



Board's Lower Ranch Owners' Association - P.O. Box 4305 - Ketchum, ID 83340

Architectural Review & Approval Request Form (updated 5/3/2021)

The purpose of this form is to provide review and approval of any changes, alterations, additions or new construction to any Property on Board's Lower Ranch in the Association per the CC&Rs (Covenants, Conditions & Restrictions) which are part of the deeds to the lots in the Board's Lower Ranch Subdivision.

Please complete and e-mail this form with all required information
Subject: Board Lower Ranch Design Review Committee, To: janetkellam@cox.net
Digital submissions only please, we can arrange design review fee by mail or in person

*DATE: _____

*NAME: _____

*PHYSICAL ADDRESS: _____

*MAILING ADDRESS: _____

*EMAIL ADDRESS: _____ PHONE #: _____

*LOT and BLOCK: _____

Review and Approval is requested for the following new construction, changes, or improvements:
(Attach drawings or diagrams digitally see list page 2)

Fee is waived for small additions and renovations to existing homes (under 200 SF), including playhouses, play or exercise equipment, storage sheds, large (over 8" Diameter or 40'Ht) tree removal, and fencing. An application still must be submitted for approval by the Design Review Committee. If questionable, please call any board member for clarification.

Fee is also waived for approval of any Temporary Structures and Improvements such as yurts, teepees, trailers, tents, etc., as noted in Section 5 Article VII Specific Restrictions of the 4th Amendment to the Declaration of CC&Rs of Board's Lower Ranch Subdivision. **Please note length of time temporary structures will be in place. Survey stakes need to be in place prior to any construction and if building a fence on your property line.**

Fee for NEW CONSTRUCTION or additions and alterations larger than 200 SF shall be \$400.00 which will be kept to cover expenses of Administration and Review.

CHECK # _____ for \$400.00 enclosed.

Check here if project does not require fee

*Proposed starting date for the project: _____ *Ending date: **(Must include date)** _____

Note: If ending date is passed by greater than 3 months, there must be written request for an extension from the property owner. Prompt removal of building materials and trash left from construction shall be removed from the site.

*Square footage of project is _____ (total and each floor)

*Is Blaine County Building Permit or other permitting required? Yes No

*If Yes: by _____

(Note: Floodplain or riparian zone disturbance requires Blaine County permitting)

Please submit your intentions and full plans prior to getting Building Permit or beginning any work!

Please read Article V Design Review Committee, Section 2.a. Timing of Submission to DRC.

The DRC is reviewing your project based on the current restrictions and conditions of the CC&Rs and is not responsible for approval of any County or State code requirements or regulations of state entities regarding your property. A number of Lower Board Ranch

Properties lie in the floodplain or lie in potential avalanche overlay zones. Property owners need to be aware that for Blaine County approval and building permits, properties in the floodplain may require special building envelopes, structural elevation or materials. Properties at the toe of hillsides or in potential avalanche terrain may require professional avalanche mapping, studies and structural engineering. A number of non-conforming lots for our R-1 zoning may need to apply for variances to County Codes

MUST BE INCLUDED WITH THIS APPLICATION:

- Site Plan that shows location of any structure or improvement, temporary or permanent. Include lot size, house location, and all required setbacks. This should include**
 - **Landscaping plans in regard to neighbors, sun, roads, views, and privacy.**
 - **Snow Storage sites and plan for snow plowing driveway and side roads.**
 - **Floodplain lines and riparian designated areas if on your property**
 - **Avalanche mapping Red & Blue zone runout boundary lines if on your property**
 - **Septic and well locations on your property and adjacent neighbors include measured distances**
- Full set of Plans to be sent to Blaine County Building Dept.- to include Survey, Site Plan, Floor Plans and Elevations. NOTE: Property corners and survey must be accurately marked on site**
- Samples of materials and colors to be used or accurate photos and description. Specifications if needed to explain project.**
- Photos as needed to explain project (Tree being removed, trees replacing cut trees, type of fence, temporary structure, etc.)**
- Construction Parking and Traffic Plan for workers, deliveries and services, indicate construction fencing, material storage and possibly dust abatement to minimize impacts to your neighbors.**
- List of Contractors/ subcontractors doing work or if do it yourself project.**
- Other: _____**

***IMPORTANT- Please discuss your project with your current neighbors.**

Any Neighbors who may be affected by the above request have been notified and have no objection to this request. **List those contacted and get their comments and signatures. Must be included with this application. This Approval will NOT be reviewed unless this is done.** The Design Review Committee will be confirming contact prior to approval.

***A Site visit by the Design Review Committee is required,** the Design Review Committee will contact you to arrange date and time. The foundation footprint will need to be staked and story poles erected to

illustrate total height and mass of the structure(s). Property Corners and Property Lines need to be accurately staked and marked

*Submitted by: _____

(Signature of Applicant)

_____ Date

DESIGN REVIEW COMMITTEE SECTION

Decision on Request: Approved __ Denied

Suggestions/**Conditions of Approval**; _____

#1 _____ / _____ #2 _____ / _____

DR Committee Member Signature Date DR Committee Member Signature Date