



# BLUE RIVER PLANNING & ZONING COMMISSION MEETING NOVEMBER 2024

November 12, 2024 at 6:00 PM  
0110 Whispering Pines Circle, Blue River, CO

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## AGENDA

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The public is welcome to attend the meeting either in person or via Zoom.

The Zoom link is available on the Town website:

<https://townofblueriver.colorado.gov/planning-zoning>

Please note that seating at Town Hall is limited.

**I. CALL TO ORDER, ROLL CALL**

**II. APPROVAL OF MINUTES**

[A.](#) Minutes from October 10, 2024

**III. PUBLIC HEARING**

[B.](#) Ordinance 2024-03 Establishing A Moratorium For Certain Development Within the Town To  
Allow For A Study of Natural Resource Areas and Natural Hazard Areas

**IV. PROJECT APPROVAL**

[C.](#) 0104 Creek Side Garage

**V. OTHER BUSINESS**

**VI. ADJOURN**

**NEXT MEETING -**



**BLUE RIVER PLANNING & ZONING COMMISSION OCTOBER  
2024**

**October 10, 2024 at 6:00 PM  
0110 Whispering Pines Circle, Blue River, CO**

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**MINUTES**

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**The public is welcome to attend the meeting either in person or via Zoom.**

**The Zoom link is available on the Town website:**

**<https://townofblueriver.colorado.gov/planning-zoning>**

**Please note that seating at Town Hall is limited.**

**I. CALL TO ORDER, ROLL CALL**

Chair Johnson called the meeting to order at 6:00 p.m.

PRESENT

Travis Beck

Tim Johnson

Doug O'Brien

Troy Watts

EXCUSED

Mike Costello

Gordon Manin

Ben Stuckey

Also in attendance: Town Manager Michelle Eddy; Building Official Kyle Parag; Town Attorney

Bob Widner; Trustee Jonathan Heckman; Deputy Clerk John DeBee.

**II. APPROVAL OF MINUTES**

A. Minutes from September 3, 2024

Motion made by Watts, Seconded by Beck to approve the minutes September 2024. Voting

Yea: Beck, Johnson, O'Brien, Watts. Motion passed unanimously.

**III. PUBLIC HEARING**

**B. Lot Line Vacation Lots 418 & 419 Coronet**

Chair Johnson opened the public hearing at 6:03 p.m.

Manager Eddy presented the proposed lot line vacation noting the application was sufficient. There were five different contacts made asking questions about the project. All were supportive of the application.

Chair Johnson closed the public hearing at 6:04 p.m.

Motion made by O'Brien, Seconded by Beck to approve the lot line vacation between lot 418-419 Coronet. Voting Yea: Beck, Johnson, O'Brien, Watts. Motion passed unanimously.

**IV. PROJECT APPROVAL**

**C. 6306 Hwy 9-New Construction**

Manager Eddy noted the new construction project and notes made by the Building Official. it was noted, the shared driveway does have a permanent easement agreement between the properties and is identified on the signed and approved CDOT Access Plan.

The Building Official noted the only outstanding issue is the parking requirement to be resolved.

Discussion of the parking in the setback. It was discussed to approve conditioned on meeting the Land Use Code for parking spaces or a variance to allow for the parking as dictated in the plan.

Motion made by Watts, Seconded by Beck to approve the new construction at 6306 Hwy 9 conditioned on the parking conforming to the Land Use Code or by obtaining a variance for the space to be within the setback. Voting Yea: Beck, Johnson, O'Brien, Watts. Motion passed unanimously.

**V. ADJOURN**

Motion made by O'Brien, Seconded by Beck to adjourn the meeting at 6:27 p.m. Voting Yea: Beck, Johnson, O'Brien, Watts. Motion passed unanimously.

**NEXT MEETING -**

Manager Eddy requested to move the November meeting by one week due to the national election taking place on November 5th and Town Hall will be closed.

Agreement to move November's meeting to Tuesday, November 12th.

**TOWN OF BLUE RIVER, COLORADO**

**ORDINANCE NO. 2024-03**

**AN ORDINANCE OF THE BOARD OF TRUSTEES OF THE TOWN OF BLUE RIVER, COLORADO, ESTABLISHING A TEMPORARY MORATORIUM ON CERTAIN DEVELOPMENT ACTIVITIES THAT DISTURB LARGER AREAS OF LAND WITHIN THE TOWN TO ALLOW FOR THE STUDY AND POTENTIAL REGULATION OR AMENDMENT OF REGULATION OF NATURAL HAZARD AREAS OR NATURAL RESOURCES OF STATEWIDE IMPORTANCE FOR PURPOSES OF THE COLORADO AREAS AND ACTIVITIES OF STATE INTEREST ACT, TO STUDY WATERSHED AREAS AND REGULATION THEREOF, AND DECLARING AN EMERGENCY**

WHEREAS, the Town of Blue River, Colorado (“Town”) is a statutory municipality incorporated and organized pursuant to the provisions of Section 31-2-101, et seq., C.R.S.; and

WHEREAS, the Town is authorized to exercise police powers and to enact laws that promote the health, safety, and welfare of its citizens and to plan and regulate the use of land within its jurisdiction; and

WHEREAS, Colorado Revised Statutes § 31–15–103 grants municipalities the power to adopt ordinances “necessary and proper to provide for the safety, preserve the health, promote the prosperity, and improve the morals, order, comfort, and convenience” of the municipality and its inhabitants; and

WHEREAS, Colorado Revised Statutes § 31–15–301 grants municipalities police powers, which include the power to regulate the location of uses and the use of land within the community; and

WHEREAS, Colorado Revised Statutes § 31-15-101(3) permits municipalities to coordinate with the United States secretary of the interior to development management plans that address watershed protection; and

WHEREAS, in 1974, the Colorado General Assembly enacted House Bill 74-1041, codified at Colorado Revised Statutes § 24-65.1-101 (titled the Areas and Activities of State Interest Act or “AASIA”) which authorizes local governments to identify, designate and regulate areas and activities of state interest through a local permitting process with the intention of allowing local governments, such as the Town, to maintain control over particular development projects even where the development project has statewide impacts, specifically authorizing local governments to designate areas as natural hazard areas in accordance with the statute (C.R.S. §24-65.1-201); and

WHEREAS, the AASIA (Colorado Revised Statutes § 24-65.1-101(2)(c)) provides that “[a]ppropriate state agencies shall assist local governments to identify, designate, and adopt guidelines for administration of matters of state interest;” and

WHEREAS, the Colorado division of parks and wildlife, Colorado state forest service, the Colorado department of natural resources, and other divisions and departments of state government are commissioned with the role of assisting local government in the determination of areas subject to the AASIA; and

WHEREAS, in the exercise of its police powers and the regulation of the use of land within the Town, including those areas which are designated as areas and activities of state interest under the AASIA, the Town’s regulations should be made in accordance with a comprehensive or master plan, as is contemplated by Colorado Revised Statutes § 31-23-206; and

WHEREAS, the Town has adopted a Comprehensive Plan, which includes a Mission Statement to guide all use of land, and which provides:

**Mission Statement**

The Town of Blue River endeavors to *nurture our serene mountain community by conserving our natural residential environment*, promoting unity with our neighbors and surroundings, channeling the voice of our residents, and enhancing the quality of life for all (emphasis added).

WHEREAS, the Town of Blue River adopted zoning and development regulations codified in Chapters 16, 16A, 16B, 16C, and 17) of the Town of Blue River Municipal Code, which regulations are known as the Town’s Land Use Code (“LUC”); and

WHEREAS, Section 16-1-40 of the LUC explicitly states an intent and policy of the Town to protect the natural character of the Town and to preserve the natural environment:

**Sec. 16-1-40. Background, Purpose, and Intent of the Land Use Code.**

- (a) Background. The Town of Blue River *values and places great importance on the natural character of the area as defined by the existing forest and vegetation, natural water features, wildlife, geology, geography, view corridors, and ridgelines. The Town seeks to recognize and protect these unique characteristics of the Town.*

\* \* \*

The Land Use Code was prepared with reasonable consideration, among other things, of the *largely residential and environmentally sensitive characteristics of the Town and with a regard for the preservation of these characteristics when authorizing and permitting the development and use of property. The Land Use Code establishes zoning, specific development regulations and standards, and processes designed to preserve and the*

Town's valued character, trees, vegetation, views, waterways, wildlife, and to minimize to the extent lawfully permitted and reasonable the visual impact of development. (Emphasis added)

WHEREAS, the Town adopted the “Blue River Regulations for Areas and Activities of State Interest” (1041 Regulations), codified at Chapter 19 of the LUC, as authorized by Colorado Revised Statutes Sections 24-65.1-101, *et seq.*, 31-23-101, *et seq.*, 29-20-101, *et seq.*, 24-32-111, and Article 15 of Title 31 (“Town’s 1041 Regulations”); and

WHEREAS, the Colorado Water Conservation Board is presently partnering with the Federal Emergency Management Agency (FEMA) to update floodplain and risk mapping for Summit County and the Town of Blue River; and

WHEREAS, in light of this present effort by the Colorado Water Conservation Board and FEMA and in order to assure that the Town’s 1041 Regulations fully protect the Town’s residents to the extent allowed by law, the Town Board of Trustees finds a present need to review, evaluate, and consider updates to and amendments, if any, of the Town’s 1041 Regulations to ensure that the Town best protects and advances its stated goals of preserving and protecting the natural character and environmental qualities of the community, including ensuring the health and safety of the Town’s residents through the potential regulation or amended regulation of all or portions of the Town as natural hazard area(s), as such term is defined in AASIA and/or natural resources of statewide importance; and

WHEREAS, temporary land use suspensions and delays of specific development (commonly called moratoria) are judicially approved as a method or means of enabling local governments to plan for, regulate and protect the health, safety, and welfare of the community; and

WHEREAS, activities that involve land disturbance of areas greater than one acre may be detrimental to the health and safety of residents and temporarily suspending such activities is legislatively determined to be prudent, reasonable, and necessary to afford the Town the opportunity to study and consider the impacts of such land disturbance on potential natural hazard areas and areas containing or having a significant impact upon natural resources and watersheds within Town; and

WHEREAS, the Board of Trustees finds that there exist few properties under one (1) acre in size remaining for development within the Town and that development of properties containing less than one (1) acre of land likely will have a *de minimis* or insignificant impact on a potential natural hazard area or an area containing or having a significant impact upon natural resources, such that the moratorium imposed hereby need not be applied to such smaller properties.

**BE IT ORDAINED** by the Board of Trustees of the Town of Blue River, Colorado, as follows:

**Section 1. Incorporation of Recitals.** The foregoing recitals are affirmed and incorporated by this reference as legislative findings of the Board of Trustees.

**Section 2. Temporary Suspension and Delay Enacted.** The Town of Blue River Board of Trustees hereby legislatively imposes a temporary suspension and delay (moratorium) on the following:

- A. Development of an area of land within the Town greater than one (1) acre in size; and
- B. Development on any portion of any property, regardless of size, located within a currently recognized or mapped floodway, floodplain, or wetland area.

For purposes of this Ordinance, the term “development” (or “develop”) shall be defined to mean acceptance or processing of applications for permits to, or the act of, disturbing the land, grading, excavating, filling, constructing, demolishing, reconstructing, renovating, remodeling, or other physical alteration or change to real property such as, but not limited to the creation or removal of buildings of any kind or type, structures, streets, roads, pavement, driveways, walkways, parking areas, drainage structures, retaining walls, fences, stairs, patios, decks, courtyards, signs, the installation, removal, or relocation of utilities; the de-vegetation or revegetation of the land; or change of use, regardless of whether such alteration or change is intended to add value to the real property and regardless of whether such development is currently regulated by the Town.

Property owners may request from the Town Manager a written administrative determination of the applicability of this Ordinance to any proposed development and/or property. A determination by the Town Manager that a specifically described development or specifically identified property is not subject to this Ordinance shall be binding upon the Town for the term of this Ordinance, as it may be amended.

**Section 3. Duration of Temporary Suspension and Delay.** The temporary suspension and delay shall automatically terminate at 12:00 midnight on **April 17, 2025**, unless terminated earlier by the Board of Trustees or extended in its duration by the enactment of another ordinance. This Ordinance and the temporary suspension and delay imposed hereby shall be self-executing without further action by the Town or the Board of Trustees.

**Section 4. Purpose of Temporary Suspension and Delay.** The purpose of this Ordinance and the temporary suspension and delay of development is to enable the Town to study, review, evaluate, and consider the updating and amendment of the Town’s 1041 Regulations to ensure that the Town best protects and advances the goals of preserving and protecting the natural character and environmental qualities of the community, including protecting the health and safety of the Town’s residents from natural hazards through the potential regulation of all or portions of the Town as natural hazard areas, as such terms are defined in the AASIA, and/or natural resources of statewide importance. In addition, this Ordinance will permit the Town to coordinate with the secretary of the interior to develop plans to ensure the Blue River watershed, including any impacted federal land within Town, is protected.

**Section 5. Staff Direction.** During the effective term of this Ordinance, the Town administrative staff shall diligently:



A. Communicate with the Colorado Department of Local Affairs and any other appropriate state agency to seek assistance and funding of the Town’s study and evaluation of potential natural hazard areas and natural resources of statewide importance; and

B. Communicate with state agencies, divisions, and departments to assist in determining the location and extent of natural hazard, natural resources, floodway, floodplain, wetland, and wildlife areas; and

C. Recommend to the Board of Trustees the need for professional expertise to assist the Town in the performance of the Town’s study and evaluation together with a report or estimate of the cost of such expertise for the Board’s consideration; and

D. Prepare a report for the Board of Trustee’s consideration to assist in the determination of the existence and need for designation of areas and activities of state interest in accordance with the AASIA.

E. Prepare a report for the Board of Trustees that sets forth management plans to ensure the Blue River watershed is protected.

It is expected that the work to be performed by the Town’s s administrative staff will require approximately 7 months to complete. The administrative staff shall periodically update the Board of Trustees regarding the progress of the work and an expected completion date, when known.

**Section 6. Severability.** Should any one or more sections or provisions of this Ordinance be judicially determined invalid or unenforceable, such judgment shall not affect, impair, or invalidate the remaining provisions of this Ordinance, the intention being that the various sections and provisions are severable.

**Section 7. Minor Revision or Correction Authorized.** The Town Manager, in consultation with the Town Attorney, is authorized to make minor revisions or corrections to the codified version of the provisions of this Ordinance provided that such revisions or corrections are grammatical, typographical, or non-substantive and do not alter or change the meaning and intent of this Ordinance.

**Section 8. Emergency Declaration and Effective Date.** The Board of Trustees hereby legislatively declares that the passage of this Ordinance is necessary for the immediate preservation of the public peace, health, or safety. Specifically, the passage of this Ordinance as an Emergency Ordinance is necessary to guarantee or ensure that the development of certain larger properties within the Town and areas currently recognized as areas of natural hazards or environmentally sensitive areas does not occur prior to the Town’s study, evaluation, and consideration of potential designations of such areas as areas or activities of state interest. The development of such properties prior to may adversely impact the interests of the Town and the

health, safety and welfare of the people of the Town. Upon passage by a supermajority of the members of the Board of Trustees in office, as required by state law, this Ordinance shall become effective immediately upon adoption.

**Section 9. Safety Clause.** The Board of Trustees finds, determines, and declares that this Ordinance is promulgated pursuant to the Town’s authority and under the general police power of the Town of Blue River, that it is promulgated for the health, safety, and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Board of Trustees further determines that this Ordinance bears a rational relation to the proper legislative objective sought to be obtained.

**INTRODUCED, READ, PASSED, ADOPTED, AND ORDERED PUBLISHED** at a regular meeting of the Board of Trustees of the Town of Blue River, Colorado, held on the 17th day of September, 2024.

\_\_\_\_\_  
Nick Decicco, Mayor

ATTEST:

*Michelle Eddy* \_\_\_\_\_  
Town Clerk

Published in the Summit County Journal \_\_\_\_\_ 2024.

# TOWN OF BLUE RIVER, COLORADO

## STAFF REPORT

TO: Mayor & Members of the Board of Trustees  
THROUGH: Michelle Eddy, Town Manager  
FROM: Bob Widner, Town Attorney  
DATE: September 11, 2024  
SUBJECT: Moratorium on Certain Development to protect Town Character  
Ordinance No. 2024-03

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Previous Town Boards adopted two regulations to advance the Town’s long-standing and critically important policies of protecting the natural character of Blue River and ensure that natural areas and natural hazards are appropriately managed (e.g., floodways, floodplains, drainageways, wildlife areas, among others). These regulations are the Town’s Land Use Code and the Town’s 1041 Regulations.

At the time of adoption of the LUC and the 1041 Regulations, staff informed the Board of Trustees that additional steps would be necessary in the future to best advance the Town’s policies. The Staff currently understands that the federal and state governments are working toward identification of natural resource areas and designating new floodways and floodplains within Summit County and Blue River. Moreover, the Colorado Areas and Activities of State Interest Act authorizes state agencies to assist municipalities, such as the Town, to help identify natural resource areas and natural hazard areas that can be made subject to the Town’s regulations.

It is recognized that certain larger scale developments, if undertaken prior to a full study, review, and evaluation of the most current information and data concerning natural areas and natural hazards, may directly undermine the Town’s ability to protect the natural character of the Town as well as protect the public from natural hazards.

The attached Ordinance No, 2024-03 implements a reasonable and judicially accepted land use practice (temporary moratorium) to temporarily suspend and delay developments that might undermine the Town’s policies until such time that the Town can complete the study, review, and evaluation as described in the Ordinance.

If you have any questions, please do not hesitate to contact me at any time.

TO: Michelle Eddy, CMC/CPM - Town Manager/Clerk  
 FROM: Kyle Parag, Plan Reviewer - CAA  
 DATE: November 5, 2024  
 RE: Planning/Zoning/Architectural Guidelines review – 104 Creekside

Below please find staff’s analysis that outlines the review with the Town’s Zoning regulations and adopted Architectural Design Guidelines for the structure proposed

**Zoning Regulation analysis –**

Proposal: To expand an existing shed to a partially enclosed garage.

Zoning district: R-1

Lot Size: Existing Non-Conforming

Lot Width: ~ 185’  
100 ft. Required - Complies

Setbacks: Proposed principal residence complies with required setbacks based upon submitted docs. The building is situated about 32’ from the easement line.

Height: Complies with required height limitations. Proposed structure is 12’ tall

Garage Stds: The proposed garage is ~378 sq. ft. and complies with the standards for structures less than 5,000 sq. ft. in habitable size.

Parking Stds: Non-Applicable

**Architectural Design Guideline analysis -**

Please note the following key to the interpretation of the analysis table:

|     |   |
|-----|---|
| Y   | Element is in substantial compliance with the design guidelines |
| N   | Does not comply with the design guidelines                      |
| PC  | Subject to Planning Commission Specific approval                |
|     | Requires additional information from applicant                  |
| N/A | Not Applicable to the application                               |

| STANDARD                                   | NOTES/REMARKS  | SUBSTANTIAL COMPLIANCE |
|--|--|------------------------|
| <b>DEVELOPMENT STANDARD</b>                |  |                        |
| Article 3:<br>Easements                    | Easements are indicated  | Y                      |
| Article 4:<br>Buildable Area/setbacks      | Front setback is not clearly indicated, but easements are and 25' can be determined accurately | Y                      |
| <b>Article 5 Building Design Standards</b> |  |                        |
| Article 5-20<br>Building Height            | Height is indicated at 12''  | Y                      |
| Article 5-60<br>Foundation                 | Foundation is not exposed  | Y                      |
| Article 5-70<br>Roofs                      | Roof is an extension of the existing roof design.  | Y                      |
| Article 5-80<br>Garages                    | Garage door is not proposed  | Y                      |
| Article 5-90<br>Window and doors           | Non-Applicable   | Y                      |
| Article 5-100<br>Balconies and railings    | Non-Applicable   | Y                      |
| Article 5-110                              | Non-Applicable   | Y                      |

|  |   |   |
|--|---|---|
| Chimney and Roof Penetrations                            |   |   |
| <b>Article 6 Building Materials and Colors</b>           |   |   |
| Article 6-20 Materials                                   | Materials are an extension of the existing structure and show compliance. | Y |
| Article 6-30 Colors                                      | Materials are an extension of the existing structure and show compliance. | Y |
| <b>Article 7 Accessory Improvements</b>                  |   |   |
| Article 7-(20-40, 110) Berms, Garages, sheds and Gazebos | Non-Applicable  | Y |
| Article 7-50 Driveways                                   | Non-Applicable  | Y |
| Article 7-60 Parking Areas                               | Non-Applicable  | Y |
| Article 7-100 Decks                                      | Non-Applicable  | Y |
| Article 7-120 Hot Tubs                                   | Non-Applicable  | Y |
| Article 7-140 Fences                                     | Non-Applicable  | Y |
| Article 7-150 Retaining walls                            | Non-Applicable  | Y |
| <b>Article 8 Signs</b>                                   |   |   |
| Article 8 Signs  | Non-Applicable  | Y |
| <b>Article 9 Lighting</b>                                |   |   |

|   |                |   |
|---|----------------|---|
| Article 9<br>Lighting                       | Non-Applicable | Y |
| <b>Article 13 Environmental Regulations</b> |                |   |
| Article 13-20<br>Wetlands                   | Non-Applicable | Y |



# Building Permit Application

Email to: [info@townofblueriver.org](mailto:info@townofblueriver.org)  
Questions? Call (970) 547-0545 ext. 1

Lot Number: 239 Subdivision: Royal  
Blue River Physical Address: 104 Creekside Dr

### Homeowner Information:

Name: James Sheppard  
Mailing Address: PO Box 2393, Breckenridge, CO 80424  
Phone: 808-203-7573  
Email: jmsheppard@msn.com

### Contractor Information

Company Name: DIY project.  
Contact Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Email: \_\_\_\_\_

Contractor Registration #: \_\_\_\_\_

*\*\*Please note a Town of Blue River Business License is required for all businesses to conduct business in the Town of Blue River including contractors, sub-contractors and architects. \*\**

### Description of Project:

Expand and repair existing shed to make a small garage. Used recycled wood from shed plus new wood for walls.

|                                       |                             |   |
|---------------------------------------|-----------------------------|---|
| Distance to Property Line             | Type of Heat: <u>N/A</u>    | Construction Type: <u>Wood pole shed</u>        |
| North:                                | Roof: <u>Metal</u>          | Building Height: <u>Varies; 9'10" (tallest)</u> |
| South:                                | Exterior Walls: <u>Wood</u> | No. Stories: <u>1</u>                           |
| East: <u>(closest) 21.8 ft</u>        | Interior Walls:             | Total # Bedrooms: <u>N/A</u>                    |
| West:                                 | Basement Fin. Sq.Ft.:       | Total # Bathrooms: <u>N/A</u>                   |
| New Addition/Res. Sq.Ft.:             | Main Level Sq.Ft.:          | Septic or Sewer: <u>N/A</u>                     |
| Garage Sq.Ft.: <u>224 sqft</u>        | 2nd Level Sq.Ft.:           |   |
| Total Square footage: <u>378 sqft</u> | 3rd Level Sq.Ft.:           |   |

SEPARATE PERMITS ARE REQUIRED FOR ELECTRICAL, PLUMBING, HEATING, VENTILATION WORK, & FIREPLACES. THIS PERMIT BECOMES NULL AND VOID IF CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN \_\_\_\_ OR IF CONSTRUCTION IS SUSPENDED OR ABANDONED FOR A PERIOD OF \_\_\_\_ AT ANY TIME AFTER WORK IS COMMENCED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. I AGREE TO COMPLY WITH ALL TOWN ORDINANCES AND STATE LAWS REGARDING BUILDING CONSTRUCTION AND TO BUILD ACCORDING TO THE APPROVED PLANS. THE GRANT OF A PERMIT DOES NOT PRESUMED TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

Signature of Owner or Contractor: [Signature] Date: 9 July 2024



## Submittal Requirements

**\*\*ALL Submittals Must be Electronic\*\***

Emailed to: [info@townofblueriver.org](mailto:info@townofblueriver.org)

### Planning & Zoning Review Submittal Requirements

**\*\*Please indicate via check box item included as well as page number in submitted packet.**

| Completed <input checked="" type="checkbox"/> | Item             | Description   | Page # |
|---|------------------|---|--------|
|   | Site Plan        | Scale: 1" = 10'; May appear on a single sight plan. IF on a separate page, please indicate the page.  |        |
|   | Attached         | Property Boundaries   |        |
|   | ↓                | Building Envelope with setbacks   |        |
|   |                  | Proposed Buildings  |        |
|   |                  | Structures (existing & proposed)  |        |
|   |                  | Driveway & Grades   |        |
|   |                  | A wetlands delineation & Stream crossing structures where applicable.   |        |
|   |                  | Topographic survey, prepared and stamped by a licensed surveyor, indicating site contours at 2' intervals, easements, and significant natural features such as rock outcroppings, drainages and mature tree stands. |        |
|   |                  | Transformer & vault location (if installed by owner or existing)  |        |
|   |                  | Well location; septic if applicable   |        |
|   |                  | Snow storage areas and calculations   |        |
|   |                  | Major site improvements   |        |
|   |                  | Existing & proposed grading & drainage  |        |
|   | Landscaping Plan | *May be included in the site plan**   |        |
|   | N/A              | Landscaping must indicate tree removal for defensible space requirement; any trees 6" or more primarily noting the removal of any ponderosa pines or large trees. Clear cutting of a site is not allowed.           |        |
|   | None             | Indicate the percentage of trees removed and revegetation to be conducted.  |        |
|   |                  | Upon completion of the construction project, all land must be raked and   |        |

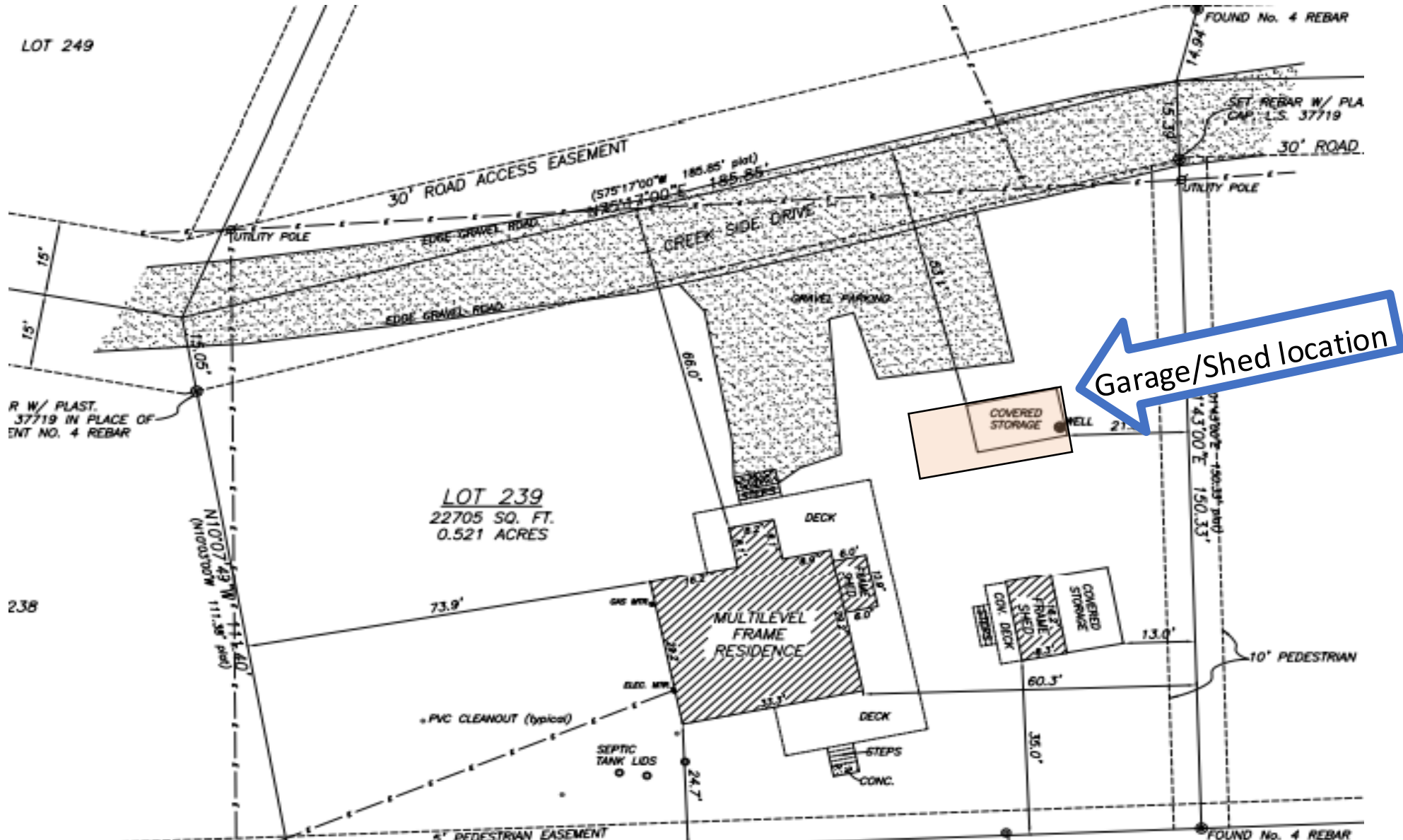
|                            |  |   |
|----------------------------|--|---|
|                            |  | reseeded with native seed prior to issuance of CO. in cases of completion during snow coverage and/or winter, CO may be issued with conditions for completions within 60 days of the last snow and a deposit. |
| N/A                        | V  | Any major structures (retaining walls; fences; landscaping rocks) must be indicated in detail on plans in conformance with the design regulations.  |
|                            |  | Indicating building walls, floors and roof relative to the site, including existing and proposed grades, retaining wall and proposed site improvements.   |
|                            |  | Scale 1/8" = 1'   |
| <b>Floor Plans</b>         | N/A  | Indicate the general layout of all rooms, approximate size, and total square footage of enclosed space for each floor level.  |
|                            |  | Scale same as floor plans   |
|                            |  | Detail to indicate the architectural character of the residence, fenestration and existing and proposed grades. Elevations must include a description of exterior materials and colors.                       |
| <b>Exterior Elevations</b> | No changes                                 | Scale same as floor plans   |
|                            |  | Indicate the proposed roof pitch, overhang lengths, flue locations, roofing materials and elevations of major ridge lines and all eave lines.   |
| <b>Roof Plan</b>           | Pitch = 2" over 12" run<br>Dark grey metal | Display materials to be used. Color renderings are suggested as well. In cases of additions, if matching the existing structure, photos of current home.  |
| <b>Materials Sheet</b>     |  |   |

**After Approval and BEFORE Permit is Issued:  
ELECTRONIC COPY Stamped set.**

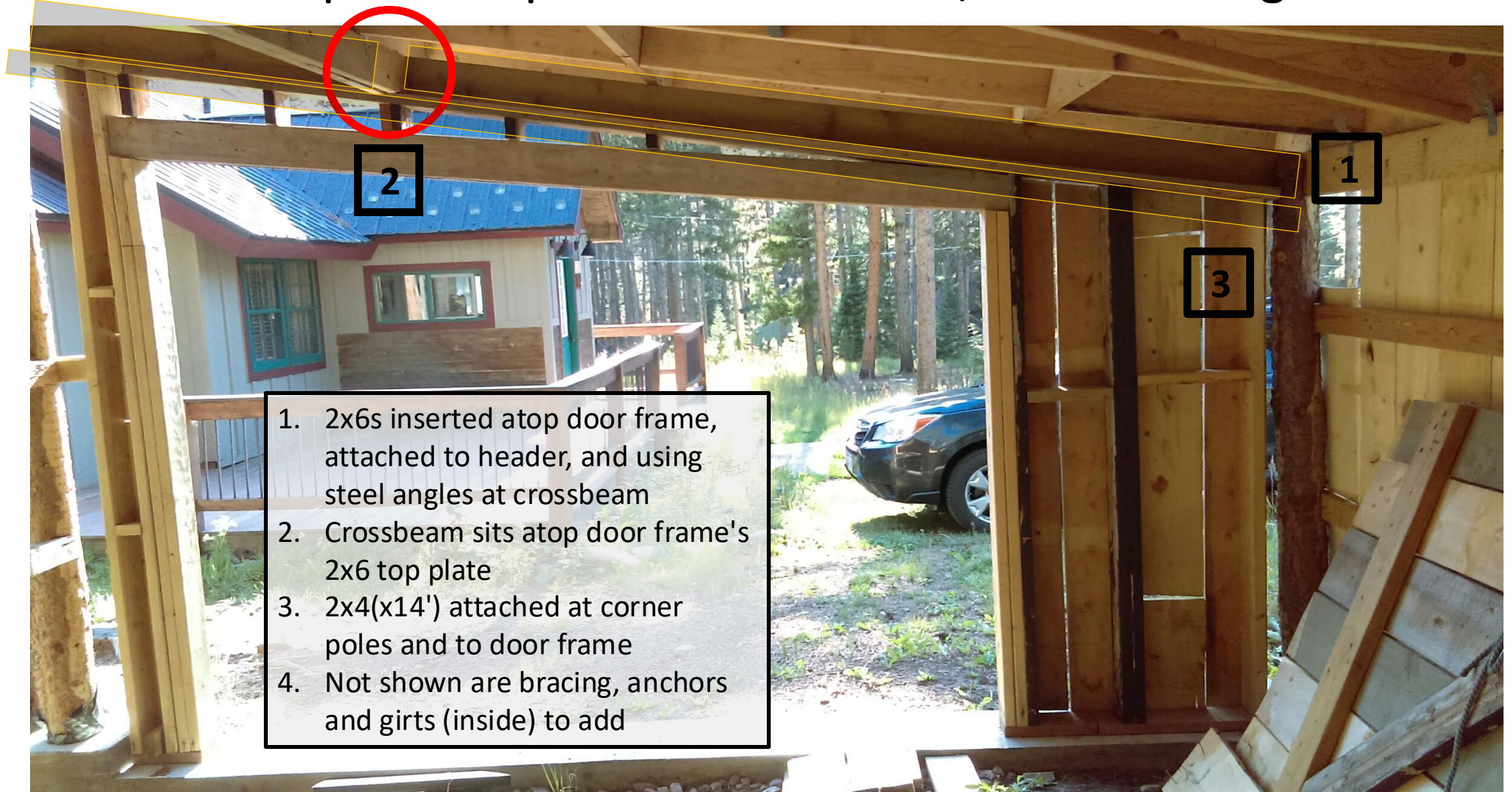
- All of the above mentioned plus items below in one plan set.

| Completed ✓ | Item   | Page # |
|-------------|--|--------|
|             | Soils report if applicable   |        |
|             | Electrical, plumbing and mechanical plans.   |        |
|             | Construction Management Plan. Please refer to the Town Code and Architectural Guidelines for all requirements.   |        |
|             | Stamped structural plan  |        |
|             | Current Summit County Septic System Permit (including system plot plan), or evidence of full payment of tap fees to Upper Blue Sanitary District.  |        |
|             | Current Colorado Well Permit or evidence of full payment of tap fees to Timber Creek Water District  |        |
|             | Colorado Department of Transportation Hwy Access Permit  |        |
|             | Designation of General Contractor, except for bona fide homeowner contractor   |        |
|             | For Manufactured Homes the following additional information is required  |        |
|             | <ul style="list-style-type: none"> <li>• State of Colorado Division of Housing Approved Plans</li> <li>• State of Colorado Division of Housing Registered Installer Certificate</li> </ul> |        |

# Site map 104 Creekside Dr – Proposed Garage/Shed



# Proposed improvements-Header, Door Framing



1. 2x6s inserted atop door frame, attached to header, and using steel angles at crossbeam
2. Crossbeam sits atop door frame's 2x6 top plate
3. 2x4(x14') attached at corner poles and to door frame
4. Not shown are bracing, anchors and girts (inside) to add

# Door Framing-inside, Current configuration



# Site map 104 Creekside Dr / Lot 239, Royal Subdivision (unaltered)

Section IV, Item C.

