

Cordillera Valley Club

Design Review Board

Meeting Agenda

Date: March 23, 2016

Time: 11:00 am

CVC DRB Members:

Michael Current

Steve McKeever

Ric Fields

Sharon Dennis

Location:

CMD Offices

408 Carterville Road

Cordillera, CO 81632

Project Reviews (11:00 am)

F4 L7 / 1800 Beard Creek Trail - Young Residence

Deviation Request for improvements constructed outside the building envelope
without DRB approval

Applicant: Mike Young

F3 L10 / 1385 Elk Run - Young Spec Residence

Deviation Request for covered patio located outside the building envelope

Applicant: Mike Young

Architect: Ron Preston

F4 L8 / 1818 Beard Creek Trail - Young Spec Residence

Final Review and Deviation Request for a new Single Family Residence

Applicant: Mike Young

Architect: Ron Preston

**Please note the location of this meeting
is at the Cordillera Metro District Offices
at 408 Carterville Road.**



Cordillera Valley Club

Design Review Board

Staff Memorandum

Owner: Mike Young
Address: 1800 Beard Creek Trail
Legal Address: F4 L7
Representative: Ron Preston
Architect: Ron Preston, Isom & Associates
Staff Contact: Allison Kent, AICP
DRB Hearing #1: January 28, 2015
DRB Hearing #2: February 25, 2015
DRB Hearing #3: March 23, 2016

Project Description

- Applicant is requesting Deviation from the Design Guidelines for improvements constructed outside the building envelope without DRB approval, in violation of the Design Guidelines.
- Improvements outside the building envelope include a stone patio, concrete patio, hot tub, and trampoline. The trampoline is located in a drainage easement that has likelihood for flows during high runoff conditions. A portion of the hot tub and the entire stone patio is located within a 40 ft. utility easement which contains utility lines.

DEVIATION REVIEW - March 23, 2016

A. Background

On February 22, 2016, Mike Young asked staff to take a look at the drainage from the adjacent construction site, noting that he was concerned it was “flooding his kids’ trampoline.” Staff went to inspect the drainage on the adjacent site (O’Steen) and found that it was constructed according to the approved plans. However, no approvals were granted for a trampoline at 1800 Beard Creek Trail. Upon further inspection, in addition to the trampoline constructed outside the building envelope, within a drainage easement, and without approvals, the applicant had constructed a stone patio outside the building envelope and within a 40 ft. utility easement and a hot tub and concrete patio outside the building envelope without approvals. The applicant was immediately notified that he was in violation of his approval and needed to rectify the situation and would be subject to a fine for installing improvements without DRB approval. In response, the applicant has submitted a DRB application and deviation request to allow the improvements to remain, as constructed. It appears the applicant has applied for encroachment agreements from ERWSD and Holy Cross Energy.

B. Deviation Request

1. The applicant is proposing a deviation from the Design Guidelines to allow for a concrete patio, hot tub, stone patio, and trampoline outside of the building envelope. The Design Guidelines allow the DRB to approve non-habitable space outside of the building envelope. The Design Guidelines state: *At their discretion, the DRB may approve non-habitable space such as roof overhangs, balconies, porches, patios, garages, and service areas that are located outside the building envelope provided such proposals are found by the DRB to be in accordance with the process for minor encroachments outside the building envelope.* (pg. 8)

The DRB can approve the minor encroachment if the DRB finds that the applicant has clearly demonstrated the following:

- a. The encroachment does not affect views from surrounding homesites
- b. The encroachment does not substantially reduce the distance between homesites on lots
- c. The encroachment allows for a more sensitive design solution by minimizing site grading, the loss of mature vegetation, and/or other considerations
- d. The encroachment will allow for a design that is consistent with the overall design philosophy and design style for the CVC (pg 9).

Staff believes that the encroachment for the concrete patio, hot tub, and stone patio meets these criteria and recommends approval of the deviation, subject to encroachment agreements from the utility holders. Due to the location of these encroachments, there is little effect on any adjoining homesites, though still visible from adjoining homesites. In fact, the DRB was supportive of creating a more natural patio edge and recommended that the applicant pursue getting approvals from the utility holders to allow this but not to the extent constructed by the applicant. The DRB specifically said he could bump out approximately 5-10 ft. beyond the building envelope. However, the applicant did not receive any approvals prior to constructing the improvements and did not pursue either DRB or staff approval of the design changes.

Staff does not recommend approval of the trampoline located in the constructed location. This is primarily, due to the pit for the trampoline being located within a drainage easement and a natural drainage that occurs between Lot 7 and Lot 6. Creating a new low point within this natural drainage interrupts the natural flow and could be problematic. Second, the trampoline location has a more profound impact on the adjacent lot (Lot 6, O'Steen) where there is a home currently under construction. The trampoline is located 5.8 ft. from the property line. As a result, staff believes that the trampoline encroachment does affect the view from the adjacent homesite and does substantially reduce the distance between this lot and the adjacent homesite. The trampoline encroachment does not allow for a more sensitive design solution as it is located within a naturally occurring drainage and an established drainage easement.

Staff is supportive of the applicant finding a new location for the trampoline, either to the south or west of the existing home. Because this applicant also owns Lot 8, if

the applicant chooses to locate the trampoline along that shared property line, it only affects applicant rather than third parties. In addition, there is no apparent natural drainage occurring along the western property line and therefore it would likely not affect site drainage.

C. Public Comment

Public notice to adjacent properties was provided on February 22, 2016. As of the date of this memo, comments have been received from Roger O'Steen, adjacent property owner at F4 L6 / 1786 Beard Creek Trail. His email correspondence has been attached for reference. To summarize, he is supportive of all of the improvements except the location of the trampoline and requests that the trampoline be located elsewhere on the property.

D. Enforcement Action

Staff is recommending imposing a fine in the amount of \$1,500. A fine in this amount is intended to be a deterrent to the applicant constructing improvements without proper approvals and a normal course of doing business. An even higher fine may be appropriate, at the discretion of the DRB. An application for a Deviation is \$500. Depending on the disposition of the fine, attorneys fees may also required to be reimbursed by the applicant in accordance with the Compliance Agreement signed by the applicant.

E. Staff Recommendation

Staff recommends approval of the Deviation Request for the Young Residence for the concrete patio, stone patio, and hot tub (as shown on the ILC provided by the applicant on March 4, 2016) and denial of the Deviation Request for the trampoline subject to the following conditions:

1. General Condition: Compliance with the CVC Design Guidelines and process is not a substitute for compliance with Eagle County regulations, State regulations, or Federal regulations. Additional permits and approvals may be required by these agencies prior to commencing any work on the property. The property owner and its agents are responsible for ensuring compliance with all local, state, and federal regulations.
2. The applicant shall provide from all utility providers for the improvements located within the utility easement prior to July 1, 2016. If the utility providers do not allow the improvements in the easement, all improvements within the utility easement shall to be removed by July 15, 2016.
3. The trampoline shall be removed by May 1, 2016 and the trampoline pit shall be filled and graded as indicated on the approved landscape plan dated April 16, 2015.
4. The applicant shall pay a fine of \$1,500 by March 31, 2016. Failure to pay the fine shall void all deviation approvals granted by the DRB for this property and all improvements will need to be removed within 30 days of default of payment. The applicant will be required to pay all attorney's fees related to this fine.

FINAL REVIEW - February 25, 2015

Project Review

A. Architecture Comments

1. The proposed residence meets the minimum stone requirement of 35%.
2. The proposed residence meets the maximum height limitation of 35 ft.
3. Following the sketch plan review, all divided light windows were eliminated. The DRB indicated that they were ok with the elimination of divided light windows at the sketch review. The Design Guidelines state the following with regard to windows:

3.6 WINDOWS AND DOORS

Objective

- *A hierarchy of windows and doors, and varying sizes and patterning should provide interest and individual character to the home*

Windows and doors introduce openings and relief to exterior walls and, in doing so, reinforce building scale. Properly detailed, windows and doors also present an opportunity to add interest and individual character to buildings.

- *Openings should be located to optimize view opportunities and be designed in proportion to the overall structure and form of the residence.*
- *Windows and doors in stone mass walls shall be deeply recessed (six to eight inches) or be trimmed in profiled wood (minimum 2" members) in order to provide interest and relief to building elevations.*
- *The use of timber or stone lintels and sills that are proud of the adjacent material is encouraged.*
- *True divided light windows are the most appropriate to the design style of the Cordillera Valley Club and must be incorporated in a consistent pattern throughout the home. Snap-in grids systems are not permitted. In order to maintain a smaller scale, large window openings shall be composed of smaller panes of glass.*
- *Window casing shall be wood with natural, stained or clad finish.*
- *Window and door trim should be selected in concert with other building materials, and be no smaller than two inch (2") members.*
- *Windows of unusual shapes and sizes, and the use of colored, reflective or mirrored glass are not permitted.*

4. The applicant has revised the front entry since the sketch review. Pavers are indicated in front of the garage bay closest to the house to provide more of a sense of entry. The entry has been turned to face due north and a larger porch area has been provided. The Design Guidelines state the following:

3.10 ENTRYWAYS/ PORCHES

Objectives

- *To provide a sense of entry to the home, entry porches are required*
- *All porches shall be an integral part of the overall design*

All homes shall have a welcoming, inviting entry designed to enhance the overall look of the structure and break up the verticality of its facades. The entry defines a place of gathering and receiving. The entry and front porch can be an opportunity to add individual creative expression, or a signature architectural statement, to the home.

Design Considerations

- *Porches must be constructed of materials that complement the materials on the home.*
- *The use of expressed structure, such as exposed rafter tails, lookout beams and knee braces are required.*
- *Porch roofs should be different, in pitch and materials, from the adjacent roof planes.*
- *Wrap-around porches are encouraged.*

5. The Design Guidelines recommend architectural detailing such as exposed structure and structural detailing. The proposed residence lacks some of the detailing that is commonly found throughout the CVC. For example, there are no beams at gable ends. This was not noted by the DRB at sketch plan review, though often this level of detail is not provided at sketch plan review. The Design Guidelines state the following:

3.7 ARCHITECTURAL DETAILING AND SIGNATURE STATEMENTS

Objective

- *Every home shall be unique in character and expression*

Architectural details are an important element of the Cordillera Valley Club design style and also add individuality and creative expression to a home. In all cases, the origin and interpretation of architectural details should be consistent throughout a home.

The use of the following architectural details is encouraged:

- *Deep overhangs, as permitted by the Eagle County Wildfire Regulations.*
- *Consistent patterns of exposed structure and structural detailing, such as rafter tails, lookout beams and bracing.*
- *Carved timbers and hand-crafted timber joinery.*
- *Steel detailing, metal banding.*
- *Lintels and sills constructed of stone or timbers.*
- *Hand-crafted doors and decorative hardware on windows and doors.*
- *Main entry doors and garage doors designed to compliment the home.*
- *Deep set reveals in stone walls.*
- *Planter boxes.*
- *Decorative handrails and balcony railings.*
- *Decorative exterior light fixtures.*
- *Operable window shutters (sized in proportion to windows).*

In addition to the architectural details described above, the following signature elements shall be incorporated into the design of all buildings and homes at the Cordillera Valley Club. The use of these elements is intended to express the Cordillera Valley Club design style and also to establish architectural features common to all buildings in the community.

Signature Elements

- *All buildings **shall** include **some** expression of the structure of the roof. Examples for expressing roof structure include exposed rafter tails (required) and exposed beams at overhanging gable ends.*
- *Porches or other similar covered outdoor spaces **shall** be incorporated into the design of all homes. Entryways shall be inviting and welcoming. Porches and entryways shall provide an introduction to the home. Refer to Section 4.8 for additional information on terraces, porches and outdoor living spaces.*
- *Other signature elements include, but are not limited to, shutters, window boxes, and steel beam details.*

6. The applicant did not provide lighting cut sheets with the final plan submittal. The applicant has indicated that the lighting details will be brought to the meeting. In the future, the applicant should provide all application materials by the submittal date to avoid any delays. The DRB can determine at the meeting if the lighting proposed is consistent with the Design Guidelines.

B. Site Plan and Landscape Plan Comments

1. No address marker location or detail was provided with the submittal. In discussions with the architect, it was noted that there is a guard rail along this site and the address marker location may require additional consideration as to an appropriate location. Staff agrees and is including a condition that the applicant shall submit an address marker location for staff review with Technical Review.
2. Following the sketch review approval, the applicant has added significant trees. Staff believes the landscaping for the site generally complies with the Design Guidelines.
3. Prior to Technical Review, the applicant shall provide a construction schedule.
4. The applicant has not provided a drainage report with the final plan submittal which was a condition of the DRB approval in January. The DRB should determine whether it believes a report is necessary prior to approval of the final plan or technical plan review or at all. It should be noted that the POA Executive Board has directed staff to prepare an amendment to the Design Guidelines requiring that a final plan submittal include the requirement for a site, grading, and drainage plan to be developed and stamped by a Professional Engineer for every project.

C. Public Comment

Public notice to adjacent properties was provided on February 9, 2015. As of the date of this memo (February 19) no comments have been received.

D. Staff Recommendation

Staff recommends approval of the Final Review for the M. Young Residence, subject to the following conditions:

1. General Condition: Compliance with the CVC Design Guidelines and process is not a substitute for compliance with Eagle County regulations, State regulations, or Federal regulations. Additional permits and approvals may be required by these agencies prior to commencing any work on the property. The property owner and its agents are responsible for ensuring compliance with all local, state, and federal regulations.
2. The applicant shall provide a plan to staff indicating the proposed address marker location and provide a detail of the address marker with Technical Review.
3. The applicant shall provide a construction schedule with Technical Review.
4. DRB determination on the need for a drainage report.

E. DRB Deliberation

DRB members Michael Current and Ric Fields were present. Steve McKeever attended the meeting via phone.

Mike Young, owner and contractor, and Ron Preston, architect, presented the application.

Ric asked if there was any way to make the patio more natural - it would be better to bump it out more naturally, approximately 5 ft., no more than 10 ft. Retaining is needed at the corner of the home but is not shown.

The DRB agreed no drainage study was necessary.

Dominic indicated that the applicant should study the driveway radius because as shown it may not function for a larger vehicle with the radius shown and would hate for the applicant to build a driveway they may ultimately be unhappy with.

The applicant was advised to consult the design guidelines for dimensional requirements for proposed materials. Applicant was advised that glu-lam beams are prohibited.

Motion: Steve McKeever

2nd: Michael Current

Vote: 3-0 (Ted Leach was absent)

Motion to approve with the following conditions:

1. General Condition: Compliance with the CVC Design Guidelines and process is not a substitute for compliance with Eagle County regulations, State regulations, or Federal regulations. Additional permits and approvals may be required by these agencies prior to commencing any work on the property. The property owner and its agents are responsible for ensuring compliance with all local, state, and federal regulations.
2. The applicant shall provide a plan to staff indicating the proposed address marker location and provide a detail of the address marker with Technical Review.
3. The applicant may extend the patio areas outside of the building envelope to achieve a more organic edge from 5' to 10' beyond the building envelope as part of the current deviation approval.

SKETCH REVIEW - January 28, 2015

Project Review

A. Architecture Comments

1. Roof pitches are generally 6:12 for the gable roofs, 4:12 for the areas of shed roofs, with some limited areas of 3:12 for secondary roof forms. The materials are DaVinci synthetic shakes for the primary roof forms, and metal for the secondary roof forms. These roof forms and materials generally comply with the Design Guidelines. At final plan review, the applicant shall provide any additional detail on roof penetrations for flues or other mechanical equipment, and show any snow retention systems.
2. The property is allowed only a single-family residence. However, there appears to be a secondary unit or caretaker unit located above the garage. Prior to final review, the applicant shall remove this secondary unit (eliminate the kitchen) to comply with the limitation.
3. At final plan review, the applicant shall provide stone calculations. No less than 35% of exterior wall surface shall be stone. The plans as shown appear to comply with the 35% requirement.
4. The applicant has indicated horizontal siding, vertical siding, and stone as the exterior wall materials. Wood does not appear to meet grade at any location on the elevations. Staff believes that the proposed materials generally comply with the Design Guidelines, but the applicant shall provide additional detail on the materials and colors at final plan review.
5. The south elevation of the home (Sheet A6) is complicated due to the angle of the building. The elevation would seem to indicate that there is a significant break in the building, but this graphic representation is confusing. There is no break at this location, and the south elevation is better represented on Sheet A6. Staff has concern about the mass of the South elevation, as it is both the tallest and the longest of the elevations. The massing model (required at final) may help in resolving this issue.
6. The front entry of the home is recessed and difficult to understand from any of the elevations. Furthermore, the Design Guidelines encourage front porches. For final review, the applicant shall provide a detail of the entry and front porch.
7. There are some three-story elements of the home. Staff has some concerns that the design may be pushing the 35 ft. height limitation; however, not all roof ridge elevations were provided (to be provided for final review). The Design Guidelines state the following (pg. 16):

3.3 BUILDING HEIGHT AND MASSING

Objectives

- Building forms must step with the existing natural contours of the site and be designed to nestle into existing terrain
- Building height and massing shall be designed in relationship to the characteristics of each site and in all cases buildings shall be designed with a low-profile, understated appearance

The building height limit for each homesite at the Cordillera Valley Club is thirty-five feet (35'). Maximum allowable building heights are not intended to imply that all portions of a building may be built to the maximum allowable height limit.

Design Considerations

- Building massing should emphasize horizontal scale and form. Building scale should be reinforced by varied building heights, off-sets in building elevations, a welcoming entryway, porches, covered outdoor spaces, well proportioned fenestration, decks and balconies, and architectural detailing.
- A mix of one and two story building masses is required. Three story masses are discouraged, however, when approved, must be broken down in scale and have either a one story element or lower roof attached.
- Buildings should be designed as a composition of additive forms; large structures and continuous unbroken building forms must be avoided.
- Homes should be designed as a composition of smaller building forms clustered around outdoor spaces such as courtyards, porches, or verandas.

8. The east elevation of the home has significant glazing, with oddly shaped windows and very few divided light windows. While it is recognized that this is the primary view elevation, the window patterns do not appear consistent throughout the design. The Design Guidelines provide the following on window design (pg. 21):

3.6 WINDOWS AND DOORS

Objective

- *A hierarchy of windows and doors, and varying sizes and patterning should provide interest and individual character to the home*

Windows and doors introduce openings and relief to exterior walls and, in doing so, reinforce building scale. Properly detailed, windows and doors also present an opportunity to add interest and individual character to buildings.

Design considerations

- Openings should be located to optimize view opportunities and be designed in proportion to the overall structure and form of the residence.
- Windows and doors in stone mass walls shall be deeply recessed (six to eight inches) or be trimmed in profiled wood (minimum 2" members) in order to provide interest and relief to building elevations.
- The use of timber or stone lintels and sills that are proud of the adjacent material is encouraged.
- True divided light windows are the most appropriate to the design style of the Cordillera Valley Club and must be incorporated in a consistent pattern throughout the home. Snap-in grids systems are not permitted. In order to maintain a smaller scale, large window openings shall be composed of smaller panes of glass.
- Window casing shall be wood with natural, stained or clad finish.
- Window and door trim should be selected in concert with other building materials, and be no smaller than two inch (2") members.
- Windows of unusual shapes and sizes, and the use of colored, reflective or mirrored glass are not permitted.

B. Site Plan and Landscape Plan Comments

1. The applicant is proposing only 3 aspens, according to the proposed landscape plan. Staff recommends a significant increase in the proposed landscaping, with the addition of a minimum of 10 more aspens. Additionally, more landscaping consideration needs to be given to the area adjacent to Lot 8.
2. For final review, the applicant shall indicate the top of wall and bottom of wall elevations for all retaining walls.
3. For final review, the applicant shall provide a drainage report prepared by a licensed professional engineer.
4. The applicant is proposing a deviation from the Design Guidelines to allow for roof overhang, patio, deck, and retaining walls outside of the building envelope. The Design Guidelines allow the DRB to approve non-habitable space outside of the

building envelope. The Design Guidelines state: *At their discretion, the DRB may approve non-habitable space such as roof overhangs, balconies, porches, patios, garages, and service areas that are located outside the building envelope provided such proposals are found by the DRB to be in accordance with the process for minor encroachments outside the building envelope.* (pg. 8)

The DRB can approve the minor encroachment if the DRB finds that the applicant has clearly demonstrated the following:

- a. The encroachment does not affect views from surrounding homesites
- b. The encroachment does not substantially reduce the distance between homesites on lots
- c. The encroachment allows for a more sensitive design solution by minimizing site grading, the loss of mature vegetation, and/or other considerations
- d. The encroachment will allow for a design that is consistent with the overall design philosophy and design style for the CVC (pg 9).

Staff believes that this minor encroachment meets these criteria and recommends approval of the deviation. Due to the location of the encroachment, there is no effect on any adjoining homesites and staff believes this dormer feature adds interest to the elevation. However, to mitigate these encroachments, staff is recommending significant additional landscaping (trees) at the areas of encroachment.

C. Public Comment

Public notice to adjacent properties was provided on January 8, 2014. As of the date of this memo (January 22) no comments have been received.

E. DRB Deliberation

Steve McKeever, David Adkins, Ted Leach, Ric Fields, Michael Current were present.

Mike Young and Ron Preston were present representing the application.

Michael requested that the roof should not be clipped when it overhangs the building envelope - request a deviation.

Ric stated that they need to look at the front entry element. It is very constrained. This is an area of significant concern as it does not meet the intent of the Design Guidelines to have a welcoming entry and large front porch.

David does not like the divided lights windows so they should be taken out if the applicant does not want them. He stated that as an idea to improve the entrance, look at moving the 3rd garage bay to the outside.

Steve stated that the front porch area is a concern to him.

Ric stated that the retaining walls need to be looked at. They are too tall and need to provide area between walls for planting. No walls can exceed 6 ft. He liked the idea of the garage on the other side. Need to make the entry more grand.

David stated that the lack of curb appeal is a major issue.

After much debate, the DRB made a motion to approve the sketch review, but cautioned that the entry is a major issue and will need to be revised.

Motion: Steve McKeever

Second: David

Vote: 5-0

Conditions: Should the DRB approve the deviation, approval of the deviation will not be final until February 7, 2015, to allow for the required notice requirement for deviations. If comments are received prior to that date, the deviation may be revisited by the DRB at Final Review.

The applicant shall address the comments provided in this staff memorandum and any DRB comments prior to final review.

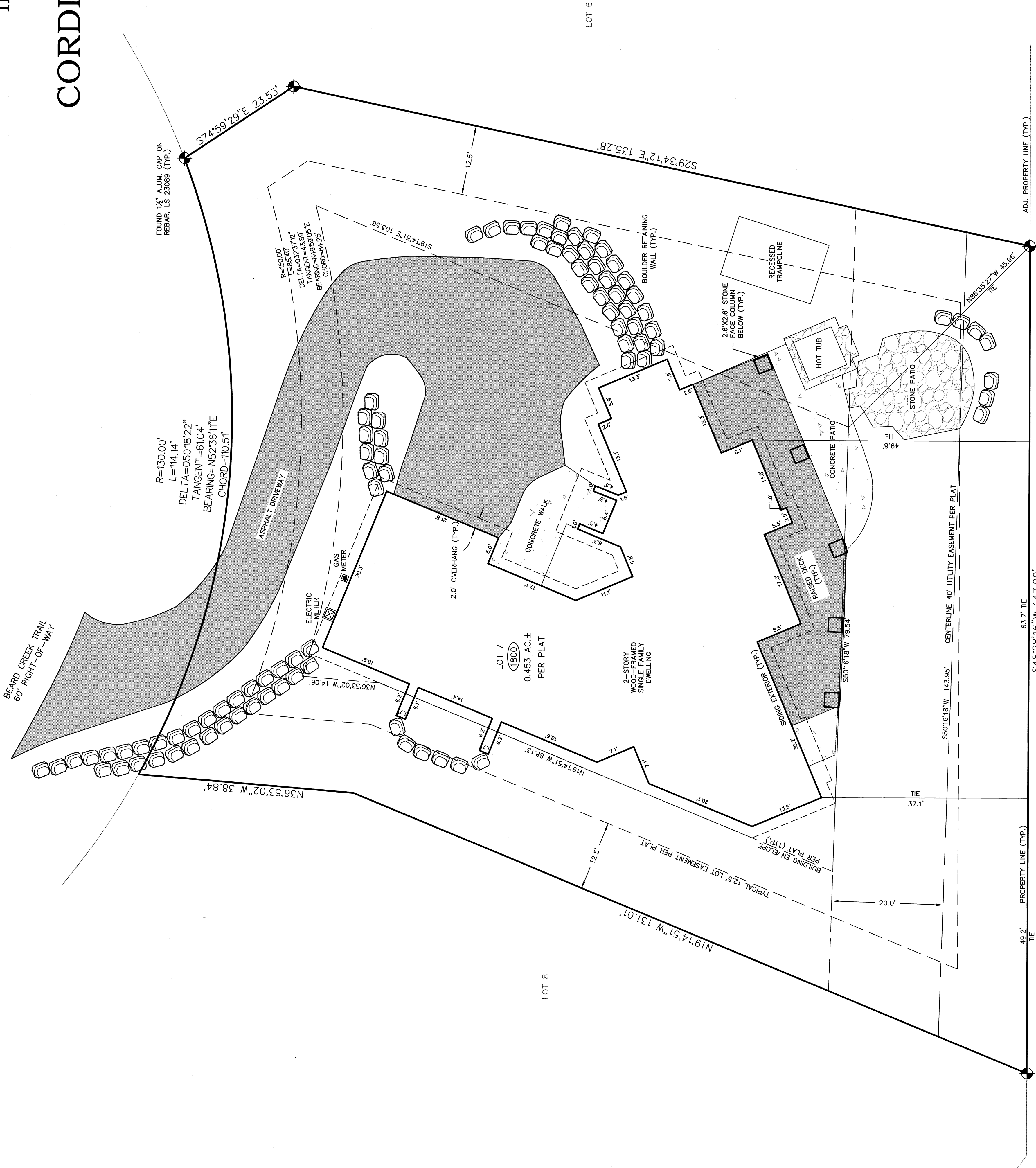
The applicant shall revise the entry to make a more welcoming and grand entry to comply with the Design Guidelines.

IMPROVEMENT LOCATION CERTIFICATE

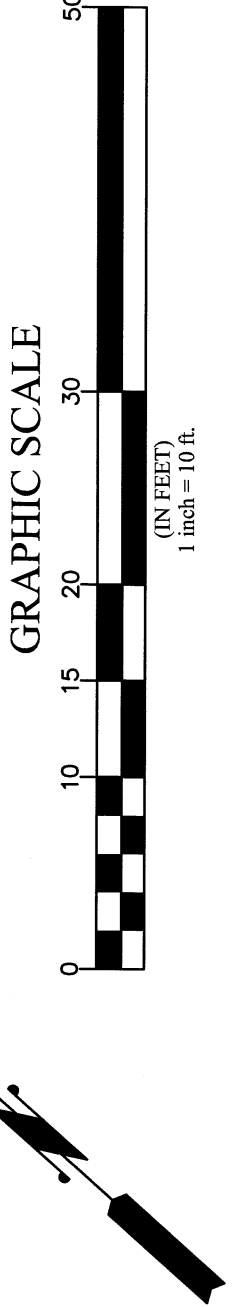
LOT 7

CORDILLERA VALLEY CLUB, FILING NO. 4

County of Eagle, State of Colorado



CORDILLERA VALLEY CLUB FILING NO. 1 (PARCEL 1B)
TRACT H (GOLF COURSE)



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

DESCRIPTION
LOT 7, Cordillera Valley Club, Filing No. 4, A Resubdivision of Tract U, Cordillera Valley Club, Filing No. 2, as filed for record March 13th, 1996 as Reception No. 586444, in the Office of the Eagle County Clerk and Recorder, Eagle County, State of Colorado.

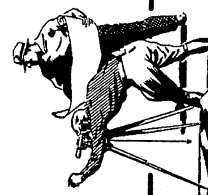
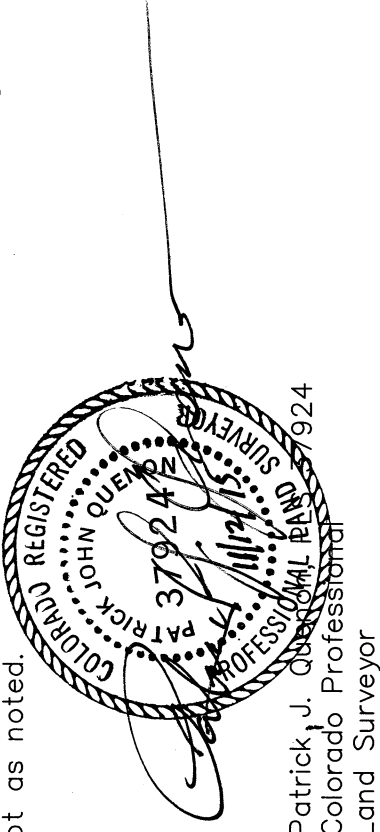
NOTES:

- 1) The purpose of this Certificate is to depict the location of all improvements relative to the property lines.
- 2) DATE OF SURVEY: November 12, 2015.
- 3) STREET ADDRESS: 1800 Beard Creek Trail. (posted)
- 4) Legal description, location of improvements, lot lines, easements and setbacks are based upon the above mentioned Final Plat of Cordillera Valley Club, Filing No. 4, and Survey Monuments found at the time of this certification as shown hereon.
- 5) No Boundary Resolution was performed in the making of this Foundation Location Certificate. All Lot and Easement Lines shown hereon should be considered approximate.

CERTIFICATION

I, Patrick J. Quenon, hereby certify that this Improvement Location Certificate was prepared for Mike Young and that this is NOT a Land Survey Plat or Improvement Survey Plat, and that it is not to be relied upon for the establishment of fence, building, or other future improvements lines.

I further certify that the improvements on the above described parcel on this date, November 12, 2015, 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.



MARCIN ENGINEERING LLC

P.O. Box 1062
AVON, CO 81620
(970) 748-0274
(970) 748-9021 FAX

IMPROVEMENT LOCATION CERTIFICATE
LOT 7
CORDILLERA VALLEY CLUB,
FILING NO. 4
County of Eagle, State of Colorado

DRAWN BY:	THK	DATE:	11/12/15
CHECKED BY:	PJQ	DRAWING NO.:	14042-LC
SHEET NO.:	14042	SHEET	1 OF 1

From: Roger ROSteen@parcgroup.net

Subject: 1800 Beard Creek Trail

Date: March 2, 2016 at 8:11 AM

To: allison@mpgvail.com

Cc: Townsend Jeff jtownsend@resortconceptsco.com, Hermes Rick rickh@resortconceptsco.com, Davis Jed JDavis@davisfamilyoffice.com

R

Allison,

I am in receipt of the Design Review Board application as submitted by the owner of 1800 Beard Creek Trail (lot 7)

As the owners of the home under construction on lot 6, we are providing our comments regarding the variance request:

1) The patio and fire pit are acceptable variances to the building setback line. We have personally seen these improvements and believe they are tasteful and appropriate.

2) We are opposed to any variance within the drainage easement for a trampoline.

3) We are opposed to the approval of a trampoline in any location on the north side of lot #7 . The placement of a trampoline between our home and the applicants home would result in a potential noise situation right outside and contiguous to three (3) of our bedrooms.

We wish to be good neighbors and cooperate in a fair and equitable manner.

We feel strongly that a trampoline would adversely effect the view corridor from the street and between the applicants home and our future home.

Your careful consideration of our request is greatly appreciated.

Respectfully,

Roger O'Steen and Jed Davis

Roger OSteen

Chairman

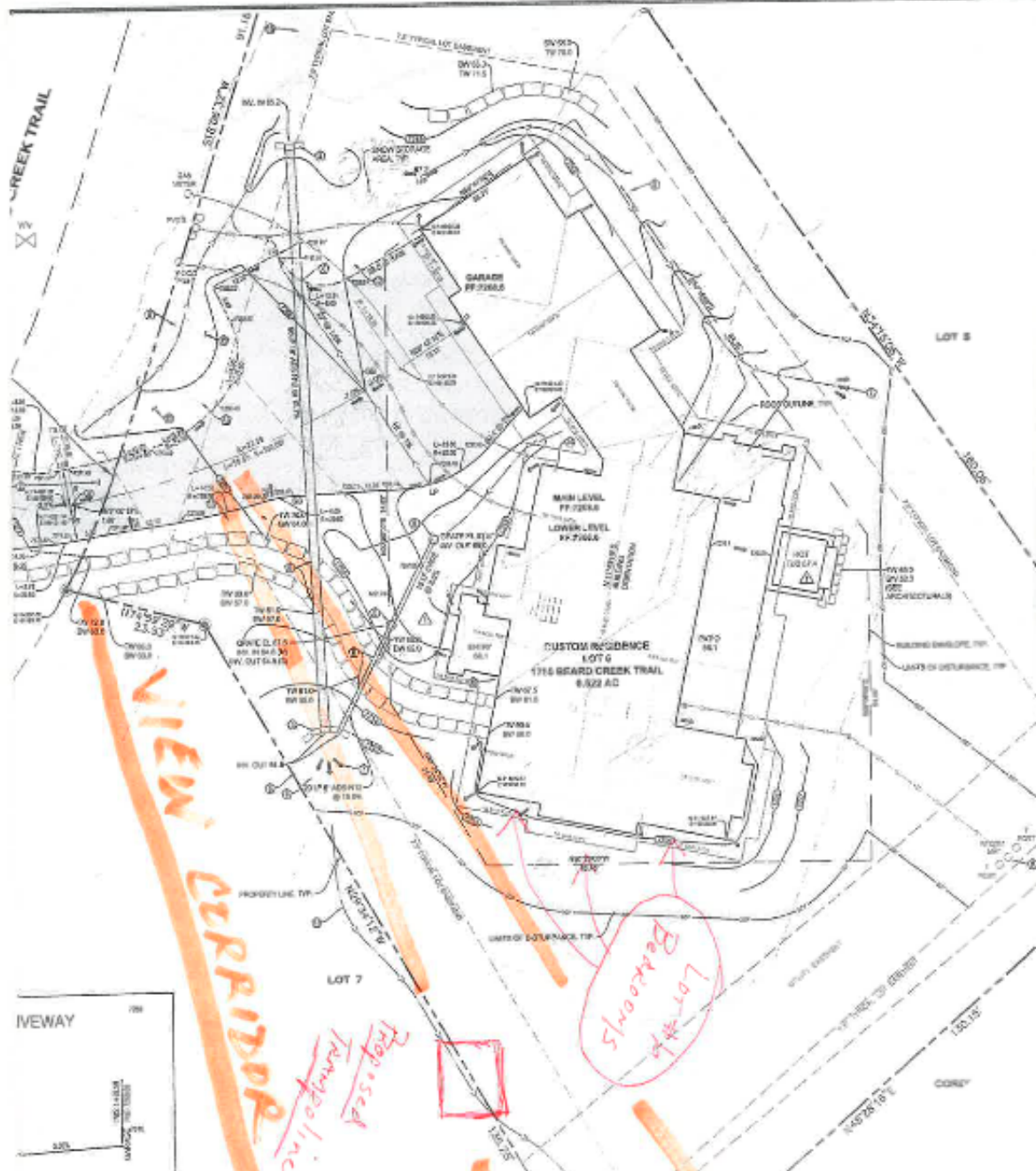
904-992-9750

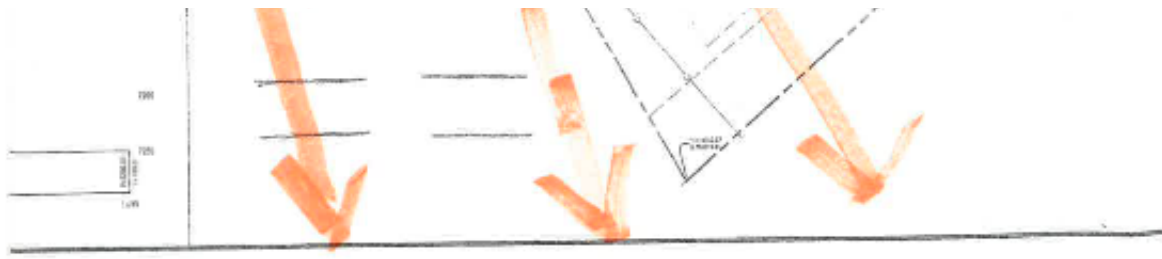
Parcgroup.net

Date: March 2, 2016 at 8:30 AM

Cc: **Hermes Rick** rickh@resortconceptsco.com, **Townsend Jeff** jtownsend@resortconceptsco.com, **Davis Jed** JDavis@davisfamilyoffice.com

(Lot #6 owners)





Roger OSteen
Chairman
904-992-9750
Parcgroup.net

From: Roger ROSteen@parcgroup.net

Subject: DRB...lot #7 Variance

Date: March 12, 2016 at 3:37 PM

To: allison@mpgvail.com

Cc: Hermes Rick rickh@resortconceptsco.com, Townsend Jeff jtownsend@resortconceptsco.com, Davis Jed JDavis@davisfamilyoffice.com

R

Allison,

I am writing to clarify our position related to the trampoline issue and the upcoming March 23rd DRB meeting.

Last week, Mike Young reached out to me to discuss the issue of the trampoline of which I am very appreciative of his call.

We had a cordial and productive conversation and explored the various locations on his lot where the trampoline could be built without impacting our future home.

I explained to Mike that we had a bad experience with a neighbors trampoline years ago. We also discussed our joint understanding that the trampoline cannot stay in the drainage easement and as a result, must be moved regardless.

I conveyed to Mike that we are not opposed to the patio, fire pit and hot tub, however, we are opposed to the trampoline close to our home on lot #6.

I also explained to Mike that we will support a trampoline location anywhere between lot #7 and Lot # 8 or immediately behind his house between the patio/ fire pit and lot #8. I agreed on the phone to discuss Mike's thoughts with our group. We have done this and determined that we don't see a location that works between our homes.

As a result, we continue to oppose a location anywhere on the north/ northeast side of his yard between our homes.

As future residents and neighbors, we want to be fair, reasonable and cooperative. Based on our conversation, I have every reason to believe that Mike Young has the same desire.

Thank You for your consideration of this matter.

Roger O'Steen

O'Steen and Davis Families

(owners, Lot #6)

Allison,

If possible, please forward Mike Young's contact information including email as I wish to copy him on the above.

Thanks

Roger

Roger OSteen

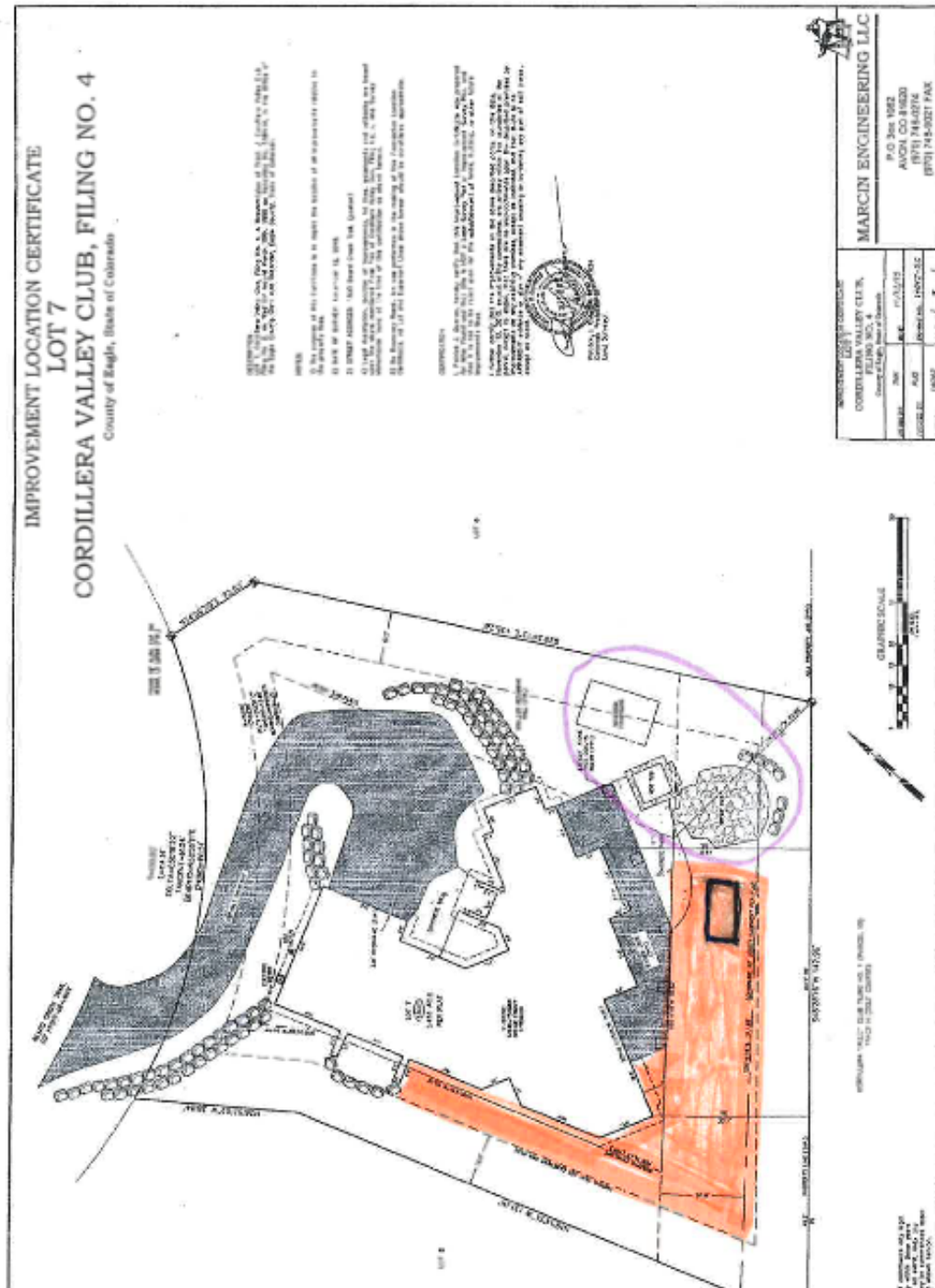
Chairman

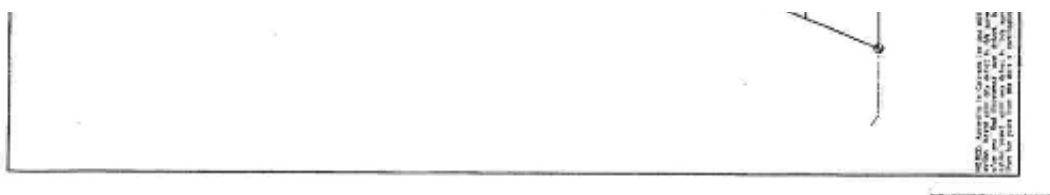
904-992-9750

Parcgroup.net

Cc: **Hermes Rick** rickh@resortconceptsco.com, **Townsend Jeff** jtownsend@resortconceptsco.com, **Davis Jed** JDavis@davisfamilyoffice.com

CVC #6





Roger OSteen
Chairman
904-992-9750
Parcgroup.net

From: MIKE YOUNG mikeyoung2020@mac.com
Subject: Re: Drainage, Trampoline, Occupancy - Filing 4, Lot 7 CVC 1800 Beard Creek Trail
Date: February 24, 2016 at 10:30 AM
To: Dominic Mauriello dominic@mpgvail.com
Cc: Allison Kent allison@mpgvail.com, Greg Perkins gperkins@wtpvail.com, Bob Engleby bob@netengleby.com, Ron Preston ron@isomassociates.com

MY

Wow that is the best response I have ever got from you. Thanks I like all the DRB board members there my neighbors , We all get along great !

On Feb 24, 2016, at 10:14 AM, Dominic Mauriello <dominic@mpgvail.com> wrote:

Mike.

You know the requirements and procedures better than anyone. You also know that what you built was not approved.

Other than the trampoline affecting the drainage, I don't think what you built is bad, it just didn't get approved and has easement encroachment implications. The process is in place for a reason.

Make the application, get the utility approvals, and we will see what the DRB thinks.

I don't know why you find that so hard to do on the front end. You create these issues yourself but ignoring all of the procedures. I'd love to ignore you but the POA hired me to pay attention and enforce the rules.

Thanks,

Dominic F. Mauriello, AICP
Mauriello Planning Group, LLC

PO Box 4777
2205 Eagle Ranch Road
Eagle, Colorado 81631
970-376-3318 cell
www.mpgvail.com

On Feb 24, 2016, at 9:55 AM, MIKE YOUNG <mikeyoung2020@mac.com> wrote:

If you remember the board wanted me to put my patio into the 40' easement(or did you forget)and not follow the easement line they thought it looked funny also the flag stone patio is sand set so it can be removed very easy if anyone ever has to do repairs inside the 40' easement . I know you like to exaggerate on everything to make your self seem important . You are not a license E ,surveyor or architect just a land planner like me .But you do write some good letters you got me there.I Will rip out all of the trees , and boulders just say the word .I was just trying to screen the golf course tee boxes .That is also why the tramp is back in the corner , low impact on course . You should be ready and find out where all the others tramps in t are located on there lots in or out side the building envelops, lets look into kids forts ,ziplines, basketball hoops etc. I have almost 3 Million invested in our home, are taxes are very high we spend a lot of money to live in CVC I did love it here , But with you with this personal attic every chance you get is hard to take . Our house and yard is as nice or nicer than any other home in CVC. M Young

On Feb 24, 2016, at 8:15 AM, Dominic Mauriello <dominic@mpgvail.com> wrote:

Hello Mike:

Thank you for sending over the attached ILC for your home at 1800 BCT.

What this ILC shows is disturbing to us and shows a serious disregard to the rules and design guidelines adopted for CVC. Attached also are the DRB/Technical approved set of plans for the project. As you may recall there was significant discussion about improvements outside of the building envelope and issue with regard to placing improvements within the 40' wide utility easement.

This ILC shows that you disregarded the approvals of the DRB and developed patios, a hot tub, and a retaining wall outside of the building envelope and within this easement.

I am afraid we have no choice but to pursue an enforcement action against you with respect to these improvement and recommend fines be issued by the DRB for this disregard for the approval process and that the improvements be removed.

I am sure you are going to want to ask the DRB for permission to allow these improvements to remain as constructed. You can apply for this with a deviation and a design application (you can include your trampoline as well). You will also be required to obtain encroachment agreements or formal letters of approval from all utility providers but in particular Eagle River Water and Sanitation District and the Upper Eagle Water Authority as you have placed improvements in a public utility easement. There is a strong chance that you will not be able to get approval from all of the utility providers in which case you will have to remove the improvements. Noting the time it will take you to obtain these utility company approvals, I will extend the deadline for you to submit the application, fees, and utility sign-offs until March 7, 2016.

This is your formal notice of violation.

Dominic F. Mauriello, AICP
Mauriello Planning Group, LLC
PO Box 4777
2205 Eagle Ranch Road
Eagle, Colorado 81631
970-376-3318 cell
www.mpgvail.com

On Feb 23, 2016, at 5:30 PM, Dominic Mauriello <dominic@mpgvail.com> wrote:

Hello Mr. Young:

I am responding to your inquiry about the drainage pipe located on the Osteen Property. We have reviewed the approved plans for the Osteen residence, the plans for your home, the Final Plats for both of these lots, and have conducted a site visit. We also contacted Jeff Townsend with the Hermes group, the builder, and had them review the installation of the drainage pipe.

Prior to development of either of these homes, there existed a natural drainage that generally followed the common lot line between the properties which is evident from the topographic surveys and site visits to the property. There is a drainage pipe that daylights from under the road right-of-way to the Osteen property into what was this natural drainage. The Osteen project includes a pipe that continues to pick up this drainage and daylights on the Osteen property. There is an existing 12.5' drainage and utility easement on either side of the common property line making for a 25' wide drainage easement. The daylighting of this pipe is within this easement on the Osteen property based on our review of the corner stakes for this lot line viewed in the field. We believe that the Osteen installation is proper per the plans and does the Hermes Group.

If you recall, you fought heavily against the condition staff recommended to the DRB for you to provide a drainage report for your home. We were concerned about the impacts of drainage by your home and site grading.

A site visit reveals that there is substantial fill from your project on your property within this 12.5' drainage easement. Additionally, we discovered the installation of an in-ground trampoline located on your property which was not included in the plans and for which a Design Review application was not submitted or approved. Further, it appears that this trampoline is located within the 12.5' drainage easement and in close proximity to the property line which could contribute to not allowing the proper flow of drainage. It appears the trampoline is outside of the building envelope which is not allowed. The Design Guidelines do not include recreational equipment outside of the building envelope even with a deviation application.

If you wish to have trampoline on the property you will need to provide the required application materials including a site plan with its location. You can request a deviation with the application as well but the DRB will need to make the interpretation that it can be outside of the building envelope which we are not sure reflects the language of the guidelines.

Finally, we also noted that you have occupied the residence in violation of the Design Guidelines. Section C.6.0 of the guidelines (appendix) requires a final inspection by the DRB Administration and a Letter of Compliance before being allowed to occupy the home. Please call or email us to schedule a final inspection of the home. We suggested at this point that this inspection occur when the ground is clear of snow.

We are not suggesting that any fines be issued at this time for these violations and you should instead consider this an official warning

pursuant to the guidelines. We would prefer to work with you to resolve these issues in a friendly and cooperative manner. Let's calendar a final inspection date for the home in the next week for some day in April. Please provide us with an indication on how you would like to resolve the trampoline issue. If you propose to seek approval for the trampoline in the current or another location onsite rather than remove those improvements, please submit an application, site plan, and fees (\$250 for the design application and \$500 for a deviation) by March 1 and we will schedule a DRB meeting to review the application. Failure to respond to this could result in future fines being issued.

We would recommend that you review the final grading on your property within the 12.5' easement and the location of the trampoline to ensure you have not impeded the flow of drainage in this area. You may want to consult with an engineer.

Thank you,

Dominic F. Mauriello, AICP
Mauriello Planning Group, LLC

PO Box 4777

2205 Eagle Ranch Road

Eagle, Colorado 81631


970-376-3318 cell

www.mpgvail.com

<IMG_3538.jpeg><IMG_3543.jpeg>

<F4 L7 1800 BCT Tech Appr 4-23-15.pdf>

<14042-Lot 7-ILC.pdf>

From: MIKE YOUNG mikeyoung2020@mac.com 
Subject: Fwd: Lot Lines - Google Earth pics
Date: March 15, 2016 at 1:43 PM
To: Allison Kent allison@mpgvail.com, Dominic Mauriello dominicvail@me.com

MY

I am having Marcin Eng shoot all these tramp locations , They are all outside building envelopes , Also there are 9 basketball hoops , 1 hockey net, 2 forts, & 1 zip line all illegal . You have me in fights with some of my neighbors it might as well be 10 more of them . This was a great place to live until Mr. Eagle (you) started the nei brawl . Your really good ! p.s. i told my kids no basketball hoop you would find some sort of problem with .

Begin forwarded message:

From: Linda Jackson <linjacksonvail@yahoo.com>
Subject: Lot Lines - Google Earth pics
Date: March 15, 2016 at 10:29:45 AM MDT
To: MIKE YOUNG <mikeyoung2020@mac.com>
Reply-To: Linda Jackson <linjacksonvail@yahoo.com>

Hi Mike,

See the attached files and let me know if you need anything else.

See you next week,

Linda

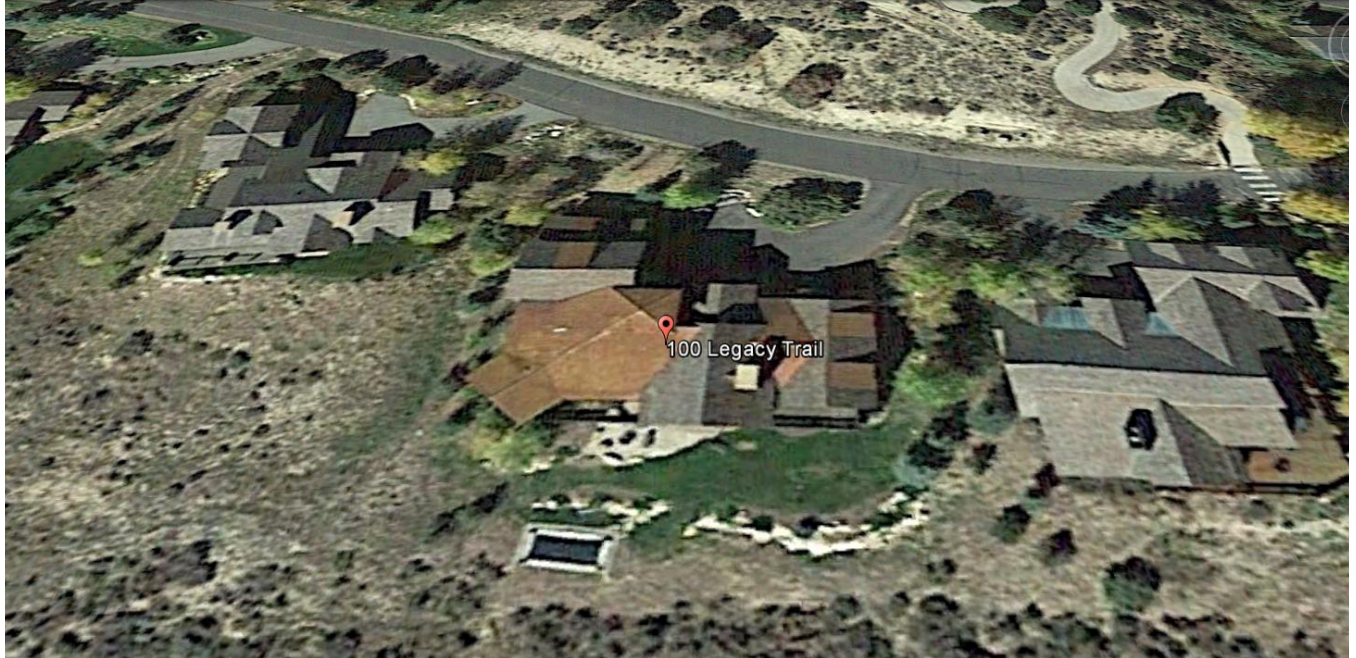
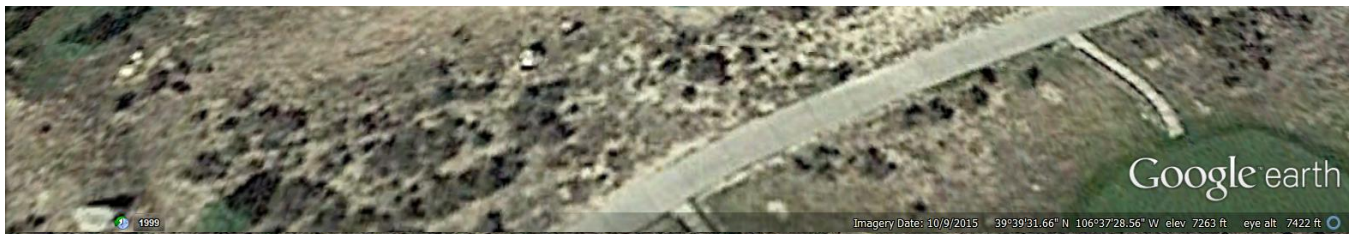


158 Fall Creek Road
screen print.docx



100 Leagcy Trail screen
print.docx





ENCROACHMENT LICENSE AGREEMENT

This Encroachment License Agreement ("Agreement") is entered into this 8 day of March, 2016, by and between the **EAGLE RIVER WATER AND SANITATION DISTRICT and UPPER EAGLE REGIONAL WATER AUTHORITY**, a political subdivision of the State of Colorado ("Licensor") and **AIRLEO 3, LLC** ("Licensee" and, together with Licensor, the "Parties").

WHEREAS, Licensor is the owner or beneficiary of a platted utility easement recorded in the public records of the Eagle County, Colorado, Clerk and Recorder's Office, at Reception No. 586444, and described on Exhibit A attached hereto (collectively, the "Easement"); and

WHEREAS, Licensee is the fee owner of real property encumbered by the Easement (the "Property") which is located at **Lot 7 of Filing 4 of the Cordillera Valley Club Subdivision (also known as: 1800 Beard Creek Trail, Edwards, CO 81632, Eagle County)**; and

WHEREAS, Licensee proposes to encroach upon Licensor's Easement for the benefit of Licensee's Property by locating flagstone patios, recessed trampoline, boulder retaining walls and landscaping improvements thereon, the area, nature and purpose of the encroachment ("Encroachment") being more fully described on Exhibit B attached hereto (the area of the Encroachment being referred to as the "Encroachment Area"); and

WHEREAS, Licensor generally prohibits encroachments into Licensor's easements, but recognizes extenuating circumstances occasionally make such an encroachment appropriate; and

WHEREAS, Licensor has, in this case, determined to consent to the Encroachment upon the terms and conditions contained herein;

NOW, THEREFORE, in consideration of the terms and conditions hereinafter set forth, the Parties agree as follows:

1. Consent to Encroachment. Licensor hereby consents to the Encroachment as fully described on Exhibit B. Any and all rights granted to Licensee under this Agreement shall be exercised at Licensee's sole cost, risk and expense, and shall be subject to the dominant and continuing right of Licensor to use any and all of the Encroachment Area for Licensor's purposes; and shall further be subject to all prior deeds, easements, dedications, conditions, franchises, covenants, restrictions, encroachments and claims of title of record that may affect the Encroachment Area. Nothing contained in this Agreement shall be deemed to grant, convey, create or vest in Licensee any real property interest in the land; including, but not limited to, any fee, leasehold interest, easement, servitude or irrevocable license.

my

2. Use of Encroachment Area. Licensee agrees that it will utilize the Encroachment Area solely for the Encroachment purposes described on Exhibit B, and for no other purpose.

3. No Interference. All costs associated with modification, removal or damage to Licensee's Encroachment by the Licensor related to Licensor's use of the Easement (and all incremental costs initially incurred by Licensor in attempting to avoid the modification, removal or damage to Licensee's Encroachment) shall be solely the responsibility of Licensee. Licensee, in the performance and exercise of its rights under this Agreement, shall not damage or interfere in any way with the use, operation, maintenance, repair, or replacement of any facility that is owned, operated and maintained by Licensor or its assignees within the Easement. Should Licensee's Encroachment cause Licensor's use of the Easement and related facilities to be more costly, or to be interfered with or damaged, Licensee shall, within thirty (30) days of billing, pay all costs and expenses associated with Licensor's more costly use or with Licensor's repair of any damage to Licensor's facilities or removal of any interference. Under any and all circumstances, all work that is necessary to repair any damage to or remove any interference with the Licensor's facilities shall be at Licensee's sole cost and expense. Licensor, in emergency situations, may, at Licensee's sole cost and expense, repair any and all damage to and remove any and all interference with the Licensor's facilities without prior notice to Licensee. In using its Easement, Licensor agrees to make a reasonable effort to avoid damage to Licensee's Encroachment, but Licensor shall not be liable for any damage to the Encroachment. In the event Licensor incurs additional costs as a result of any efforts to avoid damage to Licensee's Encroachment, Licensee shall within thirty (30) days of billing, pay all costs and expenses associated with such efforts.

4. Compliance with Laws. Licensee shall comply with all federal, state and local laws in the exercise and performance of its rights and obligations under this Encroachment Agreement.

5. Encroachment Policy. This Encroachment Agreement is subject to the reasonable terms and conditions of any encroachment policy as it may now exist or may subsequently be amended by the Licensor at its sole discretion and without notice.

6. Indemnification and Waiver. To the extent authorized by law Licensee hereby agrees to indemnify, defend, protect and hold harmless Licensor, its officers and employees, from and against any and all claims, damages, losses, liabilities, fines, penalties, of whatsoever kind or nature, including, but not limited to reasonable attorneys' fees that are incurred by Licensor and that arise in connection with Licensee's activities that are undertaken, authorized or obligated pursuant to this Agreement. Such liability shall specifically, without limitation, extend to claims of third parties arising from the presence of the Licensee's Encroachment

7. Limitation on Licensor's Liability. Licensor shall have no liability to Licensee or third persons related to Licensee's Encroachment, including, but not limited to, damages to the Licensee's improvements resulting from Licensor's dominant use of the Encroachment Area or from the repair of Licensor facilities or the installation of any additional facilities in the future within the Easement.

8. Termination. Licensor may terminate this Agreement at any time, without notice, by recording in the Eagle County, Colorado, Clerk and Recorder's Office a notice of termination of Encroachment License Agreement if Licensor determines that the Licensee's improvements interfere with Licensor's current or prospective use of the Easement. Licensor shall endeavor, but not be obligated, to provide Licensee with thirty (30) days' notice of its intent to terminate the Agreement.

9. Successors and Assigns. The rights and obligations of this Agreement shall be appurtenant to and deemed to run with the Property, or until such earlier time as the Licensor terminates this Agreement or abandons the Easement. This Agreement shall be recorded against the Property in accordance with the laws of the State of Colorado.

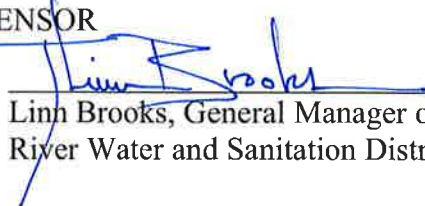
10. Integrated Agreement. This Agreement contains the entire understanding between the Parties hereto with respect to the subject matter hereof. There are no representations, agreements or understandings (whether oral or written) between or among the Parties relating to the subject matter of this Agreement which are not fully expressed herein.

11. Property Access. Independent of any other rights held by Licensor, Licensee grants Licensor the right to access the Easement for maintenance, repair and replacement on and across the Property.

IN WITNESS WHEREOF, and in order to bind themselves legally to the terms and conditions of this Agreement, duly authorized representatives of the Parties have executed this Agreement as of the date first set forth above.

LICENSOR


By:


Linn Brooks, General Manager of Eagle
River Water and Sanitation District

LICENSEE

By:

Name:


Mike Young

Title:

owner

ACKNOWLEDGEMENT

STATE OF COLORADO)
) ss.
COUNTY OF EAGLE)

The foregoing instrument was acknowledged before me this 10 day of
MARCH, 2016, by MICHAEL Youngas owner of LICENSEE.

Witness my hand and official seal.

My commission expires: 1-24-17




Notary Public

EXHIBIT A

(Description of Easement)

EXHIBIT B

(Description of Encroachment)

LOT 7

CORDILLERA VALLEY CLUB, FILING NO. 4

County of Eagle, State of Colorado

DESCRIPTION
 LOT 7, Cordillera Valley Club, Filing No. 4, A Re subdivision of Tract U, Cordillera Valley Club
 Filing No. 2, as filed for record March 19th, 1938 as Reception No. 586444, in the Office of
 the Eagle County Clerk and Recorder, Eagle County, State of Colorado.

NOTES

- 1) The purpose of this Certificate is to depict the location of all improvements relative to the property lines.
- 2) DATE OF SURVEY: November 12, 2015

3) STILITY ADDRESS: 1800 Brent Drive Tell. (b)(6)(c)

4) Legal description, location of improvements, lot lines, easements and setbacks are based upon the above mentioned Final Plat of Cordillera Valley Club, Filing No. 4, and Survey Monuments found at the time of this certification as shown hereon.

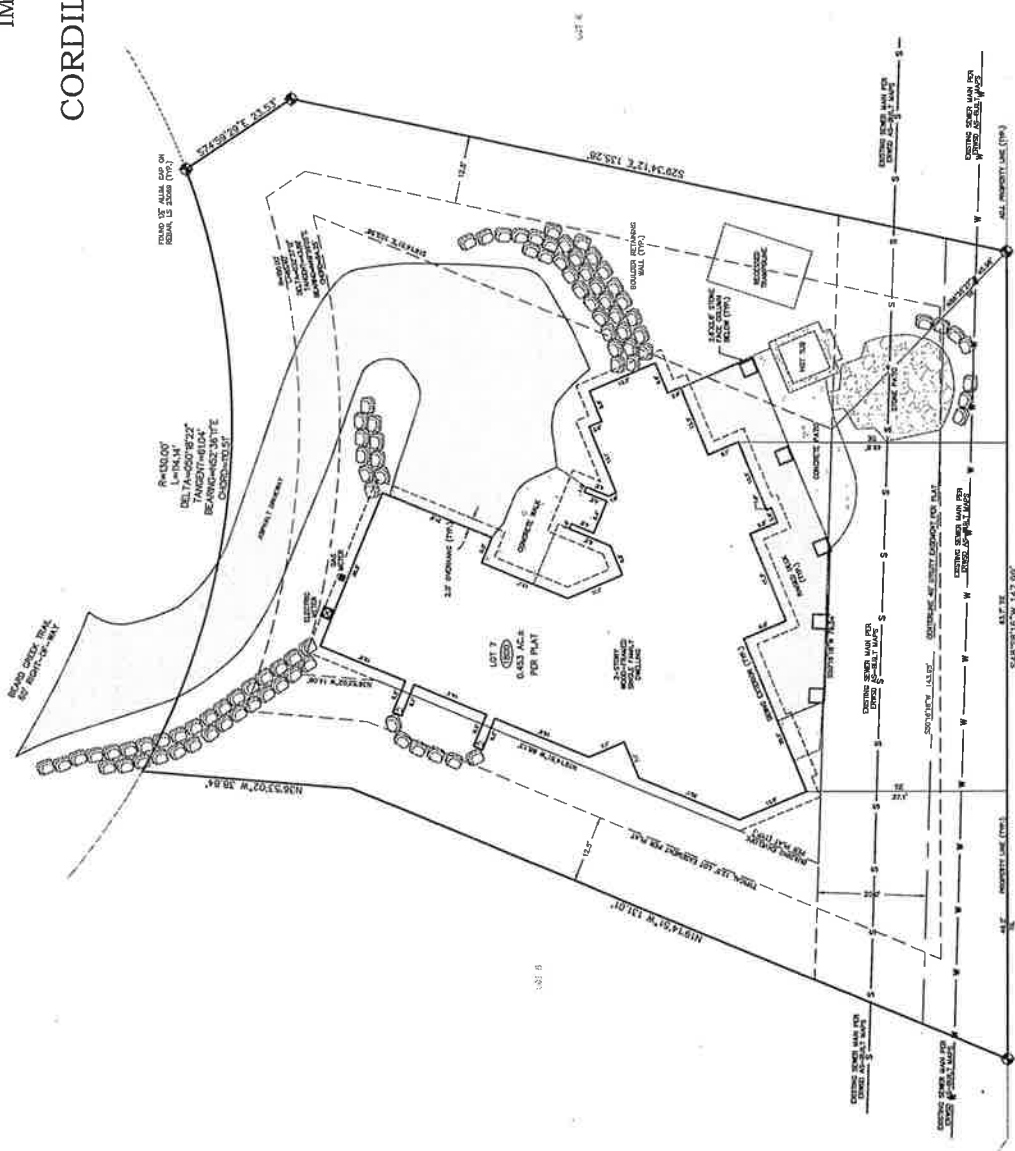
(5) No Boundary Resolution was performed in the making of this Foundation Location Certificate. All Lot and Easement Lines shown herein should be considered approximate.

CERTIFICATION

I, Patrick J. Quenon, hereby certify that this Improvement Location Certificate was prepared for Mike Young and that this is NOT a Land Survey Plat or Improvement Survey Plat, and that it is to be relied upon for the establishment of fence, building, or other future improvements on line.


Further certify that the improvements on the above described parcel on this date, November 12, 2013, exact utility connections, are entirely within the boundaries of the improvements, except as shown, but 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 encroachment or building any part of said parcel, except as noted.

Patrick J. Quenon, PLS 37924
Colorado Professional
Land Surveyor



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NOTICE: According to Colorado law you **MUST** commence any legal action based upon any defect in this survey within three years after you first discovered 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 completion shown herein.

IMPROVED LOCALITY CERTIFICATE LOT-7		 MARCIN ENGINEERING LLC	
CORDILLERA VALLEY CLUB, Cordillera Valley, California County of Santa Clara, State of California		P.O. Box 1062 AVON, CO 81620 (970) 748-0274 (970) 748-9021 FAX	
SHEET NO. 140482	TANK 11/12/15	DATE 11/12/15	PROJECT NO. 140482-1-C

FINAL PLAT

A RESUBDIVISION OF TRACT U
CORDILLERA VALLEY CLUB FILING No. 2
EAGLE COUNTY, COLORADO



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CURVE TABLE

TABLE 1

LEGEND

SHEET
2 OF 2

JOS 22310

AL



Cordillera Valley Club

Design Review Board

Staff Memorandum

Owner: Mike Young
Address: 1385 Elk Run (Beard Creek Trail)
Legal Address: F3 L10
Representative: Ron Preston
Architect: Ron Preston, Isom & Associates
Staff Contact: Allison Kent, AICP
DRB Hearing #1: September 23, 2015
DRB Hearing #2: October 28, 2015
DRB Hearing #3: March 23, 2016

Project Description

- Applicant is requesting a Deviation from the Design Guidelines for a covered patio located outside the building envelope.
- The patio encroaches approximately 6 ft. outside the building envelope.

DEVIATION REVIEW - March 23, 2016

A. Deviation Request

1. The applicant is proposing a deviation from the Design Guidelines to allow for a covered patio outside of the building envelope. The Design Guidelines allow the DRB to approve non-habitable space outside of the building envelope. The Design Guidelines state: *At their discretion, the DRB may approve non-habitable space such as roof overhangs, balconies, porches, patios, garages, and service areas that are located outside the building envelope provided such proposals are found by the DRB to be in accordance with the process for minor encroachments outside the building envelope.* (pg. 8)

The DRB can approve the minor encroachment if the DRB finds that the applicant has clearly demonstrated the following:

- a. The encroachment does not affect views from surrounding homesites
- b. The encroachment does not substantially reduce the distance between homesites on lots
- c. The encroachment allows for a more sensitive design solution by minimizing site grading, the loss of mature vegetation, and/or other considerations

- d. The encroachment will allow for a design that is consistent with the overall design philosophy and design style for the CVC (pg 9).

Staff believes that the encroachment for the covered patio meets these criteria and recommends approval of the deviation. The location of the covered patio is approximately 161 ft. from the adjacent property to the west (Lot 8, Shields Residence). The view from the Shields Residence is not affected as the home sits behind this new patio. There is still substantial distance between homesites, with approximately 161 ft. of separation. The encroachment is minimal and allows for a sensitive design with minimal grading necessary for the proposed covered patio. Similar encroachments have been approved throughout the CVC and staff believes that this encroachment is consistent with the design philosophy and design style for the CVC. The plan has been overlaid on the aerial photo for reference:



B. Public Comment

Public notice to adjacent properties was provided on February 22, 2016. As of the date of this memo, comments have been received from Debby Shields, adjacent property owner at F3 L8 / 62 Elk Run Drive. The Shields are supportive of the deviation, but are requesting additional landscaping to screen the patio. The Shields have also noted that the applicant has not been following the conditions of the final approval, especially regarding the conditions that there shall be no construction parking or turn around on

Elk Run Road, and that all construction parking and turnaround are to be provided onsite. Staff has coordinated with the contractor to ensure compliance with the staging and access plan and will continue to monitor.

C. Staff Recommendation

Staff recommends approval of the Deviation Request for the the M. Young Residence, subject to the following conditions:

1. General Condition: Compliance with the CVC Design Guidelines and process is not a substitute for compliance with Eagle County regulations, State regulations, or Federal regulations. Additional permits and approvals may be required by these agencies prior to commencing any work on the property. The property owner and its agents are responsible for ensuring compliance with all local, state, and federal regulations.
2. The applicant shall coordinate with the adjacent property owners to add landscaping to screen the covered patio.
3. All conditions from the Final Approval remain, and failure to comply with these conditions shall result in immediate fines for non-compliance. This serves as a warning that the applicant has not been in compliance with the following conditions:
 - a. There shall be no construction parking or turn around on Elk Run Road.
 - b. Construction parking and turnaround shall be provided onsite. No private driveways are to be used for turnaround. Fines will be issued for any unauthorized use of private property.

FINAL REVIEW - October 28, 2015

Project Review

A. Architecture Comments

1. Minor changes were made to the plans from the Sketch Review on September 23, 2015. As discussed at the previous review, the great room was straightened out, which caused some minor changes to the elevations.
2. The main ridge over the great room is exactly 35 ft. in height. This complies with the Design Guidelines, but should be noted for construction that there is no room for error. The ridge height will be verified with a framing ILC.
3. The stone calculation is indicated at 35%, in compliance with the Design Guidelines.
4. The proposed plans meet the intent of the Design Guidelines and recommendations of the DRB at the previous review.

B. Site Plan and Landscape Plan Comments

1. After additional research into the possibility of a lower turnaround, it was determined that it was not feasible. As a result, the proposal now reflects only the upper turnaround. All driveway improvements are now located entirely within the subject property. The upper turnaround has been designed to allow for fire truck turnaround.
2. All improvements and associated grading and/or retainage (patios, hot tub, walkways, etc.) shall be coordinated and shown on both the site plan and the landscape plan.
3. The site plan, engineered grading plan, and landscape plan shall be coordinated prior to Technical Submittal. Grading on these plans do not match. For example, there is a retaining wall indicated on the site plan that is not shown on the engineered driveway grading plan. All plans need to be coordinated to reflect what is proposed.
4. Any retaining walls over 4 ft. need to be engineered by a licensed Professional Engineer, and a stamped detail provided prior to Technical Submittal.
5. Grading shall not exceed 2:1.
6. Snow storage shall be indicated on the site plan and landscape plan prior to Technical Submittal.

C. Public Comment

Notification to adjacent property owners was provided on October 8, 2015. The owners located at F3 L8 / 62 Elk Run, Debby Shields, expressed concern primarily with construction access and ensuring that their driveway will not be used for turnaround by any construction vehicles. The applicant has agreed to construct the access and turnaround in phase 1 to ensure that there is adequate access and parking area. In addition, it has been made clear to the applicant that no private property is to be used

for construction vehicles and that fines will be issued if found to not be in compliance with this requirement.

D. Staff Recommendation

Staff recommends approval of the Final Review for the M. Young Residence, subject to the following conditions:

1. General Condition: Compliance with the CVC Design Guidelines and process is not a substitute for compliance with Eagle County regulations, State regulations, or Federal regulations. Additional permits and approvals may be required by these agencies prior to commencing any work on the property. The property owner and its agents are responsible for ensuring compliance with all local, state, and federal regulations.
2. All improvements (patios, hot tub, walkways, etc.) shall be coordinated and shown on both the site plan and the landscape plan prior to Technical Submittal.
3. The site plan, engineered grading plan, and landscape plan shall be coordinated prior to Technical Submittal. Grading on these plans do not match. For example, there is a retaining wall indicated on the site plan that is not shown on the engineered driveway grading plan. All plans need to be coordinated to reflect what is proposed.
4. All retaining walls over 4 ft. need to be engineered by a licensed Professional Engineer, and a stamped detail provided prior to Technical Submittal.
5. Grading shall not exceed 2:1.
6. Snow storage shall be indicated on the site plan and landscape plan prior to Technical Submittal.
7. There shall be a 2 ft. ditch on the north side of the driveway as indicated on the engineered driveway grading plan.
8. There shall be no construction parking or turn around on Elk Run Road.
9. There shall be no vehicular access from the gravel road to the east.
10. If permitted by Windrose, parking may be allowed at the paved parking area on Beard Creek Trail.
11. Construction parking and turnaround shall be provided onsite. No private driveways are to be used for turnaround. Fines will be issued for any unauthorized use of private property.
12. Construction parking on Spring Hill Lane shall be allowed. There shall be no construction parking on Beard Creek Trail.
13. The \$20,000 compliance deposit may be held for any off-site damage to other property as a result of construction until the damage is repaired and resolved.

E. DRB Deliberation

Ric Fields, Sharon Dennis, and Michael Current were present. Steve McKeever was absent.

Ron Preston, architect, and Mike Young, owner and builder, were present to represent the application.

Michael Current stated that it looked good. He would request that the windows on the east element match the windows on the center element (south elevation). He also stated that bumping out the bathtub area at the front (north elevation) would help to break up that wall.

Ric Fields stated that they need to work on coordinating the grading, site and landscape plans. All improvements need to be shown and the grading accurately reflected for all site improvements. He stated that a second tier of retaining wall above the auto court would minimize site disturbance and allow for a flatter planting area. He asked that the applicant refine the limits of disturbance to save as many trees as possible. Some of the trees shown on the 2:1 slopes are going to need some uphill retaining to survive.

Sharon indicated that she thought the house looked great. She asked about the construction parking.

Sharon made a motion to approve with the conditions listed in the staff recommendation above with a few modifications.

Motion: Sharon Dennis
Second: Ric Fields
Vote: 3-0 (Steve McKeever absent)
Conditions:

1. General Condition: Compliance with the CVC Design Guidelines and process is not a substitute for compliance with Eagle County regulations, State regulations, or Federal regulations. Additional permits and approvals may be required by these agencies prior to commencing any work on the property. The property owner and its agents are responsible for ensuring compliance with all local, state, and federal regulations.
2. All improvements (patios, hot tub, walkways, etc.) shall be coordinated and shown on both the site plan and the landscape plan prior to Technical Submittal.
3. The site plan, engineered grading plan, and landscape plan shall be coordinated prior to Technical Submittal. Grading on these plans do not match. For example, there is a retaining wall indicated on the site plan that is not shown on the engineered driveway grading plan. All plans need to be coordinated to reflect what is proposed.
4. All retaining walls over 4 ft. need to be engineered by a licensed Professional Engineer, and a stamped detail provided prior to Technical Submittal.
5. Grading shall not exceed 2:1.
6. Snow storage shall be indicated on the site plan and landscape plan prior to Technical Submittal.
7. There shall be a 2 ft. ditch on the north side of the driveway as indicated on the engineered driveway grading plan.
8. There shall be no construction parking or turn around on Elk Run Road.
9. There shall be no vehicular access from the gravel road to the east.
10. If permitted by Windrose, parking may be allowed at the paved parking area on Beard Creek Trail.

11. Construction parking and turnaround shall be provided onsite. No private driveways are to be used for turnaround. Fines will be issued for any unauthorized use of private property.
12. Construction parking on Spring Hill Lane shall be allowed. There shall be no construction parking on Beard Creek Trail.
13. The \$20,000 compliance deposit may be held for any off-site damage to other property as a result of construction until the damage is repaired and resolved.
14. Prior to Technical Submittal, the windows on the east element shall be revised to match the windows on the center element (south elevation). A bump out at the bathtub area at the front (north elevation) shall be added.
15. Prior to Technical Submittal, a second tier of retaining wall shall be added above the auto court to minimize site disturbance and allow for a flatter planting area.
16. Prior to Technical Submittal, the applicant refine the limits of disturbance to save as many trees as possible.
17. Prior to Technical Submittal, the applicant shall refine the plan to show uphill retaining for the trees shown on the 2:1 slopes.

SKETCH REVIEW - September 23, 2015

Project Review

A. Architecture Comments

1. Roof pitches are generally 8:12 for primary roof forms, and 4:12 for secondary roof forms. The roof is additive in nature, with a combination of primary and secondary roof forms. This is in compliance with the Design Guidelines which state:

3.4 ROOFS

Objective

- *Roofs must be comprised of relatively simple forms with clean connections*
- *To reflect the additive nature of the architecture of the American West, homes should be comprised of a combination of primary and secondary roof forms*

Roofs are the most prominent visual element of homes at the Cordillera Valley Club. This is particularly true due to the visibility of homesites from the golf course and the rolling terrain that characterizes much of the community. In order to ensure visual coherence throughout the Cordillera Valley Club, all roofs should be comprised of relatively simple forms and should utilize similar materials and colors that integrate the buildings with the site and surrounding area.

Design Considerations

- Large continuous roof planes must be avoided. Smaller segmented roof forms consistent with the additive form of the home, or a composition of primary and secondary roof forms shall be used.
- Roof forms shall be limited to low-pitched gable, shed, or double-pitch roofs in the range of 4:12 to 8:12. 3:12 roofs may be allowed, as well as other roof forms, such as curved roofs or flat roofs, at the discretion of the DRB.

- Deep roof overhangs are encouraged in order to provide shade, particularly at southern elevations, and add interest to building elevations. Primary roof overhangs shall be a minimum of two feet (2'), where as secondary roof overhangs may be eighteen inches (18") minimum upon discretion of the DRB.
2. There are no divided light windows indicated on the elevations, which does not comply with the Design Guidelines. The Design Guidelines provide the following on window design (pg. 21):

3.6 WINDOWS AND DOORS

Objective

- *A hierarchy of windows and doors, and varying sizes and patterning should provide interest and individual character to the home*

Windows and doors introduce openings and relief to exterior walls and, in doing so, reinforce building scale. Properly detailed, windows and doors also present an opportunity to add interest and individual character to buildings.

Design considerations

- Openings should be located to optimize view opportunities and be designed in proportion to the overall structure and form of the residence.
 - Windows and doors in stone mass walls shall be deeply recessed (six to eight inches) or be trimmed in profiled wood (minimum 2" members) in order to provide interest and relief to building elevations.
 - The use of timber or stone lintels and sills that are proud of the adjacent material is encouraged.
 - True divided light windows are the most appropriate to the design style of the Cordillera Valley Club and must be incorporated in a consistent pattern throughout the home. Snap-in grids systems are not permitted. In order to maintain a smaller scale, large window openings shall be composed of smaller panes of glass.
 - Window casing shall be wood with natural, stained or clad finish.
 - Window and door trim should be selected in concert with other building materials, and be no smaller than two inch (2") members.
 - Windows of unusual shapes and sizes, and the use of colored, reflective or mirrored glass are not permitted.
3. The plans do not indicate roof and/or eave elevations; therefore staff cannot determine building height. However, it appears that the home has been designed under the 35 ft. height limitation. Height calculations shall be provided for Final Review.
 4. Generally, staff believes that the proposal complies with the Design Guidelines.

B. Site Plan and Landscape Plan Comments

1. The topographic survey has some blacked out areas that make the survey difficult to read. Prior to final review, the applicant shall provide a version of the survey without the blacked out areas.

2. The topographic survey does not reflect the full extent of the existing access easement which is a 40 ft. wide easement. The survey should be revised to reflect the extents of this easement and show topography where any new driveway improvements are proposed. The site plan should then be updated to reflect this information.
3. It appears that a portion of the proposed driveway is outside of the existing easement and crosses Lot 9. The driveway must be relocated to within the easement. This shall be corrected prior final review.
4. The site is complicated due to its location and topography. It is located at the end of Elk Run Drive, which is a driveway intended to access Lots 8, 9, and 10 of Filing 3. The existing Elk Run Drive is relatively narrow and once on it, there is no suitable area for a turnaround. As a result, emergency vehicles, delivery trucks, and visitors may end up using private driveways to turn around. The proposed driveway is approximately 300 ft. in length. At the proposed switch back for the driveway on the subject property, the pavement has been widened to attempt to accommodate a fire truck/auto turnaround, a positive enhancement. The site plan does not indicate retaining walls, but it appears that some retaining walls will be necessary. Due to the need for the driveway to be graded properly, due to its length, and the need to have a functional turnaround, staff is recommending that the driveway and driveway related drainage improvements be designed by a licensed professional engineer and included with the Final Plan submittal.
5. Due to the need for a fire truck turn around to protect this home, the applicant shall provide a letter from the Eagle River Fire Protection District stating that they have reviewed and approved the turn around area.
6. All improvements, including roof overhangs, retaining walls, patios, etc., are indicated to be within the building envelope. At this time, no deviations are required.
7. The siting of the proposed home and the proposed driveway are a concern to staff due to the length of the driveway and the positioning of a home at a great distance from the existing driveway access, The applicant's solution may be the most appropriate in that it does provide for an area for emergency vehicles to turn around. The DRB should provide guidance to the applicant regarding the siting of the home and the proposed driveway. The Design Guidelines state the following with regard to building siting:

2.3 BUILDING SITING

Objectives

- *Buildings should be designed as an integral element of the terrain and landscape*
- *The siting of the building should influence design direction*
- *A well-prepared site plan must be developed in concert with building design*
- *The buildings and improvements should be sited to blend with the natural landscape and not to dominate natural site characteristics*

Design Considerations

- The DRB will require buildings on sloping lots to be designed to step with existing contours.

- Buildings and improvements should be located and designed to minimize site grading and the loss of trees and shrubs.
- In order to respond to site characteristics, consideration should be given to homes designed as a composition of smaller building forms clustered around outdoor spaces such as courtyards, porches or verandas.
- Buildings should be located to allow the least impactful driveway access.
- Buildings should be designed with access roads and driveways determining floor elevations.
- All improvements located in the right-of-way or easements are at risk and subject to repair or replacement at the owner's expense.
- Buildings should reflect access and site disturbance: uphill lots should have a lower garage; downhill lots should have an uphill garage

C. Public Comment

Public notice to adjacent properties was provided on September 4, 2015. As of the date of this memo (September 16, 2015) no comments have been received.

D. Staff Recommendation

Staff recommends approval of the Sketch Review for the M. Young Residence, subject to the following conditions:

1. The applicant shall submit a driveway/drainage plan designed by a licensed professional engineer prior to Final Plan submittal.
2. The applicant shall provide a letter from EFRPD stating that they have reviewed and approved the fire truck turn around prior to Final Plan submittal.
3. The applicant shall submit a revised topographic survey without the blacked out areas. The topographic survey shall include the full extent of any area with proposed improvements (i.e. driveway) and shall indicate the full extent of the access easement. This shall be provided for Final Plan submittal.
4. Due to the limited areas available for parking and staging on the access drive, the applicant shall provide a construction parking, turnaround, and staging plan that can be enforced to reduce impacts to the other two homes on this property. This shall be submitted prior to Final Plan submittal.
5. The applicant has indicated that they plan to work with Wind Rose to use gravel access road located on the adjacent property to bring cars and trucks to the site. The applicant shall provide a signed construction access easement agreement with Wind Rose, allowing the applicant to use this access road and any conditions Wind Rose will impose. Both the applicant and Wind Rose will be liable for any damages or remediation that may be required to restore the access or adjacent lands to their current condition. Additionally, the applicant shall be required to post an additional \$10,000 compliance deposit to ensure this restoration. This agreement shall be required with the Final Plan submittal. Should this condition not be met, the applicant shall be prohibited from utilizing this access or the adjoining property.
6. The applicant shall address the comments provided in this staff memorandum and any DRB comments prior to a Final Review submittal.

E. DRB Deliberation

Ric Fields, Sharon Dennis, and Michael Current were present. Steve McKeever was absent.

Staff presented the email correspondence from Debby Shields, owner of Lot 8.

Ron Preston, architect, and Mike Young, owner and builder, were present to represent the application. Ron state that they would look at opportunities for a turnaround lower on the site. He presented a revised site plan designed by Marcin Engineering. Ron explained the straightening of the great room being client driven as there is a potential buyer for the site.

Michael Current stated that it would be helpful to add the footprint of the house on Lot 9. Also look at the hierarchy of windows throughout and the proportionality of windows.

Ric Fields stated that in looking at the revised driveway design, they need to make sure of 2:1 grading. Also, the limits of disturbance needs to be shown on the site plan and the landscape plan.

Sharon indicated that she though the house looked great.

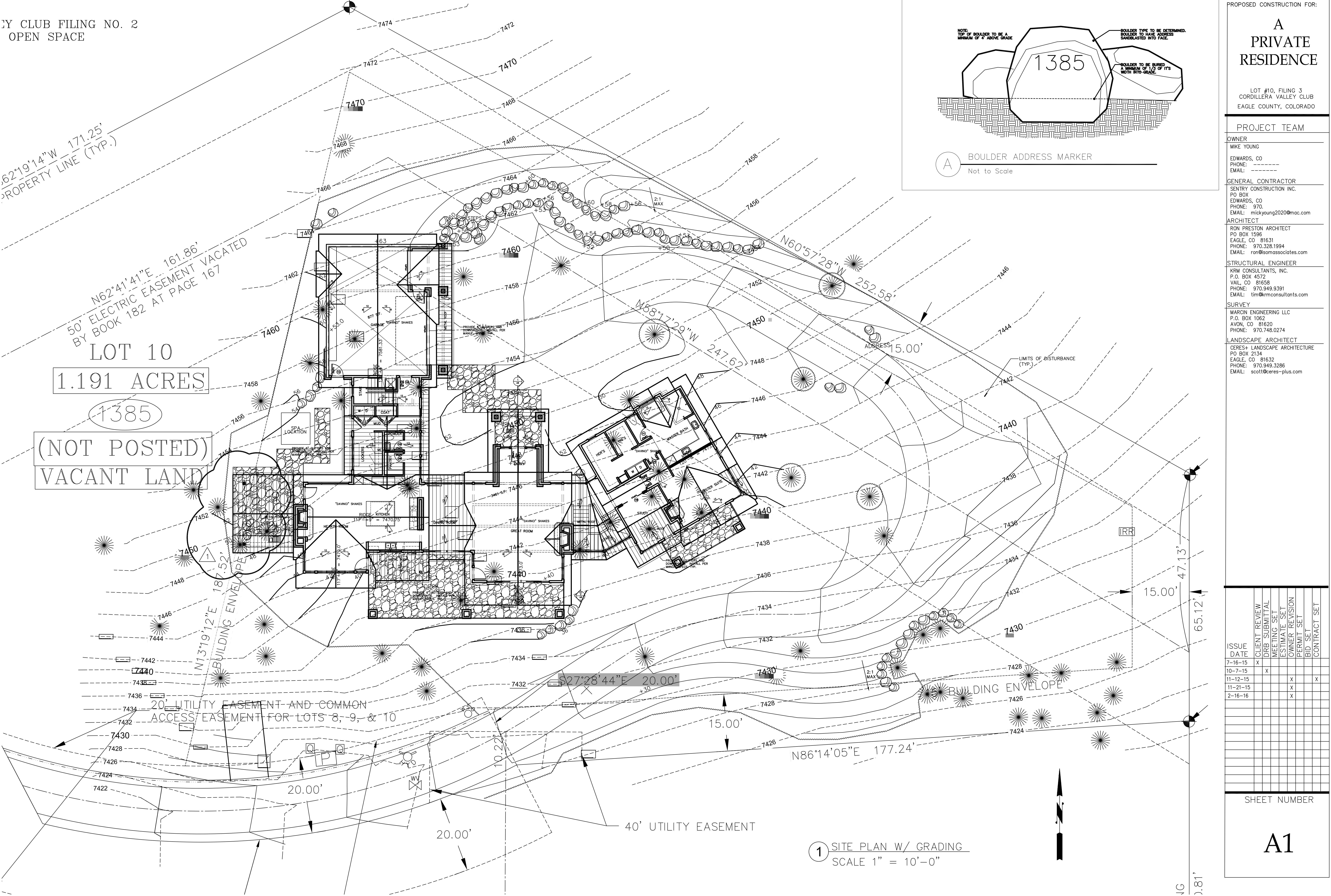
Sharon made a motion to approve with the conditions listed in the staff recommendation above with a few modifications.

Motion: Sharon Dennis
Second: Ric Fields
Vote: 3-0 (Steve McKeever absent)
Conditions:

1. The applicant shall submit a driveway/drainage plan designed by a licensed professional engineer prior to Final Plan submittal.
2. The applicant shall provide a letter from ERFPD stating that they have reviewed and approved the fire truck turn around prior to Final Plan submittal.
3. The applicant shall submit a revised topographic survey without the blacked out areas. The topographic survey shall include the full extent of any area with proposed improvements (i.e. driveway), shall indicate the full extent of the access easement, and shall show existing improvements on Lot 9. This shall be provided for Final Plan submittal.
4. Due to the limited areas available for parking and staging on the access drive, the applicant shall provide a construction parking, turnaround, and staging plan that can be enforce to reduce impacts to the other two homes on this property. This shall be submitted prior to Final Plan submittal.
5. The limits of disturbance shall be shown on the site and landscape plan at final review submittal.
6. The applicant has indicated that they plan to work with Wind Rose to use gravel access road located on the adjacent property to bring cars and trucks to the site. The applicant shall provide a signed construction access easement agreement with Wind Rose, allowing the applicant to use this access road and any conditions Wind Rose will impose. Both the applicant and Wind Rose will be liable for any damages or remediation

that may be required to restore the access or adjacent lands to there current condition. Additionally, the applicant shall be required to post an additional \$10,000 compliance deposit to ensure this restoration. This agreement shall be required with the Final Plan submittal. Should this condition not be met, the applicant shall be prohibited from utilizing this access or the adjoining property.

Y CLUB FILING NO. 2
OPEN SPACE



ISSUE DATE	CLIENT REVIEW	DRB SUBMITTAL	MEETING SET	ESTIMATE SET	OWNER REVISION	PERMIT SET	BID SET	CONTRACT SET
7-16-15	X							
10-7-15		X						
11-12-15					X			X
11-21-15					X			
2-16-16					X			

SHEET NUMBER

A1

A
PRIVATE
RESIDENCE

LOT #10, FILING 3
CORDILLERA VALLEY CLUB
EAGLE COUNTY, COLORADO

OWNER
MIKE YOUNG

EDWARDS, CO
PHONE: -----
EMAIL: -----

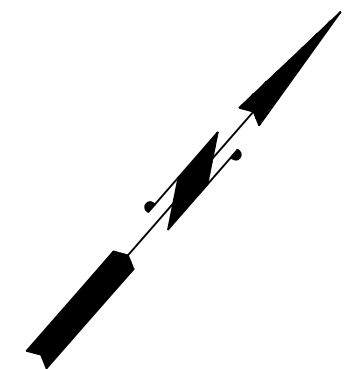
SENTRY CONSTRUCTION INC.
PO BOX
EDWARDS, CO
PHONE: 970.
EMAIL: mickyong2020@mac.com

RON PRESTON ARCHITECT
PO BOX 1596
EAGLE, CO 81631
PHONE: 970.328.1994
EMAIL: ron@isomassociates.com

KRM CONSULTANTS, INC.
P.O. BOX 4572
VAIL, CO 81658
PHONE: 970.949.9391
EMAIL: tim@krmconsultants.com

MARCIN ENGINEERING LLC
P.O. BOX 1062
AVON, CO 81620
PHONE: 970.748.0274

CERES+ LANDSCAPE ARCHITECTURE
PO BOX 2134
EAGLE, CO 81632
PHONE: 970.949.3286
EMAIL: scott@ceres-plus.com



SHEET NUMBER

A3

A
PRIVATE
RESIDENCE

PROJECT TEAM

MIKE YOUNG

GENERAL CONTRACTOR
SENTRY CONSTRUCTION INC.
PO BOX
EDWARDS, CO
PHONE: 970.
EMAIL: mickyong2020@mac.com

STRUCTURAL ENGINEER

SURVEY

LANDSCAPE ARCHITECT
CERES+ LANDSCAPE ARCHITECTURE
PO BOX 2134
EAGLE, CO 81632
PHONE: 970.949.3286
EMAIL: scott@ceres-plus.com

[illegible]

A6

From: Debby Shields drs5750@gmail.com

Subject: DRB approval

Date: March 17, 2016 at 12:43 PM

To: Mike Young mikeyoung2020@mac.com, Kevin Cappy kcaponecchi@euronetworldwide.com, Allison Kent allison@mpgvail.com

DS

Bob and I met this morning with Allison and Dominick to discuss your patio request for outside of the building envelope. We are a little concerned about that deck looking right into our kitchen area. But, that being said, everything about your house is so beautiful that I am sure it will not make enough difference to make a fuss! I wonder if you would please consider putting a grove of aspen trees in the area between the junipers to give us both some privacy during the summer. I think that solution would make us all happy and it would not be an unreasonable expense. We have told the DRB that we would be happy to approve your request with that small caveat.

The other thought that we all had is in regard to the road repair. Since there is going to need to be repair done on the curve across from our driveway, we wonder if we couldn't make a suggestion that would help us all.

There is a large rock in the middle of that arc. If that rock could be pushed back with Mike's equipment, then that turn could be widened with a little pavement to make some of these traffic problems a little easier. The DRB indicated that since the side of the road will require repair anyway, we should look to Mike to lead the way!

What do you all think?

Debby and Bob



Cordillera Valley Club

Design Review Board

Staff Memorandum

Owner: Mike Young
Address: 1818 Beard Creek Trail
Legal Address: F4 L20
Representative: Ron Preston
Architect: Ron Preston, Isom & Associates
Staff Contact: Allison Kent, AICP
DRB Hearing #1: February 2, 2016
DRB Hearing #2: March 23, 2016

Project Description

- Applicant is requesting a combined Sketch/Final Review (due to a lack of a quorum at prior meeting) and Deviation from the Design Guidelines for improvements outside the building envelope.
- The residence is approximately 4,492 sq. ft. with a 711 sq. ft. 2-car garage.
- There are 2 enclosed parking spaces, with additional parking area on the driveway.
- The property is located within a MODERATE Wildfire Hazard.

FINAL REVIEW - March 23, 2016

Project Review

A. Architecture Comments

1. Since the previous review, the applicant has eliminated the third garage bay, eliminating the garage encroachment beyond the building envelope and within the easement.
2. The applicant indicates 32% stone. No less than 35% of exterior wall surface shall be stone. Prior to Technical Review, the applicant shall add stone to meet the 35% requirement.
3. The home is designed to 35 ft., though the plans are difficult to read to verify this. Prior to Technical Review, the applicant shall provide a height plan, that shall include a roof plan with the elevation of all ridges and eaves on a grading plan so staff can verify the height.

4. There appears to be one area on the north (front) elevation where wood siding comes down to grade. Additional stone shall be added in this location in order to comply with the Guidelines.

B. Site Plan and Landscape Plan Comments

1. The site plan and landscape plan indicate improvements located within the 40 ft. utility easement. Prior to Technical Review, the applicant shall provide an encroachment agreement or other form of approval by all utilities allowing the encroachments (flagstone patio, boulder groupings, and landscaping.)
2. All retaining walls shall be 6 ft. or less. Any walls over 4 ft. shall be stamped by a licensed professional engineer.
3. The applicant is proposing a deviation from the Design Guidelines to allow for a patio (including a fire pit and hot tub) and roof overhang outside of the building envelope. The Design Guidelines allow the DRB to approve non-habitable space outside of the building envelope. The Design Guidelines state: *At their discretion, the DRB may approve non-habitable space such as roof overhangs, balconies, porches, patios, garages, and service areas that are located outside the building envelope provided such proposals are found by the DRB to be in accordance with the process for minor encroachments outside the building envelope.* (pg. 8)

The DRB can approve the minor encroachment if the DRB finds that the applicant has clearly demonstrated the following:

- a. The encroachment does not affect views from surrounding homesites
- b. The encroachment does not substantially reduce the distance between homesites on lots
- c. The encroachment allows for a more sensitive design solution by minimizing site grading, the loss of mature vegetation, and/or other considerations
- d. The encroachment will allow for a design that is consistent with the overall design philosophy and design style for the CVC (pg 9).

Staff believes that the encroachment for the roof overhang and patio meets these criteria and recommends approval of the deviation. Due to the location of these encroachments, there is little affect on any adjoining homesites, except to Lot 7 which is owned by the applicant.

C. Public Comment

Public notice to adjacent properties was provided on February 22, 2016. As of the date of this memo, staff has received only questions regarding the removal of the third garage bay.

D. Staff Recommendation

Staff recommends **approval** of the combined Sketch and Final Review and Deviation subject to the following conditions:

1. General Condition: Compliance with the CVC Design Guidelines and process is not a substitute for compliance with Eagle County regulations, State regulations, or

Federal regulations. Additional permits and approvals may be required by these agencies prior to commencing any work on the property. The property owner and its agents are responsible for ensuring compliance with all local, state, and federal regulations.

2. The applicant shall provide a construction management plan and construction schedule with Technical Review. Parking at this site is extremely limited and public safety/DRB Administration will need to refine the construction parking at the pre-construction meeting.
3. Prior to Technical Review, the applicant shall add stone to meet the 35% requirement.
4. Prior to Technical Review, the applicant shall provide a height plan, that shall include a roof plan with the elevation of all ridges and eaves on a grading plan so staff can verify the height.
5. There appears to be one area on the north (front) elevation where wood siding comes down to grade. Additional stone shall be added in this location.
6. The site plan and landscape plan indicate improvements located within the 40 ft. utility easement. Prior to Technical Review, the applicant shall provide an encroachment agreement or other form of approval by all utilities allowing the encroachments (flagstone patio, boulder groupings, and landscaping.)

E. DRB Deliberation

SKETCH REVIEW - February 2, 2016

Project Review

A. Architecture Comments

1. The application form indicates that Mike Young is the owner of the property. However, Eagle County records indicate that JBK Cordillera Partners LP is the current property owner. Prior to final submittal, the applicant shall provide a written authorization by the current owner that Mike Young has permission to proceed through the DRB process. If the property has been purchased and Mike Young closes on the property prior to final submittal, this is not required.
2. Roof pitches are 6:12 for the gable roof form, and 3:12 for the remainder of the roof area. The Design Guidelines state the following:

Large continuous roof planes must be avoided. Smaller segmented roof forms consistent with the additive form of the home, or a composition of primary and secondary roof forms shall be used.

Roof forms shall be limited to low-pitched gable, shed, or double-pitch roofs in the range of 4:12 to 8:12. 3:12 roofs may be allowed, as well as other roof forms, such as curved roofs or flat roofs, at the discretion of the DRB. (pg. 17)

3:12 roof forms have been approved by the DRB. Staff believes that the use of 3:12 roofs in this situation are appropriate and have been used in such a way to create an additive form to the home. Because this is a small lot, this is a creative way to create a hierarchy of roof forms and staff believes that is is appropriate in this situation to use these lower pitched roof forms.

3. At final plan review, the applicant shall provide stone calculations. No less than 35% of exterior wall surface shall be stone. The plans as shown appear to comply with the 35% requirement.
4. At final plan review, the applicant shall provide all roof ridge and eave elevations so staff can verify building height. Based on the current information provided, the home is maxed out at 35 ft. and staff will need to verify that all roof ridges and eaves comply with the height limitation.
5. The applicant has indicated horizontal siding, vertical siding, and stone as the exterior wall materials. Wood does not appear to meet grade at any location on the elevations. Staff believes that the proposed materials generally comply with the Design Guidelines, but the applicant shall provide additional detail on the materials and colors at final plan review.
6. The front entry of the home is recessed. The Design Guidelines encourage front porches, specifically stating:

Porches or other similar covered outdoor spaces shall be incorporated into the design of all homes. Entryways shall be inviting and welcoming. Porches and entryways shall provide an introduction to the home. (pg. 22)

B. Site Plan and Landscape Plan Comments

1. The third bay of the garage is located outside of the building envelope and within a utility easement. The DRB can approved garages outside the building envelope, subject to the approval of a minor encroachment, the DRB does not have the authority to approve encroachments in utility easements without sign-offs from all easement beneficiaries. The Design Guidelines state the following:

Buildings, or any parts of buildings, shall not be placed within any easements. If the DRB allows an improvement (building or structure) to encroach into an easement, owner must obtain "sign-off" letters approving encroachment into easement from all easement beneficiaries prior to Final Plan Approval by the DRB. (pg 13)

Staff is recommending that all sign-off letters be submitted with the application for Final Plan Approval and the application will not be scheduled for a final review by the DRB until these letters have been received.

2. The site plan and landscape plan need to be coordinated. All retaining walls, grading, etc., shall be shown on both plans.
3. Some landscaping is shown beyond the western property line. There is some confusing line work in the site and landscape plans that should be cleaned up. If it is the intent to plant beyond the property line, written approval from the property owner will need to be provided with the final DRB submittal.
4. The applicant is proposing a deviation from the Design Guidelines to allow for roof overhang, patio, deck, and the garage outside of the building envelope. The Design Guidelines allow the DRB to approve non-habitable space outside of the building envelope. The Design Guidelines state: *At their discretion, the DRB may approve non-habitable space such as roof overhangs, balconies, porches, patios, garages, and service areas that are located outside the building envelope provided such proposals are found by the DRB to be in accordance with the process for minor encroachments outside the building envelope. (pg. 8)*

The DRB can approve the minor encroachment if the DRB finds that the applicant has clearly demonstrated the following:

- a. The encroachment does not affect views from surrounding homesites
- b. The encroachment does not substantially reduce the distance between homesites on lots
- c. The encroachment allows for a more sensitive design solution by minimizing site grading, the loss of mature vegetation, and/or other considerations
- d. The encroachment will allow for a design that is consistent with the overall design philosophy and design style for the CVC (pg 9).

Staff believes that this minor encroachment meets these criteria and recommends approval of the deviation. Due to the location of the encroachment, there is no affect on any adjoining homesites and staff believes this dormer feature adds interest to the elevation. It should be noted that in addition to the garage, there is significant storage (including golf cart parking) located beneath the garage that is also located beyond the building envelope. This area is primarily a result of the slopes and the foundation for the garage. Staff is interpreting that this storage is related to the garage and does not constitute

livable area beyond the building envelope. The DRB may or may not agree with this interpretation.

C. Public Comment

Public notice to adjacent properties was provided on January 12, 2016. As of the date of this memo (January 28, 2016) no comments have been received.

D. Staff Recommendation

Staff recommends approval of the Sketch Review and Deviation subject to the following conditions:

1. The applicant shall address the comments provided in this staff memorandum and any DRB comments prior to final review.
2. Eagle County records indicate that JBK Cordillera Partners LP is the current property owner. Prior to final submittal, the applicant shall provide a written authorization by the current owner that Mike Young has permission to proceed through the DRB process. If the property has been purchased and Mike Young closes on the property prior to final submittal, this is not required.
3. Sign-off letters from all easement beneficiaries shall be submitted with the application for final approval. In accordance with the Design Guidelines, no final review by the DRB will be scheduled until these have been received by staff. For clarity, if this is not submitted with the final DRB submittal, the application will be deemed incomplete and WILL NOT BE SCHEDULED FOR DRB. The applicant may then submit for the next meeting.

E. DRB Deliberation

Ric Fields and Sharon Dennis were present for the meeting. There were not enough members present for a quorum. As a result, this item will be noticed as a combined Sketch and Final at the following meeting.

Ron Preston was present to represent the project. Bonnie Vogt, neighbor, was present. Bonnie also forwarded an email from Robbin Reynolds, property owner at 1844 Beard Creek Trail. The email was read into the record and provided below:

From: Robbin Reynolds <rreynolds@soundproductsinc.com>
Date: January 30, 2016 at 3:10:34 PM CST
To: "dominic@mpgvaill.com@mail186.wdc02.mcdlv.net" <dominic@mpgvaill.com@mail186.wdc02.mcdlv.net>
Subject: 1844 Beard Creek Trail Concerns

Dominic – I am the home owner at 1844 Beard Creek Trail. I live in Kansas City. Bonnie Vogt, my neighbor, just forwarded me the plans for the proposed house next door at 1818 Beard Creek Trail. From my understanding, the garage and especially the golf cart garage, are outside the building envelope and are very close to our property line. I have real reservations about this in terms of blocking my view and concerns about its close proximity. I would also like to make sure that the proposed landscaping does not block our view from our deck area. I'm also concerned that these issues will impact my property value.

Many thanks for considering my concerns. Please don't hesitate to email me at the address below or call me on my mobile at 913-558-5552.

Robbin Reynolds
President

<image001.jpg>

1365 N Winchester Street
Olathe KS 66061

913-599-3666 #151
800-466-3666

rreynolds@soundproductsinc.com
www.soundproductsinc.com

Ron stated that they have decided to remove the third garage bay and eliminate the improvements in the utility easement. As a result, no deviations are necessary along the west property line. Ron also provided a sketch of some changes to make the entry more prominent.

Sharon and Ric both indicated that these were positive changes.

Ric stated that the site plan and the landscape plan need to be coordinated. He also stated that the water flow along the west side of the driveway needs to be looked at.

Bonnie asked if more trees could be added along the common property line, but that tree placement be considered carefully so as to not affect neighbors' views.

Sharon stated that the house looked good.

No formal action was taken due to a lack of a quorum.

ABV	ABOVE
AFF	ABOVE FINISHED FLOOR
(A)	ACTIVE
AC	ACOUSTICAL
ADD	ADDENDUM
ADJ	ADJACENT
ALT	ALTERNATE
ALUM	ALUMINUM
ARCH	ARCHITECT (URAL)
BASMT	BASEMENT
BRG	BEARING
BIT	BITUMINOUS
BLDG	BUILDING
B O	HEADER
CPT	CARPET
CSMT	CASEMENT
CLG	CEILING
CT	CERAMIC TILE
CLR	CLEAR (ANCE)
COL	COLUMN
CONC	CONCRETE
CMU	CONCRETE MASONRY UNIT
CONT	CONTINUOUS
CUST	CUSTOM
DTL	DETAIL
DIA	DIAMETER
DM	DIMENSION
DR	DOOR
DWG	DRAWING
ELEC	ELECTRIC (AL)
ELEV	ELEVATION
EQ	EQUAL
EXIST	EXISTING
EXT	EXTERIOR
FOS	FACE OF STUDS
FIN	FINISH
FF	FINISHED FLOOR
FP	FIREPLACE
FLR	FLOOR (ING)
FD	FLOOR DRAIN
FTG	FOOTING
FND	FOUNDATION
FBO	FURNISHED BY OTHERS
GA	GAUGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GWB	GYPSUM WALL BOARD
HDR	HARDWARE
HDR	HEADER
HVAC	HEATING/VENTILATING/AIR CONDITIONING
HT	HEIGHT
HP	HIGH POINT
HORZ	HORIZONTAL
HB	HOSE BIB
INCL	INCLUDE (D), (ION)
ID	INSIDE DIAMETER
IBC	INSTALLED BY CONTRACTOR
BO	INSTALLED BY OWNER
INSUL	INSULATION
INT	INTERIOR
KIT	KITCHEN
LAM	LAMINATE
LAV	LAVATORY
L	LENGTH
LTL	LINTEL
LVL	LAMINATED VENEER LUMBER
MFR	MANUFACTURE (ER)
MO	MASONRY OPENING
MTL	METAL
MAX	MAXIMUM
MECH	MECHANICAL
MC	MEDICINE CABINET
MIN	MINIMUM
MIR	MIRROR
MISC	MISCELLANEOUS
NA	NOT APPLICABLE
NOM	NOMINAL
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OPG	OPENING
OPP	OPPOSITE
OPH	OPPOSITE HAND
OD	OUTSIDE DIAMETER
(P)	PASSIVE
P	PAINT
PR	PAIR
PVMT	PAVEMENT
PL	PLATE
PLYWD	PLYWOOD
PT	POINT
QT	QUARRY TILE
REL	REFERENCE
REF	REFRIGERATOR
REQD	REQUIRED
RESL	RESILIENT
REV	REVISION
R	RISER
R & S	ROD AND SHELF
RD	ROOF DRAIN
RM	ROOM
R O	ROUGH OPENING
R/S	ROUGH SAWN
SHLDR	SHOULDER
SIM	SIMILAR
SPEC	SPECIFICATION (S)
SQ	SQUARE
SF	SQUARE FEET
STD	STANDARD
STL	STEEL
STN	STONE
STRUCT	STRUCTURAL
TBD	TO BE DETERMINED
TC	TRASH COMPACTOR
TEL	TELEPHONE
TV	TELEVISION
T & G	TONGUE AND GROOVE
T O B	TOP OF BEAM
T O C	TOP OF CONCRETE SLAB
T O P	TOP OF PLYWOOD
T O S	TOP OF STEEL
T O W	TOP OF WALL
TB	TOWEL BAR
T	TREAD
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VERT	VERTICAL
WC	WATER CLOSET
WP	WATERPROOFING
WPM	WATERPROOFING MEMBRANE
WPT	WORKPOINT
WWF	WELDED WIRE FABRIC
W	WIDTH, WIDE
WDW	WINDOW
W/	WITH
W/O	WITHOUT
WD	WOOD

THE YOUNG RESIDENCE

LOT # 8, FILING 4

CORDILLERA VALLEY CLUB

EAGLE COUNTY, COLORADO



PARCEL NUMBER:	1943-313-07-002
LEGAL DESCRIPTION:	LOT 8, FILING 4
CLASS OF WORK:	NEW
TYPE OF CONSTRUCTION:	TYPE V-N
TYPE OF OCCUPANCY:	RESIDENTIAL SINGLE FAMILY
LEVELS:	2 STORIES + BASEMENT
HEIGHT:	35'-0" MAX.
PARKING:	6 SPACES
FIRE HAZARD RATING:	MODERATE
FIRE SUPPRESSION SYSTEM:	NO
CURRENT APPLICABLE CODES:	IRC 2009 UL 2005 FIRE RESISTANCE

THE
YOUNG
RESIDENCE
AT EDWARDS

LOT # 8, FILING 4
CORDILLERA VALLEY CLUB
EAGLE COUNTY, COLORADO

WYNER
MIKE YOUNG

EDWARDS, CO
PHONE: 970.376.2020
EMAIL: mickyong2020@mac.com

GENERAL CONTRACTOR
SENTRY CONSTRUCTION INC.
PO BOX
EDWARDS, CO
PHONE: 970.
EMAIL: mickyong2020@mac.com

ARCHITECT
RON PRESTON ARCHITECT
PO BOX 1596
EAGLE, CO 81631
PHONE: 970.328.1994
EMAIL: ron@somassociates.com

STRUCTURAL ENGINEER

A0	COVER/PROJECT INFORMATION
A1	SITE PLAN W/ GRADING
L1	LANDSCAPE PLAN
A2	LOWER LEVEL FLOOR PLAN
A3	MAIN LEVEL FLOOR PLAN
A4	UPPER LEVEL FLOOR PLAN
A5	ROOF PLAN & ROOF DETAILS
A6	EXTERIOR ELEVATIONS
A7	EXTERIOR ELEVATIONS
A8	BUILDING SECTIONS
A9	DETAILS
A10	REFLECTED CEILING PLAN
S-0	GENERAL NOTES & DETAILS
S-1	FOUNDATION PLAN
S-2	MAIN FLOOR FRAMING PLAN
S-3	UPPER FLOOR FRAMING PLAN
S-4	LOWER ROOF FRAMING PLAN
S-5	UPPER ROOF FRAMING PLAN
S-6	DETAILS
S-7	DETAILS
E1	LOWER LEVEL ELECTRICAL PLAN
E2	MAIN LEVEL ELECTRICAL PLAN
E3	UPPER LEVEL ELECTRICAL PLAN

3. DO NOT SCALE DRAWINGS.
2. NOTIFY ARCHITECT OF ANY AND ALL DISCREPANCIES OR CONFLICTS IN THE DOCUMENTS PRIOR TO CONSTRUCTION.
3. DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD, CENTERLINE OF STRUCTURAL COLUMN, AND /OR FACE OF CONCRETE FOUNDATION WALLS, UNLESS NOTED OTHERWISE.
4. ALL ANGLES ON PLANS ARE 90 OR 45 DEGREES, UNLESS NOTED OTHERWISE.
5. COORDINATE ALL MECHANICAL AND ELECTRICAL EQUIPMENT TO FIT WITHIN CEILING AND WALL CAVITIES/SPACES. REFER TO THE BCI JOIST MANUAL FOR MAXIMUM TRUSSED JOIST PENETRATION SIZES. REVIEW POSSIBLE CONFLICTS WITH ARCHITECT PRIOR TO INSTALLATION FOR DETERMINATION OF PROPER COURSE OF ACTION.
6. PROVIDE ALL NECESSARY BLOCKING IN STUD CAVITIES IN WALLS AND CEILINGS. LOCATIONS INCLUDE, BUT ARE NOT LIMITED TO, TOILET AND BATH ACCESSORIES, WALL AND CEILING MOUNTED ELECTRICAL EQUIPMENT, WINDOW TREATMENTS, MANTELS, CLOSET RODS, CABINETRY, COUNTERTOPS AND FALSE BEAMS.
7. ALL STEEL LOCATED BELOW GRADE TO BE COATED WITH BITUMINOUS DAMPROOFING.
8. UNLESS OTHERWISE DIMENSIONED CENTER DOOR AND WINDOW OPENINGS, PLUMBING FIXTURES, ELECTRICAL DEVICES, HVAC DEVICES, ETC. DIRECTLY BETWEEN INTERSECTING WALLS. MAINTAIN A MINIMUM OF 6" FROM INTERSECTING WALLS TO WINDOW AND/OR DOOR OPENINGS. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
9. COORDINATE WITH STRUCTURAL DRAWINGS FOR SPECIFICATIONS, ENGINEERING, SPACING, ETC. ARCHITECTURAL DRAWING DIMENSIONS GOVERN.
10. THESE DRAWINGS REPRESENT BUILDING CORE AND SHELL CONSTRUCTION INFORMATION. ANY FINISHES OR FIXTURES SHOWN ARE FOR GRAPHIC LOCATION PURPOSES ONLY.
11. SURVEYOR TO VERIFY PROPOSED STRUCTURES SHALL NOT IMPEDE OVER ANY EASEMENTS, SETBACKS, HOMESITE OR BUILDING ENVELOPE BOUNDARIES.
12. MECHANICAL ROOM AND CRAWL SPACE VENTILATION IS THE RESPONSIBILITY OF THE MECHANICAL CONTRACTOR AND TO BE PER ALL APPLICABLE CODES.
13. FOUNDATION DESIGN IS BASED UPON A SOILS REPORT BY MATERIALS TESTING & INSPECTION (RE: STRUCTURAL GENERAL NOTES), CURRENT SOILS CONDITION MUST BE SPECIFICALLY STUDIED AT ACTUAL FINAL BUILDING LOCATION.

MARCIN ENGINEERING LLC
P.O. BOX 1062
AVON, CO 81620
PHONE: 970.748.0274

LANDSCAPE ARCHITECT

CERES+ LANDSCAPE ARCHITECTURE
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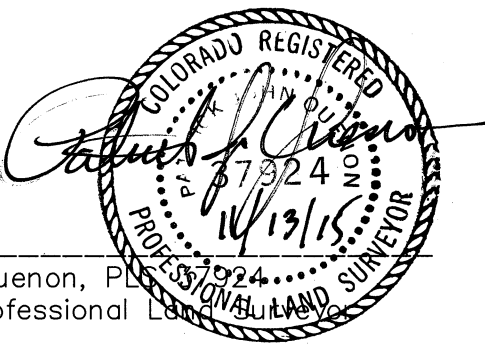
A0

TOPOGRAPHIC MAP
LOT 8, CORDILLERA VALLEY CLUB FILING NO. 4
County of Eagle, State of Colorado

LEGAL DESCRIPTION
LOT 8, CORDILLERA VALLEY CLUB Filing No. 4, the plat of which was recorded March 19, 1996 in Book 690, Page 445, as Reception No. 586444 in the Office of the Clerk and Recorder, County of Eagle, State of Colorado.

- NOTES:
- 1) Survey Date November 12, 2015.
 - 2) Location of Improvements and Property Lines are based upon Survey Monuments found at the time of this survey as shown hereon. No Title Commitment was furnished to Surveyor at time of survey. This Survey does not constitute a boundary survey nor any investigation into record easements or encumbrances associated with this property.
 - 3) This is not a Monumented Survey, Land Survey Plat, or Improvement Survey Plat. No boundary resolution was performed in making this survey. All lot lines, setback lines, and easement lines shown hereon should be considered approximate and should not be relied upon for the placement of any future improvements.
 - 4) ELEVATION DATUM: 7234.73' (assumed elevation) Top of Rim Sanitary Sewer Manhole.
 - 5) CONTOUR INTERVAL: 2 foot.
 - 6) Utilities are shown approximately and should be field verified prior to excavation.
 - 7) Marcin Engineering LLC does not warrant or certify to the integrity of any Digital Data supplied in conjunction with this map and survey.
 - 8) STREET ADDRESS: 1818 Beard Creek Trail

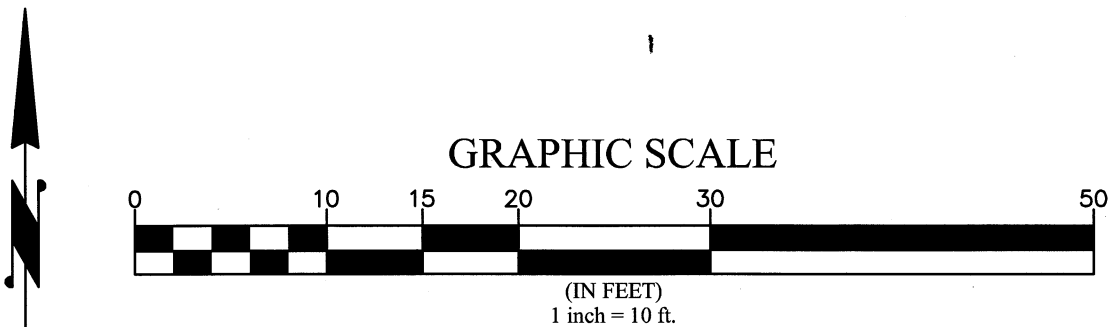
I, Patrick J. Quenon, a Registered Professional Land Surveyor in the State of Colorado, hereby certify that this TOPOGRAPHIC SURVEY was done by me or under my direct supervision, and that it was performed using the standard care and practice used in the area at the time of the survey. The Notes hereon are a part of this certification.



Patrick J. Quenon, PLS 13243
Colorado Professional Land Surveyor

LEGEND

- CONIFEROUS TREE
- WATER VALVE
- SIGN
- BOULDER WALL
- GAS MARKER
- UTILITY CONDUITS

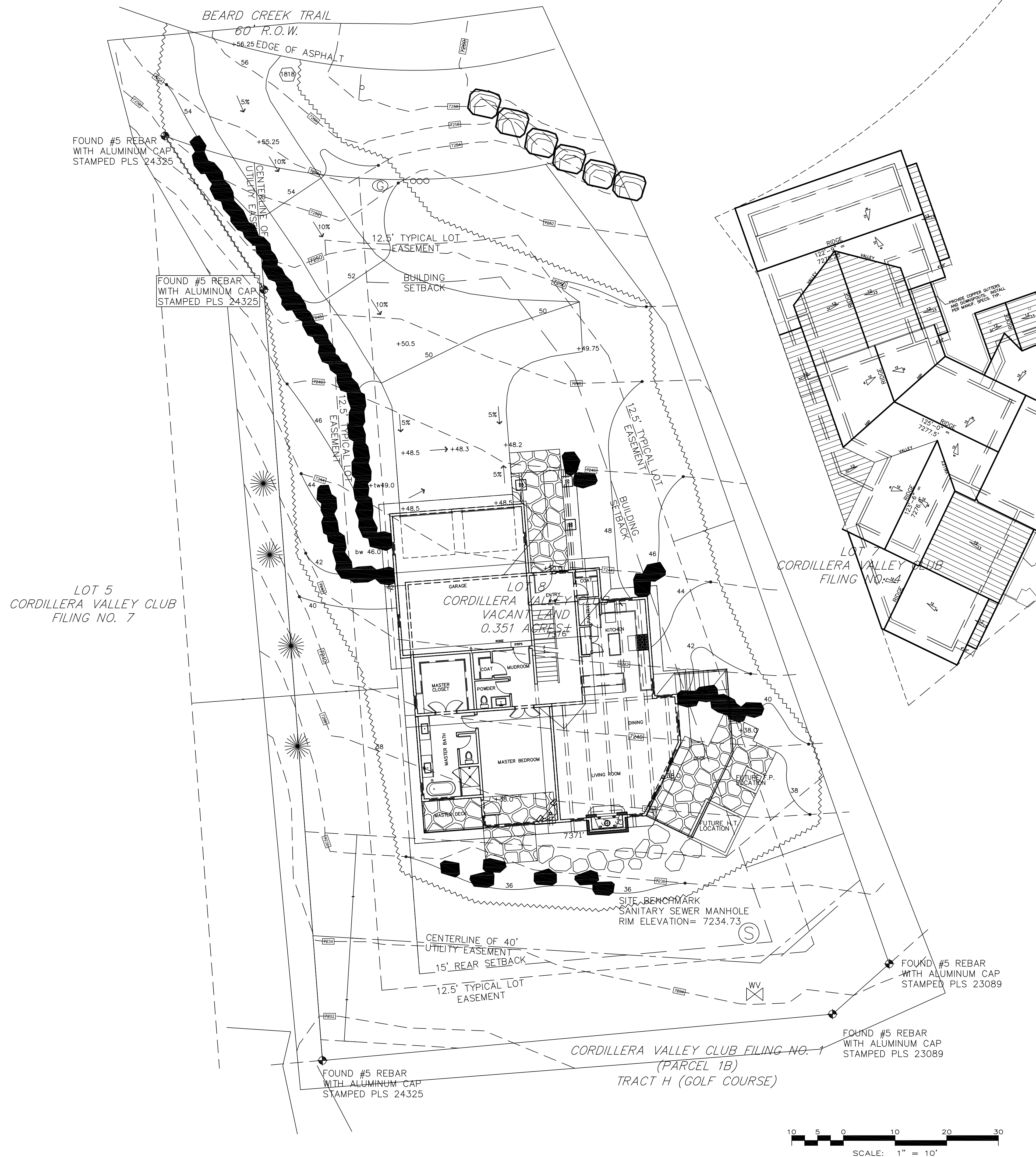


TOPOGRAPHIC MAP LOT 8, CORDILLERA VALLEY CLUB County of Eagle, State of Colorado	
DRAWN BY: KLD	DATE: 11/12/2015
CHECKED BY: PJQ	DRAWING NO.: LOT 8-TOPO
JOB NO: 15066	SHEET: 1 OF 1

MARCIN ENGINEERING LLC

P.O Box 1062
AVON, CO 81620
(970) 748-0274
(970) 748-9021 FAX

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



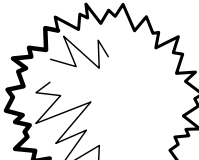

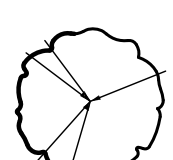
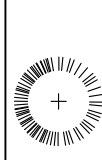
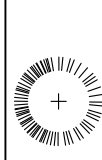
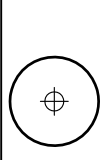
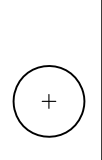
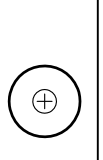
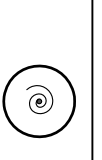
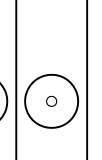
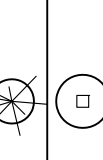
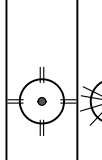
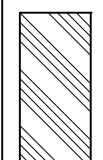
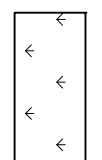
EMAIL: SCO

[illegible]

SHEET NUMBER

A1

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
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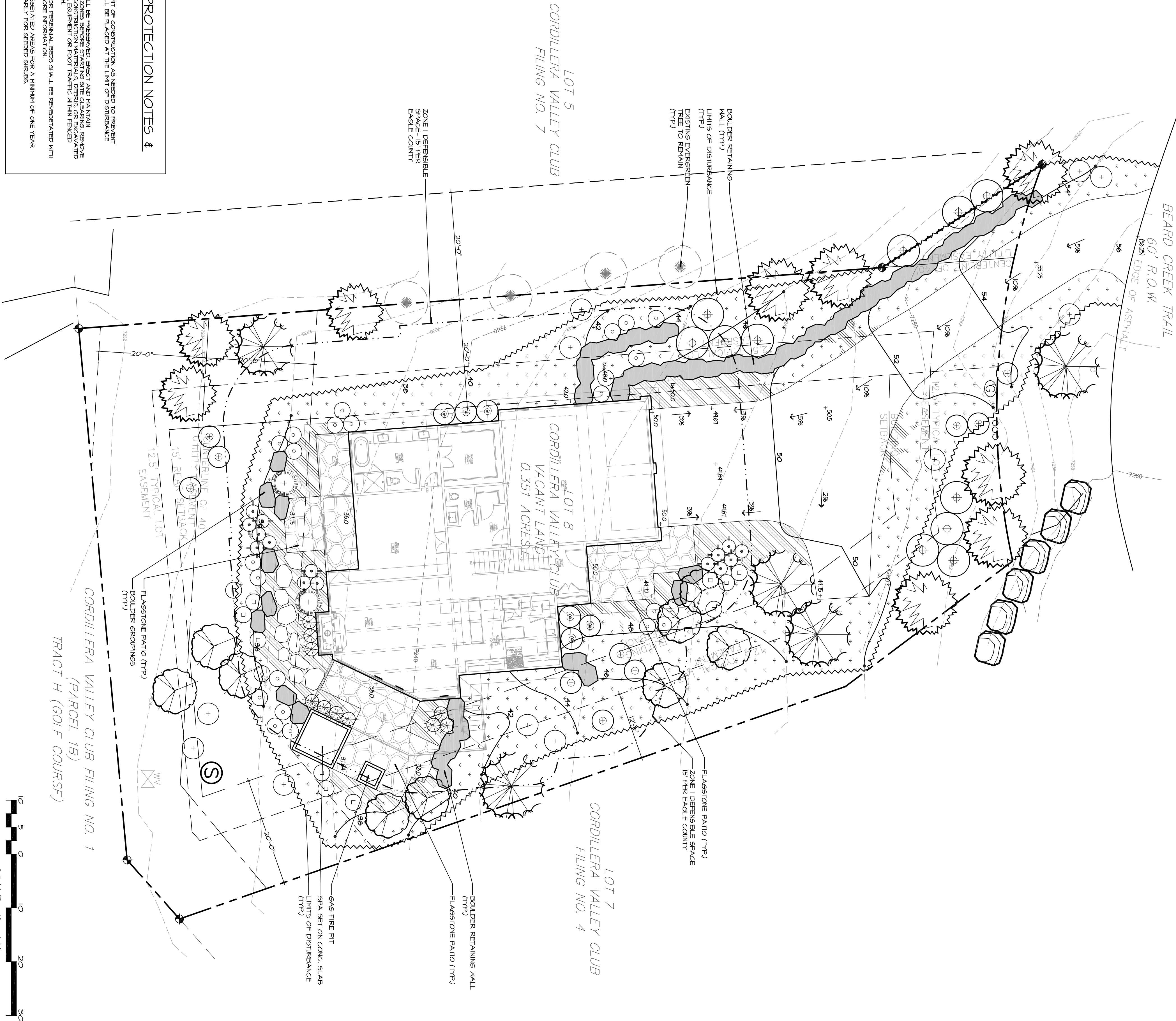
	4	PINNUS EDULIS	PINYON PINE	10' HT.
	5	PICEA PUNGENS	COLORADO SPRUCE	10' HT.
	4	POPULUS TREMULOIDES	QUAKING ASPEN	3' CALIFER
	2	PICEA PUNGENS MONTGOMERYI	MONTGOMERY SPRUCE	4' HT. B4D
	11	PRUNUS VIRGINIANA MELANOCARPA	NATIVE CHOCHEBERY	4' HT. B4D
	11	ARTEMISIA TRIDENTATA VAR. TRIDENTATA	BIG SAGEBUSH	4' HT. B4D
	10	CHRYSOTHAMNUS NAUSEOSUS VAR. NAUSEOSUS	REDBER RABBITBUSH	4' HT. B4D
	6	SORBARIA SORBIFOLIA	URAL FALSE SPINEA	5 GAL.
	24	SYRPHOCARPUS OREOPHILUS	MOUNTAIN SMOKEBERRY	5 GAL.
	11	ROSA WOODSII	NATIVE ROSE	5 GAL.
	10	CALYAMAGROSTIS ACUTIFLORA	FEATHER REED GRASS	5 GAL.
	15	HELICTOTRICHON SEMPERVIRENS	BLUE ANTHA GRASS	5 GAL.
	100	ASORTED GROUND COVERS & PERENNIAL FLOWERS		1 GAL.
	8	RESERVE NAT. ALL DISPERSED AREAS WITH NATIVE GRASS & HERBACEOUS SEED MIX		FLATS

1. THE PLANTING PLAN IS DIAGRAMMATIC. ALL PLANT LOCATIONS ARE APPROXIMATE. QUANTITIES SHOWN ON THE PLANTING LEGEND ARE APPROXIMATE AND ARE FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. PLANT SYMBOLS TAKE PRECEDENCE OVER PLANT QUANTITIES SPECIFIED WITHIN THE LEGEND(S).

- [illegible]

1. SILT FENCE OR HAY BALES ARE TO BE PLACED AT THE LIMIT OF CONSTRUCTION AS NEEDED TO PREVENT EROSION AND SEDIMENTATION. A CONSTRUCTION FENCE WILL BE PLACED AT THE LIMIT OF DISTURBANCE WHERE THE SILT FENCE OR HAY BALES ARE NOT USED.

- [illegible]



LOT # 8, FILING 4
CORDILLERA VALLEY CLUB
EAGLE COUNTY, COLORADO

OWNER

MIKE YOUNG

EDWARDS, CO
PHONE: 970.376.2020
EMAIL: mickyoung2020@mac.com

GENERAL CONTRACTOR

SENTRY CONSTRUCTION INC.
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EMAIL: mickyoung2020@mac.com

ARCHITECT

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STRUCTURAL ENGINEER
KRM

SURVEY

MARCIN ENGINEERING LLC
P.O. BOX 1062
AVON, CO 81620
PHONE: 970.748.0274

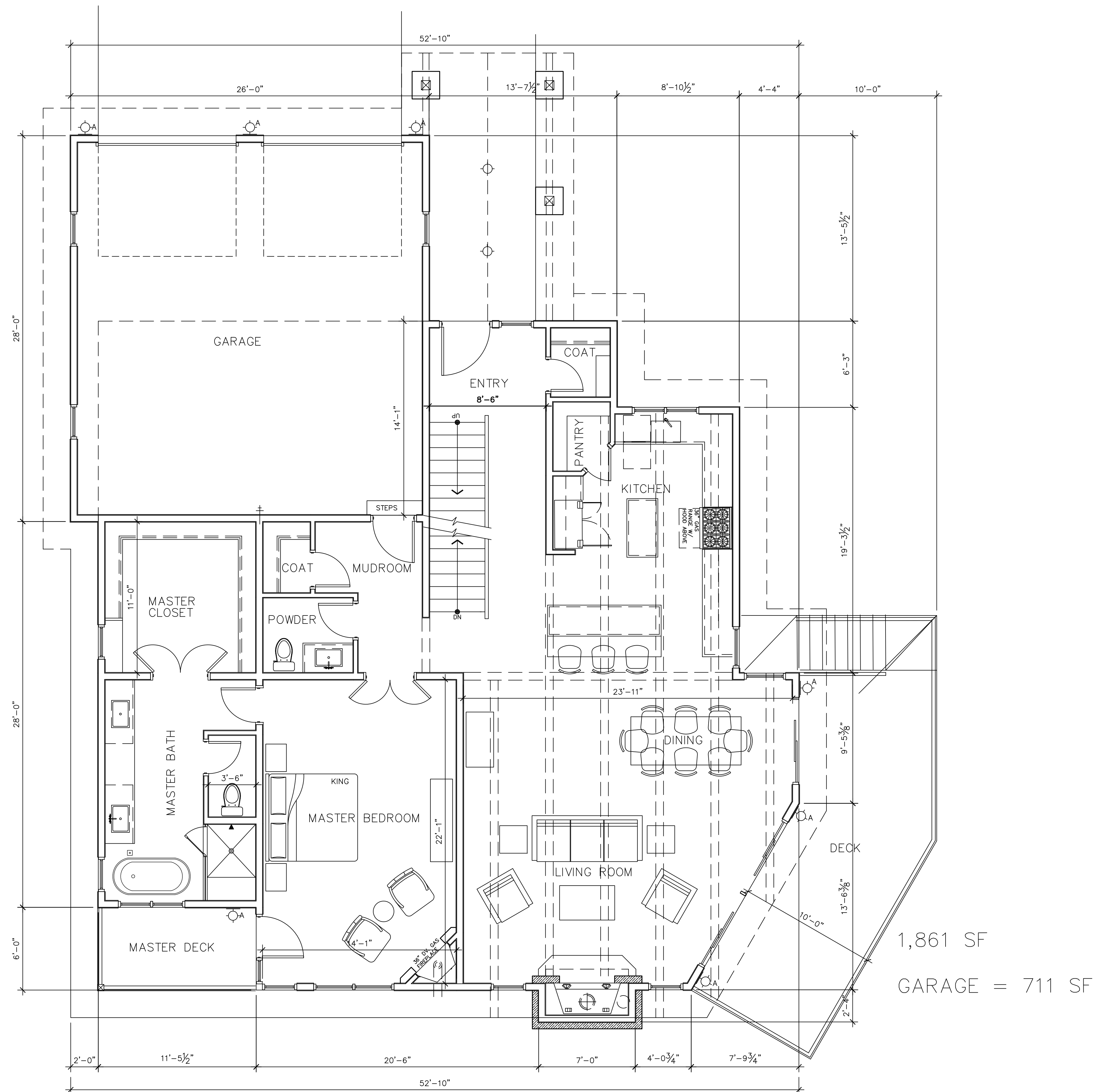
LANDSCAPE ARCHITECT

CERES+ LANDSCAPE ARCHITECTURE
PO BOX 2134
EAGLE, CO 81632
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EMAIL: scott@ceres-plus.com

[illegible]

SHEET NUMBER

A3



1 MAIN LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"

THE
YOUNG
RESIDENCE
AT EDWARDS

PROJECT TEAM

MIKE YOUNG

GENERAL CONTRACTOR

ARCHITECT

KRN

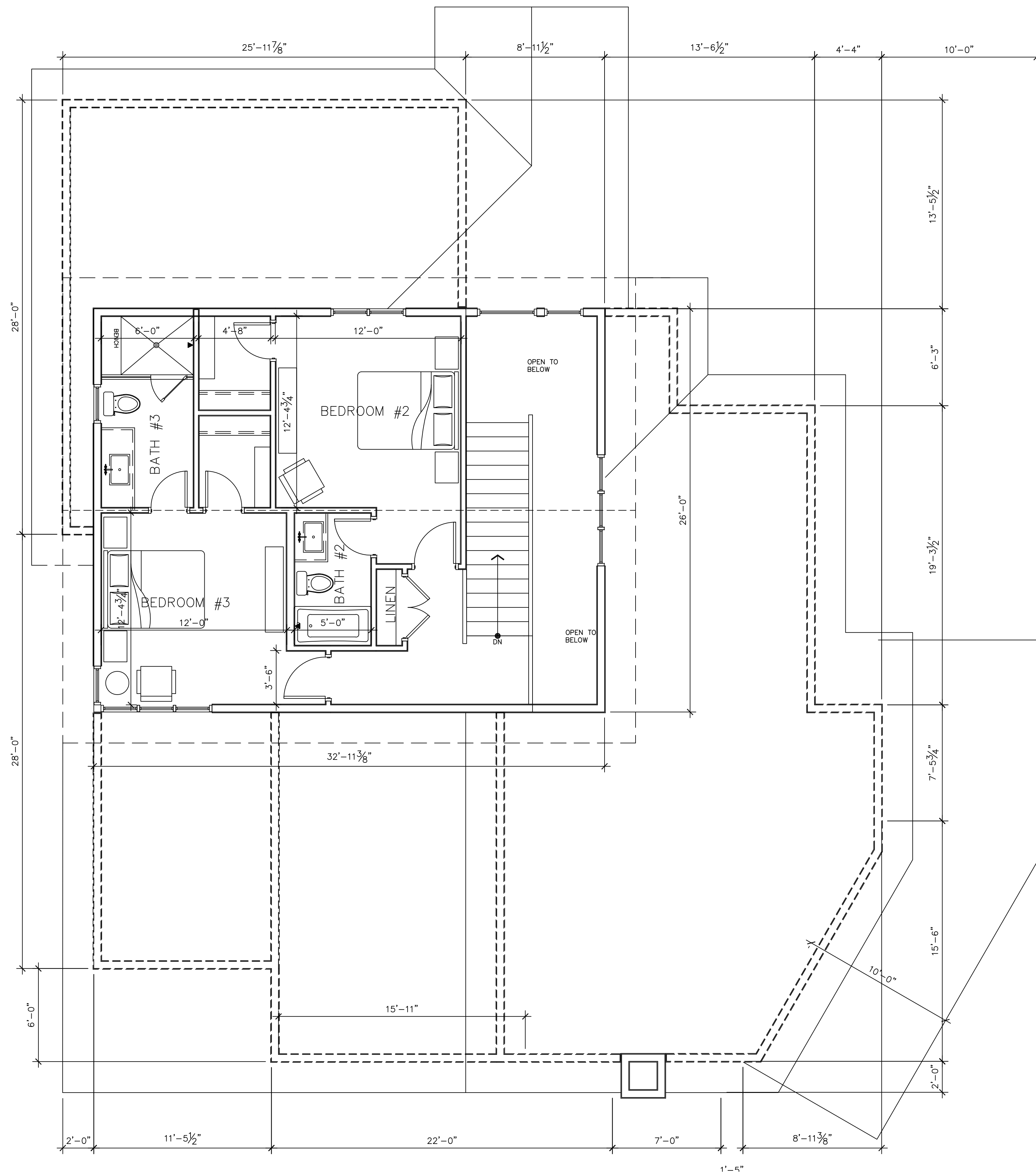
LANDSCAPE ARCHITECT

UPPER LEVEL
647 SF

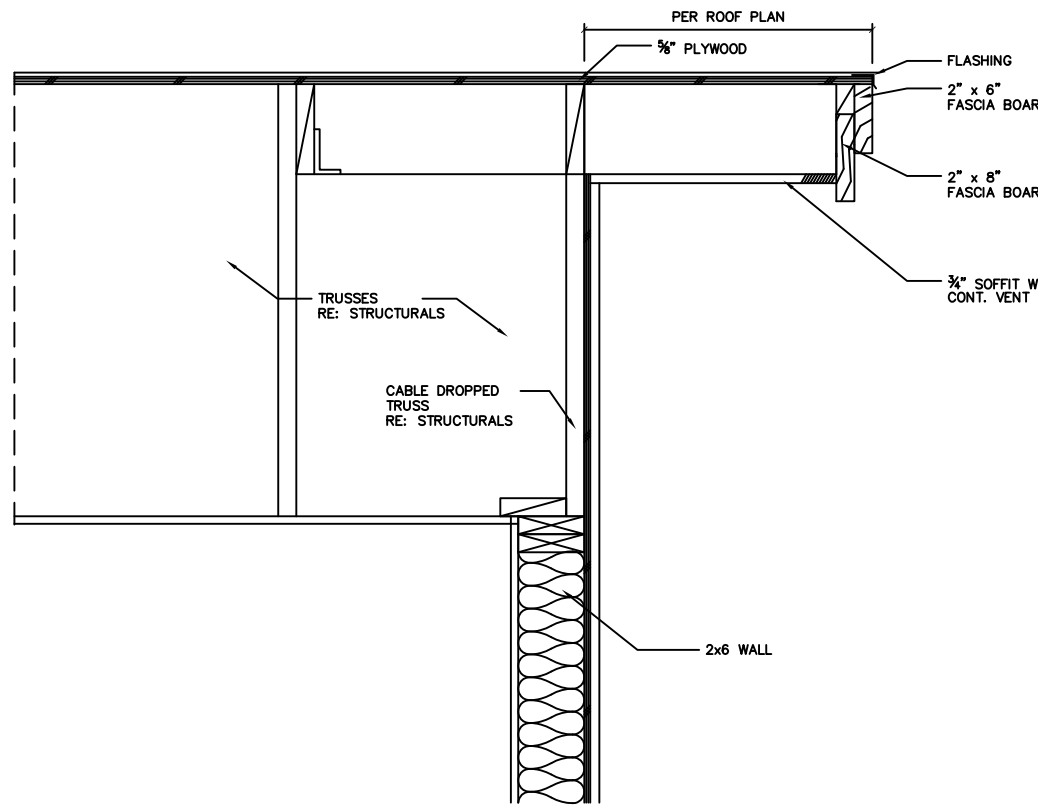
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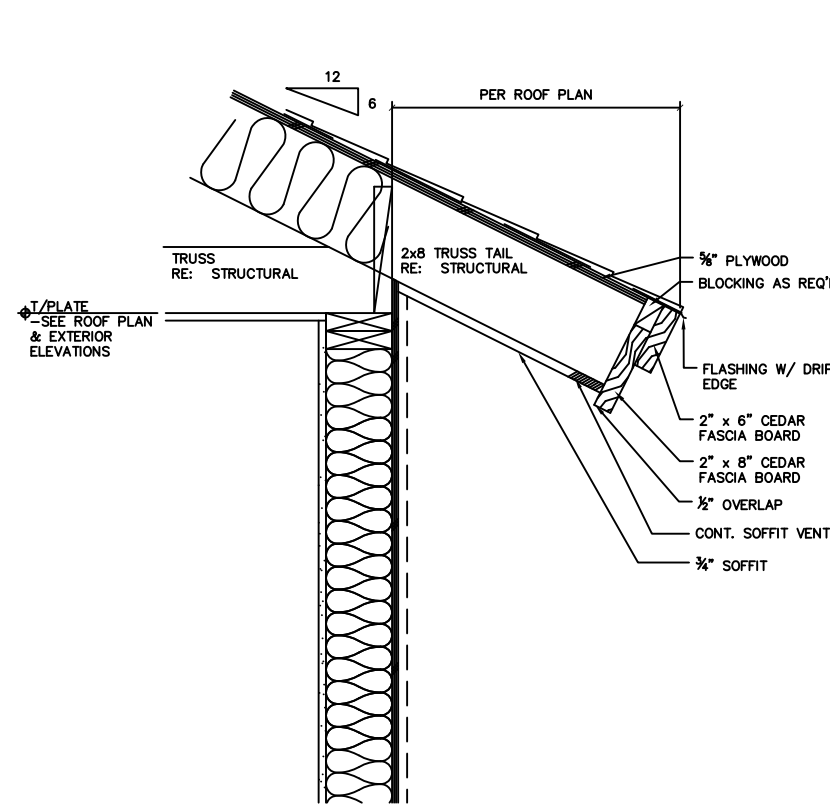
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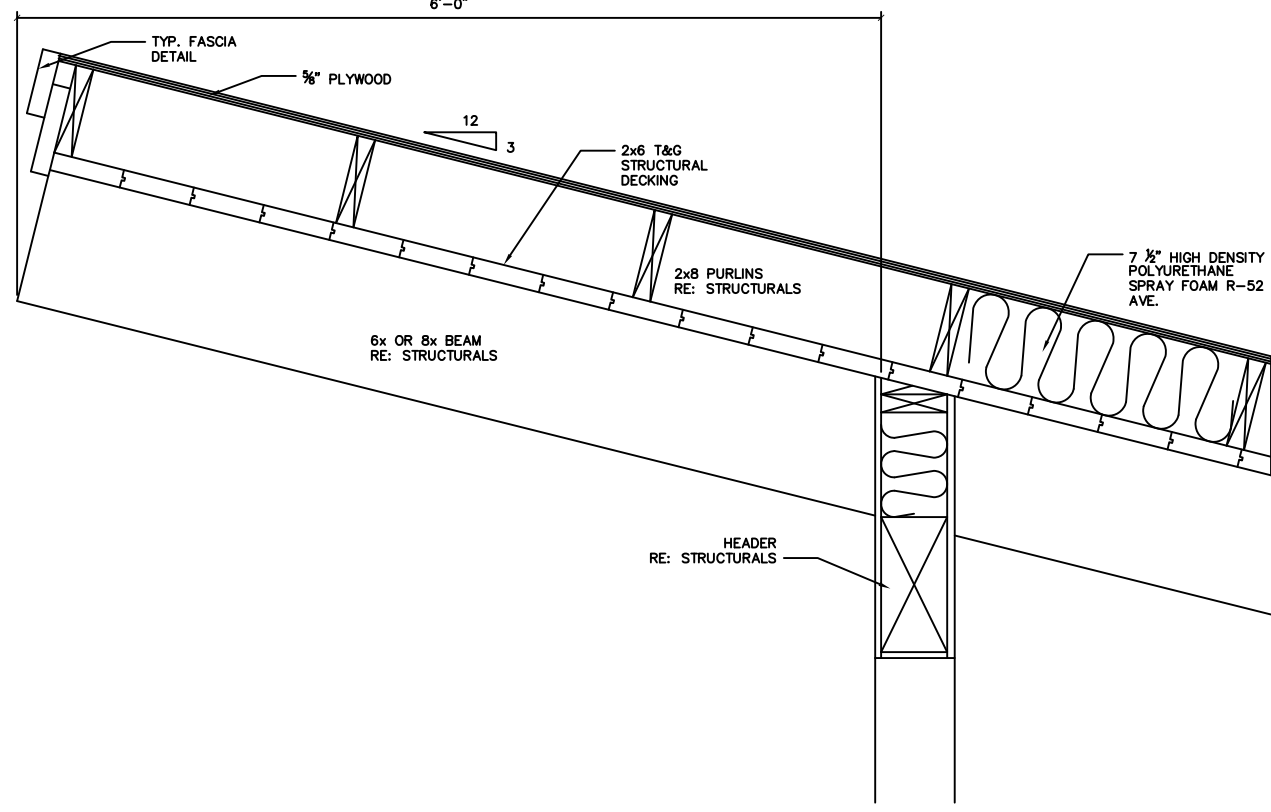
1 UPPER LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"



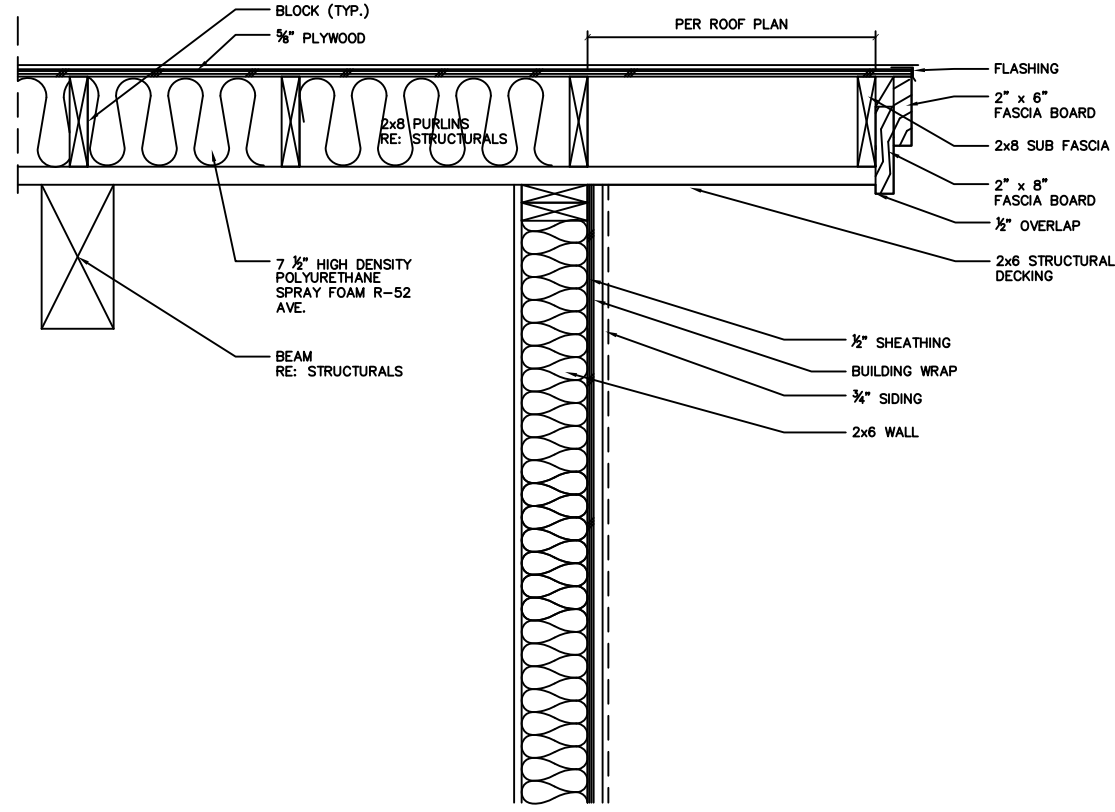
RAKE ROOF DETAIL @ TRUSSES



EAVE DETAIL @ 6:12 ROOF

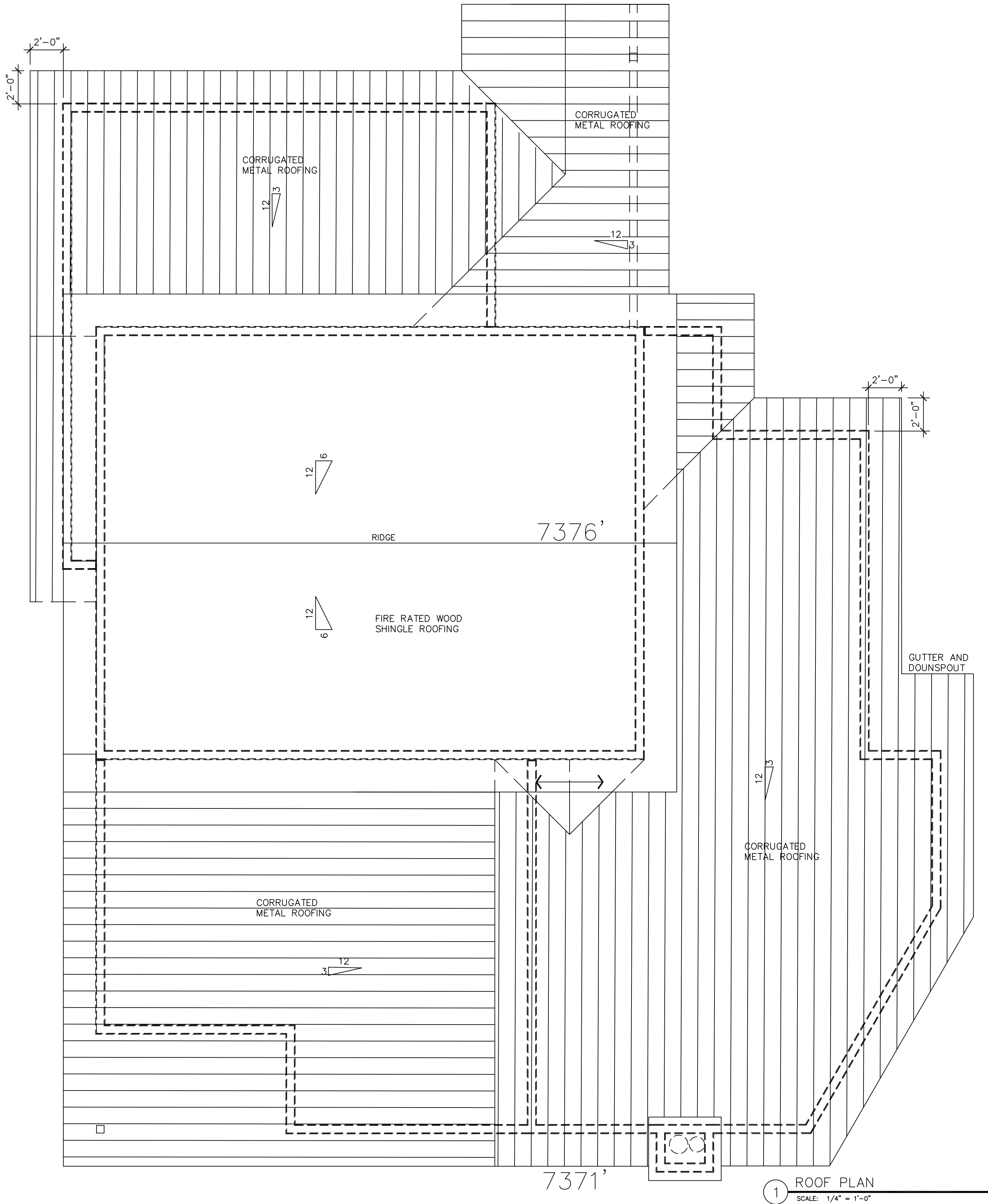
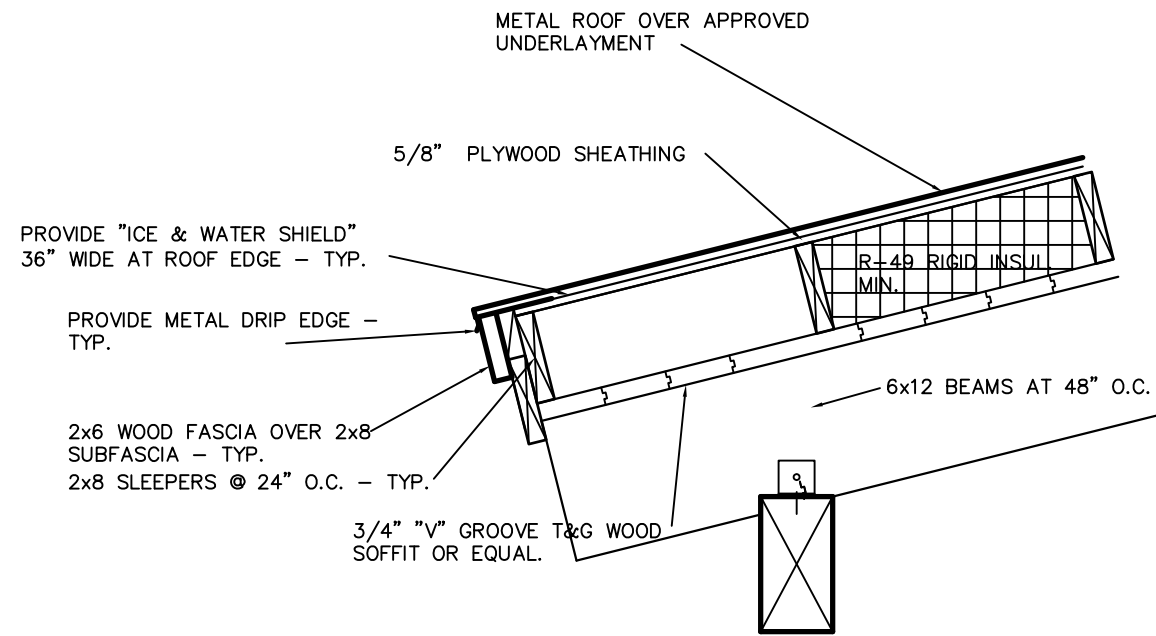
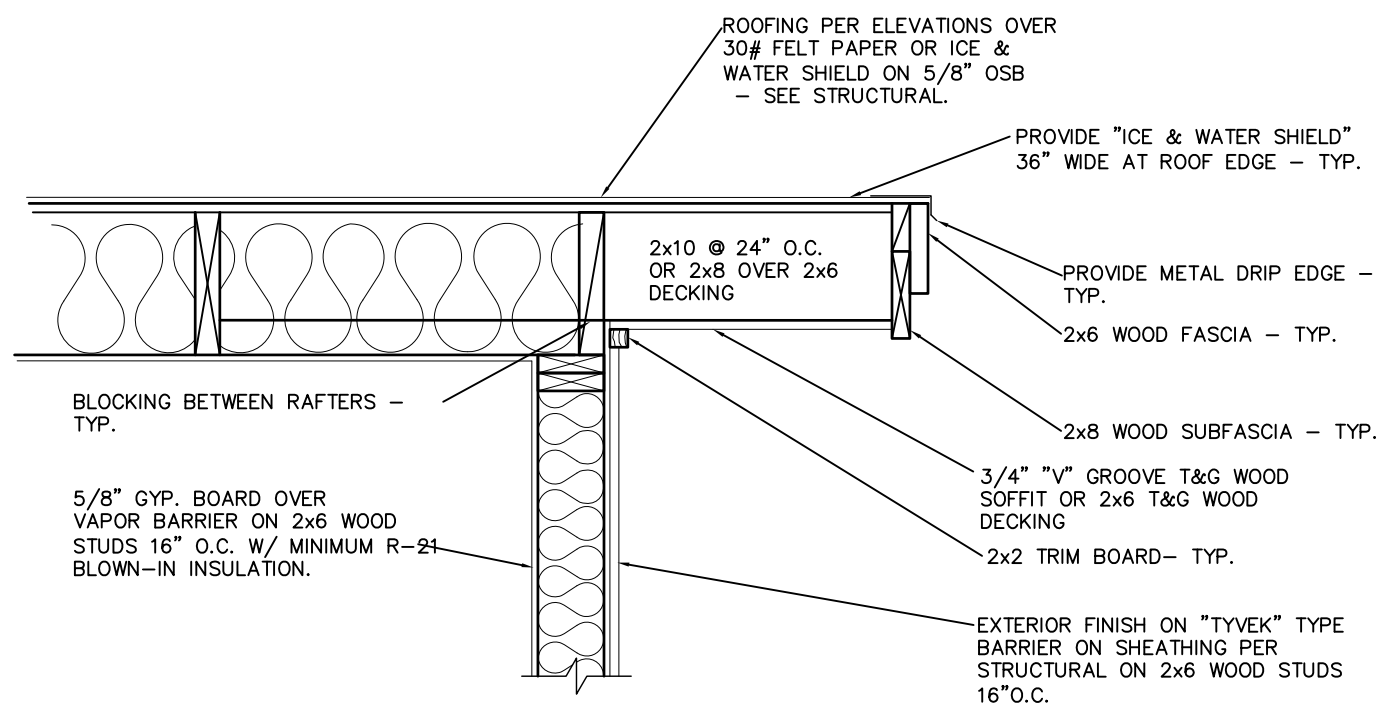


LIVING RM ROOF EAVE DETAIL



TYP. ROOF RAKE DETAIL @ LIVING/ENTRY

1 ROOF DETAILS
SCALE: 3/4" = 1'-0"



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

PROPOSED CONSTRUCTION FOR:
**THE
YOUNG
RESIDENCE
AT EDWARDS**
LOT # 8, FILING 4
CORDILLERA VALLEY CLUB
EAGLE COUNTY, COLORADO

PROJECT TEAM

OWNER
MIKE YOUNG
EDWARDS, CO
PHONE: 970.376.2020
EMAIL: mickyoun2020@mac.com
GENERAL CONTRACTOR
SENTRY CONSTRUCTION INC.
PO BOX
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ARCHITECT
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STRUCTURAL ENGINEER
KRM

SURVEY
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EMAIL: scott@ceres-plus.com

ISSUE
DATE

11-20-15

1-11-16

3-7-16

CLIENT REVIEW
DRB SUBMITTAL
MEETING SET
ESTIMATE SET
REVISION
PERMIT SET
BID SET
ADDENDUM

SHEET NUMBER

A5

PROPOSED CONSTRUCTION FOR:

THE YOUNG RESIDENCE AT EDWARDS

LOT # 8, FILING 4
CORDILLERA VALLEY CLUB
EAGLE COUNTY, COLORADO

PROJECT TEAM

OWNER

MIKE YOUNG

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STRUCTURAL ENGINEER

KRW

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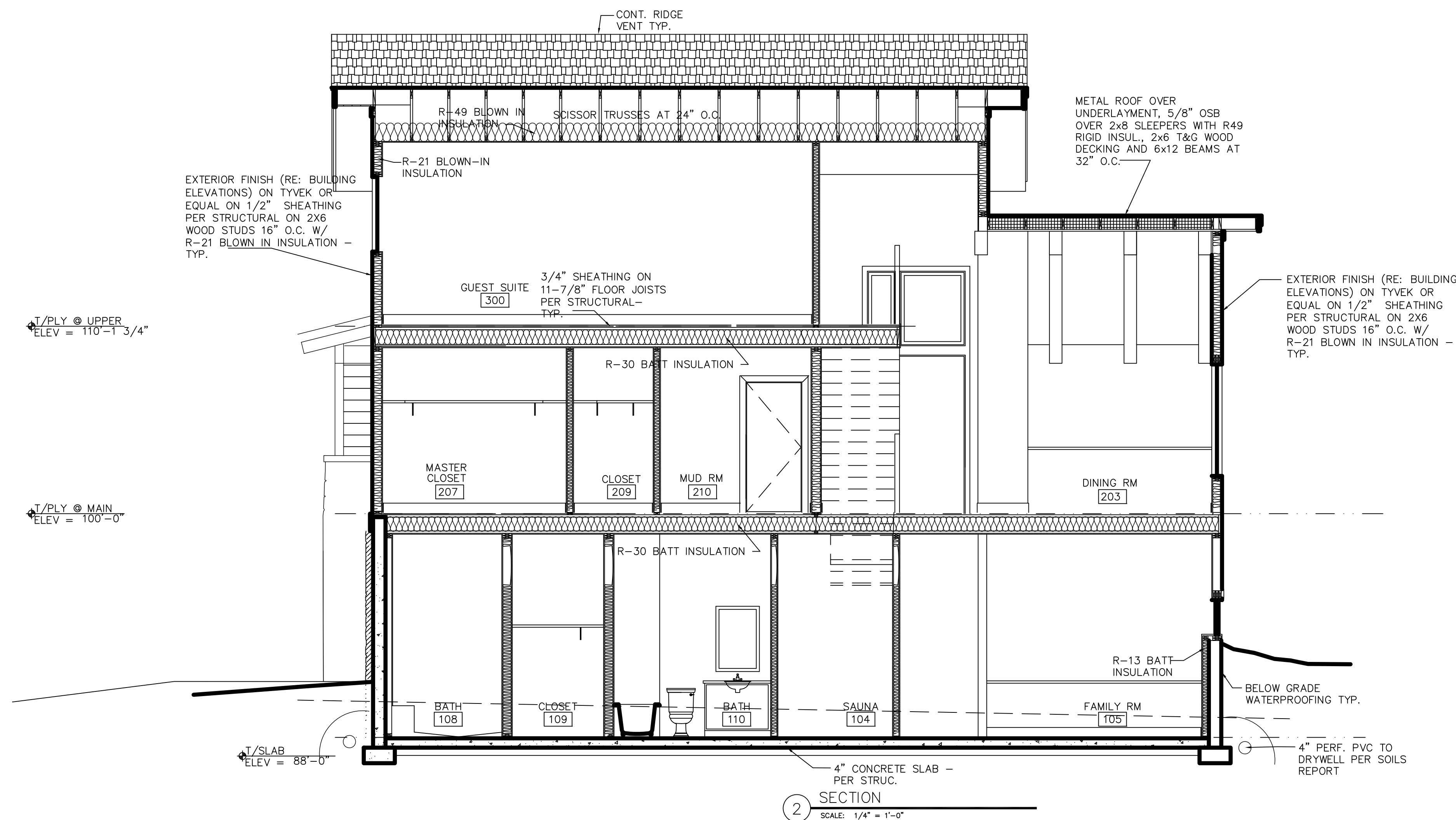
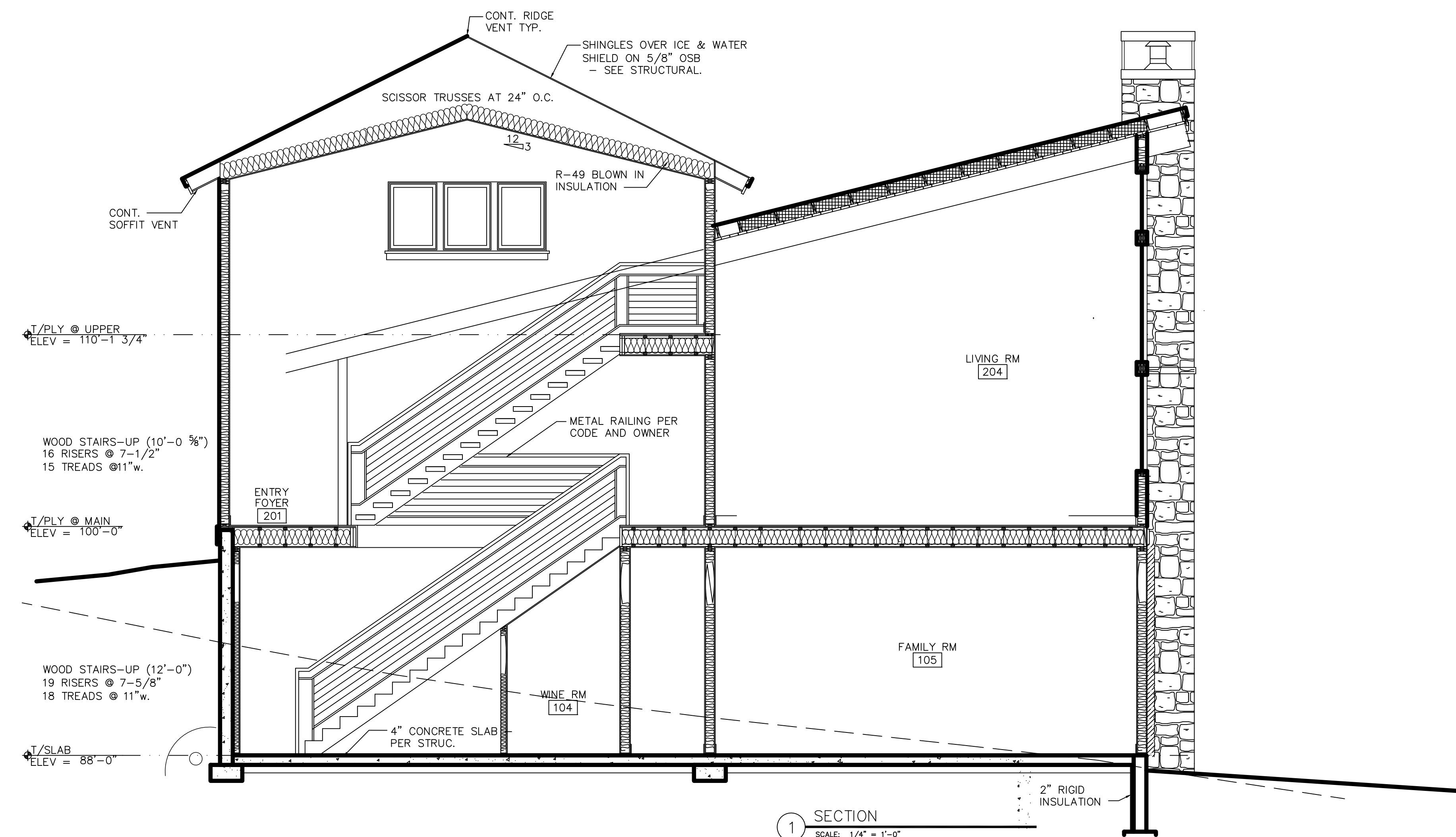
LANDSCAPE ARCHITECT

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EAGLE, CO 81632
PHONE: 970.949.3286
EMAIL: scott@ceres-plus.com

[illegible]

SHEET NUMBER

A8



THE
YOUNG
RESIDENCE
AT EDWARDS

PROJECT TEAM

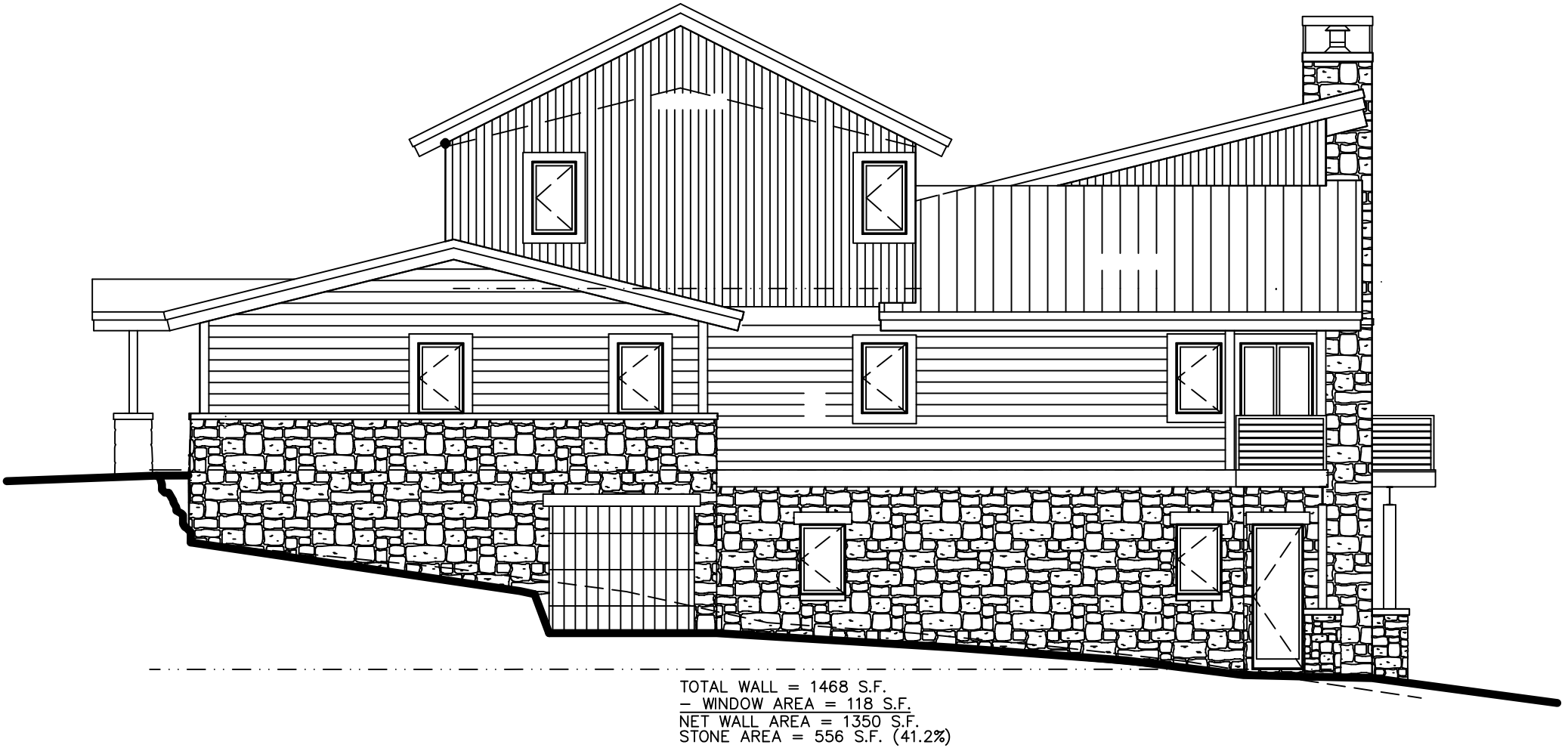
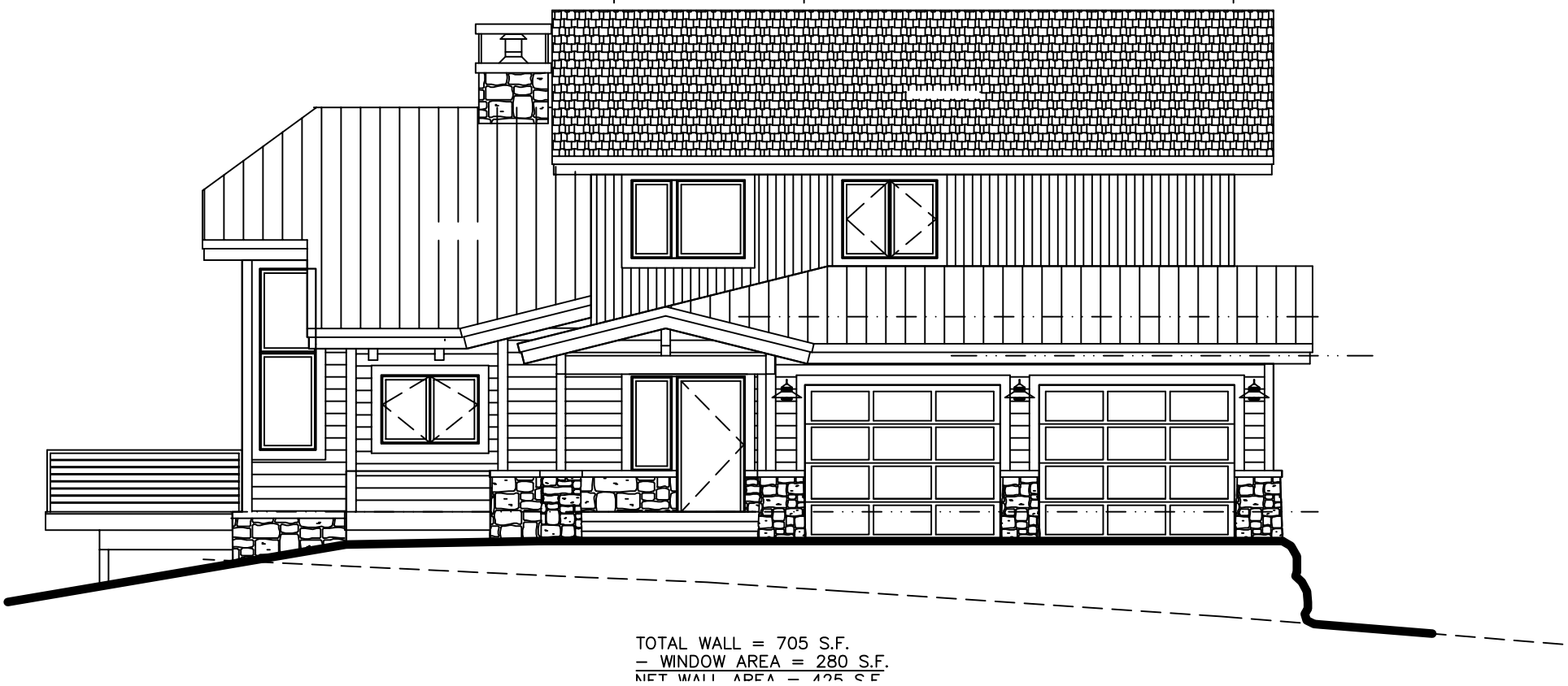
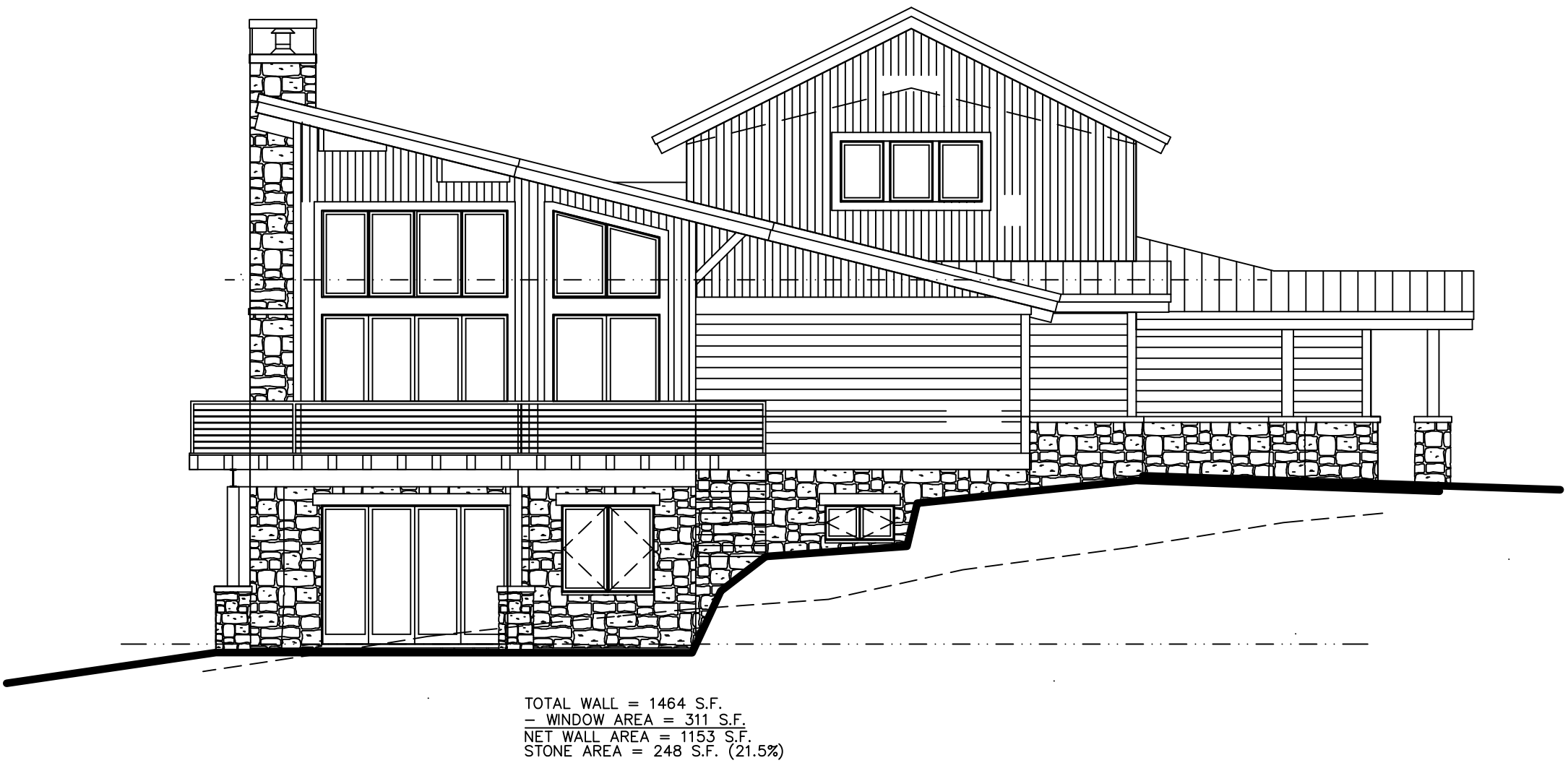
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SC



TOTAL WALL = 5158 S.F.
 - WINDOW AREA = 1095 S.F.
 NET WALL AREA = 4063 S.F.
 STONE AREA = 1309 S.F. (32.2%) -113 S.F.

1 STONE CALCULATIONS
SCALE 1/8" = 1'-0"