

ACC Application Evaluation and Checklist

* Indicates required question

1. Email *

2. Covenants *

17. TEMPORARY AND/OR PERMANENT STRUCTURES –

a. Temporary residence facilities will be governed by Weld County regulations.

Is this a temporary structure?

Mark only one oval.

Yes

No

3. Covenants *

17. TEMPORARY AND/OR PERMANENT STRUCTURES –

b. No structure, addition thereto, or modifications thereof shall be started, placed, erected, installed or completed without written approval of the A.C.C. and the proper Weld County permit.

Has the ACC received a copy of the Weld County Building Permit?

Mark only one oval.

Yes

No

4. **Covenants**

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17. TEMPORARY AND/OR PERMANENT STRUCTURES –

c. Two sets of plans which clearly illustrate any proposed structures locations, layout and standards of construction shall be submitted to the A.C.C., one set shall be returned to the member submitting, with the comments of the A.C.C. attached thereto. The other set shall be retained by the A.C.C. for use in inspection of the structure by members of the A.C.C.

Has the ACC received the same set of plans that were submitted to Weld County for approval?

Mark only one oval.

Yes

No

5. **Covenants**

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17. TEMPORARY AND/OR PERMANENT STRUCTURES –

c. Should the A.C.C. fail to approve or disapprove said plans within (10) days after submission, then such approval will not be required and the requirements of these covenants will be deemed to have been met. The member will allow the A.C.C. to inspect the structure at any reasonable time during construction as often as deemed necessary by the A.C.C.

Mark only one oval.

Just check this box

6. **Covenants**

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17. TEMPORARY AND/OR PERMANENT STRUCTURES –

c. It is not the purpose of these covenants to restrict either the style of architecture or the type of materials to be used in building construction. It is anticipated that there will be a great variation in these areas. However, structures such as unattractive pole barns or hangars, unfinished corrugated sheet metal siding and/ or roofing and other materials and methods comparable to these will not be allowed.

Is the structure an unattractive pole barn or hangar?

Mark only one oval.

Yes

No

7. **Covenants**

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17. TEMPORARY AND/OR PERMANENT STRUCTURES –

c. It is not the purpose of these covenants to restrict either the style of architecture or the type of materials to be used in building construction. It is anticipated that there will be a great variation in these areas. However, structures such as unattractive pole barns or hangars, unfinished corrugated sheet metal siding and/ or roofing and other materials and methods comparable to these will not be allowed.

Does the structure does use unfinished corrugated sheet metal siding?

Mark only one oval.

Yes

No

8. **Covenants**

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17. TEMPORARY AND/OR PERMANENT STRUCTURES –

c. It is not the purpose of these covenants to restrict either the style of architecture or the type of materials to be used in building construction. It is anticipated that there will be a great variation in these areas. However, structures such as unattractive pole barns or hangars, unfinished corrugated sheet metal siding and/ or roofing and other materials and methods comparable to these will not be allowed.

Does the structure does use unfinished corrugated sheet metal roofing?

Mark only one oval.

Yes

No

9. **Covenants**

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17. TEMPORARY AND/OR PERMANENT STRUCTURES –

c. No residence or building shall be erected such that any part is within 50 feet of any street or 30 feet from any lot line or taxiway easement. Special cases will be considered where the owner shows that hardship is created by peculiar lot geometry, and subject also to any variance requirement imposed by Weld County regulation.

Is any part of the building within 50 feet of a street?

Mark only one oval.

Yes

No

10. **Covenants**

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17. TEMPORARY AND/OR PERMANENT STRUCTURES –

c. No residence or building shall be erected such that any part is within 50 feet of any street or 30 feet from any lot line or taxiway easement. Special cases will be considered where the owner shows that hardship is created by peculiar lot geometry, and subject also to any variance requirement imposed by Weld County regulation.

Is any part of the building within 30 feet of a lot line?

Mark only one oval.

Yes

No

11. **Covenants**

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17. TEMPORARY AND/OR PERMANENT STRUCTURES –

c. No residence or building shall be erected such that any part is within 50 feet of any street or 30 feet from any lot line or taxiway easement. Special cases will be considered where the owner shows that hardship is created by peculiar lot geometry, and subject also to any variance requirement imposed by Weld County regulation.

Is all of the building > 30 feet from a taxiway easement?

Mark only one oval.

Yes

No

12. **Covenants**

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17. TEMPORARY AND/OR PERMANENT STRUCTURES –

c. No residence or building shall be erected such that any part is within 50 feet of any street or 30 feet from any lot line or taxiway easement. Special cases will be considered where the owner shows that hardship is created by peculiar lot geometry, and subject also to any variance requirement imposed by Weld County regulation.

Does the lot geometry create hardship?

Mark only one oval.

Yes

No

13. **Covenants**

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17. TEMPORARY AND/OR PERMANENT STRUCTURES –

c. The exterior of any building shall be completed within one year after foundation work is begun. The A.C.C. will be notified as to the beginning date prior to commencing construction.

Did the owner notify the ACC when the foundation work began?

Mark only one oval.

Yes

No

14. **Covenants**

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17. TEMPORARY AND/OR PERMANENT STRUCTURES –

c. The exterior of any building shall be completed within one year after foundation work is begun. The A.C.C. will be notified as to the beginning date prior to commencing construction.

Remind the owner to notify the ACC when the foundation work begins.

Did the owner notify the ACC when the foundation work began?

Mark only one oval.

Yes

No

15. **Covenants**

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17. TEMPORARY AND/OR PERMANENT STRUCTURES –

c. Any residence having a maximum of (2) stories shall have a minimum “main living floor area of 1200 square feet. “Main living floor area” excludes any patio, porch, attic, garage, breezeway, workshop, basement or similar, except any basement having at least (40%) of its average interior wall height above grade may be considered “main living area provided this area is finished to livable standards.

Does the house have at main living floor area of at least 1200 square feet?

Mark only one oval.

Yes

No

16. **Covenants**

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17. TEMPORARY AND/OR PERMANENT STRUCTURES –

c. Total height of any structure, exclusive of chimneys, will not be more than (25) feet above the finish grade.

Is the total height of the structure < 25' above finish grade?

Mark only one oval.

Yes

No

17. **Covenants**

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17. TEMPORARY AND/OR PERMANENT STRUCTURES –

c. Finish grade shall not exceed more than (2) feet above existing natural grade unless additional grading is proven to be necessary for proper drainage.

Is the finish grade < 2 feet above natural grade?

Mark only one oval.

Yes

No

18. **Covenants**

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17. TEMPORARY AND/OR PERMANENT STRUCTURES –

c. Finish grade shall not exceed more than (2) feet above existing natural grade unless additional grading is proven to be necessary for proper drainage.

If the finish grade is > 2 feet above natural grade, is it required for proper drainage?

Mark only one oval.

Yes

No

19. **Covenants**

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17. TEMPORARY AND/OR PERMANENT STRUCTURES –

c. No outbuilding of more than 2,500 sq. ft. may be constructed on any lot. Open faced structures shall be screened by fences or plantings in such a way they do not present an objectionable view from the street or adjacent sites.

Is this an outbuilding?

If yes is it < 2500 sq-ft

Mark only one oval.

Yes

No

20. **Covenants**

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17. TEMPORARY AND/OR PERMANENT STRUCTURES –

c. No part of any building or structure shall be within any aircraft easement,

Is any part of the construction within any aircraft easement?

Mark only one oval.

Yes

No

21. **Covenants**

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17. TEMPORARY AND/OR PERMANENT STRUCTURES –

c. or within a distance from the runway which would conflict with F.A.A. recommendations. FAA 77.19 (e) Transitional surface. These surfaces extend outward and upward at right angles to the runway centerline and the runway centerline extended at a slope of 7 to 1 from the sides of the primary surface and from the sides of the approach surfaces.

Does the construction meet the FAA recommendations?

Mark only one oval.

Yes

No

22. **Bylaws**

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Section 6. Land Use. Restriction and Limitations.

(a) Subject to Weld County and F.A.A. rules and regulations, outside aerials or antennas, such as TV, amateur, FM, CB radio, communications, etc. must be approved by the Architectural Control Committee before erection

Does an antenna meet the above requirements?

Mark only one oval.

Yes

No

23. **Bylaws**

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Section 6. Land Use. Restriction and Limitations.

(b) Antennas must also meet Weld County, F.C.C. and F.A.A. requirements for lighting and height.

Does an antenna meet the above requirements?

Mark only one oval.

Yes

No

24. **Bylaws**

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Section 6. Land Use. Restriction and Limitations.

(c) No trees may be planted of a species where they potentially would grow to a height contrary to F.A.A. recommendations in regards to the safety of the normal traffic pattern.

Do any trees meet the above requirements?

Mark only one oval.

Yes

No

25. **Bylaws**

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Section 6. Land Use. Restriction and Limitations.

(h) Illumination of any plot must be installed so as not to distract or annoy property owners or traffic on roadways, runways and taxiways.

(i) Architectural Control Committee may, upon investigation, require the owner to alter illumination sources to eliminate a light nuisance.

Do any lights meet the above requirements?

Mark only one oval.

Yes

No

26. **Bylaws**

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Section 7. Fences

Will not be allowed within any of the aircraft taxi easements as shown on the final P.L.E. plat.

Is the application for a fence?

Mark only one oval.

Yes - Not in a taxiway

Yes - In a taxiway

No

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