

# CRESTED BUTTE SOUTH PROPERTY OWNERS ASSOCIATION

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61 TEOCALLI ROAD, CRESTED BUTTE, CO 81224  
PHONE (970) 349-1162, WEBSITE: [www.cbsouth.net](http://www.cbsouth.net), FAX (970) 349-1163

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## DESIGN REVIEW COMMITTEE MINUTES THURSDAY JANUARY 20, 2022

DRC Members present: Travis Hall, Dylan Brown, Lori Holgate, Wes Bellamy  
Staff present: Bart Laemmel, Tee Pleak

Travis called meeting to order at 6:17

Dylan made a motion to approve the December 16, 2021 minutes.

Travis seconded this motion. All members present are in favor. Motion carried; the December 16, 2021 DRC minutes are approved.

### **Business:**

**Reese, Single-Family Residence**, Lot 23, Block 29, Filing #4, 285 Neville Way  
For the record this project was posted in the CB News on 1/7/2022

Kirk Mason is architect, he is calling in.

Kyle Skinner introduced project. Single family with accessory dwelling above garage.

Formal review:

Neighborhood context is appropriate.

Landscaping present and appropriate.

Travis cautioned that the fire department might want the grade of the driveway less steep.

Driveway / parking meets requirements.

All parking, grade and dimensions meet approval.

Building location and orientation is appropriate.

Grading and drainage – Travis expressed concern about the area between the two buildings. Wondering where water would be guided to go, it might wash out driveway. Pooling water at end of driveway is a concern.

Travis advised that it would help with the fire dept to include the elevation on the site plan and the finish elevation of the garage floor.

Privacy and views are appropriate.

Snow storage with calculations are indicated on site plan and appropriate.

Fences and storage are not applicable.

Note that utility routes need to be presented to Bart.

Topography of garage floor slab and finished height must be added to designs.

It is noted that average grade of the lot is supposed to be calculated from existing grade from the building corners. It is requested to update application with this formula.

Building mass:

Approved 2/16/2022

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Overall concept meets intention of guidelines.  
Exterior finishes are noted and meet approval.  
Windows, doors and openings meet approval.  
Travis mentioned that location of gas meter will be required by fire dept and it needs to be 3 feet from windows.  
Soffit material need to specified, fascia noted and meets approval.  
Lighting also needs to be specified and needs to be dark sky compliant.  
Label for exterior finishes meet approval.  
Color samples are present.  
Metal siding calculations present and approved.  
Roof plane calculations present.  
Wes suggested labeling lofts as storage.

Accessory building:  
Meets requirements for mass.  
Matches primary building.  
Will not have separate utility meters.

Notes- meets approval with following revisions submitted:

- Utility routes need to be present.
- Topography of garage floor slab and finished height must be added to designs.
- Soffit material need to specified.
- Lighting also needs to be specified and need to be dark sky compliant.

Lori made motion to approve  
Wes seconded, Travis third. Reese Single-Family Residence approved with said conditions.

**Roberts, Duplex Residence**, Lot 9, Block 16, Filing #3, 486 Bryant  
For the record this project was posted in the CB News on 1/7/2022

Mr. Roberts introduced the project. This project is a duplex, each unit will be 2 bed 3 bath.

Landscaping labels and locations noted and meets approval.  
Driveway dimensions turnaround and parking- Wes noted driveway looks tight, Dylan noted that driveway setbacks are less than building setbacks, so there is room to expand driveway toward the road.  
Building location and orientation is in logical spot.  
Grading and drainage: The lot naturally drains toward the east side of lot and Mr. Roberts will work with that slope.  
Benchmark located on lot at corners (survey markers).  
Walkways to house will have retaining walls.  
Setbacks labels and dimension are noted and approved.  
Privacy and views are ok.

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Ridge height is too high. CB South has 32' height limit, taken from existing grade average. There was a discussion about ridge height and limits. The RDG was consulted and they agree the roof height needs to be lowered and new calculations noted.

Height calculation is not present.

Bart suggested eliminating the upper roof and put in 2 shed dormers.

Building mass is inappropriate due to height of ridge. New roof line idea will help with this.

Changes will be made to allow pitch to meet approval. Noted as pending.

Easements; sewer and electrical run along back of lot.

It is noted that asymmetry is encouraged and this building looks like one unit. Lori suggested breaking up the siding to differentiate the two halves.

Revisions need to be seen before this can be approved, including full elevation notations.

Exterior finishes - colors of exterior finishes need to be noted.

Metal calculation needed

Facia, soffit and trim noted and approved

Windows, doors, openings- Dylan said asymmetry would be ideal

Lighting noted as dark sky compliant

Notes:

- Driveway needs to be larger where parallel parking spot is, extended to east side
- Easement needs to be added to site plan
- Height calculation needs noting - from existing grade
- Building mass is pending
- Pending if design meets RDG
  - Building height
  - Asymmetry
- Must show finish grade on elevations
- Exterior colors and finishes need to be noted
- Needs metal siding calculations

This project will be reviewed again with corrections.

Other business:

Jon Smedes extension granted for another year.

Travis made a motion to adjourn. Dylan seconded motion. The January 20, 2022 DRC meeting adjourned at 8:20 pm.

Approved 2/16/2022