TOWN OF BASALT MEETINGS

Planning and Zoning Commission Meeting

Tuesday September 20, 2016

Basalt Town Hall **101 Midland Avenue**

5:20 PM ***Site visit:*** *132 W. Sopris Special Review meet at site*

5:45 **Light Dinner**

6:00 **Call to Order**

Approve Minutes

- August 16, 2016 Minutes

Consent Agenda

Discontinue Public Hearing on the Application submitted by "The Arts Campus at Willits" (TACAW) for Sketch Site Plan Review for the proposed Arts Campus at Willits. The proposal sets the site plan limitations at the sketch plan level for construction of the Arts Campus at Willits in two (2) phases.

Recommended Action: Motion to discontinue the Public Hearing. The applicants have agreed not to continue.

6:05 **Public Hearing on 132 W. Sopris Drive:** for the purpose of considering an Application submitted by Courtney Sheeley for Special Review to convert an existing accessory building at 132 Sopris Drive into an accessory dwelling unit (ADU).

Recommended Action: Staff and Applicant Presentation, Public Hearing, and if P&Z is comfortable, motion to recommend approval per Staff recommendation

6:25 **Eagle County Referral – Basalt and Rural Fire Protection District Storage Facility**

Recommended Action: Transmit letter to Eagle County

6:40 **Commission and Staff Updates**

7:00 **Adjourn**

Items on the agenda are approximate and intended as a guide for the Commission. Times are subject to change, as is the order of the agenda. For deadlines and information required to schedule an item on the agenda, please contact Basalt Town Hall at 927-4701.

DRAFT

TOWN OF BASALT
PLANNING AND ZONING COMMISSION
REGULAR MEETING and PUBLIC HEARING
AUGUST 16, 2016

Due to a schedule conflict at Basalt Town Hall, this meeting was held at Rocky Mountain Institute Innovation Center at 22830 Two Rivers Road, Basalt.

CALL TO ORDER

At 6:10 p.m. the Planning and Zoning Commission was called to order. Commissioners answering roll call were Gary Wheeler, Gino Rossetti, Dylan Johns, and Eric Vozick.

Staff present was Basalt Town Planner, Susan Philp; Assistant Planning Director, James Lindt; and Recorder, Denise Tomaskovic.

APPROVAL

Minutes of July 19, 2016 and August 2, 2016

M/S ROSSETTI AND VOZICK TO APPROVE THE MINUTES OF JULY 19, 2016 AND AUGUST 2, 2016 AS READ. THE MOTION CARRIED BY A VOTE OF 4-0.

CONTINUATION

Public Hearing on the Application submitted by "The Arts Campus at Willits" (TACAW) for Sketch Site Plan Review for the proposed Arts Campus at Willits. The proposal sets the site plan limitations at the sketch plan level for construction of the Arts Campus at Willits in two (2) phases.

M/S ROSSETTI AND VOZICK TO CONTINUE THIS AGENDA ITEM TO SEPTEMBER 20, 2016. THE MOTION CARRIED BY A VOTE OF 4-0.

AGENDA ITEMS

Continued Public Hearing on Stott's Mill Application for the purpose of considering an Application submitted by MSP1 LLC for: Rezoning; Reinstatement of the majority of the Single-family residential portion of the Stott's Mill PUD Development approved pursuant to Ordinance No. 18, Series of 2009; and R-4 MD Sketch Site Plan Review for the Multi-Family development portion of the project. The Application includes a proposal to be annexed into the Town. Overall, the proposal includes, but is not limited to: 156 residential dwelling units, approximately 4.5 acres of parks, and associated necessary infrastructure improvements.

Lindt, referring to Staff Memo dated August 16, 2016, a posted site plan and other visual representations, reviewed the application and provided updates as necessary. He noted that the traffic engineer from SGM, Lee Barger, was present.

Chair Johns asked Lindt to clarify the land use process for this application since it already has received approval for an earlier version. Lindt explained that the multi-family portion of this application has been expanded, necessitating expanded review with a Sketch Plan Review and a Final Plan Review by the P&Z and Town Council, while the single family area remains essentially the same with only some minor changes, which only requires one round of review by the P&Z and Town Council.

Lindt said that Barger would explain the traffic study results and planned traffic improvements further. Barger began with the soon-to-be built Basalt Avenue Pedestrian Underpass. He pointed out that there

will be a dedicated right turn lane onto Highway 82 which should help reduce the back-up at the intersection since drivers will be able to make the turn without having to wait for pedestrians to cross. Using a PowerPoint presentation, Barger then explained the traffic study modeling and findings.

Regarding build-out potential, Barger explained that the traffic study reflects the best available information from the various Southside property owners, in addition to the current proposal for Stott's Mill. The Year 2035 projections include the various options for further traffic mitigation, including a mini-roundabout at Cody Lane and a vehicle underpass between Midland Avenue and Southside Drive. Barger briefly reviewed the circumstances under which the Town would need to obtain another CDOT access permit on Hwy 82.

Commissioner Wheeler clarified with Barger and Staff that the installation of the Basalt Avenue underpass will eliminate foot traffic across Highway 82. The Commissioners asked Barger about specific numbers in the traffic study and different traffic generation scenarios and their associated mitigation alternatives. Barger suggested that it would be a good idea to see how the pedestrian underpass functions before proceeding with further traffic mitigation measures. It will be necessary to establish a new baseline after the new traffic patterns are normalized.

Lindt pointed out that Staff's conditions for approval regarding traffic require a "check-in" after sixty dwelling units (DU) are built and up-front security towards traffic improvements.

Chair Johns asked if there is an established threshold at which the Town needs to prohibit more development on the Southside until the appropriate traffic improvements are built. Barger replied that he hadn't worked out any number specifically but he would guess that the tipping point would be somewhere in the range of 25% less than the total Southside buildout numbers.

Lindt noted that Staff had a handout of the revised conditions with the changes in red type. He said that Staff is comfortable with the revisions but the P&Z Commission can feel free to suggest any further changes. Philp said that Staff is banking on the pedestrian underpass improvements making a noticeable difference in the performance level of the intersection and the addition of the proposed Cody Lane mini-roundabout would make even more of an impact.

Applicant Presentation

Lindt noted that land use planner/consultant, Mark Chain, and engineer, Yancy Nichol, were present along with the applicant/developer, Briston Peterson.

Chain said they are in basic agreement with the conditions for approval. Regarding child care, they would prefer having the childcare facility located on Lot 37 with Lot 38 as the playground. Regarding the Tennis Center, the applicant still doesn't believe this is the best location for it but they think the two-year limitation on obtaining funding is a good call. Regarding Affordable Housing, the applicant agrees with scattering ten SF lots throughout the development. Chain noted that the transportation issue is the most problematic. Chain said that Peterson is not willing to move forward with building the SF portion unless he's assured that the MF portion is viable land use-wise, politically and financially.

Chain then invited Nichol to make comments about the traffic study, etc. Nichol said that it's probably going to take more than 20 years for the complete Southside build-out to occur. The Town should begin the procedures for an additional Hwy 82 access permit after the Basalt Ave. underpass is built. Nichol stated that Peterson would rather pay fees-in-lieu per building permit on the SF, as well as MF units, for traffic mitigation instead of providing lump-sum security at some percentage. Philp said that the Town is more comfortable with a Letter of Credit (LOC).

Peterson stated that this project doesn't work unless both phases are approved. While Staff may be looking just at the SF part of this proposal, the development team is looking at the entire application. Each MF building has 24 dwelling units and, since each DU requires a building permit, they essentially will be paying all associated fees as they create traffic. They would rather pay their fees that way instead of having a LOC that goes on and on. One of the things Nichol didn't mention in his traffic review is that the school district and Habitat for Humanity are talking about perhaps building 40 AH units [behind the high school] which wouldn't be in the Town's UGB. Stott's Mill is trying to create affordable, attainable housing in an area where it's needed and within the UGB.

Peterson noted that they have a video with the tennis center modeled if the Commission wants to see it. He said that he thinks the tennis group will be challenged to raise the funds within the two-year timeframe. Regarding the daycare facility, Peterson said he thinks there is a better way to design a facility (than what has been shown) that would allow for easier conversion to SF use in the event a daycare is no longer needed.

Chair Johns asked Philp to explain the Town's perspective on the proposed pay as you go versus a bond type of guarantee. Philp explained the sharing proposal, noting that the Town is trying to package the money in way that it can be relied upon when needed, especially for the traffic improvements. Peterson suggested a way to phrase the condition to avoid front-end loading of costs and having to extend the LOCs. He said that they would prefer a condition saying that they won't get any building permits until the appropriate fees-in-lieu are paid.

Commissioner Rossetti said he was sensing some negativity. Lindt said Staff has been working with the development team and thought that they were in general agreement except for the traffic situation. Peterson said they have about $1.6 million invested in this project so far. He wouldn't be sitting here if he wasn't serious about it. Chain noted that the timing and funding of the transportation mitigation items have been the most difficult to resolve.

Public Hearing
Chair Johns opened the public hearing at 7:19 p.m.

Diana Elliott – Ad-in Tennis Group representative – said they are happy with what's been agreed upon. She added that the committed right turn lane at Hwy 82 will be a huge asset.

Chris Touchette said that he was the architect for a previous development proposal on this property and he understands the issues. However, the affordable housing issue is a crisis in the valley. He thought it unfortunate that forces beyond this Commission's control are focusing on open space acquisition at the cost of AH. Touchette spoke in favor of the application as a way to address the AH crisis. If we think outside the box we will find that there are other options to help reduce the amount of traffic which wouldn't have to involve huge infrastructure costs.

Shirley Ritter, Kids First Director and Basalt Childcare Coalition, said that there are currently about 100 children on mid-valley childcare center waitlists. The Coalition thinks that 4,000 sq. ft. (four classrooms) is the minimum space requirement for a sustainable childcare business model. The Coalition is aware that this proposed facility is just one part of a wider solution.

The public hearing was closed at 7:28 p.m.

Commissioner Discussion
Commissioner Vozick said he thought the proposal was great and he didn't think that the full buildout

onus has to fall on this development. This application consists of 156 of a potential 350 units that could occur in a total Southside buildout scenario. The developer is trying to address a need in the valley. Vozick wants to make sure that this development is considered within the larger context of other development in the mid-valley.

Commissioner Rossetti asked if the tennis center's final court count was three or four. Staff responded that three courts are in the current plan. Rossetti said that having four courts would be better. Having only three courts might be a financial mistake.

Commissioner Wheeler said he likes the project and there's a huge need for this type of development. He thanked the developer for sticking with the proposal.

Chair Johns agreed that there is clearly a need for this type of project, it's within the UGB, and the Commission is not in a position to determine how the funding mechanisms would work. He was glad that the engineers were talking to each other and there seems to be some consensus around the short-term solution. He was comfortable that Staff and the applicant could find a solution for the cost-share mechanism – he can understand both sides of the argument. He supports whatever works best for the daycare provider and was less concerned about making the lot amenable to conversion to SF use. Regarding Rossetti's comment about the indoor tennis center, John said that we need to make sure it's a workable plan and not designed to fail.

Commissioner Rossetti said that they all want this to be a win-win for everyone. It's a much-needed project.

MOTION BY ROSSETTI TO RECOMMEND THE STOTT'S MILL APPLICATION TO THE BASALT TOWN COUNCIL FOR THE NEXT LEVEL OF REVIEW PER STAFF'S RECOMMENDATIONS.

Discussion: Commissioner Wheeler suggested including Staff's revised conditions as well and Commissioner Vozick suggested including that Staff will continue to work with the applicant on a traffic mitigation funding mechanism.

Commissioner Rossetti agreed to the amendments to his motion.

MOTION SECOND BY VOZICK. THE MOTION CARRIED UNANIMOUSLY.

AGENDA ITEM

Consideration of Amendments to the Municipal Code, Chapter 16, Zoning and Chapter 5, Business License and Regulation. The Amendments include, but are not limited to, changes to allow medical marijuana centers and retail marijuana stores in additional zoning districts and changing other restrictions on locations and number of facilities.

Philp referred to Staff's memo dated August 16, 2016 to review the proposed changes to the Town Code regarding expansion of locations for medical and retail marijuana establishments. The major change is to amend the current allowance for two medical and two retail licenses to allow up to four marijuana general (medical or retail) businesses (of whatever combination) within the Town boundaries and expanding the allowed areas to include the C-2 and C-3 Zone Districts. The licensing provisions have been updated to further clarify surveillance and security monitoring requirements and owner/ employee training needs. Also, the buffer area now includes Triangle Park and Basalt River Park in the list of parks, not just on the maps. Finally, the code amendments limit the number of marijuana

establishments in the commercial areas around town. Philp noted that while this is not a public hearing, the Commissioners may want to hear public comments.

Commissioner Questions
Commissioner Vozick asked for clarification about making sure that the buffers still apply to the same areas as previously represented; and that there will be more location opportunities because other zone districts will be available.

Chair Johns asked if there is a map showing the locations of additional sites available within the C-2 and C-3 zone districts. Philp replied that is not yet a map but Staff could work on creating one.

Commissioner Wheeler asked if having such a map would make Planners' lives easier. Philp said that the buffers are now based on the most direct route of pedestrian access and things get complicated due to multiple potential pedestrian routes.

Public Comment
At 7:48 p.m. Chair Johns opened the floor for public comment.

Pete Tramm said that he is a partner of Roots RX in the Basalt Business Center West [Southside] industrial park. Two years ago they invested about a quarter of a million dollars in their space. His understanding is that there are still places available to locate a marijuana business within the current zoning areas and he is not sure why there is a need for these code amendments or why other location areas are being considered. He asked if the Town really would want to see a gun shop, massage parlor, and two marijuana shops on Midland Avenue.

Since there were no further comments, Chair Johns closed the comment period at 7:50 p.m.

Commissioner Comments
Commissioner Rossetti said he found Scanlon's memo a great help in understanding this issue.

Commissioner Wheeler had no comments.

Commissioner Vozick said he found it interesting that there has been a location available in the currently zoned areas and nobody has jumped on it. He wasn't necessarily against the code amendments, just wondered if there were some other reasons for wanting/needing them.

Commissioner Rossetti added that he has noticed an increased level of dialogue between adults, teenagers and pre-teens about drug use and that's a good thing.

Chair Johns asked for clarification about why this change is coming up now. Philp said that the Town Council is more receptive to loosening the regulations after seeing how things have been going since marijuana was legalized in Colorado. Johns said that it would be important before changing the Code to do a study on what areas would be left over after the Code is amended in order to establish a better understanding of the intentions/reasons for making the changes. School and park buffers and pedestrian travel routes should be included in the study.

Commissioner Vozick agreed that having a map showing these things would be helpful.

David Schoenberger, present in the audience, offered to provide some clarity on the need for the Code amendments. He said that he had one of the first marijuana licenses and helped author the ordinances

and resolutions with the Town Manager. There are many challenges in Basalt that make establishing a marijuana business difficult. Right now there is big a real estate deal brewing that involves a Basalt parcel and these Code amendments would help make it a reality. In addition to zoning, there are PUD regulations and individual property owners with their own ideas that are limiting the establishment of more retail marijuana businesses. Schoenberger said that Mr. Tramm is very fortunate that he was able to establish his business in the Southside. Expanding the location areas will bring in more competition, more tax revenues and maybe put 200 more people per day on Midland Avenue without having to build a hotel. Staff is very protective of the community but other people seem to recognize that the restrictions are too tight. Getting out the permits is a good thing. The potential new marijuana business owner would welcome competition and will set up a non-profit to benefit the community. Schoenberger agreed with Philp that maps have proven to be tricky because what is shown on the map is different from the actual on-the-ground measurements. He implored the Commission to move these amendments forward and thanked the Commissioners for their time and consideration.

Commissioner Vozick asked where the C-2 and C-3 Zone Districts are located. Philp complied with a brief explanation and added that major parts of downtown Basalt and Willits get caught in the park and/or school buffer zones.

Commissioner Wheeler said that it sounded like the map might not be necessary after all.

Chair Johns said he was making the case for a better understanding of the business need for expanding the marijuana business locations.

M/S VOZICK AND WHEELER TO APPROVE THE CODE AMENDMENTS ACCORDING TO THE RECOMMENDATIONS CONTAINED IN THE STAFF MEMO DATED AUGUST 16 WITH THE ADDITIONAL SUGGESTION THAT STAFF SHOULD CREATE A MAP FOR USE IN CONVERSATIONS WITH POTENTIAL MARIJUANA BUSINESS APPLICANTS. THE MOTION CARRIED BY A VOTE OF 4-0.

COMMISSIONER AND STAFF UPDATES

Philp said she had no updates.

The Commissioners had nothing else to add.

ADJOURN

M/S VOZICK AND ROSSETTI TO ADJOURN. MOTION CARRIED BY A VOTE OF 4-0.

The Planning and Zoning Commission adjourned at 8:08 p.m.

TOWN OF BASALT
PLANNING AND ZONING COMMISSION

By:_____ Attest:_____
Dylan Johns, Chair Denise Tomaskovic, Recorder

MEMORANDUM

To: Chairman Johns and Basalt Planning and Zoning Commission

Thru: Susan Philp, AICP Planning Director

From: James Lindt, AICP Assistant Planning Director

Date: September 20, 2016

RE: Public Hearing- 132 W. Sopris Drive Special Review for an Accessory Dwelling Unit (ADU)

I. Purpose

Courtney Sheeley ("Applicant") is requesting approval of a Special Review to convert an existing accessory building at132 W. Sopris Drive into an ADU.

II. Background

The property at 132 W. Sopris Drive is a 12,500 square foot lot that contains an existing residence and several accessory buildings. The property is currently zoned R-3 TN. The Applicant would like to convert the existing storage building adjacent to the property line abutting Sopris Drive into an ADU of approximately 750 square feet.

III. Review Process

The P&Z makes a recommendation to the Town Council on Special Review requests for ADUs pursuant to Town Code Section 16-44, *Special Review Application Approval Procedures.*

IV. Discussion Items

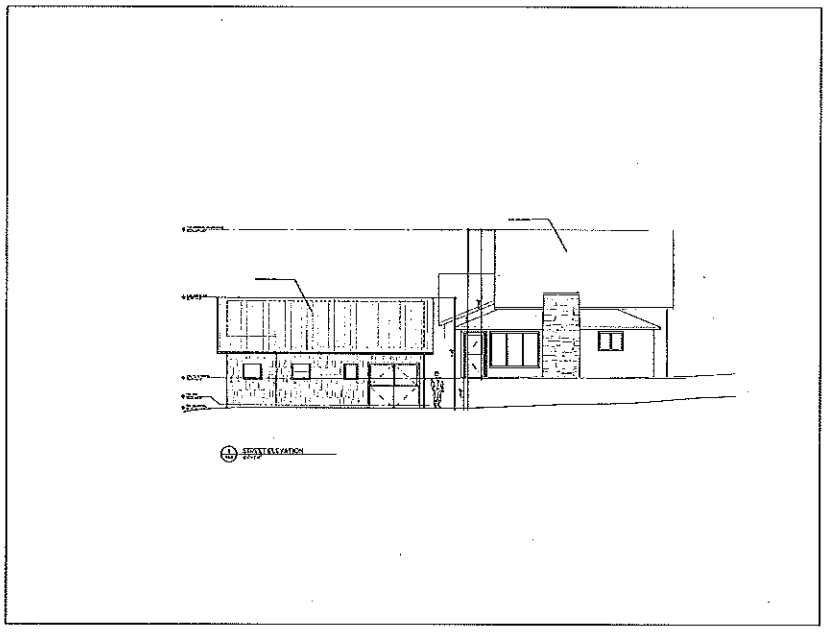
Consistency with Master Plan: The 2007 Basalt Master Plan includes objectives related to "promoting policies and locations appropriate for accessory dwelling units to be integrated into existing neighborhoods". Additionally, the Master Plan includes objectives regarding "stemming the loss of accessory dwelling units" and "encouraging these types of units to provide work-force housing and diversity in the community's housing inventory". Staff believes that the proposed special review application is consistent with these Master Plan policies.

Consistency with Neighborhood Character: Much of the western portion of Sopris Drive and Homestead Drive is zoned R-3 TN and consists of smaller lots with smaller dwelling units. There are several properties in the immediate area that contain ADUs and the

Elice Property down the hill from 132 W. Sopris Drive recently obtained sketch plan approval to subdivide into three (3) separate lots for the construction of three (3) moderately sized dwelling units. Staff feels that the proposed ADU is compatible with the scale and density in the surrounding neighborhood.

Compliance with R-3 TN Requirements: The proposed 750 square foot ADU is well within the allowable floor area permitted in the R-3 TN Zone District as the main residence is only about 1,260 square feet. Additionally, the property is larger than the minimum lot size of 8,000 square feet required for consideration of an ADU on the site.

In the R-3 TN Zone District, accessory dwelling units are required not to exceed the height of the principal dwelling unit on the site. The proposed ADU would comply with this requirement as is shown in the graphic below.



In analyzing the setbacks, the existing accessory building to be converted to the ADU is within a foot of the front property line and is approximately five (5) feet from the side property line. The R-3 TN Zone District contains a setback provision that provides flexibility for properties improved before August 22, 1995 with buildings and residences to use the building envelopes that existed as of that date as their setbacks. Additionally, Town Code Sections 16-27(e) and 16-27(g) permit reductions in the front and side yard setbacks in the R-3 TN Zone District if the Special Review criteria and the other requirements of Town Code Section 16-27 are satisfied.

In this case, the accessory building proposed for conversion to the ADU was existing prior to August 22, 1995 so the existing setbacks for the building are its current footprint. The reduced front and side yard setbacks for the ADU based on the current configuration of the building are being ratified through the Special Review process.

Additionally, the ADU may be on the front half of the lot as there is a provision in the R-3 TN Zone District that permits ADUs to be considered principal buildings and that allows for more than one principal building on a lot with a detached ADU. Therefore, the code provision that accessory buildings have to be on the rear half of the lot is not applicable to the proposed ADU.

Below is a table comparing the proposed development with the R-3 TN Zone District dimensional requirements:

Dimensional Requirement	R-3 TN	Proposed
Min. Lot Area	8,000 sf for an ADU	12,500 sf
Building Height	24 Feet to Midpoint 28 Feet to Ridge	23 Feet 10 Inches to the Ridge of the Existing House 17 Feet 8 Inches to the Ridge of the Proposed ADU
# of Stories	2	2
Lot Width	50 Feet	100 Feet
Front Yard Setback	10 Feet Covered Porch 15 Feet Living Areas with Provisions that Existing Building Built as of Aug. 22, 1995 have setbacks equal to their current building envelope	> than 15 Feet on Main Residence < than 1 Foot on Proposed ADU, but building existed prior to Aug. 22, 1995 and this setback is being ratified through the special review pursuant to Town Code Section 16-27 (g)
Rear Yard Setback	10 Feet	> than 10 Feet
Side Yard Setback	7.5 Feet with Provisions that Existing Building Built as of Aug. 22, 1995 have setbacks equal to their current building envelope	5 Feet on Proposed ADU, but building existed prior to Aug. 22, 1995 and this setback is being ratified through the special review pursuant to Town Code Section 16-27 (e)
FAR	.35:1	< than.2:1
Max Lot Coverage	30%	16%
Min Landscape	20%	>50%
Parking	2 Spaces for Main	2 Spaces for Main

	Residence 1 Space for the ADU	Residence 1 Space for ADU
Max. ADU Size	1,000 Square Feet	Approx. 750 Square Feet

Vehicular Access and Parking: The property currently takes vehicular access from Sopris Drive and contains two (2) off-street, gravel parking spaces for the main residence off of Sopris Drive. The Applicant proposes to add an additional gravel parking space accessed from Sopris Drive for use of the ADU. The additional parking space is in close proximity to the ADU.

Deed Restriction: The Applicant has proposed to comply with the ADU requirements by deed restricting the property so that one of the two residential dwelling units is to be resident-occupied. Staff has included a condition of approval requiring that the deed restriction be recorded prior to the issuance of a certificate of occupancy on the ADU.

Parkland Dedication and School Fees: Town Code Section 16-27, *Supplemental requirements for R-3 Traditional Neighborhood/Hill District,* includes a provision exempting deed-restricted ADUs from the Parkland Dedication requirements. Additionally, Town Code Section 17-16, *School district land dedication requirements,* assumes zero students are generated by ADUs for purposes of calculating the school land dedication fees. Therefore, the proposed ADU would not require payment of School Land Dedication fees.

Construction Management Plan: Staff has included a requirement that the Applicant submit a detailed construction management plan as part of the building permit submittal for review by the Town Planner and Building Official. The requirement includes that the Applicant submit a construction parking plan as part of the construction management plan to ensure that construction parking is done on the Applicant's site and not in the Sopris Drive Right-of-Way. Additionally, the construction management plan shall include representations about complying with the Town's construction hours set forth in Chapter 18 of the Town Code and providing methods for limiting dust impacts as a result of the construction.

V. Technical Issues:

Fire District Requirements:
The Basalt and Rural Fire Protection District (BRFPD) reviewed the proposed application. BRFPD indicated that there is adequate fire access and an easily accessible fire hydrant in close proximity to the property. Additionally, the Applicant is required to pay BRFPD's impact fee at the time of building permit issuance.

Basalt Sanitation District:
The Basalt Sanitation District reviewed the proposed application. The Applicant will have to pay additional fees as a result of adding a sewer EQR, but the District indicated that the proposed development will not impact their facilities.

Century Link:
Century Link provided comments about the Applicant needing to trench and install conduit from the Century Link pedestal at the rear of the property to the ADU for future use of communication services at the ADU.

VI. Recommendation

Staff recommends that the P&Z hear a brief presentation from Staff and the Applicant, consider public comments, and provide Commission discussion. Staff recommends approval, with the following conditions:

Representations:

1. The Applicant shall comply with all representations set forth in the Application.
2. The Applicant shall comply with all material representations made in hearings before the Planning and Zoning Commission and Town Council.

Construction Management Plan:

3. The Applicant shall submit a final construction management plan for review and approval by the Town Planner and Town Building Official prior to commencing construction activities on the site. The construction management plan shall include construction parking and dust mitigation measures and a representation that the Applicant will comply with the allowable construction hours as established in the Town Code.

Fire District Comments:

4. The Applicant shall demonstrate compliance with Basalt and Rural Fire Protection District's comments dated August 26, 2016, prior to the issuance of a certificate of occupancy on the new residential unit.

Basalt Sanitation District Comments:

5. The Applicant shall demonstrate compliance with Basalt Sanitation District's rules and regulations prior to the issuance of a building permit, including the payment of fees for an additional EQR.

Communication Infrastructure:

6. The Applicant shall trench and install conduit from the CenturyLink Utility Pedestal to the ADU prior to the issuance of a certificate of occupancy on the ADU. The Applicant shall coordinate with CenturyLink representatives about the location of the conduit to be installed.

Development and Building Fees:

7. The Applicant shall pay all applicable development review fees on the new ADU, as calculated by the Town Planner, prior to building permit issuance. The parkland dedication fee is waived as a result of the ADU being deed restricted pursuant to Town Code Section 16-27. The Applicant shall also pay all applicable building permit fees as calculated by the Town Building Official prior to building permit issuance.

Approval Documents:

8. The Applicant shall prepare a site plan and draft deed restriction for review and approval by the Town Planner and Town Attorney. The site plan shall be recorded at the Eagle County Clerk and Recorder's Office prior to the issuance of a building permit. The ADU deed restriction designating that one of the two units on the site will be resident-occupied shall be recorded at the Eagle County Clerk and Recorder's Office prior to the issuance of a certificate of occupancy on the ADU.

9. The Applicant shall prepare and submit any additional approval documents deemed necessary by the Town Planner and Town Attorney to effectuate the intent of the approvals. Any such documents shall be executed and recorded prior to the earlier of the issuance of a building permit or 180 days after the effective date of the final approval ordinance. If the Applicant does not execute and record the necessary approval documents in 180 days or receive and extension from the Town Planner, the approvals shall expire.

Vested Rights:

10. Vested property rights shall be granted as approved herein for a period of three (3) years from the effective date of the ordinance approving these land use requests provided the Applicant complies with the approval document deadline established in Condition No. 9 above. The Applicant may request an extension of vested rights pursuant to the process for extending vested rights as established in the Town Code. If a building permit for the ADU is not issued within the three (3) year vested rights period or as it may be extended, the approvals granted for this amendment shall expire.

Insubstantial Amendments:

11. The Town Planner may review and approve minor amendments to this approval to effectuate the intent of the final development approvals. The Applicant shall have the ability to appeal a Town Planner's decision on a minor amendment to the Town Council pursuant to the appeals process established in Town Code Section 16-11, *Procedures for Code Interpretations and Appeals*.

Attachments:
Application
Referral Comments

A) Application

kuulla studio

Special Review Application
132 W. Sopris Drive
Basalt, CO 81612
8.1.2016

Proposal:

- The Owners at 132 Sopris Drive, Courtney Sheeley – are submitting a development application to the Town of Basalt, CO to renovate the existing Garage/Barn structure on their property into a livable ADU structure.
- The new ADU footprint will not change, but will get a new roof/structure with added plate and ridge height.
- A parking space will be added off of Sopris Drive so that there are 2 for the main house, and 1 for the new ADU.

Deed Restriction:

- The Owners at 132 W Sopris agree to comply that the Main House, and/or the ADU will be occupied at least 9 months out of the year.

Legal Description:

PROPERTY DESCRIPTION

LOTS NUMBERED 22 AND 23, BLOCK B, LUCKSINGER BROS. ADDITION, ALSO KNOW AS LUCKSINGER BROS. ADDITION TO THE TOWN OF ASPEN JUNCTION, NOW KNOWN AS THE TOWN OF BASALT:

ALSO A PARCEL OF LAND DESCRIBED AS FOLLOWS, TO-WIT; BEGINNING AT THE SW CORNER OF LOT NUMBERED 23, BLOCK B IN THE LUCKSINGER BROS. ADDITION, ALSO KNOWN AS LUCKSINGER BROS. ADDITION TO THE TOWN OF ASPEN JUNCTION, NOW KNOW AS THE TOWN OF BASALT, IN THE COUNTY OF EAGLE AND STATE OF COLORADO; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT NUMBERED 23, A DISTANCE OF 125.00 FEET THE NORTHWEST CORNER IF SAID LOT 23; THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE NORTHERLY LINE OF SAID LOT 23 PROJECTED WESTERLY, A DISTANCE OF 50.00 FEET; THENCE IN A SOUTHEASTERLY DIRECTION ALONG A LINE PARALLEL TO THE WESTERLY LINE OF SAID LOT NUMBERED 23, A DISTANCE OF 125.00 FEET; THENCE IN A NORTHEASTERLY DIRECTION ALONG A LINE PARALLEL TO THE NORTHERLY LINE OF SAID PARCEL OF LAND HEREIN DESCRIBED, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING, SAID PARCEL OF LAND BEING A PART OF LOT 30, BLOCK B, LUCKSINGER BROS. ADDITION, ALSO KNOW AS LUCKSINGER BROS. ADDITION TO THE TOWN OF ASPEN JUNCTION, NOW KNOW AS THE TOWN OF BASALT, COLORADO.

Property Owners Within 300 Feet of Lot:

- 134 Hillside - TERRAL, W. TIMOTHY
- 128/120 Hillside - BLAYA, JOAQUIN & ISABEL
- 120 Hillside - COLORADO LA PALOMA INC
- 112 Hillside - CLASEN, NORMAN E. & LAURA B.

- 114 Hillside - DEMAR, JANE C.
- 100 E Sopris - FERRARA, JAMES V. & MARION
- 102 W Sopris - KLUMB, NICHOLAS ALEXANDER & PHILLIPPA
- 116 W Sopris - RICH, JANE P.
- 144 W Sopris - HENDERSON, SANDRA J. & BENTLEY G.
- 157 W Sopris - RAPPAPORT, GLENN H. & KELLEY J. ALFORD
- 129 W Sopris - ANTONIDES, JAMES
- 115 W Sopris - CARTER, RICHARD
- 105 W Sopris - WELDE, CHRIS
- 114 Tucker Lane - FOX-RUBIN, JONATHAN W. & JULIE S.

Nearby Signage:

Timetable:

Aug 1 – submit special review application
Aug 5 – meet with structural engineer on site to review foundation issues
Sep. 1-5 - Special Review application hearing with Town of Basalt
Sep. 5-12 – finalize any and all permit drawings and construction sets
Oct. 3 – begin construction – foundation underpinning, pouring
Oct. 10 – begin new wall and roof structure
Oct. 17 – exterior sheathing / begin dry-in process / interior framing
Oct. 24 – new floor framing / rough electrical / rough water piping / hvac
Nov. 1 - interior and exterior finish work, plumbing, utilities
Nov. 14 – interior finishing, flooring
Nov. 30 – Construction completed

Construction Trash:

The trash / dumpster location during construction can be located in 1 of 2 locations

- 1 of the 3 existing parking spaces next to the existing barn
- Behind the existing barn (to the north) on the grassy area between the proposed ADU and Main House.

REIMBURSEMENT AGREEMENT

The undersigned (hereinafter "Applicant") has applied to the Town of Basalt for a development permit for Courtney Sheeley for the property known as 132 west sopris drive basalt co 81621 (the "Property") pursuant to the requirements of the Town Code. Applicant acknowledges and agrees that in consideration of the Town of Basalt processing and reviewing Applicant's request for a development permit, Applicant shall make the following payments to the Town and agrees as follows.

1. **NON-REFUNDABLE Application Fee.** Simultaneous with execution hereof, Applicant has paid a non-refundable Application Fee pursuant to Sections 16-292(a) and 17-61(a), Town Code, in the amount of $500.

2. **Review Deposit**. Simultaneous with execution hereof, Applicant has paid a review deposit as required by Sections 16-292(c) and 17-61(c), Town Code, in the amount of $1,000.00 against and to secure payment of a portion of the Town's review expense in accordance with Sections 16-292(b) and 17-61(b), Town Code. Any amount by which the Applicant's deposit exceeds the costs incurred by the Town with regard to development of the Property shall be refunded to Applicant within a reasonable time after final action has been taken with regard to development of the Property or upon withdrawal of the application by the Applicant.

3. **Review Expenses**. Pursuant to Sections 16-292(b) and 17-61(b), Town Code, the Applicant agrees to reimburse the Town for any and all Costs, Staff Fees, and Consultant Fees described herein incurred by the Town during and after the review process associated with the Property. Costs include but are not limited to publication fees, recording fees, and any other actual out-of-pocket costs incurred by the Town with regard to the Property ("Costs"). Inspection and review by town employees shall include reimbursement for time spent by the Town Administrator, Town Planning staff and the Town Public Works staff in compliance with the Town's rate schedule in affect at the time that the work was completed ("Staff Fees"). These rates currently range from $85.00 to $100 per hour. Applicant shall also reimburse the Town for all actual out-of-pocket costs incurred by the Town in connection with Applicant's development review application for consultants, including but not limited to, legal, engineering and planning review and advice from persons or entities not on town staff at the rate of the amount actually paid by the Town for such review and advice ("Consultant Fees"). Additionally, to partially defray administrative, handling and review costs incurred by the Town with regard to the Property, Applicant shall additionally pay to the Town an amount equal to 15% of all of the Costs and Consultant Fees.

4. **Payment**. Any and all bills for these costs are due and payable to the Town as follows: All accounts are due net in 15 days from the date of the bill. Interest on any overdue amounts shall be accessed and paid by Applicant at the rate of 2% per month (24% APR) from the date due until paid.

5. **Binding Obligation**. Applicant agrees and acknowledges that this Reimbursement Agreement shall be a continuing obligation which will run with the land and be binding on Applicant and any future owners of the land, and will include the obligation to reimburse the Town for any and all costs associated with the Property incurred by the Town for counseling and advice including, but not limited to monitoring compliance with any development approval including any Annexation Agreement, Subdivision Improvements Agreement or other agreements between the Town and the owner of the Property; enforcement of any development permits or approvals granted associated with the Property; participation in any litigation or depositions, whether the Town is a party or not associated with the Property or development approvals granted with regard to the Property; counseling and advice associated with any potential amendments to development

approvals or compliance or lack of compliance with any development approvals; and any other actual costs directly associated with the Property incurred by the Town.

6. **Breach**. In the event of a breach of any of the terms and conditions of this Reimbursement Agreement by Applicant, the Town may take any action necessary or appropriate and allowed by law or equity, including but not limited to: an immediate suspension of the review process by the Town including cancellation of any scheduled hearings; the refusal to issue any building permit or certificate of occupancy associated with the Property; the recording with the County Clerk and Recorder of an affidavit approved in writing by the Town Attorney and signed by the Town Manager stating that the terms and conditions of this Agreement have been breached; a demand or draw for payment on any performance guarantee for completion of public improvements by any owner of the Property; refusal to allow further development review for the Property or any other Property then owned by or owned in part by the owner of the Property; and any other remedy available in equity or at law including claims for damages or injunction.

7. **No Representation Concerning Development Permits**. Applicant acknowledges and agrees that the Town in no way guarantees, assures or otherwise represents to Applicant that the Development Application filed by Applicant will be granted and makes no representations concerning the timing of the review of the Application.

8. **Severability**. If any provision of this Agreement shall be determined to be void by any court of competent jurisdiction, such determination shall not effect any other provision hereof, all of which other provisions shall remain in full force and effect. It is the intention of the parties hereto that if any provision of this Agreement is capable of two constructions, one of which would render the provision void and the other of which would render the provision valid, then the provision shall have the meaning which renders it valid.

9. **Collection**. In the event the Town is forced to pursue collection of any amounts due and unpaid under this Agreement, it shall be entitled to collect attorneys' fees and all costs reasonably incurred in said collection efforts in addition to the amounts due and unpaid hereunder.

DATED: July 27th, 2016

TOWN OF BASALT:

By: _____

Position: _____

APPLICANT:

By: Courtney Sheeley

Mailing Address: 132 west sopris dr Basalt Co 81621
Telephone: 970.379.1645

STATE OF COLORADO)
) ss.
COUNTY OF EAGLE)

Subscribed, sworn to and acknowledged before me Aug. 1st, 2016, by Courtney Sheeley

Witness my hand and official seal.

My commission expires OCT 22, 2018

ALEXIA J MENDOZA VASQUEZ
Notary Public
State of Colorado
Notary ID 20144041179
My Commission Expires Oct 22, 2018

Notary Public

STATE OF Colorado)
) ss.
COUNTY OF Eagle)

Subscribed, sworn to and acknowledged before me Aug 1st, 20 16, by Courtney Sheeley as Applicant.

Witness my hand and official seal.

My commission expires OCT 22, 2018

ALEXIA J MENDOZA VASQUEZ
Notary Public
State of Colorado
Notary ID 20144041179
My Commission Expires Oct 22, 2018

Notary Public

basalt\general\2REIMBURSE_AGRMNT_062403.doc

Owner's Policy of Title Insurance – Schedule A

Issued by

Name and Address of Title Insurance Company: **Westcor Land Title Insurance Company, 201 N. New York Avenue, Suite 200, Winter Park, Florida, 32789**

State: CO

County: Eagle

Address Reference: 132 W SOPRIS DRIVE, BASALT, CO 81621

File No.: B6421W3

Policy No.: OP-6-C01045-2709044

Amount of Insurance: $415,000.00

Premium: $ 1,136.00

Date of Policy: July 19, 2012 @ 10:21 AM

Simultaneous #: LP-13-CO1045-2709045

1. Name of Insured: COURTNEY SHEELEY

2. The estate or interest in the Land that is insured by this policy is: IN FEE SIMPLE

3. Title is vested in: COURTNEY SHEELEY

4. The Land referred to in this policy is described as follows:

LOTS NUMBERED TWENTY-TWO (22) AND TWENTY-THREE (23) IN BLOCK LETTERED "B" IN LUCKSINGER BROS. ADDITION, ALSO KNOWN AS LUCKSINGER BROS. ADDITION TO THE TOWN OF ASPEN JUNCTION NOW KNOWN AS THE TOWN OF BASALT.

Also, a parcel of land described as follows, to-wit: Beginning at the SW Corner of Lot numbered Twenty-three (23), in Block Lettered "B" in Lucksinger Bros. Addition, also known as Lucksinger Bros. Addition to the Town of Aspen Junction, now known as the Town of Basalt; thence Northerly along the Westerly line of said Lot numbered Twenty-three (23), a distance of 125 feet to the Northwest Corner of said Lot Twenty-three (23); thence in a Southwesterly direction along the Northerly line of said Lot numbered Twenty-three (23) projected Westerly, a distance of 50 feet; thence in a Southeasterly direction along a line parallel to the Westerly line of said Lot numbered Twenty-three (23) to the Northerly line of said parcel of land herein described, a distance of 50 feet to the point of beginning, said parcel of land being a part of Lot number Thirty (30) in Block lettered "B" in Lucksinger Bros. Addition, also known as Lucksinger Bros. Addition to the Town of Aspen Junction, now known as the Town of Basalt

Issued By

Authorized Signatory

SCHEDULE B-OWNERS

CASE NUMBER	DATE OF POLICY	POLICY NUMBER
B6421W3	July 19, 2012 @ 10:21 AM	OP-6-C01045-2709044

THIS POLICY DOES NOT INSURE AGAINST LOSS OR DAMAGE BY REASON OF THE FOLLOWING:

1. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession, or claiming to be in possession, thereof.
2. Easements, liens, encumbrances, or claims thereof, which are not shown by the public records.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land, and that is not shown by the public records.
4. Any lien, or right to a lien, imposed by law for services, labor, or material heretofore or hereafter furnished, which lien, or right to a lien, is not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) Indian treaty or aboriginal rights, including but not limited to, easements or equitable servitudes; or, (d) water rights, claims or title to water(see additional information page regarding water rights), whether or not the matters excepted under (a), (b), (c) or (d) are shown for the public records.
6. Taxes or assessments which are not now payable or which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records
7. Any service, installation, connection, maintenance or construction charges for sewer, water, electricity, or garbage collection or disposal or other utilities unless shown as an existing lien by the public records.

SPECIAL EXCEPTIONS:

8. Taxes and assessments (not including condominium or homeowners association assessments or dues) for the year 2012 and subsequent years only, a lien not yet due and payable.

9. Right of the proprietor of a vein or lode to extract or remove his ore therefrom, should the same be found to penetrate or intersect the premises hereby granted as reserved in United States Patent recorded in Book 150 at Page 365.

10. Easements, rights of way and all matters as disclosed on Plat of Luchsinger Bros. Addition recorded March 1, 1892.

11. Right of way for telephone line in which the exact location is not defined as granted in instrument recorded October 23, 1912 in Book 78 at Page 512.

12. Apparent Overlaps in lot lines on the northerly and westerly boundaries, encroachments of log frame buildings on northerly and westerly lot lines and encroachment of the outhouse onto the adjacent lot on the westerly boundary as disclosed by Survey of Jason Neil for Peak Surveying Inc. dated June 8, 2012 as Job No. 12031.

13. Deed of Trust from : COURTNEY SHEELEY
    To the Public Trustee of the County of Eagle
    For the use of : FPF WHOLESALE, A DIVISION OF STEARNS LENDING, INC.
    Original Amount : $195,000.00
    Dated : July 18, 2012
    Recorded : July 19, 2012
    Reception No. : 201214525

    EXCEPTIONS NUMBERED 1 THRU 7 ARE HEREBY DELETED, EXCEPT FOR SUBSECTION (d) UNDER PARAGRAPH NUMBER 5 (WATER RIGHTS).

To be filled out by the Town
Filed: ____/_____/____
Application Fee: _____
Review Fee:_____
Total Payment Received: _____
Current Reimbursement Agreement: _____

Town of Basalt

Development Application

The Following Must Be Provided Unless the Town Planner Gives Permission to Omit Answer:

TYPE OF APPLICATION FILED: _____Annexation _____Rezoning _____ESA Environmental ____ESA Floodplain ____ Regular Rezoning _X__Special Review _____Special Review for Off-Street Parking _____Variance _____Minor Subdivision ____Minor Subdivision Condominimization

_____Major Subdivision or Replat
_____Sketch Plan
_____Preliminary Plat
_____Final Plat

_____Planned Unit Development
_____Sketch Plan
_____Master Plan
_____Preliminary Development Plan
_____Final Development Plan
_____ TRC Administrative Amendment

Other type of Application_____

Brief description of project: Renovating the existing garage/barn structure to become a livable ADU structure with plumbing, gas, water and electricity. The existing garage is in the front yard of the existing lot, so we are applying for special review to flip the front and back yards of the main house to allow for the ADU. The footprint will remain the same, but will be adding height to the structure.

Contact Information

Name of Applicant(s): Courtney Sheeley
Phone number 970.379.1645
Fax number_____
E mail (if available) courtney.sheeley@gmail.com
Address 132 west sopris dr, Basalt Co 81621

M:\Sphilp\Forms\2004\DevelopmentApplication.doc

Name of Owner(s): Courtney Sheeley

Phone number _____
Fax number_____
E mail (if available)_____
Address_____

Name of Owner's Representative: _____

Phone number _____
Fax number_____
E mail (if available)_____

Please attach owner's authorization.

Name of Engineer or Surveyor: Peak Surveying

Phone number _970-625-1954
Fax number_____
E mail (if available)_____

Name of Architect or Planner: Gavin Merlino - Kuulla Studio, llc

Phone number 970-366-6333
Fax number_____
E mail (if available) gavin@kuullastudio.com

Information on Existing Conditions

Existing Zoning: __R3TN_____ Proposed Zoning: no change

Total square feet or acreage in application 12,500 lot size

Information on Proposed Development

Total number of dwelling units:__1_____ Number of bedrooms:____1_____

Total floor area:___756 (including loft)_____

Proposed gross floor area by use (non-residential development only):_____

_____

_____

Area of open space to be provided:_____

Legal Description

Legal Description of property (attach if necessary):

PROPERTY DESCRIPTION

LOTS NUMBERED 22 AND 23, BLOCK B, LUCKSINGER BROS. ADDITION, ALSO KNOW AS LUCKSINGER BROS. ADDITION TO THE TOWN OF ASPEN JUNCTION, NOW KNOWN AS THE TOWN OF BASALT:

ALSO A PARCEL OF LAND DESCRIBED AS FOLLOWS, TO-WIT; BEGINNING AT THE SW CORNER OF LOT NUMBERED 23, BLOCK B IN THE LUCKSINGER BROS. ADDITION, ALSO KNOWN AS LUCKSINGER BROS. ADDITION TO THE TOWN OF ASPEN JUNCTION, NOW KNOW AS THE TOWN OF BASALT, IN THE COUNTY OF EAGLE AND STATE OF COLORADO; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT NUMBERED 23, A DISTANCE OF 125.00 FEET THE NORTHWEST CORNER IF SAID LOT 23; THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE NORTHERLY LINE OF SAID LOT 23 PROJECTED WESTERLY, A DISTANCE OF 50.00 FEET; THENCE IN A SOUTHEASTERLY DIRECTION ALONG A LINE PARALLEL TO THE WESTERLY LINE OF SAID LOT NUMBERED 23, A DISTANCE OF 125.00 FEET; THENCE IN A NORTHEASTERLY DIRECTION ALONG A LINE PARALLEL TO THE NORTHERLY LINE OF SAID PARCEL OF LAND HEREIN DESCRIBED, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING, SAID PARCEL OF LAND BEING A PART OF LOT 30, BLOCK B, LUCKSINGER BROS. ADDITION, ALSO KNOW AS LUCKSINGER BROS. ADDITION TO THE TOWN OF ASPEN JUNCTION, NOW KNOW AS THE TOWN OF BASALT, COLORADO.

Reception No. of Deed _____

_____

SIGNATURE OF OWNER OR OWNER'S REPRESENTATIVE*

* If Owner's Representative files or will represent the application, attach an owner's authorization to represent

Attach appropriate information requested for type of application per the Basalt Town Code and any information requested by Planning Department.

Example of Acceptable Owner's Authorization

I, _____, am the owner of the property known as
_____

_____, and I authorize
_____

_____ to file an application for
_____

on my behalf with respect to the property.

Sincerely,

_____
Signature – Print name

STATE OF _____)
) ss.
COUNTY OF _____)

Subscribed, sworn to and acknowledged before me _____, 20____, by _____, as Owner

Witness my hand and official seal.

My commission expires _____.

_____
Notary Public

132 W. SOPRIS DRIVE

BASALT, CO 81621

PERMIT REVIEW SET

AUGUST 1, 2016

GENERAL NOTES

1. The work included under this contract consists of all labor, materials, transportation, tools and equipment necessary for the construction of the project leaving all work ready for use.
2. The construction documents are the property of Thunderbowl Architects Inc and its Consultants and are to be used as instruments of service for construction of this project only. Use for any other purpose, without authorization, is not allowed.
3. The plans indicate the general extent of new construction necessary for the work, but are not intended to be all-inclusive. All demolition and all new work necessary to allow for a finished job in accordance with the intention of the drawing is included regardless of whether shown on the drawings or mentioned in the notes.
4. Any errors, omissions or conflicts found in the various parts of the construction documents shall be brought to the attention of the Architect and the Owner for clarification before proceeding with the work.
5. The General Contractor shall maintain a current and complete set of the construction documents on the job site during all phases of construction for use of all the trades and shall provide all the subcontractors with current and complete construction documents as required including specifications and architectural supplementary instructions.
6. The General Contractor shall verify and assume responsibility for all dimensions and site conditions. The General Contractor shall inspect the existing premises and take note of existing conditions prior to submitting prices. No claim shall be allowed for difficulties encountered which could have reasonably been inferred from such an examination.
7. Written dimensions take precedence. Do not scale drawings.
8. See SYMBOLS area of this sheet for dimension standards.
9. All dimensions noted "verify" and "V.I.F." are to be checked by Contractor prior to construction. Immediately report any variances to the Architect for resolution, then coordinate resolution w/ all work of all trades.
10. Coordinate all work with existing conditions, including but not limited to: irrigation pipes, electrical conduit, water lines, gas lines, drainage lines, etc. Notify Architect immediately of any conflicts.
11. Provide adequate temporary support as necessary to assure the structural value or integrity of the building.
12. Protect all existing building and site conditions to remain, including walls, cabinets, finishes, trees and shrubs, paving, etc.
13. Details shown are typical. Similar details apply in similar conditions.
14. Verify all architectural details with structural, civil, landscape and design/build drawings before ordering or installation of any work.
15. All changes in floor materials occur at centerline of door or framed opening unless otherwise indicated on the drawings.
16. Install all fixtures, equipment and materials per manufacturer's recommendations.
17. Verify clearances for flues, vents, chases, soffits, fixtures, etc. before any construction, ordering of, or installation of any items of work.
18. Sealant, caulking and flashing, etc. locations shown on drawings are not intended to be inclusive. Follow manufacturer's installation recommendations and standard industry and building practices.
19. The General Contractor shall remove all rubbish and waste materials of all subcontractors and trades on a regular basis, and shall exercise a strict control over job cleaning to prevent any direct debris or dust from affecting, in any way, finished areas in or outside job site.
20. Contractor shall leave premises and all affected areas clean and orderly, ready for occupancy. This includes cleaning of all glass (inside and outside) and frames, both new and existing.
21. Any survey monuments within the area of construction shall be preserved or reset by a registered civil engineer or a licensed land surveyor.
22. Verify all finish materials with the Architect and the Owner prior to installation. On site mock-ups of building assemblies, finish assemblies, paint and/or stain samples, etc. may be required for approval.
23. Contractor to coordinate utilities shown on architectural drawings with electrical, plumbing, mechanical, and any other consultant drawings. Contractor to coordinate all the trades.
24. Structural observation shall be required by the Engineer for structural conformance to the approved plans.
25. It is the General Contractors responsibility to obtain inspections and special inspections as necessary.
26. All construction to provide a waterproof, weather tight building. Contractor should flash and caulk as necessary to achieve this requirement.

SHEET INDEX

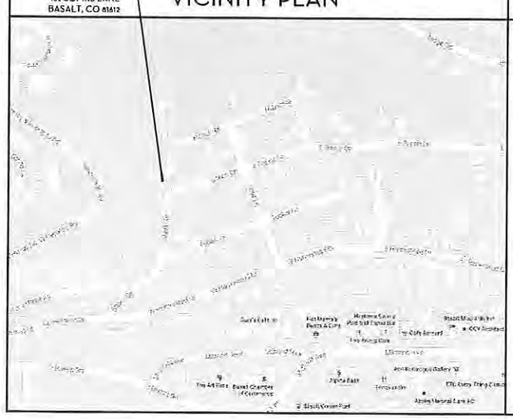
SHEET	TITLE	PERMIT SET 03.14.2016					
G0.00	COVER	■					
	SURVEY	■					
EX0.0	EXISTING SITE PLAN	■					
EX1.0	EXISTING FLOOR PLAN	■					
EX2.0	EXISTING ELEVATIONS	■					
A0.0	PROPOSED SITE PLAN	■					
A1.0	PROPOSED MAIN LVL PLAN	■					
A1.1	PROPOSED LOFT PLAN	■					
A1.2	PROPOSED ROOF PLAN	■					
A2.0	EXTERIOR ELEVATIONS	■					
A3.0	BUILDING SECTIONS	■					

ABBREVIATIONS

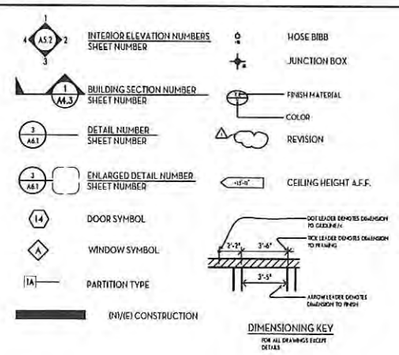
&	And	CONC.	Concrete	F.B.	Flat Bar	HDW.	Hardware	MISC.	Miscellaneous	REG.	Register	T.	Tread
<	Angle	COND.	Condition	F.D.	Floor Drain	HDWD.	Hardwood	MTD.	Mounted	REINF.	Reinforced	T.B.	Towel Bar
@	At	CONN.	Connection	F.E.	Fire Extinguisher Cabinet	HGR.	Hanger	MUL.	Mullion	REQ.	Required	T.C.	Top of Curb
		CONSTR.	Construction			HGT.	Height			RESIL.	Resilient	TEL.	Telephone
0	Diameter or Round	CONT.	Continuous	F.H.M.S.	Flat Head Machine Screw	H.M.	Hollow Metal	(N)	New	RET.	Retaining	TEMP.	Tempered
#	Pound or Number	CONTR.	Contractor			HORIZ.	Horizontal	N.	North	REV.	Revision/Revised/Reversed	T.&G.	Tongue & Groove
		CLOS.	Closet	F.H.W.S.	Flat Head Wood Screw	HR.	Hour	N.I.C.	Not in Contract	RM.	Room	TER.	Terrazzo
	Air Conditioning or	C.T.	Ceramic Tile	FIN.	Finish	H.R.	Handrail	NO. or #	Number	REMOV.	Removable	THK.	Thick
A.C.	Asphaltic Concrete	CTR.	Center	FIXT.	Fixture	H.W.H.	Hot Water Heater	NOM.	Nominal	R.O.	Rough Opening	T.M.E.	To Match Existing
ACOUS.	Acoustical	C.W.	Cold Water	FLR.	Floor			N.T.S.	Not to Scale	RWD.	Redwood	T.O.C.	Top of Concrete
A.D.	Area Drain			FLASH.	Flashing	I.D.	Inside Diameter					T.O.P.	Top of Plate
ADJ.	Adjustable	DBL.	Double	FLUOR.	Fluorescent	IN.	Inch	O.A.	Overall	S.	South	T.O. PLY	Top of Plywood
ADJAC.	Adjacent	DET.	Detail	F.O.C.	Face of Concrete	INSUL.	Insulation	O.C.	On Center	S.	South	T.O.W.	Top of Wall
AGGR.	Aggregate	D.F.	Drinking Fountain	F.O.F.	Face of Finish	INT.	Interior	O.D.	Outside Diameter (Dim.)	S.A.F.F	Self-Adhesive Flexible Flashing	TYP.	Typical
ALT.	Alternate	DIA.	Diameter	F.O. Ply	Face of Plywood	INTER.	Intermediate	OPNG.	Opening	S.C.D.	See Civil Drawings		
ALUM.	Aluminum	DIM.	Dimension	F.O.S.	Face of Stud			OPP.	Opposite	S.D.	Storm Drain, Soap Dispenser/Dish	U.B.C.	Uniform Building Code
APPROX.	Approximate	DISP.	Dispenser	F.P.R.F.	Fireproof	JAN.	Janitor					UNEXC.	Unexcavated
ARCH.	Architectural	DN.	Down	FR.	Frame	JB	Junction Box	PERIM.	Perimeter	SCHED.	Schedule	UNF.	Unfinished
ASPH.	Asphalt	DR.	Door	FT.	Foot or Feet	JST.	Joist	PL.	Plate	SECT.	Section	U.O.N.	Unless Otherwise Noted
		D.W.	Dishwasher	FTG.	Footing	JT.	Joint	P.L.ALM.	Plastic Laminate	S.E.D.	See Electrical Drawings		
BD.	Board	DWG.	Drawing	FURR.	Furring			PLAS.	Plaster	SEP.	Separation	VAR.	Varies
BITUM.	Bituminous	DWR.	Drawer	FUT.	Future	KIT.	Kitchen	PLYWD.	Plywood	S.H.	Sprinkler Head	V.C.T.	Vinyl Composition Tile
BLDG.	Building							PNL.	Panel	SHT.	Sheet	VEN.	Veneer
BLK.	Block	EA.	Each	G.	Gas Outlet	LAM.	Laminate	PNT.	Paint	SHTG.	Sheathing	VERT.	Vertical
BLKG.	Blocking	(E)	Existing	GA.	Gauge	LAV.	Lavatory	P.S.I.	Per Square Inch	SIM.	Similar	VEST.	Vestibule
BM.	Beam	E.I.F.S.	Exterior Insulation & Finish System	GALV.	Galvanized	LB.	Pound	PT.	Point	SL.	Siding	V.G.D.F.	Vertical Grain Douglas Fir
B.O.	Bottom of			G.D.	Garbage Disposal	LIN.	Linear	P.T.	Pressure Treated	S.C.D.	See Civil Drawings	V.I.F.	Verify in Field
BOT	Bottom	E.J.	Expansion Joint	GEN.	General	LT.	Light		Post Tensioned	S.G.D.	See Garage Drawings	VOL.	Volume
B.P.	Building Paper	EL.	Elevation	G.F.I.	Ground Fault Interrupt			PTD.	Painted	S.L.D.	See Landscape Drawings		
BTWN.	Between	ELEC.	Electrical					P.T.D.	Paper Towel Dispenser	S.L.T.D.	See Lighting Drawings	W.	West
		EMER.	Emergency	GL.	Glass	MACH.	Machine	PTN.	Partition	S.M.D.	See Mechanical Drawings	W/	With
C.B.	Catch Basin	ENCL.	Enclosure	GND.	Ground	MAINT.	Maintain	P.T.R.	Paper Towel Receptacle	S.P.D.	See Plumbing Drawings	W.C.	Wall Covering
CEM.	Cement	E.O.S.	Edge of Slab	GR.	Grade	MAT.	Material			SPEC.	Specification or Special	WD.	Wood
CER.	Ceramic	E.P.B.	Electrical Panel Board	G.S.M.	Galvanized Sheet Metal	MAX.	Maximum	Q.T.	Quarry Tile	SQ.	Square	W.H.	Water Heater
C.J.	Control Joint	EQ.	Equal			M.B.	Machine Bolt			S.S.	Stainless Steel	W/O	Without
CLG.	Ceiling	EQUIP.	Equipment	GYP.	Gypsum	M.C.	Medicine Cabinet	R.	Riser	S.S.D.	See Structural Drawing	W.P.	Work Point or Waterproofing
CLKG.	Caulking	EXIST.	Existing			M.D.O.	Medium Density Overlay	R.A.	Return Air	STD.	Standard		
CLR.	Clear	EXP.	Expansion	H.B.	Hose Bibb			RAD.	Radius	STL.	Steel	W.P.M.	Waterproof Membrane
C.M.U.	Concrete Masonry Unit	EXT.	Exterior	H.C.	Hollow Core or Handicapped	MECH.	Mechanical			STOR.	Storage	WSCT.	Wainscot
						MEMB.	Membrane	REC.	Recessed	STRL.	Structural	W.S.P.	Wet Standpipe
CNTR.	Counter			HD.	Head	MTL.	Metal	REF.	Reference	S.V.	Sheet Vinyl	WT.	Weight
C.O.	Clean-Out	F.A.	Fire Alarm	HDBD.	Hardboard	MFR.	Manufacturer	REFL.	Reflected	S.W.	Shear Wall System	WR.	Water Resistant
COL.	Column	F.A.U.	Forced Air Unit	HDR.	Header	MIN.	Minimum	REFR.	Refrigerator	SYM.	Symmetrical	WW.	Welded Wire

VICINITY PLAN

SITE
132 SOPRIS LANE
BASALT, CO 81612



SYMBOLS



PROJECT STATISTICS

PROJECT ADDRESS:	132 W SOPRIS DRIVE, BASALT, CO 81612
PARCEL ID:	XXXXXXXXXXXXXX
FIRE SPRINKLER SYSTEM INSTALLED:	
APPLICABLE CODES:	• 2009 IRC (International Residential Code) Chapters 1-10 • 2009 IRC Appendices: • Manufactured Homes, F1 Radon, J1 Existing Buildings & Structures, H Patio Covers, K1 Sound Transmission. • 2009 IPC (International Plumbing Code) • 2009 IMC (International Mechanical Code) • 2009 IFGC (International Fuel Gas Code) • 2009 IECC (International Energy Conservation Code) - Prescriptive Path • 2009 IFC (International Fire Code) • 2014 NEC (National Electrical Code)
ZONING:	R2TN
F.A.R.	.4375 FAR ALLOWED (MAIN HOUSE - 1763 SF) PROPOSED ADU - 756 SF / TOTAL - 2519 SF
PERMITTED USE:	RESIDENTIAL
SETBACKS:	FRONT - 25', SIDE AND REAR - 10'
TYPE:	TYPE V - NON-RATED
OCCUPANCY:	XXXXX
OVERALL PROJECT HEIGHT AND AREA:	MAXIMUM HEIGHT 24' -
PROJECT SUMMARY:	RENOVATED BARN/GARAGE TO AN ADU STRUCTURE ON THE EXISTING LOT OF THE MAIN HOUSE - SPECIAL REVIEW TO FLIP THE FRONT AND BACK YARDS

PROJECT DIRECTORY

OWNER/CLIENT:	
COURTNEY SHEELEY	TEL: (970) 379-1645 EMAIL: COURTNEY.SHEELEY@GMAIL.COM
132 SOPRIS DRIVE BASALT, CO 81612	
ARCHITECT:	
KUULLA STUDIO CONTACT: GAVIN MERLINO P.O BOX 10911 ASPEN, CO 81612	TEL: (970) 366-6333 EMAIL: GAVIN@KUULLASTUDIO.COM
CONTRACTOR	
LANDSCAPE DESIGN:	
STRUCTURAL ENGINEER:	
CIVIL ENGINEER:	
MECHANICAL DESIGN:	

■ INCLUDED IN THIS SET
□ NOT INCLUDED IN THIS SET
☒ DELETED FROM SET

KUULLA STUDIO, LLC
P.O BOX 10911 . ASPEN, CO 81612
GAVIN@KUULLASTUDIO.COM
970.366.6333

GLASSIER LANE DEVELOPMENT
010 GLASSIER LANE
CARBONDALE, CO 81623

*NOT FOR CONSTRUCTION

#	ISSUE	DATE	BY
1	PERMIT REVIEW	8.1.2016	GM

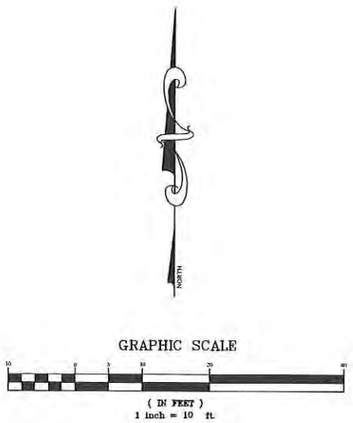
COVER

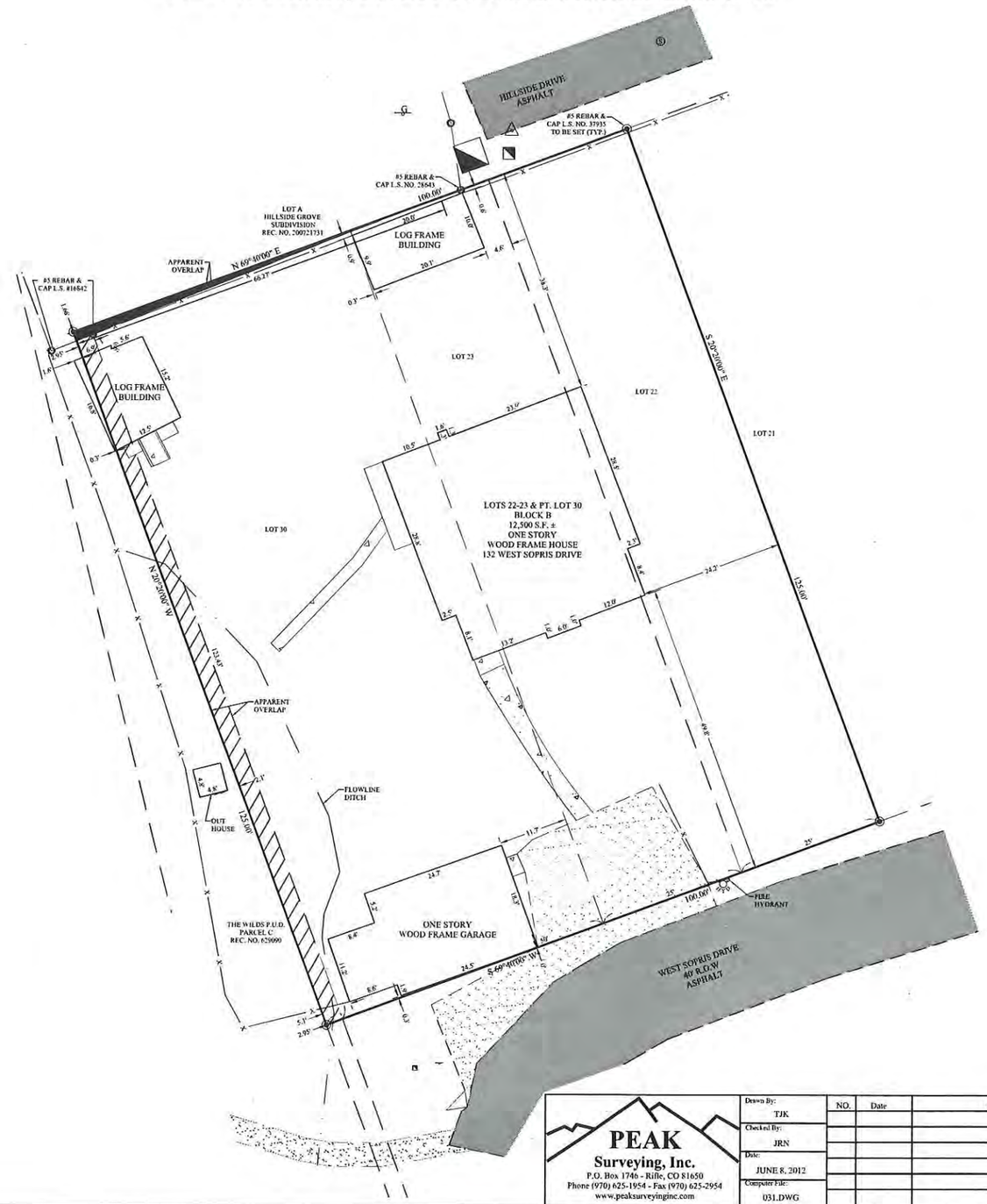
1/4" = 1'-0"

0.0

IMPROVEMENT SURVEY

LOTS 22-23 AND PART OF LOT 30, BLOCK B, LUCKSINGER BROS. ADDITION TO THE TOWN OF ASPEN JUNCTION
NOW KNOWN AS THE TOWN OF BASALT
TOWN OF BASALT, COUNTY OF EAGLE, STATE OF COLORADO





LEGEND

- GRAVEL
- CONCRETE
- FENCE LINE
- OVERHEAD ELEC
- BOUNDARY LINE
- ADJOINER LINE
- EASEMENT LINE
- CENTERLINE
- DITCH
- COMM. PED.
- GAS MARKER
- ELEC. TRANS.
- ELEC. METER
- WATER VALVE
- TELE. PEDESTAL
- UTILITY POLE
- FIRE HYDRANT
- GAS METER

PROPERTY DESCRIPTION

LOTS NUMBERED 22 AND 23, BLOCK B, LUCKSINGER BROS. ADDITION, ALSO KNOW AS LUCKSINGER BROS. ADDITION TO THE TOWN OF ASPEN JUNCTION, NOW KNOWN AS THE TOWN OF BASALT;

ALSO A PARCEL OF LAND DESCRIBED AS FOLLOWS, TO-WIT; BEGINNING AT THE SW CORNER OF LOT NUMBERED 23, BLOCK B IN THE LUCKSINGER BROS. ADDITION, ALSO KNOWN AS LUCKSINGER BROS. ADDITION TO THE TOWN OF ASPEN JUNCTION, NOW KNOW AS THE TOWN OF BASALT, IN THE COUNTY OF EAGLE AND STATE OF COLORADO; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT NUMBERED 23, A DISTANCE OF 125.00 FEET THE NORTHWEST CORNER IF SAID LOT 23; THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE NORTHERLY LINE OF SAID LOT 23 PROJECTED WESTERLY, A DISTANCE OF 50.00 FEET; THENCE IN A SOUTHEASTERLY DIRECTION ALONG A LINE PARALLEL TO THE WESTERLY LINE OF SAID LOT NUMBERED 23, A DISTANCE OF 125.00 FEET; THENCE IN A NORTHEASTERLY DIRECTION ALONG A LINE PARALLEL TO THE NORTHERLY LINE OF SAID PARCEL OF LAND HEREIN DESCRIBED, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING, SAID PARCEL OF LAND BEING A PART OF LOT 30, BLOCK B, LUCKSINGER BROS. ADDITION, ALSO KNOW AS LUCKSINGER BROS. ADDITION TO THE TOWN OF ASPEN JUNCTION, NOW KNOW AS THE TOWN OF BASALT, COLORADO.

NOTES:

1) THIS PROPERTY IS SUBJECT TO RESERVATIONS, RESTRICTIONS, COVENANTS, BUILDING SETBACKS AND EASEMENTS OF RECORD, OR IN PLACE AND EXCEPTIONS TO TITLE SHOWN IN THE TITLE COMMITMENT PREPARED BY PITKIN COUNTY TITLE, INC., CASE NO. B6421W DATED MAY 28, 2012.

2) THE DATE OF THIS SURVEY WAS JUNE 4, 2012.

3) BASIS OF BEARINGS FOR THIS SURVEY IS A BEARING OF S 69°40'00" W BETWEEN THE SOUTHWEST CORNER OF LOT 13, BLOCK B, A #5 REBAR & CAP L.S. #16401 FOUND IN PLACE AND THE SOUTHWEST CORNER LOT 15, BLOCK B, A #5 REBAR & CAP L.S. #14111 FOUND IN PLACE.

4) UNITS OF MEASURE FOR ALL DIMENSIONS SHOWN HEREON IS U.S. SURVEY FEET.

5) THIS SURVEY IS BASED ON THE LUCKSINGER BROS. PLAT TO THE TOWN OF ASPEN JUNCTION NOW KNOWN AS THE TOWN OF BASALT, DATED FEBRUARY 29, 1892, A MAP OF THE TOWNSITE OF BASALT RECORDED IN PLAT BOOK 25, (PAGE AND DATE ILLEGIBLE), THE AMENDED PLAT OF THE WILDS P.U.D. RECORDED JULY 28, 1997 AS RECEPTION NO. 629090, THE PLAT OF HILLSIDE GROVE SUBDIVISION RECORDED AUGUST 15, 2007 AS RECEPTION NO. 200721731, BOOK 219 PAGE 148, THE QUIT CLAIM DEED RECORDED JUNE 26, 1996 AT RECEPTION NO. 660095 AND THE SPECIAL WARRANTY DEED RECORDED MAY 24, 2012 AT RECEPTION NO. 201210706 IN THE EAGLE COUNTY CLERK AND RECORDER'S OFFICE AND CORNERS FOUND IN PLACE.

6) THIS PROPERTY IS SUBJECT TO TOWN OF BASALT ZONING AND BUILDING SETBACK GUIDELINES THAT NEED TO BE VERIFIED WITH THE TOWN OF BASALT PRIOR TO CONSTRUCTION.

7) THIS PROPERTY MAY BE SUBJECT TO A TELEPHONE LINE RIGHT-OF-WAY AS DESCRIBED IN BOOK 78 AT PAGE 512. NO INFORMATION AS TO THE LOCATION OF SAID RIGHT-OF-WAY IS GIVEN.

IMPROVEMENT SURVEY STATEMENT

I HEREBY STATE THAT THIS IMPROVEMENT SURVEY WAS PREPARED BY PEAK SURVEYING, INC. FOR BETTY J. TERRELL REVOCABLE TRUST AND KRIS L. CHANDLER, TRUSTEE.

I FURTHER STATE THAT THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE, JUNE 4, 2012 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. I FURTHER STATE THAT I HAVE EXAMINED THE TITLE COMMITMENT PREPARED BY PITKIN COUNTY TITLE, INC., CASE NO. B6421W DATED MAY 28, 2012 AND FIND ALL EXCEPTIONS TO TITLE THAT AFFECT THE SUBJECT PROPERTY ARE SHOWN HEREON TO THE BEST OF MY KNOWLEDGE AND BELIEF.

BY: _____
ASSOC. REG. L.S. NO. 37935
06/06/12

PEAK Surveying, Inc.
P.O. Box 1746 - Rifle, CO 81650
Phone (970) 625-1954 - Fax (970) 625-2954
www.peaksurveyinginc.com

Drawn By: TJK	NO.	Date	Revision	By
Checked By: JRN				
Date: JUNE 8, 2012				
Computer File: 031.DWG				

BETTY J. TERRELL REVOCABLE TRUST
TOWN OF BASALT, COLORADO

IMPROVEMENT SURVEY
LOTS 22-23, BLOCK B
LUCKSINGER ADDITION

Project NO. 12031

1 OF 1

1 A0.0 PROPOSED SITE PLAN
3/32" = 1'-0"

KUULLA STUDIO, LLC
P.O BOX 10911 . ASPEN, CO 81612
GAVIN@KUULLASTUDIO.COM
970.366.6333

SHEELEY BARN
132 SOPRIS DRIVE
BASALT, CO 81621

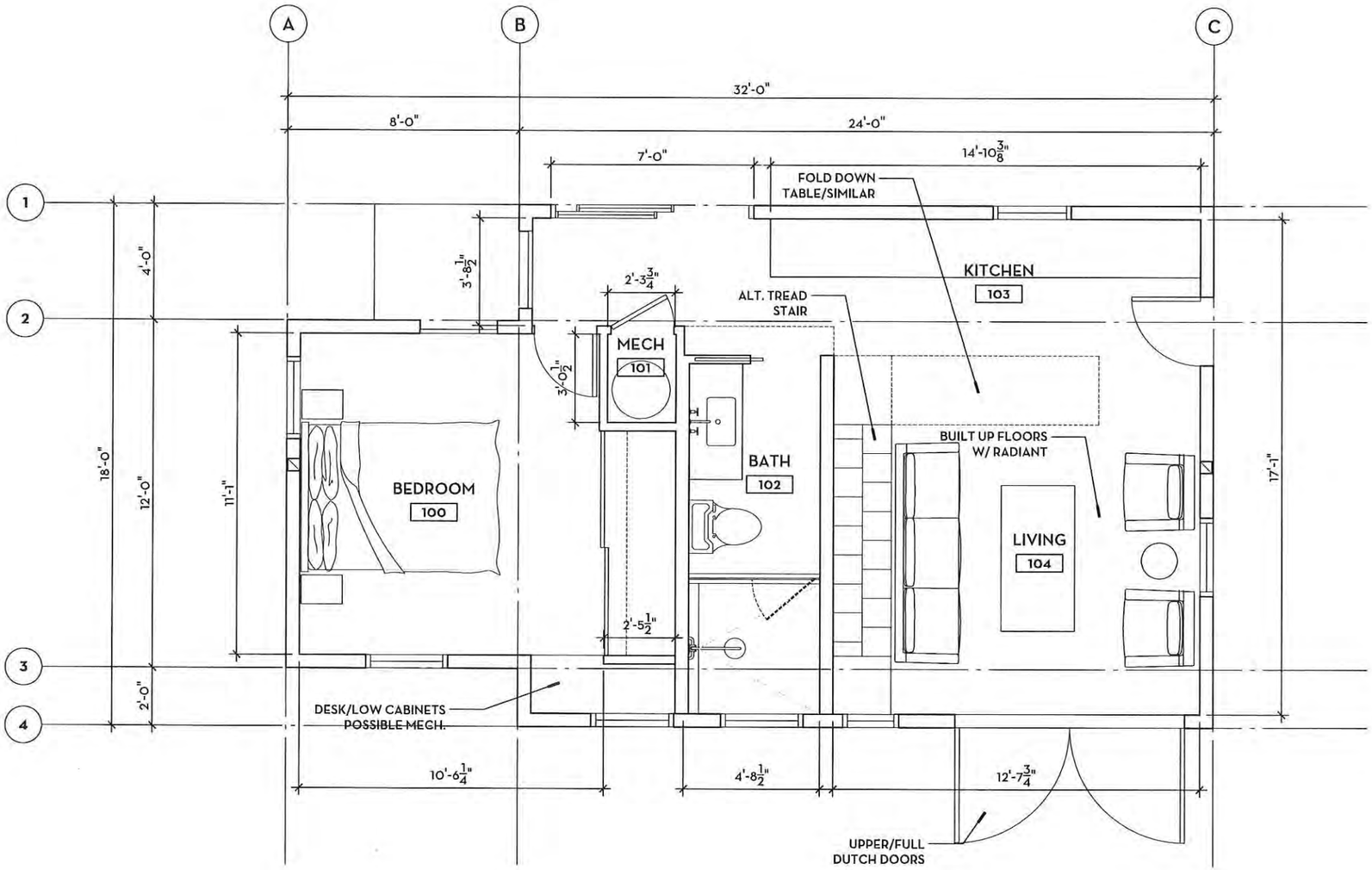
*NOT FOR CONSTRUCTION

#	ISSUE	DATE	BY
1	PERMIT REVIEW	8.1.2016	GH

PROPOSED SITE PLAN

3/32" = 1'-0"

A0.0



1 A1.0 PROPOSED FLOOR PLAN
1/2" = 1'-0"

KUULLA STUDIO, LLC
P.O BOX 10911 . ASPEN, CO 81612
GAVIN@KUULLASTUDIO.COM
970.366.6333

SHEELEY BARN
132 SOPRIS DRIVE
BASALT, CO 81621

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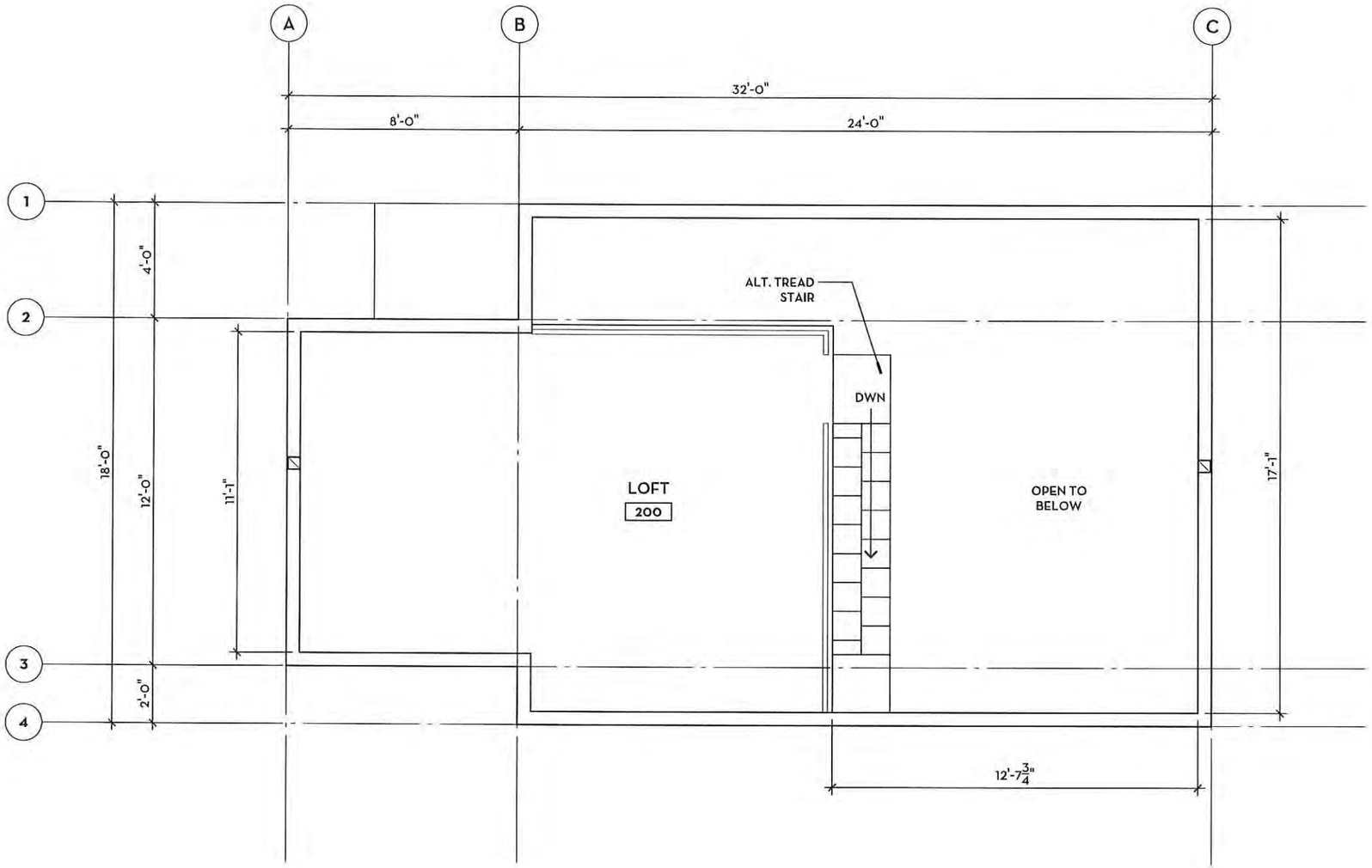
1	PERMIT REVIEW	8.1.2016	GN

MAIN LVL FLOOR PLAN

1/2" = 1'-0"

A1.0



1 / A1.1 PROPOSED LOFT FLOOR PLAN
1/2" = 1'-0"

KUULLA STUDIO, LLC
P.O BOX 10911 . ASPEN, CO 81612
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SHEELEY BARN
132 SOPRIS DRIVE
BASALT, CO 81621

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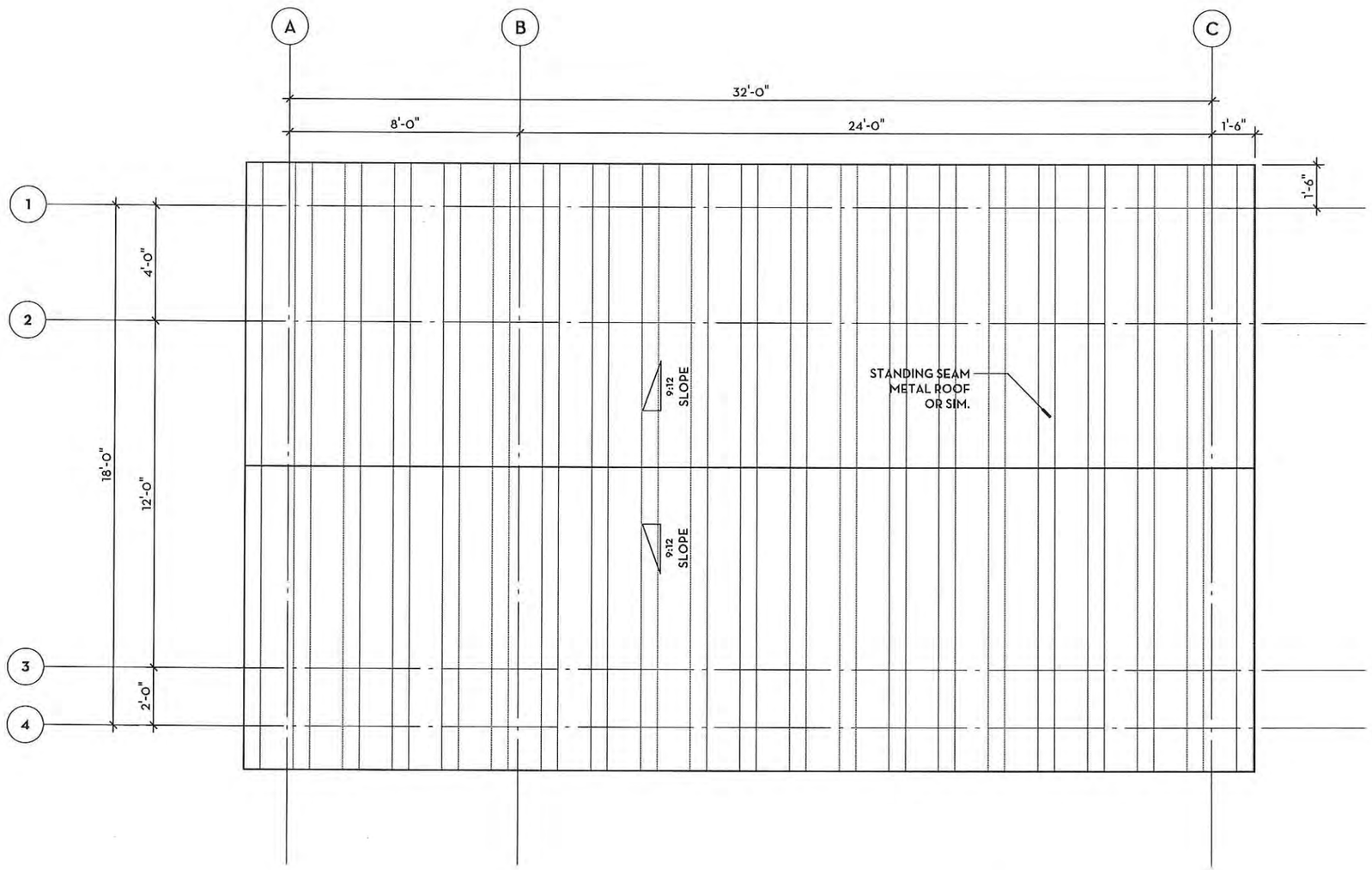
LOFT LVL FLOOR PLAN

1/2" = 1'-0"

A1.1



1 / A1.2 PROPOSED ROOF PLAN
1/2" = 1'-0"

N

kuulla studio
KUULLA STUDIO, LLC
P.O BOX 10911 . ASPEN, CO 81612
GAVIN@KUULLASTUDIO.COM
970.366.6333

SHEELEY BARN
132 SOPRIS DRIVE
BASALT, CO 81621

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1	PERMIT REVIEW	8.3.2016	GM

ROOF PLAN

1/2" = 1'-0"

A1.2

1 / A2.0 STREET ELEVATION
1/4" = 1'-0"

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P.O BOX 10911 . ASPEN, CO 81612
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970.366.6333

SHEELEY BARN
132 SOPRIS DRIVE
BASALT, CO 81621

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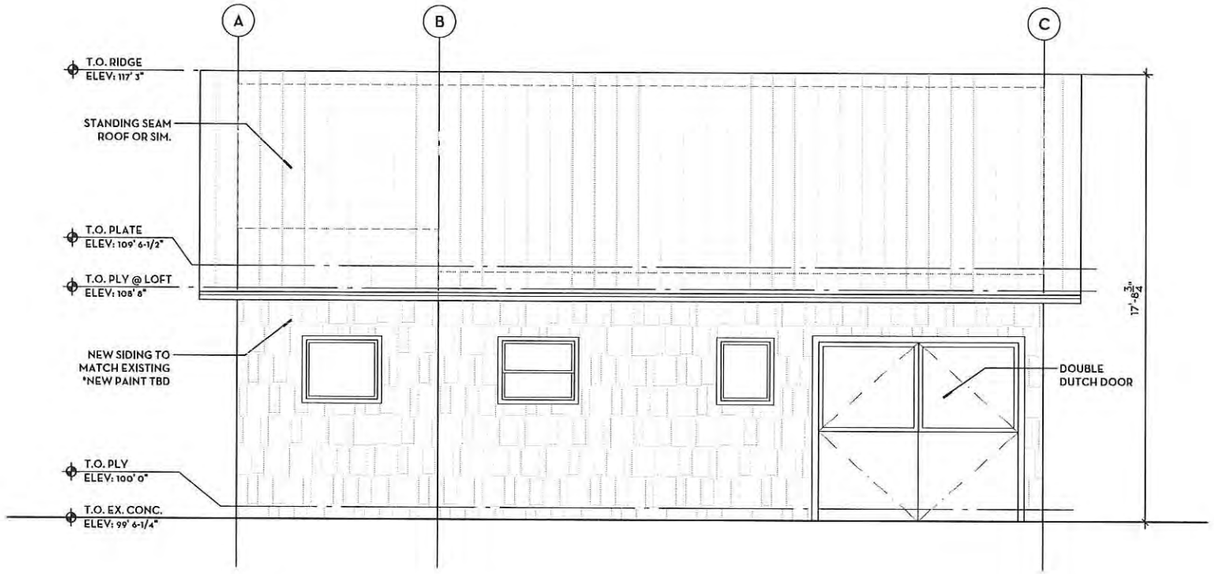
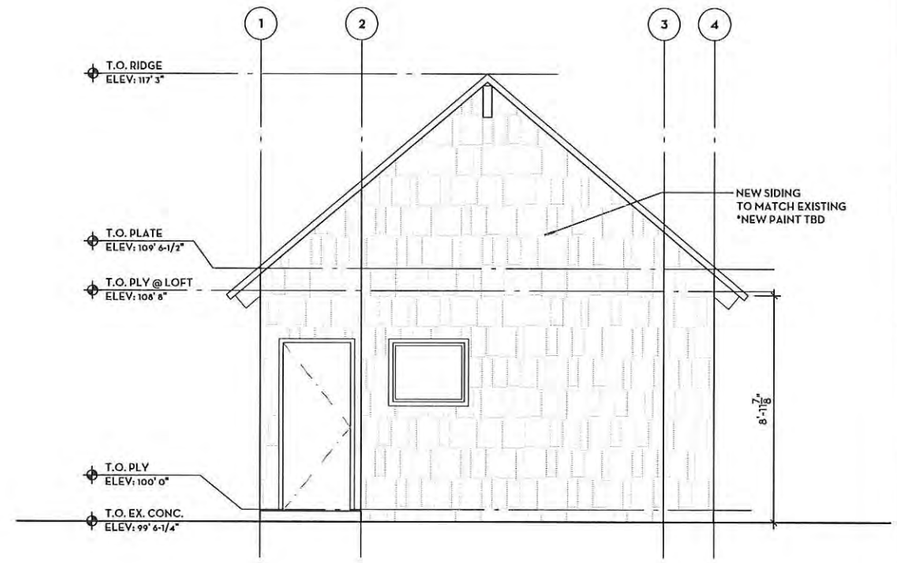
STREET ELEVATION

1/4" = 1'-0"

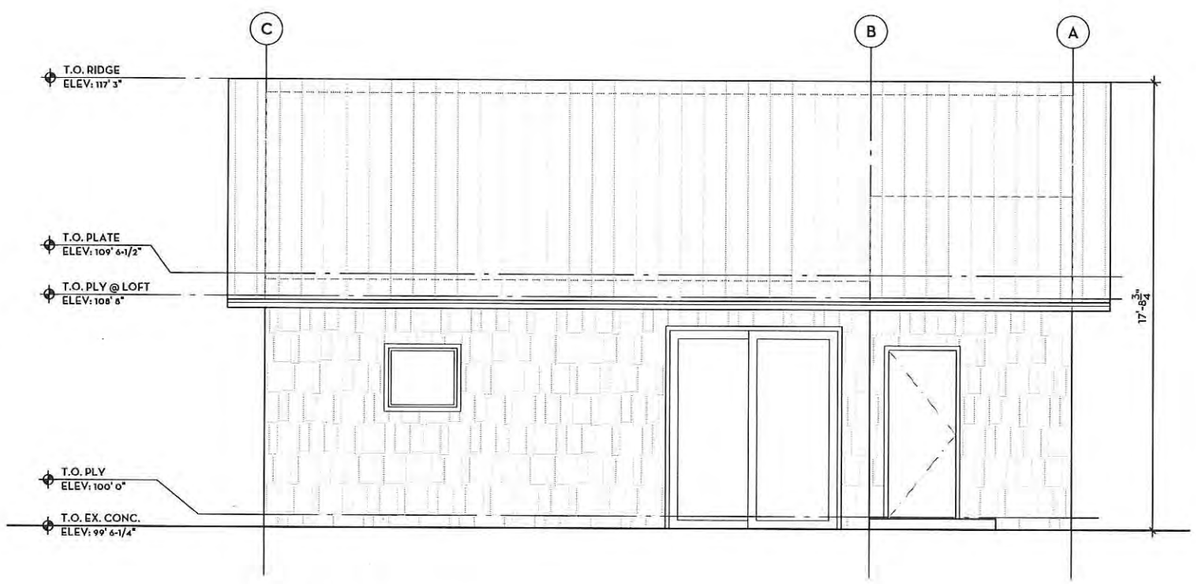
A2.0



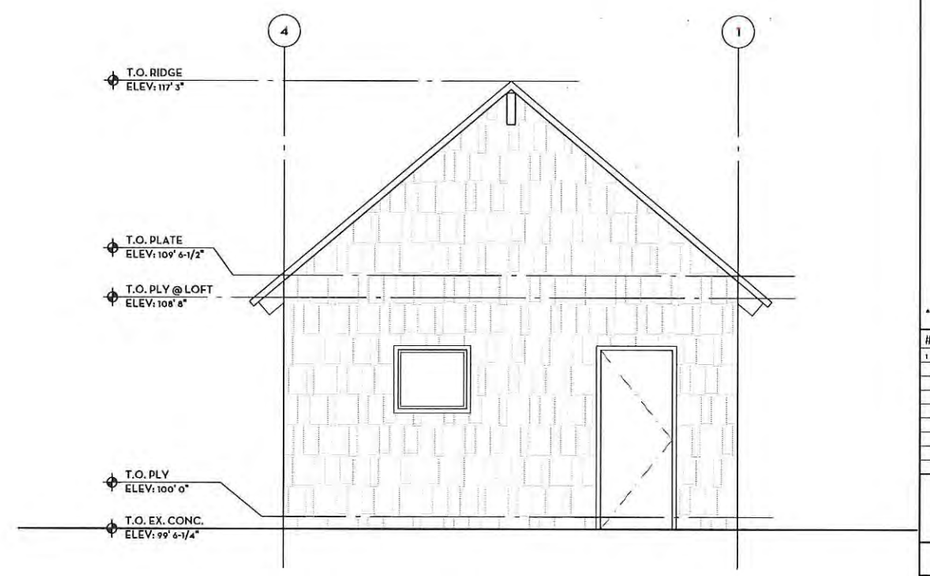
1 A2.1 SOUTH ELEVATION
3/8" = 1'-0"



2 A2.1 WEST ELEVATION
3/8" = 1'-0"



3 A2.1 NORTH ELEVATION
3/8" = 1'-0"



4 A2.1 EAST ELEVATION
3/8" = 1'-0"

kuulla studio
KUULLA STUDIO, LLC
P.O BOX 10911 . ASPEN, CO 81612
GAVIN@KUULLASTUDIO.COM
970.366.6333

SHEELEY BARN
132 SOPRIS DRIVE
BASALT, CO 81621

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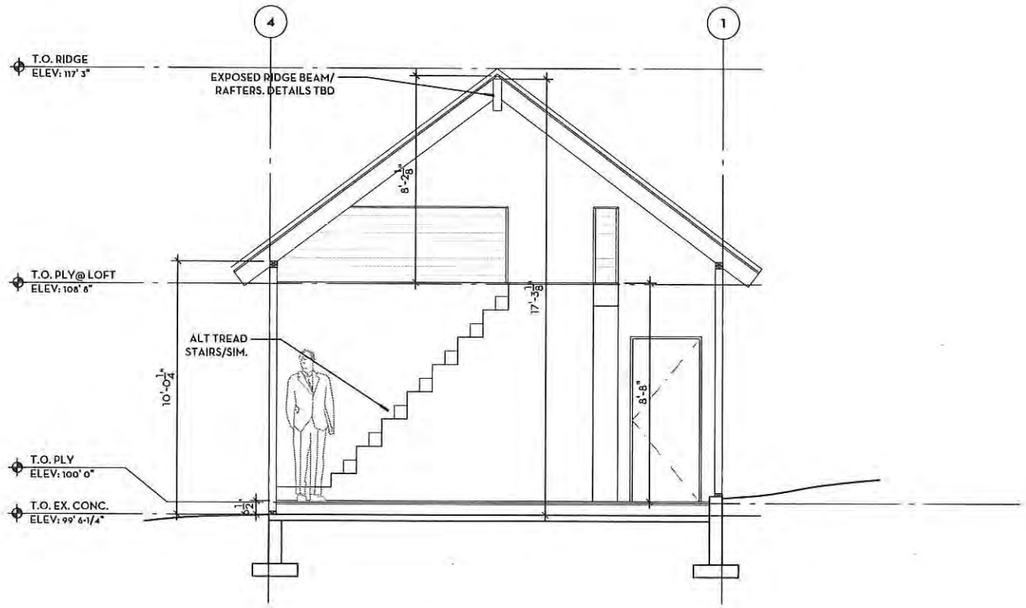
#	ISSUE	DATE	BY
1	PERMIT REVIEW	8.1.2016	GH

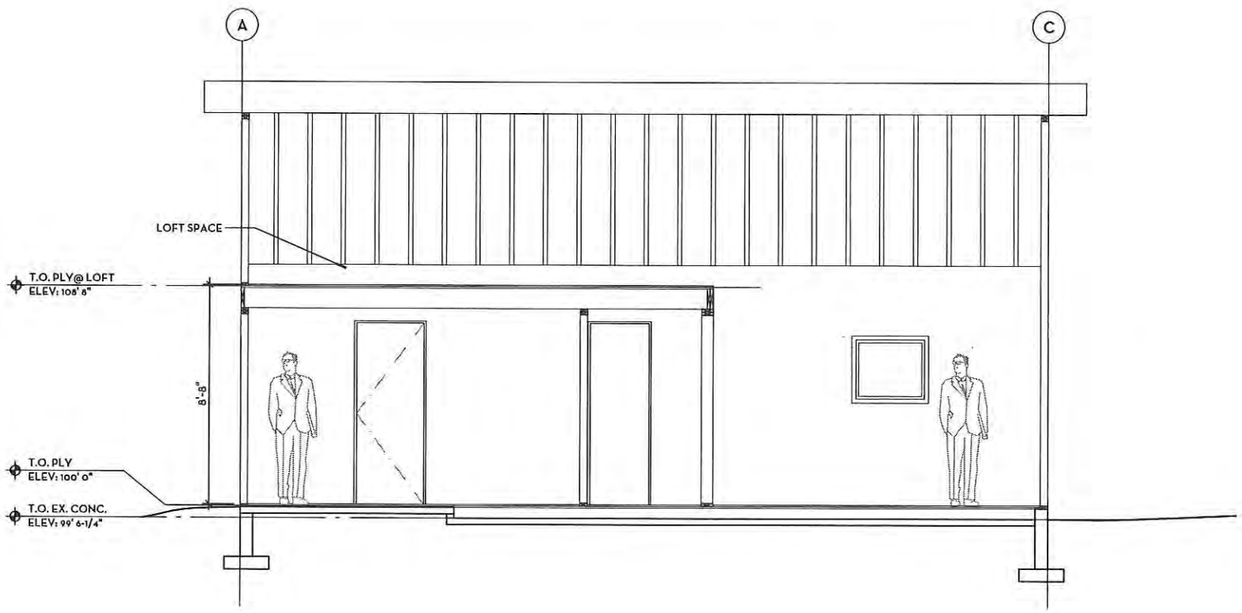
PROPOSED ELEVATIONS

3/8" = 1'-0"

A2.1



1 / A3.0 S-N SECTION
3/8" = 1'-0"



2 / A3.0 W-E SECTION
3/8" = 1'-0"

KUULLA STUDIO, LLC
P.O BOX 10911 . ASPEN, CO 81612
GAVIN@KUULLASTUDIO.COM
970.366.6333

SHEELEY BARN
132 SOPRIS DRIVE
BASALT, CO 81621

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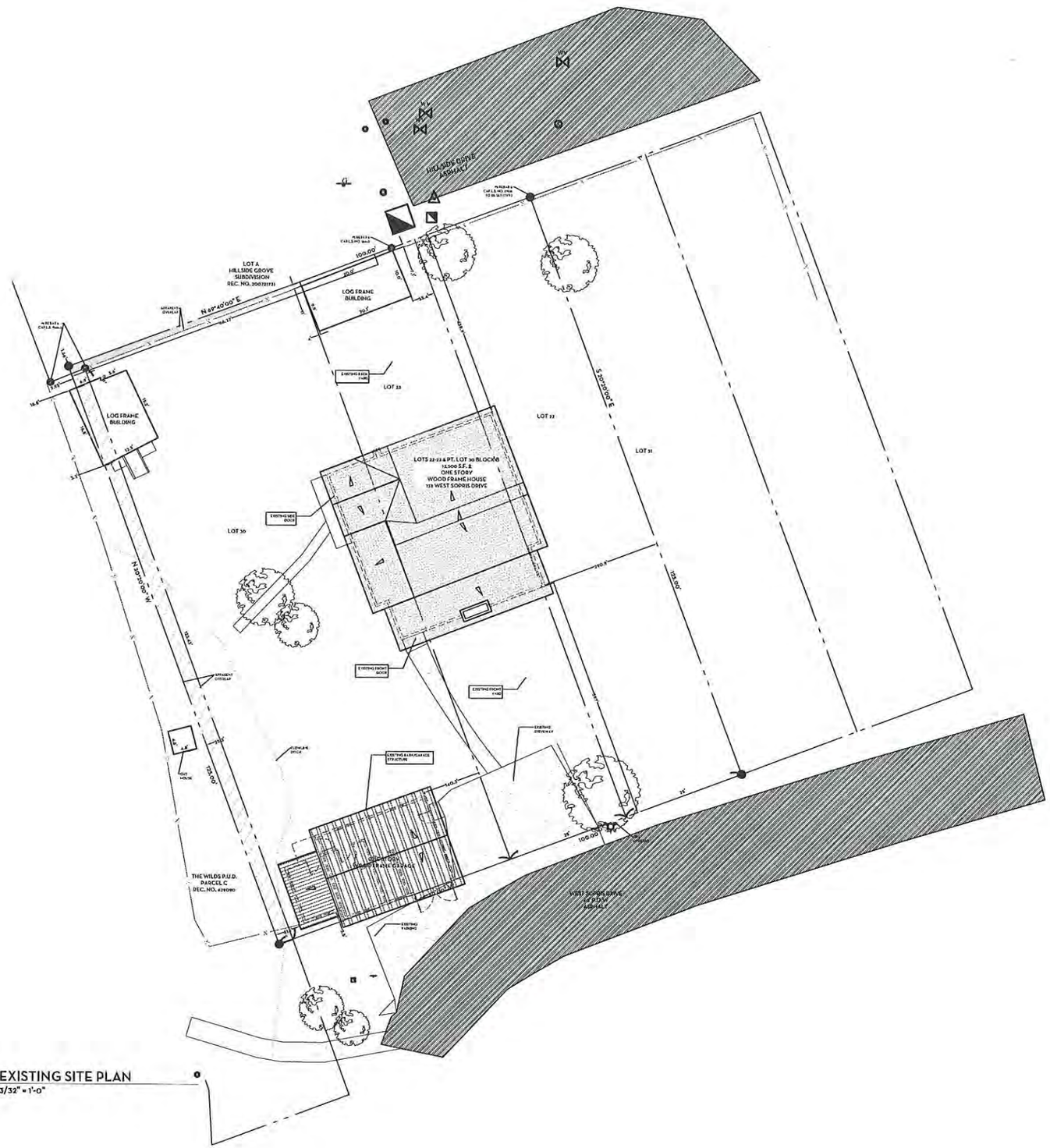
#	ISSUE	DATE	BY
1	PERMIT REVIEW	8.1.2014	GH

PROPOSED SECTIONS

3/8" = 1'-0"

A3.0



1 EXo.o EXISTING SITE PLAN
3/32" = 1'-0"

N

KUULLA STUDIO, LLC
P.O BOX 10911 . ASPEN, CO 81612
GAVIN@KUULLASTUDIO.COM
970.366.6333

SHEELEY BARN
132 SOPRIS DRIVE
BASALT, CO 81621

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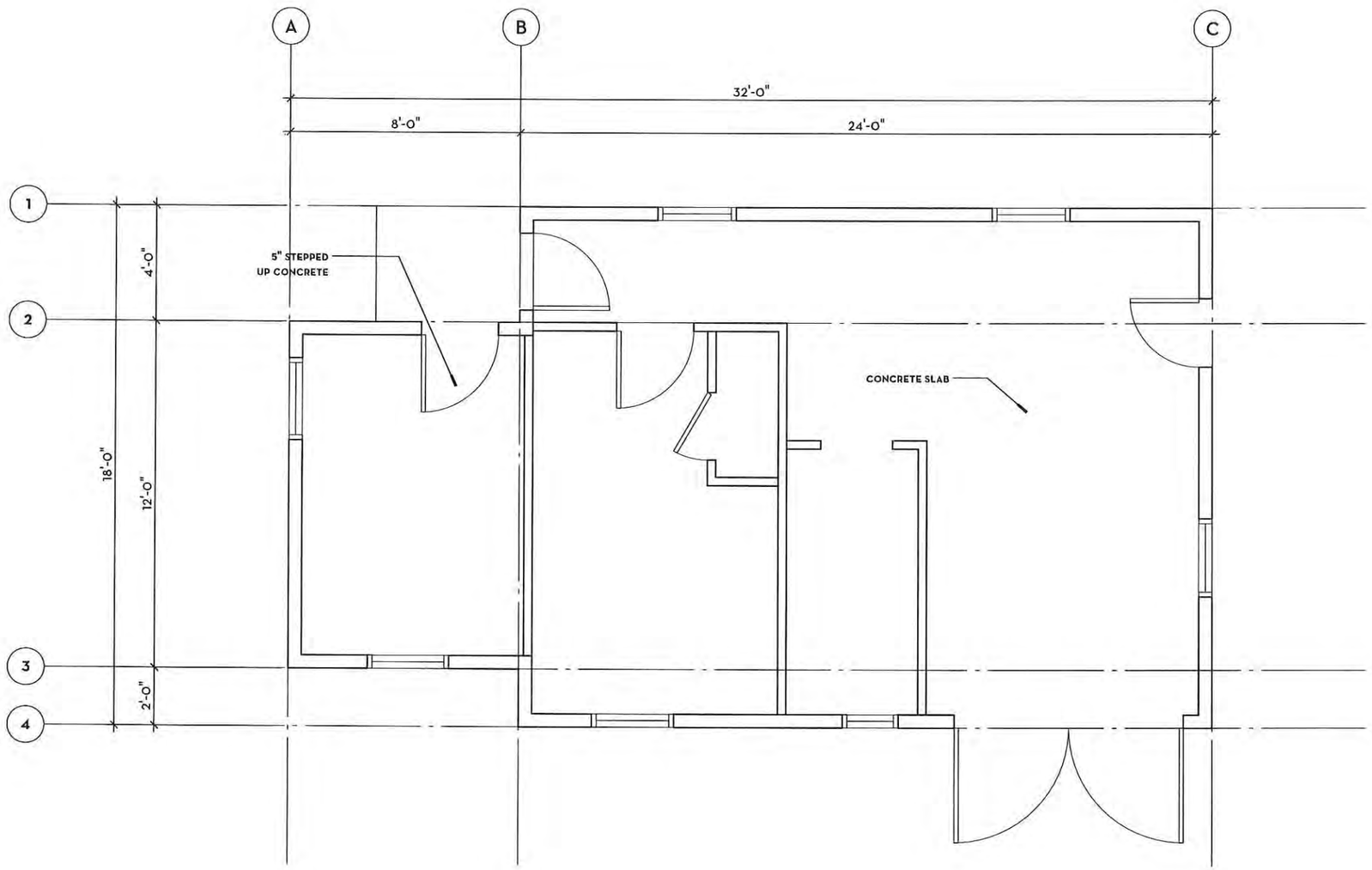
#	ISSUE	DATE	BY
1	PERMIT REVIEW	8.1.2016	GH

EXISTING SITE PLAN

3/32" = 1'-0"

EXo.o



1 / EX1.0 EXISTING FLOOR PLAN
1/2" = 1'-0"

KUULLA STUDIO, LLC
P.O BOX 10911 . ASPEN, CO 81612
GAVIN@KUULLASTUDIO.COM
970.366.6333

SHEELEY BARN
132 SOPRIS DRIVE
BASALT, CO 81621

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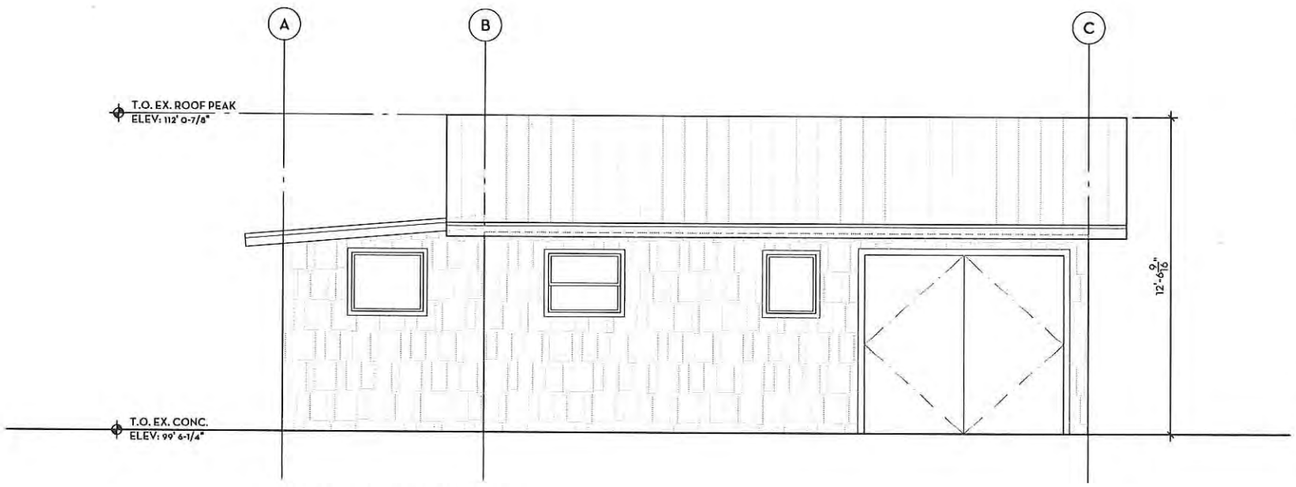
EXISTING FLOOR PLAN

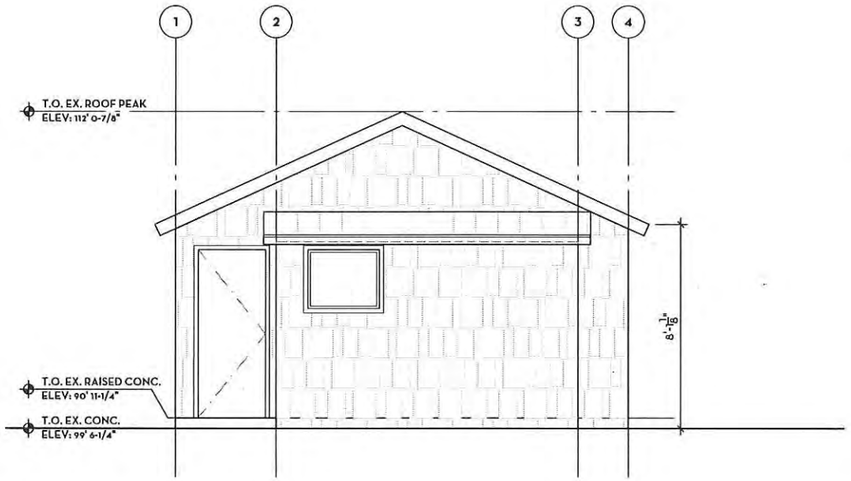
1/2" = 1'-0"

N

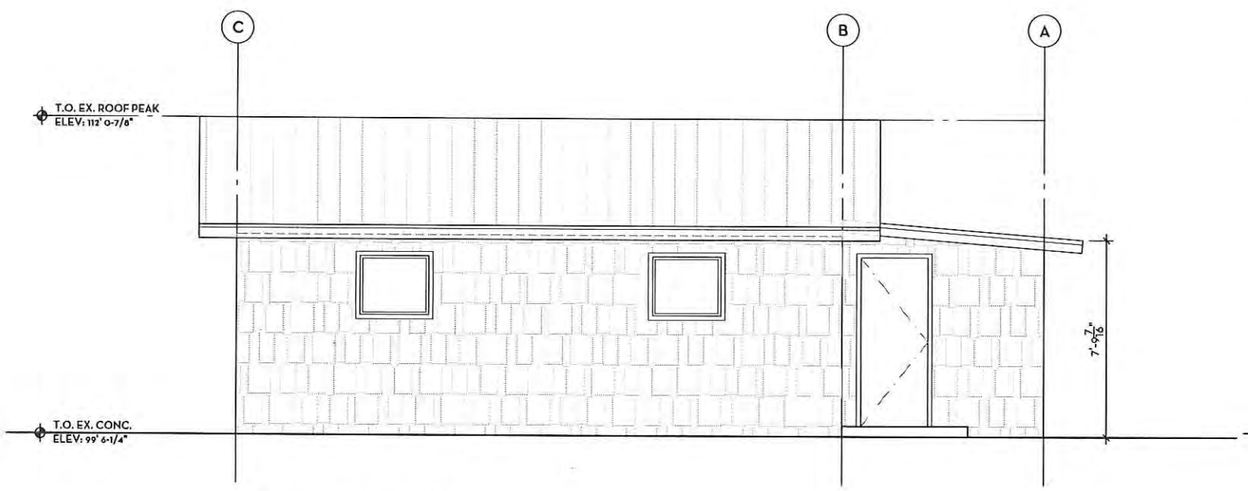
EX1.0



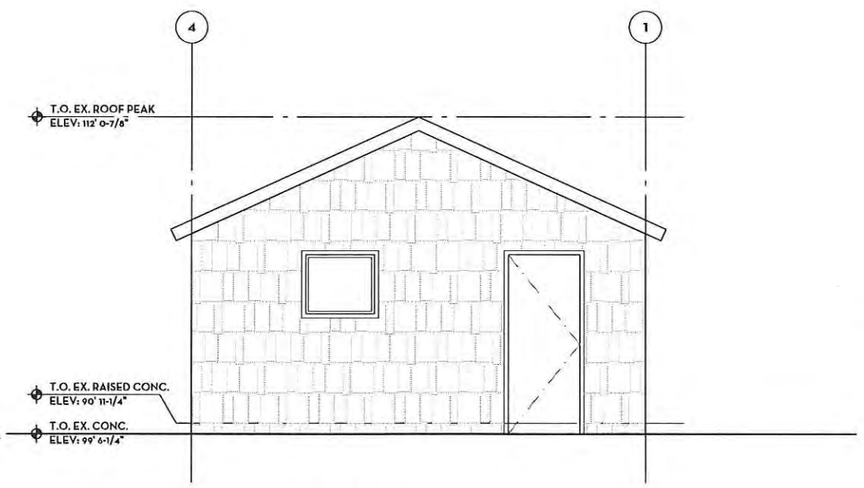
1 EX2.0 SOUTH ELEVATION
3/8" = 1'-0"



2 EX2.0 WEST ELEVATION
3/8" = 1'-0"



3 EX2.0 NORTH ELEVATION
3/8" = 1'-0"



4 EX2.0 EAST ELEVATION
3/8" = 1'-0"

kuulla studio
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GAVIN@KUULLASTUDIO.COM
970.366.6333

SHEELEY BARN
132 SOPRIS DRIVE
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*NOT FOR CONSTRUCTION

#	ISSUE	DATE	BY
1	PERMIT REVIEW	8.1.2016	GM

EXISTING ELEVATIONS

3/8" = 1'-0"

EX2.0

B) Referral Comments

James Lindt

From: Sharpe, Jason <Jason.Sharpe@CenturyLink.com>
Sent: Monday, August 15, 2016 3:29 PM
To: James Lindt
Subject: FW: 132 W. Sopris Drive Special Review Application for an Accessory Dwelling Unit
Attachments: 132SoprisADU_ApplicationMaterials.pdf; 132SoprisADU_ApplicationDrawings.pdf

James,

Please let the customer know that if this is a separated address that they will need to open a trench and/or place conduit from our pedestal to the new structure for service.

Thanks,
Jason Sharpe
Design Engineer (Field Operations)
970-328-8290
Jason.Sharpe@CenturyLink.com

CenturyLink

From: James Lindt [mailto:james.lindt@basalt.net]
Sent: Monday, August 15, 2016 2:18 PM
To: Boyd Bierbaum; Jim Wilson; 'jason.sharpe@centurylink.com'; Rick Lofaro; Greg Knott; Shannon L. Pelland; Susan Philp; Bill Harding; Brooke Stott (bstott@basaltfire.org); James Lindt; Ryan.Echer@sourcegas.com; Basalt Sanitation <admin@basaltsanitation.org> (admin@basaltsanitation.org); Denise Diers; rwinder@holycross.com
Subject: 132 W. Sopris Drive Special Review Application for an Accessory Dwelling Unit

Town of Basalt Referral agencies:

Please provide us with referral comments on the attached Development Review Application to convert an existing accessory building at 132 W. Sopris Drive into an Accessory Dwelling Unit (ADU).

We have a Basalt TRC meeting scheduled for September 14, 2016.

Please provide comments by noon, Tuesday, September 13, 2016.

Let me know if you have any questions or if you have problems viewing the Application.

Thanks, James Lindt, Basalt Assistant Planning Director
970-927-4701, ext. 201

Basalt & Rural Fire Protection District

"Protecting Our Community Since 1970"

8-26-16

James Lindt, Asst. Town Planner
Town of Basalt Community Development
101 Midland Avenue
Basalt Colorado

Re: Special Review – 132 W. Sopris Drive – Renovation of garage to ADU request.

Dear James,

From the basic fundamentals of Fire District concerns the property and proposal will comply with the Access and Water Supply provisions of the adopted fire code of the Town and Fire District. The proposed ADU and the existing house both access directly off of Sopris Drive acceptable as such. Water supply for firefighting is obtained via two hydrants coming from opposite directions that supply the requisite fire flow.

I do take note the Timetable that the applicant submitted on page two of the application. It's important that the applicant meets with a structural engineer to evaluate and mitigate for structure and foundation needs as they state.

Thank you for allowing the district to comment on this special review. If I can be of further assistance as this application is processed please contact me at your convenience.

Sincerely,

Bill Harding, Fire Marshal
Cc: Brooke Stott et al, Asst. Fire Marshal
Jim Wilson, Chief Building Official

1089 JW Drive, Carbondale, Co 81623
Phone:(970) 704-0675 • Fax: (970) 704-0625
www.basaltfire.org

OLSSON ASSOCIATES

September 14, 2016

Basalt Sanitation District
Attn: Denise Diers
PO Box 527
227 Midland Avenue, Unit C2
Basalt, CO 81621

Re: 132 West Sopris Drive
Special Review for Addition of Residence

Dear Board of Directors:

Olsson Associates (Olsson) has reviewed the Special Review Application to add renovate an existing barn/ garage into livable space at 132 W. Sopris Drive (Application). Olsson initiated the review on September 13, 2016 as directed by Denise Diers.

The Application indicates that the property includes an existing residence with a plan to convert an existing barn/ garage into an accessory dwelling unit (ADU). The addition of the ADU would create a separate unit which should be considered as an additional EQR per the District's Rules and Regulations.

The Application did not include any existing or proposed sanitary sewer information. Additional information may be required per the District's Rules and Regulations if there are impacts to the District's facilities. Currently, the Application dos not indicate an impact to District facilities.

Please contact me at 970.263.7800 if you have any questions related to the technical review referral comments.

Sincerely,

Wyatt E. Popp, PE
Senior Engineer

760 Horizon Drive, Suite 102
Grand Junction, CO 81506
TEL 970.263.7800
FAX 970.263.7456
www.olssonassociates.com

Draft Referral Letter

September 20, 2016

Scot Hunn
Eagle County Community Development Department
PO Box 179
Eagle, CO 81631

RE: Basalt and Rural Fire Protection District Storage Building Application Referral Comments

Dear Scot,

Thank you for the opportunity to respond to your referral on the Basalt and Rural Fire Protection District Storage Building Application. The following comments reflect the opinions of the Basalt Planning and Zoning Commission.

Comments:

1. Although the site is located outside of the Town's Urban Growth Boundary (UGB), it has a Future Land Use Designation provided for it in the 2007 Basalt Master Plan and was anticipated to be redeveloped by the 2007 Basalt Master Plan and the 2013 El Jebel Subarea Plan. The Town adopted the El Jebel Subarea Plan in 2013 after the Mid-Valley Area Community Plan (MVACP) was adopted by Eagle County in order to better align the Town's future land use policies for the El Jebel area with the recommendations included in the MVACP. The site subject to this application is identified as Industrial/Service/Mixed Use Commercial on the future land use map adopted as part of the El Jebel Subarea Plan.

2. The Basalt Planning and Zoning Commission believes that the proposed land use pattern of locating the proposed Fire District storage facility adjacent to the Fire Station and across JW Drive from the Eagle County Shop is consistent with the El Jebel Subarea Plan. The Basalt Planning and Zoning Commission finds the proposal to be a logical clustering of public service uses.

3. The Basalt Planning and Zoning Commission recommends that Eagle County require any exterior lighting to be downcast and fully-shielded.

This letter constitutes referral comments of the Planning Staff under the provisions of the Intergovernmental Agreement signed by the Town and Eagle County on September 23, 2008.

If you have questions about the above comments or need clarification, please contact Susan Philp or James Lindt at the Basalt Planning Office at 970-927-4701.

Sincerely,

Dylan Johns, Chair
Basalt Planning and Zoning Commission

CC: Judi Tippetts, Acting Town Manager
Susan Philp, Town Planning Director
James Lindt, Assistant Planning Director

Five District
App. Exemption
6434

CHARLES CUNNIFFE
ARCHITECTS

August 11, 2016

Scot Hunn, AICP
Senior Planner
Eagle County Community Development Department
500 Broadway
Eagle, Colorado 81631

Re: Application description for a new Storage Building for the Basalt & Rural Fire Protection District located at 1089 JW Drive, Carbondale, CO 81623

Dear Scot:

This application is for a one-story storage building above grade that is a single space of 1,965 gross S.F. and is to be used for the parking and storage of Fire District vehicles and equipment. The building is to be an accessory structure to Fire Station #42 with a building type of S-2 and construction type of V-B and unsprinklered.

The proposed building is to be situated on a recently-leased parcel of land adjoining the existing leased parcel of land that contains the existing Fire Station #42. The proposed positioning of the new storage building places it near the 50-foot front County setback facing JW Drive and between the existing onsite sewer line to the east and the property line to the west. The building encroaches into the 12.5-foot side yard County setback on the west. This encroachment is a result of keeping the new building off of and away from the existing sewer and communications lines that run north-south along the existing paved driveway to the east. Space was left to the rear/north of the proposed building to potentially accommodate a future storage for the Fire District.

The proposed building is to be wood framed on a slab-on-grade with a typical concrete footing design. There are to be two large overhead vehicle doors facing the existing fire station that allow for the new building to share the existing driveway for vehicle access. The building will contain two vehicle bays in the center and chain link enclosed storage areas for securing Fire District equipment on the north and south ends of the building interior. The roof is a low, single pitch and slopes to the rear to minimize the need for gutters or snow retention above the overhead doors. Roof drainage will be routed to the rear/north of the site to

a new drywell. The windows are positioned high in the exterior walls in order to maintain a high level of security but also to increase daylighting.

The building will have water service for hose bibs only, sewer service for the floor drains, electrical service for lighting and general power requirements, and gas service for interior unit heaters. Water for the fire station currently is supplied by Crawford Properties LLC and will continue to be supplied by them for the foreseeable future. Sewer service is currently provided by the municipal utility service and will also be utilized for the proposed storage building. Exterior lighting consists of three downlights mounted to the wall on driveway-side of the building. The lights are positioned with one above the access door between the vehicle doors and the other two on either side of the vehicle doors. There is no planned signage for this building as it is accessory to the primary fire station building.

Please feel free to contact us with any questions or clarifications.

Best regards,

BRIAN WEST

Brian West, AIA
Senior Project Architect

Enclosures: 10 exhibits

[610 East Hyman Avenue ▪ Aspen, Colorado 81611 ▪ tel: 970.925.5590 ▪ fax: 970.925.5076 ▪ www.cunniffe.com]

EAGLE COUNTY

April 26, 2016

Charles Cunniffe Architects
Attn: Brian West
610 East Hyman Avenue
Aspen, CO 81611

Via: brianw@cunniffe.com

Re: B&RFPD Storage Building Location and Extent
Pre-Application Meeting Summary

Brian:

Please accept this letter as a record and summary of the pre-application meeting held Thursday, April 21, 2016 at the Eagle County Community Development offices for the purpose of discussing a proposed storage building at the existing B&RFPD site, in the El Jebel area.

At the meeting, the following issues and ideas were discussed relative to the conceptual site plan provided (4.21.16 by CCA):

1. **Site Layout** - staff is generally in support of the development concept presented, and is of the understanding that additional site survey information is being provided in the coming weeks. Such information will help to inform the location and design of the proposed storage building, grading, drainage and landscaping.
2. **Setbacks** - the conceptual site plan showed the proposed building approximately 10 feet from the western (side) property line (for reference, the Eagle County Land Use Regulations require 12.5' side yard setbacks). Also, the setback from JW Drive appears to be less than the 50 feet required per the ECLURs. Staff suggests that as plans are further refined, any variations to setbacks be shown on the site plans and discussed in the narrative portion of the application.
3. **Site Plans** - staff suggests that site plans submitted for the project should be scaled and include, at a minimum, existing and proposed grading (2-foot contours), drainage, easements, setbacks, and survey information (property lines, easements and utility lines, and existing improvements.
4. **Landscape Plan** - staff suggests that a landscape plan be provided for any portions of the property to be disturbed and revegetated as part of the project.

5. **Architectural Details** - staff suggests that as building materials, architectural detailing, and colors are finalized, such details will be helpful for the review of the project. Details regarding exterior lighting or other fixtures will be helpful as well.
6. **Signage** - while not discussed during the meeting on 4.21.16, staff suggests that any directory signage associated with the new storage building should be included in the application.
7. **Drainage Plan** - staff suggests a drainage plan be provided to demostrate the mitigation of site runoff.
8. **Soils Study** - staff suggest a soils study to ensure that stable soils exist and are suitable for construction.
9. **Access Permit** - there will be no change in the traffic generation, therefore there will be no need for a change in access.
10. **Road Impact Fees** - there will be no change in the traffic generation, therefore there will be no additional road impact fees.

Please contact me at (970) 328-8624 or scot.hunn@eaglecounty.us if you would like to discuss staff's summary of the pre-application meeting.

Scot Hunn, AICP Current Planning Manager	Adam Palmer Environmental Policy Planner	Rickie Davies Project Engineer

xc:

Pete Bradshaw

VICINITY MAP

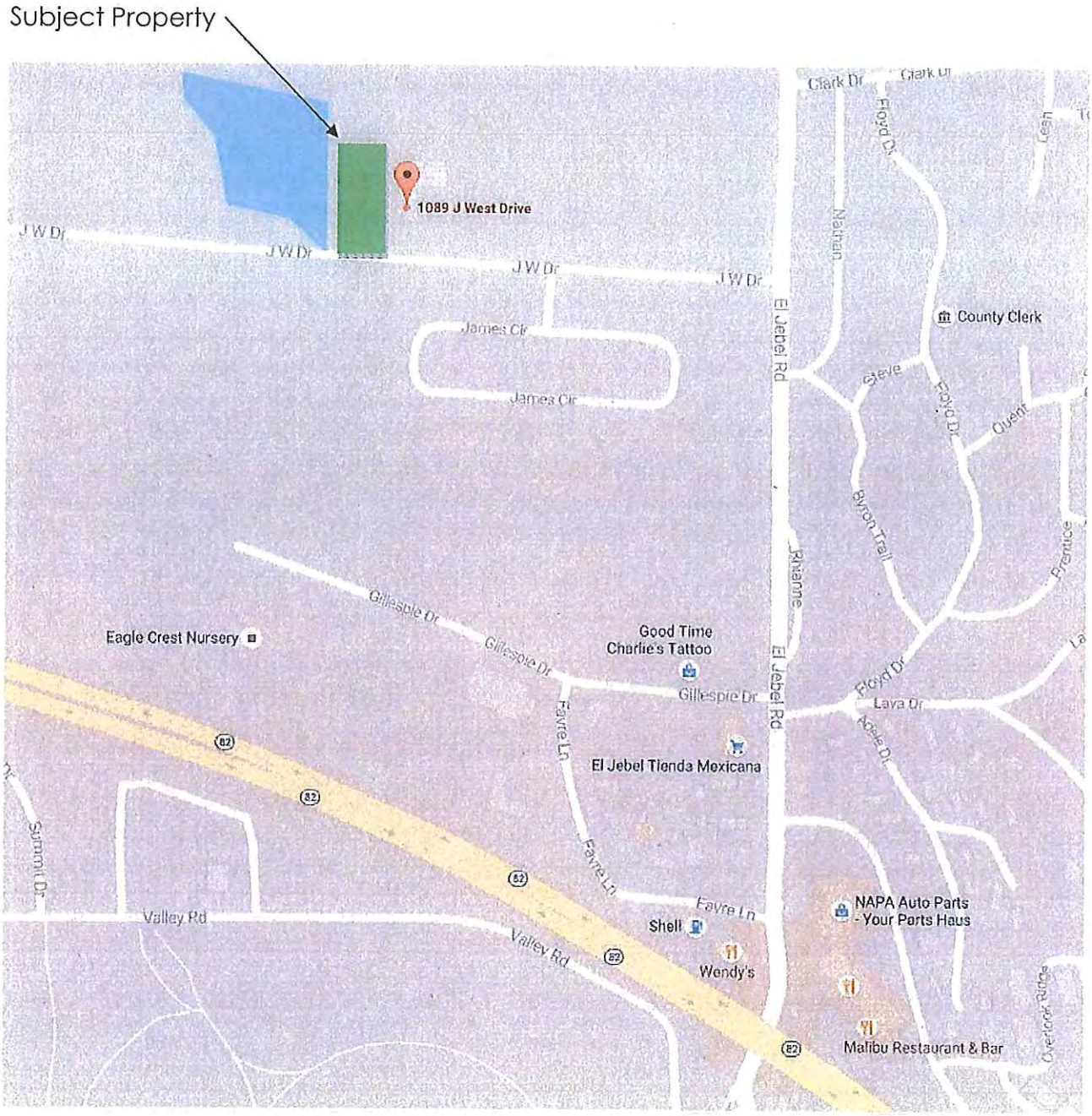
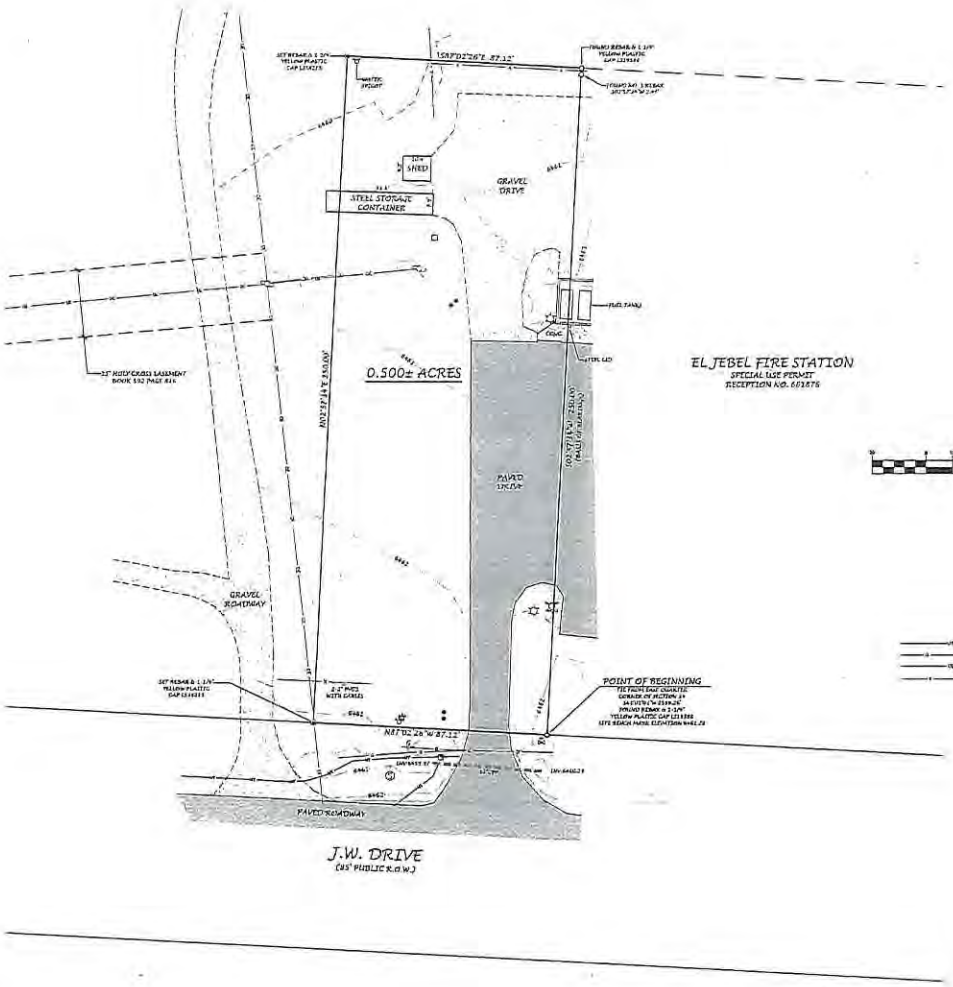


EXHIBIT 9

IMPROVEMENT & TOPOGRAPHIC SURVEY

EL JEBEL FIRE STATION - ADDITIONAL LEASE AREA
SECTION 34, TOWNSHIP 7 SOUTH, RANGE 87 WEST OF THE 6TH P.M.
COUNTY OF EAGLE STATE OF COLORADO



GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

LEGEND

- TELEPHONE PEDESTAL
- UTILITY PEDESTAL
- WATER SHUTOFF
- WATER VALVE
- FIRE HYDRANT
- POWER POLE
- SANITARY MANHOLE
- 4" PVC RISER CLEAN-OUT
- GAS LINE MARKER
- LIGHT POLE
- TELEPHONE LINE
- GAS LINE
- OVERHEAD ELECTRIC LINE
- WIRE FENCE

PROPERTY DESCRIPTION

ADDITIONAL LEASE AREA DESCRIPTION

A PARCEL OF LAND SITUATED IN SECTION 34, TOWNSHIP 7 SOUTH, RANGE 87 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EAGLE, STATE OF COLORADO; SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 34, A OLD GRASS CAP IN PLACE; THENCE S83°02'26"W A DISTANCE OF 2199.26 FEET TO THE SOUTHWEST CORNER OF THE EXISTING EL JEBEL FIRE STATION LEASE, SAID POINT ALSO BEING ON THE NORTHERLY RIGHT-OF-WAY OF J.W. DRIVE; THE POINT OF BEGINNING; THENCE LEAVING SAID EXISTING LEASE BOUNDARY N87°02'26"W ALONG SAID NORTHERLY RIGHT-OF-WAY A DISTANCE OF 87.12 FEET; THENCE LEAVING SAID RIGHT-OF-WAY N02°57'34"E A DISTANCE OF 250.00 FEET; THENCE S87°02'26"E A DISTANCE OF 87.12 FEET TO THE NORTHWEST CORNER OF SAID EXISTING LEASE; THENCE S02°57'34"W ALONG THE WESTERLY BOUNDARY OF SAID EXISTING LEASE, A DISTANCE OF 250.00 FEET TO THE POINT OF BEGINNING; SAID PARCEL CONTAINING 0.500 ACRES, MORE OR LESS.

NOTES:

1. BASIS OF BEARINGS FOR THIS SURVEY IS A BEARING OF S02°57'34"W ALONG THE EASTERLY PROPERTY LINE BETWEEN THE NORTHEAST CORNER A FOUND 1-1/4" YELLOW PLASTIC CAP L019688 AND THE SOUTHEAST CORNER A FOUND 1-1/4" YELLOW PLASTIC CAP L019688 AS SHOWN HEREON.
2. DATE OF FIELD SURVEY: MAY 17, 2016.
3. LINEAR UNITS USED TO PERFORM THIS SURVEY WERE U.S. SURVEY FEET.
4. THIS SURVEY IS BASED ON THE EL JEBEL FIRE STATION SPECIAL USE PERMIT RECORDED AS RECEPTION NO. 601876 AND THE ADDITIONAL LEASE AREA EXHIBIT PREPARED BY HIGH COUNTRY ENGINEERING, INC. DATED MAY 7, 2016.
5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, THEREFORE, ANY EXCEPTIONS TO TITLE THAT MAY AFFECT THE SUBJECT PROPERTY HAVE NOT BEEN RESEARCHED BY HIGH COUNTRY ENGINEERING, INC.
6. ELEVATIONS SHOWN HERE ARE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) REFERENCE FROM NATIONAL GEODETIC SURVEY STATION TBD WITH SFID TBD2 TBD2 APX HAVING AN ELEVATION OF 6368.40.
7. CONTOUR INTERVAL EQUALS 1 FOOT.

IMPROVEMENT SURVEY STATEMENT

I HEREBY STATE THAT THIS IMPROVEMENT SURVEY WAS PREPARED BY HIGH COUNTRY ENGINEERING, INC FOR BASALT & RURAL FIRE PROTECTION DISTRICT.

I FURTHER STATE, THAT THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE, MAY 17, 2016, 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.

RODNEY P. RIDER, PLS 28513
COLORADO PROFESSIONAL SURVEYOR

COLORADO LICENSED PROFESSIONAL LAND SURVEYOR 28513 5/23/16

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON THE DEFECT BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

NO.	DATE	REVISION	BY

SURVEYED BY: GREW
DRAWN BY: RPK
DATE: 05-31-16
FT. 1:600 (1"=50')

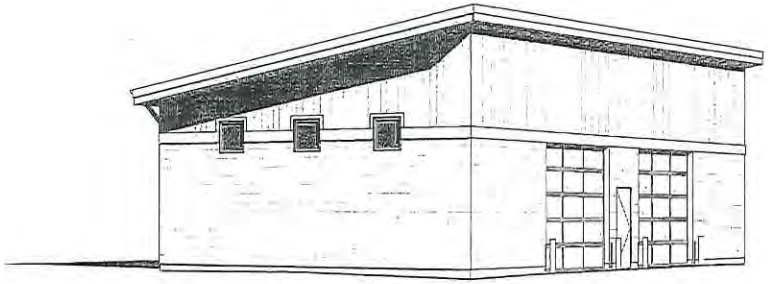
HIGH COUNTRY ENGINEERING, INC.
1517 BLAKE AVENUE, STE 101,
GLENWOOD SPRINGS, CO 81601
PHONE (970) 945-8782 FAX (970) 945-2835
WWW.HCENG.COM

BASALT & RURAL FIRE PROTECTION DISTRICT
IMPROVEMENT & TOPOGRAPHIC SURVEY
EL JEBEL FIRE STATION
EAGLE COUNTY - COLORADO

PROJECT NO.
2161680

1 OF 1

EXHIBIT 10



LOCATION & EXTENT SUBMITTAL 8/11/2016

B&R FPD FIRE STATION #42 STORAGE BUILDING

1089 JW DRIVE CARBONDALE, COLORADO 81623

CHARLES CUNNIFFE ARCHITECTS

610 EAST HYMAN AVENUE | ASPEN, COLORADO 81611 | TEL: 970.925.5590 | FAX: 970.925.4557

www.cunniffe.com

CHARLES CUNNIFFE ARCHITECTS

610 EAST HYMAN AVE. | ASPEN, CO 81611 | TEL: 970.925.5590 | FAX: 970.920.4557

B&R FPD FIRE STATION #42
STORAGE BUILDING

1089 JW DRIVE
CARBONDALE, COLORADO 81623

SHEET NO.

CVR

GROSS SQUARE FOOT LEGEND

ENCLOSED AREA OVERHANGS

GROSS SQUARE FEET	
Name	Area
ENCLOSED AREA	1965 SF
OVERHANG	282 SF
TOTAL AREA UNDER ROOF	2247 SF

FAR TABULATION

FLOOR AREA OVERHANGS

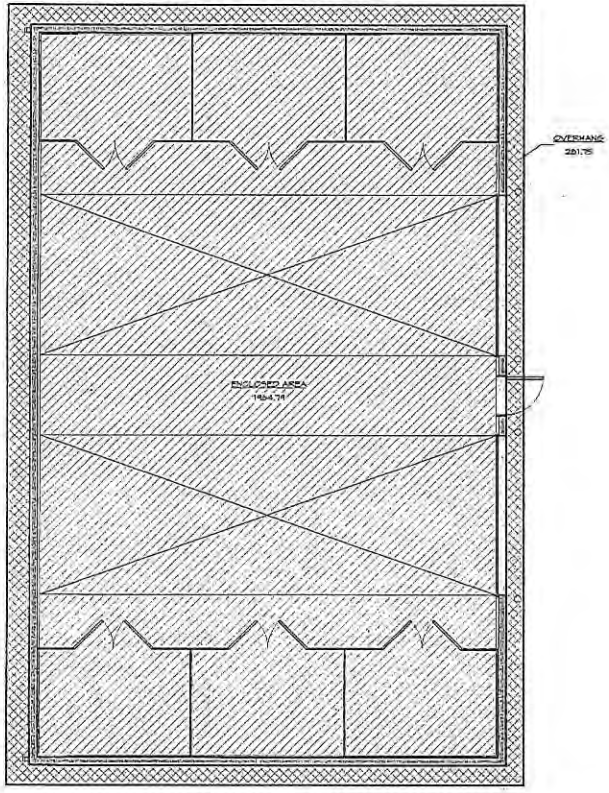
FLOOR AREA RATIO	
Name	Area
FLOOR AREA	1965 SF

FLOOR AREA CALCULATIONS:

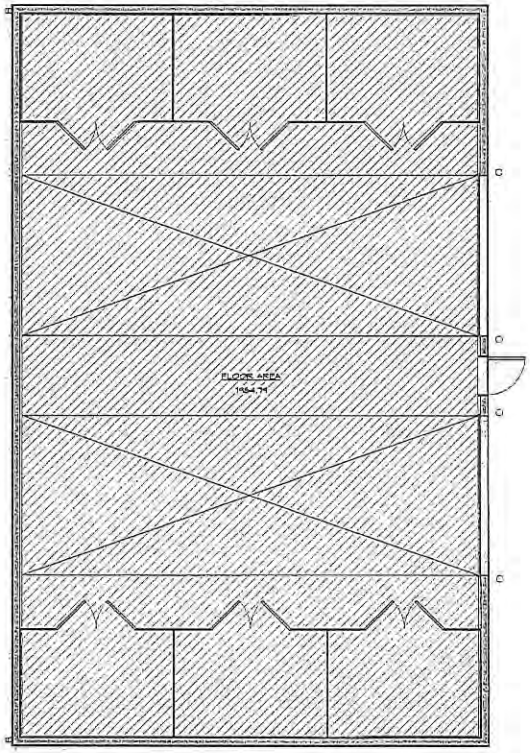
MAIN LEVEL FLOOR AREA: 1965 SF

TOTAL FLOOR AREA: 1965 SF

R- ZONE DISTRICT = NO LIMIT FAR



2 GROSS AREA @ MAIN LEVEL
1/4" = 1'-0"



1 FAR @ MAIN LEVEL
1/4" = 1'-0"

CUNNIFFE ARCHITECTS

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CHARLES CUNNIFFE ARCHITECTS

610 EAST HYMAN AVE. | ASPEN, CO 81611 | TEL: 970.925.5293 | FAX: 970.920.4557

B&R FPD FIRE STATION #42
STORAGE BUILDING

1089 JW DRIVE
CARBONDALE, COLORADO 81623

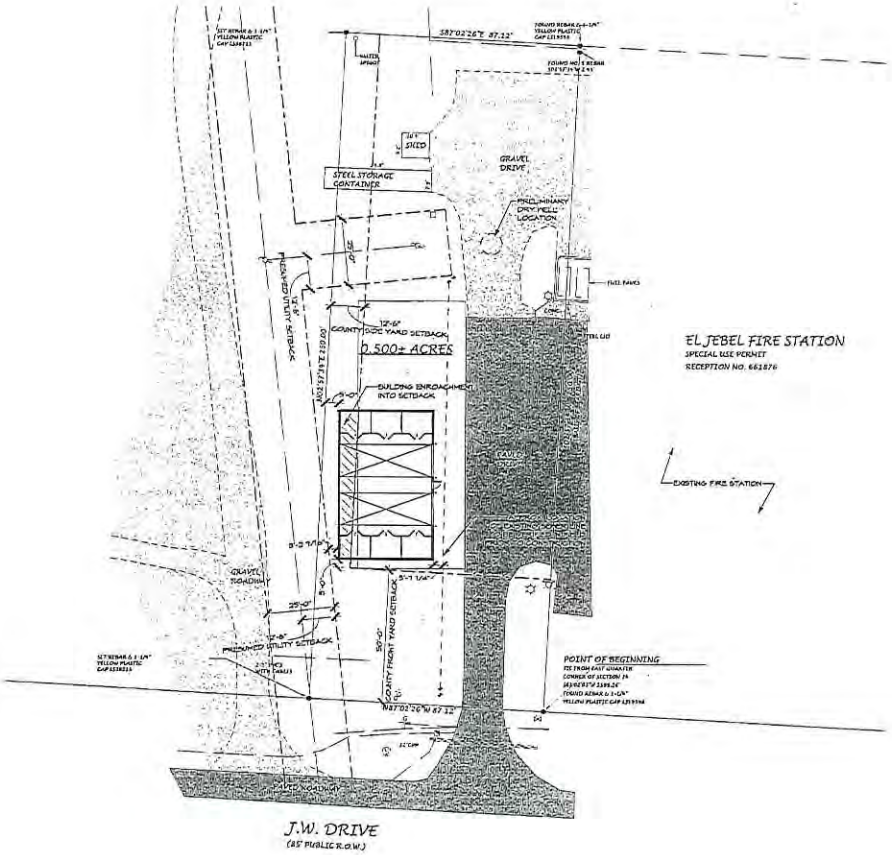
DRAWING: FLOOR AREA CALCULATIONS

ISSUE:	DATE:
LDC + PATENT	8/11/16

JOB NO. 1616

SHEET NO.

A0.2



1 SITE PLAN
1" = 20'-0"

NORTH

CCA

www.cunniffe.com

CHARLES CUNNIFFE ARCHITECTS

610 EAST HYMAN AVE. | ASPEN, CO 81611 | TEL: 970.925.5593 | FAX: 970.920.4557

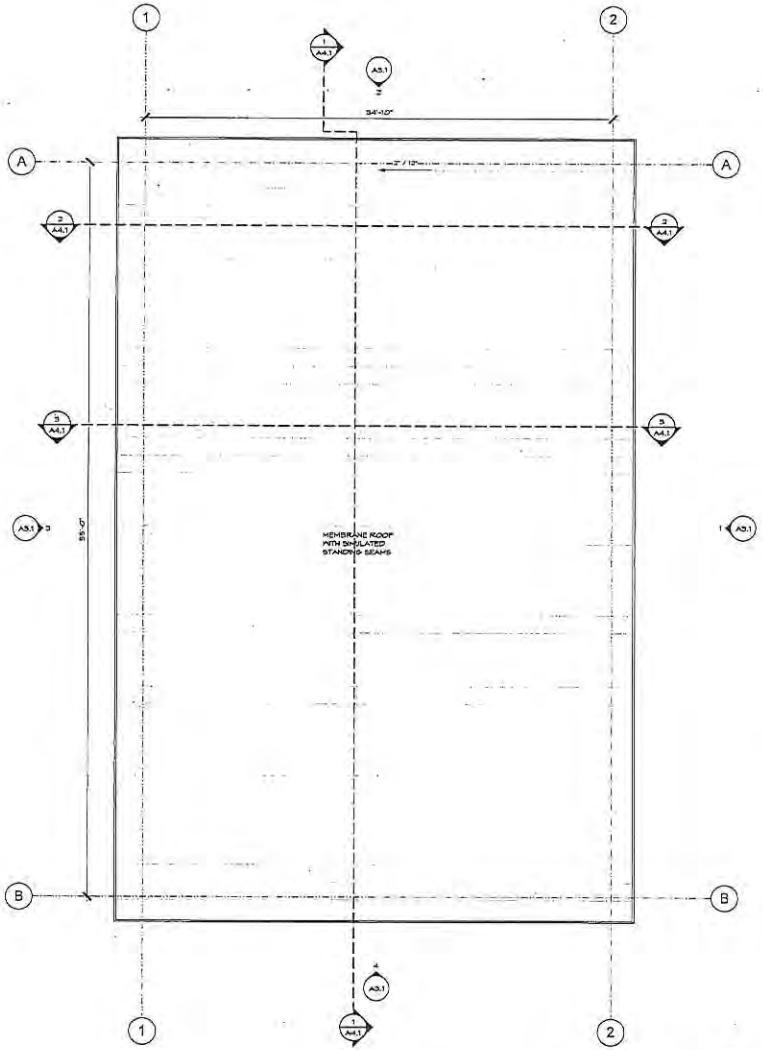
B&R FPD FIRE STATION #42
STORAGE BUILDING

1089 JW DRIVE
CARBONDALE, COLORADO 81623

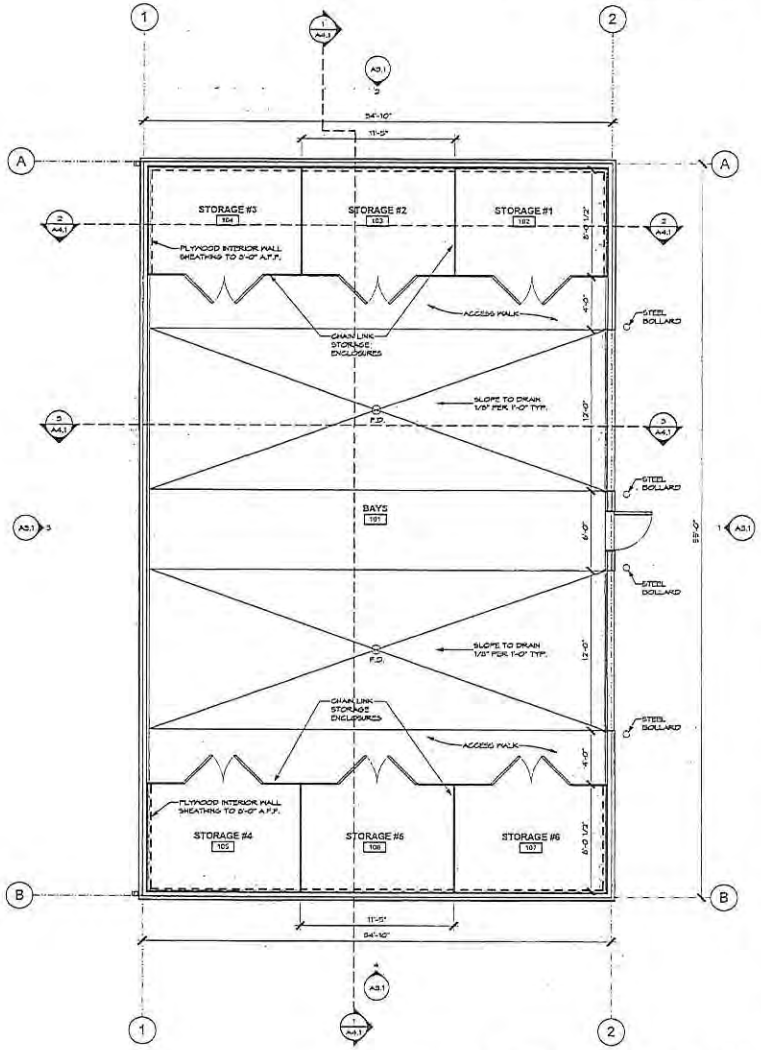
DRAWING: ARCHITECTURAL SITE PLAN	
ISSUE:	DATE:
LDC + EXTENT	6/17/16
JOB NO. 1615	

SHEET NO.
A1.1

NOTE:
1. NO SHEATHING AT INTERIOR EXCEPT AT STORAGE.



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



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

CUNNIFFE ARCHITECTS

www.cunniffe.com

CHARLES CUNNIFFE ARCHITECTS

610 EAST HYMAN AVE. | ASPEN, CO 81611 | TEL: 970.925.5590 | FAX: 970.925.1557

B&R FPD FIRE STATION #42
STORAGE BUILDING

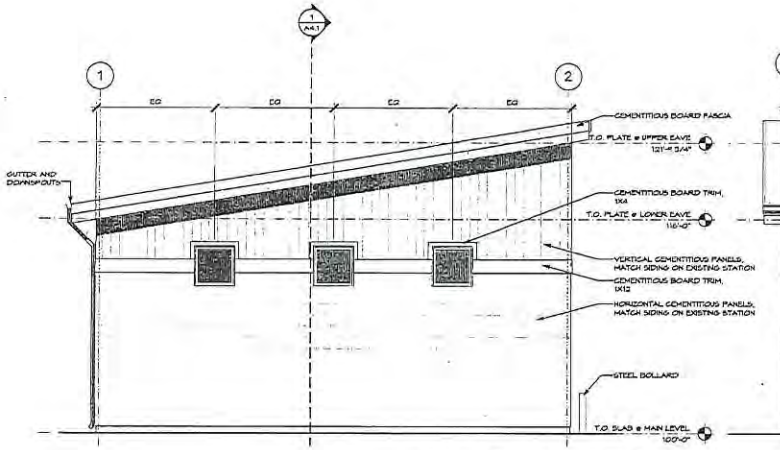
1089 JW DRIVE
CARBONDALE, COLORADO 81623

DRAWING: MAIN LEVEL FLOOR PLAN AND ROOF PLAN

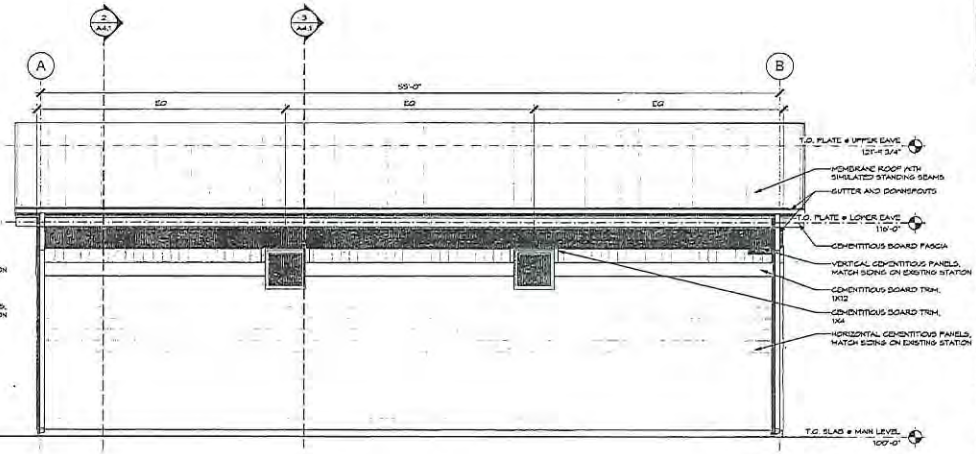
ISSUE:	DATE:
LDRC + EXTENT	6/11/18

JOB NO. 1816

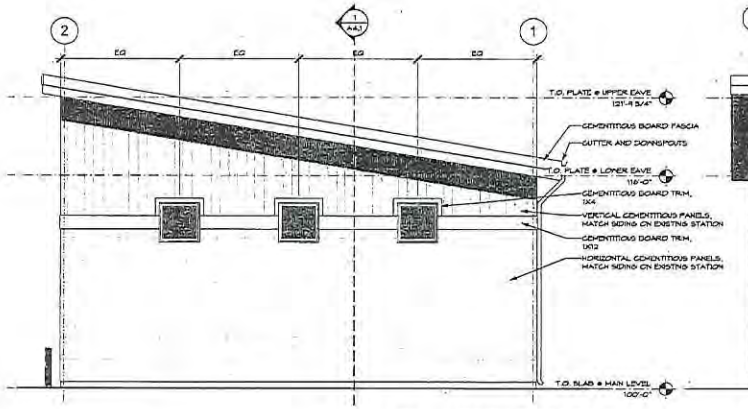
SHEET NO.
A2.1



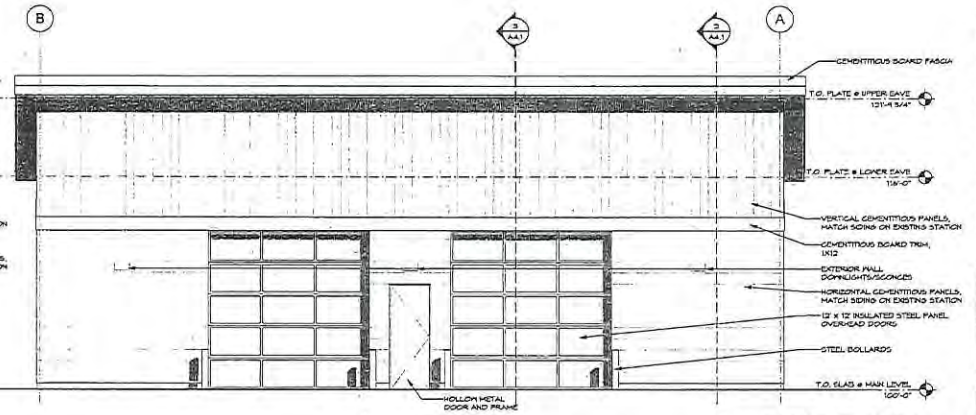
4 SOUTH ELEVATION
1/4" = 1'-0"



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



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



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

CCA

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CHARLES CUNNIFFE ARCHITECTS

610 EAST HYMAN AVE. | ASPEN, CO 81611 | TEL: 970.925.5560 | FAX: 970.920.4557

B&R FPD FIRE STATION #42
STORAGE BUILDING

1089 JW DRIVE
CARBONDALE, COLORADO 81623

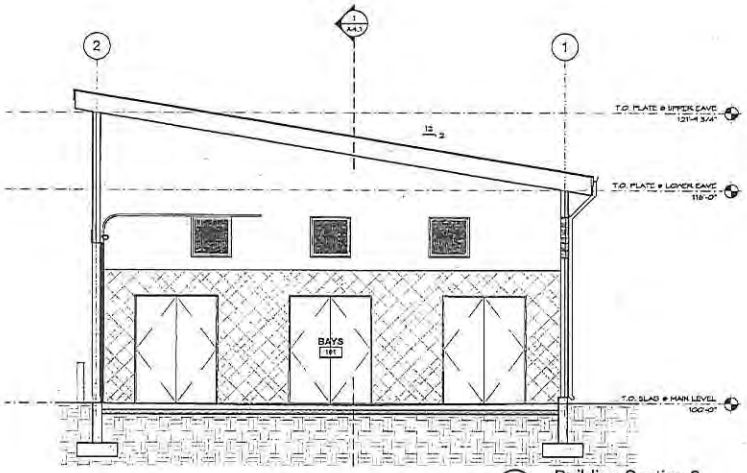
DRAWING:
EXTERIOR ELEVATIONS

ISSUE:	DATE:
LDC + EXTERT	8/11/16

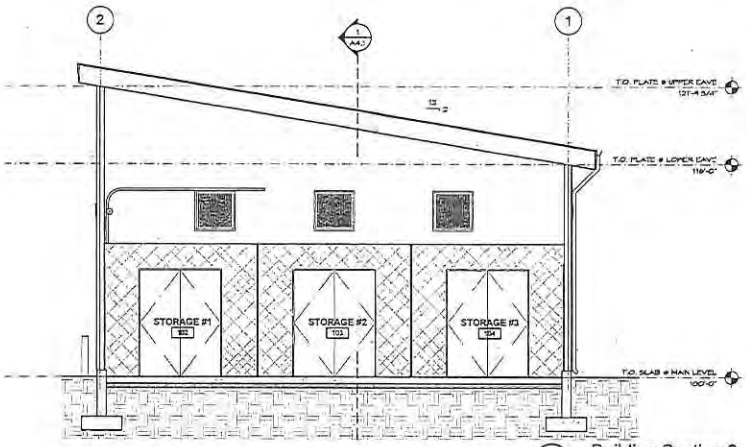
JOB NO. 1616

SHEET NO.
A3.1

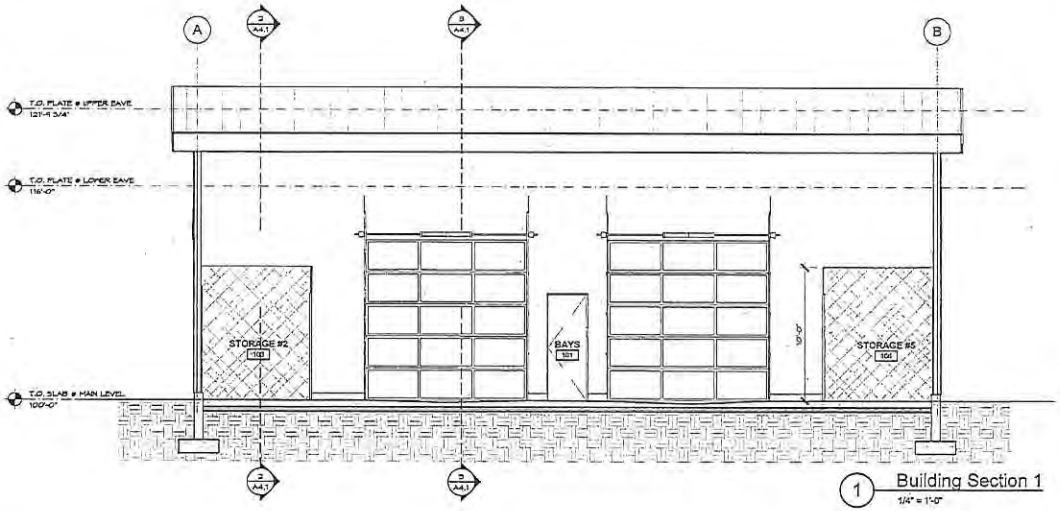
NOTE:
1. NO SHEATHING AT INTERIOR EXCEPT AT STORAGE.



3 Building Section 3
1/4" = 1'-0"



2 Building Section 2
1/4" = 1'-0"



1 Building Section 1
1/4" = 1'-0"

CCA

www.cunniffe.com

CHARLES CUNNIFFE ARCHITECTS

610 EAST HYMAN AVE. | ASPEN, CO 81611 | TEL: 970.925.5959 | FAX: 970.925.4397

B&R FPD FIRE STATION #42
STORAGE BUILDING

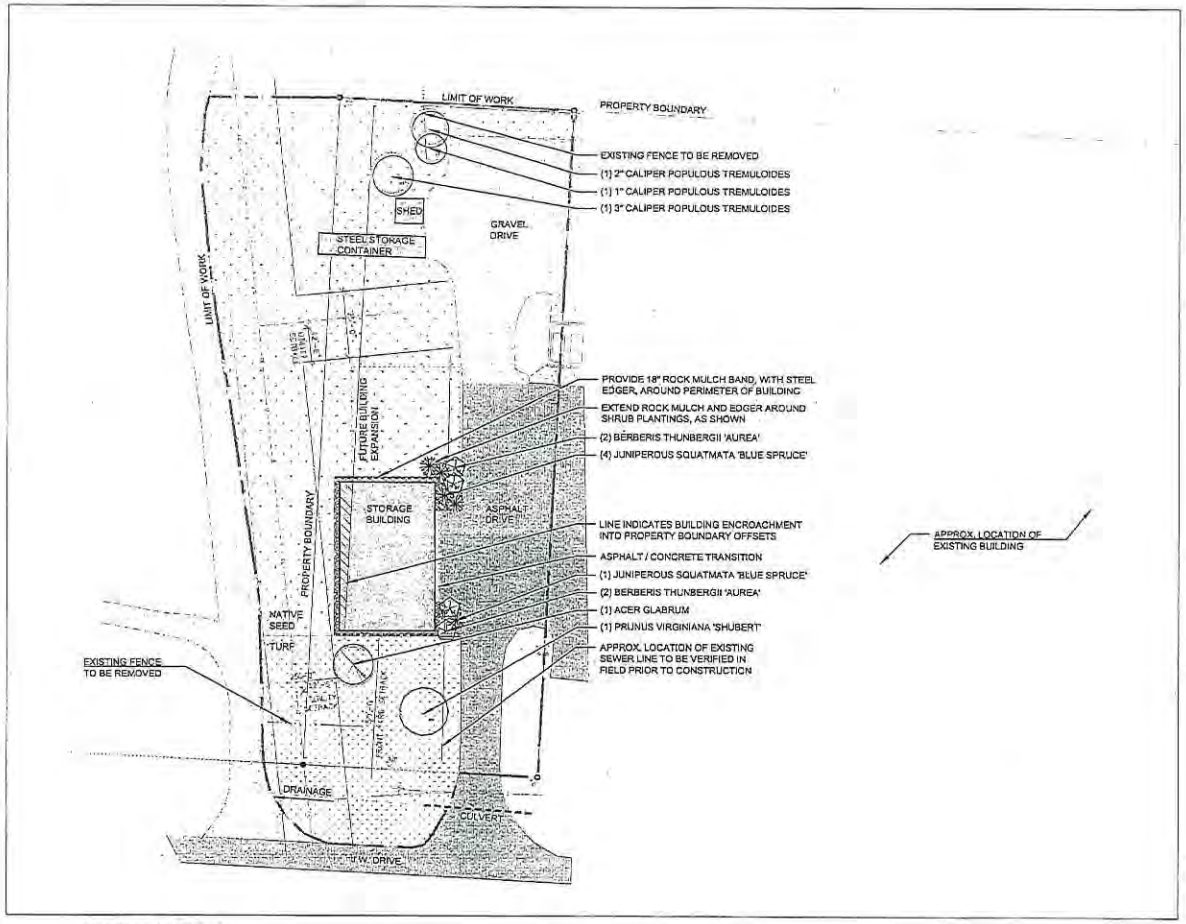
1089 JW DRIVE
CARBONDALE, COLORADO 81623

DRAWING:
BUILDING SECTIONS

ISSUE:	DATE:
LDC + CONSTR.	04/17/19

JOB NO.: 1616

SHEET NO.
A4.1



MATERIALS LEGEND

- NATIVE SEED MIX
- TURF
- ROCK MULCH
- ASPHALT PAVING
- GRAVEL PAVING

0' 20' 40' 80'

N

PLANT LIST

SHADE AND ORNAMENTAL TREES

Key	Quantity	Botanic Name	Common Name	Min. Size
APG	1	Acer glabrum	Rocky Mountain Maple	2.0" Cal.
PT	1	Prunus virginiana 'Shubert'	Canada Red Chokecherry	2.0" Cal.
PT	1	Populus tremuloides	Quaking Aspen	1" Cal
PT	1	Populus tremuloides	Quaking Aspen	2" Cal.
PT	1	Populus tremuloides	Quaking Aspen	3" Cal.

SHRUBS

Key	Quantity	Botanic Name	Common Name	Min. Size
AA	5	Berberis thunbergii 'Aurea'	Japanese Barberry	5 Gal.
PVB	7	Juniperous squamata " Blue Star"	Singleseed Juniper	5 Gal.

NATIVE SEED: CUSTOM SEED MIX

Seed Mix	Rate
	26.6 lbs PLS per acre temporarily irrigated with overhead spray until

Mix %	Botanic Name	Common Name
10%	Poa alpina	Alpine Blue Grass
10%	Bromus marginatus	Mountain Brome grass
10%	Festuca ovina	Sheep Fescue
10%	Deschampsia cespitosa	Tufted Hair Grass
10%	Agropyron dasystum	Streambank Wheatgrass
20%	Elymus trachycaulus	Slender Wheatgrass
10%	Elymus glaucus	Blue Wild Rye
20%	Forbs List (annual & perennial)	
	Perennial & Annual Forbs List	
15.00%	Gaillardia aristata	Blanket Wildflower
13.03%	Lupinus perennis	Lupine
8.30%	Thermopsis montana	Mountain Gold Banner
8.15%	Gaillardia aristata	Gaillardia
8.40%	Dianthus barbatus	Sweet William Pinks
11.30%	Penstemon strictus	Rocky Mountain Penstemon
11.30%	Linum perenne lewisii	Blue Flax
6.00%	Gypsophila elegans	Annual Baby's Breath
6.00%	Centaurea cyanus	Cornflower
3.00%	Echinacea purpurea	Purple Coneflower
3.00%	Eschscholzia californica	California Poppy
3.00%	Papaver rhoeas	Corn Poppy
3.00%	Chrysanthemum maximum	Shasta Daisy
0.26%	Aquilegia vulgaris	Dwarf Columbine
0.26%	Achillea millefolium	White Yarrow

TOTAL AREA = 0.33 ACRES

This ornamental mix has been used with much success in this altitude and exposure. It is designed to provide a steady native grass base while displaying color from germination through the growing season. The mix is designed to provide color through non-aggressive annual vegetation for the first 2 growing seasons while the native perennial forbs reach maturity. At this point, the annual seed base is depleted and these annuals are not successful at large amounts of reseeding. Tender perennials such as California Poppy last for one generation providing a more ornamental look while at the same time not becoming aggressive and eventually not existant while native perennials replace them.

SOD

Botanic Name	Common Name
Poa pratensis	Kentucky Blue Grass

TOTAL AREA = 0.08 ACRES

GENERAL LANDSCAPE NOTES

1. ALL DISTURBED AREAS TO BE RE-VEGETATED WITH CUSTOM SEED MIX, EXCEPT WHERE TURF SOD AND SHRUB PLANTERS ARE SHOWN.

2. ALL PLANT MATERIAL SHALL BE HEALTHY, FULL AND FREE OF DISEASE.

3. ALL PLANTED AND SEEDED AREAS TO BE IRRIGATED.

4. NOXIOUS VEGETATION SHALL BE CONTROLLED BY THE CONTRACTOR THROUGHOUT THE SEEDING AREA, AS WELL AS THE ENTIRE PROJECT SITE, UNTIL FINAL ACCEPTANCE OR THROUGH THE MAINTENANCE PERIOD, WHICHEVER IS LONGER.

5. WITHIN LIMIT OF WORK, SITE TO BE CLEARED AND GRUBBED IN AREAS OF SEEDING AND PLANTING SHOWN ON THIS SHEET.

6. CULTURED LANDSCAPE (TREES, TURF, SHRUBS, PERENNIALS) ADJACENT TO EXISTING FIRE STATION (EAST OF ASPHALT AND GRAVEL DRIVE) TO REMAIN.

OHM DESIGN
LANDSCAPE ARCHITECTURE
LAND PLANNING & URBAN DESIGN
ECOLOGICAL DESIGN
311 Main Street, Suite 102
Carbondale CO, 81623 | 970.963.632

B&RFPD FIRE STATION #42

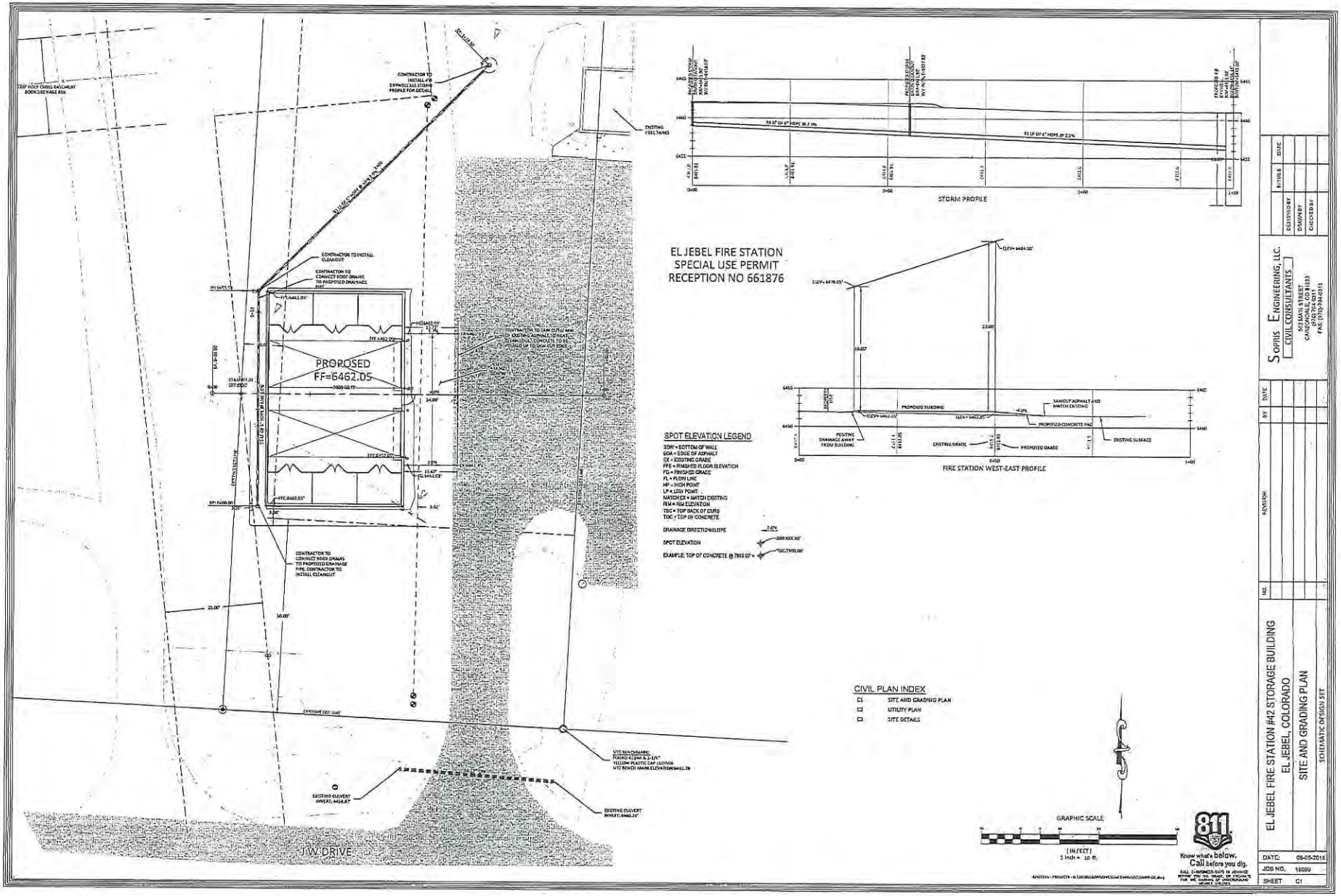
STORAGE BUILDING
1089 JW DRIVE
CARBONDALE, COLORADO 81623

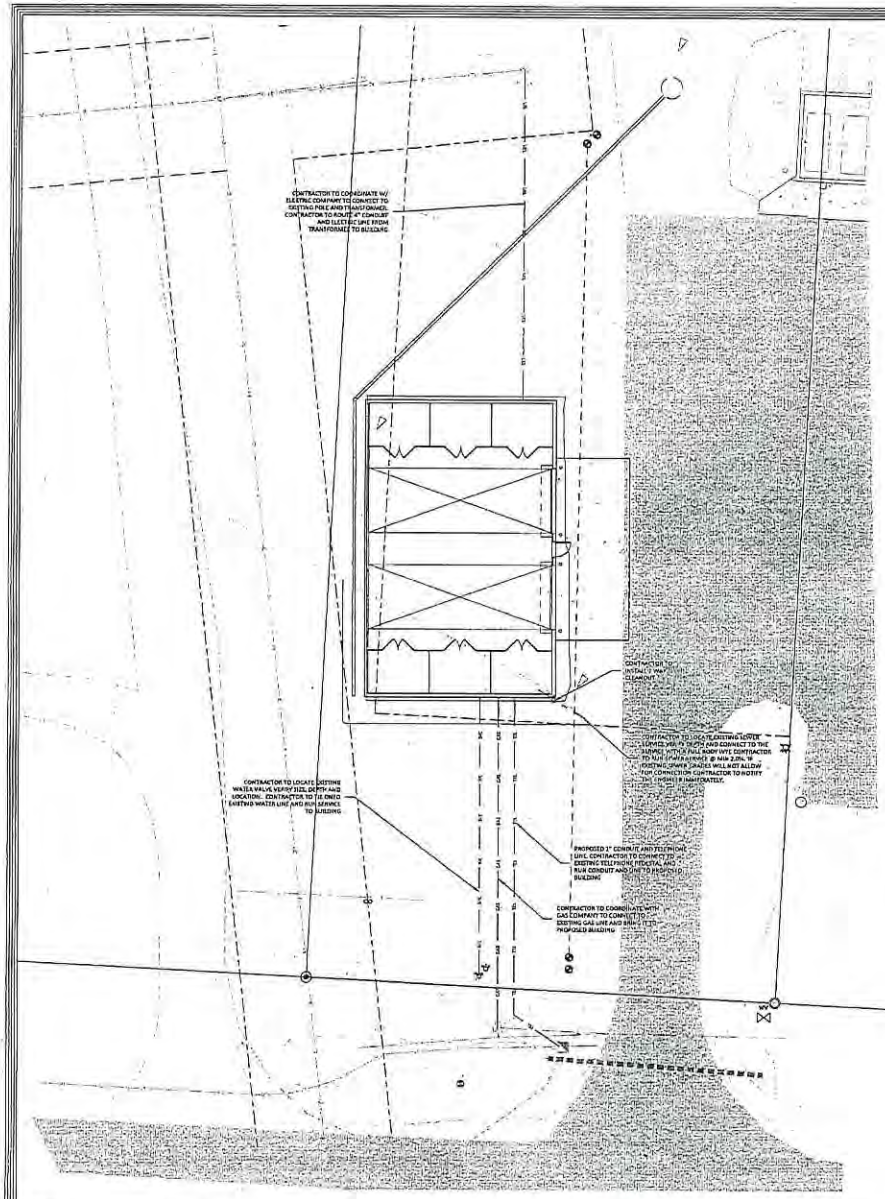
PROJECT NO:
ISSUE: 2016.06.03

DWG FILE:

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER
L1.0


EL JEBEL FIRE STATION
SPECIAL USE PERMIT
RECEPTION NO 661876
PROPOSED
FF=6462.05
STORM PROFILE
FIRE STATION WEST-EAST PROFILE
SPOT ELEVATION LEGEND
CIVIL PLAN INDEX
C1 SITE AND GRADING PLAN
C2 UTILITY PLAN
C3 SITE DETAILS
GRAPHIC SCALE
J.W. DRIVE
SOPRIS ENGINEERING, LLC
CIVIL CONSULTANTS
EL JEBEL FIRE STATION #42 STORAGE BUILDING
EL JEBEL, COLORADO
SITE AND GRADING PLAN
SCHEMATIC DESIGN SET
DATE: 08-05-2016
JOB NO. 16009
SHEET C1



UTILITY NOTES:

1. THE LOCATIONS OF UNDERGROUND UTILITIES HAVE BEEN PLOTTED BASED ON UTILITY MAPS, CONSTRUCTION/DESIGN PLANS, OTHER INFORMATION PROVIDED BY UTILITY COMPANIES AND ACTUAL FIELD LOCATIONS IN SOME INSTANCES. THESE UTILITIES, AS SHOWN, MAY NOT REPRESENT ACTUAL FIELD CONDITIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL UTILITY COMPANIES FOR FIELD LOCATION OF UTILITIES PRIOR TO CONSTRUCTION.
2. ALL UTILITIES, BOTH UNDERGROUND AND OVERHEAD, SHALL BE MAINTAINED IN CONTINUOUS SERVICE THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD, EXCEPT AS NOTED IN THE SPECIAL CONDITIONS. THE CONTRACTOR SHALL BE RESPONSIBLE AND LIABLE FOR ANY DAMAGES TO, OR INTERRUPTION OF, SERVICES CAUSED BY THE CONSTRUCTION.
3. THE CONTRACTOR SHALL CONFINE HIS/HER CONSTRUCTION OPERATIONS TO THE WITHIN THE PROPERTY. THE CONTRACTOR SHALL NOT OPERATE OUTSIDE THIS AREA WITHOUT THE PRIOR EXPRESSED CONSENT OF THE PRIVATE OWNER.
4. ANY DAMAGE TO PRIVATE PROPERTY BY THE CONTRACTOR OUTSIDE THESE LIMITS WITHOUT THE PERMISSION OF THE PRIVATE OWNER OR REPRESENTATIVES WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
5. THE CONTRACTOR IS TO NOTIFY WATER USERS AND THE GLENWOOD SPRINGS WATER DEPARTMENT 24 HOURS IN ADVANCE OF ANY WATER SHUT DOWN. MORE NOT OF MAY BE REQUIRED FOR MAJOR CONNECTIONS, SEE SPECIAL CONDITIONS.
6. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION AND SCHEDULING, TO THE BEST OF HIS/HER ABILITY, FOR THE INSTALLATION OF NATURAL GAS, ELECTRICITY, CABLE TELEVISION AND TELEPHONE UTILITIES.

PROPOSED LEGEND

- PROPOSED CONTOUR
- 7900 PROPOSED CONTOUR INTERVAL
- GAS PROPOSED GAS
- TEL PROPOSED TELEPHONE
- UG PROPOSED UNDERGROUND ELECTRIC
- PROPOSED STORM SEWER

EXISTING LEGEND

- EXISTING CONTOUR
- 7911 EXISTING CONTOUR INTERVAL

GRAPHIC SCALE

1 (IN FEET)
1 inch = 10 ft.

Know what's below. Call before you dig.

CALL 2-WORKDAYS DATE IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

NO.	REVISION	BY	DATE

SOPRIS ENGINEERING, LLC.
CIVIL CONSULTANTS
502 MAIN STREET
GLENWOOD SPRINGS, CO 81601
(970) 945-0311
FAX: (970) 704-0313

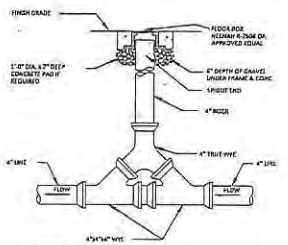
DESIGNED BY	PLOT DATE	DATE
DRAWN BY		
CHECKED BY		

EL JEBEL FIRE STATION #42 STORAGE BUILDING
EL JEBEL, COLORADO

UTILITY PLAN

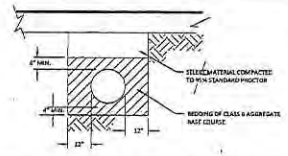
SCHEMATIC DESIGN SET

DATE: 06-05-2016
JOB NO. 16099
SHEET C2



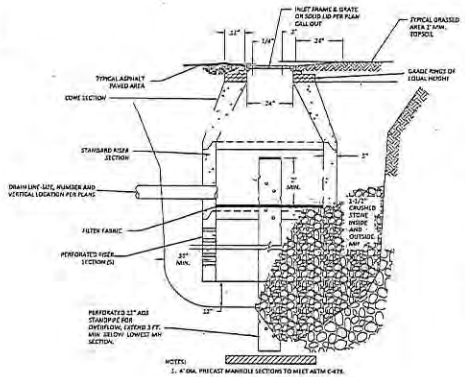
TWO-WAY CLEAN OUT DETAIL

N.T.S.



TRENCH CROSS-SECTION FOR ADS OR CMP CULVERTS

N.T.S.

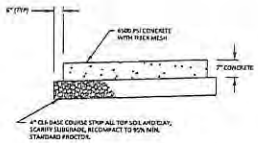


NOTES:

1. 4' DIA. PRECAST MANHOLE SECTIONS TO MEET ASTM C-478.
2. BACKFILL EXCAVATION AROUND STRUCTURE WITH COMPACTED 3-1/2" CRUSHED STONE, TO TOP OF PERFORATED SECTIONS.
3. OVERALL DEPTH, MINIMUM OF 11'.
4. CAP STANDPIPE WITH FILTER FABRIC AND BAND CLAMP.

PRECAST CONCRETE DRY WELL

N.T.S.



CONCRETE APRON

N.T.S.

Know what's below. Call before you dig.

NO.	REVISION	BY	DATE

SOPRIS ENGINEERING, LLC
CIVIL CONSULTANTS
532 MAIN STREET
GLENWOOD SPRINGS, CO 81601
PHONE (970) 945-0310
FAX (970) 945-0313

DESIGNED BY		DATE
DRAWN BY		
CHECKED BY		

EL JEBEL FIRE STATION #42 STORAGE BUILDING
EL JEBEL, COLORADO

SITE DETAILS

SCHEMATIC DESIGN SET

DATE: 03-05-2010
JOB NO. 16059
SHEET C3.0