

**SINGLETREE DESIGN REVIEW COMMITTEE
MEETING MINUTES
June 26, 2008**

A Regular Meeting of the Singletree Design Review was held on Thursday, June 26, 2008, at 8:30 a.m., at the Singletree Community Center, Edwards, Colorado.

The members present were: Chairman George Gregory, Connie Powers, The Architectural Consultant, John Perkins, was also in attendance.

MEETING MINUTES – The Committee reviewed the June 12, 2008 meeting minutes. By motion duly made and seconded, it was unanimously

RESOLVED to approve the June 12, 2008 meeting minutes as submitted.

Dietz Residence	Lot 35, Blk. 1, Flg. 4 0121 Corral Road	Conceptual Review
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The owner, Matt Dietz and the architect for the project, Jeff Manley, presented the conceptual plans to the Committee for their review and the following matters were noted:

- a. The front patio with the proposed outdoor fireplace extends into the setback, thus the location of the patio will need further consideration.

Mr. Haller made a motion to approve the conceptual plans subject to the removal of the portion of the front patio that extends into the set back as outlined above. By motion duly made and seconded by Ms. Powers, it was unanimously

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

Dumas Duplex	Lot 43, Blk. 5, Flg. 4 0181 Pinto Drive	Conceptual Review
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The architect for the project, Ann Darby, presented the conceptual plans to the Committee for their review and the following matters were noted:

- a. The duplex is a mirror image which not allowable per the DRC guidelines (Section 2.22)

The applicant was encouraged to proceed with the conceptual development of the plans but Ms. Darby was requested to consider bulking up the center portion of the overall structure so as to give the total duplex a unified appearance and avoid a mirror image.

The matter is tabled at the Applicant's request.

Palowitch Duplex	Lot 20, Blk. 1, Flg. 2 0130 Rawhide Road	Landscape Changes
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Frank Palowitch presented the landscape changes that include a request to remove specific trees from the west and the north of his half of the duplex and one aspen in the front of his half of the duplex because it is growing into the house. Mr. Palowitch also requested re-contouring the western edge of his portion of the driveway. Additionally, the applicant stated that he wanted to propose continuing an existing berm on the north side of his neighbor's lot to the west and continuing that berm through a portion of the rear of his half duplex lot. The reason for this request was to help mitigate the noise from the traffic on Berry Creek Road. After a discussion of the requests and studying photos the applicant had presented, the DRC determined that:

- a. The berm request should be tabled at this time until a site plan is submitted;
- b. A site plan is required for the re-contouring of the driveway and is therefore tabled.

Mr. Dolan made a motion to approve the request to remove the trees as submitted subject to the applicant submitting a signed, notarized letter from the adjoining property owner. By motion duly made and seconded by Mr. Haller, It was unanimously

RESOLVED to approve the request to remove the trees as submitted subject to the applicant submitting a signed, notarized letter from the adjoining property owner.

Johnson Duplex

**Lot 10, Flg. 1
0252 Hackamore**

Landscape Changes

Brian Johnson was present to request the removal of the berms that exist on either side of the driveway at the front of his property to the Committee for their review.

Mr. Dolan made a motion to take the crowns off the berms at the front of the property thus reducing the height of the berms to 18 inches. The east berm will be flattened out and the berm to the west will undulate 12 to 15 inches above existing grade and additional planting will be required to finish the landscape elements. There will be a border 18 inches wide of pea gravel that runs parallel to Hackamore. The approval is subject to the applicant presenting to the DRC or the Architectural Consultant a signed notarized statement from the owner of the other half of the duplex acknowledging the approval of the modifications to the bermed areas. The motion was seconded by Ms. Powers who took the opportunity to remind the applicant that the reduced berms were not to be used for parking spaces. Thereafter the motion was unanimously

RESOLVED to approve the request to lower the berms subject to the applicant complying with the requirements set out in the motion, that the reduced berm areas not be used for parking and the applicant submitting a signed, notarized letter from the adjoining property owner acknowledging the co-owners approval of the requested changes.

Molina Residence

**Lot 67, Flg. 1
0855 C harolais Circle**

Exterior Changes

Leah Mayer, the Architect for the Owners, presented the requested changes to the deck and railings to Committee for its consideration.

Mr. Dolan made a motion to approve the railing detail as submitted noting that the top cap should be a 2 x 6 redwood as opposed to a 2 x 4 shown on the drawings and that the backing material should be a 2 x 4 redwood instead of a 1 x 4". By motion duly made and seconded by Ms. Powers, it was unanimously

OLVED to approve the railing detail as submitted noting that the top cap should be a 2 x 6 redwood as opposed to a 2 x 4 shown on the drawings and that the backing material should be a 2 x 4 redwood instead of a 1 x 4".

L'Esperance Residence

**Lot 38, Blk. 6, Flg. 2
0033 Hereford Road**

Enforcement Issue

Charlie L'Esperance was present to discuss the former dog run which was before the DRC as an enforcement issue. Mr. L'Esperance stated that it was his understanding that the enclosure was

staff approved by the Architectural consultant. The minutes reflect that the owner was to replace a 10 x 20 concrete slab, replace the worn privacy fence and to extend but not close-in the roof for covered storage, and all materials are to match the existing. The Committee suggests matching the pitch of the garage roof with the enclosure roof and to stucco the front of the enclosure to match the existing home. The Committee will make a site visit to the property to further discuss a solution for the structure.

Woulfe/Heller Duplex

**Lot 26, Blk. 6, Flg. 2
335 June Creek Road**

Exterior Painting

Julie Woulfe and Mr. and Ms. Heller were present to discuss the issue of their duplex being painted an unapproved color without prior DRC approval. The owners stated they understood the requirements to select a natural color found in the hills that form a backdrop for Singletree and that they would decide on new colors and submit them to the Committee at a future meeting.

The Committee members agreed to meet with Ms. Woulfe and Mr. and Ms. Heller on site to assist them through the color selection process.

Dampier Residence

**Lot 42, Blk. 4, Flg. 2
0511 Rawhide Road**

**Deck Extension for
hot tub**

Craig Dampier presented the plans to extend his deck and to install a hot tub. After considering Mr. Dampier's request and a discussion of the same, a motion was made by Ms. Powers to approve the request subject to the requirement that all new materials will match the existing materials and colors on the home; and that all galvanized metal is to be painted out to match the adjacent substrate. By motion duly made and seconded, it was unanimously

RESOLVED to approve the extension of the deck and the installation of a new hot tub subject to complying with the conditions set out in the motion.

Mr. Perkins was present to advise the DRC regarding the following staff approvals.

STAFF APPROVAL:

Watt Residence

**Lot 41, Blk. 2, Flg. 4
0041 Foal Circle**

Window Change

Adams Residence

**Lot 27, Blk. 3, Flg. 2
23 Buckboard**

Tree Removal

The request to remove a dead small aspen from their yard was approved by Mr. Powers and reported to the Committee.

ADJOURNMENT – The meeting was adjourned at 11:30 a.m.