

The Keystone Design Review Board

October 20, 2008

I. Call the Meeting to Order

The Keystone Design Review Board meeting was called to order at 1:10 pm in the Neighbourhood Company conference room on Monday, October 20, 2008.

Board Members Present Were:

Ken O'Bryan, Member

Todd Weber, Member

Gene Baker, Member

Brad Scheappi, Member

Other Attendees:

Dave Leopold – VRDC/DRB Inspector

Mindy Bothel – KDRB Administrator

Approve Previous Meeting Minutes

The previous meeting minutes dated October 6, 2008 were approved as submitted.

II. Lot 13 Elk Run – Add New Deck – (Brett Confer, Architect)

The Keystone Design Review Board reviewed and approves the project at Lot 13 Elk Run with the following comments:

- Gene Baker abstains
- No construction will be allowed outside of building envelope
- The deck additions was approved as submitted

III. Keystone Lift Operations Signs – (Scott Giles, Keystone Resort)

The Keystone Design Review Board reviewed and approved the lift operations signs for the Keystone Resort with the following comments:

- Brad Scheappi to include flag material and plastic post in revised sign code
- The signs for the lift operations area were approved as submitted.

IV. Lot 4B North Fork – Preliminary – (Mindy for T.A. Franco, Architect)

The Keystone Design Review Board reviewed and rejects the project at Lot 4B North Fork with the following comments:

- Purposed grading shall not exceed 2 to 1 slope
- Need additional information on beams, trim, fascia, etc...
- Board requires re-massing model or 3D computer model in sketch up

- Review the location of meters as they relate to roof and operable windows. Coordinate utility meters with Xcel.
- It is required to submit a materials board.
- Board still has concerns with massing and fenestration of home and detailing as related to mountains architecture
- Send details on all overhangs, soffit, fascia, trim, window casing, aluminum railing.
- Board requires resubmitting at the preliminary phase keeping in mind the neighborhood guidelines.

V. Lot 12 The Alders – 2nd Round CD's – (Mindy for Mr. Pietarszek)

The Keystone Design Review Board reviewed and rejects the project at Lot 12 The Alders with the following comments:

- Drawing must be stamped and signed by Colorado license architect.
- Clearly identify construction fencing. The fencing should be on the inside of the drip line of any trees to be saved.
- Clarify location of existing tree to be removed.
- Recommend removal of dog house roof over utility meters.
- Show utility meters on site plan and confirm location with Xcel.
- West elevation, sheet A3.2 shed dormer missing. Must submit revised plans.
- It is required to submit a materials board and model
- There will be an additional fee of \$XXXX due to number of submittals and length of project review.
- The applicant is required to contact Dave Leopold VRDC Inspector at 970-496-4759 prior to grading and excavation for sign off or the construction compliance deposit may be forfeited.
- Applicant must submit a refundable compliance deposit of \$8000.00 prior to beginning work.

VI. 2153 Keystone Ranch Road – New Hot Tub (Mindy for Terry Polonus, Owner)

The Keystone Design Review Board reviewed and approves the addition of a hot tub at 2153 Keystone Ranch Road with the following comments:

- Recommend hot tub placement on covered patio due to snow shed concerns on open area.
- If open area placement is desired owner must pour additional patio and move hot tub farther out. Will need to submit a site plan and make sure project is in building envelope.
- Hot tub must be screened by landscaping.

VII. Lot 20 East Ranch 249 Mountain Blue Bell Re-roof and Gutters (Mindy for Herb & Bea Kaplan)

The Keystone Design Review Board reviewed and approved the re-roof and gutter addition at 2153 Keystone Ranch Road with the following comments:

- New gutters must match existing window casement color
- Project approved as submitted

VIII. Lot 4 Settlers Creek – Hot Tub Siding (Mindy for Matt Dunston, Owner)

The Keystone Design Review Board reviewed and approved the proposed hot tub siding at Lot 4 Settlers Creek with the following comments:

- Require additional landscaping on northeast and east side to screen hot tub
- Submit revised landscaping plan for DRB approval before proceeding with any work
- Approve siding as submitted

IX. Review Inspector Post Construction Reports

A quorum could not be reached due to some members needing to leave early. Will review at November 17th meeting.

- Lot 14 Settlers Creek
- SC TH Phase 2
- 283 Gentian Road
- 90 Potentilla

X. Review Inspector Letters

Lot 60 Elk Run

XI. Adjourned:

The meeting was adjourned at 3:00 p.m.