

*Sterling Ranch*  
 Design Review Committee Agenda  
 Resident Resource Center  
 September 9, 2021  
 9:00 AM

**Call to Order**  
**Roll Call**

**New Business:**

**A. Projects Reviewed Last DRC Meeting: 47**

**B. Approve Agenda**

**General Discussion Items**

1. Approve Meeting Minutes from Design Review Committee Meeting on August 19, 2021
2. Meritage – Filing 3A – SF 35’ Color and Material Palettes
3. TRI Pointe – Filing 4B – TH Color and Material Palettes
4. Broadstone – Filing 3A – Elevations and Site Plan
5. Meritage – Filing 3A – Model Complex SF 35’ Elevations
  - i. 8169 Mount Ouray Road (Lot 224) Plan 3244 Elevation H
    1. Enhanced Rear option only
    2. Includes masonry returns / Added covered rear deck / Added B&B as requested
    3. Side Enlacements not needed
    4. Deck not enlarged based upon our conversation on Primary Suite window
  - ii. 8177 Mount Ouray Road (Lot 223) Plan 3204 Elevation G - Enhanced Rear
    1. Includes Masonry return
    2. Added covered rear deck / Added Fish scale as requested
    3. Rear deck not enlarged based upon our conversation on Primary Suite window
    4. Enhanced Right side (Full Masonry as discussed with Darren)
    5. This garage will be the Sales Office – Additional information with Model composite submittal
  - iii. Model Complex
    1. Model Composite / Landscape will be submitted separately
    2. Lot 222 will be the parking lot - Confirmed eventually will be an Icon Lot
    3. Color Schemes to be submitted on September 2nd
    4. Map of first permits Meritage would like to submit
    5. Meritage to pre-plan enhanced / Icon lots and submit separately
    6. XO rendering revisions in process
6. Ascent Village Mixed-Use
7. Lennar request to reuse 40s palettes from 3A on 35s in 3B
8. Basalite production issues with the AB Europa - request to use AB Classic as alternative

**Additional Discussion Items**

**C. Documentation for the following projects to be reviewed:**

#	DOR	Filing	Lot	Address	Project Description	Notes
1	8/19/21	1	638	8470 Arapahoe Peak St	Rear Landscape	
2	8/20/21	4A	125	9096 Fraser River St	Rear Landscape	
3	8/20/21	2	60	7877 Slate River Ave	GenARCH-Artificial Turf	
4	8/23/21	1	428	9576 Boone Ln	Rear Landscape	Revised

*Sterling Ranch*  
 Design Review Committee Agenda  
 Resident Resource Center  
 September 9, 2021  
 9:00 AM

5	8/23/21	1	286	7776 Piney River Ave	Rear Landscape	
6	8/24/21	4C	103	8942 Chico Creek Pl	Front/Rear Landscape	
7	8/23/21	1	77	7875 Julsburg Cir	GenARCH-Trampoline	
8	8/23/21	4A	179	9025 Fraser River St	Rear Landscape	Revised
9	8/23/21	1	440A	9627 Taylor River Cir	GenARCH-Stone	
10	8/24/21	1	374	9556 Williamsburg St	GenARCH-Solar	
11	8/24/21	4A	172	7978 Adams Fork Ave	GenARCH-Solar	
12	8/24/21	4A	220	8976 Eagle River St	Rear Landscape	
13	8/24/21	4A	70	8041 Adams Fork Ave	Front Landscape	
14	8/24/21	4A	87	9127 Rio Lado St	Front Landscape	
15	8/24/21	4A	224	8028 Williams Fork Ave	Rear Landscape	Revised
16	8/25/21	4C	17	8359 Bijou Creek Ave	Front/Rear Landscape	
17	8/25/21	4C	18	8357 Bijou Creek Ave	Front/Rear Landscape	
18	8/25/21	4C	19	8355 Bijou Creek Ave	Front/Rear Landscape	
19	8/25/21	4C	22	8446 Bijou Creek Ave	Front/Rear Landscape	
20	8/25/21	4C	21	8448 Bijou Creek Ave	Front/Rear Landscape	
21	8/25/21	4C	23	8444 Bijou Creek Ave	Front/Rear Landscape	
22	8/25/21	4A	127	9058 Fraser River St	Rear Landscape	
23	8/25/21	4C	24	8442 Bijou Creek Ave	Front/Rear Landscape	
24	8/25/21	1	398	9585 Boone Ln	GenARCH-Solar	
25	8/25/21	4C	20	8353 Bijou Creek Ave	Front/Rear Landscape	
26	8/3/21	4A	133	8998 Fraser River St	GenARCH-Solar	
27	8/26/21	4A	83	9092 Rio Blanco St	Rear Landscape	
28	8/26/21	4A	21	9027 Swan River St	Front Landscape	
29	8/26/21	1	426	9558 Boone Ln	Rear Landscape	Revised
30	8/26/21	4A	35	8040 Yampa River Ave	GenARCH-Solar	
31	8/26/21	4A	11	9097 Swan River St	Rear Landscape	
32	8/18/21	4B	97	8849 Mancos River St	Plot Plan & Ext Colors	
33	8/18/21	4C	82	9029 Chalk Creek Pl	Plot Plan & Ext Colors	
34	8/19/21	3A	115	9911 Monte Vista Av	Plot Plan & Ext Colors	
35	8/24/21	4B	83	8760 Animas River St	Plot Plan & Ext Colors	

*Sterling Ranch*  
 Design Review Committee Agenda  
 Resident Resource Center  
 September 9, 2021  
 9:00 AM

36	8/25/21	4B	102	8892 Mancos River St	Plot Plan & Ext Colors	
37	8/27/21	4A	71	8053 Adams Fork Ave	Front Landscape	
38	8/27/21	2	117	9314 Merino Circle	Front/Rear Landscape	
39	8/27/21	2	118	9316 Merino Circle	Front/Rear Landscape	
40	8/27/21	4A	168	8016 Adams Fork Ave	Rear Landscape	
41	8/27/21	4A	121	9130 Fraser River St	Rear Landscape	
42	8/27/21	1	266	7920 Blue River Ave	Rear Landscape	
43	8/28/21	1	272	7800 Piney River Ave	Variance Request	
44	8/28/21	4A	102	9122 Rio Lado St	Rear Landscape	
45	8/28/21	4A	99	9154 Rio Lado St	Rear Landscape	
46	8/30/21	4A	95	9184 Rio Lado St	Rear Landscape	
47	8/30/21	4A	120	9138 Fraser River St	Front Landscape	
48	8/30/21	1	278	9646 Bear River St	Rear Landscape	Revised
49	8/30/21	2	44	9321 Eagle River St	Rear Landscape	
50	8/31/21	4A	79	9142 Rio Blanco St	Rear Landscape	
51	8/31/21	4A	35	8040 Yampa River Ave	GenARCH-Solar	
52	8/31/21	4A	54	8101 Adams Fork Ave	GenARCH-Ext Paint	
53	8/31/21	4A	113	9175 Fraser River St	Front Landscape	
52	8/27/21	4C	85	9001 Chalk Creek Pl	Plot Plan & Ext Colors	
53	8/30/21	4B	106	8928 Mancos River St	Plot Plan & Ext Colors	REVISED
54	9/1/21	4A	186	8017 Williams Fork Ave	Rear Landscape	
55	9/1/21	4A	63	8195 Adams Fork Ave	Rear Landscape	
56	9/1/21	4A	61	8171 Adams Fork Ave	Rear Landscape	
57	9/1/21	4A	75	9182 Rio Blanco St	Rear Landscape	
58	9/1/21	1	112	9824 Camas Ln	GenARCH-Solar	
59	9/1/21	4B	82	8772 Animas River St	Plot Plan & Ext Colors	
60						
61	8/30/21	4B	106	8928 Mancos River St	Plot Plan & Ext Colors	
62	8/31/21	4A	138	8948 Fraser River St	Plot Plan & Ext Colors	
63	9/1/21	4A	189	8045 Williams Fork Ave	Plot Plan & Ext Colors	
64	9/2/21	2	113	9306 Merino Circle	Front/Rear Landscape	

*Sterling Ranch*  
 Design Review Committee Agenda  
 Resident Resource Center  
 September 9, 2021  
 9:00 AM

<b>65</b>	9/2/21	2	114	9308 Merino Circle	Front/Rear Landscape	
<b>66</b>	9/2/21	2	115	9310 Merino Circle	Front/Rear Landscape	
<b>67</b>	9/2/21	2	116	9312 Merino Circle	Front/Rear Landscape	
<b>68</b>	9/1/21	4C	21	8448 Bijou Creek Ave	GenARCH-Fence	Revised
<b>69</b>	9/1/21	1	363	8181 Superior Circle	GenARCH-Lighting	
<b>70</b>	9/2/21	2	3	9300 Fraser River St	Front/Rear Landscape	
<b>71</b>	9/2/21	2	4	9308 Fraser River St	Front/Rear Landscape	
<b>72</b>	9/2/21	4C	9	8409 Bijou Creek Ave	GenARCH-Fence	Revised
<b>73</b>	9/6/21	4A	121	9130 Fraser River St	GenARCH-Solar	
<b>74</b>	9/7/21	4B	24	8952 Animas River St	Plot Plan & Ext Colors	