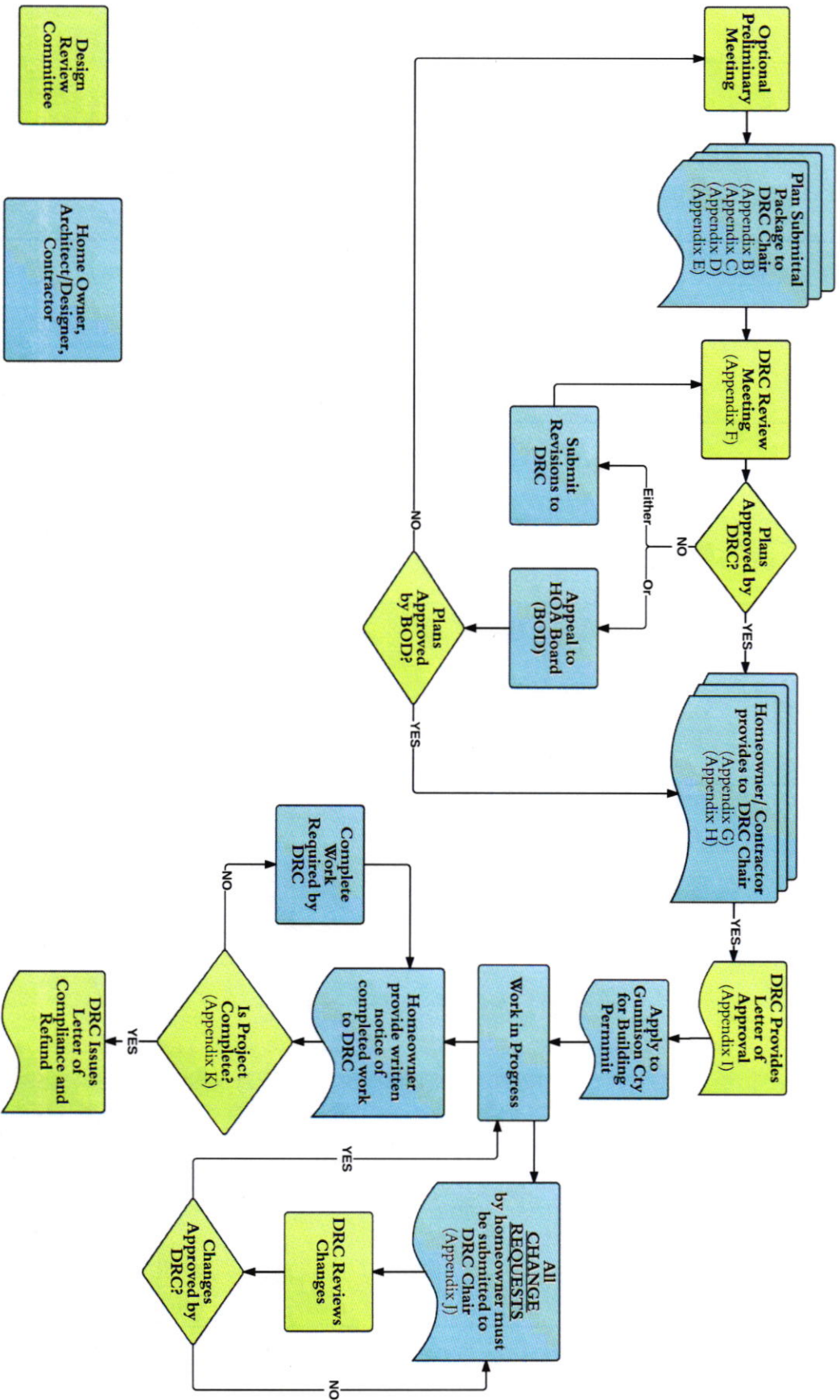


LARKSPUR DESIGN REVIEW PROCESS



Design Review Committee

Home Owner, Architect/Designer, Contractor

Larkspur Community Association

PO Box 1872
Crested Butte, CO 81224
www.larkspurcb.com

DESIGN REVIEW GUIDELINES & PROTECTIVE COVENANTS ACKNOWLEDGEMENT
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Date Reviewed: _____

Property: _____

Owner: _____

This certifies that the Property Owner, Architect or Designer, and General Contractor have read the Larkspur Community Association Guidelines and Protective Covenants and agrees to abide by the said Design Review Guidelines and Protective Covenants.

Owner

Architect/Designer

Larkspur Design Review Committee Chair

Larkspur Community Association

PO Box 1872
Crested Butte, CO 81224
www.larkspurcb.com

DESIGN REVIEW COMMITTEE AND BOARD OF DIRECTORS NOT LIABLE
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Date Reviewed: _____

Property: _____

Owner: _____

Per Article III, #3. Requirements For Plan Approval, #A. 5. Design Review Committee & Board of Directors Not Liable, "Neither the Design Review Committee nor the Board of Directors of the Larkspur Community Association shall be liable in damages to any person or firm submitting any plans and specifications for approval or to any owner or owners of lands by reason of any action, failure to act, approval, disapproval, or failure to approve or disapprove with regard to such plans and specifications. Any person or entity submitting plans to the Design Review Committee for approval, by so doing does agree and covenant that he or it will not bring any action or suit to recover damages against the Design Review Committee, its members as individuals, or its advisors, employees or agents".

Owner

Witness
Larkspur Design Review Committee Chairman

Larkspur Community Association

PO Box 1872
Crested Butte, CO 81224
www.larkspurcb.com

APPLICATION FOR DESIGN REVIEW & REVIEW FEE

Applicant Information

Owner Name: _____
Mailing Address: _____

Phone Number: _____
Email: _____

Project Information

Designer/Architect: _____
Mailing Address: _____

Phone Number: _____
Property Address/Lot #: _____

Fees:

Design Review: **\$ 700.00** (Payable to Larkspur Community Association)
*Design Review Fee is payable when preliminary design is submitted.

Gross Residential Floor Area*: _____ SQ FT.

GRFA Definition: Area shall mean the total floor area, measured from the outside of exterior walls including, but not limited to, habitable attic space, closets, service areas, hallways, interior walls and stairwells, but excluding spaces below grade, porches, decks, and the first four hundred (400) square feet of garage area.

Applicant certifies by his/her signature that he/she is the owner or owner's representative for the property described herein, that he/she has a copy of the Larkspur Protective Covenants and Design Review Guidelines and agrees to be bound by their terms and conditions, that all the information contained in this Application or Attachments hereto are true and correct.

Applicant must submit a signed Construction Regulation Acknowledgement Contract with the Larkspur Community Association Office prior to receiving a Design Review approval letter.

Applicant Signature: _____ Date: _____

Design Review Fee: _____
Date Paid: _____
Check No.: _____

Larkspur Community Association

PO Box 1872
 Crested Butte, CO 81224
www.larkspurcb.com

Property: _____

Owner: _____

PRELIMINARY REVIEW CHECKLIST

Designer/ Architect	DRC

All submitted plans must be prepared and stamped by a licensed architect or licensed engineer.

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Design Review Guidelines & Protective Covenants Acknowledgement form (Appendix B) signed.

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Design Review Committee & Board of Directors Not Liable form (Appendix C) signed.

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Application for Design Review & Review Fee form (Appendix D) signed along with \$100 check made out to: Larkspur Community Association.

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A. Plans: (2) sets of printed drawings including all elevations at 1/8" scale, floor plans at 1/4" scale, cross section, site plan (see site plan requirements below) must be at least 1"=10'-0" shall be delivered to the DRC Chairperson. In addition, PDF formatted files of the same drawings shall be emailed to the DRC Chairperson.

B. Site Plan – 2 copies, at a scale of 1 inch equals 10 feet or larger, including:

1. Name, address and phone number of lot owner, lot identification number for **Larkspur**,
2. North Arrow
3. Boundaries of lot or lots to be built upon, with indication and labeling of required setback lines as a fine dashed line.
4. Existing topography as a solid line and proposed topography as a dashed line, with two feet contour intervals, in the area of the proposed structure or structures and extending fifty feet from all sides of the proposed structure, and also, in any area where earthwork is proposed such as along access driveways, fills, and re-graded areas. You shall note the top of slab and road height on

- elevations, and a benchmark location on site plan;
- 5. General features such as large rocks, existing drainage courses;
- 6. Outlines of all proposed buildings and structures including decks, porches, patios, walls, building eaves, fences, storage and utility areas, enclosures, hallways, breezeways, garages, dog runs, pools, paths, walks, steps;
- 7. Proposed driveways and parking areas with notation as to grade and surfacing materials.
- 8. Proposed location of all underground utility connection lines including water, sewer, phone, power, and cable television.
- 9. Lot Drainage Plan including culvert no longer than 20 feet and valley pan;
- 10. Proposed landscaping, including the varieties and approximate sizes of plants, trees, and grass or other vegetation to be planted.
- 11. Utility easements.
- 12. If applicable, site plans must include information showing the lot's existing elevation and detailing the proposed changes in elevation.
- 13. Snow storage area (25% of driveway area).

- C. Building Plan / Elevations** – 1 set (24" x 36"), 5 sets (8½" x 11"). (min. 1/8 inch = 1 foot)
- 1. Specification list noting exterior materials, colors and specs.
 - 2. Roof pitches.
 - 3. Overhang length dimensions.
 - 4. Building height dimensions.
 - 5. Grade elevations
 - 6. Floor Plans – 1 set (24" x 36"), 5 sets (8½" x 11"). (min. 1/8 inch = 1 foot)
 - a) Square footage for each floor.
 - b) Dimensions adequate for planning purposes.

- D. Exterior Finishes:** Submit printed and electronic copies of images of all exterior materials, exterior doors, deck railings, proposed exterior lighting fixtures. In addition, the color palate shall be painted on sample boards and presented to the DRC.
- 1. Siding material(s)
 - 2. Roofing Material(s)
 - 3. Exterior Doors
 - 4. Window Trim color
 - 5. Deck Railing
 - 6. Proposed Exterior Lighting fixtures

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7. Color palate painted on sample boards

E. Erosion Control Plan. A statement of proposed methods of erosion and sedimentation control both during and after construction is required. It is the intent of the guidelines that adequate protection is provided to adjacent properties and the open space. As a condition of construction, prior to any disturbance on the lot, owner shall ensure silt fencing is installed at all property lines where required. Silt fence shall be in place and maintained throughout the course of construction and after, as needed to establish re-vegetation. The requirement for the installation of silt fencing along the sides of the lot may be eliminated if written approval of such is obtained from the adjoining property owner and submitted to and approved by the DRC, and/or waived by the DRC.

F. Water Mitigation Plan: All basements must have a water mitigation plan.

G. Other Information: The DRC may require submission of any other materials or information it deems necessary to enforce the provisions and achieve the purposes of these Design Guidelines.

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H. Planned construction timetable (start, finish, landscape, utility hookup).

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I. Geotechnical report (if applicable).

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J. Chimney finish specifications (cap, spark arrestor, etc.).

Design Notes:

◆Heavy fascia boards (minimum 2” x 10”) are required.

- ♦Support posts and structural accent details are encouraged to be heavy in nature.
- ♦Main entrance should be prominent and entrance details are encouraged.

General Notes:

- ♦Copies of all plans become the property of the Larkspur Community Association.

****Attach this checklist to the preliminary review drawing package****

Date: _____

Property Information:

Property: _____

Owner: _____

Larkspur Community Association

PO Box 1872

Crested Butte, CO 81224

www.larkspurcb.com

Date Reviewed: _____

Property: _____

Owner: _____

DESIGN REVIEW CHECKLIST

DRC	Article Section
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V GENERAL RESTRICTIONS

	1.	<p><u>General.</u> The DRC, in its plans and specifications review process, will specifically review every structure and building proposed to be constructed within Larkspur for compliance with these Design Guidelines. The DRC’s goal shall be to encourage variation within an overall theme of interesting architecture using natural materials, colors and textures, shapes suited to solar exposure and high snowfall, and multiple levels to adapt to topography, with site design that maximizes protection of the mountain environment, views, rural quality and privacy. “Box like” appearances are discouraged.</p>
	2.	<p><u>Building Siting.</u> Most building sites in Larkspur are relatively flat. The underlying goal of site planning guidelines is for all buildings, structures and site improvements to be integrated with the natural features of a site. Building form, orientation and massing should respond to natural landforms, drainage patterns, topography, vegetation, views, and sun exposure. Buildings should step rather than rely on extensive site grading. Building forms and rooflines should relate to site contours and surrounding landforms. Exposed building profiles atop ridgelines and harsh angular forms that are in contrast to natural slopes are discouraged. The location and design of buildings should minimize disturbance to existing vegetation on a site. Access should also be considered during the site planning building design process. Extensive cut and fill slopes to accommodate site access are generally not acceptable and should be avoided or minimized by effective site planning.</p>

	3.	<u>Set Back Restrictions.</u> The following set back restrictions shall apply Larkspur:
	3A.	<u>Single Family Lots, both Essential and Otherwise</u> There shall be a 10 foot wide clear zone easement along the entire boundary of each lot or tract. Within said clear zone easement, no improvements of any nature may be constructed, except only landscaping, fencing, sidewalks and driveways. Residential structures may be constructed on that line where a platted road easement encroaches into the lot except on cul-de-sacs where structures must be a minimum of 10 feet back from the easement line. The set back for all structures and improvements from all side lot boundaries shall be 10 feet. All front setbacks shall be 20 feet. All rear lot setbacks shall be 15 feet. Rear setbacks for lots S33, S34, S35, S36, S37, S38, S39, S41, S42, S43, S44, S45, and S46 along the lake shall be 20 feet.
	3B.	<u>Essential Multi-Family Lots.</u> No residential or building structure of any kind may be constructed nearer than 10 feet from that line where a platted road easement encroaches into the lot. The setback for all structures from all side lot boundaries shall be 15 feet. All rear lot setbacks shall be 15 feet.
	3C.	<u>Recreation Parcel.</u> No building or structures of any kind may be built on that part of the parcel that is within the platted road easement. This area that is part of the parcel and that lays within the road easement may be used for parking, sidewalks, landscaping, snow storage and driveways. For all structures there shall be a 20-foot setback from all lot lines held in common with either single-family lots or open space. There shall be no setback from where the road easement line encroaches into the lot.
	3D.	<u>Association Lot.</u> There shall be a minimum 10-foot setback from all lot lines. There shall be a 10-foot setback from where the road easement line encroaches into the lot.
	3E.	<u>Utility Easements.</u> No permanent structures or buildings of any kind shall be permitted to be constructed upon any utility easements. There is no setback from the easement itself unless specifically addressed above.
	4.	<u>Minimum and Maximum Size of Dwelling Units</u> <u>Single Family Lot and Essential Family Lot.</u> The total gross residential floor area shall not be less than 800 square feet and not more than 4,000 square feet. Buildings of more than one story shall have a main floor footprint, as determined by the DRC, including

	<p>garage, of not less than 800 square feet, excluding decks.</p> <p><u>Essential Multi Family Duplex Lot.</u> The total gross residential floor area for the entire structure that includes both units shall not be more than 3600 square feet. The units do not have to be the same size. A maximum of two units can be built on the lot; however, it is permissible that only one unit be built upon receipt of permission of Gunnison County Housing Authority. The units must be attached to each other by either common walls or by stacking. Each unit must have two enclosed garages.</p> <p><u>Essential Multi Family Fourplex Lots.</u> The total gross residential floor area for the entire structure shall not be more than 4400 square feet. A maximum of four units may be built on each of these lots; however, a lesser amount may be built upon receipt of said permission from the Gunnison County Housing Authority. The units on each lot do not have to be the same size; however, all the units must either be attached or stacked. Each unit must have two enclosed garages.</p>
	<p>5. <u>Garages Required.</u> All structures on single family and essential single family lots shall have a minimum of two (2) enclosed attached garages. The measurements of each garage space shall be a minimum of ten (10) feet by twenty (20) feet. It is permissible, at the discretion of the DRC where lot dimensions dictate, to allow these two spaces to lie tandem, with one space in front of the other. All garages must have doors that are covered in wood or other DRC approved material.</p>
	<p>6. <u>Building Location.</u> All buildings and structures shall be located within the setbacks on the lot or tract so as to minimize the impact on the natural beauty of the land. Particular attention will be paid to building location, sun direction, orientation and views from adjacent lots and roads during the design review process. All single-family dwellings shall be sited so as to be 'square' to the road easement or as 'square' to lot lines as possible. Compliance with this requirement shall be at the absolute discretion of the DRC.</p>
	<p>7. <u>Primary Dwelling Unit to be Constructed First.</u> No garage shall be constructed on any residential lot prior to construction of the primary dwelling unit. Exception: On the Association Lot the permanent garage or a temporary garage structure may be constructed prior to any dwelling unit or office being built.</p>
	<p>8. <u>Scale and Form.</u> Generally, residential buildings should be based upon a central rectilinear massing with simple forms added to create</p>

		scale, and to allow for the adaptation to natural landforms. The underlying rectilinear form should have the visual impression of “growing” out of the site. This impression can be reinforced by a strong, horizontally proportioned massive base.
	9.	Continuity of Construction. All building and structure construction and alteration work shall be pursued diligently. Each structure shall be entirely completed within eighteen (18) months after commencement of construction.
	10.	Repetitive Design and Continuous Wall Restrictions.
	10A.	Monotony of design shall be avoided. Variations of detail, form and location are appropriate and desired. Designs which are essentially identical to nearby houses will not be permitted. There must be significant individual variations, making each unit unique.
	10B.	Building designs with the tendency to be parallel, repetitive or “barracks-like” buildings are discouraged. An offset of at least four (4) feet shall be provided for every twenty-five (25) feet of continuous exterior wall surface or roof plane, to break up monotonous planes.
	11.	Building Height. Maximum building heights of all structures including S Lots, E Lots, Essential Multi-Family Lots, the Recreation Parcel, and the Association Lot shall be Thirty (30) feet as measured by the Gunnison County’s Land Use Regulations (LUR) with the exception of Lots S9, S11, and E8 which shall have the maximum building height of Twenty-Two (22) feet.
	11A.	Architectural provisions above height limit. Towers, spires, cupolas, chimneys, flagpoles and similar architectural features not useable as habitable floor area may extend above the height limit at the discretion of the DRC.
	12.	Exterior Materials. For all housing units and garages, wood siding, vertical and horizontal with wood corner and trim boards, and stone siding (natural materials) are encouraged for the primary siding. At the discretion of the DRC, secondary siding may consist of “muted earth tone” stucco, non-reflective metal, or other material. Fascia boards shall have a minimum dimension of 2 inches thick by 10 inches wide for primary roofs. All fascia and soffit shall be wood. Secondary roofs shall have a minimum dimension of 2 inches thick by 8 inches wide. Asbestos shingle, T 111, vinyl, cinder block, poured concrete or aluminum exterior siding will not be permitted. Fiber cement planking is allowed in earth tone colors that have been pre-approved by the DRC. All exterior windows and doors shall be

		trimmed with wood. Corner boards shall be wood.
	13.	<u>Reflective Finishes.</u> Reflecting or contrasting finishes are not acceptable. All exposed materials such as flashing, wall and roof vents, metal enclosures, and other items shall be anodized or painted an approved color.
	14.	<u>Mirrored Glass.</u> Mirrored glass windows and doors are not permitted.
	15.	<u>Foundations.</u> Concrete, foam or block foundation walls may not be exposed above the finished grade.
	16.	<u>Roofs.</u> Roof massing shall consist of a primary roof and secondary roofs. A primary roof is defined as the main roof structure and all roofs that enclose a two-story structure. Secondary roofs are considered roofs that cover garages, porches or one-story living spaces. All roofs shall be designed to comply with Gunnison County loading requirements. Roofing materials consisting of fireproofed wood shingles, and non-reflective metal roofs are encouraged, other materials may be considered as an acceptable roofing material. Roofs shall be of a muted natural color theme. The Design Review Committee shall consider the impact to the neighborhood for all roof designs. If an excessively similar or dis-similar pattern of roof design occurs, the Design Review Committee in its sole discretion will have the authority to determine on a case-by-case basis if a roof material is allowed. It is also encouraged that differing roof materials be utilized between the primary and secondary roofs to help break down the mass and scale and to help distinguish between building elements and masses. Roofs with overhangs to deflect rainwater and block summer sun are encouraged. Primary roofs shall have an overhang of no less than 12" rake and 24" eave, and secondary roofs shall have an overhang of no less than 12".
	17.	<u>Chimneys.</u> No exposed reflective metal cylinder chimneys shall be permitted. Metal chimneys shall be enclosed in a casing of a material compatible with the house siding material in a manner not creating a fire hazard. Chimney material and design shall be selected to withstand high wind conditions and heavy snowfall typical of mountain weather.
	18.	<u>Vents.</u> All exposed plumbing, roof equipment, ducts and other vents and pipes shall be painted an approved color that matches the roof area nearest the vent or pipe.
	19.	<u>Doors.</u> Unpainted or primer coat painted metal doors are prohibited. Exterior doors, especially main entry doors, should be designed with great attention to detail in order to create an individual identity for

		the building. Richly detailed doors are also very characteristic of the design theme. Flush panel exterior doors are not allowed. Doors should be made of wood, glass, metal or fiberglass. Garage doors shall be finished with wood or other approved materials. Cut sheets for all proposed exterior doors and overhead doors must be submitted to the DRC for approval.
	20.	<u>Windows.</u> Window shapes must generally be of vertical or square proportion and avoid complex and attention calling shapes. Divided light windows are required. Proponents wishing to avoid obstruction of major views should consider using a grouping of windows such that a large undivided window is surrounded by smaller divided light windows.
	21.	<u>Accessory Structures.</u> Structures such as garages, porches and greenhouses shall be of similar construction materials and quality as the principal building and shall be attached to the main structure. No outbuildings are allowed. Garages may, at the discretion of the DRC, be connected to the main structure by “breezeways.”
	22.	<u>Exterior Lighting.</u> All exterior lighting shall be shaded and shall be approved by the DRC for harmonious development and the prevention of lighting nuisances to other lots in Larkspur . Fixtures shall be full cutoff type and shall direct light downward. No exposed or un-shaded bulbs are allowed. Ground mounted floodlighting is prohibited. All outside lighting shall comply with these regulations in addition to those of Gunnison County in place at the time the permit is applied for. Holiday lighting is allowed from November through the end of January.
	23.	<u>Housing Numbers.</u> Each single family dwelling unit shall have a lighted house or unit number visible at night from roadway, conforming to a design and location approved by the DRC.
	24.	<u>Grading.</u> Grade changes, cut, fill and soil removal shall be minimized in site design. Cut and fill slopes should be no steeper than 4:1 (horizontal to vertical). Cut and fill slopes should have good surface drainage and must be re-vegetated with native ground covers and terraced or controlled by retaining walls to protect against erosion and sedimentation. All lots shall be finish graded to prevent ponding of water and surface drainage detrimental to adjacent properties.
	25.	<u>Retaining Walls.</u> Retaining walls may be constructed of stone or treated landscape timbers. The use of exposed concrete, cinder block and stucco will not be permitted. Retaining walls should be

		constructed to a maximum of four feet in height. If a taller wall is required, two or more shorter walls should be used, if feasible, with at least four feet horizontal distance between them instead of one tall wall. Weep holes must be provided to release trapped drainage water. Walls over four feet must be engineered.
	26.	Solar Panels. Solar panels on roofs will be considered on a case-by-case basis.
	27.	Fences, Walls. The design and location of fencing and privacy walls shall be submitted and approved by the DRC prior to installation. Fences and/or walls, if approved, shall be constructed of natural or cultured stone, and/or wood materials or faced with natural or cultured stone, and/or wood material. Other materials may be considered on a case-by-case basis.
	27A.	Privacy Fencing and Walls Subject to the approval of the DRC as to design, size and location, privacy fencing and/or walls will be permitted to screen a small portion of a yard, or to screen a patio, pool or dog run. Fences or walls of more than six (6) feet in height will not be permitted. Privacy fencing must be in harmony with the exterior design and materials of the residence.
	27B.	Perimeter Fencing and Walls On Lots S 2,3,4,5,6,7,8,9,10,17,18,19,20,21,22, Lots E3, E4, E5, E6, E7, E8 “perimeter” fencing or walls will be allowed commencing at the midpoint of the dwelling or further towards the back, out to the lot line, along the side lot line to the back lot line, along the back lot line to the side lot line, up the side lot line until it reaches the approximate same point of the dwelling opposite of where the fence or wall started. If an owner chooses to build a “perimeter” fence or wall then that fence or wall must follow the lot lines and the fence or wall will not be allowed to only fence or wall a portion of the lot lying in back of the house. Fences or walls of more than six (6) feet in height will not be permitted.
	27C.	Front Fencing No fencing will be allowed on the front (roadside) portions of the lots. Decorative walls may be approved at the discretion of the DRC.
	27D.	Landscape Walls The developer of Larkspur is allowed to install walls that are for the purpose of landscaping, utility screening and entry features. These walls must be of the same material(s) as that specified in paragraph 29 above.
	28.	Pools. Above ground pool structures shall not be allowed. The top surface of any pool must be not more than 12 inches above grade. All pool equipment shall be screened from view of neighboring lots,

		tracts or roads. All pool equipment shall be located or sound attenuated in such a manner as to not disturb the occupants of adjacent or nearby properties.
	29.	Hot Tubs. The DRC must approve the location and appearance of all outdoor hot tubs. The exterior surface area must be covered with an earth-tone color siding. The hot tub shall be covered using a hard cover consisting of a durable foam inner core and plastic covering and finished with an earth tone color.
	30.	Driveways, Parking and Storage. Each single-family residence shall have at least two parking spaces within a fully enclosed garage. In addition, each residence shall have one additional space stacked in front of, or to the side of, the garage. Curb cut, on any drive shall not exceed 20 feet. All driveways shall have a valley pan and a minimum 12" culvert extending no more than one foot in either direction from the edge of the drive. All driveways and parking areas shall be paved with an all weather hard surface such as concrete or asphalt.
	31.	Recreational Equipment. The placement of recreational equipment including, but not limited to swing sets, jungle gyms, trampolines, basketball hoops and sports nets must be approved by the DRC.
	32.	Signs. No signs of any type other than residence identification numbers shall be allowed within Larkspur . During the construction period, temporary signs identifying the name, telephone number of the construction company and lot number are allowed.
	33.	Fireplaces. Solid fuel burning devices as approved by Gunnison County will be allowed if it is determined by the DRC that operation and approval with such devices will not adversely affect any neighboring properties. Chimineas and barbecues are specifically allowed provided they are not placed on or near flammable materials.

VII. LANDSCAPING AND SCREENING

	1.	General. It is the intent of this article to improve the natural appearance of Larkspur , and to maintain such appearance and maximize the seclusion of each home site from other homesites, insofar as possible. Landscaping is encouraged but the types and treatment of plant materials are subject to approval of the DRC. The intent is to reinforce the natural setting through well-designed use of existing grade and drainage and drought tolerant native plant materials.
	4.	Landscaping Required. The landscaping of lots and tracts within Larkspur is required and must be completed in conjunction with the construction of buildings and other structures by the end of

		<p>growing season following substantial completion of the building. In accordance with the "Plan Submission Requirements" set forth herein, all proposed landscaping must be shown on the "Site Plan" submitted to the DRC for review and approval as a condition of plan approval. Required landscaping is as follows:</p>
	<p>4A.</p>	<p><u>Trees.</u> All single-family lots, essential single family and essential multi-family housing lots shall landscape as follows:</p> <ol style="list-style-type: none"> 1. Not less than 200 vertical feet of deciduous and/or conifers will be planted per lot. Of this 200', there must be three (3) conifers, each a minimum of 8' planted height. 2. Evergreens will be calculated at a 2-1 ratio for vertical feet. 3. If multi trunk trees are used then only the tallest trunk of the grouping may be counted for this section. 4. All trees must be watered through use of an automatic watering drip system. 5. The owner with that of a similar size and species will replace required trees that die within the first 5 years of planting. This requirement is waived if the owner installs more than the required number of vertical tree feet.
	<p>4B.</p>	<p><u>Grass.</u></p> <ol style="list-style-type: none"> 1. All residences are allowed a maximum of 500 square feet of irrigated lawn (sod or seeded grass) per lot. All lawns (sod or seeded grass) must be planted at the time of construction clean up (weather permitting). All sod or seeded grass areas must be watered through use of an automatic irrigation system. NOTE; upon a call for water, irrigation may need to be reduced or eliminated temporarily. 2. All other areas disturbed during the construction process will be reseeded with a natural low growing grass and flower seed mixture.
	<p>4D.</p>	<p><u>Screening.</u> Electric meters, garbage and rubbish areas, clotheslines, air conditioning equipment, pool filters, dog runs, and any other improvements where the DRC deems necessary shall be screened or enclosed from view from public roads, other lots and tracts. Screening enclosures or fences shall be of materials and colors that conform with this instrument and are harmonious with the primary buildings or structures on the lot or tract. If plantings are used for screening, they shall be of species equally effective in winter or</p>

		summer.
	VIII	<u>DRAINAGE</u>
	1.	<p><u>General.</u> There are several minor drainage ways that work their way across Larkspur. Detailed drainage analysis must be utilized in planning for drainage on individual tracts or lots. Local storm drainage must be provided for in the design of proposed improvements on any lot or tract within Larkspur.</p> <p>In the design of storm drainage improvements for any tract with Larkspur, every effort should be made to utilize existing ditches and watercourses, and to prevent soil erosion. The plans and specifications for any tract will not be approved by the DRC until adequate provision for storm drainage has been made. Any plans and specifications containing inadequate provision for storm drainage will be disapproved by the DRC.</p>

IX DRIVEWAYS AND PARKING AREAS

	1.	<u>Single Family, Essential Multi-Family, and Essential Single Family Lots.</u> Access to primary dwelling units on all lots shall be by driveways that allow easy access to the road system. When driveways are considered during the design review process, the following factors will be taken into consideration.
	1A.	Good visibility and sight distance should be obtained along the roadway together with an intersection as close as 90 degrees as possible.
	1B.	Where practical, gradients should be not greater than 4% along the driveway and no greater than 2% within 20 feet of the roadway shoulder.
	1C.	All driveways including that portion in the public road easement shall be paved in asphalt or concrete at the lot owner's expense at a minimum 16 foot width for all single family residential lots and a minimum of 20 feet width for multi family lots. All driveways must be completed prior to the refunding of escrowed moneys for landscape construction and within 10 months of residential completion.
	1D.	Paving of driveway (whether new construction or existing construction) shall be the sole expense of the lot owner or lot developer.
	1E.	Prior to installing any driveway the owner shall install a minimum 12" culvert under the planned driveway at the point where it meets the road.

	1F.	A valley pan may be required such that the driveway shall not allow drainage to the road.
	2.	Driveways. Lots S-1, S-10, and EM-3 must access from curved portions of the cul-de-sac and not adjoining roads.
	3.	Common/Shared Driveways With the permission of the Crested Butte Fire Protection District, adjacent lots may share a common driveway such as agreed to by owners of both lots through an easement stating such that is recorded prior to the time of granting a building permit for either structure. Once a common driveway easement is granted and recorded it <u>must</u> be used for access to both structures and both lots.

Date: _____

Property Information:

Property: _____

Owner: _____

Larkspur Design Review Committee Chair

Larkspur Community Association

PO Box 1872
Crested Butte, CO 81224
www.larkspurcb.com

LARKSPUR FEES

Lot/Property Address: _____

Owner Information: _____

Fees:

Please provide the following to the offices of:

TOAD Properties
318 Elk Ave
Crested Butte, CO 81224
970-349-2585

Performance Guarantee check: \$10,000*

Water Tap Fee check: \$14,000*

* Checks payable to Larkspur Community Association

Contact the East River Regional Sanitation District via the Skyland Community Association regarding Sewer Tap Fees.

Phone: (970) 349-7411

Email: info@skylandco.com

Web: www.skylandonline.com

For DRC use only:

Performance Deposit: \$ _____

Date Paid: _____

Check #: _____

Water Tap Fee: \$ _____

Date Paid: _____

Check #: _____

Larkspur Community Association

PO Box 1872
Crested Butte, CO 81224
www.larkspurcb.com

**CONSTRUCTION REGULATIONS ACKNOWLEDGEMENT
AND CONSTRUCTION MANAGEMENT PLAN**

Property Information

Property: _____
Owner Name: _____

Phone Number: _____
Fax / E-mail: _____

Project Information

Contractor: _____
Contact: _____
Mailing Address: _____
Phone Number: _____

1. Construction Management Plan Provided to DRC by Contractor: _____ YES _____ NO
The Contractor shall submit a site management drawing to include the following:

- a. Storage for dirt/topsoil,
- b. Port a Potty location,
- c. Trash receptacle location,
- d. Parking,
- e. Silt fence,
- f. Job Trailers,
- g. Concrete washout,
- h. Material Storage.

2. Projected Building Completion Date: _____

Note: Must be eighteen (18) months after commencement of construction.

3. Projected Landscaping Completion Date: _____

4. Start to Finish Construction Duration: _____

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CONSTRUCTION REGULATIONS

ARTICLE VI: CONSTRUCTION REGULATIONS

1. **Construction.** The following restrictions apply to the construction of all buildings and structures within **Larkspur**:
 - A. **Construction Trailers, Portable Field Offices and Signs.** Owners or contractors who desire to temporarily set a construction trailer, or contractor sign on a construction site must first obtain written approval from the DRC. The DRC will designate a specific location and a maximum period of use.
 - B. **Storage or Materials and Equipment.** Owners or contractors are permitted to store construction materials and equipment on an approved construction site only during the construction period. All equipment and materials shall be neatly stored or stacked, properly covered and secured. Owners or contractors will not disturb, damage, trespass or store materials or equipment on other lots, tracts, roadway, or other easements.
 - C. **Debris and Trash Removal.** Owners and contractors shall clean up all trash and debris on the construction site. Trash and debris shall be removed from the site at least once a week to the nearest solid waste disposal site or other location approved by Gunnison County. All persons are prohibited from dumping, burying or burning trash anywhere in **Larkspur**.
 - D. **Sanitary Facilities.** Each owner or contractor shall be responsible for providing adequate sanitary facilities on site for all construction workers and subcontractors.
 - E. **Parking Areas.** Construction crews or other construction personnel may park on only one side of the road adjacent to the construction site or use other lots or tracts, pre- approved in writing by the DRC, for parking purposes during construction.
 - F. **Excavated Materials.** Excess excavated materials shall be hauled from **Larkspur**, or placed in areas approved by the DRC.
 - G. **Damaged Property.** Damage to or scarring of other properties, including but not limited to other lots or tracts, roads, driveways or other improvements is not permitted. If damage occurs, the person or persons responsible will repair it promptly.
 - H. **Blasting.** If any blasting is to occur, the DRC shall approve and then be informed in writing forty-eight hours in advance to allow it to make such investigation as it deems appropriate to confirm that adequate protective measures have been taken prior to blasting.
 - I. **Conduct and Behavior.** All property owners in **Larkspur** shall be responsible for the conduct and behavior of their representatives, builders, contractors and subcontractors.

- J. **Stop Work Authority.** The DRC shall at all times have the authority to stop all work on any construction site within **Larkspur**. Contractors or contractors' personnel violating any of the provisions of this instrument or the Declaration of Protective Covenants shall be just cause for stopping all work. A stop work order will be issued directly to the lot or tract owner in writing and posted at the work site.
- K. **Housing.** No construction worker or lot or tract owner shall set up a temporary residence on any construction site in a trailer, motor home, or tent. All construction workers must be housed in permanent housing within or outside **Larkspur**.
- L. **Pets.** Dogs and other pets owned by contractors or construction workers shall be prohibited from construction sites.
- M. **Hours of Construction.** Construction is permitted from 7am-6pm Monday through Saturday and work is not permitted on Sunday.
- N. **Music.** Construction workers and/or crews may only play music at a level that does not interfere with neighboring properties. The determination of acceptable levels is in the sole discretion of the DRC or its designated representatives.

Larkspur Community Association through its designated representative reserves the right to inspect the site at any time during construction without notice.

Owner and Contractor's Statement

The property owner and prime contractor acknowledge that they have:

- 1) read Article VI excerpts from the Larkspur Design Guidelines,
- 2) have had the opportunity to seek clarification on those provisions we believe require additional explanation,
- 3) agree to comply with said guidelines during the course of their Larkspur project(s), and
- 4) understand the procedure and schedule of non-compliance penalties.

We understand that compliance with the Construction Regulations is our responsibility and that we will be joint and severally liable for all actions of builders, contractors, subcontractors, and their representatives.

Signed

Signed

Print Name of Owner

Print Name of Contractor

Date _____

Date _____

(This Statement must be signed before the Final Design Review Approval letter is issued)

LARKSPUR COMMUNITY ASSOCIATION

PO Box 1872
Crested Butte, CO 81224
www.larkspurecb.com

DESIGN REVIEW APPROVAL

Approval Date: _____

Property: _____

Owner: _____

This certifies that the Larkspur Community Association Design Review Committee has approved the plans and specifications for the above property in accordance with Declaration of Protective Covenants and Design Guidelines for Larkspur.

The following conditions apply to this approval:

1. The applicant must obtain a building permit from Gunnison County.
2. A **certificate of occupancy** must be obtained for the project **within 20 months** of commencement of construction.

The Larkspur Community Association Design Review Committee gives its authorization to the Building Inspector of Gunnison County to issue a Building Permit for this project.

Larkspur Design Review Committee Chairman

Larkspur Community Association

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CHANGE REQUEST FORM

Lot/Property Address: _____

Owner Information: _____

Description of Changes Requested:

Documents Provided:

Please enclose the following:

- 1 electronic copy of the plans and elevations with the requested changes reflected on the drawings.
- Electronic copies of any images that will help describe the said changes.

For DRC use only:

Date Received: _____

Received by: Signature _____

_____ Date:

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PERFORMANCE REFUND CHECKLIST - FINAL INSPECTION

Property: _____

Owner: _____

	LANDSCAPING ITEMS	COUNT / FOOTAGES	NOTES
A	All single family lots, essential single family and essential multi-family housing lots shall landscape as follows:		
	1. Trees Deciduous: If multi trunk trees are used then only the tallest trunk of the grouping may be counted for this section. Evergreen/Conifer: (2:1 ratio) 3 @8' min planted height	200' min	
	2. Planted Surface		
	Sod or Seeded Lawn (500sq.ft. max per lot)	800' max	
	Ground Cover		
	3. Existing Landscaping		
	Trees		
	Deciduous		
	Evergreen		
	4. Reclamation		
	All disturbed areas including neighboring lots shall be reseeded and substantially re-vegetated. (more green than brown); in addition lot shall be free of noxious weeds.		
	Landscaping Point Total		

	ADDITIONAL ITEMS	COMPLETED	NOT COMPLETED	NOTES
B	Sprinkler System Installed			
C	Driveway Surfaced			
D	Site Cleanup			
E	Finished vents, PVC pipes, etc.			
F	Light bulbs not protruding below fixtures			
G	Exterior Lights Down-lit			
H	Approved Overhangs and Eaves			
I	Spark Arrester on Chimney / Wood Stove			
J	Height as per Plans			
K	Materials and Colors as per Plans			
L	Culvert and Valley Pan as per Plans			
M	Hot Tub (if applicable) Screened and Blends with Building Color			

Date: _____

Property Information:

Property: _____

Owner: _____

Performance Deposit: _____

Contractor Information:

General Contractor: _____

Landscaping Contractor: _____

Paving Contractor: _____

Construction Started: _____

Inspected By: _____

Performance Deposit Refunded: _____

Date Refunded: _____

Comments: _____

