

**SINGLETREE DESIGN REVIEW COMMITTEE
MEETING MINUTES
December 18, 2025
Via GoTo Meeting**

The regular meeting of the Singletree Design Review Committee (DRC) was held on Thursday, December 18, 2025, at 8:30 am, via GoTo Meeting.

DRC members present were David Viele, Larry Deckard, Larry Rogers, Patrick Scanlan, and Todd Biekkola.

MEETING MINUTES – The DRC reviewed the November 20, 2025, meeting minutes. By motion duly made and seconded, it was unanimously

RESOLVED to approve the November 20, 2025, meeting minutes as amended.

**Navon Residence
Sam Navon, Owner
Bill Bain, Contractor**

**Filing 2 Block 4 Lot 29
0261 Rawhide Road**

**Change to Approved Plans
Request for a Structure on Rear Deck**

Sam Navon, owner, explained that the new structure on the deck was part of the overall exterior improvement project for his home. The pergola that was approved as part of the original application did not meet the weather protection requirements and the structure that was placed on the deck does that. The proposal is to plant 3 or 4 new 8' to 12' tall evergreen trees in the spring to screen the pergola. They took their inspiration for the pergola from the cover at Chip Ramsey Park.

The Committee noted that at the previous meeting they requested a structure with a design that was integrated into the home's architectural character and this is an additive structure that is not sympathetic to the home's character. The approved pergola was a flat roofed structure, and they anticipated a new design that was integrated and not a proposal to screen the existing structure with trees.

John Perkins, Singletree's Architectural Consultant, explained that he viewed this structure placed on the deck as more similar to furniture on a deck. He recommended approving the proposed landscaping plan and requested that the curtains be removed from the structure.

Following the discussion, by motion duly made and seconded it was

RESOLVED to approve the Changes to Approved Plan to plant 3 or 4 new 8' to 12' tall evergreen trees to screen the structure on the deck.

Blue Residence
Melissa Brandrup, Architect

Filing 3 Block 3 Lot 10
0340 Singletree Road New Construction – Single-Family

Final Review

It was noted that Patrick Scanlan, DRC member, is related to the applicants. There were no objections to his participation in the review.

John Perkins noted that the required construction fencing was not shown on the Construction Management Plan and needs to be indicated on the plans for technical review.

Since the Preliminary Review the living room roof form has been pulled down, the deck design is now weightier and appears stronger, and the Habitable Area has been confirmed that it is 15' below the maximum permitted. The mechanical room floor plan was reviewed and its size confirmed based on the utilities being housed in it which include water tanks, back up batteries for the solar power system, etc.

The air conditioning condensers are tucked under the deck, adjacent to the house. The landscape plan shows returning the site to native grasses that currently exist on the site. No trees will be planted per the landscape plan because no trees are being removed from the site for construction. They are not permitted to impact the 50' June Creek stream setback.

Following the discussion, by motion duly made and seconded it was unanimously

- a. The Alabaster stucco color should be reviewed and approved onsite prior to painting the stucco.
- b. Consider some additional screening of the air conditioning condensers that are located under the deck.
- c. Construction fencing is required around the property.
- d. Final approval will be granted upon receipt of a \$20,000 Compliance Deposit.

RESOLVED to approve the Final Plans subject to the conditions above.

Goldstein Residence
John Perkins, Architect

Filing 4 Block 2 Lot 24
0341 Foal Circle

Minor Exterior Alteration
Pergola Addition

John Perkins explained that this would typically be a staff review and approval, but since he was the architect on the project, he wanted to bring it to the Committee for their review and approval.

The proposed pergola is a true pergola that will be contained within the three existing walls of the deck enclosure. It is being produced by Denver Shade Company and will include two 24' steel beams and be a flat structure. There will be motorized louvres on the roof and a shade box that can be opened and closed depending on the sun.

Following the discussion, by motion duly made and seconded it was unanimously

RESOLVED to approve the pergola installation as proposed.

ADJOURNMENT – There being no further business to come before the DRC, 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 December 2025, at 9:31 AM.