

CRESTED BUTTE SOUTH PROPERTY OWNERS ASSOCIATION

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MINUTES

DESIGN REVIEW COMMITTEE

July 20, 2017

Design Review Committee Attendees: Eric Shull, Carol Dale, Lori Holgate, Thomas Hein
Staff Attendees: Dom Eymere

Motion: Approve the Minutes for June DRC Meeting
Vote: Approved unanimously with a motion from Carol, a second from Lori.

Business: **Armstrong Commercial Building**, 204 Elcho Ave., Lot C5, Block 4, Filing #2

Discussion: Spencer gave an update on the changes to the plans from the last meeting. Spencer produced a commercial lease agreement with the DRC with the provisions in the lease to comply with parking, storage and loading areas, as well as, permitted uses. It was noted that the 18" roof overhang were still not called out on the plans, but required. Color selection, window trim and fascia were discussed because they lacked clarity on the plans. It was noted that the project did not address the list of concerns and requirements from the last meeting. Eric noted that he would like to see more detailed schematics on the plans. The DRC then formalized the review with the DRC Checklist.

Motion: Carol made a Motion to Approve with Conditions, Eric seconded and the Motion passed unanimously.

The following **Conditions of Approval** will need to be met:

1. Five additional parking areas will be required and must be shown on the plans.
2. All ADA requirements will need to be met during construction
3. The driveway may not exceed 24' in width where it adjoins the road.
4. The final plans will need to show: Fascia, trim, corner trim, roof pitch and roof over-hangs.
5. Lighting plan will need to be shown on the plans above the doors.
6. True colors will need to be submitted prior to Approval letter.

Business: **Fahrlander Duplex Residence**, 31 Gloria Place, Lot 25, Block 26, Filing #4

Discussion: Mike Fahrlander gave an update on the changes from the previous review. It was noted that a third floor was removed and that the appearance of two separate structures was reduced by adding conditioned space and a more robust height between the separate units.

Motion: Eric made a Motion to Approve with Conditions. Carol seconded the Motion. The project was unanimously Approved with Conditions.

The following **Conditions of Approval** will need to be met:

1. Show landscaping on site plan.
2. An additional parking space will need to be added.
3. Lintels will need to be shown on all elevation drawings, as well as, lighting, bump-out, height calculations and roof overhangs.

Business: Melear Single Family Residence, 329 Zeligman St. Lot 9 Block 23, Filing #3

Discussion: Billy Laird gave a quick introduction, as well as, Sarah Melear about the project. The formal review ensued. The DRC had questions about the height of the structure. The DRC, after measuring the average grade, that the height was in question and was calculating at roughly 38' above average grade. This item will need to be satisfied prior to issue of Permit.

Motion: Carol made a Motion to Approve the project with conditions. Lori seconded. The Motion was Approved unanimously.

The following **Conditions of Approval** will need to be met:

1. All evergreen trees will need to be a minimum of 4' tall.
2. The maximum driveway width adjacent to the roadway is 24'.
3. Driveway will comply with the 10' set-back.
4. Turn-around for parking will need to be enlarged to 18' deep.
5. A completed snow storage calculation will need to be submitted.
6. Railing needs to be accurate and show post on rails.
7. Roof overhang needs to show the 18" minimum.
8. A complete light plan will need to be shown on the elevations.

Business: Mason Duplex Residence, 64 Endner Place, Lot 35, Block 2, Filing #1

Discussion: Ian introduced the project. After review, the DRC had concerns about the symmetric look of the duplex and wanted to see a more asymmetric look. It was suggested that this can be accomplished by window location changes or by siding material changes.

Motion: Tom made a Motion to Approve the project with conditions. Eric seconded. The Motion was Approved by a 3 to 4 vote.

The following **Conditions of Approval** will need to be met:

1. Enlargement of the turnaround area will need to be achieved.
2. Window or siding changes will need to occur to create a more asymmetric look to the exterior of the building to break apart the mass.
3. Down lite lighting will need to be shown on the elevation drawings.
4. Doors to the exterior should have crickets or shed roofs above for snow shed.

Adjourn: 9:30 pm