

**PRE-CONSTRUCTION CHECKLIST
MOUNTAIN VALLEY ESTATES
ARCHITECTURAL REVIEW BOARD (ARB)**

CHECKLIST OF ITEMS TO BE SENT TO AND APPROVED BY THE ARB
PRIOR TO ANY CONSTRUCTION.

YOU AND YOUR CONTRACTOR MUST SIGN THE COPY TO BE SENT TO
THE ARB

PLEASE FILL-OUT AND CHECK EACH ITEM:

_____ Owner's name(s) mailing address, email, phone number

_____ Contractors name, phone #, email

_____ Lot #, Block, Street # _____

_____ Provide ARB with site plan showing all improvements at a
scale of at least 1" = 20'. The sight plan must include and/or
comply with the following:

Mineral County setbacks of 25' in front and rear, 10' on both sides except corner lots which have a 25' setback on any side facing a street.

All outdoor use areas must be shown and approved: fences, landscaping, propane tanks, refuse storage, fire pit, driveway access and parking area. (Irrigated area is limited to one tree and 180 sq. Ft or two trees only) See landscaping

Installation of 24" - 18" Driveway culvert is required unless you obtain a written exemption from the ARB based on contour of ditch.

UTILITIES

The Water & Sewer systems are operated by Deep Creek Water & Sanitation District. The affluent is pumped from a lift station to the City of Creede lagoons for treatment. Therefore you must do the following things:

Go to mvepoa.com to print: APPLICATION FOR UTILITY SERVICE FROM DEEP CREEK, WAIVER AND RELEASE OF LIABILITY FOR CITY OF CREEDE, NOTIFICATION REGARDING PAYMENT OF TAP FEE AND DEVELOPMENT FEE TO CITY OF CREEDE. THE PAYMENTS MUST BE MADE AND FORMS COMPLETED BEFORE STARTING CONSTRUCTION.

The waiver of Liability stays with the City of Creede. Notification of Payment & The Application for Utility Service need to be mailed to the ARB (After the following is completed)

Pay the Deep Creek Water & Sanitation District DCWSD tap fees of \$750 for water & \$750 for sewer payable to DCWSD mailed to Deep Creek Water, Box 434, Creede, CO 81130. For billing questions contact Ellie Fluck: 719-873-1776 or deepcreekwsd@gmail.com

You must notify the ARB of the date of occupancy prior to moving in so we can commence monthly billing.

Design specifications for sewer and water taps are available at mvepoa.com You must contact Ron Carpenter, the State

Certified Operator of the system at 719-588-3219 at least 48 hours prior to tapping into the system to set up a mutually beneficial time to make the taps.

_____ The sewer line is below the power line so a locate must be obtain prior to excavation.

_____ Contact San Luis Valley Rural Electric SLVEC at 719-852-3538 to get pedestal, meter and line run to house.

ARCHITECTURAL CONTROLS

_____ Building elevations including roof at a scale of at least 1/8" = 1' Roof pitch must be at least 5/12 (unless you have requested and received a letter of exemption from the ARB) Maximum height from ground level 26'

_____ Provide ARB with specifications stating the type of materials and colors of all exterior surfaces to include but not limited to windows, doors, siding, exposed stem walls, if any, trim, roof for house, garage and storage shed. The ARB reserves the right to require samples of any of these items prior to final approval. Any exposed foundation materials must be veneered, stained or painted as approved by ARB.

_____ Minimum foot print for inside living space is 500 square feet. (this is measured from the outside of the stem wall.

_____ Please read MT. Valley Estates Rules and Regs at mvepoa.com especially Articles X, XI & XII for design criteria

_____ Obtain Building Permit from Mineral County Administrator and Pay fees. 719-658-2360

_____ During construction all scrap material and trash must be placed in a covered a covered trash receptacle, a 6 yd trash

dumpster for a manufactured home and a roll off for stick built home. When 6 yd bin's lid will not closed it must be dumped. The roll off must be loaded so material will not blow out. Any material blowing around on or off the sight must be immediately picked up. With the sight policed at least once a day.

On the exterior only Complete Cut-Off Shielded light maybe used. Creede is trying to become a Dark Sky location.

All stoves, fireplaces must be approved. Please furnish make, model, outside chimney design, material, color and cap design all which need ARB approval.

LANDSCAPING

If the exterior of the house is completed from May to August 1st, the land owner must comply with the following criteria regarding landscaping and planting grass.If the exterior is not completed by August 1st, the lot owner will have until May 31st of the following year to comply with this provision. In the meantime the lot owner will keep all weeds cut to less than 4" tall with weed whacker provided by POA.

The lot owner is responsible to plant LOW GROW grass mix supplied by the POA in the following manner and establish coverage of 70% of the surface area. After clearing the lot of any rocks larger than 1", the Low Grow native seed mix supplied by the POA should be generously broadcast on the entire lot (unless there is an approved landscape plan) then raked to incorporate it into the soil. All the seeded area should be irrigated to bind the seed to the soil as much as possible to prevent it blowing away. The seeds should be irrigated daily for the first year to establish the grass. Due to water regulations, you can only irrigate for one year. Seed and caster are available from the POA.

When the foundation is backfilled prior to framing or setting of manufactured home, the entire lot will be scraped clean and smooth and all rocks 1" or larger will be removed from lot

unless the rocks are part of an approved landscape plan. All excess material will be removed from the lot at this time.

When the foundation is backfilled, the parking area and driveway designated on the sketch plan will be covered with no less than 2" of gravel over the entire designated area. The lot owner will maintain at least 2" of gravel at all times. If the lot owner fails to do so the POA may do so at the owners expense. Unless the lot owner has an exemption from the ARB the 24" culvert will be set at this time. All vehicles and construction equipment must be parked on the graveled surface except while being actively used in the construction process.

Privacy fencing up to 6' of solid or wire maybe installed from the front corners of the house along the sides to the rear of the property being aware of setbacks and easements. From the front corners of the house to the front of the property fencing shall be 4' or less made of wood, metal or plastic (not solid) but similar to a picket fence. All plans must be approved by the ARB.

Xeriscaping is permitted from the front two corners of the house along the sides to the rear of the property. From the front two corners to the front of the property a landscaping plan maybe submitted to the ARB or planted with the Low Grow mix.

All vegetation on the lot will be kept less than 4" tall for neatness and fire protection unless the vegetation is a tree, part of approved landscape plan, or within the 180 sq ft irrigation plot. A weed whacker is available from the POA.

ACKNOWLEDGEMENTS

- _____ I have read the Covenants, Bylaws, Rules and Regulations of MVEPOA and agree to abide by them.
- _____ Please return two copies of the Check list and all required information to the ARB at one time. Items should not exceed 8" X 14". Please give one copy of completed check list to your contractor. The ARB will notify you by email when all material has been received. The ARB will have up to 45 days to respond from that time. The ARB may request more information or clarification. The ARB will provide a written approval or matters to be changed or modified. A letter of approval from the ARB is required before construction may begin.
- _____ **If at anytime in the future you wish to make any changes to any exterior or sight plan it must be approved in advance.**

Lot owners signature

Date

Contractor's signature

Date

CONTACTS

Mineral County Land Use

719-658-2360

City of Creede

719 658 2276

Sewer & Water
Ron Carpenter

719-588-3219

ARB, MVEPOA, Deep Creek Water &
San Navajo Development
John Parker
2043 S Washington St.
Denver, CO 80210

719-850-8443
navdev@me.com

**DEEP CREEK WATER AND SANITATION DISTRICT
WATER AND SEWER SERVICES**

2043 S. Washington Street, Denver, CO 80210
(719) 850-8443

APPLICATION FOR UTILITY SERVICES

(1) APPLICANT/PROPERTY OWNER INFORMATION

APPLICANT'S NAME: _____

SERVICE ADDRESS: _____
STREET CITY STATE ZIP

MAILING ADDRESS (If different than above): _____
STREET CITY STATE ZIP

PHONE: HOME: () WORK: () MOBILE: ()

E-MAIL ADDRESS: _____

PROPERTY TYPE: ☐ RESIDENTIAL ☐ COMMERCIAL

(2) CITY OF CREEDE – SEWER SYSTEM DEVELOPMENT FEE AND RELATED REQUIREMENTS

All applicants for District service (for residential or commercial service) are advised that applicable SSDF (sewer system development fees) imposed by the City of Creede and other applicable fees, if any, apply. All customers are instructed to contact the City for the current SSDF. The SSDF is typically established via City resolution at the beginning of each calendar year. Prior to connecting to the District's systems, customers shall deliver to the District a copy of the receipt from the City evidencing payment of City fees, and a fully executed copy of the City's waiver and release of liability form. Evidence of payment of all applicable City fees and the executed City waiver and release of liability form must be hand delivered to Debbie Whitmore at 103 Wall Street or mailed to Debbie Whitmore, PO Box 411, Creede, CO 81130.

☐ _____ (Initials) Date: _____

(3) DISTRICT – ALL APPLICABLE FEES MUST BE PAID

All applicants for District service (for residential or commercial service) must pay all applicable District water tap fees and sewer connection fees to the District, prior to connecting onto the District's water and sanitary sewer systems. All tap and connection fees must be received by the District prior to tapping into the District's systems. Applicants shall contact Debbie Whitmore at 719-658-0888 or visit 103 Wall Street to confirm applicable tap and connection fees. Full payment of all applicable tap and connection fees must be hand delivered to Debbie Whitmore at 103 Wall Street or mailed to Debbie Whitmore, PO Box 411, Creede, CO 81130.

☐ _____ (Initials) Date: _____

Once the requirements of (2) and (3) above have been fully satisfied (SSDF fee, waiver and release of liability form, and all applicable District tap and connection fees have been paid to and verified by the District and Debbie Whitmore) and a fully executed copy of this Application form is on file with the District, Applicant shall contact the District engineer/operator, Ron Carpenter at 719-588-3219, at least 72 hours in advance of the date on which the Applicant seeks to install a tap for water or sewer service.

APPLICANT AGREEMENT: I AGREE TO BE FULLY RESPONSIBLE FOR ALL UTILITY CHARGES ASSESSED TO ME BY THE DEEP CREEK WATER AND SANITATION DISTRICT ("DISTRICT") AT THE ADDRESS(ES) NOTED ABOVE, AS IMPOSED BY THE DISTRICT'S RULES AND REGULATIONS, AS THE SAME MAY BE AMENDED FROM TIME TO TIME ("DISTRICT RULES"). I AGREE TO FULLY ABIDE BY THE DISTRICT RULES AND PROMPTLY PAY FOR UTILITY SERVICES PROVIDED BY THE DISTRICT AND RECEIVED AT THE ADDRESS(ES) NOTED ABOVE ACCORDING TO THE SCHEDULE OF FEES ADOPTED BY THE DISTRICT, AS THE SAME MAY BE AMENDED FROM TIME TO TIME.

X _____
APPLICANT SIGNATURE DATE

EXHIBIT C
NOTIFICATION REGARDING PAYMENT OF
CITY SEWER SYSTEM DEVELOPMENT FEE AND RECEIPT OF WAIVER AND
RELEASE OF LIABILITY

Date: _____, 20__

To: Deep Creek Water and Sanitation District (*via email, email delivery preferred*)

From: City of Creede

The following address is within the Service Area of the Deep Creek Water and Sanitation District
and has applied for a sewer tap: _____

The City hereby notifies the District that (check all applicable boxes):

- ☐ The City has received the current Sewer System Development Fee ("SSDF") in the
amount of \$_____.
☐ The City has received an executed Waiver and Release of Liability.

In accordance with the intergovernmental agreement between the City and the District, the City
shall deposit the SSDF in the Deep Creek Fund, as that term is defined in the Agreement.

Certified this ____ day of _____, 20__.

Name: _____

Title: _____

WAIVER AND RELEASE OF LIABILITY

Subdivision: _____ Lot: _____ Block: _____
 Street Address: _____
 Owner Use: _____ Assigned EQR: _____ (may be amended by City)

We acknowledge that this Waiver and Release of Liability constitutes a covenant running with the property above described, and shall not cease upon my/our transfer of the above referenced property. We further agree that a copy of this Waiver and Release of Liability may be recorded in the real property records of Mineral County, Colorado, at the District's expense. A copy of the Agreement is recorded in Book _____ at Page _____ in the real property records of Mineral County, Colorado.

The foregoing instrument was acknowledged before me this ____ day of _____, 20____, by _____.

Notary Public