

**New Residence Construction
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: _____

Builder Information:

Name: _____ Phone: _____
Address: _____ Email: _____
City/State/Zip: _____

Planned Completion Date: _____

The following checklist of items must be reviewed by the builder, 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
 - ___ Back elevation
 - ___ Left elevation
 - ___ Right elevation
- ___ Height Restrictions (No Residence shall exceed the lesser of 2-1/2 stories or 30 feet in height above front-yard final grade contiguous to the foundation)
- ___ Minimum Floor Area Met: Square footage of proposed Residence: _____
- ___ One-story structures - Not less than 1,500sqft above grade, exclusive of garages, porches and patios, or other unfinished spaces.
- ___ Two-story structures - Not less than 1,800sqft above grade, unless residence has a full basement, in which case not less than 1,600sqft above grade.
- ___ Split-level structures with 2 or more levels above grade must have a minimum of 1,600sqft on the above ground levels.
- ___ Same model and roof profile with cosmetic changes minimum two (2) lot spacing, same model with different roof profile and cosmetic changes minimum one (1) lot spacing. Lot spacing is the number of lots between similar houses counted by the shortest distance along either side of the connecting street(s).
- ___ Setbacks 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 other lots. Setback from oil and gas facilities is 300ft minimum. Flow or transmission line setbacks are 35ft minimum.

- ___ 3 Car Garage-side load or positioned as to minimize view from street(s)
- ___ Garage has a minimum of 10.0'x 20.0' clear space for each vehicle
- ___ Brick, Stone, Rock identified
- ___ Siding material identified
- ___ Roof material identified
- ___ Deck
- ___ Patio
- ___ Driveway location and material (Driveways shall not interfere with the drainage plan set forth in the PUD Plan.) Driveways cannot be onto Beebe Draw Farms Parkway
- ___ Exterior Colors provided
 - ___ Roofing
 - ___ Paint Color Scheme number _____
 - ___ Paint-Field, Trim custom colors attached
 - ___ Brick, Stone, Rock
 - ___ Other
- ___ Site Plan Review
 - ___ Position on lot
 - ___ Square footage of garage and ground floor living area
 - ___ Setbacks Minimum of 50ft
 - ___ Oil and Gas Facilities Setbacks 300ft.

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: _____ **Builder'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: _____