

Starlight Pines Ranchettes

Design Review Application & Construction Agreement

The design review process is an aesthetic review for conformance with the SPR CC&Rs and does not consider structural elements or applicable building codes

Property Owner:		Parcel:
Address:		
Phone:	Fax:	
Contractor:		License:
Address:		
Phone:	Fax:	
Architect/Designer:		
Address:		
Phone:	Fax:	

Each section of this application includes a checklist which must be completed by the owner.
Please be sure to check one box on each line.

Starlight Pines Ranchettes
Architectural Review Committee
Submittal Record

First Application Received		Date:
Complete Application Received		Date:
First Response		Date:
Requirements:		
Second Response		Date:
Requirements:		
Third Response		Date:
Requirements:		
Architectural Review Committee Comments:		
Final Approval		Date:
This Application is Approved for Construction		By:

MATERIAL SPECIFICATIONS

1. **Driveways** – Indicate type of finished surface your driveway will have. The surfaces described below are recommended. Provide specific information under "Other" if you wish to submit an alternate material for consideration.

ABC	
Concrete	
Chipseal	
Asphalt	
Decomposed Granite	
Other (provide specific information)	

2. **Stem Walls** – The materials described below are recommended. Provide specific information under "Other" if you wish to submit an alternate material for consideration.

Standard Block	
Splitface Block	
Stone Veneer	
Stucco (submit integral or paint color)	
Wood Faced (submit detail)	
Other (provide specific information)	

3. **Fencing** – All fencing must be approved by the ARC. The following materials are recommended.

Metal Pipe Rail	
Stone	
Split Rail	
Wrought Iron (submit color)	
Log	
Other (provide specific information)	

4. **Exterior Lighting** – Submit general fixture types (sconce, pendant, pole mounted, surface mounted, spot, etc), locations and maximum wattages on the site and floor plans.

I do not intend to use outdoor lighting	
I wish to use outdoor lighting and have indicate the location on my site and floor plan	
Lamp Type _____ Max Wattage _____	

Received by ARC:	Date:

MATERIAL SPECIFICATIONS (continued)

5. **Roofing** – Indicate the type of roofing material you will use. Asphalt shingles must be Architectural Composite Minimum 300# and may not be white or have reflective chips. The following roof materials are recommended. Provide specific information under "Other" if you wish to submit an alternate material for consideration. Indicate color, brand, and model of the material you plan to use. Earth tone and forest colors are recommended.

Architectural Composite Asphalt Shingle Minimum 300#	
Standing Seam Metal Roof	
Other	
Brand _____ Style _____ Color _____	

6. **Windows** – Indicate the type of windows you intend to use. If aluminum, they must be painted or bronze anodized. Stainless Steel, polished or mill finish aluminum or other shiny metal may not be used. Provide a brochure from the window manufacturer with a color sample or color indicated in brochure. Include a glass sample if other than clear. The following window types are recommended.

Wood Windows	
Aluminum Clad Wood Windows	
Painted Aluminum Windows	
Other (provide specific information)	

7. **Exterior Doors** – Indicate the type and style of exterior doors. Include photographs or brochure to fully describe style.

Material	
Color	
Style	

8. **Garage Doors** – Indicate the type and style of garage doors. Wood or metal doors with raised panels in earth tone / forest colors are recommended. White, Galvanized or other high gloss surfaces will not be approved. Include photographs or brochure to fully describe style.

Material	
Color	
Style	

Received by ARC:	Date:
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MATERIAL SPECIFICATIONS (continued)

9. **Siding** – Indicate type of siding. If you intend to use a manufactured siding, include complete information under "Other" and a sample. Metal siding will not be accepted. The following types of siding are recommended.

Log	
½" Minimum Shiplap Cedar or Redwood Siding	
½" minimum T&G Cedar or Redwood Siding	
Board and Bat Cedar or Redwood Siding	
Stone	
Other	
Brand _____ Style _____ Color _____	

Indicate how the siding will be finished and provide a color chip. All paint must be flat or low sheen. If you are using different colors of different portions of any structure, indicate the colors on your plans and elevations. Earth tone/forest colors are recommended.

Stain Color	
Paint Color	

10. **Trim** – Indicate the type of trim and the color. Provide a paint or stain chip to indicate the color.

Wood Painted to match exterior	
Wood Stained to match exterior	
Other	
Style _____ Color _____	

11. **Signage for Fire District** - All signage will conform to section 3.18 of the CC&Rs and be approved by the Architectural Control Committee. Fire district regulations require each owner to provide lot identification signage and that lot numbers on signage be at least four inches in height.

12. **Other Buildings** - All other buildings must be shown on the site plan and drawings and materials must be provided as listed above. Use a copy of this form to provide the same information on each additional building. Architectural and exterior materials should match the main structure. Other buildings are detached garages, barns, and small sheds per section 3.1 (a) of the CC&Rs.

This application does not include any other structures	
I am constructing other buildings, have shown them on the site plan and have included a separate application form for each.	
Other Building #1 is a _____	
Other Building #2 is a _____	

Received by ARC: _____	Date: _____
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REQUIRED PLANS

1. **Site Plan** – three copies of the site plan to scale on minimum 24" by 36" paper must be submitted as a part of your application. Submit a landscaping plan if using other than native species as outlined in section 10.2.4. The site plan must include at a minimum:

	Owner	N/A	SPR ARC
Grading Details including topo, max 5" contours			
House Location on Parcel with Setbacks			
Driveways and All Slabs			
Detached Structures (storage, etc.)			
Satellite & Communications Equipment (if detached from structure)			
Mechanical Equipment (HVAC)			
Fencing / Dog Runs			
Pool & Spa Locations			
Septic System			
Exterior Lighting (if detached from structure)			

2. **Elevations** - Drawings at 1/4" scale of all sides of all structures must be submitted. The elevations must include vertical dimensions and be on minimum 24" by 36" paper. Submit 3 copies. The elevations must include at a minimum:

	Owner	N/A	SPR ARC
All Sides of Buildings			
All Windows, Doors, Patios, Projections			
All Chimneys/Roof Lines			
Stem Walls/Patio and Porch Supports			
All Mechanical Equipment (if mounted to structure)			
Roof Turbines and Vents			
Garage Doors			
Screening/Fences			
Storage/Outbuildings			
Locations and identification of all exterior materials			

3. **Floor Plans** - Drawings at 1/4" scale for each level in each structure must be provided on minimum 24" by 36" paper. Include exterior dimensions. Submit 3 copies. The floor plan must include at a minimum:

	Owner	N/A	SPR ARC
Room Names, Locations, and Dimensions			
Exterior Windows and Doors			
Patios and Decks			
Exterior Building Lighting			

Received by ARC:	Date:
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CONSTRUCTION GUIDELINES

1. **CULVERTS AND TEMPORARY DRIVEWAYS** - No construction may be started on any parcel until the owner has installed a driveway with a culvert (if needed) and has installed a rock, cinder, gravel or paved surface on the driveway. If a culvert is not installed, the drainage ditch is blocked and the water overflows into the street when it rains. When the ground is wet and there is no gravel drive installed, mud can be carried hundreds of feet up the road, which is the owner's responsibility to clean up. If flared culvert ends are used, they must be finished in native stone.
2. **CLEANING AND DAMAGE DEPOSIT** - No improvements on a lot may be started until the property owner has deposited the sum of \$500 with the Association. This deposit will be fully refundable to the property owner upon completion of all construction including landscaping, provided that the construction is per approved plan, damage to adjacent properties and the road have been repaired and construction debris has been cleaned up. If any damage is not repaired by the property owner within thirty days after the repairs are requested, the Association may do so and use the deposit to pay for the work. If the deposit is inadequate to cover the cost of the work, the property owner shall immediately pay the shortage to the Association.
3. **DURATION OF CONSTRUCTION** - Construction shall be completed not later than 9 months from the date that construction materials are placed on the lot per section 3.4 of the CC&R's.
4. **OTHER STIPULATIONS AND LIMITATIONS**
 - a. No burning of construction materials
 - b. No outdoor fires of any kind (section 3.11.1 of the CC&Rs)
 - c. Construction materials, including gravel, sand, etc., must be placed within the lot boundary, and never on the main roadway or in the road edge drainage ditch.
 - d. No temporary building structures (section 3.6 of the CC&Rs)
 - e. Construction materials must be contained as to prevent wind from blowing the materials into neighboring lots.
 - f. No construction equipment may be left in the roadways
 - g. Portable toilets must be placed within the lot boundary and not within the road right of way.
 - h. Owners are responsible for any damage to the main road surface.

SUBMITTAL CHECKLIST – A complete submittal must include the following at a minimum.

Completed Application	
3 Copies of All Drawings	
3 Copies of samples as required	
Photographs/Brochures as required	
Review Fee Check (\$75)	
Construction Deposit Check (\$500)	

When you are ready to submit, please contact the SPR ARC as follows:

Greg Azbell
(480) 899-4668 (home)
(480) 628-7860 (cell)
CircleAExcavating@msn.com

Upon final approval of your application, a written approval will be forwarded to you together with two approved copies of the plans. After receipt of this written approval you may submit your plans and a copy of the written approval from the ARC to the County in order to obtain required building and construction permits. It is not permissible for persons to live in structures prior to receipt of the Final Certificate of Occupancy from the County.

OWNERS AGREEMENT

I hereby represent that I have read, understand and agree to all of the terms and conditions of the Design Review Application and Construction Agreement. As the owner of the property, I represent that this is an accurate and complete description of all construction details and that construction will be completed as described herein. I agree to submit a written application for any changes I decide to make and agree not to proceed with the changes until approval is obtained.

Parcel# _____

Property Owner Signature _____

Property Owner Printed Name _____

Date _____