

# 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)

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## DESIGN REVIEW COMMITTEE MINUTES

THURSDAY JANUARY 23, 2025

DRC members present: Wes Bellamy, Eric Shull, Sue Schappert, Ben White, Lori Holgate

Staff members present: Derek Harwell, Theresa Henry, Tee Pleak

Community members present: Chris & Jennifer Read, Meg Burns, Mattison Brown, Nikki Pulitzer, Kai Pulitzer, Bobby Gordon, Andy Tyzzer, Brett & Alli Henderson, Colin (the designer of the Hrbek residence), Deuce Wynes, Sara & Joe Hrbek, Chris Cox, Allegra Wolff

Theresa called the meeting to order at 5:46 pm.

Approve Minutes from December 17, 2024, DRC meeting.

Eric made a motion to approve the minutes.

Sue seconds the motion.

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.

Public comment:

Andy Tyzzer is requesting an amendment to the 11/28/2023 minutes. He provided the DRC with handouts.

### **Design Review for Cox, Triplex Building, Lot 8, Block 10, Filing #2 AKA 162 Escalante St.**

This agenda item is pulled and will not be reviewed tonight.

### **Design Review for Cox, Duplex Building, Lot 22, Block 2, Filing #1 AKA 238 Teocalli Rd.**

Chris Cox is developing this modular duplex. The modular company is out of Buena Vista.

#### **Formal Review:**

Neighborhood Context: appropriate

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

Landscaping, labels, locations, calculations: approved

Driveway location, Dimensions, Turnaround, parking: The minimum required parking is provided, 6 spots. approved

Building location, Orientation: approved

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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: not noted, this is needed  
Contour lines – Existing and Proposed: Proposed contour lines are needed  
Proposed utility routes: needed  
All existing site conditions or structures detailed: approved  
60% open space calculation: approved

## **Architecture:**

Building Mass: There was a discussion in symmetry. The DRC offered suggestions to alter the symmetry. There was a discussion on the wall expanse. It was suggested to move the eyebrow up to break up the second story. A covered patio was another suggestion.  
Overall concept meets the intention of RDG: Not currently – see comments above.  
Elevations (1/8" = 1' min.): noted  
Floor plans (1/8" = 1' min): noted  
All Exterior Finishes labeled with material type and color: there was a discussion about siding at the ground level. Metal is encouraged.  
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: See above comment.  
Metal Siding Calculation 30% maximum: n/a  
Lighting Plan – Locations, Dark sky compliant: lights will be added above the garage doors. approved  
Height Calculation from average Existing Grade not to exceed 32': approved

**Accessory building:** n/a

## **Conditions:**

Driveway details  
Height benchmark  
Define proposed grading  
Proposed utility routes added  
Massing – less symmetrical, provide architectural break to wall expanses  
Roof shed at back doors  
Lights at garage door

Eric made a motion to see this project on the agenda for the February meeting to review the amended conditions.

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Sue seconded the motion.

All are in favor and the motion carries.

## **Design Review for Hrbek, Single Family Residence, Lot 8, Block 1, Filing #1 AKA 135 Cascadilla St.**

### Public comment:

Brett Henderson comments on the asphalt shingles, and roofs shed into each other. He commented on snow storage and the trees in the snow storage area.

Allison Henderson echoes what Brett said. She commented on the fire resistance of the asphalt roof.

Allegra Wolff appreciates the changes to the previously submitted plans. She echoes what Brett said about the roofline.

Jennifer Read echoes the previous comments.

Colin introduced the project. He designed this single-family house. The design works with the natural topography of the hillside. Joe Hrbek addresses the asphalt roof. They chose this to prevent hail damage. These are fire resistant.

### **Formal Review:**

Neighborhood Context: appropriate

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

Landscaping, labels, locations, calculations: approved. The proposed points do not include existing willows, so they are over the requirement.

Driveway location, Dimensions, Turnaround, parking: approved

Building location, Orientation: approved

Grading – Drainage, retaining walls: approved

Setbacks, Labels, Dimensions: compliant

Privacy – Views: approved

Snow Storage with square footage calculations: approved

Fences – Storage: n/a

Easements of any kind – need utility routes

Height benchmark noted: noted and approved

Contour lines – Existing and Proposed: approved

Proposed utility routes: need electricity and gas

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.): approved

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

All Exterior Finishes labeled with material type and color: approved

Color Samples chart: approved

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

Roof Plan with Pitch, Overhangs: The roof shed between garage and house may present ice dams.

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: 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:**

Proposed utility routes – need electric and gas

Lori made a motion to approve with the condition

Eric seconds the motion.

All are in favor and the motion carries.

Ben made a motion to adjourn at 8:44 pm.

Wes seconds the motion.

All are in favor and the meeting is adjourned.