DOORS

MATERIAL / STYLE / FINISH

___Primary door Wood & Glass / Single Panel Arched / Stain

___Secondary door Metal Clad & Glass / Single Panel / Dark Red - Same color as windows.

WINDOWS

TYPE / COLOR Cinnamon Tost Same

___Casement	___Slide by	✓ True divided light
✓ Double hung	___Fixed unit	___Decorative mullions
✓ Wood	✓ Aluminum clad	___Vinyl clad
✓ Low E	___Heat mirror	___Other

Describe locations if a mix is used Dark Red

Wood ballysters - front - stained Trim

Other Exterior Features ~~metal of~~ Wooden Railings on decks - entry way covered, ~~main deck, and back grill deck~~. Truss over main entry door. 2 sets exterior steps - in front of main door and on west side covered deck on path to garage. Patio with hot tub ~~under main deck on East side towards lawn.~~

Foundation cover

Rusted corrugated

I agree to submit changes from the list above to the building inspector and BOZAR chairman for approval prior to implementation of the change.

SIGNATURE OF OWNER / REPRESENTATIVE [signature]

DATE 3·31·11

BOZAR 4-30-08
5-5-08

ACCESSORY STRUCTURE
DESCRIPTION OF MATERIALS TO BE USED

NAME Michael R. Haney Cedar sided with windows to be stained medium brown (see plan)

LEGAL _____ **ZONE** R-1

ADDRESS 20 Third Street

TYPE OF STRUCTURE

___Single Family X Accessory Building

___Multi Family ___Addition

___Accessory dwelling ___Other_____

ROOFING TYPE

___Shake Shingle X Pro Panel ___Galvanized Corrugated Metal

___Asphalt ___Other Silver in color

EXTERIOR FINISH

TYPE / COLOR / SIZE / LOCATION

___Siding acid-washed corrugated metal

___Stucco_____

___Trim 2x4 cedar to be stained medium brown

___Facia Open rafter tails to match existing house to be stained medium brown

DOORS

MATERIAL / STYLE / FINISH

___Primary door Cedar sided with windows to be stained medium brown (see plan)

___Secondary door Steel or fiberglass half-lite to be painted green to match house window trim.

WINDOWS

TYPE / COLOR

___Casement	___Slide by	___True divided light
X Double hung	___Fixed unit	___Decorative mullions
___Wood	X Aluminum clad	___Vinyl clad
___Low E	___Heat mirror	___Other

Describe locations if a mix is used double hung, aluminum clad, green to match house, divided lights to match house---see plans

Other Exterior Features

I agree to submit changes from the list above to the building inspector and BOZAR chairman for approval prior to implementation of the change.

SIGNATURE OF OWNER / REPRESENTATIVE

DATE 3/28/08

To:	BOZAR/DRC
From:	Molly Minneman
Date:	January 16, 2018
Subject:	DRC: Formal Review
Project:	Ed Miller – Construct a single-family residence and accessory building to be located at 624 Maroon Avenue, Block 53, Lot 4, W ½ Lot 5 in the R1C zone. **- Architectural approval is required contingent upon the minor subdivision of lots 1-5, Block 53 together with the demolition of the existing residence associated with the subdivision.** **- A conditional use permit for an accessory building in the R1C zone is required.** *Continued from the 11-28-2017 meeting.*
DRC	Mary Ellis and David Russell (November 2017 Roxana Alvarez-Marti and John Meyer)

Project Overview:
Michael Helland met with the DRC on November 6, 2017 for review of the redevelopment plans for the property. Former development plans were approved on May 29, 2007, re-approved on January 27, 2010 and on June 25, 2013 for which the vested property right had lapsed. The home and accessory building (without garage) will be constructed on a 1½-lot parcel. The 1 ½ story residence will be clad with horizontal wood siding with vertical cladding on secondary modules. A full basement is planned.

The DRC returned for a site visit on November 13 to walk the property with members of staff. The DRC requested an update of old topography plan before moving forward with the publication for a formal review. They advised the tree'd berm along the Maroon Avenue rights of way be removed. The Public Works Director, Rodney Due, confirmed the need for removal.

With regards to the architecture, comments by the 11-6 DRC and write-in comments by Board members conveyed general support of the mass, scale and forms of the residence.

Quick review of Items for the Board to address:

1. Site plan: The site plan contains two parking spots in the front yard. Access to parking in the rear is hampered due to the dead-end alley.
2. **Mass, scale and form**: GL 4.29-431. 5.104, 5.110. Discuss whether the scale and form is consistent with the intents of the R1C zone district and guidelines for historic core zone properties. Consider the surrounding neighborhood that contain a variety of building forms and scale.
3. **Conditional use permit for the accessory building (section 16-8-30)**: Heating and/or plumbing are proposed, and requires a conditional use permit. The building classification per Code Section 16-1-20 prohibits any type of residential uses that include bathing, cooking or heating.

Discussion:

1. **Site Plan:**
   - *Topography:* The natural grade drops two feet from NW to SW. With the height of the residence approximately below the maximum height of 28 feet in the R1C zone, no issues are apparent.
   - *Drainage:* The drainage plan is provided and includes a swale along the east property line and drains to the alley. As contained in the subdivision, upgrades to the alley are required that ensure accessibility and drainage to 7th Street.
   - *Setbacks:*
     - *Primary:* The setbacks remain as presented in November. Please see the fact sheet. Snow stops are shown to mitigate potential now shed problems to the east side yard.
     - Accessory building: 7'6" east-side yard setbacks are minimal for the building height.
     - Distance between buildings: is 11' from primary wall line to the accessory stairs

- *Parking*: Two parking spaces are required for the three bedroom home. Both spots are proposed in the front yard as noted earlier. I
  - In 2007 and again in 2013, the neighbors voiced concerns about impacts from vehicular access of the alleyway together with the congestion of utilities (poles and transformers) which is the reason for the front yard parking. GL 4.26.a. advises limiting the front yard access to 10 linear feet in core zones, but previous Boards supported the proposed parking plan based upon limited alley access to the parcel.
- *Snow storage*: Snow storage areas are noted on the plan.
- *Utilities:* Five foot utility easements are shown on the parcels. Coordination with the Public Works director for the relocation of water shut off valves within property boundaries, and replacement of any galvanized water lines are advised, together alley grading.
- *Exterior lighting*: Lighting is shown where fixtures are visible. Recessed can lights are anticipated under the front porch.
- *Basement*: The basement windows are subgrade and curbing is reflected on the elevations. The window well servicing the bedroom is protected by a roof element to comply with building codes.
- *Landscaping*: Landscaping consists of new and existing trees. Notation of ground cover to be noted on the plans.

Guidelines that apply: Chapter 2 - All projects; Chapter 4 – All new residential construction; Chapter 5 **R1C/R2C zone** that include the purpose for the zone.

2. **Architectural discussion:**

The smaller lot size drives building forms that appear compatible with the residences in the Block 53 neighborhood. The FAR for the home is .31, and .457 for the site. See the enclosed fact sheet for FAR allowances.

Site plan: The plan is well developed, with additional vegetation added. Removal of the north berm affects the number of mature trees. Proposed coverage appears sufficient. Ground covers for yard and parking areas are included. Consider whether snow deposition areas can be added to the subdivision plat if deemed necessary.

Context: Refer to guidelines 4.22-4.23. The DRC discussed that the residence blends within the context of the neighborhood. Buildings within the block include one non-historic single-family residence, and four classified has historic south of the alley. To the North is a mish mash of building styles in the T zone that includes the Cristiana and Oh Be Joyful Baptist Church). Residential building forms are generally one and one ½ story homes. To the East, is the R2 zone and there are duplex, triplex and multi-family residences.

Mass/scale/form: Refer to guidelines 4.29, 4.31, 5.104, and 5.110. General support was provided for the massing and building scale. Building forms were supported per guidelines and context. The uncomplicated gable roof forms together with the steep angle roof appears traditional in design and style.

Design and Style: Refer to guidelines 4.32-4.35. Support as relating to historic styles while appearing as products of the own time.

Roof forms: Refer to guidelines *4.39 – 4.41. Traditional in form and scale, the massing steps down in the rear as seen historically.

Porch features: Refer to guidelines 4.45-46. The DRC supported the form and scale of the front porch as a character-defining feature of the architecture.

The shed roof for the rear entrance effectively relates to the building style per GL 4.47.

Windows: Refer to Guidelines 4.49-4.58. The window revisions are provided. The fenestration and styles are traditional and appear to comply with the intents of guidelines 4.50 and 4.53.
Doors: Refer to Guidelines 4.59-4.64. The front and secondary door styles appear relational with historic features.

Materials: Refer to Guidelines 4.71 – 4.77. Horizontal lap wood siding with board and baton vertical accents on secondary modules received support. Diversifying the siding materials of the three homes was supported. All siding, window and trim materials are specified as wood products. The material list identifies blue painted siding with light gray trim and fascia.

Accessory Building: Refer to Guidelines 4.79-4.83. The non-residential accessory building will be heated and plumbed requiring a conditional use permit limiting the use to non-residential uses (cooking, bathing and sleeping are prohibited per code). *Due to concerns expressed by the neighbors in 2013 related to limited alley access, the Board might want to include a prohibition of any future use of the first floor as a vehicular garage.*

The building's scale and form appears consistent with newer buildings constructed in the core. The DRC supported the horizontal wood siding materials and natural treatment of the wood. White painted wood windows, and galvanized corrugated metal roofing is proposed.

DRC:

1. **Review the plans and material lists.**
2. **Provide a recommendation to the BOZAR regarding the conditional use for a non-residential heated and/or plumbed accessory building in the R1C zoue per code section 16-8-30.**
   a. ***(Limit use to non vehicular?)***
3. **Provide a recommendation to the BOZAR regarding architectural approval of the residence and accessory building.**

The guidelines to consider:

2.15-18	Landscaping plan.
4.22	Excessive similarity within the neighborhood and diversity of form, materials, and color.
4.23	Excessive dissimilarity from other structures in the neighborhood.
4.29-31	Mass, scale and forms for new construction relating to historic structures for inspiration
4.32-35	Design and styles relating to interpretation of older styles and contemporary
4.37	Roof forms and scale
4.39-41	Roof styles and pitches
4.45-7	Front porches are encouraged; styles, and placement of elevated decks.
4.49-58	Window to wall ratio appear similar to those seen on comparable historic buildings.
4.50	Window dimensions (2:1 ratio), preferred double hung styles, square
4.59-64	Doors
5.44	Trim surround window and doors in historical proportion
4.71-77	Exterior materials should be similar to those seen historically on relative building type.
4.79-82	Accessory buildings
4.83	Garage door styles
*5.104	Similar width and height
5.110	Rectangular mass as the primary form

Sec. 16-8-30. - Conditional Use Permit /Criteria for decision.

(a) No conditional use shall be approved unless architectural approval for any exterior change associated with such use has also been approved, and the Board finds that the use complies with all of the criteria contained in this Section. If the use does not comply with all of such criteria, or if architectural approval for the exterior changes associated with such use has

not been obtained, the use shall either be approved with conditions that ensure compliance with all such criteria and the requirements of the Board for architectural approval, be continued to a date certain or be denied by a motion of the Board. If a continued request is not rescheduled by the proponent for discussion to occur on or before the date to which the request is continued, the request is deemed to be denied without further action by the Board.

(b) The use must:

(1) Be compatible with the neighborhood context and size. When determining compatibility with the neighborhood, the Board shall consider at least the following:

a. Size.
b. Density of buildings.
c. Amount of open space.
d. Scale.
e. Snow storage.
f. Snow removal.
g. Landscaping.
h. Similar land uses.

(2) Be consistent with the objectives and purposes of this Chapter and the applicable zoning district.

(3) Not create congestion, automotive or pedestrian safety problems or other traffic hazards.

(4) Not create any significant noise, dust, vapor, fumes, odor, smoke, vibration, glare, light, trash removal or waste disposal problems.

(5) Not create significant adverse effects to public facilities, rights-of-way or utilities.

(6) Not create significant adverse impacts on the uses of adjacent property.

(7) Allow for adequate parking for the use or make payment in lieu if allowed in the zone district.

(c) In addition, the net effect of any proposed use on the number of long-term housing units should be considered.

DRC Notes 11-13-2017 Miller site visit (624, 628, 630 Maroon)
Alvarez Marti and Meyer
Minneman, Matison and Earley

Topography doesn't seem to match what is on the site plan.

Trees and berm in the ROW. Minneman said that they need to determine if this goes into the motion/finding about permanent removal.

They walked the site.

The drainage was a topic of conversation. Members voiced that work will need to be done on both the lots and the alley to ensure positive drainage.

This project will most likely be continued until a proper survey can be obtained. This will ensure that FAR and maximum heights are met.

Miller 624, 628, 630 Maroon Avenue

Sidewalk
Parcel Boundaries
Town Boundary
Coal Creek
Slate River
Roads
Paved
Unpaved

50 0 50 Feet

N
W E
S

FACT SHEET
Block 53, Lot 4 and the West half of Lot 5
Address: 624 Maroon Avenue
Proponent – Edward F. Miller

Project: To construct a single family residence and accessory building in the R1C zone.

Review for November 6, 2017 DRC:

1) A conditional use permit for an accessory building in the R1C zone is required.
2) Demolition of a non-historic residence is required.
3) Architectural approval is required and contingent upon approval of the minor subdivision of Lots 1-5, Block 53.

Zoning Requirements for the R1C District

Setbacks	**Required**	**Primary – Proposed**	**Accessory – Proposed**
Front	20'	20'	-
Rear	10'	11'	10' 8"
West Side	7'6"-11'6"	8'	8'
East Side	7'6"-11'6"	7'6"	7' 6"

FAR		**Primary – Proposed**	**Accessory – Proposed**
Permitted	0.3 (matter of right)	**(1451.5/4687.5) 0.31**	**(692/4687.5)**
	(up to) 0.32 (no larger than 2500 square feet)		
Max – all buildings	0.48 (no larger than 3500 square feet)		**(2143.5/4687.5) 0.457**

R1C Zone F.A.R

1) 611 Elk Ave (Bordes) .25 (1522)
2) 619 Elk Ave (Prince) .21 (1275.5)
3) 620 Maroon (Wilson) .27 (1917)/.35 (2549)

		Primary – Proposed	Accessory – Proposed
Building Height	28'/20'	27'10"	18'10"
Building Width	35'	20'	20'
Distance Between Buildings	10'	11'	
Max Lot Area	9375	4687.5	
Parking	2 required	2 provided	

R1C Zone Heights

1) 611 Elk Ave (Bordes) 27'6"
2) 619 Elk Ave (Prince) 17'
3) 620 Maroon (Wilson) 27'3"/19'6"

R1C Zone Widths

1) 611 Elk Ave (Bordes) 30'
2) 619 Elk Ave (Prince) 35'3"
3) 620 Maroon (Wilson) 30'/25'8"

BOZAR 6-25-13

ACCESSORY STRUCTURE
DESCRIPTION OF MATERIALS TO BE USED

NAME ED MILLER

LEGAL 1/2 LOT 4, ALL LOT 5 ZONE RIC

ADDRESS 624 MAROON AVE

TYPE OF STRUCTURE

___Single Family ✓Accessory Building

___Multi Family ___Addition

___Accessory dwelling ___Other___

ROOFING TYPE

___Shake Shingle ___Pro Panel ✓Galvanized Corrugated Metal
Matt Finish

___Asphalt ___Other___

EXTERIOR FINISH

TYPE / COLOR / SIZE / LOCATION

✓Siding HORIZ. WOOD
STAINED NATURAL

___Stucco___

✓Trim PAINTED WOOD - 1x4 LT GREY

✓Fascia PAINTED WOOD - 1x8 LT. GREY

DOORS

MATERIAL / STYLE / FINISH

✓ Primary door WOOD / GLAZED - PAINTED Light Gray

✓ Secondary door WOOD / GLAZED - PAINTED Lt Gray

WINDOWS

TYPE / COLOR - WHITE

___Casement	___Slide by	✓ True divided light
✓ Double hung	___Fixed unit	___Decorative mullions
✓ Wood	___Aluminum clad	___Vinyl clad
___Low E	___Heat mirror	___Other

Describe locations if a mix is used _____

Other Exterior Features _____

I agree to submit changes from the list above to the building inspector and BOZAR chairman for approval prior to implementation of the change.

SIGNATURE OF OWNER / REPRESENTATIVE _____

DATE _____

BOZAR 6-25-13

PRIMARY STRUCTURE
DESCRIPTION OF MATERIALS TO BE USED

NAME ED MILLER

LEGAL 1/2 LOT 4, ALL LOT 5 ZONE RIC

ADDRESS 624 MAROON AVE

TYPE OF STRUCTURE

✓ Single Family
___ Multi Family
___ Accessory dwelling
___ Accessory Building
___ Addition
___ Other

ROOFING TYPE

___ Shake Shingle
___ Asphalt
✓ GALVANIZED Pro Panel
___ Other
x Galvanized Corrugated Metal
Dullest - Matt Finish

EXTERIOR FINISH

TYPE / COLOR / SIZE / LOCATION

✓ Siding PAINTED / HORIZ 1x8 WOOD & VERT B/B
BLUE SIDING, LT. GREY TRIM

___ Stucco

✓ Trim PAINTED WOOD - 1x4 LT GREY

✓ Fascia PAINTED WOOD - 1x10 LT GREY

DOORS

MATERIAL / STYLE / FINISH

✓ Primary door WOOD / GLAZED 2 lite over 2 panel Natural

✓ Secondary door WOOD / GLAZED Natural

WINDOWS

TYPE / COLOR White

___ Casement	___ Slide by	✓ True divided light
✓ Double hung	✓ Fixed unit square	___ Decorative mullions
✓ Wood	___ Aluminum clad	___ Vinyl clad
___ Low E	___ Heat mirror	___ Other

Describe locations if a mix is used

Wood balusters on front deck

Other Exterior Features

Wood Rails on Porch 2x2

I agree to submit changes from the list above to the building inspector and BOZAR chairman for approval prior to implementation of the change.

SIGNATURE OF OWNER / REPRESENTATIVE

DATE 4/23/13

DRC 01-16-2018 Miller 624 Maroon
Russell and Ellis
Minneman and Earley
Minneman said that these were reviewed pretty carefully by the previous DRC. There weren't any changes architecturally. Helland added notes: drainage, landscaping and a path. He did indicate the operation of the windows.

The shed roof will shed beyond the **window well**, which was a concern for Russell.

Ellis asked about the **number of windows** and four is usually held to per Minneman.

They discussed the **swale** which is about 6".

Ellis and Russell were supportive of the elevations.

Materials - Ellis asked about the roofing material. It will be galvanized matte finish in corrugated. There will be painted horizontal 1x8" board and batt and will all be light blue. There will be wood doors and aluminum clad white windows. There will be off white trim. Deck rails (2x4" top and bottom) and balusters (2x2") are wood. Gingerbread will be wood and painted. Fascia will be 1x10" with a 1x4" frieze. There will be 6x6" posts. Porch on the north is just shadow.

Russell asked for **exterior lighting** to be called out. Helland did and it is mostly under porch areas.

AB - no dwelling or garage because of the issues with the neighbors and location of the utility poles this may be built into the motion that a garage wouldn't be permitted. Ellis asked about the neighbor concerns and that some was contrary to DG. Minneman said that some of this was due to the conditional use criteria, which trumps everything in a way. They talked about this location.

Ellis and Russell supported the elevations.

There will be galvanized corrugated matte roofing and horizontal wood stained natural.

Write in - 1. Look ready to be approved.
2. Survey and topos and drainage look good. Would like trees to be kept.

Ellis asked about access for construction.

Recommendation for approval.

DRC Notes 11-13-2017 Miller site visit (624, 628, 630 Maroon)
Alvarez Marti and Meyer
Minneman, Matison and Earley

Topography doesn't seem to match what is on the site plan.

Trees and berm in the ROW. Minneman said that they need to determine if this goes into the motion/finding about permanent removal.

They walked the site.

The drainage was a topic of conversation. Members voiced that work will need to be done on both the lots and the alley to ensure positive drainage.

This project will most likely be continued until a proper survey can be obtained. This will ensure that FAR and maximum heights are met.

Miller 624, 628, 630 Maroon Avenue

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Parcel Boundaries
Town Boundary
Coal Creek
Slate River
Roads
Paved
Unpaved

50 0 50 Feet

N
W E
S

FACT SHEET
Block 53, Lot 4 and the West half of Lot 5
Address: 624 Maroon Avenue
Proponent – Edward F. Miller

Project: To construct a single family residence and accessory building in the R1C zone.

Review for November 6, 2017 DRC:

1) A conditional use permit for an accessory building in the R1C zone is required.
2) Demolition of a non-historic residence is required.
3) Architectural approval is required and contingent upon approval of the minor subdivision of Lots 1-5, Block 53.

Zoning Requirements for the R1C District

Setbacks	**Required**	**Primary – Proposed**	**Accessory – Proposed**
Front	20'	20'	-
Rear	10'	11'	10' 8"
West Side	7'6"-11'6"	8'	8'
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FAR		**Primary – Proposed**	**Accessory – Proposed**
Permitted	0.3 (matter of right)	**(1451.5/4687.5) 0.31**	**(692/4687.5)**
	(up to) 0.32 (no larger than 2500 square feet)		
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3) 620 Maroon (Wilson) .27 (1917)/.35 (2549)

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Building Width	35'	20'	20'
Distance Between Buildings	10'	11'	
Max Lot Area	9375	4687.5	
Parking	2 required	2 provided	

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1) 611 Elk Ave (Bordes) 27'6"
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3) 620 Maroon (Wilson) 27'3"/19'6"

R1C Zone Widths

1) 611 Elk Ave (Bordes) 30'
2) 619 Elk Ave (Prince) 35'3"
3) 620 Maroon (Wilson) 30'/25'8"

BOZAR 6-25-13

ACCESSORY STRUCTURE
DESCRIPTION OF MATERIALS TO BE USED

NAME ED MILLER

LEGAL 1/2 LOT 4, ALL LOT 5 ZONE RIC

ADDRESS 624 MAROON AVE

TYPE OF STRUCTURE

___Single Family ✓Accessory Building

___Multi Family ___Addition

___Accessory dwelling ___Other___

ROOFING TYPE

___Shake Shingle ___Pro Panel ✓Galvanized Corrugated Metal
Matt Finish

___Asphalt ___Other___

EXTERIOR FINISH

TYPE / COLOR / SIZE / LOCATION

✓Siding HORIZ. WOOD
STAINED NATURAL

___Stucco___

✓Trim PAINTED WOOD - 1x4 LT GREY

✓Fascia PAINTED WOOD - 1x8 LT. GREY

DOORS

MATERIAL / STYLE / FINISH

✓ Primary door WOOD / GLAZED - PAINTED Light Gray

✓ Secondary door WOOD / GLAZED - PAINTED Lt Gray

WINDOWS

TYPE / COLOR - WHITE

___Casement	___Slide by	✓ True divided light
✓ Double hung	___Fixed unit	___Decorative mullions
✓ Wood	___Aluminum clad	___Vinyl clad
___Low E	___Heat mirror	___Other

Describe locations if a mix is used _____

Other Exterior Features _____

I agree to submit changes from the list above to the building inspector and BOZAR chairman for approval prior to implementation of the change.

SIGNATURE OF OWNER / REPRESENTATIVE _____

DATE _____

BOZAR 6-25-13

PRIMARY STRUCTURE
DESCRIPTION OF MATERIALS TO BE USED

NAME ED MILLER

LEGAL 1/2 LOT 4, ALL LOT 5 ZONE RIC

ADDRESS 624 MAROON AVE

TYPE OF STRUCTURE

✓ Single Family
___ Multi Family
___ Accessory dwelling
___ Accessory Building
___ Addition
___ Other

ROOFING TYPE

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___ Asphalt
✓ GALVANIZED Pro Panel
___ Other
x Galvanized Corrugated Metal
Dullest - Matt Finish

EXTERIOR FINISH

TYPE / COLOR / SIZE / LOCATION

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BLUE SIDING, LT. GREY TRIM

___ Stucco

✓ Trim PAINTED WOOD - 1x4 LT GREY

✓ Fascia PAINTED WOOD - 1x10 LT GREY

DOORS

MATERIAL / STYLE / FINISH

✓ Primary door WOOD / GLAZED 2 lite over 2 panel Natural

✓ Secondary door WOOD / GLAZED Natural

WINDOWS

TYPE / COLOR White

___ Casement	___ Slide by	✓ True divided light
✓ Double hung	✓ Fixed unit square	___ Decorative mullions
✓ Wood	___ Aluminum clad	___ Vinyl clad
___ Low E	___ Heat mirror	___ Other

Describe locations if a mix is used

Wood balusters on front deck

Other Exterior Features

Wood Rails on Porch 2x2

I agree to submit changes from the list above to the building inspector and BOZAR chairman for approval prior to implementation of the change.

SIGNATURE OF OWNER / REPRESENTATIVE

DATE 4/23/13

To:	BOZAR
From:	Molly Minneman
Date:	January 30, 2018
Subject:	BOZAR: Formal Review
Project:	Edward F. Miller and Rita M. Bral Revocable Trust: Construct a single-family residence and accessory building to be located at 624 Maroon Avenue, Block 53, Lot 5 and the West ½ Lot 4 in the R1C zone. *Continued from the 11-28-2017 meeting* **- Architectural approval is required contingent upon the minor subdivision of lots 1-5, Block 53 together with the demolition of the existing residence associated with the subdivision.** **- A conditional use permit for an accessory building in the R1C zone is required.**
DRC	Mary Ellis and David Russell (November 2017 Roxana Alvarez-Marti and John Meyer

Project Overview:
Michael Helland met with the DRC on January 16, 2018 for review of the redevelopment plans for the property. Former development plans were approved on May 29, 2007, re-approved on January 27, 2010 and on June 25, 2013 for which the vested property right had lapsed. The home and accessory building (without garage) will be constructed on a 1½-lot parcel. The 1 ½ story residence will be clad with horizontal wood siding with vertical cladding on secondary modules. A full basement is planned. Please see the DRC notes and fact sheet.

With regards to the architecture, comments by the 11-6 DRC and write-in comments by Board members
Discussion:

Site Plan:

- *Topography:* The natural grade drops two feet from NW to SW. With the height of the residence is below the maximum height of 28 feet in the R1C zone.
- *Drainage:* The drainage plan is provided and includes a swale along the east property line and that drains to the alley. As contained in the subdivision, upgrades to the alley are required that ensure accessibility and drainage to 7th Street.
- *Setbacks:*
  - *Primary:* The setbacks remain as presented in November. Please see the fact sheet. Snow stops are shown to mitigate potential now shed problems to the east side yard.
  - Accessory building: 7'6" east-side yard setbacks are minimal for the building height.
  - Distance between buildings: is 11' from primary wall line to the accessory stairs
- *Parking*: Two parking spaces are required for the three bedroom home. Both spots are proposed in the front yard. Access to the alley is hampered by the dead-end alley.
  - In 2007 and again in 2013, the neighbors voiced concerns about impacts from vehicular access of the alleyway together with the congestion of utilities (poles and transformers) which is the reason for the front yard parking. GL 4.26.a. advises limiting the front yard access to 10 linear feet in core zones, but previous Boards supported the proposed parking plan based upon limited alley access to the parcel.
- Snow storage: Snow storage areas are noted on the plan.
- Utilities: Five foot utility easements are shown on the parcels. Coordination with the Public Works director for the relocation of water shut off valves within property boundaries, and replacement of any galvanized water lines are advised, together alley grading.
- Exterior lighting: Lighting is shown where fixtures are visible. Recessed can lights are anticipated under the front porch.
- Basement: The basement windows are subgrade and curbing is reflected on the elevations. The window well servicing the bedroom is protected by a roof element to comply with building codes.

- Landscaping: Landscaping consists of new and existing trees. Notation of ground cover to be noted on the plans.
- Removal of the portion of the berm that is situated on the Town Rights of Way is required by the Public Works Director.

Guidelines that apply: Chapter 2 - All projects; Chapter 4 – All new residential construction; Chapter 5 **R1C/R2C zone** that include the purpose for the zone.

Architectural discussion:
The smaller lot size drives building forms that appear compatible with the residences in the Block 53 neighborhood. The FAR for the home is .31, and .457 for the site. See the enclosed fact sheet for FAR allowances.

Site plan: The plan is well developed, with additional vegetation added. Several trees on the berm will have to be removed. Ground covers for yard and parking areas are included. Consider whether snow deposition areas can be added to the subdivision plat if deemed necessary.

Context: Refer to guidelines 4.22-4.23. The DRC supported the scale and form of the residence that will blend within the context of the neighborhood.

Buildings within the block include one non-historic single-family residence, and four classified has historic south of the alley. To the North is a mish mash of building styles in the T zone that includes the Cristiana and Oh Be Joyful Baptist Church). Residential building forms are generally one and one ½ story homes. To the East, is the R2 zone and there are duplex, triplex and multi-family residences.

Mass/scale/form: Refer to guidelines 4.29, 4.31, 5.104, and 5.110. General support was provided for the massing and building scale. Building forms were supported per guidelines and context. The uncomplicated gable roof forms together with the steep angle roof appears traditional in design and style.

Design and Style: Refer to guidelines 4.32-4.35. Support as relating to historic styles while appearing as products of the own time.

Roof forms: Refer to guidelines *4.39 – 4.41. Traditional in form and scale, the massing steps down in the rear as seen historically.

Porch features: Refer to guidelines 4.45-46. The DRC supported the form and scale of the front porch as a character-defining feature of the architecture.

The shed roof for the rear entrance effectively relates to the building style per GL 4.47.

Windows: Refer to Guidelines 4.49-4.58. The DRC supported the fenestration, solid to void rations, and styles per guidelines 4.50 and 4.53.

Doors: Refer to Guidelines 4.59-4.64. The front and secondary door styles were supported per GL 4.59-60.

Materials: Refer to Guidelines 4.71 – 4.77. The DRC supported the horizontal lap wood siding with board and baton vertical accents on secondary modules received support. Diversifying the siding materials of the three homes was supported. All siding, window and trim materials are specified as wood products. The material list identifies blue painted siding with light gray trim and fascia.

Accessory Building: Refer to Guidelines 4.79-4.83. The non-residential accessory building will be heated and plumbed requiring a conditional use permit limiting the use to non-residential uses (cooking, bathing and sleeping are prohibited per code). *Due to concerns expressed by the neighbors in 2013 related to limited alley access, the Board might want to include a prohibition of any future use of the first floor as a vehicular garage.*

The DRC supported the building's scale and form that appears consistent with newer buildings constructed in the core. The horizontal wood siding materials and natural treatment of the wood, white painted wood windows, and galvanized corrugated metal roofing were supported.

The DRC provided a recommendation in support of the architecture of the residence and accessory building. They supported the conditional use permit for the non-residential heated and plumbed accessory building noting that parking will be prohibited in the rear yard due to conflicts with limited access of the dead-end alley and potential impacts to the neighboring properties.

Board Action

Finding:

The Board finds that the proposed single-family residence to be located at 624 Maroon Avenue, Lot 5 and the West ½ of Lot 4 Block 53 to be known as Tract 1 Block 53 Subdivision **will not appear** or <u>will appear</u> excessively dissimilar to structures of like use within the surrounding neighborhood. The mass and scale of the proposed residence will appear relational with historic single family residence seen in Town and can be supported by complying with 4.22, 4.23, (context) 4.28 (site orientation), 4.29, 4.32 (mass, scale), 4.37 (roof forms), 4.42 (dormers), 4.45-6 (porches), 4.49-4.50 (windows), 4.71 (materials),

The accessory building **will not appear** or <u>will appear excessively</u> dissimilar to structures of like use within R1C zone neighborhoods and can be supported by complying with Guidelines 2.27, 4.82 and 4.83 (accessory structures), and under the following conditions:

The Board finds that a conditional use permit to allow non-residential - heated and/or plumbed accessory building as defined in code section 16-1-20 of the Crested Butte Municipal Code prohibits sleeping, bathing, or cooking in the building, **can be supported** or <u>cannot be supported</u> based upon Code section 16-8-30, and contingent upon the following:

1. The development plan will be subject to the Block 53 subdivision and improvements agreement separating the five lot parcel into three fee simple parcels; and

2. The portion of the berm located on the Maroon Avenue Rights of Way is removed, and approval by the Public Work's Director of the re-grading of the rights of way; and.

3. Parking is prohibited on the rear of the property due to impingement of the dead end alley, or unless and application to the BOZAR after the alley is improved.

4. A conditional use permit is supported per Code Section16-8-30, and provided a long-term residential unit must be rented on the property as defined in code section 16-2-10 of the Crested Butte Municipal Code, and

5. The Applicant will be responsible for the improvement of the alley for access and parking under the approval of the Utilities Director; said alley improvement will involve the relocation of the water shut off valves for 611 and 615 Elk Avenue currently located in the alley, onto the respective properties; and

Motions:
Make a motion to **approve** or deny the architectural appropriateness for the single-family residence and accessory building to be located at 624 Maroon Avenue, Lot 5 and the West ½ of Lot 4 Block 53 to be known as Tract 1 Block 53 Subdivision in the R1C zone and based upon the provisions and conditions in the finding.

Make a motion to **approve** or deny a conditional use permit for an accessory building with heating and plumbing to be located at 624 Maroon Avenue, Lot 5 and the West ½ of Lot 4 Block 53 to be known as Tract 1 Block 53 Subdivision in the R1C zone and based upon the finding.

The guidelines to consider:

2.15-18	Landscaping plan.
4.22	Excessive similarity within the neighborhood and diversity of form, materials, and color.
4.23	Excessive dissimilarity from other structures in the neighborhood.
4.29-31	Mass, scale and forms for new construction relating to historic structures for inspiration
4.32-35	Design and styles relating to interpretation of older styles and contemporary
4.37	Roof forms and scale
4.39-41	Roof styles and pitches
4.45-7	Front porches are encouraged: styles, and placement of elevated decks.
4.49-58	Window to wall ratio appear similar to those seen on comparable historic buildings.
4.50	Window dimensions (2:1 ratio), preferred double hung styles, square
4.59-64	Doors
5.44	Trim surround window and doors in historical proportion
4.71-77	Exterior materials should be similar to those seen historically on relative building type.
4.79-82	Accessory buildings
4.83	Garage door styles
*5.104	Similar width and height
5.110	Rectangular mass as the primary form

Sec. 16-8-30. - Conditional Use Permit /Criteria for decision.

(a) No conditional use shall be approved unless architectural approval for any exterior change associated with such use has also been approved, and the Board finds that the use complies with all of the criteria contained in this Section. If the use does not comply with all of such criteria, or if architectural approval for the exterior changes associated with such use has not been obtained, the use shall either be approved with conditions that ensure compliance with all such criteria and the requirements of the Board for architectural approval, be continued to a date certain or be denied by a motion of the Board. If the proponent for discussion to occur on or before the date does not reschedule a continued request to which the request is continued, the request is deemed to be denied without further action by the Board.

(b) The use must:
- (1) Be compatible with the neighborhood context and size. When determining compatibility with the neighborhood, the Board shall consider at least the following:
  - a. Size.
  - b. Density of buildings.
  - c. Amount of open space.
  - d. Scale.
  - e. Snow storage.
  - f. Snow removal.
  - g. Landscaping.
  - h. Similar land uses.
- (2) Be consistent with the objectives and purposes of this Chapter and the applicable zoning district.
- (3) Not create congestion, automotive or pedestrian safety problems or other traffic hazards.
- (4) Not create any significant noise, dust, vapor, fumes, odor, smoke, vibration, glare, light, trash removal or waste disposal problems.
- (5) Not create significant adverse effects to public facilities, rights-of-way or utilities.
- (6) Not create significant adverse impacts on the uses of adjacent property.
- (7) Allow for adequate parking for the use or make payment in lieu if allowed in the zone district.

(c) In addition, the net effect of any proposed use on the number of long-term housing units should be considered.

STREETSCAPE

MILLER RESIDENCE'S

LOTS 1-5, BLOCK 53
CRESTED BUTTE, COLORADO

ED MILLER AND RITA BRAL
111 SOUTHERN HEIGHTS AVE.
SAN FRANCISCO, CA. 94107-2711
624maroon@gmail.com
415-821-2006

JAN 2018
RECEIVED
Building Department

NOTICE OF DUTY OF COOPERATION

MILLER RESIDENCES - 624 MAROON AVE
LOTS 1 - 5, BLOCK 53
CRESTED BUTTE, COLORADO

DATE:
REVISION:
REVISION:
SHEET
OF

STREETSCAPE

MILLER RESIDENCE'S

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CRESTED BUTTE, COLORADO

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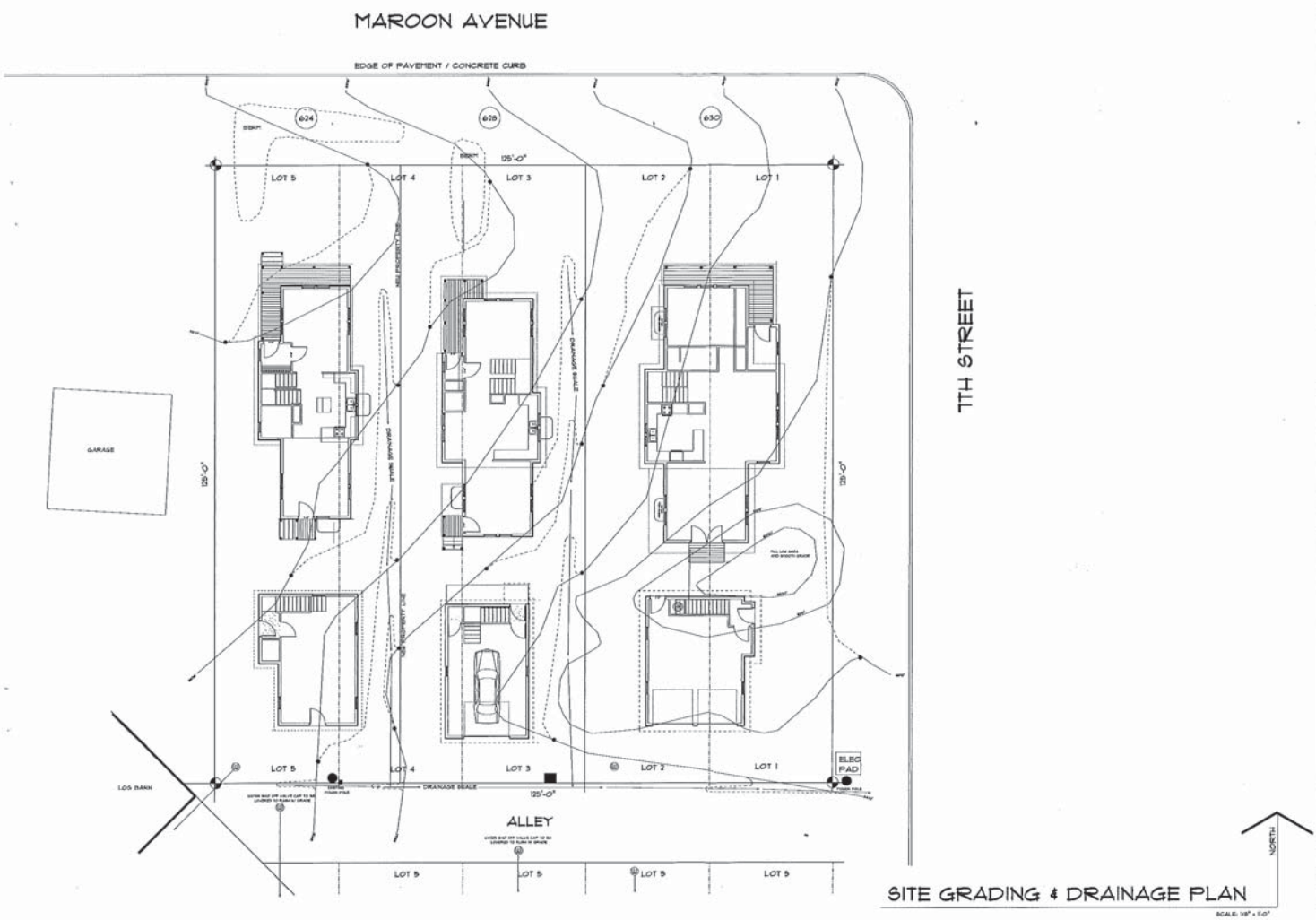
NOTICE OF DUTY OF COOPERATION

MILLER RESIDENCES - 624 MAROON AVE
LOTS 1 - 5, BLOCK 53
CRESTED BUTTE, COLORADO

DATE: 8/15/2017
REVISION: 1/1/2017
REVISION: 2/18/2017

SHEET
OF



SITE GRADING & DRAINAGE PLAN

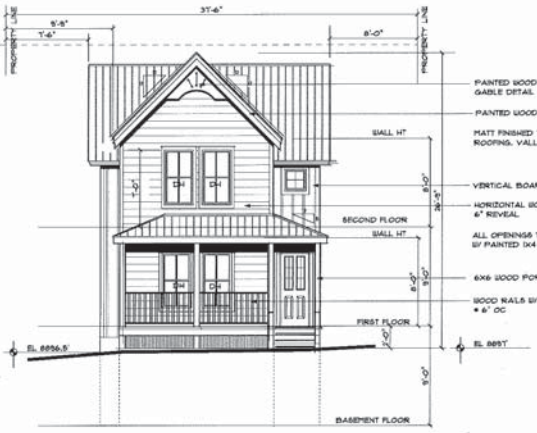
SCALE: 1/8" = 1'-0"

NOTICE OF DUTY OF COOPERATION

MILLER RESIDENCES
LOTS 1 - 5, BLOCK 53
CRESTED BUTTE, COLORADO

DATE: 8/25/2017
REVISION: 9/5/2017
REVISION: 12/8/2017

SHEET
OF

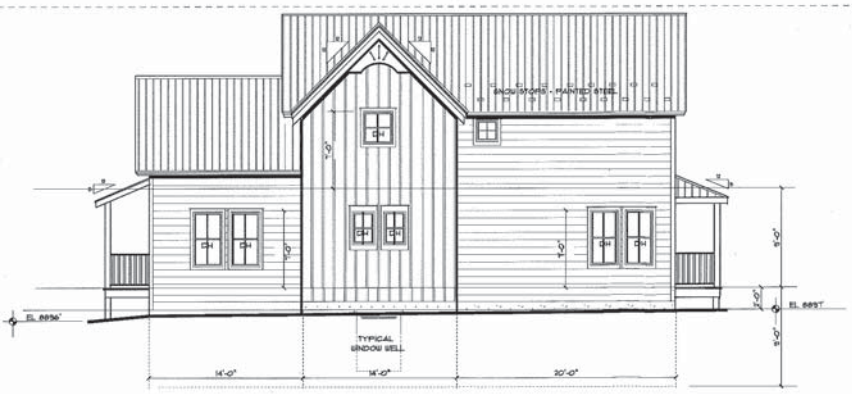


NORTH ELEVATION

1/4" = 1'-0"

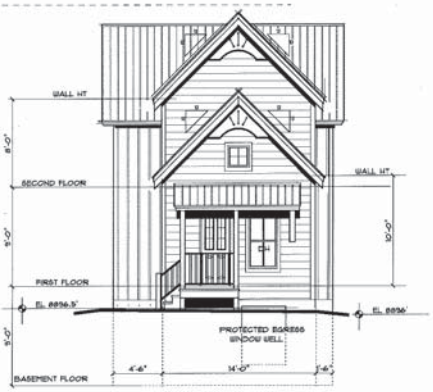
WEST ELEVATION

1/4" = 1'-0"



EAST ELEVATION

1/4" = 1'-0"



SOUTH ELEVATION

1/4" = 1'-0"

Richard D. Hedges - Architect
P.O. Box 1 - 1 Rose Street
Fort Collins, Colorado 80524 970-229-0860
hedgesdesign@aol.com

NOTICE OF DUTY OF COOPERATION.

Contractor shall verify all dimensions, conditions and specifications before beginning work. Contractor shall report any discrepancies to the Architect before beginning work. Contractor shall be responsible for all dimensions and conditions on the job site. Contractor shall be responsible for all construction means, methods, techniques, sequences and procedures. Contractor shall be responsible for all safety precautions and programs in connection with the work. Contractor shall be responsible for all work performed by his own forces and that of his subcontractors and suppliers. Contractor shall be responsible for the coordination of all work. Contractor shall be responsible for all permits, licenses, and fees required by all governmental authorities having jurisdiction over the work. Contractor shall be responsible for all taxes, insurance, and bonds required by all governmental authorities having jurisdiction over the work. Contractor shall be responsible for all warranties and guarantees required by all governmental authorities having jurisdiction over the work. Contractor shall be responsible for all work performed by his own forces and that of his subcontractors and suppliers. Contractor shall be responsible for the coordination of all work. Contractor shall be responsible for all permits, licenses, and fees required by all governmental authorities having jurisdiction over the work. Contractor shall be responsible for all taxes, insurance, and bonds required by all governmental authorities having jurisdiction over the work. Contractor shall be responsible for all warranties and guarantees required by all governmental authorities having jurisdiction over the work.

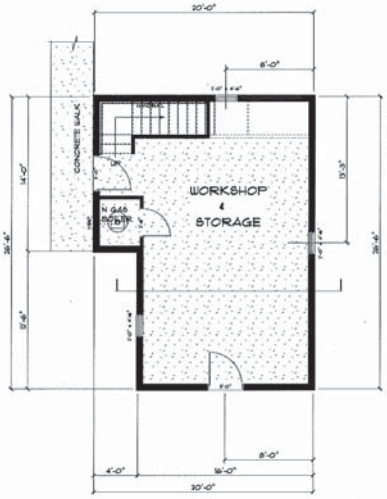
MILLER RESIDENCES 624 MAROON AVE
LOTS 1 - 5, BLOCK 53
CRESTED BUTTE, COLORADO

DATE: 8/28/07

REVISION: 11/5/07

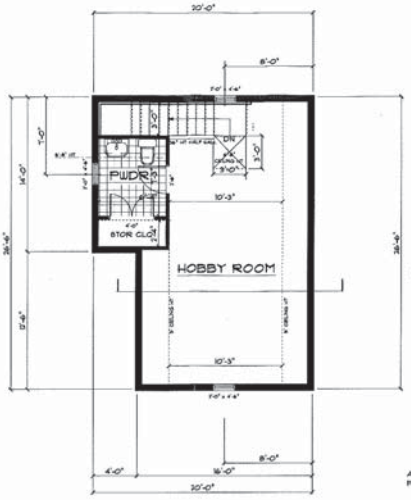
REVISION: 11/8/07

SHEET
OF



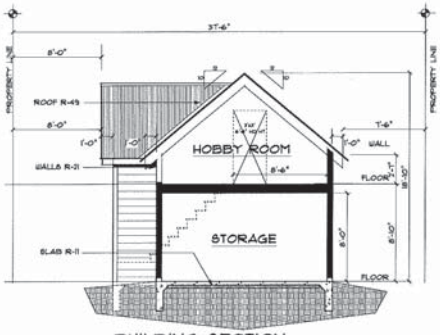
B - FIRST FLOOR PLAN

480 SF 1/4" = 1'-0"



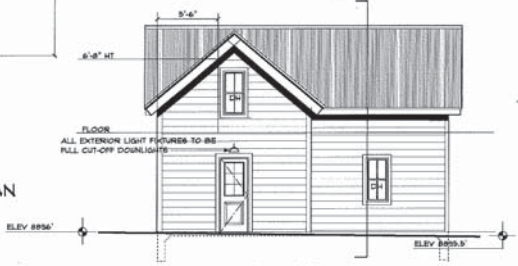
B - SECOND FLOOR PLAN

310 SF 1/4" = 1'-0"



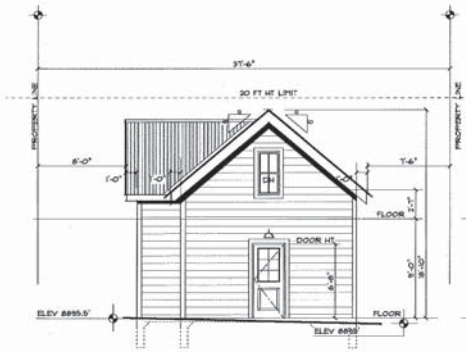
BUILDING SECTION

1/4" = 1'-0"



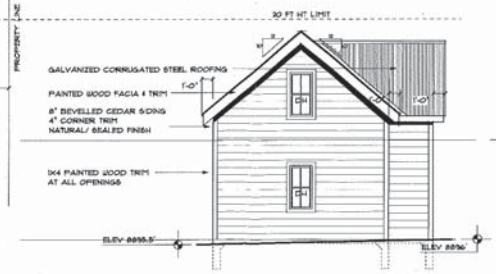
WEST ELEVATION

1/4" = 1'-0"



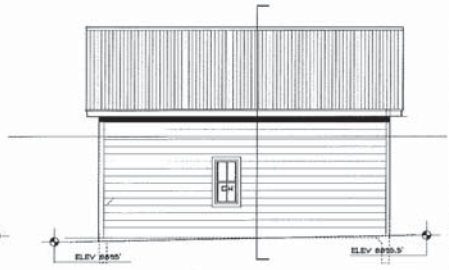
SOUTH ELEVATION

1/4" = 1'-0"



NORTH ELEVATION

1/4" = 1'-0"



EAST ELEVATION

1/4" = 1'-0"

THOMAS D. MOREY / ARCHITECT
201 Dakota Drive
Grand Junction, Colorado 81505 970-609-9450
tdmorey@frontier.net

NOTICE OF DUTY OF COOPERATION

[illegible]

MILLER RESIDENCES 624 MAROON AVE

LOTS 1 - 5, BLOCK 53

CRESTED BUTTE, COLORADO

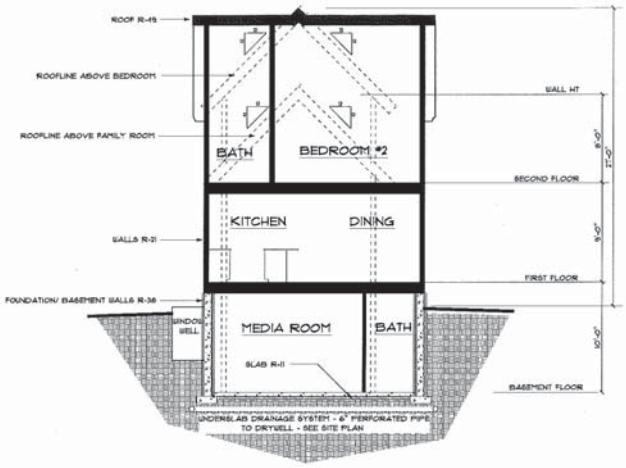
DATE: 8/25/2011

REVISION: 2/1/2011

REVISION: 2/21/2011

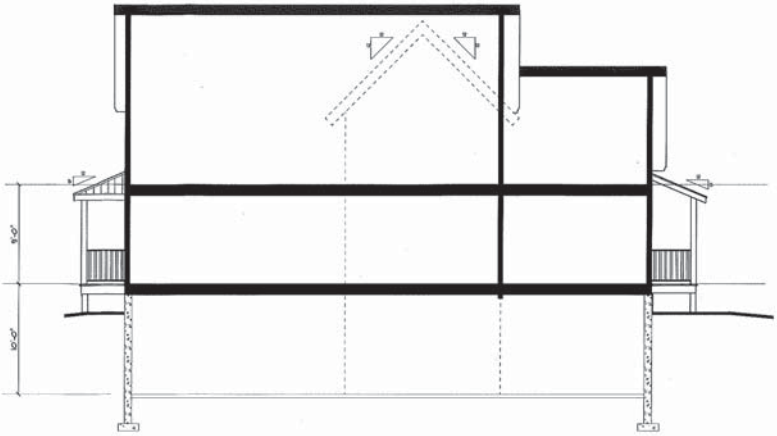
SHEET

OF



B - TYPICAL BUILDING SECTION

1/4" = 1'-0"



WEST ELEVATION - B

1/4" = 1'-0"

WEST SIDEYARD ELEVATION

1/4" = 1'-0"

Michael D. Miller AIA / Architect
55 Dunn Drive
Crested Butte, Colorado 81225 970-930-5480
mdmdesign@yahoo.com

NOTICE OF DUTY OF COOPERATION

Notice of duty of cooperation. Each contractor, subcontractor, supplier, and other person or entity performing work or furnishing materials for the improvements shall cooperate with the owner, the architect, and other contractors, subcontractors, suppliers, and other persons or entities performing work or furnishing materials for the improvements whenever such cooperation is reasonably necessary to facilitate the progress of the work. Each contractor, subcontractor, supplier, and other person or entity performing work or furnishing materials for the improvements shall be responsible for the coordination of its own work or materials with the work or materials of the owner, the architect, and other contractors, subcontractors, suppliers, and other persons or entities performing work or furnishing materials for the improvements. Failure of any contractor, subcontractor, supplier, or other person or entity performing work or furnishing materials for the improvements to cooperate as aforesaid shall be a breach of its contract with the owner. Section 38-22-127 C.R.S. 2001 edition.

MILLER RESIDENCES 624 MAROON AVE
LOTS 1 - 5, BLOCK 53
CRESTED BUTTE, COLORADO

DATE: 4/18/2011
REVISION: 1/11/2011
REVISION: 7/18/2011

SHEET
OF

STREETSCAPE

MILLER RESIDENCE'S

LOTS 1-5, BLOCK 53
CRESTED BUTTE, COLORADO

ED MILLER AND RITA BRAL
111 SOUTHERN HEIGHTS AVE.
SAN FRANCISCO, CA. 94107-2711
624maroon@gmail.com
415-821-2006

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NOTICE OF DUTY OF COOPERATION

MILLER RESIDENCES - 624 MAROON AVE
LOTS 1 - 5, BLOCK 53
CRESTED BUTTE, COLORADO

DATE:
REVISION:
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SHEET
OF

STREETSCAPE

MILLER RESIDENCE'S

LOTS 1-5, BLOCK 53
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NOTICE OF DUTY OF COOPERATION

MILLER RESIDENCES - 624 MAROON AVE
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DATE: 8/15/2017
REVISION: 1/1/2017
REVISION: 2/18/2017

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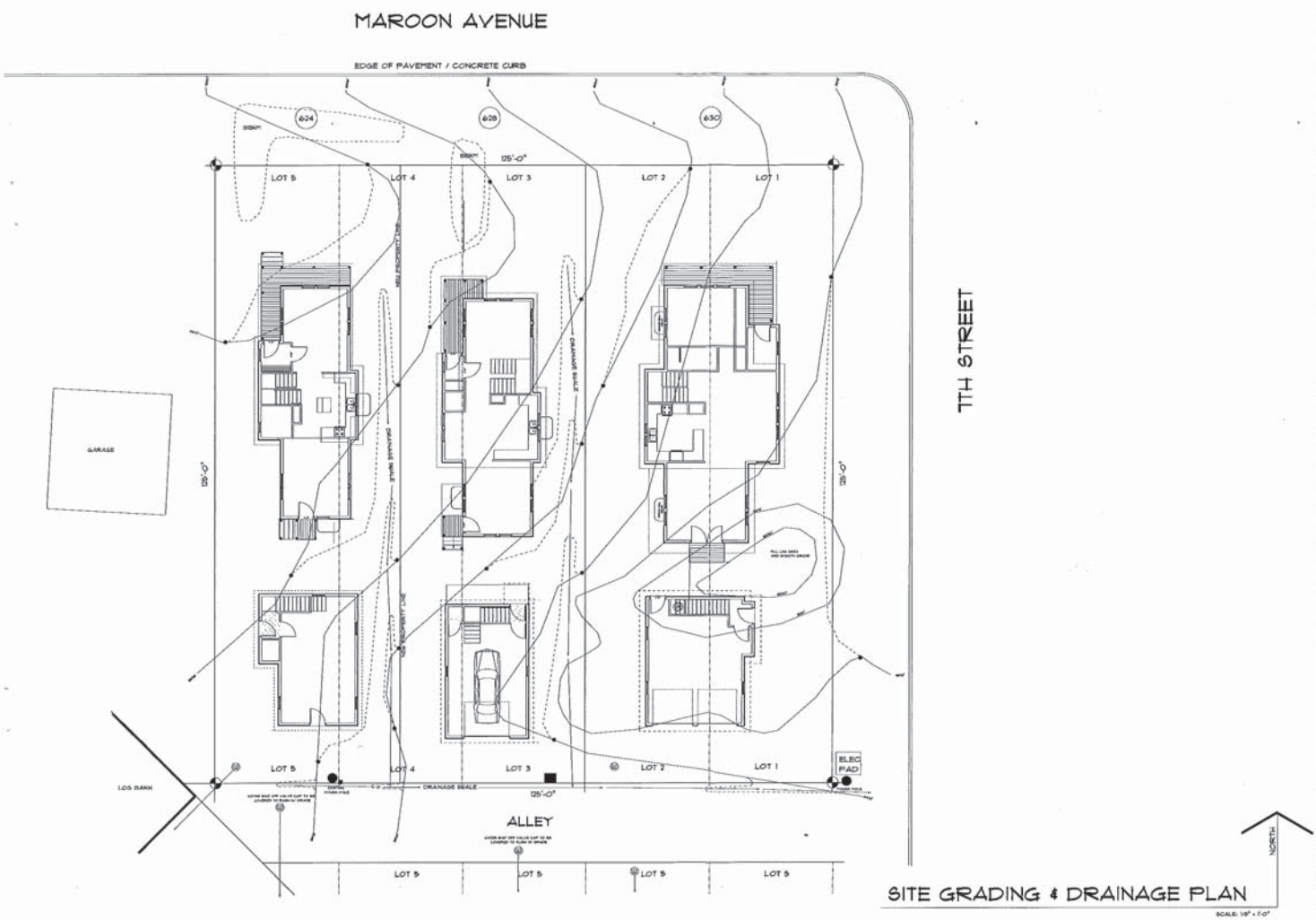

SITE GRADING & DRAINAGE PLAN

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

NOTICE OF DUTY OF COOPERATION

MILLER RESIDENCES
LOTS 1 - 5, BLOCK 53
CRESTED BUTTE, COLORADO

DATE: 8/25/2017
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REVISION: 12/8/2017

SHEET
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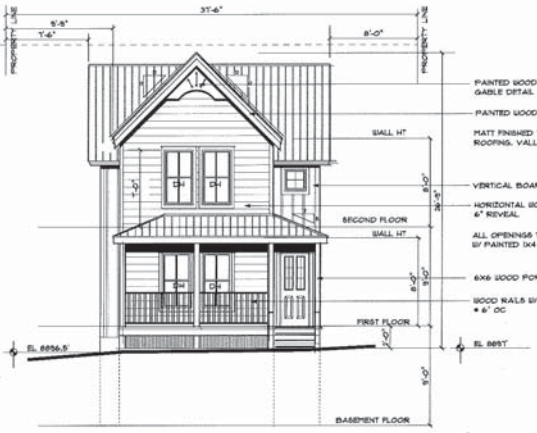
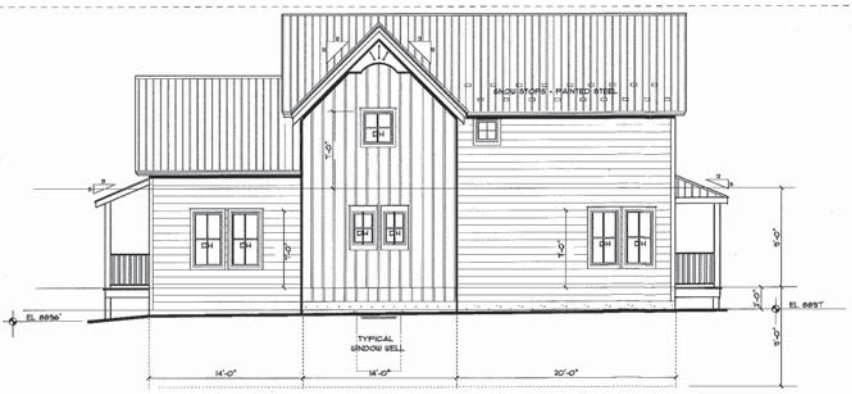


NORTH ELEVATION

1/4" = 1'-0"

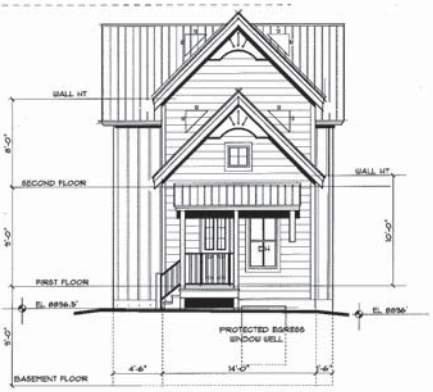
WEST ELEVATION

1/4" = 1'-0"



EAST ELEVATION

1/4" = 1'-0"



SOUTH ELEVATION

1/4" = 1'-0"

Richard D. Hedges - Architect
P.O. Box 1 - 1 Rose Street
Fort Collins, Colorado 80524 970-229-0860
hedgesdesign@aol.com

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MILLER RESIDENCES 624 MAROON AVE
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DATE: 8/28/07

REVISION: 11/5/07

REVISION: 11/8/07

SHEET
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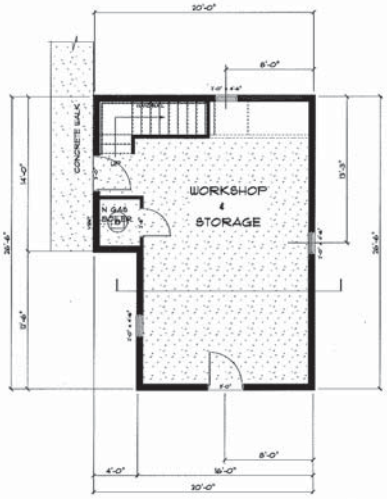
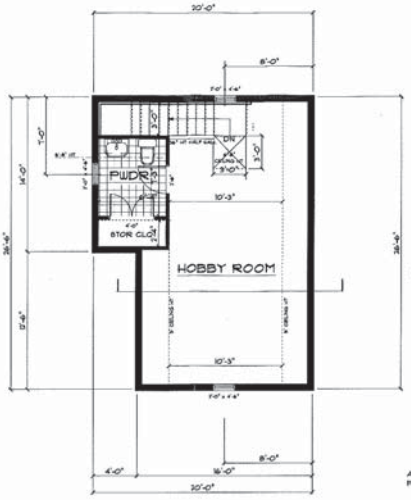


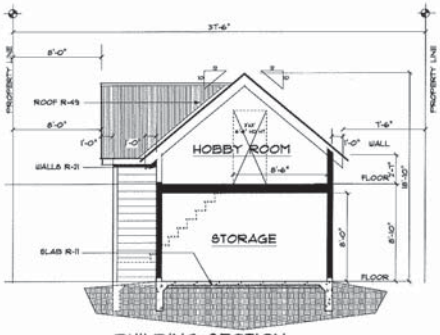
B - FIRST FLOOR PLAN

480 SF 1/4" = 1'-0"



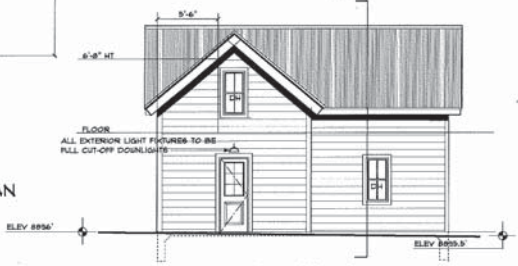
B - SECOND FLOOR PLAN

310 SF 1/4" = 1'-0"



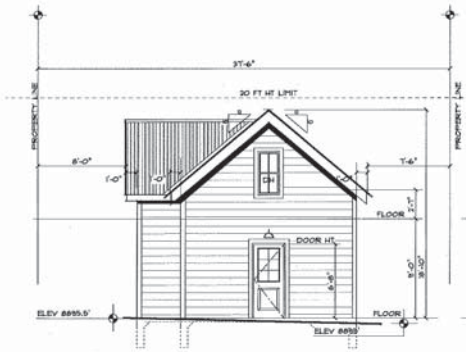
BUILDING SECTION

1/4" = 1'-0"



WEST ELEVATION

1/4" = 1'-0"



SOUTH ELEVATION

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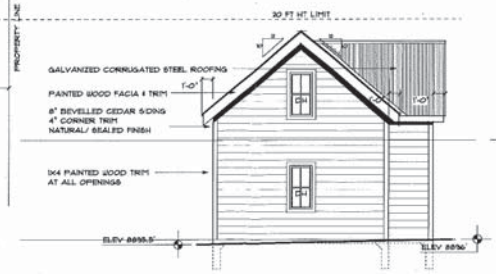
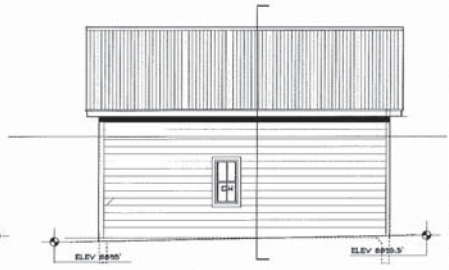


NORTH ELEVATION

1/4" = 1'-0"



EAST ELEVATION

1/4" = 1'-0"

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201 Dakota Drive
Grand Junction, Colorado 81505 970-609-9450
tdmorey@frontier.net

NOTICE OF DUTY OF COOPERATION

[illegible]

MILLER RESIDENCES 624 MAROON AVE

LOTS 1 - 5, BLOCK 53

CRESTED BUTTE, COLORADO

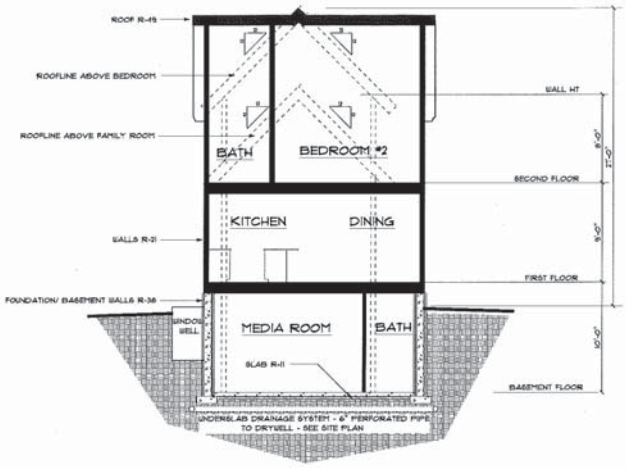
DATE: 8/25/2011

REVISION: 2/1/2011

REVISION: 2/21/2011

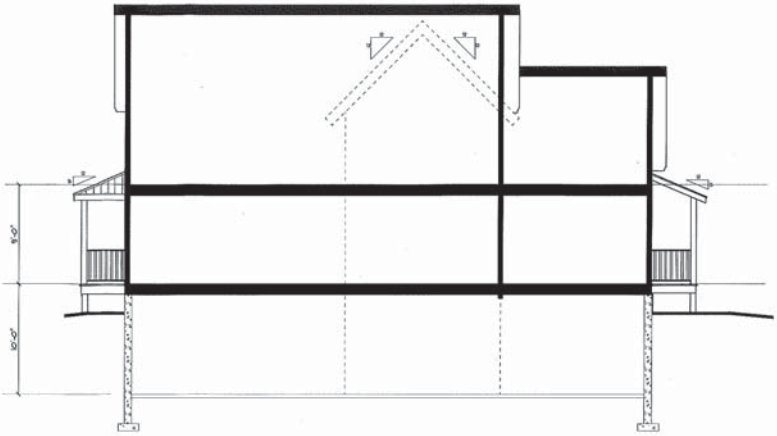
SHEET

OF



B - TYPICAL BUILDING SECTION

1/4" = 1'-0"



WEST ELEVATION - B

1/4" = 1'-0"

WEST SIDEYARD ELEVATION

1/4" = 1'-0"

Michael D. Miller AIA / Architect
55 Dunn Drive
Crested Butte, Colorado 81225 970-930-5480
mdmdesign@yahoo.com

NOTICE OF DUTY OF COOPERATION

Notice of duty of cooperation. Each contractor, subcontractor, supplier, and other person or entity performing work or furnishing materials for the improvements shall cooperate with the owner, the architect, and other contractors, subcontractors, suppliers, and other persons or entities performing work or furnishing materials for the improvements whenever such cooperation is reasonably necessary to facilitate the progress of the work. Each contractor, subcontractor, supplier, and other person or entity performing work or furnishing materials for the improvements shall be responsible for the coordination of its own work or materials with the work or materials of the owner, the architect, and other contractors, subcontractors, suppliers, and other persons or entities performing work or furnishing materials for the improvements. Failure of any contractor, subcontractor, supplier, or other person or entity performing work or furnishing materials for the improvements to cooperate as aforesaid shall be a breach of its contract with the owner. Section 38-22-127 C.R.S. 2001 edition.

MILLER RESIDENCES 624 MAROON AVE
LOTS 1 - 5, BLOCK 53
CRESTED BUTTE, COLORADO

DATE: 4/18/2011
REVISION: 1/11/2011
REVISION: 7/18/2011

SHEET
OF

To:	BOZAR/DRC
From:	Molly Minneman
Date:	January 16, 2018
Subject:	DRC: Formal Review
Project:	Ed Miller – Construct a single-family residence and accessory building to be located at 628 Maroon Avenue, Block 53, Lot 3 and the West ½ Lot 4 in the R1C zone. *Continued from the 11-28-2017 meeting* **- Architectural approval is required contingent upon the minor subdivision of lots 1-5, Block 53 together with the demolition of the existing residence associated with the subdivision.** **- A conditional use permit for an accessory building in the R1C zone is required.**
DRC	Mary Ellis and David Russell (November 2017 Roxana Alvarez-Marti and John Meyer

Project Overview:
Michael Helland met with the DRC on November 6, 2017 for review of the redevelopment plans for the property. Former development plans were approved on May 29, 2007, re-approved on January 27, 2010 and on June 25, 2013 for which the vested property right had lapsed. The home and accessory building will be constructed on a 1½-lot parcel. The three-bedroom, 1½ story residence will be clad with horizontal wood siding with vertical cladding on secondary modules. A full basement is planned.

The DRC returned for a site visit on November 13 to walk the property with members of staff. The DRC requested an update of old topography plan before moving forward with the publication for a formal review. An updated topographical survey of the parcel and adjacent alleyway is provided, together with drainage a plan.

With regards to the architecture, comments by the 11-6 DRC and write-in comments by Board members conveyed general support of the mass, scale and forms of the residence.

Quick review of Items for the Board to address:

1. Site plan: The site plan contains one parking spot and the second in the garage. Maintenance of the alleyway by the property owners is necessary due to comments by adjacent property owners in previous years.
2. **Mass, scale and form**: GL 4.29-431. 5.104, 5.110. Discuss whether the scale and form is consistent with the intents of the R1C zone district and guidelines for historic core zone properties. Consider the surrounding neighborhood that contains a variety of building forms and scale.
3. **Conditional use permit for the accessory building (section 16-8-30)**: Heating and/or plumbing are proposed, and requires a conditional use permit. The building classification per Code Section 16-1-20 prohibits any type of residential uses that include bathing, cooking or heating. The half bath cannot contain a floor level washbasin.

Discussion:

1. **Site Plan:**
   - *Topography:* The natural grade drops three feet from NW to SE. With the building of 25'6" is well below the 28 feet maximum in the R1C zone, and no issues are apparent
   - *Drainage:* The drainage plan is provided and includes a swale along the east property line and drains to the alley. As contained in the subdivision, upgrades to the alley are required that ensure accessibility and drainage to 7th Street.
   - *Setbacks:*

- *Primary:* The front yard setback for the residence is 22'6" from the front porch. The west side yard setback is 7'6". East is 8' from gable end and 9'9" at the two story module. Snow stops are shown to mitigate snow-shed problems into the side yard.
- Accessory building: 7'6" east-side yard setbacks are minimal for the building height.
- Distance between buildings: is 11' from primary wall line to the accessory stairs

- *Parking*: Two parking spaces are required for the three-bedroom home. One spot is situated in the front yard and the second in the rear accessed via the alley. In 2007 and again in 2013, the neighbors complained about the vehicular and utility congestion in the dead-end alley, and limitations imposed by the barn of the adjacent property.
- *Snow storage*: Snow storage areas are noted on the plan.
  - The applicant is responsible for clearing snow from the alley for access to the parking.
  - *Through the criteria for the conditional use permit for the accessory building, a statement that identifies snow removal that could include responsibility of the owner to haul snow from the alley.*
- *Utilities:* Five-foot utility easements are shown on the parcels. Coordination with the Public Works director for the relocation of water shut off valves of the adjacent properties, south of the alley. The work will be the responsibility of the property owner as part of the upgrades of the alleyway and drainage plan.
  - The Utility's Director advises replacement of any galvanized water lines, but is not a requirement.
- Lighting: Lighting will be down shielded or recessed under porch elements as related by Helland.
- *Basement*: The basement windows are subgrade and curbing is reflected on the elevations. The window well servicing the bedroom is protected by a roof element to comply with building codes.
- *Landscaping*: Landscaping consists of existing new and mature trees. Ground cover is noted on the plans.

Guidelines that apply: Chapter 2 - All projects; Chapter 4 – All new residential construction; Chapter 5 **R1C/R2C zone** that include the purpose for the zone.

Architectural discussion:

The building form appears compatible with the residences in the Block 53 neighborhood. The FAR for is .305 for the home, and .462 for the site. See the enclosed fact sheet for FAR allowances.

Site plan: The site plan is updated together with drainage plan. Snow deposition will be minimized in the side-yard with addition of snow stops along the east side roof

Context: Refer to guidelines 4.22-4.23. The DRC discussed whether the residence would appear relational with the context of the neighborhood. Buildings within the block include one non-historic single-family residence, and four classified has historic south of the alley. To the North is a mish mash of building styles in the T zone that includes the Cristiana and Oh Be Joyful Baptist Church). Residential building forms are generally one and one ½ story homes. To the East, is the R2 zone and there are duplex, triplex and multi-family residences. Oh Be Joyful Baptist Church).

Mass/scale/form: Refer to guidelines 4.29, 4.31, 5.104, and 5.110. The infill construction relates with the predominate scale of historic neighborhoods. The DRC supported the overall mass and scale appearing relational with historic forms.

Design and Style: Refer to guidelines 4.32-4.35. The residence appears as a product of its own time that includes the shed dormers.

Roof forms: Refer to guidelines *4.39 – 4.41. Steep angles convey traditional forms per GL 4.37, and 4.41. The step down in the rear minimizes the scale of the ridge.

Dormers: Refer to guidelines 4.42 – 4.43. The DRC support the smaller shed dormers that appear diminutive on the roof plane. The form, scale, and placement appear to comply with the guidelines. The 2013 Board supported the style and placement due to the low profile.

Porch features: Refer to guidelines 4.45-46. The DRC supported the front porch that varies from the other two residences and appears to meet the intents of GL 4.45 and 4.46.

The shed roof shields the rear access and bedroom window well. The simplified form and scale is encouraged in GL 4.47.

Windows: Refer to Guidelines 4.49-4.58. The double hung wood windows and fenestration of the front façade was supported. The window package for the home relates with the intents of guidelines 4.50 and 4.53.

Doors: Refer to Guidelines 4.59-4.64. The double lite half round front door, and west secondary door styles were supported.

Materials: Refer to Guidelines 4.71 – 4.77. Gray stucco is supported as the primary material. The coverage complies with the parameters for building size per GL 4.73. White painted wood windows, with 1x4" white trim surrounding openings together with vertical wood in the gables are effective in relating to the few historic stucco clad buildings in town. Galvanized metal roofing is noted on the material list. A dulling agent is encouraged. Color samples will be provided at the meeting.

The porch feature includes wood top and bottom rails with black metal balusters.

Accessory Building: Refer to Guidelines 4.79-4.83. The conditional use of the accessory building that will be heated and plumbed was supported (cooking, bathing and sleeping are prohibited per code). The building scale and form appears traditional and varies in the forms of the adjacent buildings.

Siding proposed is weathered steel with a galvanized (matt-finish) and standing seam metal roof. The DRC reviewed several core projects and conveyed support for the material for a smaller building. White wood trim and fascia of traditional dimensions are proposed. Garage doors are laminated with wood, carriage style details.

In 2016, the Board reviewed a proposal for steel siding for an accessory dwelling in the historic core (417 Whiterock). They determined that the material was not suitable for dwellings under GL 4.71 (d), but noted the guideline provided the opportunity for buildings.

DRC:

1. **Review the plans and material lists.**
2. Provide a recommendation to the BOZAR regarding the conditional use for a non-residential heated and/or plumbed accessory building in the R1C zone per code section 16-8-30.
3. **Provide a recommendation to the BOZAR regarding architectural approval of the residence and accessory building.**

The guidelines to consider:

2.15-18	Landscaping plan.
4.22	Excessive similarity within the neighborhood and diversity of form, materials, and color.
4.23	Excessive dissimilarity from other structures in the neighborhood.
4.29-31	Mass, scale and forms for new construction relating to historic structures for inspiration
4.32-35	Design and styles relating to interpretation of older styles and contemporary
4.37	Roof forms and scale

4.39-41	Roof styles and pitches
4.45-7	Front porches are encouraged: styles, and placement of elevated decks.
4.49-58	Window to wall ratio appear similar to those seen on comparable historic buildings.
4.50	Window dimensions (2:1 ratio), preferred double hung styles, square
4.59-64	Doors
5.44	Trim surround window and doors in historical proportion
4.71-77	Exterior materials should be similar to those seen historically on relative building type.
4.79-82	Accessory buildings
4.83	Garage door styles
*5.104	Similar width and height
5.110	Rectangular mass as the primary form

Sec. 16-8-30. - Conditional Use Permit /Criteria for decision.

(a) No conditional use shall be approved unless architectural approval for any exterior change associated with such use has also been approved, and the Board finds that the use complies with all of the criteria contained in this Section. If the use does not comply with all of such criteria, or if architectural approval for the exterior changes associated with such use has not been obtained, the use shall either be approved with conditions that ensure compliance with all such criteria and the requirements of the Board for architectural approval, be continued to a date certain or be denied by a motion of the Board. If the proponent for discussion to occur on or before the date does not reschedule a continued request to which the request is continued, the request is deemed to be denied without further action by the Board.

(b) The use must:
   (1) Be compatible with the neighborhood context and size. When determining compatibility with the neighborhood, the Board shall consider at least the following:
      a. Size.
      b. Density of buildings.
      c. Amount of open space.
      d. Scale.
      e. Snow storage.
      f. Snow removal.
      g. Landscaping.
      h. Similar land uses.
   (2) Be consistent with the objectives and purposes of this Chapter and the applicable zoning district.
   (3) Not create congestion, automotive or pedestrian safety problems or other traffic hazards.
   (4) Not create any significant noise, dust, vapor, fumes, odor, smoke, vibration, glare, light, trash removal or waste disposal problems.
   (5) Not create significant adverse effects to public facilities, rights-of-way or utilities.
   (6) Not create significant adverse impacts on the uses of adjacent property.
   (7) Allow for adequate parking for the use or make payment in lieu if allowed in the zone district.

(c) In addition, the net effect of any proposed use on the number of long-term housing units should be considered.

Board Action

Finding:

The Board finds that the proposed single-family residence to be located at 628 Maroon Avenue, Lot 3 and the West ½ of Lot 4 Block 53 **will not appear** or <u>will appear</u> excessively dissimilar to structures of like use within the surrounding neighborhood. The mass and scale of the proposed residence will appear relational with historic single family residence seen in Town and can be supported by complying with 4.22, 4.23, (context) 4.28 (site orientation), 4.29, 4.32 (mass, scale), 4.37 (roof forms), 4.42 (dormers), 4.45-6 (porches), 4.49-4.50 (windows), 4.73 (materials -stucco),

The accessory building **will not appear** or <u>will appear</u> excessively dissimilar to structures of like use within R1C zone neighborhoods and can be supported by complying with Guidelines 4.80, 4.82 and 4.83 (accessory structures), and under the following conditions;

The Board finds that a conditional use permit under to allow non-residential - heated and/or plumbed accessory building as defined in code section 16-1-20 that prohibits sleeping, bathing, or cooking in the building, can be supported or cannot be supported based upon Code section 16-8-30, provided the alley way is plowed and maintained on a year around basis for access to the approved parking space in the building. A snow removal agreement to be provided by the application, and

The approval is contingent upon the following:

1. The development plan will be subject to the Block 53 minor subdivision together with the demolition of the existing residence;
2. The Applicant will be responsible for the improvement of the alley for access and parking under the direction of the Utilities Director together with other affected utilities companies (i.e. gas, electric, phone, etc.); said alley improvement may involve the relocation of any water shut-off valves for 611 and 615 Elk Avenue and any others currently located in the alley, onto the respective properties.

Motions:
Make a motion to **approve** or deny the architectural appropriateness for the single-family residence and accessory building to be located at 628 Maroon Avenue, Lot 3 and the East ½ of Lot 4, Block 53 in the R1C zone and based upon the provisions the finding.

Make a motion to **approve** or deny a conditional use permit for an accessory building with heating and plumbing to be located at 628 Maroon Avenue, Lot 3 and the East ½ of Lot 4, Block 53 in the R1C zone and based upon the finding.

The guidelines to consider:

2.15-18	Landscaping plan.
4.22	Excessive similarity within the neighborhood and diversity of form, materials, and color.
4.23	Excessive dissimilarity from other structures in the neighborhood.
4.29-31	Mass, scale and forms for new construction relating to historic structures for inspiration
4.32-35	Design and styles relating to interpretation of older styles and contemporary
4.37	Roof forms and scale
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4.50	Window dimensions (2:1 ratio), preferred double hung styles, square
4.59-64	Doors
5.44	Trim surround window and doors in historical proportion
4.71-77	Exterior materials and color treatments in core zones.
4.79-82	Accessory buildings
4.83	Garage door styles
*5.104	Similar width and height
5.110	Rectangular mass as the primary form

Sec. 16-8-30. - Conditional Use Permit /Criteria for decision.

(a) No conditional use shall be approved unless architectural approval for any exterior change associated with such use has also been approved, and the Board finds that the use complies with all of the criteria contained in this Section. If the use does not comply with all of such criteria, or if architectural approval for the exterior changes associated with such use has not been obtained, the use shall either be approved with conditions that ensure compliance with all such criteria and the requirements of the Board for architectural approval, be continued to a date certain or be denied by a motion of the Board. If a continued request is not rescheduled by the proponent for discussion to occur on or before the date to which the request is continued, the request is deemed to be denied without further action by the Board.

(b) The use must:
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a. Size.
b. Density of buildings.
c. Amount of open space.
d. Scale.
e. Snow storage.
f. Snow removal.
g. Landscaping.
h. Similar land uses.

(2) Be consistent with the objectives and purposes of this Chapter and the applicable zoning district.
(3) Not create congestion, automotive or pedestrian safety problems or other traffic hazards.
(4) Not create any significant noise, dust, vapor, fumes, odor, smoke, vibration, glare, light, trash removal or waste disposal problems.
(5) Not create significant adverse effects to public facilities, rights-of-way or utilities.
(6) Not create significant adverse impacts on the uses of adjacent property.
(7) Allow for adequate parking for the use or make payment in lieu if allowed in the zone district.

(c) In addition, the net effect of any proposed use on the number of long-term housing units should be considered.

Miller 624, 628, 630 Maroon Avenue

Sidewalk
Parcel Boundaries
Town Boundary
Coal Creek
Slate River
Roads
Paved
Unpaved

50 0 50 Feet

N
W E
S

DRC Notes 11-13-2017 Miller site visit (624, 628, 630 Maroon)
Alvarez Marti and Meyer
Minneman, Matison and Earley

Topography doesn't seem to match what is on the site plan.

Trees and berm in the ROW. Minneman said that they need to determine if this goes into the motion/finding about permanent removal.

They walked the site.

The drainage was a topic of conversation. Members voiced that work will need to be done on both the lots and the alley to ensure positive drainage.

This project will most likely be continued until a proper survey can be obtained. This will ensure that FAR and maximum heights are met.

BOZAR 5-29-07

PRIMARY STRUCTURE
DESCRIPTION OF MATERIALS TO BE USED

NAME ED MILLER

LEGAL 1/2 LOT 4 ALL # 3 BLK 53 ZONE RIC

ADDRESS 62B

TYPE OF STRUCTURE

✓ Single Family ✓ Accessory Building

___ Multi Family ___ Addition

___ Accessory dwelling ___ Other ___

ROOFING TYPE

___ Shake Shingle ___ Pro Panel ✓ Galvanized Corrugated Metal (Matt Finish)

___ Asphalt ___ Other ___

EXTERIOR FINISH

TYPE / COLOR / SIZE / LOCATION

___ Siding ___

✓ Stucco LIGHT GREY
Vertical 1x6" in Gables dark Gray Paint
BUTT JOINT

✓ Trim PAINTED WOOD - OFF WHITE - 1x4

✓ Facia PAINTED WOOD - 1"x10 off-white

A

DOORS

MATERIAL / STYLE / FINISH

✓ Primary door WOOD / GLAZED Arched ½ light Red

___ Secondary door WOOD / GLAZED Paint - White

WINDOWS

TYPE / COLOR White

___ Casement Square windows ___ Slide by ✓ True divided light

✓ Double hung X Fixed unit square ___ Decorative mullions

✓ Wood ___ Aluminum clad ___ Vinyl clad

___ Low E ___ Heat mirror ___ Other

Describe locations if a mix is used _____

Other Exterior Features _____

I agree to submit changes from the list above to the building inspector and BOZAR chairman for approval prior to implementation of the change.

SIGNATURE OF OWNER / REPRESENTATIVE _____

DATE 2.20.07

A

ACCESSORY STRUCTURE
DESCRIPTION OF MATERIALS TO BE USED

NAME ED MILLER

LEGAL 1/2 LOT 4 ALL #3 ZONE R1C

ADDRESS 628

TYPE OF STRUCTURE

___Single Family ✓Accessory Building

___Multi Family ___Addition

___Accessory dwelling ___Other

ROOFING TYPE

~~M-Panel~~ GALVANIZED - MATT FIN.

___Shake Shingle ✓Pro Panel ___Galvanized Corrugated Metal

___Asphalt ___Other

EXTERIOR FINISH

TYPE / COLOR / SIZE / LOCATION

___Siding WEATHERED STEEL Rusted Weathered Corrugated (Controlled) Dark Brown

___Stucco

✓Trim PAINTED WOOD - 1x4 - Off White painted

✓Facia PAINTED WOOD 1x8 Off White Painted

A

DOORS

MATERIAL / STYLE / FINISH

✓ Primary door Corsay PAINTED WOOD GARAGE DOORS

✓ Secondary door PAINTED WOOD / GLAZED - Man Door painted Corsay

WINDOWS

TYPE / COLOR White

___ Casement	___ Slide by	✓ True divided light
✓ Double hung	___ Fixed unit	___ Decorative mullions
✓ Wood	___ Aluminum clad	___ Vinyl clad
___ Low E	___ Heat mirror	___ Other

Describe locations if a mix is used _____

Other Exterior Features Corsay Wood Garage doors painted

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DATE 2-20-07

FACT SHEET
Block 53 Lots 3 & the East half of 4
Address: 628 Maroon Avenue
Proponent – Edward F. Miller

Project: To construct a single family residence and heated/plumbed accessory building in the R1C zone.

Review for 11-06-2017 DRC:

1) A conditional use to allow an accessory building with plumbing and heating is required.
2) Architectural approval is required, which is contingent upon subsequent subdivision of Lots 1-5 and the demolition approval for 624 Maroon Avenue.

Zoning Requirements for the R1C District

Setbacks	**Required**	**Primary – Proposed**	**Accessory – Proposed**
Front	20'	22' 6"	-
Rear	10'	13'6"	8'
West Side	7'6"-11'6"	7' 6"	8' 3"
East Side	7'6"-11'6"	8'	10' 3"

FAR		**Primary – Proposed**	**Accessory – Proposed**
Permitted	0.3 (matter of right)	**(1429.41/4687.5) 0.305**	**(702/4687.5)**
	(up to) 0.32 (no larger than 2500 square feet)		
Max – all buildings	0.48 (no larger than 3500 square feet)		**(2165.41/4687.5) 0.462**

R1C Zone F.A.R

1) 611 Elk Ave (Bordes) .25 (1522)
2) 619 Elk Ave (Prince) .21 (1275.5)
3) 620 Maroon (Wilson) .27 (1917)/.35 (2549)

		Primary – Proposed	**Accessory – Proposed**
Building Height	28'/20'	25' 6"	19' 6"
Building Width	35'	20'	17'
Distance Between Buildings	10'	13' 6"	
Max Lot Area	9375	4687.5	
Parking	2 required	2 provided	

R1C Zone Heights

1) 611 Elk Ave (Bordes) 27'6"
2) 619 Elk Ave (Prince) 17'
3) 620 Maroon (Wilson) 27'3"/19'6"

R1C Zone Widths

1) 611 Elk Ave (Bordes) 30'
2) 619 Elk Ave (Prince) 35'3"
3) 620 Maroon (Wilson) 30'/25'8"

DRC 01-16-2018 Miller 628 Maroon
Russell and Ellis
Minneman and Earley
Site plan - same this is the case here that grading and drainage and more landscaping was added.

There is one parking in the front with one in the garage.

Snow removal - neighbors wanted to be sure that these owners are in charge of snow removal. Ellis asked about this. Minneman said if it is approved parking it must be kept clear. The snow must be removed from the alley. Helland confirmed how snow would be plowed. Normally, it is maintained regularly. The Board can discuss this and determine allowances. Miller would probably be amenable to fixing any damage. Ellis wasn't sure about a height and 8-10' was guessed by Molly. Helland thought it would be pushed to the west end until it is needed to be removed.

Elevations - Window operations were called out. Finishes were also called out. Ellis appreciated the stucco. Vertical wood will be dark gray, trim will be off white, stucco will be light gray.

Egress is under a shed again and this won't drip into this.

Russell was glad that they are reviewing, but felt that these projects have been well vetted.

Russell confirmed that all **lighting** is down-shielded and it is.

Railing – will be wood top rail with metal balusters. Minneman disagreed and said that they want to stick with wood balusters. Helland was surprised and said he'd like to just present it this way to the full Board.

Accessory building – weathered steel siding (rusted), off white trim. Galvanized metal roof in matte finish. Snow stops on the roof, manufactured snow stop system.

Ellis asked about the garage door and it will be off white. She thought that this might be a problem. Minneman didn't think so, but to talk about with other members. Helland said that if it needs to change, this isn't a problem. She found the Guideline in Chapter 2 and they discussed this.

Russell confirmed the use and it is a building not a dwelling.

Roof on the main house will be galvanized corrugated metal per Helland after a question by Russell.

This does not need to come back next week. It will just come to the full Board.

Miller 624, 628, 630 Maroon Avenue

Sidewalk
Parcel Boundaries
Town Boundary
Coal Creek
Slate River
Roads
Paved
Unpaved

50 0 50 Feet

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They walked the site.

The drainage was a topic of conversation. Members voiced that work will need to be done on both the lots and the alley to ensure positive drainage.

This project will most likely be continued until a proper survey can be obtained. This will ensure that FAR and maximum heights are met.

BOZAR 5-29-07

PRIMARY STRUCTURE
DESCRIPTION OF MATERIALS TO BE USED

NAME ED MILLER

LEGAL 1/2 LOT 4 ALL # 3 BLK 53 ZONE RIC

ADDRESS 62B

TYPE OF STRUCTURE

✓ Single Family ✓ Accessory Building

___ Multi Family ___ Addition

___ Accessory dwelling ___ Other ___

ROOFING TYPE

___ Shake Shingle ___ Pro Panel ✓ Galvanized Corrugated Metal (Matt Finish)

___ Asphalt ___ Other ___

EXTERIOR FINISH

TYPE / COLOR / SIZE / LOCATION

___ Siding ___

✓ Stucco LIGHT GREY
Vertical 1x6" in Gables dark Gray Paint
BUTT JOINT

✓ Trim PAINTED WOOD - OFF WHITE - 1x4

✓ Facia PAINTED WOOD - 1"x10 off-white

A

DOORS

MATERIAL / STYLE / FINISH

✓ Primary door WOOD / GLAZED Arched ½ light Red

___ Secondary door WOOD / GLAZED Paint - White

WINDOWS

TYPE / COLOR White

___ Casement Square windows ___ Slide by ✓ True divided light

✓ Double hung X Fixed unit square ___ Decorative mullions

✓ Wood ___ Aluminum clad ___ Vinyl clad

___ Low E ___ Heat mirror ___ Other

Describe locations if a mix is used _____

Other Exterior Features _____

I agree to submit changes from the list above to the building inspector and BOZAR chairman for approval prior to implementation of the change.

SIGNATURE OF OWNER / REPRESENTATIVE _____

DATE 2.20.07

A

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DESCRIPTION OF MATERIALS TO BE USED

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LEGAL 1/2 LOT 4 ALL #3 ZONE R1C

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TYPE OF STRUCTURE

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___Multi Family ___Addition

___Accessory dwelling ___Other

ROOFING TYPE

~~M-Panel~~ GALVANIZED - MATT FIN.

___Shake Shingle ✓Pro Panel ___Galvanized Corrugated Metal

___Asphalt ___Other

EXTERIOR FINISH

TYPE / COLOR / SIZE / LOCATION

___Siding WEATHERED STEEL Rusted Weathered Corrugated (Controlled) Dark Brown

___Stucco

✓Trim PAINTED WOOD - 1x4 - Off White painted

✓Facia PAINTED WOOD 1x8 Off White Painted

A

DOORS

MATERIAL / STYLE / FINISH

✓ Primary door Corsay PAINTED WOOD GARAGE DOORS

✓ Secondary door PAINTED WOOD / GLAZED - Man Door painted Corsay

WINDOWS

TYPE / COLOR White

___ Casement	___ Slide by	✓ True divided light
✓ Double hung	___ Fixed unit	___ Decorative mullions
✓ Wood	___ Aluminum clad	___ Vinyl clad
___ Low E	___ Heat mirror	___ Other

Describe locations if a mix is used _____

Other Exterior Features Corsay Wood Garage doors painted

I agree to submit changes from the list above to the building inspector and BOZAR chairman for approval prior to implementation of the change.

SIGNATURE OF OWNER / REPRESENTATIVE _____

DATE 2-20-07

FACT SHEET
Block 53 Lots 3 & the East half of 4
Address: 628 Maroon Avenue
Proponent – Edward F. Miller

Project: To construct a single family residence and heated/plumbed accessory building in the R1C zone.

Review for 11-06-2017 DRC:

1) A conditional use to allow an accessory building with plumbing and heating is required.
2) Architectural approval is required, which is contingent upon subsequent subdivision of Lots 1-5 and the demolition approval for 624 Maroon Avenue.

Zoning Requirements for the R1C District

Setbacks	**Required**	**Primary – Proposed**	**Accessory – Proposed**
Front	20'	22' 6"	-
Rear	10'	13'6"	8'
West Side	7'6"-11'6"	7' 6"	8' 3"
East Side	7'6"-11'6"	8'	10' 3"

FAR		**Primary – Proposed**	**Accessory – Proposed**
Permitted	0.3 (matter of right)	**(1429.41/4687.5) 0.305**	**(702/4687.5)**
	(up to) 0.32 (no larger than 2500 square feet)		
Max – all buildings	0.48 (no larger than 3500 square feet)		**(2165.41/4687.5) 0.462**

R1C Zone F.A.R

1) 611 Elk Ave (Bordes) .25 (1522)
2) 619 Elk Ave (Prince) .21 (1275.5)
3) 620 Maroon (Wilson) .27 (1917)/.35 (2549)

		Primary – Proposed	**Accessory – Proposed**
Building Height	28'/20'	25' 6"	19' 6"
Building Width	35'	20'	17'
Distance Between Buildings	10'	13' 6"	
Max Lot Area	9375	4687.5	
Parking	2 required	2 provided	

R1C Zone Heights

1) 611 Elk Ave (Bordes) 27'6"
2) 619 Elk Ave (Prince) 17'
3) 620 Maroon (Wilson) 27'3"/19'6"

R1C Zone Widths

1) 611 Elk Ave (Bordes) 30'
2) 619 Elk Ave (Prince) 35'3"
3) 620 Maroon (Wilson) 30'/25'8"

To:	BOZAR
From:	Molly Minneman
Date:	January 30, 2018
Subject:	BOZAR: Formal Review
Project:	Edward F. Miller and Rita M. Bral Revocable Trust: Construct a single-family residence and accessory building to be located at 628 Maroon Avenue, Block 53, Lot 3 and the East ½ Lot 4 in the R1C zone. *Continued from the 11-28-2017 meeting* **- Architectural approval is required contingent upon the minor subdivision of lots 1-5, Block 53 together with the demolition of the existing residence associated with the subdivision.** **- A conditional use permit for an accessory building in the R1C zone is required.**
DRC	Mary Ellis and David Russell (November 2017 Roxana Alvarez-Marti and John Meyer

Project Overview:
Michael Helland met with the DRC on November 6, 2017 for review of the redevelopment plans for the property. Former development plans were approved on May 29, 2007, re-approved on January 27, 2010 and on June 25, 2013 for which the vested property right had lapsed. The home and accessory building will be constructed on a 1½-lot parcel. The three-bedroom, 1½ story residence will be clad with horizontal wood siding with vertical cladding on secondary modules. A full basement is planned. Please see the notes from the meeting.

The DRC returned for a site visit on November 13 to walk the property with members of staff. The DRC requested an update of old topography plan before moving forward with the publication for a formal review. An updated topographical survey of the parcel and adjacent alleyway is provided, together with drainage a plan.

Discussion:

1. **Site Plan:**
   - *Topography:* The natural grade drops three feet from NW to SE. With the building of 25'6" is well below the 28 feet maximum in the R1C zone, and no issues are apparent
   - *Drainage:* The drainage plan is provided and includes a swale along the east property line and drains to the alley. As contained in the subdivision, upgrades to the alley are required that ensure accessibility and drainage to 7th Street.
   - *Setbacks:*
     - *Primary:* The front yard setback for the residence is 22'6" from the front porch. The west side yard setback is 7'6". East is 8' from gable end and 9'9" at the two story module. Snow stops are shown to mitigate snow-shed problems into the side yard.
     - Accessory building: 7'6" east-side yard setbacks are minimal for the building height.
     - Distance between buildings: is 11' from primary wall line to the accessory stairs
   - *Parking*: Two parking spaces are required for the three-bedroom home. One spot is situated in the front yard and the second in the rear accessed via the alley. In 2007 and again in 2013, the neighbors complained about the vehicular and utility congestion in the dead-end alley, and limitations imposed by the barn of the adjacent property.
   - *Snow storage*: Snow storage areas are noted on the plan.
     - The applicant is responsible for clearing snow from the alley for access to the parking.
     - *Through the criteria for the conditional use permit for the accessory building, a statement that identifies snow removal that could include responsibility of the owner to haul snow from the alley.*
   - *Utilities:* Five-foot utility easements are shown on the parcels. Coordination with the Public Works director for the relocation of water shut off valves of the adjacent properties, south of the alley. The

work will be the responsibility of the property owner as part of the upgrades of the alleyway and drainage plan.
  - The Utility's Director advises replacement of any galvanized water lines, but is not a requirement.
- Lighting: Lighting will be down shielded or recessed under porch elements as related by Helland.
- *Basement*: The basement windows are subgrade and curbing is reflected on the elevations. The window well servicing the bedroom is protected by a roof element to comply with building codes.
- *Landscaping*: Landscaping consists of existing new and mature trees. Ground cover is noted on the plans.

Guidelines that apply: Chapter 2 - All projects; Chapter 4 – All new residential construction; Chapter 5 **R1C/R2C zone** that include the purpose for the zone.

Architectural discussion:

The DRC supported the building forms that appear compatible with the residences in the Block 53 neighborhood. The FAR for is .305 for the home, and .462 for the site. See the enclosed fact sheet for FAR allowances.

Site plan: The site plan is updated together with drainage plan. Snow deposition will be minimized in the side-yard with addition of snow stops along the east side roof

Context: Refer to guidelines 4.22-4.23. The DRC conveyed that the residence would appear relational with the context of the neighborhood. Buildings within the block include one non-historic single-family residence, and four classified has historic south of the alley. To the North are a variety of building styles in the T zone that includes the Cristiana and Oh Be Joyful Baptist Church. Residential building forms are generally one and one ½ story homes. To the East, is the R2 zone and there are duplex, triplex and multi-family residences.

Mass/scale/form: Refer to guidelines 4.29, 4.31, 5.104, and 5.110. The infill construction relates with the predominate scale of historic neighborhoods. The DRC supported the overall mass and scale appearing relational with historic forms.

Design and Style: Refer to guidelines 4.32-4.35. The residence appears as a product of its own time that includes the shed dormers.

Roof forms: Refer to guidelines *4.39 – 4.41. Steep angles convey traditional forms per GL 4.37, and 4.41 were supported. The step down in the rear minimizes the scale of the ridge.

Dormers: Refer to guidelines 4.42 – 4.43. The DRC supports the smaller shed dormers that appear diminutive on the roof plane. The form, scale, and placement appear to comply with the guidelines.

Porch features: Refer to guidelines 4.45-46. The DRC supported the front porch that varies from the other two residences and appears to meet the intents of GL 4.45 and 4.46.

The shed roof shields the rear access and bedroom window well. The simplified form and scale is encouraged in GL 4.47.

Windows: Refer to Guidelines 4.49-4.58. The double hung wood windows and fenestration of the front façade was supported. The window package for the home relates with the intents of guidelines 4.50 and 4.53.

Doors: Refer to Guidelines 4.59-4.64. The double lite half round front door, and west secondary door styles were supported.

Materials: Refer to Guidelines 4.71 – 4.77. Gray stucco is supported as the primary material. The coverage complies with the parameters for building size per GL 4.73. White painted wood windows, with 1x4" white trim surrounding openings together with vertical wood in the gables are effective in relating to the few historic stucco clad buildings in town. Galvanized metal roofing is noted on the material list. A dulling agent is encouraged. Color samples will be provided at the meeting.

The porch feature includes wood top and bottom rails with black metal balusters.

Accessory Building: Refer to Guidelines 4.79-4.83. The conditional use permit for the non-residential accessory building will be heated and plumbed and was supported. Cooking, bathing and sleeping are prohibited per the Crested Butte Municipal Code as defined in 16-1-20. The scale of the building and forms appears traditional and varies form the forms of the adjacent buildings.

Siding proposed is weathered steel with a galvanized (matt-finish) and standing seam metal roof. The DRC reviewed several core projects and conveyed support for the material for a smaller building. White wood trim and fascia of traditional dimensions are proposed. Garage doors are laminated with wood, carriage style details.

In 2016, the Board reviewed a proposal for steel siding for an accessory dwelling in the historic core (417 Whiterock). They determined that the material was not suitable for dwellings under GL 4.71 (d), but noted the guideline provided the opportunity for buildings.

The DRC provided a recommendation for architectural approval of the residence and accessory building together with the conditional use permit of the non-residential heated and plumbed accessory building. The recommendation included stipulations for year around maintenance of the alley.

Board Action

Finding:

The Board finds that the proposed single-family residence to be located at 628 Maroon Avenue, Lot 3 and the East ½ of Lot 4 Block 53 and to be known as Tract 3 Block 53 Subdivision, will **not appear excessively dissimilar** or <u>will appear excessively dissimilar</u> to structures of like use within the surrounding neighborhood. The mass and scale of the proposed residence **will appear** or <u>will not appear</u> relational with historic single family residence seen in Town, and can be **supported** or <u>opposed</u> in complying with Guidelines 4.22, 4.23, (context) 4.28 (site orientation), 4.29, 4.32 (mass, scale), 4.37 (roof forms), 4.42, 4.45-6 (porches), 4.49-5.44 (windows), 2.10/4.44 (Solar panels/skylights) 4.71 (materials), 4.80, 4.82 and 4.83 (accessory structures), _____;

The accessory building **will not appear** or <u>will appear</u> excessively dissimilar to structures of like use within R1C zone neighborhoods and can be supported by complying with Guidelines 4.80, 4.82 and 4.83 (accessory structures), and under the following conditions:

1. The development plan will be subject to the Block 53 subdivision and improvements agreement separating the five lot parcel into three fee simple parcels; and

2. The Board finds that a conditional use permit under to allow non-residential - heated and/or plumbed accessory building as defined in code section 16-1-20 that prohibits sleeping, bathing, or

cooking in the building, can be supported or cannot be supported based upon Code section 16-8-30, provided the alley way is plowed and maintained on a year around basis for access to the approved parking space in the building. A snow removal agreement to be provided by the application, and

3. The Applicant will be responsible for the improvement of the alley for access and parking under the approval of the Utilities Director; said alley improvement will involve the relocation of the water shut off valves for 611 and 615 Elk Avenue currently located in the alley, onto the respective properties.

4. Alteration of natural grade shown on the site plan is supported pending approval of the building inspector for fill material, grading, and surface water mitigation.

5. Winter maintenance of the alley that involves snow removal and hauling will be the responsibility of the applicant/owner.

Motions:
Make a motion to **approve** or deny the architectural appropriateness for the single-family residence and accessory building to be located at 628 Maroon Avenue, Lot 3 and the East ½ of Lot 4, Block 53 and to be known as Tract 3 Block 53 Subdivision in the R1C zone and based upon the provisions and conditions of the finding.

Make a motion to **approve** or deny a conditional use permit for an accessory building with heating and plumbing to be located at 628 Maroon Avenue, Lot 3 and the East ½ of Lot 4 Block 53 and to be known as Tract 3 Block 53 Subdivision in the R1C zone and based upon the provisions and conditions finding.

Sec. 16-8-30. - Conditional Use Permit /Criteria for decision.

(a) No conditional use shall be approved unless architectural approval for any exterior change associated with such use has also been approved, and the Board finds that the use complies with all of the criteria contained in this Section. If the use does not comply with all of such criteria, or if architectural approval for the exterior changes associated with such use has not been obtained, the use shall either be approved with conditions that ensure compliance with all such criteria and the requirements of the Board for architectural approval, be continued to a date certain or be denied by a motion of the Board. If the proponent for discussion to occur on or before the date does not reschedule a continued request to which the request is continued, the request is deemed to be denied without further action by the Board.

(b) The use must:
   (1) Be compatible with the neighborhood context and size. When determining compatibility with the neighborhood, the Board shall consider at least the following:
      a. Size.
      b. Density of buildings.
      c. Amount of open space.
      d. Scale.
      e. Snow storage.
      f. Snow removal.
      g. Landscaping.
      h. Similar land uses.
   (2) Be consistent with the objectives and purposes of this Chapter and the applicable zoning district.
   (3) Not create congestion, automotive or pedestrian safety problems or other traffic hazards.
   (4) Not create any significant noise, dust, vapor, fumes, odor, smoke, vibration, glare, light, trash removal or waste disposal problems.
   (5) Not create significant adverse effects to public facilities, rights-of-way or utilities.
   (6) Not create significant adverse impacts on the uses of adjacent property.
   (7) Allow for adequate parking for the use or make payment in lieu if allowed in the zone district.

(c) In addition, the net effect of any proposed use on the number of long-term housing units should be considered.

***The guidelines to consider**:*

2.15-18	Landscaping plan.
4.22	Excessive similarity within the neighborhood and diversity of form, materials, and color.
4.23	Excessive dissimilarity from other structures in the neighborhood.
4.29-31	Mass, scale and forms for new construction relating to historic structures for inspiration
4.32-35	Design and styles relating to interpretation of older styles and contemporary
4.37	Roof forms and scale
4.39-41	Roof styles and pitches
4.45-7	Front porches are encouraged; styles, and placement of elevated decks.
4.49-58	Window to wall ratio appear similar to those seen on comparable historic buildings.
4.50	Window dimensions (2:1 ratio), preferred double hung styles, square
4.59-64	Doors
5.44	Trim surround window and doors in historical proportion
4.71-77	Exterior materials and color treatments in core zones.
4.79-82	Accessory buildings
4.83	Garage door styles
*5.104	Similar width and height
5.110	Rectangular mass as the primary form

STREETSCAPE

MILLER RESIDENCE'S

LOTS 1-5, BLOCK 53
CRESTED BUTTE, COLORADO

ED MILLER AND RITA BRAL
111 SOUTHERN HEIGHTS AVE.
SAN FRANCISCO, CA. 94107-2711
624maroon@gmail.com
415-821-2006

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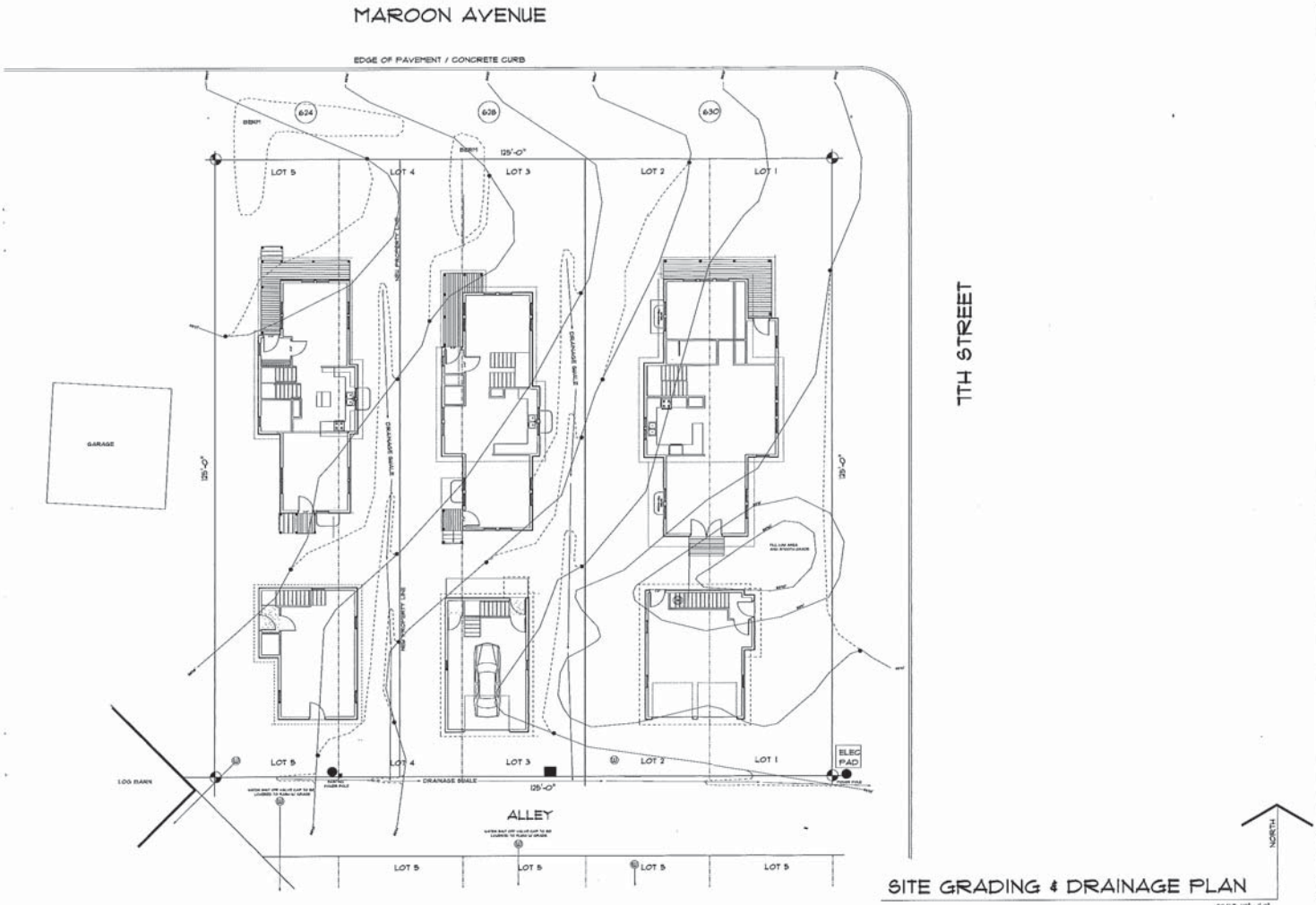
NOTICE OF DUTY OF COOPERATION

MILLER RESIDENCES - 628 MAROON AVE
LOTS 1 - 5, BLOCK 53
CRESTED BUTTE, COLORADO

DATE: 8/18/2017
REVISION: 1/1/2017
REVISION: 2/18/2017

SHEET
OF



SITE GRADING & DRAINAGE PLAN

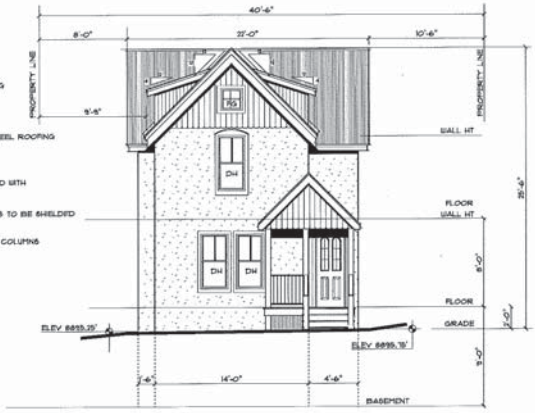
SCALE: 1/8" = 1'-0"

MILLER RESIDENCES
LOTS 1 - 5, BLOCK 53
CRESTED BUTTE, COLORADO

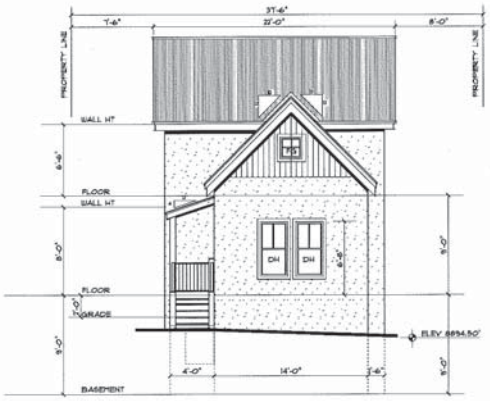
DATE: 8/25/2017
REVISION: 1/1/2011
REVISION: 12/8/2011

SHEET
OF

WEST ELEVATION
1/4" = 1'-0"



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



SOUTH ELEVATION
1/4" = 1'-0"

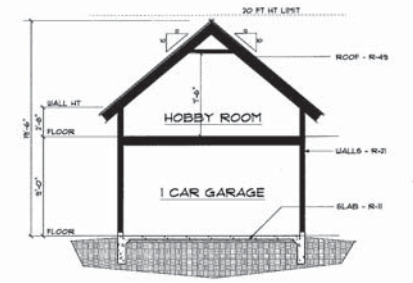
EAST ELEVATION
1/4" = 1'-0"

NOTICE OF DUTY OF COOPERATION

MILLER RESIDENCES 628 MAROON AVE
LOTS 1 - 5, BLOCK 53
CRESTED BUTTE, COLORADO

DATE: 8/25/2017
REVISION: 1/19/2017
REVISION: 5/8/2017

SHEET
OF



BUILDING SECTION
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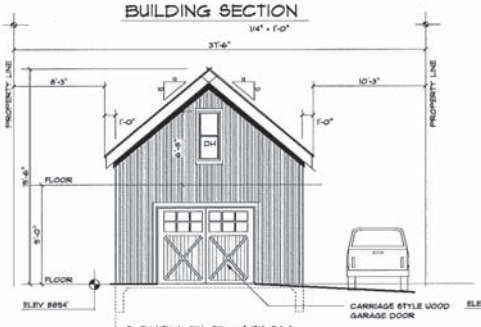
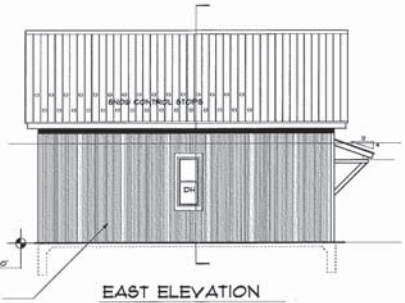


SOUTH ELEVATION
1/4" = 1'-0"



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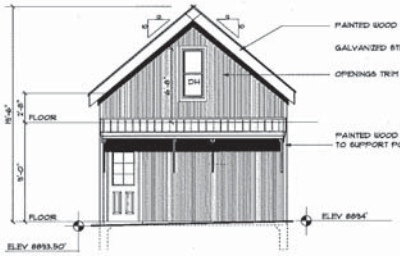

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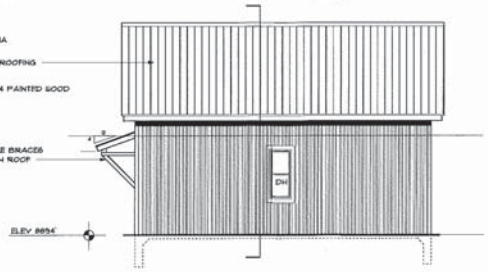

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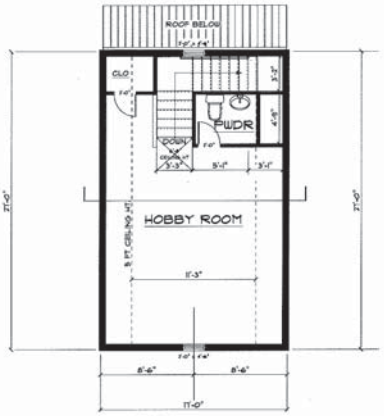

A - SECOND FLOOR PLAN
306 SF
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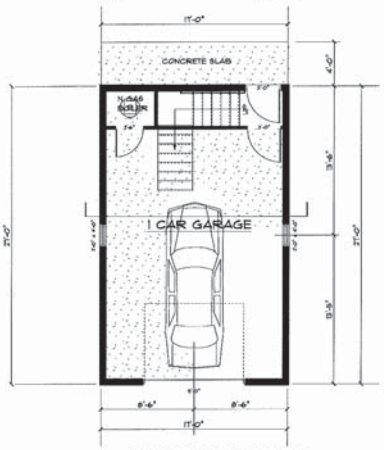

A - FIRST FLOOR PLAN
459 SF
1/4" = 1'-0"

Richard D. Metzler - Architect
P.O. Box 1000 Crested Butte
Mail: 2 Gunnison Street
Mail address: Gunnison, Colorado 81230
Mobile: 970-209-9600
www.metzlerarchitect.com

NOTICE OF DUTY OF COOPERATION

Contractor shall cooperate with the Owner and Architect in the performance of their services and shall promptly report to the Architect any defects and deficiencies in the work of others which shall be discovered by the Contractor, or which may be expected to result from the work of others, when such defects and deficiencies are apparent to a person of ordinary skill in the trade or business of the Contractor. Failure of the Contractor to report such defects and deficiencies in the work of others shall be deemed to be a waiver by the Contractor of any claim against the Owner and Architect for any defects in the work of others which shall be discovered by the Contractor, or which may be expected to result from the work of others, when such defects and deficiencies are apparent to a person of ordinary skill in the trade or business of the Contractor.

MILLER RESIDENCES 628 MAROON AVE
LOTS 1 - 5, BLOCK 53
CRESTED BUTTE, COLORADO

DATE: 8/28/2017
REVISION: 11/1/2017
REVISION: 12/8/2017

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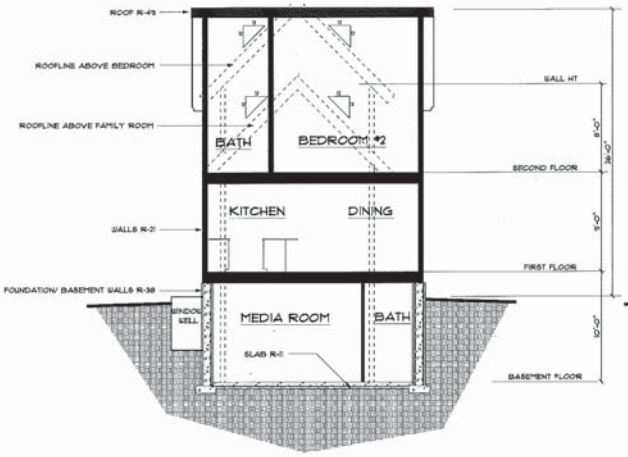
OF



A - TYPICAL BUILDING SECTION

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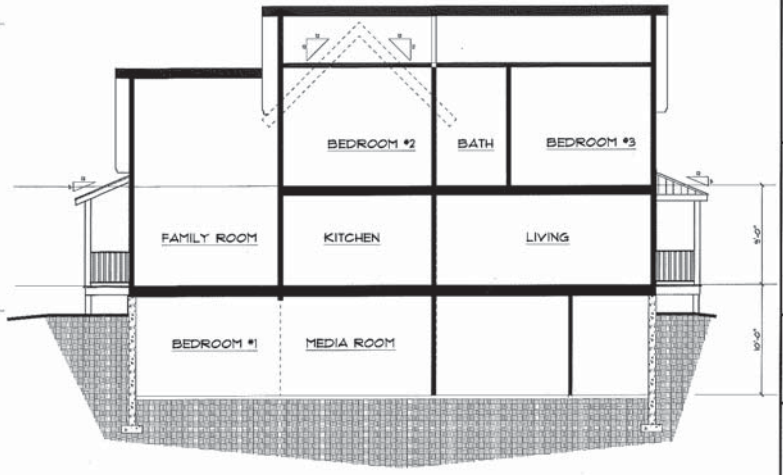

A - LONGITUDINAL SECTION

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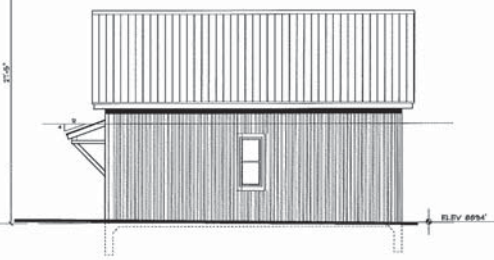
WEST SIDEYARD ELEVATION

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



Thomas D. Hughes - ARCHITECT
20 Stone Drive
Crested Butte, Colorado 81225 970-209-3501
tomhughes@gmail.com

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MILLER RESIDENCES 628 MAROON AVE
LOTS 1 - 5, BLOCK 53
CRESTED BUTTE, COLORADO

DATE: 4/25/2011
REVISION: 10/5/2011
REVISION: 12/8/2011

SHEET
OF

STREETSCAPE

MILLER RESIDENCE'S

LOTS 1-5, BLOCK 53
CRESTED BUTTE, COLORADO

ED MILLER AND RITA BRAL
111 SOUTHERN HEIGHTS AVE.
SAN FRANCISCO, CA. 94107-2711
624maroon@gmail.com
415-821-2006

JAN 2018
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NOTICE OF DUTY OF COOPERATION

MILLER RESIDENCES - 628 MAROON AVE
LOTS 1 - 5, BLOCK 53
CRESTED BUTTE, COLORADO

DATE: 8/18/2017
REVISION: 1/1/2017
REVISION: 2/18/2017

SHEET
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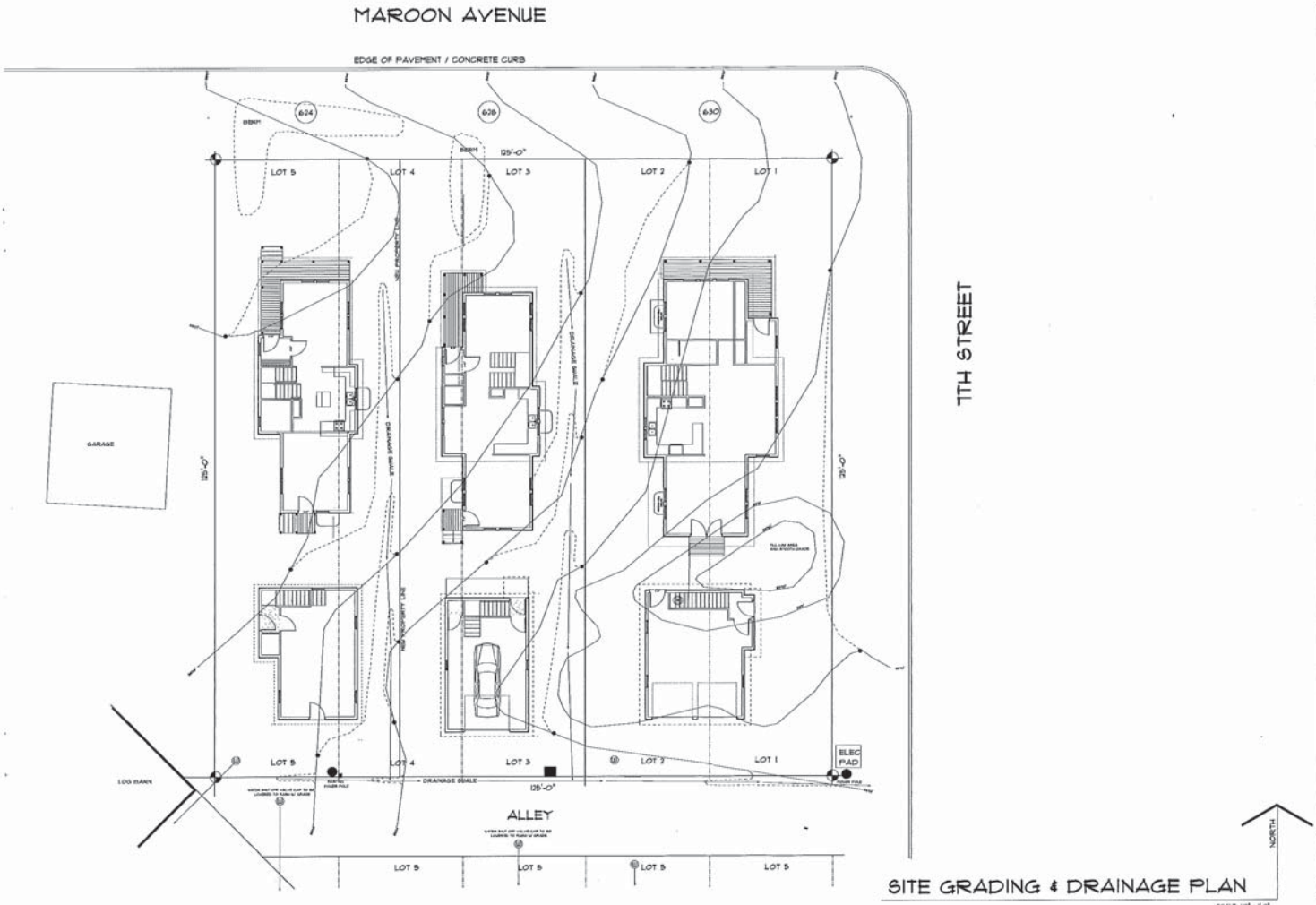

SITE GRADING & DRAINAGE PLAN

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

MILLER RESIDENCES
LOTS 1 - 5, BLOCK 53
CRESTED BUTTE, COLORADO

DATE: 8/25/2017
REVISION: 1/1/2013
REVISION: 12/8/2015

SHEET
OF

WEST ELEVATION
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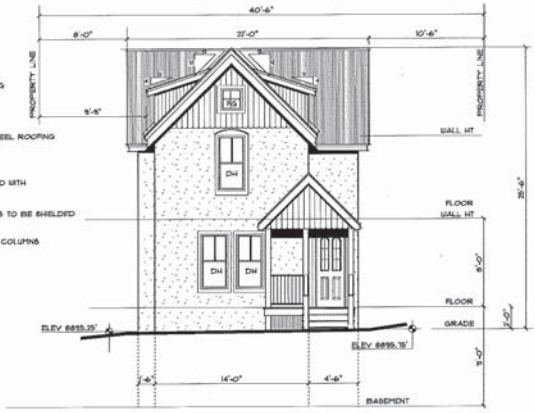
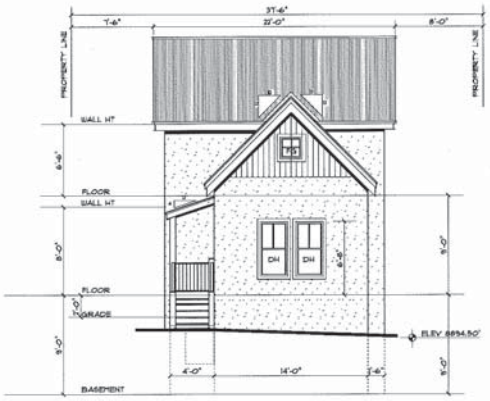


NORTH ELEVATION
1/4" = 1'-0"



SOUTH ELEVATION
1/4" = 1'-0"

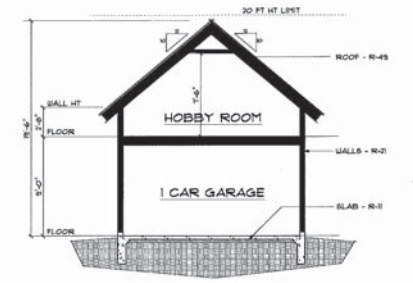
EAST ELEVATION
1/4" = 1'-0"

NOTICE OF DUTY OF COOPERATION

MILLER RESIDENCES 628 MAROON AVE
LOTS 1 - 5, BLOCK 53
CRESTED BUTTE, COLORADO

DATE: 8/25/2017
REVISION: 1/19/2017
REVISION: 5/8/2017

SHEET
OF



BUILDING SECTION
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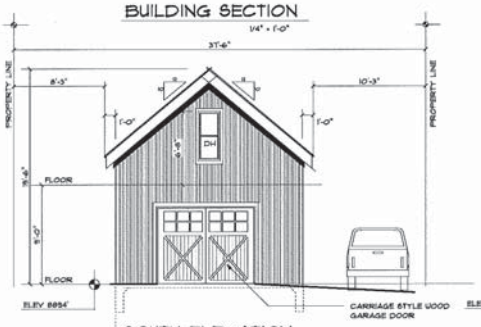
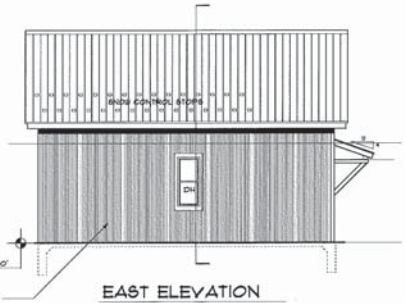
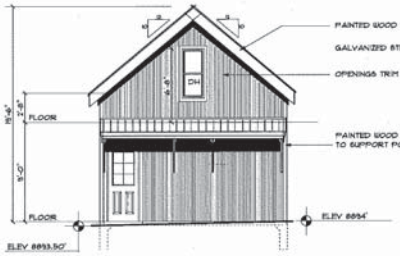


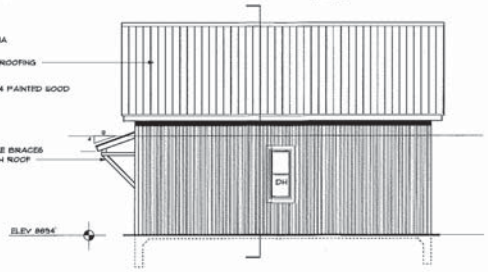
SOUTH ELEVATION
1/4" = 1'-0"



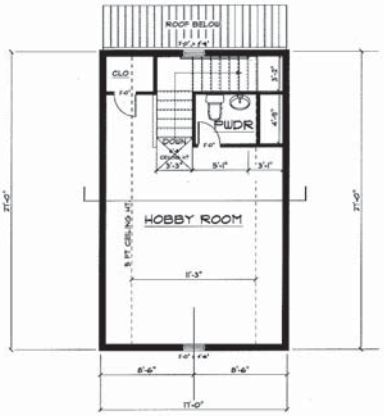
EAST ELEVATION
1/4" = 1'-0"



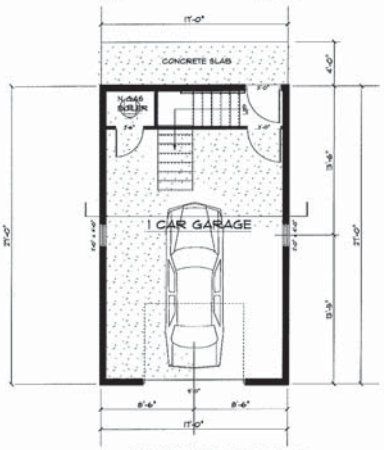
NORTH ELEVATION
1/4" = 1'-0"



WEST ELEVATION
1/4" = 1'-0"



A - SECOND FLOOR PLAN
306 SF
1/4" = 1'-0"



A - FIRST FLOOR PLAN
459 SF
1/4" = 1'-0"

Richard D. Metzler - Architect
P.O. Box 1000 Crested Butte
Mail: 2 Gunnison Street
Mail address: Gunnison, Colorado 81230
Mobile: 970-209-9600
www.metzlerarchitect.com

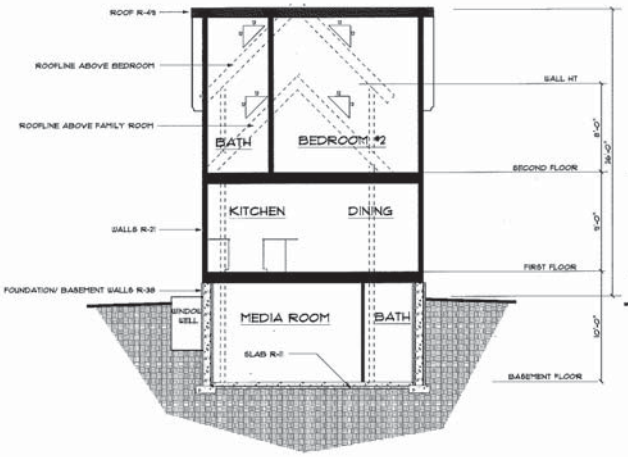
NOTICE OF DUTY OF COOPERATION

Contractor shall cooperate with the Owner and Architect in the performance of their services and shall promptly report to the Architect any defects and deficiencies in the work of others which shall be discovered by the Contractor, or which may be expected to result from the work of others, when such defects and deficiencies are apparent to a person of ordinary skill in the trade or business of the Contractor. Failure of the Contractor to report such defects and deficiencies in the work of others shall be deemed to be a waiver by the Contractor of any claim against the Owner and Architect for any defects in the work of others which shall be discovered by the Contractor, or which may be expected to result from the work of others, when such defects and deficiencies are apparent to a person of ordinary skill in the trade or business of the Contractor.

MILLER RESIDENCES 628 MAROON AVE
LOTS 1 - 5, BLOCK 53
CRESTED BUTTE, COLORADO

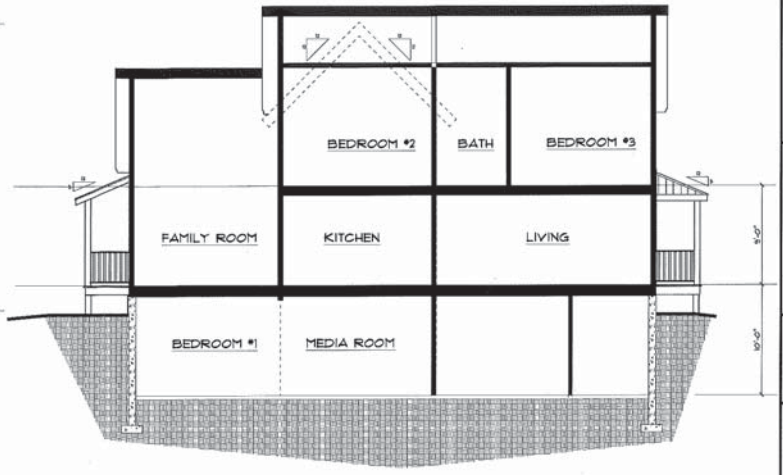
DATE: 8/28/2017
REVISION: 11/1/2017
REVISION: 12/8/2017

SHEET
OF



A - TYPICAL BUILDING SECTION

1/4" = 1'-0"

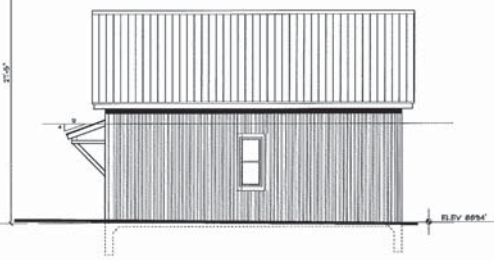


A - LONGITUDINAL SECTION

1/4" = 1'-0"

WEST SIDEYARD ELEVATION

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



Thomas D. Hughes - ARCHITECT
20 Stone Drive
Crested Butte, Colorado 81225 970-209-3501
tomhughes@gmail.com

NOTICE OF OUT OF COORDINATION

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MILLER RESIDENCES 628 MAROON AVE
LOTS 1 - 5, BLOCK 53
CRESTED BUTTE, COLORADO

DATE: 4/25/2011
REVISION: 10/5/2011
REVISION: 12/8/2011

SHEET
OF

To:	BOZAR/DRC
From:	Molly Minneman
Date:	January 16, 2018
Subject:	DRC: Formal Review
Project:	Ed Miller – Construct a single-family residence and accessory building to be located at 630 Maroon Avenue, Block 53, Lots 1-2 in the R1C zone. **- Architectural approval is required contingent upon the minor subdivision of lots 1-5, Block 53 together with the demolition of the existing residence associated with the subdivision.** **- A conditional use permit for an accessory dwelling in the R1C zone is required.** *Continued from the 11-28-2017 meeting.*
DRC	Mary Ellis and David Russell (November 2017 Roxana Alvarez-Marti and John Meyer)

Michael Helland met with the DRC on November 6, 2017 to review the application of Ed Miller who is seeking approval to construct a new single-family residence and garage/accessory dwelling to be located at 630 Maroon Ave. Former development plans were approved on May 29, 2007, re-approved on January 27, 2010 and on June 25, 2013 for which the vested property right had lapsed. The home and accessory dwelling will be constructed on a standard 2-lot parcel.

The two-story residence will be clad with vertical board and baton siding with standing seam metal roof. A full basement is planned for two bedrooms and increased living space. The DRC returned for a site visit on November 13 to walk the property with members of staff. The DRC requested an update of old topography plan before moving forward with the publication for a formal review.

With regards to the architecture, comments by the 11-6 DRC and write-ins, the overall form and scale of the residence was supported. The revised plans include updated topography, drainage plan, additional tree coverage together with alterations to the window plan. All lighting will either be full cut-off fixtures or recessed cans under the porch roofs. Notations of the double hung with casement egress units are provided.

Quick review of Items for the Board to address:

1. Site plan: The site plan contains one parking spot and the second in the garage. Maintenance of the alleyway by the property owners is necessary due to comments by adjacent property owners in previous years.
2. **Mass, scale and form**: GL 4.29-431. 5.104, 5.110. Discuss whether the scale and form is consistent with the intents of the R1C zone district and guidelines for historic core zone properties. Consider the surrounding neighborhood that contains a variety of building forms and scale.
3. **Conditional use permit for the accessory building (section 16-8-30)**: A one-bedroom accessory dwelling above a two-car garage is proposed. By definition, *the zoning code requires that one of the residential units is designated and rented as a long term-rental unit as defined in Code Section 16-1-20.*

Discussion:

1. **Site Plan:**
   - *Topography:* The natural grade drops three feet from NW to SE.
   - *Drainage:* The drainage plan is provided and includes a swale along the east property line and drains to the alley. As contained in the subdivision, upgrades to the alley are required that ensure accessibility and drainage to 7th Street.

- *Setbacks have not changed:*
    - *Primary:* The front yard setback for the residence is 20' from the front porch. The west side yard setback is 11'. East is 10' from gable.
    - Accessory building: The west 11' and east 14'6" exceed the requirements.
    - Distance between buildings: is 11' from primary wall line to the accessory.
- *Parking*: Two parking spaces are required for the four bedroom home, and one spot for the efficiency apartment. Two spots are situated in the garage, and one spot in the rear. In 2007 and again in 2013, the neighbors complained about the vehicular and utility congestion in the dead-end alley.
- *Snow storage*: Snow storage areas are noted on the plan.
    - The applicant is responsible for clearing snow from the alley for access to the parking.
    - *Through the criteria for the conditional use permit for the accessory building, a statement that identifies snow removal that could include responsibility of the owner to haul snow from the alley.*
- *Utilities:* Five-foot utility easements are shown on the parcels. Coordination with the Public Works director for the relocation of water shut off valves of the adjacent properties, south of the alley. The work will be the responsibility of the property owner as part of the upgrades of the alleyway and drainage plan.
    - The Utility's Director advises replacement of any galvanized water lines, but is not a requirement.
- Lighting: Lighting will be down shielded or recessed under porch elements as related by Helland.
- *Basement*: The basement windows are sub grade. Protective roofing is shown for the north bedroom. The building inspector reviewed the roof extension over the south bedroom and conveyed that it complies with the building code for an egress window well.
- *Landscaping*: Evergreen and deciduous trees are added to the plan. Walkways from the garage to the rear porch are added.
- Lighting will be down shielded or recessed under porch elements as related by Helland.

Guidelines that apply: Chapter 2 - All projects; Chapter 4 – All new residential construction; Chapter 5 **R1C/R2C zone** that include the purpose for the zone.

Architectural discussion:

The building form conveys compatibility with the 624 and 628 Maroon Avenue. The FAR as conveyed in the Fact Sheet is close to the maximums with the residence at .319, and site at .477.

Site plan: The site plan is updated together with drainage plan. Ground cover is noted on the plan. Treatment of gravel in the parking areas is anticipated.

Context: Refer to guidelines 4.22-4.23. The DRC noted the building form appear relational with the neighborhood. The neighborhood contains one non-historic single family residence, and four residences classified has historic across the alley to the South. North across Maroon Avenue is the T zone (Cristiana and Oh Be Joyful Baptist Church). Residential building forms are generally one and one ½ story homes. To the East is the R2 zone that have a mix of single family, duplex, and multi-family residences.

The DRC related the form and style of the building appear relational with the adjacent R1C residences convey appropriate relationships with the have similarities with the two adjacent proposed buildings, yet convey variations with regards to side elevation modules, roof forms, porch styles and materials appear to provide sufficient variation to comply with the intents of GL 4.22.

Mass/scale/form: Refer to guidelines 4.29, 4.31, 5.104, and 5.110. The DRC conveyed support of the mass and scale appear consistent with infill construction in the core zone.

Design and Style: Refer to guidelines 4.32-4.35. The DRC was generally in support of the building's style noting the location is on the border of the historic core and new residential zones. The boesign and style will appear relational, as well as, products of the own time.

Roof forms: Refer to guidelines *4.39 – 4.41. Steep angle appears traditional in design and style that meets the intents of GL 4.37, and 4.41. The step down in the rear minimizes the scale of the ridge.

Solar panels and skylights: Refer to guidelines 2.10 and 4.44. Two thermal hot water pre-heat panels, and two skylights are proposed for the rear elevation. The DRC supported the solar panels. They were split on whether two skylights appear consistent withinfill construction. The roof color (gray) is complementary with the solar array and complies with the intents of GL 2.10.c. The placement at the rear of the building was supported per GL 2.10.f.

Porch features: Refer to guidelines 4.45-46. The wrap around hipped roof porch convey pedestrian element that minimize the mass appears to meet the intents of GL 4.45 and 4.46. The entry door situated on the east elevation was not an issue. Helland related the decorative truss features are comprised of vertical 8x8" vertical with 6x6" horizontal member. The DRC felt it to be fairly consistent with the new truss allowed at the 106 Sopris (R1C zone) remodel.

The small shed roof on the south elevations is simplified, as encouraged in GL 4.47.

Windows: Refer to Guidelines 4.49-4.58. The focus of the discussion related to the triple windows on the North and East elevations with regard to GL 4.54. Due to conflicts, Helland revised the elevations with placements that meet the guideline.

Doors: Refer to Guidelines 4.59-4.64. The lite, two panel front door were supported appears consistent with styles seen in the historic zones. The rear French door appears to comply with the intents of GL 4.61.

Materials: Refer to Guidelines 4.71 – 4.77. The DRC addressed the siding materials of vertical wood board and baton siding 1x4" corner boards and trim surrounds. Exposed rafter tails stained to match the siding. Gray corrugated roof, wood, double hung windows (casements anticipated for egress). They referred to GL 4.74 stating in core zones, paint or solid body stain should be used for treatment, in addition to the treatment of the trim with contrasting color. Helland has revised to a solid color. Contrasting colors for trim or window sashes are encouraged in GL 4.74. Color samples will be provided at the meeting.

Accessory Dwelling: Refer to Guidelines 4.79-4.83. The DRC supported the form and scale of the accessory. The east elevation gable drops down from the main ridge as encouraged. The entry and small porch details appear consistent with alley dwellings. Window fenestration is minimal, but appears sufficient per GL 4.82. The skylight (operational) is consistent with the intents of GL 4.44 and supported. Garage doors are laminated with wood, carriage style details that appear to comply with GL 4.83.

DRC:

1. **Review the plans and material lists.**
2. **Provide a recommendation to the BOZAR regarding the conditional use for an long term residential accessory dwelling in the R1C zone per code section 16-8-30.**
3. **Provide a recommendation to the BOZAR regarding architectural approval of the residence and accessory building.**

The guidelines to consider:

2.15-18	Landscaping plan.
4.22	Excessive similarity within the neighborhood and diversity of form, materials, and color.
4.23	Excessive dissimilarity from other structures in the neighborhood.
4.29-31	Mass, scale and forms for new construction relating to historic structures for inspiration
4.32-35	Design and styles relating to interpretation of older styles and contemporary
4.37	Roof forms and scale
4.39-41	Roof styles and pitches
4.44	Solar array / skylights located on side or rear elevations.
4.45-7	Front porches are encouraged; styles, and placement of elevated decks.
4.49-58	Window to wall ratio appear similar to those seen on comparable historic buildings.
4.50	Window dimensions (2:1 ratio), preferred double hung styles, square
4.59-64	Doors
5.44	Trim surround window and doors in historical proportion
4.71-77	Exterior materials and color treatments in core zones.
4.79-82	Accessory buildings
4.83	Garage door styles
*5.104	Similar width and height
5.110	Rectangular mass as the primary form

Sec. 16-8-30. - Conditional Use Permit /Criteria for decision.

(a) No conditional use shall be approved unless architectural approval for any exterior change associated with such use has also been approved, and the Board finds that the use complies with all of the criteria contained in this Section. If the use does not comply with all of such criteria, or if architectural approval for the exterior changes associated with such use has not been obtained, the use shall either be approved with conditions that ensure compliance with all such criteria and the requirements of the Board for architectural approval, be continued to a date certain or be denied by a motion of the Board. If a continued request is not rescheduled by the proponent for discussion to occur on or before the date to which the request is continued, the request is deemed to be denied without further action by the Board.

(b) The use must:
   (1) Be compatible with the neighborhood context and size. When determining compatibility with the neighborhood, the Board shall consider at least the following:
      a. Size.
      b. Density of buildings.
      c. Amount of open space.
      d. Scale.
      e. Snow storage.
      f. Snow removal.
      g. Landscaping.
      h. Similar land uses.
   (2) Be consistent with the objectives and purposes of this Chapter and the applicable zoning district.
   (3) Not create congestion, automotive or pedestrian safety problems or other traffic hazards.
   (4) Not create any significant noise, dust, vapor, fumes, odor, smoke, vibration, glare, light, trash removal or waste disposal problems.
   (5) Not create significant adverse effects to public facilities, rights-of-way or utilities.
   (6) Not create significant adverse impacts on the uses of adjacent property.
   (7) Allow for adequate parking for the use or make payment in lieu if allowed in the zone district.

(c) In addition, the net effect of any proposed use on the number of long-term housing units should be considered.

DRC Notes 11-13-2017 Miller site visit (624, 628, 630 Maroon)
Alvarez Marti and Meyer
Minneman, Matison and Earley

Topography doesn't seem to match what is on the site plan.

Trees and berm in the ROW. Minneman said that they need to determine if this goes into the motion/finding about permanent removal.

They walked the site.

The drainage was a topic of conversation. Members voiced that work will need to be done on both the lots and the alley to ensure positive drainage.

This project will most likely be continued until a proper survey can be obtained. This will ensure that FAR and maximum heights are met.

Miller 624, 628, 630 Maroon Avenue

Sidewalk
Parcel Boundaries
Town Boundary
Coal Creek
Slate River
Roads
Paved
Unpaved

50 0 50 Feet

N
W E
S

PRIMARY STRUCTURE
DESCRIPTION OF MATERIALS TO BE USED

NAME ED & RITA MILLER

LEGAL LOTS 1 & 2 BLK 53 ZONE RIC

ADDRESS 630 MAROON AVE

TYPE OF STRUCTURE

✓ Single Family — ___ Accessory Building

___ Multi Family — ___ Addition

___ Accessory dwelling — ___ Other ___

ROOFING TYPE

✓ ~~Shake~~ Shingle — ___ Pro Panel — ✓ ~~Galvanized~~ GREY Painted Corrugated Metal

___ Asphalt — ___ Other ___

EXTERIOR FINISH

TYPE / COLOR / SIZE / LOCATION

✓ Siding VERT WOOD, BOARD & BATTEN 1x12 & 1x4
~~PAINTED, OFF WHITE / CREME~~
STAIN TRANSPARENT GREY BROWN - Solid body Stain Gray Brown

___ Stucco NA

✓ Trim WOOD 1x6 CORNER - ~~LIGHT YELLOW~~ ~~STAIN - NATURAL PINE~~ Lighter Gray Paint
1x4 DOOR & WINDOW - ~~LIGHT YELLOW~~
STAIN - NATURAL PINE

✓ Facia NONE - EXPOSED RAFTER TAILS
PAINTED SAME AS SIDING

- Corner Board 1x6 Gray Brown to match siding

DOORS

MATERIAL / STYLE / FINISH

✓ Primary door WOOD / GLAZED - ~~PAINTED~~ STAIN - NATURAL PINE

✓ Secondary door WOOD / GLAZED - ~~PAINTED~~ STAIN - NATURAL PINE

WINDOWS

TYPE / COLOR White

___ Casement	✓ Slide by BASEMENT EGRESS	✓ True divided light
✓ Double hung	___ Fixed unit	___ Decorative mullions
✓ Wood	___ Aluminum clad	___ Vinyl clad
___ Low E	___ Heat mirror	___ Other

Describe locations if a mix is used PAINTED WOOD - WHITE ~~YELLOW TRIM~~

Other Exterior Features

I agree to submit changes from the list above to the building inspector and BOZAR chairman for approval prior to implementation of the change.

SIGNATURE OF OWNER / REPRESENTATIVE

DATE 7-10-07

ACCESSORY STRUCTURE
DESCRIPTION OF MATERIALS TO BE USED

NAME ED & RITA MILLER

LEGAL LOTS 1 & 2 BLK 53 ZONE RIC

ADDRESS 630 MAROON AVE

TYPE OF STRUCTURE

___Single Family ✓ Accessory Building

___Multi Family ___Addition

___Accessory dwelling ___Other_____

ROOFING TYPE

___Shake Shingle ___Pro Panel ✓ Galvanized Corrugated Metal Matt finish

___Asphalt ___Other_____

EXTERIOR FINISH

TYPE / COLOR / SIZE / LOCATION

✓ Siding VERT. RECYCLED (Barn wood) BOARD / BOARD - NATURAL

~~Stucco~~

✓ Trim 1x4 RECYCLED - NAT.

✓ Facia WOOD 1x10 - LIGHT GREY SEMI TRANS STAIN.

DOORS

MATERIAL / STYLE / FINISH

✓ Primary door WOOD GARAGE DOOR - STAINED NAT.

✓ Secondary door WOOD / GLAZED - STAINED NAT.

WINDOWS

TYPE / COLOR White

___Casement	___Slide by	✓ True divided light
✓ Double hung	___Fixed unit	___Decorative mullions
✓ Wood	___Aluminum clad	___Vinyl clad
___Low E	___Heat mirror	___Other

Describe locations if a mix is used _____

Other Exterior Features _____

I agree to submit changes from the list above to the building inspector and BOZAR chairman for approval prior to implementation of the change.

SIGNATURE OF OWNER / REPRESENTATIVE _____

DATE 8/23/17

FACT SHEET
Block 53, Lots 1-2
Address: 630 Maroon Avenue
Proponent – Edward F. Miller

Project: To demolish a single-family residence and construct a new single-family home and accessory dwelling.

Review for June 25, 2013 BOZAR:

1) Architectural approval is required contingent upon the minor subdivision of Lots 1-5, Block 53.
2) A conditional use permit for an accessory dwelling in the R1C zone is required.

Zoning Requirements for the R1C District

Setbacks	**Required**	**Primary – Proposed**	**Accessory – Proposed**
Front	20'	20'	-
Rear	10'	10'6"	10' 6"
West Side	7'6"-11'6"	11'	11'
East Side	7'6"-11'6"	10'	14' 5"

FAR		**Primary – Proposed**	**Accessory – Proposed**
Permitted	0.3 (matter of right)	**(1992.5/6250) 0.319**	**(991.5/6250)**
	(up to) 0.32 (no larger than 2500 square feet)		
Max – all buildings	0.48 (no larger than 3500 square feet)		**(2984.33/6250) 0.477**

R1C Zone F.A.R

1) 611 Elk Ave (Bordes) .25 (1522)
2) 619 Elk Ave (Prince) .21 (1275.5)
3) 620 Maroon (Wilson) .27 (1917)/.35 (2549)

		Primary – Proposed	Accessory – Proposed
Building Height	28'/24'	28'	23'3"
Building Width	35'	27'	22'
Distance Between Buildings	10'	10'6"	
Max Lot Area	9375	6250	-
Parking	4 required	3 provided	

R1C Zone Heights

1) 611 Elk Ave (Bordes) 27'6"
2) 619 Elk Ave (Prince) 17'
3) 620 Maroon (Wilson) 27'3"/19'6"

R1C Zone Widths

1) 611 Elk Ave (Bordes) 30'
2) 619 Elk Ave (Prince) 35'3"
3) 620 Maroon (Wilson) 30'/25'8"

DRC 01-16-2018 Miller 630 Maroon
Ellis and Russell
Minneman and Earley
There is a long term rental on this property.

Many of the same items discussed on the previous two projects. It is a bit easier because it is on the corner for the alley. There were a few fenestration changes.

Previous approvals allowed the triple windows. The Board has been more cautious about this in the core. There were three triple windows that went to double windows. They felt that it is very classic.

Skylights/Solar- Ellis thought that they were very visible from Seventh Street. Minneman questioned two. Russell asked about the French doors and Minneman said it is the rear. Helland also said that there is an accessory dwelling to shield. The landscaping will also shield. We need small set of the floor plan.

Russell liked the exposed rafter tails. The siding is gray/brown board and batt. Doors fascia timbers will be natural, trim will be off white, roofing will be gray to coordinate with the solar panels. There are no shingles on this roof. White windows with white trim. No railing. The truss is called out as 6x6" vertical and 8x8" horizontal.

West - the sheds will drip beyond the window wells.

Fascia is 1x10" and frieze is 1x4".

AD - corrugated galvanized steel roofing, painted trim and fascia, recycled vertical wood (reclaimed) board on board siding butt jointed. It will have a flush face. Door and window trim will be stained natural to match, fascia will be off white. Exterior lighting called out. Roof window is an operational skylight. It is in a bathroom. It won't be seen from the street.

Ellis asked about windows in bedrooms as there is only one. Helland said it is egress and meets code, but definitely minimal.

Recommendation for both and materials

DRC Notes 11-13-2017 Miller site visit (624, 628, 630 Maroon)
Alvarez Marti and Meyer
Minneman, Matison and Earley

Topography doesn't seem to match what is on the site plan.

Trees and berm in the ROW. Minneman said that they need to determine if this goes into the motion/finding about permanent removal.

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Miller 624, 628, 630 Maroon Avenue

Sidewalk
Parcel Boundaries
Town Boundary
Coal Creek
Slate River
Roads
Paved
Unpaved

50 0 50 Feet

N
W E
S

PRIMARY STRUCTURE
DESCRIPTION OF MATERIALS TO BE USED

NAME ED & RITA MILLER

LEGAL LOTS 1 & 2 BLK 53 ZONE RIC

ADDRESS 630 MAROON AVE

TYPE OF STRUCTURE

✓ Single Family — ___ Accessory Building

___ Multi Family — ___ Addition

___ Accessory dwelling — ___ Other ___

ROOFING TYPE

✓ ~~Shake~~ Shingle — ___ Pro Panel — ✓ ~~Galvanized~~ GREY Painted Corrugated Metal

___ Asphalt — ___ Other ___

EXTERIOR FINISH

TYPE / COLOR / SIZE / LOCATION

✓ Siding VERT WOOD, BOARD & BATTEN 1x12 & 1x4
~~PAINTED, OFF WHITE / CREME~~
STAIN TRANSPARENT GREY BROWN - Solid body Stain Gray Brown

___ Stucco NA

✓ Trim WOOD 1x6 CORNER - ~~LIGHT YELLOW~~ ~~STAIN - NATURAL PINE~~ Lighter Gray Paint
1x4 DOOR & WINDOW - ~~LIGHT YELLOW~~
STAIN - NATURAL PINE

✓ Facia NONE - EXPOSED RAFTER TAILS
PAINTED SAME AS SIDING

- Corner Board 1x6 Gray Brown to match siding

DOORS

MATERIAL / STYLE / FINISH

✓ Primary door WOOD / GLAZED - ~~PAINTED~~ STAIN - NATURAL PINE

✓ Secondary door WOOD / GLAZED - ~~PAINTED~~ STAIN - NATURAL PINE

WINDOWS

TYPE / COLOR White

___ Casement	✓ Slide by BASEMENT EGRESS	✓ True divided light
✓ Double hung	___ Fixed unit	___ Decorative mullions
✓ Wood	___ Aluminum clad	___ Vinyl clad
___ Low E	___ Heat mirror	___ Other

Describe locations if a mix is used PAINTED WOOD - WHITE ~~YELLOW TRIM~~

Other Exterior Features

I agree to submit changes from the list above to the building inspector and BOZAR chairman for approval prior to implementation of the change.

SIGNATURE OF OWNER / REPRESENTATIVE

DATE 7-10-07

ACCESSORY STRUCTURE
DESCRIPTION OF MATERIALS TO BE USED

NAME ED & RITA MILLER

LEGAL LOTS 1 & 2 BLK 53 ZONE RIC

ADDRESS 630 MAROON AVE

TYPE OF STRUCTURE

___Single Family ✓ Accessory Building

___Multi Family ___Addition

___Accessory dwelling ___Other_____

ROOFING TYPE

___Shake Shingle ___Pro Panel ✓ Galvanized Corrugated Metal Matt finish

___Asphalt ___Other_____

EXTERIOR FINISH

TYPE / COLOR / SIZE / LOCATION

✓ Siding VERT. RECYCLED (Barn wood) BOARD / BOARD - NATURAL

~~Stucco~~

✓ Trim 1x4 RECYCLED - NAT.

✓ Facia WOOD 1x10 - LIGHT GREY SEMI TRANS STAIN.

DOORS

MATERIAL / STYLE / FINISH

✓ Primary door WOOD GARAGE DOOR - STAINED NAT.

✓ Secondary door WOOD / GLAZED - STAINED NAT.

WINDOWS

TYPE / COLOR White

___Casement	___Slide by	✓ True divided light
✓ Double hung	___Fixed unit	___Decorative mullions
✓ Wood	___Aluminum clad	___Vinyl clad
___Low E	___Heat mirror	___Other

Describe locations if a mix is used _____

Other Exterior Features _____

I agree to submit changes from the list above to the building inspector and BOZAR chairman for approval prior to implementation of the change.

SIGNATURE OF OWNER / REPRESENTATIVE _____

DATE 8/23/17

FACT SHEET
Block 53, Lots 1-2
Address: 630 Maroon Avenue
Proponent – Edward F. Miller

Project: To demolish a single-family residence and construct a new single-family home and accessory dwelling.

Review for June 25, 2013 BOZAR:

1) Architectural approval is required contingent upon the minor subdivision of Lots 1-5, Block 53.
2) A conditional use permit for an accessory dwelling in the R1C zone is required.

Zoning Requirements for the R1C District

Setbacks	**Required**	**Primary – Proposed**	**Accessory – Proposed**
Front	20'	20'	-
Rear	10'	10'6"	10' 6"
West Side	7'6"-11'6"	11'	11'
East Side	7'6"-11'6"	10'	14' 5"

FAR		**Primary – Proposed**	**Accessory – Proposed**
Permitted	0.3 (matter of right)	**(1992.5/6250) 0.319**	**(991.5/6250)**
	(up to) 0.32 (no larger than 2500 square feet)		
Max – all buildings	0.48 (no larger than 3500 square feet)		**(2984.33/6250) 0.477**

R1C Zone F.A.R

1) 611 Elk Ave (Bordes) .25 (1522)
2) 619 Elk Ave (Prince) .21 (1275.5)
3) 620 Maroon (Wilson) .27 (1917)/.35 (2549)

		Primary – Proposed	Accessory – Proposed
Building Height	28'/24'	28'	23'3"
Building Width	35'	27'	22'
Distance Between Buildings	10'	10'6"	
Max Lot Area	9375	6250	-
Parking	4 required	3 provided	

R1C Zone Heights

1) 611 Elk Ave (Bordes) 27'6"
2) 619 Elk Ave (Prince) 17'
3) 620 Maroon (Wilson) 27'3"/19'6"

R1C Zone Widths

1) 611 Elk Ave (Bordes) 30'
2) 619 Elk Ave (Prince) 35'3"
3) 620 Maroon (Wilson) 30'/25'8"

To:	BOZAR
From:	Molly Minneman
Date:	November 6, 2017
Subject:	DRC: Formal Review
Project:	Ed Miller – Construct a single-family residence and accessory building to be located at 630 Maroon Avenue, Block 53, Lots 1-2 in the R1C zone. **- Architectural approval is required contingent upon the minor subdivision of lots 1-5, Block 53 together with the demolition of the existing residence associated with the subdivisiou.** **- A conditional use permit for an accessory building in the R1C zoue is required.** **- Approval is contingent upon approval of minor subdivision and demolition.**
DRC	John Meyer and Roxana Alvarez-Marti

Project Overview:
Michael Helland submitted an application on behalf of Ed Miller seeking approval to construct a new single family residence and accessory dwelling to be located at 630 Maroon Ave. The two story residence will be clad with vertical board and baton siding with standing seam metal roof. A full basement is planned for two bedrooms and increased living space. Development plans were approved on May 29, 2007, re-approved on January 27, 2010 and June 25, 2013. The vested property right has lapsed. The home and accessory dwelling will be constructed on a 2-lot lot parcel.

Quick review of Items for the Board to address:

1. **Mass, scale and form**: GL 4.29-431. 5.104, 5.110. Discuss whether the scale and form is consistent with the intents of the R1C zone district and guidelines for historic core zone properties. Consider the surrounding neighborhood that contain a variety of building forms and scale.
2. **Window fenestration**: GL 4.49-4.54. Discuss the fenestration plans of the east elevation related to the core zone requirements.
3. **Conditional use permit for the accessory building (section 16-8-30)**: The accessory dwelling requires a conditional use permit. The code classification requires that either the primary or the accessory dwelling (or both) shall be used exclusively as a long-term residential rental unit, as defined in Code Section 16-1-20.

Discussion:

1. **Site Plan:**
   - *Topography:* The natural grade drops over 12 inches from west to east. With the height is noted at 27'6". With the grade it may be closer to 28'.
   - *Drainage:* Provision of a drainage plan is requested.
   - *Setbacks:*
     - *Primary:* The front yard setback for the residence is 20' from the front porch. The west side yard setback is 11'. East is 10' from gable.
     - Accessory building: The west 11' and east 14'6" exceed the requirements.
     - Distance between buildings: is 11' from primary wall line to the accessory.
   - *Parking*: Two parking spaces are required for the four bedroom home, and one spot for the efficiency apartment. Two spots are situated in the garage, and one spot in the rear. In 2007 and again in 2013, the neighbors complained about the vehicular and utility congestion in the dead-end alley.
   - *Snow storage*: Snow storage areas are noted on the plan.
     - The applicant is responsible for clearing snow from the alley for access to the parking.
     - *Previous public comment also requested a snow management plan for the alleyway.*

- *Utilities:* Five foot utility easements are shown on the parcels. Coordination with the Public Works director for the relocation of water shut off valves within property boundaries, and replacement of any galvanized water lines are advised, together alley grading.
- *Exterior lighting*: Lighting is shown where fixtures are visible. Recessed can lights are anticipated under the front porch.
- *Basement*: The basement windows are sub grade. Protective roofing is shown for the north bedroom. The building inspector will review the roof extension for the south bedroom
- *Landscaping*: Landscaping consists of existing mature trees. Notation of ground cover to be noted on the plans.

Guidelines that apply: Chapter 2 - All projects; Chapter 4 – All new residential construction; Chapter 5 **R1C/R2C zone** that include the purpose for the zone.

2. **Architectural discussion:**

The building form conveys compatibility with the 624 and 628 Maroon Avenue. The FAR as conveyed in the Fact Sheet is close to the maximums with the residence at .319, and site at .477.

Site plan: The plan is well developed. The addition of ground covers for yard and parking areas are encouraged.

Context: Refer to guidelines 4.22-4.23. The buildings within the block include a non-historic single family residences, and four classified has historic across the alley to the South. North across Maroon Avenue is the T zone (Cristiana and Oh Be Joyful Baptist Church). Residential building forms are generally one and one ½ story homes. To the East, is the R2 zone and there are duplex, triplex and multi-family residences.

The form and style have similarities with the two adjacent proposed buildings, yet convey variations with regards to side elevation modules, roof forms, porch styles and materials appear to provide sufficient variation to comply with the intents of GL 4.22.

Mass/scale/form: Refer to guidelines 4.29, 4.31, 5.104, and 5.110 that identifies new infill construction relates with the predominate scale of historic neighborhoods. The mass and scale appear consistent with historic styles.

Design and Style: Refer to guidelines 4.32-4.35. Discuss whether the design and style will appear relational, as well as, products of the own time.

Roof forms: Refer to guidelines *4.39 – 4.41. Steep angle appears traditional in design and style that meets the intents of GL 4.37, and 4.41. The step down in the rear minimizes the scale of the ridge.

Solar panels and skylights: Refer to guidelines 2.10 and 4.44. Two thermal hot water pre-heat panels, and two skylights are proposed for the rear elevation. The guidelines identify that roof color (gray) is complementary with the solar array appear to comply with the intents of GL 2.10.c. The placement at the rear of the building appears to comply with GL 2.10.f.

Porch features: Refer to guidelines 4.45-46. The hipped roof porch wraps around to the east elevation walkway to the entry door. The scale and design breaks up the vertical scale of the façade and appears to meet the intents of GL 4.45 and 4.46. The Board may want to know the dimensions of the truss details at the porch.

The small shed roof on the south elevations is simplified, as encouraged in GL 4.47.

Windows: Refer to Guidelines 4.49-4.58. The window fenestration of the front elevation appears to comply with the intents of GL 4.49 and 4.50. East elevation openings with more than two windows appear to conflict with the intents of GL 4.54; "Groupings of more than 2 windows in the core zones and 3 windows in the new development zones on a façade facing or highly visible from the street are not allowed. Individual windows within a grouping should be of historic proportions". Floor plans and elevations differ.

Doors: Refer to Guidelines 4.59-4.64. The lite, two panel front door appears consistent with styles seen in the historic zones. The rear French door appears to comply with the intents of GL 4.61.

Materials: Refer to Guidelines 4.71 – 4.77. Vertical wood board and baton siding treated with grey-brown semi-transparent stain with natural wood 1x6" corner boards and 1x4" trim surrounds. Exposed rafter tails stained to match the siding. Gray corrugated roof, wood, double hung windows (casements anticipated for egress). Note that GL 2.4 addresses color and encourages paint treatment for primary structures. GL 4.74 states that in core zones, paint or solid body stain should be used for treatment, in addition to the treatment of the trim with contrasting color. Contrasting colors for trim or window sashes are encouraged in GL 4.74.

Accessory Building: Refer to Guidelines 4.79-4.83. The foot print of accessory dwelling conveys similarities with 624 Maroon, on a larger scale. The east elevation gable wall drops from the main ridge and breaks up the façade. The entry and small porch details appear consistent with alley dwellings. Window fenestration is minimal, but appears sufficient per GL 4.82. Garage doors are laminated with wood, carriage style details that appear to comply with GL 4.83.

DRC:

1. **Review the plans and material lists.**
2. **Provide a recommendation to the BOZAR regarding the conditional use for an accessory dwelling in the R1C zone per code section 16-8-30, and requiring one of the residential units to be used exclusively as a long-term residential rental unit, as defined in Code Section 16-1-20.**
3. **Provide a recommendation to the BOZAR regarding architectural approval. Discuss snow storage/ removal for the alley.**

The guidelines to consider:

2.15-18	Landscaping plan.
4.22	Excessive similarity within the neighborhood and diversity of form, materials, and color.
4.23	Excessive dissimilarity from other structures in the neighborhood.
4.29-31	Mass, scale and forms for new construction relating to historic structures for inspiration
4.32-35	Design and styles relating to interpretation of older styles and contemporary
4.37	Roof forms and scale
4.39-41	Roof styles and pitches
4.45-7	Front porches are encouraged; styles, and placement of elevated decks.
4.49-58	Window to wall ratio appear similar to those seen on comparable historic buildings.
4.50	Window dimensions (2:1 ratio), preferred double hung styles, square
4.59-64	Doors
5.44	Trim surround window and doors in historical proportion
4.71-77	Exterior materials should be similar to those seen historically on relative building type.
4.79-82	Accessory huildings
4.83	Garage door styles
*5.104	Similar width and height
5.110	Rectangular mass as the primary form

Sec. 16-8-30. - Conditional Use Permit /Criteria for decision.

(a) No conditional use shall be approved unless architectural approval for any exterior change associated with such use has also been approved, and the Board finds that the use complies with all of the criteria contained in this Section. If the use does not comply with all of such criteria, or if architectural approval for the exterior changes associated with such use has not been obtained, the use shall either be approved with conditions that ensure compliance with all such criteria and the requirements of the Board for architectural approval, be continued to a date certain or be denied by a motion of the Board. If a continued request is not rescheduled by the proponent for discussion to occur on or before the date to which the request is continued, the request is deemed to be denied without further action by the Board.

(b) The use must:

(1) Be compatible with the neighborhood context and size. When determining compatibility with the neighborhood, the Board shall consider at least the following:

a. Size.
b. Density of buildings.
c. Amount of open space.
d. Scale.
e. Snow storage.
f. Snow removal.
g. Landscaping.
h. Similar land uses.

(2) Be consistent with the objectives and purposes of this Chapter and the applicable zoning district.

(3) Not create congestion, automotive or pedestrian safety problems or other traffic hazards.

(4) Not create any significant noise, dust, vapor, fumes, odor, smoke, vibration, glare, light, trash removal or waste disposal problems.

(5) Not create significant adverse effects to public facilities, rights-of-way or utilities.

(6) Not create significant adverse impacts on the uses of adjacent property.

(7) Allow for adequate parking for the use or make payment in lieu if allowed in the zone district.

(c) In addition, the net effect of any proposed use on the number of long-term housing units should be considered.

FACT SHEET
Block 53, Lots 1-2
Address: 630 Maroon Avenue
Proponent – Edward F. Miller

Project: To demolish a single-family residence and construct a new single-family home and accessory dwelling.

Review for June 25, 2013 BOZAR:

1) Architectural approval is required contingent upon the minor subdivision of Lots 1-5, Block 53.
2) A conditional use permit for an accessory dwelling in the R1C zone is required.

Zoning Requirements for the R1C District

Setbacks	**Required**	**Primary – Proposed**	**Accessory – Proposed**
Front	20'	20'	-
Rear	10'	10'6"	10' 6"
West Side	7'6"-11'6"	11'	11'
East Side	7'6"-11'6"	10'	14' 5"

FAR		**Primary – Proposed**	**Accessory – Proposed**
Permitted	0.3 (matter of right)	**(1992.5/6250) 0.319**	**(991.5/6250)**
	(up to) 0.32 (no larger than 2500 square feet)		
Max – all buildings	0.48 (no larger than 3500 square feet)		**(2984.33/6250) 0.477**

R1C Zone F.A.R

1) 611 Elk Ave (Bordes) .25 (1522)
2) 619 Elk Ave (Prince) .21 (1275.5)
3) 620 Maroon (Wilson) .27 (1917)/.35 (2549)

		Primary – Proposed	Accessory – Proposed
Building Height	28'/24'	28'	23'3"
Building Width	35'	27'	22'
Distance Between Buildings	10'	10'6"	
Max Lot Area	9375	6250	-
Parking	4 required	3 provided	

R1C Zone Heights

1) 611 Elk Ave (Bordes) 27'6"
2) 619 Elk Ave (Prince) 17'
3) 620 Maroon (Wilson) 27'3"/19'6"

R1C Zone Widths

1) 611 Elk Ave (Bordes) 30'
2) 619 Elk Ave (Prince) 35'3"
3) 620 Maroon (Wilson) 30'/25'8"

PRIMARY STRUCTURE
DESCRIPTION OF MATERIALS TO BE USED

NAME ED & RITA MILLER

LEGAL LOTS 1 & 2 BLK 53 ZONE RIC

ADDRESS 630 MAROON AVE

TYPE OF STRUCTURE

✓ Single Family — ___ Accessory Building

___ Multi Family — ___ Addition

___ Accessory dwelling — ___ Other ___

ROOFING TYPE

✓ ~~Shake~~ ~~Shingle~~ Shingle — ___ Pro Panel — ✓ ~~Galvanized~~ GREY Corrugated Metal

___ Asphalt — ___ Other ___

EXTERIOR FINISH

TYPE / COLOR / SIZE / LOCATION

✓ Siding VERT WOOD, BOARD & BATTEN 1x12 & 1x4
~~PAINTED~~, ~~OFF WHITE~~ / ~~CREME~~
STAIN TRANSPARENT GREY BROWN

___ Stucco NA

✓ Trim WOOD 1x6 CORNER - ~~LIGHT YELLOW~~ STAIN - NATURAL PINE
1x4 DOOR & WINDOW - ~~LIGHT YELLOW~~ STAIN - NATURAL PINE

✓ Facia NONE - EXPOSED RAFTER TAILS
PAINTED SAME AS SIDING

DOORS

MATERIAL / STYLE / FINISH

✓ Primary door WOOD / GLAZED - ~~PAINTED~~ STAIN - NATURAL PINE

✓ Secondary door WOOD / GLAZED - ~~PAINTED~~ STAIN - NATURAL PINE

WINDOWS

TYPE / COLOR

___Casement	✓ Slide by BASEMENT EGRESS	✓ True divided light
✓ Double hung	___Fixed unit	___Decorative mullions
✓ Wood	___Aluminum clad	___Vinyl clad
___Low E	___Heat mirror	___Other

Describe locations if a mix is used PAINTED WOOD - WHITE ~~YELLOW TEDA~~

Other Exterior Features

I agree to submit changes from the list above to the building inspector and BOZAR chairman for approval prior to implementation of the change.

SIGNATURE OF OWNER / REPRESENTATIVE

DATE 7-10-07

ACCESSORY STRUCTURE
DESCRIPTION OF MATERIALS TO BE USED

NAME ED & RITA MILLER

LEGAL LOTS 1 & 2 BLK 53 ZONE R1C

ADDRESS 630 MAROON AVE

TYPE OF STRUCTURE

___Single Family ✓ Accessory Building

___Multi Family ___Addition

___Accessory dwelling ___Other_____

ROOFING TYPE

___Shake Shingle ___Pro Panel ✓ Galvanized Corrugated Metal

___Asphalt ___Other_____

EXTERIOR FINISH

TYPE / COLOR / SIZE / LOCATION

✓ Siding VERT. RECYCLED BOARD / BOARD - NATURAL

~~Stucco~~

✓ Trim 1x4 RECYCLED - NAT.

✓ Facia WOOD 1x10 - LIGHT GREY SEMI TRANS STAIN.

DOORS

MATERIAL / STYLE / FINISH

✓ Primary door WOOD GARAGE DOOR - STAINED NAT.

✓ Secondary door WOOD / GLAZED - STAINED NAT.

WINDOWS

TYPE / COLOR

___ Casement	___ Slide by	✓ True divided light
✓ Double hung	___ Fixed unit	___ Decorative mullions
✓ Wood	___ Aluminum clad	___ Vinyl clad
___ Low E	___ Heat mirror	___ Other

Describe locations if a mix is used _____

Other Exterior Features _____

I agree to submit changes from the list above to the building inspector and BOZAR chairman for approval prior to implementation of the change.

SIGNATURE OF OWNER / REPRESENTATIVE _____

DATE 8/23/17

Miller 624, 628, 630 Maroon Avenue

Sidewalk
Parcel Boundaries
Town Boundary
Coal Creek
Slate River
Roads
Paved
Unpaved

50 0 50 Feet

N
W E
S

To:	BOZAR
From:	Molly Minneman
Date:	January 30, 2018
Subject:	DRC: Formal Review
Project:	Edward F. Miller and Rita M. Bral Revocable Trust: Construct a single-family residence and accessory building to be located at 630 Maroon Avenue, Block 53, Lots 1-2 in the R1C zone. **- Architectural approval is required contingent upon the minor subdivision of lots 1-5, Block 53 together with the demolition of the existing residence associated with the subdivision.** **- A conditional use permit for an accessory dwelling in the R1C zone is required.** *Continued from the 11-28-2017 meeting.*
DRC	Mary Ellis and David Russell (November 2017 Roxana Alvarez-Marti and John Meyer)

Michael Helland met with the DRC on January 16, 2018 to review the application of Edward Miller who is seeking approval to construct a new single-family residence and garage/accessory dwelling to be located at 630 Maroon Ave. Former development plans were approved on May 29, 2007, re-approved on January 27, 2010 and on June 25, 2013 for which the vested property right had lapsed. The home and accessory dwelling will be constructed on a standard 2-lot parcel.

The two-story residence will be clad with vertical board and baton siding with standing seam metal roof. A full basement is planned for two bedrooms and increased living space.

With regards to the architecture, comments by the 11-6 DRC and write-ins, the overall form and scale of the residence was supported. The revised plans include updated topography, drainage plan, and additional tree coverage together with alterations to the window plan. All lighting will either be full cut-off fixtures or recessed cans under the porch roofs. Notations of the double hung with casement egress units are provided.

Discussion:

1. **Site Plan:**
   - *Topography:* The natural grade drops three feet from NW to SE.
   - *Drainage:* The drainage plan is provided and includes a swale along the east property line and drains to the alley. As contained in the subdivision, upgrades to the alley are required that ensure accessibility and drainage to 7th Street.
   - *Setbacks have not changed:*
     - *Primary:* The front yard setback for the residence is 20' from the front porch. The west side yard setback is 11'. East is 10' from gable.
     - Accessory building: The west 11' and east 14'6" exceed the requirements.
     - Distance between buildings: is 11' from primary wall line to the accessory.
   - *Parking*: Two parking spaces are required for the four-bedroom home, and one spot for the efficiency apartment. Two spots are situated in the garage, and one spot in the rear. In 2007 and again in 2013, the neighbors express concerns about the vehicular and utility congestion in the dead-end alley.
   - *Snow storage*: Snow storage areas are noted on the plan.
     - The applicant is responsible for clearing snow from the alley for access to the parking.
     - *Through the criteria for the conditional use permit for the accessory building, a statement that identifies snow removal that could include responsibility of the owner to haul snow from the alley.* ***The Board can discuss the frequency for hauling the snow.***
   - *Utilities:* Five-foot utility easements are shown on the parcels.

    - Coordination with the Public Works director for the relocation of water shut off valves of the adjacent properties, south of the alley. The work will be the responsibility of the property owner as part of the upgrades of the alleyway and drainage plan.
    - *T*he Public Work's Director advises replacement of any galvanized water lines, but is not a requirement.
- Lighting: Lighting is down shielded where noted or recessed under porch roof.
- *Basement*: The basement windows are subgrade. Protective roofing is shown for the north bedroom window well.
    - The building inspector reviewed the roof extension over the south bedroom and conveyed that it complies with the building code for an egress window well.
- *Landscaping*: Evergreen and deciduous trees are added to the plan. Walkways from the garage to the rear porch are added.

Guidelines that apply: Chapter 2 - All projects; Chapter 4 – All new residential construction; Chapter 5 **R1C/R2C zone** that include the purpose for the zone.

Architectural discussion:
The building form conveys compatibility with the 624 and 628 Maroon Avenue. The FAR as conveyed in the Fact Sheet is close to the maximums with the residence at .319, and site at .477.

Site plan: The DRC supported the site plan updates. The survey depicts a two-foot low spot in the east, and is surrounded by willows. *This depression is noted to be filled even with the 8892 line. It may be necessary to bed the area with material that promotes the natural drainage to the seventh street rights of way curb.* Ground cover is noted on the plan. Treatment of gravel in the parking areas is anticipated.

Context: Refer to guidelines 4.22-4.23. The neighborhood contains one non-historic single-family residence, and four residences that are classified have historic south of the alley. To the North across Maroon Avenue is the T zone (Cristiana and Oh Be Joyful Baptist Church). Residential building forms are generally one and one ½ story homes. To the East is the R2 zone that have a mix of single family, duplex, and multi-family residences.

The DRC supports the form and style of the home that transitions from the historic core (west) to the R2 zone (east of 7th) and appear to comply with the intents of GL 4.22.

Mass/scale/form: Refer to guidelines 4.29, 4.31, 5.104, and 5.110. The DRC conveyed support of the mass and scale appear consistent with infill construction in the core zone.

Design and Style: Refer to guidelines 4.32-4.35. The DRC was generally in support of the building's style noting the location is on the border of the historic core and new residential zones. The design and style will appear products of the own time.

Roof forms: Refer to guidelines *4.39 – 4.41. Steep angle appears traditional in design and style that meets the intents of GL 4.37, and 4.41. The step down in the rear minimizes the scale of the ridge.

Solar panels and skylights: Refer to guidelines 2.10 and 4.44. The DRC were supportive of the solar array. They discussed the presence of skylights proposed for the rear elevation. They supported one skylight, but were split on whether two appear consistent with infill construction. The roof color (gray) is complementary with the solar array and complies with the intents of GL 2.10.c. The placement at the rear of the building was supported per GL 2.10.f.

Porch features: Refer to guidelines 4.45-46. Support was conveyed for the wrap around hipped roof porch per GL 4.45 and 4.46. The design minimizes the building mass appears to meet the intents of. The entry

door situated on the east elevation was not an issue. Helland related the decorative truss features are comprised of vertical 8x8" vertical with 6x6" horizontal member. The DRC felt it to be fairly consistent with the new truss allowed at the 106 Sopris (R1C zone) remodel.

The small shed roof over the south elevation is simplified, as encouraged in GL 4.47.

Windows: Refer to Guidelines 4.49-4.58. The fenestration plan together with double hung styles was generally supported following revision to the North and East, elevations.

Doors: Refer to Guidelines 4.59-4.64. The one-half lite, two panel front door were supported per GL 4.59. The south elevation French door was supported per GL 4.61.

Materials: Refer to Guidelines 4.71 – 4.77. The DRC addressed the siding materials of vertical wood board and baton siding 1x4" corner boards and trim surrounds. Exposed rafter tails stained to match the siding. Gray corrugated roof, wood, double-hung windows (casements anticipated for egress). The siding will be treated with a solid body stain per Guideline 4.74 relating to core zone treatments. Color samples will be provided at the meeting.

Accessory Dwelling: Refer to Guidelines 4.79-4.83. The DRC supported the form and scale of the accessory. The east elevation gable drops down from the main ridge as encouraged. The entry and small porch details appear consistent with alley dwelling styles. Window fenestration is minimal, but appears sufficient per GL 4.82. The skylight (operational) is consistent with the intents of GL 4.44 and supported. Garage doors are laminated with wood, carriage style details that appear to comply with GL 4.83.

The DRC provided a recommendation for architectural approval of the residence and accessory dwelling, sending the proposal for two skylights on the south elevation of the residence to the full Board. They provided a recommendation to approve a conditional use permit for an accessory dwelling with the stipulation that the Public Work's director approves the final grading and drainage plan, and the winter maintenance will include hauling snow from the alley way for access to the required parking spots.

Findings

The Board finds that the proposed single-family residence and accessory dwelling to be located at 630 Maroon Avenue, Lots 1-2, Block 53 and to be known as Tract 3 Block 53 Subdivision, will **not appear excessively dissimilar** or <u>will appear excessively dissimilar</u> to structures of like use within the surrounding neighborhood. The mass and scale of the proposed residence **will appear** or <u>will not appear</u> relational with historic single family residence seen in Town, and can be **supported** or <u>opposed</u> in complying with Guidelines 4.22, 4.23, (context) 4.28 (site orientation), 4.29, 4.32 (mass, scale), 4.37 (roof forms), 4.42, 4.45-6 (porches), 4.49-5.44 (windows), 2.10/4.44 (solar panels/skylights) 4.71 (materials), 4.80, 4.82 and 4.83 (accessory structures), _____; under the following conditions;

1. The development plan will be subject to the Block 53 subdivision and improvements agreement separating the five lot parcel into three fee simple parcels; and

2. A conditional use permit is supported per Code Section16-8-30, and provided a long-term residential unit must be rented on the property as defined in code section 16-2-10 of the Crested Butte Municipal Code, and

3. The Applicant will be responsible for the improvement of the alley for access and parking under the approval of the Utilities Director; said alley improvement will involve the relocation of the

water shut off valves for 611 and 615 Elk Avenue currently located in the alley, onto the respective properties; and

4. Alteration of natural grade shown on the site plan is supported pending approval of the building inspector for fill material, grading, and surface water mitigation.

Motion

Motion to **approve** or deny architectural appropriateness to construct a single-family residence and accessory dwelling to be located at 630 Maroon Avenue, Lots 1-2, Block 53 and to be known as Tract 3 Block 53 Subdivision in the R1C zone (with any changes noted _____) based upon compliance and conditions of the finding, and per the plans and the material lists.

Conditional use for an accessory dwelling

Motion to **approve** or deny the conditional use for an accessory dwelling to be located at 630 Maroon Avenue, Lots 1-2, Block 53 and to be known as Tract 3 Block 53 Subdivision in the R1C zone, based upon compliance and conditions of the finding.

The guidelines to consider:

2.15-18	Landscaping plan.
4.22	Excessive similarity within the neighborhood and diversity of form, materials, and color.
4.23	Excessive dissimilarity from other structures in the neighborhood.
4.29-31	Mass, scale and forms for new construction relating to historic structures for inspiration
4.32-35	Design and styles relating to interpretation of older styles and contemporary
4.37	Roof forms and scale
4.39-41	Roof styles and pitches
4.44	Solar array / skylights located on side or rear elevations.
4.45-7	Front porches are encouraged; styles, and placement of elevated decks.
4.49-58	Window to wall ratio appear similar to those seen on comparable historic buildings.
4.50	Window dimensions (2:1 ratio), preferred double hung styles, square
4.59-64	Doors
5.44	Trim surround window and doors in historical proportion
4.71-77	Exterior materials and color treatments in core zones.
4.79-82	Accessory buildings
4.83	Garage door styles
*5.104	Similar width and height
5.110	Rectangular mass as the primary form

Sec. 16-8-30. - Conditional Use Permit /Criteria for decision.

(a) No conditional use shall be approved unless architectural approval for any exterior change associated with such use has also been approved, and the Board finds that the use complies with all of the criteria contained in this Section. If the use does not comply with all of such criteria, or if architectural approval for the exterior changes associated with such use has not been obtained, the use shall either be approved with conditions that ensure compliance with all such criteria and the requirements of the Board for architectural approval, be continued to a date certain or be denied by a motion of the Board. If a continued request is not rescheduled by the proponent for discussion to occur on or before the date to which the request is continued, the request is deemed to be denied without further action by the Board.

(b) The use must:
   (1) Be compatible with the neighborhood context and size. When determining compatibility with the neighborhood, the Board shall consider at least the following:
      a. Size.
      b. Density of buildings.
      c. Amount of open space.

d. Scale.
e. Snow storage.
f. Snow removal.
g. Landscaping.
h. Similar land uses.

(2) Be consistent with the objectives and purposes of this Chapter and the applicable zoning district.
(3) Not create congestion, automotive or pedestrian safety problems or other traffic hazards.
(4) Not create any significant noise, dust, vapor, fumes, odor, smoke, vibration, glare, light, trash removal or waste disposal problems.
(5) Not create significant adverse effects to public facilities, rights-of-way or utilities.
(6) Not create significant adverse impacts on the uses of adjacent property.
(7) Allow for adequate parking for the use or make payment in lieu if allowed in the zone district.

(c) In addition, the net effect of any proposed use on the number of long-term housing units should be considered.

STREETSCAPE

MILLER RESIDENCE'S

LOTS 1-5, BLOCK 53
CRESTED BUTTE, COLORADO

ED MILLER AND RITA BRAL
111 SOUTHERN HEIGHTS AVE.
SAN FRANCISCO, CA. 94107-2711
624maroon@gmail.com
415-821-2006

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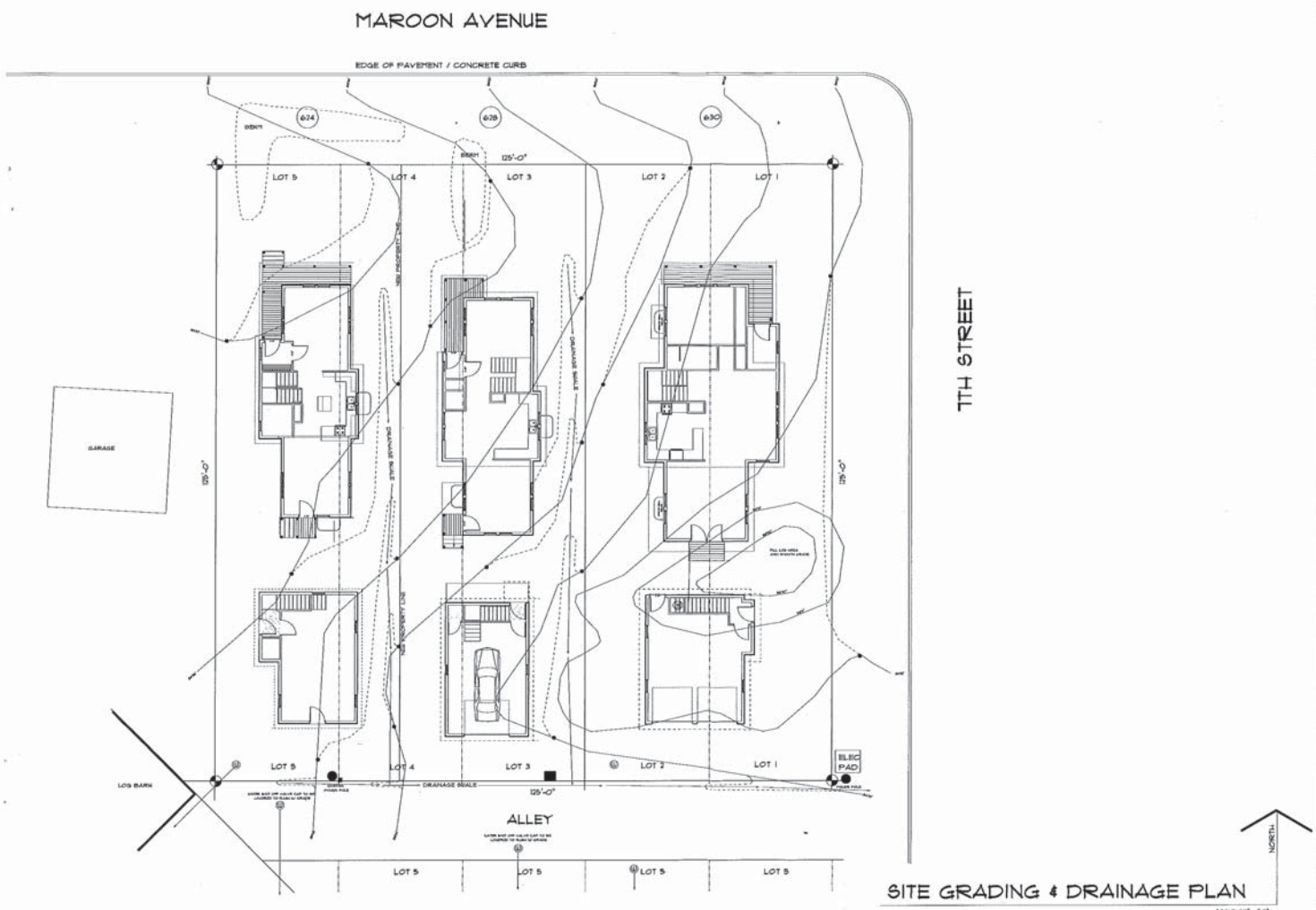
MILLER RESIDENCES – 630 MAROON AVE
LOTS 1 - 5, BLOCK 53
CRESTED BUTTE, COLORADO

DATE: 8/21/2017
REVISION: 1/1/2017
REVISION: 12/8/2017

SHEET
OF



SITE GRADING & DRAINAGE PLAN

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

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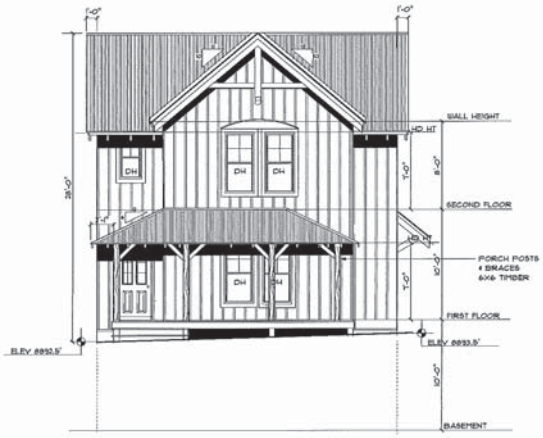

NORTH ELEVATION
1/4" = 1'-0"

WEST ELEVATION
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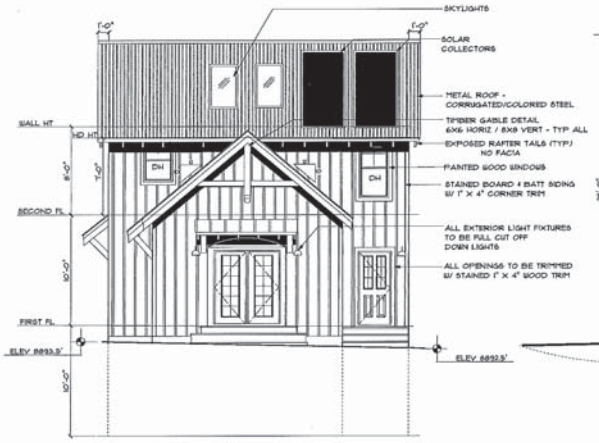

SOUTH ELEVATION
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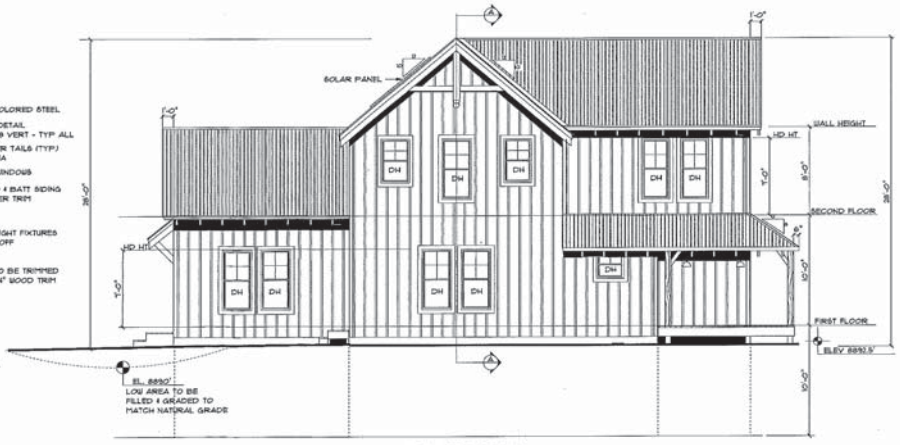

EAST ELEVATION
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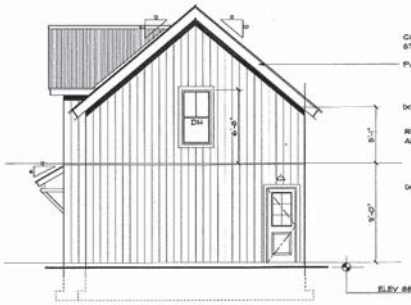

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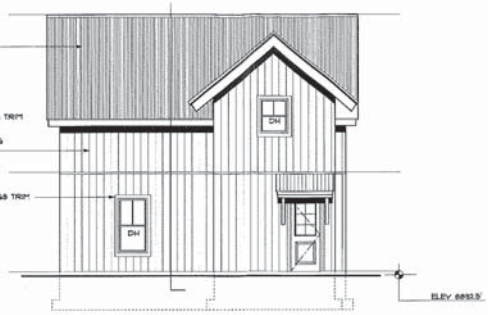

EAST ELEVATION
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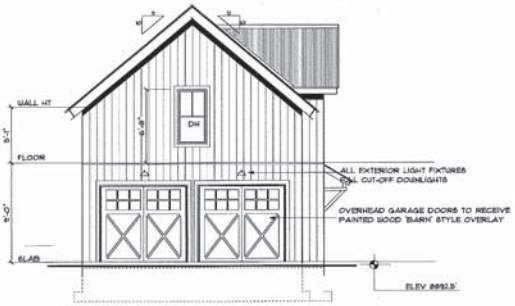
SECOND FLOOR PLAN
542 SF
1/4" = 1'-0"



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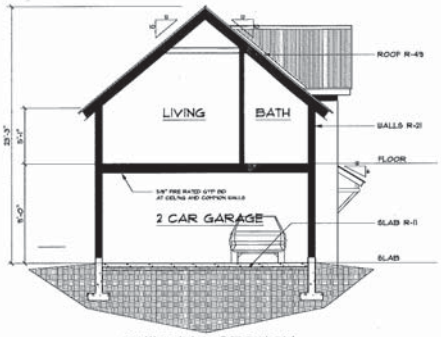
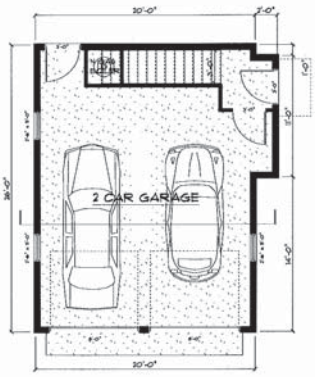


BUILDING SECTION
1/4" = 1'-0"



FIRST FLOOR PLAN
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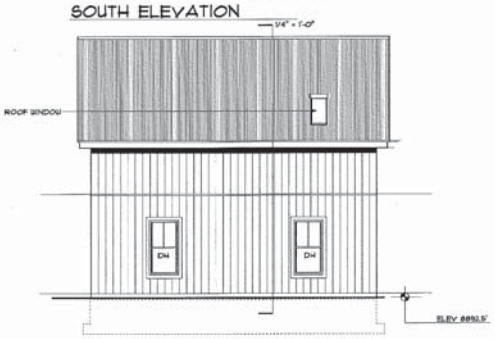

WEST ELEVATION
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Michael D. Shepherd - Architect
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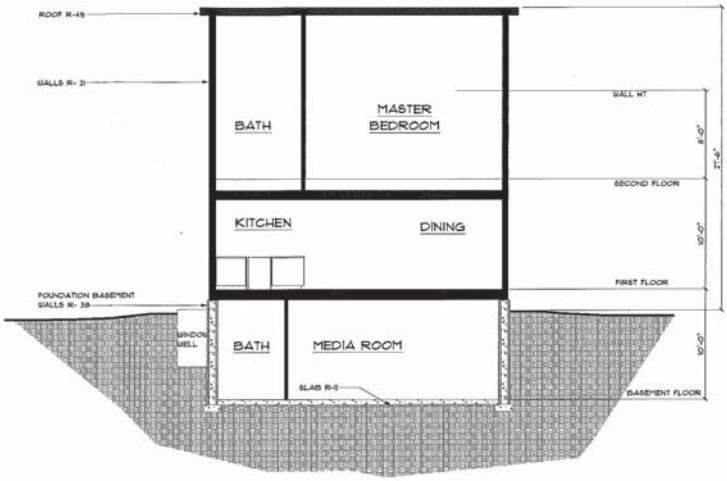

A - TYPICAL BUILDING SECTION

1/4" = 1'-0"

EAST SIDEYARD ELEVATION

1/4" = 1'-0"

THOMAS D. MEYER / ARCHITAN
30 Corral Drive
Fort Collins, Colorado 80526 970-225-9402
meyerdesign@gmail.com

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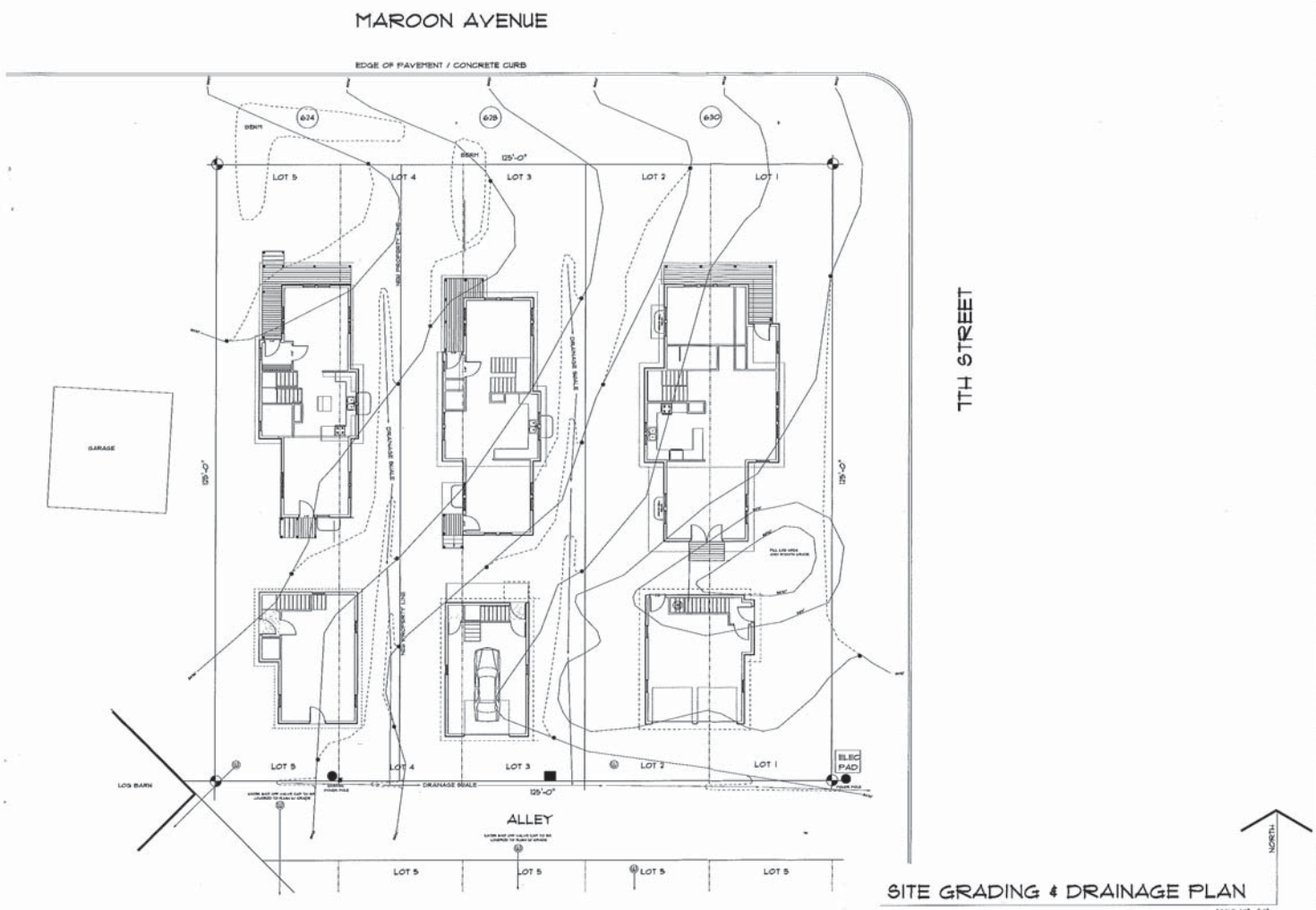

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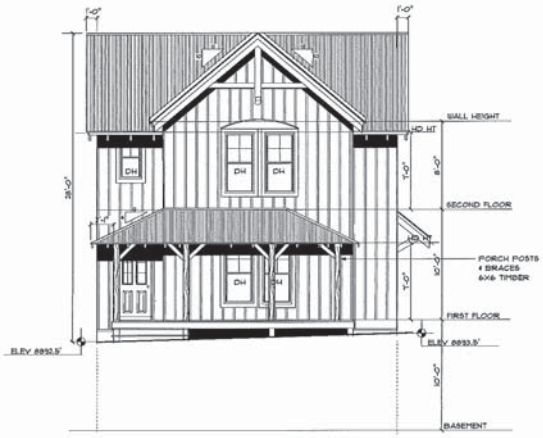

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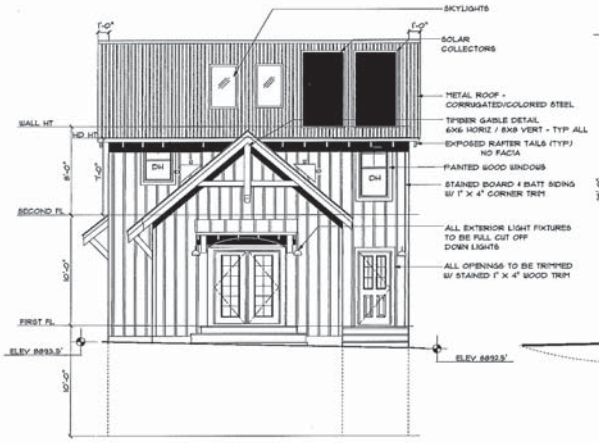

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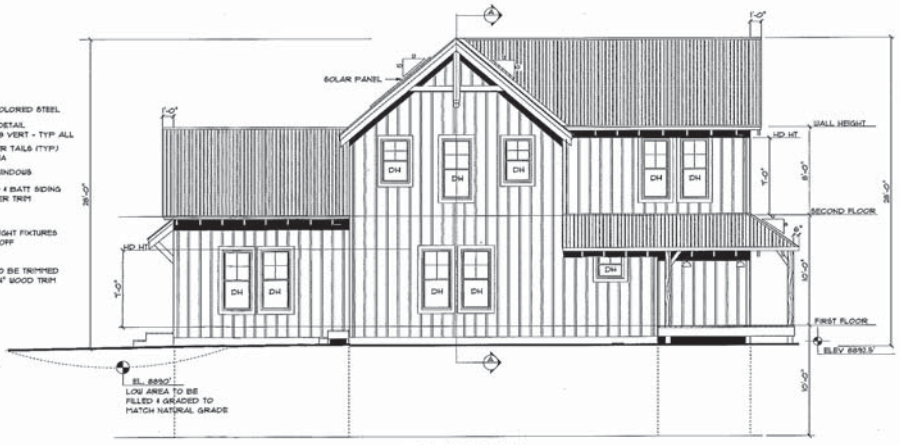

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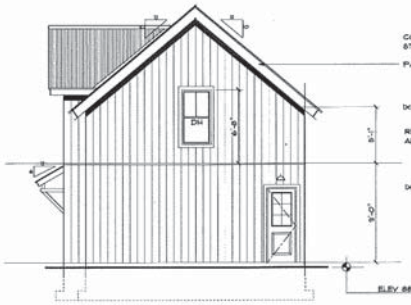

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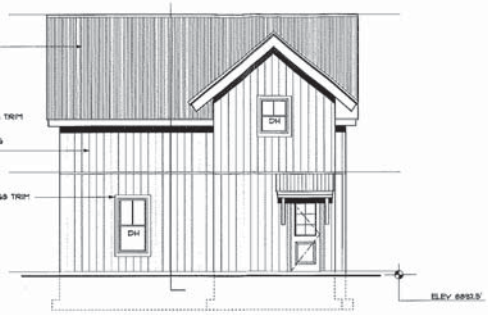

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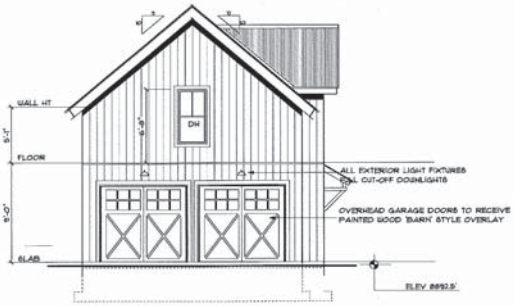

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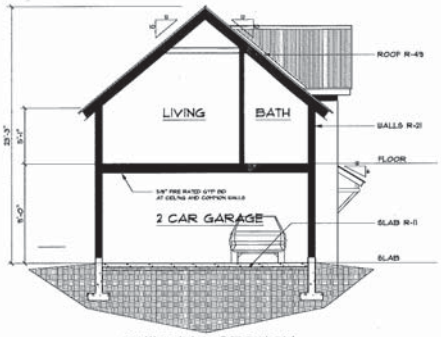

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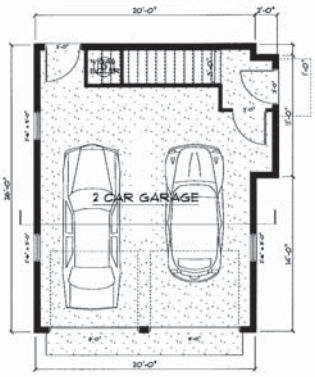

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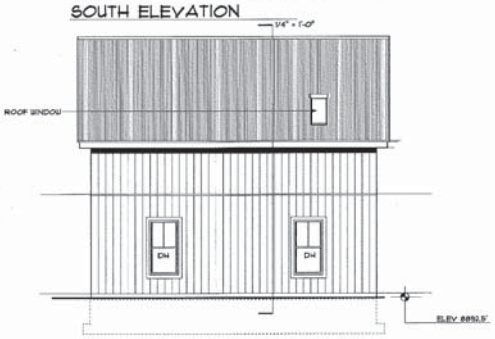

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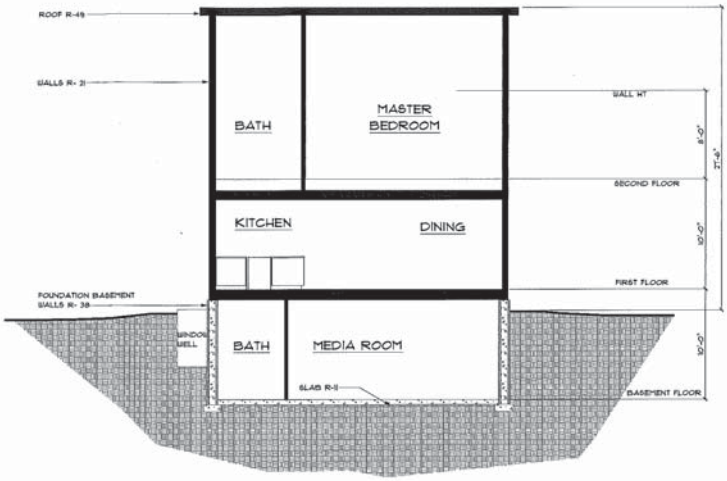

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REVISION: 9/8/2011
REVISION: 9/18/2011

SHEET
OF

To:	BOZAR
From:	Molly Minneman
Date:	November 13, 2017
Subject:	DRC: Formal Review
Project:	Edward F Miller and Rita M. Bral Revocable Trust: To allow the demolition of an existing structure for the purpose of subdividing 624 Maroon Avenue, Block 53, Lots 1-3 into three parcels in the R1C zone. **Approval of a minor subdivision is required.** **Permission to demolish the non-historic residence pending approval of a Redevelopment plan in the R1C zone is required.**
DRC:	John Meyer and Roxana Alvarez-Marti

Michael Helland met with the DRC on November 6 for review of the subdivision proposal and three new residences on the property. Overall support was provided for the redevelopment plan. Please see the notes from the meetings.

The DRC said they wanted to visit the property for Monday's meeting to see the lay of the land. Interested BOZAR members are invited to attend.

DRC 624 Maroon Ave Miller 11-06-2017
Alvarez Marti and Meyer
Minneman and Earley
Michael Helland was present. The lot is a little smaller than normal. The main house will be roughly 1400 sf. The AB will be 790 sf at total build out of .47. He hopes that it will meet the DG with painted siding and a metal roof and double hung windows. Entry porch facing the street. Within the setbacks. Whatever trees they can keep will be left. Disturbed areas will be seeded natural grasses and Minneman asked for this to be added to the plan.

Site plan - Alvarez Marti thought that a site visit would be helpful. She wanted to confirm that snow storage is adequate and it is.

Minneman wondered if a **walkway** is needed. Alvarez Marti wondered how the snow storage and entry to the house will work. She did think a realistic path would be good. Helland said that this would be fine.

North - simple design. Helland said that these are similar to the new bus stop and transit center. Meyer asked if below the porch was metal wainscot and it is not. Fenestration is compliant.

East - snow breaks. Alvarez Marti said it is not top heavy with windows, which she appreciated. The siding will be clapboard. There will be vertical board and batten in the gables. She liked the decorative detail in the gable.

Railings are wood with wood balusters.

No comments on South or West.

Lighting will be recessed.

Accessory Building - no comments.

Materials list – The siding will be a horizontal 1x8" in blue. Then, there will be vertical board and batten in the gables. The trim will be 1x4" in off white. The roof will be galvanized corrugated metal which will be matte. The fascia will be 1x10" in off white. The gable detail will also be off white. The primary door wood 2 light over 2 panel in natural. The secondary door will be wood natural. The windows will be mostly double hung wood in white. Minneman asked about small square window on the East. Alvarez Marti said that he could bring it to the meeting. North square will be fixed. All can be fixed. The double small lower windows were discussed. Helland will add the details about functionality.

Accessory Building materials - There will be horizontal wood siding stained natural. The roof will be galvanized corrugated metal with a matte finish. Trim will be 1x4" and fascia will be 1x8" in off white. The primary door will be wood in light gray. The windows will be wood in white.

Recommendation for approval from both.

DRC 11-06-2017 Miller Subdivision
Meyer and Alvarez Marti
Minneman and Earley

Michael Helland was present and explained that the subdivision is a new piece this time. Minneman explained the things that have changed and why this is required. Due has been contacted about the alley and the changes that will be needed there. Part of the alley problems have been solved by making the one accessory just a shed and having no parking in the alley on 624 Maroon. The water valves are existing. Minneman gave a little history with this project. She mentioned that for the demolition to occur. The subdivision will have to happen and also a recycle/demolition plan will be provided with a building permit. Then, it can move forward. The other things that will need to happen is that the utilities will need to be separated and addressed. Then, the grading and an interim landscape and irrigation plan for the other two lots must be addressed. The Town Council must also certify that the plat is correct and they do this with a resolution. She said for the first lot it will be a big lift, but then the other two will be easier. There is a berm on town ROW shown on the plat. Minneman mentioned that if it is moved or touched in any way then the Utilities Department probably will not allow it to remain on the ROW. Meyer asked why it wouldn't be written into the agreement. Minneman said it could be done. She mentioned that there is topography on lots 1 and 2 and the contours are on the site plan. Helland wondered if there was a foundation where there is a hole now. Alvarez Marti asked about water levels with the basements. Minneman mentioned that there was an agreement with Gillie about filling in the hole to make this grade. All buildings have basements.

Meyer asked about what the goal is for today. Minneman explained that there is a subdivision that they need to address and then each of the homes. Minneman said that she added requirements in the memo so that they know their criteria. She believes that most things have been met. Other than removal of the berm. She said if they need a site visit it could be done next week.

The western most power pole - Minneman talked to the neighbor if their interest is in under-grounding this and they said no. Alvarez Marti asked about how it works with utility companies. Minneman gave an overview. The goal is not to impede the alley. Minneman noted that the west garage changed from a garage to a shed. Then, there was a lack of consensus between parties with under-grounding the utilities.

Alvarez Marti asked what they should look at. Minneman said that there is criteria that must be met for a subdivision which is overviewed in the memo. Alvarez Marti asked about the alley and Minneman said it will need to be put in and they will work with the PW department to make sure that it is up to code. It would most likely be a shared cost.

FAR's are met. The **front lot lines** meet the requirements. The **parking** is usually asked for from the street, but the DG ask for this in the rear. They talked about parking for 624 which was asked to be on the street. Alvarez Marti talked about other homes in this area and parking for, which mimics this.

Minneman noted a **snow management plan** for the alley, which was required in the previous approval. After talking to Yerman, she wondered about storing snow between the two houses from the alley. Minneman said it is just something for them to think about today. The Board has to ask for more information because it was an issue with the neighbors previously. Helland thought that he remembered that it would work as it does elsewhere, which is plow, store and then remove. There would need to be an easement between the two properties. Meyer asked what the difference is with

this alley. Minneman said that the adjacent property owners. Helland thought that an agreement could be met and assume responsibility. Have a letter for the BOZAR meeting that describes the intent. Minneman suggested giving this plan to one of the contractors and seeing if it is feasible. Alvarez Marti had concern over an easement.

Topos were added the last time to the site plan. Minneman asked for the drainage to be added to the plan. Helland asked what is being asked for and Minneman said a swale is fine. She just didn't want it to go onto neighboring property. It would naturally be towards the alley.

Write in - 1. No issues with demo sub
2. No impediments at this stage
3. No objections to demo. The notes with the subdivision requirement for things that aren't met.

Support for demo and subdivision.

Meyer asked about demolition or moving the building, which is the same.

DRC 628 Maroon Miller 11-06-2017
Meyer and Alvarez Marti
Minneman and Earley
Alvarez Marti said on the site she just had concern over drainage and parking. She wondered about the utility box and if it would move. Helland will discuss this with the utilities department and GCEA. If they are going to store snow here, then, the utility box shouldn't be here.

Meyer confirmed the **parking** space and if it was legal or not. This was discussed.

This home will be stucco light gray and corrugated metal in matte finish. Alvarez Marti noted the trim detail on the window. Meyer appreciated this. He asked about the dormers and Helland said it is vaulted areas.

North - snow shed into window worry about from Alvarez Marti. She has a similar situation at her house and it is damaged each year. Helland thought that some flashing could help.

West - very traditional facade per Alvarez Marti. They talked about the window well egress. Minneman noted the bedrooms in the basement.

South – no comments.

East - Four sizes of windows and they can't go above this. Helland thought the middle ones would be double hung. Snow stops help and Minneman mentioned that the height is only 25'6", which will be less impactful.

Accessory Building - very simple structure. There were no comments on the building.

Materials – The roof will be galvanized corrugated metal with a matte finish. The siding will be stucco light gray. The trim will be 1x4" and fascia will be 1x10" in off white. The gable will be 1x6" vertical board on board in dark gray. Alvarez Marti asked about specific colors and Minneman said if they can visualize then it is okay. They also can have paint chips. Both have been done on projects. There will be no corner boards. The primary door will be wood in red and the secondary door will be wood in white. The windows will be wood in white.

Accessory Building Materials – The roofing will be corrugated galvanized with a matte finish. The siding is proposed as rusted weathered corrugated metal. Meyer asked about how rusty it will be. Alvarez Marti said it has been allowed before. Minneman said it is to be mindful when put up. Helland said that they could pre-weather it before it is put up. They don't like the orange. Minneman said that she referenced Walker's (409 Whiterock) and that the Board wouldn't support it on an accessory dwelling, but could for an accessory building. It sounds like it is okay, but it will be discussed at BOZAR. Photos would be helpful. Minneman mentioned Bill Coburn's garage. Garage door - gray painted wood. Trim is 1x4" and fascia will be 1x8" in off white. Secondary door wood will also be gray. The windows will be wood in white.

DRC 11-06-2017 Miller 630 Maroon Ave
Alvarez Marti and Meyer
Minneman and Earley
Site plan – Noted by Alvarez Marti. **Drainage** will be added by noting swales. It will drain to the alley. Alvarez Marti would like to see additional landscaping. Most of the ground cover will be graded and seeded per Helland.

Parking is in the rear accessed via the alley. One space for the dwelling is exterior. DRC could support.

Alvarez Marti questioned the **man door access** on the accessory building. Meyer suggested a door on the NW corner instead of the mechanical closet and separation for the owner and tenant.

Alley must be cleared by the owner. Utilities that includes a power pole and pedestal related to snow removal will be required. There will be a gravel apron for cars. It is close to the corner and easier to maneuver.

Meyer noted that this is reminiscent of other homes such as Faust's regarding mass, scale and forms.

The post will be wood timber with knee braces. Helland will bring dimensions to the meeting of the post, but he thought it would be vertical 8x8" and horizontal 6x6". Meyer mentioned the shed roof on the north and it is above the window well. They talked about the form, but it won't be seen. The porch wraps around the side.

North - three windows in a row and Minneman mentioned 4.54. She noted other projects that this has been applied. On the North and the East because this is a corner lot. They discussed this and that it is core zone. Alvarez Marti forgot that it was a core zone. Meyer asked for changes for the next meetings. Helland said they would most likely go with just a double and the same on the living room and the North. Meyer asked about the ones upstairs, but they aren't a grouping. There was a mistake on the floor plan.

Alvarez Marti asked about the **light by the door** and if it is a gooseneck. It will be a full cutoff down light per Helland.

West - covered window wells. Alvarez Marti if it is a vent under the eaves and it is. Alvarez Marti asked how big the supports (knee braces) and posts for porch and Helland will add this. The siding goes to the ground and there isn't an 18" wainscot.

South - Alvarez Marti asked about the **skylights**. DG 2.10 and 4.44 about it being on the rear and in the middle. Alvarez Marti said it will be visible. 2 have been allowed in other locations. Alvarez Marti mentioned a tree, but this wouldn't be good for solar. Alvarez Marti said that there has been precedent and could support the two. She could recommend approval. It will get discussed and Meyer didn't make a recommendation.

Alvarez Marti thought that some **landscape** on the east might be beneficial to shield things from the street.

Accessory Dwelling – North - pretty straightforward. The door will face the rear of the home.

Meyer wondered about the scale of the building. He wondered about the ones across the alley and didn't want to dwarf the buildings. They discussed which buildings are historic. The neighbors weren't as concerned by the scale, only by the function and parking in the alley. Alvarez Marti said it will be bigger than what would've been there if AB, but she thought it was okay.

East - Alvarez Marti thought a walkway to Seventh might be good. Lighting will be recessed in the porch or above the door.

South - alley facing. Alvarez Marti asked about the windows in the garage and they have been allowed before. This will be functional with a carriage style overlay.

West - roof window/skylight. This will be operational.

Alvarez Marti thought that the design is straightforward it might just be discussion about the mass with neighboring building.

Materials – The roof will be corrugated metal painted gray, which will work well with the solar panels. The siding will be board and batten in 1x12" and 1x4". Minneman noted DG 4.74 about paint or stain in the core with trim and contrasting color. Helland is proposing a natural pine. Alvarez Marti said in the core it needs to be a solid body stain or paint, but it could be brown. Helland said a solid body stain in brown/gray. He'll bring a sample. Minneman read the DG pertaining to trim. Alvarez Marti was okay with natural. Meyer thought it would look a little odd. Light gray paint was suggested by Helland, but Alvarez Marti worried about the 628 home colors. Helland gave an overview of the colors.

Fascia - none open rafter tails. The doors will be wood stained natural pine. Corner boards will be 1x6" (match siding) and will go away, visually. Trim will be 1x4" around doors and windows. Windows will be wood painted white.

Accessory Dwelling Materials - Roofing will be galvanized corrugated metal in matte finish. Board on board barn wood in natural for siding. The doors will be wood and the garage door will be stained natural. The windows will be wood in white.

Recommendation for support with a few items for discussion. Support overall for 3 residences, 3 AB's. Few changes for windows and materials colors etc.

Meeting next week - Helland would not need to be present at the site visit to the property. This information would need to be to us by November 15th (Wednesday).

To:	BOZAR
From:	Molly Minneman
Date:	November 6, 2017
Subject:	DRC: Formal Review
Project:	Edward F Miller and Rita M. Bral Revocable Trust: To allow the demolition of an existing structure for the purpose of subdividing 624 Maroon Avenue, Block 53, Lots 1-3 into three parcels in the R1C zone. **Approval of a minor subdivision is required.** **Permission to demolish one non-historic structures pending approval of a Redevelopment plan in the R1C zone is required.**
DRC:	John Meyer and Roxana Alvarez-Marti

Project Overview: The building department received an application from Michael Helland on behalf of the Millers to subdivide the 5-lot parcel located at 624 Maroon Avenue into three parcels. The plat and a brief narrative is provided as part of the application.

Minor subdivisions are administered through Chapter 17 that allows for resubdivision of up to 8 parcels through code section 17-4-30. The Town Manager referred the application for BOZAR review. The development plan must comply with all zoning requirements for the R1C zone.

The subdivision will necessitate the demolition of the existing residence that straddles the proposed lot line between 624 and what will become 628 Maroon. Constructed in 1972, the building is not considered historic. The demolition requires a redevelopment plan approved by the BOZAR per code section 16-14-190. A recycle plan will also be required.

Background:

The redevelopment of the site was reviewed by the BOZAR in 2007, 2010, and 2013. The site plan associated with the development plans depicts the natural topography that drops over four feet from west to east. A larger circular area situated on Lots 1 and 2 drop an additional two feet. The topographical plan was reviewed by the previous Building Official, Bob Gillie in '07 and under the code provisions, he said the natural grade can be filled to the 8894' grade line. It is suggested that the Board ratify the agreement.

With regards to the parcel divisions, Helland related in that the parcels were divided in part for the preservation the mature trees that exist on site. Removal of the willows located on Lots 1 and 2, are noted. Whether existing berm situated in the Town rights of way can be preserved will need to be discussed with the Public Works director.

Discussion

Demolition. The demolition of existing structures as part of a site redevelopment plan must be approved by the Board (16-14-190). The code requires a recycle plan is submitted to the building inspector well in advance of the permit for demolition. The demolition permit together with a permit for construction must be pulled simultaneously. The provision of construction plans for one or more of the parcels is required for permit.

Subdivision
The minor subdivision together with three applications for the construction of single family residences and accessory structures on each parcel will be reviewed simultaneously.

The Board will have to determine whether the subdivision complies with code sections 17-4-40 and 17-4-50. If found to be in compliance, the request for the demolition of the existing residence should be contingent upon a demolition plan in Code Section 16-14-90 together with the following:

1. Provision of a demolition plan to the building inspector per 16-14-90 (3) and Chapter 18 Article 15.
2. The provision of grading, interim landscape plan, and irrigation for any parcel(s) that is not under construction approved by the building inspector.
3. An agreement to be enacted between the Town and the Developer to determine the sequence of events relative to the permit for demolition, subdivision of the lots, permit(s) for construction, and any sale of the parcels.
    a. The provision of construction documents for one or more of the new residences, the purchase of a building permit for construction of the first residence submitted to the building inspector.
4. The coordination with the Utility Department regarding the abandonment and installation of existing utility lines that include water/sewer lines situated in the alley way.
5. Coordination for the applicant's improvement of the alley way for vehicular access.

Note that the code requires in 17-4-40(d) the final plat is certified by the BOZAR and the Town Council as being in compliance with the subdivision regulations prior to recordation in the real property records.

Parcel discussions:
Below is the nuts and bolts to the subdivision requirements in Section 17-4-50. Most of the requirements are met.

Site overview: **Lots 1-5** **15,625 sf.**
Zone: R1C
Existing parcel is non-conforming

Tract 1, 624 Maroon Ave.

Lot size 4,687.5 sf
House 1471.5 sf = .314 FAR
Accessory 713.91 sf
Total site 2143.5 sf = .457 FAR

Matter of right FAR:	.3 (1406.25 sf)
Maximum	.32 (1500 sf)
Site build out	.48 (2250 sf)

1. The proposed area is 4,687.5. The minimum required is 3750 for the R1C zone.
2. The parcel is located within a developed block. All utilities will be provided to the site.
3. The front lot line is 37.6"' feet and comply with regulations.
    a. The proposed setbacks comply with zone requirements.
    b. Parking can be accessed from Maroon.
4. The parcel is located within a developed block. Individual utilities must be provided to the site as condition of the subdivision. Electric lines are required to be buried.
    a. *Discuss whether removal of the existing power pole is anticipated.*
5. The parcel is within a platted block and no significant issues relating to fire, flood protection and emergency accesses are anticipated.
6. The proposal does not appear to impact public safety or damage to private or public property.
7. Traffic congestion and automotive safety problems are not anticipated.
8. Vehicular access the parcel is available from a street.
9. No special topographical considerations exist, although the property does undulate.
10. No significant impacts to public facilities and ROW are anticipated.
11. Significant impacts of the subdivision to adjacent properties are not anticipated, pending approval of the subsequent development plan.
12. The subdivision appears to meet the objectives and purposes of the Code.
13. Any Subdivision Improvement Agreement will result from the findings of the BOZAR. Any subdivision is contingent upon approval for demolition of the existing building.

Tract 2, 628 Gothic Ave.

Lot size 4,687.5 sf
House 1429.41 sf .304 FAR
Accessory 736 sf
Total site 2165.41 sf .462 FAR

Matter of right FAR:	.3 (1406.25 sf)
Maximum	.32 (1500 sf)
Site build out	.48 (2250 sf)

1. The proposed area is 4,687.5. The minimum required is 3750 for the R1C zone.
2. The parcel is located within a developed block. All utilities can be provided to the site.
3. The front lot line is 50' feet and comply with regulations.
   a. The proposed setbacks comply with zone requirements.
   b. Parking can be accessed from Maroon; Front and rear yard is proposed per Guidelines.
4. The parcel is located within a developed block. Individual utilities must be provided to the site as condition of the subdivision. Electric lines are required to be buried. Removal of the existing power pole is anticipated.
5. The parcel is within a platted block and no significant issues relating to fire, flood protection and emergency accesses are anticipated.
6. The proposal does not appear to impact public safety or damage to private or public property.
7. Traffic congestion and automotive safety problems are not anticipated.
8. Vehicular access the parcel is available from a street.
9. No special topographical considerations exist, although the property does undulate.
10. No significant impacts to public facilities and ROW are anticipated.
11. Significant impacts of the subdivision to adjacent properties are not anticipated, pending approval of the subsequent development plan.
12. The subdivision appears to meet the objectives and purposes of the Code.
13. Any Subdivision Improvement Agreement will result from the findings of the BOZAR. Any subdivision is contingent upon approval for demolition of the existing building.

Tract 3, 214 Gothic Ave.

Lot size 6250 sf
House 1992.5 sf = .314 FAR
Accessory 991.83 sf
Total Site 2806 sf = .478 FAR

Matter of right FAR:	.3 (1875 sf)
Maximum	.32 (2000 sf)
Site build out	.48 (3,000 sf)

1. The proposed area is 6250. The minimum required is 3750 for the R1C zone.
2. The parcel is located within a developed block. All utilities can be provided to the site.
3. The front lot line is 49' feet and comply with regulations.
   a. The proposed setbacks comply with zone requirements.
   b. Parking can be accessed from Gothic; Alley parking is proposed per Guidelines.
4. The parcel is located within a developed block. Individual utilities must be provided to the site as condition of the subdivision. Electric lines are required to be buried. Removal of the existing power pole is anticipated.
5. The parcel is within a platted block and no significant issues relating to fire, flood protection and emergency accesses are anticipated.
6. The proposal does not appear to impact public safety or damage to private or public property.
7. Traffic congestion and automotive safety problems are not anticipated.
8. Vehicular access the parcel is available from a street.
9. No special topographical considerations exist, although the property does undulate.
10. No significant impacts to public facilities and ROW are anticipated.
11. Significant impacts of the subdivision to adjacent properties are not anticipated, pending approval of the subsequent development plan.
12. The subdivision appears to meet the objectives and purposes of the Code.
13. Any Subdivision Improvement Agreement will result from the findings of the BOZAR. Any subdivision is contingent upon approval for demolition of the existing building.

DRC:

The below items will involve the applicant, staff and DRC/BOZAR in addressing the following items:

1. **Discuss the subdivision and site redevelopment plan.**
2. **Discuss the subdivision proposal that includes lot size, access for parking, and utility issues.**
3. **Discuss the demolition of the existing structure and demolition requirements, and interim site/landscaping plan.**
4. **Discuss the sequencing of the subdivision, building demolition, property transfer, and permitting for new construction.**
5. **Make a recommendation to the BOZAR regarding compliance of the Minor Subdivision regulations.**

Criteria for Board Approval

Sec. 17-4-50. Criteria for review and approval of minor subdivision.

(a) No minor subdivision shall be approved unless the Board finds that it complies with all of the following criteria. The re-subdivision must:

(1) Comply with all applicable zoning requirements of the zone district in which the resubdivision is located.

(2) Have a front parcel line on a street only, and such parcel access shall have the following characteristics:

a. Said front parcel line must be at least twenty-five (25) feet long or the minimum lot width for the applicable zone district, whichever is shorter;

b. The vehicular access and parking to any primary structure on a parcel shall be from a street, and no extraordinary measures shall be utilized to provide said access;

c. Any such access must be from a street, must be a minimum of twenty-five (25) feet wide along its entire length, and must be owned in fee simple by the owner of the parcel being accessed;

d. The only exception to this requirement for access from a street is on Elk Avenue, where Section 16-16-30 of this Chapter states that no vehicular access shall be allowed from Elk Avenue directly to any off-street parking;

e. Notwithstanding the foregoing, the Board may permit such vehicular access to structures existing on January 1, 1992, to be not less than sixteen (16) feet wide when serving one-family dwelling units, and twenty-two (22) feet wide when serving multi-family dwelling units, provided that such access shall not exceed one hundred fifty (150) feet in length, if the Board determines that the twenty-five (25) foot minimum access requirement would be unreasonable based upon the structure and lot configuration;

f. Vehicular access to a primary structure from an alley, including the access required pursuant to this Paragraph (2), may be approved by the Board only if either one (1) of the following conditions exists:

1. The primary vehicular access existed from an alley prior to January 1, 1992; or

2. The division between resubdivision parcels is a stream or similar physical barrier preventing vehicular access from the street. In such case, the applicant shall provide additional land to create an alley at least twenty (20) feet wide from the subject parcel to the nearest Town street and upgrade the alley to Town standards or, in the absence thereof, to the approval of the Public Works Director;

(3) Provide for underground utilities to each building site.

(4) Provide for adequate fire and flood protection and emergency access.

(5) Not increase the potential for breach of the public safety, or damage to public or private property by fire, flood, erosion or snow slides.

(6) Not create congestion, automotive or pedestrian safety problems or other traffic hazards.

(7) Not use easements across another lot, tract or parcel for private primary vehicular access.

(8) Be designed in a manner that directs the placement of roads, utilities and structures away from any unstable soils, or mitigates the effect of unstable soils, geologic hazards and other site conditions so as to minimize the potential for breach of the public safety or damage to public or private property.

(9) Not create significant adverse effects to public facilities, rights-of-way or utilities.

(10) Not create significant adverse impacts on the use of adjacent property.

(11) Provide vehicular access easements onto Town streets for use by those lots, tracts or parcels which do not abut an avenue if within the B2 Business District.

(12) Otherwise be consistent and comply with the objectives, purposes, conditions and requirements of these subdivision regulations and Chapter 16 of this Code.

(13) Execute a subdivision improvements agreement memorializing the subdivider's or owner's obligation and agreement to construct, at the subdivider's or owner's cost and expense, all public and private utility and street improvements in accordance with the Town's utility and street standards. The subdivision improvements agreement shall be in substantial conformance with the subdivision improvements agreement attached as Appendix J to this Code, and shall be approved as to form by the Town Attorney.

(b) Any of the requirements of these subdivision regulations may be varied or waived, upon a referral by the Board of Zoning and Architectural Review to the Planning Commission, and a finding by the Planning Commission that the subdivider will be providing amenities to the Town over and above those already required by these regulations, that are of such benefit to the Town that requirements of these regulations may be varied or waived in return for the receipt of such amenities.

APPLICATION FOR MINOR SUBDIVISION
TOWN OF CRESTED BUTTE, COLORADO

OWNER: EDWARD AND RITA MILLER
111 SOUTHERN HEIGHTS
SAN FRANSISCO, CA. 94107

LOCATION: LOTS 1-5
BLOCK 53
ZONE RIC

PLAT MAP: PROVIDED ATTACHED

FIRE PROTECTION: PROVIDED BY CRESTED BUTTE FIRE PROTECTION DISTRICT, ACCESS VIA PUBLIC STREET R.O.W.

PUBLIC/ PRIVATE POTENTIAL DAMAGE: NONE

EMERGENCY ACCESS: PUBLIC STREET & ALLEY R.O.W.

FLOOD PROTECTION: NONE

PARCEL ACCESS: PUBLIC STREET & ALLEY R.O.W.

RESTRICTIVE COVENANTS: NONE

PLAT OF

BLOCK 53 SUBDIVISION

located within

LOTS 1-5, BLOCK 53, TOWN OF CRESTED BUTTE
GUNNISON COUNTY, COLORADO

Scale 1" = 20'

GENERAL NOTES:

1. BASIS OF BEARING IS WEST BETWEEN MONUMENTS AT THE CENTERLINES OF 7TH STREET , ELK AVE. AND 3RD STREET, ELK AVE.

2. MATHEMATICAL INFORMATION OBTAINED FROM THE REVISED PLAT OF "TOWN OF CRESTED BUTTE" AS ACCEPTED ON SEPTEMBER 7TH, 1964 AT RECEPTION NUMBER 260786, GUNNISON COUNTY RECORDS.

LEGEND

These standard symbols will be found in the drawing.

- FOUND 1 1/2" DIA. PLASTIC CAP (L.S.# 9476)
- SET REBAR WITH 1 1/2" DIA. ALUMINUM CAP (L.S.# 35576)
- CORNER UNDER LARGE ROCK, ROCK CHISELED WITH "X" AND SPRAYED WITH ORANGE PAINT
- ELECTRIC METER & PHONE
- GAS METER
- 1 X 1 ELECTRIC BOX
- 3 X 3 ELECTRIC BOX
- TELEPHONE POLE
- WATER CURB
- PINE TREE
- ASPEN TREES
- PROPERTY LINE
- OVERHEAD POWER LINE
- SPOT ELEVATION

ATTORNEY'S OPINION

I, David Leinobel, attorney at law duly licensed to practice before courts of record in the State of Colorado, do hereby certify that I have examined the title to all lands as shown hereon and that title to such lands is in the dedication free and clear of all liens, taxes, and encumbrances, except as follows:

1. The lien for 2017 real property taxes and assessments.
2. All reservations as reserved in United States Patents recorded in Book 39 at Page 104 and in Book 45 at Page 12.
3. Plats of Town of Crested Butte bearing Reception Numbers 34181 and 260786.
4. Any taxes, fees, assessments or charges by Notice of Ordinances in the Town of Crested Butte recorded in book 630 at page 145.
5. Town of Crested Butte Ordinance No. 12 Series 1991, recorded in Book 709 at page 90.
6. Zoning, easements, rights of way, land use restrictions, terms, and conditions as set forth in Notice regarding Town of Crested Butte 1994 Land Use Plan recorded in Book 783 at page 272 and Crested Butte Land Use Plan, adopted by Resolution No. 4, Series of 1996, recorded in book 783 at page 349.
7. _____
8. _____
9. Deed of Trust to secure $_____ recorded as Reception No. _____ payable to _____

All recording references are to the records in the office of the Gunnison County Clerk and Recorder.

Dated this ____ day of _____, 2017.

_____
David Leinobel, Attorney Reg #27740
219 Elk Avenue, 2nd Floor
P.O. Box 347
Crested Butte, CO 81224/1187
Phone: (970) 349-6111
Fax: (970) 349-6261
davidl1224@gmail.com

DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS: That Edward F. Miller and Rita M. Beal, Trustees of the Edward F. Miller and Rita M. Beal Revocable Trust dated February 6, 2013, FBO Edward F. Miller and Rita M. Beal, being the owners of the land described as follows:

Tract 1 Lot 5, and the west ½ of Lot 4, Block 53, containing 0.11 acres, more or less,

and

Tract 2 Lot 3 and the east ½ of Lot 4, Block 53, containing 0.11acres, more or less,

and

Tract 3 Lots 1 and 2, Block 53,

under the name and style of BLOCK 53 SUBDIVISION, hereby vacate the boundary lines between Lots 3 and 4 and between Lots 4 and 5 and reconfigure Tracts 1 and 2 as shown this Final Plat,

and by these presents do hereby dedicate to the perpetual use of the Town of Crested Butte, State of Colorado, the streets, alleys, roads, easements and other public portions of land labeled as such.

IN WITNESS WHEREOF, the said Edward F. Miller and Rita M. Beal, have caused their names to be hereunder subscribed as trustees this _____ day of _____, 2017.

Edward F. Miller and Rita M. Beal Revocable Trust dated February 6, 2013, FBO Edward F. Miller and Rita M. Beal

By: _____ Edward F. Miller, Trustee

By: _____ Rita M. Beal, Trustee

State of _____ }
} ss.
County of _____ }

The foregoing Dedication was acknowledged before me this _____ day of _____, 2017, by Edward F. Miller and Rita M. Beal, Trustees of the Edward F. Miller and Rita M. Beal Revocable Trust dated February 6, 2013, FBO Edward F. Miller and Rita M. Beal.

Witness my hand and official seal.
My commission expires:

_____
Notary Public

LAND SURVEYOR'S CERTIFICATE

I, Kurt Olson, being a registered land surveyor in the State of Colorado, do hereby certify that this plat and survey of BLOCK 53 SUBDIVISION were made by me and under my supervision and both are accurate to the best of my knowledge. Steel pins with permanent cap monuments were set as required at all boundary corners.

Dated this ____ day of _____, 2017.

_____
Kurt Olson, Colorado L.S. #35576
P.O. Box 1627
Crested Butte, CO 81224

COLORADO PROFESSIONAL LAND SURVEYOR
KURT OLSON
35576

BOARD OF ZONING AND ARCHITECTURAL REVIEW APPROVAL

The Board of Zoning and Architectural Review of the Town of Crested Butte, Colorado, does hereby authorize and approve this Final Plat for BLOCK 53 SUBDIVISION at a meeting of the Board of Zoning and Architectural Review held on the ____ day of _____, 2017.

This Final Plat of BLOCK 53 SUBDIVISION is approved for filing.

TOWN OF CRESTED BUTTE, COLORADO

By:_____ Chairman

ATTEST: _____ Town Clerk (SEAL)

GUNNISON COUNTY CLERK AND RECORDER'S ACCEPTANCE

This Final Plat for BLOCK 53 SUBDIVISION was accepted for filing in the office of the Clerk and Recorder of Gunnison County on this____ day of _____, 2017.

Reception number:_____ Time: _____

Date:_____

_____
County Clerk

PLAT OF

BLOCK 53 SUBDIVISION

located within

LOTS 1-5, BLOCK 53, TOWN OF CRESTED BUTTE
GUNNISON COUNTY, COLORADO

Scale 1" = 20'

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4. Any taxes, fees, assessments or charges by Notice of Ordinances in the Town of Crested Butte recorded in book 630 at page 145.
5. Town of Crested Butte Ordinance No. 12 Series 1991, recorded in Book 709 at page 90.
6. Zoning, easements, rights of way, land use restrictions, terms, and conditions as set forth in Notice regarding Town of Crested Butte 1994 Land Use Plan recorded in Book 783 at page 272 and Crested Butte Land Use Plan, adopted by Resolution No. 4, Series of 1996, recorded in book 783 at page 349.
7. _____
8. _____
9. Deed of Trust to secure $_____ recorded as Reception No. _____ payable to _____

All recording references are to the records in the office of the Gunnison County Clerk and Recorder.

Dated this ____ day of _____, 2017.

_____
David Leinobel, Attorney Reg #27740
219 Elk Avenue, 2nd Floor
P.O. Box 347
Crested Butte, CO 81224/1187
Phone: (970) 349-6111
Fax: (970) 349-6261
davidl1224@gmail.com

DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS: That Edward F. Miller and Rita M. Beal, Trustees of the Edward F. Miller and Rita M. Beal Revocable Trust dated February 6, 2013, FBO Edward F. Miller and Rita M. Beal, being the owners of the land described as follows:

Tract 1 Lot 5, and the west ½ of Lot 4, Block 53, containing 0.11 acres, more or less,

and

Tract 2 Lot 3 and the east ½ of Lot 4, Block 53, containing 0.11acres, more or less,

and

Tract 3 Lots 1 and 2, Block 53,

under the name and style of BLOCK 53 SUBDIVISION, hereby vacate the boundary lines between Lots 3 and 4 and between Lots 4 and 5 and reconfigure Tracts 1 and 2 as shown this Final Plat,

and by these presents do hereby dedicate to the perpetual use of the Town of Crested Butte, State of Colorado, the streets, alleys, roads, easements and other public portions of land labeled as such.

IN WITNESS WHEREOF, the said Edward F. Miller and Rita M. Beal, have caused their names to be hereunder subscribed as trustees this _____ day of _____, 2017.

Edward F. Miller and Rita M. Beal Revocable Trust dated February 6, 2013, FBO Edward F. Miller and Rita M. Beal

By: _____ Edward F. Miller, Trustee

By: _____ Rita M. Beal, Trustee

State of _____ }
} ss.
County of _____ }

The foregoing Dedication was acknowledged before me this _____ day of _____, 2017, by Edward F. Miller and Rita M. Beal, Trustees of the Edward F. Miller and Rita M. Beal Revocable Trust dated February 6, 2013, FBO Edward F. Miller and Rita M. Beal.

Witness my hand and official seal.
My commission expires:

_____
Notary Public

LAND SURVEYOR'S CERTIFICATE

I, Kurt Olson, being a registered land surveyor in the State of Colorado, do hereby certify that this plat and survey of BLOCK 53 SUBDIVISION were made by me and under my supervision and both are accurate to the best of my knowledge. Steel pins with permanent cap monuments were set as required at all boundary corners.

Dated this ____ day of _____, 2017.

_____
Kurt Olson, Colorado L.S. #35576
P.O. Box 1627
Crested Butte, CO 81224

COLORADO PROFESSIONAL LAND SURVEYOR
KURT OLSON
35576

BOARD OF ZONING AND ARCHITECTURAL REVIEW APPROVAL

The Board of Zoning and Architectural Review of the Town of Crested Butte, Colorado, does hereby authorize and approve this Final Plat for BLOCK 53 SUBDIVISION at a meeting of the Board of Zoning and Architectural Review held on the ____ day of _____, 2017.

This Final Plat of BLOCK 53 SUBDIVISION is approved for filing.

TOWN OF CRESTED BUTTE, COLORADO

By:_____ Chairman

ATTEST: _____ Town Clerk (SEAL)

GUNNISON COUNTY CLERK AND RECORDER'S ACCEPTANCE

This Final Plat for BLOCK 53 SUBDIVISION was accepted for filing in the office of the Clerk and Recorder of Gunnison County on this____ day of _____, 2017.

Reception number:_____ Time: _____

Date:_____

_____
County Clerk

To: BOZAR
From: Molly Minneman
Date: January 30, 2018
Subject: BOZAR: Formal Review
Project: Edward F. Miller and Rita M. Bral Revocable Trust: To allow the demolition of an existing structure for the purpose of subdividing 624 Maroon Avenue, Block 53, Lots 1-5 into three parcels in the R1C zone.
Continued from the 11-28-2017 meeting.
Approval of a minor subdivision is required.
Permission to demolish a non-historic structure pending approval of a Redevelopment plan in the R1C zone is required.

DRC: Mary Ellis and David Russell

Project Overview: The DRC met with Michael Helland, the architect for the Millers, on January 16, 2018 for review of the subdivision and redevelopment plan to subdivide the 5-lot parcel into three The proposed plat together with a brief narrative is provided as part of the application. Please see the notes from the meeting.

Minor subdivisions are administered through Chapter 17-4 that allows for the subdivision of up to 8 parcels as described in code section 17-4-30. The Town Manager referred the application for BOZAR review (Section 17-4-50 attached). The plan must comply with all zoning requirements for the R1C zone.

The subdivision will require the demolition/relocation of the existing residence. The building straddles the proposed lot line between the proposed 624 and 628 Maroon parcels. The project was continued from the 11-28-2017 meeting to provide updated topographical information to be updated and integrated into the development proposals.

Background:

The redevelopment of the site was reviewed by the BOZAR in 2007, 2010, and 2013. After walking the site with the DRC on November 13, the Town required a new topographical survey and drainage plan to include the alleyway. Concerns voiced by adjacent neighbors of potential impacts to their property by impediments in the alley, snow removal, and proper drainage from the Miller parcel to the alley were conveyed to staff. Revised plans were prepared. The parcel drops 5 feet from NW to SE. A circular depression located on lots 1-2 drops an additional two feet. In 2007, previous Building Official, Bob Gillie advised the natural grade could be filled to the 8892' grade line. The DRC supports the prior determination.

The new drainage plan alters natural grade by providing drainage swales situated along shared property lines for drainage to the alley. Swales along the north edge of the alley will direct the drainage to 7th Street. *It will be the responsibility of the Developer to upgrade the alley for vehicular access to the Town's specifications an approved by the Public Works Director. This will include the relocation of existing water shut off values that are situated in the alley, onto the respective properties.*

With regards to the parcel divisions, Helland related in that the parcels were divided in part for the preservation the mature trees that exist on site. The plan will be to retain healthy trees, and add more as shown on the site plan. Removal of the willows located in the depression on Lots 1 and 2, are noted.

Removal of the berm situated in the Maroon Avenue Town rights of way is required. Several pine trees in the berm will have to be removed.

Discussion

The BOZAR reviews subdivision applications that for one reason or another, have special consideration(s) that requires considerations of existing structures, the zone requirements, or lot configuration. The minor subdivision procedure is contained in section 17-4-40 and criteria for Board approval in section 17-4-50 (attached). The procedure for each parcel is provided under 'Criteria for Approval.'

For the subdivision to occur, the demolition of the exiting residence is necessary. For the demolition to occur, a redevelopment plan must be approved. The Board will need to address a sequence of procedures in the subdivision process. These procedures are put into place to ensure that no net loss of residential structures occurs, re-vegetation together with irrigation of the landscape is provided and maintained until such time that the property(s) are developed or sold.

Demolition. The building was constructed in 1972 and is not considered historic. Demolition/removal of the structure requires approval of the redevelopment plan approved by the BOZAR per code section 16-14-190. The demolition requires that a recycle plan be submitted to the building inspector two weeks prior to permitting per Code Section18-15-10).

DRC discussion: The DRC reviewed the minor subdivision followed by each of the three applications for redevelopment of single-family residences and accessory structures. The Board will have to consider them simultaneously.

The DRC recommend that the plat and narratives appear to comply with code sections 17-4-40 and 17-4-50. If found to be in compliance, the request for the demolition of the existing residence should be contingent upon a demolition plan in Code Section 16-14-90 together with the following:

1. *Provision of a demolition plan to the building inspector per Code Sections 16-14-90 (3) and Chapter 18-15-190.*
2. *The provision of grading, interim landscape plan, and irrigation for any parcel(s) that is not under construction approved by the building inspector.*
3. *An agreement to be enacted between the Town and the Developer to determine the sequence of events relative to the permit for demolition, subdivision of the lots, permit(s) for construction, and any sale of the parcels.*
    a. *The provision of construction documents for one or more of the new residences, the purchase of a building permit for construction of the first residence submitted to the building inspector.*
4. *The coordination with the Utility Department regarding the abandonment and installation of existing utility lines that include water/sewer lines situated in the alley way.*
5. *The coordination with the Utility Department regarding the relocation of water shut off valves situated in the alley way/adjacent properties at the expense of the developer.*
6. *The alleyway is unimproved. Improvement of the alley will be the responsibility of the developer per the Town's specifications*
7. *A subdivision improvements agreement will be drafted that outlines these requirements.*

Note that the code requires in 17-4-40(d) the final plat is certified by the BOZAR, and by the Town Council (at a subsequent meeting) as being in compliance with the subdivision regulations prior to recordation in the real property records.

Criteria for approvals: Below are the nuts and bolts to the subdivision requirements in Section 17-4-50. The requirements appear to be met.

Site overview:	**Lots 1-5**	**15,625 sf.**
	Zone: R1C	
	Existing parcel is non-conforming	

624 Maroon Ave.: Tract 1 (*Lot 5 W1/2 Lot 4*)

Lot size 4,687.5 sf
House 1471.5 sf = .314 FAR
Accessory 713.91 sf
Total site 2143.5 sf = .457 FAR

Matter of right FAR:	.3 (1406.25 sf)
Maximum	.32 (1500 sf)
Site build out	.48 (2250 sf)

1. The proposed area is 4,687.5. The minimum required is 3750 for the R1C zone.
2. The parcel is located within a developed block. All utilities will be provided to the site.
3. The front lot line is 37.5 feet wide and complies with regulations.
   a. The proposed setbacks comply with zone requirements.
   b. Parking must be accessed from Maroon. Parking on the lot is inaccessible from the west end of the alleyway.
4. The parcel is located within a developed block. Individual utilities must be provided to the site as condition of the subdivision.
   a. Electrical/cable lines servicing the residence will be buried. Existing power poles will remain in place.
5. The parcel is within a platted block and no significant issues relating to fire, flood protection and emergency accesses are anticipated.
6. *The proposal does not appear to impact public safety or damage to private or public property provided necessary upgrades to the alley are under taken by the Developer to the Town's satisfaction.*
7. Traffic congestion and automotive safety problems are not anticipated.
8. Vehicular access the parcel is available from the street.
9. No special topographical considerations exist. Topography together with a drainage plan is provided.
10. No significant impacts to public facilities and ROW are anticipated.
11. Significant impacts of the subdivision to adjacent properties are not anticipated, pending approval of the subsequent development plan.
12. The subdivision appears to meet the objectives and purposes of the Code.
13. Any Subdivision Improvement Agreement will result from the findings of the BOZAR. Any subdivision is contingent upon approval for demolition of the existing building.

628 Maroon Ave.: Tract 2 (*Lot 3 E1/2 Lot 4*)

Lot size 4,687.5 sf
House 1429.41 sf .304 FAR
Accessory 736 sf
Total site 2165.41 sf .462 FAR

Matter of right FAR:	.3 (1406.25 sf)
Maximum	.32 (1500 sf)
Site build out	.48 (2250 sf)

1. The proposed area is 4,687.5 sf. The minimum required is 3750 for the R1C zone.
2. The parcel is located within a developed block. All utilities can be provided to the site.
3. The front lot line is 37.5 feet wide and complies with regulations.
   a. The proposed setbacks comply with zone requirements.
   b. Parking can be accessed from Maroon; Front and rear yard is proposed per Guidelines.
4. The parcel is located within a developed block. Individual utilities must be provided to the site as condition of the subdivision.
   a. Electrical/cable lines servicing the residence will be buried. Existing power poles will remain in place.
5. The parcel is within a platted block and no significant issues relating to fire, flood protection and emergency accesses are anticipated.
6. The proposal does not appear to impact public safety or damage to private or public property provided necessary upgrades to the alley are under taken by the Developer to the Town's satisfaction Traffic congestion and automotive safety problems are not anticipated.
7. Vehicular access the parcel is available from a street.
8. No special topographical considerations exist. Topography together with a drainage plan is provided.
9. No significant impacts to public facilities and ROW are anticipated.

10. Significant impacts of the subdivision to adjacent properties are not anticipated, pending approval of the subsequent development plan.
11. The subdivision appears to meet the objectives and purposes of the Code.
12. Any Subdivision Improvement Agreement will result from the findings of the BOZAR. Any subdivision is contingent upon approval for demolition of the existing building.

620 Maroon Ave.: Tract 3 (*Lots 1-2*)

Lot size 6250 sf
House 1992.5 sf = .314 FAR
Accessory 991.83 sf
Total Site 2806 sf = .478 FAR

Matter of right FAR:	.3 (1875 sf)
Maximum	.32 (2000 sf)
Site build out	.48 (3,000 sf)

1. The proposed area is 6250. The minimum required is 3750 for the R1C zone.
2. The parcel is located within a developed block. All utilities can be provided to the site.
3. The front lot line is 50' feet in width and complies with regulations.
    a. The proposed setbacks comply with zone requirements.
    b. Parking can be accessed from Maroon; Alley parking is proposed per Guidelines.
4. The parcel is located within a developed block. Individual utilities must be provided to the site as condition of the subdivision.
    a. Electrical/cable lines servicing the residence will be buried. Existing power poles will remain in place.
5. The parcel is within a platted block and no significant issues relating to fire, flood protection and emergency accesses are anticipated.
6. The proposal does not appear to impact public safety or damage to private or public property provided necessary upgrades to the alley are under taken by the Developer to the Town's satisfaction.
7. Traffic congestion and automotive safety problems are not anticipated.
8. Vehicular access the parcel is available from a street.
9. No special topographical considerations exist. Topography together with a drainage plan is provided.
10. No significant impacts to public facilities and ROW are anticipated.
11. Significant impacts of the subdivision to adjacent properties are not anticipated, pending approval of the subsequent development plan.
12. The subdivision appears to meet the objectives and purposes of the Code.
13. Any Subdivision Improvement Agreement will result from the findings of the BOZAR. Any subdivision is contingent upon approval for demolition of the existing building.

The DRC provided a recommendation for approval of the subdivision with the following stipulations:

1. Provision of a demolition plan to the building inspector per 16-14-90 (3) and Chapter 18 Article 15.
2. The provision of grading, interim landscape plan, and irrigation for any parcel(s) that is not under construction approved by the building inspector.
3. An agreement to be enacted between the Town and the Developer to determine the sequence of events relative to the permit for demolition, subdivision of the lots, permit(s) for construction, and any sale of the parcels.
    a. The provision of construction documents for one or more of the new residences, the purchase of a building permit for construction of the first residence submitted to the building inspector.
4. The coordination with the Utility Department regarding the abandonment and installation of existing utility lines that include water/sewer lines situated in the alley way at the expense of the Developer.
5. Coordination for the upgrade and improvements to the alley way for vehicular access and drainage to the satisfaction of the Town to be permitted and approved by Public Works Department at the expense of the Developer.
6. Architectural approval by the BOZAR of the site development plans for 624, 628 and 630 Maroon Avenue.

Board Action:

Finding:

The Finds that the Block 53 Subdivision of Lots 1-5 is part of a development plan that will create three new fee simple –parcels in the R1C zone in accordance with requirements set forth in Code Sections 17-4-30, 17-4-40, and 17-4-50 of the minor subdivision code; and

Any approval of the subdivision will be contingent upon the following restrictions that may be included in a subdivision improvement agreement to be recorded in the real property records:

1. The demolition of the non-historic building located at 624 Maroon Avenue is contingent upon approval of the three development plans for 624, 628 and 630 Maroon Avenue per code section 16-14-190 (requirements for demolition); and

2. Because the removal of the existing structure will have to occur the utilities within the existing parcel, a recycle plan must be submitted to the building department at least two weeks prior to demolition per code section 16-14-190, together with the removal of the berm on a portion of the Maroon Avenue rights of way that includes repair of the Rights of Way, and the provision of an interim landscape plan provided for any parcels not undergoing construction;

3. Prior to demolition, the purchase of a permit for the demolition permit and the purchase of a building permit for a residence to be constructed on the property for which construction drawings have been submitted to and approved by the building inspector; and

4. The subdivision plat is in compliance with all requirements for the minor subdivision under code sections 17-4-30, 17-4-40, and 17-4-50, and with final approval by the Community Development Director and recorded at the expense of the Developer; and

5. The Applicant/Developer will be responsible for the improvement of the adjacent alley for access and parking under the approval of the Utilities Director; said alley improvement and permitting therefore will involve the relocation of the water shut off valves for 611 and 615 Elk Avenue currently located in the alley, onto the respective properties; and

6. A snow removal and snow hauling plan to manage and haul snow from the alley will be provided to the building department to be approved by the Community Development Director; and

7. Alteration of natural grade shown on the site plan for Tract 3 is supported pending approval of the building inspector for fill material, grading, and surface water mitigation.

Motions:

Demo: Make motion to **approve**, or <u>deny</u> the demolition of the non-historic single-family residence located at 624 Maroon Avenue, Block 53, Lots 1-5, contingent upon the approval of the Block 53 Subdivision per the finding.

Subdivision: Make motion to **approve**, or <u>deny</u> the block 53 Subdivision Subdivision located on Lots 1-5, Block 53 in the R1C zone into three fee simple tracts as shown on the minor subdivision plat based upon compliance with Code Section 17-4-50 and contingent upon the requirments of the finding.

Criteria for Board Approval

Sec. 17-4-50. Criteria for review and approval of minor subdivision.

(a) No minor subdivision shall be approved unless the Board finds that it complies with all of the following criteria. The re-subdivision must:

(1) Comply with all applicable zoning requirements of the zone district in which the resubdivision is located.

(2) Have a front parcel line on a street only, and such parcel access shall have the following characteristics:

a. Said front parcel line must be at least twenty-five (25) feet long or the minimum lot width for the applicable zone district, whichever is shorter;

b. The vehicular access and parking to any primary structure on a parcel shall be from a street, and no extraordinary measures shall be utilized to provide said access;

c. Any such access must be from a street, must be a minimum of twenty-five (25) feet wide along its entire length, and must be owned in fee simple by the owner of the parcel being accessed;

d. The only exception to this requirement for access from a street is on Elk Avenue, where Section 16-16-30 of this Chapter states that no vehicular access shall be allowed from Elk Avenue directly to any off-street parking;

e. Notwithstanding the foregoing, the Board may permit such vehicular access to structures existing on January 1, 1992, to be not less than sixteen (16) feet wide when serving one-family dwelling units, and twenty-two (22) feet wide when serving multi-family dwelling units, provided that such access shall not exceed one hundred fifty (150) feet in length, if the Board determines that the twenty-five (25) foot minimum access requirement would be unreasonable based upon the structure and lot configuration;

f. Vehicular access to a primary structure from an alley, including the access required pursuant to this Paragraph (2), may be approved by the Board only if either one (1) of the following conditions exists:

1. The primary vehicular access existed from an alley prior to January 1, 1992; or

2. The division between resubdivision parcels is a stream or similar physical barrier preventing vehicular access from the street. In such case, the applicant shall provide additional land to create an alley at least twenty (20) feet wide from the subject parcel to the nearest Town street and upgrade the alley to Town standards or, in the absence thereof, to the approval of the Public Works Director;

(3) Provide for underground utilities to each building site.

(4) Provide for adequate fire and flood protection and emergency access.

(5) Not increase the potential for breach of the public safety, or damage to public or private property by fire, flood, erosion or snow slides.

(6) Not create congestion, automotive or pedestrian safety problems or other traffic hazards.

(7) Not use easements across another lot, tract or parcel for private primary vehicular access.

(8) Be designed in a manner that directs the placement of roads, utilities and structures away from any unstable soils, or mitigates the effect of unstable soils, geologic hazards and other site conditions so as to minimize the potential for breach of the public safety or damage to public or private property.

(9) Not create significant adverse effects to public facilities, rights-of-way or utilities.

(10) Not create significant adverse impacts on the use of adjacent property.

(11) Provide vehicular access easements onto Town streets for use by those lots, tracts or parcels which do not abut an avenue if within the B2 Business District.

(12) Otherwise be consistent and comply with the objectives, purposes, conditions and requirements of these subdivision regulations and Chapter 16 of this Code.

(13) Execute a subdivision improvements agreement memorializing the subdivider's or owner's obligation and agreement to construct, at the subdivider's or owner's cost and expense, all public and private utility and street improvements in accordance with the Town's utility and street standards. The subdivision improvements agreement shall be in substantial conformance with the subdivision improvements agreement attached as Appendix J to this Code, and shall be approved as to form by the Town Attorney.

(b) Any of the requirements of these subdivision regulations may be varied or waived, upon a referral by the Board of Zoning and Architectural Review to the Planning Commission, and a finding by the Planning Commission that the subdivider will be providing amenities to the Town over and above those already required by these regulations, that are of such benefit to the Town that requirements of these regulations may be varied or waived in return for the receipt of such amenities.

DRC Notes 11-13-2017 Miller site visit (624, 628, 630 Maroon)
Alvarez Marti and Meyer
Minneman, Matison and Earley

Topography doesn't seem to match what is on the site plan.

Trees and berm in the ROW. Minneman said that they need to determine if this goes into the motion/finding about permanent removal.

They walked the site.

The drainage was a topic of conversation. Members voiced that work will need to be done on both the lots and the alley to ensure positive drainage.

This project will most likely be continued until a proper survey can be obtained. This will ensure that FAR and maximum heights are met.

DRC 11-06-2017 Miller Subdivision
Meyer and Alvarez Marti
Minneman and Earley

Michael Helland was present and explained that the subdivision is a new piece this time. Minneman explained the things that have changed and why this is required. Due has been contacted about the alley and the changes that will be needed there. Part of the alley problems have been solved by making the one accessory just a shed and having no parking in the alley on 624 Maroon. The water valves are existing. Minneman gave a little history with this project. She mentioned that for the demolition to occur. The subdivision will have to happen and also a recycle/demolition plan will be provided with a building permit. Then, it can move forward. The other things that will need to happen is that the utilities will need to be separated and addressed. Then, the grading and an interim landscape and irrigation plan for the other two lots must be addressed. The Town Council must also certify that the plat is correct and they do this with a resolution. She said for the first lot it will be a big lift, but then the other two will be easier. There is a berm on town ROW shown on the plat. Minneman mentioned that if it is moved or touched in any way then the Utilities Department probably will not allow it to remain on the ROW. Meyer asked why it wouldn't be written into the agreement. Minneman said it could be done. She mentioned that there is topography on lots 1 and 2 and the contours are on the site plan. Helland wondered if there was a foundation where there is a hole now. Alvarez Marti asked about water levels with the basements. Minneman mentioned that there was an agreement with Gillie about filling in the hole to make this grade. All buildings have basements.

Meyer asked about what the goal is for today. Minneman explained that there is a subdivision that they need to address and then each of the homes. Minneman said that she added requirements in the memo so that they know their criteria. She believes that most things have been met. Other than removal of the berm. She said if they need a site visit it could be done next week.

The western most power pole - Minneman talked to the neighbor if their interest is in under-grounding this and they said no. Alvarez Marti asked about how it works with utility companies. Minneman gave an overview. The goal is not to impede the alley. Minneman noted that the west garage changed from a garage to a shed. Then, there was a lack of consensus between parties with under-grounding the utilities.

Alvarez Marti asked what they should look at. Minneman said that there is criteria that must be met for a subdivision which is overviewed in the memo. Alvarez Marti asked about the alley and Minneman said it will need to be put in and they will work with the PW department to make sure that it is up to code. It would most likely be a shared cost.

FAR's are met. The **front lot lines** meet the requirements. The **parking** is usually asked for from the street, but the DG ask for this in the rear. They talked about parking for 624 which was asked to be on the street. Alvarez Marti talked about other homes in this area and parking for, which mimics this.

Minneman noted a **snow management plan** for the alley, which was required in the previous approval. After talking to Yerman, she wondered about storing snow between the two houses from the alley. Minneman said it is just something for them to think about today. The Board has to ask for more information because it was an issue with the neighbors previously. Helland thought that he remembered that it would work as it does elsewhere, which is plow, store and then remove. There would need to be an easement between the two properties. Meyer asked what the difference is with

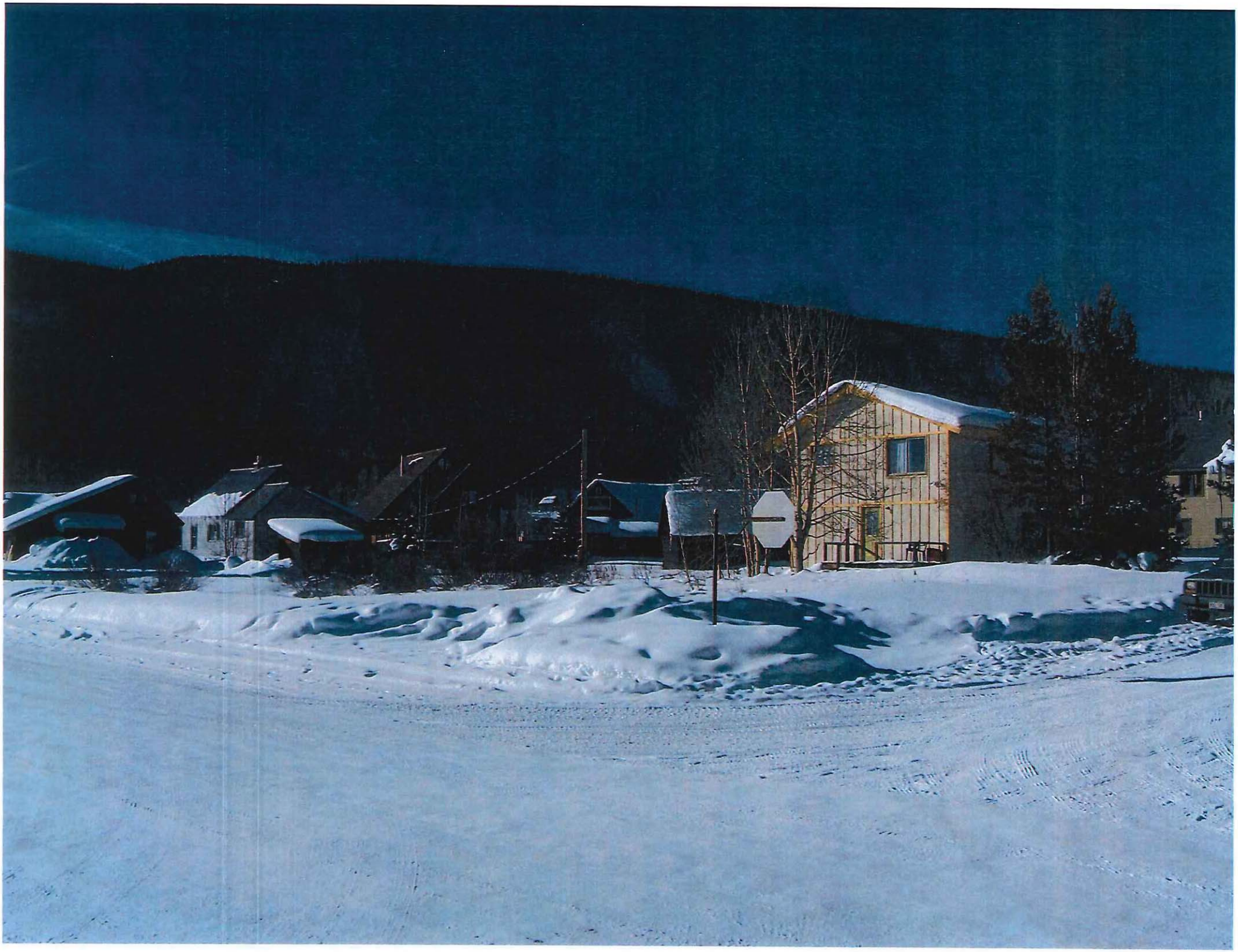
this alley. Minneman said that the adjacent property owners. Helland thought that an agreement could be met and assume responsibility. Have a letter for the BOZAR meeting that describes the intent. Minneman suggested giving this plan to one of the contractors and seeing if it is feasible. Alvarez Marti had concern over an easement.

Topos were added the last time to the site plan. Minneman asked for the drainage to be added to the plan. Helland asked what is being asked for and Minneman said a swale is fine. She just didn't want it to go onto neighboring property. It would naturally be towards the alley.

Write in - 1. No issues with demo sub
2. No impediments at this stage
3. No objections to demo. The notes with the subdivision requirement for things that aren't met.

Support for demo and subdivision.

Meyer asked about demolition or moving the building, which is the same.



DRC 01-16-2018 Miller Subdivision - 624, 628, 630 Maroon
Russell and Ellis
Minneman and Earley
Michael Helland was present and overviewed the subdivision. There is an existing house on 5 lots, which would be demolished. The assessor has it as 1972 and is not an issue for being a historic building. Helland wondered if anyone would want it for reuse, but they would be amenable to that if so. The first lot will be two lots and the remaining three lots will be split in half. The buildings are smaller because the lots are smaller. The whole subdivision, demolition and building permit must be pulled and must occur for any of this project to happen. This project has come through 3 times before. There will be three AB's. The furthest west will not be a garage because of concerns from the alley. The middle will be a garage. The furthest east will be an AD.

Russell asked what their review is today and Minneman said if they have issue with the subdivision and also the demolition of the building. The berms will need to be removed from the ROW. Helland said that they aren't natural grade and a portion on their property may be kept for landscaping. He agreed that anything in the ROW will be removed.

Ellis asked about neighbor objections to use of the alley which is a public ROW. Minneman explained that this alley is not developed. The neighbors don't want people traveling on their property either. Minneman said that the neighbors are not interested in undergrounding the power poles. These new properties will have their power undergrounded. Nothing will be done with the power poles.

Requirements - In order to pull a permit - 1. Permit for house removal or demolition will need to be pulled. 2. Development application must be approved. 3. Construction documents will need to be provided as well as payment for permit. 4. Interim landscaped and grading plan for the other two vacant lots with the ability to maintain it.

Russell asked if the existing building could stay and start building 630 Maroon and it could not.

Alley is undeveloped and 16' wide. There are water shut off valves in the alley. There is a grading and drainage plan and lots drain to alley and then to the East. Putting the alley in will be a job for regrading, building it up with gravel, moving the water shut off valves. This is why the site is being looked at as a whole.

Russell felt better that the drainage is being dealt with.

He asked about a final survey and it was done. The contours shown on the grading plan are from the surveyor. Helland overviewed high to low.

Utilities are all in the alley. Sewer is in the street.

There is one fill area that is a hole. The previous Building Official had approved this. Ellis asked about the basements and Helland explained.

Recommendation for approval of subdivision and demo by both members.

DRC 01-16-2018 Miller 630 Maroon
Ellis and Russell
Minneman and Earley
There is a long term rental on this property.

Many of the same items discussed on the previous two projects. It is a bit easier because it is on the corner for the alley. There were a few fenestration changes.

Previous approvals allowed the triple windows. The Board has been more cautious about this in the core. There were three triple windows that went to double windows. They felt that it is very classic.

Skylights/Solar- Ellis thought that they were very visible from Seventh Street. Minneman questioned two. Russell asked about the French doors and Minneman said it is the rear. Helland also said that there is an accessory dwelling to shield. The landscaping will also shield. We need small set of the floor plan.

Russell liked the exposed rafter tails. The siding is gray/brown board and batt. Doors fascia timbers will be natural, trim will be off white, roofing will be gray to coordinate with the solar panels. There are no shingles on this roof. White windows with white trim. No railing. The truss is called out as 6x6" vertical and 8x8" horizontal.

West - the sheds will drip beyond the window wells.

Fascia is 1x10" and frieze is 1x4".

AD - corrugated galvanized steel roofing, painted trim and fascia, recycled vertical wood (reclaimed) board on board siding butt jointed. It will have a flush face. Door and window trim will be stained natural to match, fascia will be off white. Exterior lighting called out. Roof window is an operational skylight. It is in a bathroom. It won't be seen from the street.

Ellis asked about windows in bedrooms as there is only one. Helland said it is egress and meets code, but definitely minimal.

Recommendation for both and materials

DRC Notes 11-13-2017 Miller site visit (624, 628, 630 Maroon)
Alvarez Marti and Meyer
Minneman, Matison and Earley

Topography doesn't seem to match what is on the site plan.

Trees and berm in the ROW. Minneman said that they need to determine if this goes into the motion/finding about permanent removal.

They walked the site.

The drainage was a topic of conversation. Members voiced that work will need to be done on both the lots and the alley to ensure positive drainage.

This project will most likely be continued until a proper survey can be obtained. This will ensure that FAR and maximum heights are met.

Miller 624, 628, 630 Maroon Avenue

Sidewalk
Parcel Boundaries
Town Boundary
Coal Creek
Slate River
Roads
Paved
Unpaved

50 0 50 Feet

N
W E
S

PRIMARY STRUCTURE
DESCRIPTION OF MATERIALS TO BE USED

NAME ED & RITA MILLER

LEGAL LOTS 1 & 2 BLK 53 ZONE RIC

ADDRESS 630 MAROON AVE

TYPE OF STRUCTURE

✓ Single Family — ___ Accessory Building

___ Multi Family — ___ Addition

___ Accessory dwelling — ___ Other ___

ROOFING TYPE

✓ ~~Shake~~ Shingle — ___ Pro Panel — ✓ ~~Galvanized~~ GREY Painted Corrugated Metal

___ Asphalt — ___ Other ___

EXTERIOR FINISH

TYPE / COLOR / SIZE / LOCATION

✓ Siding VERT WOOD, BOARD & BATTEN 1x12 & 1x4
~~PAINTED, OFF WHITE / CREME~~
STAIN TRANSPARENT GREY BROWN - Solid body Stain Gray Brown

___ Stucco NA

✓ Trim WOOD 1x6 CORNER - ~~LIGHT YELLOW~~ ~~STAIN - NATURAL PINE~~ Lighter Gray Paint
1x4 DOOR & WINDOW - ~~LIGHT YELLOW~~
STAIN - NATURAL PINE

✓ Facia NONE - EXPOSED RAFTER TAILS
PAINTED SAME AS SIDING

- Corner Board 1x6 Gray Brown to match siding

DOORS

MATERIAL / STYLE / FINISH

✓ Primary door WOOD / GLAZED - ~~PAINTED~~ STAIN - NATURAL PINE

✓ Secondary door WOOD / GLAZED - ~~PAINTED~~ STAIN - NATURAL PINE

WINDOWS

TYPE / COLOR White

___ Casement	✓ Slide by BASEMENT EGRESS	✓ True divided light
✓ Double hung	___ Fixed unit	___ Decorative mullions
✓ Wood	___ Aluminum clad	___ Vinyl clad
___ Low E	___ Heat mirror	___ Other

Describe locations if a mix is used PAINTED WOOD - WHITE ~~YELLOW TRIM~~

Other Exterior Features

I agree to submit changes from the list above to the building inspector and BOZAR chairman for approval prior to implementation of the change.

SIGNATURE OF OWNER / REPRESENTATIVE

DATE 7-10-07

ACCESSORY STRUCTURE
DESCRIPTION OF MATERIALS TO BE USED

NAME ED & RITA MILLER

LEGAL LOTS 1 & 2 BLK 53 ZONE RIC

ADDRESS 630 MAROON AVE

TYPE OF STRUCTURE

___Single Family ✓ Accessory Building

___Multi Family ___Addition

___Accessory dwelling ___Other_____

ROOFING TYPE

___Shake Shingle ___Pro Panel ✓ Galvanized Corrugated Metal Matt finish

___Asphalt ___Other_____

EXTERIOR FINISH

TYPE / COLOR / SIZE / LOCATION

✓ Siding VERT. RECYCLED (Barn wood) BOARD / BOARD - NATURAL

~~Stucco~~

✓ Trim 1x4 RECYCLED - NAT.

✓ Facia WOOD 1x10 - LIGHT GREY SEMI TRANS STAIN.

DOORS

MATERIAL / STYLE / FINISH

✓ Primary door WOOD GARAGE DOOR - STAINED NAT.

✓ Secondary door WOOD / GLAZED - STAINED NAT.

WINDOWS

TYPE / COLOR White

___Casement	___Slide by	✓ True divided light
✓ Double hung	___Fixed unit	___Decorative mullions
✓ Wood	___Aluminum clad	___Vinyl clad
___Low E	___Heat mirror	___Other

Describe locations if a mix is used _____

Other Exterior Features _____

I agree to submit changes from the list above to the building inspector and BOZAR chairman for approval prior to implementation of the change.

SIGNATURE OF OWNER / REPRESENTATIVE _____

DATE 8/23/17

FACT SHEET
Block 53, Lots 1-2
Address: 630 Maroon Avenue
Proponent – Edward F. Miller

Project: To demolish a single-family residence and construct a new single-family home and accessory dwelling.

Review for June 25, 2013 BOZAR:

1) Architectural approval is required contingent upon the minor subdivision of Lots 1-5, Block 53.
2) A conditional use permit for an accessory dwelling in the R1C zone is required.

Zoning Requirements for the R1C District

Setbacks	**Required**	**Primary – Proposed**	**Accessory – Proposed**
Front	20'	20'	-
Rear	10'	10'6"	10' 6"
West Side	7'6"-11'6"	11'	11'
East Side	7'6"-11'6"	10'	14' 5"

FAR		**Primary – Proposed**	**Accessory – Proposed**
Permitted	0.3 (matter of right)	**(1992.5/6250) 0.319**	**(991.5/6250)**
	(up to) 0.32 (no larger than 2500 square feet)		
Max – all buildings	0.48 (no larger than 3500 square feet)		**(2984.33/6250) 0.477**

R1C Zone F.A.R

1) 611 Elk Ave (Bordes) .25 (1522)
2) 619 Elk Ave (Prince) .21 (1275.5)
3) 620 Maroon (Wilson) .27 (1917)/.35 (2549)

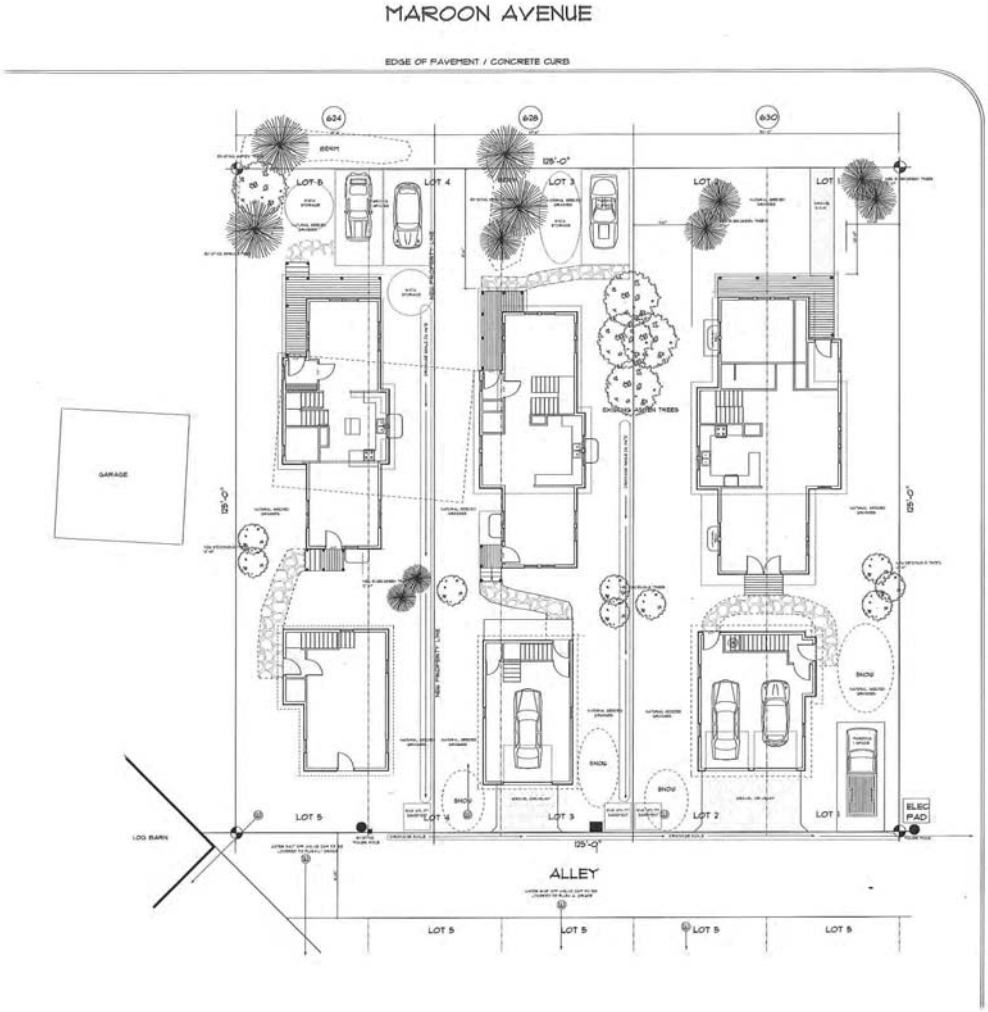
		Primary – Proposed	Accessory – Proposed
Building Height	28'/24'	28'	23'3"
Building Width	35'	27'	22'
Distance Between Buildings	10'	10'6"	
Max Lot Area	9375	6250	-
Parking	4 required	3 provided	

R1C Zone Heights

1) 611 Elk Ave (Bordes) 27'6"
2) 619 Elk Ave (Prince) 17'
3) 620 Maroon (Wilson) 27'3"/19'6"

R1C Zone Widths

1) 611 Elk Ave (Bordes) 30'
2) 619 Elk Ave (Prince) 35'3"
3) 620 Maroon (Wilson) 30'/25'8"



RESIDENCE - 624 MAROON AVE
TOWN OF CRESTED BUTTE
BLOCK 53
LOTS - W 12.5 ' LOT 4, LOT 5
LOT AREA = 4687.5 SF
PRINCIPAL RESIDENCE FLOOR AREA = 1435 SF (FAR .30)
ACCESSORY DWELLING FLOOR AREA = 790 SF (FAR .16)
TOTAL BUILD OUT = 2225 SF (FAR .47)

RESIDENCE - 628 MAROON AVE
TOWN OF CRESTED BUTTE
BLOCK 53
LOTS - E 12.5 ' LOT 4, LOT 3
LOT AREA = 4687.5 SF
PRINCIPAL RESIDENCE FLOOR AREA = 1409 SF (FAR .30)
ACCESSORY DWELLING FLOOR AREA = 665 SF (FAR .18)
TOTAL BUILD OUT = 2074 SF (FAR .44)

RESIDENCE - 630 MAROON AVE
TOWN OF CRESTED BUTTE
BLOCK 53
LOTS - 1 & 2
LOT AREA = 6250 SF
PRINCIPAL RESIDENCE FLOOR AREA = 1990 SF (FAR .31)
ACCESSORY DWELLING FLOOR AREA = 984 SF (FAR .15)
TOTAL BUILD OUT = 2974 SF (FAR .47)

DEC 2017
RECEIVED
Building Department

NORTH

SITE PLAN

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

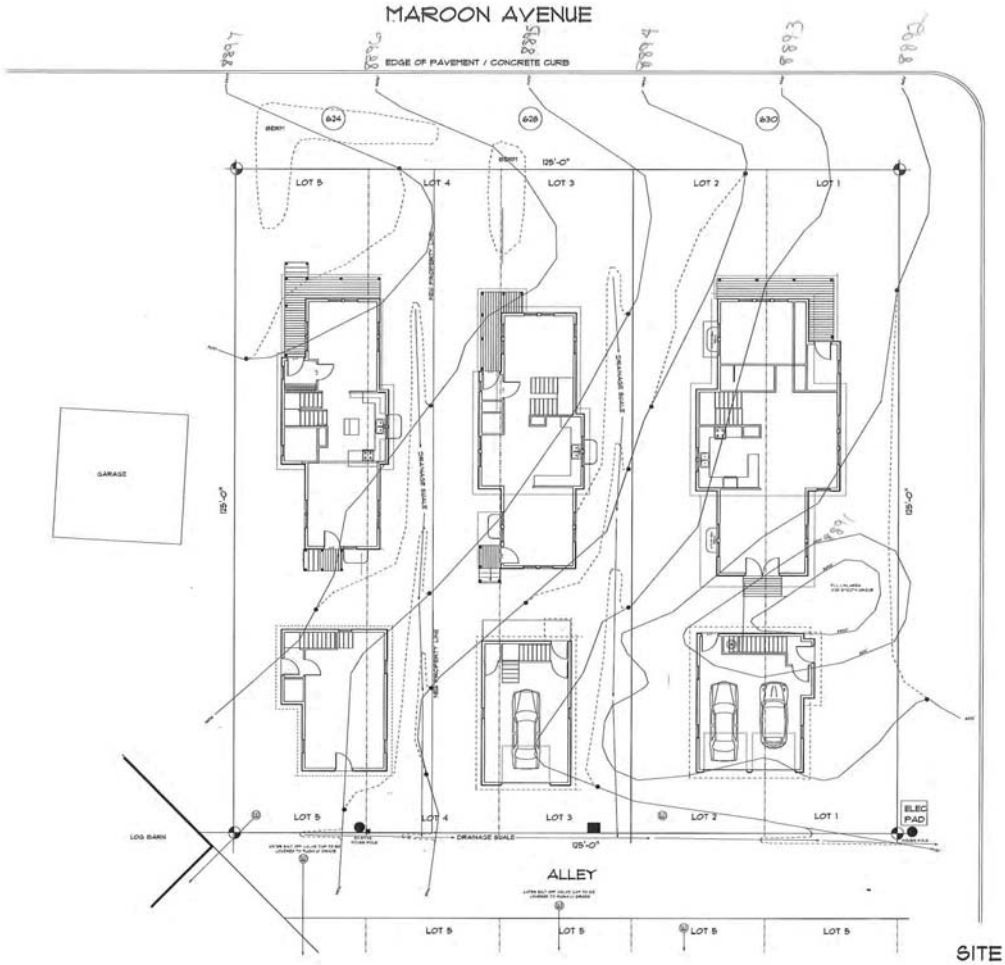
Michael D. Hartnett - Architects
201 Burns Drive
Park Centre, Colorado 80223
Hartnett@mdhgroup.com

NOTICE OF DUTY OF COOPERATION

MILLER RESIDENCES
LOTS 1 - 5, BLOCK 53
CRESTED BUTTE, COLORADO

DATE: 8-28-2017
REVISION: 11/10/2017
REVISION: 12/18/2017

SHEET
OF



SITE GRADING & DRAINAGE PLAN

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

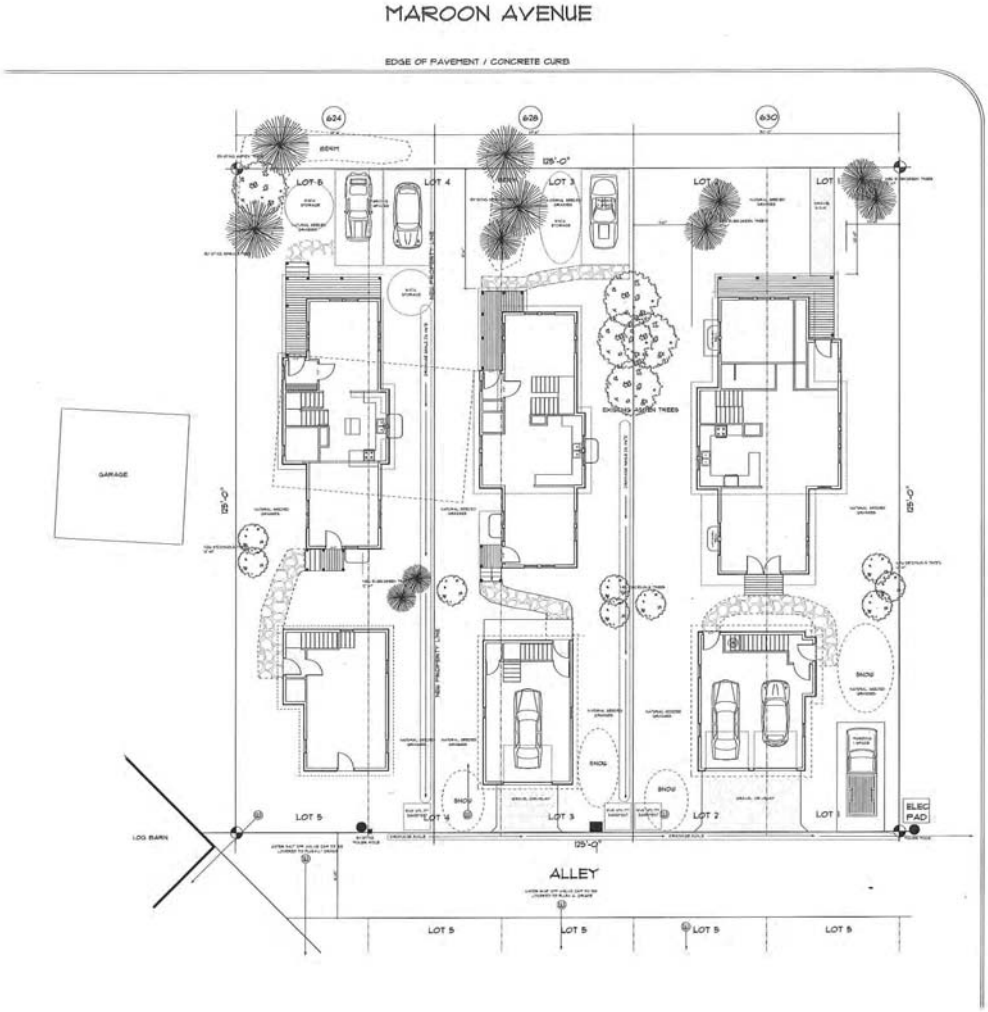
DEC 2017
RECEIVED
Building Department

NOTICE OF DUTY OF COOPERATION

MILLER RESIDENCES
LOTS 1 - 5, BLOCK 53
CRESTED BUTTE, COLORADO

DATE: 8/25/2017
REVISION: 1/1/2017
REVISION: 9/18/2017

SHEET
OF



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TOWN OF CRESTED BUTTE
BLOCK 53
LOTS - 1 & 2
LOT AREA = 6250 SF
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Building Department

NORTH

SITE PLAN

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

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LOTS 1 - 5, BLOCK 53
CRESTED BUTTE, COLORADO

DATE: 8-28-2017
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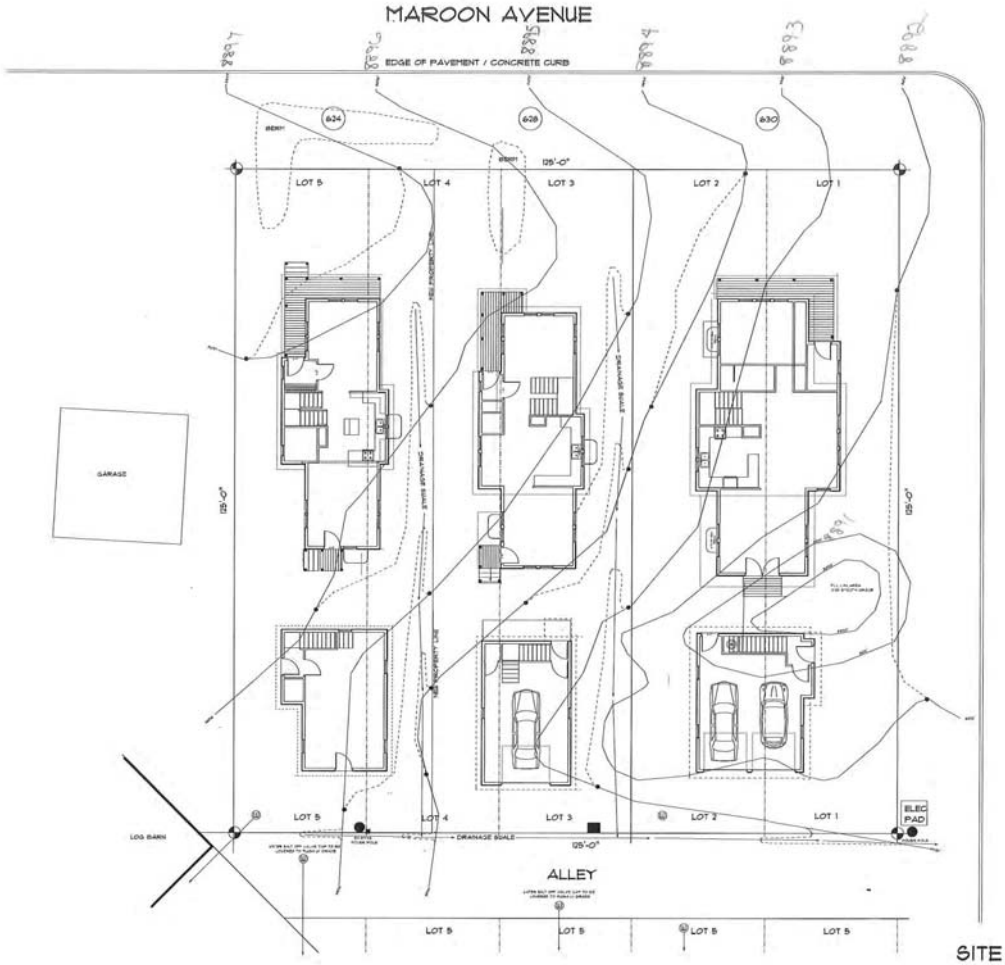
SHEET
OF



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

DEC 2017
RECEIVED
Building Department

NOTICE OF DUTY OF COOPERATION

MILLER RESIDENCES
LOTS 1 - 5, BLOCK 53
CRESTED BUTTE, COLORADO

DATE: 8/25/2017
REVISION: 1/1/2017
REVISION: 9/18/2017

SHEET
OF

Item No. 3

Consideration of the application of Mike Haney to construct an accessory building to be located at 20 3rd Street, Block 3, west 100 feet of Lots 20-21, and the west 100 feet of the south half of lot 19 in the R1 zone.

Todd Carroll, Haney's designer on the project, attended the meeting on Haney's behalf. He discussed the intent of the accessory building, its location on the lot, the changes he had made upon recommendation of the DRC and the addition of a shed roof over the man door on the west side of the accessory.

DRC: Michel and Jessoe both gave their support for the project and discussed the changes made in the DRC review process. Jessoe reminded Carroll to ensure that the trees on the east side of the property survive.

Staff Report: Minneman discussed the parking arrangement on the site. She clarified that one parking space would be provided inside the accessory as well as two spaces on the west side of the property. She asked Carroll to ensure that the trees on the east property line would survive the construction process and that he show the walkway on the site plan. Carroll stated that Haney would decide on how to design the walkway later.

Public Comment: None.

Board Discussion: The Board expressed unanimous support for the proposal.

*Michel made a **proposed** finding that the proposed accessory building to be located at 20 3rd Street does not appear excessively dissimilar to structures of like use within the surrounding neighborhood. The mass and scale of the new building is simple in form and style, maintaining traditional relationships between historic primary and accessory buildings in Town and can be supported by Guidelines 25, 4.57, 4.58 and 4.48.*

Michel made a *proposed* motion to approve the conditional use for an accessory building with plumbing and heating to be located at 20 3rd Street, Block 3, W 100 feet of Lots 20-21 and the W 100 feet of the south half of lot 19 in the R1 zone, based upon code section 15-2-16 and limiting the use to non-residential uses and prohibiting bathing, cooking and sleeping per code.

Michel made a *proposed* motion to approve the architectural appropriateness for the new accessory building to be located at 20 3rd Street, Block 3, W 100 feet of Lots 20-21, and the W 100 feet of the south half of lot 19 in the R1 zone based upon compliance with Guidelines 25, 4.48, 4.58 and per the updated plans and materials list.

MINUTES BOARD of ZONING and ARCHITECTURAL REVIEW
Town of Crested Butte
October 29, 2003

Beck called the meeting to order at 7:06 p.m. Other members present: Matison, Camp, Sawyer, Norton and Banks. Staff present: Minneman and Monahan.

Item No. 1

Consideration of the application of Peter O'Rourke to construct additions to the first and second story of the single-family residence located at 220 Teocalli Ave., Block 9, Lots 7-8 in the R1 zone.
Architectural approval is required.

Michael Helland was present to discuss the project. The house has peculiar architectural aspects and the O'Rourke's are proposing to reconfigure the rooflines to match both the Guidelines and other architecture in Town. A gable element will be added to the North elevation and face the street. The siding will be changed to wood horizontal shiplap and the roof will be corrugated metal. Currently, the chimney is located in the center of the house. In order to create usable space, it'll be moved to the East elevation. All windows will be divided light, doublehungs. The project will add square feet, but the proponents are still within their F.A.R.

DRC Report: The DRC was pleased with the proposal and commended it as admirable. The look of the building will be completely different, and the proponents are able to stay within their F.A.R. On the West elevation pop out, the DRC did request that two windows be added to break up the void wall. The DRC didn't hold the proponents to the Guidelines as strongly as they would with new construction, because the addition changed the architecturally non-conforming building to a more traditional design. They were pleased that the proponents agreed to add windows to the North elevation, since few existed. The DRC also revised the garage door to be off the South elevation of the accessory building, into the alley. Overall, the DRC complimented the project.

Staff Comment: Minneman asked Helland what they were proposing for the North elevation of the garage. Helland explained that the door would be removed and the façade resided.

There were no public comments on the matter.

Board Discussion: The Board unanimously favored the project and was pleased to have the house remodeled.

The Board finds that the additions to the single-family residence are neither excessively similar nor dissimilar to structures of like use within the surrounding neighborhood. The

buildings on Belleview were moved to this location less than 50 years ago making relocation possible and ensuring the longevity of the buildings within a traditional residential setting. The relocation of the building is in traditional site planning of out buildings in Town and can be supported by Guidelines 34a and 34b.

Camp made a motion to approve the architectural appropriateness to relocate the two historic buildings located at 4th and Belleview on Lots 29-32, Block 39 to the rear yard of the single family residence located at 330 Whiterock Ave., Block 39, Lots 1-3 and move the small historic building at 330 Whiterock to the south west yard area as noted on the plans provided for the buildings, contingent upon the following requirements:

- **Consult with the Building Department prior to moving the buildings to discuss stabilizing and temporary or permanent foundation plan,**
- **The buildings must be stabilized and rehabilitated if needed, per the Guidelines,**
- **Heating or plumbing is not part of the current approval,**
- **Consult the Building Department if other preservation measures are needed;**

Based upon compliance with Guidelines 34a, 34b and 92. Motion seconded by Matison. Motion passed unanimously.

(Matison stepped down due to a conflict of interest.)

Item No. 5

Consideration of the application of John and Sandy Emery to construct a rear addition to the single family residence located at 20 Third Street, Block 3, West 100' of Lots 20-21 and the South 12' of Lot 19 in the R1 zone.
Architectural approval is required.

Bill Coburn was present to discuss the project. After plan review, the DRC recommended that the South elevation barn doors be changed to ½ light, French. The Emery's are requesting that the doors be approved as submitted. A hot tub is inside the addition and the barn doors would provide privacy. Willows block the façade so the doors would not be highly visible.

DRC Report: The DRC said that overall, it was a great, simple addition. It steps down to the rear. The only issue the DRC had, was the barn door. As a non-traditional style on a street side elevation, they wanted to refer the issue to the entire Board.

Staff Comment: Minneman offered the Board the possibility of suggesting a full wood door on the Teocalli façade.

There were no public comments on the matter.

Board Discussion: One member referenced the residence on 7th and Butte Ave. as having a similar addition. The barn doors aren't very noticeable because they blend in with the wood. If the proponent could blend the barn doors with the rest of the addition, so that it isn't highly visible, the Board could support the doors. (Possibly through paint.) Another Board member said that the Guidelines support the addition. 4.38 state that secondary doors should be similar to those seen historically, as this is.

The Board made a finding that the proposed addition to the single-family residence is neither excessively similar nor dissimilar to structures of like use within the surrounding neighborhood. The addition is traditional in form to existing single-family residence additions and relates well with the overall appearance of the existing structure and can be supported by Guidelines 4.1, 4.2, 4.38, 4.8, 108, 117a, and 118.

Camp made a motion to approve the architectural appropriateness for the addition to the single-family residence located at 20 Third St., Block 3, West 100' of Lots 20-21 and the South 12' of Lot 19 in the R1 zone, as noted on the plans and material list with one change specified: the South elevation, sliding barn doors match the rest of the addition and do not stand out. Based upon Guidelines 4.1, 4.2, 4.38, 4.8, 108, 117a and 118. Motion seconded by Sawyer. Motion passed unanimously.

(Matison returned to the Board.)

Item No. 6

Consideration of the application of Mitch Evans to construct an addition to a historic residence located at 22 Elk Ave., Block 30, Parcel B, Evans Subdivision in the B-3 zone. Architectural approval is required.

Mitch Evans was present to discuss his request. Evans provided the Board with a model of the residence and proposed addition. The addition is only 700 square feet, leaving 700 square feet before maxing his F.A.R. The lot slopes down in the rear, minimizing the impact of the addition. Suggested dormer changes by the DRC were incorporated into the model. The door and windows will match what already exists. The DRC originally requested that Evans move the addition further to the west. Evans offered 6 photographs of structures within the Block that have "L" shapes. None of the buildings have "T" shapes. The ample trees on the property would block the addition. The addition would only protrude 13 feet, proportional to the neighborhood.

DRC Report: The DRC was most concerned that the addition would not remain within the historic, existing footprint. The addition is over 60 feet back and blocked by enormous cottonwoods, which can help to mitigate that issue. The residence is untraditional in that the front façade has a gable facing east to west. Evans wanted to bring that same detail towards the rear with an "L" shape. Other then the shifting over,

10 Butte Garage.

MiTek USA, Inc.
7777 Greenback Lane
Suite 109
Citrus Heights, CA, 95610
Telephone 916/676-1900
Fax 916/676-1909

Re: 14018
FAUST MOUNTAIN PROPERTIES

The truss drawing(s) referenced below have been prepared by MiTek USA, Inc. under my direct supervision based on the parameters provided by Alpine Truss-Montrose, CO.

Pages or sheets covered by this seal: R54742320 thru R54742324

My license renewal date for the state of Colorado is October 31, 2019.

COLORADO LICENSED
CHAD M. KOMNICK
46340
PROFESSIONAL ENGINEER

July 11,2018

Komnick, Chad

IMPORTANT NOTE: Truss Engineer's responsibility is solely for design of individual trusses based upon design parameters shown on referenced truss drawings. Parameters have not been verified as appropriate for any use. Any location identification specified is for file reference only and has not been used in preparing design. Suitability of truss designs for any particular building is the responsibility of the building designer, not the Truss Engineer, per ANSI/TPI-1, Chapter 2.

Job	Truss	Truss Type	Qty	Ply	FAUST MOUNTAIN PROPERTIES
14018	A1	ROOF TRUSS	4	1	R54742320 Job Reference (optional)

Alpine Truss, Montrose, CO - 81401,

8.220 s May 24 2018 MiTek Industries, Inc. Wed Jul 11 10:48:32 2018 Page 1
ID:fv6j8l?ac8FFDZERa0A_Ssz53f5-QYCG5yDZh1NcwJO8So1fmp1V?o_HvVf3u5BNgDyz9ij

-1-0-0	4-0-0	6-10-11	10-0-0	13-0-0	16-0-0	17-0-0
1-0-0	4-0-0	2-10-11	3-1-5	3-0-0	3-0-0	1-0-0

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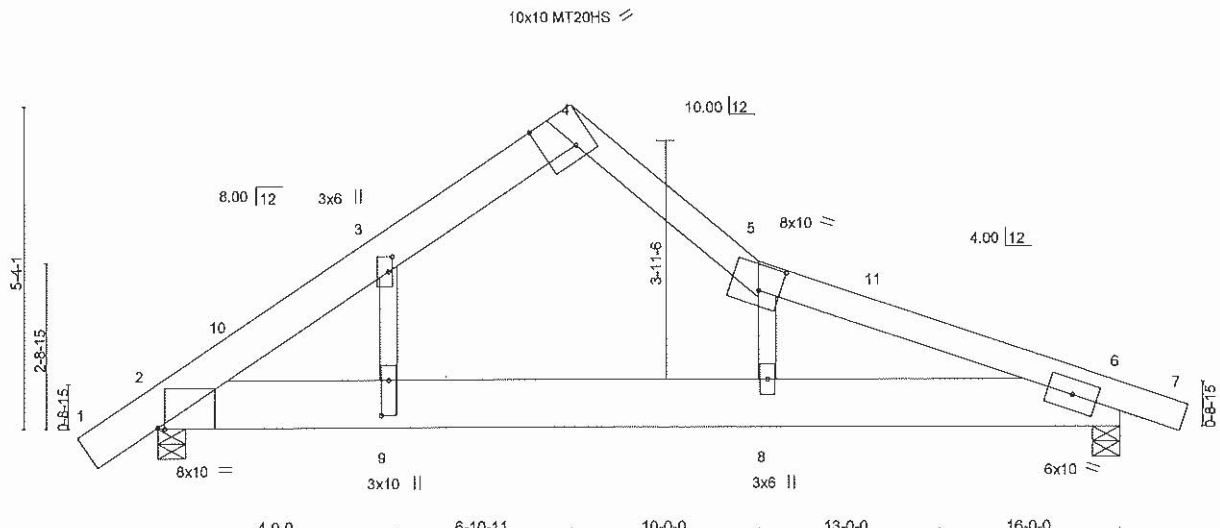


4-0-0	6-10-11	10-0-0	13-0-0	16-0-0
4-0-0	2-10-11	3-1-5	3-0-0	3-0-0

Plate Offsets (X,Y)-- [2:0-1-7,Edge], [3:0-3-0,0-0-12], [4:0-6-7,Edge], [5:0-4-4,0-5-0], [9:0-7-0,0-1-8]

LOADING (psf)		SPACING- 2-0-0		CSI.		DEFL.	in	(loc)	l/defl	L/d	PLATES	GRIP
TCLL	100.0	Plate Grip DOL	1.00	TC	0.68	Vert(LL)	-0.38	8-9	>487	360	MT20	118/123
(Roof Snow=100.0)		Lumber DOL	1.00	BC	0.76	Vert(CT)	-0.47	8-9	>400	240	MT20HS	81/102
TCDL	10.0	Rep Stress Incr	NO	WB	0.27	Horz(CT)	0.01	6	n/a	n/a		
BCLL	0.0 *	Code IRC2015/TPI2014		Matrix-SH		Wind(LL)	0.06	8	>999	240	Weight: 130 lb	FT = 20%
BCDL	10.0											

LUMBER-
TOP CHORD 1 1/2" x 5 1/2" 2.0E Microllam® LVL *Except*
1-4: 1 1/2" x 7 1/4" 2.0E Microllam® LVL
BOT CHORD 1 1/2" x 9 1/2" 2.0E Microllam® LVL
WEBS 2x4 SPF 1650F 1.5E

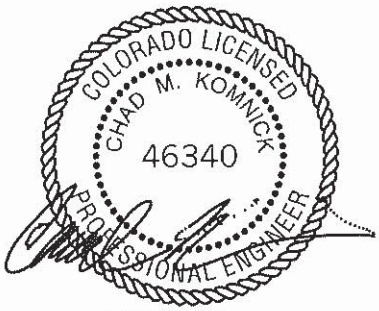
BRACING-
TOP CHORD Structural wood sheathing directly applied or 6-0-0 oc purlins.
BOT CHORD Rigid ceiling directly applied or 5-10-4 oc bracing.

REACTIONS. (lb/size) 2=2316/0-5-8, 6=2259/0-5-8
Max Horz 2=-106(LC 12)
Max Uplift 2=-31(LC 14), 6=-42(LC 15)
Max Grav 2=2350(LC 21), 6=2288(LC 22)

FORCES. (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.
TOP CHORD 1-2=0/289, 2-3=-2598/53, 3-4=-1507/88, 4-5=-1847/97, 5-6=-1908/13
BOT CHORD 2-9=0/1562, 8-9=0/1571, 6-8=0/1513
WEBS 5-8=-1053/112, 3-9=0/1427

NOTES-
1) Wind: ASCE 7-10; Vult=115mph (3-second gust) Vasd=91mph; TCDL=6.0psf; BCDL=6.0psf; h=25ft; Cat. II; Exp B; Enclosed; MWFRS (envelope) gable end zone and C-C Exterior(2) zone; cantilever left and right exposed ; end vertical left and right exposed;C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.33 plate grip DOL=1.33
2) TCLL: ASCE 7-10; Pf=100.0 psf (flat roof snow); Category II; Exp B; Fully Exp.; Ct=1.10
3) Unbalanced snow loads have been considered for this design.
4) This truss has been designed for greater of min roof live load of 16.0 psf or 2.00 times flat roof load of 100.0 psf on overhangs non-concurrent with other live loads.
5) All plates are MT20 plates unless otherwise indicated.
6) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
7) * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-6-0 tall by 2-0-0 wide will fit between the bottom chord and any other members.
8) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 100 lb uplift at joint(s) 2, 6.

LOAD CASE(S) Standard
1) Dead + Snow (balanced): Lumber Increase=1.00, Plate Increase=1.00
Uniform Loads (plf)
Vert: 1-4=-220, 4-5=-220, 5-7=-220, 2-9=-20, 8-9=-60, 6-8=-20



July 11,2018

WARNING - Verify design parameters and READ NOTES ON THIS AND INCLUDED MITEK REFERENCE PAGE MII-7473 rev. 10/03/2015 BEFORE USE.
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MiTek
7777 Greenback Lane
Suite 109
Citrus Heights, CA 95610

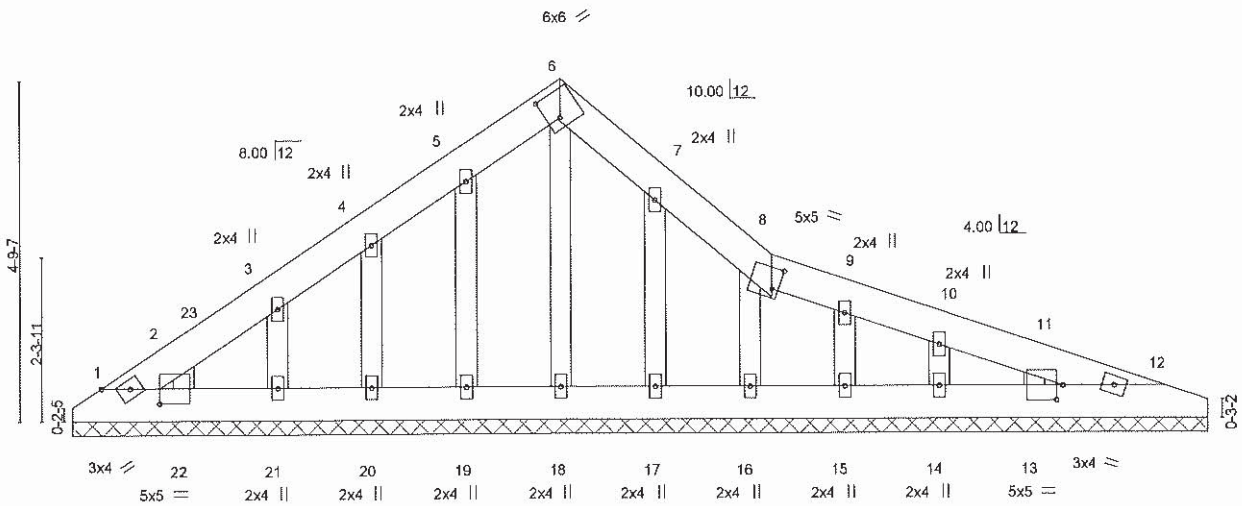
Job	Truss	Truss Type	Qty	Ply	FAUST MOUNTAIN PROPERTIES
14018	A1E	ROOF SPECIAL SUPPORT	2	1	R54742321 Job Reference (optional)

Alpine Truss, Montrose, CO - 81401,

8.220 s May 24 2018 MiTek Industries, Inc. Wed Jul 11 10:48:34 2018 Page 1
ID:fv6j8l?ac8FFDZERa0A_Ssz53f5-MxK1WeEpDedK9dYXaD37rE6?Xbq0NRfMMPgUk6yz9ih

6-10-11 | 9-10-6 | 16-0-0
6-10-11 | 2-11-11 | 6-1-10

Scale = 1:31.2



16-0-0
16-0-0

Plate Offsets (X,Y)-- [2:0-1-12,0-1-3], [6:0-2-3,0-4-4], [8:0-1-1,0-3-8], [11:0-1-12,0-0-9], [13:0-1-12,0-0-0], [13:0-1-1,0-2-8], [22:0-1-12,0-0-0], [22:0-9-14,0-2-8]

LOADING (psf)		SPACING-	2-0-0	CSI.		DEFL.	in	(loc)	l/defl	L/d	PLATES	GRIP
TCLL	100.0	Plate Grip DOL	1.00	TC	0.04	Vert(LL)	n/a	-	n/a	999	MT20	169/123
(Roof Snow=100.0)		Lumber DOL	1.00	BC	0.04	Vert(CT)	n/a	-	n/a	999		
TCDL	10.0	Rep Stress Incr	YES	WB	0.17	Horz(CT)	0.00	12	n/a	n/a		
BCLL	0.0 *	Code IRC2015/TPI2014		Matrix-SH							Weight: 77 lb	FT = 20%
BCDL	10.0											

LUMBER-
TOP CHORD 2x6 SPF 1650F 1.5E
BOT CHORD 2x6 SPF 1650F 1.5E
OTHERS 2x4 WW Stud

BRACING-
TOP CHORD Structural wood sheathing directly applied or 6-0-0 oc purlins.
BOT CHORD Rigid ceiling directly applied or 10-0-0 oc bracing.

REACTIONS. All bearings 16-0-0.
(lb) - Max Horz 1=-89(LC 12)
Max Uplift All uplift 100 lb or less at joint(s) 1, 19, 20, 21, 22, 17, 16, 15, 14, 13
Max Grav All reactions 250 lb or less at joint(s) 1, 12, 18 except 19=412(LC 32), 20=450(LC 32), 21=422(LC 32), 22=357(LC 32), 17=471(LC 21), 16=404(LC 21), 15=351(LC 34), 14=357(LC 34), 13=541(LC 34)

FORCES. (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.
WEBS 5-19=-386/28, 4-20=-422/46, 3-21=-401/44, 2-22=-304/36, 7-17=-444/41, 8-16=-384/49, 9-15=-319/28, 10-14=-351/33, 11-13=-456/42

NOTES-
1) Wind: ASCE 7-10; Vult=115mph (3-second gust) Vasd=91mph; TCDL=6.0psf; BCDL=6.0psf; h=25ft; Cat. II; Exp B; Enclosed; MWFRS (envelope) gable end zone and C-C Exterior(2) zone; cantilever left and right exposed ; end vertical left and right exposed;C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.33 plate grip DOL=1.33
2) Truss designed for wind loads in the plane of the truss only. For studs exposed to wind (normal to the face), see Standard Industry Gable End Details as applicable, or consult qualified building designer as per ANSI/TPI 1.
3) TCLL: ASCE 7-10; Pf=100.0 psf (flat roof snow); Category II; Exp B; Fully Exp.; Ct=1.10
4) Unbalanced snow loads have been considered for this design.
5) Gable requires continuous bottom chord bearing.
6) Gable studs spaced at 1-4-0 oc.
7) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
8) * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-6-0 tall by 2-0-0 wide will fit between the bottom chord and any other members.
9) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 100 lb uplift at joint(s) 1, 19, 20, 21, 22, 17, 16, 15, 14, 13.

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July 11,2018

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Job	Truss	Truss Type	Qty	Ply	FAUST MOUNTAIN PROPERTIES
14018	A2	ROOF TRUSS	6	1	R54742322 Job Reference (optional)

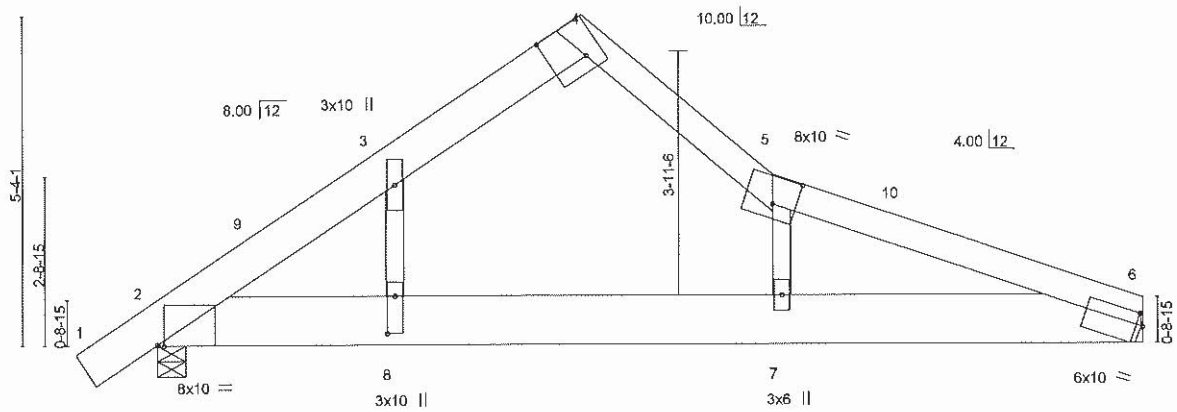
Alpine Truss, Montrose, CO - 81401,

8.220 s May 24 2018 MiTek Industries, Inc. Wed Jul 11 10:48:35 2018 Page 1
ID:fv6j8l?ac8FFDZERa0A_Ssz53f5-q7uPk_FS_ymAnn7j8waMOSf?j?_N6s9Va3P2HYyz9ig

-1-0-0	4-0-0	6-10-11	10-0-0	13-0-0	16-0-0
1-0-0	4-0-0	2-10-11	3-1-5	3-0-0	3-0-0

Scale = 1:36.0

10x10 MT20HS



4-0-0	6-10-11	10-0-0	13-0-0	16-0-0
4-0-0	2-10-11	3-1-5	3-0-0	3-0-0

Plate Offsets (X,Y)-- [2:0-1-3,Edge], [4:0-6-13,0-7-2], [5:0-4-8,0-5-4], [6:0-1-5,0-2-4], [8:0-7-4,0-1-8]

LOADING (psf)		SPACING-	2-0-0	CSI.		DEFL.	in	(loc)	l/defl	L/d	PLATES	GRIP
TCLL	100.0	Plate Grip DOL	1.00	TC	0.72	Vert(LL)	-0.42	7-8	>452	360	MT20	118/123
(Roof Snow=100.0)		Lumber DOL	1.00	BC	0.80	Vert(CT)	-0.51	7-8	>372	240	MT20HS	81/102
TCDL	10.0	Rep Stress Incr	NO	WB	0.28	Horz(CT)	0.01	6	n/a	n/a		
BCLL	0.0 *	Code IRC2015/TPI2014		Matrix-SH		Wind(LL)	0.06	7	>999	240	Weight: 127 lb	FT = 20%
BCDL	10.0											

LUMBER-
TOP CHORD 1 1/2" x 5 1/2" 2.0E Microllam® LVL *Except*
1-4: 1 1/2" x 7 1/4" 2.0E Microllam® LVL
BOT CHORD 1 1/2" x 9 1/2" 2.0E Microllam® LVL
WEBS 2x4 SPF 1650F 1.5E

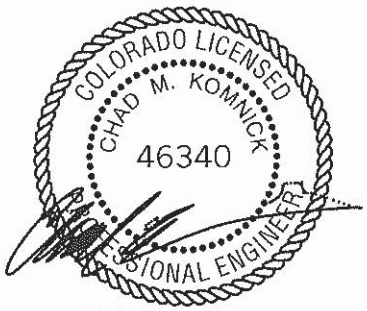
BRACING-
TOP CHORD Structural wood sheathing directly applied or 5-11-3 oc purlins.
BOT CHORD Rigid ceiling directly applied or 5-5-2 oc bracing.

REACTIONS. (lb/size) 6=1980/Mechanical, 2=2349/0-5-8
Max Horz 2=-102(LC 12)
Max Uplift 6=-24(LC 15), 2=-31(LC 14)
Max Grav 6=2009(LC 22), 2=2349(LC 1)

FORCES. (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.
TOP CHORD 1-2=0/289, 2-3=-2678/61, 3-4=-1542/91, 4-5=-1893/101, 5-6=-1953/18
BOT CHORD 2-8=0/1611, 7-8=0/1622, 6-7=0/1561
WEBS 5-7=-1081/114, 3-8=0/1507

NOTES-
1) Wind: ASCE 7-10; Vult=115mph (3-second gust) Vasd=91mph; TCDL=6.0psf; BCDL=6.0psf; h=25ft; Cat. II; Exp B; Enclosed; MWFRS (envelope) gable end zone and C-C Exterior(2) zone; cantilever left and right exposed ; end vertical left and right exposed;C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.33 plate grip DOL=1.33
2) TCLL: ASCE 7-10; Pf=100.0 psf (flat roof snow); Category II; Exp B; Fully Exp.; Ct=1.10
3) Unbalanced snow loads have been considered for this design.
4) This truss has been designed for greater of min roof live load of 16.0 psf or 2.00 times flat roof load of 100.0 psf on overhangs non-concurrent with other live loads.
5) All plates are MT20 plates unless otherwise indicated.
6) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
7) * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-6-0 tall by 2-0-0 wide will fit between the bottom chord and any other members.
8) Refer to girder(s) for truss to truss connections.
9) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 100 lb uplift at joint(s) 6, 2.

LOAD CASE(S) Standard
1) Dead + Snow (balanced): Lumber Increase=1.00, Plate Increase=1.00
Uniform Loads (plf)
Vert: 1-4=-220, 4-5=-220, 5-6=-220, 2-8=-20, 7-8=-60, 6-7=-20



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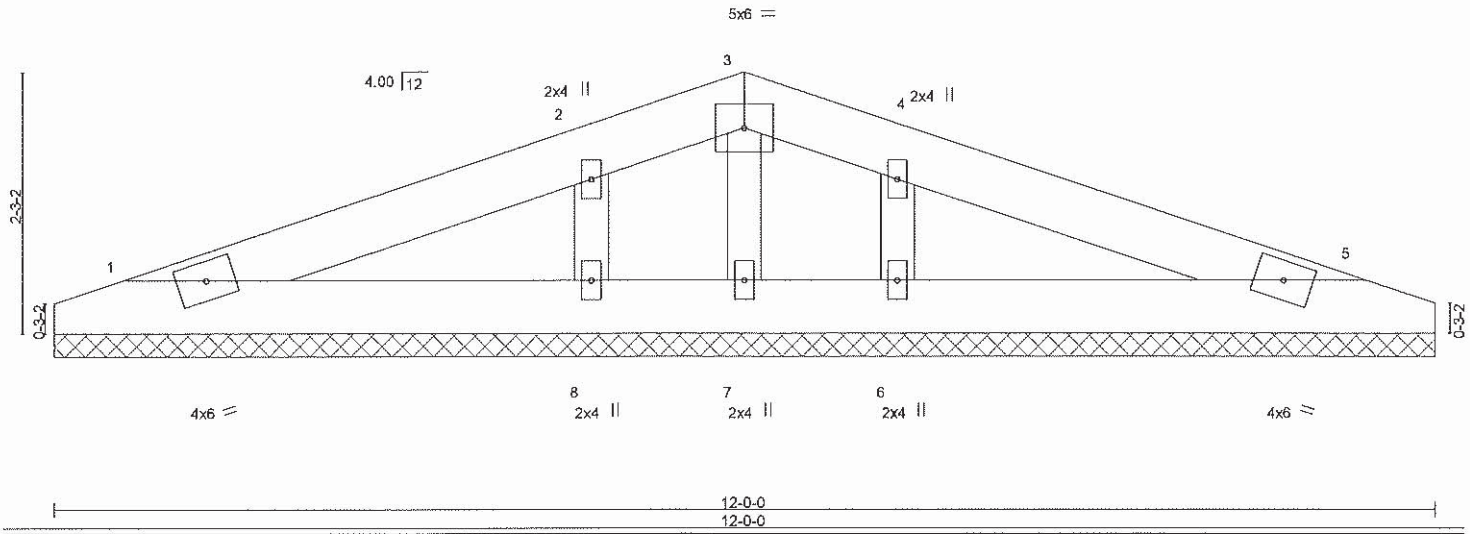
Job	Truss	Truss Type	Qty	Ply	FAUST MOUNTAIN PROPERTIES
14018	B1E	GABLE	1	1	R54742323
					Job Reference (optional)

Alpine Truss, Montrose, CO - 81401,

8.220 s May 24 2018 MiTek Industries, Inc. Wed Jul 11 10:48:37 2018 Page 1
ID:fv6j8l?ac8FFDZERa0A_Ssz53f5-mW?98gGiWZ0u04H6FLdqTtkT_pqramLo2Nu8LRyz9ie

6-0-0 | 12-0-0
6-0-0 | 6-0-0

Scale = 1:19.2



LOADING (psf)		SPACING-	2-0-0	CSI.		DEFL.	in	(loc)	l/defl	L/d	PLATES	GRIP
TCLL	100.0	Plate Grip DOL	1.00	TC	0.22	Vert(LL)	n/a	-	n/a	999	MT20	169/123
(Roof Snow=100.0)		Lumber DOL	1.00	BC	0.16	Vert(CT)	n/a	-	n/a	999		
TCDL	10.0	Rep Stress Incr	YES	WB	0.30	Horz(CT)	0.00	5	n/a	n/a		
BCLL	0.0 *	Code IRC2015/TPI2014		Matrix-SH							Weight: 45 lb	FT = 20%
BCDL	10.0											

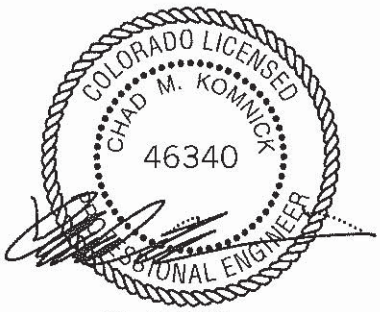
LUMBER-
TOP CHORD 2x6 SPF 1650F 1.5E
BOT CHORD 2x6 SPF 1650F 1.5E
OTHERS 2x4 WW Stud

BRACING-
TOP CHORD Structural wood sheathing directly applied or 6-0-0 oc purlins.
BOT CHORD Rigid ceiling directly applied or 6-0-0 oc bracing.

REACTIONS. All bearings 12-0-0.
(lb) - Max Horz 1=-23(LC 15)
Max Uplift All uplift 100 lb or less at joint(s) 1, 5, 8, 6 except 7=-268(LC 1)
Max Grav All reactions 250 lb or less at joint(s) 7 except 1=458(LC 20), 5=458(LC 21), 8=1192(LC 20), 6=1192(LC 21)

FORCES. (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.
WEBS 2-8=-943/97, 4-6=-943/97

NOTES-
1) Wind: ASCE 7-10; Vult=115mph (3-second gust) Vasd=91mph; TCDL=6.0psf; BCDL=6.0psf; h=25ft; Cat. II; Exp B; Enclosed; MWFRS (envelope) gable end zone and C-C Exterior(2) zone; cantilever left and right exposed ; end vertical left and right exposed;C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.33 plate grip DOL=1.33
2) Truss designed for wind loads in the plane of the truss only. For studs exposed to wind (normal to the face), see Standard Industry Gable End Details as applicable, or consult qualified building designer as per ANSI/TPI 1.
3) TCLL: ASCE 7-10; Pf=100.0 psf (flat roof snow); Category II; Exp B; Fully Exp.; Ct=1.10
4) Unbalanced snow loads have been considered for this design.
5) Gable requires continuous bottom chord bearing.
6) Gable studs spaced at 1-4-0 oc.
7) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
8) * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-6-0 tall by 2-0-0 wide will fit between the bottom chord and any other members.
9) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 100 lb uplift at joint(s) 1, 5, 8, 6 except (jt=lb) 7=268.



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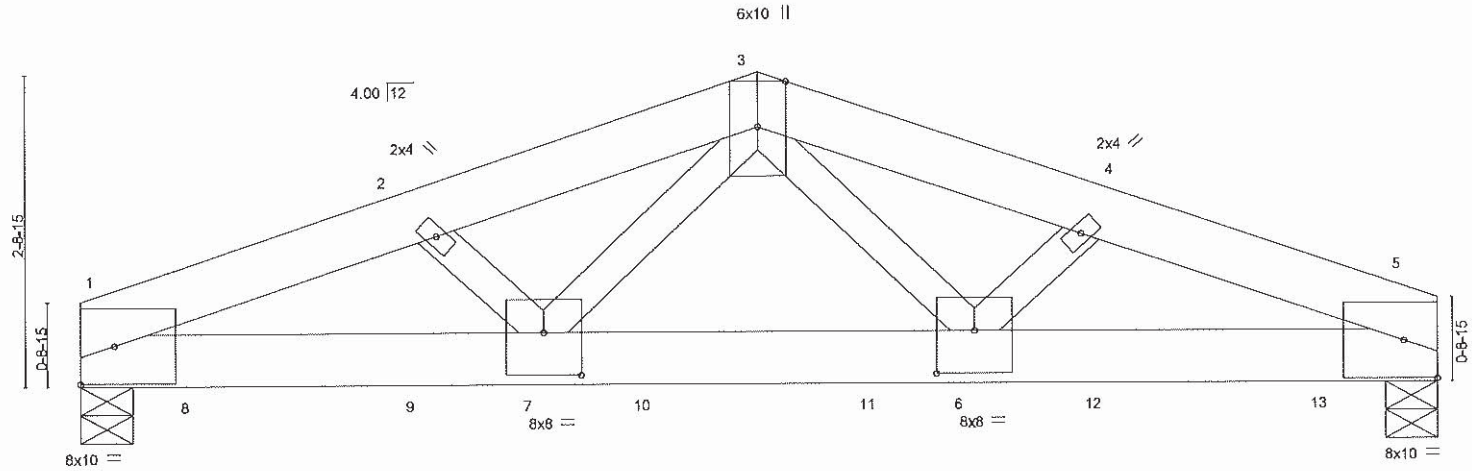
Job	Truss	Truss Type	Qty	Ply	FAUST MOUNTAIN PROPERTIES
14018	B2G	COMMON GIRDER	1	2	R54742324 Job Reference (optional)

Alpine Truss, Montrose, CO - 81401,

8.220 s May 24 2018 MiTek Industries, Inc. Wed Jul 11 10:48:38 2018 Page 1
ID:fv6j8l?ac8FFDZERa0A_Ssz53f5-EiZYM0HKHt8leEslp383?4HZkD2mJAcyG1eittyz9id

3-1-12	6-0-0	8-10-4	12-0-0
3-1-12	2-10-4	2-10-4	3-1-12

Scale = 1:19.6



4-1-3	7-10-13	12-0-0
4-1-3	3-9-11	4-1-3

Plate Offsets (X,Y)-- [6:0-4-0,0-4-8], [7:0-4-0,0-4-8]

LOADING (psf)		SPACING-	2-0-0	CSI.		DEFL.	in	(loc)	l/defl	L/d	PLATES	GRIP
TCLL	100.0	Plate Grip DOL	1.00	TC	0.48	Vert(LL)	-0.14	6-7	>983	360	MT20	118/123
(Roof Snow=100.0)		Lumber DOL	1.00	BC	0.69	Vert(CT)	-0.17	6-7	>826	240		
TCDL	10.0	Rep Stress Incr	NO	WB	0.49	Horz(CT)	0.04	5	n/a	n/a		
BCLL	0.0 *	Code IRC2015/TPI2014		Matrix-SH		Wind(LL)	0.02	6-7	>999	240	Weight: 121 lb	FT = 20%
BCDL	10.0											

LUMBER-
TOP CHORD 2x6 SPF 1650F 1.5E
BOT CHORD 1 1/2" x 5 1/2" 2.0E Microllam® LVL
WEBS 2x4 SPF 1650F 1.5E *Except*
4-6,2-7: 2x4 WW Stud

BRACING-
TOP CHORD Structural wood sheathing directly applied or 4-10-11 oc purlins.
BOT CHORD Rigid ceiling directly applied or 10-0-0 oc bracing.

REACTIONS. (lb/size) 1=7288/0-5-8, 5=7419/0-5-8
Max Horz 1=30(LC 31)
Max Uplift 1=-126(LC 6), 5=-128(LC 7)

FORCES. (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.
TOP CHORD 1-2=-12098/221, 2-3=-12194/218, 3-4=-12185/218, 4-5=-12087/221
BOT CHORD 1-7=-197/10911, 6-7=-125/8759, 5-6=-176/10901
WEBS 3-6=-73/4492, 4-6=-224/1278, 3-7=-73/4506, 2-7=-224/1277

NOTES-
1) 2-ply truss to be connected together with 10d (0.131"x3") nails as follows:
Top chords connected as follows: 2x6 - 2 rows staggered at 0-7-0 oc.
Bottom chords connected as follows: 1 1/2" x 5 1/2" - 2 rows staggered at 0-2-0 oc.
Webs connected as follows: 2x4 - 1 row at 0-9-0 oc.
2) All loads are considered equally applied to all plies, except if noted as front (F) or back (B) face in the LOAD CASE(S) section. Ply to ply connections have been provided to distribute only loads noted as (F) or (B), unless otherwise indicated.
3) Wind: ASCE 7-10; Vult=115mph (3-second gust) Vasd=91mph; TCDL=6.0psf; BCDL=6.0psf; h=25ft; Cat. II; Exp B; Enclosed; MWFRS (envelope) gable end zone; cantilever left and right exposed ; end vertical left and right exposed; Lumber DOL=1.33 plate grip DOL=1.33
4) TCLL: ASCE 7-10; Pf=100.0 psf (flat roof snow); Category II; Exp B; Fully Exp.; Ct=1.10
5) Unbalanced snow loads have been considered for this design.
6) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
7) * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-6-0 tall by 2-0-0 wide will fit between the bottom chord and any other members.
8) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 100 lb uplift at joint(s) except (jt=lb) 1=126, 5=128.
9) Hanger(s) or other connection device(s) shall be provided sufficient to support concentrated load(s) 1990 lb down and 42 lb up at 1-0-12, 1989 lb down and 44 lb up at 3-0-12, 1989 lb down and 44 lb up at 5-0-12, 1989 lb down and 44 lb up at 7-0-12, and 1989 lb down and 44 lb up at 9-0-12, and 1992 lb down and 41 lb up at 11-0-12 on bottom chord. The design/selection of such connection device(s) is the responsibility of others.

LOAD CASE(S) Standard
1) Dead + Snow (balanced): Lumber Increase=1.00, Plate Increase=1.00

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July 11,2018

Continued on page 2

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LOAD CASE(S) Standard

Uniform Loads (plf)

Vert: 1-3=-220, 3-5=-220, 1-5=-20

Concentrated Loads (lb)

Vert: 8=-1990(F) 9=-1989(F) 10=-1989(F) 11=-1989(F) 12=-1989(F) 13=-1992(F)

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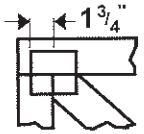
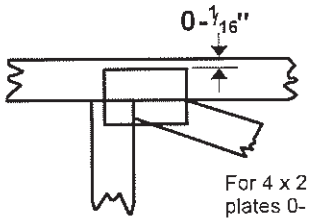
Symbols

PLATE LOCATION AND ORIENTATION



Center plate on joint unless x, y offsets are indicated. Dimensions are in ft-in-sixteenths. Apply plates to both sides of truss and fully embed teeth.



For 4 x 2 orientation, locate plates 0- 1/16" from outside edge of truss.

This symbol indicates the required direction of slots in connector plates.

*** Plate location details available in MiTek 20/20 software or upon request.**

PLATE SIZE

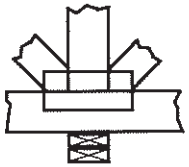
4 x 4

The first dimension is the plate width measured perpendicular to slots. Second dimension is the length parallel to slots.

LATERAL BRACING LOCATION

Indicated by symbol shown and/or by text in the bracing section of the output. Use T or I bracing if indicated.

BEARING

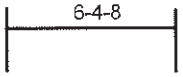


Indicates location where bearings (supports) occur. Icons vary but reaction section indicates joint number where bearings occur. Min size shown is for crushing only.

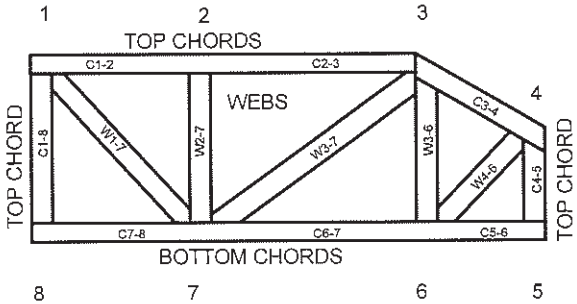
Industry Standards:

ANSI/TPI1: National Design Specification for Metal Plate Connected Wood Truss Construction.
DSB-89: Design Standard for Bracing.
BCSI: Building Component Safety Information, Guide to Good Practice for Handling, Installing & Bracing of Metal Plate Connected Wood Trusses.

Numbering System



dimensions shown in ft-in-sixteenths (Drawings not to scale)



JOINTS ARE GENERALLY NUMBERED/LETTERED CLOCKWISE AROUND THE TRUSS STARTING AT THE JOINT FARTHEST TO THE LEFT.

CHORDS AND WEBS ARE IDENTIFIED BY END JOINT NUMBERS/LETTERS.

PRODUCT CODE APPROVALS

ICC-ES Reports:

ESR-1311, ESR-1352, ESR1988
ER-3907, ESR-2362, ESR-1397, ESR-3282

Trusses are designed for wind loads in the plane of the truss unless otherwise shown.

Lumber design values are in accordance with ANSI/TPI 1 section 6.3 These truss designs rely on lumber values established by others.

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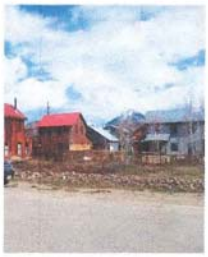
MiTek Engineering Reference Sheet: MII-7473 rev. 10/03/2015

General Safety Notes

Failure to Follow Could Cause Property Damage or Personal Injury

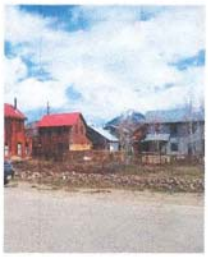
1. Additional stability bracing for truss system, e.g. diagonal or X-bracing, is always required. See BCSI.
2. Truss bracing must be designed by an engineer. For wide truss spacing, individual lateral braces themselves may require bracing, or alternative Tor I bracing should be considered.
3. Never exceed the design loading shown and never stack materials on inadequately braced trusses.
4. Provide copies of this truss design to the building designer, erection supervisor, property owner and all other interested parties.
5. Cut members to bear tightly against each other.
6. Place plates on each face of truss at each joint and embed fully. Knots and wane at joint locations are regulated by ANSI/TPI 1.
7. Design assumes trusses will be suitably protected from the environment in accord with ANSI/TPI 1.
8. Unless otherwise noted, moisture content of lumber shall not exceed 19% at time of fabrication.
9. Unless expressly noted, this design is not applicable for use with fire retardant, preservative treated, or green lumber.
10. Camber is a non-structural consideration and is the responsibility of truss fabricator. General practice is to camber for dead load deflection.
11. Plate type, size, orientation and location dimensions indicated are minimum plating requirements.
12. Lumber used shall be of the species and size, and in all respects, equal to or better than that specified.
13. Top chords must be sheathed or purlins provided at spacing indicated on design.
14. Bottom chords require lateral bracing at 10 ft. spacing, or less, if no ceiling is installed, unless otherwise noted.
15. Connections not shown are the responsibility of others.
16. Do not cut or alter truss member or plate without prior approval of an engineer.
17. Install and load vertically unless indicated otherwise.
18. Use of green or treated lumber may pose unacceptable environmental, health or performance risks. Consult with project engineer before use.
19. Review all portions of this design (front, back, words and pictures) before use. Reviewing pictures alone is not sufficient.
20. Design assumes manufacture in accordance with ANSI/TPI 1 Quality Criteria.

Gothic Avenue



JUL 2015
RECEIVED
Building Department

Gothic Avenue



JUL 2015
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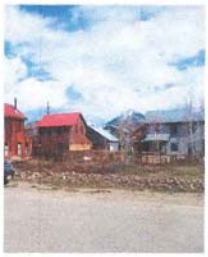
Building Department

Gothic Avenue



JUL 2015
RECEIVED
Building Department

FACT SHEET
Block 16, "Tract 3," Lot 10 and part Lot 9
Address: 214 Gothic Avenue
Proponent – William B. and Barbara Beirer Myerson

Project: To construct a single family residence and accessory dwelling in the R1C zone.

Review for August 10, 2015 DRC:

- Architectural approval is required.
- A conditional use permit for an accessory dwelling in the R1C zone is required.
- Approval is contingent upon approval of minor subdivision and demolition.

Zoning Requirements for the R1C District

Setbacks	**Required**	**Primary – Proposed**	**Accessory – Proposed**
Front	20'	20'	-
Rear	10'	22' 10"	5'
West Side	7'6"-11'6"	7' 6"	12'
East Side	7'6"-11'6"	7' 6"	7' 6"

FAR		**Primary - Existing**	**Primary – Proposed**	**Accessory – Proposed**
Permitted	0.3 (matter of right)	**(665)**		**(927/5865) 0.158**
	(up to) 0.32 (no larger than 2500 square feet)		**(1879/5865) 0.320**	
Max – all buildings	0.48 (no larger than 3500 square feet)			**(2806/5865) 0.478**

R1C Zone F.A.R

1) 120 Gothic (Curtis) .296/.355 (1852.5/2217.5)
2) 116 Gothic (Smith) .32 (2007)
3) 124 Gothic (Greiner) .29 (2754)
4) 112 Gothic (Smith) .34 (2135)
5) 117 Gothic (Jensen) .28 (1827/2181)
6) 210 Gothic (Goodnough) .189 (1008/1360)
7) 219 Gothic (Truex) .46 (1875/2875)
8) 221 Gothic .28(1830/2624)
9) 231 Gothic .318 (2980)
10) 217 Gothic .439 (1896/2743)
11) 419 Maroon (Dugenski) .36 (298/ 2298)
12) 426 Maroon (Bunnell) .3/.35 (1800/2323)

		Primary - Proposed	Accessory – Proposed
Building Height	28'/20'	28'	23'6"
Building Width	35'	31'	21'
Distance Between Buildings	10'	22' 10"	
Max Lot Area	9375	5865	

R1C Zone Heights

1) 120 Gothic (Curtis) 23'9"
2) 124 Gothic (Greiner) 22'
3) 112 Gothic (Smith) 24' 4"
4) 116 Gothic (Smith) 17' 7"
5) 117 Gothic (Jensen) 18' 7"
6) 419 Maroon (Dugenski) 23'6"
7) 426 Maroon (Bunnell) 28'
8) 430 Maroon (Cooperman) 17'
9) 418 Maroon (Rowsey) 21'
10) 423 Maroon (Kanaly) 26'
11) 431 Maroon (Young) 24'

Email form to Building Dept.

JUL 2015 RECEIVED Building Department

PRIMARY STRUCTURE
DESCRIPTION OF MATERIALS TO BE USED

NAME MYERSON

LEGAL BLK 16, Lot 6 & part of 7,1,2,3 ZONE R1C

ADDRESS 214 GOTHIC AVE., CRESTED BUTTE

TYPE OF STRUCTURE

- [x] Single Family
- [ ] Multi Family
- [ ] Accessory dwelling
- [ ] Accessory Building
- [ ] Addition
- [ ] Other
- [ ] Commercial
- [ ] Historic Rehab

ROOFING TYPE

- [ ] Shake Shingle
- [x] Milled Shingle NATURAL GRAY
- [ ] Other
- [ ] Pro Panel style
- [ ] Standing Seam
- [ ] Galvanized, Corrugated Metal
- [ ] 5-V Crimp

EXTERIOR FINISH

Siding

	TYPE	SIZE	LOCATION	COLOR
[x] Horizontal	1X10 COVE LAP SIDING			STONE - 2112-40, SOLID BODY WARM GRAY
[x] Vertical	1X12 BOARD w/ 1 X 2 3/4 BATTENS			STORMY MONDAY 2112, SEMI TRANS. MED GR
[ ] Other				
[ ] Stucco				2112-6 SOLID BODY
[x] Trim	2X4 & 2X6 HEAD @ WINDOWS & DOORS, 2X10 HORIZ. BAND,			LIGHT GRAY, SEMI-TRANS MED. GRAY

STORMY MONDAY 2112-50

X Fascia 2X6 OVER 2X10 EXPOSED RAFTER 10/12 SOLID BODY LIGHT GRAY
2X4 OVER 2X8 EXPOSED RAFTER 4/12 SAME 2112-60

X Corner Boards 2X6 @ HORIZ. SIDING, 1X4 @ VERT. SIDING
SIB DARK GRAY 2112-40 SEMI-TRANS, MED GRAY 2112-50

DOORS

	MATERIAL	STYLE	FINISH
X Primary door	WOOD & GLASS	1/2 LITE	PAINTED BENJ. MOORE CASCO BAY 2051-30 AQUA.
X Secondary door	CLAD & GLASS	3/4 LITE	BLACK

WINDOWS

Type:
- [ ] Casement
- [x] Casement, egress
- [x] Double hung
- [x] Awning
- [x] Fixed
- [ ] Slide-by

Style:
- [x] Simulated, divided lite
- [ ] True, divided lite (historic)
- [ ] Decorative mullions
- [ ] Other _____

Material:
- [ ] Wood
- [x] Aluminum clad, wood BLACK
- [ ] Vinyl clad, wood
- [ ] Other _____

Glazing:
- [x] Low E
- [ ] Heat mirror
- [x] Tempered
- [ ] Standard
- [ ] Other _____

Describe locations if a mix is used SEE ELEVATIONS - BLACK

Other Exterior Features (i.e. railings, chimneys, posts, etc.)
BRICK CHIMNEY
METAL 4X4 NEWEL POSTS, METAL RAILINGS & BALUSTERS, BLACK
BRACES @ EXPOSED RAFTERS, SOLID BODY LIGHT GRAY
CEMENT GRAY 2112-60

I agree to submit changes from the list above to the building inspector and BOZAR chairman for approval prior to implementation of the change.

SIGNATURE OF OWNER / REPRESENTATIVE _____

DATE 7-30-15

Email Form to Building Dept.

ACCESSORY STRUCTURE
DESCRIPTION OF MATERIALS TO BE USED

JUL 2015 RECEIVED Building Department

NAME MYERSON

LEGAL BLK 16, Lot 6 & part of 7, 1, 2, 3 **ZONE** R1C

ADDRESS 214 Gothic Ave., Crested Butte

TYPE OF STRUCTURE

- [ ] Accessory Building, heated and/or plumbed
- [ ] Accessory Building, cold
- [x] Accessory Dwelling
- [ ] Addition
- [ ] Historic Rehab
- [ ] Other

ROOFING TYPE

- [ ] Shake Shingle
- [ ] Pro Panel style
- [ ] Galvanized, Corrugated Metal
- [x] Milled Shingle NATURAL GRAY
- [ ] Standing Seam
- [ ] 5-V Crimp
- [ ] Other

EXTERIOR FINISH

Siding

	TYPE	*SIZE*	*LOCATION*	*COLOR*
[ ] Horizontal				STORMY MONDAY - 2112-50
[x] Vertical	1 x 10, 12 Board w/ 1 x 2 3/4" Battens - ~~SEMI TRANS.~~ corrugated metal siding "Zactique" finish			
[ ] Other				
[ ] Stucco				
[x] Trim	2 x 6 Head @ windows & doors - 2112-60 CEMENT GRAY 2 x 10 HORIZ. BAND - 2112-50 SEMI-TRANS.			

X Fascia 2x6 over exposed rafters - SOLID BODY 2112-60

X Corner Boards 1x6 corner boards on B & B siding SEMI-TRANS matching corners on metal siding 2112-50

DOORS

	MATERIAL	STYLE	FINISH
X Primary door	overhead		SEMI-TRANS 2112-50
X Secondary door	clad & glass	full lite	BLACK
	clad & glass	1/2 lite	BLACK

WINDOWS

Type:
- [ ] Casement
- [ ] Casement, egress
- [X] Double hung
- [X] Awning
- [X] Fixed
- [ ] Slide-by

Style:
- [X] Simulated, divided lite
- [ ] True, divided lite (historic)
- [ ] Decorative mullions
- [ ] Other _____

Material:
- [ ] Wood
- [X] Aluminum clad, wood
- [ ] Vinyl clad, wood
- [ ] Other _____

Glazing:
- [X] Low E
- [ ] Heat mirror
- [X] Tempered
- [ ] Standard
- [ ] Other _____

Describe locations if a mix is used See elevations - BLACK

Other Exterior Features (i.e. railings, chimneys, posts, etc.)

4x4 Newel posts, metal railings & ballusters - BLACK
Braces - SEMI-TRANS. 2112-50

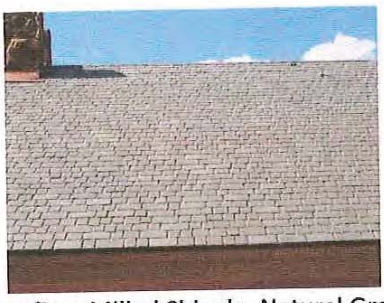
I agree to submit changes from the list above to the building inspector and BOZAR chairman for approval prior to implementation of the change.

SIGNATURE OF OWNER / REPRESENTATIVE _____

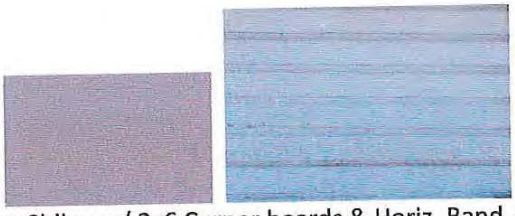
DATE 7-30-15

Myerson 214 Gothic Ave.

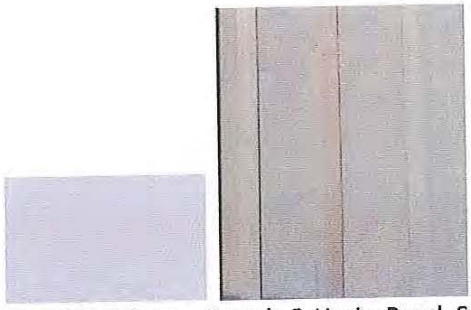
Materials – Primary Structure, Single Family Residence



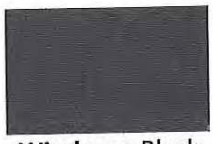
Roofing: Milled Shingle, Natural Gray



Siding: Horiz. Cove Lap Siding w/ 2x6 Corner boards & Horiz. Band, Solid Body Dark Gray (BM Stone 2112-40)

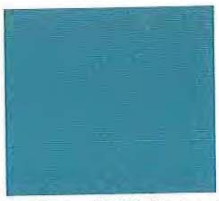


Siding: Vert. Board w/ Battens w/ 1x4 Corner Boards & Horiz. Band, Semi-Transparent Med. Gray (BM Stormy Monday 2112-50)



Windows: Black

Window trim, door trim, Columns, Braces & Fascia: Solid Body Light Gray (BM Cement Gray 2112-60)



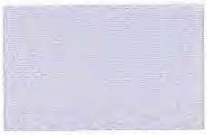
Entry Door: Wood painted BM Casco Bay 2051-30 Aqua

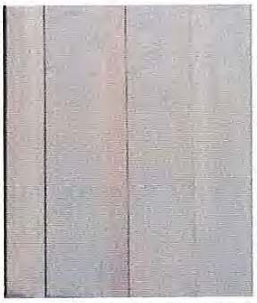
Other: Metal Newel Posts, Railings & Balusters (Black)

Myerson 214 Gothic Ave.

Materials – Accessory Structure, Heated & Plumbed Garage

Roofing: Milled Shingle, Natural Gray





Siding: Vert. Board w/ Battens w/ 1x6 Corner Boards & Horiz. Band, Semi-Transparent Med. Gray (BM Stormy Monday 2112-50)

Siding: Corrugated Metal Siding "Zactique" finish w/ matching corners

Windows: Black

Window trim, door trim, Columns & Fascia: Solid Body Light Gray (BM Cement Gray 2112-60) – **Braces** Med. Gray (see above for color)

Overhead Door: painted Med. Gray (see above for color)
Secondary Doors: painted Black (see above for color)

Other: Newel Posts, Railings & Balusters, Black (see above for color)

To:	DRC and BOZAR
From:	Molly Minneman
Date:	August 14, 2015
Subject:	August 17, 2015 DRC
Project:	**William B. and Barbara Beirer Myerson** Consideration of the application of **William B. and Barbara Beirer Myerson** to construct a single family residence and accessory dwelling to be located at 214 Gothic Avenue, Block 16, Lot 10 and part of Lot 9 (Tract 3) in the R1C zone. (Murphy) - **Architectural approval of the redevelopment plan is required.** - **A conditional use permit for an accessory dwelling in the R1C zone is required.** - **Approval is contingent upon approval of minor subdivision and demolition.**
DRC:	Crockett Farnell and Austin Ross

Plan overview:

Discussion by the DRC included differentiating development in the historic core from the R1 zones. This included varying the front yard setbacks of the three buildings (use code provision in core zones) and altering the uniform placement of decks of accessory structures, and lowering the height of 214 Gothic. Please see the notes from the meeting, attached.

In regards to mass, scale and forms, the DRC discussed whether consistent primary ridges parallel to the street was too similar. They reacted positively to the variation of modified T foot-prints of the three buildings that stagger the ridge (see perspectives), and building forms of each residence that minimize excessive similarity (GL 4.22). The DRC provided feedback for the scale, form and window fenestration of all buildings and recommended publication of the development plan for August.

214 Gothic:

Site Plan:

Site Plan: Guidelines 2.7-2.32, 5.86-5.90

- The site plan for the subdivision/parcel includes topography that drops 3 feet from west to east; and 2' within Tract 2 from south to north.
    - Berms along the rear of the property will be removed.
- Drainage: Drainage appears to be to the street.
- Parking: The 5-bdrm residence (see basement) and one bedroom accessory dwelling requires four parking spaces; Two are in the garage; one in the rear for the accessory and the 4th space is added to the west front yard.
    - Alley access to parking must be maintained by the property owner.
- Snow storage areas are provided – discuss if necessary.
- Setbacks from the eave/overhang:
    - Front setback decreased from 20' to 15'
    - West side yards 7'6" primary; 9'2" accessory
        - Snow deposition from the adjacent historic residence is possible within the setbacks.
        - Should the subdivision agreement note the existing deposition?
    - East side yard 7'6" primary; 7'6" accessory
    - Rear yard 5'8" (eave) for accessory and 7' to the door. Guideline 4.26c. Discuss deeper setbacks from 16' wide alley. The Board has supported less than 10'.
    - 30'10 ½ "The distance between buildings per plan TBD.
- Landscaping: Guidelines 2.15-2.1 9; Existing, new and relocated trees are noted.
    - The Board can determine whether to provide an alternate plan if relocated trees do not survive.
    - Ground cover should be noted:

    - Gravel driveway noted.
    - Fencing shown along the shared east property line – review
- Utilities: Utilities are noted.
- Lighting: Full cut off fixtures are noted on the plans.

Design goals for the R1 C – core zone

Design goals for the R1C and R2C districts encourage appropriate infill and changes to existing structures that preserves the historic residential character of the area. To place importance on the appropriate development of the entire property, not just individual structures.

Guidelines that apply to the review include Chapters 2, Guidelines for All Projects; Chapter 4, Guidelines for All New Residential Projects; and Chapter 5, R1C starting on page 89.

Architectural Review:

Site Plan: The historic core zones provides for the Board to allow shallower front yard setbacks to maintain established neighborhood context within a given neighborhood. The 15' setback can be supported per code section 16-14- 60 (front yard in core zones), and GL 5.105

Front yard parking (1 space) is proposed to accommodate four spaces, required for the 5-bedroom home. As noted, a basement with two bedroom is proposed. The site plan is well developed. Drainage (to the street) to be verified.

Within the neighborhood are historic six historic residences; a duplex and a variety of single family residences. Most are small in size and scale, yet the duplex is boxy with contemporary style. Residential footprints are variations of rectangle, vernacular, T shapes. Ridge orientations are predominately gable ends perpendicular to the street. The orientation and alignments of the proposed residence and accessory appear to comply with GL 4.28. The overall apparent mass and forms appear relational with newer homes or those with additions to historic buildings. The DRC expressed the architecture will not appear excessive similar (4.22) nor dissimilar (4.23).

Mass, scale and form: The scale of the residence is reduced considerably over the previous week; lowering the height to 26'7" together with the removal of a rear shed feature. The DRC supported building's modified T shape was supported in relation to 4.29, 4.31 and 5.104.

Roof: Gable roof forms appear consistent with the zone per GL 4.37 and 4.40. The use of gable modules and absence of dormers minimize complexity of the roof forms within the building.

Porch: The front porch is generally supported per GL 4.45-4.46., The DRC can discuss whether it appears as a predominate feature as encouraged in GL 5.115. Rear deck appear consistent with GL 3.34.

Windows: The window fenestration on the front façade is revised from last weeks review. Paired windows with substantial trim effectively portrays 2:1 height to width ratio. Patterns and styles generally appear effective in relating to the intents of guidelines 4.49-50. Windows do not appear to exceed 5.5'.

Chimney: Clad with brick the chimney feature appears consistent with the intents of GL 4.66.

Materials: Two siding materials include 1x10" cove lap siding on the ground floor with vertical board and baton on the upper. The Board can discuss whether the mix of materials are supported in the Core zone. Consult GL 4.71 that encourage horizontal wood siding on primary structures and goes onto identify that "traditional siding patterns are required in the core zones (bevel and drop lap patters) noted; and GL 4.76

expresses that primary materials cannot be mixed on any one module, but may change at vertical breaks between modules. The mix of materials appear to conflict with these guidelines.

Note that the stone work is not included in the material request that is effective within the zone.

Aluminum clad windows styles are predominately divided light double hungs with casements to meet egress requirements. 1x6 (header) window trim is consistent with traditional styles. Corner trim, fascia appear consistent with the zone.

Accessory building:
The building provides a simple foot print that is consistent with GL. 4.82. Dormers are proposed that will provide sufficient living space and head room on the second floor. The West dormer was redesigned to accommodate the deck location requested at the DRC meeting. It splits the floor level and to be discussed in relation to GL 4.43 relating to placement. Review of the intent of the guideline and desired deck placement to be discussed at the meeting.

Materials of corrugated metal and vertical board and baton are proposed. As related in the primary, mixing material is the core zone is not supported. More discussion is encouraged. Widow placements, styles and sizes appear consistent with GL 4.82; distressed 1x10 planks with chinking is consistent with GL 4.82. Board and baton for the south side is relational with secondary appendages. Standing seam roof is traditionally seen on primary rather than accessory structures. However, the guidelines encourage simplicity, but are not specific with regards to roofing material.

DRC

1. **Review the plans and material lists.**
2. **Provide a recommendation to the BOZAR regarding architectural appropriateness for the primary and accessory buildings.**
3. **Provide a recommendation to the BOZAR regarding the conditional use permit for a heated/plumbed accessory building.**

Email form to Building Dept.

PRIMARY STRUCTURE
DESCRIPTION OF MATERIALS TO BE USED

JUL 2015 RECEIVED Building Department

NAME MYERSON

LEGAL BLK 16, Lot 6 & part of 7,1,2,3 ZONE R1C

ADDRESS 214 GOTHIC AVE., CRESTED BUTTE

TYPE OF STRUCTURE

- [x] Single Family
- [ ] Accessory Building
- [ ] Commercial
- [ ] Multi Family
- [ ] Addition
- [ ] Historic Rehab
- [ ] Accessory dwelling
- [ ] Other

ROOFING TYPE

- [ ] Shake Shingle
- [ ] Pro Panel style
- [ ] Galvanized, Corrugated Metal
- [x] Milled Shingle NATURAL GRAY
- [ ] Standing Seam
- [ ] 5-V Crimp
- [ ] Other

EXTERIOR FINISH

Siding

	TYPE	SIZE	LOCATION	COLOR
[x]	Horizontal	1X10	COVE LAP SIDING,	STONE - 2112-40 SOLID BODY WARM GRAY
[x]	Vertical	1X12 BOARD w/ 1 X 2 3/4 BATTENS,		STORMY MONDAY 2112-50 SEMI TRANS. MED GRAY
[ ]	Other			
[ ]	Stucco			2112-60 SOLID BODY
[x]	Trim	2X4 & 2X6 HEAD @ WINDOWS & DOORS, 2X10 HORIZ. BAND,		LIGHT GRAY SEMI-TRANS MED. GRAY

STORMY MONDAY 2112-50

X Fascia 2X6 OVER 2X10 EXPOSED RAFTER 10/12 SOLID BODY LIGHT GRAY
2X4 OVER 2X8 EXPOSED RAFTER 4/12 SAME 2112-60

X Corner Boards 2X6 @ HORIZ. SIDING, 1X4 @ VERT. SIDING
SB DARK GRAY 2112-40 SEMI-TRANS, MED GRAY 2112-50

DOORS

	MATERIAL	STYLE	FINISH
X Primary door	WOOD & GLASS	1/2 LITE	PAINTED BENJ. MOORE CASCO BAY 2051-30 AQUA.
X Secondary door	CLAD & GLASS	3/4 LITE	BLACK

WINDOWS

Type:
- [ ] Casement
- [x] Casement, egress
- [x] Double hung
- [x] Awning
- [x] Fixed
- [ ] Slide-by

Style:
- [x] Simulated, divided lite
- [ ] True, divided lite (historic)
- [ ] Decorative mullions
- [ ] Other

Material:
- [ ] Wood
- [x] Aluminum clad, wood BLACK
- [ ] Vinyl clad, wood
- [ ] Other

Glazing:
- [x] Low E
- [ ] Heat mirror
- [x] Tempered
- [ ] Standard
- [ ] Other

Describe locations if a mix is used SEE ELEVATIONS - BLACK

Other Exterior Features (i.e. railings, chimneys, posts, etc.)
BRICK CHIMNEY
METAL 4X4 NEWEL POSTS, METAL RAILINGS & BALUSTERS, BLACK
BRACES @ EXPOSED RAFTERS, SOLID BODY LIGHT GRAY
CEMENT GRAY 2112-60

I agree to submit changes from the list above to the building inspector and BOZAR chairman for approval prior to implementation of the change.

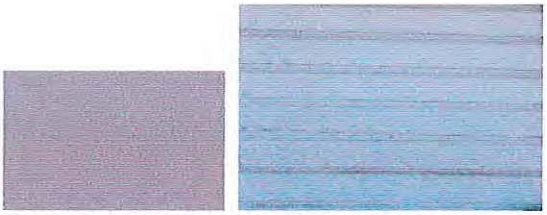
SIGNATURE OF OWNER / REPRESENTATIVE

DATE 7-30-15

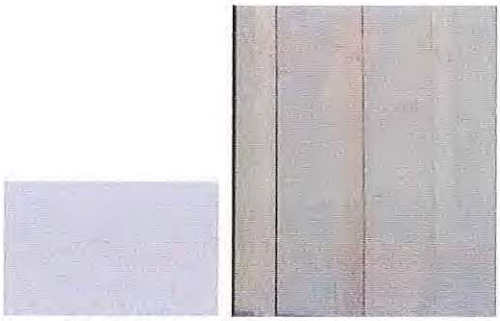
Myerson 214 Gothic Ave.

Materials – Primary Structure, Single Family Residence

Roofing: Milled Shingle, Natural Gray



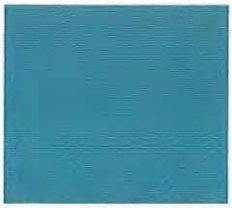
Siding: Horiz. Cove Lap Siding w/ 2x6 Corner boards & Horiz. Band, Solid Body Dark Gray (BM Stone 2112-40)



Siding: Vert. Board w/ Battens w/ 1x4 Corner Boards & Horiz. Band, Semi-Transparent Med. Gray (BM Stormy Monday 2112-50)

Windows: Black

Window trim, door trim, Columns, Braces & Fascia: Solid Body Light Gray (BM Cement Gray 2112-60)



Entry Door: Wood painted BM Casco Bay 2051-30 Aqua

Other: Metal Newel Posts, Railings & Balusters (Black)

Email Form to Building Dept.

ACCESSORY STRUCTURE
DESCRIPTION OF MATERIALS TO BE USED

JUL 2015 RECEIVED Building Department

NAME MYERSON

LEGAL Blk 16, lot 6 & part of 7, 1, 2, 3 **ZONE** R1C

ADDRESS 214 Gothic Ave., Crested Butte

TYPE OF STRUCTURE

- [ ] Accessory Building, heated and/or plumbed
- [ ] Accessory Building, cold
- [x] Accessory Dwelling
- [ ] Addition
- [ ] Historic Rehab
- [ ] Other

ROOFING TYPE

- [ ] Shake Shingle
- [ ] Pro Panel style
- [ ] Galvanized, Corrugated Metal
- [x] Milled Shingle NATURAL GRAY
- [ ] Standing Seam
- [ ] 5-V Crimp
- [ ] Other

EXTERIOR FINISH

Siding

	TYPE	*SIZE*	*LOCATION*	*COLOR*
[ ] Horizontal				STORMY MONDAY - 2112-50
[x] Vertical	1 x 10, 12 Board w/ 1 x 2 3/4" Battens - SEMI TRANS. corrugated metal siding "zactique" finish			
[ ] Other				
[ ] Stucco				
X Trim	2 x 6 Head @ windows & doors - 2112-60 CEMENT GRAY 2 X 10 HORIZ. BAND - 2112-50 SEMI-TRANS.			

X Fascia 2x6 over exposed rafters - SOLID BODY 2112-60

X Corner Boards 1x6 cornerboards on B&B siding matching corners on metal siding - SEMI-TRANS 2112-50

DOORS

	MATERIAL	STYLE	FINISH
X Primary door	overhead		SEMI-TRANS 2112-50
X Secondary door	clad & glass	full lite	BLACK
	clad & glass	1/2 lite	BLACK

WINDOWS

Type:
- [ ] Casement
- [ ] Casement, egress
- [X] Double hung
- [X] Awning
- [X] Fixed
- [ ] Slide-by

Style:
- [X] Simulated, divided lite
- [ ] True, divided lite (historic)
- [ ] Decorative mullions
- [ ] Other

Material:
- [ ] Wood
- [X] Aluminum clad, wood
- [ ] Vinyl clad, wood
- [ ] Other

Glazing:
- [X] Low E
- [ ] Heat mirror
- [X] Tempered
- [ ] Standard
- [ ] Other

Describe locations if a mix is used See elevations - BLACK

Other Exterior Features (i.e. railings, chimneys, posts, etc.)

4x4 Newel posts, metal railings & ballusters - BLACK
Braces - SEMI-TRANS. 2112-50

I agree to submit changes from the list above to the building inspector and BOZAR chairman for approval prior to implementation of the change.

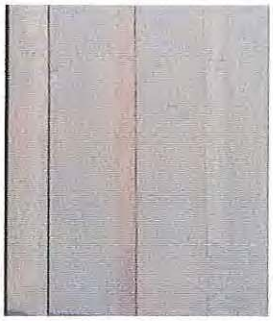
SIGNATURE OF OWNER / REPRESENTATIVE

DATE 7-30-15

Myerson 214 Gothic Ave.

Materials – Accessory Structure, Heated & Plumbed Garage

Roofing: Milled Shingle, Natural Gray



Siding: Vert. Board w/ Battens w/ 1x6 Corner Boards & Horiz. Band, Semi-Transparent Med. Gray (BM Stormy Monday 2112-50)

Siding: Corrugated Metal Siding "Zactique" finish w/ matching corners

Windows: Black

Window trim, door trim, Columns & Fascia: Solid Body Light Gray (BM Cement Gray 2112-60) – **Braces** Med. Gray (see above for color)

Overhead Door: painted Med. Gray (see above for color)
Secondary Doors: painted Black (see above for color)

Other: Newel Posts, Railings & Balusters, Black (see above for color)

DRC 08-10-2015 Myerson
Ross and Farnell
Minneman, Gillie and Earley

Laura Winnegar and Dan Murphy were present. Gillie explained that Hunt left because of the uncertainty. The Myerson's own it and have decided to pursue it. Minneman, Gillie and Murphy met this morning. There are many moving parts on this. It is messy because subdivision can't happen without demolition. There normally isn't demolition without a building permit pulled. There are five affordable housing units onsite right now. Because all of the utilities are shared now, it doesn't make sense to piece meal them together. So, when a building permit is pulled, all would need to be demolished. It is tricky because transfer of title can't happen until the demolition happens. Gillie mentioned that they are 50 years old. Murphy understands that there is sensitivity to AH and they would build these. Ross wondered if they'd actually be rented though and Gillie said that is being worked on and is a separate issue. One other worry that they had was that it is a piece of Verzuh in the core. So Minneman and Gillie suggested better melding the buildings with the surrounding buildings. They asked for heights to vary and setbacks to vary. They have started to do this and have been responsive. Murphy said that they walked the blocks and the alleys in the area. They wanted to stay in compliance with setbacks. So, now they have proposed 15' for one and 13' for another as an alternative to the 20' due to neighborhood context. They also removed the deck from the rear of one accessory dwelling and put it on the side. Farnell asked if this is sufficient and Gillie said that is what the Board has to decide and they felt that it is easiest as a package deal. He also said that they may not maximize the square footage in its entirety. Ross asked if this means a variance. Minneman explained in this zone it allows for an average of the setbacks. There is undulation in the setbacks now. Laura mentioned that for the property on the west (214 Gothic) it was good to move the gable due to the neighboring property. On this property, they lowered the ridge and went to 26'8", which took out the 3rd floor. The color rendering doesn't represent the changes today per Murphy. Ross noted that he appreciated the log and it will fit well in this area of town. Farnell asked about how to proceed. Gillie said that they can talk about whatever they would like. He just cautioned that once the lots sell the new owners may not use the plans they are looking at right now. Gillie explained that there isn't demolition until there is a development plan for the lot and a building permit is pulled. The first sale would trigger the demolition for all and building permit for one. Ross asked about what happens if the new owners don't stick with these plans. Minneman explained because this is a unique situation and we must have good notes if that happens. Murphy said that they are well designed homes. Farnell confirmed that the Myerson's would like to do this to make it easier to sell.

Lot sizes do conform.

Gillie explained tonight they were tasked with deciding if they support the subdivision and proposal and determine if they should be published or not. Also, if they would like to see things changed slightly. Ross thought that he didn't think that the deal could be any sweeter regarding the number of affordable housing units. All confirmed. Ross supports the subdivision. He would like to see a little more variation in the architecture because it does read a little like Verzuh. He didn't know if there was room for more creativity. Farnell was supportive of the subdivision. They would like to present changes to elevations next week. Farnell thought it was worth moving in that direction. Minneman said Ross is right on the number of units. She mentioned the footprints and if they are relational and if there was enough variation in the style. Minneman said the question today is the mass, scale and forms presented today. Are they too complex? Gillie said that if we were designing to context it wouldn't match what is here. People design and build to maximize everything now though. Ross asked about changing the ridge line

on 218 Gothic. Ross thought that it was good, but that it could be better because of where it is. They'd like to keep all trees. Gillie asked about publishing due to the time constraint. Murphy says that the owners want it right and gave the background. Farnell thought that they could see next week and thought going to public comment would be beneficial also. He was supportive of even more variation in setbacks which might help the design. Whitehead can do an average line for the block. Ross thought that Farnell was right that we can go to BOZAR and then continue if necessary. Winnegar would like comments on the buildings.

214 Gothic - They noted bringing this one down helped with the shed onto the stair. The shed would go away and a basement would most likely be added.

North - Shorter on this elevation, windows are the same. Ross thought that there was a lot of glazing upstairs as opposed to 1st floor. Minneman noted the Guideline. Winnegar noted the front area in 3D. Minneman reminded that we are looking at the simplicity of the zone.

West side of the north elevation - Minneman asked if one could be removed or adding some below. Ross thought that the entry onto the porch looked a little strange. It is a walkway not really a large porch.

South - Ross asked about the 3 1/2 inches and if it was there and it is not. They will add this. Metal railings and newel posts with balusters. Minneman asked about the metal and they said to vary it per property. They asked about the door. It is a 3/4 lite clad door. The other under the shed will be a half lite wood door. The upper will be 3/4 lite clad also because of sun exposure.

East – There will be wood between pair and Ross thought that it is a little top heavy. The gable window would be smaller or go away. The house and accessory would be wood shingles. The 5V crimp isn't used as much anymore because it is isn't as durable. Ross thought that there should be more on this lower portion, but Minneman said that this won't really be seen. Minneman asked about the frieze on the southern part of the east elevation. Winnegar thought it might go away when the roof comes down and the band was there to break it up.

West - gable will be lower and shed will be gone.

AB North - deck will go to the side under the gable dormer. There will be a post between garage doors.

West - deck will be here and eave line will stop.

East - will review next week. Simply placed windows.

218 Gothic - Accessory dwelling deck is wider.

North - glazing issue on this per Ross. There are no more than two ganged together or siding between in the core zone. So, they should be split or less windows. Ross thought that two and two. Murphy would prefer not 2 and 2. Ross meant on the first floor to balance it. Ross also said that they could be spread out. Minneman read the Guideline. Farnell wondered about the window at top and Minneman said it is allowed.

South – windows need to be separated. They reviewed materials for deck.

East - 3 vs 4 applies only to front but it may get discussed. Ross asked about the void and there is a stair.

AD - deck is wider. Murphy mentioned the siding and Minneman said that this is not the appropriate place for it. She encouraged not using this in the core zone. Winnegar thought that she saw it up against the building somewhere and used it as a different interpretation.

E/W - Farnell asked about the line, but it was there when he zoomed in.

222 Gothic - The arch in the gable will be larger. This is the historic siding with the 5 inch reveal.

North - Bay window Ross asked if they are DH and they are. Details below were appreciated. Wood columns, balusters and railings. The deck got narrower on the AD. Arches were removed. Shingles and gable detail were removed. They'd like to keep metal below and siding on upper. The metal will be painted (buckskin). Minneman encouraged the Board to look at other buildings in this area and zone and then they can better comment.

North - Farnell thought that the double post was kind of odd. They'd like to send to Board for comments. Window box is nice feature.

South - two doors? yes.

East - Minneman asked about the transoms. Ross thought that they should be shorter, but Farnell thought that they should either be there or not because they become too horizontal. Three windows are okay because they aren't visible.

Framing on rear (columns) not as fancy.

AD - Ross would like a photo of the material.

All fairly simple. Variation of the other two without the dormers.

Required **parking** for all is off the alley. **Snow storage** is met. Minneman mentioned the berms there currently and that they can generally go away. Murphy explained how they got to grade and how the elevations were shot. There is only one tree that will be lost.

Minneman asked about the **demolition** and they do support this.

FACT SHEET
Block 16, "Tract 3," Lot 10 and part Lot 9
Address: 214 Gothic Avenue
Proponent – William B. and Barbara Beirer Myerson

Project: To construct a single family residence and accessory dwelling in the R1C zone.

Review for August 17, 2015 DRC:

- Architectural approval is required.
- A conditional use permit for an accessory dwelling in the R1C zone is required.
- Approval is contingent upon approval of minor subdivision and demolition.

Zoning Requirements for the R1C District

Setbacks	Required	Primary – Proposed	Accessory – Proposed
Front	20'	15'	-
Rear	10'	30' 10"	5' 8"
West Side	7'6"-11'6"	7' 6"	9' 2"
East Side	7'6"-11'6"	7' 6"	7' 6"

FAR		Primary - Existing	Primary – Proposed	Accessory – Proposed
Permitted	0.3 (matter of right)	**(665)**		**(933.5/5865) 0.159**
	(up to) 0.32 (no larger than 2500 square feet)		**(1879/5865) 0.320**	
Max – all buildings	0.48 (no larger than 3500 square feet)			**(2812.5/5865) 0.479**

R1C Zone F.A.R

1) 120 Gothic (Curtis) .296/.355 (1852.5/2217.5)
2) 116 Gothic (Smith) .32 (2007)
3) 124 Gothic (Greiner) .29 (2754)
4) 112 Gothic (Smith) .34 (2135)
5) 117 Gothic (Jensen) .28 (1827/2181)
6) 210 Gothic (Goodnough) .189 (1008/1360)
7) 219 Gothic (Truex) .46 (1875/2875)
8) 221 Gothic .28(1830/2624)
9) 231 Gothic .318 (2980)
10) 217 Gothic .439 (1896/2743)
11) 419 Maroon (Dugenski) .36 (298/ 2298)
12) 426 Maroon (Bunnell) .3/.35 (1800/2323)

		Primary - Proposed	Accessory – Proposed
Building Height	28'/20'	28'	23'6"
Building Width	35'	31'	21'
Distance Between Buildings	10'	22' 10"	
Max Lot Area	9375	5865	

R1C Zone Heights

1) 120 Gothic (Curtis) 23'9"
2) 124 Gothic (Greiner) 22'
3) 112 Gothic (Smith) 24' 4"
4) 116 Gothic (Smith) 17' 7"
5) 117 Gothic (Jensen) 18' 7"
6) 419 Maroon (Dugenski) 23'6"
7) 426 Maroon (Bunnell) 28'
8) 430 Maroon (Cooperman) 17'
9) 418 Maroon (Rowsey) 21'
10) 423 Maroon (Kanaly) 26'
11) 431 Maroon (Young) 24'

FACT SHEET
Block 16, "Tract 3," Lot 10 and part Lot 9
Address: 214 Gothic Avenue
Proponent – William B. and Barbara Beirer Myerson

Project: To construct a single family residence and accessory dwelling in the R1C zone.

Review for August 25, 2015 BOZAR:

- Architectural approval is required.
- A conditional use permit for an accessory dwelling in the R1C zone is required.
- Approval is contingent upon approval of minor subdivision and demolition.

Zoning Requirements for the R1C District

Setbacks	Required	Primary – Proposed	Accessory – Proposed
Front	20'	15'	-
Rear	10'	30' 10"	5' 8"
West Side	7'6"-11'6"	7' 6"	9' 2"
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	(up to) 0.32 (no larger than 2500 square feet)		**(1879/5865) 0.320**	
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10) 423 Maroon (Kanaly) 26'
11) 431 Maroon (Young) 24'

Email form to Building Dept.

JUL 2015 RECEIVED Building Department

PRIMARY STRUCTURE
DESCRIPTION OF MATERIALS TO BE USED

NAME MYERSON

LEGAL BLK 16, Lot 6 & part of 7, 1, 2, 3 **ZONE** R1C

ADDRESS 214 GOTHIC AVE., CRESTED BUTTE

TYPE OF STRUCTURE

- [X] Single Family
- [ ] Accessory Building
- [ ] Commercial
- [ ] Multi Family
- [ ] Addition
- [ ] Historic Rehab
- [ ] Accessory dwelling
- [ ] Other

ROOFING TYPE

- [ ] Shake Shingle
- [ ] Pro Panel style
- [ ] Galvanized, Corrugated Metal
- [X] Milled Shingle NATURAL GRAY
- [ ] Standing Seam
- [ ] 5-V Crimp
- [ ] Other

EXTERIOR FINISH

Siding

	TYPE	SIZE	LOCATION	COLOR
[X]	Horizontal	1X10	COVE LAP SIDING,	STONE - 2112-40 SOLID BODY WARM GRAY
[X]	Vertical	1X12 BOARD w/ 1 X 2 3/4 BATTENS,		STORMY MONDAY 2112-50 SEMI TRANS. MED GRAY
[ ]	Other			
[ ]	Stucco			2112-60 SOLID BODY LIGHT GRAY
[X]	Trim	2X4 & 2X6 HEAD @ WINDOWS & DOORS, 2X10 HORIZ. BAND,		SEMI-TRANS MED. GRAY STORMY MONDAY 2112-50

Siding Change All Vertical Board

X Fascia 2X6 OVER 2X10 EXPOSED RAFTER 10/12 SOLID BODY LIGHT GRAY
2X4 OVER 2X8 EXPOSED RAFTER 4/12 SAME 2112-60

X Corner Boards 2X6 @ HORIZ. SIDING, 1X4 @ VERT. SIDING
SB DARK GRAY 2112-40 SEMI-TRANS, MED GRAY 2112-50

DOORS

	MATERIAL	STYLE	FINISH
X Primary door	WOOD & GLASS	1/2 LITE	PAINTED BENJ. MOORE CASCO BAY 2051-30 AQUA.
X Secondary door	CLAD & GLASS	3/4 LITE	BLACK

WINDOWS

Type:
- [ ] Casement
- [x] Casement, egress
- [x] Double hung
- [x] Awning
- [x] Fixed
- [ ] Slide-by

Style:
- [x] Simulated, divided lite
- [ ] True, divided lite (historic)
- [ ] Decorative mullions
- [ ] Other

Material:
- [ ] Wood
- [x] Aluminum clad, wood BLACK
- [ ] Vinyl clad, wood
- [ ] Other

Glazing:
- [x] Low E
- [ ] Heat mirror
- [x] Tempered
- [ ] Standard
- [ ] Other

Describe locations if a mix is used SEE ELEVATIONS - BLACK

Other Exterior Features (i.e. railings, chimneys, posts, etc.)
BRICK CHIMNEY
METAL 4X4 NEWEL POSTS, METAL RAILINGS & BALUSTERS, BLACK
BRACES @ EXPOSED RAFTERS, SOLID BODY LIGHT GRAY
CEMENT GRAY 2112-60

I agree to submit changes from the list above to the building inspector and BOZAR chairman for approval prior to implementation of the change.

SIGNATURE OF OWNER / REPRESENTATIVE

DATE 7-30-15

Myerson 214 Gothic Ave.

Materials – Primary Structure, Single Family Residence

Roofing: Milled Shingle, Natural Gray

Siding: Vertical 1x12 Rabbeted Siding w/ matching Corner boards & Horiz. Band, Solid Body Dark Gray (BM Stone 2112-40)

Windows: Black

Window trim, door trim, Columns, Braces & Fascia: Solid Body Light Gray (BM Cement Gray 2112-60)

Entry Door: Wood painted BM Casco Bay 2051-30 Aqua

Other: Metal Newel Posts, Railings & Balusters (Black)

Email Form to Building Dept.

ACCESSORY STRUCTURE
DESCRIPTION OF MATERIALS TO BE USED

JUL 2015 RECEIVED Building Department

NAME WYERSON

LEGAL Blk 16, lot 6 & part of 7, 1, 2, 3 **ZONE** R1C

ADDRESS 214 Gothic Ave., Crested Butte

TYPE OF STRUCTURE

- [ ] Accessory Building, heated and/or plumbed
- [ ] Accessory Building, cold
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- [ ] Addition
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ROOFING TYPE

- [ ] Shake Shingle
- [ ] Pro Panel style
- [ ] Galvanized, Corrugated Metal
- [x] Milled Shingle NATURAL GRAY
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- [ ] 5-V Crimp
- [ ] Other

EXTERIOR FINISH

Siding

	TYPE	*SIZE*	*LOCATION*	*COLOR*
[ ] Horizontal				STORMY MONDAY - 2112-50
[x] Vertical	1 x 10, 12 Board w/ 1 x 2 3/4" Battens - ~~SEMI TRANS.~~ corrugated metal siding "zactique" finish			
[ ] Other				
[ ] Stucco				
[x] Trim	2 x 6 Head @ windows & doors - 2112-60 CEMENT GRAY 2 x 10 HORIZ BAND - 2112-50 SEMI-TRANS.			

X Fascia 2x6 over exposed rafters - SOLID BODY 2112-60

X Corner Boards 1x6 corner boards on B & B siding - SEMI-TRANS
matching corners on metal siding 2112-50

DOORS

	MATERIAL	STYLE	FINISH
X Primary door	overhead		SEMI-TRANS 2112-50
X Secondary door	clad & glass	full lite	BLACK
	clad & glass	1/2 lite	BLACK

WINDOWS

Type:
- [ ] Casement
- [ ] Casement, egress
- [X] Double hung
- [X] Awning
- [X] Fixed
- [ ] Slide-by

Style:
- [X] Simulated, divided lite
- [ ] True, divided lite (historic)
- [ ] Decorative mullions
- [ ] Other

Material:
- [ ] Wood
- [X] Aluminum clad, wood
- [ ] Vinyl clad, wood
- [ ] Other

Glazing:
- [X] Low E
- [ ] Heat mirror
- [X] Tempered
- [ ] Standard
- [ ] Other

Describe locations if a mix is used See elevations - BLACK

Other Exterior Features (i.e. railings, chimneys, posts, etc.)
4x4 Newel posts, metal railings & ballusters - BLACK
Braces - SEMI-TRANS. 2112-50

I agree to submit changes from the list above to the building inspector and BOZAR chairman for approval prior to implementation of the change.

SIGNATURE OF OWNER / REPRESENTATIVE

DATE 7-30-15

Myerson 214 Gothic Ave.

Materials – Accessory Structure, Heated & Plumbed Garage

Roofing: Milled Shingle, Natural Gray

Siding: Random Vert. Rabbeted w/ 1x6 Corner Boards, Semi-Transparent Med. Gray (BM Stormy Monday 2112-50)

18" Skirt: Corrugated Metal Siding Galvanized finish w/ matching corners

Windows: Black

Window trim, door trim, Columns & Fascia: Solid Body Light Gray (BM Cement Gray 2112-60) – **Braces** Med. Gray (see above for color)

Overhead Door: painted Med. Gray (see above for color)
Secondary Doors: painted Black (see above for color)

Other: Newel Posts, Railings & Balusters, Black (see above for color)

DRC 08-17-2015 Myerson Subdivision
Ross and Farnell
Minneman and Earley

Laura Wininger and Dan Murphy were present.

Write in - 1. Would prefer only one to have mix of materials and patterns. Also thought setbacks could be varied more. Wondered if gabled ends could vary more. Still kinks. 214 - Front second floor windows seem excessive (number) per DG 4.54. Porch and accessory seem fine 218 - don't support plank and chink siding and break on AD should not be mid window. Wininger said that this has changed. 222 - Generally support, fenestration on the west seems odd/disproportionate. And wondered if it is proximity to 218. Wininger said it has to do with the stair. 2. Plans being approved are a concept? Wondered about how things will proceed.

Wininger explained there is a new street/alley scape and site plan.

218 - Is 4 bedrooms without a basement, which was typo.

Siding - Murphy explained that they have responded to this. 214 - All vertical rabbited siding semi-transparent gray, natural OR gray in the gable. 222 - Same except in the gables. 218 - Existing horizontal log with a vertical board and batton. Now, it would be plank and chink siding with board and batton. They would like to do this. AD 218 - corrugated rusted metal base to just above the beam. Board and batton in the gables. They provided photos of a building behind the Bullion King which has metal and they would like to use this metal to keep the maintenance low and cost down. This would be presented for 214 gothic. Minneman reminded that this is a building versus a dwelling. Generally on a dwelling unit which is larger with more coverage, metal hasn't occurred very much. Members must decide if this is allowable or not. Ross asked about the garage door on the AB in the photo and they weren't sure. Murphy pleaded the case for this material. Murphy asked about the Guideline 4.71and Minneman said this does say one material. Murphy wondered if this could be more flexible. Minneman said in the core zone it is about the integrity of the design and also the materials in comparison with other historic buildings. She felt it was important to further the historic materials. She understood the conundrum in wanting less maintenance. She had to counter what Murphy had said. Murphy noted a two story galvanized accessory dwelling in the 200 block of Gothic. Minneman encouraged to go property by property and keep this in the back of their mind.

Site Plan 214 - there is a parking space on the front (north). The accessory dwelling moved closer to the alley.

Site Plan 218 - wasn't moved because of the existing trees.

Site Plan 222 - practical nature of the parking from last week and so it was pushed to the east to have parking and a walkway on the west. There is also a parking space on the front.

Site plan - no issues from members and seems to make more sense and is more accessible.

<u>214</u> - They made spaces between the windows and reduced it to two. The belly band was kept. There will be no shingles in the gables. Packets have correct windows, but not siding.

214 North - gable module is good per Ross. Agrees with write-in about the amount of glazing on the northwest. Farnell supported. Minneman liked the open rafter tails. Farnell asked about the gable over the entrance and it is just siding.

Minneman wondered if they would like to see the casements ghosted in. All egress are either doors or double hungs in this case so it is not an issue. They prefer awnings over casements.

214 West - Ross liked. Shed was removed and upper windows in gable removed.

214 East - no issues from Ross or Farnell.

214 South - both support. Minneman asked about the metal use as materials. Ross asked if there are other examples. Murphy said that there are other examples and they will show these. This is a little cleaner per Murphy than Truex for example.

Generally they support the form of the building, but Ross thought that there was a lot of glazing on the North.

214 AD - Murphy again pled the case for metal. He wondered if galvanized would be more supported, all one material. Ross asked about Rich Smith's and it is. Minneman encouraged them to relate this to a historic building. She thought that if it were a one story building it might be more proportional. She said that they must decide if it is a contemporary interpretation. Ross thought it is their decision to move forward with this. He thought the dark metal looked similar to a prefab. Farnell thought that it would be a tough battle. He would have a tough time and he is one of the more liberal members. He agreed with Ross about the prefab. Murphy thought that they would make it more rustic and compliant with the core. They understood. The sides are a bit different because the gables went lower. The deck went around to the side. Windows supported. Ross asked about mulling on windows on east and there are.

Support for main house and siding, support architecture and fenestration of AD

218 - Plank and chink and vertical board and batton random width in barn wood. Perpendicular cut on eaves.

218 North - Ross confirmed that the existing house is a mix of materials and it is. The lower windows were made wider and the flank windows. Ross asked about a Guideline for colors in the core. 4.74 Minneman said that they haven't looked at a lot of core zone buildings. So, this Guideline hasn't had to be applied. It seems pretty rigid. Minneman said does it pay homage to the existing building or does it need to stick to this. Ross was struggling with this also. Ross mentioned the machine milled log is prohibited also and wondered if this was considered that material. They talked about other examples in the core. Murphy gave his recollection of the change to plank and chink. What they have proposed is reclaimed also. When reclaimed wood it has gone through stress, otherwise it can look very new. Minneman noted Kapushion and that they will not be painted. Murphy said that a bleaching oil is put on the wood. Ross may have a little trouble with the plank and chink. Minneman said that this can get discussed. Ross liked the facade other than materials. Farnell thought that he liked the breakup of materials. He would like the hand hewn. The hope was that these look like they were built at different times. There are existing trees there also and Farnell thought that it would be helpful to show these. Farnell asked about the fence and it is proposed for the middle house (all around). Then, for the other

two it is between the home and the AD. Probably rustic picket fence. Minneman asked if it would be helpful to have the site plan included and it was. Much of the landscaping is existing or relocated. Minneman asked if the relocation of trees doesn't work then what happens. Murphy said that they would demolish, relocate trees and remove the berm when the first building permit is pulled.

218 West - nice and simple separated windows.

218 East - there is trim between windows (bank of four). Ross wondered about this and it is on the side not the front. Minneman agreed that it is a little ways back on this elevation. Murphy explained what would have been done historically. This one does have casements and are noted. Ross asked about the roof stepping up to the rear. Minneman said that there are some other examples in the 100 block, but she did mention it in the memo. They looked at the drawing. Minneman said that 18 inches isn't always perceived from the front. Ross thought that the south module is a smaller chunk also.

218 South - double hung that meets egress. Farnell asked for detail on rail.

218 AD - the split in material is gone now and will go all the way to the eave. The gables and dormers will be board and batton. North elevation it will be right under the windows for siding. Gable will stay the random width (8, 10, 12's) board and batton. Minneman said that they want to talk about their recommendation about the two materials. Normally buildings are supposed to look more simple that the primary. So, they need to decide if it is too finished. Ross wondered if they could have it speak for the primary also because there is a break in material there also. Minneman didn't think so. Ross thought that other Board members are more supportive of RCM, but he likes galvanized better. He wondered how high it is, 12'6". Minneman mentioned the Mihelich accessory and the nice siding that was used. Sopris was a little bit more upscale and Maroon was all more one material. Outbuildings usually only had one material. Murphy guessed about 30% have a different material in the gable. Ross asked if he would bring in photos. Murphy discussed their thought process. They discussed the RCM. Minneman gave another overview and what is the gable. It is also in the dormer. Farnell didn't like all RCM either. He could support it as is. Ross asked about galvanized and it is usually supported after dulling. They felt that it matches the main house's roof. They will need to hear from the rest of the Board. Minneman noted that the RCM on the primary building is excessively dissimilar. She gave a history of this.

222 - Solid body stained. Boxed soffit. It will be a Hartford green roof, cream trim, turned newels, balusters and posts. Matched window color. There will be trim on top. There is a little more detail on this building.

Farnell noted on the west that the comment about the windows didn't bother him.

222 South - support
222 North - support
222 West - support
222 East - he thought that the transoms could be controversial and the height. Everything else is supportable. Murphy asked if there was trim between and Ross thought that he would like better. Minneman wondered if this splits the floor level. Trim would make it look like a gable window. They could take the details off the East and West, which would simplicity the gables. Farnell asked about the truss and Murphy would leave that. Minneman would encourage the shingles in the gables.

222 AD - 18 inch wainscot - this has been allowed on a lot of buildings. They will do this with the straight siding. The siding would be semitransparent to make it more toned down. They discussed paint/stain and AD's can be more rustic.

North - support
East - support
West - support
South - support

Subdivision - Minneman said we are working through some of the triggers in the suggested motions/findings. She said it is unusual because there is demolition which could be designated non-historic and if so then it fits back into redevelopment. Also, when the first building is demolished and when the trees will be relocated. Minneman asked about a recycle plan and that it will need to be provided to the Building Department.

AD's - Minneman asked how this will work. Murphy said it was discussed that they agree that they need to be built and it is part of the application. It would have a RCA on each lot and be built simultaneously with the main house when the building permit is pulled. They agree that this would be required of each lot. AH was discussed. Farnell thought that this is the easiest proposal, otherwise you are requiring 3 separate owners, which would be difficult to coordinate. Farnell asked if buildings were changed by future buyers then they would have to come back to the Board. Ross said that they will use these in the future. Minneman said that there wasn't a size requirement b/c those that exist there now are much smaller. Farnell thought that there should be reclamation of the disturbed ground. Wininger did add something to the plan and for the demolition portion Minneman will add this to the finding/motion. The timeline for construction and sale is unknown. This is what happened for the Academy property.

Utilities - must be physically installed for each lot.

NO HOA etc.
NO sidewalks

Subdivision plat - David Leinsdorf is involved and we need to get the plat to Belkin.

DRC 08-10-2015 Myerson
Ross and Farnell
Minneman, Gillie and Earley

Laura Winnegar and Dan Murphy were present. Gillie explained that Hunt left because of the uncertainty. The Myerson's own it and have decided to pursue it. Minneman, Gillie and Murphy met this morning. There are many moving parts on this. It is messy because subdivision can't happen without demolition. There normally isn't demolition without a building permit pulled. There are five affordable housing units onsite right now. Because all of the utilities are shared now, it doesn't make sense to piece meal them together. So, when a building permit is pulled, all would need to be demolished. It is tricky because transfer of title can't happen until the demolition happens. Gillie mentioned that they are 50 years old. Murphy understands that there is sensitivity to AH and they would build these. Ross wondered if they'd actually be rented though and Gillie said that is being worked on and is a separate issue. One other worry that they had was that it is a piece of Verzuh in the core. So Minneman and Gillie suggested better melding the buildings with the surrounding buildings. They asked for heights to vary and setbacks to vary. They have started to do this and have been responsive. Murphy said that they walked the blocks and the alleys in the area. They wanted to stay in compliance with setbacks. So, now they have proposed 15' for one and 13' for another as an alternative to the 20' due to neighborhood context. They also removed the deck from the rear of one accessory dwelling and put it on the side. Farnell asked if this is sufficient and Gillie said that is what the Board has to decide and they felt that it is easiest as a package deal. He also said that they may not maximize the square footage in its entirety. Ross asked if this means a variance. Minneman explained in this zone it allows for an average of the setbacks. There is undulation in the setbacks now. Laura mentioned that for the property on the west (214 Gothic) it was good to move the gable due to the neighboring property. On this property, they lowered the ridge and went to 26'8", which took out the 3rd floor. The color rendering doesn't represent the changes today per Murphy. Ross noted that he appreciated the log and it will fit well in this area of town. Farnell asked about how to proceed. Gillie said that they can talk about whatever they would like. He just cautioned that once the lots sell the new owners may not use the plans they are looking at right now. Gillie explained that there isn't demolition until there is a development plan for the lot and a building permit is pulled. The first sale would trigger the demolition for all and building permit for one. Ross asked about what happens if the new owners don't stick with these plans. Minneman explained because this is a unique situation and we must have good notes if that happens. Murphy said that they are well designed homes. Farnell confirmed that the Myerson's would like to do this to make it easier to sell.

Lot sizes do conform.

Gillie explained tonight they were tasked with deciding if they support the subdivision and proposal and determine if they should be published or not. Also, if they would like to see things changed slightly. Ross thought that he didn't think that the deal could be any sweeter regarding the number of affordable housing units. All confirmed. Ross supports the subdivision. He would like to see a little more variation in the architecture because it does read a little like Verzuh. He didn't know if there was room for more creativity. Farnell was supportive of the subdivision. They would like to present changes to elevations next week. Farnell thought it was worth moving in that direction. Minneman said Ross is right on the number of units. She mentioned the footprints and if they are relational and if there was enough variation in the style. Minneman said the question today is the mass, scale and forms presented today. Are they too complex? Gillie said that if we were designing to context it wouldn't match what is here. People design and build to maximize everything now though. Ross asked about changing the ridge line

on 218 Gothic. Ross thought that it was good, but that it could be better because of where it is. They'd like to keep all trees. Gillie asked about publishing due to the time constraint. Murphy says that the owners want it right and gave the background. Farnell thought that they could see next week and thought going to public comment would be beneficial also. He was supportive of even more variation in setbacks which might help the design. Whitehead can do an average line for the block. Ross thought that Farnell was right that we can go to BOZAR and then continue if necessary. Winnegar would like comments on the buildings.

214 Gothic - They noted bringing this one down helped with the shed onto the stair. The shed would go away and a basement would most likely be added.

North - Shorter on this elevation, windows are the same. Ross thought that there was a lot of glazing upstairs as opposed to 1st floor. Minneman noted the Guideline. Winnegar noted the front area in 3D. Minneman reminded that we are looking at the simplicity of the zone.

West side of the north elevation - Minneman asked if one could be removed or adding some below. Ross thought that the entry onto the porch looked a little strange. It is a walkway not really a large porch.

South - Ross asked about the 3 1/2 inches and if it was there and it is not. They will add this. Metal railings and newel posts with balusters. Minneman asked about the metal and they said to vary it per property. They asked about the door. It is a 3/4 lite clad door. The other under the shed will be a half lite wood door. The upper will be 3/4 lite clad also because of sun exposure.

East – There will be wood between pair and Ross thought that it is a little top heavy. The gable window would be smaller or go away. The house and accessory would be wood shingles. The 5V crimp isn't used as much anymore because it is isn't as durable. Ross thought that there should be more on this lower portion, but Minneman said that this won't really be seen. Minneman asked about the frieze on the southern part of the east elevation. Winnegar thought it might go away when the roof comes down and the band was there to break it up.

West - gable will be lower and shed will be gone.

AB North - deck will go to the side under the gable dormer. There will be a post between garage doors.

West - deck will be here and eave line will stop.

East - will review next week. Simply placed windows.

218 Gothic - Accessory dwelling deck is wider.

North - glazing issue on this per Ross. There are no more than two ganged together or siding between in the core zone. So, they should be split or less windows. Ross thought that two and two. Murphy would prefer not 2 and 2. Ross meant on the first floor to balance it. Ross also said that they could be spread out. Minneman read the Guideline. Farnell wondered about the window at top and Minneman said it is allowed.

South – windows need to be separated. They reviewed materials for deck.

East - 3 vs 4 applies only to front but it may get discussed. Ross asked about the void and there is a stair.

AD - deck is wider. Murphy mentioned the siding and Minneman said that this is not the appropriate place for it. She encouraged not using this in the core zone. Winnegar thought that she saw it up against the building somewhere and used it as a different interpretation.

E/W - Farnell asked about the line, but it was there when he zoomed in.

222 Gothic - The arch in the gable will be larger. This is the historic siding with the 5 inch reveal.

North - Bay window Ross asked if they are DH and they are. Details below were appreciated. Wood columns, balusters and railings. The deck got narrower on the AD. Arches were removed. Shingles and gable detail were removed. They'd like to keep metal below and siding on upper. The metal will be painted (buckskin). Minneman encouraged the Board to look at other buildings in this area and zone and then they can better comment.

North - Farnell thought that the double post was kind of odd. They'd like to send to Board for comments. Window box is nice feature.

South - two doors? yes.

East - Minneman asked about the transoms. Ross thought that they should be shorter, but Farnell thought that they should either be there or not because they become too horizontal. Three windows are okay because they aren't visible.

Framing on rear (columns) not as fancy.

AD - Ross would like a photo of the material.

All fairly simple. Variation of the other two without the dormers.

Required **parking** for all is off the alley. **Snow storage** is met. Minneman mentioned the berms there currently and that they can generally go away. Murphy explained how they got to grade and how the elevations were shot. There is only one tree that will be lost.

Minneman asked about the **demolition** and they do support this.

To:	DRC and BOZAR
From:	Molly Minneman
Date:	September 11, 2015
Subject:	September 14, 2015 DRC
Project:	**William B. and Barbara Beirer Myerson** Consideration of the application of **William B. and Barbara Beirer Myerson** to construct a single family residence and accessory dwelling to be located at 214 Gothic Avenue, Block 16, Lot 10 and part of Lot 9 (Tract 3) in the R1C zone. - **Architectural approval of the redevelopment plan is required.** - **A conditional use permit for an accessory dwelling in the R1C zone is required.** - **Approval is contingent upon approval of minor subdivision and demolition.**
DRC:	Crockett Farnell and Austin Ross

The single family residence to be located at 214 Gothic Avenue was reviewed at the August 25 BOZAR meeting. Due to revisions that were requested the project was continued to the September 29 meeting.

Dan Murphy submitted a new proposal for the residence, and made changes to the accessory dwelling as requested. The 2 story residence with wrap around porch will be clade with 1x10" cove lap siding with milled shingles in the gables and simple truss detail, with milled wood shingle roof.

The front yard setback is decreased from 15' to 10' providing additional variation within the subdivision. As noted in August, Code Section 16-14-60 provides the Board with the latitude to vary the front yard setbacks within the historic core zones depending upon neighborhood context.

Also noted during August review, the application includes the requirement for both primary and accessory dwelling to be constructed under one building permit. The provision of a deed restricted long term rental unit on the property is a condition of the subdivision approval. The proposal is associated with the Myerson Subdivision that includes the demolition of existing rental housing. Please see the fact sheet for FAR and comparative data.

Conditional Use: The Board considered the accessory dwelling use during the August meeting. Public comment included concerns about locating most of the parking in the alley. They noted constraints by building encroachments on east and west access points at Third and Second Streets. Overall, the use is supported by neighbors and the Board.

Site Plan:

Site Plan: Guidelines 2.7-2.32, 5.86-5.90

- The site plan for the subdivision/parcel includes topography that drops 3 feet from west to east; and 2' within Tract 3, from south to north.
    - Berms along the rear of the property will be removed.
- Drainage: Drainage appears to be to the street.
- Parking: The 4-bdrm ~~5-bdrm~~ residence (see basement) and efficiency accessory dwelling requires three ~~four~~ parking spaces; Two are in the garage; one in the rear
    - Alley access to parking must be maintained by the property owner.
- Snow storage areas are provided and generally supported.
- Setbacks from the eave/overhang:
    - Front setback: 10'
    - West side yards 11'4" primary; 12.75' accessory
        - Snow deposition from the adjacent historic residence is possible within the setbacks.
    - East side yard 8'6" primary; 7'6" accessory
    - Rear yard 5'8" (eave) for accessory and 7' to the door. (Generally supported by the BOZAR per guideline 4.26c.

    - Distance between buildings: 20'10 ½".
- Landscaping: Guidelines 2.15-2.1 9; Existing, new and relocated trees are noted.
    - **Relocated trees will be maintained by the property owner. Trees that do not survive will be replaced.**
    - Ground cover provided.
    - Pavers or stone walkway noted; and
    - Gravel driveway noted.
    - Fencing shown along the shared east property line – see fence detail included.
- Utilities: Noted on the plan.
- Lighting: Full cut off fixtures are provided.
- Address the utility plan as requested by the Building Official

Design goals for the R1 C – core zone

Design goals for the R1C and R2C districts encourage appropriate infill and changes to existing structures that preserves the historic residential character of the area. To place importance on the appropriate development of the entire property, not just individual structures.

Architectural Review:

Site Plan: Discussion by the BOZAR generally supported the undulation of setbacks as is consistent in the neighborhood. See GL 5.105 that encourages setbacks that are similar to those seen historically in the R1C zone. The site plan is well developed. Drainage is to the street.

In regards to the neighborhood context, the DRC expressed the architecture will not appear excessively similar (4.22) nor dissimilar (4.23). The primary roof ridge is perpendicular to the street, and a large wrap around porch is relational with historic styles.

Mass, scale and form: The revised plan varies the massing and scale of the residence in relation to new construction in the area. The massing and style appear consistent with historic module patterns with the primary module closest to the street. Building height of 27'2" and the primary ridge perpendicular to the street effectively minimizes the apparent mass of the modified T foot print. One story modules clad in vertical wood reduce the scale of side facades. Consult GL 4.29, 4.31 and 5.104.

Roof: Gable roof, roof angle and scale appears to comply with the intents of GL 4.37 (form) 4.40 (scale), and 4.41 (roof angle). Open rafter tail detail supported and creates variation within the overall development plan.

Porch: The hipped roof wrap around porch conveys as style that was prevalent historically, and supported per GL 4.45-4.46, and 5.115. The rear deck appear consistent with GL 4.48.

Windows: The window fenestration on the front façade convey traditional placement and styles throughout. Placement variation in relation to 218 Gothic is positive in conveying character differences between houses. Solid areas on the west elevation are towards the rear and minimally seen. Double hung or awning styles generally appear effective in relating to the intents of guidelines 4.49-50. Windows do exceed 5.5'.

Materials: The horizontal 1x10" cove lap siding treated with dark gray solid by stain is consistent traditional materials applied to the architectural style of the residence, and per GL 4.71. Vertical rabbited medium gray stained wood applied to one story modules, and accents in the gables (natural gray) comply with the intents of GL 4.76. Aluminum clad windows (black) double hung styles, divided light awning and casements as noted for egress are supported per GL 4.50 as noted. One by six inch (header) window trim is consistent with traditional styles. Trim details, fascia, columns and graces to be stained in light gray solid body stain. Milled shingle roof and gable siding to be natural gray. No stone details at the foundation.

Accessory dwelling:
Revisions to the accessory include the replacement of the east dormer with two skylights, and increases the size of the west dormer from 8'4" to 9'9". This does not appear to increase the scale significantly. Locating the deck on the side elevation was encouraged during early design discussions in August. The DRC was willing to support the style (break the plane of the roof) in 4.43 to achieve variations of the deck locations as a site specific consideration of the overall development plan.

In regards to the skylights, GL 4.44 supports where not highly visible from the street. Two are requested to provide light in the living/sleeping area.

DRC:

1. **Review the revised plans and materials.**
2. **Make a recommendation to the BOZAR regarding architectural appropriateness of the primary residence and alterations to the accessory dwelling.**

FACT SHEET
Block 16, "Tract 3," Lot 10 and part Lot 9
Address: 214 Gothic Avenue
Proponent – William B. and Barbara Beirer Myerson

Project: To construct a single family residence and accessory dwelling in the R1C zone.

Review for September 14, 2015 DRC:

- Architectural approval is required.
- A conditional use permit for an accessory dwelling in the R1C zone is required.
- Approval is contingent upon approval of minor subdivision and demolition.

Zoning Requirements for the R1C District

Setbacks	**Required**	**Primary – Proposed**	**Accessory – Proposed**
Front	20'	10'	-
Rear	10'	20' 11"	7' to wall, 6' to eave
West Side	7'6"-11'6"	11' 4 ½ "	12' ¾ "
East Side	7'6"-11'6"	8' 6"	7' 6"

FAR		**Primary - Existing**	**Primary – Proposed**	**Accessory – Proposed**
Permitted	0.3 (matter of right)	**(665)**		**(881.5/5865) 0.15**
	(up to) 0.32 (no larger than 2500 square feet)		**(1862.63/5865) 0.318**	
Max – all buildings	0.48 (no larger than 3500 square feet)			**(2744.13/5865) 0.468**

R1C Zone F.A.R

1) 120 Gothic (Curtis) .296/.355 (1852.5/2217.5)
2) 116 Gothic (Smith) .32 (2007)
3) 124 Gothic (Greiner) .29 (2754)
4) 112 Gothic (Smith) .34 (2135)
5) 117 Gothic (Jensen) .28 (1827/2181)
6) 210 Gothic (Goodnough) .189 (1008/1360)
7) 219 Gothic (Truex) .46 (1875/2875)
8) 221 Gothic .28(1830/2624)
9) 231 Gothic .318 (2980)
10) 217 Gothic .439 (1896/2743)
11) 419 Maroon (Dugenski) .36 (298/ 2298)
12) 426 Maroon (Bunnell) .3/.35 (1800/2323)

		Primary - Proposed	Accessory – Proposed
Building Height	28'/20'	27' 3"	24'
Building Width	35'	26	21'
Distance Between Buildings	10'	20' 11"	
Max Lot Area	9375	5865	

R1C Zone Heights

1) 120 Gothic (Curtis) 23'9"
2) 124 Gothic (Greiner) 22'
3) 112 Gothic (Smith) 24' 4"
4) 116 Gothic (Smith) 17' 7"
5) 117 Gothic (Jensen) 18' 7"
6) 419 Maroon (Dugenski) 23'6"
7) 426 Maroon (Bunnell) 28'
8) 430 Maroon (Cooperman) 17'
9) 418 Maroon (Rowsey) 21'
10) 423 Maroon (Kanaly) 26'
11) 431 Maroon (Young) 24'

Email form to Building Dept.

JUL 2015 RECEIVED Building Department

PRIMARY STRUCTURE
DESCRIPTION OF MATERIALS TO BE USED

NAME MYERSON

LEGAL BLK 16, Lot 6 & part of 7,1,2,3 ZONE R1C

ADDRESS 214 GOTHIC AVE., CRESTED BUTTE

TYPE OF STRUCTURE

- [X] Single Family
- [ ] Multi Family
- [ ] Accessory dwelling
- [ ] Accessory Building
- [ ] Addition
- [ ] Other
- [ ] Commercial
- [ ] Historic Rehab

ROOFING TYPE

- [ ] Shake Shingle
- [X] Milled Shingle NATURAL GRAY
- [ ] Other
- [ ] Pro Panel style
- [ ] Standing Seam
- [ ] Galvanized, Corrugated Metal
- [ ] 5-V Crimp

EXTERIOR FINISH

Siding

	TYPE	SIZE	LOCATION	COLOR
[X]	Horizontal	1X10	COVE LAP SIDING	STONE ~ 2112-40 SOLID BODY WARM GRAY
[X]	Vertical	1X12 BOARD w/ 1 X 2 3/4 BATTENS		STORMY MONDAY 2112-50 SEMI TRANS. MED GRAY
[ ]	Other			
[ ]	Stucco			2112-60 SOLID BODY
[X]	Trim	2X4 & 2X6 HEAD @ WINDOWS & DOORS, 2X10 HORIZ. BAND		LIGHT GRAY SEMI-TRANS MED. GRAY

Siding Change All Vertical Board

STORMY MONDAY 2112-50

X Fascia 2X6 OVER 2X10 EXPOSED RAFTER 10/12 SOLID BODY LIGHT GRAY
2X4 OVER 2X8 EXPOSED RAFTER 4/12 SAME 2112-60

X Corner Boards 2X6 @ HORIZ. SIDING, 1X4 @ VERT. SIDING
S.B DARK GRAY 2112-40 SEMI-TRANS, MED GRAY 2112-50

DOORS

	MATERIAL	STYLE	FINISH
X Primary door	WOOD & GLASS	1/2 LITE	PAINTED BENJ. MOORE CASCO BAY 2051-30 AQUA.
X Secondary door	CLAD & GLASS	3/4 LITE	BLACK

WINDOWS

Type:
- [ ] Casement
- [x] Casement, egress
- [x] Double hung
- [x] Awning
- [x] Fixed
- [ ] Slide-by

Style:
- [x] Simulated, divided lite
- [ ] True, divided lite (historic)
- [ ] Decorative mullions
- [ ] Other _____

Material:
- [ ] Wood
- [x] Aluminum clad, wood BLACK
- [ ] Vinyl clad, wood
- [ ] Other _____

Glazing:
- [x] Low E
- [ ] Heat mirror
- [x] Tempered
- [ ] Standard
- [ ] Other _____

Describe locations if a mix is used SEE ELEVATIONS - BLACK

Other Exterior Features (i.e. railings, chimneys, posts, etc.)

BRICK CHIMNEY
METAL 4X4 NEWEL POSTS, METAL RAILINGS & BALUSTERS, BLACK
BRACES @ EXPOSED RAFTERS, SOLID BODY LIGHT GRAY
CEMENT GRAY 2112-60

I agree to submit changes from the list above to the building inspector and BOZAR chairman for approval prior to implementation of the change.

SIGNATURE OF OWNER / REPRESENTATIVE _____

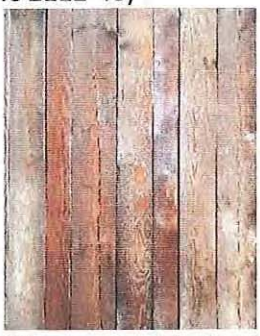
DATE 7-30-15

Myerson 214 Gothic Ave.

Materials – Primary Structure, Single Family Residence

Roofing & **Gable Siding**: Milled Shingle, Natural Gray

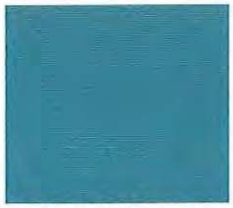
Siding: Horiz. Cove Lap Siding w/ 2x6 Corner boards & Horiz. Band, Solid Body Dark Gray (BM Stone 2112-40)



Siding: Vert. Vertical Rabbeted Siding w/ 1x4 Corner Boards, Semi-Transparent Med. Gray (BM Stormy Monday 2112-50)

Windows: Black

Window trim, door trim, Columns, Braces & Fascia: Solid Body Light Gray (BM Cement Gray 2112-60)



Entry Door: Wood painted BM Casco Bay 2051-30 Aqua

Other: Metal Newel Posts, Railings & Balusters (Black)

SEP 2015
RECEIVED
Building Department

BOZAR 8-25-15 CONTINUE

Email Form to Building Dept.

JUL 2015 RECEIVED Building Department

ACCESSORY STRUCTURE
DESCRIPTION OF MATERIALS TO BE USED

NAME MYERSON

LEGAL Blk 16, lot 6 & part of 7, 1, 2, 3 ZONE R1C

ADDRESS 214 Gothic Ave., Crested Butte

TYPE OF STRUCTURE

- [ ] Accessory Building, heated and/or plumbed
- [ ] Accessory Building, cold
- [x] Accessory Dwelling
- [ ] Addition
- [ ] Historic Rehab
- [ ] Other

ROOFING TYPE

- [ ] Shake Shingle
- [ ] Pro Panel style
- [ ] Galvanized, Corrugated Metal
- [x] Milled Shingle NATURAL GRAY
- [ ] Standing Seam
- [ ] 5-V Crimp
- [ ] Other

EXTERIOR FINISH

Siding

	TYPE	*SIZE*	*LOCATION*	*COLOR*
[ ] Horizontal				STORMY MONDAY - 2112-50
[x] Vertical	1 x 10, 12 Board w/ 1 x 2 3/4" Battens - ~~SEMI TRANS.~~ corrugated metal siding "zactique" finish			
[ ] Other				
[ ] Stucco				
[x] Trim	2 x 6 Head @ windows & doors - 2112-60 CEMENT GRAY 2 X 10 HORIZ. BAND - 2112-50 SEMI-TRANS.			

X Fascia 2x6 over exposed rafters - SOLID BODY 2112-60

X Corner Boards 1x6 cornerboards on B&B siding matching corners on metal siding - SEMI-TRANS 2112-50

DOORS

	MATERIAL	STYLE	FINISH
X Primary door	overhead		SEMI-TRANS 2112-50
X Secondary door	clad & glass	full lite	BLACK
	clad & glass	1/2 lite	BLACK

WINDOWS

Type:
- [ ] Casement
- [ ] Casement, egress
- [X] Double hung
- [X] Awning
- [X] Fixed
- [ ] Slide-by

Style:
- [X] Simulated, divided lite
- [ ] True, divided lite (historic)
- [ ] Decorative mullions
- [ ] Other

Material:
- [ ] Wood
- [X] Aluminum clad, wood
- [ ] Vinyl clad, wood
- [ ] Other

Glazing:
- [X] Low E
- [ ] Heat mirror
- [X] Tempered
- [ ] Standard
- [ ] Other

Describe locations if a mix is used See elevations - BLACK

Other Exterior Features (i.e. railings, chimneys, posts, etc.)

4x4 Newel posts, metal railings & ballusters - BLACK
Braces - SEMI-TRANS. 2112-50

I agree to submit changes from the list above to the building inspector and BOZAR chairman for approval prior to implementation of the change.

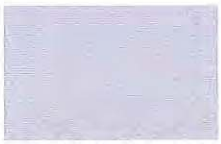
SIGNATURE OF OWNER / REPRESENTATIVE

DATE 7-30-15

Myerson 214 Gothic Ave.

Materials – Accessory Structure, Heated & Plumbed Garage

Roofing: Milled Shingle, Natural Gray



Siding: Vert. Rabbeted Siding w/ 1x6 Corner Boards & Horiz. Band, Semi-Transparent Med. Gray (BM Stormy Monday 2112-50)

Siding: Corrugated Metal Siding "Zactique" finish w/ matching corners

Windows: Black

Window trim, door trim, Columns & Fascia: Solid Body Light Gray (BM Cement Gray 2112-60) – **Braces** Med. Gray (see above for color)

Overhead Door: painted Med. Gray (see above for color)
Secondary Doors: painted Black (see above for color)

Other: Newel Posts, Railings & Balusters, Black (see above for color)

To:	DRC and BOZAR
From:	Molly Minneman
Date:	September 25, 2015
Subject:	September 29, 2015 DRC
Project:	**William B. and Barbara Beirer Myerson** Consideration of the application of **William B. and Barbara Beirer Myerson** to construct a single family residence and accessory dwelling to be located at 214 Gothic Avenue, Block 16, Lot 10 and part of Lot 9 (Tract 3) in the R1C zone. **- Architectural approval of the redevelopment plan is required.** **- A conditional use permit for an accessory dwelling in the R1C zone is required.** **- Approval is contingent upon approval of minor subdivision and demolition.**
DRC:	Crockett Farnell and Austin Ross

Dan Murphy and Laura Wininger met with the DRC on September 14 for review of the new plan for the single family residence, and revisions to the accessory dwelling to be located at 214 Gothic Avenue. The T style foot print with front gable perpendicular to the street, wrap around porch, and lap siding with milled shingle in gables and roof received positive feedback for the scale, design and style. Please see the notes for details.

The front yard setback is decreased from 15' to 10' providing additional variation within the subdivision. As noted in August, Code Section 16-14-60 provides the Board with the latitude to vary the front yard setbacks within the historic core zones depending upon neighborhood context.

Conditional use permit: The Board considered the accessory dwelling use during the August meeting. Public comment was supportive of the conditional use, but some expressed concerns relating to the location of most of the parking in the rear yards, accessed via the alley. They noted that building encroachments into the alley way constrained access from Third and Second Streets, and wondered how well the parking plan will work. The Board did not request a deviation from the proposed parking plan. DRC did not add further comments on this issue.

Site Plan:

Site Plan: Guidelines 2.7-2.32, 5.86-5.90

- The site plan for the subdivision/parcel includes topography that drops 3 feet from west to east; and 2' within Tract 3, from south to north.
    - Berms along the rear of the property will be removed.
- Drainage: Drainage appears to be to the street.
- Parking: The 4-bdrm residence (see basement) and efficiency accessory dwelling requires three parking spaces; Two are in the garage; one in the rear
    - Alley access to parking must be maintained by the property owner.
- Snow storage areas are provided and generally supported.
- Setbacks from the eave/overhang:
    - Front setback: 10'
    - West side yards 11'4" primary; 12.75' accessory
        - Snow deposition from the adjacent historic residence is possible within the setbacks.
    - East side yard 8'6" primary; 7'6" accessory
    - Rear yard 5'8" (eave) for accessory and 7' to the door. (Generally supported by the BOZAR per guideline 4.26c.
    - Distance between buildings: 20'10 ½".
- Landscaping: Guidelines 2.15-2.1 9; Existing, new and relocated trees are noted.
    - Relocated trees will be maintained by the property owner. Trees that do not survive will be replaced.
    - Ground cover provided.
    - Pavers or stone walkway noted; and

    - Gravel driveway noted.
    - Fencing shown along the shared east property line – see fence detail included.
- Utilities: Noted on the plan.
- Lighting: Full cut off fixtures are provided.
- Address the utility plan as requested by the Building Official

Architectural Review:

Site Plan: The DRC supports the change in front yard setback providing additional variation of the residences. It can be supported per code and GL 5.105 that encourages setbacks that are similar to those seen historically in the R1C zone. The site plan is well developed. Drainage is to the street.

The DRC commented the residence is relational with R1C architecture and will comply with the intents of GL 4.22 and 4.23 relating to context. The primary roof ridge is perpendicular to the street, and a large wrap around porch is relational with historic styles.

Mass, scale and form: The apparent mass is minimized by the foot print and design gaining the DRC support per GL 4.29, 4.31 and 5.104. The massing and style appear consistent with historic module patterns with the primary module closest to the street. One story modules clad in vertical wood reduce the scale of side facades.

Roof: Gable roof, roof angle and scale is supported and comply with the intents of GL 4.37 (form) 4.40 (scale), and 4.41 (roof angle). Open rafter tail detail supported and creates variation within the overall development plan.

Porch: The DRC praised the wrap around porch that characterizes the historic attributes of the R1C zone. The variation of porch styles within the subdivision is visually compatible and supported per GL 4.45-4.46, and 5.115. The rear deck appear consistent with GL 4.48. Iron deck post, rails and baluster were discussed as whether too contemporary for core. Staff and DRC were encouraged to gather more information. The DRC referred the matter to the Board for discussion.

Windows: The window fenestration and double hung or awning styles are supported per GL 4.49-4.50. Traditional placement and styles throughout are appreciated, together with variation from 218 Gothic, as well. Window heights do not exceed 5.5'.

Materials: The horizontal 1x10" cove lap siding treated with dark gray solid by stain is consistent traditional materials are supported relating to historic styles and intents of GL 4.71. Vertical rabbited medium gray stained wood applied to one story modules, and accents in the gables (natural gray) comply with the intents of GL 4.76. Black, aluminum clad windows, divided light awning and casements supported per GL 4.50 as noted. One by six inch (header) window trim is consistent with traditional styles. Trim details, fascia, columns and graces to be stained in light gray solid body stain. Milled shingle roof and gable siding to be natural gray.

Accessory dwelling:

The DRC supported revisions to the accessory that removed the east gable dormer and added two skylights. The increasing the width of the west dormer to 9'9" is supported per GL 4.42. The scale effective. The Board was willing to support the style that breaks the plane of the roof (GL 4.43) to achieve variations of the deck locations as a site specific consideration of the overall development plan. In regards to the skylights, GL 4.44 supports where not highly visible from the street. Two are requested to provide light in the living/sleeping area.

Board Action:

Finding - Approval

The Board finds that the application to construct a single-family residence and accessory dwelling to be located at 214 Gothic Avenue **will not appear excessively dissimilar OR** will appear excessively dissimilar to structures within the surrounding neighborhood. The scale and forms of the proposal provides traditional forms with contemporary interpretations for infill development within the surrounding R1C zone;

The front yard setback **can be supported** or cannot be supported per code section 16-14-90 and GL 5.105 (neighborhood context) within the core zone neighborhood;

The overall design and style of the residence has relationships with single-family residences seen in the historic core and **can be supported** or is opposed by the application of Guidelines 4.22 (similarity-context), 4.23, (dissimilarity - context) 4.29(apparent scale), 4.31 (massing/forms), 4.37, 4.41 (roof form/angle), 4.45-6 (front porch), 4.47-8 (rear porch/deck) 4.50, 4.53 (windows), 4.71 (materials), 4.74 (not mixing materials in core), and ____

The conditional use permit for a deed restricted accessory dwelling **can be supported** or cannot be supported per code Section 16-8-30, provided construction of both the primary residence and the accessory dwelling occurs under one building permit as a condition of the Myerson Subdivision approval.

The accessory dwelling **will appear** or will not appear relational in form and style with traditional buildings seen in Town and can be supported by the application of Guidelines 4.80(vary appearance), 4.82(design and style), 4.44 (skylights) and _____

Motions:

Accessory building - Conditional use:

Motion to **Approve** or deny the conditional use permit to construct an accessory dwelling to be located at 214 Gothic Avenue, Block 16, Lot 10 and part of Lot 9, also known as Tract 3, Myerson Subdivision in the R1C zone (with any changes specified ____) based upon the finding, the criteria in Code Section 16-8-30, contingent upon the primary residence and the accessory dwelling are constructed in tandem and under one building permit, as required under they Myerson Subdivision, together with the recordation of said subdivision.

Architectural appropriateness:

Motion to **approve** or deny the architectural appropriateness of the application to construct a single-family residence and accessory dwelling to be located at 214 Gothic Avenue, Block 16, Lot 10 and part of Lot 9, also known as Tract 3, Myerson Subdivision in the R1C zone (with any changes specified _____), and based upon the finding, and per the plans and material list.

Board Action:

Finding - Approval

The Board finds that the application to construct a single-family residence and accessory dwelling to be located at 214 Gothic Avenue **will not appear excessively dissimilar OR** will appear excessively dissimilar to structures within the surrounding neighborhood. The scale and forms of the proposal provides traditional forms with contemporary interpretations for infill development within the surrounding R1C zone;

The front yard setback **can be supported** or cannot be supported per code section 16-14-90 and GL 5.105 (neighborhood context) within the core zone neighborhood;

The overall design and style of the residence has relationships with single-family residences seen in the historic core and **can be supported** or is opposed by the application of Guidelines 4.22 (similarity-context), 4.23, (dissimilarity - context) 4.29(apparent scale), 4.31 (massing/forms), 4.37, 4.41 (roof form/angle), 4.45-6 (front porch), 4.47-8 (rear porch/deck) 4.50, 4.53 (windows), 4.71 (materials), 4.74 (not mixing materials in core), and ____

The conditional use permit for a deed restricted accessory dwelling **can be supported** or cannot be supported per code Section 16-8-30, provided construction of both the primary residence and the accessory dwelling occurs under one building permit as a condition of the Myerson Subdivision approval.

The accessory dwelling **will appear** or will not appear relational in form and style with traditional buildings seen in Town and can be supported by the application of Guidelines 4.80(vary appearance), 4.82(design and style), and _____

Motions:

Accessory building - Conditional use:

Motion to **Approve** or deny the conditional use permit to construct an accessory dwelling to be located at 214 Gothic Avenue, Block 16, Lot 10 and part of Lot 9, also known as Tract 3, Myerson Subdivision in the R1C zone (with any changes specified ____) based upon the finding, the criteria in Code Section 16-8-30, and contingent upon the construction of the primary residence and the accessory dwelling occurs in tandem and under one building permit as required under they Myerson Subdivision together with the recordation of said subdivision.

Architectural appropriateness:

Motion to **approve** or deny the architectural appropriateness of the application to construct a single-family residence and accessory dwelling to be located at 214 Gothic Avenue, Block 16, Lot 10 and part of Lot 9, also known as Tract 3, Myerson Subdivision in the R1C zone (with any changes specified _____), and based upon the finding, and per the plans and material list.

DRC 09-14-2015 Myerson (214 Gothic)
Ross, Farnell and Alvarez Marti
Minneman and Earley
Wininger and Murphy were present and said it is helpful to look at the 3D. They went back to the drawing board on this one. There will be no gable to the west. Partly because the neighbor has shedding this way. There is 11'4" setback to first floor eave and then another 6' to rear second floor. The building height is 27'2". This is much more traditional with the ridge running perpendicular to the street. Ross asked about square footage and they are very similar to what they were. Murphy said the goal was to reduce the apparent mass. It is a lot longer and there is a 12:12 pitch. The materials were revised slightly. The shingles in the gable will be natural.

Alvarez Marti thought that anything will change the block. This is more in line with what you would see a few blocks over on Sopris. She thought that they now work better.

Write in: 1. I wish one of the homes would have a more traditional entry with a centered front door. This house looks nice.

Farnell liked this with the front porch and there are other examples on Sopris.

North - Simple, windows divided, good proportioning. Solid body stain on the truss detail, Ross wondered if it was too far down in the gable. Wininger said it is the right level for a true collar tie. Ross could support this detail.

Exposed rafter tails on the whole house.

East - Vertical on bump outs. Fenestration looked good per Ross and Farnell. Ross liked that it stepped down to rear. Farnell clarified the bump out. They discussed via the plans. Ross wondered about why the door is setback and it is more porch and FAR issues.

South - Ross asked about the shed on the west and Winegar explained. It is a little proud by 3'. The front is 2'. Farnell thought that it is far enough back that you won't notice too much. Ross asked about DG and the discussion on modules. Minneman said that it doesn't want to take up the whole plane and so they have done a good job. Farnell asked about the corbels and thought that this might be more supported because it is partially historic. Minneman agreed and thought that this is the most traditional. There isn't anything overstated on this house. There would be an all metal rail. This home has more wood otherwise. Ross wondered if this was discussed at the last meeting. Murphy thought that the metal has a longer life. This house is much lighter with all of the details, which is why they thought the metal went along with this. Farnell said that they were going to provide a detail. Wininger said A4 has the railing detail, which is simplified for the AD. They went with black windows and black rails and said that they could tone them down. This will go to the Board for discussion.

Materials - Most of the siding is wider drop cove siding, which was fairly typical and is on Old Town Hall. The other siding will be vertical 1"x4", 6", 8" and 10" rabbited. There will be a milled shingle natural gray roof. The windows will be black. The window trim is solid body light gray. The primary door painted Casco Bay aqua. There will not be a chimney.

AD - Removed one dormer and the dormer got 18 inches wider, as did the deck, and add double skylights. **North** - same floor plan.

East - simple

West - dormer, Minneman mentioned that normally it doesn't split the floor line, but this was a compromise. She mentioned that this might be in a suggested motion as justification. This adds diversity and helps with livability. Ross asked about the beams and they are 6"x6", which are needed. He asked about the cricket and they are 6"x6" and 4"x6".

South - simple

Materials - roofing will be milled shingle natural gray. The siding will be vertical rabbited random width. There will be Zacktique corrugated foundation covering not to exceed 18 inches. Black windows and window trim will be lighter gray, braces will be medium gray. Newel posts black metal and a little simpler.

All were supportive and were appreciative of the changes.

FACT SHEET
Block 16, "Tract 3," Lot 10 and part Lot 9
Address: 214 Gothic Avenue
Proponent – William B. and Barbara Beirer Myerson

Project: To construct a single family residence and accessory dwelling in the R1C zone.

Review for September 14, 2015 DRC:

- Architectural approval is required.
- A conditional use permit for an accessory dwelling in the R1C zone is required.
- Approval is contingent upon approval of minor subdivision and demolition.

Zoning Requirements for the R1C District

Setbacks	**Required**	**Primary – Proposed**	**Accessory – Proposed**
Front	20'	10'	-
Rear	10'	20' 11"	7' to wall, 6' to eave
West Side	7'6"-11'6"	11' 4 ½ "	12' ¾ "
East Side	7'6"-11'6"	8' 6"	7' 6"

FAR		**Primary - Existing**	**Primary – Proposed**	**Accessory – Proposed**
Permitted	0.3 (matter of right)	**(665)**		**(881.5/5865) 0.15**
	(up to) 0.32 (no larger than 2500 square feet)		**(1862.63/5865) 0.318**	
Max – all buildings	0.48 (no larger than 3500 square feet)			**(2744.13/5865) 0.468**

R1C Zone F.A.R

1) 120 Gothic (Curtis) .296/.355 (1852.5/2217.5)
2) 116 Gothic (Smith) .32 (2007)
3) 124 Gothic (Greiner) .29 (2754)
4) 112 Gothic (Smith) .34 (2135)
5) 117 Gothic (Jensen) .28 (1827/2181)
6) 210 Gothic (Goodnough) .189 (1008/1360)
7) 219 Gothic (Truex) .46 (1875/2875)
8) 221 Gothic .28(1830/2624)
9) 231 Gothic .318 (2980)
10) 217 Gothic .439 (1896/2743)
11) 419 Maroon (Dugenski) .36 (298/ 2298)
12) 426 Maroon (Bunnell) .3/.35 (1800/2323)

		Primary - Proposed	Accessory – Proposed
Building Height	28'/20'	27' 3"	24'
Building Width	35'	26	21'
Distance Between Buildings	10'	20' 11"	
Max Lot Area	9375	5865	

R1C Zone Heights

1) 120 Gothic (Curtis) 23'9"
2) 124 Gothic (Greiner) 22'
3) 112 Gothic (Smith) 24' 4"
4) 116 Gothic (Smith) 17' 7"
5) 117 Gothic (Jensen) 18' 7"
6) 419 Maroon (Dugenski) 23'6"
7) 426 Maroon (Bunnell) 28'
8) 430 Maroon (Cooperman) 17'
9) 418 Maroon (Rowsey) 21'
10) 423 Maroon (Kanaly) 26'
11) 431 Maroon (Young) 24'

Email form to Building Dept.

JUL 2015 RECEIVED Building Department

PRIMARY STRUCTURE
DESCRIPTION OF MATERIALS TO BE USED

NAME MYERSON

LEGAL BLK 16, Lot 6 & part of 7, 1, 2, 3 **ZONE** R1C

ADDRESS 214 GOTHIC AVE., CRESTED BUTTE

TYPE OF STRUCTURE

- [X] Single Family
- [ ] Accessory Building
- [ ] Commercial
- [ ] Multi Family
- [ ] Addition
- [ ] Historic Rehab
- [ ] Accessory dwelling
- [ ] Other

ROOFING TYPE

- [ ] Shake Shingle
- [ ] Pro Panel style
- [ ] Galvanized, Corrugated Metal
- [X] Milled Shingle NATURAL GRAY
- [ ] Standing Seam
- [ ] 5-V Crimp
- [ ] Other

EXTERIOR FINISH

Siding

	TYPE	SIZE	LOCATION	COLOR
[X]	Horizontal	1X10	COVE LAP SIDING,	STONE - 2112-40 SOLID BODY WARM GRAY
[X]	Vertical	1X12 BOARD w/ 1 X 2 3/4 BATTENS,		STORMY MONDAY 2112-50 SEMI TRANS. MED GRAY
[ ]	Other			
[ ]	Stucco			2112-60 SOLID BODY
[X]	Trim	2X4 & 2X6 HEAD @ WINDOWS & DOORS, 2X10 HORIZ. BAND,		LIGHT GRAY SEMI-TRANS MED. GRAY

Siding Change All Vertical Board

STORMY MONDAY 2112-50

X Fascia 2X6 OVER 2X10 EXPOSED RAFTER 10/12 SOLID BODY LIGHT GRAY
2X4 OVER 2X8 EXPOSED RAFTER 4/12 SAME 2112-60

X Corner Boards 2X6 @ HORIZ. SIDING, 1X4 @ VERT. SIDING
S.B DARK GRAY 2112-40 SEMI-TRANS, MED GRAY 2112-50

DOORS

	MATERIAL	STYLE	FINISH
X Primary door	WOOD & GLASS	1/2 LITE	PAINTED BENJ. MOORE CASCO BAY 2051-30 AQUA.
X Secondary door	CLAD & GLASS	3/4 LITE	BLACK

WINDOWS

Type:	Style:	Material:	Glazing:
☐ Casement	☑ Simulated, divided lite	☐ Wood	☑ Low E
☑ Casement, egress	☐ True, divided lite (historic)	☑ BLACK Aluminum clad, wood	☐ Heat mirror
☑ Double hung	☐ Decorative mullions	☐ Vinyl clad, wood	☑ Tempered
☑ Awning	☐ Other _____	☐ Other _____	☐ Standard
☑ Fixed			☐ Other _____
☐ Slide-by			

Describe locations if a mix is used SEE ELEVATIONS - BLACK

Other Exterior Features (i.e. railings, chimneys, posts, etc.)
BRICK CHIMNEY
METAL 4X4 NEWEL POSTS, METAL RAILINGS & BALUSTERS, BLACK
BRACES @ EXPOSED RAFTERS, SOLID BODY LIGHT GRAY
CEMENT GRAY 2112-60

I agree to submit changes from the list above to the building inspector and BOZAR chairman for approval prior to implementation of the change.

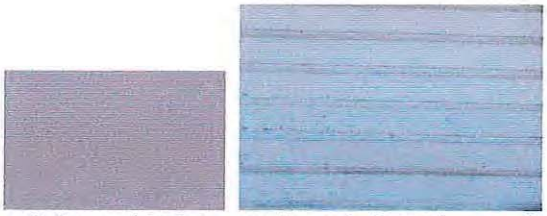
SIGNATURE OF OWNER / REPRESENTATIVE _____

DATE 7-30-15

Myerson 214 Gothic Ave.

Materials – Primary Structure, Single Family Residence

Roofing & **Gable Siding**: Milled Shingle, Natural Gray



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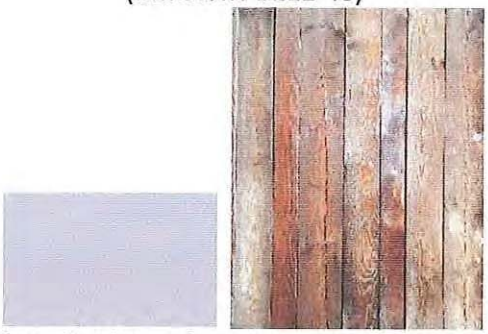

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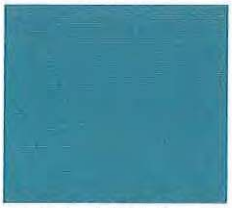

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BOEHR 8-25-15 CONTINUE

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matching corners on metal siding - 2112-50

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- [X] Simulated, divided lite
- [ ] True, divided lite (historic)
- [ ] Decorative mullions
- [ ] Other

Material:
- [ ] Wood
- [X] Aluminum clad, wood
- [ ] Vinyl clad, wood
- [ ] Other

Glazing:
- [X] Low E
- [ ] Heat mirror
- [X] Tempered
- [ ] Standard
- [ ] Other

Describe locations if a mix is used See elevations - BLACK

Other Exterior Features (i.e. railings, chimneys, posts, etc.)
4x4 Newel posts, metal railings & ballusters - BLACK
Braces - SEMI-TRANS. 2112-50

I agree to submit changes from the list above to the building inspector and BOZAR chairman for approval prior to implementation of the change.

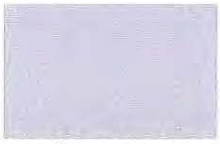
SIGNATURE OF OWNER / REPRESENTATIVE

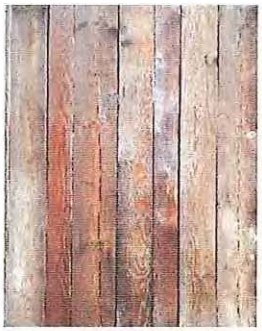
DATE 7-30-15

Myerson 214 Gothic Ave.

Materials – Accessory Structure, Heated & Plumbed Garage

Roofing: Milled Shingle, Natural Gray





Siding: Vert. Rabbeted Siding w/ 1x6 Corner Boards & Horiz. Band, Semi-Transparent Med. Gray (BM Stormy Monday 2112-50) Random 4, 6, 10

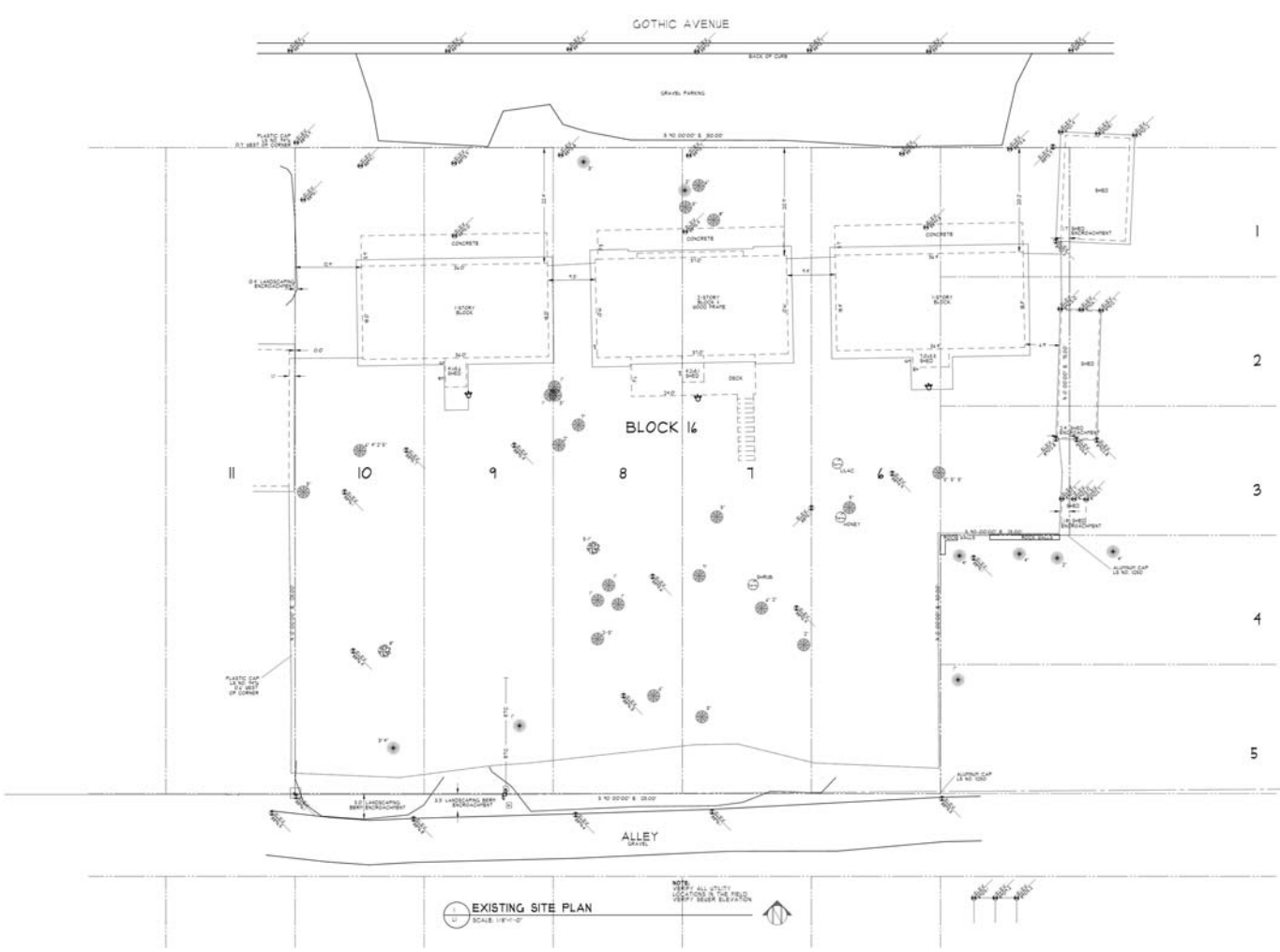
Siding: Corrugated Metal Siding "Zactique" finish w/ matching corners 18"

Windows: Black

Window trim, door trim, Columns & Fascia: Solid Body Light Gray (BM Cement Gray 2112-60) – **Braces** Med. Gray (see above for color)

Overhead Door: painted Med. Gray (see above for color)
Secondary Doors: painted Black (see above for color)

Other: Newel Posts, Railings & Balusters, Black (see above for color)



EXISTING SITE PLAN
SCALE: 1/8"=1'-0"

NOTE:
VERIFY ALL UTILITY LOCATIONS IN THE FIELD.
VERIFY SEWER ELEVATION

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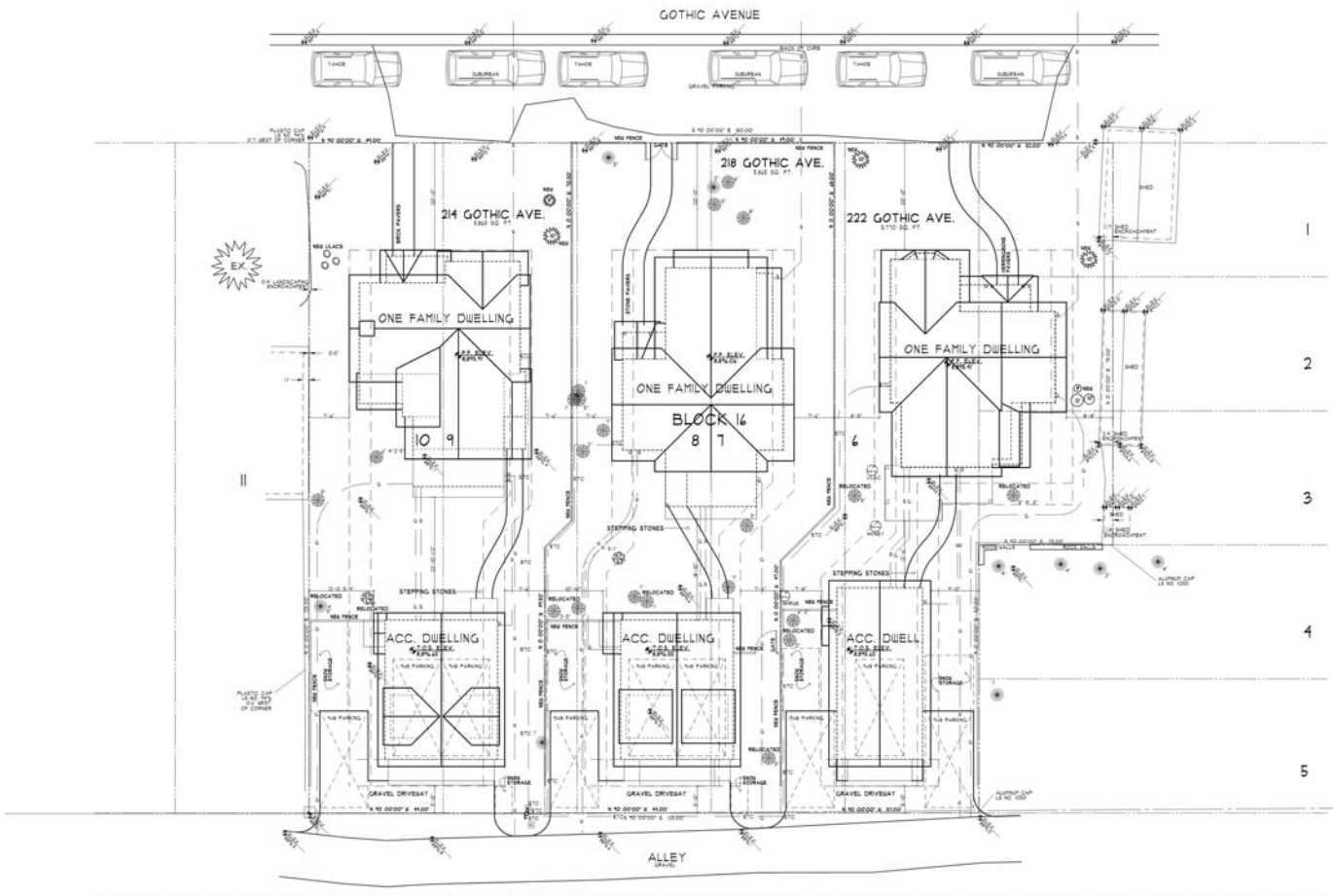
REVISIONS:

PROJECT:
214, 218, 222 GOTHIC AVE.
BLK 16, CRESTED BUTTE
GUNNISON COUNTY, CO

SHEET NAME:
EXISTING SITE PLAN

DATE:
7/30/2015

SHEET NO:
L1-EX.



NOTE:
VERIFY ALL UTILITY LOCATIONS IN THE FIELD. VERIFY SEWER ELEVATION.

SITE & LANDSCAPING PLAN
SCALE: 1"=10'-0"

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OWNER:

BILL & BARBARA MYERSON
3700 NEW HWY 68
TELLICO PLAINS, TN 37385-5942
PHONE: (423) 261-2088
CELL:
FAX:
E-MAIL: andhrescorter@gmail.com

SQUARE FOOTAGE STATEMENTS

ONE FAMILY DWELLING	214	218	222
F.F. ABOVE GRADE SPACE			
LIVING S.F.	1,063	992.5	922.5
COVERED PORCH S.F. (F.F. ONLY)	94.5	40.5	40.5
F.F. UNDER 6' LINE			
LIVING S.F.	320	320	292.5
DECK ABOVE 6' LINE S.F. (F.F. ONL)	60.5	60.5	112.5
F.F. UNDER 6' LINE			
TOTAL GROSS F.A.(.)	1,478.25	1,413.5	1,368.5
ACCESSORY DWELLING			
F.F. ABOVE - 1.5 GARAGE	576-100	576-100	576-100
F.F. LIVE			
LIVING S.F.	272	272	272
F.F. UNDER 6' LINE	576	576	576
TOTAL GROSS F.A.(.) (F.F. 2/3)	1,024	1,024	1,024
BELOW			
PRACTICAL BUILDING (4' - 6' ALLOWED)	32	32	32
ALL BUILDINGS (150 MAX)	32	32	32
OPEN SPACE			
OPEN SPACE ON SITE (50% MIN)	1,175	1,243	1,192
ACCESSORY BUILDING FOOT PRINT S.F.	576	576	576
ACCESSORY BUILDING FOOT PRINT %	29%	29%	29%
OPEN SPACE (50% MIN)	1,175	1,243	1,192
HEATED (AREAS: SNOW MELT)			
DECK S.F.	0-0	0-0	0-0
PATIO S.F.			
TOTAL S.F.	0-0	0-0	0-0
SNOW STORAGE ON SITE			
SNOW STORAGE (25% MIN)	272	272	272
SNOW STORAGE S.F. (15 MIN)	0	0	0

LANDSCAPE SCHEDULE

TREES:
DECIDUOUS
EVERGREEN

SHRUBS:
DECIDUOUS
EVERGREEN

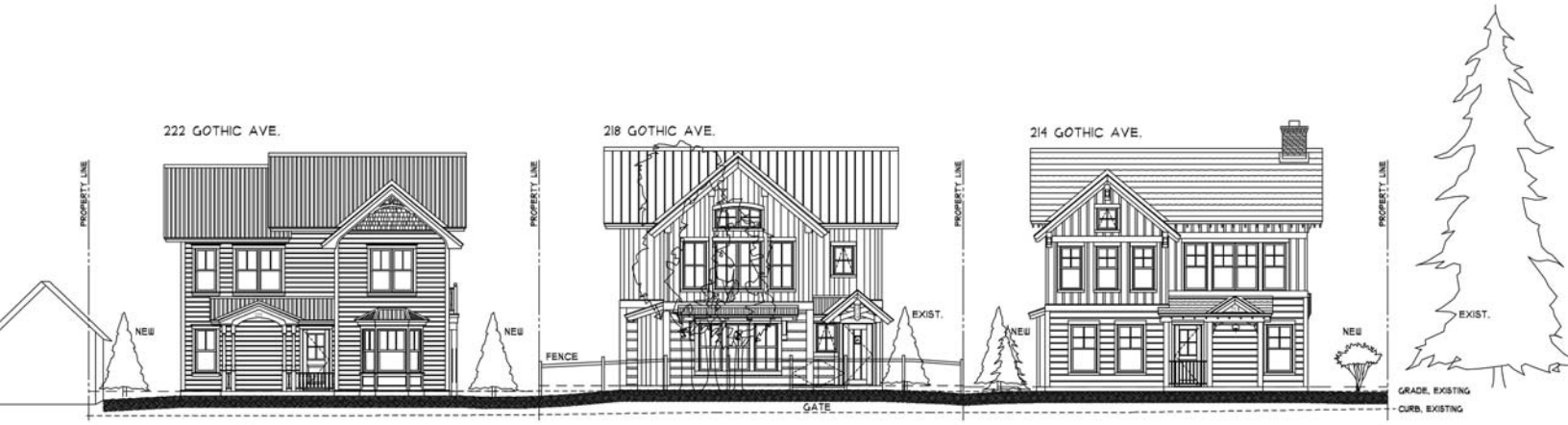
DRY LANDSCAPING:
BOULDERS
HARD SURFACES:
PAVERS

REVISIONS:
DESIGN REVIEW SUBMITTAL

PROJECT:
214, 218, 222 GOTHIC AVE.
BLK 16, LOTS 5-10, C.B.
GUNNISON COUNTY, CO

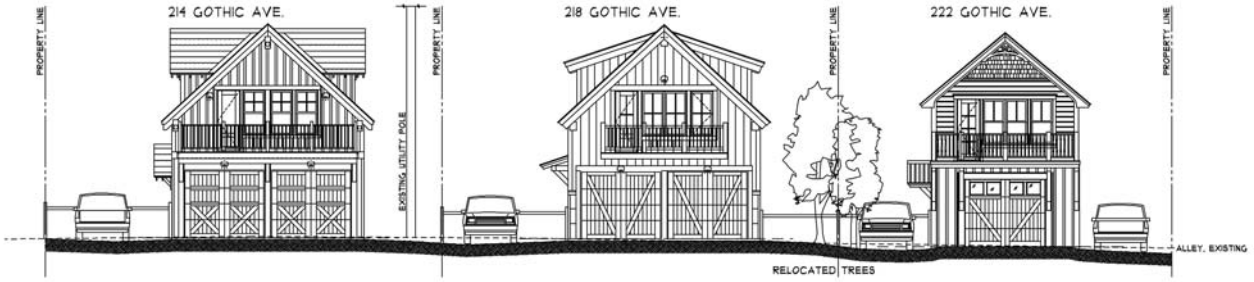
SHEET NAME:
SITE & LANDSCAPING PLAN

DATE: 7/30/2015
SHEET NO. L1



1 / 3d STREET-SCAPE, GOTHIC AVENUE, NORTH ELEVATIONS

N.T.S.



7/30/2015

2 / 3d ALLEY-SCAPE, SOUTH ELEVATIONS

N.T.S.

A GOTHIC AVENUE
N.T.S.

B VIEW FROM ALLEY
N.T.S.

C VIEW FROM ABOVE
N.T.S.

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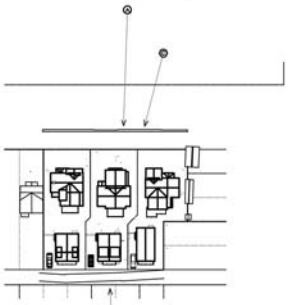

D NEIGHBORHOOD PLAN
N.T.S.

REVISIONS:
DESIGN REVIEW SUBMITTAL

PROJECT:
214, 218, & 222 GOTHIC AVE.
CRESTED BUTTE
GUNNISON COUNTY, CO

SHEET NAME:
3D VIEWS

DATE: 7/30/2015
SHEET NO. 3d

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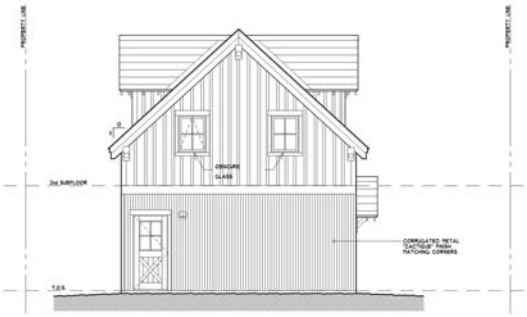
1 A1a SOUTH ELEVATION
SCALE: 1/4"=1'-0"



2 A1a NORTH ELEV. - ACC. DWELLING
SCALE: 1/4"=1'-0"

3 A1a SOUTH ELEV. - ACC. DWELLING
SCALE: 1/4"=1'-0"

4 A1a NORTH ELEVATION
SCALE: 1/4"=1'-0"

REVISIONS:
DESIGN REVIEW SUBMITTAL

PROJECT:
214 GOTHIC AVENUE
CRESTED BUTTE
GUNNISON COUNTY, CO

SHEET NAME:
EXTERIOR ELEVATIONS & WINDOW SCHEDULE

DATE: 7/30/2015
SHEET NO: A1a

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1 / A6 EAST ELEV. - ACC. DWELLING
SCALE: 1/4"=1'-0"

2 / A6 EAST ELEVATION
SCALE: 1/4"=1'-0"

3 / A6 WEST ELEVATION
SCALE: 1/4"=1'-0"

4 / A6 WEST ELEV. ACC. DWELLING
SCALE: 1/4"=1'-0"

REVISIONS:
DESIGN REVIEW SUBMITTAL

PROJECT:
214 GOTHIC AVENUE
CRESTED BUTTE
GUNNISON COUNTY, CO

SHEET NAME:
EXTERIOR ELEVATIONS
& WINDOW SCHEDULE

DATE: 7/30/2015
SHEET NO: A1b

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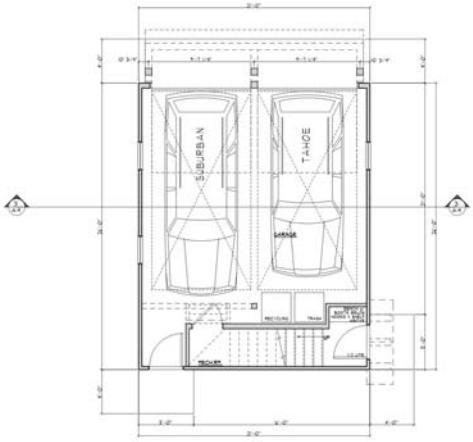

1 A2 1st FLOOR PLAN
SCALE: 1/4"=1'-0"
LIVING AREA = 546 S.F.
GRADE: AREA 546 - 100 GARAGE = 446 S.F.

2 A2 1st FLOOR PLAN
SCALE: 1/4"=1'-0"
LIVING AREA = 1,015 S.F.
18" LINE: LIVING 1,015 + COV. PORCH 74.5+6 = 1,055.25 S.F.

REVISIONS:
DESIGN REVIEW SUBMITTAL

PROJECT:
214 GOTHIC AVENUE
CRESTED BUTTE
GUNNISON COUNTY, CO

SHEET NAME:
1st FLOOR PLAN

DATE: 7/30/2015
SHEET NO: A2

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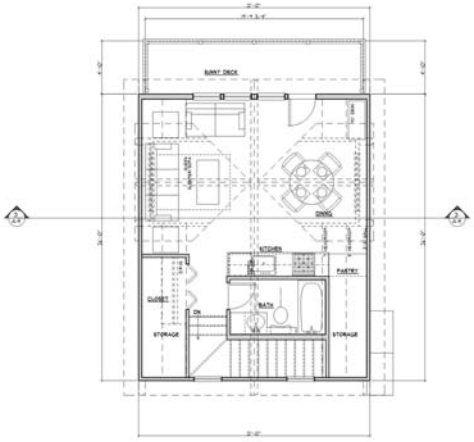
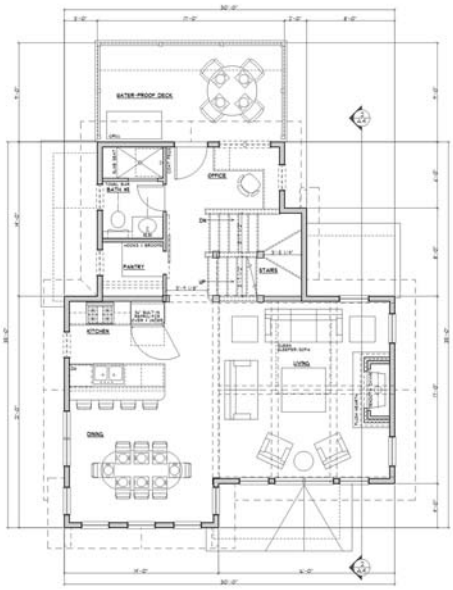


1 A3 2nd FLOOR PLAN
SCALE: 1/4"=1'-0"
LIVING AREA = 434 S.F.
H. LINE: LIVING 410 • DECK 16.5+0 = 410 S.F.



2 A3 2nd FLOOR PLAN
SCALE: 1/4"=1'-0"
LIVING AREA = 820 S.F.
H. LINE: LIVING 820 • DECK 93+0 = 820 S.F.

REVISIONS:
DESIGN REVIEW SUBMITTAL

PROJECT:
214 GOTHIC AVENUE
CRESTED BUTTE
GUNNISON COUNTY, CO

SHEET NAME:
2nd FLOOR PLAN

DATE: 7/30/2015
SHEET NO: A3

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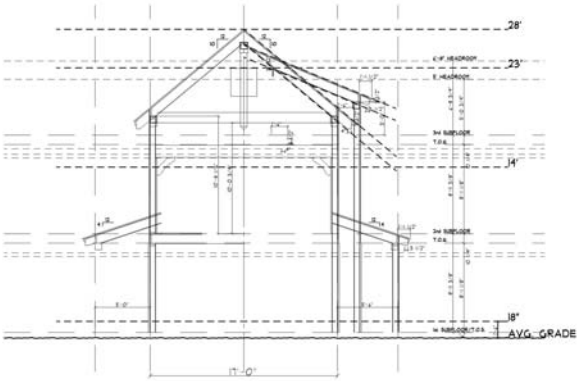
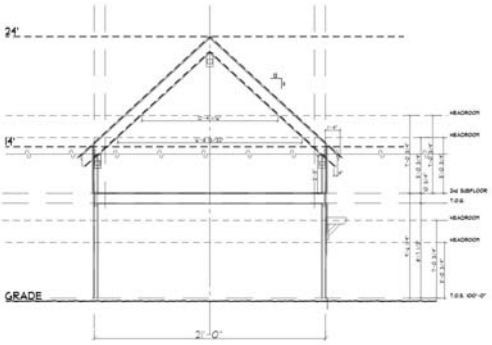
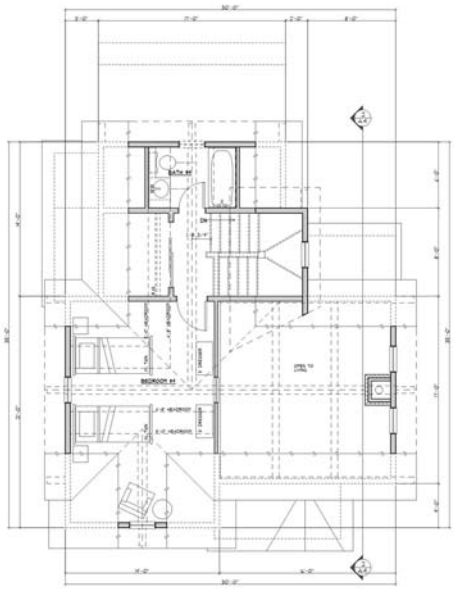


2 / A4 BUILDING SECTION
SCALE: 1/4"=1'-0"



3 / A4 BUILDING SECTION
SCALE: 1/4"=1'-0"



1 / A4 3rd FLOOR PLAN
SCALE: 1/4"=1'-0"

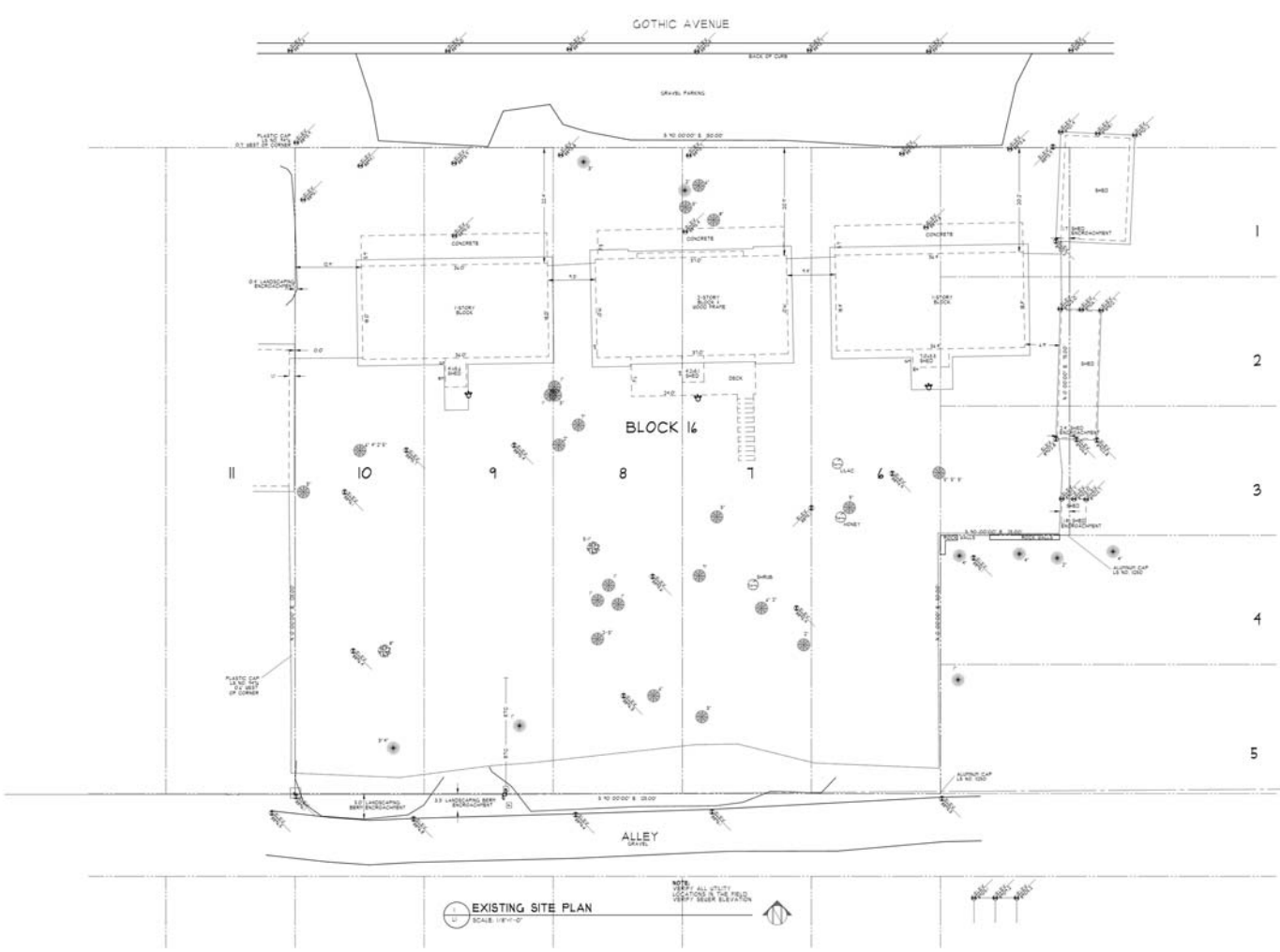
LIVING AREA = 242 S.F.
23' LINE: LIVING = 0 S.F.

REVISIONS:
DESIGN REVIEW SUBMITTAL

PROJECT:
214 GOTHIC AVENUE
CRESTED BUTTE
GUNNISON COUNTY, CO

SHEET NAME:
3rd FLOOR PLAN &
BUILDING SECTIONS

DATE: 7/30/2015
SHEET NO: A4



EXISTING SITE PLAN
SCALE: 1/8"=1'-0"

NOTE:
VERIFY ALL UTILITY LOCATIONS IN THE FIELD.
VERIFY SEWER ELEVATION

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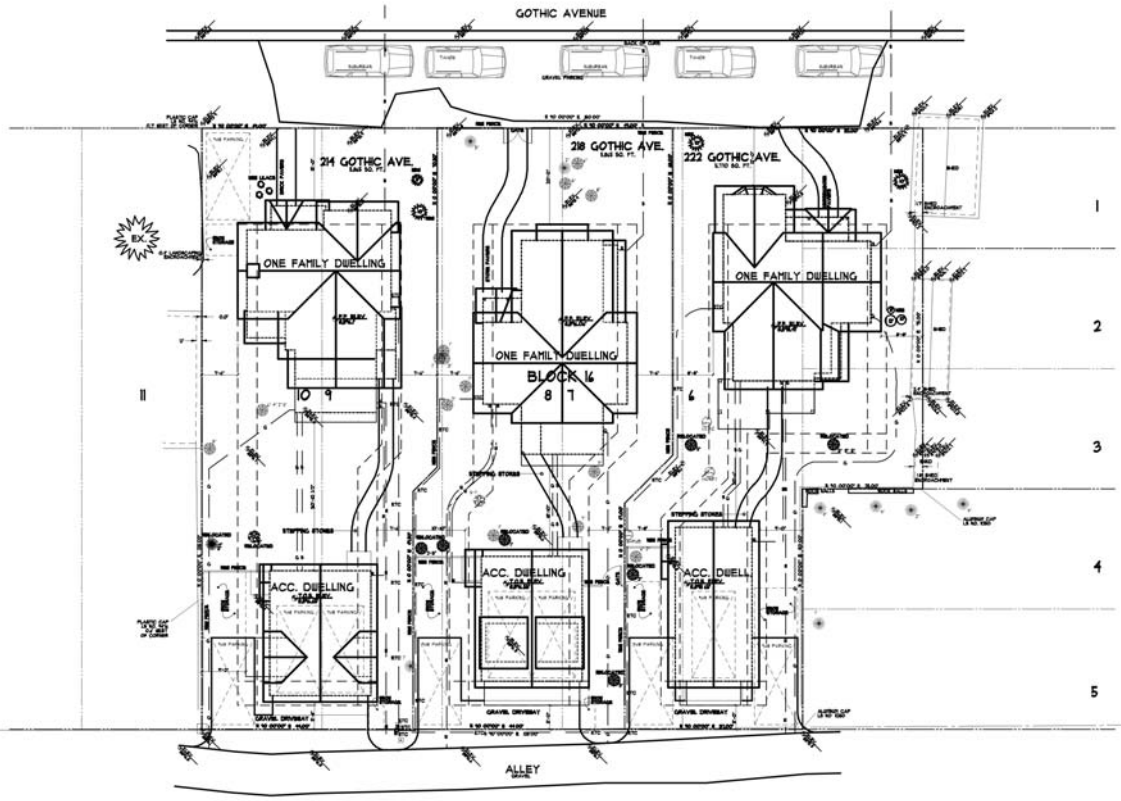
REVISIONS:

PROJECT:
214, 218, 222 GOTHIC AVE.
BLK 16, CRESTED BUTTE
GUNNISON COUNTY, CO

SHEET NAME:
EXISTING SITE PLAN

DATE:
7/30/2015

SHEET NO:
L1-EX.



1 SITE & LANDSCAPING PLAN
SCALE: 1/8"=1'-0"

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OWNER:
BILL & BARBARA PIERSON
STILLY BOX 1497 JR
TELLURIDE, CO 81435-1497
PHONE: (303) 331-3066
CELL:
FAX:
E-MAIL: mdbrewster@gmail.com

SQUARE FOOTAGE STATEMENTS

[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
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[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]

LANDSCAPE SCHEDULE

TREES
DECIDUOUS
EVERGREEN
SHRUBS
DECIDUOUS
EVERGREEN
DRY LANDSCAPING
BOULDERS
HARD SURFACES
PAVERS

REVISIONS:
DESIGN REVIEW SUBMITTAL

PROJECT:
214, 218, 222 GOTHIC AVE.
BLK 16, LOTS 5-10, CB
GUNNISON COUNTY, CO

SHEET NAME:
SITE & LANDSCAPING PLAN

DATE: 8/13/2015
SHEET NO. L1

1 / StSc STREET-SCAPE, GOTHIC AVENUE, NORTH ELEVATIONS

N.T.S.

8/11/2015

2 / StSc ALLEY-SCAPE, SOUTH ELEVATIONS

N.T.S.

1 SOUTH ELEVATION
A1a SCALE: 1/4"=1'-0"

2 NORTH ELEV. - ACC. DWELLING
A1a SCALE: 1/4"=1'-0"

3 SOUTH ELEV. - ACC. DWELLING
A1a SCALE: 1/4"=1'-0"

4 NORTH ELEVATION
A1a SCALE: 1/4"=1'-0"

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REVISIONS:
DESIGN REVIEW SUBMITTAL

PROJECT:
214 GOTHIC AVENUE
CRESTED BUTTE,
GUNNISON COUNTY, CO

SHEET NAME:
EXTERIOR ELEVATIONS

DATE: 8/13/2015
SHEET NO. A1a

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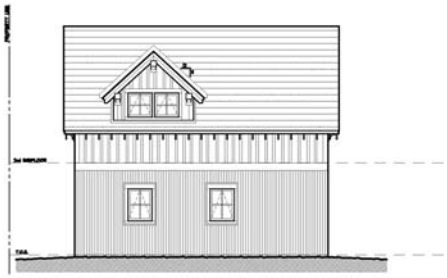

1 A1b EAST ELEV. - ACC. DWELLING
SCALE: 1/4"=1'-0"

2 A1b EAST ELEVATION
SCALE: 1/4"=1'-0"

3 A1b WEST ELEVATION
SCALE: 1/4"=1'-0"

4 A1b WEST ELEV. ACC. DWELLING
SCALE: 1/4"=1'-0"

REVISIONS:
DESIGN REVIEW SUBMITTAL

PROJECT:
214 GOTHIC AVENUE
CRESTED BUTTE
GUNNISON COUNTY, CO

SHEET NAME:
EXTERIOR ELEVATIONS

DATE: 8/13/2015
SHEET NO. A1b

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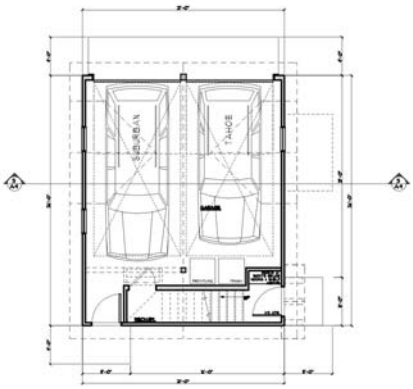
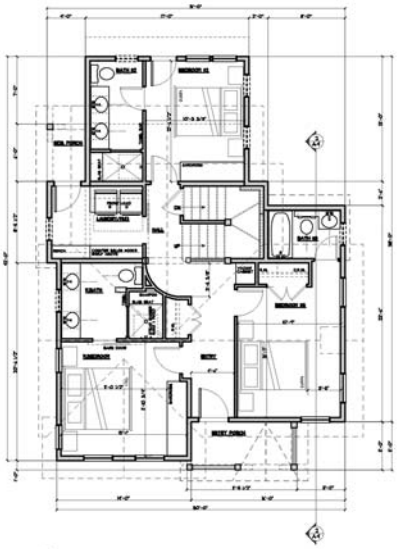


1 A2 1st FLOOR PLAN
SCALE: 1/4"=1'-0"
LIVING AREA = 546 S.F.
GRADE: AREA 546 - 100 GARAGE = 446 S.F.



2 A2 1st FLOOR PLAN
SCALE: 1/4"=1'-0"
LIVING AREA = 1,016.5 S.F.
18" LINE: LIVING 1,016.5 + COV. PORCH 74.54.5 = 1,055.25 S.F.

REVISIONS
DESIGN REVIEW SUBMITTAL

PROJECT:
214 GOTHIC AVENUE
CRESTED BUTTE
GUNNISON COUNTY, CO

SHEET NAME:
1st FLOOR PLANS

DATE: 8/13/2015
SHEET NO. A2

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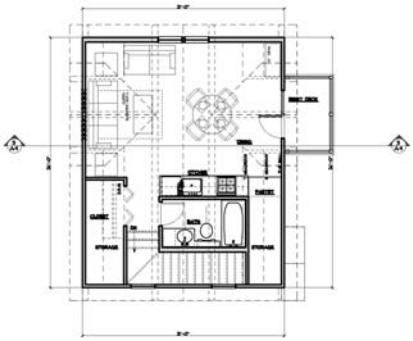
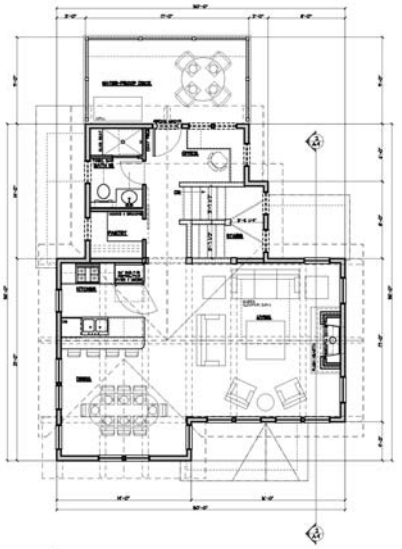


1 A3 2nd FLOOR PLAN
SCALE: 1/4"=1'-0"
LIVING AREA = 469 S.F.
14' LINE: LIVING 507.5 • DECK 98.540 = 507.5 S.F.



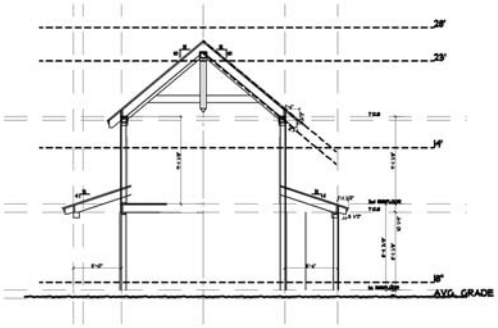
2 A3 2nd FLOOR PLAN
SCALE: 1/4"=1'-0"
LIVING AREA = 830 S.F.
14' LINE: LIVING 830 • DECK 8340 = 830 S.F.

REVISIONS:
DESIGN REVIEW SUBMITTAL

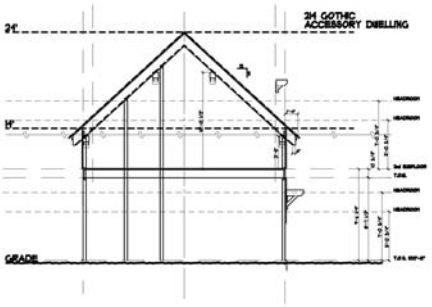
PROJECT:
214 GOTHIC AVENUE
CRESTED BUTTE
GUNNISON COUNTY, CO

SHEET NAME:
2nd FLOOR PLANS

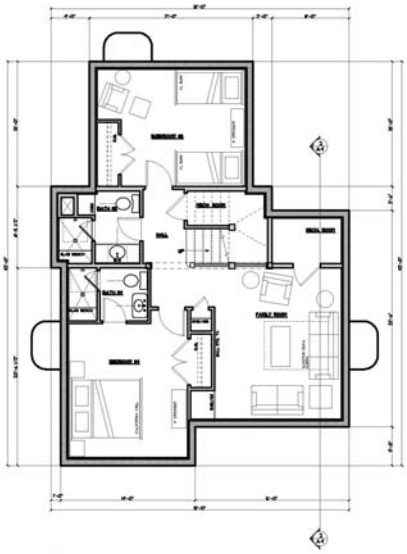
DATE: 8/13/2015
SHEET NO. A3



3 A3 BUILDING SECTION
SCALE: 1/4"=1'-0"



3 A4 BUILDING SECTION
SCALE: 1/4"=1'-0"



1 A4 BASEMENT FLOOR PLAN
SCALE: 1/4"=1'-0"
LIVING AREA = 1,093 S.F.
PAR: LIVING = 0 S.F.

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REVISIONS
DESIGN REVIEW SUBMITTAL

PROJECT:
214 GOTHIC AVENUE
CRESTED BUTTE
GUNNISON COUNTY, CO

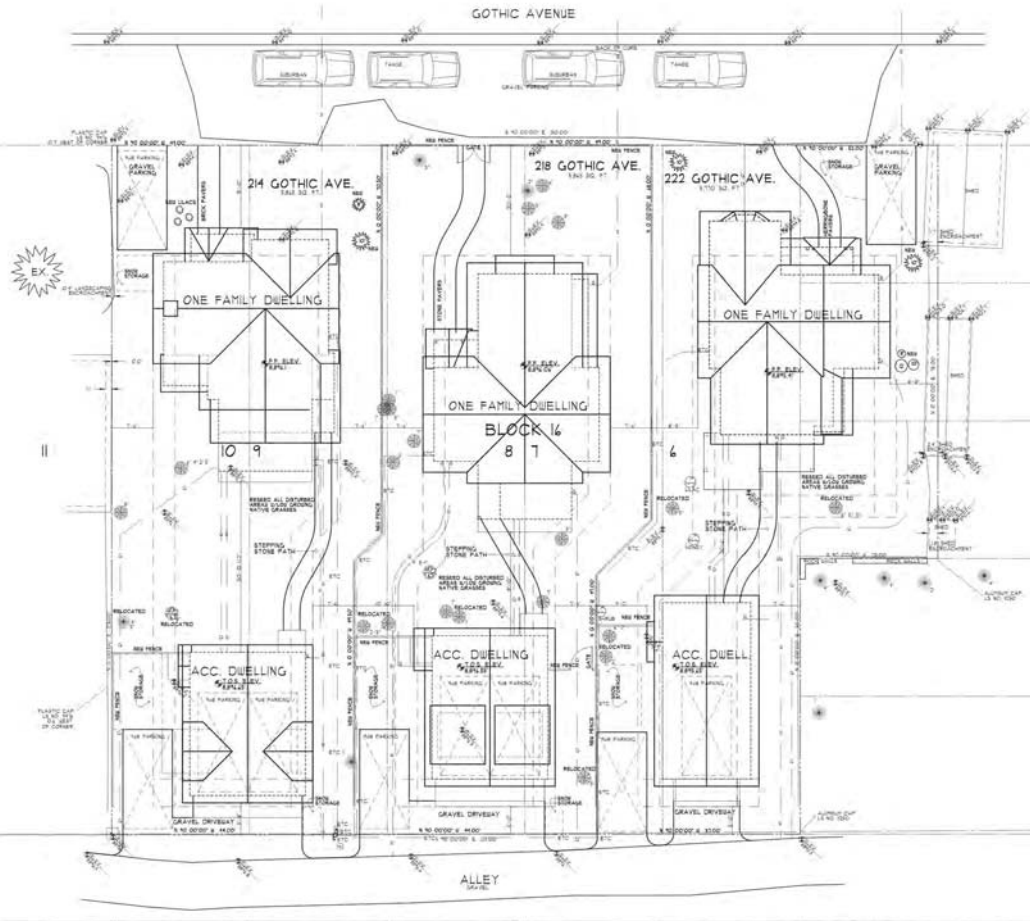
SHEET NAME:
BASEMENT FLOOR PLAN
& BUILDING SECTIONS

DATE: 8/13/2015
SHEET NO. A4

1 StSc STREET-SCAPE, GOTHIC AVENUE, NORTH ELEVATIONS
N.T.S.

8/20/2015

2 StSc ALLEY-SCAPE, SOUTH ELEVATIONS
N.T.S.



SITE & LANDSCAPING PLAN

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OWNER:

BILL & BARBARA FITZGIBBON
2700 NEO HWY 48
TELLICO PLAINS, TN 37385-5742
PHONE: (423) 261-2088
CELL:
FAX:
E-MAIL: andrewsmarie@gmail.com

SQUARE FOOTAGE STATEMENTS

	214	218	222
ONE FAMILY DWELLING:			
1 st HOME STATISTICS:			
LIVING SF	1,293.5	1,414.5	1,512.5
1 st HOME SF PORCH SF (F1 / F2 / F3):	79.5	64.5	65.5
1 st HOME SF LOD:			
LIVING SF	810	810	810.5
DECK UNDER 8' LINE SF (2 X 1 LOD)	1,620	1,620	1,621
1 st HOME TOTAL:	3,803.5	3,909.5	3,909.5
ACCESSORY DWELLING:			
2 nd HOME STATISTICS:	944.5	944.5	944.5
2 nd LOD:			
LIVING SF	944.5	472.5	472.5
DECK UNDER 8' LINE:	472.5	472.5	472.5
TOTAL LIVING AREA @ 2/3:	1,888.5	1,888.5	1,888.5
BIKE ROOM:			
TRACTOR RACKING (4 - 42 ALUMINUM ALL SEASONS OR TOU):	4.5	4.5	4.5
OPEN SPACE CALCULATIONS:			
ACCESSORY BUILDING FOOT PRINT SF:	472.5	472.5	944.5
ACCESSORY BUILDING FOOT PRINT SF:	472.5	472.5	472.5
OPEN SPACE (50% TOU):	1,888.5	1,888.5	1,888.5
HEATED AREAS (MAIN FELT):			
BASEMENT:	0 sq.ft.	0 sq.ft.	0 sq.ft.
TOTAL SF:	0 sq.ft.	0 sq.ft.	0 sq.ft.
POSTAVERAGE ON SITE:			
ONE STORAGE SF (1/3 TOU):	472.5	472.5	472.5
TWO STORAGE SF (1/3 TOU):	472.5	472.5	472.5

LANDSCAPE SCHEDULE

TREES:
DECIDUOUS
EVERGREEN

SHRUBS:
DECIDUOUS
EVERGREEN

DRY LANDSCAPING:
BOULDERS

HARD SURFACES:
PAVERS

REVISIONS:
DESIGN REVIEW SUBMITTAL

PROJECT:
214, 218, 222 GOTHIC AVE.
BLK 16, LOTS 5-10, CB,
GUNNISON COUNTY, CO

SHEET NAME:
SITE & LANDSCAPING PLAN

DATE: 8/20/2015
SHEET NO: L1

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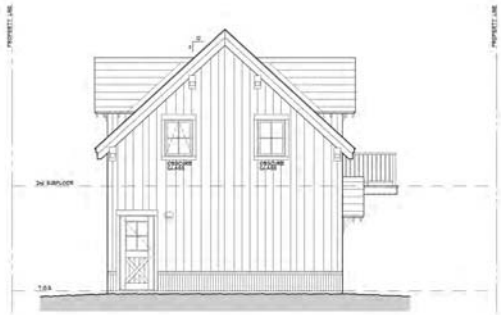
1 / A1a SOUTH ELEVATION
SCALE: 1/4"=1'-0"



2 / A1a NORTH ELEV. - ACC. DWELLING
SCALE: 1/4"=1'-0"

BASEMENT SUBFLOOR/T.O.S.

3 / A1a SOUTH ELEV. - ACC. DWELLING
SCALE: 1/4"=1'-0"

4 / A1a NORTH ELEVATION
SCALE: 1/4"=1'-0"

BASEMENT SUBFLOOR/T.O.S.

REVISIONS:
DESIGN REVIEW SUBMITTAL

PROJECT:
214 GOTHIC AVENUE
CRESTED BUTTE
GUNNISON COUNTY, CO

SHEET NAME:
EXTERIOR ELEVATIONS

DATE: 8/20/2015
SHEET NO: A1a

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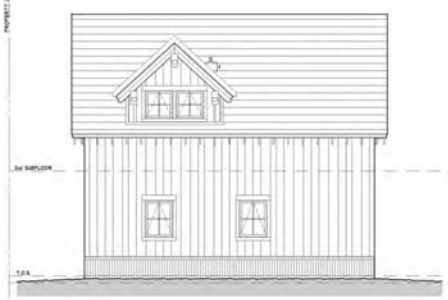

1 A3 EAST ELEV. - ACC. DWELLING
SCALE: 1/4"=1'-0"

2 A3 EAST ELEVATION
SCALE: 1/4"=1'-0"

3 A3 WEST ELEVATION
SCALE: 1/4"=1'-0"

4 A3 WEST ELEV. ACC. DWELLING
SCALE: 1/4"=1'-0"

REVISIONS:
DESIGN REVIEW SUBMITTAL

PROJECT:
214 GOTHIC AVENUE
CRESTED BUTTE
GUNNISON COUNTY, CO

SHEET NAME:
EXTERIOR ELEVATIONS

DATE: 8/20/2015
SHEET NO: A1b

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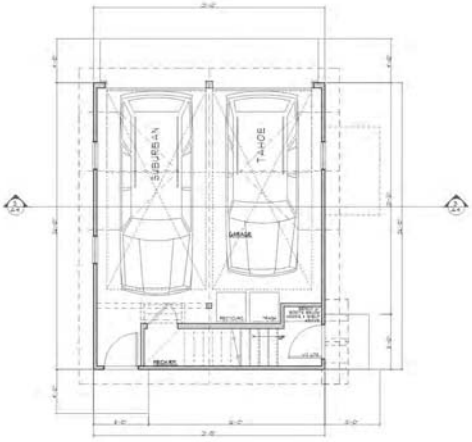

1 A2 1st FLOOR PLAN
SCALE: 1/4"=1'-0"
LIVING AREA = 542 S.F.
GRADE: AREA 542 - 100 GARAGE = 442 S.F.

2 A2 1st FLOOR PLAN
SCALE: 1/4"=1'-0"
LIVING AREA = 1,055.5 S.F.
18" LINE: LIVING 1,055.5 + COV. PORCH 79.5+3 = 1,055.25 S.F.

REVISIONS:
DESIGN REVIEW SUBMITTAL

PROJECT:
214 GOTHIC AVENUE
CRESTED BUTTE
GUNNISON COUNTY, CO

SHEET NAME:
1st FLOOR PLANS

DATE: 8/20/2015
SHEET NO: A2

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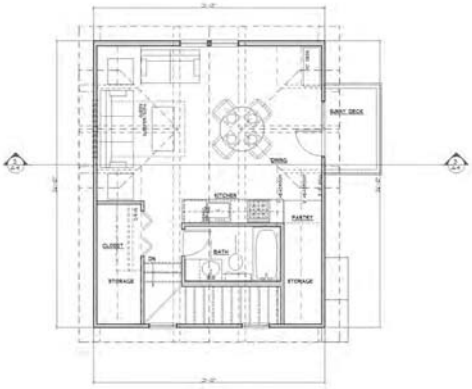
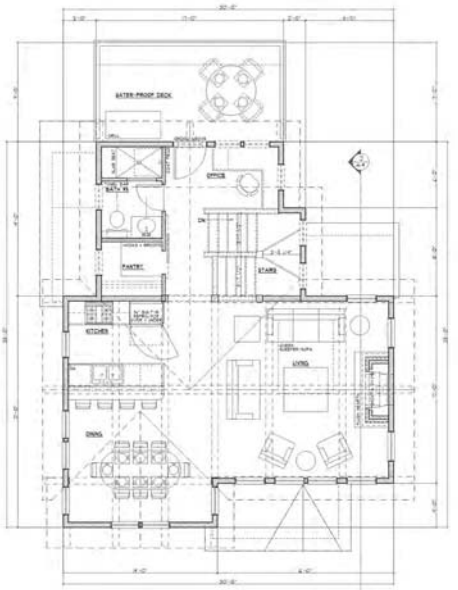


1 A3 2nd FLOOR PLAN
SCALE: 1/4"=1'-0"
LIVING AREA = 429 S.F.
1st LINE: LIVING 507.5 • DECK 93.5+0 = 507.5 S.F.



2 A3 2nd FLOOR PLAN
SCALE: 1/4"=1'-0"
LIVING AREA = 820 S.F.
1st LINE: LIVING 820 • DECK 83+0 = 820 S.F.

REVISIONS:
DESIGN REVIEW SUBMITTAL

PROJECT:
214 GOTHIC AVENUE
CRESTED BUTTE
GUNNISON COUNTY, CO

SHEET NAME:
2nd FLOOR PLANS

DATE: 8/20/2015
SHEET NO. A3

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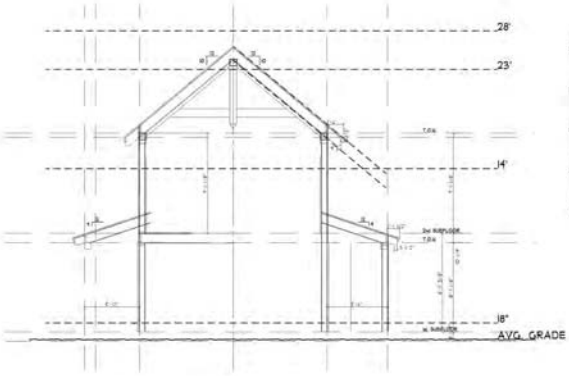
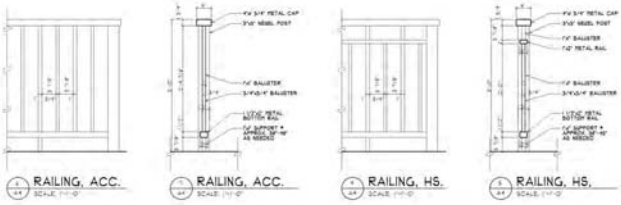
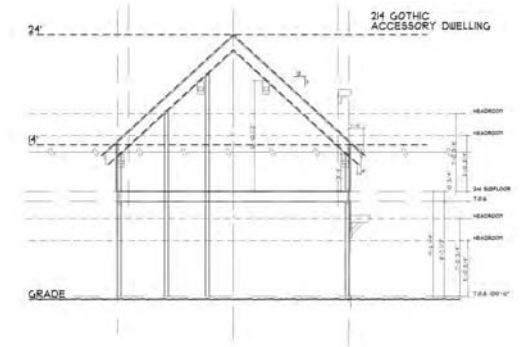


BUILDING SECTION



RAILING, ACC. | RAILING, ACC. | RAILING, HS. | RAILING, HS.



BUILDING SECTION

BASEMENT FLOOR PLAN

LIVING AREA = 1,015 S.F.
FAR: LIVING = 0 S.F.

REVISIONS:
DESIGN REVIEW SUBMITTAL

PROJECT:
214 GOTHIC AVENUE
CRESTED BUTTE
GUNNISON COUNTY, CO

SHEET NAME:
BASEMENT FLOOR PLAN
& BUILDING SECTIONS

DATE: 8/20/2015
SHEET NO: A4

1 / StSc STREET-SCAPE, GOTHIC AVENUE, NORTH ELEVATIONS

N.T.S.

9/3/2015

2 / StSc ALLEY-SCAPE, SOUTH ELEVATIONS

N.T.S.

A 3d NTS GOTHIC AVENUE

B 3d NTS VIEW FROM ALLEY

C 3d NTS VIEW FROM ABOVE

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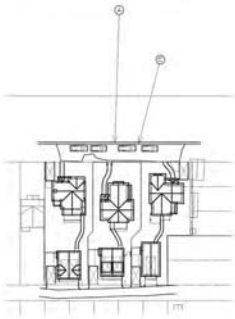


D 3d NTS NEIGHBORHOOD PLAN

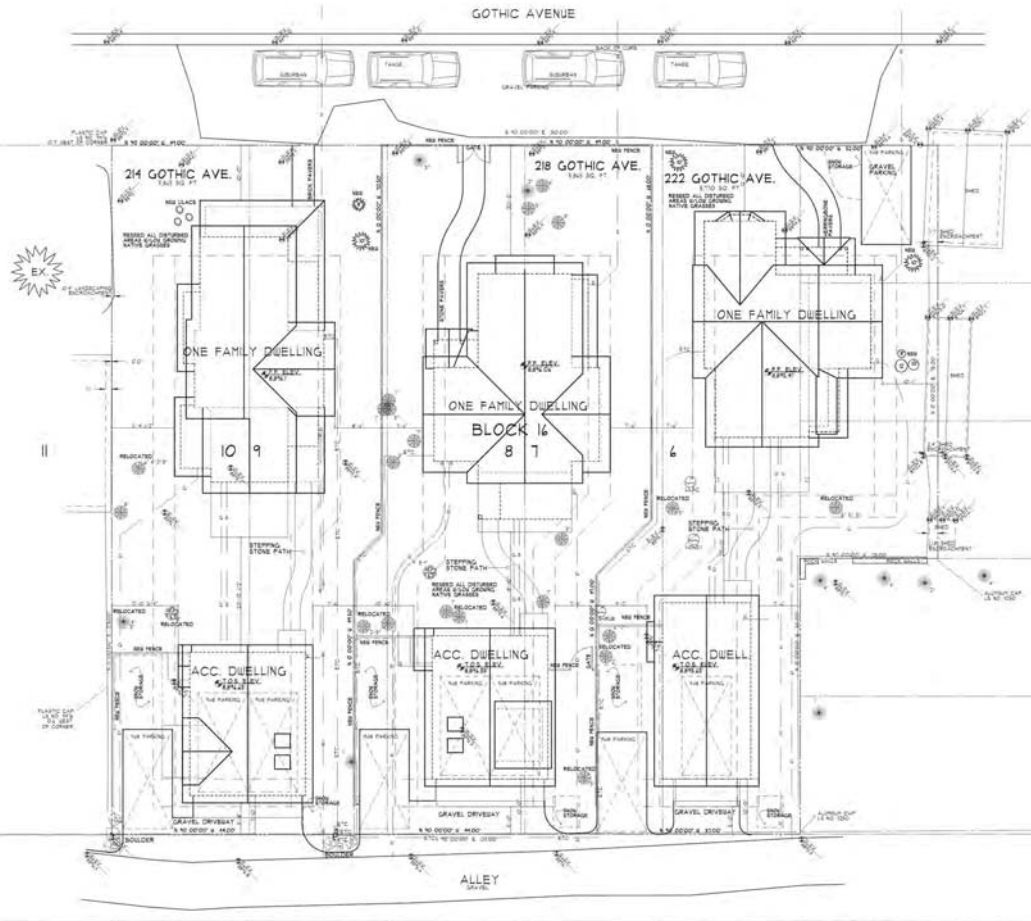
REVISIONS:
DESIGN REVIEW SUBMITTAL

PROJECT:
214, 218, & 222 GOTHIC AVE.
CRESTED BUTTE
GUNNISON COUNTY, CO

SHEET NAME:
3D VIEWS

DATE: 9/10/2015

SHEET NO: 3d



SITE & LANDSCAPING PLAN

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OWNER:

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TELLURIDE PLANO, TX 27269-9742
PHONE: (403) 261-2088
CELL:
FAX:
E-MAIL: andrewsmarie@gmail.com

SQUARE FOOTAGE STATEMENTS

	214	218	222
ONE FAMILY DWELLING:			
1st FLOOR (INCL. PORCH S.F. IF 1.5% O.)	1012	1200	1012
2nd FLOOR (IF USE)	1012	1012	1012
LIVING S.F.	2024	2212	2024
DECK UNDER (IF USE S.F. IS 1/2 LIVE)	1012	1012	1012
TOTAL GROSS (INCL.)	3036	3224	3036
ACCESSORY DWELLING:			
1st FLOOR (IF USE)	996-1012	996-1012	996-1012
LIVING S.F.	1012	1012	1012
DECK UNDER (IF USE S.F. IS 1/2 LIVE)	1012	1012	1012
TOTAL GROSS (INCL. IF 2/3)	1824	1824	1824
BIG FUEL:			
PROPOSED BUILDING (S. AS ALLOWED)	4.8	4.8	4.8
ALL BUILDINGS (IN TOTAL)	4.8	4.8	4.8
OPEN SPACE CALCULATIONS:			
PROPOSED BUILDING FOOT PRINT S.F.	2212	2212	2212
ACCESSORY BUILDING FOOT PRINT S.F.	1012	1012	1012
TOTAL FOOT PRINT	3224	3224	3224
OPEN SPACE (SEE TEXT)	4000	4000	4000
HEATED AREAS: (SEE TEXT)			
BASEMENT	0	0	0
TOTAL S.F.	0	0	0
POTENTIAL GARAGE ON SITE:			
PROPOSED S.F.	700	700	700
(SEE STORAGE S.F. 1/3 TEXT)	1.8	1.8	1.8

LANDSCAPE SCHEDULE

TREES:
DECIDUOUS
EVERGREEN

SHRUBS:
DECIDUOUS
EVERGREEN

DRY LANDSCAPING:
BOULDERS

HARD SURFACES
PAVERS

REVISIONS:
DESIGN REVIEW SUBMITTAL

PROJECT:
214, 218, 222 GOTHIC AVE.
BLK 16, LOTS 5-10, C.B.
GUNNISON COUNTY, CO

SHEET NAME:
SITE & LANDSCAPING PLAN

DATE: 9/3/2015
SHEET NO: L1

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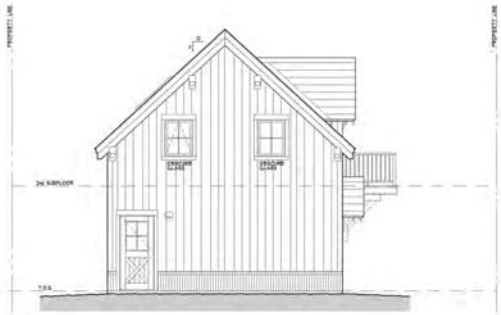
1 SOUTH ELEVATION
A1a SCALE: 1/4"=1'-0"



2 NORTH ELEV. - ACC. DWELLING
A1a SCALE: 1/4"=1'-0"

3 SOUTH ELEV. - ACC. DWELLING
A1a SCALE: 1/4"=1'-0"

4 NORTH ELEVATION
A1a SCALE: 1/4"=1'-0"

REVISIONS:
DESIGN REVIEW SUBMITTAL

PROJECT:
214 GOTHIC AVENUE
CRESTED BUTTE
GUNNISON COUNTY, CO

SHEET NAME:
EXTERIOR ELEVATIONS

DATE: 9/3/2015
SHEET NO: A1a

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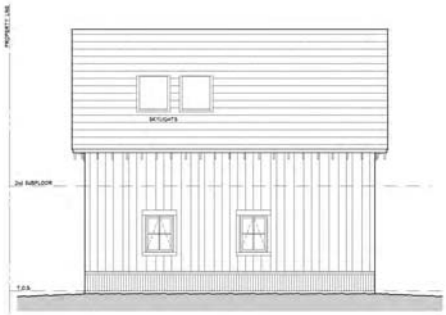

1 / A5 EAST ELEV. - ACC. DWELLING
SCALE: 1/4"=1'-0"

2 / A5 EAST ELEVATION
SCALE: 1/4"=1'-0"

3 / A5 WEST ELEVATION
SCALE: 1/4"=1'-0"

4 / A5 WEST ELEV. ACC. DWELLING
SCALE: 1/4"=1'-0"

REVISIONS:
DESIGN REVIEW SUBMITTAL

PROJECT:
214 GOTHIC AVENUE
CRESTED BUTTE
GUNNISON COUNTY, CO

SHEET NAME:
EXTERIOR ELEVATIONS

DATE: 9/3/2015
SHEET NO. A1b

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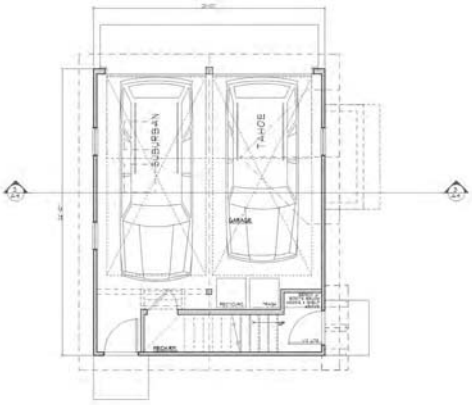
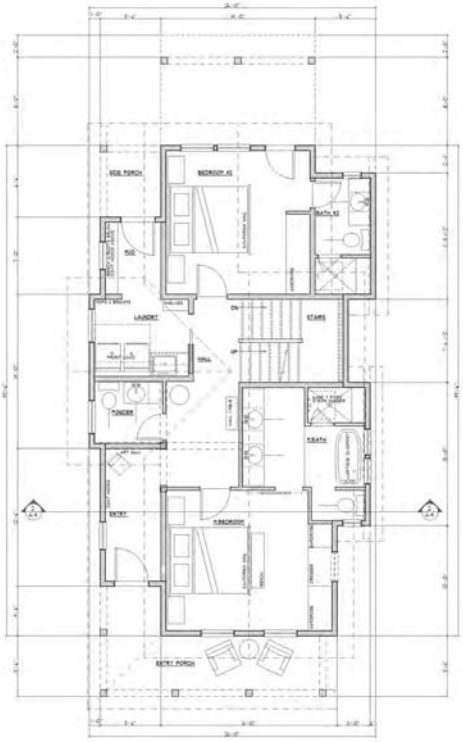


1 A2 1st FLOOR PLAN
SCALE: 1/4"=1'-0"
AREA = 546 S.F.
GRADE: AREA 546 - 100 GARAGE = 446 S.F.



2 A2 1st FLOOR PLAN
SCALE: 1/4"=1'-0"
LIVING AREA = 992 S.F.
18" LINE, LIVING 992 + COV. PORCH 173+5 = 1,078 S.F.

REVISIONS:
DESIGN REVIEW SUBMITTAL

PROJECT:
214 GOTHIC AVENUE
CRESTED BUTTE
GUNNISON COUNTY, CO

SHEET NAME:
1st FLOOR PLANS

DATE: 9/3/2015
SHEET NO: A2

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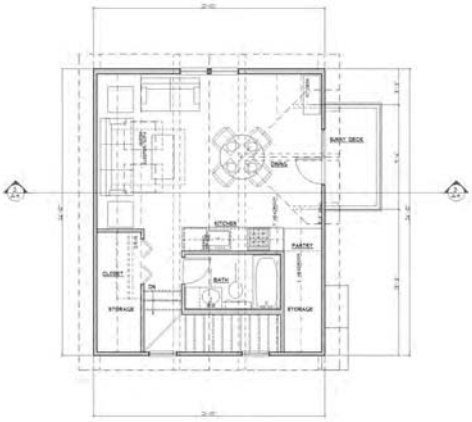
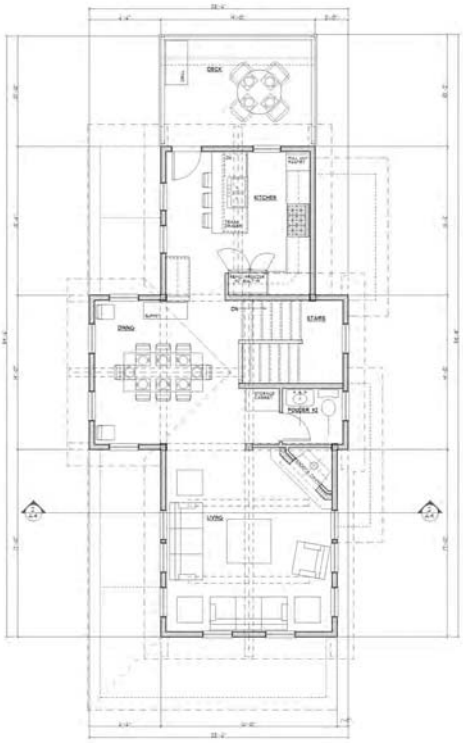


1 A3 2nd FLOOR PLAN
SCALE: 1/4"=1'-0"
LIVING AREA = 455 S.F.
1" LINE: LIVING 500 S + DECK 48+0 = 500 S.F.



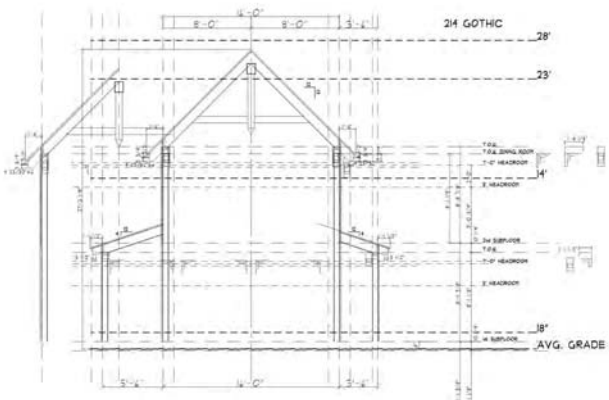
2 A3 2nd FLOOR PLAN
SCALE: 1/4"=1'-0"
LIVING AREA = 710 S.F.
1" LINE: LIVING 710 + DECK 140+0 = 710 S.F.

REVISIONS:
DESIGN REVIEW SUBMITTAL

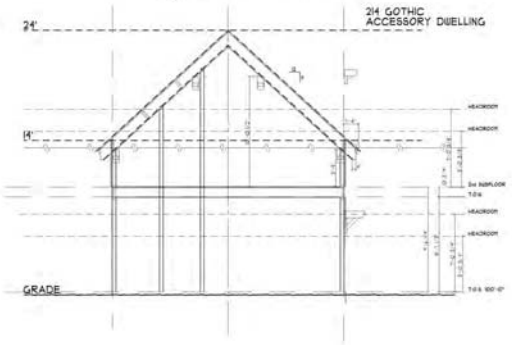
PROJECT:
214 GOTHIC AVENUE
CRESTED BUTTE
GUNNISON COUNTY, CO

SHEET NAME:
2nd FLOOR PLANS

DATE: 9/3/2015
SHEET NO: A3

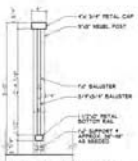


BUILDING SECTION



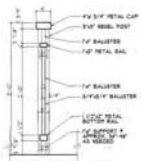
BUILDING SECTION

RAILING, ACC.

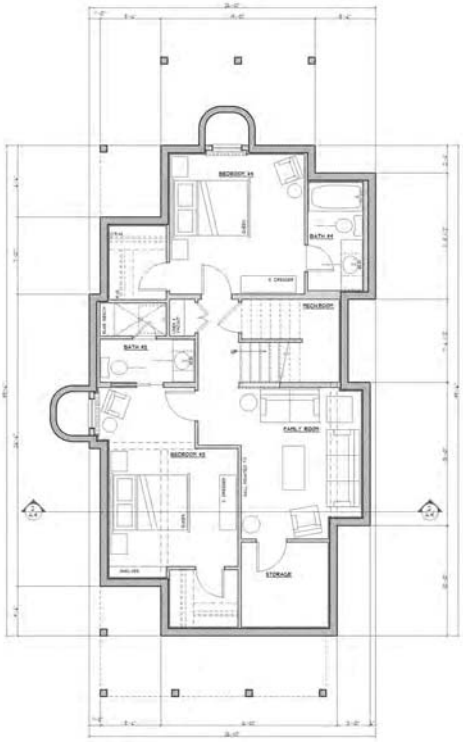


RAILING, ACC.

RAILING, HS.



RAILING, HS.



BASEMENT FLOOR PLAN LIVING AREA (3 HEADROOM) = 972 S.F.
FAR. LIVING = 0 S.F.

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REVISIONS:
DESIGN REVIEW SUBMITTAL

PROJECT:
214 GOTHIC AVENUE
CRESTED BUTTE
GUNNISON COUNTY, CO

SHEET NAME:
BASEMENT FLOOR PLAN
& BUILDING SECTIONS

DATE: 9/3/2015
SHEET NO.: A4

A 3d NTS GOTHIC AVENUE

B 3d NTS VIEW FROM ALLEY

C 3d NTS VIEW FROM ABOVE

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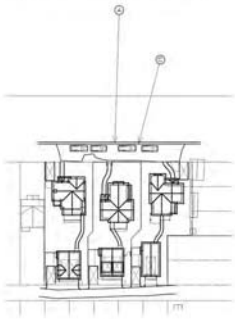
e-mail: info@djmarchitect.com



D 3d NTS NEIGHBORHOOD PLAN

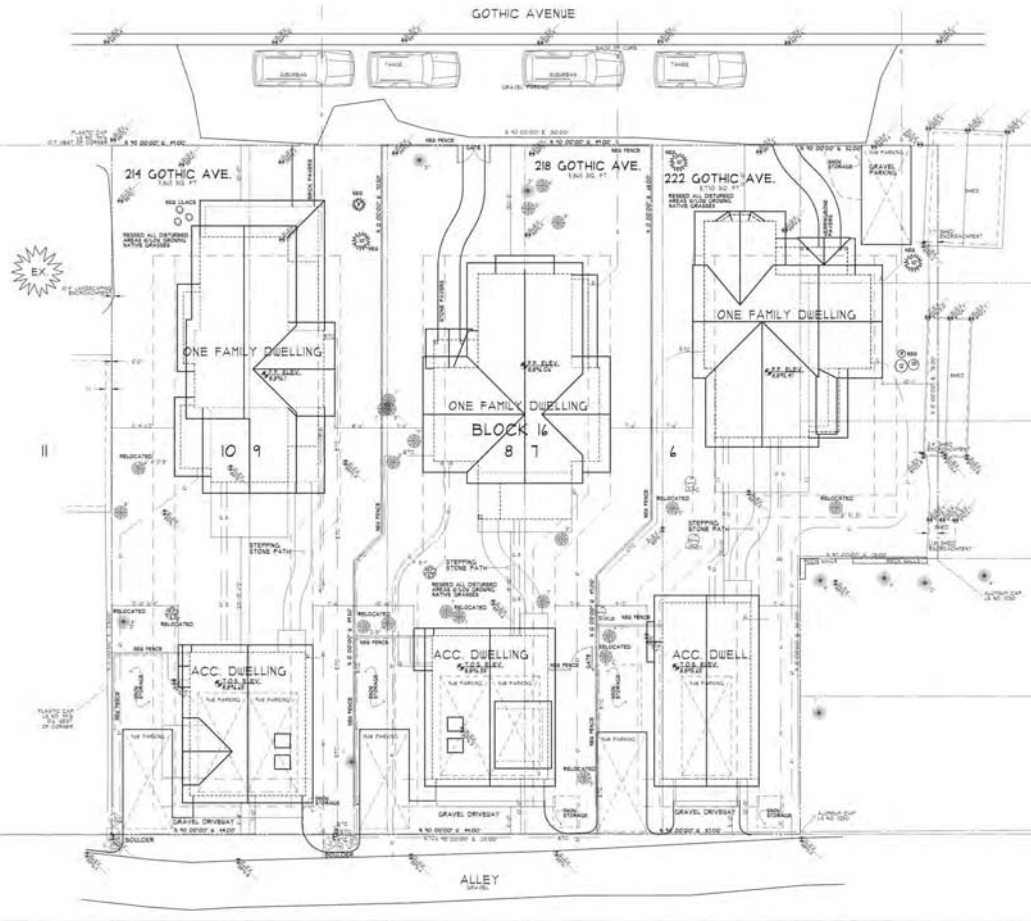
REVISIONS:
DESIGN REVIEW SUBMITTAL

PROJECT:
214, 218, & 222 GOTHIC AVE.
CRESTED BUTTE
GUNNISON COUNTY, CO

SHEET NAME:
3D VIEWS

DATE: 9/10/2015

SHEET NO: 3d



SITE & LANDSCAPING PLAN

DANIEL J. MURPHY
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P.O. Box 275 • 424 Rock Street
Crested Butte, CO 81224
Ph: 970-349-7200 • Fax: 970-349-7201
e-mail: info@djmarchitect.com

OWNER:

BILL & BARBARA FITZGERALD
2700 NEU WAY #8
TELLURIDE PLANO, TX 27269-9742
PHONE: (403) 261-2088
CELL:
FAX:
E-MAIL: andrewsmarie@gmail.com

SQUARE FOOTAGE STATEMENTS

	214	218	222
ONE FAMILY DWELLING:			
1st FLOOR (INCL. PORCH S.F. IF 1.5% O.)	1012	1200	1012
2nd FLOOR (IF USE)	1012	1012	1012
LIVING S.F.	2024	2212	2024
DECK UNDER (IF USE S.F. IS 1/2 LIVE)	1012	1012	1012
TOTAL GROSS (INCL.)	3036	3224	3036
ACCESSORY DWELLING:			
1st FLOOR (IF USE)	996-1012	996-1012	996-1012
LIVING S.F.	1012	1012	1012
DECK UNDER (IF USE S.F. IS 1/2 LIVE)	1012	1012	1012
TOTAL GROSS (INCL. IF 2/3)	1824	1824	1824
BIG FUEL:			
PROPOSED BUILDING (S. AS ALLOWED)	4.8	4.8	4.8
ALL BUILDINGS (IN TOTAL)	4.8	4.8	4.8
OPEN SPACE CALCULATIONS:			
PROPOSED BUILDING FOOT PRINT S.F.	2212	2212	2212
ACCESSORY BUILDING FOOT PRINT S.F.	1012	1012	1012
TOTAL FOOT PRINT	3224	3224	3224
OPEN SPACE (SEE TEXT)	4000	4000	4000
HEATED AREAS: (SEE TEXT)			
BASEMENT	0	0	0
TOTAL S.F.	0	0	0
POTENTIAL GARAGE ON SITE:			
PROPOSED S.F.	700	700	700
(SEE STORAGE S.F. 1/3 TEXT)	1.8	1.8	1.8

LANDSCAPE SCHEDULE

TREES:
DECIDUOUS
EVERGREEN

SHRUBS:
DECIDUOUS
EVERGREEN

DRY LANDSCAPING:
BOULDERS

HARD SURFACES
PAVERS

REVISIONS:
DESIGN REVIEW SUBMITTAL

PROJECT:
214, 218, 222 GOTHIC AVE.
BLK 16, LOTS 5-10, C.B.
GUNNISON COUNTY, CO

SHEET NAME:
SITE & LANDSCAPING PLAN

DATE: 9/3/2015
SHEET NO: L1

1 / StSc STREET-SCAPE, GOTHIC AVENUE, NORTH ELEVATIONS

N.T.S.

9/19/2015

2 / StSc ALLEY-SCAPE, SOUTH ELEVATIONS

N.T.S.

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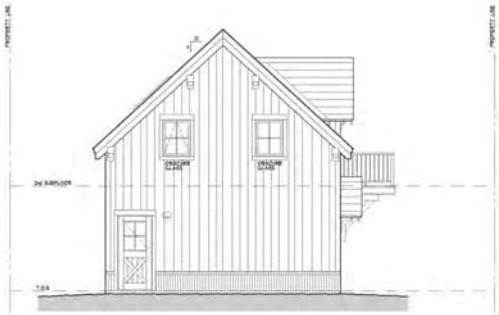
1 / A6 SOUTH ELEVATION
SCALE: 1/4"=1'-0"



2 / A6 NORTH ELEV. - ACC. DWELLING
SCALE: 1/4"=1'-0"

BASEMENT SUBFLOOR/T.O.S.

3 / A6 SOUTH ELEV. - ACC. DWELLING
SCALE: 1/4"=1'-0"

4 / A6 NORTH ELEVATION
SCALE: 1/4"=1'-0"

BASEMENT SUBFLOOR/T.O.S.

REVISIONS:
DESIGN REVIEW SUBMITTAL

PROJECT:
214 GOTHIC AVENUE
CRESTED BUTTE
GUNNISON COUNTY, CO

SHEET NAME:
EXTERIOR ELEVATIONS

DATE: 9/19/2015
SHEET NO: A1a

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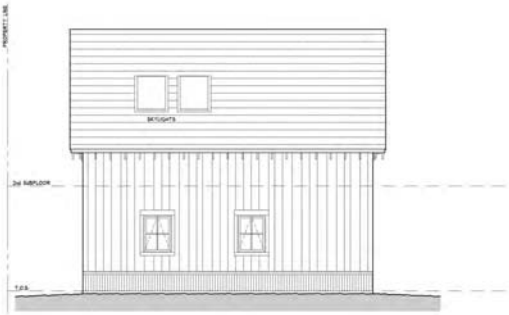

1 / A5 EAST ELEV. - ACC. DWELLING
SCALE: 1/4"=1'-0"

2 / A5 EAST ELEVATION
SCALE: 1/4"=1'-0"

3 / A5 WEST ELEVATION
SCALE: 1/4"=1'-0"

4 / A5 WEST ELEV. ACC. DWELLING
SCALE: 1/4"=1'-0"

REVISIONS:
DESIGN REVIEW SUBMITTAL

PROJECT:
214 GOTHIC AVENUE
CRESTED BUTTE
GUNNISON COUNTY, CO

SHEET NAME:
EXTERIOR ELEVATIONS

DATE: 9/19/2015
SHEET NO: A1b

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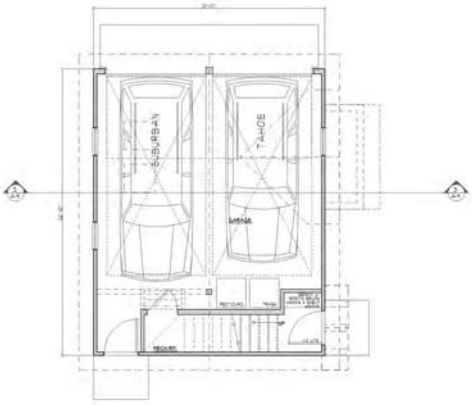
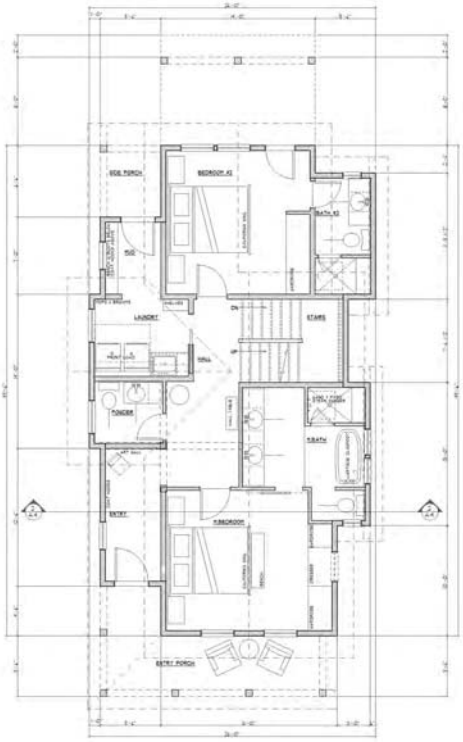


1 A2 1st FLOOR PLAN
SCALE: 1/4"=1'-0"
AREA = 546 S.F.
GRADE: AREA 546 - 100 GARAGE = 446 S.F.



2 A2 1st FLOOR PLAN
SCALE: 1/4"=1'-0"
LIVING AREA = 992 S.F.
18" LINE, LIVING 992 + COV. PORCH 173+5 = 1,078 S.F.

REVISIONS:
DESIGN REVIEW SUBMITTAL

PROJECT:
214 GOTHIC AVENUE
CRESTED BUTTE
GUNNISON COUNTY, CO

SHEET NAME:
1st FLOOR PLANS

DATE: 9/19/2015
SHEET NO: A2

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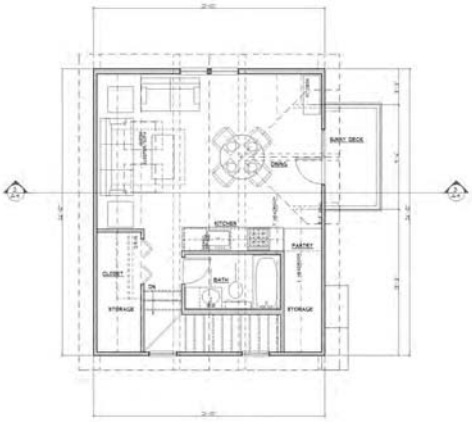
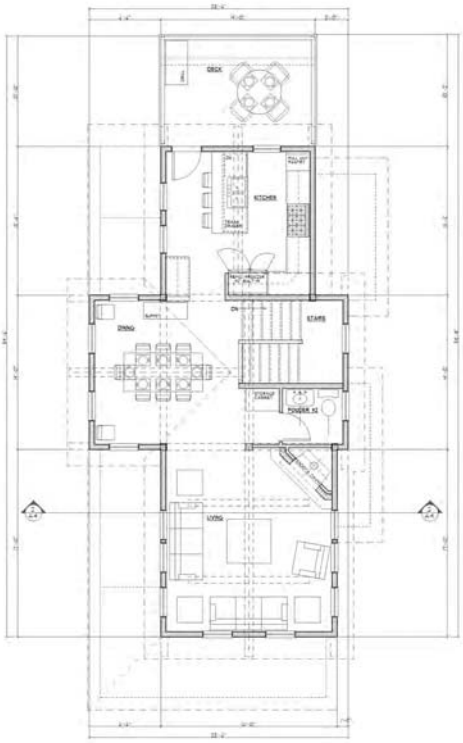


1 A3 2nd FLOOR PLAN
SCALE: 1/4"=1'-0"
LIVING AREA = 455 S.F.
1" LINE: LIVING 500 S + DECK 48+0 = 500 S.F.



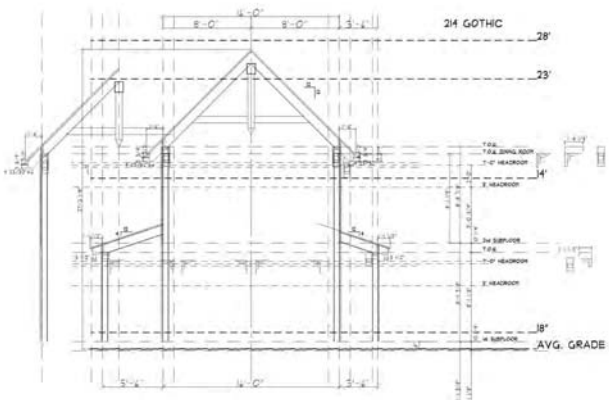
2 A3 2nd FLOOR PLAN
SCALE: 1/4"=1'-0"
LIVING AREA = 710 S.F.
1" LINE: LIVING 710 + DECK 140+0 = 710 S.F.

REVISIONS:
DESIGN REVIEW SUBMITTAL

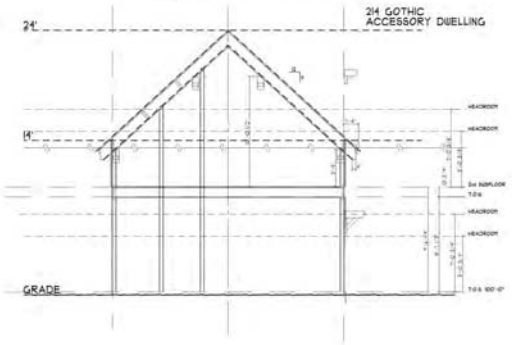
PROJECT:
214 GOTHIC AVENUE
CRESTED BUTTE
GUNNISON COUNTY, CO

SHEET NAME:
2nd FLOOR PLANS

DATE: 9/19/2015
SHEET NO: A3

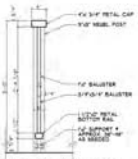


BUILDING SECTION



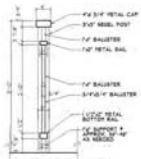
BUILDING SECTION

RAILING, ACC.

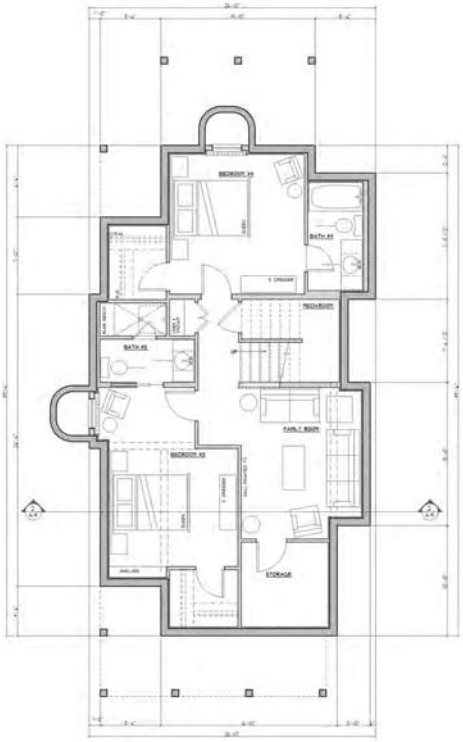


RAILING, ACC.

RAILING, HS.



RAILING, HS.



BASEMENT FLOOR PLAN LIVING AREA (3 HEADROOM) = 972 S.F.
FAR LIVING = 0 S.F.

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REVISIONS:
DESIGN REVIEW SUBMITTAL

PROJECT:
214 GOTHIC AVENUE
CRESTED BUTTE
GUNNISON COUNTY, CO

SHEET NAME:
BASEMENT FLOOR PLAN
& BUILDING SECTIONS

DATE: 9/19/2015
SHEET NO. A4

FACT SHEET
Block 16, "Tract 2," part Lot 9, all Lot 8 and part Lot 7
Address: 218 Gothic Avenue
Proponent – William B. and Barbara Beirer Myerson

Project: To construct a single family residence and accessory dwelling in the R1C zone.

Review for August 10, 2015 DRC:

- Architectural approval is required.
- A conditional use permit for an accessory dwelling in the R1C zone is required.
- Approval is contingent upon approval of minor subdivision and demolition.

Zoning Requirements for the R1C District

Setbacks	**Required**	**Primary – Proposed**	**Accessory – Proposed**
Front	20'	20'	-
Rear	10'	18'10"	5'
West Side	7'6"-11'6"	7' 6"	10'10"
East Side	7'6"-11'6"	7' 6"	7' 6"

FAR		**Primary - Existing**	**Primary – Proposed**	**Accessory – Proposed**
Permitted	0.3 (matter of right)	**(1553)**		**(881.5/5865) 0.150**
	(up to) 0.32 (no larger than 2500 square feet)		**(1865.5/5865) 0.318**	
Max – all buildings	0.48 (no larger than 3500 square feet)			**(2747/5865) 0.468**

R1C Zone F.A.R

1) 120 Gothic (Curtis) .296/.355 (1852.5/2217.5)
2) 116 Gothic (Smith) .32 (2007)
3) 124 Gothic (Greiner) .29 (2754)
4) 112 Gothic (Smith) .34 (2135)
5) 117 Gothic (Jensen) .28 (1827/2181)
6) 210 Gothic (Goodnough) .189 (1008/1360)
7) 219 Gothic (Truex) .46 (1875/2875)
8) 221 Gothic .28(1830/2624)
9) 231 Gothic .318 (2980)
10) 217 Gothic .439 (1896/2743)
11) 419 Maroon (Dugenski) .36 (298/ 2298)
12) 426 Maroon (Bunnell) .3/.35 (1800/2323)

		Primary - Proposed	Accessory – Proposed
Building Height	28'/20'	28'	24'
Building Width	35'	30'	21'
Distance Between Buildings	10'	18' 10"	
Max Lot Area	9375	5865	

R1C Zone Heights

1) 120 Gothic (Curtis) 23'9"
2) 124 Gothic (Greiner) 22'
3) 112 Gothic (Smith) 24' 4"
4) 116 Gothic (Smith) 17' 7"
5) 117 Gothic (Jensen) 18' 7"
6) 419 Maroon (Dugenski) 23'6"
7) 426 Maroon (Bunnell) 28'
8) 430 Maroon (Cooperman) 17'
9) 418 Maroon (Rowsey) 21'
10) 423 Maroon (Kanaly) 26'
11) 431 Maroon (Young) 24'

Email form to Building Dept.

PRIMARY STRUCTURE
DESCRIPTION OF MATERIALS TO BE USED

JUL 2015 RECEIVED Building Department

NAME MYERSON

LEGAL BLK 16, Lot 8 & Part of 9 & 7 **ZONE** R1C

ADDRESS 218 GOTHIC AVE., CRESTED BUTTE

TYPE OF STRUCTURE

- [X] Single Family
- [ ] Accessory Building
- [ ] Commercial
- [ ] Multi Family
- [ ] Addition
- [ ] Historic Rehab
- [ ] Accessory dwelling
- [ ] Other

ROOFING TYPE

- [ ] Shake Shingle
- [ ] Pro Panel style
- [X] ~~Galvanized~~ RUSTED, Corrugated Metal
- [ ] Milled Shingle
- [X] Standing Seam
- [ ] 5-V Crimp
- [ ] Other

EXTERIOR FINISH

Siding

	TYPE	*SIZE*	*LOCATION*	*COLOR*
[X]	Horizontal	2x10 & 12	Plank & Chink	RECLAIMED - NATURAL
[X]	Vertical	1x8, 10, 12	Rabbeted random	RECLAIMED - SEMI-TRANSPARENT
[ ]	Other			B.M. CLARKSVILL GRAY HC-102
[ ]	Stucco			

[X] Trim 2x8 & 2x6 Head @ Windows & doors RECLAIMED NATURAL
2x12 horizontal band RECLAIMED NATURAL

X Fascia 2X6 OVER 2X12 RECL. FASCIA - 10/12
2X4 OVER 2X10 RECL. FASCIA - 4/12 & ENTRY

X Corner Boards 2X6 @ rabbeted vert., 2X10 @ chinked horiz.

DOORS

	MATERIAL	STYLE	FINISH
X Primary door	wood & glass	see elev.	RECLAIMED BROWN/GRAY
X Secondary door	clad & glass	full lite	

WINDOWS

Type:
- [X] Casement
- [X] Casement, egress
- [X] Double hung
- [X] Awning
- [ ] Fixed
- [ ] Slide-by

Style:
- [X] Simulated, divided lite
- [ ] True, divided lite (historic)
- [ ] Decorative mullions
- [ ] Other _____

Material:
- [ ] Wood
- [X] Aluminum clad, wood SAGE
- [ ] Vinyl clad, wood
- [ ] Other _____

Glazing:
- [X] Low E
- [ ] Heat mirror
- [X] Tempered
- [ ] Standard
- [ ] Other _____

Describe locations if a mix is used SEE ELEVATIONS

Other Exterior Features (i.e. railings, chimneys, posts, etc.)
Vents - RUSTED - FIREPLACE VENT - SAGE
RECL. 6X6 newel posts, metal railings & ballusters
beams on gable ends
snow breaks

I agree to submit changes from the list above to the building inspector and BOZAR chairman for approval prior to implementation of the change.

SIGNATURE OF OWNER / REPRESENTATIVE [signature]

DATE 7-30-15

Email Form to Building Dept.

JUL 2015 RECEIVED Building Department

ACCESSORY STRUCTURE
DESCRIPTION OF MATERIALS TO BE USED

NAME MYERSON

LEGAL BLK 16, Lot 8½ Part of 9 & 7 **ZONE** R1C

ADDRESS 218 Gothic Ave., Crested Butte

TYPE OF STRUCTURE

- [ ] Accessory Building, heated and/or plumbed
- [ ] Accessory Building, cold
- [x] Accessory Dwelling
- [ ] Addition
- [ ] Historic Rehab
- [ ] Other

ROOFING TYPE

- [ ] Shake Shingle
- [ ] Pro Panel style
- [ ] Galvanized, Corrugated Metal
- [ ] Milled Shingle
- [ ] Standing Seam
- [ ] 5-V Crimp
- [x] Other Rusted Cor-ten - CORRUGATED

EXTERIOR FINISH

Siding

	TYPE	SIZE	LOCATION	COLOR
[x] Horizontal	rusted sheet metal		wainscot	8' LENGTHS
[x] Vertical	rabbeted	1x10, 12	random	RECLAIMED NATURAL
[ ] Other				
[ ] Stucco				
Trim	2x4 & 6	RECLAIMED NATURAL		

X Fascia 2x6 OVER 2X12 RECLAIMED NATURAL

X Corner Boards 1X6 reclaimed @ vertical rabbeted matching corners @ metal wainscot

DOORS

	MATERIAL	STYLE	FINISH
X Primary door	overhead	RECLAIMED NATURAL	
X Secondary door	clad ? glass	full lite	CLAD BRONZE
	clad ? glass	1/2 lite	

WINDOWS

Type:
- [X] Casement
- [ ] Casement, egress
- [ ] Double hung
- [X] Awning
- [X] Fixed
- [ ] Slide-by

Style:
- [X] Simulated, divided lite
- [ ] True, divided lite (historic)
- [ ] Decorative mullions
- [ ] Other

Material:
- [ ] Wood
- [X] Aluminum clad, wood
- [ ] Vinyl clad, wood
- [ ] Other

Glazing:
- [X] Low E
- [ ] Heat mirror
- [X] Tempered
- [ ] Standard
- [ ] Other

Describe locations if a mix is used See elevations

Other Exterior Features (i.e. railings, chimneys, posts, etc.)

RECL. 6x6 newel posts, REC2. railings w/METAL BALLUSTERS
braces for shed roof RECLAIMED NATURAL
beams on gable ends RECLAIMED NATURAL

I agree to submit changes from the list above to the building inspector and BOZAR chairman for approval prior to implementation of the change.

SIGNATURE OF OWNER / REPRESENTATIVE

DATE 7-30-15

Myerson 218 Gothic Ave.

Materials – Primary Structure, Single Family Residence

Primary Roofing: Standing Seam

Secondary Roofing: Rusted Corrugated Metal

Siding: Vert. Rabbeted Random, Reclaimed w/ 2x6 Corner Boards, Semi-Transparent (BM Clarksville Gray HC-102)

Siding: Horiz. Plank & Chink, Reclaimed Natural w/ 2x10 Corner boards
Window trim, door trim, Columns, Braces & Fascia: Reclaimed Natural
Other: Reclaimed Newel Posts, Metal Railings & Balusters

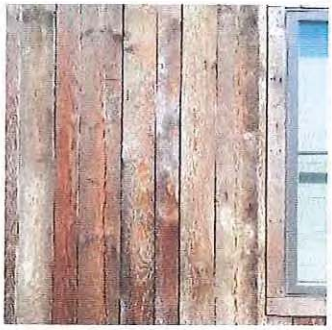
Windows: Sage

Entry Door: Reclaimed Painted Brown/Gray

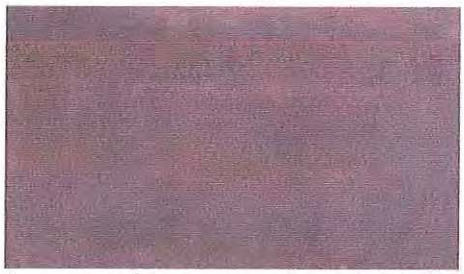
Myerson 218 Gothic Ave.

Materials – Accessory Structure, Heated & Plumbed Garage

Roofing: Rusted Corrugated Metal



Siding: Vert. Rabbeted Random Reclaimed Natural w/ 1x6 reclaimed corner boards
Window trim, door trim, Columns, Braces & Fascia: Reclaimed Natural
Other: Reclaimed Newel Posts, Metal Railings & Balusters



Siding: Rusted Sheet Metal Wainscot, 8' Lengths w/ matching corners

Windows: Sage

Overhead Door: Reclaimed Natural
Secondary Door: Clad Bronze

To:	DRC and BOZAR
From:	Molly Minneman
Date:	August 14, 2015
Subject:	August 17, 2015 DRC
Project:	**William B. and Barbara Beirer Myerson** Consideration of the application of **William B. and Barbara Beirer Myerson** to construct a single family residence and accessory dwelling to be located at 218 Gothic Avenue, Block 16, part Lot 9, all Lot 8 and part Lot 7 (Tract 2)in the R1C zone. (Murphy) - **Architectural approval of the redevelopment plan is required.** - **A conditional use permit for an accessory dwelling in the R1C zone is required.** - **Approval is contingent upon approval of minor subdivision and demolition...**
DRC:	Crockett Farnell and Austin Ross

The DRC discussed 218 Gothic and were generally supportive. Austin noted the building form had similarities with the adjacent proposals. Farnell noted the variations in the footprint appeared sufficient and both agreed.

The scale and form of the building remains as seen last week. Please see the notes attached.

Site Plan:

Site Plan: Guidelines 2.7-2.32, 5.86-5.90

- The site plan for the subdivision/parcel includes topography that drops 3 feet from west to east; and 2' within Tract 2 from south to north.
    - Berms along the rear of the property will be removed
- Drainage: Drainage appears to be to the street.
- Parking: The 5-bdrm (with basement) residence and one bedroom accessory dwelling requires four parking spaces; Two are in the garage; one in the rear for the accessory and the 4th space is added to the west front yard.
    - Alley access to parking must be maintained by the property owner.
- Snow storage areas are provided – discuss if necessary.
- Setbacks from the eave/overhang:
    - Front setback: 20'
    - West side yards 7'6" primary; 10'10" accessory
    - East side yard 7'6" primary; 7'8" accessory
    - Rear yard 5' (deck) for accessory and ~10' to the garage door
    - Distance between buildings 18'10".
- Landscaping: Guidelines 2.15-2.19; Existing, new and relocated trees are noted.
    - The Board can determine whether to provide an alternate plan if relocated trees do not survive.
    - Ground cover should be noted:
    - Pavers or stone walkway noted; and
    - Gravel driveway noted.
    - Fencing shown along the shared property line – review
- Utilities: Utilities are noted.
- Lighting: Full cut off fixtures are noted on the plans.

Design goals for the R1 C – core zone

Design goals for the R1C and R2C districts encourage appropriate infill and changes to existing structures that preserves the historic residential character of the area. To place importance on the appropriate development of the entire property, not just individual structures.

Guidelines that apply to the review include Chapters 2, Guidelines for All Projects; Chapter 4, Guidelines for All New Residential Projects; and Chapter 5, R1C starting on page 89.

Architectural Review:

Site Plan: The setback remains as last week with 20'. The DRC should discuss whether the deeper setback is effective within the zone. The site plan is well developed. Drainage (to the street) to be verified.

As noted, the neighborhood are historic six historic residences; a duplex and a variety of single family residences. Most are small in size and seale, yet the duplex is boxy with contemporary style. Residential footprints are variations of rectangle, vernacular, T shapes. Ridge orientations are predominately gable ends perpendicular to the street. The orientation and alignments of the proposed residence and accessory appear to comply with GL 4.28. The overall apparent mass and forms appear relational with newer homes or those with additions to historic buildings. The DRC expressed the architecture will not appear excessive similar (4.22) nor dissimilar (4.23).

Mass, scale and form: The scale of the residence was generally supported by the DRC. It emulates the larger of the existing buildings. The height at 28' creates greater apparent mass. The DRC generally supported building's modified T shape per to 4.29 and 4.31, but is less relational with core zone GL 5.104.

Roof: Gable roof forms appear consistent with the zone per GL 4.37 and 4.40. The gable roof is relational with exiting.

Porch: The front porch drops back from the front façade and conflicts with the intents of GL 5.115. The DRC may discuss whether this feature represents a variety of porch forms and styles or should have greater prominence on the front façade. Rear deck appear consistent with GL 3.34.

Windows: The window fenestration on the front façade is revised from last week's proposal. More glazing is added to the first floor. Paired windows incorporate substantial trim as encouraged last week. Patterns and styles vary from the adjacent residences, and generally appear effective in relating to the intents of guidelines 4.49-50. Windows do not appear to exceed 5.5'.

Chimney: none.

Materials: Two siding materials include plank and chink in the first floor with vertical random width wood on the second. Two materials exist on the existing building. As noted, a mix of material conflicts with GL 4.71 and 4.76. The Board will need to discuss whether the new building can reflect the existing, or meet the intents of the guideline with one predominate material with accent material in the gables as seen historically.

Aluminum clad windows styles are predominately divided light double hungs with casements to meet egress requirements. 1x6 (header) window trim is similar with 214 Gothic. Discuss whether differences are important. Corner trim, fascia appear consistent with the materials.

Accessory building:
The building provides a simple, compact foot print that is consistent with GL. 4.82. Shed dormers are proposed that will provide sufficient living space and head room on the second floor. They are design to comply with the intents of GL 4.43 and do not split the floor level.

Materials of vertical rabbeted board is proposed with reclaimed wood railings and posts for the rear deck. Corrugated metal is proposed on the north and west facades; an appearance and placement that is

inconsistent with GL 4.71 and 4.81. More discussion is suggested. Widow placements, styles and sizes appear consistent with GL 4.82.

DRC

1. **Review the plans and material lists.**
2. **Provide a recommendation to the BOZAR regarding architectural appropriateness for the primary and accessory buildings.**
3. **Provide a recommendation to the BOZAR regarding the conditional use permit for a heated/plumbed aecessory building.**

Email form to Building Dept.

PRIMARY STRUCTURE
DESCRIPTION OF MATERIALS TO BE USED

JUL 2015 RECEIVED Building Department

NAME MYERSON

LEGAL BLK 16, Lot 8 & Part of 9 & 7 **ZONE** R1C

ADDRESS 218 GOTHIC AVE., CRESTED BUTTE

TYPE OF STRUCTURE

- [X] Single Family
- [ ] Accessory Building
- [ ] Commercial
- [ ] Multi Family
- [ ] Addition
- [ ] Historic Rehab
- [ ] Accessory dwelling
- [ ] Other

ROOFING TYPE

- [ ] Shake Shingle
- [ ] Pro Panel style
- [X] ~~Galvanized~~ RUSTED, Corrugated Metal
- [ ] Milled Shingle
- [X] Standing Seam
- [ ] 5-V Crimp
- [ ] Other

EXTERIOR FINISH

Siding

	TYPE	*SIZE*	*LOCATION*	*COLOR*
[X]	Horizontal	2x10 & 12	Plank & Chink	RECLAIMED - NATURAL
[X]	Vertical	1x8, 10, 12	Rabbeted random	RECLAIMED - SEMI-TRANSPARENT
[ ]	Other			B.M. CLARKSVILL GRAY HC-102
[ ]	Stucco			

[X] Trim 2x8 & 2x6 Head @ windows & doors RECLAIMED NATURAL
2x12 horizontal band RECLAIMED NATURAL

MICROFILMED

X Fascia 2X6 OVER 2X12 RECL. FASCIA - 10/12
2X4 OVER 2X10 RECL. FASCIA - 4/12 & ENTRY

X Corner Boards 2X6 @ rabbeted vert., 2X10 @ chinked horiz.

DOORS

	MATERIAL	STYLE	FINISH
X Primary door	wood & glass	see elev.	RECLAIMED BROWN/GRAY
X Secondary door	clad & glass	full lite	

WINDOWS

Type:
- [X] Casement
- [X] Casement, egress
- [X] Double hung
- [X] Awning
- [ ] Fixed
- [ ] Slide-by

Style:
- [X] Simulated, divided lite
- [ ] True, divided lite (historic)
- [ ] Decorative mullions
- [ ] Other _____

Material:
- [ ] Wood
- [X] Aluminum clad, wood SAGE
- [ ] Vinyl clad, wood
- [ ] Other _____

Glazing:
- [X] Low E
- [ ] Heat mirror
- [X] Tempered
- [ ] Standard
- [ ] Other _____

Describe locations if a mix is used SEE ELEVATIONS

Other Exterior Features (i.e. railings, chimneys, posts, etc.)

Vents - RUSTED - FIREPLACE VENT - SAGE
RECL. 6X6 newel posts, metal railings & ballusters
beams on gable ends
snow breaks

I agree to submit changes from the list above to the building inspector and BOZAR chairman for approval prior to implementation of the change.

SIGNATURE OF OWNER / REPRESENTATIVE [signature]

DATE 7-30-15

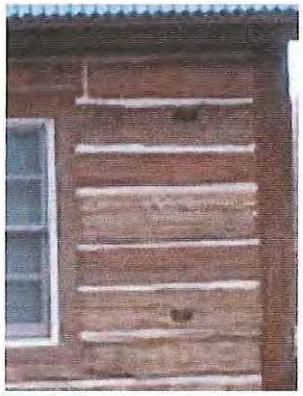
Myerson 218 Gothic Ave.

Materials – Primary Structure, Single Family Residence

Primary Roofing: Standing Seam

Secondary Roofing: Rusted Corrugated Metal

Siding: Vert. Rabbeted Random, Reclaimed w/ 2x6 Corner Boards, Semi-Transparent (BM Clarksville Gray HC-102)



Siding: Horiz. Plank & Chink, Reclaimed Natural w/ 2x10 Corner boards
Window trim, door trim, Columns, Braces & Fascia: Reclaimed Natural
Other: Reclaimed Newel Posts, Metal Railings & Balusters

Windows: Sage

Entry Door: Reclaimed Painted Brown/Gray

Email Form to Building Dept.

JUL 2015 RECEIVED Building Department

ACCESSORY STRUCTURE
DESCRIPTION OF MATERIALS TO BE USED

NAME MYERSON

LEGAL BlK 16, Lot 8½ Part of 9 & 7 ZONE R1C

ADDRESS 218 Gothic Ave., Crested Butte

TYPE OF STRUCTURE

- [ ] Accessory Building, heated and/or plumbed
- [ ] Accessory Building, cold
- [x] Accessory Dwelling
- [ ] Addition
- [ ] Historic Rehab
- [ ] Other

ROOFING TYPE

- [ ] Shake Shingle
- [ ] Pro Panel style
- [ ] Galvanized, Corrugated Metal
- [ ] Milled Shingle
- [ ] Standing Seam
- [ ] 5-V Crimp
- [x] Other Rusted Cor-ten - CORRUGATED

EXTERIOR FINISH

Siding

	TYPE	SIZE	LOCATION	COLOR
[x] Horizontal	rusted sheet metal		wainscot	8' LENGTHS
[x] Vertical	rabbeted	1x10, 12	random	RECLAIMED NATURAL
[ ] Other				
[ ] Stucco				
Trim	2x4 & 6	RECLAIMED NATURAL		

X Fascia 2x6 OVER 2X12 RECLAIMED NATURAL

X Corner Boards 1X6 reclaimed @ vertical rabbeted matching corners @ metal wainscot

DOORS

	MATERIAL	STYLE	FINISH
X Primary door	overhead	RECLAIMED NATURAL	
X Secondary door	clad w/ glass	full lite	CLAD BRONZE
	clad w/ glass	1/2 lite	

WINDOWS

Type:
- [x] Casement
- [ ] Casement, egress
- [ ] Double hung
- [x] Awning
- [x] Fixed
- [ ] Slide-by

Style:
- [x] Simulated, divided lite
- [ ] True, divided lite (historic)
- [ ] Decorative mullions
- [ ] Other _____

Material:
- [ ] Wood
- [x] Aluminum clad, wood
- [ ] Vinyl clad, wood
- [ ] Other _____

Glazing:
- [x] Low E
- [ ] Heat mirror
- [x] Tempered
- [ ] Standard
- [ ] Other _____

Describe locations if a mix is used See elevations

Other Exterior Features (i.e. railings, chimneys, posts, etc.)

RECL. 6x6 newel posts, RECL. railings w/METAL BALLUSTERS
braces for shed roof RECLAIMED NATURAL
beams on gable ends RECLAIMED NATURAL

I agree to submit changes from the list above to the building inspector and BOZAR chairman for approval prior to implementation of the change.

SIGNATURE OF OWNER / REPRESENTATIVE _____

DATE 7-30-15

Myerson 218 Gothic Ave.

Materials – Accessory Structure, Heated & Plumbed Garage

Roofing: Rusted Corrugated Metal

Siding: Vert. Rabbeted Random Reclaimed Natural w/ 1x6 reclaimed corner boards
Window trim, door trim, Columns, Braces & Fascia: Reclaimed Natural
Other: Reclaimed Newel Posts, Metal Railings & Balusters

Siding: Rusted Sheet Metal Wainscot, 8' Lengths w/ matching corners

Windows: Sage

Overhead Door: Reclaimed Natural
Secondary Door: Clad Bronze

DRC 08-10-2015 Myerson
Ross and Farnell
Minneman, Gillie and Earley

Laura Winnegar and Dan Murphy were present. Gillie explained that Hunt left because of the uncertainty. The Myerson's own it and have decided to pursue it. Minneman, Gillie and Murphy met this morning. There are many moving parts on this. It is messy because subdivision can't happen without demolition. There normally isn't demolition without a building permit pulled. There are five affordable housing units onsite right now. Because all of the utilities are shared now, it doesn't make sense to piece meal them together. So, when a building permit is pulled, all would need to be demolished. It is tricky because transfer of title can't happen until the demolition happens. Gillie mentioned that they are 50 years old. Murphy understands that there is sensitivity to AH and they would build these. Ross wondered if they'd actually be rented though and Gillie said that is being worked on and is a separate issue. One other worry that they had was that it is a piece of Verzuh in the core. So Minneman and Gillie suggested better melding the buildings with the surrounding buildings. They asked for heights to vary and setbacks to vary. They have started to do this and have been responsive. Murphy said that they walked the blocks and the alleys in the area. They wanted to stay in compliance with setbacks. So, now they have proposed 15' for one and 13' for another as an alternative to the 20' due to neighborhood context. They also removed the deck from the rear of one accessory dwelling and put it on the side. Farnell asked if this is sufficient and Gillie said that is what the Board has to decide and they felt that it is easiest as a package deal. He also said that they may not maximize the square footage in its entirety. Ross asked if this means a variance. Minneman explained in this zone it allows for an average of the setbacks. There is undulation in the setbacks now. Laura mentioned that for the property on the west (214 Gothic) it was good to move the gable due to the neighboring property. On this property, they lowered the ridge and went to 26'8", which took out the 3rd floor. The color rendering doesn't represent the changes today per Murphy. Ross noted that he appreciated the log and it will fit well in this area of town. Farnell asked about how to proceed. Gillie said that they can talk about whatever they would like. He just cautioned that once the lots sell the new owners may not use the plans they are looking at right now. Gillie explained that there isn't demolition until there is a development plan for the lot and a building permit is pulled. The first sale would trigger the demolition for all and building permit for one. Ross asked about what happens if the new owners don't stick with these plans. Minneman explained because this is a unique situation and we must have good notes if that happens. Murphy said that they are well designed homes. Farnell confirmed that the Myerson's would like to do this to make it easier to sell.

Lot sizes do conform.

Gillie explained tonight they were tasked with deciding if they support the subdivision and proposal and determine if they should be published or not. Also, if they would like to see things changed slightly. Ross thought that he didn't think that the deal could be any sweeter regarding the number of affordable housing units. All confirmed. Ross supports the subdivision. He would like to see a little more variation in the architecture because it does read a little like Verzuh. He didn't know if there was room for more creativity. Farnell was supportive of the subdivision. They would like to present changes to elevations next week. Farnell thought it was worth moving in that direction. Minneman said Ross is right on the number of units. She mentioned the footprints and if they are relational and if there was enough variation in the style. Minneman said the question today is the mass, scale and forms presented today. Are they too complex? Gillie said that if we were designing to context it wouldn't match what is here. People design and build to maximize everything now though. Ross asked about changing the ridge line

on 218 Gothic. Ross thought that it was good, but that it could be better because of where it is. They'd like to keep all trees. Gillie asked about publishing due to the time constraint. Murphy says that the owners want it right and gave the background. Farnell thought that they could see next week and thought going to public comment would be beneficial also. He was supportive of even more variation in setbacks which might help the design. Whitehead can do an average line for the block. Ross thought that Farnell was right that we can go to BOZAR and then continue if necessary. Winnegar would like comments on the buildings.

214 Gothic - They noted bringing this one down helped with the shed onto the stair. The shed would go away and a basement would most likely be added.

North - Shorter on this elevation, windows are the same. Ross thought that there was a lot of glazing upstairs as opposed to 1st floor. Minneman noted the Guideline. Winnegar noted the front area in 3D. Minneman reminded that we are looking at the simplicity of the zone.

West side of the north elevation - Minneman asked if one could be removed or adding some below. Ross thought that the entry onto the porch looked a little strange. It is a walkway not really a large porch.

South - Ross asked about the 3 1/2 inches and if it was there and it is not. They will add this. Metal railings and newel posts with balusters. Minneman asked about the metal and they said to vary it per property. They asked about the door. It is a 3/4 lite clad door. The other under the shed will be a half lite wood door. The upper will be 3/4 lite clad also because of sun exposure.

East – There will be wood between pair and Ross thought that it is a little top heavy. The gable window would be smaller or go away. The house and accessory would be wood shingles. The 5V crimp isn't used as much anymore because it is isn't as durable. Ross thought that there should be more on this lower portion, but Minneman said that this won't really be seen. Minneman asked about the frieze on the southern part of the east elevation. Winnegar thought it might go away when the roof comes down and the band was there to break it up.

West - gable will be lower and shed will be gone.

AB North - deck will go to the side under the gable dormer. There will be a post between garage doors.

West - deck will be here and eave line will stop.

East - will review next week. Simply placed windows.

218 Gothic - Accessory dwelling deck is wider.

North - glazing issue on this per Ross. There are no more than two ganged together or siding between in the core zone. So, they should be split or less windows. Ross thought that two and two. Murphy would prefer not 2 and 2. Ross meant on the first floor to balance it. Ross also said that they could be spread out. Minneman read the Guideline. Farnell wondered about the window at top and Minneman said it is allowed.

South – windows need to be separated. They reviewed materials for deck.

East - 3 vs 4 applies only to front but it may get discussed. Ross asked about the void and there is a stair.

AD - deck is wider. Murphy mentioned the siding and Minneman said that this is not the appropriate place for it. She encouraged not using this in the core zone. Winnegar thought that she saw it up against the building somewhere and used it as a different interpretation.

E/W - Farnell asked about the line, but it was there when he zoomed in.

222 Gothic - The arch in the gable will be larger. This is the historic siding with the 5 inch reveal.

North - Bay window Ross asked if they are DH and they are. Details below were appreciated. Wood columns, balusters and railings. The deck got narrower on the AD. Arches were removed. Shingles and gable detail were removed. They'd like to keep metal below and siding on upper. The metal will be painted (buckskin). Minneman encouraged the Board to look at other buildings in this area and zone and then they can better comment.

North - Farnell thought that the double post was kind of odd. They'd like to send to Board for comments. Window box is nice feature.

South - two doors? yes.

East - Minneman asked about the transoms. Ross thought that they should be shorter, but Farnell thought that they should either be there or not because they become too horizontal. Three windows are okay because they aren't visible.

Framing on rear (columns) not as fancy.

AD - Ross would like a photo of the material.

All fairly simple. Variation of the other two without the dormers.

Required **parking** for all is off the alley. **Snow storage** is met. Minneman mentioned the berms there currently and that they can generally go away. Murphy explained how they got to grade and how the elevations were shot. There is only one tree that will be lost.

Minneman asked about the **demolition** and they do support this.

FACT SHEET
Block 16, "Tract 2," part Lot 9, all Lot 8 and part Lot 7
Address: 218 Gothic Avenue
Proponent – William B. and Barbara Beirer Myerson

Project: To construct a single family residence and accessory dwelling in the R1C zone.

Review for August 17, 2015 DRC:

- Architectural approval is required.
- A conditional use permit for an accessory dwelling in the R1C zone is required.
- Approval is contingent upon approval of minor subdivision and demolition.

Zoning Requirements for the R1C District

Setbacks	Required	Primary – Proposed	Accessory – Proposed
Front	20'	20'	-
Rear	10'	18'	5'
West Side	7'6"-11'6"	7' 6"	10'10"
East Side	7'6"-11'6"	7' 6"	7' 6"

FAR		Primary - Existing	Primary – Proposed	Accessory – Proposed
Permitted	0.3 (matter of right)	(1553)		(881.5/5865) **0.150**
	(up to) 0.32 (no larger than 2500 square feet)		(1865.5/5865) **0.318**	
Max – all buildings	0.48 (no larger than 3500 square feet)			(2747/5865) **0.468**

R1C Zone F.A.R

1) 120 Gothic (Curtis) .296/.355 (1852.5/2217.5)
2) 116 Gothic (Smith) .32 (2007)
3) 124 Gothic (Greiner) .29 (2754)
4) 112 Gothic (Smith) .34 (2135)
5) 117 Gothic (Jensen) .28 (1827/2181)
6) 210 Gothic (Goodnough) .189 (1008/1360)
7) 219 Gothic (Truex) .46 (1875/2875)
8) 221 Gothic .28(1830/2624)
9) 231 Gothic .318 (2980)
10) 217 Gothic .439 (1896/2743)
11) 419 Maroon (Dugenski) .36 (298/ 2298)
12) 426 Maroon (Bunnell) .3/.35 (1800/2323)

		Primary - Proposed	Accessory – Proposed
Building Height	28'/20'	28'	24'
Building Width	35'	30'	21'
Distance Between Buildings	10'	18' 10"	
Max Lot Area	9375	5865	

R1C Zone Heights

1) 120 Gothic (Curtis) 23'9"
2) 124 Gothic (Greiner) 22'
3) 112 Gothic (Smith) 24' 4"
4) 116 Gothic (Smith) 17' 7"
5) 117 Gothic (Jensen) 18' 7"
6) 419 Maroon (Dugenski) 23'6"
7) 426 Maroon (Bunnell) 28'
8) 430 Maroon (Cooperman) 17'
9) 418 Maroon (Rowsey) 21'
10) 423 Maroon (Kanaly) 26'
11) 431 Maroon (Young) 24'

FACT SHEET
Block 16, "Tract 2," part Lot 9, all Lot 8 and part Lot 7
Address: 218 Gothic Avenue
Proponent – William B. and Barbara Beirer Myerson

Project: To construct a single family residence and accessory dwelling in the R1C zone.

Review for August 25, 2015 BOZAR:

- Architectural approval is required.
- A conditional use permit for an accessory dwelling in the R1C zone is required.
- Approval is contingent upon approval of minor subdivision and demolition.

Zoning Requirements for the R1C District

Setbacks	**Required**	**Primary – Proposed**	**Accessory – Proposed**
Front	20'	20'	-
Rear	10'	18'	5'
West Side	7'6"-11'6"	7' 6"	10'10"
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FAR		**Primary - Existing**	**Primary – Proposed**	**Accessory – Proposed**
Permitted	0.3 (matter of right)	**(1553)**		**(881.5/5865) 0.150**
	(up to) 0.32 (no larger than 2500 square feet)		**(1865.5/5865) 0.318**	
Max – all buildings	0.48 (no larger than 3500 square feet)			**(2747/5865) 0.468**

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7) 219 Gothic (Truex) .46 (1875/2875)
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		Primary - Proposed	Accessory – Proposed
Building Height	28'/20'	28'	24'
Building Width	35'	30'	21'
Distance Between Buildings	10'	18' 10"	
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9) 418 Maroon (Rowsey) 21'
10) 423 Maroon (Kanaly) 26'
11) 431 Maroon (Young) 24'

'm to Building Dept.

PRIMARY STRUCTURE
DESCRIPTION OF MATERIALS TO BE USED

JUL 2015
RECEIVED
Building Department

NAME MYERSON

LEGAL BLK 16, Lot 8 & Part of 9 & 7 **ZONE** R1C

ADDRESS 218 GOTHIC AVE., CRESTED BUTTE

TYPE OF STRUCTURE

- [x] Single Family
- [ ] Accessory Building
- [ ] Commercial
- [ ] Multi Family
- [ ] Addition
- [ ] Historic Rehab
- [ ] Accessory dwelling
- [ ] Other

ROOFING TYPE

- [ ] Shake Shingle
- [ ] Pro Panel style
- [x] ~~Galvanized~~ RUSTED, Corrugated Metal
- [ ] Milled Shingle
- [x] Standing Seam
- [ ] 5-V Crimp
- [ ] Other

EXTERIOR FINISH

Siding

	TYPE	SIZE	LOCATION	COLOR
[x]	Horizontal	2x10 & 12	Plank & Chink	RECLAIMED-NATURAL
[x]	Vertical	1x8, 10, 12	Rabbeted random	RECLAIMED-SEMI-TRANSPARENT
[ ]	Other			B.M. CLARKSVILL GRAY HC-102
[ ]	Stucco			

[x] Trim 2x8 & 2x6 Head @ windows & doors RECLAIMED NATURAL
2x12 horizontal band RECLAIMED NATURAL

X Fascia 2X6 OVER 2X12 RECL. FASCIA - 10/12
2X4 OVER 2X10 RECL. FASCIA - 4/12 & ENTRY

X Corner Boards 2X6 @ rabbeted vert., 2X10 @ chinked horiz.

DOORS

	MATERIAL	STYLE	FINISH
X Primary door	wood & glass	see elev.	RECLAIMED BROWN/GRAY
X Secondary door	clad & glass	full lite	

WINDOWS

Type:
- [X] Casement
- [X] Casement, egress
- [X] Double hung
- [X] Awning
- [ ] Fixed
- [ ] Slide-by

Style:
- [X] Simulated, divided lite
- [ ] True, divided lite (historic)
- [ ] Decorative mullions
- [ ] Other _____

Material:
- [ ] Wood
- [X] SAGE Aluminum clad, wood
- [ ] Vinyl clad, wood
- [ ] Other _____

Glazing:
- [X] Low E
- [ ] Heat mirror
- [X] Tempered
- [ ] Standard
- [ ] Other _____

Describe locations if a mix is used SEE ELEVATIONS

Other Exterior Features (i.e. railings, chimneys, posts, etc.)
Vents - RUSTED - FIREPLACE VENT - SAGE
RECL. 6X6 newel posts, metal railings & ballusters
beams on gable ends
snow breaks

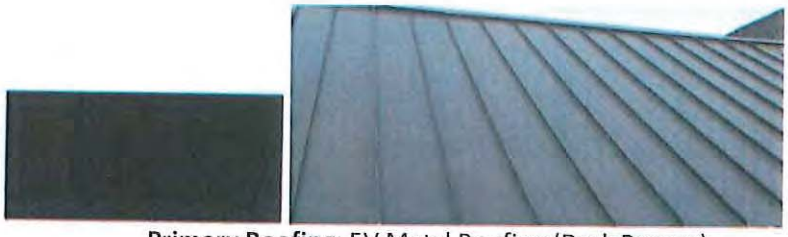
I agree to submit changes from the list above to the building inspector and BOZAR chairman for approval prior to implementation of the change.

SIGNATURE OF OWNER / REPRESENTATIVE _____

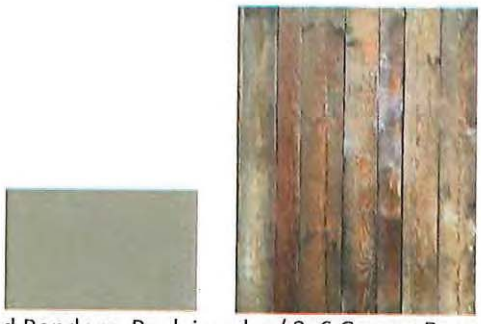
DATE 7-30-15

Myerson 218 Gothic Ave.

Materials – Primary Structure, Single Family Residence



Primary Roofing: 5V Metal Roofing (Dark Bronze)



Siding: Vert. Rabbeted Random, Reclaimed w/ 2x6 Corner Boards, Semi-Transparent (BM Clarksville Gray HC-102)

Siding: Horiz. Hand hewn Plank & Chink, Reclaimed Natural w/ 2x10 Corner boards
Window trim, door trim, Columns, Braces & Fascia: Reclaimed Natural
Other: Reclaimed Newel Posts & Top Railing, Metal Balusters & Bottom Railing

Windows: Sage

Entry Door: Reclaimed Painted Brown/Gray

Email Form to Building Dept.

JUL 2015 RECEIVED Building Department

ACCESSORY STRUCTURE
DESCRIPTION OF MATERIALS TO BE USED

NAME WYERSON

LEGAL BlK 16, Lot 8½ Part of 9 & 7 **ZONE** R1C

ADDRESS 218 Gothic Ave., Crested Butte

TYPE OF STRUCTURE

- [ ] Accessory Building, heated and/or plumbed
- [ ] Accessory Building, cold
- [x] Accessory Dwelling
- [ ] Addition
- [ ] Historic Rehab
- [ ] Other

ROOFING TYPE

- [ ] Shake Shingle
- [ ] Pro Panel style
- [ ] Galvanized, Corrugated Metal
- [ ] Milled Shingle
- [ ] Standing Seam
- [ ] 5-V Crimp
- [x] Other Rusted Cor-ten - CORRUGATED

EXTERIOR FINISH

Siding

	TYPE	SIZE	LOCATION	COLOR
[x] Horizontal	rusted sheet metal		wainscot	8' LENGTHS
[x] Vertical	rabbeted	1x10, 12	random	RECLAIMED NATURAL
[ ] Other				
[ ] Stucco				
Trim	2x4 & 6	RECLAIMED NATURAL		

X Fascia 2x6 over 2x12 RECLAIMED NATURAL

X Corner Boards 1x6 reclaimed @ vertical rabbeted matching corners @ metal wainscot

DOORS

	MATERIAL	STYLE	FINISH
X Primary door	overhead	RECLAIMED NATURAL	
X Secondary door	clad ? glass	full lite	CLAD BRONZE
	clad ? glass	1/2 lite	

WINDOWS

Type:
- [X] Casement
- [ ] Casement, egress
- [ ] Double hung
- [X] Awning
- [X] Fixed
- [ ] Slide-by

Style:
- [X] Simulated, divided lite
- [ ] True, divided lite (historic)
- [ ] Decorative mullions
- [ ] Other _____

Material:
- [ ] Wood
- [X] Aluminum clad, wood
- [ ] Vinyl clad, wood
- [ ] Other _____

Glazing:
- [X] Low E
- [ ] Heat mirror
- [X] Tempered
- [ ] Standard
- [ ] Other _____

Describe locations if a mix is used See elevations

Other Exterior Features (i.e. railings, chimneys, posts, etc.)

RECL. 6x6 newel posts, RECL. railings w/METAL BALLUSTERS
braces for shed roof RECLAIMED NATURAL
beams on gable ends RECLAIMED NATURAL

I agree to submit changes from the list above to the building inspector and BOZAR chairman for approval prior to implementation of the change.

SIGNATURE OF OWNER / REPRESENTATIVE _____

DATE 7-30-15

Myerson 218 Gothic Ave.

Materials – Accessory Structure, Heated & Plumbed Garage

Roofing: Rusted Corrugated Metal

Siding: Vert. Random Board & Batten Reclaimed Natural w/ 1x6 reclaimed corner boards
Window trim, door trim, Columns, Braces & Fascia: Reclaimed Natural
Other: Reclaimed Newel Posts & Top Railing, Metal Balusters & Bottom Railing

Siding: Rusted Corrugated Metal, 8' Lengths w/ matching corners

Windows: Sage

Overhead Door: Reclaimed Natural
Secondary Door: Painted Bronze

DRC 08-17-2015 Myerson Subdivision
Ross and Farnell
Minneman and Earley

Laura Wininger and Dan Murphy were present.

Write in - 1. Would prefer only one to have mix of materials and patterns. Also thought setbacks could be varied more. Wondered if gabled ends could vary more. Still kinks. 214 - Front second floor windows seem excessive (number) per DG 4.54. Porch and accessory seem fine 218 - don't support plank and chink siding and break on AD should not be mid window. Wininger said that this has changed. 222 - Generally support, fenestration on the west seems odd/disproportionate. And wondered if it is proximity to 218. Wininger said it has to do with the stair. 2. Plans being approved are a concept? Wondered about how things will proceed.

Wininger explained there is a new street/alley scape and site plan.

218 - Is 4 bedrooms without a basement, which was typo.

Siding - Murphy explained that they have responded to this. 214 - All vertical rabbited siding semi-transparent gray, natural OR gray in the gable. 222 - Same except in the gables. 218 - Existing horizontal log with a vertical board and batton. Now, it would be plank and chink siding with board and batton. They would like to do this. AD 218 - corrugated rusted metal base to just above the beam. Board and batton in the gables. They provided photos of a building behind the Bullion King which has metal and they would like to use this metal to keep the maintenance low and cost down. This would be presented for 214 gothic. Minneman reminded that this is a building versus a dwelling. Generally on a dwelling unit which is larger with more coverage, metal hasn't occurred very much. Members must decide if this is allowable or not. Ross asked about the garage door on the AB in the photo and they weren't sure. Murphy pleaded the case for this material. Murphy asked about the Guideline 4.71and Minneman said this does say one material. Murphy wondered if this could be more flexible. Minneman said in the core zone it is about the integrity of the design and also the materials in comparison with other historic buildings. She felt it was important to further the historic materials. She understood the conundrum in wanting less maintenance. She had to counter what Murphy had said. Murphy noted a two story galvanized accessory dwelling in the 200 block of Gothic. Minneman encouraged to go property by property and keep this in the back of their mind.

Site Plan 214 - there is a parking space on the front (north). The accessory dwelling moved closer to the alley.

Site Plan 218 - wasn't moved because of the existing trees.

Site Plan 222 - practical nature of the parking from last week and so it was pushed to the east to have parking and a walkway on the west. There is also a parking space on the front.

Site plan - no issues from members and seems to make more sense and is more accessible.

214 - They made spaces between the windows and reduced it to two. The belly band was kept. There will be no shingles in the gables. Packets have correct windows, but not siding.

214 North - gable module is good per Ross. Agrees with write-in about the amount of glazing on the northwest. Farnell supported. Minneman liked the open rafter tails. Farnell asked about the gable over the entrance and it is just siding.

Minneman wondered if they would like to see the casements ghosted in. All egress are either doors or double hungs in this case so it is not an issue. They prefer awnings over casements.

214 West - Ross liked. Shed was removed and upper windows in gable removed.

214 East - no issues from Ross or Farnell.

214 South - both support. Minneman asked about the metal use as materials. Ross asked if there are other examples. Murphy said that there are other examples and they will show these. This is a little cleaner per Murphy than Truex for example.

Generally they support the form of the building, but Ross thought that there was a lot of glazing on the North.

214 AD - Murphy again pled the case for metal. He wondered if galvanized would be more supported, all one material. Ross asked about Rich Smith's and it is. Minneman encouraged them to relate this to a historic building. She thought that if it were a one story building it might be more proportional. She said that they must decide if it is a contemporary interpretation. Ross thought it is their decision to move forward with this. He thought the dark metal looked similar to a prefab. Farnell thought that it would be a tough battle. He would have a tough time and he is one of the more liberal members. He agreed with Ross about the prefab. Murphy thought that they would make it more rustic and compliant with the core. They understood. The sides are a bit different because the gables went lower. The deck went around to the side. Windows supported. Ross asked about mulling on windows on east and there are.

Support for main house and siding, support architecture and fenestration of AD

218 - Plank and chink and vertical board and batton random width in barn wood. Perpendicular cut on eaves.

218 North - Ross confirmed that the existing house is a mix of materials and it is. The lower windows were made wider and the flank windows. Ross asked about a Guideline for colors in the core. 4.74 Minneman said that they haven't looked at a lot of core zone buildings. So, this Guideline hasn't had to be applied. It seems pretty rigid. Minneman said does it pay homage to the existing building or does it need to stick to this. Ross was struggling with this also. Ross mentioned the machine milled log is prohibited also and wondered if this was considered that material. They talked about other examples in the core. Murphy gave his recollection of the change to plank and chink. What they have proposed is reclaimed also. When reclaimed wood it has gone through stress, otherwise it can look very new. Minneman noted Kapushion and that they will not be painted. Murphy said that a bleaching oil is put on the wood. Ross may have a little trouble with the plank and chink. Minneman said that this can get discussed. Ross liked the facade other than materials. Farnell thought that he liked the breakup of materials. He would like the hand hewn. The hope was that these look like they were built at different times. There are existing trees there also and Farnell thought that it would be helpful to show these. Farnell asked about the fence and it is proposed for the middle house (all around). Then, for the other

two it is between the home and the AD. Probably rustic picket fence. Minneman asked if it would be helpful to have the site plan included and it was. Much of the landscaping is existing or relocated. Minneman asked if the relocation of trees doesn't work then what happens. Murphy said that they would demolish, relocate trees and remove the berm when the first building permit is pulled.

218 West - nice and simple separated windows.

218 East - there is trim between windows (bank of four). Ross wondered about this and it is on the side not the front. Minneman agreed that it is a little ways back on this elevation. Murphy explained what would have been done historically. This one does have casements and are noted. Ross asked about the roof stepping up to the rear. Minneman said that there are some other examples in the 100 block, but she did mention it in the memo. They looked at the drawing. Minneman said that 18 inches isn't always perceived from the front. Ross thought that the south module is a smaller chunk also.

218 South - double hung that meets egress. Farnell asked for detail on rail.

218 AD - the split in material is gone now and will go all the way to the eave. The gables and dormers will be board and batton. North elevation it will be right under the windows for siding. Gable will stay the random width (8, 10, 12's) board and batton. Minneman said that they want to talk about their recommendation about the two materials. Normally buildings are supposed to look more simple that the primary. So, they need to decide if it is too finished. Ross wondered if they could have it speak for the primary also because there is a break in material there also. Minneman didn't think so. Ross thought that other Board members are more supportive of RCM, but he likes galvanized better. He wondered how high it is, 12'6". Minneman mentioned the Mihelich accessory and the nice siding that was used. Sopris was a little bit more upscale and Maroon was all more one material. Outbuildings usually only had one material. Murphy guessed about 30% have a different material in the gable. Ross asked if he would bring in photos. Murphy discussed their thought process. They discussed the RCM. Minneman gave another overview and what is the gable. It is also in the dormer. Farnell didn't like all RCM either. He could support it as is. Ross asked about galvanized and it is usually supported after dulling. They felt that it matches the main house's roof. They will need to hear from the rest of the Board. Minneman noted that the RCM on the primary building is excessively dissimilar. She gave a history of this.

222 - Solid body stained. Boxed soffit. It will be a Hartford green roof, cream trim, turned newels, balusters and posts. Matched window color. There will be trim on top. There is a little more detail on this building.

Farnell noted on the west that the comment about the windows didn't bother him.

222 South - support
222 North - support
222 West - support
222 East - he thought that the transoms could be controversial and the height. Everything else is supportable. Murphy asked if there was trim between and Ross thought that he would like better. Minneman wondered if this splits the floor level. Trim would make it look like a gable window. They could take the details off the East and West, which would simplicity the gables. Farnell asked about the truss and Murphy would leave that. Minneman would encourage the shingles in the gables.

222 AD - 18 inch wainscot - this has been allowed on a lot of buildings. They will do this with the straight siding. The siding would be semitransparent to make it more toned down. They discussed paint/stain and AD's can be more rustic.

North - support
East - support
West - support
South - support

Subdivision - Minneman said we are working through some of the triggers in the suggested motions/findings. She said it is unusual because there is demolition which could be designated non-historic and if so then it fits back into redevelopment. Also, when the first building is demolished and when the trees will be relocated. Minneman asked about a recycle plan and that it will need to be provided to the Building Department.

AD's - Minneman asked how this will work. Murphy said it was discussed that they agree that they need to be built and it is part of the application. It would have a RCA on each lot and be built simultaneously with the main house when the building permit is pulled. They agree that this would be required of each lot. AH was discussed. Farnell thought that this is the easiest proposal, otherwise you are requiring 3 separate owners, which would be difficult to coordinate. Farnell asked if buildings were changed by future buyers then they would have to come back to the Board. Ross said that they will use these in the future. Minneman said that there wasn't a size requirement b/c those that exist there now are much smaller. Farnell thought that there should be reclamation of the disturbed ground. Wininger did add something to the plan and for the demolition portion Minneman will add this to the finding/motion. The timeline for construction and sale is unknown. This is what happened for the Academy property.

Utilities - must be physically installed for each lot.

NO HOA etc.
NO sidewalks

Subdivision plat - David Leinsdorf is involved and we need to get the plat to Belkin.

DRC 08-10-2015 Myerson
Ross and Farnell
Minneman, Gillie and Earley

Laura Winnegar and Dan Murphy were present. Gillie explained that Hunt left because of the uncertainty. The Myerson's own it and have decided to pursue it. Minneman, Gillie and Murphy met this morning. There are many moving parts on this. It is messy because subdivision can't happen without demolition. There normally isn't demolition without a building permit pulled. There are five affordable housing units onsite right now. Because all of the utilities are shared now, it doesn't make sense to piece meal them together. So, when a building permit is pulled, all would need to be demolished. It is tricky because transfer of title can't happen until the demolition happens. Gillie mentioned that they are 50 years old. Murphy understands that there is sensitivity to AH and they would build these. Ross wondered if they'd actually be rented though and Gillie said that is being worked on and is a separate issue. One other worry that they had was that it is a piece of Verzuh in the core. So Minneman and Gillie suggested better melding the buildings with the surrounding buildings. They asked for heights to vary and setbacks to vary. They have started to do this and have been responsive. Murphy said that they walked the blocks and the alleys in the area. They wanted to stay in compliance with setbacks. So, now they have proposed 15' for one and 13' for another as an alternative to the 20' due to neighborhood context. They also removed the deck from the rear of one accessory dwelling and put it on the side. Farnell asked if this is sufficient and Gillie said that is what the Board has to decide and they felt that it is easiest as a package deal. He also said that they may not maximize the square footage in its entirety. Ross asked if this means a variance. Minneman explained in this zone it allows for an average of the setbacks. There is undulation in the setbacks now. Laura mentioned that for the property on the west (214 Gothic) it was good to move the gable due to the neighboring property. On this property, they lowered the ridge and went to 26'8", which took out the 3rd floor. The color rendering doesn't represent the changes today per Murphy. Ross noted that he appreciated the log and it will fit well in this area of town. Farnell asked about how to proceed. Gillie said that they can talk about whatever they would like. He just cautioned that once the lots sell the new owners may not use the plans they are looking at right now. Gillie explained that there isn't demolition until there is a development plan for the lot and a building permit is pulled. The first sale would trigger the demolition for all and building permit for one. Ross asked about what happens if the new owners don't stick with these plans. Minneman explained because this is a unique situation and we must have good notes if that happens. Murphy said that they are well designed homes. Farnell confirmed that the Myerson's would like to do this to make it easier to sell.

Lot sizes do conform.

Gillie explained tonight they were tasked with deciding if they support the subdivision and proposal and determine if they should be published or not. Also, if they would like to see things changed slightly. Ross thought that he didn't think that the deal could be any sweeter regarding the number of affordable housing units. All confirmed. Ross supports the subdivision. He would like to see a little more variation in the architecture because it does read a little like Verzuh. He didn't know if there was room for more creativity. Farnell was supportive of the subdivision. They would like to present changes to elevations next week. Farnell thought it was worth moving in that direction. Minneman said Ross is right on the number of units. She mentioned the footprints and if they are relational and if there was enough variation in the style. Minneman said the question today is the mass, scale and forms presented today. Are they too complex? Gillie said that if we were designing to context it wouldn't match what is here. People design and build to maximize everything now though. Ross asked about changing the ridge line

on 218 Gothic. Ross thought that it was good, but that it could be better because of where it is. They'd like to keep all trees. Gillie asked about publishing due to the time constraint. Murphy says that the owners want it right and gave the background. Farnell thought that they could see next week and thought going to public comment would be beneficial also. He was supportive of even more variation in setbacks which might help the design. Whitehead can do an average line for the block. Ross thought that Farnell was right that we can go to BOZAR and then continue if necessary. Winnegar would like comments on the buildings.

214 Gothic - They noted bringing this one down helped with the shed onto the stair. The shed would go away and a basement would most likely be added.

North - Shorter on this elevation, windows are the same. Ross thought that there was a lot of glazing upstairs as opposed to 1st floor. Minneman noted the Guideline. Winnegar noted the front area in 3D. Minneman reminded that we are looking at the simplicity of the zone.

West side of the north elevation - Minneman asked if one could be removed or adding some below. Ross thought that the entry onto the porch looked a little strange. It is a walkway not really a large porch.

South - Ross asked about the 3 1/2 inches and if it was there and it is not. They will add this. Metal railings and newel posts with balusters. Minneman asked about the metal and they said to vary it per property. They asked about the door. It is a 3/4 lite clad door. The other under the shed will be a half lite wood door. The upper will be 3/4 lite clad also because of sun exposure.

East – There will be wood between pair and Ross thought that it is a little top heavy. The gable window would be smaller or go away. The house and accessory would be wood shingles. The 5V crimp isn't used as much anymore because it is isn't as durable. Ross thought that there should be more on this lower portion, but Minneman said that this won't really be seen. Minneman asked about the frieze on the southern part of the east elevation. Winnegar thought it might go away when the roof comes down and the band was there to break it up.

West - gable will be lower and shed will be gone.

AB North - deck will go to the side under the gable dormer. There will be a post between garage doors.

West - deck will be here and eave line will stop.

East - will review next week. Simply placed windows.

218 Gothic - Accessory dwelling deck is wider.

North - glazing issue on this per Ross. There are no more than two ganged together or siding between in the core zone. So, they should be split or less windows. Ross thought that two and two. Murphy would prefer not 2 and 2. Ross meant on the first floor to balance it. Ross also said that they could be spread out. Minneman read the Guideline. Farnell wondered about the window at top and Minneman said it is allowed.

South – windows need to be separated. They reviewed materials for deck.

East - 3 vs 4 applies only to front but it may get discussed. Ross asked about the void and there is a stair.

AD - deck is wider. Murphy mentioned the siding and Minneman said that this is not the appropriate place for it. She encouraged not using this in the core zone. Winnegar thought that she saw it up against the building somewhere and used it as a different interpretation.

E/W - Farnell asked about the line, but it was there when he zoomed in.

222 Gothic - The arch in the gable will be larger. This is the historic siding with the 5 inch reveal.

North - Bay window Ross asked if they are DH and they are. Details below were appreciated. Wood columns, balusters and railings. The deck got narrower on the AD. Arches were removed. Shingles and gable detail were removed. They'd like to keep metal below and siding on upper. The metal will be painted (buckskin). Minneman encouraged the Board to look at other buildings in this area and zone and then they can better comment.

North - Farnell thought that the double post was kind of odd. They'd like to send to Board for comments. Window box is nice feature.

South - two doors? yes.

East - Minneman asked about the transoms. Ross thought that they should be shorter, but Farnell thought that they should either be there or not because they become too horizontal. Three windows are okay because they aren't visible.

Framing on rear (columns) not as fancy.

AD - Ross would like a photo of the material.

All fairly simple. Variation of the other two without the dormers.

Required **parking** for all is off the alley. **Snow storage** is met. Minneman mentioned the berms there currently and that they can generally go away. Murphy explained how they got to grade and how the elevations were shot. There is only one tree that will be lost.

Minneman asked about the **demolition** and they do support this.

To:	BOZAR
From:	Molly Minneman
Date:	September 11, 2015
Subject:	September 14, 2015 BOZAR
Project:	**William B. and Barbara Beirer Myerson** Consideration of the application of **William B. and Barbara Beirer Myerson** to construct a single family residence and accessory dwelling to be located at 218 Gothic Avenue, Block 16, part Lot 9, all Lot 8 and part Lot 7 (Tract 2) in the R1C zone. - **Architectural approval of the redevelopment plan is required.** - **A conditional use permit for an accessory dwelling in the R1C zone is required.** - **Approval is contingent upon approval of minor subdivision and demolition.**
DRC:	Crockett Farnell and Austin Ross

Dan Murphy and Laura Wininger attended the August 25 BOZAR meeting behalf of the Myerson to construct a new single family residence and accessory dwelling to be located at 218 Gothic (Tract 2 Myerson Subdivision). The Board requested revisions to the residence that minimize the apparent mass and scale as seen from the street, alter the upper transoms on the north elevation, and alter placement of the plank and chink siding. In regards to the accessory dwelling, they encourage one dormer rather than two. The project was continued to the September meeting.

Murphy submitted plan revisions in reaction to the Boards comments note above. The west ridge is lowered in relation to the front gable (gable height raised slightly and even with the east-ridge line). The result minimizes the apparent mass effectively. The front module is included in the dominant module and appears to comply with the intents of GL 4.29 (a) and 4.31 (b), and 4.33. The augmentation affected the footprint of the third floor bedroom.

Window revision at the upper north elevation comply with the intent of the Guidelines.

In regards to the siding material, the plank and chink is the dominant material as conveyed in GL 4.76 (mixing materials) with vertical accents in the gables as was traditional seen in the core..

Site Plan: No changes

Accessory building:
The west dormer was removed and replaced by two skylights. The overall mass of the building is diminished and variation between the scale of the adjacent building is achieved. The east dormer increased in size from 8'4" to 9'10". The scale of dormer is not significantly larger and appear to comply with the intents of GL 4.43. In regards to the skylights, GL 4.44 supports where not highly visible from the street. Two are requested to prove additional light in the dining/living area.

DRC:

1. Review the revised plans.
2. Make a recommendation to the BOZAR regarding architectural appropriateness of the alterations to the primary and accessory structures.

FACT SHEET
Block 16, "Tract 2," part Lot 9, all Lot 8 and part Lot 7
Address: 218 Gothic Avenue
Proponent – William B. and Barbara Beirer Myerson

Project: To construct a single family residence and accessory dwelling in the R1C zone.

Review for September 14, 2015 DRC:

- Architectural approval is required.
- A conditional use permit for an accessory dwelling in the R1C zone is required.
- Approval is contingent upon approval of minor subdivision and demolition.

Zoning Requirements for the R1C District

Setbacks	**Required**	**Primary – Proposed**	**Accessory – Proposed**
Front	20'	20'	-
Rear	10'	18'	5' to second story deck, 10' to wall
West Side	7'6"-11'6"	7' 6"	10'10"
East Side	7'6"-11'6"	7' 6"	7' 6"

FAR		**Primary - Existing**	**Primary – Proposed**	**Accessory – Proposed**
Permitted	0.3 (matter of right)	**(1553)**		**(882.06/5865) 0.151**
	(up to) 0.32 (no larger than 2500 square feet)		**(1902.75/5865) 0.324**	
Max – all buildings	0.48 (no larger than 3500 square feet)			**(2784.81/5865) 0.475**

R1C Zone F.A.R

1) 120 Gothic (Curtis) .296/.355 (1852.5/2217.5)
2) 116 Gothic (Smith) .32 (2007)
3) 124 Gothic (Greiner) .29 (2754)
4) 112 Gothic (Smith) .34 (2135)
5) 117 Gothic (Jensen) .28 (1827/2181)
6) 210 Gothic (Goodnough) .189 (1008/1360)
7) 219 Gothic (Truex) .46 (1875/2875)
8) 221 Gothic .28(1830/2624)
9) 231 Gothic .318 (2980)
10) 217 Gothic .439 (1896/2743)
11) 419 Maroon (Dugenski) .36 (298/ 2298)
12) 426 Maroon (Bunnell) .3/.35 (1800/2323)

		Primary - Proposed	Accessory – Proposed
Building Height	28'/20'	28'	24'
Building Width	35'	30'	21'
Distance Between Buildings	10'	18' 10"	
Max Lot Area	9375	5865	

R1C Zone Heights

1) 120 Gothic (Curtis) 23'9"
2) 124 Gothic (Greiner) 22'
3) 112 Gothic (Smith) 24' 4"
4) 116 Gothic (Smith) 17' 7"
5) 117 Gothic (Jensen) 18' 7"
6) 419 Maroon (Dugenski) 23'6"
7) 426 Maroon (Bunnell) 28'
8) 430 Maroon (Cooperman) 17'
9) 418 Maroon (Rowsey) 21'
10) 423 Maroon (Kanaly) 26'
11) 431 Maroon (Young) 24'

BOZAR 8-25-15

Email Form to Building Dept.

JUL 2015 RECEIVED Building Department

ACCESSORY STRUCTURE
DESCRIPTION OF MATERIALS TO BE USED

NAME MYERSON

LEGAL B/K 16, Lot 8 1/2 Part of 9 & 7 ZONE R1C

ADDRESS 218 Gothic Ave., Crested Butte

TYPE OF STRUCTURE

- [ ] Accessory Building, heated and/or plumbed
- [ ] Accessory Building, cold
- [x] Accessory Dwelling
- [ ] Addition
- [ ] Historic Rehab
- [ ] Other

ROOFING TYPE

- [ ] Shake Shingle
- [ ] Pro Panel style
- [ ] Galvanized, Corrugated Metal
- [ ] Milled Shingle
- [ ] Standing Seam
- [ ] 5-V Crimp
- [x] Other Rusted Cor-ten - CORRUGATED

EXTERIOR FINISH

Siding

	TYPE	SIZE	LOCATION	COLOR
[x] Horizontal	rusted sheet metal		wainscot	8' LENGTHS
[x] Vertical	rabbeted	1x10, 12	random	RECLAIMED NATURAL
[ ] Other				
[ ] Stucco				
Trim	2x4 & 6 RECLAIMED NATURAL			

X Fascia 2x6 OVER 2X12 RECLAIMED NATURAL

X Corner Boards 1X6 reclaimed @ vertical rabbeted matching corners @ metal wainscot

DOORS

	MATERIAL	STYLE	FINISH
X Primary door	overhead	RECLAIMED NATURAL	
X Secondary door	clad ? glass	full lite	CLAD BRONZE
	clad ? glass	1/2 lite	

WINDOWS

Type:
- [x] Casement
- [ ] Casement, egress
- [ ] Double hung
- [x] Awning
- [x] Fixed
- [ ] Slide-by

Style:
- [x] Simulated, divided lite
- [ ] True, divided lite (historic)
- [ ] Decorative mullions
- [ ] Other

Material:
- [ ] Wood
- [x] Aluminum clad, wood
- [ ] Vinyl clad, wood
- [ ] Other

Glazing:
- [x] Low E
- [ ] Heat mirror
- [x] Tempered
- [ ] Standard
- [ ] Other

Describe locations if a mix is used See elevations

Other Exterior Features (i.e. railings, chimneys, posts, etc.)

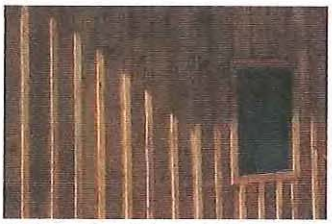
RECL. 6x6 newel posts, RECL. railings w/METAL BALLUSTERS
braces for shed roof RECLAIMED NATURAL
beams on gable ends RECLAIMED NATURAL

I agree to submit changes from the list above to the building inspector and BOZAR chairman for approval prior to implementation of the change.

SIGNATURE OF OWNER / REPRESENTATIVE

DATE 7-30-15

Roofing: Rusted Corrugated Metal



Siding: Vert. Random Board & Batten Reclaimed Natural w/ 1x6 reclaimed corner boards
Window trim, door trim, Columns, Braces & Fascia: Reclaimed Natural
Other: Reclaimed Newel Posts & Top Railing, Metal Balusters & Bottom Railing

Siding: Rusted Corrugated Metal, 8' Lengths w/ matching corners

Windows: Sage

Overhead Door: Reclaimed Natural
Secondary Door: Painted Bronze

BORAR 8-25-15

Email form to Building Dept.

JUL 2015 RECEIVED Building Department

PRIMARY STRUCTURE
DESCRIPTION OF MATERIALS TO BE USED

NAME MYERSON

LEGAL BLK 16, Lot 8 & Part of 9 & 7 **ZONE** R1C

ADDRESS 218 GOTHIC AVE., CRESTED BUTTE

TYPE OF STRUCTURE

- [X] Single Family
- [ ] Multi Family
- [ ] Accessory dwelling
- [ ] Accessory Building
- [ ] Addition
- [ ] Other
- [ ] Commercial
- [ ] Historic Rehab

ROOFING TYPE

- [ ] Shake Shingle
- [ ] Milled Shingle
- [ ] Other
- [ ] Pro Panel style
- [X] Standing Seam
- [X] ~~Galvanized~~ RUSTED, Corrugated Metal
- [X] 5-V Crimp

EXTERIOR FINISH

Siding

	TYPE	SIZE	LOCATION	COLOR
[X]	Horizontal	2x10 & 12	Plank & chink	RECLAIMED - NATURAL
[X]	Vertical	1x8, 10, 12	Rabbeted random	RECLAIMED - SEMI-TRANSPARENT
[ ]	Other			B.M. CLARKSVILL GRAY HC-102
[ ]	Stucco			
[X]	Trim	2x8 & 2x6 Head @ windows & doors RECLAIMED NATURAL 2x12 horizontal band RECLAIMED NATURAL		

UNIVERSITY OF CALIFORNIA
LIBRARY

X Fascia 2X6 OVER 2X12 RECL. FASCIA - 10/12
2X4 OVER 2X10 RECL. FASCIA - 4/12 & ENTRY

X Corner Boards 2X6 @ rabbeted vert., 2X10 @ chinked horiz

DOORS

	MATERIAL	STYLE	FINISH
X Primary door	wood & glass	see elev.	RECLAIMED BROWN/GRAY
X Secondary door	clad & glass	full lite	

WINDOWS Sage Green

Type:	Style:	Material:	Glazing:
X Casement	X Simulated, divided lite	Wood	X Low E
X Casement, egress	True, divided lite (historic)	X SAGE Aluminum clad, wood	Heat mirror
X Double hung	Decorative mullions	Vinyl clad, wood	X Tempered
X Awning	Other _____	Other _____	Standard
Fixed			Other _____
Slide-by			

Describe locations if a mix is used SEE ELEVATIONS

Other Exterior Features (i.e. railings, chimneys, posts, etc.)
Vents - RUSTED - FIREPLACE VENT - SAGE
RECL. 6X6 newel posts, metal railings & ballusters
beams on gable ends
snow breaks

I agree to submit changes from the list above to the building inspector and BOZAR chairman for approval prior to implementation of the change.

SIGNATURE OF OWNER / REPRESENTATIVE

DATE 7-30-15

Myerson 218 Gothic Ave.

Materials – Primary Structure, Single Family Residence

Primary Roofing: 5V Metal Roofing (Dark Bronze)

Siding: Horiz. Rabbeted Random width, Reclaimed w/ 2x6 Corner Boards, Natural

Siding: Horiz. Adzed Timbers & Chinking, Reclaimed Natural w/ 2x10 Corner boards
Window trim, door trim, Columns, Braces & Fascia: Reclaimed Natural
Other: Reclaimed Newel Posts & Top Railing, Metal Balusters & Bottom Railing

Windows: Sage

Entry Door: Reclaimed Painted Brown/Gray

SEP 2015
RECEIVED
Building Department

Myerson 218 Gothic Ave.

Materials – Accessory Structure, Heated & Plumbed Garage

To: BOZAR
From: Molly Minneman
Date: September 24, 2015
Subject: September 29, 2015 BOZAR
Project: **William B. and Barbara Beirer Myerson** Consideration of the application of **William B. and Barbara Beirer Myerson** to construct a single family residence and accessory dwelling to be located at 218 Gothic Avenue, Block 16, part Lot 9, all Lot 8 and part Lot 7 (Tract 2) in the R1C zone.
Continued from the August 25 BOZAR meeting.
- **Architectural approval of the redevelopment plan is required.**
- **A conditional use permit for an accessory dwelling in the R1C zone is required.**
- **Approval is contingent upon approval of minor subdivision and demolition.**

DRC: Crockett Farnell and Austin Ross with Roxana Alvarez-Marti in attendance

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Dan Murphy and Laura Wininger met with the DRC on September 14 for review of alterations provided for the new single family residence and accessory dwelling to be located at 218 Gothic (Tract 2 Myerson Subdivision). The site pan remains as presented at the August 25 meeting.

Mass and scale: The DRC and commenting Board members expressed support for the subordination of the west ridge from the north and east. The reduction minimizes the apparent mass as requested by the Board. In addition, raising the front module even with the East Ridge provided a discernable primary module closest to the street. The DRC commended the alterations met the intents of GL 4.29 (a), 4.31 (b), and 4.33.

Windows: The DRC supported the window revision at the upper north elevation that comply with the intent of GL 4.53.

Siding materials: The cladding of plank and chink was discussed. The DRC ultimately supported by coverage up to the eaves in part because it is the dominate material required in core zones per GL 4.76 (mixing materials). They also appreciated the connection with the existing building. However, Board comments request more discussion. Vertical random width reclaimed siding accent the gables (rabbited) in the gables were supported. Window styles and aluminum clad material were supported.

Railings: Wood top rails and newels are supported. The iron balusters were debated for appropriateness in the core. Staff and DRC were encouraged to gather more information. The DRC referred the matter to the Board for discussion.

Accessory dwelling: The building scale is reduced and form is simplified by removal of the west dormer. The DRC supported the east dormer that was increased in size for functionality. The size comply with GL 4.42. Window fenestration was discussed, and whether too much glazing existed. One window is removed from the second floor of the south elevation. They supported the two skylights on the west roof; they are not highly visible from the street per GL 4.44.

The DRC appreciated the alterations to both buildings. The scale, form and style are complementary with the surrounding core zone. They provided recommendations for approval for the residence and accessory dwelling sending the deck rails (both buildings) to the full Board, and advised that more discussion regarding the plank and chink siding of the residence is anticipated.

Board Action:

Finding - Approval

The Board finds that the revision to the application to construct a single-family residence and accessory dwelling to be located at 218 Gothic Avenue **will not appear excessively dissimilar OR** will appear excessively dissimilar to structures within the surrounding neighborhood. The scale and forms of the proposal is relational with the existing structure relating to infill development within the surrounding R1C zone;

The site plan are presented at the August 25 meeting and revised design and style of the residence has relationships with single-family residences seen in the neighborhood and **can be supported** or is opposed by the application of Guidelines 4.22 (similarity-context), 4.23, (dissimilarity - context) 4.29(apparent scale), 4.31 (massing/forms), 4.37, 4.41 (roof farm/angle), 4.45-6 (front porch), 4.47-8 (rear porch/deck) 4.50, 4.53 (windows), 4.71 (materials), and _____.

The use of iron for the deck balusters can **be supported** or is not supported based upon neighborhood context.

The conditional use permit for a deed restricted accessory dwelling **can be supported** or cannot be supported per code Section 16-8-30, provided construction of both the primary residence and the accessory dwelling occurs under one building permit as a condition of the Myerson Subdivision approval from August 25, 215.

The accessory dwelling **will appear** or will not appear relational in form and style with traditional buildings seen in Town and can be supported by the application of Guidelines 4.80(vary appearance), 4.82(design and style), _____

Motions:

Accessory building - Conditional use:
Motion to **Approve** or deny the conditional use permit to construct an accessory dwelling to be located at 218 Gothic Avenue, Block 16, part Lot 9, all Lot 8 and part Lot 7 also known as Tract 2, Myerson Subdivision in the R1C zone (with any changes specified ____) based upon the finding, the criteria in Code Section 16-8-30, and contingent upon the construction of the primary residence and the accessory dwelling occurs in tandem and under one building permit as required under they Myerson Subdivision together with the recordation of said subdivision.

Architectural appropriateness:
Motion to **approve** or deny the architectural appropriateness of the application to construct a single-family residence and accessory dwelling to be located at 218 Gothic Avenue, Block 16, part Lot 9, all Lot 8 and part Lot 7 also known as Tract 2, Myerson Subdivision in the R1C zone (with any changes specified _____), and based upon the findings, and per the plans and material lists.

DRC 09-14-2015 Myerson (218 Gothic)
Ross, Farnell and Alvarez Marti
Minneman and Earley

Laura Wininger and Dan Murphy were present. Wininger presented a color rendering. Murphy said they turned this into a "T" instead of a crucifix. The window configurations were changed slightly. There were four windows in the front and that went to three. There is one window in the top instead of two. They feel that it substantially changed the appearance of mass. On the accessory, they removed the dormer on the west and the east got a little larger. There were skylights added. Ross agreed that it looks much less massive. On the South elevation, nothing changed.

For the material, they took it up to the second level under the beams and changed. They found another example on Maroon. When they lowered the dormer, they used the rabbited siding. Farnell confirmed this via the drawings. He agreed that the horizontal brought the mass down a lot.

No changes to site plan. They will recover as much of the alley as possible.

Write in: 1. looks better, materials still must be discussed. Referenced Jimmy Faust and the plank and chink material. Looks like a lot of windows for an accessory.
2. Looked at the perspective views, the E/W wings are set back. Overall lots are still crowded but not out of character for the neighborhood.

North – Alvarez Marti asked what the dimensions are on the upper windows and they are 2'8"x5'6". The lower windows are 3'0 x 5'6". The beams above/truss above the door were discussed and it was a different project. They are 6"x6" inside and the beams are 8", columns are 6"x6". Alvarez Marti noted that this is not typically seen in the core. Ross thought that the posts mimic the corner boards and the house has a fairly heavy look already. He wasn't opposed, but thought that it could be simplified. Murphy explained what could be done. Farnell noted the Guidelines and that it is a new house. Minneman said that contemporary details are up to the Board and have changed over the years. Minneman asked if it was decorative or structural and it is structural, but doesn't have to be per Wininger. Minneman said they have to decide if this is looking too much like the new zone or if it is appropriate. Alvarez Marti said that the entry porch, as drawn, is something more true to the new zones and isn't seen much in the core. Alvarez Marti thought that all of these homes look like the new zone. It just looks a little out of place in this zone because even the new houses are simple and blocky. Murphy and Wininger were fine with simplifying. Ross thought that simplifying it was good. Farnell asked about the entry porch and they are exposed rafter tails.

East - Simple and divided. Farnell asked about the railings. The drawing didn't print. They will be 6"x6" reclaimed newel posts with wood cap and horizontal metal. Alvarez Marti thought that this might get discussed by the full Board and thought it might be pushing the line in the core zone. She was okay because it was the rear of the home. Ross asked if there are other examples. Minneman said there is more wood than metal. Ross asked if there were historic examples and Minneman didn't think so. Any metal would have been in the fencing. They discussed other examples of metal in the core. Minneman suggested discussing this at the full Board. Ross thought that it was edgy and Farnell didn't think that it was a concern in the rear, but will look around. The accessory dwelling has something similar.

South - Simple now.

West - Simple, massing is a lot better than it was per Ross. He can't speak for other Board members, but thought it was a good improvement. Farnell agreed. Alvarez Marti thought that she could support the mass, scale and fenestration. She wished one of the houses could be small, but understands.

Materials - Alvarez Marti wondered if they had an alternate if the Board doesn't support. Ross thought that it was well done now. Wininger noted that the labeling of the materials is on the north elevation. Standing seam roof in a 5 V crimp with a natural gray finish. The siding will be a horizontal plank and chink and 1"x6" lapped in eaves. There will be 2"x8" and 2"x6" trim in reclaimed natural and the horizontal band is reclaimed natural. There will be reclaimed fascia and corner boards. The primary door will be wood and glass and will be 1/3 light. The windows are sage green and vents are brown/gray. Ross supported the plank and chink and supported it up to the eaves. He also liked the change of materials. Alvarez Marti supported the materials. Farnell thought as presented it makes sense and good variation on the theme. Ross agreed.

AD - (North) - Alvarez Marti mentioned a window that was mentioned in the comment and it is on the AD. Alvarez Marti said she could support. She asked about the two windows. They are in the stairwell. This gives the maximum light. The one on the left is operable. All were supportive because it faces the house.

West - Ross wondered about discussion about the two skylights. They aren't very visible. They are down low and small. Farnell thought it was pretty simplified.

South - Ross thought that it is a lot of glazing and Alvarez Marti thought living in the space you might want the light. Farnell asked if there is a Guideline speaking to this and there is only one for the front of the house. The rear is the front of the AD, which is seen from the alley per Ross. They will remove one window.

Materials - the RCM was discussed. Ross thought that RCM was a lot on the roof and the siding and the change to zacktique was a good choice. Minneman explained what has been done and that they discussed splitting the materials at the last meeting. Farnell thought that it is better this way and better with the two materials. This may get discussed with the full Board.

Recommendations - railings will go to full Board for discussion everything else supported.
Support on AD, roofing material will be zacktique and a window will be removed on the south, all supported the two skylights.

FACT SHEET
Block 16, "Tract 2," part Lot 9, all Lot 8 and part Lot 7
Address: 218 Gothic Avenue
Proponent – William B. and Barbara Beirer Myerson

Project: To construct a single family residence and accessory dwelling in the R1C zone.

Review for September 14, 2015 DRC:

- Architectural approval is required.
- A conditional use permit for an accessory dwelling in the R1C zone is required.
- Approval is contingent upon approval of minor subdivision and demolition.

Zoning Requirements for the R1C District

Setbacks	**Required**	**Primary – Proposed**	**Accessory – Proposed**
Front	20'	20'	-
Rear	10'	18'	5' to second story deck, 10' to wall
West Side	7'6"-11'6"	7' 6"	10'10"
East Side	7'6"-11'6"	7' 6"	7' 6"

FAR		**Primary - Existing**	**Primary – Proposed**	**Accessory – Proposed**
Permitted	0.3 (matter of right)	**(1553)**		**(882.06/5865) 0.151**
	(up to) 0.32 (no larger than 2500 square feet)		**(1902.75/5865) 0.324**	
Max – all buildings	0.48 (no larger than 3500 square feet)			**(2784.81/5865) 0.475**

R1C Zone F.A.R

1) 120 Gothic (Curtis) .296/.355 (1852.5/2217.5)
2) 116 Gothic (Smith) .32 (2007)
3) 124 Gothic (Greiner) .29 (2754)
4) 112 Gothic (Smith) .34 (2135)
5) 117 Gothic (Jensen) .28 (1827/2181)
6) 210 Gothic (Goodnough) .189 (1008/1360)
7) 219 Gothic (Truex) .46 (1875/2875)
8) 221 Gothic .28(1830/2624)
9) 231 Gothic .318 (2980)
10) 217 Gothic .439 (1896/2743)
11) 419 Maroon (Dugenski) .36 (298/ 2298)
12) 426 Maroon (Bunnell) .3/.35 (1800/2323)

		Primary - Proposed	Accessory – Proposed
Building Height	28'/20'	28'	24'
Building Width	35'	30'	21'
Distance Between Buildings	10'	18' 10"	
Max Lot Area	9375	5865	

R1C Zone Heights

1) 120 Gothic (Curtis) 23'9"
2) 124 Gothic (Greiner) 22'
3) 112 Gothic (Smith) 24' 4"
4) 116 Gothic (Smith) 17' 7"
5) 117 Gothic (Jensen) 18' 7"
6) 419 Maroon (Dugenski) 23'6"
7) 426 Maroon (Bunnell) 28'
8) 430 Maroon (Cooperman) 17'
9) 418 Maroon (Rowsey) 21'
10) 423 Maroon (Kanaly) 26'
11) 431 Maroon (Young) 24'

BOZAR 8-25-15

Email Form to Building Dept.

JUL 2015 RECEIVED Building Department

ACCESSORY STRUCTURE
DESCRIPTION OF MATERIALS TO BE USED

NAME MYERSON

LEGAL B/K 16, Lot 8 1/2 Part of 9 & 7 ZONE R1C

ADDRESS 218 Gothic Ave., Crested Butte

TYPE OF STRUCTURE

- [ ] Accessory Building, heated and/or plumbed
- [ ] Accessory Building, cold
- [x] Accessory Dwelling
- [ ] Addition
- [ ] Historic Rehab
- [ ] Other

ROOFING TYPE

- [ ] Shake Shingle
- [ ] Pro Panel style
- [ ] Galvanized, Corrugated Metal
- [ ] Milled Shingle
- [ ] Standing Seam
- [ ] 5-V Crimp
- [x] Other Rusted Cor-ten - CORRUGATED

EXTERIOR FINISH

Siding

	TYPE	SIZE	LOCATION	COLOR
[x] Horizontal	rusted sheet metal		wainscot	8' LENGTHS
[x] Vertical	rabbeted	1x10, 12	random	RECLAIMED NATURAL
[ ] Other				
[ ] Stucco				
Trim	2x4 & 6 RECLAIMED NATURAL			

X Fascia 2x6 OVER 2X12 RECLAIMED NATURAL

X Corner Boards 1X6 reclaimed @ vertical rabbeted matching corners @ metal wainscot

DOORS

	MATERIAL	STYLE	FINISH
X Primary door	overhead	RECLAIMED NATURAL	
X Secondary door	clad ? glass	full lite	CLAD BRONZE
	clad ? glass	1/2 lite	

WINDOWS

Type:
- [x] Casement
- [ ] Casement, egress
- [ ] Double hung
- [x] Awning
- [x] Fixed
- [ ] Slide-by

Style:
- [x] Simulated, divided lite
- [ ] True, divided lite (historic)
- [ ] Decorative mullions
- [ ] Other

Material:
- [ ] Wood
- [x] Aluminum clad, wood
- [ ] Vinyl clad, wood
- [ ] Other

Glazing:
- [x] Low E
- [ ] Heat mirror
- [x] Tempered
- [ ] Standard
- [ ] Other

Describe locations if a mix is used See elevations

Other Exterior Features (i.e. railings, chimneys, posts, etc.)

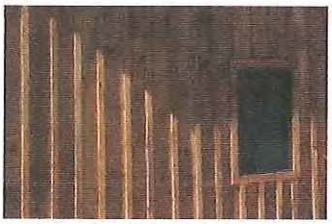
RECL. 6x6 newel posts, RECL. railings w/METAL BALLUSTERS
braces for shed roof RECLAIMED NATURAL
beams on gable ends RECLAIMED NATURAL

I agree to submit changes from the list above to the building inspector and BOZAR chairman for approval prior to implementation of the change.

SIGNATURE OF OWNER / REPRESENTATIVE

DATE 7-30-15

Roofing: Rusted Corrugated Metal



Siding: Vert. Random Board & Batten Reclaimed Natural w/ 1x6 reclaimed corner boards
Window trim, door trim, Columns, Braces & Fascia: Reclaimed Natural
Other: Reclaimed Newel Posts & Top Railing, Metal Balusters & Bottom Railing

Siding: Rusted Corrugated Metal, 8' Lengths w/ matching corners

Windows: Sage

Overhead Door: Reclaimed Natural
Secondary Door: Painted Bronze

BORAR 8-25-15

Email form to Building Dept.

JUL 2015 RECEIVED Building Department

PRIMARY STRUCTURE
DESCRIPTION OF MATERIALS TO BE USED

NAME MYERSON

LEGAL BLK 16, Lot 8 & Part of 9 & 7 ZONE R1C

ADDRESS 218 GOTHIC AVE., CRESTED BUTTE

TYPE OF STRUCTURE

- [x] Single Family
- [ ] Accessory Building
- [ ] Commercial
- [ ] Multi Family
- [ ] Addition
- [ ] Historic Rehab
- [ ] Accessory dwelling
- [ ] Other

ROOFING TYPE

- [ ] Shake Shingle
- [ ] Pro Panel style
- [x] ~~Galvanized~~ RUSTED, Corrugated Metal
- [ ] Milled Shingle
- [x] Standing Seam
- [x] 5-V Crimp
- [ ] Other

EXTERIOR FINISH

Siding

	TYPE	SIZE	LOCATION	COLOR
[x]	Horizontal	2x10 & 12	Plank & chink	RECLAIMED-NATURAL
[x]	Vertical	1x8, 10, 12	Rabbeted random	RECLAIMED-SEMI-TRANSPARENT
[ ]	Other			B.M. CLARKSVILL GRAY HC-102
[ ]	Stucco			

[x] Trim 2x8 & 2x6 Head @ windows & doors RECLAIMED NATURAL
2x12 horizontal band RECLAIMED NATURAL

X Fascia 2X6 OVER 2X12 RECL. FASCIA - 10/12
2X4 OVER 2X10 RECL. FASCIA - 4/12 & ENTRY

X Corner Boards 2X6 @ rabbeted vert., 2X10 @ chinked horiz

DOORS

	MATERIAL	STYLE	FINISH
X Primary door	wood & glass	see elev.	RECLAIMED BROWN/GRAY
X Secondary door	clad & glass	full lite	

WINDOWS Sage Green

Type:	Style:	Material:	Glazing:
X Casement	X Simulated, divided lite	Wood	X Low E
X Casement, egress	True, divided lite (historic)	X SAGE Aluminum clad, wood	Heat mirror
X Double hung	Decorative mullions	Vinyl clad, wood	X Tempered
X Awning	Other _____	Other _____	Standard
Fixed			Other _____
Slide-by			

Describe locations if a mix is used SEE ELEVATIONS

Other Exterior Features (i.e. railings, chimneys, posts, etc.)
Vents - RUSTED - FIREPLACE VENT - SAGE
RECL. 6X6 newel posts, metal railings & ballusters
beams on gable ends
snow breaks

I agree to submit changes from the list above to the building inspector and BOZAR chairman for approval prior to implementation of the change.

SIGNATURE OF OWNER / REPRESENTATIVE

DATE 7-30-15

Myerson 218 Gothic Ave.

Materials – Primary Structure, Single Family Residence

Primary Roofing: 5V Metal Roofing (Dark Bronze)

Siding: Horiz. Rabbeted Random width, Reclaimed w/ 2x6 Corner Boards, Natural

Siding: Horiz. Adzed Timbers & Chinking, Reclaimed Natural w/ 2x10 Corner boards
Window trim, door trim, Columns, Braces & Fascia: Reclaimed Natural
Other: Reclaimed Newel Posts & Top Railing, Metal Balusters & Bottom Railing

Windows: Sage

Entry Door: Reclaimed Painted Brown/Gray

SEP 2015
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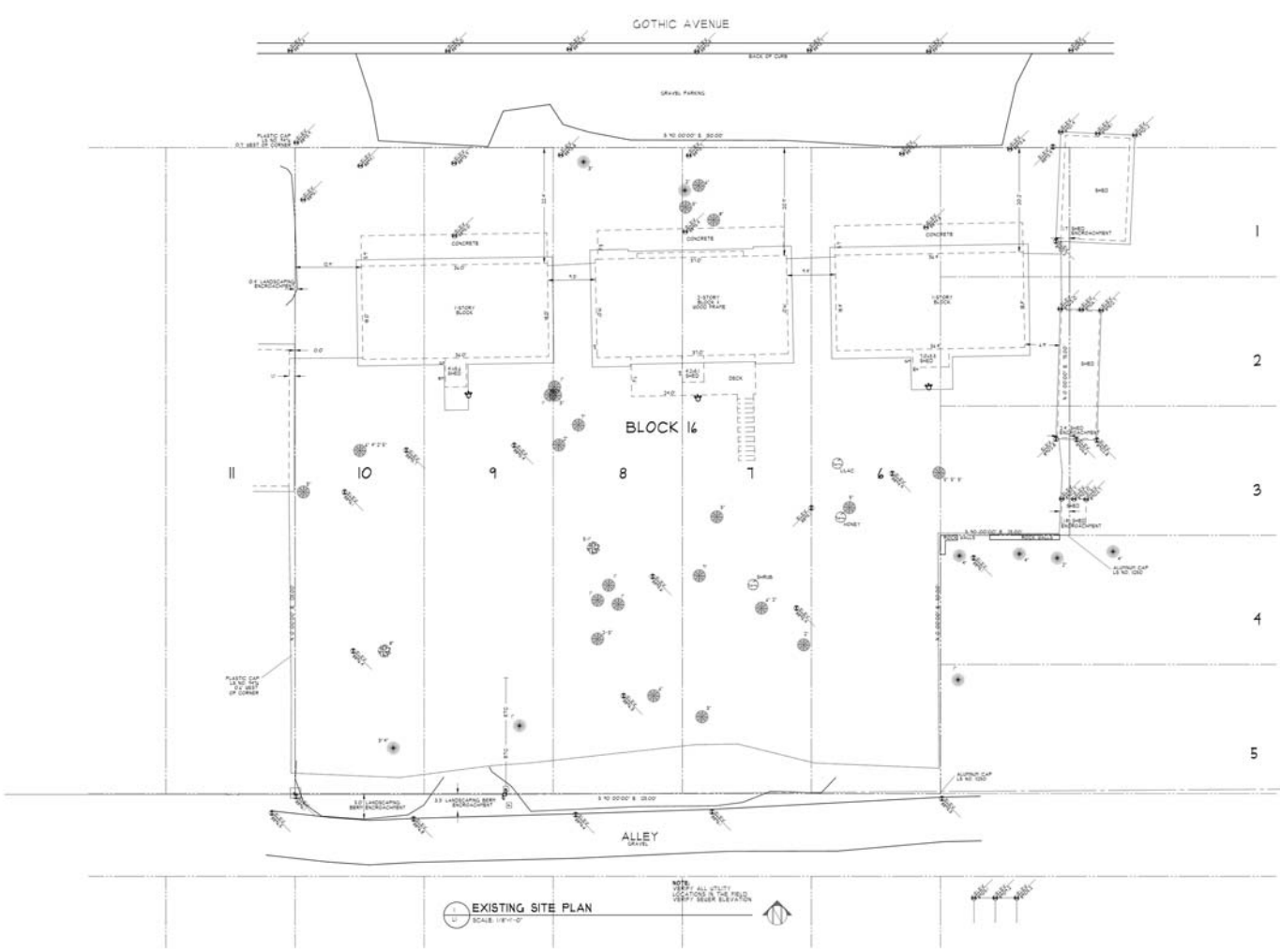
Building Department

Myerson 218 Gothic Ave.

Materials – Accessory Structure, Heated & Plumbed Garage



EXISTING SITE PLAN
SCALE: 1/8"=1'-0"

NOTE:
VERIFY ALL UTILITY LOCATIONS IN THE FIELD.
VERIFY SEWER ELEVATION

DANIEL J. MURPHY
ARCHITECT, PC
P.O. Box 2171 • 121 Sixth Street
Crested Butte, CO 81224
Ph. 970-349-1200 • Fax. 970-349-0101
e-mail: info@djmarchitect.com

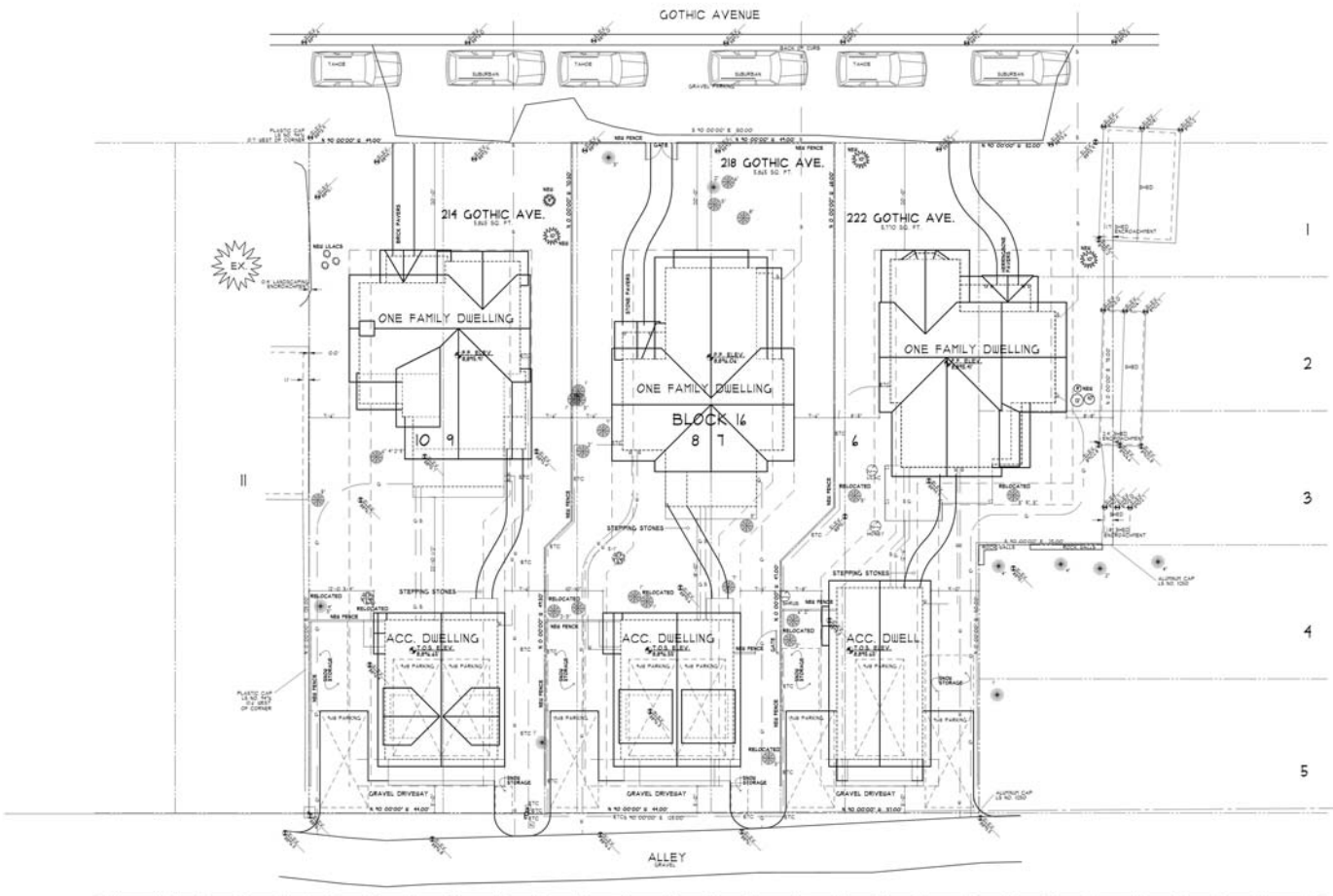
REVISIONS:

PROJECT:
214, 218, 222 GOTHIC AVE.
BLK 16, CRESTED BUTTE
GUNNISON COUNTY, CO

SHEET NAME:
EXISTING SITE PLAN

DATE:
7/30/2015

SHEET NO:
L1-EX.



NOTE:
VERIFY ALL UTILITY LOCATIONS IN THE FIELD. VERIFY SEWER ELEVATION.

SITE & LANDSCAPING PLAN
SCALE: 1"=10'-0"

DANIEL J. MURPHY
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P.O. Box 279 • 424 Sixth Street
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e-mail: info@danielmurphyarchitect.com

OWNER:

BILL & BARBARA MYERSON
3700 NEW HWY 68
TELLICO PLAINS, TN 37385-5942
PHONE: (423) 261-2088
CELL:
FAX:
E-MAIL: andhrescorter@gmail.com

SQUARE FOOTAGE STATEMENTS

ONE FAMILY DWELLING	214	218	222
F.F. ABOVE GRADE SPACE			
LIVING S.F.	1,063	992.5	922.5
COVERED PORCH S.F. (F.F. ONLY)	94.5	40.5	40.5
F.F. UNDER 6' LINE			
LIVING S.F.	320	320	292.5
DECK ABOVE 6' LINE S.F. (F.F. ONL)	60.5	60.5	112.5
F.F. UNDER 6' LINE			
TOTAL GROSS F.A.(.)	1,478.25	1,413.5	1,368.5
ACCESSORY DWELLING			
F.F. ABOVE - 1.5 GARAGE	576-100	576-100	576-100
F.F. LIVE			
LIVING S.F.	272	272	272
F.F. UNDER 6' LINE	576	576	576
TOTAL GROSS F.A.(.) (F.F. 2/3)	1,024	1,024	1,024
BELOW			
PRACTICAL BUILDING (4' - 6' ALLOWED)	32	32	32
ALL BUILDINGS (150 MAX)	32	32	32
OPEN SPACE			
OPEN SPACE ON SITE (50% MIN)	1,175	1,243	1,192
ACCESSORY BUILDING FOOT PRINT S.F.	576	576	576
ACCESSORY BUILDING FOOT PRINT %	29%	29%	29%
OPEN SPACE (50% MIN)	1,175	1,243	1,192
HEATED (AREAS: SNOW MELT)			
DECK S.F.	0-0	0-0	0-0
PATIO S.F.			
TOTAL S.F.	0-0	0-0	0-0
SNOW STORAGE ON SITE			
SNOW STORAGE (25% MIN)	272	272	272
SNOW STORAGE S.F. (15 MIN)	0	0	0

LANDSCAPE SCHEDULE

TREES:
DECIDUOUS
EVERGREEN

SHRUBS:
DECIDUOUS
EVERGREEN

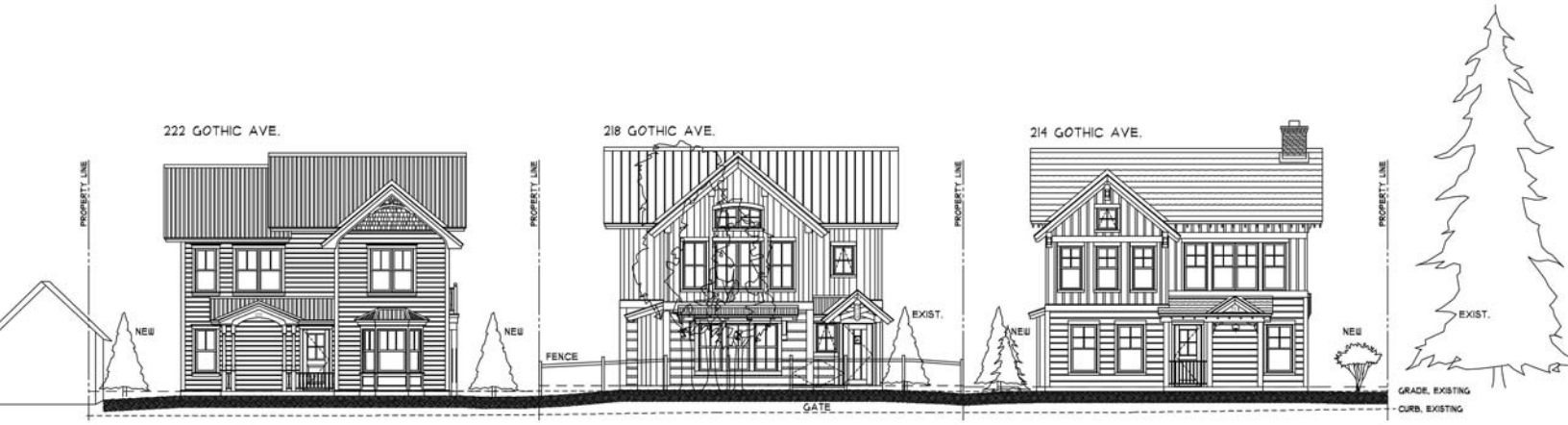
DRY LANDSCAPING:
BOULDERS
HARD SURFACES:
PAVERS

REVISIONS:
DESIGN REVIEW SUBMITTAL

PROJECT:
214, 218, 222 GOTHIC AVE.
BLK 16, LOTS 5-10, C.B.
GUNNISON COUNTY, CO

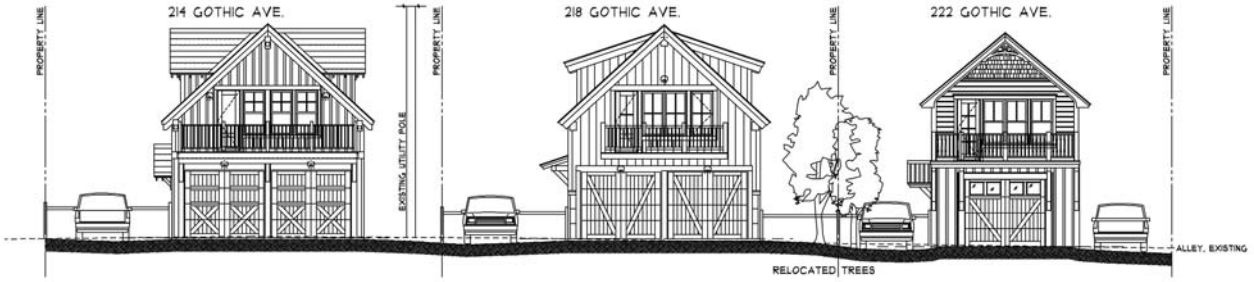
SHEET NAME:
SITE & LANDSCAPING PLAN

DATE: 7/30/2015
SHEET NO. L1



1 / 3d STREET-SCAPE, GOTHIC AVENUE, NORTH ELEVATIONS

N.T.S.



7/30/2015

2 / 3d ALLEY-SCAPE, SOUTH ELEVATIONS

N.T.S.

A GOTHIC AVENUE
N.T.S.

B VIEW FROM ALLEY
N.T.S.

C VIEW FROM ABOVE
N.T.S.

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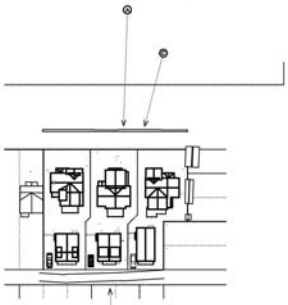

D NEIGHBORHOOD PLAN
N.T.S.

REVISIONS:
DESIGN REVIEW SUBMITTAL

PROJECT:
214, 218, & 222 GOTHIC AVE.
CRESTED BUTTE
GUNNISON COUNTY, CO

SHEET NAME:
3D VIEWS

DATE: 7/30/2015
SHEET NO. 3d

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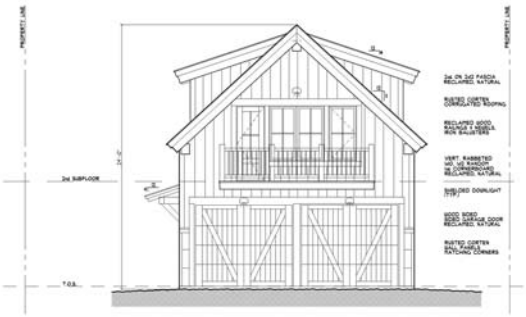
e-mail: info@djmarchitect.com

1 / A1A SOUTH ELEVATION
SCALE: 1/4"=1'-0"

2 / A1A NORTH ELEV. - ACC. DWELLING
SCALE: 1/4"=1'-0"



3 / A1A SOUTH ELEV. - ACC. DWELLING
SCALE: 1/4"=1'-0"

4 / A1A NORTH ELEVATION
SCALE: 1/4"=1'-0"

REVISIONS:
DESIGN REVIEW SUBMITTAL

PROJECT:
218 GOTHIC AVE.
CRESTED BUTTE
GUNNISON COUNTY, CO

SHEET NAME:
EXTERIOR ELEVATIONS & WINDOW SCHEDULE

DATE: 7/30/2015
SHEET NO: A1a

DANIEL J. MURPHY
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Crested Butte, CO 81224
Ph. 970-349-1000 • Fax. 970-349-0101
e-mail: info@jdmarchitect.com

1 A4 EAST ELEV. - ACC. DWELLING
SCALE: 1/4"=1'-0"

2 A4 EAST ELEVATION
SCALE: 1/4"=1'-0"

3 A4 WEST ELEVATION
SCALE: 1/4"=1'-0"

4 A4 WEST ELEV. - ACC. DWELLING
SCALE: 1/4"=1'-0"

REVISIONS:
DESIGN REVIEW SUBMITTAL

PROJECT:
218 GOTHIC AVE
CRESTED BUTTE
GUNNISON COUNTY, CO

SHEET NAME:
EXTERIOR ELEVATIONS
& WINDOW SCHEDULE

DATE: 7/30/2015
SHEET NO: A1b

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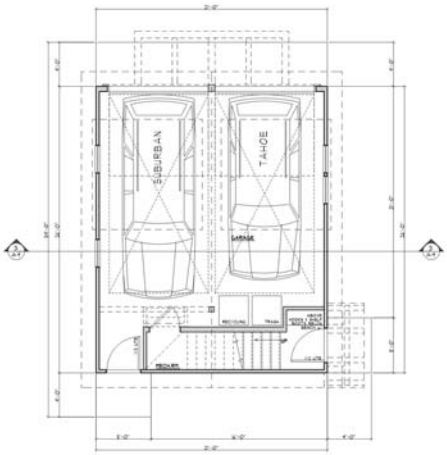
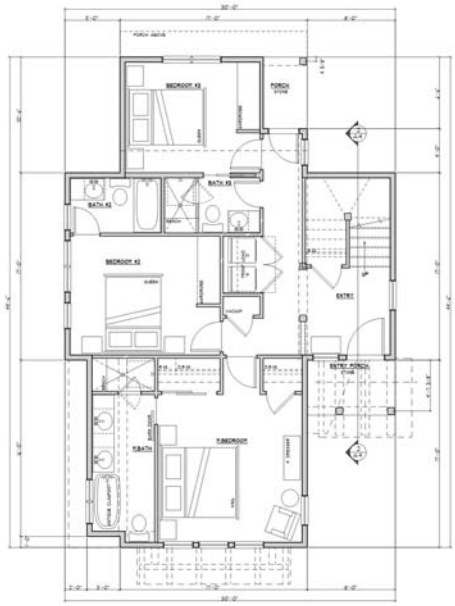


1 A2 1st FLOOR PLAN
SCALE: 1/4"=1'-0"
LIVING AREA = 541 S.F.
GRADE: AREA 541 - 100 GARAGE = 441 S.F.



2 A2 FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"
LIVING AREA = 999.5 S.F.
18" LINE: LIVING 999.5 + COV. PORCH 441.5 = 1,032.5 S.F.

REVISIONS:
DESIGN REVIEW SUBMITTAL

PROJECT:
218 GOTHIC AVE
CRESTED BUTTE
GUNNISON COUNTY, CO

SHEET NAME:
FIRST FLOOR PLAN

DATE: 7/30/2015
SHEET NO: A2

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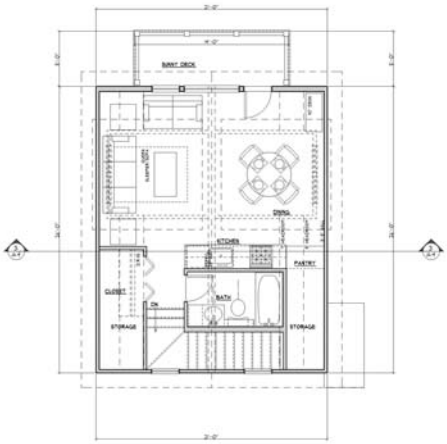
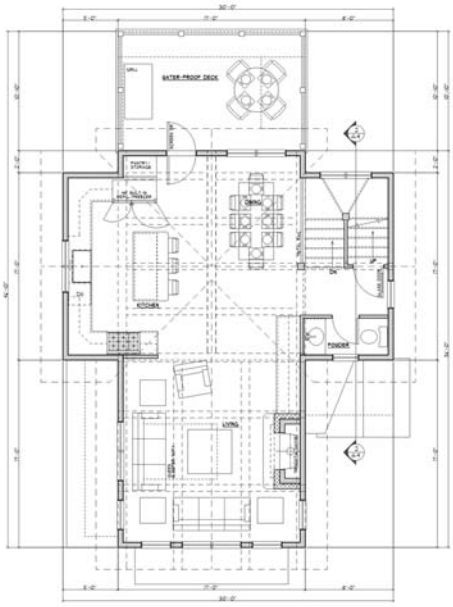


1 / A3 2nd FLOOR PLAN
SCALE: 1/4"=1'-0"
LIVING AREA = 434 S.F.
1H LINE: LIVING 490 + DECK 1010 = 490 S.F.



2 / A3 SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"
LIVING AREA = 833 S.F.
1H LINE: LIVING 833 S.F. + DECK 1841.0 = 833 S.F.

REVISIONS:
DESIGN REVIEW SUBMITTAL

PROJECT:
218 GOTHIC AVE
CRESTED BUTTE
GUNNISON COUNTY, CO

SHEET NAME:
SECOND FLOOR PLAN

DATE: 7/30/2015
SHEET NO: A3

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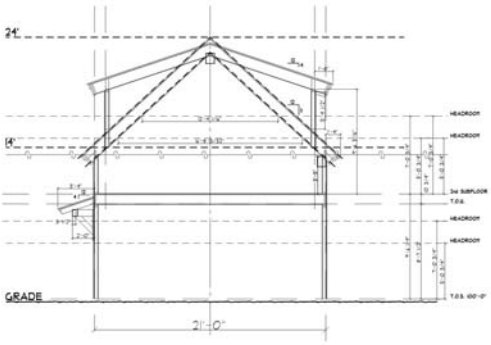
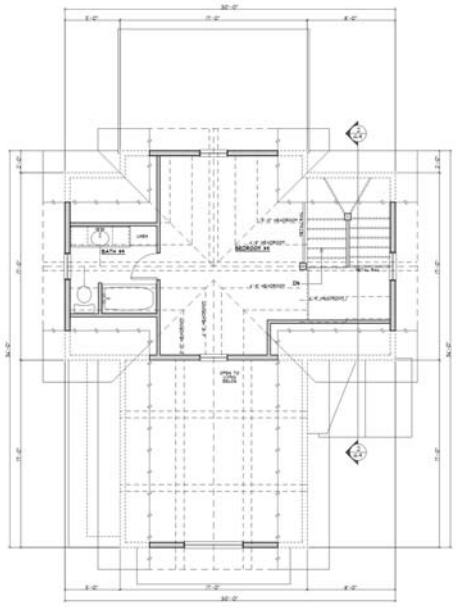
2 / A4 BUILDING SECTION
SCALE: 1/4"=1'-0"



3 / A4 BUILDING SECTION
SCALE: 1/4"=1'-0"



1 / A4 THIRD FLOOR PLAN
SCALE: 1/4"=1'-0"

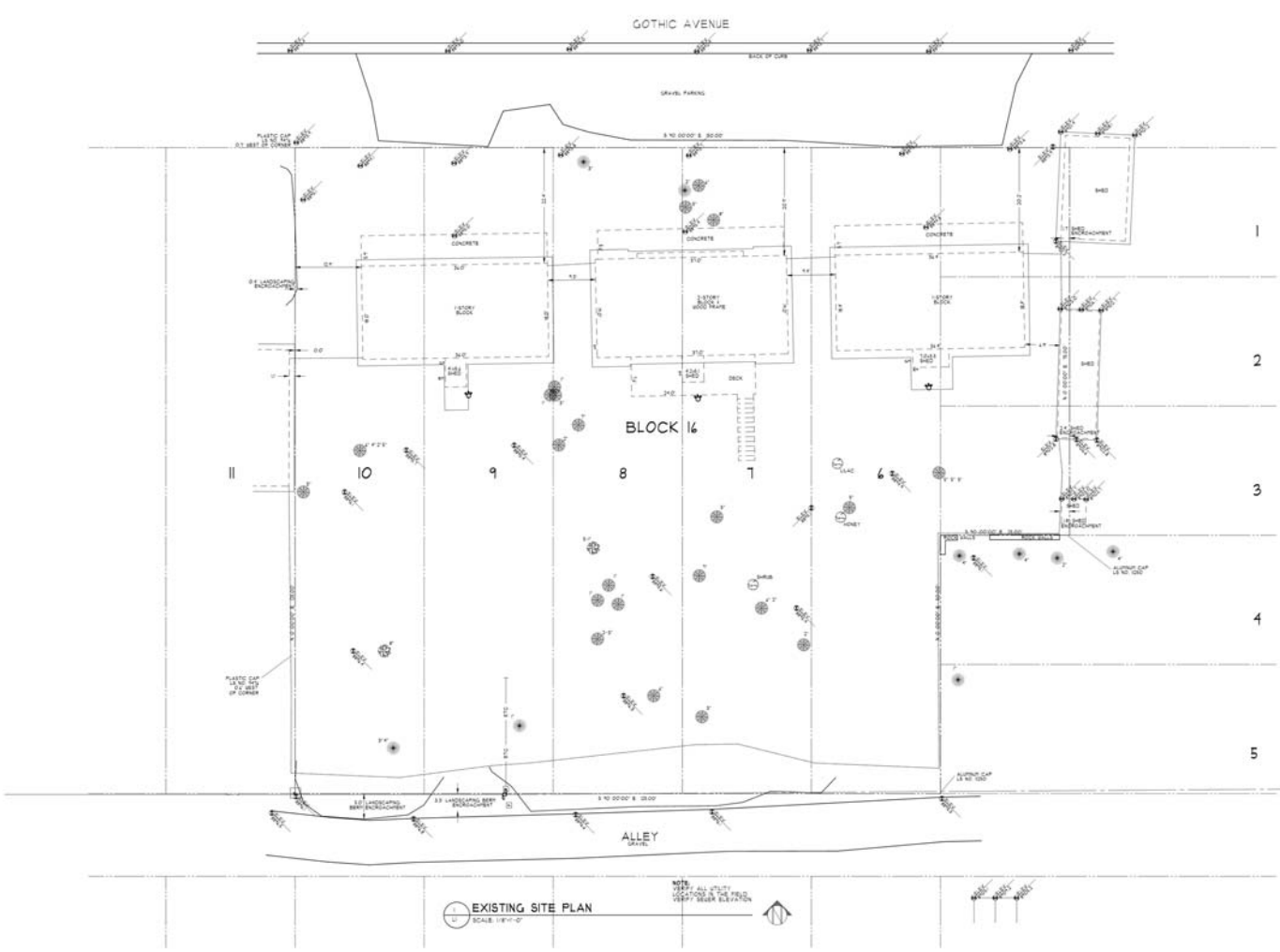
LIVING AREA = 290 S.F.
23' LINE: LIVING = 0 S.F.

REVISIONS:
DESIGN REVIEW SUBMITTAL

PROJECT:
218 GOTHIC AVE
CRESTED BUTTE
GUNNISON COUNTY, CO

SHEET NAME:
THIRD FLOOR PLAN &
BUILDING SECTIONS

DATE: 7/30/2015
SHEET NO. A4



EXISTING SITE PLAN
SCALE: 1/8"=1'-0"

NOTE:
VERIFY ALL UTILITY LOCATIONS IN THE FIELD.
VERIFY SEWER ELEVATION

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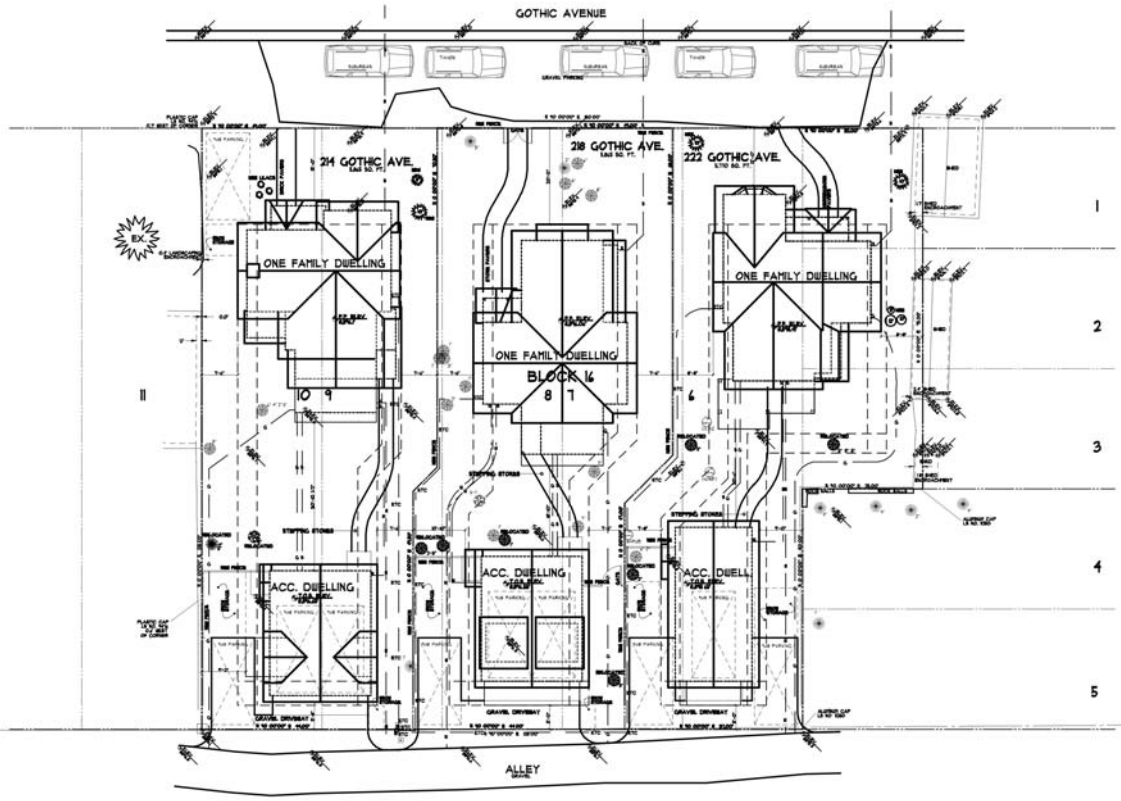
REVISIONS:

PROJECT:
214, 218, 222 GOTHIC AVE.
BLK 16, CRESTED BUTTE
GUNNISON COUNTY, CO

SHEET NAME:
EXISTING SITE PLAN

DATE:
7/30/2015

SHEET NO:
L1-EX.



1 SITE & LANDSCAPING PLAN
SCALE: 1/8"=1'-0"

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OWNER:
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STILLY BOX 1497 JR
TELLURIDE, CO 81435-1497
PHONE: (303) 331-3066
CELL:
FAX:
E-MAIL: mdbrewster@gmail.com

SQUARE FOOTAGE STATEMENTS

[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
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LANDSCAPE SCHEDULE

TREES
DECIDUOUS
EVERGREEN
SHRUBS
DECIDUOUS
EVERGREEN
DRY LANDSCAPING
BOULDERS
HARD SURFACES
PAVERS

REVISIONS:
DESIGN REVIEW SUBMITTAL

PROJECT:
214, 218, 222 GOTHIC AVE.
BLK 16, LOTS 5-10, CB
GUNNISON COUNTY, CO

SHEET NAME:
SITE & LANDSCAPING PLAN

DATE: 8/13/2015
SHEET NO. L1

1 / StSc STREET-SCAPE, GOTHIC AVENUE, NORTH ELEVATIONS

N.T.S.

8/11/2015

2 / StSc ALLEY-SCAPE, SOUTH ELEVATIONS

N.T.S.

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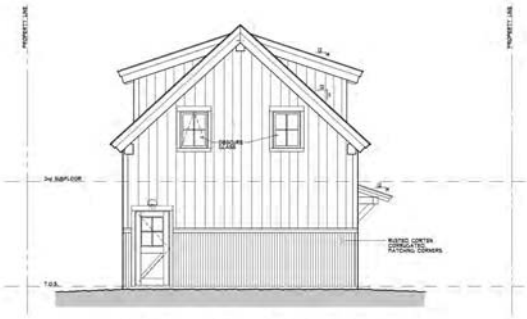
1 / A1a SOUTH ELEVATION
SCALE: 1/4"=1'-0"



2 / A1a NORTH ELEV. - ACC. DWELLING
SCALE: 1/4"=1'-0"

3 / A1a SOUTH ELEV. - ACC. DWELLING
SCALE: 1/4"=1'-0"

4 / A1a NORTH ELEVATION
SCALE: 1/4"=1'-0"

REVISIONS:
DESIGN REVIEW SUBMITTAL

PROJECT:
218 GOTHIC AVE
CRESTED BUTTE
GUNNISON COUNTY, CO

SHEET NAME:
EXTERIOR ELEVATIONS
& WINDOW SCHEDULE

DATE: 8/13/2015
SHEET NO: A1a

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1 A1b EAST ELEV. - ACC. DWELLING
SCALE: 1/4"=1'-0"

2 A1b EAST ELEVATION
SCALE: 1/4"=1'-0"

3 A1b WEST ELEVATION
SCALE: 1/4"=1'-0"

4 A1b WEST ELEV. - ACC. DWELLING
SCALE: 1/4"=1'-0"

REVISIONS:
DESIGN REVIEW SUBMITTAL

PROJECT:
218 GOTHIC AVE
CRESTED BUTTE
GUNNISON COUNTY, CO

SHEET NAME:
EXTERIOR ELEVATIONS
& WINDOW SCHEDULE

DATE: 8/11/2015

SHEET NO. A1b

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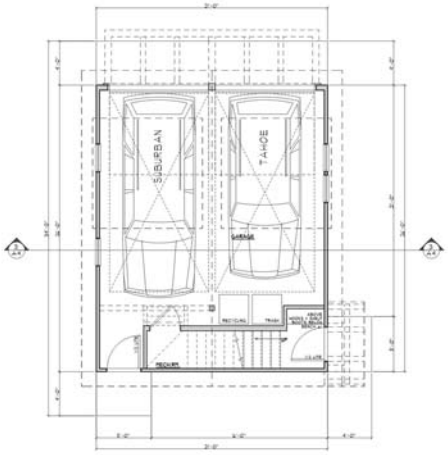
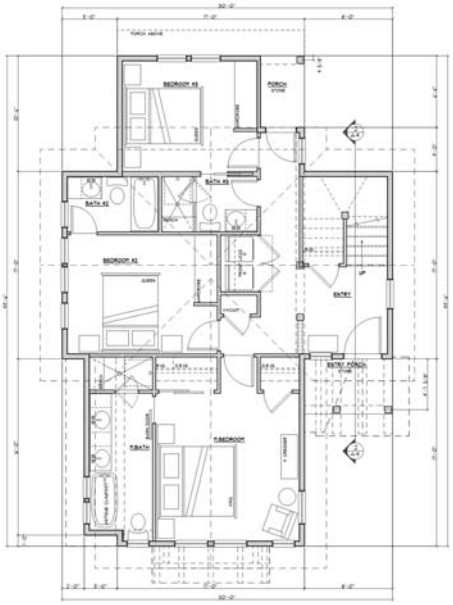


1 A2 **1st. FLOOR PLAN**
SCALE: 1/4"=1'-0"
LIVING AREA = 542 S.F.
GRADE: AREA 542 - 100 GARAGE = 442 S.F.



2 A2 **FIRST FLOOR PLAN**
SCALE: 1/4"=1'-0"
LIVING AREA = 999.5 S.F.
18" LINE: LIVING 999.5 + COV. PORCH 44.5 = 1,032.5 S.F.

REVISIONS:
DESIGN REVIEW SUBMITTAL

PROJECT:
218 GOTHIC AVE.
CRESTED BUTTE
GUNNISON COUNTY, CO

SHEET NAME:
FIRST FLOOR PLAN

DATE: 8/11/2015
SHEET NO. A2

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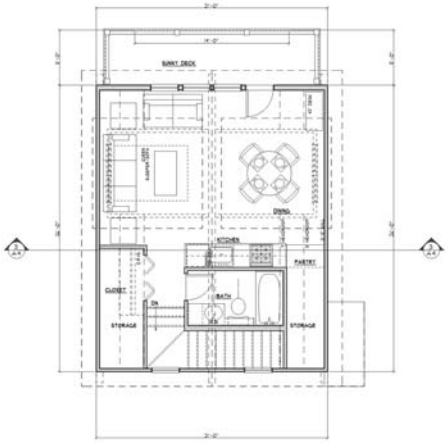
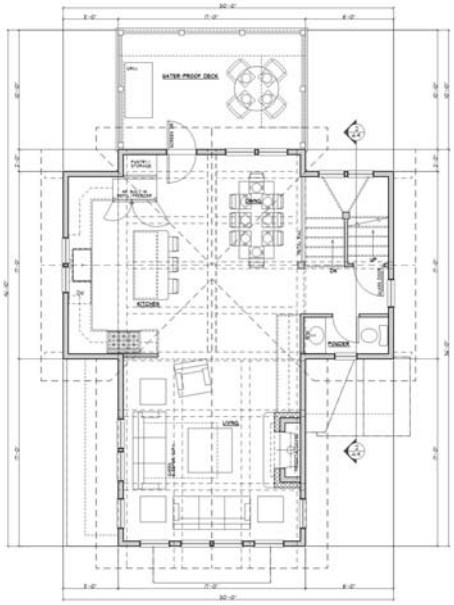


1 / A3 2nd FLOOR PLAN
SCALE: 1/4"=1'-0"
LIVING AREA = 434 S.F.
14' LINE: LIVING 490 + DECK 4710 = 490 S.F.



2 / A3 SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"
LIVING AREA = 833 S.F.
14' LINE: LIVING 833 S.F. + DECK 8410 = 833 S.F.

REVISIONS:
DESIGN REVIEW SUBMITTAL

PROJECT:
218 GOTHIC AVE.
CRESTED BUTTE
GUNNISON COUNTY, CO

SHEET NAME:
SECOND FLOOR PLAN

DATE: 8/11/2015
SHEET NO. A3

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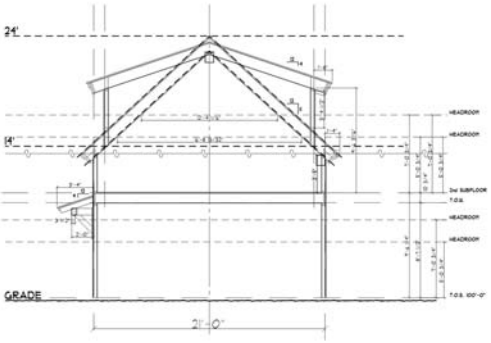
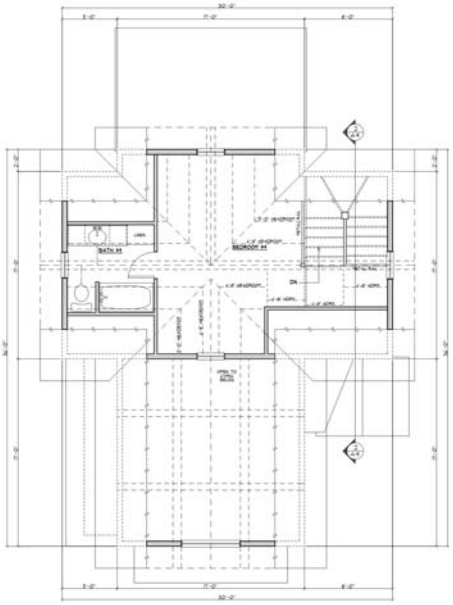
2 / A4 BUILDING SECTION
SCALE: 1/4"=1'-0"



3 / A4 BUILDING SECTION
SCALE: 1/4"=1'-0"



1 / A4 THIRD FLOOR PLAN
SCALE: 1/4"=1'-0"

LIVING AREA = 280 S.F.
23' LINE LIVING = 0 S.F.

REVISIONS:
DESIGN REVIEW SUBMITTAL

PROJECT:
218 GOTHIC AVE.
CRESTED BUTTE
GUNNISON COUNTY, CO

SHEET NAME:
THIRD FLOOR PLAN &
BUILDING SECTIONS

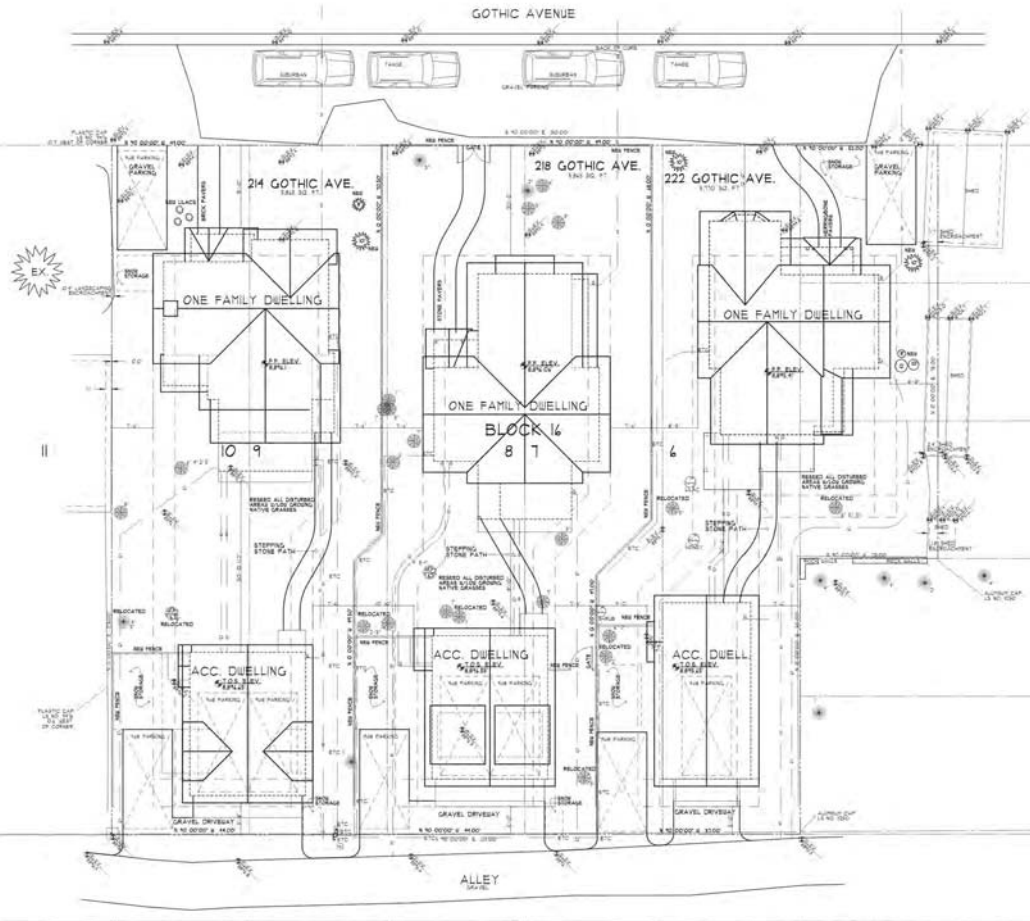
DATE: 8/11/2015

SHEET NO. A4

1 StSc STREET-SCAPE, GOTHIC AVENUE, NORTH ELEVATIONS
N.T.S.

8/20/2015

2 StSc ALLEY-SCAPE, SOUTH ELEVATIONS
N.T.S.



SITE & LANDSCAPING PLAN

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OWNER:

BILL & BARBARA FITZGIBBON
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TELLICO PLAINS, TN 37385-5742
PHONE: (423) 261-2088
CELL:
FAX:
E-MAIL: andrewsmarie@gmail.com

SQUARE FOOTAGE STATEMENTS

	214	218	222
ONE FAMILY DWELLING:			
1 st HOME STATISTICS:			
LIVING SF	1,293.5	1,414.5	1,512.5
1 st HOME SF PORCH SF (F1 / F2 / F3):	79.5	64.5	65.5
1 st HOME SF LOD:			
LIVING SF	810	810	810.5
DECK UNDER 8' LINE SF (2 X 1 LOD)	1,620	1,620	1,621
1 st HOME TOTAL:	3,803.5	3,909.5	3,909.5
ACCESSORY DWELLING:			
2 nd HOME STATISTICS:	944.5	944.5	944.5
2 nd LOD:			
LIVING SF	944.5	472.5	472.5
DECK UNDER 8' LINE:	472.5	472.5	472.5
TOTAL LIVING AREA @ 2/3:	1,888.5	1,888.5	1,888.5
BIKE ROOM:			
TRACTOR RACKING (4 - 42 ALUMINUM ALL SEASONS OR TOU):	4.5	4.5	4.5
OPEN SPACE CALCULATIONS:			
ACCESSORY BUILDING FOOT PRINT SF:	472.5	472.5	944.5
ACCESSORY BUILDING FOOT PRINT SF:	472.5	472.5	472.5
OPEN SPACE (50% TOU):	1,888.5	1,888.5	1,888.5
HEATED AREAS (MAIN FELT):			
BASEMENT:	0 sq.ft.	0 sq.ft.	0 sq.ft.
TOTAL SF:	0 sq.ft.	0 sq.ft.	0 sq.ft.
POSTAVERAGE ON SITE:			
ONE STORAGE SF (1/3 TOU):	472.5	472.5	472.5
TWO STORAGE SF (1/3 TOU):	472.5	472.5	472.5

LANDSCAPE SCHEDULE

TREES:
DECIDUOUS
EVERGREEN

SHRUBS:
DECIDUOUS
EVERGREEN

DRY LANDSCAPING:
BOULDERS

HARD SURFACES:
PAVERS

REVISIONS:
DESIGN REVIEW SUBMITTAL

PROJECT:
214, 218, 222 GOTHIC AVE.
BLK 16, LOTS 5-10, CB,
GUNNISON COUNTY, CO

SHEET NAME:
SITE & LANDSCAPING PLAN

DATE: 8/20/2015
SHEET NO: L1

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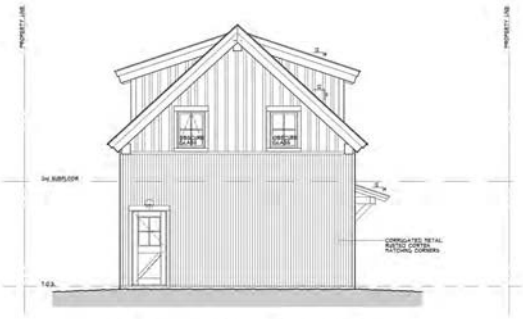
1 A1a SOUTH ELEVATION
SCALE: 1/4"=1'-0"



2 A1a NORTH ELEV. - ACC. DWELLING
SCALE: 1/4"=1'-0"

3 A1a SOUTH ELEV. - ACC. DWELLING
SCALE: 1/4"=1'-0"

4 A1a NORTH ELEVATION
SCALE: 1/4"=1'-0"

REVISIONS:
DESIGN REVIEW SUBMITTAL

PROJECT:
218 GOTHIC AVE
CRESTED BUTTE
GUNNISON COUNTY, CO

SHEET NAME:
EXTERIOR ELEVATIONS

DATE: 8/20/2015
SHEET NO: A1a

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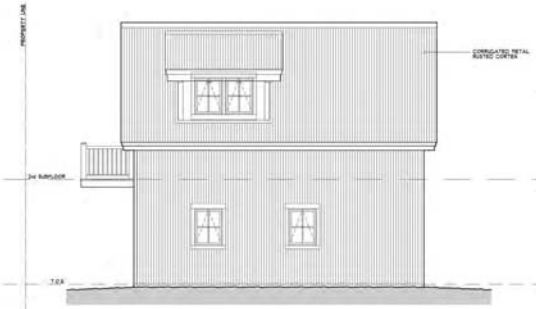

1 A1b EAST ELEV. - ACC. DWELLING
SCALE: 1/4"=1'-0"

2 A1b EAST ELEVATION
SCALE: 1/4"=1'-0"

3 A1b WEST ELEVATION
SCALE: 1/4"=1'-0"

4 A1b WEST ELEV. - ACC. DWELLING
SCALE: 1/4"=1'-0"

REVISIONS:
DESIGN REVIEW SUBMITTAL

PROJECT:
218 GOTHIC AVE.
CRESTED BUTTE
GUNNISON COUNTY, CO

SHEET NAME:
EXTERIOR ELEVATIONS

DATE: 8/20/2015
SHEET NO: A1b

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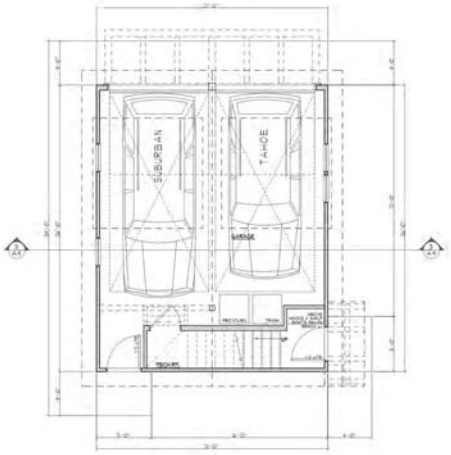
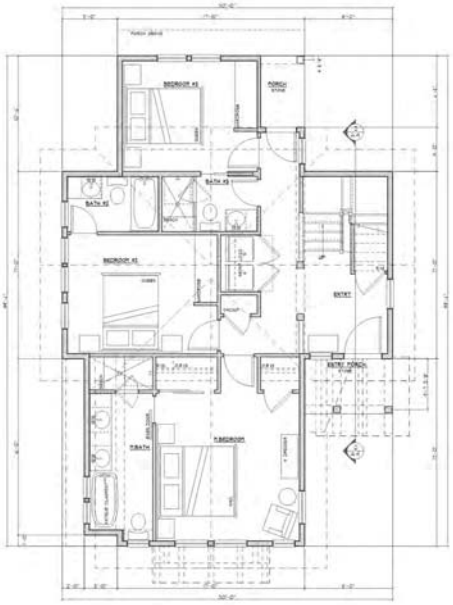


1 A2 1st FLOOR PLAN
SCALE: 1/4"=1'-0"
LIVING AREA = 546 S.F.
GRADE: AREA 546 - 100 GARAGE = 446 S.F.



2 A2 FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"
LIVING AREA = 999.5 S.F.
1st LIVING 999.5 + COV. PORCH 66.5 = 1032.5 S.F.

REVISIONS:
DESIGN REVIEW SUBMITTAL

PROJECT:
218 GOTHIC AVE.
CRESTED BUTTE
GUNNISON COUNTY, CO

SHEET NAME:
FIRST FLOOR PLAN

DATE: 8/20/2015
SHEET NO: A2

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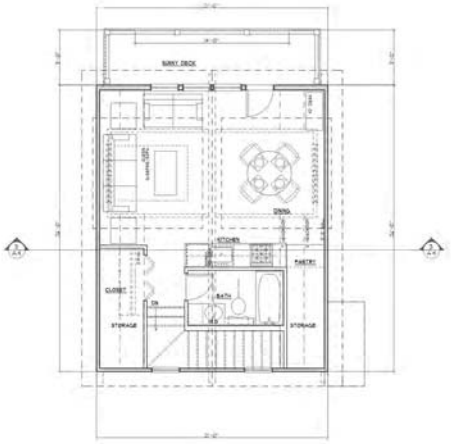
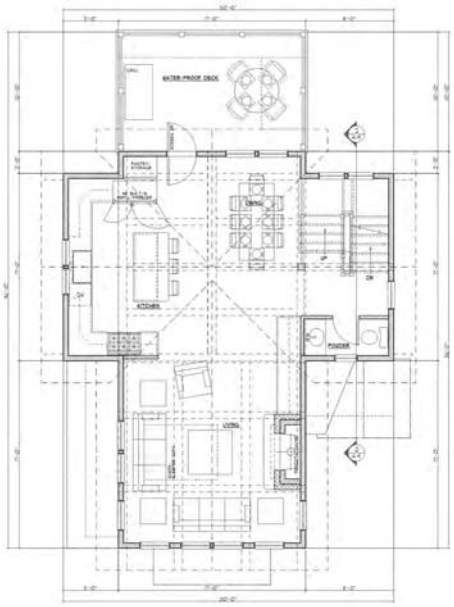


1 A3 2nd FLOOR PLAN
SCALE: 1/4"=1'-0"
LIVING AREA = 434 S.F.
1st LINE: LIVING 490 + DECK 97+0 = 490 S.F.



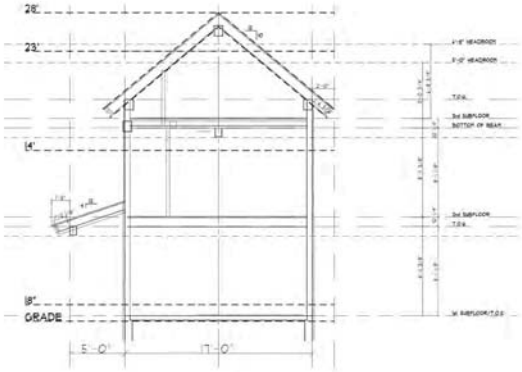
2 A3 SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"
LIVING AREA = 833 S.F.
1st LINE: LIVING 833 S.F. + DECK 184+0 = 833 S.F.

REVISIONS:
DESIGN REVIEW SUBMITTAL

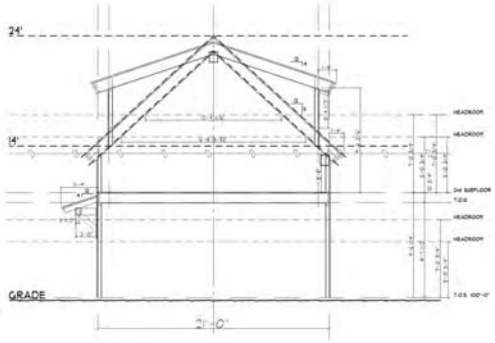
PROJECT:
218 GOTHIC AVE.
CRESTED BUTTE
GUNNISON COUNTY, CO

SHEET NAME:
SECOND FLOOR PLAN

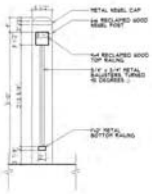
DATE: 8/20/2015
SHEET NO: A3



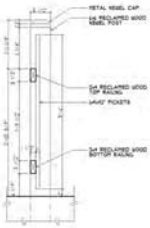
BUILDING SECTION
SCALE: 1/4"=1'-0"



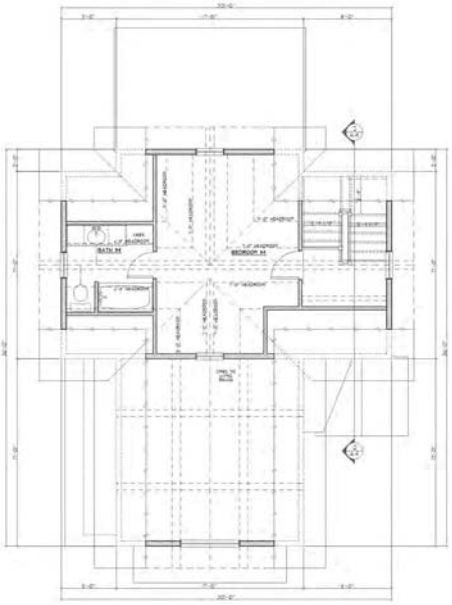
BUILDING SECTION
SCALE: 1/4"=1'-0"



RAILING DETAIL
SCALE: 1"=1'-0"



FENCE DETAIL
SCALE: 1"=1'-0"



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

LIVING AREA = 280 S.F.
23' LINE LIVING = 0 S.F.

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REVISIONS:
DESIGN REVIEW SUBMITTAL

PROJECT:
218 GOTHIC AVE.
CRESTED BUTTE
GUNNISON COUNTY, CO

SHEET NAME:
THIRD FLOOR PLAN &
BUILDING SECTIONS

DATE: 8/20/2015
SHEET NO. A4

1 / StSc STREET-SCAPE, GOTHIC AVENUE, NORTH ELEVATIONS

N.T.S.

9/3/2015

2 / StSc ALLEY-SCAPE, SOUTH ELEVATIONS

N.T.S.

A 3d NTS GOTHIC AVENUE

B 3d NTS VIEW FROM ALLEY

C 3d NTS VIEW FROM ABOVE

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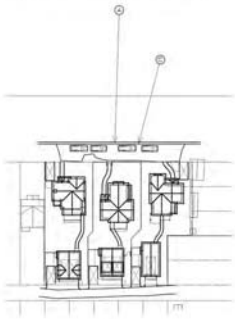


D 3d NTS NEIGHBORHOOD PLAN

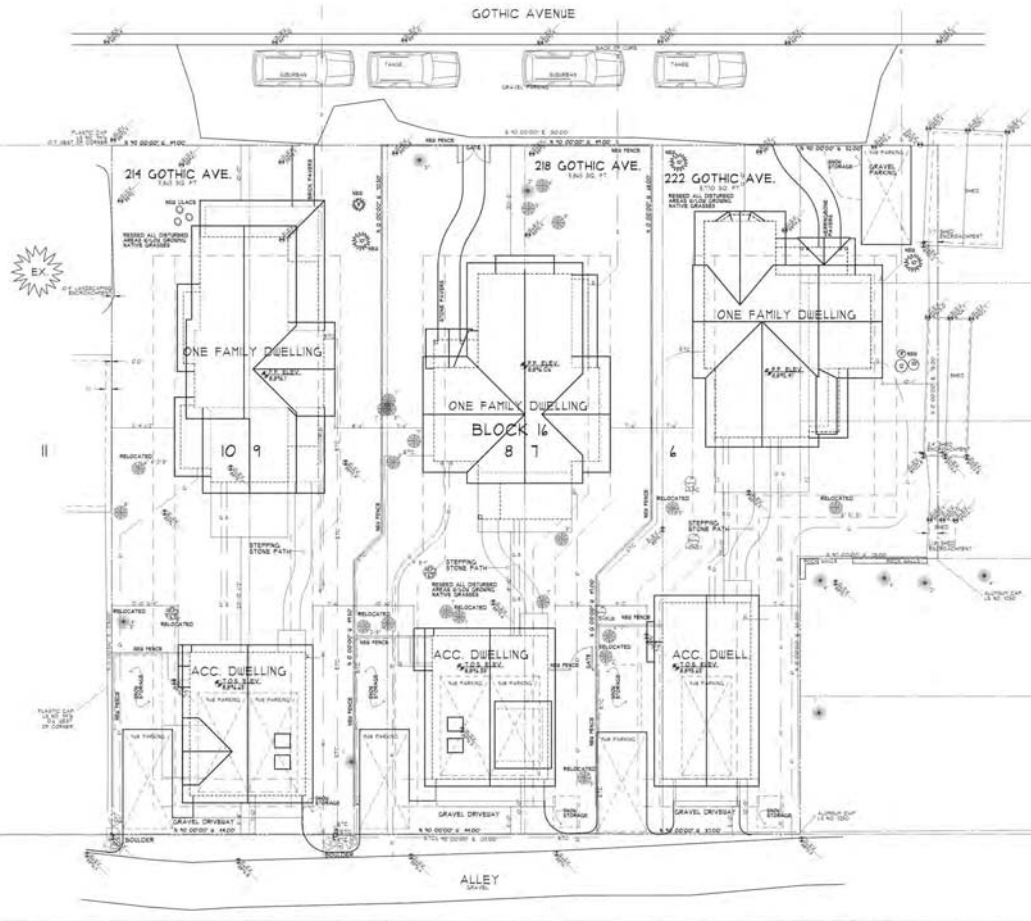
REVISIONS:
DESIGN REVIEW SUBMITTAL

PROJECT:
214, 218, & 222 GOTHIC AVE.
CRESTED BUTTE
GUNNISON COUNTY, CO

SHEET NAME:
3D VIEWS

DATE: 9/10/2015

SHEET NO: 3d



SITE & LANDSCAPING PLAN

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OWNER:

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PHONE: (403) 261-2088
CELL:
FAX:
E-MAIL: andrewsmarie@gmail.com

SQUARE FOOTAGE STATEMENTS

	214	218	222
ONE FAMILY DWELLING:			
1st FLOOR (INCL. PORCH S.F. IF 1.5% O.)	1012	1200	1012
2nd FLOOR (IF USE)	1012	1012	1012
LIVING S.F.	2024	2212	2024
DECK UNDER (IF USE S.F. IS 1/2 LIVE)	1012	1012	1012
TOTAL GROSS (INCL.)	3036	3224	3036
ACCESSORY DWELLING:			
1st FLOOR (IF USE)	996-1012	996-1012	996-1012
LIVING S.F.	1012	1012	1012
DECK UNDER (IF USE S.F. IS 1/2 LIVE)	1012	1012	1012
TOTAL GROSS (INCL. IF 2/3)	1824	1824	1824
BIG FUEL:			
PROPOSED BUILDING (S. AS ALLOWED)	4.8	4.8	4.8
ALL BUILDINGS (IN TOTAL)	4.8	4.8	4.8
OPEN SPACE CALCULATIONS:			
PROPOSED BUILDING FOOT PRINT S.F.	2212	2212	2212
ACCESSORY BUILDING FOOT PRINT S.F.	1012	1012	1012
TOTAL FOOT PRINT	3224	3224	3224
OPEN SPACE (SEE TEXT)	4000	4000	4000
HEATED AREAS: (SEE TEXT)			
BASEMENT	0	0	0
TOTAL S.F.	0	0	0
POTENTIAL GARAGE ON SITE:			
PROPOSED S.F.	700	700	700
(SEE STORAGE S.F. 1/3 TEXT)	1.8	1.8	1.8

LANDSCAPE SCHEDULE

TREES:
DECIDUOUS
EVERGREEN

SHRUBS:
DECIDUOUS
EVERGREEN

DRY LANDSCAPING:
BOULDERS

HARD SURFACES
PAVERS

REVISIONS:
DESIGN REVIEW SUBMITTAL

PROJECT:
214, 218, 222 GOTHIC AVE.
BLK 16, LOTS 5-10, C.B.
GUNNISON COUNTY, CO

SHEET NAME:
SITE & LANDSCAPING PLAN

DATE: 9/3/2015
SHEET NO: L1

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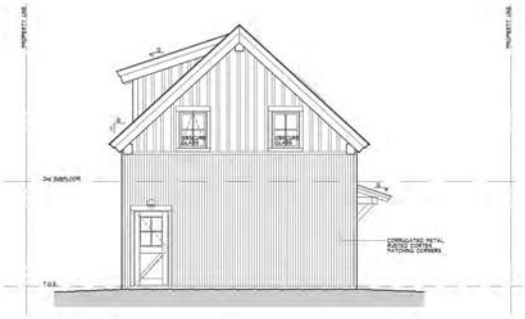
1 A1a SOUTH ELEVATION
SCALE: 1/4"=1'-0"



2 A1a NORTH ELEV. - ACC. DWELLING
SCALE: 1/4"=1'-0"

3 A1a SOUTH ELEV. - ACC. DWELLING
SCALE: 1/4"=1'-0"

REVISIONS:
DESIGN REVIEW SUBMITTAL

PROJECT:
218 GOTHIC AVE.
CRESTED BUTTE
GUNNISON COUNTY, CO

SHEET NAME:
EXTERIOR ELEVATIONS

DATE: 4/03/2015
SHEET NO: A1a

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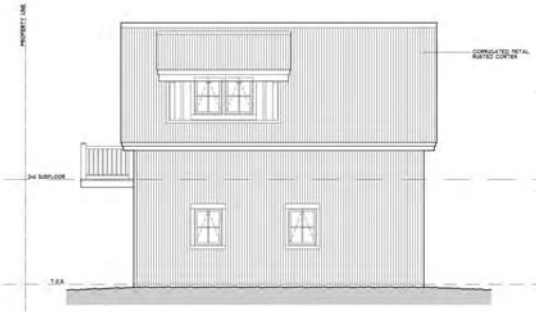
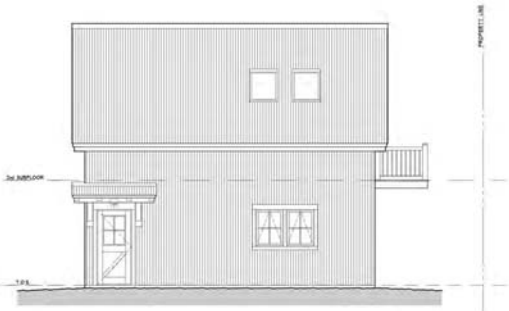


1 / A16 EAST ELEV. - ACC. DWELLING
SCALE: 1/4"=1'-0"

2 / A16 EAST ELEVATION
SCALE: 1/4"=1'-0"

3 / A16 WEST ELEVATION
SCALE: 1/4"=1'-0"



4 / A16 WEST ELEV. - ACC. DWELLING
SCALE: 1/4"=1'-0"

REVISIONS:
DESIGN REVIEW SUBMITTAL

PROJECT:
218 GOTHIC AVE.
CRESTED BUTTE
GUNNISON COUNTY, CO

SHEET NAME:
EXTERIOR ELEVATIONS

DATE: 4/03/2015
SHEET NO. A16

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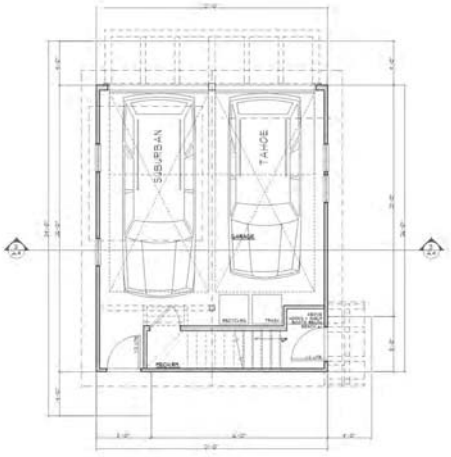
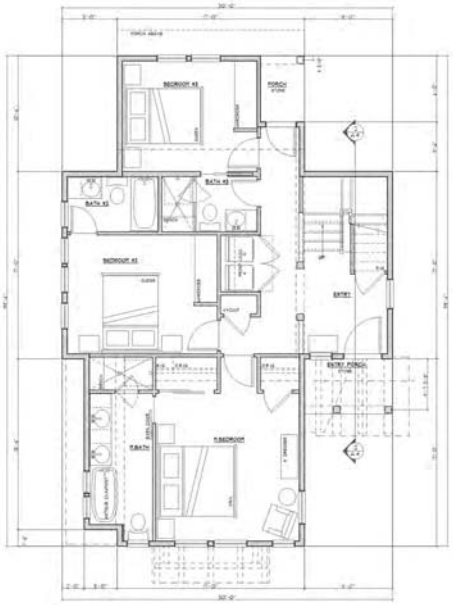


1 A2 1st FLOOR PLAN
SCALE: 1/4"=1'-0"
LIVING AREA = 542 S.F.
GRADE AREA 542 + 100 GARAGE = 642 S.F.



2 A2 FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"
LIVING AREA = 1000.0 S.F.
W. LINE: LIVING 100.0 + COV. PORCH 64.3 = 1032.0 S.F.

REVISIONS:
DESIGN REVIEW SUBMITTAL

PROJECT:
218 GOTHIC AVE.
CRESTED BUTTE
GUNNISON COUNTY, CO

SHEET NAME:
FIRST FLOOR PLAN

DATE: 9/03/2015
SHEET NO: A2

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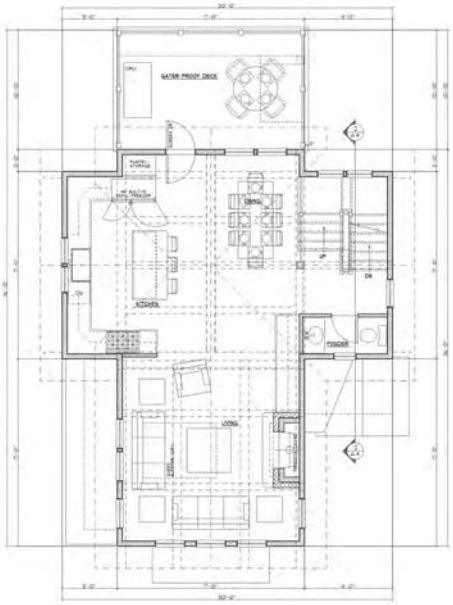
2 / A3 2nd FLOOR PLAN
SCALE: 1/4"=1'-0"
LIVING AREA = 440 S.F.
H. LINE: LIVING 440 + DECK 4110 = 440 S.F.



2 / A3 SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"
LIVING AREA = 833 S.F.
H. LINE: LIVING 833 S.F. + DECK 8440 = 833 S.F.

REVISIONS:
DESIGN REVIEW SUBMITTAL

PROJECT:
218 GOTHIC AVE.
CRESTED BUTTE
GUNNISON COUNTY, CO

SHEET NAME:
SECOND FLOOR PLAN

DATE: 4/03/2015
SHEET NO. A3

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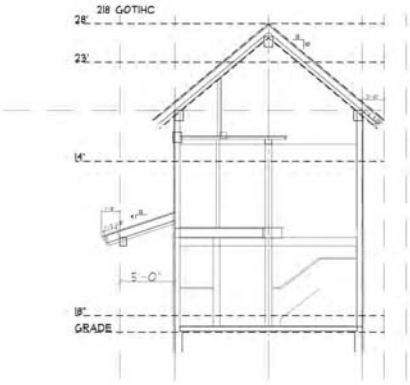
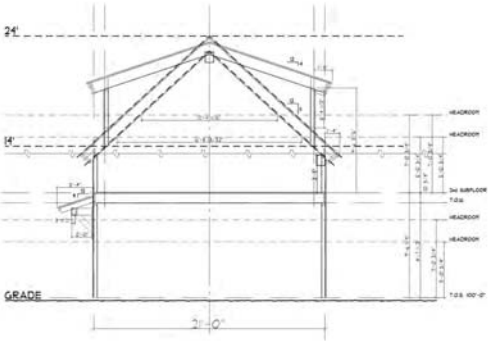
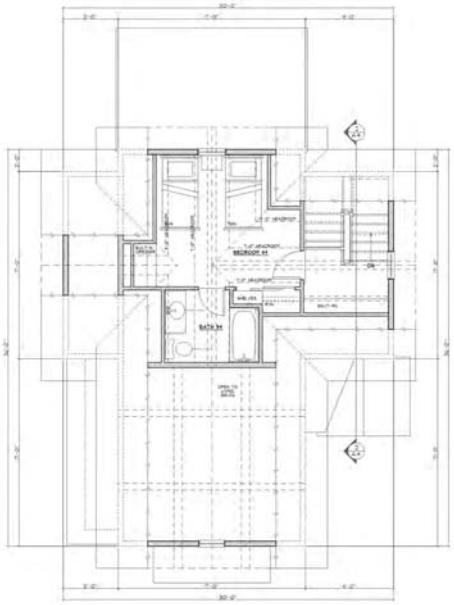


2 A4 BUILDING SECTION
SCALE: 1/4"=1'-0"



3 A4 BUILDING SECTION
SCALE: 1/4"=1'-0"



1 A4 THIRD FLOOR PLAN
SCALE: 1/4"=1'-0"

LIVING AREA (AT 5' HEADRM) = 238 S.F.
25' LINE LIVING = 0 S.F.

REVISIONS:
DESIGN REVIEW SUBMITTAL

PROJECT:
218 GOTHIC AVE.
CRESTED BUTTE
GUNNISON COUNTY, CO

SHEET NAME:
THIRD FLOOR PLAN &
BUILDING SECTIONS

DATE: 9/03/2015
SHEET NO. A4

A 3d NTS GOTHIC AVENUE

B 3d NTS VIEW FROM ALLEY

C 3d NTS VIEW FROM ABOVE

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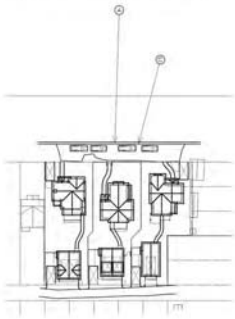


D 3d NTS NEIGHBORHOOD PLAN

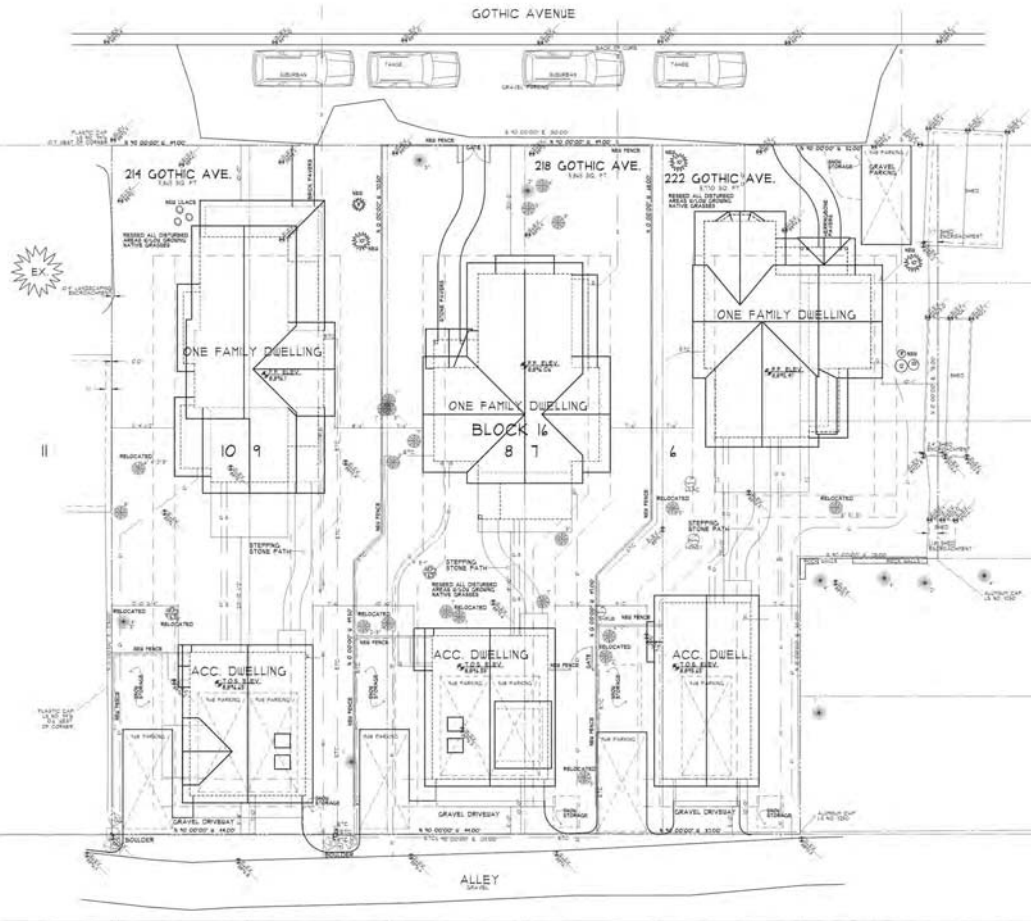
REVISIONS:
DESIGN REVIEW SUBMITTAL

PROJECT:
214, 218, & 222 GOTHIC AVE.
CRESTED BUTTE
GUNNISON COUNTY, CO

SHEET NAME:
3D VIEWS

DATE: 9/10/2015

SHEET NO: 3d



SITE & LANDSCAPING PLAN

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OWNER:

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PHONE: (403) 261-2088
CELL:
FAX:
E-MAIL: andrewsmarie@gmail.com

SQUARE FOOTAGE STATEMENTS

	214	218	222
ONE FAMILY DWELLING:			
1st FLOOR (INCL. PORCH S.F. IF 1.5% O.)	1012	1200	1012
2nd FLOOR (IF USE)	1012	1012	1012
LIVING S.F.	2024	2212	2024
DECK UNDER (IF USE S.F. IS 1/2 LIVE)	1012	1012	1012
TOTAL GROSS (INCL.)	3036	3224	3036
ACCESSORY DWELLING:			
1st FLOOR (IF USE)	996-1012	996-1012	996-1012
LIVING S.F.	1012	1012	1012
DECK UNDER (IF USE S.F. IS 1/2 LIVE)	1012	1012	1012
TOTAL GROSS (INCL. IF 2/3)	1824	1824	1824
BIG FUEL:			
PROPOSED BUILDING (S. AS ALLOWED)	4.8	4.8	4.8
ALL BUILDINGS (IN TOTAL)	4.8	4.8	4.8
OPEN SPACE CALCULATIONS:			
PROPOSED BUILDING FOOT PRINT S.F.	2212	2212	2212
ACCESSORY BUILDING FOOT PRINT S.F.	1012	1012	1012
TOTAL FOOT PRINT	3224	3224	3224
OPEN SPACE (SEE TEXT)	4000	4000	4000
HEATED AREAS: (SEE TEXT)			
BASEMENT	0	0	0
TOTAL S.F.	0	0	0
POTENTIAL GARAGE ON SITE:			
PROPOSED S.F.	700	700	700
(SEE STORAGE S.F. 1/3 TEXT)	1.8	1.8	1.8

LANDSCAPE SCHEDULE

TREES:
DECIDUOUS
EVERGREEN

SHRUBS:
DECIDUOUS
EVERGREEN

DRY LANDSCAPING:
BOULDERS

HARD SURFACES
PAVERS

REVISIONS:
DESIGN REVIEW SUBMITTAL

PROJECT:
214, 218, 222 GOTHIC AVE.
BLK 16, LOTS 5-10, C.B.
GUNNISON COUNTY, CO

SHEET NAME:
SITE & LANDSCAPING PLAN

DATE: 9/3/2015
SHEET NO: L1

1 / StSc STREET-SCAPE, GOTHIC AVENUE, NORTH ELEVATIONS

N.T.S.

9/19/2015

2 / StSc ALLEY-SCAPE, SOUTH ELEVATIONS

N.T.S.

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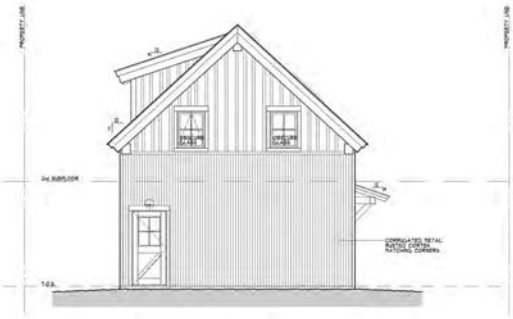
1 A1a SOUTH ELEVATION
SCALE: 1/4"=1'-0"



2 A1a NORTH ELEV. - ACC. DWELLING
SCALE: 1/4"=1'-0"

3 A1a SOUTH ELEV. - ACC. DWELLING
SCALE: 1/4"=1'-0"

4 A1a NORTH ELEVATION
SCALE: 1/4"=1'-0"

REVISIONS:
DESIGN REVIEW SUBMITTAL

PROJECT:
218 GOTHIC AVE
CRESTED BUTTE
GUNNISON COUNTY, CO

SHEET NAME:
EXTERIOR ELEVATIONS

DATE: 9/15/2015
SHEET NO: A1a

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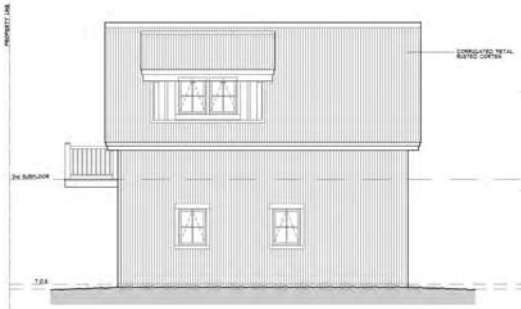

1 A16 EAST ELEV. - ACC. DWELLING
SCALE: 1/4"=1'-0"

2 A16 EAST ELEVATION
SCALE: 1/4"=1'-0"

3 A16 WEST ELEVATION
SCALE: 1/4"=1'-0"

4 A16 WEST ELEV. - ACC. DWELLING
SCALE: 1/4"=1'-0"

REVISIONS:
DESIGN REVIEW SUBMITTAL

PROJECT:
218 GOTHIC AVE.
CRESTED BUTTE
GUNNISON COUNTY, CO

SHEET NAME:
EXTERIOR ELEVATIONS

DATE: 9/15/2015
SHEET NO: A16

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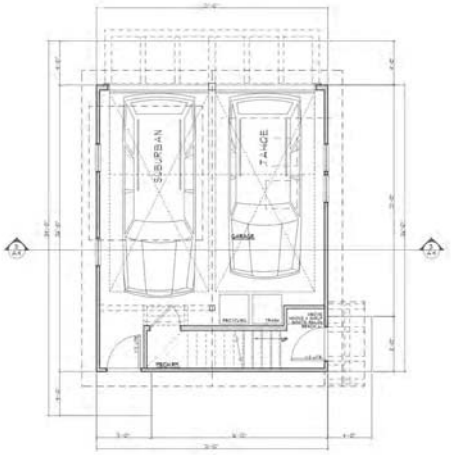
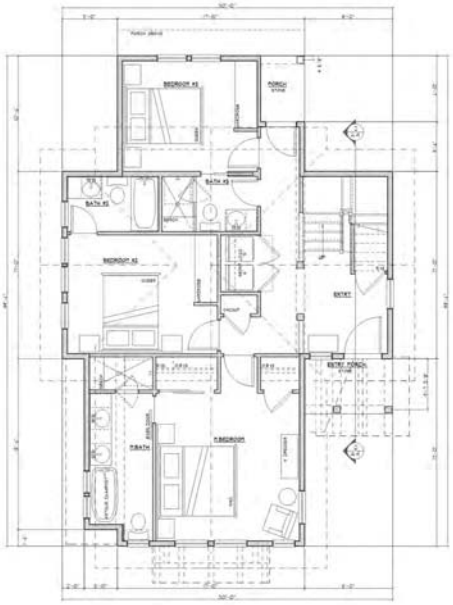


1 A2 1st. FLOOR PLAN
SCALE: 1/4"=1'-0"
LIVING AREA = 544 S.F.
GRADE: AREA 544 - 100 GARAGE = 444 S.F.



2 A2 FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"
LIVING AREA = 1000.0 S.F.
W. LINE: LIVING 1000.0 + COV. PORCH 241.3 = 1093.0 S.F.

REVISIONS:
DESIGN REVIEW SUBMITTAL

PROJECT:
218 GOTHIC AVE.
CRESTED BUTTE
GUNNISON COUNTY, CO

SHEET NAME:
FIRST FLOOR PLAN

DATE: 9/15/2015
SHEET NO: A2

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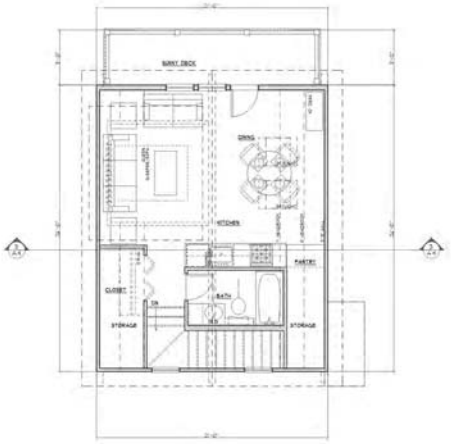
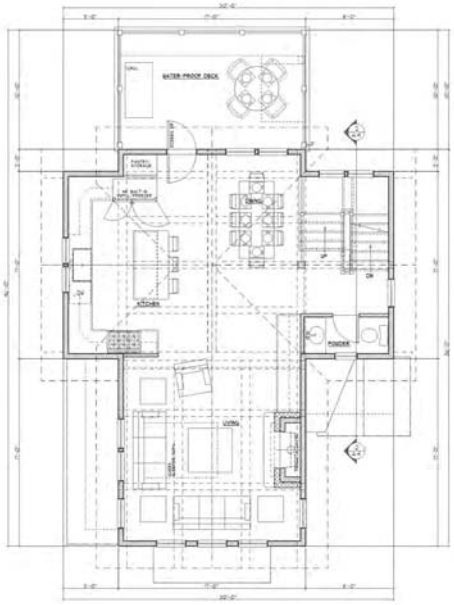


1 A3 2nd FLOOR PLAN
SCALE: 1/4"=1'-0"
LIVING AREA = 442 S.F.
HI LINE: LIVING 490 + DECK 97+0 = 490 S.F.



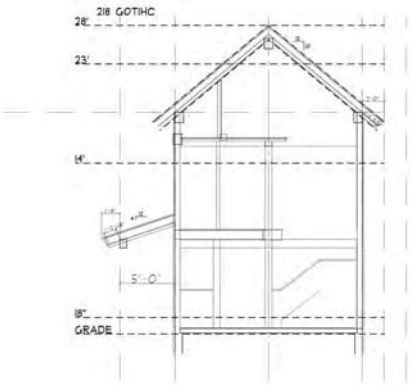
2 A3 SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"
LIVING AREA = 833 S.F.
HI LINE: LIVING 833 S.F. + DECK 184+0 = 833 S.F.

REVISIONS:
DESIGN REVIEW SUBMITTAL

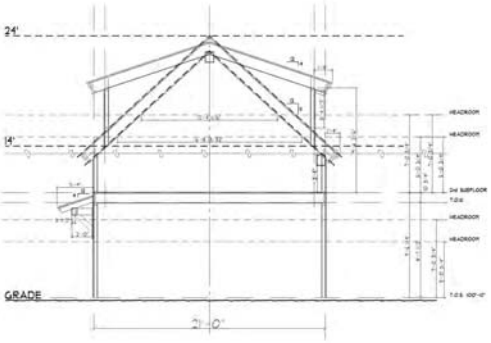
PROJECT:
218 GOTHIC AVE.
CRESTED BUTTE
GUNNISON COUNTY, CO

SHEET NAME:
SECOND FLOOR PLAN

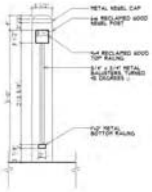
DATE: 9/15/2015
SHEET NO: A3



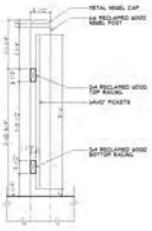
2 BUILDING SECTION
A4 SCALE: 1/4"=1'-0"



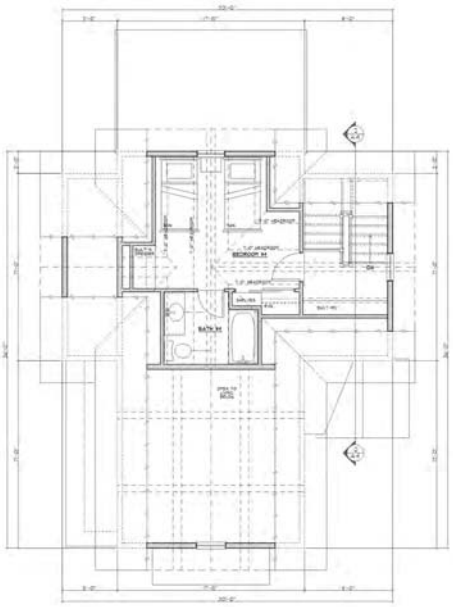
3 BUILDING SECTION
A4 SCALE: 1/4"=1'-0"



4 RAILING DETAIL
A4 SCALE: 1"=1'-0"



5 FENCE DETAIL
A4 SCALE: 1"=1'-0"



1 THIRD FLOOR PLAN
A4 SCALE: 1/4"=1'-0"

LIVING AREA (AT 5' HEADRM.) = 238 S.F.
23' LINE LIVING = 0 S.F.

DANIEL J. MURPHY
ARCHITECT, PC
P.O. Box 2174 • 424 Sixth Street
Crested Butte, CO 81224
Ph. 970-349-1200 • Fax. 970-349-0101
e-mail: info@jmarchitect.com

REVISIONS:
DESIGN REVIEW SUBMITTAL

PROJECT:
218 GOTHIC AVE.
CRESTED BUTTE
GUNNISON COUNTY, CO

SHEET NAME:
THIRD FLOOR PLAN &
BUILDING SECTIONS

DATE: 9/15/2015
SHEET NO. A4

FACT SHEET
Block 16, "Tract 1," part Lot 7, all Lot 6 and part Lot 5
Address: 222 Gothic Avenue
Proponent – William B. and Barbara Beirer Myerson

Project: To construct a single family residence and accessory dwelling in the R1C zone.

Review for August 10, 2015 DRC:

- Architectural approval is required.
- A conditional use permit for an accessory dwelling in the R1C zone is required.
- Approval is contingent upon approval of minor subdivision and demolition.

Zoning Requirements for the R1C District

Setbacks	Required	Primary – Proposed	Accessory – Proposed
Front	20'	20'	-
Rear	10'	12' 6"	5'
West Side	7'6"-11'6"	8' 8"	9'
East Side	7'6"-11'6"	8'5"	7'8"

FAR		Primary - Existing	Primary – Proposed	Accessory – Proposed
Permitted	0.3 (matter of right)	(672)		(933.07/5770) 0.162
	(up to) 0.32 (no larger than 2500 square feet)		(1840.13/5770) 0.319	
Max – all buildings	0.48 (no larger than 3500 square feet)			(2773.2/5770) 0.481

R1C Zone F.A.R

1) 120 Gothic (Curtis) .296/.355 (1852.5/2217.5)
2) 116 Gothic (Smith) .32 (2007)
3) 124 Gothic (Greiner) .29 (2754)
4) 112 Gothic (Smith) .34 (2135)
5) 117 Gothic (Jensen) .28 (1827/2181)
6) 210 Gothic (Goodnough) .189 (1008/1360)
7) 219 Gothic (Truex) .46 (1875/2875)
8) 221 Gothic .28(1830/2624)
9) 231 Gothic .318 (2980)
10) 217 Gothic .439 (1896/2743)
11) 419 Maroon (Dugenski) .36 (298/ 2298)
12) 426 Maroon (Bunnell) .3/.35 (1800/2323)

		Primary - Proposed	Accessory – Proposed
Building Height	28'/20'	28'	23'10"
Building Width	35'	30' 9"	16'
Distance Between Buildings	10'	12'6"	
Max Lot Area	9375	5770	

R1C Zone Heights

1) 120 Gothic (Curtis) 23'9"
2) 124 Gothic (Greiner) 22'
3) 112 Gothic (Smith) 24' 4"
4) 116 Gothic (Smith) 17' 7"
5) 117 Gothic (Jensen) 18' 7"
6) 419 Maroon (Dugenski) 23'6"
7) 426 Maroon (Bunnell) 28'
8) 430 Maroon (Cooperman) 17'
9) 418 Maroon (Rowsey) 21'
10) 423 Maroon (Kanaly) 26'
11) 431 Maroon (Young) 24'

Email form to Building Dept.

PRIMARY STRUCTURE
DESCRIPTION OF MATERIALS TO BE USED

JUL 2015 RECEIVED Building Department

NAME MYERSON

LEGAL BLK 16 LOT 10 & PART OF 9 **ZONE** R1C

ADDRESS 222 GOTHIC AVE, CRESTED BUTTE

TYPE OF STRUCTURE

- [x] Single Family
- [ ] Accessory Building
- [ ] Commercial
- [ ] Multi Family
- [ ] Addition
- [ ] Historic Rehab
- [ ] Accessory dwelling
- [ ] Other

ROOFING TYPE

- [ ] Shake Shingle
- [ ] Pro Panel style
- [ ] Galvanized, Corrugated Metal
- [ ] Milled Shingle
- [ ] Standing Seam
- [ ] 5-V Crimp
- [x] Other Painted metal "DREXEL" HARTFORD GREEN SR.25 / TE.87

EXTERIOR FINISH

Siding

	TYPE	*SIZE*	*LOCATION*	*COLOR*
[x]	Horizontal	1 x 6	HISTORICAL SIDING	B.M. CUSHING GREEN HC-125 SOLID BODY
[ ]	Vertical			
[x]	Other	Cedar shingles in gables		B.M. KENNEBUNKPORT GREEN HC-123 SOLID BODY
[ ]	Stucco			
[x]	Trim	See elevations		ANDERSEN "CANVAS" MATCH SOLID BODY

X Fascia 2 X 4 over 2 x 10 SOLID BODY
2 x 4 over 2 x 8 MATCH ANDERSEN "CANVAS"

X Corner Boards 2 x 4 & 2 x 6 cornerboards
MATCH ANDERSEN "CANVAS"

DOORS

	MATERIAL	STYLE	FINISH
Primary door	wood & glass	1/2 lite	painted RED
Secondary door	clad & glass	1/2 lite	ANDERSEN "CANVAS"
	clad & glass	full lite	

WINDOWS

Type:
- [ ] Casement
- [ ] Casement, egress
- [x] Double hung
- [x] Awning
- [x] Fixed
- [ ] Slide-by

Style:
- [x] Simulated, divided lite
- [ ] True, divided lite (historic)
- [ ] Decorative mullions
- [ ] Other _____

Material:
- [ ] Wood
- [x] Aluminum clad, wood
- [ ] Vinyl clad, wood
- [ ] Other _____

Glazing:
- [x] Low E
- [ ] Heat mirror
- [x] Tempered
- [ ] Standard
- [ ] Other _____

Describe locations if a mix is used See elevations
ANDERSEN "CANVAS"

Other Exterior Features (i.e. railings, chimneys, posts, etc.)
Painted wood railings & newels.
Painted wood beams, columns & braces
MATCH ANDERSEN "CANVAS"

I agree to submit changes from the list above to the building inspector and BOZAR chairman for approval prior to implementation of the change.

SIGNATURE OF OWNER / REPRESENTATIVE _____

DATE 7-30-15

Email Form to Building Dept.

JUL 2015 RECEIVED Building Department

ACCESSORY STRUCTURE
DESCRIPTION OF MATERIALS TO BE USED

NAME MYERSON

LEGAL BlK 16, Lot 10: Part of 9 ZONE R1C

ADDRESS 222 Gothic Ave., Crested Butte

TYPE OF STRUCTURE

- [ ] Accessory Building, heated and/or plumbed
- [ ] Accessory Building, cold
- [x] Accessory Dwelling
- [ ] Addition
- [ ] Historic Rehab
- [ ] Other

ROOFING TYPE

- [ ] Shake Shingle
- [ ] Pro Panel style
- [ ] Galvanized, Corrugated Metal
- [ ] Milled Shingle
- [ ] Standing Seam
- [ ] 5-V Crimp
- [x] Other painted metal roofing "DREXEL" HARTFORD GREEN SR. 25 / TE. 87

EXTERIOR FINISH

Siding

	TYPE	SIZE	LOCATION	COLOR
[x]	Horizontal	2x4 historical siding		B.M. CUSHING GREEN HC-125 SOLID BODY
[x]	Vertical	painted metal siding		"DREXEL" BUCKSKIN SR. 25 / TE. 87
[x]	Other	cedar shingles in gables		B.M. KENNEBUNKPORT GREEN HC-123 SOLID BODY
[ ]	Stucco			
[ ]	Trim	SEE ELEVATIONS		ANDERSEN "CANVAS" SOLID BODY

X Fascia 2x3 SOLID BODY ANDERSEN "CANVAS"

X Corner Boards 2x6 on horiz. 2x8 on vert. ANDERSEN "CANVAS" MATCH "DREXEL" BUCKSKIN

DOORS

	MATERIAL	STYLE	FINISH
X Primary door	overhead	OMEGA	ANDERSEN "CANVAS" SOLID BODY
X Secondary door	clad & glass	full lite	ANDERSEN "CANVAS"
	clad & glass	1/2 lite	SAME

WINDOWS

Type:
- [ ] Casement
- [ ] Casement, egress
- [x] Double hung
- [ ] Awning
- [x] Fixed
- [ ] Slide-by

Style:
- [x] Simulated, divided lite
- [ ] True, divided lite (historic)
- [ ] Decorative mullions
- [ ] Other _____

Material:
- [ ] Wood
- [x] Aluminum clad, wood
- [ ] Vinyl clad, wood
- [ ] Other _____

Glazing:
- [x] Low E
- [ ] Heat mirror
- [x] Tempered
- [ ] Standard
- [ ] Other _____

Describe locations if a mix is used See elevations ANDERSEN "CANVAS"

Other Exterior Features (i.e. railings, chimneys, posts, etc.)

Painted wood railings & newels MATCH
Painted wood braces ANDERSEN "CANVAS"
Snow stops

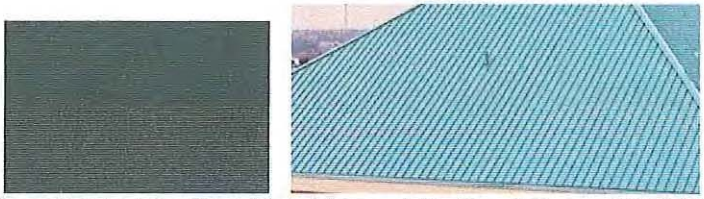
I agree to submit changes from the list above to the building inspector and BOZAR chairman for approval prior to implementation of the change.

SIGNATURE OF OWNER / REPRESENTATIVE _____

DATE 7-30-15

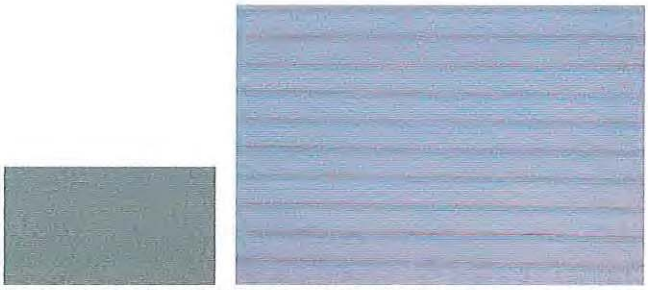
Myerson 222 Gothic Ave.

Materials – Primary Structure, Single Family Residence



Roofing: Painted Profiled Metal (Drexel Hartford Green SR.25/TE.87)

Siding: Cedar Shingles, Solid Body Kennebunkport Green (BM HC-123)



Siding: Horiz. Historical Siding, Solid Body Cushing Green (BM HC-125)

Windows: Canvas **Trim, Columns, Braces & Fascia**: Match Canvas color

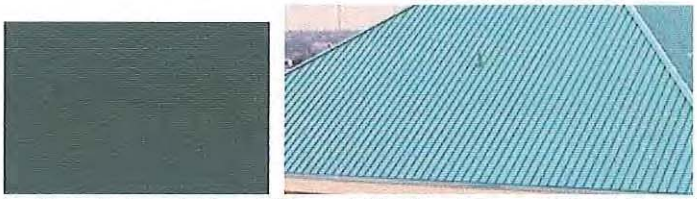
Entry Door: Wood, Painted Red

Secondary Doors: Clad, Match Canvas Color

Other: Painted Newel Posts & Railings (match Canvas color) & Metal Balusters

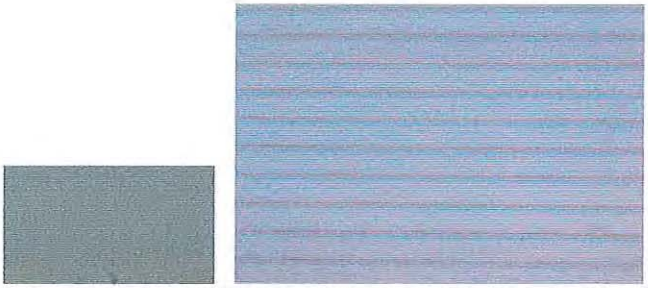
Myerson 222 Gothic Ave.

Materials – Accessory Structure, Heated & Plumbed Garage

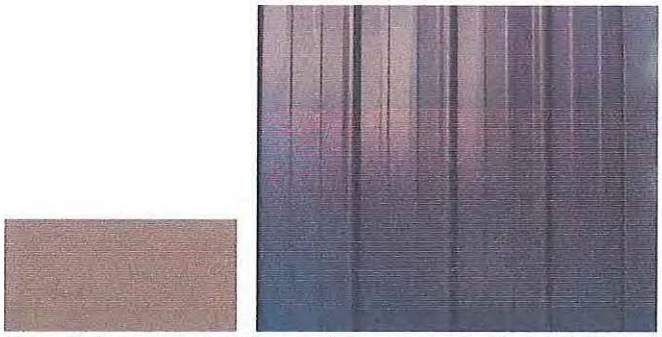


Roofing: Painted Metal (Drexel Hartford Green SR.25/TE.87)

Siding: Cedar Shingles, Solid Body Kennebunkport Green (BM HC-123)



Siding: Horiz. Historical Siding, Solid Body Cushing Green (BM HC-125)



Siding: Painted Metal Siding, (Drexel Buckskin SR.25/TE.87)

Windows: Canvas **Trim, Columns, Braces & Fascia**: Match Canvas color

Doors: Match Canvas Color

Other: Painted Newel Posts & Railings (match Canvas color) & Metal Balusters

To:	DRC and BOZAR
From:	Molly Minneman
Date:	August 14, 2015
Subject:	August 17, 2015 DRC
Project:	**William B. and Barbara Beirer Myerson** Consideration of the application of **William B. and Barbara Beirer Myerson** to construct a single family residence and accessory dwelling to be located at 222 Gothic Avenue, Block 16, part Lot 7, all Lot 6 and part of Lot 5 (Tract 1)in the R1C zone. (Murphy) - **Architectural approval of the redevelopment plan is required.** - **A conditional use permit for an accessory dwelling in the R1C zone is required.** - **Approval is contingent upon approval of minor subdivision and demolition.**
DRC:	Crockett Farnell and Austin Ross

The DRC discussed 222 Gothic and were very supportive of the architecture and forms. The scale and form of the building remains as seen last week. Please see the notes attached.

Site Plan:

Site Plan: Guidelines 2.7-2.32, 5.86-5.90

- The site plan for the subdivision/parcel includes topography that drops 3 feet from west to east; and 2' within Tract 2 from south to north.
    - Berms along the rear of the property will be removed
- Drainage: Drainage appears to be to the street.
- Parking: The 4-bdrm residence and one bedroom accessory dwelling requires four parking spaces; One space is in the garage and two in the rear yard (butt up against the building - snow stops added).
    - Functionality the SW space may be compromised; consider relocating it to the front yard (east).
    - Alley access to parking must be maintained by the property owner.
- Snow storage areas are provided – discuss if necessary.
- Setbacks from the eave/overhang:
    - Front setback decreased from 20' to 12'
    - West side yards 8'6" primary; 7'8" accessory
        - Snow deposition from the adjacent historic residence is possible within the setbacks.
        - Should the subdivision agreement note the existing deposition?
    - East side yard 8'8" primary; 9' accessory
    - Rear yard 5' (deck) for accessory and 10' to the door.
    - Distance between buildings 20'6".
- Landscaping: Guidelines 2.15-2.19; Existing, new and relocated trees are noted.
    - The Board can determine whether to provide an alternate plan if relocated trees do not survive.
    - Ground cover should be noted:
    - Pavers or stone walkway noted; and
    - Gravel driveway noted.
    - Fencing shown along the shared property line – review
- Utilities: Utilities are noted.
- Lighting: Full cut off fixtures are noted on the plans.
-

Design goals for the R1 C – core zone

Design goals for the R1C and R2C districts encourage appropriate infill and changes to existing structures

that preserves the historic residential character of the area. To place importance on the appropriate development of the entire property, not just individual structures.

Guidelines that apply to the review include Chapters 2, Guidelines for All Projects; Chapter 4, Guidelines for All New Residential Projects; and Chapter 5, R1C starting on page 89.

Architectural Review:

Site Plan: Historic core zones provides for shallower front yard setbacks to maintain established neighborhood context within a given neighborhood. The 12' setback can be supported per code section 16-14- 60 (front yard in core zones), and GL 5.105

Parking: As noted above the east parking space is constrained by the accessory dwelling and lot line. Consider whether it should be relocated to the front yard if possible. The site plan is well developed. Drainage (to the street) to be verified.

Within the neighborhood are historic six historic residences; a duplex and a variety of single family residences. Most are small in size and scale, yet the duplex is boxy with contemporary style. Residential footprints are variations of rectangle, vernacular, T shapes. Ridge orientations are predominately gable ends perpendicular to the street. The orientation and alignments of the proposed residence and accessory appear to comply with GL 4.28. The overall apparent mass and forms appear relational with newer homes or those with additions to historic buildings. The DRC expressed the architecture will not appear excessive similar (4.22) nor dissimilar (4.23).

Mass, scale and form: The scale of the residence was generally supported by the DRC. While the height is at the maximum of 28', the overall scale is minimized through the design of the East/West ridge and front gable subordinate to the main module encouraged in GL 4.29.

Note, however, that core zone massing encourage the largest module is closest to the street as related in the following guideline:

> 4.31 "There should be a discernable primary module, preferably the module closest to the street. In new development zones the module second closest to the street may also be considered to be the primary module. The primary module is typically the largest enclosed module in terms of height and width.

Board will need to discuss whether the forms are consistent with core zone architecture.The focus is the differentiate core zone buildings from those new zones. More discussion is necessary to address the intent of this guideline.

Roof: Gable roof forms appear consistent with the zone per GL 4.37 and 4.40. The 12:12 pitch of the front module provides differentiation.

Porch: The front porch is most prominent within the development. Supported by the DRC, it appears to meet the intents of GL 4.45-4.46 and 5.115. Railings are important for this design.

The rear deck is substantial in size. Generally placement is not proud of the front façade. More discussion is encouraged. See GL 4.48.

Windows: The window fenestration on the front façade is slightly revised from last week's proposal regarding placement. Paired windows incorporate substantial trim as encouraged last week. Patterns and styles vary from the adjacent residences, and generally appear effective in relating to the intents of guidelines 4.49-50. The front bay is supported by the intents of GL 4.57. Windows do not appear to exceed 5.5'.

Chimney: none.

Materials: One siding material, cove lap siding is proposed. Similar to drop lap, it conveys lap siding encourage in GL 4.71. Cedar shingles in the gables appear relational with decorative shingle seen historically. Decorative trim adorn the gable as seen traditionally

Aluminum clad windows double hung windows with casements to meet egress requirements are proposed. Decorative window header trim with simple side moldings differs from 214 and 218 Gothic. Trim details, and fascia are consistent with the style of the building.

Accessory building:
The building a very simple in form as seen historically. The length and absence of dormers differentiate from adjacent proposals. The form and style were supported by the DRC per GL. 4.82.

Materials of vertical wood on the first floor and cove siding should be reviewed in relation to GL 4.7 and the surrounding core zone. Generally one material is encouraged to clad buildings in the core per GL 4.81 h. Widow placements, styles and sizes appear consistent with GL 4.82.

DRC

1. **Review the plans and material lists.**
2. **Provide a recommendation to the BOZAR regarding architectural appropriateness for the primary and accessory buildings.**
3. **Provide a recommendation to the BOZAR regarding the conditional use permit for a heated/plumbed accessory building.**

Email form to Building Dept.

PRIMARY STRUCTURE
DESCRIPTION OF MATERIALS TO BE USED

JUL 2015 RECEIVED Building Department

NAME MYERSON

LEGAL BLK 16 Lot 10 & PART OF 9 **ZONE** R1C

ADDRESS 222 GOTHIC AVE, CRESTED BUTTE

TYPE OF STRUCTURE

- [x] Single Family
- [ ] Accessory Building
- [ ] Commercial
- [ ] Multi Family
- [ ] Addition
- [ ] Historic Rehab
- [ ] Accessory dwelling
- [ ] Other

ROOFING TYPE

- [ ] Shake Shingle
- [ ] Pro Panel style
- [ ] Galvanized, Corrugated Metal
- [ ] Milled Shingle
- [ ] Standing Seam
- [ ] 5-V Crimp
- [x] Other Painted metal "DREXEL" HARTFORD GREEN SR.25 / TE.87

EXTERIOR FINISH

Siding

	TYPE	*SIZE*	*LOCATION*	*COLOR*
[x]	Horizontal	1 x 6	HISTORICAL SIDING	B.M. CUSHING GREEN HC-125 SOLID BODY
[ ]	Vertical			
[x]	Other	Cedar shingles in gables		B.M. KENNEBUNKPORT GREEN HC-123 SOLID BODY
[ ]	Stucco			
[x]	Trim	See elevations		ANDERSEN "CANVAS" MATCH SOLID BODY

X Fascia 2 X 4 over 2 X 10 SOLID BODY
2 X 4 over 2 X 8 MATCH ANDERSEN "CANVAS"

X Corner Boards 2 X 4 & 2 X 4 corner boards
MATCH ANDERSEN "CANVAS"

DOORS

	MATERIAL	STYLE	FINISH
Primary door	wood & glass	1/2 lite	painted RED
Secondary door	clad & glass	1/2 lite	ANDERSEN "CANVAS"
	clad & glass	full lite	

WINDOWS

Type:
- [ ] Casement
- [ ] Casement, egress
- [X] Double hung
- [X] Awning
- [X] Fixed
- [ ] Slide-by

Style:
- [X] Simulated, divided lite
- [ ] True, divided lite (historic)
- [ ] Decorative mullions
- [ ] Other _____

Material:
- [ ] Wood
- [X] Aluminum clad, wood
- [ ] Vinyl clad, wood
- [ ] Other _____

Glazing:
- [X] Low E
- [ ] Heat mirror
- [X] Tempered
- [ ] Standard
- [ ] Other _____

Describe locations if a mix is used See elevations
ANDERSEN "CANVAS"

Other Exterior Features (i.e. railings, chimneys, posts, etc.)
Painted wood railings & newels.
Painted wood beams, columns & braces
MATCH ANDERSEN "CANVAS"

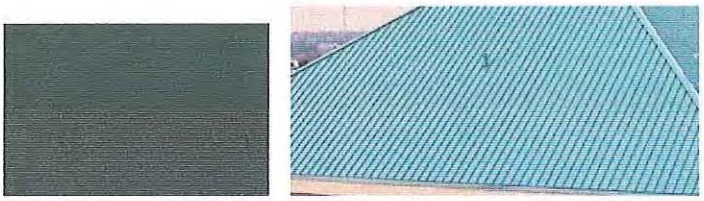
I agree to submit changes from the list above to the building inspector and BOZAR chairman for approval prior to implementation of the change.

SIGNATURE OF OWNER / REPRESENTATIVE _____

DATE 7-30-15

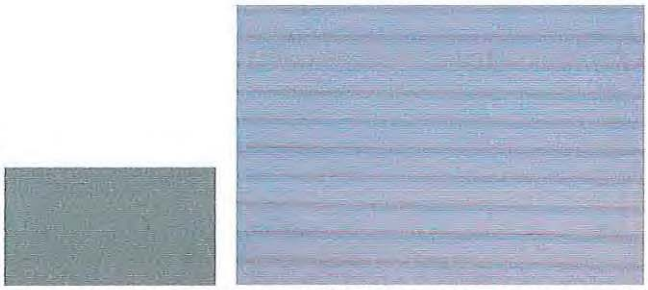
Myerson 222 Gothic Ave.

Materials – Primary Structure, Single Family Residence



Roofing: Painted Profiled Metal (Drexel Hartford Green SR.25/TE.87)

Siding: Cedar Shingles, Solid Body Kennebunkport Green (BM HC-123)



Siding: Horiz. Historical Siding, Solid Body Cushing Green (BM HC-125)

Windows: Canvas **Trim, Columns, Braces & Fascia**: Match Canvas color

Entry Door: Wood, Painted Red

Secondary Doors: Clad, Match Canvas Color

Other: Painted Newel Posts & Railings (match Canvas color) & Metal Balusters

Email Form to Building Dept.

JUL 2015 RECEIVED Building Department

ACCESSORY STRUCTURE
DESCRIPTION OF MATERIALS TO BE USED

NAME MYERSON

LEGAL B/K 16, Lot 10: Part of 9 ZONE R1C

ADDRESS 222 Gothic Ave., Crested Butte

TYPE OF STRUCTURE

- [ ] Accessory Building, heated and/or plumbed
- [ ] Accessory Building, cold
- [x] Accessory Dwelling
- [ ] Addition
- [ ] Historic Rehab
- [ ] Other

ROOFING TYPE

- [ ] Shake Shingle
- [ ] Pro Panel style
- [ ] Galvanized, Corrugated Metal
- [ ] Milled Shingle
- [ ] Standing Seam
- [ ] 5-V Crimp
- [x] Other painted metal roofing "DREXEL" HARTFORD GREEN SR.25 / TE.87

EXTERIOR FINISH

Siding

	TYPE	SIZE	LOCATION	COLOR
[x]	Horizontal	2x4 historical siding		B.M. CUSHING GREEN HC-125 SOLID BODY
[x]	Vertical	painted metal siding		"DREXEL" BUCKSKIN SR.25/TE.87
[x]	Other	cedar shingles in gables		B.M. KENNEBUNKPORT GREEN HC-123 SOLID BODY
[ ]	Stucco			
	Trim	SEE ELEVATIONS		ANDERSEN "CANVAS" SOLID BODY

X Fascia 2x3 SOLID BODY ANDERSEN "CANVAS"

X Corner Boards 2x4 on horiz. 2x8 on vert. ANDERSEN "CANVAS" MATCH "DREXEL" BUCKSKIN

DOORS

	MATERIAL	STYLE	FINISH
X Primary door	overhead	OMATCA	ANDERSEN "CANVAS" SOLID BODY
X Secondary door	clad & glass	full lite	ANDERSEN "CANVAS"
	clad & glass	1/2 lite	SAME

WINDOWS

Type:
- [ ] Casement
- [ ] Casement, egress
- [X] Double hung
- [ ] Awning
- [X] Fixed
- [ ] Slide-by

Style:
- [X] Simulated, divided lite
- [ ] True, divided lite (historic)
- [ ] Decorative mullions
- [ ] Other _____

Material:
- [ ] Wood
- [X] Aluminum clad, wood
- [ ] Vinyl clad, wood
- [ ] Other _____

Glazing:
- [X] Low E
- [ ] Heat mirror
- [X] Tempered
- [ ] Standard
- [ ] Other _____

Describe locations if a mix is used See elevations ANDERSEN "CANVAS"

Other Exterior Features (i.e. railings, chimneys, posts, etc.)

Painted wood railings & newels MATCH
Painted wood braces ANDERSEN "CANVAS"
Snow stops

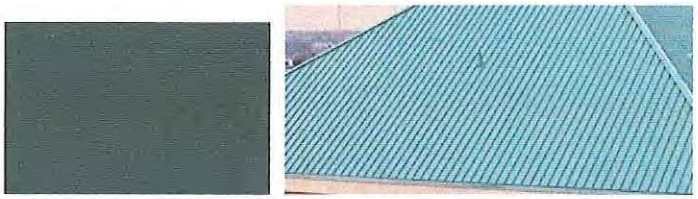
I agree to submit changes from the list above to the building inspector and BOZAR chairman for approval prior to implementation of the change.

SIGNATURE OF OWNER / REPRESENTATIVE _____

DATE 7-30-15

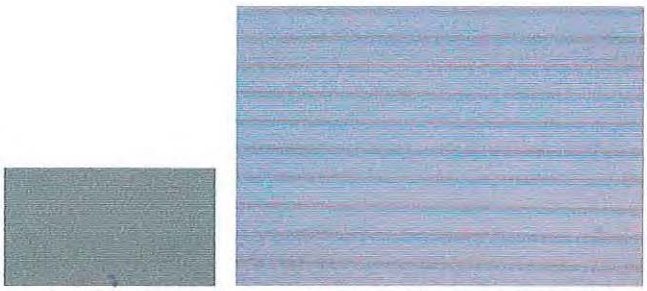
Myerson 222 Gothic Ave.

Materials – Accessory Structure, Heated & Plumbed Garage

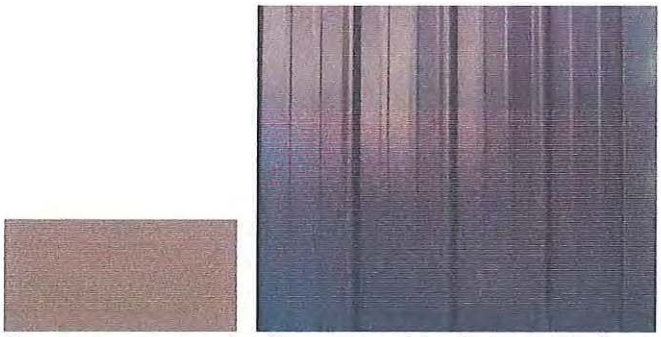


Roofing: Painted Metal (Drexel Hartford Green SR.25/TE.87)

Siding: Cedar Shingles, Solid Body Kennebunkport Green (BM HC-123)



Siding: Horiz. Historical Siding, Solid Body Cushing Green (BM HC-125)



Siding: Painted Metal Siding, (Drexel Buckskin SR.25/TE.87)

Windows: Canvas **Trim, Columns, Braces & Fascia**: Match Canvas color

Doors: Match Canvas Color

Other: Painted Newel Posts & Railings (match Canvas color) & Metal Balusters

DRC 08-10-2015 Myerson
Ross and Farnell
Minneman, Gillie and Earley

Laura Winnegar and Dan Murphy were present. Gillie explained that Hunt left because of the uncertainty. The Myerson's own it and have decided to pursue it. Minneman, Gillie and Murphy met this morning. There are many moving parts on this. It is messy because subdivision can't happen without demolition. There normally isn't demolition without a building permit pulled. There are five affordable housing units onsite right now. Because all of the utilities are shared now, it doesn't make sense to piece meal them together. So, when a building permit is pulled, all would need to be demolished. It is tricky because transfer of title can't happen until the demolition happens. Gillie mentioned that they are 50 years old. Murphy understands that there is sensitivity to AH and they would build these. Ross wondered if they'd actually be rented though and Gillie said that is being worked on and is a separate issue. One other worry that they had was that it is a piece of Verzuh in the core. So Minneman and Gillie suggested better melding the buildings with the surrounding buildings. They asked for heights to vary and setbacks to vary. They have started to do this and have been responsive. Murphy said that they walked the blocks and the alleys in the area. They wanted to stay in compliance with setbacks. So, now they have proposed 15' for one and 13' for another as an alternative to the 20' due to neighborhood context. They also removed the deck from the rear of one accessory dwelling and put it on the side. Farnell asked if this is sufficient and Gillie said that is what the Board has to decide and they felt that it is easiest as a package deal. He also said that they may not maximize the square footage in its entirety. Ross asked if this means a variance. Minneman explained in this zone it allows for an average of the setbacks. There is undulation in the setbacks now. Laura mentioned that for the property on the west (214 Gothic) it was good to move the gable due to the neighboring property. On this property, they lowered the ridge and went to 26'8", which took out the 3rd floor. The color rendering doesn't represent the changes today per Murphy. Ross noted that he appreciated the log and it will fit well in this area of town. Farnell asked about how to proceed. Gillie said that they can talk about whatever they would like. He just cautioned that once the lots sell the new owners may not use the plans they are looking at right now. Gillie explained that there isn't demolition until there is a development plan for the lot and a building permit is pulled. The first sale would trigger the demolition for all and building permit for one. Ross asked about what happens if the new owners don't stick with these plans. Minneman explained because this is a unique situation and we must have good notes if that happens. Murphy said that they are well designed homes. Farnell confirmed that the Myerson's would like to do this to make it easier to sell.

Lot sizes do conform.

Gillie explained tonight they were tasked with deciding if they support the subdivision and proposal and determine if they should be published or not. Also, if they would like to see things changed slightly. Ross thought that he didn't think that the deal could be any sweeter regarding the number of affordable housing units. All confirmed. Ross supports the subdivision. He would like to see a little more variation in the architecture because it does read a little like Verzuh. He didn't know if there was room for more creativity. Farnell was supportive of the subdivision. They would like to present changes to elevations next week. Farnell thought it was worth moving in that direction. Minneman said Ross is right on the number of units. She mentioned the footprints and if they are relational and if there was enough variation in the style. Minneman said the question today is the mass, scale and forms presented today. Are they too complex? Gillie said that if we were designing to context it wouldn't match what is here. People design and build to maximize everything now though. Ross asked about changing the ridge line

on 218 Gothic. Ross thought that it was good, but that it could be better because of where it is. They'd like to keep all trees. Gillie asked about publishing due to the time constraint. Murphy says that the owners want it right and gave the background. Farnell thought that they could see next week and thought going to public comment would be beneficial also. He was supportive of even more variation in setbacks which might help the design. Whitehead can do an average line for the block. Ross thought that Farnell was right that we can go to BOZAR and then continue if necessary. Winnegar would like comments on the buildings.

214 Gothic - They noted bringing this one down helped with the shed onto the stair. The shed would go away and a basement would most likely be added.

North - Shorter on this elevation, windows are the same. Ross thought that there was a lot of glazing upstairs as opposed to 1st floor. Minneman noted the Guideline. Winnegar noted the front area in 3D. Minneman reminded that we are looking at the simplicity of the zone.

West side of the north elevation - Minneman asked if one could be removed or adding some below. Ross thought that the entry onto the porch looked a little strange. It is a walkway not really a large porch.

South - Ross asked about the 3 1/2 inches and if it was there and it is not. They will add this. Metal railings and newel posts with balusters. Minneman asked about the metal and they said to vary it per property. They asked about the door. It is a 3/4 lite clad door. The other under the shed will be a half lite wood door. The upper will be 3/4 lite clad also because of sun exposure.

East – There will be wood between pair and Ross thought that it is a little top heavy. The gable window would be smaller or go away. The house and accessory would be wood shingles. The 5V crimp isn't used as much anymore because it is isn't as durable. Ross thought that there should be more on this lower portion, but Minneman said that this won't really be seen. Minneman asked about the frieze on the southern part of the east elevation. Winnegar thought it might go away when the roof comes down and the band was there to break it up.

West - gable will be lower and shed will be gone.

AB North - deck will go to the side under the gable dormer. There will be a post between garage doors.

West - deck will be here and eave line will stop.

East - will review next week. Simply placed windows.

218 Gothic - Accessory dwelling deck is wider.

North - glazing issue on this per Ross. There are no more than two ganged together or siding between in the core zone. So, they should be split or less windows. Ross thought that two and two. Murphy would prefer not 2 and 2. Ross meant on the first floor to balance it. Ross also said that they could be spread out. Minneman read the Guideline. Farnell wondered about the window at top and Minneman said it is allowed.

South – windows need to be separated. They reviewed materials for deck.

East - 3 vs 4 applies only to front but it may get discussed. Ross asked about the void and there is a stair.

AD - deck is wider. Murphy mentioned the siding and Minneman said that this is not the appropriate place for it. She encouraged not using this in the core zone. Winnegar thought that she saw it up against the building somewhere and used it as a different interpretation.

E/W - Farnell asked about the line, but it was there when he zoomed in.

222 Gothic - The arch in the gable will be larger. This is the historic siding with the 5 inch reveal.

North - Bay window Ross asked if they are DH and they are. Details below were appreciated. Wood columns, balusters and railings. The deck got narrower on the AD. Arches were removed. Shingles and gable detail were removed. They'd like to keep metal below and siding on upper. The metal will be painted (buckskin). Minneman encouraged the Board to look at other buildings in this area and zone and then they can better comment.

North - Farnell thought that the double post was kind of odd. They'd like to send to Board for comments. Window box is nice feature.

South - two doors? yes.

East - Minneman asked about the transoms. Ross thought that they should be shorter, but Farnell thought that they should either be there or not because they become too horizontal. Three windows are okay because they aren't visible.

Framing on rear (columns) not as fancy.

AD - Ross would like a photo of the material.

All fairly simple. Variation of the other two without the dormers.

Required **parking** for all is off the alley. **Snow storage** is met. Minneman mentioned the berms there currently and that they can generally go away. Murphy explained how they got to grade and how the elevations were shot. There is only one tree that will be lost.

Minneman asked about the **demolition** and they do support this.

FACT SHEET
Block 16, "Tract 1," part Lot 7, all Lot 6 and part Lot 5
Address: 222 Gothic Avenue
Proponent – William B. and Barbara Beirer Myerson

Project: To construct a single family residence and accessory dwelling in the R1C zone.

Review for August 17, 2015 DRC:

- Architectural approval is required.
- A conditional use permit for an accessory dwelling in the R1C zone is required.
- Approval is contingent upon approval of minor subdivision and demolition.

Zoning Requirements for the R1C District

Setbacks	Required	Primary – Proposed	Accessory – Proposed
Front	20'	12'	-
Rear	10'	20' 6"	5'
West Side	7'6"-11'6"	8' 5"	7' 8"
East Side	7'6"-11'6"	8'8"	9'

FAR		Primary - Existing	Primary – Proposed	Accessory – Proposed
Permitted	0.3 (matter of right)	(672)		(933.07/5770) **0.162**
	(up to) 0.32 (no larger than 2500 square feet)		(1845.88/5770) **0.319**	
Max – all buildings	0.48 (no larger than 3500 square feet)			(2778.95/5770) **0.481**

R1C Zone F.A.R

1) 120 Gothic (Curtis) .296/.355 (1852.5/2217.5)
2) 116 Gothic (Smith) .32 (2007)
3) 124 Gothic (Greiner) .29 (2754)
4) 112 Gothic (Smith) .34 (2135)
5) 117 Gothic (Jensen) .28 (1827/2181)
6) 210 Gothic (Goodnough) .189 (1008/1360)
7) 219 Gothic (Truex) .46 (1875/2875)
8) 221 Gothic .28(1830/2624)
9) 231 Gothic .318 (2980)
10) 217 Gothic .439 (1896/2743)
11) 419 Maroon (Dugenski) .36 (298/ 2298)
12) 426 Maroon (Bunnell) .3/.35 (1800/2323)

		Primary - Proposed	Accessory – Proposed
Building Height	28'/20'	28'	23'10"
Building Width	35'	30' 9"	16'
Distance Between Buildings	10'	12'6"	
Max Lot Area	9375	5770	

R1C Zone Heights

1) 120 Gothic (Curtis) 23'9"
2) 124 Gothic (Greiner) 22'
3) 112 Gothic (Smith) 24' 4"
4) 116 Gothic (Smith) 17' 7"
5) 117 Gothic (Jensen) 18' 7"
6) 419 Maroon (Dugenski) 23'6"
7) 426 Maroon (Bunnell) 28'
8) 430 Maroon (Cooperman) 17'
9) 418 Maroon (Rowsey) 21'
10) 423 Maroon (Kanaly) 26'
11) 431 Maroon (Young) 24'

To:	BOZAR
From:	Molly Minneman
Date:	August 21, 2015
Subject:	August 25, 2015 BOZAR
Project:	**William B. and Barbara Beirer Myerson** Consideration of the application of **William B. and Barbara Beirer Myerson** to construct a single family residence and accessory dwelling to be located at 222 Gothic Avenue, Block 16, part Lot 7, all Lot 6 and part of Lot 5 (Tract 1)in the R1C zone. **- Architectural approval of the redevelopment plan is required.** **- A conditional use permit for an accessory dwelling in the R1C zone is required.** **- Approval is contingent upon approval of minor subdivision and demolition.**
DRC:	Crockett Farnell and Austin Ross

Dan Murphy and Laura Wininger met with the DRC on August 10 and 17 to review the application on behalf of the Myerson to construct a new single family residence and accessory dwelling to be located at 222 Gothic (Tract 1 Myerson Subdivision). The residence will be clad with horizontal cove siding with cedar shingles in the gables and Berridged R-Panel roofing. Located within a historic neighborhood, a front yard setback of 12' is requested under Code Section 16-14-60. Please see the notes from the meeting, attached.

The application includes the requirement for both primary and accessory building to be constructed under one building permit. The proposal is associated with the Myerson Subdivision that includes the demolition of existing rental housing. The provision of a deed restricted long term rental unit on the property is a condition of the subdivision approval.

The accessory dwellings will require conditional use permits. Any neighborhood comment will need to be taken into consideration under the criteria for permit in code section 16-8-30.

Site Plan:

Site Plan: Guidelines 2.7-2.32, 5.86-5.90

- The site plan for the subdivision/parcel includes topography that drops 3 feet from west to east; and 2' within Tract 2 from south to north.
    - Berms along the rear of the property will be removed
- Drainage: Drainage appears to be to the street.
- Parking: The 4-bdrm residence and one bedroom accessory dwelling requires three parking spaces: One space is in the garage and one in the rear yard (protected by snow stops) and the third in the front yard.
    - Alley access to parking must be maintained by the property owner.
- Snow storage areas are provided.
- Setbacks from the eave/overhang:
    - Front setback decreased from 20' to 12'
    - West side yards 8'5" primary: 9'2" ~~7'8"~~ accessory
        - Snow deposition from the adjacent historic residence is possible within the setbacks.
        - Should the subdivision agreement note the existing deposition?
    - East side yard 8'8" primary;7'6" ~~9'~~ accessory
    - Rear yard 5' (deck) for accessory and 10' to the door.
    - Distance between buildings 20'6".
- Landscaping: Guidelines 2.15-2.1 9; Existing. new and relocated trees are noted.
    - The Board can determine whether to provide an alternate plan if relocated trees do not survive.

- Ground cover is noted:
- Pavers or stone walkway noted: and
- Gravel driveway noted.
- Fencing shown along the shared property line – general support.

- Utilities: Utilities are noted.
- Lighting: Full cut off fixtures are noted on the plans.
-

Design goals for the R1 C – core zone

Design goals for the R1C and R2C districts encourage appropriate infill and changes to existing structures that preserves the historic residential character of the area. To place importance on the appropriate development of the entire property, not just individual structures.

Architectural Review:

Site Plan: Discussion by the DRC included varying the front yard setbacks of the three buildings within the historic neighborhood where setbacks range from 0' to 33'. The uniformity of 20' setbacks for all three buildings appeared static in relation to the neighborhood context. The DRC supports the 12' setback per code section 16-14- 60 (front yard in core zones), and GL 5.105 the variations as presented under the code provision. The DRC also commented that the variation of setbacks served to add diversity of scale within the overall development plan.

Parking: Constraints of the rear yard made it difficult to locate all three parking spaces in the rear. One space was relocated to the front yard. The accessory was then shifted to the east to allow more room for the accessory parking on the east side. Snow stops will help shield from snow deposition. The garage holds one space. The parking plan was generally supported. The site plan is well developed.

In regards to the neighborhood context, the DRC expressed the architectural style is consistent with the zone and will not appear excessively similar (4.22) nor dissimilar (4.23).

Mass, scale and form: The scale of the residence was supported by the DRC. While the height is at the maximum of 28', the overall scale is minimized through the design of the East/West ridge and front gable subordinate to the main module encouraged in GL 4.29. While Guideline 4.31 encourage the front module to be the dominant, the DRC could support the modified T and main ridge parallel to the street, and subordinate front module.

Roof: Gable roof forms appear consistent with the zone per GL 4.37 and 4.40. The 12:12 pitch of the front module provides differentiation within the neighborhood.

Porch: The prominent front porch was supported per GL 4.45-4.46 and 5.115. Railings are important for this design. The rear deck is generally supported per GL 4.48.

Windows: The window fenestration on the front façade and throughout was generally supported at the second meeting. Trim depth between paired windows increased per GL 4.54. Double hung or awning styles generally appear effective in relating to the intents of guidelines 4.49-50. In regards to the transom windows on the east elevation, the appearance related to R1 zone, and the transoms moved higher in the gable. The DRC suggested the full Board discuss. Windows do not appear to exceed 5.5'.

Windows: The window fenestration on the front façade is slightly revised from last week's proposal regarding placement. The form of the front bay is supported by the intents of GL 4.57. Paired windows incorporate substantial trim as encouraged last week. Patterns and styles vary from the adjacent residences,

and generally appear effective in relating to the intents of guidelines 4.49-50. Windows do not appear to exceed 5.5'.

Materials: Cove lap siding treated with muted green solid body stain will clad the building and is supported per GL 4.71 and 4.74, and green R-panel roofing. Gable shingles (cedar) will appear only in the front gable to simplify. Decorative trim adorns the gables. The entry door to be painted red and secondary (clad) doors to be 'canvas' to match trim.

Deck posts to be wood treated with 'canvas' stain color. Metal balusters proposed.

Aluminum clad windows double hung with casements to meet egress requirements, and awning windows were generally supported. Decorative window header trim with simple side moldings differs from 214 and 218 Gothic. Trim details, and fascia are consistent with the style of the building. Window color and trim details will be treated with 'canvas' a lighter stain.

Accessory building:
Differing from the adjacent proposals in form and style, the DRC supported the scale and forms of the building per GL 4.80 (differ appearance) and style per GL 4.82.

The mix of materials was discussed per GL 4.76, and the revisions provide the horizontal cove siding throughout with 18" corrugated metal foundation covering. As proposed, the materials can be supported by GL 4.71 and 4.76. Trim, fascia and corner boards supported. Window placements, styles and sizes were supported per GL 4.82.

The DRC provided a recommendation in support of the conditional use permit. They support the architectural appropriateness for the residence and accessory dwelling, noting the windows on the east elevation to be reviewed by the Board.

Board Action:

Finding - Approval

The Board finds that the application to construct a single-family residence and accessory dwelling to be located at 124 Gothic Avenue **will not appear excessively dissimilar OR** will appear excessively dissimilar to structures within the surrounding neighborhood. The scale and forms of the proposal provides traditional forms with contemporary interpretations for infill development within the surrounding R1C zone;

The front yard setback **can be supported** or cannot be supported per code section 16-14-90 and GL 5.105 (neighborhood context) within the core zone neighborhood;

The overall design and style of the residence has relationships with single-family residences seen in the historic core and **can be supported** or is opposed by the application of Guidelines 4.22 (similarity-context), 4.23, (dissimilarity - context) 4.29(apparent scale), 4.31 (massing/forms), 4.37, 4.41 (roof form/angle), 4.45-6 (front porch), 4.47-8 (rear porch/deck) 4.50, 4.53 (windows), 4.71 (materials), 4.74 (not mixing materials in core), and ____

The conditional use permit for a deed restricted accessory dwelling **can be supported** or cannot be supported per code Section 16-8-30, provided construction of both the primary residence and the accessory dwelling occurs under one building permit as a condition of the Myerson Subdivision approval.

The accessory dwelling **will appear** or will not appear relational in form and style with traditional buildings seen in Town and can be supported by the application of Guidelines 4.80(vary appearance), 4.82(design and style), and ____

Motions:

Accessory building - Conditional use:

Motion to **Approve** or deny the conditional use permit to construct an accessory dwelling to be located at 222 Gothic Avenue, Block 16, part Lot 7, all Lot 6 and part of Lot 5, also known as Tract 1, Myerson Subdivision in the R1C zone (with any changes specified ____) based upon the finding, the criteria in Code Section 16-8-30, and contingent upon the construction of the primary residence and the accessory dwelling occurs in tandem and under one building permit as required under they Myerson Subdivision together with the recordation of said subdivision.

Architectural appropriateness:

Motion to **approve** or deny the architectural appropriateness of the application to construct a single-family residence and accessory dwelling to be located at Approve or deny the conditional use permit to construct an accessory dwelling to be located at 222 Gothic Avenue, Block 16, part Lot 7, all Lot 6 and part of Lot 5, also known as Tract 1, Myerson Subdivision in the R1C zone (with any changes specified _____), and based upon the finding, and per the plans and material list.

FACT SHEET
Block 16, "Tract 1," part Lot 7, all Lot 6 and part Lot 5
Address: 222 Gothic Avenue
Proponent – William B. and Barbara Beirer Myerson

Project: To construct a single family residence and accessory dwelling in the R1C zone.

Review for August 25, 2015 BOZAR:

- Architectural approval is required.
- A conditional use permit for an accessory dwelling in the R1C zone is required.
- Approval is contingent upon approval of minor subdivision and demolition.

Zoning Requirements for the R1C District

Setbacks	Required	Primary – Proposed	Accessory – Proposed
Front	20'	12'	-
Rear	10'	20' 6"	5'
West Side	7'6"-11'6"	8' 5"	7' 6"
East Side	7'6"-11'6"	8'8"	9' 2"

FAR		Primary - Existing	Primary – Proposed	Accessory – Proposed
Permitted	0.3 (matter of right)	**(672)**		**(933.07/5770) 0.162**
	(up to) 0.32 (no larger than 2500 square feet)		**(1845.88/5770) 0.319**	
Max – all buildings	0.48 (no larger than 3500 square feet)			**(2778.95/5770) 0.481**

R1C Zone F.A.R

1) 120 Gothic (Curtis) .296/.355 (1852.5/2217.5)
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9) 231 Gothic .318 (2980)
10) 217 Gothic .439 (1896/2743)
11) 419 Maroon (Dugenski) .36 (298/ 2298)
12) 426 Maroon (Bunnell) .3/.35 (1800/2323)

		Primary - Proposed	Accessory – Proposed
Building Height	28'/20'	28'	23'10"
Building Width	35'	30' 9"	16'
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10) 423 Maroon (Kanaly) 26'
11) 431 Maroon (Young) 24'

DRC 08-17-2015 Myerson Subdivision
Ross and Farnell
Minneman and Earley

Laura Wininger and Dan Murphy were present.

Write in - 1. Would prefer only one to have mix of materials and patterns. Also thought setbacks could be varied more. Wondered if gabled ends could vary more. Still kinks. 214 - Front second floor windows seem excessive (number) per DG 4.54. Porch and accessory seem fine 218 - don't support plank and chink siding and break on AD should not be mid window. Wininger said that this has changed. 222 - Generally support, fenestration on the west seems odd/disproportionate. And wondered if it is proximity to 218. Wininger said it has to do with the stair. 2. Plans being approved are a concept? Wondered about how things will proceed.

Wininger explained there is a new street/alley scape and site plan.

218 - Is 4 bedrooms without a basement, which was typo.

Siding - Murphy explained that they have responded to this. 214 - All vertical rabbited siding semi-transparent gray, natural OR gray in the gable. 222 - Same except in the gables. 218 - Existing horizontal log with a vertical board and batton. Now, it would be plank and chink siding with board and batton. They would like to do this. AD 218 - corrugated rusted metal base to just above the beam. Board and batton in the gables. They provided photos of a building behind the Bullion King which has metal and they would like to use this metal to keep the maintenance low and cost down. This would be presented for 214 gothic. Minneman reminded that this is a building versus a dwelling. Generally on a dwelling unit which is larger with more coverage, metal hasn't occurred very much. Members must decide if this is allowable or not. Ross asked about the garage door on the AB in the photo and they weren't sure. Murphy pleaded the case for this material. Murphy asked about the Guideline 4.71and Minneman said this does say one material. Murphy wondered if this could be more flexible. Minneman said in the core zone it is about the integrity of the design and also the materials in comparison with other historic buildings. She felt it was important to further the historic materials. She understood the conundrum in wanting less maintenance. She had to counter what Murphy had said. Murphy noted a two story galvanized accessory dwelling in the 200 block of Gothic. Minneman encouraged to go property by property and keep this in the back of their mind.

Site Plan 214 - there is a parking space on the front (north). The accessory dwelling moved closer to the alley.

Site Plan 218 - wasn't moved because of the existing trees.

Site Plan 222 - practical nature of the parking from last week and so it was pushed to the east to have parking and a walkway on the west. There is also a parking space on the front.

Site plan - no issues from members and seems to make more sense and is more accessible.

<u>214</u> - They made spaces between the windows and reduced it to two. The belly band was kept. There will be no shingles in the gables. Packets have correct windows, but not siding.

214 North - gable module is good per Ross. Agrees with write-in about the amount of glazing on the northwest. Farnell supported. Minneman liked the open rafter tails. Farnell asked about the gable over the entrance and it is just siding.

Minneman wondered if they would like to see the casements ghosted in. All egress are either doors or double hungs in this case so it is not an issue. They prefer awnings over casements.

214 West - Ross liked. Shed was removed and upper windows in gable removed.

214 East - no issues from Ross or Farnell.

214 South - both support. Minneman asked about the metal use as materials. Ross asked if there are other examples. Murphy said that there are other examples and they will show these. This is a little cleaner per Murphy than Truex for example.

Generally they support the form of the building, but Ross thought that there was a lot of glazing on the North.

214 AD - Murphy again pled the case for metal. He wondered if galvanized would be more supported, all one material. Ross asked about Rich Smith's and it is. Minneman encouraged them to relate this to a historic building. She thought that if it were a one story building it might be more proportional. She said that they must decide if it is a contemporary interpretation. Ross thought it is their decision to move forward with this. He thought the dark metal looked similar to a prefab. Farnell thought that it would be a tough battle. He would have a tough time and he is one of the more liberal members. He agreed with Ross about the prefab. Murphy thought that they would make it more rustic and compliant with the core. They understood. The sides are a bit different because the gables went lower. The deck went around to the side. Windows supported. Ross asked about mulling on windows on east and there are.

Support for main house and siding, support architecture and fenestration of AD

218 - Plank and chink and vertical board and batton random width in barn wood. Perpendicular cut on eaves.

218 North - Ross confirmed that the existing house is a mix of materials and it is. The lower windows were made wider and the flank windows. Ross asked about a Guideline for colors in the core. 4.74 Minneman said that they haven't looked at a lot of core zone buildings. So, this Guideline hasn't had to be applied. It seems pretty rigid. Minneman said does it pay homage to the existing building or does it need to stick to this. Ross was struggling with this also. Ross mentioned the machine milled log is prohibited also and wondered if this was considered that material. They talked about other examples in the core. Murphy gave his recollection of the change to plank and chink. What they have proposed is reclaimed also. When reclaimed wood it has gone through stress, otherwise it can look very new. Minneman noted Kapushion and that they will not be painted. Murphy said that a bleaching oil is put on the wood. Ross may have a little trouble with the plank and chink. Minneman said that this can get discussed. Ross liked the facade other than materials. Farnell thought that he liked the breakup of materials. He would like the hand hewn. The hope was that these look like they were built at different times. There are existing trees there also and Farnell thought that it would be helpful to show these. Farnell asked about the fence and it is proposed for the middle house (all around). Then, for the other

two it is between the home and the AD. Probably rustic picket fence. Minneman asked if it would be helpful to have the site plan included and it was. Much of the landscaping is existing or relocated. Minneman asked if the relocation of trees doesn't work then what happens. Murphy said that they would demolish, relocate trees and remove the berm when the first building permit is pulled.

218 West - nice and simple separated windows.

218 East - there is trim between windows (bank of four). Ross wondered about this and it is on the side not the front. Minneman agreed that it is a little ways back on this elevation. Murphy explained what would have been done historically. This one does have casements and are noted. Ross asked about the roof stepping up to the rear. Minneman said that there are some other examples in the 100 block, but she did mention it in the memo. They looked at the drawing. Minneman said that 18 inches isn't always perceived from the front. Ross thought that the south module is a smaller chunk also.

218 South - double hung that meets egress. Farnell asked for detail on rail.

218 AD - the split in material is gone now and will go all the way to the eave. The gables and dormers will be board and batton. North elevation it will be right under the windows for siding. Gable will stay the random width (8, 10, 12's) board and batton. Minneman said that they want to talk about their recommendation about the two materials. Normally buildings are supposed to look more simple that the primary. So, they need to decide if it is too finished. Ross wondered if they could have it speak for the primary also because there is a break in material there also. Minneman didn't think so. Ross thought that other Board members are more supportive of RCM, but he likes galvanized better. He wondered how high it is, 12'6". Minneman mentioned the Mihelich accessory and the nice siding that was used. Sopris was a little bit more upscale and Maroon was all more one material. Outbuildings usually only had one material. Murphy guessed about 30% have a different material in the gable. Ross asked if he would bring in photos. Murphy discussed their thought process. They discussed the RCM. Minneman gave another overview and what is the gable. It is also in the dormer. Farnell didn't like all RCM either. He could support it as is. Ross asked about galvanized and it is usually supported after dulling. They felt that it matches the main house's roof. They will need to hear from the rest of the Board. Minneman noted that the RCM on the primary building is excessively dissimilar. She gave a history of this.

222 - Solid body stained. Boxed soffit. It will be a Hartford green roof, cream trim, turned newels, balusters and posts. Matched window color. There will be trim on top. There is a little more detail on this building.

Farnell noted on the west that the comment about the windows didn't bother him.

222 South - support
222 North - support
222 West - support
222 East - he thought that the transoms could be controversial and the height. Everything else is supportable. Murphy asked if there was trim between and Ross thought that he would like better. Minneman wondered if this splits the floor level. Trim would make it look like a gable window. They could take the details off the East and West, which would simplicity the gables. Farnell asked about the truss and Murphy would leave that. Minneman would encourage the shingles in the gables.

222 AD - 18 inch wainscot - this has been allowed on a lot of buildings. They will do this with the straight siding. The siding would be semitransparent to make it more toned down. They discussed paint/stain and AD's can be more rustic.

North - support
East - support
West - support
South - support

Subdivision - Minneman said we are working through some of the triggers in the suggested motions/findings. She said it is unusual because there is demolition which could be designated non-historic and if so then it fits back into redevelopment. Also, when the first building is demolished and when the trees will be relocated. Minneman asked about a recycle plan and that it will need to be provided to the Building Department.

AD's - Minneman asked how this will work. Murphy said it was discussed that they agree that they need to be built and it is part of the application. It would have a RCA on each lot and be built simultaneously with the main house when the building permit is pulled. They agree that this would be required of each lot. AH was discussed. Farnell thought that this is the easiest proposal, otherwise you are requiring 3 separate owners, which would be difficult to coordinate. Farnell asked if buildings were changed by future buyers then they would have to come back to the Board. Ross said that they will use these in the future. Minneman said that there wasn't a size requirement b/c those that exist there now are much smaller. Farnell thought that there should be reclamation of the disturbed ground. Wininger did add something to the plan and for the demolition portion Minneman will add this to the finding/motion. The timeline for construction and sale is unknown. This is what happened for the Academy property.

Utilities - must be physically installed for each lot.

NO HOA etc.
NO sidewalks

Subdivision plat - David Leinsdorf is involved and we need to get the plat to Belkin.

DRC 08-10-2015 Myerson
Ross and Farnell
Minneman, Gillie and Earley

Laura Winnegar and Dan Murphy were present. Gillie explained that Hunt left because of the uncertainty. The Myerson's own it and have decided to pursue it. Minneman, Gillie and Murphy met this morning. There are many moving parts on this. It is messy because subdivision can't happen without demolition. There normally isn't demolition without a building permit pulled. There are five affordable housing units onsite right now. Because all of the utilities are shared now, it doesn't make sense to piece meal them together. So, when a building permit is pulled, all would need to be demolished. It is tricky because transfer of title can't happen until the demolition happens. Gillie mentioned that they are 50 years old. Murphy understands that there is sensitivity to AH and they would build these. Ross wondered if they'd actually be rented though and Gillie said that is being worked on and is a separate issue. One other worry that they had was that it is a piece of Verzuh in the core. So Minneman and Gillie suggested better melding the buildings with the surrounding buildings. They asked for heights to vary and setbacks to vary. They have started to do this and have been responsive. Murphy said that they walked the blocks and the alleys in the area. They wanted to stay in compliance with setbacks. So, now they have proposed 15' for one and 13' for another as an alternative to the 20' due to neighborhood context. They also removed the deck from the rear of one accessory dwelling and put it on the side. Farnell asked if this is sufficient and Gillie said that is what the Board has to decide and they felt that it is easiest as a package deal. He also said that they may not maximize the square footage in its entirety. Ross asked if this means a variance. Minneman explained in this zone it allows for an average of the setbacks. There is undulation in the setbacks now. Laura mentioned that for the property on the west (214 Gothic) it was good to move the gable due to the neighboring property. On this property, they lowered the ridge and went to 26'8", which took out the 3rd floor. The color rendering doesn't represent the changes today per Murphy. Ross noted that he appreciated the log and it will fit well in this area of town. Farnell asked about how to proceed. Gillie said that they can talk about whatever they would like. He just cautioned that once the lots sell the new owners may not use the plans they are looking at right now. Gillie explained that there isn't demolition until there is a development plan for the lot and a building permit is pulled. The first sale would trigger the demolition for all and building permit for one. Ross asked about what happens if the new owners don't stick with these plans. Minneman explained because this is a unique situation and we must have good notes if that happens. Murphy said that they are well designed homes. Farnell confirmed that the Myerson's would like to do this to make it easier to sell.

Lot sizes do conform.

Gillie explained tonight they were tasked with deciding if they support the subdivision and proposal and determine if they should be published or not. Also, if they would like to see things changed slightly. Ross thought that he didn't think that the deal could be any sweeter regarding the number of affordable housing units. All confirmed. Ross supports the subdivision. He would like to see a little more variation in the architecture because it does read a little like Verzuh. He didn't know if there was room for more creativity. Farnell was supportive of the subdivision. They would like to present changes to elevations next week. Farnell thought it was worth moving in that direction. Minneman said Ross is right on the number of units. She mentioned the footprints and if they are relational and if there was enough variation in the style. Minneman said the question today is the mass, scale and forms presented today. Are they too complex? Gillie said that if we were designing to context it wouldn't match what is here. People design and build to maximize everything now though. Ross asked about changing the ridge line

on 218 Gothic. Ross thought that it was good, but that it could be better because of where it is. They'd like to keep all trees. Gillie asked about publishing due to the time constraint. Murphy says that the owners want it right and gave the background. Farnell thought that they could see next week and thought going to public comment would be beneficial also. He was supportive of even more variation in setbacks which might help the design. Whitehead can do an average line for the block. Ross thought that Farnell was right that we can go to BOZAR and then continue if necessary. Winnegar would like comments on the buildings.

214 Gothic - They noted bringing this one down helped with the shed onto the stair. The shed would go away and a basement would most likely be added.

North - Shorter on this elevation, windows are the same. Ross thought that there was a lot of glazing upstairs as opposed to 1st floor. Minneman noted the Guideline. Winnegar noted the front area in 3D. Minneman reminded that we are looking at the simplicity of the zone.

West side of the north elevation - Minneman asked if one could be removed or adding some below. Ross thought that the entry onto the porch looked a little strange. It is a walkway not really a large porch.

South - Ross asked about the 3 1/2 inches and if it was there and it is not. They will add this. Metal railings and newel posts with balusters. Minneman asked about the metal and they said to vary it per property. They asked about the door. It is a 3/4 lite clad door. The other under the shed will be a half lite wood door. The upper will be 3/4 lite clad also because of sun exposure.

East – There will be wood between pair and Ross thought that it is a little top heavy. The gable window would be smaller or go away. The house and accessory would be wood shingles. The 5V crimp isn't used as much anymore because it is isn't as durable. Ross thought that there should be more on this lower portion, but Minneman said that this won't really be seen. Minneman asked about the frieze on the southern part of the east elevation. Winnegar thought it might go away when the roof comes down and the band was there to break it up.

West - gable will be lower and shed will be gone.

AB North - deck will go to the side under the gable dormer. There will be a post between garage doors.

West - deck will be here and eave line will stop.

East - will review next week. Simply placed windows.

218 Gothic - Accessory dwelling deck is wider.

North - glazing issue on this per Ross. There are no more than two ganged together or siding between in the core zone. So, they should be split or less windows. Ross thought that two and two. Murphy would prefer not 2 and 2. Ross meant on the first floor to balance it. Ross also said that they could be spread out. Minneman read the Guideline. Farnell wondered about the window at top and Minneman said it is allowed.

South – windows need to be separated. They reviewed materials for deck.

East - 3 vs 4 applies only to front but it may get discussed. Ross asked about the void and there is a stair.

AD - deck is wider. Murphy mentioned the siding and Minneman said that this is not the appropriate place for it. She encouraged not using this in the core zone. Winnegar thought that she saw it up against the building somewhere and used it as a different interpretation.

E/W - Farnell asked about the line, but it was there when he zoomed in.

222 Gothic - The arch in the gable will be larger. This is the historic siding with the 5 inch reveal.

North - Bay window Ross asked if they are DH and they are. Details below were appreciated. Wood columns, balusters and railings. The deck got narrower on the AD. Arches were removed. Shingles and gable detail were removed. They'd like to keep metal below and siding on upper. The metal will be painted (buckskin). Minneman encouraged the Board to look at other buildings in this area and zone and then they can better comment.

North - Farnell thought that the double post was kind of odd. They'd like to send to Board for comments. Window box is nice feature.

South - two doors? yes.

East - Minneman asked about the transoms. Ross thought that they should be shorter, but Farnell thought that they should either be there or not because they become too horizontal. Three windows are okay because they aren't visible.

Framing on rear (columns) not as fancy.

AD - Ross would like a photo of the material.

All fairly simple. Variation of the other two without the dormers.

Required **parking** for all is off the alley. **Snow storage** is met. Minneman mentioned the berms there currently and that they can generally go away. Murphy explained how they got to grade and how the elevations were shot. There is only one tree that will be lost.

Minneman asked about the **demolition** and they do support this.

Email form to Building Dept.

JUL 2015 RECEIVED Building Department

PRIMARY STRUCTURE
DESCRIPTION OF MATERIALS TO BE USED

NAME MYERSON

LEGAL BLK 16 Lot 10 & PART OF 9 **ZONE** R1C

ADDRESS 222 GOTHIC AVE, CRESTED BUTTE

TYPE OF STRUCTURE

- [x] Single Family
- [ ] Accessory Building
- [ ] Commercial
- [ ] Multi Family
- [ ] Addition
- [ ] Historic Rehab
- [ ] Accessory dwelling
- [ ] Other

ROOFING TYPE

- [ ] Shake Shingle
- [ ] Pro Panel style
- [ ] Galvanized, Corrugated Metal
- [ ] Milled Shingle
- [ ] Standing Seam
- [ ] 5-V Crimp
- [x] Other Painted metal "DREXEL" HARTFORD GREEN SR.25 / TE.87

EXTERIOR FINISH

Siding

	TYPE	*SIZE*	*LOCATION*	*COLOR*
[x]	Horizontal	1 x 6	HISTORICAL SIDING	B.M. CUSHING GREEN HC-125 SOLID BODY
[ ]	Vertical			
[x]	Other	Cedar shingles in gables		B.M. KENNEBUNKPORT GREEN HC-123 SOLID BODY
[ ]	Stucco			
[x]	Trim	See elevations		ANDERSEN "CANVAS" MATCH SOLID BODY

X Fascia 2X4 OVER 2X10 SOLID BODY
2X4 OVER 2X8 MATCH ANDERSEN "CANVAS"

X Corner Boards 2X4 & 2X6 cornerboards
MATCH ANDERSEN "CANVAS"

DOORS

	MATERIAL	STYLE	FINISH
Primary door	wood & glass	1/2 lite	painted RED
Secondary door	clad & glass	1/2 lite	ANDERSEN "CANVAS"
	clad & glass	full lite	

WINDOWS

Type:
- [ ] Casement
- [ ] Casement, egress
- [x] Double hung
- [x] Awning
- [x] Fixed
- [ ] Slide-by

Style:
- [x] Simulated, divided lite
- [ ] True, divided lite (historic)
- [ ] Decorative mullions
- [ ] Other

Material:
- [ ] Wood
- [x] Aluminum clad, wood
- [ ] Vinyl clad, wood
- [ ] Other

Glazing:
- [x] Low E
- [ ] Heat mirror
- [x] Tempered
- [ ] Standard
- [ ] Other

Describe locations if a mix is used See elevations
ANDERSEN "CANVAS"

Other Exterior Features (i.e. railings, chimneys, posts, etc.)
Painted wood railings & newels.
Painted wood beams, columns & braces
MATCH ANDERSEN "CANVAS"

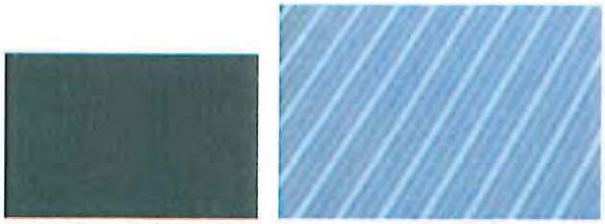
I agree to submit changes from the list above to the building inspector and BOZAR chairman for approval prior to implementation of the change.

SIGNATURE OF OWNER / REPRESENTATIVE

DATE 7-30-15

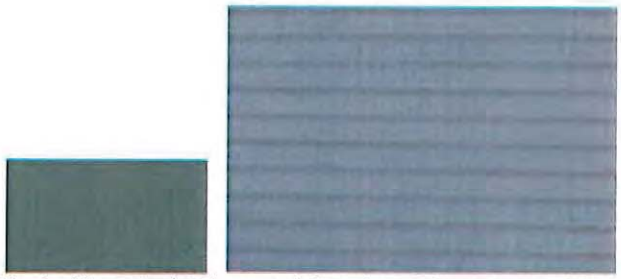
Myerson 222 Gothic Ave.

Materials – Primary Structure, Single Family Residence



Roofing: R-Panel Metal Roofing (Hartford Green)

Siding: Cedar Shingles, Solid Body Kennebunkport Green (BM HC-123)



Siding: Horiz. Historical Siding, Solid Body Cushing Green (BM HC-125)

Windows: Canvas

Trim, Columns, Braces & Fascia: Match Canvas color

Entry Door: Wood, Painted Red

Secondary Doors: Clad, Match Canvas Color

Other: Painted Newel Posts & Railings (match Canvas color) & Wood Balusters

Email Form to Building Dept.

JUL 2015 RECEIVED Building Department

ACCESSORY STRUCTURE
DESCRIPTION OF MATERIALS TO BE USED

NAME MYERSON

LEGAL BlK 16, Lot 10: Part of 9 ZONE R1C

ADDRESS 222 Gothic Ave., Crested Butte

TYPE OF STRUCTURE

- [ ] Accessory Building, heated and/or plumbed
- [ ] Accessory Building, cold
- [x] Accessory Dwelling
- [ ] Addition
- [ ] Historic Rehab
- [ ] Other

ROOFING TYPE

- [ ] Shake Shingle
- [ ] Pro Panel style
- [ ] Galvanized, Corrugated Metal
- [ ] Milled Shingle
- [ ] Standing Seam
- [ ] 5-V Crimp
- [x] Other painted metal roofing "DREXEL" HARTFORD GREEN SR. 25 / TE. 87

EXTERIOR FINISH

Siding

	TYPE	SIZE	LOCATION	COLOR
[x]	Horizontal	2x4 historical siding		B.M. CUSHING GREEN HC-125 SOLID BODY
[x]	Vertical	painted metal siding		"DREXEL" BUCKSKIN SR. 25/TE. 87
[x]	Other	cedar shingles in gables		B.M. KENNEBUNKPORT GREEN HC-123 SOLID BODY
[ ]	Stucco			
[ ]	Trim	SEE ELEVATIONS		ANDERSEN "CANVAS" SOLID BODY

X Fascia 2x3 SOLID BODY ANDERSEN "CANVAS"

X Corner Boards 2x6 on horiz. 2x8 on vert. ANDERSEN "CANVAS" MATCH "DREXEL" BUCKSKIN

DOORS

	MATERIAL	STYLE	FINISH
X Primary door	overhead	OMEGA	ANDERSEN "CANVAS" SOLID BODY
X Secondary door	clad & glass	full lite	ANDERSEN "CANVAS"
	clad & glass	1/2 lite	SAME

WINDOWS

Type:	Style:	Material:	Glazing:
☐ Casement	☒ Simulated, divided lite	☐ Wood	☒ Low E
☐ Casement, egress	☐ True, divided lite (historic)	☒ Aluminum clad, wood	☐ Heat mirror
☒ Double hung	☐ Decorative mullions	☐ Vinyl clad, wood	☒ Tempered
☐ Awning	☐ Other _____	☐ Other _____	☐ Standard
☒ Fixed			☐ Other _____
☐ Slide-by			

Describe locations if a mix is used See elevations
ANDERSEN "CANVAS"

Other Exterior Features (i.e. railings, chimneys, posts, etc.)
Painted wood railings & newels MATCH
Painted wood braces ANDERSEN "CANVAS
Snow stops

I agree to submit changes from the list above to the building inspector and BOZAR chairman for approval prior to implementation of the change.

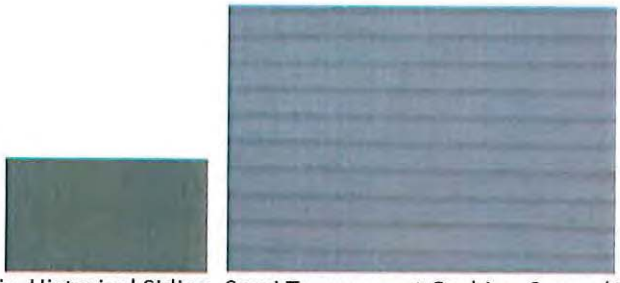
SIGNATURE OF OWNER / REPRESENTATIVE _____

DATE 7-30-15

Myerson 222 Gothic Ave.

Materials – Accessory Structure, Heated & Plumbed Garage

Roofing: Corrugated "Zactique" Metal Roofing



Siding: Horiz. Historical Siding, Semi Transparent Cushing Green (BM HC-125)

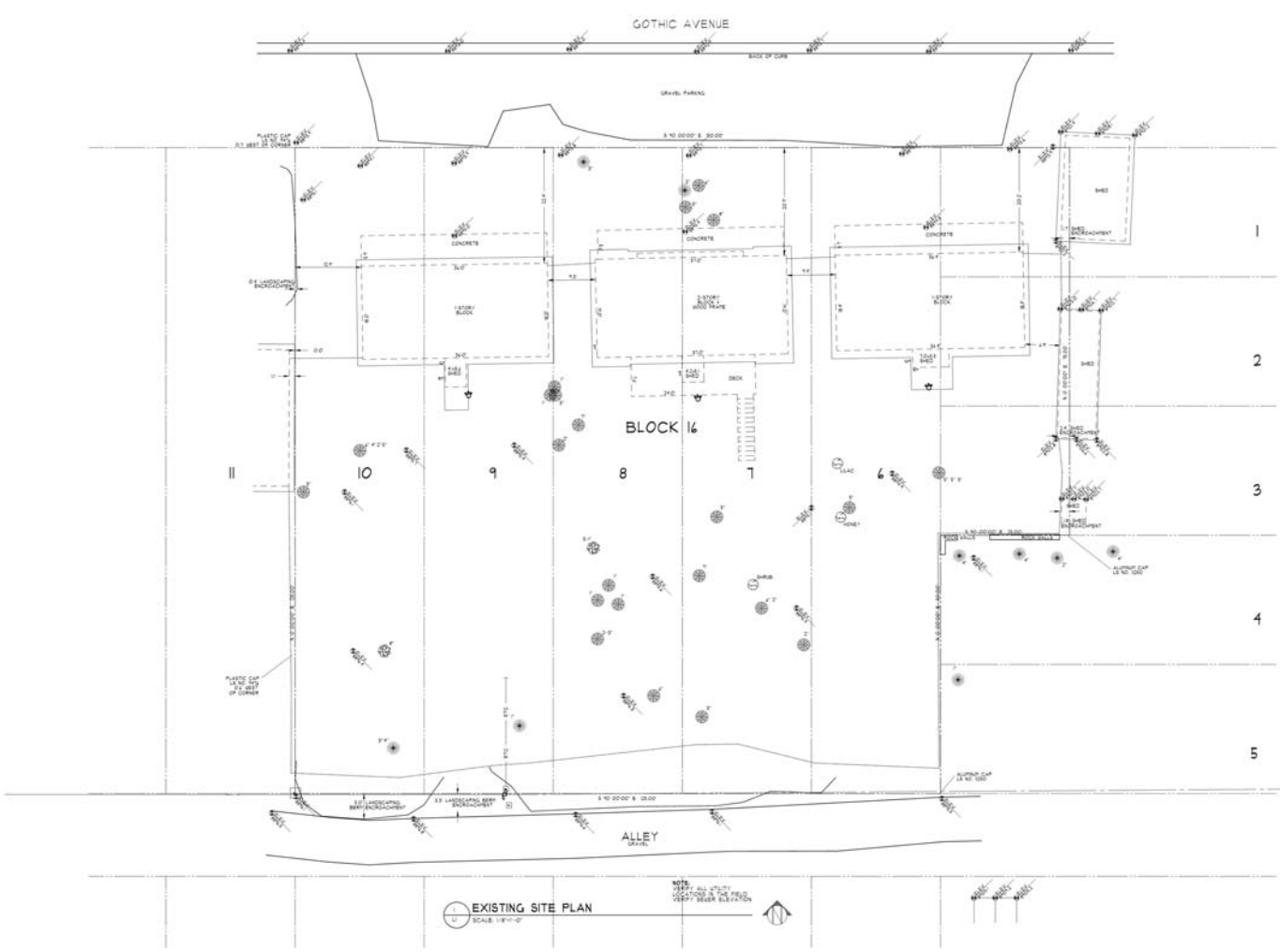
18" Skirt: Corrugated "Zactique" Metal

Windows: Canvas

Trim, Columns, Braces & Fascia: Match Canvas color

Doors: Match Canvas Color

Other: Painted Newel Posts & Railings (match Canvas color) & Wood Balusters



EXISTING SITE PLAN
SCALE: 1/8"=1'-0"

NOTE:
VERIFY ALL UTILITY LOCATIONS IN THE FIELD.
VERIFY SEWER ELEVATION

DANIEL J. MURPHY
ARCHITECT, PC
P.O. Box 2171 • 121 Sixth Street
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e-mail: info@djmarchitect.com

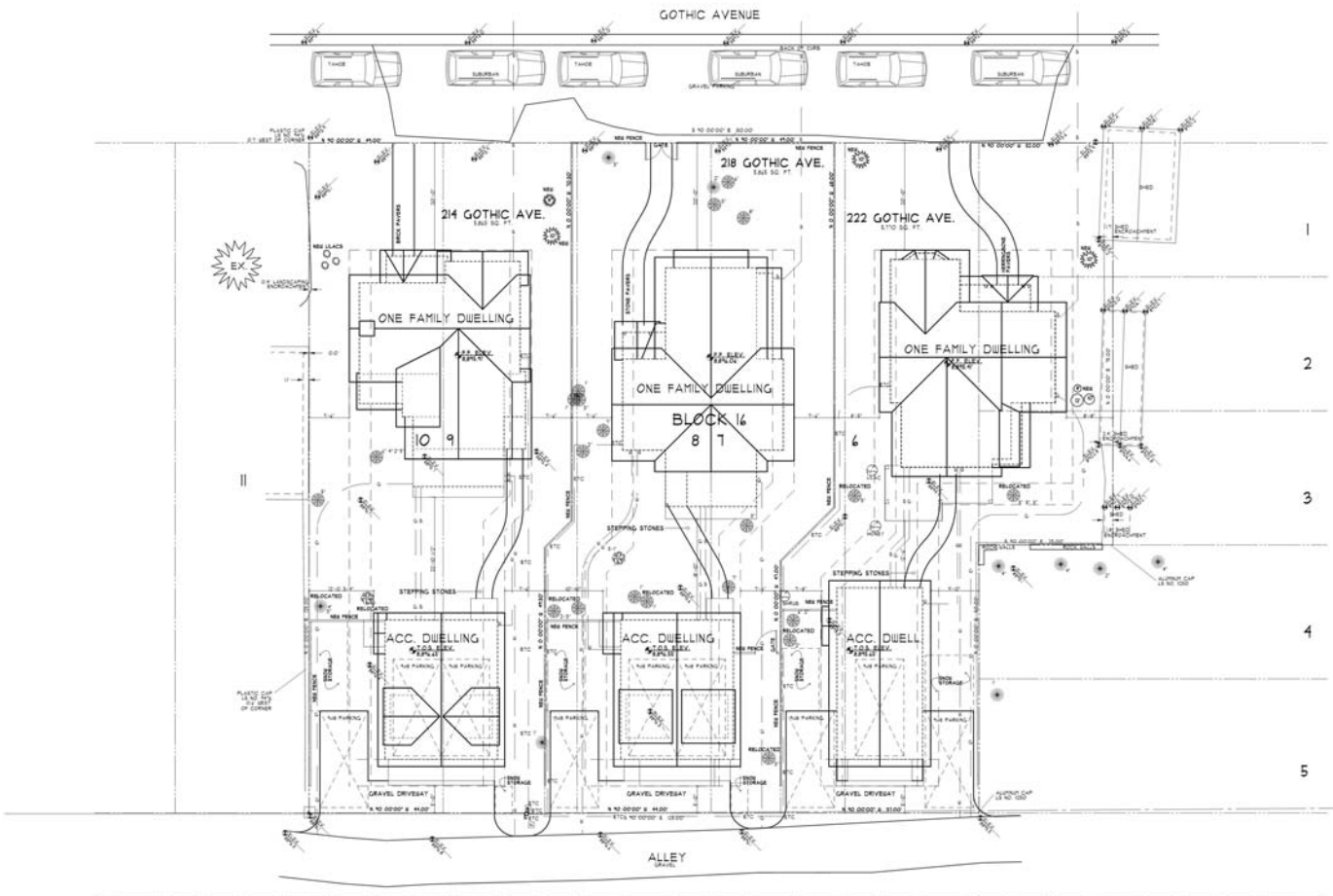
REVISIONS:

PROJECT:
214, 218, 222 GOTHIC AVE.
BLK 16, CRESTED BUTTE
GUNNISON COUNTY, CO

SHEET NAME:
EXISTING SITE PLAN

DATE:
7/30/2015

SHEET NO:
L1-EX.



NOTE:
VERIFY ALL UTILITY LOCATIONS IN THE FIELD. VERIFY SEWER ELEVATION.

SITE & LANDSCAPING PLAN
SCALE: 1"=10'-0"

DANIEL J. MURPHY
ARCHITECT, PC
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e-mail: info@danielmurphyarchitect.com

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3700 NEW HWY 68
TELLICO PLAINS, TN 37385-5942
PHONE: (423) 261-2088
CELL:
FAX:
E-MAIL: andhrescorter@gmail.com

SQUARE FOOTAGE STATEMENTS

ONE FAMILY DWELLING	214	218	222
F.F. ABOVE GRADE SPACE			
LIVING S.F.	1,063	992.5	922.5
COVERED PORCH S.F. (F.F. ONLY)	94.5	40.5	40.5
F.F. UNDER 6' LINE			
LIVING S.F.	320	320	292.5
DECK ABOVE 6' LINE S.F. (F.F. ONL)	60.5	60.5	112.5
F.F. UNDER 6' LINE			
TOTAL GROSS F.A.(.)	1,478.25	1,413.5	1,368.5
ACCESSORY DWELLING			
F.F. ABOVE - 1.5 GARAGE	576-100	576-100	576-100
F.F. LIVE			
LIVING S.F.	272	272	272
F.F. UNDER 6' LINE	576	576	576
TOTAL GROSS F.A.(.) (F.F. 2/3)	1,024	1,024	1,024
BELOW			
PRACTICAL BUILDING (4' - 6' ALLOWED)	32	32	32
ALL BUILDINGS (150 MAX)	32	32	32
OPEN SPACE			
OPEN SPACE ON SITE (50% MIN)	1,175	1,243	1,192
ACCESSORY BUILDING FOOT PRINT S.F.	576	576	576
ACCESSORY BUILDING FOOT PRINT %	29%	29%	29%
OPEN SPACE (50% MIN)	1,175	1,243	1,192
HEATED (AREAS: SNOW MELT)			
DECK S.F.	0-0	0-0	0-0
PATIO S.F.			
TOTAL S.F.	0-0	0-0	0-0
SNOW STORAGE ON SITE			
SNOW STORAGE (25% MIN)	272	272	272
SNOW STORAGE S.F. (15 MIN)	0	0	0

LANDSCAPE SCHEDULE

TREES:
DECIDUOUS
EVERGREEN

SHRUBS:
DECIDUOUS
EVERGREEN

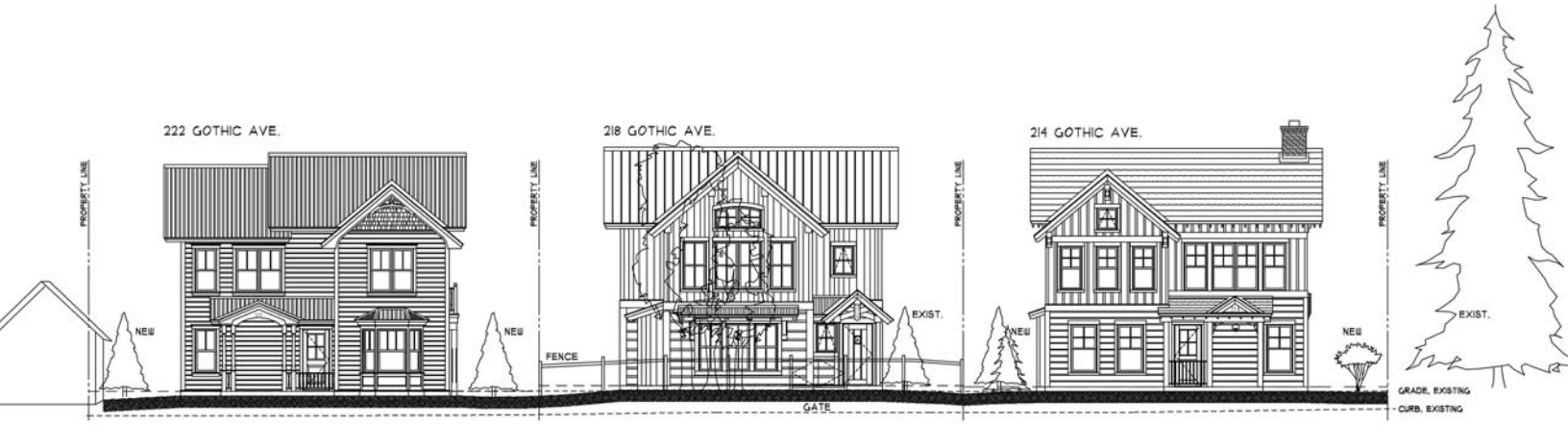
DRY LANDSCAPING:
BOULDERS
HARD SURFACES:
PAVERS

REVISIONS:
DESIGN REVIEW SUBMITTAL

PROJECT:
214, 218, 222 GOTHIC AVE.
BLK 16, LOTS 5-10, C.B.
GUNNISON COUNTY, CO

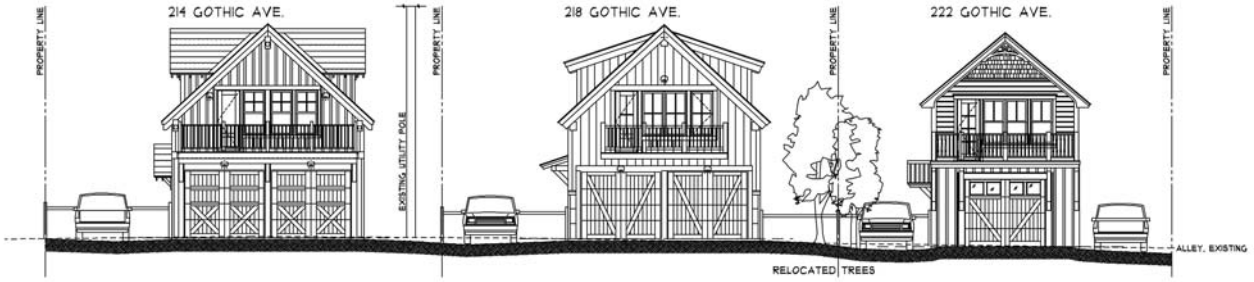
SHEET NAME:
SITE & LANDSCAPING PLAN

DATE: 7/30/2015
SHEET NO. L1



1 / 3d STREET-SCAPE, GOTHIC AVENUE, NORTH ELEVATIONS

N.T.S.



7/30/2015

2 / 3d ALLEY-SCAPE, SOUTH ELEVATIONS

N.T.S.

A GOTHIC AVENUE
N.T.S.

B VIEW FROM ALLEY
N.T.S.

C VIEW FROM ABOVE
N.T.S.

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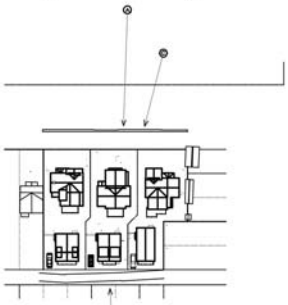

D NEIGHBORHOOD PLAN
N.T.S.

REVISIONS:
DESIGN REVIEW SUBMITTAL

PROJECT:
214, 218, & 222 GOTHIC AVE.
CRESTED BUTTE
GUNNISON COUNTY, CO

SHEET NAME:
3D VIEWS

DATE: 7/30/2015
SHEET NO. 3d

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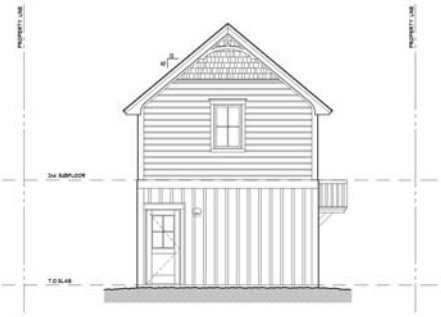
e-mail: info@danielmarch.com

1 A1a SOUTH ELEVATION
SCALE: 1/4"=1'-0"



2 A1a NORTH ELEV. - ACC. DWELLING
SCALE: 1/4"=1'-0"

3 A1a SOUTH ELEV. - ACC. DWELLING
SCALE: 1/4"=1'-0"

4 A1a NORTH ELEVATION
SCALE: 1/4"=1'-0"

REVISIONS:
DESIGN REVIEW SUBMITTAL

PROJECT:
222 GOTHIC AVENUE
CRESTED BUTTE
GUNNISON COUNTY, CO

SHEET NAME:
EXTERIOR ELEVATIONS
& WINDOW SCHEDULE

DATE: 7/30/2015
SHEET NO: A1a

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1 / A3 EAST ELEV. - ACC. DWELLING
SCALE: 1/4"=1'-0"

2 / A3 EAST ELEVATION
SCALE: 1/4"=1'-0"

3 / A3 WEST ELEVATION
SCALE: 1/4"=1'-0"

4 / A3 WEST ELEV. - ACC. DWELLING
SCALE: 1/4"=1'-0"

REVISIONS:
DESIGN REVIEW SUBMITTAL

PROJECT:
222 GOTHIC AVENUE
CRESTED BUTTE
GUNNISON COUNTY, CO

SHEET NAME:
EXTERIOR ELEVATIONS
& WINDOW SCHEDULE

DATE: 7/30/2015
SHEET NO: A1b

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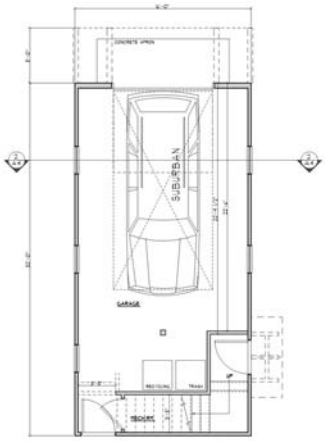
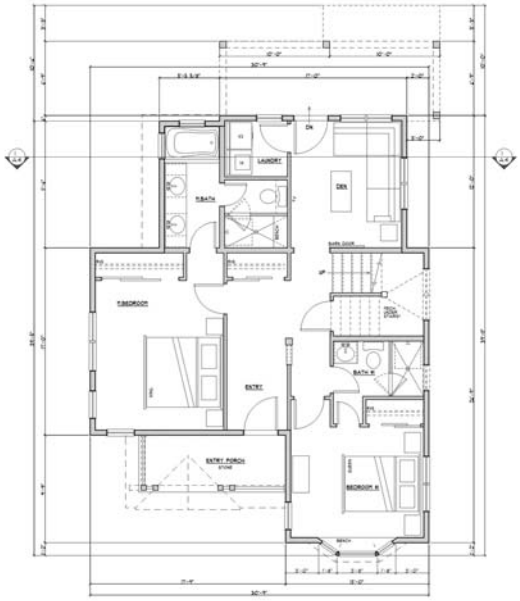


1 A2 FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"
LIVING AREA = 512 S.F.
GRADE: AREA 512 - 100 GARAGE = 412 S.F.



2 A2 FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"
LIVING AREA = 922.6 S.F.
18" LINE, 922.6 + COV. PORCH 63.6 + 5 = 955.4 S.F.

REVISIONS:
DESIGN REVIEW SUBMITTAL

PROJECT:
222 GOTHIC AVENUE
CRESTED BUTTE
GUNNISON COUNTY, CO

SHEET NAME:
FIRST FLOOR PLAN

DATE: 7/30/2015
SHEET NO. A2

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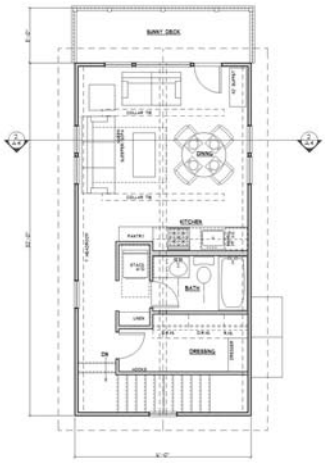
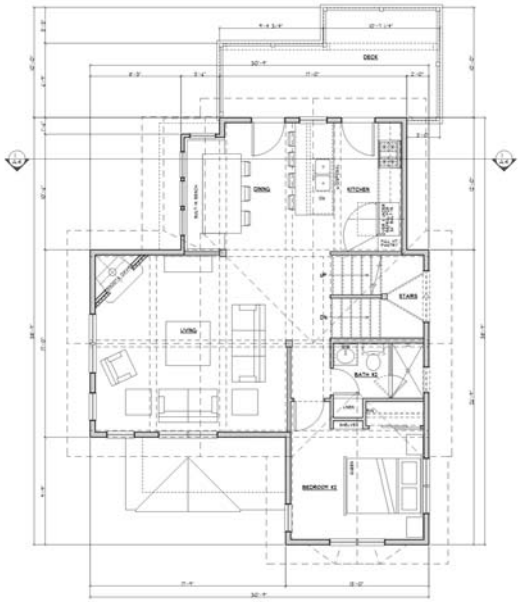


1 A3 SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"
LIVING AREA = 512 S.F.
14' LINE: LIVING 512 • DECK 81.5 • 0 = 512 S.F.



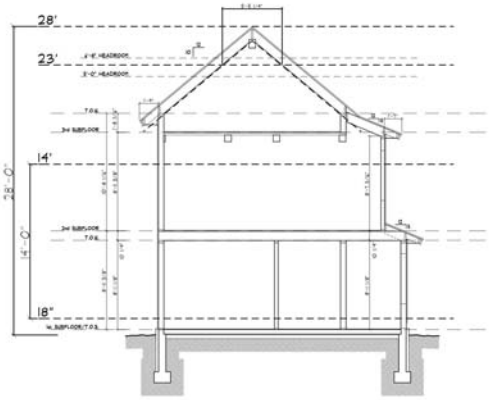
2 A3 SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"
LIVING AREA = 890.2 S.F.
14' LINE: LIVING 890.2 • DECK 170.3 • 0 = 890.2 S.F.

REVISIONS:
DESIGN REVIEW SUBMITTAL

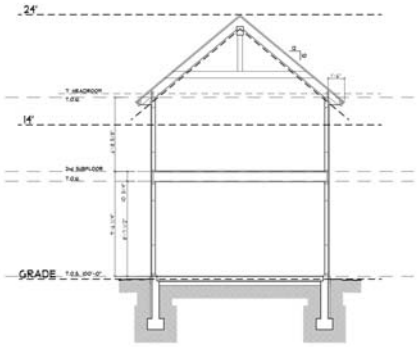
PROJECT:
222 GOTHIC AVENUE
CRESTED BUTTE
GUNNISON COUNTY, CO

SHEET NAME:
SECOND FLOOR PLAN

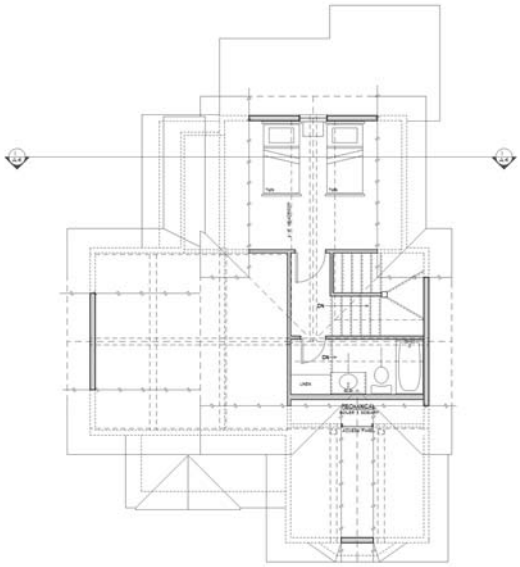
DATE: 7/30/2015
SHEET NO. A3



1 A4 BUILDING SECTION
SCALE: 1/4"=1'-0"



2 A4 BUILDING SECTION
SCALE: 1/4"=1'-0"



3 A4 THIRD FLOOR PLAN
SCALE: 1/4"=1'-0"
LIVING AREA (AT 5' HEADRM.) = 231.7 S.F.
23' LINE: LIVING = 0 S.F.

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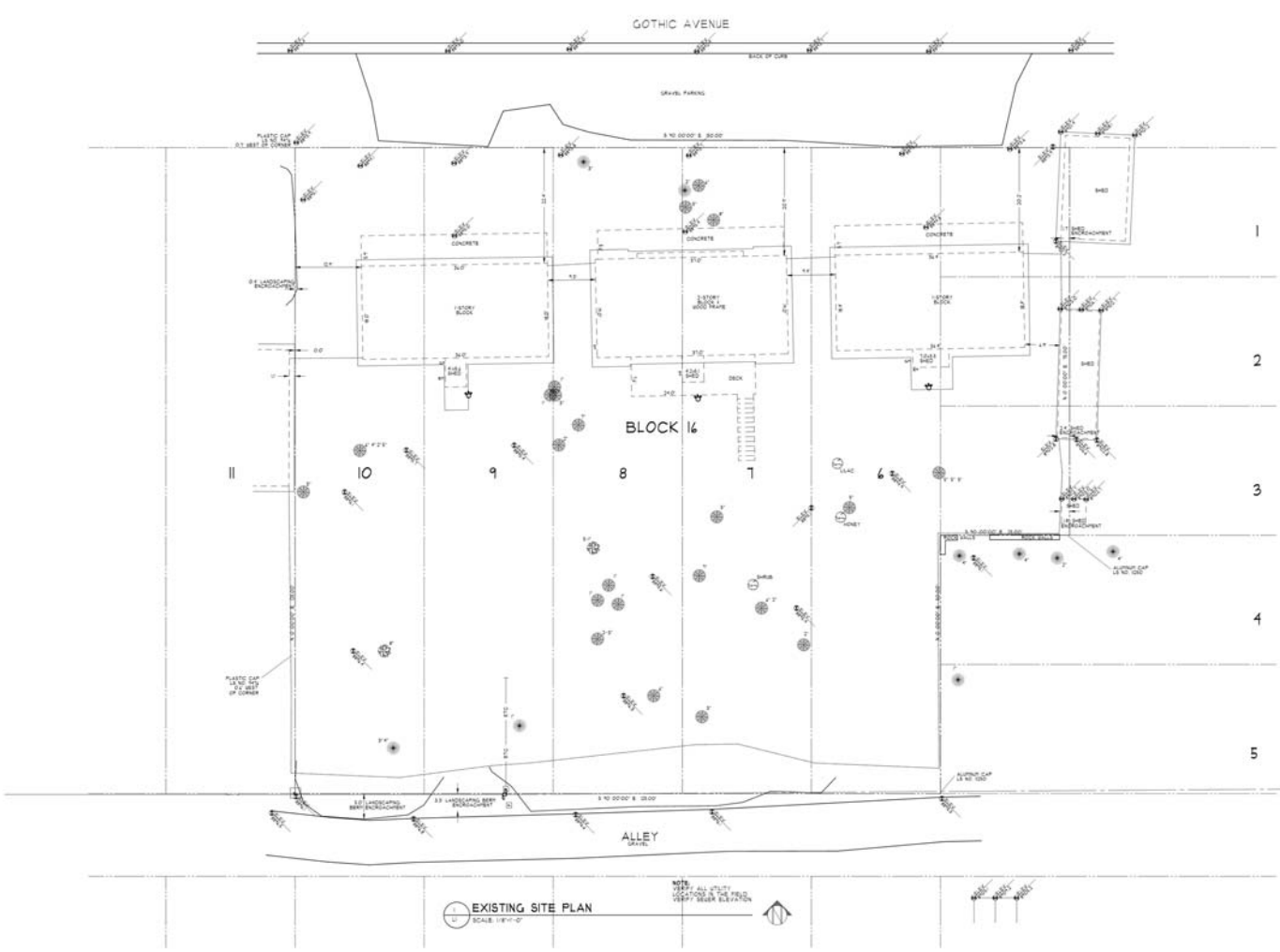
REVISIONS:
DESIGN REVIEW SUBMITTAL

PROJECT:
222 GOTHIC AVENUE
CRESTED BUTTE
GUNNISON COUNTY, CO

SHEET NAME:
THIRD FLOOR PLAN

DATE: 7/30/2015
SHEET NO. A4



EXISTING SITE PLAN
SCALE: 1/8"=1'-0"

NOTE:
VERIFY ALL UTILITY LOCATIONS IN THE FIELD.
VERIFY SEWER ELEVATION

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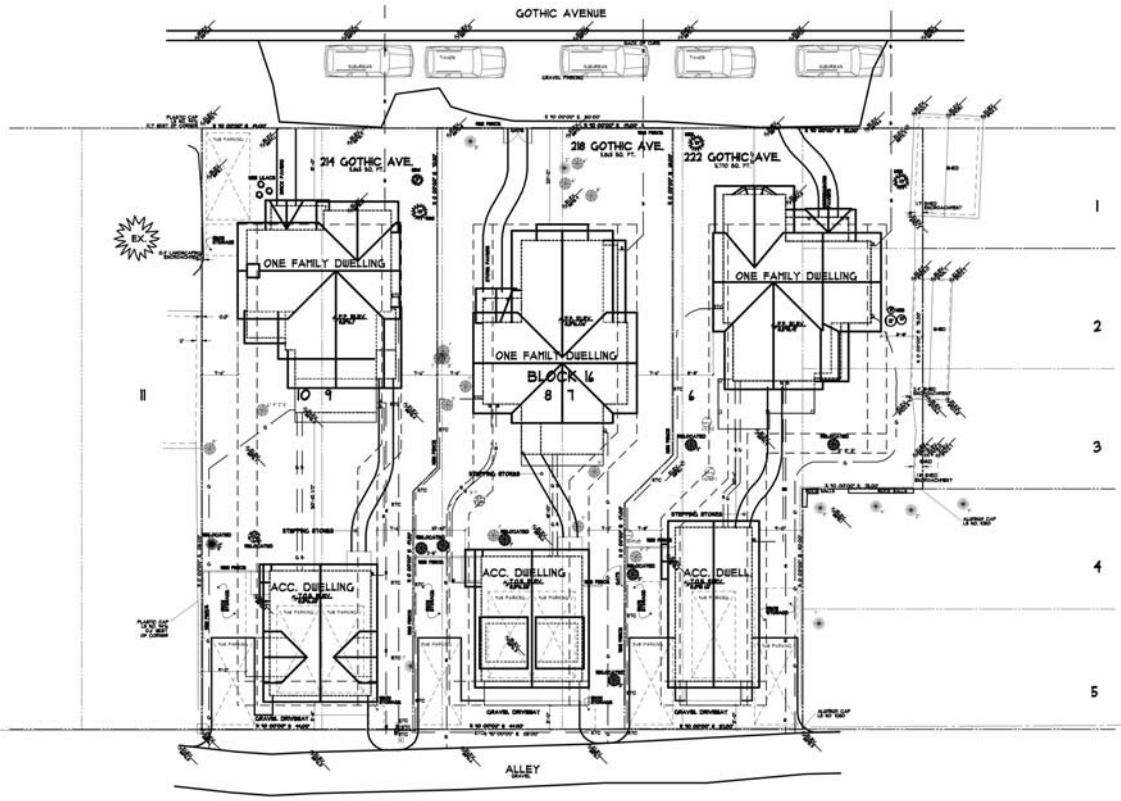
REVISIONS:

PROJECT:
214, 218, 222 GOTHIC AVE.
BLK 16, CRESTED BUTTE
GUNNISON COUNTY, CO

SHEET NAME:
EXISTING SITE PLAN

DATE:
7/30/2015

SHEET NO:
L1-EX.



1 SITE & LANDSCAPING PLAN
SCALE: 1/8"=1'-0"

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OWNER:
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STILLY BOX 1497 JR
TELLURIDE, CO 81435-1497
PHONE: (303) 331-3066
CELL:
FAX:
E-MAIL: mdbrewster@gmail.com

SQUARE FOOTAGE STATEMENTS

[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
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[illegible]	[illegible]	[illegible]	[illegible]

LANDSCAPE SCHEDULE

TREES
DECIDUOUS
EVERGREEN
SHRUBS
DECIDUOUS
EVERGREEN
DRY LANDSCAPING
BOULDERS
HARD SURFACES
PAVERS

REVISIONS:
DESIGN REVIEW SUBMITTAL

PROJECT:
214, 218, 222 GOTHIC AVE.
BLK 16, LOTS 5-10, CB
GUNNISON COUNTY, CO

SHEET NAME:
SITE & LANDSCAPING PLAN

DATE: 8/13/2015
SHEET NO. L1

1 / StSc STREET-SCAPE, GOTHIC AVENUE, NORTH ELEVATIONS

N.T.S.

8/11/2015

2 / StSc ALLEY-SCAPE, SOUTH ELEVATIONS

N.T.S.

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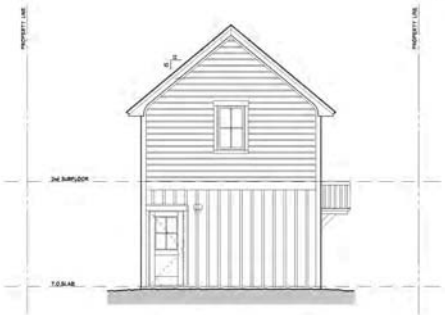
1 A1a SOUTH ELEVATION
SCALE: 1/4"=1'-0"



2 A1a NORTH ELEV. - ACC. DWELLING
SCALE: 1/4"=1'-0"

3 A1a SOUTH ELEV. - ACC. DWELLING
SCALE: 1/4"=1'-0"

4 A1a NORTH ELEVATION
SCALE: 1/4"=1'-0"

REVISIONS:
DESIGN REVIEW SUBMITTAL

PROJECT:
222 GOTHIC AVENUE
CRESTED BUTTE
GUNNISON COUNTY, CO

SHEET NAME:
EXTERIOR ELEVATIONS
& WINDOW SCHEDULE

DATE: 8/11/2015
SHEET NO: A1a

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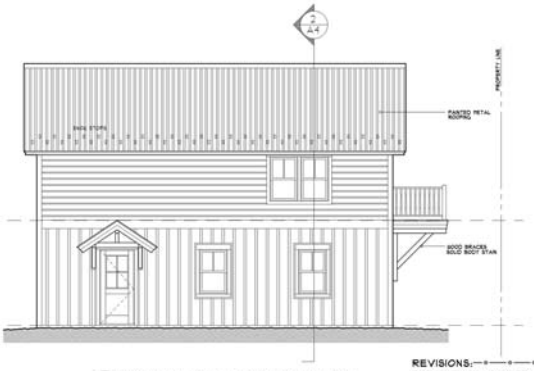
1 / A5 EAST ELEV. - ACC. DWELLING
SCALE: 1/4"=1'-0"

2 / A5 EAST ELEVATION
SCALE: 1/4"=1'-0"

3 / A5 WEST ELEVATION
SCALE: 1/4"=1'-0"



4 / A5 WEST ELEV. - ACC. DWELLING
SCALE: 1/4"=1'-0"

REVISIONS:
DESIGN REVIEW SUBMITTAL

PROJECT:
222 GOTHIC AVENUE
CRESTED BUTTE
GUNNISON COUNTY, CO

SHEET NAME:
EXTERIOR ELEVATIONS
& WINDOW SCHEDULE

DATE: 8/11/2015

SHEET NO. A1b

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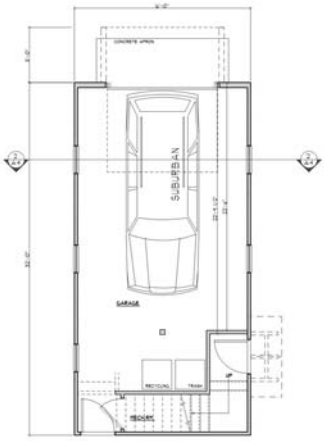
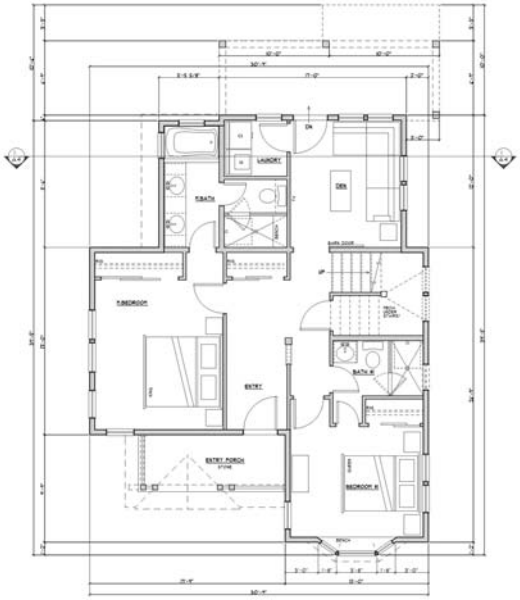


1 A2 FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"
LIVING AREA = 512 S.F.
GRADE: AREA 512 - 100 GARAGE = 412 S.F.



2 A2 FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"
LIVING AREA = 922.6 S.F.
18" LINE: 922.6 + COV. PORCH 45.6 + 5 = 955.4 S.F.

REVISIONS:
DESIGN REVIEW SUBMITTAL

PROJECT:
222 GOTHIC AVENUE
CRESTED BUTTE
GUNNISON COUNTY, CO

SHEET NAME:
FIRST FLOOR PLAN

DATE: 8/11/2015
SHEET NO. A2

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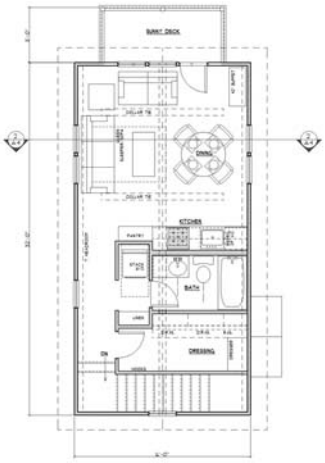
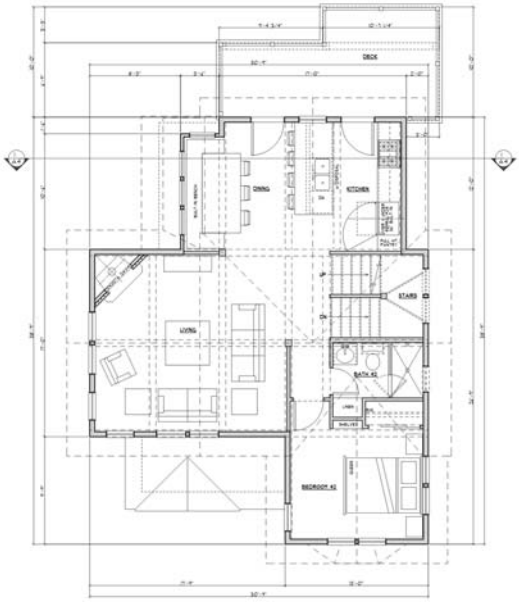


1 A3 SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"
LIVING AREA = 52 S.F.
14' LINE: LIVING 52 • DECK 59.8 • 0 = 52 S.F.



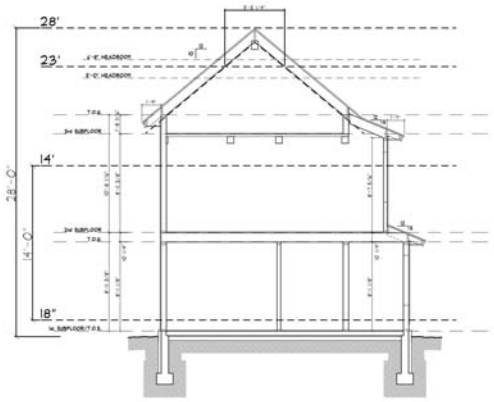
2 A3 SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"
LIVING AREA = 890.2 S.F.
14' LINE: LIVING 890.2 • DECK 110.3 • 0 = 890.2 S.F.

REVISIONS:
DESIGN REVIEW SUBMITTAL

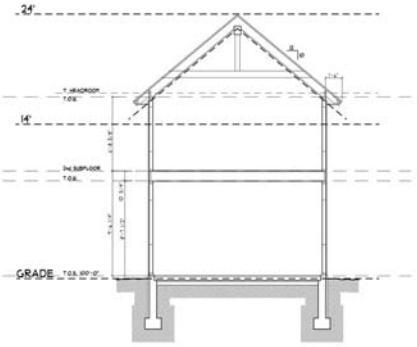
PROJECT:
222 GOTHIC AVENUE
CRESTED BUTTE
GUNNISON COUNTY, CO

SHEET NAME:
SECOND FLOOR PLAN

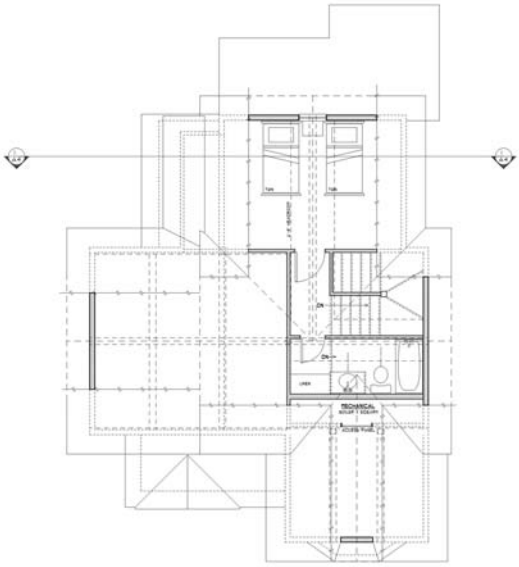
DATE: 8/11/2015
SHEET NO. A3



1 A4 BUILDING SECTION
SCALE: 1/4"=1'-0"



2 A4 BUILDING SECTION
SCALE: 1/4"=1'-0"



3 A4 THIRD FLOOR PLAN
SCALE: 1/4"=1'-0"
LIVING AREA (AT 5' HEADRM.) = 231.7 S.F.
23' LINE: LIVING = 0 S.F.

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REVISIONS:
DESIGN REVIEW SUBMITTAL

PROJECT:
222 GOTHIC AVENUE
CRESTED BUTTE
GUNNISON COUNTY, CO

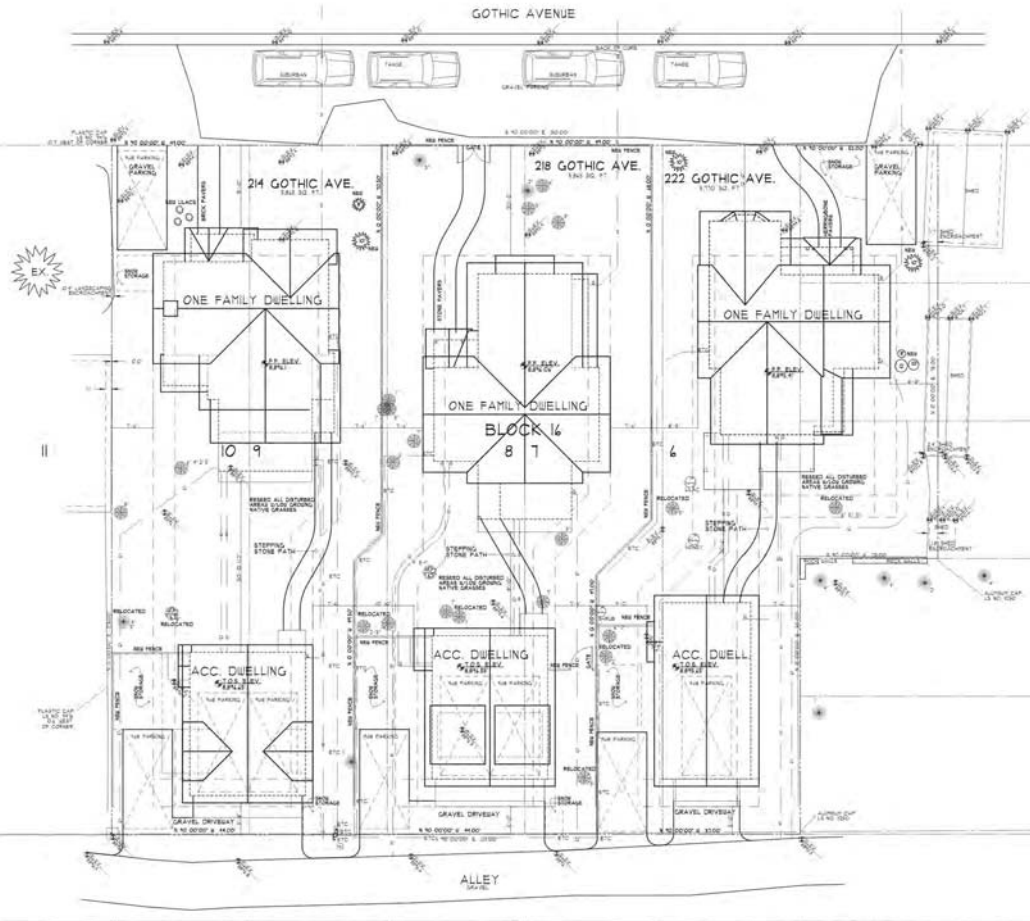
SHEET NAME:
THIRD FLOOR PLAN

DATE: 8/11/2015
SHEET NO. A4

1 StSc STREET-SCAPE, GOTHIC AVENUE, NORTH ELEVATIONS
N.T.S.

8/20/2015

2 StSc ALLEY-SCAPE, SOUTH ELEVATIONS
N.T.S.



SITE & LANDSCAPING PLAN

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OWNER:

BILL & BARBARA FITZGIBBON
2700 NEO HWY 48
TELLICO PLAINS, TN 37385-5742
PHONE: (423) 261-2088
CELL:
FAX:
E-MAIL: andrewsmarie@gmail.com

SQUARE FOOTAGE STATEMENTS

	214	218	222
ONE FAMILY DWELLING:			
1 st HOME STATISTICS:			
LIVING SF	1,293.5	1,414.5	1,512.5
1 st HOME SF PORCH SF (F1 / F2 / F3):	79.5	64.5	65.5
1 st HOME SF LOD:			
LIVING SF	810	810	810.5
DECK UNDER 8' LINE SF (2 X 1 LOD)	1,620	1,620	1,621
1 st HOME TOTAL:	3,803.5	3,909.5	3,909.5
ACCESSORY DWELLING:			
2 nd HOME STATISTICS:	944.5	944.5	944.5
2 nd LOD:			
LIVING SF	944.5	472.5	472.5
DECK UNDER 8' LINE:	472.5	472.5	472.5
TOTAL LIVING AREA @ 2/3:	1,888.5	1,888.5	1,888.5
BIKE ROOM:			
TRACTOR RACKING (4 - 42 ALUMINUM ALL SEASONS OR TOU):	4.5	4.5	4.5
OPEN SPACE CALCULATIONS:			
ACCESSORY BUILDING FOOT PRINT SF:	472.5	472.5	944.5
ACCESSORY BUILDING FOOT PRINT SF:	472.5	472.5	472.5
OPEN SPACE (50% TOU):	1,888.5	1,888.5	1,888.5
HEATED AREAS (MAIN FELT):			
BASEMENT:	0 sq.ft.	0 sq.ft.	0 sq.ft.
TOTAL SF:	0 sq.ft.	0 sq.ft.	0 sq.ft.
POSTAVERAGE ON SITE:			
ONE STORAGE SF (1/3 TOU):	472.5	472.5	472.5
TWO STORAGE SF (1/3 TOU):	472.5	472.5	472.5

LANDSCAPE SCHEDULE

TREES:
DECIDUOUS
EVERGREEN

SHRUBS:
DECIDUOUS
EVERGREEN

DRY LANDSCAPING:
BOULDERS

HARD SURFACES:
PAVERS

REVISIONS:
DESIGN REVIEW SUBMITTAL

PROJECT:
214, 218, 222 GOTHIC AVE.
BLK 16, LOTS 5-10, CB,
GUNNISON COUNTY, CO

SHEET NAME:
SITE & LANDSCAPING PLAN

DATE: 8/20/2015
SHEET NO: L1

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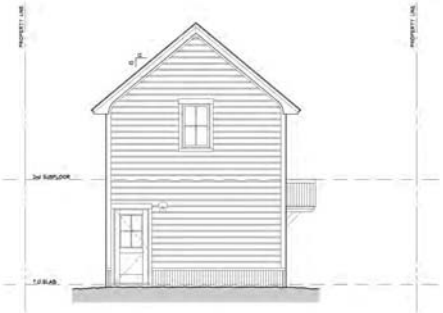
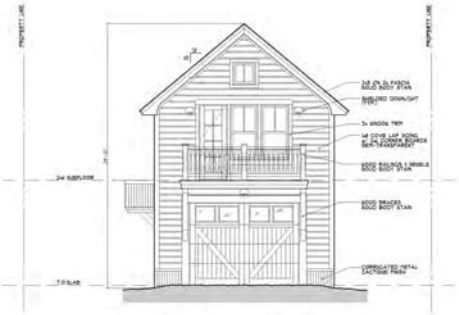
1 / A1a SOUTH ELEVATION
SCALE: 1/4"=1'-0"



2 / A1a NORTH ELEV. - ACC. DWELLING
SCALE: 1/4"=1'-0"



3 / A1a SOUTH ELEV. - ACC. DWELLING
SCALE: 1/4"=1'-0"

4 / A1a NORTH ELEVATION
SCALE: 1/4"=1'-0"

REVISIONS:
DESIGN REVIEW SUBMITTAL

PROJECT:
222 GOTHIC AVENUE
CRESTED BUTTE
GUNNISON COUNTY, CO

SHEET NAME:
EXTERIOR ELEVATIONS
& WINDOW SCHEDULE

DATE: 8/20/2015
SHEET NO. A1a

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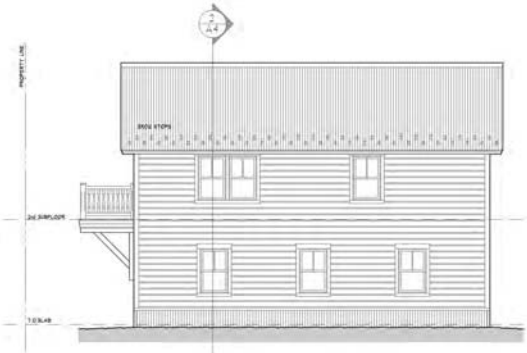
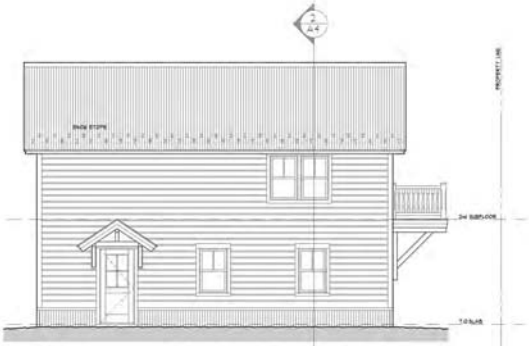
e-mail: info@djmarchitect.com



1 / A4 EAST ELEV. - ACC. DWELLING
SCALE: 1/4"=1'-0"

2 / A4 EAST ELEVATION
SCALE: 1/4"=1'-0"

3 / A5 WEST ELEVATION
SCALE: 1/4"=1'-0"



4 / A5 WEST ELEV. - ACC. DWELLING
SCALE: 1/4"=1'-0"

REVISIONS:
DESIGN REVIEW SUBMITTAL

PROJECT:
222 GOTHIC AVENUE
CRESTED BUTTE
GUNNISON COUNTY, CO

SHEET NAME:
EXTERIOR ELEVATIONS
& WINDOW SCHEDULE

DATE: 8/20/2015
SHEET NO: A1b

DANIEL J. MURPHY
ARCHITECT, PC
P.O. Box 2174 • 424 Sixth Street
Crested Butte, CO 81224
Ph. 970-349-1200 • Fax 970-349-0101
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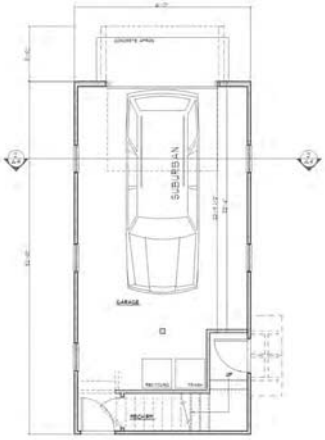
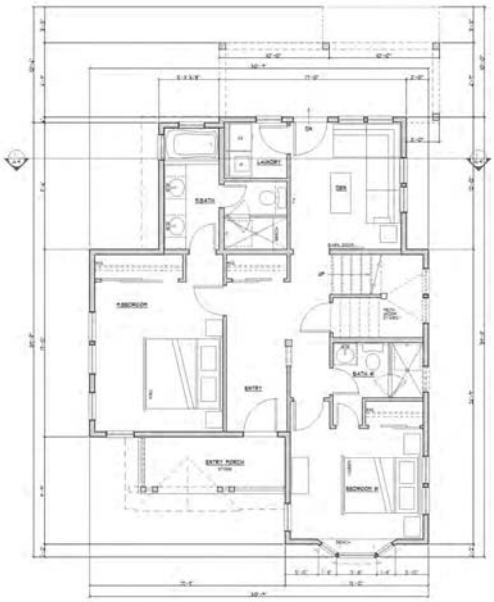


1 A2 FIRST FLOOR PLAN
SCALE 1/4"=1'-0"
LIVING AREA = 52 S.F.
GRADE: AREA 80 - 100 GARAGE = 42 S.F.



2 A2 FIRST FLOOR PLAN
SCALE 1/4"=1'-0"
LIVING AREA = 922.6 S.F.
18" LINE: 922.6 + COV. PORCH 48.6 X 5 = 966.4 S.F.

REVISIONS:
DESIGN REVIEW SUBMITTAL

PROJECT:
222 GOTHIC AVENUE
CRESTED BUTTE
GUNNISON COUNTY, CO

SHEET NAME:
FIRST FLOOR PLAN

DATE:
8/20/2015

SHEET NO.
A2

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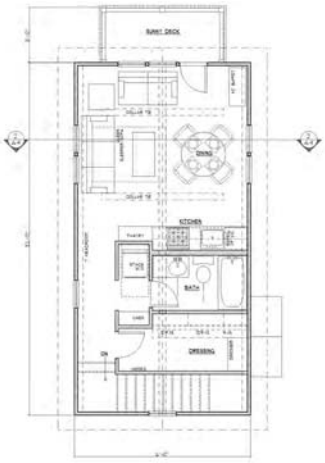
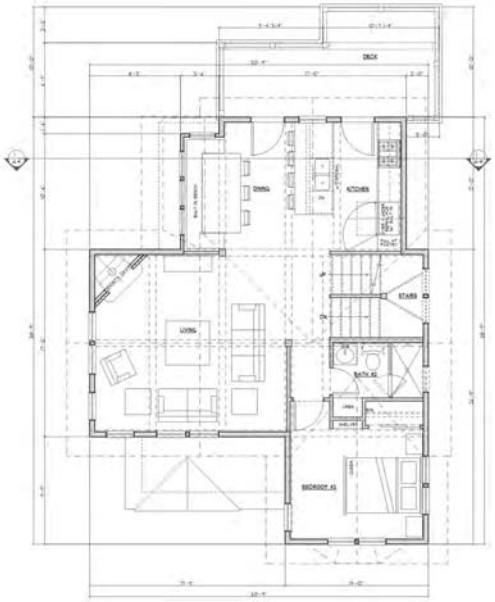


1 A3 SECOND FLOOR PLAN — LIVING AREA = 50 S.F.
SCALE 1/4"=1'-0" — 1st LINE: LIVING 50 + DECK 35.6 + 0 = 50 S.F.



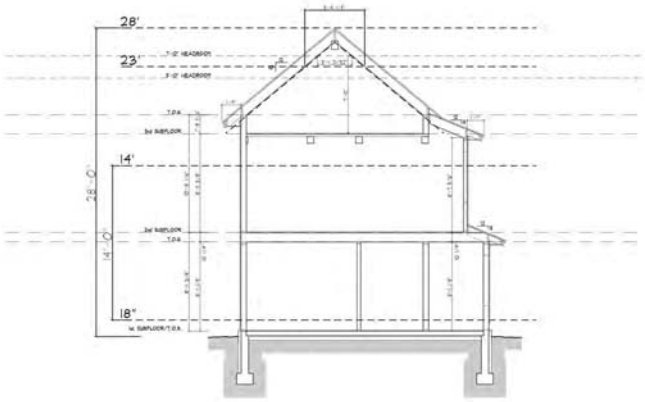
2 A3 SECOND FLOOR PLAN — LIVING AREA = 890.2 S.F.
SCALE 1/4"=1'-0" — 1st LINE: LIVING 890.2 + DECK 170.3 + 0 = 890.2 S.F.

REVISIONS:
DESIGN REVIEW SUBMITTAL

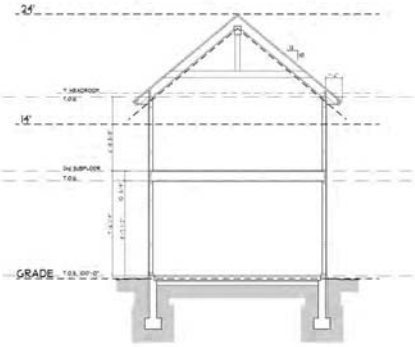
PROJECT:
222 GOTHIC AVENUE
CRESTED BUTTE
GUNNISON COUNTY, CO

SHEET NAME:
SECOND FLOOR PLAN

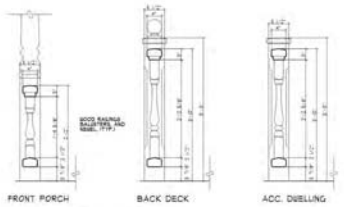
DATE: 8/20/2015
SHEET NO. A3



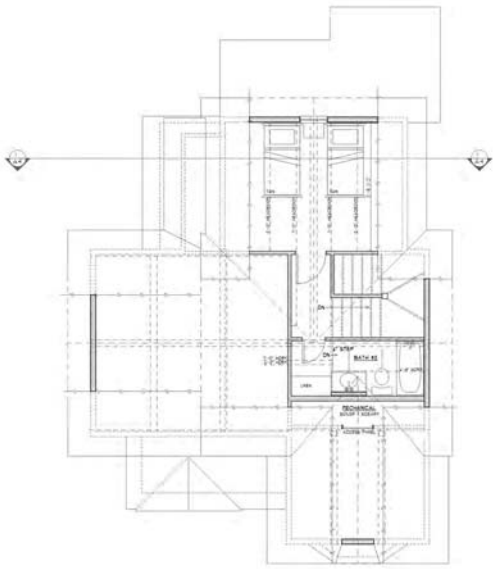
1 A4 BUILDING SECTION
SCALE: 1/4"=1'-0"



2 A4 BUILDING SECTION
SCALE: 1/4"=1'-0"



4 A4 RAILING DETAILS
SCALE: 1"=1'-0"



3 A4 THIRD FLOOR PLAN
SCALE: 1/4"=1'-0"
LIVING AREA (AT 8' HEADRM) = 23' T.S.F.
23' LINE LIVING = 0 S.F.

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REVISIONS:
DESIGN REVIEW SUBMITTAL

PROJECT:
222 GOTHIC AVENUE
CRESTED BUTTE
GUNNISON COUNTY, CO

SHEET NAME:
THIRD FLOOR PLAN

DATE: 8/20/2015
SHEET NO. A4

Gothic Avenue

Gothic Avenue

Gothic Avenue

Gothic Avenue

Gothic Avenue

Gothic Avenue

Staff Report
August 17, 2015

To:	DRC and BOZAR
From:	Molly Minneman
Date:	August 14, 2015
Subject:	August 17, 2015 DRC
Project:	**William B. and Barbara Beirer Myerson** to allow demolition of existing structures and subdivision of the property located at 214, 218 and 222 Gothic Avenue, Block 16, North 75 feet of Lot 5 and all of Lots 6-10 in the R1C zone. **Approval of a minor subdivision is required.** **Permission to demolish three non-historic structures pending approval of a redevelopment plan in the R1C zone is required.**
DRC:	Crockett Farnell and Austin Ross

Proposal: Application by the Myerson's to subdivide the 5 ½ -lot parcel located at 214, 218 and 222 Gothic Avenue into three parcels, contingent upon the demolition of the existing structures, and approval of the redevelopment plan for three residences. The provision of an accessory dwelling (ADU) on each tract accompanies the application and made part of the conditions for the subdivision. Two structures built in 1960 that are eligible for historic status. The Board will need to determine whether to classify them as historic. The utilities will have to be separated.

The DRC discussed the lot divisions. Murphy said that mature trees impacted the location of the building foot prints that drove the lot line proposals.

The three parcels can comply with the provisions for subdivision. An improvements agreement is to accompany the subdivision that will trigger the legal separation of the parcels. The DRC were supportive.

Historic classification: The buildings at 214 and 222 Maroon are over 50 years old, the threshold for consideration as a historic building in the Code. The DRC does not recommend classification because they do not represent appreciable architectural styles or uses that would connect them to the exiting district relating to the mining era. The buildings are eligible for demolition.

Demolition of the existing buildings: Staff and the DRC discussed the format that could allow for demolition. Demolition of existing structures for the creation of vacant land is not supported in the code. Approval of the development plan together with the issuance of a building permit can trigger permitting for demolition.

Murphy explained that the utilities lines are co-mingled. The demolition of one building will render the other two inhabitable. The sequencing of the permits will be included in the subdivision improvement agreement.

Overall, the DRC related support for the subdivision plan.

DRC:

1. **Make a recommendation to the BOZAR regarding the subdivision plan per code section 17-4-30.**
2. **Make formal recommendations relating to the demolition of the non-historic buildings.**
3. **Address conditions to be associated with the subdivision improvements plan.**

Site overview: **North 75' of lot 5 all lots 6-10; Block 16. 17,500 sf.**
Zone: R1C
Minimum Lot size allowed: 3,750 sf
Maximum Lot size allowed: 9,375 sf
Existing parcel is non-conforming

Tract 1, 222 Gothic Ave.

Lot size 5,770 sf
House 1840.13 sf = .319 FAR
Accessory 933.07 sf
Total site 2773.2 sf = .36 FAR

Matter of right FAR:	.3 (1731 sf)
Maximum	.32 (1846 sf)
Site build out	.48 (2769.6 sf)

1. The proposed area is 5,550. The minimum required is 3750 for the R1C zone.
2. The parcel is located within a developed block. All utilities will can be provided to the site.
3. The front lot line is 52' feet and comply with regulations.
   a. The proposed setbacks comply with zone requirements.
   b. Parking can be accessed from Gothic; Alley parking is proposed per Guidelines.
4. The parcel is located within a developed block. Individual utilities must be provided to the site as condition of the subdivision. Electric lines are required to be buried. Removal of the existing power pole is anticipated.
5. The parcel is within a platted block and no significant issues relating to fire, flood protection and emergency accesses are anticipated.
6. The proposal does not appear to impact public safety or damage to private or public property.
7. Traffic congestion and automotive safety problems are not anticipated.
8. Vehicular access the parcel is available from a street.
9. No special topographical considerations exist, although the property does undulate.
10. No significant impacts to public facilities and ROW are anticipated.
11. Significant impacts of the subdivision to adjacent properties are not anticipated, pending approval of the subsequent development plan.
12. The subdivision appears to meet the objectives and purposes of the Code.
13. Any Subdivision Improvement Agreement will result from the findings of the BOZAR. Any subdivision is contingent upon approval for demolition of the existing building.

Tract 2, 218 Gothic Ave.

Lot size 5,865 sf
House 1865.5 sf = .0.318 FAR
Accessory 881.5 sf
Total Site 2747 sf = .468 FAR

Matter of right FAR:	.3 (1759.5 sf)
Maximum	.32 (1876.5 sf)
Site build out	.48 (2,815.2 sf)

1. The proposed area is 5,865. The minimum required is 3750 for the R1C zone.

2. The parcel is located within a developed block. All utilities will can be provided to the site.
3. The front lot line is 49' feet and comply with regulations.
    a. The proposed setbacks comply with zone requirements.
    b. Parking can be accessed from Gothic; Alley parking is proposed per Guidelines.
4. The parcel is located within a developed block. Individual utilities must be provided to the site as condition of the subdivision. Electric lines are required to be buried. Removal of the existing power pole is anticipated.
5. The parcel is within a platted block and no significant issues relating to fire, flood protectiou and emergency accesses are anticipated.
6. The proposal does not appear to impact public safety or damage to private or public property.
7. Traffic congestion and automotive safety problems are not anticipated.
8. Vehicular access the parcel is available from a street.
9. No special topographical considerations exist, although the property does undulate.
10. No significant impacts to public facilities and ROW are anticipated.
11. Significant impacts of the subdivision to adjacent properties are not anticipated, pending approval of the subsequent development plan.
12. The subdivision appears to meet the objectives and purposes of the Code.
13. Any Subdivision Improvement Agreement will result from the findings of the BOZAR. Any subdivision is contingent upon approval for demolition of the existing building.

Tract 3, 214 Gothic Ave.

Lot size 5,865 sf
House 1765 sf = .0.32 FAR
Accessory 927.5 sf
Total Site 2806 sf = .478 FAR

Matter of right FAR:	.3 (1759.5 sf)
Maximum	.32 (1876.5 sf)
Site build out	.48 (2,815.2 sf)

1. The proposed area is 5,865. The minimum required is 3750 for the R1C zone.
2. The parcel is located within a developed block. All utilities will can be provided to the site.
3. The front lot line is 49' feet and comply with regulations.
    a. The proposed setbacks comply with zone requirements.
    b. Parking can be accessed from Gothic; Alley parking is proposed per Guidelines.
4. The parcel is located within a developed block. Individual utilities must be provided to the site as condition of the subdivision. Electric lines are required to be buried. Removal of the existing power pole is anticipated.
5. The parcel is within a platted block and no significant issues relating to fire, flood protection and emergency accesses are anticipated.
6. The proposal does not appear to impact public safety or damage to private or public property.
7. Traffic congestion and automotive safety problems are not anticipated.
8. Vehicular access the parcel is available from a street.
9. No special topographical considerations exist, although the property does undulate.
10. No significant impacts to public facilities and ROW are anticipated.
11. Significant impacts of the subdivision to adjacent properties are not anticipated, pending approval of the subsequent development plan.
12. The subdivision appears to meet the objectives and purposes of the Code.
13. Any Subdivision Improvement Agreement will result from the findings of the BOZAR. Any subdivision is contingent upon approval for demolition of the existing building.

DRC 08-10-2015 Myerson
Ross and Farnell
Minneman, Gillie and Earley

Laura Winnegar and Dan Murphy were present. Gillie explained that Hunt left because of the uncertainty. The Myerson's own it and have decided to pursue it. Minneman, Gillie and Murphy met this morning. There are many moving parts on this. It is messy because subdivision can't happen without demolition. There normally isn't demolition without a building permit pulled. There are five affordable housing units onsite right now. Because all of the utilities are shared now, it doesn't make sense to piece meal them together. So, when a building permit is pulled, all would need to be demolished. It is tricky because transfer of title can't happen until the demolition happens. Gillie mentioned that they are 50 years old. Murphy understands that there is sensitivity to AH and they would build these. Ross wondered if they'd actually be rented though and Gillie said that is being worked on and is a separate issue. One other worry that they had was that it is a piece of Verzuh in the core. So Minneman and Gillie suggested better melding the buildings with the surrounding buildings. They asked for heights to vary and setbacks to vary. They have started to do this and have been responsive. Murphy said that they walked the blocks and the alleys in the area. They wanted to stay in compliance with setbacks. So, now they have proposed 15' for one and 13' for another as an alternative to the 20' due to neighborhood context. They also removed the deck from the rear of one accessory dwelling and put it on the side. Farnell asked if this is sufficient and Gillie said that is what the Board has to decide and they felt that it is easiest as a package deal. He also said that they may not maximize the square footage in its entirety. Ross asked if this means a variance. Minneman explained in this zone it allows for an average of the setbacks. There is undulation in the setbacks now. Laura mentioned that for the property on the west (214 Gothic) it was good to move the gable due to the neighboring property. On this property, they lowered the ridge and went to 26'8", which took out the 3rd floor. The color rendering doesn't represent the changes today per Murphy. Ross noted that he appreciated the log and it will fit well in this area of town. Farnell asked about how to proceed. Gillie said that they can talk about whatever they would like. He just cautioned that once the lots sell the new owners may not use the plans they are looking at right now. Gillie explained that there isn't demolition until there is a development plan for the lot and a building permit is pulled. The first sale would trigger the demolition for all and building permit for one. Ross asked about what happens if the new owners don't stick with these plans. Minneman explained because this is a unique situation and we must have good notes if that happens. Murphy said that they are well designed homes. Farnell confirmed that the Myerson's would like to do this to make it easier to sell.

Lot sizes do conform.

Gillie explained tonight they were tasked with deciding if they support the subdivision and proposal and determine if they should be published or not. Also, if they would like to see things changed slightly. Ross thought that he didn't think that the deal could be any sweeter regarding the number of affordable housing units. All confirmed. Ross supports the subdivision. He would like to see a little more variation in the architecture because it does read a little like Verzuh. He didn't know if there was room for more creativity. Farnell was supportive of the subdivision. They would like to present changes to elevations next week. Farnell thought it was worth moving in that direction. Minneman said Ross is right on the number of units. She mentioned the footprints and if they are relational and if there was enough variation in the style. Minneman said the question today is the mass, scale and forms presented today. Are they too complex? Gillie said that if we were designing to context it wouldn't match what is here. People design and build to maximize everything now though. Ross asked about changing the ridge line

on 218 Gothic. Ross thought that it was good, but that it could be better because of where it is. They'd like to keep all trees. Gillie asked about publishing due to the time constraint. Murphy says that the owners want it right and gave the background. Farnell thought that they could see next week and thought going to public comment would be beneficial also. He was supportive of even more variation in setbacks which might help the design. Whitehead can do an average line for the block. Ross thought that Farnell was right that we can go to BOZAR and then continue if necessary. Winnegar would like comments on the buildings.

214 Gothic - They noted bringing this one down helped with the shed onto the stair. The shed would go away and a basement would most likely be added.

North - Shorter on this elevation, windows are the same. Ross thought that there was a lot of glazing upstairs as opposed to 1st floor. Minneman noted the Guideline. Winnegar noted the front area in 3D. Minneman reminded that we are looking at the simplicity of the zone.

West side of the north elevation - Minneman asked if one could be removed or adding some below. Ross thought that the entry onto the porch looked a little strange. It is a walkway not really a large porch.

South - Ross asked about the 3 1/2 inches and if it was there and it is not. They will add this. Metal railings and newel posts with balusters. Minneman asked about the metal and they said to vary it per property. They asked about the door. It is a 3/4 lite clad door. The other under the shed will be a half lite wood door. The upper will be 3/4 lite clad also because of sun exposure.

East – There will be wood between pair and Ross thought that it is a little top heavy. The gable window would be smaller or go away. The house and accessory would be wood shingles. The 5V crimp isn't used as much anymore because it is isn't as durable. Ross thought that there should be more on this lower portion, but Minneman said that this won't really be seen. Minneman asked about the frieze on the southern part of the east elevation. Winnegar thought it might go away when the roof comes down and the band was there to break it up.

West - gable will be lower and shed will be gone.

AB North - deck will go to the side under the gable dormer. There will be a post between garage doors.

West - deck will be here and eave line will stop.

East - will review next week. Simply placed windows.

218 Gothic - Accessory dwelling deck is wider.

North - glazing issue on this per Ross. There are no more than two ganged together or siding between in the core zone. So, they should be split or less windows. Ross thought that two and two. Murphy would prefer not 2 and 2. Ross meant on the first floor to balance it. Ross also said that they could be spread out. Minneman read the Guideline. Farnell wondered about the window at top and Minneman said it is allowed.

South – windows need to be separated. They reviewed materials for deck.

East - 3 vs 4 applies only to front but it may get discussed. Ross asked about the void and there is a stair.

AD - deck is wider. Murphy mentioned the siding and Minneman said that this is not the appropriate place for it. She encouraged not using this in the core zone. Winnegar thought that she saw it up against the building somewhere and used it as a different interpretation.

E/W - Farnell asked about the line, but it was there when he zoomed in.

222 Gothic - The arch in the gable will be larger. This is the historic siding with the 5 inch reveal.

North - Bay window Ross asked if they are DH and they are. Details below were appreciated. Wood columns, balusters and railings. The deck got narrower on the AD. Arches were removed. Shingles and gable detail were removed. They'd like to keep metal below and siding on upper. The metal will be painted (buckskin). Minneman encouraged the Board to look at other buildings in this area and zone and then they can better comment.

North - Farnell thought that the double post was kind of odd. They'd like to send to Board for comments. Window box is nice feature.

South - two doors? yes.

East - Minneman asked about the transoms. Ross thought that they should be shorter, but Farnell thought that they should either be there or not because they become too horizontal. Three windows are okay because they aren't visible.

Framing on rear (columns) not as fancy.

AD - Ross would like a photo of the material.

All fairly simple. Variation of the other two without the dormers.

Required **parking** for all is off the alley. **Snow storage** is met. Minneman mentioned the berms there currently and that they can generally go away. Murphy explained how they got to grade and how the elevations were shot. There is only one tree that will be lost.

Minneman asked about the **demolition** and they do support this.

MYERSON SUBDIVISION NARRATIVE STATEMENT

In accordance with section 17-4-10(6) of the Town Code, applicant submits the following information:

a. Fire protection will be provided by the Crested Butte Fire Protection District.

b. There is no potential to damage to public or private property by fire, flood erosion or snow slide.

c. Emergency access will be provided directly from Gothic Avenue and the Block 16 public alley.

d. No flood protection will be provided.

e. The proposed access to each proposed parcel is directly from Gothic Avenue and the Block 16 public alley.

Sec. 17-4-50. - Criteria for review and approval of minor subdivision.

(a) No minor subdivision shall be approved unless the Board finds that it complies with all of the following criteria. The resubdivision must:

(1) Comply with all applicable zoning requirements of the zone district in which the resubdivision is located.

(2) Have a front parcel line on a street only, and such parcel access shall have the following characteristics:

a. Said front parcel line must be at least twenty-five (25) feet long or the minimum lot width for the applicable zone district, whichever is shorter;

b. The vehicular access and parking to any primary structure on a parcel shall be from a street, and no extraordinary measures shall be utilized to provide said access;

c. Any such access must be from a street, must be a minimum of twenty-five (25) feet wide along its entire length, and must be owned in fee simple by the owner of the parcel being accessed;

d. The only exception to this requirement for access from a street is on Elk Avenue, where Section 16-16-30 of this Chapter states that no vehicular access shall be allowed from Elk Avenue directly to any off-street parking;

e. Notwithstanding the foregoing, the Board may permit such vehicular access to structures existing on January 1, 1992, to be not less than sixteen (16) feet wide when serving one-family dwelling units, and twenty-two (22) feet wide when serving multi-family dwelling units, provided that such access shall not exceed one hundred fifty (150) feet in length, if the Board determines that the twenty-five (25) foot minimum access requirement would be unreasonable based upon the structure and lot configuration;

f. Vehicular access to a primary structure from an alley, including the access required pursuant to this Paragraph (2), may be approved by the Board only if either one (1) of the following conditions exists:

1. The primary vehicular access existed from an alley prior to January 1, 1992; or

2. The division between resubdivision parcels is a stream or similar physical barrier preventing vehicular access from the street. In such case, the applicant shall provide additional land to create an alley at least twenty (20) feet wide from the subject parcel to the nearest Town street and upgrade the alley to Town standards or, in the absence thereof, to the approval of the Public Works Director;

(3) Provide for underground utilities to each building site.

(4) Provide for adequate fire and flood protection and emergency access.

(5) Not increase the potential for breach of the public safety, or damage to public or private property by fire, flood, erosion or snow slides.

(6) Not create congestion, automotive or pedestrian safety problems or other traffic hazards.

(7) Not use easements across another lot, tract or parcel for private primary vehicular access.

(8) Be designed in a manner that directs the placement of roads, utilities and structures away from any unstable soils, or mitigates the effect of unstable soils, geologic hazards and other site conditions so as to minimize the potential for breach of the public safety or damage to public or private property.

(9) Not create significant adverse effects to public facilities, rights-of-way or utilities.

(10) Not create significant adverse impacts on the use of adjacent property.

(11) Provide vehicular access easements onto Town streets for use by those lots, tracts or parcels which do not abut an avenue if within the B2 Business District.

(12) Otherwise be consistent and comply with the objectives, purposes, conditions and requirements of these subdivision regulations and Chapter 16 of this Code.

(13) Execute a subdivision improvements agreement memorializing the subdivider's or owner's obligation and agreement to construct, at the subdivider's or owner's cost and expense, all public and private utility and street improvements in accordance with the Town's utility and street standards. The subdivision improvements agreement shall be in substantial conformance with the subdivision improvements agreement attached as Appendix J to this Code, and shall be approved as to form by the Town Attorney.

(b) Any of the requirements of these subdivision regulations may be varied or waived, upon a referral by the Board of Zoning and Architectural Review to the Planning Commission, and a finding by the Planning Commission that the subdivider will be providing amenities to the Town over and above those already required by these regulations, that are of such benefit to the Town that requirements of these regulations may be varied or waived in return for the receipt of such amenities.

(Prior code 15-3-5; Ord. 1 §1, 2002; Ord. 4 §1, 2009)

Staff Report
August 25, 2015

To:	BOZAR
From:	Molly Minneman
Date:	August 21, 2015
Subject:	August 25, 2015 BOZAR
Project:	**William B. and Barbara Beirer Myerson** to allow demolition of existing structures and subdivision of the property located at 214, 218 and 222 Gothic Avenue, Block 16, North 75 feet of Lot 5 and all of Lots 6-10 in the R1C zone. **Approval of a minor subdivision is required.** **Permission to demolish three non-historic structures pending approval of a redevelopment plan in the R1C zone is required.**
DRC:	Crockett Farnell and Austin Ross

Proposal: Application by the Myerson's to subdivide the 5 ½ -lot parcel located at 214, 218 and 222 Gothic Avenue into three parcels, contingent upon the demolition of the existing structures, and approval of the redevelopment plan for three residences. The provision of an accessory dwelling (ADU) on each tract accompanies the application. Two structures built in 1960 that are eligible for historic status. The Board will need to determine whether or not to classify them as historic. The utilities will have to be separated.

Discussion: The parcel in question has three small duplex buildings in place. It is the desire of the owner to subdivide the property into three standalone parcels for sale. The proximity of the structures from each other preclude them subdividing the property with the structures in place. In other words to create a new parcel boundary between the buildings would create new non-conforming side yard setbacks which is forbidden by the code. If the structures are demolished then new parcels could be created through a subdivision process.

The policy of the Town has been to not allow the demolition of existing structures and the existing housing except as part of a site redevelopment plan which is approved by the Board (16-14-190). In this case the owner has enlisted an architect (Dan Murphy) to draw up new plans for each of the proposed parcels for submission to the Board. The demolition has not been allowed until such time as a permit is pulled to construct the new approved structures. The objective has been to not allow structure demolition to enhance the value of raw land. In this case the situation is complicated by the fact that the units in place represent some of the lowest cost rental housing in Town.

The intent of the owner is to market the individual parcels prior to the actual subdivision. There are problems related to the proposal and timing of the subdivision.

1. The property cannot be transferred to a new owner until such time as the existing structures are demolished which would allow the subdivision to create the new parcels.
2. Generally, for the demolition of a residence to occur, purchase of the building permit is a condition of subdivision approval.
3. The utilities for the three structures are in many cases in common. If one structure is demolished the rest are rendered inoperable.
4. To help alleviate the issue of the loss of affordable rental housing the proponent has proposed that each parcel construct a deed restricted accessory dwelling. Once the properties are transferred there is no requirement that the new owner build what has been approved or specifically the accessory dwelling unit (ADU) unless specifically stated in the motion.

The DRC discussed the subdivision at the August 10 and 17 meetings.

Historic classification: The DRC made a recommendation that the buildings located at 214 and 222 Maroon should not be classified as historic buildings associated with the local historic district. They do not represent appreciable architectural styles or uses that would connect them to the exiting district relating to the mining era.

Demolition of the existing buildings, Section 16-14-90:

The code provisions for demolition that requires that the Board approve the redevelopment plan, and interim landscape plan if necessary. It also requires a recycle plan. Provided the Board includes the purchase of the first building permit as a condition of approval, the permit will trigger the issuance of a demolition permit for the buildings.

The DRC discussed the loss of affordable housing rentals. Murphy noted the provision of an ADU on each property together with the requirement that a building permit for both primary and accessory is part of the application. The DRC is in support.

In regards to the utilities, Murphy explained that the utilities lines are co-mingled. The demolition of one building will render the other two uninhabitable. The Myerson's plan to demolish the buildings at one time. Sequencing of the chain of events will be addressed in a subsequent subdivision improvement agreement, and development agreement approved by the Town Attorney.

The DRC related support for the subdivision plan as discussed.

Subdivision: Three parcels will comply with lot area parameters for the R1C zone. Each parcel will have street access and alley access.

Site overview: **North 75' of lot 5 all lots 6-10; Block 16. 17,500 sf.**
Zone: R1C
Minimum Lot size allowed: 3,750 sf
Maximum Lot size allowed: 9,375 sf
Existing parcel is non-conforming

Tract 1, 222 Gothic Ave.

Lot size 5,770 sf
House 1840.13 sf = .319 FAR
Accessory 933.07 sf
Total site 2773.2 sf = .36 FAR

Matter of right FAR:	.3 (1731 sf)
Maximum	.32 (1846 sf)
Site build out	.48 (2769.6 sf)

1. The proposed area is 5,550. The minimum required is 3750 for the R1C zone.
2. The parcel is located within a developed block. All utilities will can be provided to the site.
3. The front lot line is 52' feet and comply with regulations.
    a. The proposed setbacks comply with zone requirements.
    b. Parking can be accessed from Gothic; Alley parking is proposed per Guidelines.
4. The parcel is located within a developed block. Individual utilities must be provided to the site as condition of the subdivision. Electric lines are required to be buried. Removal of the existing power pole is anticipated.
5. The parcel is within a platted block and no significant issues relating to fire, flood protection and emergency accesses are anticipated.
6. The proposal does not appear to impact public safety or damage to private or public property.
7. Traffic congestion and automotive safety problems are not anticipated.
8. Vehicular access the parcel is available from a street.
9. No special topographical considerations exist, although the property does undulate.
10. No significant impacts to public facilities and ROW are anticipated.
11. Significant impacts of the subdivision to adjacent properties are not anticipated, pending approval of the subsequent development plan.
12. The subdivision appears to meet the objectives and purposes of the Code.
13. Any Subdivision Improvement Agreement and/ or development agreement will result from the findings of the BOZAR. The subdivision is contingent upon approval for demolition of the existing building.

Tract 2, 218 Gothic Ave.

Lot size 5,865 sf
House 1865.5 sf = .0.318 FAR
Accessory 881.5 sf
Total Site 2747 sf = .468 FAR

Matter of right FAR:	.3 (1759.5 sf)
Maximum	.32 (1876.5 sf)
Site build out	.48 (2,815.2 sf)

1. The proposed area is 5,865. The minimum required is 3750 for the R1C zone.
2. The parcel is located within a developed block. All utilities will can be provided to the site.
3. The front lot line is 49' feet and comply with regulations.
    a. The proposed setbacks comply with zone requirements.
    b. Parking can be accessed from Gothic; Alley parking is proposed per Guidelines.
4. The parcel is located within a developed block. Individual utilities must be provided to the site as condition of the subdivision. Electric lines are required to be buried. Removal of the existing power pole is anticipated.
5. The parcel is within a platted block and no significant issues relating to fire, flood protection and emergency accesses are anticipated.
6. The proposal does not appear to impact public safety or damage to private or public property.
7. Traffic congestion and automotive safety problems are not anticipated.
8. Vehicular access the parcel is available from a street.
9. No special topographical considerations exist, although the property does undulate.
10. No significant impacts to public facilities and ROW are anticipated.
11. Significant impacts of the subdivision to adjacent properties are not anticipated, pending approval of the subsequent development plan.
12. The subdivision appears to meet the objectives and purposes of the Code.
13. Any Subdivision Improvement Agreement and/ or development agreement will result from the findings of the BOZAR. The subdivision is contingent upon approval for demolition of the existing building.

Tract 3, 214 Gothic Ave.

Lot size 5,865 sf
House 1765 sf = .0.32 FAR
Accessory 927.5 sf
Total Site 2806 sf = .478 FAR

Matter of right FAR:	.3 (1759.5 sf)
Maximum	.32 (1876.5 sf)

Site build out .48 (2,815.2 sf)

1. The proposed area is 5,865. The minimum required is 3750 for the R1C zone.
2. The parcel is located within a developed block. All utilities will can be provided to the site.
3. The front lot line is 49' feet and comply with regulations.
    a. The proposed setbacks comply with zone requirements.
    b. Parking can be accessed from Gothic; Alley parking is proposed per Guidelines.
4. The parcel is located within a developed block. Individual utilities must be provided to the site as condition of the subdivision. Electric lines are required to be buried. Removal of the existing power pole is anticipated.
5. The parcel is within a platted block and no significant issues relating to fire, flood protection and emergency accesses are anticipated.
6. The proposal does not appear to impact public safety or damage to private or public property.
7. Traffic congestion and automotive safety problems are not anticipated.
8. Vehicular access the parcel is available from a street.
9. No special topographical considerations exist, although the property does undulate.
10. No significant impacts to public facilities and ROW are anticipated.
11. Significant impacts of the subdivision to adjacent properties are not anticipated, pending approval of the subsequent development plan.
12. The subdivision appears to meet the objectives and purposes of the Code.
13. Any Subdivision Improvement Agreement and/ or development agreement will result from the findings of the BOZAR. The subdivision is contingent upon approval for demolition of the existing building.

Board Action

Findings:

The subdivision of Block 16, the North 75 feet of lot 5, all of Lots 6-10 is part of a development plan that will create three new fee simple –lots in the R1C zone; and

Any approval of the subdivision and subsequent recordation will be contingent upon the following findings and restrictions that may be included in a subdivision improvement agreement together with a development agreement:

1. The provision of non-historic status of 214 and 222 Gothic.
    a. The buildings were constructed over 50 years ago and are eligible for historic status in the local historic district. Neither buildings have appreciable qualities relating to architectural form, style or function that would connect them with the local district based upon the Town's mining era from 1880-1952; and will not be protected under code section 16-1-2 (definition of historic) or 16-2-60 (treatment for demolition of historic buildings); and

2. The demolition of the non-historic buildings located at 214, 218, and 222 Gothic is contingent upon approval of all three proposed development plans per code section 16-14-190 (requirements for demolition) together with the purchase of a building permit for the construction of whichever is the first residence and accessory dwelling ready for construction; and

3. Because the removal of all structures will have occur at one time due to the interconnected utilities within the existing parcel, a recycle plan must be submitted to the

building department prior to demolition per code section 16-14-190, together with an interim landscape plan provided for any parcels not undergoing construction; and

4. The applicant has agreed to construct an accessory dwelling unit on each property as a condition of the subdivision approval to mitigate the resident occupant affordable housing requirements and loss of existing rental housing; and

5. The subdivision application and plat is in compliance with all requirements for the minor subdivision under code sections 17-17-4-30, 17-4-40, and 17-4-50.

Motion:

Make a motion to approve the Myerson Subdivision located on the North 75 feet of lot 5, all of Lots 6-10, Block 16, in the R1C zone into three fee simple tracts as shown on the minor subdivision plat based upon compliance with Code Section 17-4-50 and contingent upon the following:

1. A permit for the demolition of the non-historic buildings is pending the Board's approval of the site redevelopment plan as required in Code Section 16-14-90;

2. Demolition of the buildings is to occur subsequent to the purchase of the first building permit for construction of the primary residence and accessory dwelling as a condition of the subdivision;

3. The provision of a recycling plan and landscape plan is submitted to the building department prior to the issuance of the demolition permit per Code Section 16-14-90 (3);

4. The approval of the development plan is subject to the requirement for the construction of a primary residence in tandem with an accessory dwelling unit as defined in the Crested Butte Municipal code, on each parcel and is made part of the subdivision application; and

5. The recordation of the minor subdivision plat, and development agreement if necessary, in the Gunnison County Real Property Records will subsequent to the purchase of the first building permit for Tract 1, 2 or 3, and permit for demolition of the existing buildings.

DRC 08-17-2015 Myerson Subdivision
Ross and Farnell
Minneman and Earley

Laura Wininger and Dan Murphy were present.

Write in - 1. Would prefer only one to have mix of materials and patterns. Also thought setbacks could be varied more. Wondered if gabled ends could vary more. Still kinks. 214 - Front second floor windows seem excessive (number) per DG 4.54. Porch and accessory seem fine 218 - don't support plank and chink siding and break on AD should not be mid window. Wininger said that this has changed. 222 - Generally support, fenestration on the west seems odd/disproportionate. And wondered if it is proximity to 218. Wininger said it has to do with the stair. 2. Plans being approved are a concept? Wondered about how things will proceed.

Wininger explained there is a new street/alley scape and site plan.

218 - Is 4 bedrooms without a basement, which was typo.

Siding - Murphy explained that they have responded to this. 214 - All vertical rabbited siding semi-transparent gray, natural OR gray in the gable. 222 - Same except in the gables. 218 - Existing horizontal log with a vertical board and batton. Now, it would be plank and chink siding with board and batton. They would like to do this. AD 218 - corrugated rusted metal base to just above the beam. Board and batton in the gables. They provided photos of a building behind the Bullion King which has metal and they would like to use this metal to keep the maintenance low and cost down. This would be presented for 214 gothic. Minneman reminded that this is a building versus a dwelling. Generally on a dwelling unit which is larger with more coverage, metal hasn't occurred very much. Members must decide if this is allowable or not. Ross asked about the garage door on the AB in the photo and they weren't sure. Murphy pleaded the case for this material. Murphy asked about the Guideline 4.71and Minneman said this does say one material. Murphy wondered if this could be more flexible. Minneman said in the core zone it is about the integrity of the design and also the materials in comparison with other historic buildings. She felt it was important to further the historic materials. She understood the conundrum in wanting less maintenance. She had to counter what Murphy had said. Murphy noted a two story galvanized accessory dwelling in the 200 block of Gothic. Minneman encouraged to go property by property and keep this in the back of their mind.

Site Plan 214 - there is a parking space on the front (north). The accessory dwelling moved closer to the alley.

Site Plan 218 - wasn't moved because of the existing trees.

Site Plan 222 - practical nature of the parking from last week and so it was pushed to the east to have parking and a walkway on the west. There is also a parking space on the front.

Site plan - no issues from members and seems to make more sense and is more accessible.

<u>214</u> - They made spaces between the windows and reduced it to two. The belly band was kept. There will be no shingles in the gables. Packets have correct windows, but not siding.

214 North - gable module is good per Ross. Agrees with write-in about the amount of glazing on the northwest. Farnell supported. Minneman liked the open rafter tails. Farnell asked about the gable over the entrance and it is just siding.

Minneman wondered if they would like to see the casements ghosted in. All egress are either doors or double hungs in this case so it is not an issue. They prefer awnings over casements.

214 West - Ross liked. Shed was removed and upper windows in gable removed.

214 East - no issues from Ross or Farnell.

214 South - both support. Minneman asked about the metal use as materials. Ross asked if there are other examples. Murphy said that there are other examples and they will show these. This is a little cleaner per Murphy than Truex for example.

Generally they support the form of the building, but Ross thought that there was a lot of glazing on the North.

214 AD - Murphy again pled the case for metal. He wondered if galvanized would be more supported, all one material. Ross asked about Rich Smith's and it is. Minneman encouraged them to relate this to a historic building. She thought that if it were a one story building it might be more proportional. She said that they must decide if it is a contemporary interpretation. Ross thought it is their decision to move forward with this. He thought the dark metal looked similar to a prefab. Farnell thought that it would be a tough battle. He would have a tough time and he is one of the more liberal members. He agreed with Ross about the prefab. Murphy thought that they would make it more rustic and compliant with the core. They understood. The sides are a bit different because the gables went lower. The deck went around to the side. Windows supported. Ross asked about mulling on windows on east and there are.

Support for main house and siding, support architecture and fenestration of AD

<u>218</u> - Plank and chink and vertical board and batton random width in barn wood. Perpendicular cut on eaves.

218 North - Ross confirmed that the existing house is a mix of materials and it is. The lower windows were made wider and the flank windows. Ross asked about a Guideline for colors in the core. 4.74 Minneman said that they haven't looked at a lot of core zone buildings. So, this Guideline hasn't had to be applied. It seems pretty rigid. Minneman said does it pay homage to the existing building or does it need to stick to this. Ross was struggling with this also. Ross mentioned the machine milled log is prohibited also and wondered if this was considered that material. They talked about other examples in the core. Murphy gave his recollection of the change to plank and chink. What they have proposed is reclaimed also. When reclaimed wood it has gone through stress, otherwise it can look very new. Minneman noted Kapushion and that they will not be painted. Murphy said that a bleaching oil is put on the wood. Ross may have a little trouble with the plank and chink. Minneman said that this can get discussed. Ross liked the facade other than materials. Farnell thought that he liked the breakup of materials. He would like the hand hewn. The hope was that these look like they were built at different times. There are existing trees there also and Farnell thought that it would be helpful to show these. Farnell asked about the fence and it is proposed for the middle house (all around). Then, for the other

two it is between the home and the AD. Probably rustic picket fence. Minneman asked if it would be helpful to have the site plan included and it was. Much of the landscaping is existing or relocated. Minneman asked if the relocation of trees doesn't work then what happens. Murphy said that they would demolish, relocate trees and remove the berm when the first building permit is pulled.

218 West - nice and simple separated windows.

218 East - there is trim between windows (bank of four). Ross wondered about this and it is on the side not the front. Minneman agreed that it is a little ways back on this elevation. Murphy explained what would have been done historically. This one does have casements and are noted. Ross asked about the roof stepping up to the rear. Minneman said that there are some other examples in the 100 block, but she did mention it in the memo. They looked at the drawing. Minneman said that 18 inches isn't always perceived from the front. Ross thought that the south module is a smaller chunk also.

218 South - double hung that meets egress. Farnell asked for detail on rail.

218 AD - the split in material is gone now and will go all the way to the eave. The gables and dormers will be board and batton. North elevation it will be right under the windows for siding. Gable will stay the random width (8, 10, 12's) board and batton. Minneman said that they want to talk about their recommendation about the two materials. Normally buildings are supposed to look more simple that the primary. So, they need to decide if it is too finished. Ross wondered if they could have it speak for the primary also because there is a break in material there also. Minneman didn't think so. Ross thought that other Board members are more supportive of RCM, but he likes galvanized better. He wondered how high it is, 12'6". Minneman mentioned the Mihelich accessory and the nice siding that was used. Sopris was a little bit more upscale and Maroon was all more one material. Outbuildings usually only had one material. Murphy guessed about 30% have a different material in the gable. Ross asked if he would bring in photos. Murphy discussed their thought process. They discussed the RCM. Minneman gave another overview and what is the gable. It is also in the dormer. Farnell didn't like all RCM either. He could support it as is. Ross asked about galvanized and it is usually supported after dulling. They felt that it matches the main house's roof. They will need to hear from the rest of the Board. Minneman noted that the RCM on the primary building is excessively dissimilar. She gave a history of this.

222 - Solid body stained. Boxed soffit. It will be a Hartford green roof, cream trim, turned newels, balusters and posts. Matched window color. There will be trim on top. There is a little more detail on this building.

Farnell noted on the west that the comment about the windows didn't bother him.

222 South - support
222 North - support
222 West - support
222 East - he thought that the transoms could be controversial and the height. Everything else is supportable. Murphy asked if there was trim between and Ross thought that he would like better. Minneman wondered if this splits the floor level. Trim would make it look like a gable window. They could take the details off the East and West, which would simplicity the gables. Farnell asked about the truss and Murphy would leave that. Minneman would encourage the shingles in the gables.

222 AD - 18 inch wainscot - this has been allowed on a lot of buildings. They will do this with the straight siding. The siding would be semitransparent to make it more toned down. They discussed paint/stain and AD's can be more rustic.

North - support
East - support
West - support
South - support

Subdivision - Minneman said we are working through some of the triggers in the suggested motions/findings. She said it is unusual because there is demolition which could be designated non-historic and if so then it fits back into redevelopment. Also, when the first building is demolished and when the trees will be relocated. Minneman asked about a recycle plan and that it will need to be provided to the Building Department.

AD's - Minneman asked how this will work. Murphy said it was discussed that they agree that they need to be built and it is part of the application. It would have a RCA on each lot and be built simultaneously with the main house when the building permit is pulled. They agree that this would be required of each lot. AH was discussed. Farnell thought that this is the easiest proposal, otherwise you are requiring 3 separate owners, which would be difficult to coordinate. Farnell asked if buildings were changed by future buyers then they would have to come back to the Board. Ross said that they will use these in the future. Minneman said that there wasn't a size requirement b/c those that exist there now are much smaller. Farnell thought that there should be reclamation of the disturbed ground. Wininger did add something to the plan and for the demolition portion Minneman will add this to the finding/motion. The timeline for construction and sale is unknown. This is what happened for the Academy property.

Utilities - must be physically installed for each lot.

NO HOA etc.
NO sidewalks

Subdivision plat - David Leinsdorf is involved and we need to get the plat to Belkin.

DRC 08-10-2015 Myerson
Ross and Farnell
Minneman, Gillie and Earley

Laura Winnegar and Dan Murphy were present. Gillie explained that Hunt left because of the uncertainty. The Myerson's own it and have decided to pursue it. Minneman, Gillie and Murphy met this morning. There are many moving parts on this. It is messy because subdivision can't happen without demolition. There normally isn't demolition without a building permit pulled. There are five affordable housing units onsite right now. Because all of the utilities are shared now, it doesn't make sense to piece meal them together. So, when a building permit is pulled, all would need to be demolished. It is tricky because transfer of title can't happen until the demolition happens. Gillie mentioned that they are 50 years old. Murphy understands that there is sensitivity to AH and they would build these. Ross wondered if they'd actually be rented though and Gillie said that is being worked on and is a separate issue. One other worry that they had was that it is a piece of Verzuh in the core. So Minneman and Gillie suggested better melding the buildings with the surrounding buildings. They asked for heights to vary and setbacks to vary. They have started to do this and have been responsive. Murphy said that they walked the blocks and the alleys in the area. They wanted to stay in compliance with setbacks. So, now they have proposed 15' for one and 13' for another as an alternative to the 20' due to neighborhood context. They also removed the deck from the rear of one accessory dwelling and put it on the side. Farnell asked if this is sufficient and Gillie said that is what the Board has to decide and they felt that it is easiest as a package deal. He also said that they may not maximize the square footage in its entirety. Ross asked if this means a variance. Minneman explained in this zone it allows for an average of the setbacks. There is undulation in the setbacks now. Laura mentioned that for the property on the west (214 Gothic) it was good to move the gable due to the neighboring property. On this property, they lowered the ridge and went to 26'8", which took out the 3rd floor. The color rendering doesn't represent the changes today per Murphy. Ross noted that he appreciated the log and it will fit well in this area of town. Farnell asked about how to proceed. Gillie said that they can talk about whatever they would like. He just cautioned that once the lots sell the new owners may not use the plans they are looking at right now. Gillie explained that there isn't demolition until there is a development plan for the lot and a building permit is pulled. The first sale would trigger the demolition for all and building permit for one. Ross asked about what happens if the new owners don't stick with these plans. Minneman explained because this is a unique situation and we must have good notes if that happens. Murphy said that they are well designed homes. Farnell confirmed that the Myerson's would like to do this to make it easier to sell.

Lot sizes do conform.

Gillie explained tonight they were tasked with deciding if they support the subdivision and proposal and determine if they should be published or not. Also, if they would like to see things changed slightly. Ross thought that he didn't think that the deal could be any sweeter regarding the number of affordable housing units. All confirmed. Ross supports the subdivision. He would like to see a little more variation in the architecture because it does read a little like Verzuh. He didn't know if there was room for more creativity. Farnell was supportive of the subdivision. They would like to present changes to elevations next week. Farnell thought it was worth moving in that direction. Minneman said Ross is right on the number of units. She mentioned the footprints and if they are relational and if there was enough variation in the style. Minneman said the question today is the mass, scale and forms presented today. Are they too complex? Gillie said that if we were designing to context it wouldn't match what is here. People design and build to maximize everything now though. Ross asked about changing the ridge line

on 218 Gothic. Ross thought that it was good, but that it could be better because of where it is. They'd like to keep all trees. Gillie asked about publishing due to the time constraint. Murphy says that the owners want it right and gave the background. Farnell thought that they could see next week and thought going to public comment would be beneficial also. He was supportive of even more variation in setbacks which might help the design. Whitehead can do an average line for the block. Ross thought that Farnell was right that we can go to BOZAR and then continue if necessary. Winnegar would like comments on the buildings.

214 Gothic - They noted bringing this one down helped with the shed onto the stair. The shed would go away and a basement would most likely be added.

North - Shorter on this elevation, windows are the same. Ross thought that there was a lot of glazing upstairs as opposed to 1st floor. Minneman noted the Guideline. Winnegar noted the front area in 3D. Minneman reminded that we are looking at the simplicity of the zone.

West side of the north elevation - Minneman asked if one could be removed or adding some below. Ross thought that the entry onto the porch looked a little strange. It is a walkway not really a large porch.

South - Ross asked about the 3 1/2 inches and if it was there and it is not. They will add this. Metal railings and newel posts with balusters. Minneman asked about the metal and they said to vary it per property. They asked about the door. It is a 3/4 lite clad door. The other under the shed will be a half lite wood door. The upper will be 3/4 lite clad also because of sun exposure.

East – There will be wood between pair and Ross thought that it is a little top heavy. The gable window would be smaller or go away. The house and accessory would be wood shingles. The 5V crimp isn't used as much anymore because it is isn't as durable. Ross thought that there should be more on this lower portion, but Minneman said that this won't really be seen. Minneman asked about the frieze on the southern part of the east elevation. Winnegar thought it might go away when the roof comes down and the band was there to break it up.

West - gable will be lower and shed will be gone.

AB North - deck will go to the side under the gable dormer. There will be a post between garage doors.

West - deck will be here and eave line will stop.

East - will review next week. Simply placed windows.

218 Gothic - Accessory dwelling deck is wider.

North - glazing issue on this per Ross. There are no more than two ganged together or siding between in the core zone. So, they should be split or less windows. Ross thought that two and two. Murphy would prefer not 2 and 2. Ross meant on the first floor to balance it. Ross also said that they could be spread out. Minneman read the Guideline. Farnell wondered about the window at top and Minneman said it is allowed.

South – windows need to be separated. They reviewed materials for deck.

East - 3 vs 4 applies only to front but it may get discussed. Ross asked about the void and there is a stair.

AD - deck is wider. Murphy mentioned the siding and Minneman said that this is not the appropriate place for it. She encouraged not using this in the core zone. Winnegar thought that she saw it up against the building somewhere and used it as a different interpretation.

E/W - Farnell asked about the line, but it was there when he zoomed in.

222 Gothic - The arch in the gable will be larger. This is the historic siding with the 5 inch reveal.

North - Bay window Ross asked if they are DH and they are. Details below were appreciated. Wood columns, balusters and railings. The deck got narrower on the AD. Arches were removed. Shingles and gable detail were removed. They'd like to keep metal below and siding on upper. The metal will be painted (buckskin). Minneman encouraged the Board to look at other buildings in this area and zone and then they can better comment.

North - Farnell thought that the double post was kind of odd. They'd like to send to Board for comments. Window box is nice feature.

South - two doors? yes.

East - Minneman asked about the transoms. Ross thought that they should be shorter, but Farnell thought that they should either be there or not because they become too horizontal. Three windows are okay because they aren't visible.

Framing on rear (columns) not as fancy.

AD - Ross would like a photo of the material.

All fairly simple. Variation of the other two without the dormers.

Required **parking** for all is off the alley. **Snow storage** is met. Minneman mentioned the berms there currently and that they can generally go away. Murphy explained how they got to grade and how the elevations were shot. There is only one tree that will be lost.

Minneman asked about the **demolition** and they do support this.

MYERSON SUBDIVISION NARRATIVE STATEMENT

In accordance with section 17-4-10(6) of the Town Code, applicant submits the following information:

a. Fire protection will be provided by the Crested Butte Fire Protection District.

b. There is no potential to damage to public or private property by fire, flood erosion or snow slide.

c. Emergency access will be provided directly from Gothic Avenue and the Block 16 public alley.

d. No flood protection will be provided.

e. The proposed access to each proposed parcel is directly from Gothic Avenue and the Block 16 public alley.

Sec. 17-4-50. - Criteria for review and approval of minor subdivision.

(a) No minor subdivision shall be approved unless the Board finds that it complies with all of the following criteria. The resubdivision must:

(1) Comply with all applicable zoning requirements of the zone district in which the resubdivision is located.

(2) Have a front parcel line on a street only, and such parcel access shall have the following characteristics:

a. Said front parcel line must be at least twenty-five (25) feet long or the minimum lot width for the applicable zone district, whichever is shorter;

b. The vehicular access and parking to any primary structure on a parcel shall be from a street, and no extraordinary measures shall be utilized to provide said access;

c. Any such access must be from a street, must be a minimum of twenty-five (25) feet wide along its entire length, and must be owned in fee simple by the owner of the parcel being accessed;

d. The only exception to this requirement for access from a street is on Elk Avenue, where Section 16-16-30 of this Chapter states that no vehicular access shall be allowed from Elk Avenue directly to any off-street parking;

e. Notwithstanding the foregoing, the Board may permit such vehicular access to structures existing on January 1, 1992, to be not less than sixteen (16) feet wide when serving one-family dwelling units, and twenty-two (22) feet wide when serving multi-family dwelling units, provided that such access shall not exceed one hundred fifty (150) feet in length, if the Board determines that the twenty-five (25) foot minimum access requirement would be unreasonable based upon the structure and lot configuration;

f. Vehicular access to a primary structure from an alley, including the access required pursuant to this Paragraph (2), may be approved by the Board only if either one (1) of the following conditions exists:

1. The primary vehicular access existed from an alley prior to January 1, 1992; or

2. The division between resubdivision parcels is a stream or similar physical barrier preventing vehicular access from the street. In such case, the applicant shall provide additional land to create an alley at least twenty (20) feet wide from the subject parcel to the nearest Town street and upgrade the alley to Town standards or, in the absence thereof, to the approval of the Public Works Director;

(3) Provide for underground utilities to each building site.

(4) Provide for adequate fire and flood protection and emergency access.

(5) Not increase the potential for breach of the public safety, or damage to public or private property by fire, flood, erosion or snow slides.

(6) Not create congestion, automotive or pedestrian safety problems or other traffic hazards.

(7) Not use easements across another lot, tract or parcel for private primary vehicular access.

(8) Be designed in a manner that directs the placement of roads, utilities and structures away from any unstable soils, or mitigates the effect of unstable soils, geologic hazards and other site conditions so as to minimize the potential for breach of the public safety or damage to public or private property.

(9) Not create significant adverse effects to public facilities, rights-of-way or utilities.

(10) Not create significant adverse impacts on the use of adjacent property.

Sec. 17-4-50. - Criteria for review and approval of minor subdivision.

(a) No minor subdivision shall be approved unless the Board finds that it complies with all of the following criteria. The resubdivision must:

(1) Comply with all applicable zoning requirements of the zone district in which the resubdivision is located.

(2) Have a front parcel line on a street only, and such parcel access shall have the following characteristics:

a. Said front parcel line must be at least twenty-five (25) feet long or the minimum lot width for the applicable zone district, whichever is shorter;

b. The vehicular access and parking to any primary structure on a parcel shall be from a street, and no extraordinary measures shall be utilized to provide said access;

c. Any such access must be from a street, must be a minimum of twenty-five (25) feet wide along its entire length, and must be owned in fee simple by the owner of the parcel being accessed;

d. The only exception to this requirement for access from a street is on Elk Avenue, where Section 16-16-30 of this Chapter states that no vehicular access shall be allowed from Elk Avenue directly to any off-street parking;

e. Notwithstanding the foregoing, the Board may permit such vehicular access to structures existing on January 1, 1992, to be not less than sixteen (16) feet wide when serving one-family dwelling units, and twenty-two (22) feet wide when serving multi-family dwelling units, provided that such access shall not exceed one hundred fifty (150) feet in length, if the Board determines that the twenty-five (25) foot minimum access requirement would be unreasonable based upon the structure and lot configuration;

f. Vehicular access to a primary structure from an alley, including the access required pursuant to this Paragraph (2), may be approved by the Board only if either one (1) of the following conditions exists:

1. The primary vehicular access existed from an alley prior to January 1, 1992; or

2. The division between resubdivision parcels is a stream or similar physical barrier preventing vehicular access from the street. In such case, the applicant shall provide additional land to create an alley at least twenty (20) feet wide from the subject parcel to the nearest Town street and upgrade the alley to Town standards or, in the absence thereof, to the approval of the Public Works Director;

(3) Provide for underground utilities to each building site.

(4) Provide for adequate fire and flood protection and emergency access.

(5) Not increase the potential for breach of the public safety, or damage to public or private property by fire, flood, erosion or snow slides.

(6) Not create congestion, automotive or pedestrian safety problems or other traffic hazards.

(7) Not use easements across another lot, tract or parcel for private primary vehicular access.

(8) Be designed in a manner that directs the placement of roads, utilities and structures away from any unstable soils, or mitigates the effect of unstable soils, geologic hazards and other site conditions so as to minimize the potential for breach of the public safety or damage to public or private property.

(9) Not create significant adverse effects to public facilities, rights-of-way or utilities.

(10) Not create significant adverse impacts on the use of adjacent property.

(11) Provide vehicular access easements onto Town streets for use by those lots, tracts or parcels which do not abut an avenue if within the B2 Business District.

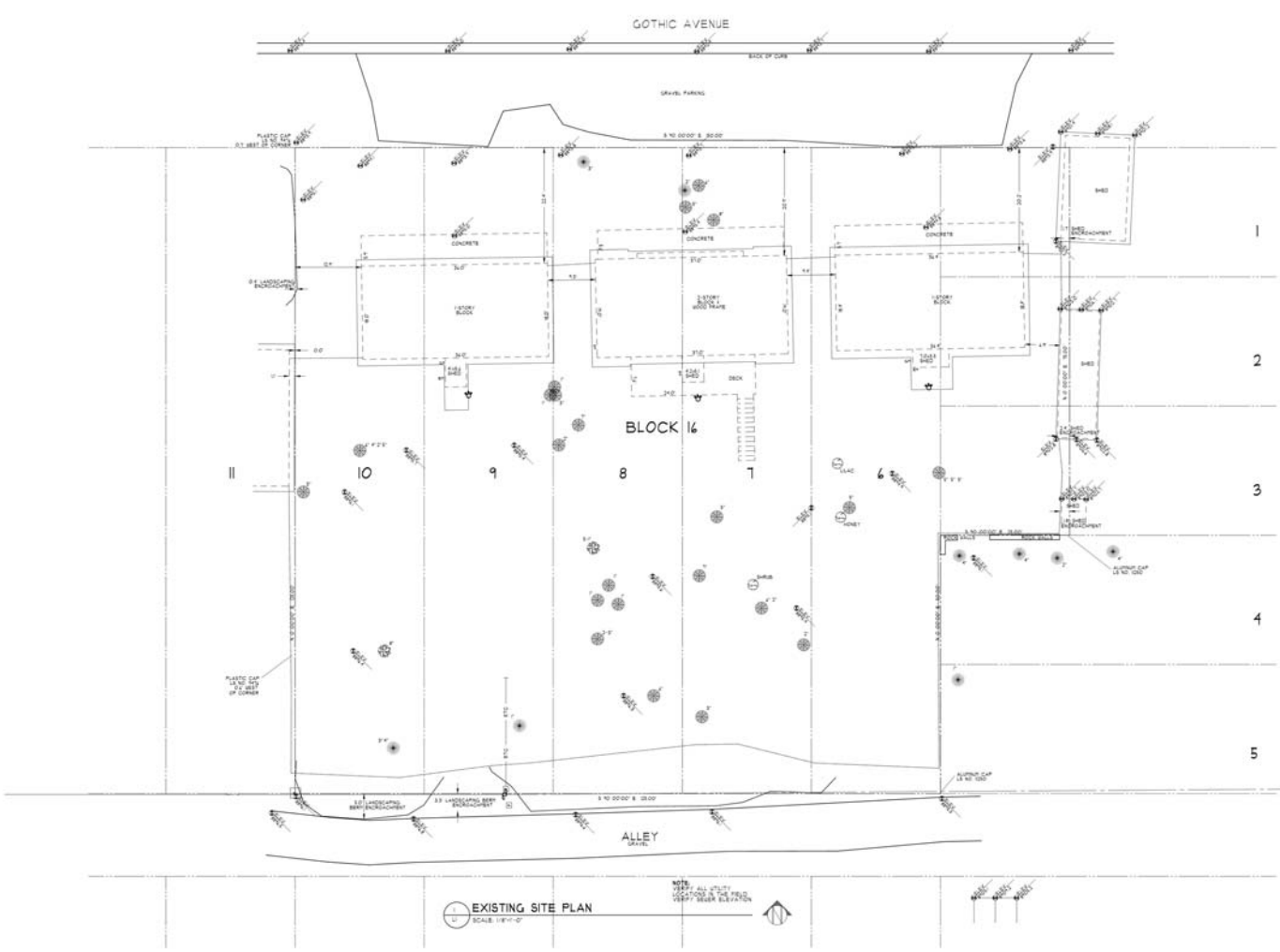
(12) Otherwise be consistent and comply with the objectives, purposes, conditions and requirements of these subdivision regulations and Chapter 16 of this Code.

(13) Execute a subdivision improvements agreement memorializing the subdivider's or owner's obligation and agreement to construct, at the subdivider's or owner's cost and expense, all public and private utility and street improvements in accordance with the Town's utility and street standards. The subdivision improvements agreement shall be in substantial conformance with the subdivision improvements agreement attached as Appendix J to this Code, and shall be approved as to form by the Town Attorney.

(b) Any of the requirements of these subdivision regulations may be varied or waived, upon a referral by the Board of Zoning and Architectural Review to the Planning Commission, and a finding by the Planning Commission that the subdivider will be providing amenities to the Town over and above those already required by these regulations, that are of such benefit to the Town that requirements of these regulations may be varied or waived in return for the receipt of such amenities.

(Prior code 15-3-5; Ord. 1 §1, 2002; Ord. 4 §1, 2009)

Design by Peter Stallard Crested Butte Colorado



EXISTING SITE PLAN
SCALE: 1/8"=1'-0"

NOTE:
VERIFY ALL UTILITY LOCATIONS IN THE FIELD.
VERIFY SEWER ELEVATION

DANIEL J. MURPHY
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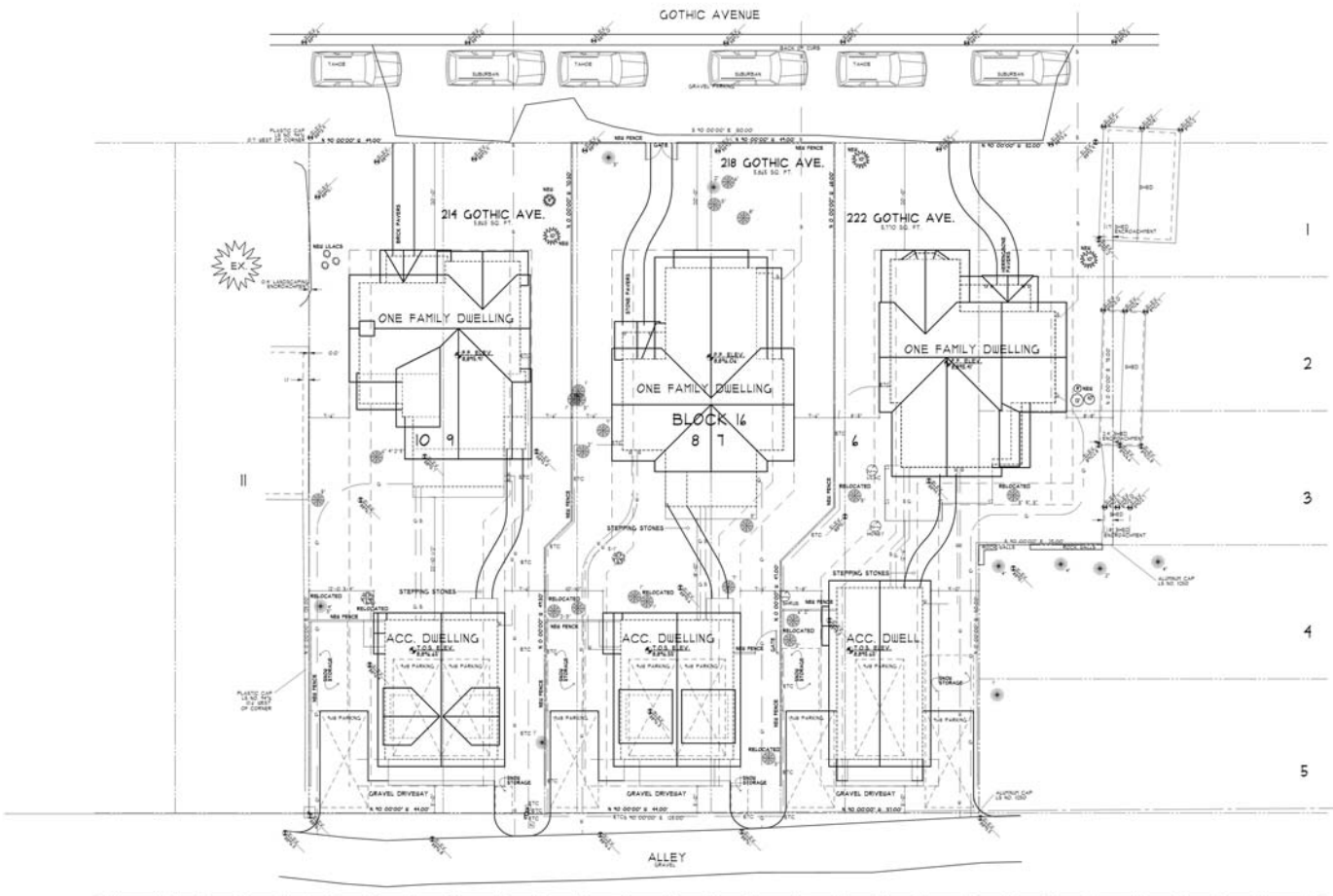
REVISIONS:

PROJECT:
214, 218, 222 GOTHIC AVE.
BLK 16, CRESTED BUTTE
GUNNISON COUNTY, CO

SHEET NAME:
EXISTING SITE PLAN

DATE:
7/30/2015

SHEET NO:
L1-EX.



NOTE:
VERIFY ALL UTILITY LOCATIONS IN THE FIELD. VERIFY SEWER ELEVATION.

SITE & LANDSCAPING PLAN
SCALE: 1"=10'-0"

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PHONE: (423) 261-2088
CELL:
FAX:
E-MAIL: andhrescorter@gmail.com

SQUARE FOOTAGE STATEMENTS

ONE FAMILY DWELLING	214	218	222
F.F. ABOVE GRADE SPACE			
LIVING S.F.	1,063	992.5	922.5
COVERED PORCH S.F. (F.F. ONLY)	94.5	40.5	40.5
F.F. UNDER 6' LINE			
LIVING S.F.	320	320	292.5
DECK ABOVE 6' LINE S.F. (F.F. ONL)	60.5	60.5	112.5
F.F. UNDER 6' LINE			
TOTAL GROSS F.A.(.)	1,478.25	1,413.5	1,368.5
ACCESSORY DWELLING			
F.F. ABOVE - 1.5 GARAGE	576-100	576-100	576-100
F.F. LIVE			
LIVING S.F.	272	272	272
F.F. UNDER 6' LINE	576	576	576
TOTAL GROSS F.A.(.) (F.F. 2/3)	1,024	1,024	1,024
BELOW			
PRACTICAL BUILDING (4' - 6' ALLOWED)	32	32	32
ALL BUILDINGS (150 MAX)	32	32	32
OPEN SPACE			
OPEN SPACE ON SITE (50% MIN)	1,175	1,243	1,192
ACCESSORY BUILDING FOOT PRINT S.F.	576	576	576
ACCESSORY BUILDING FOOT PRINT %	29%	29%	29%
OPEN SPACE (50% MIN)	1,175	1,243	1,192
HEATED (AREAS: SNOW MELT)			
DECK S.F.	0-0	0-0	0-0
PATIO S.F.			
TOTAL S.F.	0-0	0-0	0-0
SNOW STORAGE ON SITE			
SNOW STORAGE (25% MIN)	272	272	272
SNOW STORAGE S.F. (15 MIN)	0	0	0

LANDSCAPE SCHEDULE

TREES:
DECIDUOUS
EVERGREEN

SHRUBS:
DECIDUOUS
EVERGREEN

DRY LANDSCAPING:
BOULDERS
HARD SURFACES:
PAVERS

REVISIONS:
DESIGN REVIEW SUBMITTAL

PROJECT:
214, 218, 222 GOTHIC AVE.
BLK 16, LOTS 5-10, C.B.
GUNNISON COUNTY, CO

SHEET NAME:
SITE & LANDSCAPING PLAN

DATE: 7/30/2015
SHEET NO. L1

Staff Report
August 10, 2015

To:	DRC and BOZAR
From:	Bob Gillie and Molly Minneman
Date:	August 7, 2015
Subject:	August 10, 2015 DRC
Project:	**William B. and Barbara Beirer Myerson** to allow demolition of existing structures and subdivision of the property located at 214, 218 and 222 Gothic Avenue, Block 16, North 75 feet of Lot 5 and all of Lots 6-10 in the R1C zone. **Approval of a minor subdivision is required.** **Permission to demolish three non-historic structures pending approval of a redevelopment plan in the R1C zone is required.**
DRC:	Crockett Farnell and Austin Ross

Proposal: Application by the Myerson's to subdivide the 5 ½ -lot parcel located at 214, 218 and 222 Gothic Avenue into three parcels. The subdivision will necessitate the demolition of the existing structures, and approval of the redevelopment plan. Two of the structures built in 1960 are eligible for consideration as historic status. The Board will need to address whether or not these buildings hold architectural significance that would support their preservation, or determine if demolition is appropriate.

Background:
The parcel in question has three small duplex buildings in place. It is the desire of the owner to subdivide the property into three standalone parcels for sale. The proximity of the structures from each other preclude them subdividing the property with the structures in place. In other words to create a new parcel boundary between the buildings would create new non-conforming side yard setbacks which is forbidden by the code. If the structures are demolished then new parcels could be created through a subdivision process.

The policy of the Town has been to not allow the demolition of existing structures and the existing housing except as part of a site redevelopment plan which is approved by the Board (16-14-190). In this case the owner has enlisted an architect (Dan Murphy) to draw up new plans for each of the proposed parcels for submission to the Board. The demolition has not been allowed until such time as a permit is pulled to construct the new approved structures. The objective has been to not allow structure demolition to enhance the value of raw land. In this case the situation is complicated by the fact that the units in place represent some of the lowest cost rental housing in Town.

The intent of the owner is to market the individual parcels prior to the actual subdivision. There are problems related to the proposal and timing of the subdivision.

1. The property cannot be transferred to a new owner until such time as the existing structures are demolished which would allow the subdivision to create the new parcels.
2. Generally, for the demolition of a residence to occur, purchase of the building permit is a condition of subdivision approval.
3. The utilities for the three structures are in many cases in common. If one structure is demolished the rest are rendered inoperable.
4. To help alleviate the issue of the loss of affordable rental housing the proponent has proposed that each parcel construct a deed restricted accessory dwelling. Once the properties are transferred there is no requirement that the new owner build what has been approved or specifically the accessory dwelling unit (ADU) unless specifically stated in the motion.

Additional issues include whether the two buildings should be eligible for historic status. If deemed to have no appreciable architectural style that connects them to the district, a finding could be provided that will allow demolition.

The BOZAR will have also have to support the architectural merits of the redevelopment plan in tandem with the subdivision. The Board will need to find that the infill development as a whole has provided a relationship with the R1C neighborhoods over those in the new development zones. This relates to the variations in setback, scale, height forms, architectural style and materials.

The project is more complicated than most and deserves careful consideration to address the above issues by the applicant and the Board. The review for August will most likely serve as work sessions in preparation for a public hearing in September.

1. Subdivision:

Minor subdivisions are administered through Chapter 17 that allows for resubdivision of up to 8 parcels through code section 17-4-30 (attached). The Building Official referred the review to the Board. The development plan must comply with all zoning requirements for the R1C zone. In May, the DRC reviewed a subdivision request by Robert Hunt that included a site visit. Notes of the meeting are included. Hunt abandoned the application.

Below is the nuts and bolts to the subdivision requirements in Section 17-4-50 (attached). Most requirements are met; the utilities will have to be addressed upfront. The property undulates and incorporates a raised berm in the rear.

Site overview: **North 75' of lot 5 all lots 6-10; Block 16. 17,500 sf.**
Zone: R1C
Minimum Lot size allowed: 3,750 sf
Maximum Lot size allowed: 9,375 sf
Existing parcel is non-conforming

Tract 1, 222 Gothic Ave.

Lot size 5,770 sf
House 1840.13 sf = .319 FAR
Accessory 933.07 sf
Total site 2773.2 sf = .36 FAR

Matter of right FAR:	.3 (1731 sf)
Maximum	.32 (1846 sf)
Site build out	.48 (2769.6 sf)

1. The proposed area is 5,550. The minimum required is 3750 for the R1C zone.
2. The parcel is located within a developed block. All utilities will can be provided to the site.
3. The front lot line is 52' feet and comply with regulations.
    a. The proposed setbacks comply with zone requirements.
    b. Parking can be accessed from Gothic; Alley parking is proposed per Guidelines.

4. The parcel is located within a developed block. Individual utilities must be provided to the site as condition of the subdivision. Electric lines are required to be buried. Removal of the existing power pole is anticipated.
5. The parcel is within a platted block and no significant issues relating to fire, flood protection and emergency accesses are anticipated.
6. The proposal does not appear to impact public safety or damage to private or public property.
7. Traffic congestion and automotive safety problems are not anticipated.
8. Vehicular access the parcel is available from a street.
9. No special topographical considerations exist, although the property does undulate.
10. No significant impacts to public facilities and ROW are anticipated.
11. Significant impacts of the subdivision to adjacent properties are not anticipated, pending approval of the subsequent development plan.
12. The subdivision appears to meet the objectives and purposes of the Code.
13. Any Subdivision Improvement Agreement will result from the findings of the BOZAR. Any subdivision is contingent upon approval for demolition of the existing building.

Tract 2, 218 Gothic Ave.

Lot size 5.865 sf
House 1865.5 sf = .0.318 FAR
Accessory 881.5 sf
Total Site 2747 sf = .468 FAR

Matter of right FAR:	.3 (1759.5 sf)
Maximum	.32 (1876.5 sf)
Site build out	.48 (2,815.2 sf)

1. The proposed area is 5,865. The minimum required is 3750 for the R1C zone.
2. The parcel is located within a developed block. All utilities will can be provided to the site.
3. The front lot line is 49' feet and comply with regulations.
   a. The proposed setbacks comply with zone requirements.
   b. Parking can be accessed from Gothic; Alley parking is proposed per Guidelines.
4. The parcel is located within a developed block. Individual utilities must be provided to the site as condition of the subdivision. Electric lines are required to be buried. Removal of the existing power pole is anticipated.
5. The parcel is within a platted block and no significant issues relating to fire, flood protection and emergency accesses are anticipated.
6. The proposal does not appear to impact public safety or damage to private or public property.
7. Traffic congestion and automotive safety problems are not anticipated.
8. Vehicular access the parcel is available from a street.
9. No special topographical considerations exist, although the property does undulate.
10. No significant impacts to public facilities and ROW are anticipated.
11. Significant impacts of the subdivision to adjacent properties are not anticipated, pending approval of the subsequent development plan.
12. The subdivision appears to meet the objectives and purposes of the Code.
13. Any Subdivision Improvement Agreement will result from the findings of the BOZAR. Any subdivision is contingent upon approval for demolition of the existing building.

Tract 3, 214 Gothic Ave.

Lot size 5.865 sf
House 1765 sf = .0.32 FAR
Accessory 927.5 sf
Total Site 2806 sf = .478 FAR

Matter of right FAR:	.3 (1759.5 sf)
Maximum	.32 (1876.5 sf)
Site build out	.48 (2,815.2 sf)

1. The proposed area is 5,865. The minimum required is 3750 for the R1C zone.
2. The parcel is located within a developed block. All utilities will can be provided to the site.
3. The front lot line is 49' feet and comply with regulations.
   a. The proposed setbacks comply with zone requirements.

b. Parking can be accessed from Gothic; Alley parking is proposed per Guidelines.

4. The parcel is located within a developed block. Individual utilities must be provided to the site as condition of the subdivision. Electric lines are required to be buried. Removal of the existing power pole is anticipated.
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11. Significant impacts of the subdivision to adjacent properties are not anticipated, pending approval of the subsequent development plan.
12. The subdivision appears to meet the objectives and purposes of the Code.
13. Any Subdivision Improvement Agreement will result from the findings of the BOZAR. Any subdivision is contingent upon approval for demolition of the existing building.

2. Architectural discussion.

The design guidelines encourage new infill within the R1C zone to incorporate building scale, forms and uses that will complement these special neighborhoods of town. Preserving not only the historic buildings, but the architectural character of new infill within the zone that makes Crested Butte unique from other historic districts in the State. Few infill parcels remain in town that hold such an opportunity to enrich the district.

The design guidelines for the R1C zone address its purpose for cleaving a difference between the characteristics of historic resources and buildings in the new zones; "*the purpose for which the R1C District was created is to provide for low density residential development along with customary accessory uses in the older residential areas of the Town where particular attention to the characteristics, size and scale of existing historic buildings is required. Residential and institutional uses customarily found in proximity to such residential uses are included as conditional uses. It is intended that no more than 2 units, designed or used for dwelling by a family, shall be allowed on a site.*"

Comments: The development plan appears to accomplish the goals of use proposing one primary residence and an accessory dwelling on each parcel that replaces the rental housing removed by the development. The Board will have to determine whether the characteristics, size and scale are relational.

GL 5.115 encourage the differentiation between the buildings in R1C district and those of the R1 district by being more pedestrian oriented, smaller in scale and with garages or surface parking not facing the street.

The relationship of historic character and new are described as; "*Historic character of the district The R1C and R2C zones were the original residential areas of Town. Houses were wood frame with sloping gable roofs. There were occasional larger structures that were originally boarding houses and lodging facilities. The R1C was primarily single family, while the R2C included duplex residences as well.*"

"*Today this area is a mix of historic structures and new infill. Many of the historic structures have been added onto and rehabilitated. Some recent additions and restorations have modified*

non-historic changes that occurred. Some of these earlier changes have set a character of their own often described as Carpenter Gothic, and include unique features such as jigsaw bargeboards on the fascia."

Comments: The challenge with any infill development (historic district) is for new construction to blend with the various historic residential structures. Building scale, forms and materials are key components in fostering or diminishing the character of core neighborhoods.

The Board will have to discuss whether the scale, forms, and materials of the buildings within the development plan foster a relationship with the historic core.

Finally, the guidelines discuss the struggle between mass and scale in development trends: *Development Trends. "Many historic properties still remain for potential renovations and additions. In many instances there is a desire to create larger structures to accommodate the life-style of a resort setting. However, it is the intent to promote development that is more in scale with the historic context."*

Comments: The Board will have to determine whether the mass and scale of the proposed development as a whole and individually appear relational with the newer zones. As noted above, GL5.115 encourages cleaving the difference between the new infill within the R1C district and those within the R1 district. And addresses the attributes to include pedestrian orientation, smaller in scale, and parking in the rear.

The neighborhood as a whole, has a mix of small, medium and large buildings. Suggestions are to vary the building heights of the residential structures as opposed to all having maximum height of 28'; variations in roof pitch is a consideration, and widths as encouraged in GL 5.104. Staggering the front yard setbacks could be considered as related in GL 5.105. Entrance features are minimal for the size of the buildings; is it possible to increase the prominence of the porch and door on one or more buildings as encouraged in GL 5.106 and 5.114.

DRC:

The below items will involve the applicant, staff and DRC/BOZAR in addressing the following items:

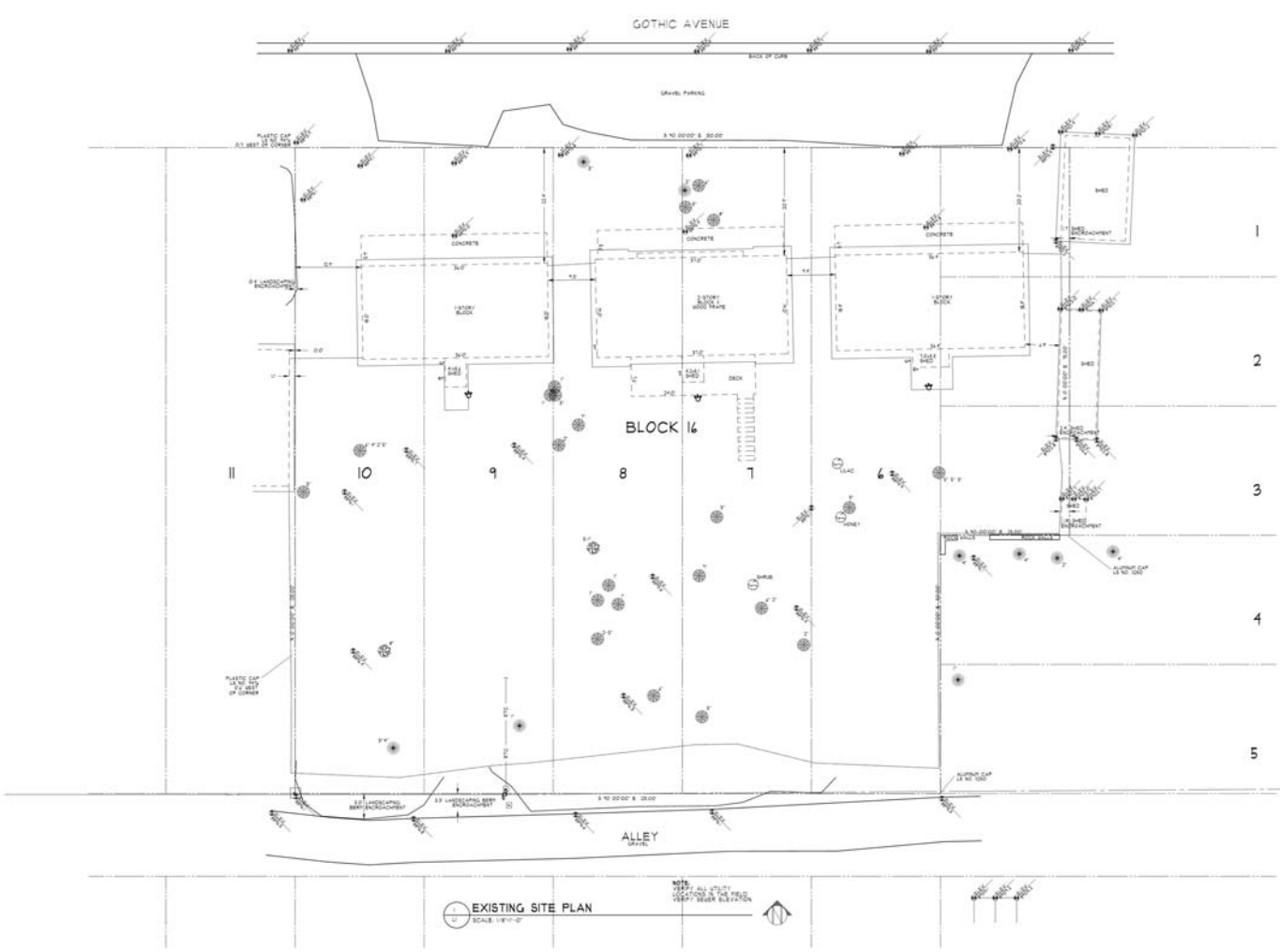
1. **The determination of historic status of 222 and 214 Gothic Avenue.**

2. **Discuss the sequencing of the subdivision, building demolition, property transfer, and permitting for new construction.**

3. **The impacts of shared utilities on the property and timing for installation.**

4. **The net loss of rental housing and provision of three ADU's in the subdivision agreement (a condition of the subdivision)**

5. **The redevelopment plan as it relates to the core zone scale and architecture as related in the Guideline discussion of the R1C zone.**



EXISTING SITE PLAN
SCALE: 1/8"=1'-0"

NOTE:
VERIFY ALL UTILITY LOCATIONS IN THE FIELD.
VERIFY SEWER ELEVATION

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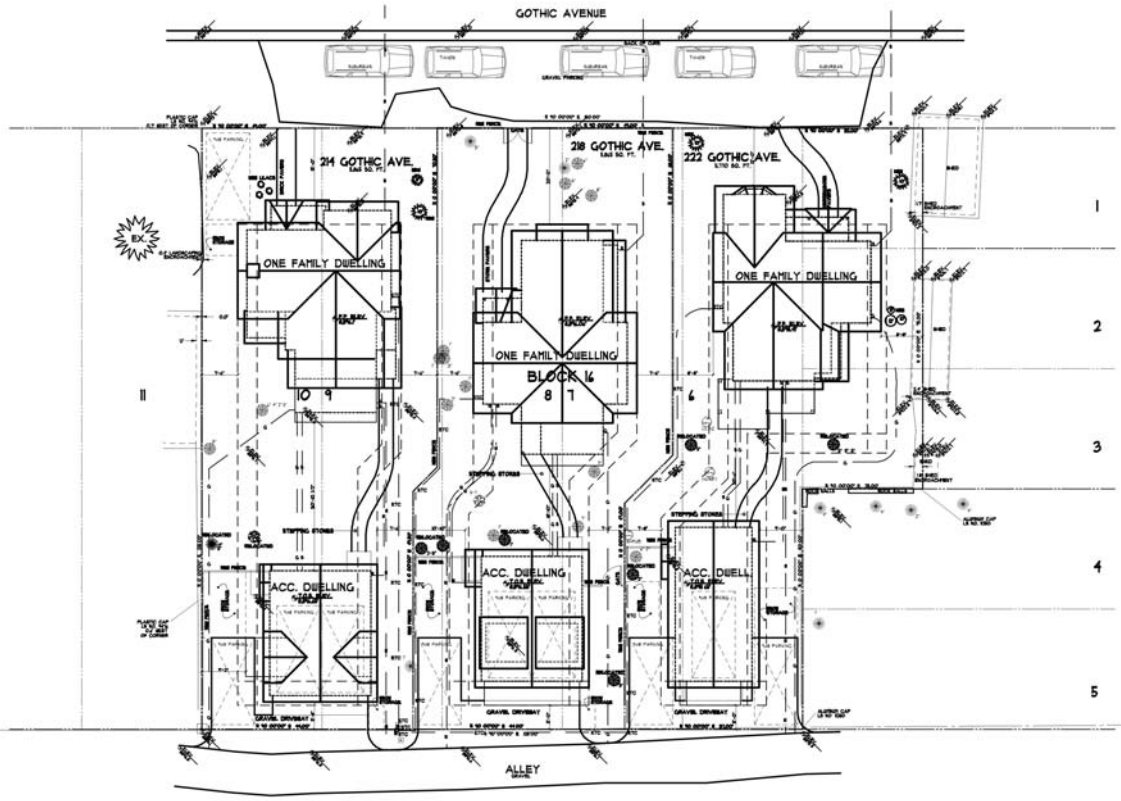
REVISIONS:

PROJECT:
214, 218, 222 GOTHIC AVE.
BLK 16, CRESTED BUTTE
GUNNISON COUNTY, CO

SHEET NAME:
EXISTING SITE PLAN

DATE:
7/30/2015

SHEET NO:
L1-EX.



1 SITE & LANDSCAPING PLAN
SCALE: 1/8"=1'-0"

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PHONE: (303) 331-3066
CELL:
FAX:
E-MAIL: mdbrewster@gmail.com

SQUARE FOOTAGE STATEMENTS

[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
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LANDSCAPE SCHEDULE

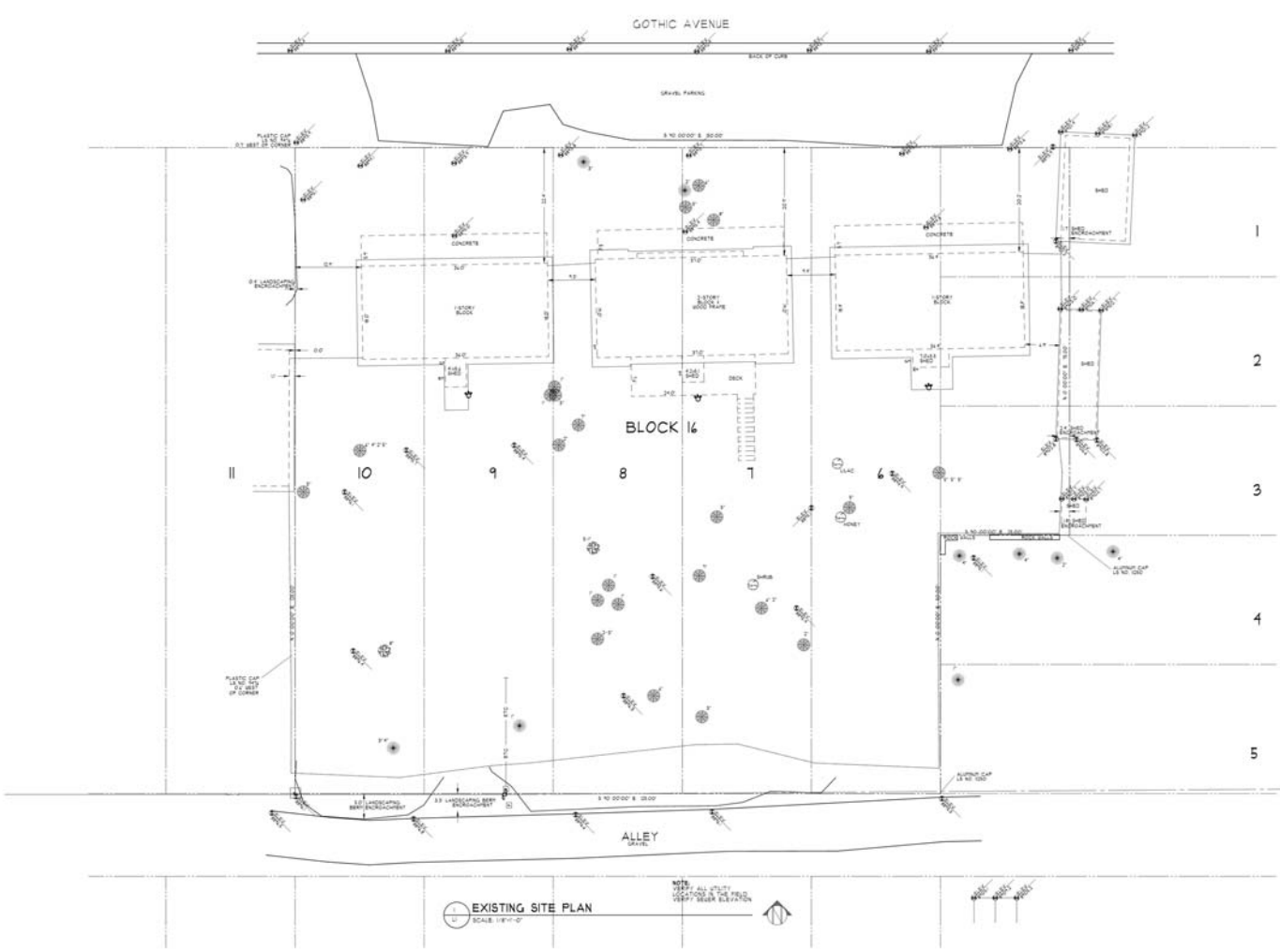
TREES
DECIDUOUS
EVERGREEN
SHRUBS
DECIDUOUS
EVERGREEN
DRY LANDSCAPING
BOULDERS
HARD SURFACES
PAVERS

REVISIONS:
DESIGN REVIEW SUBMITTAL

PROJECT:
214, 218, 222 GOTHIC AVE.
BLK 16, LOTS 5-10, CB
GUNNISON COUNTY, CO

SHEET NAME:
SITE & LANDSCAPING PLAN

DATE: 8/13/2015
SHEET NO. L1



EXISTING SITE PLAN
SCALE: 1/8"=1'-0"

NOTE:
VERIFY ALL UTILITY LOCATIONS IN THE FIELD.
VERIFY SEWER ELEVATION

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REVISIONS:

PROJECT:
214, 218, 222 GOTHIC AVE.
BLK 16, CRESTED BUTTE
GUNNISON COUNTY, CO

SHEET NAME:
EXISTING SITE PLAN

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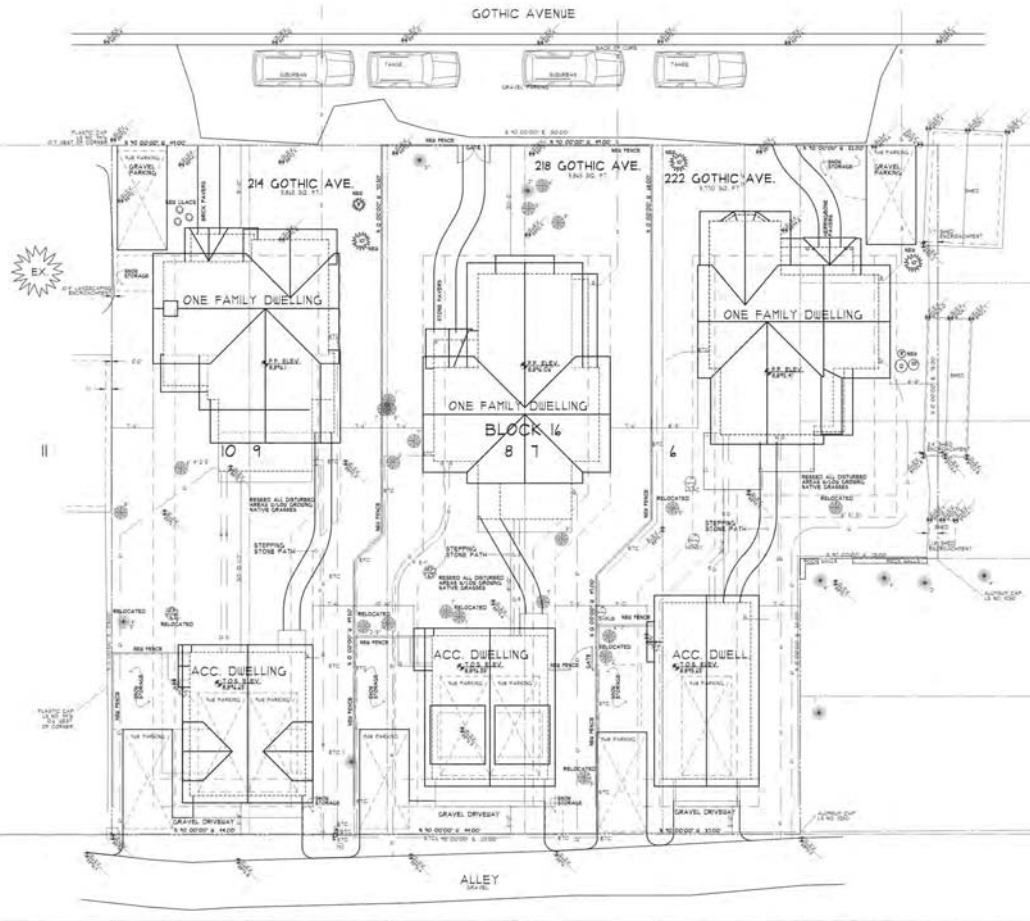

SITE & LANDSCAPING PLAN

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PHONE: (423) 261-2088
CELL:
FAX:
E-MAIL: andrewsmarie@gmail.com

SQUARE FOOTAGE STATEMENTS

	214	218	222
ONE FAMILY DWELLING:			
1 st HOME STATISTICS:			
LIVING SF	1,293.5	1,414.5	1,512.5
1 st HOME SF PORCH SF (F1 / F2 / F3):	79.5	64.5	65.5
1 st HOME SF LOD:			
LIVING SF	810	810	810.5
DECK UNDER 8' LINE SF (2 X 1 LOD)	1,620	1,620	1,621
1 st HOME TOTAL:	3,803.5	3,909.5	3,909.5
ACCESSORY DWELLING:			
2 nd HOME STATISTICS:	944.5	944.5	944.5
2 nd LOD:			
LIVING SF	944.5	472.5	472.5
DECK UNDER 8' LINE:	472.5	472.5	472.5
TOTAL LIVING AREA @ 2/3:	1,888.5	1,888.5	1,888.5
BIKE ROOM:			
TRACTOR RACKING (4 - 42 ALUMINUM ALL SEASONS OR TOU):	4.5	4.5	4.5
OPEN SPACE CALCULATIONS:			
ACCESSORY BUILDING FOOT PRINT SF:	472.5	472.5	944.5
ACCESSORY BUILDING FOOT PRINT SF:	472.5	472.5	472.5
OPEN SPACE (50% TOU):	1,888.5	1,888.5	1,888.5
HEATED AREAS (MAIN FELT):			
BASEMENT:	0 sq.ft.	0 sq.ft.	0 sq.ft.
TOTAL SF:	0 sq.ft.	0 sq.ft.	0 sq.ft.
POSTAVERAGE ON SITE:			
ONE STORAGE SF (1/3 TOU):	472.5	472.5	472.5
TWO STORAGE SF (1/3 TOU):	472.5	472.5	472.5

LANDSCAPE SCHEDULE

TREES:
DECIDUOUS
EVERGREEN

SHRUBS:
DECIDUOUS
EVERGREEN

DRY LANDSCAPING:
BOULDERS

HARD SURFACES:
PAVERS

REVISIONS:
DESIGN REVIEW SUBMITTAL

PROJECT:
214, 218, 222 GOTHIC AVE.
BLK 16, LOTS 5-10, CB,
GUNNISON COUNTY, CO

SHEET NAME:
SITE & LANDSCAPING PLAN

DATE: 8/20/2015
SHEET NO: L1

1 StSc STREET-SCAPE, GOTHIC AVENUE, NORTH ELEVATIONS
N.T.S.

8/20/2015

2 StSc ALLEY-SCAPE, SOUTH ELEVATIONS
N.T.S.

Sec. 17-4-50. - Criteria for review and approval of minor subdivision.

(a) No minor subdivision shall be approved unless the Board finds that it complies with all of the following criteria. The resubdivision must:

(1) Comply with all applicable zoning requirements of the zone district in which the resubdivision is located.

(2) Have a front parcel line on a street only, and such parcel access shall have the following characteristics:

a. Said front parcel line must be at least twenty-five (25) feet long or the minimum lot width for the applicable zone district, whichever is shorter;

b. The vehicular access and parking to any primary structure on a parcel shall be from a street, and no extraordinary measures shall be utilized to provide said access;

c. Any such access must be from a street, must be a minimum of twenty-five (25) feet wide along its entire length, and must be owned in fee simple by the owner of the parcel being accessed;

d. The only exception to this requirement for access from a street is on Elk Avenue, where Section 16-16-30 of this Chapter states that no vehicular access shall be allowed from Elk Avenue directly to any off-street parking;

e. Notwithstanding the foregoing, the Board may permit such vehicular access to structures existing on January 1, 1992, to be not less than sixteen (16) feet wide when serving one-family dwelling units, and twenty-two (22) feet wide when serving multi-family dwelling units, provided that such access shall not exceed one hundred fifty (150) feet in length, if the Board determines that the twenty-five (25) foot minimum access requirement would be unreasonable based upon the structure and lot configuration;

f. Vehicular access to a primary structure from an alley, including the access required pursuant to this Paragraph (2), may be approved by the Board only if either one (1) of the following conditions exists:

1. The primary vehicular access existed from an alley prior to January 1, 1992; or

2. The division between resubdivision parcels is a stream or similar physical barrier preventing vehicular access from the street. In such case, the applicant shall provide additional land to create an alley at least twenty (20) feet wide from the subject parcel to the nearest Town street and upgrade the alley to Town standards or, in the absence thereof, to the approval of the Public Works Director;

(3) Provide for underground utilities to each building site.

(4) Provide for adequate fire and flood protection and emergency access.

(5) Not increase the potential for breach of the public safety, or damage to public or private property by fire, flood, erosion or snow slides.

(6) Not create congestion, automotive or pedestrian safety problems or other traffic hazards.

(7) Not use easements across another lot, tract or parcel for private primary vehicular access.

(8) Be designed in a manner that directs the placement of roads, utilities and structures away from any unstable soils, or mitigates the effect of unstable soils, geologic hazards and other site conditions so as to minimize the potential for breach of the public safety or damage to public or private property.

(9) Not create significant adverse effects to public facilities, rights-of-way or utilities.

(10) Not create significant adverse impacts on the use of adjacent property.

(11) Provide vehicular access easements onto Town streets for use by those lots, tracts or parcels which do not abut an avenue if within the B2 Business District.

(12) Otherwise be consistent and comply with the objectives, purposes, conditions and requirements of these subdivision regulations and Chapter 16 of this Code.

(13) Execute a subdivision improvements agreement memorializing the subdivider's or owner's obligation and agreement to construct, at the subdivider's or owner's cost and expense, all public and private utility and street improvements in accordance with the Town's utility and street standards. The subdivision improvements agreement shall be in substantial conformance with the subdivision improvements agreement attached as Appendix J to this Code, and shall be approved as to form by the Town Attorney.

(b) Any of the requirements of these subdivision regulations may be varied or waived, upon a referral by the Board of Zoning and Architectural Review to the Planning Commission, and a finding by the Planning Commission that the subdivider will be providing amenities to the Town over and above those already required by these regulations, that are of such benefit to the Town that requirements of these regulations may be varied or waived in return for the receipt of such amenities.

(Prior code 15-3-5; Ord. 1 §1, 2002; Ord. 4 §1, 2009)

MYERSON SUBDIVISION NARRATIVE STATEMENT

In accordance with section 17-4-10(6) of the Town Code, applicant submits the following information:

a. Fire protection will be provided by the Crested Butte Fire Protection District.

b. There is no potential to damage to public or private property by fire, flood erosion or snow slide.

c. Emergency access will be provided directly from Gothic Avenue and the Block 16 public alley.

d. No flood protection will be provided.

e. The proposed access to each proposed parcel is directly from Gothic Avenue and the Block 16 public alley.

AGREEMENT

THIS AGREEMENT, dated the 3rd day of July, 2017, is by and between William B. Myerson and Barbara Bierer Myerson ("Myersons") and the Town of Crested Butte, a Colorado home rule municipality ("Town").

1. **Facts and Purposes**. The following facts and purposes apply to this Agreement:

1.1 Myersons own:

The North 75 feet of Lot 5, and all of Lots 6 through 10, both inclusive, Block 16, TOWN OF CRESTED BUTTE, according to the plat thereof filed July 8, 1880 as Reception No. 2840½, said property also described as the West 25 feet of Lots 1, 2 and 3, and all of Lots 6 through 10, both inclusive, Block 16, TOWN OF CRESTED BUTTE, according to the plat filed June 6, 1881, as Reception No. 14191, County of Gunnison, State of Colorado ("Myerson Property").

1.2 Myersons have applied to the Town for approval to subdivide the Myerson Property on which 1 single family and 2 two family residences are located.

1.3 Although the Town is inclined to approve the Myersons' subdivision application, the subdivision cannot be finalized before the existing buildings are demolished or new non-conforming uses would be created in violation of the Town Code.

1.4 The purpose of this Agreement is to spell out the procedure for finalizing the Myerson Subdivision in compliance with the Town Code.

NOW, THEREFORE, in consideration of the foregoing facts and purposes and the mutual covenants set forth in this Agreement, Myersons and Town agree as follows:

2. **Building Permit**. In order to finalize the subdivision, the following events must occur in the order listed below:

2.1 Contemporaneously with the execution of this Agreement, a restrictive covenant shall be recorded reflecting the conditions required by the Board of Zoning and Architectural Review and including the following:

Either the accessory dwelling or the primary dwelling on each tract shall be used exclusively as a long-term rental. Rental

shall be to any natural person who resides in Gunnison County as that person's primary residence for a term of not less than six (6) months. Where such property is vacant for a period of three (3) months or more during such six month period, such property shall not constitute a long-term rental under this definition and is subject to enforcement action. Such property may not be rented to any person with greater than 10% ownership interest in the property or to any person with greater than 10% ownership interest in an entity with ownership of the property. Natural person is only an individual and shall not include any association, firm, partnership, corporation or other entity. Such rental must be actively offered for rental, and documented by reasonable evidence of such rental.

2.2 Myersons shall file completed plans for a new single family residence and accessory dwelling to be constructed on the Myerson Property and obtain a building permit from the Town which will cover the construction of the new structures and demolition of all the existing structures.

2.3 After submitting and receiving approval for a recycle plan, Myersons shall demolish and remove the existing buildings from the Myerson Property.

2.4 Contemporaneously with demolition and removal of the buildings, Myersons shall remove the berm adjacent to the alley, relocate the trees on the Myerson Property per the approved plans and irrigate the relocated trees to ensure that they survive.

2.5 As part of the structure demolition and removal the Myersons shall reconfigure or disable the existing common utilities (including water and wastewater) as per requirements of the respective utility providers.

2.6 Town shall approve and, at Myersons' expense, record the final plat of the Myerson Subdivision, subdividing the Myerson Property into three tracts.

2.7 After the plat has been recorded, Myersons may convey lots and assign the building permit to a purchaser.

3. **Attorneys' Fees**. If any legal action is commenced or maintained in court, whether in law or in equity, to interpret, enforce or construe this Agreement or any document provided for herein or related hereto, the prevailing party shall be awarded all reasonable attorneys' fees together with all reasonable costs and expenses incurred including, without limitation, expert witness fees.

4. **Binding Agreement**. This Agreement and all of its provisions shall

Gunnison County, CO
7/5/2017 2:09:21 PM
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647389
Page 2 of 3
R 23.00 D 0.00

be binding upon and inure to the benefit of the parties and their successors, assigns, representatives and heirs.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the day and year first above set forth.

Town of Crested Butte, a
Colorado home rule municipality

By: _____

Title: Town Manager

William B. Myerson

Barbara Bierer Myerson

STATE OF TN)
)ss.
COUNTY OF Monroe)

The foregoing Agreement was acknowledged before me this 29 day of June, 2017, by William B. Myerson and Barbara Bierer Myerson.

Witness my hand and official seal.
My commission expires:

Notary Public

CINDY MASHELL HUNT
STATE OF TENNESSEE NOTARY PUBLIC
MONROE COUNTY

STATE OF CO)
)ss.
COUNTY OF Gunnison)

The foregoing Agreement was acknowledged before me this 3rd day of July, 2017, by Dara MacDonald, Town Manager of the Town of Crested Butte, a Colorado home rule municipality.

Witness my hand and official seal.
My commission expires: 10-25-2020

Notary Public

DIANE M. THEAKER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #19964018679
My Commission Expires October 25, 2020

Gunnison County, CO
7/5/2017 2:09:21 PM
23

647389
Page 3 of 3
R 23.00 D 0.00

4-26-16 Approved

Application for Minor Subdivision

Subject Property:

711 Belleview Ave. Crested Butte, Colorado 81224

Legal description: Lots 21-24, Block 63

Property Owners:

Faust Mountain Properties *(Jim Faust 50% / Greg Faust 50%) - See enclosed Deed of Sale*

Proposed Name: "Belleview Renaissance"

Location Improvement Certificate:

See enclosed: Completed by NCW & Associates, Inc. on 12-5-2015

Floor Plan of Existing Structure:

On file with the Crested Butte building department

Map of the proposed sub-division:

See enclosed: Completed by NCW & Associates, Inc.

Application Questions:

a) How will fire protection be provided? The lots are part of the city and accessible via the street and alley
b) Where there is any potential for damage to public or private property by fire, flood erosion or snow slides and what mitigation measures will be undertaken to minimize damage? The lots are virtually flat with no excessive risk of fire, flood or snow slide potential.
c) How will emergency access be provided? Easy access from street or ally
d) How will flood protection be provided? These is no excessive risk of flooding due to the flat nature of the lots in this section of town. No streams are in the vicinity either.
e) A description of the proposed access to each proposed parcel? Both lots will have standard access from both the street & alley.
f) A copy of the restrictive covenants that have been recorded and affecting the lots, tract or parcels that are the subject of the re-subdivision? We prefer not to develop specific covenants and instead will rely on the existing town rules to drive what is to be done on the lots.
g) Any other information or documents requested by the town that are necessary to render a decision under the criteria of Sections 17-4-20 or 17-4-50? Demolition plan for the existing home --- see enclosed

✓ Restrictive Covenants done + recorded 7/27/17

__Revocable License

__Other _____

Reviewed 9-15-17

Tract 2
Jackson subd

—NOTICE OF PUBLIC HEARING—
CRESTED BUTTE BOARD OF ZONING AND ARCHITECTURAL REVIEW
TOWN OF CRESTED BUTTE, COLORADO
218 GOTHIC AVENUE

PLEASE TAKE NOTICE THAT a public hearing, which may result in the granting of a vested property right, will be held on August 25, 2015 beginning at 6:00 p.m. in the Crested Butte Town Hall located at 507 Maroon Ave. in Crested Butte, Colorado for the purpose of considering the following:
The application of **William B. and Barbara Beirer Myerson** to construct a single family residence and accessory dwelling to be located at 218 Gothic Avenue, Block 16, part of Lot 9, all of Lot 8 and part of Lot 7 (Tract 2) in the R1C zone.
Additional requirements:

- Architectural approval of the redevelopment plan is required.
- A conditional use permit for an accessory dwelling in the R1C zone is required.
- Approval is contingent upon approval of minor subdivision and demolition.

(See attached drawing)
TOWN OF CRESTED BUTTE
By Jessie Earley, Building Department Assistant

Published in the *Crested Butte News*. Issues of August 14 and 21, 2015. #081412

—NOTICE OF APPROVAL CREATING A VESTED PROPERTY RIGHT—

PLEASE TAKE NOTICE that the Town of Crested Butte approved the following site specific development plan(s) for construction or subdivision within the Town which creates a three year vested property right pursuant to Colorado Revised Statutes, section 24-68-103 (as amended).
The "vested property right" gives the following applicant(s) the right to undertake and conditions of the approval for their site-specific development plan(s).
September 29, 2015
William B. and Barbara Beirer Myerson: Construct a single family residence and accessory dwelling to be lctcated at 218 Gothic Avenue, Block 16, part Lot 9, all Lot 8 and part Lot 7 (Tract 2) in the R1C zone. Architectural approval of the redevelopment plan was granted. A conditional use permit for an accessory dwelling in the R1C zone was granted. Approval was contingent upon the approval of the minor subdivision and demolition.
More information is available at the Town Office located at 507 Maroon Ave., Crested Butte, CO.
TOWN OF CRESTED BUTTE
by Jessie Earley, Building Department Assistant

Published in the *Crested Butte News*. Issue of November 6, 2015. #110612

BOZAR 8-25-15 Continue
9-29-15
Approved

Completed 8/10/15

✓ Restrictive Covenants done + recorded 7/27/17

__Revocable License

__Other _____

Heated Garage Apron?

—NOTICE OF PUBLIC HEARING—
CRESTED BUTTE BOARD OF ZONING AND ARCHITECTURAL REVIEW
TOWN OF CRESTED BUTTE, COLORADO
222 GOTHIC AVENUE

PLEASE TAKE NOTICE THAT a public hearing, which may result in the granting of a vested property right, will be held on August 25, 2015 beginning at 6:00 p.m. in the Crested Butte Town Hall located at 507 Maroon Ave. in Crested Butte, Colorado for the purpose of considering the following:

The application of **William B. and Barbara Beirer Myerson** to construct a single family residence and accessory dwelling to be located at 222 Gothic Avenue, Block 16, part of Lot 7, all of Lot 6 and part of Lot 5 (Tract 1) in the R1C zone.

Additional requirements:

- Architectural approval of the redevelopment plan is required.
- A conditional use permit for an accessory dwelling in the R1C zone is required.
- Approval is contingent upon approval of minor subdivision and demolition.

(See attached drawing)

TOWN OF CRESTED BUTTE
By Jessie Earley, Building Department Assistant

Published in the *Crested Butte News*. Issues of August 14 and 21, 2015. #081413

RCA - Done + Recorded ✓

—NOTICE OF PUBLIC HEARING—
CRESTED BUTTE BOARD OF ZONING
AND ARCHITECTURAL REVIEW
TOWN OF CRESTED BUTTE, COLORADO
214 GOTHIC AVENUE

PLEASE TAKE NOTICE THAT a public hearing, which may result in the granting of a vested property right, will be held on July 31, 2018 beginning at 6:00 p.m. in the Crested Butte Town Hall located at 507 Maroon Ave. in Crested Butte, Colorado for the purpose of considering the following:

The application of **Gothic Avenue LLC in conjunction with William B. and Barbara Bierer Myerson** to seek re-approval of the September 2015 development plan to construct a single family residence and accessory dwelling to be located at 214 Gothic Avenue, Block 16, Lot 10 and part of Lot 9 (Tract 3 of the Jackson Subdivision) in the R1C zone.

Additional requirements:

- Architectural approval is required.

- A conditional use permit for an accessory dwelling in the R1C zone is required.

(See Attached Drawing)

TOWN OF CRESTED BUTTE
By Jessie Earley, Building Department Assistant

Published in the *Crested Butte News*. Issues of July 20 and 27, 2018. #072009

—NOTICE OF APPROVAL CREATING A VESTED PROPERTY RIGHT—

PLEASE TAKE NOTICE that the Town of Crested Butte approved the following site specific development plan(s) for construction or subdivision within the Town which creates a three year vested property right pursuant to Colorado Revised Statutes, section 24-68-103 (as amended).

The "vested property right" gives the following applicant(s) the right to undertake and conditions of the approval for their site-specific development plan(s).

July 31, 2018

Gothic Avenue LLC in conjunction with William B. and Barbara Bierer Myerson: re-approval of the September 2015 development plan to construct a single family residence and accessory dwelling to be located at 214 Gothic Avenue, Block 16, Lot 10 and part of Lot 9 (Tract 3 of the Jackson Subdivision) in the R1C zone. Architectural approval was granted.

More information is available at the Town Office located at 507 Maroon Ave., Crested Butte, CO.

TOWN OF CRESTED BUTTE
by Jessie Earley, Building Department Assistant

Published in the *Crested Butte News*. Issue of August 24, 2018. #082404

BOZAR 7-31-18 Approved

RCA- Donut Recorded ✓

—NOTICE OF PUBLIC HEARING—
CRESTED BUTTE BOARD OF ZONING
AND ARCHITECTURAL REVIEW
TOWN OF CRESTED BUTTE, COLORADO
218 GOTHIC AVENUE

PLEASE TAKE NOTICE THAT a public hearing, which may result in the granting of a vested property right, will be held on July 31, 2018 beginning at 6:00 p.m. in the Crested Butte Town Hall located at 507 Maroon Ave. in Crested Butte, Colorado for the purpose of considering the following:
The application of **Gothic Avenue LLC in conjunction with William B. and Barbara Bierer Myerson** to seek re-approval of the September 2015 development plan to construct a single family residence and accessory dwelling to be located at 218 Gothic Avenue, Block 16, part Lot 9, all Lot 8 and part Lot 7 (Tract 2 of the Jackson Subdivision) in the R1C zone.
Additional requirements:
- Architectural approval is required.
- A conditional use permit for an accessory dwelling in the R1C zone is required.
(See Attached Drawing)
TOWN OF CRESTED BUTTE
By Jessie Earley, Building Department Assistant

Published in the *Crested Butte News*. Issues of July 20 and 27, 2018.
#072008

—NOTICE OF APPROVAL CREATING A VESTED PROPERTY RIGHT—

PLEASE TAKE NOTICE that the Town of Crested Butte approved the following site specific development plan(s) for construction or subdivision within the Town which creates a three year vested property right pursuant to Colorado Revised Statutes, section 24-68-103 (as amended).
The "vested property right" gives the following applicant(s) the right to undertake and conditions of the approval for their site-specific development plan(s).
July 31, 2018
Gothic Avenue LLC in conjunction with William B. and Barbara Bierer Myerson: re-approval of the September 2015 development plan to construct a single family residence and accessory dwelling to be located at 218 Gothic Avenue, Block 16, part Lot 9, all Lot 8 and part Lot 7 (Tract 2 of the Jackson Subdivision) in the R1C zone. Architectural approval was granted.
More information is available at the Town Office located at 507 Maroon Ave., Crested Butte, CO.
TOWN OF CRESTED BUTTE
by Jessie Earley, Building Department Assistant

Published in the *Crested Butte News*. Issue of August 24, 2018. #082405

BOZAR 7-31-2018
Approved

THAT

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NG EAST

NECTS

__Restrictive Covenants

__Revocable License

__Other _____

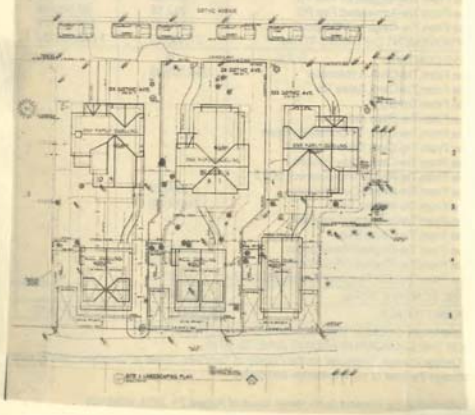
—NOTICE OF PUBLIC HEARING—
CRESTED BUTTE BOARD OF ZONING AND ARCHITECTURAL REVIEW
TOWN OF CRESTED BUTTE, COLORADO
214 218 222 GOTHIC AVENUE

PLEASE TAKE NOTICE THAT a public hearing, which may result in the granting of a vested property right, will be held on August 25, 2015 beginning at 6:00 p.m. in the Crested Butte Town Hall located at 507 Maroon Ave. in Crested Butte, Colorado for the purpose of considering the following: The application of **William B. and Barbara Beirer Myerson** to allow demolition of existing structures and subdivision of the property located at 214, 218 and 222 Gothic Avenue, Block 16, North 75 feet of Lot 5 and all of Lots 6-10 in the R1C zone.

Additional requirements:
- Approval of a minor subdivision is required.
- Permission to demolish three non-historic structures pending approval of a re-development plan in the R1C zone is required.

(See attached drawing)
TOWN OF CRESTED BUTTE
By Jessie Earley, Building Departmen
Assistant

Published in the *Crested Butte News*. Issues of August 14 and 21, 2015. #081414



BoEAR 8-25-15

—NOTICE OF PUBLIC HEARING—
CRESTED BUTTE BOARD OF ZONING AND ARCHITECTURAL REVIEW
TOWN OF CRESTED BUTTE, COLORADO
228 WHITEROCK AVENUE

PLEASE TAKE NOTICE THAT a public hearing, which may result in the granting of a vested property right, will be held on June 27, 2017 beginning at 6:00 p.m. in the Crested Butte Town Hall located at 507 Maroon Ave. in Crested Butte, Colorado for the purpose of considering the following:

The application of **John Geoffrey Biggers and Janet G. Biggers** to demolish the existing buildings and site a duplex and accessory building to be located at 228 Whiterock Avenue, Block 40, East 50' of Lots 1-5 in the R2C zone.

Additional requirements:

- Architectural approval is required.
- Approval of demolition of a non-historic primary and accessory structure in the R2C zone is required.
- A conditional use permit for a heated and/or plumbed accessory building in the R2C zone is required.
(See attached photo)

TOWN OF CRESTED BUTTE
By Jessie Earley, Building Department Assistant

Published in the *Crested Butte News*. Issues of June 16 and 23, 2017. #061607

✓ Restrictive Covenants

__Revocable License

__Other _____

BOZAR 6-27-2017

X Restrictive Covenants

__Revocable License

__Other _____

—NOTICE OF PUBLIC HEARING—
CRESTED BUTTE BOARD OF ZONING AND ARCHITECTURAL REVIEW
TOWN OF CRESTED BUTTE
816 WHITEROCK AVE.

PLEASE TAKE NOTICE THAT a public hearing, which may result in the granting of a vested property right, will be held on May 31, beginning at 6:30 p.m. in the Crested Butte Town Hall located at 507 Maroon Ave. in Crested Butte, Colorado for the purpose of considering the following:

The application of **Warren and Amanda Sciortino** to relocate a single family residence from 404 Gothic Ave. Block 14, Lot A, Cortner Subdivision to be located at 816 Whiterock Ave., Block 66, Lot 5, Verzuh Subdivision in the R1E zone.

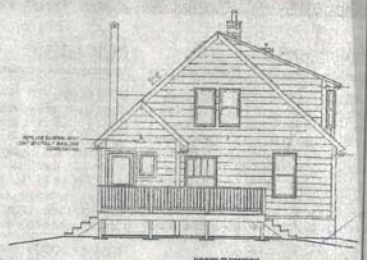
Additional requirements:

- Architectural approval is required.

(see attached drawing)

TOWN OF CRESTED BUTTE
By Molly Minneman, Design Review Coordinator

Published in the *Crested Butte News*. Issues of May 20 and 27, 2011. #052008



BOZAR 5-31-11

#-36-2012

—NOTICE OF PUBLIC HEARING—
CRESTED BUTTE BOARD OF ZONING AND ARCHITECTURAL REVIEW
TOWN OF CRESTED BUTTE, COLORADO
508 SOPRIS AVENUE

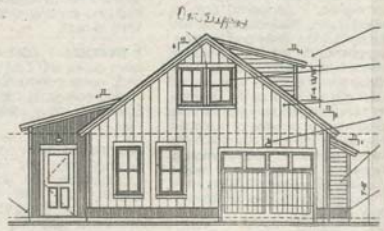
PLEASE TAKE NOTICE THAT a public hearing, which may result in the granting of a vested property right, will be held on May 29, 2012 beginning at 6:00 p.m. in the Crested Butte Town Hall located at 507 Maroon Ave. in Crested Butte, Colorado for the purpose of considering the following:

The application of David C. and Katherine L. Hensley and Christopher K. and Sally R. Hensley to demolish the non-historic accessory dwelling and construct a new accessory dwelling to be located at 508 Sopris, Block 36, lots 13-14 in the R1C zone.

Additional requirements:

- **Architectural approval is required.**
- **Permission to expand a conditional use permit for an accessory dwelling in the R1C zone is required.**
- **Permission to demolish a non-historic building is requested.**

(See attached drawing)



SOUTH ELEVATION

TOWN OF CRESTED BUTTE
By Jessie Earley, Building Dept. Assistant

Published in the *Crested Butte News*. Issues of May 18 and 25, 2012. #051807

✓ Restrictive Covenants

__ Revocable License

__ Other _____

BOZAR 5-29-12

—NOTICE OF PUBLIC HEARING—
CRESTED BUTTE BOARD OF ZONING AND ARCHITECTURAL REVIEW
TOWN OF CRESTED BUTTE, COLORADO
624 MAROON AVE.

PLEASE TAKE NOTICE THAT a public hearing, which may result in the granting of a vested property right, will be held on January 27, 2010 beginning at 6:00 p.m. in the Crested Butte Town Hall located at 507 Maroon Ave. in Crested Butte, Colorado for the purpose of considering the following: The application of Ed Miller to seek re-approval of the May 29, 2007 and November 27, 2007 development plans to construct a historic single-family residence and accessory dwelling to be located at 624 Maroon Ave., Lot 5 and the west half of Lot 4, Block 53 in the RIC zone.

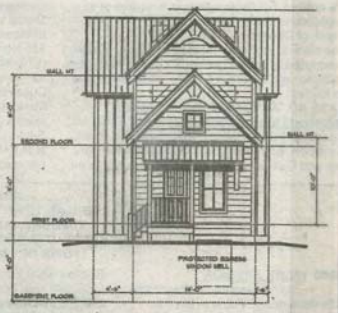
Additional requirements:

- Architectural approval is required and is contingent upon the approval of the subdivision of Lots 1-5 of Block 53.
- A conditional use permit is required to allow a plumbed and heated accessory building in the RIC zone.
- Demolition of a non-historic single-family residence is requested.

(see attached drawing)

TOWN OF CRESTED BUTTE
By Phillip Supino, Building Administrator

Published in the *Crested Butte News*. Issues of January 15 and 22, 2010. #011517



SOUTH ELEVATION - B

Not Built

See previous file
5-29-07

BOZAR 1-27-10
Approved
(Re-Approval from 5-29-07

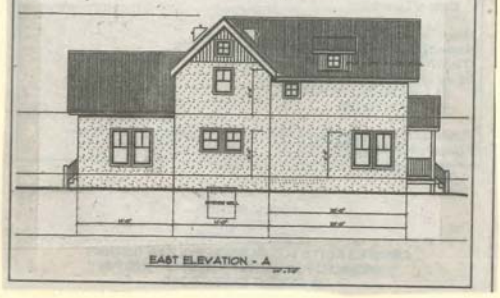
—NOTICE OF PUBLIC HEARING—
CRESTED BUTTE BOARD OF ZONING AND ARCHITECTURAL REVIEW
TOWN OF CRESTED BUTTE, COLORADO
628 MAROON AVE.

PLEASE TAKE NOTICE THAT a public hearing, which may result in the granting of a vested property right, will be held on January 27, 2010 beginning at 6:00 p.m.in the Crested Butte Town Hall located at 507 Maroon Ave. in Crested Butte, Colorado for the purpose of considering the following:
The application of Ed Miller to seek re-approval of the May 29, 2007 and August 28, 2009 development plans to construct a single-family residence and Accessory building to be located at 628 Maroon Ave., Lot 5 and the east half of Lot 4, Block 53 in the RIC zone.

Additional requirements:
- Architectural approval is required and is contingent upon the approval of the subdivision of Lots 1-5 of Block 53.
- A conditional use permit is required to allow a plumbed and heated accessory building in the RIC zone.

(see attached drawing)
TOWN OF CRESTED BUTTE
By Phillip Supino, Building Administrator

Published in the *Crested Butte News*. Issues of January 15 and 22, 2010.
#011519



Not Built

BOZAR 1-27-10
Approval
(Re-Approval from 5-29-07)

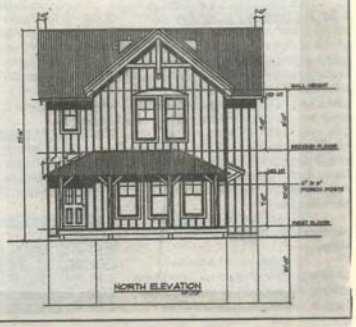
—NOTICE OF PUBLIC HEARING—
CRESTED BUTTE BOARD OF ZONING AND ARCHITECTURAL REVIEW
TOWN OF CRESTED BUTTE, COLORADO
630 MAROON AVE.

PLEASE TAKE NOTICE THAT a public hearing, which may result in the granting of a vested property right, will be held on January 27, 2010 beginning at 6:00 p.m. in the Crested Butte Town Hall located at 507 Maroon Ave. in Crested Butte, Colorado for the purpose of considering the following: The application of Ed Miller to seek re-approval of the May 29, 2007 and November 27, 2007 development plans to construct a historic single-family residence and accessory dwelling to be located at 630 Maroon Ave., Lots 1-2, Block 53 in the RIC zone.

Additional requirements:

- Architectural approval is required and is contingent upon the approval of the subdivision of Lots 1-5 of Block 53.
- A conditional use permit is required to allow a plumbed and heated accessory building in the RIC zone. (see attached drawing)

TOWN OF CRESTED BUTTE
By Phillip Supino, Building Administrator

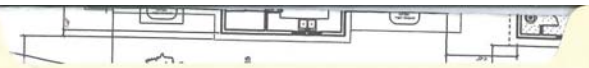


Published in the *Crested Butte News*. Issues of January 15 and 22, 2010. #011518

Not Built

BORAR 1-27-10
Approved
(Re-Approval of 5-29-07

Not Built

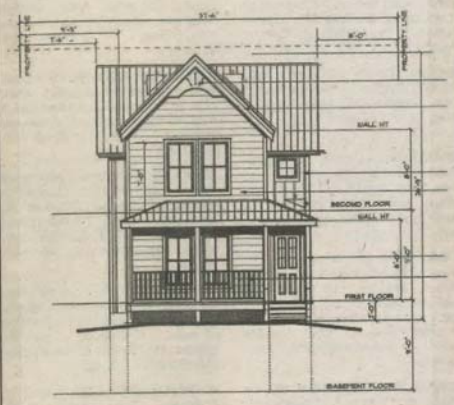


—NOTICE OF PUBLIC HEARING—
CRESTED BUTTE BOARD OF ZONING AND ARCHITECTURAL REVIEW
TOWN OF CRESTED BUTTE, COLORADO
624 MAROON AVENUE

PLEASE TAKE NOTICE THAT a public hearing, which may result in the granting of a vested property right, will be held on June 25, 2013 beginning at 6:00 p.m. in the Crested Butte Town Hall located at 507 Maroon Ave. in Crested Butte, Colorado for the purpose of considering the following:
The application of **Edward F. Miller** to seek re-approval of the May 29, 2007 and the January 27, 2010 development plans to construct a single family residence and accessory building to be located at 624 Maroon Avenue, the west ½ of lot 4, and lot 5, Block 53 in the R1C zone.
Additional requirements:
- Demolition of a non-historic single family residence is requested.
- A conditional use permit is required to allow and accessory building with plumbing and heating in the R1C zone.
- Architectural approval is required and contingent upon approval of the subdivision of Lots 1-5 of Block 53.

(See attached drawing)
TOWN OF CRESTED BUTTE
By Jessie Earley, Building Dept. Assistant

Published in the *Crested Butte News*. Issues of June 14 and 21, 2013. #061419



NORTH ELEVATION - B

✓Restrictive Covenants

__Revocable License

__Other _____

—NOTICE OF APPROVAL CREATING A VESTED PROPERTY RIGHT—

PLEASE TAKE NOTICE that the Town of Crested Butte approved the following site specific development plan(s) for construction or subdivision within the Town which creates a three year vested property right pursuant to Colorado Revised Statutes, section 24-68-103 (as amended).
The "vested property right" gives the following applicant(s) the right to undertake and conditions of the approval for their site-specific development plan(s).
June 25, 2013
Edward F. Miller: Seek a re-approval of the May 29, 2007 and January 27, 2010 development plans to construct a single family residence and accessory building to be located at 624 Maroon Avenue, Block 53, West ½ of Lot 4 and all of Lot 5 in the R1C zone. Demolition of a non-historic single family residence was granted. A conditional use permit to allow an accessory building with plumbing and heating in the R1C zone was granted. Architectural approval was granted contingent upon approval of the subdivision of Lots 1-5 of Block 53. More information is available at the Town Office located at 507 Maroon Ave., Crested Butte, CO.
TOWN OF CRESTED BUTTE
by Jessie Earley, Building Department Assistant

Published in the *Crested Butte News*. Issue of July 5, 2013. #070509

BOZAR 6-25-13
Approved w/conditions

Not Built

✓ Restrictive Covenants

__Revocable License

__Other _____

—NOTICE OF PUBLIC HEARING—
CRESTED BUTTE BOARD OF ZONING AND ARCHITECTURAL REVIEW
TOWN OF CRESTED BUTTE, COLORADO
628 MAROON AVENUE

PLEASE TAKE NOTICE THAT a public hearing, which may result in the granting of a vested property right, will be held on June 25, 2013 beginning at 6:00 p.m. in the Crested Butte Town Hall located at 507 Maroon Ave. in Crested Butte, Colorado for the purpose of considering the following:

The application of **Edward F. Miller** to seek re-approval of the May 29, 2007 and the January 27, 2010 development plans construct a single family residence and accessory building to be located at 628 Maroon Avenue, Lot 3 and the east ½ of lot 4, Block 53 in the R1C zone.

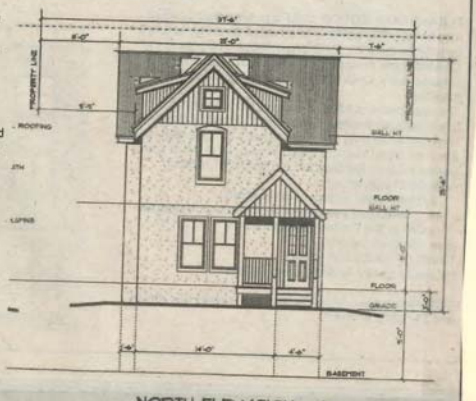
Additional requirements:

- A conditional use permit is required to allow and accessory building with plumbing and heating in the R1C zone.
- Architectural approval is required and contingent upon approval of the subdivision of Lots 1-5 of Block 53, and the demolition of the non-historic single family residence.

(See attached drawing)

TOWN OF CRESTED BUTTE
By Jessie Earley, Building Dept. Assistant

Published in the *Crested Butte News*.
Issues of June 14 and 21, 2013. #061420



NORTH ELEVATION - A
1/4" = 1'-0"

—NOTICE OF APPROVAL CREATING A VESTED PROPERTY RIGHT—

PLEASE TAKE NOTICE that the Town of Crested Butte approved the following site specific development plan(s) for construction or subdivision within the Town which creates a three year vested property right pursuant to Colorado Revised Statutes, section 24-68-103 (as amended).

The "vested property right" gives the following applicant(s) the right to undertake and conditions of the approval for their site-specific development plan(s).

June 25, 2013

Edward F. Miller: Seek a re-approval of the May 29, 2007 and January 27, 2010 development plans to construct a single family residence and accessory building to be located at 628 Maroon Avenue, Block 53, Lot 3 and the East 1/2 of Lot 4 in the R1C zone.

A conditional use permit to allow an accessory building with plumbing and heating in the R1C zone was granted.

Architectural approval was granted contingent upon approval of the subdivision of Lots 1-5 of Block 53 and demolition of the non-historic single family residence.

More information is available at the Town Office located at 507 Maroon Ave., Crested Butte, CO.

TOWN OF CRESTED BUTTE
by Jessie Earley, Building Department Assistant

Published in the *Crested Butte News*.
Issue of July 5, 2013. #070505

BOZAR 6-25-13
Approved w/ Conditions

Not Built

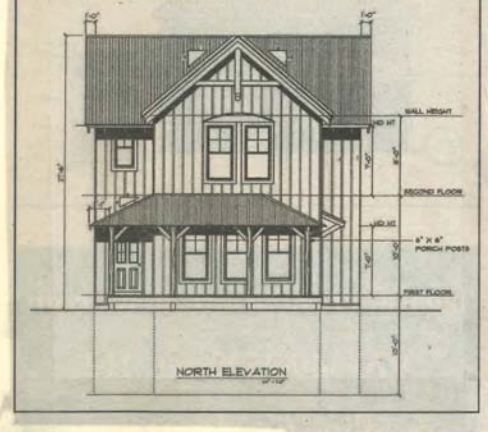
—NOTICE OF PUBLIC HEARING—
CRESTED BUTTE BOARD OF ZONING AND ARCHITECTURAL REVIEW
TOWN OF CRESTED BUTTE, COLORADO
630 MAROON AVENUE

PLEASE TAKE NOTICE THAT a public hearing, which may result in the granting of a vested property right, will be held on June 25, 2013 beginning at 6:00 p.m. in the Crested Butte Town Hall located at 507 Maroon Ave. in Crested Butte, Colorado for the purpose of considering the following:
The application of **Edward F. Miller** to seek re-approval of the May 29, 2007 and the January 27, 2010 development plans development plans to construct a historic single-family residence and accessory dwelling to be located at 630 Maroon Avenue, Lots 1-2, Block 53 in the R1C zone.
Additional requirements:

- A conditional use permit is required to allow an accessory dwelling in the R1C zone.
- Architectural approval is required, and contingent upon approval of the subdivision of Lots 1-5 of Block 53.

(See attached drawing)
TOWN OF CRESTED BUTTE
By Jessie Earley, Building Dept. Assistant

Published in the *Crested Butte News*. Issues of June 14 and 21, 2013. #061414



J Restrictive Covenants

__Revocable License

__Other _____

—NOTICE OF APPROVAL CREATING A VESTED PROPERTY RIGHT—

PLEASE TAKE NOTICE that the Town of Crested Butte approved the following site specific development plan(s) for construction or subdivision within the Town which creates a three year vested property right pursuant to Colorado Revised Statutes, section 24-68-103 (as amended).
The "vested property right" gives the following applicant(s) the right to undertake and conditions of the approval for their site-specific development plan(s).
June 25, 2013
Edward F. Miller: Seek a re-approval of the May 29, 2007 and January 27, 2010 development plans to construct a single family residence and accessory dwelling to be located at 630 Maroon Avenue, Block 53, Lots 1-2 in the R1C zone. A conditional use permit to allow an accessory dwelling in the R1C zone was granted. Architectural approval was granted contingent upon approval of the subdivision of Lots 1-5 of Block 53 and demolition of the non-historic single family residence.
More information is available at the Town Office located at 507 Maroon Ave., Crested Butte, CO.
TOWN OF CRESTED BUTTE
by Jessie Earley, Building Department Assistant

Published in the *Crested Butte News*. Issue of July 5, 2013. #070507

BOZAR 6-25-13
Approved

✓ Restrictive Covenants

__Revocable License

__Other _____

NOTICE OF PUBLIC HEARING
CRESTED BUTTE BOARD OF ZONING
AND ARCHITECTURAL REVIEW
TOWN OF CRESTED BUTTE, COLORADO
624 MAROON AVENUE

PLEASE TAKE NOTICE THAT a public hearing, which may result in the granting of a vested property right, will be held on November 28, 2017 beginning at 6:00 p.m. in the Crested Butte Town Hall located at 507 Maroon Ave. in Crested Butte, Colorado for the purpose of considering the following:
The application of the application of **Edwa d F. Miller and Rita M. Bral Revocable Trust** to seek re-approval of the June 25, 2013, January 27, 2010 and May 29, 2007 development plans to demolish the existing primary building and construct a single family residence and accessory building to be located at 624 Maroon Avenue, the west ½ of Lot 4 and all of Lot 5, Block 53 in the R1C zone.
Additional requirements:
- Demolition of a non-historic single family residence is requested.
- A conditional use permit for an accessory building with plumbing and or heating in the R1C zone is required.
- Architectural approval is required and contingent upon approval of the minor subdivision of Lots 1-5, Block 53.
(See Attached Drawing)
TOWN OF CRESTED BUTTE
By Jessie Earley, Building Department Assistant

Published in the *Crested Butte News*. Issues of November 10 and 17, 2017. #111019

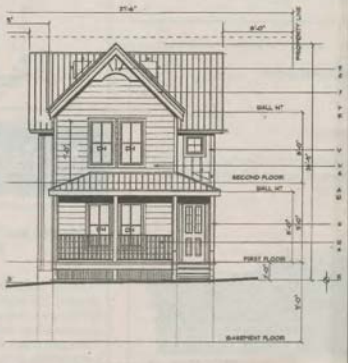
NORTH ELEVATION

—NOTICE OF PUBLIC HEARING—
CRESTED BUTTE BOARD OF ZONING AND ARCHITECTURAL REVIEW
TOWN OF CRESTED BUTTE, COLORADO
624 MAROON AVENUE

PLEASE TAKE NOTICE THAT a public hearing, which may result in the granting of a vested property right, will be held on January 30, 2018 beginning at 6:00 p.m. in the Crested Butte Town Hall located at 507 Maroon Ave. in Crested Butte, Colorado for the purpose of considering the following:
The application of the application of **Edward F. Miller and Rita M. Bral Revocable Trust** to seek re-approval of the June 25, 2013, January 27, 2010 and May 29, 2007 development plans to demolish the existing primary building and construct a single family residence and accessory building to be located at 624 Maroon Avenue, the west ½ of Lot 4 and all of Lot 5, Block 53 in the R1C zone. *Continued from the November 28, 2017 BOZAR meeting.*
Additional requirements:
- **Demolition of a non-historic single family residence is requested.**
- **A conditional use permit for an accessory building with plumbing and or heating in the R1C zone is required.**
- **Architectural approval is required and contingent upon approval of the minor subdivision of Lots 1-5, Block 53.**

(See Attached Drawing)
TOWN OF CRESTED BUTTE
By Jessie Earley, Building Department Assistant

Published in the *Crested Butte News*. Issues of January 19 and 26, 2018. #011906



NORTH ELEVATION

BOZAR 11-28-2017 Continued
Approved

✓ Restrictive Covenants

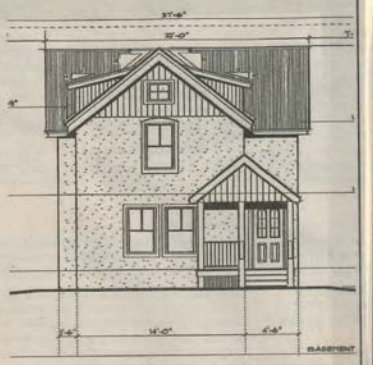
__Revocable License

__Other _____

NOTICE OF PUBLIC HEARING
CRESTED BUTTE BOARD OF ZONING
AND ARCHITECTURAL REVIEW
TOWN OF CRESTED BUTTE, COLORADO
628 MAROON AVENUE

PLEASE TAKE NOTICE THAT a public hearing, which may result in the granting of a vested property right, will be held on November 28, 2017 beginning at 6:00 p.m. in the Crested Butte Town Hall located at 507 Maroon Ave. in Crested Butte, Colorado for the purpose of considering the following:
The application of the application of **Edward F. Miller and Rita M. Bral Revocable Trust** to seek re-approval of the June 25, 2013, January 27, 2010 and May 29, 2007 development plans to construct a single family residence and accessory building to be located at 628 Maroon Avenue, Lot 3 and the east ½ of Lot 4, Block 53 in the R1C zone.
Additional requirements:
-A conditional use permit for an accessory building with plumbing and or heating in the R1C zone is required.
- Architectural approval is required and contingent upon approval of the minor subdivision of Lots 1-5, Block 53 and the demolition of the non-historic single family residence.
(See Attached Drawing)
TOWN OF CRESTED BUTTE
By Jessie Earley, Building Department Assistant

Published in the *Crested Butte News*. Issues of November 10 and 17, 2017. #111018

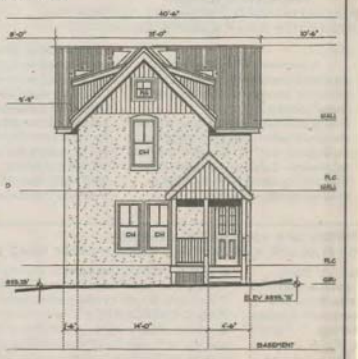


NORTH ELEVATION - A

NOTICE OF PUBLIC HEARING
CRESTED BUTTE BOARD OF ZONINGAND ARCHITECTURAL REVIEW
TOWN OF CRESTED BUTTE, COLORADO
628 MAROON AVENUE

PLEASE TAKE NOTICE THAT a public hearing, which may result in the granting of a vested property right, will be held on January 30, 2018 beginning at 6:00 p.m. in the Crested Butte Town Hall located at 507 Maroon Ave. in Crested Butte, Colorado for the purpose of considering the following:
The application of the application of **Edward F. Miller and Rita M. Bral Revocable Trust** to seek re-approval of the June 25, 2013, January 27, 2010 and May 29, 2007 development plans to construct a single family residence and accessory building to be located at 628 Maroon Avenue, Lot 3 and the east ½ of Lot 4, Block 53 in the R1C zone.
Continued from the November 28, 2017 BOZAR meeting.
Additional requirements:
- A conditional use permit for an accessory building with plumbing and or heating in the R1C zone is required.
- Architectural approval is required and contingent upon approval of the minor subdivision of Lots 1-5, Block 53 and the demolition of the non-historic single family residence.
(See Attached Drawing)
TOWN OF CRESTED BUTTE
By Jessie Earley, Building Department Assistant

Published in the *Crested Butte News*. Issues of January 19 and 26, 2018. #011907



NORTH ELEVATION

BOZAR 11-28-2017 continued
Approved

✓ Restrictive Covenants

__ Revocable License

__ Other _____

NOTICE OF PUBLIC HEARING
CRESTED BUTTE BOARD OF ZONING AND ARCHITECTURAL REVIEW
TOWN OF CRESTED BUTTE, COLORADO
630 MAROON AVENUE

PLEASE TAKE NOTICE THAT a public hearing, which may result in the granting of a vested property right, will be held on November 28, 2017 beginning at 6:00 p.m. in the Crested Butte Town Hall located at 507 Maroon Ave. in Crested Butte, Colorado for the purpose of considering the following:

The application of the application of **Edward F. Miller and Rita M. Bral Revocable Trust** to seek re-approval of the June 25, 2013, January 27, 2010 and May 29, 2007 development plans to construct a single family residence and accessory dwelling to be located at 630 Maroon Avenue, Lots 1-2, Block 53 in the R1C zone.

Additional requirements:

- A conditional use permit for an accessory dwelling in the R1C zone is required.
- Architectural approval is required and contingent upon approval of the minor subdivision of Lots 1-5, Block 53 and the demolition of the non-historic single family residence.

(See Attached Drawing)

TOWN OF CRESTED BUTTE
By Jessie Earley, Building Department Assistant

NORTH ELEVATION

Published in the *Crested Butte News*. Issues of November 10 and 17, 2017. #111017

NOTICE OF PUBLIC HEARING
CRESTED BUTTE BOARD OF ZONING AND ARCHITECTURAL REVIEW
TOWN OF CRESTED BUTTE, COLORADO
630 MAROON AVENUE

PLEASE TAKE NOTICE THAT a public hearing, which may result in the granting of a vested property right, will be held on January 30, 2018 beginning at 6:00 p.m. in the Crested Butte Town Hall located at 507 Maroon Ave. in Crested Butte, Colorado for the purpose of considering the following:

The application of the application of **Edward F. Miller and Rita M. Bral Revocable Trust** to seek re-approval of the June 25, 2013, January 27, 2010 and May 29, 2007 development plans to construct a single family residence and accessory dwelling to be located at 630 Maroon Avenue, Lots 1-2, Block 53 in the R1C zone. *Continued from the November 28, 2017 BOZAR meeting.*

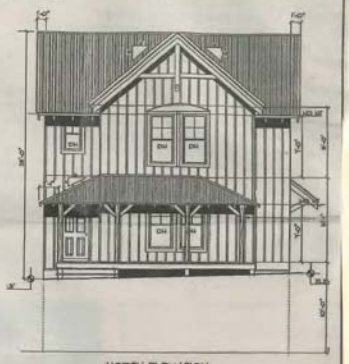
Additional requirements:

- A conditional use permit for an accessory dwelling in the R1C zone is required.

- Architectural approval is required and contingent upon approval of the minor subdivision of Lots 1-5, Block 53 and the demolition of the non-historic single family residence.

(See Attached Drawing)

TOWN OF CRESTED BUTTE
By Jessie Earley, Building Department Assistant



NORTH ELEVATION

Published in the *Crested Butte News*. Issues of January 19 and 26, 2018. #011908

BOZAR 11-28-2017 Continued

—NOTICE OF PUBLIC HEARING—
CRESTED BUTTE BOARD OF ZONING AND ARCHITECTURAL REVIEW
TOWN OF CRESTED BUTTE, COLORADO
624 MAROON AVENUE

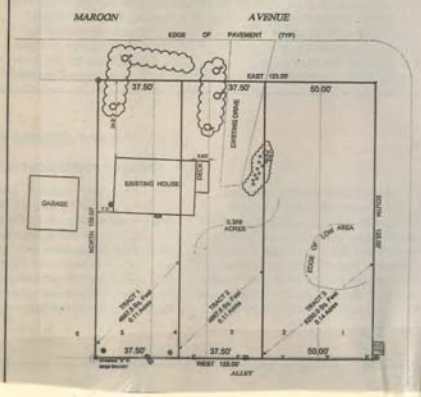
PLEASE TAKE NOTICE THAT a public hearing, which may result in the granting of a vested property right, will be held on November 28, 2017 beginning at 6:00 p.m. in the Crested Butte Town Hall located at 507 Maroon Ave. in Crested Butte, Colorado for the purpose of considering the following: The application of the application of Edward F. Miller and Rita M. Bral Revocable Trust to allow demolition of existing structure and subdivision of the property located at 624 Maroon Avenue, Block 53, Lots 1-5 in the R1C zone.

Additional requirements:
- Approval of a minor subdivision is required.
- Permission to demolish one non-historic structure pending approval of a redevelopment plan in the R1C zone is required.

(See Attached Drawing)
TOWN OF CRESTED BUTTE
By Jessie Earley, Building Department Assistant

Published in the *Crested Butte News*. Issues of November 10 and 17, 2017. #111016

PLAT OF
BLOCK 53 SUBDIVISION
located within
LOTS 1-5, BLOCK 53, TOWN OF CRESTED BUTTE
GUNNISON COUNTY, COLORADO



NOTICE OF PUBLIC HEARING
CRESTED BUTTE BOARD OF ZONING AND ARCHITECTURAL REVIEW
TOWN OF CRESTED BUTTE, COLORADO
624 MAROON AVENUE

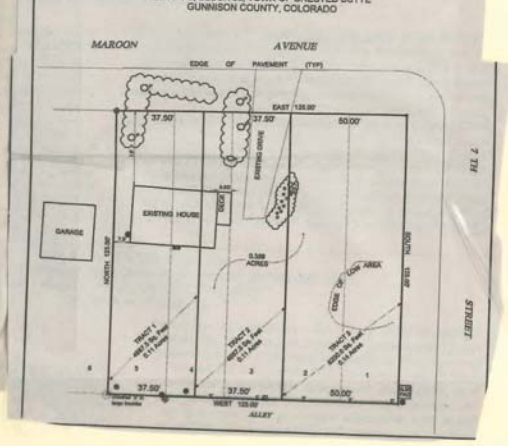
PLEASE TAKE NOTICE THAT a public hearing, which may result in the granting of a vested property right, will be held on January 30, 2018 beginning at 6:00 p.m. in the Crested Butte Town Hall located at 507 Maroon Ave. in Crested Butte, Colorado for the purpose of considering the following: The application of the application of **Edward F. Miller and Rita M. Bral Revocable Trust** To allow the demolition of an existing structure for the purpose of subdividing 624 Maroon Avenue, Block 53, Lots 1-5 into three parcels in the R1C zone. *Continued from the November 28, 2017 BOZAR meeting.*

Additional requirements:
- **Approval of a minor subdivision is required.**
- **Permission to demolish one non-historic structure pending approval of a redevelopment plan in the R1C zone is required.**

(See Attached Drawing)
TOWN OF CRESTED BUTTE
By Jessie Earley, Building Department Assistant

Published in the *Crested Butte News*. Issues of January 19 and 26, 2018. #011909

PLAT OF
BLOCK 53 SUBDIVISION
located within
LOTS 1-5, BLOCK 53, TOWN OF CRESTED BUTTE
GUNNISON COUNTY, COLORADO



__Restrictive Covenants
__Revocable License
✓ Other Sub Agreement

BOZAR 11-28-17 continued
approved

Completed 11/13/17 C

Spiral Staircase

640 1/2 ELK AVE

—NOTICE OF PUBLIC HEARING—
CRESTED BUTTE BOARD OF ZONING AND ARCHITECTURAL REVIEW
TOWN OF CRESTED BUTTE, COLORADO
640 1/2 ELK AVENUE

PLEASE TAKE NOTICE THAT a public hearing, which may result in the granting of a vested property right, will be held on February 23, 2016 beginning at 6:00 p.m. in the Crested Butte Town Hall located at 507 Maroon Ave. in Crested Butte, Colorado for the purpose of considering the following:

The application of **Colorado Investments LLC** to demolish the existing residence and construct a new single family residence and accessory building to be located at 640 ½ Elk Avenu[illegible] Parcel B of the Block 52 Minor Subdivision, Block 52, p[illegible] Lots 1-3 in the R1C zone.

Additional r[illegible]ements:

- Archit[illegible] approval is required.
- Perm[illegible]n to demolish a non-historic structure is requested.

(See attached drawing)

TOWN OF CRESTED BUTTE
By Jessie Earley, Building Department Assistant

Published in the *Crested Butte News*. Issues of February 12 and 19, 2016. #021213

—NOTICE OF APPROVAL CREATING A VESTED PROPERTY RIGHT—

PLEASE TAKE NOTICE that the Town of Crested Butte approved the following site specific development plan(s) for construction or subdivision within the Town which creates a three year vested property right pursuant to Colorado Revised Statutes, section 24-68-103 (as amended).

The "vested property right" gives the following applicant(s) the right to undertake and conditions of the approval for their site-specific development plan(s).

February 23, 2016

Colorado Investments LLC: Demolish the existing residence and construct a new single family residence and accessory building to be located at 640 ½ Elk Avenue, Parcel B of the Block 52 Minor Subdivision, Block 52, part of Lots 1-3 in the R1C zone. Architectural approval was granted. Permission to demolish a non-historic structure was granted.

More information is available at the Town Office located at 507 Maroon Ave., Crested Butte, CO.

TOWN OF CRESTED BUTTE
by Jessie Earley, Building Department Assistant

Published in the *Crested Butte News*. Issue of April 8, 2016. #040802

BOZAR 2-23-2016
Approved

Completed 8/24/17

✓ Restrictive Covenants AD - recorded 11/14/16

__Revocable License

__Other _____

—NOTICE OF PUBLIC HEARING-
CRESTED BUTTE BOARD OF ZONING
AND ARCHITECTURAL REVIEW
TOWN OF CRESTED BUTTE, COLORADO
709/711 BELLEVIEW AVENUE

PLEASE TAKE NOTICE THAT a public hearing, which may result in the granting of a vested property right, will be held on April 26, 2016 beginning at 6:00 p.m. in the Crested Butte Town Hall located at 507 Maroon Ave. in Crested Butte, Colorado for the purpose of considering the following:

The application of **Faust Mountain Properties LLC** to construct a single family residence and accessory dwelling to be located at 709/711 Belleview Avenue, Block 63, Lots 21-22 in the R1 zone.

Additional requirements:

- Architectural approval of the redevelopment plan is required.
- A conditional use permit for an accessory dwelling in the

By Jessie Earley, Building Department Assistant

Completed 6/29/17

✓ Restrictive Covenants Deed recorded 5/18/2017

__Revocable License

__Other _____

—NOTICE OF PUBLIC HEARING—
CRESTED BUTTE BOARD OF ZONING
AND ARCHITECTURAL REVIEW
TOWN OF CRESTED BUTTE, COLORADO
713/715 BELLEVIEW AVENUE

PLEASE TAKE NOTICE THAT a public hearing, which may result in the granting of a vested property right, will be held on January 31, 2017 beginning at 6:00 p.m. in the Crested Butte Town Hall located at 507 Maroon Ave. in Crested Butte, Colorado for the purpose of considering the following:

The application of **Gregory S. Faust and Susan Faust** to construct a single family residence and accessory dwelling to be located at 713/715 Belleview Avenue, Tract 2 of the Belleview Renaissance Subdivision, (also known as Block 63, Lots 23-24) in the R1 zone.

Additional requirements:

- Architectural approval is required.
- A conditional use permit for an accessory dwelling in the R1 zone is required.

(See attached drawing)

TOWN OF CRESTED BUTTE
By Jessie Earley, Building Department Assistant

Published in the *Crested Butte News*. Issues of January 20 and 27, 2017. #012010

—NOTICE OF PUBLIC HEARING—
CRESTED BUTTE BOARD OF ZONING AND ARCHITECTURAL REVIEW
TOWN OF CRESTED BUTTE, COLORADO
711 BELLEVIEW AVENUE

PLEASE TAKE NOTICE THAT a public hearing, which may result in the granting of a vested property right, will be held on April 26, 2016 beginning at 6:00 p.m. in the Crested Butte Town Hall located at 507 Maroon Ave. in Crested Butte, Colorado for the purpose of considering the following:

The application of **Faust Mountain Properties LLC** to allow demolition of an existing structure and subdivision of the property located at 711 Belleview Avenue, Block 63, Lots 21-24 in the R1 zone.

Additional requirements:

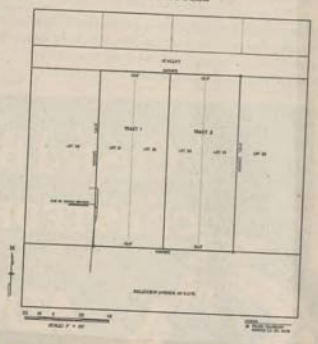
- Approval of a minor subdivision is required.
- Permission to demolish one non-historic structure pending approval of a redevelopment plan in the R1 zone is required.

(See attached drawing)

TOWN OF CRESTED BUTTE
By Jessie Earley, Building Department Assistant

Published in the *Crested Butte News*. Issues of April 15 and 22, 2016. #041513

PLAT OF
SELLEVIEW RENAISSANCE SUBDIVISION



BOZAR 4-26-2016
Approved

Tract I
Jackson Subd.

✓ Restrictive Covenants Doc+ recorded 7/27/17

__ Revocable License

__ Other _____

—NOTICE OF PUBLIC HEARING—
CRESTED BUTTE BOARD OF ZONING AND ARCHITECTURAL REVIEW
TOWN OF CRESTED BUTTE, COLORADO
214 GOTHIC AVENUE

PLEASE TAKE NOTICE THAT a public hearing, which may result in the granting of a vested property right, will be held on August 25, 2015 beginning at 6:00 p.m. in the Crested Butte Town Hall located at 507 Maroon Ave. in Crested Butte, Colorado for the purpose of considering the following:

The application of **William B. and Barbara Beirer Myerson** to construct a single family residence and accessory dwelling to be located at 214 Gothic Avenue, Block 16, Lot 10 and part of Lot 9 (Tract 3) in the R1C zone.

Additional requirements:

- Architectural approval of the redevelopment plan is required.
- A conditional use permit for an accessory dwelling in the R1C zone is required.
- Approval is contingent upon approval of minor subdivision and demolition.

(See attached drawing)

TOWN OF CRESTED BUTTE
By Jessie Earley, Building Department Assistant

Published in the *Crested Butte News*. Issues of August 14 and 21, 2015. #081411

—NOTICE OF PUBLIC HEARING—
CRESTED BUTTE BOARD OF ZONING AND ARCHITECTURAL REVIEW
TOWN OF CRESTED BUTTE, COLORADO
214 GOTHIC AVENUE

PLEASE TAKE NOTICE THAT a public hearing, which may result in the granting of a vested property right, will be held on September 29, 2015 beginning at 6:00 p.m. in the Crested Butte Town Hall located at 507 Maroon Ave. in Crested Butte, Colorado for the purpose of considering the following:

The application of **William B. and Barbara Beirer Myerson** to construct a single family residence and accessory dwelling to be located at 214 Gothic Avenue, Block 16, Lot 10 and part of Lot 9 (Tract 3) in the R1C zone. Project was continued from the August BOZAR meeting.

Additional requirements:

- Architectural approval of the redevelopment plan is required.
- A conditional use permit for an accessory dwelling in the R1C zone is required.
- Approval is contingent upon approval of minor subdivision and demolition.

(See attached drawing)

TOWN OF CRESTED BUTTE
By Jessie Earley, Building Department Assistant

Published in the *Crested Butte News*. Issues of September 18 and 25, 2015. #091810

—NOTICE OF APPROVAL CREATING A VESTED PROPERTY RIGHT—

PLEASE TAKE NOTICE that the Town of Crested Butte approved the following site specific development plan(s) for construction or subdivision within the Town which creates a three year vested property right pursuant to Colorado Revised Statutes, section 24-68-103 (as amended).

The "vested property right" gives the following applicant(s) the right to undertake and conditions of the approval for their site-specific development plan(s).

September 29, 2015

William B. and Barbara Beirer Myerson: Construct a single family residence and accessory dwelling to be located at 214 Gothic Avenue, Block 16, Lot 10 and part of Lot 9 (Tract 3) in the R1C zone. Architectural approval of the redevelopment plan was granted. A conditional use permit for an accessory dwelling in the R1C zone was granted. Approval was contingent upon the approval of the minor subdivision and demolition.

More information is available at the Town Office located at 507 Maroon Ave., Crested Butte, CO.

TOWN OF CRESTED BUTTE
by Jessie Earley, Building Department Assistant

Published in the *Crested Butte News*. Issue of November 6, 2015. #110618.

BOZAR 8-25-15 continued
9-29-15

NOTICE OF RESPONSIBILITY FOR EXTERIOR CHANGES

All projects under construction must conform to the plans approved by the Board of Zoning and Architectural Review (BOZAR). All exterior changes must be submitted to the building department for approval prior to implementation in the field. If the project is found to deviate from the approved plans, the building inspector will;

A. Place a Stop Work Order on the project until such time that the changes are approved by the board or the project is brought into compliance with approved plans. 15-2-25 D. 5.
B. Withhold the Certificate of Occupancy until such time that the changes are approved by the board or the project is brought into compliance with approved plans. 15-2-25 G. 1.
C. Charge special review and inspection fee's at the rate of 55.00 per hour for all time spent out side of normal plan review and inspections. Appendix chapter 16-1.

As the owner / agent for this project, I understand that I am to submit all exterior changes to the building department prior to implementation in the field and fully accept the consequences listed above in items A. B. and C. if I fail to do so.

_____ date 6/9/08
Owner / Agent

This **Floor Area Ratio** (FAR) calculation is provided by the Building Department of Crested Butte for the property listed below and was either taken from plans or field measured. This calculation is for FAR purposes only and is not to be used for determining actual livable floor area.

Name MYERSON

Legal Description BLOCK 16 LOTS 6-10 & W 25' LOTS 1-3

Address 214, 218 & 222 GOTHIC Zone R1C Lot size 17,500

218	665	
222	672	2890 ϕ
218 - PRINCIPAL	1553	

MAX PRINCIPAL R1C = 2500 ϕ

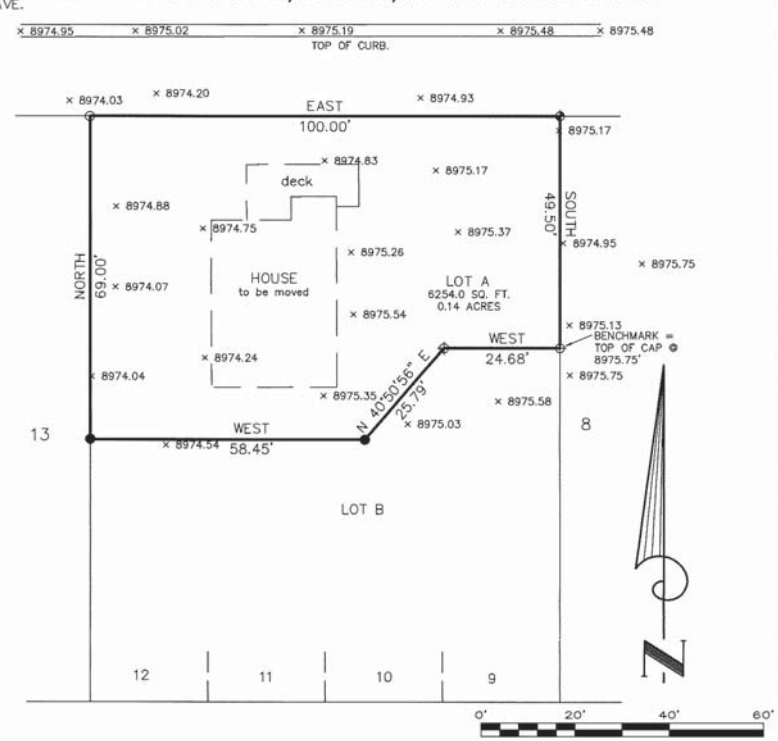
MAX ALL R1C = 3500 ϕ

PLAT OF

LOT A

CORTNER SUBDIVISION

WITHIN LOTS 9 THRU 12, BLOCK 14, TOWN OF CRESTED BUTTE



Scale 1" = 20'

GENERAL NOTES:

1. MATHEMATICAL AND EASEMENT INFORMATION WAS OBTAINED FROM THE RECORD PLAT OF CORTNER SUBDIVISION AT RECEPTION NUMBER 435695, GUNNISON COUNTY RECORDS.

LEGEND

These standard symbols will be found in the drawing.

- ● Found 1 1/2" dia. plastic cap stamped: L.S. 9476
- ⊕ Found 1 1/2" dia. aluminum cap stamped: L.S. 35576
- ⊕ Set 1 1/2" dia. aluminum cap stamped: L.S. 35576
- ○ Found re-bar with no cap.
- ——— Property line
- × 8974.54 Spot elevation

I hereby certify to The Town of Crested Butte that this Survey and Plat were made by me and or under my direct supervision and checking, and that both are true and correct to the best of my knowledge.

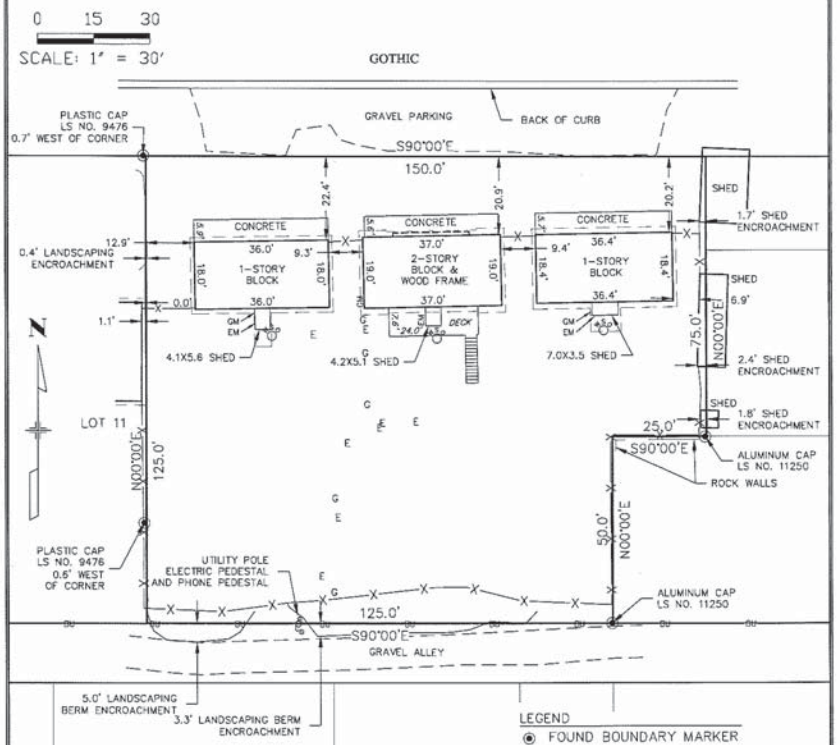
COLORADO REGISTERED KURT OLSON 35576 PROFESSIONAL LAND SURVEYOR

Meridian Design 970-349-5034

NCW & Associates, Inc.
P.O. Box 3688
Crested Butte, Colorado 81224
Tel. (970) 349-6384

JOB NUMBER 15087.00
CLIENT --
SUBDIVISION TOWN OF CRESTED BUTTE
BLOCK 16 LOTS 6 - 10, N75' 5
ADDRESS 214, 218, 222 GOTHIC AVE.
DATE 5/4/15 PAGE 1 OF 1

IMPROVEMENT LOCATION CERTIFICATE



NOTE:
1) BEARINGS AND DISTANCES ARE AS SHOWN ON THE PLAT.

2) LOCATION BASED ON TOWN PLAT AND CONTROL MONUMENTS LOCATED AT 3rd ST. AND ELK AVE. AND 7th ST. AND ELK AVE.

LEGEND
- FOUND BOUNDARY MARKER
- TEL PHONE PEDESTAL
- CTV TV PEDESTAL
- EL ELECTRIC PEDESTAL
- WATER SHUTOFF
- EM ELECTRIC METER
- E ELECTRIC MARKER
- GM GAS METER
- G GAS MARKER
- OU OVERHEAD UTILITY

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR _____ OF THE PROPERTY DESCRIBED AS: LOTS 6 THROUGH 10 AND THE NORTH 75' OF LOT 5, BLOCK 16, TOWN OF CRESTED BUTTE, AS RECORDED AT THE GUNNISON COUNTY CLERK AND RECORDERS OFFICE, STATE OF COLORADO, PER CLIENT

AND THAT IT 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 IMPROVEMENT LINES. I FURTHER CERTIFY THAT IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE 5/4/15, 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. EASEMENTS ARE SHOWN PER TITLE FILE COMMITMENT NO. 01330-58505 PREPARED BY STEWART TITLE.

BY: _____
NORMAN C. WHITEHEAD
REGISTERED LAND SURVEYOR
COLORADO NO. 27739

** CITY SALES TAX EXEMPT- SEE BELOW

DATE	APPLICANT	PERMIT #
6/20/18	Jimmy Faust	2018-54
BOZAR APPROVAL		5-29-18

BUILDING PERMIT
Town of Crested Butte Building Department
PO BOX 39, Crested Butte, Colorado 81224
(970) 349-5338

JOB ADDRESS: 10 Butte		LEGAL: BLOCK & LOT: BL6, L13-14
PROPERTY OWNER: Greg FAUST + Jimmy Faust	TELEPHONE: 209-1012	MAILING ADDRESS: P.O. Box 672
CONTRACTOR: FAUST Blds llc	TELEPHONE: 209-1012	EMAIL: jimfaust@yahoo.com
ARCHITECT: Swift / alpine shannon dwelling penick	TELEPHONE: 209-6359	EMAIL: shannon@alpinedwelling.com
ENGINEER: AR BANY	TELEPHONE: 594-5852	EMAIL: mikearbaney@coloradostructural.com

USE TYPE: U	ZONE: R1	OCCUPANCY:	MATERIALS VALUATION: 50,000
PROJECT DESCRIPTION: New Garage - not heated & plumbed.			LABOR VALUATION: 50,000
		WORK IN ROW?:	TOTAL PROJECT VALUATION: 100,000

BELOW FOR OFFICE USE ONLY

PERMIT TYPE	NAB
SQUARE FOOTAGE FOR FEE CALCULATION	420
FLOOR AREA RATIO (FAR) - Existing	-
FLOOR AREA RATIO (FAR) - Proposed	0.445 includes House

2783.19/6250

AFFORDABLE HOUSING (AFH) INFORMATION	
AFH REQUIRED? (Yes or No)	
AFH NUMBER OF UNITS	
AFH UNIT TYPE	

FEE TYPE	AMOUNT	DATE PAID
**USE TAX - *"On the sale of construction materials, if the purchaser presents to the retailer a building permit showing a use tax for the municipality has been paid, sales tax is not due for any municipality."* from the Colorado Department of Revenue's FYI Sales 6	2,250.00	
PERFORMANCE DEPOSIT - (0.5% of total value)	500.00	
PERMIT FEE	1,202.06	
PLAN REVIEW FEE	360.62	
AFFORDABLE HOUSING FEE		
EQR - SYSTEM DEVELOPMENT FEE		
EXISTING EQR / NEW EQR		
SPECIAL REVIEW/INSPECTION $65.00/HOUR		
REMP (RENEWABLE ENERGY MITIGATION FEE)		
MECHANICAL PERMIT FEE		
OTHER FEES		
TOTAL	4312.68	

check # 4397

This permit is issued on: 6-20-18 (DATE) by: [signature] (BUILDING INSPECTOR)

APPLICANT PLEASE REVIEW AND SIGN REVERSE SIDE

DATE	APPLICANT	PERMIT #
6/20/18	Jimmy Faust	2018-54

BUILDING PERMIT CONTRACT AGREEMENT

Town of Crested Butte
Building Department
PO BOX 39, Crested Butte,
Colorado 81224
(970) 349-5338

This building permit shall become null and void if construction is not commenced within 60 days of the date of issuance. The building permits shall expire one year after the date of issuance and all construction must be completed prior to the expiration of the permit; provided however that the building inspector may renew the building permit for an additional six month period for good cause shown and without additional cost to the applicant. Occupancy of the premises prior to a certificate of occupancy being secured from the Crested Butte Building Department is not allowed and shall constitute a violation of the building code and municipal code and is subject to penalties prescribed by law.

I certify that I have read and examined this permit and set of instructions and that all information in the application is true and correct. All provisions of the currently adopted International Building Codes, International Fire Code, Electric and Plumbing codes and applicable provisions of the Town of Crested Butte Historic Preservation and Architectural Control ordinance will be complied with whether specified herein or not. The granting of permit does not presume to give authority to violate or cancel provisions of any other state or local regulation construction or the performance of construction.

Initial _____

I certify that I understand that all construction and uses must conform to the plans and approvals granted by the Crested Butte Board of Zoning and Architectural Control and Building Department. Any changes to the approved plans must be submitted to the Town for approval prior to implementation in the field. Failure to do this may result in a stop work order, denial of certificate of occupancy, and charge of additional fees related to the unauthorized changes. A fee of $250 will be deducted from the performance deposit on the project for each deviation from the approved architectural plans.

Initial _____

I certify that I understand that all fees paid relative to this permit are based on the cost estimate provided by myself or by a formula authorized by the municipal code. I understand that I will be required to provide all actual receipts and invoices relative to the building costs of the project at the end of the project and that the fees will be adjusted to reflect the actual costs. This may result in the refunding of fees by the Town or may result in additional fees being due which I agree to pay or have deducted from deposits held relative to the project.

Initial _____

Further I understand that the violation of any of the provisions previously set-forth shall be deemed a misdemeanor and upon conviction of any violation I shall be punishable by a fine of not more than $1000 per day, or by imprisonment for not more than 90 days, or by such fine and imprisonment for each and every day that the violation is committed, continued or permitted.

Signature _____ *(as before on Building Permit)* Date 6/20/18

FAUST BUILDERS LLC
P O BOX 672 PH. 970-209-1012
CRESTED BUTTE, CO 81224-0672

4397
82-0214/1070

6/20/18
DATE

PAY TO THE ORDER OF Town of CB $ 4312 68

four thousand three hundred twelve + 68/100 DOLLARS

Photo Safe Deposit® Details on back

BANK OF THE WEST BNP PARIBAS

FOR permit 10 Butte Garage

MP

⑆107002147⑆ 913075685⑈ 04397

Harland Clarke

7/28/17 Josh Jackson | 2017-44
8-25-17 & 6-27-17

BUILDING PERMIT
Town of Crested Butte Building Department
PO BOX 39, Crested Butte, Colorado 81224
(970) 349-5338

Email Form

JOB ADDRESS: 222 Gothic Avenue		LEGAL: BLOCK & LOT: north 75' lot 5 and lots 6-10 block 16
PROPERTY OWNER: Gothic Avenue, LLC	TELEPHONE: 970-209-6751	MAILING ADDRESS: PO Box 2834
CONTRACTOR: Cedar Ridge Construction	TELEPHONE: 970-209-5486	EMAIL: scotthahn163@gmail.com
ARCHITECT: Dan Murphy	TELEPHONE: 349-1200	EMAIL: info@djmarchitect.com
ENGINEER: Colorado Structural	TELEPHONE: 349-5922	EMAIL: mike@coloradostructural.com

USE TYPE: residential	ZONE: RTC	OCCUPANCY: single family	MATERIALS VALUATION: ~~$485,000~~ 600,000
PROJECT DESCRIPTION: Demolition of existing buildings and construction of new single family home with accessory dwelling			LABOR VALUATION: $600,000
			TOTAL PROJECT VALUATION: $1,200,000
		WORK IN ROW?: YES.	

BELOW FOR OFFICE USE ONLY

PERMIT TYPE	
SQUARE FOOTAGE FOR FEE CALCULATION	1811.25 + 1024 = 2835.25
FLOOR AREA RATIO (FAR) - Existing	
FLOOR AREA RATIO (FAR) - Proposed	0.319 / 0.48

AFFORDABLE HOUSING (AFH) INFORMATION	
AFH REQUIRED? (Yes or No)	Yes
AFH NUMBER OF UNITS	1
AFH UNIT TYPE	AD

423.24 ✓

FEE TYPE	AMOUNT	DATE PAID
USE TAX - *"On the sale of construction materials, if the purchaser presents to the retailer a building permit showing a use tax for the municipality has been paid, sales tax is not due for any municipality."* from the Colorado Department of Revenue's FYI Sales 6	$27,000	
PERFORMANCE DEPOSIT - (0.5% of total value)	6,000	
PERMIT FEE	7,663.04	
PLAN REVIEW FEE	2,298.91	
AFFORDABLE HOUSING FEE	0	
EQR - SYSTEM DEVELOPMENT FEE		
EXISTING EQR 2 / NEW EQR		
SPECIAL REVIEW/INSPECTION $65.00/HOUR		
REMP (RENEWABLE ENERGY MITIGATION FEE)	NA	
MECHANICAL PERMIT FEE	$28.43	
OTHER FEES		
TOTAL	42,990.38	

Paid check # 1003 Jackson

This permit is issued on: 7/28/17 (DATE) by: [signature] (BUILDING INSPECTOR)

APPLICANT PLEASE REVIEW AND SIGN REVERSE SIDE

DATE	APPLICANT	PERMIT #
7/28/17	Josh Jackson	2017-44

BUILDING PERMIT CONTRACT AGREEMENT

Town of Crested Butte
Building Department
PO BOX 39, Crested Butte,
Colorado 81224
(970) 349-5338

This building permit shall become null and void if construction is not commenced within 60 days of the date of issuance. The building permits shall expire one year after the date of issuance and all construction must be completed prior to the expiration of the permit; provided however that the building inspector may renew the building permit for an additional six month period for good cause shown and without additional cost to the applicant. Occupancy of the premises prior to a certificate of occupancy being secured from the Crested Butte Building Department is not allowed and shall constitute a violation of the building code and municipal code and is subject to penalties prescribed by law.

I certify that I have read and examined this permit and set of instructions and that all information in the application is true and correct. All provisions of the currently adopted International Building Codes, International Fire Code, Electric and Plumbing codes and applicable provisions of the Town of Crested Butte Historic Preservation and Architectural Control ordinance will be complied with whether specified herein or not. The granting of permit does not presume to give authority to violate or cancel provisions of any other state or local regulation construction or the performance of construction.

Initial JJ

I certify that I understand that all construction and uses must conform to the plans and approvals granted by the Crested Butte Board of Zoning and Architectural Control and Building Department. Any changes to the approved plans must be submitted to the Town for approval prior to implementation in the field. Failure to do this may result in a stop work order, denial of certificate of occupancy, and charge of additional fees related to the unauthorized changes. A fee of $250 will be deducted from the performance deposit on the project for each deviation from the approved architectural plans.

Initial JJ

I certify that I understand that all fees paid relative to this permit are based on the cost estimate provided by myself or by a formula authorized by the municipal code. I understand that I will be required to provide all actual receipts and invoices relative to the building costs of the project at the end of the project and that the fees will be adjusted to reflect the actual costs. This may result in the refunding of fees by the Town or may result in additional fees being due which I agree to pay or have deducted from deposits held relative to the project.

Initial JJ

Further I understand that the violation of any of the provisions previously set-forth shall be deemed a misdemeanor and upon conviction of any violation I shall be punishable by a fine of not more than $1000 per day, or by imprisonment for not more than 90 days, or by such fine and imprisonment for each and every day that the violation is committed, continued or permitted.

Signature _____ *(as before on Building Permit)* Date 7-14-17

GOTHIC AVENUE, LLC
P. JOSHUA JACKSON
PO BOX 2834
CRESTED BUTTE, CO 81224
970-209-6751

1003
82-127/1021

7-28-17
Date

Pay to the Order of Town of Crested Butte, $ 42,990.38

forty two thousand nine hundred ninety and 38/100 Dollars

Security Features Details on Back.

THE Crested Butte BANK
116 6th St. Hwy 135 P.O. Box 1010 (970) 349-0170
Crested Butte, CO 81224
THE GUNNISON BANK AND TRUST COMPANY

For building permit 44

⑆102101276⑆ 2005040 29⑈ 01003

DATE	APPLICANT	PERMIT #
7/12/11	DeRoche/Keet	2011-34

BUILDING PERMIT

Town of Crested Butte Building Department
PO Box 39 Crested Butte, Colorado 81224
(970) 349-5338

PROPERTY OWNER	JOB ADDRESS	BLOCK & LOT
JEAN KEET / HANK DEROCHE	404 GOTHIC AVE	BLOCK 14 LOT A

CONTRACTOR: HANK DEROCHE	TELEPHONE: 970 275 5313	EMAIL:
ARCHITECT: DAVE COLES	TELEPHONE: 349 7324	EMAIL:
ENGINEER: MIKE ARBANY	TELEPHONE: 349 5922	EMAIL:

USE TYPE:	OCCUPANCY:

PROJECT DESCRIPTION: NEW HOUSE / GARAGE (DETACHED)

PROJECT APPROVAL	DATE	INITIAL
INSUBSTANTIAL		
BOZAR		
BUILDING INSPECTOR		

PROJECT VALUATION	
MATERIALS:	425,000
LABOR:	425,000
TOTAL:	$850,000

FEE TYPE	AMOUNT	DATE PAID	REFUND AMOUNT/DATE
USE TAX	17,000.00		
PERFORMANCE DEPOSIT – 0.5% of total value	4,250.00		
PERMIT FEE	5920.04		
AFFORDABLE HOUSING FEE	5208.84		
PLAN REVIEW FEE RESIDENTIAL – 30% OF PERMIT FEE COMMERCIAL – 60% OF PERMIT FEE	1776.01		
EQR – SYSTEM DEVELOPMENT FEE 1.52	8948.80		(1EQR Credit)
SPECIAL REVIEW/INSPECTION $65.00/HOUR			
REMP (RENEWABLE ENERGY MITIGATION FEE)			
MECHANICAL PERMIT FEE	96.36		
TOTAL	43,200.05		

This permit is issued on 7/14/2011 (DATE) by John Fitzgerald (BUILDING INSPECTOR)

APPLICANT: PLEASE REVIEW AND SIGN REVERSE SIDE

34,251.25

DATE	APPLICANT

BUILDING PERMIT CONTRACT AGREEMEN

Town of Crested Butte Building Department
PO Box 39 Crested Butte, Colorado 81224
(970) 349-5338

This building permit shall become null and void if construction is not commenced within 60 days of the date of issuance. The building permits shall expire one year after the date of issuance and all construction must be completed prior to the expiration of the permit; provided, however that the building inspector may renew the building permit for an additional six month period for good cause shown and without additional cost to the applicant. Occupancy of the premises prior to a certificate of occupancy being secured from the Crested Butte building department is not allowed and shall constitute a violation of the building code and municipal code and is subject to penalties prescribed by law.

- I certify that I have read and examined this permit and set of instructions and that all information in the application is true and correct. All provisions of the currently adopted International Building Codes, International Fire Code, Electric and Plumbing codes and applicable provisions of the Town of Crested Butte Historic Preservation and Architectural Control ordinance will be complied with whether specified herein or not. The granting of permit does not presume to give authority to violate or cancel provisions of any other state or local law regulation construction or the performance of construction.

  Initial _____

- I certify that I understand that all construction and uses must conform to the plans and approvals granted by the Crested Butte Board of Zoning and Architectural Control and Building Department. Any changes to the approved plans must be submitted to the Town for approval prior to implementation in the field. Failure to do this may result in a stop work order, denial of certificate of occupancy, and a charge of additional fees related to the unauthorized changes. A fee of $250 will be deducted from the performance deposit on the project for each deviation from the approved architectural plans.

  Initial _____

- I certify that I understand that all fees paid relative to this permit are based on the cost estimate provided by myself or by a formula authorized by the municipal code. I understand that I will be required to provide all actual receipts and invoices relative to the building costs of the project at the end of the project and that the fees will be adjusted to reflect the actual costs. This may result in the refunding of fees by the Town or may result in additional fees being due which I agree to pay or have deducted from deposits held relative to the project.

  Initial _____

Further I understand that the violation of any of the provisions previously set-forth shall be deemed a misdemeanor and upon conviction of any violation I shall be punishable by a fine of not more than $1000 per day, or by imprisonment for not more than 90 days, or by such fine and imprisonment for each and every day that the violation is committed, continued or permitted.

Signature _____ (*as before on Building Permit*) **Date** 7/12/11

JEAN E. KEET
P.O. BOX 2247
CRESTED BUTTE, CO 81224-2247

charles SCHWAB 330

7-14-11

Pay to the Order of Town of Crested Butte $34,251.25

Thirty Four Thousand Two Hundred Fifty one 25/100

Charles Schwab
PNC BANK, N.A. Philadelphia, PA

Schwab One

For Tax & Deposits

Jean Keet

⑆031000053⑆ 7035166887⑈ 20330

JEAN E. KEET
P.O. BOX 2247
CRESTED BUTTE, CO 81224-2247

charles SCHWAB 329

7-14-11

Pay to the Order of Town of Crested Butte $8,948.80

Eight Thousand Nine Hundred Fourty Eight 00/100

Charles Schwab
PNC BANK, N.A. Philadelphia, PA

Schwab One

For EQR

Jean Keet

⑆031000053⑆ 7035166887⑈ 20329

DATE	APPLICANT	PERMIT #
7/11/12	Hensley	2012-36

BUILDING PERMIT

Town of Crested Butte Building Department
PO Box 39 Crested Butte, Colorado 81224
(970) 349-5338

PROPERTY OWNER	JOB ADDRESS	BLOCK & LOT
Chris Hensley	508 Sopris	

CONTRACTOR Duane Johnson Summit Construction	TELEPHONE 970-209-0795	EMAIL sumcock@hotmail.com
ARCHITECT Peter Weber	TELEPHONE 303-442-3351 ext. 1115	EMAIL pweber@coburndev.com
ENGINEER Dodson Harper	TELEPHONE 970-349-1216	EMAIL dodson@reginc.com

USE TYPE: Residential	OCCUPANCY:

PROJECT DESCRIPTION: Demolition of existing accessory building / construction of detached garage w/ apartment

PROJECT APPROVAL	DATE	INITIAL
INSUBSTANTIAL		
BOZAR		
BUILDING INSPECTOR		

PROJECT VALUATION		
MATERIALS:	$89,300	SOLAR? ☐
LABOR:	$104,743	
TOTAL:	194,043	

FEE TYPE	AMOUNT	DATE PAID	REFUND AMOUNT/DATE
USE TAX	3572		
PERFORMANCE DEPOSIT – 0.5% of total value	970.21		
PERMIT FEE	1838.73		
AFFORDABLE HOUSING FEE			
PLAN REVIEW FEE RESIDENTIAL – 30% OF PERMIT FEE COMMERCIAL – 60% OF PERMIT FEE	551.62		
EQR – SYSTEM DEVELOPMENT FEE			
SPECIAL REVIEW/INSPECTION $65.00/HOUR			
REMP (RENEWABLE ENERGY MITIGATION FEE)			
MECHANICAL PERMIT FEE	78.82		
TOTAL	7011.38		

This permit is issued on 7/11/12 (DATE) by John Fitzgerald (BUILDING INSPECTOR)

APPLICANT: PLEASE REVIEW AND SIGN REVERSE SIDE

DATE	APPLICANT	PERMIT #

BUILDING PERMIT CONTRACT AGREEMENT

Town of Crested Butte Building Department
PO Box 39 Crested Butte, Colorado 81224
(970) 349-5338

This building permit shall become null and void if construction is not commenced within 60 days of the date of issuance. The building permits shall expire one year after the date of issuance and all construction must be completed prior to the expiration of the permit; provided, however that the building inspector may renew the building permit for an additional six month period for good cause shown and without additional cost to the applicant. Occupancy of the premises prior to a certificate of occupancy being secured from the Crested Butte building department is not allowed and shall constitute a violation of the building code and municipal code and is subject to penalties prescribed by law.

- I certify that I have read and examined this permit and set of instructions and that all information in the application is true and correct. All provisions of the currently adopted International Building Codes, International Fire Code, Electric and Plumbing codes and applicable provisions of the Town of Crested Butte Historic Preservation and Architectural Control ordinance will be complied with whether specified herein or not. The granting of permit does not presume to give authority to violate or cancel provisions of any other state or local law regulation construction or the performance of construction.

  Initial DJ CH

- I certify that I understand that all construction and uses must conform to the plans and approvals granted by the Crested Butte Board of Zoning and Architectural Control and Building Department. Any changes to the approved plans must be submitted to the Town for approval prior to implementation in the field. Failure to do this may result in a stop work order, denial of certificate of occupancy, and a charge of additional fees related to the unauthorized changes. A fee of $250 will be deducted from the performance deposit on the project for each deviation from the approved architectural plans.

  Initial DJ CH

- I certify that I understand that all fees paid relative to this permit are based on the cost estimate provided by myself or by a formula authorized by the municipal code. I understand that I will be required to provide all actual receipts and invoices relative to the building costs of the project at the end of the project and that the fees will be adjusted to reflect the actual costs. This may result in the refunding of fees by the Town or may result in additional fees being due which I agree to pay or have deducted from deposits held relative to the project.

  Initial DJ CH

Further I understand that the violation of any of the provisions previously set-forth shall be deemed a misdemeanor and upon conviction of any violation I shall be punishable by a fine of not more than $1000 per day, or by imprisonment for not more than 90 days, or by such fine and imprisonment for each and every day that the violation is committed, continued or permitted.

Signature _____ (*as before on Building Permit*) **Date** 6-29-12

CHRISTOPHER K. HENSLEY
SALLY R. HENSLEY
SOPRIS ACCOUNT
P.O. BOX 1285 PH: 970-349-9837
CRESTED BUTTE, CO 81224

82-201/1021
011158085

661

DATE 7/11/12

PAY TO THE ORDER OF Town of CB $ 701.38

Seven Thousand eleven and 38/100 DOLLARS

Security Features Included. Details on back.

COMMUNITY BANKS OF COLORADO
Crested Butte 970.349.1000

Sally Henley

MEMO

⑆102102013⑆ 011158085⑈ 0661

© DELUXE WALLET OR DUPLICATE SAFETY PAPER

Hooper House Garage -
Cost Estimate
Pre-Construction

TRADE	GARAGE ESTIMATED COST	CHANGE ORDERS	TOTAL ESTIMATED COST	ACTUAL COST	OVER/(UNDER) ESTIMATE	NOTES
Geo-Technical			$0.00		$0.00	
Surveying			$0.00		$0.00	
Engineering			$0.00		$0.00	
Building Permit	$1,838.00		$1,838.00		($1,838.00)	
Plan Review Fee	$552.00		$552.00		($552.00)	
Water & Sewer Tap Fees			$0.00		$0.00	
CB Fire Protection District	$300.00		$300.00		($300.00)	estimate
Electrical			$0.00		$0.00	
Gas Line	$3,200.00		$3,200.00		($3,200.00)	
Performance Dep & Fees	$970.00		$970.00		($970.00)	Refundable
Builders Risk			$0.00		$0.00	
Excavation & Backfill	$10,200.00		$10,200.00	-12,200	($10,200.00)	Rob Young
Pest Control			$0.00		$0.00	
Paving			$0.00		$0.00	
Fire Sprinkler System	$1,000.00		$1,000.00		($1,000.00)	
Landscaping			$0.00		$0.00	
Patio/Flat Work			$0.00		$0.00	
Driveway			$0.00		$0.00	
Fence			$0.00		$0.00	
Footers & Stemwall			$0.00		$0.00	
Rebar			$0.00		$0.00	
Foundation & Slab	$20,044.00		$20,044.00		($20,044.00)	Crested Butte Concrete
Retaining Wall			$0.00		$0.00	
Steel	$400.00		$400.00		($400.00)	
Demolition Labor			$0.00		$0.00	
Framing Materials	$9,495.00		$9,495.00		($9,495.00)	
Framing Labor	$15,000.00		$15,000.00		($15,000.00)	
Fasteners	$1,000.00		$1,000.00		($1,000.00)	
Stair Building Materials & Labor			$0.00		$0.00	
Flashing			$0.00		$0.00	
Basement			$0.00		$0.00	
Crane/Boom Truck Rental			$0.00		$0.00	
Plank Siding			$0.00		$0.00	
Chinking			$0.00		$0.00	
Cornice, Siding, Deck, Ext. Stairs Labor	$5,750.00		$5,750.00		($5,750.00)	
Exterior Trim Materials	$7,526.00		$7,526.00		($7,526.00)	Reclaimed wood, includes plank siding
Exterior Trusses			$0.00		$0.00	
Windows/Glass	$3,820.00		$3,820.00		($3,820.00)	Alpine Lumber - Jeld-Wen
Window Installation	$350.00		$350.00		($350.00)	
Exterior Doors			$0.00		$0.00	
Exterior Door Installation			$0.00		$0.00	
Add Door - Existing House	$1,250.00		$1,250.00		($1,250.00)	
Garage Doors Materials & Install	$5,500.00		$5,500.00		($5,500.00)	Blackjack
Roofing Labor & Materials	$2,722.00		$2,722.00		($2,722.00)	Schaefer
Masonry			$0.00		$0.00	
Plumbing Labor	$5,400.00		$5,400.00		($5,400.00)	Includes rough-in materials; A & A
Plumbing Trim Materials			$0.00		$0.00	
Plumbing Fixtures	$845.00		$845.00		($845.00)	Allowance
Heating Labor & Materials	$8,800.00		$8,800.00		($8,800.00)	Includes materials; A & A
Electrical Labor	$6,405.00		$6,405.00		($6,405.00)	Includes rough-in materials; Kuby
Electrical Rough-In/Trim Materials			$0.00		$0.00	
Electrical Light Fixtures	$500.00		$500.00		($500.00)	Allowance
Low-Voltage - Phone, Music, Computer, Surround & TV	$250.00		$250.00		($250.00)	
Alarm/Security System			$0.00		$0.00	
Ventilation Labor & Materials	$2,500.00		$2,500.00		($2,500.00)	
Fireplaces			$0.00		$0.00	
Insulation	$6,435.00		$6,435.00		($6,435.00)	Accurate Insulation
Acoustic Tile Ceiling			$0.00		$0.00	
Drywall H&T&B&T	$7,000.00		$7,000.00		($7,000.00)	Boomerang
Interior Trim Labor	$1,600.00		$1,600.00		($1,600.00)	
Interior Trim Materials	$1,280.00		$1,280.00		($1,280.00)	
Metal Work			$0.00		$0.00	
Interior Truss/Beams - Materials			$0.00		$0.00	
Interior Truss/Beams - Labor			$0.00		$0.00	
Interior Doors	$2,150.00		$2,150.00		($2,150.00)	Alpine Lumber
Interior Door Installation	$475.00		$475.00		($475.00)	
Interior Logs			$0.00		$0.00	
Interior Log Labor			$0.00		$0.00	
Cabinets/Shelves	$17,522.00		$17,522.00		($17,522.00)	Thurston's; Fina Semi-Custom

Hooper House Garage -
Cost Estimate
Pre-Construction

Cabinets Install	$800.00		$800.00		($800.00)	
Cabinet Crown Molding, Install Labor Only			$0.00		$0.00	
Closet Rods/Shelving	$850.00		$850.00		($850.00)	Materials and Labor
Kitchen Counters	$2,520.00		$2,520.00		($2,520.00)	Allowance; 42 ft @ $60/sq ft
Bath & Utility Countertops	$300.00		$300.00		($300.00)	Allowance; same as kitchen
Painting- Interior	$7,500.00		$7,500.00		($7,500.00)	
Painting - Exterior			$0.00		$0.00	
Stucco			$0.00		$0.00	
Hardwood Floor Materials			$0.00		$0.00	
Stain Concrete Floor	$300.00		$300.00		($300.00)	
Wood Floor Installation			$0.00		$0.00	
Tile Install Labor & Prep Materials	$6,000.00		$6,000.00		($6,000.00)	
Tile Materials, Incl. Grout & Caulk			$0.00		$0.00	
Carpet	$1,300.00		$1,300.00		($1,300.00)	45 yds @ $30/yd + $150 stairs
Door Hardware	$400.00		$400.00		($400.00)	
Cabinet Pulls	$150.00		$150.00		($150.00)	
Towel Bars, TP Holders, etc...	$100.00		$100.00		($100.00)	
Hardware Installation	$350.00		$350.00		($350.00)	
Appliances	$7,145.00		$7,145.00		($7,145.00)	Thurston's
Appliance Install	$400.00		$400.00		($400.00)	
Shower Doors & Mirrors			$0.00		$0.00	
Temporary Heat			$0.00		$0.00	
Snow Removal			$0.00		$0.00	
Trash - Dumpster	$1,500.00		$1,500.00		($1,500.00)	
Porta Potty	$400.00		$400.00		($400.00)	
Tool Rental			$0.00		$0.00	
GC Meetings w/ Owner and/or Subs	$400.00		$400.00		($400.00)	
Job Site Set Up & Clean Up	$150.00		$150.00		($150.00)	
Protect Existing Finishes	$150.00		$150.00		($150.00)	
Punch List Labor	$200.00		$200.00		($200.00)	
Miscellaneous (Blue Print Copies, etc...)	$100.00		$100.00		($100.00)	
Move Furniture, Put Together Furniture			$0.00		$0.00	
Construction Clean			$0.00		$0.00	
Overhead & Profit @ 8%	$14,647.52	$0.00	$14,647.52		($14,647.52)	
TOTALS	*$197,741.52*	*$0.00*	*$197,741.52*	*$0.00*	*($197,741.52)*	
10% contingency (just in case)	$19,774.15	$0.00	$19,774.15			

** CITY SALES TAX EXEMPT- SEE BELOW

6/3/16 Armour Construction 2016 - 36
BOZAR APPROVAL 2-23-2016

BUILDING PERMIT
Town of Crested Butte Building Department
PO BOX 39, Crested Butte, Colorado 81224
(970) 349-5338

Email Form

JOB ADDRESS	LEGAL: BLOCK & LOT
640 1/2 Elk Ave.	Blk 52 Lot 1-3

PROPERTY OWNER	TELEPHONE	MAILING ADDRESS
Colorado Investments, LLC	(609) 425-1714	516 Valley View Dr., Boulder, CO 80304

CONTRACTOR	TELEPHONE	EMAIL
Armour Construction Co.	(970) 596-1875	jcarmour@outlook.com

ARCHITECT	TELEPHONE	EMAIL
Kent Cowherd Architect	(970) 349-1017	kcowherd@frontier.net

ENGINEER	TELEPHONE	EMAIL
Colorado Structural, Inc.	(970) 349-5922	mike@coloradostructural.com

USE TYPE:	ZONE:	OCCUPANCY:	MATERIALS VALUATION
residentual	R 1 C	Single family	141,839.55

PROJECT DESCRIPTION: Demo & New Residence Build & shed (unheated)

LABOR VALUATION: 173,359.45

TOTAL PROJECT VALUATION: $315,199.00

$225/sqft

WORK IN ROW?: No

BELOW FOR OFFICE USE ONLY

PERMIT TYPE	Demo + NC
SQUARE FOOTAGE FOR FEE CALCULATION	1,233 - 300 Existing = 933
FLOOR AREA RATIO (FAR) - Existing	
FLOOR AREA RATIO (FAR) - Proposed	.306

AFFORDABLE HOUSING (AFH) INFORMATION	
AFH REQUIRED? (Yes or No)	NO
AFH NUMBER OF UNITS	
AFH UNIT TYPE	

FEE TYPE	AMOUNT	DATE PAID
USE TAX - *"On the sale of construction materials, if the purchaser presents to the retailer a building permit showing a use tax for the municipality has been paid, sales tax is not due for any municipality."* from the Colorado Department of Revenue's FYI Sales 6	6,382.78	
PERFORMANCE DEPOSIT - (0.5% of total value)	1576.00	(Refunded) Payment made 11/13/17
PERMIT FEE	2658.96	
PLAN REVIEW FEE	797.69	
AFFORDABLE HOUSING FEE	1772.70	
EQR - SYSTEM DEVELOPMENT FEE		
EXISTING EQR 1 / NEW EQR 1		
SPECIAL REVIEW/INSPECTION $65.00/HOUR		
REMP (RENEWABLE ENERGY MITIGATION FEE)		
MECHANICAL PERMIT FEE	28.43	
OTHER FEES		
TOTAL	13,216.56	

This permit is issued on: 6/6/16 (DATE) by: [signature] (BUILDING INSPECTOR)

APPLICANT PLEASE REVIEW AND SIGN REVERSE SIDE

DATE	APPLICANT	PERMIT #

BUILDING PERMIT CONTRACT AGREEMENT

Town of Crested Butte
Building Department
PO BOX 39, Crested Butte,
Colorado 81224
(970) 349-5338

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Initial JA

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Initial JA

Further I understand that the violation of any of the provisions previously set-forth shall be deemed a misdemeanor and upon conviction of any violation I shall be punishable by a fine of not more than $1000 per day, or by imprisonment for not more than 90 days, or by such fine and imprisonment for each and every day that the violation is committed, continued or permitted.

Signature Joe Armour *(as before on Building Permit)* Date 5/19/16

2016 Building Permit Fee Calculations				**Fee's**
640 1/2 Elk Avenue				
Material Valuation	$	141,839.55		
Labor Valuation includes labor for Demo Work	$	173,359.45		
Total Structure Valuation	$	315,199.00		
Material Valuation is min. 45% of total valuation				
Use Tax			**$**	**6,382.780**
Performance Deposit			**$**	**1,575.995**
Permit Fee				
Valuation $1.00-$500			$	-
Valulation $501-$2,000			$	-
Valulation $2,001-$25,000			$	-
Valuation $25,001- $50,000			$	-
Valuation $50,001- $100,000			$	-
Valuation $100,001- 500,000			**$**	**2,658.960**
Valuation $500,001- $1,000,000			$	-
Valuation $1,000,001 - and up			$	-
Plan Review Fee				
Residential 30% of Permit Fee			**$**	**797.69**
Commercial 60% of Permit Fee			**$**	-
Affordable Housing Fee (Residential)				
Square Feet of Building- heated HOUSE		1233		
minus 300 existing house to be demolisthed		-300		
Total Sq. Ft. of Building w/o decks or unheated		**933**		

New Square Feet Heated Only as measured to the outside of walls times unit size range sq. ft. including basement sq. ft.

Use total sq. ft. of building(s) or addition for per sq. ft. charge then multiply building sq. ft. or additon sq. ft. by the per sq. ft. charge

Include the square feet of heated and plumbed basements.

1-499	x $1.34	$	-
500-999	x $1.90	**$**	**1,772.700**
1,000-1,499	x $2.05	**$**	-
1,500-1999	x$2.30	$	-
2,000-2,499	x $2.62	$	-
2,500-2,999	x $3.00	$	-
3,000-3,499	x $3.46	$	-
3,500-3,999	x $3.99	$	-
4,000-4,499	x $4.62	$	-
4,500 or more	x $5.25	$	-

Affordable Housing Fee (Commercial)

Square Feet of Building-

$ -

Use formula in section 16-21-40 (P. 16.142)

to determine number of units- if less than 1 then no units required; if over 1 then one unit must be provided & the amount above must be paid for.

EQR (TAP) Residential	1		
If addition check for tap on file at Finance Dept.			
1 TAP =1,875 sq. ft. =$17,500	0	**$**	-

As measured to the outside of walls.

CASH ONLY IF ALL CheckLock™ SECURITY FEATURES LISTED ON BACK INDICATE NO TAMPERING OR COPYING

ARMOUR CONSTRUCTION COMPANY 12/00
PO BOX 1541
CRESTED BUTTE, CO 81224-1541
(970) 349-6222

COMMUNITY BANKS OF COLORADO
CRESTED BUTTE, CO 81224
82-201/1021

4399

6/3/16

PAY TO THE ORDER OF Town of Crested Butte $**13,216.56

Thirteen Thousand Two Hundred Sixteen and 56/100********** DOLLARS

PROTECTED AGAINST FRAUD

Town of Crested Butte
PO Box 39
Crested Butte, CO 81224

MEMO Becker Building Permit - 640.5 Elk Avenue

Joe Armour

⑈004399⑈ ⑆102102013⑆ 013103072⑈

© 2014 INTUIT INC. 1-800-433-8810

ARMOUR CONSTRUCTION COMPANY 4399

Town of Crested Butte	6/3/16	
640.5 Elk Building permit		13,216.56

CASH IN BANK - CHE	Becker Building Permit - 640.5 Elk Avenue	13,216.56

Town of Crested Butte

Building Department
PO Box 39
Crested Butte, CO 81224
(970) 349-5338

Building Permit: BLD2016-00036

Print Date: 11/13/2017

Site Address: 6401/2 Elk Avenue Crested Butte, CO 81224
Type of Use: Residential **Type of Work:** New Construction
Type of Permit: Single Family Dwelling

Status: Finaled
Received Date: 06/06/2016
Issued Date: 06/06/2016

Valuation: 315,199.00
Description:

Final Date: 11/13/2017

Contacts

Contractor Armour Construction Co. Joe Armour Crested Butte, CO 81224 (970) 596-1875

Owner Colorado Investments LLC Becker 516 Valley View Dr Boulder, CO 80304 (609) 425-1714

Date	Description	Qty	Each	Adjustment	Fee Total	Paid	Balance
06/06/2016	Use Tax Deposit	1	$6,382.78	$0.00	$6,382.78	($6,382.78)	$0.00
06/06/2016	Performance Deposit	1	$1,576.00	$0.00	$1,576.00	($1,576.00)	$0.00
06/06/2016	Permit Fee	1	$2,658.96	$0.00	$2,658.96	($2,658.96)	$0.00
06/06/2016	Plan Review Fee	1	$797.69	$0.00	$797.69	($797.69)	$0.00
06/06/2016	Mechanical Fees	1	$28.43	$0.00	$28.43	($28.43)	$0.00
		Permit Fees			**$11,443.86**	**($11,443.86)**	**$0.00**
06/06/2016	ROAH Fees	1	$1,772.70	$0.00	$1,772.70	($1,772.70)	$0.00
		Other Fees			**$1,772.70**	**($1,772.70)**	**$0.00**
		Permit Fee Totals:			**$13,216.56**	**($13,216.56)**	**$0.00**

Payments Applied

Receipt No	Type	Payee	Pay Date	Amount
REC2016-00032	Payment	Armour Construction Co.	06/06/16	$(13,216.56)
			Total Payments:	**$(13,216.56)**

** CITY SALES TAX EXEMPT- SEE BELOW

5/3/16 Jimmy Faust	2016-25
BOZAR APPROVAL	4-26-16

BUILDING PERMIT
Town of Crested Butte Building Department
PO BOX 39, Crested Butte, Colorado 81224
(970) 349-5338

JOB ADDRESS 709/711 Bellview Ave		LEGAL: BLOCK & LOT Lots 21+22 BLK 63
PROPERTY OWNER ~~FAUS~~ Jim Faust	TELEPHONE 209-1012	MAILING ADDRESS POB672
CONTRACTOR Faust Builders LLC	TELEPHONE 209-1012	EMAIL jimafaust@yahoo.com
ARCHITECT Swift	TELEPHONE 209-5570	EMAIL randyswift55@gmail.com
ENGINEER ARBANY	TELEPHONE 349-5922	EMAIL mike@coloradostructural.com

USE TYPE: R	ZONE: R2	OCCUPANCY: 3	MATERIALS VALUATION 219,375.00
PROJECT DESCRIPTION: NEW Single family home w/ Accessory Dwelling & Demo $4,000 of existing house			LABOR VALUATION 268,125.00
			TOTAL PROJECT VALUATION 491,500 ~~487,500~~ 224/ft
		WORK IN ROW?:	

BELOW FOR OFFICE USE ONLY

PERMIT TYPE	NR
SQUARE FOOTAGE FOR FEE CALCULATION	2196 (house)
FLOOR AREA RATIO (FAR) - Existing	Ø
FLOOR AREA RATIO (FAR) - Proposed	

AFFORDABLE HOUSING (AFH) INFORMATION	
AFH REQUIRED? (Yes or No)	
AFH NUMBER OF UNITS	1 unit provided
AFH UNIT TYPE	ADU

FEE TYPE	AMOUNT	DATE PAID
USE TAX - *"On the sale of construction materials, if the purchaser presents to the retailer a building permit showing a use tax for the municipality has been paid, sales tax is not due for any municipality."* from the Colorado Department of Revenue's FYI Sales 6	9871.88	
PERFORMANCE DEPOSIT - (0.5% of total value)	2457.50	
PERMIT FEE 387.499 x 6.77 = 2623.37; 2623.37 + 1202.07 =	3852.51	
PLAN REVIEW FEE	1155.76	
AFFORDABLE HOUSING FEE	Ø	
EQR - SYSTEM DEVELOPMENT FEE	2975.00 (house)	4756.52 Waste H_2O
EXISTING EQR 1.0 NEW EQR 0.17 + 1.0	5833.00 (ADU)	4051.68 H_2O
SPECIAL REVIEW/INSPECTION $65.00/HOUR		
REMP (RENEWABLE ENERGY MITIGATION FEE)		
MECHANICAL PERMIT FEE	28.43	
OTHER FEES SOLID FUEL BURNING DEVICE	100.00	
TOTAL	26274.08	

This permit is issued on: 5/3/2016 (DATE) by: [signature] (BUILDING INSPECTOR)

APPLICANT PLEASE REVIEW AND SIGN REVERSE SIDE

DATE	APPLICANT	PERMIT #
5/3/16	Jimmy Faust	2016

BUILDING PERMIT CONTRACT AGREEMENT

Town of Crested Butte
Building Department
PO BOX 39, Crested Butte,
Colorado 81224
(970) 349-5338

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I certify that I understand that all construction and uses must conform to the plans and approvals granted by the Crested Butte Board of Zoning and Architectural Control and Building Department. Any changes to the approved plans must be submitted to the Town for approval prior to implementation in the field. Failure to do this may result in a stop work order, denial of certificate of occupancy, and charge of additional fees related to the unauthorized changes. A fee of $250 will be deducted from the performance deposit on the project for each deviation from the approved architectural plans.

Initial _____

I certify that I understand that all fees paid relative to this permit are based on the cost estimate provided by myself or by a formula authorized by the municipal code. I understand that I will be required to provide all actual receipts and invoices relative to the building costs of the project at the end of the project and that the fees will be adjusted to reflect the actual costs. This may result in the refunding of fees by the Town or may result in additional fees being due which I agree to pay or have deducted from deposits held relative to the project.

Initial _____

Further I understand that the violation of any of the provisions previously set-forth shall be deemed a misdemeanor and upon conviction of any violation I shall be punishable by a fine of not more than $1000 per day, or by imprisonment for not more than 90 days, or by such fine and imprisonment for each and every day that the violation is committed, continued or permitted.

Signature _____ *(as before on Building Permit)* Date 4/28/16

Faust Builders LLC

709 & 711 BELLEVIEW

Budget

Category:	Amount:
Excavation	$ 25,000.00
Concrete	$ 15,000.00
Framing/siding/Trim Labor	$ 75,000.00
Plumbing	$ 30,000.00
Plumbing Fixtures	$ 10,000.00
Electrical	$ 20,000.00
Electrical fixtures	$ 2,500.00
Venting/ HRV	$ 9,000.00
Roofing	$ 20,000.00
Toilet	$ 2,500.00
Trash	$ 2,000.00
Tile	$ 15,000.00
Countertops	$ 8,000.00
Windows	$ 30,000.00
Insulation	$ 19,000.00
Drywall	$ 17,500.00
Garage door	$ 5,000.00
Gas Ext/permit	$ 1,000.00
Painting Interior -Labor	$ 5,000.00
Painting Exterior - Labor	$ 5,000.00
Cabinets	$ 15,000.00
Appliances	$ 15,000.00
Finish hardware/paint	$ 5,000.00
Flooring wood	$ 20,000.00
Custom metal work	$ 20,000.00
Landscaping	$ 10,000.00
Lumber package	$ 80,000.00
Rock Labor	$ 6,000.00
Total:	$ 487,500

				Fee's
2015 Building Permit Fee Calculations				
709/711 Belleview				
Material Valuation	$	219,375.00		
Labor Valuation includes labor for Demo Work	$	272,125.00		
Total Structure Valuation	$	491,500.00		
Material Valuation is min. 45% of total valuation				
Use Tax			$	**9,871.875**
Performance Deposit			$	**2,457.500**
Permit Fee				
Valuation $1.00-$500			$	-
Valulation $501-$2,000			$	-
Valulation $2,001-$25,000			$	-
Valuation $25,001- $50,000			$	-
Valuation $50,001- $100,000			$	-
Valuation $100,001- 500,000			$	**3,852.518**
Valuation $500,001- $1,000,000			$	-
Valuation $1,000,001 - and up			$	-
Plan Review Fee				
Residential 30% of Permit Fee			$	**1,155.76**
Commercial 60% of Permit Fee			$	-
Affordable Housing Fee (Residential)				
Square Feet of Building- heated HOUSE		2196		
Sq. Ft. of Addition Heated Only				
Total Sq. Ft. of Building w/o decks or unheated		2196		
New Square Feet Heated Only as measured to the outside of walls times unit size range sq. ft. including basement sq. ft.				
Use total sq. ft. of building(s) or addition for per sq. ft. charge then multiply building sq. ft. or additon sq. ft. by the per sq. ft. charge				
Include the square feet of heated and plumbed basements.				
1-499	x $1.34		$	-
500-999	x $1.90		$	-
1,000-1,499	x $2.05		$	-
1,500-1999	x$2.30		$	-
2,000-2,499	x $2.62		$	-
2,500-2,999	x $3.00		$	-
3,000-3,499	x $3.46		$	-
3,500-3,999	x $3.99		$	-
4,000-4,499	x $4.62		$	-
4,500 or more	x $5.25		$	-
Affordable Housing Fee (Commercial)				
Square Feet of Building-			$	-
Use formula in section 16-21-40 (P. 16.142)				
to determine number of units- if less than 1				
then no units required; if over 1 then one unit				
must be provided & the amount above				
must be paid for.				
EQR (TAP) Residential				
If addition check for tap on file at Finance Dept.				
1 TAP =1,875 sq. ft. =$17,500			0.17 $	**2,975.00**
As measured to the outside of walls.				

FAUST BUILDERS LLC
P O BOX 672 PH. 970-209-1012
CRESTED BUTTE, CO 81224-0672

2782
82-0214/1070

5/3/16
DATE

PAY TO THE ORDER OF Town of CB $ 26,274 00

twenty six thousand two hundred seventy four 00 DOLLARS

Security Features Details on Back.

BANK OF THE WEST

Crested Butte Office
405 SIXTH STREET
CRESTED BUTTE, CO 81224
1-800-488-2265

FOR 709 FK Bellevue

MP

⑆107002147⑆ 913075685⑈ 02782

** CITY SALES TAX EXEMPT- SEE BELOW

BOZAR APPROVAL		

DEMOLITION PERMIT

BUILDING PERMIT
Town of Crested Butte Building Department
PO BOX 39, Crested Butte, Colorado 81224
(970) 349-5338

JOB ADDRESS 711 Belleview Ave		LEGAL: BLOCK & LOT Lots 21-24 BLK 63
PROPERTY OWNER FAUST	TELEPHONE 209-1012	MAILING ADDRESS P.O.B 672 CB
CONTRACTOR FAUST	TELEPHONE 209-1012	EMAIL j:mafaust@yahoo.com
ARCHITECT	TELEPHONE	EMAIL
ENGINEER	TELEPHONE	EMAIL

USE TYPE:	ZONE:	OCCUPANCY:	MATERIALS VALUATION
PROJECT DESCRIPTION: TAKE Down existing home at 711 Belleview			LABOR VALUATION
		WORK IN ROW?:	TOTAL PROJECT VALUATION 4000-

2 days Parker Const .72/ ? sq ft:

BELOW FOR OFFICE USE ONLY

PERMIT TYPE	
SQUARE FOOTAGE FOR FEE CALCULATION	
FLOOR AREA RATIO (FAR) - Existing	
FLOOR AREA RATIO (FAR) - Proposed	

AFFORDABLE HOUSING (AFH) INFORMATION	
AFH REQUIRED? (Yes or No)	
AFH NUMBER OF UNITS	
AFH UNIT TYPE	

ADDED TO PERMIT per Bob G. Wi

FEE TYPE	AMOUNT	DATE PAID
USE TAX - *"On the sale of construction materials, if the purchaser presents to the retailer a building permit showing a use tax for the municipality has been paid, sales tax is not due for any municipality."* **from the Colorado Department of Revenue's FYI Sales 6	-0-	
PERFORMANCE DEPOSIT - (0.5% of total value)	20.00	
PERMIT FEE		
PLAN REVIEW FEE		
AFFORDABLE HOUSING FEE		
EQR - SYSTEM DEVELOPMENT FEE		
EXISTING EQR / NEW EQR		
SPECIAL REVIEW/INSPECTION $65.00/HOUR		
REMP (RENEWABLE ENERGY MITIGATION FEE)		
MECHANICAL PERMIT FEE		
OTHER FEES		
TOTAL		

This permit is issued on: _____ DATE by: _____ BUILDING INSPECTOR

APPLICANT PLEASE REVIEW AND SIGN REVERSE SIDE

** CITY SALES TAX EXEMPT- SEE BELOW

DATE	APPLICANT	PERMIT #
	Jimmy Faust	2017 - 16
BOZAR APPROVAL	2-10-2017	

BUILDING PERMIT

Town of Crested Butte Building Department
PO BOX 39, Crested Butte, Colorado 81224
(970) 349-5338

JOB ADDRESS: 713/715 Belleview Ave		LEGAL: BLOCK & LOT: Blk 63 Lots 23-24
PROPERTY OWNER: Greg Faust	TELEPHONE: 303-549-1002	MAILING ADDRESS: gfaust@cirrispartners.com
CONTRACTOR: Faust Builders LLC	TELEPHONE: 209-1012	EMAIL: jimafaust@yahoo.com
ARCHITECT: Randy Swift	TELEPHONE: 209-5570	EMAIL: randyswift55@gmail.com
ENGINEER: ARBANY	TELEPHONE: 349-5926	EMAIL: mike@coloradostructural.com

USE TYPE: R	ZONE: R1	OCCUPANCY: R3	MATERIALS VALUATION: ~~604,000~~ 302,000
PROJECT DESCRIPTION: New Residence and Accessory Dwelling			LABOR VALUATION: 302,000
			TOTAL PROJECT VALUATION: 604,000
		WORK IN ROW?:	

BELOW FOR OFFICE USE ONLY

PERMIT TYPE	NR
SQUARE FOOTAGE FOR FEE CALCULATION	3124
FLOOR AREA RATIO (FAR) - Existing	0
FLOOR AREA RATIO (FAR) - Proposed	.495

2056.52
1068 Acc Dwelling

AFFORDABLE HOUSING (AFH) INFORMATION	
AFH REQUIRED? (Yes or No)	NO
AFH NUMBER OF UNITS	1
AFH UNIT TYPE	Accessory Dwelling

*193/59 ft.

FEE TYPE	AMOUNT	DATE PAID
**USE TAX - *"On the sale of construction materials, if the purchaser presents to the retailer a building permit showing a use tax for the municipality has been paid, sales tax is not due for any municipality."* from the Colorado Department of Revenue's FYI Sales 6	13,590.00	
PERFORMANCE DEPOSIT - (0.5% of total value)	3,020.01	
PERMIT FEE	4,508.00	
PLAN REVIEW FEE	1,352.40	
AFFORDABLE HOUSING FEE	Ø	
EQR - SYSTEM DEVELOPMENT FEE	19,250.00	
EXISTING EQR 0 / NEW EQR 1.10 + 1/3 for accessory	5833.33	
	25,083.33	
SPECIAL REVIEW/INSPECTION $65.00/HOUR		
REMP (RENEWABLE ENERGY MITIGATION FEE)		
MECHANICAL PERMIT FEE	28.43	
OTHER FEES		
TOTAL	47582.17	

PAID Check # 3680

This permit is issued on: 5-3-17 (DATE) by: [signature] (BUILDING INSPECTOR)

APPLICANT PLEASE REVIEW AND SIGN REVERSE SIDE

DATE	APPLICANT	PERMIT #

BUILDING PERMIT CONTRACT AGREEMENT

Town of Crested Butte
Building Department
PO BOX 39, Crested Butte,
Colorado 81224
(970) 349-5338

This building permit shall become null and void if construction is not commenced within 60 days of the date of issuance. The building permits shall expire one year after the date of issuance and all construction must be completed prior to the expiration of the permit; provided however that the building inspector may renew the building permit for an additional six month period for good cause shown and without additional cost to the applicant. Occupancy of the premises prior to a certificate of occupancy being secured from the Crested Butte Building Department is not allowed and shall constitute a violation of the building code and municipal code and is subject to penalties prescribed by law.

I certify that I have read and examined this permit and set of instructions and that all information in the application is true and correct. All provisions of the currently adopted International Building Codes, International Fire Code, Electric and Plumbing codes and applicable provisions of the Town of Crested Butte Historic Preservation and Architectural Control ordinance will be complied with whether specified herein or not. The granting of permit does not presume to give authority to violate or cancel provisions of any other state or local regulation construction or the performance of construction.

Initial _____

I certify that I understand that all construction and uses must conform to the plans and approvals granted by the Crested Butte Board of Zoning and Architectural Control and Building Department. Any changes to the approved plans must be submitted to the Town for approval prior to implementation in the field. Failure to do this may result in a stop work order, denial of certificate of occupancy, and charge of additional fees related to the unauthorized changes. A fee of $250 will be deducted from the performance deposit on the project for each deviation from the approved architectural plans.

Initial _____

I certify that I understand that all fees paid relative to this permit are based on the cost estimate provided by myself or by a formula authorized by the municipal code. I understand that I will be required to provide all actual receipts and invoices relative to the building costs of the project at the end of the project and that the fees will be adjusted to reflect the actual costs. This may result in the refunding of fees by the Town or may result in additional fees being due which I agree to pay or have deducted from deposits held relative to the project.

Initial _____

Further I understand that the violation of any of the provisions previously set-forth shall be deemed a misdemeanor and upon conviction of any violation I shall be punishable by a fine of not more than $1000 per day, or by imprisonment for not more than 90 days, or by such fine and imprisonment for each and every day that the violation is committed, continued or permitted.

Signature _____ *(as before on Building Permit)* Date 4/27/17

FAUST BUILDERS LLC
P.O.BOX 672 PH. 970-209-1012
CRESTED BUTTE, CO 81224-0672

3680

82-0214/1070

4/28/17
DATE

PAY TO THE ORDER OF Town of CB $ 47,582 17

forty Seven Thousand DOLLARS

Photo Safe Deposit® Details on back

BANK OF THE WEST
BNP PARIBAS GROUP

FOR 713/715 Belleview

⑆107002147⑆ 913075685⑈ 03680

Harland Clarke

2017 Building Permit Fee Calculations				**Fee's**
713/715 Belleview Avenue				
Material Valuation	$	302,000.00		
Labor Valuation includes labor for Demo Work	$	302,000.00		
Total Structure Valuation	$	604,000.00		
Material Valuation is min. 50% minimum of total valuation				
Use Tax			$	**13,590.000**
Performance Deposit			$	**3,020.000**
Permit Fee				
Valuation $1.00-$500			$	-
Valulation $501-$2,000			$	-
Valulation $2,001-$25,000			$	-
Valuation $25,001- $50,000			$	-
Valuation $50,001- $100,000			$	-
Valuation $100,001- 500,000			$	-
Valuation $500,001- $1,000,000			$	**4,508.004**
Valuation $1,000,001 - and up			$	-
Plan Review Fee				
Residential 30% of Permit Fee			$	**1,352.40**
Commercial 60% of Permit Fee			$	-
Affordable Housing Fee (Residential)		**0**		
Total Sq. Ft. of Building w/o decks or unheated				
Sq. Ft. of Heated Accessory Dwelling		0		
Sq. Ft. of Addition Heated Only				
Total Sq. ft. of Heated Accessories				
Total Sq. Ft. of Main House				

New Square Feet Heated Only as measured to the outside of walls times unit size range sq. ft. including basement sq. ft.

Use total sq. ft. of building(s) or addition for per sq. ft. charge then multiply building sq. ft. or additon sq. ft. by the per sq. ft. charge

Include the square feet of heated and plumbed basements.

1-499	x $1.38	$	-
500-999	x $1.95	$	-
1,000-1,499	x $2.11	$	-
1,500-1999	x$2.36	$	-
2,000-2,499	x $2.69	$	-
2,500-2,999	x $3.09	$	-
3,000-3,499	x $3.56	$	-
3,500-3,999	x $4.11	$	-
4,000-4,499	x $4.75	$	-
4,500 or more	x $5.40	$	-

Affordable Housing Fee (Commercial)

Square Feet of Building-

$ -

Use formula in section 16-21-40 (P. 16.142)

to determine number of units- if less than 1 then no units required; if over 1 then one unit must be provided & the amount above must be paid for.

EQR (TAP) Residential

If addition check for tap on file at Finance Dept.

1 TAP =1,875 sq. ft. =$17,500 — 1/3 Tap fee for AH

As measured to the outside of walls. — 1.1 $ **19,250.00**

7/13/15 Belleview Ave Budget

Category	Amount
Concrete	35,000
Dumpster	3,500
Excavation	15,000
Toilet	1,500
Utilities	2,000
Appliances	25,000
Cabinets	30,000
Central Vac	2,000
Cleaning	1,500
Counter tops	15,000
Crane	2,000
Drywall	15,000
Electrical	25,000
Electrical fixtures	5,000
Electronic Solutions	2,000
Equipment rental	1,500
Framing/siding/trim labor	100,000
Garage door	2,000
Insulation	20,000
Iron work - Interior	15,000
Iron work - Exterior	7,500
Landscaping	7,500
Lumber	100,000
Masonry	15,000
Painting - Interior	10,000
Painting - Exterior	7,500
Pavers	7,500
Plumbing	35,000
Roofing	22,500
Sheet metal/HRV	7,500
Shower Glass	2,000
Tile	20,000
Windows	20,000
Wood floors	25,000
Total:	604,000

Doors?

Town of Crested Butte

Building Department
PO Box 39
Crested Butte, CO 81224
(970) 349-5338

Building Permit BLD2018-00027

Site Address: 10 Butte Avenue Crested Butte, CO 81224
Residential, New Construction, Single Family Dwelling

Status: Issued
Issued Date: 04/23/2018
Valuation: 630,500.00

Description: New residence. The garage permit is a separate permit #2018-54.

Contacts

Contractor Faust Construction Jimmy Faust Crested Butte, CO 81224 (970) 209-1012

License Name:

Agency	License Type	License No.	Expire Date

Fee Detail *Total Fees:* **34,532.30** *Total Paid:* **-34,532.30** *Balance:* **0.00**

Description	Fee Date	Qty	Each	Fee Total	Fee Paid	Fee Balance
Use Tax Deposit	07/11/18	1	14,186.25	14,186.25	-14,186.25	0.00
Performance Deposit	07/11/18	1	3,152.50	3,152.50	-3,152.50	0.00
EQR - System Development Fee	07/11/18	1	4,644.00	4,644.00	-4,644.00	0.00
Permit Fee	07/11/18	1	4,660.11	4,660.11	-4,660.11	0.00
Plan Review Fee	07/11/18	1	1,398.03	1,398.03	-1,398.03	0.00
Mechanical Fees	07/11/18	1	28.43	28.43	-28.43	0.00
ROAH Fees	07/11/18	1	6,462.98	6,462.98	-6,462.98	0.00

NOTICE

Town of Crested Butte

Building Department
PO Box 39
Crested Butte, CO 81224
(970) 349-5338

Receipt Number: REC2018-00027 **Payment Amount: $34,532.30**

Payment Date: 07/11/2018
Received from: Faust Construction **Paid by** Check 4323

Tracking Number: BLD2018-00027

10 Butte Avenue Crested Butte, CO 81224 Faust Construction Jimmy Faust

Payment Detail

Use Tax Deposit			Fee Amount:		$14,186.25
	Payment Applied:	07/11/2018	REC2018-00027		-$14,186.25
			Credit/Refund on Payment:	$0.00	
			Payment After Credit:		($14,186.25)
			Use Tax Deposit Balance:		$0.00
Performance Deposit			Fee Amount:		$3,152.50
	Payment Applied:	07/11/2018	REC2018-00027		-$3,152.50
			Credit/Refund on Payment:	$0.00	
			Payment After Credit:		($3,152.50)
			Performance Deposit Balance:		$0.00
Permit Fee			Fee Amount:		$4,660.11
	Payment Applied:	07/11/2018	REC2018-00027		-$4,660.11
			Credit/Refund on Payment:	$0.00	
			Payment After Credit:		($4,660.11)
			Permit Fee Balance:		$0.00
Plan Review Fee			Fee Amount:		$1,398.03
	Payment Applied:	07/11/2018	REC2018-00027		-$1,398.03
			Credit/Refund on Payment:	$0.00	
			Payment After Credit:		($1,398.03)
			Plan Review Fee Balance:		$0.00
EQR - System Development Fee			Fee Amount:		$4,644.00
	Payment Applied:	07/11/2018	REC2018-00027		-$4,644.00
			Credit/Refund on Payment:	$0.00	
			Payment After Credit:		($4,644.00)
			EQR - System Development Fee Balance:		$0.00
Mechanical Fees			Fee Amount:		$28.43
	Payment Applied:	07/11/2018	REC2018-00027		-$28.43
			Credit/Refund on Payment:	$0.00	
			Payment After Credit:		($28.43)
			Mechanical Fees Balance:		$0.00
ROAH Fees			Fee Amount:		$6,462.98
	Payment Applied:	07/11/2018	REC2018-00027		-$6,462.98
			Credit/Refund on Payment:	$0.00	
			Payment After Credit:		($6,462.98)
			ROAH Fees Balance:		$0.00

Remaining Balance for BLD2018-00027 $0.00

Receipt Number: REC2018-00027 **Payment Total: $34,532.30**

Office Use - Totals By Revenue Account

REC2018-00027

$34,532.30

BUILDING PERMIT
POST ON JOB
RETURN FOR CERTIFICATE OF OCCUPANCY

Applicant HENSLEY
Permit No. 2012-36
Date of Permit 7/9/2012

Building Inspector JOHN FITZGERALD
Bozar Approval Date
Address 508 Sopris Ave.

ITEM	DATE	PASS/FAIL	REMARKS	INSPECTOR
Foundation Approval				
Footings Reinforcing Set Back	8/2/12			JF
Stem Wall Reinforcing Back Fill	8/2/12			JF
Concrete Slab Underfloor				JF
UNDERSLAB Plumbing (rough)	8/10/12	PASS		Alan Tekley
R.I.	10/17/12	PASS		Alan Tekley
Electrical (rough)	10/24/12	PASS		Paul Shelley
Fire District (rough)	10/18/12	Pass		WSW
Mechanical (rough)				
Framing	10/30/12			JF
Insulation	10/30/12			JF
Gypsum Board				
Mechanical (final)				
Plumbing (final)	1/11/13	PASS		Alan Tekley
Electrical (final)	1/16/13	PASS		Paul Shelley
Fire District (final)	1/11/13	Pass		WSW
Water Meter				
Final				

Comments:

Crested Butte
Fire Protection District
Inspection Record Card

FIRE PROTECTION DISTRICT 1973 CRESTED BUTTE

DATE: 1/11/13
TIME: 0930

Job Address: 508 SOPRIS AV
Owner: HENSLEY
Type of Inspection: RE INSPECT FIRE FINAL
Inspector: WILMER
Remarks: PER INSPECTION ON 1/7/13
OK (1) SECURE METER TO STRUCTURE

Building Department: ☒ CB ☐ Mt. CB ☐ CTY
Subdivision: _____ OCC: R-3
Contractor: SUMMIT CONST
Mailing Address: _____
Phone: _____ Fax: _____

Pass Fail Stop Work Correction

Reinspection Date: _____
Fee: _____
Contractor's or Owner's representative: _____
Title: _____
Signature: WSW for Contractor

White Copy - Fire Dist. Copy Yellow Copy - Building Permit File Pink Copy - Owner/Contractor Copy

Crested Butte
Fire Protection District
Inspection Record Card

FIRE PROTECTION DISTRICT 1973 CRESTED BUTTE

DATE: 1/7/13
TIME: 1030

Job Address: 508 SOPRIS AVE
Owner: HENSLEY
Type of Inspection: FIRE FINAL
Inspector: WILMER
Remarks:
OK PREMISES ID
(1) xxx GAS METER LOCATION
OK SMOKES CO-1
OK CLOTHES DRYER - PROPERLY VENTED
OK GAS APPLIANCES - SHUT OFFS

Building Department: ☒ CB ☐ Mt. CB ☐ CTY
Subdivision: _____ OCC: R-3
Contractor: SUMMIT CONST
Mailing Address: _____
Phone: _____ Fax: _____

Pass Fail Stop Work Correction

Reinspection Date: _____
Fee: _____
Contractor's or Owner's representative: _____
Title: _____

(1) SECURE TO STRUCTURE

Crested Butte
Fire Protection District
Inspection Record Card

FIRE PROTECTION DISTRICT 1973 CRESTED BUTTE

DATE: 10/18/12
TIME: 1400

Job Address: 508 SOPRIS AVE.
Owner: HENSLEY
Type of Inspection: SMOKE ROUGH
Inspector: WIMMER
Remarks:

Building Department: ☒ CB ☐ Mt. CB ☐ CTY
Subdivision: OCC: R-3
Contractor: BURY ELEC
Mailing Address:
Phone: Fax:

DETECTORS IN PROPER LOCATION
OK SMOKES
OK (O-1)

Pass Fail Stop Work Correction

Reinspection Date:
Fee:
Contractor's or Owner's representative:
Title:
Signature: [signature]

Yellow Copy - Building Permit File Pink Copy - Owner/Contractor Copy

Dora
Department of Regulatory Agencies

Division of Registrations
Examining Board of Plumbers

INSPECTION REPORT / CORRECTION NOTICE

Phone # _____ **Permit #** 726740

Contractor/Homeowner: A+A Mess

Address: 508 SOPRIS
CB

Date Rec. 10/16 **Date Inspected** 10/17

Travel Time _____ **Inspect Time** 12 **Time Lapse** ____

Arrival Time 10:30 **a.m. / p.m.**

TYPE OF INSPECTION:

☒ Residential ☐ Commercial ☐ Other: GAS OK.

☐ Underground ☒ Rough in ☐ Partial ☐ Final

ACTION: *Accepted* ☒ *Rejected* ☐ *Remarks* ☐

_____ **REINSPECTION FEE** ☐ (a reinspection will not be performed until the reinspection fee is received. You are required to make the following corrections or repairs on the plumbing installation at the above address.)

Comments or Corrections: _____

Inspector ALAN TRICKEY **Phone #** 303-869-3471

COLORADO STATE PLUMBING BOARD
1560 Broadway, Suite 1350
Denver, CO 80202

Inspection Report

Permit #: 726740 **Date Inspected:** 01/11/2013

Permit Holder: A + A Mechanical Company Andrew Clark
PO BOx 253 Crested Butte 812240000
Phone: (970) 349-2156 Fax: Email: mollyalan@gmail.com

Site: 508 soppris Crested Butte, Gunnison County, 81224

Owner: chris hensley Phone:

Status: **Accepted**
Inspection type: Complete Final Trim Permit: N
NEW OTHER RESIDENTIAL OTHER

Inspector: **Alan Trickey 855-470-4719**

Corrections:

Comments:

COLORADO STATE ELECTRICAL BOARD
1560 Broadway, Suite 1350
Denver, CO 80202

Inspection Report

Permit #: 730363 **Date Inspected:** 01/16/2013

Permit Holder: Kuby Electrical Inc Peter Kubisiak
PO Box 1442 Crested Butte 812240000
Phone: (970) 209-5297 Fax: Email: trishkuby@msn.com

Site: 508 Sopris Ave. Crested Butte, Gunnison County, 81224

Owner: Chris Hensley Phone:

Status: **Accepted**
Inspection type: Complete Final Trim Permit: N
NEW RESIDENTIAL RESIDENTIAL NEW

Inspector: **Paul Shelley 855-470-4716**

Corrections:

Comments:
1) From 12/26/12 Corrections made.

COLORADO STATE ELECTRICAL BOARD
1560 Broadway, Suite 1350
Denver, CO 80202

Inspection Report

Permit #: 730363 **Date Inspected:** 10/24/2012

Permit Holder: Kuby Electrical Inc Peter Kubisiak
PO Box 1442 Crested Butte 812240000
Phone: (970) 209-5297 Fax: Email: trishkuby@msn.com

Site: 508 Sopris Ave. Crested Butte, Gunnison County, 81224

Owner: Chris Hensley Phone:

Status: **Accepted**
Inspection type: Complete Rough In Trim Permit: N
NEW RESIDENTIAL RESIDENTIAL NEW

Inspector: **Paul Shelley 855-470-4716**

Corrections:
1) 225.37 ID the feeders to designate each load since we have two feeders to the garage/appartment.

Comments:
1) OK to backfill after bedding.
2) OK to cover the NMB cable @ the garage/appartment out building.

BUILDING PERMIT
POST ON JOB
RETURN FOR CERTIFICATE OF OCCUPANCY

Applicant Keet / Deroche
Permit No. 2011-34
Date of Permit 7/14/2011

Building Inspector John Fitzgerald
Bozar Approval Date 5/3/2011
Address 404 Gothic Ave.

B 14 L 09

ITEM	DATE	PASS/FAIL	REMARKS	INSPECTOR
Foundation Approval				
Footings Reinforcing Set Back	8/2/11			JF
Stem Wall Reinforcing Back Fill	8/9/11	P		[illegible]
Concrete Slab Underfloor ~~PLUMBING UNDERGRND~~	7/20/11	Pass		Alan Tricky
Plumbing (rough)	4/27/12	Pass		Alan Tricky
Electrical (rough)	4/26/12	ok		[illegible]
Fire District (rough)	4/30/12	Pass		KSN
Mechanical (rough)	House OK	JF		JF
Framing	House only OK GARAGE 6/4/12			JF JF
Insulation	HOUSE + GARAGE 6/4/12			JF
Gypsum Board	GARAGE OK	6/8/12		JF
Mechanical (final)				
Plumbing (final)	12/17/12	Pass		Alan Tricky
Electrical (final)	12/18/12	Pass		Paul Shelley
Fire District (final)	12/17/12	Pass w/ correction	NEED TO TEST F.A. SYSTEM WHEN ONLINE	KSN
Water Meter	9/9/13	PASS		Jefferson Lewis
Final	3/31/14			JF

Comments:

TOWN OF CRESTED BUTTE BUILDING FEE SHEET

BUILDING PERMIT NUMBER 17 DATE ISSUED 6-9-08
NAME HANEY ADDRESS 20 3rd ST.
BLOCK 3 LOTS 20-21

DESCRIPTION OF FEES	AMOUNT PAID	AMOUNT REFUND/DATE
INSUBSTANTIAL REVIEW See appendix A	NA	
DESIGN REVIEW AND PUBLICATION FEE See appendix A	NA	
VESTED PROPERTY RIGHT FEE 75.00 with option #1	NA	
RECORDING FEE 6$ 1st-5$ / additional	NA	
1. USE TAX 4% of material value	800-	
1. PERFORMANCE DEPOSIT .25% of total value	125-	125- 10-20-08
1. PERMIT FEE See appendix A	708 12	
2. EQR TAP FEE See calculation for project	725-	
3. AFFORDABLE HOUSING FEE 1.82 / sq.ft. Residential 2.08 / sq.ft Commercial	174 72	
PAY IN LIEU OF PARKING 9,600 per space	NA	
1. PLAN REVIEW FEE 30% of permit fee Residential 60% of permit fee Commercial	212 43	
SPECIAL REVIEW FEE Initial 110.00 Additional @ 55.00 / hour	NA	
SPECIAL INSPECTION FEE Actual cost or 55.00 / hour	NA	

TAPS
96
1875 = .05
@
14,500
725-

AHF
96 @ 1 82 = 174 72

TOTAL VALUATION 50,000-

VALUE OF MATERIALS 25,000-

3 CHECKS;
1. 1845 55
2. 725-
3. 174 72

BLUELINE BUILDERS, INC.
P O BOX 3104 PH 970-596-6728
CRESTED BUTTE, CO 81224

1312

23-7/1020 6087
6859683358

6/9/08 DATE

PAY TO THE ORDER OF Town of Crested Butte $ 174.72

One hundred Seventy-four & 72/100 DOLLARS

Security Features Details on Back.

WELLS FARGO
Wells Fargo Bank, N.A.
Colorado
wellsfargo.com

FOR Haney Project

MP

⑆102000076⑆ 6859683358⑈ 01312

© HARLAND / LIBERTY VENTURE

BLUELINE BUILDERS, INC.
P O BOX 3104 PH 970-596-6728
CRESTED BUTTE, CO 81224

1311

23-7/1020 6087
6859683358

6/9/08 DATE

PAY TO THE ORDER OF Town of Crested Butte $ 725.00

Seven hundred Twenty-five & no/100 DOLLARS

Security Features Details on Back.

WELLS FARGO
Wells Fargo Bank, N.A.
Colorado
wellsfargo.com

FOR Haney Project

MP

⑆102000076⑆ 6859683358⑈ 01311

© HARLAND / LIBERTY VENTURE

BLUELINE BUILDERS, INC.
P O BOX 3104 PH 970-596-6728
CRESTED BUTTE, CO 81224

1310

23-7/1020 6087
6859683358

6/9/07 DATE

PAY TO THE ORDER OF Town of Crested Butte $ 1845.55

Eighteen hundred forty-five & 55/100 DOLLARS

Security Features Details on Back.

WELLS FARGO
Wells Fargo Bank, N.A.
Colorado
wellsfargo.com

FOR Haney Project

MP

⑆102000076⑆ 6859683358⑈ 01310

© HARLAND / LIBERTY VENTURE

Permit # 64

Year 96

Legal B 3 L 20-21

TOWN OF CRESTED BUTTE

BUILDING FEE INFORMATION SHEET

NAME Emery

DATE 9/27/96

ADDRESS 20 3rd

PERMIT NUMBER 64

	date	amount received	96 date	amount refunded
USE TAX DEPOSIT		48-	11/26	48-
CLEAN UP DEPOSIT		100-	11/26	100-
PERMIT FEE		74.75		

EQR (tap fees)

PARKING FEES

OTHER FEES OR COMMENTS TOTAL - 3000- MAT - 1200-

82-201/1021

519

ARMOUR CONSTRUCTION
PO BOX 1541
CRESTED BUTTE, CO 81224

9-27 19 96

PAY TO THE ORDER OF Town OF Crested Butte $ 174 75

One Hundred Seventy Four Dollars: 75/100 DOLLARS

Security features included. Details on back.

Community Banks of Colorado-Crested Butte
505 Whiterock Ave. P.O. Box 1670
Crested Butte, CO 81224
[970] 349-1000

For: Emery Cleanup permit

Joe Armour MP

⑈000519⑈ ⑆102102013⑆ 013103072⑈

82-201/1021

520

ARMOUR CONSTRUCTION
PO BOX 1541
CRESTED BUTTE, CO 81224

9-27 19 96

PAY TO THE ORDER OF Town of Crested Butte $ 48 00

Forty Eight Dollars: NO/100 DOLLARS

Security features included. Details on back.

Community Banks of Colorado-Crested Butte
505 Whiterock Ave. P.O. Box 1670
Crested Butte, CO 81224
[970] 349-1000

For: 4% Material Tax

Joe Armour MP

⑈000520⑈ ⑆102102013⑆ 013103072⑈

APPLICATION AND BUILDING PERMIT

CRESTED BUTTE, COLORADO 81224

1	Job (Street) Address Northeast corner of third Street and Teocalli		Application No. 023	
2	Legal Description	Block No. three	Lot Nos. 20 #21	
3	Owner: Gothic land and Cattle	Mail Address: P.o. Box 88	Zip: 81224	Phone: 349-5879
4	Contractor: Hickok Construction	Mail Address: P.O. Box 88	Zip: 81224	Phone: 349-5879
5	Architect or Designer: Hickok Construction Co.	Mail Address: P.O. Box 88	Phone: 349-5879	License No. n/a
6	Engineer: n/a	Mail Address:	Phone:	License No.
7	Use of Building: Single family Dwelling			
8	Class of Work ☒ New ☐ Addition ☐ Alteration ☐ Repair ☐ Move ☐ Remove			
9	Total Valuation of all work to be performed $ 22,000.00	Building Permit Fee $ 103.00 pd	Architectural Control Board Fee $ 100.00 pd	
10	Size of Bldg. (total) sq. ft. 1008	No. of Stories: two	No. of (living) Dwelling Units One	
11	Construction Materials	Exterior Covering Drop siding	Interior Covering ½" drywall	Roof: Galv. Steel
12	Type of Construction: (Western) Frame	No. of offstreet Parking Spaces:	Covered	Uncovered:
13	Zoning R-1	Fire Zone 3	Occupancy Group: I	
14	Description of work or repair: New frame single family dwelling			

The Building Permit shall become null and void if construction is not commenced within 60 days of the date of issuance. The Building Permit shall expire six months after the date of issuance and all construction must be completed prior to the expiration of the permit; provided, however, that the building inspector may renew the Building Permit for additional six month periods FOR GOOD CAUSE SHOWN and without additional cost to the applicant.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND SET OF INSTRUCTIONS AND THAT ALL INFORMATION IN THIS APPLICATION IS TRUE AND CORRECT. ALL PROVISIONS OF THE CURRENTLY ADOPTED UNIFORM BUILDING CODE, THE UNIFORM FIRE CODE, THE HISTORICAL PRESERVATION AND ARCHITECTURAL CONTROL ORDINANCE WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

FURTHER, I UNDERSTAND THAT THE VIOLATION OF ANY OF THE PROVISIONS PREVIOUSLY SET FORTH SHALL BE DEEMED A MISDEMEANOR AND UPON CONVICTION OF ANY SUCH VIOLATION I SHALL BE PUNISHABLE BY A FINE OF NOT MORE THAN $300, OR, BY IMPRISONMENT FOR NOT MORE THAN 90 DAYS, OR, BY SUCH FINE AND IMPRISONMENT FOR EACH AND EVERY DAY THAT VIOLATION IS COMMITTED, CONTINUED OR PERMITTED.

W.O. Hickok	4/11/77	W.O. Hickok	
Signature of contractor/authorized agent	date	Signature of owner	date

FOR IN HOUSE USE ONLY

Plan check fee required:	YES ☐	NO ☐	Amount: $
Fire sprinklers required:	YES ☐	NO ☐	Max. Occupancy Load:
Special conditions apply:	YES—(see notes) ☐	NO ☐	

WATER AND SEWER APPLICATIONS AND PERMITS

Complete lines 1, 2, and 3 if applying for ONLY a Water or Sewer Permit; Omit lines 1, 2, and 3 if you are applying for a Building Permit AND a Water or Sewer Permit.

1	Street Address (of the tap-in)			
2	Applicant:	Mail Address:	Zip	Phone:
3	Use of Building:			

WATER PERMIT APPLICATION

4	Size of tap-in:	Type of pipe:	Average depth:
5	Type of Curb Stop:	Type of Curb Box	
6	Tap-in Fee: $	Monthly Service Charge at the time of tap-in: $	

I HEREBY REQUEST THE TOWN OF CRESTED BUTTE TO INSTALL A TAP-IN CONNECTION TO THE TOWN'S WATER DISTRIBUTION SYSTEM AT THE ADDRESS LISTED ABOVE. I UNDERSTAND THAT I MUST INSTALL A CURB STOP (MUELLER CO. INVERTED KEY, OR EQUIVALENT) WITH A CURB BOX (MUELLER CO. EXTENSION TYPE WITH STATIONARY ROD, OR EQUIVALENT) IN THE WATER SERVICE LINE OF MY OWN PROPERTY, AND THAT I AM RESPONSIBLE FOR THE INSTALLATION OF THE WATER SERVICE LINE AND FOR ALL FUTURE MAINTENANCE OF THE SERVICE LINE. I ALSO UNDERSTAND THAT THE SERVICE LINE MUST BE INSPECTED BY THE PUBLIC WORKS ADMINISTRATOR AND APPROVED BY HIM BEFORE IT IS BACKFILLED, AND THAT ALL TAP-IN WORK MUST BE COMPLETED NO LATER THAN 60 DAYS FROM THE DATE OF ISSUE OF THE WATER PERMIT.

Signature of applicant _____ date _____

FOR IN-HOUSE USE ONLY—WHEN PROPERLY VALIDATED THIS IS YOUR PERMIT

Tap Fee Collected By:	Date:	Amount $
Water Permit Approved By:	Date of Permit:	
Service Line and Connection Approved By:	Date:	

SEWER PERMIT APPLICATION

7	Size of tap:	Average depth:	Average Slope:
8	Type of pipe:	Under street, alley, etc.	Under private property:
9	Tap-in Fee: $	Monthly Service Charge at the Time of Tap-in: $	

I HEREBY REQUEST THE TOWN OF CRESTED BUTTE TO INSTALL A TAP-IN CONNECTION TO THE TOWN'S SEWAGE COLLECTION SYSTEM AT THE ADDRESS LISTED ABOVE. I UNDERSTAND THAT I AM RESPONSIBLE FO THE INSTALLATION OF THE SEWER SERVICE LINE AND FOR ALL FUTURE MAINTENANCE OF THE SERVICE LINE. I ALSO UNDERSTAND THAT THE SERVICE LINE MUST BE INSPECTED BY THE PUBLIC WORKS ADMINISTRATOR AND APPROVED BY HIM BEFORE THE LINE IS BACKFILLED, AND THAT ALL TAP-IN WORK MUST BE COMPLETED NO LATER THAN 60 DAYS FROM THE DATE OF ISSUE OF THE SEWER PERMIT.

signature of applicant _____ date _____

FOR IN-HOUSE USE ONLY—WHEN PROPERLY VALIDATED, THIS IS YOUR PERMIT

Tap Fee Collected By:	Date:	Amount: $
Sewer Permit Approved By:	Date of Permit	
Service Line and Connection Approved By:	Date:	

BUILDING PERMIT

PERMIT NO. 323

DATE OF PERMIT 3 May

BUILDING INSPECTOR TT

CHAIRMAN ARCHITECTURAL CONTROL BOARD [signature]

ITEM	DATE	PASS/FAIL	REMARKS	INSPECTOR
REVIEW APPROVAL				
Plan Check				
Fire District	3 May, 1977	Pass	See Notes	[signature]
Building Inspector	3 May '77	Pass	" "	[signature]
Architectural Control				
ARCHITECTURAL CONTROL BOARD APPROVAL	4/26/77	PASS		[signature]
FOUNDATION APPROVAL	May 4 77	PASS		[signature]
Set Back				
Trench				
Reinforcing				
Foundation Wall & Weather Proofing				
FRAMING AND PLUMBING	June 10 77	PASS		[signature]
ELECTRICAL (ROUGH)				
FINISH WALL				
ELECTRICAL (FINAL)				
WATER				
SEWER				
FINAL OCCUPANCY	12/31/77			[signature]

4/12/17
711 Belleview
office looking South

TOILET in seperate room

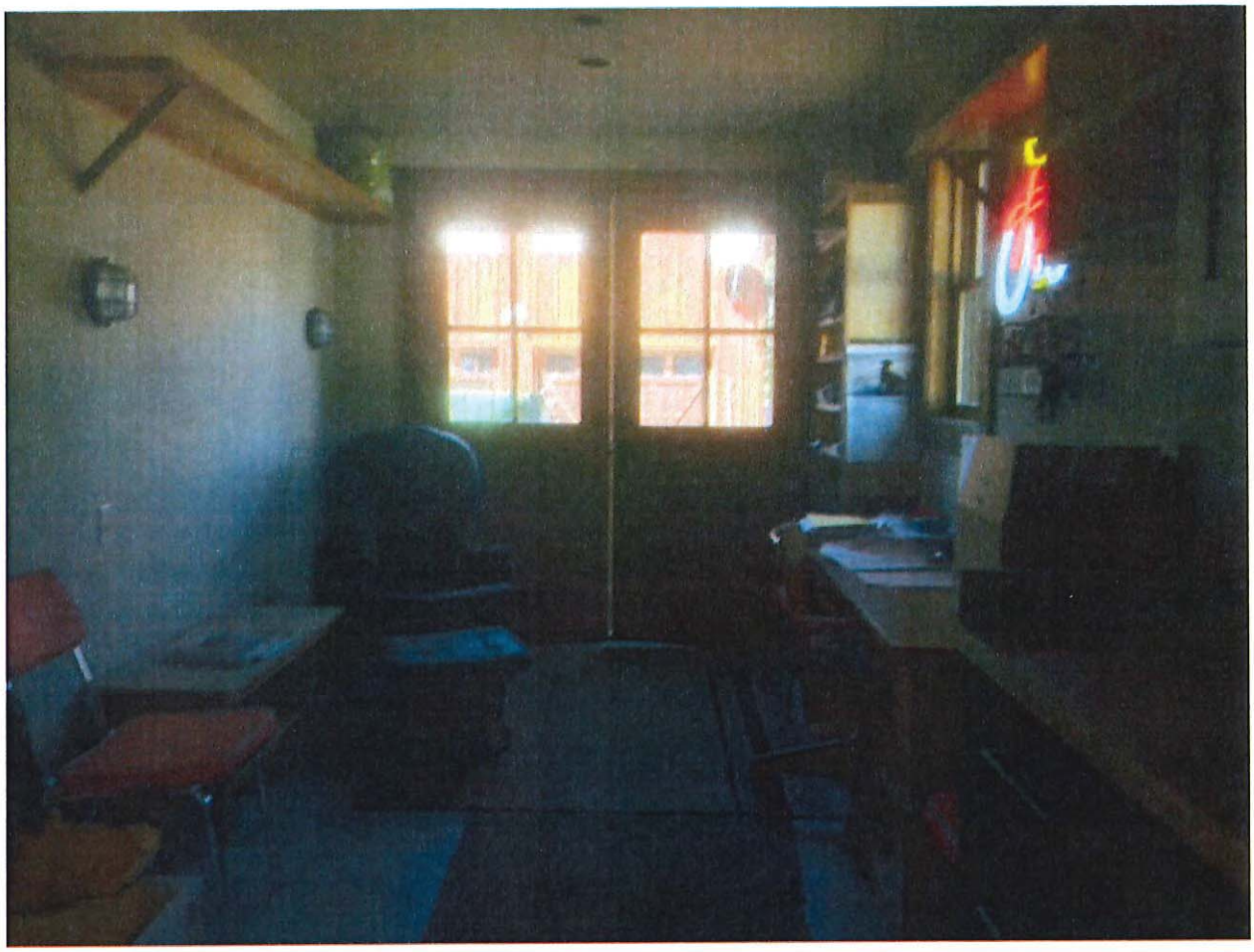
Hand sink

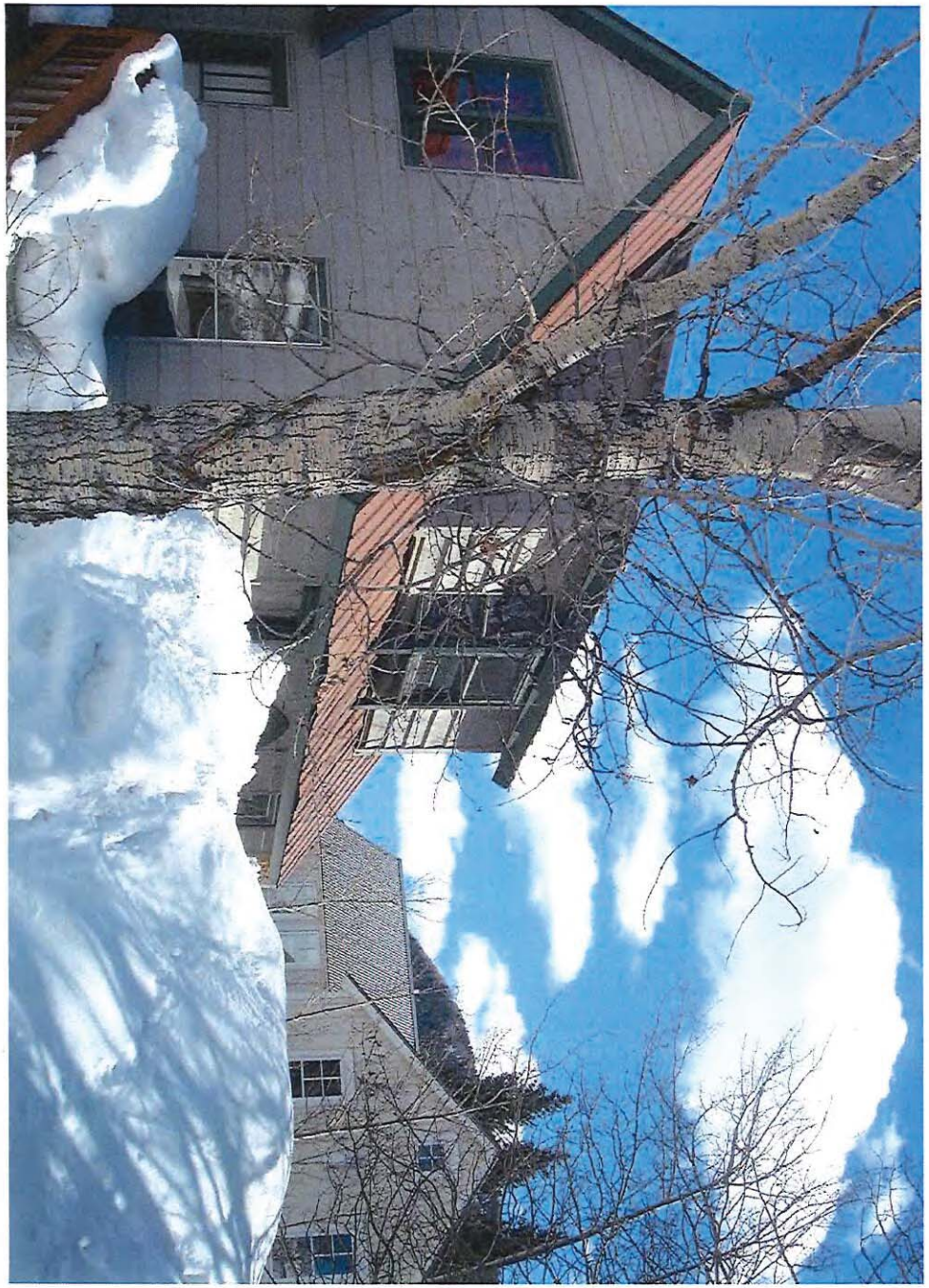
mop sink

* Ok as long as not converted into a shower or bedroom/living use.

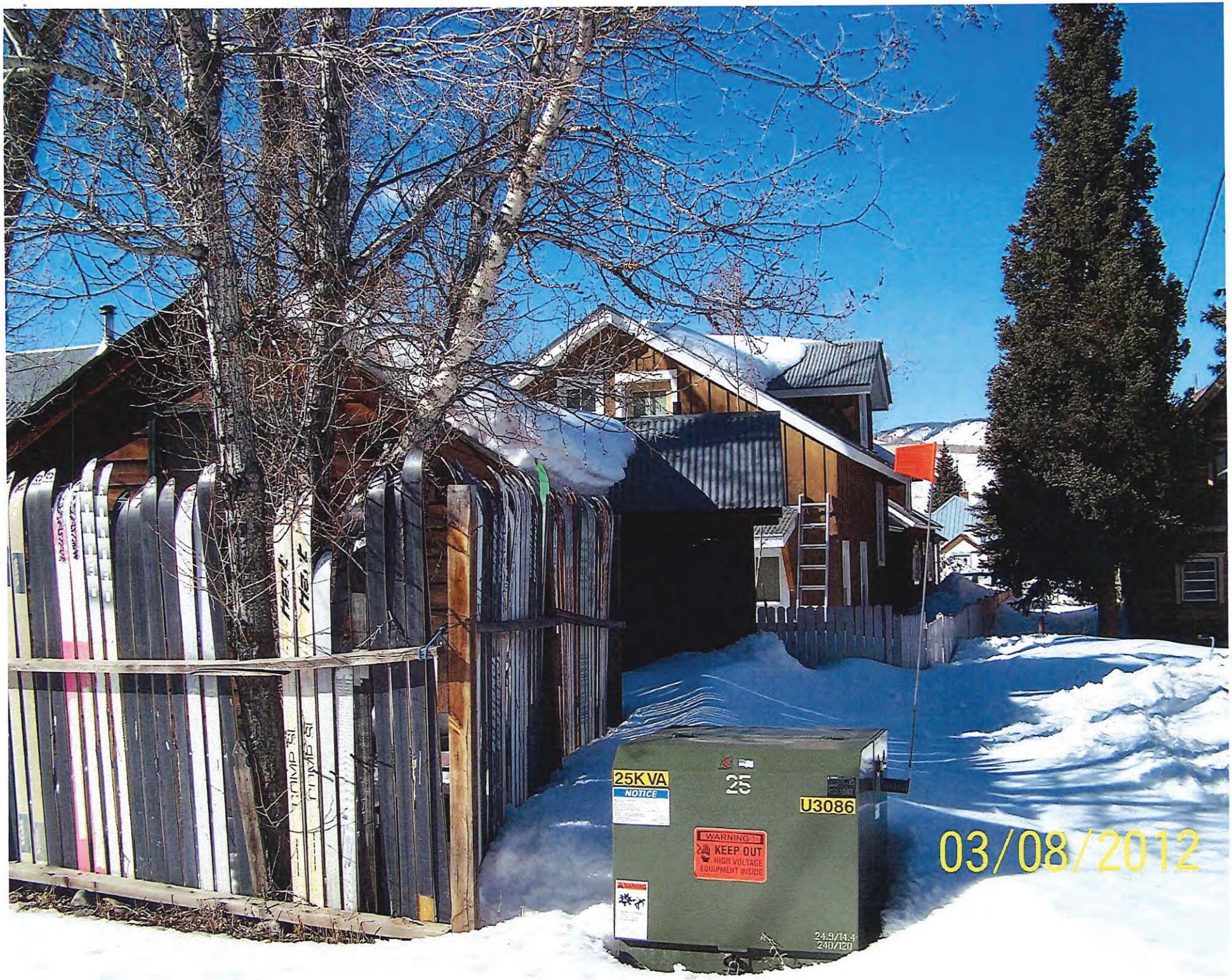
(Looking west) 4/12/17
711 Belleview
Office First Floor

Looking North 4/12/17
711 Bellevue
Office First Floor

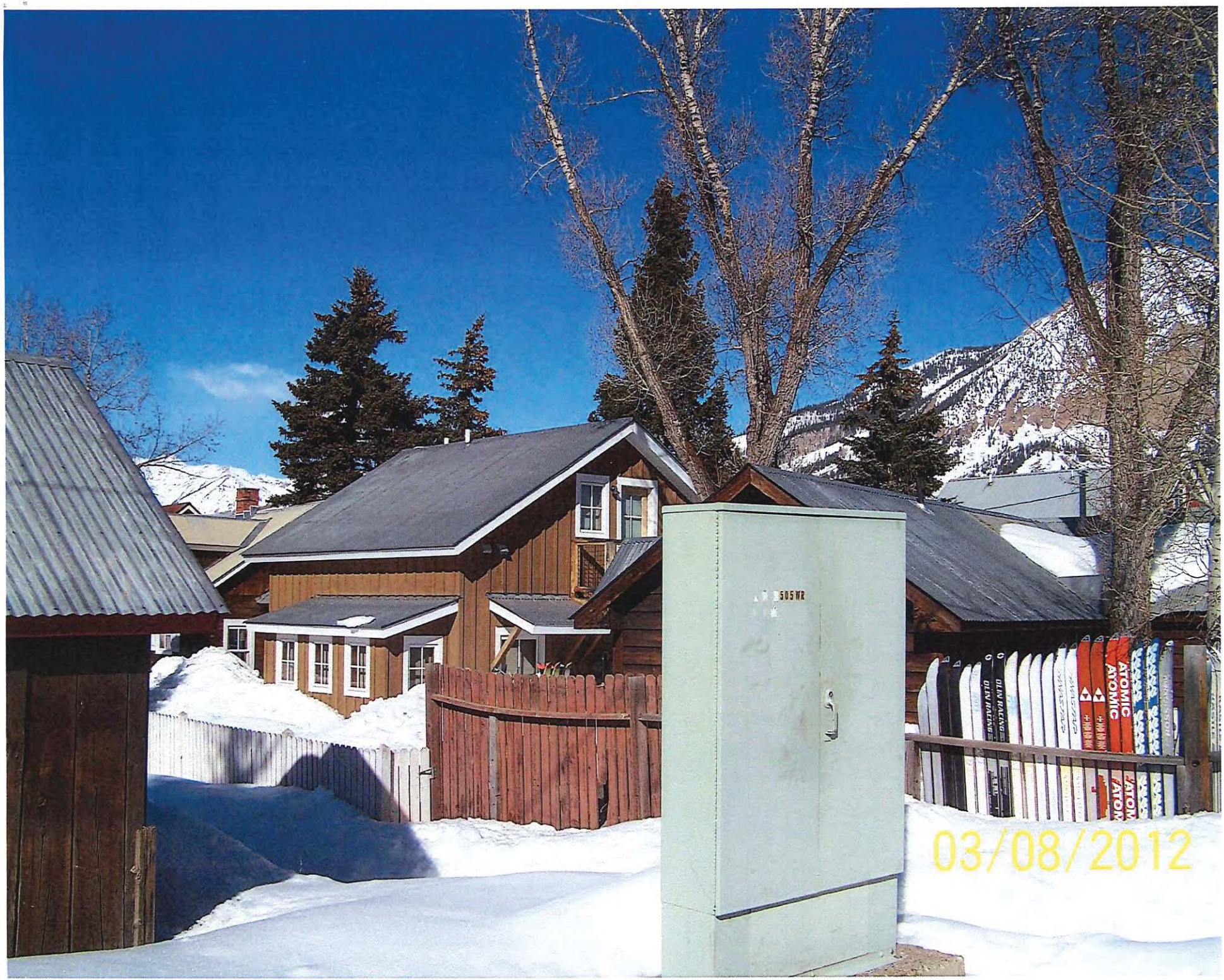




Acc. Dwelling Demolished


25K VA
NOTICE
25
U3086
WARNING
KEEP OUT
HIGH VOLTAGE
EQUIPMENT INSIDE
24.9/14.4
240/120
03/08/2012

04/13/2012


505WR
OLIN RACING
OLIN RACING
ATOMIC
ATOMIC
03/08/2012

JUN 2017
RECEIVED
Building Department

North ELEV

Changed window lower to 2'8" x 5'-6"

" mid windows from 3' wide to 2'-8

" upper window from bigger to same size as mid floor

added sq wd in stair

fixed Bldg ht. 1ST floor

East ELEV

added 2 windows 1ST floor

changed size most windows to 2'8 x 5'-6"

- moved sq window next to door to stack with one above. moved cricket to match

South ELEV

- added window on 1ST floor

West Elev

- added deck
- spread window & deck doors apart
- most windows changed to 2'-8" x 5'-6"
- moved north skylight 12" to South & stacked w/ window

Site plan

- fixed Ht

Other changes

lowered main roof 3"

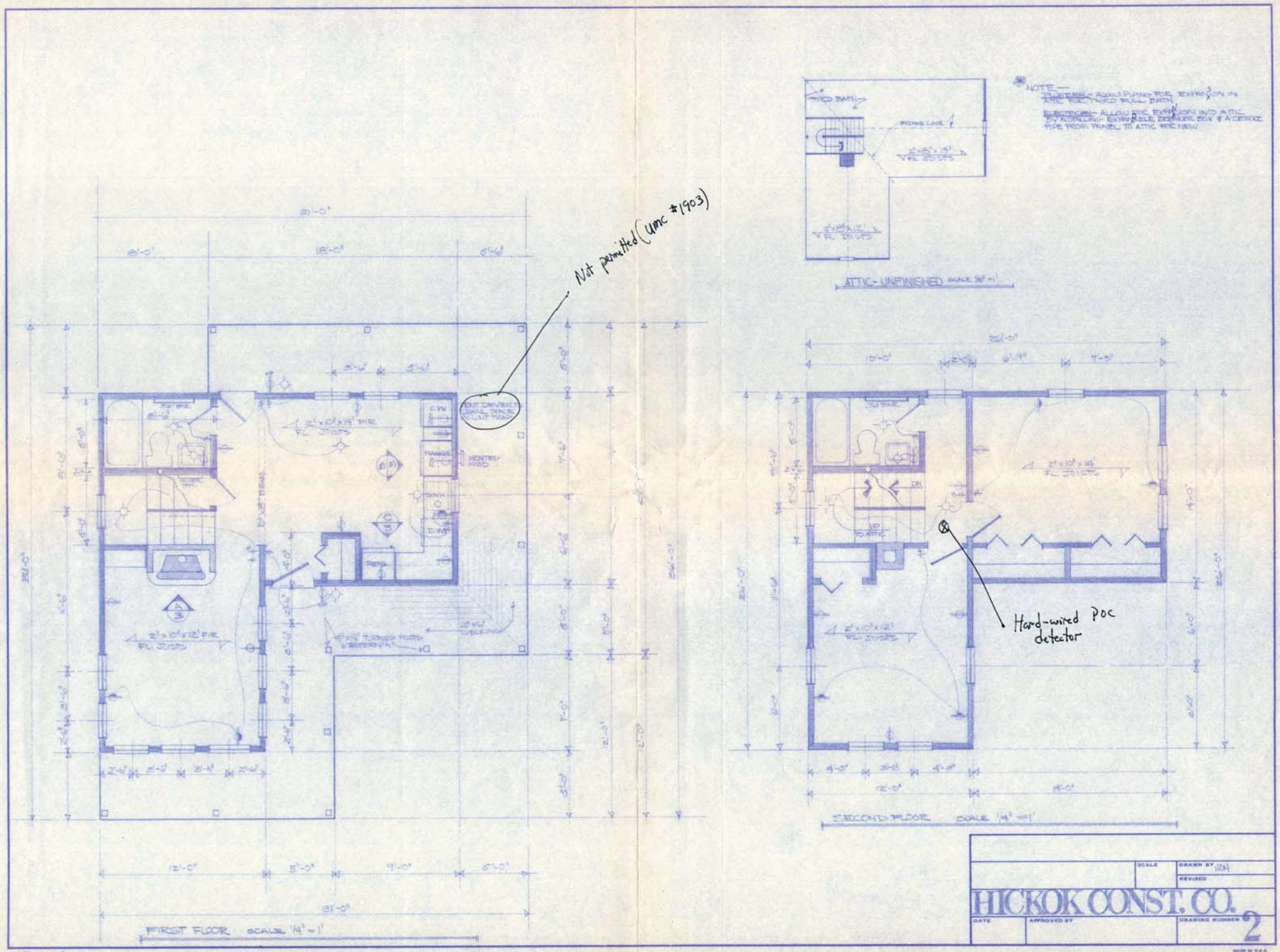
* this makes dormer ridges 3" lower than main

Garage changed from 7/12 pitch to 8/12 pitch

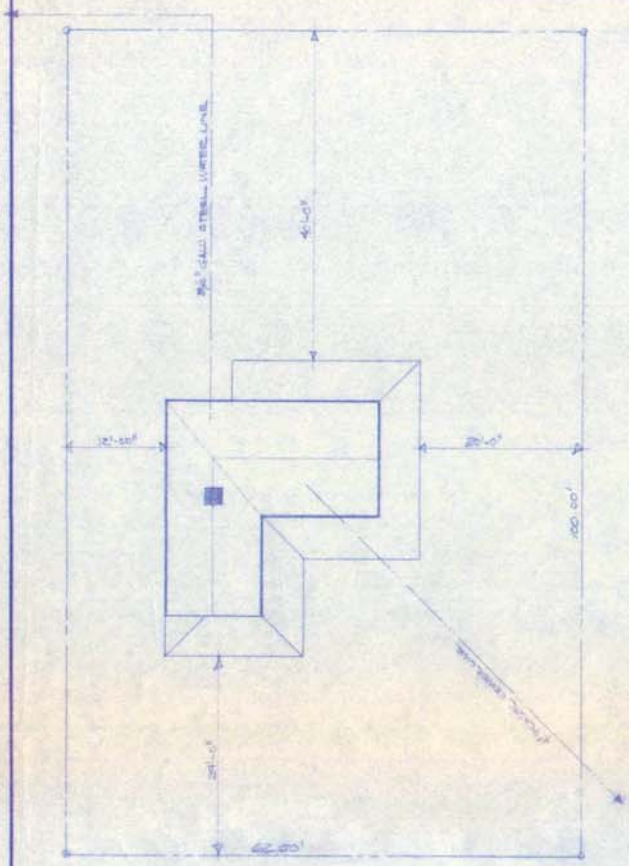
added snow storage

moved Bldg to east 2' to allow setback for west deck

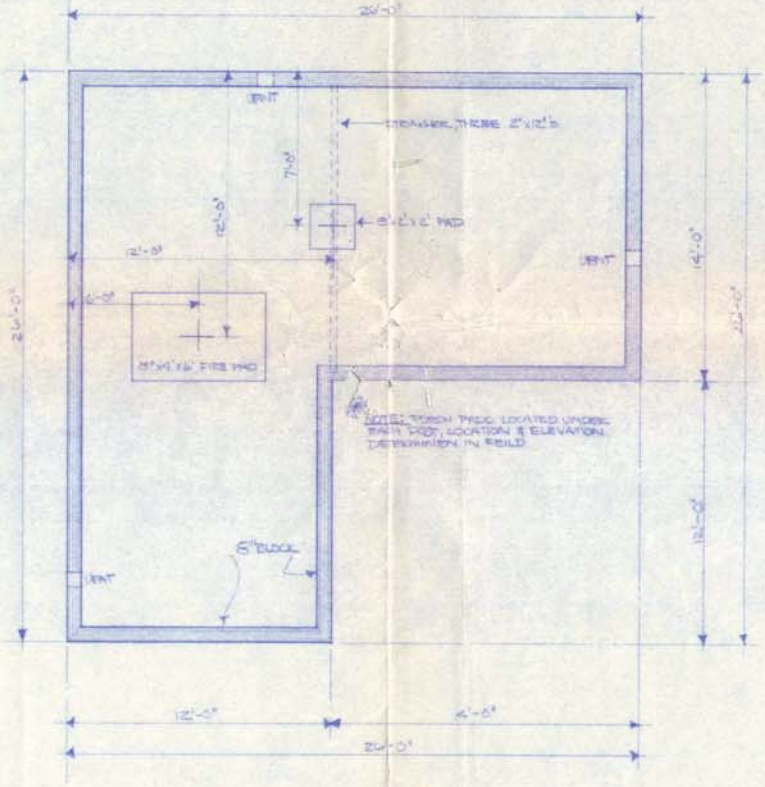
* Jess should recheck garage FAR should be good



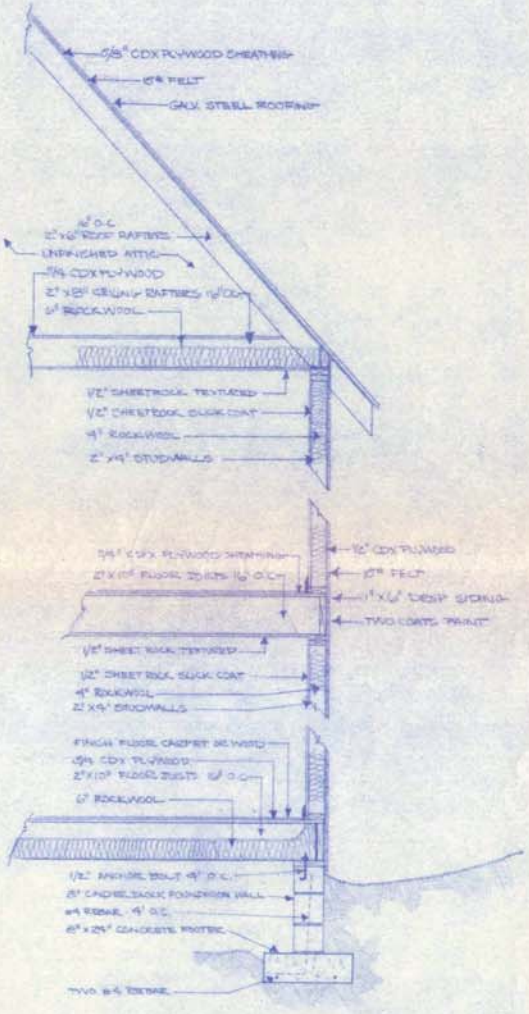
Not permitted (UMC #1903)
ATTIC - UNFINISHED
SECOND FLOOR SCALE 1/4" = 1'
FIRST FLOOR SCALE 1/4" = 1'
Hard-wired POC detector
HICKOK CONST. CO.
SCALE
DRAWN BY
REVISED
DATE
APPROVED BY
DRAWING NUMBER
2



FLOOR PLAN SCALE 3/32" = 1'



FOUNDATION PLAN SCALE 1/4" = 1'

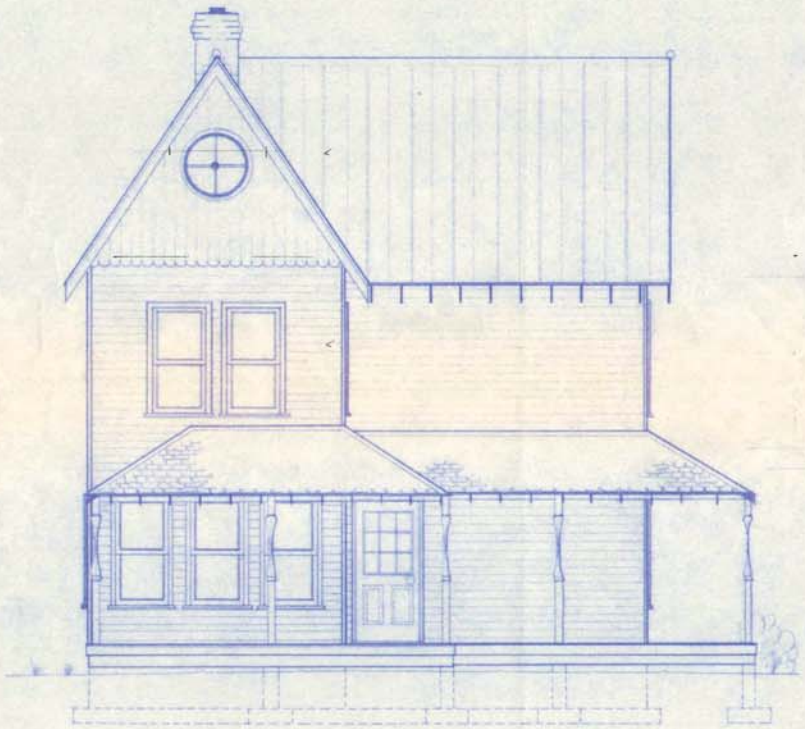


TYPICAL SECTION SCALE 1/2" = 1'

	SCALE	DRAWN BY
		REVISED
HICKOK CONST. CO.		
DATE	APPROVED BY	DRAWING NUMBER 3

K+E ALBANENE® 14-1420 UNIVERSITY STUDENT FORM

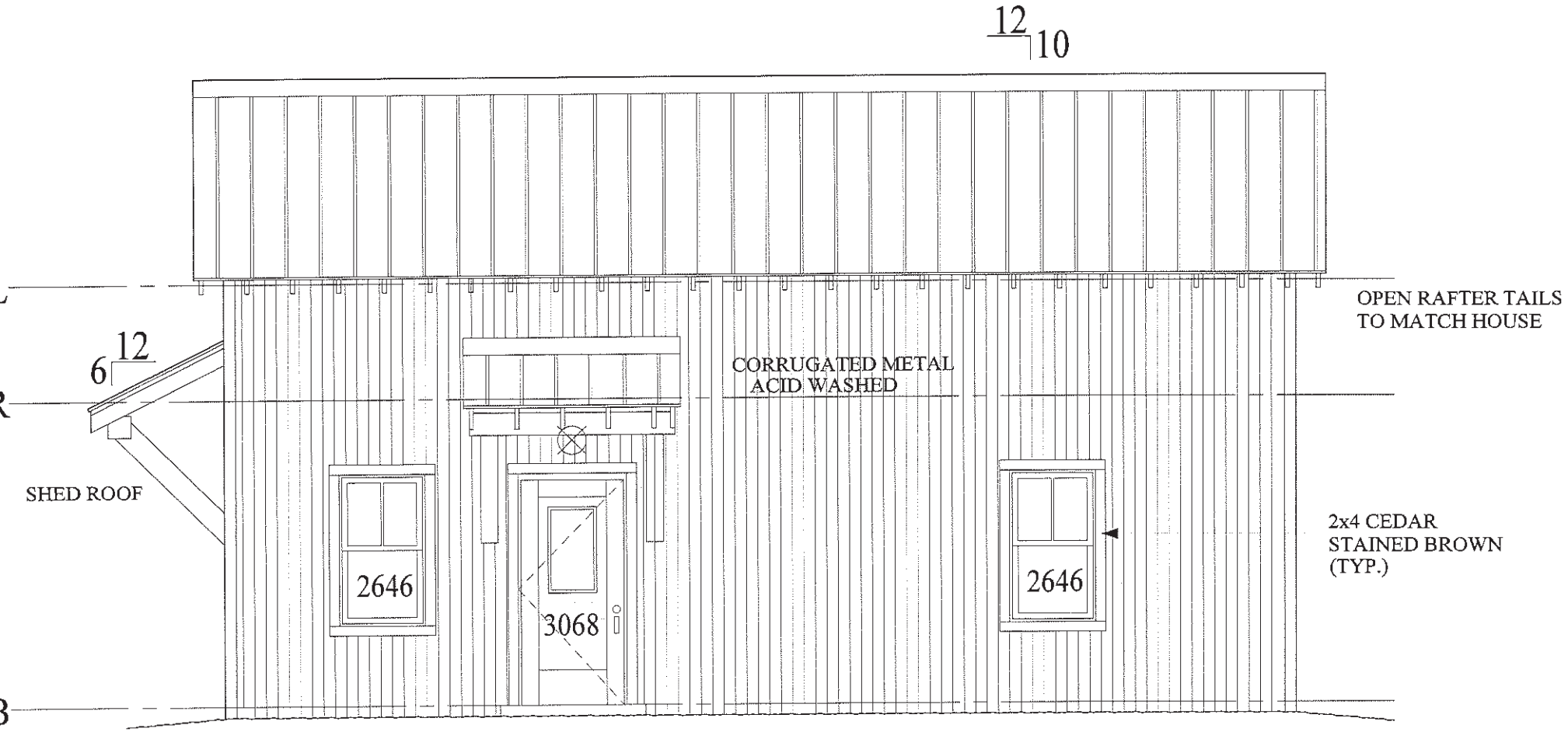
MADE IN U.S.A.



WEST ELEVATION

SOUTH ELEVATION

	SCALE	DRAWN BY
		REVISED
HICKOK CONST. CO.		
DATE 4-6-77	APPROVED BY	DRAWING NUMBER 1

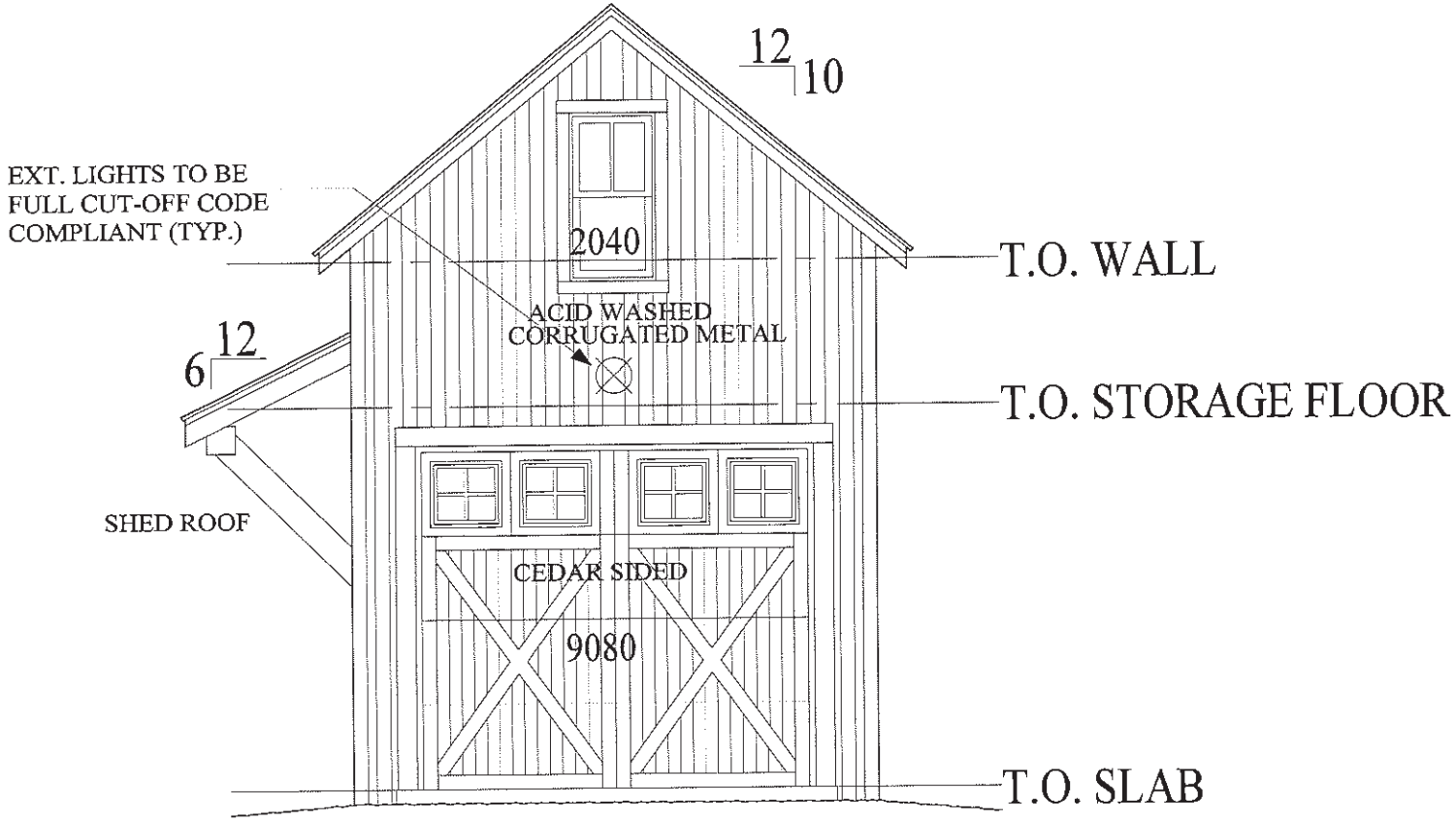


4
A1

WEST ELEVATION

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

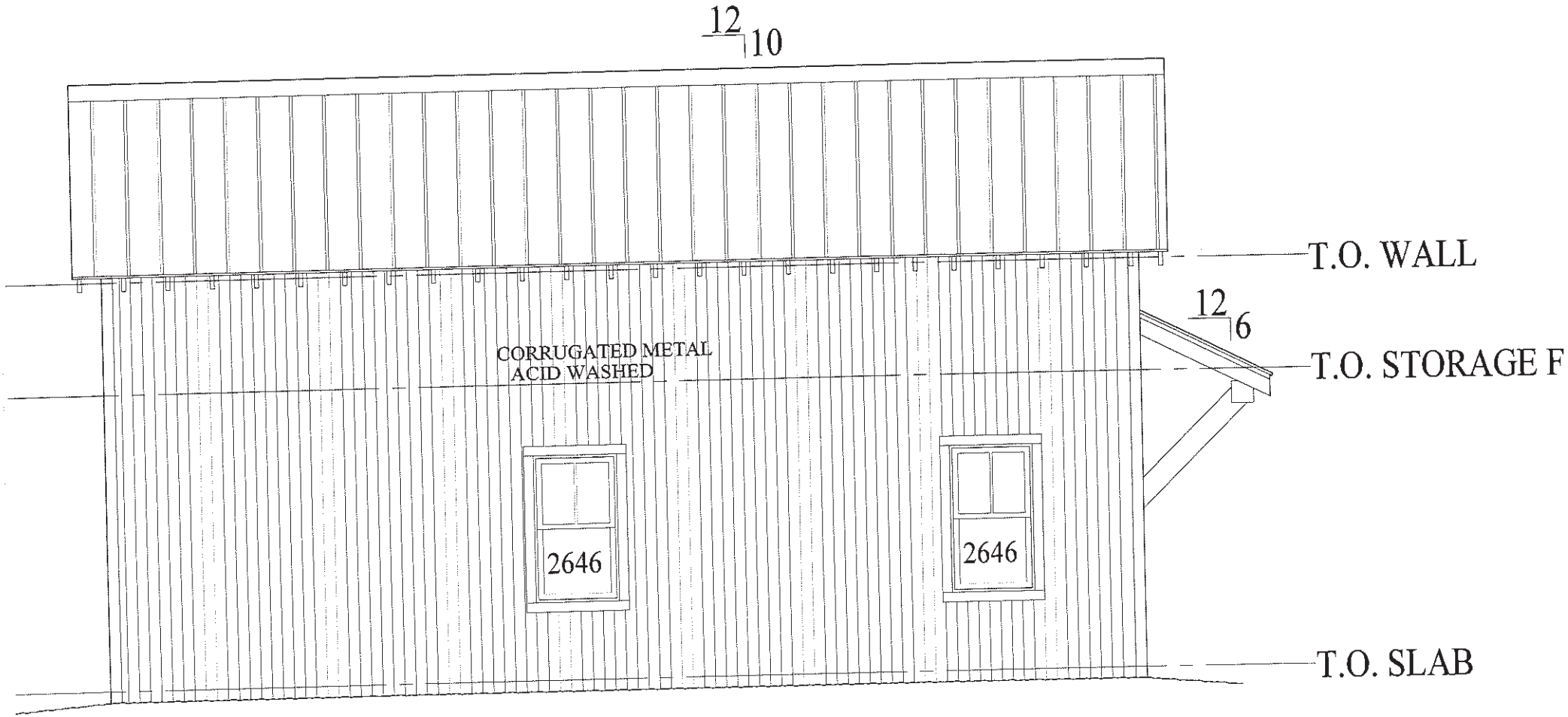
AILS
SE



2
A1

SOUTH ELEVATION

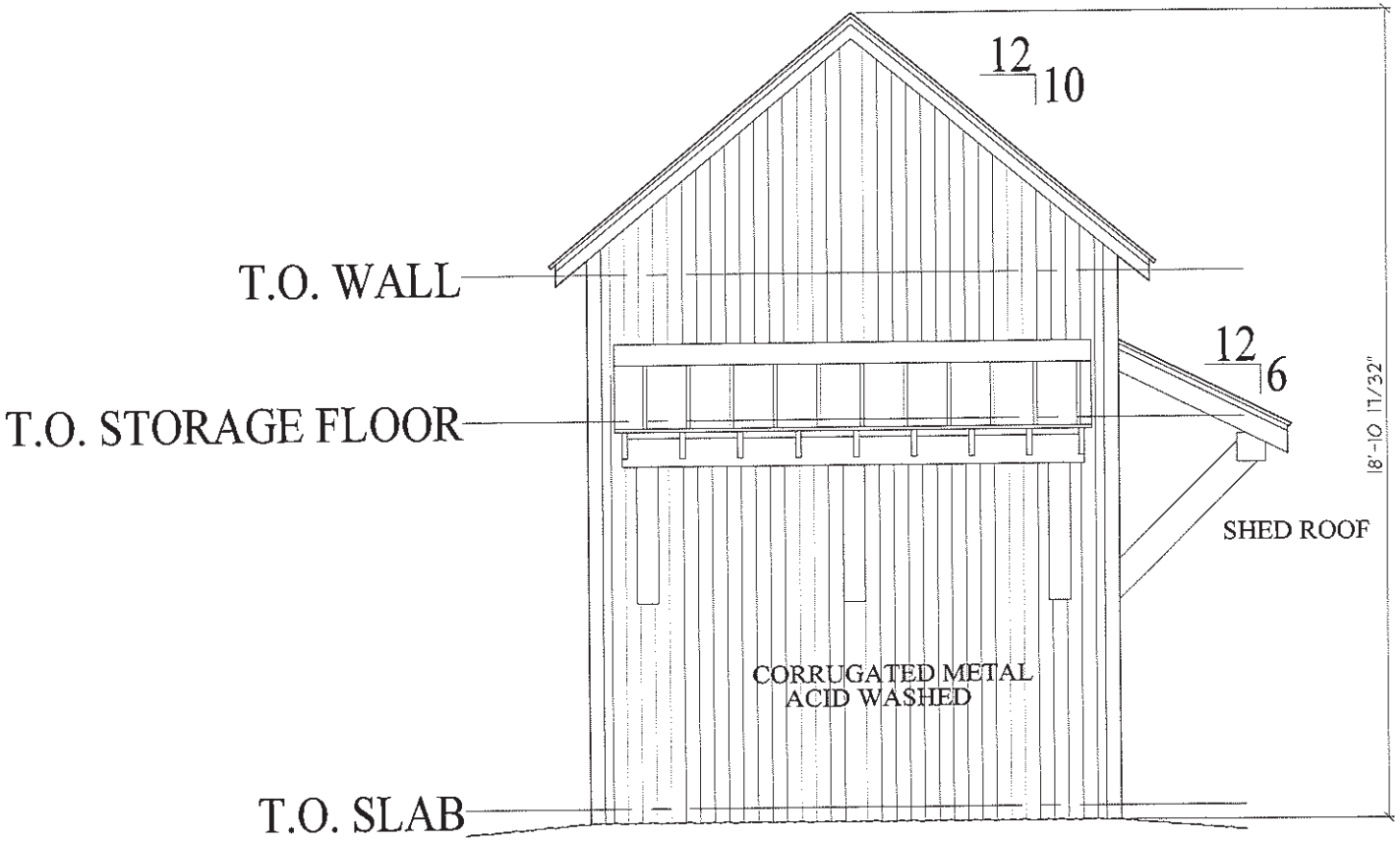
SCALE: 1/4"=1'-0"



3
A1

EAST ELEVATION

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



1
A1

NORTH ELEVATION

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

FAR 228 Whiterock 3/15/2017

(1)

Biggers B40, E50' 1-5 Lot size = 6250

18" 22' × 51' = 1122
4' × 12' = 48
4' × 12' = 48
} 1218

14' 22' × 51' = 1122
4' × 12' = 48
4' × 12' = 48
} 1218

23' ~~0~~ 0

2436

c deck 4' × 17' = 68
10'6" × 4' = 42
4' × 12' = 48
158 < 10% = 79

e deck 10' × 5' = 50
10' × 4' = 40
90 < 10% = ~~0~~

2515

0.4 × 6250 = 2500'
2500 - 2515 = 15 over

3/15/2017

(2)

FAR 228 Whiterock

Biggers

grade 24' x 22' = 528

14' 4' x 22' = 88

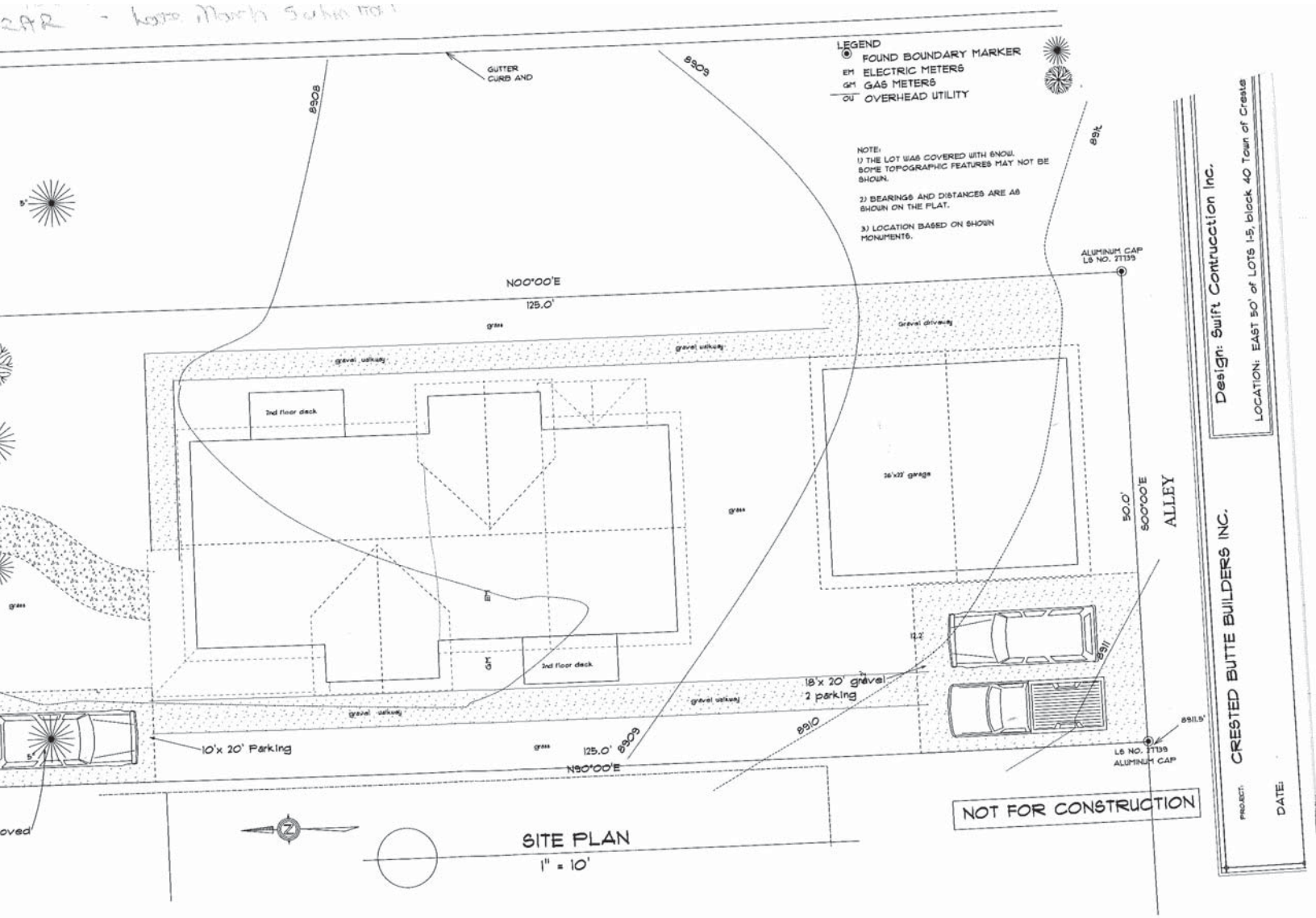
616

-100

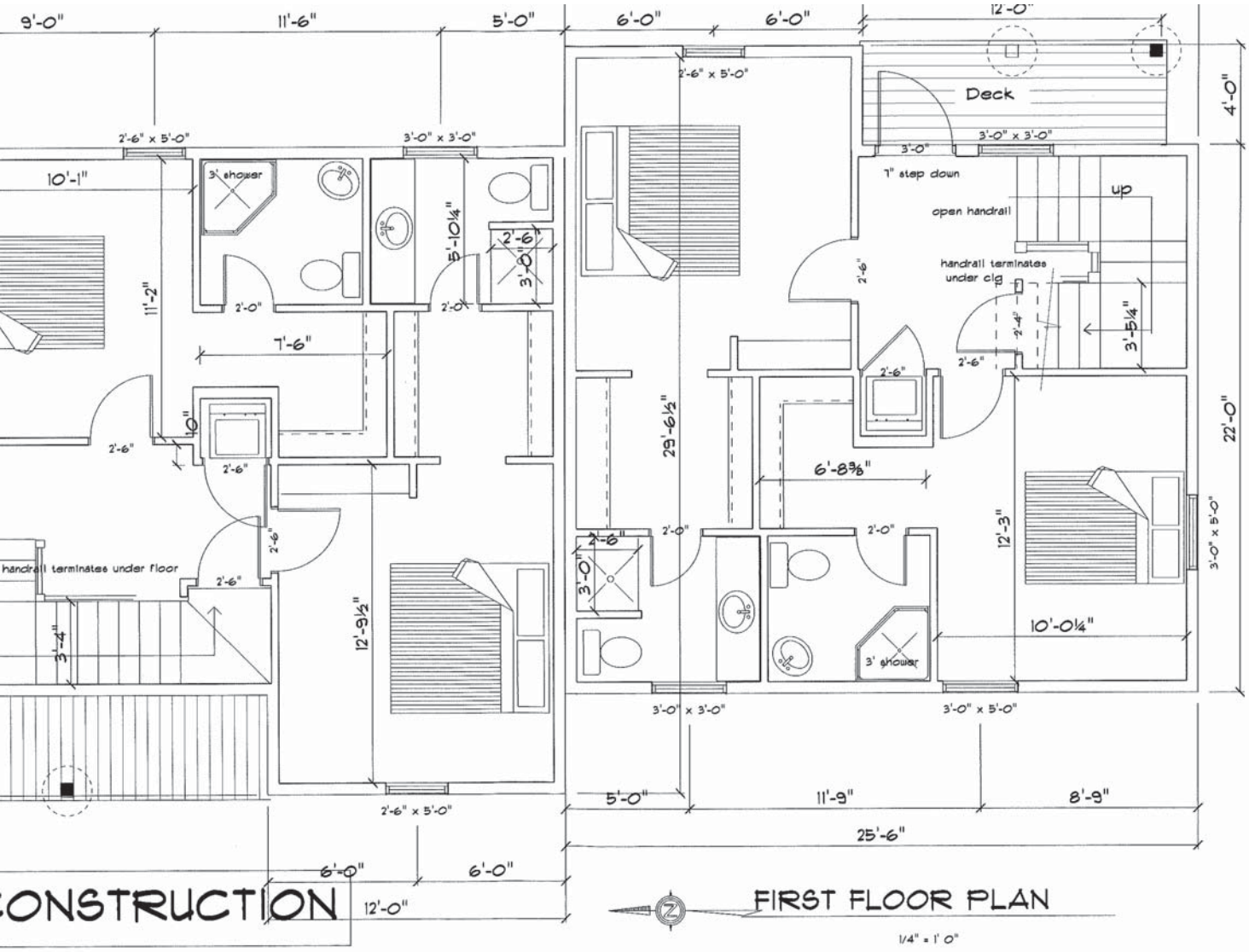
516

2515 + 516 = 3031

3031 / 6250 = 0.485



LEGEND
FOUND BOUNDARY MARKER
EM ELECTRIC METERS
GM GAS METERS
OU OVERHEAD UTILITY
NOTE:
1) THE LOT WAS COVERED WITH SNOW. SOME TOPOGRAPHIC FEATURES MAY NOT BE SHOWN.
2) BEARINGS AND DISTANCES ARE AS SHOWN ON THE PLAT.
3) LOCATION BASED ON SHOWN MONUMENTS.
GUTTER CURB AND
8908
8909
8911
ALUMINUM CAP LS NO. 27739
N00°00'E
125.0'
grass
gravel driveway
gravel walkway
2nd floor deck
26'x22' garage
50.0'
S00°00'E
ALLEY
18'x 20' gravel 2 parking
10'x 20' Parking
125.0'
N90°00'E
8910
8911.5'
LS NO. 27739 ALUMINUM CAP
NOT FOR CONSTRUCTION
SITE PLAN
1" = 10'
Design: Swift Contrucction Inc.
LOCATION: EAST 50' of LOTS 1-5, block 40 Town of Creste
CRESTED BUTTE BUILDERS INC.
PROJECT:
DATE:



CONSTRUCTION

FIRST FLOOR PLAN

1/4" = 1' 0"

PROJECT: CRESTED BUTTE BUILDERS INC.

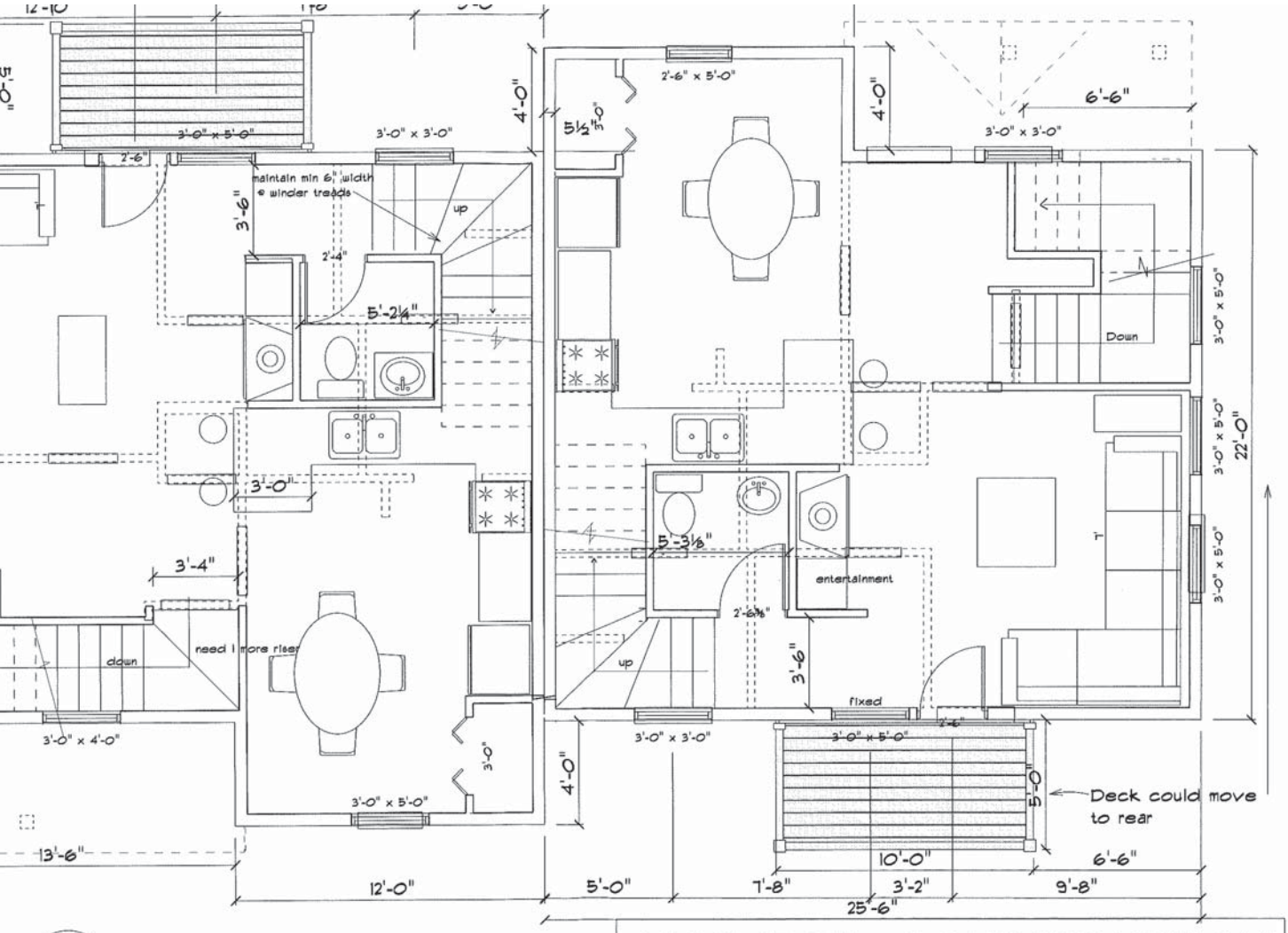
OWNER: SAME

DATE:

DESIGN: SWIFT CONSTRUCTION INC. 209-5570

BUILDER:

SHT.



SECOND FLOOR PLAN

1/4" = 1'

NOT FOR CONSTRUCTION

PROJECT: CRESTED BUTTE BUILDERS INC.

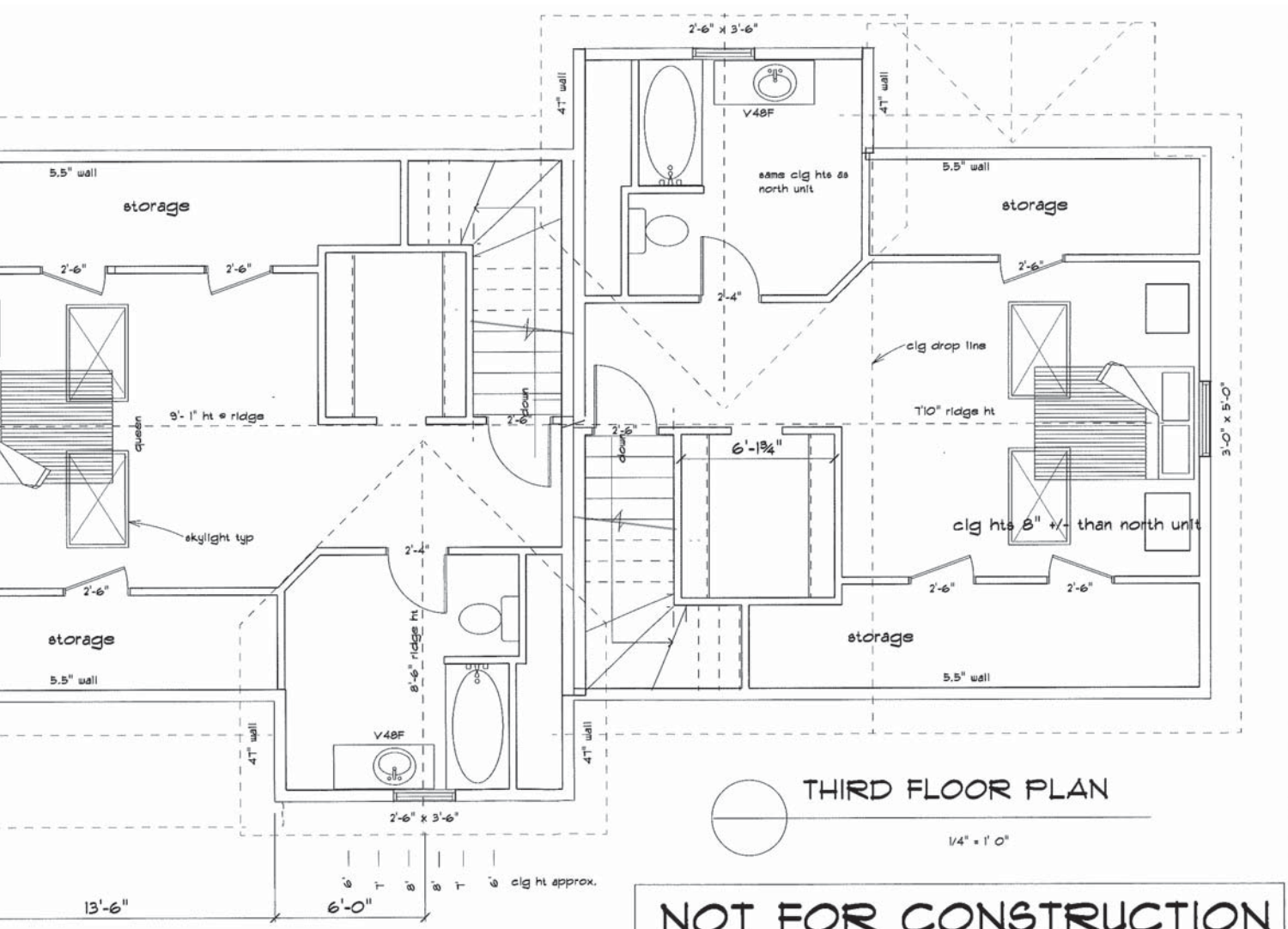
OWNER: SAME

DATE:

DESIGN: SWIFT CONSTRUCTION INC. 203-5570

BUILDER:

SHT.



THIRD FLOOR PLAN

1/4" = 1' 0"

NOT FOR CONSTRUCTION

PROJECT: CRESTED BUTTE BUILDERS INC.

OWNER: SAME

DATE:

DESIGN: SWIFT CONSTRUCTION INC. 209-5570

BUILDER:

SHT.

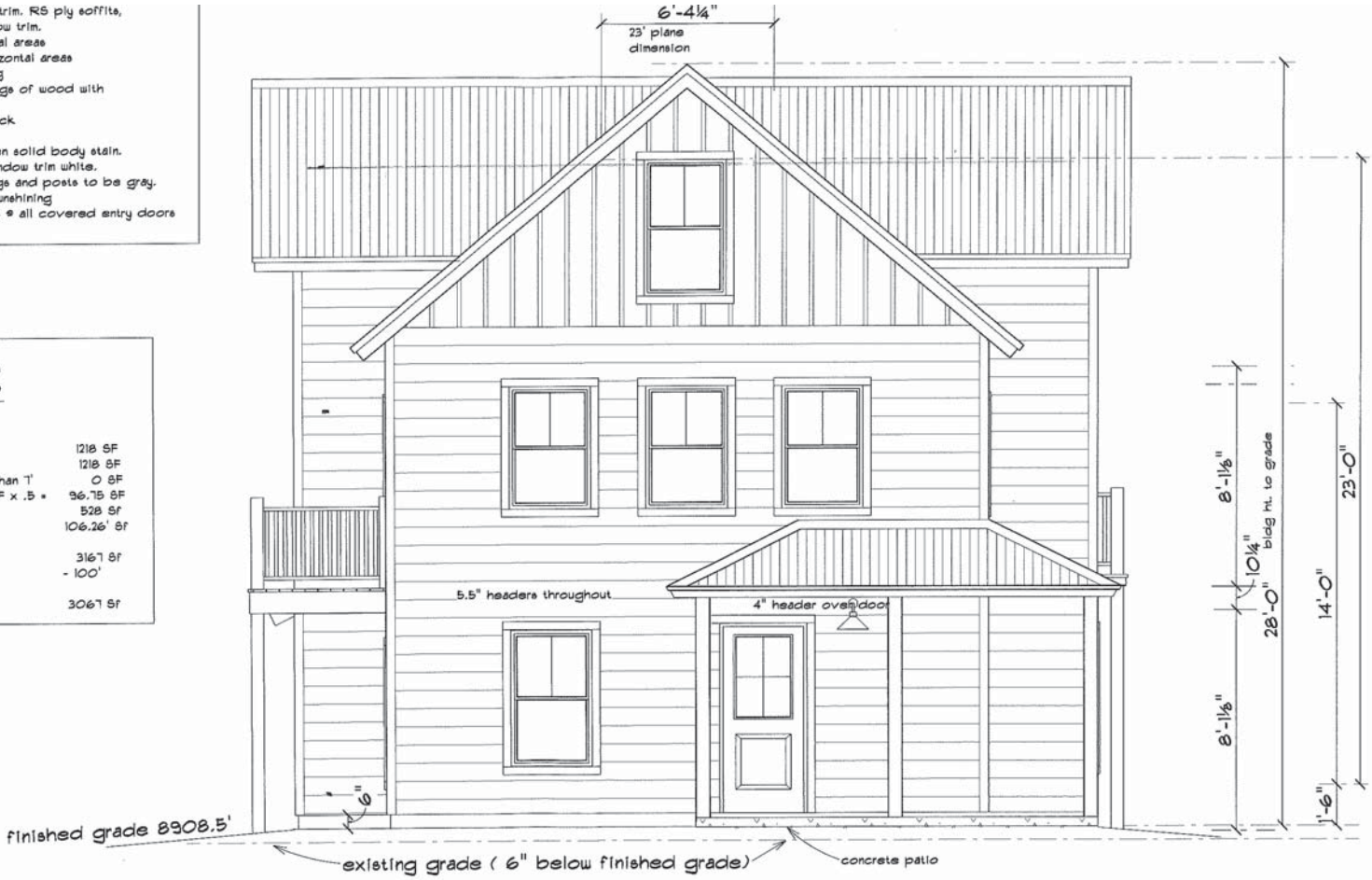
trim. RS ply soffits,
dow trim.
cal areas
rizontal areas
ng
ings of wood with

lack.

een solid body stain.
indow trim white.
ngs and posts to be gray.
ownshining
ts @ all covered entry doors

R

	1218 SF
	1218 SF
than 7'	0 SF
SF x .5 =	96.75 SF
	528 SF
	106.26' SF
	3167 SF
	- 100'
	3067 SF



NORTH ELEVATION

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

NOT FOR CONSTRUCTION

Sht. N

DESIGN: SWIFT CONSTRUCTION INC. 209-5570
BUILDER:

PROJECT: CRESTED BUTTE BUILDERS INC.
OWNER: SAME
DATE:

SOUTH ELEVATION

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

NOT FOR CONSTRUCTION

DESIGN: SWIFT CONSTRUCTION INC. 209-5570
BUILDER:

PROJECT: CRESTED BUTTE BUILDERS INC.
OWNER: SAME
DATE:

SHT. NO:

EAST ELEVATION

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

NOT FOR CONSTRUCTION

17'9"
18'
18'3"
54 1/3 = 18

DESIGN: SWIFT CONSTRUCTION INC. 209-5570
BUILDER:

PROJECT: CRESTED BUTTE BUILDERS INC.
OWNER: SAME
DATE:

SHT.

al grade 8908.5'

WEST ELEVATION

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

NOT FOR CONSTRUCTION

PROJECT: CRESTED BUTTE BUILDERS INC.
OWNER: SAME
DATE:

DESIGN: SWIFT CONSTRUCTION INC. 209-5510
BUILDER:

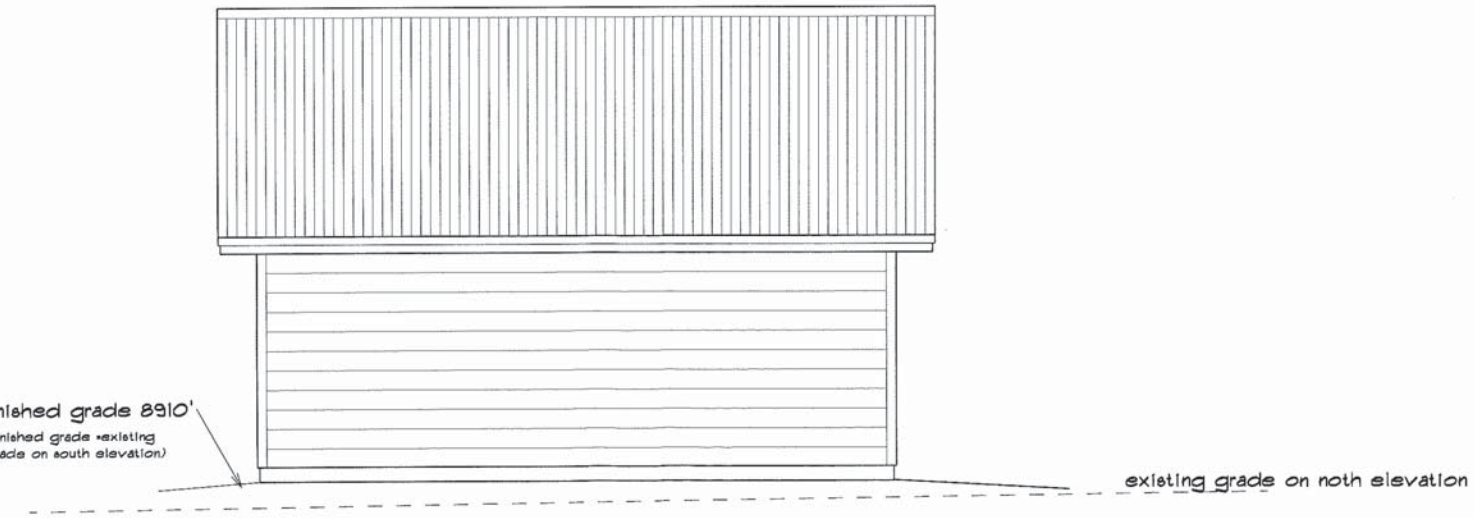
SHT. No

GARAGE WEST ELEV

1/4" = 1' 0"

GARAGE EAST ELEV

1/4" = 1' 0"



GARAGE NORTH AND SOUTH ELEV (SAME)

1/4" = 1' 0"

PROJECT: CRESTED BUTTE BUILDERS INC.

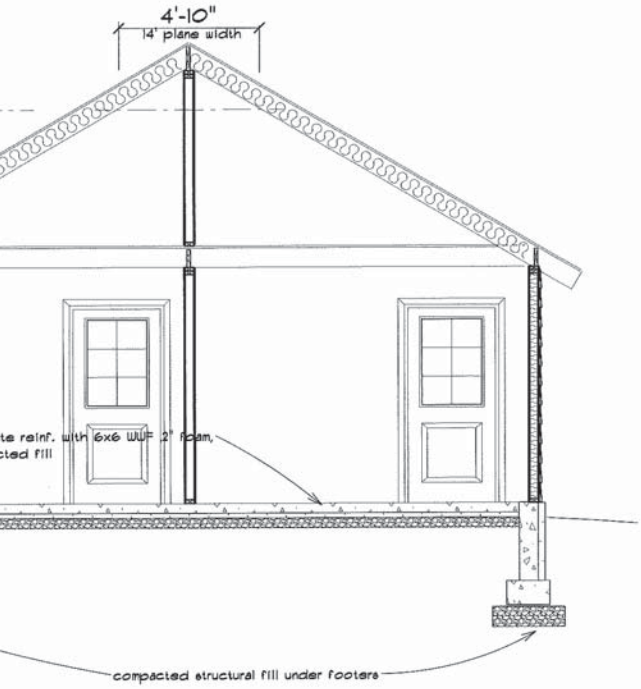
OWNER: SAME

DATE:

DESIGN: SWIFT CONSTRUCTION INC. 209-5570

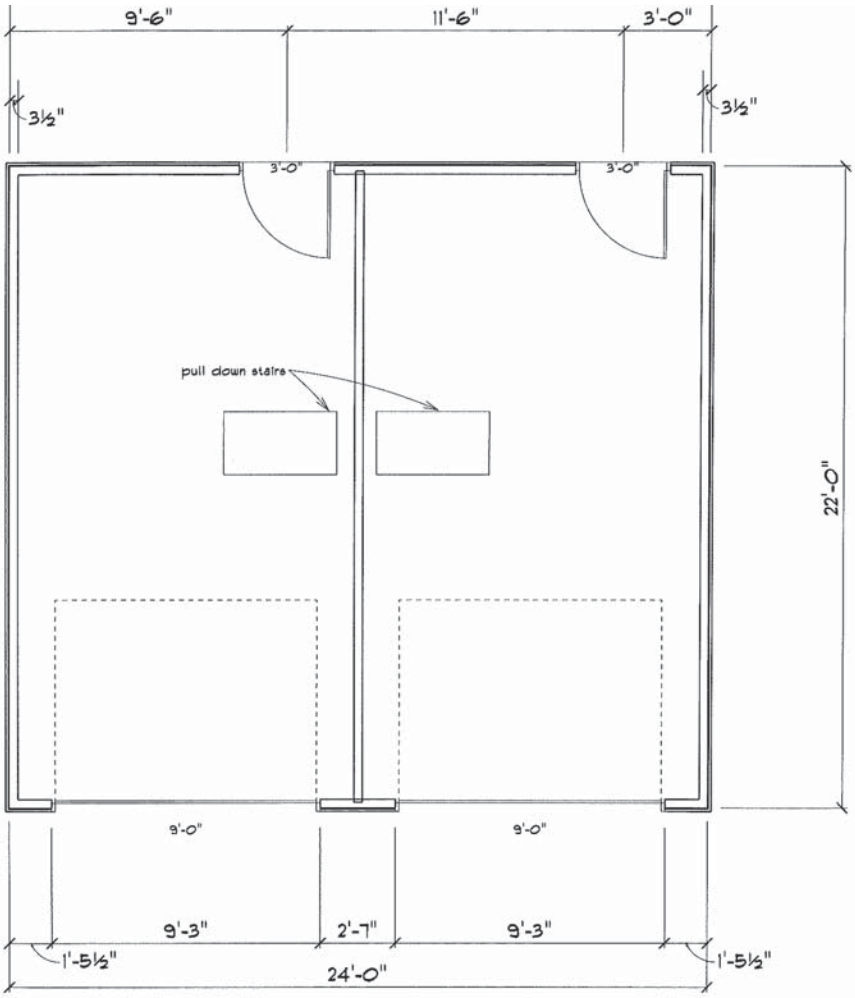
BUILDER:

SHT. NO.



RAGE SECTION A

1/4" = 1' 0"



GARAGE PLAN

1/4" = 1' 0"

PROJECT: CRESTED BUTTE BUILDERS INC.

OWNER: SAME

DATE:

DESIGN: SWIFT CONSTRUCTION INC. 209-5510

BUILDER:

Sht. No

Public Comment #1: Miller Projects

From: gareth & linda roberts [mailto:glbutte12@gmail.com]
Sent: Saturday, January 20, 2018 12:18 PM
To: Dara MacDonald <dmacdonald@crestedbutte-co.gov>
Subject: BOZAR review of scrapes in 600 block of Maroon

Hi Dara,
Please forward this to BOZAR (sorry I can't find their emails) Also, if this is not already in the Town Code, please suggest to the Town Council that changes be made.

It is my opinion that when a property owner seeks to demolish existing buildings, thereby changing the look and feel of the community, they should be required to include in any new construction an assessory building that must be used for affordable housing for locals.

We have enough empty homes in town, owned by second homeowners that don't want to hassle with a rental property. It is my opinion, that if they want to enjoy the benefits of our wonerful little town, the price of admission is to provide affordable housing for locals. They expect us to mow their grass and shovel their roofs...we need a little more "trickle down" let's make our town occupied by locals, not 1%ers.

Thank you,
Linda Roberts
12 Ruth's Road

Jessica Earley

From: Molly Minneman
Sent: Monday, January 22, 2018 2:45 PM
To: Dara MacDonald; gareth & linda roberts
Cc: Michael Yerman
Subject: RE: BOZAR review of scrapes in 600 block of Maroon

Dara,

We will ensure that Linda's comments are read into the record for the 624 Maroon Avenue development application at the BOZAR meeting on January 30. The project under consideration does have one accessory dwelling associated with one of the new residences. The dwelling unit classification will have to abide by the code requirements as a long term residential rental unit that must be rented on the property.

Thank you,
Molly

Molly Minneman
Design Review & Historic Preservation Coordinator
Town of Crested Butte
A National Historic District
PO Box 39
Crested Butte, CO 81224
Phone: (970) 349-5338
Website: townofcrestedbutte.com

From: Dara MacDonald
Sent: Monday, January 22, 2018 9:17 AM
To: gareth & linda roberts <glbutte12@gmail.com>
Cc: Michael Yerman <MYerman@crestedbutte-co.gov>; Molly Minneman <mollym@crestedbutte-co.gov>
Subject: RE: BOZAR review of scrapes in 600 block of Maroon

Linda,

Thank you for your thoughtful comments. I am forwarding this email to the staff who work directly with BOZAR to shard with the Board.

Dara MacDonald
Town Manager
(970) 349-5338

Public Comment #1
Myerson

Andi and Chris Goodnough
PO Box 1015
210 Gothic Ave
Crested Butte, CO
81224
970-596-0724
goodnoughc@hotmail.com/yolanditachica@hotmail.com

August 24, 2015

RE: 214,218,222 Gothic Ave. proposal to BOZAR

Dear Crested Butte Board of Zoning and Architectural Review,

It has come to my attention that the property just to the east of my residence (owners William B. and Barbara Myerson) have proposed the demolition of the existing structures along with a proposed building plan.

I do feel that the demolition of the existing buildings will be an upgrade to the "curb appeal" of our neighborhood. I would also like to see 218 Gothic be brought down to the proper height restriction with this maybe some our views will be brought back. Here are a few other concerns for the time being that I would like for BOZAR to take into consideration.

The construction will bring our once quite neighborhood into a busy and bustling street. I have concerns with this because of my two young boys. I am asking that their be a permanent privacy fence built along the west side of their property creating a safe separation or barrier if you will. The existing fence has seen better days and is due for an upgrade. I certainly would hate to see my boys wander into the job site from our backyard that they enjoy to play in.

Other concern that I'd like to include would be the alley access to the alley units. This alley is too narrow and obscure it just doesn't have the space to allow for the amount of traffic the units will bring. The parking is a concern. The impact will be to great. With this I also try to visualize snow removal of this space.

I do appreciate your time and thoughtful consideration in this matter.

Sincerely,

Andi & Chris Goodnough

Andi and Chris Goodnough

To: BOZAR
From: Sandra Rudy
Re: Proposal for conditional usage - ~~building~~ construction of auxillary building at corner of Teocalli and 3rd

I am opposed to the construction of an auxiliary building at the corner of Teocalli and 3rd because of the potential increase of traffic at that corner and its effect on the children in that neighborhood. The house is short-term rented and seems to have an unusually large number of cars for a single-family unit. We are beginning to have an increase in the traffic on these streets because of rentals, and the area is at risk of losing the characteristics for which we moved: a quiet, family residential area. The proposed location of the addition would also tend to close in that corner and crowd the streetscape. I encourage you to look very closely at the wisdom of allowing this conditional usage.

RUDY PHOTOGRAPHY
SANDRA R. RUDY • STEVEN JAY RUDY
• 214 TEOCALLI • PO BOX 37 • CRESTED BUTTE, COLORADO 81224 • (303) 349-7319 • FAX (303) 349-7275 •

December 22, 1992

Dear BOZAR members,

I am writing this letter to express my strong opposition to the granting of any requests to place commercial/rental property in the very limited single family residential area within Crested Butte. It is my understanding that a property owner is requesting permission to add a rental apartment on a lot that already has a single family dwelling (which I also understand is presently being used as a short-term rental property). I am opposed to such clearly commercial uses within this residential area. While we do have a pretty casual and laid back attitude within Crested Butte, I believe that it is important to protect the integrity of the small areas that have been designated for single family residency.

Please do not grant this request.

Also, is it appropriate to be using dwellings in this neighborhood for short-term rentals? While it may seem all right to do so now, given the present character and size of Crested Butte, the decisions you make now constitute precedents. I believe that you have a responsibility to look to the future and to try to preserve the character of this residential area.

Thank you for your consideration.

Becca O'Connor

311 Teocalli
349-0338

Gary Koyen

15 3rd Street
349-0506

December 22, 1992

Board of Zoning and Architectural Review
Town of Crested Butte
P.O. Box 39
Crested Butte, Colorado 81224

Dear Board Members,

It is my understanding that there is a hearing for a conditional use permit tonight for the residence located at 20 3rd St., owned by John Emery and Sandra Kipp. It is also my understanding that if approved they would be constructing an additional living unit attached to the existing structure. Our home is located directly South of this property across 3rd St. Since we are in such close proximity to this project we want to voice our strong opposition.

This home is now being used extensively for nightly and weekly rentals with sometimes up to 4 vehicles parked in front of the house. The house will accommodate 10 to 12 individuals at the present time. To add another unit to this house we feel would be increasing the occupancy considerably, and thereby just exacerbate the problem.

In addition to the high occupancy problem, this neighbourhood has very little multi-family units in it at the present time, and by allowing this variance, you will be taking one more step to destroy one of the few remaining residential areas.

Please take these things into consideration in your deliberations and deny this intrusion of multifamily units into our neighbourhood.

Sincerely,

Thom & Sharon Cox

Thom and Sharon Cox

INSURANCE

December 22, 1992

Crested Butte Board of Zoning
and Architectural Review
132 Elk Avenue
Crested Butte, Colorado

RE: Building Application
John Emery and Sandra Kipp
20 Third Street at Teocalli

Gentlemen:

I am enclosing a copy of a recent building application request that is immediately adjacent to my property which is located at 309 Teocalli.

I am quite concerned about this proposed addition. Our property is currently zoned R-1 (Single Family Dwellings). Since our addition is one of the few remaining single family additions in Crested Butte, I am very concerned about the property devaluation as a result of this proposed addition.

I would appreciate your sincere evalution of the merit of this proposal and the resulting consequence to the surrounding homeowners.

Thanking you in advance for your consideration regarding my concerns, I remain

Sincerely,

John W. Harvey

JWH:hk
Attach.

HARVEY & ASSOCIATES

511 E. Carpenter Fwy., Suite 464, Irving, Texas 75062 P.O. Box 142079, Irving, Texas 75014-2079
(214) 402-8300 1-800-262-8990 FAX (214) 402-9090

—NOTICE OF PUBLIC HEARING—
CRESTED BUTTE BOARD OF ZONING AND ARCHITECTURAL REVIEW
TOWN OF CRESTED BUTTE
CRESTED BUTTE TOWN HALL
OCTOBER 28, 2003 ~ 7:00 P.M.

PLEASE TAKE NOTICE THAT a public hearing, which may result in the granting of a vested property right, will be held on October 28, 2003, beginning at 7:00 p.m. in the Crested Butte Town Hall located at 507 Maroon Ave. in Crested Butte, Colorado for the purpose of considering the following:
The application of John Emery to construct an addition to an existing single family residence located at 20 3rd Street, block 3, part lots 19-21, zoned R-1.
Additional requirements are:
- Architectural approval is required.
  (see attached drawing)

TOWN OF CRESTED BUTTE
By Scott LeFevre, Building Inspector

Published in the *Crested Butte News*. Issues of October 17 and 24, 2003.

NOT BUILT

BORAR 10/28/03 Tabled
BORAR 10/29/03

BUILDING PERMIT CHECKLIST

✓ Permit application filled out and signed.
✓ Vested property right filled out, signed and paid.
✓ Bozar publication fee paid.
✓ Required plans submitted
  a. Site plan with parking, landscaping and setbacks correct.
  b. Four elevations including a lighting plan.
  c. Floor plans.
  c. Adjacent buildings or perspective.
  d. Cross sections.
  e. _____.
✓ Material description filled out and signed.
✓ Plan review complete no changes required. Date 10/9/03. Initial SDL.
___ Plan review complete changes required. Date _____. Initial _____.
___ Plan review information filled in on permit application.
___ Bozar publication with special considerations submitted to paper.

Bozar dates and notes etc.

DRC 10-14-03
BOZAR 10/28-03 Tabled
10/29-03 Approved - Door is not painted a different color and blends in with the siding

___ Code review complete.
___ Energy and environmental option points selected and passed.
___ Permit to final explained and handout issued.
___ 4% use tax described and handout issued.
___ Permit fee sheet filled out, fees collected, copies made and issued.
___ Architectural change agreement signed.
___ Fire district permit fee sheet handed out.
___ Business licenses checked.
___ Permit issued.

Inspections with date and result:

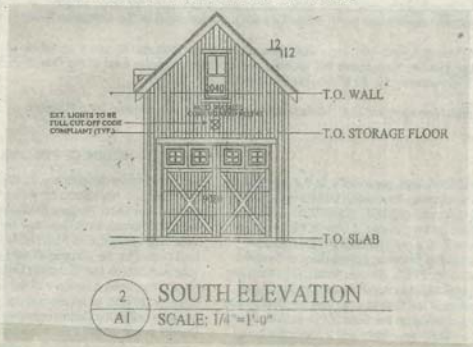
___ Soil
___ Footing
___ Stemwall
___ Slab
___ Rough electric
___ Rough Plumbing
___ Rough frame and EEOP
___ Insulation
___ Drywall
___ Final electric
___ Final plumbing
___ Final Fire district
___ Final building and EEOP
___ Restrictive Covenants, easements and /or opening agreements signed and recorded.
___ Temporary Certificate of Occupancy with list issued. Date _____. Initial _____.
___ Water and sewer billing activated. Date _____. Initial _____.
___ Certificate of Occupancy issued. Date _____. Initial _____.
___ Clean up deposit returned. Date _____. Initial _____.
___ Use tax deposit returned. Date _____. Initial _____.

Comments:

NOTICE OF PUBLIC HEARING
CRESTED BUTTE BOARD OF ZONING AND ARCHITECTURAL REVIEW
TOWN OF CRESTED BUTTE, COLORADO
(20 3RD STREET)

PLEASE TAKE NOTICE THAT a public hearing, which may result in the granting of a vested property right, will be held on April 29, 2007, beginning at 6:00 p.m. in the Crested Butte Town Hall located at 507 Maroon Ave. in Crested Butte, Colorado for the purpose of considering the following: The application of Michael Haney to construct an accessory building to be located at 20 3rd Street, block 3, West 100' of lots 20-21 and West 100' of the South 1/2 of lot 19, zoned R1. Additional requirements are: Architectural approval is required. A conditional use permit for a heated/plumbed accessory building is required.

Published in the *Crested Butte News*. Issue of April 18 and 25, 2008. #041815



4-30-08
BOZAR 5-5-08
Approve

BUILDING PERMIT CHECKLIST

Submittals:
✓ Copy of Deed.
✓ Power of attorney signed.
✓ Permit application filled out and signed.
✓ Vested property right filled out, signed and fee paid.
✓ Design review fee paid.
___ Required plans submitted.
___ Site plan with parking, landscaping and setbacks correct.
___ Four elevations including exterior lighting plan.
___ Floor plans.
___ Adjacent building plan and or perspective.
___ Cross sections.
___ Other _____.
✓ Material description filled out and signed.
___ Plan review complete no changes.
___ Plan review complete with changes required.

___ Plan review information filled out on application.
___ Bozar publication with special consideration submitted to paper.
Bozar dates with approvals:
DRC 4-14-08
BOZAR 4-30-08 no quorum 5-5-08 Approved
Protect Trees during Excavation

Permit:
✓ Code review complete, handed out and explained.
✓ Permit to final check list handed out and explained.
✓ 4% use tax handed out and explained.
✓ Architectural change notice signed.
✓ Permit fee sheet filled out, fees collected, copies made and permit issued.
✓ Restrictive Covenants, opening agreements, easements etc. signed and fees paid.

Inspections:
✓ Foundation approval
✓ Footings reinforcing, setback
✓ Stem wall reinforcing, back fill
✓ Concrete slab, underfloor
NA Plumbing rough
✓ Electrical rough
NA Fire District rough
✓ Mechanical rough
✓ Framing
✓ Insulation
✓ Gypsum Board
✓ Mechanical final
NA Plumbing final
✓ Electrical final
NA Fire District final
NA Water meter
✓ Final
✓ Restrictive covenants, opening agreements, easements etc. recorded.
NA Temporary Certificate of Occupancy issued. Date_____.
NA Water and sewer accounts activated. Date_____.
✓ Certificate of Occupancy issued. Date 9-26-08.
___ Clean up deposit returned. Date_____.
___ Use tax deposit returned. Date_____.
Comments:

NOTICE OF PUBLIC HEARING

CRESTED BUTTE BOARD OF ZONING

AND ARCHITECTURAL REVIEW

TOWN OF CRESTED BUTTE, COLORADO
10 Butte Avenue

PLEASE TAKE NOTICE THAT a public hearing, which may result in the granting of a vested property right, will be held on January 30, 2018 beginning at 6:00 p.m. in the Crested Butte Town Hall located at 507 Maroon Ave. in Crested Butte, Colorado for the purpose of considering the following:

The application of the application of **Gregory S. Faust and Susan M. Faust** to relocate/demolish the existing single family residence and construct a new single family residence and accessory building to be located at 10 Butte, Block 6, Lots 13-14 in the R1 zone.

Additional requirements:

- **Architectural approval is required.**
- **Approval to relocate/demolish a non-historic single family residence is requested.**
- **A conditional use permit for a heated and/or plumbed accessory building in the R1 zone is required.**

(See Attached Drawing)

TOWN OF CRESTED BUTTE
By Jessie Earley, Building Department Assistant
Published in the Crested Butte News
Issues of January 19 and 26, 2018.

TOWN OF CRESTED BUTTE BOZAR/DRC FEE SHEET

DATE 1-26-18

NAME Greg Faust

PROJECT ADDRESS: 10 Butte

LEGAL DESCRIPTION:
BLOCK(S) 6 LOTS 13-14

PROJECT: Demo Res / New SFR + AB Heat/Plumb

TYPE OF REVIEW:		FEE
DRC INSUBSTANTIAL		
BOZAR REVIEW	X	500
SPECIAL REVIEW CLASSIFICATION		
Minor Subdivision		
Code Amendment		
PUD Concept Plan		
General Plan		
Building Permit/ Architectural		
OTHER:		
VESTED PROPERTY RIGHT	X	75

575

Z:Bozar/Bozar Fee Sheet Form

NOTICE OF PUBLIC HEARING

CRESTED BUTTE BOARD OF ZONING

AND ARCHITECTURAL REVIEW

TOWN OF CRESTED BUTTE, COLORADO

214 Gothic Avenue

PLEASE TAKE NOTICE THAT a public hearing, which may result in the granting of a vested property right, will be held on August 25, 2015 beginning at 6:00 p.m. in the Crested Butte Town Hall located at 507 Maroon Ave. in Crested Butte, Colorado for the purpose of considering the following:

The application of **William B. and Barbara Beirer Myerson** to construct a single family residence and accessory dwelling to be located at 214 Gothic Avenue, Block 16, Lot 10 and part of Lot 9 (Tract 3) in the R1C zone.

Additional requirements:

- Architectural approval of the redevelopment plan is required.
- A conditional use permit for an accessory dwelling in the R1C zone is required.
- Approval is contingent upon approval of minor subdivision and demolition.

(See attached drawing)

TOWN OF CRESTED BUTTE
By Jessie Earley, Building Department Assistant
Published in the Crested Butte News
Issues of August 14 and 21, 2015.

TOWN OF CRESTED BUTTE BUILDING FEE SHEET

BUILDING PERMIT NUMBER _____ DATE ISSUED 8-20-15
NAME Myerson ADDRESS 214 Gothic
BLOCK _____ LOTS _____

DESCRIPTION OF FEES	AMOUNT PAID	AMOUNT REFUND/DATE
INSUBSTANTIAL REVIEW See appendix A		
DESIGN REVIEW AND PUBLICATION FEE See appendix A	470 -	
VESTED PROPERTY RIGHT FEE 75.00 with option #1	75 -	

DANIEL J. MURPHY - ARCHITECT, P.C.
P.O. BOX 2179 970-349-1200
CRESTED BUTTE, CO 81224

BANK OF THE WEST
COLORADO
(800) 488-2265
WWW.BANKOFTHEWEST.COM

2356
82-214-1070

7-16-15

PAY TO THE ORDER OF TOWN OF CRESTED BUTTE $ 545.00

FIVE HUNDRED FORTY-FIVE & NO/100 DOLLARS

Details on back.
Security Features Included
EZShield™ Check Fraud Protection for Business

MEMO 214 GOTHIC AVE

MP

⑈002356⑈ ⑆107002147⑆ 913003588⑈

DANIEL J. MURPHY - ARCHITECT, P.C.

2356

NOTICE OF PUBLIC HEARING

CRESTED BUTTE BOARD OF ZONING

AND ARCHITECTURAL REVIEW

TOWN OF CRESTED BUTTE, COLORADO

218 Gothic Avenue

PLEASE TAKE NOTICE THAT a public hearing, which may result in the granting of a vested property right, will be held on August 25, 2015 beginning at 6:00 p.m. in the Crested Butte Town Hall located at 507 Maroon Ave. in Crested Butte, Colorado for the purpose of considering the following:

The application of **William B. and Barbara Beirer Myerson** to construct a single family residence and accessory dwelling to be located at 218 Gothic Avenue, Block 16, part Lot 9, all of Lot 8 and part of Lot 7 (Tract 2) in the R1C zone.

Additional requirements:

- Architectural approval of the redevelopment plan is required.
- A conditional use permit for an accessory dwelling in the R1C zone is required.
- Approval is contingent upon approval of minor subdivision and demolition.

(See attached drawing)

TOWN OF CRESTED BUTTE
By Jessie Earley, Building Department Assistant
Published in the Crested Butte News
Issues of August 14 and 21, 2015.

TOWN OF CRESTED BUTTE BUILDING FEE SHEET

BUILDING PERMIT NUMBER _____ DATE ISSUED 8-20-15
NAME Myunson ADDRESS 222 Gothic
BLOCK _____ LOTS _____

DESCRIPTION OF FEES	AMOUNT PAID	AMOUNT REFUND/DATE
INSUBSTANTIAL REVIEW See appendix A		
DESIGN REVIEW AND PUBLICATION FEE See appendix A	470 —	
VESTED PROPERTY RIGHT FEE 75.00 with option #1	75 —	

DANIEL J. MURPHY - ARCHITECT, P.C.
P.O. BOX 2179 970-349-1200
CRESTED BUTTE, CO 81224

BANK OF THE WEST
COLORADO
(800) 488-2265
WWW.BANKOFTHEWEST.COM

2358
82-214-1070

7-16-15

PAY TO THE ORDER OF TOWN OF CRESTED BUTTE $ 545.00

FIVE HUNDRED FORTY-FIVE & NO/100 DOLLARS

Details on back.
Security Features Included
EZShield™ Check Fraud Protection for Business

MEMO 222 GOTHIC AVE.

MP

⑈002358⑈ ⑆107002647⑆ 913003588⑈

DANIEL J. MURPHY - ARCHITECT, P.C.

2358

NOTICE OF PUBLIC HEARING

CRESTED BUTTE BOARD OF ZONING

AND ARCHITECTURAL REVIEW

TOWN OF CRESTED BUTTE, COLORADO

222 Gothic Avenue

PLEASE TAKE NOTICE THAT a public hearing, which may result in the granting of a vested property right, will be held on August 25, 2015 beginning at 6:00 p.m. in the Crested Butte Town Hall located at 507 Maroon Ave. in Crested Butte, Colorado for the purpose of considering the following:

The application of **William B. and Barbara Beirer Myerson** to construct a single family residence and accessory dwelling to be located at 222 Gothic Avenue, Block 16, part of Lot 7, all of Lot 6 and part of Lot 5 (Tract 1) in the R1C zone.

Additional requirements:

- Architectural approval of the redevelopment plan is required.
- A conditional use permit for an accessory dwelling in the R1C zone is required.
- Approval is contingent upon approval of minor subdivision and demolition.

(See attached drawing)

TOWN OF CRESTED BUTTE
By Jessie Earley, Building Department Assistant
Published in the Crested Butte News
Issues of August 14 and 21, 2015.

NOTICE OF PUBLIC HEARING

CRESTED BUTTE BOARD OF ZONING

AND ARCHITECTURAL REVIEW

TOWN OF CRESTED BUTTE, COLORADO
218 Gothic Avenue

PLEASE TAKE NOTICE THAT a public hearing, which may result in the granting of a vested property right, will be held on July 31, 2018 beginning at 6:00 p.m. in the Crested Butte Town Hall located at 507 Maroon Ave. in Crested Butte, Colorado for the purpose of considering the following:

The application of **Gothic Avenue LLC in conjunction with William B. and Barbara Bierer Myerson** to seek re-approval of the September 2015 development plan to construct a single family residence and accessory dwelling to be located at 214 Gothic Avenue, Block 16, Lot 10 and part of Lot 9 (Tract 3 of the Jackson Subdivision) in the R1C zone.

Additional requirements:

- **Architectural approval is required.**
- **A conditional use permit for an accessory dwelling in the R1C zone is required.**

(See Attached Drawing)

TOWN OF CRESTED BUTTE
By Jessie Earley, Building Department Assistant
Published in the Crested Butte News
Issues of July 20 and 27, 2018.

TOWN OF CRESTED BUTTE BOZAR/DRC FEE SHEET

DATE 7-26-18

NAME Josh Jackson / Mylnson
PROJECT ADDRESS: 214 Gothic 1

LEGAL DESCRIPTION:
BLOCK(S) 116 LOTS Tract 3

PROJECT: SFR + ADU

TYPE OF REVIEW:		FEE
DRC INSUBSTANTIAL	____	____
BOZAR REVIEW	X	350 (Re-approval)
SPECIAL REVIEW	____	____
CLASSIFICATION		
Minor Subdivision	____	____
Code Amendment	____	____
PUD		
Concept Plan	____	____
General Plan	____	____
Building Permit/ Architectural	____	____
OTHER: ____		____
VESTED PROPERTY RIGHT	____	75 -
Total		425 -

GOTHIC AVENUE, LLC
P. JOSHUA JACKSON
PO BOX 2834
CRESTED BUTTE, CO 81224
970-209-6751

1179
82-127/1021

6-19-18
Date

Pay to the Order of Town of Crested Butte $ 425.00

four hundred twenty five and no/100 Dollars

Security Features Details on Back.

THE Crested Butte BANK
116 6th St. Hwy 135 P.O. Box 1010 (970) 349-0170
Crested Butte, CO 81224
THE GUNNISON BANK AND TRUST COMPANY

For 214 Gothic reapproval

⑆102101276⑆ 2005040291⑈ 01179

Sheet Form

NOTICE OF PUBLIC HEARING

CRESTED BUTTE BOARD OF ZONING

AND ARCHITECTURAL REVIEW

TOWN OF CRESTED BUTTE, COLORADO

214 218 222 Gothic Avenue

PLEASE TAKE NOTICE THAT a public hearing, which may result in the granting of a vested property right, will be held on August 25, 2015 beginning at 6:00 p.m. in the Crested Butte Town Hall located at 507 Maroon Ave. in Crested Butte, Colorado for the purpose of considering the following:

The application of **William B. and Barbara Beirer Myerson** to allow demolition of existing structures and subdivision of the property located at 214, 218 and 222 Gothic Avenue, Block 16, North 75 feet of Lot 5 and all of Lots 6-10 in the R1C zone.

Additional requirements:

- Approval of a minor subdivision is required.
- Permission to demolish three non-historic structures pending approval of a re-development plan in the R1C zone is required.

(See attached drawing)

TOWN OF CRESTED BUTTE
By Jessie Earley, Building Department Assistant
Published in the Crested Butte News
Issues of August 14 and 21, 2015.

NOTICE OF PUBLIC HEARING

CRESTED BUTTE BOARD OF ZONING

AND ARCHITECTURAL REVIEW

TOWN OF CRESTED BUTTE, COLORADO
228 Whiterock Avenue

PLEASE TAKE NOTICE THAT a public hearing, which may result in the granting of a vested property right, will be held on June 27, 2017 beginning at 6:00 p.m. in the Crested Butte Town Hall located at 507 Maroon Ave. in Crested Butte, Colorado for the purpose of considering the following:

The application of **John Geoffrey Biggers and Janet G. Biggers** to demolish the existing buildings and site a duplex and accessory building to be located at 228 Whiterock Avenue, Block 40, East 50' of Lots 1-5 in the R2C zone.

Additional requirements:

- **Architectural approval is required.**
- **Approval of demolition of a non-historic primary and accessory structure in the R2C zone is required.**
- **A conditional use permit for a heated and/or plumbed accessory building in the R2C zone is required.**

(See attached photo)

TOWN OF CRESTED BUTTE
By Jessie Earley, Building Department Assistant
Published in the Crested Butte News
Issues of June 9 and 16, 2017.

NOTICE OF PUBLIC HEARING

CRESTED BUTTE BOARD OF ZONING

AND ARCHITECTURAL REVIEW

TOWN OF CRESTED BUTTE, COLORADO

624 Maroon Avenue

PLEASE TAKE NOTICE THAT a public hearing, which may result in the granting of a vested property right, will be held on June 25, 2013 beginning at 6:00 p.m. in the Crested Butte Town Hall located at 507 Maroon Ave. in Crested Butte, Colorado for the purpose of considering the following:

The application of **Edward F. Miller** to seek re-approval of the May 29, 2007 and the January 27, 2010 development plans to construct a single family residence and accessory building to be located at 624 Maroon Avenue, the west ½ of lot 4, and lot 5, Block 53 in the R1C zone.

Additional requirements:

- Demolition of a non-historic single family residence is requested.
- A conditional use permit is required to allow and accessory building with plumbing and heating in the R1C zone.
- Architectural approval is required and contingent upon approval of the subdivision of Lots 1-5 of Block 53.

(See attached drawing)

TOWN OF CRESTED BUTTE
By Jessie Earley, Building Dept. Assistant
Published in the Crested Butte News
Issues of June 14 and 21, 2013.

TOWN OF CRESTED BUTTE BUILDING FEE SHEET

BUILDING PERMIT NUMBER _____ DATE ISSUED _____
NAME Ed Miller ADDRESS 624 Maroon
BLOCK 53 LOTS W½ Lot 4, Lot 5

DESCRIPTION OF FEES	AMOUNT PAID	AMOUNT REFUND/DATE
INSUBSTANTIAL REVIEW See appendix A		
DESIGN REVIEW AND PUBLICATION FEE See appendix A	400 –	
VESTED PROPERTY RIGHT FEE 75.00 with option #1	75 –	
RECORDING FEE 6$ 1st-5$ / additional		
USE TAX		

MICHAEL D. HELLAND
ARCHITECT, LTD.
P.O. BOX 952 970-349-6583
CRESTED BUTTE, CO 81224-0952

8325
82-0214/1070

5/24/13
Date

Pay to the Order of TOWN OF CRESTED BUTTE $ 475.00

FOUR HUNDRED SEVENTY FIVE & 00/100 Dollars

Security Features Details on Back.

BANK OF THE WEST
Crested Butte Office
405 SIXTH STREET
CRESTED BUTTE, CO 81224
1-800-488-2265

For 624 MILLER

⑆107002147⑆ 913040044⑈ 08325

Harland Clarke GUARDIAN SAFETY® YELLOW

SPECIAL REVIEW FEE Initial 110.00 Additional @ 55.00 / hour	
SPECIAL INSPECTION FEE Actual cost or 55.00 / hour	
REMP FEE See calculation for project	
TOTAL VALUATION	
VALUE OF MATERIALS	

NOTICE OF PUBLIC HEARING

CRESTED BUTTE BOARD OF ZONING

AND ARCHITECTURAL REVIEW

TOWN OF CRESTED BUTTE, COLORADO

628 Maroon Avenue

PLEASE TAKE NOTICE THAT a public hearing, which may result in the granting of a vested property right, will be held on June 25, 2013 beginning at 6:00 p.m. in the Crested Butte Town Hall located at 507 Maroon Ave. in Crested Butte, Colorado for the purpose of considering the following:

The application of **Edward F. Miller** to seek re-approval of the May 29, 2007 and the January 27, 2010 development plans construct a single family residence and accessory building to be located at 628 Maroon Avenue, Lot 3 and the east ½ of lot 4, Block 53 in the R1C zone.

Additional requirements:

- A conditional use permit is required to allow and accessory building with plumbing and heating in the R1C zone.
- Architectural approval is required and contingent upon approval of the subdivision of Lots 1-5 of Block 53, and the demolition of the non-historic single family residence.

(See attached drawing)

TOWN OF CRESTED BUTTE
By Jessie Earley, Building Dept. Assistant
Published in the Crested Butte News
Issues of June 14 and 21, 2013.

TOWN OF CRESTED BUTTE BUILDING FEE SHEET

BUILDING PERMIT NUMBER _____ DATE ISSUED _____
NAME Ed Miller ADDRESS 628 Maroon
BLOCK 53 LOTS Lot 3, E½ Lot 4

DESCRIPTION OF FEES	AMOUNT PAID	AMOUNT REFUND/DATE
INSUBSTANTIAL REVIEW See appendix A		
DESIGN REVIEW AND PUBLICATION FEE See appendix A	400 -	
VESTED PROPERTY RIGHT FEE 75.00 with option #1	75 -	
RECORDING FEE 6$ 1st-5$ / additional		
USE TAX 4% of material value		
PERFORMANCE DEPOSIT .5% of total value		
PERMIT FEE See appendix A		
EQR TAP FEE See calculation for project		
AFFORDABLE HOUSING FEE 1.82 / sq.ft. Residential 2.08 / sq.ft Commercial		

8324
82-0214/1070

MICHAEL D. HELLAND
ARCHITECT, LTD.
P.O. BOX 952 970-349-6583
CRESTED BUTTE, CO 81224-0952

5/24/13 Date

Pay to the Order of TOWN OF CRESTED BUTTE $ 475.00

FOUR HUNDRED, SEVENTY FIVE & 00/100 Dollars

Security Features Details on Back.

BANK OF THE WEST
Crested Butte Office
405 SIXTH STREET
CRESTED BUTTE, CO 81224
1-800-488-2265

For 628 MILLER

⑆107002147⑆ 9130400441⑈ 08324

GUARDIAN SAFETY© YELLOW

Harland Clarke

TOTAL VALUATION _____

VALUE OF MATERIALS _____

NOTICE OF PUBLIC HEARING

CRESTED BUTTE BOARD OF ZONING

AND ARCHITECTURAL REVIEW

TOWN OF CRESTED BUTTE, COLORADO

630 Maroon Avenue

PLEASE TAKE NOTICE THAT a public hearing, which may result in the granting of a vested property right, will be held on June 25, 2013 beginning at 6:00 p.m. in the Crested Butte Town Hall located at 507 Maroon Ave. in Crested Butte, Colorado for the purpose of considering the following:

The application of **Edward F. Miller** to seek re-approval of the May 29, 2007 and the January 27, 2010 development plans development plans to construct a historic single-family residence and accessory dwelling to be located at 630 Maroon Avenue, Lots 1-2, Block 53 in the R1C zone.

Additional requirements:

- A conditional use permit is required to allow an accessory dwelling in the R1C zone.
- Architectural approval is required, and contingent upon approval of the subdivision of Lots 1-5 of Block 53.

(See attached drawing)

TOWN OF CRESTED BUTTE
By Jessie Earley, Building Dept. Assistant
Published in the Crested Butte News
Issues of June 14 and 21, 2013.

TOWN OF CRESTED BUTTE BUILDING FEE SHEET

BUILDING PERMIT NUMBER _____ DATE ISSUED 6-12-13
NAME Ed Miller ADDRESS 630 Maroon
BLOCK 53 LOTS 1-2

DESCRIPTION OF FEES	AMOUNT PAID	AMOUNT REFUND/DATE
INSUBSTANTIAL REVIEW See appendix A		
DESIGN REVIEW AND PUBLICATION FEE See appendix A	400-	
VESTED PROPERTY RIGHT FEE 75.00 with option #1	75-	
RECORDING FEE 6$ 1st-5$ / additional		
USE TAX 4% of material value		
PERFORMANCE DEPOSIT .5% of total value		
PERMIT FEE See appendix A		
EQR TAP FEE See calculation for project		

MICHAEL D. HELLAND
ARCHITECT, LTD.
P.O. BOX 952 970-349-6583
CRESTED BUTTE, CO 81224-0952

8323
82-0214/1070

5/29/13
Date

Pay to the Order of TOWN OF CRESTED BUTTE $ 475.00

FOUR HUNDRED, SEVENTY-FIVE 00/100 Dollars

Security Features Details on Back.

BANK OF THE WEST
Crested Butte Office
405 SIXTH STREET
CRESTED BUTTE, CO 81224
1-800-488-2265

For MILLER 630

⑆107002147⑆ 913040044⑈ 08323

Harland Clarke GUARDIAN SAFETY® YELLOW

See calculation for project

TOTAL VALUATION _____

VALUE OF MATERIALS _____

NOTICE OF PUBLIC HEARING

CRESTED BUTTE BOARD OF ZONING

AND ARCHITECTURAL REVIEW

TOWN OF CRESTED BUTTE, COLORADO

640 ½ Elk Avenue

PLEASE TAKE NOTICE THAT a public hearing, which may result in the granting of a vested property right, will be held on February 23, 2016 beginning at 6:00 p.m. in the Crested Butte Town Hall located at 507 Maroon Ave. in Crested Butte, Colorado for the purpose of considering the following:

The application of **Colorado Investments LLC** to demolish the existing residence and construct a new single family residence and accessory building to be located at 640 ½ Elk Avenue, Parcel B of the Block 52 Minor Subdivision, Block 52, part of Lots 1-3 in the R1C zone.
Additional requirements:

- Architectural approval is required.
- Permission to demolish a non-historic structure is requested.

(See attached drawing)

TOWN OF CRESTED BUTTE
By Jessie Earley, Building Department Assistant
Published in the Crested Butte News
Issues of February 12 and 19, 2016.

TOWN OF CRESTED BUTTE BUILDING FEE SHEET

BUILDING PERMIT NUMBER _____ DATE ISSUED 2-10-2016
NAME Becker ADDRESS 640.5 Elk
BLOCK _____ LOTS _____

DESCRIPTION OF FEES	AMOUNT PAID	AMOUNT REFUND/DATE
INSUBSTANTIAL REVIEW See appendix A		
DESIGN REVIEW AND PUBLICATION FEE See appendix A	470 -	
VESTED PROPERTY RIGHT FEE 75.00 with option #1	75 -	
RECORDING FEE 6$ 1st-5$ / additional		
USE TAX 4% of material value		
PERFORMANCE DEPOSIT		

BARBARA E. BECKER
516 VALLEY VIEW DR.
BOULDER, CO 80304-3228

23-101 / 1020 503 — 2683

DATE 1/6/16

PAY TO THE ORDER OF Town Of Crested Butte $ 75.00

Seventy five 00/100 DOLLARS

CHASE
JPMorgan Chase Bank, N.A.
www.Chase.com

MEMO 640.5 Elk Ave

Barb Becker

⑆102001017⑆ 936910165⑈ 2683

BARBARA E. BECKER
516 VALLEY VIEW DR.
BOULDER, CO 80304-3228

23-101 / 1020 503 — 2682

DATE 1/6/16

PAY TO THE ORDER OF Town Of Crested Butte $ 470.00

Four hundred seventy 00/100 DOLLARS

CHASE
JPMorgan Chase Bank, N.A.
www.Chase.com

MEMO 640.5 Elk Ave

Barb Becker

⑆102001017⑆ 936910165⑈ 2682

NOTICE OF PUBLIC HEARING

CRESTED BUTTE BOARD OF ZONING

AND ARCHITECTURAL REVIEW

TOWN OF CRESTED BUTTE, COLORADO
709/711 Belleview Avenue

PLEASE TAKE NOTICE THAT a public hearing, which may result in the granting of a vested property right, will be held on April 26, 2016 beginning at 6:00 p.m. in the Crested Butte Town Hall located at 507 Maroon Ave. in Crested Butte, Colorado for the purpose of considering the following:

The application of **Faust Mountain Properties LLC** to construct a single family residence and accessory dwelling to be located at 709/711 Belleview Avenue, Block 63, Lots 21-22 in the R1 zone.

Additional requirements:

- Architectural approval of the redevelopment plan is required.
- A conditional use permit for an accessory dwelling in the R1 zone is required.
- Approval is contingent upon approval of a minor subdivision and demolition.

(See attached drawing)

TOWN OF CRESTED BUTTE
By Jessie Earley, Building Department Assistant
Published in the Crested Butte News
Issues of April 15 and 22, 2016.

TOWN OF CRESTED BUTTE BUILDING FEE SHEET

BUILDING PERMIT NUMBER _____ DATE ISSUED 9-21-16
NAME Faust ADDRESS 709 Belleview (711 Belleview)
BLOCK 63 LOTS 21-22 - TRACT 1

DESCRIPTION OF FEES	AMOUNT PAID	AMOUNT REFUND/DATE
INSUBSTANTIAL REVIEW See appendix A		
DESIGN REVIEW AND PUBLICATION FEE See appendix A	470-	
VESTED PROPERTY RIGHT FEE 75.00 with option #1	75-	
RECORDING FEE 6$ 1st-5$ / additional		
USE TAX 4% of material value		
PERFORMANCE DEPOSIT		

FAUST BUILDERS LLC
P O BOX 672 PH. 970-209-1012
CRESTED BUTTE, CO 81224-0672

2723
82-0214/1070

2/29/16 DATE

PAY TO THE ORDER OF Town of CB $ 545-

five hundred forty five + no/ DOLLARS

Security Features Details on Back

BANK OF THE WEST
Crested Butte Office
405 SIXTH STREET
CRESTED BUTTE, CO 81224
1-800-488-2265

FOR 711 Belleview Ave

⑆107002147⑆ 913075685⑈ 02723

Initial 110.00
Additional @ 65.00 / hour
SPECIAL INSPECTION FEE _____
Actual cost or 65.00 / hour
REMP FEE _____
See calculation for project

TOTAL VALUATION _____

VALUE OF MATERIALS _____

NOTICE OF PUBLIC HEARING

CRESTED BUTTE BOARD OF ZONING

AND ARCHITECTURAL REVIEW

TOWN OF CRESTED BUTTE, COLORADO
713/715 Belleview Avenue

PLEASE TAKE NOTICE THAT a public hearing, which may result in the granting of a vested property right, will be held on January 31, 2017 beginning at 6:00 p.m. in the Crested Butte Town Hall located at 507 Maroon Ave. in Crested Butte, Colorado for the purpose of considering the following:

The application of **Gregory S. Faust and Susan Faust** to construct a single family residence and accessory dwelling to be located at 713/715 Belleview Avenue, Tract 2 of the Belleview Renaissance Subdivision, (also known as Block 63, Lots 23-24) in the R1 zone.

Additional requirements:

- Architectural approval is required.
- A conditional use permit for an accessory dwelling in the R1 zone is required.

(See attached drawing)

TOWN OF CRESTED BUTTE
By Jessie Earley, Building Department Assistant
Published in the Crested Butte News
Issues of January 20 and 27, 2017.

NOTICE OF PUBLIC HEARING

CRESTED BUTTE BOARD OF ZONING

AND ARCHITECTURAL REVIEW

TOWN OF CRESTED BUTTE, COLORADO
711 Belleview Avenue

PLEASE TAKE NOTICE THAT a public hearing, which may result in the granting of a vested property right, will be held on April 26, 2016 beginning at 6:00 p.m. in the Crested Butte Town Hall located at 507 Maroon Ave. in Crested Butte, Colorado for the purpose of considering the following:

The application of **Faust Mountain Properties LLC** to allow demolition of an existing structure and subdivision of the property located at 711 Belleview Avenue, Block 63, Lots 21-24 in the R1 zone.

Additional requirements:

- Approval of a minor subdivision is required.
- Permission to demolish one non-historic structure pending approval of a redevelopment plan in the R1 zone is required.

(See attached drawing)

TOWN OF CRESTED BUTTE
By Jessie Earley, Building Department Assistant
Published in the Crested Butte News
Issues of April 15 and 22, 2016.

TOWN OF CRESTED BUTTE BUILDING FEE SHEET

BUILDING PERMIT NUMBER _____ DATE ISSUED 4-22-16
NAME Faust ADDRESS 711 Bellevue
BLOCK 63 LOTS 21-24

DESCRIPTION OF FEES	AMOUNT PAID	AMOUNT REFUND/DATE
INSUBSTANTIAL REVIEW See appendix A		
DESIGN REVIEW AND PUBLICATION FEE See appendix A	200 - Minor Subdivision	
VESTED PROPERTY RIGHT FEE 75.00 with option #1		
RECORDING FEE 6$ 1st-5$ / additional		
USE TAX 4% of material value		
PERFORMANCE DEPOSIT .5% of total value		
PERMIT FEE See appendix A		
EQR TAP FEE See calculation for project		

AFI
1.
2.
PA
1
PL
3
6
SP
I
A
SP
A
REM
See calculation for project

FAUST BUILDERS LLC
P O BOX 672 PH. 970-209-1012
CRESTED BUTTE, CO 81224-0672

2763
82-0214/1070

4/22/16
DATE

PAY TO THE ORDER OF Town of CB $ 200 —
two hundred + no/ DOLLARS

Security Features Details on Back.

BANK OF THE WEST
Crested Butte Office
405 SIXTH STREET
CRESTED BUTTE, CO 81224
1-800-488-2265

FOR Bellevue

⑆107002147⑆ 913075685⑈ 02763

MP

TOTAL VALUATION _____

VALUE OF MATERIALS _____

NOTICE OF PUBLIC HEARING

CRESTED BUTTE BOARD OF ZONING

AND ARCHITECTURAL REVIEW

TOWN OF CRESTED BUTTE, COLORADO
628 Maroon Avenue

PLEASE TAKE NOTICE THAT a public hearing, which may result in the granting of a vested property right, will be held on January 30, 2018 beginning at 6:00 p.m. in the Crested Butte Town Hall located at 507 Maroon Ave. in Crested Butte, Colorado for the purpose of considering the following:

The application of the application of **Edward F. Miller and Rita M. Bral Revocable Trust** to seek re-approval of the June 25, 2013, January 27, 2010 and May 29, 2007 development plans to construct a single family residence and accessory building to be located at 628 Maroon Avenue, Lot 3 and the east ½ of Lot 4, Block 53 in the R1C zone. *Continued from the November 28, 2017 BOZAR meeting.*

Additional requirements:

- **A conditional use permit for an accessory building with plumbing and or heating in the R1C zone is required.**
- **Architectural approval is required and contingent upon approval of the minor subdivision of Lots 1-5, Block 53 and the demolition of the non-historic single family residence.**

(See Attached Drawing)

TOWN OF CRESTED BUTTE
By Jessie Earley, Building Department Assistant
Published in the Crested Butte News
Issues of January 19 and 26, 2018.

NOTICE OF PUBLIC HEARING

CRESTED BUTTE BOARD OF ZONING

AND ARCHITECTURAL REVIEW

TOWN OF CRESTED BUTTE, COLORADO
630 Maroon Avenue

PLEASE TAKE NOTICE THAT a public hearing, which may result in the granting of a vested property right, will be held on January 30, 2018 beginning at 6:00 p.m. in the Crested Butte Town Hall located at 507 Maroon Ave. in Crested Butte, Colorado for the purpose of considering the following:

The application of the application of **Edward F. Miller and Rita M. Bral Revocable Trust** to seek re-approval of the June 25, 2013, January 27, 2010 and May 29, 2007 development plans to construct a single family residence and accessory dwelling to be located at 630 Maroon Avenue, Lots 1-2, Block 53 in the R1C zone. *Continued from the November 28, 2017 BOZAR meeting.*

Additional requirements:

- **A conditional use permit for an accessory dwelling in the R1C zone is required.**
- **Architectural approval is required and contingent upon approval of the minor subdivision of Lots 1-5, Block 53 and the demolition of the non-historic single family residence.**

(See Attached Drawing)

TOWN OF CRESTED BUTTE
By Jessie Earley, Building Department Assistant
Published in the Crested Butte News
Issues of January 19 and 26, 2018.

NOTICE OF PUBLIC HEARING

CRESTED BUTTE BOARD OF ZONING

AND ARCHITECTURAL REVIEW

TOWN OF CRESTED BUTTE, COLORADO
624 Maroon Avenue

PLEASE TAKE NOTICE THAT a public hearing, which may result in the granting of a vested property right, will be held on January 30, 2018 beginning at 6:00 p.m. in the Crested Butte Town Hall located at 507 Maroon Ave. in Crested Butte, Colorado for the purpose of considering the following:

The application of the application of **Edward F. Miller and Rita M. Bral Revocable Trust** To allow the demolition of an existing structure for the purpose of subdividing 624 Maroon Avenue, Block 53, Lots 1-5 into three parcels in the R1C zone. *Continued from the November 28, 2017 BOZAR meeting.*

Additional requirements:

- **Approval of a minor subdivision is required.**
- **Permission to demolish one non-historic structure pending approval of a redevelopment plan in the R1C zone is required.**

(See Attached Drawing)

TOWN OF CRESTED BUTTE
By Jessie Earley, Building Department Assistant
Published in the Crested Butte News
Issues of January 19 and 26, 2018.

NOTICE OF PUBLIC HEARING

CRESTED BUTTE BOARD OF ZONING

AND ARCHITECTURAL REVIEW

TOWN OF CRESTED BUTTE, COLORADO
624 Maroon Avenue

PLEASE TAKE NOTICE THAT a public hearing, which may result in the granting of a vested property right, will be held on January 30, 2018 beginning at 6:00 p.m. in the Crested Butte Town Hall located at 507 Maroon Ave. in Crested Butte, Colorado for the purpose of considering the following:

The application of the application of **Edward F. Miller and Rita M. Bral Revocable Trust** to seek re-approval of the June 25, 2013, January 27, 2010 and May 29, 2007 development plans to demolish the existing primary building and construct a single family residence and accessory building to be located at 624 Maroon Avenue, the west ½ of Lot 4 and all of Lot 5, Block 53 in the R1C zone. *Continued from the November 28, 2017 BOZAR meeting.*

Additional requirements:

- **Demolition of a non-historic single family residence is requested.**
- **A conditional use permit for an accessory building with plumbing and or heating in the R1C zone is required.**
- **Architectural approval is required and contingent upon approval of the minor subdivision of Lots 1-5, Block 53.**

(See Attached Drawing)

TOWN OF CRESTED BUTTE
By Jessie Earley, Building Department Assistant
Published in the Crested Butte News
Issues of January 19 and 26, 2018.

NOTICE OF PUBLIC HEARING

CRESTED BUTTE BOARD OF ZONING

AND ARCHITECTURAL REVIEW

TOWN OF CRESTED BUTTE, COLORADO
628 Maroon Avenue

PLEASE TAKE NOTICE THAT a public hearing, which may result in the granting of a vested property right, will be held on November 28, 2017 beginning at 6:00 p.m. in the Crested Butte Town Hall located at 507 Maroon Ave. in Crested Butte, Colorado for the purpose of considering the following:

The application of the application of **Edward F. Miller and Rita M. Bral Revocable Trust** to seek re-approval of the June 25, 2013, January 27, 2010 and May 29, 2007 development plans to construct a single family residence and accessory building to be located at 628 Maroon Avenue, Lot 3 and the east ½ of Lot 4, Block 53 in the R1C zone.

Additional requirements:

- **A conditional use permit for an accessory building with plumbing and or heating in the R1C zone is required.**
- **Architectural approval is required and contingent upon approval of the minor subdivision of Lots 1-5, Block 53 and the demolition of the non-historic single family residence.**

(See Attached Drawing)

TOWN OF CRESTED BUTTE
By Jessie Earley, Building Department Assistant
Published in the Crested Butte News
Issues of November 10 and 17, 2017.

TOWN OF CRESTED BUTTE BOZAR/DRC FEE SHEET

DATE 11-9-17

NAME Ed Miller

PROJECT ADDRESS: 628 Maroon

LEGAL DESCRIPTION:
BLOCK(S) 53 LOTS E 1/2 Lot 9, Lot 3

PROJECT: SFR & Accy Bld - Plumb/Heat

TYPE OF REVIEW:		FEE
DRC INSUBSTANTIAL		
BOZAR REVIEW	✓	470 -
SPECIAL REVIEW CLASSIFICATION		
Minor Subdivision		
Code Amendment		
PUD Concept Plan		
General Plan		
Building Permit/ Architectural		
OTHER:		
VESTED PROPERTY RIGHT	✓	75 -

EDWARD F. MILLER
111 SOUTHERN HEIGHTS
SAN FRANCISCO, CA 94107-2711

17707
11-35/1210 CA
82584

22 aug 2017
Date

Pay to the Order of Town of Crested Butte $ 545.00

Five Hundred Forty Five & 00/100 Dollars

Security Features Details on Back

heet Form

Bank of America

ACH R/T 121000358

For BOZAR: 628 Maroon

⑆121000358⑆ 0002935030 16⑈7707

NOTICE OF PUBLIC HEARING

CRESTED BUTTE BOARD OF ZONING

AND ARCHITECTURAL REVIEW

TOWN OF CRESTED BUTTE, COLORADO

630 Maroon Avenue

PLEASE TAKE NOTICE THAT a public hearing, which may result in the granting of a vested property right, will be held on November 28, 2017 beginning at 6:00 p.m. in the Crested Butte Town Hall located at 507 Maroon Ave. in Crested Butte, Colorado for the purpose of considering the following:

The application of the application of **Edward F. Miller and Rita M. Bral Revocable Trust** to seek re-approval of the June 25, 2013, January 27, 2010 and May 29, 2007 development plans to construct a single family residence and accessory dwelling to be located at 630 Maroon Avenue, Lots 1-2, Block 53 in the R1C zone.

Additional requirements:

- **A conditional use permit for an accessory dwelling in the R1C zone is required.**
- **Architectural approval is required and contingent upon approval of the minor subdivision of Lots 1-5, Block 53 and the demolition of the non-historic single family residence.**

(See Attached Drawing)

TOWN OF CRESTED BUTTE
By Jessie Earley, Building Department Assistant
Published in the Crested Butte News
Issues of November 10 and 17, 2017.

TOWN OF CRESTED BUTTE BOZAR/DRC FEE SHEET

DATE 11-9-17

NAME Ed Miller

PROJECT ADDRESS: 630 Maroon

LEGAL DESCRIPTION:
BLOCK(S) 53 LOTS 1-2

PROJECT: SFR Accessory Dwelling

TYPE OF REVIEW:		FEE
DRC INSUBSTANTIAL		
BOZAR REVIEW	✓	470
SPECIAL REVIEW CLASSIFICATION		
Minor Subdivision		
Code Amendment		
PUD Concept Plan		
General Plan		
Building Permit/ Architectural		
OTHER:		
VESTED PROPERTY RIGHT	✓	75

EDWARD F. MILLER
111 SOUTHERN HEIGHTS
SAN FRANCISCO, CA 94107-2711

17708
11-35/1210 CA
82584

22 Aug 2017
Date

Pay to the Order of Town of Crested Butte $ 545.00

Five Hundred Forty Five and 00/100 Dollars

Security Features Details on Back.

Bank of America

ACH R/T 121000358

For 624 Maroon: 630 Maroon

⑆121000358⑆ 0002935030⑈ 17708

NOTICE OF PUBLIC HEARING

CRESTED BUTTE BOARD OF ZONING

AND ARCHITECTURAL REVIEW

TOWN OF CRESTED BUTTE, COLORADO
624 Maroon Avenue

PLEASE TAKE NOTICE THAT a public hearing, which may result in the granting of a vested property right, will be held on November 28, 2017 beginning at 6:00 p.m. in the Crested Butte Town Hall located at 507 Maroon Ave. in Crested Butte, Colorado for the purpose of considering the following:

The application of the application of **Edward F. Miller and Rita M. Bral Revocable Trust** to allow demolition of existing structure and subdivision of the property located at 624 Maroon Avenue, Block 53, Lots 1-5 in the R1C zone.

Additional requirements:

- **Approval of a minor subdivision is required.**
- **Permission to demolish one non-historic structure pending approval of a redevelopment plan in the R1C zone is required.**

(See Attached Drawing)

TOWN OF CRESTED BUTTE
By Jessie Earley, Building Department Assistant
Published in the Crested Butte News
Issues of November 10 and 17, 2017.

TOWN OF CRESTED BUTTE BOZAR/DRC FEE SHEET

DATE 11-9-17

NAME Ed Miller

PROJECT ADDRESS: 624 Maroon

LEGAL DESCRIPTION:
BLOCK(S) 53 LOTS 1-5

PROJECT: Minor Subd

TYPE OF REVIEW:		FEE
DRC INSUBSTANTIAL		
BOZAR REVIEW		
SPECIAL REVIEW CLASSIFICATION		
Minor Subdivision	✓	200 -
Code Amendment		
PUD Concept Plan		
General Plan		
Building Permit/ Architectural		
OTHER:		
VESTED PROPERTY RIGHT		

EDWARD F. MILLER
111 SOUTHERN HEIGHTS
SAN FRANCISCO, CA 94107-2711

17747
11-35/1210 CA
B2584

29 OCT 2017
Date

Pay to the Order of Town of Crested Butte $ 200 00

Two Hundred Dollars 00/100 Dollars

Security Features Details on Back.

Bank of America

ACH R/T 121000358

For Subdivision Application

⑆121000358⑆ 00029350 3016⑈7747

NOTICE OF PUBLIC HEARING

CRESTED BUTTE BOARD OF ZONING

AND ARCHITECTURAL REVIEW

TOWN OF CRESTED BUTTE, COLORADO
624 Maroon Avenue

PLEASE TAKE NOTICE THAT a public hearing, which may result in the granting of a vested property right, will be held on November 28, 2017 beginning at 6:00 p.m. in the Crested Butte Town Hall located at 507 Maroon Ave. in Crested Butte, Colorado for the purpose of considering the following:

The application of the application of **Edward F. Miller and Rita M. Bral Revocable Trust** to seek re-approval of the June 25, 2013, January 27, 2010 and May 29, 2007 development plans to demolish the existing primary building and construct a single family residence and accessory building to be located at 624 Maroon Avenue, the west ½ of Lot 4 and all of Lot 5, Block 53 in the R1C zone.

Additional requirements:

- **Demolition of a non-historic single family residence is requested.**
- **A conditional use permit for an accessory building with plumbing and or heating in the R1C zone is required.**
- **Architectural approval is required and contingent upon approval of the minor subdivision of Lots 1-5, Block 53.**

(See Attached Drawing)

TOWN OF CRESTED BUTTE
By Jessie Earley, Building Department Assistant
Published in the Crested Butte News
Issues of November 10 and 17, 2017.

TOWN OF CRESTED BUTTE BOZAR/DRC FEE SHEET

DATE _____

NAME Ed Miller

PROJECT ADDRESS: 624 Maroon

LEGAL DESCRIPTION:
BLOCK(S) 53 LOTS W½ L 4, Lot 5

PROJECT: SFR Acc Bldg

TYPE OF REVIEW:		FEE
DRC INSUBSTANTIAL		
BOZAR REVIEW	✓	470 —
SPECIAL REVIEW CLASSIFICATION		
Minor Subdivision		
Code Amendment		
PUD Concept Plan		
General Plan		
Building Permit/ Architectural		
OTHER:		
VESTED PROPERTY RIGHT	✓	75

EDWARD F. MILLER
111 SOUTHERN HEIGHTS
SAN FRANCISCO, CA 94107-2711

17706
11-35/1210 CA
82584

22 Aug 2017
Date

Pay to the Order of Town of Crested Butte $545.00

Five Hundred Forty Five 00/100 Dollars

Security Features Details on Back.

rm

Bank of America

ACH R/T 121000358

For BOZAR 624 Maroon

⑆121000358⑆ 0002935030 16⑈7706

NOTICE OF PUBLIC HEARING

CRESTED BUTTE BOARD OF ZONING

AND ARCHITECTURAL REVIEW

TOWN OF CRESTED BUTTE, COLORADO

214 Gothic Avenue

PLEASE TAKE NOTICE THAT a public hearing, which may result in the granting of a vested property right, will be held on September 29, 2015 beginning at 6:00 p.m. in the Crested Butte Town Hall located at 507 Maroon Ave. in Crested Butte, Colorado for the purpose of considering the following:

The application of **William B. and Barbara Bierer Myerson** to construct a single family residence and accessory dwelling to be located at 214 Gothic Avenue, Block 16, Lot 10 and part of Lot 9 (Tract 3) in the R1C zone. Project was continued from the August BOZAR meeting.

Additional requirements:

- Architectural approval of the redevelopment plan is required.
- A conditional use permit for an accessory dwelling in the R1C zone is required.
- Approval is contingent upon approval of minor subdivision and demolition.

(See attached drawing)

TOWN OF CRESTED BUTTE
By Jessie Earley, Building Department Assistant
Published in the Crested Butte News
Issues of September 18 and 25, 2015.

NOTICE OF PUBLIC HEARING

CRESTED BUTTE BOARD OF ZONING

AND ARCHITECTURAL REVIEW

TOWN OF CRESTED BUTTE, COLORADO

PLEASE TAKE NOTICE THAT a public hearing, which may result in the granting of a vested property right, will be held on Tuesday, December 22, 1992, beginning at 7:00 p.m. in the Old Crested Butte Town Hall located at 132 Elk Avenue in Crested Butte, Colorado for the purpose of considering the following:

The application of John Emery and Sandra Kipp to construct an accessory dwelling and an addition to an existing single family residence located at 20 Third Street, the west 100 feet of lots 20 and 21 and the west 100 feet of the south half of lot 19, block 3, zoned R-1. Said 1 1/2 story structure is to be of horizontal wood siding exterior with metal roofing.

Additional requirements are:

- Architectural approval is required.
  (see drawing below)
- A conditional use permit is required allow an accessory dwelling in a R-1 zone.

TOWN OF CRESTED BUTTE
by Bob Gillie, Building Official
published in the Crested Butte Chronicle and Pilot
Issues of December 11 and December 18, 1992.

NOTICE OF PUBLIC HEARING

CRESTED BUTTE BOARD OF ZONING

AND ARCHITECTURAL REVIEW

TOWN OF CRESTED BUTTE, COLORADO
218 Gothic Avenue

PLEASE TAKE NOTICE THAT a public hearing, which may result in the granting of a vested property right, will be held on July 31, 2018 beginning at 6:00 p.m. in the Crested Butte Town Hall located at 507 Maroon Ave. in Crested Butte, Colorado for the purpose of considering the following:

The application of **Gothic Avenue LLC in conjunction with William B. and Barbara Bierer Myerson** to seek re-approval of the September 2015 development plan to construct a single family residence and accessory dwelling to be located at 218 Gothic Avenue, Block 16, part Lot 9, all Lot 8 and part Lot 7 (Tract 2 of the Jackson Subdivision) in the R1C zone.

Additional requirements:

- **Architectural approval is required.**
- **A conditional use permit for an accessory dwelling in the R1C zone is required.**

(See Attached Drawing)

TOWN OF CRESTED BUTTE
By Jessie Earley, Building Department Assistant
Published in the Crested Butte News
Issues of July 20 and 27, 2018.

TOWN OF CRESTED BUTTE BOZAR/DRC FEE SHEET

DATE 7-27-18

NAME Josh Jackson
PROJECT ADDRESS: 218 Gothic

LEGAL DESCRIPTION:
BLOCK(S) 16 LOTS Tract 2

PROJECT: SFR & AD

TYPE OF REVIEW:		FEE
DRC INSUBSTANTIAL		
BOZAR REVIEW	X	350 (Re-approval)
SPECIAL REVIEW		
CLASSIFICATION		
Minor Subdivision		
Code Amendment		
PUD		
Concept Plan		
General Plan		
Building Permit/ Architectural		
OTHER:		
VESTED PROPERTY RIGHT	A	75
Total		425 —

GOTHIC AVENUE, LLC
P. JOSHUA JACKSON
PO BOX 2834
CRESTED BUTTE, CO 81224
970-209-6751

1180
82-127/1021

6-19-18
Date

Pay to the Order of Town of Crested Butte $ 425.00

four hundred twenty five and no/100 Dollars

Security Features Details on Back.

THE Crested Butte BANK
116 6th St. Hwy 135 P.O. Box 1010 (970) 349-0170
Crested Butte, CO 81224
THE GUNNISON BANK AND TRUST COMPANY

For 218 Gothic Re approval

⑆102101276⑆ 2005040 29⑈ 01180

eet Form

S Dominguez Gunnison County, CO 585947
08/21/2008 11:53 AM Pg: 1 of 4
373 R: $21.00 D: $0.00

NOTICE OF AGREEMENT FOR LAND USE CONDITIONS AND RESTRICTIVE COVENANTS

THIS AGREEMENT AND INDENTURE, made this 18th day of August, 2008 by and between Michael R. Haney (hereinafter referred to as ("Owner"), and the TOWN OF CRESTED BUTTE, COLORADO, a Colorado Home Rule Municipal Corporation (hereinafter referred to as the "Town"), is upon the following terms and conditions:

WITNESSETH:

WHEREAS, the Owner is the record owner of certain real property located in the Town of Crested Butte, County of Gunnison, and State of Colorado, more particularly described as follows:

The West 100 feet of Lots 20 and 21, and
The West 100 feet of the South half of Lot 19,
Block 3
Town of Crested Butte, County of Gunnison,
State of Colorado

(hereafter "Property") which Property is subject to the Zoning and Land Use Ordinance of the Town of Crested Butte (hereafter "Ordinance"), and

WHEREAS, the Owner has applied to the Town for certain zoning and land use approvals not allowed as a matter of right under the Ordinance, and

WHEREAS, said discretionary zoning and land use applications have been considered and approved by the Town's Board of Zoning and Architectural Review (hereafter "Board") as required by the Ordinance, and

WHEREAS, the Town's Board has placed certain conditions on these approvals pursuant to Section 15-2-6 of the Ordinance, which conditions have been agreed to by the Owner, and

WHEREAS, Section 15-2-17 of the Ordinance provides that all such conditions or covenants "shall be deemed to run with the land, and shall be binding upon the applicant (Owner), his successors and assigns," and

WHEREAS, Section 15-2-17 of the Ordinance provides that conditions or restrictions relative to the use and/or occupancy of the Property which are made a consideration of a discretionary zoning or land use approval, shall be recorded and executed by the Owner and may be recorded by the Town in the real property records of Gunnison County, Colorado, and

WHEREAS, Section 15-2-17 of the Ordinance further provides that a violation of any such conditions or restrictions shall constitute an Offense under Section 15-2-29 of the Ordinance.

NOW, THEREFORE, in consideration of the above stated recitations and the mutual covenants and conditions set forth hereafter, the Town and Owner agree as follows:

1. Grant of Discretionary Land Use and/or Zoning Approval. The Town, through the appropriate action of the Board and/or Town Council, hereby grants to the Owner, with respect to the Property, a ( ) VARIANCE, (**X**) CONDITIONAL USE, ( ) CONDITIONAL WAIVER, ( ) SPECIAL DEVELOPMENT PERMIT, ( ) PUD APPROVAL, ( ) CONDITIONAL REZONING APPROVAL, and/or (**X**) ARCHITECTURAL APPROVAL, as follows:

A. Grant a conditional use permit to allow a plumbed and heated accessory building in the R1 zone.

2. Conditions of Approval. In consideration of the above referred discretionary approval, the Owner hereby agrees to the following conditions and/or restrictions on the use and/or occupancy of the Property by himself, his heirs, successors, and assigns; which conditions and/or restrictions shall be restrictive covenants granted by the Owner to run with the land, in perpetuity, to the benefit of the Town:

A. The improvements will be constructed as per the approved plan on file at Town offices.
B. All approved parking must be maintained on a year around basis.
C. Snow must be stored on site or removed from the site. Snow may not be placed on the Town rights of way.
D. Residential uses, including sleeping, bathing and cooking are prohibited in the accessory building.

3. Remedies. In addition to other remedies provided by Section 15-2-29 of the Ordinance and by law for the enforcement of this Agreement, the Town shall be entitled to the remedies of specific performance and/or injunctive relief. All such remedies shall not be exclusive, but cumulative. Further, the Town shall be entitled to an award of reasonable attorneys' fees in the substantially successful prosecution or defense of any action to construe, interpret or enforce this Agreement.

4. Nonwaiver. No breach by the Owner, or his heirs, successors, and assigns, of any term or covenant of this Agreement, shall create a waiver by, or estoppel against the Town, as to future or continuing breaches; it being the express understanding of the parties that breaches of this Agreement may be waived only by written consent of the Town.

5. Severance Clause. Any provision of this Agreement which is invalidated or otherwise prohibited by law, will be treated as if it were never a part of this Agreement, and the validity of the remainder of this Agreement shall be unaffected.

IN WITNESS WHEREOF, THE PARTIES EXECUTE THIS AGREEMENT AND GRANT OF RESTRICTIVE COVENANTS ON THIS DATE SET FORTH ABOVE.

TOWN OF CRESTED BUTTE:
a Colorado home rule municipal corporation:

By: _____
Mayor

Attest: _____
Town Clerk
(SEAL)

OWNER AND GRANTOR,

_____
Michael R. Haney

STATE OF COLORADO)
) SS.
COUNTY OF GUNNISON)

The foregoing Agreement and Grant of Restrictive Covenants, styled as a Notice of Agreement for Land Use Conditions and Restrictive Covenants, was acknowledged before me this 16 day of July, 2007 by, Michael R. Haney, Owner and Grantor.

(SEAL)

Veronica Corral
Notary Public
Address: 3233 Louis St
Franklin Pk IL 60131

My Commission Expires: 02/04/09

OFFICIAL SEAL
VERONICA CORRAL
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:02/04/09

STATE OF COLORADO)
) SS.
COUNTY OF GUNNISON)

The foregoing Agreement and Grant of Restrictive Covenants, styled as a Notice of Agreement for Land Use Conditions and Restrictive Covenants, was acknowledged before me this 18th day of August, 2008, by, Alan Bernholtz, Mayor, and Eileen Hughes, Town Clerk, for the Town of Crested Butte, Colorado.

(SEAL) NOTARY PUBLIC DIANE M. THEAKER STATE OF COLORADO

My Commission Expires 10/25/2008

Notary Public
Address: Box 39
Crested Butte, CO 81224

My Commission Expires: 10-25-2008

Return to: Lois Rozman, Finance Director, Town of Crested Butte, P.O. Box 39, Crested Butte, CO 81224

RECORDING REQUESTED BY:
ONCE RECORDED RETURN TO:
Town of Crested Butte
Attn: Finance Director
P.O. Box 39
Crested Butte, CO 81224

NOTICE OF AGREEMENT FOR LAND USE CONDITIONS AND RESTRICTIVE COVENANTS

THIS AGREEMENT AND INDENTURE, made this 1 day of October, 20___ by and between Jean E. Keet (hereinafter referred to as ("Owner"), and the TOWN OF CRESTED BUTTE, COLORADO, a Colorado Home Rule Municipal Corporation (hereinafter referred to as the "Town"), is upon the following terms and conditions:

WITNESSETH:

WHEREAS, the Owner is the record owner of certain real property located in the Town of Crested Butte, County of Gunnison, and State of Colorado, more particularly described as follows:

Block 14, Lot A, Cortner Subdivision,
Town of Crested Butte,

(hereafter "Property") which Property is subject to the Zoning and Land Use Ordinance of the Town of Crested Butte (hereafter "Ordinance"), and

WHEREAS, the Owner has applied to the Town for certain zoning and land use approvals not allowed as a matter of right under the Ordinance, and

WHEREAS, said discretionary zoning and land use applications have been considered and approved by the Town's Board of Zoning and Architectural Review (hereafter "Board") as required by the Ordinance, and

WHEREAS, the Town's Board has placed certain conditions on these approvals pursuant to Section 16-4-460 of the Ordinance, which conditions have been agreed to by the Owner, and

WHEREAS, Section 16-9-70 of the Ordinance provides that all such conditions or covenants "shall be deemed to run with the land, and shall be binding upon the applicant (Owner), his successors and assigns," and

WHEREAS, Section 16-9-70 of the Ordinance provides that conditions or restrictions relative to the use and/or occupancy of the Property which are made a consideration of a discretionary zoning or land use approval, shall be recorded and executed by the Owner and may be recorded by the Town in the real property records of Gunnison County, Colorado, and

WHEREAS, Section 16-9-70 of the Ordinance further provides that a violation of any such conditions or restrictions shall constitute an Offense under Section 16-24-20 of the Ordinance.

NOW, THEREFORE, in consideration of the above stated recitations and the mutual covenants and conditions set forth hereafter, the Town and Owner agree as follows:

1. Grant of Discretionary Land Use and/or Zoning Approval. The Town, through the appropriate action of the Board and/or Town Council, hereby grants to the Owner, with respect to the Property, a ( ) VARIANCE, (**X**) CONDITIONAL USE, ( ) CONDITIONAL WAIVER, ( ) SPECIAL DEVELOPMENT PERMIT, ( ) PUD APPROVAL, ( ) CONDITIONAL REZONING APPROVAL, and/or (**X**) ARCHITECTURAL APPROVAL, as follows:

A. Grant a conditional use permit to allow a plumbed and heated accessory building in the R1C zone.

2. Conditions of Approval. In consideration of the above referred discretionary approval, the Owner hereby agrees to the following conditions and/or restrictions on the use and/or occupancy of the Property by himself, his heirs, successors, and assigns; which conditions and/or restrictions shall be restrictive covenants granted by the Owner to run with the land, in perpetuity, to the benefit of the Town:

A. The improvements will be constructed as per the approved plan on file at Town offices.
B. Residential uses, including sleeping, bathing and cooking are prohibited in the accessory building.
C. All approved parking will be maintained and accessible on a year-round basis.
D. Snow must be stored on site or removed from the site. Snow may not be placed on the Town rights of way.

3. Remedies. In addition to other remedies provided by Section 16-24-20 of the Ordinance and by law for the enforcement of this Agreement, the Town shall be entitled to the remedies of specific performance and/or injunctive relief. All such remedies shall not be exclusive, but cumulative. Further, the Town shall be entitled to an award of reasonable attorneys' fees in the substantially successful prosecution or defense of any action to construe, interpret or enforce this Agreement.

4. Nonnwaiver. No breach by the Owner, or his heirs, successors, and assigns, of any term or covenant of this Agreement, shall create a waiver by, or estoppel against the Town, as to future or continuing breaches; it being the express understanding of the parties that breaches of this Agreement may be waived only by written consent of the Town.

5. Severance Clause. Any provision of this Agreement which is invalidated or otherwise prohibited by law, will be treated as if it were never a part of this Agreement, and the validity of the remainder of this Agreement shall be unaffected.

IN WITNESS WHEREOF, THE PARTIES EXECUTE THIS AGREEMENT AND GRANT OF RESTRICTIVE COVENANTS ON THIS DATE SET FORTH ABOVE.

TOWN OF CRESTED BUTTE:
a Colorado home rule municipal corporation:

By: _____
Mayor

Attest: _____
Town Clerk

(SEAL)

OWNER AND GRANTOR,

_____
Jean E. Keet

STATE OF _____)
) SS.
COUNTY OF _____)

The foregoing Agreement and Grant of Restrictive Covenants, styled as a Notice of Agreement for Land Use Conditions and Restrictive Covenants, was acknowledged before me this 1 day of Oct, 2013, by, Jean E. Keet, Owner and Grantor.

(SEAL)

BRENDA L ARCHER
Notary Public
State of Colorado

_____
Notary Public
Address: 405 6th St
Crested Butte CO 81224

My Commission Expires: 7/29/2014

STATE OF COLORADO)
) SS.
COUNTY OF GUNNISON)

The foregoing Agreement and Grant of Restrictive Covenants, styled as a Notice of Agreement for Land Use Conditions and Restrictive Covenants, was acknowledged before me this 9 day of October, 2013, by, Aaron J. Huckstep, Mayor, and Shelley Jansen, Town Clerk, for the Town of Crested Butte, Colorado.

(SEAL)

JESSICA L. EARLEY
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #20084042246
My Commission Expires December 18, 2016

Jessica Earley
Notary Public
Address: PO Box 455
CB, CO 81224

My Commission Expires: 12-18-2016

RECORDING REQUESTED BY:
WHEN RECORDED RETURN TO:
Town of Crested Butte
Attn: Town Building and Zoning Director
P.O. Box 39
Crested Butte, CO 81224

RESTRICTIVE COVENANT AGREEMENT

THIS RESTRICTIVE COVENANT AGREEMENT (this "**Agreement**") is made effective this 14 day of July, 20 17 by and between the TOWN OF CRESTED BUTTE, COLORADO (the "**Town**"), Colorado home rule municipal corporation with an address of 507 Maroon Avenue, P.O. Box 39, Crested Butte, CO 81224 and **GOTHIC AVENUE LLC, a Colorado limited liability company** ("**Owner**"), with an P.O. Box 2834, Crested Butte, CO 81224.

WITNESSETH:

WHEREAS, Owner is the record owner of certain real property located within Crested Butte and legally described as follows:

> Block 16,
> West 25' of Lots 1-3 (aka North 75' of Lot 5) all lots 6-10,
> When subdivided "Tract 1 of the Myerson Subdivision, part of Lot 7, all of Lot 6 and part of Lot 5,"
> Town of Crested Butte,
> State of Colorado,

commonly known as 222 Gothic Avenue Crested Butte, Colorado 81224 (the "**Subject Property**");

WHEREAS, Owner applied to the Town on July 16, 2015 (the "**Application**") for demolition of existing structure and construction of new single family residence and accessory dwelling for the Subject Property pursuant to Section(s) 16-4-460 to 16-4-520 et seq. of the Crested Butte Municipal Code (the "**Code**");

WHEREAS, on September 29, 2015, the Board of Zoning and Architectural Review (the "**Board**") conducted public hearings on Owner's Application;

WHEREAS, at such public hearings, the Board granted approval of Owner's Application pursuant to Sections 16-9-70 of the Code (collectively, the "**Approvals**");

WHEREAS, at such public hearings, the Board placed certain conditions on the Approvals as further described herein; and

RECORDING REQUESTED BY:
WHEN RECORDED RETURN TO:
Town of Crested Butte
Attn: Town Building and Zoning Director
P.O. Box 39
Crested Butte, CO 81224

RESTRICTIVE COVENANT AGREEMENT

THIS RESTRICTIVE COVENANT AGREEMENT (this "**Agreement**") is made effective this 14 day of July, 2017 by and between the TOWN OF CRESTED BUTTE, COLORADO (the "**Town**"), Colorado home rule municipal corporation with an address of 507 Maroon Avenue, P.O. Box 39, Crested Butte, CO 81224 and **GOTHIC AVENUE LLC, a Colorado limited liability company ("Owner"),** with an P.O. Box 2834, Crested Butte, CO 81224.

WITNESSETH:

WHEREAS, Owner is the record owner of certain real property located within Crested Butte and legally described as follows:

> Block 16,
> West 25' of Lots 1-3 (aka North 75' of Lot 5) all lots 6-10,
> When subdivided "Tract 1 of the Myerson Subdivision, part of Lot 7, all of Lot 6 and part of Lot 5,"
> Town of Crested Butte,
> State of Colorado,

commonly known as 222 Gothic Avenue Crested Butte, Colorado 81224 (the "**Subject Property**");

WHEREAS, Owner applied to the Town on July 16, 2015 (the "**Application**") for demolition of existing structure and construction of new single family residence and accessory dwelling for the Subject Property pursuant to Section(s) 16-4-460 to 16-4-520 et seq. of the Crested Butte Municipal Code (the "**Code**");

WHEREAS, on September 29, 2015, the Board of Zoning and Architectural Review (the "**Board**") conducted public hearings on Owner's Application;

WHEREAS, at such public hearings, the Board granted approval of Owner's Application pursuant to Sections 16-9-70 of the Code (collectively, the "**Approvals**");

WHEREAS, at such public hearings, the Board placed certain conditions on the Approvals as further described herein; and

WHEREAS, Owner has agreed to satisfy such conditions and heretofore agreed to place the following covenants against the Subject Property.

NOW, THEREFORE, in consideration of the agreements, covenant and conditions set forth herein, the Town and Owner agree as follows:

AGREEMENT:

1. **Grant of Approvals**. The Board, through the Approvals, hereby grants to Owner with respect to the Subject Property the following rights appurtenant:

(a) (___) variance;
(b) (_X_) conditional use;
(c) (___) conditional waiver;
(d) (___) special development permit;
(e) (___) planned unit development;
(f) (___) conditional rezoning; and/or
(g) (_X_) architectural approval.

The following matters apply to such rights: A conditional use permit for an accessory dwelling is granted.

2. **Conditions to Approvals**. In consideration of the Approvals, Owner hereby agrees to the following conditions and restrictions on the use and occupancy of the Subject Property:

a) The improvements will be constructed as per the approved plan on file at Town offices;
b) Snow must be stored on site or removed from the site. Snow may not be placed on the Town rights of way;
c) All approved parking accessed through the alley will be maintained and accessible on a year-round basis;
d) The construction of both the primary residence and the accessory dwelling must occur under one building permit as a condition of the Subdivision approval;
a) The accessory dwelling must remain in common ownership at all times with the primary dwelling or principal building on the same building site; and
b) Either the accessory dwelling, the primary dwelling or both shall be used exclusively as a long-term rental. Rental shall be to any natural person who resides in Gunnison County as that person's primary residence for a term of not less than six (6) months. Where such property is vacant for a period of three (3) months or more during such six month period, such property shall not constitute a long-term rental under this definition and is subject to disciplinary action. Such property may not be rented to any person with greater than 10% ownership interest in the property or to any person with greater than 10% ownership interest in an entity with ownership of the property. Natural person is only an individual and shall not include any association, firm, partnership, corporation or other entity. Such

rental must be actively offered for rental, as supported by reasonable evidence of such rental. .

The Approvals are subject to all the requirements, rights and obligations set forth in the Code, including, without limitation, those set forth in Sections 4-8-10, 16-24-30, 16-9-70, 16-24-20 and 18-13-10 (a) (regarding entry for enforcement and inspection), as amended, as if such requirements, rights and obligations were included verbatim herein. Regarding entry and inspection, Owner consent to such entry and inspection in consideration of the rights granted in this Agreement, at upon reasonable notice to Owner and at reasonable times. Upon written inquiry by the Town respecting Owner's compliance with the terms hereof, Owner shall reasonably promptly and truthfully, and under penalty of perjury, respond to the Town's inquiry in the time frame given to Owner in such inquiry. Absent the Town giving Owner a specific time for such response, such time frame for Owner's response shall be 30 days from Owner's receipt of such inquiry.

3. **Duration; Obligations**. The rights, obligations and restrictions contained in this Agreement shall run with the land and title to the Subject Property and shall forever bind all persons and entities having any right, title or interest in and to the Subject Property.

4. **Warranty of Priority**. Owner represents and warrants that the lien or encumbrance created by the obligations contained in this Agreement pursuant to the Code shall be superior to any deed of trust or other lien on the Property.

5. **Indemnification**. Owner, for itself, its successors and assigns hereby undertakes to indemnify, defend, hold harmless and pay the Town, its elected officials, appointed boards, officers, employees, managers, attorneys, contractors, agents, insurers and insurance pools, from any and all loss, cost, expense, claim or damage of any kind, including, without limitation, reasonable attorneys' fees, costs and expenses, arising from or relating to Owner's obligations under this Agreement and the breach thereof, and its and their exercise of the rights and privileges granted by this Agreement.

6. **Default; Remedies**.

6.1 The following conditions, occurrences or actions shall constitute a default by Owner under this Agreement:

(a) Owner's failure to pay to the Town upon demand any amounts due and owing the Town in connection with the Subject Property and the Approvals; or

(b) Owner's violation of any provision of this Agreement, the Approvals or the Code.

6.2 Upon the occurrence of a default of Owner, the Town shall have one or more of the following remedies: (i) recover any and all amounts due and owning the Town on account of such default including, without limitation, any fines, fees, costs and any reasonable

attorneys' fees, costs and expenses; (ii) terminate this Agreement and with it the Approvals and the rights granted by the Board pursuant thereto; and (iii) pursue all remedies available at law and in equity, including, without limitation, abatement, the institution of collection procedures pursuant to Section 4-8-10 of the Code and/or any other rights or remedied available under the Code and applicable law.

6.3 All remedies may be applied concurrently and not to the exclusion of any other remedy. In the event of any legal action or advice necessary to pursue such remedies or interpret this Agreement, Owner shall pay to the Town all reasonable costs and expenses in connection therewith, including, without limitation, reasonable attorneys' fees and associated costs.

6.4 Any amounts due and owing the Town pursuant to this Agreement shall accrue interest at a rate of 12% per annum until such amounts are paid.

7. **Representations and Warranties**. Owner represents and warrants that:

(a) it is duly qualified to do business and is in good standing in the State of Colorado;

(b) it, and the persons executing this Agreement, have full power and authority to execute, deliver and perform its obligations under this Agreement;

(c) that it will comply with all applicable laws, ordinances, rules, regulations or orders issued by any public or governmental agency, body or authority, whether federal, State, local or otherwise, and has obtained all applicable permits and licenses required of Owner in connection with its obligations under this Agreement; and

(d) it shall be subject to all laws, ordinances and regulations that become effective after the effective date hereof to the extent permitted by applicable law.

8. **Miscellaneous**.

8.1 **Defined Terms**. Capitalized terms not otherwise defined herein shall have the meanings ascribed to such terms in the Code.

8.2 **Recitals**. The Recitals set forth hereinabove are deemed to be material terms of this Agreement.

8.3 **Construction**. None of the provisions of this Agreement shall be construed against or interpreted to the disadvantage of either party hereto by any court or other governmental or judicial authority by reason of such party having or being deemed to have structured or dictated such provisions.

8.4 **No Third-Party Beneficiaries**. Nothing contained in this Agreement shall create a contractual relationship with or a cause of action in favor of any third party against either the Town or Owner.

8.5 **Enforcement**. Every violation of this Agreement shall be deemed to be a nuisance and shall be subject to all the remedies provided for the abatement of nuisances. A failure to comply with this Agreement shall be grounds for an action to recover damages, for injunctive relief, for specific performance and/or any other remedy available at law and in equity.

8.6 **Notices**. All notices required pursuant to this Agreement shall be deemed served upon depositing a certified letter, return receipt requested, in the United States mail, addressed to the party being served with such notice at the addresses set forth above, unless a request to mail to a different address is provided in writing to the other party.

8.7 **Severability**. If any provision of this Agreement is determined to be invalid, unenforceable of prohibited by any court, the same shall not affect any other provision or section hereof and all other provisions and sections shall remain in full force and effect.

8.8 **Entire Agreement**. This Agreement represents the entire agreement of the parties respecting the subject matters addressed herein. Any other agreement, written or oral, are hereby merged herein. This Agreement may be amended only in writing by properly executed agreement.

8.9 **Governing Law; Venue**. This Agreement shall be governed and construed in accordance with the laws of the State of Colorado. Venue is any action in connection with this Agreement shall be the District Court of Gunnison County, Colorado.

8.10 **Waiver**. No breach by Owner, or his heirs, successors, and assigns, of any term or covenant of this Agreement, shall create a waiver by, or estoppel against the Town, as to future or continuing breaches it being the express understanding of the parties that breaches of this Agreement may be waived only by written consent of the Town.

8.11 **Amendment**. No term or provision of this Agreement may be amended, except in writing signed and duly acknowledged by the parties, and in the Town's case, duly adopted by the Board or Town Council, as applicable. No such amendment shall be effective until recorded in the official real property records of the Clerk and Recorder of Gunnison County, Colorado.

8.12 **Counterparts; Telecopy**. This Agreement may be executed in multiple counterparts, each of when, when taken together, shall constitute one and the same instrument. For purposes of enforcement, facsimile, E-mail and telecopy reproductions of this Agreement shall be deemed to be originals.

[Remainder of Page Intentionally Left Blank;
Signature Page(s) to Follow]

IN WITNESS WHEREOF, Owner and the Town have caused this Agreement to be executed effective as of the date first written above.

TOWN:

TOWN OF CRESTED BUTTE, COLORADO
a Colorado home rule municipal corporation

By: _____
Glenn Michel, Mayor

Attest: _____
Lynelle Stanford, Town Clerk

[SEAL]

OWNER:

Gothic Avenue, LLC
a Colorado Limited Liability Company

By: _____
Name: Josh Jackson
Title: president

STATE OF Colorado)
) ss.
COUNTY OF Gunnison)

The foregoing Restrictive Covenant Agreement was acknowledged before me this 25 day of July, 2017 by Glenn Michael, Mayor of the Town of Crested Butte, a Colorado home rule municipality on behalf of said entity.

Witness my hand and official seal.
My commission expires: 12-18-2020

Jessica L Earley
Notary Public

JESSICA L. EARLEY
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #20084042246
My Commission Expires December 18, 2020

STATE OF Colorado)
) ss.
COUNTY OF Gunnison)

The foregoing Restrictive Covenant Agreement was acknowledged before me this 14 day of July, 2017 by Josh Jackson, President of Gothic Avenue LLC, a Colorado limited liability corporation on behalf of said entity.

Witness my hand and official seal.
My commission expires: 12-18-2020

Jessica L Earley
Notary Public

JESSICA L. EARLEY
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #20084042246
My Commission Expires December 18, 2020

RECORDING REQUESTED BY:
WHEN RECORDED RETURN TO:
Town of Crested Butte
Attention: Town Clerk
P.O. Box 39
507 Maroon Avenue
Crested Butte, CO 81224

STATEMENT OF AUTHORITY

Pursuant to C.R.S. § 38-30-172, the undersigned hereby executes this Statement of Authority on behalf of Gothic Avenue LLC, a Colorado limited liability company, an entity other than an individual, capable of holding title to real property (the "**Entity**"), and states as follows:

(1) The Name of the Entity is: Gothic Avenue, LLC.

(2) The Entity is a Colorado Limited Liability Company

(3) The mailing address for the Entity is P.O. Box 2834 Crested Butte, CO 81224

(4) The name and position of the person authorized by formal Entity action to execute instruments conveying, encumbering or otherwise affecting title to real property on behalf of the Entity is: Josh Jackson, president [TITLE].

(5) The limitations upon the authority of the person named above or holding the position described above to bind the Entity are as follows: none.

(6) Other matters concerning the manner in which the Entity deals with any interest in real property are: _____.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK;
SIGNATURE PAGE TO FOLLOW]

EXECUTED this ~~July~~ 14 day of July, 2017.

Gothic Avenue LLC,
a Colorado limited liability corporation

By: [signature]
Name: Josh Jackson
Title: president

STATE OF Colorado)
) ss.
COUNTY OF Gunnison)

The foregoing Statement of Authority was acknowledged before me this 14 day of July, 2017, by Josh Jackson, president of Gothic Avenue LLC, a Colorado limited liability corporation on behalf of said entity.

Witness my hand and official seal.
My commission expires: 12-18-2020.

[signature]
Notary Public

JESSICA L. EARLEY
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #20084042246
My Commission Expires December 18, 2020

RECORDING REQUESTED BY:
WHEN RECORDED RETURN TO:
Town of Crested Butte
Attn: Town Building and Zoning Director
P.O. Box 39
Crested Butte, CO 81224

RESTRICTIVE COVENANT AGREEMENT

THIS RESTRICTIVE COVENANT AGREEMENT (this "**Agreement**") is made effective this 14 day of July, 20 17 by and between the TOWN OF CRESTED BUTTE, COLORADO (the "**Town**"), Colorado home rule municipal corporation with an address of 507 Maroon Avenue, P.O. Box 39, Crested Butte, CO 81224 and **GOTHIC AVENUE LLC, a Colorado limited liability company** ("**Owner**"), with an P.O. Box 2834, Crested Butte, CO 81224.

WITNESSETH:

WHEREAS, Owner is the record owner of certain real property located within Crested Butte and legally described as follows:

> Block 16,
> West 25' of Lots 1-3 (aka North 75' of Lot 5) all lots 6-10,
> When subdivided "Tract 3 of the Myerson Subdivision, part of Lot 9 and all of Lot 10,"
> Town of Crested Butte,
> State of Colorado,

commonly known as 214 Gothic Avenue Crested Butte, Colorado 81224 (the "**Subject Property**");

WHEREAS, Owner applied to the Town on July 16, 2015 (the "**Application**") for demolition of existing structure and construction of new single family residence and accessory dwelling for the Subject Property pursuant to Section(s) 16-4-460 to 16-4-520 et seq. of the Crested Butte Municipal Code (the "**Code**");

WHEREAS, on September 29, 2015, the Board of Zoning and Architectural Review (the "**Board**") conducted public hearings on Owner's Application;

WHEREAS, at such public hearings, the Board granted approval of Owner's Application pursuant to Sections 16-9-70 of the Code (collectively, the "**Approvals**");

WHEREAS, at such public hearings, the Board placed certain conditions on the Approvals as further described herein; and

RECORDING REQUESTED BY:
WHEN RECORDED RETURN TO:
Town of Crested Butte
Attn: Town Building and Zoning Director
P.O. Box 39
Crested Butte, CO 81224

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WHEREAS, at such public hearings, the Board granted approval of Owner's Application pursuant to Sections 16-9-70 of the Code (collectively, the "**Approvals**");

WHEREAS, at such public hearings, the Board placed certain conditions on the Approvals as further described herein; and

WHEREAS, Owner has agreed to satisfy such conditions and heretofore agreed to place the following covenants against the Subject Property.

NOW, THEREFORE, in consideration of the agreements, covenant and conditions set forth herein, the Town and Owner agree as follows:

AGREEMENT:

1. **Grant of Approvals**. The Board, through the Approvals, hereby grants to Owner with respect to the Subject Property the following rights appurtenant:

(a) (___) variance;
(b) (_X_) conditional use;
(c) (___) conditional waiver;
(d) (___) special development permit;
(e) (___) planned unit development;
(f) (___) conditional rezoning; and/or
(g) (_X_) architectural approval.

The following matters apply to such rights: A conditional use permit for an accessory dwelling is granted.

2. **Conditions to Approvals**. In consideration of the Approvals, Owner hereby agrees to the following conditions and restrictions on the use and occupancy of the Subject Property:

a) The improvements will be constructed as per the approved plan on file at Town offices;
b) Snow must be stored on site or removed from the site. Snow may not be placed on the Town rights of way;
c) All approved parking accessed through the alley will be maintained and accessible on a year-round basis;
d) The construction of both the primary residence and the accessory dwelling must occur under one building permit as a condition of the Subdivision approval;
a) The accessory dwelling must remain in common ownership at all times with the primary dwelling or principal building on the same building site; and
b) Either the accessory dwelling, the primary dwelling or both shall be used exclusively as a long-term rental. Rental shall be to any natural person wbo resides in Gunnison County as that person's primary residence for a term of not less than six (6) months. Where such property is vacant for a period of three (3) months or more during such six month period, such property shall not constitute a long-term rental under this definition and is subject to disciplinary action. Such property may not be rented to any person with greater than 10% ownership interest in the property or to any person with greater than 10% ownership interest in an entity with ownership of the property. Natural person is only an individual and shall not include any association, firm, partnership, corporation or other entity. Such

rental must be actively offered for rental, as supported by reasonable evidence of such rental. .

The Approvals are subject to all the requirements, rights and obligations set forth in the Code, including, without limitation, those set forth in Sections 4-8-10, 16-24-30, 16-9-70, 16-24-20 and 18-13-10 (a) (regarding entry for enforcement and inspection), as amended, as if such requirements, rights and obligations were included verbatim herein. Regarding entry and inspection, Owner consent to such entry and inspection in consideration of the rights granted in this Agreement, at upon reasonable notice to Owner and at reasonable times. Upon written inquiry by the Town respecting Owner's compliance with the terms hereof, Owner shall reasonably promptly and truthfully, and under penalty of perjury, respond to the Town's inquiry in the time frame given to Owner in such inquiry. Absent the Town giving Owner a specific time for such response, such time frame for Owner's response shall be 30 days from Owner's receipt of such inquiry.

3. **Duration; Obligations**. The rights, obligations and restrictions contained in this Agreement shall run with the land and title to the Subject Property and shall forever bind all persons and entities having any right, title or interest in and to the Subject Property.

4. **Warranty of Priority**. Owner represents and warrants that the lien or encumbrance created by the obligations contained in this Agreement pursuant to the Code shall be superior to any deed of trust or other lien on the Property.

5. **Indemnification**. Owner, for itself, its successors and assigns hereby undertakes to indemnify, defend, hold harmless and pay the Town, its elected officials, appointed boards, officers, employees, managers, attorneys, contractors, agents, insurers and insurance pools, from any and all loss, cost, expense, claim or damage of any kind, including, without limitation, reasonable attorneys' fees, costs and expenses, arising from or relating to Owner's obligations under this Agreement and the breach thereof, and its and their exercise of the rights and privileges granted by this Agreement.

6. **Default; Remedies**.

6.1 The following conditions, occurrences or actions shall constitute a default by Owner under this Agreement:

(a) Owner's failure to pay to the Town upon demand any amounts due and owing the Town in connection with the Subject Property and the Approvals; or

(b) Owner's violation of any provision of this Agreement, the Approvals or the Code.

6.2 Upon the occurrence of a default of Owner, the Town shall have one or more of the following remedies: (i) recover any and all amounts due and owning the Town on account of such default including, without limitation, any fines, fees, costs and any reasonable

attorneys' fees, costs and expenses; (ii) terminate this Agreement and with it the Approvals and the rights granted by the Board pursuant thereto; and (iii) pursue all remedies available at law and in equity, including, without limitation, abatement, the institution of collection procedures pursuant to Section 4-8-10 of the Code and/or any other rights or remedied available under the Code and applicable law.

6.3 All remedies may be applied concurrently and not to the exclusion of any other remedy. In the event of any legal action or advice necessary to pursue such remedies or interpret this Agreement, Owner shall pay to the Town all reasonable costs and expenses in connection therewith, including, without limitation, reasonable attorneys' fees and associated costs.

6.4 Any amounts due and owing the Town pursuant to this Agreement shall accrue interest at a rate of 12% per annum until such amounts are paid.

7. **Representations and Warranties**. Owner represents and warrants that:

(a) it is duly qualified to do business and is in good standing in the State of Colorado;

(b) it, and the persons executing this Agreement, have full power and authority to execute, deliver and perform its obligations under this Agreement;

(c) that it will comply with all applicable laws, ordinances, rules, regulations or orders issued by any public or governmental agency, body or authority, whether federal, State, local or otherwise, and has obtained all applicable permits and licenses required of Owner in connection with its obligations under this Agreement; and

(d) it shall be subject to all laws, ordinances and regulations that become effective after the effective date hereof to the extent permitted by applicable law.

8. **Miscellaneous**.

8.1 **Defined Terms**. Capitalized terms not otherwise defined herein shall have the meanings ascribed to such terms in the Code.

8.2 **Recitals**. The Recitals set forth hereinabove are deemed to be material terms of this Agreement.

8.3 **Construction**. None of the provisions of this Agreement shall be construed against or interpreted to the disadvantage of either party hereto by any court or other governmental or judicial authority by reason of such party having or being deemed to have structured or dictated such provisions.

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Signature Page(s) to Follow]

IN WITNESS WHEREOF, Owner and the Town have caused this Agreement to be executed effective as of the date first written above.

TOWN:

TOWN OF CRESTED BUTTE, COLORADO
a Colorado home rule municipal corporation

By: _____
Glenn Michel, Mayor

Attest: _____
Lynelle Stanford, Town Clerk

[SEAL]

OWNER:

Gothic Avenue, LLC
a Colorado Limited Liability Company

By: _____
Name: Josh Jackson
Title: President

STATE OF Colorado)
) ss.
COUNTY OF Gunnison)

The foregoing Restrictive Covenant Agreement was acknowledged before me this 25 day of July, 2017 by Glenn Michel, Mayor of the Town of Crested Butte, a Colorado home rule municipality on behalf of said entity.

Witness my hand and official seal.
My commission expires: 12-18-2020

Jessica L Earley
Notary Public

JESSICA L. EARLEY
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #20084042246
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RECORDING REQUESTED BY:
WHEN RECORDED RETURN TO:
Town of Crested Butte
Attn: Town Building and Zoning Director
P.O. Box 39
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RESTRICTIVE COVENANT AGREEMENT

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WITNESSETH:

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WHEREAS, Owner applied to the Town on July 16, 2015 (the "**Application**") for demolition of existing structure and construction of new single family residence and accessory dwelling for the Subject Property pursuant to Section(s) 16-4-460 to 16-4-520 et seq. of the Crested Butte Municipal Code (the "**Code**");

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rental must be actively offered for rental, as supported by reasonable evidence of such rental. .

The Approvals are subject to all the requirements, rights and obligations set forth in the Code, including, without limitation, those set forth in Sections 4-8-10, 16-24-30, 16-9-70, 16-24-20 and 18-13-10 (a) (regarding entry for enforcement and inspection), as amended, as if such requirements, rights and obligations were included verbatim herein. Regarding entry and inspection, Owner consent to such entry and inspection in consideration of the rights granted in this Agreement, at upon reasonable notice to Owner and at reasonable times. Upon written inquiry by the Town respecting Owner's compliance with the terms hereof, Owner shall reasonably promptly and truthfully, and under penalty of perjury, respond to the Town's inquiry in the time frame given to Owner in such inquiry. Absent the Town giving Owner a specific time for such response, such time frame for Owner's response shall be 30 days from Owner's receipt of such inquiry.

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8.8 **Entire Agreement**. This Agreement represents the entire agreement of the parties respecting the subject matters addressed herein. Any other agreement, written or oral, are hereby merged herein. This Agreement may be amended only in writing by properly executed agreement.

8.9 **Governing Law; Venue**. This Agreement shall be governed and construed in accordance with the laws of the State of Colorado. Venue is any action in connection with this Agreement shall be the District Court of Gunnison County, Colorado.

8.10 **Waiver**. No breach by Owner, or his heirs, successors, and assigns, of any term or covenant of this Agreement, shall create a waiver by, or estoppel against the Town, as to future or continuing breaches it being the express understanding of the parties that breaches of this Agreement may be waived only by written consent of the Town.

8.11 **Amendment**. No term or provision of this Agreement may be amended, except in writing signed and duly acknowledged by the parties, and in the Town's case, duly adopted by the Board or Town Council, as applicable. No such amendment shall be effective until recorded in the official real property records of the Clerk and Recorder of Gunnison County, Colorado.

8.12 **Counterparts; Telecopy**. This Agreement may be executed in multiple counterparts, each of when, when taken together, shall constitute one and the same instrument. For purposes of enforcement, facsimile, E-mail and telecopy reproductions of this Agreement shall be deemed to be originals.

[Remainder of Page Intentionally Left Blank;
Signature Page(s) to Follow]

IN WITNESS WHEREOF, Owner and the Town have caused this Agreement to be executed effective as of the date first written above.

TOWN:

TOWN OF CRESTED BUTTE, COLORADO
a Colorado home rule municipal corporation

By: _____
Glenn Michel, Mayor

Attest: _____
Lynelle Stanford, Town Clerk

[SEAL]

OWNER:

Gothic Avenue, LLC
a Colorado Limited Liability Company

By: _____
Name: Josh Jackson
Title: president

STATE OF Colorado)
) ss.
COUNTY OF Gunnison)

The foregoing Restrictive Covenant Agreement was acknowledged before me this 25 day of July, 2017 by Glenn Michel, Mayor of the Town of Crested Butte, a Colorado home rule municipality on behalf of said entity.

Witness my hand and official seal.
My commission expires: 12-18-2020

JESSICA L. EARLEY
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #20084042246
Commission Expires December 18, 2020

Jessica L Earley
Notary Public

STATE OF Colorado)
) ss.
COUNTY OF Gunnison)

The foregoing Restrictive Covenant Agreement was acknowledged before me this 14 day of July, 2017 by Josh Jackson, President of Gothic Avenue LLC, a Colorado limited liability corporation on behalf of said entity.

Witness my hand and official seal.
My commission expires: 12-18-2020

JESSICA L. EARLEY
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #20084042246
My Commission Expires December 18, 2020

Jessica L Earley
Notary Public

S Dominguez Gunnison County, CO
5/21/2013 4:19:47 PM
373

RECORDING REQUESTED BY:
ONCE RECORDED RETURN TO:
Town of Crested Butte
Attn: Finance Director
P.O. Box 39
Crested Butte, CO 81224

NOTICE OF AGREEMENT FOR LAND USE CONDITIONS AND RESTRICTIVE COVENANTS

THIS NOTICE OF AGREEMENT FOR LAND USE CONDITIONS AND RESTRICTIVE COVENANTS ("Agreement") is made this 30 day of April, 2013 by and between Christopher K. Hensley and Sally R. Hensley, ("Owner"), and the TOWN OF CRESTED BUTTE, COLORADO, a Colorado home rule municipality ("Town") and is upon the following terms and conditions:

WITNESSETH:

WHEREAS, the Owner is the record owner of certain real property located in the Town of Crested Butte, County of Gunnison, State of Colorado, more particularly described as follows:

Lots 13-14,
Block 36,
Town of Crested Butte

("Property"), which Property is subject to the requirements of the Crested Butte Municipal Code ("Code"), including, without limitation, Chapter 16 thereof;

WHEREAS, the Owner has applied to the Town for certain zoning and land use approvals not allowed as a matter of right under the Code;

WHEREAS, said discretionary zoning and land use applications have been considered and approved by the Town's Board of Zoning and Architectural Review ("Board") as required by the Code;

WHEREAS, the Board has placed certain conditions on these approvals pursuant to Section 16-4-480 of the Code, which such conditions have been agreed to by the Owner;

WHEREAS, Section 16-9-70 of the Code provides that all such conditions or covenants shall be deemed to run with the land;

WHEREAS, Section 16-9-70 of the Code provides that conditions or restrictions relative to the use and/or occupancy of the Property which are made a consideration of a discretionary zoning or land use approval, shall be recorded and executed by the Owner and may be recorded by the Town in the real property records of Gunnison County, Colorado; and

WHEREAS, Section 16-9-70 of the Code further provides that a violation of any such conditions or restrictions shall constitute offense under Section 16-24-20 of the Code.

NOW, THEREFORE, in consideration of the above stated recitations and the mutual covenants and conditions set forth hereafter, the Town and Owner agree as follows:

1. Grant of Discretionary Land Use and/or Zoning Approval. The Town, through the appropriate action of the Board and/or Town Council, hereby grants to the Owner, with respect to the Property, a ( ) VARIANCE, (X) CONDITIONAL USE, ( ) CONDITIONAL WAIVER, ( ) SPECIAL DEVELOPMENT PERMIT, ( ) PUD APPROVAL, ( ) CONDITIONAL REZONING APPROVAL, and/or (X) ARCHITECTURAL APPROVAL, as follows:

    a. Grant an expansion of a conditional use permit involving the demolition of an existing accessory dwelling and the construction of a new, one bedroom accessory dwelling in the R1C zone.

2. Conditions of Approval. In consideration of the above referred discretionary approval the Owner hereby agrees to the following conditions and/or restrictions on the use and/or occupancy of the Property which conditions and/or restrictions shall be restrictive covenants granted by the Owner to run with the land, in perpetuity, to the benefit of the Town:

    A. The improvements will be constructed as per the approved plan on file at Town offices.
    B. A deed-restricted long-term rental unit as defined by the Crested Butte Municipal Code must be maintained on the property at all times.
    C. All approved parking will be maintained and accessible on a year-round basis.
    D. Snow must be stored on site or removed from the site. Snow may not be placed on the Town rights of way.

3. Remedies. In addition to other remedies provided by Section 16-24-20 of the Code and by law for the enforcement of this Agreement, the Town shall be entitled to the remedies of specific performance and/or injunctive relief. All such remedies shall not be exclusive, but cumulative. Further, the Town shall be entitled to an award of reasonable attorneys' fees in the substantially successful action in connection with this Agreement.

4. Nonnwaiver. No breach by the Owner, or his heirs, successors, and assigns, of any term or covenant of this Agreement, shall create a waiver by or estoppel against the Town, as to future or continuing breaches; it being the express understanding of the parties that breaches of this Agreement may be waived only by written consent of the Town.

5. Severance Clause. Any provision of this Agreement which is invalidated or otherwise prohibited by law, will be treated as if it were never a part of this Agreement, and the validity of the remainder of this Agreement shall be unaffected.

IN WITNESS WHEREOF, THE PARTIES EXECUTE THIS AGREEMENT AND GRANT OF RESTRICTIVE COVENANTS ON THIS DATE SET FORTH ABOVE.

TOWN:

TOWN OF CRESTED BUTTE:
a Colorado home rule municipality

By: _____
Mayor

Attest: _____
Town Clerk

(SEAL)

OWNER:

Christopher K. Hensley

Sally R. Hensley

STATE OF COLORADO)
) SS.
COUNTY OF GUNNISON)

The foregoing Notice of Agreement for Land Use Conditions and Restrictive Covenants was acknowledged before me this 30 day of APRIL, 2013, by, _____, Christopher K. Hensley and Sally R. Hensley .

(SEAL)

CHERI L. MOYER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #19954004697
My Commission Expires March 31, 2015

Notary Public
Address: GUNNISON CO

My Commission Expires: 3-31-15

STATE OF COLORADO)
) SS.
COUNTY OF GUNNISON)

TOWN OF CRESTED BUTTE:
a Colorado home rule municipality

By: _____
Mayor

Attest: _____
Town Clerk

TOWN OF CRESTED BUTTE CORPORATE SEAL JULY 2, 1880 GUNNISON COUNTY, CO

STATE OF COLORADO)
) SS.
COUNTY OF GUNNISON)

The foregoing Notice of Agreement for Land Use Conditions and Restrictive Covenants, was acknowledged before me this 20 day of May, 2013, by Aaron J. Huckstep, Mayor, for the Town of Crested Butte, Colorado.

(SEAL)

JESSICA L. EARLEY
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #20084042246
My Commission Expires December 18, 2016

Jessica Earley
Notary Public
Address: PO BOX 455
CB, CO 81224

My Commission Expires: 12-18-2016

RECORDING REQUESTED BY:
WHEN RECORDED RETURN TO:
Town of Crested Butte
Attn: Town Building and Zoning Director
P.O. Box 39
Crested Butte, CO 81224

RESTRICTIVE COVENANT AGREEMENT

THIS RESTRICTIVE COVENANT AGREEMENT (this "**Agreement**") is made effective this 20th day of October, 2016 by and between the TOWN OF CRESTED BUTTE, COLORADO (the "**Town**"), Colorado home rule municipal corporation with an address of 507 Maroon Avenue, P.O. Box 39, Crested Butte, CO 81224 and Faust Mountain Properties, LLC ("**Owner**"), a limited liability corporation, with an address of P.O. Box 672, Crested Butte, CO 81224.

WITNESSETH:

WHEREAS, Owner is the record owner of certain real property located within Crested Butte and legally described as follows:

Block 63,
Lots 21-22,
Town of Crested Butte,
State of Colorado,

commonly known as 709/711 Belleview Avenue, Crested Butte, Colorado 81224 (the "**Subject Property**");

WHEREAS, Owner applied to the Town on February 29, 2016 (the "**Application**") for single family residence and an accessory dwelling for the Subject Property pursuant to Section(s) 16-4-10 through 16-4-70 et seq. of the Crested Butte Municipal Code (the "**Code**");

WHEREAS, on April 26, 2016 the Board of Zoning and Architectural Review (the "**Board**") conducted public hearings on Owner's Application;

WHEREAS, at such public hearings, the Board granted approval of Owner's Application pursuant to Sections 16-9-70 of the Code (collectively, the "**Approvals**");

WHEREAS, at such public hearings, the Board placed certain conditions on the Approvals as further described herein; and

WHEREAS, Owner has agreed to satisfy such conditions and heretofore agreed to place the following covenants against the Subject Property.

RECORDING REQUESTED BY:
WHEN RECORDED RETURN TO:
Town of Crested Butte
Attn: Town Building and Zoning Director
P.O. Box 39
Crested Butte, CO 81224

RESTRICTIVE COVENANT AGREEMENT

THIS RESTRICTIVE COVENANT AGREEMENT (this "**Agreement**") is made effective this 20TH day of October, 2016 by and between the TOWN OF CRESTED BUTTE, COLORADO (the "**Town**"), Colorado home rule municipal corporation with an address of 507 Maroon Avenue, P.O. Box 39, Crested Butte, CO 81224 and Faust Mountain Properties, LLC ("**Owner**"), a limited liability corporation, with an address of P.O. Box 672, Crested Butte, CO 81224.

WITNESSETH:

WHEREAS, Owner is the record owner of certain real property located within Crested Butte and legally described as follows:

Block 63,
Lots 21-22,
Town of Crested Butte,
State of Colorado,

commonly known as 709/711 Belleview Avenue, Crested Butte, Colorado 81224 (the "**Subject Property**");

WHEREAS, Owner applied to the Town on February 29, 2016 (the "**Application**") for single family residence and an accessory dwelling for the Subject Property pursuant to Section(s) 16-4-10 through 16-4-70 et seq. of the Crested Butte Municipal Code (the "**Code**");

WHEREAS, on April 26, 2016 the Board of Zoning and Architectural Review (the "**Board**") conducted public hearings on Owner's Application;

WHEREAS, at such public hearings, the Board granted approval of Owner's Application pursuant to Sections 16-9-70 of the Code (collectively, the "**Approvals**");

WHEREAS, at such public hearings, the Board placed certain conditions on the Approvals as further described herein; and

WHEREAS, Owner has agreed to satisfy such conditions and heretofore agreed to place the following covenants against the Subject Property.

NOW, THEREFORE, in consideration of the agreements, covenant and conditions set forth herein, the Town and Owner agree as follows:

AGREEMENT:

1. **Grant of Approvals**. The Board, through the Approvals, hereby grants to Owner with respect to the Subject Property the following rights appurtenant:

(a) (___) variance;
(b) (_X_) conditional use;
(c) (___) conditional waiver;
(d) (___) special development permit;
(e) (___) planned unit development;
(f) (___) conditional rezoning; and/or
(g) (_X_) architectural approval.

The following matters apply to such rights: A conditional use permit for an accessory dwelling in the R1zone was granted.

2. **Conditions to Approvals**. In consideration of the Approvals, Owner hereby agrees to the following conditions and restrictions on the use and occupancy of the Subject Property:

a) The improvements will be constructed as per the approved plans on file at Town offices;
b) All approved parking will be maintained and accessible on a year-round basis;
c) Snow must be stored on site or removed from the site. Snow may not be placed on the Town rights of way; and
d) A long term residential unit, as defined by the Crested Butte Municipal Code section 16-1-20, must be maintained on the property.

The Approvals are subject to all the requirements, rights and obligations set forth in the Code, including, without limitation, those set forth in Sections 4-8-10, 16-24-30, 16-9-70, 16-24-20 and 18-13-10 (a) (regarding entry for enforcement and inspection), as amended, as if such requirements, rights and obligations were included verbatim herein. Regarding entry and inspection, Owner consent to such entry and inspection in consideration of the rights granted in this Agreement, at upon reasonable notice to Owner and at reasonable times. Upon written inquiry by the Town respecting Owner's compliance with the terms hereof, Owner shall reasonably promptly and truthfully, and under penalty of perjury, respond to the Town's inquiry in the time frame given to Owner in such inquiry. Absent the Town giving Owner a specific time for such response, such time frame for Owner's response shall be 30 days from Owner's receipt of such inquiry.

3. **Duration; Obligations**. The rights, obligations and restrictions contained in this Agreement shall run with the land and title to the Subject Property and shall forever bind all persons and entities having any right, title or interest in and to the Subject Property.

4. **Warranty of Priority**. Owner represents and warrants that the lien or encumbrance created by the obligations contained in this Agreement pursuant to the Code shall be superior to any deed of trust or other lien on the Property.

5. **Indemnification**. Owner, for itself, its successors and assigns hereby undertakes to indemnify, defend, hold harmless and pay the Town, its elected officials, appointed boards, officers, employees, managers, attorneys, contractors, agents, insurers and insurance pools, from any and all loss, cost, expense, claim or damage of any kind, including, without limitation, reasonable attorneys' fees, costs and expenses, arising from or relating to Owner's obligations under this Agreement and the breach thereof, and its and their exercise of the rights and privileges granted by this Agreement.

6. **Default; Remedies**.

6.1 The following conditions, occurrences or actions shall constitute a default by Owner under this Agreement:

(a) Owner's failure to pay to the Town upon demand any amounts due and owing the Town in connection with the Subject Property and the Approvals; or

(b) Owner's violation of any provision of this Agreement, the Approvals or the Code.

6.2 Upon the occurrence of a default of Owner, the Town shall have one or more of the following remedies: (i) recover any and all amounts due and owning the Town on account of such default including, without limitation, any fines, fees, costs and any reasonable attorneys' fees, costs and expenses; (ii) terminate this Agreement and with it the Approvals and the rights granted by the Board pursuant thereto; and (iii) pursue all remedies available at law and in equity, including, without limitation, abatement, the institution of collection procedures pursuant to Section 4-8-10 of the Code and/or any other rights or remedied available under the Code and applicable law.

6.3 All remedies may be applied concurrently and not to the exclusion of any other remedy. In the event of any legal action or advice necessary to pursue such remedies or interpret this Agreement, Owner shall pay to the Town all reasonable costs and expenses in connection therewith, including, without limitation, reasonable attorneys' fees and associated costs.

6.4 Any amounts due and owing the Town pursuant to this Agreement shall accrue interest at a rate of 12% per annum until such amounts are paid.

7. **Representations and Warranties**. Owner represents and warrants that:

(a) it is duly qualified to do business and is in good standing in the State of Colorado;

(b) it, and the persons executing this Agreement, have full power and authority to execute, deliver and perform its obligations under this Agreement;

(c) that it will comply with all applicable laws, ordinances, rules, regulations or orders issued by any public or governmental agency, body or authority, whether federal, State, local or otherwise, and has obtained all applicable permits and licenses required of Owner in connection with its obligations under this Agreement; and

(d) it shall be subject to all laws, ordinances and regulations that become effective after the effective date hereof to the extent permitted by applicable law.

8. **Miscellaneous**.

8.1 **Defined Terms**. Capitalized terms not otherwise defined herein shall have the meanings ascribed to such terms in the Code.

8.2 **Recitals**. The Recitals set forth hereinabove are deemed to be material terms of this Agreement.

8.3 **Construction**. None of the provisions of this Agreement shall be construed against or interpreted to the disadvantage of either party hereto by any court or other governmental or judicial authority by reason of such party having or being deemed to have structured or dictated such provisions.

8.4 **No Third-Party Beneficiaries**. Nothing contained in this Agreement shall create a contractual relationship with or a cause of action in favor of any third party against either the Town or Owner.

8.5 **Enforcement**. Every violation of this Agreement shall be deemed to be a nuisance and shall be subject to all the remedies provided for the abatement of nuisances. A failure to comply with this Agreement shall be grounds for an action to recover damages, for injunctive relief, for specific performance and/or any other remedy available at law and in equity.

8.6 **Notices**. All notices required pursuant to this Agreement shall be deemed served upon depositing a certified letter, return receipt requested, in the United States mail, addressed to the party being served with such notice at the addresses set forth above, unless a request to mail to a different address is provided in writing to the other party.

8.7 **Severability**. If any provision of this Agreement is determined to be invalid, unenforceable of prohibited by any court, the same shall not affect any other provision or section hereof and all other provisions and sections shall remain in full force and effect.

8.8 **Entire Agreement**. This Agreement represents the entire agreement of the parties respecting the subject matters addressed herein. Any other agreement, written or oral, are hereby merged herein. This Agreement may be amended only in writing by properly executed agreement.

8.9 **Governing Law; Venue**. This Agreement shall be governed and construed in accordance with the laws of the State of Colorado. Venue is any action in connection with this Agreement shall be the District Court of Gunnison County, Colorado.

8.10 **Waiver**. No breach by Owner, or his heirs, successors, and assigns, of any term or covenant of this Agreement, shall create a waiver by, or estoppel against the Town, as to future or continuing breaches it being the express understanding of the parties that breaches of this Agreement may be waived only by written consent of the Town.

8.11 **Amendment**. No term or provision of this Agreement may be amended, except in writing signed and duly acknowledged by the parties, and in the Town's case, duly adopted by the Board or Town Council, as applicable. No such amendment shall be effective until recorded in the official real property records of the Clerk and Recorder of Gunnison County, Colorado.

8.12 **Counterparts; Telecopy**. This Agreement may be executed in multiple counterparts, each of when, when taken together, shall constitute one and the same instrument. For purposes of enforcement, facsimile, E-mail and telecopy reproductions of this Agreement shall be deemed to be originals.

[Remainder of Page Intentionally Left Blank;
Signature Page(s) to Follow]

IN WITNESS WHEREOF, Owner and the Town have caused this Agreement to be executed effective as of the date first written above.

TOWN:

TOWN OF CRESTED BUTTE, COLORADO
a Colorado home rule municipal corporation

By: _____
Glenn Michel, Mayor

Attest: _____
Lynelle Stanford, Town Clerk

[SEAL]

OWNER:

JAMES A FAUST,
a _____

By: _____
Name: _____
Title: Owner

STATE OF CO)
) ss.
COUNTY OF Gunnison)

The foregoing Restrictive Covenant Agreement was acknowledged before me this 8TH day of November, 2016 by Glenn Michel, Mayor of the Town of Crested Butte, a Colorado home rule municipality on behalf of said entity.

Witness my hand and official seal.
My commission expires: 10-25-2020

Diane M. Theaker
Notary Public

DIANE M. THEAKER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #19964018679
My Commission Expires October 25, 2020

STATE OF Colorado)
) ss.
COUNTY OF Gunnison

The foregoing Restrictive Covenant Agreement was acknowledged before me this 20 day of October, 2016 by James Faust, _____ of n/a, a owner on behalf of said entity.

Witness my hand and official seal.
My commission expires:
6/24/17

Laura A H Brodie
Notary Public

LAURA A H BRODIE
Notary Public
State of Colorado
Notary ID 19974011276
My Commission Expires Jun 24, 2017

RECORDING REQUESTED BY:
WHEN RECORDED RETURN TO:
Town of Crested Butte
Attn: Town Building and Zoning Director
P.O. Box 39
Crested Butte, CO 81224

RESTRICTIVE COVENANT AGREEMENT

THIS RESTRICTIVE COVENANT AGREEMENT (this "**Agreement**") is made effective this 1st day of May, 2017 by and between the TOWN OF CRESTED BUTTE, COLORADO (the "**Town**"), Colorado home rule municipal corporation with an address of 507 Maroon Avenue, P.O. Box 39, Crested Butte, CO 81224 and Gregory S. and Susan Faust ("**Owner**"), with an address of P31463 Morning Star Dr., Evergreen, CO 80439-7969.

WITNESSETH:

WHEREAS, Owner is the record owner of certain real property located within Crested Butte and legally described as follows:

Block 63,
Lots 23-24,
Tract 2, Belleview Renaissance Subdivision
Town of Crested Butte,
State of Colorado,

commonly known as 713/715 Belleview Avenue, Crested Butte, Colorado 81224 (the "**Subject Property**");

WHEREAS, Owner applied to the Town on December 19, 2016 (the "**Application**") for construction of a single family residence and accessory dwelling for the Subject Property pursuant to Section(s) 16-4-10 through 16-4-70 et seq. of the Crested Butte Municipal Code (the "**Code**");

WHEREAS, on January 31, 2017 the Board of Zoning and Architectural Review (the "**Board**") conducted public hearings on Owner's Application;

WHEREAS, at such public hearings, the Board granted approval of Owner's Application pursuant to Sections 16-9-70 of the Code (collectively, the "**Approvals**");

WHEREAS, at such public hearings, the Board placed certain conditions on the Approvals as further described herein; and

RECORDING REQUESTED BY:
WHEN RECORDED RETURN TO:
Town of Crested Butte
Attn: Town Building and Zoning Director
P.O. Box 39
Crested Butte, CO 81224

RESTRICTIVE COVENANT AGREEMENT

THIS RESTRICTIVE COVENANT AGREEMENT (this "**Agreement**") is made effective this 1st day of May, 2017 by and between the TOWN OF CRESTED BUTTE, COLORADO (the "**Town**"), Colorado home rule municipal corporation with an address of 507 Maroon Avenue, P.O. Box 39, Crested Butte, CO 81224 and Gregory S. and Susan Faust ("**Owner**"), with an address of P31463 Morning Star Dr., Evergreen, CO 80439-7969.

WITNESSETH:

WHEREAS, Owner is the record owner of certain real property located within Crested Butte and legally described as follows:

Block 63,
Lots 23-24,
Tract 2, Belleview Renaissance Subdivision
Town of Crested Butte,
State of Colorado,

commonly known as 713/715 Belleview Avenue, Crested Butte, Colorado 81224 (the "**Subject Property**");

WHEREAS, Owner applied to the Town on December 19, 2016 (the "**Application**") for construction of a single family residence and accessory dwelling for the Subject Property pursuant to Section(s) 16-4-10 through 16-4-70 et seq. of the Crested Butte Municipal Code (the "**Code**");

WHEREAS, on January 31, 2017 the Board of Zoning and Architectural Review (the "**Board**") conducted public hearings on Owner's Application;

WHEREAS, at such public hearings, the Board granted approval of Owner's Application pursuant to Sections 16-9-70 of the Code (collectively, the "**Approvals**");

WHEREAS, at such public hearings, the Board placed certain conditions on the Approvals as further described herein; and

WHEREAS, Owner has agreed to satisfy such conditions and heretofore agreed to place the following covenants against the Subject Property.

NOW, THEREFORE, in consideration of the agreements, covenant and conditions set forth herein, the Town and Owner agree as follows:

AGREEMENT:

1. **Grant of Approvals**. The Board, through the Approvals, hereby grants to Owner with respect to the Subject Property the following rights appurtenant:

(a) (___) variance;
(b) (_X_) conditional use;
(c) (___) conditional waiver;
(d) (___) special development permit;
(e) (___) planned unit development;
(f) (___) conditional rezoning; and/or
(g) (_X_) architectural approval.

The following matters apply to such rights: A conditional use permit for an accessory dwelling in the R1 zone was granted.

2. **Conditions to Approvals**. In consideration of the Approvals, Owner hereby agrees to the following conditions and restrictions on the use and occupancy of the Subject Property:

a) The improvements will be constructed as per the approved plans on file at Town offices;
b) All approved parking will be maintained and accessible on a year-round basis;
c) Snow must be stored on site or removed from the site. Snow may not be placed on the Town rights of way;
d) The accessory dwelling must remain in common ownership at all times with the primary dwelling or principal building on the same building site; and
e) Either the accessory dwelling, the primary dwelling or both shall be used exclusively as a long-term rental. Rental shall be to any natural person who resides in Gunnison County as that person's primary residence for a term of not less than six (6) months. Where such property is vacant for a period of three (3) months or more during such six month period, such property shall not constitute a long-term rental under this definition and is subject to disciplinary action. Such property may not be rented to any person with greater than 10% ownership interest in the property or to any person with greater than 10% ownership interest in an entity with ownership of the property. Natural person is only an individual and shall not include any association, firm, partnership, corporation or other entity. Such rental must be actively offered for rental, as supported by reasonable evidence of such rental.

The Approvals are subject to all the requirements, rights and obligations set forth in the Code, including, without limitation, those set forth in Sections 4-8-10, 16-24-30, 16-9-70, 16-24-20 and 18-13-10 (a) (regarding entry for enforcement and inspection), as amended, as if such requirements, rights and obligations were included verbatim herein. Regarding entry and inspection, Owner consent to such entry and inspection in consideration of the rights granted in this Agreement, at upon reasonable notice to Owner and at reasonable times. Upon written inquiry by the Town respecting Owner's compliance with the terms hereof, Owner shall reasonably promptly and truthfully, and under penalty of perjury, respond to the Town's inquiry in the time frame given to Owner in such inquiry. Absent the Town giving Owner a specific time for such response, such time frame for Owner's response shall be 30 days from Owner's receipt of such inquiry.

3. **Duration; Obligations**. The rights, obligations and restrictions contained in this Agreement shall run with the land and title to the Subject Property and shall forever bind all persons and entities having any right, title or interest in and to the Subject Property.

4. **Warranty of Priority**. Owner represents and warrants that the lien or encumbrance created by the obligations contained in this Agreement pursuant to the Code shall be superior to any deed of trust or other lien on the Property.

5. **Indemnification**. Owner, for itself, its successors and assigns hereby undertakes to indemnify, defend, hold harmless and pay the Town, its elected officials, appointed boards, officers, employees, managers, attorneys, contractors, agents, insurers and insurance pools, from any and all loss, cost, expense, claim or damage of any kind, including, without limitation, reasonable attorneys' fees, costs and expenses, arising from or relating to Owner's obligations under this Agreement and the breach thereof, and its and their exercise of the rights and privileges granted by this Agreement.

6. **Default; Remedies**.

6.1 The following conditions, occurrences or actions shall constitute a default by Owner under this Agreement:

(a) Owner's failure to pay to the Town upon demand any amounts due and owing the Town in connection with the Subject Property and the Approvals; or

(b) Owner's violation of any provision of this Agreement, the Approvals or the Code.

6.2 Upon the occurrence of a default of Owner, the Town shall have one or more of the following remedies: (i) recover any and all amounts due and owning the Town on account of such default including, without limitation, any fines, fees, costs and any reasonable attorneys' fees, costs and expenses; (ii) terminate this Agreement and with it the Approvals and the rights granted by the Board pursuant thereto; and (iii) pursue all remedies available at law and in equity, including, without limitation, abatement, the institution of collection procedures

pursuant to Section 4-8-10 of the Code and/or any other rights or remedied available under the Code and applicable law.

6.3 All remedies may be applied concurrently and not to the exclusion of any other remedy. In the event of any legal action or advice necessary to pursue such remedies or interpret this Agreement, Owner shall pay to the Town all reasonable costs and expenses in connection therewith, including, without limitation, reasonable attorneys' fees and associated costs.

6.4 Any amounts due and owing the Town pursuant to this Agreement shall accrue interest at a rate of 12% per annum until such amounts are paid.

7. **Representations and Warranties**. Owner represents and warrants that:

(a) it is duly qualified to do business and is in good standing in the State of Colorado;

(b) it, and the persons executing this Agreement, have full power and authority to execute, deliver and perform its obligations under this Agreement;

(c) that it will comply with all applicable laws, ordinances, rules, regulations or orders issued by any public or governmental agency, body or authority, whether federal, State, local or otherwise, and has obtained all applicable permits and licenses required of Owner in connection with its obligations under this Agreement; and

(d) it shall be subject to all laws, ordinances and regulations that become effective after the effective date hereof to the extent permitted by applicable law.

8. **Miscellaneous**.

8.1 **Defined Terms**. Capitalized terms not otherwise defined herein shall have the meanings ascribed to such terms in the Code.

8.2 **Recitals**. The Recitals set forth hereinabove are deemed to be material terms of this Agreement.

8.3 **Construction**. None of the provisions of this Agreement shall be construed against or interpreted to the disadvantage of either party hereto by any court or other governmental or judicial authority by reason of such party having or being deemed to have structured or dictated such provisions.

8.4 **No Third-Party Beneficiaries**. Nothing contained in this Agreement shall create a contractual relationship with or a cause of action in favor of any third party against either the Town or Owner.

8.5 **Enforcement**. Every violation of this Agreement shall be deemed to be a nuisance and shall be subject to all the remedies provided for the abatement of nuisances. A failure to comply with this Agreement shall be grounds for an action to recover damages, for injunctive relief, for specific performance and/or any other remedy available at law and in equity.

8.6 **Notices**. All notices required pursuant to this Agreement shall be deemed served upon depositing a certified letter, return receipt requested, in the United States mail, addressed to the party being served with such notice at the addresses set forth above, unless a request to mail to a different address is provided in writing to the other party.

8.7 **Severability**. If any provision of this Agreement is determined to be invalid, unenforceable of prohibited by any court, the same shall not affect any other provision or section hereof and all other provisions and sections shall remain in full force and effect.

8.8 **Entire Agreement**. This Agreement represents the entire agreement of the parties respecting the subject matters addressed herein. Any other agreement, written or oral, are hereby merged herein. This Agreement may be amended only in writing by properly executed agreement.

8.9 **Governing Law; Venue**. This Agreement shall be governed and construed in accordance with the laws of the State of Colorado. Venue is any action in connection with this Agreement shall be the District Court of Gunnison County, Colorado.

8.10 **Waiver**. No breach by Owner, or his heirs, successors, and assigns, of any term or covenant of this Agreement, shall create a waiver by, or estoppel against the Town, as to future or continuing breaches it being the express understanding of the parties that breaches of this Agreement may be waived only by written consent of the Town.

8.11 **Amendment**. No term or provision of this Agreement may be amended, except in writing signed and duly acknowledged by the parties, and in the Town's case, duly adopted by the Board or Town Council, as applicable. No such amendment shall be effective until recorded in the official real property records of the Clerk and Recorder of Gunnison County, Colorado.

8.12 **Counterparts; Telecopy**. This Agreement may be executed in multiple counterparts, each of when, when taken together, shall constitute one and the same instrument. For purposes of enforcement, facsimile, E-mail and telecopy reproductions of this Agreement shall be deemed to be originals.

[Remainder of Page Intentionally Left Blank;
Signature Page(s) to Follow]

IN WITNESS WHEREOF, Owner and the Town have caused this Agreement to be executed effective as of the date first written above.

TOWN:

TOWN OF CRESTED BUTTE, COLORADO
a Colorado home rule municipal corporation

By: _____
Glenn Michel, Mayor

Attest: _____
Lynelle Stanford, Town Clerk

[SEAL]

OWNER:

_____
Gregory S. Faust

_____
Susan Faust

STATE OF Colorado)
) ss.
COUNTY OF ~~Jefferson~~ Gunnison)

The foregoing Restrictive Covenant Agreement was acknowledged before me this 1st day of May, 2017 by Glenn Michel, Mayor of the Town of Crested Butte, a Colorado home rule municipality on behalf of said entity.

Witness my hand and official seal.
My commission expires: 12-18-2020

Notary Public

JESSICA L. EARLEY
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #20084042246
My Commission Expires December 18, 2020

STATE OF Colorado)
) ss.
COUNTY OF Jefferson)

The foregoing Restrictive Covenant Agreement was acknowledged before me this 1st day of May, 2017 by Gregory + Susan Faust.

Witness my hand and official seal.
My commission expires: 12/01/2019

Notary Public

CHARLES L HUDD
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20154046149
MY COMMISSION EXPIRES DECEMBER 1, 2019

STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing Restrictive Covenant Agreement was acknowledged before me this _____ day of _____, 20__ by _____.

Witness my hand and official seal.
My commission expires:

Notary Public

For BOZAR:

404 Gothic Ave. Project – CORRECTION

Intent to recycle existing structure:

Trea Sciortino will be moving the existing structure to 816 Whiterock upon approval form BOZAR. We are hoping to have the house moved by the end of May.

APR 2011
RECEIVED
Building Department

Recycle Plan:

For BOZAR:

404 Gothic Ave Project:

Existing structure – We would like to move the structure. Suzanne Tulindy from Delta is attempting to move the house to CB South or Gunnison.

If they are unable to secure a property to move the house to, we will recycle as much of the structure as possible. We will use most of the kitchen – cabinets, sink, and appliances in the accessory dwelling. J.W. Smith is going to take useable windows, roofing, doors, sinks, toilets, tubs etc. Brad Crosby is interested in recycling wood from the structure, and we will let him take all that he wants as long as he can do so in a timely manner that does not interfere with our building timeline.

Gunnison County, CO
1/9/2018 12:52:46 PM
292

651212
Page 1 of 1
R 13.00 D 0.00

Original Note and Deed of Trust Returned to:

WHEN RECORDED RETURN TO: David Leinsdorf, P.O. Box 187, Crested Butte, CO 81224
Prepared/Received by:

REQUEST FOR FULL [ ] / PARTIAL [X]
RELEASE OF DEED OF TRUST AND RELEASE BY OWNER OF INDEBTEDNESS WITH PRODUCTION OF EVIDENCE OF DEBT PURSUANT TO § 38-39-102 (1) (a), COLORADO REVISED STATUTES

	Date
Gothic Avenue, LLC, a Colorado limited liability company	Original Grantor (Borrower)
William B. Myerson and Barbara Bierer Myerson	Original Beneficiary (Lender)
July 6, 2017	Date of Deed of Trust
July 6, 2017	Date of Recording and/or Re-Recording of Deed of Trust
Gunnison County Reception No. 647431	Recording Information
County Rep. No. and/or Film No. and/or Book/Page No. and/or Torrens Reg. No	

TO THE PUBLIC TRUSTEE OF GUNNISON COUNTY (The County of the Public Trustee who is the appropriate grantee to whom the above Deed of Trust should grant an interest in the property described in the Deed of Trust.)

PLEASE EXECUTE AND RECORD A RELEASE OF THE DEED OF TRUST DESCRIBED ABOVE. The indebtedness secured by the Deed of Trust has been fully or partially paid and/or the purpose of the Deed of Trust has been fully or partially satisfied in regard to the property encumbered by the Deed of Trust as described therein as to a full release or, in the event of a partial release, only that portion of the real property described as: ***(IF NO LEGAL DESCRIPTION IS LISTED THIS WILL BE DEEMED A FULL RELEASE)***

Tract 1, Jackson Subdivision, according to the Plat recorded December 12, 2017, as Reception No. 650699, Town of Crested Butte, County of Gunnison, State of Colorado

Willaim B. Myerson and Barbara Bierer Myerson, 13700 New Highway 68, Tellico Plains, TN, 37385
Name and Address of Current Owner and Holder of the Indebtedness Secured by Deed of Trust (Lender)

Name, Title and Address of Officer, Agent, or Attorney of Current Owner and Holder

Signature William B. Myerson Signature Barbara Bierer Myerson

TN, County of Monroe
The foregoing Request for Release was acknowledged before me on 3rd of Jan. 2018 (date) by*
William B. Myerson and Barbara Bierer Myerson

April 27, 2021 Date Commission Expires
*If applicable, insert title of officer and name of current owner and holder

(Notary Seal)

Notary Public Witness my hand and official seal

CINDY MASHELL HUNT
STATE OF TENNESSEE NOTARY PUBLIC
MONROE COUNTY

RELEASE OF DEED OF TRUST

WHEREAS, the Grantor(s) named above, by Deed of Trust, granted certain real property described in the Deed of Trust to the Public Trustee of the County referenced above, in the State of Colorado, to be held in trust to secure the payment of the indebtedness referred to therein; and

WHEREAS, the indebtedness secured by the Deed of Trust has been fully or partially paid and/or the purpose of the Deed of Trust has been fully or partially satisfied according to the written request of the current owner and holder of the indebtedness;

NOW THEREFORE, in consideration of the premises and the payment of the statutory sum, receipt of which is hereby acknowledged, I, as the Public Trustee in the County named above, do hereby fully and absolutely release, cancel and forever discharge the Deed of Trust or that portion of the real property described above in the Deed of Trust, together with all privileges and appurtenances thereto belonging.

STATE OF COLORADO
COUNTY OF GUNNISON
Signed by Teresa Brown, Deputy Public Trustee
On 1-9-18
(Notarization No Longer Required in Colorado Per State Statute 38-35-106 C.R.S)

GUNNISON COUNTY PUBLIC TRUSTEE SEAL

(Public Trustee Seal)

Public Trustee

Teresa Brown
Deputy Public Trustee

(If applicable: Notary Seal)

(If Legal Description is Required by § 38-35-106.5, Colorado Revised Statutes.)

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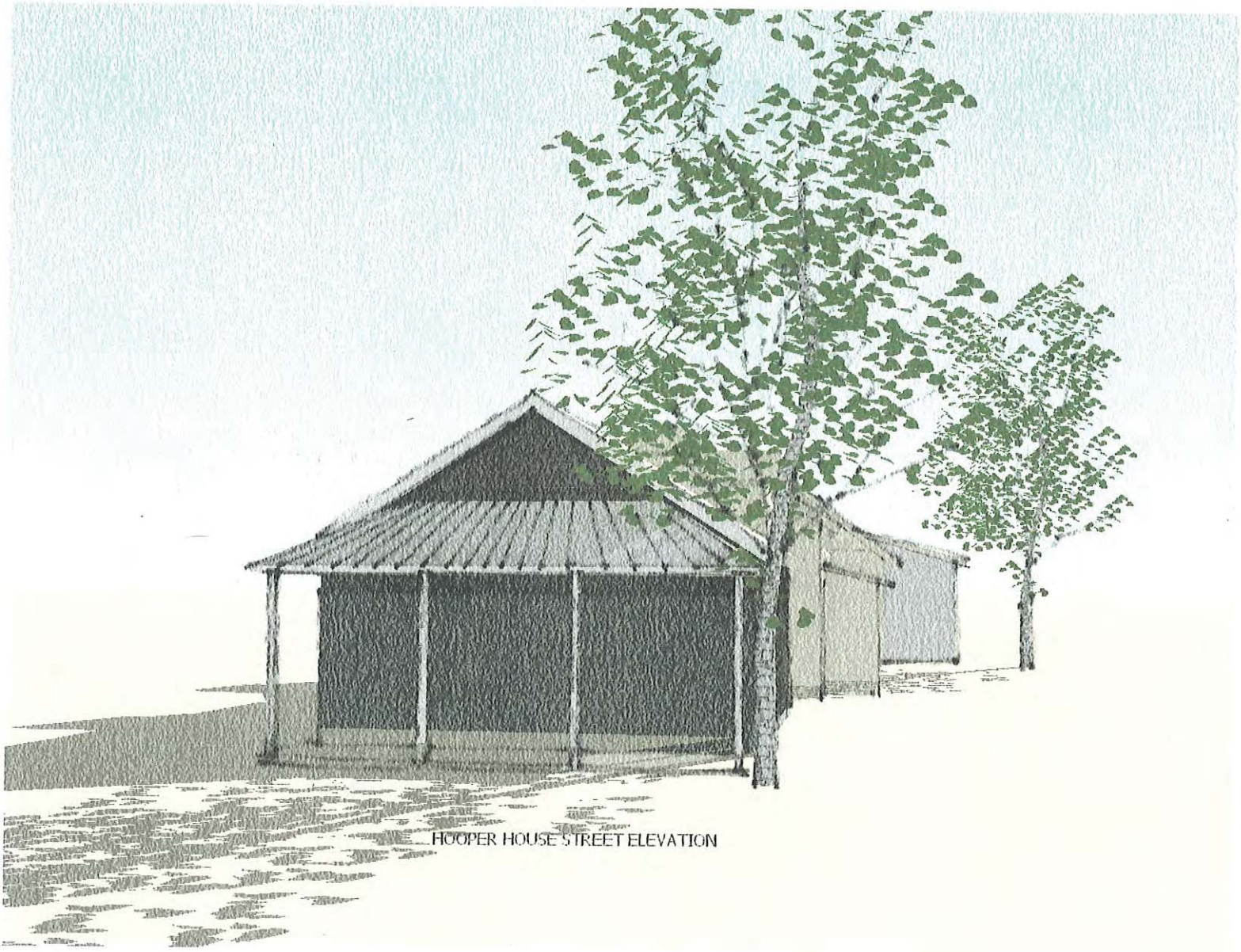
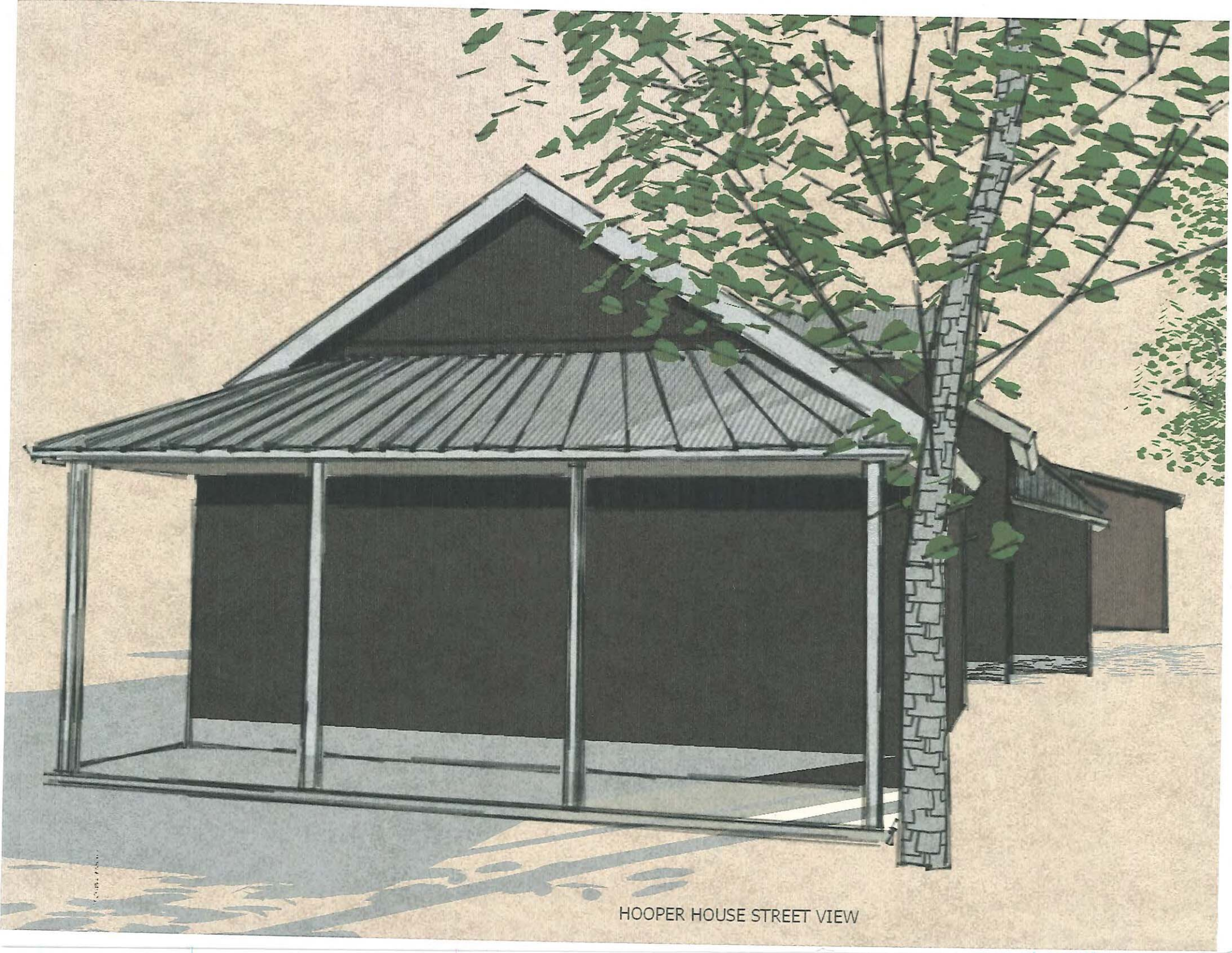
Rev. 07/07

Return to PT

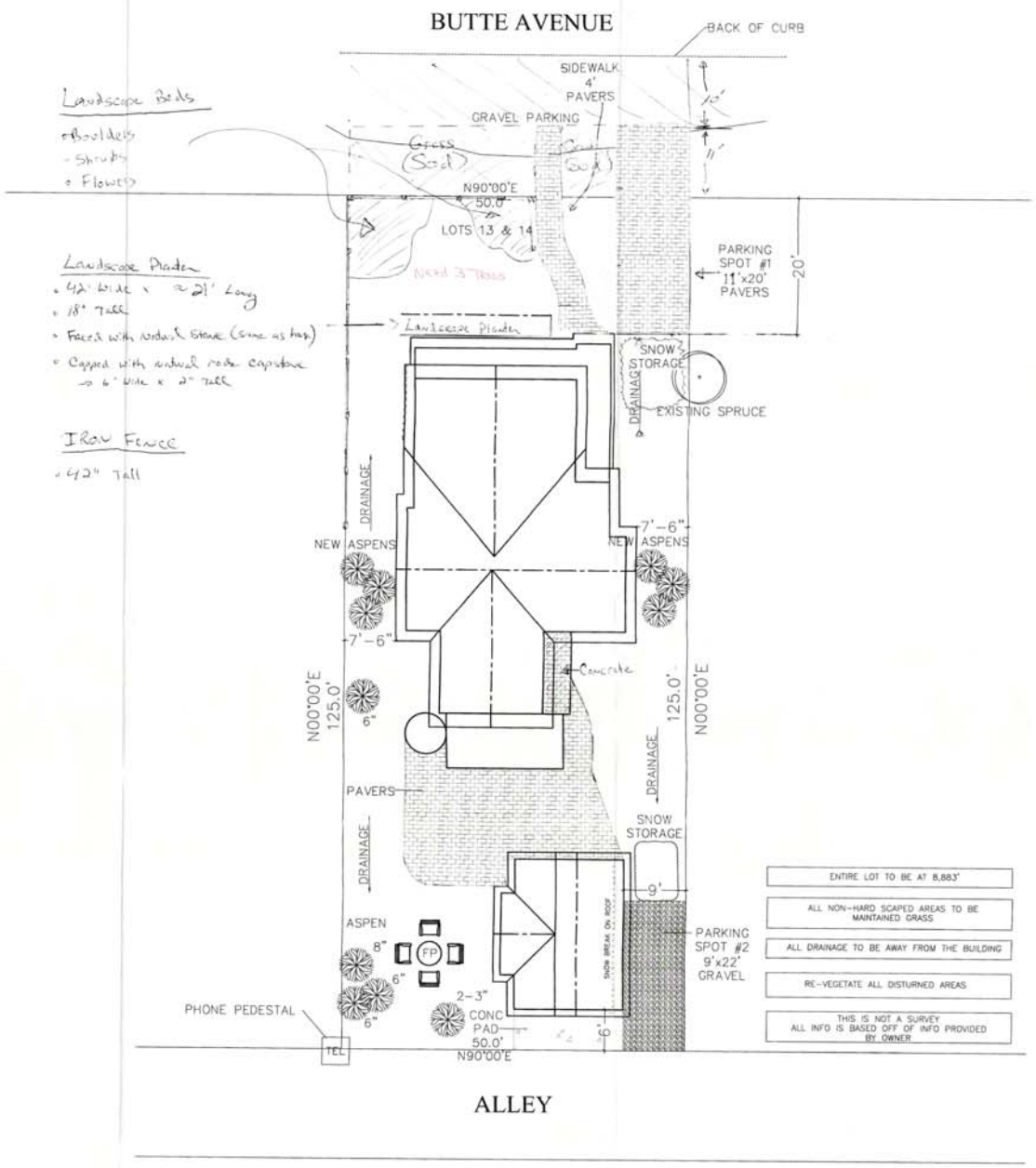


HOOPER HOUSE STREET ELEVATION

MAY 2012
RECEIVED
Building Department



HOOPER HOUSE STREET VIEW



ENTIRE LOT TO BE AT 8,883'
ALL NON-HARD SCAPED AREAS TO BE MAINTAINED GRASS
ALL DRAINAGE TO BE AWAY FROM THE BUILDING
RE-VEGETATE ALL DISTURBED AREAS
THIS IS NOT A SURVEY ALL INFO IS BASED OFF OF INFO PROVIDED BY OWNER

SITE PLAN

**CONTRACTOR:
ACKNOWLEDGES THAT THIS IS A BUILDER'S SET OF PLANS FOR PERMIT PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE FOR ADDITIONAL DETAILS ACCORDING TO LOCAL BUILDING CODE.**

ISSUE DATES:

04-26-18	OWNER REVIEW
05-25-18	OWNER REVIEW
06-15-18	ZONING PERMIT SET
08-07-18	ENG. STRUCTURAL
08-09-18	SITE PLAN UPDATES

SITE PLAN

faust garage
10 BUTTE AVENUE
CRESTED BUTTE, COLORADO

alpine dwelling
FULL SERVICE ARCHITECTURAL DESIGN

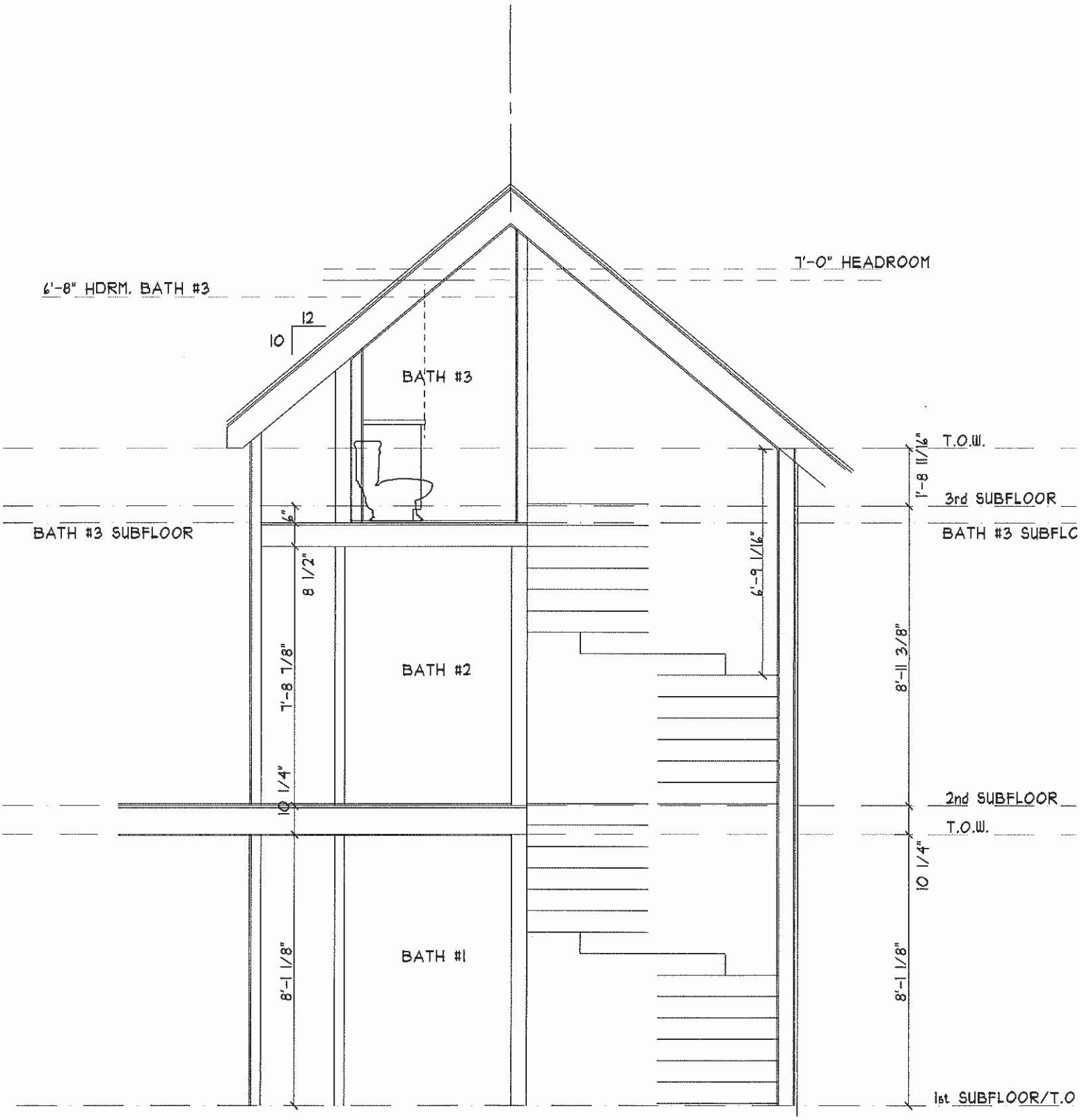
P.O. BOX 1141
CRESTED BUTTE, CO 81224
970.349.5450
alpinedwelling@gmail.com

COPYRIGHT
ALPINE DWELLING INC. 2018

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

SHEET: c1.1

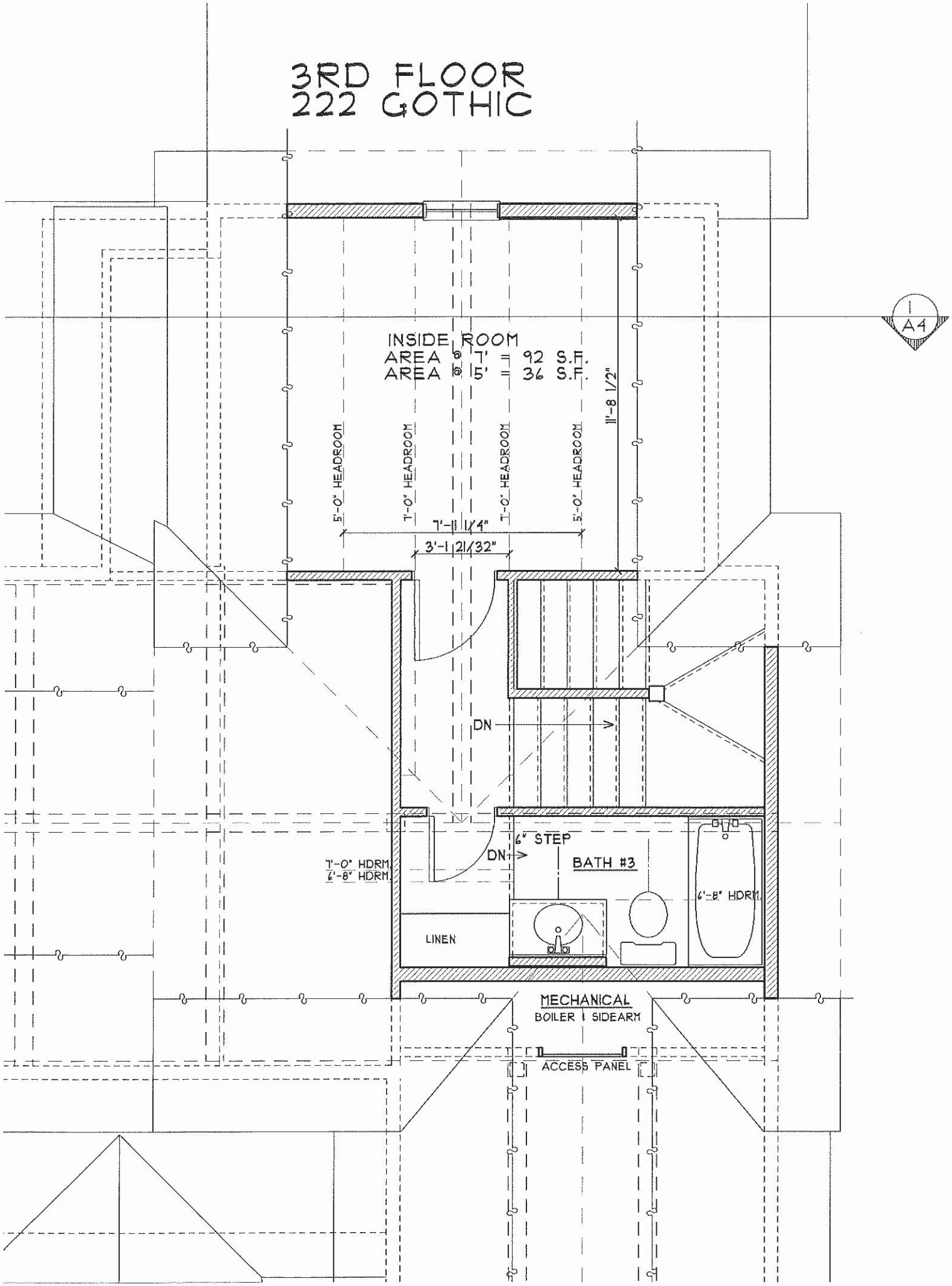
SEP 2018
RECEIVED
Building Department

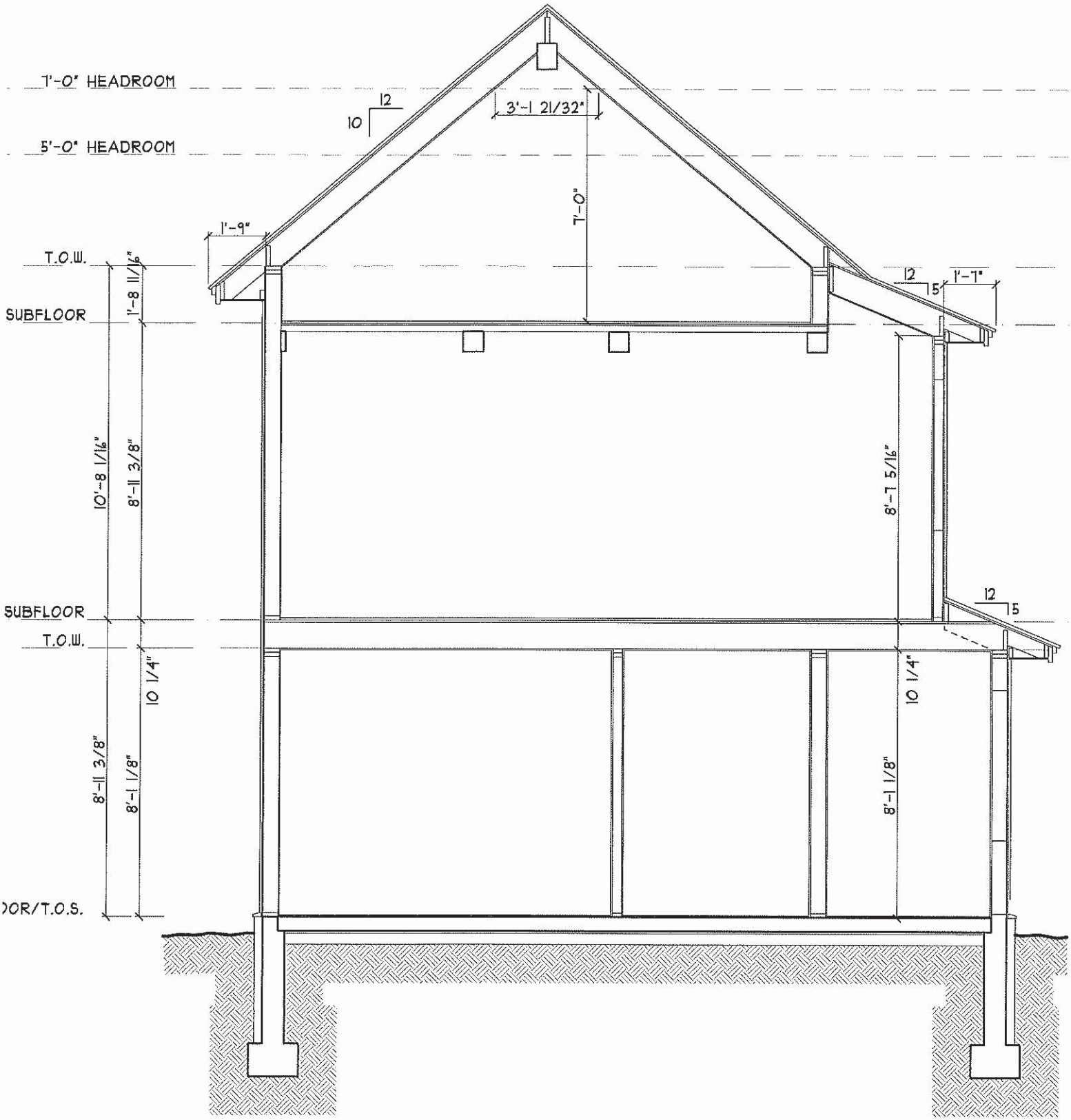


222 GOTHIC
PARTIAL BUILDING SECTION

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

3RD FLOOR
222 GOTHIC

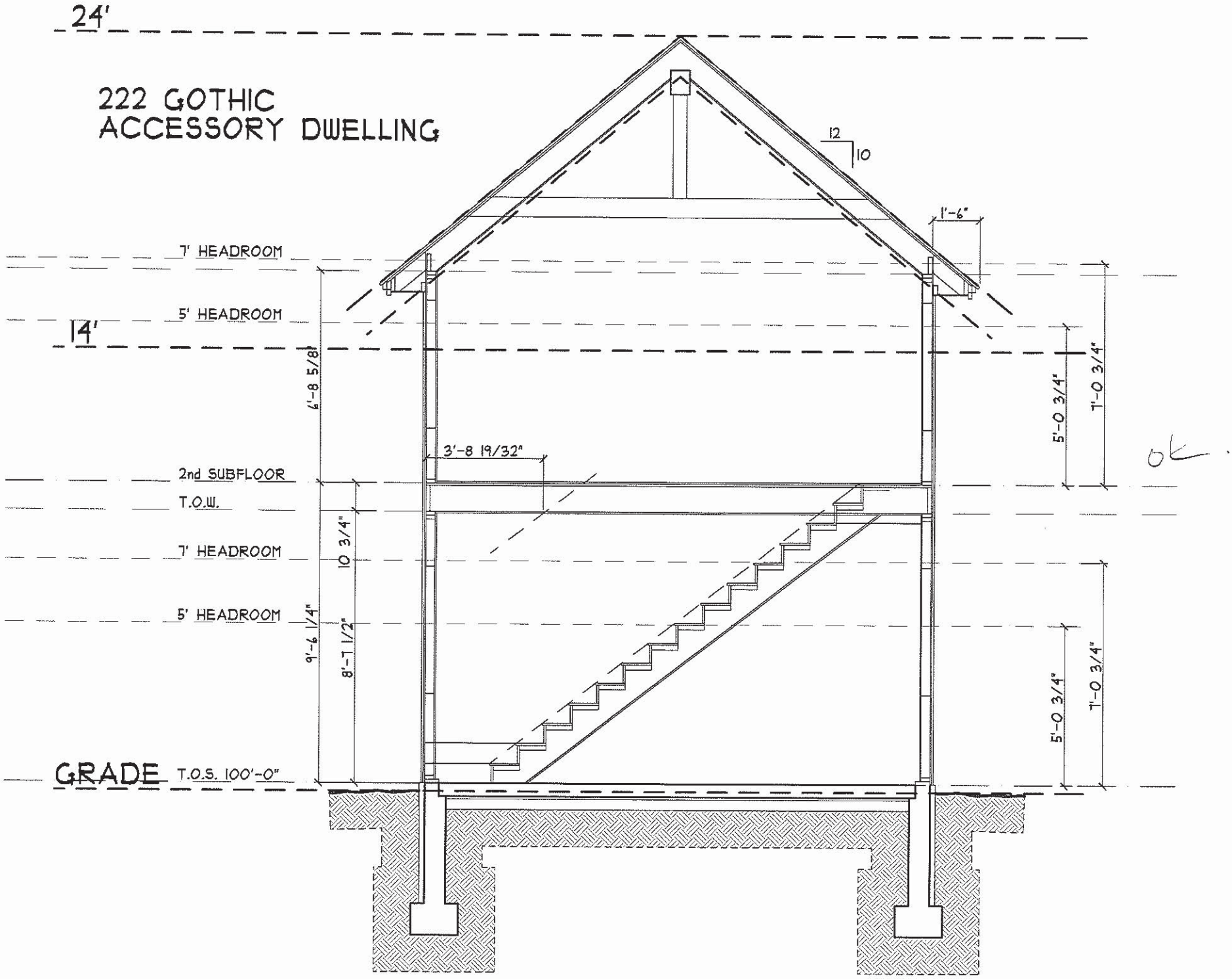


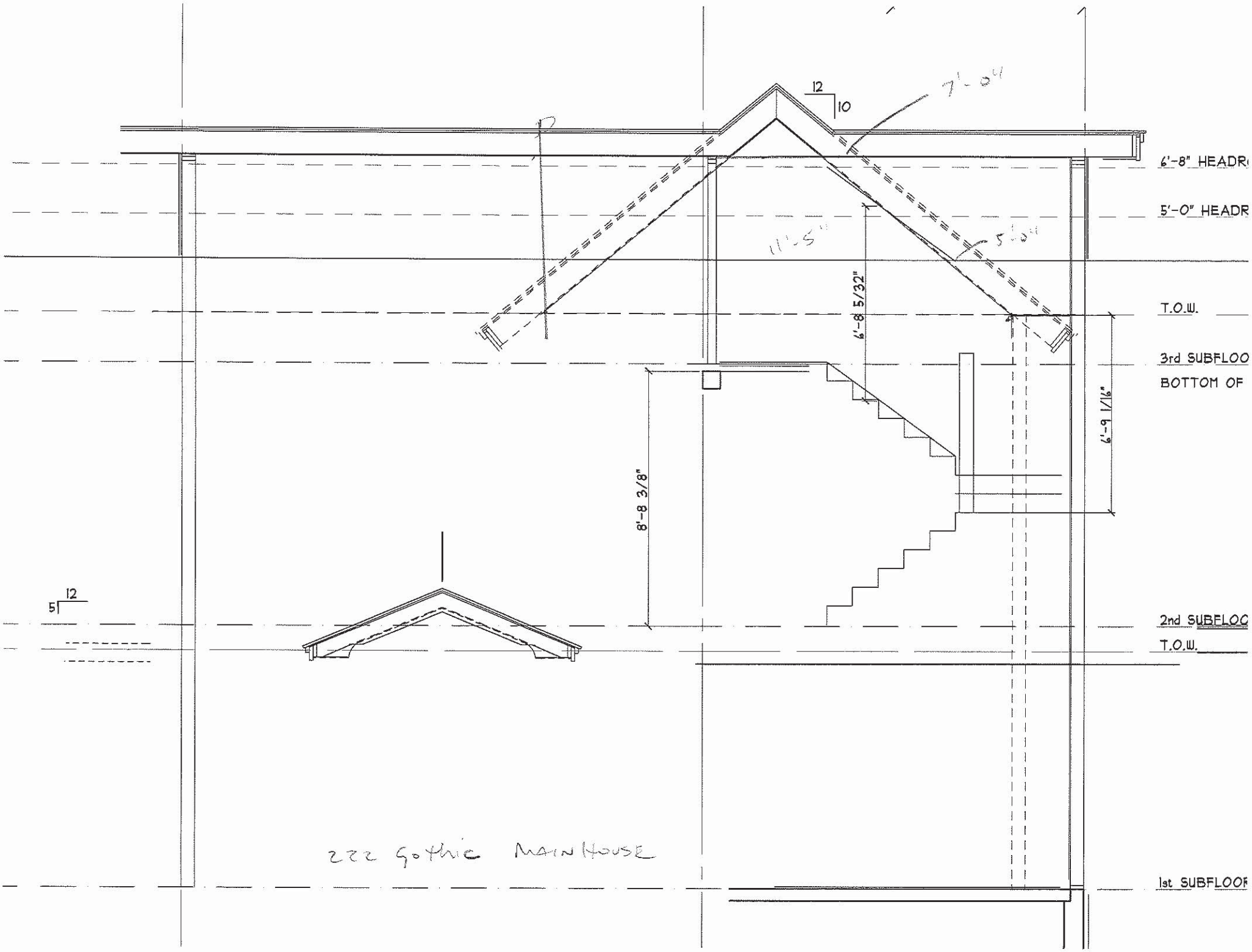


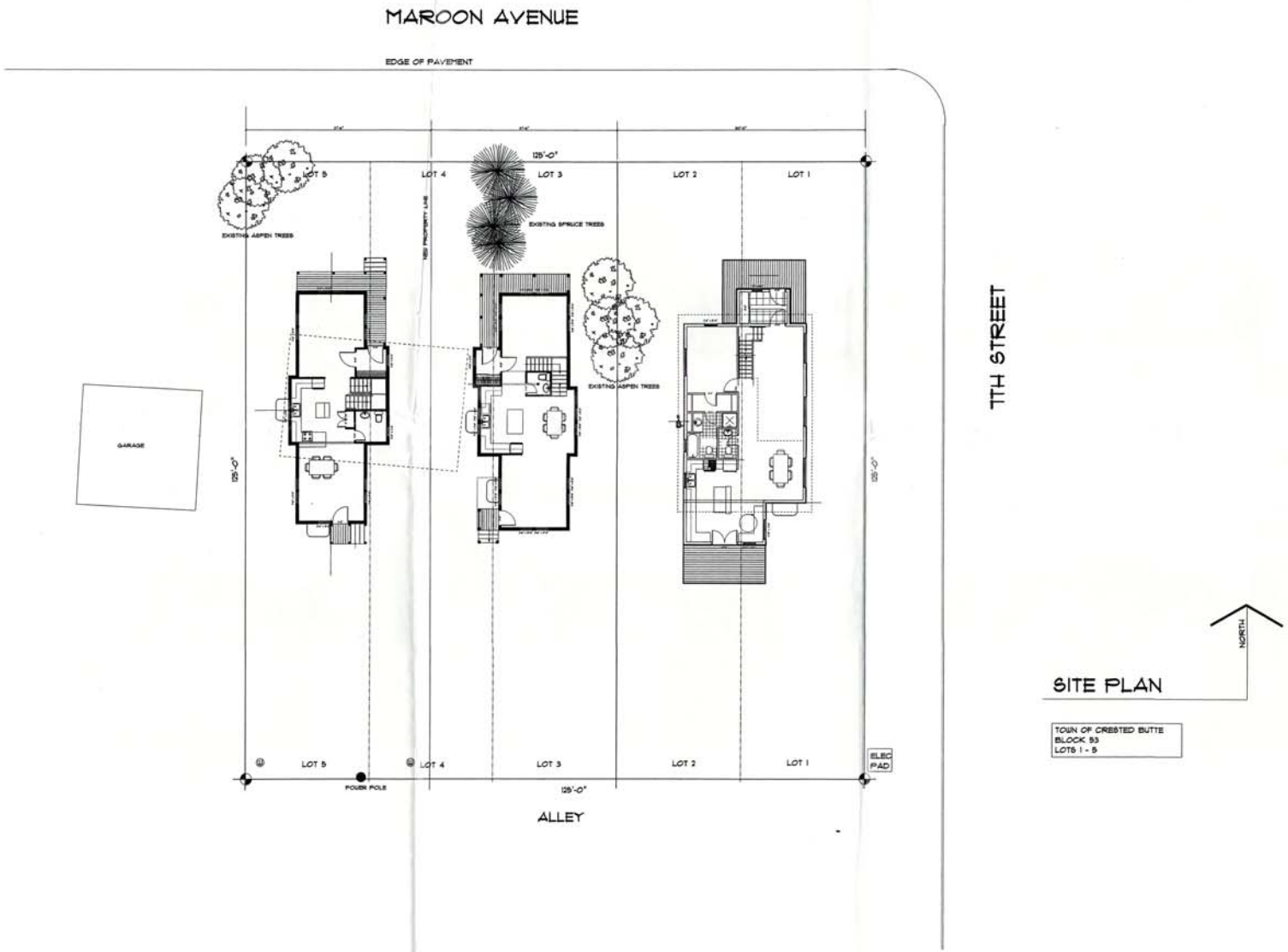
222 GOTHIC
BUILDING SECTION

1
A4

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


24'
222 GOTHIC
ACCESSORY DWELLING
12
10
1'-6"
7' HEADROOM
5' HEADROOM
14'
6'-8 5/8"
3'-8 19/32"
2nd SUBFLOOR
T.O.W.
10 3/4"
7' HEADROOM
5' HEADROOM
9'-6 1/4"
8'-7 1/2"
GRADE
T.O.S. 100'-0"
5'-0 3/4"
7'-0 3/4"
5'-0 3/4"
7'-0 3/4"
ok


12
10
7'-0"
6'-8" HEADR
5'-0" HEADR
11'-5"
5'-0"
6'-8 5/32"
T.O.W.
3rd SUBFLOO
BOTTOM OF
6'-9 1/16"
8'-8 3/8"
12
5
2nd SUBFLOO
T.O.W.
222 Gothic MAIN HOUSE
1st SUBFLOOR



SITE PLAN

TOWN OF CRESTED BUTTE
BLOCK 53
LOTS 1 - 5

Michael D. Hellend - Architect
PO Box 582
Crested Butte, Colorado 81224 970 349 0663
mhellendfacrestedbutte.net

NOTICE OF DUTY OF COOPERATION

MILLER RESIDENCE
LOTS 1 & PORTIONS OF 2, BLOCK 53
CRESTED BUTTE, COLORADO

REVISION:

DATE:

SHEET
OF

APPLICATION and SOLID FUEL BURNING DEVICE INSTALLATION PERMIT

Town of Crested Butte

P.O Box 39
Crested Butte, Colorado 81224
—A National Historic District—

approved @

LEGAL DESCRIPTION: Lots 21 + 22
Lot Numbers
Block 63

APPLICATION NO.	DATE
	5/20/16

1 APPLICANT: Jim Faust	MAILING ADDRESS: PO 672	PHONE: 209-1012	
2 JOB STREET ADDRESS: 709/711 Belleview Ave	MAILING ADDRESS: 672	PHONE: "	
3 PROPERTY OWNER: Jim Faust	MAILING ADDRESS	PHONE	
CONTRACTOR: Faust Builders LLC	MAILING ADDRESS	PHONE	
ENGINEER/ARCHITECT: Albany J Swift	MAILING ADDRESS	PHONE	
OTHER PARTIES INVOLVED: Colofire Side - Scott	MAILING ADDRESS	PHONE: 249-7731	
OTHER PARTIES INVOLVED	MAILING ADDRESS	PHONE	

FEE	AMOUNT		DATE
PERMIT			

NEW CONSTRUCTION ☐ ADDITION ☐ ALTERATION ☐ REPAIR ☐

ZONING	USE OF BUILDING	NUMBER OF LIVING UNITS	OCCUPANCY GROUP

DESCRIPTION OF WORK OR REPAIR:

HEARTLAND MONTGOMERY
EPA certified wood fireplace for New Const
WFP-75 Montgomery
Non-catalytic
4.4 gph

Solid Fuel Burning Device Installation Permit shall ome null and void if construction is not commenced in 120 days of the date of issuance. The Solid Fuel ning Device Installation Permit shall expire one year the date of issuance and all construction must be pleted prior to the expiration of the permit.

reby certify that I have read and examined this ication and set of instructions and that all inform- in this application is true and correct. All pro- ns of the currently adopted Uniform Building Code, Uniform Mechanical Code, will be complied with her specified herein or not. The granting of a it does not presume to give authority to violate or el provisions of any other state or local law reg- g construction or the performance of construction.

Further, I understand that the violation of any of the provisions previously set forth shall be deemed a misdemeanor and upon conviction of any such violation I shall be punishable by a fine of not more than $300, or, by imprisonment for not more than 90 days, or, by such fine and imprisonment for each and every day that violation is committed, continued or permitted.

Signature of contractor/authorized agent — *date* 5/3/16

Signature of owner — *date* 5/3/16

Astrid Matison

From: Scott Stephens - Colorado Fireside <sstephens@coloradofireside.com>
Sent: Tuesday, May 10, 2016 11:18 AM
To: Astrid Matison
Cc: jimafaust@yahoo.com
Subject: RE: EPA Solid Fuel Fireplace Review

Astrid,

Here is what the manufacturer of the fireplace in question sent me.

Unit Listed Under: Stove Builder International Inc. WFP75

Testing Completed: EPA/CSA B415.1

Listed at: epa.gov as of March 2016

Link:
https://www.epa.gov/compliance/list-epa-certified-wood-stoves

Listed under:
Stove Builder International Inc.
Unit: WFP75
Emission Rate Grams/Hr 4.4
BTU: 11500-30500
Type: Non Catalytic

Testing Agency:
Intertek
Testing Standard for Safety ULC S610 / UL127 for Safety Standards and EPA

They said that they would go into the archives and try and pull up the exact test if you need it but that this would not be easy being that hearthstone is a division of Stove Builder Inter. Inc. I requested that they go ahead and try and get this so that we can move forward if you need it. I also personally spoke with Intertek to try and get results and they would not supply them because of confidentiality between SBI and themselves as a customer relations.

If they get me the actual results I will pass it on. Let me know if this will get us moving forward?

Thanks Again,

From: Astrid Matison [mailto:amatison@crestedbutte-co.gov]
Sent: Wednesday, May 4, 2016 11:17 AM
To: Scott Stephens - Colorado Fireside <sstephens@coloradofireside.com>
Cc: jimafaust@yahoo.com
Subject: RE: EPA Solid Fuel Fireplace Review

Hi Scott,

Please provide the EPA testing for this non-catalytic solid burning fireplace.
Thanks for the manual.
Astrid

Astrid Matison
Building Inspector
(970) 349-5338
PO BOX 39
Crested Butte, Co 81224
Please consider the environment before printing this email.

From: Scott Stephens - Colorado Fireside [mailto:sstephens@coloradofireside.com]
Sent: Wednesday, May 04, 2016 8:37 AM
To: Astrid Matison <amatison@crestedbutte-co.gov>
Cc: jimafaust@yahoo.com
Subject: EPA Solid Fuel Fireplace Review

Astrid,

Wanted to send over some specs on a zero clearance EPA wood burning unit that we are looking at for Jim Faust's project at 711 Belleview. I know the project at 309 Butte there were a few questions and concerns so we want to make sure that we are approved to move forward.
Attached is the manual for this unit. Page 51 is the listing, hopefully that saves some time. If you need anything else from me please let me know.

Thank You,

Scott Stephens
sstephens@coloradofireside.com
Cell: 970-209-9898
Tel: 970-249-7731
4134 Nth Townsend Ave
Montrose, CO 81401

COLORADO FIRESIDE

Astrid Matison

To: jim faust
Subject: RE: EPA Test Report for the WFP-75

It sure is. I will process the permit for the solid burning fireplace. Let me know if you change your mind.

From: jim faust [mailto:jimafaust@yahoo.com]
Sent: Thursday, May 19, 2016 5:42 PM
To: Astrid Matison <amatison@crestedbutte-co.gov>
Subject: Re: EPA Test Report for the WFP-75

Yes if its compliant.

Sent from my iPhone

On May 19, 2016, at 3:49 PM, Astrid Matison <amatison@crestedbutte-co.gov> wrote:

> Hi Jimmy,
> Are you still going to order the WFP-75 Montgomery Fireplace?
> I just received more information regarding EPA testing of the unit.
> Thank you,
> Astrid
>
> Astrid Matison
> Building Inspector
> (970) 349-5338
> PO BOX 39
> Crested Butte, Co 81224
> Please consider the environment before printing this email.
>
> <image003.jpg>

> **From:** Scott Stephens - Colorado Fireside [mailto:sstephens@coloradofireside.com]
> **Sent:** Thursday, May 19, 2016 3:43 PM
> **To:** Astrid Matison <amatison@crestedbutte-co.gov>
> **Cc:** jimafaust@yahoo.com
> **Subject:** FW: EPA Test Report for the WFP-75
>
> WFP-75 Montgomery EPA Fireplace actual report!
>
> **From:** Scott King [mailto:SKing@hearthstonestoves.com]
> **Sent:** Thursday, May 19, 2016 3:22 PM
> **To:** Scott Stephens - Colorado Fireside <sstephens@coloradofireside.com>
> **Cc:** Marc-Antoine Cantin <macantin@sbi-international.com>; Ray Mayer <RMayer@hearthstonestoves.com>
> **Subject:** EPA Test Report for the WFP-75

Scott,

Attached are the test report for the WFP-75 and the EPA Certificate specifically tying our model number to the original manufacturer's model number listed on the test report. We buy the body of the WFP-75 from SBI in Canada and manufacture our facade and door for it. The original test report listed only the SBI model # (Monaco 2008), and the Cert shows the various 3rd-party manufacturer's model numbers that that body is sold under, ours included. If you have any further questions, please feel free to contact me directly.

Sincerely,

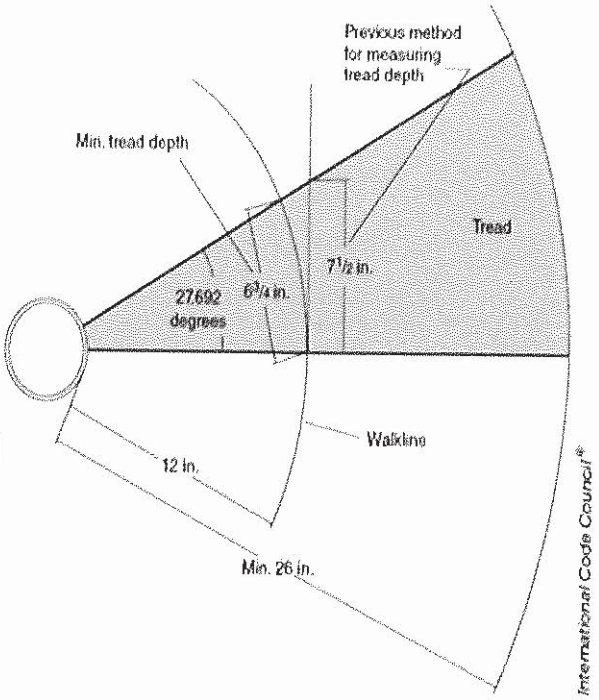
Scott King
Technical Services Manager
Hearthstone QHHP
317 Stafford Ave.
Morrisville, VT 05661
(802)851-4263
www.hearthstonestoves.com

<WFP75 Certificate.pdf>

<Monaco 2008 test report.pdf>

R311.7.10.1 Spiral Stairways

- Definition omits required center post to allow for design flexibility
- Limits radius at the walk line to a dimension not greater than 24.5 inches.
- Measurement for tread depth now matches the winder provisions
  - Measures at the intersection of the **walk line and the tread nosings** rather than perpendicular to the leading edge of the tread
  - **6 ¾ in. vs. 7 ½ in.**



Colorado Department of Public Health and Environment

DEMOLITION NOTIFICATION APPLICATION FORM

APPLICATION FEE MUST ACCOMPANY THIS FORM
INCOMPLETE APPLICATIONS WILL BE RETURNED
(Notice will be mailed to the demolition contractor unless specified otherwise)

Fee: $50 + $5 per 1000 ft² of area to be demolished = $ 60.00 .
(See instruction #1 on reverse side)

Submit form to:
Permit Coordinator
Colorado Dept. of Public Health and Environment
APCD-IE-B1
4300 Cherry Creek Drive South
Denver, CO 80246-1530
Phone: 303-692-3100
Fax: 303-782-0278
Asbestos@state.co.us

Demolition Contractor

Company Name: Faust Builders
Street: P.O. Box 672 709 Bellevieu Ave
City: Crested Butte State: CO Zip Code: 81224
Telephone #: (970 209-1012 Fax #: ( )
Project Manager: Jim Faust Cell Phone #: (970) 209-1012
I certify that the Certified Asbestos Building Inspector has informed me about any remaining asbestos-containing materials in the facility to be demolished.
Signature: [signature] Print Name: Jim Faust
Landfill Receiving Building Debris: N/A - moving

Demolition Site

Building Name: RESIDENCE
Square footage of footprint of facility or portion of facility to be demolished: 1370 S.F.
Street: 10 BUTTE AVENUE
City: CRESTED BUTTE County: GUNNISON Zip Code: 81224
Proposed Start Date: April 1, 2018 Proposed Completion Date: May 15, 2018
Method/Means of Demolition:
☐ Wrecking ☐ Burning† ☐ Implosion ☒ Moving ☐ Other, specify:
†Burning requires additional authorization – Please call (303) 692-3100 and ask to speak to the Open Burning Permit Coordinator

Asbestos Removal Contractor

General Abatement Contractor (GAC): N/A
CDPHE Asbestos Permit #: Total Quantity of Asbestos Removed:
Date Removal Completed: Telephone #: ( )
Type(s) of Asbestos-Containing Material Removed:

Building Owner

Owner's Name: Greg Faust
Street: 31463 Morning Star Drive
City: Evergreen State: CO Zip Code: 80439
Contact's Name: Faust Builders Telephone #: (303) 549-1002

Certified Asbestos Inspector Certification

With my signature below, I certify that I possess current AHERA accreditation and state of Colorado certification as an Asbestos Building Inspector. I also certify that I have thoroughly inspected the facility to be demolished, as listed in the Demolition Site block above, sampled all suspect materials, had all samples analyzed for the presence of asbestos by a NVLAP-accredited laboratory, and have determined that no Regulated ACM exists anywhere in the facility.* I also certify that I have informed the owner/operator of the facility or the demolition contractor that any asbestos-containing material allowed to stay in the facility must remain non-friable during demolition. Specify type(s) of ACM remaining, below: **(check appropriate box(es))**:

☐ Vinyl asbestos floor tile (VAT) ☐ VAT mastic ☐ Tar/asphalt impregnated roofing ☐ Asphaltic pipe coatings
☐ Spray-applied tar coatings ☐ Caulking ☐ Glazing ☐ Other, specify:

Signature: (In Blue Ink) [signature] Printed Name: AZURA LAKIN
Date of Final Inspection: 01/15/2018 CO Cert #: 16611 Expiration Date: 06/03/2018 Telephone #: (970) 252-1363 Cell Phone #: (970) 252-1363

Building Owner or Contractor

I verify that all refrigerants from air conditioning/refrigeration appliances have been properly recovered in accordance with AQCC Regulation No. 15 (for information on CFC requirements call 692-3100). I further verify that all luminous exit signs (containing radioactive material) have been disposed of in accordance with 6 CCR 1007-1 subpart 3.6.4.3 (for information on luminous exit sign requirements call 303-692-3320).

CHECK THE APPROPRIATE BOX:
☐ Building Owner ☒ Contractor ☐ Other Date:
Signature: [signature] Print Name: Jim Faust

THIS BOX IS FOR CDPHE USE ONLY:

Postmark or Hand Delivery Date: 2/9/18 Approved By: [signature] Code: ☒ Initial-310 ☐ transfer-380
Form of Payment & #: CK# 5802 Permit #: 1890108881 Record #: 134888 Date Issued:

* Regulated asbestos-containing materials means (a) friable asbestos-containing material, (b) Category I nonfriable ACM that has become friable, (c) Category I nonfriable ACM that will be or has been subjected to sanding, grinding, cutting, or abrading or (d) Category II nonfriable ACM that has a high probability of becoming or has become crumbled, pulverized, or reduced to powder by the forces expected to act on the material in the course of demolition or renovation operations regulated by this regulation. Note: Asbestos-containing sheet vinyl and linoleum must be properly abated/removed prior to demolition.

RECEIVED FEB - 9 2018 Stationary Source

Colorado Department of Public Health and Environment
Air Pollution Control Division – Indoor Environment Program – Asbestos/IAQ Air Unit
4300 Cherry Creek Drive South, APCD-IE-B1
Denver, Colorado 80246-1530
Phone: 303-692-3100 – Fax: 303-782-0278
E-mail: asbestos@state.co.us

DEMOLITION APPROVAL NOTICE

This approval notice is granted subject to Colorado Air Quality Control Commission Regulation No. 8, Part B, adopted December 21, 2007, and effective January 30, 2008 and the Colorado Air Pollution Prevention and Control Act C.R.S. (25-7-101 and 25-7-501 et seq). This notice signifies that the structure was inspected for asbestos, luminous exit signs (containing radioactive material), and Ozone-Depleting Refrigerants and the demolition contractor has properly notified the Colorado Department of Public Health and Environment pursuant to Regulation No. 8, Part B.

As a contractor, you may be subject to other demolition licenses and permits, depending on the requirements of the county and municipality in which the work is being performed. The Colorado Department of Public Health and Environment, Air Pollution Control Division, strongly suggests that you check with county and municipal authorities in order to determine any other local building/permitting requirements that must be met.

Please note that certain asbestos-containing materials (ACM) may remain in the structure during demolition. Therefore, any demolition debris left behind after the completion of post-demolition site cleanup may constitute a "reason to know of asbestos-contaminated soil" at the site, subject to the requirements of Section 5.5 of the Solid Waste Regulations (6 CCR 1007-2, Part 1).

THE ORIGINAL APPROVAL NOTICE MUST BE POSTED ON SITE AT ALL TIMES.

Immediately notify the Asbestos/IAQ Unit of project modifications by fax (number above) or e-mail (address above) and the appropriate county health department by fax. Project modifications include changes in the scope of work or the scheduled work dates, etc.

This demolition approval notice is valid beginning 4/1/2018.
The actual scheduled work dates are from 4/1/2018 through 5/15/2018.

Approval issued on: 2/13/2018
Record number: 134888
Notice Number: 18GU0888D

Fee Paid: $60.00
Check number: 5802

For the location specified below:

Residence

10 Butte Ave
Crested Butte
Gunnison County

Asbestos Building Inspector:
Azura Lakin
Cerification No.: 16611

Inspection Date: 01/15/2018

This notice has been issued to:

Faust Builders LLC
729 Redlady Ave
Crestd Bute, CO 81224

Issued by: RWJ

Colorado Department of Public Health and Environment

DEMOLITION NOTIFICATION APPLICATION FORM

APPLICATION FEE MUST ACCOMPANY THIS FORM
INCOMPLETE APPLICATIONS WILL BE RETURNED
(Notice will be mailed to the demolition contractor unless specified otherwise)

Fee: $50 + $5 per 1000 ft² of area to be demolished = $ 60.00 .
(See instruction #1 on reverse side)

Submit form to:
Permit Coordinator
Colorado Dept. of Public Health and Environment
APCD-IE-B1
4300 Cherry Creek Drive South
Denver, CO 80246-1530
Phone: 303-692-3100
Fax: 303-782-0278
Asbestos@state.co.us

Demolition Contractor

Company Name: FAUST BUILDERS LLC
Street: 729 RED LADY AVE P.O. Box 672
City: Crested Butte | State: CO | Zip Code: 81224-0672
Telephone #: (970) 209-1012 | Fax #: ( )
Project Manager: Jim FAUST | Cell Phone #: (970) 209-1012

I certify that the Certified Asbestos Building Inspector has informed me about any remaining asbestos-containing materials in the facility to be demolished.

Signature: [signature] | Print Name: Jim FAUST

Landfill Receiving Building Debris: Gunnison County Landfill

Demolition Site

Building Name: RESIDENCE
Square footage of footprint of facility or portion of facility to be demolished: 2000 S.F.
Street: 711 BELLEVIEW AVENUE
City: CRESTED BUTTE | County: GUNNISON | Zip Code: 81224
Proposed Start Date | Proposed Completion Date

Method/Means of Demolition:

☐ Wrecking ☐ Burning† ☐ Implosion ☐ Moving ☐ Other, specify:

†Burning requires additional authorization – Please call (303) 692-3100 and ask to speak to the Open Burning Permit Coordinator

Asbestos Removal Contractor

General Abatement Contractor (GAC): N/A
CDPHE Asbestos Permit # | Total Quantity of Asbestos Removed
Date Removal Completed | Telephone # ( )
Type(s) of Asbestos-Containing Material Removed:

Building Owner

Owner's Name: FAUST Mt. Properties
Street: 729 Red LADY AVE P.O. Box 672
City: Crested Butte | State: CO | Zip Code: 81224-0672
Contact's Name: Jim FAUST | Telephone #: (970) 209-1012

Certified Asbestos Inspector Certification

With my signature below, I certify that I possess current AHERA accreditation and state of Colorado certification as an Asbestos Building Inspector. I also certify that I have thoroughly inspected the facility to be demolished, as listed in the Demolition Site block above, sampled all suspect materials, had all samples analyzed for the presence of asbestos by a NVLAP-accredited laboratory, and have determined that no Regulated ACM exists anywhere in the facility.* I also certify that I have informed the owner/operator of the facility or the demolition contractor that any asbestos-containing material allowed to stay in the facility must remain non-friable during demolition. Specify type(s) of ACM remaining, below: **(check appropriate box(es))**:

☐ Vinyl asbestos floor tile (VAT) ☐ VAT mastic ☐ Tar/asphalt impregnated roofing ☐ Asphaltic pipe coatings
☐ Spray-applied tar coatings ☐ Caulking ☐ Glazing ☐ Other, specify:

Signature (In Blue Ink): [signature] | Printed Name: CHRISTOPHER A. LAKIN

Date of Final Inspection: 04/26/2016 | CO Cert #: 13283 | Expiration Date: 06/19/2016 | Telephone #: (970) 252.1363 | Cell Phone #: (970) 252.1363

Building Owner or Contractor

I verify that all refrigerants from air conditioning/refrigeration appliances have been properly recovered in accordance with AQCC Regulation No. 15 (for information on CFC requirements call 692-3100). I further verify that all luminous exit signs (containing radioactive material) have been disposed of in accordance with 6 CCR 1007-1 subpart 3.6.4.3 (for information on luminous exit sign requirements call 303-692-3320).

CHECK THE APPROPRIATE BOX:

☑ Building Owner ☐ Contractor ☐ Other | Date: 5/4/16

Signature: [signature] | Print Name: Jim FAUST

THIS BOX IS FOR CDPHE USE ONLY:

Postmark or Hand Delivery Date: | Approved By: | Code: ☐ initial-310 ☐ transfer-380
Form of Payment & #: | Permit #: | Record # | Date Issued:

* Regulated asbestos-containing materials means (a) friable asbestos-containing material, (b) Category I nonfriable ACM that has become friable, (c) Category I nonfriable ACM that will be or has been subjected to sanding, grinding, cutting, or abrading or (d) Category II nonfriable ACM that has a high probability of becoming or has become crumbled, pulverized, or reduced to powder by the forces expected to act on the material in the course of demolition or renovation operations regulated by this regulation. Note: Asbestos-containing sheet vinyl and linoleum must be properly removed/removed prior to demolition.

ASBESTOS SURVEY FOR HOUSE DEMOLITION
711 Belleview Avenue
Crested Butte, Colorado 81224

Prepared for:

Faust Builders
Attn: Jim Faust
P.O. Box 672
Crested Butte, Colorado 81224

Prepared by:

Christopher Lakin, P.E.
Certified Asbestos Inspector #13283

May 2, 2016

Project No. FB04262016

PLATEAU, INC.
COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT
CONSULTING FIRM # ACF-14973

plateau inc

236 South 3rd Street, #340 | Montrose, Colorado 81401 | 970.252.1363 | 970.728.5737 | 970.641.1000

TABLE OF CONTENTS

ACRONYMS i

1.0 INTRODUCTION 4

2.0 ASBESTOS METHODOLOGY 4

3.0 ASBESTOS INSPECTION PROCEDURE 5
- 3.1 Asbestos Sample Collection 5
- 3.2 Asbestos Sample Analysis 6

4.0 ASBESTOS REGULATORY CRITERIA 6

5.0 ASBESTOS INSPECTION RESULTS 7
- 5.1 711 Belleview Avenue, Crested Butte, Colorado 7

6.0 CONCLUSIONS AND RECOMMENDATIONS 8

7.0 LIMITATIONS 8

SUMMARY OF FEDERAL AND STATE ASBESTOS REGULATIONS

TABLE 1 – ASBESTOS RESULTS FOR HOMOGENEOUS MATERIALS

APPENDIX A – PLATEAU, INC. CERTIFICATIONS

ACRONYMS

Commonly Used Acronyms

ACBM	Asbestos Containing Building Materials
ACM	Asbestos Containing Materials
AHERA	Asbestos Hazard Emergency Response Act
CDPHE	Colorado Department of Public Health and Environment
EPA	Environmental Protection Agency
HA	Homogeneous Area
HEPA	High Efficiency Particulate Air
HVAC	Heating Ventilation and Air Conditioning
NESHAP	National Emission Standards for Hazardous Air Pollutants
O&M	Operations and Maintenance
OSHA	Occupational Safety and Health Administration
PCM	Phase Contrast Microscopy
PLM	Polarized Light Microscopy
RBM	Regulated Building Material
TEM	Transmission Electron Microscopy
TSI	Thermal System Insulation

1.0 INTRODUCTION

Plateau, Inc. was retained by Faust Builders to perform an asbestos survey for the purpose of demolition of a residential home located at 711 Belleview Avenue, Crested Butte, Colorado. Mr. Christopher Lakin, certified by the EPA and CDPHE, retains certification in accordance with regulatory guidelines and is identified by CDPHE as Asbestos Inspector #13283. The inspection was conducted in accordance with applicable EPA, OSHA and CDPHE regulations and was performed on April 26, 2016. All accessible materials impacted by demolition of the structure were surveyed and sampled in general accordance with AHERA regulations.

2.0 ASBESTOS METHODOLOGY

The purpose of the asbestos inspection was to identify the condition of friable and Category II non-friable asbestos materials that are present and will be affected by demolition activities. All accessible materials were inspected and testing in accordance with Colorado Reg. 8, Part B. During the asbestos materials survey, Plateau, Inc. performed the following tasks:

- Inspected accessible areas for suspected asbestos materials;
- Determined friability of suspected asbestos materials by touching;
- Developed a sampling plan for each material based on the homogeneous material type, friability, accessibility, and material locations;
- Collected samples of suspected homogeneous and non-homogeneous materials in accordance of Colorado Reg. 8, Part B and submitted them for laboratory analysis by Polarized Light Microscopy (PLM); and,
- Documented findings and inspection protocol in accordance with accepted industry standards.

3.0 ASBESTOS INSPECTION PROCEDURE

Asbestos sampling is conducted by segregating building materials into sampling units call homogeneous areas. A homogeneous area is defined as a material that is uniform in texture and color and appears identical in every other respect. Homogeneous suspect asbestos materials were identified by visually inspecting the following systems:

- Surface Systems, Exterior and Interior
- Thermal Insulation
- Miscellaneous Systems

Based on Mr. Lakin's inspection, the following types of suspect asbestos- containing materials were identified:

- Surface Systems
  - Wall Systems – Multiple Textures
- Thermal Insulation – Rockwool Batts
- Miscellaneous
  - Concrete Foundation
  - CMU
  - CMU Mortar
  - Joint Compound
  - Tile Mortar
  - Tile Grout
  - Roofing Underlayment
  - Sheet Flooring

3.1 Asbestos Sample Collection

The EPA and CDPHE regulate the minimum number of samples to be collected of each suspect material as outlined on Table 1, Sampling Minimums.

TABLE 1 – SAMPLING MINIMUMS

MATERIAL	HOMOGENEOUS AREA SIZE	UNITS	MINIMUM SAMPLE AMOUNT
SURFACING	LESS THAN 1,000	SF	3
SURFACING	1,000 TO 5,000	SF	5
SURFACING	MORE THAN 5,000	SF	7
THERMAL SYSTEM INSULATION		LF/ SF/EA	3
MISCELLANEOUS MATERIALS		LF/SF/EA	2

SF – Square Feet LF – Linear Feet EA – Each

Mr. Lakin collected bulk samples of the suspected friable and non-friable asbestos materials in a random and representative manner as defined by the U.S. Environmental Protection Agency (EPA) statistical sampling methods. To prevent cross contamination, equipment is washed in between the collection process. The collected samples were packaged in sealed baggies and labeled appropriately.

3.2 Asbestos Sample Analysis

The bulk samples of suspected asbestos materials were submitted under chain of custody to an independent laboratory for analysis. EMSL Analytical Inc. is accredited by the National Voluntary Laboratory Accreditation Program (NVLAP) (Lab Code 200828-0). Individual layers of the samples were analyzed by PLM (Polarized Light Microscopy), a bulk sample analysis method established by the National Voluntary Laboratory Accreditation Program (NVLAP), to determine asbestos type and content. Bulk samples were analyzed using EPA Method 600/R-93/116. Unused portions of the samples are archived for 60 days, unless the client requests special handling. By regulation, any single positive asbestos sample classifies the entire homogeneous material as asbestos - containing and additional analysis is not required.

4.0 ASBESTOS REGULATORY CRITERIA

According to the Occupational Safety and Health Administration (OSHA), the EPA, and the Colorado Department of Public Health and Environment (CDPHE), samples with asbestos concentrations greater than 1 percent are classified as asbestos containing and are a regulated material. If a building structure is scheduled for renovation or demolition, samples that contain a "trace" amount of asbestos (less than 1 percent) must be further analyzed by a more accurate point-count analysis to determine if they surpass the 1 percent threshold, or the materials must be assumed to contain asbestos and be classified as a regulated material.

The EPA and OSHA distinguish between friable and non-friable forms of asbestos materials. Friable materials can be crumbled or reduced to powder by hand pressure when dry. Non-friable materials cannot be crumbled, pulverized, or reduced to powder by hand pressure when dry. Friable materials are more likely to be released into the air, especially if impacted or damaged during normal use, renovation, or demolition of a building. Therefore, the distinction between friable and non-friable asbestos materials is important. The EPA further segregates non-friable asbestos materials into Category I or Category II. Category I non-friable asbestos materials include floor tiles and roofing felts. Removal of these asbestos materials is not required prior to demolition as long as they are in good condition. Category II asbestos materials are all other non-friable asbestos materials and must be removed prior to normal demolition or renovation.

Whether removed or remaining in a structure during demolition, the confirmed or presumed asbestos materials are subject to EPA National Emission Standards for Hazardous Air Pollutants (NESHAP) and OSHA regulations. In 40CFR61.145, NESHAP requires that each owner or

operator of a demolition activity provide the administrator with written notice of intent. The CDPHE has implemented the NESHAP program. The scope of work will require a Colorado State demolition permit.

5.0 ASBESTOS INSPECTION RESULTS

Results of the asbestos analyses for the homogeneous material collected from the residence are summarized below and in Table 2. Table 2 presents Plateau, Inc.'s homogeneous material identifier and laboratory results for asbestos content. Laboratory reports for the samples are presented in Appendix B.

711 Belleview Avenue, Crested Butte, Colorado

Plateau, Inc. collected thirty seven (37) samples of suspect building materials from the residence on April 26, 2016.

PLEASE REFERENCE TABLE 2 – ASBESTOS RESULTS FOR HOMOGENEOUS MATERIALS

Of the total of 37 samples, one material is identified as asbestos containing. This material is documented as sheet flooring in the mechanical room falls below the 160 s.f. trigger levels for regulated material. Colorado Reg. 8, Pat B requires all sheet flooring products to be removed prior to demolition, even if the amount is below the defined trigger levels.

As of the date of this report, the sheet flooring has been removed and bagged for disposal.

A signed demolition permit application is included with this report. Please complete all boxes and mail to the address listed on the upper right hand corner of the form.

6.0 CONCLUSIONS AND RECOMMENDATIONS

Asbestos containing materials are regulated by the Colorado Department of Public Health and Environment (CDPHE), the U.S. Environmental Protection Agency (EPA), and the Occupational Safety and Health Administration (OSHA). Colorado Reg. 8, Part B requires demolition permits for projects that require the removal of any load bearing member. A Colorado State demolition permit application is included with this report.

7.0 LIMITATIONS

This report was prepared for the use of assessing the potential asbestos building materials that may be affected during the demolition of a residential structure located at 711 Belleview Avenue, Crested Butte, Colorado. Observations made were not intrusive and limited to readily visible or exposed building material within the structure. Our services were performed with no destruction for sampling; thus, our services are not intended to guarantee or certify the absence of asbestos.

The accuracy and reliability of environmental studies are a reflection of the number and type of samples taken and extent of the analyses conducted, and are thus inherently limited to and dependent upon the resources expended. An independent laboratory performed laboratory analysis. Plateau, Inc. is not responsible for the accuracy of data presented by others.

Plateau, Inc. performed the survey in a manner consistent with the level of care and expertise exercised by members of the asbestos inspection and assessment profession. Plateau, Inc. does not imply or guarantee that every suspect asbestos material on or in the building has been identified or sampled. Historically, asbestos has been used extensively in the United States. This inspection is intended to identify those components that are reasonably suspect and hence most likely to be asbestos materials in quantities subject to regulation based on existing industry and regulatory standards. If additional asbestos materials or asbestos-suspect materials are encountered, work should be stopped and an additional asbestos inspection performed.

Thank you for your business. If we can be of further service, please do not hesitate to call us, 970.252.1363.

Sincerely,

Plateau, Inc.
Christopher Lakin, P.E.
Certified Asbestos Inspector # 13283

SUMMARY OF FEDERAL AND STATE ASBESTOS REGULATIONS

OSHA: U.S. Department of Labor, Occupational Safety, and Health Administration, including but not limited to:

- Occupational Exposure to Asbestos, Tremolite, Anthophyllite, and Actinolite;
- Final Rules Title 29, Part 1910, Section 1325 and Part 1926, Section 1101 of the Code of Federal Regulations;
- Respiratory Protection Standard Title 29, Part 1910, Section 134 of the Code of Federal Regulations;
- Construction Industry Title 29, Part 1926, of the Code of Federal Regulations;
- Access to Employee Exposure and Medical Records Title 29, Part 1910, Section 2 of the Code of Federal Regulations;
- Hazard Communication Title 29, Part 1926 Section 59 of the Code of Federal Regulations; and
- Specifications for Accident Prevention Signs and Tags Title 29, Part 1910, Section 145 of the Code of Federal Regulations.

DOT: U.S. Department of Transportation, including but not limited to:

- Hazardous Substances Title 29, Part 171 and 172 of the Code of Federal Regulations.

EPA: U.S. Environmental Protection Agency, including but not limited to:

- Asbestos Hazard Emergency Response Act (AHERA) Regulation;
- Asbestos Containing Materials in Schools Final Rule & Notice Title 40, Part 763 Sub-part E of the Code of Federal Regulations;
- Training Requirements of (AHERA) Regulation;
- Asbestos Containing Materials in Schools Final Rule & Notice Title 40,Part 763, Sub-part E, Appendix C of the Code of Federal Regulations;

- National Emission Standard for Hazardous Air Pollutants (NESHAPS); and

- National Emission Standard for Asbestos Title 40, Part 61, Sub-part A, Sub-part M (Revised Sub-part B) of the Code of Federal Regulations.

CDPHE: Colorado Department of Public Health and Environment, including but not limited to:

- Air Quality Control Commission, Regulation No. 8, Part B "Emissions Standards for Asbestos"; and

- Hazardous Materials and Waste Management Division, 6 CCR 1007-2, Section 5 "Asbestos Waste Management."

TABLE 2

ASBESTOS RESULTS FOR HOMOGENEOUS MATERIALS

KEY - RED INK = COLORADO REGULATED MATERIAL

BLUE INK = OSHA REGULATED MATERIAL

SAMPLE/MATERIAL	LAB RESULT	LOCATION OF MATERIAL
1. M-1, MORTAR, QUARRY TILE	NON-DETECT	DOWNSTAIRS SUN ROOM
2. G-1, GROUT, QUARRY TILE	NON-DETECT	DOWNSTAIRS SUN ROOM
3. M-1, MORTAR, QUARRY TILE	NON-DETECT	DOWNSTAIRS SUN ROOM
4. G-1, GROUT, QUARRY TILE	NON-DETECT	DOWNSTAIRS SUN ROOM
5. SS-1, SURFACE SYSTEM, HEAVY ORANGE PEEL TEXTURE	NON-DETECT	STAIRWELL, ENTRY, U/S BATH(NE WALL), ALL D/S ROOMS
6. SS-1, SURFACE SYSTEM, HEAVY ORANGE PEEL TEXTURE	NON-DETECT	STAIRWELL, ENTRY, U/S BATH(NE WALL), ALL D/5 ROOMS
7. SS-1, SURFACE SYSTEM, HEAVY ORANGE PEEL TEXTURE	NON-DETECT	STAIRWELL, ENTRY, U/S BATH(NE WALL), ALL D/S ROOMS
8. SS-1, SURFACE SYSTEM, HEAVY ORANGE PEEL TEXTURE	NON-DETECT	STAIRWELL, ENTRY, U/S BATH(NE WALL), ALL D/S ROOMS
9. SS-1, SURFACE SYSTEM, HEAVY ORANGE PEEL TEXTURE	NON-DETECT	STAIRWELL, ENTRY, U/S BATH(NE WALL), ALL D/S ROOMS
10. SS-2, SURFACE SYSTEM, KNOCKDOWN TEXTURE	NON-DETECT	CEILING U/S NW BED, U/S BATH WALLS & CEILING, LIBRARY CEILING
11. SS-2, SURFACE SYSTEM, KNOCKDOWN TEXTURE	NON-DETECT	CEILING U/S NW BED, U/S BATH WALLS & CEILING, LIBRARY CEILING

12. SS-2, SURFACE SYSTEM, KNOCKDOWN TEXTURE	NON-DETECT	CEILING U/S NW BED, U/S BATH WALLS & CEILING, LIBRARY CEILING
13. SS-3, SURFACE SYSTEM, SMEAR STUCCO TEXTURE	NON-DETECT	UPPER STAIRWELL NORTH WALL, ALL LIBRARY WALLS
14. SS-3, SURFACE SYSTEM, SMEAR STUCCO TEXTURE	NON-DETECT	UPPER STAIRWELL NORTH WALL, ALL LIBRARY WALLS
15. SS-3, SURFACE SYSTEM, SMEAR STUCCO TEXTURE	NON-DETECT	UPPER STAIRWELL NORTH WALL, ALL LIBRARY WALLS
16. G-2, GROUT, TILE	NON-DETECT	U/S BATHTUB TILE
17. G-2, GROUT, TILE	NON-DETECT	U/S BATHTUB TILE
18. M-2, MORTAR, TILE	NON-DETECT	U/S BATHTUB TILE
19. M-2, MORTAR, TILE	NON-DETECT	U/S BATHTUB TILE
20. SF-1, SHEET FLOORING, GOLD	50% CHRYSOTILE	MECHANICAL ROOM
21. SF-1, SHEET FLOORING, GOLD	50% CHRYSOTILE	MECHANICAL ROOM
22. JC-1, JOINT COMPOUND	NON-DETECT	D/S HALL
23. JC-1, JOINT COMPOUND	NON-DETECT	D/S HALL
24. M-3, MORTAR, TILE, DARK	NON-DETECT	D/S COUNTER DARK GRANITE
25. M-3, MORTAR, TILE, DARK	NON-DETECT	D/S COUNTER DARK GRANITE

26. G-3, GROUT, TILE, DARK	NON-DETECT	D/S COUNTER DARK GRANITE
27. CMU-1, CONCRETE MASONARY UNIT - MORTAR	NON-DETECT	FOUNDATION
28. CMU-1, CONCRETE MASONARY UNIT - BLOCK	NON-DETECT	FOUNDATION
29. CMU-1, CONCRETE MASONARY UNIT	NON-DETECT	FOUNDATION
30. CMU-1G, CONCRETE MASONARY UNIT GROUT	NON-DETECT	FOUNDATION
31. M-4, MORTAR, STONE	NON-DETECT	FRONT UNDER SUNROOM
32. M-4, MORTAR, STONE	NON-DETECT	FRONT UNDER SUNROOM
33. R-1, ROOFING	NON-DETECT	ROOF
34. R-1, ROOFING	NON-DETECT	ROOF
35. C-1, CONCRETE	NON-DETECT	EXTERIOR
36. C-1, CONCRETE	NON-DETECT	EXTERIOR
37. M1A, MISCELLANEOUS MATERIAL	NON-DETECT	PIPE UNDER SUNROOM

EMSL Analytical, Inc.
1010 Yuma Street Denver, CO 80204
Tel/Fax: (303) 740-5700 / (303) 741-1400
http://www.EMSL.com / denverlab@emsl.com

EMSL Order: 221602522
Customer ID: PLAT42
Customer PO:
Project ID:

Attention: Chris Lakin
Plateau, Inc.
236 So. 3rd Street
#340
Montrose, CO 81401
Project: 711 Belleview Ave

Phone: (970) 252-1363
Fax:
Received Date: 04/27/2016 9:40 AM
Analysis Date: 04/29/2016
Collected Date: 04/26/2016

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos % Fibrous	Non-Asbestos % Non-Fibrous	Asbestos % Type
1 221602522-0001		Gray Non-Fibrous Homogeneous		40% Ca Carbonate 60% Non-fibrous (Other)	None Detected
2 221602522-0002		Red Non-Fibrous Homogeneous		40% Ca Carbonate 60% Non-fibrous (Other)	None Detected
3 221602522-0003		Red Non-Fibrous Homogeneous		40% Ca Carbonate 60% Non-fibrous (Other)	None Detected
4 221602522-0004		Gray Non-Fibrous Homogeneous		40% Ca Carbonate 60% Non-fibrous (Other)	None Detected
5-Drywall 221602522-0005		Brown/White Fibrous Homogeneous	30% Cellulose	70% Non-fibrous (Other)	None Detected
5-Texture 221602522-0005A *Inseparable paint / coating layer included in analysis*		White/Blue Non-Fibrous Heterogeneous		40% Ca Carbonate 60% Non-fibrous (Other)	None Detected
6-Drywall 221602522-0006		Brown/White Fibrous Homogeneous	30% Cellulose	70% Non-fibrous (Other)	None Detected
6-Texture 221602522-0006A *Inseparable paint / coating layer included in analysis*		White Non-Fibrous Heterogeneous		40% Ca Carbonate 60% Non-fibrous (Other)	None Detected
7-Drywall 221602522-0007		Brown/White Fibrous Homogeneous	30% Cellulose	70% Non-fibrous (Other)	None Detected
7-Texture 221602522-0007A *Inseparable paint / coating layer included in analysis*		White/Peach Non-Fibrous Heterogeneous		40% Ca Carbonate 60% Non-fibrous (Other)	None Detected
8-Drywall 221602522-0008		Brown/White Fibrous Homogeneous	30% Cellulose	70% Non-fibrous (Other)	None Detected
8-Texture 221602522-0008A *Inseparable paint / coating layer included in analysis*		Tan/White Non-Fibrous Heterogeneous		40% Ca Carbonate 60% Non-fibrous (Other)	None Detected
9-Drywall 221602522-0009		Brown/White Fibrous Homogeneous	30% Cellulose	70% Non-fibrous (Other)	None Detected
9-Texture 221602522-0009A *Inseparable paint / coating layer included in analysis*		Tan/White Non-Fibrous Heterogeneous		40% Ca Carbonate 60% Non-fibrous (Other)	None Detected

Initial Report From: 04/30/2016 18:28:26

EMSL Analytical, Inc.
1010 Yuma Street Denver, CO 80204
Tel/Fax: (303) 740-5700 / (303) 741-1400
http://www.EMSL.com / denverlab@emsl.com

EMSL Order: 221602522
Customer ID: PLAT42
Customer PO:
Project ID:

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample / Description	Appearance	Non-Asbestos % Fibrous	Non-Asbestos % Non-Fibrous	Asbestos % Type
10-Drywall 221602522-0010	Brown/White Fibrous Homogeneous	30% Cellulose	70% Non-fibrous (Other)	None Detected
10-Texture 221602522-0010A *Inseparable paint / coating layer included in analysis*	White/Beige Non-Fibrous Heterogeneous		30% Ca Carbonate 70% Non-fibrous (Other)	None Detected
11-Drywall 221602522-0011	Brown/White Fibrous Homogeneous	30% Cellulose	70% Non-fibrous (Other)	None Detected
11-Texture 221602522-0011A *Inseparable paint / coating layer included in analysis*	Brown/Beige Non-Fibrous Heterogeneous		30% Ca Carbonate 70% Non-fibrous (Other)	None Detected
12-Drywall 221602522-0012	Brown/White Fibrous Homogeneous	30% Cellulose	70% Non-fibrous (Other)	None Detected
12-Texture 221602522-0012A *Inseparable paint / coating layer included in analysis*	Brown/Beige Non-Fibrous Heterogeneous		40% Ca Carbonate 60% Non-fibrous (Other)	None Detected
13-Drywall 221602522-0013	Brown/White Fibrous Homogeneous	30% Cellulose	70% Non-fibrous (Other)	None Detected
13-Texture 221602522-0013A *Inseparable paint / coating layer included in analysis*	White/Beige Non-Fibrous Heterogeneous		40% Ca Carbonate 60% Non-fibrous (Other)	None Detected
14-Drywall 221602522-0014	Brown/White Fibrous Homogeneous	30% Cellulose	70% Non-fibrous (Other)	None Detected
14-Texture 221602522-0014A *Inseparable paint / coating layer included in analysis*	Tan/White Non-Fibrous Heterogeneous		30% Ca Carbonate 70% Non-fibrous (Other)	None Detected
15-Drywall 221602522-0015	Brown/White Fibrous Homogeneous	30% Cellulose	70% Non-fibrous (Other)	None Detected
15-Texture 221602522-0015A *Inseparable paint / coating layer included in analysis*	Brown/Beige Non-Fibrous Heterogeneous		40% Ca Carbonate 60% Non-fibrous (Other)	None Detected
16 221602522-0016	Gray Non-Fibrous Homogeneous		40% Ca Carbonate 60% Non-fibrous (Other)	None Detected
17 221602522-0017	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
18-Tile 221602522-0018	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
18-Mastic 221602522-0018A	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
19-Tile 221602522-0019	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected

Initial Report From: 04/30/2016 18:28:26

EMSL Analytical, Inc.
1010 Yuma Street Denver, CO 80204
Tel/Fax: (303) 740-5700 / (303) 741-1400
http://www.EMSL.com / denverlab@emsl.com

EMSL Order: 221602522
Customer ID: PLAT42
Customer PO:
Project ID:

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos % Fibrous	Non-Asbestos % Non-Fibrous	Asbestos % Type
19-Mastic 221602522-0019A		Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
20 221602522-0020 *Result includes a small amount of inseparable attached mastic*		Tan/Yellow Fibrous Homogeneous		50% Non-fibrous (Other)	50% Chrysotile
21 221602522-0021 *Result includes a small amount of inseparable attached mastic*		Tan/Yellow Fibrous Homogeneous		50% Non-fibrous (Other)	50% Chrysotile
22-Texture 221602522-0022 *Inseparable paint / coating layer included in analysis*		White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
22-Tape 221602522-0022A		Beige Fibrous Homogeneous	95% Cellulose	5% Non-fibrous (Other)	None Detected
22-Joint Compound 221602522-0022B		White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
22-Drywall 221602522-0022C		Brown/White Fibrous Homogeneous	10% Cellulose	60% Gypsum 30% Non-fibrous (Other)	None Detected
23-Texture 221602522-0023 *Inseparable paint / coating layer included in analysis*		White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
23-Tape 221602522-0023A		Beige Fibrous Homogeneous	95% Cellulose	5% Non-fibrous (Other)	None Detected
23-Joint Compound 221602522-0023B		White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
23-Drywall 221602522-0023C		Brown/White Fibrous Homogeneous	10% Cellulose	60% Gypsum 30% Non-fibrous (Other)	None Detected
24-Countertop 221602522-0024		Red/Black Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
24-Adhesive 221602522-0024A		White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
25-Countertop 221602522-0025		Red/Black Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
25-Adhesive 221602522-0025A		White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
26 221602522-0026		Gray/Black Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
27 221602522-0027		Gray Non-Fibrous Homogeneous		15% Quartz 85% Non-fibrous (Other)	None Detected

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Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos % Fibrous	Non-Asbestos % Non-Fibrous	Asbestos % Type
28 221602522-0028		Gray/Red Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
29 221602522-0029		Gray/Red/Black Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
30 221602522-0030		Gray/Red Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
31 221602522-0031		Gray Non-Fibrous Homogeneous		10% Quartz 90% Non-fibrous (Other)	None Detected
32 221602522-0032		Gray/Black Non-Fibrous Homogeneous		15% Quartz 85% Non-fibrous (Other)	None Detected
33 221602522-0033		Black Fibrous Homogeneous	30% Cellulose	70% Non-fibrous (Other)	None Detected
34 221602522-0034		Brown Fibrous Homogeneous	45% Cellulose	55% Non-fibrous (Other)	None Detected
35 221602522-0035		Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
36 221602522-0036		Brown/Black Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
37-Brick 221602522-0036A		Pink Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
37-Adhesive 221602522-0037		Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected

Analyst(s)
Abigail Crock (27)
Brendon Rawlings (32)

Brendon Rawlings, Laboratory Manager
or Other Approved Signatory

EMSL maintains liability limited to cost of analysis. This report relates only to the samples reported and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. Interpretation and use of test results are the responsibility of the client. This report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST or any agency of the federal government. Non-friable organically bound materials present a problem matrix and therefore EMSL recommends gravimetric reduction prior to analysis. Samples received in good condition unless otherwise noted. Estimated accuracy, precision and uncertainty data available upon request. Unless requested by the client, building materials manufactured with multiple layers (i.e. linoleum, wallboard, etc.) are reported as a single sample. Reporting limit is 1%

Samples analyzed by EMSL Analytical, Inc. Denver, CO NVLAP Lab Code 200828-0

Initial Report From: 04/30/2016 16:28:26

Colorado Department
of Public Health
and Environment

ASBESTOS CONSULTING FIRM

This certifies that

Plateau, Inc.

Registration No.: ACF-14973

has met the registration requirements of 25-7-507, C.R.S. and the Air Quality Control Commission Regulation No. 8, Part B, and is hereby authorized to perform asbestos consulting activities as required under Regulation No. 8, Part B, in the state of Colorado.

Issued: March 03, 2016
Expires: January 30, 2017

Authorized Signature

SEAL

ACCLAIM ENVIRONMENTAL
SERVICES INC

14367 Lakeview Lane, Broomfield, Colorado 80023
Tel: 303.424.4647
Fax: 303.432.8669

CERTIFIES THAT

CHRISTOPHER A. LAKIN

Has successfully completed

The **EPA-Approved AHERA Annual Refresher Course** for **INSPECTOR**. This course is EPA-approved under Section 206 of the Toxic Substances Control Act (TSCA) and meets the requirements of Colorado Regulation No. 8.

Course Date:	06/10/15
Exam Date:	N/A
Certificate No.:	AE15-032-BI-R-04
Expiration Date:	06/10/16

K. Jay Gale, President

Colorado Department
of Public Health
and Environment

ASBESTOS CERTIFICATION*

This certifies that

Christopher A Lakin

Certification No.: 13283

has met the requirements of 25-7-507, C.R.S. and Air Quality Control Commission Regulation No. 8, Part B, and is hereby certified by the state of Colorado in the following discipline:

Building Inspector*

Issued: **June 19, 2015**

Expires: **June 19, 2016**

** This certificate is valid only with the possession of a current Division-approved training course certification in the discipline specified above.*

Authorized APCD Representative

SEAL

Colorado Department
of Public Health
and Environment

ASBESTOS CERTIFICATION*

This certifies that

Christopher A Lakin

Certification No.: 13283

has met the requirements of 25-7-507, C.R.S. and Air Quality Control Commission Regulation No. 8, Part B, and is hereby certified by the state of Colorado in the following discipline:

Air Monitoring Specialist*

Issued: **June 19, 2015**

Expires: **June 19, 2016**

**** This certificate is valid only with the possession of a current Division-approved training course certification in the discipline specified above.***

Authorized APCD Representative

SEAL

Colorado Department of Public Health and Environment

DEMOLITION NOTIFICATION APPLICATION FORM

APPLICATION FEE MUST ACCOMPANY THIS FORM
INCOMPLETE APPLICATIONS WILL BE RETURNED
(Notice will be mailed to the demolition contractor unless specified otherwise)

Fee: $50 + $5 per 1000 ft² of area to be demolished = $ 60.00 .
(See instruction #1 on reverse side)

Submit form to:
Permit Coordinator
Colorado Dept. of Public Health and Environment
APCD-IE-B1
4300 Cherry Creek Drive South
Denver, CO 80246-1530
Phone: 303-692-3100
Fax: 303-782-0278
Asbestos@state.co.us

Demolition Contractor

Company Name: FAUST BUILDERS LLC
Street: 729 RED LADY AVE P.O. Box 672
City: Crested Butte | State: CO | Zip Code: 81224-0672
Telephone #: (970) 209-1012 | Fax #: ( )
Project Manager: Jim FAUST | Cell Phone #: (970) 209-1012
I certify that the Certified Asbestos Building Inspector has informed me about any remaining asbestos-containing materials in the facility to be demolished.
Signature: [signature] | Print Name: Jim FAUST
Landfill Receiving Building Debris: Gunnison County Landfill

Demolition Site

Building Name: RESIDENCE
Square footage of footprint of facility or portion of facility to be demolished: 2000 S.F.
Street: 711 BELLEVIEW AVENUE
City: CRESTED BUTTE | County: GUNNISON | Zip Code: 81224
Proposed Start Date: | Proposed Completion Date:
Method/Means of Demolition:
☐ Wrecking ☐ Burning† ☐ Implosion ☐ Moving ☐ Other, specify:
†Burning requires additional authorization – Please call (303) 692-3100 and ask to speak to the Open Burning Permit Coordinator

Asbestos Removal Contractor

General Abatement Contractor (GAC): N/A
CDPHE Asbestos Permit # | Total Quantity of Asbestos Removed
Date Removal Completed | Telephone # ( )
Type(s) of Asbestos-Containing Material Removed:

Building Owner

Owner's Name: FAUST Mt. Properties
Street: 729 Red LADY AVE P.O. Box 672
City: Crested Butte | State: CO | Zip Code: 81224-0672
Contact's Name: Jim FAUST | Telephone #: (970) 209-1012

Certified Asbestos Inspector Certification

With my signature below, I certify that I possess current AHERA accreditation and state of Colorado certification as an Asbestos Building Inspector. I also certify that I have thoroughly inspected the facility to be demolished, as listed in the Demolition Site block above, sampled all suspect materials, had all samples analyzed for the presence of asbestos by a NVLAP-accredited laboratory, and have determined that no Regulated ACM exists anywhere in the facility.* I also certify that I have informed the owner/operator of the facility or the demolition contractor that any asbestos-containing material allowed to stay in the facility must remain non-friable during demolition. Specify type(s) of ACM remaining, below: **(check appropriate box(es))**:

☐ Vinyl asbestos floor tile (VAT) ☐ VAT mastic ☐ Tar/asphalt impregnated roofing ☐ Asphaltic pipe coatings
☐ Spray-applied tar coatings ☐ Caulking ☐ Glazing ☐ Other, specify:

Signature (In Blue Ink): [signature] | Printed Name: CHRISTOPHER A. LAKIN
Date of Final Inspection: 04/26/2016 | CO Cert #: 13283 | Expiration Date: 06/19/2016 | Telephone #: (970) 252.1363 | Cell Phone #: (970) 252.1363

Building Owner or Contractor

I verify that all refrigerants from air conditioning/refrigeration appliances have been properly recovered in accordance with AQCC Regulation No. 15 (for information on CFC requirements call 692-3100). I further verify that all luminous exit signs (containing radioactive material) have been disposed of in accordance with 6 CCR 1007-1 subpart 3.6.4.3 (for information on luminous exit sign requirements call 303-692-3320).

CHECK THE APPROPRIATE BOX:
☑ Building Owner ☑ Contractor ☐ Other | Date: 5/4/16
Signature: [signature] | Print Name: Jim FAUST

THIS BOX IS FOR CDPHE USE ONLY:

Postmark or Hand Delivery Date:	Approved By:	Code: ☐ initial-310 ☐ transfer-380	
Form of Payment & #:	Permit #:	Record #	Date Issued:

* Regulated asbestos-containing materials means (a) friable asbestos-containing material, (b) Category I nonfriable ACM that has become friable, (c) Category I nonfriable ACM that will be or has been subjected to sanding, grinding, cutting, or abrading or (d) Category II nonfriable ACM that has a high probability of becoming or has become crumbled, pulverized, or reduced to powder by the forces expected to act on the material in the course of demolition or renovation operations regulated by this regulation. Note: Asbestos-containing sheet vinyl and linoleum must be properly removed/removed prior to demolition.

RECORDING REQUESTED BY:
WHEN RECORDED RETURN TO:
Town of Crested Butte
Attention: Town Clerk
P.O. Box 39
507 Maroon Avenue
Crested Butte, CO 81224

STATEMENT OF AUTHORITY

Pursuant to C.R.S. § 38-30-172, the undersigned hereby executes this Statement of Authority on behalf of Colorado Investments LLC, a _____, an entity other than an individual, capable of holding title to real property (the "**Entity**"), and states as follows:

(1) The Name of the Entity is: Colorado Investments LLC.

(2) The Entity is a LLC.

(3) The mailing address for the Entity is 516 Valley View Dr. Boulder CO 80304

(4) The name and position of the person authorized by formal Entity action to execute instruments conveying, encumbering or otherwise affecting title to real property on behalf of the Entity is: Barb Baker, owner [TITLE].

(5) The limitations upon the authority of the person named above or holding the position described above to bind the Entity are as follows: none.

(6) Other matters concerning the manner in which the Entity deals with any interest in real property are: N/A.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK;
SIGNATURE PAGE TO FOLLOW]

EXECUTED this 26 day of Jan, 2016.

Colorado Investments LLC
an LLC

By: Barb Becker
Name: Barb Becker
Title: owner

STATE OF Colorado)
) ss.
COUNTY OF Boulder)

The foregoing Statement of Authority was acknowledged before me this 26 day of January, 2016, by Barb Becker, OWNER of Colorado Investments, a LLC on behalf of said entity.

Witness my hand and official seal.
My commission expires: 6/2/18.

Jocelyn Powell
Notary Public

JOCELYN POWELL
Notary Public
State of Colorado
Notary ID 20144021908
My Commission Expires Jun 2, 2018

GENERAL NOTES

A. DESIGN LIVE LOADS:
1. Roofs----------100 PSF
2. Floors----------40 PSF
3. Garages----------50 PSF
4. Decks----------100 PSF
5. Basic Wind Speed-------90 MPH (3 Sec. Gust)
6. Seismic Zone----------I

B. GENERAL CONDITIONS:
1. Notching or cutting of any structural member is prohibited unless detailed on the structural drawings.
2. All dimensions on the structural plans are to be checked against the architectural plans and any discrepancies shall be coordinated with the architect.
3. Any unauthorized modifications to the structural plans are at the risk of the person making the change.
4. The contract structural drawings and specifications represent the finished structure. They do not indicate the method of construction. The contractor shall provide all measures necessary to protect the structure during construction.
5. Any engineering design provided by others and submitted for review shall bear the seal and signature of an engineer registered in Colorado.
6. Where required construction details are not shown or noted on these plans the contractor shall notify the engineer and the engineer shall provide sufficient details for the work to proceed.
7. All moisture protection shall be the responsibility of the architect/owner/builder. Drainage behind foundation walls and below slabs shall be in accordance with the soils report and is not provided by Colorado Structural Inc.

C. FOUNDATION DESIGN:
1. Design of individual and continuous footings is based on an assumed maximum allowable bearing pressure of 2000 lbs. per square foot (dead load plus full live load), placed on the natural undisturbed soil, or compacted structural fill, below frost depth. The existing foundation is not the reponsibility of Colorado Structural inc.
2. A site specific soils report shall be obtained prior to construction.
3. Soils are presumed non-expansive, non-soluble, and not prone to excessive consolidation. Owner shall retain a soils engineer to inspect the open excavation to verify the structural engineer's assumed design loads. In absence of a soils investigation by a soils engineer, the owner shall assume responsibility of the design values used by the structural engineer.

D. BACKFILLING:
1. Do not backfill against retaining walls until supporting elements are in place and securely anchored, or adequately shored, and the 28 day compressive strength has been achieved.
2. Verify type of fill with Soils Engineer prior to backfilling.
3. Where walls are backfilled on both sides, backfill equally on each side of walls in 12" lifts, or as required by soil report.

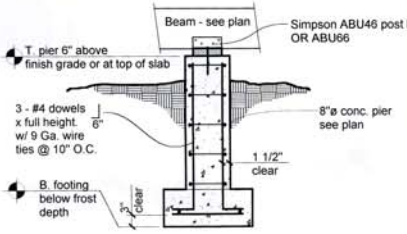
E. REINFORCED CONCRETE:
1. All concrete design is based on the "Building Code Requirements for Reinforced Concrete" (ACI 318-99).
2. All structural concrete shall have a minimum 28-day compressive strength of 3,000 psi. All concrete must also have xypex admixture to create waterproof system per manufacturer.
3. Provide continuous shear keys at cold joints and where shown on drawings.
4. All detailing, fabrication, and placement of reinforcing steel shall be in accordance with the ACI Manual of Concrete Practice.
5. Except where otherwise noted on the drawings, reinforcing bars shall conform to ASTM Specification A615-79 and shall be minimum grade 60.
6. All Basement slabs-on-ground shall be 6" thick and reinforced with #5 @ 12" on center each way unless noted otherwise on the plans. Reinforcement to be placed 2" from the top of the slab. Thicken all *free* slab edges to 8" x 8" with 2-#5 continuous (top and bottom). Do not have construction/control joints in slabs-on-ground.
7. At splices in concrete, lap bars 36 diameters. At splices in masonry, lap bars 42 diameters. At corners, make horizontal bars continuous or provide corner bars. Around openings and steps in walls provide (2) #5's extending 2'-0 beyond edge of opening or step. (Unless noted otherwise on the drawings horizontal bars at the top grade beams shall be spliced only at mid-span between piers, and horizontal bottom bars shall be spliced only at pier centerlines).
8. Except as noted on the drawings, minimum concrete protection for reinforcement shall be in accordance with ACI 318-99.
9. Control joints are not reccommended with a waterproof slab
10. Follow all reccomendations for concrete placement and mix design by IFC representative and Manufacturer if ICF concrete forms are used.

F. MASONRY VENEERS
1. Exterior stone veneer masonry installation shall comply with ACI 530.1/ASCE 6 specifications for masonry structures as it applies to this project and all materials, including stone mortar, shall maintain an installed compressive strength not less than 2,000 psi.
2. Provide masonry veneer anchors at 16" on center in each direction.
3. Provide masonry control joints as indicated on the exterior architectural elevations.
4. Provide steel lintels, with a minimum of 5" bearing at jambs, over openings.

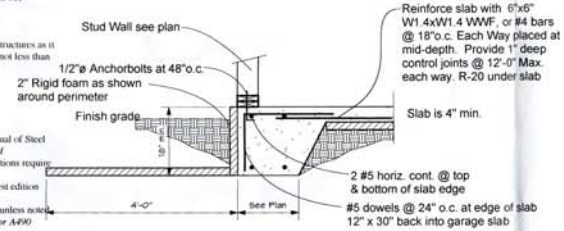
G. STRUCTURAL STEEL
1. Structural steel shall be detailed, fabricated and erected in accordance with latest provisions of the AISC Manual of Steel Construction and AISC Code of Standard Practice. Use welders meeting the requirements of the AWS *Standard Qualification Procedure*. Comply with AWS D1.1 *Structural Welding Code*. All field welded structural connections require special inspection as indicated per code.
2. All steel shall conform to ASTM A992 except tube columns which shall conform to ASTM A500 (Gr. B) latest edition and pipe shapes which shall conform to ASTM A53 (Gr. B).
3. Bolts shall conform to ASTM A325F. Anchor bolts shall conform to ASTM A307. Bolt size shall be 3/4"ø, unless noted otherwise. Installation shall be in accordance with AISC *Specification for Structural Joints Using ASTM A325 or A490 Bolts, 1985*.
4. All welds shall be made with E70XX electrodes.
5. Provide shop applied paint in accordance with the Steel Structures Painting Council specifications as for all exterior members, architecturally exposed members, any members exposed to weather for an excessive period of time during construction, and where indicated on construction documents. Provide field primer paint for painted members at welds, bolted connections, and areas of abraded shop paint.
6. All column base plates shall have 1" minimum grout to provide continuous bearing. Dry pack or grout shall be shrink resistant Embeco 153 or equivalent.
7.All anchor bolts shall be 3/4"ø with minimum of 7" embedment (unless noted otherwise).
8. Expansion bolts shall be "WEJ-IT", "RED HEAD", or approved wedge type, installed in accordance with the manufacturer's requirements.
9. Location and coordination of anchor bolt placement shall be the responsibility of the steel fabricator/contractor.
10.Provide bolted / field welded connections for steel beams A minimum of four bolts shall be used for all connections.
11. All wood connector designations shown on the drawings are as manufactured by the Simpson Strong-Tie Company, Inc. (Simpson). Any substitutions with custom fabricated connectors shall conform to Simpson specifications including plate thicknesses; welds; bearing areas; and size, number and location of nail/bolt holes
12. All connection designations on the drawings that are followed by "CFS" (Custom Fabricated Saddle) are to be designed by the steel fabricator. Submit shop drawings to the engineer for approval before fabrication.

H. STRUCTURAL WOOD FRAMING:
1. Except where noted otherwise, all 2" lumber shall be Hem-Fir S4S No. 2 and better, and all solid timber beams and posts shall be Douglas Fir-Larch No. 1 or better. Glu-Laminated beams shall be 24F-V4 rated. Logs have been designed using the values for Engelmann Spruce.
2. Trussed rafters, or manufactured joists, shall be designed by a Colorado registered engineer to support the full uniform dead and live loads and any other superimposed loads. The fabricator shall determine web arrangement and member forces. Stresses shall not exceed those allowed by the I.R.C., and all of these members shall be installed per the manufactures requirements.
5. Unless otherwise noted, all steel connectors are manufactured by Simpson Strong-Tie trusses, any connectors by other manufacturers will be deemed equivalent if their rated capacity is at least equal to that of the connector specified. Follow all of the manufacturers recommendations for installation.
6. Beams, columns and other members labeled "LVL" (laminated Veneer Lumber) are to have a bending capacity of 2600psi min. and a minimum elastic modulus of 1.9E6 psi.
7. Floor sheathing shall be 3/4" thick, APA Sturd-I-Floor, APA rated at 24" o.c., tongue and groove, Exposure 1. Glue and nail panels to all supports.
8. Roof sheathing shall be 5/8" thick plywood sheathing, APA rated 40/20, Exposure 1.
9. Wall sheathing shall be structural I grade 1/2" thick plywood attached at panel edges with 8D nails @ 4" o.c. and 8D nails @ 12" o.c. at intermediate supports.
10. Member sizes noted on plans are minimum sizes. Contractor may use larger sizes if desired or requested by architect.
11. Interior load-bearing walls are 2 x 6 studs at 16" o.c. unless otherwise noted.
12. All exterior walls are 2 x 6 studs @ 16" o.c. to a maximum height of 12'-6". Frame walls taller than 13'-0" with LVL studs @ 16" o.c.
13. Provide 2 - 2 x 10 headers over all door and window openings unless otherwise noted.
14. Where header/beam supports are not shown minimum of (1) 2x4 or (1) 2x6 is required, depending on wall thickness. Where supports are shown but not labeled, minimum of (2) 2x4 or (1)-2x6 is required.
15. Provide solid blocking at supports for wood joists. Within floor joists spaces beneath solid or built-up columns noted on plans, blocking of area equivalent to column above shall be provided.
16. Provide wind/seismic anchor at supports for all trusses and rafters.
17. Except as noted otherwise, minimum nailing shall be provided as specified in Table R602.3(1) "Nailing Schedule" of the I.R.C., 2003 edition. 2 x 6 studs shall have 3-16d nails, each end.
18. Glue and nail floor sheathing to floor joists with adhesive conforming to manufacturer's specifications.
19. Bolts connecting wood framing shall be ASTM A307.
20. Fasteners thru ACQ treated material shall be either double dipped galvanized, stainless steel, or other corrosion-resistant metal designed for contact with ACQ.

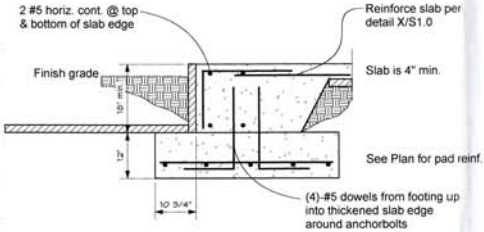
J. ABBREVIATIONS:
LVL- 1.8E Laminated Veneer Lumber beam/header.
TSL- 1.3E TimberStrand LSL column/header
TJI- Engineered joist from Trus Joist MacMillan
PAF- powder actuated fastener
CFS-Custom Fabricated Saddle



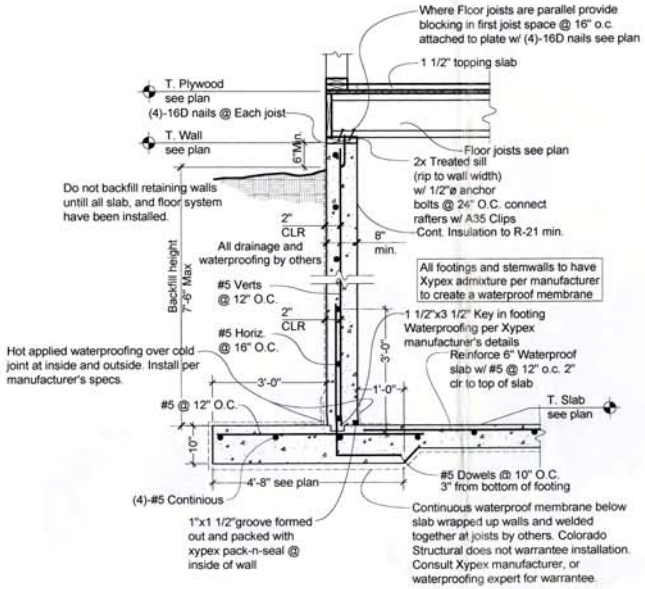
Typical Pier to Pad Reinf. 1
3/4" = 1'0"



Typical Steel Beam on Wood Column 2
1" = 1'0"

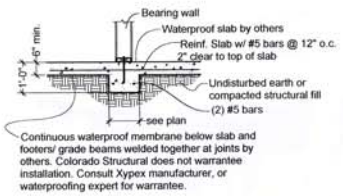


Pad Below Mono Slab 3
3/4" = 1'0"

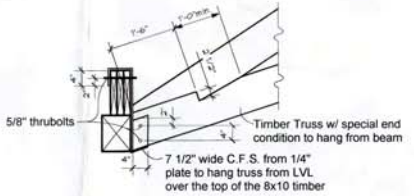


Engineering for waterproofing design not by Colorado Structural

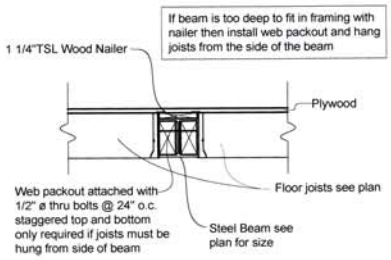
Typ. Tall House Foundation Wall 4
3/4" = 1'0"



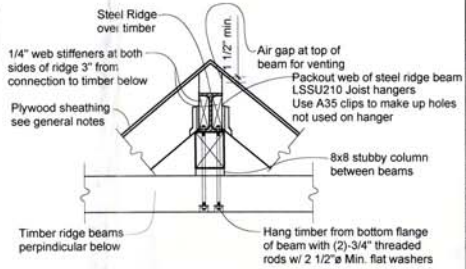
Typ. Strip footer / Grade beam 5
1/2" = 1'0"



C.F.S. for Truss off LVL and Timber 7
3/4" = 1'0"



Steel flush in floor if steel is used 6
3/4" = 1'0"



Steel Beam over Timber Ridge Connection 8
3/4" = 1'0"

COLORADO STRUCTURAL
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• ENGINEERING SERVIC

KEET RESIDENCE
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Crested Butte, Colorado

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P.O. Box 2544
Crested Butte, CO 8122
P-970.349.5922 F-970.349.5
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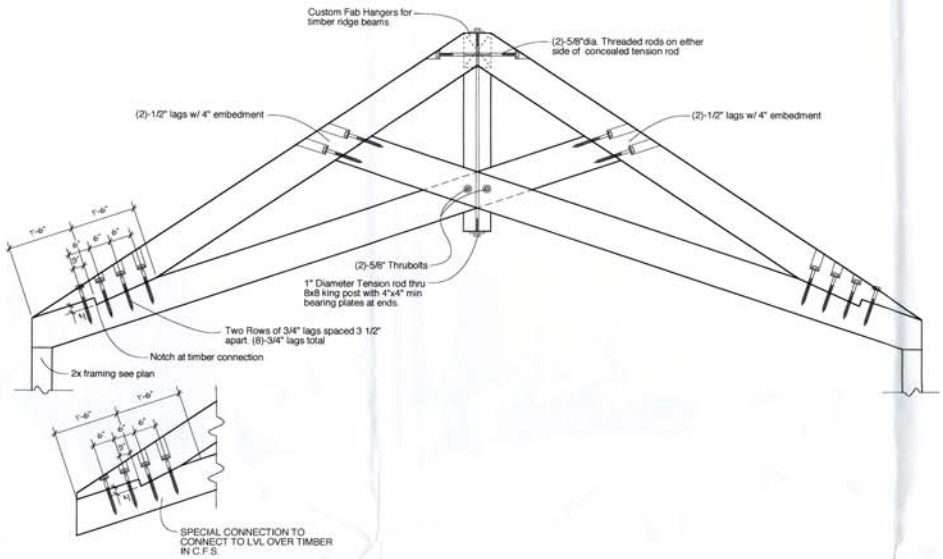
COLORADO LICENSED PROFESSIONAL ENGINEER MICHAEL ARBANE 38815

• DATE •	• ISSUED FOR •
6/6/11	Progress Review

Project # 11-129
Drawn By M. Arbane
Checked By M. Arbane

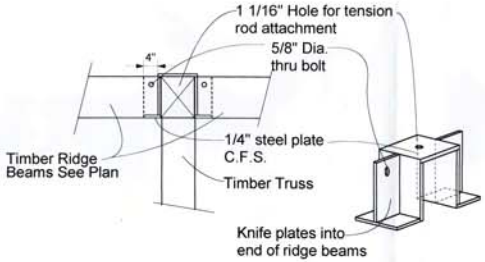
GENERAL NOTES & DETAILS

S1.0



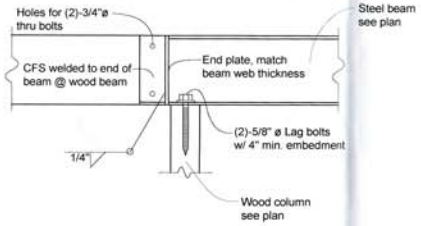
Timber Roof Truss Detail 1

3/4" = 1'0"



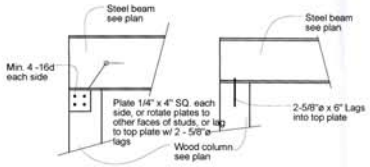
Timber Ridge Beam to Timber Truss 2

3/4" = 1'0"



Steel Beam on Wood Column w/ C.F.S. 4

1 1/2" = 1'0"



Steel Beam on Wood Column 3

1" = 1'0"

COLORADO STRUCTURAL SERVICES

KEET RESIDENCE

404 Gothic Ave.
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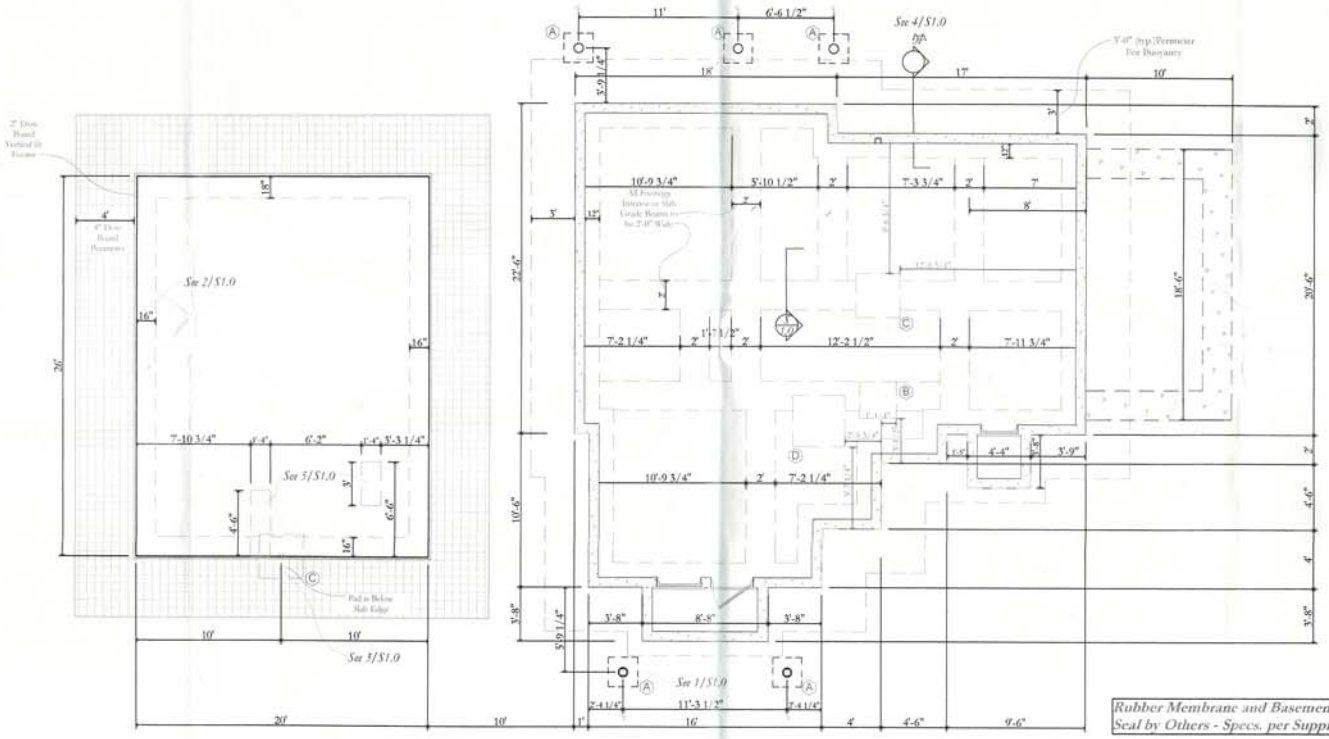
• DATE •	• ISSUED FOR •
6/6/11	Progress Review Set

Project # 11-124
Drawn By M. Arbaney
Checked By M. Arbaney

Details

S1.1



Rubber Membrane and Basement Seal by Others - Specs. per Supplier

Foundation Plan

Footing Pad Schedule			
Mark	Size	Thck.	Reinforcing
(A)	2'-0 x 2'-0"	12"	3 - #4 ea. way
(B)	2'-6 x 2'-6"	12"	4 - #4 ea. way
(C)	3'-0 x 3'-0"	12"	3 - #5 ea. way
(D)	3'-6 x 3'-6"	12"	4 - #5 ea. way
(E)	4'-0 x 4'-0"	12"	5 - #5 ea. way
(F)	4'-6 x 4'-6"	12"	6 - #5 ea. way
(G)	Rect. Size	12"	#5 @ 10" o.c. ea. way

COLORADO LICENSED MICHAEL ARBANEY 38815 PROFESSIONAL ENGINEER

8/14/11

Jean Keet & Hank Deroche
404 Gothic Avenue
Crested Butte, Colorado 81224

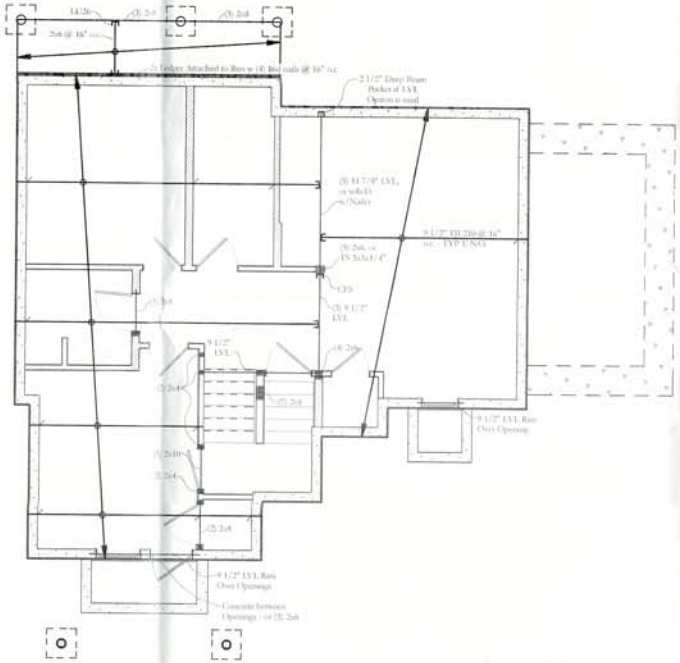
Date: 6/14/2011 | Revision/Issue Set/File Name/#: | C_Dwg.pls | Description:

First Floor Plan

Scale: 1/4" = 1'-0" | Sheet: S-1.0

Red Ridge Design, LLC.
Daniel Ochs (970)349-7324 | Po Box 2523 Crested Butte, CO 81224

S-1.0



Rubber Membrane and Basement
Seal by Others - Specs. per Supplier

First Floor Framing Plan

COLORADO LICENSED
MICHAEL ARBANEY
38815
PROFESSIONAL ENGINEER

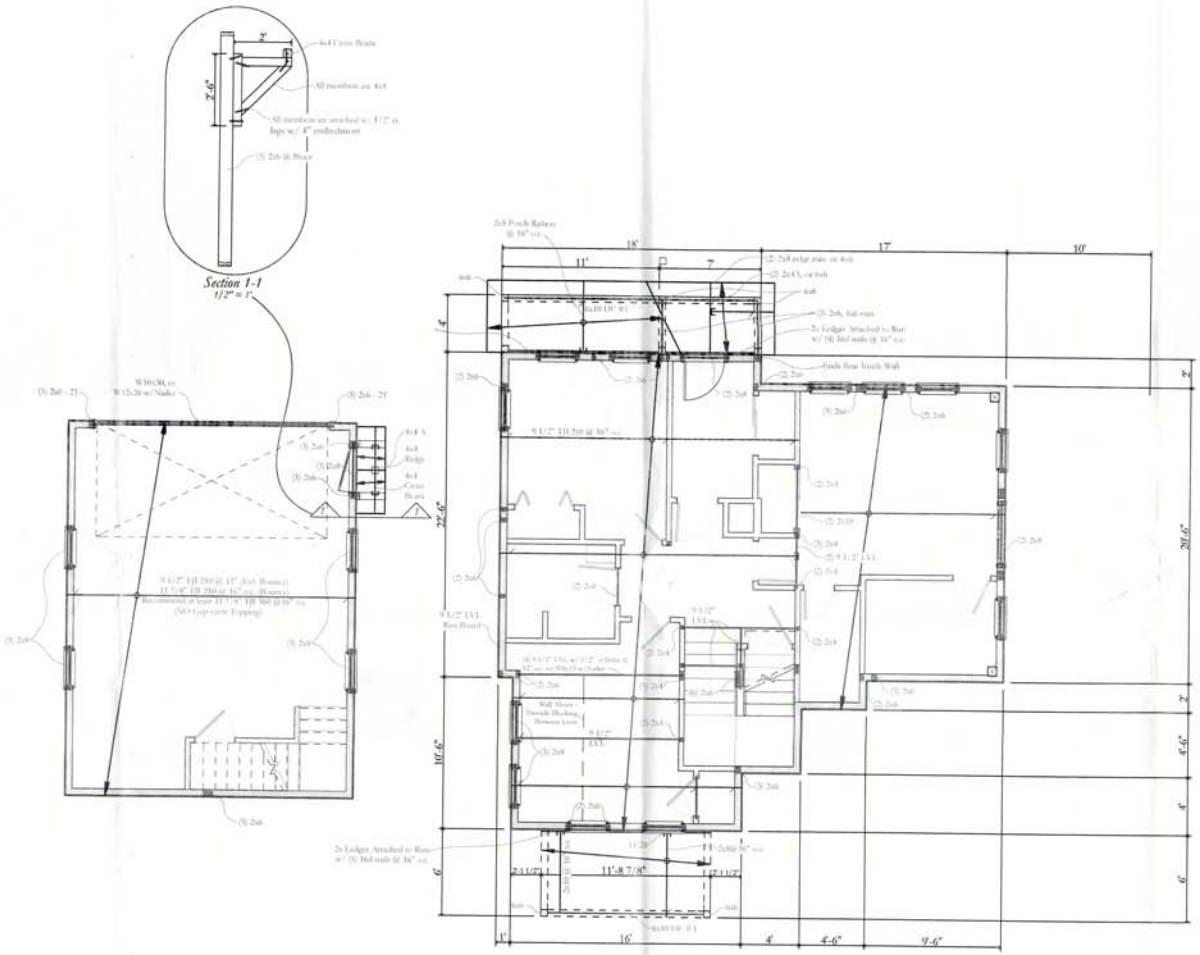
6/14/11

Jean Keet & Hank Deroche
404 Gothic Avenue
Crested Butte, Colorado 81224

Date: 6/14/2011
Revision/Issue Set/File Name/#
K_Dot.pln
Description:
First Floor Plan
Scale: 1/4" = 1'-0"
Sheet: S-1.1

Red Ridge Design, LLC.
Powell Oaks
(970)349-7324
Crested Butte, CO 81224

S-1.1



Second Floor Framing Plan

COLORADO LICENSED
MICHAEL ARBANAS
38815
PROFESSIONAL ENGINEER
6/14/11

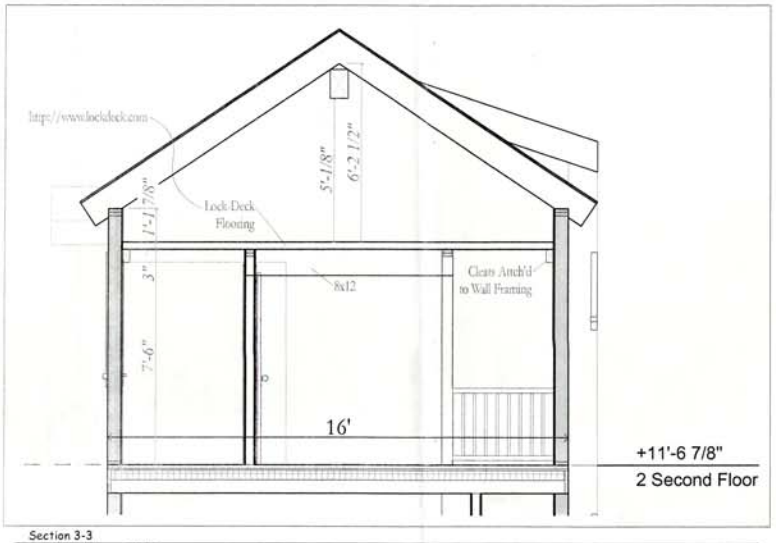
Jean Keet & Hank Deroche
404 Gothic Avenue
Crested Butte, Colorado 81224

Date: 6/14/2011
Revision/Issue Set/File Name/#:
K. Dzyak
Description:

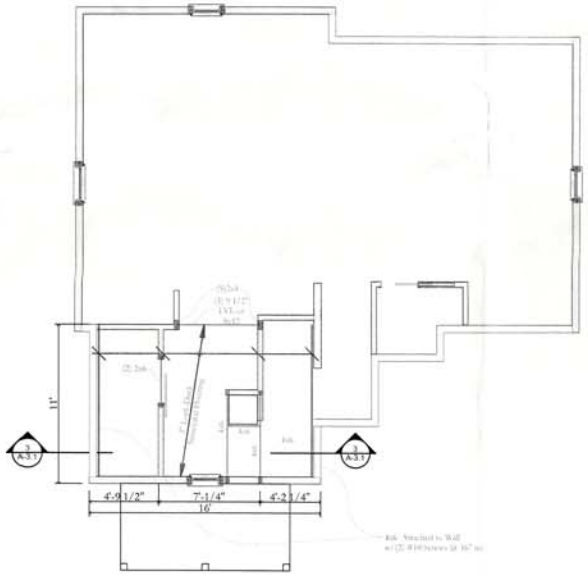
Red Ridge Design, LLC.
Post Office Box 2222
Crested Butte, CO 81224
(970)349-7324

First Floor Plan
Sheet: S-1.2
Scale: 1/4" = 1'-0"

S-1.2



Section 3-3
SCALE: 1/2" = 1'-0"



Loft Framing Plan

COLORADO LICENSED
MICHAEL ARBANY
38815
PROFESSIONAL ENGINEER

Jean Keet & Hank Deroche
404 Gothic Avenue
Crested Butte, Colorado 81224

Date: 6/14/2011
Revision/Issue Set/File Name/#
K_Pr.gfx Description
Section 3-3, First Floor Plan
Scale: 1/4" = 1'-0"
Sheet: S-1.3

Red Ridge Design, LLC.
David Ochs
(970)349-2321
Crested Butte, CO 81224

S-1.3

Roof Framing Plan

GENERAL NOTES

A. DESIGN LIVE LOADS:
1. Roofs----------100 PSF
2. Floors----------40 PSF
3. Garages----------50 PSF
4. Decks----------100 PSF
5. Basic Wind Speed-----90 MPH (3 Sec. Gust)
6. Seismic Zone----------I

B. GENERAL CONDITIONS:
1. Notching or cutting of any structural member is prohibited unless detailed on the structural drawings.
2. All dimensions on the structural plans are to be checked against the architectural plans and any discrepancies shall be coordinated with the architect.
3. Any unauthorized modifications to the structural plans are at the risk of the person making the change.
4. The contract structural drawings and specifications represent the finished structure. They do not indicate the method of construction. The contractor shall provide all measures necessary to protect the structure during construction.
5. Any engineering design provided by others and submitted for review shall bear the seal and signature of an engineer registered in Colorado.
6. Where required construction details are not shown or noted on these plans the contractor shall notify the engineer and the engineer shall provide sufficient details for the work to proceed.
7. All moisture protection shall be the responsibility of the architect/owner/builder. Drainage behind foundation walls and below slabs shall be in accordance with the soils report and is not provided by Colorado Structural Inc.

C. FOUNDATION DESIGN:
1. Design of individual and continuous footings is based on an assumed maximum allowable bearing pressure of 2000 lbs. per square foot (dead load plus full live load), placed on the natural undisturbed soil, or compacted structural fill, below frost depth. The existing foundation is not the reponsibility of Colorado Structural inc.
2. A site specific soils report shall be obtained prior to construction.
3. Soils are presumed non-expansive, non-soluble, and not prone to excessive consolidation. Owner shall retain a soils engineer to inspect the open excavation to verify the structural engineer's assumed design loads. In absence of a soils investigation by a soils engineer, the owner shall assume responsibility of the design values used by the structural engineer.

D. BACKFILLING:
1. Do not backfill against retaining walls until supporting elements are in place and securely anchored, or adequately shored, and the 28 day compressive strength has been achieved.
2. Verify type of fill with Soils Engineer prior to backfilling.
3. Where walls are backfilled on both sides, backfill equally on each side of walls in 12" lifts, or as required by soil report.

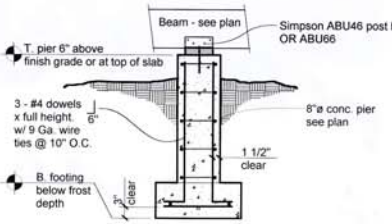
E. REINFORCED CONCRETE:
1. All concrete design is based on the "Building Code Requirements for Reinforced Concrete" (ACI 318-99).
2. All structural concrete shall have a minimum 28-day compressive strength of 3,000 psi. All concrete must also have xypex admixture to create waterproof system per manufacturer.
3. Provide continuous shear keys at cold joints and where shown on drawings.
4. All detailing, fabrication, and placement of reinforcing steel shall be in accordance with the ACI Manual of Concrete Practice.
5. Except where otherwise noted on the drawings, reinforcing bars shall conform to ASTM Specification A615-79 and shall be minimum grade 60.
6. All Basement slabs-on-ground shall be 6" thick and reinforced with #5 @ 12" on center each way unless noted otherwise on the plans. Reinforcement to be placed 2" from the top of the slab. Thicken all *free* slab edges to 8" x 8" with 2-#5 continuous (top and bottom). Do not have construction/control joints in slabs-on-ground.
7. At splices in concrete, lap bars 36 diameters. At splices in masonry, lap bars 42 diameters. At corners, make horizontal bars continuous or provide corner bars. Around openings and steps in walls provide (2) #5's extending 2'-0 beyond edge of opening or step. (Unless noted otherwise on the drawings horizontal bars at the top grade beams shall be spliced only at mid-span between piers, and horizontal bottom bars shall be spliced only at pier centerlines).
8. Except as noted on the drawings, minimum concrete protection for reinforcement shall be in accordance with ACI 318-99.
9. Control joints are not recommended with a waterproof slab
10. Follow all reccomendations for concrete placement and mix design by IFC representative and Manufacturer if ICF concrete forms are used.

F. MASONRY VENEERS
1. Exterior stone veneer masonry installation shall comply with ACI 530.1/ASCE 6 specifications for masonry structures as it applies to this project and all materials, including stone mortar, shall maintain an installed compressive strength not less than 2,000 psi.
2. Provide masonry veneer anchors at 16" on center in each direction.
3. Provide masonry control joints as indicated on the exterior architectural elevations.
4. Provide steel lintels, with a minimum of 5" bearing at jambs, over openings.

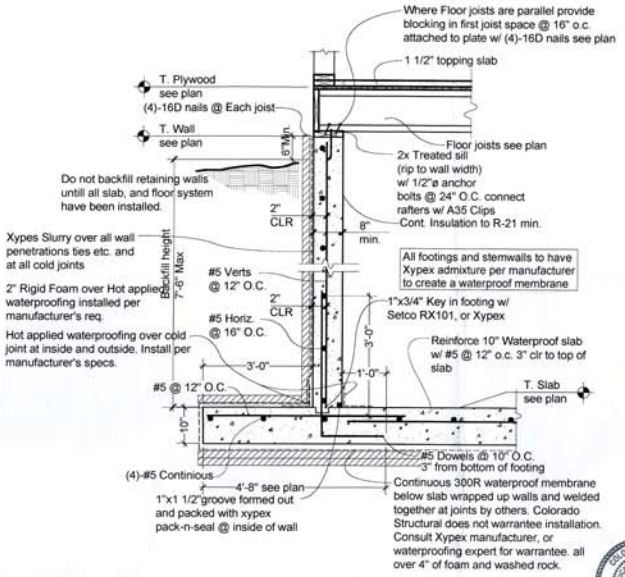
G. STRUCTURAL STEEL
1. Structural steel shall be detailed, fabricated and erected in accordance with latest provisions of the AISC Manual of Steel Construction and AISC Code of Standard Practice. Use welders meeting the requirements of the AWS *Standard Qualification Procedure*. Comply with AWS D1.1 *Structural Welding Code*. All field welded structural connections require special inspection as indicated per code.
2. All steel shall conform to ASTM A992 except tube columns which shall conform to ASTM A500 (Gr. B) latest edition and pipe shapes which shall conform to ASTM A53 (Gr. B).
3. Bolts shall conform to ASTM A325F. Anchor bolts shall conform to ASTM A307. Bolt size shall be 3/4"ø, unless noted otherwise. Installation shall be in accordance with AISC *Specification for Structural Joints Using ASTM A325 or A490 Bolts, 1985.*
4. All welds shall be made with E70XX electrodes.
5. Provide shop applied paint in accordance with the Steel Structures Painting Council specifications as for all exterior members, architecturally exposed members, any members exposed to weather for an excessive period of time during construction, and where indicated on construction documents. Provide field primer paint for painted members at welds, bolted connections, and areas of abraded shop paint.
6. All column base plates shall have 1" minimum grout to provide continuous bearing. Dry pack or grout shall be shrink resistant Embeco 153 or equivalent.
7.All anchor bolts shall be 3/4"ø with minimum of 7" embedment (unless noted otherwise).
8. Expansion bolts shall be "WEJ-IT", "RED HEAD", or approved wedge type, installed in accordance with the manufacturer's requirements.
9. Location and coordination of anchor bolt placement shall be the responsibility of the steel fabricator/contractor.
10.Provide bolted / field welded connections for steel beams A minimum of four bolts shall be used for all connections.
11. All wood connector designations shown on the drawings are as manufactured by the Simpson Strong-Tie Company, Inc. (Simpson). Any substitutions with custom fabricated connectors shall conform to Simpson specifications including plate thicknesses; welds; bearing areas; and size, number and location of nail/bolt holes
12. All connection designations on the drawings that are followed by "CFS" (Custom Fabricated Saddle) are to be designed by the steel fabricator. Submit shop drawings to the engineer for approval before fabrication.

H. STRUCTURAL WOOD FRAMING:
1. Except where noted otherwise, all 2" lumber shall be Hem-Fir S4S No. 2 and better, and all solid timber beams and posts shall be Douglas Fir-Larch No. 1 or better. Glu-Laminated beams shall be 24F-V4 rated. Logs have been designed using the values for Engelmann Spruce.
2. Trussed rafters, or manufactured joists, shall be designed by a Colorado registered engineer to support the full uniform dead and live loads and any other superimposed loads. The fabricator shall determine web arrangement and member forces. Stresses shall not exceed those allowed by the I.R.C., and all of these members shall be installed per the manufactures requirements.
5. Unless otherwise noted, all steel connectors are manufactured by Simpson Strong-Tie trusses, any connectors by other manufacturers will be deemed equivalent if their rated capacity is at least equal to that of the connector specified. Follow all of the manufacturer's recommendations for installation.
6. Beams, columns and other members labeled "LVL" (laminated Veneer Lumber) are to have a bending capacity of 2600psi min. and a minimum elastic modulus of 1,950ksi.
7. Floor sheathing shall be 3/4" thick, APA Sturd-I-Floor, APA rated at 24" o.c., tongue and groove, Exposure 1. Glue and nail panels to all supports.
8. Roof sheathing shall be 5/8" thick plywood sheathing, APA rated 40/20, Exposure 1.
9. Wall sheathing shall be structural I grade 1/2" thick plywood attached at panel edges with 8D nails @ 4" o.c. and 8D nails @ 12" o.c. at intermediate supports.
10. Member sizes noted on plans are minimum sizes. Contractor may use larger sizes if desired or requested by architect.
11. Interior load-bearing walls are 2 x 6 studs at 16" o.c. unless otherwise noted.
12. All exterior walls are 2 x 6 studs @ 16" o.c. to a maximum height of 12'-6". Frame walls taller than 13'-0" with LVL studs @ 16" o.c.
13. Provide 2 - 2 x 10 headers over all door and window openings unless otherwise noted.
14. Where header/beam supports are not shown minimum of (1) 2x4 or (1) 2x6 is required, depending on wall thickness. Where supports are shown but not labeled, minimum of (2) 2x4 or (1)-2x6 is required.
15. Provide solid blocking at supports for wood joists. Within floor joists spaces beneath solid or built-up columns noted on plans, blocking of area equivalent to column above shall be provided.
16. Provide wind/seismic anchor at supports for all trusses and rafters.
17. Except as noted otherwise, minimum nailing shall be provided as specified in Table R602.3(1) "Nailing Schedule" of the I.R.C., 2003 edition. 2 x 6 studs shall have 3-16d nails, each end.
18. Glue and nail floor sheathing to floor joists with adhesive conforming to manufacturer's specifications.
19. Bolts connecting wood framing shall be ASTM A307.
20. Fasteners thru ACQ treated material shall be either double dipped galvanized, stainless steel, or other corrosion-resistant metal designed for contact with ACQ.

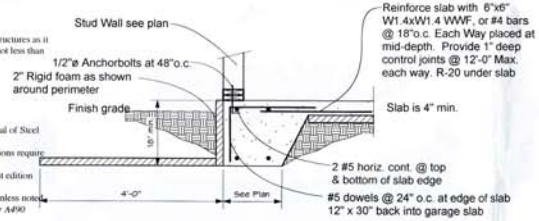
J. ABBREVIATIONS:
LVL- LSE Laminated Veneer Lumber beam/header.
TSL- LSE TimberStrand LSL column/header
TJI- Engineered joist from Trus Joist MacMillan
PAF- powder actuated fastener
CFS-Custom Fabricated Saddle



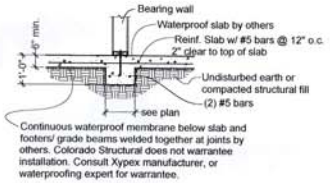
Typical Pier to Pad Reinf. 1
3/4" = 1'-0"



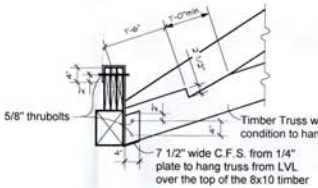
Typ. Tall House Foundation Wall 4
3/4" = 1'-0"



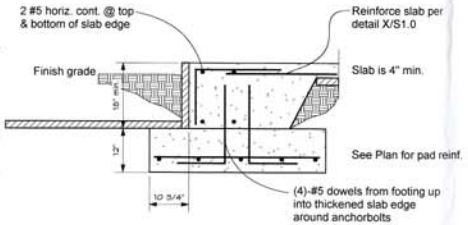
Typical Steel Beam on Wood Column 2
1" = 1'-0"



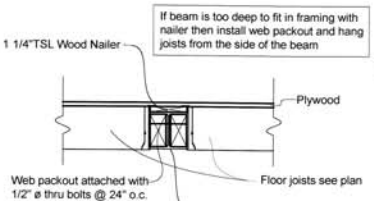
Typ. Strip footer / Grade beam 5
1/2" = 1'-0"



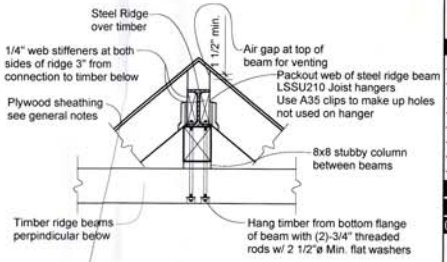
C.F.S. for Truss off LVL and Timber 7
3/4" = 1'-0"



Pad Below Mono Slab 3
3/4" = 1'-0"



Steel flush in floor if steel is used 6
3/4" = 1'-0"



Steel Beam over Timber Ridge Connection 8
3/4" = 1'-0"

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COLORADO LICENSED MICHAEL ARBANEY 38815 PROFESSIONAL ENGINEER
7/7/11
for water proofing

• DATE •	• ISSUED FOR •
6/6/11	Progress Review Set.

Project #	11-129
Drawn By	M. Arbaney
Checked By	M. Arbaney

GENERAL NOTES & DETAILS

S1.0

GENERAL NOTES

A. DESIGN LIVE LOADS:
1. Roofs----------100 PSF
2. Floors----------40 PSF
3. Garages----------50 PSF / 2,000 lb. load applied over 20 in.^{2} area
4. Decks----------100 PSF
5. Basic Wind Speed-----90 MPH (3 Sec. Gust)
6. Seismic Zone----------C

B. GENERAL CONDITIONS:
1. Notching or cutting of any structural member is prohibited unless detailed on the structural drawings.
2. All dimensions on the structural plans are to be checked against the architectural plans and any discrepancies shall be coordinated with the architect.
3. Any unauthorized modifications to the structural plans are at the risk of the person making the change.
4. The contract structural drawings and specifications represent the finished structure. They do not indicate the method of construction. The contractor shall provide all measures necessary to protect the structure during construction.
5. Any engineering design provided by others and submitted for review shall bear the seal and signature of an engineer registered in Colorado.
6. Where required construction details are not shown or noted on these plans the contractor shall notify the engineer and the engineer shall provide sufficient details for the work to proceed.
7. All moisture protection shall be the responsibility of the architect/owner/builder. Drainage behind foundation walls and below slabs shall be in accordance with the soils report and is not provided by Colorado Structural Inc.
8. All grading/drainage plans shall bear the seal and signature of an engineer or architect registered in Colorado. Colorado Structural Inc. is not responsible for any grading/drainage plan pertaining to the building site.

C. FOUNDATION DESIGN:
1. Design of individual and continuous footings is based on an assumed maximum allowable bearing pressue of 2000 psf. placed on natural non organic undisturbed soil, or compacted structural fill, below frost depth.
2. A soils engineer shall be retained to observe the excavation prior to pouring the footings to verify the assumed bearing pressure.
3. Soils are presumed non-expansive, non-soluble, and not prone to excessive consolidation. Owner shall retain a soils engineer to inspect the open excavation to verify the structural engineer's assumed design loads. In absence of a soils investigation by a soils engineer, the owner shall assume responsibility of the design values used by the structural engineer.

D. BACKFILLING:
1. Do not backfill against retaining walls until supporting elements are in place and securely anchored, or adequately shored, and the 28 day compressive strength has been achieved.
2. Verify type of fill with Soils Engineer prior to backfilling.
3. Where walls are backfilled on both sides, backfill equally on each side of walls in 12" lifts, or as required by soil report.

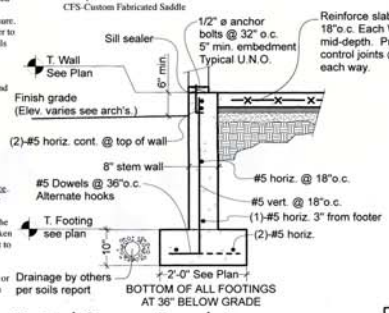
E. REINFORCED CONCRETE:
1. All concrete design is based on the "Building Code Requirements for Reinforced Concrete" (ACI 318-99).
2. All structural concrete shall have a minimum 28-day compressive strength of 3,000 psi.
3. Provide continuous shear keys at vertical cold joints and where shown on drawings.
4. All detailing, fabrication, and placement of reinforcing steel shall be in accordance with the ACI Manual of Concrete Practice.
5. Except where otherwise noted on the drawings, reinforcing bars shall conform to ASTM Specification A615-79 and shall be minimum grade 60.
6. All slabs with vehicle traffic shall be 4" thick and reinforced with #4 @ 18" on center each way unless noted otherwise on the plans. Non vehicle traffic slabs may be reinforced with WWF 6"x6" 10-10. Reinforcement to be placed in center of slab. Thicken all *free* slab edges to 8" x 8" with 2--#5 continuous (top and bottom). Provide construction/control joints in slabs-on-ground not to exceed 12' on center or as shown on the plans.
7. At splices in concrete, lap bars 36 diameters. At splices in masonry, lap bars 42 diameters. At corners, make horizontal bars continuous or provide corner bars. Around openings and steps in walls provide (2) #5's extending 2'-0 beyond edge of opening or step. (Unless noted otherwise on the drawings horizontal bars at the top grade beams shall be spliced only at mid-span between piers, and horizontal bottom bars shall be spliced only at pier centerlines).
8. Except as noted on the drawings, minimum concrete protection for reinforcement shall be in accordance with ACI 318-99.
9. Control joints in slabs shall be sawn or cut in and spaced not to exceed 12'-0" o.c.
10. Follow all reccomendations for concrete placement and mix design by IFC representative and Manufacturer if ICF concrete forms are used.

F. MASONRY VENEERS
1. Exterior stone veneer masonry installation shall comply with ACI 530.1/ASCE 6 specifications for masonry structures as it applies to this project and all materials, including stone mortar, shall maintain an installed compressive strength not less than 2,000 psi.
2. Provide masonry veneer anchors at 16" on center in each direction.
3. Provide masonry control joints as indicated on the exterior architectural elevations.
4. Provide steel lintels, with a minimum of 5" bearing at jambs, over openings.

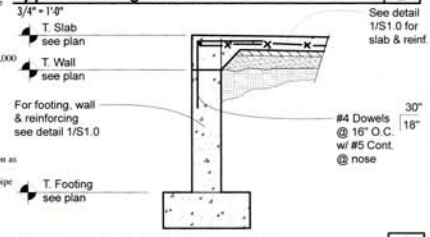
G. STRUCTURAL STEEL
1. Structural steel shall be detailed, fabricated and erected in accordance with latest provisions of the AISC Manual of Steel Construction and AISC Code of Standard Practice. Use welders meeting the requirements of the AWS *Standard Qualification Procedure*. Comply with AWS D1.1 *Structural Welding Code*. All field welded structural connections require special inspection as indicated per code.
2. All steel shall conform to ASTM A992 except tube columns which shall conform to ASTM A500 (Gr. B) latest edition and pipe shapes which shall conform to ASTM A53 (Gr. B).
3. Bolts shall conform to ASTM A325F. Anchor bolts shall conform to ASTM A307. Bolt size shall be 3/4"ø, unless noted otherwise. Installation shall be in accordance with AISC *Specification for Structural Joints Using ASTM A325 or A490 Bolts, 1985*.
4. All welds shall be made with E70XX electrodes.
5. Provide shop applied paint in accordance with the Steel Structures Painting Council specifications as for all exterior members, architecturally exposed members, any members exposed to weather for an excessive period of time during construction, and where indicated on construction documents. Provide field primer paint for painted members at welds, bolted connections, and areas of abraded shop paint.
6. All column base plates shall have 1" minimum grout to provide continuous bearing. Dry pack or grout shall be shrink resistant Embeco 153 or equivalent.
7.All anchor bolts shall be 3/4"ø with minimum of 7" embedment (unless noted otherwise).
8. Expansion bolts shall be "WEJ-IT", "RED HEAD", or approved wedge type, installed in accordance with the manufacturer's requirements.
9. Location and coordination of anchor bolt placement shall be the responsibility of the steel fabricator/contractor.
10.Provide bolted / field welded connections for steel beams A minimum of four bolts shall be used for all connections.
11. All wood connector designations shown on the drawings are as manufactured by the Simpson Strong-Tie Company, Inc. (Simpson). Any substitutions with custom fabricated connectors shall conform to Simpson specifications including plate thicknesses; welds; bearing areas; and size, number and location of nail/bolt holes
12. All connection designations on the drawings that are followed by "CFS" (Custom Fabricated Saddle) are to be designed by the steel fabricator. Submit shop drawings to the engineer for approval before fabrication.

H. STRUCTURAL WOOD FRAMING:
1. Except where noted otherwise, all 2" lumber shall be Hem-Fir S4S No. 2 and better, and all solid timber beams and posts (except deck posts) shall be Douglas Fir-Larch No. 1 or better. Deck posts shall be Hem-Fir treated CAC Rgh Sawn Green lumber. Glu-Laminated beams shall be 24F-V4 rated. Legs have been designed using the values for Engelmann Spruce.
2. Trussed rafters, or manufactured joists, shall be designed by a Colorado registered engineer to support the full uniform dead and live loads and any other superimposed loads. The fabricator shall determine web arrangement and member forces. Stresses shall not exceed those allowed by the I.R.C., and all of these members shall be installed per the manufactures requirements.
5. Unless otherwise noted, all steel connectors are manufactured by Simpson Strong-Tie trusses, any connectors by other manufacturers will be deemed equivalent if their rated capacity is at least equal to that of the connector specified. Follow all of the manufacturers recommendations for installation.
6. Beams, columns and other members labeled "LVL" (laminated Veneer Lumber) are to have a bending capacity of 2600psi min. and a minimum elastic modulus of 1.9E6 psi.
7. Floor sheathing shall be 3/4" thick, APA Sturd-I-Floor, APA rated at 24" o.c., tongue and groove, Exposure 1. Glue and nail panels to all supports.
8. Roof sheathing shall be 5/8" thick sheathing, APA rated 40/20, Exposure 1.
9. Wall sheathing shall be APA Rated for structural use 15/32" thick sheathing attached at panel edges with 8D nails @ 4" o.c. and 8D nails @ 12" o.c. at intermediate supports.
10. Member sizes noted on plans are minimum sizes. Contractor may use larger sizes if desired or requested by architect.
11. Interior load-bearing walls are 2 x 6 studs at 16" o.c. unless otherwise noted.
12. All exterior walls are 2 x 6 studs @ 16" o.c. to a maximum height of 12'-6". Frame walls taller than 13'-0" with LVL studs @ 16" o.c.
13. Provide 2 - 5 1/2"LVL headers over all door and window openings unless otherwise noted.
14. Where header/beam supports are not shown minimum of (1) 2x4 or (1) 2x6 is required, depending on wall thickness. Where supports are shown but not labeled, minimum of (2) 2x4 or (1)-2x6 is required.
15. Provide solid blocking at supports for wood joists. Within floor joists spaces beneath solid or built-up columns noted on plans, blocking of area equivalent to column above shall be provided.
16. Provide wind/seismic anchor at supports for all trusses and rafters.
17. Provide solid blocking between all trusses over supports and attach all trusses w/ Simpson H2.5a clips.
18. Except as noted otherwise, minimum nailing shall be provided as specified in Table R602.3(1) "Nailing Schedule" of the I.R.C. 2 x 6 studs shall have 3-16d nails, each end.
19. Glue and nail floor sheathing to floor joists with adhesive conforming to manufacturer's specifications.
20. Bolts connecting wood framing shall be ASTM A307.
21. Fasteners thru ACQ treated material shall be either double dipped galvanized, stainless steel, or other corrosion-resistant metal designed for contact with ACQ.

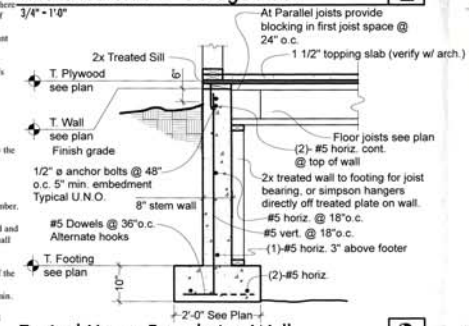
J. ABBREVIATIONS:
LVL- 1.8E Laminated Veneer Lumber beam/header.
TSL- 1.3E TimberStrand LSL column/header
TJI- Engineered joist from Trus Joist MacMillan
PAF- powder actuated fastener
CFS-Custom Fabricated Saddle



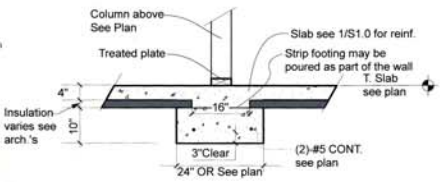
Typical Garage Foundation 1
3/4" = 1'-0"



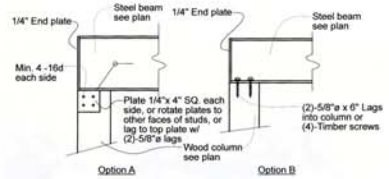
Thickened Slab @ Garage Door 2
3/4" = 1'-0"



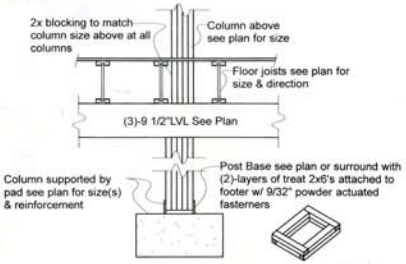
Typical House Foundation Wall 3
3/4" = 1'-0"



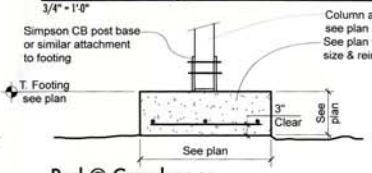
Strip Footing in Slab 4
3/4" = 1'-0"



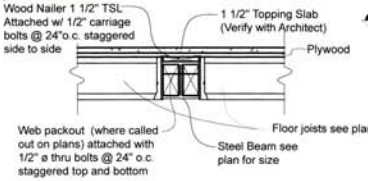
Steel Beam on Wood Column 5
1" = 1'-0"



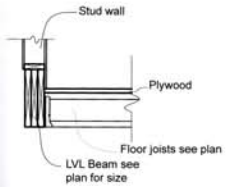
Typical Blocking Detail 6
3/4" = 1'-0"



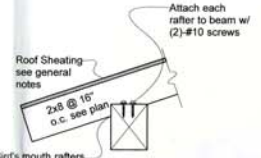
Pad @ Crawlspace 7
3/4" = 1'-0"



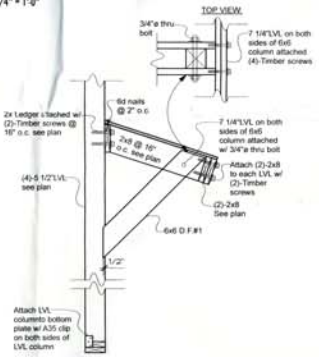
Typical Steel Flush in Framing 8
3/4" = 1'-0"



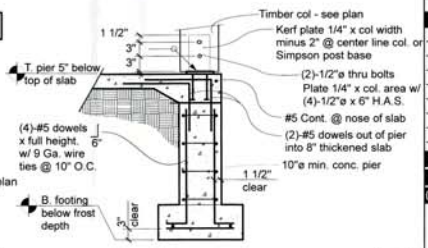
Bottom Flush LVL 9
3/4" = 1'-0"



Typ. Steel Beam on Steel Column 10
3/4" = 1'-0"



Knee Brace @ Low Roof 11
3/4" = 1'-0"



Concrete Pier @ Slab 12
3/4" = 1'-0"

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JUN 2016 RECEIVED Building Department

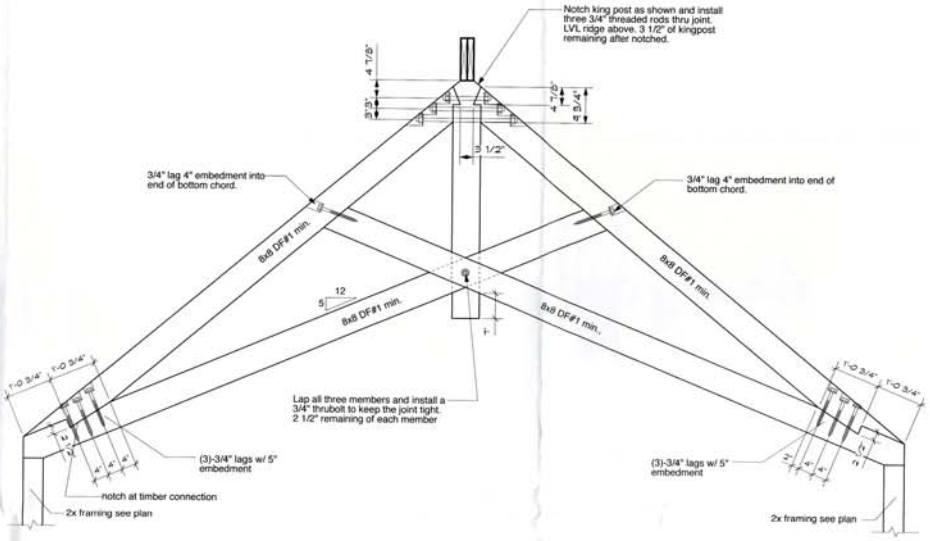
• DATE •	• ISSUED FOR •
6/13/16	Construction Set

Project # 16-150
Drawn By M. Arbaney
Checked By M. Arbaney

GENERAL NOTES & DETAILS

S1.0

Faust Mountain Properties
Lots 21 & 22 Block 63
711 Bellview
Crested Butte, Colorado



Structural Truss 1

3/4" = 1'0"

COLORADO STRUCTURAL ENGINEERING SERVICES

Faust Mountain Properties

Lots 21 & 22 Block 63
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• DATE •	• ISSUED FOR •
6/13/16	Construction Set

Project #	16-150
Drawn By	M. Arbaney
Checked By	M. Arbaney

DETAILS

S2.1

GENERAL NOTES

A. DESIGN LIVE LOADS:

1. Roofs——100 PSF roof snowload
2. Floors——40 PSF
3. Garages——50 PSF
4. Decks——100 PSF
5. Basic Wind Speed——90 MPH (3 Sec. Gust)
6. Seismic Zone——1

B. GENERAL CONDITIONS:

1. Notching or cutting of any structural member is prohibited unless detailed on the structural drawings.
2. All dimensions on the structural plans are to be checked against the architectural plans and any discrepancies shall be coordinated with the architect.
3. Any unauthorized modifications to the structural plans are at the risk of the person making the change.
4. The contract structural drawings and specifications represent the finished structure. They do not indicate the method of construction. The contractor shall provide all measures necessary to protect the structure during construction.
5. Any engineering design provided by others and submitted for review shall bear the seal and signature of an engineer registered in Colorado.
6. Where required construction details are not shown or noted on these plans the contractor shall notify the engineer and the engineer shall provide sufficient details for the work to proceed.
7. All moisture protection shall be the responsibility of the architect/owner/builder. Drainage behind foundation walls and below slabs shall be in accordance with the soils report and is not provided by Colorado Structural Inc.

C. FOUNDATION DESIGN:

1. Design of individual and continuous footings is based on an assumed maximum allowable bearing pressure of 2000 lbs. per square foot (dead load plus full live load), placed on the natural undisturbed soil, or compacted structural fill, below frost depth. The existing foundation is not the reponsibility of Colorado Structural inc.
2. A site specific soils report shall be obtained prior to construction.
3. Soils are presumed non-expansive, non-soluble, and not prone to excessive consolidation. Owner shall retain a soils engineer to inspect the open excavation to verify the structural engineer's assumed design loads. In absence of a soils investigation by a soils engineer, the owner shall assume responsibility of the design values used by the structural engineer.

D. BACKFILLING:

1. Do not backfill against retaining walls until supporting elements are in place and securely anchored, or adequately shored, and the 28 day compressive strength has been achieved.
2. Verify type of fill with Soils Engineer prior to backfilling.
3. Where walls are backfilled on both sides, backfill equally on each side of walls in 12" lifts, or as required by soil report.

E. REINFORCED CONCRETE:

1. All concrete design is based on the "Building Code Requirements for Reinforced Concrete" (ACI 318-99).
2. All structural concrete shall have a minimum 28-day compressive strength of 3,000 psi.
3. Provide continuous shear keys at vertical cold joints and where shown on drawings.
4. All detailing, fabrication, and placement of reinforcing steel shall be in accordance with the ACI Manual of Concrete Practice.
5. Except where otherwise noted on the drawings, reinforcing bars shall conform to ASTM Specification A615-79 and shall be minimum grade 60.
6. All slabs-on-ground shall be 4" thick and reinforced with 4"x4"-W2.9xW2.9 welded wire fabric or #4 @ 18" on center each way unless noted otherwise on the plans. Reinforcement to be placed in center of slab. Thicken all *free* slab edges to 8" x 8" with 2-#5 continuous (top and bottom). Provide construction/control joints in slabs-on-ground not to exceed 15' on center or as shown on the plans.
7. At splices in concrete, lap bars 36 diameters. At splices in masonry, lap bars 42 diameters. At corners, make horizontal bars continuous or provide corner bars. Around openings and steps in walls provide (2) #5's extending 2'-0 beyond edge of opening or step. (Unless noted otherwise on the drawings horizontal bars at the top grade beams shall be spliced only at mid span between piers, and horizontal bottom bars shall be spliced only at pier centerlines).
8. Except as noted on the drawings, minimum concrete protection for reinforcement shall be in accordance with ACI 318-99.
9. Control joints in slabs shall be sawn or cut in and spaced not to exceed 12'-0" o.c.
10. Follow all reccomendations for concrete placement and mix design by IFC representative and Manufacturer if ICF concrete forms are used.
11. All walls and footings shall bear on footings at 36" frost depth. Mono Slabs may be protected from frost as shown in details 1&2 / S1.0

F. MASONRY VENEERS

1. Exterior stone veneer masonry installation shall comply with ACI 530.1/ASCE 6 specifications for masonry structures as it applies to this project and all materials, including stone mortar, shall maintain an installed compressive strength not less than 2,000 psi.
2. Provide masonry veneer anchors at 16" on center in each direction.
3. Provide masonry control joints as indicated on the exterior architectural elevations.
4. Provide steel lintels, with a minimum of 5" bearing at jambs, over openings.

G. STRUCTURAL STEEL

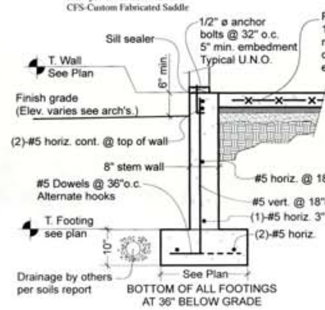
1. Structural steel shall be detailed, fabricated and erected in accordance with latest provisions of the AISC Manual of Steel Construction and AISC Code of Standard Practice. Use welders meeting the requirements of the AWS *Standard Qualification Procedure*. Comply with AWS D1.1 *Structural Welding Code*.
2. All steel shall conform to ASTM A992 except tube columns which shall conform to ASTM A500 (Gr. B) latest edition and pipe shapes which shall conform to ASTM A53 (Gr. B).
3. Bolts shall conform to ASTM A325F. Anchor bolts shall conform to ASTM A307. Bolt size shall be 3/4"ø, unless noted otherwise. Installation shall be in accordance with AISC *Specification for Structural Joints Using ASTM A325 or A490 Bolts, 1985*.
4. All welds shall be made with E70XX electrodes.
5. Provide shop applied paint in accordance with the Steel Structures Painting Council specifications as for all exterior members, architecturally exposed members, any members exposed to weather for an excessive period of time during construction, and where indicated on construction documents. Provide field primer paint for painted members at welds, bolted connections, and areas of abraded shop paint.
6. All wood connector designations shown on the drawings are as manufactured by the Simpson Strong-Tie Company, Inc. (Simpson). Any substitutions with custom fabricated connectors shall conform to Simpson specifications including plate thicknesses; welds; bearing areas; and size, number and location of nail/bolt holes

H. STRUCTURAL WOOD FRAMING:

1. Except where noted otherwise, all 2" lumber shall be Hem Fir S4S No. 2 and better, and all solid timber beams and posts shall be Douglas Fir-Larch No. 1 or better. Glu-Laminated beams shall be 24F-V4 rated. Logs have been designed using the values for Engelmann Spruce.
2. Trussed rafters, or manufactured joists, shall be designed by a Colorado registered engineer to support the full uniform dead and live loads and any other superimposed loads. The fabricator shall determine web arrangement and member forces. Stresses shall not exceed those allowed by the I.R.C., and all of these members shall be installed per the manufactures requirements.
5. Unless otherwise noted, all steel connectors are manufactured by Simpson Strong-Tie trusses, any connectors by other manufacturers will be deemed equivalent if their rated capacity is at least equal to that of the connector specified. Follow all of the manufacturers recommendations for installation.
6. Beams, columns and other members labeled "LVL" (laminated Veneer Lumber) are to have a bending capacity of 2600psi min. and a minimum elastic modulus of 1.9E6 psi.
7. Floor sheathing shall be 3/4" thick, APA Sturd-I-Floor, APA rated at 24" o.c., tongue and groove, Exposure 1. Glue and nail panels to all supports.
8. Roof sheathing shall be 5/8" thick plywood sheathing, APA rated 40/20, Exposure 1.
9. Wall sheathing shall be structural I grade 1/2" thick plywood attached at panel edges with 8D nails @ 4" o.c. and 8D nails @ 12" o.c. at intermediate supports.
10. Member sizes noted on plans are minimum sizes. Contractor may use larger sizes if desired or requested by architect.
11. Interior load-bearing walls are 2 x 6 studs at 16" o.c. unless otherwise noted.
12. All exterior walls are 2 x 6 studs @ 16" o.c. to a maximum height of 12'-6". Frame walls taller than 13'-0" with LVL studs @ 16" o.c.
13. Provide 2 - 2 x 10 headers over all door and window openings unless otherwise noted.
14. Where header/beam supports are not shown minimum of (1) 2x4 or (1) 2x6 is required, depending on wall thickness. Where supports are shown but not labeled, minimum of (2) 2x4 or (1)-2x6 is required.
15. Provide solid blocking at supports for wood joists. Within floor joists spaces beneath solid or built-up columns noted on plans, blocking of area equivalent to column above shall be provided.
16. Provide wind/seismic anchor at supports for all trusses and rafters.
17. Except as noted otherwise, minimum nailing shall be provided as specified in Table R602.3(1) "Nailing Schedule" of the I.R.C., 2003 edition. 2 x 6 studs shall have 3-16d nails, each end.
18. Glue and nail floor sheathing to floor joists with adhesive conforming to manufacturer's specifications.
19. Bolts connecting wood framing shall be ASTM A307.
20. Fasteners thru ACQ treated material shall be either double dipped galvanized, stainless steel, or other corrosion-resistant metal designed for contact with ACQ.

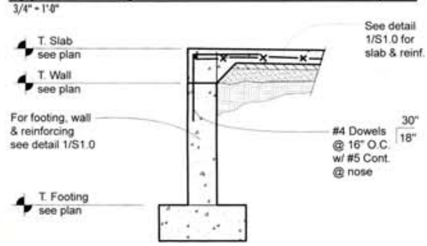
J. ABBREVIATIONS:

LVL- 1.8E Laminated Veneer Lumber beam/header.
TSL- 1.3E TimberStrand LSL column/header
TJI- Engineered joist from Trus Joist MacMillan
PAF- powder actuated fastener
CFS-Custom Fabricated Saddle



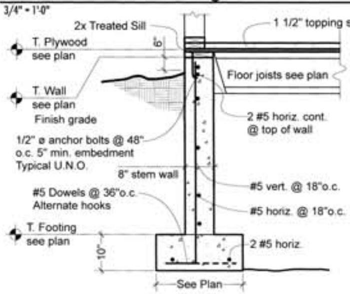
Typical Garage Foundation (1)

3/4" = 1'-0"



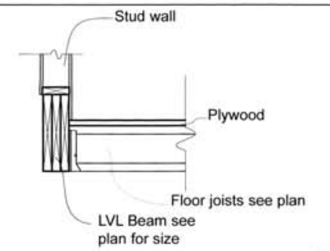
Thickened Slab @ Garage Door (2)

3/4" = 1'-0"



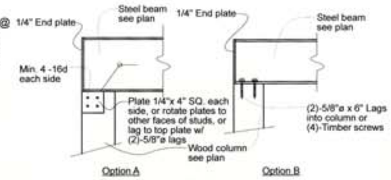
Typical House Foundation Wall (3)

3/4" = 1'-0"



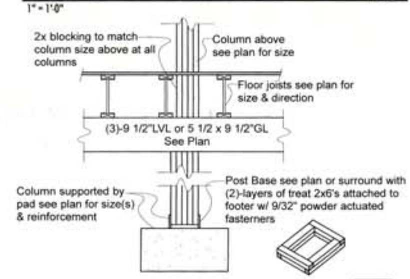
Flush Bottom LVL Beam (4)

1" = 1'-0"



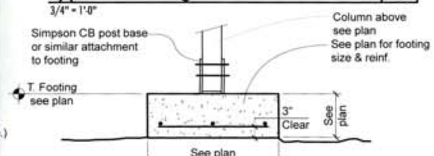
Steel Beam on Wood Column (5)

1" = 1'-0"



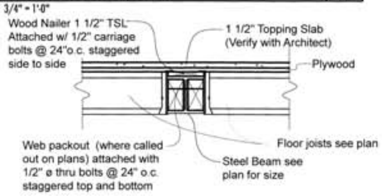
Typical Blocking Detail (6)

3/4" = 1'-0"



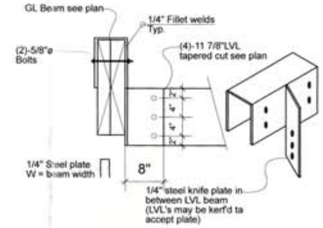
Pad @ Crawlspace (7)

3/4" = 1'-0"



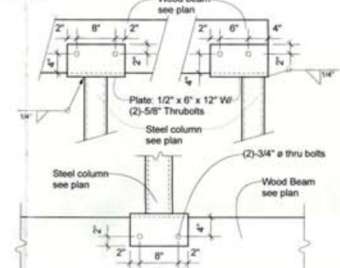
Typical Steel Flush in Framing (8)

3/4" = 1'-0"



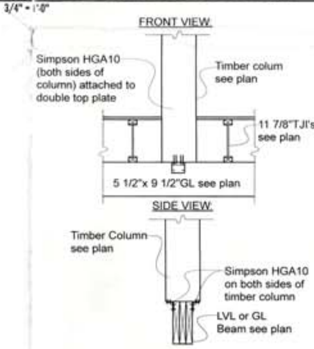
C.F.S. @ Glu-lam in Roof (9)

3/4" = 1'-0"



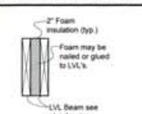
Typ. Steel Beam on Steel Column (10)

3/4" = 1'-0"



Timber Col. to LVL or GL Beam (11)

3/4" = 1'-0"



Typ. Insulated Header (12)

3/4" = 1'-0"

COLORADO STRUCTURAL • ENGINEERING SERVICES •

Greg Faust Residence

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Crested Butte, Colorado

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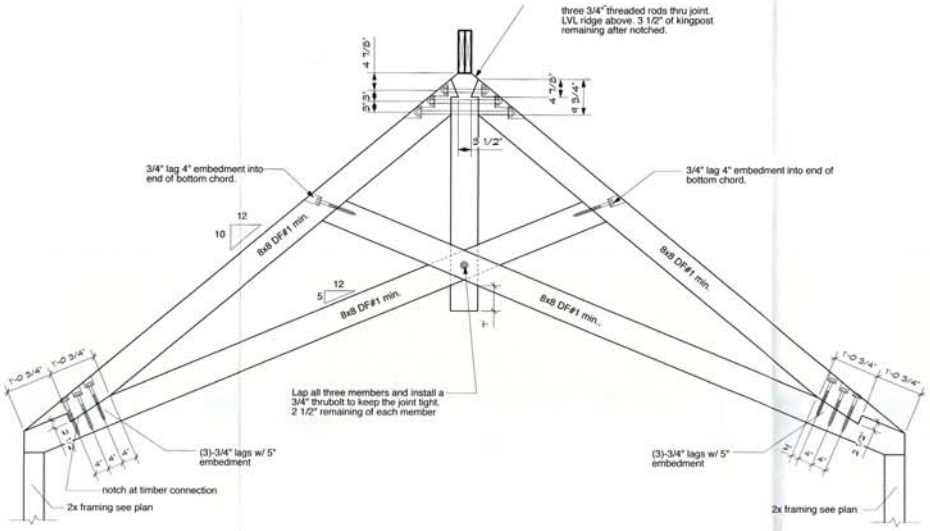
5/3/17

• DATE •	• ISSUED FOR •
3/14/17	Progress Set

Project #	17-117
Drawn By	G. Heller
Checked By	M. Arbaney

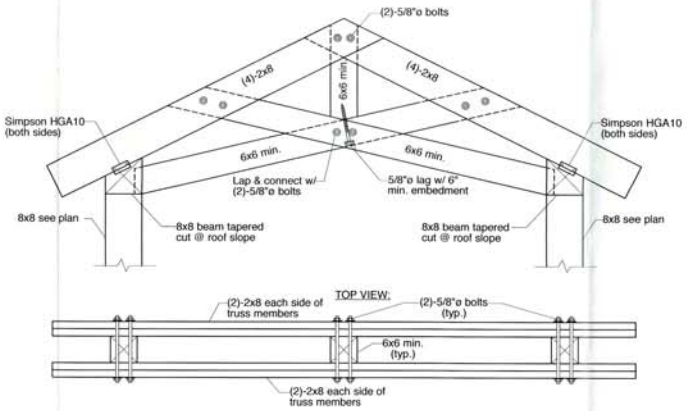
GENERAL NOTES & DETAILS

S1.0



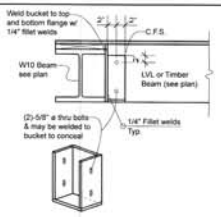
Structural Truss 1

3/4" = 1'-0"



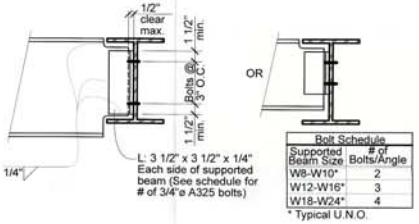
Entry Structural Truss 2

1" = 1'-0"



Typ. C.F.S. to Steel Beam 3

3/4" = 1'-0"

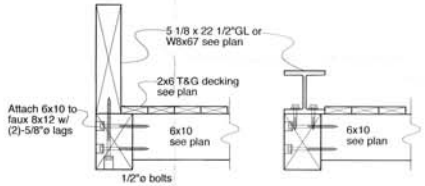


Bolt Schedule	
Supported Beam Size	# of Bolts/Angle
W8-W10*	2
W12-W16*	3
W18-W24*	4

* Typical U.N.O.

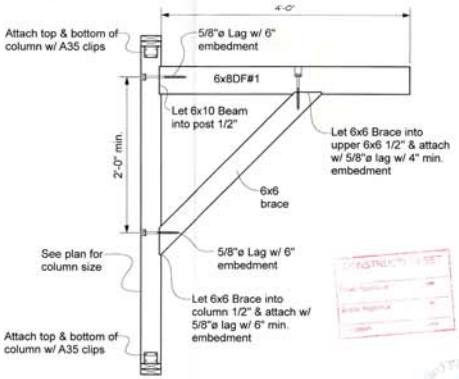
Typ. Steel to Steel 4

3/4" = 1'-0"



Faux Timber @ Loft Framing 5

3/4" = 1'-0"



Garage Brace Detail 6

3/4" = 1'-0"

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• DATE •	• ISSUED FOR •
3/14/17	Progress Set.

Project #	17-117
Drawn By	G. Heller
Checked By	M. Arbaney

DETAILS

S1.1

GENERAL NOTES

A. DESIGN LIVE LOADS:
1. Roofs----------100 PSF
2. Floors----------40 PSF
3. Garages----------50 PSF
4. Decks----------100 PSF
5. Basic Wind Speed--------115 MPH (3 Sec. Gust)
6. Seismic Zone----------C

B. GENERAL CONDITIONS:
1. Notching or cutting of any structural member is prohibited unless detailed on the structural drawings.
2. All dimensions on the structural plans are to be checked against the architectural plans and any discrepancies shall be coordinated with the architect.
3. Any unauthorized modifications to the structural plans are at the risk of the person making the change.
4. The contract structural drawings and specifications represent the finished structure. They do not indicate the method of construction. The contractor shall provide all measures necessary to protect the structure during construction.
5. Any engineering design provided by others and submitted for review shall bear the seal and signature of an engineer registered in Colorado.
6. Where required construction details are not shown or noted on these plans the contractor shall notify the engineer and the engineer shall provide sufficient details for the work to proceed.
7. All moisture protection shall be the responsibility of the architect/owner/builder. Drainage behind foundation walls and below slabs shall be in accordance with the soils report and is not provided by Colorado Structural Inc.

C. FOUNDATION DESIGN:
1. Design of individual and continuous footings is based on an assumed maximum allowable bearing pressure of 2000 psf. placed on non organic natural undisturbed soil, or structural fill, below frost depth. The existing foundation if any is not the responsibility of Colorado Structural Inc.
2. A site specific soils report shall be obtained prior to construction.
3. Soils are presumed non-expansive, non-soluble, and not prone to excessive consolidation. Owner shall retain a soils engineer to inspect the open excavation to verify the structural engineer's assumed design loads. In absence of a soils investigation by a soils engineer, the owner shall assume responsibility of the design values used by the structural engineer.

D. BACKFILLING:
1. Do not backfill against retaining walls until supporting elements are in place and securely anchored, or adequately shored, and the 28 day compressive strength has been achieved.
2. Verify type of fill with Soils Engineer prior to backfilling.
3. Where walls are backfilled on both sides, backfill equally on each side of walls in 12" lifts, or as required by soil report.

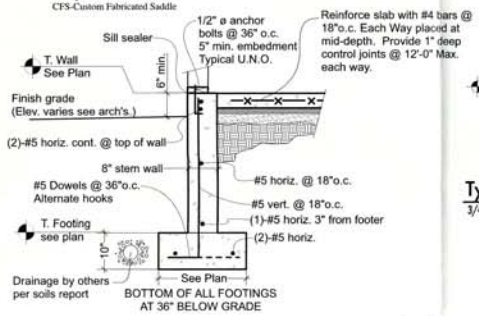
E. REINFORCED CONCRETE:
1. All concrete design is based on the "Building Code Requirements for Reinforced Concrete" (ACI 318-99).
2. All structural concrete shall have a minimum 28-day compressive strength of 3,000 psi.
3. Provide continuous shear keys at vertical cold joints and where shown on drawings.
4. All detailing, fabrication, and placement of reinforcing steel shall be in accordance with the ACI Manual of Concrete Practice.
5. Except where otherwise noted on the drawings, reinforcing bars shall conform to ASTM Specification A615-79 and shall be minimum grade 60.
6. All slabs with vehicle traffic shall be 4" thick and reinforced with #4 @ 18" on center each way unless noted otherwise on the plans. Non vehicle traffic slabs may be reinforced with WWF 6"x6" 10-10. Reinforcement to be placed in center of slab. Thicken all *free* slab edges to 8" x 8" with 2-#5 continuous (top and bottom). Provide construction/control joints in slabs-on-ground not to exceed 12' on center or as shown on the plans.
7. At splices in concrete, lap bars 36 diameters. At splices in masonry, lap bars 42 diameters. At corners, make horizontal bars continuous or provide corner bars. Around openings and steps in walls provide (2) #5's extending 2'-0 beyond edge of opening or step. (Unless noted otherwise on the drawings horizontal bars at the top grade beams shall be spliced only at mid-span between piers, and horizontal bottom bars shall be spliced only at pier centerlines).
8. Except as noted on the drawings, minimum concrete protection for reinforcement shall be in accordance with ACI 318-99.
9. Control joints in slabs shall be sawn or cut in and spaced not to exceed 12'-0" o.c.
10. Follow all reccomendations for concrete placement and mix design by IFC representative and Manufacturer if ICF concrete forms are used.

F. MASONRY VENEERS
1. Exterior stone veneer masonry installation shall comply with ACI 530.1/ASCE 6 specifications for masonry structures as it applies to this project and all materials, including stone mortar, shall maintain an installed compressive strength not less than 2,000 psi.
2. Provide masonry veneer anchors at 16" on center in each direction.
3. Provide masonry control joints as indicated on the exterior architectural elevations.
4. Provide steel lintels, with a minimum of 5" bearing at jambs, over openings.

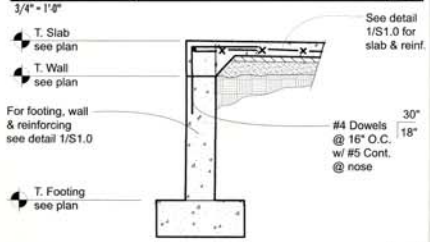
G. STRUCTURAL STEEL
1. Structural steel shall be detailed, fabricated and erected in accordance with latest provisions of the AISC Manual of Steel Construction and AISC Code of Standard Practice. Use welders meeting the requirements of the AWS *Standard Qualification Procedure*. Comply with AWS D1.1 *Structural Welding Code*. All field welded structural connections require special inspection as indicated per code.
2. All steel shall conform to ASTM A992 except tube columns which shall conform to ASTM A500 (Gr. B) latest edition and pipe shapes which shall conform to ASTM A53 (Gr. B).
3. Bolts shall conform to ASTM A325F. Anchor bolts shall conform to ASTM A307. Bolt size shall be 3/4"ø, unless noted otherwise. Installation shall be in accordance with AISC *Specification for Structural Joints Using ASTM A325 or A490 Bolts, 1985*.
4. All welds shall be made with E70XX electrodes.
5. Provide shop applied paint in accordance with the Steel Structures Painting Council specifications as for all exterior members, architecturally exposed members, any members exposed to weather for an excessive period of time during construction, and where indicated on construction documents. Provide field primer paint for painted members at welds, bolted connections, and areas of abraded shop paint.
6. All column base plates shall have 1" minimum grout to provide continuous bearing. Dry pack or grout shall be shrink resistant Embeco 153 or equivalent.
7. All anchor bolts shall be 3/4"ø with minimum of 7" embedment (unless noted otherwise).
8. Expansion bolts shall be "WEJ-IT", "RED HEAD", or approved wedge type, installed in accordance with the manufacturer's requirements.
9. Location and coordination of anchor bolt placement shall be the responsibility of the steel fabricator/contractor.
10. Provide bolted / field welded connections for steel beams A minimum of four bolts shall be used for all connections.
11. All wood connector designations shown on the drawings are as manufactured by the Simpson Strong-Tie Company, Inc. (Simpson). Any substitutions with custom fabricated connectors shall conform to Simpson specifications including plate thicknesses; welds; bearing areas; and size, number and location of nail/bolt holes
12. All connection designations on the drawings that are followed by "CFS" (Custom Fabricated Saddle) are to be designed by the steel fabricator. Submit shop drawings to the engineer for approval before fabrication.

H. STRUCTURAL WOOD FRAMING:
1. Except where noted otherwise, all 2" lumber shall be Hem-Fir S4S No. 2 and better, and all solid timber beams and posts shall be Douglas Fir-Larch No. 1 or better. Glu-Laminated beams shall be 24F-V4 rated. Logs have been designed using the values for Engelmann Spruce.
2. Trussed rafters, or manufactured joists, shall be designed by a Colorado registered engineer to support the full uniform dead and live loads and any other superimposed loads. The fabricator shall determine web arrangement and member forces. Stresses shall not exceed those allowed by the I.R.C., and all of these members shall be installed per the manufactures requirements.
5. Unless otherwise noted, all steel connectors are manufactured by Simpson Strong-Tie trusses, any connectors by other manufacturers will be deemed equivalent if their rated capacity is at least equal to that of the connector specified. Follow all of the manufacturers recommendations for installation.
6. Beams, columns and other members labeled "LVL" (laminated Veneer Lumber) are to have a bending capacity of 2600psi min. and a minimum elastic modulus of 1.9E6 psi.
7. Floor sheathing shall be 3/4" thick, APA Sturd-I-Floor, APA rated at 24" o.c., tongue and groove, Exposure 1. Glue and nail panels to all supports.
8. Roof sheathing shall be 5/8" thick sheathing, APA rated 40/20, Exposure 1.
9. Wall sheathing shall be APA Rated for structural use 15/32" thick sheathing attached at all panel edges with 8D nails @ 4" o.c. and 8D nails @ 12" o.c. at intermediate supports.
10. Member sizes noted on plans are minimum sizes. Contractor may use larger sizes if desired or requested by architect.
11. Interior load-bearing walls are 2 x 6 studs at 16" o.c. unless otherwise noted.
12. All exterior walls are 2 x 6 studs @ 16" o.c. to a maximum height of 12'-6". Frame walls taller than 13'-0" with LVL studs @ 16" o.c.
13. Provide 2 - 2 x 8 headers over all door and window openings unless otherwise noted.
14. Where header/beam supports are not shown minimum of (1) 2x4 or (1) 2x6 is required, depending on wall thickness. Where supports are shown but not labeled, minimum of (2) 2x4 or (1)-2x6 is required.
15. Provide solid blocking at supports for wood joists. Within floor joists spaces beneath solid or built-up columns noted on plans, blocking of area equivalent to column above shall be provided.
16. Provide wind/seismic anchor at supports for all trusses and rafters.
17. Except as noted otherwise, minimum nailing shall be provided as specified in Table R602.3(1) "Nailing Schedule" of the I.R.C. 2 x 6 studs shall have 3-16d nails, each end.
18. Glue and nail floor sheathing to floor joists with adhesive conforming to manufacturer's specifications.
19. Bolts connecting wood framing shall be ASTM A307.
20. Fasteners thru ACQ treated material shall be either double dipped galvanized, stainless steel, or other corrosion-resistant metal designed for contact with ACQ.

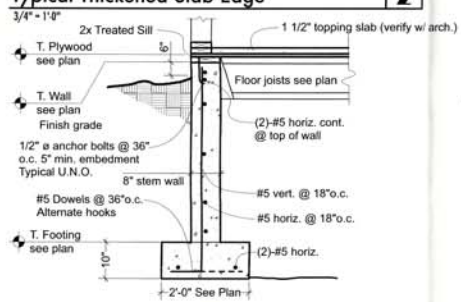
J. ABBREVIATIONS:
LVL- 1.8E Laminated Veneer Lumber beam/header.
TSL- 1.3E TimberStrand LSL column/header
TJI- Engineered joist from Trus Joist MacMillan
PAF- powder actuated fastener
CFS-Custom Fabricated Saddle



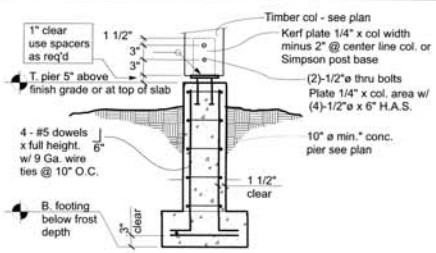
Typical Garage Foundation Wall 1
3/4" = 1'-0"



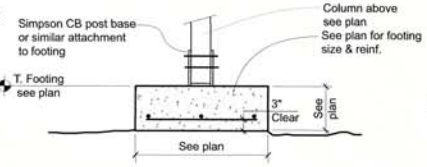
Typical Thickened Slab Edge 2
3/4" = 1'-0"



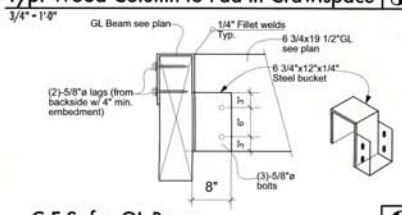
Typical House Foundation Plan 3
3/4" = 1'-0"



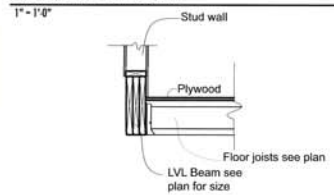
Typical Pier to Pad 4
3/4" = 1'-0"



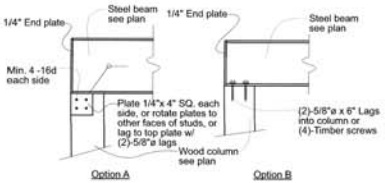
Typ. Wood Column to Pad in Crawlspace 5
3/4" = 1'-0"



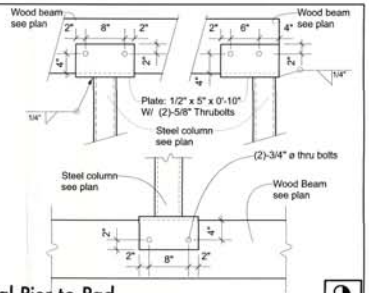
C.F.S. for GL Beam 6
1" = 1'-0"



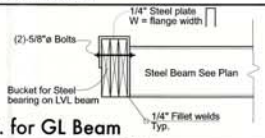
Flush Bottom LVL Beam 7
1" = 1'-0"



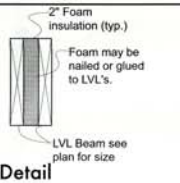
Steel Beam on Wood Column 8
1" = 1'-0"



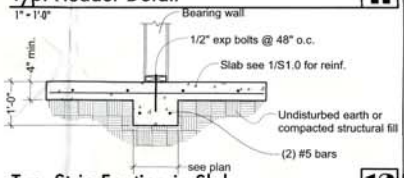
Typical Pier to Pad 9
3/4" = 1'-0"



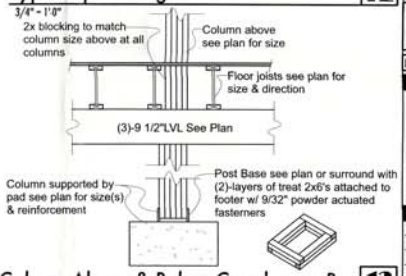
C.F.S. for GL Beam 10
1" = 1'-0"



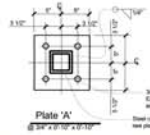
Typ. Header Detail 11
1" = 1'-0"



Typ. Strip Footing in Slab 12
3/4" = 1'-0"



Column Above & Below Crawlspace Bm. 13
3/4" = 1'-0"



Column Above & Below Crawlspace Bm. 14
3/4" = 1'-0"

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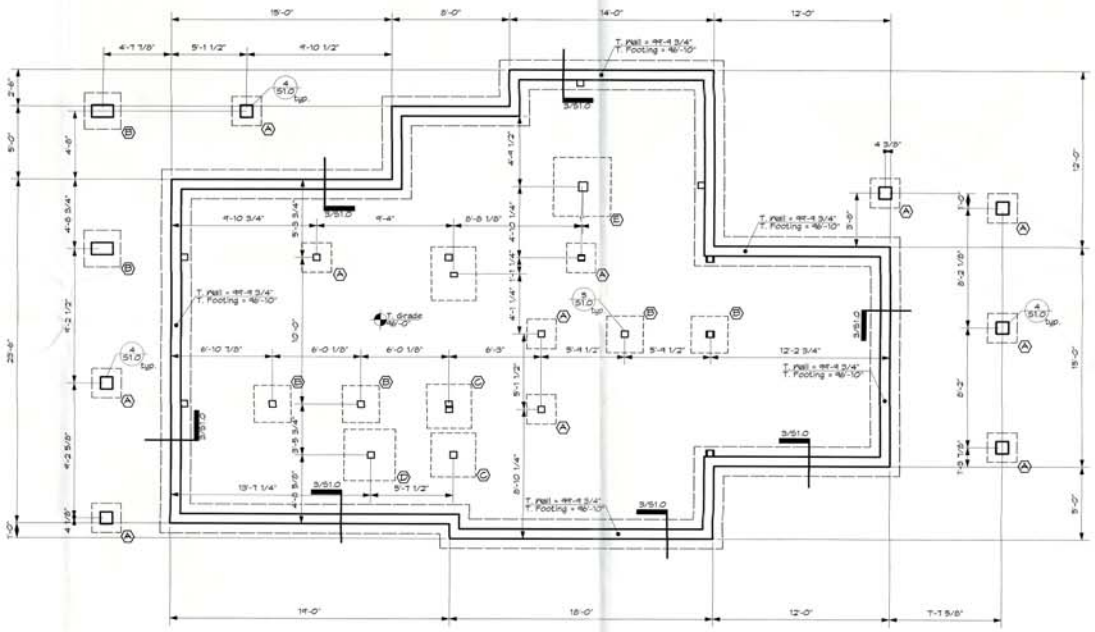
1/10/18	Progress Review Set
2/21/18	Timber Truss Detail
3/16/18	Progress Review Set
3/21/18	Building Permit Set
5/22/18	Header Revisions
6/7/18	Header Revisions 5/13
6/25/18	Farmer Valley
8/20/18	As Built Set

Project #	18-103
Drawn By	G. Heller
Checked By	M. Arbaney

GENERAL NOTES & DETAILS

S1.0



FOOTING PAD SCHEDULE			
Mark	Size	Thick.	Reinforcing
A	2'-0" x 2'-0"	12"	3-#4 EA. WAY
B	2'-6" x 2'-6"	12"	4-#4 EA. WAY
C	3'-0" x 3'-0"	12"	3-#5 EA. WAY
D	3'-6" x 3'-6"	12"	4-#5 EA. WAY
E	4'-0" x 4'-0"	12"	5-#5 EA. WAY
F	4'-6" x 4'-6"	12"	6-#5 EA. WAY
G	Rect. Size	12"	#5 @ 10"o.c.E.W.

Notes:

1. All footings are to be a minimum of 36" below grade
2. All dimensions and elevations are to be verified with the contractor / architect prior to construction. Dimensions are to face of concrete which lines up with face of stud above.
3. All columns are called out on the floor plans above and are to be tracked thru to the foundation

Legend:

T.O.W. XX'-X" — Top of wall elevation
T.O.F. XX'-X" — Top of footing elevation
Outline of footer
Outline of wall
Wall elevation change- points from high to low
Footing elevation change- points from high to low

1 S1.1

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

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COLORADO LICENSED PROFESSIONAL ENGINEER 38812 MICHAEL ARBANEY
8/20/18

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1/10/18	Progress Review Set
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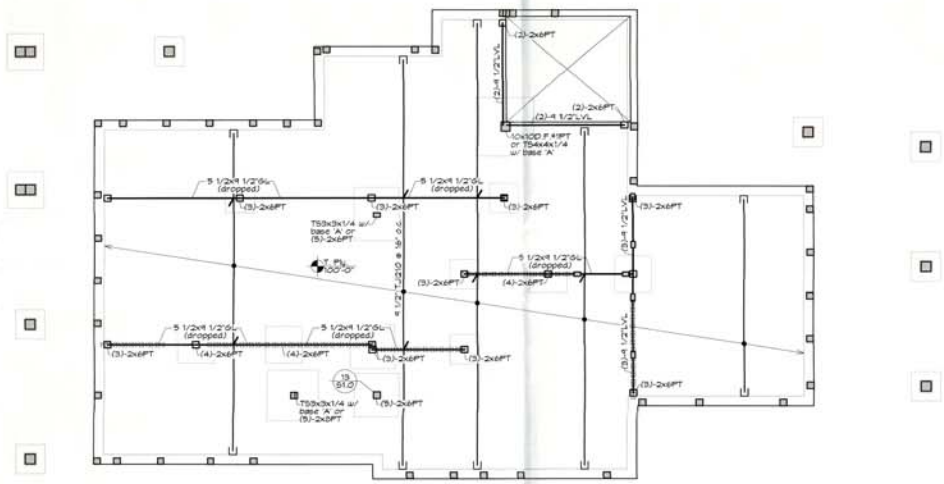
3/16/18	Progress Review Set
3/21/18	Building Permit Set
5/22/18	Header Revisions
6/7/18	Header Revisions S1.3
6/25/18	Farmer Valley
8/20/18	As Built Set

Project #	18-103
Drawn By	G. Heller
Checked By	M. Arbaney

FOUNDATION PLAN

S1.1



Notes:

1. Columns not called out on plans are to be (1)-2x6, or (2)-2x4
2. For TJI 210 joists use ITS2.06/9.5 top flange hangers, or IUS2.06/19.5 face mount hangers

Interior bearing wall
Column below
Column above
Column above & below

1 S1.2

1st FLOOR FRAMING PLAN

1/4" = 1'-0"

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COLORADO LICENSED PROFESSIONAL ENGINEER 38811 MICHAEL ARBANEY

8/20/18

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6/7/18	Header Revisions S1.3
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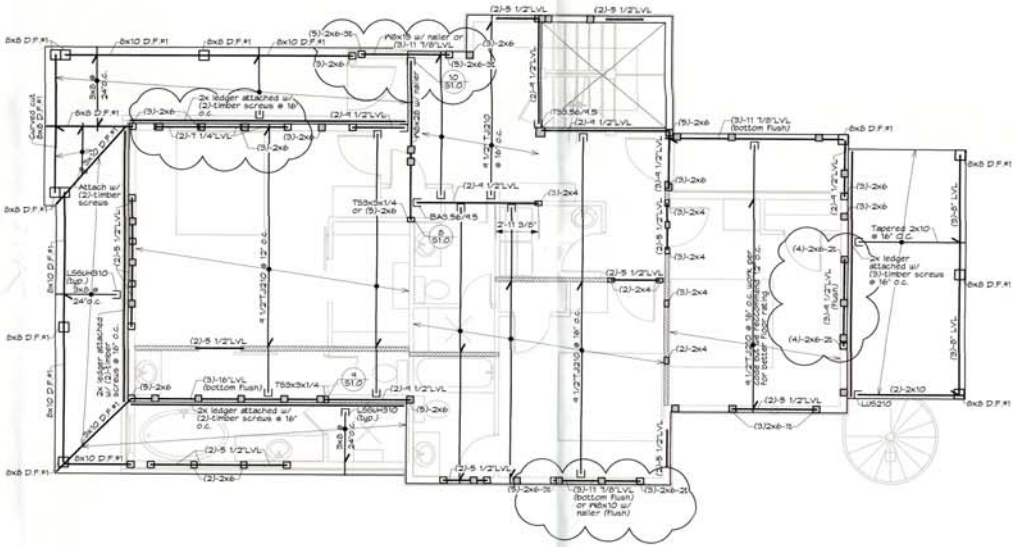
8/20/18	As Built Set

Project #	18-103
Drawn By	G. Heller
Checked By	M. Arbaney

1st FLOOR FRAMING PLAN

S1.2



Notes:

1. Columns not called out on plans are to be (1)-2x6, or (2)-2x4
2. Attach 3x8 deck joists with Simpson LSSUH310 Hangers
3. Attach 2x ledger as indicated on the plans.
4. For TJI 210 joists use ITS2.06/9.5 top flange hangers, or IUS2.06/19.5 face mount hangers

Interior bearing wall
Column below
Column above
Column above & below

1 / S1.3

2nd FLOOR FRAMING PLAN

1/4" = 1'-0"

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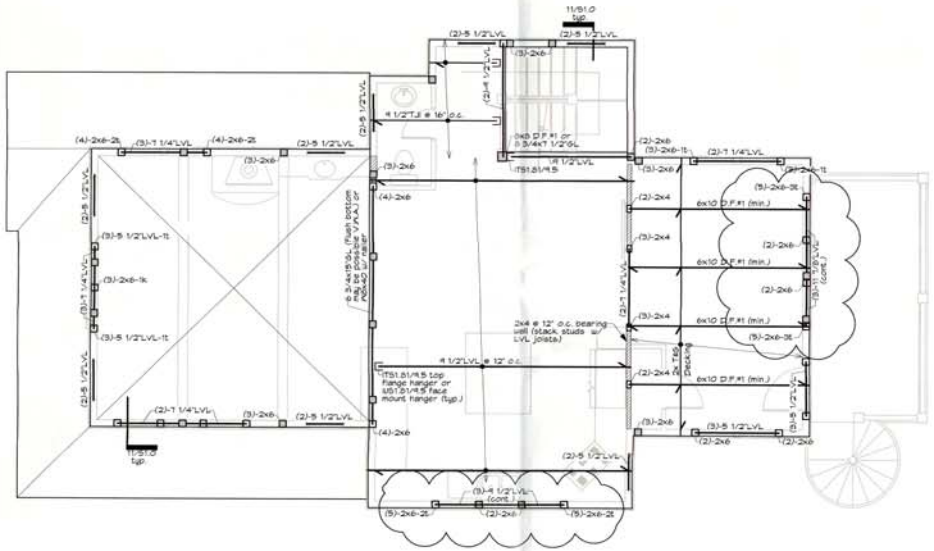
3/16/18	Progress Review Set
3/21/18	Building Permit Set
5/22/18	Header Revisions
6/1/18	Header Revisions S1.3
6/25/18	Farmer Valley
8/20/18	As Built Set

Project #	18-103
Drawn By	G. Heller
Checked By	M. Arbaney

2nd FLOOR FRAMING PLAN

S1.3



Notes:

1. Headers not called out on plans are to be (2)-5 1/2"LVL min.
2. Columns not called out on plans are to be (1)-2x6, or (2)-2x4
3. For TJI 210 joists use ITS2.06/4.5 top flange hangers, or IUS2.06/4.5 face mount hangers

Interior bearing wall
Column below
Column above
Column above & below

1 / S1.4

3rd FLOOR FRAMING PLAN

1/4" = 1'-0"

COLORADO STRUCTURAL ENGINEERING SERVICES

10 Butte Residence

Faust Mountain Properties
Crested Butte, Colorado

• COLORADO STRUCTURAL, INC. •
315 Bellview, Unit F
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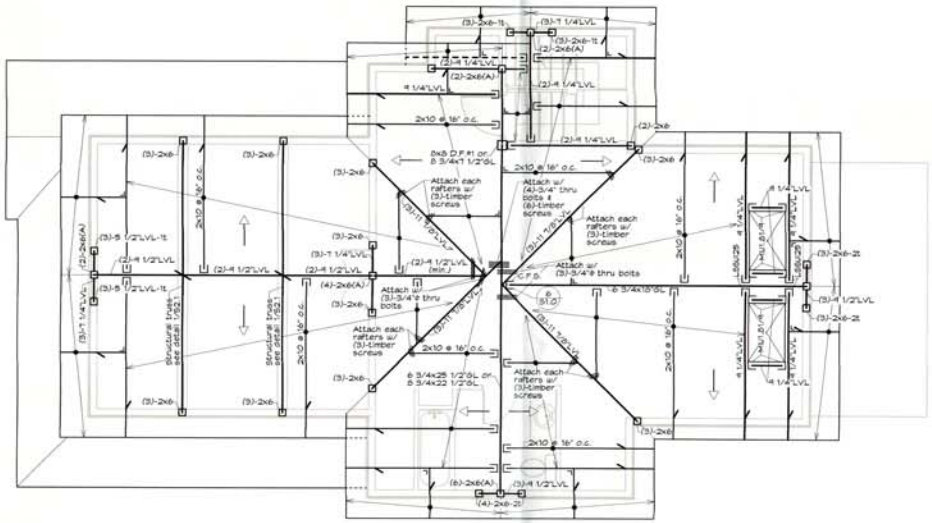
8/20/18

• DATE •	• ISSUED FOR •
1/10/18	Progress Review Set
2/21/18	Timber Truss Detail
3/16/18	Progress Review Set
3/21/18	Building Permit Set
5/22/18	Header Revisions
6/7/18	Header Revisions S1.3
6/25/18	Farmer Valley
8/20/18	As Built Set

Project #	18-103
Drawn By	G. Heller
Checked By	M. Arbaney

3rd FLOOR FRAMING PLAN

S1.4



Notes:

1. Headers not called out on plans are to be (2)-5 1/2"LVL min.
2. Columns not called out on plans are to be (1)-2x6, or (2)-2x4
3. Use LSSU210 hangers for 2x rafter spans greater than 8'-0".
   Use L70 clip angles on rafter spans less than 8'-0".
   Attach rafters with spans less than 6'-0" to beams with (4)-16D nails.
4. Shaded areas represent overframing.
5. Attach architectural beams to framing w/ HGA10 @ 48"o.c., or 1/2"Ø lag bolts at 6'-0" o.c.

Interior bearing wall
Column below
Column above
Column above & below

1 S1.5

ROOF FRAMING PLAN

1/4" = 1'-0"

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ROOF FRAMING PLAN

S1.5