

CRESTED BUTTE SOUTH PROPERTY OWNERS ASSOCIATION

61 TEOCALLI ROAD, CRESTED BUTTE, CO 81224
PHONE (970) 349-1162, WEBSITE: www.cbsouth.net

DESIGN REVIEW COMMITTEE MINUTES

THURSDAY, FEBRUARY 27, 2025

DRC members present: Eric Shull, Ben White, Sue Schappert

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

Community members present: Kevin & Jacey Fox, Chris Cox, Nikki & Kai Pulitzer, Brian Armbrecht, Jacques Juilland, Deb Schulteis

Theresa called the meeting to order at 5:41 pm

Approve Minutes from January 23, 2025, DRC meeting.

Eric made a motion to approve the minutes.

Sue 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.

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

Driveway details: approved

Height benchmark: approved

Define proposed grading: approved

Proposed utility routes added: approved

Massing – less symmetrical, provide architectural break to wall expanses: approved

Roof shed at back doors: approved

Lights at garage door: noted and approved

Eric made a motion to approve 238 Teocalli Road with the corrections.

Sue seconds the motion.

All are in favor and the motion carries.

Design Review for Fox, Single Family Residence, Lots 54-56, Block 24, Filing #4 AKA 110 Gloria Place.

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This is a single-family house with an ADU. With the size of the lot they are using existing trees to meet landscaping requirements. These are both 2 story units with big garages. The applicant spends a lot of time looking at the guidelines to check the required boxes. These buildings will have two separate driveways.

There was a discussion about the show shed on the exterior stairs.

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: noted and 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

Contour lines – Existing and Proposed: approved

Proposed utility routes: noted and 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: yes, 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: compliant

Lighting Plan – Locations, Dark sky compliant: approved

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

Accessory building:

Building Mass: approved

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Location: approved
Orientation: approved
Setbacks: approved
Floor Plans: approved

Conditions: none

Eric made a motion to approve 101 Gorla Place
Sue seconded the motion.
All are in favor and the motion passed.

Design Review for Juillard, Duplex Residence Addition, Lot 42, Block 26, Filing #4 AKA 246 Anderson Drive.

Applicant is proposing changes to the lower level under the deck and exterior siding.
The footprint of the building will not change.

Sue made a motion to approve the addition to 246 Anderson Drive.
Eric seconded the motion.
All are in favor and the motion carried.

Design Review for Schulteis, Single Family Residence, Lot 8, Block 15, Filing #3 AKA 810 Bryant.

This is a modest single-family house.

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

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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: n/a

Eric made a motion to approve the project at 810 Bryant.
Sue seconded the motion.
All are in favor and the motion passed.

Next meeting will be March 20 at 5:30.

Sue made a motion to adjourn the meeting at 7:50 pm
Eric seconded the motion.
All are in favor and the meeting is adjourned.