

MINUTES/AGENDA FOR SEPTEMBER 7, 2006

NAME	F.L.	SUBMITTAL	RESPONSE
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OPEN MEETING

APPROVE MINUTES FOR MEETING OF AUGUST 17, 2006

1.	Wolff	GG-6	Preliminary 1438 Pine View Place	<p>Approved with conditions. Approved with conditions Preliminary Submittal:          Per our discussion, please address the following concerns/issues:</p> <ol style="list-style-type: none"> <li>1. Revise roof as indicated (redlined) on the submittal drawings. (The ARC preferred the dormers presented in the previous conceptual submittal).</li> <li>2. Consider adding lower roof extension at main entry. (Refer to redlines).</li> <li>3. Extend lower roof and/or guest suite to the east in order to reduce vertical scale.</li> <li>4. Introduce cascading or platform steps from east deck to help integrate/transition to site.</li> <li>5. Lower roof above west great room deck or introduce trellis or arbor element in lieu of high loggia roof.</li> <li>6. Drawings do not indicate gutters or downspouts. Please clarify if they are to be used. Please indicate downspout locations and drainage at grade.</li> <li>7. Provide sample board.</li> </ol> <p>RE: LANDSCAPE:</p> <ol style="list-style-type: none"> <li>1. Please submit a landscape plan with your final submittal. The landscape plan shall indicate limits of disturbance, including disturbance required for all utility connections. The landscape plan shall also address the buffering of the east elevation. The ARC is particularly concerned with the impact of the three story portion at</li> </ol>
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				<p>the guest suite. This portion of the house is very prominent when viewed from the west side of the house on the adjacent lot. The ARC suggests a combination of Evergreen trees and large deciduous shrubs planted near the east elevation of your house as well as close to your east property line.</p> <p>T.C. &amp; M.G.</p>
2.	Makkai	SR-48	Addition 1333 Raindrop Lane	<p>Approved with conditions. 1. The ARC visited your property and the neighbor's property and approves your plan as submitted. ARC appreciates your consideration of the neighbor's comments and concerns, and agrees that the option you have selected is acceptable. 2. The ARC noted some unpainted chimneys and flashing on your roof. Please paint these roof features to match the house while the painters are finishing your addition. G.K.</p>
3.	White	SR-47	Notice of Completion 1313 Raindrop Lane	<p>Approved. Thank you for your Notice of Completion. G.K.</p>
4.	Mead	10-19	Stain/Paint 1139 Genesee Vista Road	<p>Disapproved</p> <ol style="list-style-type: none"> <li>1. Please submit alternate trim color, more brown than Burnt Gray color.</li> <li>2. Also please submit alternate deck color, more brown than terra cotta color. ARC suggest Desert Tan (#208), Buckskin (#209), Cedar (#156), OR Fawn (#212) are approved for either trim or deck. Please resubmit for ARC approval of trim and deck colors. G.K.</li> </ol>
5.	Crevling	S-156	Dog Run 824 Calgary Way	<p>Disapproved</p> <ol style="list-style-type: none"> <li>1. Dog run can extend no more than five (5) feet from existing deck.</li> <li>2. ARC requires more detail on proposed granite addition.</li> <li>3. Addition must be approved by Sable Village Homeowner's Association before construction.</li> <li>4. Please resubmit plans to relocate or</li> </ol>

				reconstruct dog run to ARC and Sable. G.K.
6.	Ord	2-57	Tree Removal Open Space 24110 Shooting Star Drive	Reviewed C.O.
7.	Barton/Wolff	GG-19/20	Survey Certificate 1600 Baneberry Lane	Approved with conditions The foundation elevations are consistently higher than the approved plans. You stated previously that your floor structure actually hangs inside the foundation wall and that the finished, floor will remain the same and the overall height of the structure will not exceed the approved height. Acceptance and approval of this foundation survey is conditioned on this statement. The ARC shall also require that you provide another survey certificate that indicates first floor and finished floor elevation to confirm that this elevation is the same as approved. This information must be submitted as soon as the sub floor is installed. M.G.
8.	Sherwood	8-205	Window 1334 Lupine Way	Approved with conditions Window to match existing and be painted to match the current color of the house. C.O.
9.	Oys	14-40	Elk statue 25327 Foothills Drive North	Disapproved The ARC does not approve the elk in its present location. If you desire to keep the elk, please submit an alternate location for ARC consideration. G.K.
10.	Laskowski	12-249	Addition/Deck Addition/Rock 23756 Currant Drive	Approved with conditions The ARC reviewed the proposed addition on site and feels the roof needs to be lowered so that the addition does not appear so "top heavy". We would recommend the possible use of dormers to reduce the soffit line elevation. Please resubmit exterior elevations. Exterior lights must be opaque please submit sample. Provide fire mitigation plan (440 square foot plus additions require this) Please advise ARC of decision regarding door material. T.C.
11.	Mund	8-99	Addition/Garage 1664 Foothills Drive South	Approved with conditions The site plan does not show the location of trees to the south of the addition. Please

				<p>clarify if any trees will be impacted or removed as a result of the proposed addition.</p> <p>All disturbed areas to be revegetated including utility line relocations.</p> <p>NW elevation shows access doors to the shop however the site plan/floor plans does not indicate any exterior slabs or sidewalk access, please clarify.</p>
12.	Glenn	RT-A-2	Notice of Completion 24396 Currant Drive	<p>Approved Thank you for your Notice of Completion.</p> <p>C.O.</p>
13.	Kramer	8-181	Notice of Completion 1992 Columbine Court	<p>Approved Thank you for your Notice of Completion.</p> <p>Nice new addition. We are interested if this deck color will fade and will check back next spring to see if the decking has faded beyond expectations.</p>
14.	Gross	11-64	Roof 888 Coneflower Drive	<p>Approved with conditions</p> <p>Make sure your contractor paints flashing and vents to match new roof color. Gutters should be painted to match the home's siding. Any damage to landscaping or ground cover during construction must be repaired as soon as possible after the work is completed. This must include, but not be limited to, actions to uncompact soil which has been compacted by trucks/equipment and re-seed the same. PLEASE NOTE: if any changes are made to this approval, a Resubmittal is required. Elk prestige plus high definition only sablewood color. C.O.</p>
15.	Jacobsen	8-144	Resubmittal Tree Removal 1795 Foothills Drive South	<p>Approved with conditions</p> <p>Thank you for discussing this matter with Chris O'Dell. Owner walked the property with O'Dell and agreed to trim mistletoe out of two trees rather than removing them at this time. If the mistletoe reoccurs or spreads, owner will resubmit for removal. C.O.</p>
16.	Smith	12-218	Invisible Fence 1184 Snowberry Drive	<p>Approved with conditions. The ARC has reviewed and approved your submittal with the following conditions. 1) The invisible fence must be installed so that the buried fence wire is no closer than ten (10) feet to all property lines. This includes the east</p>

				and west side lot lines which currently show 8 feet, they must be 10 feet. 2) You should consider excluding your driveway and front entry to allow for deliveries, mail and pedestrians to approach your front door without being confronted by your dog. Please note that electric fencing is not a substitute for personal control. Electric fencing will not preclude the fenced dog from barking nor children or other visitors to your property from crossing the fenced area and confronting your dog. You are responsible for your dog at all times. 3) After 30 days be sure to remove the small flags marking the perimeter of the electric invisible fence. C.O.
17.	Braun	RT-6-B	Extension of time 24086 Currant Drive	Approved C.O.
18.	Strand	14-12	Response to conditions 24947 Foothills Drive North	Letter Thank you for your response. It is acceptable.
19.	Eisele	14-192	Deck Addition/Change 1179 Northridge Court	Approved G.K.
20.	Jansen	11-86	Response to conditions 864 Aster Way	Approved with conditions 1. Thank you for your letter of 8/23/06 explaining and clarifying the stucco color (El Rey Acorn) and paint trim (Behr Barley Field) scheme. This scheme is approved. ARC apologizes for our misunderstanding and for our misinformed letter of August 10, 2006. 2. ARC approves the front door paint to be the same color as the trim (Behr Barley Field). G.K.
21.	Foundation	OS	Letter Re: Trex Material	File
22.	Howard	14-139	Notice of Completion 25787 Foothills Drive North	Approved Thank you for your Notice of Completion.
23.	Ralph	SR-23	Notice of Completion 24314 Paragon Place	Approved Thank you for your Notice of Completion.

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				G.K.
24.	Lucas	14-130	Construction Check 25798 Foothills Drive North	Approved C.O.
25.	Sander	14-198	Construction Check 858 Northridge Court	Approved with conditions 45 day requested extension. No further extensions. C.O.
26.	Van Veen	GG-4	Bat-net 1409 Pine View Place	Approved with conditions This is temporarily approved. Please call United Bat Control (# on Golden Services invoice) and Colorado Division of Wildlife to see if they have any suggestions to permanently remove the bats. Please report your findings to us by March 1, 2007. If a permanent solution can be found we would prefer this and will require it rather than the netting. If there is no permanent fix we will consider permanently approving the netting. C.O.
27.	Holmes	S-102	Storm/Screen Door 756 Silverberry Lane	Disapproved Per Sable Guidelines: Entry door must be stained to match house trim. Storm door must be painted to match house trim around door. Please contact Sable Village Homeowner's Association for approval before resubmitting to Genesee Architectural Review Committee. G.K.
28.	Spickert	9-313	Resubmittal A/C Landscape 2375 Stonecrop Way	Approved C.O.
29.	Hensley	GG-5	Hot tub 1428 Pine View Place	Approved with conditions You may extend the deck no more than 3 feet as long as you use the same materials and the railing matches the existing railing. Please try to save the large rock.

DEADLINE FOR ACTION  
 REPOSTING REQUIRED OR NOT  
 CALL FROM MEETING

Attending: Todd Crowe  
 Mike Gasper  
 George Kane  
 Chris O'Dell

