



BLUE RIVER BOARD OF TRUSTEES SPECIAL MEETING

Tuesday, May 26, 2026

5:00 PM

0110 Whispering Pines Circle, Blue River, CO

Agenda

The public is welcome to attend the meeting either in person or via Zoom. Please note, however, that public comments will not be taken virtually, but will only be accepted in-person during public comment periods.

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

Work Session

Approval of Agenda/Consent Agenda

Communications to the Board of Trustees

Citizens are welcome to provide in-person comments on non-Agenda items. Comments are limited to 5-minutes per speaker. Written communications for any non-Agenda items will be distributed separately to the Board of Trustees.

New Business

1. Ordinance No. 2026-04
 - a. Public Hearing
 - b. Approval of Ordinance No. 2026-04 – an Ordinance of the Board of Trustees of the Town of Blue River, Colorado, Sitting as the Board of Adjustment, Granting a Variance to the Rear Yard Setback for Lot 230 of the Wilderness Subdivision Addressed as 15 Wilderness Drive

Old Business

Other Matters to be Brought Before the Board of Trustees

Adjourn

TOWN OF BLUE RIVER, COLORADO

ORDINANCE NO. 2026-04

**AN ORDINANCE OF THE BOARD OF TRUSTEES OF THE TOWN OF
BLUE RIVER, COLORADO, SITTING AS THE BOARD OF
ADJUSTMENT, GRANTING A VARIANCE TO THE REAR YARD
SETBACK FOR LOT 230 OF THE WILDERNESS SUBDIVISION
ADDRESSED AS
15 WILDERNESS DRIVE**

WHEREAS, the Town of Blue River ("Town") is a statutory municipal corporation of the state of Colorado incorporated and organized in accordance with parts 1 and 4 of Article 2, Title 31, C.R.S.; and

WHEREAS, the Board of Trustees, sitting as the Board of Adjustment, is granted the authority to approve variances from area standards imposed by the Land Use Code as provided by Article 7 of Chapter 16; and

WHEREAS, an application for a variance of the rear yard setback was submitted for Lot 230 of the Wilderness Subdivision ("Lot 230"), addressed as 15 Wilderness Drive, Blue River, Colorado; and

WHEREAS, Lot 230 is within the Residential Zone District (R-1); and

WHEREAS, the rear yard setback standard for the R-1 Zone District is 25 feet; and

WHEREAS, Lot 230 is a triangular shaped lot for which development in conformance with front, side, and rear setbacks render the lot more challenging or difficult to develop in a manner that is consistent with other properties in the Wilderness Subdivision; and

WHEREAS, the application was deemed complete and, to the extent the application did not include particular requirements of Article 7, Chapter 15, the requirements were waived by the authority of the Town Manager; and

WHEREAS, the required 25 foot rear yard setback for Lot 230 is properly measured from the eastern property line of Lot 230, which property line is contiguous with Lot 231 of the Royal Subdivision (addressed as 48 Grey Squirrel Lane); and

WHEREAS, the Planning and Zoning Commission recommended approval of a variance to the *rear yard setback only* for Lot 230, so that the rear yard setback would be fifteen (15) feet; and

WHEREAS, all required notices for the public hearing in the matter were provided and the matter was presented to the Board of Trustees, sitting as the Board of Adjustment; and

WHEREAS, a hearing was held in the matter in accordance with the Land Use Code as provided by Article 7 of Chapter 16; and

WHEREAS, the evidence produced in the hearing established that the criteria for approval stated in Section 16-7-50 of the Land Development Code were satisfied.

BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF BLUE RIVER, COLORADO, AS FOLLOWS:

Section 1. **Grant of Variance.** The following variance is granted for Lot 230 of the Wilderness Subdivision (addressed as 15 Wilderness Drive):

The rear yard setback for Lot 230 of the Wilderness Subdivision, which setback is measured from the eastern property line of Lot 230 that is contiguous with Lot 231 of the Royal Subdivision, is granted ten feet (10') of relief from the twenty-five (25') foot rear yard setback standard required for the R-1 Zone District so that the rear yard setback measured from the eastern property line of Lot 230 shall be **fifteen (15) feet**.

Section 2. **Effective Date.** The provisions of this Ordinance shall become effective thirty (30) days after publication following the final passage.

INTRODUCED, READ, PASSED, ADOPTED, AND ORDERED PUBLISHED BY TITLE ONLY at a regular meeting of the Board of Trustees of the Town of Blue River, Colorado, sitting as the Board of Adjustment, held on the 26th day of May, 2026.

Mayor

ATTEST:

Town Clerk

Published in the Summit County Journal _____, 2026.



BLUE RIVER PLANNING AND ZONING COMMISSION MEETING

Tuesday, April 7, 2026

5:30 PM

0110 Whispering Pines Circle, Blue River, CO

Minutes

Call to Order, Roll Call

Chairman Johnson called the meeting to order at 5:31 PM.

PRESENT:

Commissioner Carlsted
Commissioner Cleary
Commissioner Johnson (Arrival at 5:31PM)
Commissioner O'Brien
Commissioner Manin
Commissioner Beck

ABSENT:

None

Also present:

Town Manager Chad Hull
Kyle Parag, Charles Abbott Associates
Robert Widner, Widner Juran LLP

Approval of Minutes

A. Minutes – March 3, 2026

Commissioner Cleary moved and Commissioner O'Brien provided a second to approve the minutes of the March 2026 Planning & Zoning Commission Meeting. All ayes – motion passed.

Project Approval

B. 0251 Gold Nugget Drive – Alteration/Repair/Remodel

Building Official Kyle Parag submitted a Planning/Zoning/Architectural Guidelines Review, indicating the proposed project's substantial compliance with all Development Standards. Discussion followed that the site plans do not properly show the side setback, but compliance is established when manually drawn. The Commissioners discussed their concerns with the establishment of a potential Accessory Dwelling Unit (ADU) on the property.

Commissioner Cleary moved and Commissioner Johnson provided a second to conditionally approve the project with a use restriction statement prohibiting any ADU. All Ayes – Motion Passed.

C. 15 Wilderness Drive – New Construction and Variance Administrative Review

Building Official Kyle Parag submitted a Planning/Zoning/Architectural Guidelines Review, indicating the proposed project's substantial compliance with all Development Standards. Town Manager Chad Hull submitted a written variance review, indicating that the proposed project complies with area variance standards in the Town's Land Use Code (LUC). Building Official Kyle Parag noted that the proposed windows are large proportionally to the house size, and the Commissioners can assess this matter for compliance with the development standards. The Commissioners expressed their belief that the patio is an acceptable item to encroach into the property setback, but this will become an issue if a hot tub is placed on the patio as such a use is incompatible with the LUC.

Commissioner Carlsted moved and Commissioner Beck provided a second to approve the administrative review and send the variance to the Board of Trustees for public hearing and review. All Ayes – Motion Passed.

D. 281 Wilderness Drive - Addition

Building Official Kyle Parag submitted a Planning/Zoning/Architectural Guidelines Review, indicating the proposed project's substantial compliance with all Development Standards. The Commissioners expressed concern that the proposed lighting system is improper, and Building Official Parag noted that this will be addressed at a later point of the project.

Commissioner Cleary moved and Commissioner Carlsted provided a second to approve the project as presented. All Ayes – Motion Passed.

E. 12 Blue Rock Drive – New Construction

Building Official Kyle Parag submitted a Planning/Zoning/Architectural Guidelines Review, indicating the proposed project's partial compliance with the lighting and environmental standards and substantial compliance with all other Development Standards. The Commissioners noted that the plans being reviewed in the agenda packet were an out-of-date version, and the project was moved to the end of the agenda to allow the opportunity to review the new plans. Discussion on the project was halted at 5:49PM and resumed at 6:46PM.

Public Notification of a Variance Hearing

Address: 15 Wilderness Drive

Owner: 15 Wilderness Dr. LLC-Lou Fishman 970-485-4550

Lot 230, Wilderness Subdivision, Blue River Estates

Date of Hearing: 5/26/26---5:00p.m.

Place of Hearing: Blue River Town Hall 110 Whispering Pines Circle, Blue River, CO 80424

Public comments will be accepted at the public hearing.

Written comment will be accepted if sent to a Town-designated electronic mail address-manager@townofblueriver.org

Below is the information sent to and approved by the Town of Blue River Planning and Zoning Committee on April 07,2026 and referred to the Board of Trustees for review.

Standard / Provision:

The Variance Application herein is for relief from the Setbacks listed in the “Zone District Standards” listed in Sec. 16A-4-60 for Zoning R-1. Specifically, we request that the East & South property lines of Lot 230 be regarded as “side” property lines with Side Yard Setbacks of 15’. Lot 230 is a corner lot that is bounded by Gray Squirrel Lane on the North property line, & Wilderness Drive on the West property line. We expect / assume that 25’ Front Yard Setbacks will be enforced for the West & East property lines as they have frontage to Wilderness Drive & Gray Squirrel Lane.

Reason:

The reason for Variance Application is that imposing 25’ Rear Yard Setbacks on either or both of the East & South property lines would render Lot 230 unbuildable. Lot 230 does not meet the minimum lot size listed in in the “Zone District Standards” listed in Sec. 16A-4-60, & would be considered nonconforming,

which is a hardship created by the developer of the Wilderness Subdivision. Typically, lots have 25’ Setbacks for the Front & Rear Yards, as well as 15’ Side Yard Setbacks. It would be unfair to impose 25’ Setbacks for all 4 sides of a corner lot such as Lot 230. The Typical R-1 Zone District Standards create a hardship for corner lots in general, & Lot 230 specifically.

Granting this requested variance, & allowing 15’ Side Yard Setbacks for the East & South property lines will not be materially detrimental to the general public or the Owners of Lots 229 & 231. For those lots, the common property lines are considered Side Yards, & Lot 230 should be granted that same consideration or definition.

Extent:

As mentioned above, the applicant (us) is requesting that the East & South property lines have 15’ Side Yard Setbacks, rather than 25’ Rear Yard Setbacks. We are requesting 10’ of relief for the afore mentioned property lines.

Precedent:

There is a long-standing & well-established precedent for having 15’ Side Yard Setbacks for the opposite, other 2 property lines of corner lots, while 25’ Front Yard Setbacks are imposed along the roads. For corner lots, the property lines that are opposite the Frontage have been considered Side

Yards, rather Rear Yards. At the May 6, 2025 P & Z meeting, the design for 61 Twilight Trail was approved with no comment. 61 Twilight Trail is a corner lot. That design (Lot 489, Lakeshore Subdivision) shows 25' Front Yard Setbacks around the West & South property lines, & 15' Side Yard Setbacks along the North & East property lines. The Renovation / Addition design for that property was approved with the setbacks as shown, without any discussion or concern.

Of note, it is our intention to leave as many trees as possible as natural barriers along the property lines.

As a concerned neighbor we will clean up any dead branches or trees that may impact on our neighbors, but our intent is to leave as many natural barriers as possible to protect everybody's privacy.

Additionally, we will be adding 8'-12' spruce trees to locations as we deem needed for additional privacy.

Lot 230, Wilderness Subdivision, Blue
River Estates, Town of Blue River,
Summit County, Colorado

HEIGHT INDEX	
GARAGE LEVEL:	99'-6"=U.5, G.5, 10, 029, 0'
LOWER LEVEL:	100'-0"=U.5, G.5, 10, 029, 5'
UPPER LEVEL:	110'-2"=U.5, G.5, 10, 039, 6.7'
HIGHEST RIDGE:	126'-1 3/8"=U.5, G.5, 10, 055, 6.1'

SURVEY LEGEND	
●	FOUND REBAR # ALUMINUM CAP (T15 #38002)
●	FOUND #4 REBAR
(M)	MEASURED COURSE
(P)	PLATTED COURSE
□	UTILITY PEDESTAL
□	FOUND 1.2'x1.2'x1.2' STONE MONUMENT
Ø	SEWER CLEANOUTS / VENTS (4"Ø PVC)
Ø	WELL
Ø	UTILITY POLE
—U—	OVERHEAD UTILITY LINES
8"	PINE TREE W/ TRUNK DIAMETER
8"	SPRUCE TREE W/ TRUNK DIAMETER
8"	
DATE WEST PROJECT # 18734	
DATE OF FIELD SURVEY: 10/21/2025	
CONTOUR INTERVAL = 2 FEET	

SITE PLAN



Equinox Architecture LLC
P.O. Box 6217
Breckenridge, CO 80424
robbie@equinoxarchitecture.com

March 12, 2026

Variance Application

15 Wilderness Drive
Lot 230, Wilderness Subdivision, Blue River Estates

Standard / Provision:

The Variance Application herein is for relief from the Setbacks listed in the "Zone District Standards" listed in Sec. 16A-4-60 for Zoning R-1. Specifically, we request that the East & South property lines of Lot 230 be granted 10' of relief such that these "Rear Yard Setbacks" are 15' instead of 25'. Lot 230 is a corner lot that is bounded by Gray Squirrel Lane on the North property line, & Wilderness Drive on the West property line. We expect / assume that 25' Front Yard Setbacks will be enforced for the West & East property lines as they have frontage to Wilderness Drive & Gray Squirrel Lane.

Reason:

The reason for Variance Application is that imposing 25' Rear Yard Setbacks on either or both of the East & South property lines would render Lot 230 unbuildable. Lot 230 does not meet the minimum lot size listed in the "Zone District Standards" listed in Sec. 16A-4-60, & would be considered non-conforming, which is a hardship created by the developer of the Wilderness Subdivision. Typically, lots have 25' Setbacks for the Front & Rear Yards, as well as 15' Side Yard Setbacks. It would be unfair to impose 25' Setbacks for all 4 sides of a corner lot such as Lot 230. The Typical R-1 Zone District Standards create a hardship for corner lots in general, & Lot 230 specifically.

Granting this requested variance, & allowing 15' Rear Yard Setbacks for the East & South property lines will not be materially detrimental to the general public or the Owners of Lots 229 & 231. For those lots, the common property lines are considered Side Yards for Lots 231 & 229, & Lot 230 should be granted that same setback measurement.

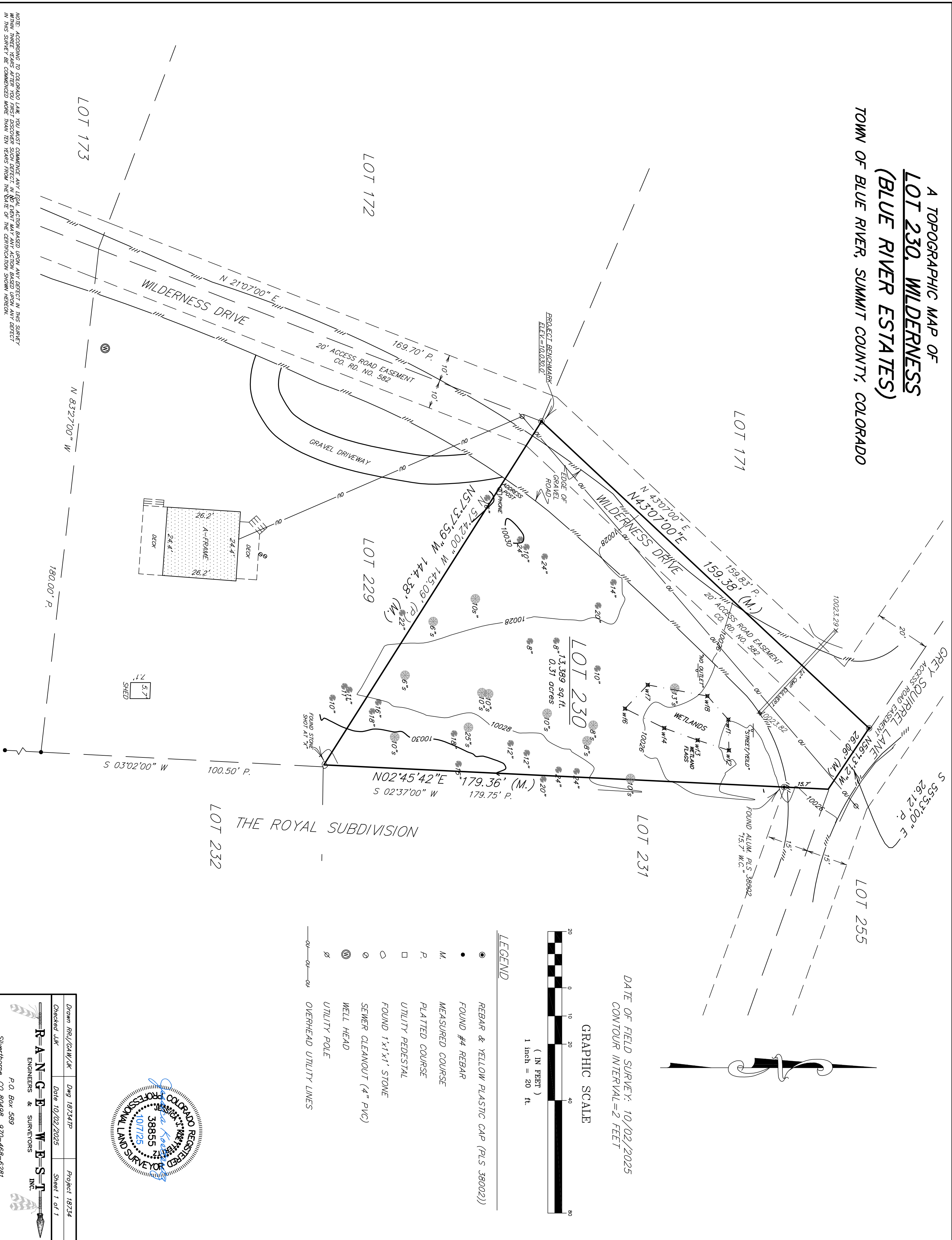
Extent:

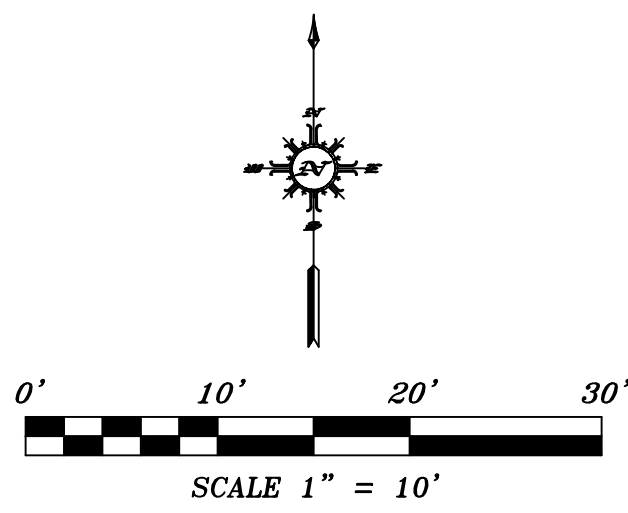
As mentioned above, the applicant (us) is requesting that the East & South property lines be granted 10' of relief from 25' of setback to have 15' of setback for these 2 "Rear Yards."

Precedent:

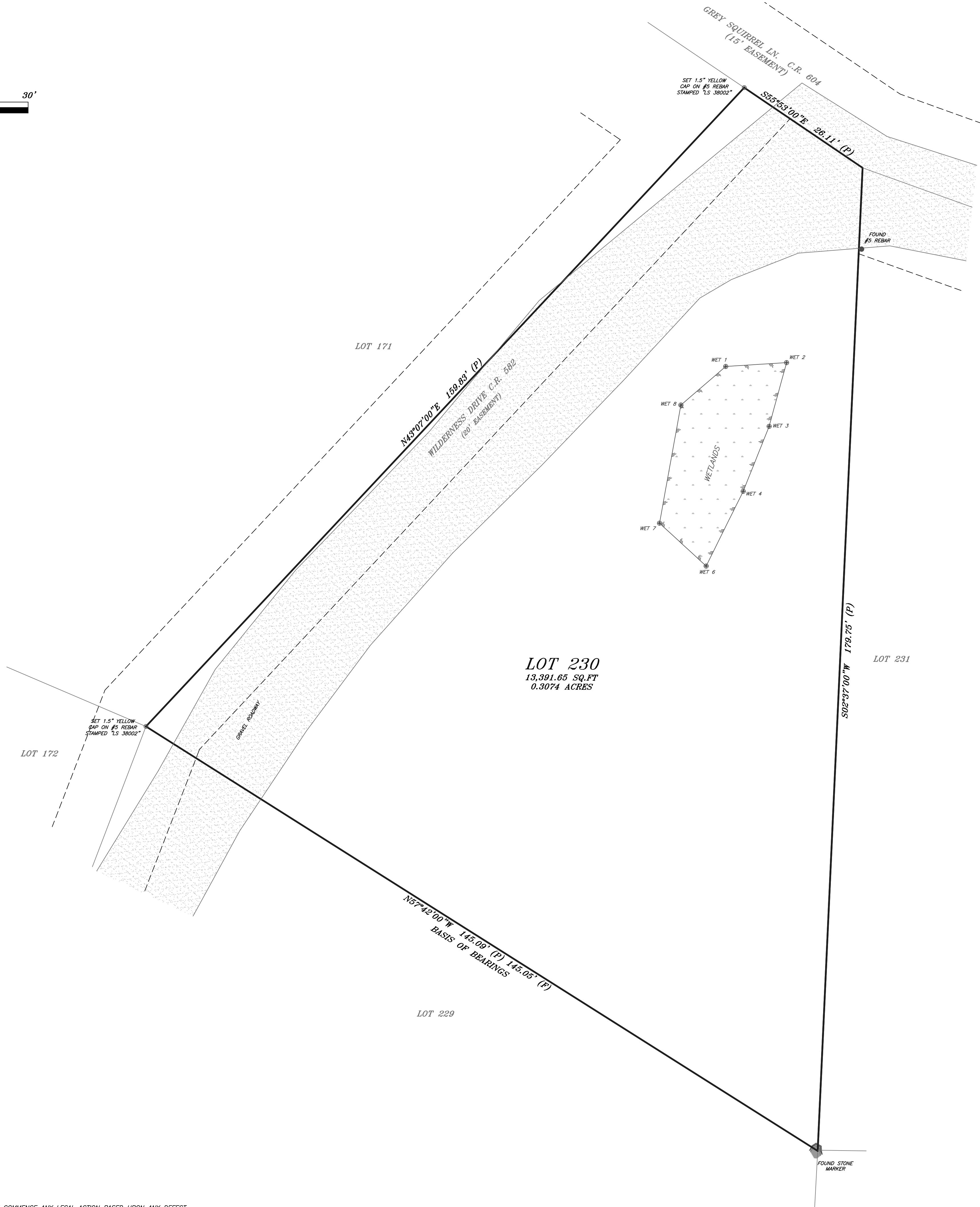
There is a long-standing & well-established precedent for having 15' Rear Yard Setbacks for the opposite, other 2 property lines of corner lots, while 25' Front Yard Setbacks are imposed along the roads. For corner lots in the past, the property lines that are opposite the Frontage have been considered Side Yards, rather Rear Yards. At the May 6, 2025 P & Z meeting, the design for 61 Twilight Trail was approved with no comment. 61 Twilight Trail is a corner lot. That design (Lot 489, Lakeshore Subdivision) shows 25' Front Yard Setbacks around the West & South property lines, & 15' Side Yard Setbacks along the North & East property lines. The Renovation / Addition design for that property was approved with the setbacks as shown, without any discussion, concern, or request for revision.

A TOPOGRAPHIC MAP OF
LOT 230, WILDERNESS
(BLUE RIVER ESTATES)
TOWN OF BLUE RIVER, SUMMIT COUNTY, COLORADO





LAND SURVEY PLAT
LOT 230
WILDERNESS SUBDIVISION
LOCATED IN SECTION 19, TOWNSHIP 7 SOUTH
RANGE 77 WEST OF THE 6th P.M.
TOWN OF BLUE RIVER, SUMMIT COUNTY, COLORADO



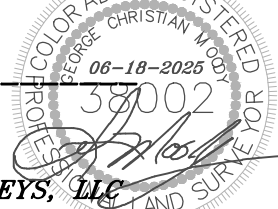
SURVEYOR'S NOTES

- 1) FOR THE PROPERTY DESCRIPTION AND EASEMENTS OF RECORD BASELINE SURVEYS LLC RELIED ON THE RECORDED PLAT OF BLUE RIVER ESTATES-WILDERNESS SUBDIVISION RECORDED UNDER RECEPTION No. 92845. NO TITLE COMMITMENT WAS PROVIDED AT THE TIME OF SURVEY AND NO TITLE RESEARCH WAS PERFORMED BY BASELINE SURVEYS LLC.
- 2) BASIS OF BEARINGS: ALONG THE SOUTHERLY LINE OF LOT 230 BETWEEN TWO MONUMENTS AS SHOWN WITH A BEARING OF N57°42'00\"/>

SURVEYOR'S CERTIFICATE

I, GEORGE CHRISTIAN MOODY, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THIS IMPROVEMENT SURVEY PLAT WAS PREPARED BY ME AND UNDER MY SUPERVISION FROM A SURVEY MADE BY ME AND UNDER MY SUPERVISION AND THAT BOTH ARE ACCURATE TO THE BEST OF MY KNOWLEDGE. DATED THIS 16TH DAY OF JUNE, 2025.

George Christian Moody
GEORGE CHRISTIAN MOODY, P.L.S.
COLORADO E.S. No. 38002
FOR AND ON BEHALF OF BASELINE SURVEYS, LLC



COUNTY SURVEYOR'S CERTIFICATE

DEPOSITED THIS _____ DAY OF _____, 2025, AT _____, IN
BOOK _____ OF THE COUNTY SURVEYOR'S LAND SURVEY
PLATS/RIGHT OF WAY SURVEYS AT PAGE _____, RECEPTION NO. _____

COUNTY SURVEYOR, COUNTY OF SUMMIT

Baseline Surveys LLC

P.O. BOX 7578
13541 COLO. HWY #9
BRECKENRIDGE, CO 80424
(970) 453-7155

LAND SURVEY PLAT			
LOT 230 WILDERNESS SUBDIVISION LOCATED IN SECTION 19, TOWNSHIP 7 SOUTH RANGE 77 WEST OF THE 6th P.M. TOWN OF BLUE RIVER, SUMMIT COUNTY, COLORADO			
Date	Revisions		
		Date: 06/18/25	Scale Horiz: 1" = 10'
		Drawn By: RDG	Checked By: NPO
		Job File: 4801	DWG File: 4801 LSP

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 THE CERTIFICATION SHOWN HEREON.

GENERAL NOTES

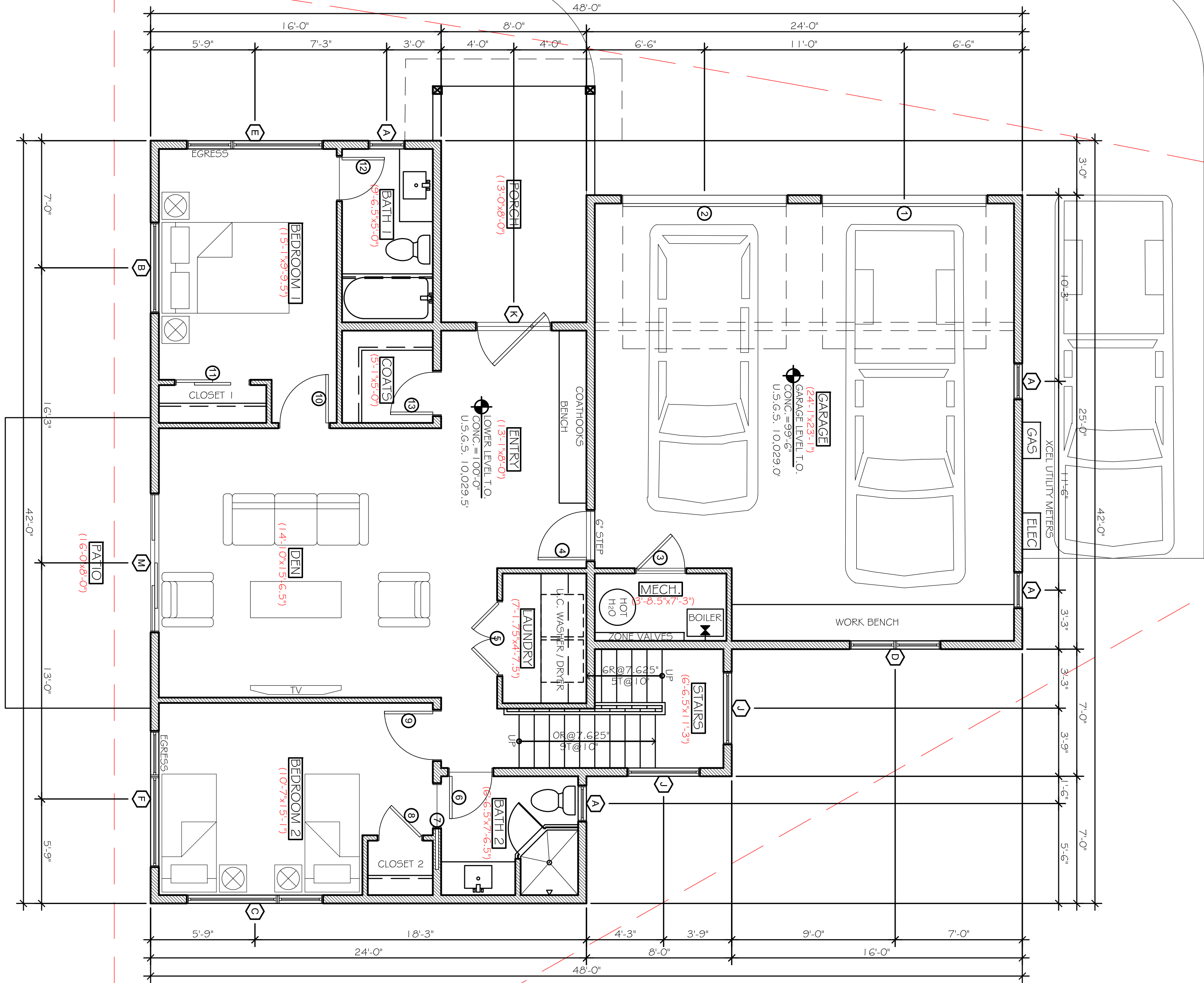
1. The set of drawings contained within constitutes a "Builder's Set" only. The Contractor shall be responsible for all existing conditions, project coordination, finishes and detailing to complete the project per "Construction Industry Standards".
2. These drawings are an instrument of service and are the exclusive property of EQUINOX Architecture LLC. They may not be duplicated, disclosed, or reproduced without the expressed written consent of EQUINOX Architecture LLC.
3. Due to the complexity of the Design and Construction process, omissions and discrepancies may arise. Notify the Architect immediately to resolve any issues prior to any construction. Failure to do so shall relieve the Architect from any and all consequences.
4. Changes from the plans made without consent of the Architect are unauthorized and shall relieve the Architect of responsibility of any and all consequences resulting from such changes.
5. All construction and construction methods shall be in compliance of all applicable codes in force at the time of construction. This project is designed in accordance with the 2018 IRC as amended and adopted by the Town of Blue River Building Department.
6. Contractor shall follow all Blue River construction guidelines.
7. Due to harsh winter conditions, roof and deck surfaces must be maintained relatively free of ice and snow in order to mitigate any possible problems with these surfaces. All dimensions are to face of wood or concrete, verify all dimensions shown on plans prior to construction start (do not scale drawings) and notify Architect of any discrepancies.
9. Floor elevations are given to top of concrete slabs and / or plywood floor decks.
10. Square footage calculations are for code purposes only and should be recalculated for any other purpose.
11. See floor plans for stair rise and run dimensions.
12. All exterior walls are 2x6 frame construction. Interior walls are 2x4 and 2x6 frame construction, and all plumbing walls are 2x6 frame construction, unless noted otherwise.
13. All interior walls and ceilings are to have 5/8" type X gypsum board, unless noted otherwise. Provide 5/8" moisture resistant gypsum board at walls and ceilings in moisture prone areas such as bathrooms and laundry room. Texture for all drywall areas to be selected or approved by Owner.

DOOR SCHEDULE

#	SIZE	TYPE	MATER.	COMMENTS
1	9'-0"x8'-0"	OVERHEAD	FIBERGLASS	INSULATED W/ LIGHTS & SIDING PER ELEVATIONS
2	9'-0"x8'-0"	OVERHEAD	FIBERGLASS	INSULATED W/ LIGHTS & SIDING PER ELEVATIONS
3	2'-8"x7'-0"	SWING (L.H.)	WOOD	SOLID CORE, 4-PANEL, 20 MIN. RATED, THRESHOLD
4	2'-8"x7'-0"	SWING (L.H.)	WOOD	SOLID CORE, 4-PANEL, 20 MIN. RATED, THRESHOLD
5	4'-0"x7'-0"	DDL, SWING	WOOD	SOLID CORE, 4-PANEL
6	2'-4"x7'-0"	SWING (R.H.)	WOOD	SOLID CORE, 2-PANEL, PRIVACY
7	2'-4"x7'-0"	POCKET	WOOD	SOLID CORE, 2-PANEL, PRIVACY
8	2'-4"x7'-0"	SWING (R.H.)	WOOD	SOLID CORE, 2-PANEL
9	2'-8"x7'-0"	SWING (R.H.)	WOOD	SOLID CORE, 2-PANEL, PRIVACY
10	2'-8"x7'-0"	SWING (R.H.)	WOOD	SOLID CORE, 2-PANEL, PRIVACY
11	4'-0"x7'-0"	DDL, BI-FYASS	WOOD	SOLID CORE, 4-PANEL
12	2'-4"x7'-0"	SWING (L.H.)	WOOD	SOLID CORE, 2-PANEL, PRIVACY
13	2'-4"x7'-0"	SWING (L.H.)	WOOD	SOLID CORE, 4-PANEL
14	2'-4"x7'-0"	SWING (R.H.)	WOOD	SOLID CORE, 2-PANEL, PRIVACY
15	2'-4"x7'-0"	POCKET	WOOD	SOLID CORE, 2-PANEL, PRIVACY
16	2'-8"x7'-0"	SWING (R.H.)	WOOD	SOLID CORE, 2-PANEL, PRIVACY
17	2'-0"x7'-0"	SWING (L.H.)	WOOD	SOLID CORE, 4-PANEL
18	4'-0"x7'-0"	DDL, BI-FYASS	WOOD	SOLID CORE, 4-PANEL
19	2'-4"x7'-0"	SWING (L.H.)	WOOD	SOLID CORE, 2-PANEL, PRIVACY
20	2'-4"x7'-0"	SWING (R.H.)	WOOD	SOLID CORE, 2-PANEL, PRIVACY
21	2'-4"x7'-0"	SWING (L.H.)	WOOD	SOLID CORE, 4-PANEL
22	2'-8"x7'-0"	SWING (R.H.)	WOOD	SOLID CORE, 2-PANEL, PRIVACY

DOOR NOTES

1. See floor plans for door locations and swings.
2. Doors and jams to be fire rated where required by code. Fire Rated doors to be tight fitting solid core, 20-minute rated with threshold.
3. Contractor to confirm all rough openings, swings, and jamb widths prior to ordering.
4. All doors are to be solid core construction (1-3/4" thickness) with knobby alder, unless noted otherwise.
5. Locate doors 4 1/2" from nearest perpendicular wall or centered in wall unless noted or drawn otherwise.
6. Provide track, opener mechanism & remotes for over-head garage doors.
7. Door symbols on plans are noted as Ⓢ.



LOWER LEVEL PLAN

1/4"=1'-0"

LIVABLE: 984 SF
GARAGE: 600 SF



15 Wilderness Residence

15 Wilderness Drive
Lot 230, Wilderness Subdivision, Blue River Estates,
Town of Blue River, Summit County, Colorado

EQUINOX
ARCHITECTURE LLC
P.O. Box 6217, Breckenridge, CO 80424
970.453.9619 (phone & fax)
www.equinoxarchitecture.com

© 2026
job # 19025
date 2/3/26
drawn by RND
checked by RND
REVISIONS:
Town of Blue River
P & Z Submittal

Sheet

A2

of 6

INSULATION NOTES

PROVIDE MINIMUM INSULATION FOR ASSEMBLIES PER 2018 IECC AS ADOPTED BY THE TOWN OF BLUE RIVER BUILDING DEPARTMENT AS FOLLOWS:

- 1) Exterior walls: R-23 Cavity + R-3 Exterior
- 2) Exterior Roof / Ceilings: R-49
- 3) Crawlspace / Cantilever Floors: R-38
- 4) Basement Walls: R-15 Continuous Insulated Sheathing or R-19 Cavity
- 5) Crawlspace Walls: R-15 Continuous Insulated Sheathing or R-19 Cavity
- 6) Under slab: R-10
- 7) Windows: U-.32
- 8) Skylights: U-.55

PROVIDE THE FOLLOWING INSULATION:

EXTERIOR WALLS:

ZIP System continuous insulated sheathing (R-3),
2" of sprayed, closed-cell, polyurethane insulation (R-13), plus
3.5" fiber-glass batt insulation (R-13)

ROOF:

6" of sprayed, closed-cell, polyurethane insulation (R-39), plus
8" Blown-in batt (BIBS) insulation (R-29)

GARAGE CEILING:

11.86" Blown-in batt (BIBS) insulation (R-43)

GARAGE INTERIOR WALL:

5.5" Blown-in batt (BIBS) insulation (R-20)
2" Continuous insulation exterior board (R-10), plus
1.5" of sprayed, closed-cell, polyurethane cavity insulation (R-10)

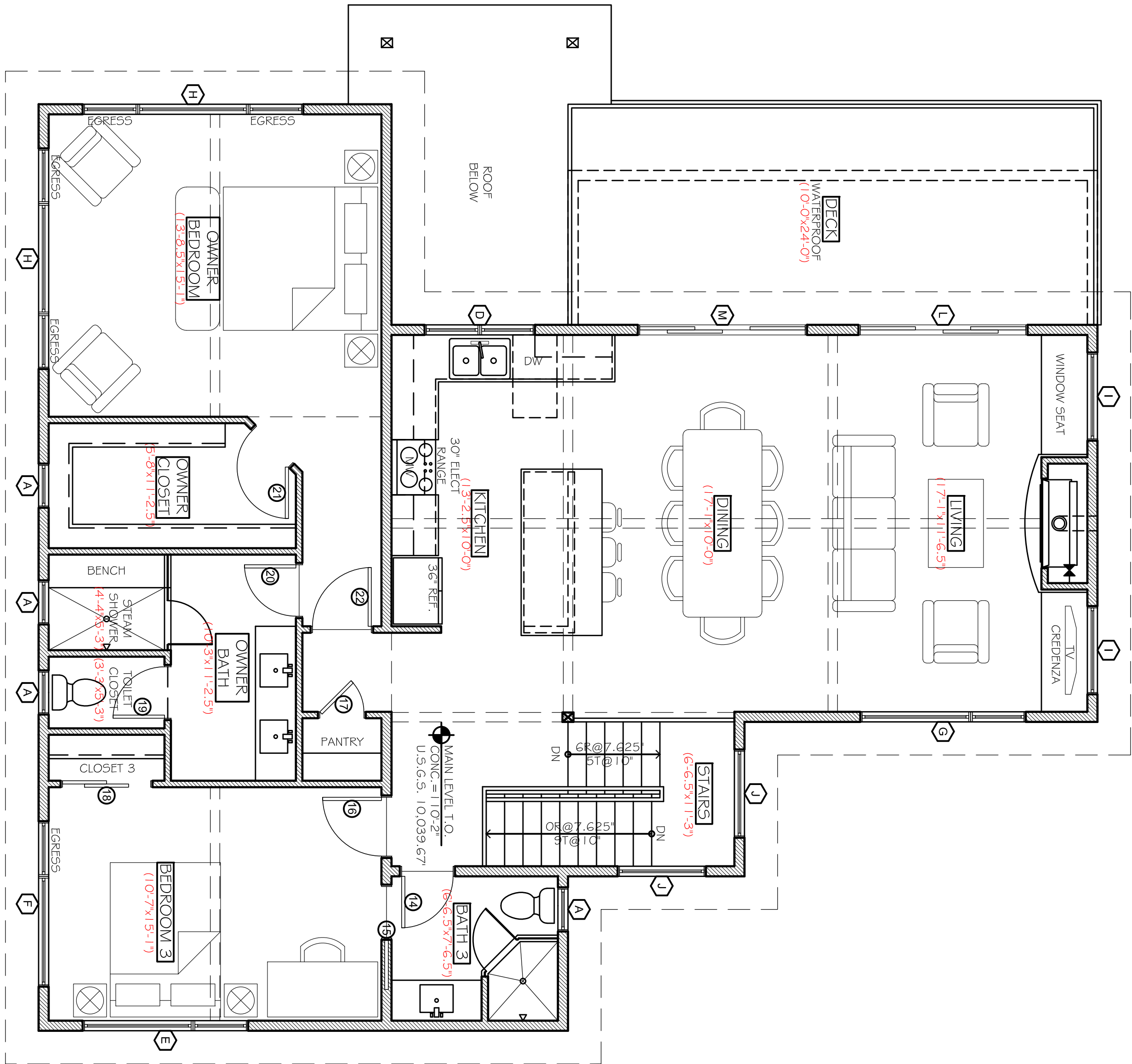
UNDER-SLAB:

2" Heated HFO under-slab, sprayed-foam insulation (R-15)
R-19 Fiberglass Batts with foil-face, facing upward

INTERIOR FLOORS:

INTERIOR WALLS:

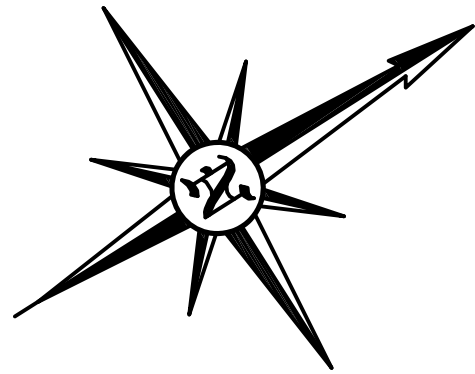
R-11 Fiberglass Batts



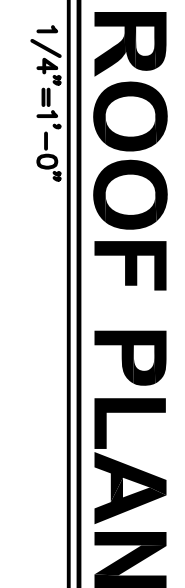
UPPER LEVEL PLAN

1/4"=1'-0"

LIVABLE: 1416 SF
NORTH



1. All roof overhang dimensions are in inch dimensions
2. Plywood roof sheathing to be covered with W.R. Grace "Ultra" heat-resistant Ice & Water Shield membrane (or approved equal), applied per manufacturer's recommendations.
3. Roof material shall be GAF Timberline HD asphalt composition shingle roofing at 6:12 gable roof areas.
4. Roof material shall be Pemum Panel standing seam metal roofing (SNAF-675) at 2:12 shed roof areas.
5. Verify location of all plumbing vents/penetrations prior to installation - locate away from roof valleys and within 5'-0" of roof ridge.
6. All valleys, eave and wall flashing and all roof penetrations shall be pre-finished, galvanized metal, unless noted otherwise.
7. All ridge elevations are given to top of finished roofing.
8. Provide electrical junction boxes for future heat tape near side wall terminations.
9. Provide structural support, and electrical rough-in for future photovoltaic solar panels.

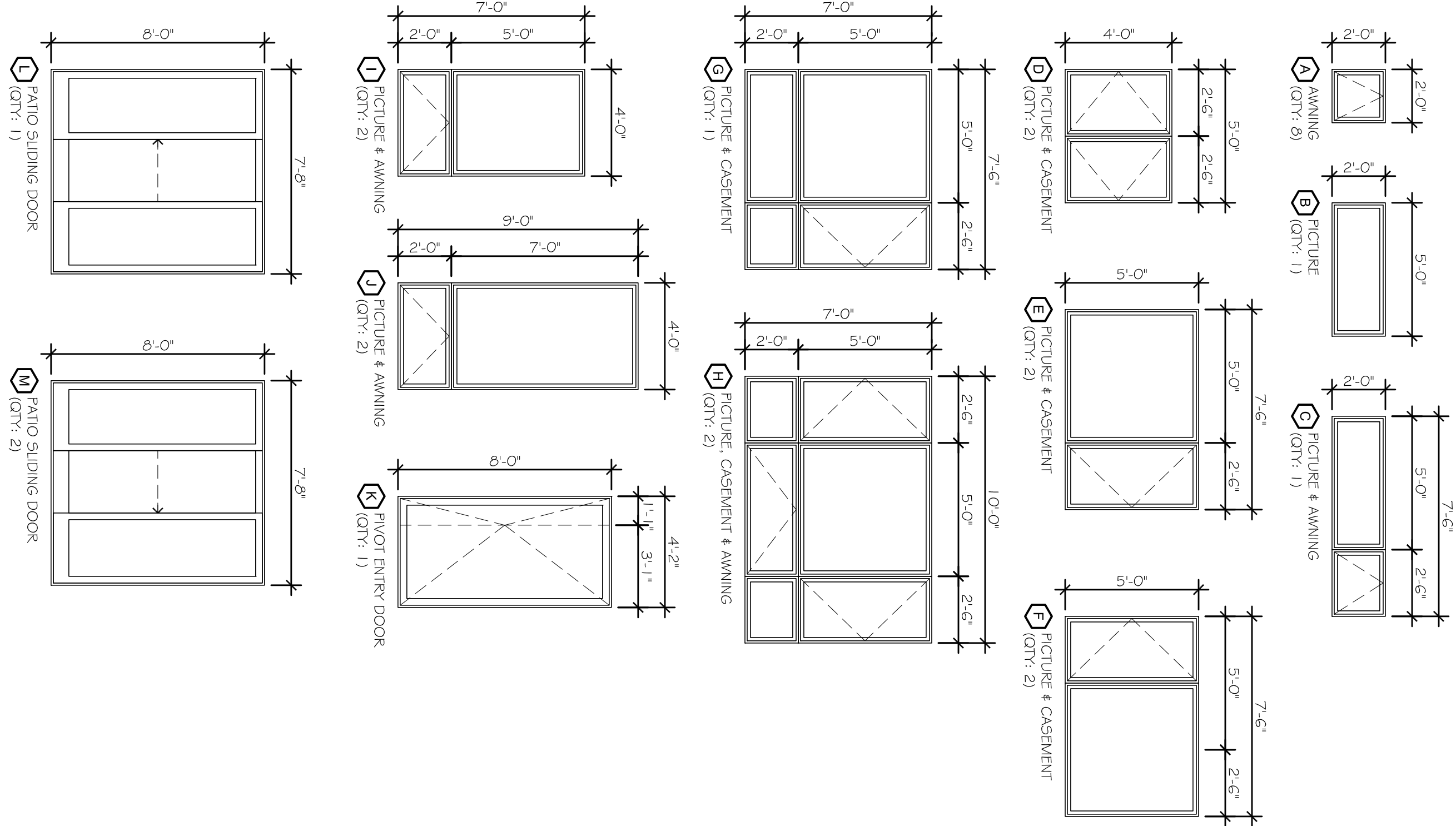


ROOF AREA: 1 799 SF
WATERPROOF DECK: 240 SF



2022	19022	23/2e	REK	REVISIONS:	checked by	date	job #	
				Town of Blue River				
				P & Z Submittal				

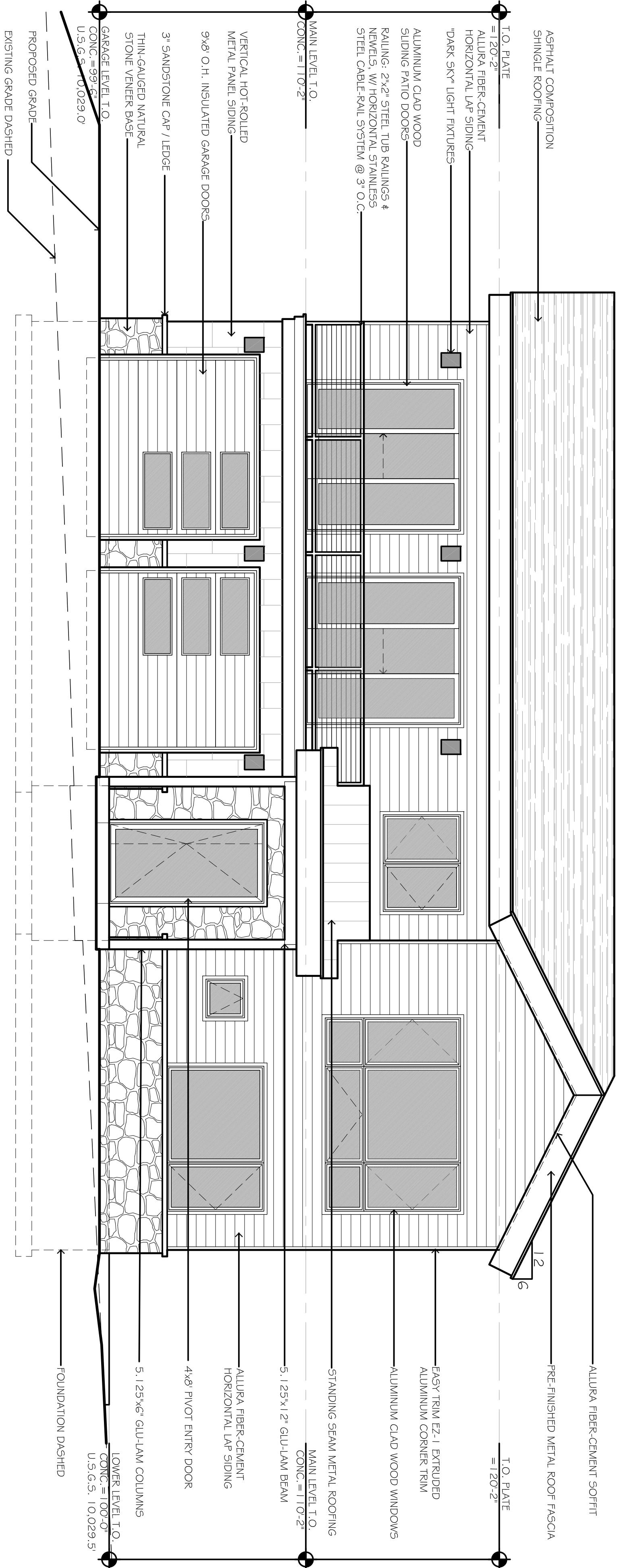
WINDOW SCHEDULE



WINDOW NOTES

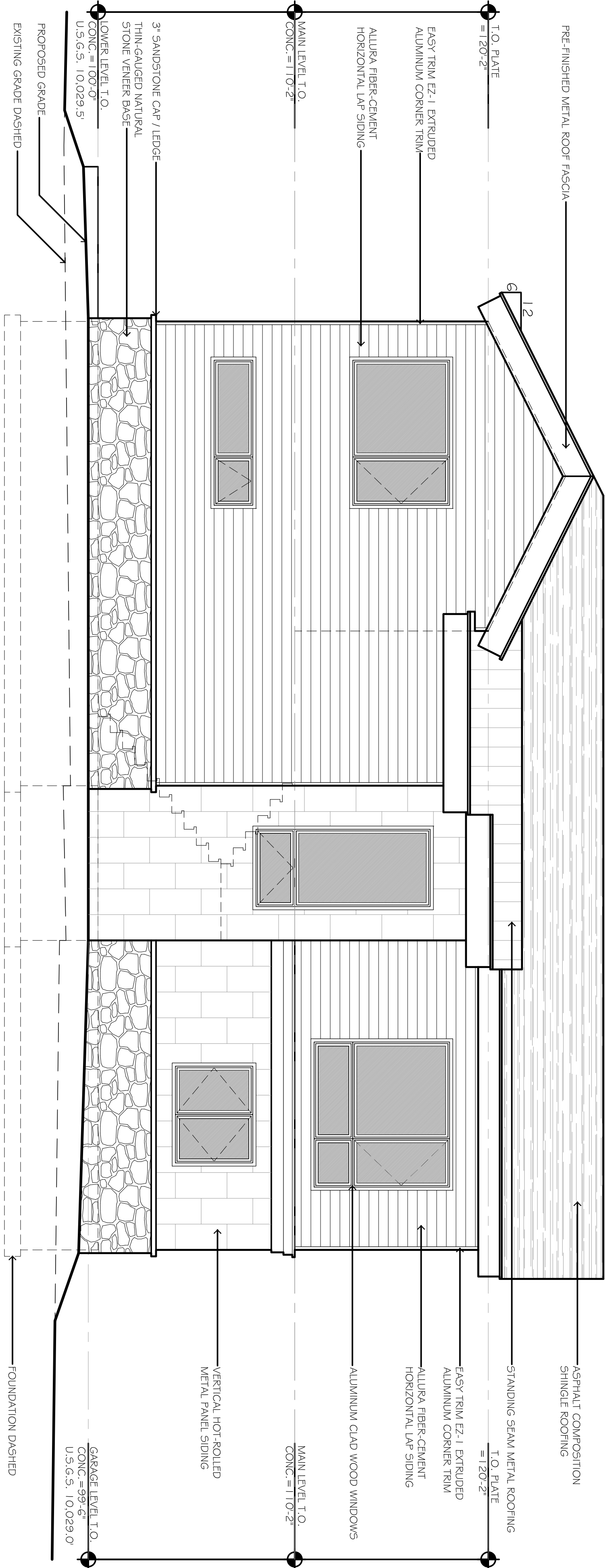
- All windows shall be wood frame and sash with aluminum exterior cladding. Contractor & Owner shall the option to substitute Anderson fiber-glass frame & sash windows.
- Window schedule dimensions are frame dimensions. Verify all rough opening dimensions with window supplier.
- See building elevations and sections for venting operation.
- All vented units shall be provided with screens.
- Fatio and sliding glass doors to be provided by window manufacturer.
- Windows shall have wood casing & sills on the interior, with jamb extensions for 2x6 walls.
- All glazing shall be insulated, 2-pane glass, suitable for installation above 9,000' (altitude) and tempered where required by code.
- Provide insulated double-pane glazing with maximum .32 U-value per 2018 IECC.
- 1/2"x1 1/2" head flashing at all exterior openings, prime and paint or pre-finish to match window trim.
- General contractor and supplier to cross reference plans and elevations for window quantities, sizes and locations.
- Window supplier to advise General Contractor / Architect if additional reinforcement is required, review prior to fabrication.
- Window supplier to provide submittal of window specifications & shop drawings for Architect.
- See elevations & sections for rough opening heights, dimensions from the top of concrete slabs and topping slabs. Coordinate window head heights with exterior and interior door head heights where possible.
- Windows are typically dimensioned on the floor plans to the center line of window.

WINDOW SYMBOLS ARE SHOWN ON PLANS AS **A**



NORTHWEST ELEVATION

1/4"=1'-0"



SOUTHEAST ELEVATION

1/4"=1'-0"

15 Wilderness Residence

15 Wilderness Drive
Lot 230, Wilderness Subdivision, Blue River Estates,
Town of Blue River, Summit County, Colorado



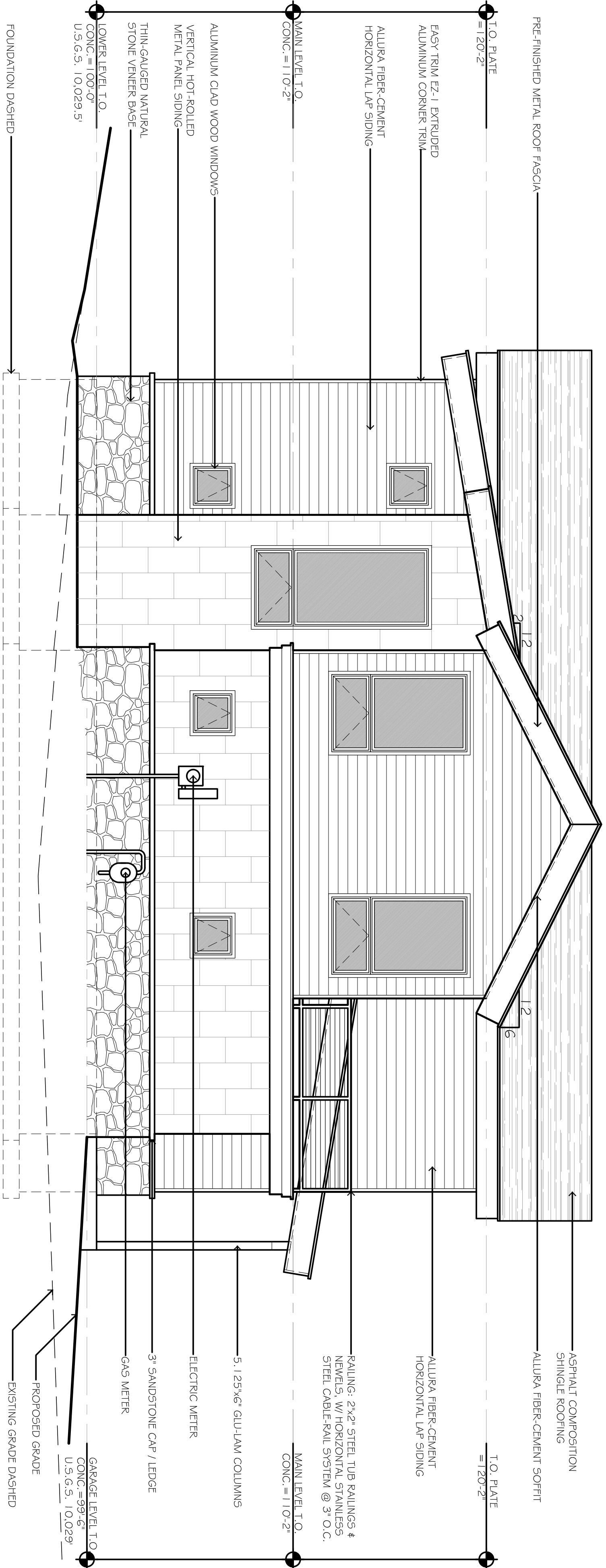
EQUINOX
ARCHITECTURE LLC
P.O. Box 6217, Breckennidge, CO 80424
970.453.9619 (phone & fax)
www.equinoxarchitecture.com

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job # 19025
date 2/3/26
drawn by RRD
checked by RRD
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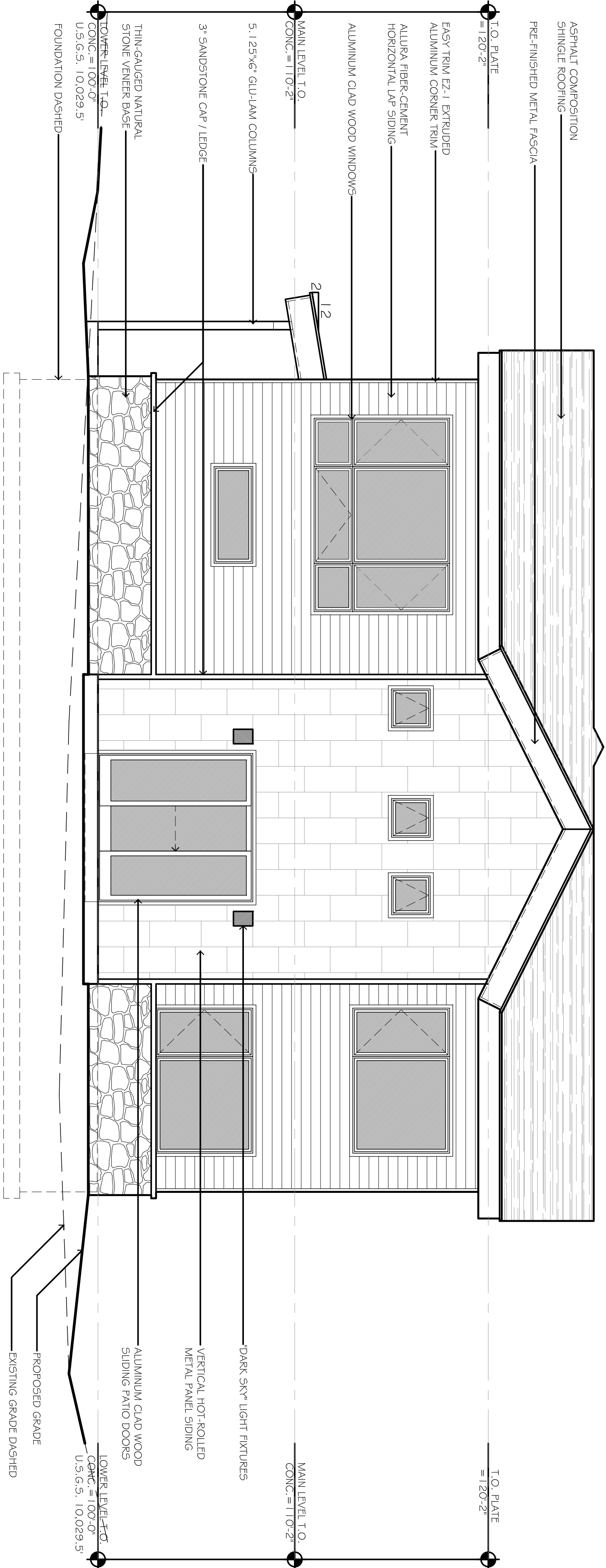
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of 6



NORTHEAST ELEVATION



SOUTHWEST ELEVATION



15 Wilderness Residence

15 Wilderness Drive
Lot 230, Wilderness Subdivision, Blue River Estates,
Town of Blue River, Summit County, Colorado

EQUINOX
ARCHITECTURE LLC
P.O. Box 6217, Breckenridge, CO 80424
970.453.9619 (phone & fax)
www.equinoxarchitecture.com

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date 2/3/26
drawn by RKD
checked by RKD
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Town of Blue River
P & Z Submittal

Sheet

A6

of 6

From: [Lou Fishman](#)
To: [Town Manager](#)
Cc: [Lou Fishman](#)
Subject: Re: 15 Wilderness
Date: Tuesday, May 19, 2026 8:21:13 PM

We distributed all notices earlier today. I laminated them due to the weather.

Based on this evening's Trustees meeting my understanding is that the 5/26 Special Meeting is proceeding, and the Trustees will give final review and approval at that time. Is that correct? Will there be no further public comment?

Can I upload my stamped plans now to start the plan review/permitting process, or must I wait for final approval, which I assume will happen next week?

Are there any other obstacles we should be aware of?

As always, thank you for your assistance.

Lou Fishman
970-485-4550



On Wed, May 13, 2026 at 1:34 PM Town Manager <manager@townofblueriver.org> wrote:

Hi Lou,

Thank you for the update, I will proceed with the knowledge that you will be distributing notice containing information listing 5/26 as the public hearing date.

The May 26th is a **Special Session** rather than a Regular Meeting (which will be held on the 19th). I apologize for the confusion inherent in this process. It is absolutely a complex series of steps, so it is a challenge to properly explain.

The written notice **must include the proper date/time/location** to be considered an appropriate notice to allow the public hearing to proceed.

The Board will take the P&Z recommendation into consideration and review the application

Town Manager

From: Kyle Parag <kyleparag@caa.inc>
Sent: Wednesday, May 13, 2026 5:17 PM
To: Town Manager
Subject: Re: 15 Wilderness Drive - Patio vs Deck

Follow Up Flag: Follow up
Flag Status: Flagged

Chad, Please see below,

I was pretty sure in the original submittal the proposed was just concrete right?? Did I miss something?

Deck: Deck means an exterior floored structure that is typically elevated from the ground; often but not always adjoining a house, not enclosed by walls, may be with or without a railing or stairs, and with or without a full or partial covering.

Patio is not formally defined in our codes, this is the best I can do:

Patio: An uncovered hard-surfaced area, often adjoining a house, that is constructed at ground level with continuous support from the ground, not as an elevated platform. A patio does not rely on elevated framing or point-loaded foundation elements in the manner typical of a deck. Surfaces that do not easily meet the definition of a deck are sidewalks and patios.

On Wed, May 13, 2026 at 12:51 PM Kyle Parag <kyleparag@caa.inc> wrote:

OK, ill do that later today,



Kyle Parag,
Building Official
Charles Abbott Associates, Inc.
4704 Harlan St, Suite 684
Lakeside, CO 80212
Cell: (720) 241-4741

On Wed, May 13, 2026 at 12:47 PM Town Manager <manager@townofblueriver.org> wrote:

Hi Kyle,

Just got off the phone with Bob. We discussed 15 Wilderness Drive and the steps the Town should take to prepare for the public hearing.

Date: May 19, 2026

To: Board of Trustees, Town of Blue River, CO

From: Eric and Erin Greven, Lot 231, 48 Grey Squirrel Lane, Blue River, CO

Re: Objection to Variance Requesting 10-Foot Setback Relief on the East and South Property Lines of Lot 230, 15 Wilderness Drive, Wilderness Subdivision, Blue River, CO

Dear Members of the Board of Trustees,

We respectfully submit this formal objection to the requested variance for Lot 230, 15 Wilderness Drive, which seeks 10 feet of relief from the existing 25-foot setbacks on the East and South property lines. Our objection is not to development on Lot 230, but rather that this request for a variance does not meet the 6 criteria for approval established in the Town's Land Use Code Sec. 16-7-50(a).

We have included four letters to support our objection; two from independent real estate managing brokers, one from a licensed civil engineer and one from a certified residential appraiser.

Please see comments below for the 6 criteria in Sec. 16-7-50(a):

(1) The existence of extraordinary physical conditions or circumstances, such as the property's size, shape, location, topography, floodplain, or steep slope imposes an unreasonable hardship in the development of the property

We do not believe that purchasing a lot that is too small for a buyer's preferred home creates an "unreasonable hardship." In the attached letter from civil engineer Ravin Nanpatee, the property is not unbuildable, it just won't accommodate the applicant's preferred design: *"The house he has designed is not appropriate for the property he purchased. However, it is not reasonable to therefore say that the property is unbuildable. A home could absolutely be built within the existing building envelope."*

The requirement to build a home configured to fit the existing setbacks does not constitute an unreasonable hardship preventing development; rather, the current proposed structure is simply too large for the lot. Thus, there are no extraordinary physical conditions or circumstances that impose any unreasonable hardship.

(2) The hardship deprives the owner of privileges associated with development enjoyed by most other properties within the neighborhood

We believe that granting this variance confers a special privilege for the applicant rather than equalizing a "hardship." Reducing setbacks by 40% along two property lines is a significant modification and creates a more favorable rule for lot 230 than for other corner lots subject to the same zoning framework. The applicant purchased a corner lot but is now attempting to equate it with, and change it to, a standard lot. Enforcing the 25-foot corner lot setbacks on Lot 230 does not deprive the owner of privileges; it simply holds him to the established standard for corner lots in the subdivision. Thus, any variance will result in the applicant enjoying a privilege not enjoyed by other similarly situated owners in the neighborhood.

Furthermore, the applicant's proposed 3,000-square-foot, 4-bedroom, 4-bathroom home with an oversized garage should not be considered a baseline privilege or entitlement. As noted by broker Steven Garrison, *"There are numerous homes in the immediate area and throughout the broader Summit County market that are significantly smaller, yet highly functional, desirable, and valuable."*

(3) Compliance with the standard or requirement would impose an extraordinary and wholly unreasonable cost or expense upon the owner which cost or expense essentially makes the property undevelopable and unmarketable given economic conditions

Nothing was included with the applicant's letter that suggested building a code-compliant home within the existing setbacks would impose an extraordinary cost. And per the attached letter from Ravin Nanpatee, requiring that the applicant build in accordance with the original setbacks will not impose an extraordinary and wholly unreasonable cost upon applicant: *"A basic rectangular footprint is more cost effective to build. However, in my opinion and based on my experience, I would not expect that costs for a more custom design would be considered either extraordinary or wholly unreasonable especially since the property constraints were known prior to purchase."*

Additionally, the economic reality of the lot's known constraints at the time of purchase should be factored in. The applicant purchased Lot 230 at approximately 12% below the list price, presumably reflecting the market's pricing of the lot conditions.

Finally, please see criteria (5) below to compare potential "extraordinary" costs the applicant might have in design or construction with potential loss of \$150,000 to the value of our property.

(4) The need for a variance is not the result of the owner's or the owner's predecessor's decisions, actions, or inactions

The applicant's letter to neighbors states that it would be "unfair" to impose the setbacks for a corner lot such as Lot 230. However, the applicant had a choice on whether to purchase a small, corner lot with clear, established setbacks. The applicant also had the choice to seek to build a home that can't be constructed without significant reduction in the current setbacks along two property lines. Both choices are knowing, voluntary, and self-imposed actions.

We understand that it makes financial sense for the applicant to purchase a less expensive property and then have the town fix the lot to fit his desired home, but that is not how the process should work and results in an unexpected burden and harm to neighbors.

(5) The granting of the variance will not be materially detrimental to the public welfare or injurious to other properties in the neighborhood which are located within the Town

The proposed variance is not a harmless paper adjustment and would, in fact, be injurious to adjacent properties, Lot 229 and 231. In the attached letter from Casey Holmquist of Alpine Appraisers, he says, *"Encroachment into the required setback area is not a minor variance issue in this case; it materially affects the open space buffer that is essential to preserving the character of this alpine neighborhood. Strict enforcement of the setback regulations is necessary to protect adjoining property values. The proposed home is significantly oversized for the constrained building envelope of the lot. The massing, height, and overall footprint result in a structure that dominates the site and exceeds the scale of surrounding residences."*

As the owners of Lot 231, we purchased our lot knowing we were next to a small, corner lot with wetlands and large setbacks. This meant a future home on Lot 230 would not be overly large or too close to us, which would preserve our privacy. The proposed home is a very large, 2 story mass that is 10' closer to our property than it should be. This will reduce our privacy, block light, airflow and views, increase noise and create a more crowded, congested feeling between our properties. Such a reduction in setbacks can reduce adjacent property value by 5 to 15 percent and this is supported by the two independent broker letters provided with this memo. Based on this, a conservative financial impact would be a potential reduction of our property value starting at \$150,000.

An additional consideration is made in the letter from Steve Garrison that not only will we be harmed, but applicant will actually materially benefit: *“while the adjacent neighbors will lose privacy and property value, the applicant will in effect gain property value with "free" additional buildable space as the variance would allow the applicant to build a much larger home than the property currently allows.”*

(6) The variance granted will be the least modification possible to permit the owner’s reasonable use of the owner’s property

We are not privy to the file here. Nonetheless, we are certain that the proposed 3000sf home is not the only practical option available to the applicant. Did the applicant demonstrate that all reasonable efforts to comply with the setback requirements were attempted—such as a smaller footprint, different building orientation, less bedrooms, detached or reduced garage size? Is there an option to reduce the setback on the West property line instead and/or measure the setback from the West property line rather than the road, as is the case for many other houses in the neighborhood? What design options are available with 5’ relief rather than 10’ relief, or relief along part, but not the entirety, of both property lines? Have all options been exhausted?

The quick/easy fix of simply reducing setbacks to make the lot fit the home rather than designing the home to fit the lot is not in the spirit of the land use code.

Conclusion

Lot 230 may possess some challenges to development. However, granting a 40% reduction in setbacks along 2 property lines is unnecessary and excessive. The “hardship” is self-imposed and the variance would confer a special privilege, significantly impact the adjacent properties, and is not the only reasonable option that could work on the lot. The appropriate path is designing the home to fit the lot, not the other way around. The focus and priority should not be an entitlement to a certain style or size of home but a compromise on a design that works within the existing lot limitations, or at a minimum with the least modification possible.

Per Sec. 16-7-30(d)(7) of the Land Use Code, a finding by the Board that the application fails to meet any one of the above criteria for review shall require denial of the application. We believe the application fails multiple criteria and respectfully request that the variance be denied. This will enforce the Town’s standards, protect neighborhood character and property values, and ensure fairness to adjacent property owners.

Thank you for your time, service, and careful consideration of this matter.

Sincerely,

Eric and Erin Greven
Lot 231
48 Grey Squirrel Lane
Blue River, CO 80424

Enclosures:

- *Letter from Ravin Nanpatee, PE (Here Civil Consultants, LLC)*
- *Broker Opinion from Steven K. Garrison (ProCore Commercial Real Estate)*
- *Broker Opinion from Steve Thayer (Keller Williams Action Realty, LLC)*
- *Appraisal Opinion from Casey Holmquist, Alpine Appraisers*

Ravin Nanpatee, PE
Here Civil Consultants, LLC.
20 Publix Drive, Suite 104 #129
Clayton, NC 27527

5/5/2026

Town of Blue River, Colorado – Board of Trustees
0110 Whispering Pines Circle
Blue River, Colorado 80424

RE: Variance Request for Lot 230, Wilderness Subdivision

To the Board of Trustees,

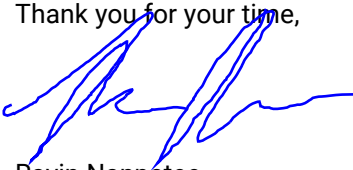
My name is Ravin Nanpatee and I am an Engineer with Here Civil Consultants, LLC. I was contacted by Eric and Erin Grevén to provide a professional opinion in regards to the variance request from the owner of Lot 230 in the Wilderness Subdivision of Blue River. Specifically, I was asked to review the lot information and architectural plan submitted for Lot 230 and provide my opinion as to whether the lot was “unbuildable” as claimed by the applicant, if building costs would likely cause extraordinary and wholly unreasonable cost or expense to the applicant and if the lot restrictions clearly demonstrated that there were no reasonable alternatives.

I have reviewed the Architectural plan set named “15 Wilderness Cabin” dated April 3, 2026, prepared by Equinox Architecture. I understand why the Owner of Lot 230 would try to request a variance for this specific property due to the shape, size and established setbacks of the lot, but the Owner should have been aware of these restrictions prior to the purchase of the property. The house he has designed is not appropriate for the property he purchased. However, it is not reasonable to therefore say that the property is unbuildable. A home could absolutely be built within the existing building envelope.

As far as expense to the applicant, designing and building a home to creatively fit the lot and current landscape could in fact cost more than the current formulaic house design. A basic rectangular footprint is more cost effective to build. However, in my opinion and based on my experience, I would not expect that costs for a more custom design would be considered either extraordinary or wholly unreasonable especially since the property constraints were known prior to purchase.

Finally, in my professional opinion, the requested setback relief and home design could not be considered the “least modification possible to permit the owner’s reasonable use of the owner’s property.” The requested variance relief almost doubles his building envelope. I do not know how many or what type of alternatives were presented and evaluated, but the current plan seems to maximize the opportunity for the owner of Lot 230. Clearly there are other potential options such as reducing the setback on the West property line, granting less than the requested 10’ setback relief on the East and South property lines and of course changing the layout or reducing the size of the home.

Thank you for your time,



Ravin Nanpatee
Colorado Professional Engineer License No.: 55890



MEMORANDUM

TO: Town of Blue River Board of Trustees

FROM: Steven K. Garrison, Managing Broker, ProCore Commercial Real Estate

DATE: May 9, 2026

SUBJECT: Professional Opinion on Variance Request for Lot 230, Wilderness Subdivision, Blue River, CO – Impact on Adjacent Property Values

To the Members of the Board of Trustees:

I am submitting this letter as a real estate professional to provide market context and analysis regarding the impacts of the variance requested for Lot 230. I was the buyer's broker for the Grevens when they purchased Lot 231 (the adjacent property to the East) in December 2021. It is my understanding that the new owner of Lot 230 is seeking relief from the established 25-foot setbacks on the South and East property lines, requesting a reduction to 15 feet setbacks on both property lines to construct a 3,000-square-foot, 4-bedroom, 4-bathroom home.

The most immediate and quantifiable impact of this variance is the material detriment to the adjacent property owners. The homeowners of Lot 231 purchased their lot knowing that Lot 230 was a small corner lot subject to large setbacks and wetlands. These established constraints ensured that only a smaller scale home could be built next to them and ensured a guaranteed larger buffer for privacy. Reducing this setback, constructing a large mass 10 feet closer to the property line, and removing every tree between the property line and the new structure will result in a significant loss of privacy, diminished natural light, obstructed views and a more crowded feeling. In any mountain community, property values are inextricably tied to privacy, wooded lots, mature vegetation, and a sense of spaciousness—the desired "woody" or mountain feel. Zoning codes help maintain the neighborhood character and reducing setbacks to allow construction of a large, two-story building mass on a small lot will create a congested, crowded feel that is highly undesirable in this market.

While exact depreciation percentages fluctuate based on broader market conditions, it is a well-established real estate principle that loss of privacy, removal of mature tree buffers, and increased structural density directly adjacent to a property can reduce its market value by an estimated 5% to 15%. It is my understanding that the property at 48 Grey Squirrel Lane (Lot 231) is not currently for sale, but I would suggest a reasonable list price in the current market would be at least \$3,100,000. If the variance was granted, then the loss in property value would be somewhere between \$155,000 to \$465,000.

It is interesting to consider that while the adjacent neighbors will lose privacy and property value, the applicant will in effect gain property value with "free" additional buildable space as the variance would allow the applicant to build a much larger home than the property currently allows.



In addition to the impact to neighboring property values, I was asked to provide an opinion on whether the variance request appeared to be the only option or the least modification possible. In reviewing the applicant's proposed home, I would not consider a 4 bedroom, 4 bathroom, 3000sf home to be the only option, a baseline "privilege" or a minimum threshold for home size. There are numerous homes in the immediate area and throughout the broader Summit County market that are significantly smaller, yet highly functional, desirable, and valuable. In today's economic climate, there is strong, sustained demand for smaller, more affordable, well-designed single-family homes. A smaller footprint might yield a different profit margin, but it does not render the property unbuildable or unmarketable. Requesting both rear setbacks to be reduced by 10 feet does not seem to be a compromise for the least impact to reasonably build, but more of a convenience to maximize the buildable area for a larger home.

Constraints such as road easements, setback requirements, and wetland delineation that impact the buildable area of a property are matters of public record and clearly knowable at the time of purchase. These limitations are usually reflected in land pricing and it appears that the lot was purchased for approximately 12% below the list price. At that price, and given the lot size and constraints, the buyer should have anticipated that he would need to make some compromises to build a home that fit the lot, not change the lot to fit his desired home.

Granting this variance does not appear to deprive the owner of Lot 230 of reasonable use nor does it appear to be the least modification possible. It would, however, lower the quality of life and enjoyment of their home for the neighboring property owners by reducing privacy, light, views, sense of openness and noise mitigation. It will cause tangible, material harm by reducing their property value by 5% to 15%.

Sincerely,

A handwritten signature in black ink that reads "Steven K. Garrison". The signature is fluid and cursive, with the first name "Steven" and last name "Garrison" clearly legible.

Steven K. Garrison
ProCore Commercial Real Estate
Managing Broker
ProCoreCRE@Outlook.com
c. 303.564.0200



Town of Blue River Board of Trustees

May 8, 2026

To the Town of Blue River Board of Trustees:

I am writing in my capacity as a Managing Broker at Keller Williams to provide a professional opinion regarding the potential impact of the proposed setback variance for Lot 230 on adjacent properties. It is my understanding that the owner of the recently purchased lot 230 in the Wilderness Subdivision of Blue River is requesting a variance to reduce the required setback from 25 feet to 15 feet along 2 rear property lines in order to accommodate a 2,400 square foot home with an approximately 600 square foot garage.

Based on my experience, granting a variance such as this requires that the request would not be injurious to other property owners. My professional opinion is that this would indeed hurt the value of neighboring owners, specifically the owners of Lot 231.

The existing 25 foot setback creates a meaningful buffer between structures and was an established condition for both lots prior to either owner's purchase. The owners of Lot 231 choose to purchase property adjacent to a corner lot with an established 25' setback knowing it would contribute to the value of their home.

Buyers in this market attach significant value to privacy and separation between homes. Mature trees, natural buffers, spacing and protected views are among the most valuable attributes in mountain real estate. A barren, exposed, crowded feeling with increased visibility of a neighbor's house can cause potential buyers to lower their offers or pass on the property. The loss of vegetation, combined with the size and proximity of the proposed home will materially diminish Lot 231's visual appeal, privacy, and overall market value.

Professional appraisers, real estate experts and legal sources often quote that a reduction in property setbacks can reduce the value of an adjacent property by 5% to 15%. I would need to spend time onsite to evaluate before I provided my opinion on exact numbers, but if the owners of Lot 231 were listing their property with me right now I would advise them that the proposed variance would lower their property value by at least 5%. Given an appraisal done on their home in 2024 by Alpine Appraisers, LLC for \$3,608,000 and recent market activity I believe their house should currently be listed between 2,800,000 and 3,200,000. Therefore, the loss in value would be between \$140,000 to \$160,000.

Granting the variance and reducing the setbacks of Lot 230 by 40 percent fundamentally changes the relationship between the neighboring homes.

It is my professional opinion that the owner of Lot 231 would be negatively impacted from a financial standpoint should this setback variance be approved.

Respectfully,

Steve Thayer

Managing Broker, Keller Williams Action Realty, LLC

(720) 663-1224 

thayergroup@kw.com 

www.thethayergroup.com 

Alpine Appraisers

3062 Wildridge Rd, Unit B

Avon, Colorado 81620

(970) 389-6681

casey@alpineappraisers.com

May 17, 2026

Blue River Board of Trustees

110 Whispering Pines Circle, Blue River, Colorado 80424

Re: Opposition to Proposed Single-Family Residence – Violation of Setback
Requirements and Incompatibility with Site and Neighborhood Character

Property Address: 15 Wilderness Dr, Blue River, Colorado 80424

Dear Members of Blue River Board of Trustees,

I am writing in my capacity as a Certified Residential Appraiser, having appraised properties in Summit, Eagle and Pitkin counties. My company specializes in valuation of mountain and alpine-style residences, and I have been retained to provide professional comments regarding the above-referenced proposed single-family residence. After reviewing the submitted plans, site survey, and architectural renderings, I must respectfully urge the Blue River Board of Trustees to enforce the required property line setbacks and to deny the application as currently proposed. The project raises significant concerns that will negatively impact marketability and property values in the immediate area. My professional opinion is based on two primary concerns:

1. Violation of Required Setbacks

The proposed structure fails to comply with the established front, side, and/or rear setback requirements mandated by the Blue River Municipal Town Code. Encroachment into the required setback area is not a minor variance issue in this case; it materially affects the open space buffer that is essential to preserving the character of this alpine neighborhood. Strict enforcement of the setback regulations is necessary to protect adjoining property values and to maintain the spatial integrity of the site.

2. Excessive Bulk and Scale Inappropriate for the Lot

The proposed home is significantly oversized for the constrained building envelope of the lot. The massing, height, and overall footprint result in a structure that dominates the site and exceeds the scale of surrounding residences. In my professional experience, homes that are disproportionately large for their lots typically result in diminished market appeal, reduced privacy for neighbors, and long-term negative effects on the local real estate market. This lot simply cannot accommodate a residence of this size without compromising the visual and environmental quality of the area.

For the reasons outlined above, I recommend that Blue River Board of Trustees require full compliance with all setback regulations and request that the applicant redesign the project to a scale and architectural style that is sensitive to the site constraints and the prevailing alpine character of the neighborhood.

Thank you for your attention to this matter and for your continued efforts to uphold the zoning standards that protect the unique character of Blue River.

Sincerely,

Casey Holmquist

Certified Residential Appraiser

Colorado License # CR200003163

Alpine Appraisers

Summary of Objection to Variance Request Lot 230, Wilderness Subdivision

The applicant is building a spec home on the lot he purchased in October 2025. He has designed a 4-bedroom, 4-bathroom 3000sf home that won't fit within the current setbacks of the lot he purchased and is requesting a variance to accommodate his planned home.

The requested variance for Lot 230 seeks a substantial **40% reduction** in the required 25-foot setbacks along two property lines to accommodate a large home design that does not reasonably fit within the existing constraints of the lot. While development of Lot 230 is entirely appropriate and expected, the current proposal does not satisfy the Town's required variance criteria of Sec. 16-7-50(a) of the Land Use Code and should therefore be denied.

The issue before the Board is not whether a house can be built on Lot 230. Multiple independent professionals agree that it can. The issue is whether the applicant has demonstrated entitlement to a major variance under the Town's six required criteria of the Land Use Code Sec. 16-7-50(a):

Criterion #1 – Extraordinary Hardship

The hardship claimed by the applicant appears largely self-created. The lot's size, setbacks, and corner configuration were known prior to purchase. The inability to construct a preferred oversized design does not constitute an extraordinary hardship preventing development. The issue is not that the property is unbuildable, but rather that the applicant wishes to build a home too large for the lot he chose to purchase.

Criterion #2 – Deprivation of Privileges

Is a 3,000sf, 4-bed, 4-bath home considered a baseline privilege/entitlement for someone that chose to purchase a small lot? The applicant is not being deprived of privileges, rather, approval would grant Lot 230 a special privilege unavailable to similarly constrained corner lots. The request seeks to convert an appropriately priced restricted corner lot into a "better" lot without restrictions.

Criterion #3 – Extraordinary Cost or Expense

No evidence has been presented establishing that a code-compliant home would create extraordinary or wholly unreasonable costs.

Criterion #4 – Self-Imposed Condition

The need for the variance appears directly tied to voluntary decisions by the applicant:

1. Purchasing a constrained corner lot with known setbacks
2. Choosing to pursue a home design too large for the existing building envelope

The applicant purchased Lot 230 at approximately 12% below the list price, presumably reflecting the market's pricing of the lot conditions. It makes financial sense for the applicant to purchase a less expensive property and then have the town fix the lot to fit his desired home, but that is not how the process should work and results in an unexpected burden and harm to neighbors.

Criterion #5 – Material Detriment to Adjacent Properties

The variance would materially harm neighboring properties and neighborhood character through:

- Loss of privacy
- Increased crowding and visual mass
- Removal of mature tree buffers
- Reduced light and openness

- Diminished alpine character
- Measurable reduction in property values

Two independent brokers estimate potential loss in adjacent property value between 5% and 15%. This is not a harmless adjustment. It creates a direct financial benefit to the applicant while imposing measurable harm on adjacent owners.

Additionally, not only will adjacent properties be harmed, but the applicant will materially benefit: the applicant will in effect gain property value with "free" additional buildable space as the variance would allow the applicant to build a much larger home than the property currently allows.

Criterion #6 – Least Modification Possible

The Town's code requires that any variance granted represents **the least modification possible** for reasonable use of the property. The evidence strongly suggests the opposite. The applicant has not demonstrated that reasonable alternatives were considered, including:

- Smaller home designs
- Reduced garage size or detached garage
- Alternative orientations
- Setback reductions on the West (road) side instead of interior property lines
- Different footprint configurations to utilize the corner/triangle configuration of the lot
- Reduced relief (not necessarily 10' along the entirety of both adjacent property lines)
- Designs preserving more buffer and vegetation

Instead, the current proposal appears focused on maximizing square footage, profitability, and buildable area rather than minimizing impacts or seeking the smallest relief necessary. The Town's code does not guarantee entitlement to a specific home size or development yield. It requires reasonable use with the least possible modification to existing standards.

Conclusion

The requested relief is excessive, not a minor technical adjustment. The proposal seeks to reduce two 25-foot setbacks to 15 feet, materially increasing the buildable area and allowing construction of a significantly larger structure than the lot would otherwise support. The requested variance fundamentally changes the spacing, privacy, and character intended for this corner lot and surrounding neighborhood.

Lot 230 is buildable under the current code, but the applicant seeks substantial relief to maximize the size and value of a home that exceeds what the lot reasonably supports. The requested variance is excessive, self-created, injurious to neighboring properties, and does not appear to represent the least modification possible.

The appropriate path is designing the home to fit the lot the applicant chose to purchase, not "fix" the lot to accommodate his desired home. The focus and priority should not be an entitlement to a certain style or size of home but a compromise on a design that works within the existing lot limitations, or at a minimum with the least modification possible.

Per Sec. 16-7-30(d)(7) of the Land Use Code, a finding by the Board that the application fails to meet any **one** of the criteria shall require denial of the application. Because the application appears to fail multiple required criteria the variance request should be denied to protect neighborhood character, preserve fairness to adjacent property owners, and uphold the integrity of the Town's zoning standards.

**Shannon Cahill
43 Wilderness Dr
Lot 229 Wilderness Sub**

RE: 15 Wilderness Dr Variance Request- Request for Denial

May 19, 2026

Mission Statement: *The Town of Blue River endeavors to nurture our serene mountain community by conserving our natural residential environment, promoting unity with our neighbors and surroundings, channeling the voice of our residents, and enhancing the quality of life for all.*

Dear Trustees,

I am writing in opposition to the variance request before you for 15 Wilderness Drive, Lot 230 in the Wilderness Subdivision. I am the owner of Lot 229 which shares the southern property line with Lot 230. I respectfully request that the Board of Trustees deny the variance request to reduce the 25' backyard setback along the south property line because the application for variance does not satisfy the (6) required hardship criteria. In short, the variance request cannot be approved because the lot is buildable without a variance-- it just needs to be a smaller house; and as the prior owner of Lot 230, I intentionally re-established the smaller lot configuration upon purchase to limit the buildable area to conserve the natural environment and enhance the quality of life for residents in the neighborhood, the very values outlined in the Town of Blue River mission statement.

Below is a detailed outline of the variance criteria and important information for the Trustees to consider.

Variance Criteria (1): The existence of extraordinary physical conditions or circumstances, such as the property's size, shape, location, topography, floodplain, or steep slope imposes an unreasonable hardship in the development of the property

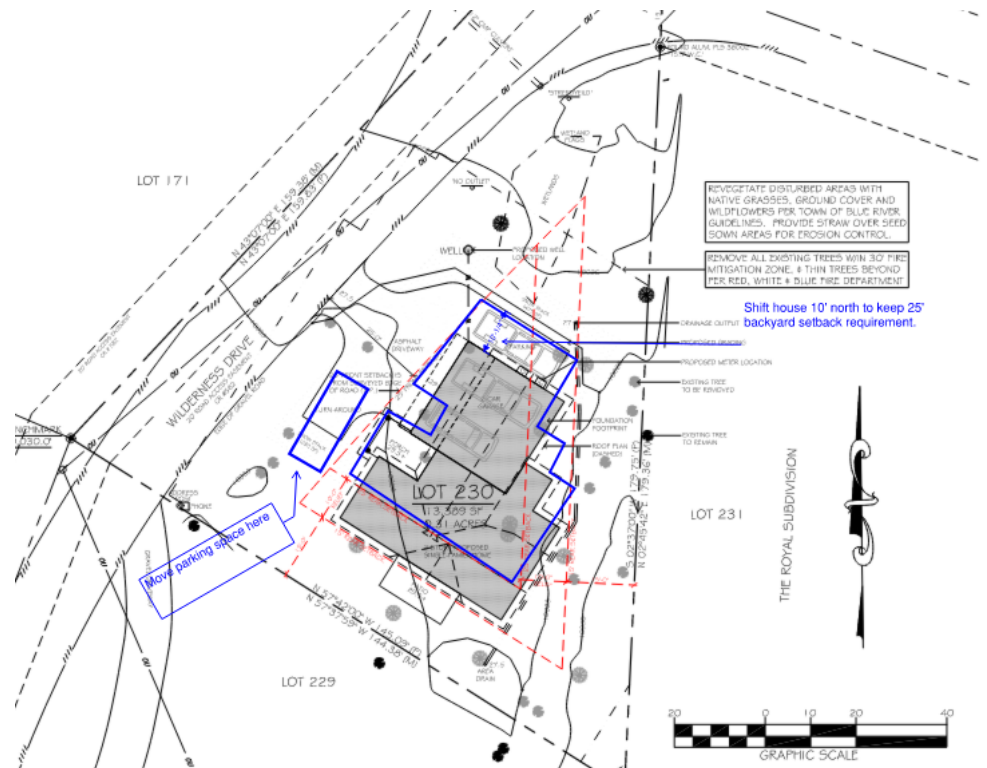
The smaller size of this corner lot is not extraordinary and is buildable within the current code.

Variance Criteria (2): The hardship deprives the owner of privileges associated with development enjoyed by most other properties within the neighborhood

The lot can be fully developed without a reduction in setbacks simply by building a smaller than the one currently proposed. This is a smaller lot than some adjacent

properties, therefore it would be expected that a smaller house would be constructed. This is not a loss of a privilege, it's simply a choice by the owner to design and propose to build a home size and shape on the lot to maximize his profit. A 0.3 acre lot is not the right fit for a 4 bed, 4 bath, oversized garage spec house and short term rental property.

To build on this lot without variances, the owner simply needs to spend some time designing a house that works with the existing constraints. For example, one simple solution is to move the parking space from the north side of the garage and shift the building. This would allow for the 25' backyard setback to remain. My sketch with the blue lines illustrates this simple option.



Variance Criteria (3): Compliance with the standard or requirement would impose an extraordinary and wholly unreasonable cost or expense upon the owner which cost or expense essentially makes the property undevelopable and unmarketable given economic conditions

I agree that without the variances a 4 bed/4bath spec house for short term rentals cannot be constructed and marketed. However, this should not be considered the baseline for development of this lot.

Variance Criteria (4) The need for a variance is not the result of the owner's or the owner's predecessor's decisions, actions, or inactions

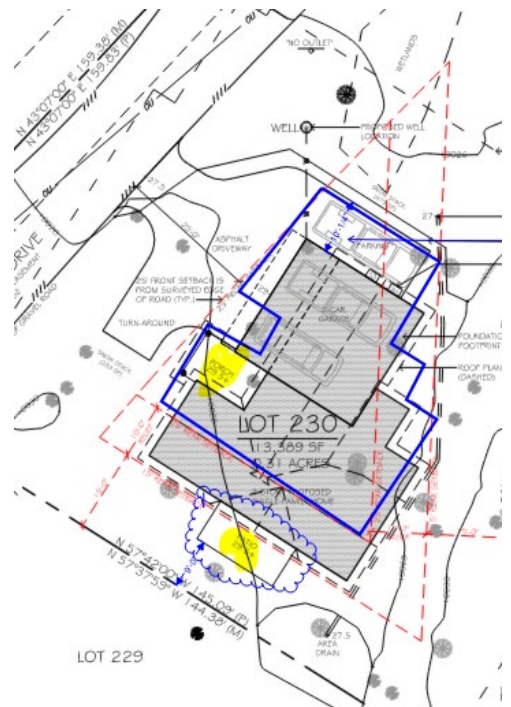
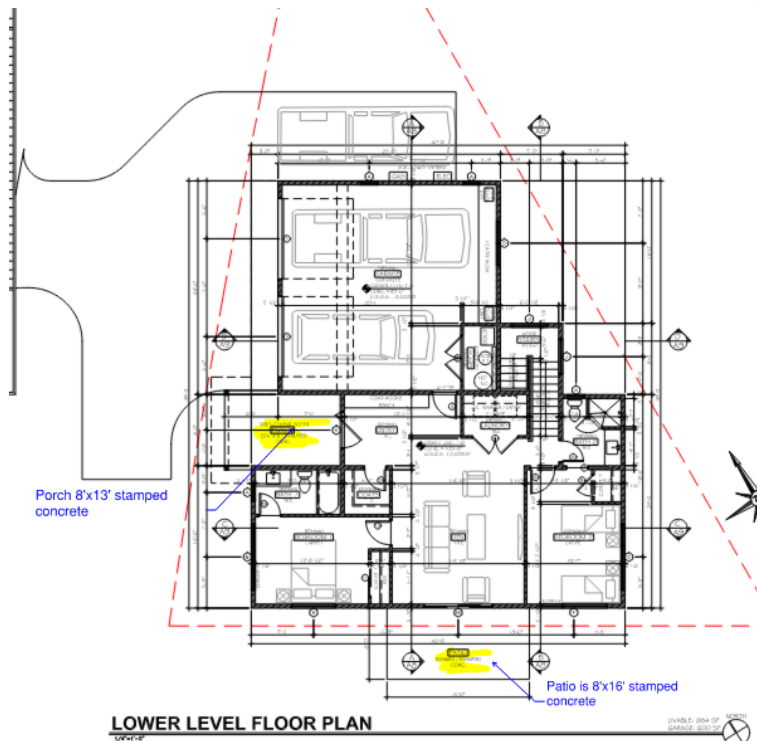
In 2015, the Winklers purchased the lots 229/230 as one property, jointly addressed as 43 Wilderness Dr. as evidenced by the attached survey and deed. Shannon and Jason Smith purchased the property from the Winkler's in 2020 and purposefully re-created the smaller lot 230 and larger lot 229 by executing separate deeds for the 2 lots (attached). I assure you I was fully aware that recreating the corner lot would restrict the building footprint and allow for preservation of trees and the remaining connective route for the moose that frequent the adjacent wetlands, as well as maintain a comfortable

distance between the existing homes. A 1200 sf home was what I scaled would reasonably fit on the 0.3 acre corner lot when I purchased it.

Variance Criteria (5) The granting of the variance will not be materially detrimental to the public welfare or injurious to other properties in the neighborhood which are located within the Town

The request for the backyard of the house, the southern property line abutting 43 Wilderness Dr/lot 229, to have a 15' foot (side yard) setback is not needed to construct the house as designed and the code required 25' setback should be enforced as it is clearly designed as the back yard as evidenced by the plans. Further, the plans as approved show an exterior building element labeled as "patio" within the setback which appears to be a deck as defined in the code, and is the same construction and elevation as the front "porch". This workaround is potentially very impactful to my property, especially if the reduced setback is approved as the back patio/deck will only be ~9' from the property line as proposed.

This is the "patio" in the requested 15' setback.



Here are the relative code sections concerning decks and hot tubs:

Sec 16-3-20: Definitions:

Deck means an exterior floored structure that is typically elevated from the ground; often but not always adjoining a house, not enclosed by walls, may be with or without a railing or stairs, and with or without a full or partial covering.

Sec. 16B-7-120:

(b) Location Requirements.

- (1) Hot tubs and saunas shall not be located within a setback notwithstanding the location of the hot tub or sauna on a lawfully existing or lawfully located deck. The intent being that a hot tub or sauna is restricted by location to the *buildable area*.

Sec 16B-4-50 Buildable Area:

9. To the extent practicable, minimizing or buffering impacts on adjacent property caused by vehicle headlights, parking, and the use of areas intended for social or recreational activities such as decks, outdoor dining areas, and hot tubs.

Because the “patio” called out in the plans is confusing as witnessed in the P&Z hearing, I am also requesting clarification be added to the building permit, property file, or variance if approved to emphasize that no hot tub shall not be installed in the setback? Patio is not defined in code, and I can foresee a future interpretation that this concrete patio is an approved deck and therefore a hot tub would be allowed. Or the owners will simply install a hot tub, sauna, or other feature on this patio and within the setbacks without a permit.

Variance Criteria (6) The variance granted will be the least modification possible to permit the owner’s reasonable use of the owner’s property.

The variance requests to reduce the setbacks to both abutting properties is not needed to develop the property. The design of the home can be modified to work within the constraints of the lot without a variance.

I appreciate the opportunity to submit this written comment to the Board of Trustees for consideration.

Thank you,

Shannon Cahill (Smith)



1099901

Kathleen Neel – Summit County Recorder

1 Page
12/15/2015 12:16 PM
DF: \$30.20

2 11 a



Warranty Deed
(Pursuant to 38-30-113 C.R.S.)

State Documentary Fee
Date: December 11, 2015
\$ 30.20

THIS DEED, made on **December 11, 2015** by **ARMSTRONG BRECKENRIDGE LLC** Grantor(s), of the County of _____ and State of **COLORADO** for the consideration of **(\$302,000.00) *** Three Hundred Two Thousand and 00/100 ***** dollars in hand paid, hereby sells and conveys to **GINNY WINKLER AND WALTER O. WINKLER** Grantee(s), as Joint Tenants, whose street address is **1619 BUCKSKIN DRIVE ESCONDIDO, CA 92029**, County of SAN DIEGO and State of **CALIFORNIA**, the following real property in the County of **Summit**, and State of Colorado, to wit:

LOTS 229 AND 230, BLUE RIVER ESTATES ACCORDING TO THE PLAT FILED FEBRUARY 2, 1961 UNDER RECEPTION NO. 92845, COUNTY OF SUMMIT, STATE OF COLORADO.

also known by street and number as: **43 WILDERNESS DRIVE BLUE RIVER CO 80424**

with all its appurtenances and warrants the title to the same, subject to *general taxes for the year 2015 and those specific Exceptions described by reference to recorded documents as reflected in the Title Documents accepted by Grantee(s) in accordance with Record Title Matters (Section 8.2) of the Contract to Buy and Sell Real Estate relating to the above described real property; distribution utility easements, (including cable TV); those specifically described rights of third parties not shown by the public records of which Grantee(s) has actual knowledge and which were accepted by Grantee(s) in accordance with Off-Record Title Matters (Section 8.3) and Current Survey Review (Section 9) of the Contract to Buy and Sell Real Estate relating to the above described real property; inclusions of the Property within any special tax district; and other NONE*

ARMSTRONG BRECKENRIDGE LLC

Katherine M. Armstrong, Manager
KATHERINE M. ARMSTRONG, AS MANAGER

State of **COLORADO**)
) ss.
County of **LARIMER**)

The foregoing instrument was acknowledged before me on this day of **December 11, 2015** by **KATHERINE M. ARMSTRONG AS MANAGER OF ARMSTRONG BRECKENRIDGE LLC**

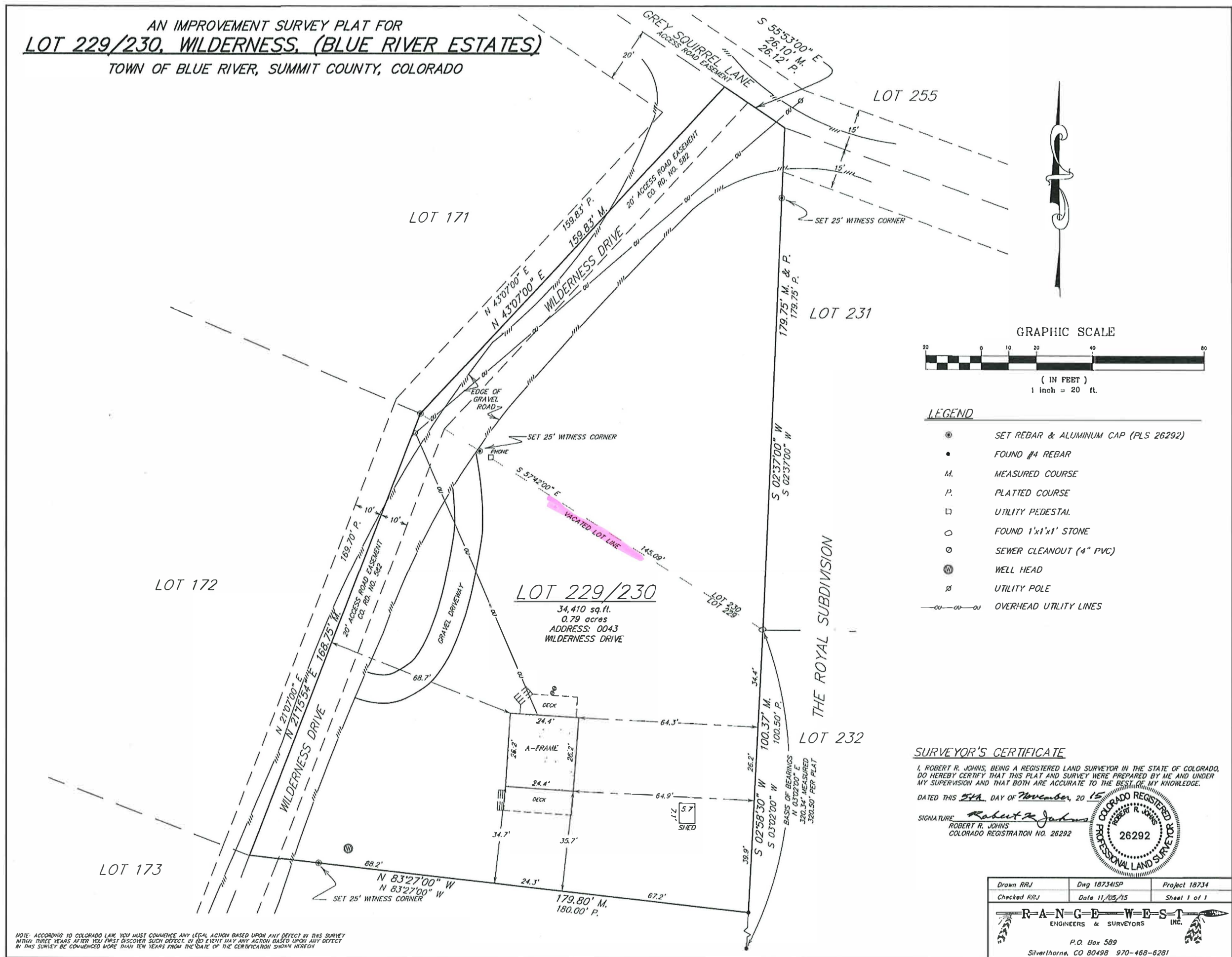
Janeen K. McGinn
Notary Public
My commission expires 1-21-19

JANEEN K MCGINN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19884004001
My Commission Expires January 21, 2019

When Recorded Return to: **GINNY WINKLER AND WALTER O. WINKLER**
1619 BUCKSKIN DRIVE ESCONDIDO, CA 92029



AN IMPROVEMENT SURVEY PLAT FOR
LOT 229/230, WILDERNESS. (BLUE RIVER ESTATES)
 TOWN OF BLUE RIVER, SUMMIT COUNTY, COLORADO





1231294

Kathleen Neel - Summit County Recorder

1 Page

8/5/2020 11:09 AM

DF: \$53.50

(2) 13 df 53⁵⁰

General Warranty Deed

(Pursuant to C.R.S. 38-30-113(1)(a))

State Documentary Fee

Date: August 03, 2020

\$53.50

Grantor(s), **WALTER O. WINKLER AND GINNY WINKLER AS CO-TRUSTEES OF THE WINKLER REVOCABLE LIVING TRUST DATED DECEMBER 5, 2001**, whose street address is **1619 Buckskin Drive, Escondido, CA 92029**, City or Town of **Escondido**, County of **San Diego** and State of **California**, for the consideration of **(\$535,000.00) ***Five Hundred Thirty Five Thousand and 00/100***** dollars, in hand paid, hereby sell(s) and convey(s) to **SHANNON M. SMITH AND JASON K. SMITH**, as Joint Tenants whose street address is **PO Box 6565, BRECKENRIDGE, CO 80424**, City or Town of **BRECKENRIDGE**, County of **Summit** and State of **Colorado**, the following real property in the County of **Summit** and State of **Colorado**, to wit:

LOT 229, BLUE RIVER ESTATES - WILDERNESS, ACCORDING TO THE PLAT FILED FEBRUARY 2, 1961 UNDER RECEPTION NO. 92845, COUNTY OF SUMMIT, STATE OF COLORADO.

also known by street and number as: **43 WILDERNESS DRIVE, BLUE RIVER, CO 80424**

with all its appurtenances and warrant(s) the title to the same, subject to Statutory Exceptions.

Signed this day of 30 July 2020.

THE WINKLER REVOCABLE LIVING TRUST DATED
DECEMBER 5, 2001

By:

Walter O. Winkler co Trustee
WALTER O. WINKLER, AS CO-TRUSTEE

By:

Ginny Winkler co trustee
GINNY WINKLER, AS CO-TRUSTEE

State of California

)

)ss.

County of San Diego

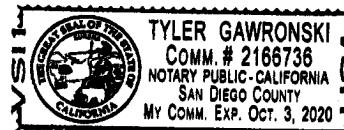
)

The foregoing instrument was acknowledged before me on this day of July 30th, 2020 by **WALTER O. WINKLER AND GINNY WINKLER, AS CO-TRUSTEES OF THE WINKLER REVOCABLE LIVING TRUST DATED DECEMBER 5, 2001**

Witness my hand and official seal

My Commission expires: 10/05/2020

[Signature]
Notary Public



When recorded return to: **SHANNON M. SMITH AND JASON K. SMITH**
PO Box 6565, BRECKENRIDGE, CO 80424





1231296

Kathleen Neel - Summit County Recorder

1 Page

8/5/2020 11:22 AM

DF: \$8.00



State Documentary Fee
Date: August 03, 2020
\$8.00

①13-df 8-

General Warranty Deed

(Pursuant to C.R.S. 38-30-113(1)(a))

Grantor(s), **WALTER O. WINKLER AND GINNY WINKLER AS CO-TRUSTEES OF THE WINKLER REVOCABLE LIVING TRUST DATED DECEMBER 5, 2001**, whose street address is **1619 Buckskin Drive, Escondido, CA 92029**, City or Town of **Escondido**, County of **San Diego** and State of **California**, for the consideration of **(\$80,000.00) ***Eighty Thousand and 00/100***** dollars, in hand paid, hereby sell(s) and convey(s) to **SHANNON M. SMITH AND JASON K. SMITH**, as Joint Tenants whose street address is **PO Box 6565, Breckenridge, CO 80424**, City or Town of **Breckenridge**, County of **Summit** and State of **Colorado**, the following real property in the County of **Summit** and State of **Colorado**, to wit:

LOT 230, BLUE RIVER ESTATES - WILDERNESS, ACCORDING TO THE PLAT FILED FEBRUARY 2, 1961 UNDER RECEPTION NO. 92845, COUNTY OF SUMMIT, STATE OF COLORADO.

also known by street and number as: **43 WILDERNESS DRIVE LOT 230, BLUE RIVER, CO 80424**

with all its appurtenances and warrant(s) the title to the same, subject to Statutory Exceptions.

Signed this day of July 30 2020.

THE WINKLER REVOCABLE LIVING TRUST DATED
DECEMBER 5, 2001

By:

Walter O Winkler co trustee
WALTER O. WINKLER, AS CO-TRUSTEE

By:

Ginny Winkler co trustee
GINNY WINKLER, AS CO-TRUSTEE

State of

California

)

)ss.

County of

San Diego

)

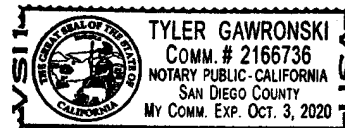
The foregoing instrument was acknowledged before me on this day of July 30th, 2020 by **WALTER O. WINKLER AND GINNY WINKLER, AS CO-TRUSTEES OF THE WINKLER REVOCABLE LIVING TRUST DATED DECEMBER 5, 2001**

Witness my hand and official seal

My Commission expires:

10/03/2020

Notary Public



When recorded return to: **SHANNON M. SMITH AND JASON K. SMITH**
PO Box 6565, Breckenridge, CO 80424



15 Wilderness Cabin

LEGAL DESCRIPTION

Lot 230, Wilderness Subdivision, Blue River Estates, Town of Blue River, Summit County, Colorado

SHEET INDEX

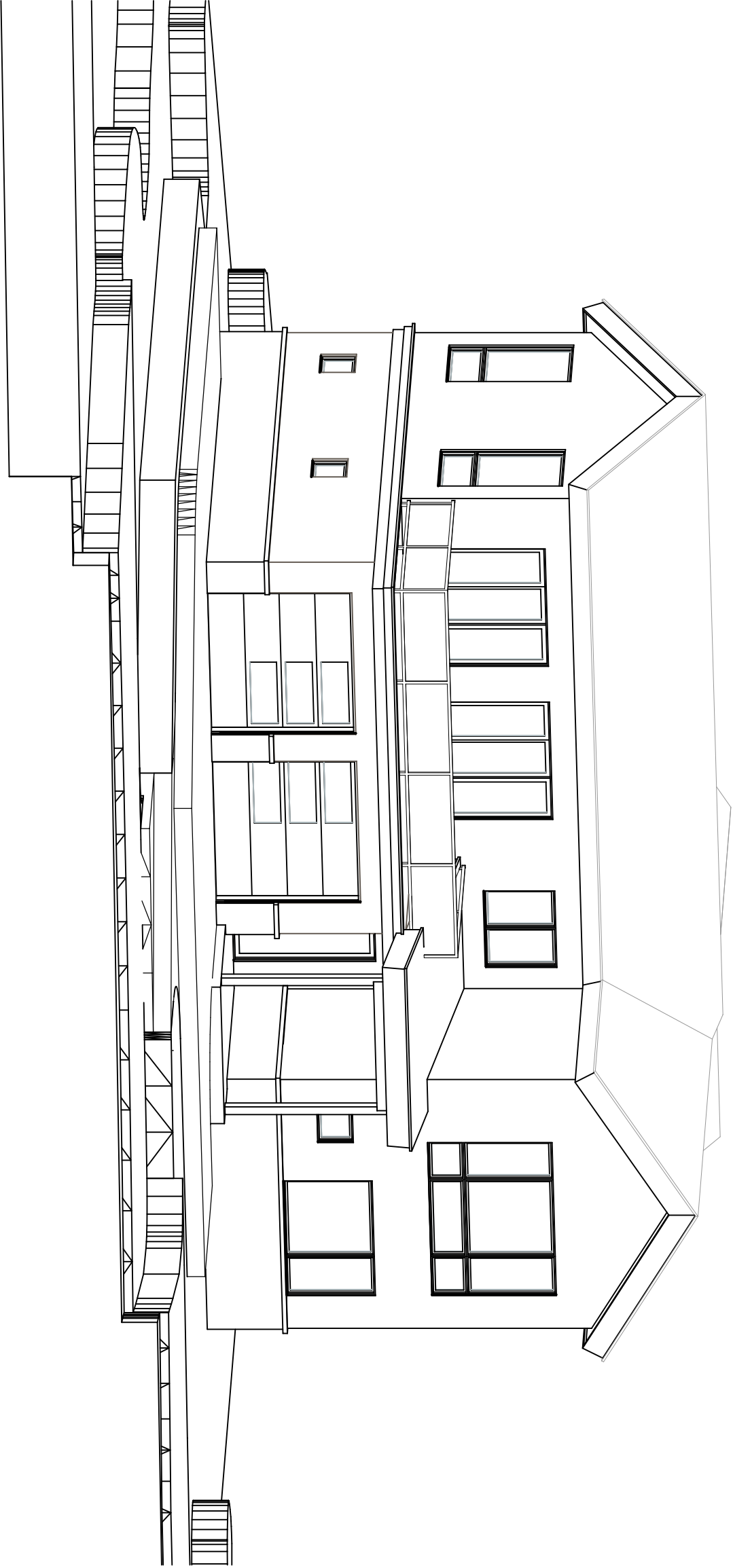
- A1 COVER SHEET, 3D IMAGES
- A2 SITE PLAN, NOTES
- A3 LOWER LEVEL FLOOR PLAN, DOOR SCHEDULE
- A4 UPPER LEVEL FLOOR PLAN, INSULATION NOTES
- A5 ROOF PLAN, ROOF NOTES & DETAILS
- A6 NORTHWEST & SOUTHEAST ELEVATIONS, WINDOW SCHEDULE
- A7 NORTHWEST & SOUTHWEST ELEVATIONS
- A8 BUILDING SECTIONS A & B
- A9 BUILDING SECTIONS C & D
- S1 FOUNDATION PLAN, STRUCTURAL NOTES
- S2 MAIN LEVEL FLOOR, DECK & LOW ROOF FRAMING PLAN
- S3 HIGH ROOF FRAMING PLAN
- S4 STRUCTURAL DETAILS
- ME1 LOWER LEVEL MECHANICAL, ELECTRICAL & PLUMBING PLAN
- ME2 UPPER LEVEL MECHANICAL, ELECTRICAL & PLUMBING PLAN
- ME3 ELECTRICAL LOAD CALCULATIONS & ELECTRICAL DIAGRAM
- ME4 GAS PIPING DIAGRAM, GAS PIPE SCHEDULE

AREA MATRIX

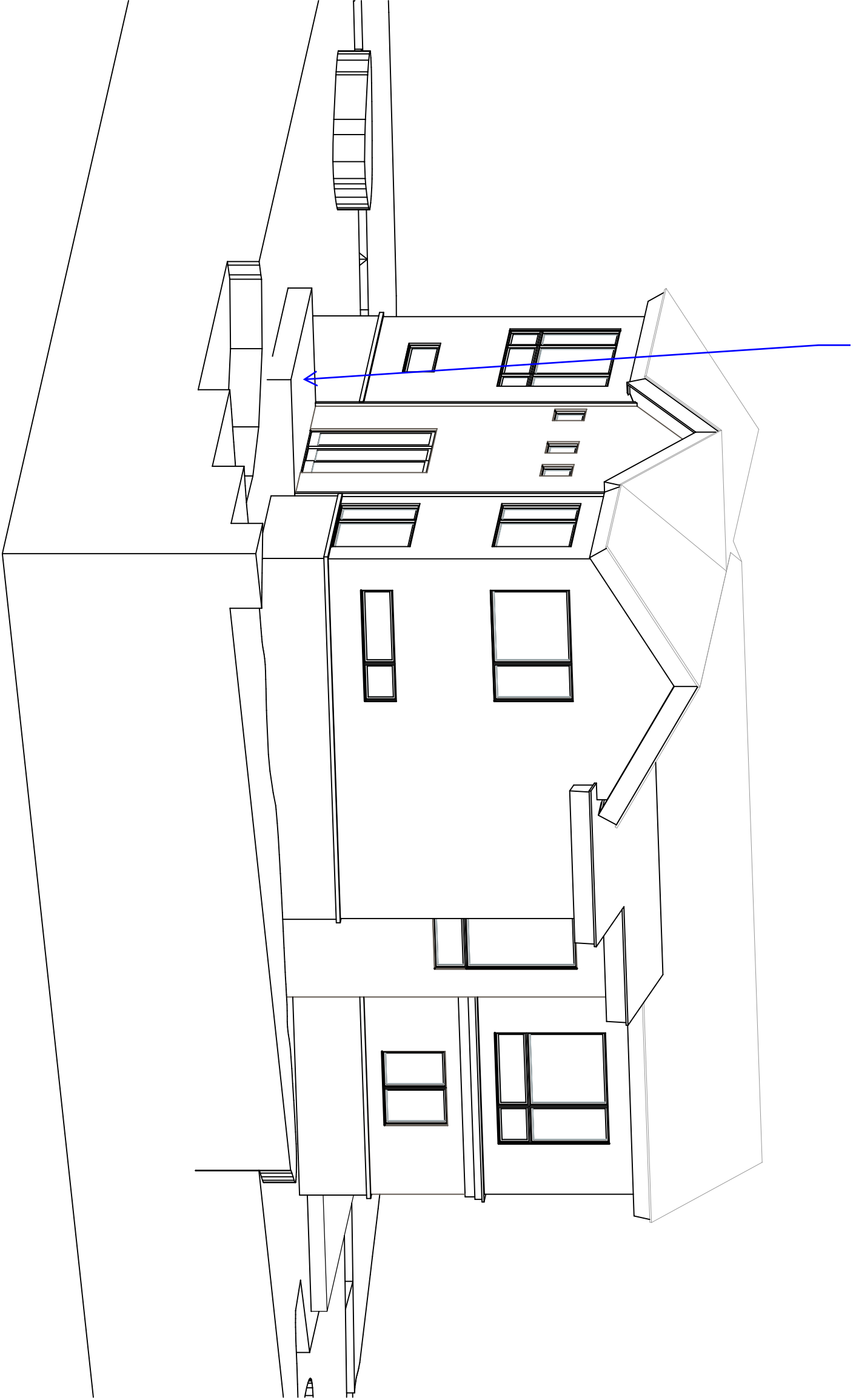
	FINISHED / LIVABLE	GARAGE / MECH.	TOTAL
LOWER	364 SF	600 SF	1584 SF
UPPER	1416 SF	0 SF	1416 SF
TOTAL	2400 SF	600 SF	3000 SF
FOUNDATION FOOTPRINT:			1584 SF
ROOF AREA:			1791 SF
PORCH AREA:			108 SF
DECK AREA:			240 SF
PATIO AREA:			128 SF
PAVING / DRIVEWAY AREA:			1078 SF
SNOWSTACK AREA:			708 SF

PROJECT TEAM

OWNER	ARCHITECT
15 Wilderness Dr. LLC Lou Fishman (970) 485-4550 lou@lbmanage.com	EQUINOX Architecture LLC P.O. Box 6217 Breckenridge, CO 80424 (970) 453-9619 robbye@equinoxarchitecture.com
GENERAL CONTRACTOR	STRUCTURAL ENGINEER
FC5 Inc. Lou Fishman (970) 485-4550 lou@lbmanage.com	Sundquist Design Group P.O. Box 676 Conifer, CO 80433 (303) 838-2222 joe@sundquistdesign.com
SURVEYOR	MEP ENGINEER
Range West, Inc. P.O. Box 589 Silverthorne, CO 80498 (970) 468-6281 jesalica@rangewestinc.com	Dynamic MEP Consulting Engineers 4800 Wadsworth Blvd., Ste 110 Wheat Ridge, CO 80033 (303) 421-3208 josh@dmce.com
INTERIOR DESIGNER	CIVIL / SOILS ENGINEER
	285 Engineering P.O. Box 1048 Conifer, CO 80433 (719) 839-1382 jennter@285engineering.com



This is the "patio" in the requested 15' setback.



15 Wilderness Residence

15 Wilderness Drive
Lot 230, Wilderness Subdivision, Blue River Estates,
Town of Blue River, Summit County, Colorado

EQUINOX
ARCHITECTURE LLC
P.O. Box 6217, Breckenridge, CO 80424
970.453.9619 (phone & fax)
www.equinoxarchitecture.com

© 2026
job # 19025
date 4/3/26
drawn by RND
checked by RND
CD - CHECK SET

sheet

A1

of 9

GENERAL NOTES

1. The set of drawings contained within constitutes a "Builder's Set" only. The Contractor shall be responsible for all existing conditions, project coordination, finishes and detailing to complete the project per "Construction Industry Standards".
2. These drawings are an instrument of service and are the exclusive property of EQUINOX Architecture LLC. They may not be duplicated, disclosed, or reproduced without the expressed written consent of EQUINOX Architecture LLC.
3. Due to the complexity of the Design and Construction process, omissions and discrepancies may arise. Notify the Architect immediately to resolve any issues prior to any construction. Failure to do so shall relieve the Architect from any and all consequences.
4. Changes from the plans made without consent of the Architect are unauthorized and shall relieve the Architect of responsibility of any and all consequences resulting from such changes.
5. All construction and construction methods shall be in compliance of all applicable codes in force at the time of construction. This project is designed in accordance with the 2018 IRC as amended and adopted by the Town of Blue River Building Department.
6. Contractor shall follow all Blue River construction guidelines. Due to harsh winter conditions, roof and deck surfaces must be maintained relatively free of ice and snow in order to mitigate any possible problems with these surfaces.
8. All dimensions are to face of wood or concrete, verify all dimensions shown on plans prior to construction start (do not scale drawings) and notify Architect of any discrepancies.
9. Floor elevations are given to top of concrete slabs and / or plywood floor decks.
10. Square footage calculations are for code purposes only and should be recalculated for any other purpose.
11. See floor plans for stair rise and run dimensions.
12. All exterior walls are 2x6 frame construction. Interior walls are 2x4 and 2x6 frame construction, and all plumbing walls are 2x6 frame construction, unless noted otherwise.
13. All interior walls and ceilings are to have 5/8" type X gypsum board, unless noted otherwise. Provide 5/8" moisture resistant gypsum board at walls and ceilings in moisture prone areas such as bathrooms and laundry room. Texture for all drywall areas to be selected or approved by Owner.

HEIGHT INDEX

GARAGE LEVEL: 99.6'=U.S.G.S. 10,029.0'
LOWER LEVEL: 100.0'=U.S.G.S. 10,029.5'
UPPER LEVEL: 110.2'=U.S.G.S. 10,039.67'
HIGHEST RIDGE: 126.1'=U.S.G.S. 10,056.42'

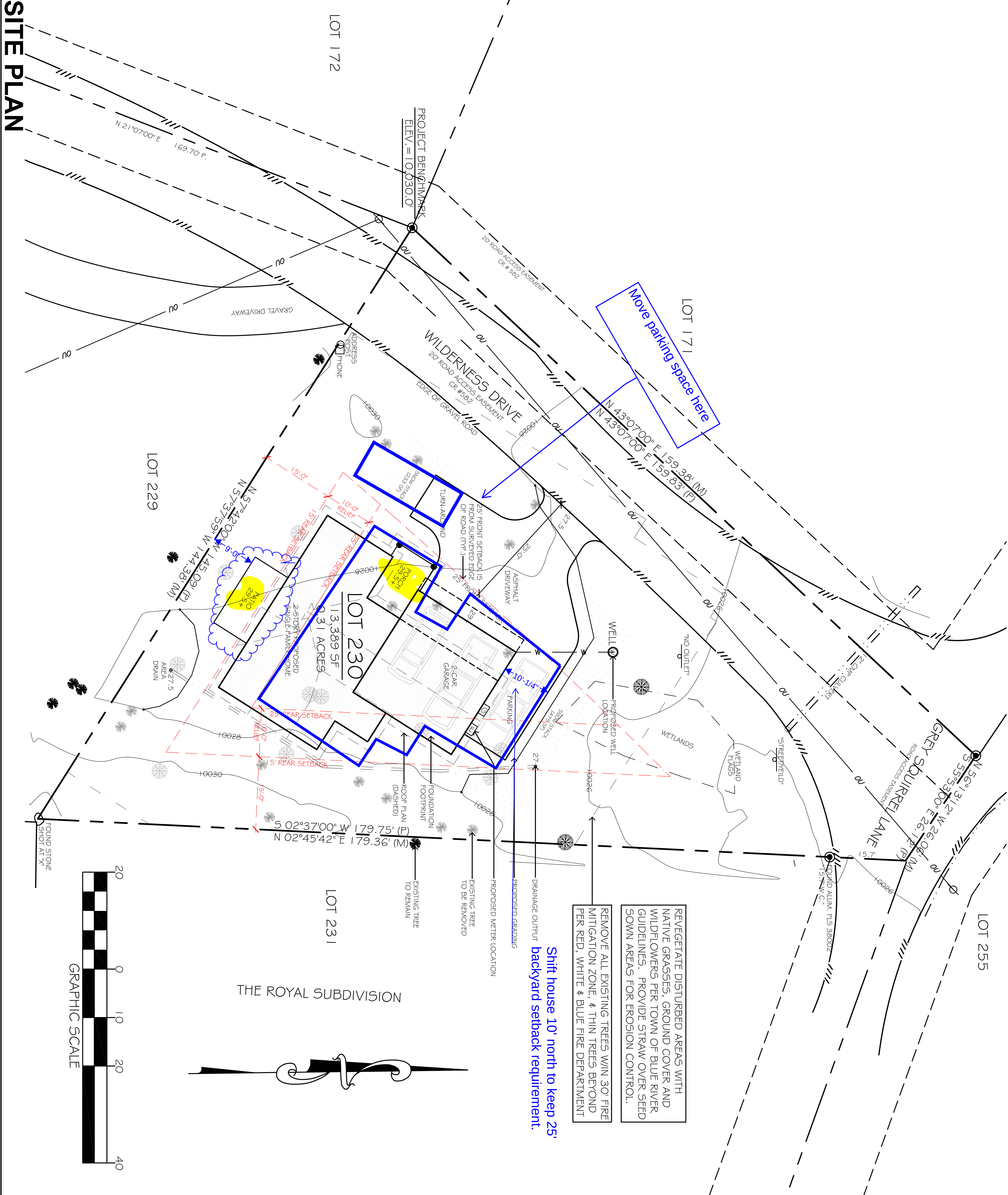
SURVEY LEGEND

●	FOUND REBAR & ALUMINUM CAP (P15 #38002)
●	FOUND #4 REBAR
(M)	MEASURED COURSE
(P)	PLATTED COURSE
□	UTILITY PEDESTAL
○	FOUND 12"x12"x12" STONE MONUMENT
⊗	SEWER CLEANOUTS / VENTS (4"Ø PVC)
⊗	WELL
⊗	UTILITY POLE
—○—	OVERHEAD UTILITY LINES
—●—	PINE TREE W/ TRUNK DIAMETER
—●—	SPRUCE TREE W/ TRUNK DIAMETER

RANGE WEST PROJECT # 18734
DATE OF FIELD SURVEY: 10/2/2025
CONTOUR INTERVAL=2 FEET

SITE PLAN

1"=10'-0"



15 Wilderness Residence

15 Wilderness Drive
Lot 230, Wilderness Subdivision, Blue River Estates,
Town of Blue River, Summit County, Colorado



EQUINOX
ARCHITECTURE LLC
P.O. Box 6217, Breckenridge, CO 80424
970.453.9619 (phone & fax)
www.equinoxarchitecture.com

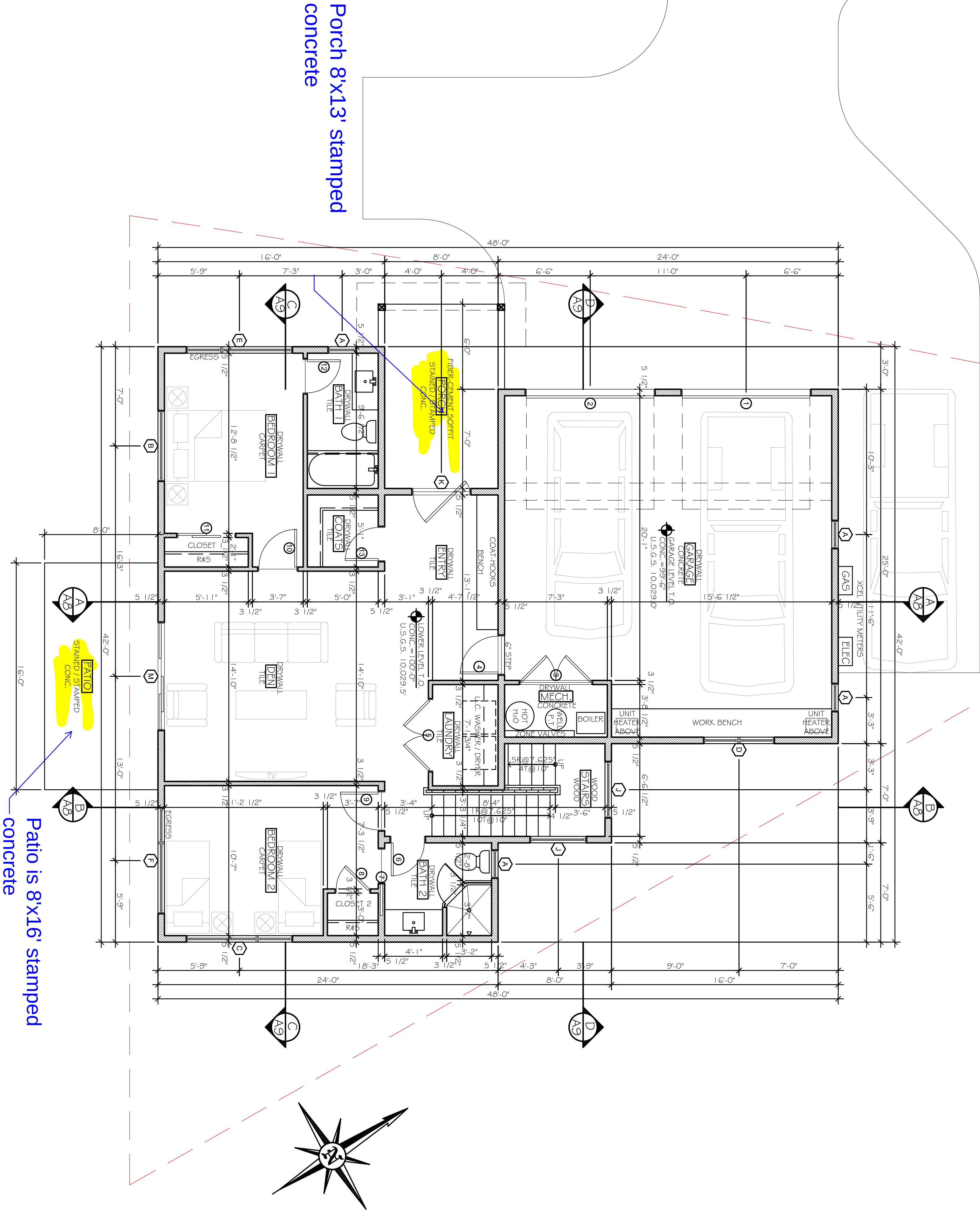
© 2026
job # 19025
date 4/3/26
drawn by RMD
checked by
CD - CHECK SET

sheet

A2

of 9

DOOR SCHEDULE				COMMENTS
#	SIZE	TYPE	MATER.	
1	9'-0"x8'-0"	OVERHEAD	FIBERGLASS	INSULATED w/ LIGHTS & SIDING PER ELEVATIONS
2	9'-0"x8'-0"	OVERHEAD	FIBERGLASS	INSULATED w/ LIGHTS & SIDING PER ELEVATIONS
3	5'-0"x7'-0"	DBL. SWING	WOOD	SOLID CORE, 4-PANEL, 20 MIN. RATED, THRESHOLD
4	5'-0"x7'-0"	SWING (L.H.)	WOOD	SOLID CORE, 4-PANEL, 20 MIN. RATED, THRESHOLD
5	5'-0"x7'-0"	DBL. SWING	WOOD	SOLID CORE, 4-PANEL
6	2'-4"x7'-0"	SWING (R.H.)	WOOD	SOLID CORE, 2-PANEL, PRIVACY
7	2'-4"x7'-0"	POCKET	WOOD	SOLID CORE, 2-PANEL, PRIVACY
8	2'-4"x7'-0"	SWING (R.H.)	WOOD	SOLID CORE, 2-PANEL
9	2'-8"x7'-0"	SWING (R.H.)	WOOD	SOLID CORE, 2-PANEL, PRIVACY
10	2'-8"x7'-0"	SWING (R.H.)	WOOD	SOLID CORE, 2-PANEL, PRIVACY
11	4'-0"x7'-0"	DBL. B.Y.PASS	WOOD	SOLID CORE, 4-PANEL
12	2'-4"x7'-0"	SWING (L.H.)	WOOD	SOLID CORE, 2-PANEL, PRIVACY
13	2'-4"x7'-0"	SWING (L.H.)	WOOD	SOLID CORE, 4-PANEL
14	2'-4"x7'-0"	SWING (R.H.)	WOOD	SOLID CORE, 2-PANEL, PRIVACY
15	2'-4"x7'-0"	POCKET	WOOD	SOLID CORE, 2-PANEL, PRIVACY
16	2'-8"x7'-0"	SWING (R.H.)	WOOD	SOLID CORE, 2-PANEL, PRIVACY
17	2'-0"x7'-0"	SWING (L.H.)	WOOD	SOLID CORE, 4-PANEL
18	4'-0"x7'-0"	DBL. B.Y.PASS	WOOD	SOLID CORE, 4-PANEL
19	2'-4"x7'-0"	SWING (L.H.)	WOOD	SOLID CORE, 2-PANEL, PRIVACY
20	2'-4"x7'-0"	SWING (R.H.)	WOOD	SOLID CORE, 2-PANEL, PRIVACY
21	2'-4"x7'-0"	SWING (L.H.)	WOOD	SOLID CORE, 4-PANEL
22	2'-8"x7'-0"	SWING (R.H.)	WOOD	SOLID CORE, 2-PANEL, PRIVACY
DOOR NOTES				
1. See floor plans for door locations and swings.				
2. Doors and jams to be fire rated where required by code. Fire Rated doors to be tight fitting solid core, 20-minute rated with threshold.				
3. Contractor to confirm all rough openings, swings, and jamb widths prior to ordering.				
4. All doors are to be solid core construction (1 -3/4" thickness) with knotty alder, unless noted otherwise.				
5. Locate doors 4 1/2" from nearest perpendicular wall or centered in wall unless noted or drawn otherwise.				
6. Provide track, operator mechanism & remotes for over-head garage doors.				
7. Door symbols on plans are noted as Ⓢ.				



LOWER LEVEL FLOOR PLAN

LIVABLE: 984 SF
GARAGE: 600 SF

©	2026
job #	19025
date	4/3/26
drawn by	RKD
checked by	RKD
CD - CHECK SET	
Sheet	
A3	
of 9	

EQUINOX
ARCHITECTURE LLC
P.O. Box 6217, Breckenridge, CO 80424
970.453.9619 (phone & fax)
www.equinoxarchitecture.com



15 Wilderness Residence

15 Wilderness Drive
Lot 230, Wilderness Subdivision, Blue River Estates,
Town of Blue River, Summit County, Colorado

INSULATION NOTES

PROVIDE MINIMUM INSULATION FOR ASSEMBLIES PER 2018 IECC AS ADOPTED BY THE TOWN OF BLUE RIVER BUILDING DEPARTMENT AS FOLLOWS:

- 1) Exterior walls: R-23 Cavity + R-3 Exterior
- 2) Exterior Roof / Ceilings: R-49
- 3) Crawlspace / Cantilever Floors: R-38
- 4) Basement Walls: R-15 Continuous Insulated Sheathing or R-19 Cavity
- 5) Crawlspace Walls: R-15 Continuous Insulated Sheathing or R-19 Cavity
- 6) Under slab: R-10
- 7) Windows: U-.32
- 8) Skylights: U-.55

PROVIDE THE FOLLOWING INSULATION:

EXTERIOR WALLS:

ZIP System continuous insulated sheathing (R-3),
2" of sprayed, closed-cell, polyurethane insulation (R-13), plus
3.5" fiber-glass batt insulation (R-13)

ROOF:

8" Blown-in batt (BIBS) insulation (R-29)
11.86" Blown-in batt (BIBS) insulation (R-43)

GARAGE CEILING:

5.5" Blown-in batt (BIBS) insulation (R-20)

GARAGE INTERIOR WALL:

2" Continuous insulation exterior board (R-10), plus
1.5" of sprayed, closed-cell, polyurethane cavity insulation (R-10)

FOUNDATION WALLS:

2" Heatick HFO under-slab, sprayed-foam insulation (R-15)
R-11 Fiberglass Batts with foil-face, facing upward

UNDER-SLAB:

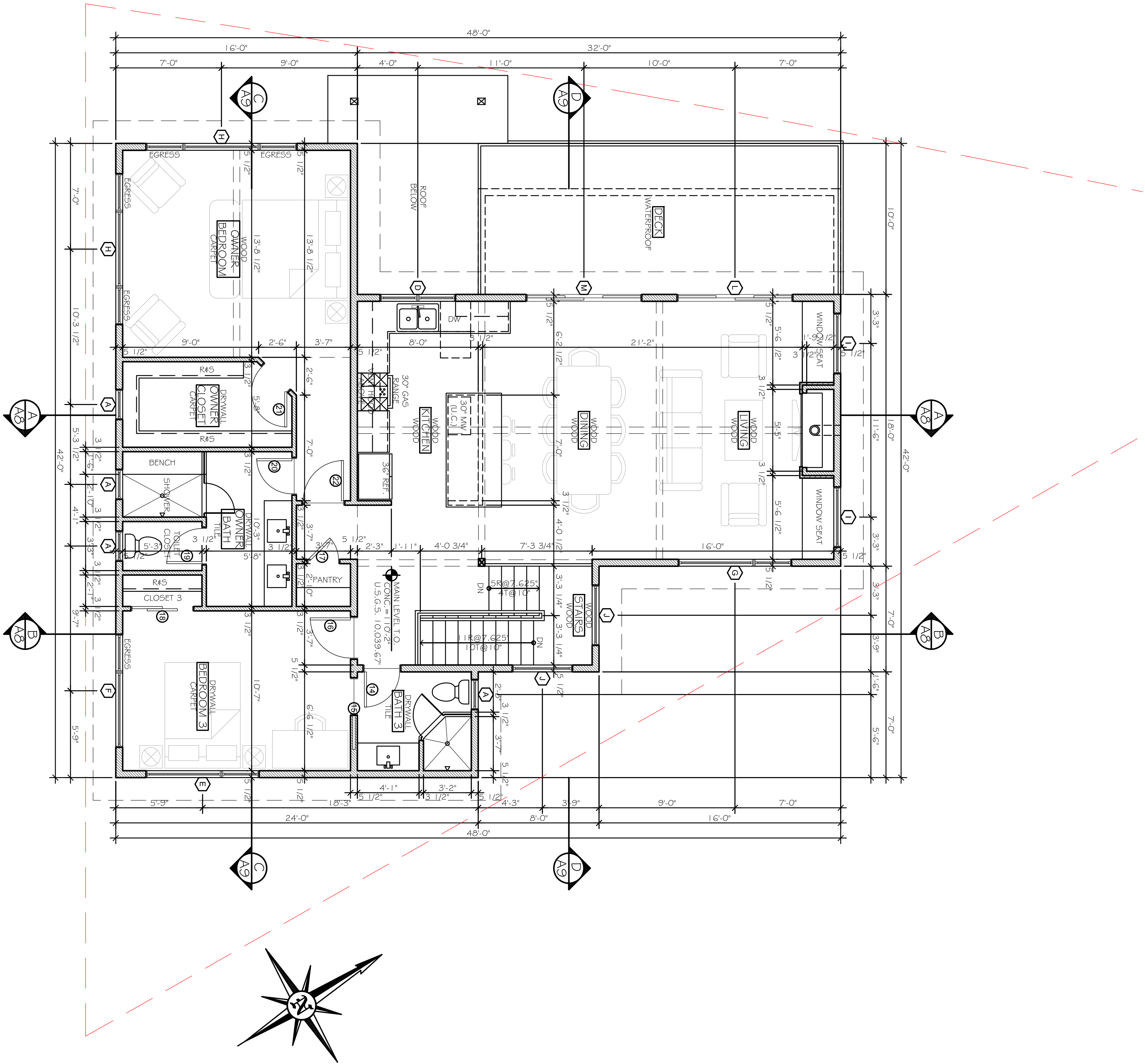
R-11 Fiberglass Batts

INTERIOR FLOORS:

R-11 Fiberglass Batts

INTERIOR WALLS:

R-11 Fiberglass Batts



UPPER LEVEL FLOOR PLAN

1/4"=1'-0"

LIVABLE: 1416 SF

NORTH

15 Wilderness Residence

15 Wilderness Drive
Lot 230, Wilderness Subdivision, Blue River Estates,
Town of Blue River, Summit County, Colorado



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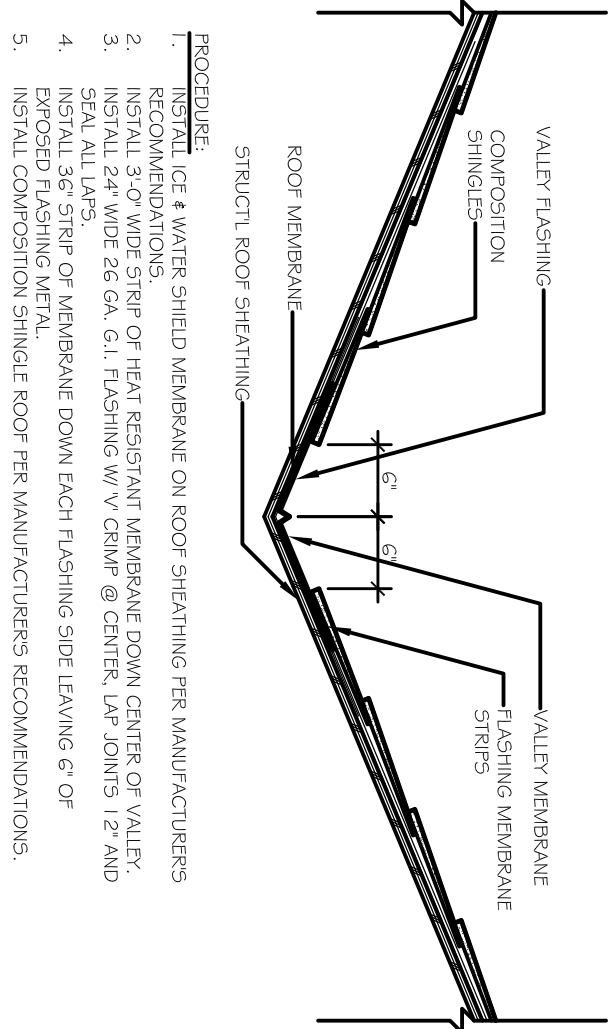
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of 9

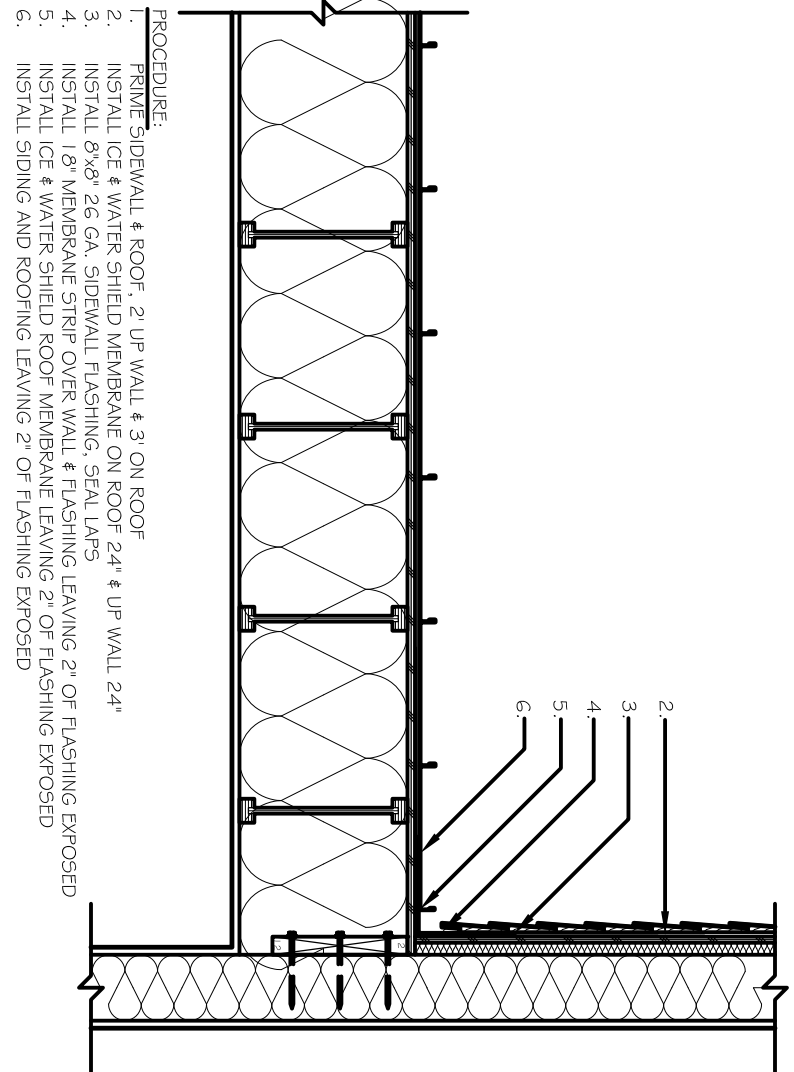
ROOFING NOTES

1. All roof overhang dimensions are finish dimensions.
2. Plywood roof sheathing to be covered with W.R. Grace "Ultra" heat-resistant Ice & Water Shield membrane (or approved equal), applied per manufacturer's recommendations.
3. Roof material shall be GAF Timberline HD asphalt composition shingle roofing at 7:12 gable roof areas.
4. Roof material shall be Premium Panel standing seam metal roofing (SNAPE-675) at 2:12 shed roof areas.
5. Verify location of all plumbing vent penetrations prior to installation - locate away from roof valleys and within 5'-0" of roof ridge.
6. All valley, eave and wall flashing and all roof penetrations shall be pre-finished galvanized metal, unless noted otherwise.
7. All ridge elevations are given to top of finished roofing.
8. Provide electrical junction boxes for future heat tape near side wall terminations.
9. Provide structural support, and electrical rough-in for future photovoltaic solar panels.



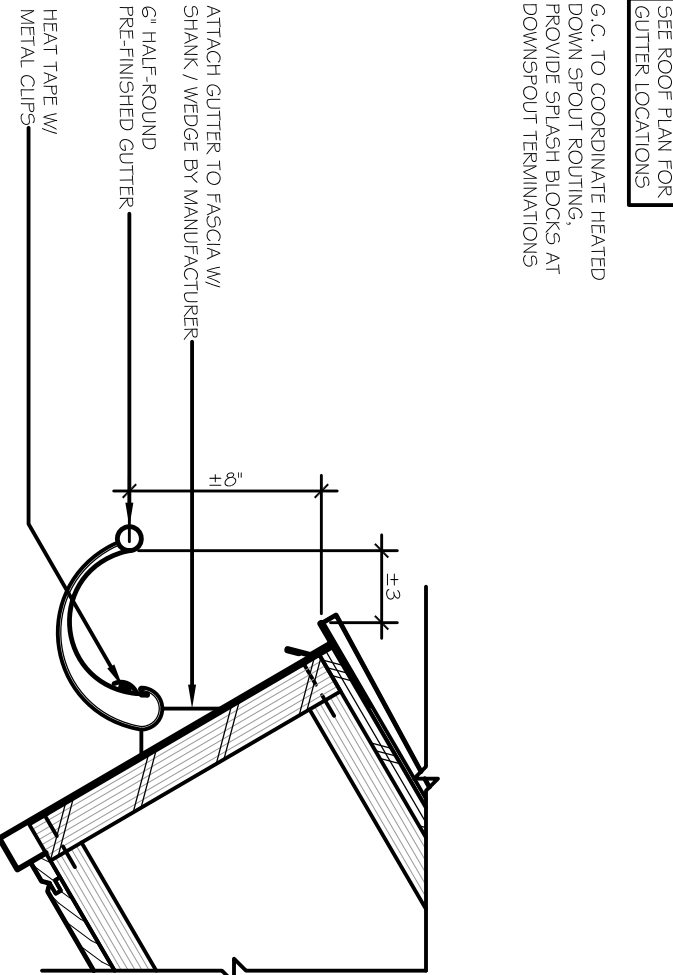
- PROCEDURE:
1. INSTALL ICE & WATER SHIELD MEMBRANE ON ROOF SHEATHING PER MANUFACTURER'S RECOMMENDATIONS.
 2. INSTALL VALLEY FLASHING STRIP OR HEAT RESISTANT MEMBRANE DOWN CENTER OF VALLEY.
 3. INSTALL 24" WIDE GA. G.I. FLASHING W/ V CRAMP @ CENTER LAP JOINTS, 12" AND 6" FROM VALLEY LINE.
 4. INSTALL 36" STRIP OF MEMBRANE DOWN EACH FLASHING SIDE LEAVING 6" OF EXPOSED FLASHING METAL.
 5. INSTALL COMPOSITION SHINGLE ROOF PER MANUFACTURER'S RECOMMENDATIONS.

1 VALLEY
A5 3/4" = 1'-0"



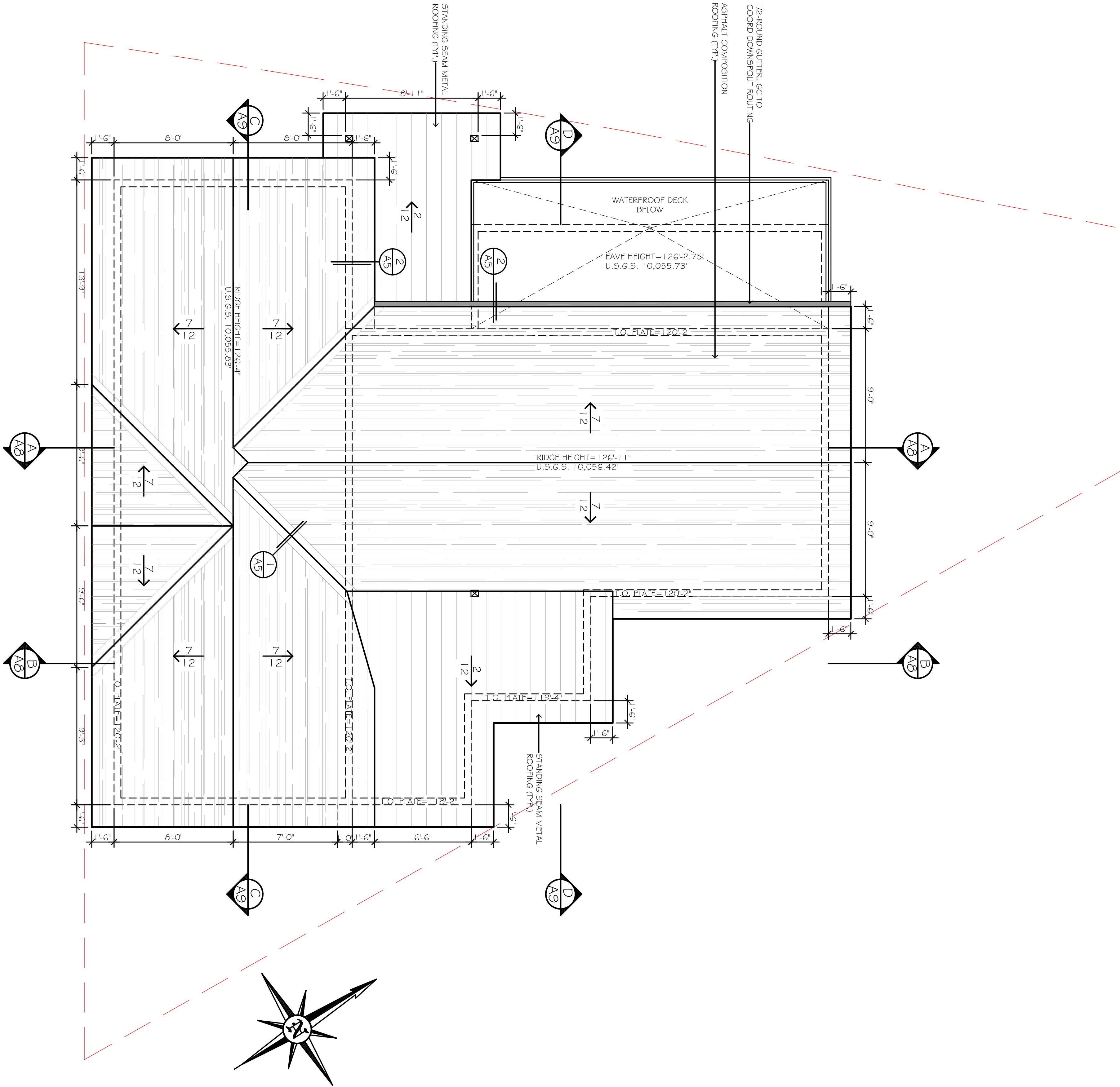
- PROCEDURE:
1. INSTALL 24" WIDE GA. G.I. FLASHING W/ V CRAMP @ CENTER LAP JOINTS, 12" AND 6" FROM VALLEY LINE.
 2. INSTALL ICE & WATER SHIELD MEMBRANE ON ROOF 24" & 12" WALL 24"
 3. INSTALL 36" STRIP OF MEMBRANE DOWN EACH FLASHING SIDE LEAVING 6" OF EXPOSED FLASHING METAL.
 4. INSTALL 36" STRIP OF MEMBRANE DOWN EACH FLASHING SIDE LEAVING 6" OF EXPOSED FLASHING METAL.
 5. INSTALL 36" STRIP OF MEMBRANE DOWN EACH FLASHING SIDE LEAVING 6" OF EXPOSED FLASHING METAL.
 6. INSTALL 36" STRIP OF MEMBRANE DOWN EACH FLASHING SIDE LEAVING 6" OF EXPOSED FLASHING METAL.

2 SIDE WALL
A5 3/4" = 1'-0"



- ATTACH GUTTER TO RASCAL W/ STANDING SEAM METAL CLIPS. ATTACH GUTTER TO RASCAL W/ STANDING SEAM METAL CLIPS. ATTACH GUTTER TO RASCAL W/ STANDING SEAM METAL CLIPS.

3 GUTTER
A5 1 1/2" = 1'-0"



ROOF PLAN

1/4"=1'-0"

ROOF AREA: 1,799 SF
WATERPROOF DECK: 240 SF

NORTH



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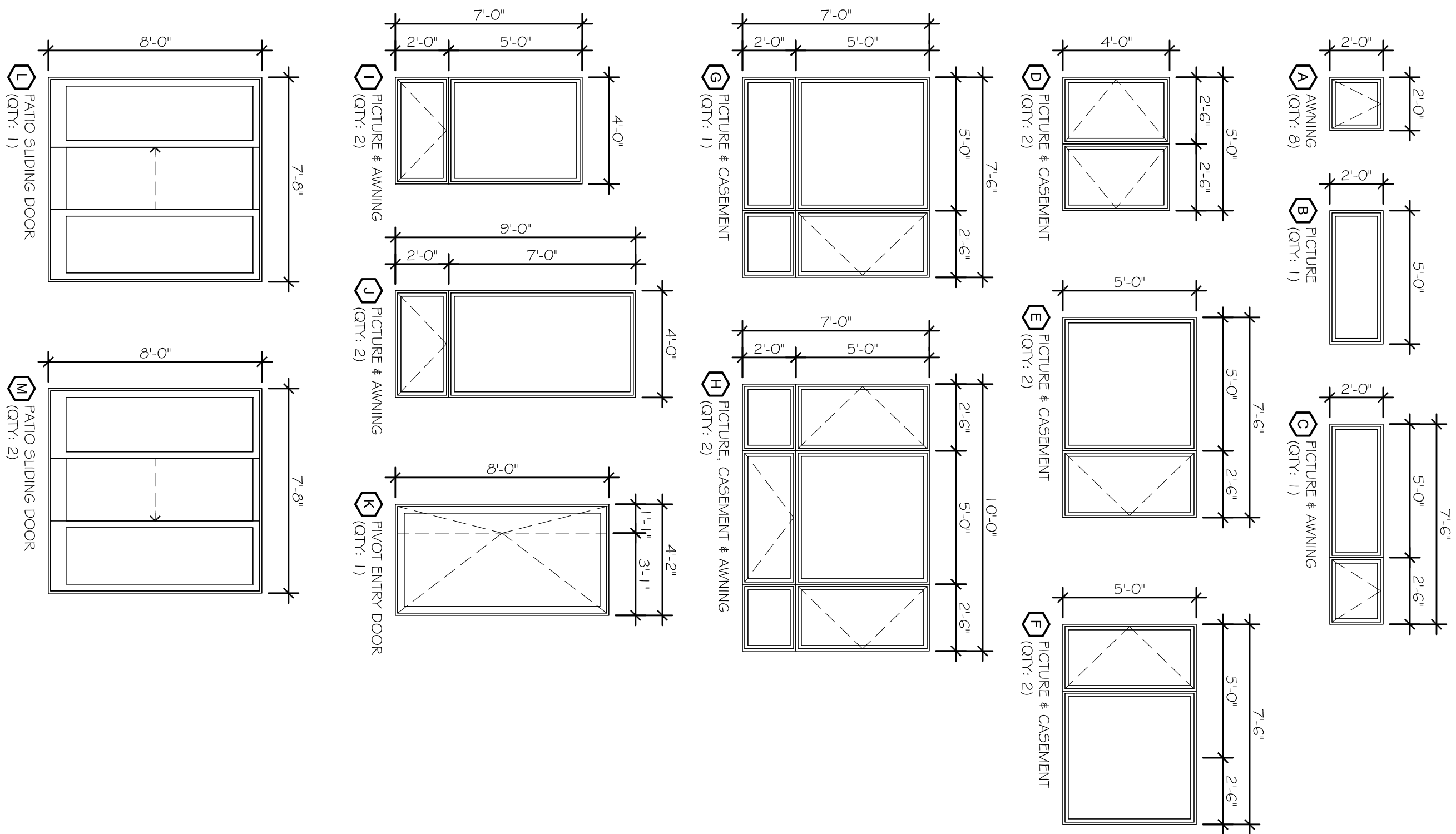
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of 9

15 Wilderness Residence

15 Wilderness Drive
Lot 230, Wilderness Subdivision, Blue River Estates,
Town of Blue River, Summit County, Colorado

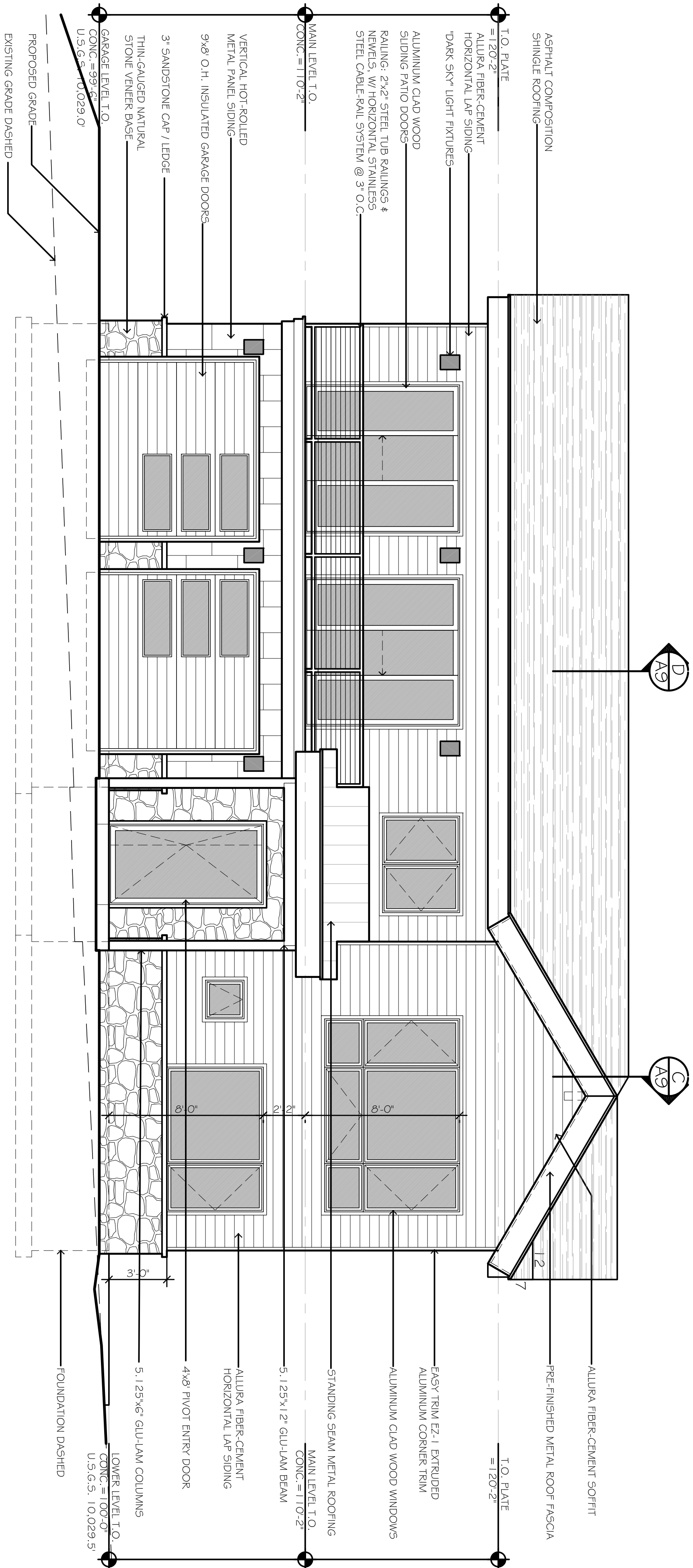
WINDOW SCHEDULE



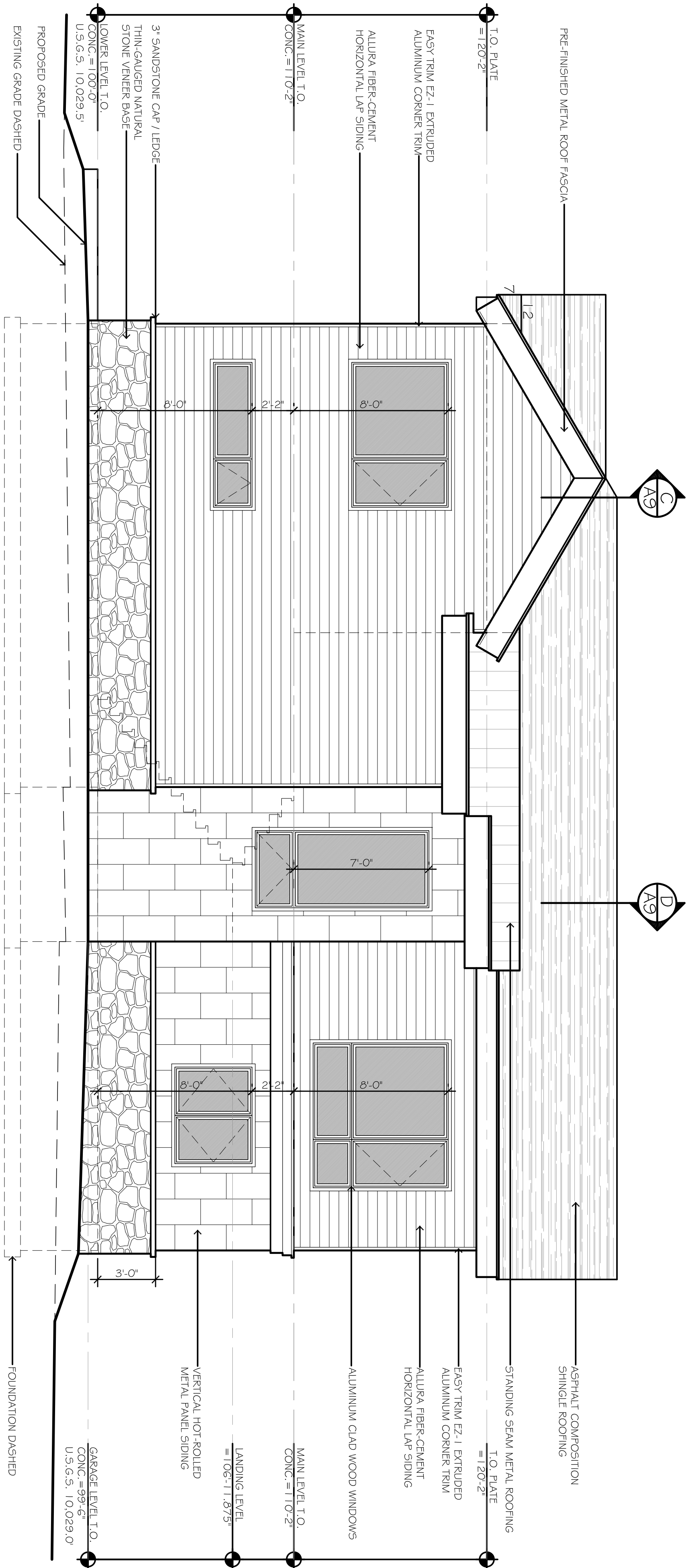
WINDOW NOTES

1. All windows shall be wood frame and sash with aluminum exterior cladding. Contractor & Owner shall the option to substitute Anderson fiber-glass frame & sash windows.
2. Window sash/cycle dimensions are frame dimensions. Verify all rough opening dimensions with window supplier.
3. See building elevations and sections for venting operation.
4. All vented units shall be provided with screens.
5. Patio and sliding glass doors to be provided by window manufacturer.
6. Windows shall have wood casing & sills on the interior, with jamb extensions for 2x6 walls.
7. All glazing shall be insulated, 2-pane glass, suitable for installation above 9,000' (altitude) and tempered where required by code.
8. Provide insulated double-pane glazing with maximum .32 U-value per 2018 IECC.
9. All exterior openings shall be wrapped with 6" Tyvek or Ice & Water Shield. Provide 26 ga. 1 1/2 x 1 1/2" head flashing at all exterior openings, prime and paint or pre-finish to match window trim.
10. General contractor and supplier to cross reference plans and elevations for window quantities, sizes and locations.
11. Window supplier to advise General Contractor / Architect if additional reinforcement is required.
12. Window supplier to provide submittal of window specifications & shop drawings for Architect review prior to fabrication.
13. See elevations & sections for rough opening heights, dimensions from the top of concrete slabs and topping strips. Coordinate window head heights with exterior and interior door head heights where possible.
14. Windows are typically dimensioned on the floor plans to the center line of window.

WINDOW SYMBOLS ARE SHOWN ON PLANS AS 



NORTHWEST ELEVATION



SOUTHEAST ELEVATION

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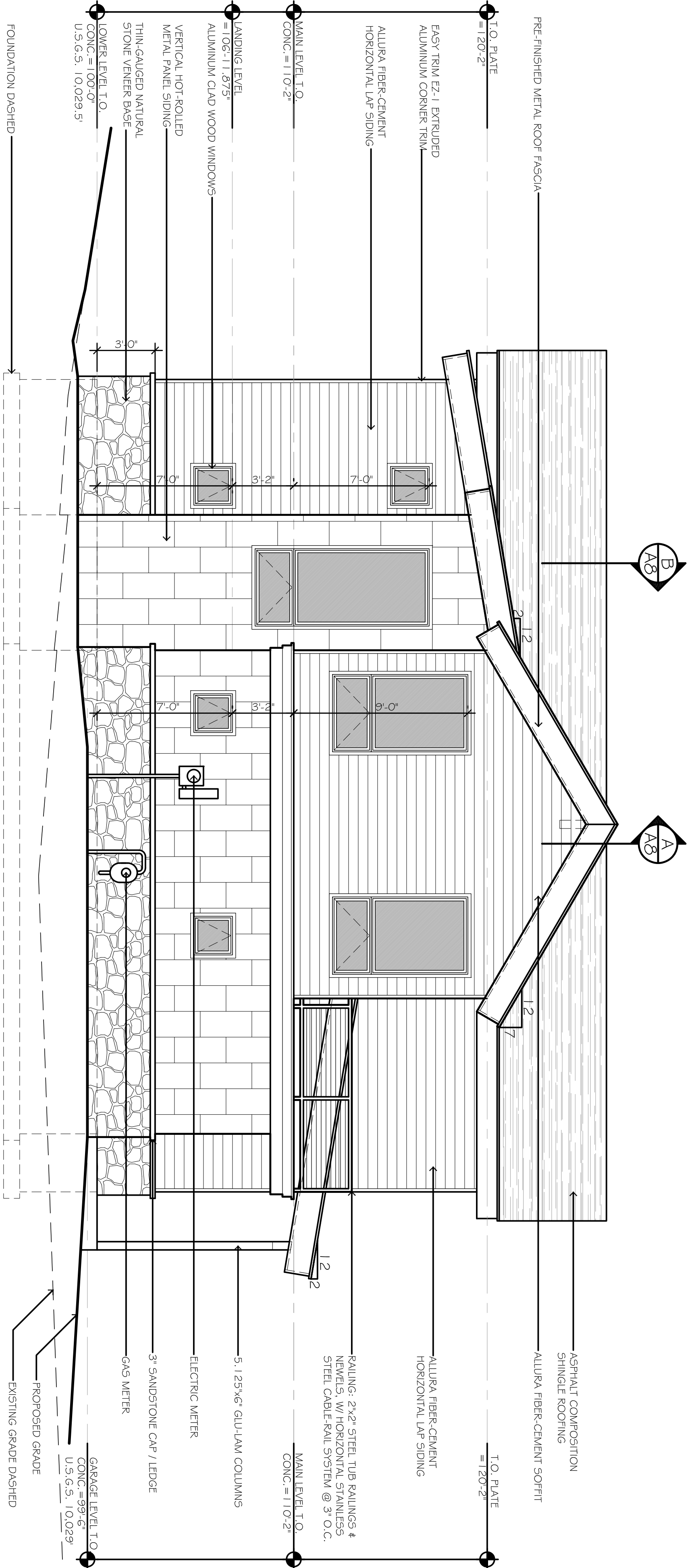
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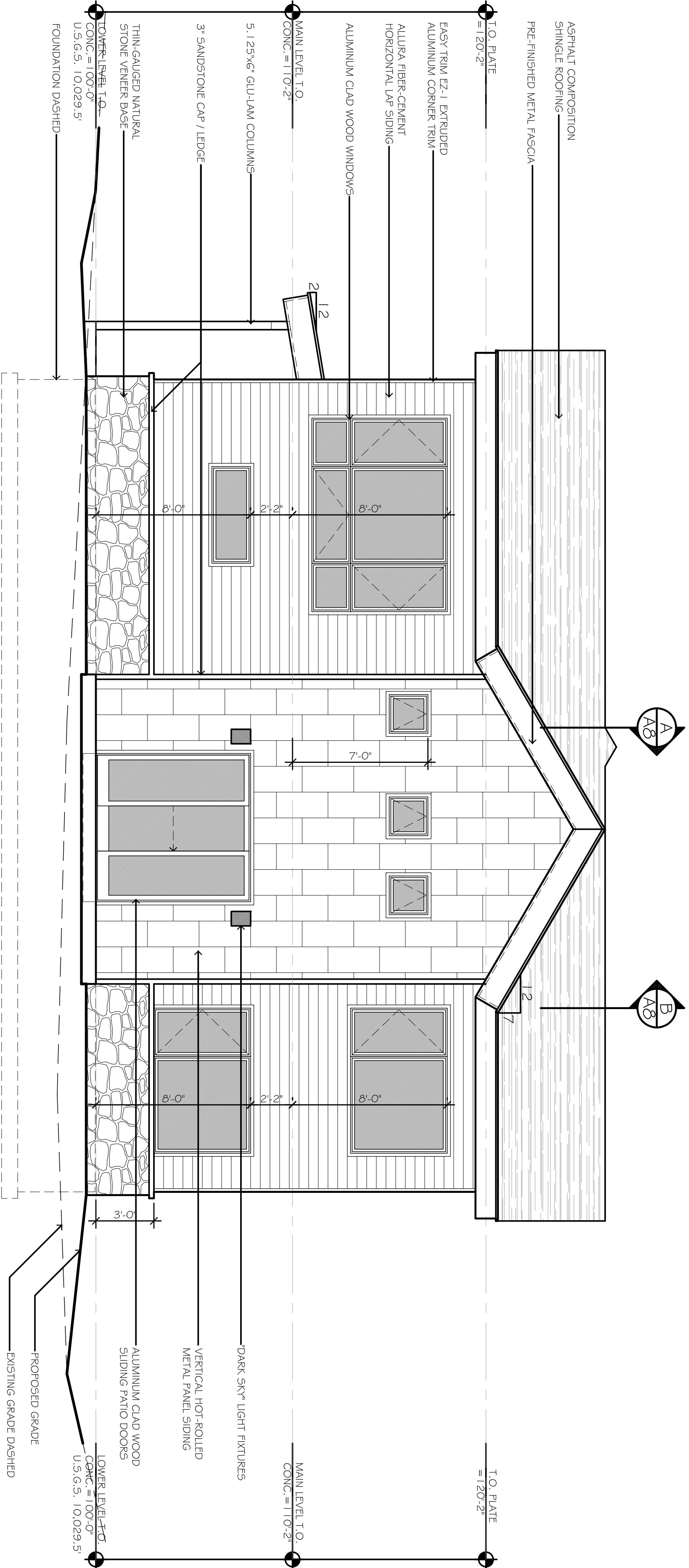
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NORTHEAST ELEVATION



SOUTHWEST ELEVATION



15 Wilderness Residence

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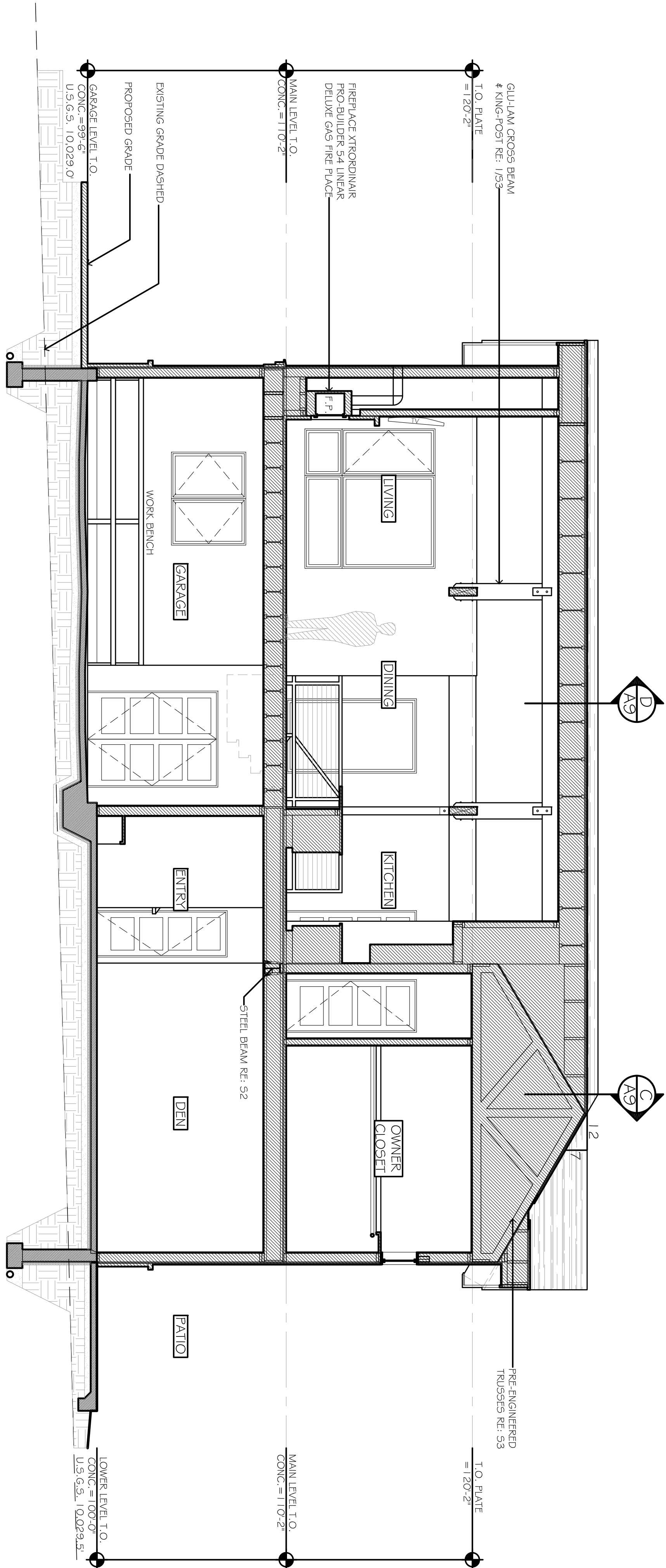
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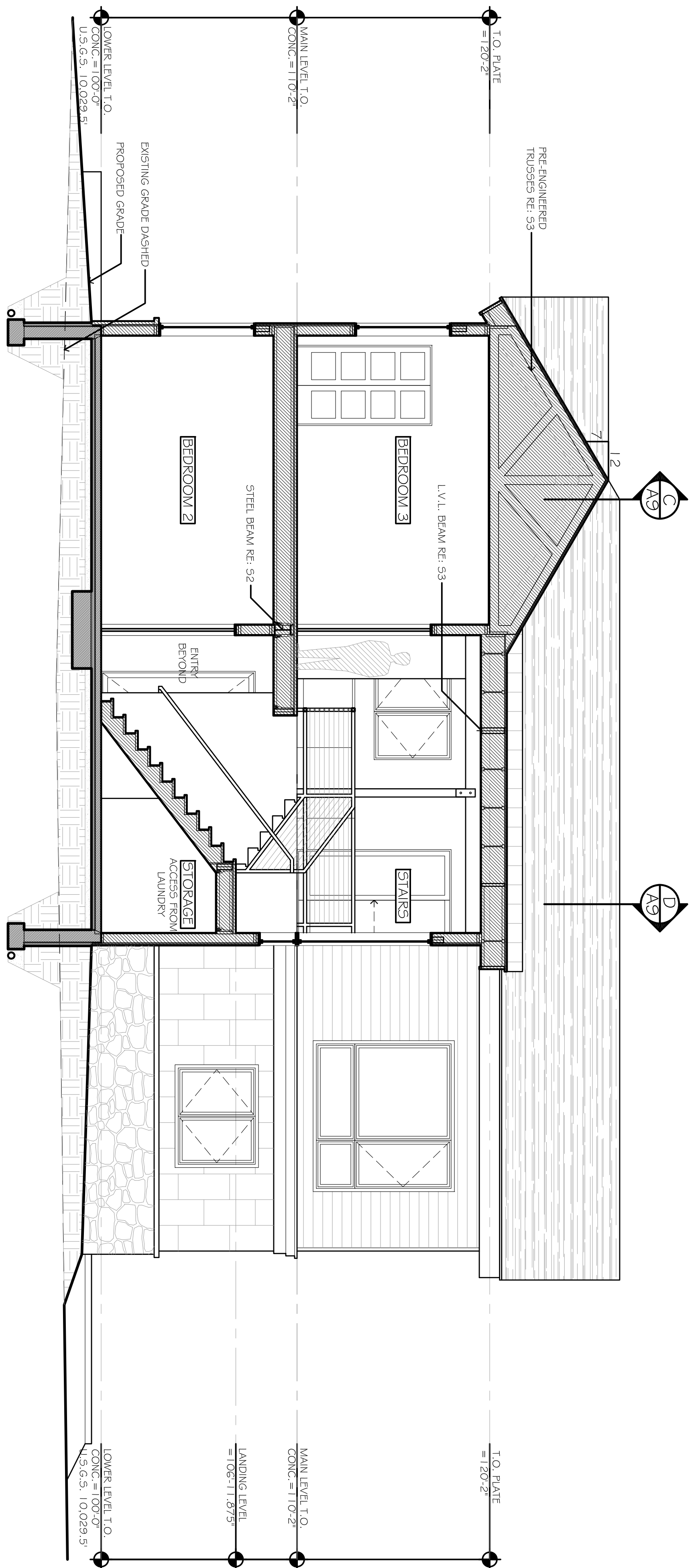
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A7

of 9



BUILDING SECTION A



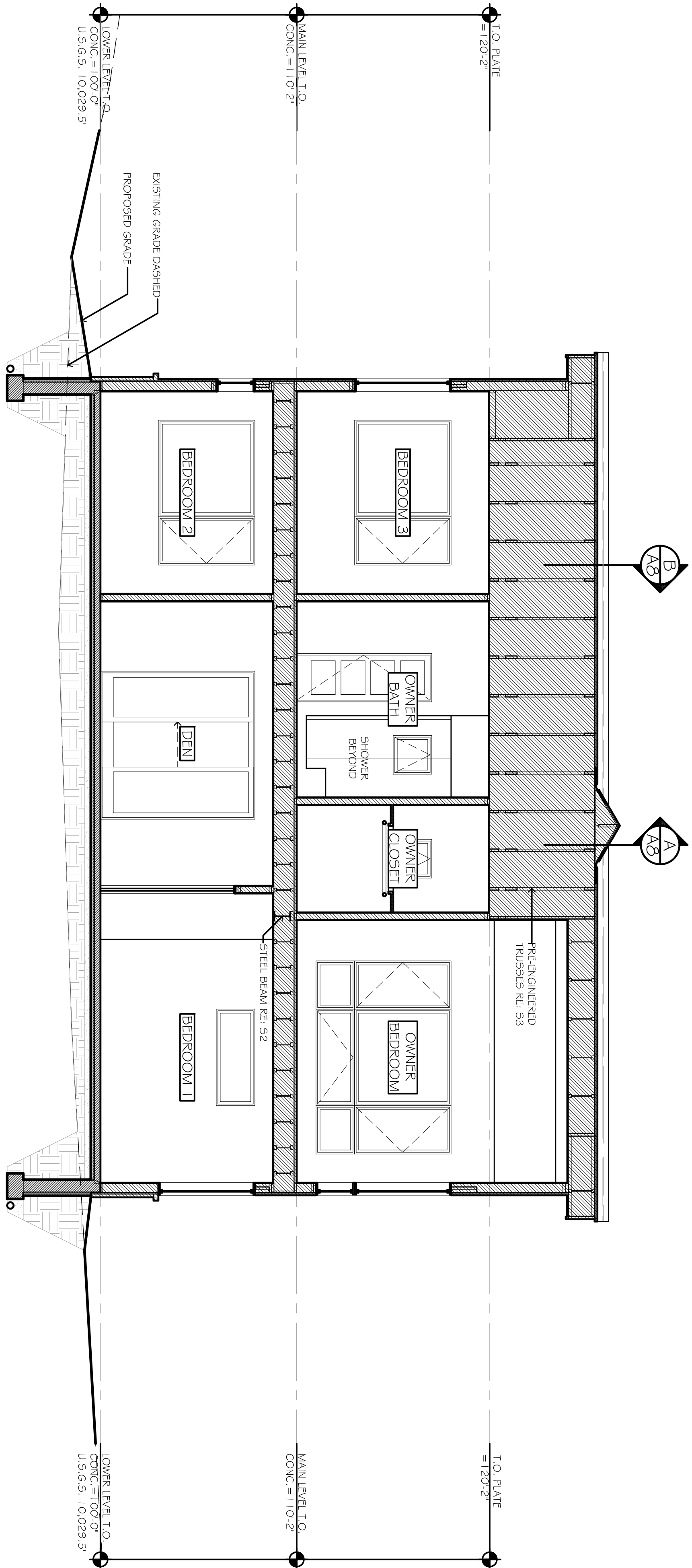
BUILDING SECTION B



15 Wilderness Residence
15 Wilderness Drive
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Town of Blue River, Summit County, Colorado

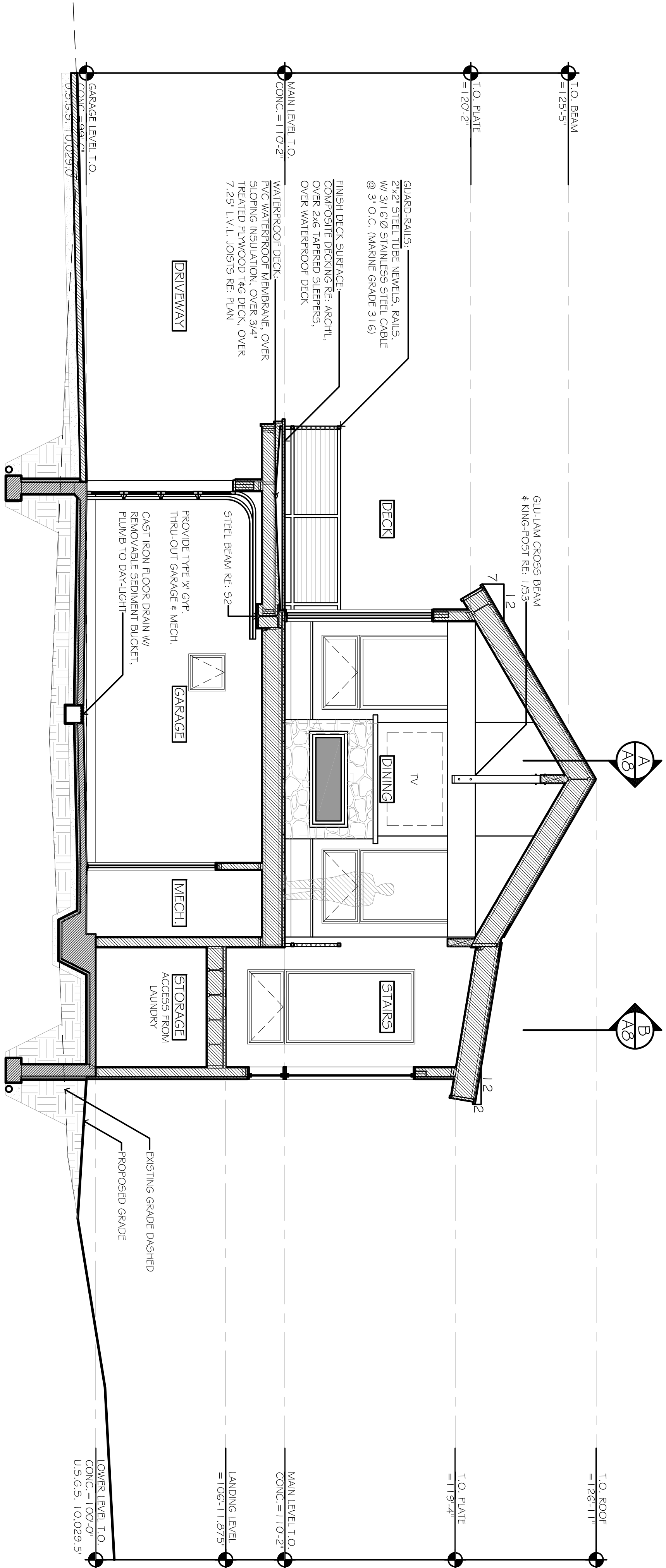
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BUILDING SECTION C

1/4"=1'-0"



BUILDING SECTION D

1/4"=1'-0"



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A9

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