



BLUE RIVER PLANNING AND ZONING COMMISSION MEETING

Tuesday, December 2, 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 – October 7, 2025**

Project Approval

- B. 416 Wilderness Drive – Addition**
- C. 310 Rio Azul Road – New Construction**

Adjourn



BLUE RIVER PLANNING AND ZONING COMMISSION MEETING

Tuesday, October 7, 2025

5:30 PM

0110 Whispering Pines Circle, Blue River, CO

Minutes

Call to Order, Roll Call

Chairman Johnson called the meeting to order at 5:33 PM.

PRESENT:

Commissioner Carlsted
Commissioner Cleary
Commissioner Johnson
Commissioner Manin
Commissioner O'Brien
Commissioner Beck

ABSENT:

Commissioner Watts

Also present: Interim Town Manager Steve Rabe; Deputy Town Clerk John DeBee; Owner's Representative Tim Gerken, Rooted Architecture

Approval of Minutes

A. Minutes – August 5, 2025

Commissioner O'Brien moved and Commissioner Beck provided a second to approve the minutes of the August 2025 Planning and Zoning Commission Meeting. All ayes – motion passed.

Project Approval

B. 0102 Silverheels Road - New Construction

Building Official Kyle Parag submitted a Planning/Zoning/Architectural Guidelines Review, indicating proposed project's substantial compliance with all but three (3) standards, which require specific Planning Commission approval: 1) slope of the shed roof; 2) size of the windows; and 3) construction materials.

Commissioner O'Brien moved and Commissioner Beck provided a second to approve the project as submitted. Those voting aye: Commissioner Carlsted, Commissioner Johnson, Commissioner Manin, Commissioner O'Brien and Commissioner Beck. Those voting no: Commissioner Cleary. Motion passed.

Adjourn

Commissioner Johnson moved to adjourn the meeting and Commissioner O'Brien provided a second. All ayes – motion passed.

Chairman Johnson adjourned the meeting at 6:01 PM.

TO: Michelle Eddy, CMC/CPM - Town Manager/Clerk
FROM: Kyle Parag, Plan Reviewer - CAA
DATE: September 18, 2025
RE: Planning/Zoning/Architectural Guidelines review – 416 Wilderness

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: An addition to an existing single family home. Addition includes a tandem garage bay and a bedroom.

Zoning district: R-1

Lot Size: ~ N/A
80,000 sq. ft. Required– Existing Non-Conforming

Lot Width: ~ 120'
100 ft. Required - Complies

Setbacks: Proposed principal residence complies with required setbacks based upon submitted docs. Addition is not located in places where setbacks are in question.

Height: Complies with required height limitations. The height at the highest roof ridge is proposed at 27'-4"

Garage Stds: The proposed garage is ~799 sq. ft. and DOES comply with the standards for structures less than 5,000 sq. ft. in habitable size. 800 sqft maximum.

Parking Stds: Parking is being increased on this existing building

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	Y
Article 4: Buildable Area/setbacks	Front setback is measured incorrectly, front of structure is unchanged	Y
Article 5 Building Design Standards		
Article 5-20 Building Height	Height is indicated at 27'-4"	Y
Article 5-60 Foundation	Applicant indicated foundation will not be exposed	Y
Article 5-70 Roofs	Main roof design is a gable, matching existing structure	Y
Article 5-80 Garages	Garage door is existing	Y
Article 5-90 Window and doors	Windows are sized to complement the home.	Y
Article 5-100	Horizontal wood siding is indicated with image of existing structure	Y

Balconies and railings		
Article 5-110 Chimney and Roof Penetrations	None indicated	Y
Article 6 Building Materials and Colors		
Article 6-20 Materials	Siding is natural wood, which shows general compliance	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	Garage is indicated at 719 Sqft,	Y
Article 7-50 Driveways	unchanged	Y
Article 7-60 Parking Areas	Parking is being increased	Y
Article 7-100 Decks	N/A	Y
Article 7-120 Hot Tubs	None indicated	Y
Article 7-140 Fences	None indicate	Y
Article 7-150 Retaining walls	None indicated	Y
Article 8 Signs		

Article 8 Signs	None indicated	Y
Article 9 Lighting		
Article 9 Lighting	None Indicated	Y
Article 13 Environmental Regulations		
Article 13-20 Wetlands	None indicated	Y

SEAL



DATE
10/24/2005

ISSUE
CONSTRUCTION DRAWINGS

REVISIONS
No. | Description | Date

Table with 3 columns: No., Description, Date. It is currently empty.

COMPENSATION STATEMENT
I, Jeffrey M. Bickel, a duly Licensed Professional Engineer in the State of Colorado, do hereby certify that I am the author of the design and drawings herein, and that I am a duly Licensed Professional Engineer in the State of Colorado, License No. 10242, and that I am duly qualified to perform the services herein.

PROJECT NUMBER 25-131

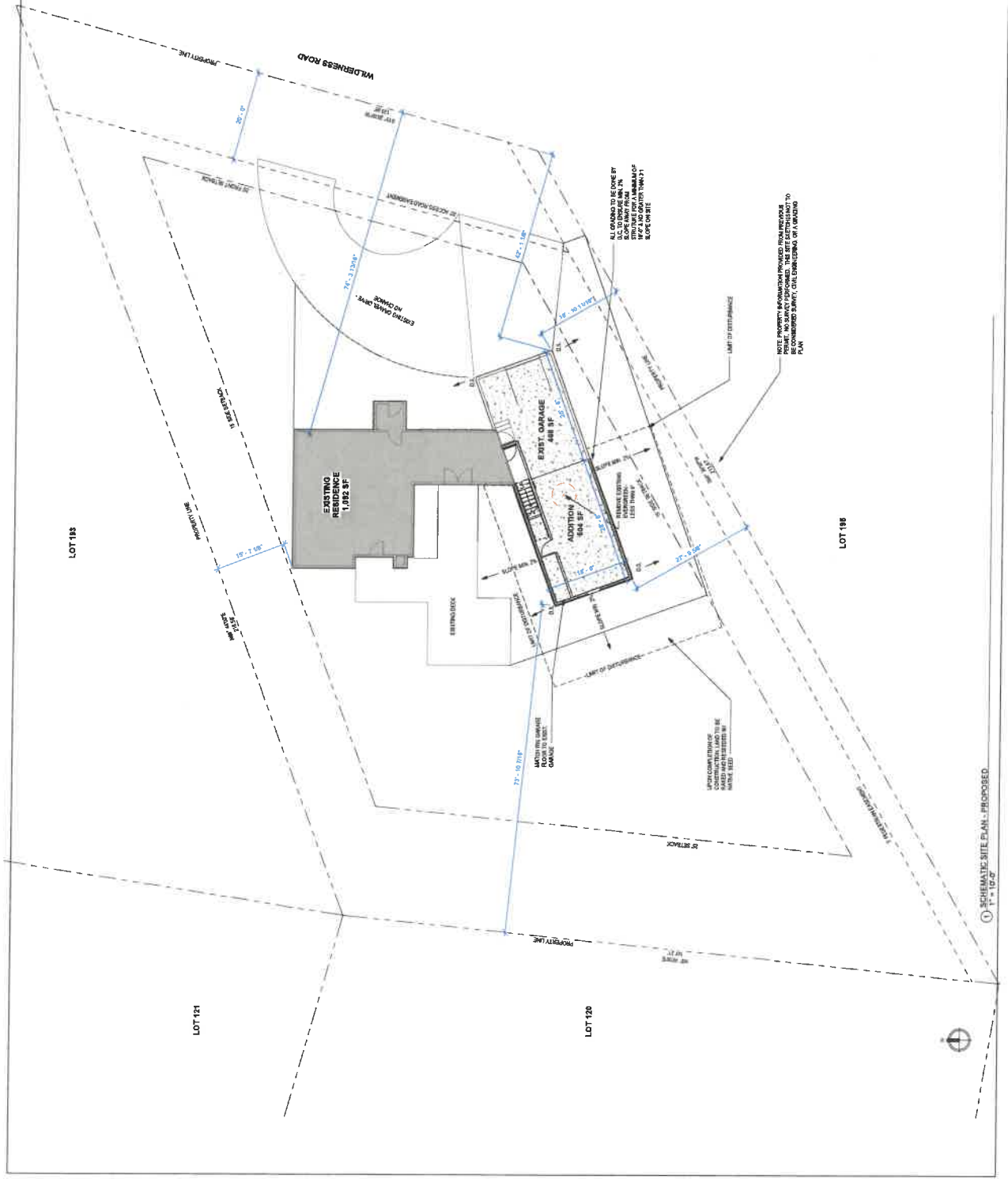
RESIDENTIAL
ADDITION
416 WILDERNESS DR.
BLUE RIVER, CO 80424



SHEET

A002

SITE PLAN



① SCHEMATIC SITE PLAN - PROPOSED
1" = 10'-0"



DATE
10/24/2005

ISSUE
CONSTRUCTION PERMITS

REVISIONS	
No.	Date

COMMISSIONER OF ENVIRONMENTAL
REGULATIONS

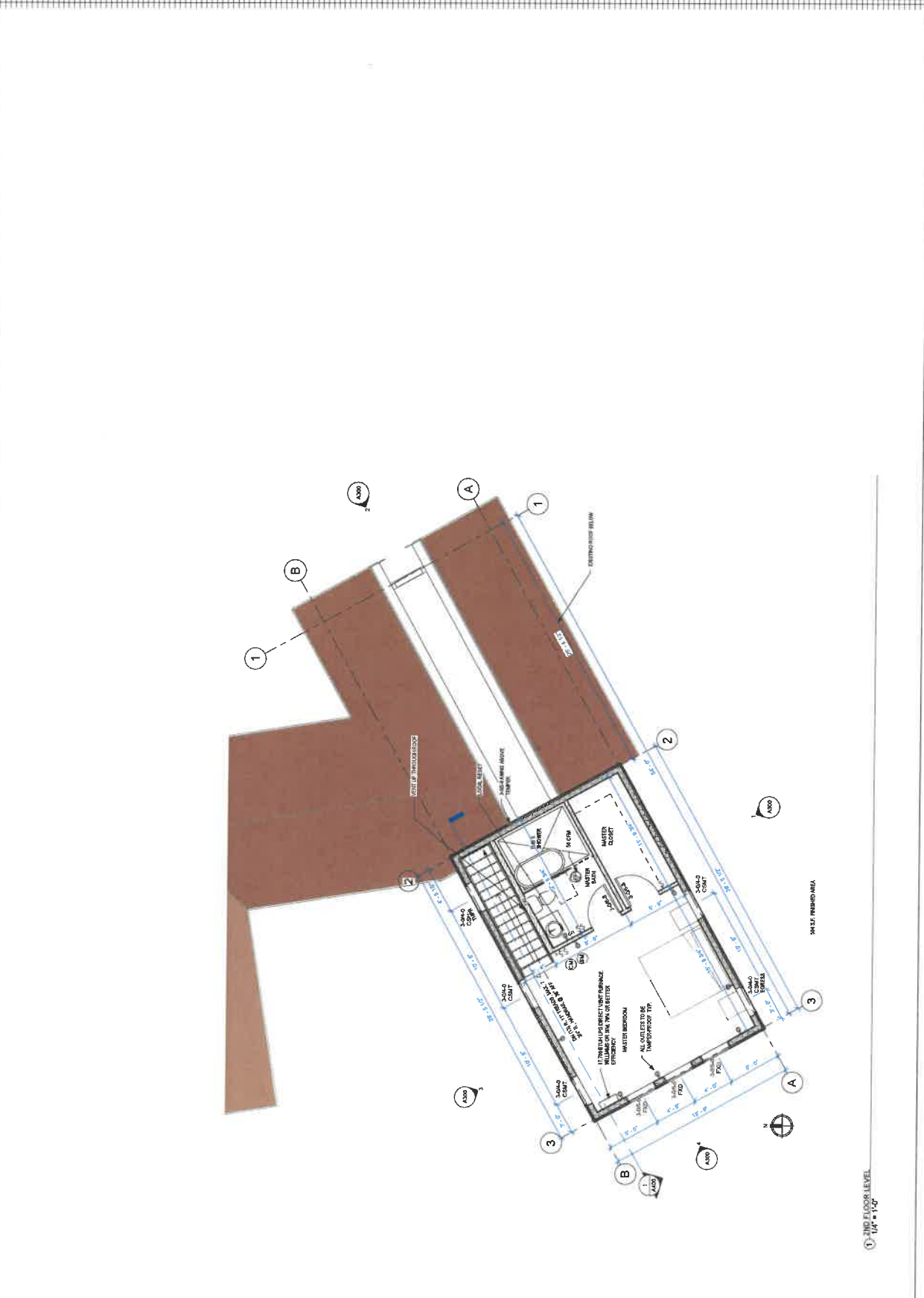
10/24/2005

PROJECT NUMBER 25-131

RESIDENTIAL ADDITION
416 WILDERNESS DR.
BLUE RIVER, CO 80424



SHEET
A102
FLOOR PLAN - LEVEL 02



① - 2ND FLOOR LEVEL
1/4" = 1'-0"



SEAL

DATE
12/24/2025

ISSUE
CONSTRUCTION CHANGES

No.	Revisions	Date

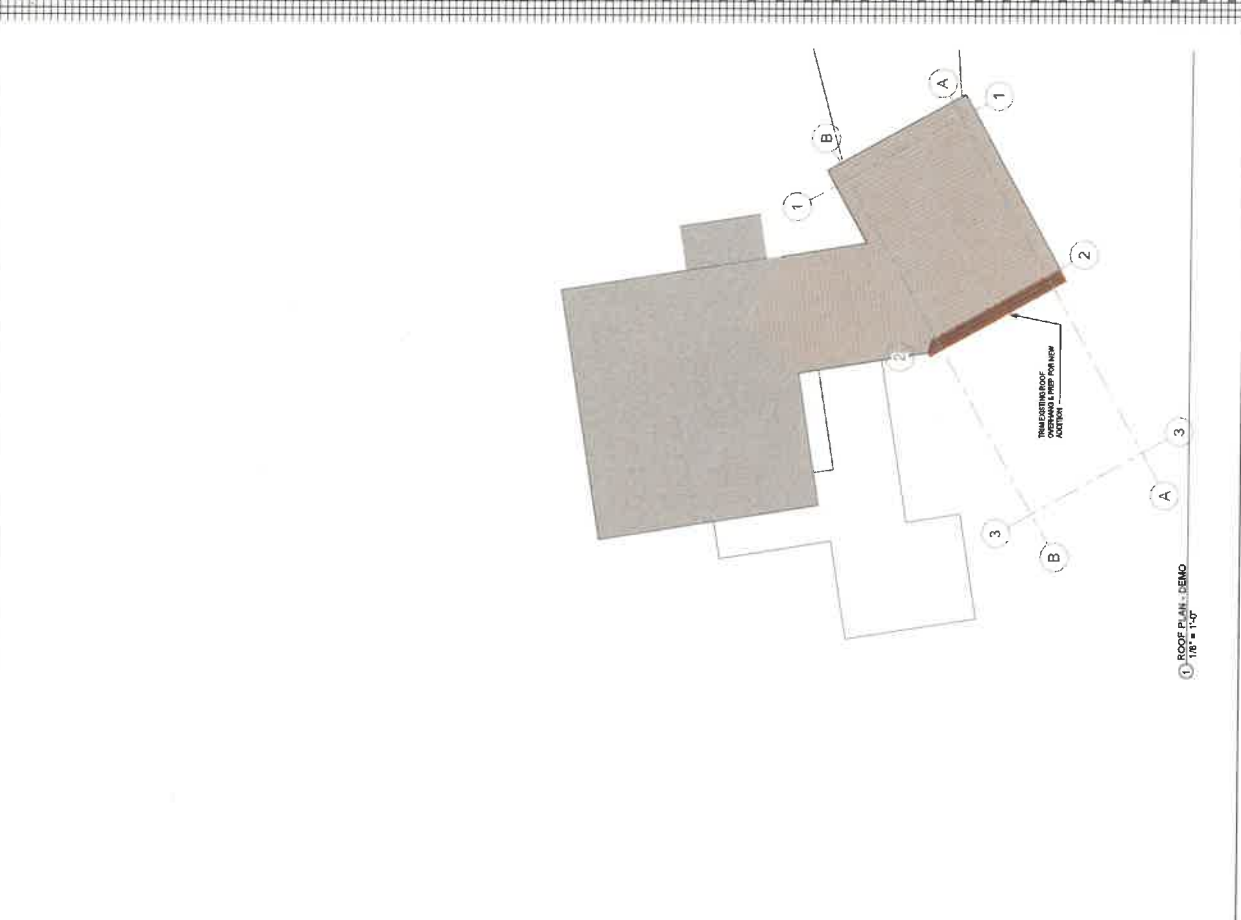
COMMISSIONER OF INVESTMENT
 STATE OF COLORADO
 1700 EAST COLLEGE AVENUE
 DENVER, CO 80202
 TEL: 303.866.2000
 WWW.COAGLIC.COM

PROJECT NUMBER 25-131

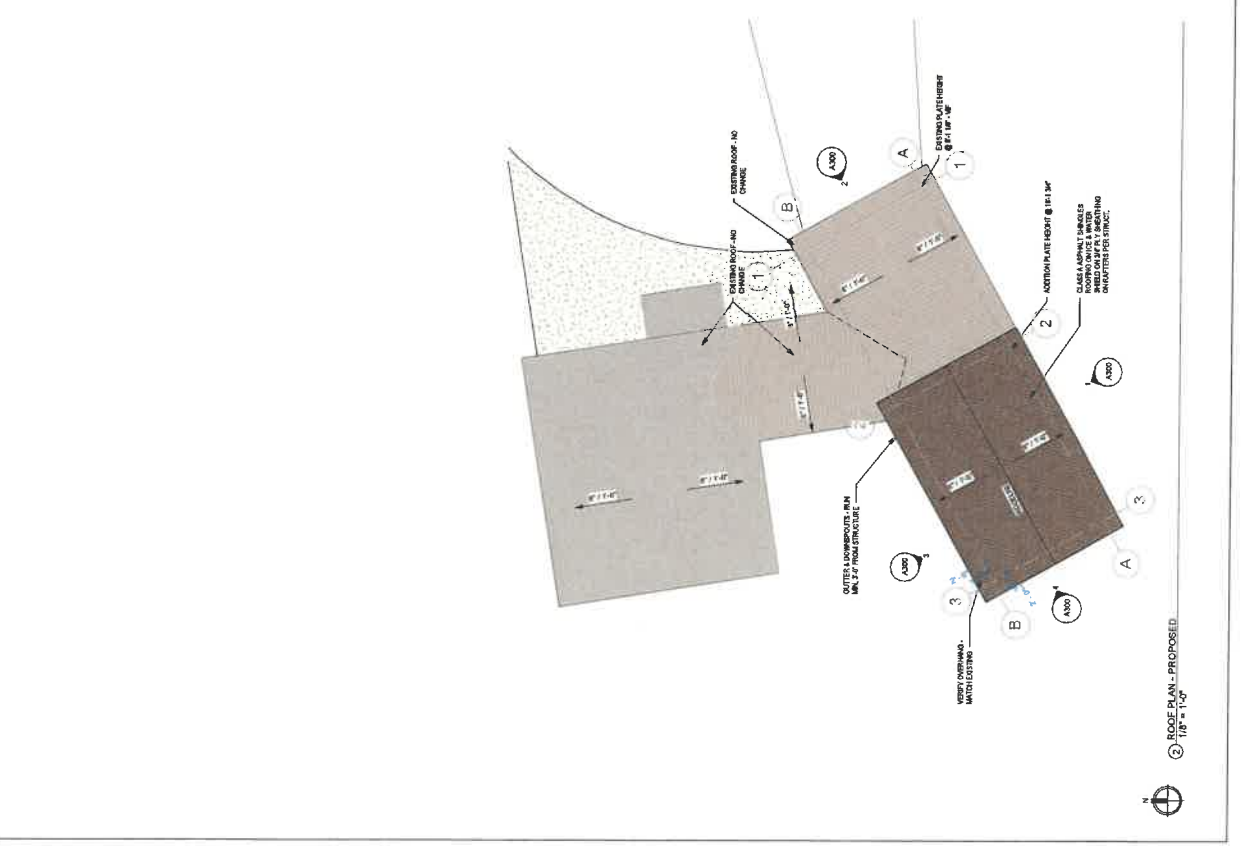
RESIDENTIAL ADDITION
 416 WILDerness DR.
 BLUE RIVER, CO 80424



SHEET
A200
 ROOF PLAN



1. ROOF PLAN - DEMO
 1/8" = 1'-0"



2. ROOF PLAN - PROPOSED
 1/8" = 1'-0"





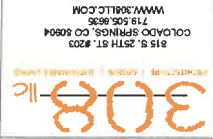
DATE
13.24.2025

ISSUE
CONSTRUCTION DRAWINGS

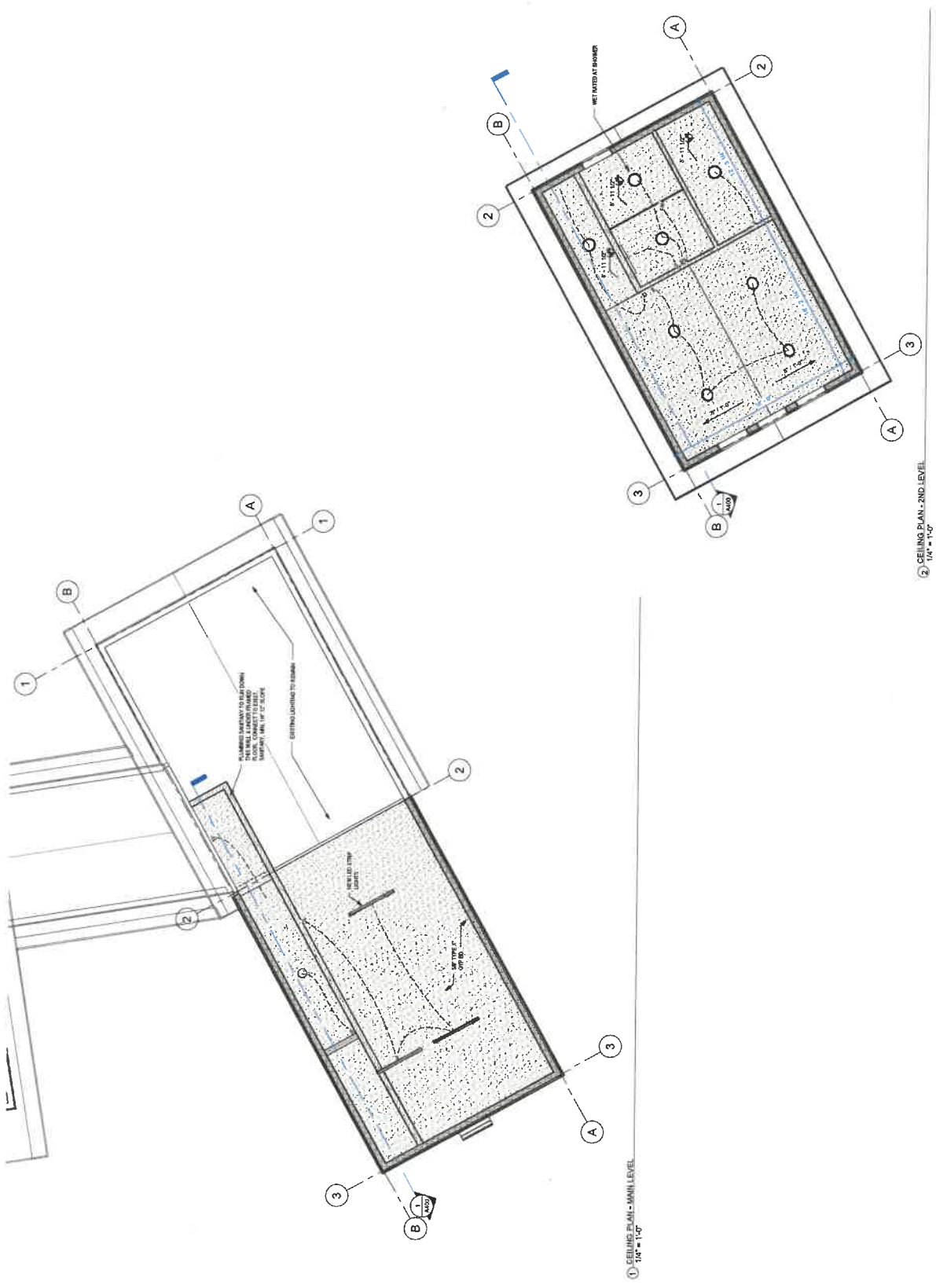
REVISIONS	
No.	Date

STATEMENT OF RESPONSIBILITY
 ARCHITECT: PROJECT TEAM, INC. (OWNER'S ARCHITECT)
 CONTRACTOR: PROJECT TEAM, INC. (OWNER'S CONTRACTOR)
 PROJECT NUMBER: 25-131

RESIDENTIAL ADDITION
 416 WILDERNESS DR.
 BLUE RIVER, CO 80424



SHEET
A500
CEILING PLANS



TO: Town Manager/Clerk
FROM: Kyle Parag, Plan Reviewer - CAA
DATE: November 21, 2025
RE: Planning/Zoning/Architectural Guidelines review – 310 Rio Azul

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

NO PROPER APPLICATION WAS SUBMITTED

Zoning Regulation analysis –

Proposal: A new single-family residence with an attached garage. The proposed 3 story, 5 bedroom, 6.5 bath home, includes 4552 s.f. of living space and an attached 888 s.f., 3 vehicle garage for a combined 6036 square feet.

Zoning district: R-1

Lot Size: ~ 166,000 sq. ft.
80,000 sq. ft. Required– Existing Conforming

Lot Width: ~ 512'
100 ft. Required - Complies

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

Height: Project scaled to 35' 1" which exceeds allowable height by 1"

Garage Stds: The proposed garage is ~888 sq. ft. and complies with the standards for structures more than 5,000 sq. ft. in habitable size.

Parking Stds:

Parking requirements will be met through the proposed garage parking.

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	Y
Article 4: Buildable Area/setbacks	Building envelope dimensions appear specific to this parcel.	Y
Article 5 Building Design Standards		
Article 5-20 Building Height	Height is indicated at 35' 1"	N
Article 5-60 Foundation	Foundation is not exposed, indicated as stone veneer.	Y
Article 5-70 Roofs	Main roof design is a gable roof with slope ranging from 10:12 to 2:12	Y
Article 5-80 Garages	Garage door has a contemporary design but complements the home.	Y

Article 5-90 Window and doors	Windows are sized to complement the home.	Y
Article 5-100 Balconies and railings	Horizontal metal is indicated	Y
Article 5-110 Chimney and Roof Penetrations	Show and appears compliant	Y
Article 6 Building Materials and Colors		
Article 6-20 Materials	Siding is horizontal wood, which shows general compliance	Y
Article 6-30 Colors	COLOR BOARD NOT PROVIDED	N
Article 7 Accessory Improvements		
Article 7-(20-40, 110) Berms, Garages, sheds and Gazebos	None indicated. Garage is indicated at 888 Sqft	Y
Article 7-50 Driveways	Width indicated at 14'. Slopes are 4%-8%	Y
Article 7-60 Parking Areas	Parking is provided in garage	Y
Article 7-100 Decks	Large covered deck is proposed, shows general conformance	Y
Article 7-120 Hot Tubs	None indicated	Y
Article 7-140 Fences	None indicate	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 not indicated	Y
Article 13 Environmental Regulations		
Article 13-20 Wetlands	None indicated	Y

HAGAN RESIDENCE

310 Rio Azul Road - Blue River, Colorado



NOT FOR CONSTRUCTION

PROJECT INFORMATION
 PROJECT NO. 2025-05
 DATE: 11.11.2025
 SCALE: 1/2" = 1'-0"

HAGAN RESIDENCE

BLUE RIVER, COLORADO

Project No.	2025-05
Scale	PLANNING / I.D.A.
Date	11.11.2025
Client	PHIL AND MARGIE HAGAN
Scale	1/2" = 1'-0"
Drawn by	PHIL AND MARGIE HAGAN
Checked by	PHIL AND MARGIE HAGAN
Project Title	HAGAN RESIDENCE

A0.1

11/11/2025 10:28:17

GENERAL NOTES

1) COPYRIGHT: THIS DOCUMENT IS THE PROPERTY OF ROOTED ARCHITECTURE. IT IS TO BE USED FOR THE EXCLUSIVE PROPERTY OF ROOTED ARCHITECTURE. ALL RIGHTS ARE RESERVED. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ROOTED ARCHITECTURE.

2) THIS PROJECT IS GOVERNED BY THE INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION AS ADOPTED BY TOWN OF BLUE RIVER, COLORADO. CODE COMPLIANCE IS MANDATORY. CONFORM TO THESE CODES. THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION. ALL PERMITS AND APPROVALS SHALL BE OBTAINED PRIOR TO COMMENCEMENT OF WORK. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION. ALL PERMITS AND APPROVALS SHALL BE OBTAINED PRIOR TO COMMENCEMENT OF WORK.

3) FIELD VERIFICATION: CONDITIONS AND UTILITY LOCATIONS ON THE JOB SITE PRIOR TO BEING FULLY DEVELOPED. THE ARCHITECT SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF ALL CONDITIONS AND UTILITY LOCATIONS ON THE JOB SITE PRIOR TO BEING FULLY DEVELOPED. THE ARCHITECT SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF ALL CONDITIONS AND UTILITY LOCATIONS ON THE JOB SITE PRIOR TO BEING FULLY DEVELOPED.

4) DIMENSIONS: DIMENSIONS ALWAYS TAKE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE DIMENSIONS. DIMENSIONS ALWAYS TAKE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE DIMENSIONS. DIMENSIONS ALWAYS TAKE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE DIMENSIONS.

5) MATERIALS: MATERIALS SHALL BE AS SPECIFIED IN THE DRAWINGS. THE ARCHITECT SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF ALL MATERIALS ON THE JOB SITE PRIOR TO BEING FULLY DEVELOPED. THE ARCHITECT SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF ALL MATERIALS ON THE JOB SITE PRIOR TO BEING FULLY DEVELOPED.

6) CONSTRUCTION: CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION AS ADOPTED BY TOWN OF BLUE RIVER, COLORADO. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION AS ADOPTED BY TOWN OF BLUE RIVER, COLORADO.

7) CHANGES: CHANGES TO THIS DOCUMENT SHALL BE MADE BY THE ARCHITECT. CHANGES TO THIS DOCUMENT SHALL BE MADE BY THE ARCHITECT. CHANGES TO THIS DOCUMENT SHALL BE MADE BY THE ARCHITECT.

8) CONTRACTOR: THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION.

9) SUBMITTALS: SUBMITTALS SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION AS ADOPTED BY TOWN OF BLUE RIVER, COLORADO. SUBMITTALS SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION AS ADOPTED BY TOWN OF BLUE RIVER, COLORADO.

10) CONSTRUCTION SAFETY: THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION.

PROJECT DATA

LEGAL DESCRIPTION:
 310 RIO AZUL ROAD - BLUE RIVER, CO, CO, 80400
 LOT 2, MCCULLOUGH GOLF COURSE SUB

USGS DATUMS

GARAGE (T.O. CORNER) 10,292.5 (111'-0")
 LOWER LEVEL (T.O. CORNER) 10,276.5 (100'-0")
 UPPER LEVEL (T.O. PUMP) 10,288 (105'-0")
 LOFT LEVEL (T.O. PUMP) 10,298 (105'-0")

AREAS CALCULATIONS

FINISHED	UNFINISHED	TOTAL	COMMENTS
1,153 SF	54 SF	1,207 SF	
2,153 SF	2,779 SF	4,932 SF	
502 SF	502 SF	1,004 SF	
0 SF	0 SF	0 SF	
4,513 SF	1,484 SF	5,997 SF	LOFT LEVEL UNFINISHED

NOTE: SQUARE FOOTAGE CALCULATED AND NOT COVERED BY OTHER SHEETS OR INCLUDES ALL AREAS WITHIN THE SITE BOUNDARIES.

CODE INFORMATION

INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION AS ADOPTED BY TOWN OF BLUE RIVER, COLORADO.

ENERGY REQUIREMENTS

INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION AS ADOPTED BY TOWN OF BLUE RIVER, COLORADO.

SHEET INDEX

SHEET NUMBER	COVER SHEET	SHEET NAME	SHEET DATE
A0.1	COVER SHEET	COVER SHEET	2025.11.11
A0.2	SITE PLAN	SITE PLAN	2025.11.11
A0.3	FLOOR PLAN - LOWER	FLOOR PLAN - LOWER	2025.11.11
A1.1	FLOOR PLAN - UPPER	FLOOR PLAN - UPPER	2025.11.11
A1.2	FLOOR PLAN - LOFT	FLOOR PLAN - LOFT	2025.11.11
A1.3	FLOOR PLAN - LOFT	FLOOR PLAN - LOFT	2025.11.11
A1.4	ROOF PLAN	ROOF PLAN	2025.11.11
A1.5	EXTERIOR ELEVATIONS	EXTERIOR ELEVATIONS	2025.11.11
A1.6	EXTERIOR ELEVATIONS	EXTERIOR ELEVATIONS	2025.11.11
A1.7	EXTERIOR ELEVATIONS	EXTERIOR ELEVATIONS	2025.11.11
A1.8	EXTERIOR ELEVATIONS	EXTERIOR ELEVATIONS	2025.11.11
A1.9	EXTERIOR ELEVATIONS	EXTERIOR ELEVATIONS	2025.11.11
A1.10	EXTERIOR ELEVATIONS	EXTERIOR ELEVATIONS	2025.11.11

STRUCTURAL REQUIREMENTS

INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION AS ADOPTED BY TOWN OF BLUE RIVER, COLORADO.

LOCATION MAP



OWNER

PHIL AND MARGIE HAGAN
 philandmargie@outlook.com

ARCHITECT

ROOTED ARCHITECTURE
 BRANDON SMITH
 www.rootedarch.com

CONTRACTOR

ASPECT MOUNTAIN HOMES
 SHANE LACY

STRUCTURAL ENG.

SUBMITTED DESIGN CD
 NICKEL GREENE

INTERIOR DESIGN

WWW.HANGINGMUSIC.COM

CONTRACTOR

WWW.HANGINGMUSIC.COM

ARCHITECT

WWW.ROOTEDARCH.COM

OWNER

WWW.ROOTEDARCH.COM



ROOTED
CONSTRUCTION

NOTION CONSTRUCTION

10000 W. 10TH AVENUE, SUITE 100
DENVER, CO 80202
TEL: 303.733.1111
WWW.ROOTEDCONSTRUCTION.COM

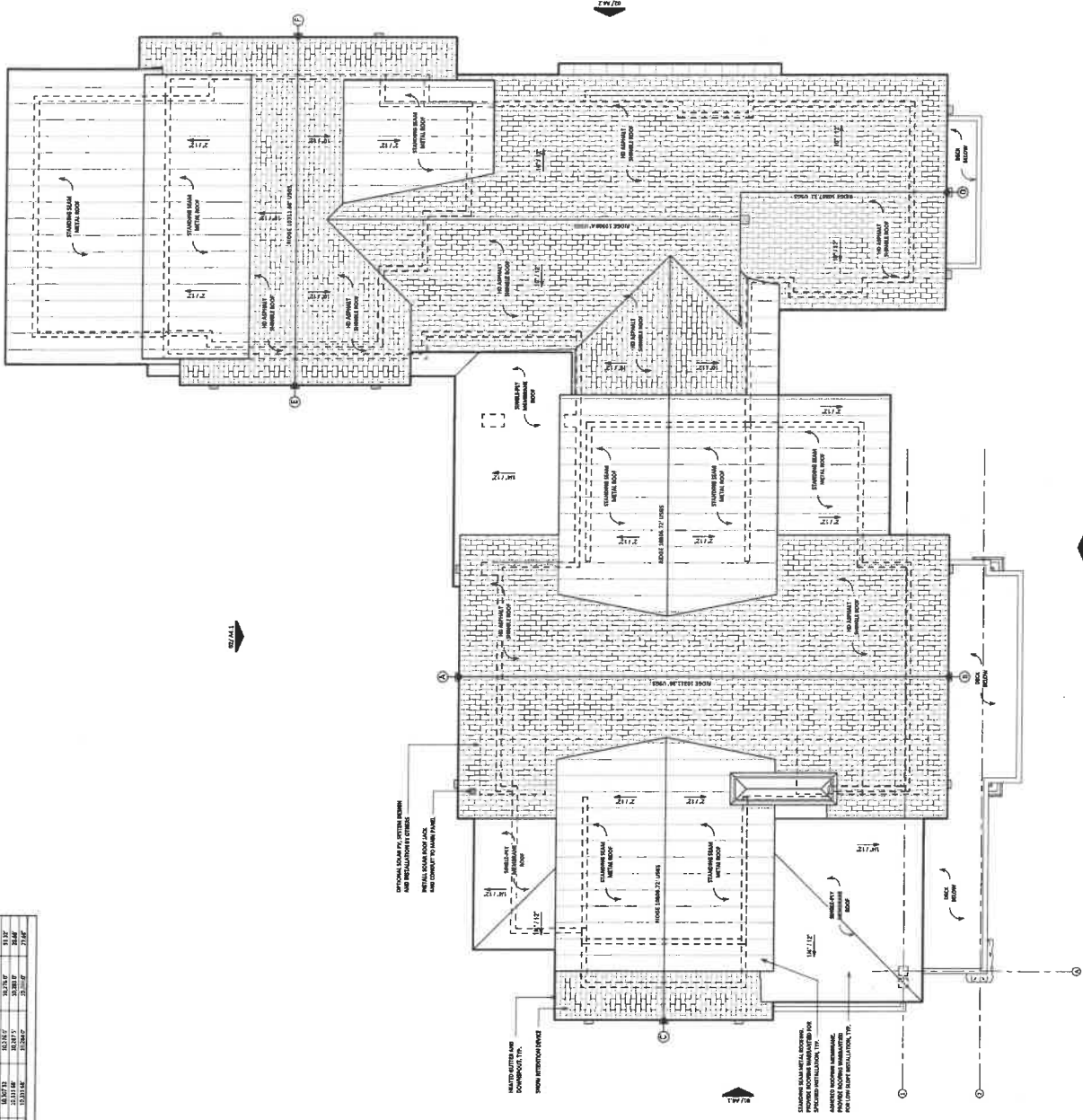
HAGAN RESIDENCE
BLUE RIVER COLORADO

No.	Date	Revised

Project No.	2023-03
Client	PLANNING AND DESIGN
Drawn	A.J. COOPER
Scale	A: 1/8" = 1'-0"
Drawn Title	ROOF PLAN
Drawn No.	

A1.4

1/11/2023



NOTES: ROOF MAINTENANCE

THE OWNER HAS BEEN ADVISED THAT ALL ROOF AND DECK SURFACES MUST BE MAINTAINED PER THE FOLLOWING SCHEDULE:

Roof Type	Frequency	Notes
Asphalt/Flt Shingles	Annually	Check for missing, damaged, or loose shingles.
Wood Shakes	Annually	Check for rot, moss, and debris.
Metal	Annually	Check for rust, loose fasteners, and debris.
Concrete/Tile	Annually	Check for cracked tiles and mortar.
Stucco	Annually	Check for peeling and cracking.

NOTES: ROOF PLAN

1. CONDUCT REGULAR MAINTENANCE OF THE ROOF TO PREVENT LEAKS AND DAMAGE TO THE ROOF AND INTERIORS.
2. PROVIDE MAINTENANCE LOGS TO THE OWNER AND RECORD ALL REPAIRS AND INSPECTIONS.
3. PROVIDE MAINTENANCE LOGS TO THE OWNER AND RECORD ALL REPAIRS AND INSPECTIONS.
4. PROVIDE MAINTENANCE LOGS TO THE OWNER AND RECORD ALL REPAIRS AND INSPECTIONS.
5. PROVIDE MAINTENANCE LOGS TO THE OWNER AND RECORD ALL REPAIRS AND INSPECTIONS.
6. PROVIDE MAINTENANCE LOGS TO THE OWNER AND RECORD ALL REPAIRS AND INSPECTIONS.
7. PROVIDE MAINTENANCE LOGS TO THE OWNER AND RECORD ALL REPAIRS AND INSPECTIONS.
8. PROVIDE MAINTENANCE LOGS TO THE OWNER AND RECORD ALL REPAIRS AND INSPECTIONS.
9. PROVIDE MAINTENANCE LOGS TO THE OWNER AND RECORD ALL REPAIRS AND INSPECTIONS.
10. PROVIDE MAINTENANCE LOGS TO THE OWNER AND RECORD ALL REPAIRS AND INSPECTIONS.



WD-1

VERTICAL 1X6 T&G WOOD SIDING
SPECIALTY WOOD PRODUCTS (OR EQUAL)
CEDAR- NEW AGE RUSTIC



WD-2

2X OR 3X WOOD TRIM AND FASCIA
SPECIALTY WOOD PRODUCTS (OR EQUAL)
CEDAR- NEW AGE RUSTIC



MP-1

STEEL BOARD @ BATTEN SIDING
WESTERN STATES METAL
COLOR: DARK BRONZE



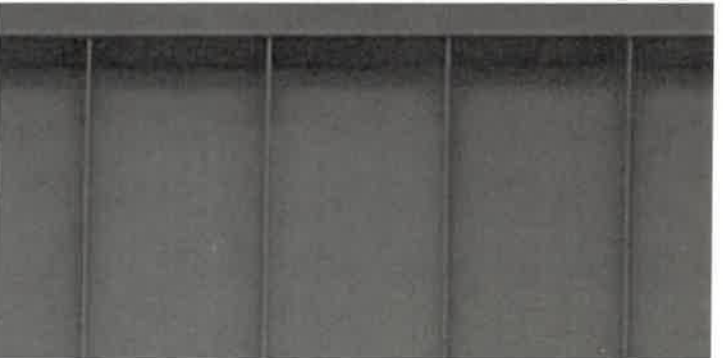
ST-1

NATURAL STONE VENEER
GLACIER STONE OR EQUAL
COLOR: GLACIER MOUNTAIN
SQUARES AND RECTANGLES



M-1

WINDOW / DOOR CLAD AND FLASHING
LOEWEN WINDOWS OR EQUAL
COLOR: STEEL MATTE BRONZE



R-1

METAL STANDING SEAM ROOFING
WESTERN STATES METAL
COLOR: MATTE PATINA

ALL MATERIALS TO BE NON-REFLECTIVE

*CONTRACTOR TO PROVIDE MOCK-UP
FOR FINAL APPROVAL*



ROOTED
ARCHITECTURE

Hagan Residence
310 RIO AZUL ROAD - BLUE RIVER, COLORADO
2025-05
2025.11.18

TO: Town Manager/Clerk
FROM: Kyle Parag, Plan Reviewer - CAA
DATE: November 21, 2025
RE: Planning/Zoning/Architectural Guidelines review – 310 Rio Azul

2525.11.25 – Rooted Architecture Comments (RED)

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

NO PROPER APPLICATION WAS SUBMITTED *Online application completed at time of submittal, please confirm.*

Zoning Regulation analysis –

Proposal: A new single-family residence with an attached garage. The proposed 3 story, 5 bedroom, 6.5 bath home, includes 4552 s.f. of living space and an attached 888 s.f., 3 vehicle garage for a combined 6036 square feet.

Zoning district: R-1

Lot Size: ~ 166,000 sq. ft.
80,000 sq. ft. Required– Existing Conforming

Lot Width: ~ 512’
100 ft. Required - Complies

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

Height: Project scaled to 35’ 1” which exceeds allowable height by 1”

Garage Stds: The proposed garage is ~888 sq. ft. and complies with the standards for structures more than 5,000 sq. ft. in habitable size.

Parking Stds:

Parking requirements will be met through the proposed garage parking.

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	Y																																								
Article 4: Buildable Area/setbacks	Building envelope dimensions appear specific to this parcel.	Y																																								
Article 5 Building Design Standards																																										
Article 5-20 Building Height	Height is indicated at 35' 1" <i>(Building height measures 34.86' see below)</i> <table border="1" style="margin: 5px auto;"> <thead> <tr> <th colspan="5">RIDGE HEIGHT CALCULATIONS</th> </tr> <tr> <th>RIDGE</th> <th>RIDGE HEIGHT (USGS)</th> <th>PROP. GRADE (USGS)</th> <th>EXIST. GRADE (USGS)</th> <th>ROOF HEIGHT</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>10,311.36'</td> <td>10,287.5'</td> <td>10,281.9'</td> <td>29.76'</td> </tr> <tr> <td>B</td> <td>10,311.36'</td> <td>---</td> <td>10,276.5'</td> <td>34.86'</td> </tr> <tr> <td>C</td> <td>10,306.72'</td> <td>10,279.0'</td> <td>10,279.0'</td> <td>27.72'</td> </tr> <tr> <td>D</td> <td>10,307.32'</td> <td>10,276.0'</td> <td>10,276.0'</td> <td>31.32'</td> </tr> <tr> <td>E</td> <td>10,311.68'</td> <td>10,287.5'</td> <td>10,283.0'</td> <td>28.68'</td> </tr> <tr> <td>F</td> <td>10,311.68'</td> <td>10,284.0'</td> <td>10,284.0'</td> <td>27.68'</td> </tr> </tbody> </table> NOTE:	RIDGE HEIGHT CALCULATIONS					RIDGE	RIDGE HEIGHT (USGS)	PROP. GRADE (USGS)	EXIST. GRADE (USGS)	ROOF HEIGHT	A	10,311.36'	10,287.5'	10,281.9'	29.76'	B	10,311.36'	---	10,276.5'	34.86'	C	10,306.72'	10,279.0'	10,279.0'	27.72'	D	10,307.32'	10,276.0'	10,276.0'	31.32'	E	10,311.68'	10,287.5'	10,283.0'	28.68'	F	10,311.68'	10,284.0'	10,284.0'	27.68'	N
RIDGE HEIGHT CALCULATIONS																																										
RIDGE	RIDGE HEIGHT (USGS)	PROP. GRADE (USGS)	EXIST. GRADE (USGS)	ROOF HEIGHT																																						
A	10,311.36'	10,287.5'	10,281.9'	29.76'																																						
B	10,311.36'	---	10,276.5'	34.86'																																						
C	10,306.72'	10,279.0'	10,279.0'	27.72'																																						
D	10,307.32'	10,276.0'	10,276.0'	31.32'																																						
E	10,311.68'	10,287.5'	10,283.0'	28.68'																																						
F	10,311.68'	10,284.0'	10,284.0'	27.68'																																						
Article 5-60 Foundation	Foundation is not exposed, indicated as stone veneer.	Y																																								

Article 5-70 Roofs	Main roof design is a gable roof with slope ranging from 10:12 to 2:12	Y
Article 5-80 Garages	Garage door has a contemporary design but complements the home.	Y
Article 5-90 Window and doors	Windows are sized to complement the home.	Y
Article 5-100 Balconies and railings	Horizontal metal is indicated	Y
Article 5-110 Chimney and Roof Penetrations	Show and appears compliant	Y
Article 6 Building Materials and Colors		
Article 6-20 Materials	Siding is horizontal wood, which shows general compliance	Y
Article 6-30 Colors	COLOR BOARD NOT PROVIDED <i>(Please attached)</i>	N
Article 7 Accessory Improvements		
Article 7-(20-40, 110) Berms, Garages, sheds and Gazebos	None indicated. Garage is indicated at 888 Sqft	Y
Article 7-50 Driveways	Width indicated at 14'. Slopes are 4%-8%	Y
Article 7-60 Parking Areas	Parking is provided in garage	Y
Article 7-100 Decks	Large covered deck is proposed, shows general conformance	Y
Article 7-120 Hot Tubs	None indicated	Y
Article 7-140 Fences	None indicate	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 not indicated	Y
Article 13 Environmental Regulations		
Article 13-20 Wetlands	None indicated	Y