

STAGECOACH MEADOWS

DESIGN REVIEW COMMITTEE

APPLICATION FOR DRC APPROVAL OF HOME ARCHITECTURAL DESIGN & CONSTRUCTION BY:

Applicant(s): _____
Stagecoach Meadows Subdivision Lot # _____
Street Address: _____
City, State, Zip: _____
Phone(s): _____
Fax: _____
Email: _____
Date DRC Application Submitted: _____

ATTACH ARCHITECTURAL PLANS AND SPECIFICATIONS: Describe all proposed improvements below. Provide improvement(s) site plan, sketch of lot and building envelope, path of driveway, plan for removal of trees, elevation drawings, exterior surface materials and colors, paint chips, roof materials and colors, exterior lighting plan and fixtures, non-glare glass, landscape plans, fencing layout and design, available brochures (e.g. patios, decks, special structures), etc.

I/We understand that approval must be received from the Design Review Committee in order to proceed with any construction, which must also be preceded by receipt of a Water Well Permit, a Septic System Application, a Soils Report, a Foundation Plan, an Underdrain Plan, and a Building Permit issued by the Grand County Building Dept.

Applicant Signature _____ Date _____

Co-Applicant Signature _____ Date _____

Items below are for Design Review Committee consideration and response only.

- _____ 1. **\$400.00 Design Review Fee** – (4.8) \$400.00 payment to the DRC received.
- _____ 2. **\$2,000 Security Deposit** – (4.22) \$2,000.00 payment to the DRC received to assure repair of any damage and to revegetate all roads, easements and common areas.
- _____ 3. **DRC Application Received** – (4.5) Owner/Applicant submitted construction descriptions, architectural plans and “Site Plan” showing location of proposed Improvements in building envelope, samples of exterior materials and colors, a soils and foundation report and erosion control plan, and proposed fire prevention measures to be implemented on the Site.
- _____ 4. **Setbacks and Placement of Structures.** – (3.33) Using the architect’s “Site Plan,” verify that all structures, including decks and patios, are within the building envelope, and that no structure is within 30’ of an irrigation ditch or waterway or within 50’ of a wetland, and that no septic system or leach field is located within 50’ thereof. The provisions of this section shall not preclude the placement or installation of a driveway or landscaping any place on a Site if approved by the DRC.

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- _____ 5. **Minimum Building Size.** – (4.19) Verify primary residential structure’s 1,600 square feet minimum first floor building footprint (excluding garages and porches) and 2,000 square feet minimum total living area (excluding garage, porches, unfinished basements and attics).

- _____ 6. **Improvements Design & Location** – (4.6) In DRC’s “*reasonable discretion*,” the design and location of the Improvements to Property must minimize visibility from CR 5 and down the driveway from the roadway to the Improvement.

- _____ 7. **Exterior Colors** – (4.18) Written Owner submission of **earthen tone colors** received.

- _____ 8. **Height of Improvements and Other “Discretionary” Design Standards.** – (4.5, 4.6 & 4.7) Determine in DRC’s “*reasonable discretion*,” the maximum acceptable **nature, kind, shape, height, width, color, materials and location** of the primary residence and other Improvements to Property, and determine if **other design and construction plans** meet DRC’s “discretionary” criteria and standards necessary to avoid adversely impacting adjacent sites and to minimize the visibility from area roads of the Improvements to Property and for them to be in harmony with and not to detract from the beauty, wholesomeness and attractiveness of the surrounding Community Area or the enjoyment by the surrounding Owners.

- _____ 9. **Construction Type & Materials** – (3.4) Verify exterior surfaces are of natural wood (not painted, but clear finish or stains of muted greens, browns, gray tones or earth tones), stone, brick, stucco, textured concrete or non-reflective glass, and that white stucco and wood shake roofs are prohibited.

- _____ 10. **Roof Materials & Colors.** – (3.4) Verify roof surfaces are either three-tab composition shingles, artificial shake shingles or metal roof with prebaked enamel finish of earth tone colors.

- _____ 11. **Exterior Lighting** – (4.21) Exterior Lighting Plan or Written Description must be submitted to DRC by Owner, designed and installed to direct light inward and downward onto the Site and away from adjoining properties.

- _____ 12. **Tree Removal** – (3.35) All Trees desired to be removed by Owner must first be marked for removal with ribbons for inspection and DRC approval. Each tree will then be marked with the DRC’s paint at its base prior to removal. Removal of trees between Lots requires permission by the DRC pursuant to a written agreement between the adjoining Site Owners.

- _____ 13. **Design Review Committee Application Denied** – (4.1) DRC Design and Construction Application **DENIED** pending resolution of the following items: _____

- _____ 14. **Design Review Committee Individual Items “Conditionally” Approved** – (4.1) DRC Design and Construction **APPROVAL of Individual Items** with the following conditions: _____

- _____ 15. **Design Review Committee Individual Items Approved** – (4.1) DRC Design and Construction **APPROVAL of Individual Items:** _____

- _____ 16. **Design Review Committee Approval** – (4.1) DRC Design and Construction **APPROVED.**

DRC Member Signature: _____ Date: _____

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CONSTRUCTION SIGN-OFF & SECURITY DEPOSIT REFUND

- _____ 1. **General Restrictions** – (Article 3) Improvements’ construction, including outbuildings, attached garages, antennae, satellite dishes, transmitters, signs & advertising, drainage, storage, prohibitions on fences, and fire prevention installation *inspected and approved* by the DRC.
- _____ 2. **Exterior Lighting** – (4.21) Exterior Lighting installed to direct light inward and downward onto the Site and away from adjoining properties *inspected and approved* by DRC.
- _____ 3. **Landscaping Inspection** – (3.1) Landscape installation *inspected and approved* by the DRC.
- _____ 4. **Damage Inspection** – (4.22) \$ _____ of Owner’s \$2,000.00 Security Deposit to assure repair of any damage and to revegetate all roads, easements and common areas *returned* by _____ (signature of DRC Member) to Owner on the _____ day of _____, 200__.