

The Keystone Design Review Board

June 6, 2011

I. Call the Meeting to Order

The Keystone Design Review Board meeting was called to order at 12:35 p.m. in the Neighbourhood Company conference room on Monday, June 6, 2011.

Board Members Present Were:

Jeff Zimmerman, Member

Todd Webber, Member

Other Attendees:

Mindy Bothel, Administrator

II. Approve Previous Meeting Minutes

The previous meeting minutes dated May 23, 2011 will be reviewed at the next meeting.

III. Lot 2B Saw Whiskers II (Old Keystone Sub.) – CD Review – Janet Sutterly, Architect

The Keystone Design Review Board reviewed and conditionally approved the project at Lot 2B Saw Whiskers II with the following comments:

- Require construction management plan showing silt fence, construction fence, dumpster (trailer), etc. Architect to submit revised sheet A1 with changes
- Board recommends the window muttons need to be broken up to match the sides ref. sheet A6
- Roof plan shows chimney in the valley and Board acknowledges the placement on the final plans
- Front door does not comply with the neighborhood guidelines being ornate and gaudy. The Board encourages the owner to choose a door which follows the guidelines more closely, but will allow door to be used due to the significance to the owners
- Eventual hot tub noted on landscape plan will need to be submitted at time of construction. Architect to discuss with owner and advise Board of final decision
- For construction parking use access easement noted on plans
- 3 trees severely damaged during fire that will need to be removed. Will replace damaged trees at conclusion of project. Board acknowledges the location may be altered from original tree location. Architect to instruct Hood Landscaping submit revised plan after construction completed.
- Board request owner to contact neighbor on lot 2C describing construction parking and fencing
- North facing end of garage is where utility meters will be located as approved by Xcel
- Insurance company requiring the old foundation to be replaced. Architect to supply documentation for requirement.

- Board requires lighting cut sheets showing fixtures that are dark sky compliant
- To comply with requirement for color variation beetle kill wood for board and bat siding will be used
- Board recommends a variation in color on the metal portion of roof from shingle color
- Board will give final CD approval after all items have been submitted

IV. Lot E-10, Phase V, West Ranch – Deck Stair Case Addition – Rick Emarine, General Contractor

The Keystone Design Review Board reviewed and approved the project at Lot E-10, Phase V, and West Ranch with the following comments:

- Roof is shedding on to stair way. May consider adding gutters and heat tape
- The application fee will be \$250 and the refundable compliance deposit will be \$1500
- Rail and stairs must match existing home
- Project approved as submitted

General Discussion

Keystone Bike Path Revitalization and Art Work

- Board members will take into consideration and continue discussion at next meeting.

Areas of responsibility for the VRDC-DRB in relation to Keystone PUD

- A brief discussion began on the areas throughout the Keystone PUD that must submit to the Design Review Board. The discussion will be continued at the next meeting.

Adjournment

The meeting was adjourned at 2:30 pm.