

VAL MORITZ VILLAGE (Village Lot Owners Association, Inc.)
DESIGN REVIEW APPLICATION (Revised: 8/20/21)

Please Note: A copy of the preliminary septic system engineering (AKA Onsite Wastewater Treatment System, OWTS) including assigned well and soil treatment areas is available on the Association's website: valmoritzvillage.info. A recent change in Grand County policy may require that you have HOA design approval prior to the County accepting your blueprints for review. If you are considering an unusual house design that is outside of the general theme for the neighborhood you should consider getting a preliminary opinion from the HOA before proceeding.

Owner: _____ Filing: _____ Block: _____ Lot: _____
Owner's Mailing Address: _____ Email: _____
Physical Address of Property: _____ Phone: _____

This application will be reviewed utilizing the “Second Amended and Restated Val Moritz Village Design Guidelines And Additional Regulations” Rule One, and any amendments, addendums, or rules approved by the Association. See valmoritzvillage.info Failure to read all relevant documents is not, and will not be an acceptable excuse for any violations pertaining to the Guidelines or the approval process.

Please note: There is always the possibility that there are current errors, oversights, or violations relating to existing structures in Val Moritz Village that may be under review and will not be justification for submitting similar materials, products, colors, etc.

Please submit one paper set of the following and an electronic set of the building prints with application fee. The review process will not commence until the following items and samples are submitted, attempting to piecemeal a submittal will delay the process.

_____ ***Site Plan/Building Envelope*** including driveway location, diameter of culvert, (note: a driveway permit from Road & Bridge is not required for VMV) location of service utility conduits and meters, well, OWTS septic system, and snow storage area.

Minimum setbacks: F-40', R-20', S-10' Note: County regulations indicate a 30' front setback, the original covenants state 40', thus the minimum is 40'.

_____ ***Building Construction Blueprints*** including floor plan, elevations & Sq. Ft. Minimum square footage is 1,000, maximum square footage 3,500, with garage 4,200.

_____ ***Native Re-vegetation plan***, provide a brief summary of proposed plan. At the minimum grass seed will be required to be raked into the top-soil with hay or other suitable erosion control material. Dryland Pasture Mix seed from Arkansas Valley Seed (Rabbit Ears brand) has proven to do well in the area. If timing permits the best time to seed is just before first snow fall.

_____ ***Grading permit and copy of engineering & erosion Plan*** (only if required by Grand County)

_____ ***List and Samples of Building Materials and Colors*** including: windows, exterior doors, siding, trim, roofing, and exterior lighting. If utilizing any of the following: stucco, rock, brick, stone, or other exterior materials, please provide samples. Colored photos/printouts of materials may be permitted, however all samples are to be provided by the owner, the Review Board will not print samples sent electronically. If for any reason the Review Board finds the photo samples substandard, material samples will be required.

_____ ***Design Review Application Fee*** of \$1,250.00 which is non-refundable, however upon design review approval up to \$1,000.00 of this fee will be credited towards the Refundable Construction Deposit. See Second Amended and Restated Guidelines for details.

_____ **OWTS engineering.** As per restated Rule One, advanced treatment systems of treatment level (TL) 2 or higher, as defined by the State of Colorado, or any Grand County supplements, whichever are more restrictive, are required. If you submit an unfamiliar, new, or questionable design the Association may need to hire an engineer to certify the TL and the owner will need to pay the fee. In order to avoid the possibility of future well to septic minimum setback issues, the Association hired Shannon Engineering to perform preliminary wastewater engineering on all lots in Val Moritz Village. Shannon Engineering is familiar with the project including the preliminary well and septic envelopes. These envelopes are approximate locations and can be altered slightly if such is approved by an engineer, especially if repositioning the drain fields will help to minimize disturbance to the lot and will not negatively impact an adjoining lot. Please keep in mind these envelopes have been established in order to help maintain at least the minimum well to septic setbacks. We do however encourage owners to make an attempt to accomplish more than just the minimum setback. It is not mandatory to utilize Shannon Eng. for final design work, however doing so may reduce your engineering expense, and should your proposed well and septic locations vary significantly (as determined by the Association) from the preliminary engineering locations, Shannon or other will need to approve the variance. The cost to apply for the variance is \$100.00. Should you decide to use Shannon Engineering the person to Contact is Randy George in the Kremmling office, 970 531-1302.

_____ **Brief Construction Management Plan.**

Following the submittal of the aforementioned items you will receive a Worksheet documenting any design issues and/or additional requirements.

Prior to final approval these additional items will also be required:

On-site meeting. Site is to be staked, including building corners, lot corners, driveway centerline, well and OWTS. Tag all trees that will be removed. If application is being submitted during winter months, site is to be staked prior to groundbreaking. Notify the Association when this is accomplished so a site visit can be scheduled.

Refundable Construction Deposit of \$3,000.00. Up to \$1,000 of the Design Review Application fee will be credited towards this deposit.

Notes of considerable significance- *As stated on page 1 paragraph 1 of the Guidelines under Intent, “minimize disturbance” and “protect wildlife habitats” are taken very seriously in Val Moritz Village, bypassing an obvious open area building site on any lot in order to site a dwelling and/or driveway where unnecessary tree removal will take place will not be approved. Also, as per page 15 of the Guidelines, we strongly encourage you to insert language in your contractor agreement regarding “Fast or Careless Driving.”*

As per Grand County regulations, as per the manufacturer’s service contracts, and the Association’s Rule One, owner is to have an annual (or other interval determined by manufacture) septic inspection performed by authorized personal and provide the Association with a copy of such by September 30th every year following installation.

Owner’s signature _____ Submittal date: _____

If you have any questions please contact one of the Review Board Members, or send us an email at www.valmoritzvillage.info

Stephan Playter: 970 531-2188 Doug Foster: 970 557-3949
Cliff Foster: 303 842-4265 Bruce Thomasson: 970 531-3321
Steve Matteson, 303 588-9755.

Good luck with your project.

Sincerely, Review Board, Village Lot Owners Association, Inc.