

**Gallatin River Ranch Architectural Review Committee
Application for Preliminary Design or Full Site Plan Review 2020**

To assist the ARC in providing timely review of your application, please provide all requested information, and attachments as necessary. If not applicable then answer "N/A." Incomplete applications will be returned marked incomplete. Before completing the application, it is recommended that you and your builder, designer or architect, please read the GRR Covenants, Conditions & Restrictions, Article VI, Protective Covenants: Architectural Control, and GRR HOA Architectural Guidelines. The protective covenants and ARC Guidelines and review process is intended for the benefit of the community, to avoid conflicts, preserve the environment, daytime and nighttime views and promote property values with harmonious, aesthetic buildings and improvements ¹of the highest quality.

OWNER(S) ARE SOLELY RESPONSIBLE TO COMPLY WITH ALL COVENANTS. NO REVIEW OR APPROVAL SHALL BE DEEMED A WAIVER OF ANY OF THE COVENANTS OR EXCUSE ANY OWNER(S) STRICT COMPLIANCE WITH THE PROTECTIVE COVENANTS OR ARCHITECTURAL GUIDELINES.

Date: _____ Parcel # _____

Check One: Preliminary Design Review: _____ Full Site Plan Review _____

Project Size: _____ Small Project < 625 sq. ft or Landscape project of any size must be completed within 6 months of construction start. ARC fee is **\$50.00**

Project Size: _____ Large Project > 625 sq. ft must be completed within 18 months of construction start. ARC fee is **\$500.00**

ARC Fee submitted to Luna: Yes ___ No ___ Check No. _____

All assessments current: Yes ___ No ___

All fees, assessments, and ARC violations must be satisfied before an approval is given.

Note: NO BUILDING, CONSTRUCTION, EXCAVATION, IMPROVEMENT OF ANY KIND IS ALLOWED WITHOUT FULL SITE PLAN APPLICATION AND WRITTEN APPROVAL FROM THE HOA OR ARC.

Owner(s): _____ Phone: _____

GRR Road / Address: _____

Owner(s) Email: _____

Builder: _____ Phone: _____

Builder Address: _____

Builder Email: _____

Architect: _____ Engineer: _____

Proposed Start Date: _____ Estimated Completion Date _____

Project Description: _____

¹ CC&R 1.7 "Improvement(s)" shall include, but not exclusively, all buildings, outbuildings, bridges, roads, trails, pathways, driveways, parking areas, fences, screening walls and barriers, retaining walls, stairs, decks, water lines, sewers, septic tanks, springs, ponds, ditches, viaducts and electrical, gas and TV distribution facilities, hedges, windbreaks, crop planting, natural or planted trees and shrubs, poles, signs, and all other structures, installations and landscaping of every type and kind, whether above or below the land surface.

All submissions must include color chart and samples of all exterior materials including: roof, windows, trim, decks, posts, beams, chimneys, or other exposed surfaces. Muted, subdued and earth tones are encouraged.

Preliminary Design Plan Requirements: all submissions must include building plans, setbacks, property boundaries, common area, elevations, floor plan, roof design, landscaping, site location, land contours, height above grade compliance with protective covenants, fences, driveway, well, and septic locations.

Full Site Plan Requirements: in addition to the information requested above, provide a full site plan minimum 1/4" scale showing all the following:

- Existing Buildings & Improvements
- Utilities Within Parcel
- Septic Tank & Drain
- Proposed Buildings & Improvements
- Parking Areas
- Waterlines, Cisterns & Wells
- Roads & Driveways Proposed & Existing
- Drainage & Erosion Control
- Propane Tanks Buried

	Yes	No	N/A
Preliminary Design or Full Site Plan Attached (CC&R 6.2)			
Color Chart / Materials Sample Attached (CC&R 6.2)			
Site Plan Meets 50' Setback (CC&R 3.1b & CC&R 7.2b)			
Residence Meets Min. Footprint 1,600 sq. ft. (CC&R 7.1a)			
Residence Meets Min. Living Space 2,000 sq. ft. (CC&R 7.1a)			
Secondary Buildings CONSISTENT with Main Building (CC&R 7.1j)			
Residence Min. 2 Car Garage (Ref: ARC Guidelines)			
Foundation Walls > 12" To Be Finished with Stain, Paint, Stone (CC&R 7.1a)			
Vehicles, RV, Tractors, ATVs, Equipment Not Stored in Garage Shall be Screened From View (CC&R 7.1g)			
Exterior Lighting Plan Consistent w/ Night Sky is Attached (CC&R 7.1e)			
Landscape, Drainage, Restore vegetation, Weed Mitigation Plan is Attached (CC&R 6.9 & CC&R 3.1c)			
Licensed MT builder/architect or Architect/Engineer's Stamp Certifying Building & Structural Integrity is Shown on Plans (Ref: ARC Guidelines)			
Any Variances requested (CC&R 6.5)? Identify below.			

Identify Variance requests to be considered by the GRR HOA Board of Directors:

Structural Engineering, Uniform Codes & Covenants² all construction, development, improvements of any kind must comply with the most current codes, rules, regulations and amendments as applicable, including the following:

- *GRR Covenants*
- *GRR Architectural Guidelines*
- *Uniform Building Code*
- *National Electrical Code*
- *Uniform Mechanical Code*
- *State Fire Code*
- *County Sanitary / Waste Water Code*
- *State, County, Federal Regulations*
- *National/State Plumbing Code*

I / We Hereby Certify that the proposed construction, development, and / or improvements shall meet or exceed all the requirements of structural engineering, uniform codes and covenants as required above. ___ YES ___ NO. In lieu of engineer's stamp or architect's seal the ARC will accept Owner's certification together with representation by General Contractor Licensed by the State of Montana that proposed construction, development and/or improvements do comply with the above structural engineering, covenants or codes. Owner(s) and Builder's initial here: _____ .

Architectural Design (CC&R 6.2) - describe how the proposal, including roof, height, site location, colors, materials, overall design, exterior walls & foundation, windows, doors, trim, decks, setbacks and other improvements will promote the feeling of relaxation while enhancing aesthetics in harmony with the environment. Please supplement with additional pages as needed.

Environmental Design (CC&R 6.1) - describe how the proposed site location, building height, roof lines, overall size, and proportions of buildings, existing and/or proposed, are intended to conserve and maintain the natural environment of the Premises and its surroundings, and to safeguard and protect the interests of all Owners. Please supplement with additional pages as needed.

Exterior Lighting (CC&R 7.1e) – attach a complete exterior lighting plan and explain how the project will help promote the preservation of night sky at the GRR.

Landscaping, Drainage & Weed Control (CC&R 3.1c, 6.2, 7.2e& f, & 7.3) – landscape, drainage, mitigation and weed control plans attached. ___ YES ___ NO. When driveway intersects a main road a culvert may be required.

²See Owner's Acknowledgment Further Below

Restoration (CC&R 6.9) If plan submission is approved, we agree to restore the parcel and any areas beyond our boundaries disturbed to the conditions prior to construction within 45 days after construction completion. ___ YES ___ NO. Explain how you intend to restore disturbed areas and control weeds. _____

Private Well ___ YES ___ NO. If, yes, location _____

Community Well ___ YES ___ NO. If, yes, location _____

If you are using or going to be using a community well, do you have a community well agreement? ___ YES ___ NO. Identify other users _____

Have you notified other users of intention to use a community well? ___ YES ___ NO.

Please describe plans to conserve water, including cistern, rainwater catchments, gray-water diversion tanks, low water plants. Supplement with additional information as needed: _____

Septic & waste - please attach Gallatin County waste-water sanitary application, permit or approval and plans showing location of septic tank, size and drain field. Septic approval and / or plans attached ___ YES ___ NO.

Modifications & changes – I / We agree no changes or modifications to any plans, designs, site plans, landscape plans or any other proposed buildings, improvements or structures shall be allowed without prior ARC approval in writing. ___ YES ___ NO.

Notice To Adjacent Adjoining & Nearby Owners – I / We have notified neighboring, adjacent, nearby, and adjoining owners of this application. ___ YES ___ NO. If yes, provide list of owners to whom you have provided notice and means of notice on separate page.

ACKNOWLEDGMENT and REPRESENTATIONS

I / We, the Owner(s) hereby acknowledge, represent, understand, promise and agree that any review, inspections, decisions, comments and / or approvals or disapprovals by the GRR HOA, ARC or its members, shall not be construed as a certification that the plans, buildings, structures, improvements, project or construction conform to or comply with any Structural Engineering, Uniform Codes, Covenants, Rules, Laws or Regulations in any manner whatsoever, and the Owner(s) further acknowledge, represent, understand and agree that the Owner(s) shall not rely on any review, inspections, decisions, comments and / or approvals or disapprovals to determine that any proposed plans, buildings, structures, improvements, projects or construction is structurally, mechanically or otherwise safe or in compliance with all applicable Structural Engineering, Uniform Codes, Covenants, Rules, Laws and Regulations.

Owner(s) acknowledge and agree that the GRR HOA, ARC and its members assume no liability and shall have no liability resulting from review, inspections, decisions, comments and / or approvals or disapprovals. The GRR HOA, ARC and its members assume no liability and make no representations regarding the adequacy or quality of any submitted plans or whether such plans comply with any or all Structural Engineering, Uniform Codes, Covenants, Rules, Laws or Regulations that may be applicable.

The GRR HOA, ARC and its member's review, comments, inspections and/or approvals or disapprovals do not relieve the Owner(s) of their responsibility and obligation to comply with all applicable Structural Engineering, Uniform Codes, Covenants, Rules, Laws and Regulations. The GRR HOA, ARC its members thereof, shall not be liable in damages or otherwise because of the review, inspections, decisions, comments and / or approvals or non-approval of any plans, projects, construction, buildings or improvements of any kind whatsoever. Notwithstanding the foregoing,

Owner(s) agree that the GRR HOA and / or ARC shall have access to property at any reasonable hour or time to inspect the premises for monitoring progress, deadlines, and related matters.

All GRR HOA fees have been paid and our account with the GRR HOA is current. There are no known covenant violations. The appropriate fee for this application has been tendered to GRR HOA or its managing agent.

I / We, the Owner(s) hereby represent that I / We have read all of the GRR Covenants Conditions & Restrictions, Protective Covenants, Architectural Control and Enforcement provisions and shall strictly comply with the same. I / We acknowledge that all of the above answers, information, and attachments are true and correct. I / We understand and agree that no building or improvements are allowed without written approval, and upon completion of any Improvement the owner shall give written notice to the ARC, and that no residence or structure may be used or occupied until Final Inspection and Letter of Approval is received from the GRR HOA ARC. Owner(s) initial here: _____ .

OWNER(S) GUARANTEE REGARDING STRICT COMPLIANCE

I / WE UNDERSTAND AND AGREE THAT REGARDLESS OF ANY PLAN REVIEWS AND/OR APPROVALS THAT AS OWNER(S) WE SHALL REMAIN STRICTLY LIABLE FOR COMPLIANCE WITH THE PERFORMANCE OF ANY APPROVED PLANS AS WELL AS THE PROTECTIVE COVENANTS AND ARCHITECTURAL GUIDELINES. I / WE shall indemnify and hold harmless the GRR HOA, ARC, Owners, and Members from damages, injuries, and covenant violations, causes of actions or claims caused by any builders, contractors, subcontractors, material suppliers or other workers. Owner(s) initial here: _____ .

All information provided is accurate to the best of my/our knowledge.

Date _____

Owner(s) Signature Above

ARC COMMITTEE NOTES:

DATE RECEIVED: _____

RECEIVED BY ARC MEMBER: _____

30-DAYS RESPONSE DUE: _____

APPLICATION COMPLETE UPON RECEIPT ___ YES ___ NO

APPROPRIATE FEE RECEIVED ___ YES ___ NO

ROUTING LIST _____