

**SINGLETREE DESIGN REVIEW COMMITTEE**  
**MEETING MINUTES**  
**February 28, 2013**

A Special Meeting of the Singletree Design Review Committee was held on Thursday, February 28, 2013 at 8:30 a.m., at the Singletree Community Center, Edwards, Colorado.

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

**MEETING MINUTES** – The Committee reviewed the February 21, 2013 meeting minutes. By motion duly made and seconded, it was unanimously

**RESOLVED** to approve the February 21, 2013 meeting minutes as submitted.

<b>MJL Duplex</b>	<b>Fig. 4, Blk. 1, Lot 43</b>	<b>Square Footage Issue</b>
<b>Mike Lauterbach</b>	<b>0021 Morgan Drive</b>	

Mike Lauterbach was in attendance to discuss the unapproved additional square footage that was added in the project and an enclosed area in the east garage and the following matters were noted:

- a. The west side attic addition with the pull down attic access ladder is acceptable provided the head height in the attic space is 5'0" or less.
- b. The east side attic addition will be modified so the existing floor system is reduced I sizing and spacing such that it will not structurally support floor loads. The applicant has agreed to reframe the raised stepped flooring in this space so the head height will not exceed 5'0" at any point.
- c. A supplemental drawing of the reframing for the east attic space is required and will be submitted by March 21, 2013.
- d. The entry and garage doors will be changed to 3 panel wood doors.
- e. The asphalt driveway is being changed to natural (uncolored) concrete.
- f. The ILC was submitted as requested.

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

**RESOLVED** to approve the changes subject to the conditions outlined above.

<b>Legg Residence</b>	<b>Fig. 2, Blk. 2, Lot 15</b>	<b>Railing Details</b>
	<b>21 Stagecoach</b>	

The Committee requests that the Applicant provide connection details and hand rail details for the front entry existing railings and the railing proposed. The Committee expressed concern that the proposed railing project will not be consistent with the first phase of the project. A signed compliance agreement will be required. Cut sheets for the new exterior lights are also required. A motion was made to approve the railing conceptually subject to the conditions outlined above. By motion duly made and seconded, it was unanimously

**RESOLVED** to approve the railing conceptually 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 Special Meeting of the Singletree Design Review Committee this the 28<sup>th</sup> day of February, 2013.

