



**ARCHITECTURAL CONTROL COMMITTEE (A.C.C.)**

**APPLICATION FOR APPROVAL OF CONSTRUCTION PLANS  
FOR ALL BUILDINGS AND OTHER STRUCTURES.**

*Note: Submit this form and accompanying documents in entirety via email attachment to: ACC@SpreadEagleHomes.org at least thirty (30) days prior to the planned start of construction, including site preparation and cutting of trees.*

*No construction is permitted until the Certificate of Approval, signed by the chairman of the A.C.C., has been received by the homeowner.*

Inspection will be required prior to issuance of Final Acceptance of construction for conformity with this application. 48-hour notice is needed to schedule inspection.

Changes to construction plans after final acceptance approval will require submission of the Application Modification Form.

*Please type or print.*

Name of Applicant:		Lot #
Spread Eagle Address:		Phone:
Home Address:		Phone:
General Contractor Name:	License #	Phone:
Licensed Electrician Name:	License #	Phone:
Licensed Plumber Installer:	License #	Phone:
Licensed Septic Name:	License #	Phone:

## **PURPOSE STATEMENT**

The purpose of the Architectural Control Committee is to:

1. Preserve the natural beauty of the subdivision.
2. Ensure that only homes that will enhance the property values, that are attractive architecturally, that are reasonably concealed, that are suitable in architectural design, materials and appearance to the mountain environment are erected in this subdivision.
3. Ensure that only homes that are in harmony with the environment are erected.
4. Ensure that minimal damage to the terrain results from the construction process.
5. Prevent the construction of improper or unsuitable improvements.
6. Ensure that all improvements on any given lot do not interfere with or de-value the property of any other lot owner in the subdivision; further that any construction will do nothing other than improve the over-all value and attractiveness of the subdivision as a whole.

## DOCUMENTS TO BE SUBMITTED WITH THIS APPLICATION

1. Architectural drawings (Official Construction Blueprints) showing foundation, floor plan and north, south, east, west elevations, including porches and decks. Blueprints must show the scale used and all exterior dimensions, both vertical and horizontal. Engineering stress and load bearing calculations should be included if indicated. These documents must bear an architectural/engineering stamp.
2. A site plan, drawn to scale showing the lot property lines with dimensions and directions (north, south, east, west), and location of building properly situated on lot along with septic tank and filters. Dimensions of all set backs from property lines of home and septic system must be indicated on this plan.

*Note: All buildings and septic systems must be a minimum of 50 feet from all property lines. This site plan must also show the location and total number of all trees over 8" in diameter to be removed in the construction process. The site plan must also show location and dimensions of driveway and off street parking. An example of a properly prepared site plan is enclosed.*

3. Copy of Custer County Zoning Building Permit.
4. Copy of Custer County Septic Permit.
5. Copy of Custer County Zoning Height Variance (If applicable).

## INDICATE DOCUMENTS INCLUDED WITH APPLICATION

- Blueprints.
- Site Plan
- Building Permit
- Septic Permit
- Height Variance (If required)

*Note: Trailer homes, mobile homes, modular homes or manufactured homes of any kind are not allowed in this subdivision, and will not be considered by the Architectural Control Committee. Only homes that are constructed "on-site" are acceptable.*

## DESCRIPTION OF BUILDING

### A. FOUNDATION

- Concrete footings and concrete stem walls.
  - Concrete footings and concrete block stem walls.
  - Concrete footings and concrete slab.
  - Other, specify: \_\_\_\_\_
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Retaining walls and column supports 6" or higher, if visible from the road, must conform to exterior standards (i.e., stone surface, either natural or veneer).

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### B. EXTERIOR WALLS

- Log (Specify Type)
    - Full Round – Hand Crafted
    - Full Round – Milled
    - "D" log
    - Square Log (Hand Hewn)
    - Other, specify: \_\_\_\_\_
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- Dimensional Lumber, Framed (Stud) Walls
    - 2 x 4
    - 2 x 6
    - 2 x 8
    - Other, specify: \_\_\_\_\_
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Indicate type of sheathing

- Plywood, thickness \_\_\_\_\_
- OSB, thickness \_\_\_\_\_

- Brick, type \_\_\_\_\_

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Concrete Block, Size & Style \_\_\_\_\_

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Other type of exterior walls: *NOTE: corrugated siding or other type metal siding is not acceptable.*

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**C. ROOF SYSTEM**

Log Trusses

Dimensional (Manufactured) trusses

2 x 4

2 x 6

2 x 8

Plywood I-Beam Trusses

Dimensional Lumber Trusses Constructed on site, specify size and description \_\_\_\_\_

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Slope of roof (IE, 6:12, etc) \_\_\_\_\_

*Note: flat or nearly flat (less than 3:12) slopes are not acceptable. Higher slopes (6:12 and above) are recommended to reduce snow load.*

**SNOW LOAD CALCULATIONS:**

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*Note: the subdivision receives substantially higher snow fall than the "Westcliffe Standard" of 50# per square foot.*

**D. ROOFING MATERIAL**

Metal, indicate brand and type: *NOTE: corrugated style roof is not acceptable.*

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Composition shingle, type: \_\_\_\_\_

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Cement fiber (slate), make & style \_\_\_\_\_

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Other, specify: *Note: wood shake is not acceptable* \_\_\_\_\_

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### E. EXTERIOR FINISH

Finished log (Stained & waterproofed)

Wood siding

Indicate type (cedar, redwood, etc.) and style (clapboard, board & bat. etc).

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Stone

Indicate type, style and color, natural or manufactured.

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Indicate portion of exterior surface area to be covered with stone.

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Stucco - *Note: Must be used in combination with log, wood trim, wood siding and/or stone so that no more than 60% of the exterior surface area (excluding windows) on the portion of the house facing the street is exposed stucco.*

Brick – *Note: Must be used in combination with log, wood trim, wood siding and/or stone so that no more than 60% of the exterior surface area (excluding windows) on the portion of the house facing the street is exposed brick.*

Other exterior finish (Specify) \_\_\_\_\_

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**F. EXTERIOR COLORS**

*Note: Only general earth-tone colors that are compatible and blend with the natural beauty of the mountain environment will be considered. White and bright pastel colors that would stand out from a distance are not acceptable. Acceptable colors would include various tones of brown, tan, gray, amber, and green.*

Physical samples of material colors or links to specific products and colors on manufacturers' websites shall be provided prior to final construction approval.

Exterior wall color: \_\_\_\_\_

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Roofing material color: \_\_\_\_\_

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Trim color: \_\_\_\_\_

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Deck/porch color: \_\_\_\_\_

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**G. SIZE OF BUILDING**

Total square footage of building, excluding garages, porches & decks. \_\_\_\_\_

First Level \_\_\_\_\_ Second Level (if any) \_\_\_\_\_

**H. HEATING**

Type of heat \_\_\_\_\_

**I. DECKS AND PORCHES**

Total square footage \_\_\_\_\_

Type of construction (type and size of joists, decking, posts and railings) \_\_\_\_\_

\_\_\_\_\_

Type of ground support (i.e. poured concrete pilings.) \_\_\_\_\_

\_\_\_\_\_

**J. COST**

Estimated cost of finished house (excluding cost of land or any outbuildings). \_\_\_\_\_

*(This stipulation is to ensure the quality of the home is compliant with the subdivision and covenant requirements.)*

**K. OUTBUILDINGS (GARAGES, SHEDS, ETC)**

DESCRIPTION

\_\_\_\_\_

DIMENSIONS

\_\_\_\_\_

FOUNDATION

\_\_\_\_\_

TYPE OF CONSTRUCTION AND SIDING - SAME AS HOUSE or OTHER (DESCRIBE)

\_\_\_\_\_

\_\_\_\_\_

EXTERIOR COLORS - SAME AS HOUSE or OTHER (DESCRIBE)

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\_\_\_\_\_

ROOF MATERIALS - SAME AS HOUSE or OTHER (DESCRIBE)



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UTILITIES IN OUTBUILDING (DESCRIBE)

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**L. WATER LINES AND UTILITIES**

Homeowner is responsible for installation at the road of an approved water shutoff valve and water service line from valve to house and, if any, exterior (underground) water storage tank.

Service line to be either K-type 1" copper or 1" PEX rated at 250# or greater using plumbing standard crimp PEX connectors. Service line to be encased within a 3" OR 4" Schedule 40 PVC sleeve and bedded in sand.

Water line must be inspected prior to backfill. 48-hour notice is required to schedule inspection.

Owner and Builder are responsible for arranging for utility locates of electric, phone and water lines prior to digging anywhere within the boundaries of Spread Eagle Subdivision.

**M. RADON**

Radon levels are high in the area. It is highly recommended that radon mitigation provisions be installed.

**N. SITE MAINTENANCE DURING CONSTRUCTION**

Owner and Builder acknowledge the responsibility to keep the site free of all trash and construction debris and to promptly haul away all debris during construction so as not to create a fire hazard or nuisance for the community.

General contractor is required to have an adequately sized trash container on site and to empty as needed.

A \$500 deposit for litter control is required at or before time of construction approval. This deposit is 100% refundable if there are no infractions. If litter from the construction site is found either on the lot, adjoining lots, or association property, a private contractor will be contacted for clean-up with the cost to be subtracted from the deposit.

**O. PLANNED CONSTRUCTION START DATE**

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**P. ESTIMATED COMPLETION DATE:**

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*Note: The protective covenants allow 9 months from commencement of construction to the completion of the home. The ACC must be advised if unavoidable delays are anticipated.*

Owner and Builder hereby acknowledge the covenant limitation of nine months from commencement of construction to the completion of the residence. If application is after July 15 and you plan to construct the foundation this year and complete the house next year, please attach a separate request to do so.

Any deviation from this application must be approved by A.C.C. by submission of the Application Modification Form or the project will be considered in non-compliance with the protective covenants.

\_\_\_\_\_ Date \_\_\_\_\_  
Signature of property owner

\_\_\_\_\_ Date \_\_\_\_\_  
Signature of property owner

(Signature of both spouses are required if a married couple).

Please submit this form with all associated materials in entirety via email attachment to:  
**ACC@SpreadEagleHomes.org**

SAMPLE SITE PLAN

