

The Keystone Design Review Board

May 5, 2008

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, May 5, 2008.

Board Members Present Were:

Paul Duxbury, Chairman
Todd Webber, Member
Gene Baker, Member
Ken O'Bryan, Member
Brad Schaeppi, Member

II. Approve Previous Meeting Minutes

The previous meeting minutes dated April 21, 2008 were reviewed and approved as presented.

III. 73 Last Chance – Preliminary Review (Faye Crow Architect and Tom Yetzer owner)

The Keystone Design Review Board reviewed and approved the project at 73 Last Chance to move to the CD review phase with the following comments:

- The Board requires the use of natural rock on structure.
- A stamped set of Architectural and engineering drawings for CD's will be required.
- Area wells, if extend past set back line, need to be landscape feature not part of structure.
- The Board suggests reviewing the gable detail over garage. Lower truss or add outriggers to help garage massing
- Board recommends the use of larger or multiple windows on front of garage to break up flat surface.
- As part of the CD package the Board requires the railing material and detail, fascia and soffit materials at next submittal
- Board recommends installing 1 large log placed vertically from ground to the highest point on the north elevation which will make it more in tune with massing.
- Board must review final exterior light fixtures which need to be dark sky compliant
- Board requires a copy of the colors and materials to be presented at next submittal.

IV. Lot 26 Settler Creek – Orientation (Tim Sabo, Allen Guerra Architects)

The Keystone Design Review Board reviewed and approved the project at Lot 26 Settlers Creek to move to the schematic phase with the following comments:

- Paul Duxbury to abstain on project, he is builder
- Project must comply with 75% rule.
- Guidelines recommend the drive way come in on Wolf Rock Road side of property to stay away from retention pond and eliminate the need for tree removal.
- Board suggests the use of a bridge type of drive way to aid in the expansion of the retention pond at peak times.
- Board suggests that the county is consulted on the retention pond/ drive way
- A substantial landscape plan will need to be submitted due to trees removal for building site and location of property in relation to public access.
- Board encourages the use of larger over hangs to conform to area.
- The Board will require good landscape screening for hot tubs.
- Note to be aware of the Town homes to the south and up hill and tall duplex to south of home in regard to screening.
- Board would request the utilities be screened as much as possible.
- On materials board we will need actual samples of colors and textures. This neighborhood is specific about Arkansas River Moss Rock.
- Application and \$3000.00 application fee delivered by Tim Sabo.

V. Adjourned:

The meeting was adjourned at 2:00 p.m.