

# The Keystone Design Review Board

February 18, 2008

## I. Call the Meeting to Order

The Keystone Design Review Board meeting was called to order at 1:05 in the Neighbourhood Company conference room on Monday, February 18, 2008.

Board Members Present Were:

Paul Duxbury, Chairman  
Todd Webber, Member  
Gene Baker, Member  
Brad Schaeppi, Member

## II. Approve Previous Meeting Minutes

The previous meeting minutes dated February 18, 2008 were reviewed and approved as presented.

## III. Jackpine/Black Bear HOA – Exterior Amenity Areas (Charles Randles, KPM)

The Keystone Design Review Board reviewed and approved the preliminary phase for the exterior amenity area expansion for the Jackpine & Black Bear homeowners associations with the following conditions:

- Submit the \$100 application fee.
- Tie the landscape stone with the building stone. Natural stone is required.
- Adhere to the River Run Design Guidelines regarding Landscape Design.
- Ensure that there are no conflicts with existing leases with current tenants.
- Ensure there are no issues regarding rear egress requirements for tenants and whether or not a ramp would be required as opposed to steps.
- All easements or right of ways need to be finalized and negotiated between the Keystone Neighbourhood Company and Vail Resorts. Provide written details to the KDRB Administrator for final approval.

## IV. 95 Wild Irishman – Set Back Question (Roger Markel, Todd Webber Architect)

The Keystone Design Review Board reviewed the set back question for 95 Wild Irishman. Mr. Webber abstained from the vote. The applicant would like to know if the 21 foot set back on the site plan is acceptable or if the current 25 foot set back requirement needs to be adhered to according to the 1995 PUD amendment. After some discussion it was determined that plans should be submitted for the remodel and if they justify a 21 foot set back then the board would approve it however if not then the 25 foot set back will be upheld.

## IX. Adjournment

The meeting was adjourned at 2:25 p.m.