

CRESTED BUTTE SOUTH PROPERTY OWNERS ASSOCIATION

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

Design Review Committee Meeting September 22, 2022

DRC members present: Wes Bellamy, Ben White
Board member present: Sue Schappert
Staff present: Bart Laemmel, Tee Pleak, Derek Harwell
Community members present: Brad Hahn, Emily Deemer, Megan Bishop

Bart called the meeting to order at 6:04 pm.
For the record, the following project was posted in the Crested Butte News on 9/8/2022, and on the CB South website, in the mailroom and in the office on September 5, 2022.

Travis gave Ben his proxy vote.

PROJECT: Cook, Single Family Residence w/ ADU, Lot 3, Block 26, Filing 4, AKA 423 Cisneros Ln

Megan Bishop presents the project. This is single family house with an ADU.
Community comment: Brad Hahn and Emily Deemer are the neighbors next door. They had concerns about the landscaping and trees obstructing their views.

Site

Neighborhood context: approved
Site plan (1"=20' min): present and approved
Landscaping, labels, locations, calculations: Ben wants crushed rock noted. approved
Driveway location, dimensions, turnaround, parking: 3 car garage, and 1 on parking spots on driveway. Ben noted the driveway will need to be 16 feet for fire department. approved
Building location, orientation: approved
Grading- drainage, retaining walls: approved
Setbacks, labels, dimensions: slope requires engineering.
Privacy – views: want to work with neighbors to move trees.
Snow storage with square footage calculations: approved
Fences – storage: n/a
Easements of any kind – labeled with dimensions: landscaping should not be planted on utility easement.
Height calculations and benchmark: present and approved
Contour lines – existing and proposed: present and approved
Proposed utility routes: noted
All existing site conditions or structures detailed: n/a

Architecture

Building mass: approved
Overall concepts meet the intention of the RDG: yes

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Elevations (1/8"=1' min.): present and approved
Floor plans (1/8"=1' min.): present and approved
All exterior finishes labeled with materials type and color: There was a question about what metal is flat and what is corrugated. These need to be noted.
Sofit and fascia: will match other siding. This needs to be noted on plans.
Color samples chart: present
Window – doors – openings: approved
Roof plan with pitch, overhangs: approved
No unbroken roof plan over 30': approved
No single elevation plane over 34' tall: approved
Metal siding calculations 30% maximum: approved
Lighting plan – locations, dark sky compliant: approved
Height calculations from existing grade not to exceed 32': will be changed to note dark sky compliant.

Accessory building: n/a

Notes – Comments – discussion points:

- Change landscape on plan to note crushed rock
- Work with neighbors on landscaping and views.
- Note changes on landscaping plan
- Culvert needs to be noted
- Driveway needs to be 16 feet
- Perimeter drain added
- Remove planting on utility easement
- Supply roof plan
- Note lighting
- Note all parking

Wes makes a motion to approve with said conditions
Ben, with Travis's proxy, second.
Motion carries.

Bart adjourned the meeting at 7:09 pm.