

**SINGLETREE DESIGN REVIEW COMMITTEE
MEETING MINUTES
September 1, 2016**

A Regular Meeting of the Singletree Design Review Committee (DRC) was held on Thursday, September 1, 2016, at 9:00 am, at the Singletree Community Center, Edwards, Colorado.

The members present were: Chairman Larry Rogers, Alex Coleman and Larry Deckard. The Architectural Consultant, John Perkins, was also present.

MEETING MINUTES – The Committee reviewed the August 18, 2016 meeting minutes. By motion duly made and seconded, it was unanimously

RESOLVED to approve the August 18, 2016 meeting minutes, as amended.

Ryan Residence	Filing 3 Block 1 Lot 2	Conceptual Review
Jack & Karen Ryan/Mike Suman	0030 Lariat Road	New Single Family

Mike Suman, architect, presented conceptual plans to construct a new single family residence. The lot has a steep bank off of Lariat Road and then flattens to the building site. The driveway is proposed at 8% grade for the first 10' and the driveway will be heated. The house will have a crawl space with the mechanical room located at the southeast side and accessed from the outside. The landscape plan is to be determined and the owners are working with the Sonnenalp Club to add more landscape screening at the 2nd green. The house is proposed to be 4,890 square feet and 4,900 square feet are allowed. Site coverage is well below the allowed site coverage. The roofs will be a combination of shed (standing seam metal) and flat roofs (EPDM). The building will be stucco (three coat hand troweled with a flat texture and exposed joints) with stone tile accents. The stone will be a thin limestone plank. The garage door will face the street, but be recessed two or three feet to minimize impact. All of the exposed steel will be painted.

The Committee reviewed the plans and the following matters were noted:

- a. Further review of the driveway grading and garage elevation should occur.
- b. Study guest parking and a potential turnaround.
- c. The crawl space may not have a head height greater than 5'.
- d. A Preliminary Review will require a complete Preliminary Review Submittal.

A motion was made to approve the Conceptual Review subject to the conditions outlined above. By motion duly made and seconded, it was unanimously

RESOLVED to approve the Conceptual Plans subject to the conditions outlined above.

Korins Residence
JMP Architect

Filing 2 Block 5 Lot 18
0351 Longhorn Road

Final Review
Deck Addition with Roof

John Perkins, architect, presented final plans for a deck addition and an engineered glass roof with open louvers/shingles. The architect is still working with the engineer on how the glass will attach to the metal frame. There will be a small recessed pellet stove on the deck.

The DRC noted the following matters:

- a. The flue vent shall be painted to match the body of the house.
- b. The applicant was reminded that any changes to the approved plans shall be approved by the DRC prospectively.
- c. Final approval shall be granted upon receipt of \$1,500 for the Design and Construction Site Compliance Fee. SPOA shall retain a \$500 fee.

A motion was made to approve the Final Plans subject to the conditions outlined above. By motion duly made and seconded, it was unanimously

RESOLVED to approve the Final Plans subject to the conditions outlined above.

Jones Residence
JMP Architect

Filing 2 Block 6 Lot 31
0040B Hereford Road

Change to Approved Plans
Deck Renovation

John Perkins, architect, presented changes to approved plans for the deck repair and replacement. The owners would like to remove the southern half of the deck entirely and not replace it. The western staircase will be removed as well.

The DRC noted the following matters:

- a. Trex is only allowed on horizontal surfaces.
- b. The deck skirt board shall be wood.

A motion was made to approve the changes to the approved plans subject to the conditions outlined above. By motion duly made and seconded, it was unanimously

RESOLVED to approve the changes to the approved plans subject to the conditions outlined above.

ADJOURNMENT – There being no further business to come before the Committee, by motion duly made and seconded, it was unanimously

RESOLVED to adjourn the Regular Meeting of the Singletree Design Review Committee this the 1st day of September 2016.

Staff Approvals

- **Davis Residence**
Filing 3 Block 2 Lot 3A
0741 A June Creek Road
Tree removal
- **Litviakou Residence**
Filing 2 Block 1 Lot 2
0017 Rawhide Road
Remove a window in the bathroom
- **Lindesnes/Babcock Residences**
Filing 2 Block 3 Lots 24A & B
0111 Buckboard Road
Re-roof with wooden shakes