Staff Report

To: BOZAR
From: Jessie Earley, Town Planner III, and Kaitlyn Archambault, Town Planner I
Meeting Date: BOZAR, August 26, 2025
RE: 915 Belleview, Hodges

PROJECT TITLE: Hodges (915 Belleview Avenue) residence

SUMMARY: Consideration of the application of **Priscilla Ann Hodges** for site plan modifications to be located at 915 Belleview Avenue, Tract 5, Verzuh Ranch Annexation in the R1D zone.
- Architectural approval is required.

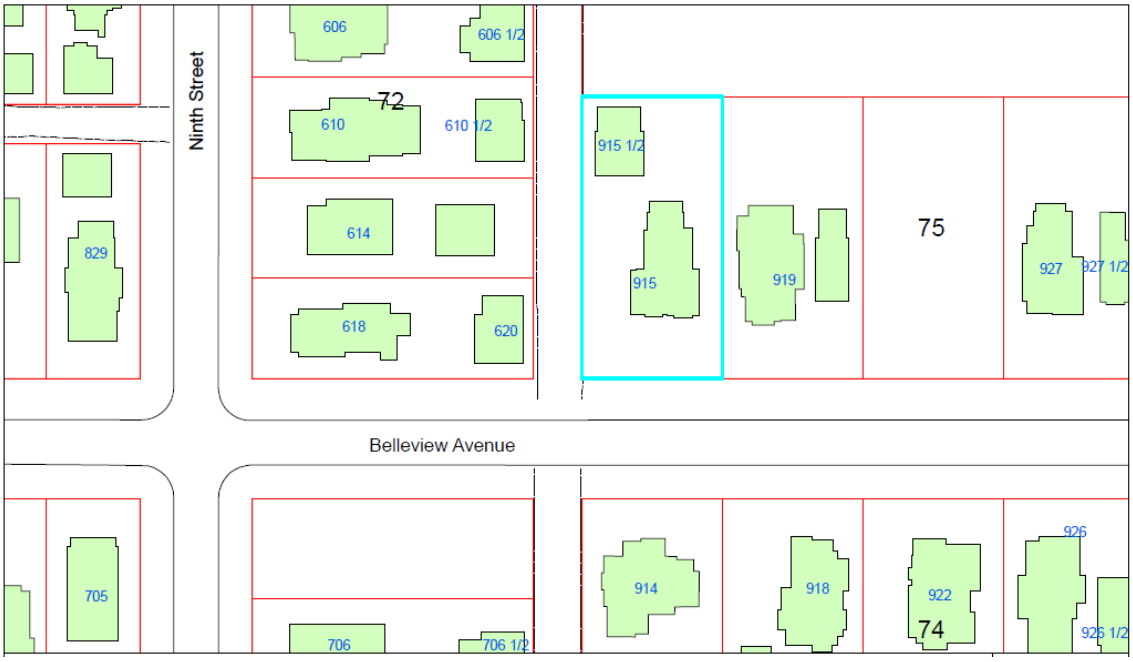
LEGAL DESCRIPTION: Block 75, Tract 5 of the Verzuh Annexation
ADDRESS: 915 Belleview Avenue
ZONE DISTRICT: R1D
OWNER: Priscilla Ann Hodges
APPLICANT: Chris Mochulsky submitted an application on behalf of the owner, Priscilla Ann Hodges
DRC MEMBERS: N/A
STAFF MEMBER: Jessie Earley, Planner III

ATTACHMENTS:
1. 2019 Construction Set
2. Photos
3. Applicant Narrative (attachment to Building Permit Application)
4. Exhibit 1 to Attachment- Notice of Violation packet
5. Exhibit 2 to Attachment- Doctor Note

These packet materials are available at this link. Staff can provide paper copies of the packet upon request.

PROJECT DESCRIPTION
1. Proposed landscaping plan with hardscape

PUBLIC NOTICE
This item was properly noticed per Section 16-22-110 (c). The affidavit of posting is on file in the Preservation Department.



I. **<u>Background/Overview</u>**: The applicant Priscilla Ann Hodges has provided an updated landscaping plan for review.

II. **<u>Status</u>**: This project was constructed in 2019 and received its Certificate of Occupancy. In 2024, Staff received a complaint regarding the amount of concrete on the site and contacted the owner (see attached Notice of Violation). As shown in the 2019 construction plans, the amount of concrete on the site now does not reflect the amount approved. The owner would like to obtain Board approval for the amount of concrete on the site.

III. <u>Land Use Code Review:</u>

<u>I.</u> Context (Section 16-2-30), Refer to guidelines 4.25-4.26.

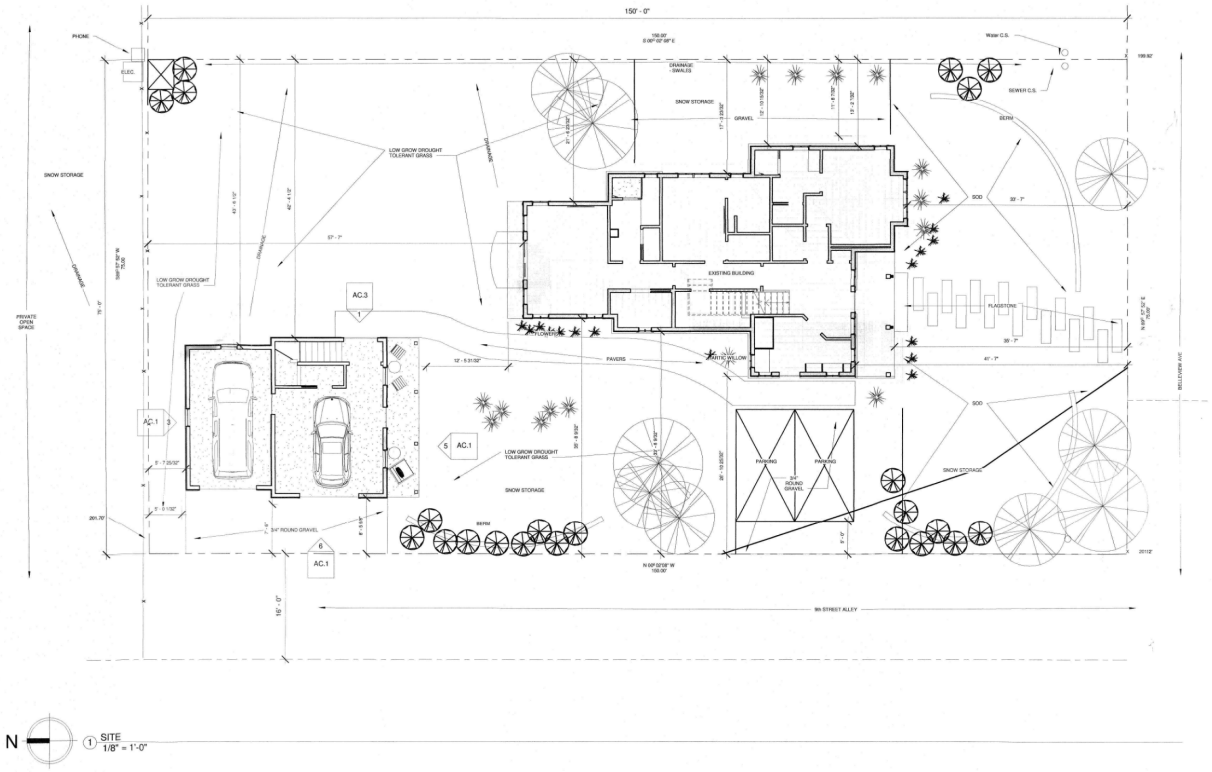
The Board will need to determine whether the addition will appear congruent or dissimilar with the surrounding neighborhood context per GL 4.26.

GL	Staff Analysis
4.25 Excessive similarity	No conflict.
4.26 Excessive dissimilarity	Discussion is encouraged regarding the amount of concrete used for the walkways, patio and driveway to determine if it is consistent with other approvals within Town and the R1D zone.

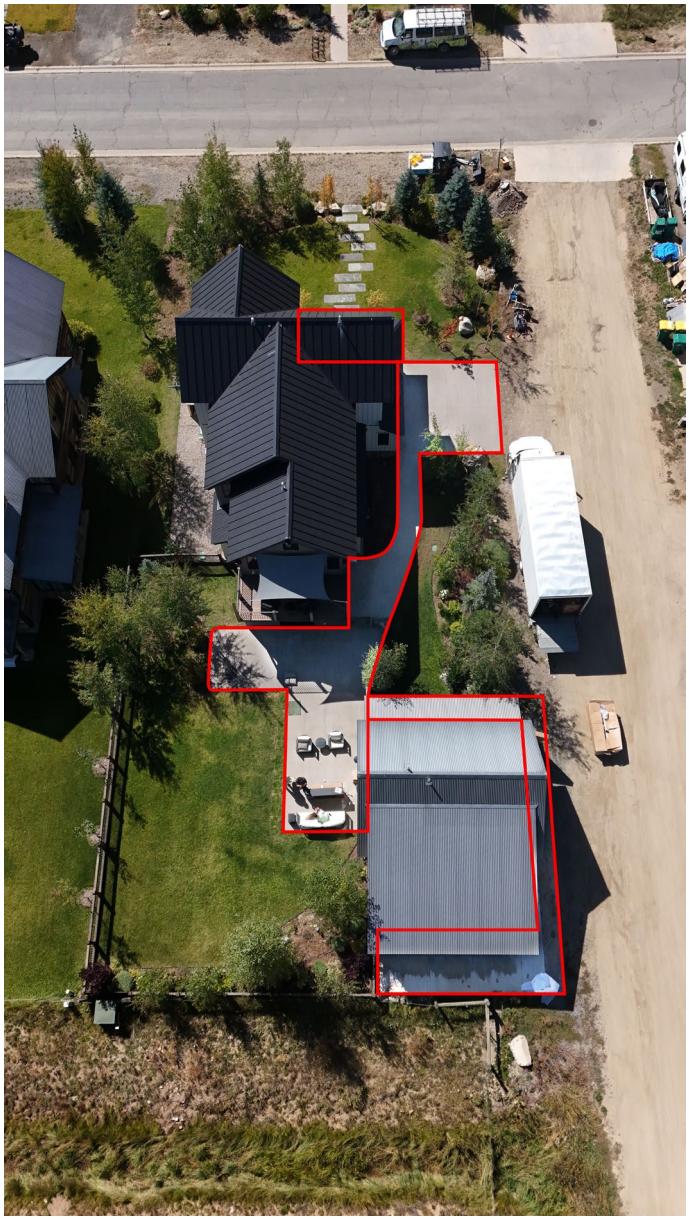
IV. Design GL Analysis

a. **Site planning:** Refer to GL: 2.16-2.40

GL	Staff Analysis
2.16 Pervious Materials	GL 2.16 e encourages pervious materials over concrete. Discussion is encouraged.
2.28 e &f Parking substrate	Confirmation of the square footage proposed is needed from the applicant for the concrete patio and driveway. The applicant has described the need for the concrete relating to a health condition and need to maintain accessibility of the site. The concrete material appears to conflict with GL 2.28e&f. Discussion is encouraged to determine if the amount proposed can be supported.



Original approved 2019 site plan



Aerial view of new concrete patio and driveway

V. **Board Action:**

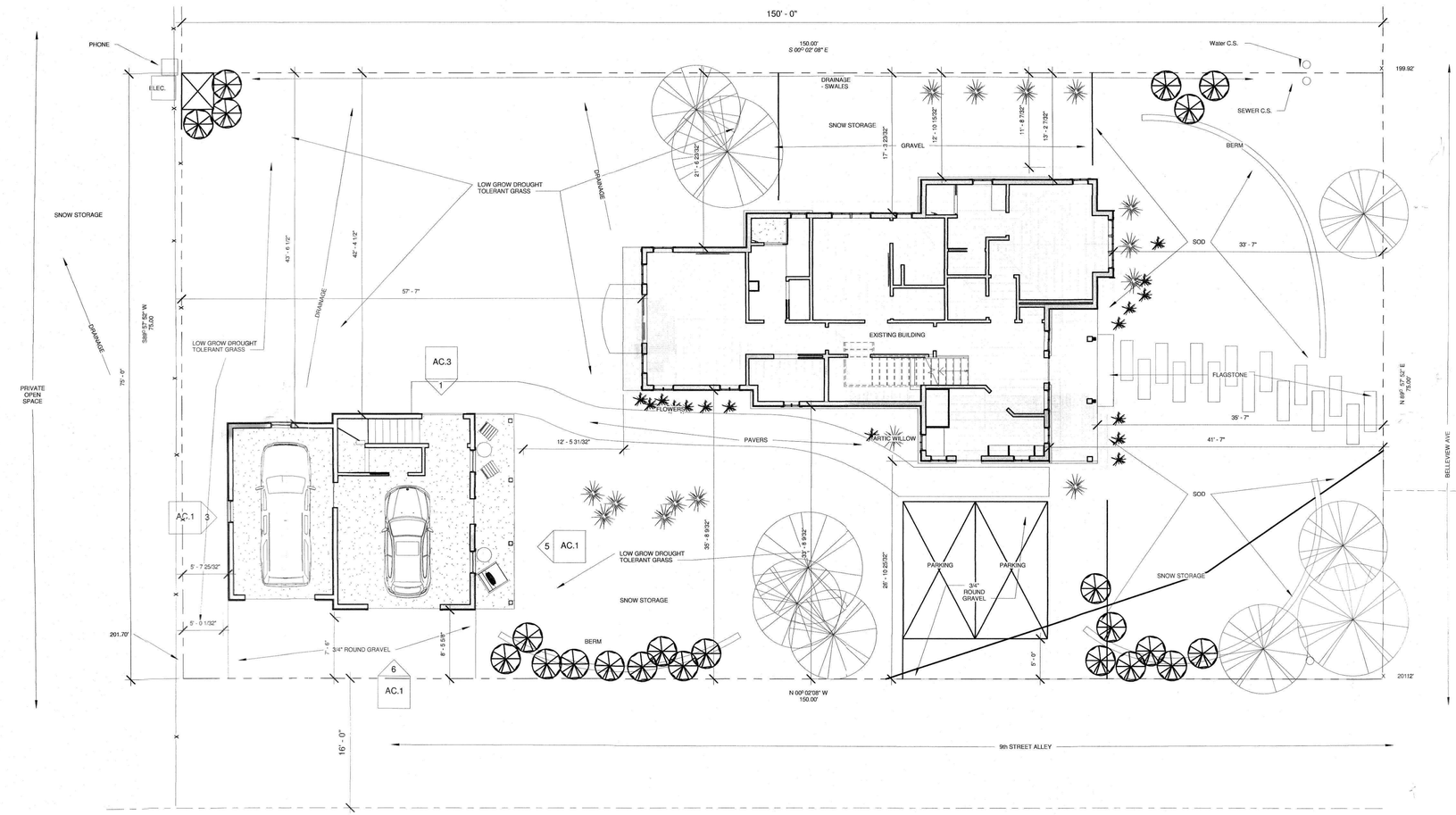
Finding

The Board finds that the updated landscape plan associated with site plan modifications to be located at 915 Belleview Avenue, Tract 5, Verzuh Ranch Annexation in the R1D zone **can be supported** or <u>is opposed.</u>

The Board finds that the coverage of hardscape areas **can be supported** or <u>is opposed</u> based up the application of guidelines 4.26, (dissimilarity), 2.16 (pervious materials), 2.28 e. & f. (pervious materials) and _____,

Motion:
Motion to **approve** or <u>deny</u> the landscape plan associated with site plan modifications to be located at the aforementioned address in the R1D zone, (with any changes specified _____) and based upon the finding, with the following conditions of approval:

1. The applicant shall submit an updated landscaping plan to reflect the changes approved tonight.



N

1 SITE
1/8" = 1'-0"

I.D STUDIO

Interni Design Studio
interni_design@yahoo.com

915 1/2 Belleview Ave

TRACK 5 BLK 75

No.	Description	Date

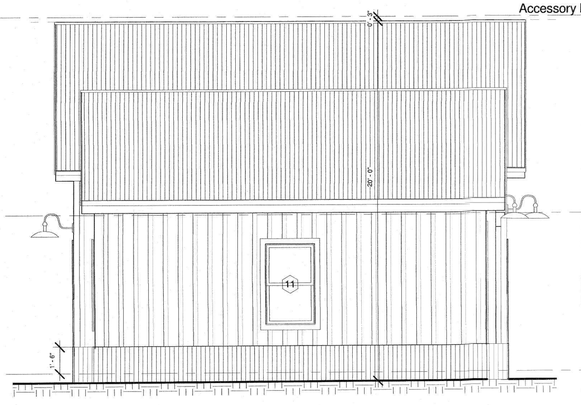
SITE

Project number	102
Date	5/14/19
Drawn by	CAROLINA
Checked by	CAROLINA
	A1
Scale	1/8" = 1'-0"

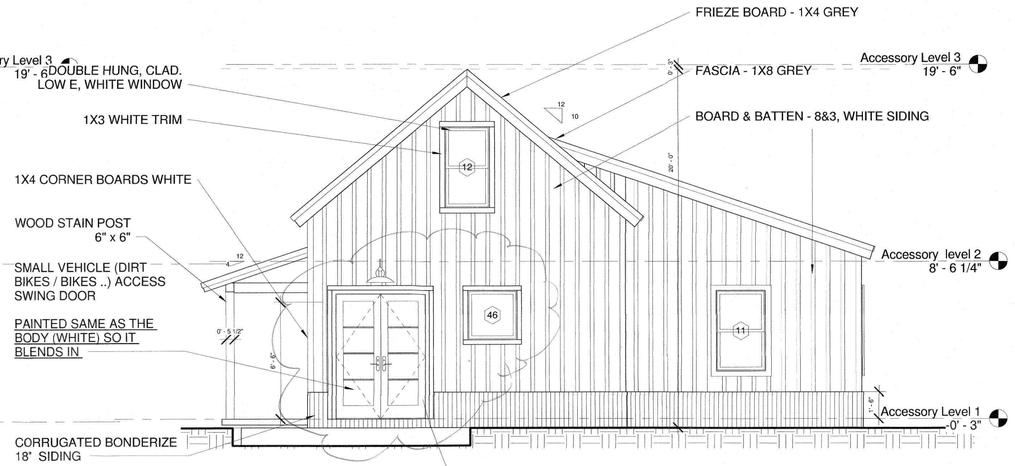
5/15/19 2:31:32 PM

NOTES:

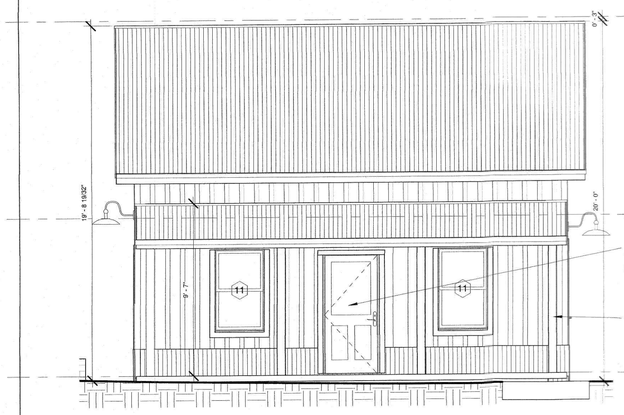
-REFER ALL STRUCTUAL QUESTIONS TO COLORADO STRUCTURAL
-ALL WINDOWS TO BE DOUBLE PANE WITH A MAXIMUM U-FACTOR OF .32
-A PASSIVE RADON MITGATION SYSTEM IS REQUIRED AND SHALL MEET APPENDIX THE 2015 IRC APPENDIX F. THE LOCATION OF FUTURE RADON EXHAUST FAN MUST BE PROVIDED WITH AN ELECTRICAL OUTLET AND SPACE TO MAINTAIN OR REPLACE THE FAN IS REQUIRED. THE RADON EXHAUST FAN IS ONLY REQUIRED IF A TEST SHOWES ABOVE APPOVED EPA LEVELS.
-BATHROOM INCLUDING TO HAVE A BATH FAN EXHAUSED TO THE EXTERIOR OF THE BUILDING
-CO2 & SMOKE DETECTOR PER CODE
-75% OF ALL LIGHT FIXTURES SHALL HAVE HIGH EFFECENCY LAMPING PROVIDED AT THE TIME THE CERTIFICATE OF OCCUPANCY IS ISSUED
-MAXIMUM WATTAGE FOR ALL EXTERIOR LIGHTING SHALL NOT EXCEED 1000 WATTS
-ALL HOT & COLD INTERIOR AND EXTERIOR WATER PIPES SHALL BE INSULATED TO R-3
-ALL PENETRATIONS THROUGH THE MECHANICAL ROOM AND CEILING MUST BE FIRE CAULKED
-A GENERAL INTEREST IN PROVIDING FINISH MATERIALS WITH LOW OR NO VOC'S SHOULD BE UNDERTAKEN THROUGHOUT THE COURSE OF THE PROJECT. CONTACT INTERIOR DESIGNER WITH ANY QUESTIONS
-IRC M2103.4 TESTING: PIPING OR TUBING TO BE EMBEDDED IN CONCRETE SHALL BE TESTED BY APPLYING HYDROSTATIC PRESSURE OF NOT LESS THAN 100 P.S.I THE PRESSURE SHALL BE MAINTAINED FOR 30 MINUTES, DURING WHICH, THE JOINTS SHALL BE INSPECTED FOR LEAKS.
-MECHANICAL ROOM WILL BE LOCATED (TBD) DEPENDING ON DRAGON SHEET METAL/RML
-INSULATION R VALUES TO MEET THE 2015 IECC
-TOWN WATER DEPARTMENT WILL INSPECT THE T AND UNDERGROUND WORK BEFORE COVERED.
-SLAB HAS RADIANT HEATING



3 ACCESSORY NORTH
1/4" = 1'-0"

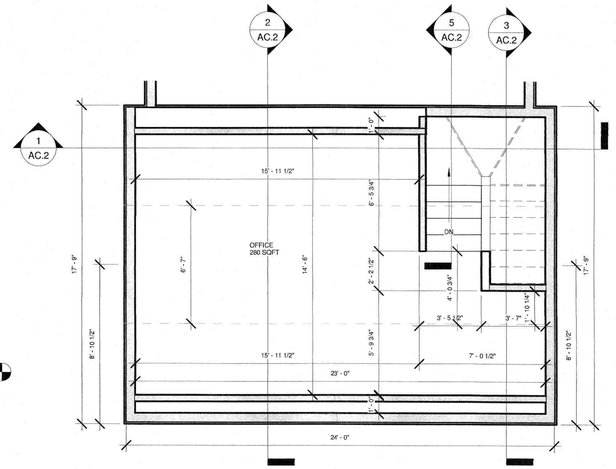


4 ACCESSORY EAST
1/4" = 1'-0"

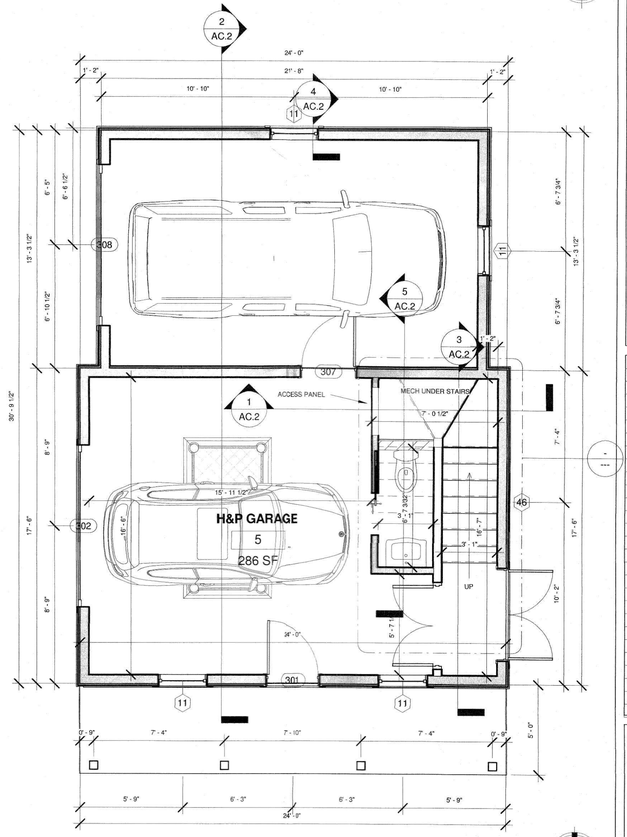


5 ACCESSORY SOUTH
1/4" = 1'-0"

6 ACCESSORY WEST
1/4" = 1'-0"



2 LEVEL 2 - ACCESSORY
1/4" = 1'-0"



1 LEVEL 1 -ACCESSORY
1/4" = 1'-0"

RECEIVED
MAY 15 2019

I.D STUDIO

Interni Design Studio
interni_design@yahoo.com

915 1/2 Belleview Ave

TRACK 5 BLK 75

No.	Description	Date

CONSTRUCTION SET
Chief Approval
Score Approval
Revision

ACC. PLAN / DETAIL

vice chair changes
5-15-19

Project number	102
Date	5/14/19
Drawn by	CA
Checked by	CA
Scale	1/4" = 1'-0"

AC.1

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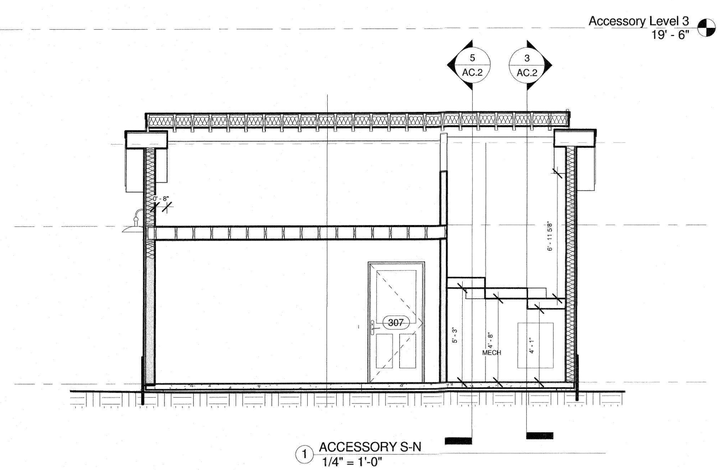
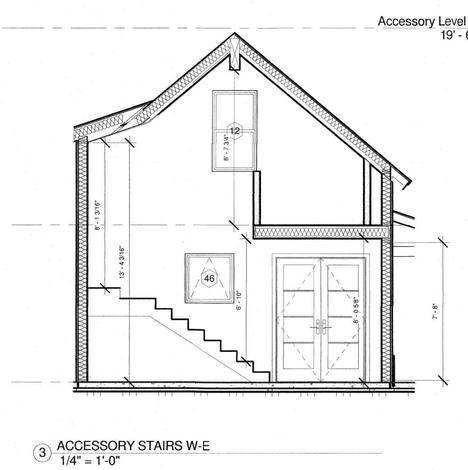
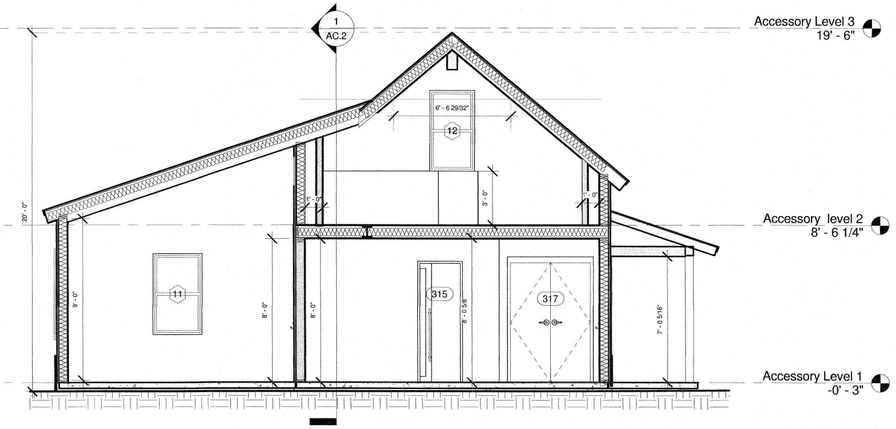


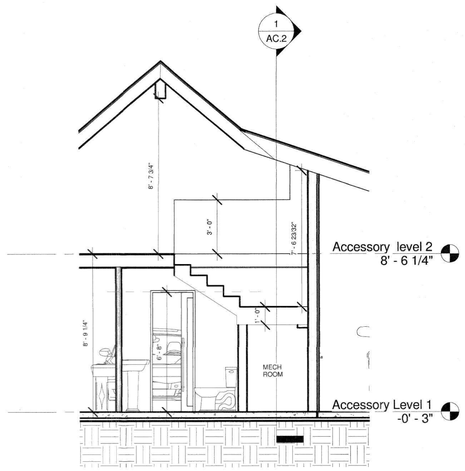
1 ACCESSORY S-N
1/4" = 1'-0"



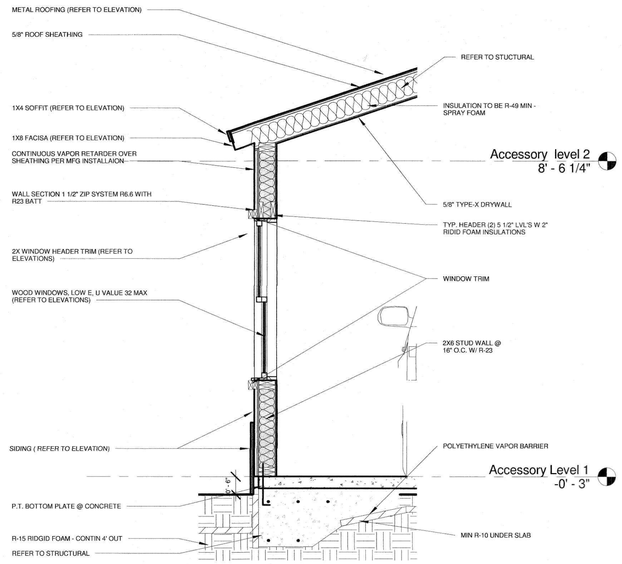
3 ACCESSORY STAIRS W-E
1/4" = 1'-0"



2 ACCESSORY SECTION W - E
1/4" = 1'-0"



5 GARAGE BATHROOM
1/4" = 1'-0"



4 TYP. WALL SECTION
1/2" = 1'-0"

I.D STUDIO
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915 1/2 Belleview Ave

TRACK 5 BLK 75

No.	Description	Date

ACC. BUILDING SECTIONS

Project number	102
Date	5/14/19
Drawn by	CA
Checked by	CA
	AC.2
Scale	As indicated

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GENERAL NOTES

A. DESIGN LIVE LOADS:
1. Roofs----------100 PSF
2. Floors----------40 PSF
3. Garages----------50 PSF
4. Decks----------100 PSF
5. Basic Wind Speed-------115 MPH (3 Sec. Gust)
6. Seismic Zone----------C

B. GENERAL CONDITIONS:
1. Notching or cutting of any structural member is prohibited unless detailed on the structural drawings.
2. All dimensions on the structural plans are to be checked against the architectural plans and any discrepancies shall be coordinated with the architect.
3. Any unauthorized modifications to the structural plans are at the risk of the person making the change.
4. The contract structural drawings and specifications represent the finished structure. They do not indicate the method of construction. The contractor shall provide all measures necessary to protect the structure during construction.
5. Any engineering design provided by others and submitted for review shall bear the seal and signature of an engineer registered in Colorado.
6. Where required construction details are not shown or noted on these plans the contractor shall notify the engineer and the engineer shall provide sufficient details for the work to proceed.
7. All moisture protection shall be the responsibility of the architect/owner/builder. Drainage behind foundation walls and below slabs shall be in accordance with the soils report and is not provided by Colorado Structural Inc.

C. FOUNDATION DESIGN:
1. Design of individual and continuous footings is based on an assumed maximum allowable bearing pressure of 2000 psf. placed on non organic natural undisturbed soil, or structural fill, below frost depth. The existing foundation if any is not the responsibility of Colorado Structural Inc.
2. A site specific soils report shall be obtained prior to construction.
3. Soils are presumed non-expansive, non-soluble, and not prone to excessive consolidation. Owner shall retain a soils engineer to inspect the open excavation to verify the structural engineer's assumed design loads. In absence of a soils investigation by a soils engineer, the owner shall assume responsibility of the design values used by the structural engineer.

D. BACKFILLING:
1. Do not backfill against retaining walls until supporting elements are in place and securely anchored, or adequately shored, and the 28 day compressive strength has been achieved.
2. Verify type of fill with Soils Engineer prior to backfilling.
3. Where walls are backfilled on both sides, backfill equally on each side of walls in 12" lifts, or as required by soil report.

E. REINFORCED CONCRETE:
1. All concrete design is based on the "Building Code Requirements for Reinforced Concrete" (ACI 318-99).
2. All structural concrete shall have a minimum 28-day compressive strength of 3,000 psi.
3. Provide continuous shear keys at vertical cold joints and where shown on drawings.
4. All detailing, fabrication, and placement of reinforcing steel shall be in accordance with the ACI Manual of Concrete Practice.
5. Except where otherwise noted on the drawings, reinforcing bars shall conform to ASTM Specification A615-79 and shall be minimum grade 60.
6. All slabs with vehicle traffic shall be 4" thick and reinforced with #4 @ 18" on center each way unless noted otherwise on the plans. Non vehicle traffic slabs may be reinforced with WWF 6"x6" 10-10. Reinforcement to be placed in center of slab. Thicken all *free* slab edges to 8" x 8" with 2–#5 continuous (top and bottom). Provide construction/control joints in slabs-on-ground not to exceed 12' on center or as shown on the plans.
7. At splices in concrete, lap bars 36 diameters. At corners, make horizontal bars continuous or provide corner bars. Around openings and steps in walls provide (2) #5's extending 2'-0 beyond edge of opening or step. (Unless noted otherwise on the drawings horizontal bars at the top grade beams shall be spliced only at mid-span between piers, and horizontal bottom bars shall be spliced only at pier centerlines).
8. Except as noted on the drawings, minimum concrete protection for reinforcement shall be in accordance with ACI 318-99.
9. Control joints in slabs shall be sawn or cut in and spaced not to exceed 12'-0" o.c.
10. Follow all reccomendations for concrete placement and mix design by IFC representative and Manufacturer if ICF concrete forms are used.

F. MASONRY VENEERS
1. Exterior stone veneer masonry installation shall comply with ACI 530.1/ASCE 6 specifications for masonry structures as it applies to this project and all materials, including stone mortar, shall maintain an installed compressive strength not less than 2,000 psi.
2. Provide masonry veneer anchors at 16" on center in each direction.
3. Provide masonry control joints as indicated on the exterior architectural elevations.
4. Provide steel lintels, with a minimum of 5" bearing at jambs, over openings.

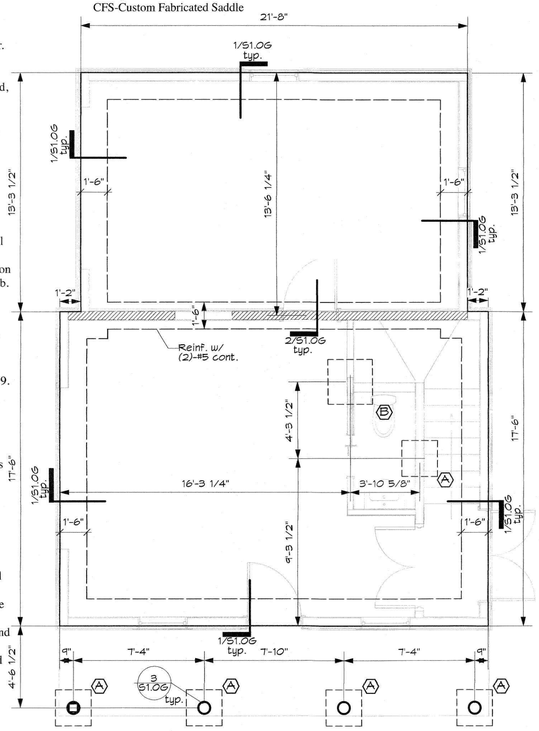
G. STRUCTUDAL STEEL
1. Structural steel shall be detailed, fabricated and erected in accordance with latest provisions of the AISC Manual of Steel Construction and AISC Code of Standard Practice. Use welders meeting the requirements of the AWS *Standard Qualification Procedure*. Comply with AWS D1.1 *Structural Welding Code*. All field welded structural connections require special inspection as indicated per code.
2. All steel shall conform to ASTM A992 except tube columns which shall conform to ASTM A500 (Gr. B) latest edition and pipe shapes which shall conform to ASTM A53 (Gr. B).
3. Bolts shall conform to ASTM A325F. Anchor bolts shall conform to ASTM A307. Bolt size shall be 3/4"ø, unless noted otherwise. Installation shall be in accordance with AISC *Specification for Structural Joints Using ASTM A325 or A490 Bolts, 1985*.
4. All welds shall be made with E70XX electrodes.
5. Provide shop applied paint in accordance with the Steel Structures Painting Council specifications as for all exterior members, architecturally exposed members, any members exposed to weather for an excessive period of time during construction, and where indicated on construction documents. Provide field primer paint for painted members at welds, bolted connections, and areas of abraded shop paint.
6. All column base plates shall have 1" minimum grout to provide continuous bearing. Dry pack or grout shall be shrink resistant Embeco 153 or equivalent.
7.All anchor bolts shall be 3/4"ø with minimum of 7" embedment (unless noted otherwise).
8. Expansion bolts shall be "WEJ-IT", "RED HEAD", or approved wedge type, installed in accordance with the manufacturer's requirements.
9. Location and coordinaton of anchor bolt placement shall be the responsibility of the steel fabricator/contractor.
10.Provide bolted / field welded connections for steel beams A minimum of four bolts shall be used for all connections.
11. All wood connector designations shown on the drawings are as manufactured by the Simpson Strong-Tie Company, Inc. (Simpson). Any substitutions with custom fabricated connectors shall conform to Simpson specifications including plate thicknesses; welds; bearing areas; and size, number and location of nail/bolt holes
12. All connection designations on the drawings that are followed by "CFS" (Custom Fabricated Saddle) are to be designed by the steel fabricator. Submit shop drawings to the engineer for approval before fabrication.

H. STRUCTURAL WOOD FRAMING:
1. Except where noted otherwise, all 2" lumber shall be Hem-Fir S4S No. 2 and better, and all solid timber beams and posts shall be Douglas Fir-Larch No. 1 or better. Glu-Laminated beams shall be 24F-V4 rated. Logs have been designed using the values for Engelmann Spruce.
2. Trussed rafters, or manufactured joists, shall be designed by a Colorado registered engineer to support the full uniform dead and live loads and any other superimposed loads. The fabricator shall determine web arrangement and member forces. Stresses shall not exceed those allowed by the I.R.C., and all of these members shall be installed per the manufactures requirements.
5. Unless otherwise noted, all steel connectors are manufactured by Simpson Strong-Tie trusses, any connectors by other manufacturers will be deemed equivalent if their rated capacity is at least equal to that of the connector specified. Follow all of the manufacturers recommendations for installation.
6. Beams, columns and other members labeled "LVL" (laminated Veneer Lumber) are to have a bending capacity of 2600psi min. and a minimum elastic modulus of 1.9E6 psi.
7. Floor sheathing shall be 3/4" thick, APA Sturd-I-Floor, APA rated at 24" o.c., tongue and groove, Exposure 1. Glue and nail panels to all supports.
8. Roof sheathing shall be 5/8" thick sheathing, APA rated 40/20, Exposure 1.
9. Wall sheathing shall be APA Rated for structural use 15/32" thick sheathing attached at all panel edges with 8D nails @ 4" o.c. and 8D nails @ 12" o.c. at intermediate supports.
10. Member sizes noted on plans are minimum sizes. Contractor may use larger sizes if desired or requested by architect.
11. Interior load-bearing walls are 2 x 6 studs at 16" o.c. unless otherwise noted.
12. All exterior walls are 2 x 6 studs @ 16" o.c. to a maximum height of 12'-6". Frame walls taller than 13'-0" with LVL studs @ 16" o.c.
13. Provide 2 - 2 x 8 headers over all door and window openings unless otherwise noted.
14. Where header/beam supports are not shown minimum of (1) 2x4 or (1) 2x6 is required, depending on wall thickness. Where supports are shown but not labeled, minimum of (2) 2x4 or (1)-2x6 is required.
15. Provide solid blocking at supports for wood joists. Within floor joists spaces beneath solid or built-up columns noted on plans, blocking of area equivalent to column above shall be provided.
16. Provide wind/seismic anchor at supports for all trusses and rafters.
17. Except as noted otherwise, minimum nailing shall be provided as specified in Table R602.3(1) "Nailing Schedule" of the I.R.C. 2 x 6 studs shall have 3-16d nails, each end.
18. Glue and nail floor sheathing to floor joists with adhesive conforming to manufacturer's specifications.
19. Bolts connecting wood framing shall be ASTM A307.
20. Fasteners thru ACQ treated material shall be either double dipped galvanized, stainless steel, or other corrosion-resistant metal designed for contact with ACQ.

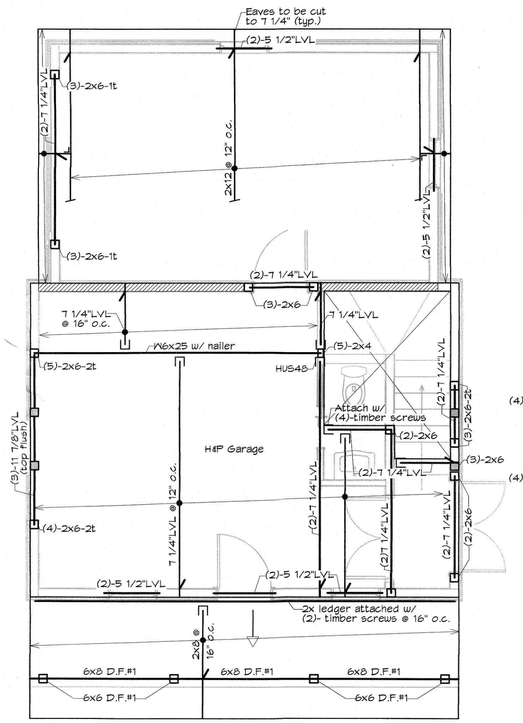
J. ABBEVIATIONS:
LVL- 1.8E Laminated Veneer Lumber beam/header.
TSL- 1.3E TimberStrand LSL column/header
TJI- Engineered joist from Trus Joist MacMillan
PAF- powder actuated fastener
CFS-Custom Fabricated Saddle

Framing Notes:
1. Headers not called out on plans are to be (2)-5 1/2"LVL min.
2. Columns not called out on plans are to be (1)-2x6, or (2)-2x4
3. For TJI 210 joists use IT52.06/9.5 top flange hangers, or IU52.06/9.5 face mount hangers.
4. Use LSSU210 hangers for 2x rafter spans greater than 8'-0". Use L70 clip angles on rafter spans less than 8'-0". Attach rafters with spans less than 6'-0" to beams with (4)-16D nails.
5. All Wall Sheathing U.N.O. is 15/32" APA Rated installed with 8D nails @ 4"o.c. at panel edges and 6" o.c. at intermediate supports. Block all panel Edges.
6. Connect all rafters to plates w/ Simpson H2.5A or (4)-#10 screws.

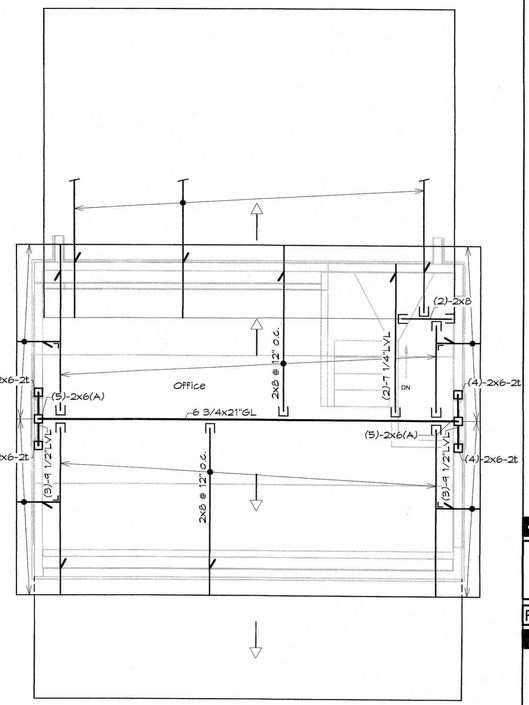
Interior bearing wall
Column below
Column above
Column above & below



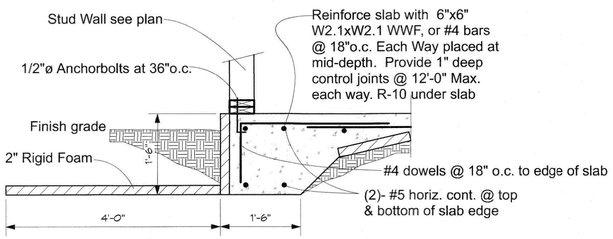
1 GARAGE FOUNDATION PLAN
S1.0G — 1/4" = 1'-0"



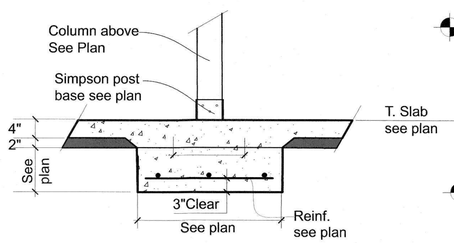
2 GARAGE FLOOR FRAMING PLAN
S1.0G — 1/4" = 1'-0"



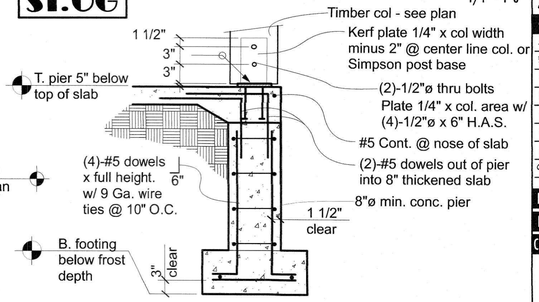
3 GARAGE ROOF FRAMING PLAN
S1.0G — 1/4" = 1'-0"



Typ. Monolithic Slab Detail 1
3/4" = 1'-0"



Strip Footer in Slab 2
3/4" = 1'-0"



Typ. Pier to Pad @ Slab 3
3/4" = 1'-0"

915 Bellview Avenue Garage
Crested Butte, Colorado

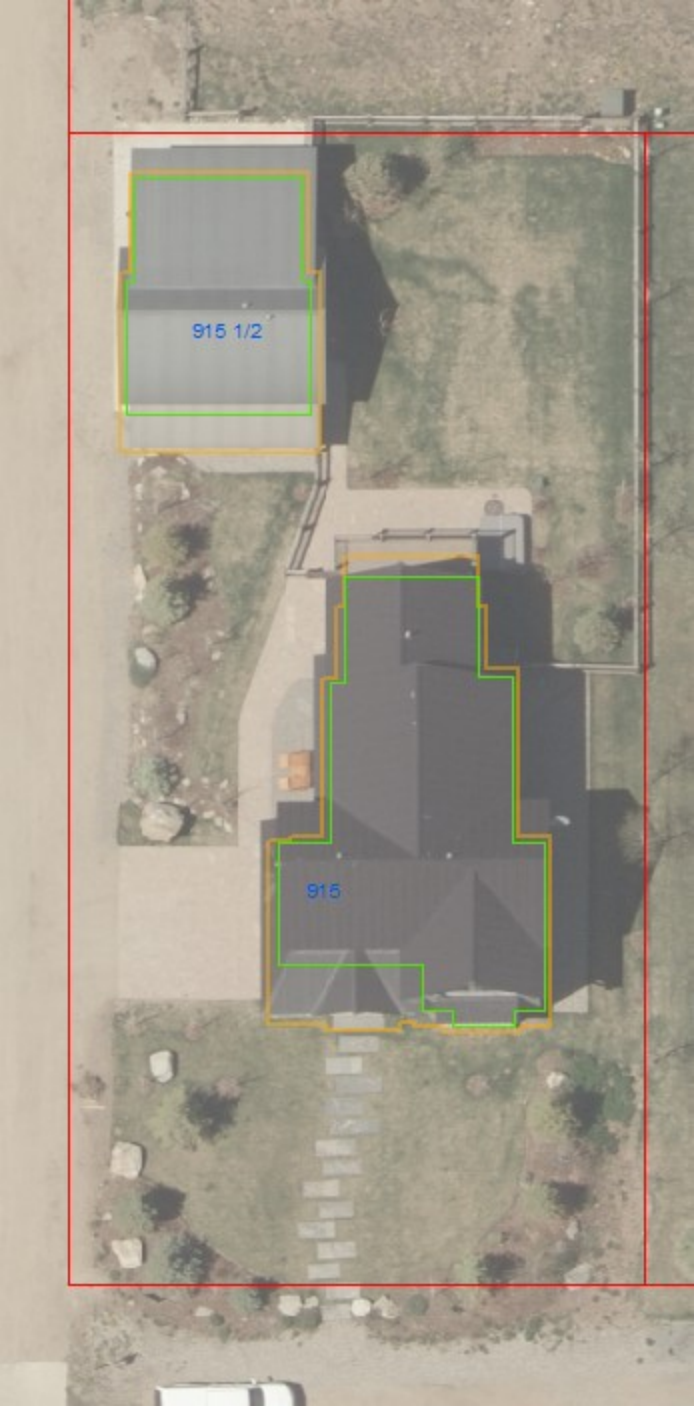
• COLORADO STRUCTURAL, INC. •
315 Bellview, Unit F
P.O. Box 2544
Crested Butte, CO 81224
P-970.349.5922 F-970.349.5926
www.ColoradoStructural.com
COLORADO LICENSED MICHAEL ARBANEY 38811 PROFESSIONAL ENGINEER
05/13/19

• DATE •	• ISSUED FOR •
4/20/18	Progress Review Set
5/3/18	Building Permit Set
5/4/18	Revised Permit Set
5/16/18	Revised Permit Set II
5/29/18	6x6 Column Shift
9/19/18	ACC. Buildings Permit Set
2/07/19	Revised Garage Permit Set
05/13/19	Revised Garage Permit Set II

Project #	18-144
Drawn By	G. Heller
Checked By	M. Arbaney

GARAGE FOUNDATION PLAN, FRAMING PLAN, & DETAILS

S1.0G


915 1/2
915

** CITY SALES TAX EXEMPT- SEE BELOW

DATE	APPLICANT	PERMIT #
BOZAR APPROVAL		

BUILDING PERMIT

Town of Crested Butte Building Department
PO BOX 39, Crested Butte, Colorado 81224
(970) 349-5338

JOB ADDRESS	LEGAL: BLOCK & LOT
915 Belleview Ave.	Block 75 Lot 5

PROPERTY OWNER NAME AND TELEPHONE	MAILING ADDRESS	EMAIL
Priscilla Hodges	915 Belleview Ave.	santapris@yahoo.com

CONTRACTOR AND TELEPHONE	MAILING ADDRESS	EMAIL
Jamer Niccoli, 970-209-6021	412 Sierra Vista Way Gunnison Co. 81230	threejgunnison@msn.com

ARCHITECT NAME AND TELEPHONE	MAILING ADDRESS	EMAIL

ENGINEER NAME AND TELEPHONE	MAILING ADDRESS	EMAIL

USE TYPE:	ZONE:	OCCUPANCY:	MATERIALS VALUATION
Single Family Dwellin	R1D	Single Family	
PROJECT DESCRIPTION: See Attachment			LABOR VALUATION
			TOTAL PROJECT VALUATION: $40,913.49.
Work in the town right of way requires a ROW permit. A ROW permit can only be issued from May 1st through October 31st.		WORK IN ROW?: No	

BELOW FOR OFFICE USE ONLY

PERMIT TYPE	
SQUARE FOOTAGE FOR FEE CALCULATION	
FLOOR AREA RATIO (FAR) - Existing	
FLOOR AREA RATIO (FAR) - Proposed	

AFFORDABLE HOUSING (AFH) INFORMATION	
AFH REQUIRED? (Yes or No)	
AFH NUMBER OF UNITS	
AFH UNIT TYPE	

FEE TYPE	AMOUNT	DATE PAID
**USE TAX - *"On the sale of construction materials, if the purchaser presents to the retailer a building permit showing a use tax for the municipality has been paid, sales tax is not due for any municipality."* from the Colorado Department of Revenue's FYI Sales 6		
PERMIT FEE		
PLAN REVIEW FEE		
AFFORDABLE HOUSING FEE		
SPECIAL REVIEW/INSPECTION $65.00/HOUR		
EQR - SYSTEM DEVELOPMENT FEE		
EXISTING EQR / NEW EQR		
REMP (RENEWABLE ENERGY MITIGATION FEE)		
MECHANICAL PERMIT FEE		
WATER METER		
OTHER FEES		
TOTAL		

This permit is issued on: _____ by _____

DATE BUILDING INSPECTOR

APPLICANT PLEASE REVIEW AND SIGN REVERSE SIDE

DATE	APPLICANT	PERMIT#

BUILDING PERMIT CONTRACT AGREEMENT

Town of Crested Butte Building Department PO BOX 39, Crested Butte, CO 81224
(970) 349-5338
building@crestedbutte-co.gov

This building permit shall become null and void if construction is not commenced within 180 days of the date of issuance. The building permits shall expire one year after the date of issuance and all construction must be completed prior to the expiration of the permit; provided however that the building inspector may renew the building permit for an additional six-month period for good cause shown and without additional cost to the applicant. Occupancy of the premises prior to a certificate of occupancy being secured from the Crested Butte Building Department is not allowed and shall constitute a violation of the building code and municipal code and is subject to penalties prescribed by law.

I certify that I have read and examined this permit and set of instructions and that all information in the application is true and correct. All provisions of the currently adopted International Building Codes, International Fire Code, Electric and Plumbing codes and applicable provisions of the Town of Crested Butte Historic Preservation and Architectural Control ordinance will be complied with whether specified herein or not. The granting of permit does not presume to give authority to violate or cancel provisions of any other state or local regulation construction or the performance of construction. The issuance of this permit or approval of construction documents shall not be construed to be a permit for, or an approval of, any violation of the International Code Council codes as adopted by the Town, or of any violation of Federal or State laws, or Town of Crested Butte ordinances.

Initial _____

I certify that I understand that all construction and uses must conform to the plans and approvals granted by the Crested Butte Board of Zoning and Architectural Control and Building Department. Any changes to the approved plans must be submitted to the Town for approval prior to implementation in the field. Failure to do this may result in a stop work order, denial of certificate of occupancy, and charge of additional fees related to the unauthorized changes

Initial _____

I certify that I understand that all fees paid relative to this permit are based on the cost estimate provided by myself or by a formula authorized by the municipal code. I understand that I may be required to provide all actual receipts and invoices relative to the building costs of the project at the end of the project and that the fees will be adjusted to reflect the actual costs. This may result in the refunding of fees by the Town or may result in additional fees being due.

Initial _____

Further I understand that the violation of any of the provisions previously set-forth shall be deemed a misdemeanor and upon conviction of any violation I shall be punishable by a fine of not more than $1000 per day, or by imprisonment for not more than 90 days, or by such fine and imprisonment for each and every day that the violation is committed, continued, or permitted.

Signature: _____ Date 7/21/25

(as before on Building Permit)

Limited Power of Attorney

I, Priscilla Ann Hodges of 918 Belleview Ave., Crested Butte, CO 81224 _____ [insert the full names and addresses of all owners of the property], being eighteen years of age or older, appoint Christopher Mochulsky _____ [insert the full name and address of the person appointed], who is twenty-one years of age or older, as my Agent (attorney in fact) to act for me in the preparation, submission and processing of a building permit or other land use change application (including the submission of plans and/or designs, any appearances and decisions before the Board of Zoning and Architectural Review or the Design Review Committee or the Building Official or building staff with the Town of Crested Butte with respect to the following real property:

This power of attorney is effective immediately and will continue until it is revoked or terminated in writing by me. Absent amendment or revocation, the authority granted in this power of attorney is effective when this power of attorney is signed and continues in effect until amended or revoked.

7/21/25

Signature of Owner(s) Date

Owner(s)

STATE OF ~~COLORADO~~ Texas)
)
COUNTY OF Tarrant)

The foregoing instrument was acknowledged before me by Priscilla Ann Hodges on July 21 ,20 25.

Witness my hand and official seal.

My commission expires: 6/9/29

Barbara L. Beavers

[SEAL] Notary Public

BARBARA L BEAVERS NOTARY PUBLIC STATE OF TEXAS ID# 1196789 EXPIRES 6-9-2029

ATTACHMENT TO BUILDING PERMIT APPLICATION
915 Belleview Ave.

On October 30, 2024, Ms. Hodges received a Notice of Violation regarding a zoning violation. Ex. 1: Notice of Violation. Specifically, Ms. Hodges improved her property by replacing uneven pavers in her driveway, walkway, patio, and porch with concrete without obtaining prior approval from the Board of Zoning and Architectural Review.

The Notice of Violation indicates that Ms. Hodges violated the Town of Crested Butte Municipal Code, Sections 16-2-20 and 16-2-30 and the Design Standards and Guidelines, Sections 2.16(e) and 2.28(f). On January 13, 2025, Ms. Hodges met with the Town of Crested Butte Community Development Department to discuss the Notice of Violation and remediation. The Community Development Department agreed to hold off on the enforcement of a fine for the Notice of Violation so that Ms. Hodges could submit a building permit for the concrete improvement.

Ms. Hodges' failure to apply for and obtain BOZAR approval prior to the concrete improvement project was not nefarious in any way. Neither she nor her contractor was aware that the project required BOZAR approval. Now that she is aware, Ms. Hodges submits this application to request BOZAR approval of the prior concrete improvement project.

The concrete improvement first involved removing the existing pavers on the driveway, walkway, patio, and porch. Then, the subgrade was reworked and plate compacted. For the walkway, patio, and porch, 4-inch-thick, 4,000 PSI concrete was poured with #3 rebar every 18 inches on center. For the driveway, 5-inch-thick, 4,000 PSI concrete was poured with #5 rebar every 16 inches on center. The concrete improvement is the exact same footprint and location as the previous pavers. All portions of the concrete improvement are designed to shed water onto Ms. Hodges' property. The concrete improvement project was completed by Niccoli Jamers, and the total cost of the project is $40,913.49.

The purpose of the concrete improvement project was twofold. First, it addressed Ms. Hodges' medical condition of vertigo. Ex. 2: Doctor's Note. The previous pavers created an uneven surface and numerous tripping hazards throughout the property. The tripping hazard is exacerbated by Ms. Hodges' vertigo. The concrete improvement created an even surface devoid of tripping hazards, allowing Ms. Hodges to safely utilize the driveway, walkway, porch, and patio on her property.

Second, the concrete improvement is objectively more aesthetically pleasing for both Ms. Hodges and the very limited number of people who will actually see the improvement. The concrete improvement is not visible from Belleview Avenue, but rather only visible from the alleyway adjacent to Ms. Hodges' Property. Further, the only visible portion of the improvement is the driveway. For the limited number of people who use the alleyway, the visible portion of the improvement provides a much cleaner appearance than uneven concrete pavers, which have the potential to harbor weeds, overgrow, and become uneven. The cleaner appearance also increases Ms. Hodges' property value.

Additionally, the concrete improvement comports with the Town's zoning code. The improved portions of the property are neither excessively similar nor dissimilar to those properties within the same zoning classification. Other properties within the R1D zoning district have a mix of concrete walkways, porches, or driveways. Put simply, the appearance of the concrete improvement does not detract from the Town's appearance or the appearance of homes surrounding the property. The majority of the improvement is not visible, and the portion that is visible is consistent with a design pattern throughout the Town – that is, a concrete driveway.

The concrete improvement also complies with the Design Guidelines. The sections of the Design Guidelines cited in the Notice of Violation are 2.16(e) and 2.28(f). Section 2.16(e) provides that "[p]ervious materials such as gravel or pavers are preferred over non-pervious materials such as concrete or asphalt for driveways and parking areas. Pervious materials allow water to percolate into the soil and reduce runoff." That section is clear that pervious materials are not mandatory. Further, that section only addresses materials for *driveways and parking areas*. Thus, Section 2.16(e), as applied to the concrete improvement project, recommends, but does not require, pervious materials for only the *driveway*. Section 2.16(e) does not contain any guidelines Ms. Hodges' walkway, patio, and porch.

Section 2.28 again only deals with parking areas and is not applicable to the walkway, patio, and porch. Section 2.28 contains guidelines to minimize the *visual impacts of parking* by minimizing the extent of paved/asphalt surfaces in parking areas, and the use of materials other than asphalt for parking areas. The visual impact of the concrete improvement to the driveway is minimal in relation to the natural portions of the property. It is further minimized by the very limited number of people who will actually see the improved driveway.

Ms. Hodges intends to comply with the Town's regulations and guidelines and requests BOZAR approval of the concrete improvement project. For the Town's attention, it appears that there is a conflict within the guidelines and regulations that would exclude the concrete improvement project from the BOZAR permit process. Section 18-1-30(1)(4) of the municipal code specifically exempts "[s]idewalks and driveways not more than 18 inches (457 mm) above adjacent grade" from a building permit. The Design Guidelines provide that "in cases where standards or requirements within these Standards and Guidelines and other regulations are in conflict, the other regulations will take control." While there is an argument that Ms. Hodges concrete improvement project, which is not 18 inches above adjacent grade, is exempt from a building permit, Ms. Hodges would rather obtain BOZAR approval for the project.

Both the undersigned and Ms. Hodges' contractor, Niccoli Jamer, would welcome the opportunity to meet with the BOZAR and discuss this matter further. Please let me know if any additional materials are needed.

Chris Mochulsky

Year: 2024
Notice Number: 04

TOWN OF CRESTED BUTTE
NOTICE OF VIOLATION

Date of Violation: 10/2024 Date of Notification: 10/30/2024

Physical Address of Violation: 915 Belleview Avenue

Legal Address of Violation: Block 75, Tract 5 Verzuh Ranch Annexation

Person Contacted at Site: Priscilla Ann Hodges

Name of Manager/Business Owner: NA

Code Section (s) Pertaining to the Violation: 16-2-20-16-2-30 and Design Standards &GL

Fine/Violation Code Section (s): 16-24-20

Violation Description:

The Town received notification that the conditions on the site are not as was depicted in the approved site plan. There is a large amount of impermeable hardscaped areas that were not reviewed or approved by the Board of Zoning and Architectural Review. The Design Standards and Guidelines do not allow large areas of non-permeable.

Corrective Action:

Submit a revised site plan that includes demolition and what type of proposed material will replace the concrete, and when the construction work will done for review by the BOZAR.

Compliance Deadline December 1, 2024

Issued By Jessie Earley Date 10/30/2024

Delivery Method: ☐ Verbal ☑ Written

Accompanying Information: ☑ Photos ☑ Other

Violation Description:

This is a zoning violation of the Town Crested Butte Municipal Code, Section 16-2-20 and 16-2-30 (Restrictions and Review Criteria of the Board of Zoning and Architectural Review). The property is located at 915 Belleview Avenue, Tract 5, Block 75 Verzuh Ranch Annexation in the R1D zone district, where all improvements to a building or lot are required to obtain review and approval by the Board of Zoning and Architectural Review (BOZAR). A large amount of concrete hardscape in the mid and rear yard was installed on the property without said.

Further Design Standard and Guidelines 2.16 e and 2.28 f discourage the use of impermeable materials such as asphalt or concrete.

The building was built originally 2018. Revisions to the accessory building were permitted in 2019. The attached site plan shows the landscaping that was approved during construction of the project and at completion.

Sec. 16-2-20. - Restrictions.

Unless otherwise specifically provided in this Article, any erection, moving, demolition, reconstruction, restoration, improvement or alteration of any structure shall be prohibited unless the Board first reviews the plans and issues a Certificate of Architectural Appropriateness for said change in the structure. No building permit shall be issued unless the Board first issues a Certificate of Architectural Appropriateness for the proposed structure, except in the case when the Board deems said structure or structural change to be "insubstantial." (Prior code 15-2-22; Ord. 3 §31, 1994; Ord. 2 §5, 2001; Ord. 4 §1, 2009; Ord. No. 17, § 1, 7-20-20)

Sec. 16-2-30. - Review criteria.

When reviewing the plans for the proposed structure or structural changes, the Board shall consider the following historic and architectural criteria:

(1) Excessive similarity. If the proposed new construction, demolition, addition or alteration to an existing structure would be detrimental to the desirability, property values or development of the surrounding area and/or to the Town, so as to involve one (1) or more of the harmful effects set forth in Section 16-2-10 above or otherwise fail to enhance the Town's historic, aesthetic or cultural heritage, by reason of excessive similarity to another structure, the Board shall deny approval of a building permit for the structure. Excessive similarity shall be determined by a review of all structures of like use, existing or approved, and of any other structure included in the same permit application, within the same zoning classification and within two hundred fifty (250) feet of the proposed site. The review shall be accomplished to prevent similarity to one (1) or more of the following features of exterior design and appearance:

   a. Apparently identical facade;
   b. Substantially identical size and arrangement of either doors, windows, porticos or other openings or breaks in the facade facing the street, including reverse arrangements;
   c. Substantially identical massing of patterns, scale, building footprint or materials, as seen from the street; or
   d. Other significant identical features of design.

(2) Excessive dissimilarity or inappropriateness. If the proposed new construction, demolition, addition or alteration to an existing structure would be detrimental to the desirability, property values or development of the surrounding area and/or to the Town, so as to involve one (1) of the harmful effects set forth in Section 16-2-10 above, or otherwise fail to enhance the Town's historic, aesthetic or cultural heritage, by reason of excessive dissimilarity or other inappropriateness to the Town's historic design, the Board shall deny approval of a building

permit for the structure. Excessive dissimilarity or other inappropriateness shall be determined by reviewing the duly adopted Design Guidelines - Town, as well as by a comparison of all structures of like use, existing or approved, and of any other structure included in the same permit application, within the same zoning classification, to determine if one (1) or more of the following features of exterior design and appearance exist:

a. Dissimilarity or inappropriateness as to cubical content or gross floor area;

b. Dissimilarity or inappropriateness as to height of building or height of roof;

c. Dissimilarity or inappropriateness as to historic architectural design; or

d. Dissimilarity or inappropriateness as to other significant design features such as material, quality or architectural design.

(3) Design Standards and Guidelines. The Town has adopted the Design Standards and Guidelines as amended from time to time by Ordinance. A copy of the Design Standards and Guidelines is available in the Town Clerk's Office. The Design Standards and Guidelines apply to the Board's review and approval of requests for a Certificate of Architectural Appropriateness as set forth in Sections 16-2-20 and 16-2-30. The Design Standards and Guidelines also apply to the review and approval of Major Subdivisions under Chapter 17, Article 5; subdivision Tract and Lot Design in Chapter 17, Article 7; and Subdivision Landscaping in Chapter 17, Article 13.

a. An applicant seeking a Certificate of Architectural Appropriateness under Section 16-2-20 shall demonstrate that the proposed construction, demolition, addition or alteration to an existing structure complies with the applicable Design Standards and Guidelines.

b. If the Board determines that the proposed construction, demolition, addition or alteration to an existing structure does not satisfy the applicable Design Guidelines and Standards, the Board shall deny the request for a Certificate of Architectural Appropriateness, or impose such conditions of approval on the Certificate of Architectural Appropriateness it deems necessary for the proposal to comply with the Design Standards and Guidelines and Review Criteria.

(Prior code 15-2-22; Ord. 5 §2, 1989; Ord. 41 §1, 1995; Ord. 2 §§6—11, 2001; Ord. No. 17, § 2, 7-20-20)

2.15 Minimize the visual impacts of expansive areas of glass associated with sun spaces. In passive solar applications, do not utilize more glass than is necessary. A licensed solar design professional will be required when pursuing passive solar systems.

a. In Crested Butte, the amount of glass needed for solar gain is less than some people may assume. It is important to follow the standards and guidelines for solid-to-void ratio. Refer to Appendix 1 for additional information on passive solar design.
b. Design fenestration patterns to be similar to those of traditional windows.
c. Use smaller glass panes in frames rather than a large plate of glass.
d. Large expanses of glass are inappropriate except on first-floor storefronts.
e. The construction of a sun space should not alter the character of a historic building.
f. Glass should not continue to the edge of a wall, which creates a contemporary appearance. Cor ners of buildings should be solid materials, not glass.
g. The addition of a sun space should not alter the character of a historic home. On historic homes, the glass on porches was traditionally mounted higher off the floor.

The sun space addition to this home was renovated. The glazing was replaced with walls and conventional window openings.

LANDSCAPING

The Crested Butte townscape should complement the town's historic character and reflect the indigenous landscape of the surrounding countryside. Landscape elements should include: tree-lined streets; ground-cover plantings to control dust, erosion and noxious weeds; a minimum of unplanted, hard-surface areas; and tree, shrub and wildflower plantings of indigenous species to help define a sense of place for this unique community. In addition, a goal is to increase the amount of green space in Crested Butte.

In recent years, the amount of hardscape, including roofs, streets, drives, decks, and parking areas has increased dramatically, at the expense of green space. This trend should be reversed. Therefore, a high degree of compliance with these landscape standards and guidelines is expected. In all cases, the preference is to preserve mature, existing landscaping.

2.16 Include substantial amounts of landscaping in all projects.

a. All unpaved surfaces that are not part of plant beds or other landscape features should be seeded with a mixture of short-growing native grasses.
b. Non-vegetative ground covers, such as crushed rock, gravel, decorative bark, and rock are dis couraged as landscape materials in non-parking areas.
c. Bluegrass lawns are strongly discouraged.
d. Trees, shrubs, wildflowers, ground covers, and grasses should be species that are indigenous (na tive) to the area surrounding Crested Butte in order to develop a sense of belonging to the surrounding natural landscape.
e. Pervious materials such as gravel or pavers are preferred over non-pervious materials such as concrete or asphalt for driveways and parking areas. Pervious materials allow water to percolate into the soil and reduce runoff. *(Rev 2020)*
f. All plantings should be well maintained.
g. Provide a convenient source of water, such as well-placed hose bibs, for all plantings.
h. The lighting of landscaping features is discouraged. *(Added 2020)*

The use of trees, shrubs, flower beds and soft-scape surfaces create effective landscaping.

2.17 Arrange landscape elements in a manner similar to those seen traditionally.

a. Plants that are not indigenous should be kept to a minimum. If exotic annuals and perennials are used in floral displays, they should be confined to small, well-defined areas such as flower beds, rock gardens or planter boxes.
b. Landscape plantings should reflect the form, color and texture of the surrounding landscape.
c. Aspens appear more natural when planted in clusters.
d. Designs should use a mix of deciduous and evergreen trees.

***2.18 Preserve existing mature trees and other established vegetation.**

a. This is especially important along property lines and within required setback areas.
b. Existing plantings that are in the way of proposed construction should be relocated on site when ever practical or replaced with an equal number of the same species as the space allows.
c. When historic structures are preserved on site, the immediately adjacent plantings should also be preserved.

Preserve existing native trees and vegetation when feasible, especially those along property lines or within required setback areas.

2.19 Trees are to be planted behind the property line and within the required setback area. ***(Rev. 2020)***

a. Planting of a minimum of two trees per 50 feet of street frontage is encouraged.
b. Recommended trees are cottonwood, aspen, pine, and spruce. Spruce and pine trees shall have a minimum height of 4 feet, and cottonwood and aspen trees a minimum height of 6 feet at

the time of planting.

c. Cottonwood trees are recommended as street trees along the fronts of properties.

d. Mature trees vary in size depending upon their microclimate and species, however trees a mini mum of 8 feet tall appear mature as people must look up to see the entire tree. When planting aspens, use three small trees to replace one mature one.

e. Consider the impact of snowplows when locating trees next to streets or driveways.

f. Consider using deciduous trees on the south side of structures to maximize solar gain in the win ter and conifers on the north side to shield structures from the prevailing winds. *(Added 2009)*

g. Consider your neighbors' solar access when planting trees. *(Added 2009)*

The use of native trees are encouraged.

2.20 The use of native plant materials is strongly encouraged.

a. Use plantings of native shrubs and wildflowers to screen building foundations.

b. Use plantings of native trees, shrubs and wildflowers to define property lines and other borders.

c. Enhance large open spaces with native plants.

d. Accent plantings that are compatible with the available open space and snow-storage require ments are encouraged.

e. Wildflower meadow plantings of native species are encouraged within larger open-space areas.

f. The use of synthetic turf is prohibited.

Use plantings of native trees, shrubs and wildflowers to define property lines and other borders.

MAINTENANCE

2.21 Provide an adequate water supply to meet the needs of vegetation if non-xeriscape plants are selected.

a. Use natural site drainage to provide water to vegetation.

b. Where necessary, provide an irrigation system.

2.22 Plan for the replacement of mature trees that are near the end of their lifespan.

a. If plants that are part of an approved landscape die, replace them with similar plants. Note that tree removal permits are required for the removal of mature trees that have a trunk diam eter of two inches when measured at four feet six inches from ground level per Section 16-15-50 of the Municipal Code. *(Rev. 2020)*

NATURAL FEATURES

Steep slopes, rivers, rock outcroppings, and stands of mature trees are examples of natural features that should be preserved on site when feasible.

2.23 Protect natural features.

a. When feasible, locate structures to avoid negative effects on natural features.

Protect natural features, such as the hillside seen here.

FIRE PITS

2.24 Permanent fire pits, wood or gas, may be considered in specific locations. ***(Added 2020)***

a. In residential applications, the fire pit must be located in the rear or side yard of a home and must meet all IFC and IFGC requirements for distances and manufacturer's specifications in the instal lation guide. The setback for wood burning fire pits is from the property line and/or any struc ture.

b. In commercial applications, the fire pit must be 12 feet back from the street frontage or alley and at least five feet from the side yard property line. The pit must meet all IFC and IFGC require ments for distances and manufacturer's specifications in the installation guide. Screen the fire pit with tables and/or landscaping. The pit should be visually unobtrusive, measuring not more than six feet in diameter and 18" in height. Dry stacked stone, metal and wood are appropriate materials to cover the base. The setback for wood burning fire pits is from the property line and/ or any structure.

c. Wood and gas exterior fireplaces are not permitted.

HISTORIC FENCES

The general character of historic fences should be retained. In Crested Butte neighborhoods, these were traditionally wood picket or wire fences.

2.25 Consider using fences to define yard edges.

a. In front yards, fences should enhance a pedestrian environment.
b. A fence should not exceed 3 ½ feet in height in the front yard and be consistent with code section 16-14-30. *(Rev. 2020)*
c. Tall privacy fences are discouraged.

2.26 Preserve original fences when feasible.

a. Replace only those portions that are deteriorated.

2.27 For replacement fences, use materials similar to the original.

a. Avoid using solid fences with no spacing between boards.
b. Simple iron or wire fences may be considered.
c. Wood picket fences also are appropriate.
d. Chain link is not an appropriate material.
e. In historic Crested Butte, simple iron and woven wire fences were common. Wrought-iron fenc es were not prevalent due to the expense of hand forging individual components. *(Added 2009, Rev. 2020)*

PARKING AREAS

Minimize the visual impacts of parking. Locate parking areas in the rear when feasible.

Cars were not a part of the historic character of Crested Butte, and their presence can radically alter one's perception of the district today. In all cases, the visual impacts of the automobile should be minimized.

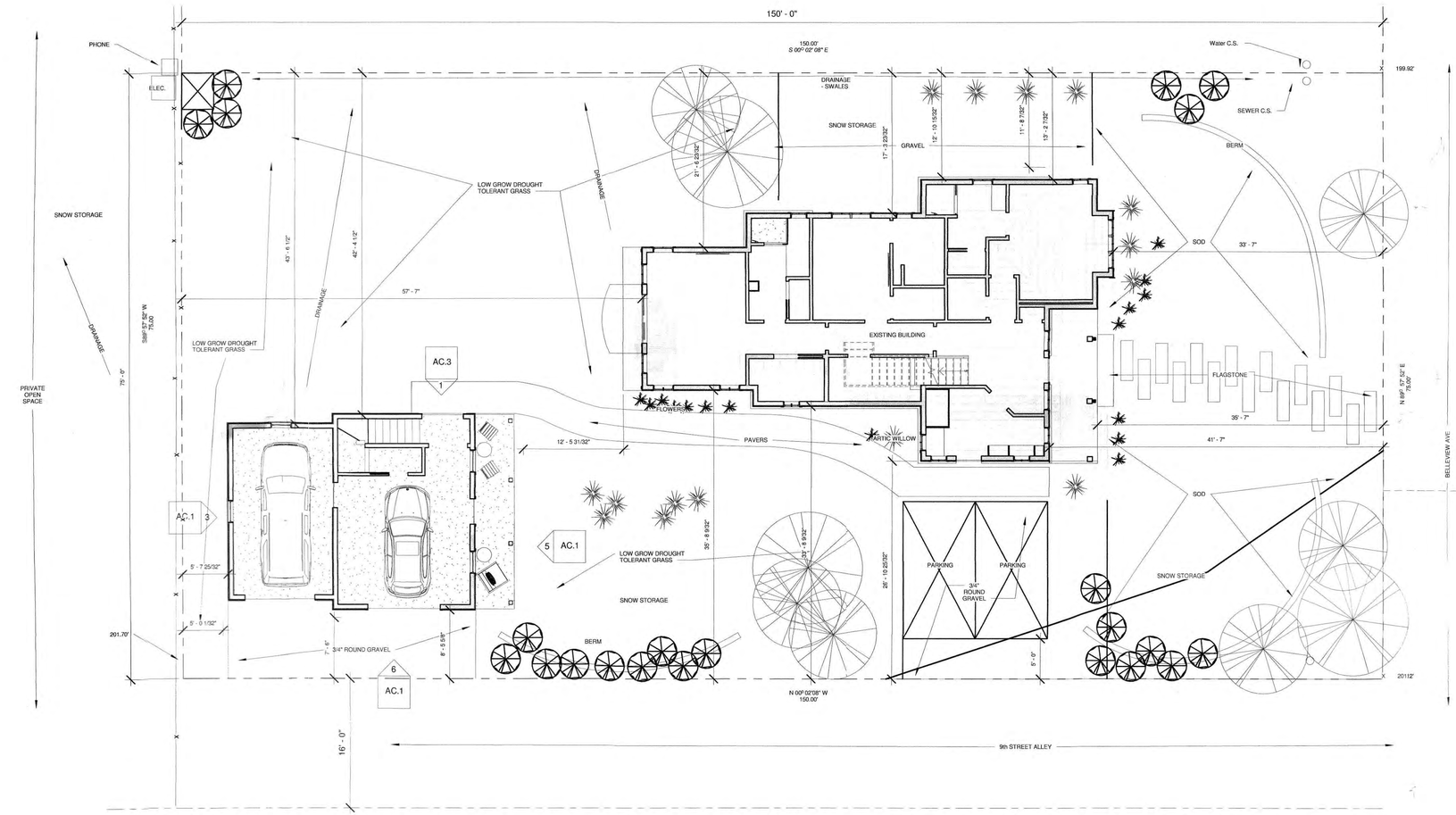
2.28 Throughout town, minimize the visual impacts of parking. *(Rev. 2020)*

a. Define parking areas. Parking should not be located on grass surfaces. *(Added 2020)*
b. Parking should not dominate the street frontage of a property.
c. Locate parking to the rear when feasible. See also the relevant standards and guidelines for indi vidual zone districts.
d. Screen parking from adjacent properties with plantings and fences when feasible. Provide detail in the screening that gives a sense of scale and visual interest.
e. Minimize the extent of paved/asphalt surfaces in parking areas.
f. Use materials other than asphalt, especially porous materials such as gravel, brick pavers and concrete pavers. *(Rev. 2020)*
g. Vehicles should not dominate the site.
h. In single-family residential zones, no more than 40% of the street frontage of a lot may be used for driveways and parking areas.

In residential zones, parking areas located on the rear of the property are strongly encouraged.

2.29 Minimize the visual impacts of a garage.

a. A garage shall appear subordinate to the primary structure and should be detached.
b. In residential areas, detached garage should be placed in the rear of the property. For commer cial properties and multi-family, please see GL 5.34 in the B-2 zone, 4.57 in the B-3 and B-4 zones, 5.61 in the T zone, and 5.78 in the C zone in Chapter 5. *(Rev. 2020)*
c. Street facing garage doors must be painted the same color as the areas around them to mini mize the garage door's visual impact.
d. Garage doors should be located away from the primary façade, if possible.
e. In core zones, single garage doors should be used instead of one oversized door.



N

1 SITE
1/8" = 1'-0"

I.D STUDIO

Interni Design Studio
interni_design@yahoo.com

915 1/2 Belleview Ave

TRACK 5 BLK 75

No.	Description	Date

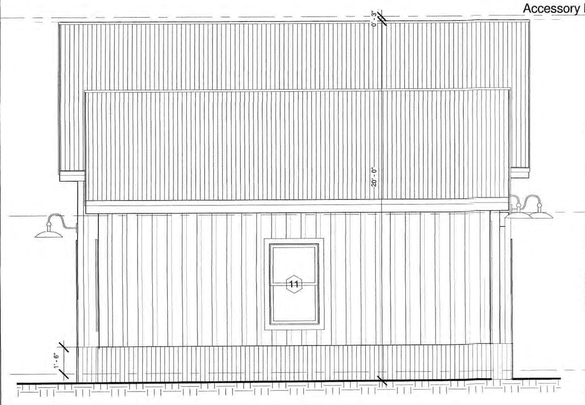
SITE

Project number	102
Date	5/14/19
Drawn by	CAROLINA
Checked by	CAROLINA
	A1
Scale	1/8" = 1'-0"

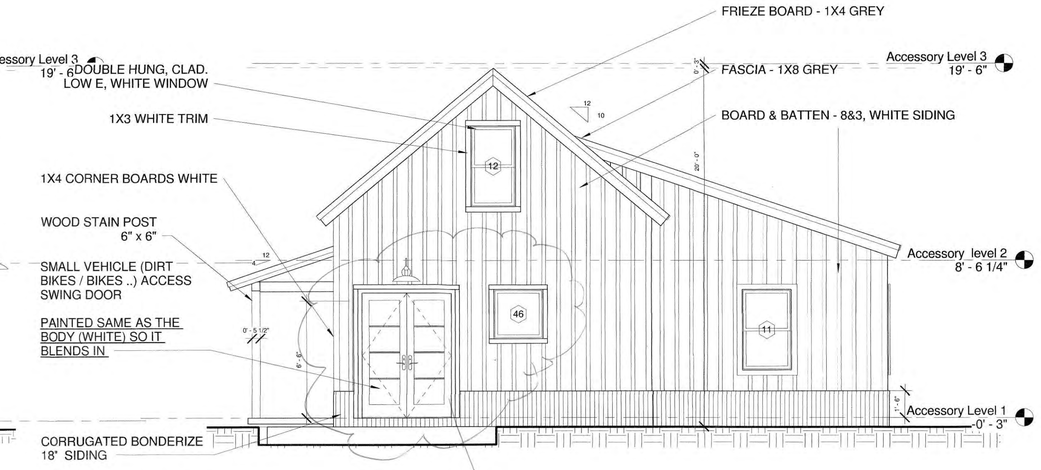
5/15/19 2:31:32 PM

NOTES:

-REFER ALL STRUCTUAL QUESTIONS TO COLORADO STRUCTURAL
-ALL WINDOWS TO BE DOUBLE PANE WITH A MAXIMUM U-FACTOR OF .32
-A PASSIVE RADON MITGATION SYSTEM IS REQUIRED AND SHALL MEET APPENDIX THE 2015 IRC APPENDIX F. THE LOCATION OF FUTURE RADON EXHAUST FAN MUST BE PROVIDED WITH AN ELECTRICAL OUTLET AND SPACE TO MAINTAIN OR REPLACE THE FAN IS REQUIRED. THE RADON EXHAUST FAN IS ONLY REQUIRED IF A TEST SHOWES ABOVE APPOVED EPA LEVELS.
-BATHROOM INCLUDING TO HAVE A BATH FAN EXHAUSED TO THE EXTERIOR OF THE BUILDING
-CO2 & SMOKE DETECTOR PER CODE
-75% OF ALL LIGHT FIXTURES SHALL HAVE HIGH EFFECENCY LAMPING PROVIDED AT THE TIME THE CERTIFICATE OF OCCUPANCY IS ISSUED
-MAXIMUM WATTAGE FOR ALL EXTERIOR LIGHTING SHALL NOT EXCEED 1000 WATTS
-ALL HOT & COLD INTERIOR AND EXTERIOR WATER PIPES SHALL BE INSULATED TO R-3
-ALL PENETRATIONS THROUGH THE MECHANICAL ROOM AND CEILING MUST BE FIRE CAULKED
-A GENERAL INTEREST IN PROVIDING FINISH MATERIALS WITH LOW OR NO VOC'S SHOULD BE UNDERTAKEN THROUGHOUT THE COURSE OF THE PROJECT. CONTACT INTERIOR DESIGNER WITH ANY QUESTIONS
-IRC M2103.4 TESTING: PIPING OR TUBING TO BE EMBEDDED IN CONCRETE SHALL BE TESTED BY APPLYING HYDROSTATIC PRESSURE OF NOT LESS THAN 100 P.S.I THE PRESSURE SHALL BE MAINTAINED FOR 30 MINUTES, DURING WHICH, THE JOINTS SHALL BE INSPECTED FOR LEAKS.
-MECHANICAL ROOM WILL BE LOCATED (TBD) DEPENDING ON DRAGON SHEET METAL/RML
-INSULATION R VALUES TO MEET THE 2015 IECC
-TOWN WATER DEPARTMENT WILL INSPECT THE T AND UNDERGROUND WORK BEFORE COVERED.
-SLAB HAS RADIANT HEATING



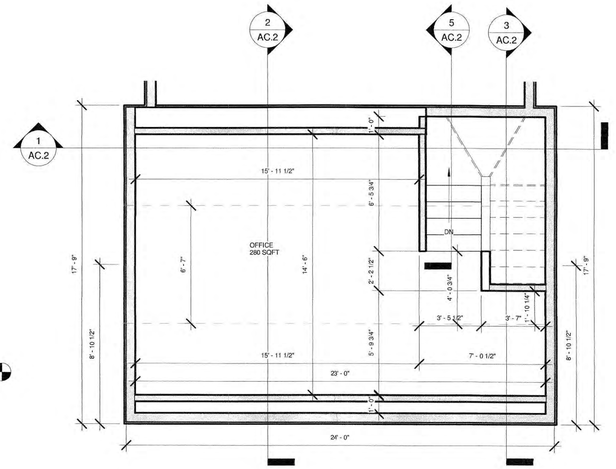
3 ACCESSORY NORTH
1/4" = 1'-0"



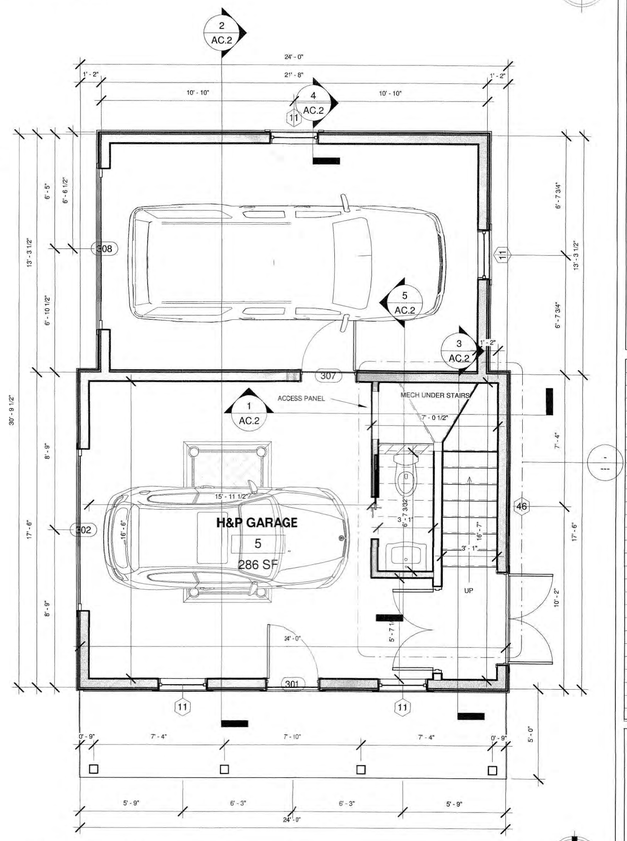
4 ACCESSORY EAST
1/4" = 1'-0"

5 ACCESSORY SOUTH
1/4" = 1'-0"

6 ACCESSORY WEST
1/4" = 1'-0"



2 LEVEL 2 - ACCESSORY
1/4" = 1'-0"



1 LEVEL 1 -ACCESSORY
1/4" = 1'-0"

RECEIVED
MAY 15 2019

I.D STUDIO

Interni Design Studio
interni_design@yahoo.com

915 1/2 Belleview Ave

TRACK 5 BLK 75

No.	Description	Date

CONSTRUCTION SET
Chief Approval
Board Approval
Revision

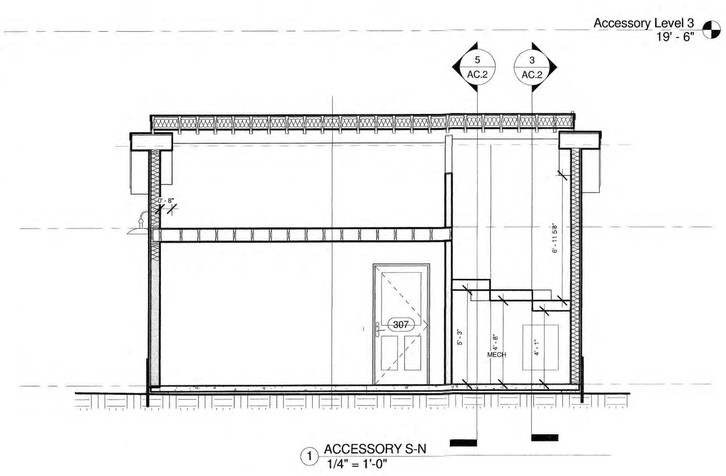
ACC. PLAN / DETAIL

Vice Chair changes 5-15-19

Project number	102
Date	5/14/19
Drawn by	CA
Checked by	CA
Scale	1/4" = 1'-0"

AC.1

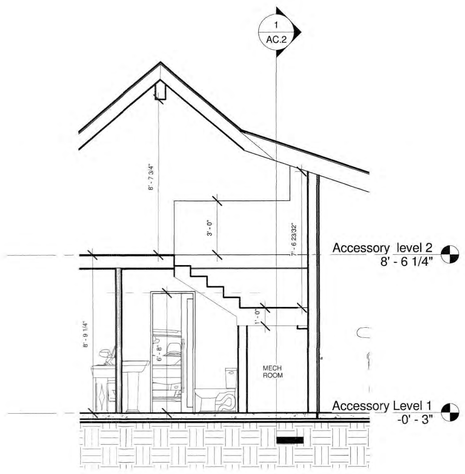
5/15/19 10:34:46 AM



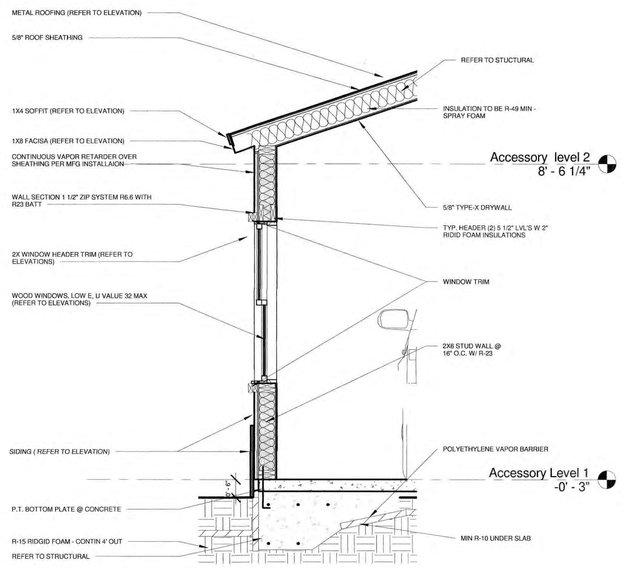
1 ACCESSORY S-N
1/4" = 1'-0"

3 ACCESSORY STAIRS W-E
1/4" = 1'-0"

2 ACCESSORY SECTION W - E
1/4" = 1'-0"



5 GARAGE BATHROOM
1/4" = 1'-0"



4 TYP. WALL SECTION
1/2" = 1'-0"

I.D STUDIO
Interni Design Studio
interni_design@yahoo.com

915 1/2 Belleview Ave
TRACK 5 BLK 75

No.	Description	Date

ACC. BUILDING SECTIONS

Project number	102
Date	5/14/19
Drawn by	CA
Checked by	CA
Scale	As indicated

AC.2

5/15/19 10:34:47 AM

GENERAL NOTES

A. DESIGN LIVE LOADS:
1. Roofs----------100 PSF
2. Floors----------40 PSF
3. Garages----------50 PSF
4. Decks----------100 PSF
5. Basic Wind Speed-------115 MPH (3 Sec. Gust)
6. Seismic Zone----------C

B. GENERAL CONDITIONS:
1. Notching or cutting of any structural member is prohibited unless detailed on the structural drawings.
2. All dimensions on the structural plans are to be checked against the architectural plans and any discrepancies shall be coordinated with the architect.
3. Any unauthorized modifications to the structural plans are at the risk of the person making the change.
4. The contract structural drawings and specifications represent the finished structure. They do not indicate the method of construction. The contractor shall provide all measures necessary to protect the structure during construction.
5. Any engineering design provided by others and submitted for review shall bear the seal and signature of an engineer registered in Colorado.
6. Where required construction details are not shown or noted on these plans the contractor shall notify the engineer and the engineer shall provide sufficient details for the work to proceed.
7. All moisture protection shall be the responsibility of the architect/owner/builder. Drainage behind foundation walls and below slabs shall be in accordance with the soils report and is not provided by Colorado Structural Inc.

C. FOUNDATION DESIGN:
1. Design of individual and continuous footings is based on an assumed maximum allowable bearing pressure of 2000 psf. placed on non organic natural undisturbed soil, or structural fill, below frost depth. The existing foundation if any is not the responsibility of Colorado Structural Inc.
2. A site specific soils report shall be obtained prior to construction.
3. Soils are presumed non-expansive, non-soluble, and not prone to excessive consolidation. Owner shall retain a soils engineer to inspect the open excavation to verify the structural engineer's assumed design loads. In absence of a soils investigation by a soils engineer, the owner shall assume responsibility of the design values used by the structural engineer.

D. BACKFILLING:
1. Do not backfill against retaining walls until supporting elements are in place and securely anchored, or adequately shored, and the 28 day compressive strength has been achieved.
2. Verify type of fill with Soils Engineer prior to backfilling.
3. Where walls are backfilled on both sides, backfill equally on each side of walls in 12" lifts, or as required by soil report.

E. REINFORCED CONCRETE:
1. All concrete design is based on the "Building Code Requirements for Reinforced Concrete" (ACI 318-99).
2. All structural concrete shall have a minimum 28-day compressive strength of 3,000 psi.
3. Provide continuous shear keys at vertical cold joints and where shown on drawings.
4. All detailing, fabrication, and placement of reinforcing steel shall be in accordance with the ACI Manual of Concrete Practice.
5. Except where otherwise noted on the drawings, reinforcing bars shall conform to ASTM Specification A615-79 and shall be minimum grade 60.
6. All slabs with vehicle traffic shall be 4" thick and reinforced with #4 @ 18" on center each way unless noted otherwise on the plans. Non vehicle traffic slabs may be reinforced with WWF 6"x6" 10-10. Reinforcement to be placed in center of slab. Thicken all *free* slab edges to 8" x 8" with 2–#5 continuous (top and bottom). Provide construction/control joints in slabs-on-ground not to exceed 12' on center or as shown on the plans.
7. At splices in concrete, lap bars 36 diameters. At corners, make horizontal bars continuous or provide corner bars. Around openings and steps in walls provide (2) #5's extending 2'-0 beyond edge of opening or step. (Unless noted otherwise on the drawings horizontal bars at the top grade beams shall be spliced only at mid-span between piers, and horizontal bottom bars shall be spliced only at pier centerlines).
8. Except as noted on the drawings, minimum concrete protection for reinforcement shall be in accordance with ACI 318-99.
9. Control joints in slabs shall be sawn or cut in and spaced not to exceed 12'-0" o.c.
10. Follow all reccomendations for concrete placement and mix design by IFC representative and Manufacturer if ICF concrete forms are used.

F. MASONRY VENEERS
1. Exterior stone veneer masonry installation shall comply with ACI 530.1/ASCE 6 specifications for masonry structures as it applies to this project and all materials, including stone mortar, shall maintain an installed compressive strength not less than 2,000 psi.
2. Provide masonry veneer anchors at 16" on center in each direction.
3. Provide masonry control joints as indicated on the exterior architectural elevations.
4. Provide steel lintels, with a minimum of 5" bearing at jambs, over openings.

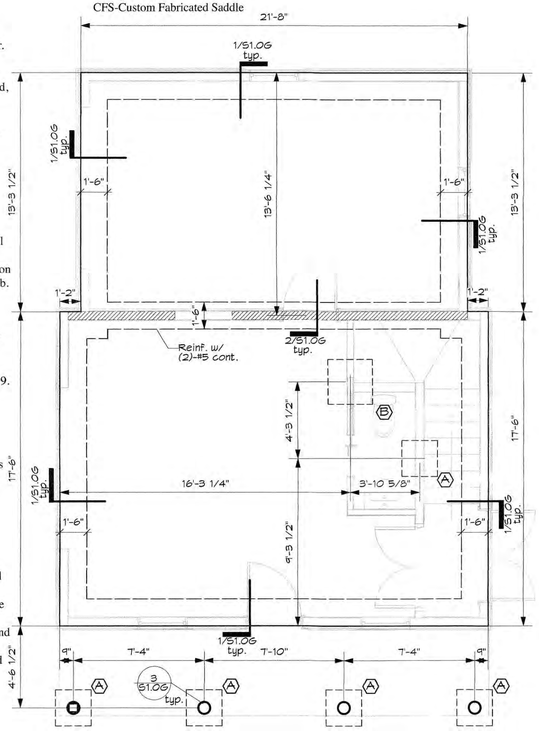
G. STRUCTUDAL STEEL
1. Structural steel shall be detailed, fabricated and erected in accordance with latest provisions of the AISC Manual of Steel Construction and AISC Code of Standard Practice. Use welders meeting the requirements of the AWS *Standard Qualification Procedure*. Comply with AWS D1.1 *Structural Welding Code*. All field welded structural connections require special inspection as indicated per code.
2. All steel shall conform to ASTM A992 except tube columns which shall conform to ASTM A500 (Gr. B) latest edition and pipe shapes which shall conform to ASTM A53 (Gr. B).
3. Bolts shall conform to ASTM A325F. Anchor bolts shall conform to ASTM A307. Bolt size shall be 3/4"ø, unless noted otherwise. Installation shall be in accordance with AISC *Specification for Structural Joints Using ASTM A325 or A490 Bolts, 1985*.
4. All welds shall be made with E70XX electrodes.
5. Provide shop applied paint in accordance with the Steel Structures Painting Council specifications as for all exterior members, architecturally exposed members, any members exposed to weather for an excessive period of time during construction, and where indicated on construction documents. Provide field primer paint for painted members at welds, bolted connections, and areas of abraded shop paint.
6. All column base plates shall have 1" minimum grout to provide continuous bearing. Dry pack or grout shall be shrink resistant Embeco 153 or equivalent.
7.All anchor bolts shall be 3/4"ø with minimum of 7" embedment (unless noted otherwise).
8. Expansion bolts shall be "WEJ-IT", "RED HEAD", or approved wedge type, installed in accordance with the manufacturer's requirements.
9. Location and coordinion of anchor bolt placement shall be the responsibility of the steel fabricator/contractor.
10.Provide bolted / field welded connections for steel beams A minimum of four bolts shall be used for all connections.
11. All wood connector designations shown on the drawings are as manufactured by the Simpson Strong-Tie Company, Inc. (Simpson). Any substitutions with custom fabricated connectors shall conform to Simpson specifications including plate thicknesses; welds; bearing areas; and size, number and location of nail/bolt holes
12. All connection designations on the drawings that are followed by "CFS" (Custom Fabricated Saddle) are to be designed by the steel fabricator. Submit shop drawings to the engineer for approval before fabrication.

H. STRUCTURAL WOOD FRAMING:
1. Except where noted otherwise, all 2" lumber shall be Hem-Fir S4S No. 2 and better, and all solid timber beams and posts shall be Douglas Fir-Larch No. 1 or better. Glu-Laminated beams shall be 24F-V4 rated. Logs have been designed using the values for Engelmann Spruce.
2. Trussed rafters, or manufactured joists, shall be designed by a Colorado registered engineer to support the full uniform dead and live loads and any other superimposed loads. The fabricator shall determine web arrangement and member forces. Stresses shall not exceed those allowed by the I.R.C., and all of these members shall be installed per the manufactures requirements.
5. Unless otherwise noted, all steel connectors are manufactured by Simpson Strong-Tie trusses, any connectors by other manufacturers will be deemed equivalent if their rated capacity is at least equal to that of the connector specified. Follow all of the manufacturers recommendations for installation.
6. Beams, columns and other members labeled "LVL" (laminated Veneer Lumber) are to have a bending capacity of 2600psi min. and a minimum elastic modulus of 1.9E6 psi.
7. Floor sheathing shall be 3/4" thick, APA Sturd-I-Floor, APA rated at 24" o.c., tongue and groove, Exposure 1. Glue and nail panels to all supports.
8. Roof sheathing shall be 5/8" thick sheathing, APA rated 40/20, Exposure 1.
9. Wall sheathing shall be APA Rated for structural use 15/32" thick sheathing attached at all panel edges with 8D nails @ 4" o.c. and 8D nails @ 12" o.c. at intermediate supports.
10. Member sizes noted on plans are minimum sizes. Contractor may use larger sizes if desired or requested by architect.
11. Interior load-bearing walls are 2 x 6 studs at 16" o.c. unless otherwise noted.
12. All exterior walls are 2 x 6 studs @ 16" o.c. to a maximum height of 12'-6". Frame walls taller than 13'-0" with LVL studs @ 16" o.c.
13. Provide 2 - 2 x 8 headers over all door and window openings unless otherwise noted.
14. Where header/beam supports are not shown minimum of (1) 2x4 or (1) 2x6 is required, depending on wall thickness. Where supports are shown but not labeled, minimum of (2) 2x4 or (1)-2x6 is required.
15. Provide solid blocking at supports for wood joists. Within floor joists spaces beneath solid or built-up columns noted on plans, blocking of area equivalent to column above shall be provided.
16. Provide wind/seismic anchor at supports for all trusses and rafters.
17. Except as noted otherwise, minimum nailing shall be provided as specified in Table R602.3(1) "Nailing Schedule" of the I.R.C. 2 x 6 studs shall have 3-16d nails, each end.
18. Glue and nail floor sheathing to floor joists with adhesive conforming to manufacturer's specifications.
19. Bolts connecting wood framing shall be ASTM A307.
20. Fasteners thru ACQ treated material shall be either double dipped galvanized, stainless steel, or other corrosion-resistant metal designed for contact with ACQ.

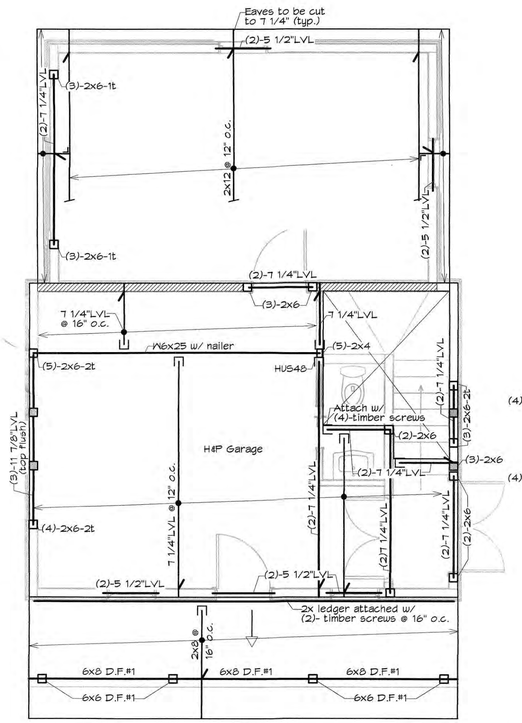
J. ABBEVIATIONS:
LVL- 1.8E Laminated Veneer Lumber beam/header.
TSL- 1.3E TimberStrand LSL column/header
TJI- Engineered joist from Trus Joist MacMillan
PAF- powder actuated fastener
CFS-Custom Fabricated Saddle

Framing Notes:
1. Headers not called out on plans are to be (2)-5 1/2"LVL min.
2. Columns not called out on plans are to be (1)-2x6, or (2)-2x4
3. For TJI 210 joists use IT52.06/9.5 top flange hangers, or IUS2.06/9.5 face mount hangers.
4. Use LSSU210 hangers for 2x rafter spans greater than 8'-0". Use L70 clip angles on rafter spans less than 8'-0". Attach rafters with spans less than 6'-0" to beams with (4)-16D nails.
5. All Wall Sheathing U.N.O. is 15/32" APA Rated installed with 8D nails @ 4"o.c. at panel edges and 6" o.c. at intermediate supports. Block all panel Edges.
6. Connect all rafters to plates w/ Simpson H2.5A or (4)-#10 screws.

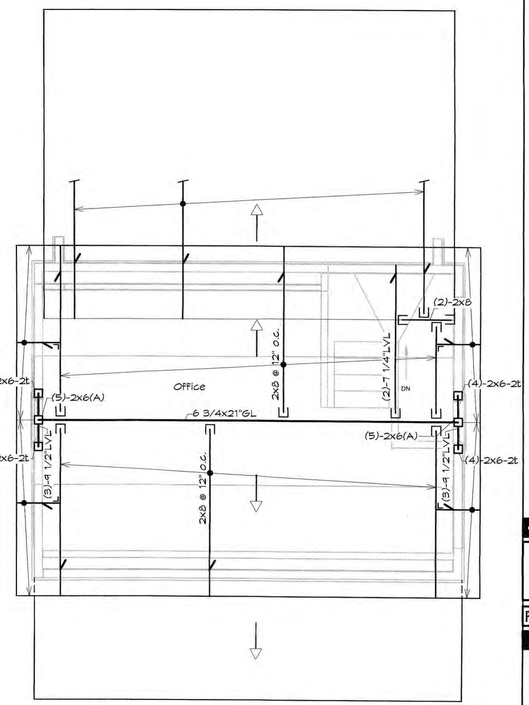
Interior bearing wall
Column below
Column above
Column above & below



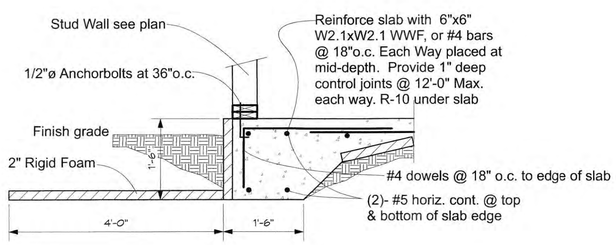
1 GARAGE FOUNDATION PLAN
S1.0G — 1/4" = 1'-0"



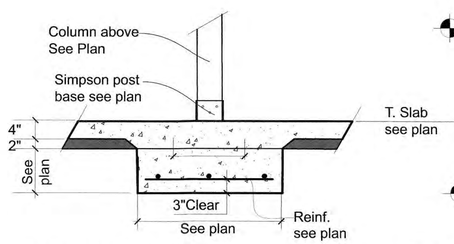
2 GARAGE FLOOR FRAMING PLAN
S1.0G — 1/4" = 1'-0"



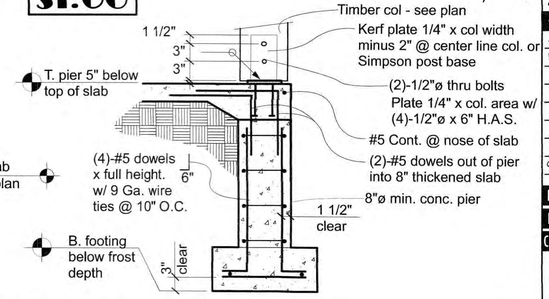
3 GARAGE ROOF FRAMING PLAN
S1.0G — 1/4" = 1'-0"



Typ. Monolithic Slab Detail 1
3/4" = 1'-0"



Strip Footer in Slab 2
3/4" = 1'-0"



Typ. Pier to Pad @ Slab 3
3/4" = 1'-0"

COLORADO STRUCTURAL • ENGINEERING SERVICES •

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Crested Butte, CO 81224
P-970.349.5922 F-970.349.5926
www.ColoradoStructural.com

COLORADO LICENSED MICHAEL ARBANEY 38811 PROFESSIONAL ENGINEER 05/13/19

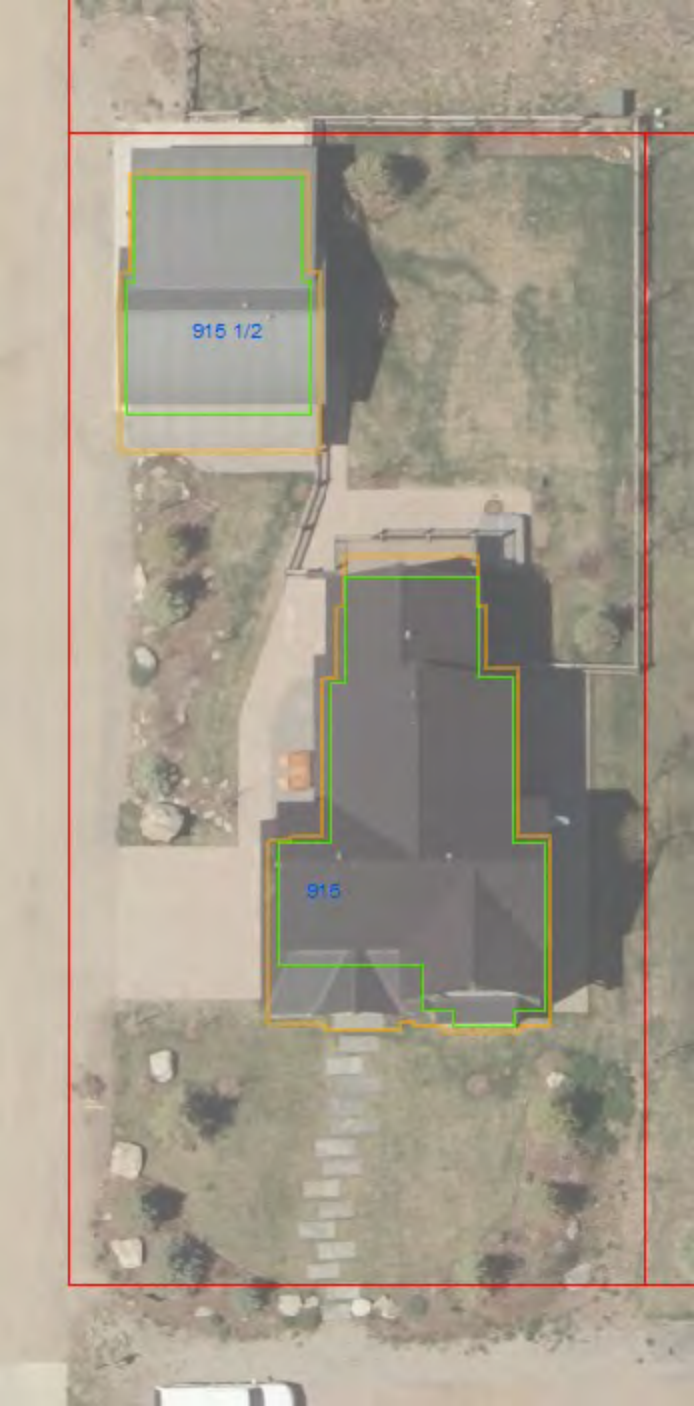
• DATE •	• ISSUED FOR •
4/20/18	Progress Review Set
5/3/18	Building Permit Set
5/4/18	Revised Permit Set
5/16/18	Revised Permit Set II
5/29/18	6x6 Column Shift
9/19/18	ACC. Buildings Permit Set
2/07/19	Revised Garage Permit Set
05/13/19	Revised Garage Permit Set II

Project # 18-144
Drawn By G. Heller
Checked By M. Arbaney

915 Bellview Avenue Garage
Crested Butte, Colorado

GARAGE FOUNDATION PLAN, FRAMING PLAN, & DETAILS

S1.0G


915 1/2
915

MOUNTAIN SIDE CHIROPRACTIC
11155 S. Eastern Ave., #120
Henderson, Nevada 89052
Ph: (702) 456-5900 ♦ Fax: (702) 898-0093

June 28, 2025

RE: Priscilla Hodges

To whom it may concern,

Priscilla has been under my care for the treatment of cervicogenic proprioceptive vertigo. Should you have any further questions please feel free to contact me immediately.

Thank you and have a nice day.

Sincerely,

Christopher R. Houtakker, DC