

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 30, 2024

DRC members present: Wes Bellamy, Ben White, Rachael Gardner
Staff members present: Derek Harwell, Theresa Henry, Tee Pleak
Community members present: Jeff Derusseau, Mark Cooney, Stephanie & Chad Crabtree, Mark & Susan Elmenhorst, Christian Robertson,

Theresa called the meeting to order at 5:40 pm.
For the record, Sue Schappert gave Rachael Gardner her proxy vote.

Approve Minutes from June 27, 2024, DRC meeting.
Wes made a motion to approve the June 27, 2024, DRC minutes.
Rachael seconds the motion.
All in favor and the motion carried.

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.

Design Review for Elmenhorst, Single-Family Residence, Lot 29/30, Block 29, Filing #4, AKA 6 Proffitt Place.

Ben is the architect for this project. He is recused from the formal review.
Ben introduced the project. 6 Proffitt Place is in upper CB South. This is a steep lot. The applicants are in the process of clustering the 2 lots, and this will be a condition of approval. Ben explained the widening of the driveway to accommodate the slope of the lot.

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: 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
60% open space calculation: approved

Architecture:

Building Mass: approved
Overall concept meets the intention of RDG: approved

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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 & 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:

1. Submit an updated site plan with adjustments to the driveway and retaining wall detail.
2. Approval of the Lot cluster application.

Wes made a motion to approve the 6 Proffitt Place project with conditions.

Rachael seconds the motion.

All are in favor and the motion carries.

Design Review for Derusseau, The Ravens Townhouses, Duplex Residence, Lot 19, Block 23, Filing #3, AKA 419 Zeligman.

Jeff Derusseau gave an introduction of this duplex. This is a gradually sloping lot with trees.

There was a discussion about the existing trees and the County Fire Code.

Public comments:

Chad Crabtree commented on the proposed culverts. There was clarification on the drainage.

Christian Robertson asked if the entry and exit points of the drainage will remain as existing.

They will.

Formal Review:

Neighborhood Context: approved

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

Landscaping, labels, locations, calculations: approved

Driveway location, Dimensions, Turnaround, parking: approved The width of this lot allows for 2 driveways.

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

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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: 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: 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: garage for unit B

Building Mass: approved
Location: approved
Orientation: approved
Setbacks: approved
Floor Plans: approved

Conditions:

Adjust the horizontal offset of the window overhangs to from 24" to the required 32".

Wes made a motion to approve the 419 Zeligman duplex project with conditions.
Rachael seconded the motion.
All are in favor and the motion carried.

Other business:

Theresa will continue to work on amendments to the DRG to accommodate the County's Fire Code.
Next meeting we will see 35 Stephenson again.
There was a discussion about projects where general maintenance may require an application and deposit.
For example, painting the exterior the same color or replacing an existing fence.

Rachael made a motion to adjourn the July 30, 2024, DRC meeting at 7:16 pm
Wes seconded the motion.
All are in favor and the motion passed unanimously.