

**SINGLETREE DESIGN REVIEW COMMITTEE
MEETING MINUTES
April 21, 2016**

A Regular Meeting of the Singletree Design Review Committee was held on Thursday, April 21, 2016, at 9:00 am, at the Singletree Community Center, Edwards, Colorado.

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

MEETING MINUTES – The Committee reviewed the April 7, 2016 meeting minutes. By motion duly made and seconded, it was unanimously

RESOLVED to approve the April 7, 2016 meeting minutes as submitted.

**Gardner Residence
JMP Architects**

**Filing 2, Block 2, Lot 27
151 Howard Drive**

**Conceptual Review
Addition - Patio Roof**

John Perkins, Project Architect, presented plans to add a 4/12 shed roof and an outdoor fireplace with stone cap to an existing patio area.

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

- a. The proposed shed roof is approvable.
- b. The new roof will be a dark brown metal, sample is required.
- c. Specification of the new fireplace is required along with dimensions of all proposed new construction.
- d. All new materials and finishes are to match existing.
- e. A \$2,500 Design and Construction Compliance Fee Deposit shall be collected and \$2,000 of the Construction Deposit shall be refundable upon project completion.
- f. The Committee authorizes the Architectural Consultant to stamp the final plans, subject to the conditions listed above.
- g. The applicant was reminded that any changes to the approved plans need to be approved by the DRC prospectively.

A motion was made to approve the Conceptual plans 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.

**DeChant Residence
Doug DeChant**

**Filing 2, Block 4, Lot 13
230 Stetson Drive**

**Changes to Approved Plan
New Construction–Duplex**

Doug DeChant, Project Architect, presented revised plans to the Committee for their consideration. The primary revision since the April 7 meeting is the reduction of the total Habital Area to 4,900 square feet. The colors have been updated to include:

- Stucco – Benjamin Moore Dry Sage No. 2142-40
- Painted Steel – Benjamin Moore Desert Twilight No. 2137-40
- Window and Door Cladding to match – Eagle Windows in Bourbon
- Wood Siding – Wire brushed beetle kill
- Exterior Lights – Progress Lighting black cylinder wall sconce No. P5641-31

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

- An 8.5" x 11" final color board shall be submitted. (Design Guidelines page 54)
- An architectural foundation plan is required.
- The Committee authorizes the Architectural Consultant to stamp the final plans, subject to the conditions listed above.
- A \$14,500 Design and Construction Compliance Fee deposit is required. \$13,500 will be returned after completion of all work and \$1,000 is retained by SPOA as an administrative fee.
- For final design review sign-off, a complete set of plans per the Design Guidelines must be submitted (Design Guidelines page 51, Section 9)
- The applicant was reminded that any changes to the approved plans need to be approved by the DRC prospectively.

A motion was made to approve the final set of 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.

Judge Residence	Filing 2, Block 3, Lot 28	Preliminary/Final Approval
Brian Judge	0011 Buckboard Road	New FAR and Remodel

Brian Judge, Project Architect, presented the final plans to the Committee for their consideration. Brian clarified the front flower garden is neither raised nor covered and the sand box will have 6" rail road ties. The Committee requested the color not be too white. The following matters were noted by the Committee:

- An 8.5" x 11" final color board shall be submitted. (Design Guidelines page 54)
- A landscape plan shall be submitted clearly identifying which trees will be removed and include specific notes about the front flower garden and sand box. The applicant was reminded that all removed trees are required to have stumps ground down to below surrounding grade.
- A Construction Deposit of \$5,000 shall be collected and \$4,500 of the Construction Deposit shall be refundable upon project completion.
- The Committee authorizes the Architectural Consultant to stamp the final plans, subject to the conditions listed above.
- The applicant was reminded that any changes to the approved plans need to be approved by the DRC prospectively.

A motion was made to approve the final set of 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.

Robison Residence	Filing 4, Block 2, Lot 46	Preliminary Review
Pavan Krueger & Todd Robison	1460 Winslow Road	New Construction-Single Family

Pavan Krueger, Project Architect, and Todd Robison, Property Owner, presented plans for a new single family residence. Since the March 17 DRC meeting, the footprint has been moved to the west, the entire lower level has been removed and the garage slab has been lowered 3'. The retaining walls have been removed and the main level of the home now walks out at grade. Three bollards have been added around the driveway. The exterior lighting will be recessed cans in the soffit. The landscape will include mostly aspen trees and very little sod areas. The proposed house is well under the allowed Habitable Area. The roof will be a TPO membrane roof in a flat neutral color. The fascia and windows will be clad a dark grey metal to match. The stucco will be a tan color, siding will be a clear grain cedar, the stone will be telluride gold, charcoal and Colorado buff and the garage doors are a combination of solid panel type and frosted glass. Windows have been added to the north elevation.

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

- a. Plans need to include the exterior details including chimneys, fascias, windows and trim as well as details of any unique exterior features of the home. (Design Guidelines page 53)
- b. An 8.5" x 11" color board shall be submitted.
- c. Cut sheets for the exterior lights and bollards shall be submitted.
- d. A complete final set of drawings, including the architectural foundation plan and construction plan shall be submitted for Final review. (Design Guidelines page 51, Section 9)
- e. Recommend applicant return for final DRC review.

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

RESOLVED to approve the Preliminary plans subject to the conditions outlined above.

DISCUSSION ITEMS

Latigo Residence	Filing 1 Lot 95	Garage Addition
JMP Architects	0110 Latigo Circle	

A potential new owner of the residence was questioning if it would be possible to convert the existing two car garage into a tandem four car garage. They would potentially be looking at adding living space above the expanded garage as well. The Committee was comfortable with this concept as long as there is remaining Habitable Area and the proposed new construction is within the property setbacks.

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 21st day of April 2016.