

Southwest Timnath Metro District

ARCHITECTURAL DESIGN APPLICATION

NAME OF OWNER(S): _____

ADDRESS OF RESIDENCE: _____ HOME/CELL PHONE: (970) _____

WORK: _____ E-MAIL: _____

Please indicate the type of improvement: (Mark with an X)

Landscaping
 Deck/Patio Slab
 Fencing
 Patio Cover
 Sidewalk Addition
 Shed
 Painting
 Roofing
 New Home
 Other (please explain): _____

Briefly describe improvement below: **Sketches, drawings, plans, brochures**, etc., should be attached to this form, as applicable:

DESCRIPTION OF PROPOSED WORK

Applicant agrees and understands that submittal of this application does not fulfill all of the conditions and requirements for an approval. See Guidelines for you area if you have questions on what you can do. In addition to this completed Architectural Design Application, the applicant must submit a set of plans and specifications showing the nature, species, kind, shape, height, color, materials, and locations of the proposed landscaping or architectural alteration. All proposed structures should include either elevation drawing with dimensions and materials or "information cut sheets" from the manufacturer. It is especially important to include the location of the improvement in relation to the lot line, structure and all utility/fence easements. The submission must be in writing and this copy will be retained for the Committee's records. The approved ADA form, when received from the Committee, should be retained for proof of submittal and approval of plans that were submitted.

The Architectural Design committee may require additional information as it deems necessary to make a decision. Until all of the Committee's questions are answered and any requested information is submitted to the Committee, the application will be deemed incomplete and the application will stand unapproved.

Applicant further agrees and understands that in the event that the Committee approves the modification that they may impose "Special Conditions of Construction" on the approved work. Any special conditions shall be attached and be a part of the approval, any deviation from the approved plans, specifications or special conditions shall cause the approval to terminate and become null and void. You are required to notify the Committee when your work is completed.

It is further agreed that, in the event the application is approved, all maintenance, repair, or replacement of the approved item will be the sole responsibility of the Owner. All work shall be initiated with consideration of the grounds, aesthetics, timing and noise factors. Applicant understands that all necessary permits and approvals from municipalities or other jurisdictions whenever are the sole responsibility of the applicant and that approval. Requirements for inspection must be complied with and evidence of said inspection must be provided to the Committee upon completion of the work if requested. This approval does not apply to drainage from your lot or neighboring lots. Qualified individuals (Engineer) should make careful study pertaining to the proper drainage of both irrigation and storm drainage of your lot and your neighbor's lots. Applicant agrees to maintain proper drainage swales on the lot when installing landscape or building improvements, while keeping in mind side lot setbacks and all utility/fence easements. If grade is changed you will need to get drainage re-certified by a qualified individual (Engineer).

Removal of Southwest Timnath Metro District fencing or driving on Southwest Timnath Metro District landscaping is not allowed for access to yard. Homeowner/Builder will be held responsible for any damage to Southwest Timnath Metro District property. No contractor advertising signs to be placed on property. Reminder: Keep landscaping of trees and shrubs at least 3 to 5 feet away from District fence/easement. The District has to have room for maintenance and staining of the fence.

Approved work must be completed within 9 months of approval, or you must re-submit and pay review fees, when required.

THE UNDERSIGNED UNDERSTANDS AND AGREES TO THE ABOVE CONDITIONS:

Mail, scan/e-mail or fax to the Districts: PHONE: 970-488-2820 * FAX: 970-225-0054 * manager@swtmd.com

_____/_____/_____
 Owner's Signature: _____ Date: _____ Print Name: _____

For Committee Use:	
Approval: _____	Denied: _____
Approved upon Completion of Contingencies: _____	
Date: _____	Signed: _____

REQUIREMENTS FOR ARCHITECTURAL DESIGN REVIEW

1. COMPLETE APPLICATION FORM.
2. One (1) SET OF COMPLETE PLANS AND SPECIFICATIONS (1/8" OR 1/4" SCALE) ILLUSTRATING THE FOLLOWING:

A. BUILDING ELEVATIONS WITH EXTERIOR DESIGN INCLUDING EXTERIOR HEIGHT.

1. **ROOF PITCH** MUST BE BETWEEN 6/12 AND 12/12. PORCHES AND SHED ELEMENTS MAY HAVE ROOF PITCHES AS LOW AS 4/12. ANY RESIDENTIAL PLAN SHOULD BE DESIGNED TO LOOK ATTRACTIVE FROM ALL FOUR SIDES. MULTIPLE ROOF PITCHES AND PLANE CHANGES ARE ENCOURAGED.

B. COLORED RENDERING AND MATERIAL PALLET OF EXTERIOR MATERIALS AND COLOR(S).

1. **MUTED EARTHTONES ARE RECOMMENDED.**
2. **MASONRY ACCENTS** ARE RESTRICTED TO STONE, BRICK OR STUCCO (WITH NO ROTTLED PATTERNS) SHALL HAVE THE FOLLOWING REQUIREMENTS:
 - a. **MASONRY ACCENTS** SHALL BE MANDATORY ON THE FRONT ELEVATION OF ANY RESIDENCE AT A MINIMUM OF 20%
 - b. STONE OR BRICK USED ON THE FRONT ELEVATIONS SHALL BE EXTENDED A MINIMUM OF TWO (2) FEET ON BOTH SIDES OF THE RESIDENCE AT THE SAME HEIGHT AS THE BRICK OR STONE ON THE FRONT.
 - c. LAP BOARD SIDING MUST BE A MAXIMUM EXPOSED BOARD WIDTH OF 9 INCHES. ALL FASCIAS SHALL BE A MINIMUM OF 12 INCHES.
3. **ROOFING MATERIALS** WILL BE RESTRICTED TO TILE, SLATE OR 30 YEAR DIMENSIONAL ASPHALT SHINGLES, CEMENT TILE OR METAL ROOFS MAY BE APPROVED BY THE ACC PROVIDED SUCH MATERIALS ARE NECESSARY TO THE ARCHITECTURAL STYLE OF THE RESIDENCE AND ARE AN APPROVED COLOR. **STANDARD ASPHALT SHINGLES ARE NOT ACCEPTABLE.**

C. FLOOR PLANS.

- a. THE TOTAL SQUARE FEET OF RESIDENCE IS _____ (Plans must include area calculations by Architect) MINIMUM LIVING AREA EXCLUSIVE OF GARAGES, BALCONIES, PATIOS, PORCHES SHALL BE **1600 SQUARE** (Livable space) FOR A RANCH FLOOR PLAN AND **1800 SQUARE FEET** (Livable space) FOR A MULTI-LEVEL PLAN. The Ridge lots **SHALL BE 1900 SQUARE FEET FOR A RANCH FLOOR PLAN AND 2300 SQUARE FEET FOR A MULTI-LEVEL PLAN.** (Livable space)

D. IMPROVEMENT PLANS SHOWING ALL LOCATIONS OF THE FOLLOWING:

1. **LANDSCAPING PLAN.** ASTROTURF MUST BE APPROVED.
2. **FENCE PLAN** SHOWING LOCATION, MATERIALS, AND HEIGHT. **USE APPROVED STAIN: KWAL #9503 Traditional Russet Store # 11-310 F. C.**
3. **NO SCREENING OR FENCING SHALL EXCEED FIVE (5) FEET IN HEIGHT.** ANY FENCES CONSTRUCTED ON A LOT SHALL BE MAINTAINED BY THE OWNERS OF SUCH LOT. WOOD PILES, STORAGE AREAS OR (OR OTHER) DOG RUNS, SHALL BE SO LOCATED AS NOT TO BE VISIBLE FROM A STREET. DOG RUNS SHALL NOT BE LOCATED WITHIN FIVE (5) FEET FROM ANY PROPERTY LINE, AND SHALL BE SCREENED BY APPROVED MATERIALS. "INVISIBLE" ELECTRIC FENCES SHALL GENERALLY BE PERMITTED ALONG PROPERTY LINES.
4. **SHED PLANS:** NO LARGER THAN 10' x 12' x 8' 6"- KEEP IN MIND SHED SHOULD BE 5' FROM PROPERTY LINE.
5. **WALLS AND WINDBREAKS:** IMPROVEMENTS PLANS SHOWING LOCATIONS AND SIZE.
6. **HOMEOWNER OR CONTRACTOR:** CAN NOT TAKE DOWN SOUTHWEST TIMNATH METRO DISTRICT FENCING FOR ACCESS TO YARD.
7. **HOMEOWNER OR CONTRACTOR:** CAN NOT DRIVE ACROSS SOUTHWEST TIMNATH METRO DISTRICT LANDSCAPE FOR ACCESS TO YARD.
8. **NO CONTRACTOR ADVERTISING SIGNS:** TO BE PLACED ON PROPERTY.
9. **OTHER MISCELLANEOUS IMPROVEMENTS:**
 - a. **BASKETBALL BACKBOARDS:** UNLESS OTHERWISE APPROVED BY THE ACC, NO BASKETBALL HOOPS WITHIN THE PROPERTY MAY BE ATTACHED TO A RESIDENCE OR GARAGE. SUBJECT TO ACC APPROVAL, CERTAIN BASKETBALL HOOPS MAY BE INSTALLED ON A FREE STANDING POLE ALONG THE DRIVEWAY. YOU CANNOT INSTALL IN ROW OR ANY EASEMENTS.
 - b. **BASKETBALL HOOP/ PORTABLE (Or any portable sports equipment):** IS ALLOWED ON YOUR FRONT DRIVEWAY OR PLACED IN YOUR YARD/TREE LAWN AREA. DO NOT SET UP ANY PORTABLE SPORTS EQUIPMENT ON TOWN STREETS OR WALKS.

- c. **HVAC.** NO TYPES OF REFRIGERATION, COOLING OR HEATING APPARATUS SHALL BE PERMITTED ON A ROOF. NO SUCH APPARATUS SHALL BE PERMITTED ELSEWHERE EXCEPT WHEN APPROPRIATELY SCREENED AND APPROVED BY THE ARC. SUCH APPARATUS SHOULD BE INSTALLED IN A WAY THAT NOISE HEARD FROM ADJACENT PROPERTIES IS MINIMIZED. WITHOUT LIMITING THE FOREGOING, CONVENTIONAL AIR CONDITIONING UNITS LOCATED ON THE GROUND OF A LOT ARE PERMISSIBLE WHEN APPROVED BY THE ARC IN ACCORDANCE WITH THE PRECEDING SENTENCE. NO WINDOW UNITS ARE PERMITTED.
- d. **ANTENNA.** EXCEPT AS MAY OTHERWISE BE PERMITTED BY THE ARC, NO EXTERIOR RADIO ANTENNA, TELEVISION ANTENNA, OR OTHER ANTENNA, OR AUDIO OR VISUAL RECEPTION DEVICE OF ANY TYPE SHALL BE PLACES, ERECTED OR MAINTAINED, EXCEPT INSIDE A RESIDENCE OR OTHERWISE CONCEALED FROM VIEW. WEATHER STATIONS ARE ALLOWED AND MUST BE APPROVED.
- e. **WIND GENERATORS.** NO WIND GENERATORS SHALL BE CONSTRUCTED, INSTALLED, ERECTED, OR MAINTAINED.
- f. **BIRD HOUSES AND FEEDERS.** ARC APPROVAL IS NOT REQUIRED IF LIMITED TO 1 FOOT BY 2 FEET AND IF NOT MORE THAN TWO (2) IN NUMBER ARE INSTALLED ON ANY LOT. A BIRDHOUSE OR BIRDFEEDER MAY NOT BE ATTACHED TO THE SOUTHWEST TIMNATH METRO DISTRICT FENCE.

- E. PLOT PLAN
- F. FOUNDATION AND ENGINEERING PLAN
- G. GRADING PLAN
- H. IDENTIFY OTHER ITEMS: _____
- I. LETTER OF AUTHORIZATION FROM THE PROPERTY OWNER IF DIFFERENT FROM APPLICANT.

NOTICE TO APPLICANTS:

1. IN ADDITION TO **SOUTHWEST TIMNATH METRO DISTRICT** ARC'S REVIEW AND APPROVALS, THE CONSTRUCTION, ERECTION, ADDITION, DELETION, CHANGE OR INSTALLATION OF ANY IMPROVEMENTS SHALL ALSO REQUIRE THE APPLICANT TO OBTAIN THE APPROVAL OF ALL GOVERNMENTAL ENTITIES WITH JURISDICTION THEREOVER, AND ISSUANCE OF ALL REQUIRED PERMITS, LICENSES, AND APPROVALS BY ALL SUCH ENTITIES. WITHOUT LIMITING THE GENERALITY OF THE PRECEDING SENTENCE, ISSUANCE OF BUILDING PERMIT(S) BY THE APPLICABLE GOVERNMENTAL ENTITY, IF REQUIRED, SHALL BE A PRECONDITION TO COMMENCEMENT OF ANY CONSTRUCTION OF, ALTERATION OF, ADDITION TO OR CHANGE IN ANY IMPROVEMENT.
2. THIS APPROVAL DOES NOT APPLY TO DRAINAGE FROM YOUR LOT OR NEIGHBORING LOTS. QUALIFIED INDIVIDUALS (ENGINEER) SHOULD MAKE CAREFUL STUDY PERTAINING TO THE PROPER DRAINAGE OF BOTH IRRIGATION AND STORM DRAINAGE OF YOUR LOT AND YOUR NEIGHBOR'S LOTS.
3. APPLICANT AGREES TO MAINTAIN PROPER DRAINAGE SWALES ON THE LOT WHEN INSTALLING LANDSCAPE OR BUILDING IMPROVEMENTS.
4. HOMEOWNER OR CONTRACTOR CAN NOT TAKE DOWN **SOUTHWEST TIMNATH METRO DISTRICT** FENCING FOR ACCESS TO YARD.
5. HOMEOWNER OR CONTRACTOR CAN NOT DRIVE ACROSS **SOUTHWEST TIMNATH METRO DISTRICT** LANDSCAPE FOR ACCESS TO YARD.
6. NO CONTRACTOR ADVERTISING SIGNS TO BE PLACED ON PROPERTY.
7. ALL CORRESPONDENCE AND REPORTS WILL BE E- MAILED TO THE APPLICANT OR SENT USPS.
8. IF YOU HAVE ANY QUESTIONS REGARDING THE ABOVE, PLEASE CONTACT: **SOUTHWEST TIMNATH METRO DISTRICT, PHONE: 970-488-2820 * FAX: 970-225-0054 * manager@swtmd.com**
9. UPON THE COMPLETION OF IMPROVEMENT, APPLICANT HEREBY AUTHORIZES THE ARC AND/OR ANYONE WITH **SOUTHWEST TIMNATH METRO DISTRICT** TO ENTER ONTO PROPERTY FOR EXTERIOR INSPECTION.