

Bear Creek Landowners Association
Submittal for Architectural Review, Approval,
& Authorization to Begin Repair / Construction



If the project involves new construction, replacement of the roof or exterior remodeling, including changes in structure, material or color, please complete this form.

General maintenance, including staining and repair of existing structures with no changes to the color or exterior appearance of the structures, does not require ARC approval. However, if in the course of general maintenance, changes are made, as determined solely by the ARC, to the exterior appearance, color or structure of the cabin without prior approval, then the owner will be required by the ARC to stop work immediately and to submit this form for membership comments and ARC review. Upon completion of the review, the ARC may approve the changes or require remediation that brings the changes into compliance with Architectural Standards.

Owner Information

Owner(s): _____

Lot #: _____ **Date Submitted to ARC:** _____

Bear Creek Street Address: _____
(Conejos County Land Use Office will provide required address number)

Mailing Address: _____

Phone Number(s): _____

Email: _____

Project Description

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Owner(s): _____

Lot #: _____

Step 3: Any issues identified in step 2 must be resolved prior to moving forward. The next step is the submittal of plans and specifications. The objective is to provide sufficient detail such that the ARC can confirm that the project meets the Architectural guidelines and requirements for the construction and remodeling of structures as stated on the Bear Creek website, please be as thorough as possible since this information will be retained as the official record of your project. Please fill out the Project Design Attachments at the end of this document, and attach any additional documents which provide the detail necessary for approval. The detailed information will be provided to the Bear Creek community in the posting phase.

Owner Signature

Date of Submittal

ARC Approval Signature

Date

Issues Identified:

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Owner(s): _____

Lot #: _____

Step 4: Any issues identified in steps 2 thru 3 must be resolved prior to moving forward. The next step is the posting of the Project Plans on the property and on the Bear Creek website so that other lot owners may comment.

Posting Date: _____

End of 10 day Posting Period: _____

Issues Identified:

Step 5: Any issues identified in step 4 must be resolved prior to moving forward. The next step is the approval of the final plans by the ARC.

Approved by: _____ Date _____
ARC Chairman

Restrictions on final approval: _____

Issue / Remediation Notes attached: yes no

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Project Design Attachments

- Site plan showing dwelling (and garage, if applicable) location
- Entry and driveway location dimensioned to a property line
- Location of the dwelling appurtenances (such as decks)
- Septic tank location and tile field
- Propane tank location
- Rough grading plan including any necessary culverts
- All setbacks and easements
- Floor plan and roof plan sketches at a scale of no less than 1/8 inch = 1' 0". Plans should include, room dimensions and square footage on each floor, height of the structure, exterior wall material and color.
- Building exterior elevations As seen from roadway from both sides

Contractor: _____

Contractor Contact Information: _____

Date of Initial Site Work: _____

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Owner(s): _____

Lot #: _____

External Wall Material & Color: _____

Gables, Soffits, & other Trim Material & Color: _____

Windows & Trim: _____

Doors Material & Trim: _____

Fireplace (s) - Type / Material / #: _____

Foundation Details: _____

Exterior Lighting: _____
(All Exterior Lighting Should be Dark Sky Compliant)

Driveway & Walkway Material: _____

Completion date: _____
(Exterior Must be Completed in 18 Months)

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Any Changes of the Final Design Requires Approval by the ARC

Please detail below any proposed design changes to the previously approved design and the reason for the change, and include attachments as necessary.

Submittal Date: _____

Approved by ARC: _____

Date of Approval: _____