

Aldasoro Ranch Design Review Board



DRB Meeting Packet

Date: May 10, 2022

9:00 AM site walk at Lot 62, 109 Prudencio Lane

9:30 AM site walk at Lot 43, 308 Aldasoro Boulevard

Meet at HOC Office after site walk.

Information for the agendaized Applications can be found on the website
aldasororanch.net

→ *DRB Submittals*

→ *AROWNERS (Password)*

→ *Current DRB Submittals under Consideration*

Aldasoro Ranch Design Review Board



AGENDA

Date: May 10, 2022 Time: 9:00 AM MST

9:00 AM site walk at Lot 62

9:30 AM site walk at Lot 43

Meet at HOC Office or on Zoom after site walk.

Information for the following Application(s) can be found on the website

Aldasororanch.net → DRB Submittals → AROWNERS (Password) → Current DRB Submittals under Consideration

1. Call to Order
2. Establish a Quorum
3. Approve Minutes
 - a. April 19, 2022
4. Lot 80 Gearon Residence Amendment to Final Plan Application
100 Miguel Road, Filing 2, height restricted lot, turn-out lot, BSR
5. Lot 128 Loesekan Squires Residence Amendment to Final Plan Application
115 Albert J Rd, Filing 2, height restricted lot
6. Lot 62 Weiler Residence Sketch Plan Application
109 Prudencio Lane, Filing 2, height restricted lot, turn-out lot
7. Lot 43 Rittenberg Residence Sketch Plan Application
308 Aldasoro Boulevard, Filing 1, turn-out lot, BSE
8. Adjourn

Join Zoom Meeting

[https://us06web.zoom.us/j/83237355280?
pwd=ZDZVQmxqQ2g5c1J5SHITMWJmeEdV
UT09](https://us06web.zoom.us/j/83237355280?pwd=ZDZVQmxqQ2g5c1J5SHITMWJmeEdVUT09)

Meeting ID: 832 3735 5280

Passcode: 497140

One tap mobile

+17207072699,,83237355280#,,,,*497140# US (Denver)

+12532158782,,83237355280#,,,,*497140# US

(Tacoma)

Dial by your location

+1 720 707 2699 US (Denver)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

Meeting ID: 832 3735 5280

Passcode: 497140

Find your local number:

<https://us06web.zoom.us/j/83237355280>

Aldasoro Ranch Design Review Board



ALDASORO RANCH HOMEOWNERS COMPANY DESIGN REVIEW BOARD MINUTES

Date of Meeting: April 19, 2022
Time of Meeting: 9:00 AM MST
Place of Meeting: 307 Society Drive Unit C, Telluride CO 81435

DRB Members: Jake McTigue (Lot 147), Dick Oursler (Lot 136), Travis Morhman (Lot 155), Steve Hilbert (Lot 139)

Staff: Pam Bennett, Pat Drew, Jesse Loesekan (Lot 128), Chris Hawkins (Alpine Planning), Gary Bennett (Lot 21R)

Owners:

Micky Das (Lot 50)	Alan Rittenberg (Lot 43)
Steve Weiler (Lot 62)	Rachel & Wally Pfenning (Lot 54)
Gerald Ross (Lot 4)	Leslie Larson (Lot 58)
Kiran Bambha (Lot 127)	Jeff Koenig (Lot 1)
Scott Biggins (Lot 127)	

Others:

Les Rosenstein (Lot 43 Architect)	Shane Jordan (Lot 54 Architect)
Laura Jordan (Lot 54 Architect)	

9:01 AM Lot 54 site walk Shane, Laura, Jake, Travis, Pam, Pat, Jesse, Chris, Gary

Jake called the meeting to order at 10:12 AM

A quorum was established with 3 DRB members

Approve Minutes

March 8, 2022

Motion by Travis: *I approve the minutes as presented.*

Second by Jake

Motion approved 3:0

Lot 122 Dolan Residence Amendment to Final Plan Application

328 Basque Boulevard, Filing 2, no special lot conditions

Motion by Travis: *I move to ratify the DRB Chair's approval of the amendment to Final Plan application for Lot 122 as set forth in Exhibit A of the memo of record dated April 13, 2022.*

Second by Dick

Motion approved 3:0

Lot 165 Papay Residence Amendment to Final Plan Application

TBD Airport Road, Filing 3, height restricted lot

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Motion by Travis: *I move to ratify the DRB Chair's approval of the amendment to Final Plan application for Lot 165 as set forth in Exhibit A of the memo of record dated April 13, 2022.*

Second by Dick
Motion approved 3:0

Lot 1 Koenig Residence Final Plan Application

102 Aldasoro Boulevard, Filing 2, no special lot conditions

Motion by Travis:

Findings:

1. *The DRB cautiously reviewed the proposed improvements located outside of the Lot 1 Building Site Boundary and is granting approval for such improvements as shown on the plan set of record.*

Conditions:

1. *The Applicant will submit the required roof plan to confirm the proposed building heights prior to submitting for the HOC staff final plan review.*
2. *Sheet A305 of the plan set will be corrected to the proposed matt black galvalume prior to submitting for the HOC staff final plan review.*
3. *The Applicant will specify the color and material for the plumbing venting cladding, direct vent fireplace and boiler vents prior to submitting for the HOC staff final plan review.*
4. *Prior to submitting for the HOC staff final plan review, the Applicant should revise the lighting plan to: (A) provide specifications for the LED lighting strips along with construction specifications for such lighting (recessed in channel indirect lighting?); (B) specify the type of Element 3 light and also specify CRI (80 or higher), CCT (2700 or 3000 K) and maximum lumens (1,000 lumens or less); and (C) provide the CCT for the WAC light.*
5. *The exterior materials and dimensions of the fire pit will be included in the plans prior to submitting for the HOC staff final plan review.*

Second by Jake
Motion approved 3:0

Lot 54 Pfenning Residence Sketch Plan Application

104 Basque Boulevard, Filing 2, tree escrow, height restricted lot

Motion by Travis:

Findings:

1. *The DRB cautiously reviewed the proposed improvements located outside of the Lot 54 Building Site Boundary and is granting approval for such improvements as shown on the plan set of record.*

Conditions:

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1. *The Applicant will consult with Black Hills Energy and determine if the gas meter enclosure design can be changed to include the meter, or if it has to be in a different location prior to submitting for the Final Plan Review.*
2. *There can be no increase in the amount of grading work or other improvements outside of the Building Site without the approval of the Aldasoro Ranch DRB.*
3. *The building site circle center will be confirmed by the project surveyor prior to submitting for the Final Plan Review, with attention to the current T-stake that is typically the center.*
4. *The existing conditions plan will be updated to locate and survey all utilities on the property and the adjoining roadway.*
5. *Prior to submitting for the Final Plan review, the Applicant will coordinate with all utility providers that have lines in the easement that bisects the driveway to ensure the utility plan lowers the lines in accordance with agency specifications and direction.*
6. *The terrace and fire pit will be relocated into the building site prior to submitting for the Final Plan Review unless the adjacent property owners agree to the design or redesign.*

Second by Jake
Motion approved 3:0

Motion by Travis: *I encourage the Lot 54 Applicant to explore an alternative driveway and present it to the BOD.*

Second by Dick
Motion approved 3:0

Elect new DRB positions

Motion by Jake: *I move to elect Travis as the vice chair and Dick as the secretary.*

Second by Travis
Motion approved 3:0

Adjourn at 12:12 PM

Motion by Travis
Second by Jake
Motion approved 3:0

Minutes approved at the May 10, 2022 meeting.

_____ Dick Oursler, Secretary