

Telluride Ski Ranches DRC Meeting Agenda

January 17, 2018

Location: **Telluride Real Estate Offices**
567 Mountain Village Boulevard, Suite 106 A
Office located ground level at the Franz Klammer ‘breezeway’.

Date: January 17, 2018

Time: 5:00 pm

Roll Call: Committee Members Present:
David Ballode
Tom DeStephano
Dan Witkowski
Dan Henshel
Since 4 of the members were present there was a quorum

Others Present
Trevor Marton – with Narcis Tudor Architects
Narcis Tudor – on behalf of the Gerber’s
Dave Gerber

Called to order at 5:00 pm

Approve Minute:
December 17, 2017 DRC meeting

New Business

- **TBA Ridge Road, Lot 4 – Dave & Kameron Gerber- Single Family Residence, Preliminary Review**

Dan H and David stated that they have a business relationship with the property owner and this project.

Narcis presented the Gerber project. The home is sited on the south side of the lot. It is sited on the higher portion of the lot to capture more of the winter sun and Wilson/Sunshine views. The existing house to the south has a small window on their north wall that will face the Gerber’s home. The driveway is sited to minimize the cut and fill. There will be very little grading required to create the yard to the south of the home.

Due to the large array of windows on the south facing elevation, a gable will be included to shade the summer sun and reduce solar gain. There is a high concentration of glazing/windows on the south and southwest side of the structure to take advantage of views. There are some windows that face the neighboring home but there is natural buffering between these two homes. The neighboring house appears to have only one small window that will directly face the Gerber’s home.

Materials are proposed as vertical wood and horizontal stone for siding, clad windows and standing seam metal roofing.

Dan W. is interest in seeing the limit of disturbance denoting additional trees to be removed.

Dan W. would also like to verify the health of the large trees proposed to be removed from the top of the knoll as the owner's team described it as declining.

Dave stated that the leach field is still under design and location has not been finalized.

Narcis spoke with Pat, the neighbor and Pat's concerned with how much of the new house she would be seeing. Narcis states that from her perspective the home will appear to be a single level story home as it is built back into the hillside.

Tom moved to approve the preliminary plans as presented. Dan H. seconded. The motion was approved.

Unapproved Tree Removal Discussion

The committee discussed the upcoming board meeting and the committee's interest in more direction regarding fines/penalties related to the unapproved tree removal.

Other Business

- Performance Bond Refund

Gavin Ramsay – storage shed installation performance bond return (\$960).

Peter Ricciardellie – deck addition performance bond return (\$1,016).

Dan W. moved to return both performance bonds. Tom seconded. The motion was approved.

- Next meeting to be set on February 21, 2018.

Adjourn at 6:09 PM

Approved by

Date

Print name