

**SINGLETREE DESIGN REVIEW COMMITTEE
MEETING MINUTES
March 6, 2014**

A Regular Meeting of the Singletree Design Review Committee was held on Thursday, March 6, 2014, at 8:00 a.m., at the Singletree Community Center, Edwards, Colorado.

The members present were: Chairman George Gregory, Larry Rogers, Charlie Dolan and Karen Zavis. SPOA representative John Genova was in attendance, along with the DRC's Architectural Consultant, John Perkins.

MEETING MINUTES – The Board reviewed the February 6, 2014 meeting minutes. By motion duly made and seconded, it was unanimously

RESOLVED to approve the February 6, 2014 meeting minutes as submitted.

**Irwin Residence
Dave Irwin**

**Flg. 4, Blk. 4, Lot 19
0531 Winslow Road**

Conceptual Review

Dave Irwin presented the conceptual plans to the Committee for their review and the following matters were noted:

- a. The proposed metal roof should be of the lowest reflectivity and a sample of the roof material and color is required for Preliminary Review.
- b. The stone will be a dry joint stack.
- c. A photo survey of the property and a model for the proposed project are required for Preliminary Review.
- d. The proposed home is just over 4,400 square feet and the Allowable Site Coverage and Habitable Area calculations are required for Preliminary Review the next meeting.
- e. A landscape legend on the plans will be required for Preliminary Review.
- f. The construction management strategy plan will be critical as the street access and parking is very tight.
- g. Applicant was asked to confirm County regulations for driveway design (maximum driveway slope and approach slope) and consider having driveway meet Winslow road at 90 degrees.

A motion was made to approve the conceptual plans as submitted. By motion duly made and seconded, it was unanimously

RESOLVED to approve the conceptual plans as submitted.

**Gardner Residence
Ron Amass**

**Flg. 4, Blk. 3, Lot 43
1141 Winslow Road**

**Conceptual Review
Covered Deck**

Ron Amass, the owner's representative, presented the conceptual plans to the Committee for their review and the following matters were noted:

- a. All details for the deck will be required for Preliminary Review.
- b. Applicant was asked to consider a design for the new overhang using a 'clipped hip' roof design as opposed the gable end design presented. It was noted that the west elevation of the house was originally designed with 'clipped hip' roofs and dormers and this would be more in keeping with that theme.
- c. It was noted that some of the columns on the rear of the home were not clad in stone as indicated on the Final Approved plans for the original construction. Due

- d. consideration as to including the completion of this missing element was requested in conjunction with the addition of the covered deck proposed.
- e. All exterior lighting is to be down lighting per the Guidelines.

A motion was made to approve the conceptual plans for the deck subject to the conditions outlined above.

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

MacDonald Residence
Melissa MacDonald

Flg. 4, Blk. 1, Lot 24
30N Filly Drive

Setback Appeal

Ms. MacDonald was present to discuss adding a parking area, which would encroach into the property setback. She is requesting a waiver of the setback requirement as a hardship. Although the garage accommodates 2 vehicles, the narrow driveway access in front of the garage effectively precludes the parking of 2 vehicles within. This property is a duplex, and construction of exterior changes will require the approval of the adjoining duplex.

Ms. MacDonald is requesting this waiver with the intent of developing a DRC-approvable design. However, she does not intend to construct such modifications. The property is currently for sale and she hopes to have an approvable design as an incentive for sale.

Conceptually, the Committee is willing to work with the Applicant regarding access and additional parking. However, the Committee was clear that any waiver of the setback would be limited to 1 (one) parking space, the primary goal of which would be to facilitate access in and out of the garage, and secondarily for guest parking. It was noted that due to the steepness of the lot, retaining wall(s) will be necessary in order to construct such parking space.

The Applicant has been asked to develop a set of drawings with details that contemplate, among other things, the necessary retainage strategy for this proposed modification. The Applicant also needs to address any landscaping that is disrupted by construction, as well as obtain the adjoining duplex owner's approval in writing.

The matter is tabled per the Applicant's request.

DISCUSSION:

Stonehaven East
George Gregory

Flg. 2, Blk. 6, Lot 49

Update on Final Approval

Mr. Gregory and Mr. Perkins presented the details that were requested at the February 6, 2014 Design Review Committee meeting and following matters are still outstanding:

- a. The final color of the roof membrane must be specified in the drawings.
- b. The cut sheets on the garage and entry doors are required.
- c. The roof drain exit strategy must be reflected in the drawings.
- d. Soffit colors are to be specified and the color board updated.

Details will be submitted at the next meeting or before.

Mr. Gregory agreed that either Larry Rogers or Charlie Dolan would be making periodic inspections of the project on behalf of the DRC. The final approved plans should be retained in the Singletree Community Center office for easy access.

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

RESOLVED to adjourn the Regular Meeting of the Singletree Design Review Committee this 6th day of March, 2014.