

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 MINUTES

THURSDAY JULY 20, 2023

DRC members present: Sue Schappert, Travis Hall,
Staff members present: Derek Harwell, Theresa Henry, Tee Pleak
Community members present: Johnny Maberry, Ben Henson, Kelly Maberry,

Theresa called the meeting to order at 6:12 pm.

Eric gave Travis his proxy vote.

Approve Minutes from June 22, 2023.

These minutes will be approved by email by the members who were at the meeting.

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 July 6, 2023.

Mayberry, Single Family ADU Addition, Lot 21, Block 23, Filing #3, AKA 473 Zeligman.

Ben Henson introduces this project. He discussed the landscaping and the required points. This is an addition to the garage/laundry room/mudroom of an office, and bathroom.

One aspen will be removed and two will be planted.

There was a question about parking. There are three parking spaces, and the parking is adequate.

Formal Review:

Neighborhood Context: approved

Site Plan (1" = 20' min.) approved

Landscaping, labels, locations, calculations: approved

Driveway location, Dimensions, Turnaround, parking: approved

Building location, Orientation: n/a

Grading – Drainage, retaining walls: n/a

Setbacks, Labels, Dimensions: approved

Privacy – Views: approved

Snow Storage with square footage calculations: approved

Fences – Storage: n/a

Easements of any kind – Labeled with dimensions: approved

Height benchmark noted: noted and approved

Contour lines – Existing and Proposed: approved

Proposed utility routes: approved. It is noted that Metro will require an additional tap fee for the bathroom.

All existing site conditions or structures detailed: approved

60% open space calculation: approved

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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: The color of the addition will match the existing garage, approved

Color Samples chart: noted and 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: approved

Lighting Plan – Locations, Dark sky compliant: approved

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

Accessory building:

Building Mass: within the 33% requirement, approved

Conditions:

None

Travis made a motion to approve the addition to 473 Zeligman. This includes Eric's proxy vote. Sue seconds.

All are in favor and the motion carries.

Elcho Townhomes I, II & III, Multi-Family Residence, Lot 2, Block 3, Filing #1, AKA 96 Elcho

The applicant just found out that their property lines are different from originally thought. They are in the process of reworking plans and they will submit new plans and will be on the August agenda.

Next month there might be a submission from Highpoint and South Butte.

Theresa will send out an email to confirm a date. Travis suggested starting the meeting at 5:00 so they would end at a reasonable time.

Theresa discussed recruiting new DRC members.

Sue made a motion to adjourn

Travis seconds

All are in favor and the motion carries.

The meeting is adjourned at 7:24 pm.