



## PLANNING AND ENVIRONMENTAL COMMISSION

March 13, 2017, 1:00 PM

Vail Town Council Chambers

75 S. Frontage Road - Vail, Colorado, 81657

---

1. Call to Order  
  
Site Visit:  
Vantage Point Condominiums - 508 East Lionshead Circle
  2. A request for the review of a variance from Section 11-6-4-A-1, Building Identification Signs, Vail Town Code, in accordance with the provisions of Section 11-10-1, Variances, Vail Town Code, to allow for a building identification sign on a building frontage that does not parallel a major pedestrian or vehicular way, located at 508 East Lionshead Circle, Lot 2, Block 1, Vail Lionshead Filing 1, and setting forth details in regard thereto. (PEC17-0002) 30 min.  
  
**Applicant:** Vantage Point Condominium Association, represented by David Moe  
**Planner:** Matt Panfil
  3. A request for a recommendation to the Vail Town Council for an amendment to the Vail Village Master Plan, pursuant to Section VIII, Implementation and Amendment, Vail Village Master Plan, concerning East Frontage Road Sub-Area #9, to revise the existing language concerning employee housing and lodging uses and possible allowances for additional building height, increased Gross Residential Floor Area (GRFA) and additional site coverage within Sub Area #9, located in the general vicinity of 434 S. Frontage Road, Mountain View Residences on Gore Creek and setting forth details in regard thereto. Other properties affected by the proposed changes include the Tyrolean Condominiums, Apollo Park and The Wren. (PEC17-0003) 5 min.  
  
**Withdrawn**  
**Applicant:** Lunar Vail, represented by Mauriello Planning Group  
**Planner:** Chris Neubecker
  4. Approval of Minutes  
  
February 13, 2017 Meeting Results
  5. Informational Update
  6. Adjournment
- 

The applications and information about the proposals are available for public inspection during regular office hours at the Town of Vail Community Development Department, 75 South Frontage Road. The public is invited to attend the project orientation and the site visits that precede the public hearing in the Town of Vail Community Development Department. Times and order of items are approximate, subject to change, and cannot be relied upon to determine at what time the Planning and Environmental Commission will consider an item. Please call (970) 479-2138 for additional information. Sign language interpretation is available upon request with 48-hour notification. Please call (970) 479-2356, Telecommunication Device for the Deaf (TDD), for information.





## VAIL TOWN PLANNING AND ENVIRONMENTAL AGENDA MEMO

**MEETING DATE:** March 13, 2017

**ITEM/TOPIC:** A request for the review of a variance from Section 11-6-4-A-1, Building Identification Signs, Vail Town Code, in accordance with the provisions of Section 11-10-1, Variances, Vail Town Code, to allow for a building identification sign on a building frontage that does not parallel a major pedestrian or vehicular way, located at 508 East Lionshead Circle, Lot 2, Block 1, Vail Lionshead Filing 1, and setting forth details in regard thereto. (PEC17-0002)

**ATTACHMENTS:**

<b>File Name</b>	<b>Description</b>
PEC17-0002_Vantage_Point_Sign_Variance_Memo_031317.pdf	Staff Memo - PEC17-0002 Sign Variance, Vantage Point
PEC17-0002_Vantage_Point_VICINITY_MAP.pdf	Attachment A - Vicinity Map
Attachment_B_-_Applicant_s_Sign_Packet_Proposal_020117.pdf	Attachment B - Applicant's Sign Packet Proposal



---

## Memorandum

TO: Planning and Environmental Commission

FROM: Community Development Department

DATE: March 13, 2017

SUBJECT: A request for the review of a variance from Section 11-6-4-A-1, Building Identification Signs, Vail Town Code, in accordance with the provisions of Section 11-10-1, Variances, Vail Town Code, to allow for a building identification sign on a building frontage that does not parallel a major pedestrian or vehicular way, located at 508 East Lionshead Circle, Lot 2, Block 1, Vail Lionshead Filing 1, and setting forth details in regard thereto. (PEC17-0002)

Applicant: Vantage Point Condominium Association, Inc., represented by Dave Moe

Planner: Matt Panfil

### I. SUMMARY

The applicant, Vantage Point Condominium Association, Inc., represented by Dave Moe, is requesting a variance from Section 11-6-4 A-1, Building Identification Signs, Vail Town Code, in accordance with the provisions of Section 11-10-1, Variances, Vail Town Code, to allow for a building identification sign on a building frontage that does not parallel a major pedestrian or vehicular way, located at 508 East Lionshead Circle.

Based upon staff's review of the criteria outlined in Section VII of this memorandum and the evidence and testimony presented, the Community Development Department recommends **denial** of this application subject to the findings noted in Section VIII.

A vicinity map (Attachment A) and the applicant's sign packet proposal (Attachment B) are attached for review.

### II. DESCRIPTION OF REQUEST

The applicant, Vantage Point Condominium Association, Inc., represented by Dave Moe, is requesting a sign variance to allow for a 3.3 square foot building identification sign to be located on the south façade of the structure, which does not have frontage on

a major pedestrian or vehicular way, as required by Section 11-6-4-A-3-b-(1), Vail Town Code.

Vantage Point has a frontage along South Frontage Road and East Lionshead Circle. There is no pedestrian or vehicular access to the site from South Frontage Road. There are two access points to the structure's parking facility along East Lionshead Circle. According to the applicant, guests of the Vantage Point condos often park or are dropped off by shuttle van in the adjacent parking lot to the south and are unaware of Vantage Point's exact location. Part of this confusion may stem from the fact that there are several residential buildings surrounding this parking lot. The purpose of the proposed building identification sign is to identify the Vantage Point condos to these guests.

There are no other signs proposed with this request, but there is an existing monument sign east of the structure along East Lionshead Circle.

### **III. BACKGROUND**

The existing Vantage Point building was built in 1972. The original signage consisted of a 49 square foot logo and an 11.25 square foot raised-letter sign, both on the north façade. In 1998, Vantage Point was granted sign size and height variances to allow for a 20 square foot lettered sign on the north façade, 32.5' above existing grade, and an eight (8) square foot lettered sign above the garage entrance. Neither of these variances is applicable to the proposed building identification sign.

The existing freestanding sign near the garage entrances along East Lionshead Circle was approved by the Design Review Board (DRB) in May 2015. A revocable license agreement with the Town of Vail was required as the sign is located on town-owned property. There are currently no other building identification signs for the structure.

The proposed building identification sign is proposed on the south façade, which is adjacent to private property. Although there is vehicular traffic through the site to the south due its use as a parking facility, the Community Development Department does not consider this area to be a "major pedestrian or vehicular way." Therefore, the applicant is requesting a variance to allow for a building identification sign along a building frontage that does not parallel a major pedestrian or vehicular way. The proposed sign complies with all other regulations located with Title 11, Sign Regulations, Vail Town Code. As required, the applicant is seeking approval of the requested variance before appearing before the DRB for design review approval.

### **IV. APPLICABLE PLANNING DOCUMENTS**

Staff finds that the following provisions of the Vail Town Code are relevant to the review of this proposal:

## **Title 11 – Sign Regulations, Vail Town Code**

### *Chapter 1: Description, Purpose, and Applicability (in part)*

#### **11-1-2: PURPOSE:**

- A. General Purpose: These regulations are enacted for the purpose of promoting the health, safety, morals, and general welfare of the town of Vail and to promote the coordinated and harmonious design and placement of signs in the town in a manner that will conserve and enhance its natural environment and its established character as a resort and residential community of the highest quality.*
- B. Specific Purpose: These regulations are intended to achieve the following specific purposes:*
  - 1. To described and enable the fair and consistent enforcement of signs in the town of Vail.*
  - 2. To encourage the establishment of well designed, creative signs that enhance the unique character of Vail's village atmosphere.*
  - 3. To preserve a successful and high quality business environment that is aided by signs that identify, direct, and inform.*
  - 4. To aid in providing for the growth of an orderly, safe, beautiful, and viable community.*

### *Chapter 2: Definitions (in part)*

#### **11-2-1: DEFINITIONS ENUMERATED:**

*BUILDING IDENTIFICATION SIGN: Any sign that displays the name of the building upon which site it is located including any graphics and language that represent the building.*

### *Chapter 6: Business and Building Identification Signs (in part)*

#### **11-6-4: BUILDING IDENTIFICATION SIGNS**

##### **A. Description:**

- 3. Sign Districts 1 And 2; Types Of Building Identification Signs**

##### **b. Wall Mounted Signs:**

- (1) *Number: One sign per building frontage on a major pedestrian or vehicle way. A maximum of two (2) wall mounted building identification signs shall be allowed if a building has two (2) frontages as defined in these regulations.*

## *Chapter 10: Variance and Appeals (in part)*

### *11-10-1: VARIANCES:*

- A. Purpose: A variance from the sign regulations constitutes relief from the strict interpretation of the standards and may be granted by the planning and environmental commission (PEC) in cases where there exists a physical limitation that prevents the existence, placement, or operation of a sign in compliance with the standards of this title.*
- B. Application Procedure: An applicant for a variance from the sign regulations may be obtained from the community development department. The variance application must include a sign permit application, the applicant's reasons for requesting a variance, and a nonrefundable fee determined by the town council as set forth by town ordinances. The staff shall set a date for a hearing before the planning and environmental commission once the complete application has been received.*
- C. Criteria for Approval:*
  - 1. Special circumstances or conditions must exist that apply to the land, buildings, topography, vegetation, sign structures, or other matters on adjacent lots or within the adjacent right of way, that would substantially restrict the effectiveness of the sign in question. However, such circumstances must be unique to the subject site.*
  - 2. The applicant shall not have created the circumstances that have necessitated the variance request.*
  - 3. The applicant must demonstrate that the granting of the variance will be in general harmony with the purposes of this title*

## **Lionshead Redevelopment Master Plan**

### *Chapter 3: Existing Conditions Assessment and Problem Identification*

#### *3.8 Transportation and Circulation*

##### *3.8.1 Vehicular*

### 3.8.1.1 I-70 South Frontage Road

#### c. Directional Signage

*Visitors to Lionshead often complain of difficulty finding their destination. Bewildered motorists slow down at each intersection because there is no signage directing them to their lodgings. The cumulative effects are traffic congestion and irritated guests.*

## V. SURROUNDING LAND USES AND ZONING

### Existing Land Use

North: Frontage Road / I-70

South: Lionshead Redevelopment Master Plan

East: Lionshead Redevelopment Master Plan

West: Lionshead Redevelopment Master Plan

### Zoning District

N/A

Lionshead Mixed Use 1 (LMU-1)

General Use

Lionshead Mixed Use 1 (LMU-1)

## VI. SITE ANALYSIS

Address:	508 East Lionshead Circle
Legal Description:	Vail Lionshead Filing 1, Block 1, Lot 2
Existing Zoning:	Lionshead Mixed Use 1 (LMU-1)
Existing Land Use Designation:	Lionshead Redevelopment Master Plan
Mapped Geological Hazards:	Steep Slope > 40%

## VII. REVIEW CRITERIA

The review criteria for a variance request are prescribed in Title 11, Chapter 10, Variances and Appeals, Vail Town Code, and are as follows. The applicant must demonstrate that all three of these criteria are met:

- 1. Special circumstances or conditions must exist that apply to the land, buildings, topography, vegetation, sign structures, or other matters on adjacent lots or within the adjacent right of way, that would substantially restrict the effectiveness of the sign in question. However, such circumstances must be unique to the subject site.**

In order for a sign variance to be granted, there must be a physical limitation that prevents the existence, placement, or operation of a sign in compliance with the standards of the sign code. The applicant has indicated that guests have difficulty locating their structure when viewed from the south, in the parking lot. Staff agrees that identifying a specific structure, especially the first time visiting,



can be difficult. However, staff does not agree that this situation is unique to the subject site, but rather finds it quite common throughout the Town. In fact, Section 11-7-7, Traffic Control Signs for Private Property, Vail Town Code, allows for such signs to direct the flow of traffic on private property. The applicant was encouraged to consider such a traffic control sign, but the applicant was dissatisfied with the maximum one (1) square foot size restriction. The applicant was then encouraged to consider a multipurpose traffic control sign, which may be a maximum of four (4) square feet in size; however, the applicant chose not to pursue this option.

Staff finds the proposed variance does not meet this criterion.

**2. The applicant shall not have created the circumstances that have necessitated the variance request.**

Staff finds that the necessity for this request is not based on circumstances created by the applicant, but the circumstances are due to the original developer whose site plan provided guest access from only the south and east side of the property.

Staff finds that the proposed variance meets this criterion.

**3. The applicant must demonstrate that the granting of the variance will be in general harmony with the purposes of this title.**

The granting of the requested variance to allow for a building identification sign that does not parallel a major pedestrian or vehicular way is not in general harmony with the general or specific purposes of Title 11, Sign Regulations, Vail Town Code. Specifically, the approval would be inconsistent with the coordinated placement and fair and consistent enforcement of signage within the Town of Vail. The creation of an exception to the Title when there is not a unique circumstance is not in general harmony with the purposes of the Sign Regulations.

Staff finds the proposed variance does not meet this criterion.

## **VIII. STAFF RECOMMENDATION**

The Community Development Department recommends **denial** of a variance from Section 11-6-4, Building Identification Signs, Vail Town Code, in accordance with the provisions of Section 11-10-1, Variances, Vail Town Code, to allow for a building identification sign on a building frontage that does not parallel a major pedestrian or vehicular way, located at 508 East Lionshead Circle, and setting forth details in regard thereto. This recommendation is based upon the review of the criteria outlined in Section VII of this memorandum.

### **Motion for Denial:**

Should the Planning and Environmental Commission choose to **deny** this variance request, the Community Development Department recommends the Commission pass the following **motion**:

*“The Planning and Environmental Commission **denies** the applicant’s request for a variance from Section 11-6-4, Building Identification Signs, Vail Town Code, in accordance with the provisions of Section 11-10-1, Variances, Vail Town Code, to allow for a building identification sign on a building frontage that does not parallel a major pedestrian or vehicular way, located at 508 East Lionshead Circle, and setting forth details in regard thereto.”*

Should the Planning and Environmental Commission choose to **deny** this variance request, the Community Development Department recommends the Commission makes the following **findings**:

*“Based upon a review of Section VII of the March 13, 2017 staff memorandum to the Planning and Environmental Commission, and the evidence and testimony presented, the Planning and Environmental Commission finds:*

- 1. No special circumstances or conditions exist that apply to the land, buildings, topography, vegetation, sign structures, or other matters on adjacent lots or within the adjacent right of way, that would substantially restrict the effectiveness of the sign in question;*
- 2. The applicant has not demonstrated that the granting of the variance will be in general harmony with the purposes of this title.”*

### **Motion for Approval:**

Should the Planning and Environmental Commission choose to **approve** this variance request, the Community Development Department recommends the Commission pass the following **motion**:

*“The Planning and Environmental Commission **approves, with conditions**, the applicant’s request for a variance from Section 11-6-4, Building Identification Signs, Vail Town Code, in accordance with the provisions of Section 11-10-1, Variances, Vail Town Code, to allow for a building identification sign on a building frontage that does not parallel a major pedestrian or vehicular way, located at 508 East Lionshead Circle, and setting forth details in regard thereto..*

*Conditions:*

- 1. The location and dimensions of the building identification sign shall be as established in the sign proposal included in the application; and*
- 2. Approval of this sign variance is contingent upon the applicant obtaining Town of Vail approval of an associated design review application."*

Should the Planning and Environmental Commission choose to **approve** this variance request, the Community Development Department recommends the Commission makes the following **findings**:

*"Based upon a review of Section VII of the March 13, 2017 staff memorandum to the Planning and Environmental Commission, and the evidence and testimony presented, the Planning and Environmental Commission finds:*

- 1. Special circumstances or conditions exist that apply to the land, buildings, topography, vegetation, sign structures, or other matters on adjacent lots or within the adjacent right of way, that would substantially restrict the effectiveness of the sign in question;*
- 2. The applicant has not created the circumstances that have necessitated the variance request; and*
- 3. The applicant has demonstrated that the granting of the variance will be in general harmony with the purposes of this title."*

## **IX. ATTACHMENTS**

- A. Vicinity Map
- B. Applicant's Sign Packet Proposal, received February 1, 2017

## Google Maps 508 E Lionshead Cir



Map data ©2017 Google 100 ft

**RECEIVED***By cgodfrey at 4:28 pm, Feb 22, 2017*

Department of Community Development  
75 South Frontage Road  
Vail, CO 81657  
Tel: 970-479-2138  
www.vailgov.com

## Application for Planning & Environmental Commission

**Please select Application Review Type:**

- |  |  |
|--|--|
| <input type="checkbox"/> Conditional Use Permit (\$650)                | <input type="checkbox"/> Amendment to District Boundaries or Zoning Ordinance (\$1300) |
| <input type="checkbox"/> Development Plan                              | <input type="checkbox"/> Subdivision Review  |
| <input type="radio"/> Establishment of a New Development Plan (\$1500) | <input type="radio"/> Major Review (\$1500)  |
| <input type="radio"/> Amendment to Existing Development Plan (\$250)   | <input type="radio"/> Minor Review (\$650)   |
| <input type="checkbox"/> Exemption Plat (\$650)                        | <input type="checkbox"/> Special Development Districts                                 |
| <input type="checkbox"/> Exemption Request—Recycling (\$450)           | <input type="radio"/> New SDD (\$6000)   |
| <input checked="" type="checkbox"/> Exterior Alteration                | <input type="radio"/> Major Amendment (\$6000)   |
| <input type="radio"/> Major Alteration (\$800)                         | <input type="radio"/> Major Amendment no Exterior Modification (\$1250)                |
| <input type="radio"/> Minor Alteration (\$650)                         | <input type="radio"/> Minor Amendment (\$1000)   |
| <input type="checkbox"/> Flood Plain Modification (\$400)              | <input type="checkbox"/> Variance  |
|  | <input type="radio"/> Sign (\$200)   |
|  | <input type="radio"/> Property (\$500)   |

**Description of the Request:** Exterior remodel of existing Unit R-1. Unit R-1 is two separate units and will add the possible 250 SF per unit, adding 500 SF of residential space. This remodel will update a dated section of the building and also provide new rental units which can be rented as 5 bedroom to 3 individual rentals.

**Physical Address:** Plaza Lodge Building - 291 Bridge Street Vail, CO 81657

**Parcel Number:** 2101-082-62-007 (Contact Eagle Co. Assessor at 970-328-8640 for parcel no.)

**Property Ownership (as recorded):** Bridge Street Land LLC

**Owner Mailing Address:** 226 S. Ocean Blvd Delray Beach, FL 33483

**Phone:** 954-232-8904

**Owner's Signature:** 

**Primary Contact/ Owner Representative:** Kit Austin

**Mailing Address:** 1650 Fallridge Rd C-1

**Phone:** 1-970-476-6342

**E-Mail:** kaustin@vailarchitects.com

*fec 17-0004  
3/27 - mp*





Department of Community Development  
75 South Frontage Road  
Vail, CO 81657  
Tel: 970-479-2128  
www.vailgov.com  
Development Review Coordinator

## Sign Variance Application for Review by the Planning and Environmental Commission

**General Information:** Sign Variances may be granted in order to prevent or to lessen such practical difficulties and unnecessary physical hardships inconsistent with the development objectives of the Town of Vail. A practical difficulty or unnecessary physical hardship may result from the size, shape, or dimensions of a structure, or the location of the structure, from topographic or physical conditions on the site or in the immediate vicinity, or from other physical limitations, street locations, or traffic conditions in the immediate vicinity. Cost or inconvenience to the applicant of strict compliance with the sign regulations shall not be a reason for granting a variance. The Vail Town Code can be found on the Town's website at [www.vailgov.com](http://www.vailgov.com). This proposed project may also require other permits or applications and/or review by the Design Review Board and/or Town Council.

Fee: \$200

Description of the Request: Installation of metal sign on south side of the building for the only pedestrian entrance to the property as well as the primary shuttle drop-off/pick-up location for guests and owners

Physical Address: 508 E. Lionshead Cir., Vail, CO 81657

Parcel Number: 2101-063-1000-0 (Contact Eagle Co. Assessor at 970-328-8640 for parcel no.)

Property Owner: Vantage Point-Vail Condominium Association, Inc

Mailing Address: 508 E. Lionshead Cir., Vail, CO 81657

Phone: (970) 476-0364

Owner's Signature: [Signature]

Primary Contact/ Owner Representative: David Moe, Agent for Association

Mailing Address: 508 E. Lionshead Cir., Vail, CO 81657

Phone: (970) 390-5772

E-Mail: davemoe@vantagepoint-vail.com

Fax: (970) 476-2617

### For Office Use Only:

Cash ☐ CC: Visa / MC Last 4 CC #                      Exp. Date:                      Auth #                      Check #                       
Fee Paid:                      Received From:                       
Meeting Date: 03/13/17 PEC No.: PEC17-0002  
Planner: MP Project No:                       
Zoning:                      Land Use:                       
Location of the Proposal: Lot: 2 Block: 1 Subdivision: VAIL LIONSHEAD FILING I

NOTICE BY 2-22-17

Dec 2015



## JOINT PROPERTY OWNER WRITTEN APPROVAL LETTER

The applicant must submit written joint property owner approval for applications affecting shared ownership properties such as duplex, condominium, and multi-tenant buildings. This form, or similar written correspondence, must be completed by the adjoining duplex unit owner or the authorized agent of the home owner's association in the case of a condominium or multi-tenant building. All completed forms must be submitted with the applicants completed application.

I, (print name) David Moe, Facilities Manager, a joint owner, or authority of the association, of property located at 508 E. Lionshead Cir., Vail, CO 81657, provide this letter as written approval of the plans dated 12/29/2016 which have been submitted to the Town of Vail Community Development Department for the proposed improvements to be completed at the address noted above.

I understand that the proposed improvements include:

Installation of metal sign on south side of the building for the only pedestrian entrance to the property

as well as the primary shuttle drop-off/pick-up location for guests and owners

I understand that modifications may be made to the plans over the course of the review process to ensure compliance with the Town's applicable codes and regulations; and that it is the sole responsibility of the applicant to keep the joint property owner apprised of any changes and ensure that the changes are acceptable and appropriate. Submittal of an application results in the applicant agreeing to this statement.

Signature

12/29/2016

Date

David Moe, Facilities Manager

Print Name

## PROPOSAL

Date: 9/14/2016

Vantage Point

Dave Moe

Tom Cleaveland

P.O.B. 2675

Vail, Co. 81658

(970) 390-7254

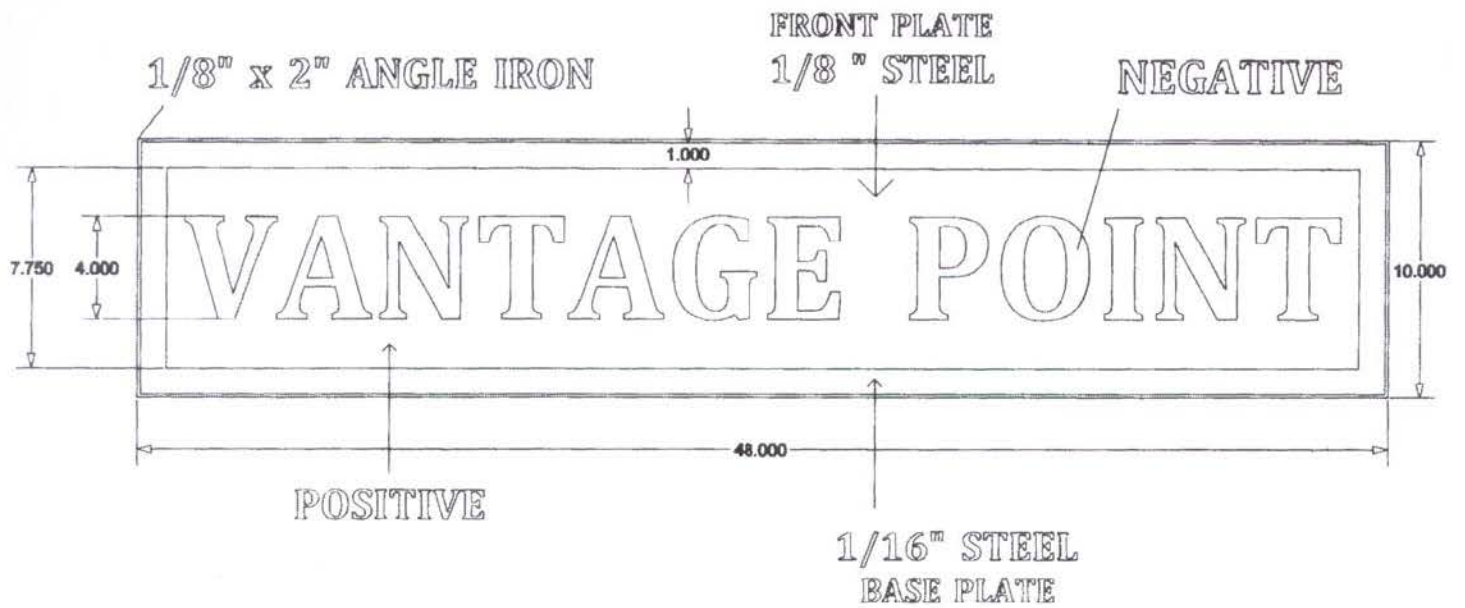
[Cleavers2675@hotmail.com](mailto:Cleavers2675@hotmail.com)

Vantage Point entry sign; 10" x 48", constructed entirely from mild steel. Diagrams are included. Frame and front plate will be powder coated in black gloss. Base plate will be powder coated in clear gloss after copper plating. No lighting or installation is included. Application for sign approval to the T.O.V. should be undertaken by Vantage Point.

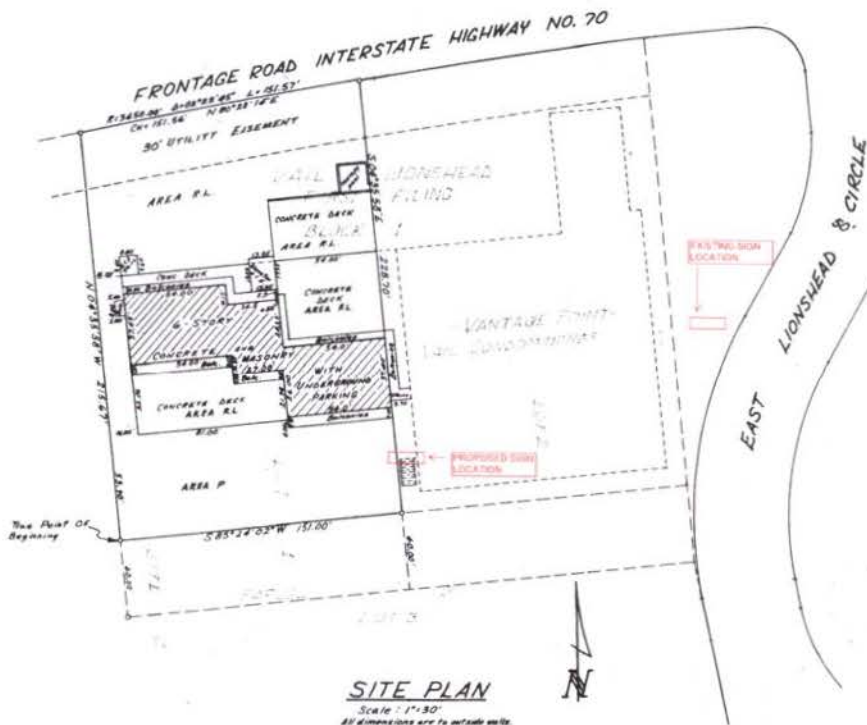
Sign estimate: \$725.00



**VANTAGE POINT**



SUPPLEMENT TO THE  
CONDOMINIUM MAP OF  
**VANTAGE POINT-VAIL CONDOMINIUMS**  
TOWN OF VAIL, EAGLE COUNTY, COLORADO  
SHEET 1 OF 2



- LEGEND**
- |                                 |   |
|---------------------------------|---|
| Limited Common Element (L.C.E.) | UNIT 411 - Condominium Unit Number<br>B-216 - Balcony & Applicable Condominium Unit Number<br>E-2134214 - Entrance & Applicable Condominium Unit Number |
| General Common Element (G.C.E.) | AREA RL - Recreation & Landscape Area<br>AREA P - Parking & Entrance Area<br>• - Fireplace Flues  |

**APPROVAL:**

Approved: Vail Associates, Inc.

ATTEST: *[Signature]*  
V. P. P. P.

STATE OF COLORADO) ss  
COUNTY OF EAGLE)

The foregoing document was acknowledged before me this 12th day of November, A.D. 1974 by *[Signature]* of Vail Associates, Inc.  
My commission expires 11/11/77

**OWNER'S CERTIFICATE:**

The undersigned being the owners of the following described parcel of land:  
A parcel of land lying in Lot 1, Block 1, Vail/Lionshead, First Fliling, a Subdivision in the Town of Vail, County of Eagle, State of Colorado described as:  
Commencing at the Southwest corner of said Lot 1; thence N04°35'58"W, 48.00 feet along the Westerly line of said Lot 1 to the true point of beginning; thence continuing along said Westerly line of Lot 1, N04°35'58"W, 215.67 feet to the North west corner thereof, being a point on the Southerly line of Interstate Highway No. 70; Right-of-way; thence Easterly along said Right-of-way line 151.57 feet along the arc of a 3450.00 foot radius curve to the right whose central angle is 3°22'45" and whose long chord bears N00°28'14"E, 151.54 feet to the Northeast corner of said Lot 1; thence S04°35'58"E, 228.70 feet along the Easterly line of said Lot 1 to a point which is 48.00 feet Northwest of the Southeast corner thereof; thence S85°14'02"W, 151.00 feet to the true point of beginning, containing 33,620.70 square feet or 0.7748 acres more or less, do hereby certify that the Subdivision of The Condominium Map of "Vantage Point-Vail Condominiums" is filed in conjunction with the Condominium Declaration for "Vantage Point-Vail Condominiums".  
*[Signature]*  
Joseph L. Levin

STATE OF COLORADO)  
COUNTY OF EAGLE)

The foregoing certificate was acknowledged before me this 26 day of November, A.D. 1974 by *[Signature]* of Vail Associates, Inc.  
My commission expires 11/11/77

**ACKNOWLEDGEMENT:**

By *[Signature]* of Empire Savings, Building and Loan Association  
I HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS FILED IN MY OFFICE.

STATE OF COLORADO) ss  
COUNTY OF EAGLE)

The foregoing certificate was acknowledged before me this 23 day of November, A.D. 1974 by *[Signature]* of Empire Savings, Building and Loan Association, holder of Deed of Trust Vail/Triumph, MURKIN, 214-214-214.

My Commission expires 11/11/77

**SURVEYOR'S CERTIFICATE:**

I, Kenneth E. Richards, a Registered Professional Engineer and Land Surveyor, do hereby certify that this Supplement to the Condominium Map of "Vantage Point-Vail Condominiums" was prepared by me or under my supervision and that the map accurately depicts the location of and the horizontal and vertical measurements of the completed condominiums.

*[Signature]*  
Kenneth E. Richards  
Registered Professional Engineer &  
Land Surveyor No. 2183

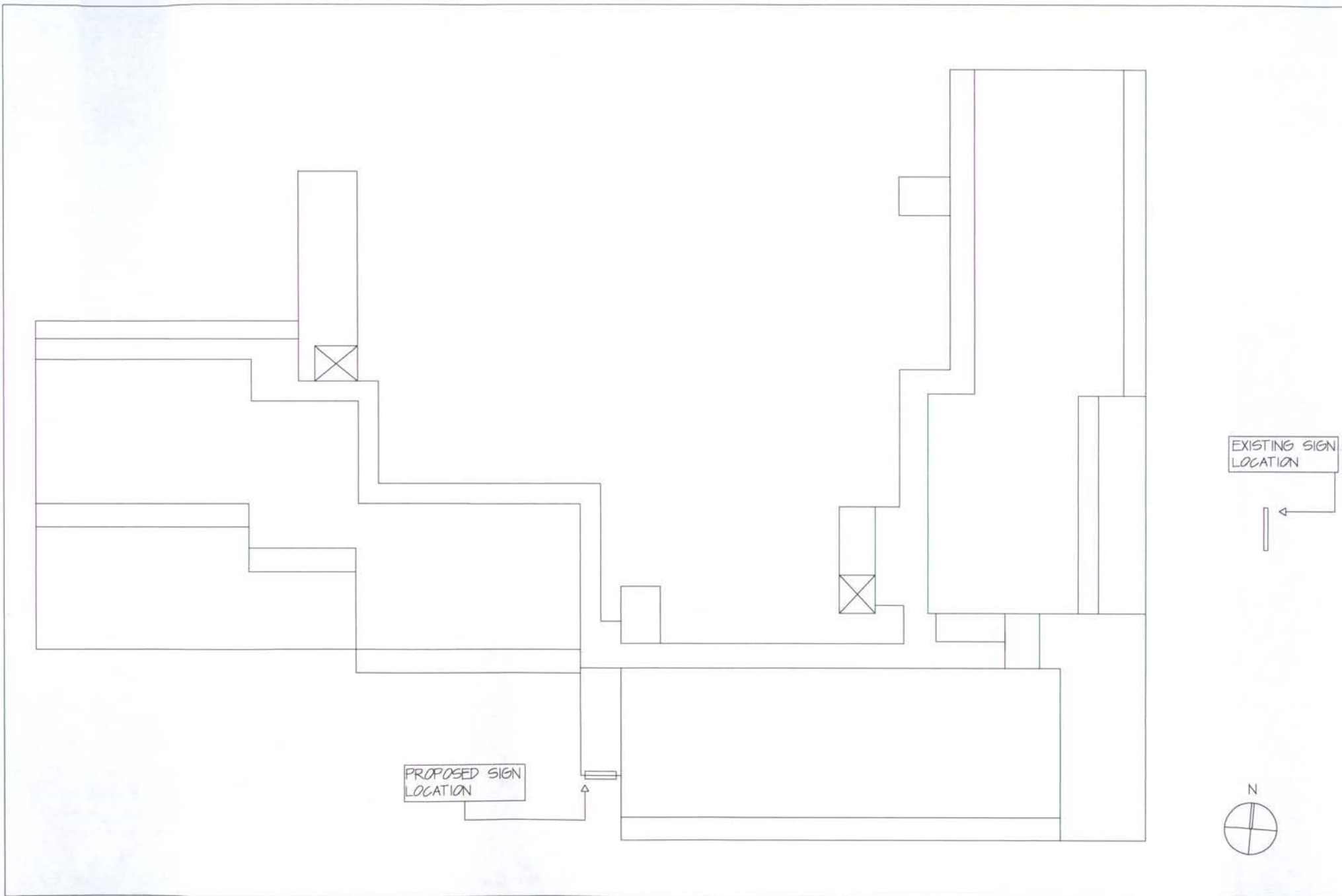
STATE OF COLORADO) ss  
COUNTY OF EAGLE)

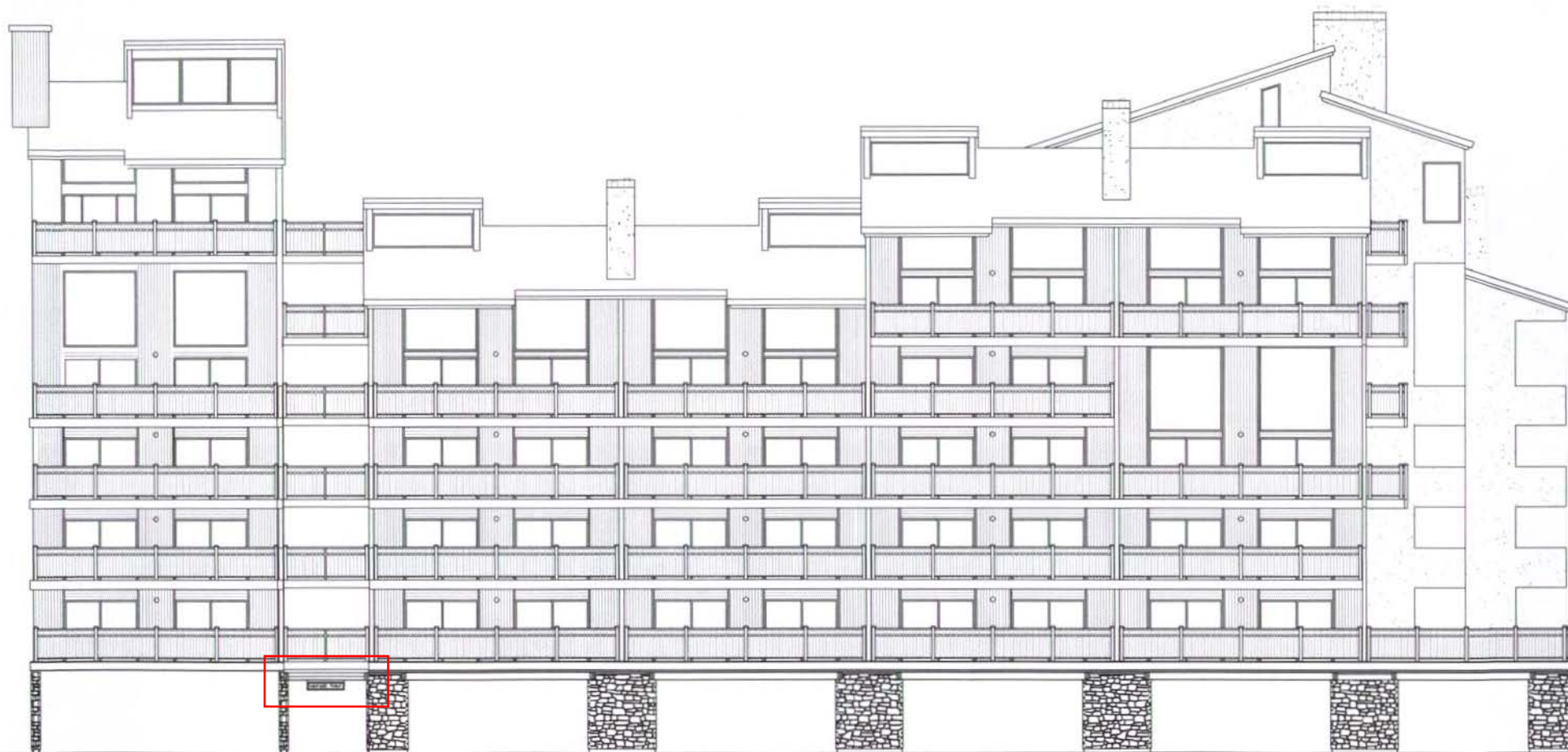
The foregoing certificate was acknowledged before me this 25 day of November, A.D. 1974 by Kenneth E. Richards.  
My Commission Expires March 16, 1977

**CLERK & RECORDER'S CERTIFICATE:**

Accepted for filing in the office of the Clerk and Recorder of the County of Eagle, State of Colorado this 27th day of November, A.D. 1974.  
1974  
Reception Number: 133622  
Case Number: 2  
Drawer Number: 1V  
*[Signature]*  
County Clerk & Recorder  
Eagle, Colorado  
By *[Signature]* 11/20/74

Prepared by  
RICHARDS ENGINEERS INC.  
P.O. Box 1908, Vail, Colorado 81657.









# MATERIAL LIST

3/8" ANCHORING SCREWS (QTY. 5)

1/4 X 20 MOUNTING SCREWS (QTY. 10)

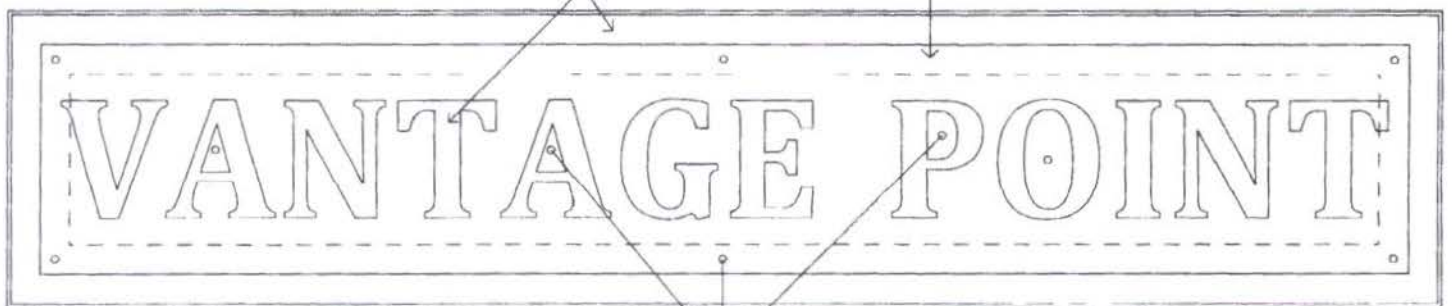


1/8" FRONT PLATE



1/8" X 2" ANGLE IRON

COPPER PLATING GLOSS BLACK

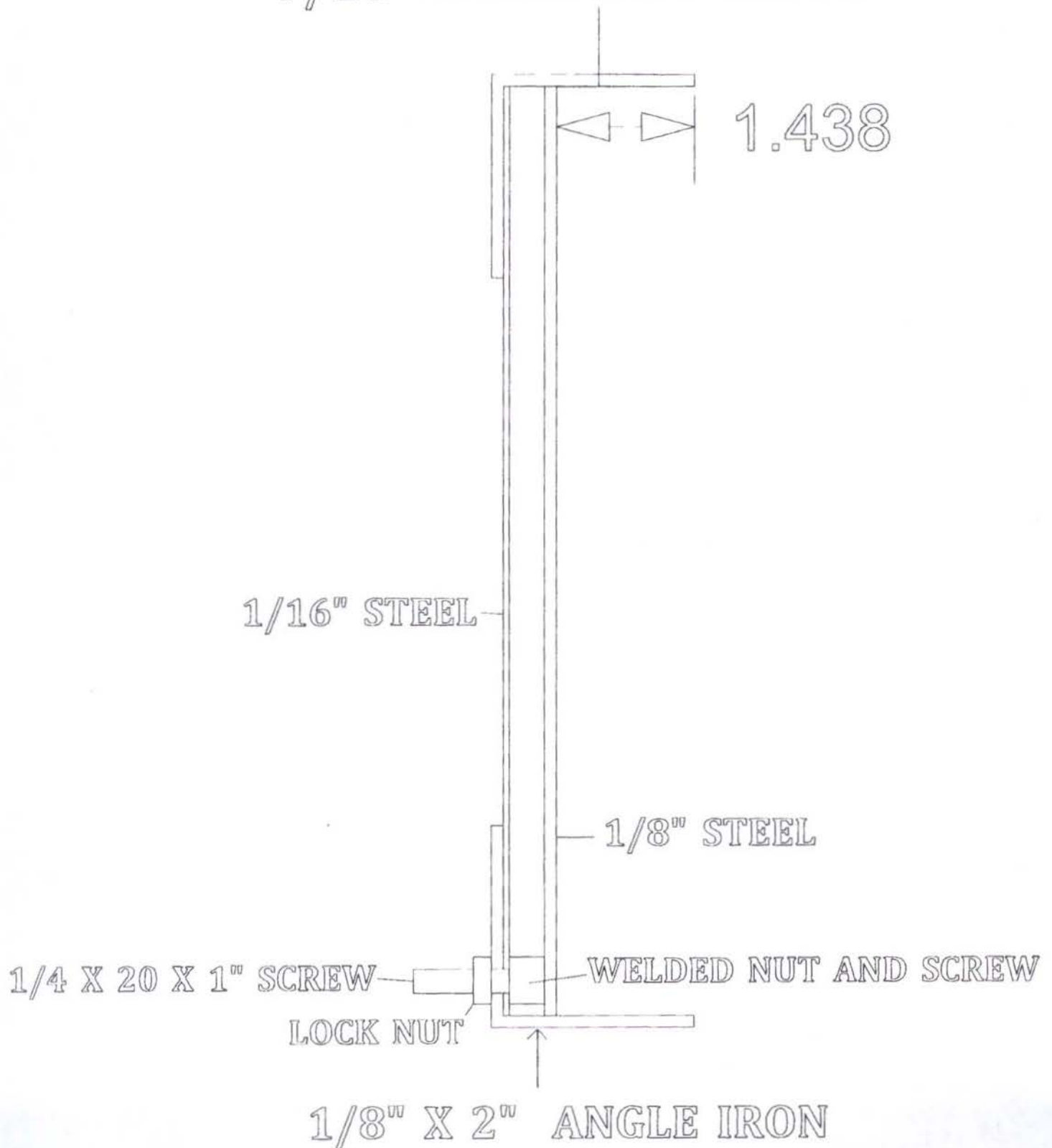


BASE & FRONT PLATE

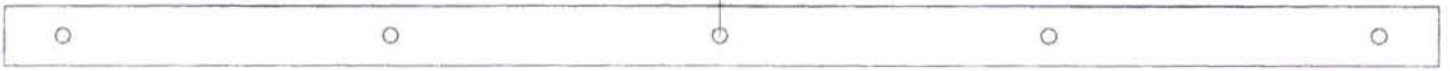
MOUNTING POSITIONS (QTY. 10)



# 7/16" ANCHORING HOLES



7/16" ANCHORING HOLES



1/8" x 2" ANGLE IRON



VAIL TOWN PLANNING AND ENVIRONMENTAL AGENDA MEMO

**MEETING DATE:** March 13, 2017

**ITEM/TOPIC:** February 13, 2017 Meeting Results

**ATTACHMENTS:**

**File Name**

pec\_results\_021317.pdf

**Description**

February 13, 2017 PEC Meeting Results



## PLANNING AND ENVIRONMENTAL COMMISSION

February 13, 2017, 1:00 PM

Vail Town Council Chambers

75 S. Frontage Road - Vail, Colorado, 81657

---

### 1. Call to Order

Members Present: Brian Gillette, Kirk Hansen, Ludwig Kurz, John Ryan Lockman, Henry Pratt, John Rediker, and Brian Stockmar

2. Report to the Planning and Environmental Commission of an administrative action regarding a request for a minor amendment to Special Development District (SDD) No. 4, Cascade Village, pursuant to Section 12-9A-10, Amendment Procedures, Vail Town Code, to allow for modifications to the approved development plans for an addition to the salon and spa within the Hotel Talisa (formerly known as the Vail Cascade Resort and Spa) located at 1300 Westhaven Drive / Unplatted, and setting forth details in regard thereto (PEC 17-0001).

**Applicant:** Vail Hotel Partners LLC, represented by Mauriello Planning Group  
**Planner:** Chris Neubecker

Chairperson Rediker asked if Mr. Neubecker had any additional comments to provide beyond what was presented in the Staff Memo.

Mr. Neubecker indicated that staff had reviewed the application and found it conforming to relevant codes. The application has been approved at the staff level, and unless the PEC has questions about the application or chooses to call it up, no further action by the PEC is required.

There were no additional comments or questions

3. Approval of Minutes  
January 23, 2017 PEC Meeting Results

**Motion:** Approve  
**First:** Kurz                      **Second:** Gillette                      **Vote:** 7-0-0

4. Informational Update  
An introduction and update on the Town's Art in Public Places (AIPP) program.

Referencing a PowerPoint presentation, Molly Eppard, AIPP Coordinator, provided information regarding the Town's Art in Public Places (AIPP) program to the PEC. Topics included: history of the program, Mission and Board configuration, a summary of the existing Town of Vail Public Art collection, future additions to the collection, artwork criteria, and AIPP events such as Wednesday Art Walks.

Ms. Eppard emphasized the Public Art regulations within the Vail Town Code and discussed its applicability and requirements.

Commissioner Lockman asked about the role of the AIPP in the recently reviewed Marriott Residence Inn Special Development District. Ms. Eppard and Mr. Neubecker commented that the project is currently proposing a bus shelter as their public art; the item will be reviewed at the next AIPP meeting on March 6th.

Commissioner Hansen asked if the AIPP Board approved the proposed public art at The Lion development, to which Ms. Eppard responded in the affirmative.

Commissioner Hansen asked how many of the public art work are privately owned versus Town-owned. Ms. Eppard responded there are 47 pieces of artwork owned by the Town; the number of privately owned pieces is unknown.

Ms. Eppard stated that there is a new interactive collection map available at [www.artinvail.com](http://www.artinvail.com). In the future, the website will have additional audio information that will allow for enhanced self-guided tours.

Commissioner Lockman stated that he felt there was a lack of artwork along the Gore Creek and other walking corridors; this would be an opportunity to integrate public art with education about the creek. Ms. Eppard stated that among other plans for the summer, there is an upcoming program that will place artwork near storm drains.

Commissioner Hansen asked about the status of the Pete Seibert memorial sculpture, to which Ms. Eppard replied that there is currently ongoing private fundraising for the sculpture.

Mr. Neubecker asked about the potential for an “arts campus” in Ford Park. Ms. Eppard stated there is a building in Ford Park which is being examined for the potential to be an artist studio space.

Commissioner Stockmar asked if there have been issues with vandalism and damage, to which Ms. Eppard responded that there have been a few incidents, including a couple with the 10<sup>th</sup> Mountain Division statue.

#### 5. Adjournment at 1:44 PM

<b>Motion:</b>	Adjourn		
<b>First:</b>	Stockmar	<b>Second:</b>	Gillette <b>Vote:</b> 7-0-0

---

The applications and information about the proposals are available for public inspection during regular office hours at the Town of Vail Community Development Department, 75 South Frontage Road. The public is invited to attend the project orientation and the site visits that precede the public hearing in the Town of Vail Community Development Department. Times and order of items are approximate, subject to change, and cannot be relied upon to determine at what time the Planning and Environmental Commission will consider an item. Please call (970) 479-2138 for additional information. Sign language interpretation is available upon request with 48-hour notification. Please call (970) 479-2356, Telecommunication Device for the Deaf (TDD), for information. Community Development Department