TOWN OF MOUNTAIN VILLAGE
REGULAR DESIGN REVIEW BOARD MEETING AGENDA
THURSDAY OCTOBER 1, 2026, 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/86570635291?pwd=l2jamcgTZa6TyCpzPj1jMBiQSaSNw4.1
Meeting ID: 865 7063 5291

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	10	Ward/ Alvarado	Informational	Design Review Board Voting Procedure Update
3.	10:10	2	Alvarado	Action	Reading and Approval of Summary of Motions of the August 6, 2026 Design Review Board Meeting. This item was continued to the October 1, 2026 Design Review Board Meeting.
4.	10:12	2	Alvarado	Action	Reading and Approval of Summary of Motions of the September 3, 2026 Design Review Board Meeting.
5.	10:14	60	Ward/ Applicant	Quasi-Judicial	Consideration of a Design Review: Final Architecture Review: Multifamily Building Containing 15 Employee Apartments at Lot 640A, 306 Adams Ranch Rd, pursuant to CDC Section 17.4.11. This item was continued from the September 3, 2026 Design Review Board Meeting.
6.	11:14	45	Alvarado/ Applicant	Quasi-Judicial	Consideration of a Design Review: Final Architecture Review: Four New Multifamily Units at Lot 726-R1, 100 Pennington Pl, pursuant to CDC Section 17.4.11.
7.	11:59	30	Alvarado/ Applicant	Quasi-Judicial	Review and Recommendation to Town Council Regarding the Renewal of a Conditional Use Permit for the Wok of Joy Food Trailer on Lot OS-3-XRR-1, Conference Center Plaza, pursuant to CDC Section 17.4.14.
8.	12:29	15	Lunch	Lunch	Lunch
9.	12:44	30	Alvarado/ Stopnik/ Applicant	Quasi-Judicial	Consideration of a Design Review: Specific Approval for a General Easement Encroachment at Lot 220-B, 113 Palmyra Dr, pursuant to CDC Section 17.3.14.

10.	1:14	5	Alvarado/ Applicant	Quasi-Judicial	Consideration of a Design Review: Final Architecture Review: New-Single Family Home at Lot 224-B, TBD Snowdrift Ln, pursuant to CDC Section 17.4.11. This item is being requested for continuation to the December 3, 2026 Design Review Board Meeting.
11.	1:19	5	Alvarado/ Applicant	Quasi-Judicial	Consideration of a Design Review: Final Architecture Review: New Single-Family Home at Lot 1171-R, TBD San Joaquin Rd, pursuant to CDC Section 17.4.11. This item is being requested to be tabled to the February 4, 2027 Design Review Board Meeting.
12.	1:24	20	Ward	Informational	Lighting Update 
13.	1:44	10	Stopnik	Action	Reading and Approval of the 2027 Design Review Board Meeting Schedule 
14.	1:54	10	Ward/ Alvarado	Informational	Staff Updates
15.	2:04		Chair	Adjourn	Adjourn

DESIGN REVIEW BOARD MINUTES
TOWN OF MOUNTAIN VILLAGE
REGULAR DESIGN REVIEW BOARD MEETING
AUGUST 6, 2026, 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 AM on August 6, 2026.

Attendance

The following Board members were present and acting:
Banks Brown (Chair)
Scott Bennett
Liz Newton
Greer Garner
David Eckman
Ellen Kramer
Jim Austin (Alternate)
Tobin Brown (Alternate)

The following Board members were absent:
Adam Miller

Town Staff in attendance:
Amy Ward – Community Development Director
Daniel Alvarado – Senior Planner
Elise Chessman – Planner I
Soren Stopnik – Planning Technician
Erin Howe – Building Inspector I (Zoom)

Public Attendance:
Chris Hawkins
John Madison
Laura Jordan
Bill Fandel
Herb McHarg
Susan Easthope
Bob Patterson
Henry Haizlip
Chris Haver
DJ Gratzer
Kristina Lamb
Chris Chaffin
Jim Mahoney

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Steve Swenson
Megan Spielman

Public Attendance via Zoom:
David McConaughy
Hannah Jadovich
McKinley Hale
Randy Podolsky
Emma Brown
Edoardo Rossi
Richard Michalec
Ann Surratt
MZ
Jack Christensen
Maleah
Laura Jordan's iPhone
Shane Jordan | Jordan Architectures
Abril Herrejon

Item 2. Reading and Approval of Summary of Motions of the July 2, 2026 Design Review Board Meeting.

On a **MOTION** by **Kramer** and seconded by **Garner**, the DRB voted **unanimously** to **approve** the summary of motions for the July 2, 2026 Design Review Board meeting.

Item 3. Consideration of a Design Review: Initial Architecture and Site Review: Four New Multifamily Units at Lot 726R-1, 100 Pennington Pl, pursuant to CDC Section 17.4.11.

Daniel Alvarado: Presented as Staff
Chris Hawkins, Jordan Architects: Presented as Applicant
Public Comment: Susan Easthope, Bob Patterson

On a **MOTION** by **Bennett** and seconded by **Kramer**, the DRB voted **unanimously** to **approve** the Consideration of a Design Review: Initial Architecture and Site Review: Four New Multifamily Units at Lot 726R-1, 100 Pennington Pl, pursuant to CDC Section 17.4.11, based on the evidence provided in the staff memo of record dated July 22, 2026, and the findings of this meeting.

Specific Approvals:
1. Secondary Curb Cut

And, with the following conditions:

#	Condition of Approval/Note	Department or Division	Completed By:

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1)	Shall update the utility line such that the sanitary sewer line does not connect to the sewer main at the existing manhole.	Planning/ Public Works	Prior to FAR
2)	Shall provide an updated landscape plan that shows the location of the required tree protection fencing around the trees that will be retained, specifies tree plantings and includes a note that states "all straps, wire, and burlap must be removed to a minimum of 12-inches below grade (removal of all wire and burlap is preferable)."	Planning	Prior to FAR
3)	Shall provide an updated Fire Mitigation Plan that indicates that zone 1 is to surround the entire building(s) and be established to at least 5-feet anywhere there no hardscaping directly against the building(s), and shows no grass is specified against the edge of any building(s) or decks.	Planning/ Forestry	Prior to FAR
4)	Shall submit a Condominium Map Amendment to create separate properties for the proposed condo units.	Planning	Prior to Certificate of Occupancy
5)	Shall meet the provisions of the CWRC by specifying either compliant siding material or compliant assemblies.	Planning and Building	Prior to Building Permit
6)	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
7)	It is incumbent upon an owner to understand whether above grade utilities and town infrastructure (fire hydrants, electric utility boxes) whether placed in the right of way or general easement, are placed in an area that may encumber access to their lot. Relocation of such above grade infrastructure appurtenances will occur at the owner's sole expense and in coordination with the appropriate entity (fire department, SMPA, Town of Mountain Village) so that the relocated position is satisfactory.	Planning and Building	N/A
8)	The proposal shall be in accordance with the 2024 International Fire Code and the Telluride Fire Protection Districts Amendments.	Fire Prevention	Prior to Certificate of Occupancy

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Item 4. Consideration of a Design Review: Final Architecture Review: Multifamily Building at Lot 27A, TBD Lost Creek Ln, pursuant to CDC Section 17.4.11.

Daniel Alvarado: Presented as Staff
Chris Chaffin, DJ Gratzer, 4240 Architects: Presented as Applicant
Public Comment: Randy Podolsky, Edoardo Rossi, Ann Surratt, Jeffery Zell, Lumiere Resident (Name Unclear)

On a **MOTION** by **Bennett** and seconded by **Newton**, the DRB voted **6-1** to **approve** the Consideration of a Design Review: Final Architecture Review: Multifamily Building at Lot 27A, TBD Lost Creek Ln, pursuant to CDC Section 17.4.11. based on the evidence provided in the staff memo of record dated July 27, 2026, and the findings of this meeting.

Member **Eckman** opposed the vote for approval due to placing public improvements in a general easement, more specifically, the pool, spa, and structure.

Specific Approvals:

1. G.E Encroachments (Amenity Deck, Window Wells, Patios, Balconies, Boulder Retaining Walls, Roof Overhang)
2. Composite Material – Siding and Soffits
3. Alternative Parking Requirement – Offsite Dropoff Area

Design Variation:

1. Glazing (Spans of Glazing exceeding 16 Square Feet)

And, with the following conditions:

#	Condition of Approval/Note	Department or Division	Completed By:
1)	Shall provide additional details regarding the trash room management, access, ventilation and garage signage.	Planning	Prior to Building Permit
2)	Applicant shall re-install the town water main as part of this project at their own cost.	Planning	Prior to Certificate of Occupancy
3)	Light fixture PH1 shall be on a timer and/or switch that ensures it is not on outside of pool hours.	Planning	Prior to Building Permit
4)	The CMP shall be approved by Planning, Building and Public Works.	Planning, Building, and Public Works	Prior to Building Permit
5)	The applicant shall provide detailed material specifications for all proposed façade materials.	Planning	Prior to Building Permit

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6)	Applicant shall execute deed restrictions for the two employee housing units. Terms of deed restriction shall be determined by the Housing Director.	Planning	Prior to Certificate of Occupancy
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.	Planning	Prior to Framing Inspection
8)	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
9)	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.	Planning and Building	N/A
10)	The proposal shall be in accordance with the 2024 international Fire Code and the Telluride Fire Protection Districts Amendments.	Fire Prevention	Prior to Certificate of Occupancy
11)	Applicant shall provide lighting plan with foot candle study to be reviewed by Staff and one Design Review Board Member.	Planning	Prior to Building Permit
12)	Applicant shall provide ADA compliance with parking requirements.	Planning and Public Works	Prior to Building Permit
13)	The applicant needs to provide proof that all necessary easements required for the approved design have been obtained.	Planning and Public Works	Prior to Building Permit
14)	Applicant shall provide a material increase to the stone percentage to meet minimum requirement of 35%. The material increase to be reviewed by Staff and Chairman of the Design Review Board.	Planning	Prior to Building Permit

Item 5. Lunch

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Item 6. Review and Recommendation to Town Council Regarding a Conditional Use Permit for Office Space at Lot 68R, 620 Mountain Village Blvd Unit #1A, pursuant to CDC Section 17.4.14.

Elise Chessman: Presented as Staff
Steve Swenson, Megan Spielman: Presented as Applicant
Public Comment: None

On a **MOTION** by **Garner** and seconded by **Newton**, the DRB voted **6-1** to **deny recommendation** to Town Council Regarding a Conditional Use Permit for Office Space at Lot 68R, 620 Mountain Village Blvd Unit #1A, pursuant to CDC Section 17.4.14., based on the evidence provided in the staff memo of record dated June 4, 2026, and the findings of this meeting.

Item 7. Consideration of a Design Review: Final Architecture Review: Multifamily Building Containing 15 Employee Apartments at Lot 640A, 306 Adams Ranch Rd, pursuant to CDC Section 17.4.11. This item is being requested for continuation to the September 3, 2026 Design Review Board Meeting.

On a MOTION by **Kramer** and seconded by **Bennett**, the DRB votes **unanimously** to **continue** the Consideration of a Design Review: Final Architecture Review: Multifamily Building Containing 15 Employee Apartments at Lot 640A, 306 Adams Ranch Rd, pursuant to CDC Section 17.4.11. **to the September 3, 2026 DRB Meeting**.

Item 8. Adjourn

The DRB voted **unanimously** to adjourn the August 6, 2026 Design Review Board Meeting at 1:21 PM.

Prepared and submitted by,

Soren Stopnik, Planning Technician

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DESIGN REVIEW BOARD MINUTES
TOWN OF MOUNTAIN VILLAGE
REGULAR DESIGN REVIEW BOARD MEETING
SEPTEMBER 3, 2026, 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 10:03 AM on September 3, 2026.

Attendance

The following Board members were present and acting:
Banks Brown (Chair)
Scott Bennett
Liz Newton
David Eckmann
Ellen Kramer
Adam Miller
Tobin Brown (Alternate)

The following Board members were absent:
Greer Garner
Jim Austin (Alternate)

Town Staff in attendance:
Daniel Alvarado – Senior Planner (Zoom)
Elise Chessman – Planner I (Zoom)
Soren Stopnik – Planning Technician (Zoom)
Lars Forsythe – Chief Building Official (Zoom)
Erin Howe – Building Inspector I (Zoom)
Lauren Tyler – GIS Administrator & Addressing Coordinator (Zoom)
Molly Norton – Business Development Manager (Zoom)

Public Attendance:

Public Attendance via Zoom:
Kristine Perpar
Steve Swenson
Thomas Kennedy
Megan Spielman
Tim Barber
Haley Carmer
Ken Alexander
Amy Alvarez
Adam Birck

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Jack Wesson
Caitlin Hough
Andrew Logan
AY
RSA – Kim Quint
108soak2025imac
Trevor Martin
Tim
Alison Cotey
Daria Martz

Item 2. Reading and Approval of Summary of Motions of the August 6, 2026 Design Review Board Meeting.

On a **MOTION** by **Bennett** and seconded by **Eckman**, the DRB voted **unanimously** to **continue** the summary of motions for the August 6, 2026 Design Review Board meeting.

Item 3. Consideration of a Design Review: Final Architecture Review: Multifamily Building Containing 15 Employee Apartments at Lot 640A, 306 Adams Ranch Rd, pursuant to CDC Section 17.4.11. This item is being requested for continuation to the October 1, 2026 Design Review Board Meeting.

On a MOTION by **Newton** and seconded by **Miller**, the DRB votes **unanimously** to **continue** the Consideration of a Design Review: Final Architecture Review: Multifamily Building Containing 15 Employee Apartments at Lot 640A, 306 Adams Ranch Rd, pursuant to CDC Section 17.4.11. **to the October 1, 2026 DRB Meeting**.

Item 4. Review and Recommendation to Town Council Regarding a Conditional Use Permit for a Temporary Tent and Food Truck at Lot OSP-35-C, 332 Adams Ranch Rd, pursuant to CDC Section 17.4.14.

Elise Chessman: Presented as Staff
Steve Swenson, Megan Spielman: Presented as Applicant
Public Comment: None

On a **MOTION** by **Kramer** and seconded by **Bennett**, the DRB voted **unanimously** to **recommend approval** to Town Council Regarding a Conditional Use Permit for a Temporary Tent and Food Truck, for a period that includes the 2026-2027 Ski Season, at Lot OSP-35-C, 332 Adams Ranch Rd, pursuant to CDC Section 17.4.14., based on the evidence provided in the staff memo of record dated August 14, 2026, and the findings of this meeting.

And, with the following conditions:

#	Condition of Approval/Note	Department or Division	Completed By:
1)	Shall obtain a building permit prior to installation of the tent, food truck, and	Planning and Building	Prior to Installation

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	seating.		
2)	The temporary structure shall have two 10-pound ABC 4-A:80-B:C fire extinguishers mounted 36 inches to the top and readily accessible, with one at each end of the tent. The food truck shall be in compliance with NFPA 96, 58, and 10.	TFPD	Prior to the Building Permit
3)	All materials associated with this use will be removed from the site following the conclusion of the ski season and resort closure.	Planning	Annual review at the conclusion of each ski season upon approval of Conditional Use Permit
4)	The Applicant shall re-vegetate all disturbed areas at the end of the CUP period.	Planning	Prior to expiration of Conditional Use Permit

Item 5. Consideration of a Design Review: Specific Approval for General Easement Encroachment at Lot 165-4, 140 Cortina Dr, pursuant to CDC Section 17.3.14.

Elise Chessman: Presented as Staff
Kristine Perpar, Shift Architects: Presented as Applicant
Public Comment: None

On a **MOTION** by **T Brown** and seconded by **Miller**, the DRB voted **unanimously** to **approve** the Consideration of a Design Review: Specific Approval for General Easement Encroachment at Lot 165-4, 140 Cortina Dr, pursuant to CDC Section 17.3.14., based on the evidence provided in the staff memo of record dated August 10, 2026, and the findings of this meeting.

And, with the following conditions:

#	Condition of Approval/Note	Department or Division	Completed By:
1)	Provide an updated and engineer approved civil drawing showing all GE encroachments on the site (including all slope stabilization measures and removal of utility staircase) and all impacted areas of the soil nails and wire mesh in the GE; specify soil nail depth from finished grade.	Planning	Prior to finalization of building permit
2)	The updated landscaping plan shall be included with a Class 1 Minor Revision application.	Planning	Prior to finalization of building permit
3)	Geo-Grid Reinforcement shall be installed to further stabilize the slope prior to restoration of the access tract to pre-	Planning and Building	Prior to finalization of building permit

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	existing grade, unless another intervention is indicated by the project engineers, and shall be considered part of this GE Encroachment.		
4)	All areas disturbed by construction must be revegetated to natural state per Mountain Village approved seed mix. Access drive will be restored and returned to the original grade.	Planning	Prior to finalization of building permit
5)	Applicable Town fees and taxes shall be paid prior to commencing the activity or prior to the Town issuing a permit, as applicable, including but not limited to the Town's use tax.	Planning	Prior to finalization of building permit
6)	Prior to completion of the project, the owner shall enter into a General Easement Encroachment Agreement with the Town.	Planning	Prior to completion of project

Item 6. Consideration of a Design Review: Final Architecture Review: New Single-Family Home at Lot AR-54, TBD Adams Way, pursuant to CDC Section 17.4.11.

Daniel Alvarado: Presented as Staff
Jack Wesson: Presented as Applicant
Public Comment: None

On a **MOTION** by **Kramer** and seconded by **Bennett**, the DRB voted **unanimously** to **approve** the Consideration of a Design Review: Final Architecture Review: New Single-Family Home at Lot AR-54, TBD Adams Way, pursuant to CDC Section 17.4.11., based on the evidence provided in the staff memo of record dated August 20, 2026, and the findings of this meeting.

Specific Approvals:

1. Disturbance to Steep Slopes Over 30%
2. G.E Encroachments: Grading, Retaining Walls
3. Omit Address Monument
4. Tandem Parking

Design Variation:

1. Driveway Retaining Wall Height (11'9")
2. Driveway Grade (Up to 15.8%, to be approved by the Fire Marshal)

And, with the following conditions:

#	Condition of Approval/Note	Department or Division	Completed By:
1)	Receive approval for the driveway grade (15.8% max) from the Fire Marshal Approval.	Planning/Fire Protection	Prior to Building Permit

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2)	Specify the LED downlight in the address monument.	Planning	Prior to Building Permit
3)	Specify shrub type for each individual shrub to verify shrub spacing compliance.	Planning and Forestry	Prior to Building Permit
4)	Verify that all materials and/or assemblies meet the Colorado Wildfire Resiliency Code.	Planning	Prior to Building Permit
5)	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
6)	It is incumbent upon an owner to understand whether above grade utilities and town infrastructure (fire hydrants, electric utility boxes) whether placed in the right of way 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.	Planning and Building	N/A
7)	The proposal shall be in accordance with the 2024 international Fire Code and the Telluride Fire Protection Districts Amendments.	Fire Prevention	Prior to Certificate of Occupancy

Item 7. Consideration of a Design Review: Final Architecture Review: New Single-Family Home at Lot 164-B1R, TBD San Joaquin Rd, pursuant to CDC Section 17.4.11.

Daniel Alvarado, Elise Chessman: Presented as Staff
Andrew Logan, Caitlin Hough, Logan Architecture: Presented as Applicant
Public Comment: Thomas Kennedy

On a **MOTION** by **T Brown** and seconded by **Kramer**, the DRB voted **unanimously** to **approve** the Consideration of a Design Review: Final Architecture Review: New Single-Family Home at Lot 164-B1R, TBD San Joaquin Rd, pursuant to CDC Section 17.4.11., based on the evidence provided in the staff memo of record dated August 20, 2026, and the findings of this meeting.

Specific Approvals:

1. Driveway Grade (Approved by Fire Marshal)
2. Steep Slope Disturbance
3. G.E. Encroachment – Driveway, Grading/Retaining Walls

Design Variation:

1. Driveway/Autocourt Retaining Wall Height (10')
2. Driveway Width (Approved by Fire Marshal)

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And, with the following conditions:

#	Condition of Approval/Note	Department or Division	Completed By:
1)	Utilities shall be field verified.	Planning and Public Works	Prior to Building Permit
2)	Add note to sheet L2.2 that "All wire basket and burlap material must be removed from the top 12-inches of the root ball".	Planning and Forestry	Prior to Building Permit
3)	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
4)	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
5)	It is incumbent upon an owner to understand whether above grade utilities and town infrastructure (fire hydrants, electric utility boxes) whether placed in the right of way or general easement, are placed in an area that may encumber access to their lot. Relocation of such above grade infrastructure appurtenances will occur at the owner's sole expense and in coordination with the appropriate entity (fire department, SMPA, Town of Mountain Village) so that the relocated position is satisfactory.	Planning and Building	N/A
6)	The proposal shall be in accordance with the 2024 international Fire Code and the Telluride Fire Protection Districts Amendments.	Fire Prevention	Prior to Certificate of Occupancy
7)	Applicant shall obtain new or revised easements from adjacent property owners that accommodate the access and utility improvements and installations presented in the Application. Applicant shall provide recorded copies of all such easement agreement(s) to the Town in order to obtain a building permit for the project.	Planning and Building	Prior to Building Permit Issuance

Item 8. Lunch

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Item 9. Consideration of a Design Review: Final Architecture Review: New Detached Condominium at Lot 155-7, TBD San Joaquin Rd, pursuant to CDC Section 17.4.11.

Daniel Alvarado, Elise Chessman: Presented as Staff
Tommy Hein Architects, Alpine Planning LLC: Presented as Applicant
Public Comment: None

On a **MOTION** by **Bennett** and seconded by **T Brown**, the DRB voted **unanimously** to **approve** the Consideration of a Design Review: Final Architecture Review: New Detached Condominium at Lot 155-7, TBD San Joaquin Rd, pursuant to CDC Section 17.4.11., based on the evidence provided in the staff memo of record dated August 24, 2026, and the findings of this meeting.

Specific Approvals:

1. Disturbance to Steep Slopes Over 30%
2. G.E. Encroachment (Grading)
3. Accent and Exterior Wall Material (Board Form Concrete)

Design Variation:

1. Omit Address Monument
2. Lighting Associated with Outdoor Living Space

And, with the following conditions:

#	Condition of Approval/Note	Department or Division	Completed By:
1)	The Condominium Maps shall be amended to reflect the as-built conditions of the building.	Planning	Prior to Certificate of Occupancy
2)	The applicant shall indicate compliant mounting heights for all light fixtures prior to the Building Permit.	Planning	Prior to Building Permit
3)	The developer or general contractor will confirm Town utility locations (water/sewer/storm/gas) with Public Works.	Public Works	Prior to Building Permit
4)	Obtain necessary parking permits for off-site construction parking.	Planning and Public Works	Prior to Building Permit
5)	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
6)	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

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7)	It is incumbent upon an owner to understand whether above grade utilities and town infrastructure (fire hydrants, electric utility boxes) whether placed in the right of way or general easement, are placed in an area that may encumber access to their lot. Relocation of such above grade infrastructure appurtenances will occur at the owner's sole expense and in coordination with the appropriate entity (fire department, SMPA, Town of Mountain Village) so that the relocated position is satisfactory.	Planning and Building	N/A
8)	The proposal shall be in accordance with the 2024 international Fire Code and the Telluride Fire Protection Districts Amendments.	Fire Prevention	Prior to Certificate of Occupancy

Item 10. Consideration of a Design Review: Final Architecture Review: New Single-Family Home at Lot 224-B, TBD Snowdrift Ln, pursuant to CDC Section 17.4.11. This item is being requested for continuation to the October 1, 2026 Design Review Board Meeting.

On a MOTION by **T Brown** and seconded by **Bennett**, the DRB votes **unanimously** to **continue** the Consideration of a Design Review: Final Architecture Review: New Single-Family Home at Lot 224-B, TBD Snowdrift Ln, pursuant to CDC Section 17.4.11., **to the October 1, 2026 DRB Meeting**.

Item 11. Pond Plaza Informational Session with Staff and Design Workshop
Daniel Alvarado presented on behalf of Staff
Alison Cotey presented on behalf of Design Workshop

This item was for informational purposes and no action was taken.

Staff Note: Chair **Brown** departed the meeting at 1:06 PM and was not present for the remaining informational agenda items.

Item 12. Staff Updates
Daniel Alvarado presented on behalf of Staff

This item was for informational purposes and no action was taken.

Item 13. Adjourn

The DRB voted **unanimously** to adjourn the September 3, 2026 Design Review Board Meeting at 1:27 PM.

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Prepared and submitted by,

Soren Stopnik, Planning Technician

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COMMUNITY DEVELOPMENT DEPARTMENT
455 Mountain Village Blvd.
Mountain Village, CO 81435
(970) 728-1392
Agenda Item 5

TO: Mountain Village Design Review Board

FROM: Daniel Alvarado, Senior Planner and Amy Ward, Community Development Director

FOR: Design Review Board Public Hearing; October 1, 2026

DATE: September 21, 2026

RE: Staff Memo – Final Architecture Review (FAR) for a new multi-family building consisting of 15 employee apartments at Lot 640A, 306 Adams Ranch Rd.

APPLICATION OVERVIEW: New Multi-Family Building Consisting of 15 Employee Apartments at Lot 640A, 306 Adams Ranch Rd.

PROJECT GEOGRAPHY

Legal Description: Lot 640A TELLURIDE MOUNTAIN VILLAGE CONT 2.56AC ACC TO PLAT BK 1 PG 1013 And A TRACT OF LAND LYING IN THE E HALF OF THE SE QUARTER OF SECTION 33 T43N R9W NMPM SAN MIGUEL COUNTY COLORADO DESCRIBED AS FOLLOWS TRACT OSP 35A ACTIVE OPEN SPACE TOWN OF MOUNTAIN VILLAGE PLAT BK 1 PG 1693 CONT 3.522 ACRES MOL
Address: 306 Adams Ranch Rd.
Applicant/Agent: John Miller, Ponderosa Planning & Design
Owner: TSG Ski & Golf LLC
Zoning: Multi-family
Existing Use: Multi-family, 30 employee apartments
Proposed Use: Multi-family, 45 employee apartments
Lot Size: 2.56 Acres
Adjacent Land Uses:



Figure 1: Vicinity Map

- **North**: Active Open Space and Multi-family (Coyote Court)
- **South:** Active Open Space (Golf Course)
- **East:** Active Open Space and Multi-family (Northstar)
- **West:** Active Open Space and Multi-family (Timberview)

ATTACHMENTS
Exbibit A: Applicant Materials
Exhibit B: Public Comment including IASR and DTRZ

I) CASE SUMMARY

John Miller of Ponderosa Planning & Design, on behalf of the owner TSG Ski & Golf LLC, has submitted three applications regarding the potential expansion of the Mountain View Apartments located at 306 Adams Ranch Rd. The applications consist of 1) a Rezone and Density Transfer 2) a Minor Subdivision and 3) a Class 3 Design Review. This memo addresses the Final Architecture Review as part of the Class 3 Design Review.

The lot is approximately 0.256 acres and is zoned multi-family. The existing development is comprised of 30 employee apartments in one building. The property also has surface parking serving the development, a paved basketball court area, and two accessory trash buildings. The northeast side of the property has historically been used as a park.

The applicant proposes adding 15 two-bedroom employee apartment units in a unique new building on the northeast corner of the lot. The building is 11,148 gross square feet and consists of fifteen two-bedroom apartments

At the May 7th, 2026, DRB hearing, the DRB voted unanimously to continue the consideration of the Initial Architecture and Site Review (IASR) for this proposal.

Also at the May 7th, 2026, DRB hearing, the DRB voted 6-1 to recommend approval to Town Council regarding the Density Transfer and Rezone application.

At the July 2, 2026, DRB hearing, the DRB voted unanimously to approve the Initial Architecture and Site Review for this proposal.

At the July 16th, 2026 Town Council hearing, the Council voted 4-3 to adopt Ordinance No. 2026-09 rezoning Lot 640A to allow 45 employee apartment units / 135 person-equivalent density with conditions including that the final design under consideration as part of this application is to remain generally in the same location and the same mass and scale as the approved concept presented at the DTRZ hearing.

If the FAR is approved, a Class 5 Minor Subdivision will be considered by the Town Council to redraw the lot lines between Lot 640A and OSP35A to better accommodate the building siting with no net loss of open space.

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	48'(+ 5' for gable)	44' 9"
Maximum Avg. Building Height	48'	36' 3"
Maximum Lot Coverage	65%, 72,554 SF	23.18%, 16,687 SF
General Easement Setbacks	No encroachment	Drainage Structures, Sidewalks, Grading
Roof Pitch		
Primary		4"/12"
Secondary		5"/12", 6"/12", 9"/12"
Exterior Material		
Stone	35% minimum	28% (Design Variation)
Windows	40% maximum	14%
Parking	67.5 (68) spaces	65 spaces (Design Variation)

DRB Specific Approval:

1. General Easement Encroachments
    a. Drainage Structures
    b. Sidewalks
    c. Grading

Design Variation:

1. Composite Hardie Board siding, fascia
2. Alternative Parking Requirement
3. Exterior Material percentage – 28% Stone

II) CHAPTER 17.3: ZONING AND LAND USE REGULATIONS

17.3.3 & 17. 3.4 Use Schedule and Specific Zone District Requirements
No changes. The proposal meets the restriction on density imposed by the Citizen Initiated Ordinance that limits the total density to 45 employee apartments.

17.3.12: Building Height Limits
The applicant has provided updated height drawings, including from plan view and elevation view. The updated drawings provide height from both the existing and proposed grade and depict a new maximum height of 44'9", which is approximately 3' lower than the previously reported maximum height. Additionally, the average height has been reduced to 36'8" from 37'8". This meets the previous condition to add the additional height calculations and is well below the maximum height of 53'.

17.3.14: General Easement Setbacks
Lot 640A has a 16' General Easement along all sides of the property line. The proposed replat relocates the GE area to meet the circumference of the new lot lines. 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. Gravel path on north side of building
b. Gravel path on south side of building (new for FAR)

The following proposed encroachments were approved at the IASR:

a. Drainage Structures
b. Sidewalks
c. Grading

Previously depicted encroachments including from the trash enclosure, southeast corner of the building, roof overhang and grading for the parking lot have been removed as part of the FAR. The applicant has confirmed that no foundation elements would be encroaching in the General Easement. No new encroachments have been proposed which require additional Specific Approval by the DRB.

III) CHAPTER 17.5: DESIGN REGULATIONS

17.5.4: Town Design Theme

No major changes, criteria met.

17.5.5: Building Siting Design

The FAR proposal depicts an updated site plan that maintains the same location of the building but significantly alters the parking area and landscaping to preserve open space and reduce the parking footprint. The current site plan depicts a reduction in overall parking spaces by three spaces by removing the proposed five spaces south of the building and restriping the parking area. The five spaces have been replaced by a landscaped area and a relocated trash enclosure area.
The currently proposed site plan reflects the plan that was accepted by the Town Council at the second reading of the DTRZ ordinance. The site plan achieves the Council's request of preserving three trees located adjacent to Adam's Ranch Road on the northwest corner of the property while also preserving as much of the field as possible as a resident amenity. The Council conditioned the DTRZ approval on the usage of the current site plan and expressed support for an Alternative Parking Requirement to allow for the reduction of parking spaces below the CDC requirement based on a study produced by a qualified professional. The study has been provided and is analyzed in the parking section below.

Additionally, the plan depicts two gravel paths, one on the eastern side of the building, and one on the west connecting the parking area to the road. However, there are no paved connections to the existing sidewalk on Adam's Ranch Rd, meaning there will be no year-round designated pedestrian route to the Chondola for the residents. Public Works has confirmed that the Town plans to extend a sidewalk in this area, and has stated that tying into a concrete pathway would be preferable Per CDC Section 17.5.9.D.1.a.i: *In those cases where multifamily, commercial or mixed-use development occurs adjacent to pedestrian paths and/or hiking and biking trails, development site plans shall provide linkages to those pedestrian paths and hiking and biking trails.* Town staff is requesting that a paved connection to the road is required to connect to a future sidewalk to accommodate year-round, ADA accessible pedestrian access to the Chondola.

17.5.6: Building Design
The overall design of the building has not substantially changed from the July 2nd hearing, however additional details and some small changes are depicted as part of the FAR submittal.

The EPDM roofing material, which required a Design Variation, in the interior courtyard has been removed. The stone percentage has been increased to 28%, however the proposal still requires a Design Variation to be below 35%. The glazing percentage has been specified at 14%, which is under the maximum limit for glazing in the façade. Gutters and downspouts have been specified for the interior courtyard, satisfying a previous Condition of Approval.

The wood façade elements in the courtyard appear to be a brighter wood color, however that may be function of the higher quality renderings submitted as part of the FAR proposal.

The roof material has been specified as “charcoal grey” rather than “silver metallic finish”, which is a typical color seen in TMV. Soffit material still has not been specified and shall be required as a Condition of Approval.

17.5.7: Grading and Drainage Design
The updated grading plan depicts a reduction in overall grading due to the elimination of the additional parking area and of the three parking spaces in the northwest corner to preserve existing trees. The reduction in impervious area has eliminated the need for a significant drainpipe and rip rap energy dissipator in the adjacent northern parcel.

17.5.8: Parking Regulations
The CDC requires 1.5 parking spaces per unit for employee apartments, surface parking is allowed outside of Village Center, resulting in a requirement of 68 spaces for this development. As part of the updated FAR and as a Condition of Approval for the DTRZ, the applicant has provided a revised parking plan and is requesting an Alternative Parking Requirement per CDC section 17.5.8.a.6. The revised parking plan proposed a total of 65 parking spaces, which eliminates the need for the additional parking area to the south of the building.

The applicant has provided a Parking Memo from PST Engineering, a licensed Civil Engineering firm. The memo states that according to the Institute of Transportation Engineer’s (ITE) Parking Generation Manual, the average peak rate of parking generation for a low-rise multifamily residential building is 1.27 units/unit, resulting in a parking demand of 55 – 60 spaces. Additionally, the memo details a parking count study conducted at the Mountain View Apartments that verified that the parking demand was 1.33 spaces/unit, which would equal 60 parking spaces for a full buildout of 40 units.

Staff concurs with the memo’s conclusion that 60 spaces would suffice, and therefore the proposed 65 spaces is more than sufficient for this development.

The applicant has also updated the proposal to depict snow storage equal to 25% of the paved area located on the field adjacent to the trash enclosure. However, the landscape plan depicts trees along the sidewalk where the snow would be pushed across which could

create an access issue. Therefore, an updated landscape or snow storage plan shall be provided to resolve this issue as a Condition of Approval.

Additionally, the proposal has been updated to depict the required 9'x18' parking space dimensions and a 23' drive aisle.

17.5.9: Landscaping Regulations
A Landscape Plan has been provided that depicts 27 new deciduous trees and 9 new evergreen trees as well as several shrubs and forbs around the exterior of the building and along the parking lot and picnic area. Additionally, much of the site is specified to be revegetated with native grass, including the large open space field. The plan also includes a gravel path on the east and west sides of the building. As a Condition of Approval, all gravel paths shall meet TMV trail standards.

The plan specifically preserves the three trees located at the northwest corner of the property for preservation, which was a direct request from Town Council.

The Irrigation Plan depicts drip and spray irrigation around the building and extending out into the open space towards the picnic area. The irrigation plan does not depict irrigation of the open space field. The applicant should provide clarity on whether the existing irrigation equipment is intended to also serve the field area and if there is any intention to work with the Town to assure this area is maintained in good condition including watering.
Some of the groupings of trees may be too close to each other to meet the Fire Mitigation requirements for Zone 2. See the Environmental Regulations section below.

17.5.10 Trash, Recycling and General Storage Areas
The plan has been updated to depict two relocated 10'x12' trash enclosures and has included a Trash capacity exhibit which states that increased pickup frequency by TSG allows for increased capacity to accommodate the additional units.

17.5.11: Utilities
No changes have been made to the utility plan. The Public Works comment, "Sanitary sewer line will need to be field verified to determine no adjustments to plan set are necessary. Very close to edge of building and boulder wall on north side of building" still applies.

17.5.12: Lighting Regulations
A lighting plan has been provided specifying 26 total fixtures and two fixture types - a recessed can and wall mounted scone. Both fixtures meet CDC requirements for temperature, lumens and mounting height. The plan also includes an Isofootcandle diagram showing no light trespass off of the property. No additional lighting is proposed for the parking area.

17.5.13: Sign Regulations
The property has an existing sign to the west of the existing driveway. A photo has been provided and Staff has field verified that the sign is visible in relation to the new development. The existing sign appears to not include lighting for night visibility, therefore compliant lighting shall be installed on existing sign as a Condition of Approval.

IV) CHAPTER 17.6: SUPPLEMENTARY REGULATIONS

17.6.1: Environmental Regulations

A Fire Mitigation Plan has been included which depicts 15 trees to be removed, and 38 new trees added. The Plan depicts Zone 2 beginning outside of the trees adjacent to the structure, which provides at least a 25' vegetation free buffer around the structure.

While the vegetation free buffer provides strong protection, Staff is concerned that several of the tree groups along Adams Ranch Rd. are too close together to meet the criteria for exceptions in the Fire Mitigation code. Typically, the plan would be reviewed by the Town Forester, however he is out on leave at the time of writing this memo. Therefore, the Fire Mitigation Plan shall be approved by the Town Forester prior to Building Permit as a Condition of Approval.

There are wetlands on the subject property. The survey provided shows wetlands to the northeast and southwest of the property boundaries.

As part of the FAR submittal, the applicant has provided an updated Wetland Delineation conducted by The Terra Firm, Inc. The updated delineation shows that the proposed development and associated grading do not encroach upon the wetland. However, the proposed utilities and gravel path come close to the boundary. The applicant shall provide an updated utility and site plan confirming that the updated wetland delineation is not encroached by the proposed improvements.

17.6.6: Roads and Driveway Standards

No new driveway is proposed as part of this application. Additional parking is accessed from the existing parking area.

17.6.8: Solid Fuel Burning Device Regulations

The applicant has not identified any solid fuel burning devices in the project.

V) CHAPTER 17.7: BUILDING REGULATIONS

17.7.20: Construction Mitigation

A construction mitigation plan has been provided which includes a materials laydown area, port-o-john, bear-proof trash, a construction dumpster, nine construction parking spaces in the existing and proposed parking areas, silt fencing on the downhill side of the property, and a construction fence that encircles the entire project, including partially entering the adjacent lot to the north. No crane is being contemplated as part of the project.

The construction and silt fencing at the northeastern edge of the project is shown to be near the newly delineated wetland. As a Condition of Approval, the applicant shall update the Construction Mitigation Plan to demonstrate no encroachment to the newly delineated wetland and take any additional necessary steps to avoid construction impact to the wetland.

VI) 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 2

a. The proposed development meets the Design Regulations;	**Criterion Met:** (Yes/No/TBD) **YES**
Notwithstanding the proposed Design Variations, Specific Approvals and additional details requested as Condition of Approval, the proposed development meets the Design Regulations.	
b. The proposed development is in compliance with the Zoning and Land Use Regulations;	**Criterion Met:** (Yes/No/TBD) **YES**
The applicant has provided all details required to determine compliance with the zoning and land use regulations.	
c. The proposed development complies with the road and driveway standards;	**Criterion Met:** (Yes/No/TBD) **YES**
The applicant has provided additional details required to determine compliance with the road and driveway standards.	
d. The proposed development is in compliance with the other applicable regulations of this CDC;	**Criterion Met:** (Yes/No/TBD) **YES**
Notwithstanding additional details and reviews required as Conditions of Approval, the application is compliance with all other applicable regulations of the CDC.	
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) **YES**
The proposed development meets all applicable town regulations and standards except the additional details/conditions cited in this report. The proposed development complies with the Citizen Initiated Ordinance which limits density to 45 units.	

VII) 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. Composite Hardie Board siding, fascia
2. Alternative Parking Requirement

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: The board should determine whether design variations requested meet the criteria above.

VIII) STAFF RECOMMENDATION

Staff recommends The DRB approve the Final Architecture Review for lot 640A, 306 Adams Ranch Rd., 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 Final Architecture Review for a new multi-family building consisting of 15 employee apartments located at lot 640A, 306 Adams Ranch Rd, based on the evidence provided within the Staff Report of record dated September 21, 2026, with the following design variations and specific approvals:

DRB Specific Approval:
1. General Easement Encroachments
    a. Drainage Structures
    b. Sidewalks
    c. Grading

Design Variation:
1. Composite Hardie Board siding, fascia
2. Alternative Parking Requirement (Design Variation)
3. Exterior Material percentage – 28% Stone

And, with the following conditions:

Table 3

#	Condition of Approval/Note	Department or Division	Completed By:
1)	Provide a final Parking Study that is signed by an engineer and not in draft form	Planning	Prior to Building Permit
2)	Update the Construction Mitigation Plan to demonstrate no encroachment to the newly delineated wetland and take any additional necessary steps to	Planning	Prior to Building Permit

	avoid construction impact to the wetland		
3)	Specify Soffit material	Planning	Prior to Building Permit
4)	Shall provide a paved pedestrian connection from the new development to the road to connect to a future sidewalk	Planning	Prior to Building Permit
5)	All gravel paths shall meet TMV trail standards	Planning	Prior to Building Permit
6)	Revise Landscape Plan or Snow Storage Plan to resolve access issue	Planning	Prior to Building Permit
7)	Field verify sanitary sewer location	Public Works	Prior to Building Permit
8)	Fire Mitigation Plan shall be approved by Town Forester	Planning/Forestry	Prior to Building Permit
9)	Update Utility and Site Plans with new Wetland Delineation to confirm no encroachments are imposed	Planning	Prior to Building Permit
10)	Install compliant lighting on existing address monument	Planning	Prior to Building Permit
11)	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
12)	It is incumbent upon an owner to understand whether above grade utilities and town infrastructure (fire hydrants, electric utility boxes) whether placed in the right of way or general easement, are placed in an area that may encumber access to their lot. Relocation of such above grade infrastructure appurtenances will occur at the owner's sole expense and in coordination with the appropriate entity (fire department, SMPA, Town of Mountain Village) so that the relocated position is satisfactory.	Planning and Building	N/A
13)	The proposal shall be in accordance with the 2024 international Fire Code and the Telluride Fire Protection Districts Amendments.	Fire Prevention	Prior to Certificate of Occupancy
14)	This design review approval is dependent on the concurrent approval of a density transfer and rezone application and minor subdivision application to be approved by Town Council, if either of these applications	N/A	N/A

	are not approved this design review approval is null and void		

TELLURIDE SKI & GOLF

PONDEROSA PLANNING + DESIGN



306 Adams Ranch Road

FINAL ARCHITECTURAL REVIEW APPLICATION

Mountain View Apartments | Lot 640A | Mountain Village, Colorado

SEPTEMBER 2026

REQUEST OVERVIEW

Ponderosa Planning + Design (Applicant), on behalf of Telluride Ski & Golf LLC (TSG) requests Final Architectural Review approval for the Mountain View Apartments expansion at 306 Adams Ranch Road. The Final Review package advances the design approved through Initial Architecture and Site Review and incorporates the architectural, civil, landscape, wildfire mitigation, parking, and wetland work completed since the Initial Review. The scope of the request includes the following:

1. Final Architectural Review for one new three-story, 15-unit employee apartment building, increasing Mountain View Apartments from 30 to 45 employee apartment units.
2. DRB approval of an alternative parking requirement of 65 on-site parking spaces pursuant to CDC Section 17.5.8.A.6, consistent with the specific direction adopted by Town Council in Ordinance No. 2026-09.

SITE CONTEXT AND APPROVAL HISTORY

Address	306 Adams Ranch Road
Property	Lot 640A, Town of Mountain Village
Zone District	Multi-Family / Employee Apartment
Existing Development	30 employee apartment units
Final Development	45 employee apartment units (30 existing + 15 new)
Comprehensive Plan	Meadows Subarea / Parcel G

Mountain View Apartments is an established TSG employee-housing complex in the Meadows Subarea. The Final Review continues a long-standing planning framework for Lot 640A that anticipates a maximum buildout of 45 units and locates additional workforce housing on a site already served by roads, utilities, transit, and an existing multifamily development pattern.

Prior Approvals and DRB/Council Direction

- Ordinance No. 2015-8A established a 45-unit cap for development of Lot 640A. The project implements, rather than exceeds, that long-established maximum.
- The DRB considered the project through Initial Architecture and Site Review in May and July 2026. The July 2, 2026 review advanced the project to Final Review subject to conditions and approved the project-specific design direction, including the material variations incorporated into the final architecture.
- Town Council adopted Ordinance No. 2026-09 on July 16, 2026, rezoning Lot 640A to allow 45 employee apartment units / 135 person-equivalent density and requiring the final Class 3 design to remain generally in the same location and the same mass and scale as the approved concept.
- A concurrent Class 5 Minor Subdivision addresses the limited lot-line adjustment between Lot 640A and OSP-35A needed to accommodate the approved building envelope while maintaining the overall open-space relationship.

UPDATED DEVELOPMENT PROPOSAL

The final design provides a 15-unit, three-story employee-housing building totaling approximately 11,148 gross square feet. Each of the new units contains two bedrooms. The building is located at the northwest portion of Lot 640A adjacent to the existing Mountain View development and the Adams Ranch Road frontage, allowing the project to use existing infrastructure while retaining a substantial portion of the eastern open-space area.

Architecturally, the final building continues the material language and residential scale of the existing Mountain View Apartments while providing a more articulated contemporary expression. The elevations use Telluride Goldstone veneer, composite lap and board-and-batten siding, corrugated metal accents, dark standing-seam metal roofing, recessed balconies, and screened exterior stairs. The final elevations show approximately 28% stone, 27% corrugated metal panel, and 14% glazing, with composite siding forming the balance of the principal wall surfaces. These materials are consistent with the design direction previously reviewed by the DRB and the approved design variations. Site improvements include revised surface parking, an accessible pedestrian connection from Adams Ranch Road, a landscaped resident open-space area with picnic amenities, relocated bear-proof trash enclosures, native and regionally adapted planting, wetland-edge revegetation, and a coordinated

wildfire mitigation / tree-protection plan. The project is designed as an integrated expansion of the existing employee-housing at Lot 640A.

	Proposal
New Units	15 two-bedroom employee apartment units
Total Units on Lot with Approval	45 employee apartment units
New Building Area	11,148 GSF / 3 stories
Lot Area	111,621 square feet
Maximum Building Height	44' - 9" above existing grade
Average Building Height	36' - 3" above existing grade
Combined Lot Coverage	23.18%
Parking	65 total spaces, including 3 van-accessible ADA spaces; alternative parking approval requested
Roof Forms	Multiple pitched roof forms ranging from 3:12 to 9:12

FINAL REVIEW COORDINATION

The design team has used the Initial Review comments to refine the final package and provide substantially greater detail concerning building height, site coverage, parking, grading and drainage, landscaping, wildfire mitigation, irrigation, wetland limits, roof drainage, exterior lighting, utility coordination, and pedestrian circulation. These refinements do not materially change the approved building location, mass, scale, or employee-housing program. The provided Construction Mitigation Plan documents access, staging, contractor parking, fencing, erosion and sediment controls, protection of occupied portions of the Mountain View Apartment complex, and protection of the delineated wetland areas. The snow-storage condition has been addressed and is shown in the attached plan set. The 2026 wetland delineation establishes the wetland boundaries on and adjacent to Lot 640A. The final site and drainage design has been coordinated to avoid direct development within the delineated wetland areas in accordance with CDC requirements. The project wetland specialist is also reviewing the final stormwater / parking-area drainage design and will provide supplemental comments for the Final Review record and hearing.

FINAL REVIEW CRITERIA - CDC SECTION 17.4.11(D)

The Final Architectural Review is the second step of the Class 3 Design Review Process and is intended to determine the project's consistency with the Town Design Theme and compliance with the Community Development Code. CDC Section 17.4.11(D) establishes seven criteria for decision, with the applicant responsible for demonstrating substantial compliance with the applicable Design Regulations. The final plans and supporting technical materials demonstrate compliance with these criteria as follows.

A. **The proposed development meets the Design Regulations:** The Final Review plans provide a coordinated architectural and site design responsive to the Town Design Theme and to the direction provided by the DRB during Initial Architecture and Site Review. The building continues the established residential character of the existing Mountain View Apartments while providing architectural differentiation through changes in building form, roof configuration, material transitions, fenestration, and the central courtyard. Exterior materials include composite lap and board-and-batten siding, corrugated metal accents, stone veneer, and standing-seam metal roofing. The DRB previously approved Design Variations allowing less than 35 percent exterior stone cladding and the use of composite Hardie Board siding and fascia, and the final elevations retain those approved materials.

   The final site design also incorporates detailed landscape, irrigation, wildfire mitigation, pedestrian, parking, exterior lighting, grading, and drainage plans. The landscape plan provides native and regionally appropriate vegetation, screening between the new development and Adams Ranch Road, usable open lawn and picnic areas, and a pedestrian connection to Adams Ranch Road. The wildfire mitigation plan establishes defensible-space zones and tree-protection measures during construction. Together, these

elements provide a comprehensive site design that complements the existing apartment complex and responds to the physical and environmental characteristics of Lot 640A.

B. **The proposed development is in compliance with the Zoning and Land Use Regulations:** The Town Council adopted Ordinance No. 2026-09 on July 16, 2026, rezoning Lot 640A to accommodate a total of 45 employee apartment units and 135 person equivalents. The Final Review proposes the 15 additional employee apartments contemplated by that approval, resulting in 45 total employee apartment units on the property. Ordinance No. 2026-09 further requires the final building to remain generally within the same location, mass, and scale as the conceptual design reviewed through the rezoning process. The Final Review design remains consistent with that requirement.

   The final architectural plans demonstrate compliance with the principal dimensional standards applicable to multifamily development. The building has a maximum height of approximately 44 feet 9 inches and an average height of approximately 36 feet 3 inches, compared with the CDC's 48-foot maximum building height and 48-foot maximum average height for multifamily development. The proposed combined lot coverage is approximately 23.18 percent, substantially below the 65 percent maximum lot coverage permitted for multifamily development outside the Village Center.
   The final site plan also reflects the approved General Easement encroachments for drainage structures, sidewalks, and grading granted by the DRB during Initial Review. The building and subdivision configuration have been refined through the Final Review and concurrent subdivision process to accommodate the development while maintaining the required site relationships.

C. **The proposed development complies with the road and driveway standards:** The project utilizes the existing access from Adams Ranch Road and does not require the creation of a new road or driveway connection. The existing internal circulation system is retained and expanded to serve the new apartment building. The final site and civil plans provide defined parking stalls, accessible parking, internal vehicle circulation, pedestrian connections, trash-service access, and access to both the existing and proposed residential buildings. The project therefore builds upon an established access and circulation system rather than introducing a new access point onto Adams Ranch Road. Emergency, resident, service, and pedestrian circulation will continue to be accommodated within the developed site. The relocated fire hydrant is also identified on the final civil plan for coordination with the applicable Town and fire-protection agencies.

D. **The proposed development is in compliance with the other applicable regulations of the CDC:** The Final Review package addresses the principal site-development requirements applicable to the project, including parking, grading and drainage, landscaping, wildfire mitigation, irrigation, wetlands, utilities, trash and recycling, exterior lighting, pedestrian circulation, and construction-phase site management.

   Of particular importance is the proposed **Alternative Parking Requirement under CDC Section 17.5.8.A.6**. The standard employee-apartment requirement outside the Village Center is 1.5 spaces per unit, resulting in a base requirement of 68 parking spaces for 45 units. The final site plan provides 65 spaces, including three van-accessible ADA spaces. Section 17.5.8.A.6 expressly authorizes the review authority to approve an alternative parking requirement for a Class 3 development when the alternative supply is sufficient to meet the parking demand of the proposed use, will not be detrimental to public health, safety, or welfare, and is supported by a study prepared by a qualified parking or transportation consultant.

   The submitted parking study provides project-specific support for the proposed 65-space supply. Evening parking counts were conducted while all 30 existing units were occupied, with a maximum observed demand of 40 spaces, equivalent to approximately 1.33 spaces per unit. Applying that observed rate to the completed 45-unit development results in an estimated demand of approximately 60 spaces. The consultant further identified approximately 63 spaces as a conservative minimum when ADA parking is considered. The proposed 65-space plan therefore exceeds both the observed-demand projection and the consultant's recommended supply.

   The alternative parking configuration also directly responds to Town Council's direction during the July 16, 2026 review. Ordinance No. 2026-09 specifically requires a revised parking plan and authorizes a

reduction of up to three parking spaces through the alternative parking process **with the intent of retaining the grouping of three trees along the northwest corner of Lot 640A**. The proposed 65-space configuration implements that direction by balancing demonstrated parking demand with preservation of established vegetation and the Council-directed site design.

The Final Review also provides two 10-foot by 12-foot bear-resistant trash and recycling enclosures. A supplemental trash-capacity exhibit demonstrates that the combined enclosure area provides adequate space for commercial waste and recycling containers serving the 45-unit development, with collection frequency capable of being adjusted based on operational demand.

A current wetland delineation has been completed for Lot 640A and adjacent OSP-35A. The final civil design has been provided to the wetland consultant for review of the parking-area drainage and its relationship to the delineated wetlands, with supplemental professional comments being prepared for the Final Review record. Civil engineering is likewise finalizing the Construction Mitigation Plan and snow-storage exhibit demonstrating the required snow-storage area equal to 25 percent of paved surfaces. These supplemental exhibits document implementation of the final site design and do not alter the proposed building location, unit count, mass, scale, or principal circulation pattern.

E. **The development application complies with previous plans approved for the site that remain in effect:** The Final Review is consistent with the prior approvals governing development of Lot 640A. Mountain View currently contains 30 employee apartment units, and the addition of 15 units implements the 45-unit development program approved through Ordinance No. 2026-09. Town Council expressly conditioned the rezoning and density transfer on completion of the Class 3 Design Review with a building generally in the same location and of the same mass and scale as the conceptual proposal. The final building remains within that general development envelope while incorporating the more detailed architectural, landscape, engineering, parking, and environmental information required for Final Review.

   The project also remains coordinated with the concurrent Minor Subdivision affecting Lot 640A and OSP-35A. The subdivision provides the lot configuration necessary to accommodate the approved development while maintaining the project's relationship to the surrounding open-space property.

F. **The development application complies with conditions imposed through previous approvals:** The July 2, 2026 Initial Architecture and Site Review approval included two Design Variations, three specific General Easement approvals, and a series of conditions intended primarily to ensure that the Final Review package contained the technical detail necessary for final DRB consideration. The project team has substantially responded to those conditions through the current Final Review materials.

In particular:

- **Building height:** The final architectural plans now document the building-height measurement points relative to existing grade and provide the maximum and average building-height calculations, addressing Condition 1.
- **Site coverage:** The final site plan contains updated existing, proposed, and combined lot-coverage calculations, demonstrating approximately 23.18 percent total coverage and addressing Condition 2.
- **Roof drainage:** The final roof plan identifies gutters and downspouts at the courtyard roof areas and coordinates roof runoff with the overall site drainage approach, responding to Condition 5.
- **Snow storage:** A snow-storage exhibit has been provided identifying storage equal to 25 percent of paved area, as required by Condition 6 and CDC Section 17.5.8.
- **Trash capacity:** The plans identify two 10-foot by 12-foot bear-resistant trash enclosures, and a supplemental trash-capacity exhibit has been prepared demonstrating their ability to serve the expanded 45-unit development, addressing Condition 8.
- **Wetlands:** An updated 2026 wetland delineation has been completed for Lot 640A and OSP-35A, addressing Condition 11. The wetland specialist is additionally reviewing the final parking-area stormwater design to provide the professional confirmation requested by Condition 12.
- **Landscape and wildfire mitigation:** Revised landscape, irrigation, tree-protection, and wildfire-mitigation plans have been prepared in response to Town comments, addressing the substantive direction contained in Condition 13.

- **Fire hydrant:** The proposed location of the relocated fire hydrant is shown on the final civil plan, addressing Condition 14.
- **Exterior lighting:** A revised exterior-lighting plan and fixture information are included in the architectural set, responding to Condition 15. Because the application was submitted prior to adoption of the subsequent lighting-code amendments, the proposed upper-floor recessed lighting is reviewed under the standards applicable to the application.
- **Later construction-stage conditions:** Conditions 9, 16, 17, and 18 relate to sanitary-sewer field verification, a monumented footer survey, coordination of utility/infrastructure relocation, and Fire Code compliance. The DRB expressly identified these as building-permit, construction, or Certificate-of-Occupancy requirements rather than prerequisites to Final Architectural Review.

G. **The proposed development meets all applicable Town regulations and standards:** The Final Review represents the coordinated work of the project's architectural, civil engineering, landscape, transportation, wetland, and planning consultants and provides the level of detail necessary for the DRB to evaluate the completed development proposal. The project implements the Town-approved employee-housing density for Lot 640A, remains within the applicable dimensional limitations, responds to the site-specific conditions established during Initial Review and Town Council review, and provides supporting technical documentation for parking, wetlands, drainage, landscape, wildfire mitigation, utilities, lighting, trash service, and construction-related site management.

   The application therefore provides a sufficient basis for the DRB to find that the Final Review substantially complies with the Design Regulations and the criteria for decision in CDC Section 17.4.11(D), including approval of the proposed 65-space Alternative Parking Requirement.

COMMUNITY DEVELOPMENT CODE COMPLIANCE

Chapter 17.3 - Zoning and Land Use Regulations

17.3.12 - Building Height Limits: The final architectural plans provide detailed building-height calculations. Sheet A-1.5 identifies a maximum building height of approximately 44'-9" above existing grade and an average building height of approximately 36'-3". The Multi-Family Zone District permits a maximum building height of 48 feet and a maximum average building height of 48 feet. The proposed building therefore complies with both height standards without reliance on the additional five-foot allowance available for qualifying pitched-roof ridges.

17.3.13 - Maximum Lot Coverage: The final site plan identifies a lot area of 111,621 square feet and combined lot coverage of approximately 25,873 square feet, or 23.18%. This is substantially below the 65% maximum lot coverage allowed for multi-family development outside the Village Center and preserves a significant amount of open and landscaped area on Lot 640A.

17.3.14 - General Easements: The final site plan has been refined in coordination with the concurrent lot-line adjustment and the building's foundation design. Based on the current foundation design, no foundation or footing elements are proposed to encroach into or otherwise impact the General Easement. Limited site improvements associated with circulation, drainage, and pedestrian access remain consistent with the site-specific direction addressed during Initial Review. Final foundation locations will be field-verified through the normal survey and building-permit process.

Pedestrian Connections: The proposed pedestrian paths respond directly to Town Council direction to improve connectivity through the Mountain View site and better integrate the existing and proposed residential areas. The pathway locations were selected to provide the most practical grades across the site while tying into the existing sidewalk network and creating a more direct connection between the apartment complex, Adams Ranch Road, parking areas, and shared open-space amenities. The landscape plan specifically provides an accessible pedestrian connection from Adams Ranch Road into the development, reinforcing the broader goal of improving circulation and connectivity throughout the site. The proposed alignments therefore balance Council's connectivity objectives with the site's topography and existing circulation pattern.

Chapter 17.5 - Design Regulations

17.5.4 - Town Design Theme:
The Final Review architecture builds directly from the existing Mountain View Apartments and the broader Meadows context. The project uses familiar alpine forms, pitched roofs, stone at the building base, wood-toned composite siding, and dark metal accents while providing sufficient variation in roof forms, wall planes, balconies, and screened stairs to distinguish the new building as a contemporary addition. The result is compatible with the existing employee-housing complex without simply duplicating it.

17.5.5 - Building Siting Design: The building is sited near the existing developed portion of Lot 640A and Adams Ranch Road, concentrating new disturbance where roads, parking, utilities, and existing development are already present. This location retains the larger eastern open-space area, provides separation from neighboring residential development, and allows the landscape plan to maintain a naturalized transition toward the Prospect Creek wetland corridor.

17.5.6 - Building Design: The final architectural package provides complete floor plans, roof plans, height calculations, elevations, renderings, exterior door and window information, and exterior lighting. The material palette consists of Telluride Goldstone veneer, composite lap and board-and-batten siding, corrugated metal panel accents, and charcoal standing-seam roofing. The previously approved material variations are incorporated into the final elevations and allow a durable, fire-conscious exterior palette that relates closely to the existing Mountain View buildings.

17.5.7 - Grading and Drainage Design: The civil grading and drainage plan coordinates the new building, parking, pedestrian improvements, drainage structures, and relocated site infrastructure with the existing topography. Roof runoff is directed through gutters/downspouts and site drainage features rather than concentrated into the building courtyard. The project team has also completed an updated wetland delineation, and the wetland specialist is reviewing the final stormwater design to provide supplemental confirmation regarding the parking-area drainage and adjacent wetlands.

17.5.8 - Parking Regulations / Alternative Parking Requirement: The standard parking ratio for employee apartment units outside the Village Center is 1.5 spaces per unit. Applied to 45 units, the standard calculation is 67.5 spaces, rounded to 68 spaces. The final site plan provides 65 on-site spaces, including three van-accessible ADA spaces. TSG therefore requests approval of a three-space reduction through the Alternative Parking Requirement process in CDC Section 17.5.8.A.6.

This request is directly responsive to Town Council direction. During the July 16, 2026 review and site visit, Council asked that the revised parking layout preserve the grouping of three established trees near the northwest corner of the lot. Ordinance No. 2026-09 memorializes that direction by requiring a revised parking plan with one primary parking area, limited parking along the access, and expressly providing that a reduction of up to three spaces may be approved through the alternative parking process in order to retain the three-tree grouping. The final 65-space layout implements that direction.

Section 17.5.8.A.6 allows an alternative parking requirement for a Class 3 application when the review authority finds that the alternative supply is sufficient to meet parking demand and will not be detrimental to public health, safety, and welfare. The section further requires a parking study prepared by a qualified parking or transportation consultant. The submitted PST Engineering parking study provides the project-specific evidence necessary to make those findings.

Parking Measure	Result
CDC standard at 1.5 spaces x 45 units	**68 spaces**
Final site plan	**65 spaces**
ITE average demand rate (1.27 spaces/unit)	**Approximately 57 spaces**
ITE 95% confidence interval	**Approximately 55-60 spaces**
Observed local peak rate (1.33 spaces/unit)	**Approximately 60 spaces at 45 units**
Consultant recommendation including ADA allowance	**Approximately 63 spaces**

The local counts are particularly useful because all 30 existing Mountain View units were occupied when the counts were taken. The highest observed count was 40 occupied spaces, which equals approximately 1.33 spaces per unit. Applied to the full 45-unit buildout, that observed rate indicates a demand of approximately 60 spaces. The proposed 65-space supply therefore exceeds the locally observed peak-demand projection and also exceeds the consultant's 63-space recommendation that adds an allowance for the accessible spaces.

The alternative parking plan also advances the public-health, safety, and welfare finding. All 65 spaces remain on-site; the plan provides accessible parking and organized circulation; the development is served by transit within the Meadows; and the three-space reduction avoids unnecessary paving while preserving the specific mature-tree grouping identified by Town Council. The requested reduction is therefore both quantitatively supported and directly aligned with the site-planning direction adopted by Council. Approval under Section 17.5.8.A.6 is appropriate and does not require a parking variance.

17.5.9 - Landscaping and Irrigation
The Final Review package includes a coordinated landscape, irrigation, and wildfire mitigation plan. The landscape design provides native and regionally adapted vegetation, new deciduous and evergreen trees, native seed areas, an open resident lawn, picnic areas, screening along the building and parking area, and a naturalized transition toward the wetland corridor. The conceptual irrigation plan uses separate zones and drip irrigation for trees and shrubs, allowing establishment irrigation to be managed efficiently and reduced as revegetation becomes established.

17.5.10 - Trash, Recycling and Storage
The final site plan relocates the existing service area and provides two 10-foot by 12-foot bear-proof trash enclosures positioned for continued collection access. The enclosure configuration is integrated into the parking and circulation plan and will be finalized through building-permit and operational coordination with TSG. The design team has prepared an exhibit to this report discussing trash capacity per staff and DRB request.

17.5.11 - Utilities
The civil plan coordinates the building with existing utilities and identifies required site adjustments, including relocation of the fire hydrant. Utility and service relocations will be coordinated with the Town, Fire District, and applicable service providers through the building-permit process.

17.5.12 - Lighting
The final architectural set includes an exterior lighting plan identifying recessed exterior fixtures and ground-level wall sconces. Because this application was submitted before adoption of the 2026 lighting-code amendment, the project is being reviewed under the exterior-lighting standards applicable to the application at the time of submittal. The proposed fixtures are low-output, building-mounted fixtures intended to provide localized safety and entry illumination while minimizing glare and off-site spill.

17.5.13 - Signs
The existing Mountain View Apartments identification / address monument will remain as part of the expanded development. The Final Review does not propose a new freestanding sign program. Any limited directional or code-required signage will be coordinated with building permits. The existing sign is shown below:



Chapter 17.6 - Supplementary Regulations

17.6.1 - Environmental Regulations
The final package contains significantly more environmental documentation than was available during Initial Review. Terra Firm completed a 2026 wetland delineation for Lot 640A and adjacent OSP-35A, providing surveyed wetland limits and site-specific hydrologic information. The final site and landscape plans use those delineated limits to maintain a naturalized transition toward Prospect Creek and to concentrate development within the previously developed upland portion of the property. Supplemental wetland-specialist comments regarding the final stormwater design are being prepared for the Final Review record.

The wildfire mitigation plan establishes defensible-space zones around the new building, identifies tree protection zones, and provides construction-phase tree-protection procedures and Forester coordination. The landscape and parking layouts have also been refined to preserve existing trees where feasible. Most notably, the final parking plan retains the three-tree grouping at the northwest portion of the lot in direct response to Town Council's July 2026 direction.

17.6.6 - Road and Driveway Standards
The project does not create a new access from Adams Ranch Road. The existing access and internal circulation system are retained and refined to serve the expanded apartment complex. The final site and civil plans provide parking circulation, pedestrian connections, accessible spaces, and emergency-service coordination within the existing developed campus.

17.6.8 - Solid Fuel Burning Device Regulations
No solid-fuel burning devices are proposed as part of the Mountain View Apartments expansion.

CONCLUSION AND REQUEST

The Mountain View Apartments expansion represents the final implementation of a long-planned employee-housing opportunity on Lot 640A. The project adds 15 deed-restricted employee apartment units to an existing employee-housing campus, remains within the 45-unit density framework established for the property, uses a building location and mass consistent with the approvals already granted by the Town, and maintains substantial open-space and landscape area on a site that is already served by transportation and utilities.

The Final Review plans respond to the direction received from the DRB and Town Council. The architecture has been fully developed; building height and lot coverage remain well within the Multi-Family dimensional limits; the landscape, wildfire mitigation, irrigation, civil, parking, and wetland materials have been coordinated; and the final parking layout implements Council's specific request to preserve the northwest tree grouping. The requested 65-

space alternative parking plan is supported by both national ITE data and site-specific parking counts and satisfies the findings of CDC Section 17.5.8.A.6.

The remaining civil construction-mitigation / snow-storage exhibits and wetland-specialist stormwater comments are technical coordination items that are being finalized for the record. They do not change the approved building location, mass, scale, unit count, or fundamental site layout and can be incorporated into the Final Review record or addressed as conditions of approval if necessary.

For these reasons, Ponderosa Planning + Design and TSG respectfully requests that the Design Review Board approve the Final Architectural Review for the 15-unit Mountain View Apartments expansion and approve the proposed 65-space alternative parking requirement pursuant to CDC Section 17.5.8.A.6.

MOUNTAIN VIEW APARTMENTS
15-UNIT EMPLOYEE HOUSING PROJECT

306 ADAMS RANCH ROAD
MOUNTAIN VILLAGE, CO 81435

PROPERTY & CODE INFO

TOTAL AREA: ***11,148 GSF (3 STORIES)***

CONSTRUCTION TYPE: ***V-B***

OCCUPANCY GROUP: ***R2***

PROJECT CONTACTS

ARCHITECT:
Richard M. Gilliland, Architect
PO Box 329
El Prado, NM 87529
505.414.3564
richardgilli@yahoo.com

PLANNING:
Ponderosa Planning + Design
John MIller
PO 425
Nucla CO 81424

GENERAL CONTRACTOR:
T.B.D.

OWNER:
TSG Ski & Golf LLC
565 Mountain Village BLVD
Mountain Village CO 81435

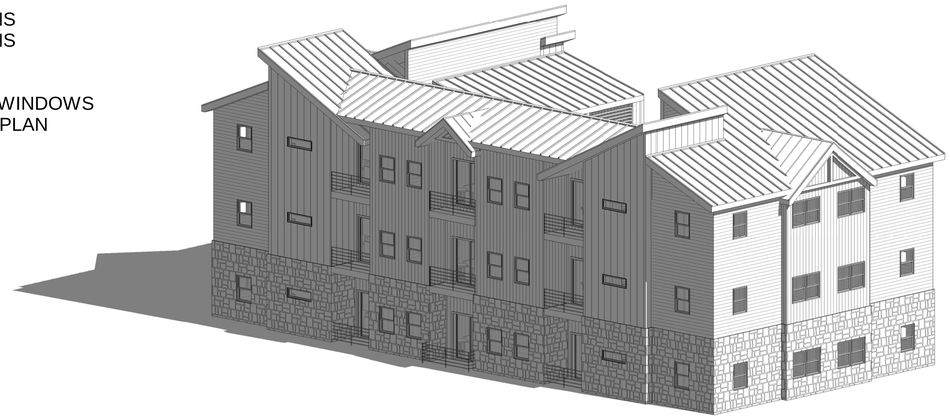
CIVIL ENGINEER:
David Ballode
dballode@msn.com

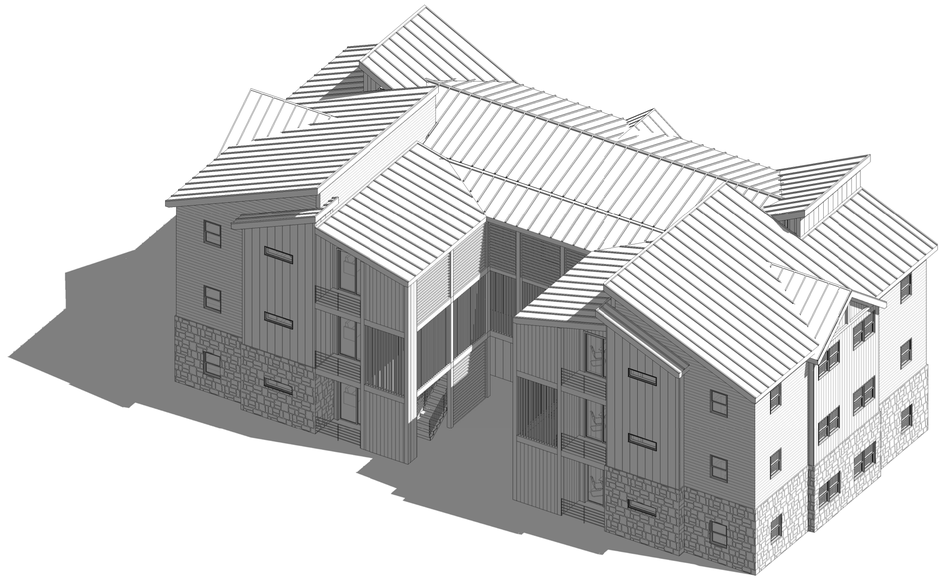
STRUCTURAL ENGINEER:
T.B.D.

LANDSCAPE ARCHITECT:
Dominique Raymond
dominique@superbloom.net

SHEET INDEX

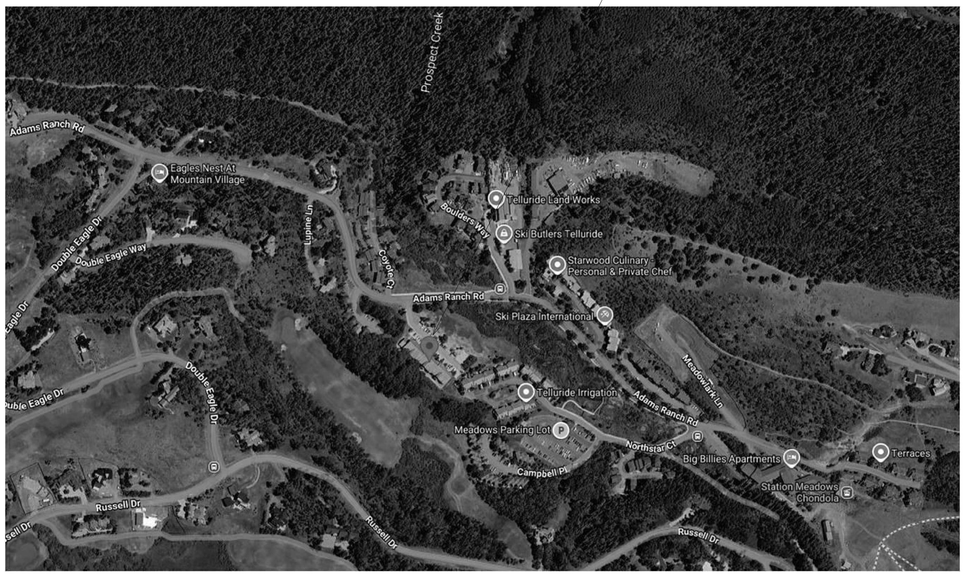
A-0.0	COVER SHEET
A-0.1	ARCHITECTURAL SITE PLAN
A-1.1	GROUND LEVEL FLOOR PLAN
A-1.2	2ND LEVEL FLOOR PLAN
A-1.3	3RD LEVEL FLOOR PLAN
A-1.4	ROOF PLAN
A-1.5	ROOF HEIGHTS
A-2.1	BUILDING ELEVATIONS
A-2.2	BUILDING ELEVATIONS
A-3.1	RENDERINGS
A-3.2	RENDERINGS
A-4.1	EXTERIOR DOORS & WINDOWS
A-4.2	EXTERIOR LIGHTING PLAN





VICINITY MAP

PROJECT LOCATION



RICHARD M. GILLILAND, ARCHITECT
NM & CO LICENSED ARCHITECT

MOUNTAIN VIEW APARTMENTS
TELLURIDE SKI & GOLF
MOUNTAIN VILLAGE, COLORADO

No.	Description	Date
1	INITIAL DRB MEETING	5/7/26
2	CONTINUED DRB MEETING	7/2/26
3	DRB FOLLOW-UP	8/15/26
4	DRB FINAL	9/15/26

COLORADO LICENSED
RICHARD M GILLILAND
ARC00405681
ARCHITECT
09.17.2026

COVER SHEET

Project number	2026-007
Date	09.15.2026
Drawn by	RMG
Checked by	TSG
	A-0.0
Scale	

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LOT COVERAGE

LOT SIZE = 111,621 SF

EXISTING STRUCTURES = 11,962 SF
EXISTING PAVED WALKS = 3,595 SF
TOTAL COVERAGE = 15,557 SF

PROPOSED STRUCTURES = 4,000 SF
PROPOSED PAVED WALKS = 6,316 SF
TOTAL COVERAGE = 10,316 SF

COMBINED TOTAL COVERAGE = 25,873 SF

EXISTING LOT COVERAGE = 13.94%
PROPOSED LOT COVERAGE = 23.18%

GEN. NOTES

- THIS SITE PLAN IS FOR DIAGRAMATIC PURPOSES AND REFERENCES INFORMATION FROM VARIOUS DISCIPLINES.

- REFERENCE SURVEY DRAWINGS FOR DETAILED PROPERTY BOUNDARY INFO.

- REFERENCE CIVIL DRAWINGS FOR DETAILED GRADING, DRAINAGE, PAVING INFO.

- REFERENCE LANDSCAPE DRAWINGS FOR DETAILED LANDSCAPEING INFO.



LEGEND

- EXISTING PROPERTY LINE TO REMAIN
- EXISTING PROPERTY LINE TO BE VACATED
- PROPOSED NEW PROPERTY LINE
- EXISTING 16' GENERAL EASEMENT TO REMAIN
- EXISTING 16' GENERAL EASEMENT TO BE VACATED
- PROPOSED NEW 16' GENERAL EASEMENT
- EXISTING UTILITY EASEMENT TO REMAIN
- EXISTING UTILITY EASEMENT TO BE VACATED
- EXISTING WETLANDS
- EXISTING STRUCTURES
- PROPOSED NEW STRUCTURES
- EXISTING PAVED WALKS
- PROPOSED NEW PAVED WALKS
- EXISTING PROPERTY TO BE TRADED
- PROPOSED NEW PROPERTY TO BE OBTAINED

1 SITE PLAN
1" = 20'-0"

RICHARD M. GILLILAND, ARCHITECT
NM & CO LICENSED ARCHITECT

MOUNTAIN VIEW APARTMENTS

TELLURIDE SKI & GOLF
MOUNTAIN VILLAGE, COLORADO

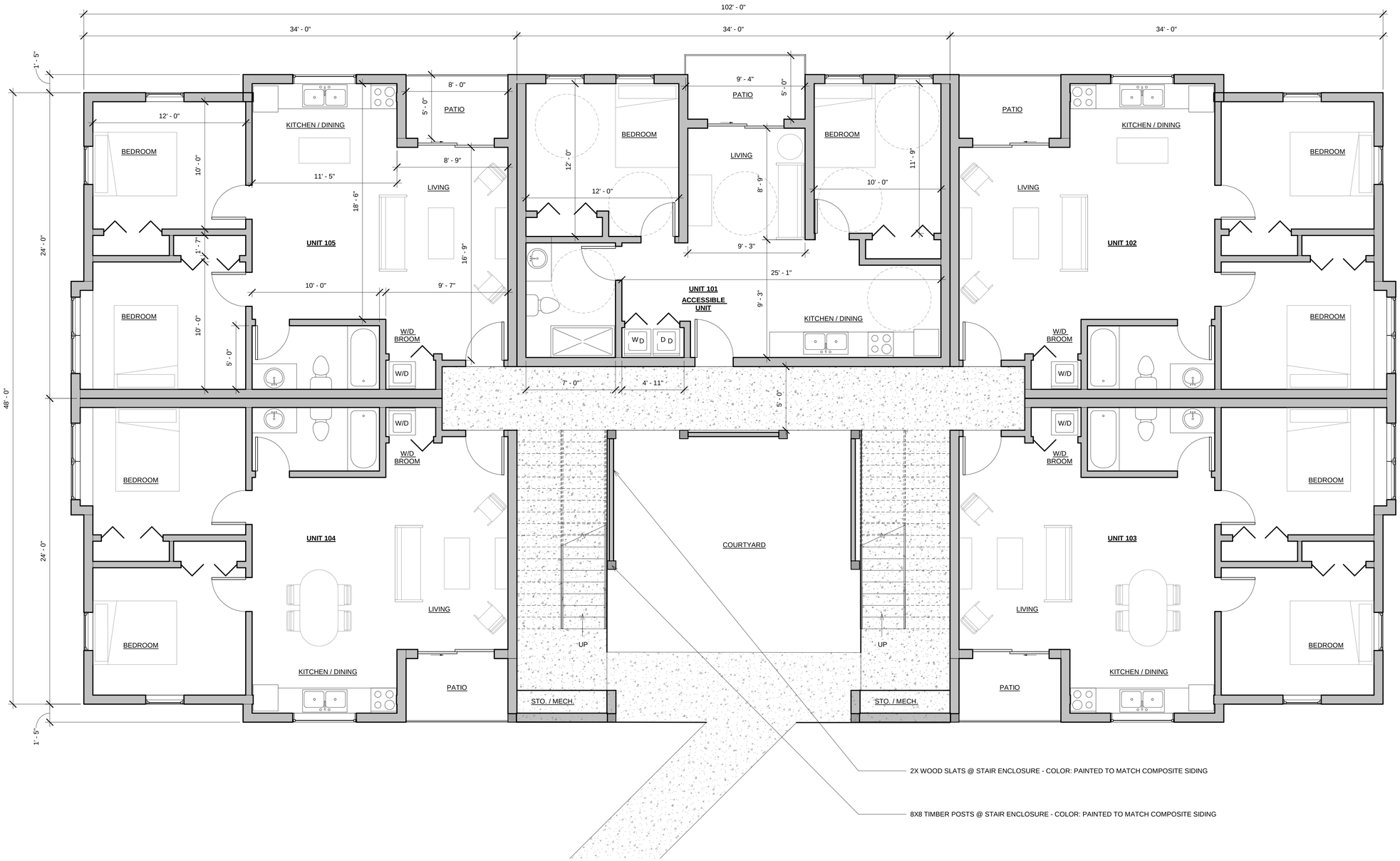
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4	DRB FINAL	9/15/26

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ARCHITECT
09.17.2026

ARCHITECTURAL SITE PLAN

Project number	2026-007
Date	09.15.2026
Drawn by	RMG
Checked by	TSG
	A-0.1
Scale	1" = 20'-0"

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1 GROUND LEVEL FLOOR PLAN
1/4" = 1'-0"

T.N.
P.N.

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MOUNTAIN VIEW APARTMENTS

TELLURIDE SKI & GOLF
MOUNTAIN VILLAGE, COLORADO

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ARCHITECT
09.17.2026

GROUND LEVEL FLOOR PLAN

Project number	2026-007
Date	09.15.2026
Drawn by	RMG
Checked by	TSG
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1 SECOND LEVEL FLOOR PLAN
1/4" = 1'-0"

T.N.
P.N.

UNITS STACK ABOVE FLOOR BELOW, REFER TO 1ST FLOOR FOR ROOM DIMENSIONS

RICHARD M. GILLILAND,
ARCHITECT
NM & CO LICENSED ARCHITECT

MOUNTAIN VIEW APARTMENTS

TELLURIDE SKI & GOLF
MOUNTAIN VILLAGE, COLORADO

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4	DRB FINAL	9/15/26

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ARCHITECT
09.17.2026

2nd LEVEL FLOOR PLAN

Project number	2026-007
Date	09.15.2026
Drawn by	RMG
Checked by	TSG
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1 THIRD LEVEL FLOOR PLAN
1/4" = 1'-0"

T.N.
P.N.

UNITS STACK ABOVE FLOOR BELOW, REFER TO 1ST FLOOR FOR ROOM DIMENSIONS

RICHARD M. GILLILAND, ARCHITECT
NM & CO LICENSED ARCHITECT

MOUNTAIN VIEW APARTMENTS

TELLURIDE SKI & GOLF
MOUNTAIN VILLAGE, COLORADO

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4	DRB FINAL	9/15/26

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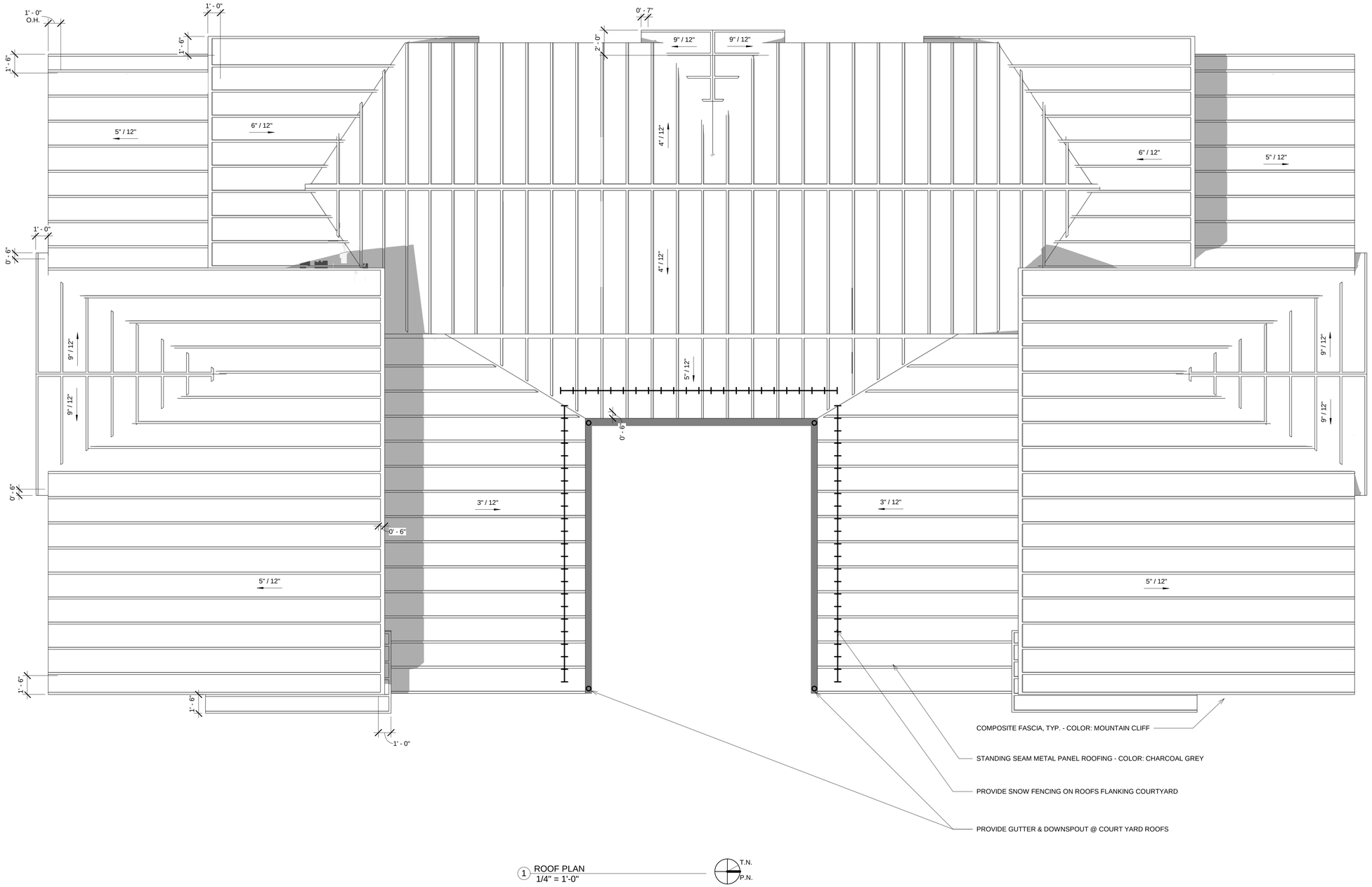
3rd LEVEL FLOOR PLAN

Project number	2026-007
Date	09.15.2026
Drawn by	RMG
Checked by	TSG

A-1.3

Scale 1/4" = 1'-0"

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1 ROOF PLAN
1/4" = 1'-0"

T.N.
P.N.

RICHARD M. GILLILAND, ARCHITECT
NM & CO LICENSED ARCHITECT

MOUNTAIN VIEW APARTMENTS

TELLURIDE SKI & GOLF
MOUNTAIN VILLAGE, COLORADO

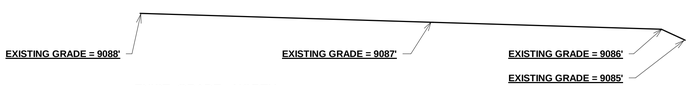
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ARCHITECT
09.17.2026

ROOF PLAN

Project number	2026-007
Date	09.15.2026
Drawn by	RMG
Checked by	TSG
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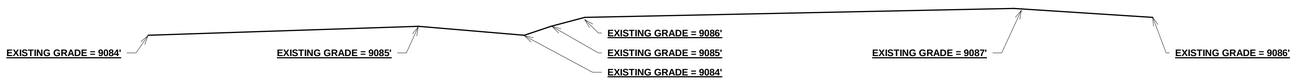
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3 EXIST. GRADE - NORTH
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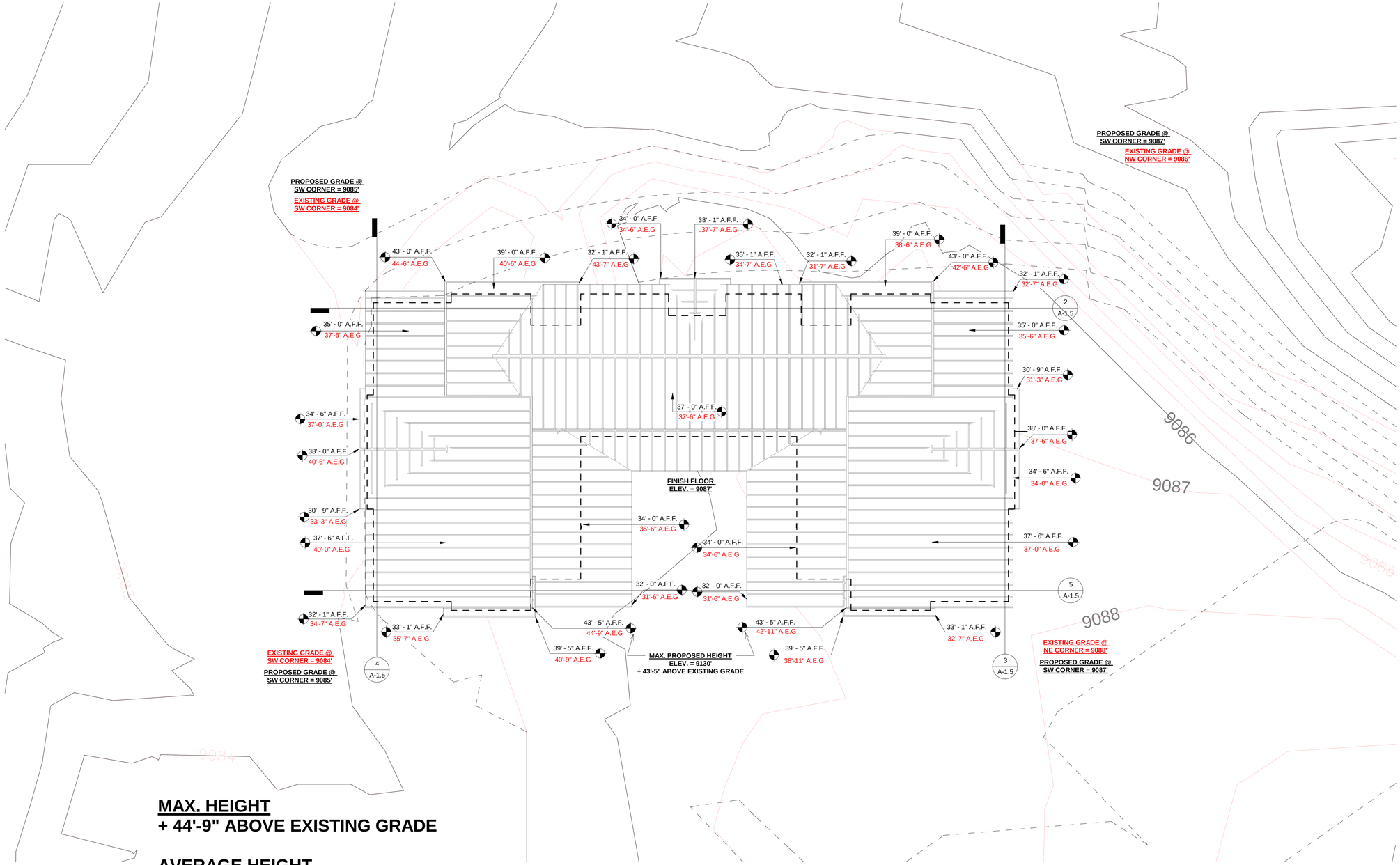
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1/8" = 1'-0"



2 EXIST. GRADE - WEST
1/8" = 1'-0"



4 EXIST. GRADE - SOUTH
1/8" = 1'-0"



MAX. HEIGHT
+ 44'-9" ABOVE EXISTING GRADE

AVERAGE HEIGHT
+ 36'-3" ABOVE EXISTING GRADE

1 ROOF HEIGHTS
1/8" = 1'-0"

T.N.
P.N.

RICHARD M. GILLILAND, ARCHITECT
NM & CO LICENSED ARCHITECT

MOUNTAIN VIEW APARTMENTS

TELLURIDE SKI & GOLF
MOUNTAIN VILLAGE, COLORADO

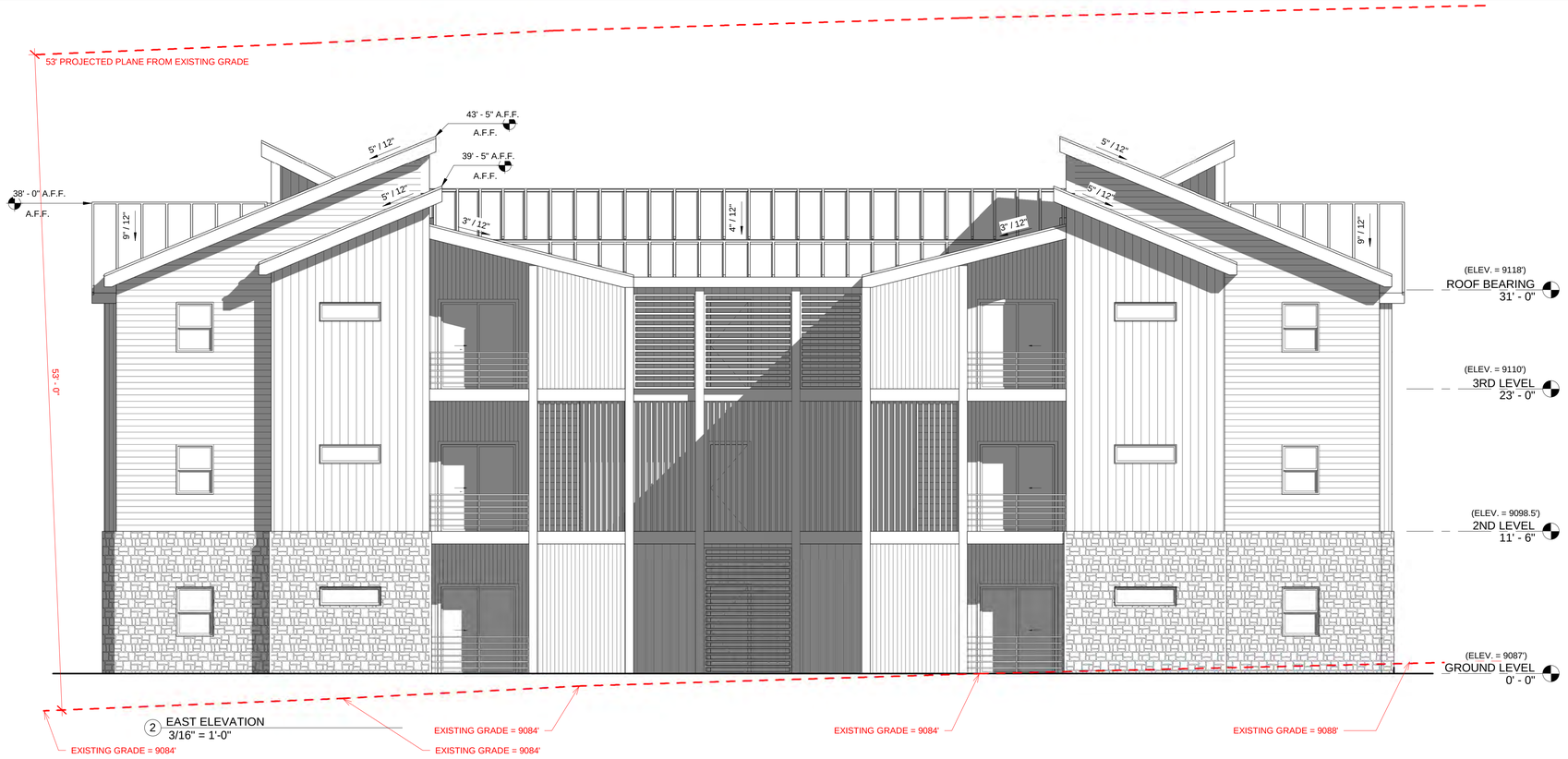
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COLORADO LICENSED
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ARC00405681
ARCHITECT
09.17.2026

ROOF HEIGHTS

Project number	2026-007
Date	09.15.2026
Drawn by	RMG
Checked by	TSG
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2 EAST ELEVATION
3/16" = 1'-0"



1 SOUTH ELEVATION
3/16" = 1'-0"

LEGEND:
10,560 SF TOTAL FACADE

CORRUGATED METAL PANEL
2,880 SF TOTAL = 27%
COLOR: CHARCOAL GREY

COMPOSITE SHIP LAP SIDING
COLOR: MOUNTAIN CLIFF

COMPOSITE BOARD & BATTEN SIDING
COLOR: MOUNTAIN CLIFF

CULTURED STONE VENEER SIDING
2,989 SF TOTAL = 28%
PATTERN: GOLDSTONE THIN VENEER

STANDING SEAM METAL ROOFING
COLOR: CHARCOAL GREY

2x4 SLATS @ SEMI-ENCLOSED STAIRS
COLOR: PAINT TO MATCH COMPOSITE FINISH

GLAZING ACCOUNTS FOR A TOTAL AREA OF 1,440 SF = 14% OF FACADE COVERAGE

EXTERIOR FINISHES TO REFLECT EXISTING ADJACENT BUILDING:

METAL PANEL FINISH / ROOFING - WESTERN STATES METAL OR SIMILAR
https://www.westernstatesmetalroofing.com

BOARD & BATTEN / LAP SIDING - JAMES HARDIE OR SIMILAR
https://www.jameshardie.com

STONE VENEER - GALLEGOS STONE PRODUCTS
www.gallegoscorp.com







RICHARD M. GILLILAND,
ARCHITECT
NM & CO LICENSED ARCHITECT

MOUNTAIN VIEW APARTMENTS

TELLURIDE SKI & GOLF
MOUNTAIN VILLAGE, COLORADO

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2	CONTINUED DRB MEETING	7/2/26
3	DRB FOLLOW-UP	8/15/26
4	DRB FINAL	9/15/26

COLORADO LICENSED
RICHARD M GILLILAND
ARC00405681
ARCHITECT
09.17.2026

BUILDING ELEVATIONS

Project number	2026-007
Date	09.15.2026
Drawn by	RMG
Checked by	TSG

A-2.1

Scale	3/16" = 1'-0"

9/17/2026 5:51:00 PM



2 NORTH ELEVATION
3/16" = 1'-0"



1 WEST ELEVATION
3/16" = 1'-0"







EXTERIOR FINISHES TO REFLECT EXISTING ADJACENT BUILDING:

METAL PANEL FINISH / ROOFING - WESTERN STATES METAL OR SIMILAR
https://www.westernstatesmetalroofing.com

BOARD & BATTEN / LAP SIDING - JAMES HARDIE OR SIMILAR
https://www.jameshardie.com

STONE VENEER - GALLEGOS STONE PRODUCTS
www.gallegoscorp.com

LEGEND:
10,560 SF TOTAL FACADE

CORRUGATED METAL PANEL
2,880 SF TOTAL = 27%
COLOR: CHARCOAL GREY

COMPOSITE SHIP LAP SIDING
COLOR: MOUNTAIN CLIFF

COMPOSITE BOARD & BATTEN SIDING
COLOR: MOUNTAIN CLIFF

CULTURED STONE VENEER SIDING
2,989 SF TOTAL = 28%
PATTERN: GOLDSTONE THIN VENEER

STANDING SEAM METAL ROOFING
COLOR: CHARCOAL GREY

2x4 SLATS @ SEMI-ENCLOSED STAIRS
COLOR: PAINT TO MATCH COMPOSITE FINISH

GLAZING ACCOUNTS FOR A TOTAL AREA OF 1,440 SF = 14% OF FACADE COVERAGE

RICHARD M. GILLILAND,
ARCHITECT
NM & CO LICENSED ARCHITECT

MOUNTAIN VIEW APARTMENTS

TELLURIDE SKI & GOLF
MOUNTAIN VILLAGE, COLORADO

No.	Description	Date
1	INITIAL DRB MEETING	5/7/26
2	CONTINUED DRB MEETING	7/2/26
3	DRB FOLLOW-UP	8/15/26
4	DRB FINAL	9/15/26

COLORADO LICENSED
RICHARD M GILLILAND
ARC00405681
ARCHITECT
09.17.2026

BUILDING ELEVATIONS

Project number	2026-007
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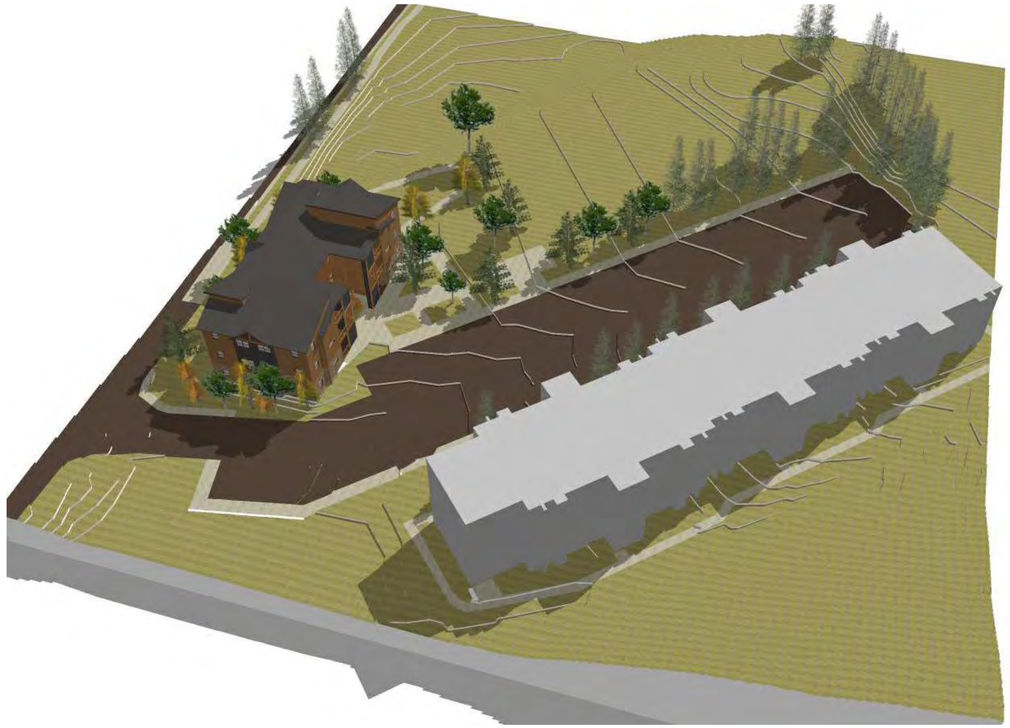
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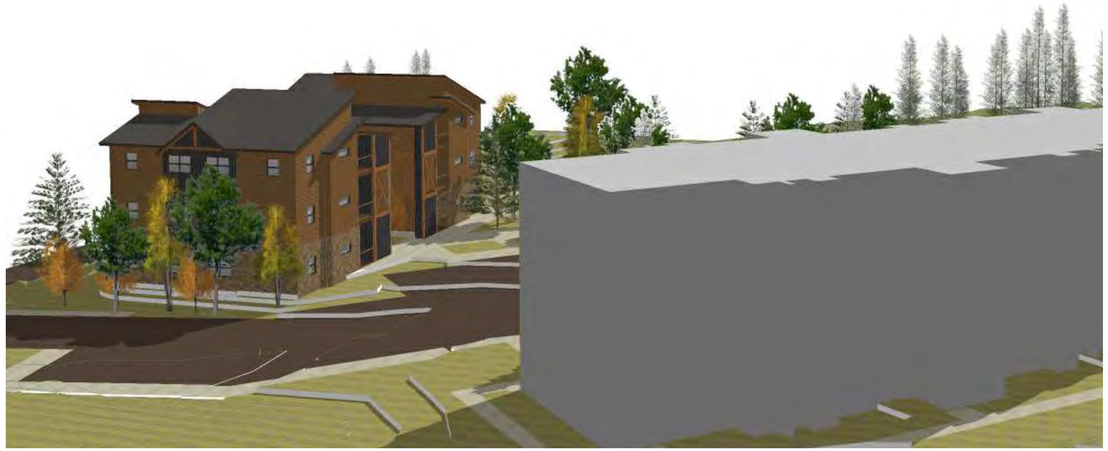
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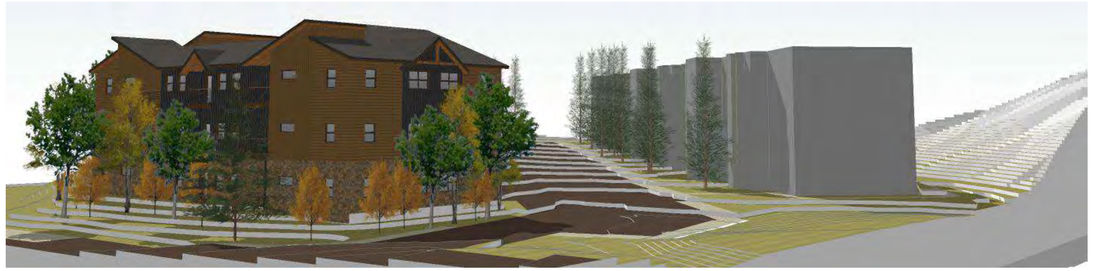
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RICHARD M. GILLILAND,
ARCHITECT

NM & CO LICENSED ARCHITECT

MOUNTAIN VIEW APARTMENTS

TELLURIDE SKI & GOLF
MOUNTAIN VILLAGE, COLORADO

No.	Description	Date
1	INITIAL DRB MEETING	5/7/26
2	CONTINUED DRB MEETING	7/2/26
3	DRB FOLLOW-UP	8/15/26
4	DRB FINAL	9/15/26

COLORADO LICENSED
RICHARD M GILLILAND
ARC00405681
ARCHITECT

09.17.2026

RENDERINGS

Project number	2026-007
Date	09.15.2026
Drawn by	RMG
Checked by	TSG
	A-3.1
Scale	

9/17/2026 5:51:23 PM









RICHARD M. GILLILAND,
ARCHITECT

NM & CO LICENSED ARCHITECT

MOUNTAIN VIEW APARTMENTS

TELLURIDE SKI & GOLF
MOUNTAIN VILLAGE, COLORADO

No.	Description	Date
1	INITIAL DRB MEETING	5/7/26
2	CONTINUED DRB MEETING	7/2/26
3	DRB FOLLOW-UP	8/15/26
4	DRB FINAL	9/15/26

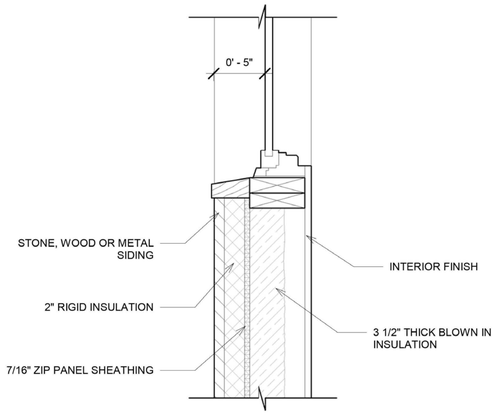
COLORADO LICENSED
RICHARD M GILLILAND
ARC00405681
ARCHITECT

09.17.2026

RENDERINGS

Project number	2026-007
Date	09.15.2026
Drawn by	RMG
Checked by	TSG
	A-3.2
Scale	

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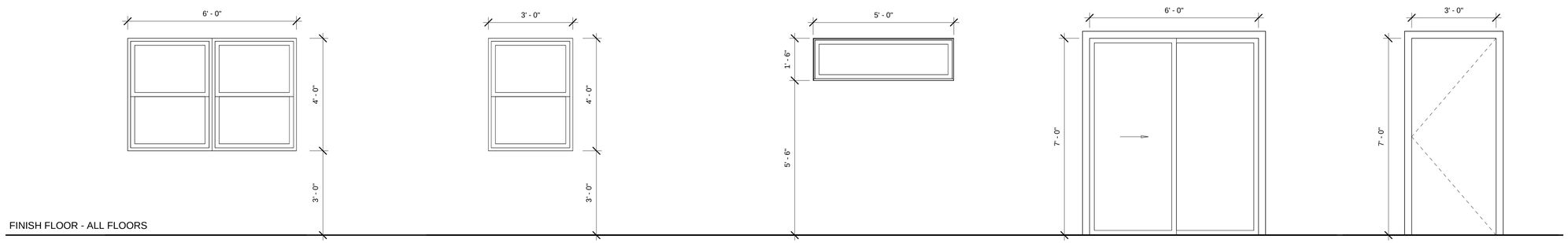


3 RECESSED WINDOW DETAIL
1 1/2" = 1'-0"

MARK	QUANTITY	TYPE	WIDTH	HEIGHT	MANUFACTURER	MODEL	FINISH	NOTES
D1	15	SLIDING GLASS	6'-0"	7'-0"	TBD	TBD	MATTE BLACK	
D2	15	SOLID WOOD	3'-0"	7'-0"	TBD	TBD	NATURAL WOOD	
W1	12	DOUBLE HUNG (x2)	6'-0"	4'-0"	TBD	TBD	MATTE BLACK	FIBERGLASS FRAME - EGRESS
W2	36	DOUBLE HUNG	3'-0"	4'-0"	TBD	TBD	MATTE BLACK	FIBERGLASS FRAME - EGRESS
W3	12	FIXED	5'-0"	1'-6"	TBD	TBD	MATTE BLACK	FIBERGLASS FRAME

GLAZING ACCOUNTS FOR A TOTAL AREA OF 1,440 SF = 14% OF FACADE COVERAGE

2 DOOR & WINDOW SCHEDULE
1 1/2" = 1'-0"



1 EXTERIOR DOOR & WINDOW TYPES
1/2" = 1'-0"

RICHARD M. GILLILAND, ARCHITECT
NM & CO LICENSED ARCHITECT

MOUNTAIN VIEW APARTMENTS

TELLURIDE SKI & GOLF
MOUNTAIN VILLAGE, COLORADO

No.	Description	Date
1	INITIAL DRB MEETING	5/7/26
2	CONTINUED DRB MEETING	7/2/26
3	DRB FOLLOW-UP	8/15/26
4	DRB FINAL	9/15/26

COLORADO LICENSED
RICHARD M GILLILAND
ARC00405681
ARCHITECT
09.17.2026

EXTERIOR DOOR & WINDOWS

Project number	2026-007
Date	09.15.2026
Drawn by	RMG
Checked by	TSG
	A-4.1
Scale	As indicated

9/17/2026 5:51:26 PM



TYPICAL EXTERIOR RECESSED CAN LIGHT

WAC LIGHTING

Fixture Type:
Catalog Number:
Project:
Location:

1" LEDme®

Round Adjustable Downlight (Remote Driver)

Model	Color Temp & CRI	Lumens	CBCP	Finish
○ HR-LED232R	○ 27 2700K - 85	245	505	○ BN Brushed Nickel
	○ 30 3000K - 85	250	515	○ GM Gun Metal
	○ 35 3500K - 85	265	546	○ WT White
	○ 40 4000K - 85	280	580	

Example: **HR-LED232R-27-BN**

DESCRIPTION

Perfect for ceilings, under cabinet and wall niches. LED Miniature Recessed Downlights offer a super low profile and Die-cast aluminum trim with a 25° cutoff angle for comfortable general and task lighting.

FEATURES

- Round recessed trim with interior open reflector for use with a remote driver
- Driver required
- 5 year warranty

SPECIFICATIONS

Construction:	Die-cast aluminum trim, aluminum heat sink and 20 gauge steel housing painted black.
Power:	3W
Input:	50/60Hz
Dimming:	ELV: 100-10%
Light Source:	Integrated LED 3 Step Mac Adam Ellipse
Rated Life:	80000 Hours
Mounting:	Heavy gauge retention clips secures housing firmly to ceiling
Cut Out:	2 1/2"
Finish:	Electrostatically Powder Coated White, Electroplated Brushed Nickel, Electroplated Gun Metal
Ceiling Thickness:	1/2" - 1"
Operating Temp:	-4°F to 104°F (-20°C to 40°C)
Standards:	UL, cUL, Damp Location Listed, Non IC

REPLACEMENT PARTS

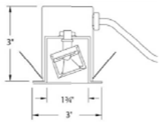
4MT2-S927-BK - 4MT2-N930-BK
4MT2-S930-BK - 4MT2-N935-BK
4MT2-S935-BK - 4MT2-N940-BK
4MT2-S940-BK - 4MT2-F927-BK
4MT2-N927-BK - 4MT2-F930-BK



FINISHES



LINE DRAWING



TYPICAL EXTERIOR WALL SCONCE

WAC LIGHTING

Fixture Type:
Catalog Number:
Project:
Location:

Cylinder

Wall Mount 3000K

Model	Color Temp & CRI	Lumens	Finish
○ WS-W190208	○ 30 3000K - 80	260	○ BK Black
○ WS-W190212		515	○ BZ Bronze
			○ WT White

Example: **WS-W190208-30-BK**

FEATURES

- Multiple LED array for uniform illumination
- ACLED driverless technology
- 5 Year warranty

SPECIFICATIONS

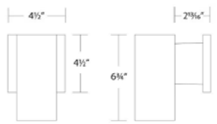
Construction:	Die-cast aluminum
Power:	18W, 6W
Input:	120 VAC, 50/60Hz
Dimming:	ELV: 100-10%
Light Source:	Integrated LED
Lens:	Glass Lens
Rated Life:	50000 Hours
Mounting:	Installs over a 3" or 4" Junction Box, Can be mounted on wall in all orientations
Finish:	Electrostatically Powder Coated White, Bronze, Black
Operating Temp:	-40°F to 122°F (-40°C to 50°C)
Standards:	ETL, cETL, Wet Location Listed, ADA



FINISHES



LINE DRAWING



EXTERIOR WALL SCONCES OCCUR ONLY AT GROUND LEVEL - EXTERIOR RECESSED CANS ARE CONSISTENTLY LOCATED ON ALL FLOORS

RICHARD M. GILLILAND, ARCHITECT
NM & CO LICENSED ARCHITECT

MOUNTAIN VIEW APARTMENTS

TELLURIDE SKI & GOLF
MOUNTAIN VILLAGE, COLORADO

No.	Description	Date
1	INITIAL DRB MEETING	5/7/26
2	CONTINUED DRB MEETING	7/2/26
3	DRB FOLLOW-UP	8/15/26
4	DRB FINAL	9/15/26

COLORADO LICENSED
RICHARD M GILLILAND
ARC00405681
ARCHITECT
09.17.2026

EXTERIOR LIGHTING PLAN

Project number	2026-007
Date	09.15.2026
Drawn by	RMG
Checked by	TSG

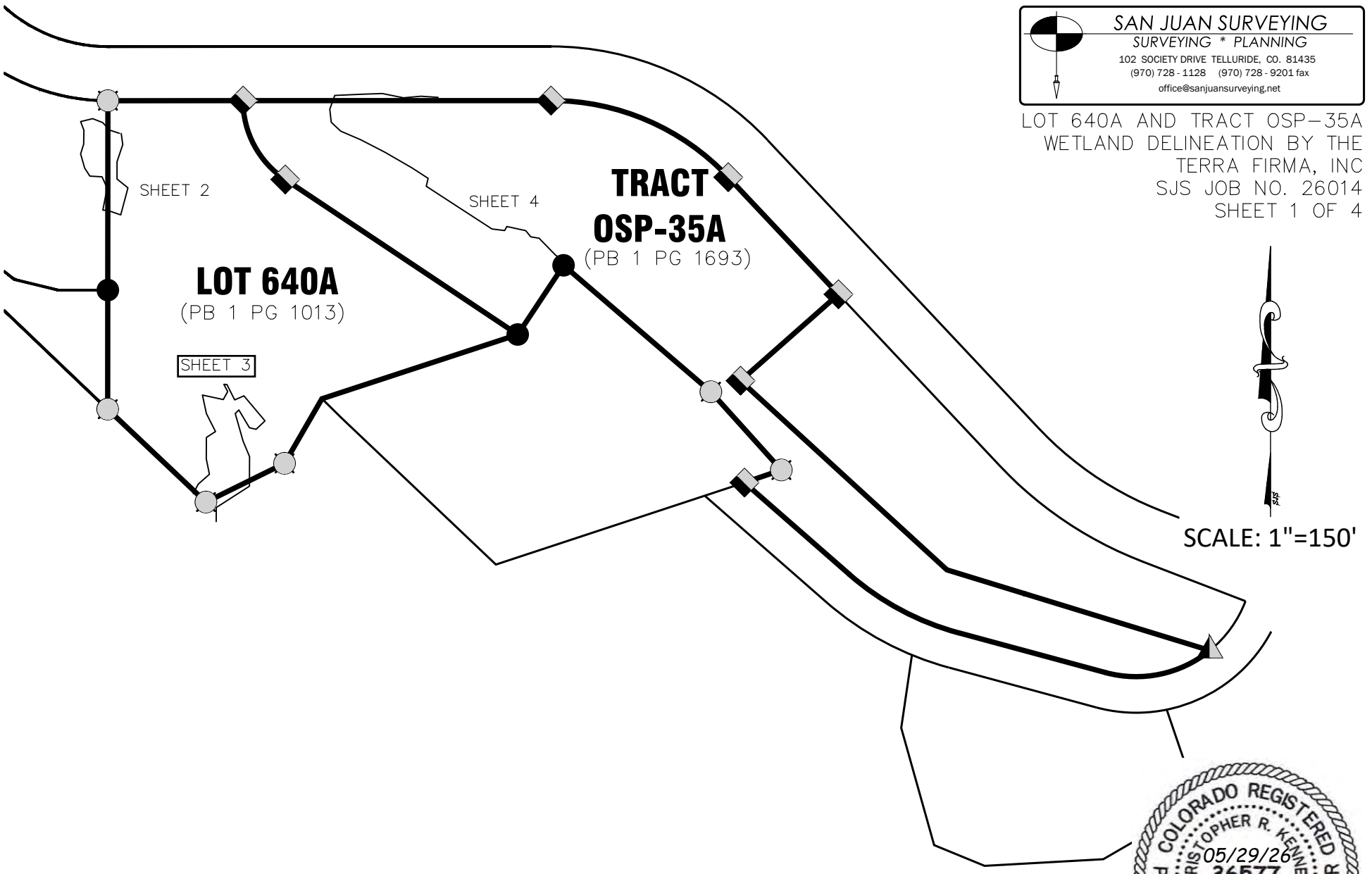
A-4.2

Scale 3/16" = 1'-0"

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

LOT 640A AND TRACT OSP–35A
WETLAND DELINEATION BY THE
TERRA FIRMA, INC
SJS JOB NO. 26014
SHEET 1 OF 4

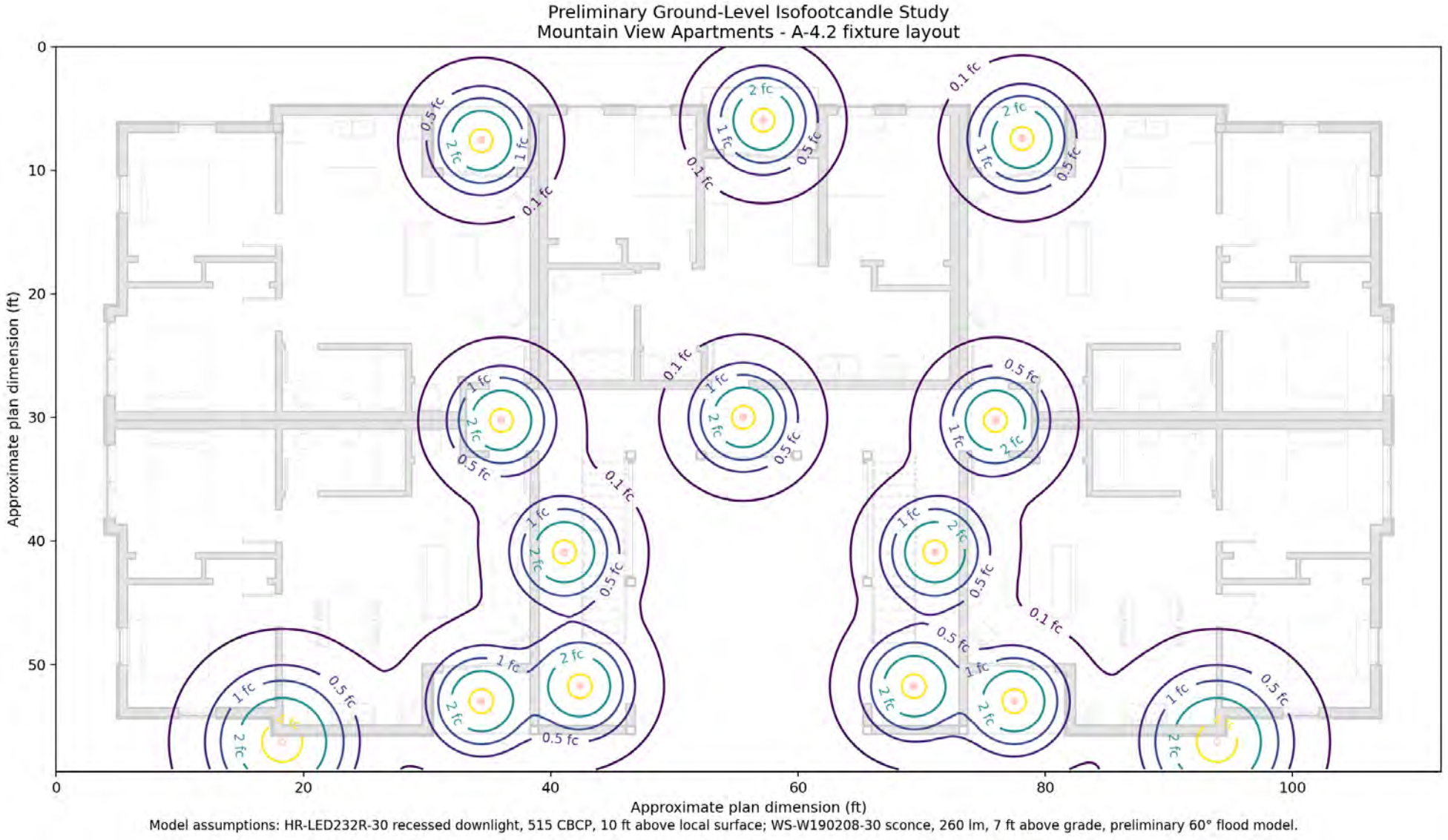


SCALE: 1"=150'

COLORADO REGISTERED
CHRISTOPHER R. KENNEDY
36577
PROFESSIONAL LAND SURVEYOR
05/29/26

Ground-Level Isofootcandle Diagram

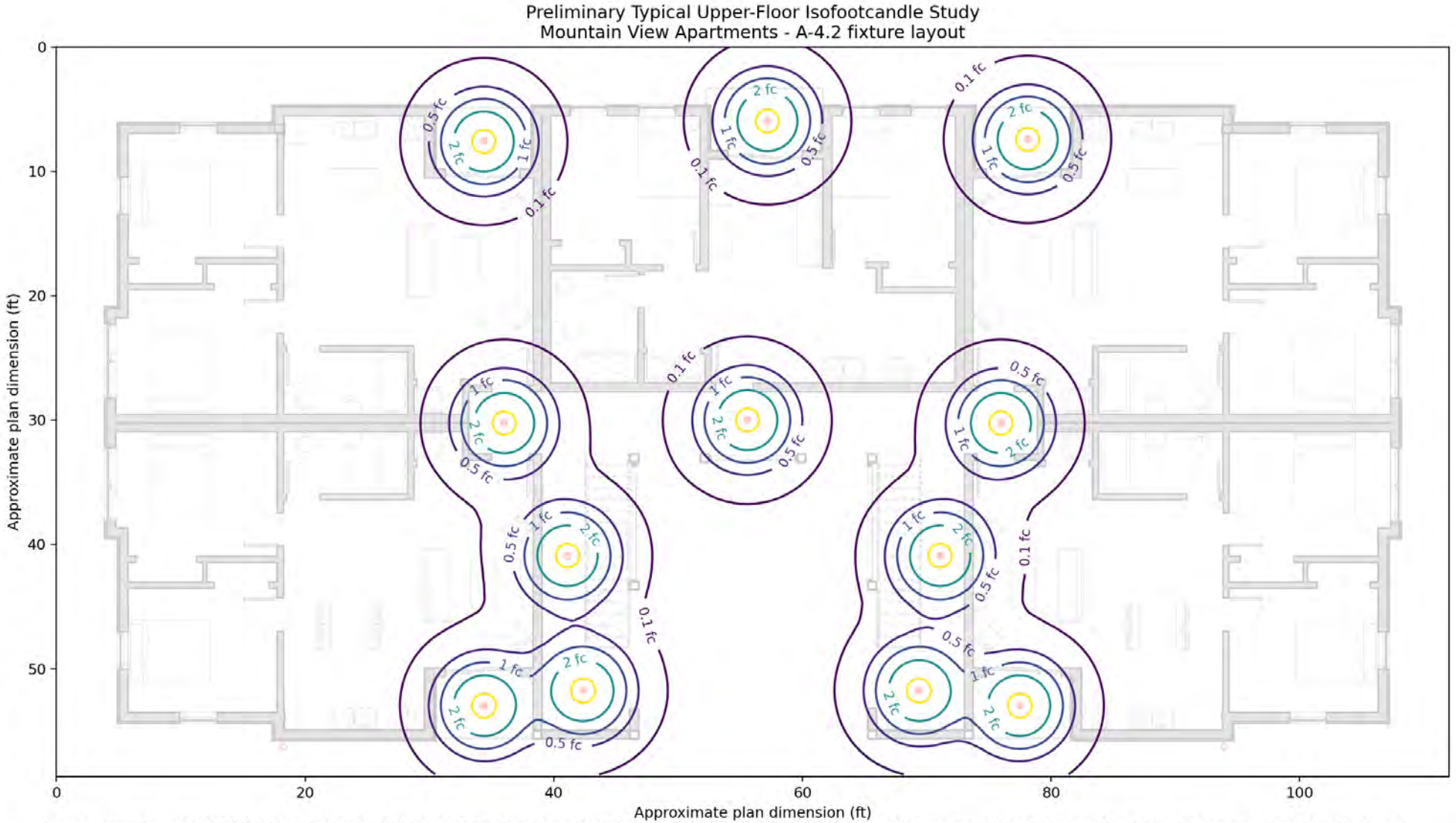
A-4.2 fixture locations; 12 recessed cans plus 2 ground-level sconces; simplified unobstructed point-source calculation.



Model assumptions: HR-LED232R-30 recessed downlight, 515 CBCP, 10 ft above local surface; WS-W190208-30 sconce, 260 lm, 7 ft above grade, preliminary 60° flood model.

Typical Upper-Floor Isofootcandle Diagram

Same 12 recessed-can locations evaluated on the local deck/walking surface; wall sconces excluded because A-4.2 limits them to ground level.



Model assumptions: HR-LED232R-30 recessed downlight, 515 CBCP, 10 ft above local deck/walking surface. Upper-floor recessed fixtures are included as part of the submitted pre-amendment lighting layout.

Preliminary Photometric Findings and Limitations

Topic	Preliminary result
Recessed fixture modeled	WAC HR-LED232R at 3000K, 250 delivered lumens, 515 CBCP, mounted 10 ft above the local walking/deck surface.
Wall sconce modeled	WAC WS-W190208 single-direction sconce at 3000K and 260 delivered lumens, mounted 7 ft above grade; distribution approximated as a 60-degree downward flood.
Upper-floor recessed lighting	Included in the study. The project is treated as a pre-amendment application, so no height-based prohibition from Ordinance 2026-10 is applied.
Recessed-can local illuminance	Approx. 5.15 fc directly below; 1.37 fc at 3 ft; 0.33 fc at 5 ft; less than 0.1 fc at approx. 6.7 ft from fixture.
Wall-sconce local illuminance	Approx. 4.91 fc directly below; 2.54 fc at 3 ft; 0.98 fc at 5 ft; less than 0.1 fc at approx. 9.1 ft from fixture.
Walkways / decks	The model indicates concentrated illumination near fixtures with rapid falloff. A final average/minimum calculation requires exact calculation polygons and confirmed mounting heights.
Property line / neighboring areas	Not conclusively evaluated because A-4.2 does not define the photometric calculation boundary and this simplified model does not include building obstruction, soffit shielding, terrain, or exact IES distributions.
Wetland edge	Not conclusively evaluated in this preliminary run. A final model can include the surveyed wetland boundary if Town staff requests a spill calculation.
Parking area	A-4.2 does not depict dedicated parking-area luminaires. Existing/proposed parking lighting should be identified if it is part of the final exterior-lighting review.
Overall preliminary conclusion	The submitted low-output fixtures do not show an obvious excessive-lighting condition in the simplified model. The remaining work is primarily documentation and refinement of the photometric inputs rather than removal of the upper-floor recessed fixtures.

Sources and assumptions used for this preliminary run:

- Mountain View Apartments Final DRB architectural set, Sheet A-4.2 (09/15/2026).
- WAC Lighting HR-LED232R specification used for preliminary recessed-fixture output and distribution assumptions.
- WAC WS-W190208 submitted/archived specification used for preliminary wall-sconce output.
- Project direction that the application predates Ordinance 2026-10 and that the amended height restriction on upper-floor recessed lighting is not applicable to this project.

GENERAL CIVIL ENGINEERING NOTES:

1. THE EXISTING UTILITY LINES SHOWN ON THE PLANS ARE APPROXIMATE. AT LEAST TWO (2) FULL WORKING DAYS PRIOR TO TO COMMENCING CONSTRUCTION, THE CONTRACTOR SHALL CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO @ 1-800-922-1987 OR 811 TO GET ALL UTILITIES LOCATED. IF ANY OF THESE UNDERGROUND UTILITIES ARE IN CONFLICT WITH THE CONSTRUCTION PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND WORK WITH THE ENGINEER TO FIND A SOLUTION BEFORE THE START OF CONSTRUCTION.

INSTALLATION AND SEPARATION REQUIREMENTS SHALL BE COORDINATED WITH THE INDIVIDUAL UTILITY PROVIDERS.

THE UTILITY PROVIDERS ARE:
SEWER, WATER, CABLE TV AND FIBEROPTIC: TOWN OF MOUNTAIN VILLAGE
NATURAL GAS: BLACK HILLS ENERGY
POWER: SAN MIGUEL POWER
TELEPHONE: CENTURY LINK

2. PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES, ALL NECESSARY PERMITS SHALL BE OBTAINED BY THE OWNER OR CONTRACTOR.

3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT EXCAVATED SLOPES ARE SAFE AND COMPLY WITH OSHA REQUIRIEMENTS. REFER TO THE SITE-SPECIFIC REPORT FOR THIS PROJECT FOR ADDITIONAL INFORMATION..

4. ALL TRENCHES SHALL BE ADEQUATELY SUPPORTED OR LAID BACK PER OSHA REGULATIONS.

5. ALL MATERIALS AND CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE TOWN OF MOUNTAIN VILLAGE DESIGN STANDARDS LATEST EDITION. ALL CONSTRUCTION WITHIN EXISTING STREET OR ALLEY RIGHT-OF-WAY SHALL BE SUBJECT TO TOWN OF MOUNTAIN VILLAGE INSPECTION.

6. THE CONTRACTOR SHALL HAVE ONE COPY OF THE STAMPED PLANS ON THE JOB SITE AT ALL TIMES.

7. THE CONTRACTOR SHALL NOTIFY THE TOWN 48 HOURS PRIOR TO THE START OF CONSTRUCTION.

8. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING EROSION AND SEDIMENT CONTROL MEASURES AT ALL TIMES DURING CONSTRUCTION. THE ADJOINING ROADWAYS SHALL BE FREE OF DEBRIS AT THE END OF CONSTRUCTION ACTIVITIES EACH DAY.

9. THE CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN PROPER TRAFFIC CONTROL DEVICES UNTIL THE SITE IS OPEN TO TRAFFIC. ANY TRAFFIC CLOSURES MUST BE COORDINATED WITH THE TOWN OF MOUNTAIN VILLAGE.

10. ALL DAMAGE TO PUBLIC STREETS AND ROADS, INCLUDING HAUL ROUTES, TRAILS, OR STREET IMPROVEMENTS, OR TO PRIVATE PROPERTY, SHALL BE REPAIRED AT THE SOLE EXPENSE OF THE CONTRACTOR TO THE ORIGINAL CONDITIONS.

11. WHEN AN EXISTING ASPHALT STREET IS CUT, THE STREET MUST BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN ITS ORIGINAL CONDITION. THE FINISHED PATCH SHALL BLEND SMOOTHLY INTO THE EXISTING SURFACE. ALL LARGE PATCHES SHALL BE PAVED WITH AN ASPHALT LAY-DOWN MACHINE.

12. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER. ANY DISCHARGE REQUIREMENTS SHALL BE COORDINATED WITH THE TOWN OF MOUNTAIN VILLAGE.

13. CONTRACTOR SHALL NOTIFY ALL RESIDENTS IN WRITING 24 HOURS PRIOR TO ANY SHUT-OFF IN SERVICE. THE NOTICES MUST HAVE CONTRACTOR'S PHONE NUMBER AND NAME OF CONTACT PERSON, AND EMERGENCY PHONE NUMBER FOR AFTER HOURS CALLS. ALL SHUT-OFF'S MUST BE APPROVED BY THE TOWN AND TOWN VALVES AND APPURTENANCES SHALL BE OPERATED BY TOWN PERSONNEL.

14. CONTRACTOR SHALL KEEP SITE CLEAN AND LITTER FREE (INCLUDING CIGARETTE BUTTS) BY PROVIDING A CONSTRUCTION DEBRIS TRASH CONTAINER AND A BEAR-PROOF POLY-CART TRASH CONTAINER, WHICH IS TO BE LOCKED AT ALL TIMES.

15. CONTRACTOR MUST BE AWARE OF ALL TREES TO REMAIN PER THE DESIGN AND APPROVAL PROCESS AND PROTECT THEM ACCORDINGLY.

16. THE CONTRACTOR SHALL PROVIDE UNDERGROUND UTILITY AS-BUILTS TO THE TOWN.

17. ALL STRUCTURAL FILL UNDER HARDSCAPE OR ROADS MUST BE COMPACTED TO 95% MODIFIED PROCTOR (MIN.) AT PLUS OR MINUS 2% OF THE OPTIMUM MOISTURE CONTENT. NON-STRUCTURAL FILL SHALL BE PLACED AT 90% (MIN.) MODIFIED PROCTOR.

18. UNSUITABLE MATERIAL SHALL BE REMOVED AS REQUIRED BY THE SOILS ENGINEER. ALL MATERIALS SUCH AS LUMBER, LOGS, BRUSH, TOPSOIL OR ORGANIC MATERIALS OR RUBBISH SHALL BE REMOVED FROM ALL AREAS TO RECEIVE COMPACTED FILL.

19. NO MATERIAL SHALL BE COMPACTED WHEN FROZEN.

20. NATIVE TOPSOIL SHALL BE STOCKPILED TO THE EXTENT FEASIBLE ON THE SITE FOR USE ON AREAS TO BE REVEGETATED.

21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST ABATEMENT AND EROSION CONTROL MEASURES DEEMED NECESSARY BY THE TOWN, IF CONDITIONS WARRANT THEM.

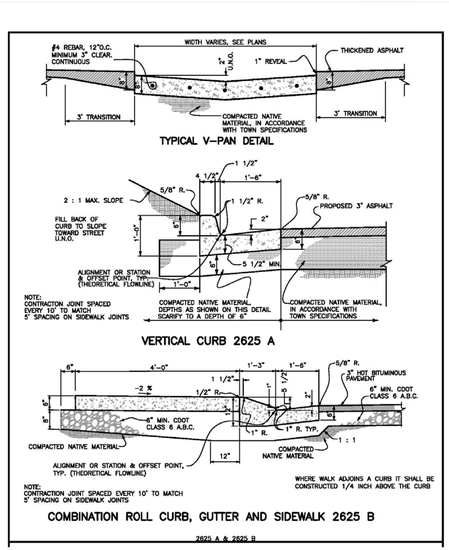
22. ALL DISTURBED GROUND SHALL BE RE-SEEDED WITH A TOWN-APPROVED SEED MIX. REFER TO THE LANDSCAPE PLAN.

23. THE CONTRACTOR IS REQUIRED TO PROTECT ALL EXISTING SURVEY MONUMENTS AND PROPERTY CORNERS DURING GRADING AND CONSTRUCTION.

24. ALL UNDERGROUND PIPE SHALL BE PROTECTED WITH BEDDING TO PROTECT THE PIPE FROM BEING DAMAGED.

25. HOT TUBS SHALL DRAIN TO THE SANITARY SEWER (OR PUMPED TO AA CLEAN-OUT).

26. THE UTILITY PLAN DEPICTS FINAL UTILITY LOCATIONS BUT HAS BEEN COMPLETED AT A PRELIMINARY STAGE. CONTRACTOR SHALL VERIFY ALIGNMENTS WITH THE ARCHITECT PRIOR TO CONSTRUCTION.



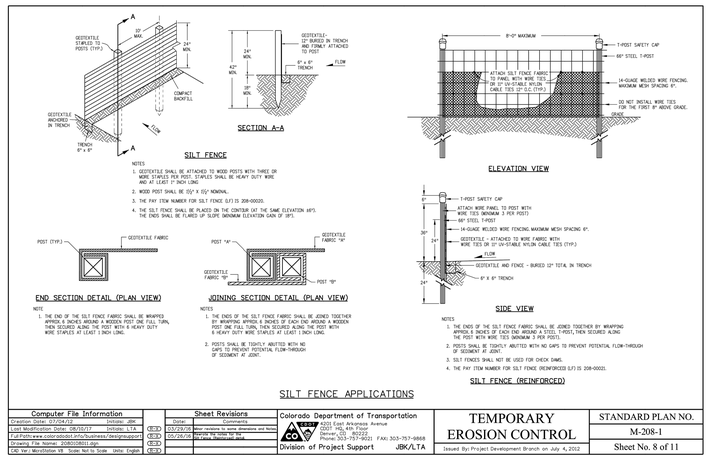
REVISIONS		
MARK	DATE	DESCRIPTION

CURB & GUTTER DETAILS

Standard No. 2625A & 2625B

Sheet 1 of 1

Town of Telluride, Colorado



SILT FENCE APPLICATIONS

Computer File Information		Sheet Revisions		Colorado Department of Transportation	TEMPORARY EROSION CONTROL	STANDARD PLAN NO.
Creation Date: 07/04/12 Initials: JBK		Date: Comments		4201 East Arkansas Avenue Denver, CO 80222 Phone: 303-757-9221 FAX: 303-757-9868		M-208-1
Last Modification Date: 08/10/17 Initials: LTA	CED	03/29/18 Minor revisions to some dimensions and Notes		Division of Project Support JBK/LTA		Sheet No. 8 of 11
Full Path: www.coloradodot.info/business/designsupport	CED	05/26/18 Added the letter for the 2			Issued By: Project Development Branch on July 4, 2012	
Drawing File Name: 208S08021.dgn	CED					
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English	CED					

Uncompahgre Engineering, LLC

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

SUBMISSIONS:

SUBMITTAL	2026-04-03
SUBMITTAL	2026-06-02
SUBMITTAL	2026-06-20
SUBMITTAL	2026-09-18

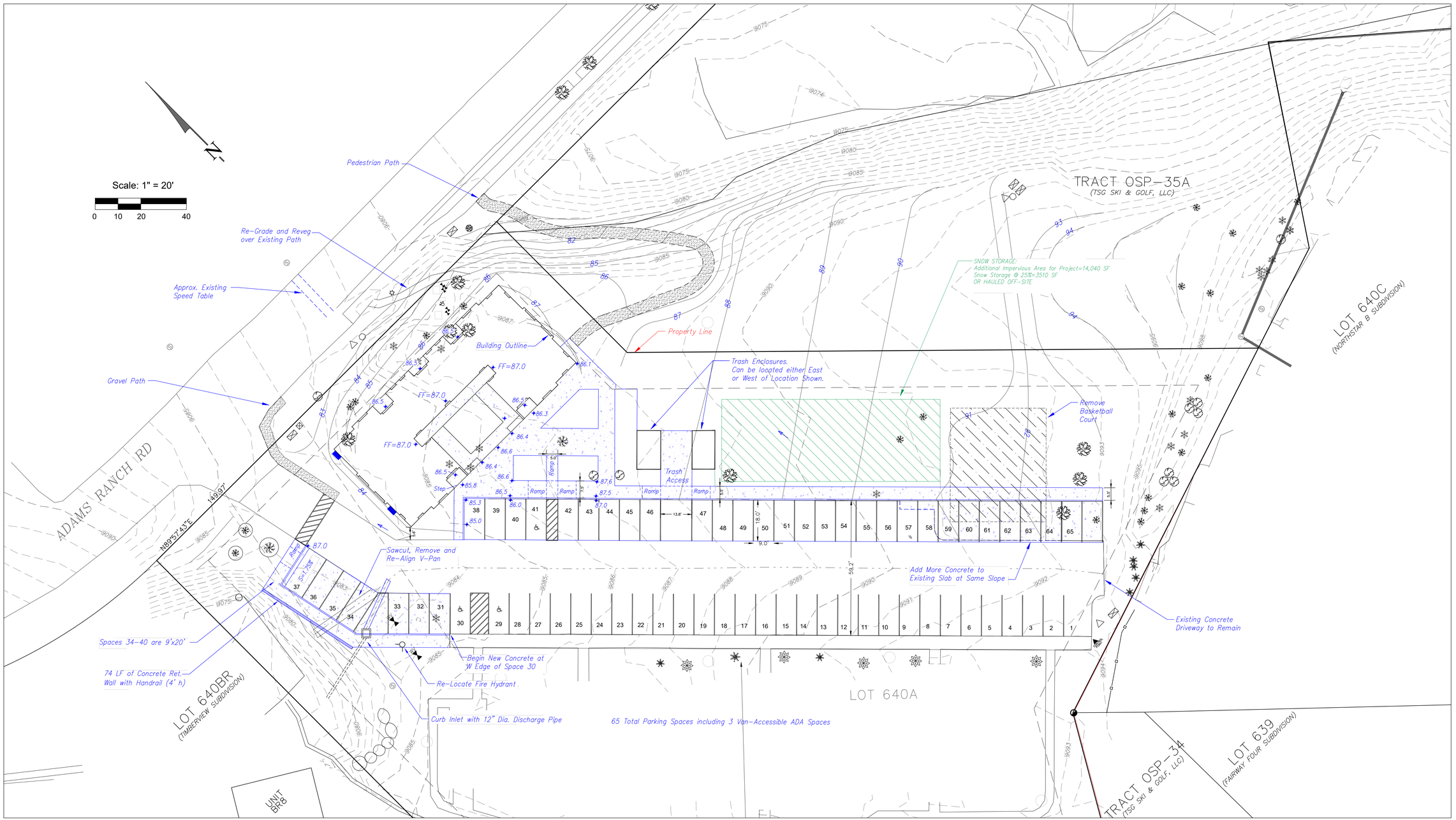
Mountain View
Lot 640A
Mtn. Village, CO

COLORADO REGISTERED 29645 09-18-26 PROFESSIONAL ENGINEER
NOT FOR CONSTRUCTION

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

Notes

C1



Uncompahgre Engineering, LLC

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

SUBMISSIONS:

SUBMITTAL	2026-04-03
SUBMITTAL	2026-06-02
SUBMITTAL	2026-06-20
SUBMITTAL	2026-08-15
SUBMITTAL	2026-09-18

Mountain View
Lot 640A
Mtn. Village, CO

COLORADO LICENSED
29645
PROFESSIONAL ENGINEER
09-18-26
NOT FOR CONSTRUCTION

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

Grading and Drainage

C2.1

Scale: 1" = 20'

0 10 20 40

N

N90°00'00"E 280.98'

N90°00'00"E 60.46'

TRACT OSP-35A
(TSG SKI & GOLF, LLC)

LOT 640C
(NORTHSTAR B SUBDIVISION)

Re-Route Electric, CATV, and Phone

Sanitary Service to Existing Main

Verify Gas Main Location

Abandon/Remove Electric through Building Footprint

Abandon/Remove CATV and Phone through Building Footprint

Elec. Meter

Gas Meter

ADAMS RANCH RD

149.97'

N89°57'43"E

Water Tap or Tee for New Service. Size TBD by Mechanical.

18.0'

9.0'

59.2'

LOT 640BR
(TIMBERVIEW SUBDIVISION)

LOT 640A

LOT 639
(FOUR SUBDIVISION)

Uncompahgre Engineering, LLC

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

SUBMISSIONS:

SUBMITTAL	2026-04-03
SUBMITTAL	2026-06-20
SUBMITTAL	2026-09-18

Mountain View
Lot 640A
Mtn. Village, CO

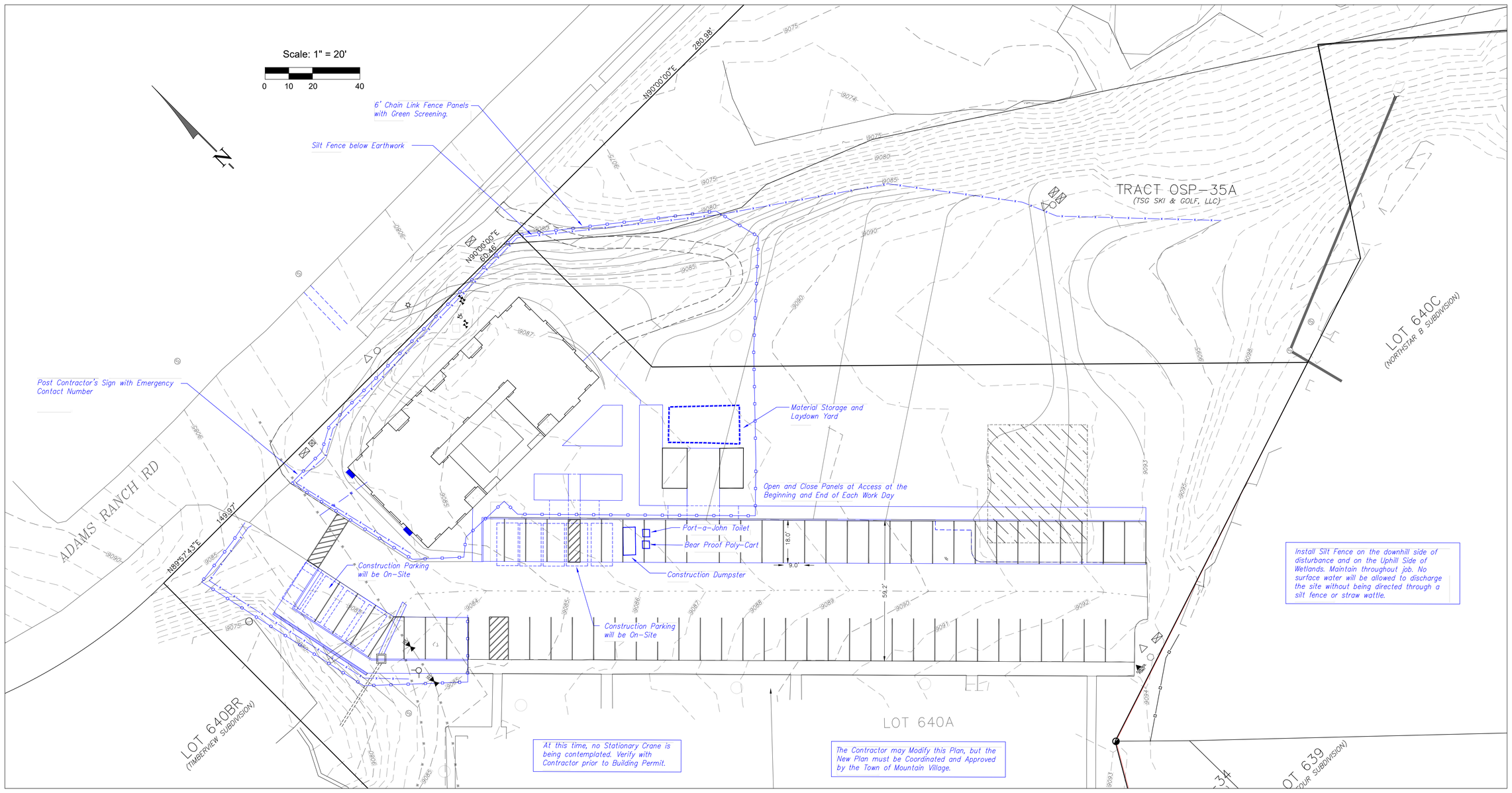
COLORADO
29645
09-18-26
PROFESSIONAL ENGINEER

NOT FOR CONSTRUCTION

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

Utilities

C3



Uncompahgre Engineering, LLC

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

SUBMISSIONS:

SUBMITTAL	2026-04-03
SUBMITTAL	2026-06-20
SUBMITTAL	2026-09-18

Mountain View
Lot 640A
Mtn. Village, CO

COLORADO
29645
09-18-26
PROFESSIONAL ENGINEER
NOT FOR CONSTRUCTION

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

Construction Mitigation

C4

ILLUSTRATIVE SKETCH - NTS



LANDSCAPE NARRATIVE

The proposed landscape design supports the development of 12 units of affordable workforce housing while providing functional outdoor amenities and enhancing the site's ecological value. The plan includes a level multi-use lawn seeded with a native shortgrass montane mix, creating flexible open space for passive recreation, gathering, and day-to-day use by residents and their pets. One picnic table is provided adjacent to the lawn, and an accessible pedestrian connection links Adams Ranch Road to the housing development, improving connectivity and access throughout the site.

The landscape palette consists entirely of native and regionally adapted species selected to support pollinators, reduce long-term water demand, and enhance site resilience. Native seed mixes are utilized throughout the open space areas, while deciduous shade trees are strategically placed to soften views of the development from Adams Ranch Road while maintaining appropriate sight lines for safety and visibility.

The design also seeks to minimize impacts to the adjacent wetland corridor to the north by concentrating activity within the developed portion of the site and preserving a naturalized vegetated transition toward the creek. The proposed landscape transforms the area into a functional, accessible, and ecologically beneficial open space to serve future residents and the surrounding environment.

LINETYPE LEGEND

- L.O.W. — Limit of Work
- Property Line
- Easement
- Tree Protection Zone (TPZ)

LANDSCAPE LEGEND

- Native Grass Seed Mix A
- Native Grass Seed Mix B
- Native Grass Seed Mix C
- Crusher Fines
- Proposed Tree
- Existing Tree (to Remain)
- Picnic Table

PLANT MIX LIST

Seed Mix A
Montane Short Grasses from Western Native Seed, or approved equal
40% Idaho Fescue (Festuca idahoensis)
30% Sheep Fescue (Festuca ovina)
20% June Grass (Koeleria macrantha)
10% Blue Grama (Bouteloua gracilis)

Seed Mix B
Mountain Village Mix from Southwest Seed, or approved equal
17% Mountain Brome (Bromus marginatus)
6% Perennial Ryegrass (Lolium perenne)
17% Alpine Bluegrass (Poa alpina)
6% Tall Fescue (Festuca arundinacea)
11% Creeping Red Fescue (Festuca rubra)
11% Slender Wheatgrass (Elymus trachycaulus)
11% Canada Bluegrass (Poa compressa)
11% Hard Fescue (Festuca brevipila)
6% Idaho Fescue (Festuca idahoensis)
2% White Yarrow (Achillea millefolium)

Seed Mix C
Montane Wet Meadow Seed Mix from Western Native Seed, or approved equal
15% Deschampsia cespitosa (Tufted Hairgrass)
15% Elymus canadensis (Canada Wildrye)
15% Poa palustris (Fowl Bluegrass)
10% Carex nebrascencis (Nebraska Sedge)
10% Eleocharis palustris (Spikerush)
5% Carex microptera (Popcorn Sedge)
5% Carex utriculata (Beaked Sedge)
5% Glyceria grandis (Giant Mannagrass)
5% Glyceria striata (Fowl Mannagrass)
5% Juncus balticus (Baltic Rush)
5% Schoenoplectus pungens (Threesquare Bulrush)
2% Carex aquatilis (Aquatic Sedge)
2% Scirpus microcarpus (Small Fruited Bulrush)
0.5% Juncus longistylis (Meadow Rush)
0.5% Juncus ensifolius (Dagger Leaf Rush)

NOTE: THE SHRUB, FORB, AND GRASS PLANTINGS LISTED BELOW SUPPLEMENT THE REVEGETATION SEED MIXES IDENTIFIED ABOVE. QUANTITIES AND LOCATIONS SHALL BE FIELD VERIFIED AND ADJUSTED AS NECESSARY TO ACCOMMODATE FINAL SITE CONDITIONS, SUBJECT TO OWNER AND JURISDICTIONAL APPROVAL.

Common Name	Botanical Name	Install Size	Install Type	O.C. Spacing
FORBS				
Rocky Mountain Penstemon	Penstemon strictus	#1	Cont.	18" O.C.
Mountain Yarrow	Achillea millefolium var. lanulosa	#1	Cont.	18" O.C.
Pasque Flower	Pulsatilla patens	#1	Cont.	18" O.C.
Rocky Mountain Columbine	Aquilegia caerulea	#1	Cont.	18" O.C.
Prairie Smoke	Geum triflorum	#1	Cont.	18" O.C.
SHRUBS				
Saskatoon Serviceberry	Amelanchier alnifolia	#5, 2` ht.	Cont.	See Plans
Fernbush	Chamaebatiaria millefolium	#3, 2` ht.	Cont.	48" O.C.
Waxflower	Jamesia americana	#3, 2` ht.	Cont.	36" O.C.
Golden Currant	Ribes aureum	#3, 2` ht.	Cont.	36" O.C.
Shrubby Cinquefoil	Dasiphora fruticosa	#3, 2` ht.	Cont.	36" O.C.
Creeping Mahonia	Mahonia repens	#5, 2` ht.	Cont.	24" O.C.
GRASSES				
Tufted Hair Grass	Deschampsia cespitosa	4.5" Sq.	Cont.	15" O.C.
European Grey Sedge	Carex divulsa	4.5" Sq.	Cont.	15" O.C.
Prairie Junegrass	Koeleria macrantha	4.5" Sq.	Cont.	15" O.C.
Little Bluestem	Schizachyrium scoparium	4.5" Sq.	Cont.	15" O.C.



LANDSCAPE PLAN

OVERSTORY PLANT LIST

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE
DECIDUOUS TREES					
	TAU	8	Utah Serviceberry	Amelanchier utahensis	2.5" Cal.
	TPT	19	Quaking Aspen	Populus tremuloides	3" Cal.
EVERGREEN TREES					
	TPB	5	Bristlecone Pine	Pinus aristata	8` Ht.
	TPD	4	Douglas Fir	Pseudotsuga menziesii	8` Ht.

GENERAL LANDSCAPE NOTES

1. ROOTBALLS TO BE FREE OF WEEDS.
2. SIZES ON PLANT LIST SHALL BE CONSIDERED MINIMUM SIZES
3. INCORPORATE COMPOST AT A RATE OF AT LEAST FOUR CUBIC (4 CU. YD.) YARDS PER ONE THOUSAND (1,000 SQ. FT.) SQUARE FEET TO A DEPTH OF SIX (6") INCHES INTO LANDSCAPE AREAS (UNLESS CONTRADICTED BY A SOIL TEST).
4. PROVIDE POSITIVE GRADES AWAY FROM BUILDINGS AND TOWARDS DRAINS AND CATCH BASINS. SLOPE AWAY FROM BUILDINGS AT A MINIMUM OF 2%.
5. FINISH GRADES IN PLANTING AREAS SHALL BE SET TO INCLUDE THE APPLICATION OF TOPSOIL IN MEETING SPOT ELEVATIONS ON COUNTOURS SHOWN ON SUBMITTED PLANS. SLOPES SHALL BE SMOOTH AND CONTINUOUS. WORKED SOIL SHALL NOT BE LEFT IN CLUMPED FORM. TOPSOIL DEPTHS SHALL BE 2" IN NATIVE SEE AREAS AND 8" IN SHRUB AND GROUND COVER AREAS AND 4" IN SOD AREAS.
6. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED UTILITY LOCATIONS BEFORE DIGGING. TREES SHALL NOT BE PLANTED WITHIN 5'-0" OF THE CENTERLINE OF UTILITIES.
7. TO MINIMIZE EROSION, ALL DISTURBED SLOPES WITHIN THE LIMITS OF CONSTRUCTION SHALL BE LANDSCAPED OR REVEGETATED TO ENSURE STABILITY. SLOPES OF 2:1 OR GREATER SHALL BE NETTED AFTER THEY HAVE BEEN SEEDED OR OTHERWISE TREATED TO ENSURE STABILITY.
8. A MINIMUM THREE (3") INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT IN TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEING APPLICATIONS WHERE MULCH IN CONTRAINDICTED.
9. ALL PROPOSED TREE, SHRUB, SOD AND PERENNIAL AREAS SHALL BE IRRIGATED WITH AN IRRIGATION SYSTEM DESIGNED FOR OPTIMAL COVERAGE AND WATER CONSERVATION. NATIVE HABITAT RESOTRATION AREAS WILL NOT HAVE AN IRRIGATION SYSTEM.
10. ALL PROPOSED TREE, SHRUB, AND PERENNIAL AREAS SHALL BE IRRIGATED WITH AN IRRIGATION SYSTEM DESIGNED FOR OPTIMAL COVERAGE AND WATER CONSERVATION.

20 0 20 40
SCALE OF FEET

SUPERBLOOM
750 Pennsylvania St
Denver, Colorado 80203
720.440.2668

Submissions

DRB 1 JULY 2, 2026

MOUNTAIN VIEW

306 ADAMS RANCH RD
MOUNTAIN VILLAGE,
CO | 81435

Landscape Plan

For DRB Review
Not For Construction

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

L1.0

LINETYPE LEGEND

- L.O.W. — Limit of Work
- Property Line
- Easement
- Tree Protection Zone (TPZ)

WFM LEGEND

- Wildfire Mitigation Zone 1 Boundary
- Wildfire Mitigation Zone 2
- Existing Tree to Remain
- Existing Tree to be Removed



WILDFIRE MITIGATION PLAN

WILDFIRE MITIGATION NOTES

ZONE 1 – IMMEDIATE ZONE (0'–5' FROM STRUCTURE)
The Immediate Zone extends from the exterior face of the structure outward five feet (5'). This zone shall be maintained as a noncombustible area and shall contain the highest level of fuel reduction. Combustible vegetation, organic mulch, and other combustible materials shall be minimized or eliminated within this zone. Plantings, if utilized, shall consist of low-growing, irrigated, fire-resistant species selected from an approved FireWise plant list. Vegetation shall not be planted directly beneath windows, adjacent to foundation vents, or in locations where it may create a continuous fuel path to the structure.

ZONE 2 – PRIMARY DEFENSIBLE SPACE ZONE (5'–30' FROM STRUCTURE)
The Primary Defensible Space Zone extends from five feet (5') to thirty feet (30') from the structure and its attachments. Vegetation within this zone shall be managed to reduce wildfire intensity and interrupt horizontal and vertical fuel continuity.

Dead, dying, diseased, and hazardous vegetation shall be removed. Ladder fuels shall be eliminated to prevent fire from spreading from ground vegetation into tree canopies. Trees and shrubs shall be maintained to provide appropriate separation between crowns and vegetation groupings. Tree pruning shall be performed as necessary to reduce ladder fuels while maintaining overall tree health and structural integrity. Remaining vegetation shall be maintained in accordance with applicable wildfire mitigation and defensible space requirements.

All landscape improvements within Zone 2 shall utilize fire-resistant plant materials and irrigation where required by the approved landscape plan.

ZONE 3 – EXTENDED ZONE (30'–100' FROM STRUCTURE OR TO PROPERTY LINE)
The Extended Zone extends from thirty feet (30') to one hundred feet (100') from the structure, or to the property boundary where less than one hundred feet exists. Vegetation within this zone shall be managed to reduce wildfire intensity and limit fire spread across the site while maintaining the natural character of the landscape.

Dead, dying, diseased, and hazardous vegetation shall be removed. Tree and shrub densities shall be managed to reduce continuous fuel loads and maintain appropriate spacing between vegetation groupings. Ladder fuels shall be reduced where present. Existing healthy vegetation may remain where it does not create excessive fuel continuity or present a hazard to structures.

Vegetation management activities shall prioritize forest health, erosion control, wildlife habitat, and long-term site resilience while complying with applicable wildfire mitigation and defensible space requirements.

TREE PROTECTION NOTES

1. TREE PROTECTION REQUIREMENTS; A. TREE PROTECTION ZONE (TPZ) SHALL BE INSTALLED AT THE DRIPLINE, FURTHEST EXTENT OF TREE CANOPY, OR WHAT IS EQUAL TO EIGHTEEN INCHES RADIALLY FROM THE TREE FOR EVERY ONE INCH OF TRUNK DIAMETER AT BREAST HEIGHT (DBH = 4.5' ABOVE SOIL LINE), WHICHEVER IS GREATER.
2. THE CRITICAL ROOT ZONE (CRZ) IS THE AREA WITHIN THE TPZ AND EQUAL TO 1 LINEAR FOOT RADIUS PER 1-INCH DIAMETER OF TREE TRUNK MEASURED AT 4.5 FEET ABOVE THE GROUND.NO ROOT DISTURBANCE SHALL OCCUR WITHIN THE CRZ. A. IF NOT POSSIBLE, CONTRACTOR MUST MEET WITH MOUNTAIN VILLAGE FORESTER PERSONNEL ON SITE.
3. NO CONSTRUCTION ACCESS, ACTIVITY, OR STORAGE OF MATERIALS/DEBRIS/EQUIPMENT IS PERMITTED WITHIN TREE PROTECTION ZONES, INCLUDING GRADING, INSTALLATION OF UNDERGROUND UTILITIES, INSTALLATION OF SITE IMPROVEMENTS, AND/OR GRUBBING. ALL CONSTRUCTION ACTIVITY MUST OCCUR OUTSIDE TREE PROTECTION ZONES
   I. WHEN WORK OCCURS WITHIN CRZ, EXCAVATION MUST BE PERFORMED WITH HAND-TOOLS, PNEUMATIC EXCAVATION OR OTHER METHOD APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER.
4. SITE STAGING AND MATERIAL DROP-OFF/DELIVERY SHALL BE COORDINATED TO PRESERVE TREES.
5. IRRIGATION LINE WORK SHALL BE COMPLETED BY DIRECTIONAL BORE.
6. INSTALL SIX FOOT (6') CHAIN LINK FENCING PER PLANS, MAINTAINING MINIMUM 6" OFFSET OF CRZ PRIOR TO COMMENCEMENT OF PROJECT CONSTRUCTION ACTIVITIES.
   I. CONTRACTOR TO UTILIZE 2" STEEL POSTS DRIVEN 18" INTO THE GROUND FOR CHAIN LINK FENCE WITH A RIGID TOP RAIL, TO BE REMOVED, PRIOR TO COMPLETION OF CONSTRUCTION.
   II. TREES TO BE REMOVED WITHIN BOUNDARY OF TREE PROTECTION FENCING ARE TO BE REMOVED PRIOR TO FENCING INSTALLATION.
   III. MOUNTAIN VILLAGE FORESTER SHALL INSPECT AND APPROVE BOUNDARIES OF TREE PROTECTION ZONE(S) PRIOR TO COMMENCEMENT OF DEMOLITION OR CONSTRUCTION ACTIVITIES.
   IV. AFTER BUILDING PERMIT HAS BEEN ISSUED: CONTRACTOR TO STAKE BUILDING FOOTPRINT AND FLAG DRIVEWAY AREA, THEN CONTACT MOUNTAIN VILLAGE FORESTER TO FLAG TREES TO BE REMOVED. NO TREE REMOVAL SHALL OCCUR PRIOR TO TREE REMOVAL PERMIT ISSUANCE. THE TREE PROTECTION FENCING WILL NEED TO BE INSTALLED BEFORE EXCAVATION BEGINS, AFTER TREE REMOVAL INSPECTION.
   V. FENCE TO BE MAINTAINED IN PROPER CONDITION THROUGHOUT THE DURATION OF THE PROJECT CONSTRUCTION, UNTIL FINAL ACCEPTANCE WHEN FENCING IS TO BE REMOVED.
7. ONCE TPZ FENCING IS IN PLACE, THE FOLLOWING ARE NOT PERMITTED WITHIN TPZ WITHOUT PRIOR WRITTEN APPROVAL FROM MOUNTAIN VILLAGE FORESTER:
   I. ENTRANCE AND/OR ACCESS.
   II. MOVING, RESIZING, REMOVING, OR ALTERING IN ANY MANNER.
   III. STORAGE OF MATERIALS/DEBRIS/EQUIPMENT.
   IV. CONSTRUCTION ACTIVITIES INCLUDING BUT NOT LIMITED TO; ROTOTILLING, TRENCHING, GRADING, INSTALLATION OF UNDERGROUND UTILITIES AND/OR SITE IMPROVEMENTS, LANDSCAPING, IRRIGATION WORK.
8. "TREE PROTECTION ZONE" SIGNS SHALL REMAIN IN PLACE AS POSTED BY CONTRACTOR AND SHALL BE MAINTAINED IN THE CONDITION IN WHICH THEY WERE INSTALLED. "TREE PROTECTION ZONE, NO ENTRY WITHOUT WRITTEN PERMISSION" MUST BE WRITTEN ON SIGN. LAMINATED PAPER IS SUFFICIENT.
9. TREE PRUNING FOR CLEARANCE ISSUES MUST HAVE PRIOR AUTHORIZATION BY MOUNTAIN VILLAGE FORESTER
10. CLEAR VISIBILITY INTO TPZ MUST BE MAINTAINED. ALL CONSTRUCTION BANNERS, SCREENS, BARRIERS, AND/OR SIGNS (EXCEPT MOUNTAIN VILLAGE FORESTER-POSTED TPZ SIGNS) MUST BE SEMI-TRANSPARENT AND NOT IMPEDE INSPECTION OF TPZ BY MOUNTAIN VILLAGE FORESTER.

20 0 20 40
SCALE OF FEET

SUPERBLOOM
750 Pennsylvania St
Denver, Colorado 80203
720.440.2668

Submissions

DRB 1	JULY 2, 2026

MOUNTAIN VIEW

306 ADAMS RANCH RD
MOUNTAIN VILLAGE,
CO | 81435

Wildfire Mitigation Plan

For DRB Review
Not For Construction

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

L1.1

LINETYPE LEGEND

L.O.W.

- Limit of Work
- Property Line
- Easement
- Tree Protection Zone (TPZ)

IRRIGATION LEGEND

- DRIP (TREES, SHRUBS)
  SHUT DRIP ZONES OFF TWO (2) FULL GROWING SEASONS AFTER PLANT ESTABLISHMENT
- SPRAY HEADS (LAWN AREA/TURF, PERENNIALS, GARDEN BEDS)
  SEPARATE ZONES REQUIRED
- ROTOR (NATIVE SEED, REVEGETATION)
  SHUT DRIP ZONES OFF TWO (2) FULL GROWING SEASONS AFTER PLANT ESTABLISHMENT
- 180 ROTOR /SPRAY HEAD
- EXISTING TREE TO REMAIN
  (NON-IRRIGATED)
- PROPOSED TREE
  (DRIP IRRIGATED)
- IRRIGATION CONTROLLER



IRRIGATION SYSTEM NOTES

1. add note 14. THE IRRIGATION CONTRACTOR/DESIGNER SHALL VERIFY AVAILABLE WATER PRESSURE, FLOW, AND ELEVATION CONDITIONS. IF REQUIRED TO MAINTAIN ADEQUATE OPERATING PRESSURE THROUGHOUT THE SYSTEM DUE TO ELEVATION CHANGES OR SITE CONDITIONS, A BOOSTER PUMP AND ASSOCIATED EQUIPMENT SHALL BE PROVIDED AS PART OF THE IRRIGATION SYSTEM DESIGN.
2. IRRIGATION PLANS SHALL BE DEVELOPED AND FINALIZED WITH AN IRRIGATION DESIGNER AND/OR THE CONTRACTOR'S IRRIGATION SUBCONSULTANT AND COORDINATED WITH THE CIVIL/UTILITIES ENGINEER BEFORE CONSTRUCTION.
3. ALL TREES AND SHRUBS TO BE DRIP IRRIGATED
4. A BACKFLOW PREVENTER BY A COLORADO LICENSED PLUMBER SHALL BE INSTALLED AFTER RECEIVING A PLUMBING PERMIT FROM THE TOWN.
5. INTERIOR AND EXTERIOR DRAIN VALVES AND AN INTERIOR DRAIN SHALL BE PROVIDED.
6. HEAD-TO-HEAD OR DOUBLE COVERAGE SHALL BE PROVIDED.
7. A MASTER CONTROL VALVE SHALL BE PROVIDED.
8. A FLOW CONTROL DEVICE TO PREVENT WATER LOSS IN THE EVENT OF A BREAK IN THE IRRIGATION SYSTEM SHALL BE PROVIDED.
9. SELF-SEALING HEADS SHALL BE PROVIDED TO REDUCE RUN OUT AFTER ZONE SHUT DOWN.
10. LOW-ANGLE SPRAY HEADS TO REDUCE WIND EFFECT AND MISTING ON AREAS OF TURF AND LOW-GROWING VEGETATION SHALL BE PROVIDED.
11. BUILDING CONTRACTOR WILL PROVIDE A MINIMUM 1" HARD COPPERLINE TO THE EXTERIOR OF THE RESIDENCE. COPPER STUB OUT WILL BE SET AT 12" BELOW FINISH GRADE AND TERMINATE WITH A 1" FEMALE ADAPTOR. ALL MECHANICAL COMPONENTS TO BE INSTALLED BY A LICENSED PLUMBER AND MEET ALL CURRENT CODES AND REGS.
12. GENERAL CONTRACTOR TO PROVIDE AND INSTALL ADEQUATE SLEEVING UNDER ALL PAVED SURFACES NOTED ON THE PLAN. SCHEDULE 80 PVC IS REQUIRED AND SHOULD HAVE A DIAMETER OF 4".
13. GENERAL CONTRACTOR TO PROVIDE 110 POWER TO THE EXTERIOR OF THE RESIDENCE AT A POINT NOT MORE THAN 10' AWAY FROM WATER SOURCE STUB OUT. CONTROLLER TO BE PROVIDED, INSTALLED, AND WIRED BY IRRIGATION CONTRACTOR .
14. GENERAL CONTRACTOR TO ENSURE A FLOW RATE OF 24 GPM MINIMUM 55 PSI FROM THE PROVIDED SOURCE.100% HEAD TO HEAD COVERAGE REQUIRED ON ALL POP UP AND ROTOR NOZZLES.
15. MAINLINE ISOLATION VALVE TO BE INSTALLED IN MECHANICAL ROOM BEFORE BACKFLOW RP VALVE.
16. HALF INCH LATERAL POLY LINE WITH TWO 2-GALLON EMITTERS OR SIMILAR FOR EACH SHRUB AND ONE RING IN-LINE EMITTER 1/4" TUBING FOR TREES.
17. HUNTER PRESSURE COMPENSATION SYSTEM WITH BUILT-IN CHECK VALVE TO PREVENT EMITTER CLOGGING AND WATER LOSS, AS WELL AS TO ENSURE EVEN FLOWS ON ALL TERRAINS AND LATERAL LENGTHS, IS RECOMMENDED.
18. VACUUM/AIR RELEASE BALL VALVE TO BE INSTALLED IF SYSTEM IS RUNNING LENGTHS OVER SIGNIFICANT ELEVATION CHANGES TO PREVENT PIPE COLLAPSE.
19. ALL ZONES TO RUN AT < 80% OF SYSTEM CAPACITY.
20. ALL ROTOR ZONES TO BE ABANDONED UPON ESTABLISHMENT OF REVEG AREAS OR AFTER THE THIRD GROWING SEASON.
21. WIFI READY CONTROLLER TO BE PAIRED WITH RAIN SENSOR; SENSOR TO BE LOCATED IN AN OPEN AREA.
22. THE IRRIGATION CONTRACTOR/DESIGNER SHALL VERIFY AVAILABLE WATER PRESSURE, FLOW, AND ELEVATION CONDITIONS. IF REQUIRED TO MAINTAIN ADEQUATE OPERATING PRESSURE THROUGHOUT THE SYSTEM DUE TO ELEVATION CHANGES OR SITE CONDITIONS, A BOOSTER PUMP AND ASSOCIATED EQUIPMENT SHALL BE PROVIDED AS PART OF THE IRRIGATION SYSTEM DESIGN.
23. IRRIGATION WATER USE CALCULATIONS AND WATER BUDGET DOCUMENTATION SHALL BE PROVIDED BY THE IRRIGATION DESIGNER AS REQUIRED BY THE TOWN OF MOUNTAIN VILLAGE PRIOR TO PERMIT APPROVAL OR CONSTRUCTION.

20 0 20 40
SCALE OF FEET

IRRIGATION PLAN - CONCEPTUAL

SUPERBLOOM

750 Pennsylvania St
Denver, Colorado 80203
720.440.2668

Submissions

DRB 1	JULY 2, 2026

MOUNTAIN VIEW

306 ADAMS RANCH RD
MOUNTAIN VILLAGE,
CO | 81435

Conceptual Irrigation Plan

For DRB Review
Not For Construction

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

L1.2

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. Easement research from Land Title Guarantee Company & Old Republic National Title Insurance Company, Commitment No. RND86016909, Effective Date 01/26/2026 at 05:00 PM.
2. According to Flood Insurance Rate Map 08113C0287 D dated September 30, 1992, this parcel lies within Flood Zone "X" (Areas determined to be outside the 500-year flood plain).
3. Ownership was researched from the county GIS and is for informational purposes only.
4. Lineal Units U.S. Survey Feet

NATURE AND PURPOSE:

The purpose of this Minor Subdivision for a Lot Line Adjustment Plat is to reconfigure the boundary line between Lot 640A and Tract OSP-35A. The areas are unchanged.

PROPERTY DESCRIPTION:

Lot 640A, Telluride Mountain Village, according to the Plat Recorded March 6, 1990 in Plat Book 1 at Page 1013,

Tract OSP-35A, Telluride Mountain Village, according to the Plat Recorded July 1, 1994 in Plat Book 1 at Page 1693,

County of San Miguel,
State of Colorado

BASIS OF BEARINGS:

The Basis of Bearings for this Minor Subdivision Plat was derived from the southwest corner of the subject parcel and the northwest corner of said Section 6, according to the Gardner Exemption, Recorded in Plat Book 1 at page 81, said bearing being **N 48°10'46" W**, 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 MINOR SUBDIVISION FOR A LOT LINE ADJUSTMENT PLAT prepared for Land Title Guarantee Company, Old Republic National Title Insurance Company and TSG Ski & Golf, LLC, A Delaware Limited Liability Company was performed under my direct responsibility, supervision, and checking, and that the information herein is true and accurate to the best of my belief and knowledge. I further certify that the monuments as shown were field set as required by Articles 50 and 51 of Title 38, C.R.S.

Christopher R. Kennedy, P.L.S. 36577 04/03/2026

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR — CHRISTOPHER R. KENNEDY — 04/03/26 — 36577

TITLE INSURANCE CERTIFICATE:

Land Title Guarantee Company does hereby certify that we have examined the title to all lands herein shown on this Minor Subdivision Plat of Lot 640A Town of Mountain Village and that the title to this land and the Property is in the names of those persons shown in the Certificate of Ownership which is on the face hereof and is free of all liens and taxes, except as follows: ad valorem taxes

Dated this _____ day of _____ , 2026.

_____
Title Insurance Company Representative

OWNER'S CERTIFICATE:

TSG Ski & Golf, LLC, a Delaware Limited Liability Corporation

By: _____

ACKNOWLEDGEMENT:

State of _____}
} SS
County of _____}

Subscribed and sworn to me on this _____ day of _____, 2026 by _____, _____ of TSG Ski & Golf, LLC, a Delaware Limited Liability Corporation.

By: _____ My commission expires: _____
Notary Public

TOWN OF MOUNTAIN VILLAGE, COLORADO ("TOWN") APPROVAL:

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

_____
Amy Ward Date

I, Scott Pearson, as Mayor for the Town of Mountain Village, Colorado, do hereby certify that this Map has been approved by the Town of Mountain Village and we are authorized to execute this document.

_____
Scott Pearson Date

COUNTY APPROVAL:

The Minor Subdivision Plat for Lot 640A Tract OSP-35A, Town of Mountain Village has been approved and accepted for filing by the San Miguel County Board of Commissioners.

BOCC

San Miguel County, Colorado:
Board of County Commissioners
of the County of San Miguel,
State of Colorado

By:_____

Printed Name:_____

Title:_____

Attest:
Chief Deputy Clerk

State of _____}
} SS
County of _____}

Subscribed and sworn to me on this _____ day of _____, 2026 by _____; as Chair of the Board of Commissioners of San Miguel County, Colorado and by _____, as Chief Deputy Clerk to the Board of County Commissioners of San Miguel County, Colorado

STATE _____ }
} SS
COUNTY _____ }

Subscribed and sworn to me on this _____ day of _____, 2026 by _____, _____ of TSG Ski & Golf, LLC, a Delaware Limited Liability Corporation.

Witness my hand and official seal.

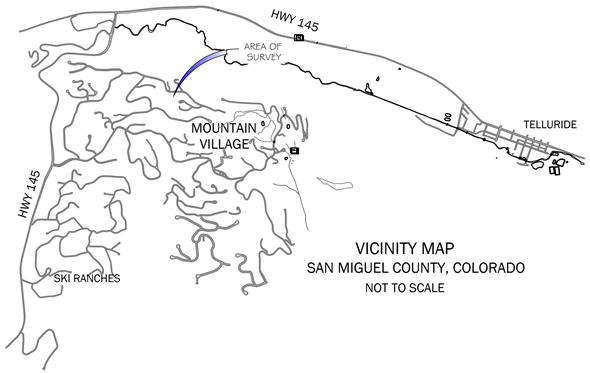
By: _____ My commission expires: _____
Notary Public

COUNTY TREASURER'S CERTIFICATE:

According to the records of the San Miguel County Treasurer there are no liens against the subject property that is being platted or any part thereof for unpaid state, County, municipal or local taxes or special assignments due to payable, in accordance with Land Use Code Section 3-101.

Dated this _____ day of _____, 2026

_____
San Miguel County Treasurer



VICINITY MAP
SAN MIGUEL COUNTY, COLORADO
NOT TO SCALE

SAN MIGUEL COUNTY RECORDER'S CERTIFICATE:

This Plat was accepted for filing in the office of Clerk and Recorder of San Miguel County, Colorado on this _____ day of _____, 2026.

Reception No. _____,

Time _____

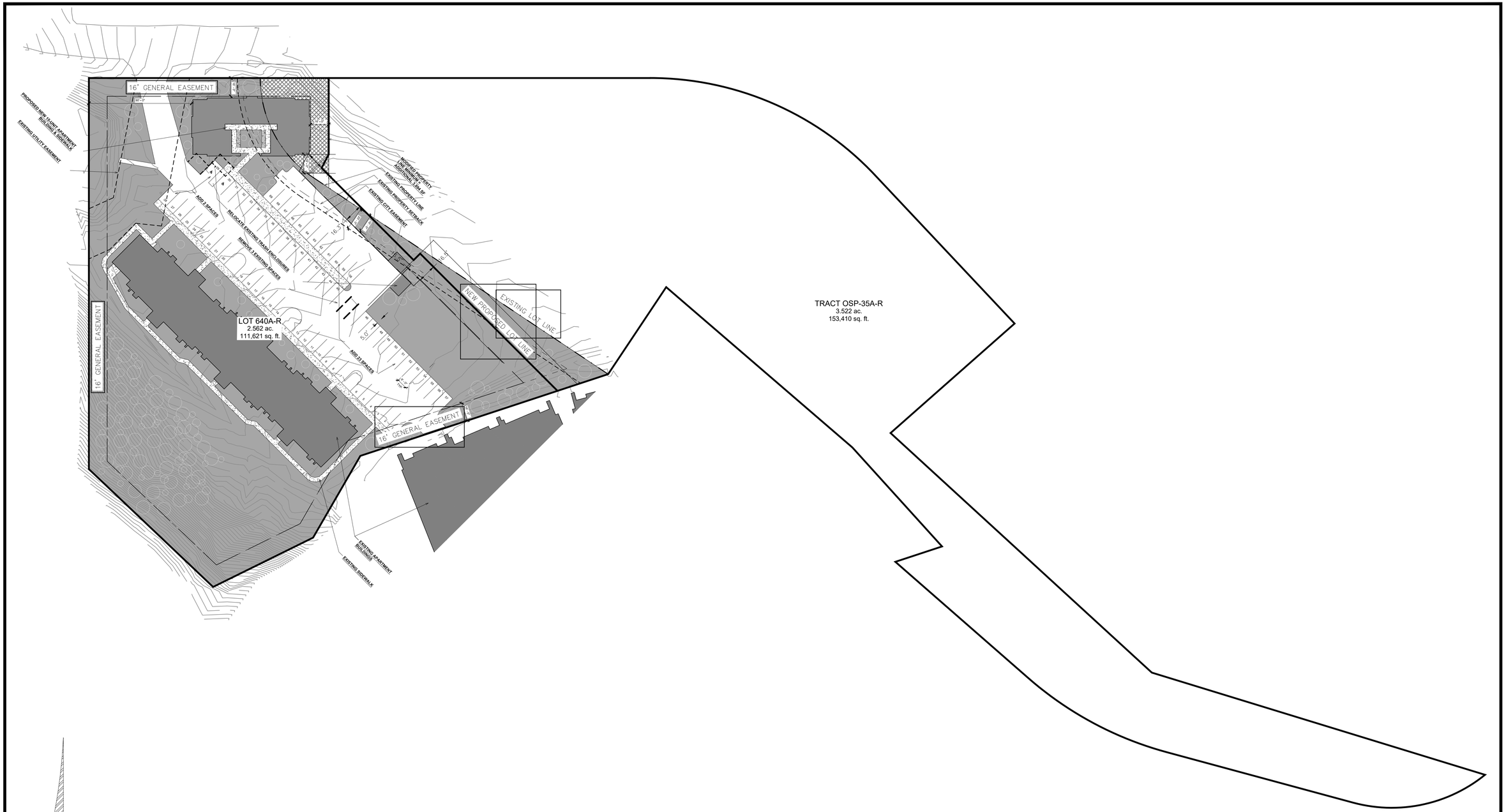
_____
San Miguel County Clerk

MINOR SUBDIVISION FOR A LOT LINE ADJUSTMENT
LOT 640A AND TRACT OSP-35A TOWN OF MOUNTAIN VILLAGE

LOCATED WITHIN THE SE 1/4 OF SECTION 33,
TOWNSHIP 43 NORTH, RANGE 9 WEST,
NEW MEXICO PRINCIPAL MERIDIAN
COUNTY OF SAN MIGUEL
STATE OF COLORADO

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

DATE:	04/03/2026
JOB:	26014
DRAWN BY:	DBB
CHECKED BY:	CRK
REVISION DATES:	
SHEET:	1 OF 2



COLORADO REGISTERED
CHRISTOPHER R. KENNEDY
04/03/26
36577
PROFESSIONAL LAND SURVEYOR

MINOR SUBDIVISION FOR A LOT LINE ADJUSTMENT
LOT 640A AND TRACT OSP-35A TOWN OF MOUNTAIN VILLAGE

LOCATED WITHIN THE SE 1/4 OF SECTION 33,
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REVISION DATES:	
SHEET:	2 OF 2

ENGINEERING
3520 Bennett St
Durango, CO 81301

August 24, 2026

DRAFT

John Miller
Ponderosa Planning
Sent Via Email

Re: Mountain View Apartment Expansion – Parking Memo

Mr. Miller,

Per our recent correspondence, Telluride Ski & Golf (Tel-Ski) is planning an expansion of the Mountain View Apartments. The facility currently houses 30 units with a mix of 1, 2, and 3 bedroom units, with a total of 55 bedrooms. The expansion will include 15 additional 2-bedroom units.

Per the Town of Mountain Village Community Development Code (Code), Section 17.5.8 Parking Regulations, Table 5-2, multi-family condominium units require 1.5 spaces per unit. Based on this requirement, the 30 existing units are currently served by 45 parking spaces. Based on this same requirement, the additional 15 units would require an additional 23 parking spaces, bringing the total number of parking spaces at Mountain View Apartments to 68 spaces. However, Section 17.5.8.A.6 of the Code allows for the use of "alternative parking requirements." This letter is intended to establish an alternative parking requirement for the Mountain View Apartments.

The Institute of Transportation Engineer's (ITE) Parking Generation Manual (Parking Manual) is the industry standard for estimating peak parking demand. The Parking Manual uses data collected from around the U.S. to develop peak parking demand rates for various land uses. The 6th Edition contains Land Use 220: Multifamily Housing – 2+ BR (Low-Rise) with the following description:

"Low-rise multifamily housing with two-or-more bedrooms is a residential building with two or three floors (levels) of residence that contain at least one dwelling unit with two or more bedrooms."

The average peak rate of parking generation for Land Use 220 is 1.27 parking spaces/unit. The 95% confidence interval range is between 1.22 – 1.32 parking spaces/unit. Applying these rates to the 45-unit Mountain View Apartment complex, the peak parking demand would be estimated at 57 spaces, and the 95% confidence interval peak parking space demand would be 55 to 60 spaces.

To help validate the Parking Manual generation rates with local data, parking counts were conducted at Mountain View Apartments from Wednesday August 12th – Friday August

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Durango, CO 81301

14th, 2026, after 9pm (when most people would typically be at home). Tel-Ski verified that all 30 units were occupied at the time of the counts. The results are as follows:

8/12/26 9:30pm – 40 parking spaces occupied
8/13/26 9:40pm – 38 parking spaces occupied
8/14/26 10pm – 37 parking spaces occupied

Using the maximum observed 40 occupied spaces and 30 units, the peak parking rate from the counts is 1.33 spaces per unit. This is just slightly greater than the upper end of the 95% confidence interval range provided by the Parking Manual of 1.32 spaces/unit.

Utilizing the 1.33 spaces per unit from the counts and applying it to the full build-out condition of 45 units, the minimum parking space recommendation would be 60 parking spaces or 8 spaces less than the 68 spaces required by the code. In practice, it may be prudent to add the required ADA parking spaces on top of this minimum, bringing the minimum parking space recommendation to 63 parking spaces.

Please let us know if you have any questions or if you need any additional information.

Steve Pavlick, PE
PST Engineering, LLC

Preliminary Wetland Delineation Report

Lot 640A

Town of Mountain Village

Applicant:

TSG Ski and Golf
c/o John Miller (Ponderosa Planning)
565 Mountain Village Blvd.
Telluride, CO 81435
jmiller@ponderosaplanning.co

Consultant:

The Terra Firm, Inc.
POB 362
Telluride, CO 81435
office@terrafirmconsulting.com

Wetland Delineation Report Contents

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Report Deliverable

The following report presents a summation of materials, which collectively meets the minimum contents of a Preliminary Wetland Delineation. This report can be used to request a Jurisdictional Determination from the Army Corps of Engineers (ACOE) or can be used for permit applications to the Army Corps of Engineers, if identified wetlands will be disturbed. Additionally, this report and the associated field delineation meet the Town of Mountain Village standards for a required wetland delineation for site development.

Background and Project Description

The Terra Firm Inc. was contracted by John Miller (planning consultant to TSG Ski and Golf LLC) to delineate wetlands and Waters of the United States (WOTUS) on Lot 640A and a portion of OSP-35A (Site) in Mountain Village, CO. The Site is located in Section 33, Township 43N, Range 9W New Mexico Principal Meridian in San Miguel County, Colorado (Latitude 37.94056 and Longitude -107.86235 WGS84). The following subsections document the methodology, results, and conclusions of the wetland delineation.

Methods

The Terra Firm, Inc. reviewed background information and mapping for the Site (e.g., aerial photography, National Wetlands Inventory, etc.) in mid-May, 2026. Following this review, F. Hazen and T. Lightfoot completed the field delineation on-site on May 27, 2026. Field work included setting up paired monitoring plots and flagging all delineated wetland areas within the Project Area. San Juan Surveying surveyed the delineated wetland boundary on Figure 6.

The Terra Firm, Inc. completed the 2026 wetland delineation following the currently accepted stepwise methods and criteria included in the Regional Supplement to the U.S. Army Corps of Engineers (Corps) Wetland Delineation Manual: Western Mountains, Valleys, and Coast Regions Version 2.0 (USACE 2010 ERDC/EL TR-08-13). The Terra Firm, Inc. followed the Corps Wetlands Delineation Manual (U.S. Department of the Army 1987 Wetlands Research Program Technical Report Y-87-1, 1987) for the wetland delineation.

Other “Waters of the U.S.” were evaluated using the guidance provided by the EPA (https://www.epa.gov/wotus/current-implementation-waters-united-states) per the “Revised Definition of 'Waters of the United States'; Conforming," issued on August 29th, 2023 and implemented September 8th, 2023. The ““Revised Definition of 'Waters of the United States'; Conforming," brings the EPA guidance into compliance with the U.S. Supreme Court’s May 25, 2023 decision in the case of Sackett v. Environmental Protection Agency.” The delineation also complies with the March 12th, 2025 memorandum “joint guidance on continuous surface connection” released by the EPA and the ACOE to clearly advise on what defines continuous surface connection between wetlands and WOTUS.

Wetland Determination Data Forms were completed, and photographs taken, to document conditions and are included in Appendix A and B, respectively. The sampling locations and photo points are shown on Figure 2.

Setting and Topography

The Site is addressed 306 Adams Ranch Road within the Mountain Village. The Mountain View apartments occupy the western portion of lot 640A, a parking lot is centered in the lot, and the eastern portion of lot 640A is primarily undeveloped with a small playground and picnic tables scattered in the open space. Lot 640A borders TSG Ski and Golf open space parcels to the north, northeast, south and southwest. The Northstar and Timberview residential developments border Lot 640A to the east/southeast and northwest respectively. The portion of OSP-35A adjacent to Lot 640A was included within the scope of this wetland delineation. OSP-35A is a TSG owned open space parcel containing Prospect Creek and TSG Ski and Golf mitigation wetlands following the EPA consent decree. The mitigation wetland adjacent to and spanning Prospect Creek located on OSP-35A is named 75-H in the 1990 Finkbiner report *Aerial Photographic Analysis of Wetland Conversion Activity.*

The Site is located within the Prospect Creek watershed just upstream of the Prospect Creek culverts under Adams Ranch Road. The Site contains saturated and inundated wetlands on the east and an elevated terrace on the west. The wetlands and the elevated terrace are separated by a moderate

hillslope. This area was impacted by development activities in the 1970's resulting in the creation of the 75H mitigation wetlands on OSP-35A.

The U.S. Geological Survey (USGS) Telluride Colorado map provides topographic information for the project area. The Site is located at approximately 9,080 feet in elevation within the San Juan Mountains, a rugged and high-altitude sub-range of the Southern Rocky Mountains. The Site is specifically located within the Prospect Creek drainage, a tributary to the San Miguel River which feeds the Dolores River and the Colorado River.

National Wetlands Inventory

The U.S. Fish and Wildlife (USFWS) National Wetlands Inventory (NWI) mapping (http://www.fws.gov/wetlands/Data/Mapper.html) identifies wetland types within the study area in the following table. Spatial distribution of NWI mapped wetlands is shown on Figure 3. Identification, interpretation, and distribution of Waters of the United States occurred utilizing 1:58,000 scale, color infrared imagery from 1986. Spatial distribution and wetland type presented on the NWI database is utilized as background information for the wetland delineation with the acknowledgement that wetlands and Waters of the United States are dynamic and data collection methodologies are coarse. The absence of wetlands mapped on the NWI does not preclude wetlands from being identified on the Site.

NWI Wetland Classification: Lot 640A and OSP-35A Per USFWS	
Wetland Classification	**Description**
PSS1B	Palustrine (P) Scrub Shrub (SS) Broad-Leaved Deciduous (1) Seasonally Saturated (B)

Soil Survey

The National Resources Conservation Service (NRCS) Web Soil Survey (http://websoilsurvey.nrcs.usda.gov/app/HomePage.htm) was reviewed to identify which soil types are coarsely mapped in the vicinity of the Project Area. Spatial distribution of soils are shown on Figure 4 and the following table summarizes the mapped soil types within the specified area of interest. Data utilized by the NRCS Web Soil Survey for this area was collected August 29th, 2025 (V17).

Soil Table: Lot 640A and OSP-35A Per NRCS Web Soils Survey			
Soil Unit Type	**Acres in AOI**	**Percent of AOI**	**Hydric Rating**
Washboard-Rock outcrop complex, 20 to 90 percent slopes, very stony	1.5	100%	NO
Totals for Area of Interest	**1.5**	**100%**	

All delineated wetlands within the Project Area are located within the Washboard-Rock outcrop complex, consisting of 60% Washboard and similar soils, 25% rock outcrop and 15% minor components. Washboard and similar soils typically form mountain slopes ranging from 20-90% and the parent material is colluvium derived from tuff and/or till derived from tuff. They are classified as well drained, non-hydric soils with depth to the water table typically greater than 80 inches. A typical profile presents as slightly decomposed plant material 0”-1”, gravelly loam from 1”-7”, very gravelly loam from 7-13”, very gravelly sandy clay loam from 13-24”, very cobbly clay loam from 24-43” and extremely stony clay loam from 43-66”. The rock outcrop formation is non-hydric, forms mountain slopes, and consists of unweathered bedrock from 0-60”.

Floodplain

According to the Flood Insurance Rate Map by the Federal Emergency Management Agency (FEMA), San Miguel County, Colorado and Incorporated Areas, map number 08113C0287 D effective date 09/30/1992, the entirety of the Project Area is classified as Zone X as shown on Figure 5. FEMA defines Zone X as areas determined to be outside the 500-year flood plain.

Precipitation

The National Weather Service, part of the National Oceanic and Atmospheric Administration (NOAA) (https://www.weather.gov/wrh/climate?wfo=gjt) indicates that the average precipitation in the Telluride area is around 20.37 inches, based on 30 years of record. Approximately 9 inches of measured precipitation occurs during the primary growing season (May-October). The majority of the precipitation at the Site occurs as snowfall and consequently affects the region through replenishing aquifers and in the spring during snowmelt driven runoff.

Results

The spatial extents of the identified wetland areas on Lot 640A and OSP-35A are shown on Figure 6. The required Wetland Determination Data Forms (Appendix A) and representative photographs with captioning (Appendix B) are included in this report.

One large Palustrine Scrub-Shrub wetland was identified along the northeast property boundary between Lot 640A and OSP-35A. This wetland community is located within a beaver influenced stretch of Prospect Creek, a tributary of the San Miguel River. A second Palustrine Scrub-Shrub wetland was delineated in the southwest portion of Lot 640A. This wetland is fed by sub-surface flows originating from an upslope fen adjacent to the golf course. There is no surface connectivity between this wetland and WOTUS. A third Palustrine Scrub-Shrub wetland was delineated along the northwest property line between Lot 640A and Lot 640BR. This wetland receives groundwater from the wetland located on the southwest corner of Lot 640 A and demonstrates connectivity to Prospect Creek.

Paired monitoring plots (1 & 2, 3 & 4) were utilized to determine the upland/wetland boundary. Within a pair, odd-numbered plots (1, 3) were selected as representative of the upland vegetation, soils and hydrology, and the even-numbered plots (2, 4) were selected as representative of wetland vegetation, soils and hydrology.

Vegetation

Upland vegetation at the Site almost entirely consists of upland grasses and forbs. Few shrub species or trees are present within upland areas due to development of the parcel. Dominant species within the upland plots are *Ribes lacustre, Lonicera involucrata, Festuca pratensis, Bromus inermis, Juncus balticus, Poa alpina, Symphotrichum laeve,* and *Taraxacum officinale.*

Within the Palustrine Scrub-Shrub/Palustrine Emergent wetland located along the northeast property line (Monitoring Plot 4), vegetation was entirely dominated by *Salix monticola* in the Sapling/Shrub stratum and *Carex utriculata* in the Herb stratum. This wetland community is present within and immediately adjacent to Prospect Creek.

The Palustrine Scrub-Shrub wetland located on the southwest portion of the Lot (Monitoring Plot 2) was dominated by *Lonicera involucrata and Salix monticola* in the overstory and *Carex utriculata* in the understory. The hydrophytic vegetation is constrained to the hillside drainage feature and only extends part way along the man-made swale to the north.

The wetland located on the northwest corner of the property was delineated as part of the Lot 640BR delineation. The wetland vegetation is dominated by *Salix monticola* across the Sapling/Shrub Stratum and *Carex utriculata* and *Epilobium ciliatum* across the Herb Stratum.

A comprehensive table of vegetation identified during delineation activities is included below. This table is not a comprehensive list of all vegetation on the Site, only vegetation identified within the representative monitoring plots. See attached Wetland Determination Data Forms, Appendix A, for more details.

Identified Vegetation Table: Lot 640A and OSP-35A		
Scientific Name	**Indicator Status**	**Common Name**
Sapling/Shrub Stratum		
Lonicera involucrata	FAC	twinberry honeysuckle
Populus tremuloides	FACU	quaking aspen
Ribes lacustre	FAC	prickly currant
Salix monticola	OBL	mountain willow
Herb Stratum		
Achillea millefolium	FACU	common yarrow
Bromus inermis	UPL	smooth brome
Cardamine cordifolia	FACW	heartleaf bittercress
Carex aquatilis	OBL	water sedge
Carex utriculata	OBL	Northwest Territory sedge
Cirsium arvense	FAC	Canada thistle
Conioselinum scopulorum	FACW	Rocky Mountain hemlockparsley
Festuca pratensis	NO	meadow fescue
Heracleum maximum	FAC	cow parsnip

Juncus balticus	FACW	Baltic rush
Poa alpina	FAC	alpine bluegrass
Polemonium occidentale	FACW	western polemonium
Symphyotrichum laeve	NO	smooth aster
Taraxacum officinale	FACU	common dandelion
Trifolium repens	FAC	white clover

Soils

Observed upland soils within Monitoring Plot 1 (upland) located in the southwest portion of the Lot consisted of dark loam with rooting from 0-5" and dark loam with gravels from 5"-18". No hydric soil indicators were observed in this location. Within Monitoring Plot 3, located within the northeast portion of the Lot, the upland soils consisted of sandy loam from 0"-3", gravelly sandy loam from 3"-6", gravelly sandy loam with cobbles from 6"-11" and sandy loam with cobbles from 11"-17". Soils were well compacted and no hydric indicators were observed.

Within Monitoring Plot 2 (wetland) located in the southwest portion of the Lot, soils consisted of loam from 0"-6", sandy gravelly loam from 6"-11" and cobbly sandy clay loam from 11"-18". Soils met the "Other" indicator for hydric soils as they support hydrophytic vegetation and meet hydrology criteria.

Within Monitoring Plot 4 (wetland) located along the northeast property line, soils consisted of sandy loam from 0"-3", sandy gravelly cobbly loam from 3"-12" and slightly darker sandy gravelly cobbly loam from 12"-18". Soils met the "Other" indicator for hydric soils as they support hydrophytic vegetation and meet hydrology criteria.

Soils within the wetland located on the northwest corner of the lo were also dark, organic rich loam with rounded gravels. Decomposing organic materials were found throughout the soil profile, and saturation was found at 11". Soils met the "Other" criteria for hydric soils as they meet hydrologic criteria for a wetland and support hydrophytic vegetation.

See attached Wetland Determination Data Forms, Appendix A, for more details.

Hydrology

Lot 640A is located within a complex hydrologic regime controlled by snowmelt and infiltration of meltwater from the high-elevation basins within the watershed above the Site.

The Site is located downslope of a fen situated on the south side of the Hole 4 fairway and tees. The fen is referred to as 75I in the Finkbiner report *Aerial Photographic Analysis of Wetland Conversion Activity.* Perennial surface flows from the fen drain to the north under the Hole 4 golf cart path and down a steep drainage on Lot 640A. Historic drainages, which may have connected the fen to Prospect Creek, were filled during ski area development in the 1970's.

During the redevelopment of Mountainview in the late 2010's, a french drain was installed along the southwest side of the Mountainview building. The french drain extends towards the lotline of 640A and

Lot 640BR. The french drain's alignment is shaped at the ground surface with a swale to route any surface flows from the fen behind the Mountainview development towards the Lot 640A and Lot 640BR lot line. Surface flows from the Hole 4 fen (75I) infiltrate on Lot 640A (to the south of 640BR) and likely follow the french drain alignment before surfacing in the depressional wetland located on the Site. Surface flows in the winter tend to form a large ice mass, extending on to lot 640 BR, which persists until the ground thaws in the spring. All live water within the wetland spanning the Lot 640A and 640BR lot line drains under Adams Ranch Road via a culvert into Prospect Creek.

Prospect Creek, originating high up in Prospect Basin, is a perennial tributary to the San Miguel River that flows across portions of Lot 640A and OSP35A. The wetland community on OSP 35A is referred to as 75H in the Finkbiner report *Aerial Photographic Analysis of Wetland Conversion Activity.* Much of this wetland served as a mitigation site for wetland disturbances during development of the Mountain Village. Almost all the sedge and willow stock within this wetland area was grown in TSG green houses in the 1990's.

Within the wetland monitoring plot (Monitoring Plot 2) located in the southwest corner of the Site, soils were saturated at the surface and the water table was present at 6" of depth. Surface flows are present within the hillside drainage below Hole 4. These surface flows infiltrate in a manmade drain/swale system before reaching the wetland situated on the Lot 640A/640BR lot line.

Within the wetland situated on the Lot 640A/640BR lot line, soils were saturated at a depth of 11" and surface soil cracks were observed in the wetland area. Within the upland monitoring plot (Monitoring Plot 1) soils were dry to a depth of 16" and no hydrologic indicators were observed within the soil pit. The 2025/2026 winter resulted in snow accumulations significantly below average. As such, this delineation occurred during drought conditions and the presence of saturated soils in a drought year is a good indicator for saturated soils during normal climatic conditions.

Within the wetland located on the northeast property boundary (Monitoring Plot 4), soils were saturated at the surface, the water table was present at 11" of depth and surface water was present adjacent to the plot.

See attached Wetland Determination Data Forms, Appendix A, for more details.

Conclusion

Following the 2026 wetland delineation field work on Lot 640A and OSP 35A, wetlands were identified having met the Army Corps of Engineers criteria and standards for a wetland (See Figure 6). These delineated wetlands were "inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions." - Excerpt from definition of wetlands as used by the U.S. Army Corps of Engineers and U.S. Environmental Protection Agency. Two of the three delineated wetlands demonstrate clear surface connectivity to Prospect Creek, a tributary to the San Miguel River.

All delineated wetlands additionally meet the definition of a wetland per the Town of Mountain Village, and as such are subject to the general conditions of the Wetlands Management Plan and Town of Mountain Village regulation. This report serves as the foundational document supporting the May 27th, 2026 wetland delineation on Lot 640A and OSP 35A within the Town of Mountain Village.

Attachments:

Included on the following pages.

Figure 1 – Vicinity Map

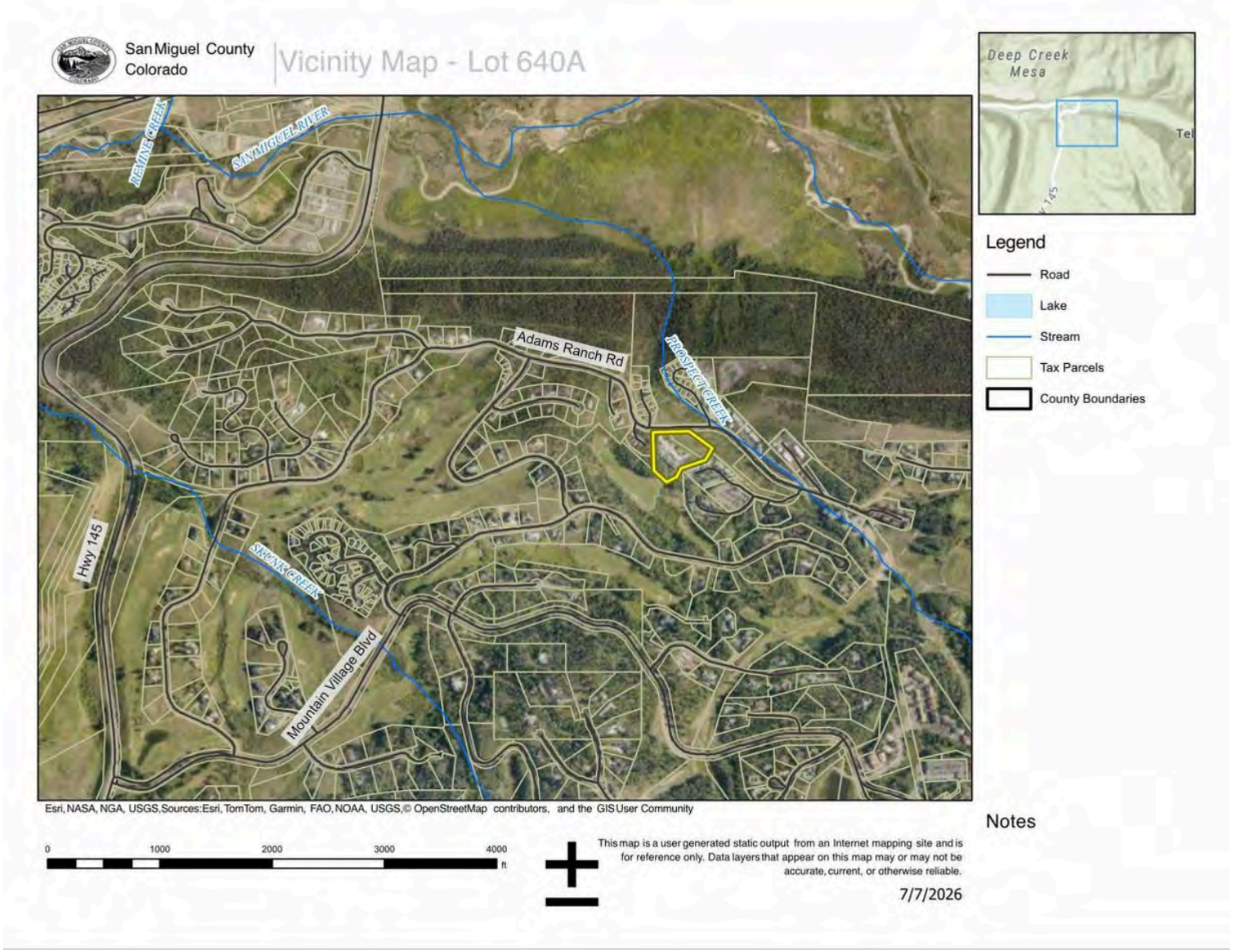


Figure 2 - Location Map

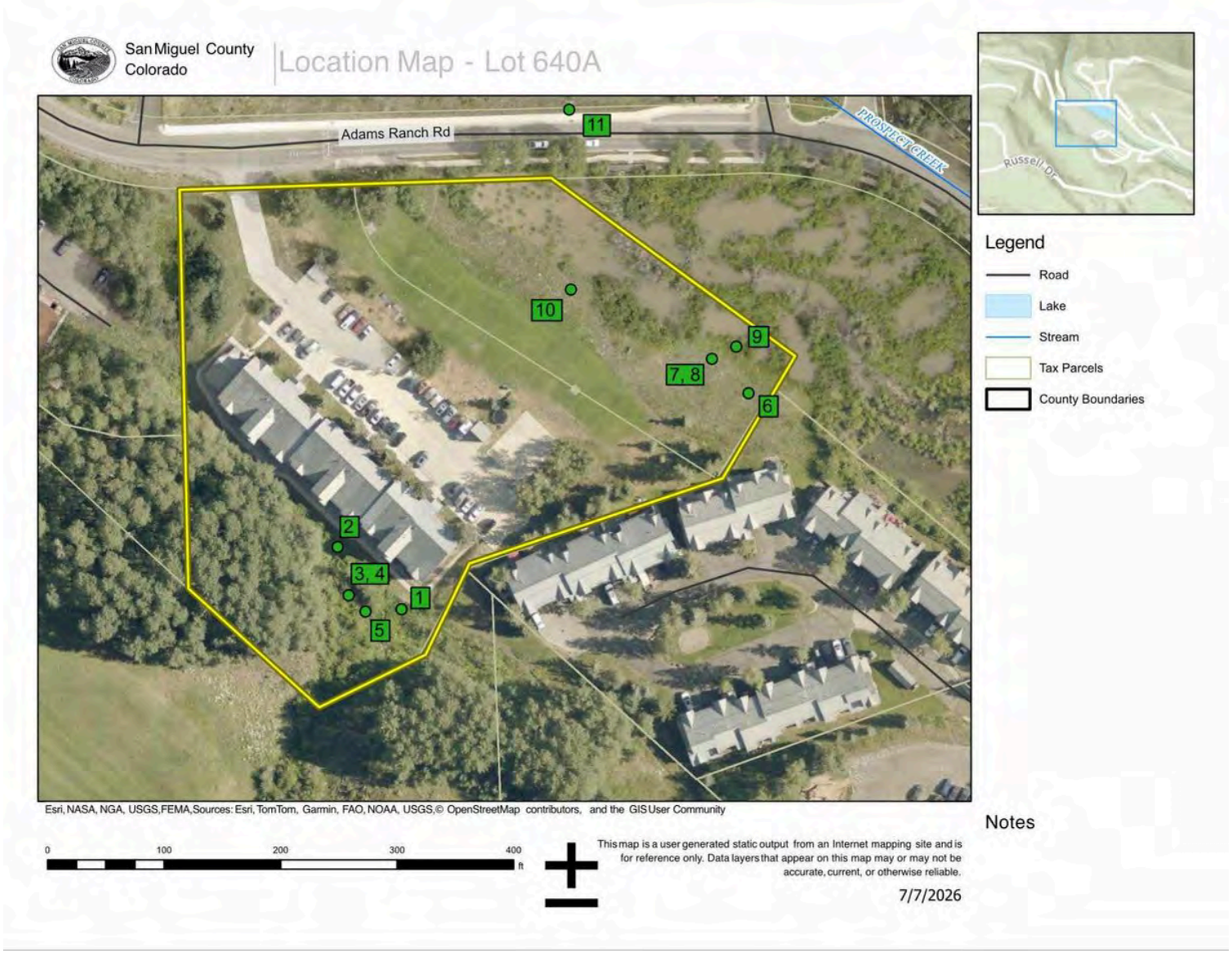


Figure 3 - NWI Map

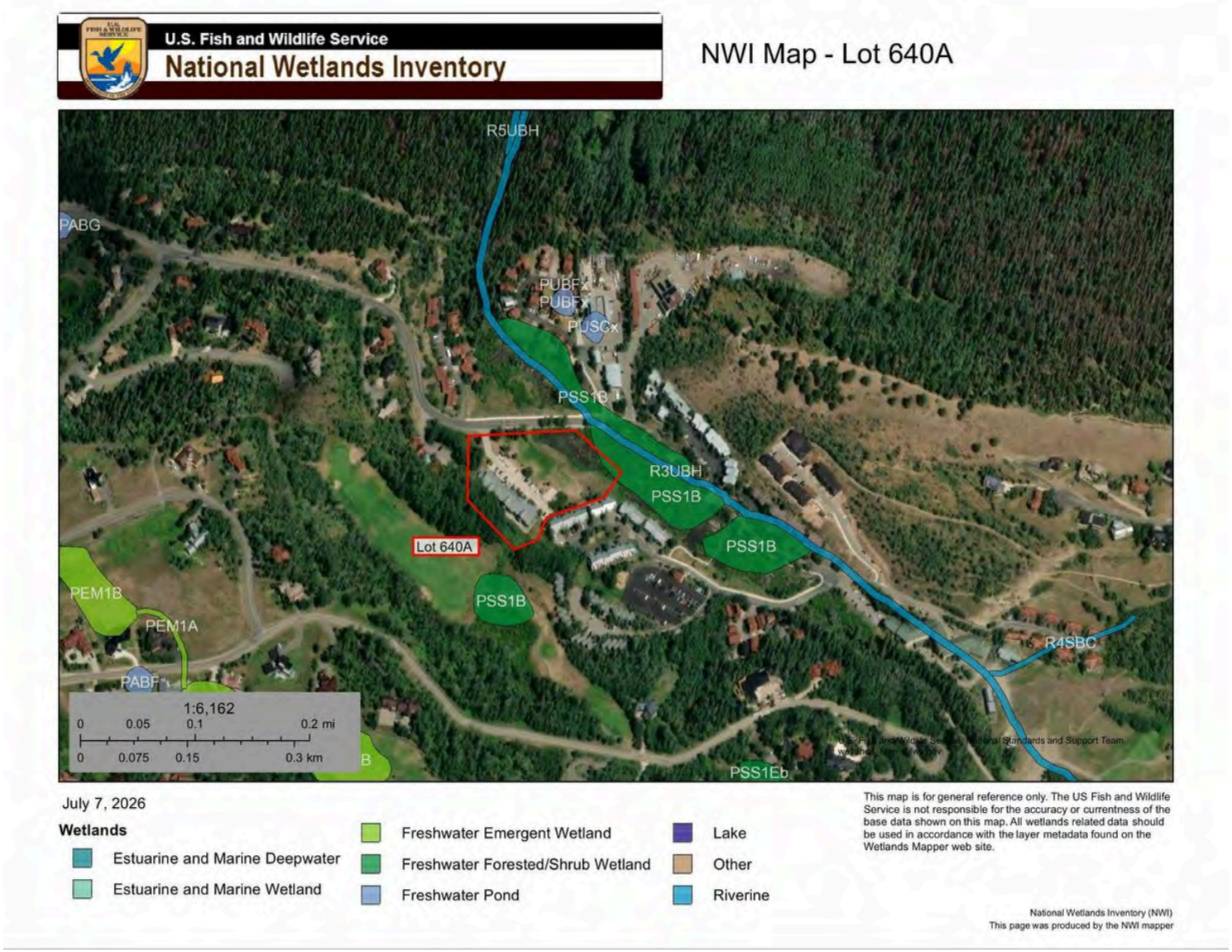


Figure 4 - Soils Map



MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Ouray Area, Colorado, Parts of Gunnison, Hinsdale, Ouray, San Juan, and San Miguel Counties
Survey Area Data: Version 17, Aug 29, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Sep 6, 2021—Sep 17, 2021

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
169	Washboard-Rock outcrop complex, 20 to 90 percent slopes, very stony	3.7	100.0%
Totals for Area of Interest		**3.7**	**100.0%**

Figure 5 - FEMA Map

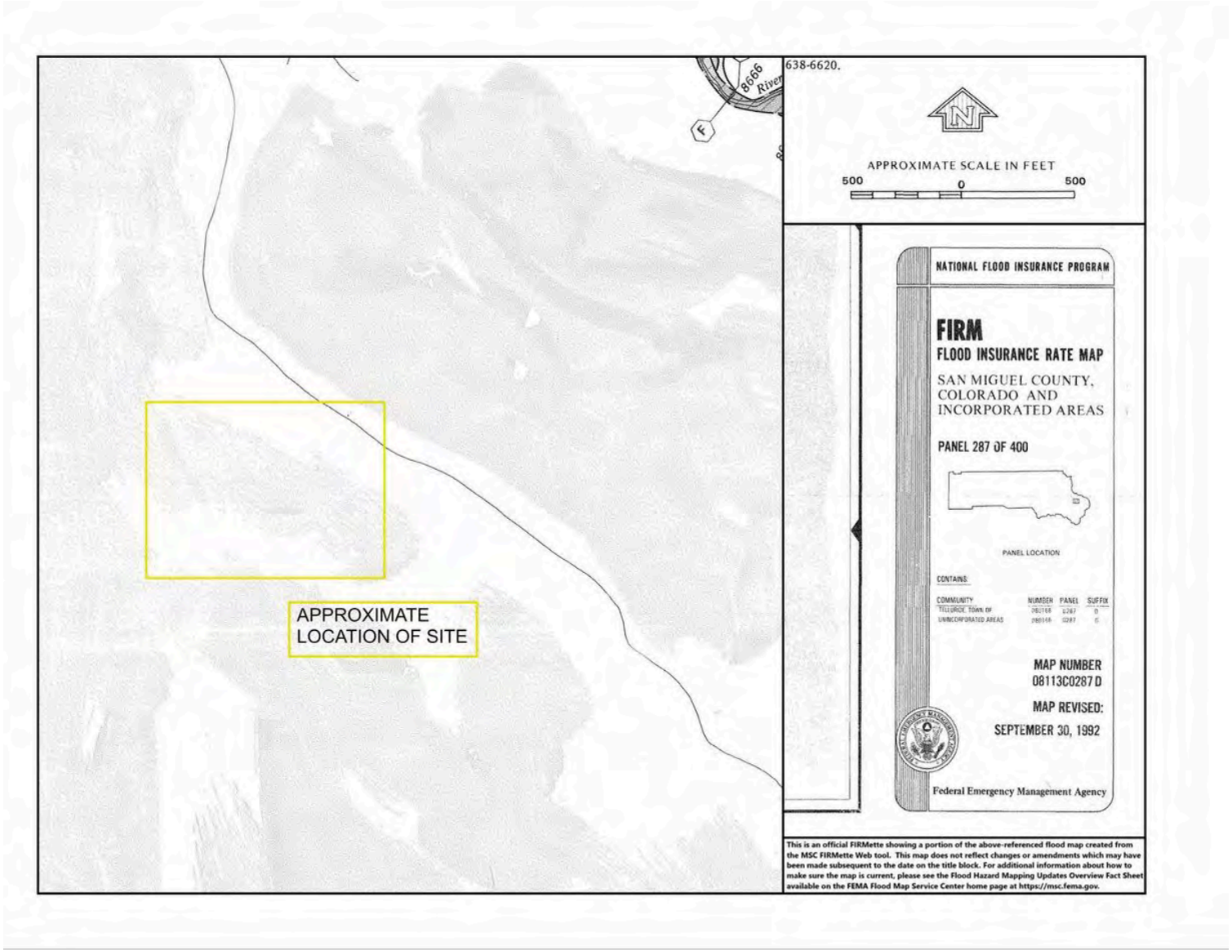
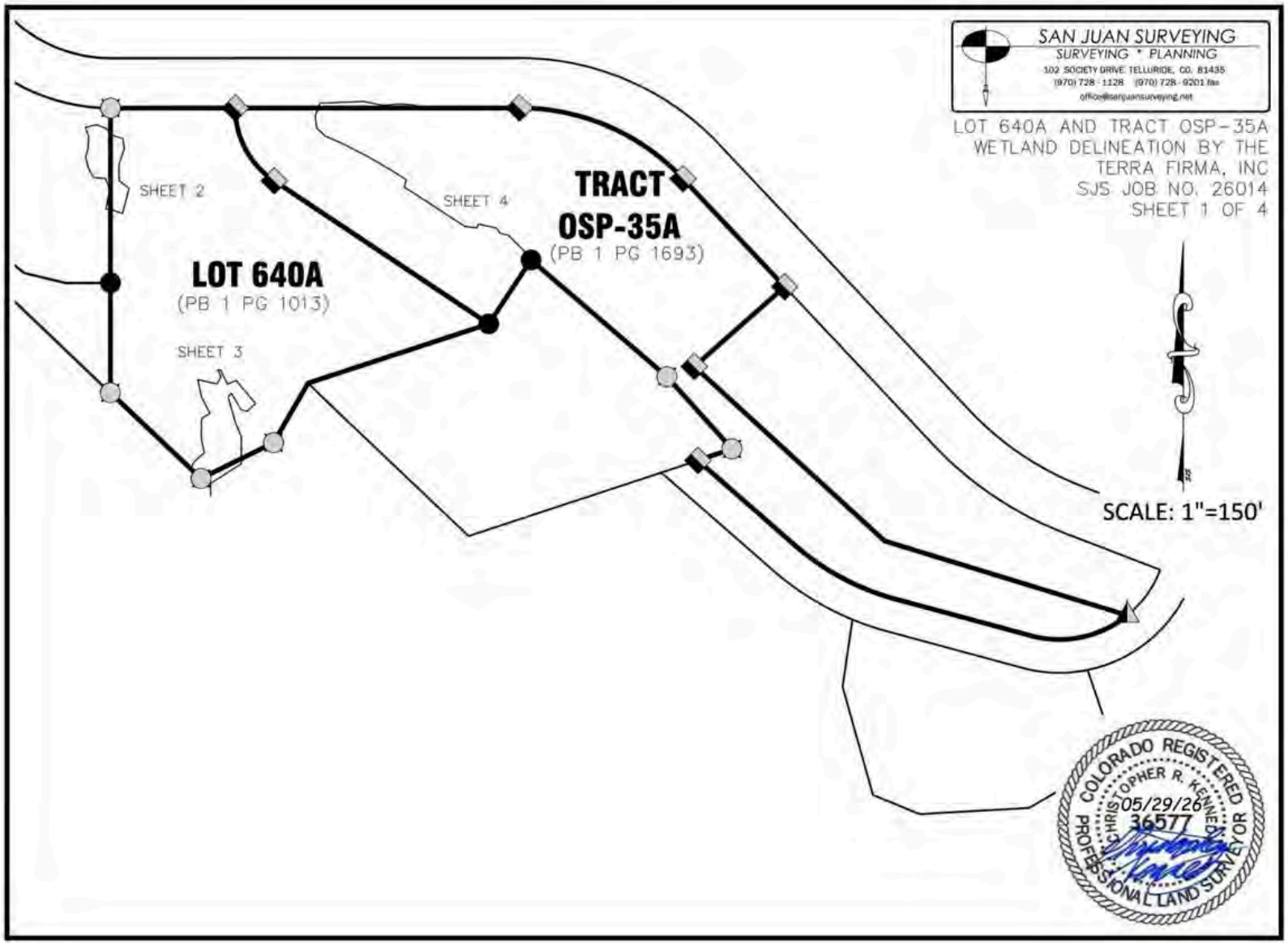
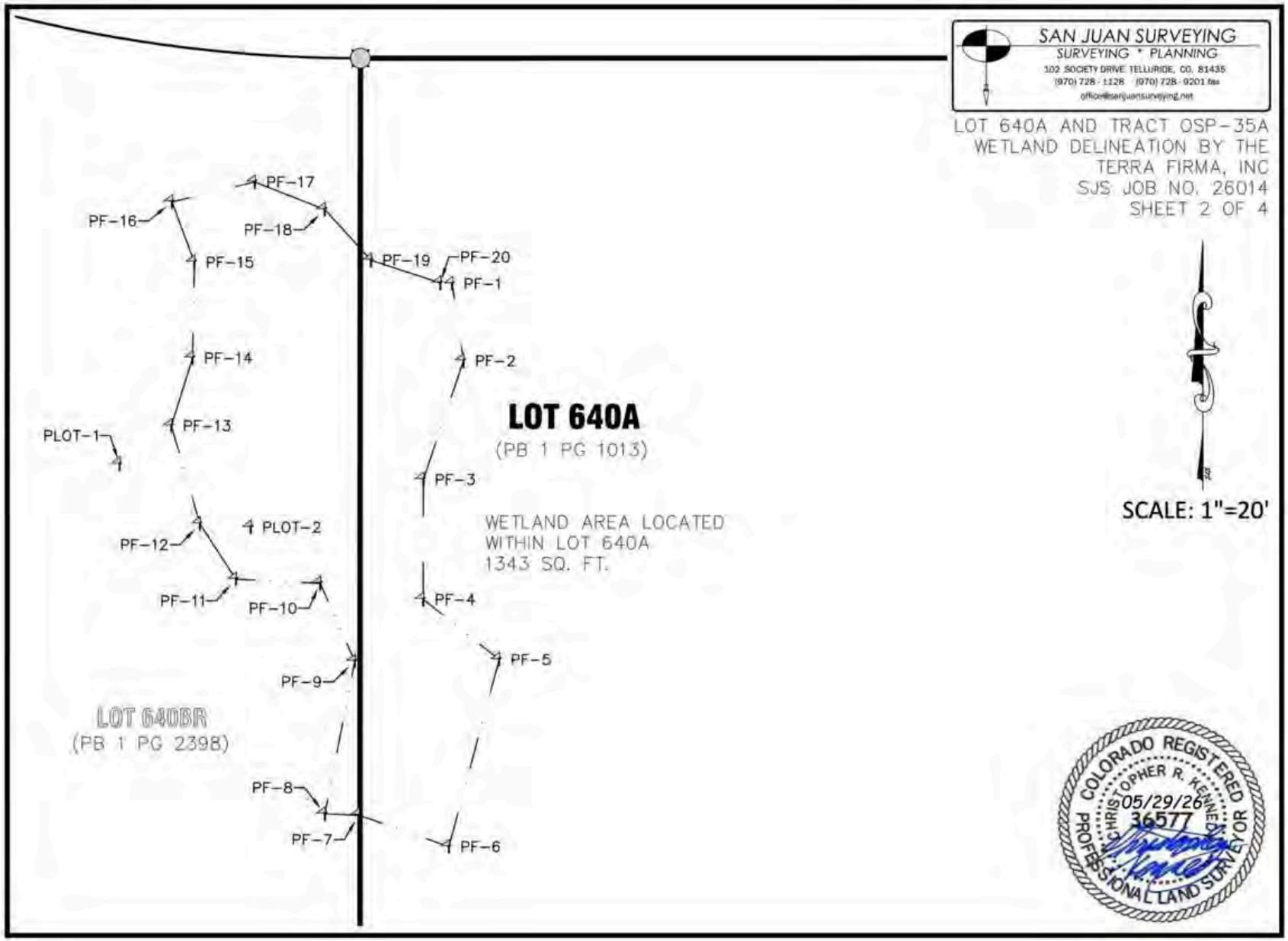
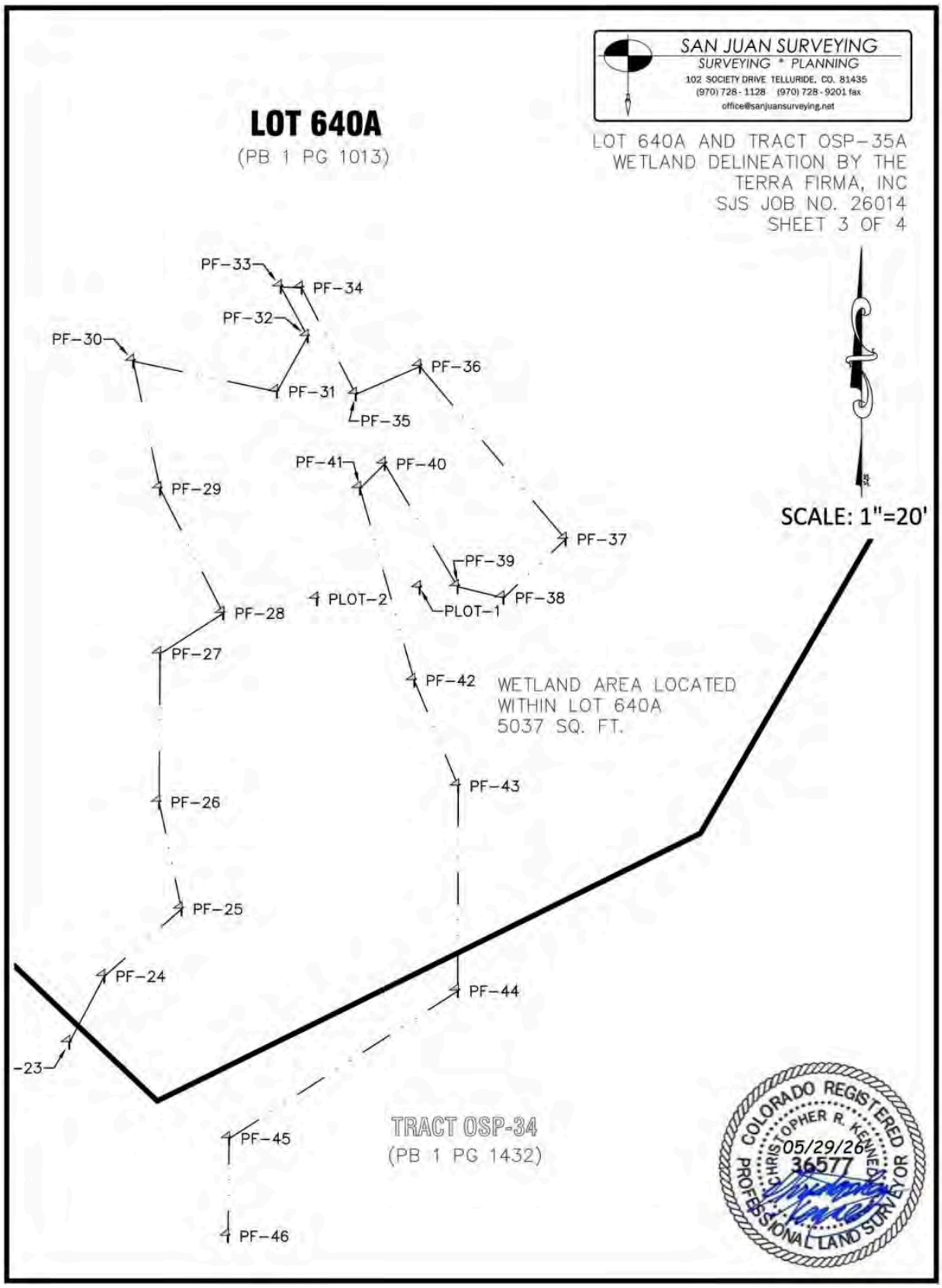
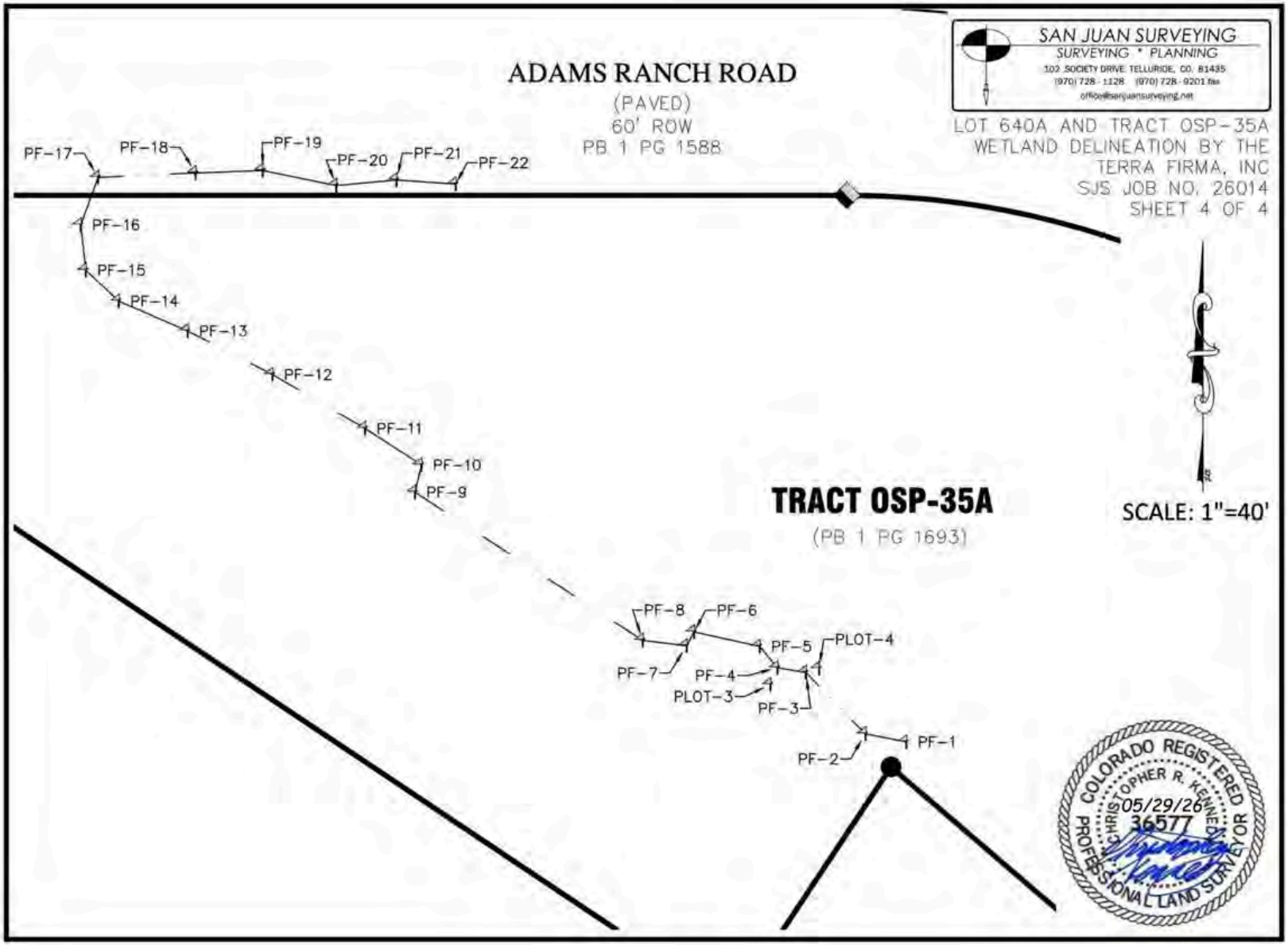


Figure 6 - Wetland Delineation Survey




SAN JUAN SURVEYING
SURVEYING * PLANNING
102 SOCIETY DRIVE TELLURIDE, CO. 81435
(970) 728 - 1128 (970) 728 - 9201 fax
office@sanjuansurveying.net
LOT 640A AND TRACT OSP-35A
WETLAND DELINEATION BY THE
TERRA FIRMA, INC
SJS JOB NO. 26014
SHEET 2 OF 4
PF-17
PF-16
PF-18
PF-15
PF-19
PF-20
PF-1
PF-14
PF-2
PF-13
PLOT-1
LOT 640A
(PB 1 PG 1013)
PF-3
PLOT-2
PF-12
WETLAND AREA LOCATED
WITHIN LOT 640A
1343 SQ. FT.
PF-11
PF-10
PF-4
PF-5
PF-9
LOT 640BR
(PB 1 PG 2398)
PF-8
PF-7
PF-6
SCALE: 1"=20'
COLORADO REGISTERED
CHRISTOPHER R. KENNEDY
05/29/26
36577
PROFESSIONAL LAND SURVEYOR


SAN JUAN SURVEYING
SURVEYING * PLANNING
102 SOCIETY DRIVE TELLURIDE, CO. 81435
(970) 728-1128 (970) 728-9201 fax
office@sanjuansurveying.net
LOT 640A
(PB 1 PG 1013)
LOT 640A AND TRACT OSP-35A
WETLAND DELINEATION BY THE
TERRA FIRMA, INC
SJS JOB NO. 26014
SHEET 3 OF 4
SCALE: 1"=20'
PF-33
PF-34
PF-32
PF-30
PF-31
PF-36
PF-35
PF-41
PF-40
PF-29
PF-37
PF-39
PLOT-2
PLOT-1
PF-38
PF-28
PF-27
PF-42
WETLAND AREA LOCATED
WITHIN LOT 640A
5037 SQ. FT.
PF-43
PF-26
PF-25
PF-24
PF-44
-23
TRACT OSP-34
(PB 1 PG 1432)
PF-45
PF-46
COLORADO REGISTERED
CHRISTOPHER R. KENNEDY
05/29/26
36577
PROFESSIONAL LAND SURVEYOR


SAN JUAN SURVEYING
SURVEYING * PLANNING
102 SOCIETY DRIVE TELLURIDE, CO. 81435
(970) 728 - 1128 (970) 728 - 9201 fax
office@sanjuansurveying.net
ADAMS RANCH ROAD
(PAVED)
60' ROW
PB 1 PG 1588
LOT 640A AND TRACT OSP-35A
WETLAND DELINEATION BY THE
TERRA FIRMA, INC
SJS JOB NO. 26014
SHEET 4 OF 4
PF-17
PF-18
PF-19
PF-20
PF-21
PF-22
PF-16
PF-15
PF-14
PF-13
PF-12
PF-11
PF-10
PF-9
TRACT OSP-35A
(PB 1 PG 1693)
SCALE: 1"=40'
PF-8
PF-6
PF-5
PLOT-4
PF-7
PF-4
PLOT-3
PF-3
PF-2
PF-1
COLORADO REGISTERED
CHRISTOPHER R. KENNEDY
05/29/26
36577
PROFESSIONAL LAND SURVEYOR

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: LOT 640A - MOUNTAIN VIEW City/County: MOUNTAIN VILLAGE Sampling Date: 05/27/26
Applicant/Owner: TSG SKI + GOLF LLC State: CO Sampling Point: 01
Investigator(s): E. HAREN, T. LIGHTFOOT Section, Township, Range: 33 43N 9W
Landform (hillslope, terrace, etc.): HILLSLOPE Local relief (concave, convex, none): CONVEX Slope (%): 8
Subregion (LRR): E Lat: 37.94056 Long: -107.86235 Datum: WGS 84
Soil Map Unit Name: WASHBOARD ROCK OUTCROP NWI classification: NO
Are climatic / hydrologic conditions on the site typical for this time of year? Yes ✓ No ____ (If no, explain in Remarks.)
Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes ✓ No ____
Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ____	No X	Is the Sampled Area within a Wetland? Yes ____ No X
Hydric Soil Present?	Yes ____	No X	
Wetland Hydrology Present?	Yes ____	No X	

Remarks: PLOT 1 LOCATED SOUTH OF MOUNTAIN VIEW APARTMENTS ON THE HILLSLOPE BETWEEN HOLE 4 + MOUNTAIN VIEW. PLOT LOCATED ON MARGINS OF A DRAINAGE FEATURE IN THIS LOCATION.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 10'x20')	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
	____ = Total Cover		
Sapling/Shrub Stratum (Plot size: 10'x20')			
1. RIBES LACUSTRE	5	✓	FAC
2. LONICERA INVOLUCRATA	5	✓	FAC
3.			
4.			
5.			
	10 = Total Cover		
Herb Stratum (Plot size: 10'x20')			
1. POA ALPINA	30	✓	FAC
2. BROMUS INERMIS	15	✓	UPL
3. SYMPHORICHUM LAEVE	15	✓	FACU
4. TARAXACUM OFFICINALE	15	✓	FACU
5. CIRSIUM ARVENSE	10		FAC
6. CAREX UTRICULATA	5		OBL
7. POLEMONIUM OCCIDENTALE	5		FACW
8. CONIOSELINUM SCOPULORUM	5		FACW
9.			
10.			
11.			
	100 = Total Cover		
Woody Vine Stratum (Plot size: ____)			
1.			
2.			
	____ = Total Cover		

% Bare Ground in Herb Stratum 0

Dominance Test worksheet:
Number of Dominant Species That Are OBL, FACW, or FAC: 3 (A)
Total Number of Dominant Species Across All Strata: 6 (B)
Percent of Dominant Species That Are OBL, FACW, or FAC: 50 (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species 5	x 1 = 5
FACW species 10	x 2 = 20
FAC species 50	x 3 = 150
FACU species 30	x 4 = 120
UPL species 15	x 5 = 75
Column Totals: 110 (A)	370 (B)

Prevalence Index = B/A = 3.36

Hydrophytic Vegetation Indicators:
__ 1 - Rapid Test for Hydrophytic Vegetation
__ 2 - Dominance Test is >50%
__ 3 - Prevalence Index is ≤3.0[1]
__ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
__ 5 - Wetland Non-Vascular Plants[1]
__ Problematic Hydrophytic Vegetation[1] (Explain)
[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ____ No X

Remarks: MIXED ASSEMBLAGE OF UPLAND GRASSES AND FORBS W/ SOME FACW + OBL SPECIES ON MARGINS OF WETLAND.

US Army Corps of Engineers — Western Mountains, Valleys, and Coast – Version 2.0

SOIL

Sampling Point: 01

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-5	10YR 2/1	100					MIN	LOAMY + ROOTS
5-18	10YR 2/1	100					MIN	LOAM w/ SOME SMALL GRAVELS

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1) **(except MLRA 1)**
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10)
- ___ Red Parent Material (TF2)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes _____ No X

Remarks:

WELL DEVELOPED DARK LOAMY SOILS. NO HYDRIC INDICATORS OBSERVED.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Surface Soil Cracks (B6)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9) **(except MLRA 1, 2, 4A, and 4B)**
- ___ Salt Crust (B11)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres along Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Stunted or Stressed Plants (D1) **(LRR A)**
- ___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ___ Water-Stained Leaves (B9) **(MLRA 1, 2, 4A, and 4B)**
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)
- ___ Raised Ant Mounds (D6) **(LRR A)**
- ___ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present? Yes _____ No X Depth (inches): _____

Water Table Present? Yes _____ No X Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes ✓ No _____ Depth (inches): 17"

Wetland Hydrology Present? Yes _____ No X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

SOME SATURATION OBSERVED 17" DOWN IN PROFILE, OTHERWISE, NO HYDROLOGY INDICATORS OBSERVED.

US Army Corps of Engineers

Western Mountains, Valleys, and Coast – Version 2.0

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: LOT 640-A - MOUNTAIN VIEW City/County: MOUNTAIN VILLAGE Sampling Date: 5/27/26
Applicant/Owner: TSG SKI · GOLF LLC State: CO Sampling Point: 02
Investigator(s): F HAZEN, T LIGHTFOOT Section, Township, Range: 33 43N 9W
Landform (hillslope, terrace, etc.): HILLSLOPE Local relief (concave, convex, none): CONCAVE Slope (%): 10
Subregion (LRR): E Lat: 37.94056 Long: -107.86235 Datum: WGS84
Soil Map Unit Name: WASHBOARD ROCK-OUTCROP NWI classification: NO
Are climatic / hydrologic conditions on the site typical for this time of year? Yes ✓ No ____ (If no, explain in Remarks.)
Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes ✓ No ____
Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ✓	No ____	Is the Sampled Area within a Wetland? Yes ✓ No ____
Hydric Soil Present?	Yes ✓	No ____	
Wetland Hydrology Present?	Yes ✓	No ____	

Remarks: PLOT 2 LOCATED W/IN WETLAND DRAINING A FEN TO SE OF SITE SOUTH OF HOLE 4 FAIRWAY.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 10'x10')	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
	= Total Cover		
Sapling/Shrub Stratum (Plot size: 10'x10')			
1. LONICERA INVOLUCRATA	25	✓	FAC
2. SALIX MONTICOLA	25	✓	OBL
3. RIBES LACUSTRE	10		FAC
4. POPULUS TREMULOIDES	1		FACU
5.			
	61 = Total Cover		
Herb Stratum (Plot size: 10'x10')			
1. CAREX UTRICULATA	60	✓	OBL
2. CARDAMINE CORDIFOLIA	15		FACW
3. CONIOSELINUM SCOPULORUM	5		FACW
4. CIRSIUM ARVENSE	1		FAC
5. TARAXACUM OFFICINALE	1		FACU
6. HERACLEUM MAXIMUM	1		FAC
7. POA ALPINA	1		FAC
8. POLEMONIUM OCCIDENTALE	1		FACW
9.			
10.			
11.			
	85 = Total Cover		
Woody Vine Stratum (Plot size: ____)			
1.			
2.			
	= Total Cover		

% Bare Ground in Herb Stratum 15

Dominance Test worksheet:
Number of Dominant Species That Are OBL, FACW, or FAC: 3 (A)
Total Number of Dominant Species Across All Strata: 3 (B)
Percent of Dominant Species That Are OBL, FACW, or FAC: 100% (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species ____	x 1 = ____
FACW species ____	x 2 = ____
FAC species ____	x 3 = ____
FACU species ____	x 4 = ____
UPL species ____	x 5 = ____
Column Totals: ____ (A)	____ (B)

Prevalence Index = B/A = ____

Hydrophytic Vegetation Indicators:
✓ 1 - Rapid Test for Hydrophytic Vegetation
✓ 2 - Dominance Test is >50%
___ 3 - Prevalence Index is ≤3.0[1]
___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
___ 5 - Wetland Non-Vascular Plants[1]
___ Problematic Hydrophytic Vegetation[1] (Explain)
[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ✓ No ____

Remarks: COMMON WETLAND ASSEMBLAGE -/ SOME UPLAND SPECIES ON MOUNDED SOILS -/IN DRAINAGE FEATURE.

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SOIL

Sampling Point: 02

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-6	10YR 2/1	100					MIN	LOAM w/ ROOTING
6-11	7.5YR 4/1	100					MIN	SANDY GRAVELLY LOAM
11-18	7.5YR 4/1	98	ORANGE/RED	2	C	PL	MIN	COBBLY SANDY CLAY LOAM

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1) **(except MLRA 1)**
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10)
- ___ Red Parent Material (TF2)
- ___ Very Shallow Dark Surface (TF12)
- ✓ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: ALLUVIUM

Depth (inches): 18"

Hydric Soil Present? Yes ✓ No ___

Remarks:

DARK LOAM SOILS OVER SANDY GRAVELLY LOAM & COBBLY SANDY CLAY LOAM. PLOT W/IN CHANNEL/DRAINAGE FEATURE. LIKELY STREAM DEPOSITS. MEETS "OTHER" CRITERIA DUE TO SUPPORTING HYDROPHYTIC VEGETATION & MEETING HYDROLOGY STANDARDS.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- ✓ High Water Table (A2)
- ✓ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Surface Soil Cracks (B6)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9) **(except MLRA 1, 2, 4A, and 4B)**
- ___ Salt Crust (B11)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres along Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Stunted or Stressed Plants (D1) **(LRR A)**
- ___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ___ Water-Stained Leaves (B9) **(MLRA 1, 2, 4A, and 4B)**
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)
- ___ Raised Ant Mounds (D6) **(LRR A)**
- ___ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present? Yes ✓ No ___ Depth (inches): AVG.

Water Table Present? Yes ✓ No ___ Depth (inches): 6"

Saturation Present? (includes capillary fringe) Yes ✓ No ___ Depth (inches): 0"

Wetland Hydrology Present? Yes ✓ No ___

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

SMALL PERENNIAL STREAM DRAINS FEN 751 ON S. SIDE OF HOLE 4 FAIRWAY. DRAINAGE INFILTRATES INTO SEWER LINE ALIGNMENT ON SW SIDE OF MOUNTAIN VIEW. FLOWS RESURFACE ON LOT 640BR.

US Army Corps of Engineers

Western Mountains, Valleys, and Coast – Version 2.0

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: OSP 35A City/County: MTN VILLAGE Sampling Date: 05/27/26
Applicant/Owner: TSG SKI & GOLF LLC State: CO Sampling Point: 03
Investigator(s): F. HAZEN, T. LIGHTFOOT Section, Township, Range: 33 43N 9W
Landform (hillslope, terrace, etc.): HILLSLOPE Local relief (concave, convex, none): CONCAVE Slope (%): 5
Subregion (LRR): E Lat: 37.94120 Long: -107.86443 Datum: WGS 84
Soil Map Unit Name: WASHBOARD ROCK OUTCROP NWI classification: NO
Are climatic / hydrologic conditions on the site typical for this time of year? Yes ✓ No ____ (If no, explain in Remarks.)
Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes ✓ No ____
Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ____	No X	Is the Sampled Area within a Wetland? Yes ____ No X
Hydric Soil Present?	Yes ____	No X	
Wetland Hydrology Present?	Yes ____	No X	

Remarks: PLOT 3 LOCATED ON HILLSLOPE ABOVE WETLAND 75H. 75H WAS A MITIGATION WETLAND RE-CONSTRUCTED AS PART OF CONSENT DECREE. HEAVILY MODIFIED BY BEAVER.

VEGETATION – Use scientific names of plants.

	Absolute % Cover	Dominant Species?	Indicator Status
Tree Stratum (Plot size: 20'x20')			
1.			
2.			
3.			
4.			
	____ = Total Cover		
Sapling/Shrub Stratum (Plot size: 20'x20')			
1.			
2.			
3.			
4.			
5.			
	____ = Total Cover		
Herb Stratum (Plot size: 20'x20')			
1. FESTUCA PRATENSIS	20	✓	NO
2. BROMUS INERMIS	15	✓	UPL
3. JUNCUS BALTICUS	15	✓	FACW
4. POA ALPINA	15	✓	FAC
5. ACHILLEA MILLEFOLIUM	10		FACU
6. TARAXACUM OFFICINALE	10		FACU
7. TRIFOLIUM REPENS	5		FAC
8.			
9.			
10.			
11.			
	90 = Total Cover		
Woody Vine Stratum (Plot size: ____)			
1.			
2.			
	____ = Total Cover		

% Bare Ground in Herb Stratum 10

Dominance Test worksheet:
Number of Dominant Species That Are OBL, FACW, or FAC: 2 (A)
Total Number of Dominant Species Across All Strata: 2 (B)
Percent of Dominant Species That Are OBL, FACW, or FAC: 50% (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:	
OBL species 0	x 1 =	
FACW species 15	x 2 =	30
FAC species 20	x 3 =	60
FACU species 20	x 4 =	80
UPL species 35	x 5 =	175
Column Totals 90 (A)		345 (B)

Prevalence Index = B/A = 3.83

Hydrophytic Vegetation Indicators:
___ 1 - Rapid Test for Hydrophytic Vegetation
___ 2 - Dominance Test is >50%
___ 3 - Prevalence Index is ≤3.0[1]
___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
___ 5 - Wetland Non-Vascular Plants[1]
___ Problematic Hydrophytic Vegetation[1] (Explain)
[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ____ No X

Remarks: MIXED GRASSES AND FORBS ON HILLSLOPE. JUNCUS CONCENTRATED AT TOE OF SLOPE.

US Army Corps of Engineers — Western Mountains, Valleys, and Coast – Version 2.0

SOIL

Sampling Point: 03

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-3	7.5YR 4/1						Sandy loam	Root Mat
3-6	7.5YR 4/1						Sandy loam w/ gravel	very compact
6-11	7.5YR 4/1						sandy loam w/ gravel + cobbles	
11-17	7.5YR 4/1						sandy loam w/ cobbles + moisture	less compact

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1) (except MLRA 1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10)
- ___ Red Parent Material (TF2)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: ___

Depth (inches): ___

Hydric Soil Present? Yes ___ No X

Remarks: FILL MATERIAL, DRY COMPACT SOILS. NO HYDRIC INDICATORS OBSERVED

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Surface Soil Cracks (B6)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B)
- ___ Salt Crust (B11)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres along Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Stunted or Stressed Plants (D1) (LRR A)
- ___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ___ Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)
- ___ Raised Ant Mounds (D6) (LRR A)
- ___ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present? Yes ___ No X Depth (inches): ___

Water Table Present? Yes ___ No X Depth (inches): ___

Saturation Present? (includes capillary fringe) Yes ✓ No ___ Depth (inches): 14"

Wetland Hydrology Present? Yes ___ No X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks: DRY PROFILE TO 14", DOES NOT MEET CRITERIA. PLOT LOCATED ~ 4' IN ELEVATION ABOVE WATER/WETLANDS.

US Army Corps of Engineers

Western Mountains, Valleys, and Coast – Version 2.0

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: OSP 35A City/County: MTN VILLAGE Sampling Date: 05/27/26
Applicant/Owner: TSG SKI + GOLF LLC State: CO Sampling Point: 04
Investigator(s): E. HAZEN, T. LIGHTFOOT Section, Township, Range: 33 43N 9W
Landform (hillslope, terrace, etc.): DRAINAGE Local relief (concave, convex, none): CONCAVE Slope (%): 1
Subregion (LRR): E Lat: 37.94120 Long: -107.86143 Datum: WGS 84
Soil Map Unit Name: WASHBOARD - ROCK OUTCROP NWI classification: PSS1B
Are climatic / hydrologic conditions on the site typical for this time of year? Yes ____ No ____ (If no, explain in Remarks.)
Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes ✓ No ____
Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ✓	No ____	Is the Sampled Area within a Wetland? Yes ✓ No ____
Hydric Soil Present?	Yes ✓	No ____	
Wetland Hydrology Present?	Yes ✓	No ____	

Remarks: PLOT 4 LOCATED ON MARGINS OF WETLAND 75 H. THIS WETLAND WAS A MITIGATION SITE FOR TSG CONSENT DECREE. CONSTRUCTED IN THE 90's. 75 H CONTAINS PROSPECT CREEK.

VEGETATION – Use scientific names of plants.

	Absolute % Cover	Dominant Species?	Indicator Status
Tree Stratum (Plot size: 20'x20')			
1.			
2.			
3.			
4.			
	= Total Cover		
Sapling/Shrub Stratum (Plot size: 20'x20')			
1. SALIX MONTICOLA	25	✓	OBL
2.			
3.			
4.			
5.			
	25 = Total Cover		
Herb Stratum (Plot size: 20'x20')			
1. CAREX UTRICULATA	70	✓	OBL
2. CAREX AQUATILIS	10		OBL
3. POA ALPINA	5		FAC
4. JUNCUS BALTICUS	5		FACW
5.			
6.			
7.			
8.			
9.			
10.			
11.			
	90 = Total Cover		
Woody Vine Stratum (Plot size: ____)			
1.			
2.			
	= Total Cover		

% Bare Ground in Herb Stratum 10

Dominance Test worksheet:
Number of Dominant Species That Are OBL, FACW, or FAC: ____ (A)
Total Number of Dominant Species Across All Strata: ____ (B)
Percent of Dominant Species That Are OBL, FACW, or FAC: ____ (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species ____	x 1 = ____
FACW species ____	x 2 = ____
FAC species ____	x 3 = ____
FACU species ____	x 4 = ____
UPL species ____	x 5 = ____
Column Totals: ____ (A)	____ (B)

Prevalence Index = B/A = ____

Hydrophytic Vegetation Indicators:
✓ 1 - Rapid Test for Hydrophytic Vegetation
__ 2 - Dominance Test is >50%
__ 3 - Prevalence Index is ≤3.0[1]
__ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
__ 5 - Wetland Non-Vascular Plants[1]
__ Problematic Hydrophytic Vegetation[1] (Explain)
[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ✓ No ____

Remarks: PALUSTRINE SCRUB-SHRUB + PALUSTRINE EMERGENT WETLAND COMMUNITIES W/IN DRAINAGE. HIGH BEAVER ACTIVITY ACROSS WETLAND. WILLOWS IMPACTED BY BEAVER PRESENCE.

SOIL

Sampling Point: 04

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0-3	10YR 3/2	100					MIN	SANDY LOAM
3-12	10YR 3/2	100					MIN	SANDY GRAVELLY COBBLY LOAM
12-18	7.5YR 4/1	100					MIN	SANDY GRAVELLY COBBLY LOAM

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1) **(except MLRA 1)**
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10)
- ___ Red Parent Material (TF2)
- ___ Very Shallow Dark Surface (TF12)
- ✓ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: ___

Depth (inches): ___

Hydric Soil Present? Yes ✓ No ___

Remarks:

SOILS MEET "OTHER" CRITERIA AS THEY SUPPORT HYDROPHYTIC VEGETATION. MEET HYDROLOGY CRITERIA. FILL MATERIAL FROM HISTOR DEVELOPMENT ON MARGINS OF WETLAND.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ✓ Surface Water (A1)
- ✓ High Water Table (A2)
- ✓ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Surface Soil Cracks (B6)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9) **(except MLRA 1, 2, 4A, and 4B)**
- ___ Salt Crust (B11)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres along Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Stunted or Stressed Plants (D1) (LRR A)
- ___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ___ Water-Stained Leaves (B9) **(MLRA 1, 2, 4A, and 4B)**
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)
- ___ Raised Ant Mounds (D6) **(LRR A)**
- ___ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present? Yes ✓ No ___ Depth (inches): AD

Water Table Present? Yes ✓ No ___ Depth (inches): 11"

Saturation Present? (includes capillary fringe) Yes ✓ No ___ Depth (inches): 0"

Wetland Hydrology Present? Yes ✓ No ___

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

PLOT LOCATED AT TOE OF SLOPE W/IN WETLAND 75H. PROSPECT CREEK FLOWS THROUGH THE SITE FROM S-N.

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Appendix B - Photographs



Image 1: View upslope (W) of the wetland drainage in the southwestern corner of Lot 640A. 05/27/2026



Image 2: Looking southeast across the wetland drainage on the hillslope in the southwestern corner of Lot 640A. 05/27/2026



Image 3: Close up view of Monitoring Plot 1 (upland) in the hillslope drainage in the southwestern corner of Lot 640A. 05/27/2026



Image 4: Close up of Monitoring Plot 2 (wetland) in the hillslope drainage in the southwestern corner of Lot 640A. 05/27/2026



Image 5: View of Plot 2 (wetland) in foreground and Plot 1 (upland) in background in the southwestern corner of Lot 640A. 05/27/2026



Image 6: View of primary wetland area and Prospect Creek on the northeastern portion of the property. Wetland heavily influenced by beaver activity. 05/27/2026



Image 7: View of Monitoring Plot 3 (upland) in foreground and Monitoring Plot 4 (wetland) in background adjacent to Prospect Creek and associated wetlands. 05/27/2026



Image 8: Close up view of Monitoring Plot 3 (upland). 05/27/2026



Image 9: Close up of Monitoring Plot 4 (wetland). 05/27/2026



Image 10: View to the north along the western boundary of the wetland complex. Adams Ranch Road visible in the background of the image. Water flows north through a culvert under Adams Ranch Road and continues downslope to the Prospect Creek and San Miguel River confluence. 05/27/2026



Image 11: View to the northwest of the culvert outlet on the downslope side Adams Ranch Rd. Wetlands and Prospect Creek continue downslope. 05/27/2026

Mountain View Apartments

Preliminary Photometric Study

306 Adams Ranch Road, Mountain Village, Colorado
Based on Architectural Sheet A-4.2 dated September 15, 2026

Scope and plan interpretation

This study tests the exterior fixture layout shown on A-4.2 using a simplified point-source model. I read the plan as showing 12 recessed-can locations repeated on each of three floors (36 recessed fixtures total) plus two ground-level wall sconces, for 38 exterior fixtures. The plan note states that wall sconces occur only at ground level and recessed cans are consistently located on all floors.

Fixture assumptions used in the model

Fixture	Basis used	Model input
Recessed downlight	WAC HR-LED232R, 3000K	250 lm; 515 CBCP; 10 ft above local walking/deck surface
Wall sconce	WAC WS-W190208, single-direction downlight	260 lm; 7 ft above grade; preliminary 60-degree flood distribution

Recessed-can distribution: WAC's published historical HR-LED232R 3000K candela distribution was normalized to the current 515 CBCP value. Sconce distribution: the submitted cut sheet does not identify a final IES file or checked catalog configuration, so the single-direction 260-lumen sconce was approximated as a 60-degree flood. These assumptions are suitable for screening but not for a final AGI calculation.

Key preliminary findings

- This revised study treats the exterior lighting layout shown on A-4.2 as a pre-amendment design. Ordinance 2026-10 is not applied to this preliminary analysis, and the upper-floor recessed fixtures are not identified as noncompliant solely because of their mounting height.
- The simplified model shows a recessed can mounted 10 feet above the local walking or deck surface produces about 5.15 fc directly below, about 1.37 fc at 3 feet, about 0.33 fc at 5 feet, and drops below 0.1 fc at about 6.7 feet from the fixture.
- The assumed ground-level wall sconce produces about 4.91 fc directly below, about 2.54 fc at 3 feet, about 0.98 fc at 5 feet, and drops below 0.1 fc at about 9.1 feet.
- Because the recessed cans are repeated at each floor, the local deck/walkway illumination pattern is substantially the same at each level under the 10-foot mounting-height assumption. The upper-floor recessed fixtures are therefore included in the model as part of the submitted lighting layout.
- The low-output fixtures create relatively localized pools of light in the simplified model.

EXHIBIT — TRASH & RECYCLING CAPACITY

MOUNTAIN VIEW APARTMENTS · 306 ADAMS RANCH ROAD

Purpose

This exhibit demonstrates that the proposed trash and recycling enclosure configuration provides adequate physical and operational capacity for the 45-unit Mountain View Apartments development. The final site plan provides two relocated, bear-proof trash enclosures, each measuring 10 feet by 12 feet, located directly adjacent to the internal parking and service aisle.

Proposed Configuration

Total dwelling units	45 employee apartment units
Number of enclosures	2 shared trash/recycling enclosures
Enclosure dimensions	10' × 12' each
Total enclosure footprint	240 square feet
Container security	Bear-proof containers/enclosures
Service access	Directly accessible from the internal drive aisle for year-round collection

CDC Compliance and Capacity Rationale

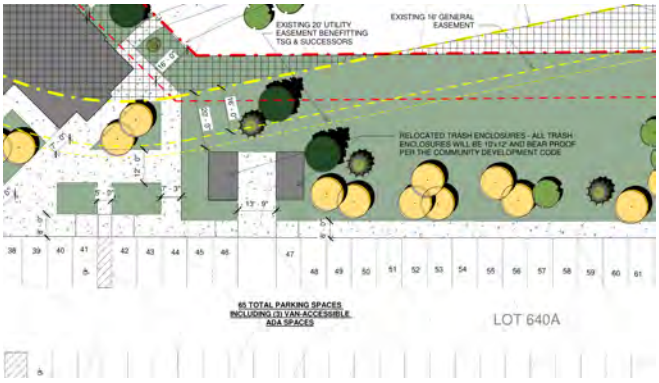
CDC §17.5.10 requires trash containers to be bear-proof and stored in an approved enclosure or garage. For multifamily development, a shared enclosure serving more than four units must be at least 10 feet by 12 feet with a 10-foot ceiling. Each of the two proposed enclosures meets the Town's minimum dimensional standard.

The CDC does not establish a fixed cubic-yard trash volume or a maximum number of dwelling units that may share one enclosure. Instead, adequacy is addressed through enclosure dimensions, container design, accessibility for collection, and the ability to provide sufficient service. The Code states that a compactor may be required for multifamily developments containing 25 or more units; it does not make compaction mandatory.

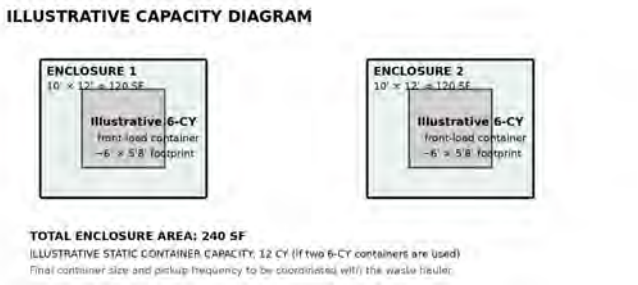
The two-enclosure configuration provides 240 square feet of dedicated trash/recycling area and allows waste and recycling capacity to be distributed between two service locations. The 10-foot-by-12-foot geometry is also large enough to accommodate typical commercial front-load containers. For reference, a typical 6-cubic-yard front-load dumpster has a footprint of approximately 6 feet by 5 feet 8 inches, subject to the final waste hauler's equipment specifications.

TSG will maintain collection service at a frequency sufficient to serve the occupied development and can increase pickup frequency if actual demand warrants. Because collection frequency can be adjusted without changing the approved site layout, the proposed enclosures provide both the physical space and operational flexibility necessary to serve the 45-unit development.

Exhibit A — Site Plan and Illustrative Capacity



Final site plan excerpt showing the two relocated trash enclosures adjacent to the service aisle.



Illustrative container fit only; final dumpster size and collection schedule will be coordinated with the waste hauler.

Conclusion

The proposed two-enclosure system satisfies the dimensional and design framework of CDC §17.5.10 and provides adequate space and operational flexibility to serve the expanded 45-unit Mountain View Apartments. Final container selection and service frequency will be coordinated with the waste hauler and adjusted as necessary to prevent overflow and maintain clean, bear-resistant facilities.

Reference: Town of Mountain Village CDC §17.5.10; final architectural site plan A-0.1. Typical 6-yard container dimensions are illustrative and vary by hauler.

Outlook

Lot 640 Current Planning Process

From Turner James <turner_jms@yahoo.com>
Date Fri 8/14/2026 7:01 PM
To planning <planning@mtnvillage.org>; council <council@mtnvillage.org>

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

To Whom It May Concern,

I am a resident of the Meadows on Coyote Court, directly across from the Mountain View Apartments, and I am writing to express my strong opposition to the proposed housing development in its current location.

While I fully recognize that our region has a significant need for additional workforce housing, I do not believe this project is the right solution. My concerns are as follows:

- **This development benefits only one employer.** The proposed housing appears to serve only Telluride Ski & Golf employees, rather than addressing the broader workforce housing needs of our community. Essential workers—including teachers, law enforcement officers, firefighters, restaurant employees, retail workers, postal employees, and healthcare professionals—also struggle to find affordable housing.
- **Telluride Ski & Golf has already acquired a substantial number of deed-restricted units.** These purchases have reduced the inventory of homes available to local families and other members of the workforce. Creating additional housing dedicated exclusively to one employer further limits opportunities for the broader community.
- **The project increases density in an already developed neighborhood.** The Meadows has experienced significant growth, and this proposal would add even more density to an area that is already heavily populated. I question whether the existing infrastructure can adequately support this increase.
- **The development eliminates a valuable community park.** The park is an important recreational space used by residents of all ages. Once this public amenity is gone, it cannot easily be replaced.
- **Environmental impacts have not been adequately addressed.** The proposed site is adjacent to sensitive wetlands. I would like to understand what environmental studies have been completed and how construction and increased activity will affect these wetlands, stormwater drainage, wildlife habitat, and the surrounding ecosystem.
- **The project will negatively impact the character of the neighborhood.** The size and placement of the buildings will obstruct existing views, change the appearance of the area, and diminish the open feel that residents value.

I believe we need workforce housing in Telluride and Mountain Village, but it should be planned in a way that serves the entire community—not just one employer. Housing solutions should be equitable, sustainable, and designed to benefit all sectors of our workforce.

I respectfully ask the Town Council and Planning Department to carefully consider the long-term impacts of this proposal, including increased density, environmental concerns, the loss of public open space, and whether dedicating valuable land to a single employer is truly in the best interest of the community.

Thank you for your time and consideration.

Sincerely,

Turner James
970-946-5514

Outlook

Lot 640 Significant Addition to, Minor Subdivision of, Density Transfer and Rezone, Consideration of a Design Review

From Cath Jett <cathjett@gmail.com>
Date Tue 7/14/2026 9:16 AM
To planning <planning@mtnvillage.org>

2 attachments (4 MB)
Lot640-Alternative.pdf; 640FromTheStreet.jpg;

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



Dear Members of the Mountain Village Town Council,

While I support the expansion of workforce housing, I am writing to express my concerns regarding the proposed 15-unit workforce housing development on Lot 640 in the Meadows. The current site plan presents significant aesthetic and public safety issues that must be addressed.

As mentioned in my previous public comment, I suggest rotating the building approximately 90 degrees and realigning the driveway. Relocating the structure would:

- Make the building less imposing on Adams Ranch Road.
- Align with current multi-unit sidewalk and road setbacks in the Meadows.

- Reduce ice accumulation on Adams Ranch Road and the adjacent sidewalk. The current northerly facing orientation will cause icing at the speed bump, creating hazardous conditions for drivers and pedestrians.
- Minimize the additional labor required for town staff to clear snow and ice.
- Eliminate the applicant's need for special drainage options into the current delineated wetlands
- Eliminate encroachments into the general easement.

While the applicant may state the cost of replacing the concrete driveway and parking as a deterrent, the existing concrete is already cracked and broken. Reconstruction of the concrete is inevitable to accommodate the additional parking required of this project.

Please require the applicant to explore the alternate location attached to this email to ensure a more harmonious development for the neighborhood.

Sincerely,
--
Catherine Jett
Climate Reality Leadership 2020
319 Adams Ranch Road Unit 1002
Mountain Village, CO 81435
m: 970.708.0830
h: 970.728.9899
Pronouns: she/her/hers

EXISTING CONDITIONS PLAN

Lot 640A, Town of Mountain Village,
located within the SE 1/4 of Section 33, T.43N., R.9W., N.M.P.M., County of San Miguel, State of Colorado.

LEGEND

- FOUND 1-1/2" ALUMINUM CAP ON 5/8" REBAR, L.S. 20632
- FOUND 1-1/2" ALUMINUM CAP ON 5/8" REBAR, L.S. 36577
- FOUND 1-1/2" ALUMINUM CAP ON 5/8" REBAR, L.S. 37662
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND CABLE-TV LINE
- UNDERGROUND WATER LINE
- UNDERGROUND SEWER LINE
- UNDERGROUND GAS LINE

SCALE: 1"=20'

0 5 10 15 20 40

ADAMS RANCH ROAD (60' RIGHT OF WAY)

LOT 640BR (TIMBERVIEW SUBDIVISION)

TRACT OSP-35A (TSG SKI & GOLF, LLC)

LOT 640A 2.56 ACRES (M) 2.56 ACRES (R)

LOT 640C (NORTHSTAR B SUBDIVISION)

TRACT OSP-640BO (TSG SKI & GOLF, LLC)

TRACT OSP-34 (TSG SKI & GOLF, LLC)

LOT 639 (FAIRWAY FOUR SUBDIVISION)

UNIT 8R6

UNIT 8R7

1,185 SF NEW RUNNING FOOTPRINT F.F. ELEV. = 9086.5

3-STORY BUILDING "305 ADAMS RANCH ROAD"

CONCRETE BASKETBALL COURT

STANDING WATER

PATIO

RIP-RAP

WETLANDS FLAGGING AS LOCATED BY CHRIS HAZEN IN JULY OF 2013.

N 90°00'00" E 150.00'

N 00°00'00" E 342.53'

S 89°59'04" E 62.74'

S 56°18'00" E 310.00'

BASIS OF BEARINGS

S 71°45'00" W 228.47'

S 37°00'00" W 62.67'

N 45°30'00" W 149.92'

S 63°44'16" W 97.67'

L=403.18' R=435.00' DELTA=53°06'10" CHB=S 25°09'05" E CHORD=388.81'

AREA SURVEYED ON APRIL 26, 2013. AREA SURVEYED ON AUGUST 06, 2013.

16' GENERAL EASEMENT (PER PLAT BOOK 1 AT PAGE 1013) 20' EASEMENT (PER PLAT BOOK 1 AT PAGE 1013)

CONSERVATION EASEMENT (PER BOOK 1 AT PAGE 1013)

UTILITY EASEMENT AGREEMENT (PER BOOK 592 AT PAGE 275)

16' GENERAL EASEMENT (PER PLAT BOOK 1 AT PAGE 1013)

SEWER MANHOLE RIM ELEV. = 9084.66' INVERT IN = 9078.46' (6" PIPE) INVERT OUT = 9078.26' (6" PIPE)

SEWER MANHOLE RIM ELEV. = 9083.63' INVERT IN = 9076.13' (6" PIPE) INVERT IN = 9076.13' (8" PIPE) INVERT OUT = 9076.03' (8" PIPE)

MANHOLE RIM ELEV.=9097.57' INV. IN=9085.37' INV. IN=9084.77' INV. OUT=9084.67'

MANHOLE RIM ELEV.=9097.22' INV. IN=9090.82' (12" PVC) INV. OUT=9090.72' (12" PVC)

BENCHMARK "CP TA-1" ELEV.=9093.70'

WETLAND DELINEATION MARKER (TYPICAL)

PHOTOPOINT

DRILL HOLE

TRASH SHED

TRANSFORMER

CABLE TV PEDESTAL

TELEPHONE PEDESTAL

WOODEN FENCE

CONCRETE SIDEWALK

CONCRETE PARKING AREA

FLOWLINE

DITCH

WILLOWS

LANDSCAPING

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.

This Existing Conditions Plan of Lot 640A, Town of Mountain Village, was prepared on February 02, 2026 under the direct responsibility, supervision and checking of Jeffrey C. Haskell of Foley Associates, Inc., being a Colorado Licensed Surveyor. It does not constitute a Monument Survey Plat or Improvement Survey Plat as defined by Section 38-51-102 C.R.S.

COLORADO LICENSED JEFFREY C. HASKELL 37970 02/20/26 PROFESSIONAL LAND SURVEYOR

P.L.S. NO. 37970 Date

LEGAL DESCRIPTION:

LOT 640A, TELLURIDE MOUNTAIN VILLAGE, ACCORDING TO THE PLAT RECORDED MARCH 6, 1990 IN PLAT BOOK 1 AT PAGE 1013,

COUNTY OF SAN MIGUEL, STATE OF COLORADO.

NOTES:

1. *Easement research and legal description from Land Title Guarantee Company, Order No. RND86016909, dated January 26, 2026 at 5:00 P.M.*
2. *According to FEMA Flood Insurance Rate Map 08113C0287-D, dated September 30, 1992, this parcel is within Zone X; Areas determined to be outside 500-year flood plain.*
3. *BASIS OF BEARINGS: The bearing between found monuments along the Northeastern boundary of said Lot 640A, as shown hereon, assumed to have the record bearing of N 56°18'00" W according to Plat Book 1 at page 1031.*
4. *Benchmark: Control point "CP TA-1", as shown hereon, with an elevation of 9093.70 feet.*
5. *Contour interval is one foot.*
6. *Due to winter conditions, only visible improvements are shown on this survey. Any improvements buried under snow cover will not be shown.*
7. *Trees shown hereon were located as part of a survey done in July of 2013. Only trees greater than 3" in diameter are shown. Areas of dense clusters of trees are represented by a tree line depiction. Individual trees were not located in the Southwest corner of Lot 640A.*
8. *Slopes 30% or greater are shown hereon.*
9. *Underground utilities, as shown hereon, were located as part of a survey done in July of 2013.*
10. *Wetland Delineation done by Chris Hazen in 2013, as shown hereon.*

Project Mgr:	JH
Technician:	MC
Technician:	
Checked by:	
Start date:	02 / 2026

Rev	Description	date	by

FOLEY ASSOCIATES, INC.
ENGINEERING · PLANNING · SURVEYING
970-728-6153 970-728-6050 fax
P.O. BOX 1385
125 W. PACIFIC, SUITE B-1
TELLURIDE, COLORADO 81435

Drawing path: dwg\90131 EC Plan 02-26.dwg | Sheet1 of 1 | Project #: 90131

F:\Jobs\JOBS1990\90131\dwg\90131 EC Plan 02-26.dwg, 2/20/2026 8:51:06 AM, PC3

LOT COVERAGE

LOT SIZE = 111,621 SF

EXISTING STRUCTURES = 11,962 SF
EXISTING PAVED WALKS = 3,595 SF
TOTAL COVERAGE = 15,557 SF

PROPOSED STRUCTURES = 5,599 SF
PROPOSED PAVED WALKS = 1,489 SF
TOTAL COVERAGE = 7,088 SF

COMBINED TOTAL COVERAGE = 22,645 SF

EXISTING LOT COVERAGE = 13.94%
PROPOSED LOT COVERAGE = 20.29%



LEGEND

- EXISTING PROPERTY LINE TO REMAIN
- EXISTING PROPERTY LINE TO BE VACATED
- PROPOSED NEW PROPERTY LINE
- EXISTING 16' GENERAL EASEMENT TO REMAIN
- EXISTING 16' GENERAL EASEMENT TO BE VACATED
- PROPOSED NEW 16' GENERAL EASEMENT
- EXISTING UTILITY EASEMENT TO REMAIN
- EXISTING UTILITY EASEMENT TO BE VACATED
- EXISTING WETLANDS
- EXISTING STRUCTURES
- PROPOSED NEW STRUCTURES
- EXISTING PAVED WALKS
- PROPOSED NEW PAVED WALKS
- EXISTING PROPERTY TO BE TRADED
- PROPOSED NEW PROPERTY TO BE OBTAINED

1 SITE PLAN
1" = 20'-0"

RICHARD M. GILLILAND, ARCHITECT
NM & CO LICENSED ARCHITECT

MOUNTAIN VIEW APARTMENTS

TELLURIDE SKI & GOLF
MOUNTAIN VILLAGE, COLORADO

No.	Description	Date
1		

ARCHITECTURAL SITE PLAN

Project number	2026-007
Date	04.19.2026
Drawn by	RMG
Checked by	TSG

A-0.2

Scale 1" = 20'-0"

4/19/2026 6:33:31 PM

Outlook

Lot 640 Current Planning Process

From Celia Maneri <cderrico2@icloud.com>
Date Sat 8/15/2026 8:31 PM
To planning <planning@mtnvillage.org>

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

Regarding above development

I have owned a condo in Northstar since 2011. We have seem a lot of change in the meadows, some good and some not so good. Now, another building is going in to continue to over populate any area that already has its share of housing. With that said, we realize more housing is needed but putting a building in a place that will affect the already huge pond issue seems unwise. When I bought, a small creek ran through the land behind us. Sometimes it was just a trickle, but the beavers came and although we asked and complained, no one did anything to help with the situation. Now we have a swamp/ pound and mosquitoes with the hillside slowly eroding. Northstar paid a lot of money to shore up the buildings by the pound and due to continued beaver activity and we may not be done. The walk way is eroding away and the town says they have hired people and they are going to help but nothing has been done. Thus I am skeptical that the placement of this building is wise and has been thoroughly engineered correctly. Please consider the issues putting this building as is will bring - not to mention the views it will block.
Please consider all the ramifications of this project.
Celia Maneri, DO FACOA

Sent from my iPhone

Outlook

Lot 640 Current Planning Process

From Darren Miller <darren@rollingrelaxationmassage.com>
Date Thu 8/20/2026 9:44 AM
To planning <planning@mtnvillage.org>

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

I can’t believe they would even approve it the way it sits. I do believe that the building if it was to be approved should be put back to where the leasing office is next to the other buildings.
And if we look back into other governments that said that area should not be built on, we should stay with that thought process.
Telski does have a whole mountain to build on next to meadowlark.
Darren Miller

Sent from my iPhone

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

TO: Mountain Village Design Review Board

FROM: Daniel Alvarado, Senior Planner

FOR: Design Review Board Public Hearing; October 1st, 2026

DATE: August 21st, 2026

RE: Staff Memo – Final Architecture Review (FAR) Lot 726R-1, TBD Pennington Place

---

APPLICATION OVERVIEW: New Multifamily Development on Lot 726R-1, TBD Pennington Place

I) PROJECT GEOGRAPHY

Legal Description: UNITS 7,8,9,10 EAGLES VIEW RESERVE COM INT COMMUNITY ON TOMV LOT 726R 1 ACC TO REPLAT REC 01 23 2001 AT 339394 AND CIC MAP REC 10 23 2003 AT 361473 AND DECS AT 361476 AND 1ST SUPP CIC MAP REC 08 16 2004 AT 368329 AND DECS AT 368328 AND COVENANT AT 375940 AND SUPP CIC MAP REC 10 24 2023 AT 482838 AND AMD DECS AT482837

Figure 1: Vicinity



Applicant/Agent: Chris Hawkins, Alpine Planning
Owner: GFI Telluride, LLC
Zoning: Multifamily
Existing Use: Multifamily – 6 Condominiums
Proposed Use: Multifamily – additional 4 Condominiums (10 total Condominiums)
Lot Size: 1.92 Acres
Adjacent Land Uses:

- **North**: Single-family
- **South:** Single-family
- **East:** Open Space (Golf Course)
- **West:** Single-family

ATTACHMENTS

Exhibit A: Architectural Plan Set
Exhibit B: Applicant Project Narrative
Exhibit C: 3D Model
Exhibit D: Public Comment from IASR

II) CASE SUMMARY

Alpine Planning, on behalf of owners GFI Telluride, LLC is requesting Design Review Board (DRB) approval of a Final Architecture Review for a new Multi-family Development on Lot 726R-1, TBD Pennington Place. The lot is approximately 1.92 acres and is zoned Multifamily.

The subject parcel features an existing six-unit (five condominiums and one employee condominium) development known as Pennington Lodge. The parcel is zoned to allow for four additional condominium units, for a total of 10 units.

The proposal consists of a three-level, four-unit J-shaped multifamily condominium structure totaling 18,843 GSF including a limited Common Element (LCE) storage area.

At the August 6th, 2026 regular DRB meeting, the DRB voted unanimously to approve the Initial Architecture and Site Review (IASR) for this project.

Background

The existing Lodge was constructed in 1989 and operated as lodging until 2001, when it was obtained by GFI Telluride, LLC and converted into 6 condominium units.

On October 24th, 2023, "Eagle's View Reserve Plat Supplement" was recorded with the San Miguel County depicting the lot divided to create units 7, 8, 9 and 10 and a LCE. This Condominium Map amendment was not approved by the Town of Mountain Village and therefore is not valid under the Town's Community Development Code. The applicant has stated their intention to submit an application for a Condominium Map Amendment subsequent to the approval and construction of the proposed development that would replace the map recorded in 2023.

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.

Table 1

CDC Provision	**Requirement**	**Proposed**
Maximum Building Height	48'	34.9'
Maximum Avg. Building Height	48'	19.9'
Maximum Lot Coverage	65% = 54,366 SF	Existing: 14,635 SF (17%) Proposed: 10,982 SF (13%) Proposed Total: 25,716 SF (30%)
General Easement Setbacks	16'	??
Roof Pitch		
Primary		1"/1'
Secondary		2"/1', 3"/1'
Exterior Material		
Stone	35% minimum	38%

Windows/Doors	40% maximum	21%
Parking	1.5 space/unit + 1-5 HOA maintenance space	2 spaces/unit = 8 spaces + 1 HOA maintenance space

Specific Approvals (Approved at IASR):
I) Secondary Curb Cut

Specific Approvals (New for FAR):
II) Lighting Associated with Outdoor Living Space

III) CHAPTER 17.3: ZONING AND LAND USE REGULATIONS

17.3.3 & 17. 3.4 Use Schedule and Specific Zone District Requirements
No changes, criteria met.

17.3.12: Building Height Limits
No changes, criteria met.

17.3.14: General Easement Setbacks
No changes, criteria met.

IV) CHAPTER 17.5: DESIGN REGULATIONS

17.5.4: Town Design Theme
No changes, criteria met.

17.5.5: Building Siting Design
No changes, criteria met.

17.5.6: Building Design
No changes have been proposed to the building design.

While the applicant has provided façade material percentages and renderings, they have not specified if the proposed siding material meets the provisions of the Colorado Wildfire Resiliency Code (CWRC). As a Condition of Approval, the applicant shall meet the provisions of the CWRC by specifying either compliant siding material or compliant assemblies prior to building permit approval.

17.5.7: Grading and Drainage Design
No changes, criteria met.

17.5.8: Parking Regulations
Turning radius added to civil driveway plan.

17.5.9: Landscaping Regulations
The applicant has provided a Final Landscape and Fire Mitigation Plan which depicts 27 new trees, five existing trees maintained within Fire Mitigation Zone 2, and four trees removed. The proposed trees appear to be in groups with compliant distances between groupings.

The Final Landscaping plan also includes significant shrub and grass plantings concentrated along the entrance of the development along the driveway. Much of these plantings are within planters adjacent to the building in Zone 1, which is allowed if it meets all the criteria listed for exceptions to Zone 1 planting regulations. The applicant has indicated that the plantings in Zone 1 will be "Low-flammability and irrigated" however the as a Condition of Approval, the applicant shall also demonstrate that such plantings have an additional 5-foot vegetation-free buffer outside the planter and that the vegetation is not planted directly beneath windows or directly adjacent to or under a deck, or next to any exterior or vents.

The applicant has updated the Landscape Plan to show the location of the required tree protection fencing around the trees that will be retained, provide specifications for tree planting and includes a note stating that "all straps, wire, and burlap must be removed to a minimum of 12-inches below grade (removal of all wire and burlap is preferable)".

17.5.10 Trash, Recycling and General Storage Areas
No changes, criteria met.

17.5.11: Utilities
The updated Utility Plan has relocated the sanitary sewer lines to connect to the sewer main independently via saddle taps, rather than connecting to the existing manhole. Public Works has approved the new proposed utility configuration.

17.5.12: Lighting Regulations
The applicant has provided a Lighting Plan with a photometric analysis as part of the FAR submittal. The plan specified four different fixtures including recessed cans, step lights, masonry mounted step lights, and a linear LED strip for the address monument. The plan proposes 35 light fixtures on the first floor, 24 fixtures on the second, and 18 fixtures on the 3rd floor spread across the four units and LCE Terrace.

Per the Exterior Lighting Schedule, each of the fixtures meets CDC requirements individually for cut-off design, lumen output, temperature and mounting height. According to the photometric analysis, with the exception of the Address Monument there is no light trespass off of the property.

The lighting on the LCE Terrace and Unit 7 decks qualify as outdoor living space and therefore require a Specific Approval.

Note that Staff has determined that so long as the proposed units are subdivided from the existing structure as part of a Condo Map Amendment, the current lighting requirements only apply to the new construction and do not apply to the existing structures.

17.5.13: Sign Regulations
No changes, criteria met.

V) CHAPTER 17.6: SUPPLEMENTARY REGULATIONS

17.6.1: Environmental Regulations
The applicant has provided a Fire Mitigation Plan which depicts 27 new trees, five existing trees maintained within Fire Mitigation Zone 2, and four trees removed. The proposed trees are in groups with compliant distances between groupings. As stated in the above Landscape Regulations section, the applicant shall demonstrate compliance with the Fire

Mitigation regulations for the newly proposed plantings within Zone 1 as a Condition of Approval.

Staff has determined that so long as the proposed units are subdivided from the existing structure as part of a Condo Map Amendment, the current Fire Mitigation requirements only apply to the new construction and do not apply to the existing structures.

There are no known wetlands on the subject property.

17.6.6: Roads and Driveway Standards
The applicant has demonstrated compliance with Fire Prevention access standards. Turning radius' have been added to civil driveway plan to further demonstrate compliance. The applicant's request for a secondary curb cut was granted as a Specific Approval at the IASR.

17.6.8: Solid Fuel Burning Device Regulations
No changes, criteria met.

VI) CHAPTER 17.7: BUILDING REGULATIONS

17.7.20: Construction Mitigation
No changes, criteria met.

VII) 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 2

a. The proposed development meets the Design Regulations;	**Criterion Met:** (Yes/No/TBD) **YES**
Notwithstanding the Specific Approval for the Lighting Associated with Outdoor Living Spaces, the proposal meets all Design Regulations.	
b. The proposed development is in compliance with the Zoning and Land Use Regulations;	**Criterion Met:** (Yes/No/TBD) **YES**
The proposal meets all of the Zoning and Land Use Regulations.	
c. The proposed development complies with the road and driveway standards;	**Criterion Met:** (Yes/No/TBD) **TBD**
Notwithstanding the proposed Specific Approval for a secondary curb cut, the proposal meets all design regulations.	
d. The proposed development is in compliance with the other applicable regulations of this CDC;	**Criterion Met:** (Yes/No/TBD) **YES**
Notwithstanding additional details requested as a Condition of Approval for Fire Mitigation, the application meets all other requirements.	
e. The development application complies with any previous plans approved for the site still in effect;	**Criterion Met:** (Yes/No/TBD)

	N/A
N/A	
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) **YES**
Notwithstanding the limited additional details requested as Conditions of Approval, the proposed development meets all applicable regulations and standards.	

VIII) STAFF RECOMMENDATION

Staff recommends the DRB approve the Final Architecture Review for Lot 726R-1, TBD Pennington Place, 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.

IX) 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 Final Architecture Review for a multifamily development located at Lot 726R-1, TBD Pennington Place, based on the evidence provided within the Staff Report of record dated September 21st, 2026, with the following specific approvals:

Specific Approvals:

I) Secondary Curb Cut
II) Lighting Associated with Outdoor Living Spaces

And, with the following conditions:

Table 3

#	Condition of Approval/Note	Department or Division	Completed By:
1)	shall demonstrate that plantings adjacent to the building have an additional 5-foot vegetation-free buffer outside the planter and that the vegetation is not planted directly beneath windows or directly adjacent to or under a deck, or next to any exterior or foundation vents.	Planning/Forestry	Prior to Building Permit
2)	A Condominium Map Amendment shall be approved and recorded to create separate properties for the proposed condo units.	Planning	Prior to CO

3)	Shall meet the provisions of the CWRC by specifying either compliant siding material or compliant assemblies.	Planning and Building	Prior to Building Permit
4)	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
5)	It is incumbent upon an owner to understand whether above grade utilities and town infrastructure (fire hydrants, electric utility boxes) whether placed in the right of way or general easement, are placed in an area that may encumber access to their lot. Relocation of such above grade infrastructure appurtenances will occur at the owner's sole expense and in coordination with the appropriate entity (fire department, SMPA, Town of Mountain Village) so that the relocated position is satisfactory.	Planning and Building	N/A
6)	The proposal shall be in accordance with the 2024 international Fire Code and the Telluride Fire Protection Districts Amendments.	Fire Prevention	Prior to Certificate of Occupancy

JORDAN | ARCHITECTS

9/15/2026

DRB FINAL REVIEW - RESPONSE TO CONDITIONS

Project: **Lot 726R**
New Construction
Mountain Village, CO

1) Shall update the utility line such that the sanitary sewer line does not connect to the sewer main at the existing manhole

- **SEE SHEET C3**

3) Shall provide an updated landscape plan that shows the location of the required tree protection fencing around the trees that will be retained, specifies tree plantings and includes a note that states "all straps, wire, and burlap must be removed to a minimum of 12-inches below grade (removal of all wire and burlap is preferable).

- **See sheets L100-L300**

4) Shall provide an updated Fire Mitigation Plan that indicates that zone 1 is to surround the entire building(s) and be established to at least 5-feet anywhere there no hardscaping directly against the building(s), and shows no grass is specified against the edge of any building(s) or decks.

- **See Sheets C5 and L100-L200**

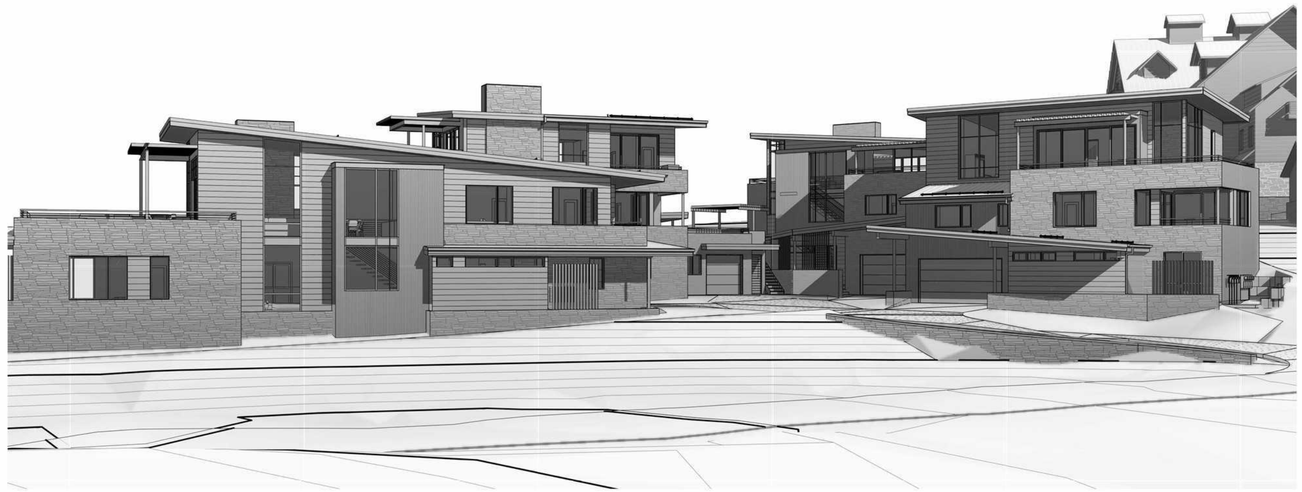
6) Shall meet the provisions of the CWRC by specifying either compliant siding material or compliant assemblies.

- **See Sheet A404 - siding note / description**

LOT 726R-1

MOUNTAIN VILLAGE, COLORADO 81435

DRB FINAL SUBMITTAL 9.15.26



GENERAL NOTES

ALL WORK SHALL COMPLY WITH ALL STATE AND LOCAL CODES AND ORDINANCES, AND SHALL BE PERFORMED TO THE HIGHEST STANDARDS OF CRAFTSMANSHIP BY THE APPROPRIATE TRADES.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BRING TO THE ATTENTION OF THE ARCHITECT ANY CONDITIONS WHICH WILL NOT PERMIT CONSTRUCTION ACCORDING TO THE INTENTIONS OF THESE DOCUMENTS. IT IS THE RESPONSIBILITY OF THE ARCHITECT TO PROVIDE DETAILS AND/OR DIRECTIONS REGARDING DESIGN INTENT WHERE IT IS ALTERED BY EXISTING CONDITIONS OR WHERE NEGLECTED IN THE DOCUMENTS.

THE BUILDING INSPECTOR SHALL BE NOTIFIED BY THE CONTRACTOR WHEN THERE IS NEED OF INSPECTION AS REQUIRED BY THE I.R.C. OR ANY LOCAL CODE OR ORDINANCE.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY AND CARE OF ADJACENT PROPERTIES DURING CONSTRUCTION. FOR COMPLIANCE WITH FEDERAL AND STATE O.S.H.A. REGULATIONS, AND FOR THE PROTECTION OF ALL WORK UNTIL IT IS DELIVERED COMPLETED TO THE OWNER.

ALL DIMENSIONS NOTED TAKE PRECEDENCE OVER SCALED DIMENSIONS. DIMENSIONS NOTED N.T.S. DENOTES NOT TO SCALE. ALL DIMENSIONS ON ENGINEERING DRAWINGS TO BE CHECKED AGAINST ARCHITECTURAL DRAWINGS. NOTIFY ENGINEER AND ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH CONSTRUCTION OR FABRICATION.

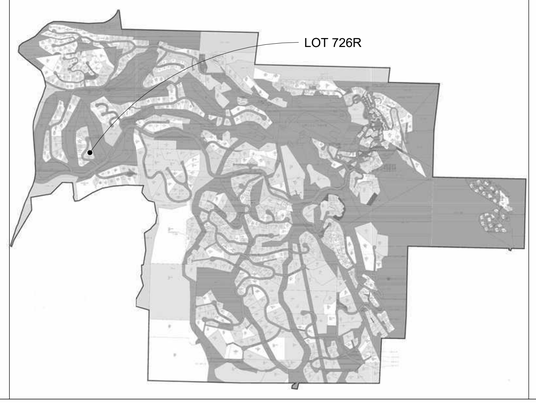
CONTRACTOR SHALL VERIFY AND COORDINATE ALL OPENINGS THROUGH FLOORS, CEILINGS, AND WALLS WITH ALL ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS.

THIS MULTI-FAMILY RESIDENCE IS ASSUMED TO HAVE A FIRE SPRINKLER SYSTEM DESIGNED AND INSTALLED IN ACCORDANCE WITH NFPA-13D AND THE LOCAL FIRE PROTECTION DISTRICT. FIRE SPRINKLER SUBCONTRACTOR TO SUBMIT LAYOUT FOR APPROVAL. CONTRACTOR TO VERIFY EXISTING SYSTEMS IN PLACE IF ANY AND REQUIREMENTS IN THE JURISDICTION AND NOTIFY THE ARCHITECT ACCORDINGLY.

APPLICABLE BUILDING CODES

International Building Code (2024)
International Residential Code (2024)
International Existing Building Code (2024)
International Mechanical Code (2024)
International Fuel Gas Code (2024)
International Existing Building Code (2024)
International Plumbing Code (2024)
National Electrical Code (2023)
International Fire Code (2024)
International Energy Conservation Code (2021)

VICINITY MAP



SHEET INDEX

A001	COVER SHEET
A002	3D VIEWS
A003	AERIAL VIEWS
SVY 1	SURVEY
SVY 2	ENLARGED AREA SURVEY
A101	OVERALL SITE PLAN
C	C1-C5 CIVIL PLANS
SC	SITE COVERAGE
A301	FLOOR PLANS
A302	FLOOR PLANS
A401	OVERALL ELEVATIONS
A402	OVERALL ELEVATIONS
A403	ELEVATIONS AND SITE SECTIONS
A404	MATERIALS
HC 1	HEIGHT CALCULATIONS
HC 2	HEIGHT CALCULATIONS
HC 3	HEIGHT CALCULATIONS - OFFSET PLANE - EXISTING
HC 4	HEIGHT CALCULATIONS - OFFSET PLANE - PROPOSED
TR	TREE REMOVAL
L100-L300	LANDSCAPE PLANS
LD 0.0	LIGHTING COVERSHEET
LD 1.2	FIRST LEVEL EXTERIOR LIGHTING PLAN
LD 1.3	SECOND LEVEL EXTERIOR LIGHTING PLAN
LD 1.4	THIRD LEVEL EXTERIOR LIGHTING PLAN
LD 2.1	AGI CALCULATION SCHEDULE
LD 2.2	FIRST LEVEL EXTERIOR LIGHTING CALCULATIONS
LD 2.3	SECOND LEVEL EXTERIOR LIGHTING CALCULATIONS
LD 2.4	THIRD LEVEL EXTERIOR LIGHTING CALCULATIONS

PROJECT DIRECTORY

OWNER
GFI TELLURIDE LLC
133 PEARL STREET, SUITE 400
BOSTON, MA 02110

ARCHITECT
JORDAN ARCHITECTS
105 S. DAVIS ST., UNIT 205
PO BOX 1143
TELLURIDE, CO 81435
970-708-7050
CONTACT: SHANE JORDAN

GENERAL CONTRACTOR

INTERIOR DESIGNER

LANDSCAPE DESIGNER
PLANTERRA
LANDSCAPE ARCHITECTURE
PO BOX 2322
JACKSON, WY 83001
785-259-6132
CONTACT: NATALIE PETTYJOHN

STRUCTURAL ENGINEER

CIVIL ENGINEER
UNCOMPAHGRE
ENGINEERING LLC
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970-729-0683
CONTACT: DAVID
BALLODE, PE

MECHANICAL ENGINEER

SURVEYOR
BULSON SURVEYING
166 ALEXANDER OVERLOOK
TELLURIDE, CO 81435
970-318-6987
CONTACT: DAVE BULSON

LIGHTING DESIGN
AMPED LIGHTING DESIGN
PO BOX 4156
TELLURIDE, CO 81435
970-708-1545
CONTACT: KATIE SAPP

LAND USE SUMMARY

LEGAL DESCRIPTION: UNITS 7,8,9,10 EAGLES VIEW RESERVE COM INT COMMUNITY ON TOMV LOT 726R 1 ACC TO REPLAT REC 01 23 2001 AT 339394 AND CIC MAP REC 10 23 2003 AT 361473 AND DECS AT 361476 AND 1ST SUPP CIC MAP REC 08 16 2004 AT 368329 AND DECS AT 368328 AND COVENANT AT 375940 AND SUPP CIC MAP REC 10 24 2023 AT 482838 AND AMD DECS AT482837

ZONE DISTRICT: MULTI-FAMILY
SITE AREA: 83,639 SF = 1.92 ACRES

PARKING:
REQUIRED: 1.5 SPACES PER UNIT
PROPOSED: 2 SPACES PER UNIT

BUILDING HEIGHT (SEE SHEET HC):
AVERAGE HEIGHT PER CDC: -
AVERAGE HEIGHT PROPOSED: 22.9'
MAX BUILDING HEIGHT PER CDC: 48'
MAX BUILDING HEIGHT PROPOSED: 34.9'

TOTAL BUILDING COVERAGE (SEE SHEET SC):
EXISTING - 14,136 SF. (16.9%)
PROPOSED - 11,188 SF. (13.3%)
TOTAL - 25,324 SF. (30.2%)
TOTAL ALLOWED: 54,366 (65%)

AREA SUMMARY

LCE STORAGE	1279 SF
UNIT 7 00	723 SF
UNIT 7 01	2195 SF
UNIT 7 02	1508 SF
UNIT 8 01	1854 SF
UNIT 8 02	1141 SF
UNIT 8 03	845 SF
UNIT 9 01	1705 SF
UNIT 9 02	1681 SF
UNIT 9 03	1086 SF
UNIT 10 01	1624 SF
UNIT 10 02	1918 SF
UNIT 10 03	1044 SF
	18603 SF

9/15/2026 5:11:32 PM

JORDAN | ARCHITECTS
105 s. davis st, unit 205
po box 1143
telluride, co 81435
970-708-7050
jordan-architects.com

COLORADO LICENSED
SHANE R. JORDAN
401994
ARCHITECT

DESIGN DEVELOPMENT

9.15.26 DRB FINAL
6.16.26 HOA + DRB PRELIMINARY

NOT FOR CONSTRUCTION

LOT 726R-1
MOUNTAIN VILLAGE, CO 81435
2307

COVER SHEET

A001





JORDAN | ARCHITECTS
105 s. davis st, unit 205
po box 1143
telluride, co 81435
970-708-7050
jordan-architects.com

COLORADO LICENSED
SHANE R. JORDAN
401994
ARCHITECT

DESIGN DEVELOPMENT

9.15.26 DRB FINAL

6.16.26 HOA + DRB PRELIMINARY

NOT FOR CONSTRUCTION

LOT 726R-1

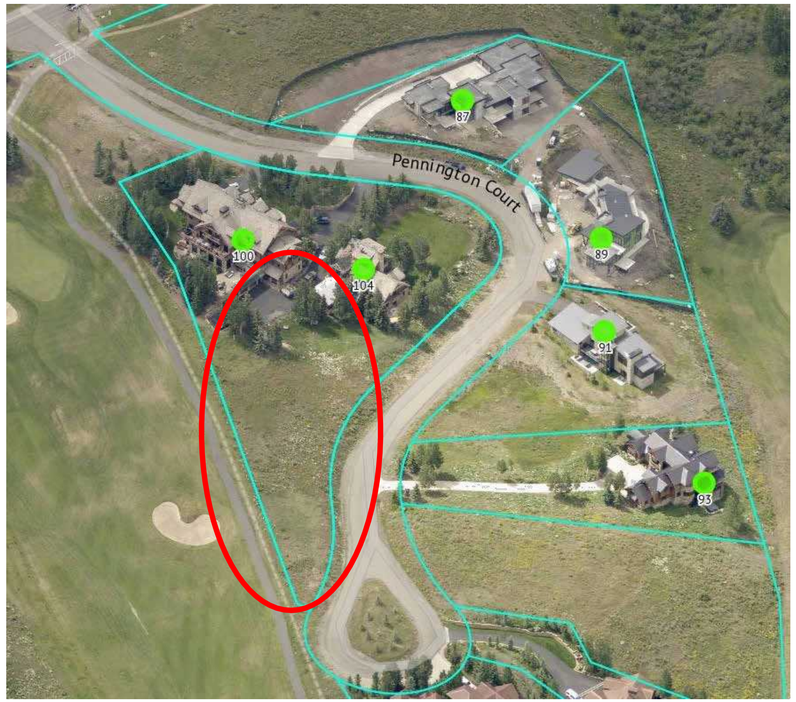
MOUNTAIN VILLAGE, CO 81435

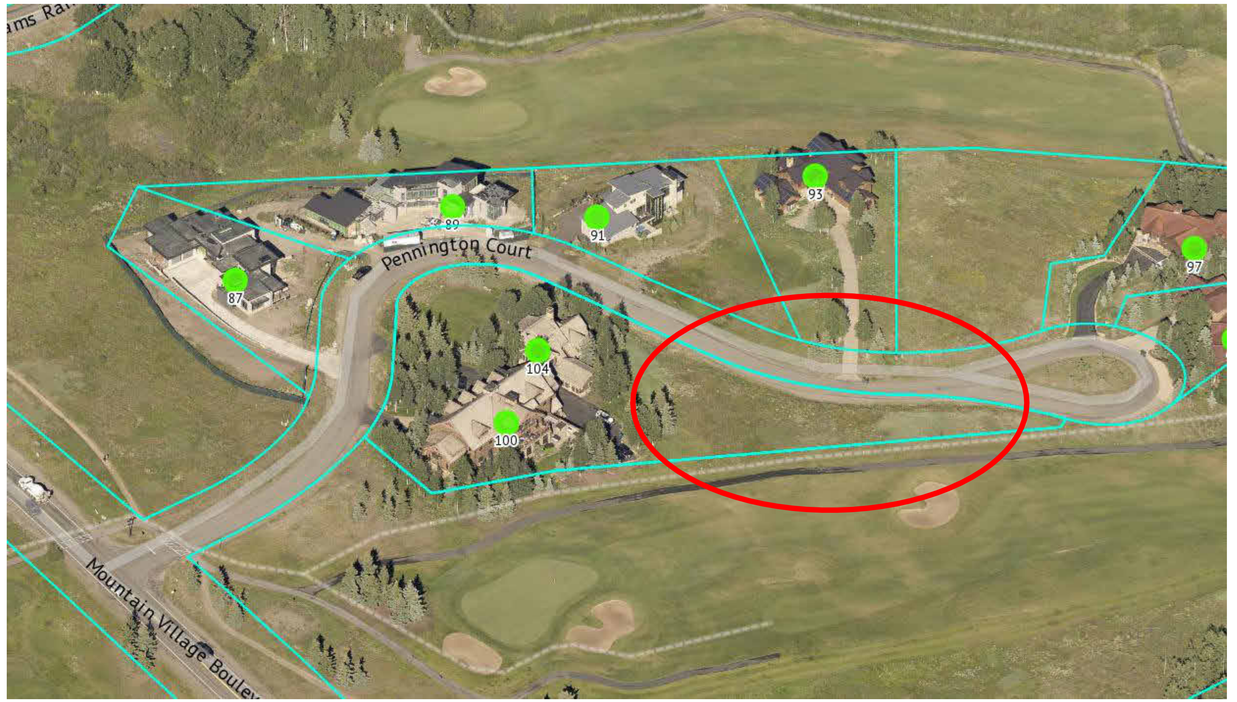
2307

3D VIEWS

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A002









JORDAN | ARCHITECTS
105 s. davis st, unit 205
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jordan-architects.com

COLORADO LICENSED
SHANE R. JORDAN
401994
ARCHITECT

DESIGN DEVELOPMENT

9.15.26 DRB FINAL

6.16.26 HOA + DRB PRELIMINARY

NOT FOR CONSTRUCTION

LOT 726R-1

MOUNTAIN VILLAGE, CO 81435

2307

AERIAL VIEWS

A003

9/15/2026 5:11:33 PM

Topographic/Existing Conditions Lot 726R-1, Eagle's View Reserve
Town of Mountain Village, County of San Miguel
State of Colorado

This Existing Conditions/Improvement Survey of a portion of Lot 726R–1, Eagle's View Reserve, Town of Mountain Village was compiled using site and aerial survey completed on June 2023 under the direct responsibility, supervision and checking of David R. Bulson of Bulson Surveying being a Colorado Licensed Surveyor. This Existing Conditions Survey is not a Land or Improvement Survey Plat as defined by Colorado State Statute and does not represent a warranty or guarantee of any kind that the property depicted hereon is physically suitable or legally available for development

David R. Bulson
Digitally signed by David Bulson
Date: 2025.12.04 14:01:16 -07'00'

P.L.S. NO. 37682 Date

37682 PROFESSIONAL LAND SURVEYOR

PROJECT DESCRIPTION - EAGLE'S VIEW RESERVE (SEE SHEET 1):

LOT 726R–1, MOUNTAIN VILLAGE, ACCORDING TO TO THE PLAT OF LOTS 726R–1, 729R–2, 729R–2, 729R–3, 729R–4, 729R–5, 729R–6 & 729R–7 REPLAT, REZONE AND DENSITY TRANSFER, A REPLAT OF LOTS 726R, 729R AND TRACT 727R, MOUNTAIN VILLAGE, COLORADO, RECORDED JANUARY 23, 2001 IN PLAT BOOK 1 AT PAGE 2850, COUNTY OF SAN MIGUEL, STATE OF COLORADO,

PROJECT DESCRIPTION - DEVELOPMENT RIGHTS UNITS 7-10 (SEE SHEET 2)

UNITS 7, 8, 9 AND 10, EAGLE'S VIEW RESERVE PLAT SUPPLEMENT, ACCORDING TO THE CONDOMINIUM MAP RECORDED OCTOBER 24, 2023 UNDER RECEPTION NO. 482838, AND AS DEFINED AND DESCRIBED IN THE CONDOMINIUM DECLARATION, RECORDED OCTOBER 28, 2003 UNDER RECEPTION NO. 361476, AND THE FIRST SUPPLEMENT RECORDED AUGUST 16, 2004 UNDER RECEPTION NO. 368328, AND THE FIRST AMENDMENT RECORDED MAY 29, 2014 UNDER RECEPTION NO. 433037, AND THE AMENDMENT RECORDED OCTOBER 24, 2023 UNDER RECEPTION NO. 482837, COUNTY OF SAN MIGUEL, STATE OF COLORADO.

LESS AND EXCEPT:

CONDOMINIUM UNITS 1 THROUGH 6, FIRST SUPPLEMENTAL MAP, EAGLE'S VIEW RESERVE, ACCORDING TO THE FIRST SUPPLEMENTAL CONDOMINIUM MAP RECORDED AUGUST 16, 2004 IN PLAT BOOK 1 AT PAGE 3342, UNDER RECEPTION NO. 368329, AND AS DEFINED AND DESCRIBED IN THE CONDOMINIUM DECLARATION, RECORDED OCTOBER 28, 2003 UNDER RECEPTION NO. 361476, AND THE FIRST SUPPLEMENT RECORDED AUGUST 16, 2004 UNDER RECEPTION NO. 368328, AND THE FIRST AMENDMENT RECORDED MAY 29, 2014 UNDER RECEPTION NO. 433037, COUNTY OF SAN MIGUEL, STATE OF COLORADO.

NOTES:

1. *Easement and legal description from Chicago Title Insurance Company, Order No. ABS86014727–2, Effective date: 4/17/2025 at 5:00 P.M.*
2. *According to FEMA Flood Insurance Rate Map 08113C0278–D Panel Number 0278 D dated September 30, 1988, this project is within several different flood zones and are depicted hereon. These depictions are approximate.*
3. *Lineal units represented hereon are shown in U.S. Survey Feet or a decimal portion thereof.*
4. *This survey is valid only if a print or electronic copy has a seal and signature of the surveyor noted within the statement above.*
5. *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.*
6. *This survey is prepared for the exclusive use of the party or parties indicated within the surveyor's statement. Said statement does not extend to any unnamed person or parties without an express statement by the surveyor naming said entities.*
7. *Benchmark: A found 1.5" aluminum cap on 5/8" rebar, LS 24954 at the southern corner of Lot 726R–1, depicted hereon, with an elevation of 9316.32 feet.*
8. *Contour interval is 1 foot.*
9. *Utilities shown hereon are according to best available records and locates performed by others. The surveyor makes no assurance as to the accuracy or completeness of the information. Prior to any construction or site disturbance, the contractor is required to call the Utility Location Center of Colorado (*811) for a site specific utility locate.*

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.

VIEW DIRECTIONS
ANGLES ENUMERATED ARE VERTICAL

CAMPBELL 85°50'
COLDHILL CHAIR 81°19'
SUNSHINE 83°38'
WILSON RANGE EAST 85°29'
WILSON PEAK 83°28'
WILSON RANGE WEST 86°11'
LONE CONE 89°11'
GRAYHEAD 86°50'
AIRPORT TERMINAL 90°21'
AIRPORT (EAST END) 89°50'

Lot 719R-2
Lot 719R-3
Lot 719R-4
Lot 719R-5
Lot 719R-6
Lot 719R-7
OSP 28

FOUND 1.5" ALUMINUM CAP ON 5/8" REBAR, LS 24954
N 65°06'24" W 12.48'

L=126.75'
R=251.35'
DELTA=28°53'34"
CH=125.41'
CB=S 10°26'46" W

L=159.35'
R=220.00'
DELTA=41°30'01"
CH=155.89'
CB=S 16°44'59" W

S 37°30'00" W 171.50'

L=151.49'
R=70.00'
DELTA=124°00'00"
CH=123.61'
CB=S 24°30'00" E

S 86°30'00" E 96.50'

L=103.16'
R=280.00'
DELTA=21°06'32"
CH=102.58'

Lot 726R-1
1.923 ACRES
(ACCORDING TO PLAT BOOK 1 PAGE 2850)

"NO-BUILD ZONE" RESTRICTIVE COVENANT AGREEMENT (REC. NO. 375940)
"AREA 1" RESTRICTIVE COVENANT AGREEMENT (REC. NO. 375940)
16' GENERAL EASEMENT (PLAT BOOK 1 AT PAGE 3342)
45.69'
10.42'
94.56'
N 25°30'00" W 107.00'
N 56°05'00" E 90.00'

SEWER MANHOLE (TYP.) RIM – 9272.96'
UTILITY CLUSTER
STONE PATIO L.C.E. UNIT 6
OUTDOOR KITCHEN
FLOOR ELEV – 9288.18'
5 STORY WOOD FRAME BUILDING 100 PENNINGTON PLACE (ADDRESS POSTED)
GARAGE
STONE PATIO
STEPS L.C.E. UNIT 6
DECK L.C.E. UNIT 6
STONE WALK L.C.E. UNIT 6
ELECTRIC TRANSFORMER G.C.E.
UTILITY ENCLOSURE G.C.E.
PAVED DRIVE G.C.E.
STONE RETAINING WALL G.C.E.
SOUTH ENTRANCE CONCRETE AND DRIVEWAY (NOT SURVEYED)
FLOOR ELEV – 9295.36'
PATIO L.C.E. UNIT 2
DECK AND PATIO ARE ABOVE GARAGES
CONCRETE STEPS L.C.E. UNITS 1–5
DECK L.C.E. UNIT 2
ENTRY / TERRACE L.C.E. UNITS 1–5
DECK L.C.E. UNIT 3
4 STORY WOOD FRAME BUILDING 100 PENNINGTON PLACE (ADDRESS POSTED)
PATIO L.C.E. UNIT 3 113 SQ.FT.
ENTRY/TERRACE L.C.E. UNITS 1–5
ASPEN CLUMP
CART PATH
FOUND 1.5" ALUMINUM CAP ON 5/8" REBAR, LS 24966
WATER VALVE (TYP.)
HYDRANT (TYP.)
WATER SHUT-OFF (TYP.)
FOUND 1.5" ALUMINUM CAP ON 5/8" REBAR, LS 24954 SITE BENCHMARK – 9316.32'

PENNINGTON PLACE
60' RIGHT-OF-WAY
(PAVED)

Legend

- PLANTED LANDSCAPE TREE (OUTER CIRCLE REPRESENTS DRIP LINE)
- SS SEWER LINE
- E ELECTRIC LOCATES
- W WATER LOCATES
- TV CATV LOCATES
- G GAS LOCATES
- T TELEPHONE LINE
- AREA OF SLOPES IN EXCESS OF 30%

0 20 40 Feet
SCALE 1" = 20'

SHEET 1 - LOT OVERVIEW

Eagle's View Reserve 100 Pennington Place Mounain Village, CO 81435	**Lot 726R-1** **Town of Mountain Village** S4 T42N R9W NMPM
December 4, 2025	**BULSON SURVEYING**
PROJECT NUMBER 23012	

C:\Users\dave\OneDrive\Desktop\Lot 726R1 Existing Conditions 11112025.dwg, 12/4/2025 1:59:03 PM, DWG To PDF.pc3

Topographic/Existing Conditions
Units 7, 8, 9 and 10, Eagle's View Reserve
Town of Mountain Village,
County of San Miguel State of Colorado

This Existing Conditions/Improvement Survey of a portion of Lot 726R-1, Eagle's View Reserve, Town of Mountain Village was compiled using site and aerial survey completed on June 2023 under the direct responsibility, supervision and checking of David R. Bulson of Bulson Surveying being a Colorado Licensed Surveyor. This Existing Conditions Survey is not a Land or Improvement Survey Plat as defined by Colorado State Statute and does not represent a warranty or guarantee of any kind that the property depicted hereon is physically suitable or legally available for development

David R. Bulson

Digitally signed by David Bulson
Date: 2025.12.04 14:02:23 -07'00'

P.L.S. NO. 37662 Date

PROJECT DESCRIPTION - DEVELOPMENT RIGHTS UNITS 7-10

UNITS 7, 8, 9 AND 10, EAGLE'S VIEW RESERVE PLAT SUPPLEMENT, ACCORDING TO THE CONDOMINIUM MAP RECORDED OCTOBER 24, 2023 UNDER RECEPTION NO. 482838, AND AS DEFINED AND DESCRIBED IN THE CONDOMINIUM DECLARATION, RECORDED OCTOBER 28, 2003 UNDER RECEPTION NO. 361476, AND THE FIRST SUPPLEMENT RECORDED AUGUST 16, 2004 UNDER RECEPTION NO. 368328, AND THE FIRST AMENDMENT RECORDED MAY 29, 2014 UNDER RECEPTION NO. 433037, AND THE AMENDMENT RECORDED OCTOBER 24, 2023 UNDER RECEPTION NO. 482837, COUNTY OF SAN MIGUEL, STATE OF COLORADO.

LESS AND EXCEPT:

CONDOMINIUM UNITS 1 THROUGH 6, FIRST SUPPLEMENTAL MAP, EAGLE'S VIEW RESERVE, ACCORDING TO THE FIRST SUPPLEMENTAL CONDOMINIUM MAP RECORDED AUGUST 16, 2004 IN PLAT BOOK 1 AT PAGE 3342, UNDER RECEPTION NO. 368329, AND AS DEFINED AND DESCRIBED IN THE CONDOMINIUM DECLARATION, RECORDED OCTOBER 28, 2003 UNDER RECEPTION NO. 361476, AND THE FIRST SUPPLEMENT RECORDED AUGUST 16, 2004 UNDER RECEPTION NO. 368328, AND THE FIRST AMENDMENT RECORDED MAY 29, 2014 UNDER RECEPTION NO. 433037, COUNTY OF SAN MIGUEL, STATE OF COLORADO.

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.*

OSP 28
TSG SKI & GOLF LLC A DE LLC
TAX ID: R1089916120

Legend

PLANTED LANDSCAPE TREE
(OUTER CIRCLE REPRESENTS DRIP LINE)

SEWER LINE
ELECTRIC LOCATES
WATER LOCATES
CATV LOCATES
GAS LOCATES
TELEPHONE LINE

AREA OF SLOPES IN EXCESS OF 30%

PORTION OF LOT 726R-1 NOT SUBJECTED TO EAGLE'S VIEW RESERVE PLAT SUPPLEMENT, ACCORDING TO THE CONDOMINIUM MAP RECORDED OCTOBER 24, 2023 UNDER RECEPTION NO. 482838

N W E S

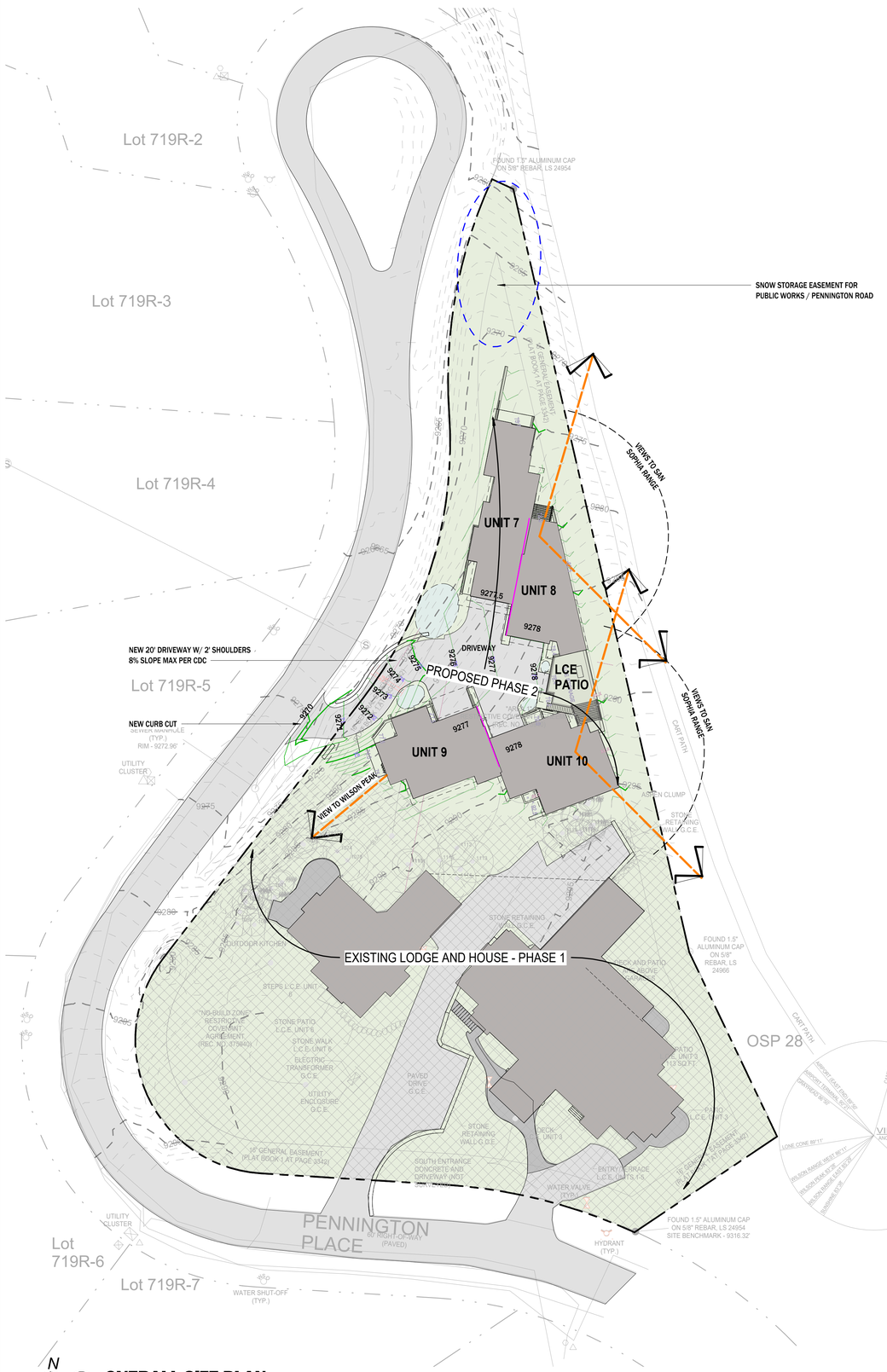
0 10 20 Feet
SCALE 1" = 10'

EDGE OF ASPHALT
RENNINGTON PLACE
60' RIGHT-OF-WAY
(PAVED)
L=126.75'
R=251.35'
DELTA=28°53'34"
CH=126.41'
CB=S 10°26'46" W
16' GENERAL EASEMENT
(PLAT BOOK 1 AT PAGE 3342)
9265
9270
9275
9280
9285
9290
9295
Unit 7
10794 SQ.FT.
Unit 8
3927 SQ.FT.
Unit 9
4835 SQ.FT.
Unit 10
4144 SQ.FT.
L.C.E.
UNITS 7-10
(4922 SQ.FT.)
(SEE NOTE 9)
S 78°31'59" E
17.58'
N 13°00'00" W
410.42'
S 13°00'00" E
36.44'
S 13°00'00" E
101.73'
N 13°00'00" W
26.00'
N 79°41'32" W
51.36'
N 79°41'24" W
51.74'
S 78°25'10" E
23.00'
N 78°33'08" W
87.96'
N 11°11'22" E
99.30'
L=22.71'
R=236.00'
L=17.69'
R=236.00'
S 37°30'00" W
29.65'
N 37°30'00" E
37.66'
N 59°30'00" W
16.00'
L=296.13'
R=55.00'
S 20°33'04" E
79.77'
N 44°05'28" E
14.76'
N 51°24'44" E
52.16'
S 49°31'02" E
17.21'
N 47°46'47" W
57.06'
N 44°05'28" E
27.45'
"NO-BUILD ZONE"
RESTRICTIVE
COVENANT
AGREEMENT
(REC. NO. 375940)
"AREA 1"
RESTRICTIVE
COVENANT
AGREEMENT
(REC. NO. 375940)
Lot 726R-1
PATIO L.C.E.
UNIT 6
GARAGE
ASPEN
CLUMP
STONE
RETAINING
WALL G.C.E.
CART PATH
5.00'

SHEET 2 - ENLARGED VIEW

Eagle's View Reserve 100 Pennington Place Mounain Village, CO 81435	**Lot 726R-1** **Town of Mountain Village** S4 T42N R9W NMPM
December 4, 2025	**BULSON SURVEYING**
PROJECT NUMBER 23012	

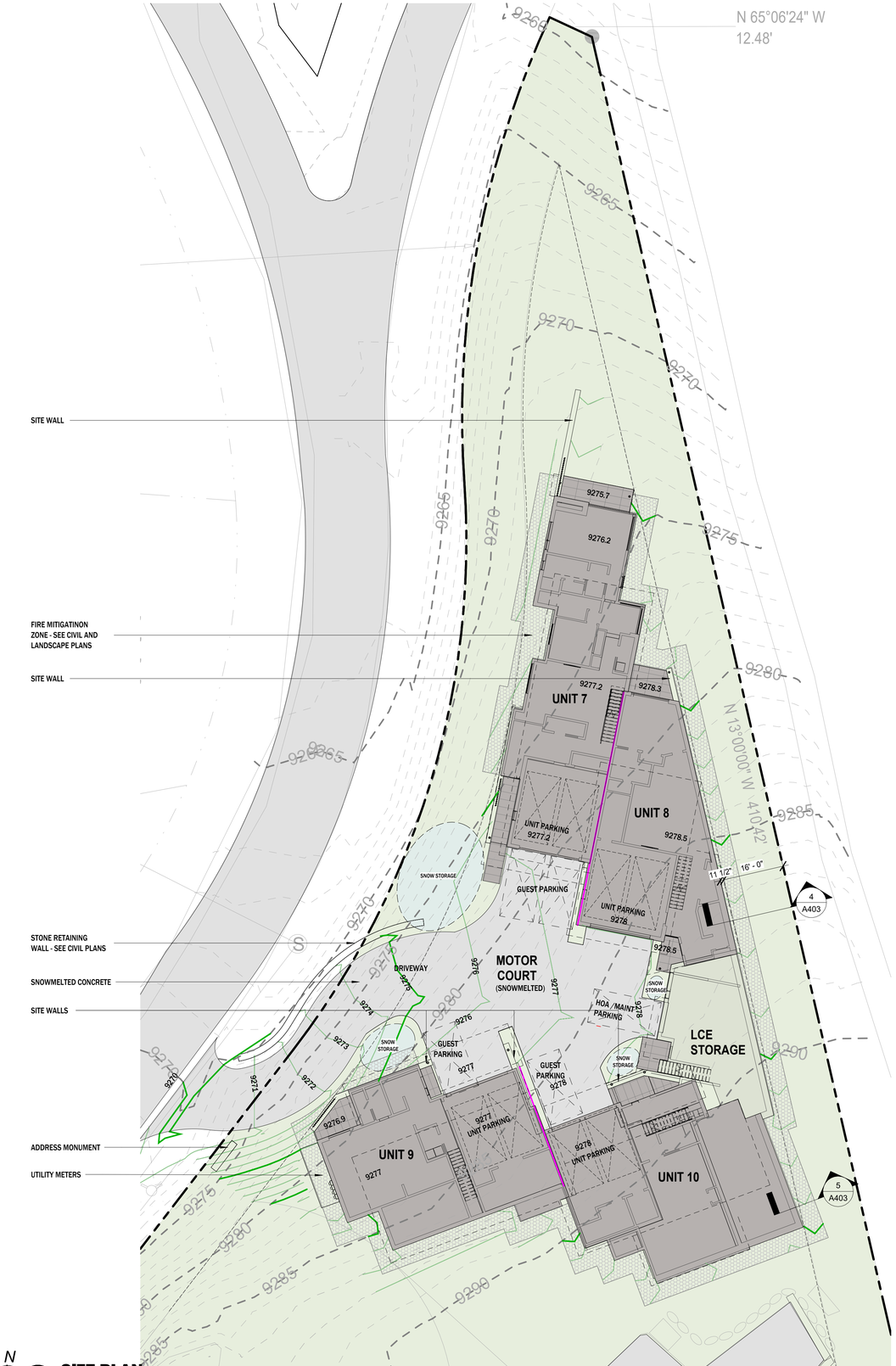
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N

2 OVERALL SITE PLAN

1/32" = 1'-0"



N

1 SITE PLAN

1/16" = 1'-0"

JORDAN | ARCHITECTS
105 s. davis st, unit 205
po box 1143
telluride, co 81435
970-708-7050
jordan-architects.com

COLORADO LICENSED
SHANE R. JORDAN
401994
ARCHITECT

DESIGN DEVELOPMENT

9.15.26 DRB FINAL

6.16.26 HOA + DRB PRELIMINARY

NOT FOR CONSTRUCTION

LOT 726R-1

MOUNTAIN VILLAGE, CO 81435

2307

OVERALL SITE PLAN

A101

9/15/2026 5:11:37 PM

GENERAL CIVIL ENGINEERING NOTES:

1. THE EXISTING UTILITY LINES SHOWN ON THE PLANS ARE APPROXIMATE. AT LEAST TWO (2) FULL WORKING DAYS PRIOR TO TO COMMENCING CONSTRUCTION, THE CONTRACTOR SHALL CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO @ 1-800-922-1987 OR 811 TO GET ALL UTILITIES LOCATED. IF ANY OF THESE UNDERGROUND UTILITIES ARE IN CONFLICT WITH THE CONSTRUCTION PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND WORK WITH THE ENGINEER TO FIND A SOLUTION BEFORE THE START OF CONSTRUCTION.

INSTALLATION AND SEPARATION REQUIREMENTS SHALL BE COORDINATED WITH THE INDIVIDUAL UTILITY PROVIDERS.

THE UTILITY PROVIDERS ARE:
SEWER, WATER, CABLE TV AND FIBEROPTIC: TOWN OF MOUNTAIN VILLAGE
NATURAL GAS: BLACK HILLS ENERGY
POWER: SAN MIGUEL POWER
TELEPHONE: CENTURY LINK

2. PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES, ALL NECESSARY PERMITS SHALL BE OBTAINED BY THE OWNER OR CONTRACTOR.

3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT EXCAVATED SLOPES ARE SAFE AND COMPLY WITH OSHA REQUIRIEMENTS. REFER TO THE SITE-SPECIFIC REPORT FOR THIS PROJECT FOR ADDITIONAL INFORMATION..

4. ALL TRENCHES SHALL BE ADEQUATELY SUPPORTED OR LAID BACK PER OSHA REGULATIONS.

5. ALL MATERIALS AND CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE TOWN OF MOUNTAIN VILLAGE DESIGN STANDARDS LATEST EDITION. ALL CONSTRUCTION WITHIN EXISTING STREET OR ALLEY RIGHT-OF-WAY SHALL BE SUBJECT TO TOWN OF MOUNTAIN VILLAGE INSPECTION.

6. THE CONTRACTOR SHALL HAVE ONE COPY OF THE STAMPED PLANS ON THE JOB SITE AT ALL TIMES.

7. THE CONTRACTOR SHALL NOTIFY THE TOWN 48 HOURS PRIOR TO THE START OF CONSTRUCTION.

8. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING EROSION AND SEDIMENT CONTROL MEASURES AT ALL TIMES DURING CONSTRUCTION. THE ADJOINING ROADWAYS SHALL BE FREE OF DEBRIS AT THE END OF CONSTRUCTION ACTIVITIES EACH DAY.

9. THE CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN PROPER TRAFFIC CONTROL DEVICES UNTIL THE SITE IS OPEN TO TRAFFIC. ANY TRAFFIC CLOSURES MUST BE COORDINATED WITH THE TOWN OF MOUNTAIN VILLAGE.

10. ALL DAMAGE TO PUBLIC STREETS AND ROADS, INCLUDING HAUL ROUTES, TRAILS, OR STREET IMPROVEMENTS, OR TO PRIVATE PROPERTY, SHALL BE REPAIRED AT THE SOLE EXPENSE OF THE CONTRACTOR TO THE ORIGINAL CONDITIONS.

11. WHEN AN EXISTING ASPHALT STREET IS CUT, THE STREET MUST BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN ITS ORIGINAL CONDITION. THE FINISHED PATCH SHALL BLEND SMOOTHLY INTO THE EXISTING SURFACE. ALL LARGE PATCHES SHALL BE PAVED WITH AN ASPHALT LAY-DOWN MACHINE.

12. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER. ANY DISCHARGE REQUIREMENTS SHALL BE COORDINATED WITH THE TOWN OF MOUNTAIN VILLAGE.

13. CONTRACTOR SHALL NOTIFY ALL RESIDENTS IN WRITING 24 HOURS PRIOR TO ANY SHUT-OFF IN SERVICE. THE NOTICES MUST HAVE CONTRACTOR'S PHONE NUMBER AND NAME OF CONTACT PERSON, AND EMERGENCY PHONE NUMBER FOR AFTER HOURS CALLS. ALL SHUT-OFF'S MUST BE APPROVED BY THE TOWN AND TOWN VALVES AND APPURTENANCES SHALL BE OPERATED BY TOWN PERSONNEL.

14. CONTRACTOR SHALL KEEP SITE CLEAN AND LITTER FREE (INCLUDING CIGARETTE BUTTS) BY PROVIDING A CONSTRUCTION DEBRIS TRASH CONTAINER AND A BEAR-PROOF POLY-CART TRASH CONTAINER, WHICH IS TO BE LOCKED AT ALL TIMES.

15. CONTRACTOR MUST BE AWARE OF ALL TREES TO REMAIN PER THE DESIGN AND APPROVAL PROCESS AND PROTECT THEM ACCORDINGLY.

16. THE CONTRACTOR SHALL PROVIDE UNDERGROUND UTILITY AS-BUILTS TO THE TOWN.

17. ALL STRUCTURAL FILL UNDER HARDSCAPE OR ROADS MUST BE COMPACTED TO 95% MODIFIED PROCTOR (MIN.) AT PLUS OR MINUS 2% OF THE OPTIMUM MOISTURE CONTENT. NON-STRUCTURAL FILL SHALL BE PLACED AT 90% (MIN.) MODIFIED PROCTOR.

18. UNSUITABLE MATERIAL SHALL BE REMOVED AS REQUIRED BY THE SOILS ENGINEER. ALL MATERIALS SUCH AS LUMBER, LOGS, BRUSH, TOPSOIL OR ORGANIC MATERIALS OR RUBBISH SHALL BE REMOVED FROM ALL AREAS TO RECEIVE COMPACTED FILL.

19. NO MATERIAL SHALL BE COMPACTED WHEN FROZEN.

20. NATIVE TOPSOIL SHALL BE STOCKPILED TO THE EXTENT FEASIBLE ON THE SITE FOR USE ON AREAS TO BE REVEGETATED.

21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST ABATEMENT AND EROSION CONTROL MEASURES DEEMED NECESSARY BY THE TOWN, IF CONDITIONS WARRANT THEM.

22. ALL DISTURBED GROUND SHALL BE RE-SEEDED WITH A TOWN-APPROVED SEED MIX. REFER TO THE LANDSCAPE PLAN.

23. THE CONTRACTOR IS REQUIRED TO PROTECT ALL EXISTING SURVEY MONUMENTS AND PROPERTY CORNERS DURING GRADING AND CONSTRUCTION.

24. ALL UNDERGROUND PIPE SHALL BE PROTECTED WITH BEDDING TO PROTECT THE PIPE FROM BEING DAMAGED.

25. HOT TUBS SHALL DRAIN TO THE SANITARY SEWER (OR PUMPED TO AA CLEAN-OUT).

26. THE UTILITY PLAN DEPICTS FINAL UTILITY LOCATIONS BUT HAS BEEN COMPLETED AT A PRELIMINARY STAGE. CONTRACTOR SHALL VERIFY ALIGNMENTS WITH THE ARCHITECT PRIOR TO CONSTRUCTION.

Uncompahgre
Engineering, LLC

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

SUBMISSIONS:

SUBMITTAL	2025-10-07
SUBMITTAL	2025-12-22
SUBMITTAL	2026-09-03

Lot 726R
Pennington Place
Mtn. Village, CO

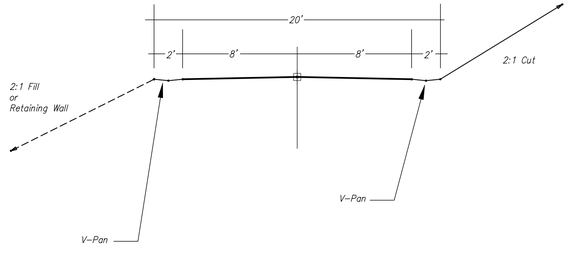
COLORADO LICENSED
CHRISTOPHER J. HAWKINS
38645
PROFESSIONAL ENGINEER
09-03-26
NOT FOR CONSTRUCTION

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

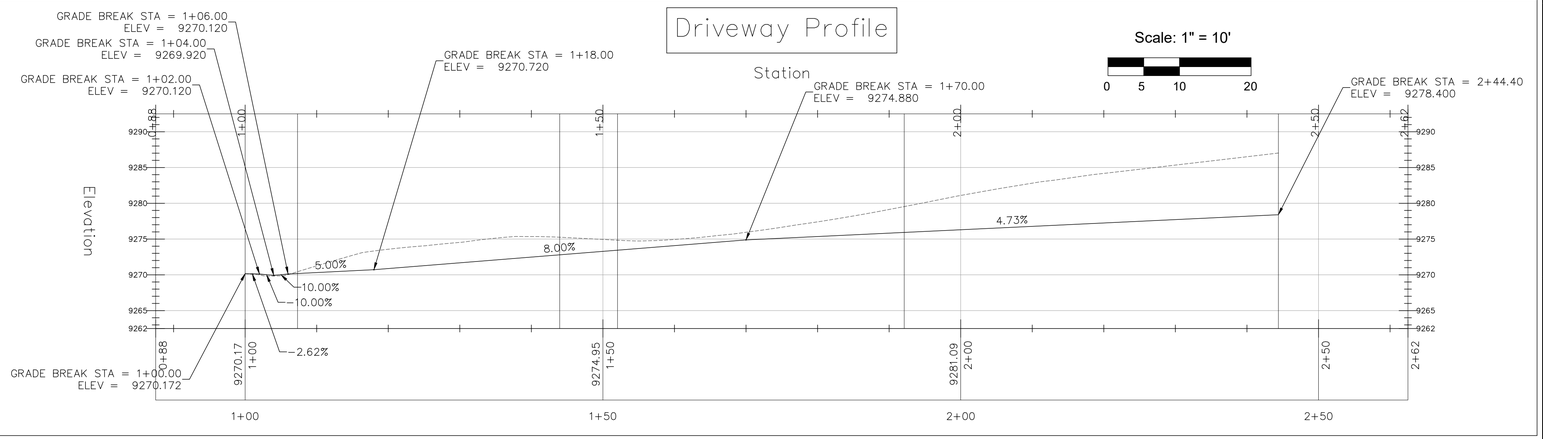
Notes

C1





Driveway
Typical Section



Uncompahgre Engineering, LLC

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

SUBMISSIONS:

SUBMITTAL	2025-12-22

Lot 726R
Pennington Place
Mtn. Village, CO

COLORADO LICENSED
CHRISTOPHER J. HAWKINS
37645
09-03-26
PROFESSIONAL ENGINEER
NOT FOR CONSTRUCTION

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

Driveway

Plan
and
Profile

C2.1



Uncompahgre Engineering, LLC

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

SUBMISSIONS:

SUBMITTAL	2025-10-07
SUBMITTAL	2025-12-22

Lot 726R
Pennington Place
Mtn. Village, CO

COLORADO REGISTERED 29645 PROFESSIONAL ENGINEER
09-03-26
NOT FOR CONSTRUCTION

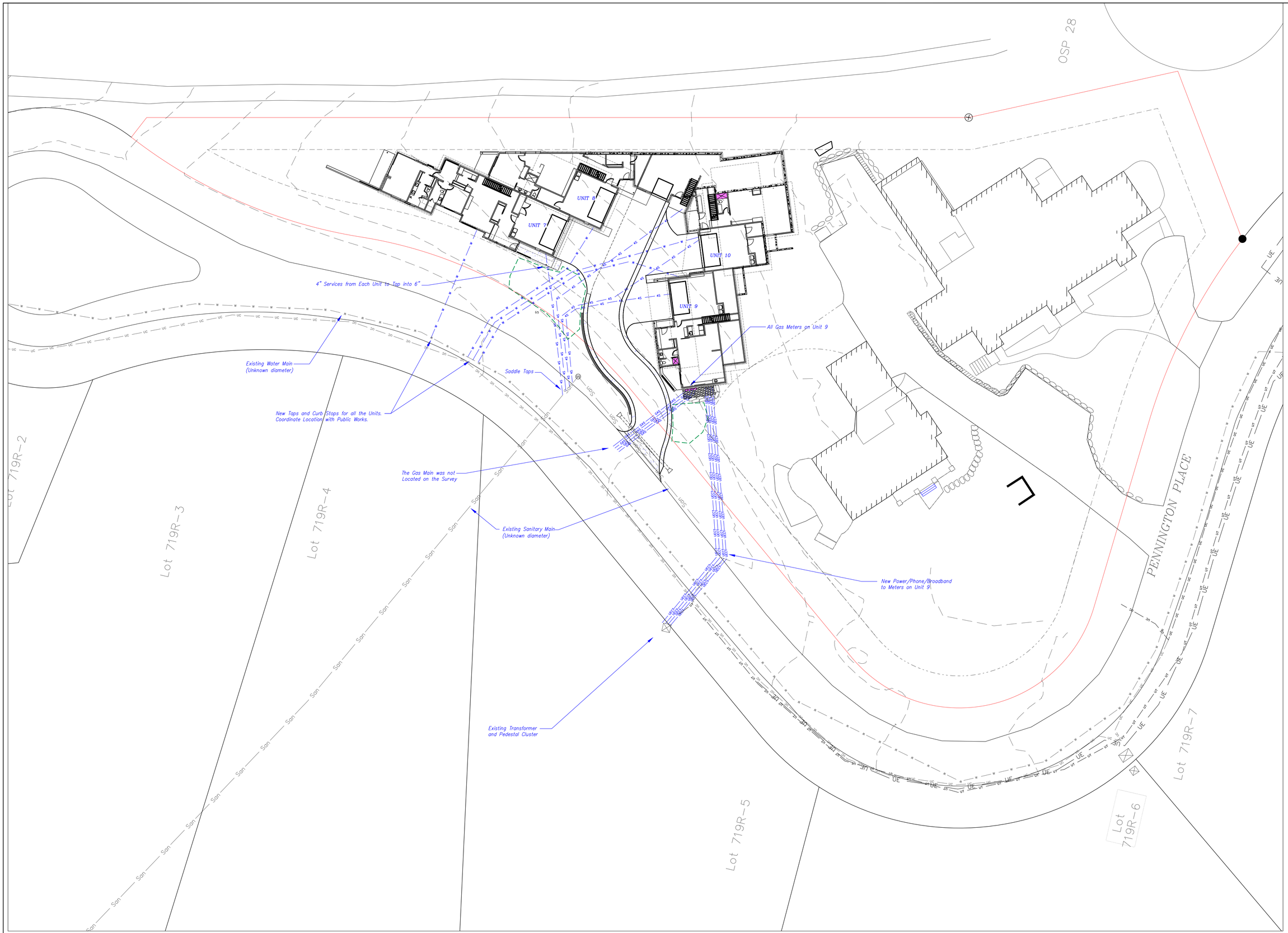
CONTRACTOR TO REVIEW AND COMPARE ALL CHAPTERS AND INTERDISCIPLINARY DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO ANY FIELD WORK BEING DONE IN ACCORDANCE WITH AIA DOCUMENT A201

Site Grading

with

First Floor Displayed

C2.2



Uncompahgre
Engineering, LLC

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

SUBMISSIONS:

SUBMITTAL	2025-10-07
SUBMITTAL	2025-12-22

Lot 726R
Pennington Place
Mtn. Village, CO

COLORADO LICENSED
Chad Mitchell
29645
09-03-26
PROFESSIONAL ENGINEER
NOT FOR CONSTRUCTION

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

Utilities

C3

UNIT 8

Port-a-John Toilet

Bear Proof Poly-Cart

UNIT 7

Construction Dumpster

Material Storage and Laydown Yard

UNIT 10

UNIT 9

6' Chain Link Fence Panels with Green Screening

Install Silt Fence on the downhill side of disturbance. Maintain throughout job. No surface water will be allowed to discharge the site without being directed through a silt fence or straw wattle.

Construction Parking will be On-Site

Erosion Logs/Straw Wattles

Post Contractor's Sign with Emergency Contact Number

R=32'

15.0'

20.0'

The Contractor may Modify this Plan, but the New Plan must be Coordinated and Approved by the Town of Mountain Village.

No Stationary Crane is being contemplated at this time.

719R-4

9270 9275 9280 9285 9290 9295 9256 9260 9265 9270 9275

Uncompahgre Engineering, LLC

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

SUBMISSIONS:

SUBMITTAL	2025-11-20
SUBMITTAL	2025-12-22

Lot 726R
Pennington Place
Mtn. Village, CO

COLORADO REGISTERED PROFESSIONAL ENGINEER 29645 09-03-26

NOT FOR CONSTRUCTION

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

Construction Mitigation

C4

Excerpt from the Town of Mountain Village's Community Development Code, Section 17.6.1, Environmental Regulations:

Zone 1

i. Zone 1 (zero (0) to five (5) feet) is the area that consists of five (5) feet from the edge of the building as measured from the outside edge of the building, including decks, planters, roofed walkways, etc., attached to the building. The purpose of Zone 1 is to create a vegetation–free hardscape next to the home utilizing pavers, stone, gravel, lava rock, concrete, or other nonflammable material to protect the building. Zone 1 must be extended to seven (7) feet in cases of complex building design and areas with re–entrant corners. This zone requires the most vigilant work in order to reduce or eliminate ember ignition and direct flame contact to the building. The following provisions shall apply in Zone 1:

(a) All slash, other woody debris, and flammable vegetation as identified by staff shall be removed from Zone 1.

(b) All vegetation including sod, tall grasses, shrubs, and trees located within Zone 1 shall be removed.

(c) No trees or shrubs shall be planted directly adjacent to or underneath windows, decks, or vents.

(d) The following exceptions apply to Zone 1:

(i) A shrub, but no trees, may remain within Zone 1 in a planter provided the defensible space distance is measured commencing from the vegetation's drip edge rather than from the building plane (so the plant is considered part of or an extension of the structure), and provided the distance is not limited by a lot line and provided a minimum of fifteen (15) feet of space outside this area (considered to be part of or an extension of the structure) is maintained tree and shrub free as measured from the outside edge of the tree or shrub at mature size.

(ii) Firewise vegetation (shrubs and nonwoody vegetation) shall be allowed in planters attached to the building so long as the planter is within ten (10) feet of a building, the planter contains nonflammable mulch, the planter is permanently irrigated, the planter has a five (5) foot vegetation–free zone to the outside of the planter, and vegetation is not planted directly beneath windows or directly adjacent to or under a deck, or next to any exterior or foundation vents.

(iii) Traditional window flower boxes (above grade) are allowed and not specifically required to be irrigated.

(e) In the event Zone 1 encroaches upon the general easement, the review authority shall allow the creation of defensible space as required by this section.

Zone 2

ii. Zone 2 is the area five (5) to thirty (30) feet from the building(s) and their attachments that transitions away from the building(s) where fuels should be significantly reduced. This zone is designed to minimize a fire's intensity and its ability to spread while significantly reducing the likelihood of structure ignition because of radiant heat. The purpose of Zone 2 is to provide less fuel for an approaching fire and to reduce its intensity as it nears buildings.

(a) The following provisions shall apply in Zone 2:

(i) Grasses and other nonwoody vegetation shall be kept mowed to a height of four (4) inches or less and accumulations of surface fuels, such as logs, branches, slash, and mulch, shall be avoided.

(ii) Dominant and codominant live trees with a dbh of four (4) inches or greater and shrubs shall be installed or thinned so they will produce a fifteen (15) foot space between the edge of the crown to the drip edge of the home at maturity and have a ten (10) foot crown–to–crown separation distance at maturity throughout the rest of Zone 2. All ladder fuels and slash shall be removed from in between the crown–to–crown separation areas. Measurements shall be from the outermost branch of one tree or shrub to the nearest branch on the next tree or shrub (mature size) or to the drip edge of the building.

(iii) All ladder fuels (sapling conifers, evergreen shrubs, or woody debris) must be removed under remaining trees.

(iv) All stressed, diseased, dead, or dying trees and shrubs, as identified by staff, shall be removed, except for standing dead trees that staff indicates need to be maintained since standing dead trees provide important wildlife habitat.

(v) Shrubs over five (5) feet tall shall have an average spacing of ten (10) feet from shrub to shrub and fifteen (15) feet from the building.

(vi) The above specified distances are minimums and distance requirements may be increased by staff to reduce potential fire behavior, particularly on steep slopes.

(b) The following exceptions apply to Zone 2:

(i) Small groupings of trees or shrubs (two (2) to five (5) trees and shrubs) may be allowed provided that thirty (30) feet of space is maintained in between tree groups. All the crowns of trees or the edge of the shrubs within the tree groupings must be spaced a minimum of fifteen (15) feet away from the drip edge of the building(s) and provide fifteen feet of space to the edge of the crowns of adjacent trees and shrubs at maturity or thirty (30) feet if adjacent to another grouping of trees or shrubs.

(ii) Aspens, narrowleaf cottonwoods, willows and other trees and shrubs listed in CSU Cooperative Extension Publication 6.305, Firewise Plant Materials, as amended from time to time, may be spaced closer than the ten (10) foot crown–to–crown separation as approved by staff.

(iii) Closer spacing of any trees may be allowed by staff upon a determination that the required ten (10) foot crown–to–crown spacing would put the remaining trees at undue risk of wind–throw or snow breakage.

(iv) Tree removal for the creation of defensible space, if such tree removal is determined to be impractical by the Town due to steep slopes, wetland or other environmental constraints, and other mitigation is provided.

(c) Trees remaining within Zone 2 shall have branches pruned to a height of ten (10) feet but, notwithstanding said height requirement, branches need not be pruned to more than one–third (1/3) of the tree height with the following exceptions:

(i) Aspen trees; and

(ii) Isolated spruce and fir trees if a minimum of fifteen (15) feet of space around them is maintained.

(d) In the event that Zone 1 or 2 extends upon the general easement, the review authority shall allow the removal of trees to implement the wildfire mitigation plan.

(e) Chipped wood and small timber may be spread throughout Zone 3, provided the wood chips have a maximum depth of two (2) to three (3) inches and small timber has a diameter of three (3) inches or less and is cut up into lengths that are three (3) feet or less.

ZONE 3

iii. Zone 3 is the area extending beyond Zone 2 to one hundred (100) feet away from the building(s) or the edge of the lot subject to development. In cases where steep slopes exist, staff may increase the distance of the outside edge of Zone 3 to a distance up to two hundred (200) feet to minimize the advance of a wildfire. This is because wildfire intensity and movement are most often accelerated on steep slopes. The goal of Zone 3 is to reduce the continuity of fuels in such a way that large flames (crown fire) cannot persist. Trees and tree groupings shall be spaced from one another at a minimum distance of ten (10) feet crown separation (at mature size) to reduce the transfer of crown fire. All dead and down fuels shall be removed. In Zone 3, all diseased, beetle–infested, dead or dying trees, as identified by staff, shall be removed, except for standing dead trees (aka tree snags) that staff indicates need to be retained as important wildlife habitat.

(a) For lots greater than five (5) acres in size, the Town shall only require that Zone 3 be implemented for a maximum distance of two hundred (200) feet from the outside edge of Zone 3. A lot owner may propose to implement Zone 3 for all of the lot.

iv. Beyond Zone 3 (Larger Landscape). The landscape beyond Zone 3 should be considered for management when possible. Fuels in this area could be managed in such a way to lessen the volume of ember production, decrease fire intensity, and create opportunities for fire suppression equipment and personnel while being in line with other forest management goals, such as forest health.

f. Firewood may only be stored on a lot that has a solid fuel burning device permit issued by the Town that meets the following limitations:

i. Indoor storage can only occur within an enclosed room that is a part of the primary structure on the lot.

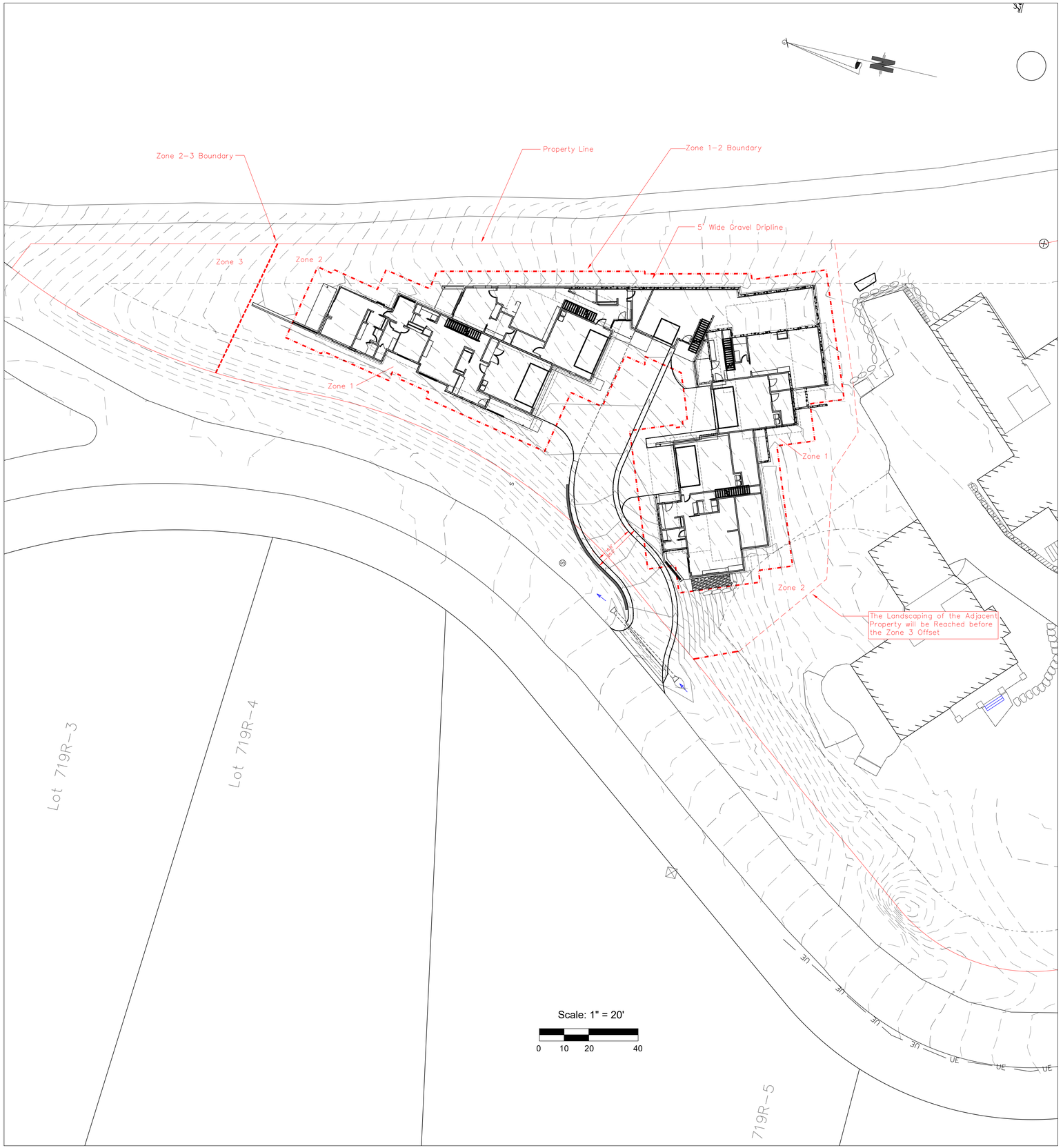
ii. Outdoor storage shall only occur in the rear yard.

iii. Up to ten (10) cubic feet of outdoor firewood storage may be located in Zone 1 or Zone 2. Outdoor firewood storage shall have a minimum thirty (30) foot distance from the structure.

iv. Outdoor firewood storage shall be screened from view from surrounding lots.

g. Prior to the issuance of any certificate of occupancy or certificate of completion, staff shall inspect the lot affected by the fire mitigation plan to ensure that such plan has been implemented in accordance with the approved wildfire mitigation plan.

h. The wildfire mitigation plan shall be maintained by the lot owner as required by this section.



Uncompahgre Engineering, LLC

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

SUBMISSIONS:

SUBMITTAL	2025–11–20
SUBMITTAL	2025–12–22

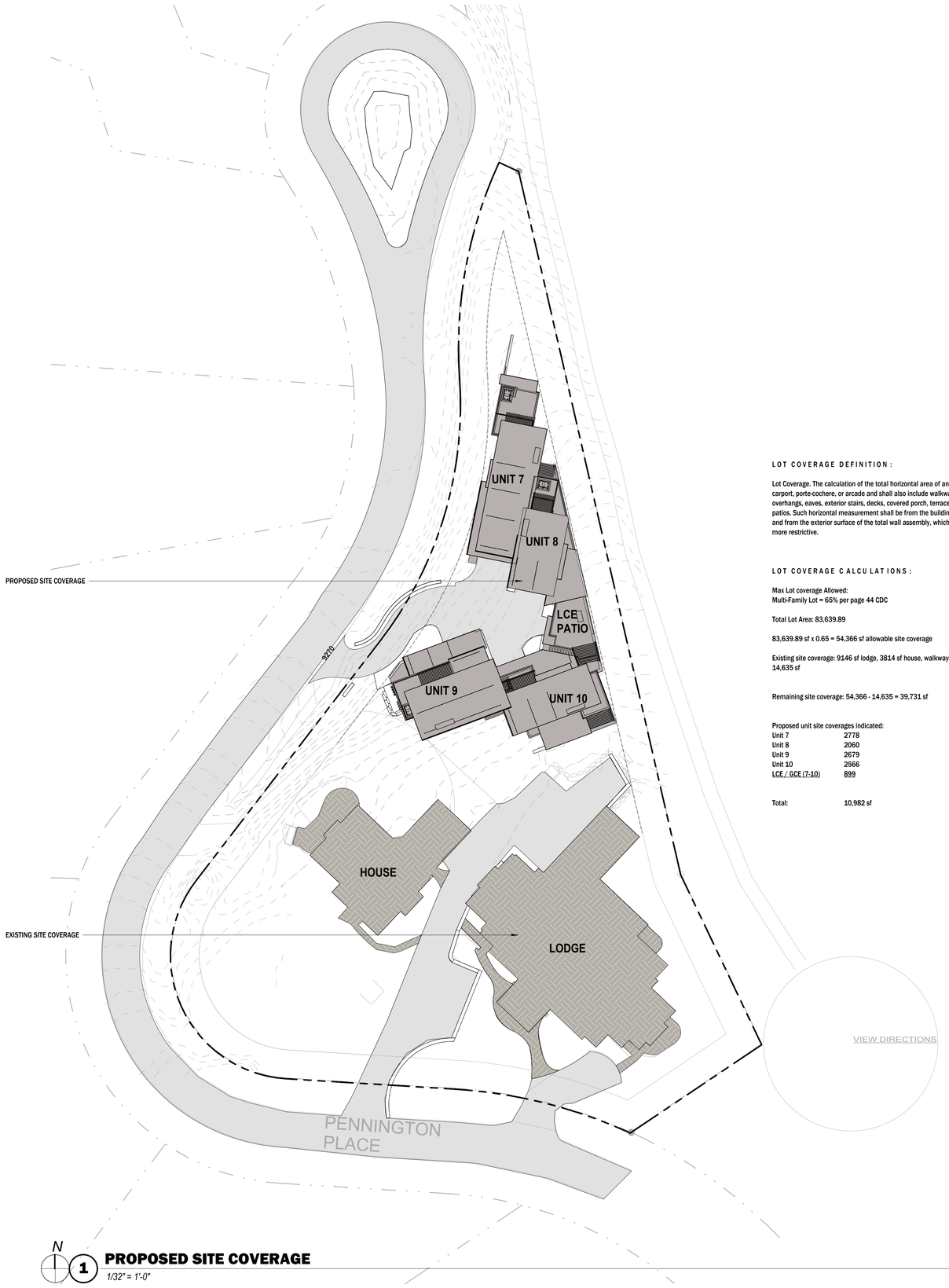
Lot 726R
Pennington Place
Mtn. Village, CO

COLORADO PROFESSIONAL ENGINEER
29645
09-03-26
NOT FOR CONSTRUCTION

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

Fire Mitigation

C5



N

1 PROPOSED SITE COVERAGE

1/32" = 1'-0"

LOT COVERAGE DEFINITION:

Lot Coverage. 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.

LOT COVERAGE CALCULATIONS:

Max Lot coverage Allowed:
Multi-Family Lot = 65% per page 44 CDC

Total Lot Area: 83,639.89

83,639.89 sf x 0.65 = 54,366 sf allowable site coverage

Existing site coverage: 9146 sf lodge, 3814 sf house, walkways 1675 sf = 14,635 sf

Remaining site coverage: 54,366 - 14,635 = 39,731 sf

Proposed unit site coverages indicated:

Unit 7	2778
Unit 8	2060
Unit 9	2679
Unit 10	2566
LCE / GCE (7-10)	899
Total:	10,982 sf

JORDAN | ARCHITECTS
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telluride, co 81435
970-708-7050
jordan-architects.com

COLORADO LICENSED
SHANE R. JORDAN
401994
ARCHITECT

DESIGN DEVELOPMENT

9.15.26 DRB FINAL

6.16.26 HOA + DRB PRELIMINARY

NOT FOR CONSTRUCTION

LOT 726R-1

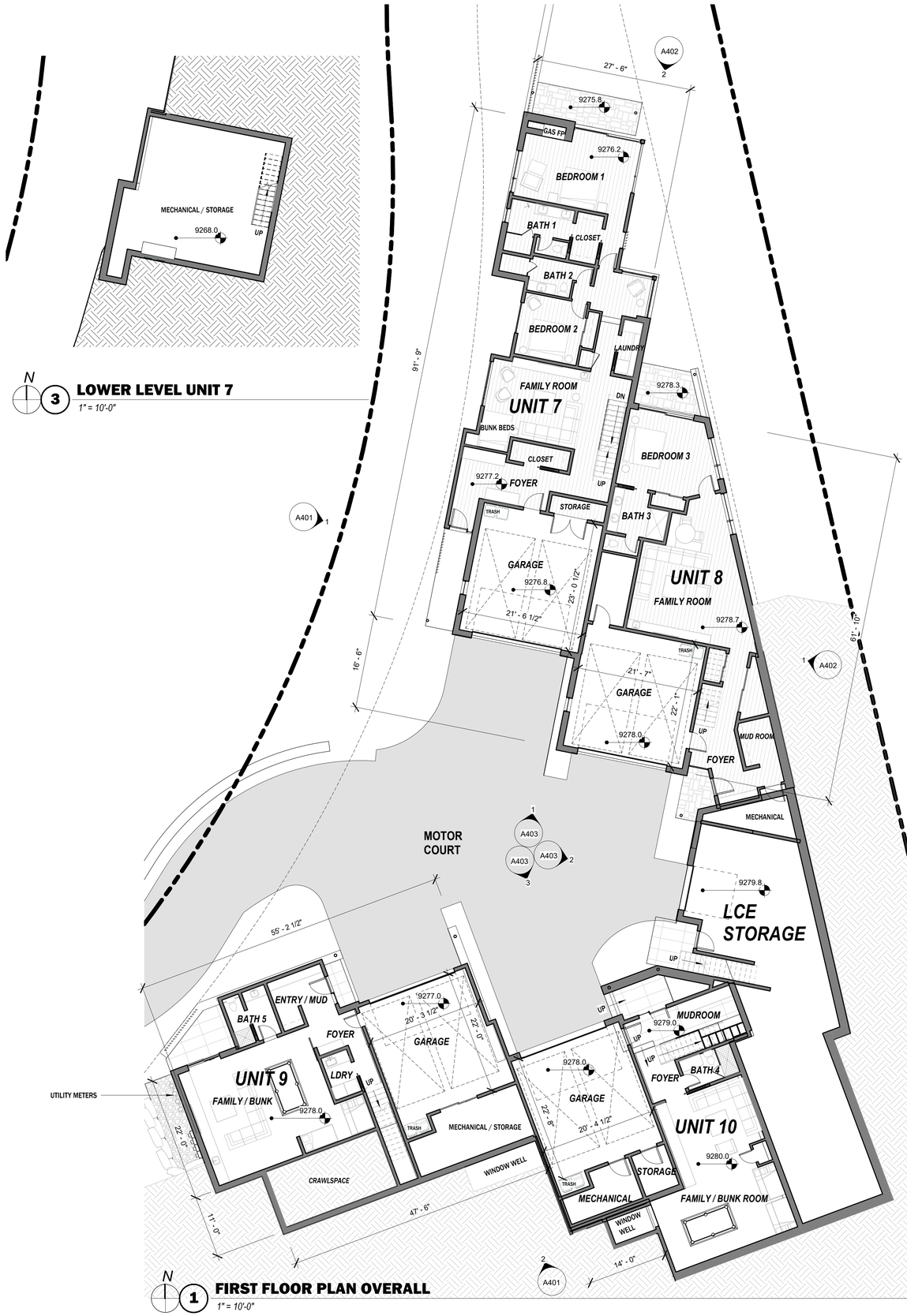
MOUNTAIN VILLAGE, CO 81435

2307

SITE COVERAGE

SC

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LCE STORAGE	1279 SF
UNIT 7 00	723 SF
UNIT 7 01	2195 SF
UNIT 7 02	1508 SF
UNIT 8 01	1854 SF
UNIT 8 02	1141 SF
UNIT 8 03	845 SF
UNIT 9 01	1705 SF
UNIT 9 02	1681 SF
UNIT 9 03	1086 SF
UNIT 10 01	1624 SF
UNIT 10 02	1918 SF
UNIT 10 03	1044 SF
	18603 SF

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LOT 726R-1

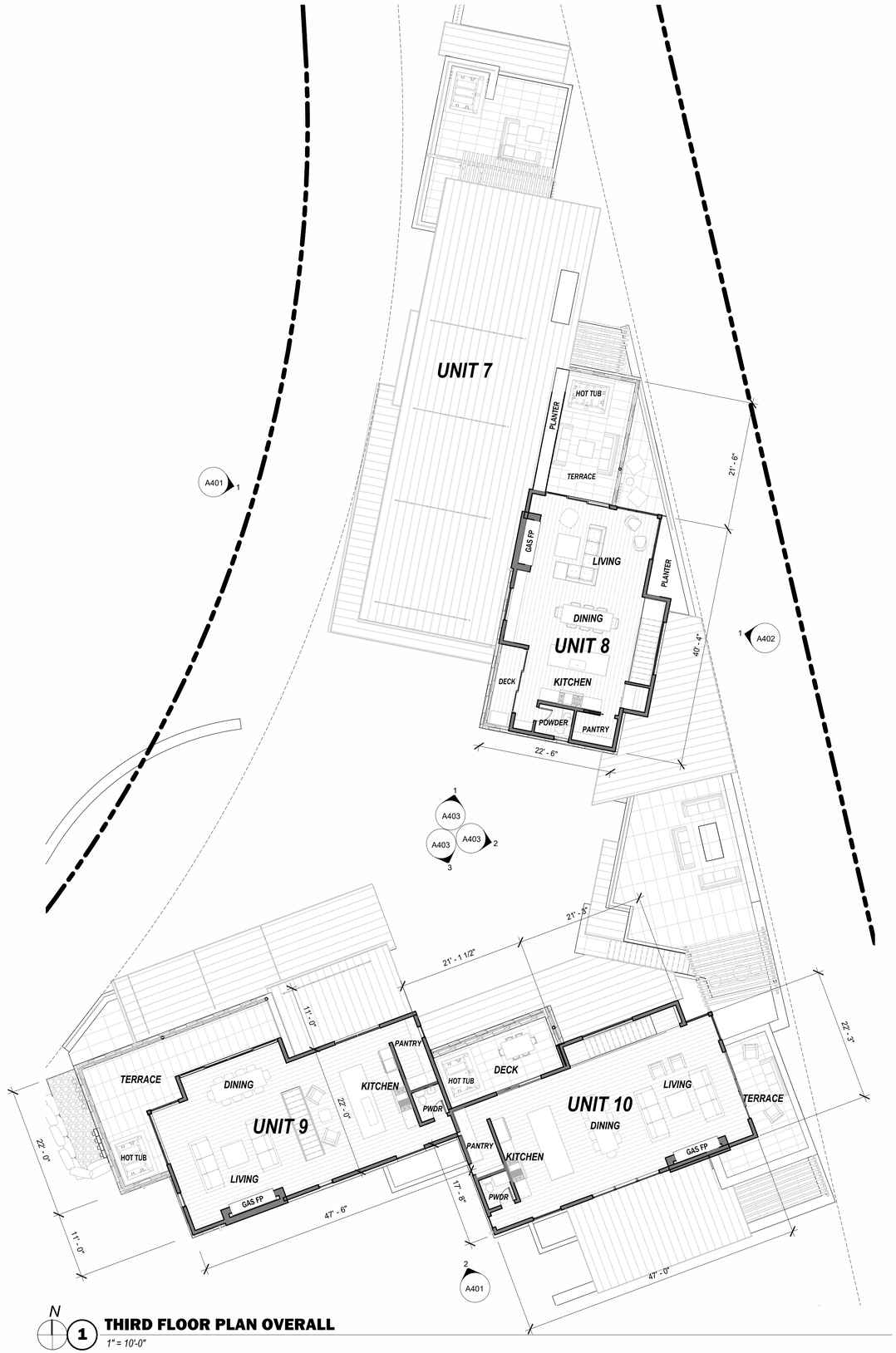
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FLOOR PLANS

A301

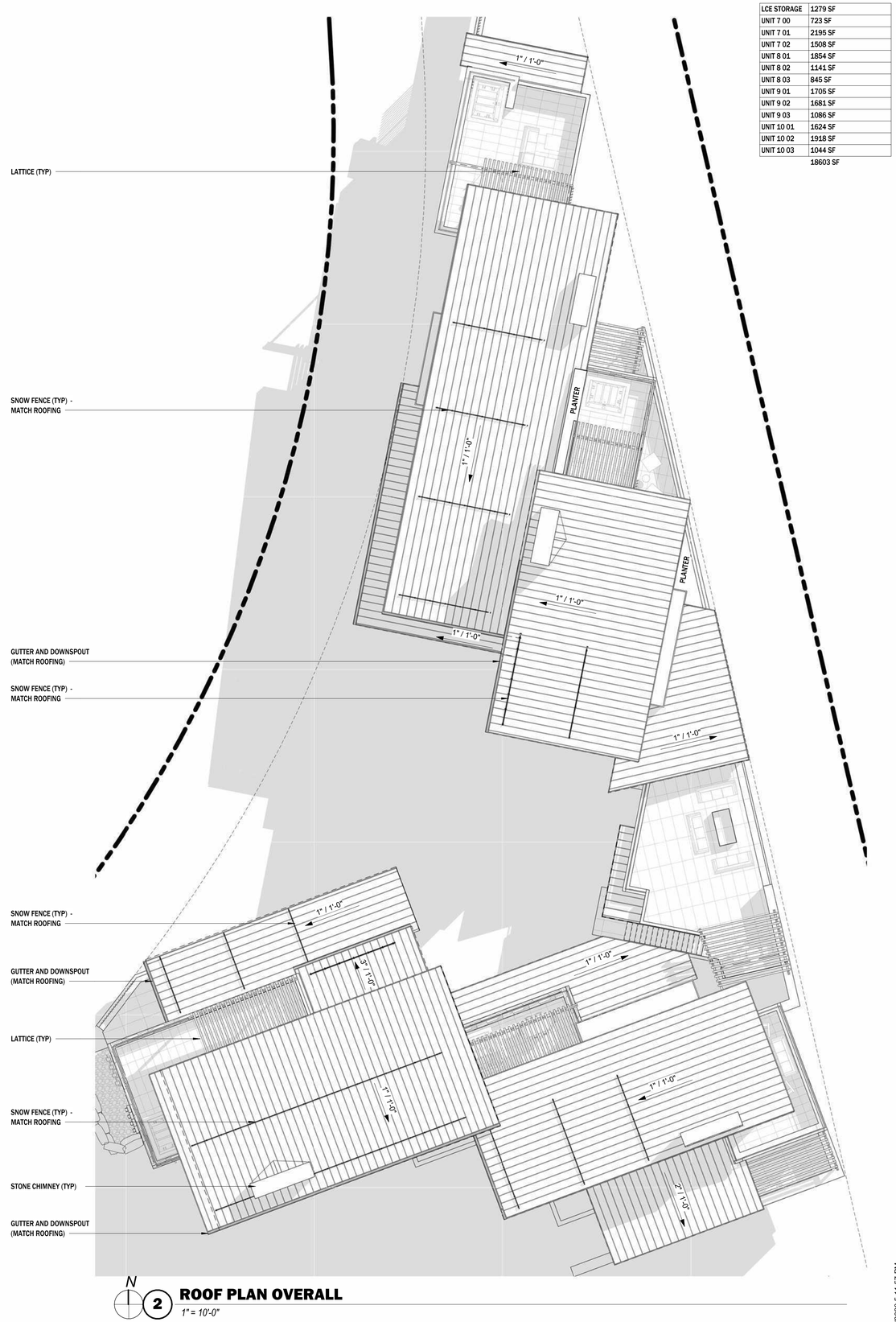
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N

1 THIRD FLOOR PLAN OVERALL

1" = 10'-0"



N

2 ROOF PLAN OVERALL

1" = 10'-0"

LCE STORAGE	1279 SF
UNIT 7 00	723 SF
UNIT 7 01	2195 SF
UNIT 7 02	1508 SF
UNIT 8 01	1854 SF
UNIT 8 02	1141 SF
UNIT 8 03	845 SF
UNIT 9 01	1705 SF
UNIT 9 02	1681 SF
UNIT 9 03	1086 SF
UNIT 10 01	1624 SF
UNIT 10 02	1918 SF
UNIT 10 03	1044 SF
	18603 SF

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jordan-architects.com

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DESIGN DEVELOPMENT

9.15.26 DRB FINAL

6.16.26 HOA + DRB PRELIMINARY

NOT FOR CONSTRUCTION

LOT 726R-1

MOUNTAIN VILLAGE, CO 81435

2307

FLOOR PLANS

A302

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1 WEST ELEVATION OVERALL - ENTRY FROM PENNINGTON DRIVE

1/8" = 1'-0"



2 SOUTH ELEVATION OVERALL

1/8" = 1'-0"

LIGHTING LEGEND

- XS — EXTERIOR STEP LIGHT MOUNTED ON FACE OF STONE
- XM — EXTERIOR STEP LIGHT MOUNTED ON FACE OF METAL
- XS / XM — LIGHTS WITH BLUE INDICATOR ARE MOUNTED ON STONE OR METAL ON THE BACK OF THE WALL (INTERIOR TO DECK OR TERRACE)

MATERIAL CALCULATIONS

BUILDING	WALL		STONE	WOOD	METAL	GLAZING
7	NORTH		186	196	80	74
	SOUTH		170	86	163	75
	EAST		415	250	30	289
	WEST		829	615	265	451
8	NORTH		97	152	85	313
	SOUTH		334	188	209	11
	EAST		478	389	206	334
	WEST		446	206	44	172
9	NORTH		604	254	390	488
	SOUTH		605	425	31	122
	EAST		41	183	257	33
	WEST		418	197	82	218
10	NORTH		486	239	355	299
	SOUTH		352	264	65	183
	EAST		252	68	122	238
	WEST		36	224	110	72
LCE	EAST		65		20	
	WEST		172	22	104	28
TOTALS			5986	3958	2618	3400
GRAND TOTAL		15962	38%	25%	16%	21%

WOOD PRIVACY SCREEN



TRELLIS



WESTERN STATES - DARK BRONZE MATTE STANDING SEAM METAL ROOFING - 24 GA. MINIMUM



8

DARK BRONZE ALUMINUM FASCIA - COLOR TO MATCH ROOFING

NATURAL WOOD SOFFIT



6 & 7

WOOD AND STEEL BEAMS AND COLUMNS



5

MATTE DARK BRONZE ALUMINUM WINDOW MULLION



4

DARY GREY CORRUGATED METAL PANEL SIDING - COLOR TO MATCH ROOFING



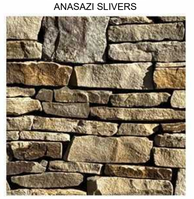
3

DELTA MILLWORKS - RECLAIMED BARNWOOD 10" HORIZONTAL SIDING - WITH RAINSCREEN BEHIND

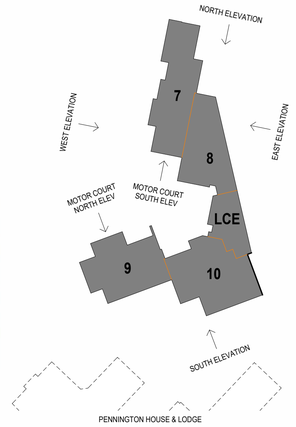


2

6" STONE VENEER - TELLURIDE STONE- ANASAZI SLIVERS



1



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jordan-architects.com

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SHANE R. JORDAN
401994
ARCHITECT

DESIGN DEVELOPMENT

9.15.26 DRB FINAL

6.16.26 HOA + DRB PRELIMINARY

NOT FOR CONSTRUCTION

LOT 726R-1

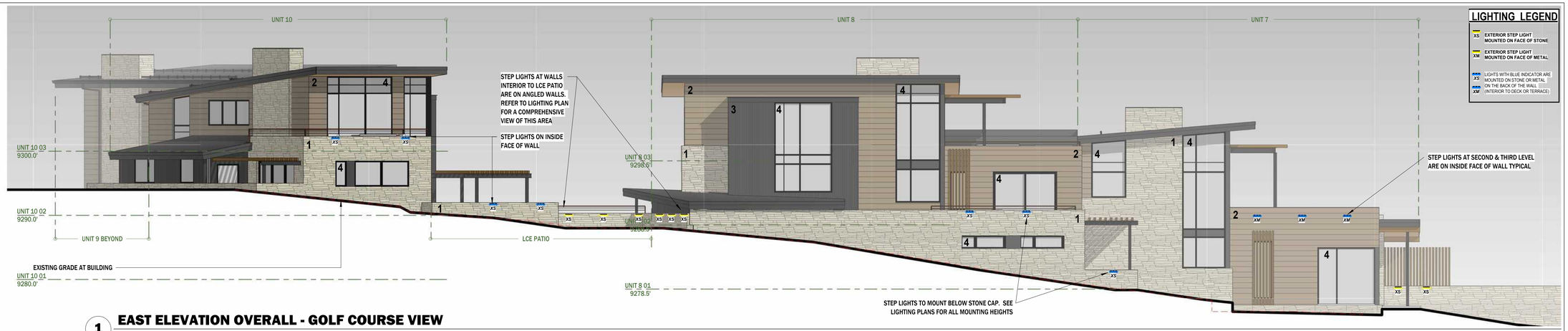
MOUNTAIN VILLAGE, CO 81435

2307

OVERALL ELEVATIONS

A401

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1 EAST ELEVATION OVERALL - GOLF COURSE VIEW

1/8" = 1'-0"



2 NORTH ELEVATION OVERALL

1/8" = 1'-0"

WOOD PRIVACY SCREEN



TRELLIS



WESTERN STATES - DARK BRONZE MATTE STANDING SEAM METAL ROOFING - 24 GA. MINIMUM



8

DARK BRONZE ALUMINUM FASCIA - COLOR TO MATCH ROOFING

NATURAL WOOD SOFFIT



6 & 7

WOOD AND STEEL BEAMS AND COLUMNS



5

MATTE DARK BRONZE ALUMINUM WINDOW MULLION



4

DARY GREY CORRUGATED METAL PANEL SIDING - COLOR TO MATCH ROOFING



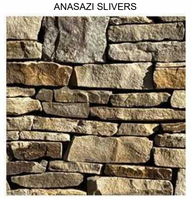
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DELTA MILLWORKS - RECLAIMED BARNWOOD 10" HORIZONTAL SIDING - WITH RAINSCREEN BEHIND

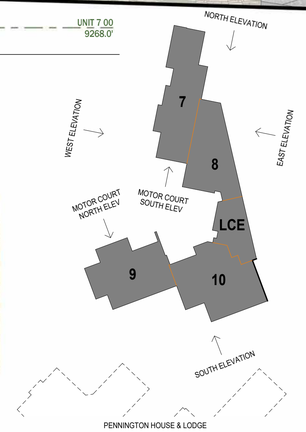


2

6" STONE VENEER - TELLURIDE STONE- ANASAZI SLIVERS



1



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COLORADO LICENSED SHANE R. JORDAN 401994 ARCHITECT

DESIGN DEVELOPMENT

9.15.26 DRB FINAL

6.16.26 HOA + DRB PRELIMINARY

NOT FOR CONSTRUCTION

LOT 726R-1

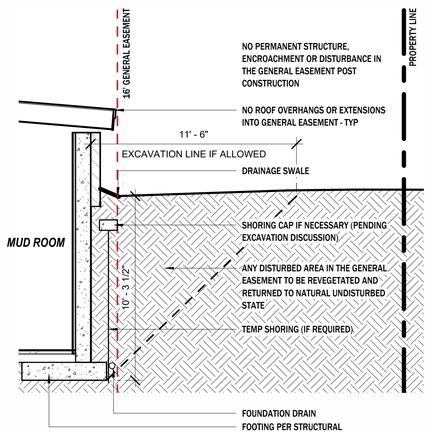
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OVERALL ELEVATIONS

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4 SITE SECTION 1
1/4" = 1'-0"



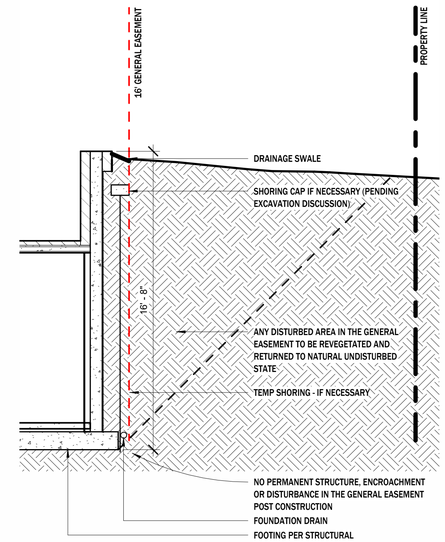
1 7/8 SOUTH ELEVATION MOTORCOURT
1/8" = 1'-0"



2 LCE WEST ELEV
1/8" = 1'-0"

LIGHTING LEGEND

XS	EXTERIOR STEP LIGHT MOUNTED ON FACE OF STONE
XM	EXTERIOR STEP LIGHT MOUNTED ON FACE OF METAL
XS XM	LIGHTS WITH BLUE INDICATOR ARE MOUNTED ON STONE OR METAL ON THE BACK OF THE WALL (INTERIOR TO DECK OR TERRACE)



5 SITE SECTION 2
1/4" = 1'-0"

6 ADDRESS MONUMENT
1/4" = 1'-0"



3 9/10 NORTH ELEVATION MOTORCOURT
1/8" = 1'-0"

WOOD PRIVACY SCREEN



TRELLIS



WESTERN STATES - DARK BRONZE MATTE STANDING SEAM METAL ROOFING - 24 GA. MINIMUM



8

DARK BRONZE ALUMINUM FASCIA - COLOR TO MATCH ROOFING
NATURAL WOOD SOFFIT



6 & 7

WOOD AND STEEL BEAMS AND COLUMNS



5

MATTE DARK BRONZE ALUMINUM WINDOW MULLION



4

DARY GREY CORRUGATED METAL PANEL SIDING - COLOR TO MATCH ROOFING



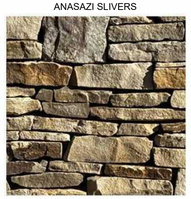
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DELTA MILLWORKS - RECLAIMED BARNWOOD 10" HORIZONTAL SIDING - WITH RAINSCREEN BEHIND

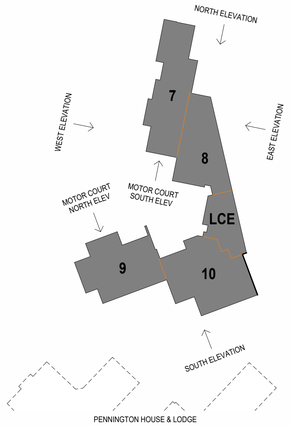


2

6" STONE VENEER - TELLURIDE STONE- ANASAZI SLIVERS



1



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telluride, co 81435
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jordan-architects.com

COLORADO LICENSED
SHANE R. JORDAN
401994
ARCHITECT

DESIGN DEVELOPMENT

9.15.26 DRB FINAL

6.16.26 HOA + DRB PRELIMINARY

NOT FOR CONSTRUCTION

LOT 726R-1

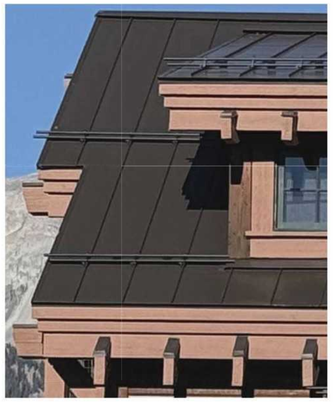
MOUNTAIN VILLAGE, CO 81435

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ELEVATIONS AND SITE SECTIONS

A403

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DARK BRONZE STANDING SEAM ROOFING

MEDIUM BROWN STAIN SIDING WITH CONTRAST CHINKING



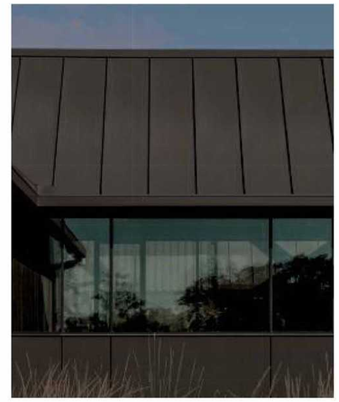
TELLURIDE GOLD STONE PALMYRA STACK



PENNINGTON PLACE



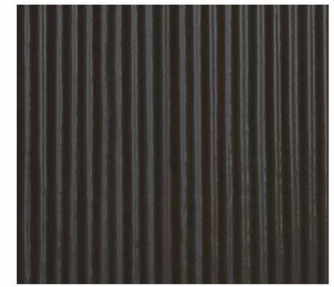
LOT 726-R



DARK BRONZE STANDING SEAM ROOFING

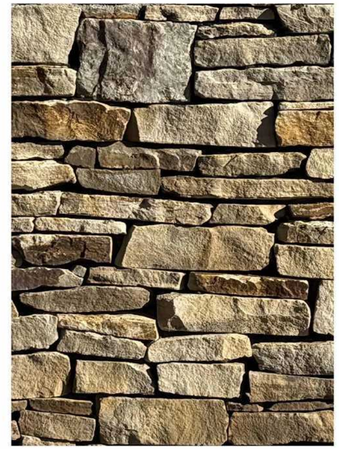


10" BARN TEXTURED MEDIUM BROWN WOOD SIDING TO MEET CWRC SECTION 402



CORRUGATED METAL "DARK BRONZE MATTE"

TELLURIDE GOLD STONE ANASAZI SLIVERS



EAGLE'S RESERVE MATERIAL COMPARISON

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LOT 726R-1

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2307

MATERIALS

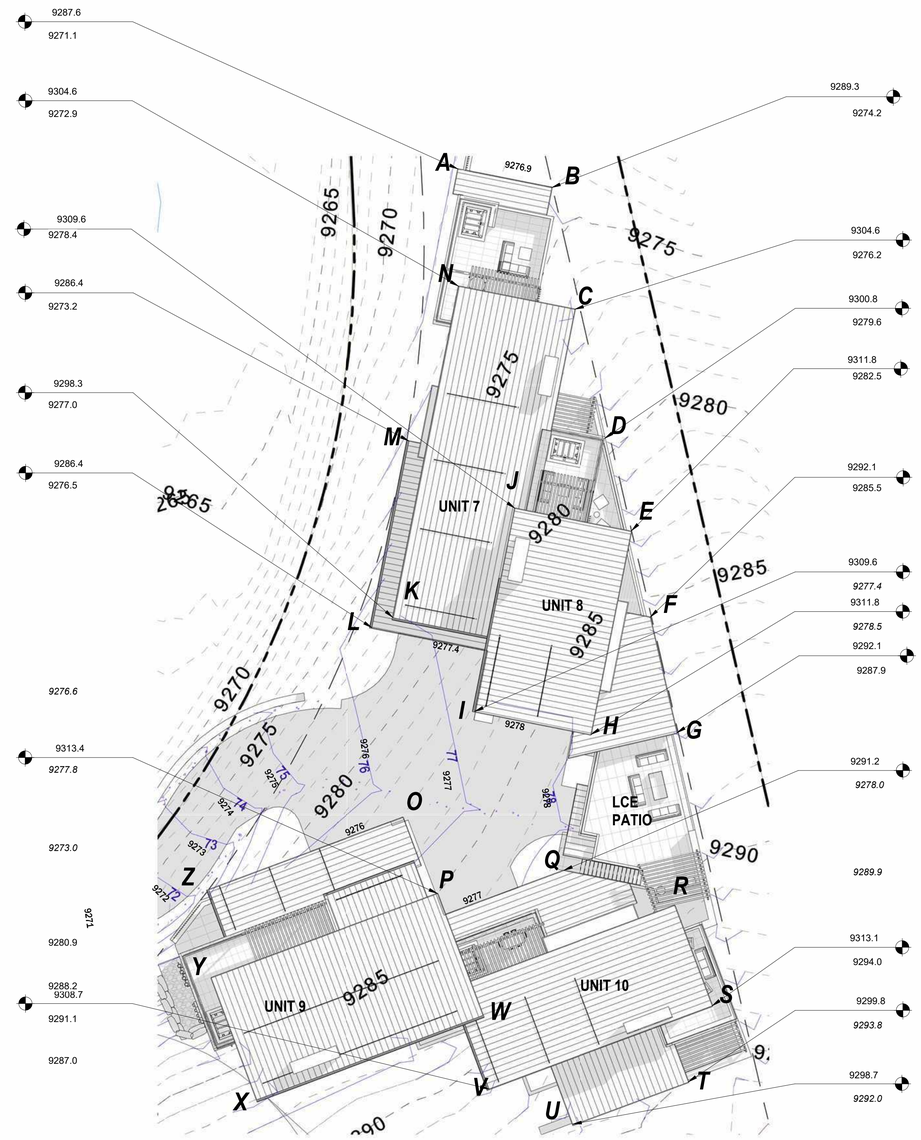
A404

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HEIGHT CALCULATIONS:

LOCATION	ROOF HEIGHT	GRADE	MEASURED HEIGHT
A	9287.6	9271.1	16.5
B	9289.3	9274.2	15.1
C	9304.6	9276.2	28.4
D	9300.8	9279.6	21.2
E	9311.8	9282.5	29.3
F	9292.1	9285.5	6.6
G	9292.1	9287.9	4.2
H	9311.8	9278.5	33.3
I	9309.6	9277.4	32.2
J	9309.6	9278.4	31.2
K	9298.3	9277.0	21.3
L	9286.4	9276.5	9.9
M	9286.4	9273.2	13.2
N	9304.6	9272.9	31.7
O	9290.9	9276.6	14.3
P	9312.7	9277.8	34.9
Q	9291.0	9278.0	13.0
R	9312.9	9289.9	23.0
S	9312.9	9294.0	18.9
T	9299.6	9293.8	5.8
U	9298.7	9292.0	6.7
V	9308.5	9291.1	17.4
W	9310.3	9288.2	22.1
X	9310.3	9287.0	23.3
Y	9312.7	9280.9	31.8
Z	9286.9	9273.0	13.9

TOTAL AVERAGE HEIGHT: 519.2 / 26 = 19.9
TOTAL MAXIMUM HEIGHT: POINT (P) = 34.9



N

1 HC ROOF PLAN

1/16" = 1'-0"

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105 s. davis st, unit 205
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telluride, co 81435
970-708-7050
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COLORADO LICENSED
SHANE R. JORDAN
401994
ARCHITECT

DESIGN DEVELOPMENT

9.15.26 DRB FINAL

6.16.26 HOA + DRB PRELIMINARY

NOT FOR CONSTRUCTION

LOT 726R-1

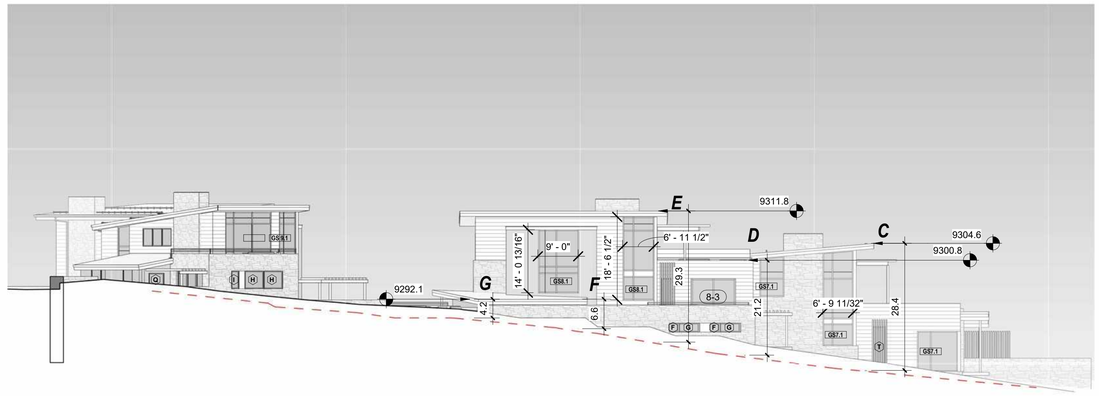
MOUNTAIN VILLAGE, CO 81435

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HEIGHT CALCULATIONS

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HC 1



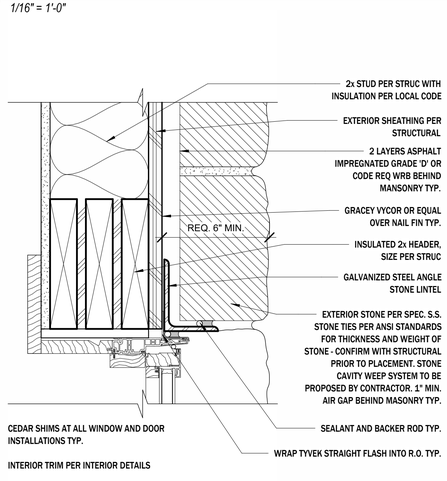
2 HC EAST ELEVATION OVERALL

1/16" = 1'-0"



1 HC NORTH ELEVATION OVERALL

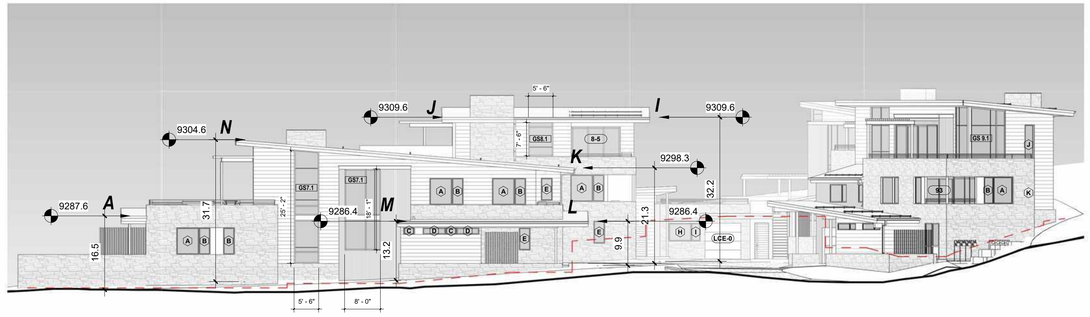
1/16" = 1'-0"



7 STONE RECESS DETAIL

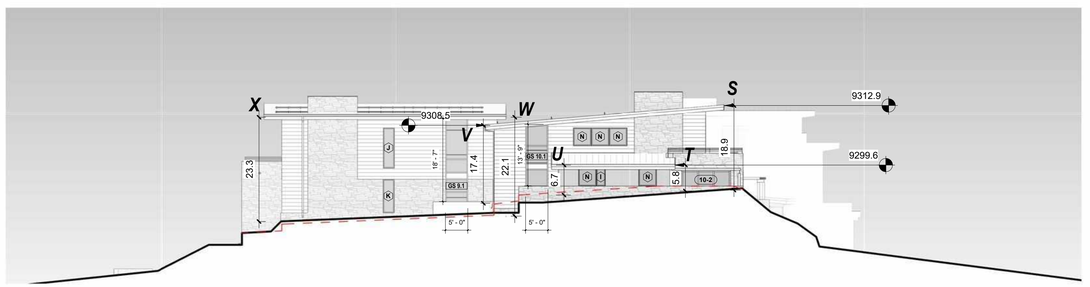
3" = 1'-0"

WINDOW SCHEDULE					
Count	Type Mark	Width	Height	Window Type	Comments
7	A	5' - 0"	6' - 0"		
12	B	2' - 6"	6' - 0"		
5	C	2' - 6"	1' - 6"		
5	D	5' - 0"	1' - 6"		
3	E	2' - 6"	5' - 0"		
2	F	2' - 6"	2' - 0"		
2	G	5' - 0"	2' - 0"		
5	H	5' - 0"	4' - 0"		
7	I	2' - 0"	4' - 0"		
2	J	2' - 6"	9' - 0"		
2	K	2' - 6"	7' - 6"		
3	L	2' - 0"	7' - 0"		
2	M	2' - 0"	6' - 0"		
5	N	4' - 0"	4' - 0"		
3	O	<varies>	8' - 0"		
1	Q	4' - 0"	8' - 0"		
1	R	4' - 0"	5' - 0"		
2	S	2' - 6"	4' - 0"		
1	T	3' - 0"	9' - 0"		
1	U	2' - 0"	2' - 0"		



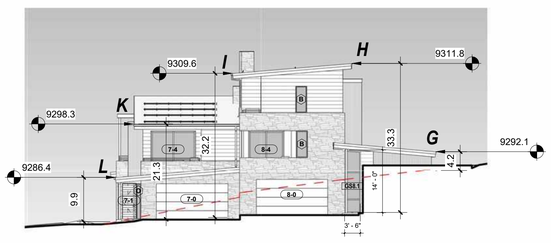
4 HC WEST ELEVATION OVERALL

1/16" = 1'-0"



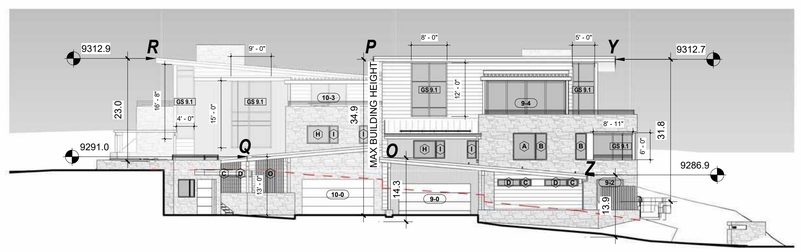
3 HC SOUTH ELEVATION OVERALL

1/16" = 1'-0"



5 HC 7/8 SOUTH ELEVATION OVERALL

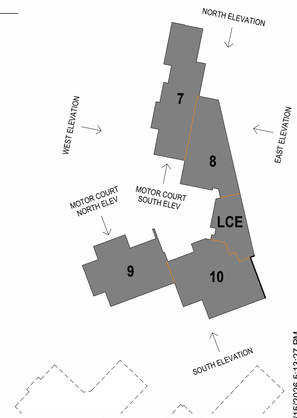
1/16" = 1'-0"



6 HC 9/10 NORTH ELEVATION OVERALL

1/16" = 1'-0"

Exterior Door Schedule				
Mark	Door Type	Width	Height	Comments
7-0		16' - 0"	8' - 0"	GARAGE
7-1		3' - 0"	8' - 0"	CUSTOM ENTRY
7-2		12' - 0"	9' - 0"	MULTI-PANEL SLIDER
7-3		12' - 0"	9' - 0"	MULTI-PANEL SLIDER
7-4		10' - 0"	8' - 4"	MULTI-PANEL SLIDER
8-0		16' - 0"	8' - 0"	GARAGE
8-1		3' - 0"	8' - 0"	CUSTOM ENTRY
8-2		10' - 0"	8' - 8"	MULTI-PANEL SLIDER
8-3		10' - 0"	8' - 4"	MULTI-PANEL SLIDER
8-4		8' - 0"	8' - 4"	MULTI-PANEL SLIDER
8-5		11' - 0"	9' - 0"	MULTI-PANEL SLIDER
8-6		11' - 0"	9' - 0"	MULTI-PANEL SLIDER
9-0		16' - 0"	8' - 0"	GARAGE
9-1		3' - 0"	8' - 0"	CUSTOM ENTRY
9-2		6' - 0"	8' - 0"	MULTI-PANEL SLIDER
9-4		17' - 8"	10' - 0"	MULTI-PANEL SLIDER
10-0		16' - 0"	8' - 0"	GARAGE
10-1		3' - 0"	8' - 0"	CUSTOM ENTRY
10-2		11' - 0"	8' - 6"	MULTI-PANEL SLIDER
10-3		8' - 0"	8' - 0"	MULTI-PANEL SLIDER
10-5		9' - 10"	9' - 0"	MULTI-PANEL SLIDER
LCE-0		8' - 0"	8' - 0"	GARAGE
LCE-1		3' - 0"	8' - 0"	CUSTOM ENTRY



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SHANE R. JORDAN
401994
ARCHITECT

DESIGN DEVELOPMENT

9.15.26 DRB FINAL

6.16.26 HOA + DRB PRELIMINARY

NOT FOR CONSTRUCTION

LOT 726R-1

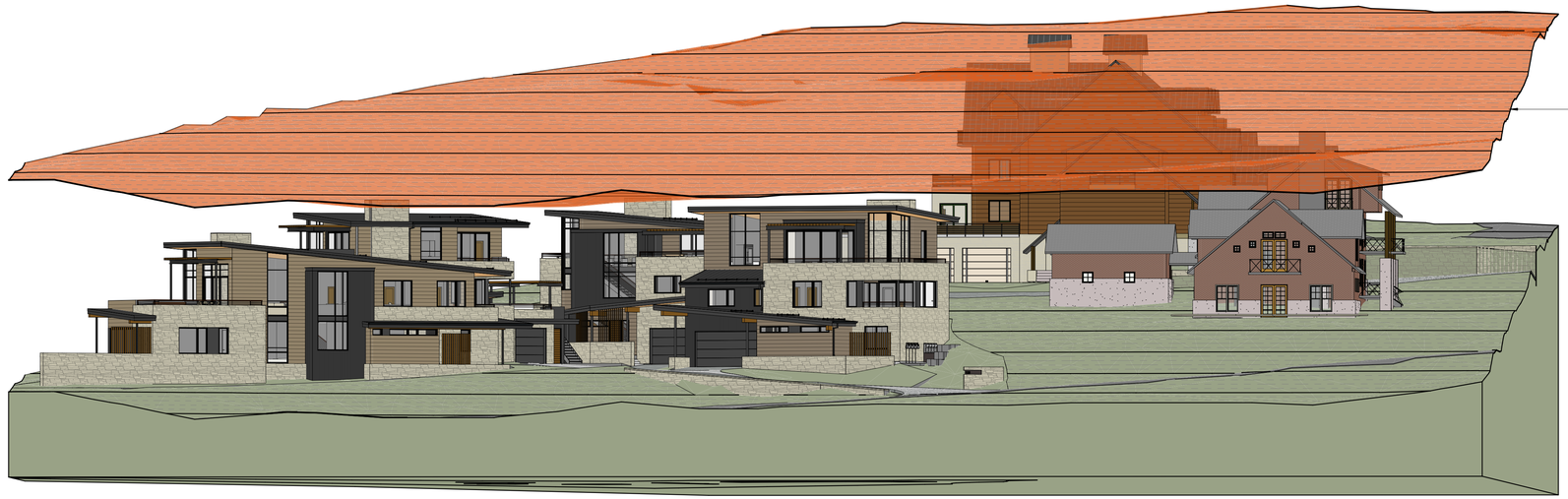
MOUNTAIN VILLAGE, CO 81435

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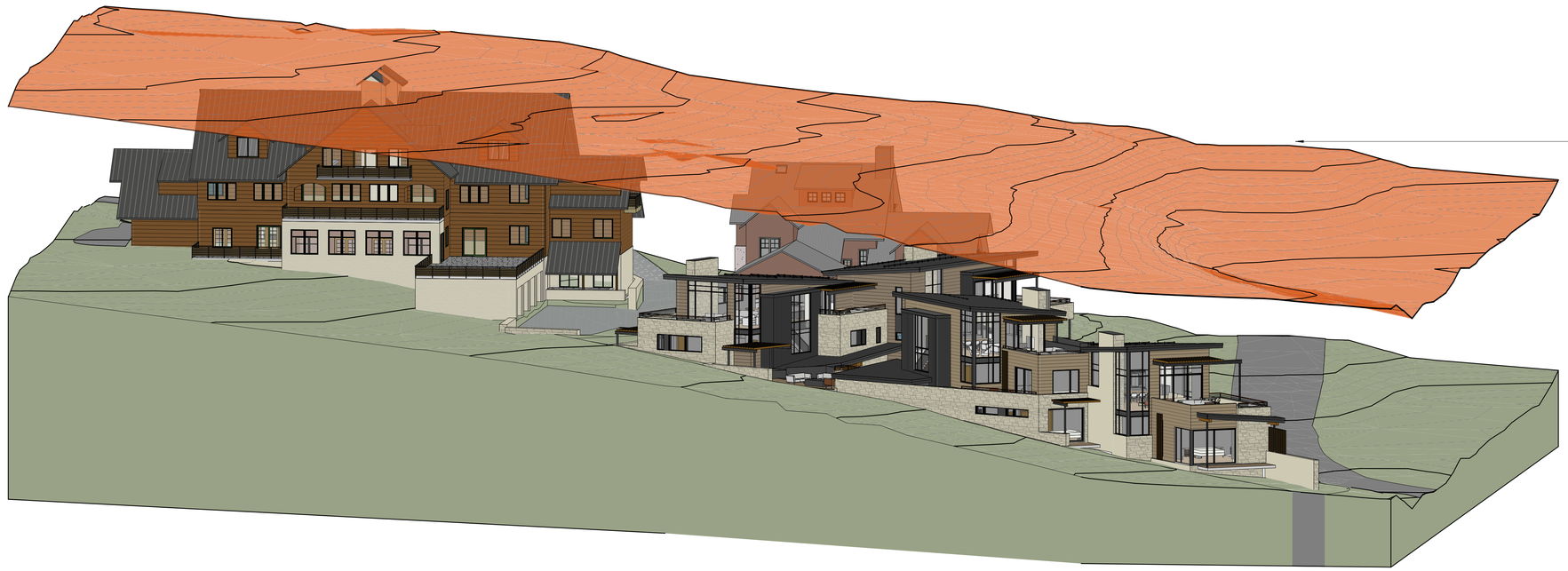
HEIGHT CALCULATIONS

HC 2

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1 **3D OFFSET PLANE EXISTING**



2 **3D OFFSET PLANE 2 EXISTING**

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DESIGN DEVELOPMENT

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6.16.26 HOA + DRB PRELIMINARY

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LOT 726R-1

MOUNTAIN VILLAGE, CO 81435

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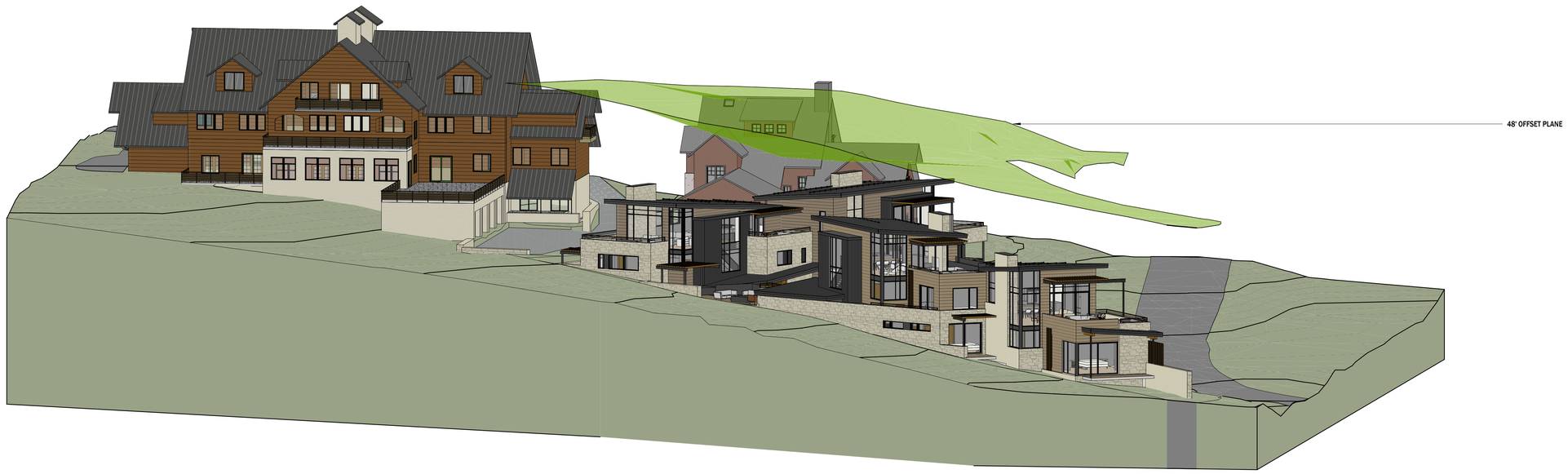
HEIGHT CALCULATIONS - OFFSET PLANE - EXISTING

HC 3

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2 **3D OFFSET PLANE PROPOSED**



1 **3D OFFSET PLANE 2 PROPOSED**

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telluride, co 81435
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jordan-architects.com

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SHANE R. JORDAN
401994
ARCHITECT

DESIGN DEVELOPMENT

9.15.26 DRB FINAL

6.16.26 HOA + DRB PRELIMINARY

NOT FOR CONSTRUCTION

LOT 726R-1

MOUNTAIN VILLAGE, CO 81435

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HEIGHT CALCULATIONS - OFFSET PLANE - PROPOSED

HC 4

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TREES TO BE REMOVED

TREES TO BE SAVED





TREES TO BE SAVED

TREES TO BE REMOVED



N

1 **TREE REMOVAL PLAN**

1" = 20'-0"

JORDAN | ARCHITECTS

105 s. davis st, unit 205
po box 1143
telluride, co 81435
970-708-7059
jordan-architects.com

COLORADO LICENSED
SHANE R. JORDAN
401994
ARCHITECT

DESIGN DEVELOPMENT

9.15.26 DRB FINAL

6.16.26 HOA + DRB PRELIMINARY

NOT FOR CONSTRUCTION

LOT 726R-1

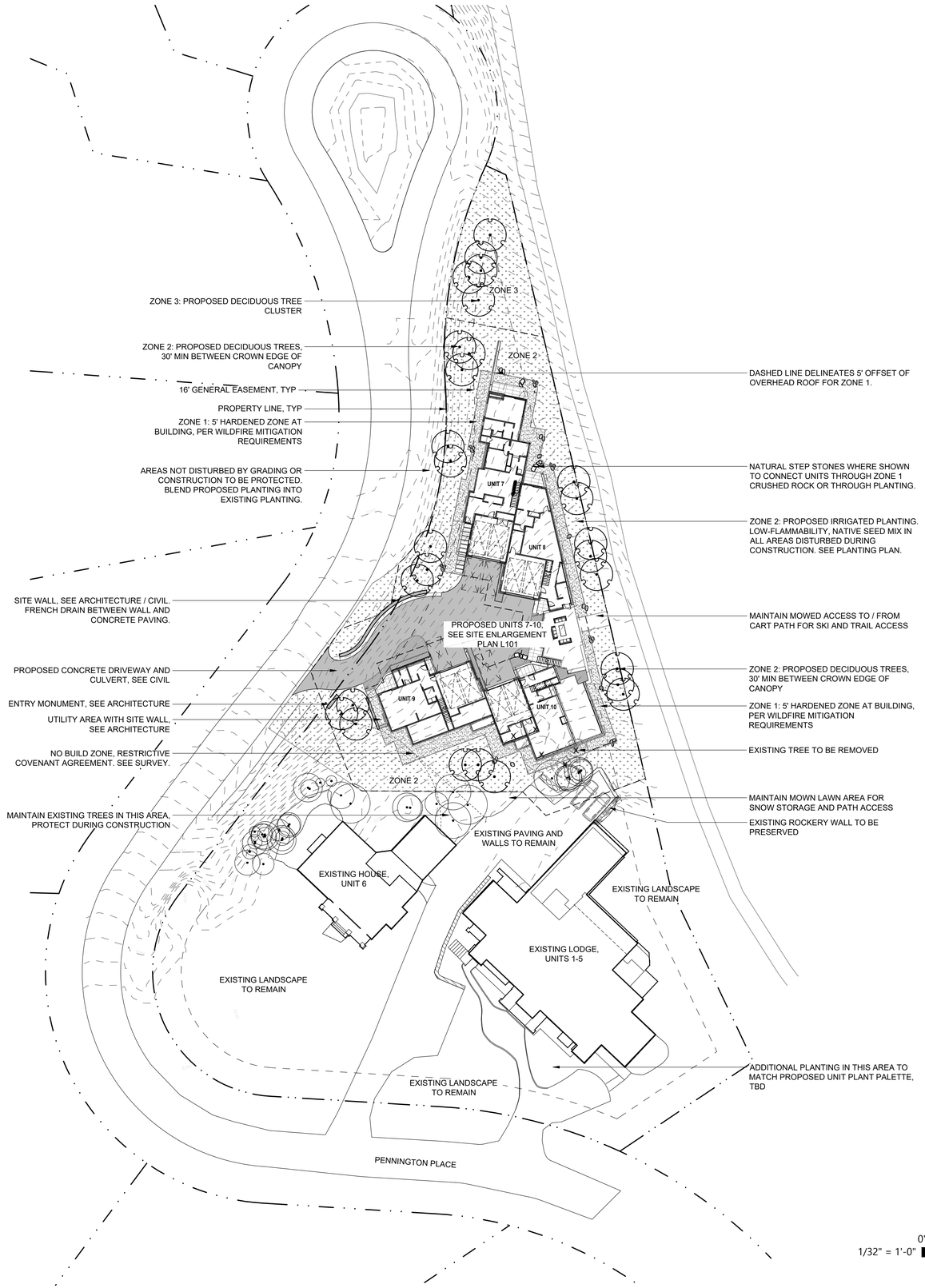
MOUNTAIN VILLAGE, CO 81435

2307

TREE REMOVAL

TR

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1/32" = 1'-0" 0' 16' 32' 64'

SITE PLAN NOTES:

1. All survey information provided by:
   Bulson Engineering
   Telluride, Colorado
   (907) 618-6987
2. Contractor to verify all existing conditions and survey information prior to construction. Contractor to verify all dimensions, proposed improvements, and notes on plan prior to construction.
3. Watering - Water trees if required by the Owner's Representative. Verify exact locations and routing of existing underground utilities prior to starting excavation. Repair any damage to existing pipes, utilities or related facilities at Contractor's expense in a manner approved by Owner's Representative.
4. Barricade and protect trunks, limbs, roots and root zones beyond dripline of existing trees and plant materials to remain as directed by Owner's Representative. Cut no limbs or roots larger than 2" in diameter without approval of Owner's Representative. Notify Owner's Representative prior to performing any excavation within protection areas.
5. Install new utilities so that rim elevations are flush with finish grades at pavement, lawn and plant beds. Adjust rim elevations of existing utilities accordingly.
3. All existing utilities are underground, and all new utilities shall be underground, unless otherwise noted.
4. Verify existing elevations where new work abuts existing to remain. Notify Owner's Representative of any discrepancies.
5. Cease layout work and notify Owner's Representative of any discrepancies in Project Benchmarks, Control Points, coordinates, dimensions, degrees, locations, stakes, etc. Obtain approval prior to executing any layout work different from that shown or specified.
6. All concrete paving joints not specifically dimensioned shall be equally spaced between shown or noted limits.
7. All coordinates and dimensions are at face of element (curb, walk, building, or wall) unless noted otherwise.
8. Landscape Architect is not responsible for any deviations from these plans unless such changes are authorized in writing by the Landscape Architect. Contractor to verify conditions in the field prior to construction.
9. Contractor, Architect, or Owner's Representative responsible for any required permitting. Landscape Architect available to coordinate and provide scope-related drawings upon request.
10. All planting to comply with Town of Mountain Village recommended plant list and comply with all irrigation requirements for planted areas. Restoration areas to have min 2 year establishment period, though yearly seasonal irrigation is recommended.
11. All planting zones to comply with Wildfire Mitigation Requirements for the Town of Mountain Village.
12. See Civil for all proposed grading, drainage and utilities.

LEGEND

CONCRETE PAVING
Vehicle-rated. See Civil.

STONE PAVING
Pedestrian-rated. See Architecture.

IRRIGATED PLANT BED
See Planting Plan L201.

NATIVE SEED MIX
Irrigated min 1 year establishment.
See Planting Plan, L201.

CRUSHED ROCK PAVING
4" min depth $\frac{3}{8}$" clean crushed rock.
6" Steel edging with 18" stake provided where crushed rock meets planting, typ. Black or raw steel.

PROPOSED TREE
Zone 2 Wildfire Mitigation.

EXISTING TREE
To remain, typ.

PLANTERRA

NATALIE PETTY JOHN
1675
06/22/2023
Original Date of Licensure
STATE OF COLORADO
LICENSED LANDSCAPE ARCHITECT

project information:
LOT 726R-1
MOUNTAIN VILLAGE, COLORADO 81435

revisions:

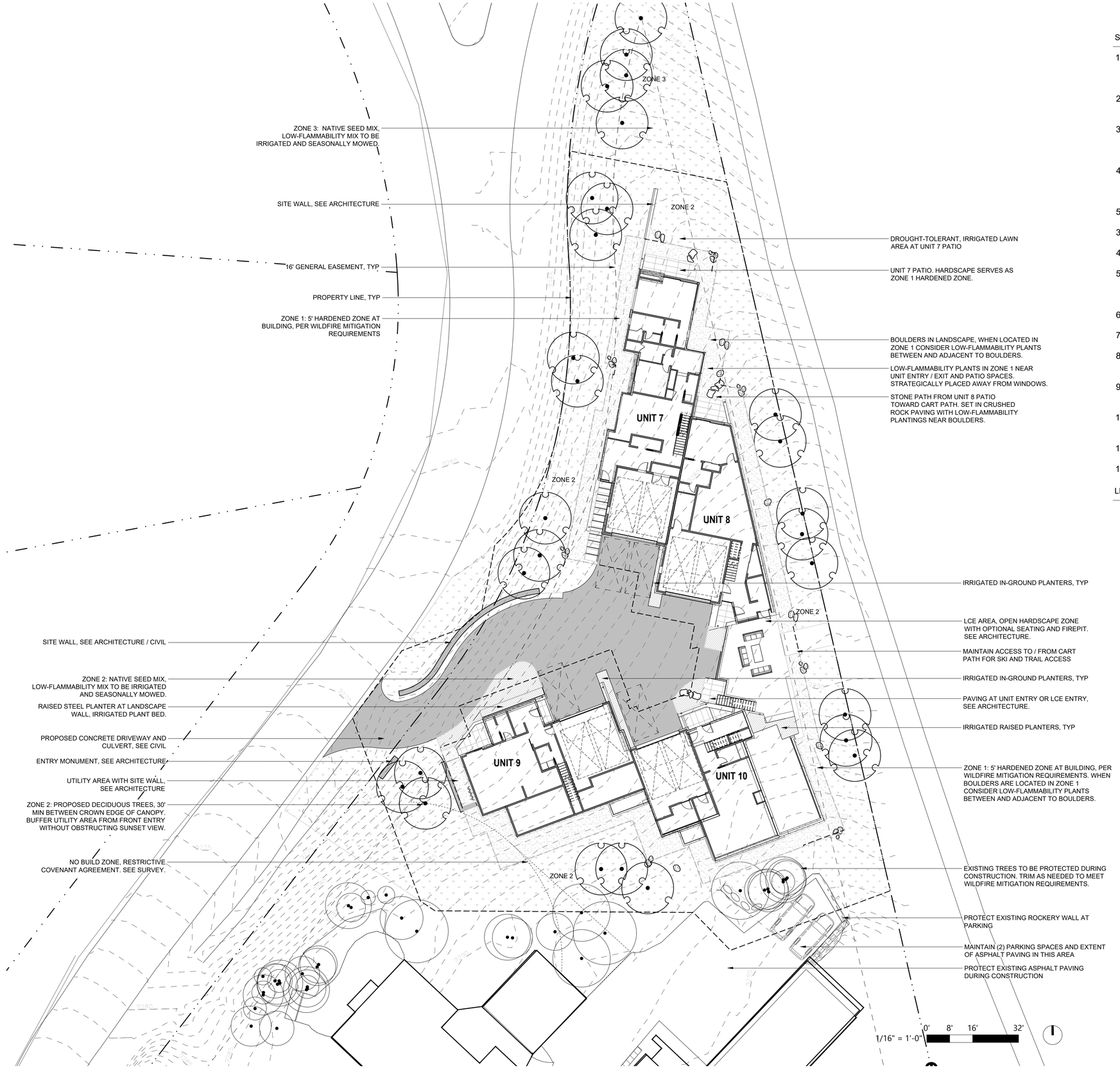
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DRB Final		9.15.26

PLANTERRA
LANDSCAPE ARCHITECTURE
planterra design landscape architecture, llc
planterradesign.com 785.259.6132

drawn by: NP

sheet title:
overall site plan

sheet number:
L100



SITE PLAN NOTES:

1. All survey information provided by:
   Bulson Engineering
   Telluride, Colorado
   (907) 618-6987
2. Contractor to verify all existing conditions and survey information prior to construction. Contractor to verify all dimensions, proposed improvements, and notes on plan prior to construction.
3. Watering - Water trees if required by the Owner's Representative. Verify exact locations and routing of existing underground utilities prior to starting excavation. Repair any damage to existing pipes, utilities or related facilities at Contractor's expense in a manner approved by Owner's Representative.
4. Barricade and protect trunks, limbs, roots and root zones beyond dripline of existing trees and plant materials to remain as directed by Owner's Representative. Cut no limbs or roots larger than 2" in diameter without approval of Owner's Representative. Notify Owner's Representative prior to performing any excavation within protection areas.
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3. All existing utilities are underground, and all new utilities shall be underground, unless otherwise noted.
4. Verify existing elevations where new work abuts existing to remain. Notify Owner's Representative of any discrepancies.
5. Cease layout work and notify Owner's Representative of any discrepancies in Project Benchmarks, Control Points, coordinates, dimensions, degrees, locations, stakes, etc. Obtain approval prior to executing any layout work different from that shown or specified.
6. All concrete paving joints not specifically dimensioned shall be equally spaced between shown or noted limits.
7. All coordinates and dimensions are at face of element (curb, walk, building, or wall) unless noted otherwise.
8. Landscape Architect is not responsible for any deviations from these plans unless such changes are authorized in writing by the Landscape Architect. Contractor to verify conditions in the field prior to construction.
9. Contractor, Architect, or Owner's Representative responsible for any required permitting. Landscape Architect available to coordinate and provide scope-related drawings upon request.
10. All planting to comply with Town of Mountain Village recommended plant list and comply with all irrigation requirements for planted areas. Restoration areas to have min 2 year establishment period, though yearly seasonal irrigation is recommended.
11. All planting zones to comply with Wildfire Mitigation Requirements for the Town of Mountain Village.
12. See Civil for all proposed grading, drainage and utilities.

LEGEND

CONCRETE PAVING
Vehicle-rated. See Civil.

STONE PAVING
Pedestrian-rated. See Architecture.

IRRIGATED PLANT BED
See Planting Plan L201.

NATIVE SEED MIX
Irrigated min 1 year establishment.
See Planting Plan, L201.

CRUSHED ROCK PAVING
4" min depth $\frac{3}{8}$" clean crushed rock.
6" Steel edging with 18" stake provided where crushed rock meets planting, typ. Black or raw steel.

PROPOSED TREE
Zone 2 Wildfire Mitigation.

EXISTING TREE
To remain, typ.

PLANTERRA

NATALIE PETTY JOHNSON
1675
06/22/2023
Original Date of Licensure
STATE OF COLORADO
LICENSED LANDSCAPE ARCHITECT

project information:
LOT 726R-1
MOUNTAIN VILLAGE, COLORADO 81435

revisions:

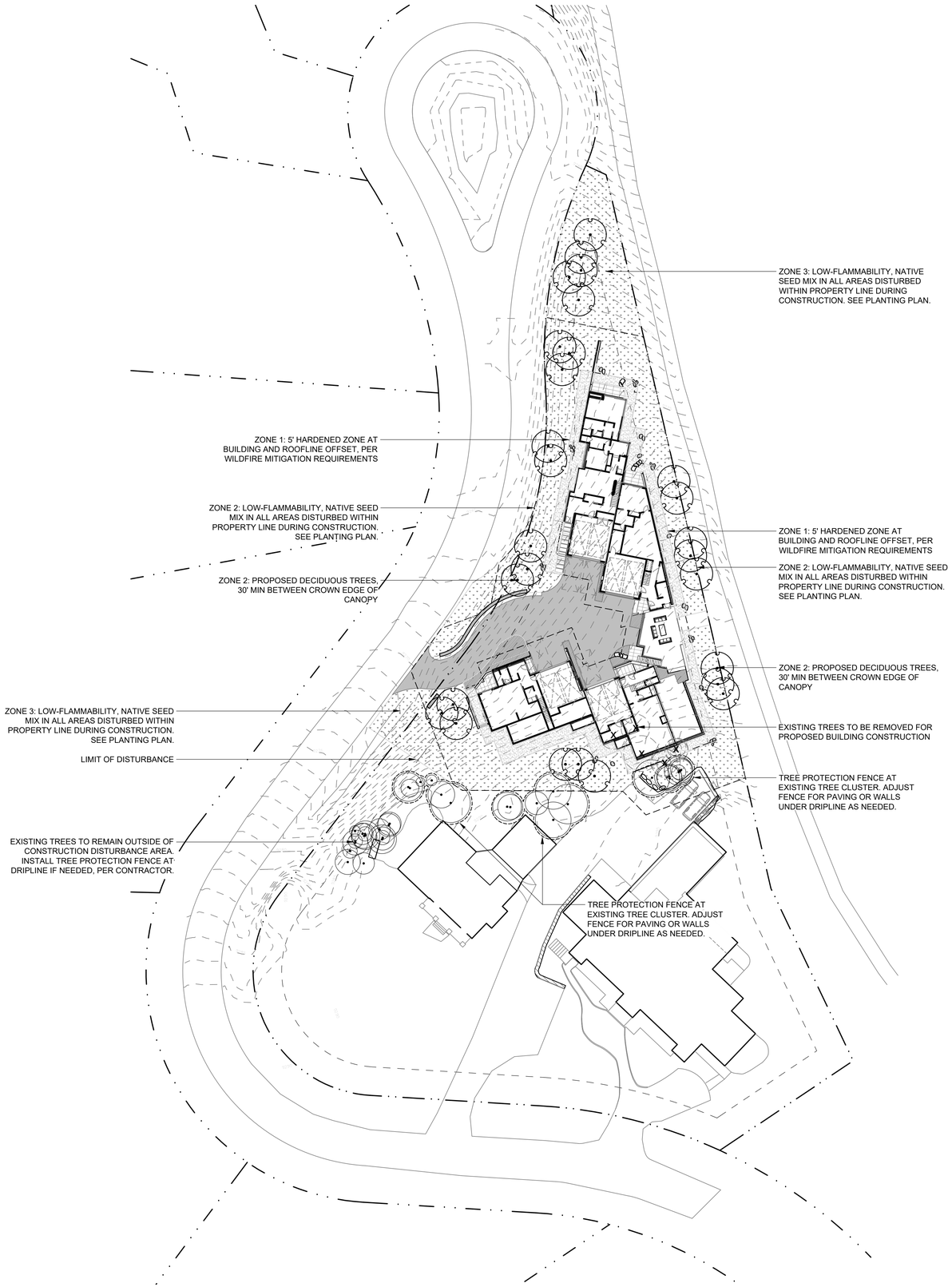
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	DRB Final	9.15.26

PLANTERRA
LANDSCAPE ARCHITECTURE
planterra design landscape architecture, llc
planterradesign.com 785.259.0132

drawn by: NP

sheet title:
site plan enlargement

sheet number:
L101



1/32" = 1'-0" 0' 16' 32' 64'

TREE PROTECTION NOTES:

1. Verify exact locations and routing of existing underground utilities prior to starting excavation. Repair any damage to existing pipes, utilities, or related facilities at Contractor's expense in a manner approved by Owner's Representative.
2. Watering - Water trees if required by the Owner's Representative. Verify exact locations and routing of existing underground utilities prior to starting excavation. Repair any damage to existing pipes, utilities or related facilities at Contractor's expense in a manner approved by Owner's Representative.
3. Barricade and protect trunks, limbs, roots and root zones beyond dripline of existing trees and plant materials to remain as directed by Owner's Representative. Cut no limbs or roots larger than 2" in diameter without approval of Owner's Representative. Notify Owner's Representative prior to performing any excavation within protection areas.
4. Utility trenches may not cross tree protection boundaries.
5. All trees and large shrubs must be tagged on site for removal or transplant by Landscape Architect prior to removal. Proposed building must be staked prior to Landscape Architect tagging trees.
6. For all proposed tree plantings, all straps, wire, and burlap must be removed to a minimum of 12-inches below grade (removal of all wire and burlap is preferable), according to the Town of Mountain Village municipal code.

LEGEND

- CONCRETE PAVING
  Vehicle-rated.
- IRRIGATED PLANT BED
  See Planting Plan, L202.
- NATIVE SEED MIX
  See Plant Schedule, L203.
- CRUSHED ROCK PAVING
  4" min depth $\frac{3}{8}$" clean crushed rock.
  6" Steel edging with 18" stake provided where crushed rock meets planting, typ. Black or raw steel.
- PROPOSED TREE
  See Planting Plan, L201.
- EXISTING TREE
  To remain and be protected during construction, typ.
- EXISTING TREE
  To be removed, typ.
- TREE PROTECTION FENCE
  See Detail 4/L300.
- WILDFIRE MITIGATION ZONE

PLANTERRA

NATALIE PETTYJOHN 1675
06/22/2023
Original Date of Licensure
STATE OF COLORADO
LICENSED LANDSCAPE ARCHITECT

project information:
LOT 726R-1
MOUNTAIN VILLAGE, COLORADO 81435

revisions:

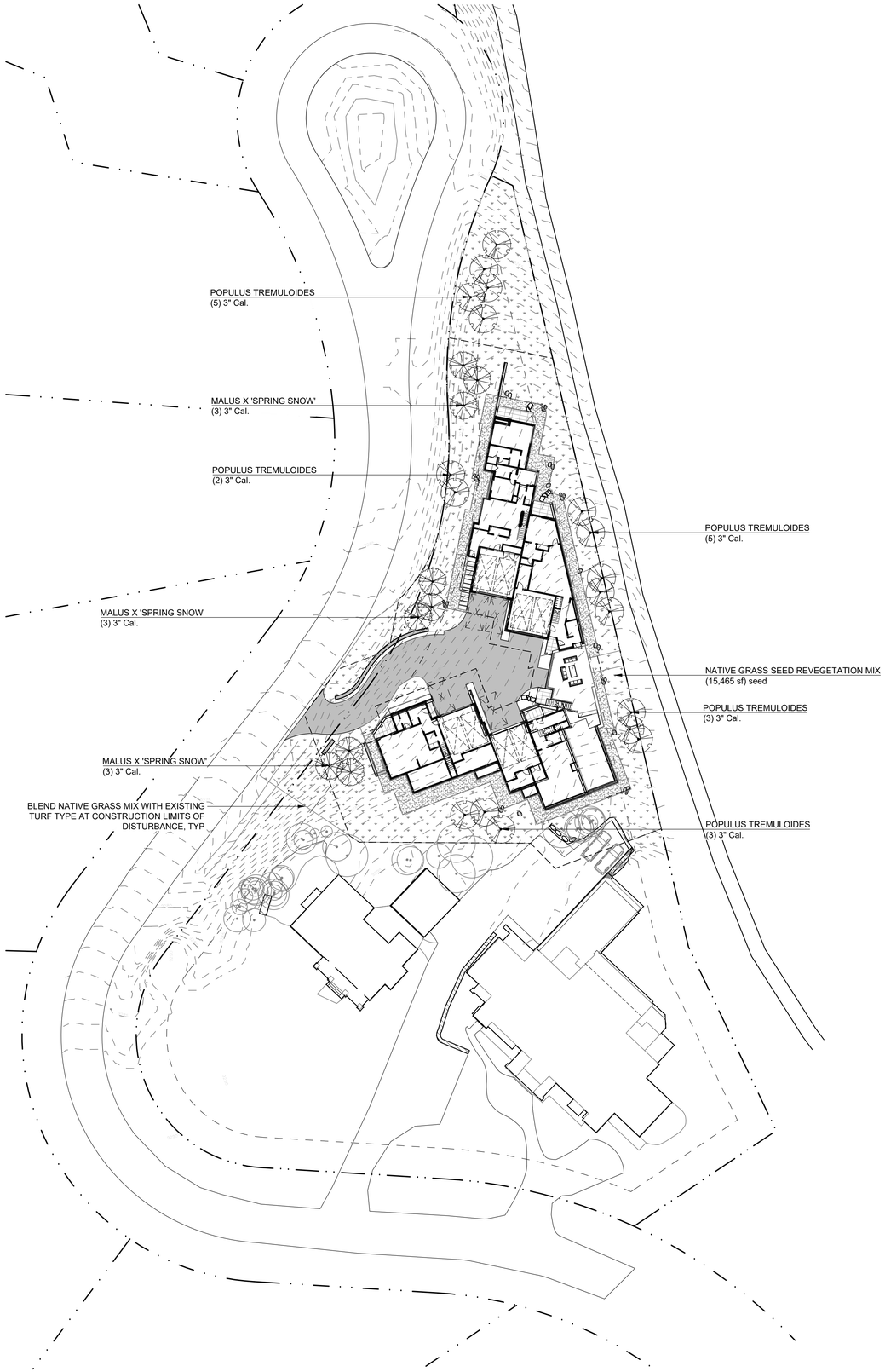
#	issue	date
	DRB Final	9.15.26

PLANTERRA
LANDSCAPE ARCHITECTURE
planterra design landscape architecture, llc
planterradesign.com 785.259.6132

drawn by: NP

sheet title:
tree protection plan & wildfire mitigation zones

sheet number:
L200



1/32" = 1'-0" 0' 16' 32' 64'

PLANTING AND CONCEPTUAL IRRIGATION PLAN NOTES:

1. Verify exact locations and routing of existing underground utilities prior to starting excavation. Repair any damage to existing pipes, utilities, or related facilities at Contractor's expense in a manner approved by Owner's Representative.
2. Finish grade is top of topsoil. Mulch is in addition.
3. Prune all new plant materials as directed by Owner's Representative.
4. Plant quantities shown are for Contractor's convenience only. Contractor is responsible to provide 100% coverage of entire area at spacing shown.
5. Triangle space all shrubs and groundcovers, unless otherwise noted.
6. Irrigation system design is design / build per Contractor, and should comply with Mountain Village Municipal Code Design Regulations Ch. 17.5 Table 5-3. Irrigation Systems Design.
7. It is intended that all irrigation lines will be routed through lawns and plant beds except where noted on drawing. Adjust routing of irrigation lines, heads and sleeves as necessary for any existing or proposed utilities.
2. Do not install any plant materials until Owner's Representative has reviewed and approved irrigation system installation, area coverage balancing, soil preparation and finish grading. Refine the shape and finish grade of plant beds as directed by Owner's Representative.
3. Locate irrigation zone valve assemblies within plant beds where possible. Any irrigation zone valves diagrammatically located in pavement areas are to be installed in plant beds.
4. Install spray heads 3" from adjacent pavement, walls, and planting edges unless directed otherwise by Owner's Representative.
5. Adjust radius on spray heads as necessary to minimize overspray while achieving full and even coverage of planted areas.
6. Provide all necessary wiring required to make the irrigation system a fully serviceable and operational controlled installation at the completion of the project.
7. Verify location of (E) main lines. Repair any damages and confirm proper operation of (E) irrigation zones impacted by construction.
8. Existing landscapes with existing irrigation prior to construction are not to be without water for longer than 10 days. Coordinate anticipated disruption of existing irrigation with Owner to allow for additional watering in advance of irrigation shutdown. It is critical all irrigation systems interrupted by construction are reconnected as soon as possible.
9. Irrigated lawn areas should be aerated two (2) times per year to increase the water absorption rates and provide a healthy lawn. Organics, fertilization and amendment incorporation at same time are encouraged.
10. Trees and shrubs shall be mulched upon initial planting and as needed to reduce water evaporation.
11. Trees and shrub holes shall be dug six (6) inches deeper than the root ball size to facilitate the placement of appropriate mulch material and facilitate growth.
12. Trees shall be staked and held in place by webbing and wire to ensure successful root establishment for a period of two (2) full growing seasons.
13. Burlap and wire shall be removed from the root ball prior to planting. If all of the wire cannot be removed due to the size of the tree, then two-thirds of the wire shall be removed from the upper portion of the root ball.
14. Slopes that are greater than 3:1 shall be netted with an appropriate material to prevent erosion and ensure successful revegetation.
15. For all proposed tree plantings, all straps, wire, and burlap must be removed to a minimum of 12-inches below grade (removal of all wire and burlap is preferable), according to the Town of Mountain Village municipal code.

LEGEND

CONCRETE PAVING
Vehicle-rated.

IRRIGATED PLANT BED
See Enlarged Planting Plan L202.

NATIVE SEED MIX
See Plant Schedule L203.

CRUSHED ROCK PAVING
4" min depth $\frac{3}{8}$" clean crushed rock.
6" Steel edging with 18" stake provided where
crushed rock meets planting, typ. Black or raw steel.

PROPOSED TREE
See Plant Schedule L203.

EXISTING TREE
To remain and be protected during construction, typ.

PLANTERRA

NATALIE PETTY JOHN
1675
06/22/2023
Original Date of Licensure
STATE OF COLORADO
LICENSED LANDSCAPE ARCHITECT

project information:
LOT 726R-1
MOUNTAIN VILLAGE, COLORADO 81435

revisions:

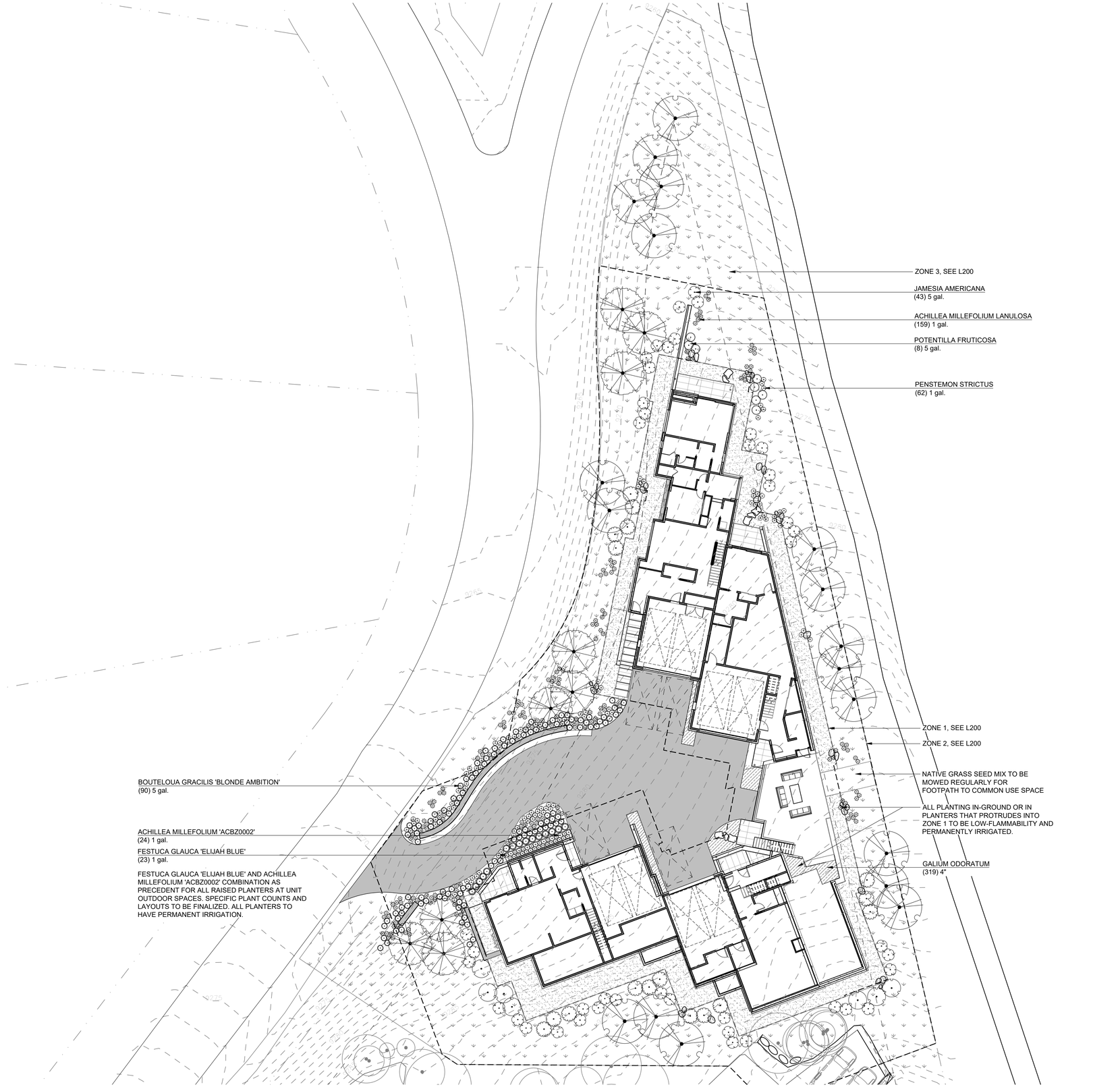
#	issue	date
	DRB Final	9.15.26

PLANTERRA
LANDSCAPE ARCHITECTURE
planterra design landscape architecture, llc
planterradesign.com 785.259.0132

drawn by: NP

sheet title:
overall planting plan

sheet number:
L201



PLANTING AND CONCEPTUAL IRRIGATION PLAN NOTES:

1. Verify exact locations and routing of existing underground utilities prior to starting excavation. Repair any damage to existing pipes, utilities, or related facilities at Contractor's expense in a manner approved by Owner's Representative.
2. Finish grade is top of topsoil. Mulch is in addition.
3. Prune all new plant materials as directed by Owner's Representative.
4. Plant quantities shown are for Contractor's convenience only. Contractor is responsible to provide 100% coverage of entire area at spacing shown.
5. Triangle space all shrubs and groundcovers, unless otherwise noted.
6. Irrigation notes are schematic. It is intended that all irrigation lines will be routed through lawns and plant beds except where noted on drawing. Adjust routing of irrigation lines, heads and sleeves as necessary for any existing or proposed utilities.
2. Do not install any plant materials until Owner's Representative has reviewed and approved irrigation system installation, area coverage balancing, soil preparation and finish grading. Refine the shape and finish grade of plant beds as directed by Owner's Representative.
3. Locate irrigation zone valve assemblies within plant beds where possible. Any irrigation zone valves diagrammatically located in pavement areas are to be installed in plant beds.
4. Install spray heads 3" from adjacent pavement, walls, and planting edges unless directed otherwise by Owner's Representative.
5. Adjust radius on spray heads as necessary to minimize overspray while achieving full and even coverage of planted areas.
6. Provide all necessary wiring required to make the irrigation system a fully serviceable and operational controlled installation at the completion of the project.
7. Verify location of (E) main lines. Repair any damages and confirm proper operation of (E) irrigation zones impacted by construction.
8. Existing landscapes with existing irrigation prior to construction are not to be without water for longer than 10 days. Coordinate anticipated disruption of existing irrigation with Owner to allow for additional watering in advance of irrigation shutdown. It is critical all irrigation systems interrupted by construction are reconnected as soon as possible.
9. Irrigated lawn areas should be aerated two (2) times per year to increase the water absorption rates and provide a healthy lawn. Organics, fertilization and amendment incorporation at same time are encouraged.
10. Trees and shrubs shall be mulched upon initial planting and as needed to reduce water evaporation.
11. Trees and shrub holes shall be dug six (6) inches deeper than the root ball size to facilitate the placement of appropriate mulch material and facilitate growth.
12. Trees shall be staked and held in place by webbing and wire to ensure successful root establishment for a period of two (2) full growing seasons.
13. Burlap and wire shall be removed from the root ball prior to planting. If all of the wire cannot be removed due to the size of the tree, then two-thirds of the wire shall be removed from the upper portion of the root ball.
14. Slopes that are greater than 3:1 shall be netted with an appropriate material to prevent erosion and ensure successful revegetation.

LEGEND

CONCRETE PAVING
Vehicle-rated.

NATIVE SEED MIX
See Plant Schedule L203.

CRUSHED ROCK PAVING
4" min depth $\frac{3}{8}$" clean crushed rock.
6" Steel edging with 18" stake provided where crushed rock meets planting, typ. Black or raw steel.

PROPOSED TREE
See Planting Plan.

EXISTING TREE
To remain, typ.

PLANTERRA

NATALIE PETTY JOHN
1675
06/22/2023
Original Date of Licensure
STATE OF COLORADO
LICENSED LANDSCAPE ARCHITECT

project information:

LOT 726R-1
MOUNTAIN VILLAGE, COLORADO 81435

revisions:

#	issue	date
	for review	9.5.2026

PLANTERRA
LANDSCAPE ARCHITECTURE
planterra design landscape architecture, llc
planterradesign.com 785.259.6132

drawn by: NP

sheet title:

planting plan enlargement

sheet number:

L202

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
TREES						
	MAL SPR	MALUS X 'SPRING SNOW' / SPRING SNOW CRABAPPLE	3" CAL.		9	
	PT	POPULUS TREMULOIDES / QUAKING ASPEN	3" CAL.		18	30% MULTI-STEMMED TREES, 70% SINGLE-STEMMED TREES.
SHRUBS						
	ACH LMS	ACHILLEA MILLEFOLIUM 'ACBZ0002' / LITTLE MOONSHINE COMMON YARROW	1 GAL.	POT	24	DWARF VERSION OF 'MOONSHINE'
	COR STO	CORNUS STOLONIFERA / RED TWIG DOGWOOD	5 GAL.	POT	7	
	JAM AME	JAMESIA AMERICANA / WAXFLOWER	5 GAL.	POT	43	
	POT FRU	POTENTILLA FRUTICOSA / BUSH CINQUEFOIL	5 GAL.	POT	8	
	SYM ORE	SYMPHORICARPOS ALBUS OREOPHILUS / SNOWBERRY	5 GAL.	POT	17	
GRASSES						
	BOU BLO	BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION BLUE GRAMA	5 GAL.	POT	111	
	DES TUF	DESCHAMPSIA CESPITOSA / TUFTED HAIR GRASS	5 GAL.	POT	15	
	FES ELJ	FESTUCA GLAUCA 'ELIJAH BLUE' / ELIJAH BLUE FESCUE	1 GAL.	POT	23	
PERENNIALS						
	ACH ULI	ACHILLEA MILLEFOLIUM LANULOSA / MOUNTAIN YARROW	1 GAL.	POT	174	COMBINATION OF NATIVE VARIETY AND 'MOONSHINE' VARIETY FOR WHITE AND YELLOW BLOOMS.
	PEN STR	PENSTEMON STRICTUS / ROCKY MOUNTAIN PENSTEMON	1 GAL.	POT	82	

SYMBOL	CODE	BOTANICAL / COMMON NAME	SPACING	QTY	REMARKS
GROUND COVERS					
	GAL ODO	GALIUM ODORATUM / SWEET WOODRUFF	12" o.c.	319	
	REV MIX	NATIVE GRASS SEED REVEGETATION MIX		15,313 SF	APPROVED MIX (HYDROSEED W/ TACKIFIER): 5% WESTERN YARROW, 10% TALL FESCUE, 5% ARIZONA FESCUE, 5% HARD FESCUE, 10% CREEPING RED FESCUE, 15% ALPINE BLUEGRASS, 10% CANADA BLUEGRASS, 15% PERENNIAL RYEGRASS, 10% SLENDER WHEATGRASS, 15% MOUNTAIN BROME.


Malus x 'Spring Snow'


Populus tremuloides


Cornus stolonifera


Jamesia americana


Potentilla fruticosa


Symphoricarpos albus


Bouteloua gracilis


Deschampsia cespitosa

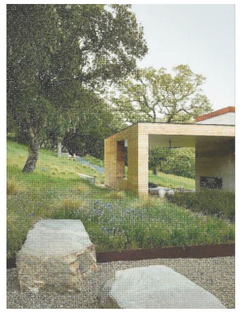

Festuca glauca


Achillea millefolium


Penstemon strictus


Galium odoratum


Mowed / unmowed native grass


Boulders between gravel / planting zones

PLANTERRA

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1675
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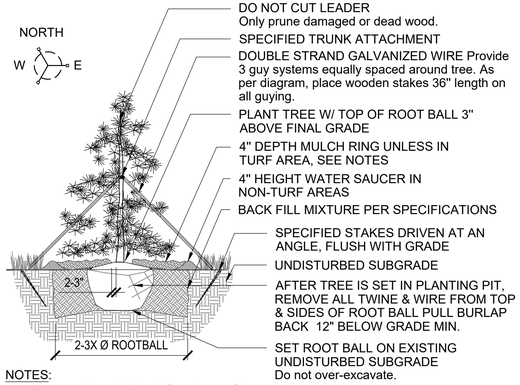
drawn by: NP

sheet title:

plant schedule

sheet number:

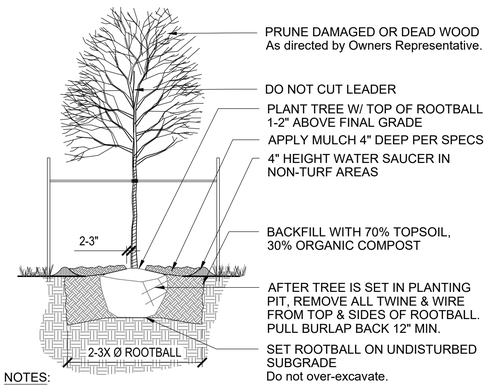
L203



NOTES:
1. Pull mulch back 2" to 3" from trunk of tree.
2. Install specified mulch to drip line of tree where planted in lawn areas. Mulch to be 2" deep in lawn areas.
3. Do not provide water basin in irrigated lawn areas.
4. For all proposed tree plantings, all straps, wire, and burlap must be removed to a minimum of 12-inches below grade (removal of all wire and burlap is preferable), according to the Town of Mountain Village municipal code.

1 EVERGREEN TREE PLANTING, TYP

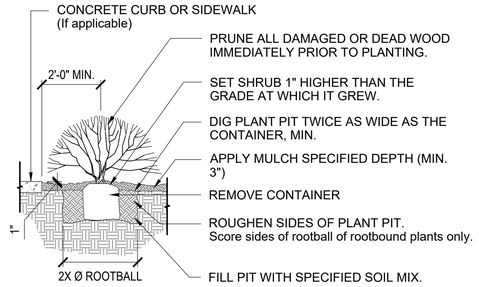
Scale: NTS



NOTES:
1. Mulch should be 4" deep.
2. For all proposed tree plantings, all straps, wire, and burlap must be removed to a minimum of 12-inches below grade (removal of all wire and burlap is preferable), according to the Town of Mountain Village municipal code.

2 DECIDUOUS TREE PLANTING, TYP

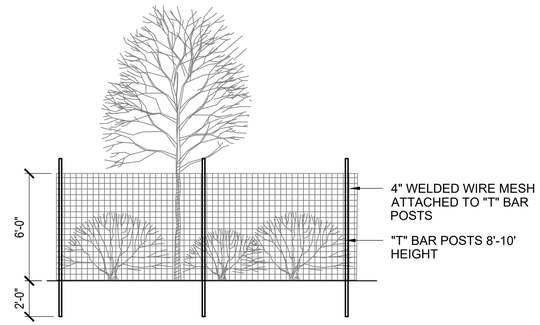
Scale: NTS



NOTES:
1. Any broken or crumbling rootballs will be rejected.
2. Removing the containers will not be an excuse for damaged rootballs.
3. Hold grade 1" below edge of walk or curb

3 SHRUB PLANTING, TYP

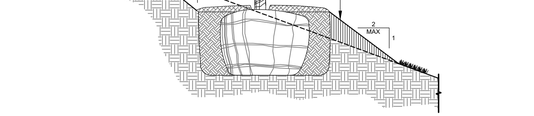
Scale: NTS



NOTES:
1. Final design and location to be coordinated and approved in field by Landscape Architect.
2. "T" bar posts to be spaced appropriately to ensure integrity of fence.
3. All trees 2" diameter or larger may be staked for one year.

4 TREE PROTECTION FENCE, TYP

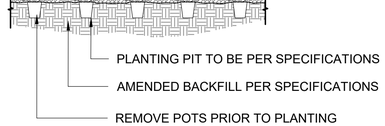
Scale: NTS



NOTES:
1. Refer to various specific tree installation details for staking, guying, mulching, etc.
2. This installation shall apply to all tree types and sizes planted on slopes less than 2:1.

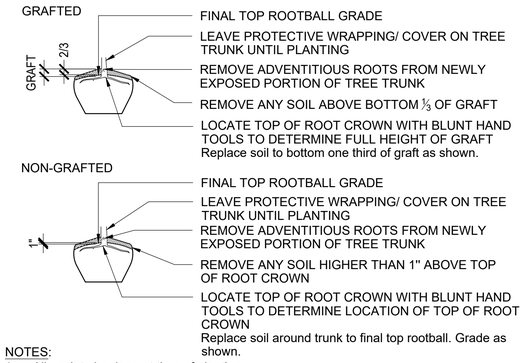
5 TREE PLANTING ON SLOPE, TYP

Scale: NTS



6 PERENNIAL & GROUNDCOVER PLANTING, TYP

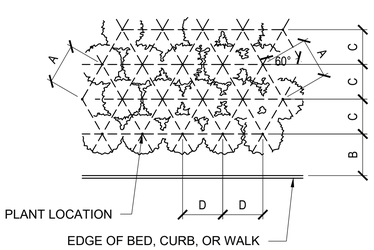
Scale: NTS



NOTES:
1. All work to be done at time of planting.
2. Peel back only top of burlap required to perform work. Replace burlap before moving tree into planting pit. Do not remove wire basket until inside planting pit.
3. Measure new height of rootball and dig planting pit so final top rootball grade is 3" above adjacent final grade.

7 FINAL TOP OF ROOTBALL GRADE, TYP

Scale: NTS



PLANT SPACING	A	B	C	D
6"	6"	6"	5"	6"
8"	8"	6"	7"	8"
12"	12"	8"	10"	12"
18"	18"	9"	15½"	18"
24"	24"	18"	21"	24"
30"	30"	15"	26"	30"
36"	36"	30"	31"	36"
48"	48"	30"	42"	48"
60"	60"	36"	52"	60"

NOTES:
1. Align front row parallel to bed line.

8 TRIANGULAR PLANT SPACING, TYP

Scale: NTS

PLANTERRA

NATALIE PETTYJOHN
1675
06/22/2023
Original Date of Document
STATE OF COLORADO
LICENSED LANDSCAPE ARCHITECT

project information:

LOT 726R-1
MOUNTAIN VILLAGE, COLORADO 81435

revisions:

#	issue	date
DRB Final		9.15.26

PLANTERRA
LANDSCAPE ARCHITECTURE
planterra design landscape architecture, llc
planterradesign.com 785.259.6132

drawn by: NP

sheet title:

planting details

sheet number:

L300

LOT 726R-1

EXTERIOR LIGHTING

EXTERIOR LIGHTING DESIGN DRAWING SCHEDULE

LD0.0 COVERSHEET
LD1.2 FIRST LEVEL EXTERIOR LIGHTING PLAN
LD1.3 SECOND LEVEL EXTERIOR LIGHTING PLAN
LD1.4 THIRD LEVEL EXTERIOR LIGHTING PLAN
LD2.1 AGI CALCULATION SCHEDULE
LD2.2 FIIRST LEVEL EXTERIOR LIGHTING CALCULATIONS
LD2.3 SECOND LEVEL EXTERIOR LIGHTING CALCULATIONS
LD2.4 THIRD LEVEL EXTERIOR LIGHTING CALCULATIONS

amped lighting design
katie sapp
po box 4156
telluride, co 81435
970-708-1545

PHASE	DATE
Design Development	*09/12/2026*
DRB	*09/15/2026*

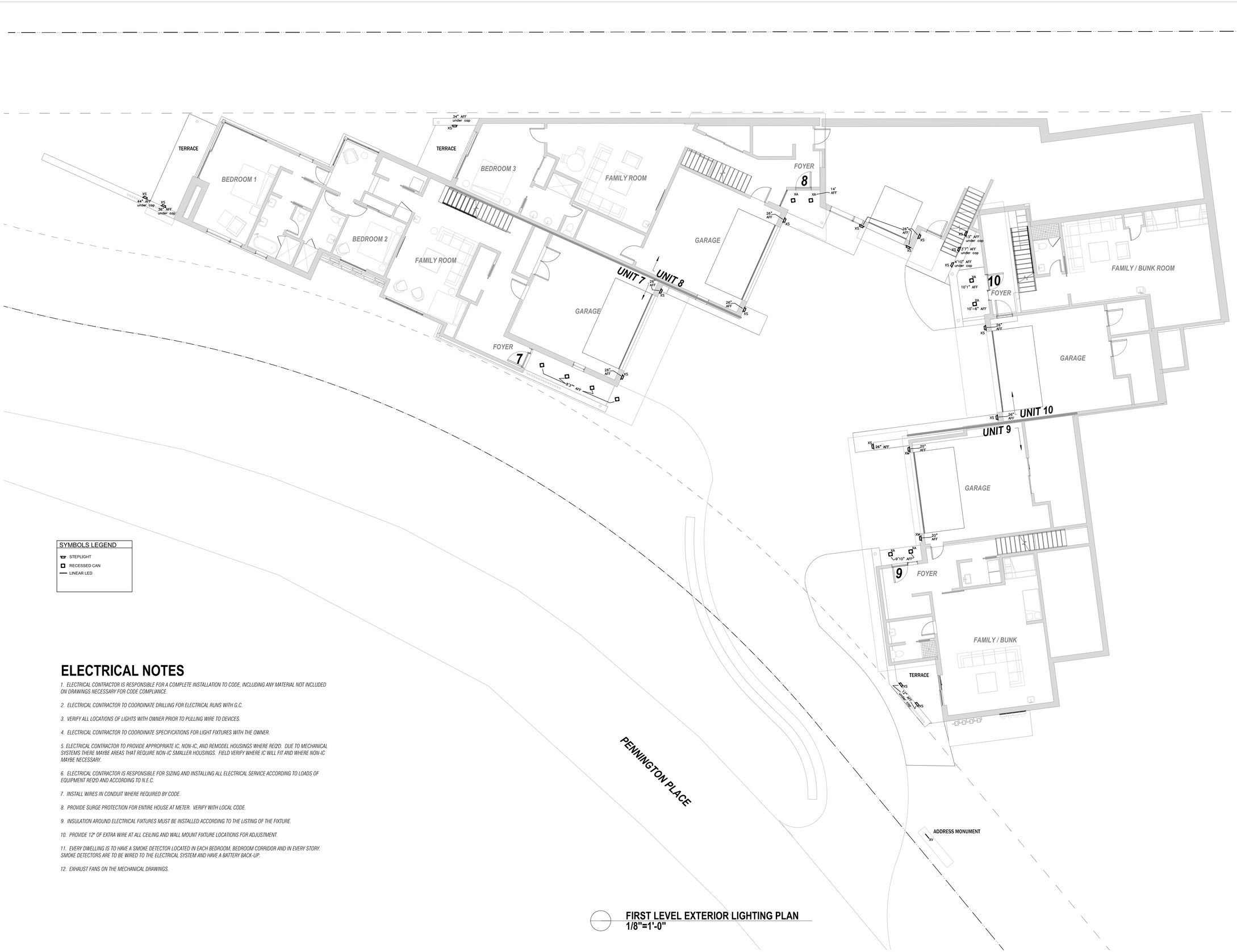
NOT FOR CONSTRUCTION

LOT 726R-1
MOUNTAIN VILLAGE, CO 81435

PROJECT
DRAWING

COVER SHEET
EXTERIOR
LIGHTING PLAN

LD0.0



SYMBOLS LEGEND

- STEPLIGHT
- RECESSED CAN
- LINEAR LED

ELECTRICAL NOTES

1. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR A COMPLETE INSTALLATION TO CODE, INCLUDING ANY MATERIAL NOT INCLUDED ON DRAWINGS NECESSARY FOR CODE COMPLIANCE.

2. ELECTRICAL CONTRACTOR TO COORDINATE DRILLING FOR ELECTRICAL RUNS WITH G.C.

3. VERIFY ALL LOCATIONS OF LIGHTS WITH OWNER PRIOR TO PULLING WIRE TO DEVICES.

4. ELECTRICAL CONTRACTOR TO COORDINATE SPECIFICATIONS FOR LIGHT FIXTURES WITH THE OWNER.

5. ELECTRICAL CONTRACTOR TO PROVIDE APPROPRIATE IC, NON-IC, AND REMODEL HOUSINGS WHERE REQ'D. DUE TO MECHANICAL SYSTEMS THERE MAYBE AREAS THAT REQUIRE NON-IC SMALLER HOUSINGS. FIELD VERIFY WHERE IC WILL FIT AND WHERE NON-IC MAYBE NECESSARY.

6. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR SIZING AND INSTALLING ALL ELECTRICAL SERVICE ACCORDING TO LOADS OF EQUIPMENT REQ'D AND ACCORDING TO N.E.C.

7. INSTALL WIRES IN CONDUIT WHERE REQUIRED BY CODE.

8. PROVIDE SURGE PROTECTION FOR ENTIRE HOUSE AT METER. VERIFY WITH LOCAL CODE.

9. INSULATION AROUND ELECTRICAL FIXTURES MUST BE INSTALLED ACCORDING TO THE LISTING OF THE FIXTURE.

10. PROVIDE 12" OF EXTRA WIRE AT ALL CEILING AND WALL MOUNT FIXTURE LOCATIONS FOR ADJUSTMENT.

11. EVERY DWELLING IS TO HAVE A SMOKE DETECTOR LOCATED IN EACH BEDROOM, BEDROOM CORRIDOR AND IN EVERY STORY. SMOKE DETECTORS ARE TO BE WIRED TO THE ELECTRICAL SYSTEM AND HAVE A BATTERY BACK-UP.

12. EXHAUST FANS ON THE MECHANICAL DRAWINGS.

FIRST LEVEL EXTERIOR LIGHTING PLAN
1/8"=1'-0"

amped lighting design
katie sapp
po box 4156
telluride, co 81435
970-708-1545

PHASE	DATE
Design Development	09/12/2026
DRB	09/15/2026

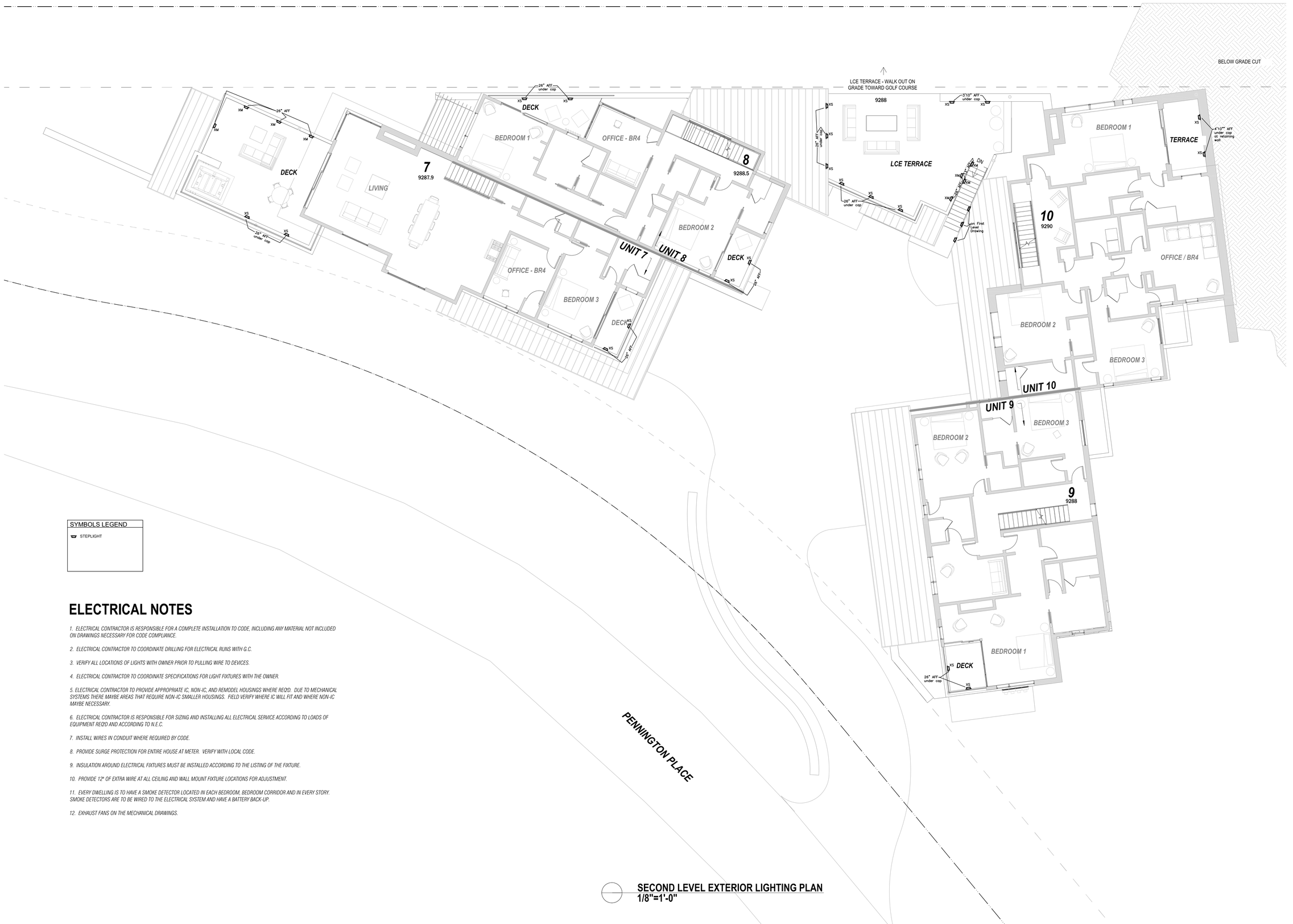
NOT FOR CONSTRUCTION

LOT 726R-1
MOUNTAIN VILLAGE, CO 81435

PROJECT
DRAWING

FIRST LEVEL
EXTERIOR
LIGHTING PLAN

LD1.2



SYMBOLS LEGEND

STEPLIGHT

ELECTRICAL NOTES

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12. EXHAUST FANS ON THE MECHANICAL DRAWINGS.

SECOND LEVEL EXTERIOR LIGHTING PLAN
1/8"=1'-0"

amped
LIGHTING DESIGN

amped lighting design
katie sapp
po box 4156
telluride, co 81435
970-708-1545

PHASE	DATE
Design Development	09/12/2026
DRB	09/15/2026

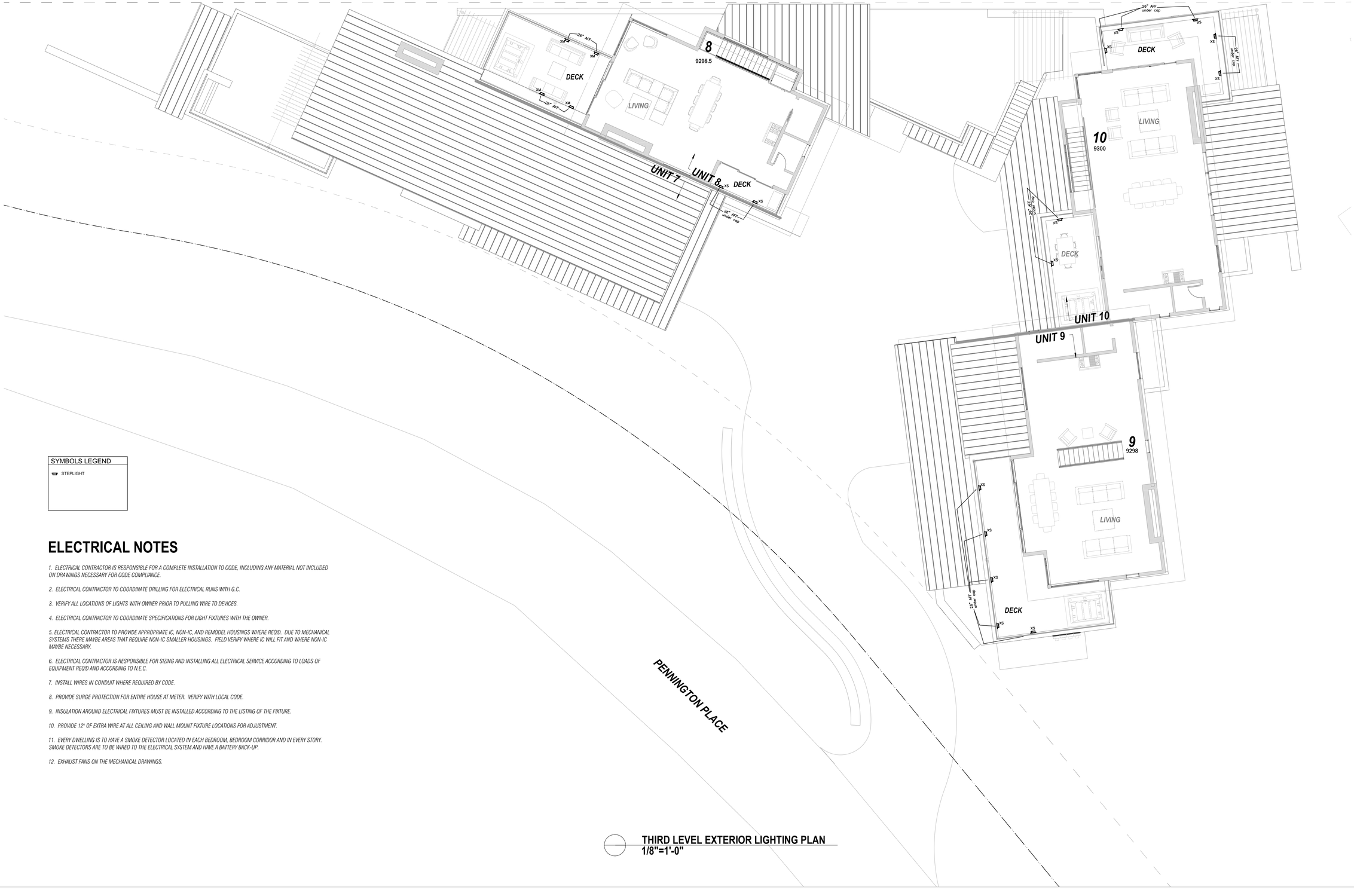
NOT FOR CONSTRUCTION

LOT 726R-1
MOUNTAIN VILLAGE, CO 81435

PROJECT
DRAWING

SECOND LEVEL
EXTERIOR
LIGHTING PLAN

LD1.3



SYMBOLS LEGEND

STEPLIGHT

ELECTRICAL NOTES

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12. EXHAUST FANS ON THE MECHANICAL DRAWINGS.

THIRD LEVEL EXTERIOR LIGHTING PLAN
1/8"=1'-0"

amped
LIGHTING DESIGN

amped lighting design
katie sapp
po box 4156
telluride, co 81435
970-708-1545

PHASE	DATE
Design Development	09/12/2026
DRB	09/15/2026

NOT FOR CONSTRUCTION

LOT 726R-1
MOUNTAIN VILLAGE, CO 81435

PROJECT
DRAWING

THIRD LEVEL
EXTERIOR
LIGHTING PLAN

LD1.4

First Floor

Luminaire Schedule								
Project: First Floor								
Symbol	**Qty**	**Label**	**Arrangement**	**Lum. Lumens**	**Lum. Watts**	**LLF**	**Description**	**[MANUFAC]**
	10	XA	Single	470	8	0.799	EN2HR-L05-VC-I / EN2MD-927AA / EN2TRFB-SW	Visual Comfort & Co.
	2	XM	Single	61	3.93	0.850	SPJ-SGR-B-3W-27K	SPJ LIGHTING
	22	XS	Single	114	7.61	0.850	SPJ-SC5-PLC-MBR-3W-27K	SPJ LIGHTING
	1	XV	Single	1298	14.8	0.255	DI-24V-STMLT-27-WCSTM-12-WH-36I-BW	DIODELED

Calculation Summary								
Project: First Floor								
Label	**CalcType**	**Units**	**Avg**	**Max**	**Min**	**Avg/Min**	**Max/Min**	**Description**
Site - First Floor Elevation	Illuminance	Fc	0.10	15.0	0.0	N.A.	N.A.	3ft Grid

Second Floor

Luminaire Schedule								
Project: Second Floor								
Symbol	**Qty**	**Label**	**Arrangement**	**Lum. Lumens**	**Lum. Watts**	**LLF**	**Description**	**[MANUFAC]**
	8	XM	Single	61	3.93	0.850	SPJ-SGR-B-3W-27K	SPJ LIGHTING
	16	XS	Single	114	7.61	0.850	SPJ-SC5-PLC-MBR-3W-27K	SPJ LIGHTING

Calculation Summary								
Project: Second Floor								
Label	**CalcType**	**Units**	**Avg**	**Max**	**Min**	**Avg/Min**	**Max/Min**	**Description**
Site - Second Floor Elevation	Illuminance	Fc	0.05	10.6	0.0	N.A.	N.A.	3ft Grid

Third Floor

Luminaire Schedule								
Project: Third Floor								
Symbol	**Qty**	**Label**	**Arrangement**	**Lum. Lumens**	**Lum. Watts**	**LLF**	**Description**	**[MANUFAC]**
	4	XM	Single	61	3.93	0.850	SPJ-SGR-B-3W-27K	SPJ LIGHTING
	14	XS	Single	114	7.61	0.850	SPJ-SC5-PLC-MBR-3W-27K	SPJ LIGHTING

Calculation Summary								
Project: Third Floor								
Label	**CalcType**	**Units**	**Avg**	**Max**	**Min**	**Avg/Min**	**Max/Min**	**Description**
Site - Third Floor Elevation	Illuminance	Fc	0.03	8.1	0.0	N.A.	N.A.	3ft Grid

Sheet LD 2-1

Rev	Date	Comments
A	09/09/26	Initial Layout
B	09/10/26	Revised locations/types
C	09/13/26	Revised per comments
D	09/14/26	XS model change
E	09/15/26	Minor touchups

Revisions

Disclaimer
Lighting Designs by Dugan (LDD) assumes no responsibility for any errors in the IES files, layout(s), sketches, or information provided to LDD to be used in these calculations. Actual or measured results may vary due to manufacturer tolerances, component malfunctions, obstructions, varying surface reflectance's and field conditions. The owner assumes all responsibility for compliance with federal, state and/or local codes and regulations.

Project Name: Lot 726R-1 Mountain Village, CO
Project ID#: MIS-11841
Drawn by: PMD
Rev: E
Date: 9/15/2026

LIGHTING DESIGNS BY DUGAN

24" x 36"

First Floor Lighiting Calculations
Scale: 1 inch= 8 Ft.

Sheet LD 2-2

Revisions			
Rev	Date	Comments
A	09/09/26	Initial Layout
B	09/10/26	Revised locations/types
C	09/13/26	Revised per comments
D	09/14/26	XS model change
E	09/15/26	Minor touchups

Disclaimer
Lighting Designs by Dugan (LDD) assumes no responsibility for any lighting, electrical or construction installation conditions not provided to LDD to be used in these calculations. Actual or measured results may vary due to manufacturer tolerances, component malfunctions, obstructions, varying surface reflectance's or inherent variations in voltage. The customer assumes the responsibility for compliance with federal, state and/or local codes and regulations.

Project Name: Lot 726R-1 Mountain Village, CO
Drawn by: PMD
Project ID#: MIS-11841
Date: 9/15/2026
Rev: E

LIGHTING DESIGNS BY DUGAN

24" x 36"



Second Floor Calculations
Scale: 1 inch= 8 Ft.

Sheet LD 2-3

Rev	Date	Comments
A	09/09/26	Initial Layout
B	09/10/26	Revised locations/types
C	09/13/26	Revised per comments
D	09/14/26	XS model change
E	09/15/26	Minor touchups

Revisions

Disclaimer
Lighting Designs by Dugan (LDD) assumes no responsibility for any errors or omissions in the information provided. Information provided to LDD to be used in these calculations. Actual or measured results may vary due to manufacturer tolerances, component malfunctions, obstructions, varying surface reflectance's or other factors beyond the control of LDD. The customer is responsible for compliance with federal, state and/or local codes and regulations.

Project Name: Lot 726R-1 Mountain Village, CO
Drawn by: PMD
Project ID#: MIS-11841
Date: 9/15/2026
Rev: E

LIGHTING DESIGNS BY DUGAN



Third Floor Calculations
Scale: 1 inch= 8 Ft.

Sheet LD 2-4

Rev	Date	Comments
A	09/09/26	Initial Layout
B	09/10/26	Revised locations/types
C	09/13/26	Revised per comments
D	09/14/26	XS model change
E	09/15/26	Minor touchups

Revisions

Disclaimer
Lighting Designs by Dugan (LDD) assumes no responsibility for any errors in fixture selection, photometric interpretation provided to LDD to be used in these calculations. Actual or measured results may vary due to manufacturer tolerances, component malfunctions, obstructions, varying surface reflectance's and installation procedures. It is the responsibility of the owner/installer to insure compliance with federal, state and/or local codes and regulations.

Project Name: Lot 726R-1 Mountain Village, CO
Drawn by: PMD
Date: 9/15/2026
Project ID#: MIS-11841
Rev: E

LIGHTING DESIGNS BY DUGAN

24" x 36"
Page 4 of 4

726R-1
Mountain Village, CO
exterior lighting schedule
9/15/2026

amped lighting design
katie sapp
po box 4156
telluride, co 81435
970-708-1545

tag	qty	type	lumens	CCT/temp	description	location	manufacturer	model	material/finish	ampman	lamp model
XA	10	led	470	2700K	recessed can 2" downlight round flanged trim	exterior front entries	Visual Comfort	housing: EN2HR-L05VCI module: EN2MD-927AA trim: EN2TRFB-SW	housing: galvanized steel trim and reflectors: die-cast aluminum finish: paint bronze		
XM	15	led	300 source	2700k	step light	exterior Unit 10 garage LCE terrace and stair exteroir Unit 7 deck exterior Unit 8 deck metal walls	SPJ	SPJ-SGR-B-3W-2700K-12V	solid brass		
XS	51	led	300 source	2700k	masonry mount step light	various stone walls	SPJ	SPJ-SC5-PLC-MBR-3W-2700K-12V	solid brass		
XV	1	led	221	2700K	back lit metal with cutout numbers	address monument base of drive	Diode LED	DI-24V-STMLT-27-12-WH-36I-BW DI-CHB-S2	aluminum channel hidden		

XA

ENTRA™ 2" LED

ADJUSTABLE DOWNLIGHT & WALL WASH

ENTRA™ 2" LED Adjustable and Wall Wash Downlights are part of the next generation ENTRA modular platform, delivering simplified specification, fast installation, and exceptional optical performance for commercial applications. The redesigned housing, module, and trim architecture provides greater flexibility while maintaining a refined architectural aesthetic.

- Patent-pending ball-catch mechanism for fast, tool-free module installation
- Independent housing, module, and trim architecture
- Smooth friction-based 30° tilt with continuous aiming
- Interchangeable optics, trim lenses, and glare-control accessories
- Unified trim design with round and square aperture options



SHOWN IN FLANGELESS BEVEL SQUARE

LUMEN/CBCP MULTIPLIERS

CCT	90 CRI MULTIPLIER
2200K	0.60
2400K	0.84
2700K	0.94
3000K	1.00
3500K	1.06

Lumen output will vary by CCT and CRI.
See photometric charts for output information.

470 Lm

SPECIFICATIONS

	STATIC WHITE		WARM DIM	
	HIGH OUTPUT	LOW OUTPUT	HIGH OUTPUT	LOW OUTPUT
DELIVERED LUMENS	700	500	700	500
WATTS	12	8	12	8
EFFICACY	58	63	58	63
CRI	90+			
CCT	2200K, 2400K, 2700K, 3000K or 3500K		3000K–1800K	
COLOR CONSISTENCY	2-step			
VOLTAGE	120V or 277V			
DIMMING[1]	Reverse-phase, forward-phase, TRIAC, and 0–10V dimming down to 1%			
POWER SUPPLY	Constant current driver with +.9 power factor and >87% efficiency			
OPTICS	20°, 40°, 60° (all included)			
ADJUSTABILITY	0–30° tilt, 359° rotation			
CEILING APPEARANCE	Flanged or flangeless			
CEILING THICKNESS	Flanged or flangeless: 1/2" to 1" Standard trim; Up to 1.5" with collar			
CEILING APERTURE	3" ceiling cutout			
HOUSING	IC Airtight, Chicago Plenum. IC suitable up to R60 spray foam insulation.			
CONSTRUCTION	Housing: Heavy-gauge, cold-rolled steel Trim: Die-cast aluminum			
FINISH	Housing: Black powder coat Trim: Black or White (paintable)			
GENERAL LISTINGS	ETL listed, Damp Location. Shower version Wet Listed.			
CALIFORNIA TITLE 24	Registered CEC Appliance Database. Can be used to comply with CEC 2019 Title 24 Part 6 (JA8-2016, JA8-2019).			
L70	50,000 hours min			
WARRANTY[2]	5 years			

Data in chart reflect 3000K/90 CRI values unless noted.
Ordering grids available on page 2.
[1]See visualcomfort.com for dimmer compatibility.
[2]See visualcomfort.com for specific warranty limitations and details.

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UPDATED 8/31/26

ENTRA™ 2" LED

ADJUSTABLE DOWNLIGHT & WALL WASH

ORDERING GRIDS

HOUSING

PRODUCT	OUTPUT	DRIVER	RATING
EN2HR ENTRA 2" ROUND **EN2HS** ENTRA 2" SQUARE	**-L05** 500 LUMENS **-L07** 700 LUMENS	**VC** UNIVERSAL 120V OR 277V	**-I** IC AIRTIGHT **-C** CHICAGO PLENUM
	-	VC	-

Includes an LED driver with universal input 120V or 277V, dimmable by reverse-phase, forward-phase, TRIAC, or 0–10V controls. 277V is only compatible with 0–10V dimming.
Trims and Module are required and must be ordered separately.

MODULE

PRODUCT	CRI/CCT	BEAM	FUNCTION
EN2MD ENTRA 2" MODULE	**-922** 90CRI, 2200K, STATIC WHITE, 2-STEP **-924** 90CRI, 2400K, STATIC WHITE, 2-STEP **-927** 90CRI, 2700K, STATIC WHITE, 2-STEP **-930** 90CRI, 3000K, STATIC WHITE, 2-STEP **-935** 90CRI, 3500K, STATIC WHITE, 2-STEP **-9WD** 90CRI, WARM DIM (3000K-1800K), 2-STEP	**A** 20°-40°-60°	**A** ADJUSTABLE
	-	A	A

TRIM

PRODUCT	CEILING APPEARANCE	STYLE	APERTURE	FINISH
EN2TR ENTRA 2" ROUND **EN2TS** ENTRA 2" SQUARE	**F** FLANGED **L** FLANGELESS	**B** BEVEL **F** FLAT **W** WALL WASH[1]	**-O** NO LENS **-S** SHOWER (SOLITE LENS)	**B** BLACK **W** WHITE (PAINTABLE)
			-	

paint bronze to blend with wood

[1]W - Wall wash style trim can only be used with lensed aperture (-S).

TRIM REFLECTORS

PRODUCT	
EN2-TREF01	ROUND BEVEL ADJUSTABLE
EN2-TREF02	ROUND BEVEL FIXED
EN2-TREF03	ROUND FLAT ADJUSTABLE
EN2-TREF04	ROUND FLAT FIXED
EN2-TREF05	SQUARE BEVEL ADJUSTABLE
EN2-TREF06	SQUARE BEVEL FIXED
EN2-TREF07	SQUARE FLAT FIXED

Square flat adjustable not available.

LENS TRIM KITS

PRODUCT	
EN2R-LKB	ROUND BEVEL
EN2R-LKF	ROUND FLAT
EN2S-LKB	SQUARE BEVEL
EN2S-LKF	SQUARE FLAT

Lens kits can be used to convert open trims (no lens) trims to lensed trims in the field.

LENSES/LOUVER

PRODUCT	
EN2-BEAM-SF	SOLITE SOFT FOCUS FILM
EN2-BEAM-SB	SANDBLASTED FILM
EN2-BEAM-LS	LINEAR SPREAD FILM
EN2-BEAM-HX	EGGCRATE/HEXCELL LOUVER

Films/Louver mounted to lamp assembly only (max 2).

PLASTER PLATES

PRODUCT	
EN2R-PPLT	ROUND DIE-CAST PLASTER PLATE
EN2S-PPLT	SQUARE DIE-CAST PLASTER PLATE

Plaster plates are used to convert flanged housings into flangeless housings. Ships standard with flangeless housings.

TRIM EXTENDER

PRODUCT	
EN2R-EXT	ROUND TRIM EXTENDER
EN2S-EXT	SQUARE TRIM EXTENDER

Use with ceilings 1" to 1.5" thick.

REPLACEMENT OPTICS

PRODUCT	
353LEDGATOPT20	ENTRA 2" LED OPTIC, 20°
353LEDGATOPT40	ENTRA 2" LED OPTIC, 40°
353LEDGATOPT60	ENTRA 2" LED OPTIC, 60°

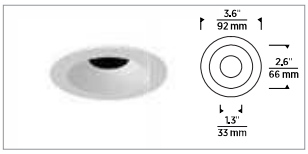
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ENTRA™ 2" LED

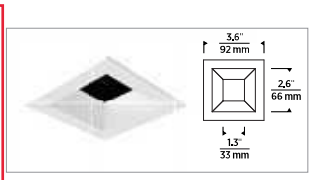
ADJUSTABLE DOWNLIGHT & WALL WASH

TRIMS

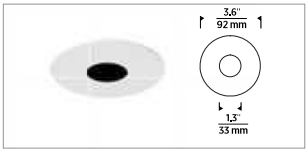
FLANGED



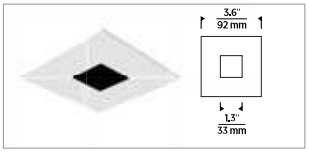
ROUND BEVEL



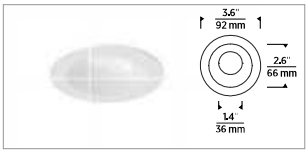
SQUARE BEVEL



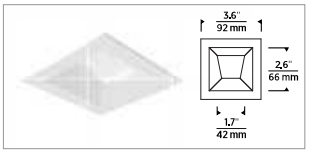
ROUND FLAT



SQUARE FLAT



ROUND WALL WASH

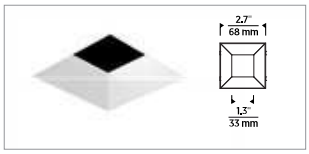


SQUARE WALL WASH

FLANGELESS



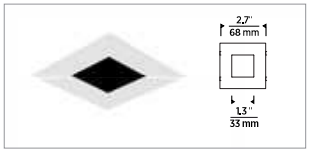
ROUND BEVEL



SQUARE BEVEL



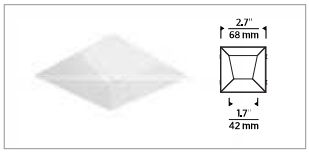
ROUND FLAT



SQUARE FLAT



ROUND WALL WASH



SQUARE WALL WASH

FINISH



BLACK



WHITE (PAINTABLE)

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ENTRA™ 2" LED

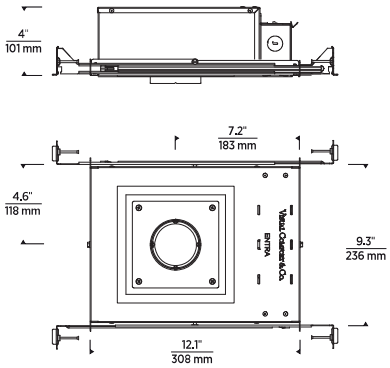
ADJUSTABLE DOWNLIGHT & WALL WASH

HOUSING

ROUND



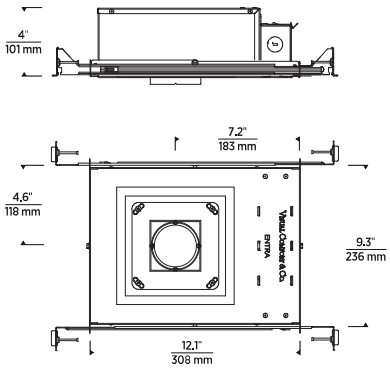
IC AIRTIGHT/
CHICAGO PLENUM



SQUARE

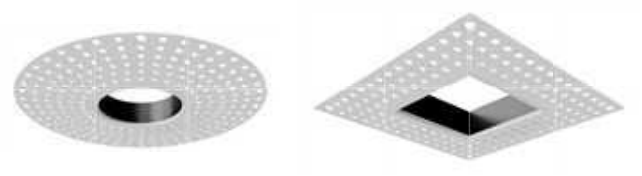


IC AIRTIGHT/
CHICAGO PLENUM

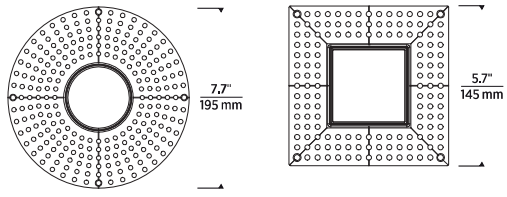


PLASTER PLATES

DIE CAST



INCLUDED FOR FLANGELESS INSTALLATION



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SPJ LIGHTING Inc.
ARCHITECTURAL LANDSCAPE & OUTDOOR LIGHTING

SPECIFICATION SHEET

Recessed Light XM

SPJ-SGR



MODEL: **SPJ-SGR**
MATERIAL: **Solid Brass**
FINISH SHOWN: **Black**
ELECTRICAL: **12V**
WATTAGE: **3W**
ENGINE: **FB-RB9 BOARD**
LUMENS: **300**
MOUNTING: **Mounts to any single gang J-box**

FINISHES

- ☐ Matte Bronze (MBR)
- ☐ Verde (V)
- ☐ Moss (M)
- ☐ Black (B)
- ☐ Rusty (R)
- ☐ Satin Brass (SB)
- ☐ Aged Brass (AG)
- ☐ Raw Copper (RC)
- ☐ Natural Copper (NC)

PVD PREMIUM

- ☐ PVD Polished (PVDP)
- ☐ PVD Satin (PVDS)
- ☐ PVD Graphite (PVDG)
- ☐ PVD Bronze (PVDBZ)
- ☐ PVD Black (PVDBL))

WATTAGE	LUMENS
☐ 2W	150
☐ 3W	300
☐ 4W	400
☐ 6W	650

Custom lumen packages are available upon request

COLOR TEMPERATURE

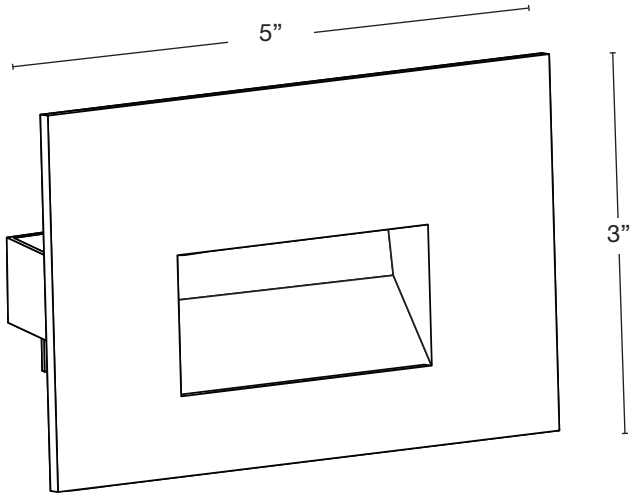
- ☐ 2200K
- ☐ 2700K
- ☐ 3000K
- ☐ 4000K
- ☐ 5000K
- ☐ 6500K
- ☐ RGBW

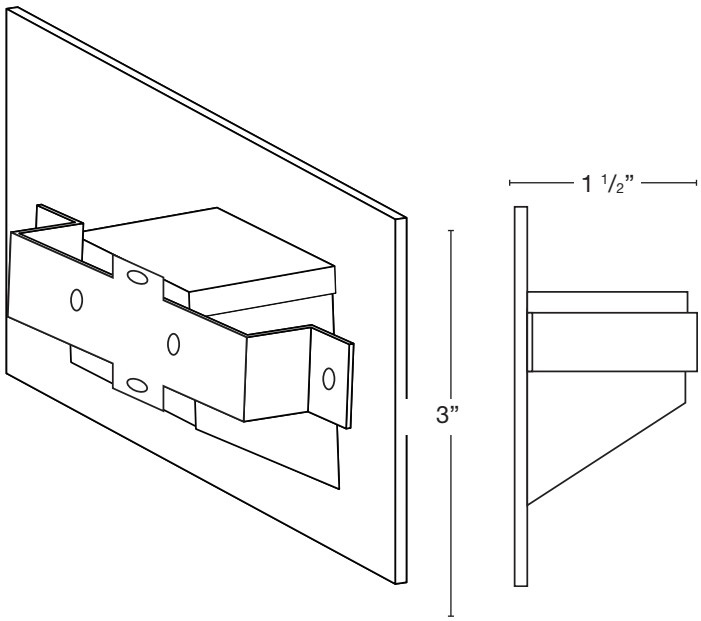
Warm Dimming Option Available

ELECTRICAL

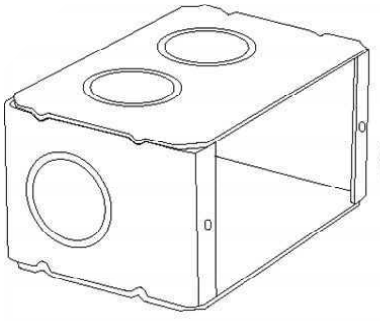
- ☐ 12V
- ☐ 120V
- ☐ 120V-277V

Recessed step or wall light fits any standard single gang electrical J-Box for new and retrofit installations

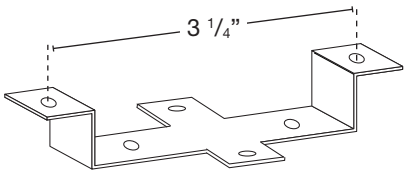




Typical Single Gang J-Box



Universal Mounting Bracket



c UL us LISTED

Wet Listed

Ordering Example	Customer Approval	Date
SPJ-SGR-B-6W-27K-12V		

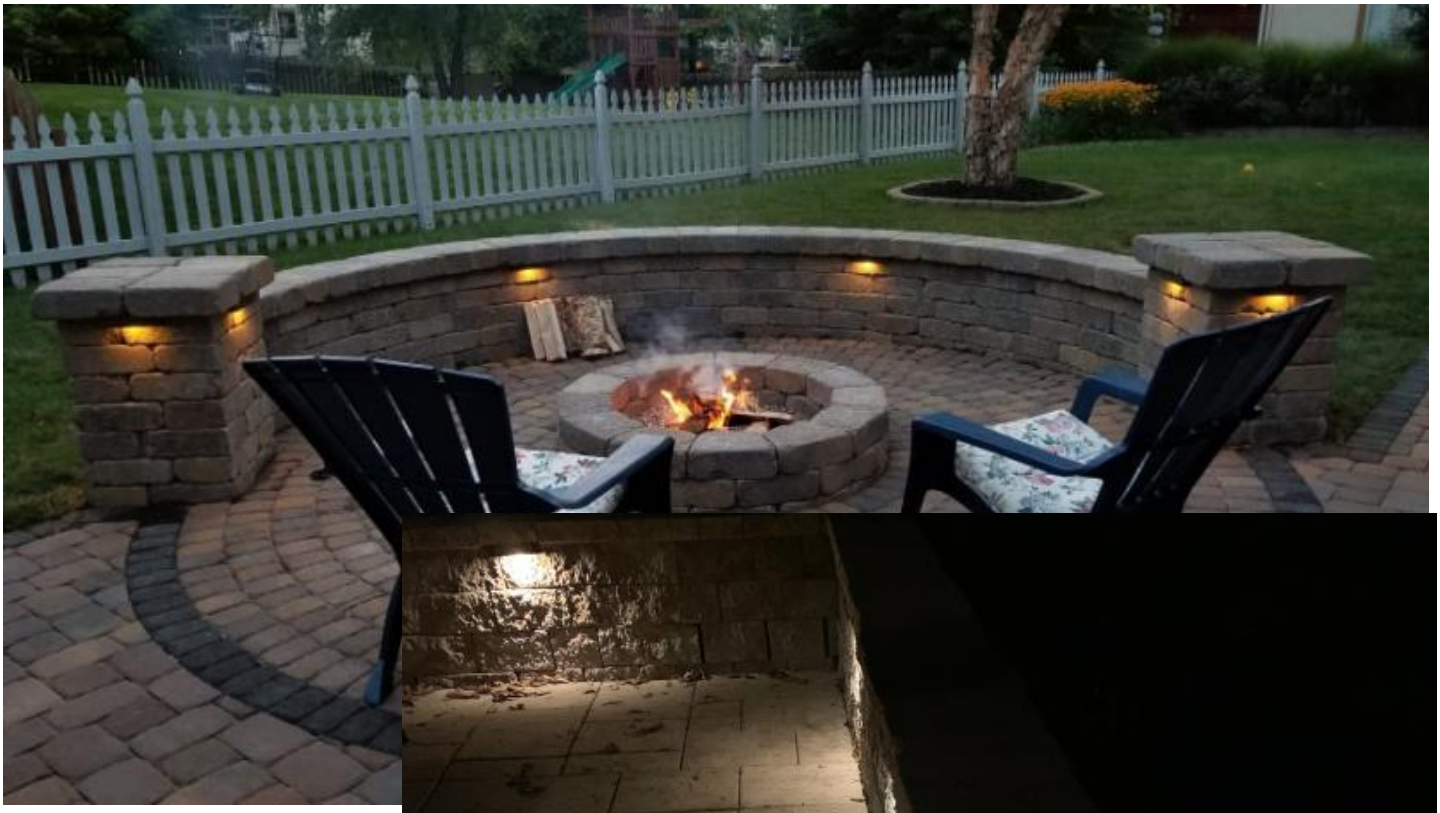
XS

Hardscape
Masonry
Mounted
Steplight





XS







SPJ LIGHTING Inc.
ARCHITECTURAL LANDSCAPE & OUTDOOR LIGHTING

SPECIFICATION SHEET

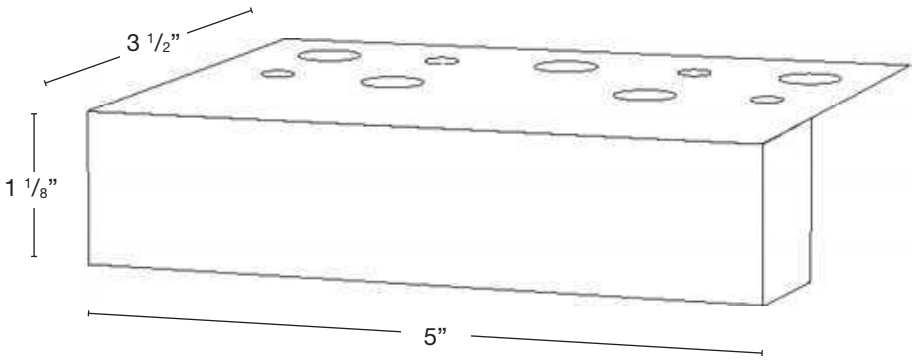
Hardscape Light

SPJ-SC5-PLC

XS



MODEL: **SPJ-SC5-PLC**
MATERIAL: **Solid Brass**
FINISH SHOWN: **Matte Bronze**
ELECTRICAL: **12V**
WATTAGE: **3W**
ENGINE: **FB-LS5**
LUMENS: **300**



FINISHES

- ☐ Matte Bronze (MBR)
- ☐ Verde (V)
- ☐ Moss (M)
- ☐ Black (B)
- ☐ Rusty (R)
- ☐ Satin Brass (SB)
- ☐ Aged Brass (AG)
- ☐ Raw Copper (RC)
- ☐ Natural Copper (NC)

PVD PREMIUM

- ☐ PVD Polished (PVDP)
- ☐ PVD Satin (PVDS)
- ☐ PVD Graphite (PVDG)
- ☐ PVD Bronze (PVDBZ)
- ☐ PVD Black (PVDBL))

WATTAGE	LUMENS
☐ 3W	300

COLOR TEMPERATURE

- ☐ 2200K
- ☐ 2700K
- ☐ 3000K
- ☐ 4000K
- ☐ 5000K
- ☐ 6500K
- ☐ RGBW

ELECTRICAL

- ☐ 12V
- ☐ 120V

c UL us LISTED

Wet Listed

Ordering Example	Customer Approval	Date
SPJ-SC5-PLC-MBR-3W-27K-12V		

STREAMLITE™ Wet Location
LED Tape Light

Dot-free linear lighting without any visible LEDs. Ideal for tight spaces and simple, impactful installations. Suitable for wet locations (IP65).

Date XV

Project Notes

IP65 | 24 VDC | NEC | JA8 TITLE 24

FEATURES

- Uniform, diffused light appears dotless even without a diffusing lens
- Very small size, ideal for tight spaces
- 180° beam angle for even light distribution
- Compatible with channels and other popular accessories
- Suitable for wet locations (IP65)
- Includes (1) open and (1) closed end cap



ORDERING CODES

Order spools, and components for field assembly

	Voltage	Model	CCT		Length
DI					
	24V (24V Volt)	STMLT	24 (2400K)	35 (3500K)	W016 (16 feet wet location)
		STMLT1	27 (2700K)	40 (4000K)	W100 (100 feet wet location)
		STMLT2	30 (3000K)	50 (5000K)	WCSTM__ (__in.) wet location 12
		STMLT4			

HYBRID ORDERING CODE (OPTIONAL)

Soldered Wire Lead and Connection Options

Input Wire Color, Length, and Connection			Output Wire Color, Length, and Connection		
Color & Type	Length	Connection	Color & Type	Length	Connection
WH (White CL2 - Default)	***36I (36 in. - Default)***	***BW (Bare Wire - Default)***		****blank* (No Wire - Default)***	
BL (Black CL2)	__ in.	DC (Barrel)	WH (White CL2)	__ in.	BW (Bare Wire - Default)
SV (Silver Plenum - Bare Lead only)		MIC (Interconnect)	BL (Black CL2)		DC (Barrel)
			SV (Silver Plenum - Bare Lead only)		MIC (Interconnect)

GENERAL SPECIFICATIONS (ALL MODELS)

Voltage	24VDC
Cut Points	1.8 in.
Dimmable	Yes
CRI	90+
Dimensions	0.4 x 0.16 in. (W x H)
TM-21 (LM-80)	>50,000 hours
Environment	Outdoor / Wet Location (IP65)
Lead Wire A	36 in. Bare Lead 20/2 AWG UL 2464 Wire with Strain Relief
Lead Wire B	36 in. Bare Lead 20/2 AWG UL 2464 Wire with Strain Relief
Certification	UL Listed 2108
Limited Warranty	7 Year Limited Warranty

DETAILED SPECIFICATIONS

	24V-STMLT1	24V-STMLT2	24V-STMLT	24V-STMLT4
Wattage	1.5W/ft.	2.2W/ft.	3.3W/ft.	5W/ft.
Max Run (ft.)	30 ft.	25 ft.	20 ft.	16.4 ft.
LED Chips	160/ft.	160/ft.	160/ft.	176/ft.
2400K	112 Lm/ft.	160 Lm/ft.	215 Lm/ft.	343 Lm/ft.
2700K	113 Lm/ft.	170 Lm/ft.	221 Lm/ft.	376 Lm/ft.
3000K	120 Lm/ft.	187 Lm/ft.	256 Lm/ft.	378 Lm/ft.
3500K	125 Lm/ft.	200 Lm/ft.	275 Lm/ft.	400 Lm/ft.
4000K	133 Lm/ft.	215 Lm/ft.	290 Lm/ft.	440 Lm/ft.
5000K	146 Lm/ft.	220 Lm/ft.	278 Lm/ft.	457 Lm/ft.

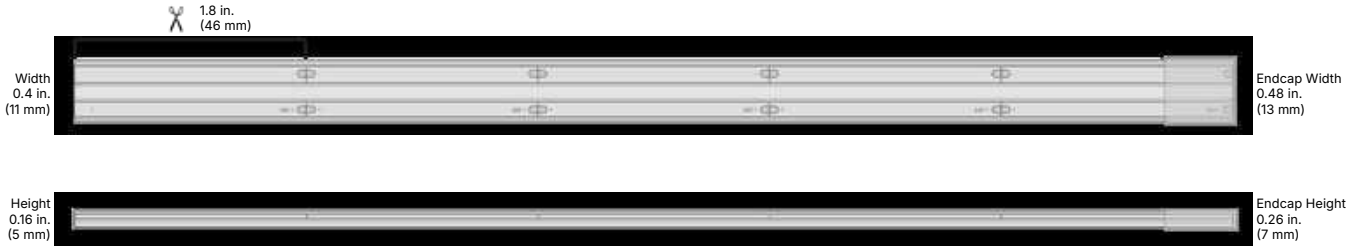
MECHANICAL DIAGRAMS

24V-STMLT

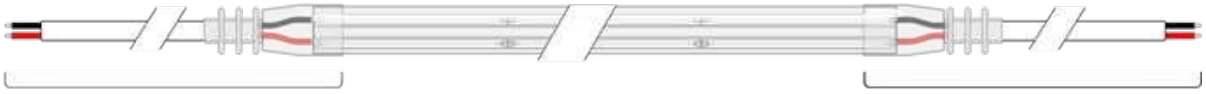
24V-STMLT1

24V-STMLT2

24V-STMLT4



CONNECTIONS



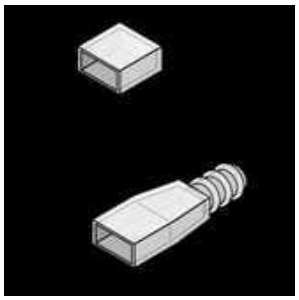
36 Bare Lead 20/2 AWG UL 2464 Wire with Strain Relief

36 Bare Lead 20/2 AWG UL 2464 Wire with Strain Relief

ACCESSORIES

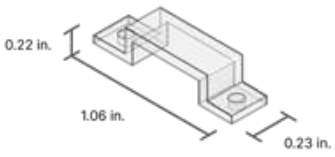
DI-WL-EC

BLAZE Wet Location Strip Light End Cap Set, 5-pack, 5 open and 5 closed



DI-0754

Wet Location Strip Light Mounting Clips - Set of 10



DI-WPSL

Wet Location Sealant



DELIVERY OPTIONS

- Field Assembly
  Fastest order fulfillment. Field connectors and accessories not included.

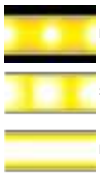
- Factory + Field (Hybrid)
  Onsite modifications with factory connection. Additional accessories not included.

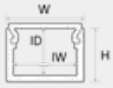
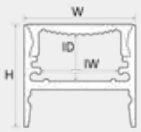
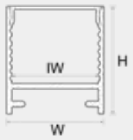
- Factory Assembly
  Fastest Installation. Factory made-to-order fixtures.

RECOMMENDED CHANNELS

For additional information visit:
https://qrco.de/bfylau

- S2
- S45
- A1
- 16MM
- 20MM ROUND
- 20MM SQUARE
- MUD-IN 1 IN.
- MUD-IN SINGLE FLANGE
- MUD-IN 1 IN. WALL REVEAL
- MUD-IN 2 IN.
- RECESSED
- SCONCE



MODEL	DIAGRAM	INCLUDED ACCESSORIES	CONNECTION OPTIONS	IN CHANNEL DIFFUSION	TECHNICAL RATINGS	MOUNTING OPTIONS WITH DIMENSIONS
S2 Channel DI-CHB-S2 (S2) 48", 96" Aluminum For 14mm Tape Lights or smaller https://qrco.de/beoyQV	Height (H): 0.57 in. Width (W): 0.74 in. Interior Depth (ID): 0.34 in. Interior Width (IW): 0.65 in. 	48 in. Channel & Frosted Lens, 1 open end cap, 1 closed end cap, 2 mounting clips, 2 mounting screws 96 in. Channel & Frosted Lens, 2 open end cap, 2 closed end cap, 4 mounting clips, 4 mounting screws	• Soldered Lead Only	Classic Frosted Lens STMLT, STMLT4: Dotless	• Beam Angle: 120° • IP Rating Shift: IP20 Classic Frosted Lens • Light Loss: 20% • CCT Shift: -40K	 S2 Clip: 0.63 x 0.84 in. (H x W)
S45 Channel DI-CHB-S45 (S45) 48", 96" Aluminum For 14mm Tape Lights or smaller https://qrco.de/beoyQb	Height (H): 0.78 in. Width (W): 0.78 in. Interior Depth (ID): 0.54 in. Interior Width (IW): 0.6 in. 	48 in. Channel & Frosted Lens, 1 open end cap, 1 closed end cap, 2 mounting clips, 2 mounting screws 96 in. Channel & Frosted Lens, 2 open end cap, 2 closed end cap, 4 mounting clips, 4 mounting screws	• Soldered Lead Only	Classic Frosted Lens STMLT, STMLT4: Dotless	• Beam Angle: 120° • IP Rating Shift: IP20 Classic Frosted Lens • Light Loss: 20% • CCT Shift: -40K	 U-Clip: 0.79 x 0.79 in. (H x W)
A1 Channel DI-CHB-A1 (A1) 48", 90" Aluminum, White, Black For 14mm Tape Lights or smaller https://qrco.de/bf6mfJ	Height (H): 0.81 in. Width (W): 0.87 in. Interior Depth (ID): 0.45 in. Interior Width (IW): 0.79 in. 	48 in. channel & lens 2x surface mounting clips End caps: 1x open, 1x closed. 90 in. channel & lens 4x surface mounting clips End caps: 2x open, 2x closed, 2x slotted 96 in. channel & lens 4x surface mounting clips End caps: 2x open, 2x closed, 2x slotted	• Soldered Lead Only	Architectural Frosted Lens STMLT, STMLT4: Dotless	• Beam Angle: 120° • IP Rating Shift: IP20 Architectural Frosted Lens • Light Loss: 30% • CCT Shift: -35K	 U-Clip: 0.82 x 0.88 in. (H x W)
16MM Channel DI-CPCHB-16MM (16) 48", 96" Aluminum For 14mm Tape Lights or smaller https://qrco.de/bdlwdD	Height (H): 0.89 in. Width (W): 0.77 in. Interior Depth (ID): 0.58 in. Interior Width (IW): 0.63 in. 	48 in. channel & Architectural Frosted Lens 2x surface mounting clips End caps: 1x open, 1x closed. 96 in. channel & Architectural Frosted Lens 4x surface mounting clips End caps: 2x open, 2x closed.	• Soldered Lead Only	Architectural Frosted Lens STMLT, STMLT4: Dotless	• Beam Angle: 120° • IP Rating Shift: IP20 Architectural Frosted Lens • Light Loss: 30% • CCT Shift: -35K Black Lens • Light Loss: 90% • CCT Shift: -350K	 Mounting Clip: 0.89 x 0.77 in. (H x W)
20MM ROUND Channel DI-CPCHB-RC20 (RC20) 48", 96" Aluminum https://qrco.de/bdlwlt	Height (H): 1.18 in. Width (W): 1.18 in. Interior Depth (ID): 0.84 in. Interior Width (IW): 0.84 in. 	48 in. channel & lens 2x surface mounting clips End caps: 1x open, 1x closed. 96 in. channel & lens 4x surface mounting clips End caps: 2x open, 2x closed.	• Soldered Lead Only	Classic Frosted Lens STMLT, STMLT4: Dotless	• Beam Angle: 180° • IP Rating Shift: IP20 Classic Frosted Lens • Light Loss: 20% • CCT Shift: -40K	 U-Clip: 1.19 x 1.19 in. (H x W)

Outlook

100 Pennington place Lot 726-r1 Design Review Board

From Clare Hart <hart.clare@gmail.com>
Date Sat 8/1/2026 1:24 PM
To planning <planning@mtnvillage.org>
Cc Greg Baer <jgbaer@gmail.com>

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

To: Design Review Board

From Clare Hart and Greg Baer – 93 Pennington Place

Date: August 1, 2026

Re: 100 Pennington place Lot 726-r1 Design Review Board

My name is Clare Hart from 93 Pennington Place. My husband, Greg Baer, and I have lived in Mountain Village full-time since 2022 and prior to that we were part-timers since 2008

I am writing regarding the **Design Review for Lot 726-r1_100 Pennington Place**. I cannot attend the DRB meeting in person or via Zoom on August 6th because I am traveling and I want to be sure my questions are presented for review and response.

I have had a chance to look at the engineering drawings and associated material for 100 Pennington Place and have four questions/requests.

1. **STURCTURE|LOT SIZE AND CONSTRUCTION TIMING:** We know the multi-unit structure has been part of the Mountain Village plan for years. But the land/lot size the structure is being built on appears small for the size of the proposed four units. **Will you please confirm the new structure, and associated lot size will be compliant with the Mountain Village 16-foot general easement setback around the entire perimeter of the lot.** (CDC Section 17.3.14 of the Town of Mountain Village Community Development Code (Title 17))

   Related: Depending upon when construction begins, this will add roughly two years to what has already been over six years of construction on Pennington Place; obviously, this has an impact on quality of life here in Mountain Village. We knew there would be additional homes built, but we did not know that #89 Pennington Place would take nearly 5 years to build and it is not finished yet. **Is there anything that can be done to ensure expeditious construction, I am certain all residents of Pennington Place would appreciate the effort.**

   With two hotels (The Four Seasons and Six Senses) being trucked into the Village, there is an enormous amount of construction (and traffic) stress on residents. This is a separate issue and one the DRB and Town Council may already be discussing, but it would be beneficial to all if construction parameters could be developed and enforced so we are not dealing with construction of the four units (on top of the hotels) for the next 5 years.

2. **PROPERTY HEIGHT AND PROTECTING VIEWS**. Given the hill the new structure will sit on, it is difficult to envision how the height will effect the views from our home, which is directly across the street. In the past, in Mountain Village, I have seen rope or pole "structures" put in place to show how a new/planned structure will look when it is finished. If possible, ***I recommend this rope/pole structure be put in place so we can all see the impact on our views. I think it will benefit the owner of the property as well because they will want to see how close they are to the golf course and therefore the associated risks of the property being hit by errant golf balls.*** This is a real issue given the amount of glass on the golf course side of the building. Note: it appears closer to the golf course than 100 Pennington Place is today.

3. The engineering document is thoughtful and describes plans for routing **WATER RUNOFF** from the property. However, I suspect there was a similar document prepared for #87 Pennington Place, yet there is a significant amount of snowmelt water that runs down the hill past #89 and #91 Pennington Place before landing in the environmental easement between #91 and #93 Pennington Place. There is not an environmental easement on the golf course or on Pennington Place in the cul de sac, so ***I request: Extra rigor around the management of water runoff associated with 100 Pennington Place. If a retaining wall is necessary, it should be built and whatever other means to ensure water is properly directed is critical to the health and safety [read minimal ice] of the neighborhood.***

4. **Building materials**. The document describes reclaimed barn-wood and Telluride stone as the materials that will be used in construction. This is great and will fit with the aesthetics of our neighborhood. However, the renderings of the buildings do not appear to be barn-wood or Telluride stone. It is important we do not disrupt the aesthetics of the neighborhood, so I ask ***how we can be sure materials do not change from what is outlined in the document as the architects and builders move into the construction phases of the project.***

If I need to clarify anything I have outlined here, please feel free to reach out to me.

Please let me know the next steps for following up on this note and these requests.

Best regards,
Clare Hart and Greg Baer

Outlook

100 Pennington Place - 726R1

From Jonette Bronson <bronson.jonette@gmail.com>
Date Wed 8/5/2026 11:00 AM
To planning <planning@mtnvillage.org>

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

To the Members of the DRB:

I am writing to express my concerns about the condominium development at 100 Pennington Place.

This tall, large, modern structure does not appear to fit well with the setting on this street, and will present an eyesore for people living in The Knoll Estates, on Pennington Place, and on Adams Ranch Road.

It seems that the lot would be better suited to, for example, smaller cottages that imitate the design of Pennington Lodge and the house next door. I am unable to understand how the proposed building fits in with the aesthetic of the Pennington grouping.

If i were in your shoes, i would send this back to the proverbial drawing board.

Thank you,

Jonette Bronson
970.708.9384

Outlook

FW: Design Review Board for proposal on Lot 729-R1 100 Pennington Place

From Amy Ward <award@mtnvillage.org>
Date Wed 8/5/2026 4:04 PM
To planning <planning@mtnvillage.org>

1 attachment (19 MB)
IMG_4692.mov;

This was also sent to me over the weekend, just getting to the bottom of my in box.

Amy Ward
Community Development Director, Town of Mountain Village

Office | 970-369-8248 | award@mtnvillage.org

455 Mountain Village Blvd., Ste. A, Mountain Village, CO 81435

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From: john baccich <jbaccich@gmail.com>
Sent: Friday, July 31, 2026 9:27 AM
To: Amy Ward <award@mtnvillage.org>
Subject: Design Review Board for proposal on Lot 729-R1 100 Pennington Place

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My name is John Baccich and my wife Lisa and I reside at 91 Pennington Place, directly across the street from the proposed project. We cannot attend the meeting on August 6, but we want to be sure that our questions and concerns are presented and discussed.

We have 8 questions about the project.

1. Does the project meet volume restrictions? It seems to me that the proposed units and hardscape cover a tremendous amount of the available lot.

2. Is there a specific plan to deal with water/snowmelt runoff? The proposed units will sit at the top of a steep hill which all descends towards my property. We already deal with extreme runoff from 87 Pennington Place and do not want runoff from this project to end up on our property. How will rainwater and snowmelt be captured before it crosses the street? Please describe how runoff will be handled and whether it will end up on our property.
3. We are concerned about the proposed driveway. It cuts across the steepest portion of the lot. Will there be a concrete bulkhead support for the driveway? What material will it be constructed of and can you provide a rendering of what this will look like from the street level? If there is not support for the driveway, how will you deal with erosion?
4. Height restrictions. Does this project comply with all required height restrictions?
5. Building materials. The presentation discusses the use of reclaimed barn-wood and Telluride stone on the exterior of the units, yet the rendering of the buildings do not show this material. Please discuss exactly what the exterior materials will be and show rendering that reflect that.
6. Variances. Are there any requests for variances in this proposal? If there are, please present them and discuss why they are required.
7. Project timeline. We have had extreme construction fatigue on Pennington Place (and yes, wewas a part of that, but did finish our home in 18 months). 89 Pennington is entering its 5th year of construction and 87 took well over 3 years. What assurances can you give the neighbors on the street that this project will be completed in a timely manner and can you present a reasonable timeline for completion. We request that no construction vehicles park on our side of the road. Vehicles from 89 Pennington construction have destroyed all the roadside vegetation on our side of the street and we wish to avoid that happening again.
8. Thistle on the property. Attached to this message is a video of the lot. You will see that it is a virtual field of blue thistle, most of it already in bloom. My neighbor at 93 Pennington and I spend countless hours and money pulling thistle out of our properties that are the direct result of seeds blown in from flowering thistle on your property. We are asking you to be a good neighbor and send someone out now to spray the lot to kill the thistle (I did this to great success when I first moved in but it keeps coming back each year) or to at least cut it down and collect it so it won’t spread to our properties. Blue thistle has become a village wide problem and we all need to do all we can to control it.

Thank you for your consideration and discussion of our questions and concerns.

Lisa and John Baccich
91 Pennington Place

Outlook

FW: One more concern for DRB proposal for Lot 729 R1 100 Pennington Place

From Amy Ward <award@mtnvillage.org>
Date Wed 8/5/2026 2:50 PM
To planning <planning@mtnvillage.org>

See below, public comment which looks like it was just sent to me? Daniel – be prepared to answer questions about this, what documentation do we have that this is an un-natural slope?

Amy Ward
Community Development Director, Town of Mountain Village

Office | 970-369-8248 | award@mtnvillage.org

455 Mountain Village Blvd., Ste. A, Mountain Village, CO 81435

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From: john baccich <jbaccich@gmail.com>
Sent: Saturday, August 1, 2026 8:13 AM
To: Amy Ward <award@mtnvillage.org>
Subject: One more concern for DRB proposal for Lot 729 R1 100 Pennington Place

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In the presentation it is stated: Much of the western slope of the lot is characterized by 30% + slopes, which would typically require a Specific Approval for disturbance. However, because the slopes of this lot are all man-made, a Specific Approval is not required in this case.

Can you ask the applicant to please explain how and when these slopes were man made? No one living on Pennington Place has any recollection of these slopes being man made. They have always appeared the way they are currently.

Thank you,

Lisa and John Baccich
91 Pennington Place

COMMUNITY DEVELOPMENT DEPARTMENT
455 Mountain Village Blvd.
Mountain Village, CO 81435
(970) 728-1392
Agenda Item 7

TO: Mountain Village Design Review Board

FROM: Elise Chessman, Planner I

FOR: Design Review Board Public Hearing; October 1st, 2026

DATE: September 9th, 2026

RE: Staff Memo – Review and Recommendation to Town Council regarding Renewal a Conditional Use Permit (CUP) Renewal for Lot OS-3-XRR-1, Conference Center Plaza, Wok of Joy Food Truck

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APPLICATION OVERVIEW: Review and Recommendation to Town Council regarding Renewal of a Conditional Use Permit (CUP) Renewal for Lot OS-3-XRR-1, Conference Center Plaza, Wok of Joy Food Truck

I) PROJECT GEOGRAPHY

Legal Description: TRACT OS 3BR 2R 1 TOMV ACC TO REPLAT REC 09 26 2023 AT 482496 A TRACT OF LAND LYING IN SE4 SEC34 T43N R9W NMPM SMC CO
Address: Conference Center Plaza
Applicant/Agent: Jason Smith, the Wok of Joy
Owner: Town of Mountain Village
Zoning: Village Center Open Space
Land Use: Class 3 Active Open Space
Existing Use: Open space with food truck/trailer
Proposed Use: Food truck/trailer
Lot Size: 2.53 acres
Adjacent Land Uses:

- **North**: Open Space/Mixed Use
- **South:** Mixed Use
- **East:** Open Space/Mixed Use
- **West:** Mixed Use/Conference Center

Figure 1: Vicinity Map



= food truck location

ATTACHMENTS

Exhibit A: Project Narrative, Previously Approved Design Plans, Previous Plaza License Agreement, and Trailer Skirt Design Plans.

(No public or staff comment was received at the time of drafting this memo).

II) CASE SUMMARY

Jason Smith, on behalf of The Wok of Joy, is requesting that the Design Review Board recommend approval to Town Council for the Renewal of a Conditional Use Permit (CUP) Application for the ability to position a food truck/trailer in the Conference Center Plaza. The proposal would allow for a three-year continuation of the preparation of food in a contained trailer unit with a full kitchen assembly, with a service counter for ordering and food delivery. Instead of concluding during in the middle of the winter season, the CUP would expire upon the seasonal closure date of the gondola in Fall 2029. This application is different from the Town's Plaza Vending application process, as it allows for a larger, more complex operation in an area that currently has lower activity and foot traffic than other plaza locations. Following the approval of the CUP in 2024, Town issued a plaza license agreement for the specific space on the plaza where the food trailer is located, allowing the trailer to remain in the plaza overnight instead of removing it daily like a traditional vending cart. The license agreement also determined the utility fees, which are subject to annual review and adjustments by Town staff. The Wok of Joy previously did business in Mountain Village under the existing cart program. They left in 2021 to open a retail space in the Town of Telluride, but then returned to the Village as the current food truck.

This proposal was approved for a Conditional Use Permit for a period of three-years on January 18th, 2024, expiring December 31, 2026. Since food trucks are not a use identified within the Land Use Schedule of the CDC (Section 17.3.3.), the Director of Community Development previously determined with the initial approval that this application can be reviewed under the CUP process as codified. The CDC identifies this proposal as a Class 4 Development Application, and referrals to internal and external agencies were performed. This report and analysis will focus solely on the use, not specific design standards required by the CDC. The use is sited on Lot OS-3-XRR-1, otherwise known as the Conference Center Plaza, which is zoned as Village Center Open Space. The food truck has been operating on this Lot since 2024.

This application was also analyzed by the Economic Development Department in accordance with policies and goals identified by the Town. The Economic Development team also identified that they do not believe that there are other viable locations for a similar use in Mountain Village, making this a unique proposal, and thus the Conditional Use Permit standards were applied in this 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.

III) Chapter 17.3: ZONING AND LAND USE REGULATIONS

17.3.3 & 17. 3.4 USE SCHEDULE AND SPECIFIC ZONE DISTRICT REQUIREMENTS

Lot OS-3-XRR-1 is zoned as Village Center Open Space. The CDC does not specifically identify food trucks as a use within Table 3-1, Town of Mountain Village Land Use Schedule, of CDC section 17.3.4. However, commercial and plaza uses are identified as permitted uses within the Village Center Zone District. Restaurants are also identified as

allowable uses on the plaza level in a primary plaza area or a primary pedestrian route (CDC Section 17.3.4(H)).

IV) CHAPTER 17.4 DEVELOPMENT REVIEW PROCEDURES

17.4.14 (E) GENERAL STANDARDS FOR REVIEW

The location of a conditional use should be a location that best serves the use while minimizing potential adverse impacts.

The Conditional Use is located in an area that has lower levels of pedestrian activity. Staff believes that the use is in line with other retail and restaurant uses within the Village Center. In addition, Staff believes that the application is supported by provisions within the Comprehensive Plan and that it has added vitality to the community. Finally, no known adverse impacts have been created by the use.

17.4.14 (D) CRITERIA FOR DECISION

Table 1

a. The proposed conditional use is in general conformity with the policies of the principles, policies and actions set forth in the Comprehensive Plan.	**Criterion Met:** (Yes/No/TBD) **YES**
As discussed in the prior approval, the Town of Mountain Village Comprehensive Plan references the Village Center as a zone for vibrancy and year-round activity. The Plan discusses the need for locally-serving commercial, cultural, recreational, and civic spaces, and a diverse retail base with locally-focused establishments. The Conference Center Plaza tends to be quieter, with less foot traffic than other areas of the Village Center. The Wok of Joy food truck has been a popular attraction and driver of activity into this otherwise less trafficked area. Staff finds that the vibrancy and activity provided to the Village Center and Conference Center Plaza by the Wok of Joy Food Truck is therefore in conformance with the general policies of the Plan.	
b. The proposed conditional use is in harmony and compatible with surrounding land uses and the neighborhood and will not create a substantial adverse impact on adjacent properties or on services and infrastructure.	**Criterion Met:** (Yes/No/TBD) **YES**
The use is compatible with surrounding uses, as the Conference Center Plaza currently includes plaza-level retail uses, and would allow for other restaurants if proposed. By its nature alone as a restaurant, the use has the potential to compete with surrounding similar businesses/restaurants; however, the use is a different product in that it has provided more of a “grab and go” opportunity rather than sit-down dining found elsewhere in the Village Center. In addition, there are currently no similar restaurants operating in the Conference Center Plaza. As a Condition of Approval, the applicant shall provide designs for the addition of skirting to the base of the trailer to cover any items stored underneath, and overall cleanup of storage from public view, with a final approval by Town Staff following installation.	
c. The design, development and operation of the proposed conditional use shall not constitute a substantial physical hazard to the neighborhood, public facilities, infrastructure or open space.	**Criterion Met:** (Yes/No/TBD) **YES**

The siting of the trailer has not caused hazard to the neighborhood, public facilities, infrastructure, or open space. The application was referred to the Plaza Services and Public Works departments, as well as the San Miguel County Environmental Health Department, which did not identify any issues.	
d. The design, development and operation of the proposed conditional use shall not have significant adverse effect to the surrounding property owners and uses.	**Criterion Met:** (Yes/No/TBD) **YES**
Since Heritage and Sunset Plazas allow for smaller vendors, Staff does not believe that the food truck has created a significant adverse effect on adjacent property owners and uses. This use differs from other Mountain Village uses within the Village Center and has increased the diversity of food offerings in the Conference Center Plaza. Since this CUP brought back a local business that previously operated in the Village Center, staff believes this impact was insignificant. With the previous approval, the Business Development Advisory Committee and Town staff met with surrounding businesses. The general sentiment was that adding this particular business to Conference Center Plaza increased interest in the area and has helped to drive additional foot traffic to the vicinity.	
e. The design, development and operation of the proposed conditional use shall not have a significant adverse effect on open space or the purposes of the facilities owned by the Town.	**Criterion Met:** (Yes/No/TBD) **YES**
The existence of the Food Truck has not created an adverse effect on open space or the purposes of the facilities owned by the Town. Criteria met.	
f. The design, development and operation of the proposed conditional use shall minimize adverse environmental and visual impacts to the extent possible considering the nature of the proposed conditional use.	**Criterion Met:** (Yes/No/TBD) **TBD**
The existence of the Food Truck has not created an adverse environmental impact to the Conference Center Plaza. The application was referred to the San Miguel County Environmental Health Specialist, who provided commentary that the Wok of Joy is in good standing with the Environmental Health Department. To further reduce visual impacts, Town Staff has requested that the applicant add skirting to the base of the trailer, which was included in the Design Plans provided in the packet. As a Condition of Approval, the applicant shall install this skirting to the base of the trailer to cover any items stored underneath, and overall cleanup storage from public view, with a final approval by Town Staff following installation.	
g. The design, development and operation of the proposed conditional use shall provide adequate infrastructure.	**Criterion Met:** (Yes/No/TBD) **YES**
There is adequate infrastructure available for the project. The food truck utilizes self-contained washing stations, grease traps, coolers, and other facilities. The trailer is powered by an electrical hookup that is reviewed annually by the Building Permit through the reapplication for the building permit.	
h. The proposed conditional use does not potentially damage or contaminate any public, private, residential, or agricultural water supply source.	**Criterion Met:** (Yes/No/TBD) **YES**

As a fully self-contained trailer unit, there has been no known damage or contamination to any water supply. The applicant has indicated that all water resources are brought to the trailer and any gray water is removed daily.	
i. The proposed conditional use permit meets all applicable Town regulations and standards.	**Criterion Met:** (Yes/No/TBD) **YES**
As identified with the initial application, the CDC does not discuss mobile food trucks/trailers and does not have any relevant regulations or standards that apply to this application. However, the CDC does include certain use designations within the Land Use Schedule (Section 17.3.3.) that specifically identify restaurants as a permitted use within the Village Center. As such, Staff believes that this use is generally in conformance with the applicable use table in the CDC.	

V) PROPOSED MOTION

If the Board can determine that the above criteria are met, then Staff recommends the following motion for approval:

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

"I move to recommend approval to Town Council for the Conditional Use Permit renewal for a food truck at Lot OS-3-XRR-1, owned by the Town of Mountain Village, for a period of three-years, expiring upon the seasonal closure date of the gondola in Fall 2029, based on the evidence provided within the Staff Report of record dated September 9th, 2026, with the following conditions:"

Table 2

#	Condition of Approval/Note	Department or Division	Completed By:
1)	The applicant shall schedule an inspection with the Building Department to ensure the installed electric power source is in conformance with all applicable building codes.	Building	Within 1 month of approval of the Renewed Conditional Use Permit
2)	The applicant shall install skirting to the base of the trailer to cover any items stored underneath, and overall cleanup storage from public view, with a final approval by Town Staff following installation.	Planning and Business Development	Within 1 month of approval of the Renewed Conditional Use Permit
3)	The applicant shall provide proof of compliance to the Telluride Fire Protection District of Section 319 of the 2018 International Fire Code.	TFPD	Within 1 month of approval of the Renewed Conditional Use Permit
4)	The applicant will renew the execution of a plaza license agreement with the Town for the trailer space, which will include monthly billing of electric utility, the	Planning, Business Development, and Legal	Prior the expiration of the previous plaza license agreement,

	rate to be determined by Town Manager. The agreement shall be approved by the Town Attorney.		December 31, 2026
5)	The Conditional Use Permit shall be valid for a period of three (3) years, expiring upon the seasonal closure date of the gondola in Fall 2029. The applicant shall be solely responsible for any reapplication in the future. Future reapplications shall be reviewed at a Staff level.	Planning	N/A

August 11 2026
Re: Development Narrative

I am requesting approval for an additional lease period for my Thai food business, The Wok of Joy. Since our application for a Conditional Use License was approved before, I will not be changing any of the operating parameters for the business. Everything will operate as normal. We will continue to provide food and drinks from the food trailer parked in front of the Conference Center throughout the year.

Response from the public to the situation of the The Wok of Joy trailer has been largely positive over the past 2 1/12 years. Beacuse of the interest in our food from locals and visitors we would like to continue operating this business for an additional period.

Thank you.
Jason Smith

Hi Molly

Attached are images of the exterior as well as images of the projected color scheme for the trailer.

The trailer will be made entirely of metal and is the only material used.

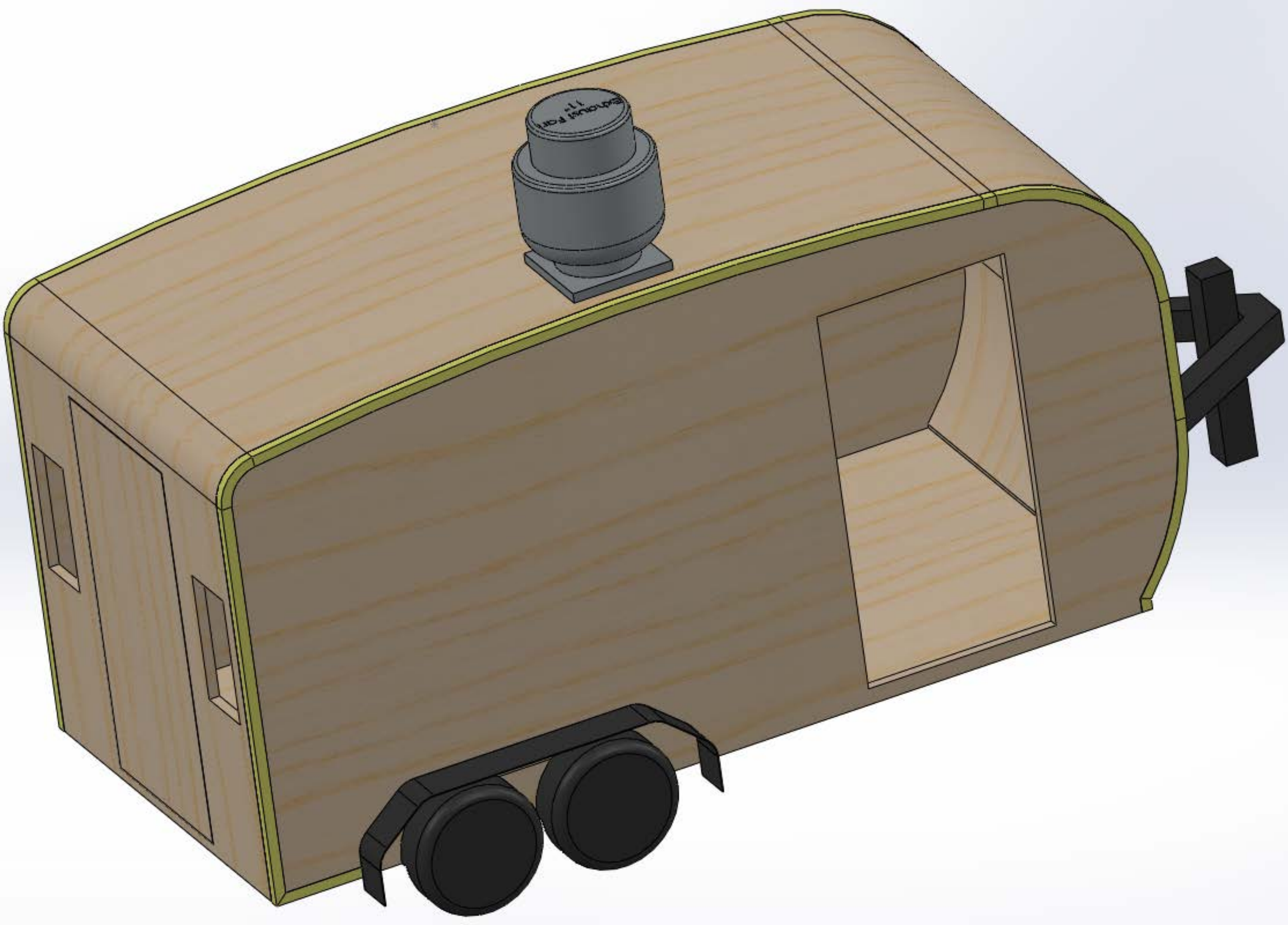
We are offering 2 options of the graphics wrap:

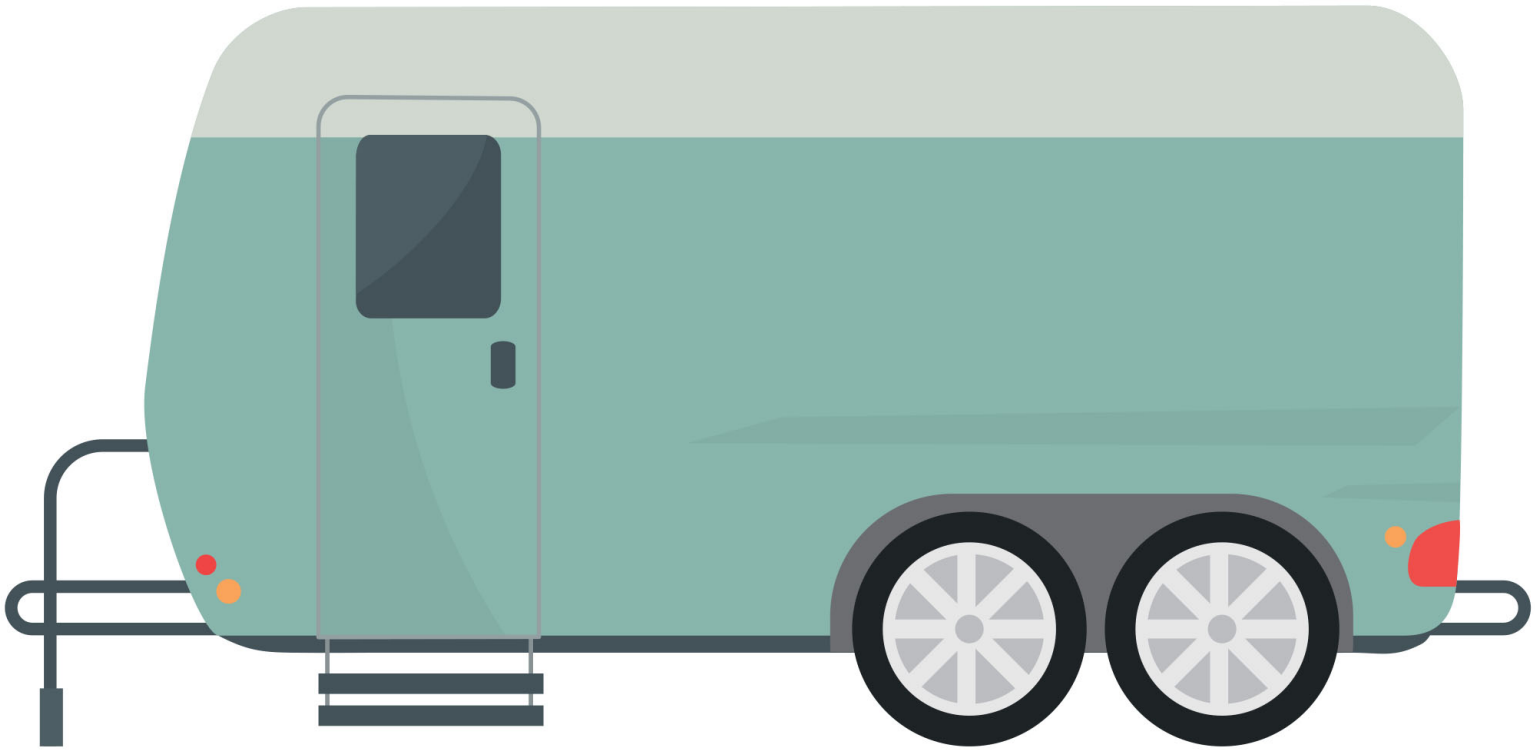
1 has no logo at all - just the green and white vintage color scheme

2 would include our logo - but only on the fold down cover for the serving window which is 5’ in length. So when the window cover is closed the logo will be visible to the public and when we are operating this hatch will be open like an awning.

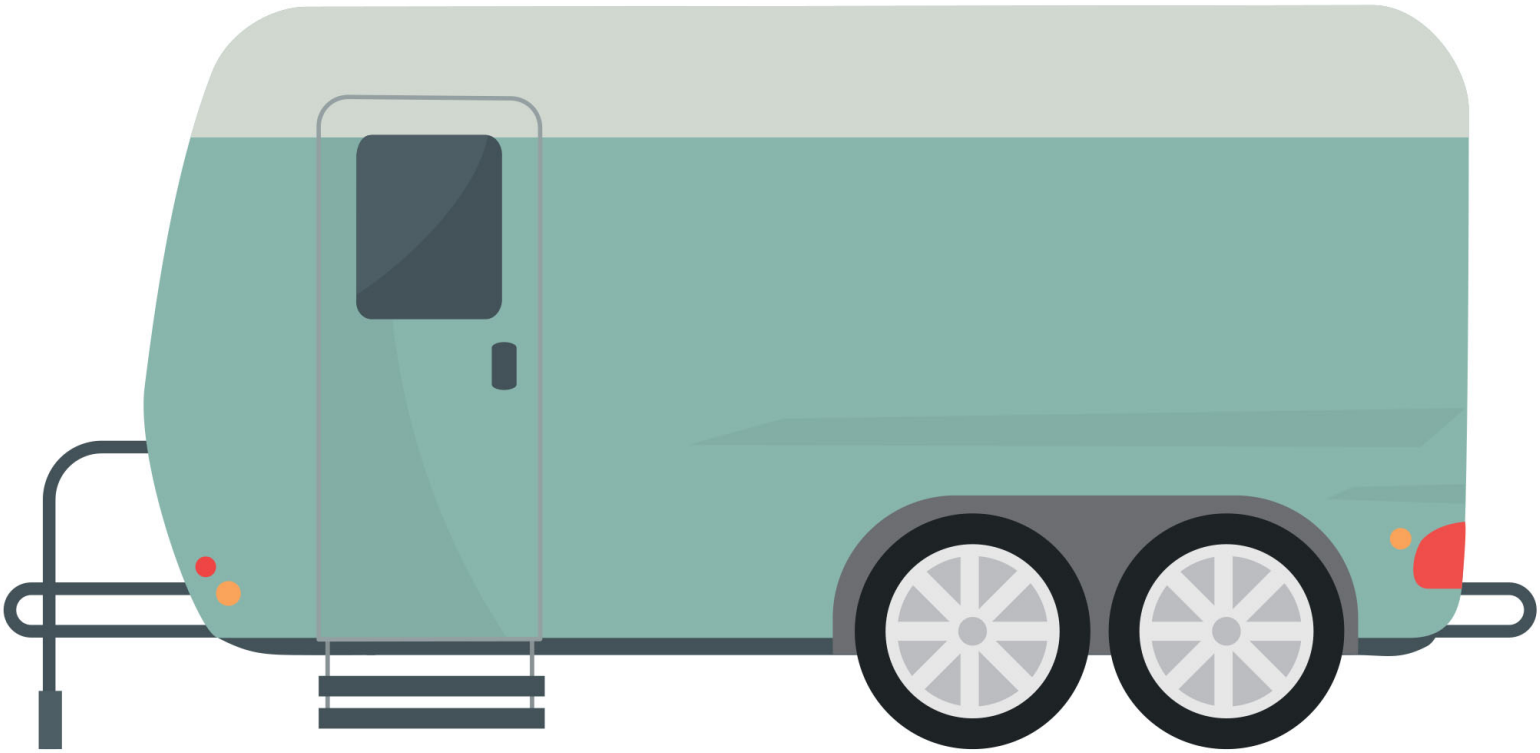
If both versions of the graphics wrap could be approved then we will have time to decide which we like better once the trailer is actually built.
We are waiting final approval from the Town before they can start building.

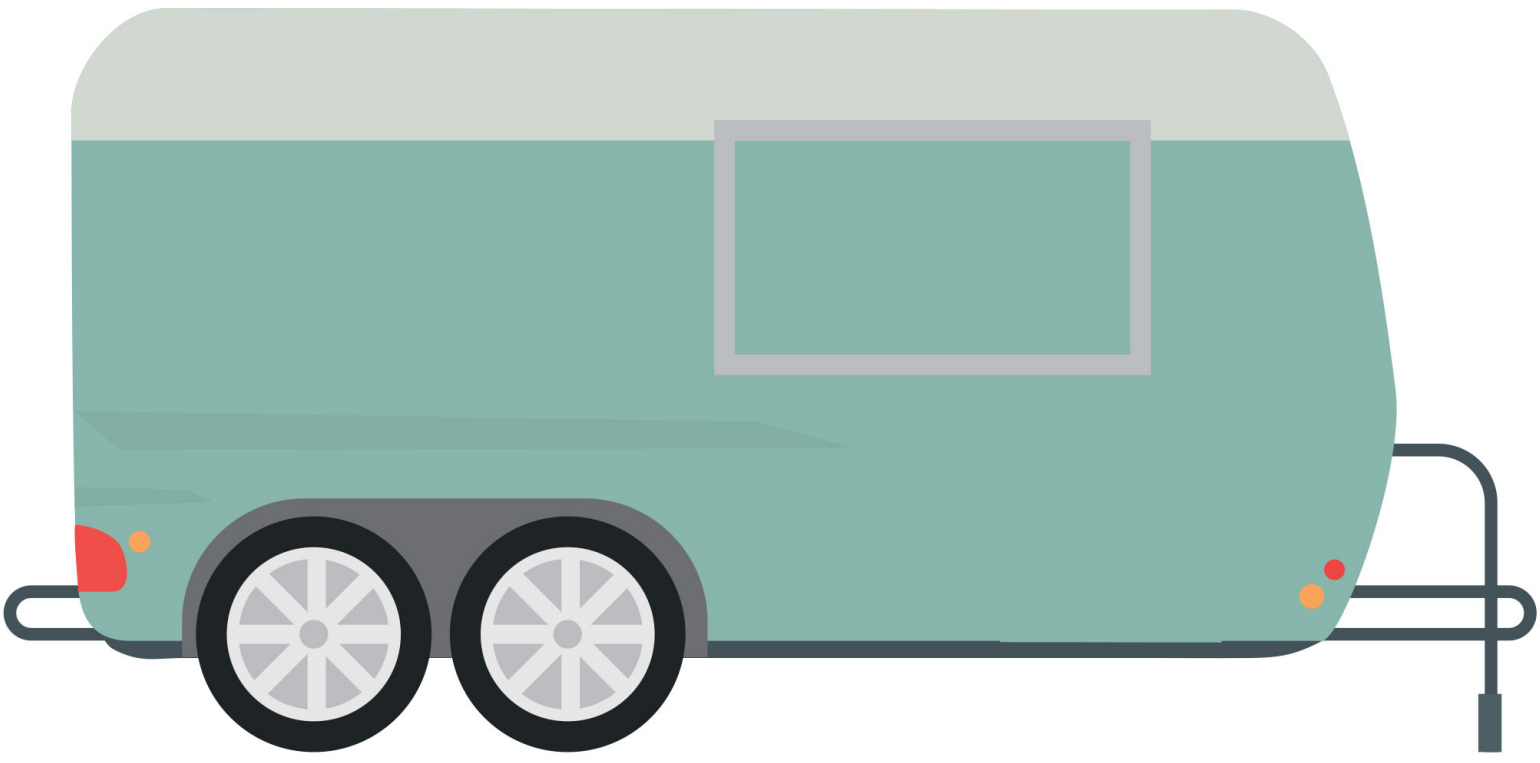
Thanks. Jason

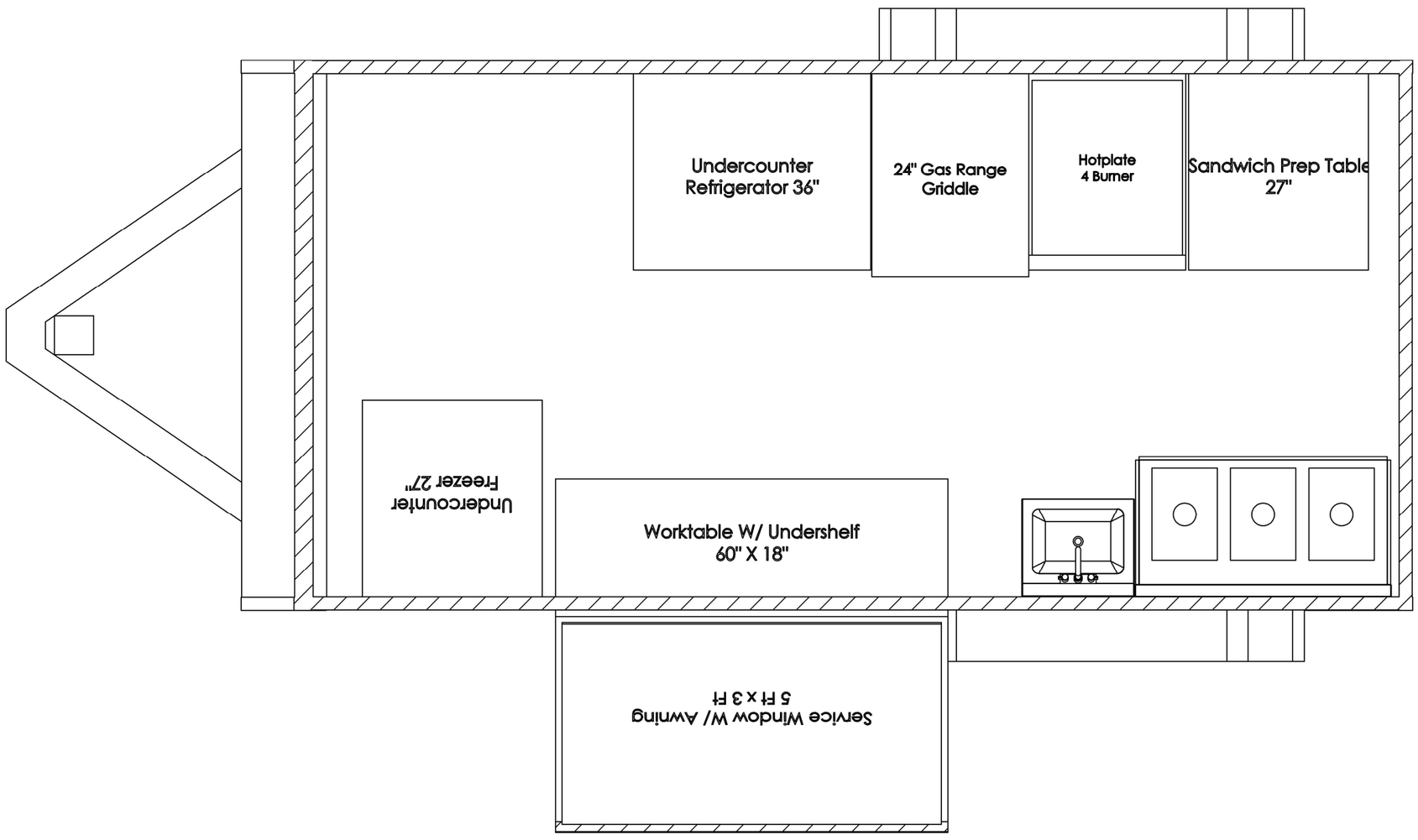





The Wok of Joy
fresh and tasty
Thai Food



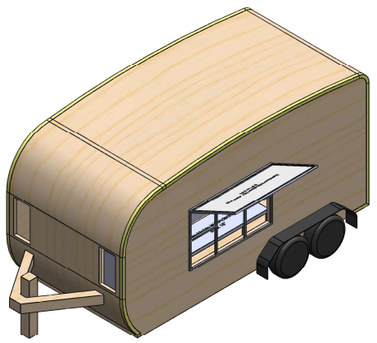


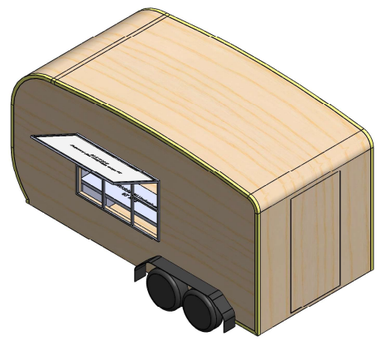


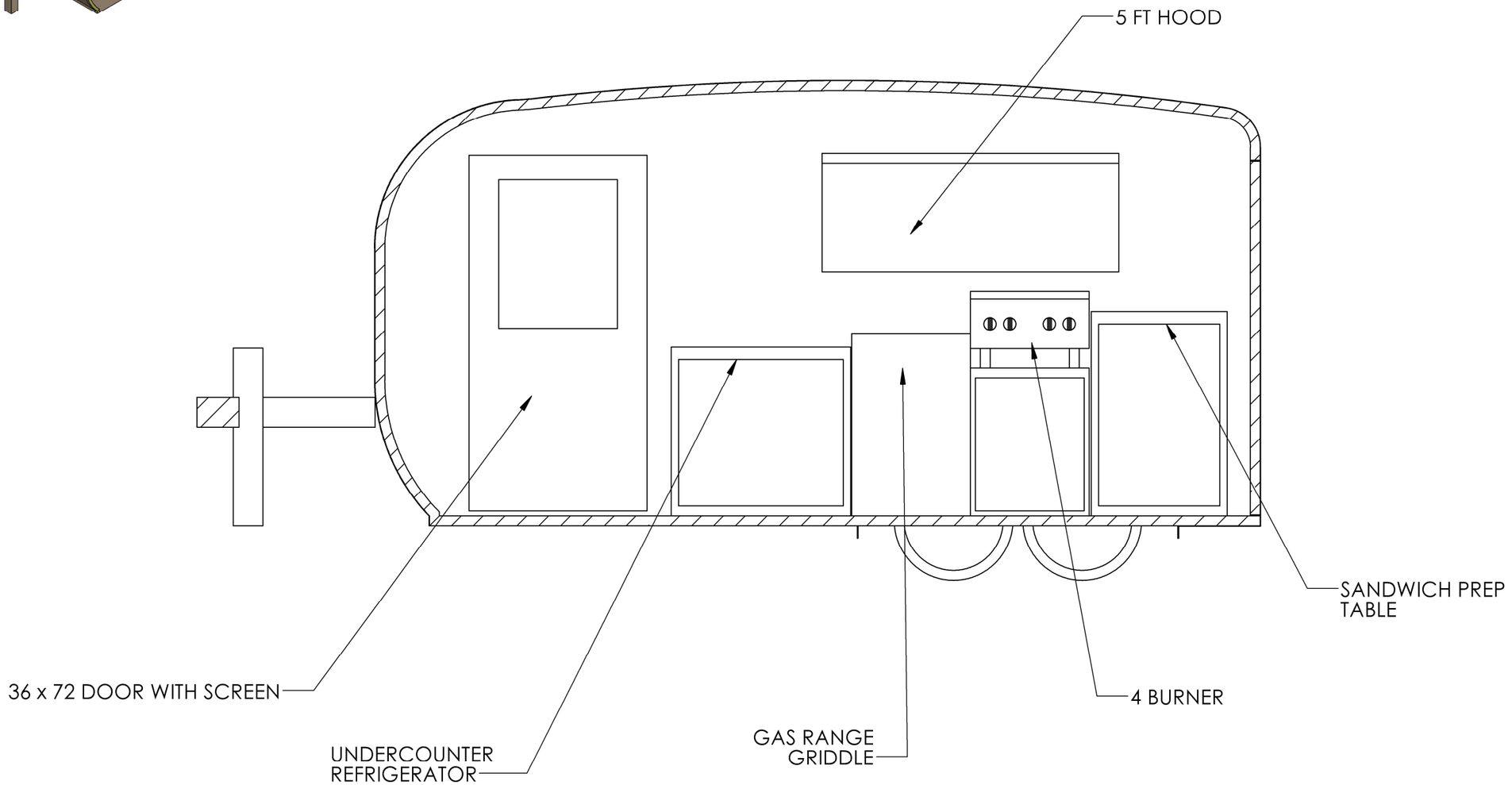
MILE HIGH CUSTOM FOODTRUCKS			
	NAME	DATE	TITLE:
DRAWN	A. JACOB	03/14/2024	WOK OF JOY

PROPRIETARY AND CONFIDENTIAL
THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF MILE HIGH CUSTOM FOODTRUCKS. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF <INSERT COMPANY NAME HERE> IS PROHIBITED.

SCALE: 1:20 | REV **B** | SHEET 1 OF 5







MILE HIGH CUSTOM FOODTRUCKS

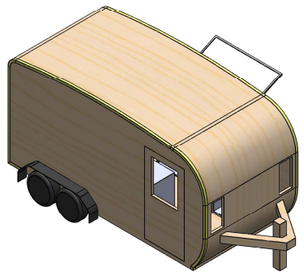
	NAME	DATE
DRAWN	A. JACOB	03/14/2024

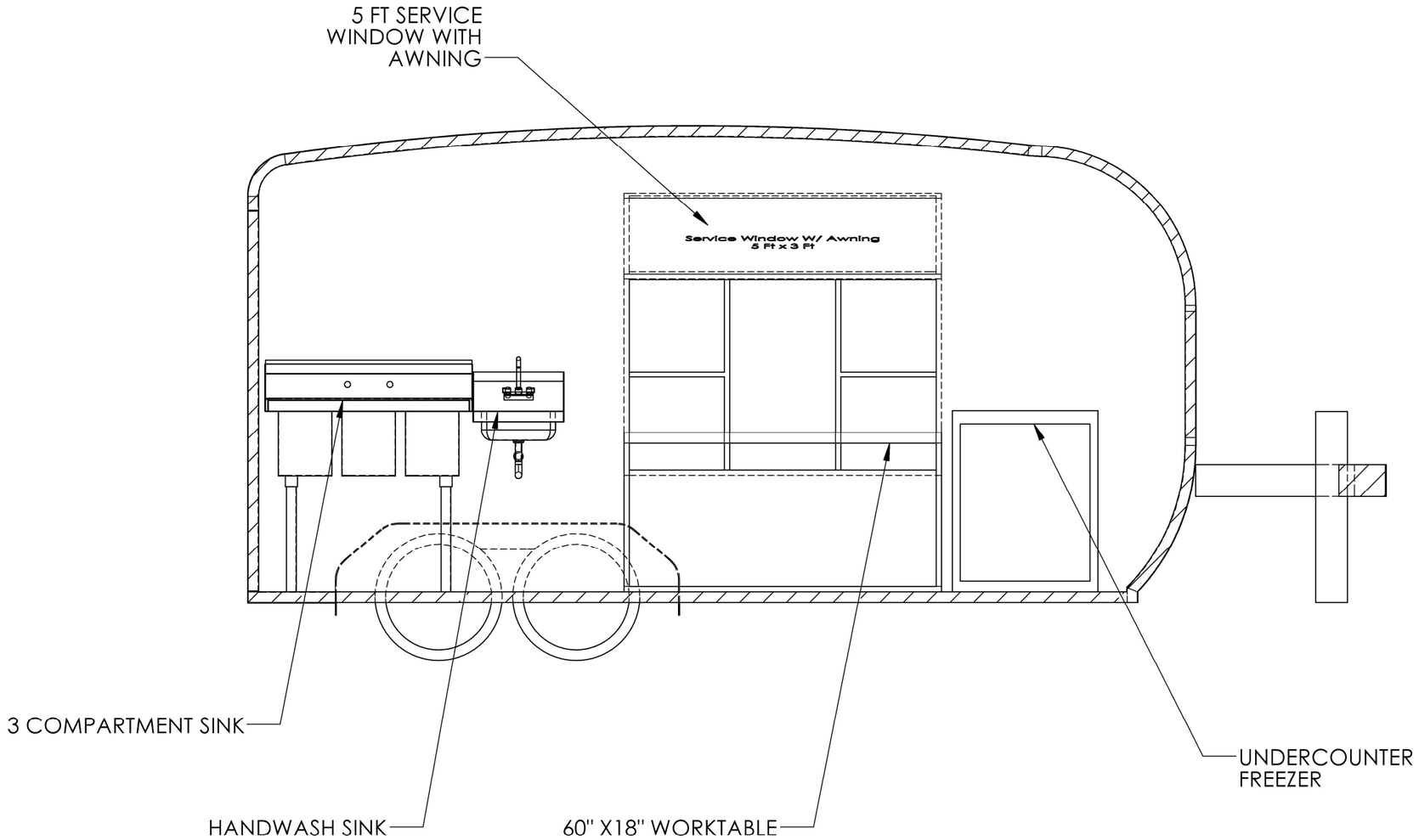
PROPRIETARY AND CONFIDENTIAL
THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF MILE HIGH CUSTOM FOODTRUCKS. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF <INSERT COMPANY NAME HERE> IS PROHIBITED.

TITLE:

WOK OF JOY

SCALE: 1:25 | REV **B** | SHEET 2 OF 5





MILE HIGH CUSTOM FOODTRUCKS			
	NAME	DATE	TITLE:
DRAWN	A. JACOB	03/14/2024	WOK OF JOY

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SCALE: 1:25 | REV **B** | SHEET 3 OF 5

NEED TO BE CHANGED FOR THIS TRAILER

ITEM NO.	PART NUMBER	DESCRIPTION	MATERIAL	QTY.
1	TRUCK	18 FEET TRUCK	STEEL FRAME WITH ALUMINUM BODY	1
2	17" X 15" X 13 1/2" HANDSINK	14" LONG X 10" WIDE X 5 1/2" DEEP BOWL	304 STAINLESS STEEL	1
3	WORKTABLE	60 "WIDE X 18" DEEP WORKTABLE	304 STAINLESS STEEL	1
4	CONCESSION WINDOW	5 FT WIDE X 3 FT HIGH SERVICE WINDOW WITH AWNING	ALUMINUM FRAME WITH GLASS WINDOWS	1
5	OVEN HOOD	9 FT HOOD WITH FIRE SUPPRESSION	304 STAINLESS STEEL	1
6	GENERATOR BOX	36" GENERATOR ENCLOSURE	ALUMINUM TREAD/DIAMOND PLATE	1
7	FRYER	40LBS FRYER	304 STAINLESS STEEL	3
8	GRIDDLE	GRIDDLE 36 IN	304 STAINLESS STEEL	1
9	EXHAUST FAN	EXHAUST FAN 11" DIA	304 STAINLESS STEEL	1
10	REFERIGERATOR	STANDUP REFERIGERATOR, 2 DOOR, 43.2 CU. FT.	304 STAINLESS STEEL	1
11	CEILING WALL	STAINLESS STEEL CEILING	304 STAILESS STEEL	1
12	COOKING WALL	STAINLESS STEEL COOKING WALL	304 STAINLESS STEEL	1
13	FLOOR	DIAMOND PLATE FLOOR	ALUMINUM DIAMOND PLATE	1
14	OTHER WALLS	STAINLESS STEEL WALLS	304 STAINLESS STEEL	1
15	WATER TANKS	FRESH WATER TANK 30 GALLON, 17.5" X 34.5" X 12"	POLYETHYLENE (PE), RESIN	1
16	WATER TANKS	GREY WATER TANK 40 GALLON, 18" X 39.5" X 13"	POLYETHYLENE (PE), RESIN	1
17	PUMP	WATER PUMP 3.3 GPM	METAL	1
18	WATER HEATER	WATER HEATER	STAINLESS STEEL	1
19	3 COMPARTMENT SINK	3 COMPARTMENT SINK 14"X10"X12" DEEP BOWLS	304 STAINLESS STEEL	1
20	FOODWATMER	FRY WARMER DUMP STATION, 12.38" X 22.25" X 18.87"	POWDER COATED METAL	1
21	COUNTERTOP RANGES	GRIDDLE 24 IN	304 STAINLESS STEEL	1
22	STEAM TABLE	STEAM TABLE, 33" X 30 1/2" X 34 1/2"	430 STAINLESS STEEL	1
23	SANDWICH PREP TABLE	REFRIGERATED SANDWICH PREP TABLE 36 5/16"×30"×41 3/8"	STAINLESS STEEL INTERIOR AND EXTERIOR	1
24	WORKTABLE	48" WIDE X 30" DEEP WORKTABLE	304 STAINLESS STEEL	1
25	FREEZERS	REACH-IN FREEZER, 2 DOOR, 54 2/5"×31 7/10"×83 1/10"	STAINLESS STEEL INTERIOR AND EXTERIOR	1
26	AIR CONDITIONER	15K NON-DUCTED, HEATER AND COOLING, 25 1/2" X 39 1/2" X 13 1/2"	TOUGH PLASTIC	1
27	PROPANE TANK	PROPANE TANK 100 LBS, 48.7" X 14.7" DIA.	POWDER COATED STEEL - WELDED	1

MILE HIGH CUSTOM FOODTRUCKS

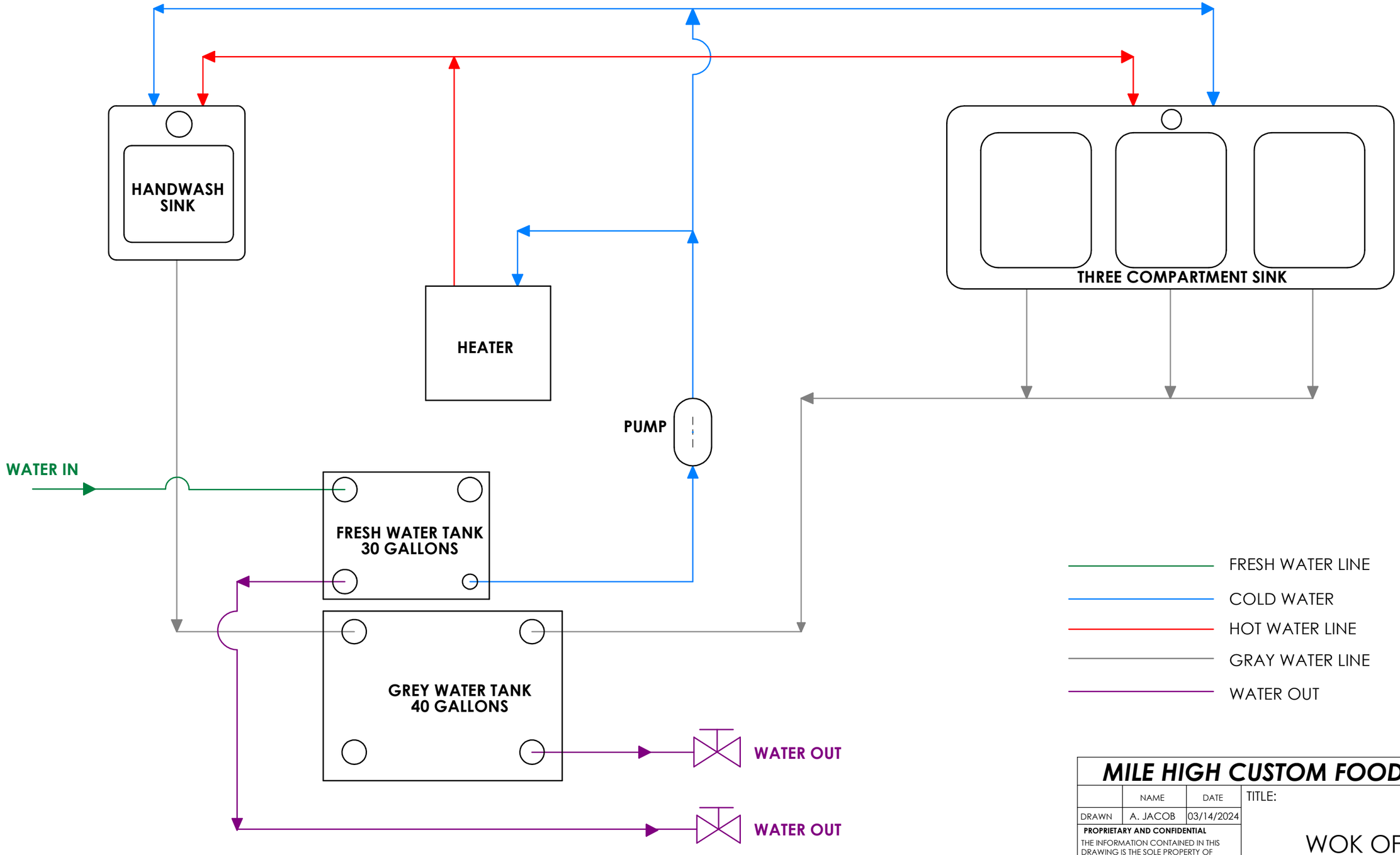
	NAME	DATE
DRAWN	A. JACOB	03/14/2024

PROPRIETARY AND CONFIDENTIAL
THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF MILE HIGH CUSTOM FOODTRUCKS. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF <INSERT COMPANY NAME HERE> IS PROHIBITED.,

TITLE: WOK OF JOY

SCALE: 1:25 | REV **B** | SHEET 4 OF 5

PLUMBING DIAGRAM



FRESH WATER LINE
COLD WATER
HOT WATER LINE
GRAY WATER LINE
WATER OUT

MILE HIGH CUSTOM FOODTRUCKS

	NAME	DATE
DRAWN	A. JACOB	03/14/2024

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TITLE: WOK OF JOY

SCALE: 1:25 | REV **B** | SHEET 5 OF 5

LICENSE AGREEMENT

THIS LICENSE AGREEMENT ("License Agreement") is entered into this **3rd day of June, 2024**, by and between the Town of Mountain Village, a home rule municipality and political subdivision of the state of Colorado ("Town" or "Licensor") and **The Wok of Joy** ("Licensee").

RECITALS

A. Licensee is in the business of operating a vending trailer {**"Vending Apparatus")** serving Thai food (**"Goods"**).

B. Licensee desires to operate the Vending Apparatus on the Town-owned open space parcel **OS 3XRR** also known as **Conference Center Plaza** (**"Plaza**") from May 15-October 14 ("**Summer Season**") and October 15 – May 14 ("**Winter Season**").

C. The Town owns the Plaza and desires to grant Licensee a license on, over and across that portion of the Plaza, located near the planter bed on the southeast corner of the Conference Center Plaza, shown on **Exhibit A** ("**Vending Space**") in order to operate a Vending Apparatus to sell the Goods, subject to the terms and conditions set forth herein.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual promises set forth herein, the undersigned parties agree as follows:

1. License for Activities. The Town hereby grants to the Licensee a temporary, non-exclusive license for the purpose of using the Vending Space in order to operate Licensee's Vending Apparatus for the sale and provision of the Goods. The Licensee acknowledges and agrees that the Vending Apparatus shall at all times remain in compliance with the Plaza Design Standards as set forth in the Town's Community Development Code which the Licensee acknowledges it has read and understands and to which the Licensee agrees to be bound. The Licensee further acknowledges that Licensee may not place anything outside of the Vending Space.

2. Term of License. This License Agreement shall commence on the Effective Date and shall terminate on **December 31, 2026,** unless terminated earlier pursuant to Paragraph 10 below (the "**Term**") . During the Term of this license, Licensee shall be permitted to operate the Vending Apparatus between the hours of 7:00 a.m. to 9:00 p.m., seven (7) days a week ("**Operating Hours**") and shall be required to operate the Vending Apparatus a **minimum of five (5) hours per day, five (5) days a week** ("**Minimum Hours**") during Summer Season and Winter Season of each year of the Term of this Agreement. In the event the Licensee desires to extend the Operating Hours or decrease the Minimum Hours the Licensee may request extended Operating Hours or decreased Minimum Hours from the Town, which the Town may grant at is sole and absolute discretion.

A. A. Town recognizes Licensee may desire to move Vending Apparatus and vend outside of Mountain Village. Licensee shall be allowed to move the Vending Apparatus from the Plaza up to two (2) times during the first year of this Agreement (ending May 14, 2025), for up to five (5) days each, at no cost.

The remaining term of this Agreement (May 15, 2025 – December 26, 2026), Licensee shall be allowed to move the Vending Apparatus from the Plaza up to two (2) times in a calendar year (for up to 5 days each) and shall be required to pay a Move Fee outlined as follows.

- Move Fee of $250; plus
- A daily fee of 6.5% of actual average daily sales (calculated from the prior year's respective month).

Signage must be provided by the Licensee to be displayed at all times while the vending location is vacated by the Licensee. Signage shall describe the days and hours of operation and when the Vending Apparatus will return to the location.

B. **Off Season Schedule.** The parties further understand and acknowledge that Licensee shall not be required to remain open during off season periods of longer than two (2) weeks during Spring and Fall seasons in line with the operational schedule of the gondola. Should any additional time be required for business operation purposes, Licensee shall provide notice to Licensor.

3. Access The license granted herein shall include the right of non-vehicular access over, through and across the other portions of the Plaza and Town open space in order to access the Vending Space. The Licensee acknowledges and agrees it is familiar with the Town's Plaza Vehicle Access and Delivery laws and will abide by such laws and any other regulations governing vehicular access to the Plaza and Vending Space.

   Prior to siting the Vending Apparatus, the Licensee shall work with the Town's Plaza Services Manager to site the Vending Apparatus in such a manner as to avoid driving over or parking on all underground parking structures. This includes all subsequent moves of the Vending Apparatus to temporary locations.

4. Storage Licensee shall also be permitted to store Licensee's Vending Apparatus overnight at Licensee's sole risk cost and expense in the Vending Space provided that the Vending Apparatus securely stores food items.

   Licensee shall **NOT** store any ignition sources or fuel of any type within the Vending Apparatus. Ignition sources stored outside of the Vending Apparatus must be secured and locked to prevent unauthorized access.

   Licensee shall **NOT** store any trash within the Vending Apparatus.

5. Trash and Recycling Licensee will be required to provide additional trash and recycling receptacles at the Vending Space. It is the sole responsibility of the Licensee to remove trash and recycling daily. Trash will not be allowed to be stored overnight in or near the Vending Apparatus. Under no circumstances shall the licensee dispose of trash and recycling in the Town's trash and recycling receptacles.

6. Maintenance.

   A. Licensee agrees to repair and/or replace any damage to any portion of the Vending Space only to the extent any damages shall be caused by or in connection with Licensee's use thereof. All costs for such repair or replacement, and all work performed in connection therewith, shall be the responsibility of the Licensee. The Town, in its sole reasonable discretion, shall determine when the Vending Space is in need of repair or replacement due to the activities of Licensee and/or its customers in the Vending Space.
   B. Licensee shall clean the Vending Space by removing debris, trash, sweeping and washing down the Vending Space, at least twice daily. The cleaning shall be conducted as frequently each day, if necessary, to prevent debris or trash from being blown or scattered around the Open Space. Additionally, licensee shall monitor the public seating area and plaza in the open space adjacent to the Vending Space and shall clean the area, including tables and chairs, as necessary.
   C. Licensee shall remove snow as needed to an area that does not block public access.

7. Utilities Licensee will be granted use of the Town's utilities for a flat fee of $150 per month ("**Utility Fee**"), Utility Fees are subject to annual review and adjustments. **Town staff must review and approve all electrical plans prior to execution and final connections.**

   Electricity: Prior to siting the food truck/trailer, the Licensee shall obtain a building permit from the Town for installation of an electric power source in conformance with all applicable building codes.

8. Fire Safety. Licensee must maintain a minimum of 2 -10lb ABC fire extinguishers in the Vending Apparatus at all times or other fire suppression system as approved by the Fire Marshal. Licensee shall provide proof of compliance to the Telluride Fire Protection District of Section 319 of the 2018 International Fire Code.

9. Location.
   A. Licensee shall have the obligation to prevent encroachment of any chairs, tables, and/or other related personal property onto areas of the Open Space outside of the designated Vending Space.
   B. In order to ensure adequate public access to all areas of the Open Space, Licensee shall ensure patron lines are structured in such a manner as to ensure that public pedestrian pathways are maintained in order to access public restrooms.
   C. Special Events. In the event that an existing or returning Special Event conflicts with the location of the Vending Apparatus, the Vending Apparatus shall be moved to the alternative vending

location as depicted in **Exhibit A** for the duration of Town's approval of the special event's use of the space. This includes but is not limited to Telluride Yoga Festival and Telluride Film Festival. Town shall provide a minimum of seven (7) days' notice for any required special event moves. The Licensee is responsible for all necessary electrical extensions.

10. Right to Cancel License. The Town shall have the right to terminate or suspend the license granted herein upon giving the Licensee ninety (90) day's written notice of the following:
    A. A violation of any condition of this Agreement.
    B. Conflicts with festivals, special events or other uses of the Plaza.
    C. The Town determines in its sole discretion that it needs to maintain or repair the Plaza area and no suitable alternative location for the Vending Apparatus is Available.
    D. The Town reserves the right to terminate this License Agreement, should the Town determine the Vending Space or surrounding area is no longer compatible with the Services allowed pursuant to this License Agreement, by giving Licensee no less than one hundred and twenty (120) days written notice of termination.

    Licensee shall have the right to terminate this Licensee Agreement if the Town commits a material breach of this Licensee Agreement and fails to cure the breach within seven (7) days following the receipt of written notice of such breach.

11. Costs. The Licensee shall, at its sole cost and expense, pay for the construction and maintenance of the Vending Apparatus in conformance with the Plaza Use and Design Standards as amended from time to time. Licensee shall also, at its sole cost, remove the Vending Apparatus and return the Vending Space to their prior condition at the expiration of the Term of this Agreement, unless otherwise directed in writing by the Town. Licensee shall be responsible for paying the costs of any damage caused to Vending Space and the Plaza as a result of the use of the license granted herein.

12. Expenses. Licensee shall be responsible for all expenses incurred associated with the operation of the Vending Apparatus, including without limitation, license fees, travel expenses, staffing, uniforms, equipment, taxes and insurance premiums.

13. Fees and Bond. The Licensee shall pay to the Town a utility fee of **one hundred and fifty dollars ($150) per month**, and a **rental fee of two thousand five hundred dollars ($2500) per month** ("**Rental Fee**"), due and payable ten (10) days prior to the following month. At the time of execution of this Agreement, Licensee shall deposit a refundable One Thousand Hundred Dollar ($1000) cash bond with the Town to secure the performance of this Agreement and guarantee the maintenance of the Vending Space and Plaza.

14. No Implied Rights. Nothing in this Agreement shall be construed to expressly or implicitly grant the Town any right to enter upon any portion of property owned by the Town other than as specified herein.

15. Attorney's Fees. In the event of any dispute in connection with this Agreement, the non-prevailing

party shall pay to the prevailing party, in addition to all sums that either party may be called upon to pay, the prevailing party's attorney's fees (including the costs of in-house counsel) and costs related to prosecuting the claim, whether or not an action is filed or prosecuted to judgment.

16. Exhibits. The Exhibits hereto shall be construed with and as an integral part of this Agreement to the same effect as if the contents thereof had been set forth verbatim herein.

17. Headings. The headings used in this Agreement are for convenience of reference only and shall not be deemed to limit, characterize or in any way affect the interpretation of any provision of this Agreement.

18. Entire Agreement. This Agreement contains the entire agreement and understanding of the parties with respect to the subject matter hereof, and no other representations, promises, agreements or understandings regarding the subject matter hereof shall be of any force or effect unless in writing, executed by all parties hereto and dated on or after the date hereof.

19. Modifications and Waivers. No change, modification or waiver of any provision of this Agreement shall be valid or binding unless it is in writing, dated subsequent to the date hereof and signed by both parties hereto. No waiver of any breach, term or condition of this Agreement by any party shall constitute a subsequent waiver of the same or any other breach, term or condition.

20. Severability. In case any one or more of the provisions contained herein for any reason shall be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provision of this Agreement, but this Agreement shall be construed as if such invalid, illegal or unenforceable provision or provisions had never been contained herein.

21. Governing Law. This Agreement shall be governed by and construed in accordance with the internal laws of the State of Colorado and venue for all disputes shall be in the courts of San Miguel County Colorado.

22. Survival. Unless provided for otherwise, all rights and obligations of the parties herein described and agreed to be performed, or which by the nature thereof are or would be required to be performed, regardless of termination of this Agreement or subsequent to the term of the license shall survive any termination of this Agreement or the term of the license.

23. Relation of Parties. It is the understanding of all Parties that the Licensee is and will remain an independent contractor and that nothing contained in this Licensee Agreement will be construed to create a partnership, agency or joint venture.

24. Insurance. Licensee shall carry and maintain: (i) a policy of comprehensive general liability insurance with annual limits of at least $2,000,000, (ii) a policy of worker's compensation insurance with annual limits of at least $2,000,000 for each accident, and (iii) such other insurance as may be

appropriate given the nature of the Services. Policies maintained by Licensee shall include a provision whereby the insurer waives subrogation and other rights it may have to proceed against the party of fault. With respect to the general liability insurance carried pursuant to this Agreement, the Town shall be listed as an additional named insured. Licensee shall furnish certificates acceptable to the Town that Licensee has the foregoing insurance in effect. Insurance certificate shall be received by the Town at the time this lease is signed.

25. Indemnification. The Licensee shall defend, indemnify and hold harmless, the Town and its respective directors, officers, employees, successors and assigns, from any expense, claim, action, liability, loss, damage or suit (including attorney's fees and costs) arising out of, or in any way connected with, the grant of the license herein, Licensee's operation of the Activities, injuries to Licensee, Licensee's employees and third parties and Licensee's performance under this License Agreement.

26. Assignment. This Agreement shall not be assigned by Licensee without the prior written consent of the Town.

27. Compliance with Laws. Licensee shall comply with all applicable laws and regulations, federal, state or local governing the use contemplated by this Agreement, including the receipt of a business license to operate the Vending Apparatus.

28. No Waiver of Governmental Immunity. Nothing in this Agreement shall be construed to waive, limit, or otherwise modify any governmental immunity that may be available by law to the Town, its officials, employees, contractors, or agents, or any other person acting on behalf of the Town and, in particular, governmental immunity afforded or available pursuant to the Colorado Governmental Immunity Act, Title 24, Article 10, Part 1 of the Colorado Revised Statutes.

IN WITNESS WHEREOF, the parties have executed this Agreement, intending it to be effective as of the date first set forth above.

TOWN OF MOUNTAIN VILLAGE:
a Colorado home-rule municipality
and political subdivision of the state of Colorado

Paul Wisor
_____

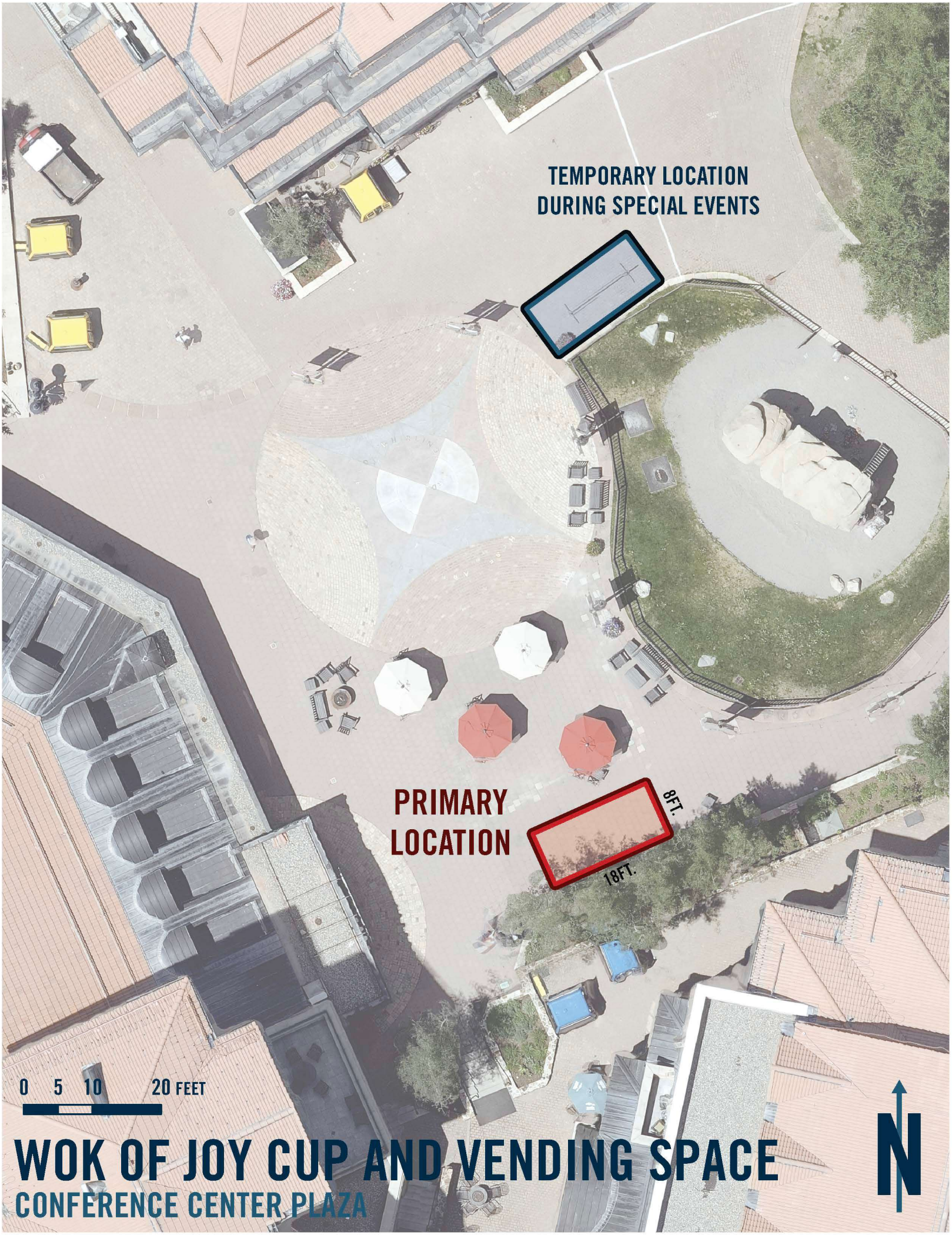
By: Paul Wisor, Town Manager

The Wok of Joy

Jason Smith
Jason Smith (Jun 4, 2024 07:50 MDT)

By: Jason Smith, Owner

LICENSEE:



WOK OF JOY CUP AND VENDING SPACE

CONFERENCE CENTER PLAZA

RE : Addition of skirting around bottom of trailer

Material : weatherproof medium weight outdoor vinyl curtain in black color

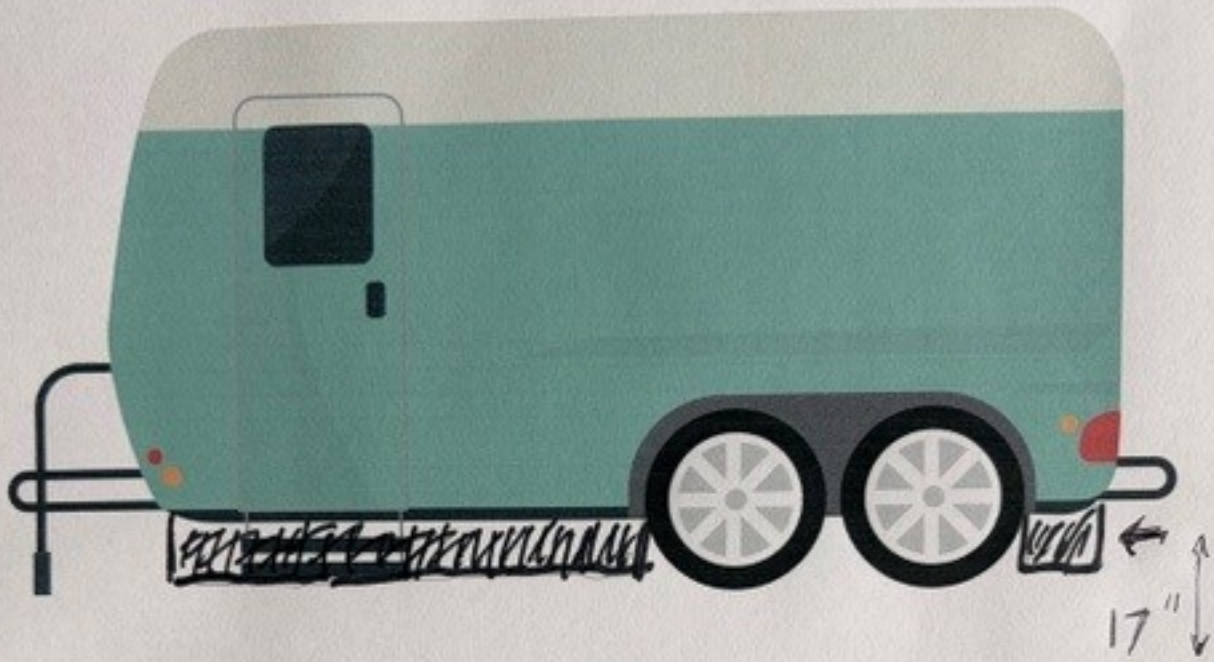
Coverage : skirt will wrap the entirety of trailer except for the wheel well sections as these protrude out from the trailer several inches

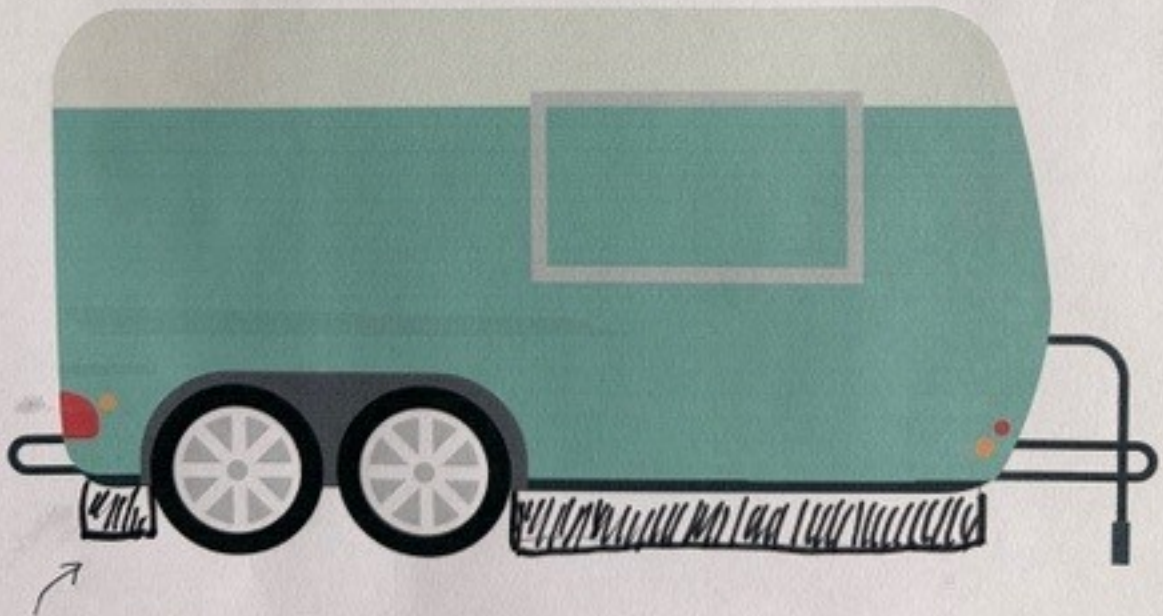
Attachment : skirt will be attached to the trailer by heavy duty velcro tabs

Addiional notes :

Skirt will be custom cut in sections by the manufacturer with a height of 17” to run flush with the pavement from the bottom of trailer walls

Galvanized chain will be sewn into base of skirt to act as a weight





17" DROP ON SKIRT TO FLUSH WITH PAVEMENT

COMMUNITY DEVELOPMENT DEPARTMENT
455 Mountain Village Blvd
Mountain Village, CO 81435
(970) 728-8000
Agenda Item 9

TO: Mountain Village Design Review Board

FROM: Soren Stopnik, Planning Technician; Elise Chessman, Planner I

FOR: Design Review Board Public Hearing; October 1, 2026

DATE: September 18, 2026

RE: Staff Memo – Class 3 Design Review DRB Specific Approval for General Easement Encroachments at Lot 220-B, 113 Palmyra Dr

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APPLICATION OVERVIEW: Specific Approval for General Easement Encroachments at Lot 220-B, 113 Palmyra Dr

I) PROJECT GEOGRAPHY

Legal Description: LOT 220B TELLURIDE MOUNTAIN VILLAGE FILING 6 PHASE 2 ACC TO PLAT REC MAR 24 1987 AT BK 1 PG 708 CONT .682 AC
Applicant/Agent: Ben Elliott, Proset Construction
Owner: 113 Palmyra LLC
Zoning: Single-Family
Existing Use: Single-Family Residence (currently under construction)
Proposed Use: Single-Family Residence
Lot Size: 0.62 Acres
Adjacent Land Uses:

- **North:** Single-Family
- **South:** Single-Family
- **East:** Active Open Space (Bridges Ski Run)
- **West:** Single-Family



Figure 1: Vicinity Map

ATTACHMENTS
Exhibit A: Plan set
Exhibit B: Applicant Narrative
Exhibit C: Draft Easement Agreement

II) CASE SUMMARY

Ben Elliott of Proset Construction is requesting Design Review Board (DRB) Specific Approval for two General Easement (GE) encroachments at 113 Palmyra Drive. DRB approved retaining walls with the initial approval in July 2022; however, these retaining walls did not encroach into the GE.

As constructed, two portions of the retaining walls extend into the GE beyond the areas previously approved.

Retaining wall #1 is a boulder retaining wall located along the east side of the lot. As stated in the applicant's narrative, the site's natural grades and slopes caused water to drain towards the rear of the property, resulting in increased drainage near the home's foundation, rear patio, and rear landscaping. Following final grading, the retaining wall was extended approximately 11 feet into the GE to redirect drainage.

Retaining wall #2 is located along the north side of the lot near the hot tub area. A portion of the stone retaining wall extends approximately 2 feet 4 inches into the GE. As stated in the applicant's narrative, the use of natural stone results in varying depths for each course as the wall steps back to retain the soil. As a result, the base course extends slightly farther into the GE than the courses above, creating the encroachment.

Following this approval of the encroachments, the lot owner will be required to enter into a Revocable Encroachment Agreement with the Town.

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*.

III) 17.5.7 GRADING AND DRAINAGE DESIGN

The additional grading meets the Grading and Drainage criteria. Because the retaining wall can be seen from the Bridges Ski Run, the main criteria that applies is Section 17.5.7(F)(1) that the retaining structures shall be constructed of boulders or concrete walls.

IV) 17.3.14(F) GENERAL EASEMENT SETBACKS

All general easement setbacks or other setbacks shall be maintained in a natural, undisturbed state to provide buffering to surrounding land uses and to maintain the ability to conduct any of the general easement allowed uses. The DRB may waive the general easement setback or other setbacks and allow for prohibited activities provided:

Table 1

Criterion	**Criterion Met:** (Yes/No/TBD)
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:**
Retaining wall #1 was deemed a necessary intervention by Proset Construction to redirect drainage for foundation, rear patio, and rear landscaping preservation.	**YES**
Retaining wall #2 was an unintentional overlap outside of the boundary of the General Easement. While this retaining wall's encroachment might not be necessary, removing the encroachment retroactively would require	**TBD**

significant re-disturbance of the site and relocation of landscaping elements.	
2. The disturbance in the general easement setback is due to natural features of the site, such as steep slopes, wetlands and streams;	**Criterion Met: YES**
3. No unreasonable negative impacts result to the surrounding properties;	**Criterion Met: YES**
No unreasonable negative impacts have been identified.	
4. The general easement setback or other setback will be revegetated and landscaped in a natural state;	**Criterion Met: YES**
Both portions of the easement have already been revegetated and landscaped to reflect a natural state.	
5. The Public Works Department has approved the permanent above-grade and below-grade improvements;	**Criterion Met: YES**
The Public Works Department has reviewed the proposal and has approved both GE Encroachments.	
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**
As a Condition of Approval, the applicant will enter into an encroachment agreement.	
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**
Staff has identified adequate landscaping and buffering around the encroachments.	

V) CHAPTER 17.4.11(D) DESIGN REVIEW PROCESS CRITERIA FOR DECISION

Specific approvals are processed as a Final Architecture Review of a Class 3 development application. Applicants must meet all the following Criteria for Decision.

Criterion	**Criterion Met:** (Yes/No/TBD)
a. The proposed development meets the Design Regulations;	**Criterion Met: YES**
Yes, the proposal complies with the applicable design regulations.	
b. The proposed development is in compliance with the Zoning and Land Use Regulations;	**Criterion Met: YES**
The proposal does not impact the Zoning and Land Use Regulations.	
c. The proposed development complies with the road and driveway standards;	**Criterion Met: YES**
The proposal does not impact on the road and driveway standards for the property.	

d. The proposed development is in compliance with the other applicable regulations of this CDC;	**Criterion Met: YES**
All applicable regulations of the CDC have been addressed above.	
e. The development application complies with any previous plans approved for the site still in effect;	**Criterion Met: YES**
Yes, no other plans are being affected by the proposal.	
f. The development application complies with any conditions imposed on development of the site through previous approvals; and	**Criterion Met: YES**
Yes, the application complies with all previous conditions.	
g. The proposed development meets all applicable Town regulations and standards.	**Criterion Met: YES**
Yes, the proposed development meets all applicable Town regulations and standards.	

VI) STAFF RECOMMENDATION

Staff recommends approval of the General Easement Encroachments at Lot 220-B, 113 Palmyra Drive.

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

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

I move to approve the Specific Approval for General Easement Encroachments at Lot 220-B, 113 Palmyra, based on the evidence provided in the staff memo of record dated September 18th, 2026, and the findings of this meeting with the following conditions:

#	Condition of Approval/Note	Department or Division	Completed By:
1.	Provide an updated and engineer approved civil drawing showing all GE encroachments on the site.	Planning	Prior to Certificate of Occupancy
2.	Following DRB approval, the owner shall enter into a General Easement Encroachment Agreement with the Town.	Planning	Following DRB approval

PROSET CONSTRUCTION

1519 E. Main Street
Montrose, CO 81401
(970) 650-8099
www.prosetconstruction.com

To: Town of Mountain Village Planning Department
Re: Request for Approval of GE Encroachment
Property: 113 Palmyra Dr
Applicant: Proset Construction
Date: 8/12/26

We respectfully request approval of a revision to the previously approved site plans for the above-referenced property. The proposed revision consists of two walls that extend into a portion of the General Easement.

First, the boulder retaining wall marked #1 on the plan set application attachment. We believe the proposed retaining wall revision is necessary and reasonable modification to the originally approved design. Upon final grading, the wall was determined to be necessary to protect the foundation from excessive drainage from the sloping grades above, provide stabilization of finish grades, and create an appropriate transition to existing site conditions.

The proposed revision also contains a portion of the retaining wall at the hot tub area marked #2 that encroaches slightly into the easement on the north side of the lot. As this wall was constructed of stone there was some natural variance in the step back required for each course of stone required to adequately retain the soil. This drove the variance in the base course in relation to the easement line.

The requested encroachment into the General Easement is limited to the minimum area necessary to accomplish these objectives and we believe do not adversely affect public health, safety, welfare, or the intent of the Community Development Code. For these reasons, we request approval of the design review revision for the proposed general easement encroachments.

Sincerely,
Ben Elliott

Project Manager
Proset Construction

113 Palmyra Planning Department Class 3 Application

An additional boulder retaining wall at the east side of the lot marked #1 was added to protect foundation from excessive drainage and facilitate transition of finish grades to match existing site condition.

The boulder wall at the spa marked #2 slightly encroaches into the easement due to variance on the base course of stone and the layback required with each successive boulder course

As these were not part of the original planning department approval, we are submitting for approval of the general easement encroachment. Attached is the full civil drawing set with sheet C3 clouded to show the proposed changes. Also attached on the last page of the pdf is the final ILC survey showing the encroachment and the wall in question.

GENERAL CIVIL ENGINEERING NOTES:

1. THE EXISTING UTILITY LINES SHOWN ON THE PLANS ARE APPROXIMATE. AT LEAST TWO (2) FULL WORKING DAYS PRIOR TO TO COMMENCING CONSTRUCTION, THE CONTRACTOR SHALL CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO @ 1-800-922-1987 OR 811 TO GET ALL UTILITIES LOCATED. IF ANY OF THESE UNDERGROUND UTILITIES ARE IN CONFLICT WITH THE CONSTRUCTION PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND WORK WITH THE ENGINEER TO FIND A SOLUTION BEFORE THE START OF CONSTRUCTION.

INSTALLATION AND SEPARATION REQUIREMENTS SHALL BE COORDINATED WITH THE INDIVIDUAL UTILITY PROVIDERS.

THE UTILITY PROVIDERS ARE:
SEWER, WATER, CABLE TV AND FIBEROPTIC: TOWN OF MOUNTAIN VILLAGE
NATURAL GAS: BLACK HILLS ENERGY
POWER: SAN MIGUEL POWER
TELEPHONE: CENTURY LINK

2. PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES, ALL NECESSARY PERMITS SHALL BE OBTAINED BY THE OWNER OR CONTRACTOR.

3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT EXCAVATED SLOPES ARE SAFE AND COMPLY WITH OSHA REQUIRIEMENTS. REFER TO THE SITE-SPECIFIC REPORT FOR THIS PROJECT FOR ADDITIONAL INFORMATION..

4. ALL TRENCHES SHALL BE ADEQUATELY SUPPORTED OR LAID BACK PER OSHA REGULATIONS.

5. ALL MATERIALS AND CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE TOWN OF MOUNTAIN VILLAGE DESIGN STANDARDS LATEST EDITION. ALL CONSTRUCTION WITHIN EXISTING STREET OR ALLEY RIGHT-OF-WAY SHALL BE SUBJECT TO TOWN OF MOUNTAIN VILLAGE INSPECTION.

6. THE CONTRACTOR SHALL HAVE ONE COPY OF THE STAMPED PLANS ON THE JOB SITE AT ALL TIMES.

7. THE CONTRACTOR SHALL NOTIFY THE TOWN 48 HOURS PRIOR TO THE START OF CONSTRUCTION.

8. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING EROSION AND SEDIMENT CONTROL MEASURES AT ALL TIMES DURING CONSTRUCTION. THE ADJOINING ROADWAYS SHALL BE FREE OF DEBRIS AT THE END OF CONSTRUCTION ACTIVITIES EACH DAY.

9. THE CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN PROPER TRAFFIC CONTROL DEVICES UNTIL THE SITE IS OPEN TO TRAFFIC. ANY TRAFFIC CLOSURES MUST BE COORDINATED WITH THE TOWN OF MOUNTAIN VILLAGE.

10. ALL DAMAGE TO PUBLIC STREETS AND ROADS, INCLUDING HAUL ROUTES, TRAILS, OR STREET IMPROVEMENTS, OR TO PRIVATE PROPERTY, SHALL BE REPAIRED AT THE SOLE EXPENSE OF THE CONTRACTOR TO THE ORIGINAL CONDITIONS.

11. WHEN AN EXISTING ASPHALT STREET IS CUT, THE STREET MUST BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN ITS ORIGINAL CONDITION. THE FINISHED PATCH SHALL BLEND SMOOTHLY INTO THE EXISTING SURFACE. ALL LARGE PATCHES SHALL BE PAVED WITH AN ASPHALT LAY-DOWN MACHINE.

12. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER. ANY DISCHARGE REQUIREMENTS SHALL BE COORDINATED WITH THE TOWN OF MOUNTAIN VILLAGE.

13. CONTRACTOR SHALL NOTIFY ALL RESIDENTS IN WRITING 24 HOURS PRIOR TO ANY SHUT-OFF IN SERVICE. THE NOTICES MUST HAVE CONTRACTOR'S PHONE NUMBER AND NAME OF CONTACT PERSON, AND EMERGENCY PHONE NUMBER FOR AFTER HOURS CALLS. ALL SHUT-OFF'S MUST BE APPROVED BY THE TOWN AND TOWN VALVES AND APPURTENANCES SHALL BE OPERATED BY TOWN PERSONNEL.

14. CONTRACTOR SHALL KEEP SITE CLEAN AND LITTER FREE (INCLUDING CIGARETTE BUTTS) BY PROVIDING A CONSTRUCTION DEBRIS TRASH CONTAINER AND A BEAR-PROOF POLY-CART TRASH CONTAINER, WHICH IS TO BE LOCKED AT ALL TIMES.

15. CONTRACTOR MUST BE AWARE OF ALL TREES TO REMAIN PER THE DESIGN AND APPROVAL PROCESS AND PROTECT THEM ACCORDINGLY.

16. THE CONTRACTOR SHALL PROVIDE UNDERGROUND UTILITY AS-BUILTS TO THE TOWN.

17. ALL STRUCTURAL FILL UNDER HARDSCAPE OR ROADS MUST BE COMPACTED TO 95% MODIFIED PROCTOR (MIN.) AT PLUS OR MINUS 2% OF THE OPTIMUM MOISTURE CONTENT. NON-STRUCTURAL FILL SHALL BE PLACED AT 90% (MIN.) MODIFIED PROCTOR.

18. UNSUITABLE MATERIAL SHALL BE REMOVED AS REQUIRED BY THE SOILS ENGINEER. ALL MATERIALS SUCH AS LUMBER, LOGS, BRUSH, TOPSOIL OR ORGANIC MATERIALS OR RUBBISH SHALL BE REMOVED FROM ALL AREAS TO RECEIVE COMPACTED FILL.

19. NO MATERIAL SHALL BE COMPACTED WHEN FROZEN.

20. NATIVE TOPSOIL SHALL BE STOCKPILED TO THE EXTENT FEASIBLE ON THE SITE FOR USE ON AREAS TO BE REVEGETATED.

21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST ABATEMENT AND EROSION CONTROL MEASURES DEEMED NECESSARY BY THE TOWN, IF CONDITIONS WARRANT THEM.

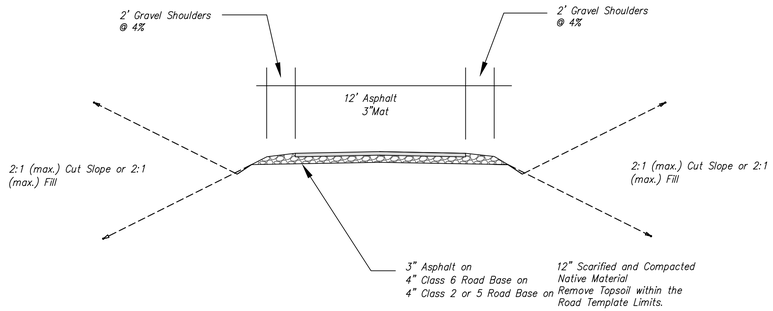
22. ALL DISTURBED GROUND SHALL BE RE-SEEDED WITH A TOWN-APPROVED SEED MIX. REFER TO THE LANDSCAPE PLAN.

23. THE CONTRACTOR IS REQUIRED TO PROTECT ALL EXISTING SURVEY MONUMENTS AND PROPERTY CORNERS DURING GRADING AND CONSTRUCTION.

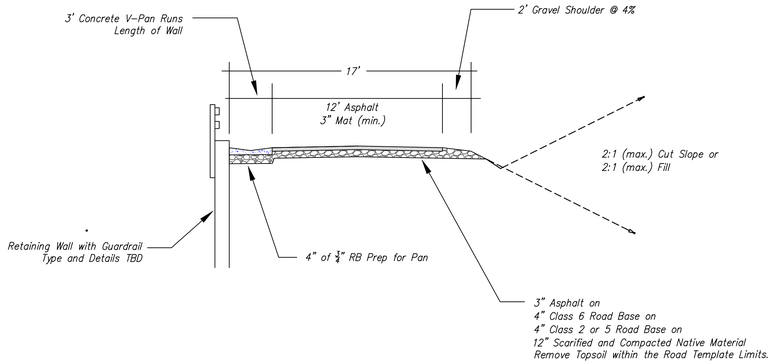
24. ALL UNDERGROUND PIPE SHALL BE PROTECTED WITH BEDDING TO PROTECT THE PIPE FROM BEING DAMAGED.

25. HOT TUBS SHALL DRAIN TO THE SANITARY SEWER (OR PUMPED TO AA CLEAN-OUT).

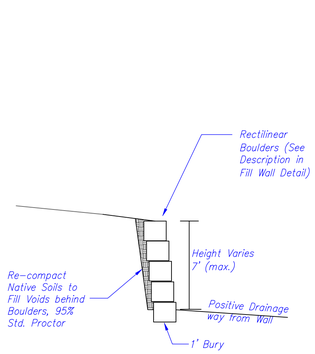
26. THE UTILITY PLAN DEPICTS FINAL UTILITY LOCATIONS BUT HAS BEEN COMPLETED AT A PRELIMINARY STAGE. CONTRACTOR SHALL VERIFY ALIGNMENTS WITH THE ARCHITECT PRIOR TO CONSTRUCTION.



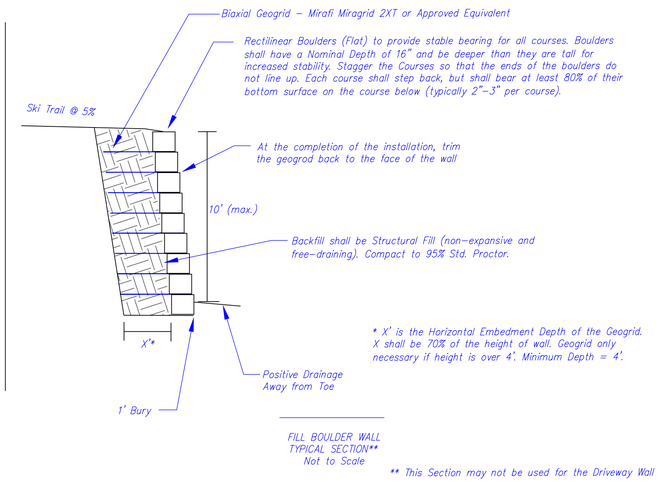
DRIVEWAY CROSS-SECTION
No Retaining Wall - Typical Cross Section
16' Shoulder-to-Shoulder is the minimum Required Width



DRIVEWAY CROSS-SECTION
With Retaining Wall - Typical Cross Section
16' Shoulder-to-Shoulder is the Minimum Required Width



CUT BOULDER WALL
TYPICAL SECTION
Not to Scale



FILL BOULDER WALL
TYPICAL SECTION**
Not to Scale

** This Section may not be used for the Driveway Wall

Uncompahgre Engineering, LLC

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

SUBMISSIONS:

DRB SUBMITTAL	2022-01-28
DRB SUBMITTAL	2022-06-21
Permit	2024-05-15

Johnson-Massey Residence

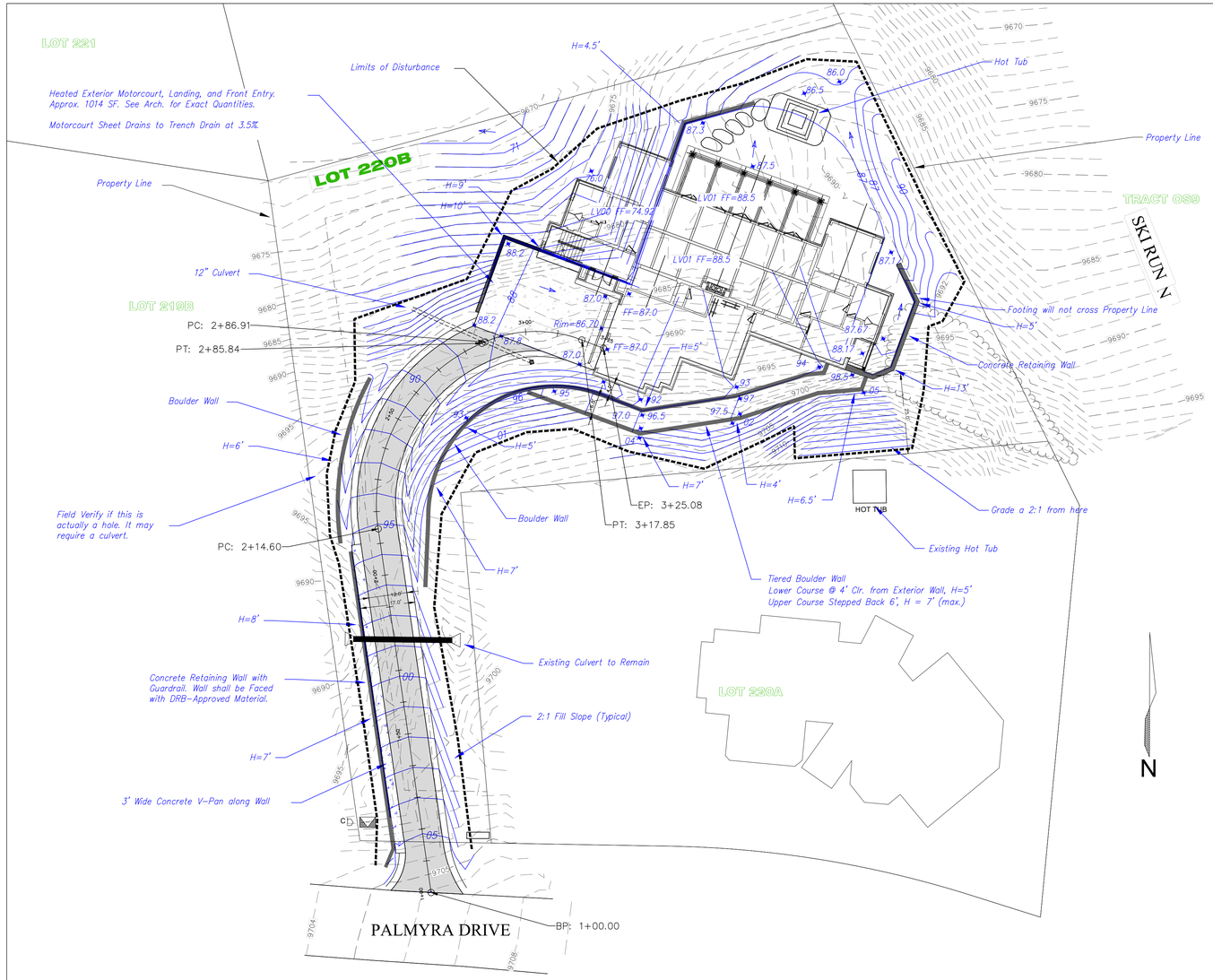
Lot 220B
Mtn. Village, CO

COLORADO LICENSED
29645
05-15-24
PROFESSIONAL ENGINEER

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

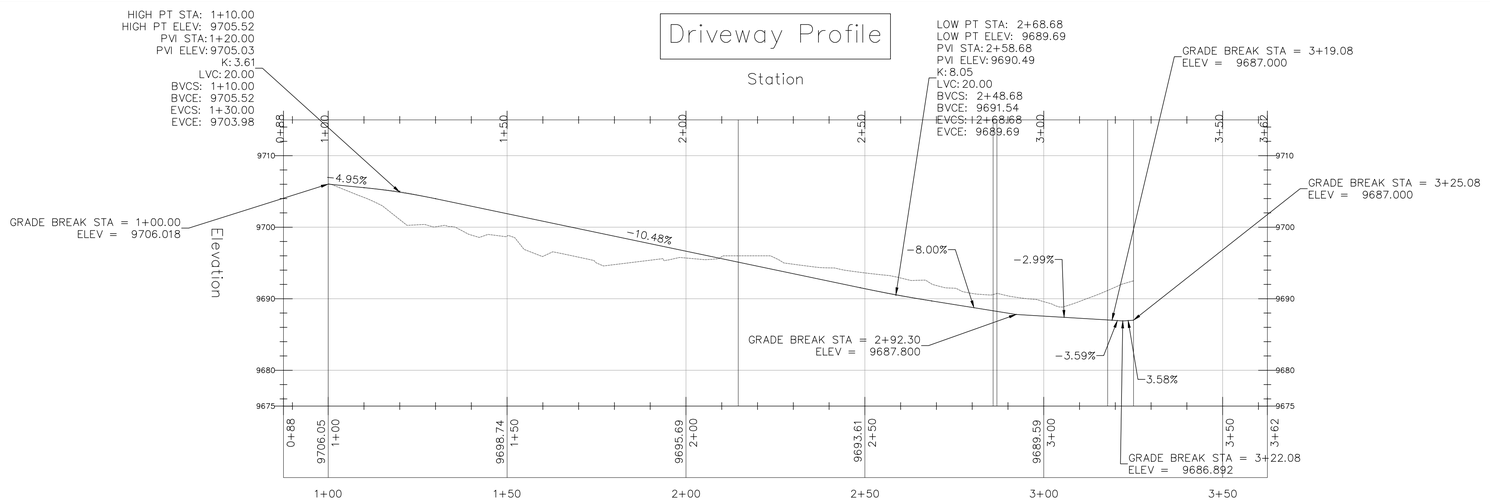
Notes

C1



Scale: 1" = 20'

0 10 20 40



Scale: 1" = 20'

0 10 20 40

2x Vert. Exaggeration

Uncompahgre Engineering, LLC

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

SUBMISSIONS:

DRB SUBMITTAL	2022-01-28
DRB SUBMITTAL	2022-06-21
Permit	2024-05-15
RFI 59 MC Grading	2025-08-26

Johnson-Massey Residence

Lot 220B
Mtn. Village, CO

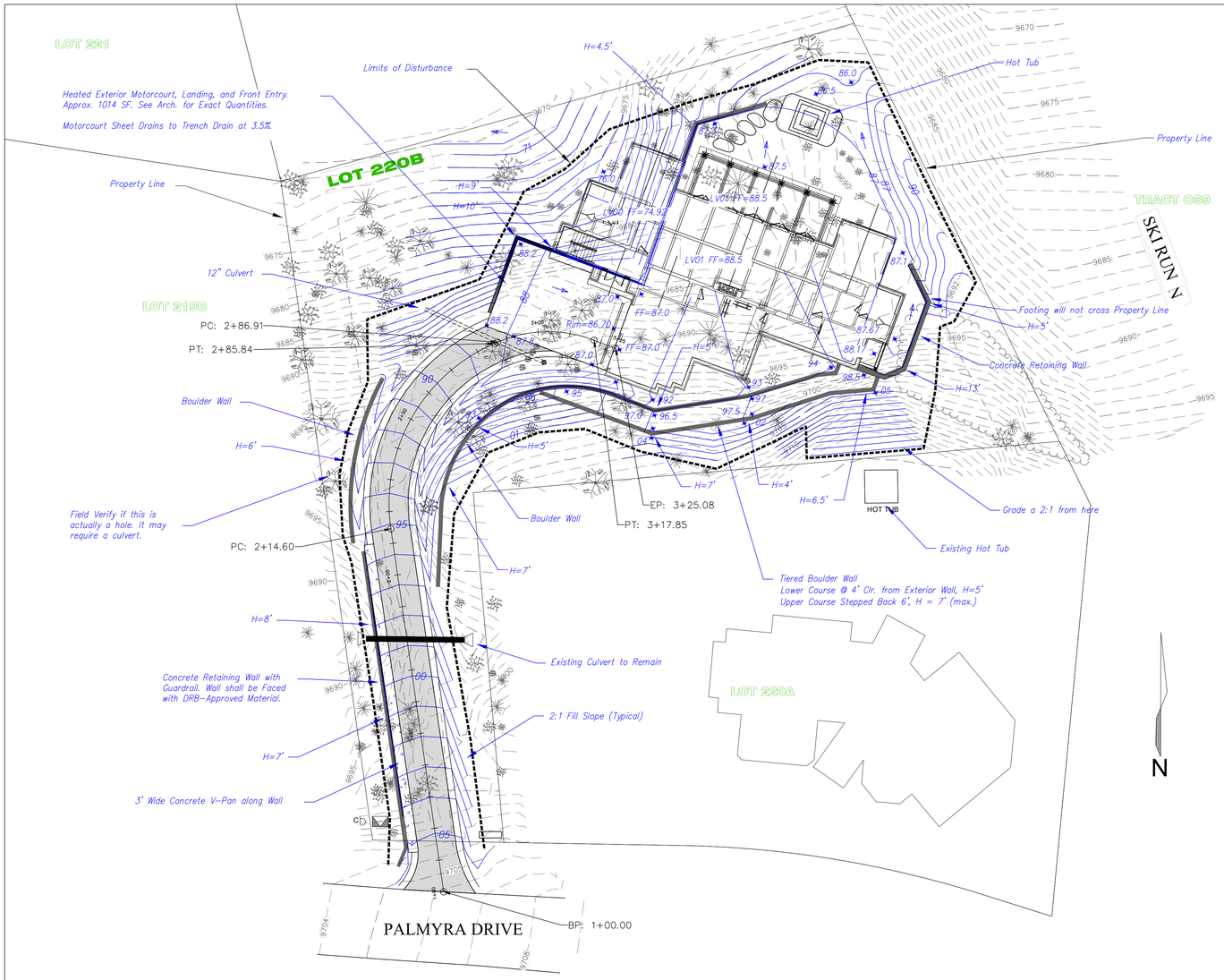
COLORADO LICENSED
CHRISTOPHER A. HAWLEY
29645
05-15-24
PROFESSIONAL ENGINEER

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

Grading and Drainage

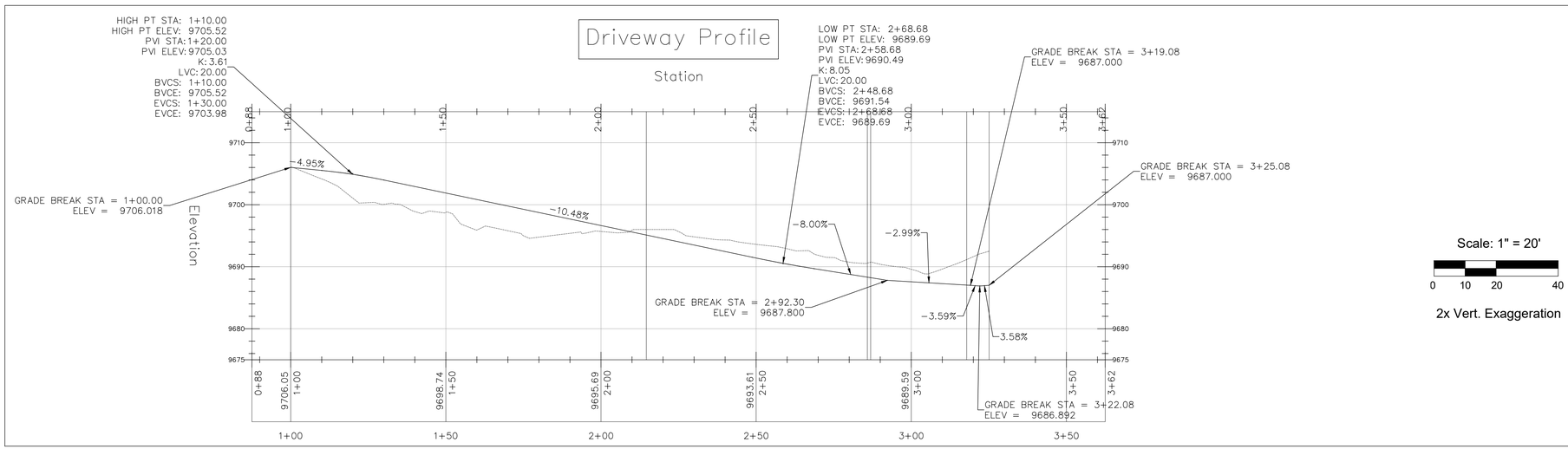
Without Trees Displayed

C2.1



Scale: 1" = 20'

0 10 20 40



Scale: 1" = 20'

0 10 20 40

2x Vert. Exaggeration

Uncompahgre Engineering, LLC

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

SUBMISSIONS:

DRB SUBMITTAL	2022-01-18
DRB SUBMITTAL	2022-06-21
Permit	2024-05-15

RFI 59 8.26.25

Johnson-Massey Residence

Lot 220B
Mtn. Village, CO

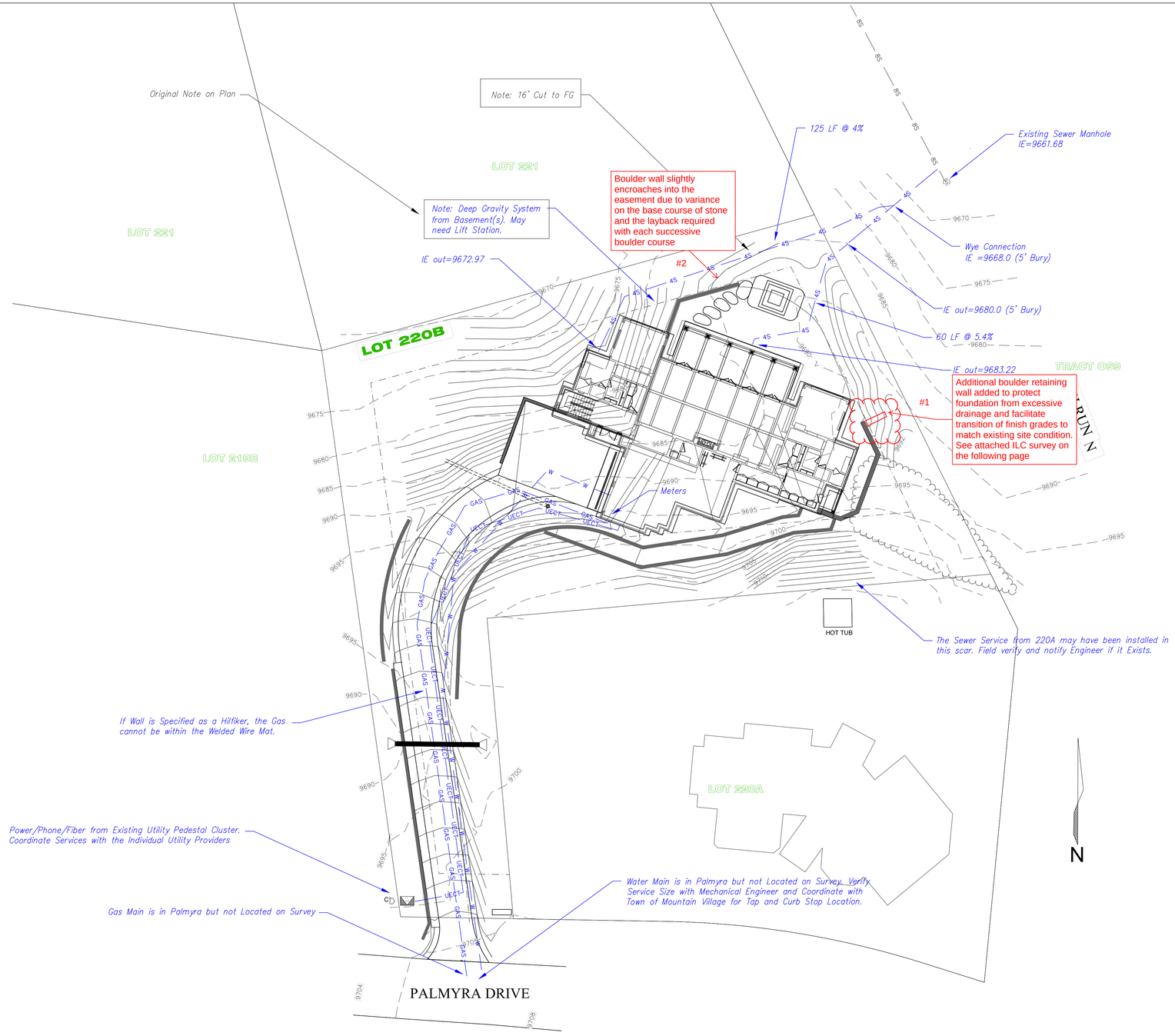
COLORADO LICENSED
29645
05-15-24
PROFESSIONAL ENGINEER

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

Grading and Drainage

With Trees Displayed

C2.2



Uncompahgre Engineering, LLC

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

SUBMISSIONS:

DRB SUBMITTAL	2022-01-28
DRB SUBMITTAL	2022-06-21
Permit	2024-05-15

Johnson-Massey Residence

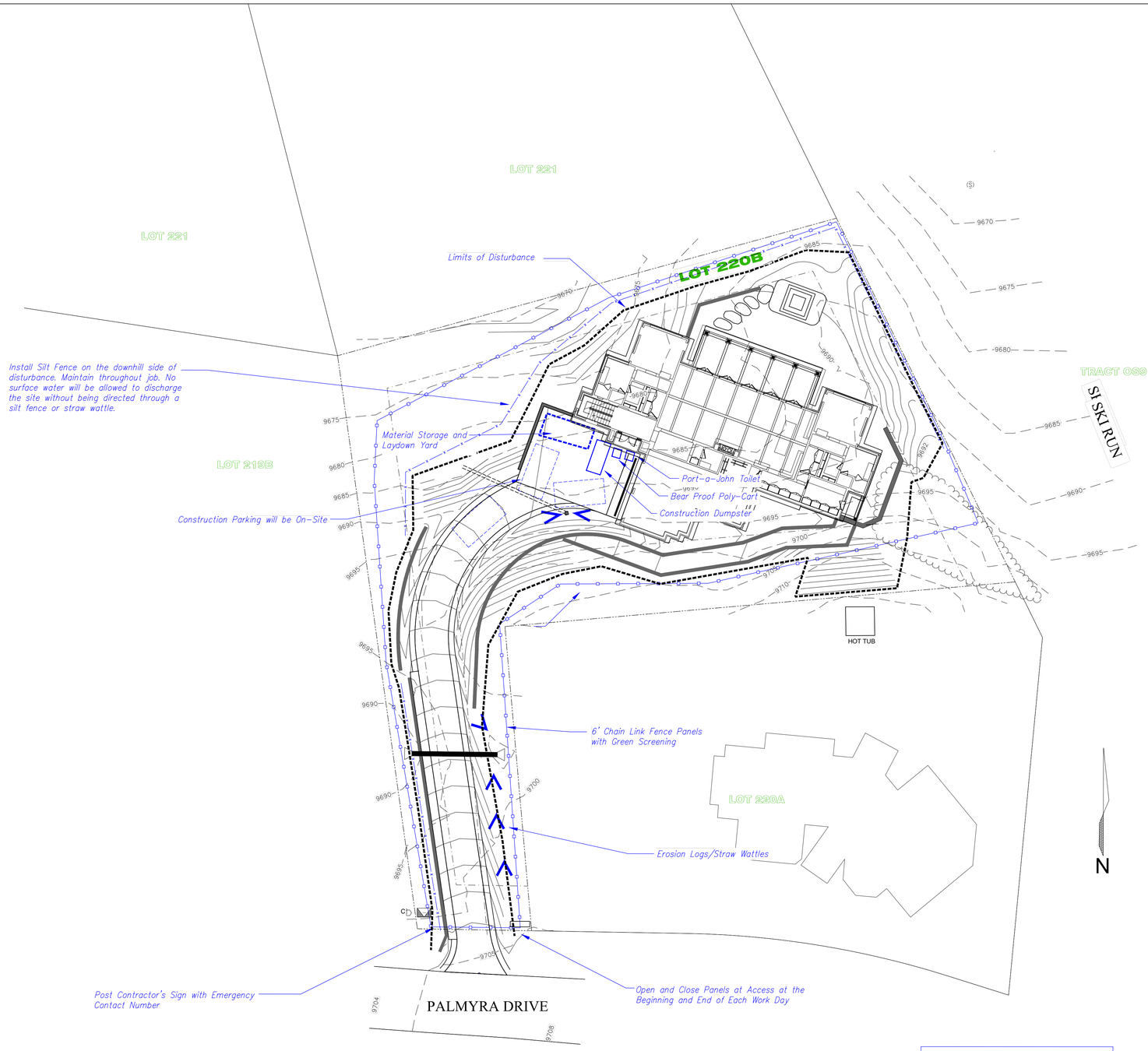
Lot 220B
Mtn. Village, CO

COLORADO LICENSED
29645
05-15-24
PROFESSIONAL ENGINEER

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

Utilities

C3



Scale: 1" = 20'

0 10 20 40

No Stationary Crane in being Proposed at this time.

The Contractor may Modify this Plan, but the New Plan must be Coordinated and Approved by the Town of Mountain Village.

Uncompahgre Engineering, LLC

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

SUBMISSIONS:

DRB SUBMITTAL	2022-01-28
DRB SUBMITTAL	2022-06-21
Permit	2024-05-15

Johnson-Massey Residence

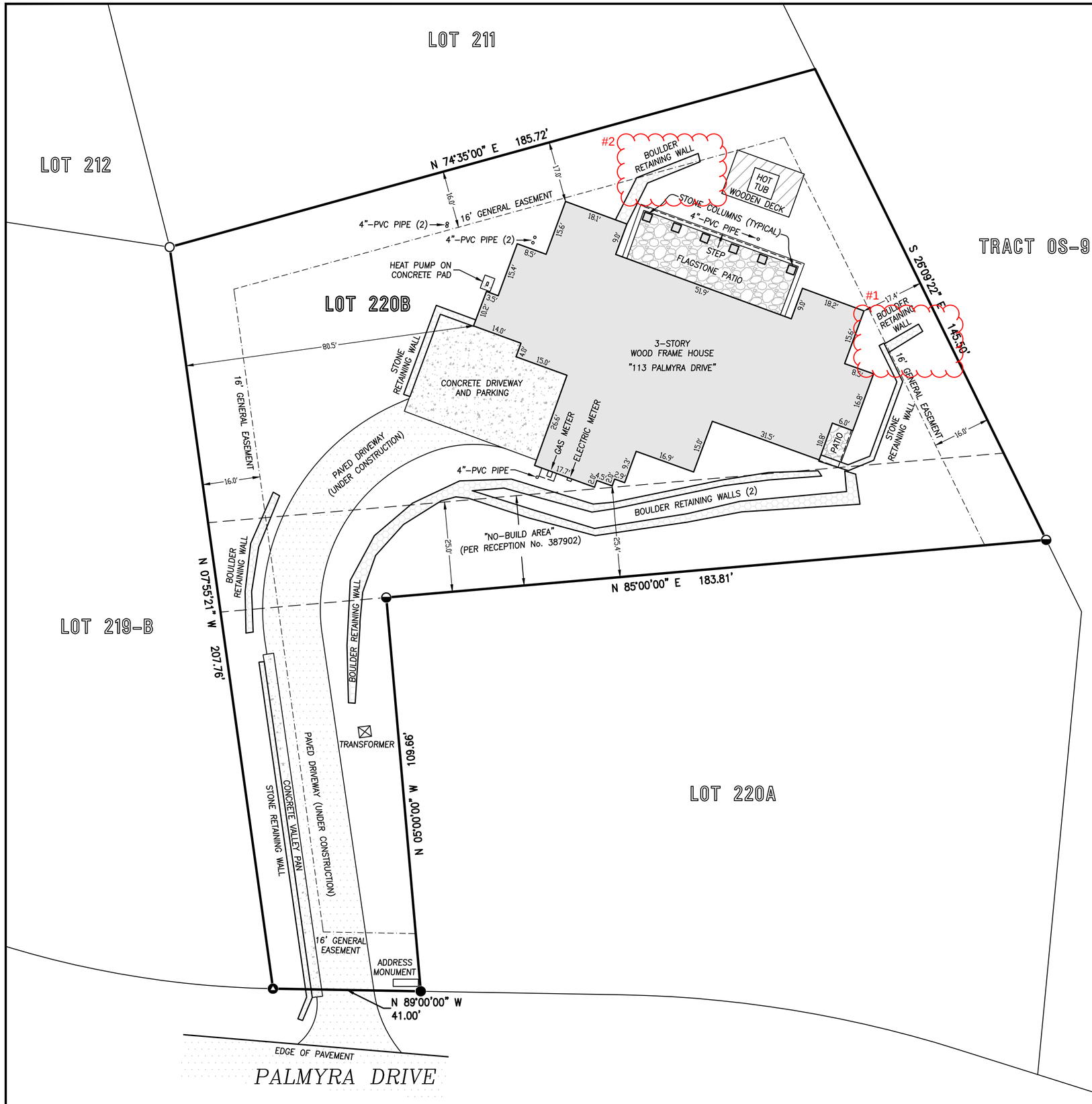
Lot 220B
Mtn. Village, CO

COLORADO LICENSED
29645
05-15-24
PROFESSIONAL ENGINEER

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

Construction Mitigation

C4



LEGEND

- FOUND 1-1/2" ALUMINUM CAP ON 5/8" REBAR, L.S. 24954
- FOUND 1-1/2" ALUMINUM CAP ON 5/8" REBAR, L.S. 20632
- FOUND 1-1/2" ALUMINUM CAP ON 5/8" REBAR, L.S. 37970
- FOUND 1-1/2" ALUMINUM CAP ON 5/8" REBAR, L.S. 17956

SCALE: 1"=20'

0 5 10 15 20 40

IMPROVEMENT LOCATION CERTIFICATE:

I hereby certify that this Improvement Location Certificate was prepared for 113 PALMYRA, LLC, A TEXAS LIMITED LIABILITY COMPANY, that it is not a Land Survey Plat or Improvement Survey Plat, that it is not to be relied upon for the establishment of fence, building, or other improvement lines.

I further certify that the improvements on the below described parcel on this date July 09, 2026, except utility connections, are entirely within the boundaries of the parcel, except as shown, that there are no encroachments upon the described premises by improvements on any adjoining premises, except as indicated, and that there is no apparent evidence or sign of any easement crossing or burdening any part of said parcel, except as noted.

COLORADO LICENSED JEFFREY C. HASKELL 37970 PROFESSIONAL LAND SURVEYOR

07/22/26

Jeffrey C. Haskell *P.L.S. 37970*

LEGAL DESCRIPTION:

LOT 220B, TELLURIDE MOUNTAIN VILLAGE, FILING 6, ACCORDING TO THE REPLAT OF LOT 220 RECORDED JULY 19, 1989 IN PLAT BOOK 1 AT PAGE 912,

COUNTY OF SAN MIGUEL, STATE OF COLORADO.

NOTES:

1. *Easement research and legal description from Land Title Guarantee Company, Order No. TLR86015423, dated April 18, 2024 at 5:00 P.M.*

2. *According to FEMA Flood Insurance Rate Maps dated September 30, 1992, this parcel is not within the 100-year flood plain.*

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.

Improvement Location Certificate

Lot 220B, Town of Mountain Village,
San Miguel County, Colorado.

Project Mgr:	JH
Technician:	MC
Technician:	
Checked by:	
Start date:	07/09/2026

FOLEY ASSOCIATES, INC.
ENGINEERING PLANNING SURVEYING
970-728-6153 970-728-6050 fax
PO Box 1385
125 W. Pacific Ave., Suite B-1
Telluride, Colorado, 81435

Drawing path: dwg\8904 ILC 07-26.dwg | Sheet1 of 1 | Project #: 8904

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455 Mountain Village Boulevard • Mountain Village, CO 81435 • Phone 970-369-8242 • Fax 970-728-4342

GENERAL EASEMENT ENCROACHMENT AGREEMENT

The Town of Mountain Village (Town) hereby grants 113 Palmyra LLC and/or assigns (the "Owner") this General Easement Encroachment Agreement for the repair, replacement, maintenance and use of the two retaining walls encroaching on the east and north side of the General Easement as shown on Exhibit A which is attached hereto and incorporated herein.

Development within the General Easement shall be performed at the Owners' sole risk and expense. Should the Town require the General Easement for any purpose deemed necessary in its/their sole and absolute discretion, including but not limited to, those uses set forth in Community Development Code, the Town reserves the right to interrupt Owner's use on the General Easement. Any costs associated with reestablishing Owner's use of the General Easement shall be the sole responsibility of the Owner.

The Owners hereby agree to indemnify and hold harmless the Town from all liability for loss, injury, damage or otherwise (including reasonable attorney's fees) arising out of or in any way either directly or indirectly resulting from the allowed encroachment and the use associated therewith.

Owner shall possess and maintain, at all times during the allowed encroachment, general homeowner's liability insurance to protect the Town from any liability, claims, damages, losses or expenses arising from or out of or in any way connected with the encroachment. The Town shall be named as an additional insured on the liability policy. Such insurance shall be endorsed to name the Town as Certificate Holder and name the Town, and its elected officials, officers, employees, and agents as additional insured parties.

Executed on this 1st of October, 2026.

Town of Mountain Village

By:_____,
Michelle Bulson, Interim Town Manager

Approved as to form:

_____
David McConaughy, Town Attorney

Attest:

_____
Susan Johnston, Town Clerk

Owner:

By:_____
113 Palmyra LLC

Town of Mountain Village
General Easement Encroachment Agreement

As an authorized representative of the Town of Mountain Village, Public Works Department, I have reviewed the encroachments for Lot 220-B of the Town of Mountain Village and have determined we do not currently use nor do we, at this time, have plans to use the affected portions of the General Easement depicted in Exhibit A and have no objection to granting the Owner(s) of Lot 220-B and/or assigns permission for encroachments into the General Easement, as shown on Exhibit A, attached hereto, that allows for the repair, replacement, maintenance, and use of the encroachments generally found within the northern, eastern, and southern General Easements.

Town of Mountain Village, a municipal corporation and
Political subdivision of the State of Colorado:

Approved by:_____
Scott Pittenger, Public Works Director Town of Mountain Village

Date:_____

COMMUNITY DEVELOPMENT DEPARTMENT
455 Mountain Village Blvd.
Mountain Village, CO 81435
(970) 728-1392
Agenda Item 12

TO: Mountain Village Design Review Board

FROM: Elise Chessman, Planner I; Amy Ward, Community Development Director

FOR: Design Review Board Public Hearing; October 1, 2026

DATE: September 23, 2026

RE: Lighting Update

OVERVIEW

Staff will provide updates to the final adopted Lighting Regulations Section of the Mountain Village Community Development Code (Section 17.5.12), following approval at the July 16, 2026 Town Council Meeting. The Ordinance can be found here: https://townofmountainvillage.com/site/assets/files/49589/ordinance_2026-10_amending_section_17_5_12_of_the_municipal_code_concerning_lighting_regulations.pdf

TOWN COUNCIL AMENDMENTS

Town Council made several adjustments to Section 17.5.12 during their discussions prior to approval. These included:

- Existing lighting beneath covered roofs and decks was broadly grandfathered; this exception does not apply to new installations.
- The maximum color temperature for these existing fixtures was increased from below 2,500K to 2,700K or less.
- Existing wall-mounted sconces may remain if they produce 850 lumens or less.
- Staff was given authority to review lighting variances for less than 10 fixtures
- Seasonal lighting must comply when the ordinance takes effect and does not receive the longer transition period provided for other nonconforming lighting.
- Council directed Staff to conduct an analysis for a lighting-replacement incentive program during the 2027 budget process; this was separate policy direction, not part of the code language.

COMPLIANCE UPDATES

- Enforcement will begin with Seasonal Lighting
- Communication and education efforts are underway to educate homeowners and community members on the Code Amendments and impacts
    - A mailer, social media update, and newsletter are currently being drafted
    - A page will be added to the website to summarize the changes and provide resources.

COMMUNITY DEVELOPMENT DEPARTMENT
455 Mountain Village Blvd.
Mountain Village, CO 81435
(970) 728-1392
Agenda Item 13

TO: Mountain Village Design Review Board

FROM: Soren Stopnik, Planning Technician

FOR: Design Review Board Public Hearing; October 1, 2026

DATE: September 23, 2026

RE: Reading and Approval of the 2027 DRB Schedule

OVERVIEW

We will be reviewing the proposed DRB schedule for 2027. With the way the calendar falls in 2027, Staff suggests DRB to review and discuss the July and September meeting dates. The July meeting will fall on July 1, prior to Independence Day, while the September meeting will fall on September 2, which is in the middle of Telluride's Film Festival.

ATTACHMENTS

Exhibit A: 2027 Proposed DRB Schedule

RECOMMENDATION

Staff asks the Design Review Board to approve the 2027 Design Review Board Schedule.

PROPOSED MOTION

"I move to approve the Design Review Board Meeting schedule for 2027 as proposed in the staff memo of record dated September 23, 2026."

Exhibit A: 2027 DRB Proposed Schedule

Thursday, January 7, 2027	10:00 AM
Thursday, February 4, 2027	10:00 AM
Thursday, March 4, 2027	10:00 AM
Thursday, April 1, 2027	10:00 AM
Thursday, May 6, 2027	10:00 AM
Thursday, June 3, 2027	10:00 AM
Thursday, July 1, 2027	10:00 AM
Thursday, August 5, 2027	10:00 AM
Thursday, September 2, 2027	10:00 AM
Thursday, October 7, 2027	10:00 AM
Thursday, November 4, 2027	10:00 AM
Thursday, December 2, 2027	10:00 AM