



ATTENDANCE

Members Present Gene Shanahan - Chair
 Lee Hegner – Board Member
 Henry Reed - Board Member
 Dennis Moran – Alt. Board Member
 Eric Jung – Alt. Board Member
Members Absent David Staat – Board Member
 Judy LaSpada - Board Member
Others present: Millie Aldrich - DRB Administrator
 Paul Miller - DRB Architectural Consultant
 Kirk Pliske – Public Safety Director
 Ed Shriner – COPA president

SITE VISIT – 420 Little Andorra **8:45am**

CALL TO ORDER **9:20am**

DECLARATION OF QUORUM/DIRECTOR QUALIFICATION

Declaration was noted for the record a quorum was present for the purpose of doing business of the Cordillera Design Review Board.

DISCLOSURE MATTERS – No conflicts of interest were noted.

APPROVAL OF AGENDA –DRB unanimously approved the agenda.

APPROVAL OF MINUTES – Minutes from March 13, 2018 approved, moved by Hegner second by Moran all in favor.

PUBLIC INPUT –

1. Ed Shiner with CPOA provide some concerns with minimum DRB fees being too high
 - Concerns appeared to be around enclave communities
 - If enclave HOA wanted to submit an application for their community, there could be a reduced DRB fee similar to new home colors for the community.
 - This would be the HOA responsibility to review the individual applications if the DRB approved a one-time approval for the community.

2. Ed Shiner with CPOA provide update on how the CPOA is in the processing of leaning properties who are delinquent on CPOA dues and get them in to compliance.

DRB ACTION ITEM –

1. **Jennings Residence – 420 Little Andorra** **10:30am**
Review: Sketch
Present: Martin & Manley: John Martin, Mountain CAD Services: Rob Dale, Owner/Contractor: Don Jennings
Sketch – tabled. (See memo located in page 3)

2. 205 Elk Springs

11:20am

Compliance: revisions to approved plans without approval

Present: Mike Lauterbach

- Increase entry stairs width, maximum height of 4 feet.
- Provide details, cross section of grade stone steps, entry stair and railing
- Provide landscape plan 16-18 existing trees have been removed due to weather, site conditions or health of the tree. Additional trees required, provide revised landscape plan.
- Provide coordinated: floor plans main level and lower level (include square footage), entry elevations, site plan, landscape plan. Clearly identify what changes have been made with a revision cloud noted on the plans.
- Provide a list of all revisions requesting for DRB review including addition square footage.
- Board to decide additional fee for modifications once they know what modification are being requested.

STAFF APPROVALS - 11

Miller Residence – 250 Redtail Ridge – new roof - Final – DRB approved
Cumming Residence – 21 Pikes Way – Garage addition - Technical – DRB approved
Clampitt Residence – 58 Fairway Ln – new roof - Final – DRB / HOA approved
Meyers Residence – 50 Bermuda Dr – exhaust vent - Final – DRB / HOA approved
Wegmiller Residence – 49 Penncross Ln – new roof - Final – DRB / HOA approved
Dolan Residence – 1596 Gore Trail – variance - Final – DRB approved
Graham Residence – 38 Elkwoods – new roof - Final – DRB approved
Hanson Residence – 25 Stag Gulch – new roof - Final – DRB approved
Hatcher Residence – 109 Saddle Ridge Loop – sculpture - Final – DRB / HOA approved
Downs Residence – 21 Stag Gulch – new roof - Final – DRB approved
Smelter Residence – 56 Fairway Ln – new window / railing color - Final – DRB / HOA approved

SINGLE FAMILY CONSTRUCTION STARTS – 0

SINGLE FAMILY INSPECTIONS – 0

ADMINISTRATIVE UPDATES

COMPLIANCE OFFICER UPDATES

- 465 Little Andorra – warning letter sent to the owner for the following failure to notify the DRB change in contractor and updating construction sign, failure to update construction schedule.
 - Fine letter to be sent
- 220 Casteel – currently has not paid CPOA Dues, work continues but slow. Project will be monitored on exterior stone, patio and landscape to be completed.

ADJOURNMENT

12:10pm

There being no further information before the Cordillera Design Review Board, the meeting was adjourned.



Applicant:	Jennings Residence
Location:	420 Little Andorra Rd / Lot 64, Filing 3
Representative:	Don Jennings – Owner John Martin – Architect, Rob Dale - Mountain CAD Services
Staff Contact:	Millie Aldrich, Coordinator
Review:	Sketch

Project Overview

The Jennings Residence is a new residence located at 420 Little Andorra Rd / Lot 64, Block 5, Filing 3. The site is 6.01 acres. The proposed residence is 4,570.7 square feet, per drawing set 3/30/18. The Jennings Residence is being reviewed today for Sketch approval and is subject to the Divide Design Guidelines.

Board Comments:

House is located very close to road and the septic is located at the highest point on the site behind the house. Board suggest the applicant flip the house and septic location. This would increase the driveway but the tradeoff of moving the house away from the road and simplifying the septic gravity flow is worth considering for the home value.

Landscape & Site Plan

- Provide topographic survey to include data south of the utility easement where improvements are proposed.
- Sheet A1.1 Enlarged Site Plan:
- Sheets: A1.1 & A1.2 would be easier to read the design intent for the areas around the house if the roof were simply dashed in and no hatching were shown. Difficult to see if the proposed grades and plantings work with the doors and windows of the corresponding floors of the house.
- Verify the 18" driveway corrugated culvert has been engineered for size and material.
- Extend driveway culvert to allow for landscaping on either side of the drive.
- Generally, spot elevations are needed for all areas of proposed site improvements. For example:
 - Road spot elevation at the center of the drive?
 - Spot elevations at top and bottom of drive, and slope change points along the way
 - Invert elevations at both ends of the culvert?
 - Elevation at the bottom of the steps to the front door?
 - Provide floor elevation tags or spot elevations at points of egress
 - Elevation at the base of the tall retaining wall at the fire place patio?
- Discrepancy between the extent of the lower retaining wall at the head of the drive on sheet A1.2 and A1.2
- Review 2 ft stamped concrete boarder
 - Drainage swale off of the drive as opposed to introducing drainage water on the drive surface.
- Provide silt fencing at the downhill side of limits of construction disturbance fencing.
- Hot Tub: provide additional information slab height, retaining wall, materials, etc.
- Stone walk from the lower rec. room to the fire place patio doesn't reflect the grade changes: there will invariable be steps along the back side of the hot tub. Provide details and spot elevations.
- Has an engineer reviewed the site plan accommodate the seasonal or event surface drainage within the 40' drainage easement? The proposed plan increases the area which will drain into that easement. Will the Indian Rice grass hold u to those surges?
- Review the driveway concrete pan

- Address Marker identify: height, material, lighting, identification
- Address Marker appears to be located in the culvert
 - Coordinate site plan and landscape plan
- There must be a transition from the house to the natural landscape
 - Planting shown calls for an uninterrupted manicured landscape from the front of the house to Little Andorra Road on both sides of the drive. A break in the lawn and perennial planting must show the natural vegetation between the house and the head of the drive. This includes the bench between the two retaining walls.
- The computer-generated 3D models on the cover page do not reflect the plantings as shown on A1.2 However, the bottom images showing the home from the back clearly depict how the house needs softening with plantings.
- Identify the ground treatment below the elevated steps to the front door
 - The entry stairs should be grounded
- Boulders and planting are laid out in a regular solder pattern around the drive and house. This needs to be less regular and more natural arrangement.
- Show native shrubs in the leach field area of disturbance as well as grasses.
 - Include overall landscape plan to show all plantings
- Western Redbud (*Ceris Occidentalis*) is hardy to zones 7-9, will not be happy in this area and should be regarded as annual.
- Landscape planting plan is minimal and should be significantly increased
 - 10ft – 14ft minimum size evergreen
 - Quantities to not add up on evergreen legend
 - 3” cal. In the minimum size aspen

Plan and Elevations

- Provide a building height calculation calculation summary.
 - Most ridge heights are shown on roof plan (except ridge above garage) and appear to be under the 35ft limitation.
- Complete the stone base of the primary mass to the right of the entry
- Elevations do not reflect the proposed site grading on the east side of the home.
- Provide a consistent expression of timber beam detailing throughout.
- Provide a consistent expression of divided light window patterns.
- Add window east side of entry
- No exposed concrete allowed on exterior
- Provided snow guards, gutters, downspouts on roof plan
- Additional information: Meter enclosure, fire place chimney cap, garage doors
- Larger windows at lower level

General:

For the project to keep moving forward the applicate can submit a driveway site study to the DRB coordinator for review prior to the next meeting submittal.

Tabled – Sketch