
CRESTED BUTTE SOUTH PROPERTY OWNERS ASSOCIATION

61 TEOCALLI ROAD, CRESTED BUTTE, CO 81224
PHONE 970-349-1162, WEBSITE: WWW.CRESTEDBUTTESOUTH.NET

DESIGN REVIEW COMMITTEE MINUTES TUESDAY, FEBRUARY 27, 2024

DRC members present: Wes Bellamy, Sue Schappert, Ben White,
Staff members present: Derek Harwell, Theresa Henry, Tee Pleak
Community members present: Andrew McIntyre, Toby Long, Wylie Hodson, Ryan Pratt

Theresa called the meeting to order at 5:44

Approve Minutes from January 23, 2024, DRC meeting.

Sue made a motion to approve the minutes.

Ben seconds.

All are in favor and the motion carries; the minutes are approved.

Declaration of notification: For the record, this project was properly noticed in the CB News, on site, on the website, in the office and mailroom bulletin boards on.

Elcho townhomes are postponed until they go before the board to approve a variance.

Design Review for Schweikardt, Single Family Residence, Lot 1, Block 28, Filing #4 AKA 501 Anderson.

Theresa introduced this project. This is a single-family house.

There was a discussion about the integrated hot tub in the setback. The DRC determined this hot tub is not permitted in the setback because it is a permanent structure.

Formal Review:

Neighborhood Context: Compliant

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

Landscaping, labels, locations, calculations: Compliant

Driveway location, Dimensions, Turnaround, parking: Compliant

Building location, Orientation: Compliant

Grading – Drainage, retaining walls: There was a question about the drainage. The DRC is asking for more information about existing drainage.

Setbacks, Labels, Dimensions: Compliant

Privacy – Views: Compliant

Snow Storage with square footage calculations: Compliant

Fences – Storage: n/a

Easements of any kind – Labeled with dimensions: Compliant

Height benchmark noted: Needs clarification.

Contour lines – Existing and Proposed: Compliant

Proposed utility routes: No gas on site, need more information.

All existing site conditions or structures detailed: Compliant.

60% open space calculation: 61% - Compliant

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Architecture:

Building Mass: Compliant

Overall concept meets the intention of RDG: There was a discussion about the wall expanses. The DRC clarified that the inset window are required for approval. Window depth needs to be labeled and confirmed.

Elevations (1/8" = 1' min.): Present and compliant

Floor plans (1/8" = 1' min.): Present and compliant

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

Color Samples chart: not submitted, needs clarification.

Windows, Doors, and Openings used in proper proportions: Compliant

Roof Plan with Pitch, Overhangs: Compliant

No unbroken roof plane over 30': Compliant

No single elevation plane over 32' tall from finished grade: Compliant

Wall expanses properly broken both vertically and horizontally: see comment about window inset depth.

Metal Siding Calculation 30% maximum: n/a

Lighting Plan – Locations, Dark sky compliant: Compliant

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

Accessory building:

Building Mass: Compliant

Location: Compliant

Orientation: Compliant

Setbacks: Compliant

Floor Plans: Compliant

Conditions:

- Move hot tub from setback.
- Include direction of drainage on site plan.
- Include electric utility route on site plan.
- Note Benchmark on site plan.
- Label and confirm window depth (dimensions) on framing plan A121 as this is the offset that determines horizontal wall expanse compliance.
- Color of window trim and non-shingled wood applications, such as under roof.

Ben makes a motion to approve this project with the conditions:

- Move hot tub from setback.
- Include direction of drainage on site plan.
- Include electric utility route on site plan.
- Note Benchmark on site plan.
- Label and confirm window depth (dimensions) on framing plan A121 as this is the offset that determines horizontal wall expanse compliance.
- Color of window trim and non-shingled wood applications, such as under roof.

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Wes seconds the motion.

All are in favor and the motion carries; the application is approved with conditions.

Design Review for Hodgson & Hosterman, Single-Family Residence, Lot 35, Block 28, Filing #4 AKA 230 Neville Way.

Theresa gave an update. The applicants amended their plans to remove the music room and added a large living room. They updated the parking and retaining walls. They added eaves. They added details of roof and drainage details. They provided details of the exposed concrete. Their wall expanses are now compliant.

There was a discussion about the roof. A slight slope was added.

Formal Review:

Neighborhood Context: Compliant

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

Landscaping, labels, locations, calculations: Compliant

Driveway location, Dimensions, Turnaround, parking: Compliant

Building location, Orientation: Compliant

Grading – Drainage, retaining walls: Compliant

Setbacks, Labels, Dimensions: Compliant

Privacy – Views: Compliant

Snow Storage with square footage calculations: Compliant

Fences – Storage: n/a

Easements of any kind – Labeled with dimensions: Compliant

Height benchmark noted: Compliant

Contour lines – Existing and Proposed: Compliant

Proposed utility routes: Compliant

All existing site conditions or structures detailed: Compliant

60% open space calculation: Compliant

Architecture:

Building Mass: Compliant

Overall concept meets the intention of RDG: Yes. Ben asked about the flat roof and if it's less than 20 feet per the RDG. The committee is calling this a pitched roof.

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

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

All Exterior Finishes labeled with material type and color: Compliant

Color Samples chart: Compliant

Windows, Doors, and Openings used in proper proportions: Compliant

Roof Plan with Pitch, Overhangs: Compliant

No unbroken roof plane over 30': Compliant

No single elevation plane over 32' tall from finished grade: Compliant

Wall expanses properly broken both vertically and horizontally: Compliant

Metal Siding Calculation 30% maximum: n/a

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Lighting Plan – Locations, Dark sky compliant: Compliant
Height Calculation from average Existing Grade not to exceed 32’: Compliant

Accessory building: n/a

Ben comments that retaining wall might warrant guard rails.

Conditions:

None

Wes made a motion to approve this project.

Sue seconds the motion.

All are in favor and motion carries.

Other business:

There was a discussion about building height in regard to chimneys.

Ben made a motion to adjourn the February 27, 2024 DRC meeting.

Wes seconds the motion

All are in favor and the motion carried.