



BLUE RIVER PLANNING AND ZONING COMMISSION MEETING MONTH

Tuesday, July 1, 2025

5:30 PM

0110 Whispering Pines Circle, Blue River, CO

Agenda

The public is welcome to attend the meeting either in person or via Zoom.

The Zoom link is available on the Town website:

<https://townofblueriver.colorado.gov/board-of-trustees>

Please note that seating at Town Hall is limited.

Call to Order, Roll Call

Approval of Minutes

A. Minutes

Project Approval

B. 0016 Rustic Terrace-New Construction

Adjourn



BLUE RIVER PLANNING AND ZONING COMMISSION MEETING MONTH

Tuesday, June 3, 2025

6:00 PM

0110 Whispering Pines Circle, Blue River, CO

Minutes

The public is welcome to attend the meeting either in person or via Zoom.

The Zoom link is available on the Town website:

<https://townofblueriver.colorado.gov/board-of-trustees>

Please note that seating at Town Hall is limited.

Call to Order, Roll Call

Chair Johnson opened the meeting at 6:00 p.m.

PRESENT:

Planning & Zoning Commissioner Travis Beck
Planning & Zoning Commissioner Kristofer Carlsted
Planning & Zoning Commissioner Dan Cleary
Planning & Zoning Commissioner Tim Johnson
Planning & Zoning Commissioner Gordon Manin
Planning & Zoning Commissioner Doug O'Brien
Planning & Zoning Commissioner Troy Watts- Via Zoom

Also Present: Town Manager/Clerk Michelle Eddy; Building Official Kyle Parag

Approval of Minutes

A. Minutes

Carlsted moved and Beck seconded to approve the minutes of April 2025. Motion passed unanimously.

Project Approval

B. 0194 Golden Crown-New Construction

Building Official Parag presented the new construction project at 0194 Golden Crown and recommended approval. Discussion that the driveway is okay due to the narrowness of the road.

O'Brien moved and Beck seconded to approve 0194 Golden Crown as presented. Motion passed unanimously.

Adjourn

Manager Eddy made a couple of requests of the commission:

1. To move the meetings to 5:00 p.m.

Discussion to move to 5:30 p.m.

2. In cases where only one project is on the agenda, to consider holding the meeting virtually.

Decision to continue to hold in person.

3. She reviewed the September schedule requesting to move the September date and possibly either require an earlier submission for October or move the October date back to allow for review time while she is out of the country.

Decision to move the meeting to September 4th and be flexible on October.

O'Brien moved and Cleary seconded to adjourn the meeting at 6:28 p.m.

Respectfully Submitted:

Michelle Eddy, MMC
Town Clerk

TO: Michelle Eddy, CMC/CPM - Town Manager/Clerk
FROM: Kyle Parag, Plan Reviewer - CAA
DATE: June 26, 2025
RE: Planning/Zoning/Architectural Guidelines review – 0016 Rustic Ter

Below please find staff's analysis that outlines the review with the Town's Zoning regulations and adopted Architectural Design Guidelines for the structure proposed

Zoning Regulation analysis –

Proposal: A new single-family residence with an attached garage. The proposed 3 story, 3 bedroom, 3.5 bath home, includes 2,181 s.f. of living space and an attached 294 s.f., 2 vehicle garage for a combined 2,475 square feet.

Zoning district: R-1

Lot Size: ~ 1.77 acres
80,000 sq. ft. Required

Lot Width: ~ 138'
100 ft. Required - Complies

Setbacks: Proposed principal residence does comply with required setbacks based upon submitted docs.

Height: Complies with required height limitations. The height at the highest roof ridge is proposed at 32', indicated as 35'. Max height allowed is 35'

Garage Stds: The proposed garage is ~294 sq. ft. and complies with the standards for structures less than 5,000 sq. ft. in habitable size.

Parking Stds: Parking requirements comply. One space provided via garage, the remaining 2 spaces are provided exterior as parallel parking orientation. Code does not

specify access requirements to parking spaces, property seems to comply with intent section.

Architectural Design Guideline analysis -

Please note the following key to the interpretation of the analysis table:

Y	Element is in substantial compliance with the design guidelines
N	Does not comply with the design guidelines
PC	Subject to Planning Commission Specific approval
	Requires additional information from applicant
N/A	Not Applicable to the application

STANDARD	NOTES/REMARKS	SUBSTANTIAL COMPLIANCE
DEVELOPMENT STANDARD		
Article 3: Easements	Easements are indicated. Easements include a subdivisional plat note for river easement. The building cantilevers into that easement, but the footprint does not violate that easement. Electrical easement exists on the property as well, the plans indicate the powerlines are 10' in front of home. Clarified that 10' from existing lines are adequate from Xcel. Please review 16B-4-30 (b)(4), indicates surface use.	Y
Article 4: Buildable Area/setbacks	The road does not currently exist to measure the setback from, so the road access easement line is indicated as the measurement point. 25' is indicated. The south setback is indicated as 15'	Y
Article 5 Building Design Standards		
Article 5-20 Building Height	Height is indicated at 35', scaled per our definitions at 32'	Y
Article 5-60 Foundation	Foundation is not exposed, covered in stone veneer	Y
Article 5-70	Main roof design is a gable roof with a slope of 4:12.	Y

Roofs	Facia material has been clarified as wood	
Article 5-80 Garages	Garage door matches the home colors and design and the garage is subordinate to the home.	Y
Article 5-90 Window and doors	Windows are sized to complement the home, front door is not too substantial.	Y
Article 5-100 Balconies and railings	Metal with glass is indicated	Y
Article 5-110 Chimney and Roof Penetrations	Chimney is indicated, substantial portion of the home, indicated to match materials of the walls, and incudes a large cover. Cover has been indicated to be painted roof color, per 16b-5-110	Y
Article 6 Building Materials and Colors		
Article 6-20 Materials	Siding is vertical siding 1x6	Y
Article 6-30 Colors	Colors are provided and show general compliance	Y
Article 7 Accessory Improvements		
Article 7-(20-40, 110) Berms, Garages, sheds and Gazebos	None indicated. Garage is indicated at 294 Sqft	Y
Article 7-50 Driveways	Width indicated at 14'. Slopes are not indicated, but expected to be low. First 10 feet of the driveway are not indicated, as they are beyond property line, clarified with designer they will comply. Road access easement connects to property, the driveway will extend through the easement.	Y
Article 7-60 Parking Areas	Parking comprises of 1 interior space and 2 exterior spaces. 9'x18' parking spaces are required. Dimensions are not indicated, but scales to exactly 36'x9' for both spaces.	Y

Article 7-100 Decks	Large uncovered deck is proposed on top of living space, shows general conformance	Y
Article 7-120 Hot Tubs	None indicated	Y
Article 7-140 Fences	None indicated	Y
Article 7-150 Retaining walls	None indicated	Y
Article 8 Signs		
Article 8 Signs	None indicated	Y
Article 9 Lighting		
Article 9 Lighting	Downcast lights are indicated	Y
Article 13 Environmental Regulations		
Article 13-20 Wetlands	Wetland delimitation is indicated on the drawings and coordinates with information from other sources. Overhead (cantilevered) construction is proposed within 5 feet of the wetlands. Wetlands protection plan is not provided at this time, will be required at a later date.	Y



Building Permit Application

Email to: info@townofblueriver.org

Questions? Call (970) 547-0545 ext. 1

Lot Number: 13 Subdivision: Blue Rock Springs
Blue River Physical Address: 16 Rustic Terrace

Homeowner Information:

Name: Brian Muszynski
Mailing Address: 5186 Boston Ct, Denver, CO 80238
Phone: 303-549-2682
Email: bmuszynski@gmail.com

Contractor Information

Company Name: RJG & Associates
Contact Name: Jon Raymond
Mailing Address: 259 Continental Ct Unit 201, Breckenridge, CO 80424
Phone: 970-453-5513
Email: jonray111@aol.com
Contractor Registration #: _____

***Please note a Town of Blue River Business License is required for all businesses to conduct business in the Town of*

Distance to Property Line	Type of Heat: <u>Gas Radiant</u>	Construction Type: <u>Type-V</u>
North: <u>80' - 10"</u>	Roof: <u>Standing Seam</u>	Building Height: <u>35'</u>
South: <u>15' - 4"</u>	Exterior Walls: <u>wood stud</u>	No. Stories: <u>3</u>
East: <u>N/A</u>	Interior Walls: <u>wood stud</u>	Total # Bedrooms: <u>3</u>
West: <u>50' - 7"</u>	Basement Fin. Sq.Ft.: <u>524 sf</u>	Total # Bathrooms: <u>3 1/2</u>
Total Res. Sq.Ft.: <u>2,181 sf</u>	Main Level Sq.Ft.: <u>1,146 sf</u>	Septic or Sewer: <u>sewer</u>
Garage Sq.Ft.: <u>294 sf</u>	2 nd Level Sq.Ft.: <u>805 sf</u>	
	3 rd Level Sq.Ft.: <u>0</u>	

SEPARATE PERMITS ARE REQUIRED FOR ELECTRICAL, PLUMBING, HEATING, VENTILATION WORK, & FIREPLACES. THIS PERMIT BECOMES NULL AND VOID IF CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN ___ OR IF CONSTRUCTION IS SUSPENDED OR ABANDONED FOR A PERIOD OF ___ AT ANY TIME AFTER WORK IS COMMENCED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. I AGREE TO COMPLY WITH ALL TOWN ORDINANCES AND STATE LAWS REGARDING BUILDING CONSTRUCTION AND TO BUILD ACCORDING TO THE APPROVED PLANS. THE GRANT OF A PERMIT DOES NOT PRESUMED TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

Signature of Owner or Contractor: _____ Date: _____

Submittal Requirements

****ALL Submittals Must be Electronic****

Emailed to: info@townofblueriver.org

Planning & Zoning Review Submittal Requirements

- Site Plan-must include the following. (Scale: minimum of 1"=10')
 - Indicating property boundaries
 - Building envelope with setbacks
 - Proposed buildings
 - Structures
 - Driveway & grades
 - Wetlands delineation and Stream crossing structures where applicable
 - Topographic survey indicating site contours at 2' intervals, easements, and significant nature features such as rock outcroppings, drainages and mature tree stands.
 - Transformer & vault location (if installed by owner)
 - Well location; septic if applicable.
 - Parking areas
 - Snow storage areas
 - Major site improvements
 - Existing & proposed grading and drainage
 - Landscaping
 - Landscaping should indicate tree removal for defensible space requirement; any trees 6" or more primarily noting the removal of any ponderosa pines or large trees. Clear cutting of a site is not allowed.
 - If ___% is removed, then ___ needs to be revegetated every ___ feet.
 - Upon completion of the construction project, all land must be raked and reseeded with native seed prior to issuance of CO. In cases of completion during snow coverage and/or winter, CO may be issued with conditions for completion within 60 days of the last snow.
 - Any major landscaping structures (retaining walls; fences; landscaping rocks) must be indicated in detail on plans in conformance with the design regulations.
 - Indicating building walls, floors and roof relative to the site, including existing and proposed grades, retaining wall and proposed site improvements.
- Floor Plans (Scale 1/8"-1'-0)
 - Indicating the general layout of all rooms, approximate size, and total square footage of enclosed space for each floor level.
- Exterior Elevations (Scale same as floor plans)
 - In sufficient detail to indicate the architectural character of the residence, fenestration and existing and proposed grades. Elevations should also include a description of exterior materials and colors.
- Roof Plan (Scale same as floor plans)
 - Indicating proposed roof pitch, overhang lengths, flue locations, roofing materials and elevations of major ridge lines and all eave lines.
- Homeowners Association approval if applicable
- Materials Board or sheet displaying materials to be used. In cases of additions, if matching existing, photos of current home.

After Approval and BEFORE Permit is Issued:

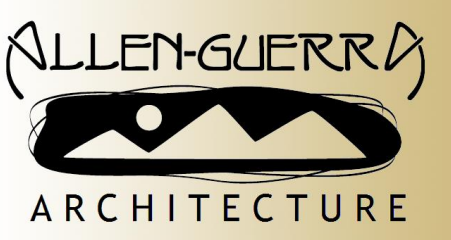
- **ELECTRONIC COPY Stamped set.** All of the above mentioned.
- Additional requirements:
 - Soils report if applicable.
 - Construction Management Plan. Please refer to the Town Code and Architectural Guidelines for all requirements.
 - Stamped structural plans.
 - Current Summit County Septic System Permit (including system plot plan), or evidence of full payment of tap fees to Upper Blue Sanitary District.
 - Current Colorado Well Permit or evidence of full payment of tap fees to Timber Creek Water District.
 - Current Colorado Department of Transportation Highway Access Permit, if access to Highway 9 is required.
 - Designation of General Contractor, except for bona fide homeowner contractor.
 - For Manufactured Homes the following additional information is required:
 - State of Colorado Division of Housing Approved Plans.
 - State of Colorado Division of Housing Registered Installer Certificate.

Blue River Building Code Items

- ❖ When designing the structure, refer to the Blue River Municipal Town Code, Chapter 16 for zoning information and allowable uses/construction. The Building Code information is available under Chapter 18. <https://townofblueriver.colorado.gov>.
- ❖ Building Codes Adopted:
 - International Residential Code 2018
 - International Energy Conservation Code 2012
 - National Electric Code 2017
 - International Fire Code 2018
- ❖ Snow loads:
 - Roofs shall be designed in accordance with accepted engineering practice based upon a ground snow load of 100 psf.
 - Balconies/decks-125 psf.
 - No reductions for duration.
- ❖ Frost line depth:
 - Foundation footing minimum depth below grade-40 inches.
 - Uncovered deck piers may be set at 24 inches.
- ❖ Roof underlayment 100% Ice & Water shield.
- ❖ Roof may be metal; 30-year minimum architectural grade, composition fiberglass (dark brown, dark gray, dark green, weathered wood or black only); or class-A #1 cedar shakes.
- ❖ Wind speed: 90 mph, exposure “B”. Seismic design category: “B”.
- ❖ Propane gas alarm/shutoff system required.
- ❖ Wood burning stoves: Required to meet Colorado Dept. of Health, Regulation No. 4.
- ❖ The building height limit in the Town is 35 feet. Refer to the Architectural Guidelines for additional information.
- ❖ Locally re-settable GFCI breakers are required in bathrooms.
- ❖ Compliance with the International Energy Conservation Code is required.
- ❖ Any application that would create an accessory apartment must meet zoning regulations and will not be processed without prior approval of the Town Board of Trustees.
- ❖ Note that Hwy 9 access permits may require 3-4 months and well permits 5-6 weeks.
- ❖ Planning & Zoning Commission approvals become void if the building permit is not issued within eighteen (18) months.
- ❖ Building permits become void if construction is discontinued for more than 180 days.

MUSZYNSKI HOUSE

LOT 13 . BLUE ROCK SPRINGS SUBDIVISION
16 RUSTIC TERRACE . TOWN OF BLUE RIVER . COLORADO



ALLEN-GUERRA ARCHITECTURE
#8 QUANITE STREET
PO BOX 5842
FREDO COLORADO 80443
PH: 970-453-0038
FAX: 970-453-0040
E-MAIL: INFO@ALLEN-GUERRA.COM
WEB SITE: WWW.ALLEN-GUERRA.COM



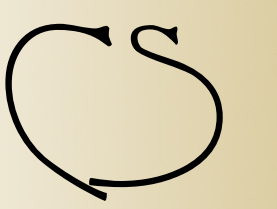
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TITLE: COVER PAGE

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ISSUE	DATE
PRELIM	8 FEB 2021
PLANNING	21 SEP 2021
UPDATE	17 NOV 2021
UPDATE	20 FEB 2023
UPDATE	26 JUN 2025

PROJECT# 2125



ISSUE:	DATE:
PRELIM	5 MAR 2021
PLANNING	21 SEP 2021
UPDATE	20 FEB 2023
UPDATE	28 MAR 2025
REVISED	26 JUN 2025

PROJECT # 2129

A1.1

GENERAL NOTES

- A. CONTRACTOR'S RESPONSIBILITIES**
1. THE CONTRACTOR SHALL VERIFY THAT THE BUILDING CODE REQUIREMENTS, AS ADOPTED BY THE LOCAL MUNICIPALITY, HAVE BEEN MET. ALL WORK CONTAINED WITHIN THESE DOCUMENTS SHALL CONFORM TO ALL CODES, REGULATIONS, ORDINANCES, LAWS, PERMITS, & CONTRACT DOCUMENTS WHICH APPLY.
 2. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS, INSPECTIONS, LICENSES, AND APPROVALS ASSOCIATED WITH THIS PROJECT.
 3. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EQUIPMENT SIZES AND LOCATIONS WITH MECHANICAL, PLUMBING, ELECTRICAL, AND UTILITY COMPANIES.
 4. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF FIRE MITIGATION REQUIREMENTS WITH THE MUNICIPALITY AND FOREST SERVICE.
 5. THE CONTRACTOR MUST VERIFY THE BUILDING LAYOUT WITH THE OWNER AND/OR ARCHITECT PRIOR TO DIGGING THE FOOTINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURATE PLACEMENT OF ALL NEW CONSTRUCTION ON THE SITE.
 6. THE CONTRACTOR MUST VERIFY THAT ALL DOORS, WALLS, AND CEILINGS BETWEEN GARAGE AND LIVING SPACES CONFORM TO ALL FIRE AND SAFETY CODES AND REGULATIONS.
 7. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND VERIFYING ALL FINISH GRADES ON SITE.
 8. THE CONTRACTOR MUST VERIFY THAT FIREPLACE AND/OR WOOD STOVE INSTALLATION COMPLIES WITH ALL LOCAL, STATE, AND NATIONAL FIRE SAFETY CODES AND REGULATIONS.
 9. CONTRACTOR SHALL SUBMIT A LIST OF SUBCONTRACTORS TO THE ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 10. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 11. THE CONTRACTOR AND HIS/HER SUBCONTRACTORS ARE RESPONSIBLE FOR COMPLETING ALL THE WORK WITHIN THESE DOCUMENTS, UNLESS NOTED OTHERWISE.
 12. CONTRACTOR TO PROVIDE SMOKE DETECTORS & CARBON MONOXIDE DETECTORS IN ACCORDANCE WITH LOCAL APPLICABLE CODES.
 13. CONTRACTOR TO PROVIDE ALL NECESSARY BLOCKING, BACKING, AND FRAMING FOR LIGHT FIXTURES, ELECTRICAL UNITS, AC EQUIPMENT, RECESSED ITEMS, AND ALL OTHER ITEMS AS REQUIRED.
 14. ALL MATERIALS STORED ON THE SITE SHALL BE PROPERLY STACKED AND PROTECTED TO PREVENT DAMAGE AND DETERIORATION. FAILURE TO PROTECT MATERIALS MAY BE CAUSE FOR REJECTION OF WORK.
 15. PROVIDE ALL ACCESS PANELS AS REQUIRED BY GOVERNING CODES TO ALL CONCEALED SPACES, VOIDS, ATTICS, ETC. VERIFY TYPE REQUIRED WITH ARCHITECT PRIOR TO INSTALLATION IF NOT NOTED ON PLANS.
 16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING THE DRAWINGS AND OBTAINING THE PERMITS FOR THE FIRE SPRINKLER SYSTEM. SYSTEM SHALL MEET THE REQUIREMENTS OF ALL APPLICABLE CODES AND ORDINANCES. IF FIRE PROTECTION IS REQUIRED, ALL SHOP DRAWINGS SHALL BE REVIEWED BY THE ARCHITECT.
 17. NO PORTION OF THE WORK REQUIRING A SHOP DRAWING OR SAMPLE SUBMISSION SHALL BE COMMENCED UNTIL THE SUBMISSION HAS BEEN REVIEWED BY THE ARCHITECT AND ENGINEER. ALL SUCH PORTIONS OF THE WORK SHALL BE INSTALLED IN ACCORDANCE WITH REVIEWED SHOP DRAWINGS AND SAMPLES.
 18. THE CONTRACTOR SHALL CONFINE HIS/HER OPERATIONS ON THE SITE TO AREAS PERMITTED BY THESE DOCUMENTS AND THE PROPERTY OWNERS ASSOCIATION, IF APPLICABLE.
 19. THE JOB SITE SHALL BE MAINTAINED IN A CLEAN, ORDERLY CONDITION, FREE OF DEBRIS AND LITTER, AND SHALL NOT BE UNREASONABLY ENCUMBERED WITH ANY MATERIALS OR EQUIPMENT. EACH SUB-CONTRACTOR IMMEDIATELY UPON COMPLETION OF EACH PHASE OF HIS/HER WORK SHALL REMOVE ALL TRASH AND DEBRIS AS A RESULT OF HIS/HER OPERATION.
 20. THE GENERAL CONTRACTOR AND OWNER ARE RESPONSIBLE FOR RADON TESTING IN THE FIELD & MUST INSTALL ALL NECESSARY EQUIPMENT TO PREVENT RADON BUILD-UP WITHIN THE STRUCTURE.
 21. MOISTURE IS THE PREVALENT CAUSE OF MOLD GROWTH. GENERAL CONTRACTORS & SUBCONTRACTORS ARE TO BE PROACTIVE IN THE MITIGATION OF MOISTURE DURING CONSTRUCTION. "TIGHT BUILDING" CONSTRUCTION IS ONE OF THE IMPLICATED CAUSES OF MOLD. ALL ROOFS, CRAWL SPACES, & OTHER UNCONDITIONED SPACES ARE TO BE VENTILATED ADEQUATELY. IF EXCESSIVE MOISTURE IS NOTICED DURING CONSTRUCTION, THE ARCHITECT IS TO BE NOTIFIED IMMEDIATELY. ANY MODIFICATION TO THE PLANS REGARDING MOISTURE CONTROL DURING CONSTRUCTION SHALL BE REVIEWED BY THE ARCHITECT.

- B. CHANGES TO THE DESIGN**
1. CHANGES OR SUBSTITUTIONS TO THE DESIGN OR TO PRODUCTS WHICH WERE SPECIFIED IN THESE DOCUMENTS WILL ONLY BE ALLOWED WITH WRITTEN APPROVAL FROM THE OWNER AND/OR ARCHITECT, AND FROM THE ARCHITECTURAL REVIEW BOARD, IF APPLICABLE.

- C. STRUCTURAL CHANGES**
1. ANY CHANGES IN THE FIELD TO THE STRUCTURAL PLANS SHALL RELIEVE THE ARCHITECT AND STRUCTURAL ENGINEER OF ANY CONSEQUENCES WHICH MAY ARISE. ANY PROPOSED CHANGES TO THE STRUCTURAL DOCUMENTS MUST BE APPROVED BY THE ARCHITECT AND STRUCTURAL ENGINEER IN WRITING.

- D. DISCREPANCIES**
1. ANY DISCREPANCIES FOUND WITHIN THESE DOCUMENTS SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY. ANY FAILURE TO REPORT DISCREPANCIES SHALL RELIEVE THE ARCHITECT OF ANY CONSEQUENCES WHICH MAY ARISE.
 2. SHOULD A CONFLICT OCCUR IN OR BETWEEN DRAWINGS AND SPECIFICATIONS, THE SPECIFICATIONS SHALL TAKE PRECEDENCE. UNLESS A WRITTEN DECISION FROM THE ARCHITECT HAS BEEN OBTAINED WHICH DESCRIBES A CLARIFICATION OR ALTERNATE METHOD AND/OR MATERIALS.

- E. DIMENSIONS**
1. DIMENSIONS:
 - ALL DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE OF DRAWINGS. DRAWINGS SHOULD NEVER BE SCALED.
 - ALL DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.
 - CEILING HEIGHT DIMENSIONS ARE FROM FINISH FLOOR TO FACE OF FINISH CEILING MATERIAL, UNLESS NOTED OTHERWISE.
 2. ALL EXTERIOR WALLS TO BE 2x6 STUD WALLS (5 1/2") UNLESS NOTED OTHERWISE.
 3. ALL INTERIOR WALLS TO BE 2x6 STUD WALLS (5 1/2") UNLESS NOTED OTHERWISE.
 4. WHERE LARGER STUDS OR FURRING ARE INDICATED ON DRAWINGS TO COVER PIPING AND CONDUITS, THE LARGER STUD SIZE OR FURRING SHALL EXTEND THE FULL SURFACE OF THE WALL WIDTH AND LENGTH WHERE THE FURRING OCCURS.

SITE NOTES

1. A TOPOGRAPHIC MAP OF THIS SITE WAS OBTAINED FROM SHCMIDT LAND SURVEYING- DATED 21 DECEMBER, 2019.
2. THE CONTRACTOR IS TO VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO ANY EXCAVATION.
3. ANY EXISTING LANDSCAPE OUTSIDE OF THE LIMIT OF DISTURBANCE AND ANY TREES DESIGNATED TO REMAIN ARE TO BE FLAGGED AND PROTECTED DURING ALL CONSTRUCTION.
4. FINISH GRADE IS TO PROVIDE DRAINAGE AWAY FROM THE FOUNDATION VIA SWALES, DRAINS, ETC., AT ALL LOCATIONS.
5. PROTECT ALL TOPSOIL WHEN EXCAVATING AND REAPPLY TO ALL DISTURBED SOIL AREAS AFTER CONSTRUCTION IS COMPLETE.

BUILDING AREA CALCULATIONS

	FINISHED	UNFINISHED	TOTAL
UPPER LEVEL	805	0	805
MAIN LEVEL	852	294	1,146
LOWER LEVEL	524	0	524
TOTAL	2,181	294	2,475

SITE CALCULATIONS

SITE AREA:	77,101 SF (1.77 ACRES)
FOOTPRINT:	524 SF (0.7% OF SITE)
PAVED DRIVEWAY & WALKWAY AREAS:	1,300 SF (1.7% OF SITE)
OPEN SPACE:	74,651 SF (97% OF SITE)

LOCATION MAP



SHEET INDEX

A1.1	SITE PLAN & GENERAL NOTES
L1.1	LANDSCAPE PLAN
A2.1	FLOOR & ROOF PLANS
A3.1	EXTERIOR ELEVATIONS
A3.2	PERSPECTIVE RENDERING
C1	DRIVEWAY PLAN AND PROFILE PLAN
	TOPOGRAPHIC SURVEY

PROJECT DIRECTORY

OWNER
BRIAN MUSZYNSKI
5186 BOSTON COURT
DENVER, COLORADO . 80238
T: 303.549.2682

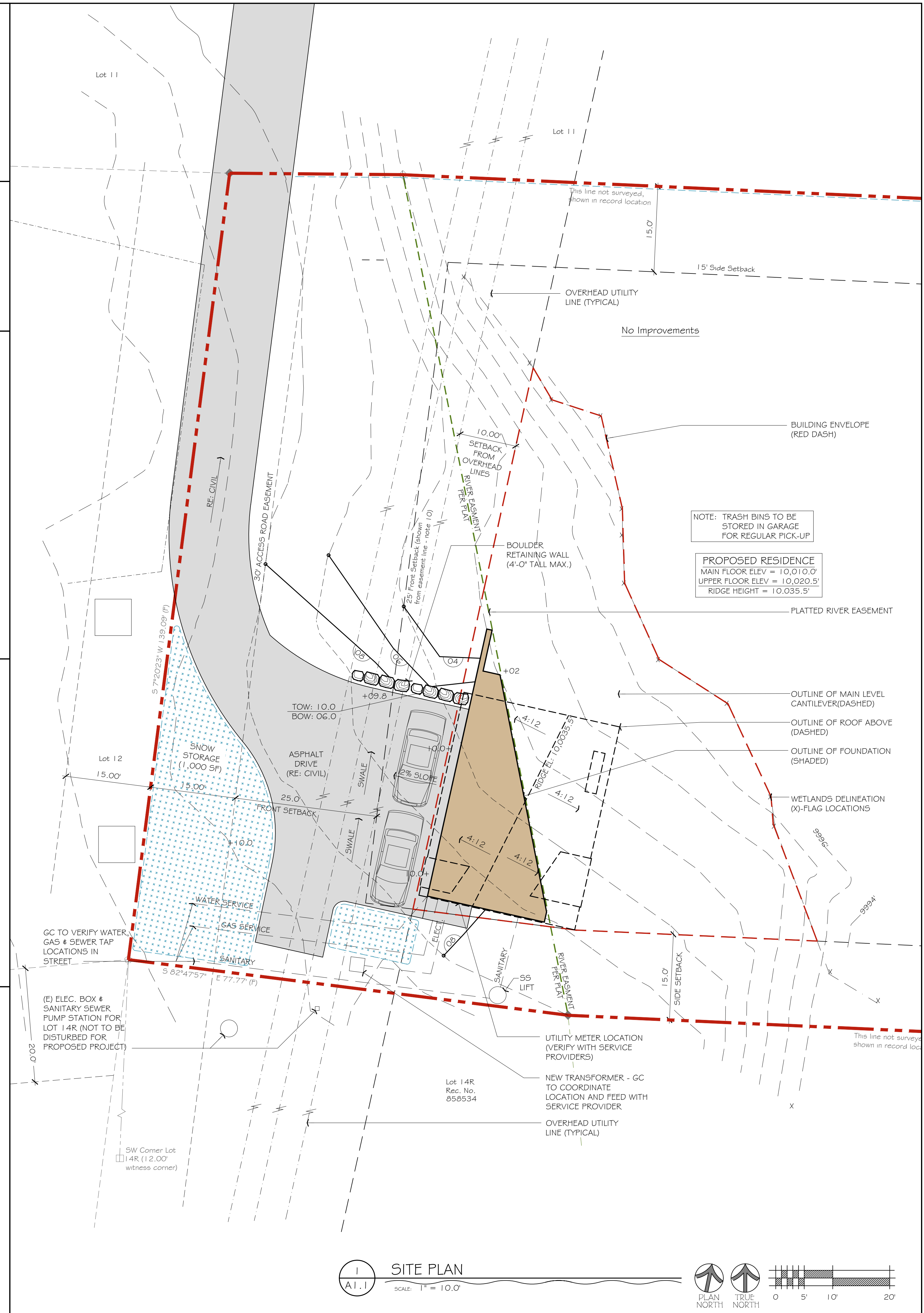
ARCHITECT
ALLEN-GUERRA ARCHITECTURE
1915 AIRPORT ROAD . SUITE 105
PO BOX 7488
BRECKENRIDGE, COLORADO . 80424
T: 970.453.7002

GENERAL CONTRACTOR
RJG & ASSOCIATES
JON RAYMOND
259 CONTINENTAL COURT . UNIT 201
BRECKENRIDGE . COLORADO . 80424
T: 970.453.5513

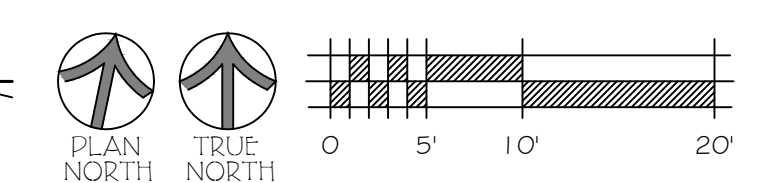
CIVIL ENGINEER
CIVIL INSIGHT
235 S. RIDGE ST.
PO BOX 7644
BRECKENRIDGE, CO . 80424
T: 970.376.4858

STRUCTURAL ENGINEER
T.B.D

SURVEYOR
SCHMIDT LAND SURVEYING, INC
PO BOX 5761
FRISCO . COLORADO . 80443
T: 970.409.9963



SITE PLAN
SCALE: 1" = 10.0'



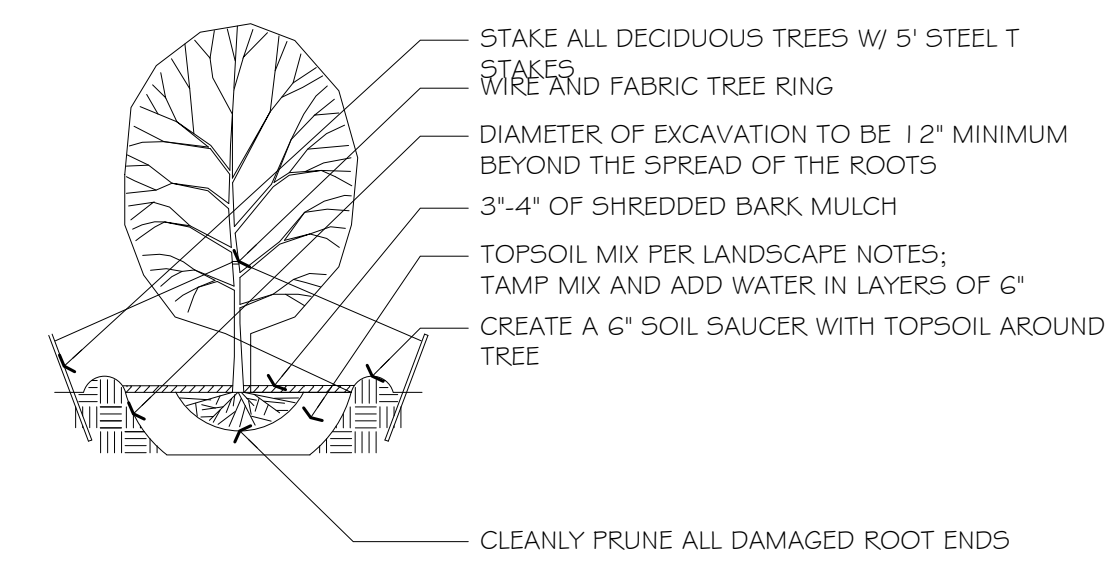
PLANT LEGEND

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	9	RIBES ALPINUM & ROSA WOODSII	ALPINE CURRANT & WOODS ROSE	5 GAL
	15	POPULUS TREMULOIDES	ASPEN	(6) 1.5" CAL (9) 2" CAL
	4	PICEA PUNGENS	COLORADO SPRUCE	12'
	DEFENSIBLE SPACE	NO FLAMABLE MATERIALS (PER SUMMIT COUNTY WILDFIRE MITIGATION PLAN)		

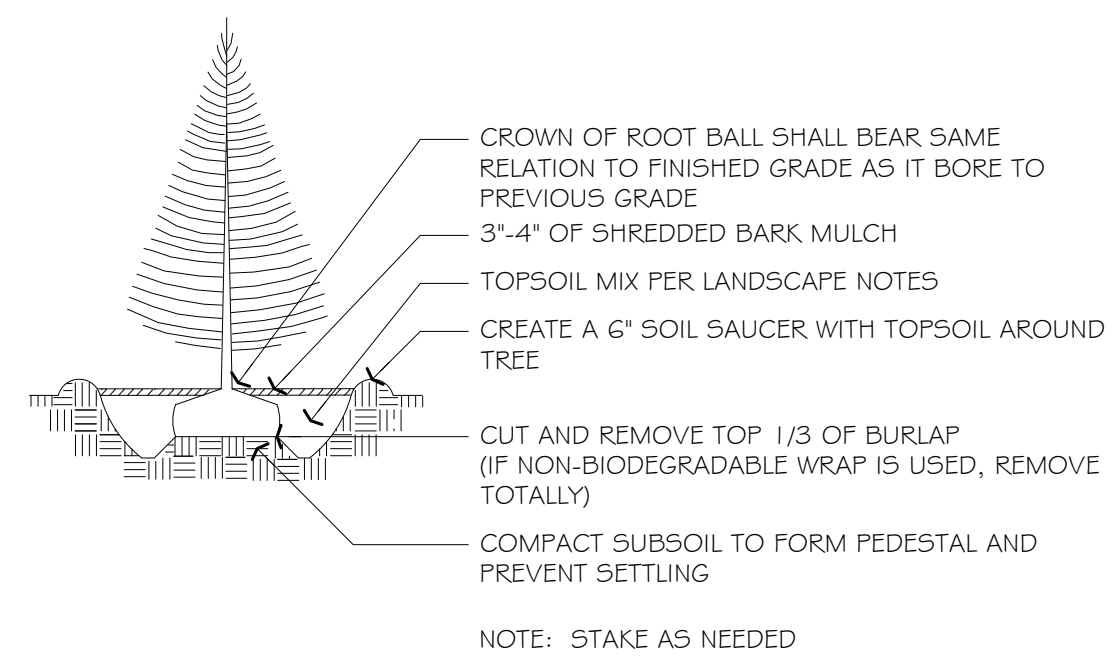
LANDSCAPE NOTES

- EROSION CONTROL METHODS: CONTROL ALL RUNOFF WITHIN SITE PER SUBDIVISION STANDARDS AND COUNTY REQUIREMENTS BY UTILIZING, SINGLY OR IN COMBINATION, NON-EROSIVE DRAINAGE MATS, SILT FENCING, DIVERSION SWALES, AND DIKES AS NECESSARY TO TRAP, INTERCEPT, AND DIVERT RUNOFF WITHIN BUILDING ENVELOPE.
- NATIVE LANDSCAPING AREA IN CONTACT WITH BUILDING ENVELOPE WILL BE PROTECTED FROM ROOF RUNOFF AS SHOWN IN WALL SECTION. RIVER ROCK RIPRAP IS TO EXTEND 9" BEYOND DRIP LINE.
- EXISTING VEGETATION SHALL BE PROTECTED AS MUCH AS POSSIBLE TO PROMOTE XERISCAPING - PER TOWN OF BRECKENRIDGE CODE SECTION 3603.C3.
- ALL EXISTING TREES WITHIN 15' OF THE PROPOSED RESIDENCE MUST BE REMOVED TO CREATE DEFENSIBLE SPACE, PER TOWN CODE.
- REMOVE ALL EXISTING BEETLE-KILL TREES, PER HOA GUIDELINES.
- TREE REMOVAL TO BE COORDINATED BETWEEN OWNER, GENERAL CONTRACTOR, HOA, AND TOWN PLANNING STAFF, PRIOR TO REMOVAL.
- ALL AREAS WITHIN BUILDING ENVELOPE AND WITHIN 40' OF DRIVEWAY OUTSIDE OF ENVELOPE TO BE RE-VEGETATED WITH 100% NATIVE HIGH COUNTRY GRASS SEED MIXTURE CONSISTING OF:
 - 30% SLENDER WHEATGRASS
 - 15% CANBY BLUEGRASS
 - 10% BIG BLUEGRASS
 - 10% IDAHO FESCUE
 - 10% SHEEP FESCUE
 - 10% WESTERN WHEATGRASS
 - 5% BLUE WILDRIE
 - 5% TUFTED HAIRGRASS
 ALONG WITH A MIXTURE OF PERENNIALS & GROUND COVER, PER SUMMIT COUNTY DEVELOPMENT CODE.
- A DRIP IRRIGATION SYSTEM SHALL BE INSTALLED TO ALL NEW TYPES OF TREES AND SHRUBS, PER THE TOWN REQUIREMENTS.

DECIDUOUS TREE PLANTING



CONIFEROUS TREE PLANTING

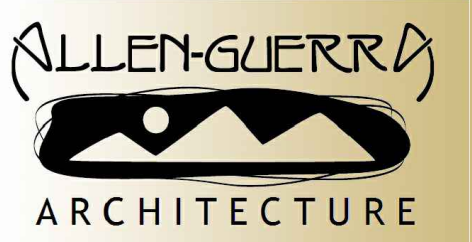


LANDSCAPE PLAN

SCALE: 1" = 10.0'

PLAN NORTH TRUE NORTH

0 5' 10' 20'



ALLEN-GUERRA ARCHITECTURE
711 D GRANITE STREET
PO BOX 5540
FRISCO, COLORADO 80443
PH: 970.453.7032 FAX: 970.453.7040
E-MAIL: INFO@ALLEN-GUERRA.COM
WEBSITE: WWW.ALLEN-GUERRA.COM

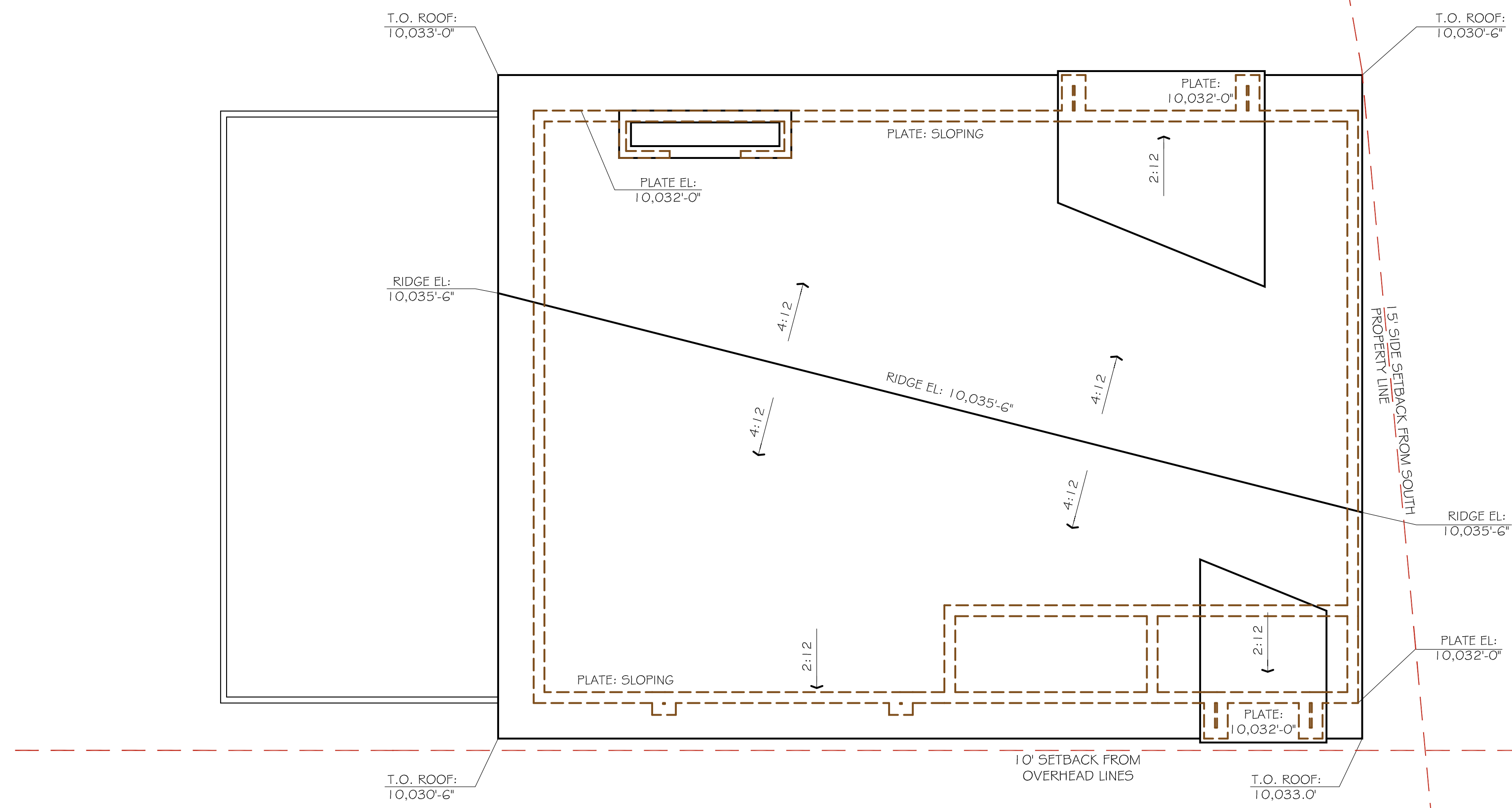
MUSZYNSKI HOUSE
LOT 13, BLUE ROCK SPRINGS SUBDIVISION
16 RUSTIC TERRACE, BLUE RIVER, COLORADO

LANDSCAPE PLAN

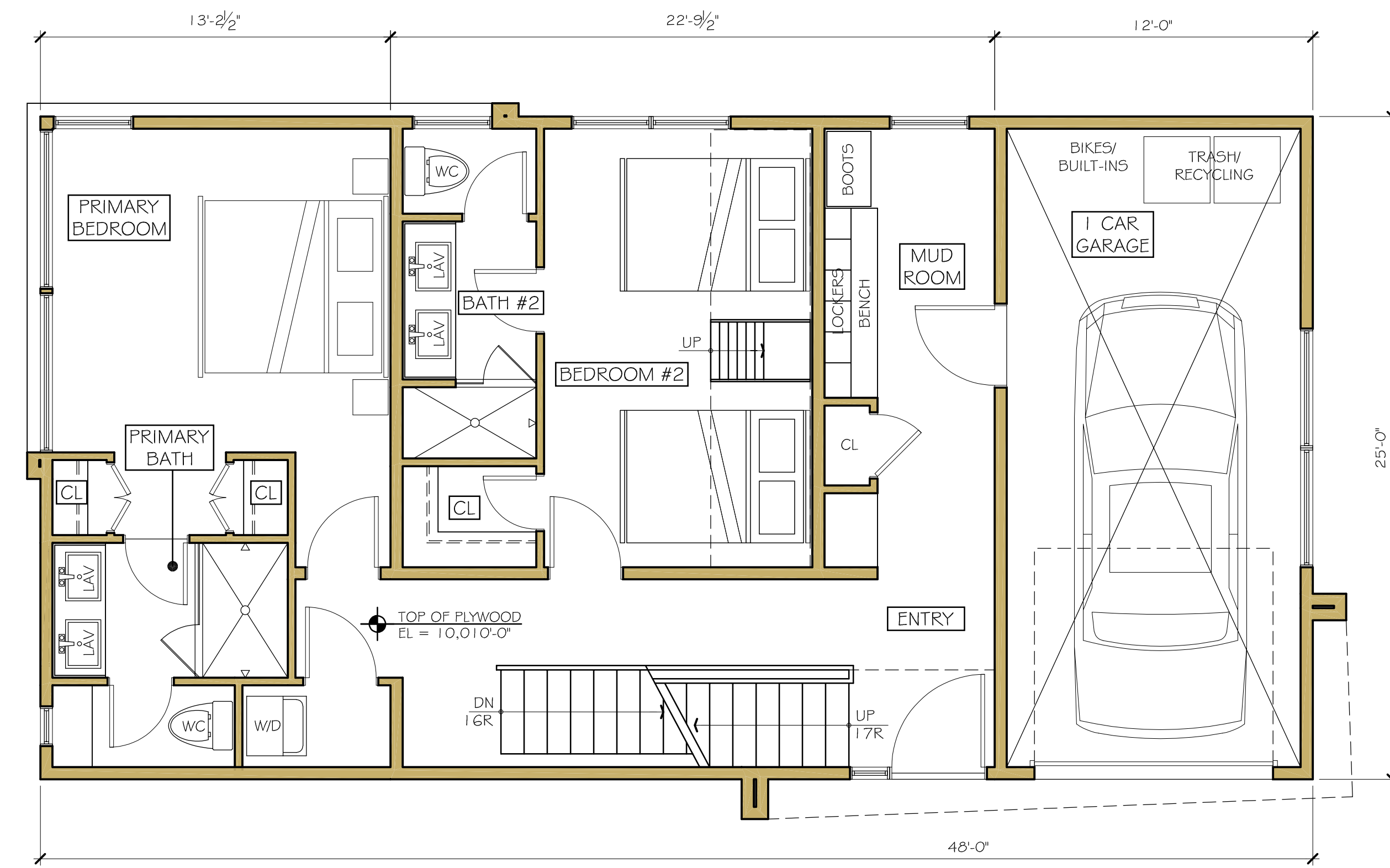
ISSUE:	DATE:
PRELIM	5 MAR 2021
PLANNING	21 SEP 2021
UPDATE	20 FEB 2023
UPDATE	28 MAR 2025
REVISED	26 JUN 2025

PROJECT #: 2129

L1.1

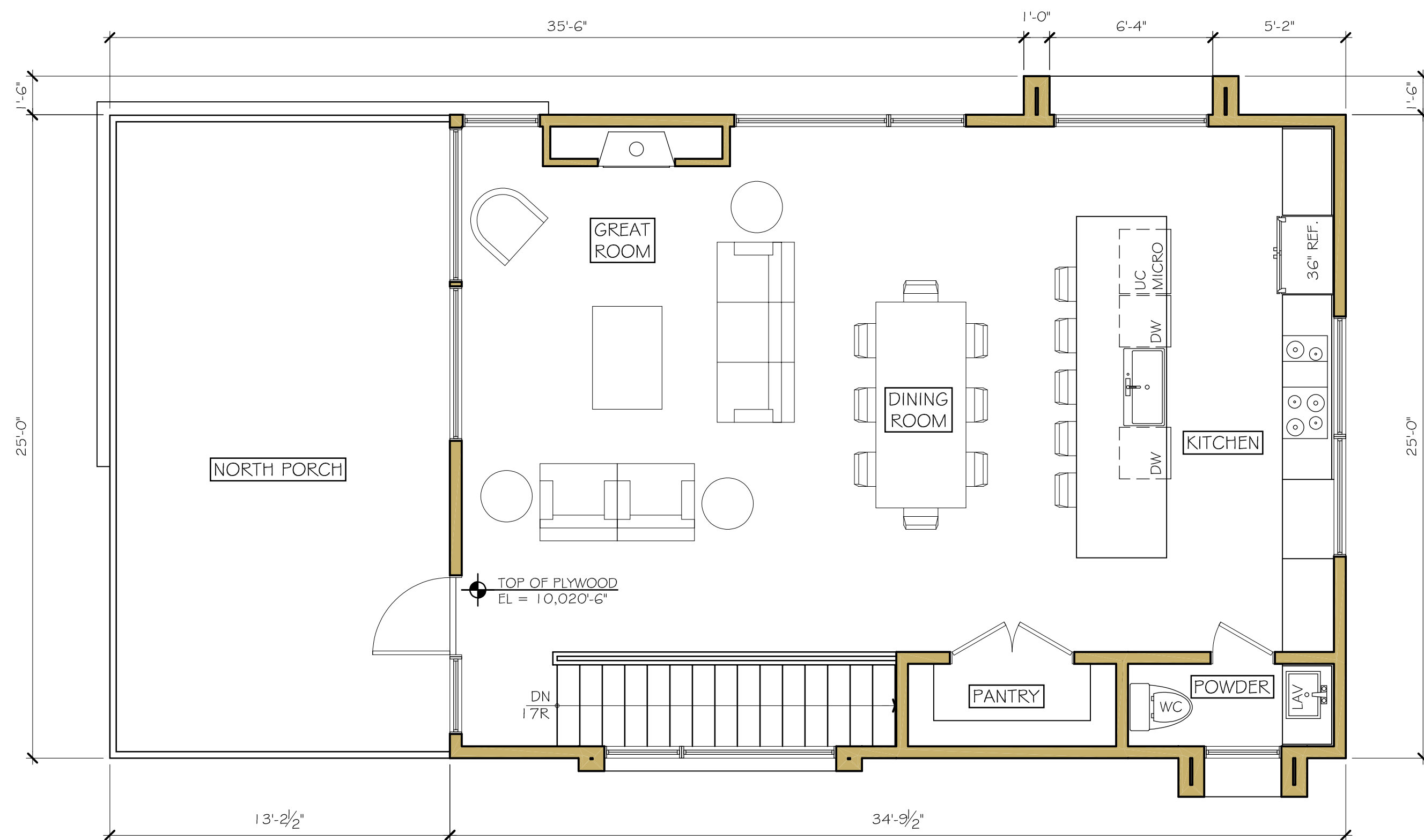


4 ROOF PLAN
A2.1 SCALE: 1/4" = 1'-0"
PLAN NORTH

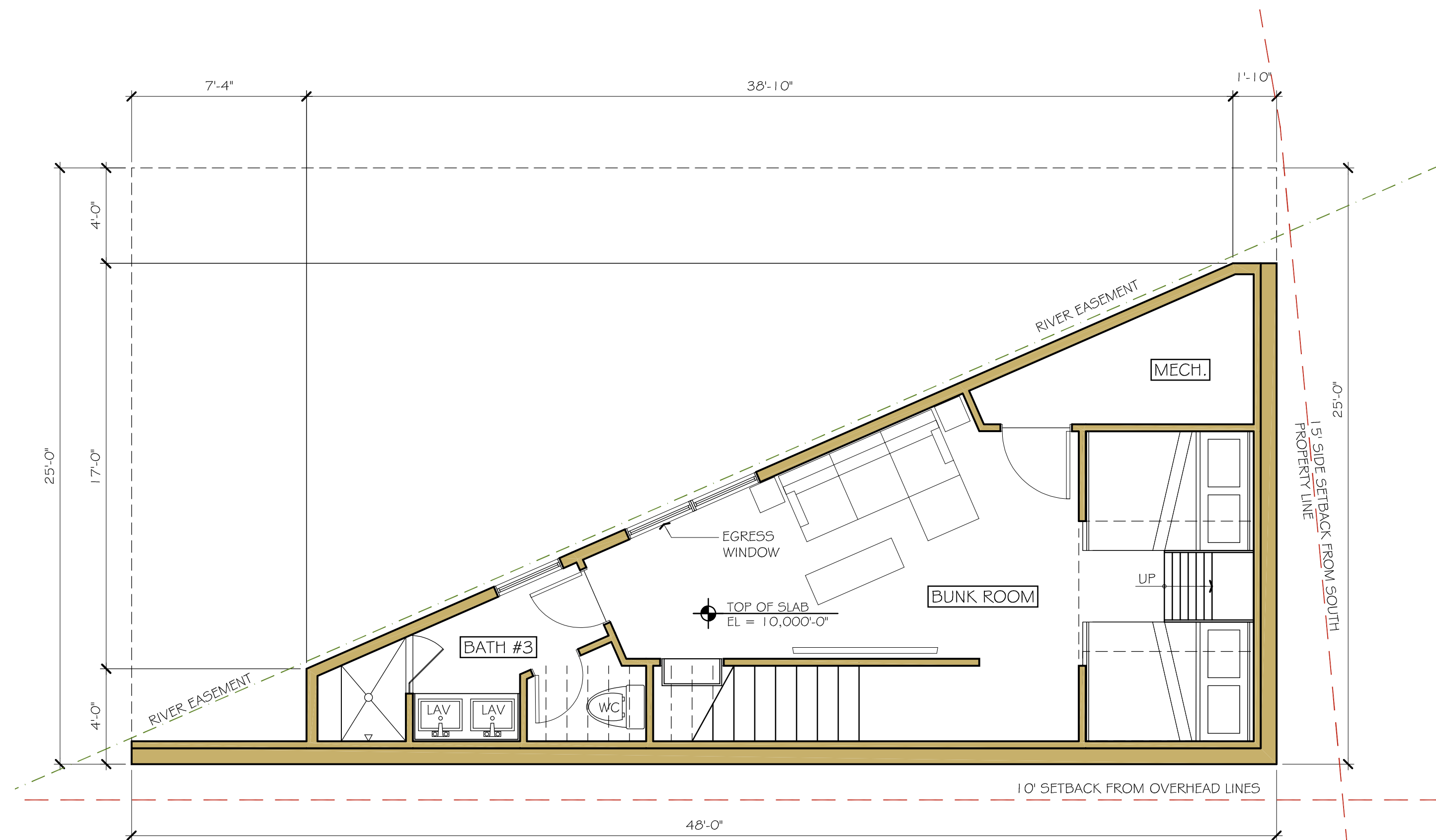


2 MAIN LEVEL FLOOR PLAN
A2.1 SCALE: 1/4" = 1'-0"
PLAN NORTH

	FINISHED	UNFINISHED	TOTAL
UPPER LEVEL	805	0	805
MAIN LEVEL	852	294	1,146
LOWER LEVEL	524	0	524
TOTAL	2,181	294	2,475



3 UPPER LEVEL FLOOR PLAN
A2.1 SCALE: 1/4" = 1'-0"
PLAN NORTH



1 LOWER LEVEL FLOOR PLAN
A2.1 SCALE: 1/4" = 1'-0"
PLAN NORTH

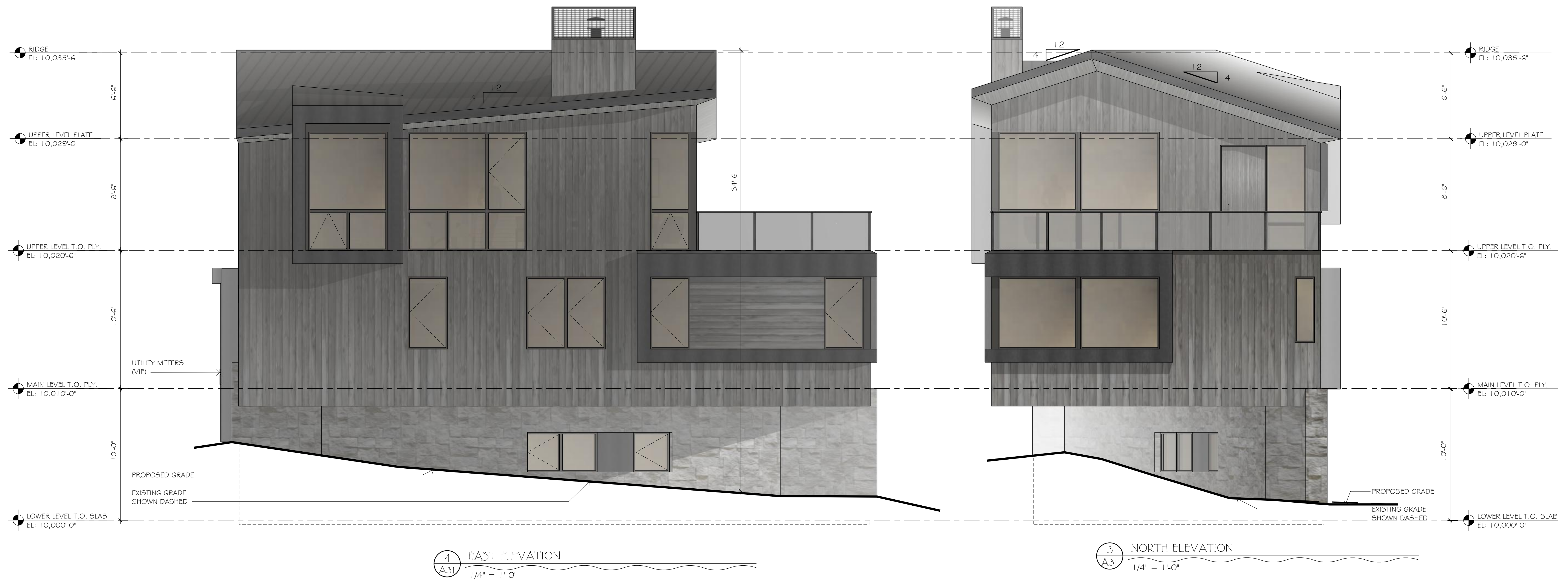
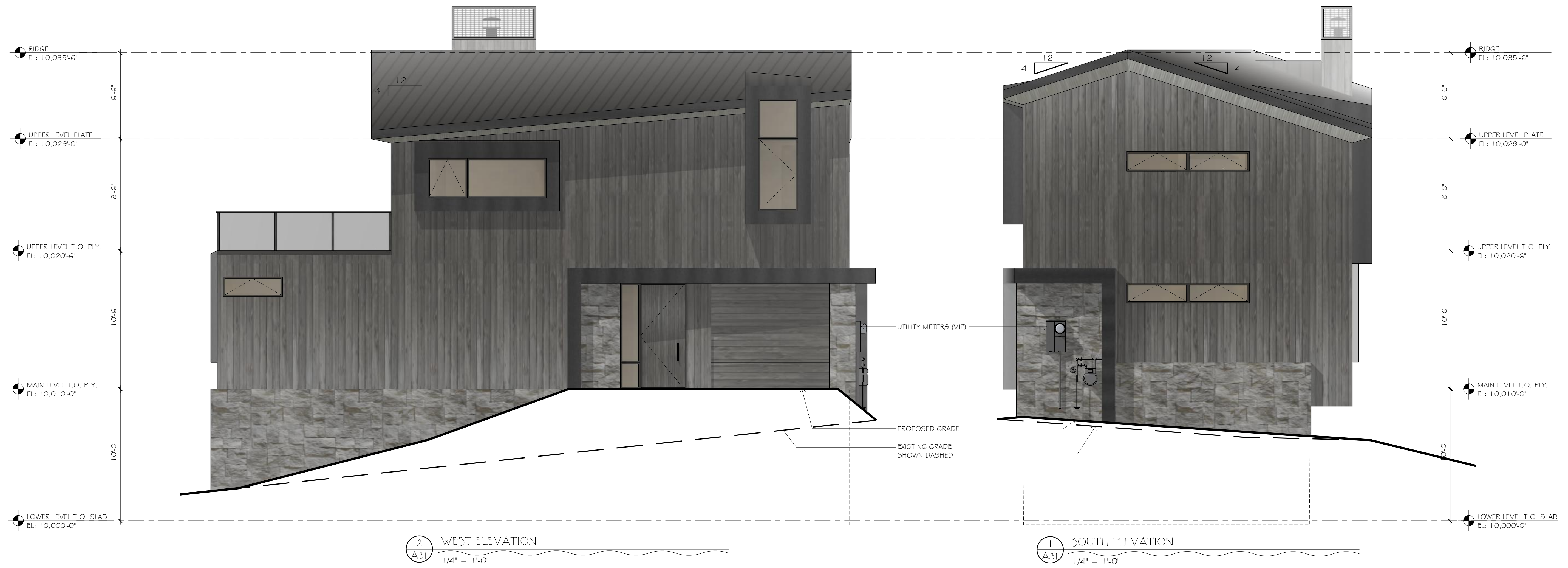
MUSZYNSKI HOUSE
LOT 13, BLUE ROCK SPRINGS SUBDIVISION
16 RUSTIC TERRACE, BLUE RIVER, COLORADO

FLOOR & ROOF PLANS
TITLE
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ISSUE:	DATE:
PRELIM	5 MAR 2021
PLANNING	21 SEP 2021
UPDATE	20 FEB 2023
UPDATE	28 MAR 2025
REVISED	26 JUN 2025

PROJECT #: 2129

A2.1



MUSZYNSKI HOUSE
LOT 13, BLUE ROCK SPRINGS SUBDIVISION
16 RUSTIC TERRACE, BLUE RIVER, COLORADO

ISSUE	DATE
PRELIM	8 FEB 2021
PLANNING	21 SEP 2021
UPDATE	17 NOV 2021
UPDATE	20 FEB 2023
UPDATE	26 JUN 2025

PROJECT# 2125

A3.1

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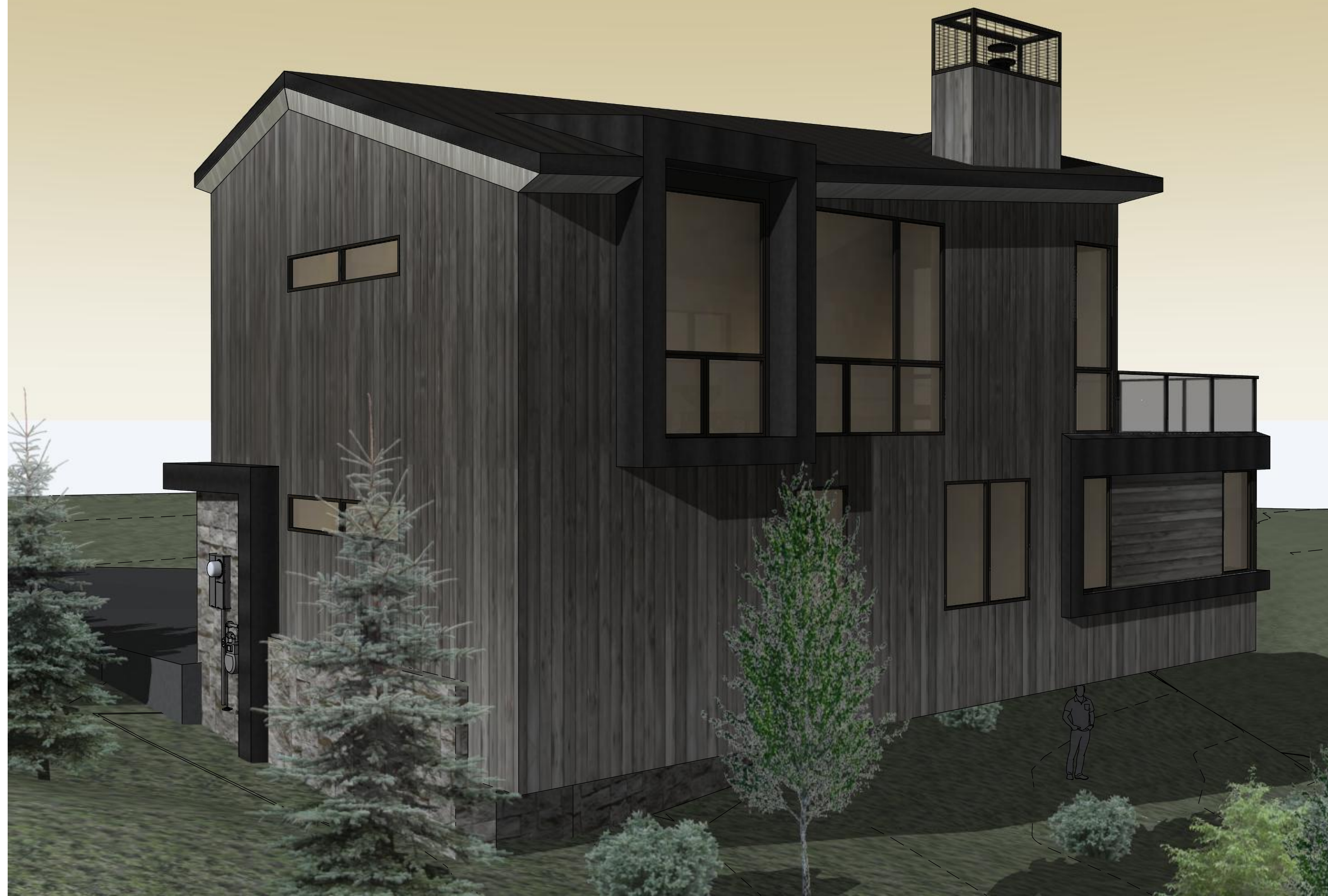
5 NORTHWEST VIEW
A3.1



8 SOUTHWEST VIEW
A3.1



7 SOUTHEAST VIEW
A3.1



6 NORTHEAST VIEW
A3.1



MUSZYNSKI HOUSE
LOT 13, BLUE ROCK SPRINGS SUBDIVISION
16 RUSTIC TERRACE, BLUE RIVER, COLORADO

TITLE: PERSPECTIVE RENDERINGS

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ISSUE	DATE
PRELIM	8 FEB 2021
PLANNING	21 SEP 2021
UPDATE	17 NOV 2021
UPDATE	20 FEB 2023
UPDATE	26 JUN 2025

PROJECT# 2125

June 26, 2025

To: Town of Blue River
PO Box 1784
Breckenridge, CO 80424

Re: Muszynski House, Lot 13, Blue Rock Springs Subdivision

RESPONSE TO PLAN REVIEW JUNE 26, 2025

Thank you for your feedback on our project on Lot 13 in the Blue Rock Springs Subdivision. Please see answers to your questions outlined in this letter to address your concerns.

Type	Item	Note from Planning	Response
	Setbacks	Proposed principal residence does not comply with required setbacks based upon submitted docs. South overhangs encroach into setbacks	<p>The last set of plans that was approved had a small section hanging over into the side.</p> <p>This is being updated to comply from our architect to adjust the roof overhang and that exhibit will be sent over today in response to your comment</p>
	Parking Standards	Parking requirements do not comply. One space provided via garage, the remaining 2 spaces would be provided in front setback	<p>We are revising the site plan to show the two exterior parking spaces outside of the front setback as requested.</p> <p>Per your letter that plan will be provided today</p>
PC	Article 3 Easements	The powerlines are 10' in front of the home. Unclear to the actual easement utility company wants or has obtained, Please review 16B-4-30(b)(4)	We have spoken to Xcel about compliance with our design and their requirements. See attached letter. As long as we are 10' off the powerline wit the building we comply
	Article 4: Buildable Area / setbacks	The road does not currently exist to measure the setback from, so the property line is indicated as the measurement point. 25' is indicated. The south setback is indicated at 15' but the overhangs encroach into the setback which is not permitted per	<p>The last set of plans that was approved had a small section hanging over into the side.</p> <p>This is being updated to comply from our architect to adjust the roof overhang and that exhibit will be sent over today in response to your comment</p>

PC	Article 5-70 Roofs	The use of metal fascia is prohibited per 16b-5-70(c)(3) unclear if that is proposed	No metal fascia is shown, and none will be used. This is wood
	Article 5-110 Chimney and Roof penetrations	Chimney includes a large cover. Unclear if cover meets requirements of 16b-5-110(a)	Sec. 16B-5-110. Chimney and Under the same section it says All exposed penetrations, pipes and flues shall be painted to match the roof color. That is what is shown – the steel cage will be painted the same as the roof color.
PC	Article 7-50 Driveways	Width indicated at 14'. Slopes are not indicated but expected to be low. Exceeds allowable 12' in first 10 feet	In response to your comment from today, architect will work to address in update coming today
	Article 7-60 Parking Areas	Parking comprises of 1 interior spaces and 2 exterior spaces. The exterior spaces are in the front setback. 3 spaces are required 16b-7-60(d)(1)	We are revising the site plan to show the two exterior parking spaces outside of the front setback as requested. Per your letter that plan will be provided today
PC	Article Wetland 13-20	Weland delineation is indicated on the drawing a coordinates with information from other sources. Overhead (cantilever) construction is proposed within 5 feet of the wetlands. Wetlands plan is not protected at this time	See attached approval letter from FEMA. Fencing and protection will be provided

Sincerely,

Brian Muszynski

From: "Kunz, Peter H" <Peter.H.Kunz@xcelenergy.com>
Date: December 13, 2022 at 6:28:38 AM MST
To: Brian Muszynski <bmuszynski@gmail.com>
Subject: RE: 16 Rustic Terrace

Hey Brian, That would be an issue for us. You can not encroach on our easement, above ground or underground, as we could need to utilize the entire easement for our facilities. If you do encroach and we do end up needing the entire easement we would force you to remove your structure from our easement which would be a big issue for everyone. Let me know if you have further questions

Thanks,

Peter Kunz
Xcel Energy | Responsible By Nature
Planner, Mountain Division

200 West 6th St. PO Box 1819
Silverthorne, CO 80498
P: 970-409-9123

E: Peter.H.Kunz@xcelenergy.com
My Office Hours: Tuesday to Friday, 7:00am – 4:30pm

From: Brian Muszynski <bmuszynski@gmail.com>
Sent: Sunday, December 11, 2022 9:50 AM
To: Kunz, Peter H <Peter.H.Kunz@xcelenergy.com>
Subject: Re: 16 Rustic Terrace

EXTERNAL - STOP & THINK before opening links and attachments.

Hi Peter,

Quick question for you. I'm working on a redesign of our house. We are using the 10' setback off the power lines in the air, but would excel have an issue if our basement went 5' in to the set back subterrain?

Thanks,



DEPARTMENT OF THE ARMY
CORPS OF ENGINEERS, ALBUQUERQUE DISTRICT
4101 JEFFERSON PLAZA NE
ALBUQUERQUE, NM 87109-3435

June 22, 2021

Regulatory Division

SUBJECT: No Permit Required – Action No. SPA-2021-00142

Brian Muszynski
5186 Boston Court
Denver, Colorado 80238
bmuszynski@gmail.com

Dear Mr. Muszynski:

We are responding to your request for a determination of Department of the Army (DA) permit requirements for the proposed 16 Rustic Terrace Residential Development project. The project site is located directly west of the Blue River, at 16 Rustic Terrace in the Town of Blue River, Latitude 39.434899°, Longitude -106.042648°, Summit County, Colorado.

Based on the information provided to this office, the 16 Rustic Terrace Residential Development project involves the construction of a residential building directly west of a palustrine scrub-shrub wetland that is adjacent to the Blue River. The building will feature a cantilevered wall that will extend 5 feet over the wetland at a point 8 feet above the ground, as shown in your project design submitted via email on April 7, 2021.

Given the proximity of the wetland to the proposed building, you have requested that the Corps make a determination regarding the need for DA authorization due to potential impacts to wetlands. We have determined DA authorization is not required for the project because it would not involve the temporary or permanent placement of fill materials into waters of the United States. Every effort should be made to avoid impacts to the wetland during construction, including marking the wetland boundary with highly visible signage and placing a silt fence directly outside of the wetland boundary to prevent inadvertent disturbances during construction. Please coordinate with us further if design features or construction methods change to involve the discharge of materials into aquatic resources.

We have assigned identification number SPA-2021-00142 to this determination. Please refer to this number in any correspondence concerning this project. If you have any questions, please contact me at the Northwestern Colorado Branch, 400 Rood Avenue, Room 224, Grand Junction, Colorado 81501, by email at Benjamin.R.Wilson@usace.army.mil, or telephone at 970-243-1199, extension 1012.

We would appreciate your feedback on this determination including your interaction with our staff and processes. For more information about our program or to complete

- 2 -

our Regulatory Program national customer service survey, visit our website at <https://www.spa.usace.army.mil/Missions/Regulatory-Program-and-Permits/>.

Sincerely,


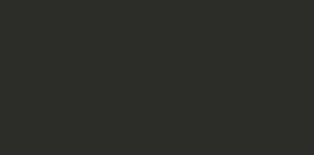





Benjamin R. Wilson
Project Manager
NW Colorado Branch

cc:

Blair Leisure, Wright Water Engineers, bleisure@wrightwater.com
Michelle Eddy, Town of Blue River, michelle@townofblueriver.org

MUSZYNSKI HOUSE

EXTERIOR MATERIALS SCHEDULE
DATE: 9 JUNE, 2025

LABEL	ITEM	COLOR	DESCRIPTION
M1	ROOF - METAL		STANDING SEAM METAL ROOF "DARK BRONZE"
M2	FLASHING		26 GA ALUMINUM "DARK BRONZE"
M3	EXPOSED STEEL		POWDER COATED STEEL PER DETAILS "BLACK"
M4	VERTICAL SIDING		1x6 CHARRED KEBONY SHIPLAP – RESAWN TIMBER CO. "SHOU SUGI BAN"
M5	DOOR/WINDOW TRIM		1x4 CHARRED KEBONY – RESAWN TIMBER CO. "SHOU SUGI BAN"
M6	DOORS/ WINDOWS		SIERRA PACIFIC WINDOW COMPANY #023 "BLACK"
M7	STONE VENEER		GALLEGOS CORPORATION #345 MOUNTAIN LEDGE DRYSTACKED

NOTE: ALL EXPOSED METAL INCLUDING, BUT NOT LIMITED TO, TYPICAL FLASHING, DOWNSPOUTS, GUTTERS, DRIP EDGE, VENT STACKS, FLUE PIPES, ETC, SHALL BE DARK BRONZE.



Robert Theobald P.E.
PO Box 3817
Breckenridge, CO 80424

June 9, 2025

Mr. Brian Muszynski
Lot 13 Blue Rock Springs Subdivision
Blue River, CO 80424

Dear Mr. Muszynski and Mr. Teodoru,

This letter is in response to your letter dated April 7, 2025 regarding architectural review for the proposed residence on Lot 13 Blue Rock Springs Subdivision, hereafter referred to as “Lot” and “Subdivision” respectively. The review references plans by Allen-Guerra Architecture titled “Muszynski House” dated 28 March 2024 hereafter referred to as “Plan.”

It has been established that the Subdivision Plat of the Blue Rock Springs Subdivision is valid as are all easements shown on said plan and that the Protective Covenants of the Blue Rock Springs Subdivision are in full force and effect. Nothing in this letter is intended to have any effect on those facts or on the future enforcement of the Protective Covenants.

The Plan shows a the majority of the footprint of the proposed residence cantilevered into the airspace directly above the platted River Easement. The Plan shows approximately 622 square feet of the 1,146 square feet or well over half of the footprint of the structure cantilevered over the River Easement. The plan shows clearance of approximately 3’ to 10’ between the existing ground level and the bottom of the structure where it cantilevers over the River Easement with no disturbance to the ground encumbered by the River Easement. The Protective Covenants of the Subdivision prohibit the placement of any dwelling or improvement on or in the area of the River Easement. While the majority of the structure is located in the Easement, the structure is cantilevered and not physically placed on the ground within the Easement.

While it is my opinion that this plan is contrary to the intent of the Subdivision Plat and the Protective Covenants it may not actually be in violation of a strict interpretation of the Protective Covenants. While I do not support the Plan, I will not oppose the plan as it may not be in violation of the Protective Covenants, so long as construction plans, construction management plans, and staging plans are provided to assure protection of the River Easement. It is my opinion that these plans should include fencing placed outside of the River Easement throughout the duration of construction to protect the River Easement.

Sincerely,

Robert Theobald

Robert Theobald P.E.

Principal

Enclosure: n.a.

cc: n.a.