



Town of Avon Community Development Department

LAND DEVELOPMENT APPLICATION

Application Type (Check All That Apply):		
<input type="checkbox"/> Comprehensive Plan Amendment	<input type="checkbox"/> Administrative PUD Amendment	<input type="checkbox"/> Appeal
<input type="checkbox"/> Code Text Amendment	<input type="checkbox"/> Preliminary PUD	<input type="checkbox"/> Special Review Use
<input type="checkbox"/> Rezoning	<input type="checkbox"/> Final PUD	<input type="checkbox"/> Variance
<input type="checkbox"/> Administrative Subdivision	<input type="checkbox"/> Annexation	<input type="checkbox"/> Alt. Equivalent Compliance
<input type="checkbox"/> Minor Subdivision	<input type="checkbox"/> Minor Development Plan	<input type="checkbox"/> Right-of-Way Vacation
<input type="checkbox"/> Major Subdivision – Prelim Plan	<input type="checkbox"/> Major Development Plan	<input type="checkbox"/> Vested Property Right
<input type="checkbox"/> Major Subdivision – Final Plat	<input type="checkbox"/> Major Development Plan (TC)	<input type="checkbox"/> Sign Design
<input type="checkbox"/> Temporary Use Permit	<input type="checkbox"/> Minor PUD Amendment	<input type="checkbox"/> Master Sign Program/Amend.
	<input type="checkbox"/> Major PUD Amendment	<input type="checkbox"/> 1041 Regulation
Project Name:		
3087 Residences - Minor PUD Amendment		
Project Location:		
Street Address: 3087 Wildridge Road		
Legal Description (Lot, Block, Subdivision): Lot 110, Block 1, Wildridge Sub		Parcel Number(s): 1943-353-01-018
Applicant:		
Name: Dominic Mauriello, MPG		
Mailing address: PO Box 4777		
City: Eagle	State: CO	ZIP Code: 81631
Phone: 376-3318	Email: dominic@mpgvail.com	Fax:
Property Owner:		
Name: Valorable Wildridge One LLC		
Mailing address: 292 E. Meadow Drive Apt 438		
City: Vail	State: CO	Zip Code: 81657-3613
Phone: 214 763 6337	Email: paco@pierasolutions.com	Fax:
Signature:		
		Date: JANUARY 19, 2016
FEE PAID _____	APPLICATION/CASE # _____	
DATE RECEIVED _____	CASE MANAGER _____	

ENSURE A COMPLETE SUBMITTAL BY INCLUDING THE REQUISITE FORMS – ASK FOR A SUBMITTAL CHECKLIST

One Lake Street – PO Box 975 Avon, CO 81620 www.avon.org



Disclosure of Property Ownership

If owner is an individual; indicate name exactly as it appears on the deed.

If owner is a corporation, partnership, limited partnership, or other business entity, name principals on a separate page. Please include the articles of organization, partnership agreement, etc., as applicable.

If owner is a land trust, name beneficiaries on a separate page.

If applicant is a lessee, indicate the owner(s) on a separate page.

If applicant is a contract purchaser, attach a copy of the contract, and indicate the owner(s) on a separate page.

Please provide the name(s), mailing address(es), street address(es), and phone number(s) for all owners.

Property Ownership Affidavit

I/We, Valore Wildridge One LLC, hereby certify and affirm that I am (we are) the owner(s) of the property described as 3087 Wildridge Road, and which is the subject of the application for minor PUD Amend (we) acknowledge that until paid, ALL LAND USE APPLICATION FEES, INCLUDING FEES FOR PROFESSIONAL REVIEW SERVICES, SHALL BECOME AND REMAIN A FIRST AND PERPETUAL LIEN ON OR AGAINST THE SUBJECT PREMISES.

Executed this 19 day of JANUARY 2016.

(To be signed by all record owners).

Signature/Title _____

Mailing Address: 292 E Meadow Dr Apt 438

Vail, CO 81657

Phone Number: 214 763 6337

AUTHORIZED REPRESENTATIVE

I/We permit Dominic Mauriello (Authorized Representative name) to act as my/our representative in any manner regarding this application, to answer questions and to represent me/us at any meeting and public hearing(s) which may be held on this application.

I/WE understand that the Town will send all correspondence to the authorized representative. It will be the representative's responsibility to keep the owner(s) adequately informed as to the status of the application.

Valorale Wildridge One LLC

Property Owner Name (printed)

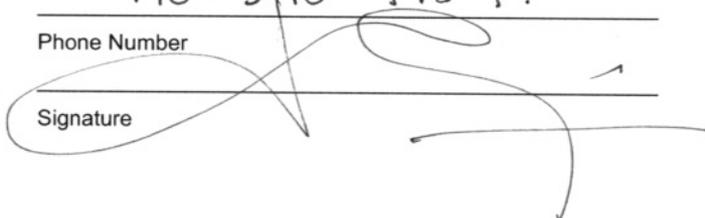
292 E. Meadow Drive Apt 438

Address

970 . 390 . 4759 .

Phone Number

Signature

A large, stylized handwritten signature in black ink, written over the signature line and extending upwards into the phone number line.

TOWN OF AVON
COMMUNITY DEVELOPMENT DEPARTMENT
ONE LAKE STREET
AVON, COLORADO 81620
Phone (970) 748-4030 Fax
Website: www.avon.org



AGREEMENT TO PAY (Read and Sign by Person Responsible for Payment)

1. I understand that charges for staff time spent processing this application will be based on the Council-approved fee schedule.

2. Further, I understand that my initial deposit is a retainer and not a fee. This deposit will set up an account which shall be charged at the above hourly rate for all staff processing time. Further, I understand that should the final costs be more than the deposit, I will be billed monthly for the additional charges. If the final costs are less, the unused portion of the deposit will be returned to me at the conclusion of the process or final inspection of the completed project, whichever occurs later (the necessary staff time will vary according to the complexity of the application and the project.) Also, I understand that staff processing time may include, but is not limited to:

- a) Reviewing plans / submittal packages
- b) Routing plans to and communicating with inter-office departments and outside agencies
- c) Researching documents relative to site history
- d) Site visits
- e) Consulting with applicant and/or other interested parties either in person or by phone
- f) Preparing environmental documents
- g) Drafting of staff reports and resolutions
- h) Preparing pertinent maps, graphs and exhibits
- i) Attending meetings/public hearings before the Planning Commission and Council
- j) Plan checking subdivision, parcel and final maps and subdivision improvement plans

3. I also understand that receipt of all discretionary approvals does not constitute an entitlement to begin work. Non-discretionary approvals may be required from the Building and Engineering Divisions, Fire District, Sanitary District, County Health Department, Water Districts and other agencies. Refer to the Fee Schedule for other fees to be assessed prior to the issuance of project permits. These fees may include, but are not limited to:

- a) Building Permit fees
- b) Right-of Way Permit fees
- c) Park Dedication fees
- d) School Dedication fees
- e) Fire District, Sanitary District, Water District, etc. fees

4. I assume full responsibility for all costs (as listed above in section 2.), incurred by the Town in processing this application. I understand and agree that if payment for these costs is not received by the Town within 30 days of the billing date, processing will be terminated until all past due amounts have been fully paid.

A handwritten signature in blue ink, appearing to read "D. Mauriello", is written over a horizontal line.

SIGNATURE

DATE 1-4-16

Print Name Dominic Mauriello



Certified Property Owner's List Affidavit

I, Allison Kent (Print Name) hereby certify that the attached list contains the names and addresses of all persons to whom all property is assessed as they appear on the latest available assessment roll of Eagle County within the area described on the attached application and for all properties within three hundred feet (300') from the exterior boundaries of the property legally described as:

Lot 110, Block 1, Wildridge Subdivision and

Subdivision Lot and Block

3087 Wildridge Rd

Street Address

I certify under penalty of perjury the forgoing is true and correct.

Signature

Date

PO Box 4777 Eagle, CO 81631

Address 970-390-8530

Phone Number

3087 Residences



PUD Amendment
3087 Wildridge Road
Lot 110, Block 1, Wildridge Subdivision

Submitted:
March 1, 2016



A. INTRODUCTION

The applicant, Valorale Wildridge One LLC, represented by Mauriello Planning Group, is requesting a Minor PUD Amendment for 3087 Wildridge Road / Lot 110, Block 1, Wildridge Subdivision. The Wildridge PUD currently in effect identifies Lot 110 as a two unit lot, allowing for a total of two dwelling units in the form of a duplex on the property. The applicant is requesting the Town of Avon allow for two single family dwelling units on the property, maintaining the existing density allowed by the Wildridge PUD. Because the lot is located within the Wildridge PUD, a minor amendment to the PUD is required. The lot is proposed to be platted to create two single-family lots by a future subdivision application should the PUD Amendment be approved. Lot 110A is proposed at 0.68 acres / 29,660 sq. ft. and Lot 110B is proposed at 0.51 acres / 22,428 sq. ft.

The property is a total of 1.2 acres / 52,088 sq. ft. There are existing homes to the south and west, with Town of Avon open space to the north and across the street to the east. The lot is very steep, and the design of the proposed homes respond to the site by running parallel to the grades.

The homes are located as close as possible to the road, limiting disturbance to the remainder of the lot. A portion of the driveway is proposed to be a grated, elevated bridge structure, which allows for a short and flat driveway access to the home, with limited impacts to the terrain. Only one curb cut is proposed.

The applicant is proposing additional limitations to further restrict development of this site, making development here more sympathetic to the neighborhood and the original design philosophy of the developer including the following:

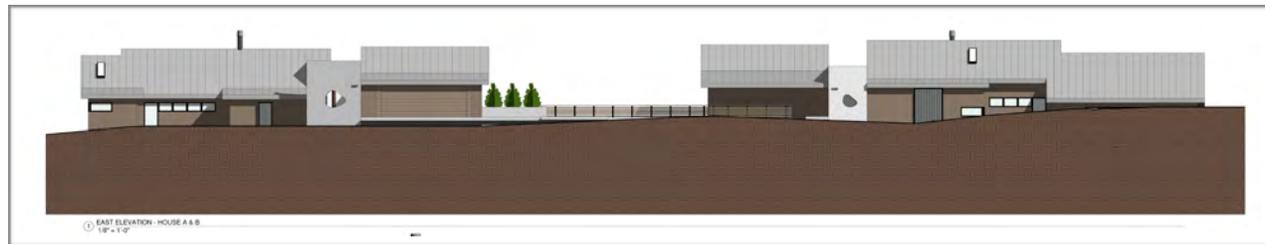
- **Footprint Limitation:** There is no footprint limitation currently for the site. The applicant is proposing a footprint limitation of 2,740 sq. ft. (9.2%) on Lot 110A and 2,282 sq. ft. (10%) on Lot 110B for a overall building footprint of 5,022 sq. ft. or 9.6% of the entire property.
- **Livable Area Limitation:** There is no limitation currently on the site for livable area. The applicant is proposing a limit of 4,460 sq. ft. (15%) on Lot 110A and 3,607 sq. ft. (116%) on Lot 110B for an overall livable area limitation of 8,067 sq. ft. or 15.4% of the entire property. Garages for each lot are proposed to be limited to 900 sq. ft.
- **Non-developable Zone:** The applicant is proposing a non-developable area of 30,120 sq. ft, or 58% of the entire site.

These limitations provide a benefit to the neighborhood by ensuring that development on this lot will be significantly less than what could be developed under current regulations. It eliminates the future opportunity to construct a coast-to-coast duplex, which is common in this area of Wildridge. It allows for a greater separation between the buildings, improved privacy for owners, open space, better light and air, and reduced appearance of bulk and mass.



Winter and Summer Conditions at
3087 Wildridge Road / Lot 110,
Block 1, Wildridge Subdivision

Below is a conceptual design of the lot layout and the east elevation:



B. BACKGROUND

The Town of Avon was incorporated in 1978 and Benchmark Properties created the Wildridge and Wildwood Subdivisions shortly thereafter. The Wildridge Subdivision was subsequently completely replatted in 1981. Lot 110 was platted as 1.20 acres / 52,272 sq. ft. as indicated on a portion of the 1981 plat provided below:



C. ZONING ANALYSIS

Development Standard	Existing	Proposed
Lot Size:	1.20 acres / 52,272 sq. ft.	Lot 110A - 0.68 acres / 29,660 sq. ft. Lot 110B - 0.51 acres / 22,428 sq. ft.
Density:	2 units (in duplex format)	2 units (in single family format)
Setbacks:	Front - 25 ft. Side - 10 ft. Rear - 10 ft.	Front - 25 ft. Side - 10 ft. Side - 10 ft. (internal between units) Rear - 10 ft.
Height:	35 ft.	35 ft.
Footprint:	No limitation	Lot 110A - 2,740 sq. ft. (9.2%) Lot 110B - 2,282 sq. ft. (10%) Total: 5,022 sq. ft. (9.6%)
Livable Floor Area:	No limitation	Lot 110A - 4,460 sq. ft. (15%) Lot 110B - 3,607 sq. ft. (16%) Total - 8,067 sq. ft. (15.4%)
Garage Area:	No limitation	Lot 110A - 900 sq. ft. Lot 110B - 900 sq. ft. Total - 1,800 sq. ft.
Non-developable Zone:	No requirements	30,120 sq. ft. (58%)

D. CRITERIA FOR REVIEW

Section 7.16.060.4 establishes the criteria for review of a PUD amendment. Section 7.16.060.4 states:

Review Criteria. The PZC and Town Council shall consider the following criteria as the basis for a recommendation or decision to rezone a property to PUD Overlay, and approve a preliminary PUD plan, or process a PUD amendment:

- (i) The PUD addresses a unique situation, confers a substantial benefit to the Town, and/or incorporates creative site design such that it achieves the purposes of this Development Code and represents an improvement in quality over what could have been accomplished through strict application of the otherwise applicable district or development standards. Such improvements in quality may include, but are not limited to: improvements in open space provision and access; environmental protection; tree/vegetation preservation; efficient provision of streets, roads, and other utilities and services; or increased choice of living and housing environments.***

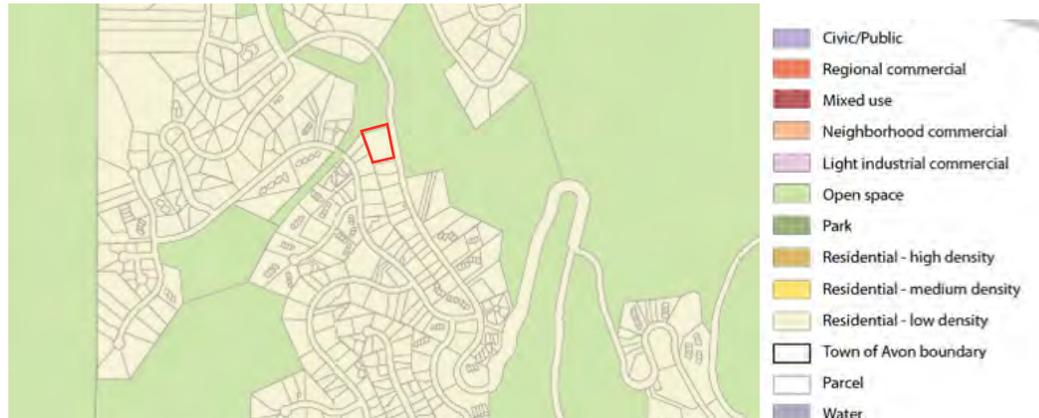
Applicant Response: The proposed amendment to the Wildridge PUD to allow for two single family homes provides a structure for a creative site design that is an improvement over the existing duplex development scenario. It allows for a greater separation between the buildings, additional green space and reduced appearance of bulk and mass. Furthermore, the additional restrictions proposed by the applicant provide a substantial benefit to the Town. The proposed siting of homes as proposed is consistent with the recommendations found in the original design guidelines. The homes will each be benched into the hillside to conform to the slope. The proposed roof lines run with the slope of the land. The structures are linear due to the steep grade. Buildings are being articulated in response to slope to reduce building scale and create spatial variety. Finally, the separation of the units and the limitations placed on the floor area provide for increased choice of living opportunities. More than a third of the development in Wildridge is multiple family including Wildwood which is part of the Wildridge subdivision. One of the least available housing formats in all of Avon is single-family and this application addresses this showing choice while also limiting the floor area in perpetuity.

- (ii) The PUD rezoning will promote the public health, safety, and general welfare;***

Applicant Response: The applicant is proposing two units in a single-family format, while the current regulations would require the two units in a duplex format. Because there is no increase in the number of proposed dwelling units, there is no increase in the estimated number of vehicular trips generated by the units. In addition, the applicant is proposing only one curb cut. The homes have been sited with sensitivity to views and openness of the neighbors. As indicated in this analysis, the proposal promotes the public health, safety, and general welfare.

- (iii) The PUD rezoning is consistent with the Avon Comprehensive Plan, the purposes of this Development Code, and the eligibility criteria outlined in §7.16.060(b);***

Applicant Response: The Avon Land Use Map indicates the property as Residential - Low Density as indicated on the map below:



The Comprehensive Plan defines “Residential-Lot Density” as follows:

Areas designated for residential low density are intended to provide sites for single-family, duplex, and multi-family dwellings at a density no greater than 7.5 dwelling units per acre.

The proposal complies with the density as recommended by the Comprehensive Plan. The purpose of the Development Code is provided in Section 7.04.030 Purposes of the Avon Development Code:

The Development Code is intended to promote and achieve the following goals and purposes for the Avon community, including the residents, property owners, business owners and visitors:

- (a) Divide the Town into zones, restricting and requiring therein the location, erection, construction, reconstruction, alteration and use of buildings, structures and land for trade, industry, residence and other specified uses; regulate the intensity of the use of lot areas; regulate and determine the area of open spaces surrounding such buildings; establish building lines and locations of buildings designed for specified industrial, commercial, residential and other uses within such areas; establish standards to which buildings or structures shall conform; establish standards for use of areas adjoining such buildings or structures;*
- (b) Implement the goals and policies of the Avon Comprehensive Plan and other applicable planning documents of the Town;*
- (c) Comply with the purposes stated in state and federal regulations which authorize the regulations in this Development Code;*
- (d) Avoid undue traffic congestion and degradation of the level of service provided by streets and roadways, promote effective and economical mass transportation and enhance effective, attractive and economical pedestrian opportunities;*
- (e) Promote adequate light, air, landscaping and open space and avoid undue concentration or sprawl of population;*
- (f) Provide a planned and orderly use of land, protection of the environment and preservation of viability, all to conserve the value of the investments of the people of the Avon community and encourage a high quality of life and the most appropriate use of land throughout the municipality;*
- (g) Prevent the inefficient use of land; avoid increased demands on public services and facilities which exceed capacity or degrade the level of service for existing residents; provide for phased*

development of government services and facilities which maximizes efficiency and optimizes costs to taxpayers and users; and promote sufficient, economical and high-quality provision of all public services and public facilities, including but not limited to water, sewage, schools, libraries, police, parks, recreation, open space and medical facilities;

(h) Minimize the risk of damage and injury to people, structures and public infrastructure created by wild fire, avalanche, unstable slopes, rock fall, mudslides, flood danger and other natural hazards;

(i) Achieve or exceed federal clean air standards;

(j) Sustain water sources by maintaining the natural watershed, preventing accelerated erosion, reducing runoff and consequent sedimentation, eliminating pollutants introduced directly into streams and enhancing public access to recreational water sources;

(k) Maintain the natural scenic beauty of the Eagle River Valley in order to preserve areas of historical and archaeological importance, provide for adequate open spaces, preserve scenic views, provide recreational opportunities, sustain the tourist-based economy and preserve property values;

(l) Promote architectural design which is compatible, functional, practical and complimentary to Avon's sub-alpine environment;

(m) Achieve innovation and advancement in design of the built environment to improve efficiency, reduce energy consumption, reduce emission of pollutants, reduce consumption of non-renewable natural resources and attain sustainability;

(n) Achieve a diverse range of attainable housing which meets the housing needs created by jobs in the Town, provides a range of housing types and price points to serve a complete range of life stages and promotes a balanced, diverse and stable full time residential community which is balanced with the visitor economy;

(o) Promote quality real estate investments which conserve property values by disclosing risks, taxes and fees; by incorporating practical and comprehensible legal arrangements; and by promoting accuracy in investment expectations; and

(p) Promote the health, safety and welfare of the Avon community.

As demonstrated within this document, the proposal is consistent with and in substantial compliance with the purpose of the Development Code by not increasing the number of dwelling units.

The eligibility criteria for a PUD are outlined in Section 7.16.060(b) and state the following:

(1) Property Eligible. All properties within the Town of Avon are eligible to apply for PUD approval.

(2) Consistency with Comprehensive Plan. The proposed development shall be consistent with the Avon Comprehensive Plan.

(3) Consistent with PUD Intent. The proposed development shall be consistent with the intent and spirit of the PUD purpose statement in §7.16.060(a).

(4) Compatibility with Existing Uses. The proposed development shall not impede the continued use or development of surrounding properties for uses that are permitted in the Development Code or planned for in the Avon Comprehensive Plan.

(5) Public Benefit. A recognizable and material benefit will be realized by both the future residents and the Town as a whole through the establishment of a PUD, where such benefit would otherwise be infeasible or unlikely.

(6) Preservation of Site Features. Long-term conservation of natural, historical, architectural, or other significant features or open space will be achieved, where such features would otherwise be destroyed or degraded by development as permitted by the underlying zoning district.

(7) Sufficient Land Area for Proposed Uses. Sufficient land area has been provided to comply with all applicable regulations of the Development Code, to adequately serve the needs of all permitted uses in the PUD projects, and to ensure compatibility between uses and the surrounding neighborhood.

As demonstrated within this document, the proposal is consistent with the eligibility criteria for a PUD. The proposal is consistent with the Avon Comprehensive Plan and compatible with existing uses, which are of a similar density as the proposal.

(iv) Facilities and services (including roads and transportation, water, gas, electric, police and fire protection, and sewage and waste disposal, as applicable) will be available to serve the subject property while maintaining adequate levels of service to existing development;

Applicant Response: The applicant is proposing the same number of units as currently allowed by the Town of Avon, and as a result, all facilities and services are available and adequate to serve the development. There is no increase in demand as a result of the proposal, and therefore the proposal maintains adequate levels of service to existing development.

(v) Compared to the underlying zoning, the PUD rezoning is not likely to result in significant adverse impacts upon the natural environment, including air, water, noise, storm water management, wildlife, and vegetation, or such impacts will be substantially mitigated;

Applicant Response: The proposal will have beneficial impacts on wildlife and vegetation as a result of the proposed non-developable zone, limiting development to specific areas on the lot. The remaining area will remain generally in its natural state, creating opportunities for wildlife and vegetation. The proposal is entirely located within a previously platted subdivision, with no increase in the allowable density, and as a result will not have any additional adverse impacts on the above-referenced criteria.

(vi) Compared to the underlying zoning, the PUD rezoning is not likely to result in significant adverse impacts upon other property in the vicinity of the subject tract; and

Applicant Response: As there is no increase in allowable density for the properties, there is no increase to impacts upon other property in the vicinity. The proposal is consistent with the allowable density for surrounding properties and will be smaller in scale than many of the existing homes in the neighborhood. The following photos provide some idea of the character and size (from Eagle County Assessors) of the existing homes in the vicinity:



2470 Old Trail Road #B
3,031 sq.ft.



2470 Old Trail Road #A
2,617 sq.ft.



3083 Wildridge Road A & B
1,814 sq. ft. & 2021 sq.ft.



2490 Old Trail Road #A
2,106 sq.ft.



2490 Old Trail Road #B
2,684 sq.ft.



3121 Wildridge Road #B
3,304 sq.ft.



3165 Wildridge Road #A
3,646 sq.ft.

(vii) Future uses on the subject tract will be compatible in scale with uses or potential future uses on other properties in the vicinity of the subject tract.

Applicant Response: The Wildridge neighborhood is developed with a mix of single-family homes, duplexes, and multiple family dwellings. The majority of the lots in the neighborhood are allowed a minimum of two dwelling units (534 units or 267 lots out of the 849 units originally proposed). Homes in the neighborhood vary greatly in size, with some small single-family residences under 3,000 sq. ft., to larger duplexes with some up to 7,000 sq. ft. As a neighborhood that has developed slowly over the past 35 years, architectural style and unit size have changed as a reflection of trends over that same period. The demands for floor area in the 1980s and what is deemed more acceptable today are significantly different.

Many of the duplexes built over the last two decades in Wildridge departed from the general design principles that this application promotes:

- Structures that conform to the natural landform, stepping with grade, and roof sloping in the direction of the grades (steep slopes);
- Articulated building massing, with small building forms to create a more additive appearance; and
- Building materials (stucco, wood, stone) and colors (natural earth tones) that blend with the natural landscape.

The character of the architecture for the proposed units will also be compatible with the neighborhood. The proposed homes have been sited to be responsive to the site, stepping with the natural grade and stepping down on the front and sides to anchor the buildings to the ground. Building massing is consistent with the neighborhood and both units are below the maximum height limitation. While the final materials have not been identified, the proposed materials will be those that are prevalent throughout Wildridge and consistent with the design guidelines, such as wood siding, stucco, and stone. The conceptual design for the project is provided below, though it is important to note that these have yet to go through the Design Review process:

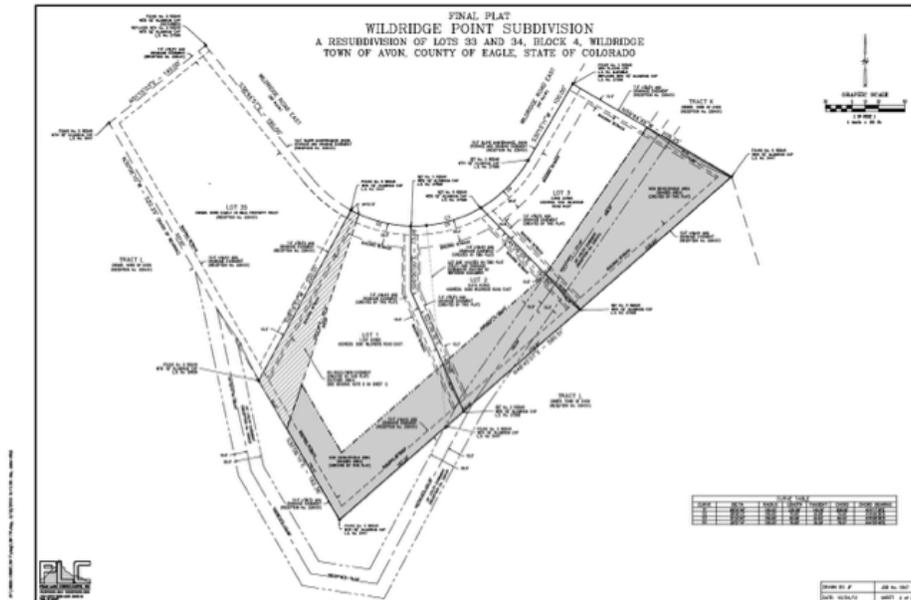


E. PREVIOUS APPLICATIONS BY MAURIELLO PLANNING GROUP

Mauriello Planning Group has processed several similar applications which have allowed for single family homes where duplexes were previously allowed. In all cases, the applications have resulted in limitations on development that are responsive to the topography, bulk and mass, and considerate of neighboring uses. In just about every case, the neighbors were ultimately supportive of the proposals.

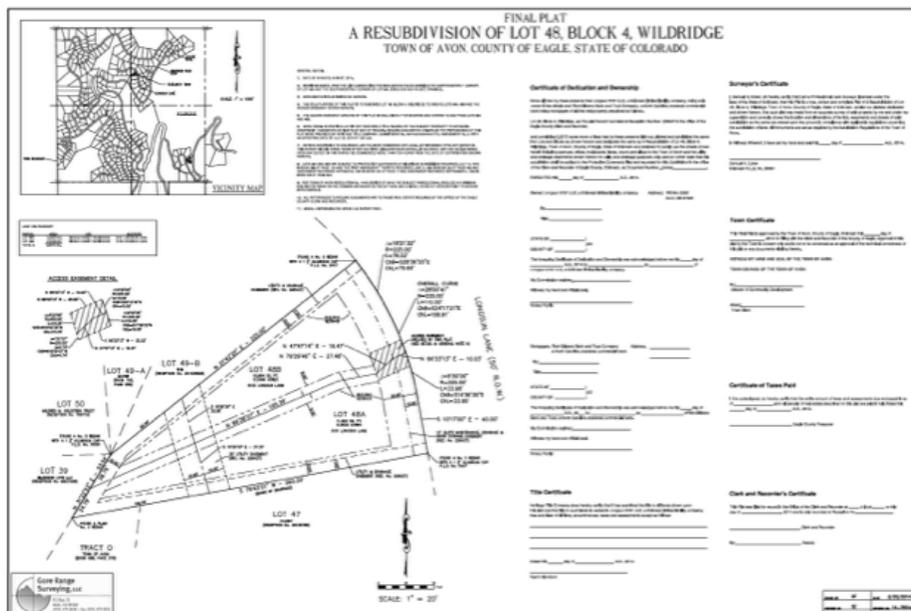
Wildridge Point

- Two duplex lots converted to three single-family lots
- Building footprint limited on Lot 2 to 3,000 sq. ft. or 12% of the lot area
- Building footprint limited on Lot 3 to 2,500 sq. ft. or 7% of the lot area



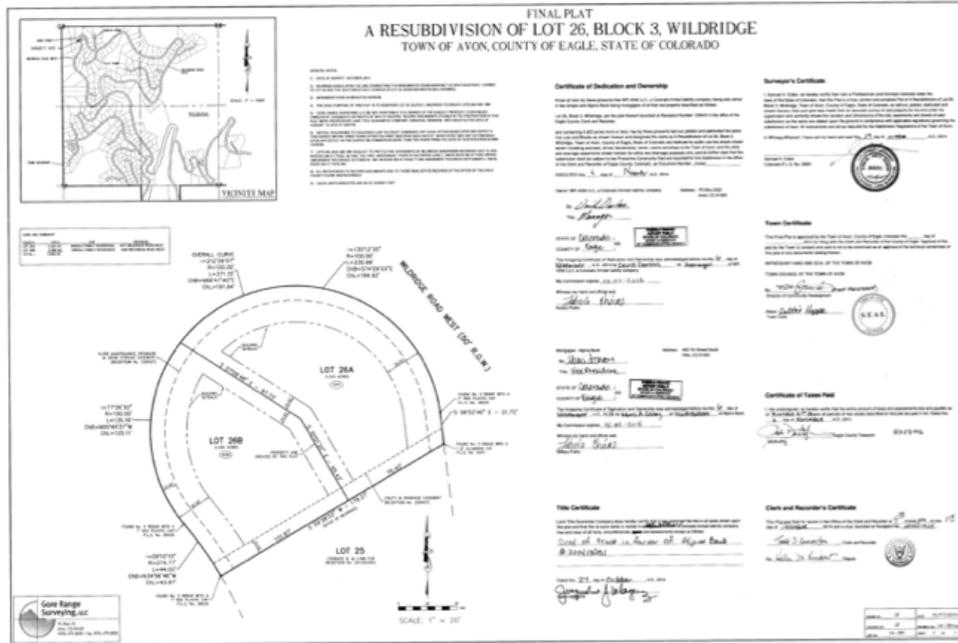
5151 Longsun Lane

- Duplex divided into two single family homes



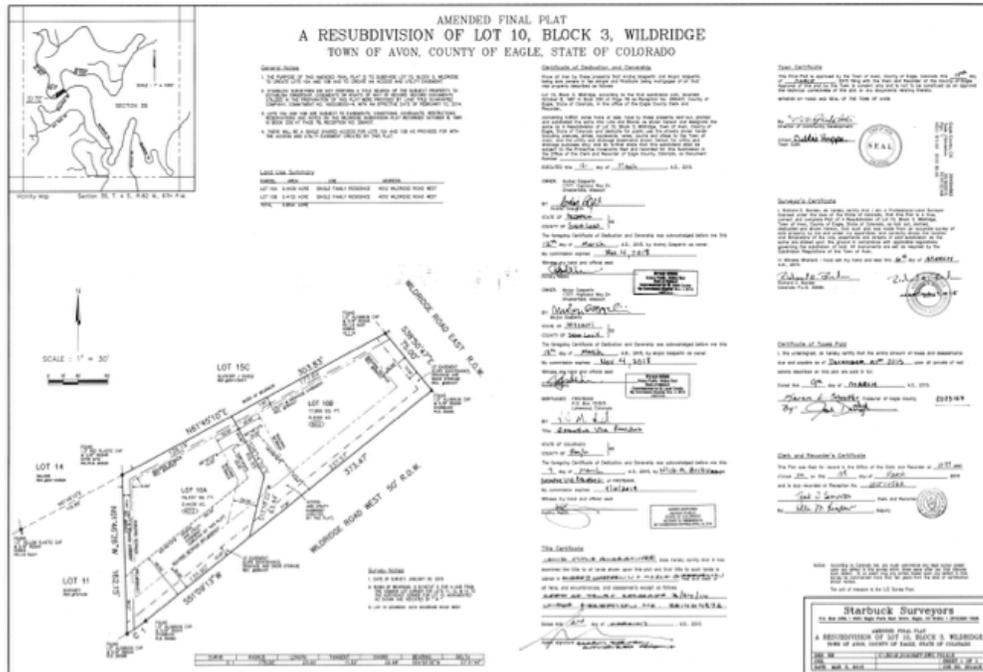
4290 Wildridge Road West

- Duplex divided into two single family homes
- Footprints limited to 2,400 sq. ft. on each lot



4010 Wildridge Road West (Gasperlin Residences)

- Duplex divided into two single family homes
- Building footprint limited to 2,900 sq. ft. for each lot
- Livable area limited to 4,000 sq. ft. for each lot



F. CONCLUSIONS

The applicant has shown that this lot can be developed with two single-family homes in a manner that is consistent with the Town's review criteria and comprehensive plan policies. Further, this applicant has provided additional restrictions and benefits that will ensure that future homes developed on the subject properties will be respectful of topography and sympathetic to the neighborhood. The site planning for these two lots is a significant improvement over that of a duplex structure on this property even with dwelling units of the same or similar size.

We hope you will agree that this proposal, considered independently from other similar proposals on other properties, meets the review criteria and is an enhancement over the existing zoning restrictions on the property.

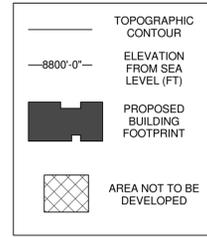
G. ADJACENT ADDRESSES (within 300 Feet)

TOWN OF AVON PO BOX 975 AVON, CO 81620-0975	PETROWSKI, DAVID S. & HILARY W. PO BOX 1178 AVON, CO 81620-1178
BLOCK, JONATHAN ALEXANDER & DANIELLE ELKIN PO BOX 1555 AVON, CO 81620-1555	NELSON, LINDSEY ALLAN PO BOX 8751 AVON, CO 81620-8709
FRED & FLORA HILLER LIVING TRUST 12950 N HIGH HAWK DR MARANA, AZ 85658-4239	GREENE, RICHARD & LINDA 3300 E DELHI RD ANN ARBOR, MI 48103-8858
GROW, STEVEN M. & MARGARET S. 8 MANETTE RD MORRISTOWN, NJ 07960-6344	RAUB, SCOTT PO BOX 2999 EDWARDS, CO 81632-2999
SHERMAN, CHARLES M. - PETERS, PEGGY L. PO BOX 1044 AVON, CO 81620-1044	GROSS, LAURA F. & ROBERT C. 4011 SAN FELICE PT COLORADO SPRINGS, CO 80906-5900
LANE, LAWRENCE PO BOX 3117 AVON, CO 81620-3117	BECKER-PEREZ, STEPHANIE M. - PEREZ, JASON S. PO BOX 833 AVON, CO 81620-0833
HARRISON, KEITH PO BOX 536 VAIL, CO 81658-0536	JONES, JAMES D. 2399 N FRONTAGE RD W VAIL, CO 81657-4285
JONES, SHARON S. - SAMSON, GREG M. PO BOX 7685 AVON, CO 81620-7685	BRAINARD, DAVID A. - ABBEY, DONNA R. 7773 KRYPTONITE LN CASTLE ROCK, CO 80108-3112
WALKER, J. KIM & MARYJO 9848 SE SANDPINE LN HOBE SOUND, FL 33455-6399	PINES OF WILDRIDGE TOWNHOME ASSOC INC PO BOX 1593 VAIL, CO 81658-1593
SHERMAN, SHEILA M. 1734 BLUEBELL DR BRIGHTON, CO 80601-6787	CRAINE, LORI J. PO BOX 1732 LEADVILLE, CO 80461-1732
MEINTJES, LEIGH P. - WILDE, SEAN WJ 6725 ROXBURY TRCE ALPHARETTA, GA 30005-1753	BURTON, BRET A. & CARRYN PO BOX 8623 AVON, CO 81620-8619
JOHN C. BUCHER DECLARATION OF TRUST 29025 N SPOON CT MUNDELEIN, IL 60060-5311	DEAN, JENNIFER L. PO BOX 2001 AVON, CO 81620-2001

VOSS, GEOFFREY E. & JENNIFER L.
PO BOX 3612
AVON, CO 81620-3612

ROMANIN, MELISSA G.
PO BOX 4138
EAGLE, CO 81631-4138

EXISTING TOPOGRAPHIC LEGEND



AREA NOT TO BE DEVELOPED

FOUND PIN & YELLOW PLASTIC CAP LS#5447

EXISTING PROPERTY LINE
LOT 90

PROPOSED LOT DIVISION LINE

TRACT F

LOT A

LOT B

HOUSE A

HOUSE B

SHARED DRIVEWAY

ONE CURB CUT, 14'-0"



1 SITE PLAN - LOT DIVISION
1" = 20'-0"



2 SITE PLAN - SATELLITE VIEW
1" = 60'-0"

02.23.2016
LOT DIVISION

WILDRIDGE RESIDENCES
3087 WILDRIDGE RD
AVON, CO 81620
Project Number - 1428



www.vailarchitects.com

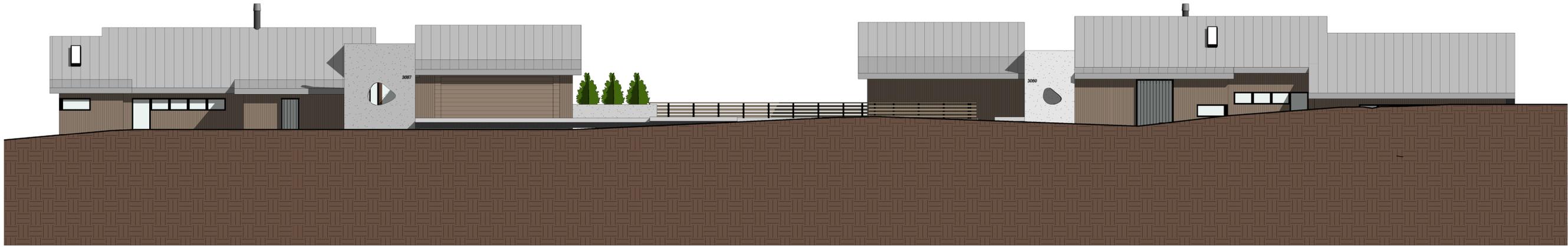
1650 Fallridge Road, Suite C-1
Vail, Colorado 81657
t.(970) 476-4901 p.(970) 476-6342

LOT DIVISION

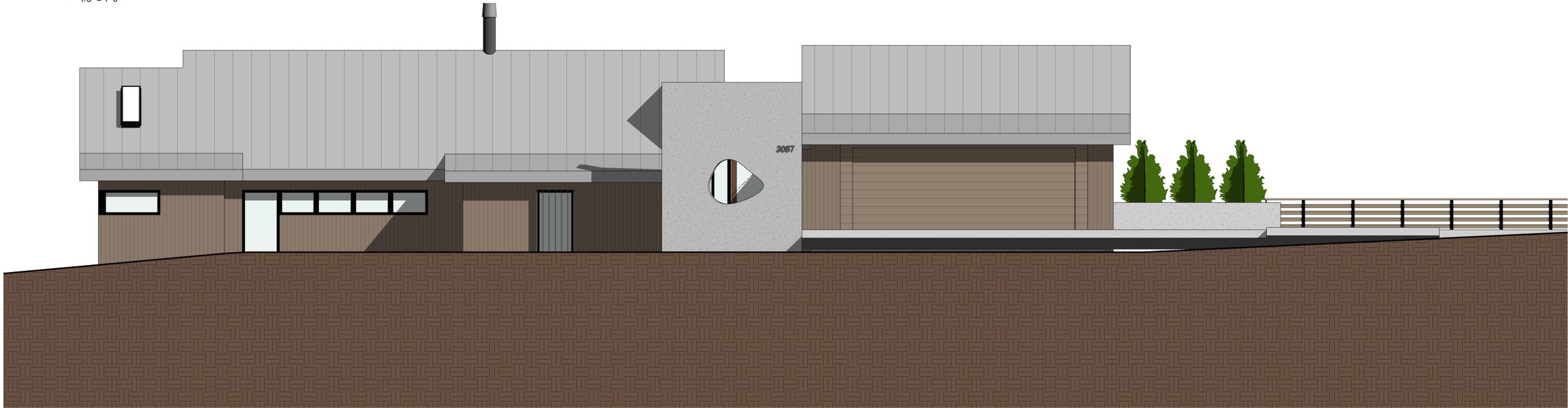
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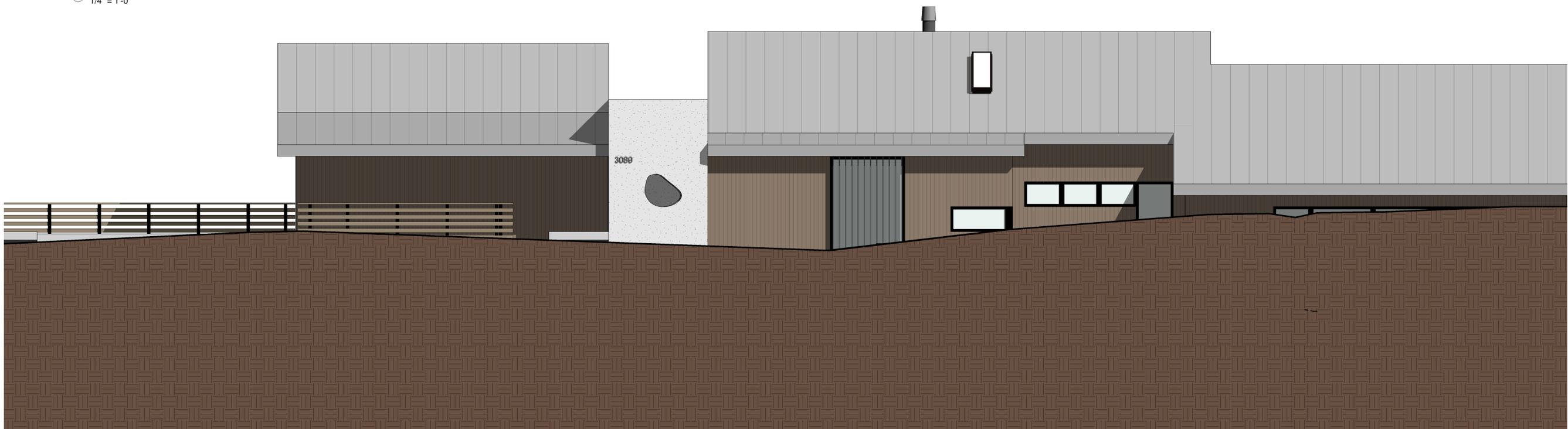
PLAN NORTH



① EAST ELEVATION - HOUSE A & B
1/8" = 1'-0"



② HOUSE B - EAST ELEVATION
1/4" = 1'-0"



③ HOUSE A - EAST ELEVATION
1/4" = 1'-0"

02.23.2016
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WILDRIDGE RESIDENCES

3087 WILDRIDGE RD
AVON, CO 81620

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ELEVATION
DEVELOPMENT

A2.01a