

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

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

The members present were: Chairman Larry Rogers, Alex Coleman, Larry Deckard and Mike Suman. The Architectural Consultant, John Perkins, was also present.

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

**RESOLVED** to approve the November 3, 2016 meeting minutes as presented.

**Sulack/Bombard Residence**  
**Ann Darby, Darby Architects**

**Filing 3 Block 1 Lot 2**  
**0177 Chaparral Road**

**Preliminary Review**  
**Single Family - Addition**

Ann Darby, architect, and Dave Bombard, owner, presented preliminary plans to improve the entryway with a new front porch, new garage door, landscaping and a master bedroom addition on the northeast corner of the residence. All windows will be replaced, trapezoid windows will be replaced with rectilinear windows, siding repaired and painted in warmer tones and the roof replaced with a standing seam metal roof. A trash enclosure at the side of the garage is also proposed. The lot allows 4,900 square feet of habital area and following the addition 3,755 square feet are proposed.

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

- a. The plans are well conceived. The roof angle on the southeast corner should be further evaluated. It appears to lack context.
- b. A complete Final Submittal is required along with a color board and design details.
- c. The Construction Site Compliance Fee shall be determined at Final Review.

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

**RESOLVED** to approve the Preliminary Plans subject to the conditions outlined above.

**Ebner Residence**  
**Kyle Webb, KH Webb Architects**

**Filing 4 Block 1 Lot 7**  
**0021 Palomino Road**

**Conceptual Review**  
**New Single Family**

Kyle Webb, architect, presented conceptual plans for a new single family residence on a very steep lot. Due to the steepness they have evaluated access from Palomino Road as well as Winslow Road and the current driveway location is the best location. The goal is to site the home in a way that reduces retaining walls and benches the house into the hillside. The current concept includes mostly stucco with metal and cement board accents. The roof forms and materials are a work-in-progress. The lot has a road easement for Winslow Road too.

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

- a. The shape and forms are good. The levels and horizontal “layers” look good on the long house.
- b. The driveway may not be in the side yard setback. Boulder retaining walls less than 4’ in height may be in the side setback.
- c. Recommend talking to Eagle County about their continued need for Winslow Road easement.
- d. Look at adjusting the garage and auto court entrance.
- e. A complete Preliminary Submittal is required for Preliminary Review.

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 the Conceptual Plans subject to the conditions outlined above.

<b>Ryan Residence</b>	<b>Filing 3 Block 1 Lot 2</b>	<b>Final Review</b>
<b>Mike Suman, Suman Architects</b>	<b>0030 Lariat Road</b>	<b>New Single Family</b>

Mike Suman, architect, presented changes since the Preliminary Approval. The master bath was extended 18”, the grading plan has been updated, stone accent elements have been added and the foundation plan has been included. The stone is 12”x24”x1” Eldorado Stone Zen 24 in Nickle. There will be no wood trim at the windows.

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

- a. A green netted plastic fence is required
- b. The electrical meters shall be located in the approved location shown on the plans.
- c. The applicant was reminded that any changes to the approved plans shall be approved by the DRC prospectively.
- d. Final approval shall be granted upon receipt of \$14,500 for the Design and Construction Site Compliance Fee and the Landscape Deposit.

A motion was made to approve the Final Plans subject to the conditions outlined above. By motion duly made and seconded, it was unanimously (Suman abstained)

**RESOLVED** to approve the Final Plans 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 Regular Meeting of the Singletree Design Review Committee this the 17<sup>th</sup> day of November 2016.

## Construction Compliance Issues Noted

- **Miller Residence** The electrical meters will be remounted and landscaping will be planted to “hide” the meters.

## Staff Approvals

### **Budd Residence**

Filing 3 Block 2 Lot 54  
0780 June Creek Road

Replace existing wood deck railings with metal railings

### **Harris Residence**

Filing 3 Block 1 Lot 18  
0180 Chaparral Road

Re-roof with DaVinci multi-width slate in Brownstone