

The Keystone Design Review Board

November 16 2009

I. Call the Meeting to Order

The Keystone Design Review Board meeting was called to order at 1:05 pm in the Neighbourhood Company conference room on Monday, November 16, 2009.

Board Members Present Were:

Tim Baker, President

Todd Webber, Member

Jeff Zimmerman, Member

Other Attendees:

Mindy Bothel, Administrator

II. Approve Previous Meeting Minutes

The previous meeting minutes dated October 22, 2009 was approved.

III. Lot 5 Settlers Creek Estates – Schematic Review – (Jarret Buxkemper, Designer and Mark Hogan, Architect, bhh Partners)

The Keystone Design Review Board reviewed and approved the project at Lot 5 Settlers Creek Estates with the following comments:

- Construction access will be from front only.
- Board request moving the hot tub as discussed.
- Board requires the retaining wall be addressed per discussion
- Review driveway access per Board recommendation
- Board requests moving garage man door due to shedding
- Verify meter location with Xcel

IV. Lot 6 The Alders – Schematic Review - (Jarret Buxkemper, Designer and Mark Hogan, Architect, bhh Partners)

The Keystone Design Review Board reviewed and approved the project at the Lot 6 The Alders with the following comments:

- Verify meter location with Xcel
- Board request breaking up the rear elevation
- Verify 75% rule
- Hot tub can not be within the set back
- Verify roof overhang on east side
- Board request moving the man door by garage due to shedding
- Board advises to verify bulk plain requirements

V. Lot 48 Elk Run – Fire Pit Installation and Landscape Change – (Megan Bemis, Landscape Designer)

The Keystone Design Review Board reviewed and approved the project at Lot 48 Elk Run with the following comments:

- Board requires written approval from adjacent homeowner.
- \$1,500 refundable compliance deposit must be submitted prior to construction

VI. Lot 2B Old Keystone Subdivision (Saw Whiskers) – Remodel – Bill Marvin, Architect - Hodges and Marvin Architects)

The Keystone Design Review Board reviewed and approved the project at Lot 2B Old Keystone Subdivision with the following comments:

- Verify addition not in flood plain
- New material must match existing structure
- Revegg any site disturbance
- Board recommends addressing the southwest elevation above garage to break up bulk massing. The Board feels it is too large of a single plain mass given that it is the predominate feature.

VI. General Discussion

Minor non-conforming construction will incur twice the fee for amended plans per the current Design Review Board fee schedule as determined by the Board on a case by case basis. Major non-conforming construction may incur a greater fee which will be determined by the Board.

VIII. Adjournment

The meeting was adjourned at 3:30 pm.