

**SINGLETREE DESIGN REVIEW COMMITTEE
MEETING MINUTES
February 18, 2016**

A Regular Meeting of the Singletree Design Review Committee was held on Thursday, February 18, 2016, at 8:30 am, at the Singletree Community Center, Edwards, Colorado.

The members present were: Chairman Larry Rogers, Larry Deckard, Connie Powers and Karen Zavis. The Architectural Consultant, John Perkins, was also present.

It was noted that Charlie Dolan has resigned as a member of the DRC, effective immediately. The Committee and the Singletree Community appreciate Charlie's many years of service. Melissa McDonald, SPOA President, along with Singletree residents David Viele, Michael Suman and Alex Coleman, all interested future DRC candidates, also attended.

MEETING MINUTES – The Committee reviewed the February 4, 2016 meeting minutes. By motion duly made and seconded, it was unanimously

RESOLVED to approve the February 4, 2016 meeting minutes as submitted.

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| McCalley Residence John Martin | Flg. 4, Blk. 5, Lot 3 0090 Mustang Road | Final Review |
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John Martin, Architect and Patrick McCalley presented the final plans to the Committee for their review and the following matters were noted:

- a. Several issues, which were identified in the preliminary review, were addressed in the revised design regarding maximum building height and maximum allowable habitable square footage.
- b. The building height at its tallest point is currently projected at the maximum of 35 feet, so a framing ILC will be required when this portion of the work is complete.
- c. The structure's main entry appears to be very close to the front setback limit, so this will need to be verified with the ILC as well.
- d. The previously proposed greenhouse unit has been eliminated from the design and landscaping has been added to this south-facing portion of the structure.
- e. It was suggested that several evergreen trees would help to anchor the home to the site on the east and west southern corners of the house.
- f. A Construction Management Plan is required to be submitted.
- g. If the applicant decides to install solar panels, details on the panels and how they will be attached is required. In particular, the height of the panels off the roof surface must be noted.
- h. A \$14,500 compliance deposit is required. \$13,500 is refundable upon successful completion of all project work and \$1,000 is retained by SPOA as an administrative fee.
- i. The applicant was reminded that any changes to the approved plans need to be approved by the DRC prospectively.
- j. The Committee authorizes the Architectural Consultant to stamp the final plans, subject to the conditions listed above.

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.

Dickerson Duplex
Larry Rogers

Flg. 3, Blk. 2, Lot 14
0323 Longhorn Road

Conceptual Review

Larry Rogers, Project Architect, presented the Conceptual plans to the Committee for their review and the following matters were noted:

- a. It was agreed by the Committee that the changes made since the previous design were beneficial to the overall design of the duplex and, in particular, the siting of the home and the floor plan were improved. The Design Guideline mandated maximum square foot requirements for habitable and allowable site coverage are now in compliance.
- b. The Committee felt that the roof plan is overly complicated and suggested that it needs additional study and simplification.

The matter is tabled per the Applicant's request.

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 18th day of February 2016.