

**Civano 1, Neighborhood 1, Homeowner's Association
Design Review Committee Meeting**

DATE: April 10, 2008
TIME: 6:00 PM
LOCATION: HOA Activity Center

CALL TO ORDER 6:00 PM – QUORUM WAS PRESENT

COMMITTEE MEMBERS PRESENT: Cathy Rex, Penny Pederson, Caryl Clement, Mike Ewing & Casey Stockdale

ABSENT: Daniel McPeak (he provided written comments) & Mario Mastrosimone

1) DRC APPLICATIONS:

a) Lot #24 – (10442 E. Wayne Moody Ln.) – Painting

REVISE AND RESUBMIT

- i) The DRC reviewed the samples painted on the house and the proposed yellow color is not acceptable. The green may or may not be acceptable depending on the final color combination. The red is generally acceptable, but will need to be re-reviewed with the alternate colors.

b) Lot #24 – (10442 E. Wayne Moody Ln.) – Trash Enclosure, fence

CONDITIONALLY APPROVED

- i) The enclosure is to fully enclose the bins from view, either with a return, wall or gate
- ii) The color will be rust finish, similar to #276 (10452 E. George Tolman Ln.)
- iii) The gate and wood panel change to metal is acceptable.

c) Lot #24 – (10442 E. Wayne Moody Ln.) – Landscaping

APPROVED AS NOTED

- i) The Palo Verde tree will be Foothills Palo Verde, not Blue or Sonoran Desert variety. The homeowner was advised that the tree may be too large for the space and may require trimming.

d) Lot #75 – (5321 S. Morning Sky Ln.) – Painting

No Determination

- i) The homeowner withdrew the application.

e) Lot #124 – (10541 E. Eleanor Maldonado Pl.) – Landscaping, patio

REVISE AND RESUBMIT

- i) The homeowner needs to provide the DRC with a cut sheet of the proposed light fixture and verify that it is “dark sky” compatible
- ii) The fountain will be relocated to the center of the patio
- iii) The BBQ will be relocated further toward the gate
- iv) The homeowner needs to obtain a building permit form the City of Tucson for the gas fireplace and the BBQ
- v) The homeowner will supply the DRC with a revised site plan

**Civano 1, Neighborhood 1, Homeowner's Association
Design Review Committee Meeting**

f) Lot #127 – (10522 E. Eleanor Maldonado Pl.) – T-House

CONDITIONALLY APPROVED

- i) The T-House needs to be secured to a foundation
- ii) Set the T-House minimum 3' back from the patio wall
- iii) Provide a roof color that is a tan/brown (earth color) or rusted corrugated metal, white/ivory is not permitted
- iv) The homeowner verified with the City of Tucson that a building permit is not required

g) Lot #138 – (10514 E. John McNair Pl.) – Painting

CONDITIONALLY APPROVED

- i) The homeowner has painted the yellow hue samples on the home and the final colors are still not determined. DRC members will continue to work with the homeowner to verify the final color choices. Once the final colors are agreed with the homeowner and the DRC, they will be recorded as part of the next DRC meeting minutes.

h) Lot #187 – (10336 E. Loveless Gardner Ln.) – Painting

REVISE AND RESUBMIT

- i) The homeowner did not provide any photos of the existing house or adjacent houses.
- ii) The teal color is not acceptable.
- iii) The application does not indicate where the gravel is being replaced.
- iv) The application is incomplete.

i) Lot #190 – (10350 E. Loveless Gardner Ln.) – Painting

REVISE AND RESUBMIT

- i) The proposed colors are too intense for this house (the sample shows the selected colors as accent colors not house body colors)
- ii) Blue is not in the approved color palette; purple-blue is, depending on the final color scheme.

j) Lot #290 – (5484 S. Thunder Sky Way) – Garage Door

REVISE AND RESUBMIT

- i) The homeowner needs to provide neighbors signatures
- ii) The homeowner needs to provide photos of the existing house to verify that the garage door will work in context

k) Lot #294 – (5460 S. Thunder Sky Way) – Basketball Hoop

APPROVED AS SUBMITTED

- i) The basketball hoop is approved for one (1) year
- ii) The homeowner is to renew this approval with the DRC in one (1) year or remove the backboard

**Civano 1, Neighborhood 1, Homeowner's Association
Design Review Committee Meeting**

l) Lot #299 – (5420 S. Thunder Sky Way) – Painting

CONDITIONALLY APPROVED

- i) The “Rich Mocha” DEA159 is to be used on the wood trim
- ii) The “Butterscotch Syrup” DE5298 is to be used on the house body and the bump-outs
- iii) The garage door and the people doors are already painted green (The homeowner indicated that it was previously approved, but it cannot be found in the DRC records.) Homeowner to provide the color name and number of the green for the DRC record.
- iv) The homeowner painted a sample of the “Butterscotch” next to the green garage door for final DRC review and approval.

m) Lot #339 – (10559 E. Ralph Alvarez Pl.) – Painting

Determination Deferred until next meeting

- i) The DRC is reviewing past policies to verify any requirements for continuity of color of the community wall. This will be discussed at the next meeting.

n) Lot# 356 – (10654 E. Ralph Alvarez Pl.) - Fencing

PARTIAL APPROVAL

- i) The homeowner needs to submit the design of the gates to the DRC
- ii) The fence is acceptable

o) Lot #480 – (5293 S. Richard Ashley Cir.) – Landscaping, Drive/Walk Addition

REVISE AND RESUBMIT

- i) The homeowner needs to provide the lot coverage calculations to the DRC
- ii) The homeowner needs to verify that their property is zoned to allow a rental unit
- iii) The homeowner is to re-design the parking area so it is perpendicular rather than parallel
- iv) The paving surface is to be something other than concrete, like sand-set brick pavers so that it is permeable.

p) Lot #518 – (5155 S. Renewal Ln.) – Landscaping

REVISE AND RESUBMIT

- i) The homeowner needs to show the drainage/rainwater harvesting
- ii) The homeowner needs to provide the DRC with a cut sheet of the proposed light fixture and verify that it is “dark sky” compatible.
- iii) Why is the concrete slab for the trash bins so large?
- iv) What is the square on the southwest corner of the plans?
- v) The amount of concrete surfaces seems excessive; can permeable surfaces be used instead?
- vi) The DRC recommends the homeowner attend the DRC for application review

q) Lot #518 – (5155 S. Renewal Ln.) – Painting

REVISE AND RESUBMIT

- i) The homeowner does not indicate where the color will be painted
- ii) The homeowner is to paint a sample of the proposed color on the house for final DRC review

**Civano 1, Neighborhood 1, Homeowner's Association
Design Review Committee Meeting**

r) Lot #1002 – (10396 E. Jarod James Pl.) – Security Door

APPROVED AS NOTED

- i) The security door to be bronze color to match existing porch light fixture
- ii) The door design to be “207 not “204” as previously submitted, “204” was not acceptable due to the imagery, as the “207” design is a simple southwest design

s) Community Garden – Shade Structure

CONDITIONALLY APPROVED

- i) Verify with the City of Tucson if a permit is required, and if so, provide a copy to DRC.
- ii) The structure is to be 10' from the property lines.
- iii) The structure needs to be attached to a concrete foundation

2) OLD BUSINESS:

Lot #120 – (5362 S. Morning Sky Ln.) – Driveway/Sidewalk

PARTIAL APPROVAL

- i) The additional neighbor signature was provided.

b) Lot #127 – (10522 E. Eleanor Maldonado Pl.)

APPROVED

- i) Lot coverage calculations have been provided, including the added T-House.

3) NEW BUSINESS/MATTER FOR CONSIDERATION:

a) Lot #302 – (5396 S. Thunder Sky Way)

- i) The DRC committee reviewed the possibility of installing a small swimming pool with the prospective homeowner and agent. If the project is to go forward, an application is to be submitted for DRC review/approval.

b) Discussion of post-project inspections.

- i) The DRC determined that they are not prepared to undertake extensive post-project inspections at this time for the following reasons:
 - (1) DRC does not have the authority to cite a homeowner for non-compliance
 - (2) DRC does not have enough members to take on additional work
 - (3) DRC has had in the past and recommends that 1-2 people from the CCR committee join the DRC so that they can follow up with post project inspections.

4) NEXT MEETING: April 10th, 2008

5) ADJOURNMENT: 10:30 p.m.