



## ROOSEVELT RIDGE DESIGN REVIEW COMMITTEE – LOT IMPROVEMENT REQUEST

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Tuesday, September 11, 2018

To: Roosevelt Ridge Design Review Committee

From: Theodore Bertele  
Phone: 303 618 8200 Email: [tbertele@msn.com](mailto:tbertele@msn.com)  
Lot: Lot 1

Subject: Lot improvement request

In accordance with the RR HOA Construction Submittal Process, owner must request through the DRC authorization to make lot improvements. Prior to committing resources into a building design, owners are permitted to develop their lots. These activities may include but are not limited to; driveways and other access features, build site clearing, drainage, accessory structures and forestry mitigation.

Owners will submit a sketch of their plans to the DRC in electronic format. It must be clearly labeled with pertinent information including the parcel number, date of submittal, name, address and phone number of the owner. Provide details on what activities you intend to perform, estimated time frame, contractor. Owners will review the design guidelines and covenants to ensure they meet HOA requirements as well as abiding by all local, state & federal regulations.

### **Details of the improvements**

#### **Driveway**

As the owner of lot 1, I put in an access road (driveway) to my build envelope as laid out in on the Roosevelt Ridge Phase I Final Plate dated 2005. There are several rough maps that describe the driveway coming up from the end of Roosevelt Ridge Road. This approach is not feasible since the average gradient will exceed 12%. I used an alternate approach that connects to Bull Moose Run, which is a shared driveway, see attached map. This driveway will connect with existing shared driveway, there will be no impact to Roosevelt Ridge Road. Drainage and running water will be mitigated using a culvert near an open spring (water source) and sloped cut. Grapes and Sons did the initial excavation, Black Diamond will continue subsequent improvements to include the turn-around at the build site. Gilpin County has issued a waiver, no permitting is required. The necessary easements or permissions are in place with the owners of lots 2 & 3, which provide access to Bull Moose Run.

#### **Lot Improvements**

I intend to remove deadfall and other debris within the vicinity of the build envelope. I also intend to thin out some of the excess growth to allow better visualization of the build envelope.

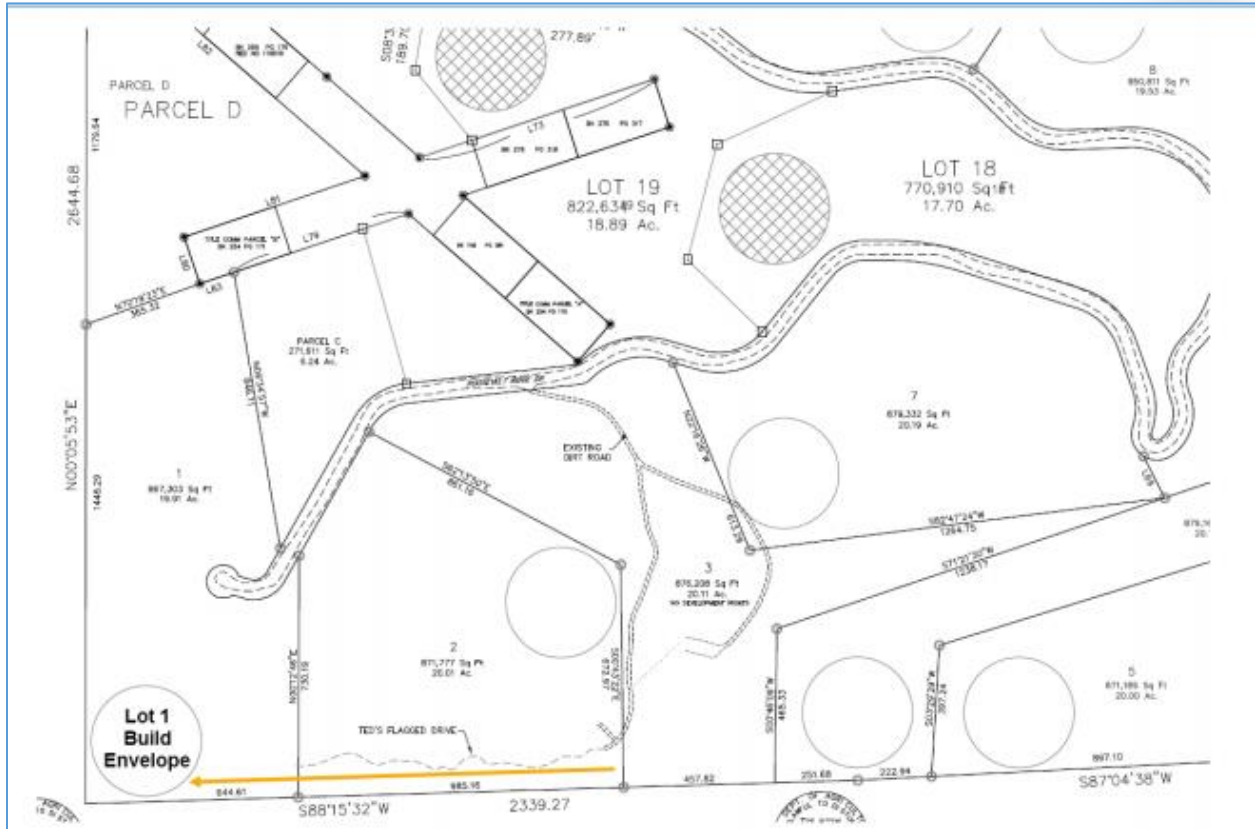
#### **Accessory Structures**

I intend to build or install a temporary structure to secure tools and equipment on site. This structure will not be visible from outside my lot. This will either be a storage shed, a 20ft shipping container or similar.



### Attachments

Sketch of the proposed driveway route and existing roads that will intersect the driveway. Gilpin County Waiver Attached Separately



### Design Review Committee Comments:

DRC Reviewer Name	
Signature	
Approval (yes / no)	
Date	