

# CRESTED BUTTE SOUTH PROPERTY OWNERS ASSOCIATION

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## MINUTES

### DESIGN REVIEW COMMITTEE (DRC)

July 23<sup>rd</sup>, 2020

Uberconference

**Join the call:** <https://www.uberconference.com/dom658>

Optional dial-in number: 781-448-4005

PIN: 70089

**START TIME:** 6:00PM

DRC Attendees Uberconference: Lori Holgate, Dylan Brown, Thomas Hein

DRC Attendees: Ben White, Wes Bellamy

Staff Attendees: Dom Eymere

Public Attendees: Skip Meyer, Ryan Carroll, John Nichols, Blake Payton, Jeff Dixon

**Motion:** Approve the Minutes for June DRC meeting  
**Vote:** The Motion to Approve the Minutes was unanimous

**Business:** **Payton Duplex**, Lot 16, Block 21, Filing #3, 33 Bryant Ave.

**Discussion:** Blake Payton introduced the project and the additional information on the driveway grades was discussed. Jeff Dixon described the driveway grades and the DRC noted that the driveway would be reviewed by outside agencies and that it was possible that the updated driveway grades could be achieved given the length of the driveway. Skip Meier shared his concerns with the DRC about the driveway grade and the retention wall heights. The DRC continued to the formal review. Six Conditions of Approval were formulated: 1) Landscaping points would need to be achieved 2) Driveway grade would need to meet the “new” minimum 3) Snow storage would need to be shown on the plans 4) Metal calculation would need to be made 4) Wainscot siding would need to be shown accurately on the elevation drawings 5) Garage door will be painted brown 6) Lighting will be shown on the plans and indicated “100% down lite” and night sky compliant.

**Motion:** Wes made a motion to approve the project, Ben seconded the motion and the project passed unanimously with conditions.

**Business:** Martin Duplex, Lot 17, Block 21, filing #3, 885 Cascadilla Street

**Discussion:** John Nichols introduced the project. The DRC reviewed the project, had some questions and then began the formal review. Some discussions included the accuracy of the first floor, window arrangements and roof pitch changes. Corner trim, parking and driveway grade were also discussed. Many conditions were identified during the formal review. Staff posed the question to the DRC about if the project should be reviewed considering all the changes to the project that have been noted. The DRC confirmed that it should continue and would like to review the project via digitally when completed.

- 1) Landscape points need to be achieved, 1500 Points per unit. 750 points are required to be new trees per unit.
- 2) Parking set back on SE corner needs to be removed.
- 3) Culver or swale should be indicated on the plans and reviewed by CB South Metro
- 4) Set back lines need to be shown on the site plans (25' front and back, 15 side)
- 5) Snow storage needs to be identified on the plans (clouds) and show the calculations and 33% requirement
- 6) 1<sup>st</sup> floor elevation drawings need to be accurate 8' vs. 10', 10' is better
- 7) Roof pitch needs to be shown and or amended to conform to the height regulations of 32'
- 8) Shed roof should be shown above the door on unit A for snow shed purposes
- 9) 1' 6" overhang is appropriate for the gabled roof ends and may extend the max. roof line of 30'
- 10) Windows should be sized according to the interior use and vary from elevation to elevation, please take note that windows sill height should be 24"
- 11) Slab elevations should be indicated on the site plan
- 12) Retaining walls should be noted and depicted as such on the site plan

**Motion:** The project was Approved with twelve Conditions of Approval and was unanimous.

Adjourn: 8:35 pm