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# CRESTED BUTTE SOUTH PROPERTY OWNERS ASSOCIATION

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

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## DESIGN REVIEW COMMITTEE MINUTES TUESDAY, APRIL 25, 2024

DRC members present: Ben White, Eric Schull, Lori Holgate  
Staff members present: Derek Harwell, Theresa Henry  
Community members present: Eric Hilb, Brian Armbrrecht, David Hilb

Theresa called the meeting to order at 6:00 PM

For the record, Wes gave Ben his proxy vote.

Approve Minutes from March 21, 2024, DRC meeting.  
Eric made a motion to approve the March 21, 2024, DRC 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.

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

Theresa presented the background of this project. The variance application was denied by the Board of Directors at the April 10, 2024, meeting. This is the second review of this project. The applicants reduced the size of the driveway to meet the open space requirements.

#### **Formal Review:**

Neighborhood Context: approved  
Site Plan (1" = 20' min.) approved  
Landscaping, labels, locations, calculations: There was a discussion about the trees in the unitality easement in the back, these will be moved. The shrubs in the east easement are approved.  
Driveway location, Dimensions, Turnaround, parking: approved  
Building location, Orientation: approved  
Grading – Drainage, retaining walls: approved  
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: approved  
Contour lines – Existing and Proposed: approved  
Proposed utility routes: approved  
All existing site conditions or structures detailed: approved

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60% open space calculation: 61%, approved

## **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 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 32' 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:** n/a

## **Conditions:**

Landscaping we be moves out of the utility easement.

Eric made a motion to approve Elcho Townhomes I, II & III.

Lori seconded the motion.

All are in favor and the motion to approve Elcho Townhomes I, II & III passed.

## **Other Business**

### **Discussion and Consideration of Changes to Owen, Duplex Residence at Lot 31, Block 26, Filing #3 aka 60 Anderson.**

The applicant could not build what was originally approved per modular issues. They are presenting changes to the approved project tonight.

There was a discussion about symmetry.

The roof lines and wall height are compliant.

Eric made a motion to approve the changes to the Owen Duplex Residence at Lot 31, Block 26, Filing #3 aka 60 Anderson.

Ben seconds the motion.

All are in favor and the motion carries.

Ben made a motion to adjourn the April 25, 2024, DRC meeting at 6:58 PM.

Lori seconds the motion.

All are in favor and the motion carried.