

MINUTES/AGENDA FOR FEBRUARY 21, 2008

NAME	F.L.	SUBMITTAL	RESPONSE
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OPEN MEETING

APPROVE MINUTES FOR MEETING OF FEBRUARY 7, 2008

1.	King	8-169	Addition/Tree Removal 25160 Montane Drive W.	<p>Approved with conditions. Deck: Concrete support piers must project no more than six inches above ground level and must be painted to match the support columns. All support columns, beams, cross beams, and the underside of the deck must be painted to match the deck. Tree removal: If you are removing trees for fire defensible space purposes, you may want a professional assessment. There is a list of certified individuals available at the Genesee Foundation Office in Vista Clubhouse 303.526.0284. Jefferson County Planning and Zoning Department 303.271.8700 also has a list of certified individuals. All trees must be cut within three inches (3") off the ground. Please have your contractor limb trees which will remain to different heights above the ground to avoid the "canopy" look on your lot. If you are removing a large number of trees, and desire to retain some wood to burn in your fireplaces, please retain only enough wood to last two seasons. The remainder of the cut wood should be removed from your lot. Addition: Please stake out the vertical and horizontal dimensions of the retaining wall prior to final approval. Subject to this ARC preliminarily approves the line and dimension of the wall shown on the plan, having visited the site on 2.21.08. Materials are approved (Venture retaining wall systems) in brown and desert sand mix subject to ARC final approval of a small mock-up to check whether or not the mix of the 2 colors appears sufficiently natural. ARC retains the right to require the</p>
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				incorporation of boulders if the wall appears too static/monolithic. ARC prefers to see the Ponderosa Pine (in the curve of the wall) to be pruned for fire safety and the root system protected during construction to assure survival. New windows and exterior finishes to match existing. Provide powder coat railing color and any exterior lighting and landscaping for ARC approval. Otherwise plans approved as drawn. T.C./N.S.
2.	Greco	13-10	Windows 1296 Preserve Circle	Approved with conditions. ARC approves new windows with the condition that all window frames (sashes) and trim on the entire house will match color of existing windows and trim. G.K.
3.	Jacobs	9-265	Snow Fence 1733 Montane Drive East	Disapproved. Please see notes on snow fences in file and also note that ARC favors living fences generally rather than non-living. See 2.5.5 of 2007 standards which prohibits fences unless part of dwelling. Protecting against snow drifting can be provided through judicious planting of trees and shrubs (primarily evergreen) but ARC approval must be obtained prior to any such planting and care must be taken to ensure that design improves rather than exacerbates drifting. With regards to design please note: <ol style="list-style-type: none"> 1. Drifting occurs downwind of barrier plantings (not upwind as many believe). 2. Best effect created using mix of evergreen shrubs and trees (esp. chokecherry, golden currant, Peking cotoneaster, Blue Spruce (green variety), Rocky Mountain Juniper, and Ponderosa Pine). 3. Shrubs should be planted upwind and heights should increase downwind. 4. The denser the planting the better.

				<ol style="list-style-type: none"> 5. Drifts can go up to 35 times height of barrier. 6. Barrier should be perpendicular to wind direction (plus 20 X height at both ends to allow for 25% change in wind direction either way). 7. For more information please contact local Co-operative Extension system or State Forester. <p>Meanwhile please remove the fencing by end of April 2008. Please also submit an application for approval of a live fence if intending to plant one. N.S.</p>
4.	Sutton	6-70	Snow Fence 23749 Shooting Star Drive	<p>Disapproved. Please see notes on snow fences in file and also note that ARC favors living fences generally rather than non-living. See 2.5.5 of 2007 standards which prohibits fences unless part of dwelling. Protecting against snow drifting can be provided through judicious planting of trees and shrubs (primarily evergreen) but ARC approval must be obtained prior to any such planting and care must be taken to ensure that design improves rather than exacerbates drifting. With regards to design please note:</p> <ol style="list-style-type: none"> 1. Drifting occurs downwind of barrier plantings (not upwind as many believe). 2. Best effect created using mix of evergreen shrubs and trees (esp. chokecherry, golden currant, Peking cotoneaster, Blue Spruce (green variety), Rocky Mountain Juniper, and Ponderosa Pine). 3. Shrubs should be planted upwind and heights should increase downwind. 4. The denser the planting the better. 5. Drifts can go up to 35 times height of barrier.

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5.	True	14-20	Windows 25077 Foothills Drive North	Approved. G.K.
6.	Miller	9-288	Stonework-Entry, Siding 2023 Montane Drive E.	<p>Approved with conditions. The stone veneer is approved as indicated on the attached plan. Per our discussion with Mr. Miller on site it is the ARC's understanding that the residence will be re-stuccoed with a hard coat system and that the color will match existing. It is also required that the existing stone terrace wall be resurfaced with the same stone veneer as was stated in the July 6, 2006 response. Stone veneer to be: Kiamichi by Robinson Stone.</p> <p>Given the ARC approval for the improvements requested on 7/6/06 have expired, this response serves as an extension for those approvals, contingent that all conditions listed in the ARC,s response form (dated 7/6/06) are complied with. (See attached 7/6/06 response form). T.C.</p>
7.	O'Dell	12-228	Response to conditions/ Stone sample 1355 Snowberry Drive	Approved. G.K.
8.	Woodall	GG-1	Deck 1458 Pine View Place	Approved with conditions. Please provide a roof plan showing location of drains and how interior drain pipes will be incorporated within the structure. It appears the columns

				<p>may increase in size to accommodate the drain pipes, if so, please provide revised drawings, showing these changes. Please indicate how pipes will daylight at the base of columns. Also indicate location of overflow scuppers (if any). Submit color of new railing for approval as well as decking material. Please clarify if lighting will be recessed in ceiling of deck roof. If wall mounted: please submit sample(s). T.C.</p>
9.	Turgeon	9-364	Response to Conditions 2110 Rockcross Way	<p>Approved with conditions. If you are removing trees for fire defensible space purposes, you may want a professional assessment. There is a list of certified individuals available at the Genesee Foundation Office in Vista Clubhouse 303.526.0284. Jefferson County Planning and Zoning Department 303.271.8700 also has a list of certified individuals. All trees must be cut within three inches (3") off the ground. Please have your contractor limb trees which will remain to different heights above the ground to avoid the "canopy" look on your lot. If you are removing a large number of trees, and desire to retain some wood to burn in your fireplaces, please retain only enough wood to last two seasons. The remainder of the cut wood should be removed from your lot. Tree removal approved because construction addition added to prior deck construction equals more than 400 sq. feet and on account of fire risk protection. Tree cutting and removal of debris to be completed within one year of approval date. Notice of completion to be submitted after removal. N.S.</p>
10.	Coutts	SR-43	Emergency Excavation 1229 Pomegranate Lane	<p>Approved with conditions. Approved to use Bobcat to remove dirt /debris from leaky basement, if ground damaged by Bobcat is repaired and reseeded with Genesee seed mix (obtain from Foundation office). If a</p>

				French drain or other drain structure is installed outside house, please submit plans for ARC approval. G.K.
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DEADLINE FOR ACTION
REPOSTING REQUIRED OR NOT
CALL FROM MEETING

IN ATTENDANCE: George Kane, Todd Crowe, Nigel Staton.
ALSO IN ATTENDANCE: Jerry Rau, Colleen Woodall, Margaret Coutts.

NOTES: Willoughby/ 25098 Foothills Drive North. Per our telephone conversation with John Johnson of Snow Wolf construction the ARC approves the commencement of demolition and tree removal. However the deck framing plan and tile paver samples need to be submitted for review and approval prior to beginning new construction work.