESTROYED BY CONSTRUCTION. SUCH POINTS SHALL BE REFERENCED AND REPLACED WITH APPROPRIATE MONUMENT BY A REGISTERED PROFESSIONAL LAND SURVEYOR AUTHORIZED TO PRACTICE LAND SURVEYING IN THE STATE OF COLORADO. PROPERTY CORNERS WHICH FALL WITHIN NEW CONCRETE FLATWORK SHALL BE DURABLE AND SET FLUSH. THIS SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT.

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
EASEMENT LINE		
EDGE OF PAVEMENT		
EDGE OF GRAVEL		
UNDERGROUND ELECTRIC LINE	XEL	E
FIBER OPTIC LINE	XFO	FO
CABLE TV LINE	XTV	TV
UNDERGROUND TELEPHONE LINE	XUT	T
GAS LINE	XGAS	G
SANITARY SEWER LINE (SIZE)	XSA	SS
WATER LINE	XWL	W
WATER SERVICE LINE	WS	WS
IRRIGATION LINE	IRR	IRR
MAJOR CONTOUR		
MINOR CONTOUR		
FOUNDATION DRAIN	FD	FD
STORM DRAIN LINE		
FLOW LINE		
SILT FENCE		
EROSION LOGS		

LEGEND

	EXISTING	PROPOSED
CABLE BOX	C	C
TELEPHONE PEDESTAL	T	T
SEWER MANHOLE	S	S
FIRE HYDRANT		
GATE VALVE	WV	WV
GAS VALVE		
CURB STOP		
ELECTRIC METER		
ELECTRIC TRANSFORMER	E	E
SPOT ELEVATION		
EVERGREEN TREE		
DECIDUOUS TREE		
STORM MANHOLE	D	D

ABC	AGGREGATE BASE COURSE
AP	ANGLE POINT
APPROX.	APPROXIMATE
ASPH.	ASPHALT
BP	BEGINNING POINT
BW	BOTTOM OF WALL
C&G	CURB AND GUTTER
℄	CENTER LINE
CMP	CORRUGATED METAL PIPE
CONC.	CONCRETE
DW	DRIVEWAY
EB	EAST BOUND
EG	EXISTING GRADE
EOG	EDGE OF GRAVEL
EL.	ELEVATION
ELEC.	ELECTRIC
EP	END POINT
EOA	EDGE OF ASPHALT
EX.	EXISTING
FG	FINISHED GRADE
℄	FLOWLINE
FT	FEET
GB	GRADE BREAK
GR	GUARDRAIL
GRAV.	GRAVEL
HCL	HORIZONTAL CONTROL LINE
HDPE	HIGH DENSITY POLYETHYLENE
HP	HIGH POINT
HBP	HOT BITUMINOUS PAVEMENT
HMA	HOT MIX ASPHALT
IN	INCH
INV.	INVERT
L	LEFT
LDA	LIMITS OF DISTURBED AREA
LF	LINEAR FEET
LP	LOW POINT
MAX.	MAXIMUM
MH	MANHOLE
MIN.	MINIMUM
MSE	MECHANICALLY STABILIZED EARTH
O/S	OFFSET
OWTS	ONSITE WASTEWATER TREATMENT SYSTEM
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVE
PRC	POINT OF REVERSE CURVE
PGL	PROFILE GRADE LINE
PNT.	POINT
PRC	POINT OF REVERSE CURVATURE
PROP.	PROPOSED
PT	POINT OF TANGENCY
PVC	POINT OF VERTICAL CURVATURE
PVI	POINT OF VERTICAL INFLECTION
PVMT.	PAVEMENT
R/R	REMOVE & REPLACE
R	RIGHT; RADIUS
RAD.	RADIAL
RCP	REINFORCED CONCRETE PIPE
REF.	REFERENCE
ROW	RIGHT-OF-WAY
SECT.	SECTION
SF	SQUARE FEET
SH.	SHEET
SDMH	STORM DRAIN MANHOLE
SSMH	SEWER MANHOLE
STA	SOIL TREATMENT AREA
STA.	STATION
SW	SIDEWALK
SY	SQUARE YARD
TBC	TOP BACK CURB
TP	TOP OF PIPE
TW	TOP OF WALL
TYP.	TYPICAL
WB	WEST BOUND

ROARING FORK ENGINEERING
592 HIGHWAY 133
CARBONDALE, CO 81623
RFENG.BIZ | (970) 340-4130

COLORADO LICENSED
TYLER W. STEVENS
19 23
PROFESSIONAL ENGINEER

CHECKED BY: RBG
DRAWN BY: TRS

DRAWN BY
TRS

DATE
06.25.2025

DESCRIPTION
Schematic Design

1

JOB #: 2025-16

NOT FOR CONSTRUCTION

LOOKOUT RIDGE
99 LOOKOUT RIDGE RD.
TELLURIDE, CO

GENERAL NOTES

C1
Of 6

GRAPHIC SCALE
0 5 10
IN FEET: 1"=10'

ROARING FORK ENGINEERING
592 HIGHWAY 133
CARBONDALE, CO 81623
RFENG.BIZ | (970) 340-4130

COLORADO LICENSED
TYLER R. STEFFEN
06/25/25
PROFESSIONAL ENGINEER

CHECKED BY: RBG
DRAWN BY: TRS

DRAWN BY
TRS

DATE
06.25.2025

DESCRIPTION
Schematic Design

1

JOB #: 2025-16
NOT FOR CONSTRUCTION

LOOKOUT RIDGE
99 LOOKOUT RIDGE RD.
TELLURIDE, CO

EXISTING CONDITIONS

C2
Of 6



GRAPHIC SCALE
0 5 10
IN FEET: 1"=10'

ROARING FORK ENGINEERING
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CARBONDALE, CO 81623
RFENG.BIZ | (970) 340-4130

COLORADO LICENSED
TYLER BRETZ
PROFESSIONAL ENGINEER
6/25/25

CHECKED BY: RBG
DRAWN BY: TRS

#	DESCRIPTION	DATE
1	Schematic Design	06.25.2025

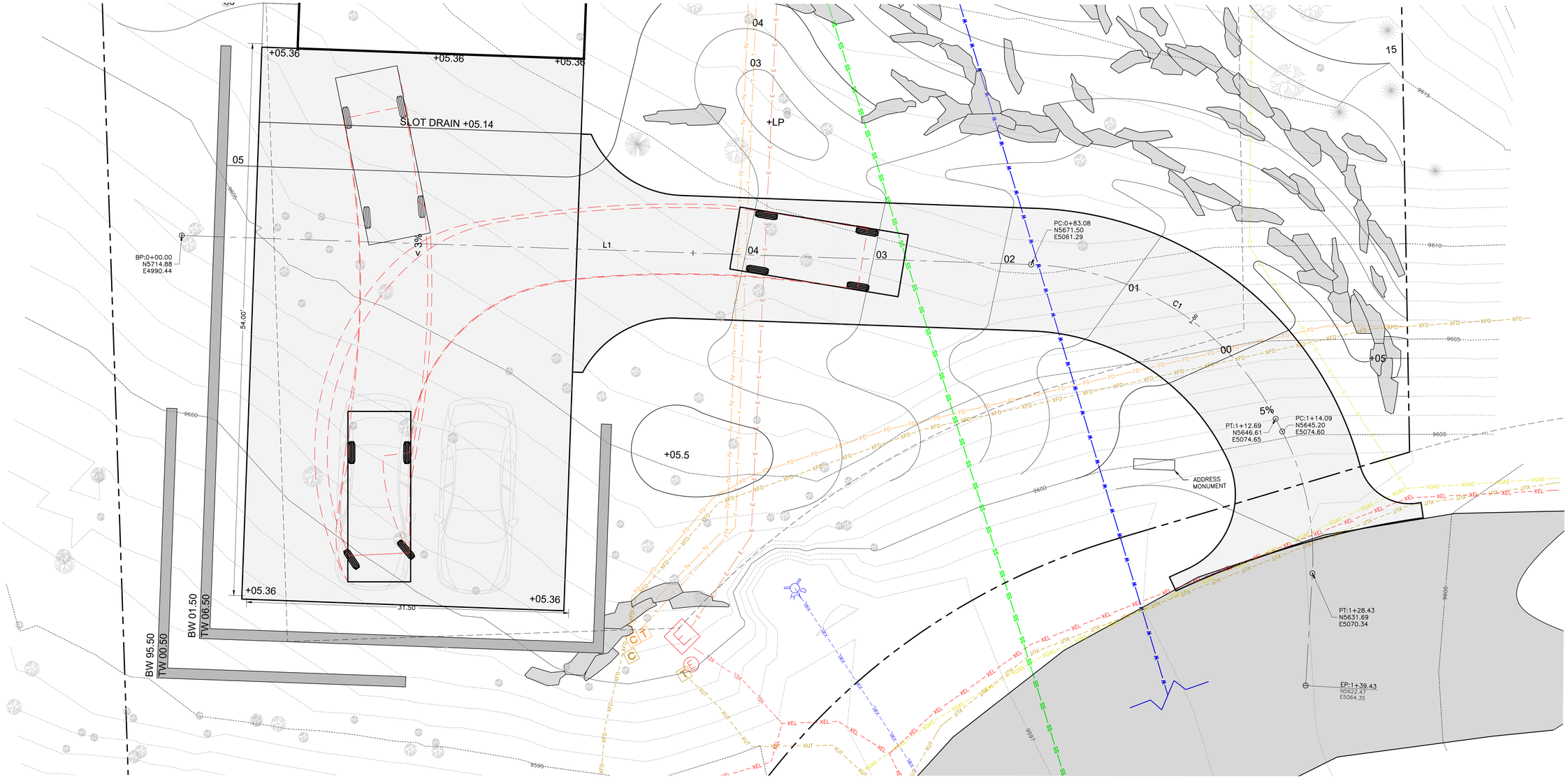
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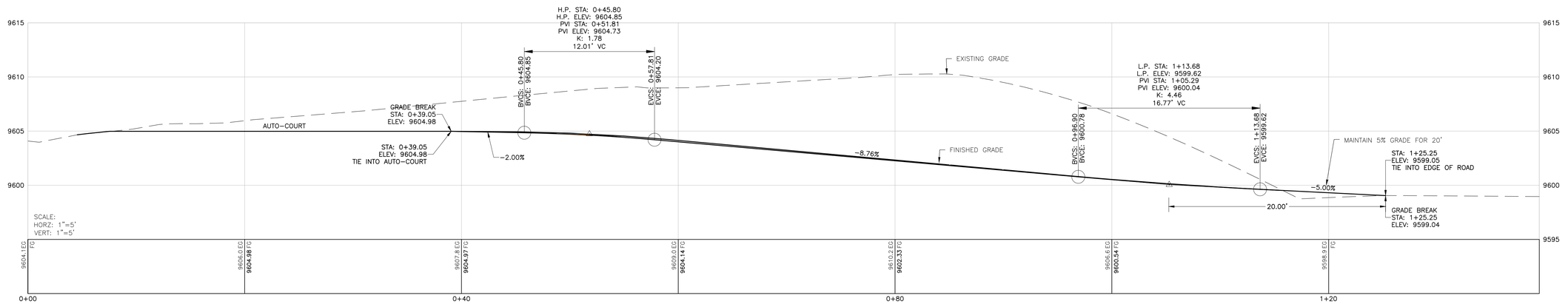
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LOOKOUT RIDGE
99 LOOKOUT RIDGE RD.
TELLURIDE, CO

SITE PLAN

C3
Of 6





DRIVEWAY PROFILE

GRAPHIC SCALE
0 2.5 5
IN FEET: 1"=5'

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592 HIGHWAY 133
CARBONDALE, CO 81623
RFENG.BIZ | (970) 340-4130

COLORADO LICENSED
TYLER S. BRUNS
PROFESSIONAL ENGINEER
06/25/25

CHECKED BY: RBG
DRAWN BY: TRS

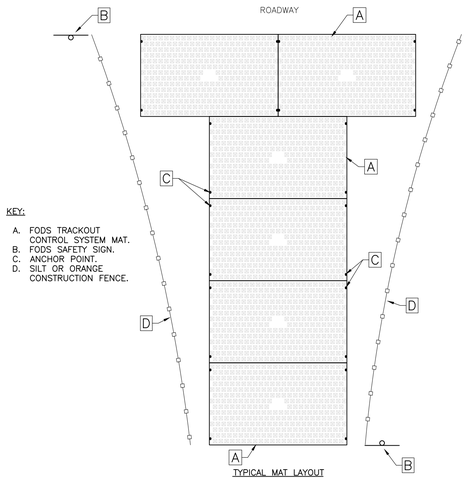
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1	Schematic Design	TRS	06.25.2025

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LOOKOUT RIDGE
99 LOOKOUT RIDGE RD.
TELLURIDE, CO

DRIVEWAY P&P

C4



KEY:

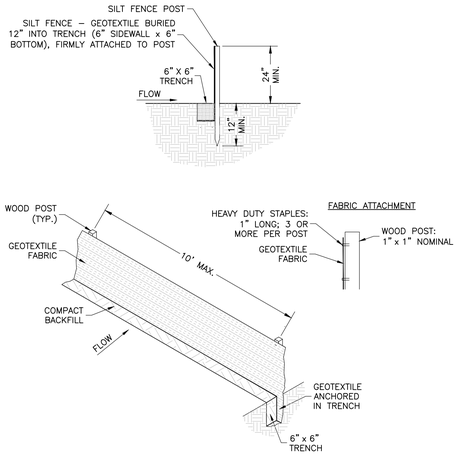
A. FODS TRACKOUT CONTROL SYSTEM MAT.
B. FODS SAFETY SIGN.
C. ANCHOR POINT.
D. SILT OR ORANGE CONSTRUCTION FENCE.

TYPICAL MAT LAYOUT

VEHICLE TRACKING PAD DETAIL
SCALE: NTS

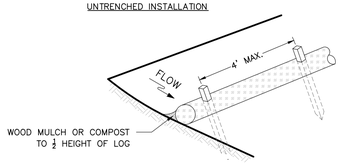
NOTES:

1. VEHICLE TRACKING PAD TO BE FODS TRACKOUT CONTROL SYSTEM OR APPROVED OTHER.
2. TRACKOUT SYSTEM SHALL BE INSTALLED AT THE CONSTRUCTION ENTRANCE OFF SUMMIT ST.
3. INSTALL TRACKOUT SYSTEM PER MANUFACTURER'S INSTRUCTIONS.



SILT FENCE DETAIL
SCALE: NTS

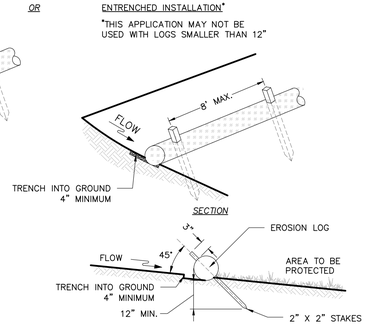
UNTRENCHED INSTALLATION



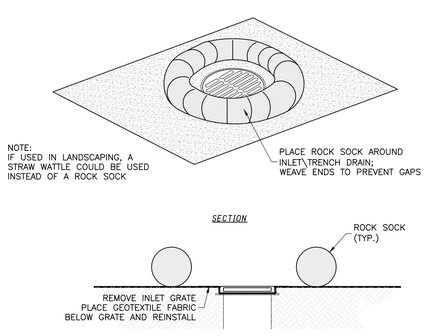
OR

ENTRENCHED INSTALLATION*

*THIS APPLICATION MAY NOT BE USED WITH LOGS SMALLER THAN 12"



EROSION LOG DETAIL
SCALE: NTS



INLET PROCTECTION DETAIL
SCALE: NTS



GRAPHIC SCALE
0 5 10
IN FEET: 1"=10'

ROARING FORK ENGINEERING
592 HIGHWAY 133
CARBONDALE, CO 81623
RFENG.BIZ | (970) 340-4130

COLORADO LICENSED
TYLER R. STEPHENS
38488
6/25/25
PROFESSIONAL ENGINEER

CHECKED BY: RBG
DRAWN BY: TRS

DRAWN BY TRS

DATE 06.25.2025

DESCRIPTION Schematic Design

1

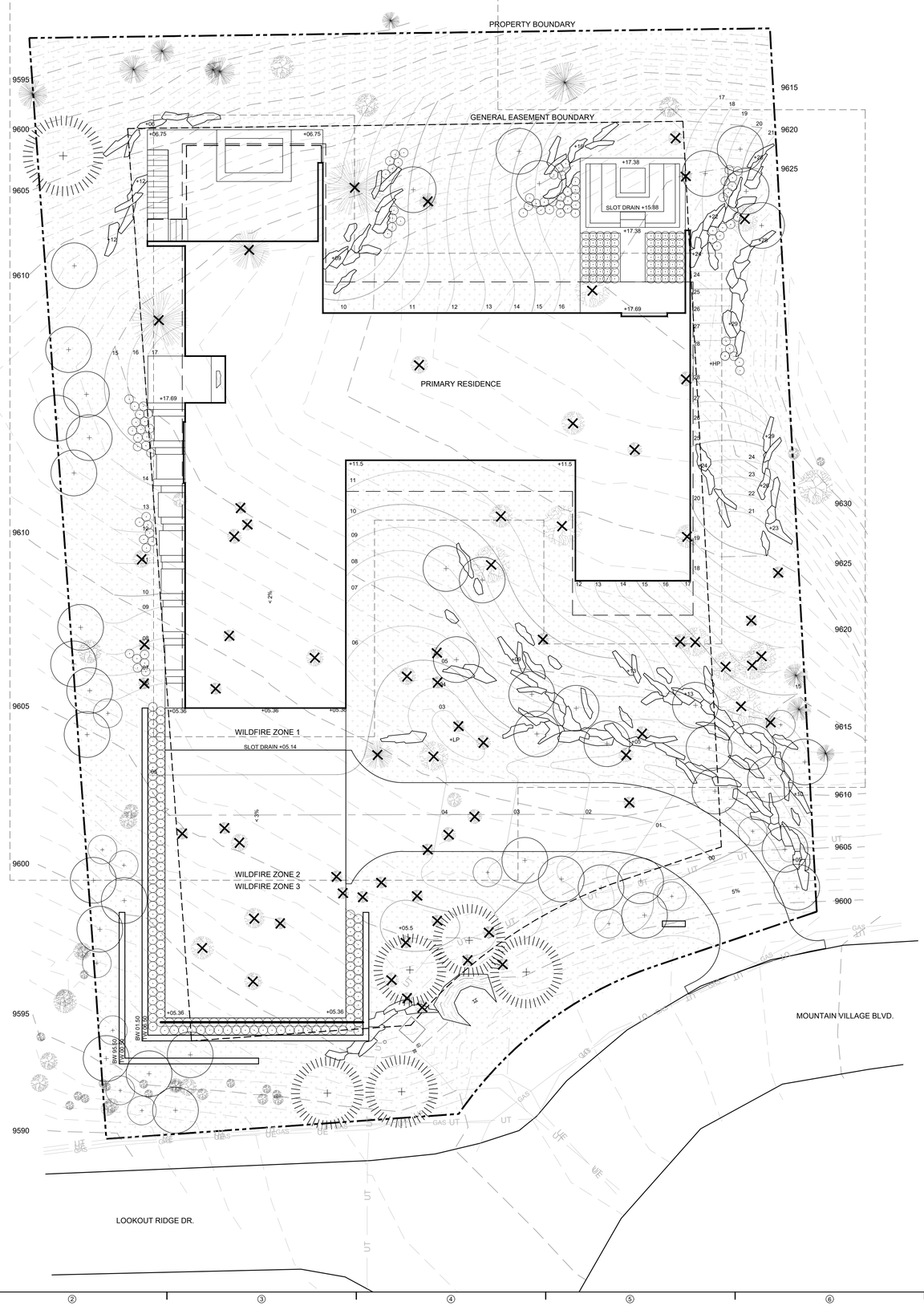
JOB #: 2025-16

NOT FOR CONSTRUCTION

LOOKOUT RIDGE
99 LOOKOUT RIDGE RD.
TELLURIDE, CO

EROSION CONTROL

C5
Of 6



PLANTING LEGEND

- EXISTING DECIDUOUS TREE TO BE REMOVED
- EXISTING CONIFEROUS TREE TO BE REMOVED
- PROPOSED DECIDUOUS TREE
- PROPOSED DECIDUOUS TREE
- PROPOSED DECIDUOUS TREE
- PROPOSED CONIFEROUS TREE
- DECIDUOUS SHRUB
- NATIVE REVEGETATION

PRELIMINARY PLANT LIST

CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
DECIDUOUS TREES				
PT	Populous tremuloides	Quaking Aspen	4"	44
				44 TOTAL
EVERGREEN TREES				
PP	Picea pungens	Colorado Spruce	16-22' HT.	1
PM	Pseudotsuga menziesii	Douglas Fir	16-22' HT.	2
PPS	Pinus ponderosa	Ponderosa Pine	16-22' HT.	3
				6 TOTAL
SHRUBS				
AA	Amelanchier alnifolia	Serviceberry	10' HT.	6
AGL	Acer glabrum	Rocky Mountain Maple	10' HT.	7
MR	Mahonia repens	Oregon Grape	5 GAL	50
PF	Potentilla fruticosa 'McKay's White'	McKay's White Potentilla	5 GAL	200
SO	Symphoricarpos oreophilus	Mountain Snowberry	5 GAL	50
				313 TOTAL
PERENNIALS + GROUND COVERS				
AL	Achillea lanulosa	Yarrow	1 GAL	100
AC	Aconitum columbianum	Monkshood	1 GAL	50
ACR	Aquilegia caerulea	Rocky Mountain Columbine	1 GAL	100
DP	Dodecatheon pulchellum	Shooting Star	1 GAL	50
CA	Castilleja coccinea	Indian Paintbrush	1 GAL	50
GR	Geranium richardsonii	White Geranium	1 GAL	100
LB	Linnaea borealis	Twinflower	1 GAL	50
PS	Penstemon strictus	Rocky Mountain Penstemon	1 GAL	100
PU	Pulsatilla patens	Pasque Flower	1 GAL	50
				650 TOTAL
NATIVE REVEGETATION				
NR	Town of Mountain Village Approved Irrigated Native Seed Mix			13,990 SF TOTAL

NORTH

0 5' 10' 20'
ORIGINAL SCALE: 1'-0" = 10'-0"

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99 LOOKOUT RIDGE ROAD
TELLURIDE MOUNTAIN VILLAGE, COLORADO

FOR REVIEW ONLY
NOT FOR
CONSTRUCTION

ISSUE DATE: 06/20/2025
REVISIONS

DRAWN: CK, FA REVIEWED: MA

SCHEMATIC
DESIGN

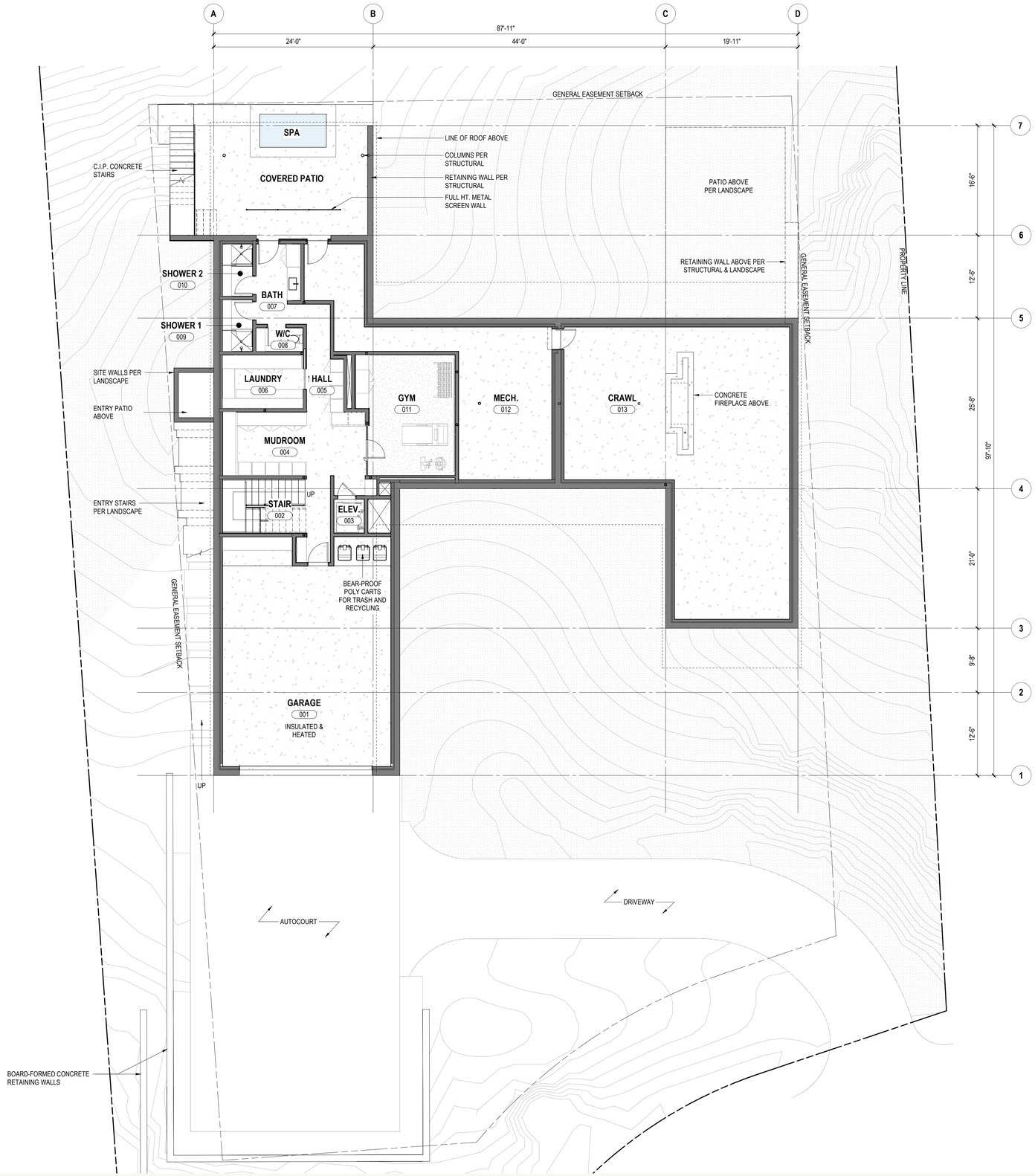
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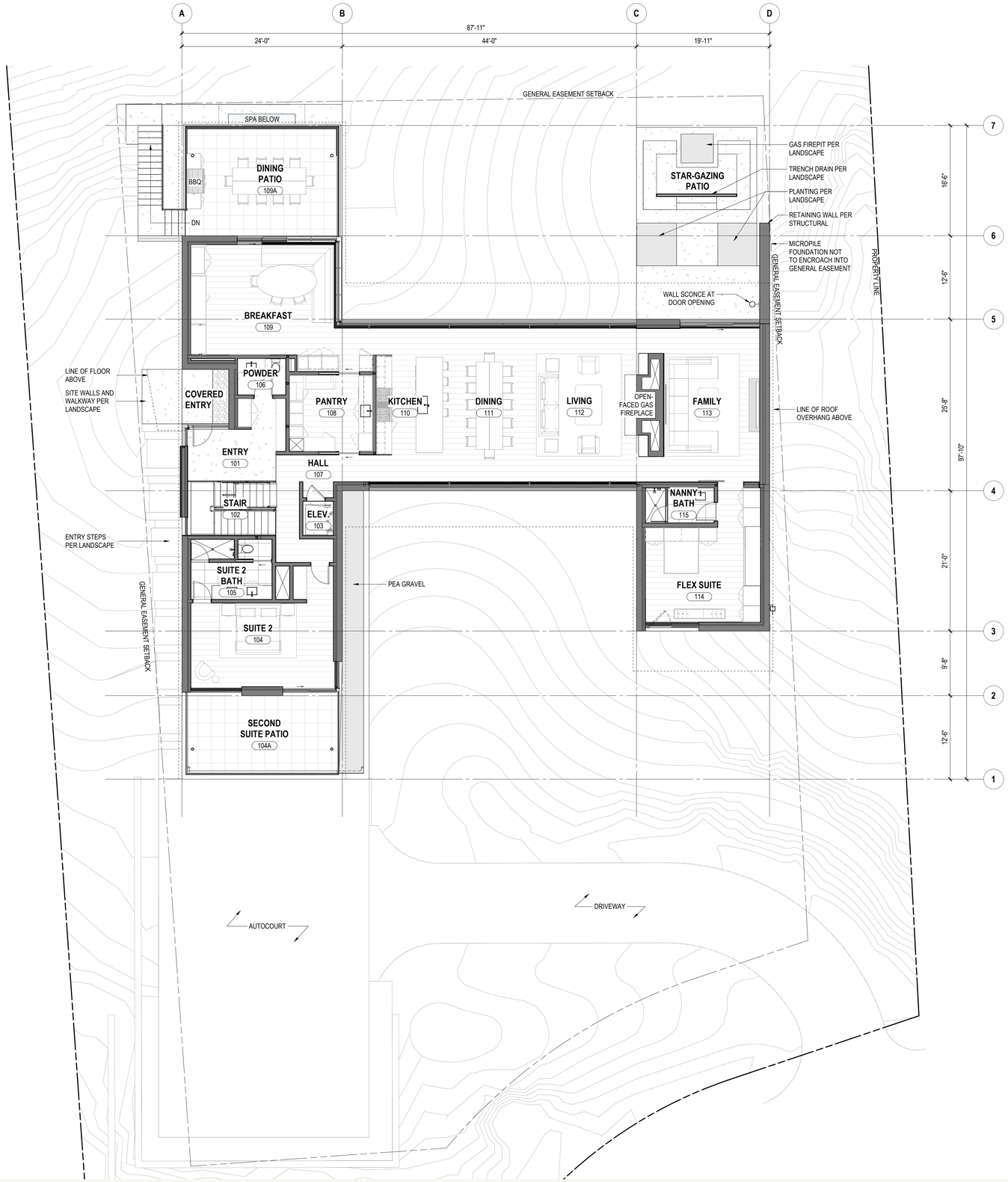
WILDFIRE
MITIGATION PLAN

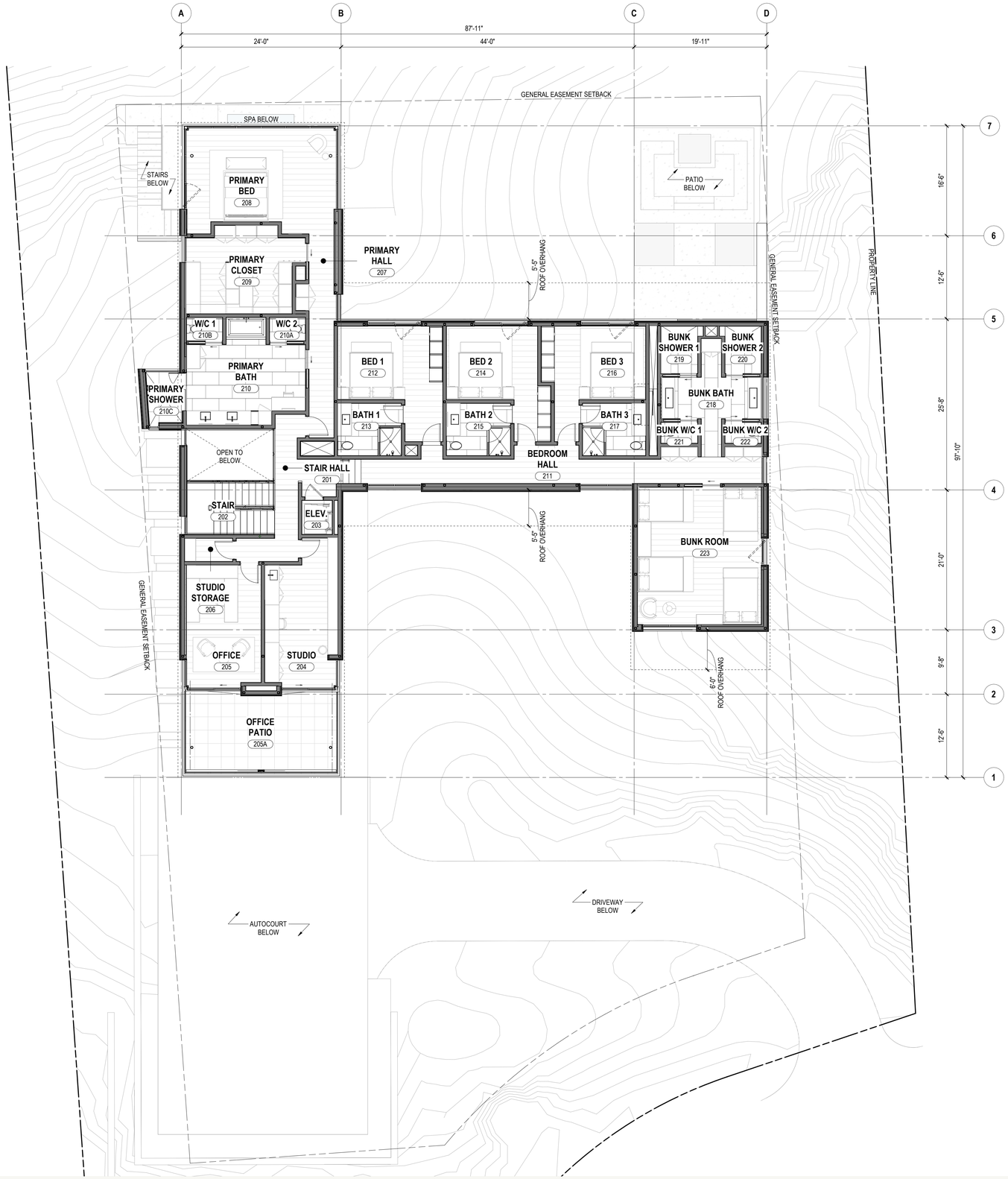
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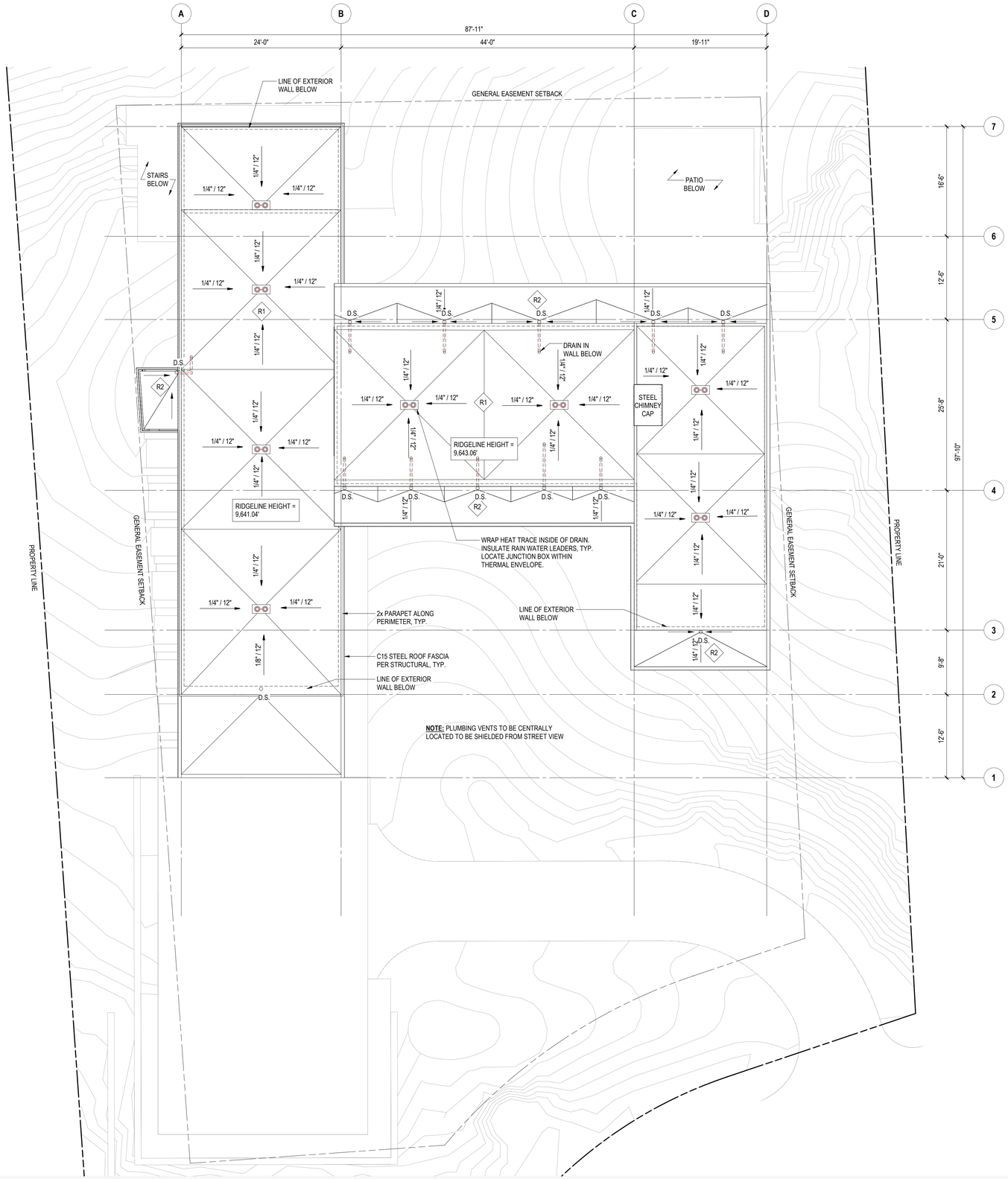
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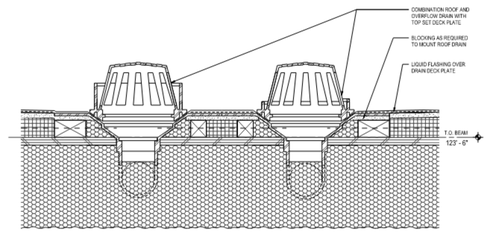
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A
B
C
D
87'-11"
24'-0"
44'-0"
19'-11"
GENERAL EASEMENT SETBACK
SPA
LINE OF ROOF ABOVE
COLUMNS PER STRUCTURAL
RETAINING WALL PER STRUCTURAL
FULL HT. METAL SCREEN WALL
C.I.P. CONCRETE STAIRS
COVERED PATIO
PATIO ABOVE PER LANDSCAPE
RETAINING WALL ABOVE PER STRUCTURAL & LANDSCAPE
GENERAL EASEMENT SETBACK
PROPERTY LINE
SHOWER 2
010
BATH
007
SHOWER 1
009
W/C
008
SITE WALLS PER LANDSCAPE
LAUNDRY
006
HALL
005
GYM
011
MECH.
012
CRAWL
013
CONCRETE FIREPLACE ABOVE
ENTRY PATIO ABOVE
MUDROOM
004
ENTRY STAIRS PER LANDSCAPE
UP
STAIR
002
ELEV.
003
BEAR-PROOF POLY CARTS FOR TRASH AND RECYCLING
GENERAL EASEMENT SETBACK
GARAGE
001
INSULATED & HEATED
UP
AUTOCOURT
DRIVEWAY
BOARD-FORMED CONCRETE RETAINING WALLS
7
6
5
4
3
2
1
16'-6"
12'-6"
25'-8"
97'-10"
21'-0"
9'-8"
17'-6"

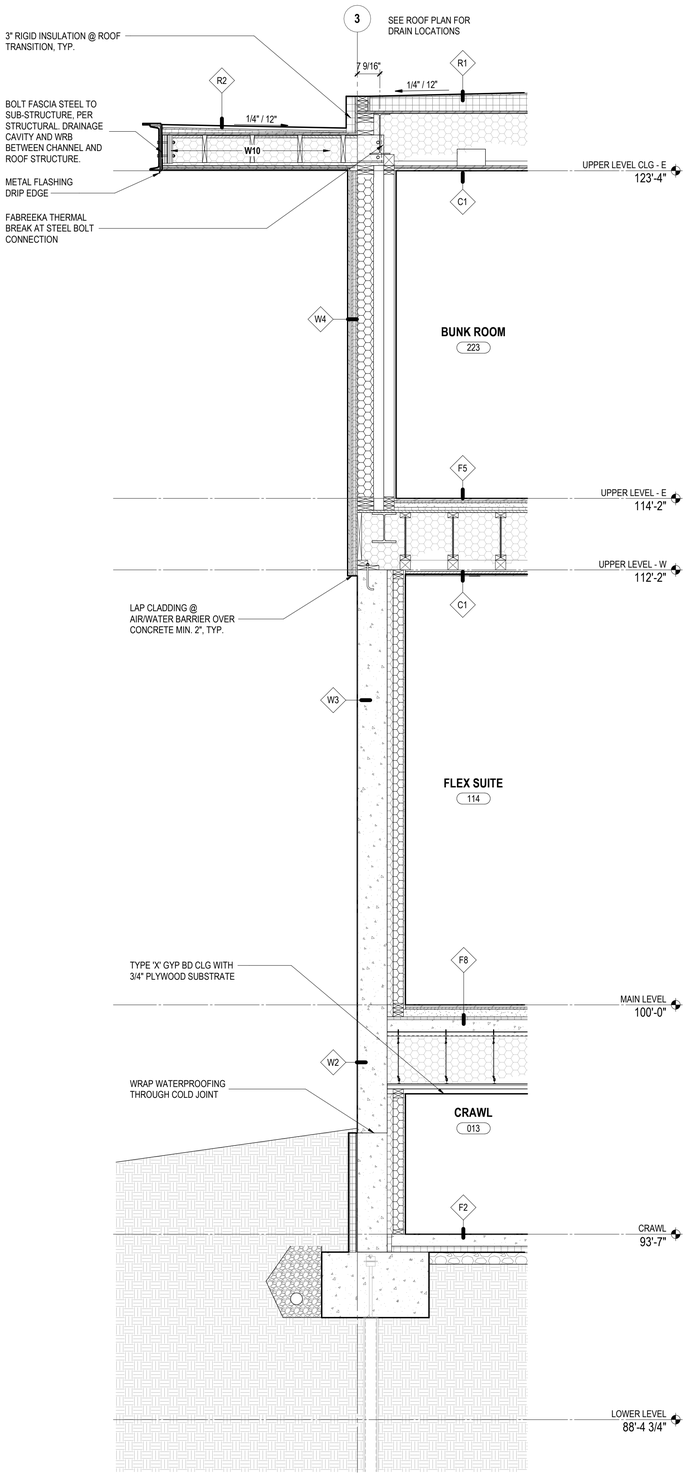

A
B
C
D
87'-11"
24'-0"
44'-0"
19'-11"
GENERAL EASEMENT SETBACK
SPA BELOW
DINING PATIO
109A
BBQ
DN
STAR-GAZING PATIO
GAS FIREPIT PER LANDSCAPE
TRENCH DRAIN PER LANDSCAPE
PLANTING PER LANDSCAPE
RETAINING WALL PER STRUCTURAL
MICROPILE FOUNDATION NOT TO ENCROACH INTO GENERAL EASEMENT
PROPERTY LINE
GENERAL EASEMENT SETBACK
WALL SCONCE AT DOOR OPENING
BREAKFAST
109
LINE OF FLOOR ABOVE
SITE WALLS AND WALKWAY PER LANDSCAPE
POWDER
106
COVERED ENTRY
PANTRY
108
KITCHEN
110
DINING
111
LIVING
112
OPEN-FACED GAS FIREPLACE
FAMILY
113
LINE OF ROOF OVERHANG ABOVE
ENTRY
101
HALL
107
STAIR
102
ELEV.
103
NANNY BATH
115
ENTRY STEPS PER LANDSCAPE
SUITE 2 BATH
105
PEA GRAVEL
FLEX SUITE
114
SUITE 2
104
SECOND SUITE PATIO
104A
AUTOCOURT
DRIVEWAY
7
6
5
4
3
2
1
16'-6"
12'-6"
25'-8"
97'-10"
21'-0"
9'-8"
12'-6"


A
B
C
D
87'-11"
24'-0"
44'-0"
19'-11"
GENERAL EASEMENT SETBACK
SPA BELOW
STAIRS BELOW
PRIMARY BED 208
PRIMARY CLOSET 209
PRIMARY HALL 207
5'-5" ROOF OVERHANG
PATIO BELOW
PROPERTY LINE
GENERAL EASEMENT SETBACK
W/C 1 210B
W/C 2 210A
PRIMARY BATH 210
PRIMARY SHOWER 210C
BED 1 212
BED 2 214
BED 3 216
BUNK SHOWER 1 219
BUNK SHOWER 2 220
BUNK BATH 218
BATH 1 213
BATH 2 215
BATH 3 217
BUNK W/C 1 221
BUNK W/C 2 222
OPEN TO BELOW
STAIR HALL 201
BEDROOM HALL 211
STAIR 202
ELEV. 203
5'-5" ROOF OVERHANG
BUNK ROOM 223
STUDIO STORAGE 206
OFFICE 205
STUDIO 204
6'-8" ROOF OVERHANG
OFFICE PATIO 205A
GENERAL EASEMENT SETBACK
AUTOCOURT BELOW
DRIVEWAY BELOW
7
6
5
4
3
2
1
16'-6"
12'-6"
25'-8"
97'-10"
21'-0"
9'-8"
12'-6"



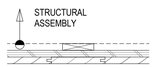


01 SECTION - TYP ROOF DRAIN
SCALE: 3" = 1'-0"



WALL SECTION AT ROOF PARAPET

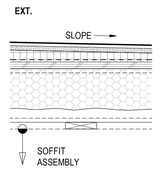
SCALE: 1/2" = 1'-0"



DESCRIPTION: **WOOD CEILING (+ SOFFIT)** | MARK: **C1**
PROJECT TARGET: **N/A** | FIRE RATING: **N/A**

- SUSPENSION SYSTEM/ SHIMS AS NEEDED
- 3/4" PLYWOOD SUBSTRATE
- WOOD CEILING

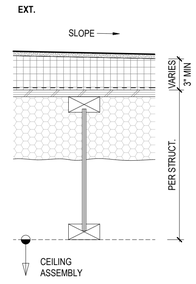
NOTE: EXTERIOR SOFFITS TO BE VENTED.



DESCRIPTION: **MEMBRANE ROOF AT EAVES** | MARK: **R2**
PROJECT TARGET: **R-49 + 5ci** | FIRE RATING: **N/A**

- 2-PLY SBS ROOFING
- 1/2" NON-COMBUSTIBLE COVER BOARD
- R-5 (MIN) RIGID INSULATION TAPERED FOR SLOPE, POLYISO
- SELF-ADHERED VAPOR RETARDER
- PRESSURE TREATED PLYWOOD SHEATHING PER STRUCTURAL
- STEEL FRAMING PER STRUCTURAL
- R-49 CLOSED CELL SPRAY FOAM INSULATION

[SOFFIT ASSEMBLY PER PLAN]

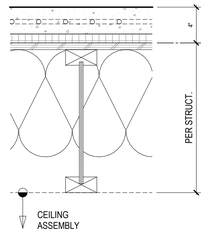


DESCRIPTION: **MEMBRANE ROOF OVER WOOD FRAMING** | MARK: **R1**
PROJECT TARGET: **R-49 + 15ci** | FIRE RATING: **N/A**

- 2-PLY SBS ROOFING
- 1/2" NON-COMBUSTIBLE COVER BOARD
- R-15 (MIN) RIGID INSULATION TAPERED FOR SLOPE, POLYISO
- SELF-ADHERED VAPOR RETARDER
- PRESSURE TREATED PLYWOOD SHEATHING PER STRUCTURAL
- WOOD FRAMING PER STRUCTURAL
- R-49 CLOSED CELL SPRAY FOAM INSULATION

[CEILING ASSEMBLY PER PLAN]

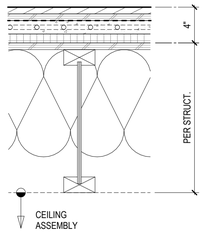
NOTE:
- MIN. THICKNESS 4" RIGID INSULATION AT ROOF DRAINS
- CLOSED-CELL SPRAY FOAM 1ST LIFT 1" THICK. ALL SPRAY FOAM TO BE CONTINUOUS WITHOUT VOIDS OR GAPS, TYP.



DESCRIPTION: **WOOD FLOORING OVER FRAMED FLOOR, HYDRONIC** | MARK: **F8**
PROJECT TARGET: **N/A** | FIRE RATING: **N/A**

- CONCRETE TOPPING SLAB
- HYDRONIC RADIANT HEATING
- RIGID INSULATION, MIN. R-5
- PLYWOOD SUBFLOOR PER STRUCTURAL
- WOOD FRAMING PER STRUCTURAL
- ACOUSTIC BATT INSULATION

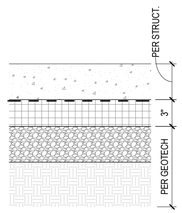
CEILING PER FINISH SCHEDULE, ELEVATION PER RCP



DESCRIPTION: **WOOD FLOORING OVER FRAMED FLOOR, HYDRONIC** | MARK: **F5**
PROJECT TARGET: **N/A** | FIRE RATING: **N/A**

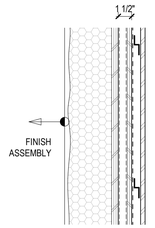
- WOOD ENGINEERED FLOORING, PER FINISH SCHEDULE
- 3/4" PLYWOOD SHEATHING
- VAPOR RETARDER
- 1 1/2" MIN. GYPSUM UNDERLAYMENT
- RADIANT HYDRONIC HEAT, PER MECHANICAL
- RIGID INSULATION, MIN. R-5
- PLYWOOD SUBFLOOR PER STRUCTURAL
- WOOD FRAMING PER STRUCTURAL
- ACOUSTIC BATT INSULATION

CEILING PER FINISH SCHEDULE, ELEVATION PER RCP



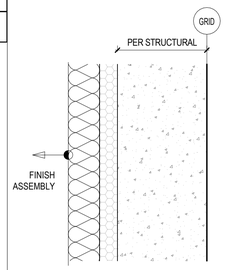
DESCRIPTION: **RAT SLAB ON GRADE (CRAWL)** | MARK: **F2**
PROJECT TARGET: **R-15** | FIRE RATING: **N/A**

- WATER REPELLANT
- CONCRETE SLAB ON GRADE PER STRUCTURAL
- VAPOR BARRIER + RADON MITIGATION
- R-15 RIGID INSULATION
- DRAINAGE FILL PER GEOTECH
- PREPARED SUBGRADE PER GEOTECH



DESCRIPTION: **METAL SIDING OVER STUD WALL** | MARK: **W4**
PROJECT TARGET: **R-35 + R-6** | FIRE RATING: **N/A**

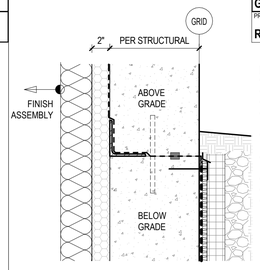
[WALL FINISH PER PLAN]
- CLOSED CELL SPRAY FOAM INSULATION, R-35
- 2X6 WOOD FRAMING U.N.O.
- PLYWOOD SHEATHING PER STRUCTURAL
- ZIP SYSTEM 1 1/2" R-6 OSB R-SHEATHING, PER G.C. W/ INTEGRATED SELF-ADHERED MEMBRANE AIR/WATER BARRIER
- Z-GIRT ATTACHMENT
- SHEET STEEL SIDING



DESCRIPTION: **CONCRETE WALL ABOVE GRADE** | MARK: **W3**
PROJECT TARGET: **R-28** | FIRE RATING: **N/A**

[WALL FINISH PER PLAN]
- 2X4 WOOD FRAMING, OFFSET
- UN-FACED BATT INSULATION, R-15 MIN.
- CLOSED-CELL SPRAY FOAM, CONTINUOUS, R-13 MIN.
- SURFACE-APPLIED CRYSTALLINE WATERPROOFING
- BOARD FORMED CONCRETE, PER STRUCTURAL
- WATER REPELLENT CLEAR SEALER

W4-A:
2X6 WOOD FRAMING, OFFSET



DESCRIPTION: **CONCRETE W/ FRAMED WALL BELOW GRADE** | MARK: **W2**
PROJECT TARGET: **R-28, R-38** | FIRE RATING: **N/A**

[WALL FINISH PER PLAN]
- 2X4 WOOD FRAMING
- UN-FACED BATT INSULATION, R-15 MIN.
- CLOSED-CELL SPRAY FOAM, CONTINUOUS, R-13 MIN.
- CONCRETE WALL, PER STRUCTURAL
  BOARD-FORMED ABOVE GRADE
- BELOW-GRADE WATERPROOFING
  TERMINATED BEFORE GRADE, SEE DETAILS
- DRAINAGE COMPOSITE
  TERMINATED BEFORE GRADE, SEE DETAILS
- RIGID INSULATION, MIN. R-10
- DRAINAGE COURSE, PER CIVIL
- PREPARED SUBGRADE, PER CIVIL

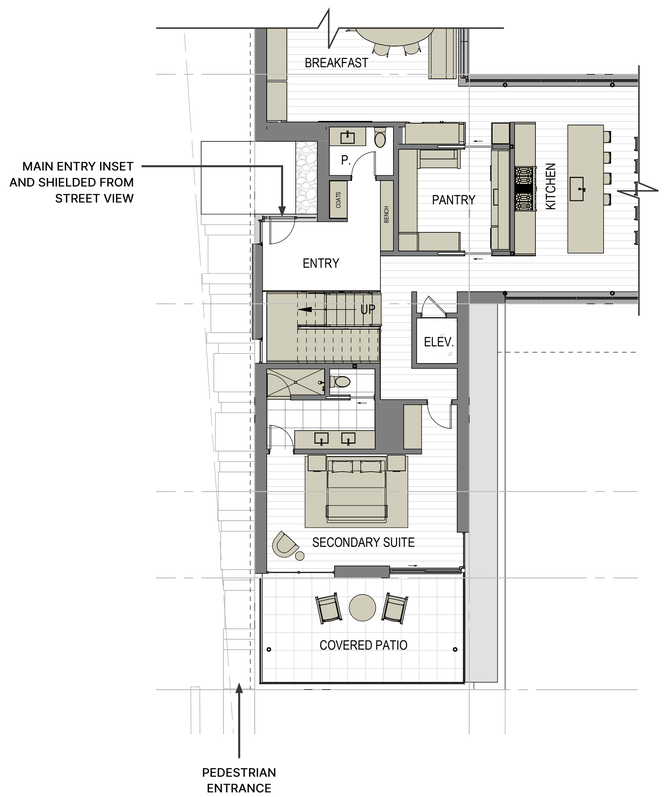
NOTE:
LIQUID MEMBRANE WATERPROOFING AT CONCRETE COLD JOINT

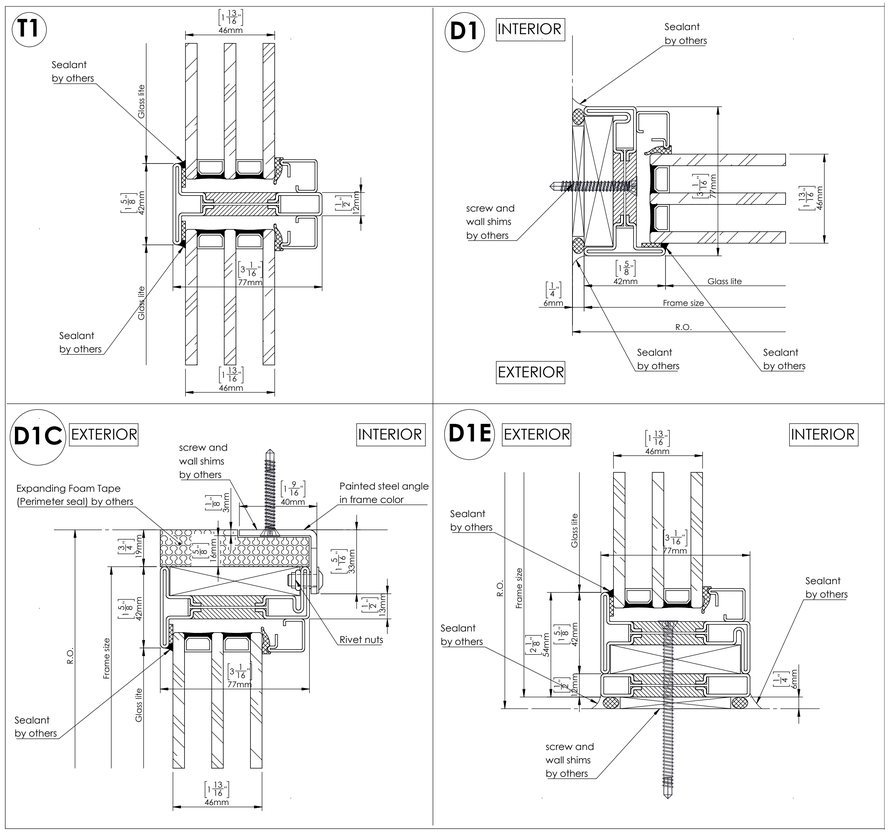
0 1' 2' 4' 6'

1/2" = 1'-0"

GLAZING WALL SCHEDULE

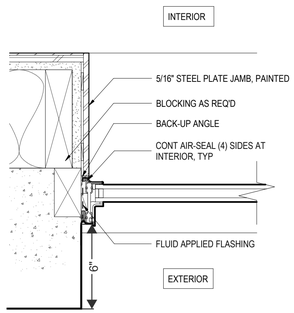
LEVEL	MARK	ROOM LOCATION	ORIENTATION	OPERATION	MANUFACTURER	MODEL	U-VALUE	DIMENSIONS (ROUGH OPENING) WIDTH	HEIGHT	MATERIAL
MAIN LEVEL										
MAIN LEVEL	M1	101 - ENTRY	NORTH	FIXED	ITAL WINDOWS	SECCO SISTEMI OS2 75	0.28	2' - 5"	10' - 0"	STEEL
MAIN LEVEL	M2A	102 - STAIR	WEST	FIXED	ITAL WINDOWS	SECCO SISTEMI OS2 75	0.28	2' - 8"	21' - 4"	STEEL
MAIN LEVEL	M2B	102 - STAIR	WEST	FIXED	ITAL WINDOWS	SECCO SISTEMI OS2 75	0.28	10' - 8"	2' - 8"	STEEL
MAIN LEVEL	M2C	102 - STAIR	WEST	FIXED	ITAL WINDOWS	SECCO SISTEMI OS2 75	0.28	2' - 8"	21' - 4"	STEEL
MAIN LEVEL	M2D	102 - STAIR	WEST	FIXED	ITAL WINDOWS	SECCO SISTEMI OS2 75	0.28	10' - 8"	2' - 8"	STEEL
MAIN LEVEL	M3	104 - SUITE 2	SOUTH	SLIDING GLASS DOOR	ITAL WINDOWS	SECCO SISTEMI OS2 75	0.28	7' - 7"	10' - 0"	STEEL
MAIN LEVEL	M4	104 - SUITE 2	SOUTH	SLIDING GLASS DOOR	ITAL WINDOWS	SECCO SISTEMI OS2 75	0.28	8' - 0"	10' - 0"	STEEL
MAIN LEVEL	M5	104 - SUITE 2	WEST	FIXED	ITAL WINDOWS	SECCO SISTEMI OS2 75	0.28	4' - 0"	10' - 0"	STEEL
MAIN LEVEL	M6	112 - LIVING	SOUTH	FIXED	ITAL WINDOWS	SECCO SISTEMI OS2 75	0.28	40' - 0"	12' - 0"	STEEL
MAIN LEVEL	M7	114 - FLEX SUITE	SOUTH	FIXED	ITAL WINDOWS	SECCO SISTEMI OS2 75	0.28	8' - 0"	12' - 2"	STEEL
MAIN LEVEL	M8	114 - FAMILY	NORTH	SLIDING GLASS DOOR	ITAL WINDOWS	SECCO SISTEMI OS2 75	0.28	8' - 0"	12' - 0"	STEEL
MAIN LEVEL	M9	112 - LIVING	NORTH	FIXED	ITAL WINDOWS	SECCO SISTEMI OS2 75	0.28	44' - 4"	12' - 2"	STEEL
MAIN LEVEL	M10	109 - BREAKFAST	EAST	FIXED	ITAL WINDOWS	SECCO SISTEMI OS2 75	0.28	12' - 0"	10' - 0"	STEEL
MAIN LEVEL	M11	109 - BREAKFAST	NORTH	SLIDING GLASS DOOR	ITAL WINDOWS	SECCO SISTEMI OS2 75	0.28	7' - 5"	10' - 0"	STEEL
UPPER LEVEL										
UPPER LEVEL	U1	205 - OFFICE	WEST	FIXED	ITAL WINDOWS	SECCO SISTEMI OS2 75	0.28	4' - 0"	9' - 2"	STEEL
UPPER LEVEL	U2	205 - OFFICE	SOUTH	SLIDING GLASS DOOR	ITAL WINDOWS	SECCO SISTEMI OS2 75	0.28	8' - 0"	9' - 2"	STEEL
UPPER LEVEL	U3	204 - STUDIO	SOUTH	SLIDING GLASS DOOR	ITAL WINDOWS	SECCO SISTEMI OS2 75	0.28	8' - 0"	9' - 2"	STEEL
UPPER LEVEL	U4	204 - STUDIO	EAST	SLIDING GLASS DOOR	ITAL WINDOWS	SECCO SISTEMI OS2 75	0.28	4' - 0"	9' - 2"	STEEL
UPPER LEVEL	U5	211 - BEDROOM HALL	SOUTH	FIXED	ITAL WINDOWS	SECCO SISTEMI OS2 75	0.28	8' - 0"	9' - 2"	STEEL
UPPER LEVEL	U6	211 - BEDROOM HALL	SOUTH	FIXED	ITAL WINDOWS	SECCO SISTEMI OS2 75	0.28	7' - 9 3/4"	9' - 2"	STEEL
UPPER LEVEL	U7	223 - BUNK ROOM	SOUTH	FIXED	ITAL WINDOWS	SECCO SISTEMI OS2 75	0.28	8' - 0"	9' - 2"	STEEL
UPPER LEVEL	U8	223 - BUNK ROOM	EAST	EGRESS	ITAL WINDOWS	SECCO SISTEMI OS2 75	0.28	4' - 0"	9' - 2"	STEEL
UPPER LEVEL	U9	223 - BUNK ROOM	EAST	EGRESS	ITAL WINDOWS	SECCO SISTEMI OS2 75	0.28	4' - 0"	9' - 2"	STEEL
UPPER LEVEL	U10	218 - BUNK BATH	EAST	FIXED	ITAL WINDOWS	SECCO SISTEMI OS2 75	0.28	6' - 6"	2' - 0 3/4"	STEEL
UPPER LEVEL	U11	216 - BED 3	NORTH	EGRESS	ITAL WINDOWS	SECCO SISTEMI OS2 75	0.28	8' - 0"	9' - 2"	STEEL
UPPER LEVEL	U12	214 - BED 2	NORTH	EGRESS	ITAL WINDOWS	SECCO SISTEMI OS2 75	0.28	8' - 0"	9' - 2"	STEEL
UPPER LEVEL	U13	212 - BED 1	NORTH	EGRESS	ITAL WINDOWS	SECCO SISTEMI OS2 75	0.28	8' - 0"	9' - 2"	STEEL
UPPER LEVEL	U14	207 - PRIMARY HALL	EAST	FIXED	ITAL WINDOWS	SECCO SISTEMI OS2 75	0.28	4' - 0"	9' - 2"	STEEL
UPPER LEVEL	U15	208 - PRIMARY BED	EAST	FIXED	ITAL WINDOWS	SECCO SISTEMI OS2 75	0.28	12' - 0"	9' - 2"	STEEL
UPPER LEVEL	U16	208 - PRIMARY BED	NORTH	FIXED	ITAL WINDOWS	SECCO SISTEMI OS2 75	0.28	22' - 2"	9' - 2"	STEEL
UPPER LEVEL	U17	208 - PRIMARY BED	WEST	EGRESS	ITAL WINDOWS	SECCO SISTEMI OS2 75	0.28	12' - 0"	9' - 2"	STEEL
UPPER LEVEL	U19	209 - PRIMARY CLOSET	WEST	FIXED	ITAL WINDOWS	SECCO SISTEMI OS2 75	0.28	4' - 0"	9' - 2"	STEEL
UPPER LEVEL	U19	209 - PRIMARY CLOSET	WEST	FIXED	ITAL WINDOWS	SECCO SISTEMI OS2 75	0.28	4' - 0"	2' - 2"	STEEL
UPPER LEVEL	U20	210 - PRIMARY BATH	WEST	FIXED	ITAL WINDOWS	SECCO SISTEMI OS2 75	0.28	16' - 0"	2' - 2"	STEEL
UPPER LEVEL	U22	210 - PRIMARY BATH	WEST	CASEMENT	ITAL WINDOWS	SECCO SISTEMI OS2 75	0.28	5' - 1 1/2"	9' - 2"	STEEL
UPPER LEVEL	U23	210 - PRIMARY BATH	WEST	CASEMENT	ITAL WINDOWS	SECCO SISTEMI OS2 75	0.28	1' - 6"	9' - 2"	STEEL





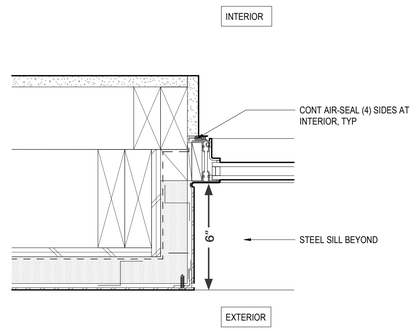
EXAMPLE SHOP DRAWINGS FROM WINDOW MANUFACTURER

PROFILE: SECCO OS2 75
FINISH: RAL 9004 MATTE TEXTURED FINISH
GLASS: ESG6Th/14+air/ESG6/14+air/ESG6Th - CLEAR, ALL GLASS TEMPERED



DOOR / WINDOW JAMB @ CONCRETE

SCALE: 3" = 1-0" **MAIN LEVEL**



DOOR / WINDOW JAMB @ METAL

SCALE: 3" = 1-0" **UPPER LEVEL**

17.5.6 Building Design

Glazing. Window design must be responsive to the energy code and site conditions. Each window wall composition will be evaluated on the basis of whether it is an integral part of the structure's complete design. Windows shall be designed to meet the following standards:

1. Window openings and patterns shall be responsive to good solar design principles. The design of exterior walls shall also respond to solar exposures.

Planned rotation and siting of massing obstructs direct sun for majority of year at central volume.

a. The maximum window area of a building shall be forty percent (40%) of the total building façade area. Window placement and size shall be sensitive to light spill to adjacent properties.

Proposed maximum window percentage is 28%.

2. Combinations of windows shall be used to establish a human scale to building facades in the Village Center.

Clerestory windows are proposed at upper-level for privacy and reduced scale.

3. Windows within grounded base forms shall appear to be punched into walls. Window patterns and reveals need to be carefully studied to create interest and variety.

a. All windows in stone or stucco walls shall be recessed so that the exterior face of the glass is set back a minimum of five (5) inches from the outside face of the exterior wall assembly.

Proposed windows are inset from concrete by 6" for punched appearance and proper protection from thermal bridging.

i. Built-out eyebrows shall not be used to circumvent the intent of the window recess requirement.

4. Window openings and trim shall be consistent in proportion and scale with the associated building. Materials shall vary in detailing and color while still being compatible with overall building design. Transitional details must be provided that clearly describe connection of glazing to walls.

7. Windows shall have double or triple glazing or high technology glass as required by the Building Codes.

8. Window frames and trim shall be painted or stained wood, anodized, painted or clad aluminum or patina copper clad.

a. Aluminum is allowed as painted clad material only.

b. The use of vinyl windows is prohibited.

9. Divided-lite windows shall be either individual glass lites with real mullions unless special divided-lite windows with interior spacer bars are otherwise approved by the review authority; or simulated divide lite windows. The use of removable grid (false mullions) is prohibited.

10. The use of mirrored glass is prohibited.

11. If shutters or grills are used on exterior walls, they shall be operable and not merely ornamental.

H. Doors and Entryways.

1. For single-family development, doors and entryways shall use handcrafted materials whenever possible. The primary entrance doorways shall establish interest, variety and character and shall be reviewed by the review authority on an individual basis.

2. Within the Village Center and multifamily development, glass, metal and wood doors shall be used to establish interest, variety and character for the tenant spaces.

3. Flush metal doors will not be permitted unless the review authority determines that such doors are semi-concealed from public ways.

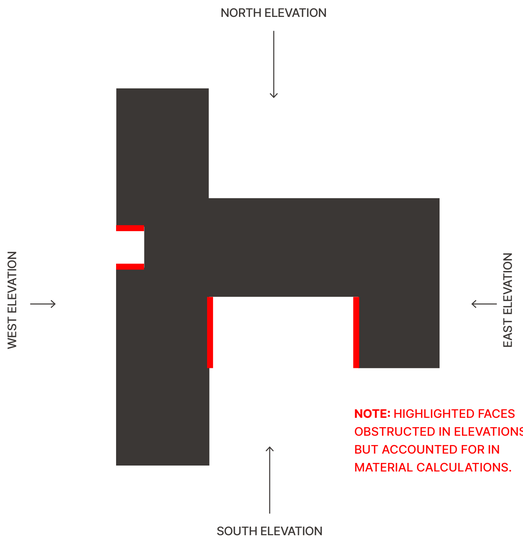
4. All doors shall meet the applicable energy code requirements of the Building Codes.

a. Hollow metal doors are not permitted.

5. The exterior face of a door shall be recessed a minimum of five (5) inches from the outside face of a grounded base.

The proposed door is connected to adjacent glazing.

PLAN DIAGRAM



NOTE: HIGHLIGHTED FACES OBSTRUCTED IN ELEVATIONS, BUT ACCOUNTED FOR IN MATERIAL CALCULATIONS.

MATERIAL CALCULATIONS

ELEVATION	MATERIAL	AREA (SF)
WEST	GLAZING	384.17
	BASE MATERIAL	1529.4
	METAL	1019.58
	RAILINGS	171.1
	TOTAL	3104.25
SOUTH	GLAZING	1139.58
	BASE MATERIAL	820.32
	METAL	880.06
	TOTAL	2839.96
EAST	GLAZING	438.22
	BASE MATERIAL	1323.26
	METAL	1037.63
	RAILINGS	130.12
	TOTAL	2929.23
NORTH	GLAZING	1366.15
	BASE MATERIAL	722.66
	METAL	740.01
	TOTAL	2828.82
OVERALL TOTALS		
	GLAZING	3328.12
	BASE MATERIAL	4395.64
	METAL	3677.28
	GRAND TOTAL	11702.26
MATERIAL PERCENTAGES		
	GLAZING	**28%**
	BASE MATERIAL	**38%**
	METAL	31%

CDC 17.5.6.E.1.A. All buildings with wood or other approved exterior materials shall have **35%** minimum stone walls.

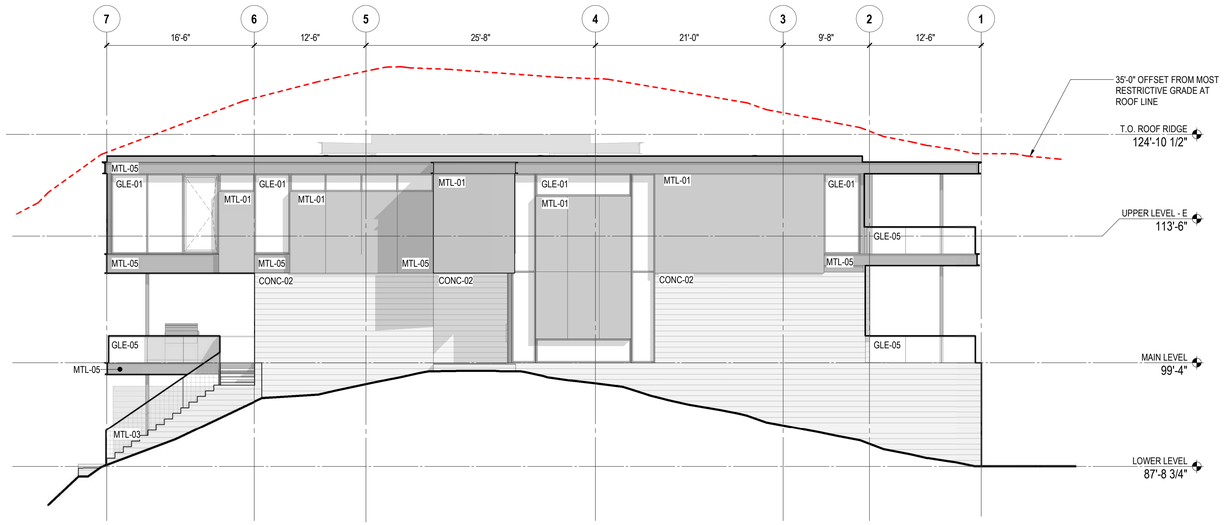
CDC 17.5.6.G. Glazing. The maximum window area of a building shall be **40%** of the total building facade area.

Proposed Base Material Percentage = 38% > 35%

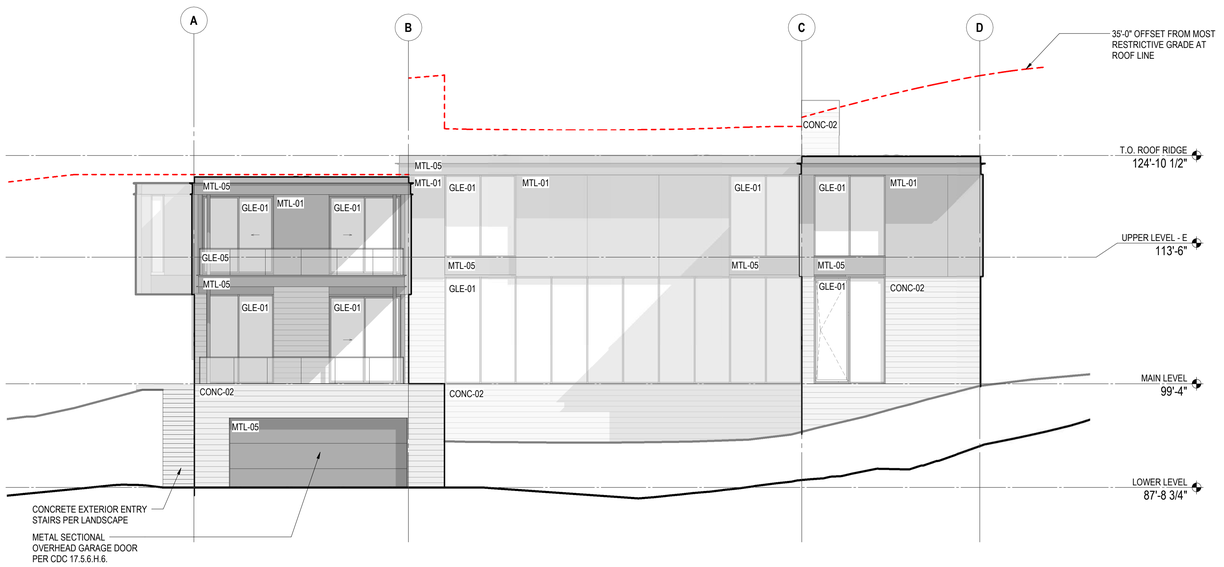
Proposed Glazing Percentage = 28% < 40%

ELEVATION MATERIAL KEY

CONC-02	BOARD-FORMED CONCRETE
MTL-01	METAL SIDING
MTL-05	METAL PANEL
GLE-01	GLAZING
GLE-05	GLASS RAILING

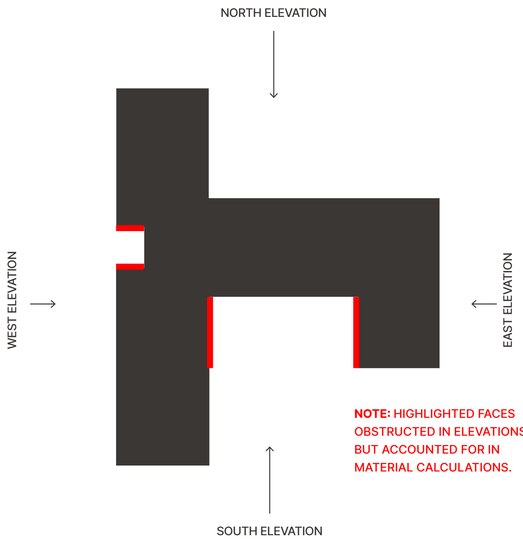


2 WEST ELEVATION
SCALE: 1/8" = 1'-0"



1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

PLAN DIAGRAM



NOTE: HIGHLIGHTED FACES OBSTRUCTED IN ELEVATIONS, BUT ACCOUNTED FOR IN MATERIAL CALCULATIONS.

MATERIAL CALCULATIONS

ELEVATION	MATERIAL	AREA (SF)
WEST	GLAZING	384.17
	BASE MATERIAL	1529.4
	METAL	1019.58
	RAILINGS	171.1
	TOTAL	3104.25
SOUTH	GLAZING	1139.58
	BASE MATERIAL	820.32
	METAL	880.06
	TOTAL	2839.96
EAST	GLAZING	438.22
	BASE MATERIAL	1323.26
	METAL	1037.63
	RAILINGS	130.12
	TOTAL	2929.23
NORTH	GLAZING	1366.15
	BASE MATERIAL	722.66
	METAL	740.01
	TOTAL	2828.82
OVERALL TOTALS		
	GLAZING	3328.12
	BASE MATERIAL	4395.64
	METAL	3677.28
	GRAND TOTAL	11702.26
MATERIAL PERCENTAGES		
	GLAZING	**28%**
	BASE MATERIAL	**38%**
	METAL	31%

CDC 17.5.6.E.1.A. All buildings with wood or other approved exterior materials shall have **35%** minimum stone walls.

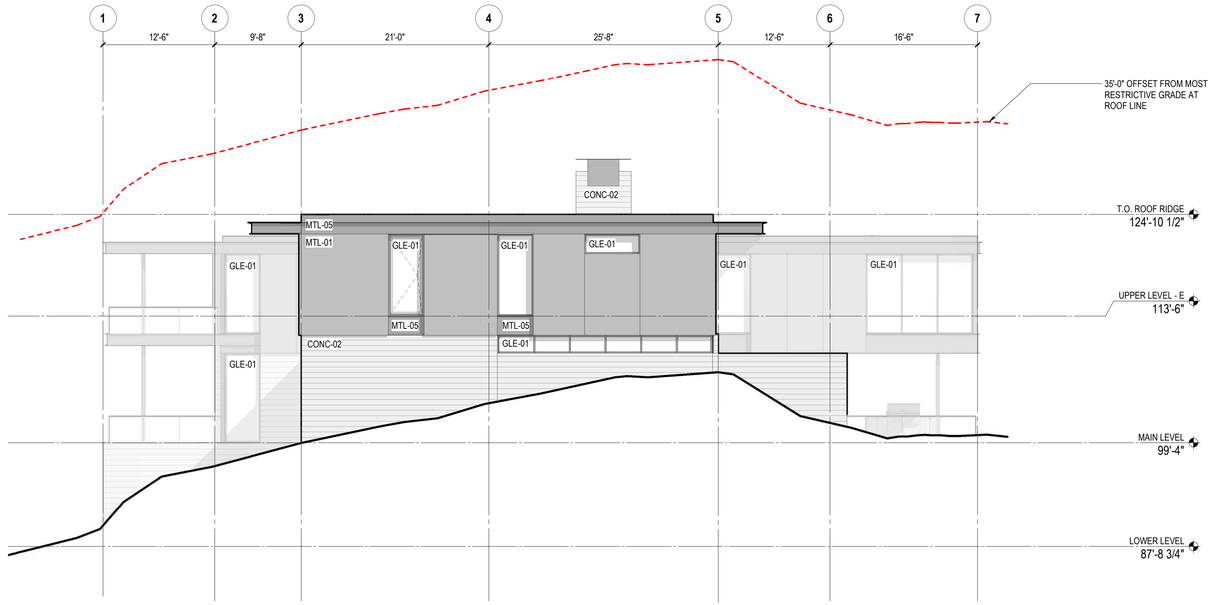
CDC 17.5.6.G. Glazing. The maximum window area of a building shall be **40%** of the total building facade area.

Proposed Base Material Percentage = 38% > 35%

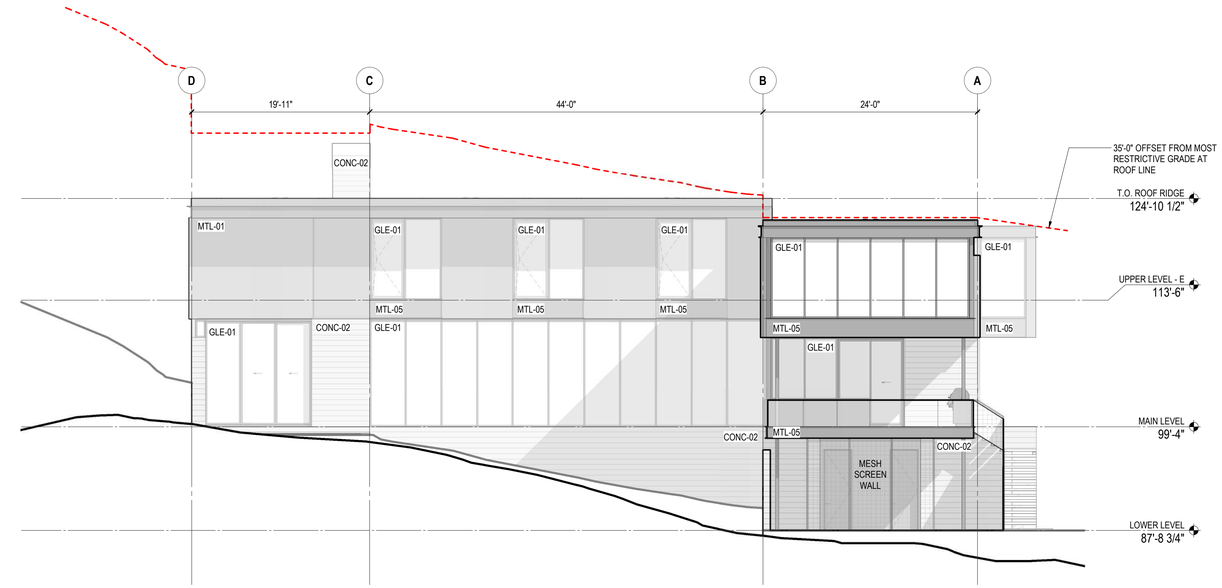
Proposed Glazing Percentage = 28% < 40%

ELEVATION MATERIAL KEY

CONC-02	BOARD-FORMED CONCRETE
MTL-01	METAL SIDING
MTL-05	METAL PANEL
GLE-01	GLAZING
GLE-05	GLASS RAILING

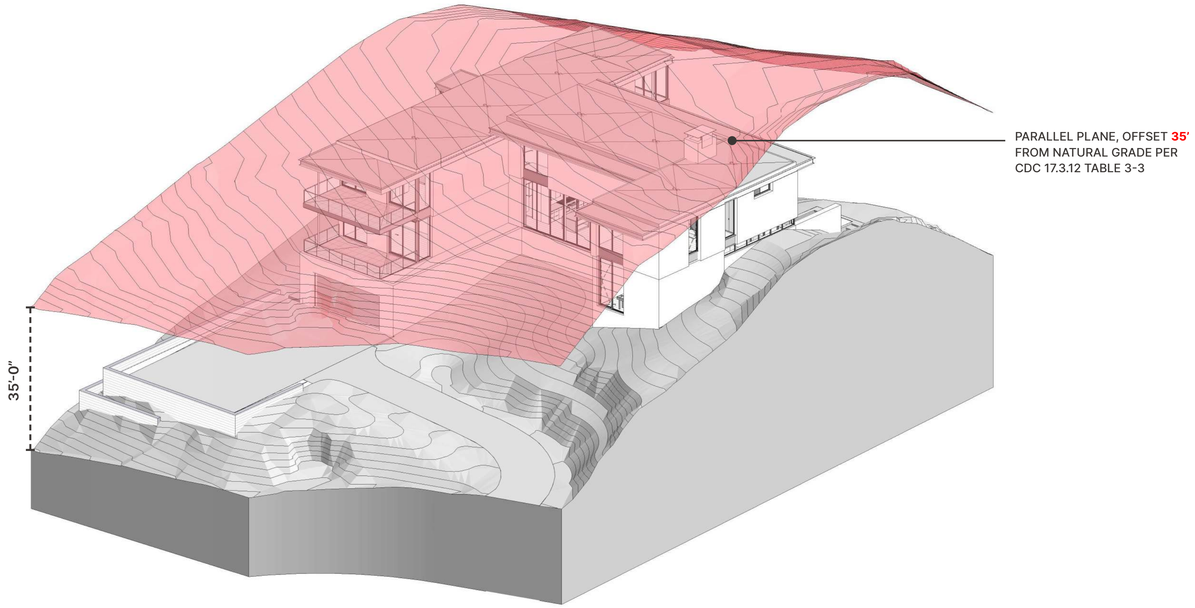


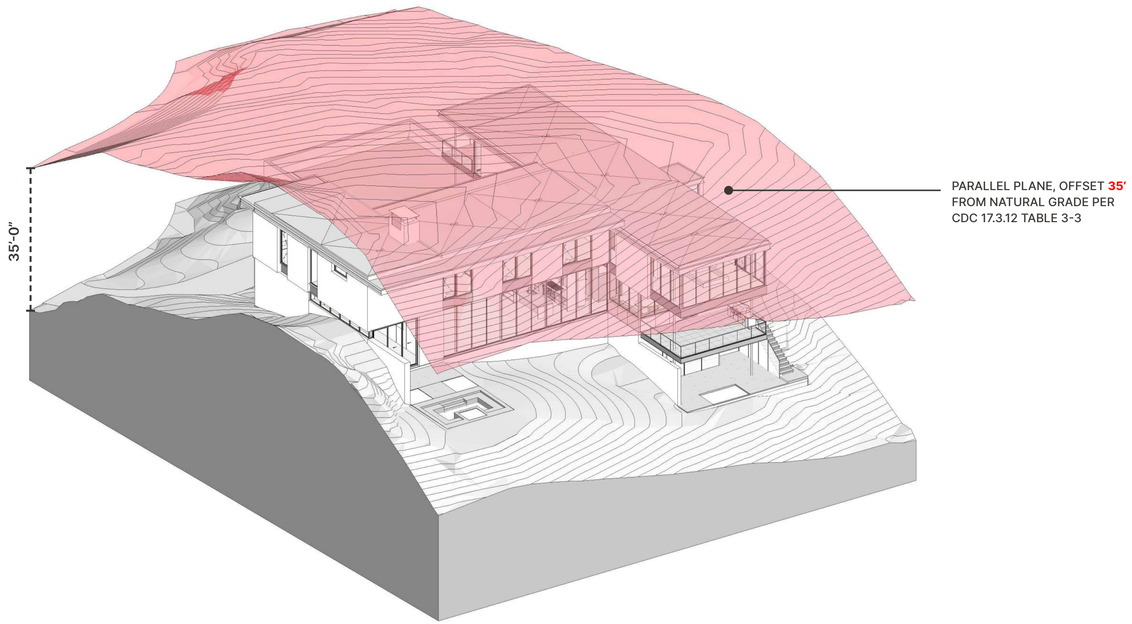
2 EAST ELEVATION
SCALE: 1/8" = 1'-0"

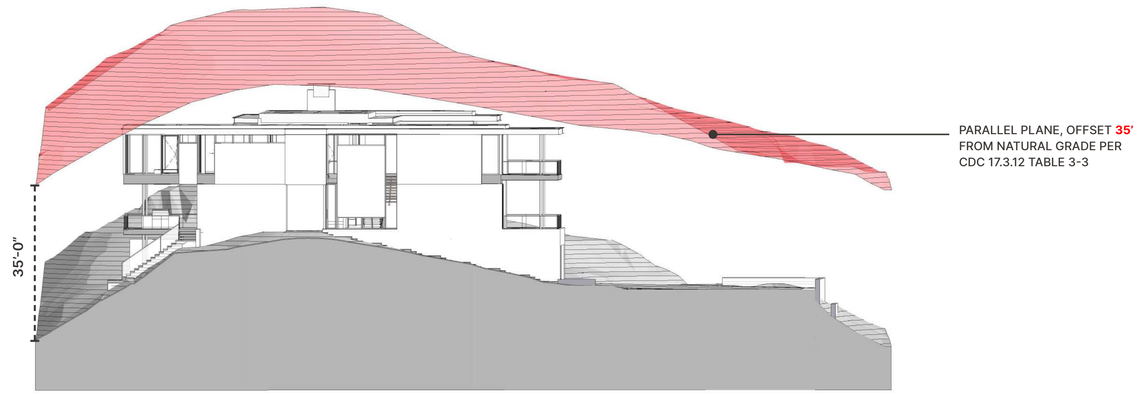


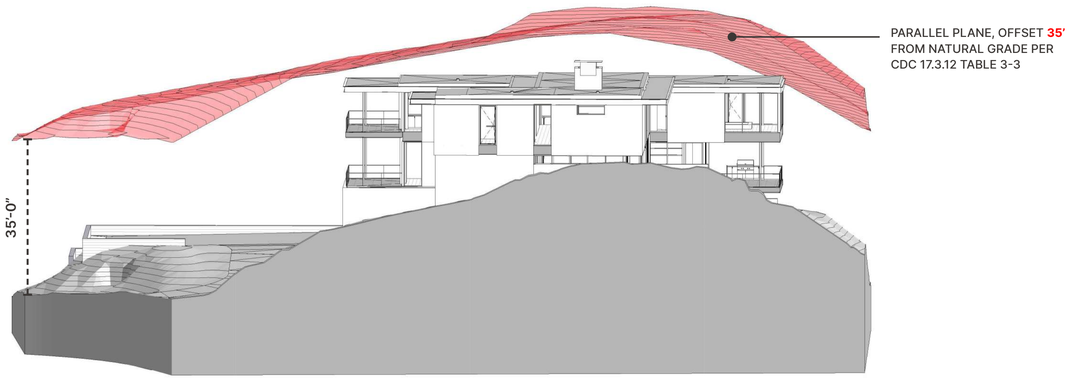
1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

MAXIMUM HEIGHT DIAGRAMS: *NATURAL GRADE*

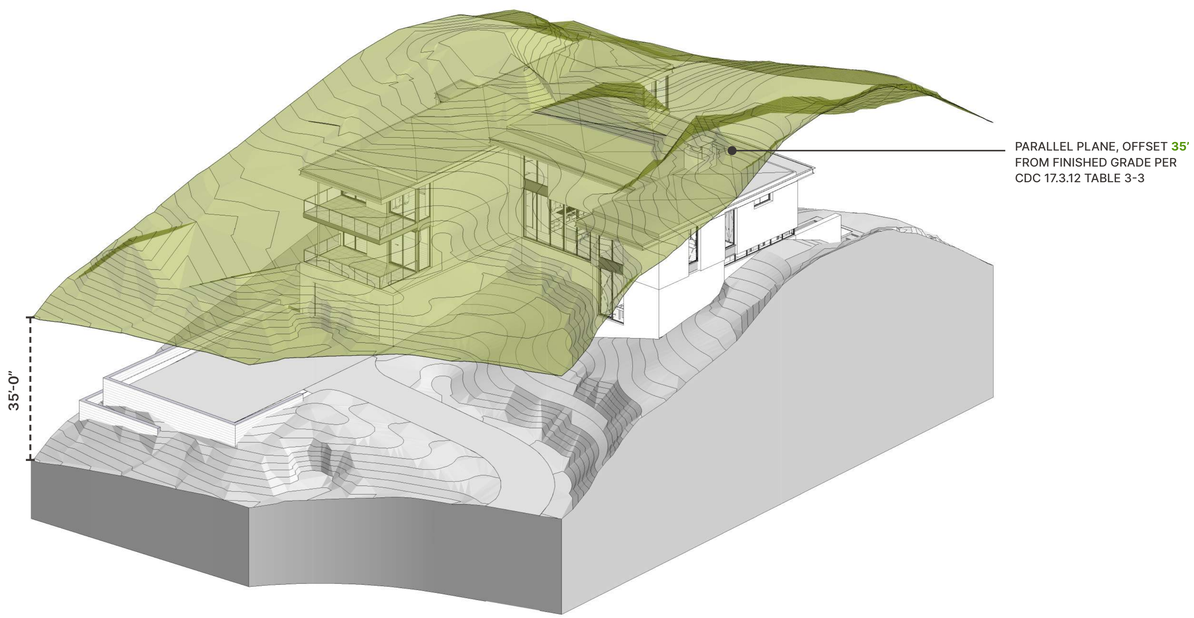


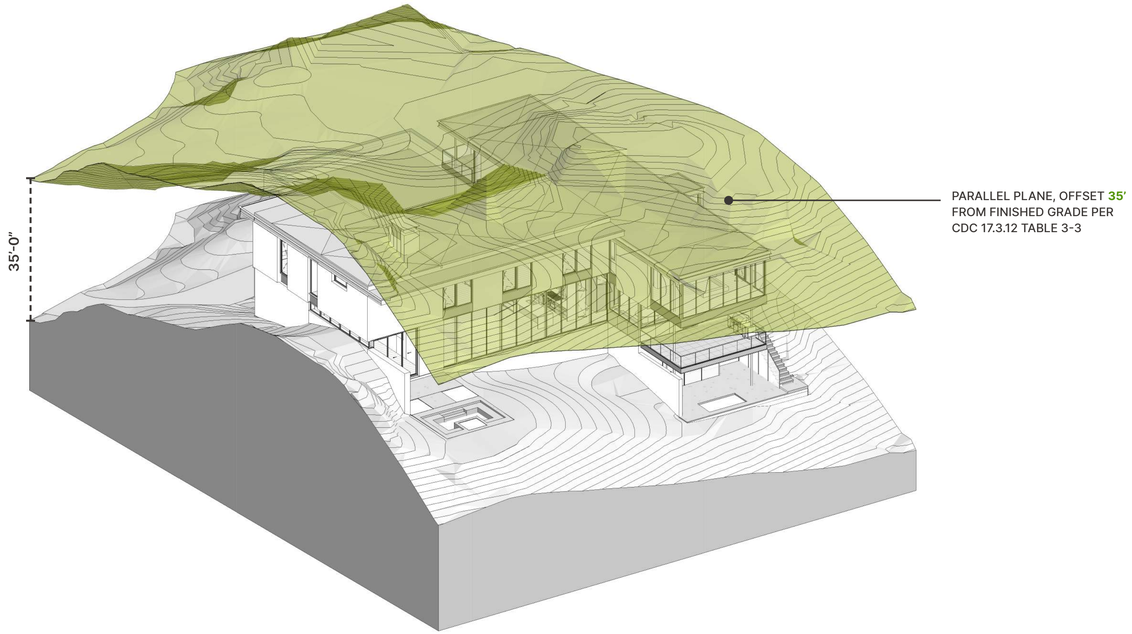


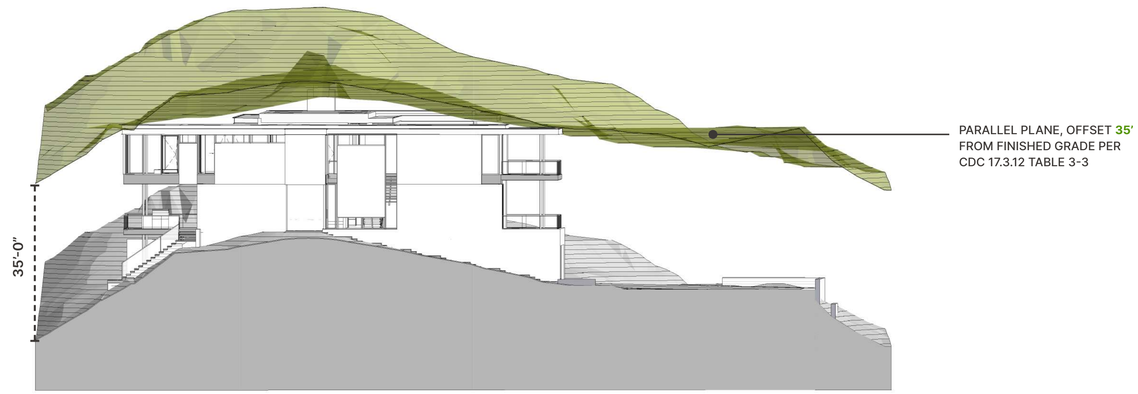




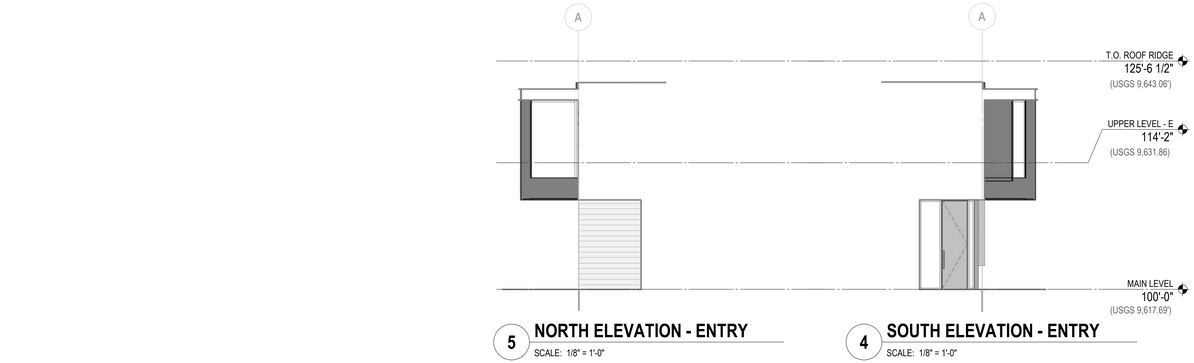
MAXIMUM HEIGHT DIAGRAMS: *FINISHED GRADE*





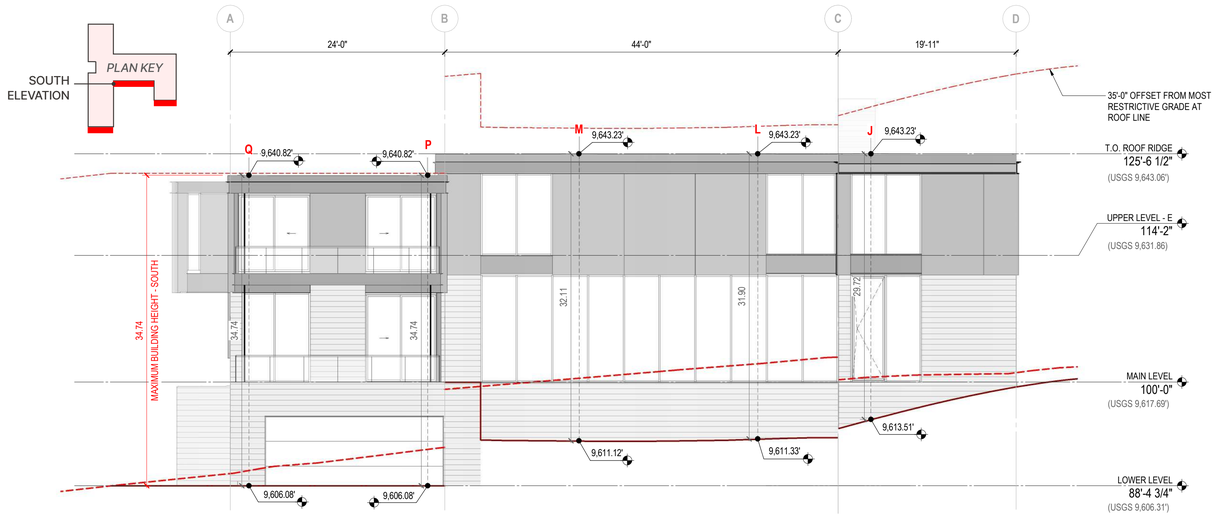




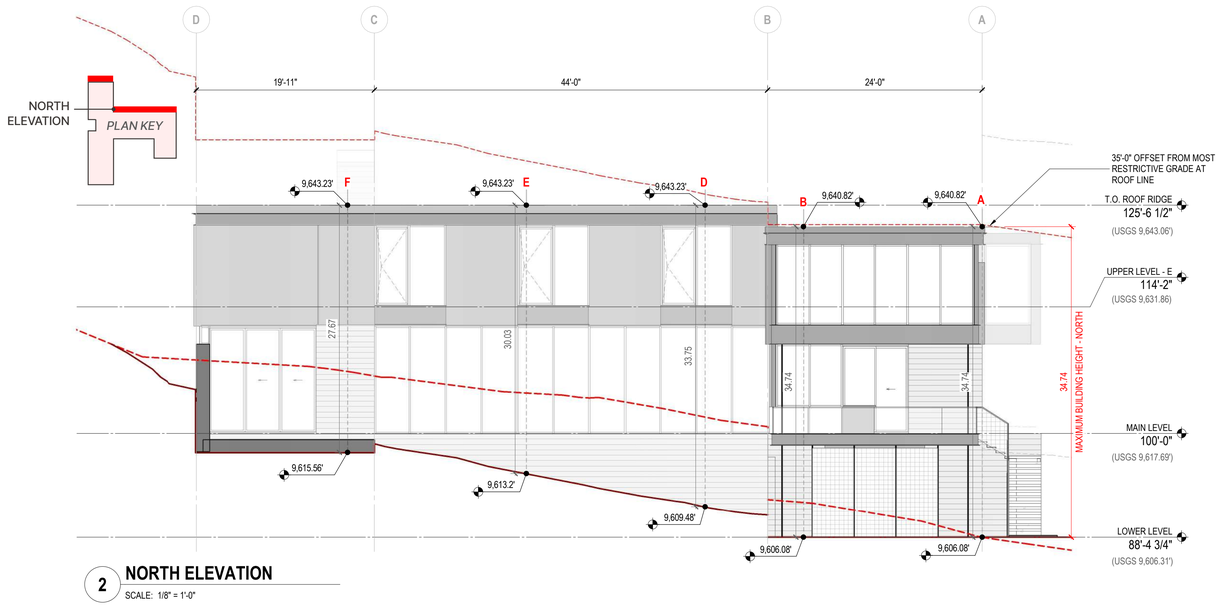


5 **NORTH ELEVATION - ENTRY**
SCALE: 1/8" = 1'-0"

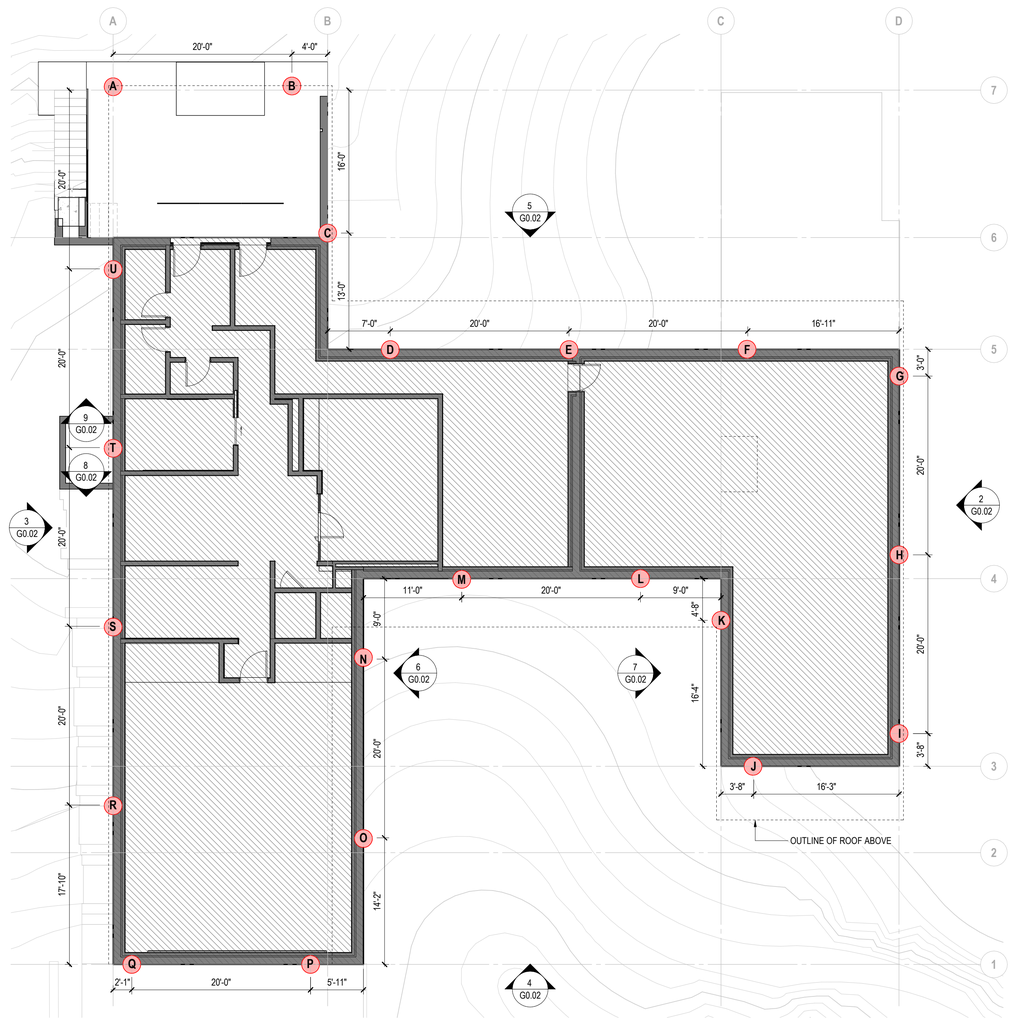
4 **SOUTH ELEVATION - ENTRY**
SCALE: 1/8" = 1'-0"



3 **SOUTH ELEVATION**
SCALE: 1/8" = 1'-0"



2 **NORTH ELEVATION**
SCALE: 1/8" = 1'-0"



1 **PLAN - AVERAGE HEIGHT ELEVATION POINTS**
SCALE: 1/8" = 1'-0"

BUILDING HEIGHT LIMIT

LOT 89-3A IS GOVERNED BY THE **RIDGELINE LOT PROVISIONS**

MAX. ALLOWABLE BUILDING HEIGHT PER CDC 17.3.11, TABLE 3-3: **35'-0"**
PROPOSED BUILDING HEIGHT: **34.74'** < 35.00' ALLOWABLE

MAX. ALLOWABLE AVERAGE BUILDING HEIGHT PER CDC 17.3.11, TABLE 3-3: **30'-0"**
PROPOSED AVERAGE BUILDING HEIGHT: **29.96'** < 30.00' ALLOWABLE

ELEVATION KEY

PROPOSED GRADE

EXISTING GRADE

35' OFFSET FROM MOST RESTRICTIVE GRADE

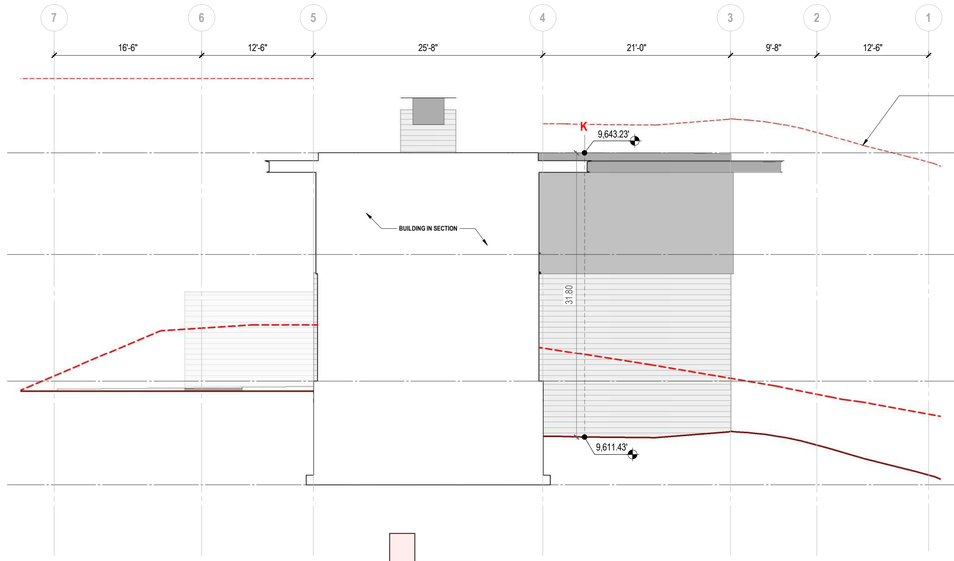
BUILDING HEIGHT CALCULATION

ELEVATION ORIENTATION	MAXIMUM HEIGHT
NORTH	34.74
EAST	34.74
SOUTH	34.74
WEST	34.74
MAXIMUM PROPOSED ELEVATION	**34.74 < 35.00**

AVERAGE BUILDING HEIGHT CALCULATION

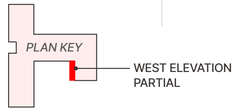
LOCATION MARK	HIGHEST POINT ON ROOFTOP	PROPOSED GRADE	EXISTING GRADE	MOST RESTRICTIVE HEIGHT
A	9640.82	9606.08	9606.08	34.74
B	9640.82	9606.08	9610.00	34.74
C	9640.82	9606.9	9617.52	33.92
D	9643.23	9609.48	9619.54	33.75
E	9643.23	9613.2	9622.23	30.03
F	9643.23	9615.56	9624.63	27.67
G	9643.23	9625.35	9625.35	17.88
H	9643.23	9622.60	9622.60	20.63
I	9643.23	9618.43	9619.55	24.80
J	9643.23	9613.51	9618.26	29.72
K	9643.23	9611.43	9620.67	31.80
L	9643.23	9611.33	9619.76	31.90
M	9643.23	9611.12	9618.15	32.11
N	9640.82	9610.19	9616.75	30.63
O	9640.82	9606.54	9613.22	34.28
P	9640.82	9606.08	9610.15	34.74
Q	9640.82	9606.08	9607.79	34.74
R	9640.82	9609.84	9610.23	30.98
S	9640.82	9613.73	9614.27	27.09
T	9640.82	9616.79	9615.38	25.44
U	9640.82	9613.90	9613.24	27.58
TOTAL AVERAGE				**29.96** < 30'-0"

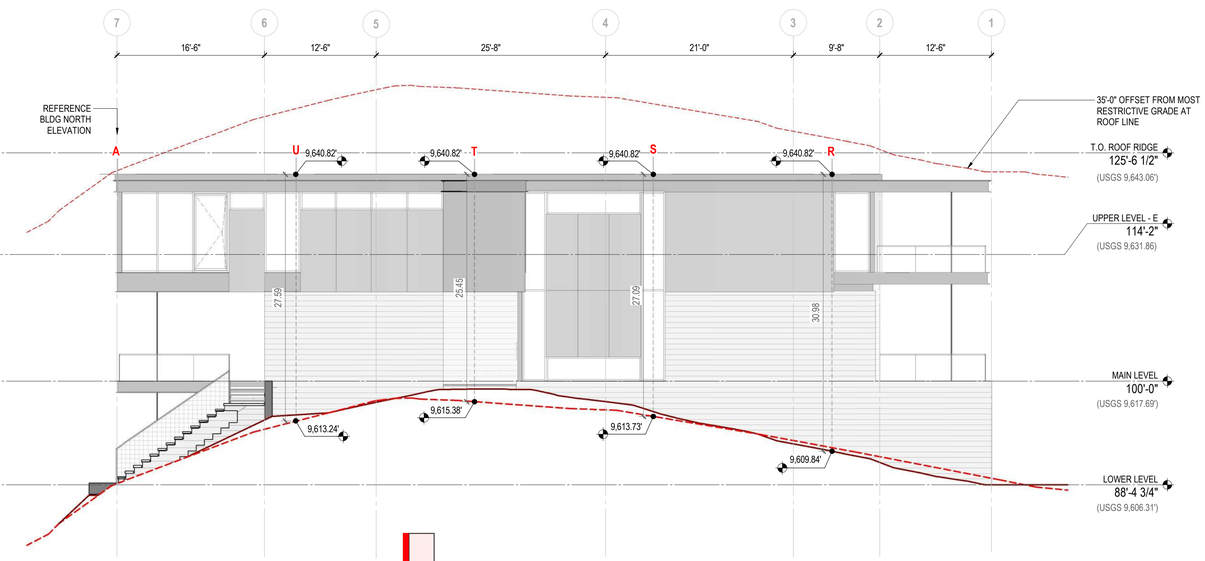
0 2' 4' 6' 8' 16' 24'
1/8" = 1'-0"



4 WEST ELEVATION PARTIAL

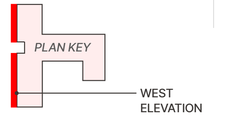
SCALE: 1/8" = 1'-0"

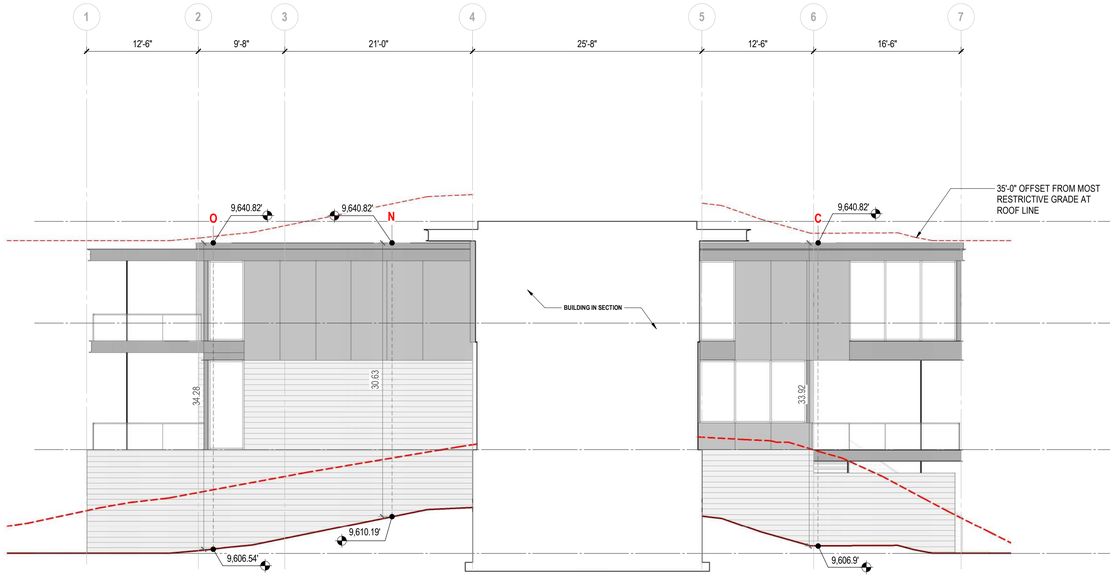




3 WEST ELEVATION

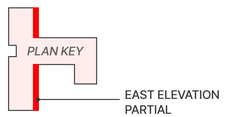
SCALE: 1/8" = 1'-0"

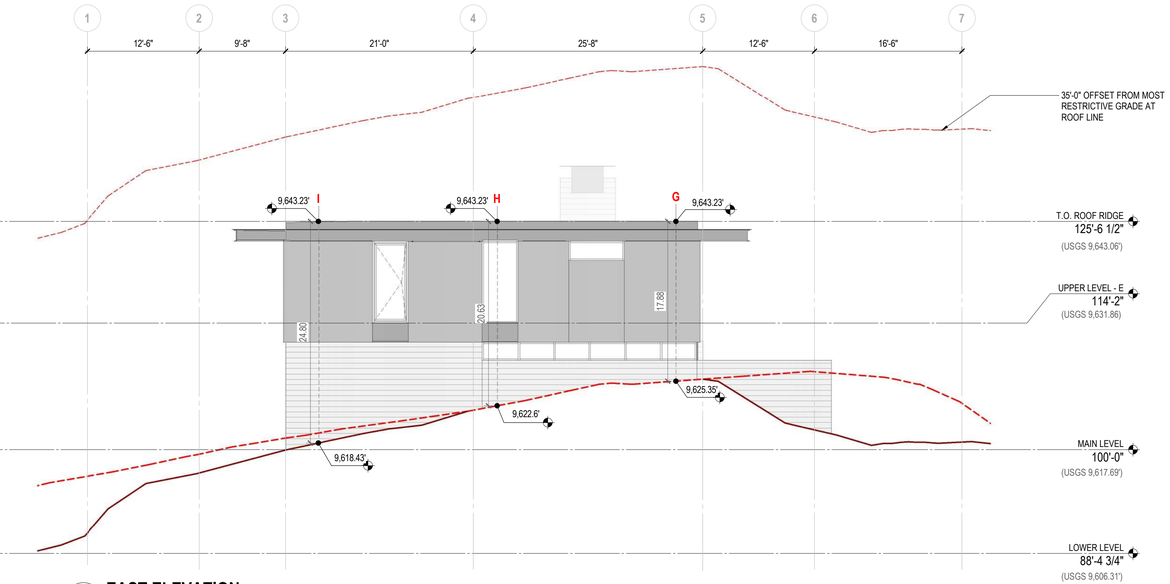




2 EAST ELEVATION PARTIAL

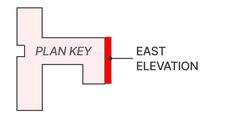
SCALE: 1/8" = 1'-0"





1 EAST ELEVATION

SCALE: 1/8" = 1'-0"



0 2' 4' 6' 8' 16' 24'

1/8" = 1'-0"


7 1/4" HORIZONTAL BOARD-FORMED CONCRETE
GLASS GUARDRAILS
STEEL WINDOWS RAL 9005
ASPEN GROVE SCREENING
11 GAUGE WEATHERED STEEL SIDING
12 GAUGE STRUCTURAL STEEL ROOF FASCIA RAL 9005
CVG ALASKAN YELLOW CEDAR T&G SOFFITS



11 ga. Weathered Steel Siding with 1/8” reveals



Rough-cut Stone - Site Bouldering



Warm Oak Interior Casework



CVG Alaskan Yellow Cedar T&G Soffits



Board-formed Concrete Exterior Walls



Concrete Patio Pavers

Plaster - Interior Walls



Aspen Trees - Landscape



12 ga. Structural Steel Fascia RAL 9005



TPO Roof Membrane



DESIGN VARIATION REQUESTS

The following design variations are being requested:

BASE MATERIAL

1. The use of board formed concrete instead of stone for the home's exterior walls.

SITE WALL MATERIAL

2. The use of board-formed concrete instead of stone-faced or boulder walls for a few site walls.

ROOF FORM

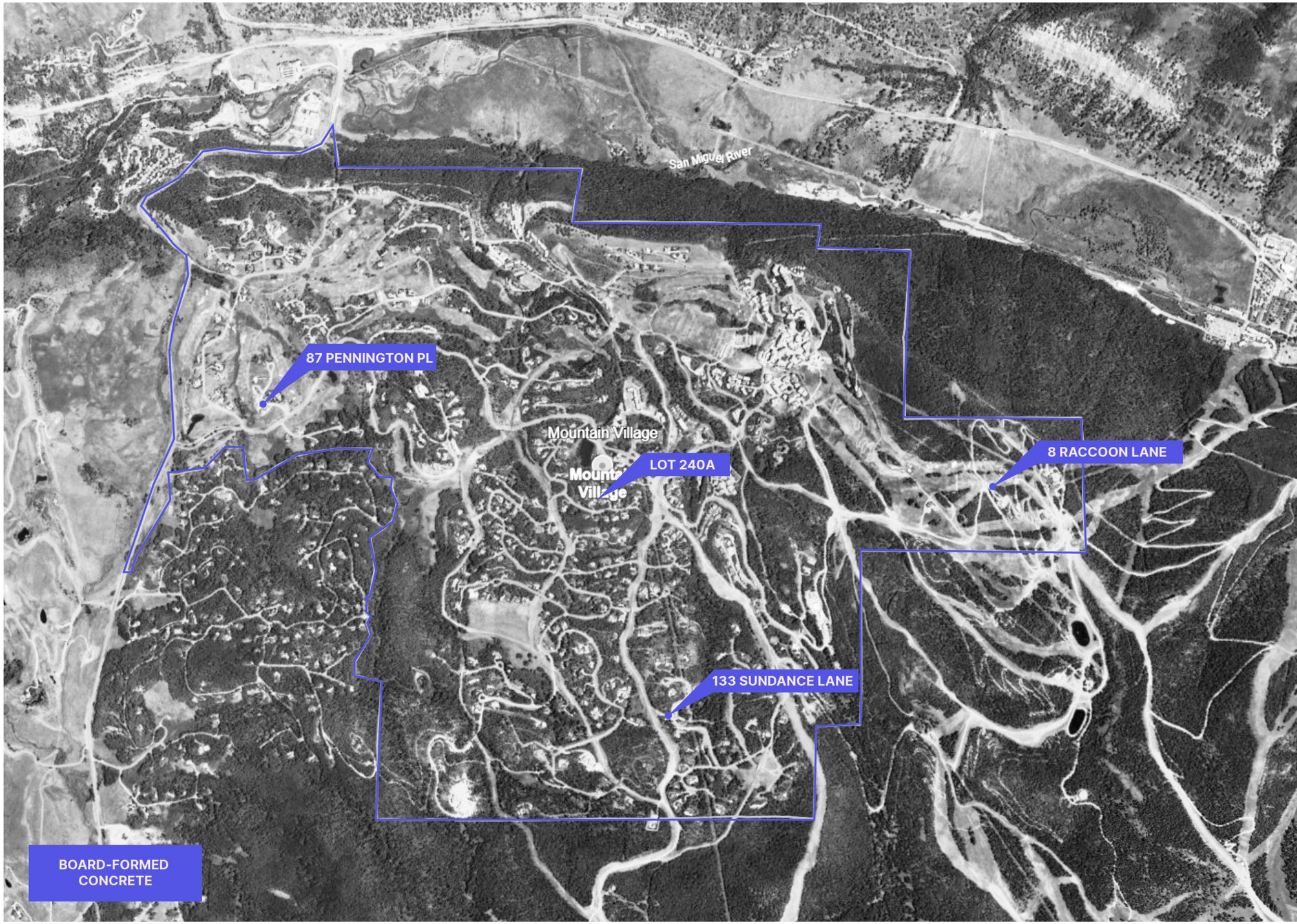
3. Flat roof forms instead of roof forms that emphasize sloped planes.

ROOFING MATERIAL

4. The use of a membrane roof material for the flat roof forms instead of listed roof materials.

Board-Formed Concrete - Local Precedents

The following single-family residential projects within Mountain Village utilize Board-Formed Concrete as an exterior facade material.



DESIGN VARIATION: *BASE & SITE WALL MATERIAL*





DESIGN VARIATION: *BASE & SITE WALL MATERIAL*

Board-Formed Concrete

We propose using board-formed concrete to reflect a mountain home of today, incorporating vernacular elements that are both modern and contextually relevant. Traditionally, structural stone homes were built with locally-sourced stone walls that served as both the exterior cladding and load-bearing structure. The stone provided heft and visual presence, while blending in with surrounding landscape. Today, most stone cladding is a thinner veneer due to prohibitive cost and insulation requirements. Moreover, it is often imported and shipped from out of state, incurring a larger carbon footprint. Board-formed concrete, in performance and weight, is more akin to the stone buildings of the past. It's also more attune to utilizing local labor and local resources. Through physical samples and mockups, we aim to select a final concrete coloring that blends with the aspen tree trunks and regional granite.

Per CDC 17.5.6 Building Design:

- All buildings with wood or other approved exterior materials shall have thirty-five (35%) minimum stone walls.
  - Concrete walls are proposed to meet minimum 35% standards.

- Stone incorporated in retaining walls that are an integral part of the building design may be included in the building's exterior stone material calculation.
  - Structurally integrated site walls are included in the proposed design for retainage and fall protection.

- A narrative that describes the pattern, grout, block size and color of the proposed stone and color picture of the proposed stone and setting pattern shall be provided as a part of the Design Review Process application for approval by the review authority.
  - Concrete walls are proposed to be formed with 7 1/4" douglas fir board-forms and discreet form ties.

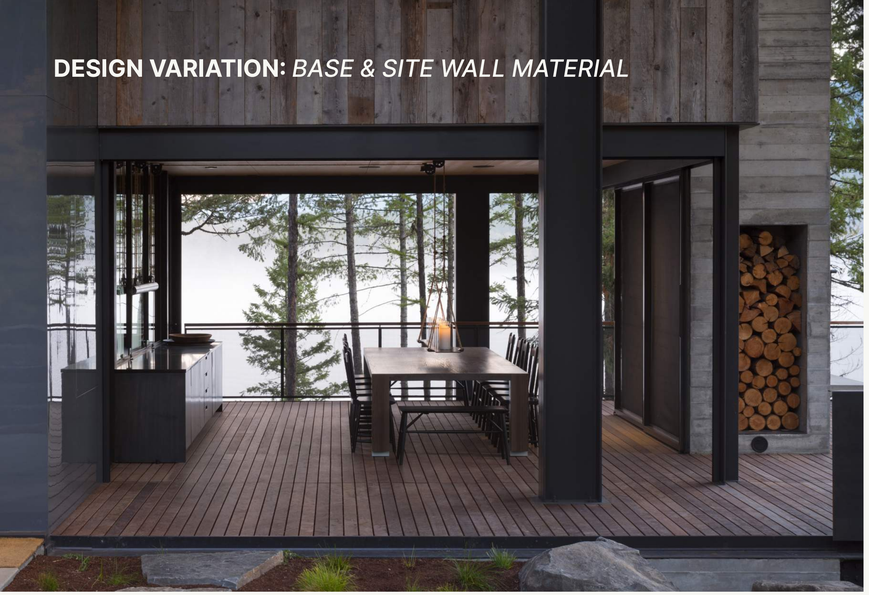




1 | UNDER CONSTRUCTION IN TELLURIDE
SAN MIGUEL COUNTY



2 | UNDER CONSTRUCTION IN TELLURIDE
SAN MIGUEL COUNTY



DESIGN VARIATION: *BASE & SITE WALL MATERIAL*



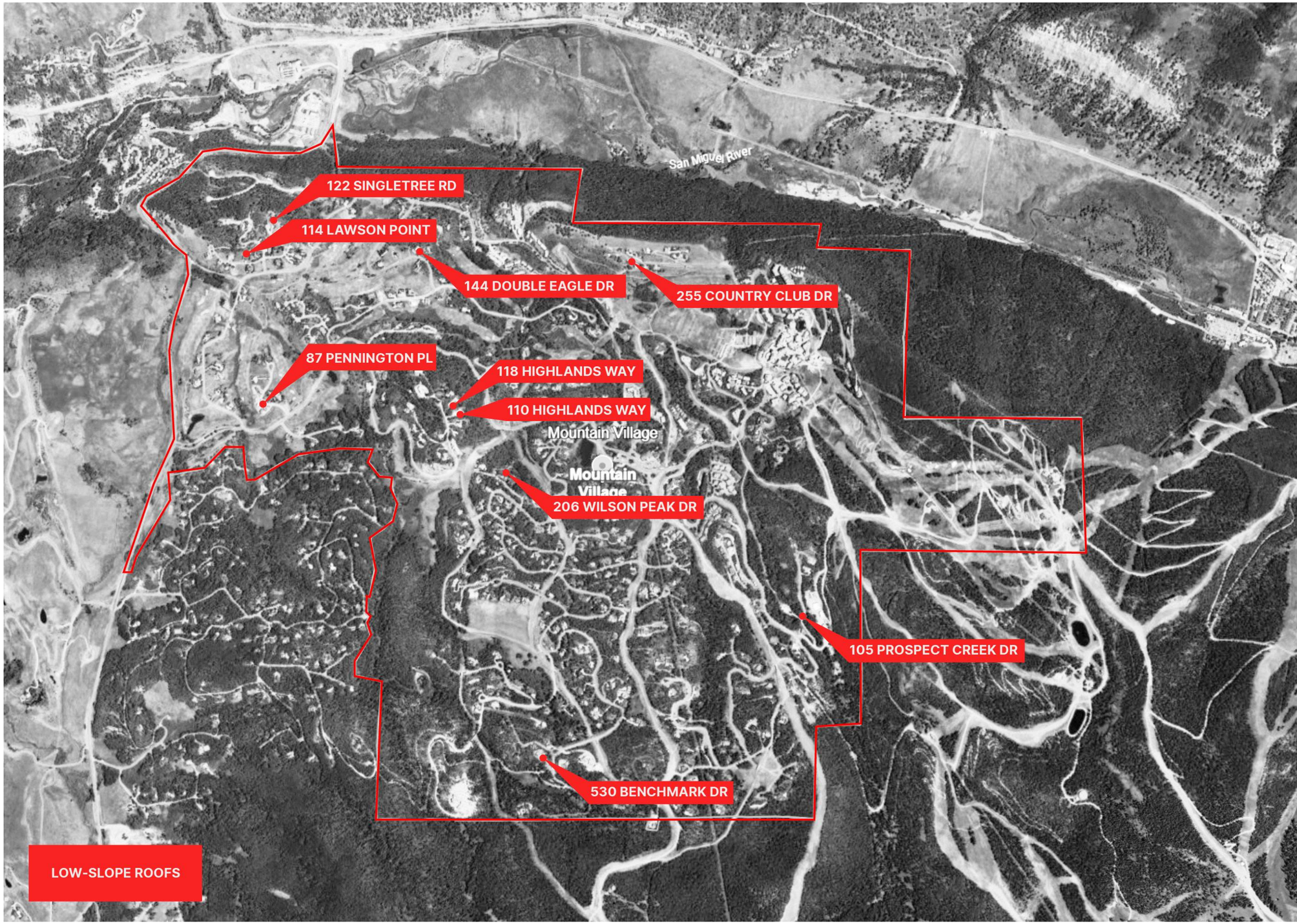




OLSON KUNDIG | REFERENCE PROJECTS

Low-Slope Roofs - Local Precedents

The following single-family residential projects within Mountain Village utilize low-slope roof forms.



DESIGN VARIATION: *ROOF FORM & ROOFING MATERIAL*





1 | 118 HIGHLANDS WAY
MOUNTAIN VILLAGE, CO 81435



2 | **255 COUNTRY CLUB DR**
TELLURIDE, CO 81435



3 | **87 PENNINGTON PL**
MOUNTAIN VILLAGE, CO 81435



3 | **87 PENNINGTON PL**
MOUNTAIN VILLAGE, CO 81435



4 | **144 DOUBLE EAGLE DR**
MOUNTAIN VILLAGE, CO 81435

DESIGN VARIATION: *ROOF FORM & ROOFING MATERIAL*









OPENSPACE ARCHITECTURE

5 | 3 COONSKIN RIDGE LN
MOUNTAIN VILLAGE, CO 81435







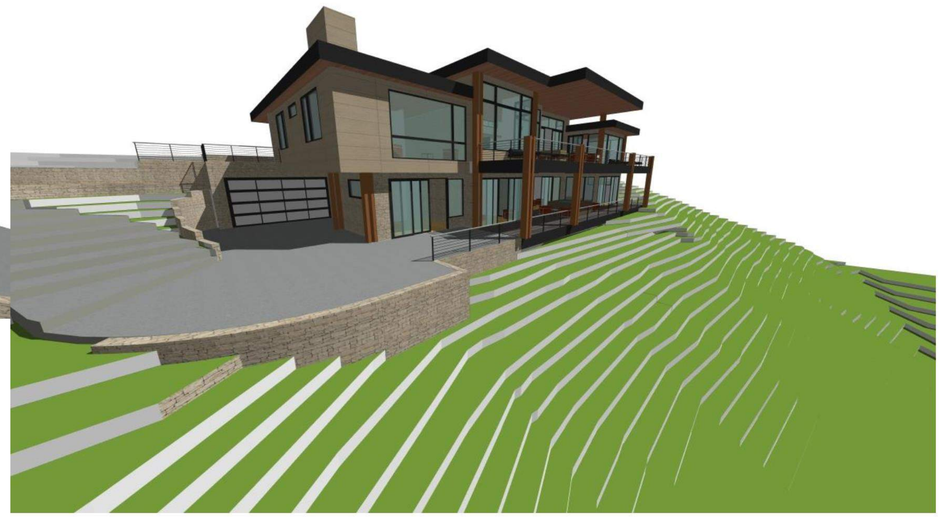


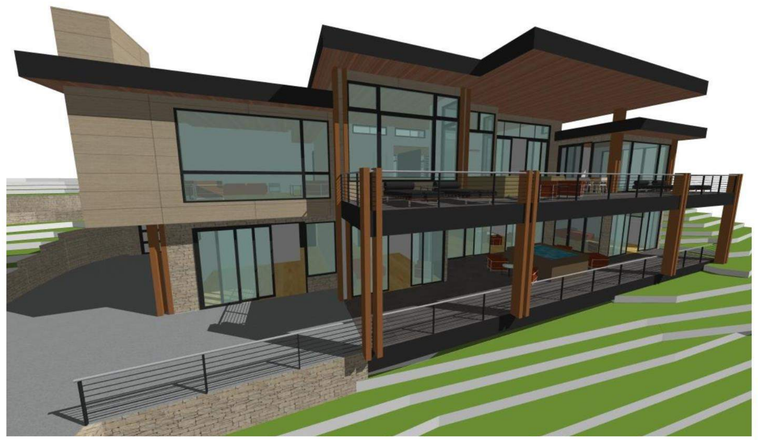




DESIGN VARIATION: *ROOF FORM & ROOFING MATERIAL*

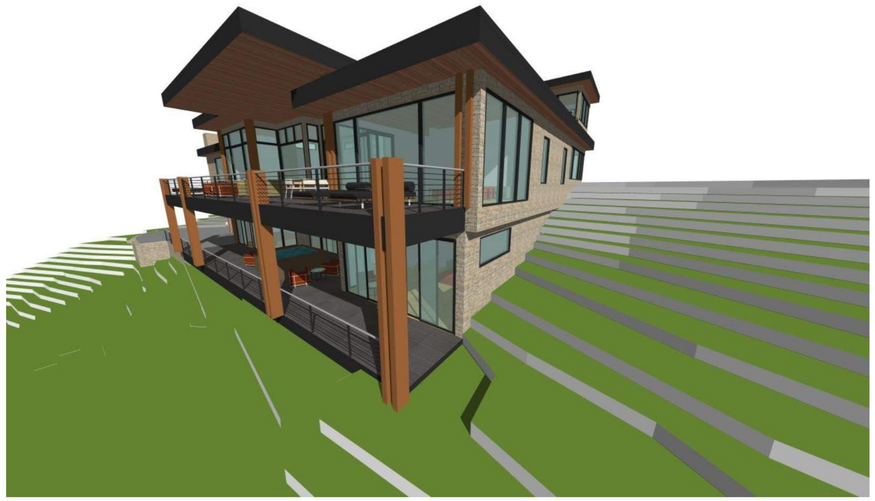


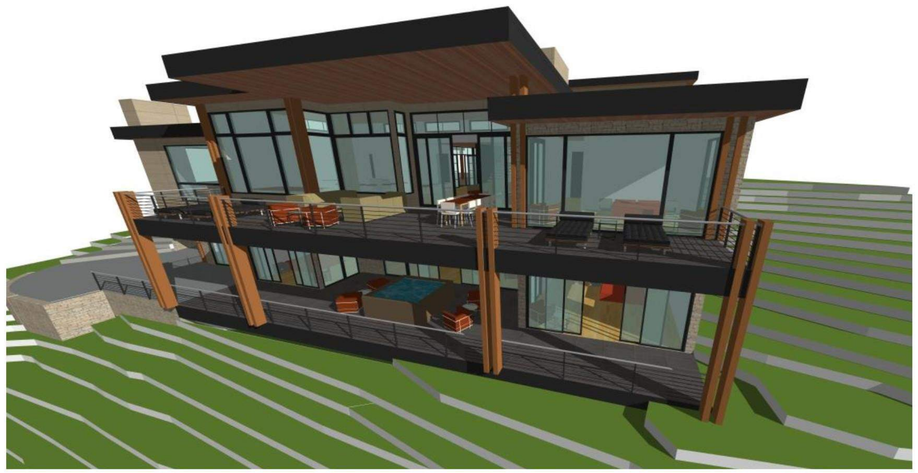












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970.399.4432
www.hinge-architects.com
812 grand avenue, suite 201
glenwood springs, co. 81601

STATE OF COLORADO
KURT L. CARRUTH
LICENSED ARCHITECT

ZAPATA / BOURS RESIDENCE
Lot 8, The Ridge
Telluride, CO. 81435

DRAWING	ISSUE
SCHEMATIC PLANS 01-18-24	
HOA SCHEMATIC REVIEW	09-07-24
STORYPOLE HEIGHTS 12-23-24	
DRC UPDATES 01-27-25	
DRC UPDATES 02-19-25	
DRC UPDATES 04-16-25	
DRC UPDATES 05-20-25	

Project designed and drawn to adhere to the 2021 IRC.

A3.6
NOT TO SCALE

DESIGN VARIATION: *ROOF FORM & ROOFING MATERIAL*



1 WEST PERSPECTIVE
N/A | REF:



2 SOUTH WEST PERSPECTIVE
N/A | REF:



3 NORTH WEST PERSPECTIVE
N/A | REF:



4 NORTH EAST PERSPECTIVE
N/A | REF:

* ALL EXISTING TREES SHOWN IN RENDERINGS REFLECT THE LANDSCAPE PLAN

OPENSPACE ARCHITECTURE

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

COLORADO LICENSED
00408205
ARCHITECT

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

SHEET TITLE
RENDERS

PROJECT NUMBER
23-03

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

SHEET NUMBER
A0.10



1 SOUTH EAST PERSPECTIVE
N/A | REF:



2 EAST PERSPECTIVE
N/A | REF:



3 SOUTH EAST PERSPECTIVE WITH TREE OVERLAY
N/A | REF:



4 EAST PERSPECTIVE WITH TREE OVERLAY
N/A | REF:

* ALL EXISTING TREES SHOWN IN RENDERINGS REFLECT THE LANDSCAPE PLAN

OPENSPACE ARCHITECTURE

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

COLORADO LICENSED
00408205
ARCHITECT

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

SHEET TITLE
RENDERS

PROJECT NUMBER
23-03

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

SHEET NUMBER
A0.11

DESIGN VARIATION: *ROOF FORM & ROOFING MATERIAL*



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NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION

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STATE OF COLORADO
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Submissions

INTERNAL REVIEW	23.07.17
INITIAL ARCH & SITE REVIEW SUBMITTAL	23.07.24
STAKING PLAN	23.07.26
INITIAL DRB2	23.10.09
INTERNAL REVIEW	24.01.23
FINAL DRB	24.02.15
FINAL DRB	24.05.07
REVISED FINAL DRB	24.05.28

133 Sundance

Mountain Village, CO
81435

Rendered Exterior Elevations (not to scale)

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

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MAIN HOUSE SOUTH EAST VIEW



MAIN HOUSE SOUTH WEST VIEW



MAIN HOUSE NORTH WEST VIEW

Plot Time 5/28/2024 2:08:25 PM Autodesk Docs://133 Sundance/133 Sundance_Scheme B CURRENT.rvt

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133 Sundance

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Exterior Renderings

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

A0.7

DESIGN VARIATION: *ROOF FORM & ROOFING MATERIAL*





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6 | **1004BR VICTORIA DR**
MOUNTAIN VILLAGE, CO 81435



Lot 89-3A Design Review Process
99 Lookout Ridge Dr.
Project Narrative

June 25, 2025

Olson Kundig

ALPINE PLANNING

This narrative is being provided to address specific requirements of the Mountain Village Community Development Code ("**CDC**") for the proposed home design on Lot 89-3A ("**Property**") as shown in Figure 1.

The design of the home and site improvements on the Property have been strongly influenced by the geography and setting. The north side of the Property contains a topographic ridge that leads down to the Valley Floor. The Property also contains both man-made and natural slopes that are 30% or greater, with the man-made slopes located along Mountain Village Boulevard/Lookout Ridge Dr. and the natural steep slope areas located on the north and east sides of the Property as shown on the survey. The home is designed with a flat roof form that steps down the ridge to minimize visual impacts consistent with the CDC Ridgeline Regulations and also tuck into the Property's sloping topography.

We believe the proposed design of the home meets all of the CDC Design Regulations and other applicable regulations as outlined in the following sections.

17.5.5 Town Design Theme

The proposed home design is sensitive to the site, access, views, solar gain, tree preservation outside of disturbed areas and visual impacts to the design context of the surrounding neighborhood. The lot is relatively small with 0.52 acres so there are not a lot of opportunities for tree preservation outside of disturbed areas and fire mitigation tree removal areas. The landscaping design for the Property is intended to re-establish an aspen forest in disturbed areas that complies with the Town's Fire Mitigation Regulations by planting 56 three inch caliper aspen trees and diversify the forest to include ten (10) new evergreen trees (blue spruce, Douglas fir and ponderosa pine) that are 16' to 22' feet tall.

The proposed home design massing is simple in form that steps up with the natural topography in a west-to-east direction. The board-formed concrete provides a grounded base that is designed to withstand alpine snow conditions. The flat roof form of the home is expressive of its function to minimize visual impacts and provide shelter from high snow loads. Exterior material colors are designed to blend with nature as shown on Sheet 26-27.

17.5.5 Building Siting Design

The siting of the home and routing of the driveway, utilities, drainage and site improvements is designed to blend with the Property's topography and avoid unnecessary vegetation removal. The proposed home is designed to relate to the terrain and steep slopes with the home set into the hillside and ridgeline. There are no wetlands present on the Property. The proposed home is sited based on the consideration of surrounding homes, views from the Property, solar exposure, natural vegetation and drainage.

17.5.6 Building Design

CDC Section 17.5.6.A.1 states:

> "The alpine mountain design shall be based on building forms that are well grounded to withstand the extreme natural forces of wind, snow and heavy rain. All buildings shall be designed to incorporate a substantially grounded base on the first floor and at finished grade. Examples of materials which evoke this form are stone, metal, stucco, or wood. Where the base of a building meets natural grade, the materials must be appropriate to be adjacent to accumulated snow."

The home is designed with a board-formed concrete base that substantially grounds the building to the site.



Figure 1. The Site

Above the board-formed concrete the home incorporates metal siding, glazing, steel fascia and wood soffits that will withstand wind, snow and heavy rain.

It should be noted that the proposed board-formed concrete grounded design seeks to evolve design within the Town as embraced by CDC Section 17.5.4.E as follows:

> "Architecture within the Town will continue to evolve and create a unique mountain vernacular architecture that is influenced by international and regional historical alpine precedents. The Town encourages new compatible design interpretations that embrace nature, recall the past, interpret our current time, and move us into the future while respecting the design context of the neighborhood surrounding a site."

The DRB should refer to the Design Variation section of this narrative regarding the proposed board-formed concrete.

It is important to note that the requirements of CDC Section 17.5.5 were drafted to implement the following Town Design Theme provisions in CDC Section 17.5.4.C and 17.5.4.F.3 as follows:

> "C. Architecture and landscaping within the Town shall be respectful and responsive to the tradition of alpine design and **shall reflect sturdy building forms** [emphasis added] common to alpine regions."
>
> "3. Grounded bases that are designed to withstand alpine snow conditions."

A board-formed concrete home provides a sturdy building form that has a grounded base designed to withstand climatic conditions.

The home is designed with simple overall forms and a massing that is substantially grounded to the site in accordance with CDC Section 17.5.6.B.1(a-b). The proposed flat roof forms of the home are designed to provide a composition of multiple forms with vertical offsets that step up with the site's sloping topography. The flat roof forms are designed with a membrane roof system. We are therefore seeking a design variation for this roofing material (Please refer to the Design Variation section of this narrative).

The primary home is designed with 38% board-formed concrete, 31% metal siding and 28% glazing. We are seeking a design variation to allow for the board formed concrete instead of stone walls, and also a specific approval to allow for board-formed concrete as a wall material as allowed by CDC Section 17.5.6.E.7.b The proposed exterior materials are compatible with surrounding development.

The windows are designed in accordance with CDC Section 17.5.6.G, with window openings and patterns responsive to good solar design principles; the proposed massing designed with significantly less glazing than the maximum 40% area allowed (28% proposed); and window openings and trim consistent in proportion and scale with the associated building design.

17.5.6 Grading and Drainage Design

Grading is designed to blend into the surrounding natural landscape and topography. Cuts and fills are minimized through the use of retaining walls and landscaping as shown on the civil engineered grading plan and the landscaping plan. The maximum finished grade does not exceed 2:1 slope.

CDC Section 17.5.7.F states:

> "Slopes that are steeper than 2:1 shall require a retaining structure. Retaining structures may be geogrids, geotextiles, reinforced slope, boulders or concrete.
>
> 1. In areas visible from public view, retaining structures shall be constructed of boulders or concrete walls faced with preapproved stone veneer or with preapproved stone walls.
>
> 2. If boulders are to be used for retaining an embankment, landscaping shall be planted between the boulders to soften the appearance."

The grading plan proposes the use of boulder walls and board-formed site walls as shown on the civil grading plan and site plan. We are therefore proposing a design variation to CDC Section 17.5.6.F to allow for the use of board-formed concrete walls (Please refer to the Design Variation section of this narrative).

The proposed maximum heights of the site walls below the auto-court/driveway are five (5) feet for the lower wall and upper wall as shown on the civil grading plan. The boulder walls uphill of the driveway have a maximum height of five (5) feet that is located down by the main entry, with the design intent to have lower boulder walls that appear more natural emerging from the landscape as shown in the renderings. The boulder walls on the east side of the home are required to allow for positive drainage away from the home per the Town's Building Regulations and have a maximum height of five (5) feet. The main level northern terrace has an eastern site wall with a maximum height of eight (8) feet. Small retaining walls are proposed by the lower level terrace that have a maximum height of five (5) feet. The site walls and boulder walls not associated with the driveway do not have a maximum height set forth in the CDC.

Design Variations

We are seeking the following design variations for proposed home pursuant to CDC Section 17.4.11.E.5:

1. **Stone Wall Design Variation.** Design variation to CDC Section 17.5.6.E.1.a that requires: "All buildings with wood or other approved exterior materials shall have thirty-five percent (35%) minimum stone walls". The proposed design includes 38% board-formed concrete walls instead of stone walls.

2. **Roof Form Design Variation.** Design variation to CDC Section 17.5.6.C.1.a that requires: "The roof shall be a composition of multiple forms that emphasize sloped planes, varied ridgelines and vertical offsets." The proposed roof design has flat roof forms that do not emphasize sloped planes.

3. **Roofing Material Design Variation.** Design variation to CDC Section 17.5.6.C.3 to allow for a membrane roof system.

4. **Retaining Wall Material.** Design variation to CDC Section 17.5.7.F.1 to allow for the use of board-formed concrete walls for the site walls below the auto-court area and on the east side of the main level patio.

CDC Section 17.4.11.E.5.d states:

> "A design variation request may provide creativity in architectural design."

Stone Wall Design Variation

We are requesting a design variation to CDC Section 17.5.6.E.1.a that requires homes to "...have thirty-five percent (35%) minimum stone walls." CDC Section 17.4.11.E.5.f establishes the following criteria for a design variation, with our compliance comments shown in blue text:

i. The design variation may contrast with the design context of the surrounding area. The use of board-formed concrete exterior walls on the lower portions of the home will contrast with the design character of the surrounding area yet will be compatible with surrounding area homes due to the proposed design. The home is designed to be tucked into the ridgeline with the home appearing to step down with the topography in an east-west direction. The board-formed concrete is not the dominant exterior material on the north, south and east elevations, with the west elevation containing two larger wall areas that are broken up with changes in wall planes and exterior materials. We propose using board-formed concrete walls to reflect a mountain home of today, incorporating vernacular elements that are both modern and contextually relevant.

Board-formed concrete has been used as a building material in Colorado mining towns since the late 19th century so there is a historic context for this proposed exterior material that grounds the home into the site as required by the Design Theme and Building Design standards. The use of board-formed concrete instead of stone allows for architecture to evolve in the town based on a historically-used building material. We believe that board-formed concrete instead of stone is a compatible design interpretation that blends with the natural setting due to the proposed color to match the aspen tree trunks, recalls the past as a historic building material, interprets our current time, and allows for modern designs to move into the future as allowed by CDC Section 17.5.4.E.

ii. The design variation is contextually compatible with the Town design theme although creativity is encouraged. The design variation is contextually compatible with the Town design theme because board-formed concrete provides for the required grounded base. The proposed architectural design with

board-formed concrete is respectful and responsive to the tradition of alpine design and reflects a sturdy building form as required by the Town Design Theme in CDC Section 17.5.4.C.

iii. The design variation is consistent with purpose and intent of the Design Regulations. The proposed design is consistent with the applicable purposes and intent of the Design Regulations. The home is designed to be tucked into the site and step up the ridgeline with natural colors that will enhance the site and is compatible with the natural beauty of the Town's setting and natural resources. The proposed design will also promote good civil design and development and create and preserve an attractive and functional community. We also believe that board-form concrete is a more sustainable building material than stone-faced concrete walls because stone veneers are often quarried out-of-state and shipped to Colorado, and because board-formed concrete walls do not require as much building materials due to the absence of stone veneer, setting mortar and grout.

iv. The design variation does not have an unreasonable negative impact on the surrounding neighborhood. The proposed design variation for board-formed concrete walls instead of stone walls will not have an unreasonable negative impact on the surrounding neighborhood due to the proposed design of the home and site, the appearance of board-formed concrete walls being a foundation and non-dominant material on most elevations, and the overall high end design and construction of the home and site.

v. The design variation meets all applicable Town regulations and standards. The proposed board-formed concrete walls meet other applicable Town regulations, including but not limited to the need to have a DRB specific approval pursuant to CDC Section 17.5.6.E.7.b.

vi. The design variation supports a design interpretation that embraces nature, recalls the past, interprets our current times, and moves us into the future. Board-formed concrete that is colored to match the aspen tree trunks embraces nature and recalls the past because it has been used in the region since the late 19th century. Board-formed concrete also interprets the current time where modern mountain designs are prevalent in the Telluride Region outside of the Town of Telluride, with board-formed concrete walls representing an evolution in design that moves into the future and away from stone walls, much like stone walls moved the town away from log home construction over 30 years ago.

Roof Form Design Variation

We are requesting a design variation to CDC Section 17.5.6.C.1 to allow for the proposed flat roof forms instead of roof forms that emphasize sloped planes. CDC Section 17.4.11.E.5.f establishes the following criteria for a design variation, with our compliance comments shown in blue text:

i. The design variation may contrast with the design context of the surrounding area. The proposed flat roof forms will contrast with the surrounding single-family gable roof forms, but also compliment the Town approved flat roof forms for the Six Senses Hotel and the Four Seasons Hotel that are located within 400 feet and 750 feet from the Property, respectively. The DRB has approved design variations to allow for flat roof forms throughout Mountain Village for single-family homes including but not limited to: Lot 726R-7 (87 Pennington Place), Unit 8 The Ridge (8 Raccoon Ln), and Lot 926R (133 Sundance).

ii. The design variation is contextually compatible with the Town design theme although creativity is encouraged. The design variation is compatible with the Town Design Theme because flat roof forms allow for architecture to evolve in the Town in line with a regional design movement towards mountain modern design. Flat roof forms allow for lower scale buildings and simple building forms that step with the natural topography. The Town Design Theme allows for architectural expression that is a blend of influences, with flat roof forms and mountain modern design becoming very typical in the town, the Telluride region, and mountain areas throughout the western United States.

iii. The design variation is consistent with purpose and intent of the Design Regulations. The proposed mountain modern design is consistent with the applicable purposes and intent of the Design Regulations. The home is designed to be tucked into the site and step up the ridgeline with flat roof forms that reduce the mass of the building and enhance the site. Flat roof forms are compatible with the natural beauty of the Town's setting and natural resources. The proposed flat roof forms will also promote good civil design and development and create and preserve an attractive and functional community, with the flat roof forms complimenting the Town approved flat roof forms for the Six Senses and Four Seasons hotels that are close to the Property. Flat roof forms are high performance roofs relative to snow management due to less snow removal in winter months, and for public safety due to the absence of snow or ice shedding. Flat roofs also efficiently address roof runoff on project sites that can be attenuated by roof drainage systems.

iv. The design variation does not have an unreasonable negative impact on the surrounding neighborhood. The proposed flat roof forms will not have an unreasonable negative impact on the surrounding area, with the DRB approving flat roof forms in neighborhoods that have historically had only gable or shed roof forms.

v. The design variation meets all applicable Town regulations and standards. The proposed flat roof forms meet other applicable Town regulations.

vi. The design variation supports a design interpretation that embraces nature, recalls the past, interprets our current times, and moves us into the future. Flat roof forms embrace nature by creating lower, complimentary and minimalist roof forms that allow the design to better tie to the site. Flat roof forms recall the past where they were historically found in the southern and arid parts of Colorado and its Spanish and Ancestral Pueblo heritage with these flat forms now migrating to higher elevations due to the evolution of roof systems and the desire for modern home design. Flat roof forms also recall the historic modernist designs of architects such as Frank Lloyd Wright. Flat roof forms interpret our current times where more homeowners desire modern mountain designs and evolve design in the town as allowed by the Design Theme.

Roofing Material Design Variation

We are requesting a design variation for the use of membrane roofing on the home's flat roof forms. CDC Section 17.4.11.E.5.f establishes the following criteria for a design variation, with our compliance comments shown in blue text:

i. The design variation may contrast with the design context of the surrounding area. The membrane roofing will contrast with the surrounding area but not be visible from most surrounding properties, Mountain Village Boulevard or the Village Center because the home is located higher than surrounding development.

ii. The design variation is contextually compatible with the Town design theme although creativity is encouraged. The design variation is compatible with the Town Design Theme because membrane roofing will withstand the harsh high alpine weather conditions. The proposed roofing will not be visible to surrounding properties due to its higher location.

iii. The design variation is consistent with purpose and intent of the Design Regulations. The proposed membrane roof will not be visible to most properties or surrounding rights-of-ways so it will not impact the natural beauty of the Town or its surroundings and will promote good civic design and development. This will ensure that the development of the home will preserve an attractive community.

iv. The design variation does not have an unreasonable negative impact on the surrounding neighborhood. The proposed membrane roof will not be visible to most surrounding properties and

public rights-of-ways due to the Property's location that is higher than most surrounding development. The home to the east of the Property only has one non-primary window that may look across the proposed roof depending upon the finished floor elevation of the home.

v. The design variation meets all applicable Town regulations and standards. The proposed membrane roofing will meet the Town's Building Regulations and other applicable Town regulations.

vi. The design variation supports a design interpretation that embraces nature, recalls the past, interprets our current times, and moves us into the future. The proposed design variation supports an allowance for flat roof forms that better fit with nature, recalls the past flat roof form designs, interprets our current time where more property owners desire flat roof forms and moves the town into the future with more modern flat roof forms.

Retaining Wall Material Design Variation

The grading plan proposes the use of two (2) board-formed concrete site walls on the west, south and north sides of the auto-court area as shown on the civil grading plan and the site plan. A board-formed concrete wall is also proposed on the east side of the main level patio. We are seeking a design variation to CDC Section 17.5.7.F for the board-formed concrete walls instead of boulder or stone faced walls. CDC Section 17.4.11.E.5.f establishes the following criteria for a design variation, with our compliance comments shown in blue text:

i. The design variation may contrast with the design context of the surrounding area. The proposed board-formed concrete walls contrast with other retaining walls in the area, blend into the design context of the surrounding area and provide aesthetically appealing walls that match the proposed home design. Landscaping has been added below the walls to soften their appearance. The design team desires to use board-formed concrete to match the home's design aesthetic. Board-formed retaining walls are being proposed more commonly in the town and the Telluride Region.

ii. The design variation is contextually compatible with the Town design theme although creativity is encouraged. The design variation is compatible with the Town Design Theme because the use of board-formed concrete walls will withstand the harsh, high alpine weather conditions. Per Section 17.5.4.E, board-formed concrete retaining walls: mimic nature due to the wood grain patterns caused by the boards and the natural colors that are integrated into the concrete; recall the past due to the historic use of board-formed concrete since the late 19th century; and moves towards the future with a more modern design aesthetic to match the proposed home design.

iii. The design variation is consistent with purpose and intent of the Design Regulations. The proposed walls are engineered to ensure that public safety and welfare are protected and are compatible with the natural beauty of the town and the neighborhood. The proposed board-formed concrete wall promotes good civic design and development.

iv. The design variation does not have an unreasonable negative impact on the surrounding neighborhood. The board-formed concrete wall will not have an unreasonable impact on surrounding properties due to the historic design context, natural patterns and color and proposed landscaped buffering.

v. The design variation meets all applicable Town regulations and standards. The proposed walls have been designed by a Colorado licensed Professional Engineer. The boulder walls above the driveway do not exceed the Driveway Standards maximum height of 5 feet.

vi. The design variation supports a design interpretation that embraces nature, recalls the past, interprets our current times, and moves us into the future. Board-formed concrete walls embrace nature by capturing the natural grain of the boards and natural colors to blend with the surrounding aspen forest tree trunks. Board-formed concrete walls provide for a modern interpretation of walls that have been commonly and historically used throughout the Telluride Region. Board-formed walls also allow for site design to evolve with modern home designs to have site improvements match the desired modern aesthetic.

Ridgeline Lots

CDC Section 17.5.16.B establishes regulations that are applicable to the Property as a "ridgeline lot", with our compliance comments shown in blue text.

The following provisions apply to ridgeline lots as defined in section A.1 above [Lot 89-3A is listed as a ridgeline lot in Section 17.5.16.A.1]:

1. All structures shall have varied facades to reduce the apparent mass. The northern facade of the home has a varied facade that reduces the apparent mass with the western wing projecting out 28' - 2" on the upper level and 11' on the main level from the main primary facade. The basement level is mostly buried on the north side with only the covered patio projecting at the basement level. These varied facade projections combined with the flat roof forms and tucking the building into the site reduce the apparent mass of the home on the Property.

2. To the extent practical, foundations shall be stepped down the hillsides to minimize cut, fill and vegetation removal. The home design is stepped down the ridgeline in an east-to-west direction with the basement level only projecting above grade at the garage entry and the rear patio. The home has been tucked into the site topography with it located at the highest point of the property to access San Sophia Ridge views, with the slopes flowing downhill from the home. There is no fill proposed for the home. The landscaping plan shows the required tree removal for construction, tree removal due to fire mitigation and site grading, and the proposed landscaping plan that is intended to create a new aspen forest in areas that have to be disturbed for construction.

3. Building and roofing materials and colors shall blend with the hillside. The proposed colors blend with the hillside. The flat roof forms further blend the roof material into the site.

4. Colors and textures shall be used that are found naturally in the hillside. Colors and textures that are found naturally on the hillside are proposed as shown on Sheets 27-28.

5. Reflective materials, such as mirrored glass or polished metals, shall not be used. No reflective materials are proposed.

6. To the extent practical, no exterior lights shall be installed on the east side of buildings. Any required exterior lighting shall be shielded, recessed, or reflected so that no lighting is oriented towards the east side of the building. There is no proposed exterior lighting on the east side of the building. There are step lights and recessed lights in soffit overhangs on the west side of the building. The exterior lighting plan will be provided with the Final Architectural Review plan set and materials.

These are the only ridgeline regulations applicable to the Property, with no CDC or other legal instruments requirements regarding the visibility of the structure from development or public ways along the Valley Floor.

Other Design Regulations

The proposed design complies with the remaining applicable Design Regulations as follows:

1. The primary home has two garage spaces and two exterior parking spaces as required by CDC Section 17.5.8.
2. Trash and recycling bear-proof poly carts will be stored in the garage except on trash and recycling pick up days.
3. Compliance with the Lighting Regulations that only address exterior lighting will be provided with the Final Architectural Review plan set as required by the Design Review Process submittal requirements.
4. The draft landscaping plan is submitted with the Initial Architecture and Site Review for the DRB to understand the overall contextual design for the site and home. The Final Architectural Review submittal will provide a detailed design narrative on the landscaping plan pursuant to the Landscaping Regulations.

General Easement (GE)

The proposed Site development is seeking the following improvements as encroachments into the General Easement ("**GE**"):

1. Driveway and associated grading and retaining walls.
2. Site grading and retaining walls.
3. Address monument.
4. Utilities.
5. Auto-court and site walls for the auto-court area.
6. Landscaping

CDC Section 17.3.14.E.1 expressly allows the driveway and associated grading and retaining, address monument, utilities and "natural landscaping without any man-made materials or hardscape" to be placed in the GE. The definition of landscaping in CDC Section 17.8.1 follows:

> "Landscaping. The installation, alteration and maintenance of the landscape for an aesthetic or functional purpose that includes but is not limited to the preservation and maintenance of existing vegetation together with grading; the installation of new plantings of vegetation such as trees, shrubs and grasses; the installation of "hardscaping," such as patios, terraces and walkways; the construction of minor accessory structures such as gazebos, fountains, pools, streams and fire-pit seating areas; and the installation of decorative landscaping materials, such as rocks, private art, mulch, edgings and similar landscaping materials."

Grading is therefore allowed in the GE provided it blends with the natural topography and is part of the overall landscaping plan.

The Owner is seeking approval of the GE encroachments pursuant to CDC Section 17.3.14.F as follows, with our compliance comments shown in blue text:

1. The applicant has demonstrated that avoiding grading and disturbance in the general easement setback would create a hardship, and there is not a practicable alternative that allows for reasonable use of the lot. The driveway and associated grading utilities; overall site grading, address monument; construction staging/mitigation and landscaping are permitted uses in the GE per CDC Section 17.3.14.E. It is impossible to avoid the GE for grading and retaining in the northern, western and eastern GEs because the small lot size and the need to have finished grading extend into the GE. Retaining in the eastern GE is needed to allow for positive drainage away from the home. Bouldering on the east side is designed to shape grade for positive drainage. Without the bouldering and regrading, water would drain directly to the building due to the grade change at the ridge (9630') to the South building corner (9618').

   Retaining and grading in the northern and western GEs is needed to blend the proposed development into the steep slope topography. If we attempted to maintain natural grade north of the building, the grade would be 10'-0" higher than the interior finished grade. For aging in place purposes, the client and design team wanted to avoid incorporating steps on the main level. The current grading configuration allows for a 3:1 slope, which is ideal for planting and restoring the natural landscape. If the natural grade is maintained, several boulder retaining walls would be needed, which will likely spill into the GE. The current configuration keeps most of the boulder retaining walls outside of the general easement on the north side. The only exception to this is a 4-to-5-foot tall boulder wall on the northwest side of the lower level terrace.

   Grading in all the GEs is needed for blending required site grading into the natural topography and overall landscaping as allowed by the CDC, with site grading an integral component of the landscaping plan. All bouldering/landscaping on site is utilized to reasonably step grade down in direct response to the existing steep slopes and site topography.

   The auto-court and associated site walls must be in the western and southern GEs to allow for proper backing movements from the garage and also to have the two (2) required exterior parking spaces and one (1) additional guest parking space located on the south side of the auto-court area.

   The boulder walls in the southern GE are needed to protect existing utility pedestals and also to allow for driveway access to the Property.

   The southern GE along Lookout Ridge Dr. where the auto-court site walls are proposed is not needed for any additional utility or similar subterranean utilities due to utilities being located in that right-of-way. We believe that only the GE along Mountain Village Blvd. could be needed someday for expanded right-of-way infrastructure uses. The eastern, western and northern GEs are not needed for public trails, utilities or other GE uses since the Property is located next to OSP-3M that is zoned passive open space, with area trail access provided through See Forever in the Village Center.

   The Property owners understand that they will have to enter into a revocable GE encroachment agreement for all non-permitted uses in the GE.

2. The disturbance in the general easement setback is due to natural features of the site, such as steep slopes, wetlands and streams. The disturbance to the GE is caused by the steep slopes found on the Property as discussed. The disturbance to the GE is also caused by the relatively small lot size for the Property. Disturbance to the GE is also caused by permitted uses in the GE as discussed above that we do not believe have to be justified based on the natural features of the site since they are permitted development activities subject to DRB review pursuant to the Design Regulations.

3. No unreasonable negative impacts result to the surrounding properties. No unreasonable impacts will occur to surrounding properties due to the GE encroachments. The site walls have a maximum height of 5 feet with the landscaping plan including plantings to soften the walls for the neighborhood.

4. The general easement setback or other setback will be revegetated and landscaped in a natural state. The GE will be revegetated in a natural state outside of where site improvements are proposed.

5. The Public Works Department has approved the permanent above-grade and below-grade improvements. We are reaching out to the Public Works Department on the proposed GE encroachments.

6. The applicant will enter into an encroachment agreement with the Town with the form and substance prescribed by the Town. The driveway and associated grading; utilities; address monument; construction staging/mitigation and landscaping and associated grading are permitted uses in the GE per CDC Section 17.3.14.E and should therefore not require a revocable license agreement because permitted uses in the GE should not be revocable. The Property owner will enter into a GE encroachment agreement for other proposed GE uses.

7. Encroachments into the general easement setback or other setbacks are mitigated by appropriate landscaping, buffering and other measures directly related to mitigating the encroachment impacts. Landscaping is proposed to soften/buffer the site walls from surrounding properties, Lookout Ridge Dr. and Mountain Village Blvd.

Steep Slope Regulations

The Property contains steep slopes that are 30% or greater as shown on the existing conditions survey and site plans. Section 17.6.1.C.2.a of the Community Development Code ("**CDC**") establishes the following requirements relative to steep slopes, with our compliance comments shown in blue text:

> "Building and development shall be located off slopes that are thirty percent (30%) or greater to the extent practical.
>
> i. In evaluating practicable alternatives, the Town recognizes that it may be necessary to permit disturbance of slopes that are 30% or greater on a lot to allow access to key viewsheds, avoid other environmental issues, buffer development and similar site-specific design considerations."

The development of the Property necessitates disturbance of steep slopes that are 30% or greater to access key viewsheds from the home and its amenity areas, create private amenity areas away from vehicle traffic, set the development back into the site away from the intensive Village Center development and provide necessary grading to allow for the development of the Property in accordance with the Design Regulations.

Section 17.6.1.C.2.c states:

> "The review authority shall only allow for disturbance to slopes thirty percent (30%) or greater if it is demonstrated that there is not a practicable alternative to avoiding such activities and if the following criteria are met:
>
> The Property is a relatively small lot containing 0.52 acres, with approximately 0.32 acres in the buildable area of the site outside of the GEs. These lots were platted with the clear intent that homes would be allowed to build within the envelope created outside of the GEs and access views to the San Sophia Ridge. The Property's building envelope contains natural steep slope areas on the north and east sides as shown on the existing conditions plan. It is therefore, not practicable to avoid disturbing the natural steep slopes within the very small 0.32 acre building envelope.

i. The proposed steep slope disturbance is in general conformance with the Comprehensive Plan. The proposed home and site development are in general conformance with the Mountain Village Comprehensive Plan because it envisions the Property with single-family land uses. The civil engineering design and construction mitigation plan will ensure that environmental resources are not impacted through detailed best management practices that will be included in the Final Architectural Review plan set.

ii. The proposed disturbance is minimized to the extent practical. The impact to steep slope areas is minimized to the extent practical, with grading designed to blend into existing topography.

iii. A Colorado professional engineer or geologist has provided: (a) A soils report or, for a subdivision, a geologic report. A geotechnical report prepared by a Colorado PE will be provided with the FAR application materials based on the intended geotechnical engineer design for the foundation.

(b) An engineered civil plan for the lot, including grading and drainage plans. The civil plans were prepared by Roaring Fork Engineering and are included in the Design Review Process plan set.

iv. And the proposal provides mitigation for the steep slope development in accordance with the engineered plans." Grading of the steep slope areas will be mitigated using steep slope best management practices, with the Final Architectural Review plan set including a detailed erosion control plan, and the landscaping plan including a detailed revegetation plan that utilizes biodegradable netting for all steep slope areas.

Driveway Design

The proposed driveway is designed with a paved width of 12 feet. Two-foot gravel shoulders will be added to each driveway side prior to submitting for the Final Architectural Review. The proposed driveway grades range from 5% for the first 20 feet at the entry that transitions to a 9% grade with a 3% grade at the auto-court area. The boulder retaining walls above the driveway have a maximum height of 5 feet with a landscaped step in between. The auto-court site walls retaining walls are five (5) feet or less with landscape step in between the walls as required by CDC Section 17.7.6.B.7.a We are seeking the DRB variation to the following driveway design requirements contained in CDC Section 17.6.6.B.4:

1. **CDC Section 17.6.6.B.4, Grading.**

> "4. Maximum Grade. Driveway grade shall not exceed eight percent (8%)...:

CDC Section 17.6.6.B.23 states:

> "Variation. The review authority may grant a variation to the driveway standards provided the review authority finds such exemption will not adversely affect public health, safety and welfare."

The civil plans will be reviewed by the Telluride Fire Protection District. The District must review and approve the proposed plans in accordance with the adopted Fire Code which will ensure that public health, safety and welfare are protected.

Agenda Item 5
COMMUNITY DEVELOPMENT DEPARTMENT
455 Mountain Village Blvd.
Mountain Village, CO 81435
(970) 369-8250

TO: Mountain Village Design Review Board

FROM: Claire Perez, Planner II

FOR: Design Review Board Meeting July 10, 2025

DATE: June 25, 2025

RE: Review and Recommendation to Town Council of a Variance Request for the Siting of a Pickleball Court in the Front Yard at Lot 705R, 132 Adams Ranch Rd. pursuant to CDC Section 17.3.4

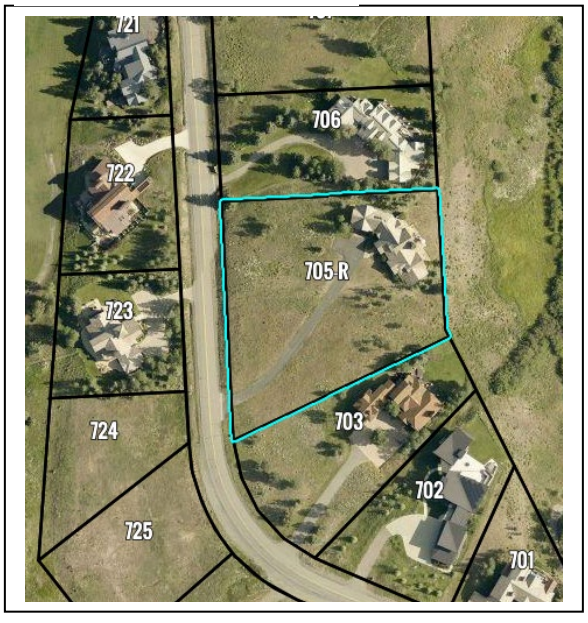
APPLICATION OVERVIEW: Variance Application for the Siting of a Pickleball Court on Lot 705R

PROJECT GEOGRAPHY

Legal Description: LOT 705R A REPLAT OF LOTS 704 AND 705 FILING 20 TELLURIDE MOUNTAIN VILLAGE LOCATED WITHIN NW4NW4 SEC 4 T42N R9W NMPM SAN MIGUEL COUNTY LYING WITHIN TOWN OF MOUNTAIN VILLAGE CO CONT 1.692 AC
Address: 132 Adams Ranch Road
Applicant/Agent: William Galvin
Owner: 132 Adams Ranch Road LLC
Zoning: Single-family
Existing Use: Single-family home
Proposed Use: Pickleball Court
Lot Size: 1.69 acres
Adjacent Land Uses:

- **North**: Single-family
- **East:** Active Open Space
- **West:** Single-family
- **South:** Single-family

Figure 1: Vicinity Map



ATTACHMENTS

Exbibit A: Architectural Plan Set
Exhibit B: Staff/Public Comments

Background:
William Galvin, Owner/Applicant, is requesting a Variance to locate a new pickleball court in the front yard of the 132 Adams Ranch Road. The site slopes towards the east, and the property has a limited backyard area due to the home's placement in the back corner of the site. The associated landscaping and lighting included in the plan set were approved by staff on May 30, 2025. If granted the variance for the sitting of the pickleball court, the applicant will need to complete an additional class 2 design review for the approval of the installation of the court since the court exceeds 500 square feet.

The use schedule permits "private outdoor tennis courts and tennis facilities" as an accessory use on Single-family lots. The use table does not list pickleball courts but does allow for the Community Development Director to make a determination for uses not listed in the table that are similar to a land use classification that is listed in the Use Table. Current Director, Amy Ward has made a determination that pickleball courts would fall under the same classification as tennis courts. In accordance with the CDC, accessory buildings or structures are required to be located in the rear yard to the extent practical. However, due to the limited size of the backyard, there is insufficient space to accommodate the proposed pickleball court. As a result, the proposal necessitates a variance due to the placement of the pickleball court in the front yard.

Chapter 17.4: DEVELOPMENT REVIEW PROCEDURES
17.5.16: Variance Procedure:
According to the CDC, the following criteria shall be met for the review authority to approve a variance:

a. The strict development application of the CDC regulations would result in exceptional and undue hardship upon the property owner in the development of property lot because of special circumstances applicable to the lot such as size, shape, topography or other extraordinary or exceptional physical conditions.

Staff: The home is sited in the rear corner of the lot leaving insufficient space in the backyard to accommodate the proposed pickleball court without encroaching into the General Easement and extending onto the neighboring lot. The DRB should discuss if demonstrates exceptional or undue hardship.

b. The variance can be granted without substantial detriment to the public health, safety and welfare;

Staff: The pickleball court poses no threat to public health, safety and welfare. The court will be extensively screened by landscaping, and it is situated at a higher elevation (9,245 feet) than Adams Ranch Road (9,235 feet), meaning it will likely not be visible from the road. Additionally, the landscape screening will help mitigate noise from the pickleball court. However, until the court is built, it will be difficult to verify that the landscaping will effectively mitigate noise. The applicant has confirmed that no lighting will be installed, and the court will only be used during daylight hours.

c. The variance can be granted without substantial impairment of the intent of the CDC;

Staff: Staff does not believe the granting of this variance represents a "substantial impairment of the intent of the CDC" as the proposed structure adheres to a majority of the design regulations if the CDC. The court will be designed to comply with all other zoning standards, such as setbacks and screening. The court will also be designed to blend into the landscape.

d. Granting the variance does not constitute a grant of special privilege in excess of that enjoyed by other property owners in the same zoning district, such as without limitation, allowing for a larger home size or building height than those found in the same zone district;

Staff: Granting the variance does not constitute a special privilege beyond what is enjoyed by other property owners in the same zoning district. While other properties have pickleball and tennis courts located in their backyards, the home is situated in the back corner of the lot. The placement of the home creates limitations in utilizing the backyard for recreational purposes. The request does not allow for a larger home size or building height than those found in the same district.

e. Reasonable use of the property is not otherwise available without granting of a variance, and the variance being granted is the minimum necessary to allow for reasonable use;

Staff: Reasonable use of the property has been accomplished by the construction of the home, the board should discuss whether it is reasonable to be able to build a pickleball court on an other wise constrained site. proposed use is consistent with the CDC. The lot does not have sufficient space for the pickleball court in the backyard. Without the variance, the homeowner would need to go through a class 3 design review and resite the home to meet all the CDC requirements.

f. The lot for which the variance is being granted was not created in violation of Town regulations or Colorado State Statutes in effect at the time the lot was created;
g. The variance is not solely based on economic hardship alone; and
h. The proposed variance meets all applicable Town regulations and standards unless a variance is sought for such regulations or standards.

Staff: Staff believes the criteria for f-h are all being met.

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 that the DRB discuss whether this application meets the criteria for the approval of a variance, paying close attention to criteria a, b and e. If the DRB believes the criteria is substantially met then they should vote for a recommendation of approval, if the DRB feels that the criteria is not substantially met they should vote for a recommendation of denial. For this variance request, Staff has provided a motion for both recommendation of approval and recommendation of denial depending on the findings of the Design Review Board.

If DRB chooses to recommend **approval** of the **variance,** then staff suggests the following motion:

I move to recommend approval to Town Council of a Variance request for the siting of a pickleball court in the front yard at Lot 705R, 132 Adams Ranch Road, based on the evidence provided in the staff memo of record dated June 25, 2025, and the findings of this meeting.

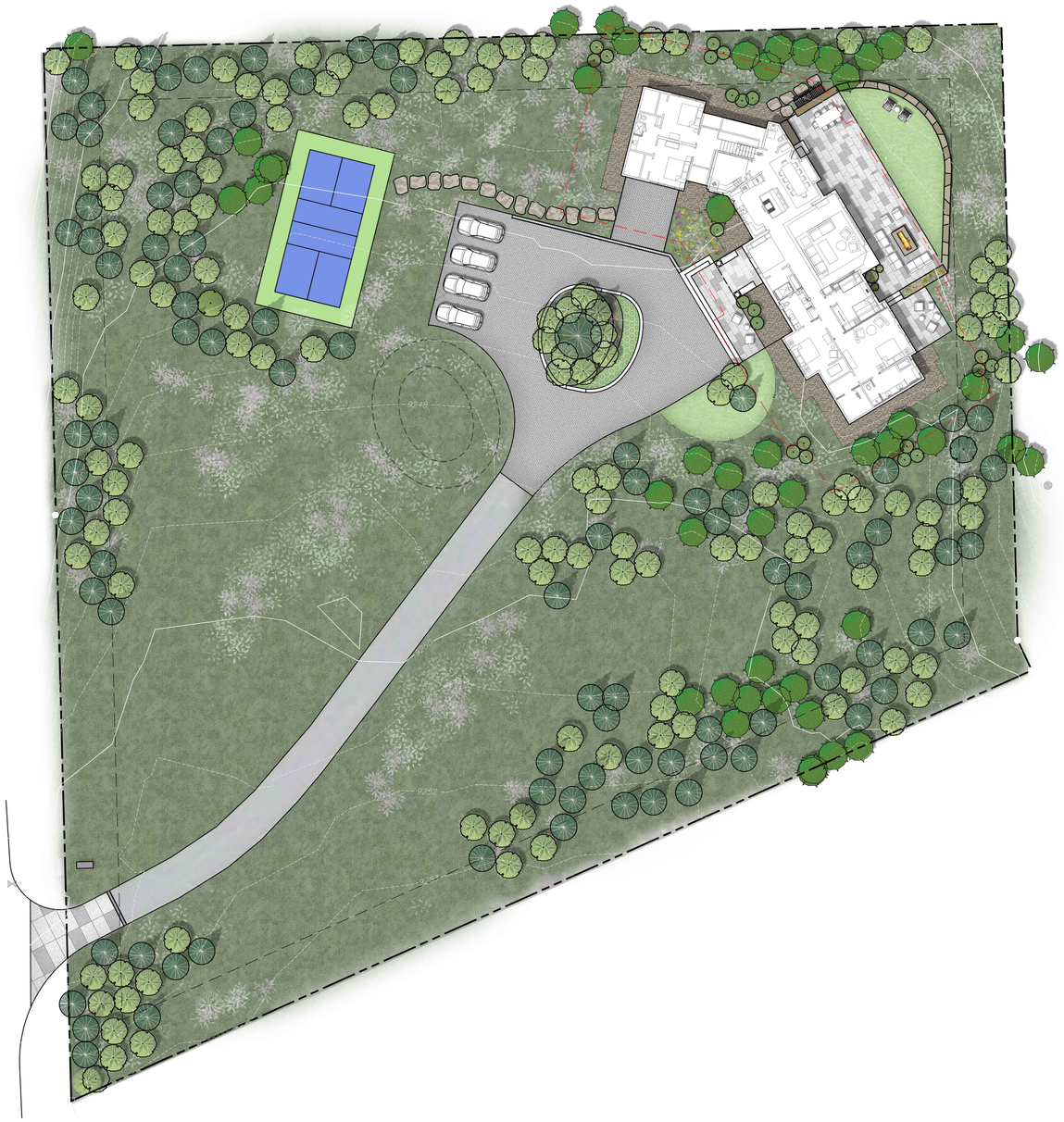
If DRB choses to recommend **denial** of the height **variance** then staff suggests the following motion:

I move to recommend denial to Town Council of a Variance request for the siting of a pickleball court in the front yard at Lot 705R, 132 Adams Ranch Road, based on the evidence provided in the staff memo of record dated June 25, 2025, and the findings of this meeting.

/cp

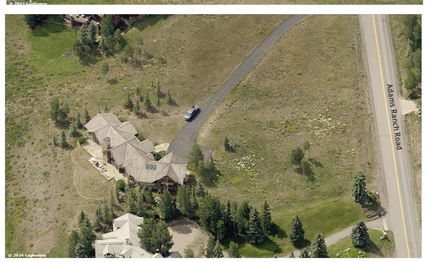


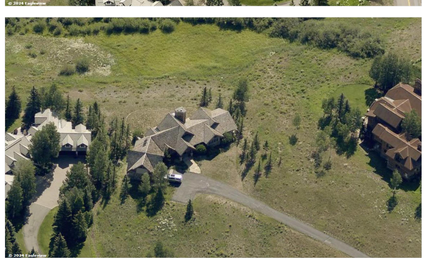
The following document contains drawings and plan sets that are not accessible to screen readers. For assistance in accessing and interpreting these documents, please email cd@mtnvillage.org or call (970) 728-8000











GALVIN RESIDENCE

132 ADAMS RANCH RD.

MOUNTAIN VILLAGE, CO

TalleyAssociates

Planning
Landscape Architecture
Urban Design

3301 Elm Street, Suite 100
Dallas, Texas 75226
Tel. 214-871-7900

COY TALLEY 1550
08/04/2021
Original Date of Licensure
STATE OF COLORADO
LICENSED LANDSCAPE ARCHITECT
04/09/2025

ISSUE FOR PERMIT *APRIL 09, 2024*

SHEET INDEX	*DRAWING ISSUE*					
SHEET NUMBER - TITLE	ISSUE FOR PERMIT APRIL 09, 2025					
L0.00 - NOTE & LEGENDS	●					
L0.01 - DEMO PLAN	●					
L1.00 - LAYOUT & MATERIAL PLAN	●					
L1.20 - LAYOUT & MATERIALS ENLARGEMENT	●					
L1.60 - PAVING DETAILS	●					
L1.61 - WALL DETAILS	●					
L1.62 - SITE AMENITIES DETAILS	●					
L1.63 - SITE SECTIONS	●					
L3.00 - GRADING PLAN	●					
L3.40 - DRAINAGE DETAILS	●					
L5.00 - PLANTING PLAN	●					
L5.40 - PLANTING DETAILS	●					
L6.00 - LIGHTING PLAN	●					
	●					

MATERIALS SCHEDULE

KEY	DESCRIPTION	COLOR	FINISH	SIZE	REMARKS
CONCRETE PAVING					
C-1	PEDESTRIAN CONCRETE PAVING	INTEGRAL COLOR - SIKA U-49	TOP CAST SURFACE RETARDER BY DAYTON SUPERIOR, VERY LIGHT ACID ETCH FINISH	SAWCUT JOINTS - REFER TO PLANS FOR LAYOUT; REFER TO DETAILS	SAWCUT JOINTS - REFER TO PLANS FOR LAYOUT; REFER TO DETAILS
UNIT PAVERS					
P-1	PORCELAIN TILE PAVING	BRAZILIAN SLATE SILK GREY	GRIP	48"L x 24"W x 20mm	SUPPLIER: THORNTREE SLATE CONTACT: CATHERINE ATKINS - 817-247-6712
P-2	VEHICULAR CONCRETE PAVERS	TBD	STANDARD STEPS TREADS TO RECEIVE SLOW C BULLNOSE EDGE	16"L x 8"W x 2 3/4" THK	PRODUCT: ELEMENT SUPPLIER: COLORADO PAVER SUPPLY
ASPHALT PAVING					
A-1	ASPHALT PAVING	BLACK	STANDARD	3" THK. STANDARD	SUPPLIER: LOCAL
STONE COBBLE, BLOCKS AND PAVERS					
S-1	COLORADO COLORED COBBLE	MESA GREY	SMOOTH	2" - 4"	5" MIN. DEPTH; REFER TO LAYOUT PLAN FOR LOCATIONS
S-2	SLAB STONE RETAINING WALL	COLORADO SANDSTONE ALT. ARKANSAS STONE	CUT SIDES, ROUGH FINISH TOP, BOTTOM, REAR AND FACE	3'-4"L x 3'W x 6" THK.	REFER TO LAYOUT PLANS FOR LOCATIONS, DETAILS FOR DESIGN
S-3	SLAB STONE STEPPING PAD	OKLAHOMA SLAB STONE	BRUSHED TOP AND BOTTOM, ROUGH FINISH ALL SIDES, NATURAL SHAPE	+- 5'L, +-3'W, 4" THK.	REFER TO LAYOUT PLANS FOR LOCATIONS, DETAILS FOR DESIGN
S-4	STONE VENEER WALL	STONE TO MATCH HOUSE	NATURAL CLEFT FACE, SAWN BACK, SIDES, TOP & BOTTOM	VARYING L x 4"W x 1" THK.	REFER TO LAYOUT PLANS FOR LOCATIONS, DETAILS FOR DESIGN
SITE FURNISHINGS					
SF-1	FIRE PIT	STEEL CHARCOAL	POWDER COATED	REFER TO LAYOUT PLANS AND DETAILS	PRODUCT: OLYMPIC STEEL FIRE PIT TABLE SUPPLIER: MONTANA FIRE PITS
SF-2	DINING TABLE & CHAIRS	WEATHERED TEAK	WEATHERED TEAK	TABLE: 92"L x 42"W x 30h CHAIRS: PER MANUFACTURER	PRODUCT: MAYA TEAK 92" TABLE RECTANGULAR DINING TABLE PRODUCT: MAYA TEAK DINING ARMCHAIR SUPPLIER: RESTORATION HARDWARE
SF-3	LOUNGE CHAIRS	WEATHERED TEAK	WEATHERED TEAK	PER MANUFACTURER	PRODUCT: MAYA TEAK MODULAR ARMLESS LOUNGE CHAIR SUPPLIER: RESTORATION HARDWARE
SF-4	DECK CHAIRS	WEATHERED TEAK	WEATHERED TEAK	PER MANUFACTURER	PRODUCT: MESA TEAK MODULAR ARMLESS LOUNGE CHAIR SUPPLIER: RESTORATION HARDWARE
SF-5	SIDE TABLE	WEATHERED TEAK	WEATHERED TEAK	20" DIAM., 16"H	PRODUCT: MESA TEAK MODULAR ARMLESS LOUNGE CHAIR SUPPLIER: RESTORATION HARDWARE
SF-6	COFFEE TABLE	WEATHERED TEAK	WEATHERED TEAK	48"W x 28½"D x 12"H	PRODUCT: MESA TEAK MODULAR ARMLESS LOUNGE CHAIR SUPPLIER: RESTORATION HARDWARE
SF-7	OTTOMAN	WEATHERED TEAK	WEATHERED TEAK	29½" x 29½"	PRODUCT: MAYA TEAK OTTOMAN SUPPLIER: RESTORATION HARDWARE
SF-8	ADIRONDACK CHAIRS	TEAK	BLONDE FINISH	PER MANUFACTURER	PRODUCT: ASPEN TEAK ADIRONDACK CHAIR SUPPLIER: COUNTRY CASUAL TEAK
SF-9	UMBRELLA	WEATHERED TEAK UMBRELLA: CANARY	PER MANUFACTURER	14' x 14'	PRODUCT: OCEAN MASTER MAX CLASSIC CANTILEVER SUPPLIER: TUUCI MOUNT: IN GROUND MOUNT
SF-10	STEEL PLANTER	MATTE BLACK	POWDERED COATED	PLANTER 1: 15'L x 3'W x 3'HT PLANTER 2: CUSTOM SIZE, REF. PLANS	PRODUCT: METAL WIDE RECTANGLE, MODULAR SUPPLIER: GREEN THEORY
DRAINS					
D-1	ACO TRENCH DRAIN	STAINLESS STEEL GRATE, HEEL PROOF	SATIN FINISH	8" WIDTH	ACO KS200 KLASSIKDRAIN 'QUUICKLOK' LOAD CLASS B
D-2	NDS DRAIN IN AGGREGATE	CAST IRON	SATIN FINISH	9" DIAMETER	NDS 9" CATCH BASIN w/ CAST IRON GRATE
D-3	NDS DRAIN IN PLANTER	CAST IRON	SATIN FINISH	6" DIAMETER	NDS 6" CAST IRON ATRIUM DRAIN

GENERAL NOTES:

1. *WARNING! EXISTING UNDERGROUND UTILITIES MAY BE ENCOUNTERED THROUGHOUT THE ENTIRE PROJECT AREA. LOCATE UTILITIES PRIOR TO CONSTRUCTION.*
2. *PROTECT EXISTING VEGETATION, EQUIPMENT, STRUCTURES, UTILITIES, AND OTHER IMPROVEMENTS AT PROJECT SITE AND ON ADJACENT PROPERTIES, EXCEPT THOSE INDICATED TO BE REMOVED OR ALTERED. ALL AREAS DISTURBED BY DEMOLITION AND CONSTRUCTION ACTIVITIES AND ACCESS TO BE REPAIRED AND RESTORED TO THEIR PRE-CONSTRUCTION CONDITION, INCLUDING PAVEMENTS, LANDSCAPE AREAS, IRRIGATION, AND UTILITIES.*
3. *INSTALL TREE PROTECTION FENCING PRIOR TO DEMOLITION AND CONSTRUCTION. COMPLY WITH REQUIREMENTS IN SECTION 015639 TREE PROTECTION AND MAINTENANCE.*
4. Provide Landscape Architect with project schedule.
5. Notify the Landscape Architect of any discrepancies that arise during the construction period. Failure to make such discrepancies known to the Landscape Architect will result in the contractor's liability to redo work as necessary to achieve the design intent.
6. All dimension lines shall be considered 90 degrees unless otherwise noted.
7. All concrete formwork shall be straight and free from bulges and/ or changes in angle that are not shown on the drawings.
8. Layout of sidewalks shall be approved by Landscape Architect prior to concrete pour.
9. Provide positive drainage throughout project area. No ponding or standing water is acceptable.
10. Provide sleeving to all planting areas re: irrigation plans.
11. All landscape areas shall be 100% irrigated, equipped with an automatic underground irrigation system equipped with a rain and freeze guard set at 38° F.
12. All irrigation to follow the rules set forth in the Town of Mountain Village ordinance.
13. See details and specifications for staking methods, plant pit dimensions and backfill requirements.
14. Stake all tree and shrub locations for approval by Landscape Architect prior to beginning work.
15. Final locations of plant materials is subject for review and approval by Landscape Architect.
16. Stake site lighting fixture locations for approval by Landscape Architect. Coordinate fixture and conduit locations among all disciplines including, but not limited to, existing and proposed mechanical, electrical, and plumbing utilities, drainage, planting, and irrigation.

GRADING AND DRAINAGE NOTES:

1. Field verify existing underground utilities. The contractor shall be responsible for verifying the actual location and elevation in the field prior to beginning construction of the new facilities. The contractor shall protect all existing utilities and shall be responsible for any damage to existing utilities encountered during construction.
2. The debris created by removal operations shall become the property of the contractor and shall be legally disposed of away from the job site, using jurisdictional standards & best practices.
3. The contractor shall notify underground service alert with sufficient notice for the location of utilities prior to excavation.
4. Rough and fine grading shall be as shown on the civil engineers drawings in addition to the landscape architect drawings, however contractor to verify as a statement of record there are no discrepancies, contractor has reviewed and any further coordination shall be submitted by contractor in the form of an RFI.
5. The contractor shall request a review for inspection of final in place grading a minimum of 48 hours in advance of performing any work unless otherwise noted on this sheet.. Final grading shall be approved by the landscape architect in the field prior to installation of planting.
6. Refer to planting notes for grading requirements for areas adjacent to pavements.
7. Refer to civil and plumbing engineer's drawings for connections to drains and continuation to discharge piping.

LAYOUT AND MATERIALS NOTES:

1. The contractor shall layout and verify all dimensions prior to construction. Any discrepancies shall be brought to the attention of the landscape architect for direction and resolution of discrepancies prior to proceeding.
2. For dimensions of buildings, garages, trash enclosures, parking lot layouts and other related non-landscape work, refer to the architectural or civil drawings. Copies of the drawings are available from the owner.
3. Verify locations of all site improvements installed under other sections. If any part of this plan cannot be followed due to site conditions, contact the landscape architect for instruction prior to commencing work.
4. Written dimensions take precedence over scale.
5. This drawing includes the location of various mechanical drain systems. Coordinate construction, details and utility connections with related architectural and engineering drawings.
6. For handicapped standards, verify compliance with latest edition of ADA and Local and State Handicap Standards prior to construction.
7. Where dimensions are called as "equal", all referenced items shall be spaced equally, measured to their center lines.
8. All measurements are to face of building, wall or other fixed site improvement. Dimensions to center lines is indicated.
9. Install all intersecting elements at 90 degrees to each other unless otherwise noted.

EXPANSION AND CONTROL JOINTS:

1. joints shall be laid out as shown in the drawings. Advise the landscape architect where layout discrepancies exist to determining joint resolution.
2. Tooled joints shall be installed at appropriate timing during concrete installation. Sawcuts shall be installed within 24 hours of installing concrete. Overcut of joints into non-jointed surfaces is not permitted. Sawcuts shall extend to adjacent surfaces or expansion joints.
3. Provide continuous expansion joints in all cases between structures such as walls, curbs, steps and building or where concrete abuts utility vaults or boxes when walls or flatwork meets vertical or in grade devices. Joints shall be continuous and shall comply with the drawing details.
4. Sealant joint is required in expansion joints unless otherwise noted. Sealant shall be installed neat, without overpour onto paving or adjacent surfaces and control joints. Generally the sealant is to be held down from the surface $\frac{1}{8}$ to $\frac{1}{4}$ inch or at the bottom of the tooled radius.
5. Reference specification for additional requirements.

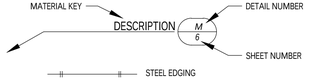
PLANTING NOTES:

1. Refer to civil engineer's utility and precise grading plans for utility location and final grading. If actual site conditions vary from what is shown on the landscape architects plans, the contractor shall contract the owner and landscape architect for direction as to how to proceed.
2. Verify locations of all pertinent site improvements installed under other sections. If any part of this plan cannot be followed due to site conditions, contact the landscape architect for instruction prior to commencing work.
3. Final grading shall be approved by the landscape architect in the field prior to planting.
4. Contractor shall accompany the project agronomist to the site for the purpose of taking soil samples and reviewing existing site conditions. The appropriate quantity of samples shall be verified with the landscape architect and agronomist. Samples shall then be tested and analyzed for agricultural suitability and fertility by accredited soil testing laboratory. Analysis shall include review and coordination with specifications and recommendations for soil preparation and backfill mix. Submit soils analyses to landscape architect for approval prior to soil preparation. This requirement applies to all soils and conditions within this project. (add as follows where applicable) including import soils, on grade soils and on structure soils. Verifying on structure filter fabric/soils compatibility shall be a part of the overall analysis.
5. Excess soil from landscape grading to be removed and disposed off-site by contractor.
6. Exact locations of plant materials shall be approved by the landscape architect in the field prior to installation. Landscape architect reserves the right to adjust plants to exact location in field.
7. All trees to be planted a minimum of (2'-6") feet from face of building, curb or pavement except as approved by landscape architect,
8. Align and equally space in all directions all trees, shrubs and vines as noted in the drawings.
9. Contractor shall be responsible for verifying all plant counts and square footage's. Quantities, if provided, are owner information only.
10. Provide matching forms and sizes for all plant materials within each species, plant type and size designated on the drawings.
11. Root control barriers shall be installed whenever trees are placed within (7'-0") of curb or pavement.
12. Prune newly planted trees only as directed by landscape architect.
13. Finish grades of all shrub areas shall be (1 1/2") below adjacent curb, pavement or header. In areas where (1 1/2") mulch is to be applied finish soil grades shall be (2") below adjacent cub, or pavement, mulch surface shall be (1/2").
14. Finish grades of all turf areas shall be (1/2") below adjacent curb or pavement.
15. Provide steel header as divider between turf and shrub or ground cover areas as indicated on these drawings. Where no edging in indicated, provide a shovel cut edge within ground cover or shrub areas which are adjacent to turf.
16. Provide a (3") layer of mulch at all shrub and ground cover areas except rooted cuttings unless noted otherwise on the drawings.

DEMOLITION LEGEND

- DEMO EXISTING WALL
- DEMO EXISTING FENCE
- TREE PROTECTION FENCING (PROTECT TREES DURING DEMO AND GENERAL CONSTRUCTION, AND LIMIT ACCESS TO AREAS TO SPECIFIC CONSTRUCTION OF PLANS WITHIN THE FENCED AREAS)
- SAWCUT/DEMO EXISTING PAVING/CONCRETE, STEPS, ROCK
- DEMO EXISTING TILE/PAVER PATIO
- DEMO ASPHALT DRIVE AND CONCRETE APRON
- REPAIR AND CAP EXISTING ASPHALT DRIVE
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED

LAYOUT LEGEND

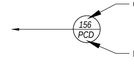


- STEEL EDGING
- EJ — EXPANSION JOINT
- CJ — CONTROL JOINT
- PLANTING AREA
- TREE PROTECTION FENCING
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- EXISTING CONTOURS
- RAMP — ACCESSIBLE RAMP SLOPE
- STEPS
- LIMIT OF WORK
- PROPERTY LINE

GRADING LEGEND

519	EXISTING CONTOURS
519	PROPOSED CONTOURS
TW	TOP OF WALL ELEV. (FINISHED GRADE)
BW	BOTTOM OF WALL ELEV. (FINISHED GRADE)
FFE	FINISH FLOOR ELEV.
TC	TOP OF CURB OF ELEV.
BC	BOTTOM OF CURB OF ELEV.
TP	TOP OF PLANTER OF ELEV.
BP	BOTTOM OF PLANTER OF ELEV.
RIM	DRAIN INLET ELEVATION
M.E.	MATCH EXISTING GRADE
423.50	PROPOSED GRADE
9247	EXISTING GRADE
	TRENCH DRAIN AT DRIVE
	AREA DRAIN IN PLANTING,
	AREA DRAIN BELOW GRAVEL
	EXISTING DRAINAGE SWALE

PLANTING LEGEND



- STEEL EDGING
- PROPOSED TREE
- EXISTING TREE TO REMAIN

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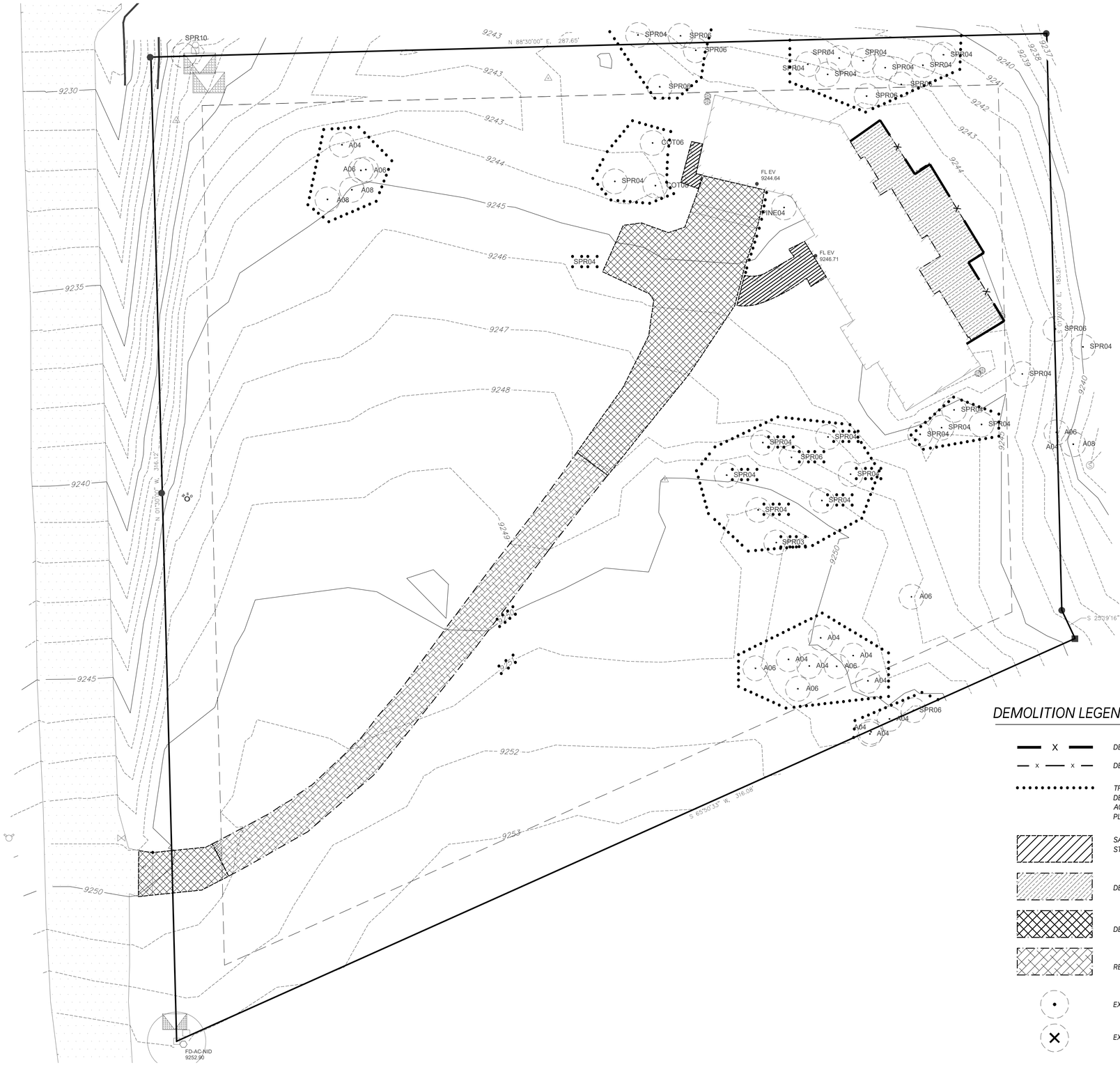
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Drawn By:	JS
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Date:	APRIL 09, 2025
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Issued:	
Revisions:	

Sheet Title:
NOTES & LEGENDS

L0.00
Sheet No.:

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DEMOLITION LEGEND

- DEMO EXISTING WALL
- DEMO EXISTING FENCE
- TREE PROTECTION FENCING (PROTECT TREES DURING DEMO AND GENERAL CONSTRUCTION, AND LIMIT ACCESS TO AREAS TO SPECIFIC CONSTRUCTION OF PLANS WITHIN THE FENCED AREAS)
- SAWCUT/DEMO EXISTING PAVING/CONCRETE, STEPS, ROCK
- DEMO EXISTING TILE/PAVER PATIO
- DEMO ASPHALT DRIVE AND CONCRETE APRON
- REPAIR AND CAP EXISTING ASPHALT DRIVE
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED

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Sheet Title:
DEMO PLAN

L0.01
Sheet No.:

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LAYOUT LEGEND

MATERIAL KEY — DESCRIPTION — M 6 — DETAIL NUMBER — SHEET NUMBER

- SE — STEEL EDGING
- EJ — EXPANSION JOINT
- CJ — CONTROL JOINT
- PA — PLANTING AREA
- TREE PROTECTION FENCING
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- EXISTING CONTOURS
- RAMP — ACCESSIBLE RAMP SLOPE
- STEPS
- LIMIT OF WORK
- PROPERTY LINE

SCALE: 1/16" = 1'-0"

0 8 16 32

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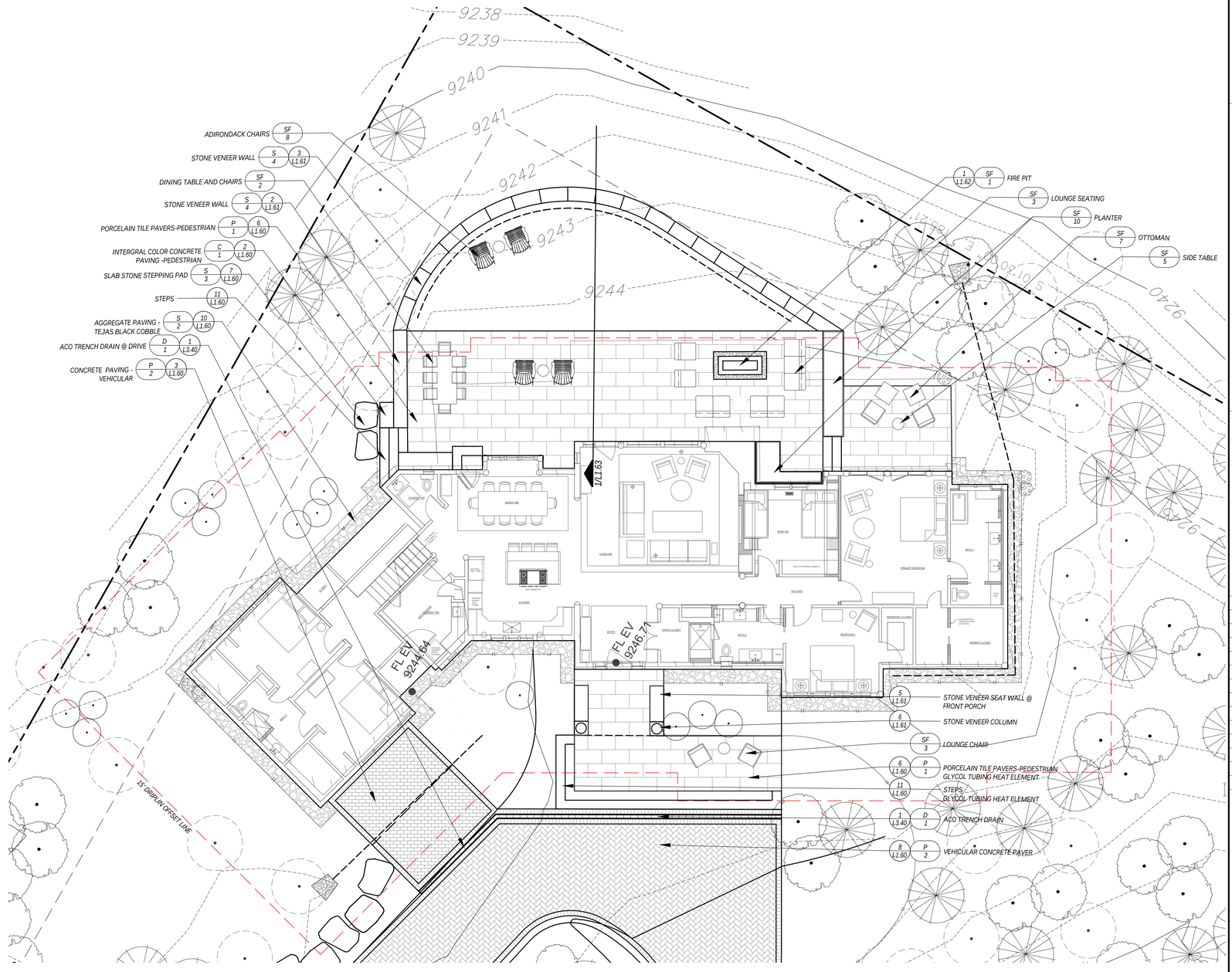
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LAYOUT & MATERIALS PLAN

L1.00

Sheet No.:

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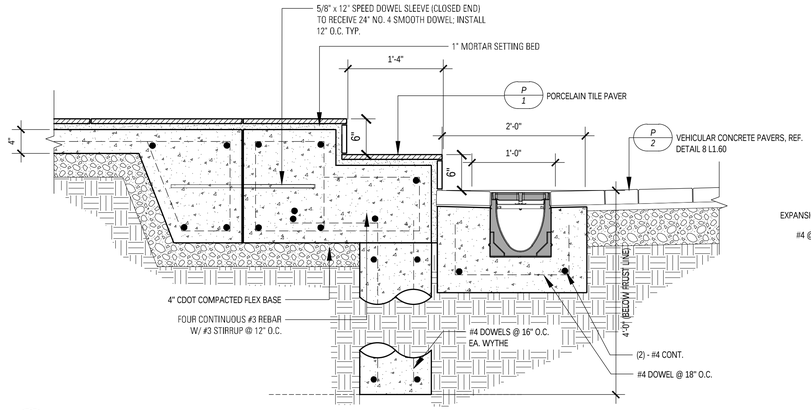
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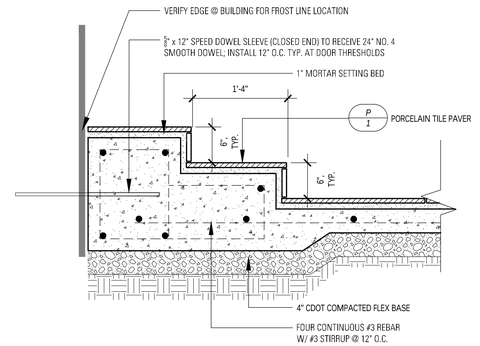
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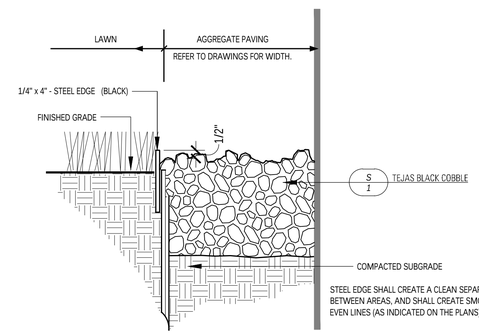
12 PORCEILAIN TILE STEPS @ FRONT PORCH

SCALE: 1/2" = 1'- 0"



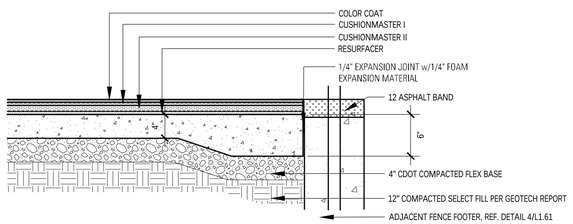
11 PORCEILAIN TILE STEPS @ REAR DOOR

SCALE: 1/2" = 1'- 0"



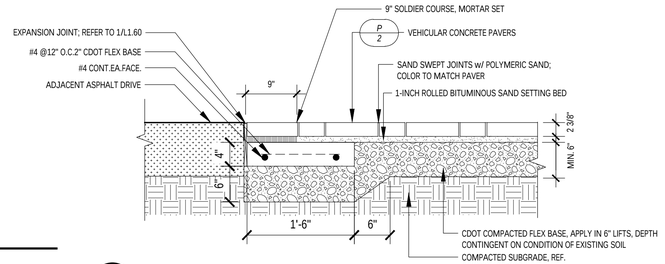
10 AGGREGATE PAVING - TEJAS BLACK COBBLE

NTS



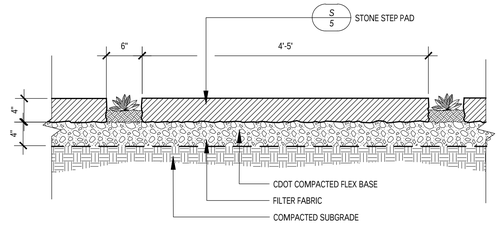
9 PICKLEBALL COURT SURFACING

SCALE: 1"=1'-0"



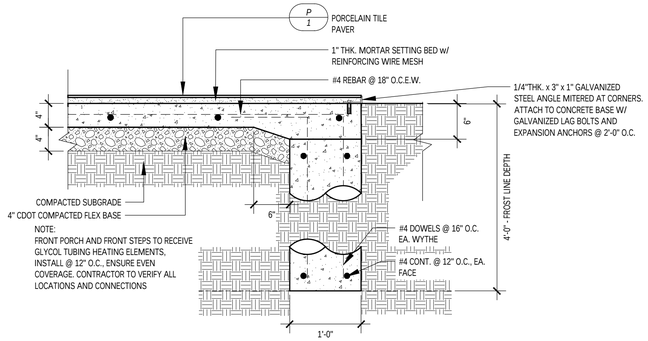
8 VEHICULAR CONCRETE PAVERS

SCALE: 1" = 1'-0"



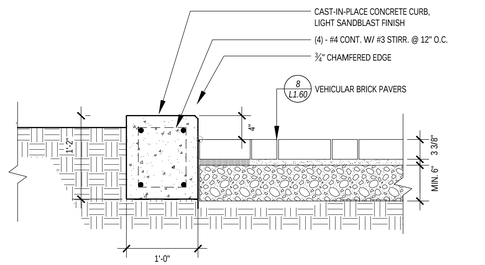
7 STONE STEP PADS

SCALE: 1"=1'-0"



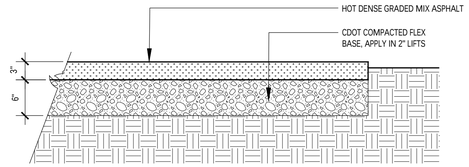
6 PORCELAIN TILE PAVING - PEDESTRIAN

SCALE: 1"=1'-0"



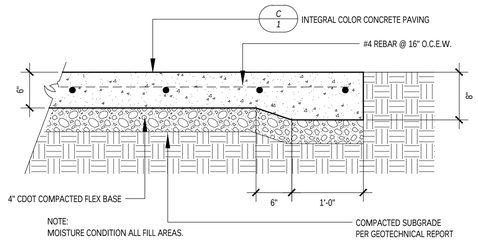
5 CAST-IN-PLACE CONCRETE CURB

SCALE: 1"=1'-0"



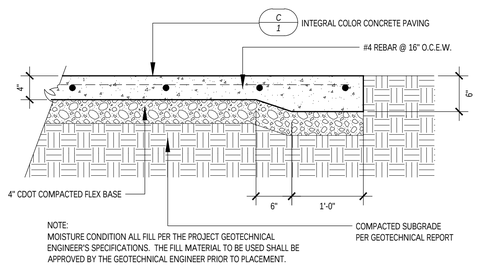
4 ASPHALT PAVING - VEHICULAR

SCALE: 1"=1'-0"



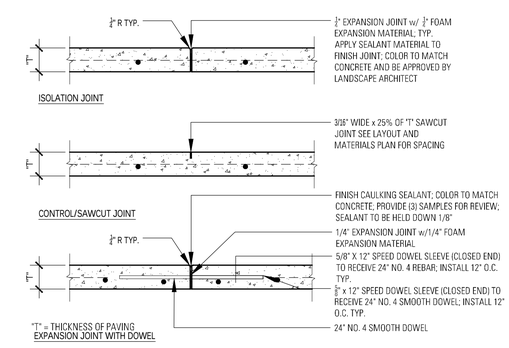
3 INTERGRAL COLOR CONCRETE PAVING - VEHICULAR

SCALE: 1"=1'-0"



2 INTEGRAL COLOR CONCRETE PAVING - PEDESTRIAN

SCALE: 1"=1'-0"



1 JOINTS IN CONCRETE

SCALE: 1"=1'-0"

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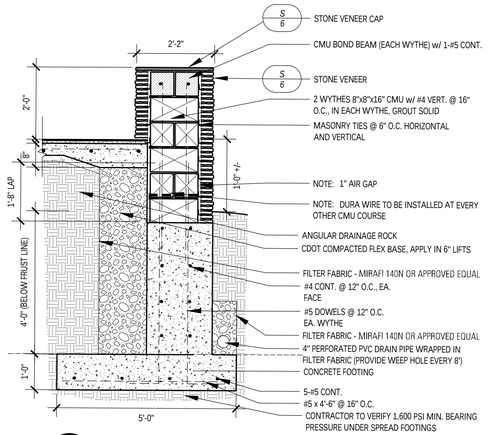
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PAVING DETAILS

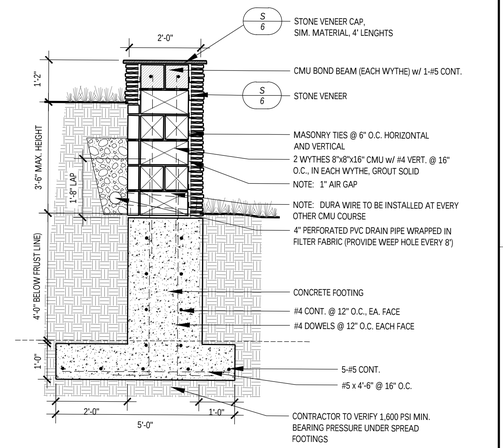
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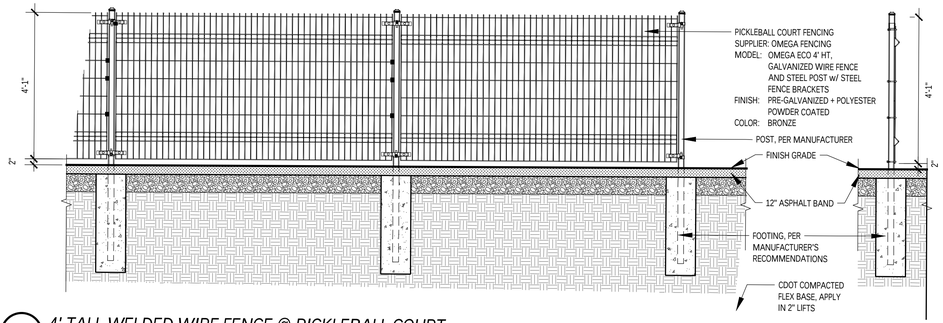
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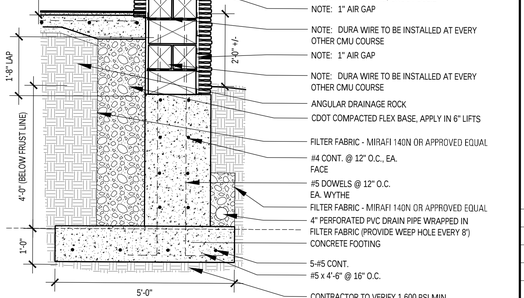
5 *STONE VENEER SEAT WALL @ PORCH*
SCALE: 1/2"=1'-0"



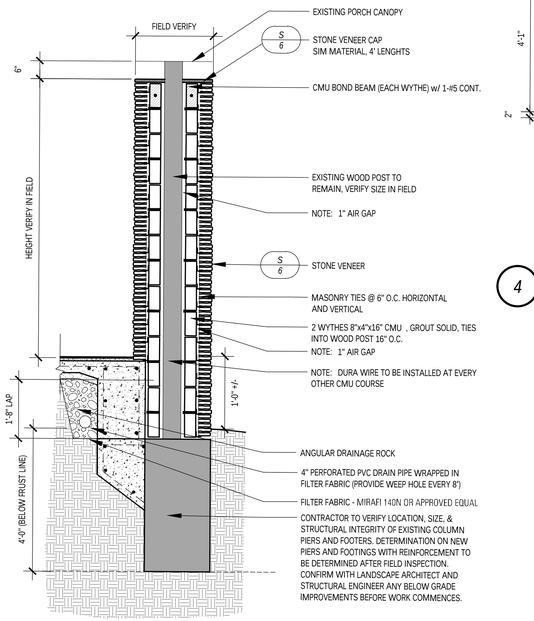
3 *CUT STONE RETAINING WALL*
SCALE: 1/2" = 1'- 0"



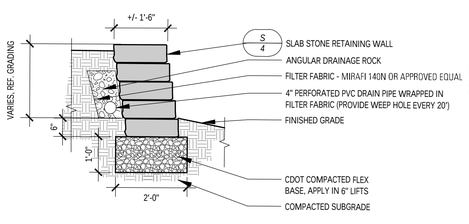
4 *4' TALL WELDED WIRE FENCE @ PICKLEBALL COURT*
SCALE: 1/2" = 1'-0"



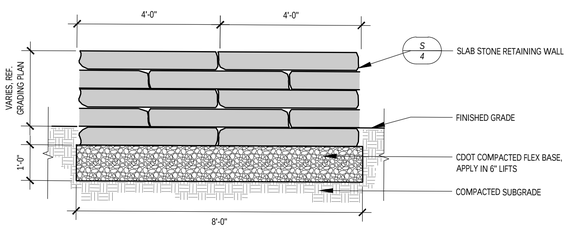
2 *STONE VENEER WALL*
SCALE: 1/2"=1'-0"



6 *STONE VENEER COLUMN*
SCALE: 1/2"=1'-0"



SECTION



ELEVATION

1 *STONE SLAB WALL*
SCALE: 1/2" = 1'- 0"

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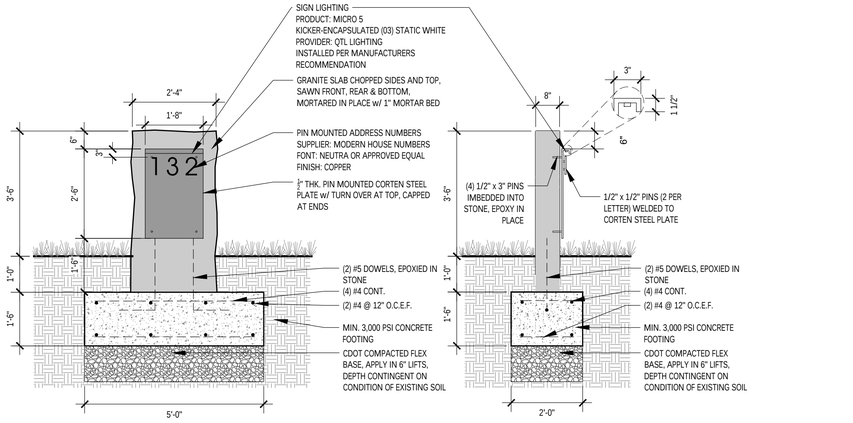
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WALL DETAILS

L1.61

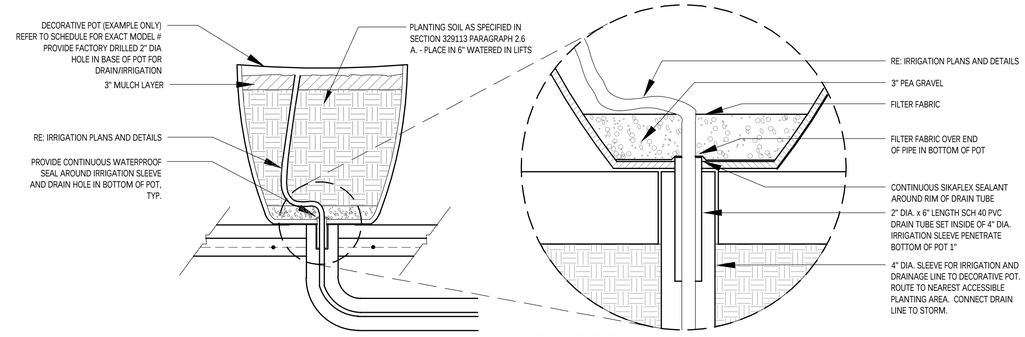
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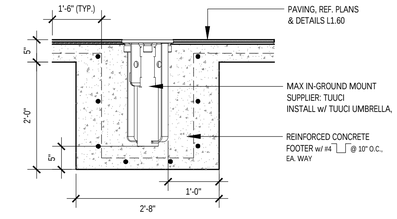
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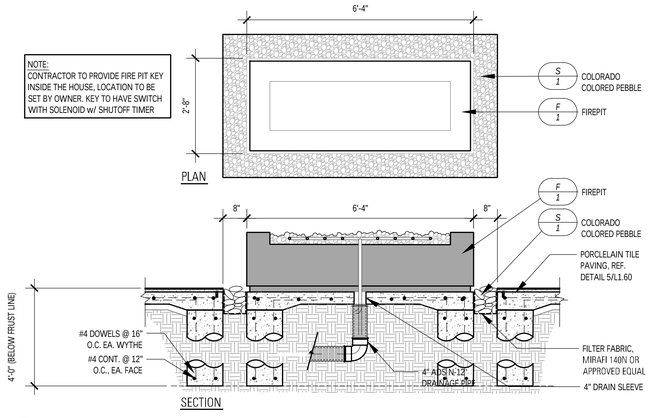
3 *ADDRESS MARKER*
SCALE: 1/2"=1'-0"



2 *DECORATIVE POT*
SCALE: NTS



4 *TUUCI IN-GROUND SECURITY BASES*
SCALE: 3/4" = 1'-0"



1 *FIRE PIT*
SCALE: 1/2"=1'-0"

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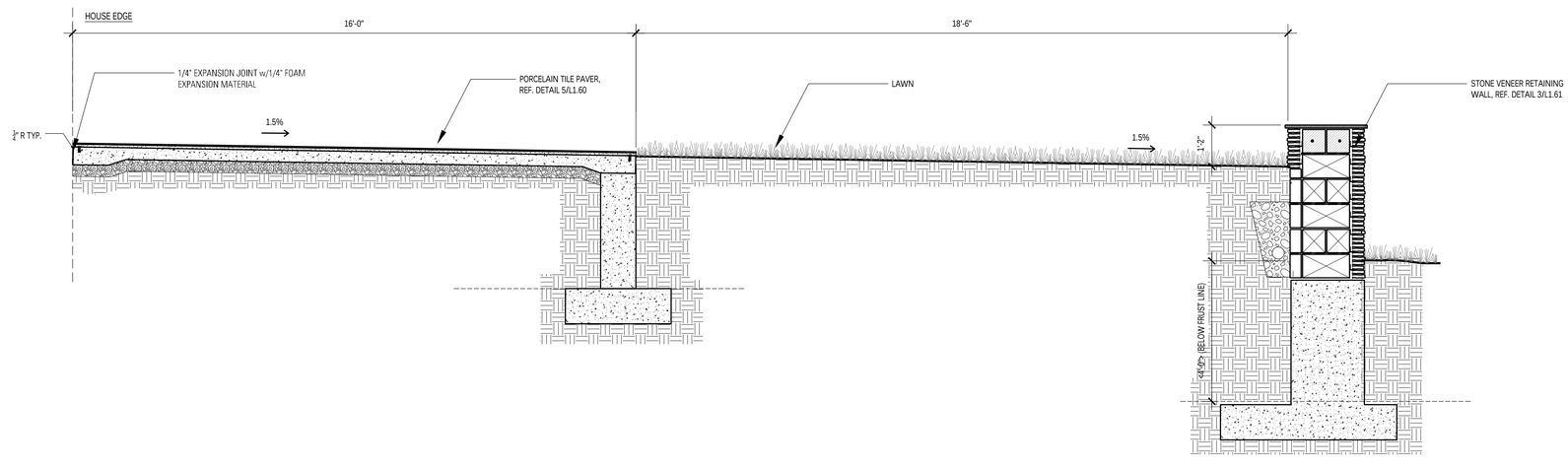
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SITE AMENETIES DETAILS

L1.62

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1 *REAR PATIO CROSS SECTION*
SCALE: 1" = 1/2"- 0"

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Sheet Title:
SITE SECTIONS

L1.63

Sheet No.:

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GRADING LEGEND

519	EXISTING CONTOURS
519	PROPOSED CONTOURS
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BW	BOTTOM OF WALL ELEV. (FINISHED GRADE)
FFE	FINISH FLOOR ELEV.
TC	TOP OF CURB OF ELEV.
BC	BOTTOM OF CURB OF ELEV.
TP	TOP OF PLANTER OF ELEV.
BP	BOTTOM OF PLANTER OF ELEV.
RIM	DRAIN INLET ELEVATION
M.E.	MATCH EXISTING GRADE
423.50	PROPOSED GRADE
9247	EXISTING GRADE
	TRENCH DRAIN AT DRIVE
	AREA DRAIN IN PLANTING,
	AREA DRAIN BELOW GRAVEL
	EXISTING DRAINAGE SWALE

SCALE: 1/16" = 1'-0"

0 8 16 32

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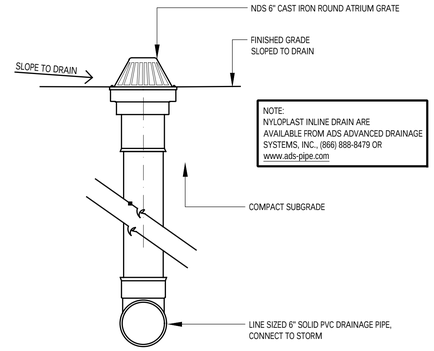
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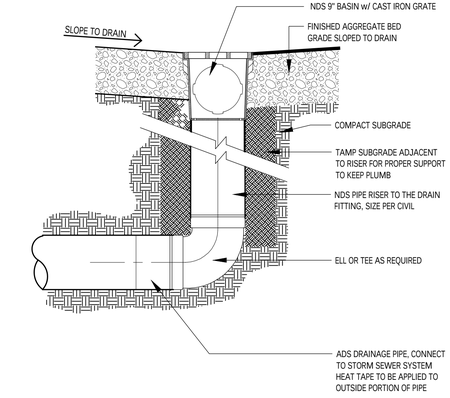
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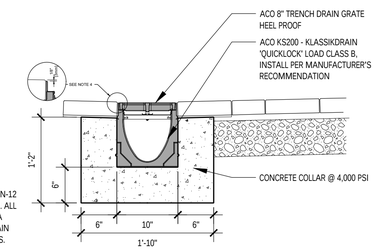


3 *AREA DRAIN IN PLANTING*
NTS

NOTE:
ALL PROPOSED STORM DRAIN LINES TO RECEIVE HEAT TAPE. INSTALL PER MANUFACTURERS RECOMMENDATION



2 *9" CATCH BASIN IN AGGREGATE ON GRADE*
NTS



NOTE:
ALL PROPOSED STORM DRAIN LINES SHALL BE ADS N-12 DOUBLE WALLED PIPE IN SIZES INDICATED ON PLAN. ALL PROPOSED STORM DRAIN LINES SHALL BE PLACED A MINIMUM OF 12" BELOW FINISHED GRADE. MAINTAIN MINIMUM 1% SLOPE IN ALL PROPOSED DRAIN LINES.

1 *TRENCH DRAIN @ DRIVE*
SCALE: NTS

GALVIN RESIDENCE

132 ADAMS RANCH RD.
MOUNTAIN VILLAGE, CO

TalleyAssociates
Planning
Landscape Architecture
Urban Design

3301 Elm Street, Suite 100
Dallas, Texas 75226
Tel. 214-871-7900

ISSUE FOR PERMIT

COY TALLEY 1550
08/04/2021
Original Date of Licensure
STATE OF COLORADO
LICENSED LANDSCAPE ARCHITECT
04/09/2025

Project No.	23027
Drawn By:	JS
Checked By:	CT
Date:	APRIL 09, 2025
Issued:	
Issued:	
Issued:	
Issued:	
Revisions:	

Sheet Title:
DRAINAGE DETAILS

L3.40
Sheet No.:

NOT FOR CONSTRUCTION

Plot: Apr 23, 2025 - 7:56am slater
Last Save: Wed Jul 17, 2024 - 1:52pm
File: X:\pw\dPC\23027.00 Galvin Telluride\0.2 DD & CD\SHEETS\L3.40_DRAINAGE DETAILS.dwg

COORDINATION WITH EXISTING TREES

NO MACHINE TRENCHING SHALL BE PERMITTED WITHIN THE ROOT ZONE OF EXISTING TREES. HAND-DIG ONLY, WITHIN THE ROOT ZONES OF EXISTING TREES. NO ROOTS OVER 1" DIAMETER SHALL BE CUT. STAKE ALL PROPOSED TRENCH ROUTES NEAR EXISTING TREES FOR APPROVAL BY THE LANDSCAPE ARCHITECT BEFORE DIGGING BEGINS.

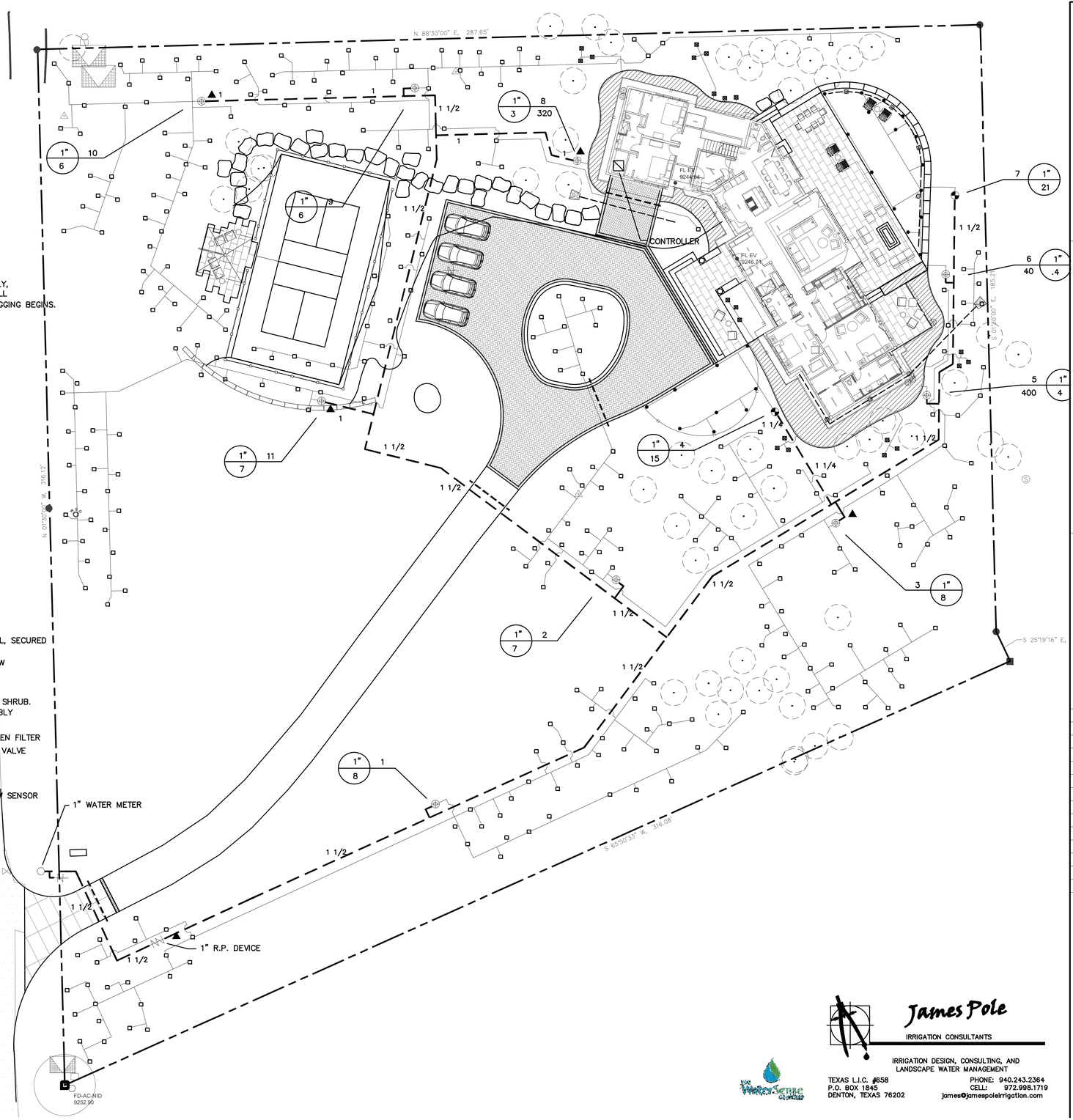
TEMPORARY IRRIGATION

THE CONTRACTOR SHALL COORDINATE WITH THE PLANTING PLAN AND PROVIDE TEMPORARY IRRIGATION FOR THE ESTABLISHMENT OF ALL PROPOSED PLANT MATERIALS LOCATED OUTSIDE THE LIMITS OF COVERAGE PROVIDED BY THE PERMANENT SYSTEM.

LEGEND

- TREE DRIP RING INSTALLED AS DETAILED WITH NETAFIM TLHCVXR5-12 DRIP TUBES ABOVE ROOT BALL, SECURED BELOW MULCH WITH 6" WIRE STAPLES.
- HUNTER PROS-04-PRS30 SERIES POP UP SPRAY HEAD WITH MP ROTATOR NOZZLE AS NOTED BELOW
- NETAFIM TECHLINE TLHCVXR5-12 SERIES DRIP TUBE IN SHRUB BED INSTALLED AT 2" DEPTH SEE INSTALLATION NOTE #15 REGARDING DRIP TUBE LAYOUT IN SHRUB BEDS.
- HUNTER HE-050-B PRESSURE COMPENSATING .5 GPM POINT SOURCE EMITTER, TWO PER PROPOSED SHRUB. SEE INSTALLATION NOTE #15 REGARDING EMITTER LAYOUT AND CONNECTION TO DRIP VALVE ASSEMBLY
- HUNTER ICV SERIES ELECTRIC REMOTE CONTROL VALVE
- NETAFIM CONTROL ZONE KIT MODEL #NCZ-1S SERIES WITH 50 PSI PRESSURE REGULATOR AND SCREEN FILTER
- HUNTER HQ-33-LRC-R QUICK COUPLING VALVE WITH LOCKING PURPLE COVER AND 3/4" PVC BALL VALVE
- WILKINS 375-B SERIES REDUCED PRESSURE TYPE BACKFLOW PREVENTOR INSTALLED PER CITY CODE
- 1" IRRIGATION WATER METER AND TAP
- 1" HUNTER ICV SERIES MASTER VALVE, WITH CREATIVE SENSOR TECHNOLOGY FSI T SERIES PVC FLOW SENSOR
- HUNTER IC-M SERIES AUTOMATIC CONTROLLER WITH WRFC WIRELESS RAIN / FREEZE SENSOR LOCATE SENSOR AS FIELD DIRECTED BY THE LANDSCAPE ARCHITECT
- SCH. 40 PVC MAINLINE PIPE
- CLASS 200 (EXCEPT 1/2 INCH #315) PVC LATERAL PIPE
- 4" CLASS 200 SLEEVE PIPE

THE IRRIGATION CONTRACTOR SHALL SELECT MP ROTATOR NOZZLES FOR "HEAD-TO-HEAD" COVERAGE, ADJUSTED FOR NO OVERSPRAY ONTO WALLS AND WALKS. NO OVERSPRAY INTO STREETS IS PERMITTED.



James Pole
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L.I.C. No.: JAMES POLE
Date: 04.10.2025

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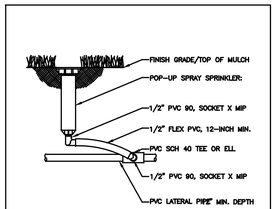
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IRRIGATION PLAN

L4.00

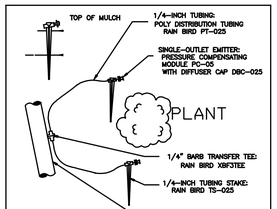
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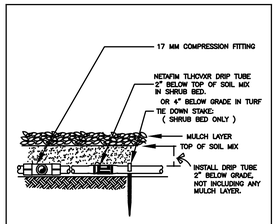
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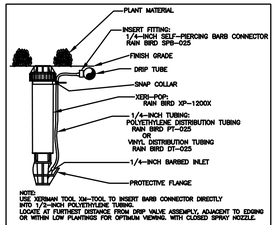
POP-UP SPRAY HEAD



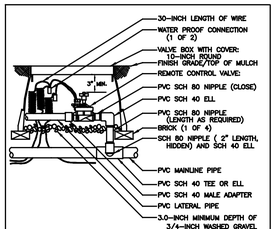
XERI-BUG EMITTER



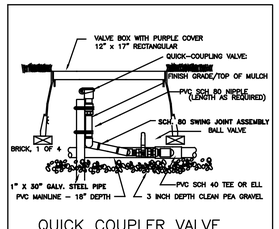
DRIP TUBE



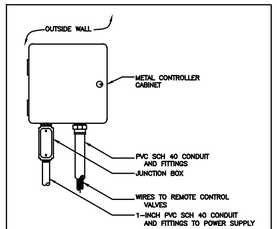
DRIP ZONE INDICATOR



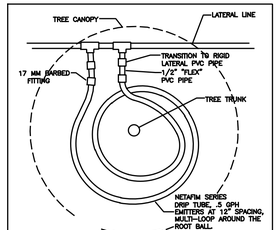
REMOTE CONTROL VALVE



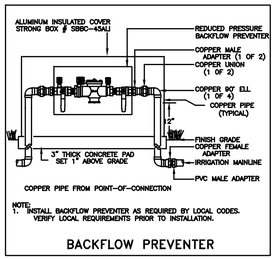
QUICK COUPLER VALVE
WITH PVC BALL VALVE



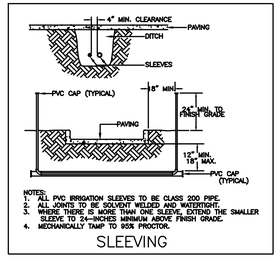
WALL MOUNT CONTROLLER



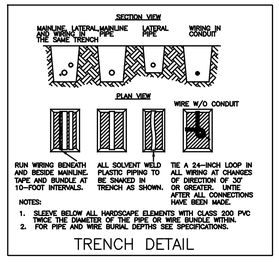
DRIP TREE RINGS



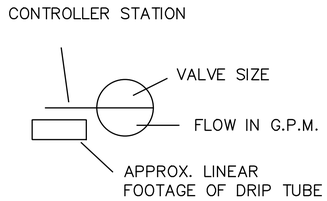
BACKFLOW PREVENTER

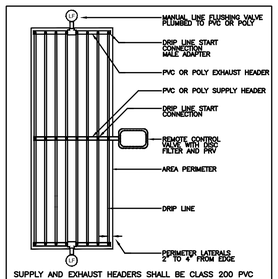


SLEEVING



TRENCH DETAIL

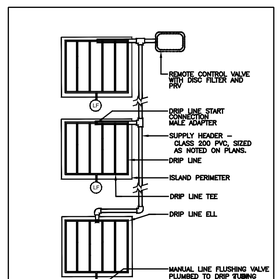




SUPPLY AND EXHAUST HEADERS SHALL BE CLASS 200 PVC PIPE, OF THE SAME DIAMETER AS THE ZONE VALVE SIZE.

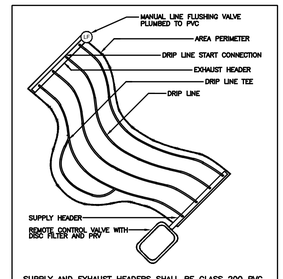
USE DRIP TUBE FOR SUPPLY AND EXHAUST HEADERS ON GRIDS WITH FLOW SMALLER THAN 5 GPM ONLY.

DRIP CENTER FEED LAYOUT



USE DRIP TUBE FOR SUPPLY AND EXHAUST HEADERS ON GRIDS WITH FLOW SMALLER THAN 5 GPM ONLY.

DRIP ISLAND LAYOUT



SUPPLY AND EXHAUST HEADERS SHALL BE CLASS 200 PVC PIPE, OF THE SAME DIAMETER AS THE ZONE VALVE SIZE.

USE DRIP TUBE FOR SUPPLY AND EXHAUST HEADERS ON GRIDS WITH FLOW SMALLER THAN 5 GPM ONLY.

CURVED AREA DRIP LAYOUT

COORDINATION WITH EXISTING TREES

NO MACHINE TRENCHING SHALL BE PERMITTED WITHIN THE ROOT ZONE OF EXISTING TREES. HAND-DIG ONLY, WITHIN THE ROOT ZONES OF EXISTING TREES. NO ROOTS OVER 1" DIAMETER SHALL BE CUT. STAKE ALL PROPOSED TRENCH ROUTES NEAR EXISTING TREES FOR APPROVAL BY THE LANDSCAPE ARCHITECT BEFORE DIGGING BEGINS.

TEMPORARY IRRIGATION

THE CONTRACTOR SHALL COORDINATE WITH THE PLANTING PLAN AND PROVIDE TEMPORARY IRRIGATION FOR THE ESTABLISHMENT OF ALL PROPOSED PLANT MATERIALS LOCATED OUTSIDE THE LIMITS OF COVERAGE PROVIDED BY THE PERMANENT SYSTEM.

INSTALLATION NOTES

1. COORDINATE IRRIGATION INSTALLATION WITH PLANTING PLAN AND SITE CONDITIONS TO PROVIDE COMPLETE COVERAGE WITH MINIMUM OVERSPRAY. THE IRRIGATION CONTRACTOR SHALL MAKE MINOR ADJUSTMENTS TO ENSURE PROPER COVERAGE AT NO ADDITIONAL COST TO THE OWNER.
2. THE IRRIGATION CONTRACTOR SHALL COMPLY WITH ALL LOCAL AND STATE MANDATED IRRIGATION ORDINANCES AND CODES, AND WILL SECURE ALL REQUIRED PERMITS. THE IRRIGATION CONTRACTOR SHALL PAY ANY ASSOCIATED FEES UNLESS ADDRESSED BEFORE ANY CONSTRUCTION BEGINS. OTHERWISE NOTED. ALL LOCAL CODES SHALL PREVAIL OVER ANY DISCREPANCIES HEREIN AND SHALL BE
3. CONFIRM MINIMUM STATIC WATER PRESSURE OF 60 PSI AT THE HIGHEST ELEVATION OF THE SYSTEM LIMITS, AND MAXIMUM STATIC WATER PRESSURE OF 90 P.S.I. AT THE LOWEST ELEVATION OF THE SYSTEM LIMITS AT LEAST 7 DAYS BEFORE BEGINNING WORK. IF STATIC WATER PRESSURE IS OUTSIDE THE RANGE STATED ABOVE, DO NOT PROCEED UNTIL DIRECTED BY THE LANDSCAPE ARCHITECT.
4. LATERAL PIPE SHALL BE INSTALLED AT A MINIMUM DEPTH OF 18 INCHES. MAINLINE PIPE AND WIRES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 24 INCHES. NO MACHINE TRENCHING SHALL BE PERMITTED WITHIN EXISTING TREE ROOT ZONES. WHEN HAND – TRENCHING WITHIN EXISTING TREE ROOT ZONES, NO ROOTS LARGER THAN 1" DIAMETER SHALL BE CUT.
5. UNSLEEVED PIPES MAY BE SHOWN UNDER PAVEMENT FOR GRAPHIC CLARITY ONLY. INSTALL THESE PIPES IN ADJACENT LANDSCAPED AREAS.
6. ELECTRIC POWER SHALL BE PROVIDED WITHIN FIVE FEET OF CONTROLLER LOCATION BY GENERAL CONTRACTOR. L.I.C. TO PROVIDE FINAL HARD-WIRE TO CONTROLLER.
7. 24 VOLT VALVE WIRE SHALL BE A MINIMUM OF #14 GAUGE, U.F. APPROVED FOR DIRECT BURIAL, SINGLE CONDUCTOR "IRRIGATION WIRE". WIRE SPLICES SHALL INCLUDE DBY CONNECTORS AS MANUFACTURED BY 3M COMPANY. ALL FIELD SPLICES SHALL BE LOCATED IN A ROUND VALVE BOX OF SUFFICIENT SIZE TO ALLOW INSPECTION.
8. VALVE BOXES SHALL BE INSTALLED FLUSH WITH GRADE, SUPPORTED BY BRICKS IF NEEDED, WITH 3 INCHES OF CLEAN PEA GRAVEL LOCATED BELOW THE VALVE. USE 12" x 17" RECTANGULAR VALVE BOXES WITH PURPLE LID FOR QUICK COUPLING VALVES, AND 10" ROUND BOXES FOR ELECTRIC VALVES UNLESS NOTED OTHERWISE.
9. USE RIGID SCH. 80 PVC SWING JOINT ASSEMBLIES TO CONNECT ALL QUICK COUPLERS.
10. ALL SPRAY HEADS SHALL BE CONNECTED WITH A 12" MINIMUM LENGTH OF 1/2" FLEX PVC. THE FLEX PVC SHALL BE SOLVENT WELDED TO SCHEDULE 40 PVC FITTINGS WITH WELD-ON #795 SOLVENT AND #P-70 PRIMER.
11. PROVIDE ONE QUICK COUPLER KEY WITH SWIVEL HOSE ELL.
12. CONTRACTOR IS TO CONTACT APPROPRIATE AUTHORITIES AND LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION.
13. THE PROPOSED LOCATIONS OF ALL ABOVE- GROUND EQUIPMENT INCLUDING BACKFLOW PREVENTORS, CONTROLLERS AND WEATHER SENSORS SHALL BE STAKED BY THE CONTRACTOR FOR APPROVAL BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE BEFORE THESE ITEMS ARE INSTALLED.
14. ALL HEADS SHALL BE INSTALLED A MINIMUM OF 4" FROM PAVEMENT EDGES. (6" OR GREATER WHERE REQUIRED BY LOCAL CODE) FINAL HEAD ADJUSTMENTS BY THE CONTRACTOR SHALL INCLUDE THE ADDITION OF CHECK VALVES WHERE NEEDED TO PREVENT EXCESSIVE LOW HEAD DRAINAGE. THE CONTRACTOR SHALL BUDGET FOR, AND INSTALL CHECK VALVES FOR UP TO 10 % OF THE TOTAL NUMBER OF HEADS WHEN NEEDED, WITH NO ADDITIONAL COST TO THE OWNER.
15. WHERE SHOWN ON THE PLANS, MASS SHRUB / GROUNDCOVER BEDS SHALL INCLUDE NETAFIM TECHLINE TLHCVXR SERIES DRIP TUBE WITH PRE-INSTALLED .55 GPH DRIP EMITTERS AT 12" INTERVALS (TLHCVXR5-12), INSTALLED IN CENTER-FED GRIDS WITH ROWS SPACED 18" APART. INDIVIDUAL DRIP TUBE RUNS SHALL NOT EXCEED 150 L.F. PVC LATERAL "TRUNK" LINES SHALL BE INSTALLED 10" DEEP. DRIP TUBE SHALL BE SET 2" BELOW FINISHED SOIL GRADE (NOT INCLUDING MULCH LAYER), SECURELY STAKED EVERY 18". NETAFIM #TLO50MFV-1 FLUSH VALVES SHALL BE INSTALLED AT THE FARTHEST POINTS FROM THE ZONE VALVE. USE 17 MM BARBED FITTINGS FOR DRIP LINE CONNECTIONS, SET THE MAXIMUM OPERATING PRESSURE AT 30 PSI. TECHLINE CV SHALL BE INSTALLED PERPENDICULAR TO SLOPE FACE. INSTALL TLCV IN-LINE CHECK VALVES FOR EVERY 4.5 FEET OF DRIP LINE ELEVATION CHANGE WITHIN THE ZONE. USE NETAFIM STAPLES (#TLS6) TO SECURE TUBING EVERY 18" EACH DRIP ZONE SHALL INCLUDE ONE MAINTENANCE "FLAG" WHICH SHALL CONSIST OF A 12" POP-UP SPRAY HEAD AND COMPLETELY CLOSED SPRAY NOZZLE. THE POP-UP HEAD SHALL BE CONNECTED TO THE DRIP ZONE PIPE, SET FLUSH WITH GRADE, AND LOCATED AT THE FARTHERST DISTANCE FROM THE DRIP VALVE ASSEMBLY. INSTALL THE "FLAG" HEAD ADJACENT TO EDGING OR IN LOW PLANTINGS FOR EASE OF VIEWING. SPARSLEY SPACED, INDIVIDUAL SHRUB PLANTINGS MAY INCLUDE HUNTER #HE-.050-B SINGLE-OUTLET EMITTERS OR HUNTER #MPE-10 MULTI-OUTLET EMITTERS INSTALLED AS DETAILED. PROVIDE MINIMUM TWO, 1 G.P.H. OUTLETS PER INDIVIDUAL SHRUB. SINGLE / MULTI-OUTLET EMITTERS MAY BE CONNECTED TO THE SAME DRIP ZONE VALVE WHICH SERVES ADJACENT DRIP TUBE GRIDS, UNLESS NOTED OTHERWISE.
16. QUICK COUPLING VALVES SHALL BE USED AS POINTS OF CONNECTION TO COMPRESSED AIR FOR WINTERIZING THE SYSTEM.

LEGEND

- TREE DRIP RING INSTALLED AS DETAILED WITH NETAFIM TLHCVXR5-12 DRIP TUBES ABOVE ROOT BALL, SECURED BELOW MULCH WITH 6" WIRE STAPLES.
- HUNTER PROS-04-PRS30 SERIES POP UP SPRAY HEAD WITH MP ROTATOR NOZZLE AS NOTED BELOW
- NETAFIM TECHLINE TLHCVXR5-12 SERIES DRIP TUBE IN SHRUB BED INSTALLED AT 2" DEPTH SEE INSTALLATION NOTE #15 REGARDING DRIP TUBE LAYOUT IN SHRUB BEDS.
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- SCH. 40 PVC MAINLINE PIPE
- CLASS 200 (EXCEPT 1/2 INCH #315) PVC LATERAL PIPE
- 4" CLASS 200 SLEEVE PIPE

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L.I.C. No.: 658 JAMES POLE
Date: 04.10.2025

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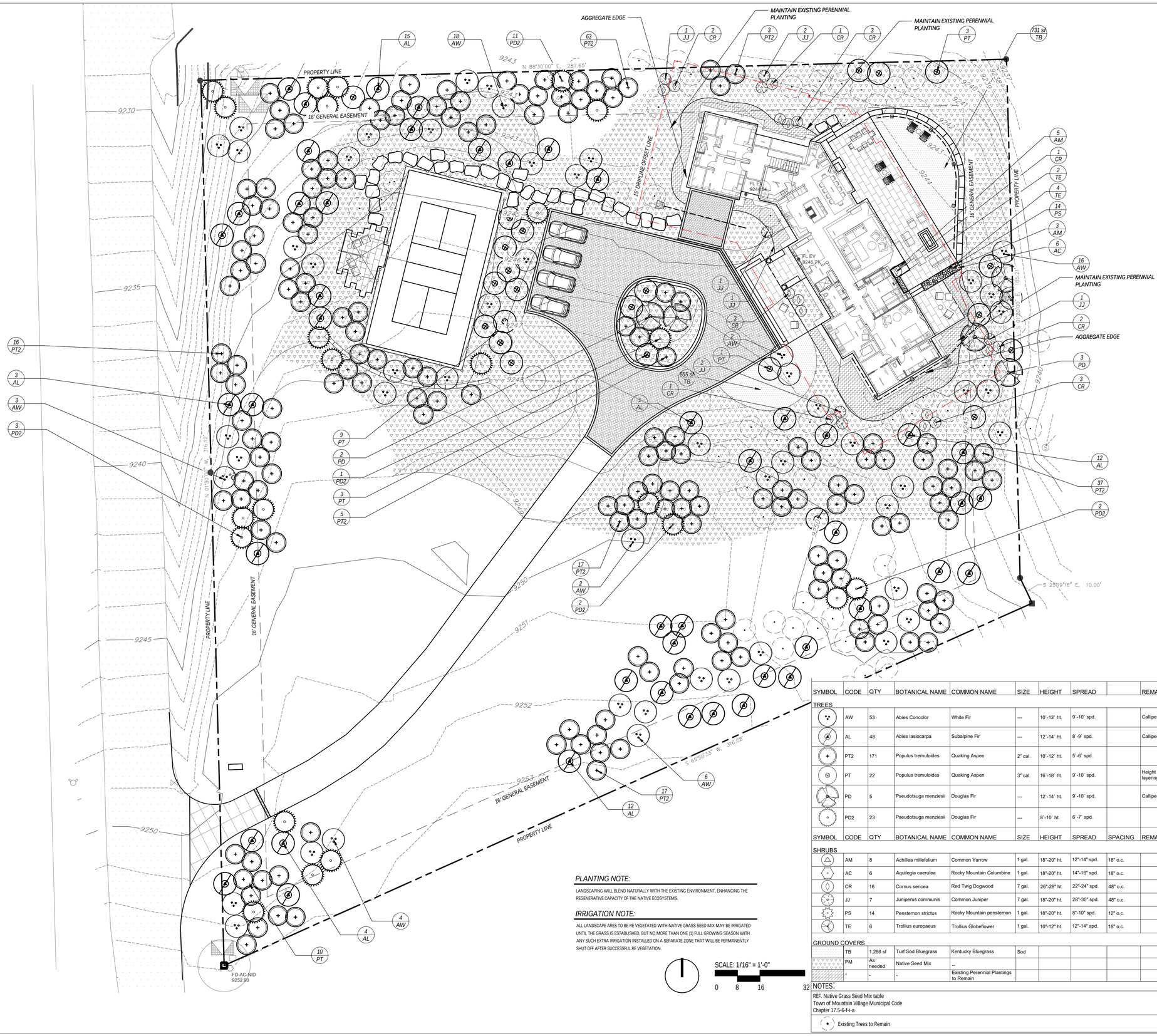
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IRRIGATION DETAILS

L4.01

Sheet No.:

NOT FOR CONSTRUCTION

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Last Save: Apr 23, 2025, 8:17am
File: X:\Jobs\PC\23027.00 Galvin Telluride\0.2 DD & CD\SHEETS\L4.00_IRRIGATION PLAN.dwg



PLANTING NOTE:

LANDSCAPING WILL BLEND NATURALLY WITH THE EXISTING ENVIRONMENT, ENHANCING THE REGENERATIVE CAPACITY OF THE NATIVE ECOSYSTEMS.

IRRIGATION NOTE:

ALL LANDSCAPE ARES TO BE RE VEGETATED WITH NATIVE GRASS SEED MIX MAY BE IRRIGATED UNTIL THE GRASS IS ESTABLISHED, BUT NO MORE THAN ONE (1) FULL GROWING SEASON WITH ANY SUCH EXTRA IRRIGATION INSTALLED ON A SEPARATE ZONE THAT WILL BE PERMANENTLY SHUT OFF AFTER SUCCESSFUL RE VEGETATION.

SCALE: 1/16" = 1'-0"

0 8 16 32

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	SPREAD		REMARKS
TREES									
	AW	53	Abies Concolor	White Fir	---	10'-12' ht.	9'-10' spd.		Calliper size varries.
	AL	48	Abies lasiocarpa	Subalpine Fir	---	12'-14' ht.	8'-9' spd.		Calliper size varries.
	PT2	171	Populus tremuloides	Quaking Aspen	2" cal.	10'-12' ht.	5'-6' spd.		
	PT	22	Populus tremuloides	Quaking Aspen	3" cal.	16'-18' ht.	9'-10' spd.		Height varries to create layering effect
	PD	5	Pseudotsuga menziesii	Douglas Fir	---	12'-14' ht.	9'-10' spd.		Calliper size varries.
	PD2	23	Pseudotsuga menziesii	Douglas Fir	---	8'-10' ht.	6'-7' spd.		
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	SPREAD	SPACING	REMARKS
SHRUBS									
	AM	8	Achillea millefolium	Common Yarrow	1 gal.	18"-20" ht.	12"-14" spd.	18" o.c.	
	AC	6	Aquilegia caerulea	Rocky Mountain Columbine	1 gal.	18"-20" ht.	14"-16" spd.	18" o.c.	
	CR	16	Cornus sericea	Red Twig Dogwood	7 gal.	26"-28" ht.	22"-24" spd.	48" o.c.	
	JJ	7	Juniperus communis	Common Juniper	7 gal.	18"-20" ht.	28"-30" spd.	48" o.c.	
	PS	14	Penstemon strictus	Rocky Mountain penstemon	1 gal.	18"-20" ht.	8"-10" spd.	12" o.c.	
	TE	6	Trollius europaeus	Trollius Globeflower	1 gal.	10"-12" ht.	12"-14" spd.	18" o.c.	
GROUND COVERS									
	TB	1,286 sf	Turf Sod Bluegrass	Kentucky Bluegrass	Sod				
	PM	As needed	Native Seed Mix	--					
	-	-	-	Existing Perennial Plantings to Remain					

NOTES:

REF. Native Grass Seed Mix table
Town of Mountain Village Municipal Code
Chapter 17.5-6-f-i-a

Existing Trees to Remain

GALVIN RESIDENCE

132 ADAMS RANCH RD.
MOUNTAIN VILLAGE, CO

TalleyAssociates
Planning
Landscape Architecture
Urban Design

3301 Elm Street, Suite 100
Dallas, Texas 75226
Tel. 214-871-7900

ISSUE FOR PERMIT

COY TALLEY 1550
08/04/2021
Original Date of Licensure
STATE OF COLORADO
LICENSED LANDSCAPE ARCHITECT
04/09/2025

Project No.	23027
Drawn By:	JS
Checked By:	CT
Date:	APRIL 09, 2025
Issued:	
Issued:	
Issued:	
Issued:	
Revisions:	

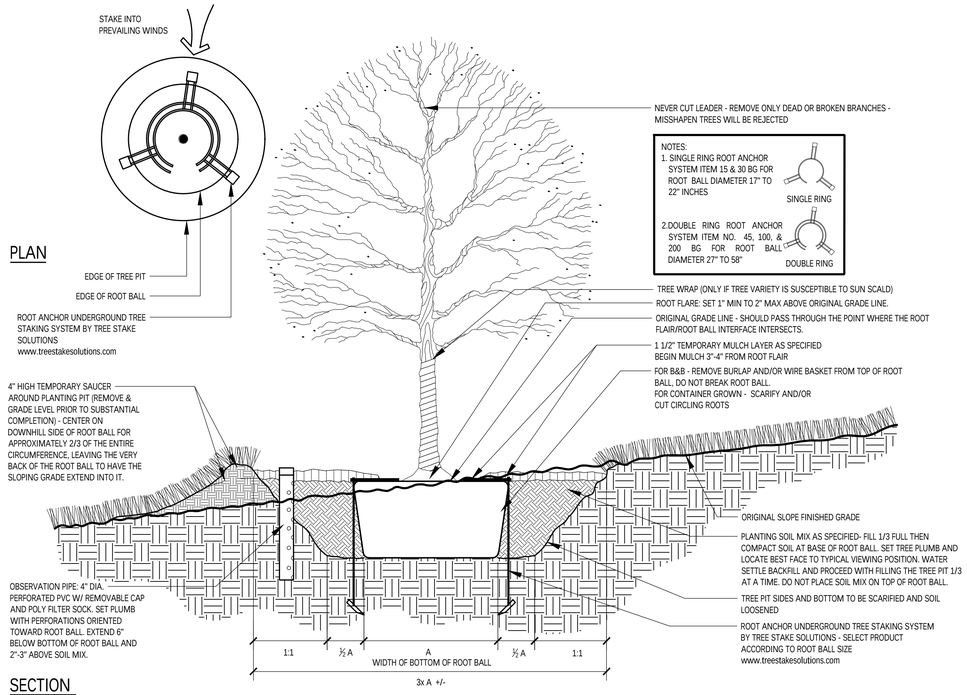
Sheet Title:
PLANTING PLAN

L5.00

Sheet No.:

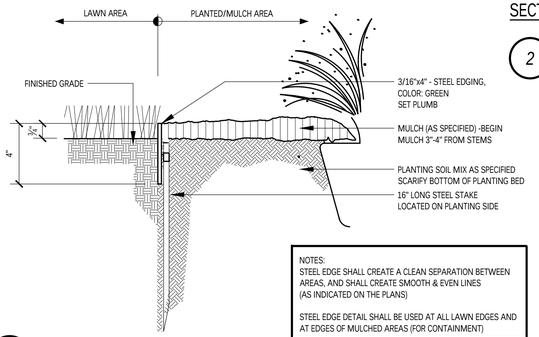
NOT FOR CONSTRUCTION

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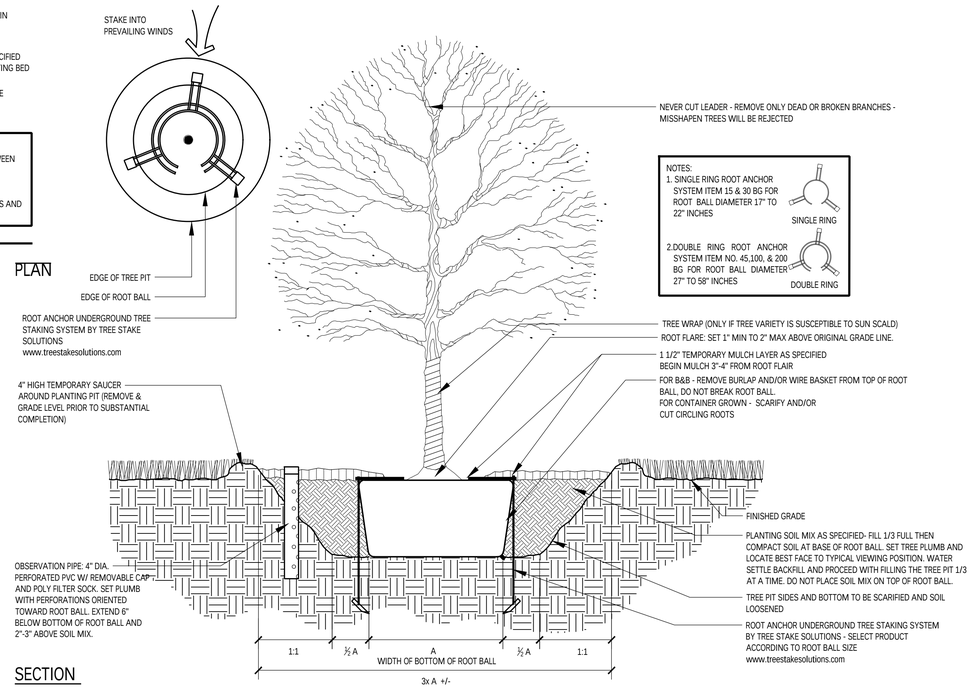
2 TREE PLANTING ON SLOPE - BELOW GROUND ANCHORING

SCALE: 1"= 1'-0"



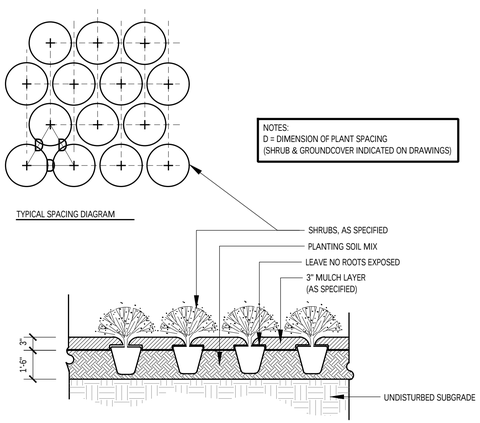
4 STEEL EDGING

SCALE: NTS



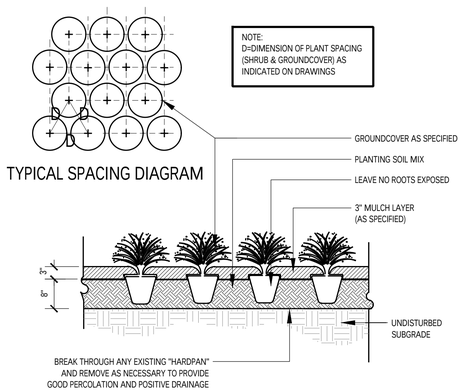
1 TREE PLANTING- BELOW GROUND ANCHORING

SCALE: 1"= 1'-0"



5 SHRUB PLANTING

SCALE: NTS



3 GROUNDCOVER PLANTING

NTS

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Issued:	
Issued:	
Revisions:	

Sheet Title:
PALNTING DETAILS

L5.40

Sheet No.:

NOT FOR CONSTRUCTION

Plot: Apr 23, 2025 - 7:56am slater
Last Save: Apr 01, 2025 - 1:51pm slater
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Issued:	
Issued:	
Revisions:	

Sheet Title:
LIGHTING PLAN

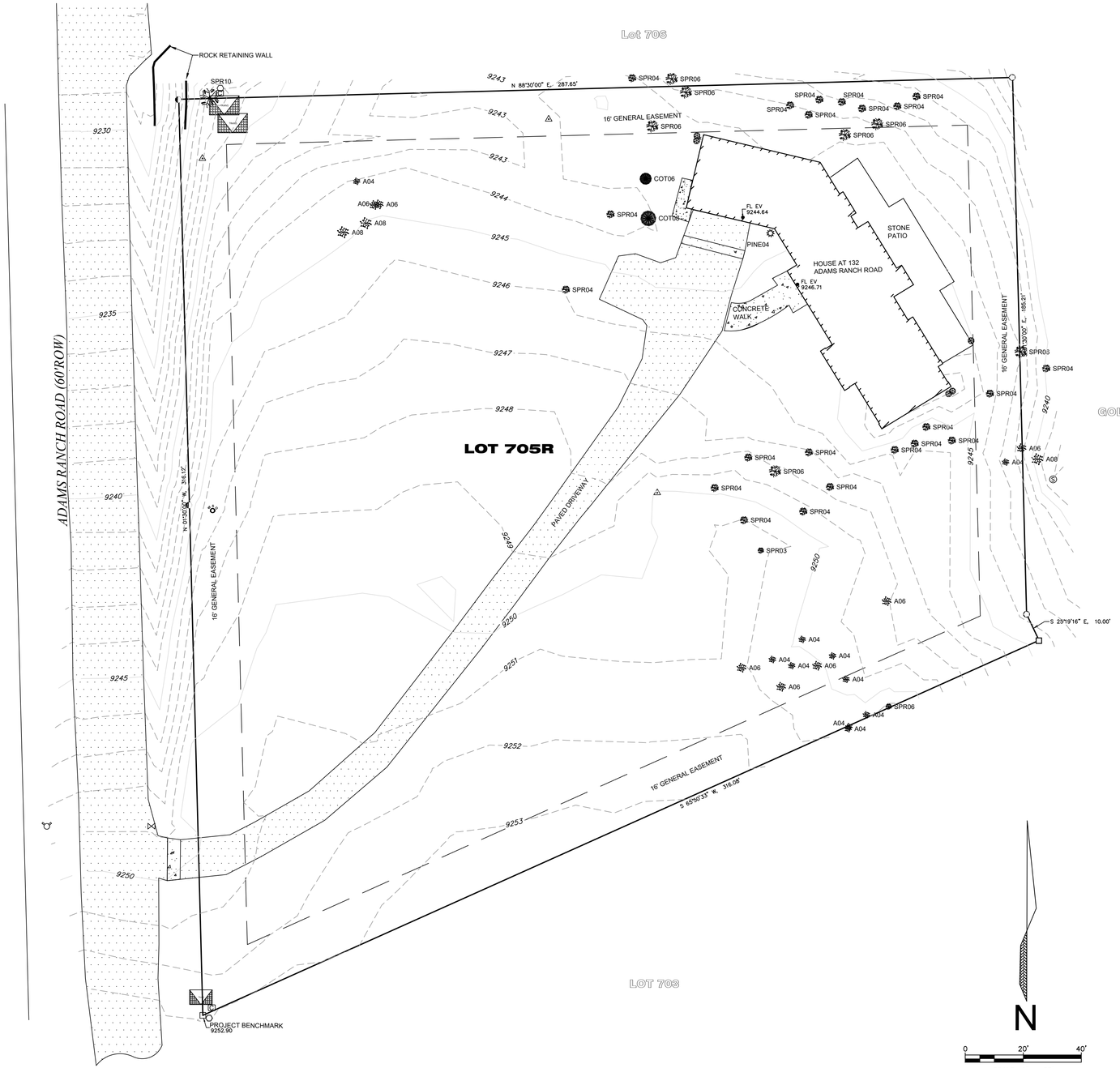
L6.00

Sheet No.:

SCALE: 1/16" = 1'-0"
0 8 16 32

NOT FOR CONSTRUCTION

Plot: Apr 23, 2025, 7:56am, slater
Last Save: Apr 23, 2025, 7:56am
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N

0 20' 40'

SCALE: 1" = 20'

CONTOUR INTERVAL=1'

PROPERTY DESCRIPTION:

LOT 705R, FILING NO. 20, MOUNTAIN VILLAGE,

COUNTY OF SAN MIGUEL,

STATE OF COLORADO.

SURVEYOR'S CERTIFICATE:

I, Thomas A, Clark, being a Colorado Licensed Land Surveyor, do hereby certify that this Topographic Survey of Lot 705R, Telluride Mountain Village 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.

COLORADO LICENSED THOMAS A. CLARK 38014 PROFESSIONAL LAND SURVEYOR

Thomas A. Clark PLS. 38014 10/25/2023

NOTES:

1. This topographic map does not constitute a title search by All Points Land Survey to determined easements of record or ownership.

2. Field work was performed in October 2023.

3. Elevation datum for this survey are based on GPS observation and OPUS solution on the Southwest property corner, that elevation being 9252.9.

4. This survey is valid only if a printed or electronic copy has a seal and signature of the surveyor noted within the statement above.

5. NOTICE: According to Colorado law you must commence any legal action based upon 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 then ten years from the date of the certification shown hereon.

LEGEND:

- PAVED DRIVING SURFACE
- CONCRETE
- FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP LS 24954
- FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP NO ID. #
- FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP LS 20632
- SURVEY CONTROL POINT
- TRANSFORMER
- TELEPHONE PEDESTAL
- COMMUNICATIONS PEDESTAL
- WATER SHUTOFF VALVE
- SANITARY SEWER MANHOLE
- IRRIGATION CONTROL VALVE

TREE CHART

- SPRUCE TREE WITH TRUNK DIAMETER INDICATED IN INCHES
- FIR TREE WITH TRUNK DIAMETER INDICATED IN INCHES
- ASPEN TREE WITH TRUNK DIAMETER INDICATED IN INCHES
- COTTENWOOD TREE WITH TRUNK DIAMETER INDICATED IN INCHES
- PINE TREE WITH TRUNK DIAMETER INDICATED IN INCHES

EXISTING CONDITIONS MAP FOR LOT 705R, FILING 20, MOUNTAIN VILLAGE, LOCATED IN THE NW1/4,NW1/4, SECTION 4, T42N,R9W., N.M.P.M. SAN MIGUEL COUNTY, COLORADO.

ALL POINTS LAND SURVEY L.L.C.
PO BOX 754 OPHIR, COLORADO 81435 (970) 708-9694

DATE: 9/18/2023		
DRAWN BY	TC	JOB# 23020
CHECKED BY	JCC	
		SHEET-1-OF-1

Erin Howe

From: john baccich <jbaccich@gmail.com>
Sent: Monday, July 7, 2025 10:07 AM
To: planning
Cc: Lisa Baccich
Subject: Variance application for 132 Adam's Ranch

Caution: External Message - Please be cautious when opening links or attachments in email.

To the DRB,

My name is John Baccich and I live at 91 Pennington Place, across the 6th hole on the Telluride Golf Course from the applicant at 132 Adam's Ranch Road. My wife, Lisa and I are writing to you to voice our concern and disapproval of the variance application to install a pickleball court on this property.

We both enjoy playing pickleball, we enjoy the sport and want to promote responsible growth of the game. That said, having a private pickleball court in a very quiet neighborhood where sound travels great distances is NOT the way to grow the sport. Pickleball is a very loud sport. Every time the plastic ball hits the paddle it makes a very loud POCK sound that can be heard from very far away. In our neighborhood, I believe that noise is loud enough to be heard a quarter mile away. To support that claim, we can tell you that at times we can hear entire conversations from people in hot tubs across the 6th hole. I recently overhead a conversation between the construction workers at work on this home at 132 Adam's Ranch Road….and they were not shouting!

We implore the DRB to reject this variance application to preserve the quiet peaceful environment that attracted all of us to choose to live here. If the applicant would like to play the game, we encourage them to join the Telluride Racquet Club where there are 4 pickleball courts and lots of people to play with.

Thank you for your attention to this matter,

Lisa and John Baccich

PS Please send a reply to me acknowledging receipt of this email.