

**PRE-CONSTRUCTION CHECKLIST
MOUNTAIN VALLEY ESTATES
ARCHITECTURAL REVIEW BOARD**

**CHECK LIST OF ITEMS TO BE SENT TO AND APPROVED BY THE
ARCHITECTURAL REVIEW BOARD (“ARB”) PRIOR TO ANY CONSTRUCTION**

**A COPY MUST BE GIVEN TO YOUR BUILDER PRIOR TO STARTING
ANY CONSTRUCTION.**

CONTACT INFORMATION AND BUILDING PERMIT

_____ Owner’s name(s) mailing address, email address, home phone number, cell phone
number, work phone number, and fax number:

_____ Building contractor, phone number and email address:

_____ Architect/Designer, phone number and email address:

_____ Lot #, Block and street address:

_____ Obtain Building Permit from Mineral County Administrator and pay fee to Mineral County (contact the Mineral County Administrator at (719) 658-2360 to pay fee).

_____ Provide ARB with site plan showing all improvements at a scale of a least 1" = 20'. The site plan must include and /or comply with the following:

_____ Mineral County setbacks - 25' in front and rear, 10' on both sides; except corner lots which have 25' on any side facing a street (all set backs should be calculated from the surveyor's aluminum capped pins marking the corner of your lot);

_____ A minimum living space of 1,000 sq. ft.;

_____ Building elevations including roof at a scale of at least 1/8" = 1' and roof design. Roof pitch must be at least 5/12.

_____ All outdoor use areas, fences, landscaping, propane tanks, refuse storage, fire pit, driveway access and parking area (irrigated area is limited to one tree and 180 sq. ft. or two trees only);

_____ Location of 24' – 18" Driveway culvert (unless you have requested and received a letter of exemption from Mineral County Road Boss stating that a culvert is not required).

UTILITIES

The Water system and Sewer Collection system is operated by Deep Creek Water & Sanitation District. Sewer affluent is treated by contract by the City of Creede in their Lagoons.

_____ Paid Deep Creek water tap and sewer tap fees, paid City of Creede tap and development fee and completed Waiver of Liability for the City of Creede

The Deep Creek water tap fee is currently \$750.00 and the sewer tap fee is currently \$750.00. Fees must be paid to Deep Creek Water and Sanitation District ("DCWSD") before tapping into the system. Please mail or deliver your check payable to DCWSD to Debbie Whitmore, P.O. Box 434, Creede, CO 81130. If you have any questions, contact DCWSD directly at (719) 850-8443.

Contact City of Creede for current amount of tap and development fees (719) 658-2236.

A copy of the City of Creede Waiver of Liability can be downloaded from mvepoa.com.

_____ Design specifications for sewer and water taps are available at mvepoa.com. **You must contact Ron Carpenter, ARB representative, and State Certified Small Water & Sewer System Operator, at (719) 588-3219 at least 48 hours prior to the tapping of either the water or sewer lines.**

THE SEWER LINE IS BENEATH THE POWER LINE. THEREFORE, A UTILITY LOCATE MUST BE OBTAINED BEFORE DIGGING TO TAP SEWER.

_____ Contact San Luis Valley Rural Electric (“SLVREC”) at (719) 852-3538 to install meter in the pedestal on your lot. Estimated cost is \$250.00. A power line must be run to the house. Estimated cost is \$15.00/Ft.

ARCHITECTURAL CONTROLS

_____ Provide ARB specification sheet stating the type, materials, and colors of all exterior surfaces to include but not limited to windows, doors, siding, exposed stem wall, if any, trim, roof, house, garage, fences, storage sheds. The ARB reserves the right to receive sample of any of these items prior to final approval. Any exposed foundation materials must be veneered, stained or painted as approved.

_____ During construction all scrap material and trash must be place in a covered trash receptacle, a 6 yd trash dumpster for a manufactured home or a roll off for stick construction. When the 6 yd lid will not close it must be dumped. The roll off or lid-less 6 yd trash dumpster must be loaded in a way that prevents wind from blowing materials. If any material is blown form the dumpster or the construction site the owner/contractor will retrieve it and securely place in dumpster. A daily inspection should be made.

_____ Only “Complete Cut-Off Shielded” lighting shall be used therefore exterior lighting shall not be installed where its direct source is visible from above or off the lot unless the bulb is 25 watt or less.

_____ All stoves and fireplaces, including make, model, outside chimney design, material, color and cap design, shall be approved by the ARB.

_____ If the exterior of the house is completed from May to August 1st, the entire lot will be raked and cleared of any rocks larger than 1” on the surface, unless the rocks are part of the approved ARB landscape plan. If the exterior of the house is not completed by August 1st, the Lot Owner will have until May 31st of the following year to comply with this provision. The Lot Owner will keep all weeds cut to less than 4” tall until the grass is established on the entire Lot.

_____ The Lot Owner is responsible to plant low grow grass mix supplied by the Board in the following manner and establish coverage to 70% of the surface area. After

clearing the Lot of all rocks larger than 1", the low grow native seed mix supplied by the Association will be generously broadcast on the entire Lot, then raked and incorporated into the soil. The entire Lot should be immediately irrigated with the sprinkler to bind the seed to the soil and prevent the seeds from blowing away. The seeds should be watered daily during the first year of planting. Due to water regulations, they can only be watered for the first year. Seed & caster are available from the Board if requested at least 48 hours in advance.

_____ When the foundation is backfilled prior to framing or setting of manufactured home, the entire Lot will be scrapped clean and smooth and all rocks removed from the Lot unless the rocks are part of an already approved landscape plan.

_____ At the same time as back filling the foundation, the parking area and driveway designated on the sketch plan provided to the ARB will be covered with no less than 2" of gravel over the entire designated area. The Lot owner will maintain at least 2" of gravel at all times. If the Lot owner fails to do so the Board may do so at the Lot owner's expense. All vehicles and construction equipment must be parked on the graveled surfaces except while being actively used in the construction process.

ACKNOWLEDGEMENT

_____ I have read the Covenants, Bylaws, Rules and Regulations of MVEPOA, Deep Creek Rules and Regulations (Either in written form or by accessing mvepoa.com) and agree to abide by them and complete all items on this checklist.

_____ Please return four copies of this checklist and all required information to the ARB at one time. Items should not exceed 8" x 14". The ARB will notify you in writing when all materials have been received. Once all materials are received the ARB will respond with 45 days. The ARB will retain three copies and return one to the owner with a letter stating the ARB has approved the plans as submitted or requesting. If you have any questions, please contact John Parker.

Owners Signature

Date

CONTACT LIST

Mineral County Land Use Office	719-658-2360
City of Creede Manager	719-658-2276
Taps, sewer and water issues Ron Carpenter	719-588-3219 cell
ARB, POA & Navajo Development Deep Creek Water & San John Parker 2043 S. Washington St. Denver, CO 80210	719-850-8443 <hr/>

IF AT ANYTIME IN THE FUTURE YOU WISH TO MAKE ANY CHANGES TO THE EXTERIOR OF ANY STRUCTURE OR MAKE CHANGES TO THE SITE PLAN THEY MUST BE APPROVED BY THE ARB IN WRITING BEFORE THEY ARE STARTED.