

**SINGLETREE DESIGN REVIEW COMMITTEE
MEETING MINUTES
March 17, 2016**

A Regular Meeting of the Singletree Design Review Committee was held on Thursday, March 17, 2016, at 8:30 am, at the Singletree Community Center, Edwards, Colorado.

The members present were: Chairman Larry Rogers, Larry Deckard, Connie Powers, David Viele and Karen Zavis. The Architectural Consultant, John Perkins, was also present.

MEETING MINUTES – The Committee reviewed the March 3, 2016 meeting minutes. By motion duly made and seconded, it was unanimously

RESOLVED to approve the March 3, 2016 meeting minutes as submitted.

Robison Residence	Filing 4, Block 2, Lot 46	Conceptual Review
Pavan Krueger & Alex Coleman	1460 Winslow Drive	New Construction–Single Family

Pavan Krueger, Project Architect, along with Alex Coleman, Project Contractor, presented the conceptual plans to the Committee for their consideration. Based on preliminary feedback from the Architectural Consultant, the plans have been revised since the original drawings were submitted. Specifically, the driveway has been lowered 5 feet at the garage slab, thereby reducing the driveway grade to 4.5% in that area. The house has been rotated on the site due to a 42-foot side setback imposed by the lot’s former owner. A Clopay garage door is proposed to provide natural light in the single-car garage and the other garage door was designated solid, as to maintain privacy, based on the Robison’s needs. Ms. Krueger noted she was seeking direction and confirmation on the suitability of the proposed building forms and massing for the site. There was consensus by the DRC members that the proposed building forms are suitable for the site but that nestled boulder retaining walls would be more appropriate than the stone wall with cap as rendered in the presentation drawings.

The Committee reviewed the plans and the following matters were noted:

- a. An Improvement Location Certificate (ILC) will be required at foundation and framing (Design Guidelines page 43) to confirm siting and setback limitations.
- b. A hammerhead in the setback is not permitted, and therefore auto accessibility onto the site and into the garages needs further consideration.
- c. Continue to address the driveway, parking and turning diameters.
- d. The Committee would like to better understand the terms of the required 42-foot side setback, but clearly acknowledges that this is the sole responsibility of the homeowner and the DRC will not be interpreting or enforcing compliance therewith.
- e. Indicate nestled boulder retaining walls on the site.
- f. Provide stone veneer photo samples.
- g. Delineate the exterior detailing of the home in regards to the window and door placement and final profiles of fascias, etc.
- h. Consider adding window fenestration, stucco detailing & joints and/or landscaping on the east wall of the home and the east and north garage wall to break up the long uninterrupted walls.

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.

**Kime Residence
Mark Scully - JMP**

**Filing 3, Block 2, Lot 20
1021 June Creek Road**

**Final Review
Changes to Approved Plans**

John Perkins, Project Architect, presented the revised plans to the Committee for their consideration. The proposed changes to the approved plans are to:

1. Replace existing three and four foot timber retaining walls that are failing.
2. Update the exterior for a more contemporary feel. There will be stucco around the south facing window wall; 'Ghost Wood' siding to replace all existing wood siding; and, the addition of new stone wainscoting at the front entry.
3. One or two evergreens will have to be removed in order to complete the approved remodeling work.

It was noted that Eagle County recently extended the building permit approval for an additional 180 days.

The Committee reviewed the plans and the following matters were noted:

- a. The required \$5,000 construction compliance deposit has not been collected and payment is due to Singletree Property Owners' Association.
- b. A new color board is to be provided showing stucco, wood and stone samples.
- c. The applicant was reminded that any changes to the approved plans need to be approved by the DRC prospectively.

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

RESOLVED to approve the changes to the approved plans subject to the conditions outlined above.

STAFF APPROVALS:

**Las Vistas Phase I
751 Singletree Road Units 1 - 24**

Stucco Repairs

The Committee discussed the Staff Approved repairs at Las Vistas with John Perkins, DRC Architectural Consultant.

It was subsequently confirmed by Mr. Perkins that all vigas would be removed as part of the repair work. The back decks are going to be repaired and there will be no material changes. All stucco repairs will be made to match the existing stucco work and the buildings will be repainted a similar color to existing.

The Committee affirmed that since this work was all considered 'remediation', no construction compliance deposits or inspection fees were required.

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 17th day of March 2016.