



Design Review Committee 2nd Revision 11/16/2022

APPLICATION FOR DRC APPROVAL OF HOME ARCHITECTURAL DESIGN & CONSTRUCTION

Applicant(s): _____

Stagecoach Meadows Subdivision Lot #: _____

Street Address: _____

City, State, Zip: _____

Phone(s): _____

Fax: _____

Email: _____

Date DRC Application Submitted: _____

Homeowner Check Number _____ Amount _____ Date _____

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/stain chips, roof materials and colors, window and door materials and color, exterior lighting plan and fixtures, landscape plan, fencing design and layout, 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 Grand County Building Dept.

Applicant Signature: _____ Date: _____

Co-Applicant Signature: _____ Date: _____

ITEMS BELOW ARE TO BE COMPLETED BY DRC MEMBER / REPRESENTATIVE:

_____ 1. \$400.00 Design Review Fee – (4.23): \$400.00 payment to SMHOA DRC received.

_____ 2. \$2,000.00 Security Deposit – (4.34): \$2,000.00 payment to the SMHOA DRC received to assure the repair of any damage and to revegetate all roads, easements, and Common areas.

_____ 3. DRC Application Received – (4.20): 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, well and septic location, and proposed fire prevention measures to be implemented on the Site.

_____ 4. Setbacks; Placement of Structure on Lots – (3.21): Using the architect’s “Site Plan”, verify that all structures, including decks and patios, are within the building envelope. Irrespective of any building envelope shown, no structure is located within 30 feet of an irrigation ditch or other waterway or within 50 feet of a wetland, and that no septic system or leach field is located within 50 feet thereof. The provisions of this section shall not preclude the placement or installation of a driveway as approved by the DRC.

_____ 5. Minimum Building Size – (4.3): Verify the primary residential structure first floor building footprint is a minimum of 1,600 square feet (excluding garage and porches) and has a minimum total living area of 2,000 square feet (excluding garage, porches, unfinished basements, and attics).

_____ 6. Building Height – (4.4): Verify the height of a building does not exceed 35 feet or a lesser height if limited by Grand County requirements. The height of the building should be designed in relation to the overall proportion of the building and natural characteristics of the site.

_____ 7. Garages – (4.10): All residences are required to have a two-car garage minimum attached to or part of the main dwelling. The design of the garage doors is in concert with the architectural design of the residence and in a style consistent with the exterior of the home.

____ 8. Roofs – (4.6): Verify the roofline of the structure is not of a continuous unbroken nature, is varied in design, and the building plans identify all roof pitches and ridge line lengths. Roof surfaces shall be high-quality architectural asphalt shingles, artificial shake shingles, concrete tile or comparable, or raised metal seam sheeting provided they are of earth tone colors and non-reflective. All roof surfaces shall be non-combustible materials and wood shake roofs are prohibited.

____ 9. Exterior Walls and Finish – (4.5): Wall planes of exterior structure should be stepped/offset to reduce the overall mass of the building. Wall claddings may include natural wood, board on board or board and batten siding, natural or high-quality artificial stone, brick, colored stucco, and textured concrete. Metal siding that looks like real wood, high-quality engineered wood and composite siding, and cement board siding may be allowed. There should be some variation in pattern and or texture of siding. Standing seam metal siding and corrugated metal siding is not allowed except for accent. The exteriors of all buildings and improvements must be finished in earthen tone colors (including but not limited to facades of all sides, roofs, doors, and trim). Stains and paints shall be muted greens, browns, gray tones, or earth tones. White stucco is not permitted.

____ 10. Windows and Doors – (4.7): Cladding material and/or paint color for windows and Doors shall be non-reflective and complement the color of the wall cladding. Recommended hues such as rust red, brown, black, bronze, ochre, gray, or green. This Includes windows, doors, and skylights.

____ 11. Lighting Plans – (4.8): All exterior lighting shall be designed and installed to direct light inward and downward onto the Lot and away from adjoining properties and Public View. Allowable fixtures include those that are dark sky rated, those for which the bulb is not visible below the bulb housing, and those that diffuse the light source with frosted, milked, or opaque glass. When pole-mounted, the light source must be within 8 feet of the ground.

____ 12. Antennae, Satellite Dishes, and Transmitters – (4.13): Exterior television or radio Antennas, satellite reception dishes, and transmission devices must be screened from Public View. Location should be within building envelope.

____ 13. Signs and Advertising – (4.12): Address and/or Owner identification signage is limited to contain only the address and property Owner's name and must be standing. The sign shall be limited in size to a maximum of eight (8) square feet. The overall height of the sign, if placed on a frame or monument shall not exceed six (6) feet above the surrounding, undisturbed ground area.

____ 14. Landscaping -(R & R 1): Landscaping may be installed by Owner only on the part of each Lot where landscaping is permitted. The size of any area requiring irrigation shall not exceed 1,000 square feet. Irrigation may be restricted or prohibited on Lots or Common Area to comply with any Water Court Decree, Augmentation Plan, or State Engineer requirements to the water use within the Community area.

____ 15. Design Standards- (4.21): Determine if the location, appearance, exterior design, materials, and colors of the proposed Improvement will be in harmony with the surrounding areas of the Community area as a whole and will not detract from the beauty, wholesomeness, and attractiveness of the Community Area or the enjoyment of the Owners; the proposed construction is appropriate to the physical aspects and conditions of the Lot; the design and location of the Improvement will minimize visibility of such Improvement from County Road 5; the proposed changes in topography, if any, do not adversely impact adjacent Lots and Community Area as a whole.

____ 16. #16: Tree Removal – (3.23): All Trees desired to be removed by Owner for construction must first be marked for removal with ribbons for inspection and DRC approval. Removal of trees between Lots requires permission by the DRC pursuant to a written agreement between the adjoining Site Owners. Note Removal of trees solely to improve views is not allowed.

DESIGN REVIEW APPLICATION:

____ Approved

____ Approved with Conditions

____ Approval Denied / Reason for Denial _____

DRC Member Signature: _____ Date: _____

**** Please Note this Checklist is subject to change and updates based on Updated Building Codes and or HOA Amendments.**