

CRESTED BUTTE SOUTH PROPERTY OWNERS ASSOCIATION

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DESIGN & REVIEW MINUTES NOVEMBER 18, 2021

DRC Attendees: Wes Bellamy, Lori Holgate, Eric Shull, Ben White, Travis Hall
Public Attendees: Matt Huberty (via Dialpad), Kevin Meck (via Dialpad), Robert Vandervoort
Staff Attendees: Tee Pleak

Call to Order: 6:05 pm

Business: **Approve Minutes from September 23, 2021 and October 21, 2021, DRC Meetings.** Eric made a motion, Lori seconded, and the motion passed unanimously.

Business: **The Whetston Residence**, single-Family Residence, Lot 40, Block 24, Filing #4, 4799 Bryant Ave.

Discussion: Eric introduced this project as a two story single family house, they will break ground this spring. There are two master suites on the ground floor and a two bedroom and a bunk room on the second floor. I was noted that the east ridgeline is right at 30 feet. Wes, Lori and Travis went through the checklist. It was pointed out that the fire dept. might want the driveway to be 30'. Travis said the turnaround looks short. Wes suggested to remove the retaining wall and grade the slope north of the turnaround to give some more length. All other points on checklist were approved.

Motion: Wes made a motion to approve the project under the condition that the driveway turnaround is extended. Lori seconded the motion and Travis approved. The motion passed with one condition.

Business: **Vandervoort Residence**, Single-Family Residence, Lot 2, Block 17, Filing #3, 277 Haverly Street

Discussion: Robert Vandervoort introduced this project as a two story single family residence. The house will have double wall construction and passive solar. The DRC proceeded to the checklist. The committee pointed out the landscaping requirements. There needs to be 750 pints of trees, 300 must be evergreen. More trees were needed. It was noted that the parking area will need to be extended to allow for two cars. These spots can be vertical or horizontal to house. The height calculation and benchmark are missing from plans. Ben pointed out the RDG guidelines allow for a shallower roof pitch. He also suggested the posts under the second story porch could be brought in and cantilevered to allow more leeway around front door and move post from window view. It was noted that metal siding calculations are missing from plans.

Motion: Eric made a motion to approve the project with the following conditions: 1) Increase trees to have 750 pints, 300 must be evergreen. 2) Parking area need to be extended to accommodate two 9'x18' parking spots. 3) Benchmark height of slab must be noted. Ben seconded the motion. Lori and Wes are in agreement. The motion passed with three conditions.

Business: **Non compliance of current project.** The committee wants to bring attention to an existing project that is using siding material that was not approved. This is in reference to a duplex on Blackstock Drive.

Adjourn: 7:50 pm