



To: Town of Vail – Planning and Environmental Commission
Care of Town Planner: Erik Gates
egates@vailgov.com
970-479-2440

From: John G. Martin, Architect, LLC
Agent of Martin Manley Architects
Email: john@martinmanleyarchitects.com
Phone: 970-328-0592

Date: July 29, 2019

Re: 2930 Snowberry Drive – Undeveloped Lot in Vail, Colorado

Subj: **Town of Vail PEC – Minor Subdivision – Lot-Split Request**

Address: 2930 Snowberry Drive (Vail Intermountain Dev Sub Block 9, Lot 20)

Zone District: (PS) Two-Family Primary/Secondary Residential District

Lot Area = **43,207 sq. ft.** 9919 acres x 43,560 sq. ft.
Buildable Area = **32,617 sq. ft.** (due to slopes in excess of 40%)

A. Owner: Dave Hilb 2930 Snowberry Drive LLC PO Box 2054 Vail, CO 81658 Email: davehilb@gmail.com Phone: (970) 376-2742	Owner Representative: John G. Martin, Architect Martin Manley Architects PO Box 4701 Eagle, CO 81631 Email: john@martinmanleyarchitects.com Phone: 970-328-0592
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B. Project Description:

The large lot can be subdivided into two lots. The two smaller lots meet all the minimum standards of the PS Zoning District.

C. Site Plans: See the attached exhibits. A Primary/Secondary Duplex could potentially be built on both lots making the total density 4 dwelling units. A variance from the 10% driveway restriction must be in place before the Lot Split can be fully developed as it's shape/location is tied to the outcome of the variance. The variance and the lot-split are being pursued together.

EXHIBIT A: DEVELOPMENT POTENTIAL: This exhibit shows the full developable potential of the property. This includes a lot split into two separate properties sharing a driveway to two Primary/Secondary Duplexes. The full developable potential can meet all the zoning standards of the PS Zone District without any further variances.

EXHIBIT B: LOT SPLIT BUILDABLE AREA: This exhibit proves that the lot can be divided into 2 separate lots that meet the minimum standards of the PS Zone District.

EXHIBIT C: LOT SPLIT 60% LANDSCAPE AREA: This exhibit shows that the full developable potential of the property can meet the 60% landscape area requirements.

EXHIBIT D: PROPOSAL ZONING SUMMARIES: This exhibit shows that the full developable potential of the property can meet the GRFA and Site Coverage requirements.

D. List of Adjacent Property Owners:

2860 Basingdale Blvd A (Vail Intermountain Dev Sub Block 9, Lot A)
Parcel Number 2103-143-01-088

Donald & Ellen Gury
1765 Alpine Drive Unit B
Vail, CO 81657-4392

2864 Snowberry Drive (Vail Intermountain Dev Sub Block 9, Lot 19A)
Parcel Number 2103-143-01-050

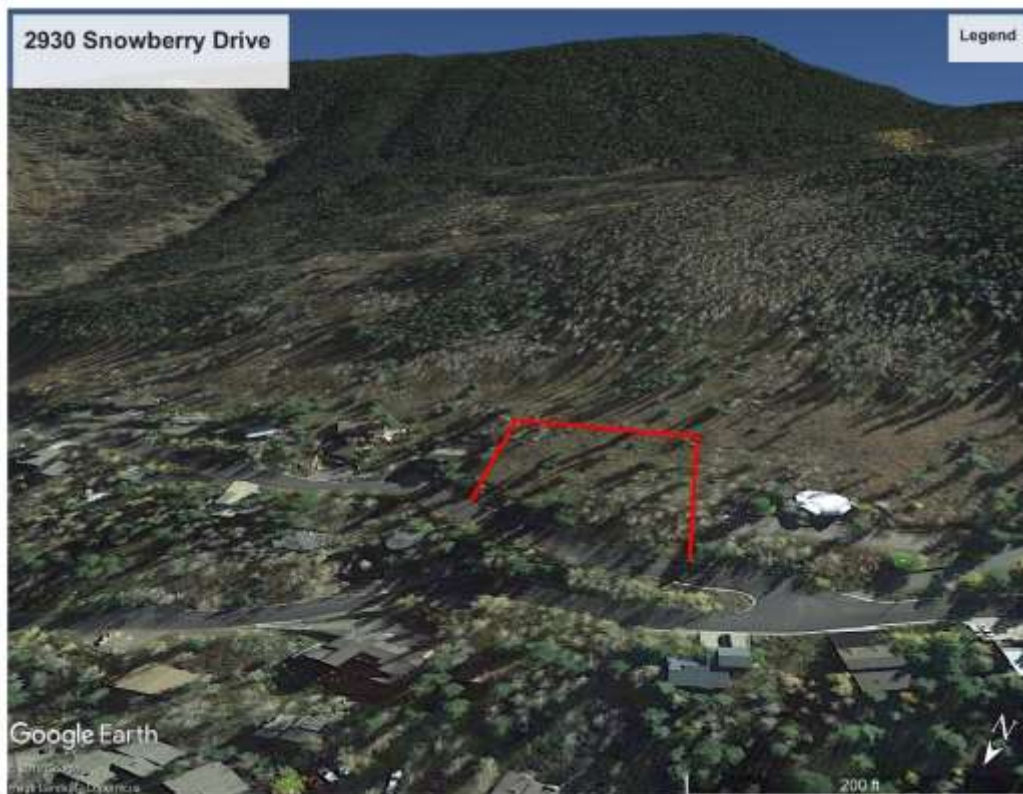
Robert McClain
PO Box 1372
Vail, CO 81658-1372

2940 Basingdale Blvd (Eagle County Sub Dome Main Condo)
Parcel Number 2103-143-02-004

Katalin Companies Inc.
PO Box 7025
Colorado Springs, CO 80933-7025

United States of America
C/O US Forest Service
PO Box 948
Glenwood Springs, CO 81602-0948

Adjacent Properties Map:





MARTIN MANLEY
ARCHITECTS

970.328.5151 OFFICE
PO Box 1587, Eagle, CO 81631
www.martinmanleyarchitects.com

No.	Description	Date

2930 Snowberry Drive
2930 SNOWBERRY DRIVE
Vail InterMountain Block 9, Lot 20
VARIANCE EXHIBITS

7-17-19
xxxx
SITE PLAN ALL
A1.1



LOT 20A - EAST

LOT AREA = 21,603.5 S.F.

SITE COVERAGE = 2,670 S.F. (12%)

LANDSCAPE AREA = 13,113 S.F. (60%)
(EXCLUDE DRIVEWAY & SITE COVERAGE)

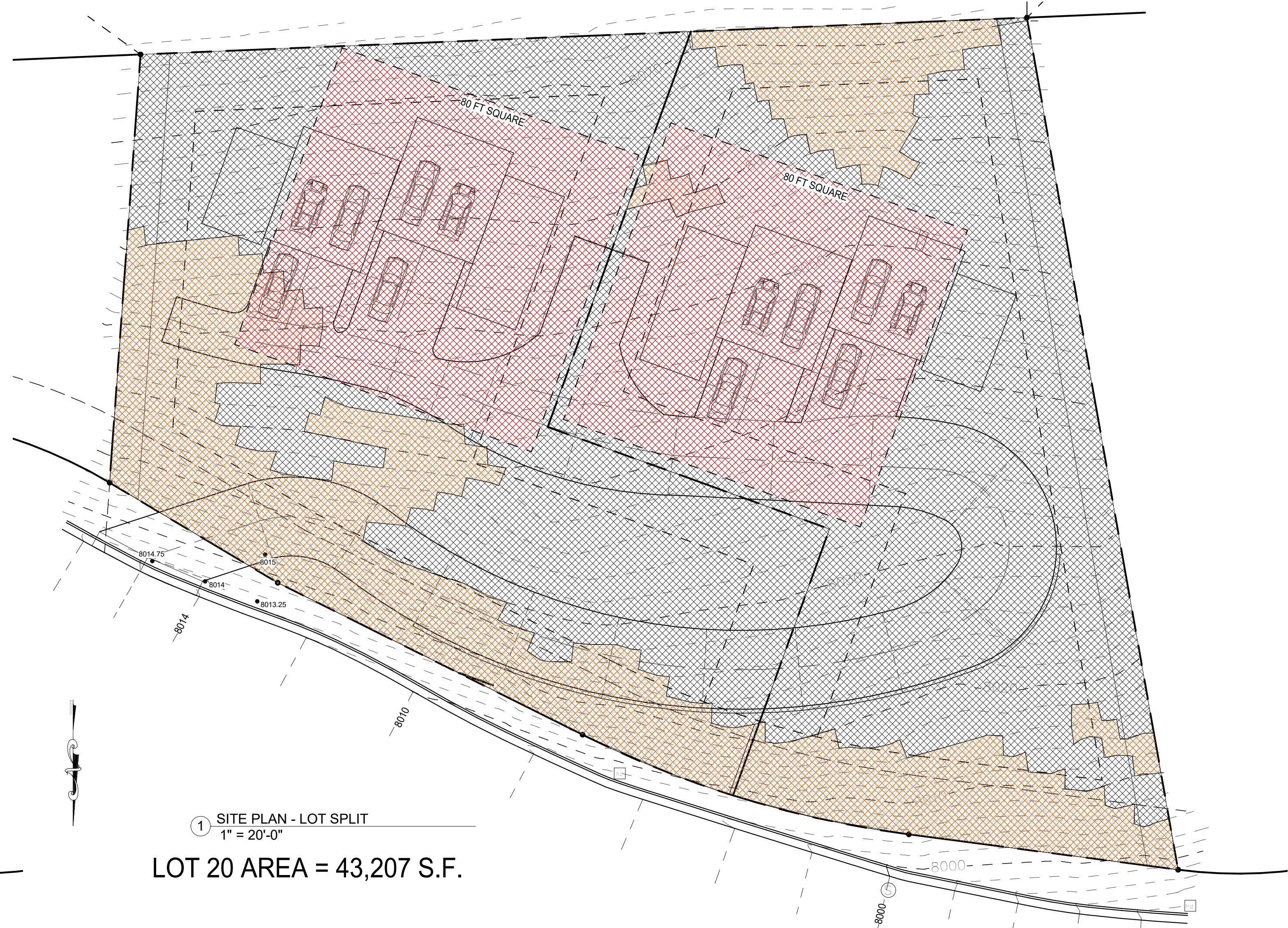
LOT 20B - WEST

LOT AREA = 21,603.5 S.F.

SITE COVERAGE = 2,670 S.F. (12%)

LANDSCAPE AREA = 14,183 S.F. (65%)
(EXCLUDE DRIVEWAY & SITE COVERAGE)

EXHIBIT C - LOT SPLIT 60% LANDSCAPE AREA



LOT 20A - EAST

LOT AREA = 21,603.5 S.F.

40% SLOPE AREA = 6,415 S.F.

BUILDABLE AREA = 15,130 S.F.

FRONTAGE LENGTH GREATER THAN 30 FT. **CONFORMING**

LOT 20B - WEST

LOT AREA = 21,603.5 S.F.

40% SLOPE AREA = 4,158 S.F.

BUILDABLE AREA = 17,504 S.F.

FRONTAGE LENGTH GREATER THAN 30 FT. **CONFORMING**

EXHIBIT B - LOT SPLIT BUILDABLE AREAS

LOT 20A - ZONING SUMMARY

TOWN OF VAIL ZONING DISTRICT: Two-Family Primary Secondary Residential (PS)	SEE SHEET A0.2 AREAS & HEIGHTS FOR ALL AREA PLANS AND AREA SUMMARIES	
	SITE AREA = .4959 ACRES x 43,560 SQ. FT. = 21,603.5 S.F.	
SITE COVERAGE SUMMARY: SITE COVERAGE - ALLOWED (20% LOT) = 4,320.7 S.F.	SITE COVERAGE - PROPOSED = 2,670 S.F. (12%) CONFORMING	
	GRFA ALLOWED: 46% LOT AREA < 10,000 S.F. = 4,600 S.F. 38% LOT AREA < 15,000 S.F. = 1,900 S.F. 13% LOT AREA (6,603.5 S.F.) = 858 S.F. TOTAL GRFA ALLOWED = 7,358 S.F.	
GRFA - TOTAL PROPOSED = 7,358 S.F. CONFORMING	PRIMARY / SECONDARY GRFA SPLIT: A-HOUSE (PRIMARY 60%) A-HOUSE GRFA ALLOWED = 4,415 S.F. A-HOUSE GRFA PROPOSED = ? B-HOUSE (SECONDARY 40%) B-HOUSE GRFA ALLOWED = 2,943 S.F. B-HOUSE GRFA PROPOSED = 2,900 S.F.	
	LANDSCAPE AREA: ALLOWED = 12,962 S.F. (60% MIN.) PROPOSED = 13,113 S.F. (60%) CONFORMING	
HEIGHT: ALLOWED = 33'-0" PROPOSED = 33'-0"	PARKING: REQUIRED = 6 SPACES (3 SPACES EACH UNIT) PROPOSED = 6 SPACES (4 COVERED)	

LOT 20B - ZONING SUMMARY

TOWN OF VAIL ZONING DISTRICT: Two-Family Primary Secondary Residential (PS)	SEE SHEET A0.2 AREAS & HEIGHTS FOR ALL AREA PLANS AND AREA SUMMARIES	
	SITE AREA = .4959 ACRES x 43,560 SQ. FT. = 21,603.5 S.F.	
SITE COVERAGE SUMMARY: SITE COVERAGE - ALLOWED (20% LOT) = 4,320.7 S.F.	SITE COVERAGE - PROPOSED = 2,670 S.F. (12%) CONFORMING	
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HEIGHT: ALLOWED = 33'-0" PROPOSED = 33'-0"	PARKING: REQUIRED = 6 SPACES (3 SPACES EACH UNIT) PROPOSED = 6 SPACES (4 COVERED)	

EXHIBIT D - PROPOSAL ZONING SUMMARIES

MARTIN MANLEY ARCHITECTS

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REVISIONS

No.	Description	Date

2930 Snowberry Drive

2930 SNOWBERRY DRIVE

Vail Intermountain Block 9, Lot 20

VARIANCE EXHIBITS

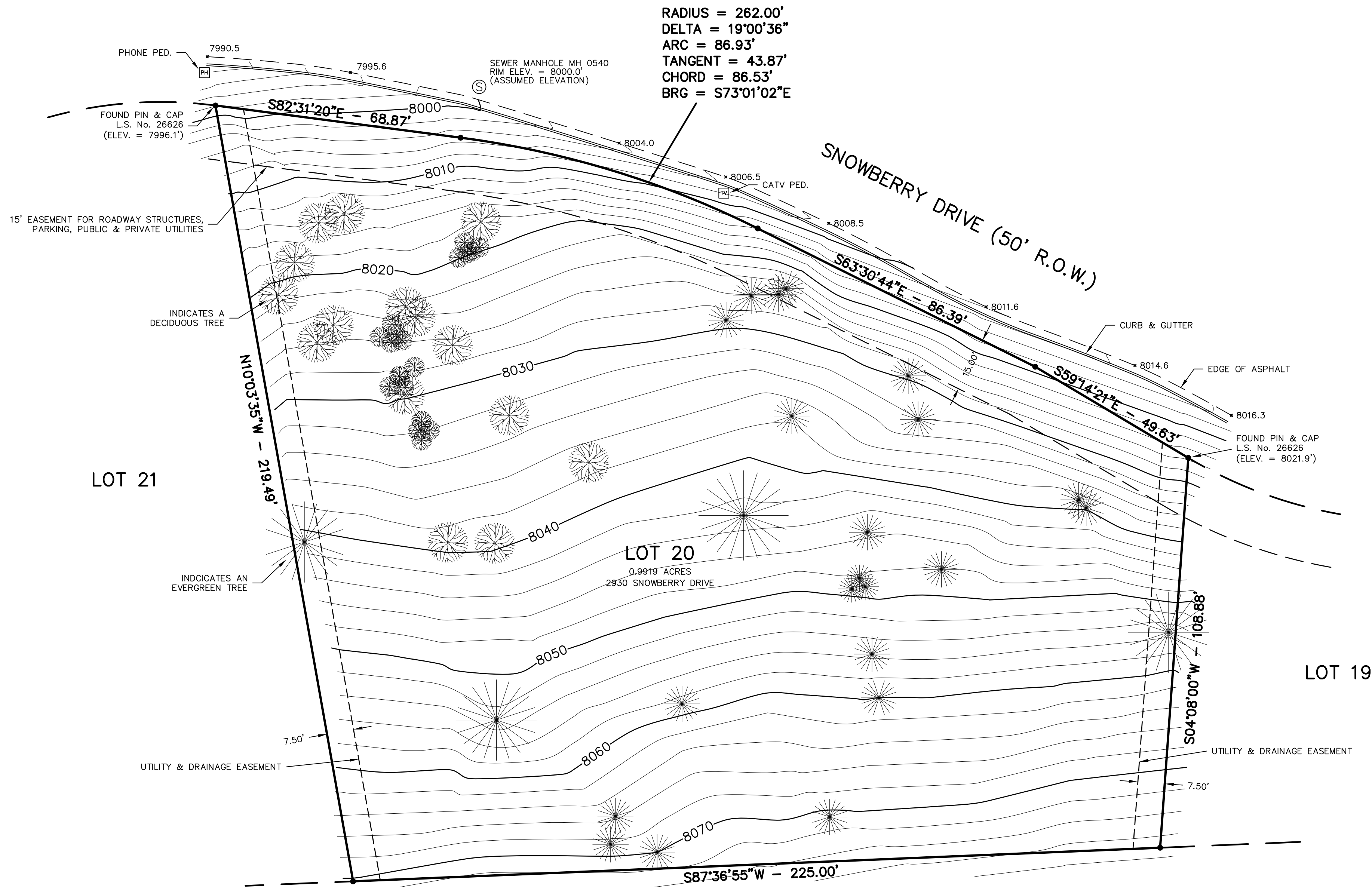
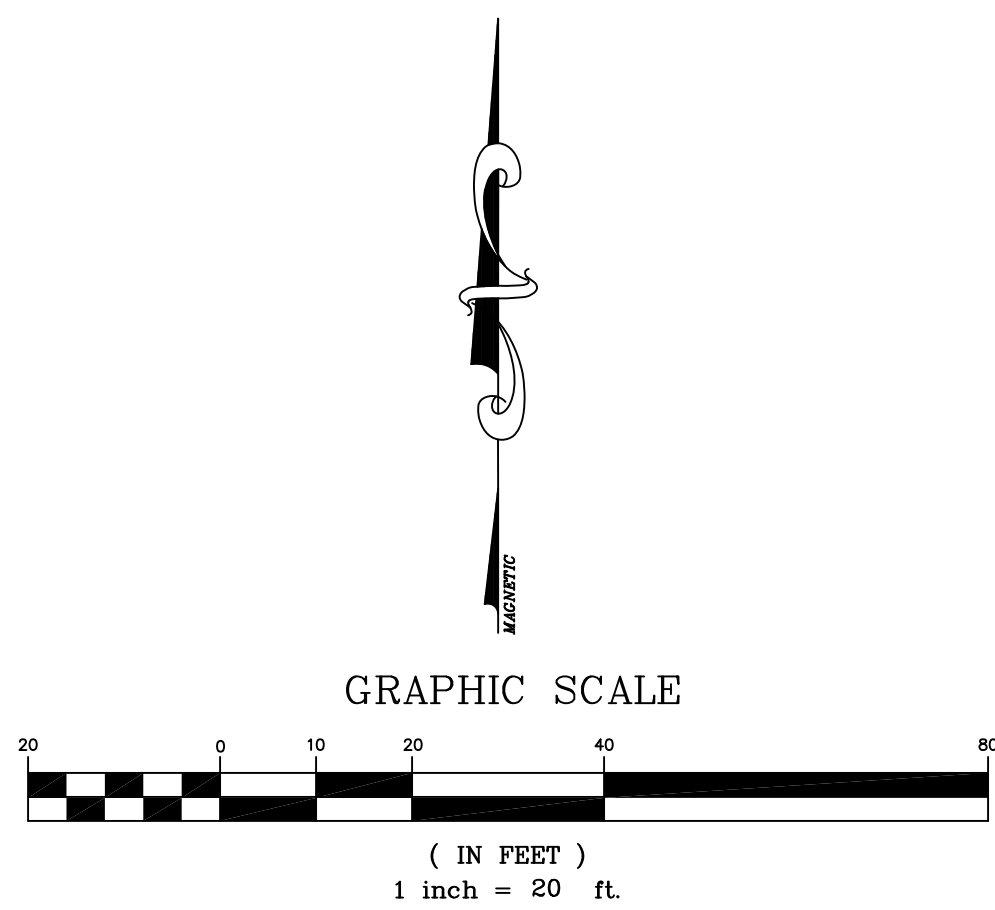
7-17-19

Project number

xxxx

SITE ZONING

A1.2



UNPLATTED (U.S.F.S.)

NOTES:

- 1) DATE OF TOPOGRAPHY: 11/12/2008
- 2) BASIS OF ELEVATIONS: SEWER MANHOLE MH0540, RIM ELEV. = 8000.0' (ASSUMED ELEVATION)
- 3) NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.
- 4) THE BOUNDARY DIMENSIONS, EASEMENTS AND RIGHTS OF WAY SHOWN HEREON ARE PER THE RECORD PLAT FOR THE SUBJECT PROPERTY.
- 5) VERIFY CURRENT BUILDING SETBACKS AND RESTRICTIONS WITH THE PROPER GOVERNING AUTHORITY.

SURVEYOR'S CERTIFICATE

I, SAMUEL H. ECKER, A PROFESSIONAL LAND SURVEYOR REGISTERED UNDER THE LAWS OF THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS TOPOGRAPHIC MAP WAS MADE BY ME AND UNDER MY SUPERVISION, AND THAT THE MAP IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

SAMUEL H. ECKER
COLORADO P.L.S. No. 30091
FOR AND ON BEHALF OF
GORE RANGE SURVEYING LLC



TOPOGRAPHIC MAP
LOT 20, BLOCK 9,
VAIL INTER MOUNTAIN DEVELOPMENT SUBDIVISION
TOWN OF VAIL, EAGLE COUNTY, COLORADO

Gore Range
Surveying, LLC

P.O. Box 15
Avon, CO 81620
(970) 479-8698 • fax (970) 479-0055

DRAWN BY:	SE	DATE:	12/1/2008
CHECKED BY:	SE	DRAWING NO.:	08-462topo
JOB NO.:	08-462	SHEET	1 OF 1