

The Keystone Design Review Board
September 13, 2010

I. Call the Meeting to Order

The Keystone Design Review Board meeting was called to order at 1:03 pm in the Neighbourhood Company conference room on Monday, September 13, 2010.

Board Members Present Were:

Tim Baker, President
Ken O'Bryan, Member
Todd Webber, Member

Other Attendees:

Mindy Bothel, Administrator

II. Approve Previous Meeting Minutes

The approval of the previous meeting minutes dated August 23, 2010 will be tabled until the next meeting.

I. Lot 27 Block F-5 East Ranch, Preliminary Review - 1:15 to 1:45 – (Larry Gilland, Designer)

The Keystone Design Review Board reviewed and approved, to move to the CD review phase, the project for at Lot 27 Block F-5 East Ranch with the following comments:

- Verify driveway location is in compliance with all county guidelines
- CD plans must be signed by a licensed architect
- Incomplete structural plans submitted, must submit complete set signed by licensed architect
- Require written HOA approval of temporary dirt stock pile. Note on CD plans the duration the pile will remain as noted on plans
- Ensure construction parking does not inhibit traffic flow and is not disturbing natural landscaping
- Building height appears to be out of compliance with 35' limit. Must verify and be in compliance on the CD plans
- Retaining wall on north side of structure appears to be unnecessary, consider smaller scale wall along the outline of the driveway
- Lighting cut sheets required showing all exterior lighting is dark sky compliant
- 3D sketch design does not appear to show site conditions represented on plans. Verify CD plans are correct
- Verify meter locations for electric and gas with Xcel energy, meters are currently on drip line of house
- Board continues to recommend breaking up long ridge line over garage and blank elevation of south garage wall with architectural features
- Board requires a re-vegetation plan prior to CD approval
- Require complete roof plan to verify the overhangs are not in setbacks.

- Retaining walls in right away will need HOA written approval
- Refundable compliance deposit of \$12K required prior to construction beginning

II. Jackpine Deck Addition – 1:45 to 2:00 – Preliminary Review per electronic documentation submitted

The Keystone Design Review Board reviewed and rejected the project for the Jackpine Deck addition with the following comments:

- The Board questioned the architectural appropriateness of the proposed patio given the lack of any other patios at this level. The addition of only this deck would create a lack of appropriate symmetry of the building elevation. Architectural aesthetics of the lodge may be adversely impacted by the proposed project.
- Upon site visit, given the lack of a patio at the corner of the elevation (such that exists on lower floors), the proposed deck addition will directly impact the unit to the east's view corridor and will enable direct line of sight into the bedroom and living area of the adjacent unit.

III. Adjournment

The meeting was adjourned at 2:05 pm.