

The Keystone Design Review Board

April 13, 2009

I. Call the Meeting to Order

The Keystone Design Review Board meeting was held by electronic communications due to scheduling conflicts and the death of Gene Baker.

Board Members Communicating:

Paul Schwarz, Chairman

Todd Weber, Member

Ken O'Bryan, Member

Other Included in Communications:

Clark Griffith – VRDC/DRB Inspector

II. Approve Previous Meeting Minutes

The previous meeting minutes dated March 16, 2009 were approved.

III. Lot 3517 West Ranch – Dog Run Installation (Mindy Bothel for Willard Hanzlik)

The Keystone Design Review Board reviewed and gave approval for the project at Lot 3517 West Ranch with the following comments:

- Board requires the dog run colors to match the existing home.
- \$1000.00 refundable compliance deposit due prior to construction
- ****Note**** I spoke with Mr. Hanzlik 4/20/09 and he understood the concern of the height of the dog run fence with snow in the run so he will make the railing 48”high.

IV. Lot 27 West Pines @ Keystone (Elk Crossing) - Remodel (Jarrett Buxkemper, Architect)

The Keystone Design Review Board reviewed and denied the project at Lot 27 West Pines @ Keystone (Elk Crossing) with the following comments:

- The Board requires the application fee to be submitted prior to any additional reviews.
- Must submit lighting plan adhering to dark sky guidelines. This must be submitted prior to construction beginning. If the lighting plan changes during construction you may submit a revised plan.
- Board determined the remodel fee schedule applies to this project.
- Application fee of \$2,100.00 and refundable compliance deposit \$6,300.00

VI. Lot 23 East Ranch – Solar Energy System Installation (David Barlett- Homeowner)

The Keystone Design Review Board reviewed and approved the project at Lot 23 east Ranch with the following comments:

- KDRB has received the \$150.00 application fee.
- Board approves project as submitted.
- \$1000.00 refundable compliance deposit required prior to construction beginning.

VII. Lot 24 East Ranch – Solar Energy System Installation (J.L. Witzler, Homeowner)

The Keystone Design Review Board reviewed and approved the project at Lot 24 East Ranch with the following comments:

- KDRB has received the \$150.00 application fee.
- Board approves project as submitted.
- \$1000.00 refundable compliance deposit required prior to construction beginning.

VIII. Lot 51 Elk Run – Radon Mitigation (Jerry James, Homeowner)

The Keystone Design Review Board reviewed and tentatively approved the project at Lot 51 Elk Run with the following comments:

- Board requires \$150.00 application fee
- Board requests height and color of pipe.
- Board will render final decision at May 11, 2009 meeting

IX. Lot 4 Settlers Creek – Refundable Compliance Deposit Letter – (Matt Dunston, Homeowner)

The Keystone Design Review Board reviewed and the e-mail request for the return of the refundable compliance deposit for the project at Lot 4 Settlers Creek Estates with the following comments:

- The Boards original decision to keep the deposit will be upheld.

X. Lot 12 The Alders – Question on CD Review Letter from 10/20/08 (Mark Harris, Architect)

The Keystone Design Review Board reviewed and requires additional information on the project at Lot 12 The Alders:

- The Board requires 3 different images for the model
- The Board requires all issues outlined in the October 20, 2009 review letter be completed and submitted for final review.

XI. Lot 20 Saw Whiskers – Preliminary Review – (Todd Webber, Architect)

The Keystone Design Review Board reviewed and gave the following comments for the project at Lot 20 Saw Whiskers:

- Without reviewing the Last Chance/Saw Whiskers in detail it appears the scale and mass seem to be appropriate along with interesting elements.
- Seems as if the roofs are in what I think is the 100 year flood plain. Board request verification on flood plain issue. The Board likes the overall concept, a little concerned with the long flat roof as shown on the southwest and south elevations but may be corrected with the right detail.
- The Board would like elevation markings to determine the height of the retaining walls.
- Board will require a model, either 3-d computer or a physical massing model prior to approving the project at the preliminary phase.
- Board approves the project at the schematic phase.

XII. Initial round of comments compiled and submitted to the Board electronically on Monday April 20, 2009.