

Narrative for building permit that will consist of re-doing / updating existing Timber Canyon HOA monuments, Island Hut and both sides into the Timber Canyon Development that is located on Knobcone Drive / Crowfoot Valley Rd.

Reason for re-doing / upgrading entrance into Timber Canyon Development due to several factors –

- Expansion of Crowfoot Valley Rd, which consisted of taking property away from home owner and HOA property for this expansion. Removing several monuments at entrance that were needed to expand the roadway for an additional lane, bike lane and sidewalk.
- Modernize entrance after being constructed approx. 25 years ago.
- Looking at putting up walls on both sides of the entrance that would enhance safety, security and provide a noise abatement strategy designed to reduce the impact of the disruptive noise from the widening additional of two lane with additional two bike lanes and sidewalk to the Crowfoot Valley roadway.

Please find included the conceptual drawing that address's the update of the entrance Island Hut that will have a new fascia stone called "Grayhead" from the landscape stone yard of Telluride Stone – Please find picture of stone color.

Landscaping on the Island area will consist of Colorado native plants. in addition, mulch will be replacing the previous sod (grass). By removing the sod (grass) this will save on maintenance and water usage for the Timber Canyon HOA.

"West side" of entrance into development (Knobcone Drive / Crowfoot Valley Rd.
Parcel number: 2351-25305-019 consists of Timber Canyon HOA ownership
Approx. size 5,362 S/F

Looking at updating the existing monuments to a wall that will consists of 7' tall x 80' in length. Wall will be built out of 8"x8"x16" cinder block concrete stone with rebar to ensure strength throughout the structure wall.

Fascia stone will consist of "Grayhead" stone from the stone yard of Telluride Stone per picture attached. Please note all walls and Hut fascia consists of the exact stone used through these structures.

Landscaping will consist of Colorado native plants. in addition, mulch will be replacing the previous sod (grass). By removing the sod (grass) this will save on maintenance and water usage for the Timber Canyon HOA.

"East side" of entrance into development (Knobcone Drive / Crowfoot Valley Rd.

Parcel number: 2351-253-04-002 Lot 39 (Sherrow, Robert & Terrie)

Approx. size: 16,003 S/F

Parcel number: 2351-253-11-001 "Tract C" Timber Canyon HOA

Approx. size: 148 S/F

Looking at updating the existing monuments to a wall that will consist of 7' tall x 60' in length. Wall will be built out of 8"x8"x16" cinder block concrete stone with rebar to ensure strength throughout the structure wall.

Fascia stone will consist of Grayhead stone from the stone yard of Telluride Stone per picture attached.

Landscaping will consist of Colorado native plants. In addition, mulch will be replacing the previous sod (grass) this will save on maintenance and water usage for the Timber Canyon HOA.