

**Secondary Structure
Design Review Request**
Cornerstone Property Resources, LLC
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FOR OFFICE USE ONLY

Date Received MS _____
 Crucial Date _____
 Date Sent To Committee _____
 Date Rcvd From Committee _____
 CM _____
 Request# _____

Homeowner Name: _____
 Address: _____
 City/State/Zip: _____
 Lot # _____

Association: Beebe Draw Farms
 Home Phone: _____
 Work Phone: _____
 Email: _____

Please select from the following:

- Shed Barn Secondary Garage Deck (>3ft elevation and/or covered)

Description of Improvement or Change:

Planned Completion Date: _____

The following checklist of items must be reviewed by the property owner, must either be initialed or marked N/A, and all required items included in the submission of this request.

If items are left blank or not included in the submission this request will be rejected.

The Association's Covenants and Design Guidelines may be downloaded from the Association's website or by contacting the Community Manager at Cornerstone Property Resources, LLC for assistance.

_____ Plan Review

- _____ Front elevation – with dimensions including width, eave and peak height.
- _____ Back elevation – with dimensions including width, eave and peak height.
- _____ Left elevation – with dimensions including width, eave and peak height.
- _____ Right elevation – with dimensions including width, eave and peak height.
- _____ Drawings or plans scaled properly

_____ Dimensions with square footages and setbacks properly displayed on Plans or drawings. Minimum spacing between structures is 15ft.

_____ Square footage calculations and percent of lot calculations, including total of all secondary structures.

_____ Plans or scaled drawings show existing and proposed structures with all driveways and aprons.

_____ Structure does not exceed the lessor of the footprint of the Residence or 2,500sqft. The length of the structure does not exceed three (3) times the width of the structure.

_____ Sidewall height does not exceed 16ft and roof peak height does not exceed the lesser of 2.5 stories or 30ft in height above final grade contiguous to the foundation, nor exceed a horizontal plane

extended from the highest ridge of the residence.

____ Sidewall heights greater than 12ft have additional evergreen tree requirements, with a minimum height of 5ft, as detailed in the matrix below. The street side is considered the front of the building, with left and right viewed from the front. Mark all columns with Y=Yes or N=No as applicable. Additional information is available in section 4.5 of the Design Guidelines.

Secondary Structure (SS) with sidewalls greater than twelve (12) feet	Viewing Perspective			
	Street	Left	Right	Rear
SS Exterior siding matches residence?				
SS Decorative masonry matches residence?				
SS Windows on side(s) of structure?				
SS Windows match (color-shape) residence?				
SS Trim matches residence?				
SS Roof profile (hip/gable) matches residence?				
Section A - Total number of Yes's in each column				
SS Roof pitch within 30% of residence?				
SS Roof pitch matches residence?				
SS Sidewall max is less than or equal to the residence max?				
SS Roof peak height max less than residence max?				
SS Located behind the rear wall of the residence?				
SS Located at least 50ft behind residence?				
SS Garage doors inconspicuous from street(s)?				
SS Garage door sizes equal or symmetrical?				
SS Garage doors color compliment residence?				
Section B - Total number of Yes's				
Add each Section A column total to Section B overall total				
Mark "X" in applicable row below based on column totals above				
Less than or equal to 10 – Full Screening				
Less than 15, greater than 10 – Partial screening				
Equals 15 – No additional screening				

____ If partial screening is required an additional group of two or more trees shall be planted along walls exceeding fifty (50) feet without garage doors.

____ Trees used for partial screening cannot be planted further than twenty (20) feet from the garage wall.

____ The maximum number of secondary structures is three (3), of which only one (1) can be a barn, only one (1) can be a secondary garage/shop, and two (2) can be sheds or outbuildings.

____ The maximum area of all secondary structures shall not exceed four percent (4%) of the total lot acreage.

____ Only designated horse lots can have a stable or paddock area. Must be located behind residence and paddock cover a maximum of 10% of total area of the lot.

____ Sheds no larger than 720sqft. If less than 120sqft may have a shed roof.

____ Barns must not be larger than 300sqft per permitted horse plus an additional 500sqft for storage.

____ Fencing grand total for each lot including paddock and all other fencing cannot exceed 10% of total lot acreage.

- ___ Setbacks must be adhered to. Surveyed plot plan must be provided showing adherence to easements and setbacks. Minimum setbacks are 50ft on all sides, with a minimum of 120ft between residences or garages on adjacent lots. Setback from oil and gas facilities is 300ft minimum. Flow or transmission line setbacks are 35 ft. minimum.
- ___ Secondary structures including garages, shops, and sheds constructed with exterior materials that match the residence in material, style, color and finish.
- ___ Barns or stables built to house horse(s), equipment and supplies. Barns/stables may have metal wall components but must closely match the exterior of the Residence.
- ___ Exterior Colors provided
 - ___ Roofing Material and Color provided
 - ___ Paint Color Scheme number ___
 - ___ Paint-Field, Trim custom colors attached
 - ___ Brick, Stone, Rock material and colors provided
- ___ Picture of all existing structures provided
- ___ Pictures or drawings with peak heights of residence and proposed structure(s) provided.
- ___ Roof pitch of residence ___/12.

I understand that I must receive approval of the Association in order to proceed. I understand that Association approval does not constitute approval of the local building department and that I may be required to obtain the applicable City/County permit(s). I understand that my improvements must be completed per specifications or approval is withdrawn. I understand that I must maintain proper slope and drainage patterns regardless of overall changes made. I agree to complete improvements promptly after receiving approval.

Date: _____ **Homeowner's Signature:** _____

Committee Action:

- Approved as submitted
- Approved subject to the following requirements:

- Disapproved for the following reasons:

Completion required by: _____

Committee Member Signature: _____ Date: _____