

# 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 APRIL 27, 2023

DRC members present: Lori Holgate, Eric Shull, Rachael Gardner, Wes Bellamy  
Staff members present: Derek Harwell, Theresa Henry, Tee Pleak  
Community members present: Peter Carey, Gary Kerns, Brian May, Alyssa Johnson, John Mayberry, Brian Armbrecht

Theresa called the meeting to order at 6:10 pm.

Approve Minutes from March 23, 2023, DRC meeting:

There is typo on page 2 that will be corrected.

Lori made a motion to approve the minutes.

Wes seconds the motion.

All are in favor and the motion carries; the March 23, 2023, minutes are approved.

Declaration of notification: For the record, this project was posted in the CB News, on site, on the website, in the office and mailroom bulletin boards on April 13, 2023.

**Carey, Garage Accessory Dwelling**, Lot 3, Block 13, Filing #2, AKA 159 Shavano

This will be an informal review. The accessory dwelling is more than the allowable 30% of the main house.

Peter Carey asks what a dwelling is and how the DRC determines the square footage. There was a discussion about turning his garage into living space to increase the square footage of the main house. There was a discussion about building a duplex and attaching the two units with a breezeway. Peter asked if a duplex must be attached. The property owners note that their house is modest, and they want to build something big enough to be suitable for work force housing. They thanked the DRC for the suggestions and will submit new plans.

**Kerns, Single Family Residence**, Lot 12, Block 25, Filing #4, AKA 924 Zeligman

Theresa asked about the concrete foundation and roof pitch. There was a discussion about the inward sloping roof and the need to shovel it.

### Neighborhood Context:

Site Plan (1" = 20' min.) present and compliant.

Landscaping, labels, locations, calculations: The trees need to be moved out of the utility easement.

Driveway location, Dimensions, Turnaround, parking: flares need to be noted at the culvert. approved

Building location, Orientation: approved.

Grading – Drainage, retaining walls: approved.

Setbacks, Labels, Dimensions: approved.

Privacy – Views: approved.

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Snow Storage with square footage calculations: approved.  
Fences – Storage: approved.  
Easements of any kind – Labeled with dimensions:  
Height benchmark noted: yes.  
Contour lines – Existing and Proposed: yes.  
Proposed utility routes: approved.  
All existing site conditions or structures detailed: approved.  
60% open space calculation: approved.

## **Architecture:**

Building Mass: approved.  
Overall concept meets the intention of RDG: Yes.  
Elevations (1/8" = 1' min.): Yes.  
Floor plans (1/8" = 1' min.): Yes.  
All Exterior Finishes labeled with material type and color: approved.  
Color Samples chart: There was a question about stucco color. approved  
Windows, Doors, and Openings used in proper proportions: approved.  
Roof Plan with Pitch, Overhangs: approved.  
No unbroken roof plane over 30': approved.  
No single elevation plane over 34' tall from finished grade: approved.  
Wall expanses properly broken both vertically and horizontally: approved.  
Metal Siding Calculation 30% maximum: n/a  
Lighting Plan – Locations, Dark sky compliant: approved.  
Height Calculation from average Existing Grade not to exceed 32': approved.

**Accessory building:** n/a

## **Conditions:**

- Move trees from Utility Easement.
- Note flares at end of driveway.
- Submit stucco color.

Eric entertains a motion to approve this project with said conditions.

Lori seconds the motion.

All are in favor to approve the Kern residence and the motion carries.

**George, Single Family Residence,** Lot 25, Block 23, Filing #3, AKA 711 Zeligman

Wes designed this project and introduced it. He recused himself from the review.

The property owners originally wanted to build a single-family house with an ADU. They planned to build the ADU first, but this isn't allowed, so they are building a duplex. They will build the smaller unit (1300 sq feet) now as phase 1, and plan to build phase 2 (1700 sq feet) in a couple years.

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## **Public comment:**

A neighbor expressed concerns about the houses not having a garage, and he worries about lot appearance.

Theresa comments that there is no requirement to build a garage.

There was a discussion about duplexes and if they are required to be a single structure.

## **Neighborhood Context:**

Site Plan (1" = 20' min.) present and compliant.

Landscaping, labels, locations, calculations: approved.

Driveway location, Dimensions, Turnaround, parking: approved.

Building location, Orientation: approved.

Grading – Drainage, retaining walls: approved.

Setbacks, Labels, Dimensions: approved.

Privacy – Views: A suggestion was made to plant evergreens behind the house. approved.

Snow Storage with square footage calculations: approved.

Fences – Storage: approved.

Easements of any kind – Labeled with dimensions: approved.

Height benchmark noted: noted.

Contour lines – Existing and Proposed: yes.

Proposed utility routes: approved.

All existing site conditions or structures detailed: yes, approved.

60% open space calculation: compliant.

## **Architecture:**

Building Mass: approved.

Overall concept meets the intention of RDG: approved.

Elevations (1/8" = 1' min.): approved.

Floor plans (1/8" = 1' min): approved.

All Exterior Finishes labeled with material type and color: approved.

Color Samples chart: present.

Windows, Doors, and Openings used in proper proportions: approved.

Roof Plan with Pitch, Overhangs: approved.

No unbroken roof plane over 30': There was a discussion about this. There is one roof plane that is 36'.  
We will break the plane.

No single elevation plane over 34' tall from finished grade: approved.

Wall expanses properly broken both vertically and horizontally: approved.

Metal Siding Calculation 30% maximum: approved.

Lighting Plan – Locations, Dark sky compliant: approved.

Height Calculation from average Existing Grade not to exceed 32': approved.

## **Accessory building:**

Phase 2 will be approved later.

The proposed footprint is approved.

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## Conditions:

- Relocate evergreens behind building.
- Break west elevation plane.

Eric entertains a motion to approve this project with said conditions.

Lori seconds the motion.

All are in favor and motion to approve the George residence carries.

## Other business:

Theresa asked the committee about applicants bringing projects to the DRC with a project that would not be approved. Some applicants want their projects to go through a formal review because they paid the application fee. The committee will think about this, and it will be discussed again.

There was a discussion about applicants paying an additional application fee with a re-design submission if plans are not approved at the first review.

Next month's meeting will be either May 18<sup>th</sup> or 25<sup>th</sup>. Theresa will email the committee about the May meeting date.

Eric makes a motion to adjourn.

Lori seconds the motion, and it carries.

This 4/27/23 DRC meeting is adjourned at 9:14 pm.