

*the Ruby Ranch*



Ruby Ranch Homeowners Association  
Architectural Review Committee

OWNERS ARE ADVISED THAT RUBY RANCH  
LOTS ARE UNDER THE JURISDICTION OF  
SUMMIT COUNTY REGARDING ISSUES  
PERTAINING TO FIRE MITIGATION OR  
OTHER BUILDING CODE ITEMS.

To be delivered or mailed to:	
Chairperson Architectural Review Committee	
P.O. Box	_____
City	_____
State	_____
Zip	_____
Phone	_____

## Application for Architectural Approval **AUG 91**

### Project Description

Contact \_\_\_\_\_ Date \_\_\_\_\_

Lot Number \_\_\_\_\_ Filing Number \_\_\_\_\_

Owner \_\_\_\_\_ Phone \_\_\_\_\_

Address \_\_\_\_\_

Architect \_\_\_\_\_ Phone \_\_\_\_\_

Address \_\_\_\_\_

Builder or Developer \_\_\_\_\_ Phone \_\_\_\_\_

Address \_\_\_\_\_

- I. **Have all parties had a preliminary meeting with RRARC and received and read a copy of the guidelines for development?**
- II. **Site Plan: Please supply the following information on this form where appropriate and include it also on the plans.**
  - A. Scale of 1" - 20 minimum
  - B. Site Plan to include:
    1. Location of structures and dimensions to property lines.
    2. Show original building envelope as on the recorded Ruby Ranch development guide.
    3. Location of septic tanks, leach fields, and corrals.
    4. Set backs, topography, major trees and tree stands.
    5. Grading and drainage, contour lines with flow direction arrows.
    6. Easements, retaining walls and design of same.
    7. Driveways and parking lots.
    8. Utilities: show location, routes, vents, etc.
    9. Landscaping and restoration of construction area.
    10. Out buildings: dotted lines if future location.
    11. Limits of tree clearing or thinning.

12. Structure location substantially within allowed envelope.
- C. **Grading**
  1. Pad elevation in relationship to natural grades.
  2. Floor elevation of house and garage in relation to lot topography.
  3. Elevations at driveway/street and building corners.
  4. Indicate toe and top of slopes of building pads.
  5. Existing local grading requirements for buildings and driveways.
- D. **Septic System**
  1. Type of System
  2. Location and depth of system
  3. Soil Engineer's Name: \_\_\_\_\_  
(Attach Engineer's report to this Application if applicable.)
- E. **Utilities Contact**
  1. Gas \_\_\_\_\_ PS Co. Contact \_\_\_\_\_
  2. Underground extension to home \_\_\_\_\_  
\_\_\_\_\_
- F. **Water: Willowbrook Metro Water District**  
Contact \_\_\_\_\_ Fee Paid \_\_\_\_\_

- G. Gas  
 Propane Tank? \_\_\_\_\_  
 Camouflage Method? \_\_\_\_\_  
 Placement \_\_\_\_\_

**III. Building Drawings**

- A. Floor Plan - Showing and/or describing:
1. Type of construction.
  2. Dimensions of rooms.
  3. Exterior walls and/or party walls as may be necessary.
  4. Mechanical, electrical and plumbing (affecting exterior views).
  5. Decks, porches, patios.
  6. Outbuildings (prior to construction).
- B. Elevations - Showing and/or describing:
1. The four major view elevations, or a perspective and two views, with dimensions.
  2. Floor grades in relation to exterior grade.
  3. Exterior materials for walls, roof, trim, etc.
  4. Exterior colors and finishes.
  5. Exterior lighting.
  6. Solar panels, skylights, clearstorys.
- C. Sections
1. Show critical relationship to topography, trees, drives and retaining walls.
- D. Square Footages
- Main Floor \_\_\_\_\_
- Upper Floor(s) \_\_\_\_\_
- Daylighted Lower Floor \_\_\_\_\_  
 (1 full height wall)
- 
- Garage \_\_\_\_\_ Total \_\_\_\_\_
- Out building \_\_\_\_\_ (Total must be greater than 2000)
- E. Amenity Design
1. Fences
  2. Retaining walls
  3. Landscape
  4. Other
- F. When requested by ARC, submit sketch of the building, samples of materials and colors for review.

All completed checklist and application items must be delivered to a member of the Architectural Committee. A personal conference is required after submittal, before plans can be approved, to assure your understanding of an approval. Water tap fee

must be paid to the Willowbrook Metropolitan District prior to obtaining a building permit from the county. Septic system design approval, local planning department and building permit fees are a part of the county process.

**IV. The undersigned acknowledges he has been advised:**

- A. That with approval, temporary buildings, and construction trailers are permitted on the building site. Campers, travel trailers, mobile homes or other temporary quarters intended for living purposes are not permitted.
- B. It is the responsibility of the owner and/or contractor to remove all construction material and trash from the building site and complete final grading prior to issuance of a Certificate of Occupancy. All adjoining lots, meadows, open spaces, irrigation ditches, road banks and the like must be restored to their natural state if damaged in any way, including property corner survey pins.

Submit 3 copies of the above application and 3 copies of the building plans to the Architectural Control Committee along with an application fee in the amount of \$50.00.

A Five Thousand Dollar deposit is required to be made with the RRAC prior to granting water tap and the initiation of construction. This \$5,000.00 deposit is to assure that the applicant adheres to guidelines set by the Board and administered by the architectural committee. This deposit will be kept in an interest bearing account and balance to be refunded at the issuance of the Certificate of Occupancy less any amount to correct commitments made by the applicant and not accomplished.

**OWNER OR REPRESENTATIVE'S SIGNATURE(S) AND RELATIONSHIP**

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

*Please note: Architectural Committee approval must be given to your plans prior to the beginning of the actual construction.*

**ARCHITECTURAL REVIEW COMMENTS (To be completed by RRHA AC).**

Contact \_\_\_\_\_ Date \_\_\_\_\_

Lot Number \_\_\_\_\_ Filing Number \_\_\_\_\_

Owner \_\_\_\_\_ Phone \_\_\_\_\_

Address \_\_\_\_\_

A. Relationship of proposed structure(s) to lot and surroundings (Development Guide and Site):

B. Relationship of materials and intent to conform to architectural requirements:

C. Construction suited for climate of the area:

D. Suggested changes:

E. Other comments:

**ARC APPROVAL**

Date: \_\_\_\_\_

By: \_\_\_\_\_