

## 6.0 PLAN REVIEW AND APPROVAL PROCESS

The Copper Mountain PUD requires review of the quality of the design of new buildings or buildings for which significant renovations are proposed within the Lewis Ranch and all of Copper Mountain Resort. The evaluation will be segmented into the following components:

1. meeting the specific design requirements for The Lewis Ranch neighborhood
2. execution of the "High Alpine," "High Tech" and "High Energy" elements of the resort theme;
3. design quality of the building or renovation;
4. design quality of the open space and landscape for each lot;

### 6.1 FUNCTIONS OF COPPER MOUNTAIN PLANNING AND ARCHITECTURAL CONTROL COMMITTEE (CMPACC)

The function of the Copper Mountain Planning and Architectural Control Committee (CMPACC) shall be to review the following, with respect to all structures in The Lewis Ranch:

- Siting of all structures as designated upon a site plan;
- Form, scale, massing and articulation of all structures proposed for a development parcel;
- Materials, colors and architectural detailing for all proposed structures;
- Exterior elevations or perspective drawings of structures featuring building height, description of all building materials, building colors, screening of utility meters and mechanical equipment;
- Landscaping, fencing, other screening as designated on a landscape plan featuring all existing trees and shrubs and proposed plantings;

### 6.2 AFTER PURCHASE OF LOT

Once a lot has been purchased, the owner must obtain the following information from CMPACC:

#### A. Site Information Plan (1:200)

The Site Information Plan, supplied by the CMPACC, will include the following:

- i) lot boundaries and elevations of property corners
- ii) allowable building envelope
- iii) site contours at 2 foot intervals (Note that this plan should be verified for "as-built" conditions by the owner's surveyor or designer/builder.)



- iv) rights-of-way
- v) servicing locations

The CMPACC and its affiliates, consultants, agents and employees, assume no liability for the accuracy of the contour information included on the site plan provided. The lot owners shall confirm legal parcel boundaries and elevations prior to submission of any information to the CMPACC for approval. Any discrepancies between plan supplied by CMPACC and information obtained by the Owner from another source shall be brought to the attention of the CMPACC.

### **B. Design Guidelines**

By way of a registered development covenant, all purchasers of single family lots and multi-family development parcels at Copper Mountain will be required to conform with the Design Guidelines applicable to their neighborhood. Accordingly, the CMPACC will review each proposed development for compliance with these requirements and provide the necessary approvals.

### **C. Development Approval Checklist**

The checklist included as Appendix : CMPACC Design Evaluation Sheets details the development information to be reviewed and approved by the CMPACC.

Owners are encouraged to retain competent professional service for the design of their homes. After reviewing the information and following a site inspection the Owner and/or the home designer should consult with the CMPACC. This initial assessment will pinpoint any particular concerns at an early stage and help to streamline the final review and approval process.

## **6.3 PRIOR TO BUILDING PERMIT SUBMISSION**

The CMPACC will review each proposed development to ensure conformance to the guidelines. Approvals are required prior to the Owner's application for a building permit to Summit County. After construction is complete, the CMPACC will inspect the development to ensure compliance with the approved plans prior to occupancy.

Prior to the submission for Building Permit, the CMPACC will require an approved checklist certifying compliance with the Design Guidelines. The signature of the Development Manager for The Lewis Ranch at Copper Mountain will be required on each individual development application prior to a Building Permit being issued. Accordingly, the Owner shall provide three complete sets of development plans for



review and approval by CMPACC. The cost of all plans and drawings required for the submission will be to the account of the Owner. The cost of the review will be to the account of the CMPACC for the first review and one subsequent modification. Should further reviews be required, they will be to the account of the Owner.

Prior to the approval of the plans and specifications, the CMPACC will require the owner to pay a Security Deposit of \$10,000. This deposit will be held by CMPACC in an interest bearing account.

Following satisfaction of all of the following conditions **within less than three (3) years** of the building lot purchase, the Owner may apply to Copper Mountain for the return of 50 percent of the Security Deposit:

- Inspection of the home for compliance with the Design Guidelines and approved building plans by the CMPACC, and;
- Rectification of all Design Guideline deficiencies noted by the CMPACC.

Following satisfaction of all of the following conditions within less than twelve (12) months of the issuance of an Occupancy Permit by Summit County, the Owner may apply to the CMPACC for the return of the balance of the Security Deposit, plus interest:

- All landscaping has been substantially completed according to the approved landscape plans (substantial completion of landscaping shall coincide with completion of 97% of the work as determined by the total landscaping cost), and;
- Inspection of the landscaping for compliance with the Design Guidelines and the approved landscape plans by the CMPACC, and;
- Rectification of all Design Guideline deficiencies noted by the CMPACC.

If, in the reasonable opinion of the CMPACC, the building and landscaping have not been completed in compliance with these Design Guidelines and the approved plans, the Deposit or such portion thereof as is determined by the CMPACC, shall be retained.

## 6.4 PRINCIPLES TO BE FOLLOWED

In carrying out the review of the external design of buildings and site plans the principles outlined below will govern the assessment of the proposed development or redevelopment:



- A. Review of architectural character shall not be so restrictive that individual initiative is stifled in the design of any particular building or site or that substantial additional expense is required. Rather, it is the intent of this article that the review exercised shall be the amount necessary to achieve the overall objectives of this article;
- B. Good architectural and landscape architectural character is based upon the suitability of a building or site for its purposes; upon the appropriate use of sound materials, good relationship with other structures and the character of the resort; and upon the principles of harmony and design in the elements of the building or site, and;
- C. Good architectural and landscape architectural character and site planning and design are not, in themselves, more expensive than poor architectural character and poor site planning and design, and are not dependent upon particular styles of architecture.
- D. Location, design and intensity of all exterior lighting;
- E. Location and design of addressing system or graphics and mail delivery system;
- F. Location and design of all required open space areas;
- G. Review of any other external feature deemed to be materially important to the site or building design.

**6.5 APPLICABILITY**

All development within The Lewis Ranch requiring a building permit from Summit County is to comply with the Design Guidelines and is subject to review by the CMPACC. No application for a building permit is exempt from review unless granted an exemption by CMPACC as is provided in Section 6.6: Exemptions.

**6.6 EXEMPTIONS**

No application for a building permit is exempt from review by CMPACC unless it is determined that the proposed development:

- A. Adds floor area but does not alter the exterior of an existing structure; or
- B. Is an addition or renovation of an existing structure that does not change the exterior of the building; or
- C. Constitutes the repair of existing architectural features, replacement of architectural features when found necessary for the preservation of the structure, or a similar renovation which creates no change to the exterior appearance of the structure and has no impact on its character.



## 6.7 APPLICATION PROCEDURE

The following section outlines the application and approval procedure. It is illustrated graphically in Figure 6.1 Design & Review Process on page 51.

### 6.7.1 Pre-application Meeting

All applicants are advised to arrange a pre-application meeting with the coordinating representative of CMPACC in order to determine whether the proposed development or renovation is exempt from review.

### 6.7.2 Preliminary Submission and Review

A submission for preliminary design review is to be submitted to CMPACC and is to consist of the following:

- A. Tentative time schedule indicating:
- B. Date construction will be started;
- C. Date of completion to lock-up;
- D. Date of final building completion;
- E. Date for completion of landscaping;
- F. Diagrammatic site plan including parking;
- G. Diagrammatic building plan or plans indicating uses;
- H. All building exterior elevations and diagrammatic building sections;
- I. Perspective drawing of principal structure or structures sufficient to impart design characteristics and materials;
- J. Outline schedule of exterior materials and site furnishings;
- K. Conceptual landscape plan.

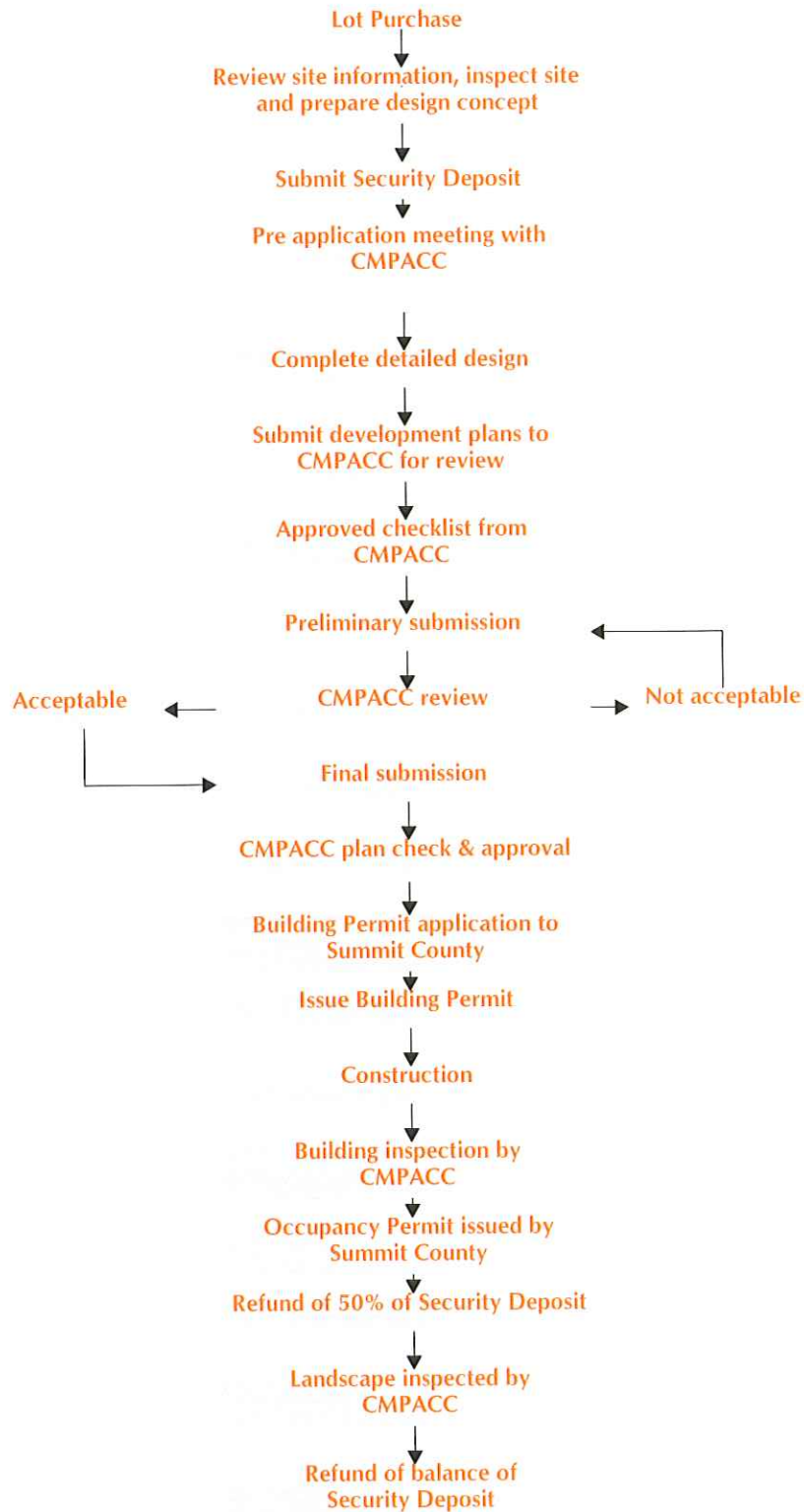
### 6.7.3 Final Submission of Application

A submission for design review approval is to be submitted to CMPACC and is to consist of 3 copies of each of the following:

- A. Site clearing plan if new construction is proposed;
- B. Site plan;



Figure 6.1 Design & Review Process





- C. All building exterior elevations;
- D. Building sections;
- E. Roof plan;
- F. Exterior lighting plan;
- G. Landscape plans, including grading and drainage;
- H. Construction drawings;
- I. Graphics and site furnishings
- J. One color scheme board showing colors and samples of all exterior materials.

The construction documents (working drawings and specifications) shall follow the design approved in the preliminary submission and shall be prepared by a qualified architect.

#### 6.7.4 Approval

Prior to submitting the building permit application to the County, the applicant must get signed approval from the CMPACC that indicates compliance. The Lewis Ranch Design Review Board shall approve an application for development based on how the building supports the theme and character and adheres to the specific design requirements.