

**SINGLETREE DESIGN REVIEW COMMITTEE  
MEETING MINUTES  
May 15, 2014**

A Regular Meeting of the Singletree Design Review Committee was held on Thursday, May 15, 2014, at 9:00 am at the Singletree Community Center, Edwards, Colorado.

The members present were: Chairman George Gregory, Charlie Dolan, Karen Zavis and Larry Rogers. The Architectural Consultant, John Perkins, was also in attendance.

**MEETING MINUTES** – The Committee reviewed the May 1, 2014 meeting minutes. By motion duly made and seconded, it was unanimously

**RESOLVED** to approve the May 1, 2014 meeting minutes as submitted.

**Dietz Duplex  
Matt Dietz**

**Flg. 2, Blk. 5, Lot 13  
0311 Longhorn Drive**

**Preliminary/Final Review**

Mr. Dietz presented the preliminary/final plans to the Committee for their review and the following matters were noted:

- a. Consider reconfiguring the driveway to ease parking on-site without overly paving the street side frontage of the lot; the Committee encourages and supports the use of landscaping materials on the front elevation.
- b. Side and rear setback lines need to be clearly indicated on the plans.
- c. Green plastic netted construction fencing is required and must be indicated on the site plan.
- d. Reconsider the west-side entry area exterior design so that it has a unique character, differentiating it from the east-side exterior entry design.
- e. If the privacy wall is included in the final design, note materials and specifications on the plans.
- f. An 8 1/2" x 11" color board on card stock is required.

The matter is tabled per the Applicant's request.

**Note:** Subsequent to the meeting, but on that same day, Mr. Dietz was contacted by Mr. Gregory and advised that if he was able to submit a revised front elevation design that was acceptable to the Committee, that the Committee would make every effort to expedite the Final Review, even if that occurred electronically prior to the next scheduled meeting of the DRC on 6/5/14.

**Irwin Residence  
Dave Irwin**

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

**Final Review**

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

- a. The Applicant must indicate the proposed grading of the swale on the north side of the home on the Grading Plan.
- b. Locate the material lay down and storage areas on the Construction Management Plan.
- c. The color board must be on 8 1/2" x 11" card stock and the metal roof manufacturer, color and reflectivity factor must be indicated.
- d. The garage door will be clad in metal to match the standing seam roof, and a drawing of such detail is required.

- e. The soffit boards will be 1" x 6" tongue and groove.
- f. The existing grade is to be indicated on the north elevation.
- g. The plans are not consistent where the entry columns are shown. Please conform to show they are the same in both places.
- h. The applicant was advised that all Review/Compliance Fees and Deposits must be paid in full before the final plans are stamped with the Singletree approval for submission to the County.

A motion was made to approve the final plans, subject to the conditions outlined above, which can be staff-approved by the Architectural Consultant. By motion duly made and seconded, it was unanimously

**RESOLVED** to approve the final plans, subject to the conditions outlined above, which can be staff-approved by the Architectural Consultant.

<b>Walsh Residence</b>	<b>Flg. 4, Blk. 4, Lot 23</b>	<b>Conceptual Review</b>
<b>Bryan Judge/Brook Walsh</b>	<b>0401 Winslow Road</b>	

Bryan Judge and Brook Walsh presented the conceptual plans to the Committee and the following matters were noted:

- a. A window schedule and samples of exterior finishes will be submitted for the next DRC meeting.
- b. Exterior elevations with proposed materials and color selections to be submitted for review by the DRC prior to issuing Final approval.
- c. Applicant to add landscaping at south side of existing deck stair in area of the landing.
- d. Applicant to provide specifications on new roofing materials and existing roof areas to be treated; specifications to include % of reflectivity of final roof surfaces.
- e. If partial window replacement is proposed, new windows to match existing in profile and finished appearance.
- f. Applicant to provide exterior details indicating transitions between materials and any pertinent detail to demonstrate final design i.e., deck rail details, etc.

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.

<b>Macdonald Residence</b>	<b>Flg. 4, Blk. 1, Lot 24</b>	<b>Setback Appeal</b>
<b>Melissa Macdonald</b>	<b>30N Filly Drive</b>	<b>Window Replacement</b>
		<b>Deck Expansion</b>

Mr. Perkins presented the plans for proposed additional parking, which encroaches into the property's setback, along with the proposed modification of a window (into a door) on the north elevation, to the Committee for their review. The addition of the parking space in the setback is being considered by the DRC since it is deemed to be a hardship circumstance, in that access to the garage is extremely limited for more than 1 vehicle. The homeowner explored a variety of possible solutions to remedy the difficult access and the lack of guest parking. Mr. Perkins presented 2 proposals for consideration. After discussion by the Committee, Proposal #1 was deemed approvable, if the proposed parking space had a

maximum length of 30 feet, allowing parking for only 1 vehicle, and sufficient space for vehicle maneuvering.

A motion was made to approve the additional parking in the setback, at a maximum length of 30 feet and the replacement of a window on the north elevation with a door. All new exterior materials and finishes are to match existing. A revised drawing of the parking space will be required. By motion duly made and seconded it was unanimously

**RESOLVED** to approve the additional parking and the window to door modification, subject to the conditions above.

**Note:** The above approval refers to the Additional Parking Proposal #1. The alternative, Proposal #2 was not approvable. Since the actual construction of the proposed parking space and window replacement is uncertain at this time (the property is currently for sale), it is explicitly stated herein that this approval expires one (1) year from the date of this meeting (5/15/14) and is subject to the duplex neighbor's written approval.

On behalf of Ms. Macdonald Nelson, Mr. Perkins additionally presented conceptual plans to extend the south elevation deck and the following matters were noted:

- a. Written approval from the duplex neighbor is required.
- b. A detailed architectural drawing is required.
- c. Engineering details are required.
- d. All new materials are to match the existing materials.

A motion was made to approve the conceptual plans to extend the south elevation deck, subject to the conditions outlined above. By motion duly made and seconded, it was unanimously

**RESOLVED** to approve the conceptual plans to extend the south elevation deck, subject to the conditions outlined above.

**Dowling Residence**

**Flg. 1, Blk. 2, Lot 41  
0211 Hackamore Road**

**Siding Change**

Adam Dowling and Nick Swanepoel presented the proposed siding changes to the Committee for their review and the following matters were noted:

- a. Applicant is requesting to substitute the approved board and batten siding with a 6" to 8" wide vertical wood siding installed over lathing with a dark building paper behind it. It was indicated that all runs would be of the same width.
- b. A sample of the siding material and color, as well as a detailed drawing of the installation approach is required.

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

**RESOLVED** to approve the revised siding, subject to the conditions outlined above.

**Guetz Residence**  
**Michael Simon**

**Flg. 2, Blk. 1, Lot 12**  
**0151 Rawhide Road**

**Exterior Stairs**

Mr. Perkins presented the plans for the addition of exterior stairs located on the west elevation to the Committee for their review and the following matters were noted:

- a. The stairs are to be screened with a minimum 6' (from the top of the root ball) Blue Spruce tree or a minimum 2.5" caliber Crab Apple tree or similar landscape tree.
- b. All new material is to match the existing material and the existing deck must be re-stained to match the new stairs.

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

**RESOLVED** to approve the exterior stairs, subject to the conditions outlined above.

**OPEN ITEMS:**

**Courtois Residence** – The Committee discussed the landscape issues at 330 Foal Circle and reiterated that a landscape plan for the front circle driveway planter was required as a condition for the approval of the driveway replacement completed in 2013. A letter was recently sent to the homeowner regarding this matter. The landscape plan must be submitted by June 30, 2014.

**Falconer Residence** – A site visit is planned for 5/15/14. Mr. Falconer has a completion date of June 1, 2014 for all outstanding compliance issues, including the removal of improvements encroaching on the Berry Creek Metro District property and the re-vegetation of the disturbed property.

Matters not resolved by the Courtois' and/or Falconer's will be referred to SPOA for further action.

**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 15<sup>th</sup> day of May 2014.