

Woodridge Subdivision Home Owners Association, Inc.
ARCHITECTURAL CONTROL COMMITTEE CHECKLIST/APPLICATION

INSTRUCTIONS:

This Checklist/Application is to be used for all submittals including, but not limited to new house plans, landscaping plans (front and backyard), fencing, color changes, exterior alterations, etc. The Woodridge Subdivision Home Owners Association, Inc. (ACC) meets as needed. The Checklist portion of this form is intended to assist in assuring that the submittal is complete and will help provide for a quicker review process. Anyone preparing a submittal must compare the information they are about to submit with the requirements of this form and “check off” each required item. If any item is not checked the submittal is not complete and **will not be accepted for review**. You will be notified via email if the submittal is rejected, and reasons for rejection. If you prefer to be notified by mail, please provide self-addressed envelopes. **Two complete sets** of the following information, specifications and plans must be submitted:

1. **Plot/Site Plan** in a minimum one inch equals ten feet scale including Items A thru E noted on the Checklist.
2. **Architectural Drawings** in ¼ inch equals one foot scale including Items A through C noted on the Checklist.
3. **Engineering Compliance Letter** or Engineered stamped foundation plans by a Professional Engineer (P.E.). Present a stamped letter showing an engineer has a design (in progress) and the design when completed.
4. **Landscape/Fence/Irrigation Plan** in minimum one inch equals ten feet scale Including Items A through E noted on the Checklist.
5. **Color Sample Board** for exterior of home, roof and fencing.

In addition to the checklist, anyone preparing a submittal must fill in all of the places where information is requested. The ACC will use this information in reviewing the submittal. Provide samples of all exterior surfaces and fixtures, such as fences, windows, doors etc.. If information is requested but is not applicable to the submittal, write in “N/A” in the space. **DO NOT** fill in any information in the “Conditions of Approval” portion of this form. This is for ACC use only.

Each applicant should take the time to review the requirements in the ACC guidelines and Standards, the Recorded Plat and the Recorded Covenants, Conditions and Restrictions prior to preparing a submittal. The construction should meet all the governmental building codes and requirements.

When a Submittal is ready, two complete sets of all information required should be sent or hand delivered to:

Woodridge Subdivision Home Owners Association
Bray HOA
637 N. Ave
Grand Junction, CO 81501
970-242-8450

We look forward to working with you on your house, landscaping, fencing and other plans.

Thank you,

Date: _____
ACC Initials _____

Lot _____ Address _____

Woodridge Subdivision Home Owners Association, Inc.
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Street Address: _____

Lot: _____

Owner: _____

Address: _____

Phone : _____ (Home) _____ (Work) _____ (Fax)

Contractor : _____ (Phone) _____ (Home) _____ (Work)

Submittal Date: _____

Estimated Construction Start Date: _____

Estimated Construction Completion Date: _____

SUBMITTAL REQUIREMENTS: (Items 1, 2, & 4 need to be submitted in duplicate form. Check off items included in submittal. Fill in spaces as indicated.)

Check

1. Plat/Site Plan (in a 1 in. = 10 ft. scale) with the following Information:

- A. Lot, Block & Filing No.
- B. Address
- C. Setbacks (fill-in **FIND** the surveyor's pins on your property corners; measurements to be taken from these pins to that property line):
 - Dwelling
 - Front: _____ feet/inches _____ feet/inches
 - Left Side: _____ feet/inches _____ feet/inches
 - Rear: _____ feet/inches _____ feet/inches
 - Right Side: _____ feet/inches _____ feet/inches
- D. Site Grading/Drainage Flow: DO NOT change any drainage flows without obtaining the permission from the City of Grand Junction and ACC.
- E. Driveways (**only concrete allowed**) and walks location.

2. Architectural Drawings (in 1/4" = 1'0" scale) with the following information:

- A. Floor Plan(s) with overall dimensions (fill in the following square foot areas):
 - Single level Ranch: _____
 - Total Area Minimum of 1400 Sq Feet required: _____
 - Garage Minimum 2 car: _____
- B. Roof Plan(s) indicate all roof pitches. No tile or shake. (Fill in the following roofing information and submit a sample of the actual roofing material.)
 - Manufacturer: _____
 - Product Name: _____
 - Product Color: _____
 - Solar installation: _____
 - No Evaporative coolers
 - Building Height maximum = 22 feet**

Date: _____
ACC Initials _____

Lot _____ Address _____

Woodridge Subdivision Home Owners Association, Inc.
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Conditions of Approval:

Plot Plan, Architectural Drawings and Engineered Compliance Letter:

1. Provide and maintain an adequate trash container on site at all times during construction.
2. Comply with ACC Guideline Article VI of the Covenants, Conditions and Restrictions
3. Garage doors to be painted primary field color of house.
4. Grounds should be picked up of loose debris before end of each day.
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.
- 11.

Landscape/Irrigation Plan:

1. Lot to be totally landscaped within 60 days after issuance of a Certificate of Occupancy from the City of Grand Junction or at the start of the first growing season after closing.
- 2.
- 3.
- 4.

DO NOT WRITE BELOW THIS LINE—ACC ONLY

Approval for construction subject to the above conditions:

Chairman, Woodridge Subdivision Home Owners Association Inc. Architectural Control Committee
Date _____

Date: _____
ACC Initials _____

Lot _____ Address _____

Woodridge Subdivision Home Owners Association, Inc.
ARCHITECTURAL CONTROL COMMITTEE CHECKLIST/APPLICATION

COLOR SAMPLE BOARD

Builder/Owner _____

Address _____

Phone # _____ Fax # _____

Lot # _____ Building Address _____

EXTERIOR COLORS

BODY

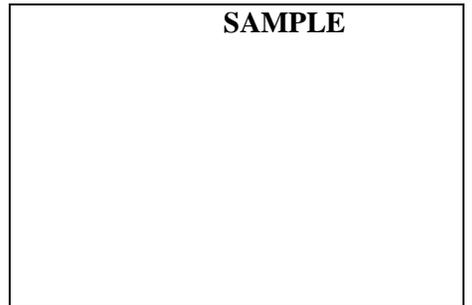
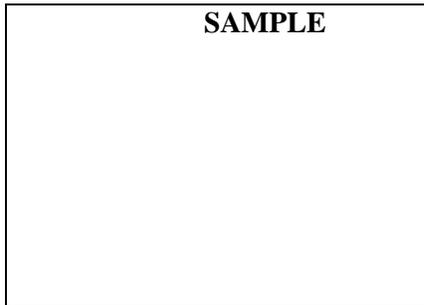
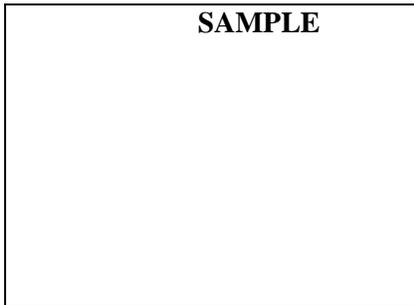
TRIM

ACCENT

Manufacturer _____

Number _____

Name _____



STONE/STUCCO

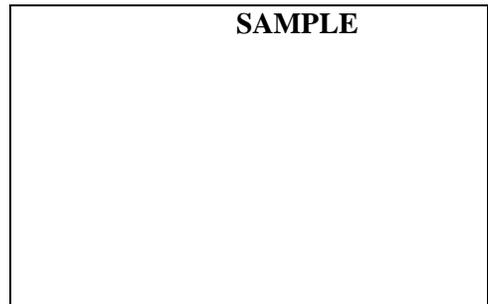
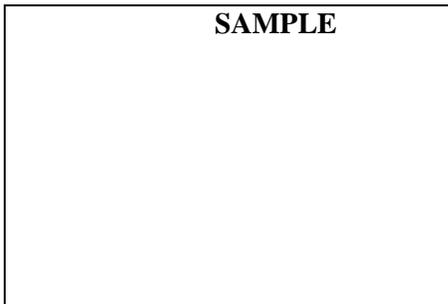
ROOFING MATERIAL

Manufacturer _____

Manufacturer _____

Color/name _____

Color/name _____



Approved By:

Date: _____

Woodridge Subdivision Home Owners Association, Inc.
Architectural Control Committee

Date: _____
ACC Initials _____

Lot _____ Address _____