

Columbine Lake Country Club, Inc.  
P. O. Box 714

Grand Lake, CO 80447  
Telephone: 970/627-8120 Fax: 970/627-3313

**Building Request, Checklist and Permit**

**Exhibit A**  
House

This form must be completed, signed by lot owner, and approved by Columbine Lake Country Club, Inc. before any excavation, construction or installation work has been commenced. Before proceeding, it is extremely important to review and understand the "Declaration of Protective Covenants, Restrictions, Easements, and Reservations, Columbine Lake Subdivision," the "Columbine Lake Country Club, Inc. Building Criteria and Information," and the information contained in this application. General information and important notes are within this form.

1. Owner \_\_\_\_\_

2. Mailing Address \_\_\_\_\_

3. Phone Numbers: Home \_\_\_\_\_ Work \_\_\_\_\_ Grand Lake \_\_\_\_\_

Fax \_\_\_\_\_ Email \_\_\_\_\_

4. Columbine Lake Property: Block No. \_\_\_\_\_ Lot No. \_\_\_\_\_  
Street Address \_\_\_\_\_ 5.

Builder or Contractor Name \_\_\_\_\_ Company \_\_\_\_\_

Mailing Address \_\_\_\_\_

Phone \_\_\_\_\_ Fax \_\_\_\_\_ 6.

Construction Start Date (Proposed): \_\_\_\_\_

**FOR OFFICE USE ONLY**

Date received from Owner \_\_\_\_\_ Date Approved: \_\_\_\_\_ Date Permit

Issued \_\_\_\_\_ Check Info: Amount \_\_\_\_\_ Number \_\_\_\_\_ Date of

Deposit \_\_\_\_\_ Date of Disapproval \_\_\_\_\_ Date of Mailing Notice of

Disapproval: \_\_\_\_\_ Date of Final Inspection \_\_\_\_\_ Refund Amount Due

\_\_\_\_\_ Date Refund Sent \_\_\_\_\_

**PERMIT APPLICATION FOR NEW BUILD (HOUSE), EXHIBIT A**

**BUILDING SPECIFICATIONS**

**IMPORTANT: ALL MEASUREMENTS MUST AGREE WITH DRAWINGS, PLANS, ETC.**

1.  Owner-Occupied  Build-to-Sell (Spec Home)

**2. Setbacks:**

Front \_\_\_\_\_ (Minimum of 30 ft. from any structure, overhang, deck, step, etc. to front lot line.)

Rear \_\_\_\_\_ (Minimum of 25 ft. from any structure, overhang, deck, step, etc. to rear lot line, unless property abuts a body of water, in which case a minimum of 30 ft. from any stream or lake is required.)

Side \_\_\_\_\_ (Minimum of 10 ft. from any structure, overhang, deck, step, etc. to side lot line.)

Side \_\_\_\_\_ (Minimum of 10 ft. from any structure, overhang, deck, step, etc. to side lot line.)

3. **Square Footage:** Each Floor \_\_\_\_\_

Total in House \_\_\_\_\_

4. **Height of Building**, measured from highest original grade next to foundation (SEE NOTE 3). Height

\_\_\_\_\_ (maximum 26 feet)

**5. Exterior (Attach color samples for each, actual material sample required)**

A. Siding: Type \_\_\_\_\_ Color \_\_\_\_\_ B. Trim

Color, including window trim & doors: \_\_\_\_\_ C. Window and

Door color \_\_\_\_\_ White is **Not Allowed** D. Exterior lighting (motion sensor required for ingress/egress):

Type \_\_\_\_\_ Wattage \_\_\_\_\_ (Cannot exceed 75W)

**6. Roof**

Material \_\_\_\_\_ Color \_\_\_\_\_ (Attach color sample, **actual material sample is required**)

**7. Foundation (SEE NOTES 1, 2, & 3)**

Material \_\_\_\_\_

Finish Material \_\_\_\_\_ Color \_\_\_\_\_ (Attach color sample)

Basement? Yes \_\_\_\_\_ No \_\_\_\_\_

Exposed Foundation Height, from original grade (SEE NOTE 3):

Front \_\_\_\_\_ Back \_\_\_\_\_

**8. . Items 7a through 7e MUST be submitted with this properly signed form:**

a. **GRADE MODIFICATION PLAN** - showing height of any fill, &/or depth of any excavation, including the footing and foundation holes, with scale measurements.

b. **FINAL LANDSCAPING PLAN** - plan must include off-street parking for at least 3 automobiles &/or trucks with a minimum size requirement of 10' x 20' for each parking space; *(excluding any covered garage spaces)* culverts will be made of corrugated steel and be no less than 12" in diameter (if need is determined by the ARC); any other drainage needed; a grading and re-vegetation plan. Plan is to be submitted as a sketch, using a written description for clarification.

c. **DEPOSITS & FEES** (SEE NOTES 8a, 8b, 8c & 8d, *pages 5 & 6*)

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d. **COMPLETE SET OF BUILDING PLANS (blueprints):**

- *Indicate actual original grade line in red on front, rear, and side elevations, together with the numerical elevation value used as the original grade, per the accompanied homeowner certified survey.*

e. **PLOT PLAN: *Must include survey report provided by certified surveyor***

- Show building orientation on the lot, with distances from ALL property lines to the closest edge of any portion of the structure, including eaves, decks, steps, drip-lines, etc.
- Show eave projection, using dotted line.
- Show location of ALL utility lines: Gas, electric, water, sewer, any other. Utilities for new construction must be installed underground.
- The location of all exterior lighting must be indicated in red on all elevation diagrams. No more than 2 light bulbs per fixture, no more than 6 light bulbs per building, and no more than 3 light bulbs per facing will be allowed for exterior lighting
- Show location of required off-street parking (space for at least 3 cars &/or trucks with 10' x 20' for each space, *(in addition to any covered garage space)*)
- Show area on lot to which snow will be pushed from the driveway/parking area (cannot be pushed from your property into the road).
- Landscaping &/or re-vegetation plan must be shown on plot plan.

**9. General Information**

- a. You will be notified within thirty (30) days after receipt of this information if your plans have been approved or disapproved, *only* if all required and requested documents and samples have been provided, (e.g. material samples, survey, architectural drawings to include red line showing original grade that matches survey, total height, all exterior lighting indicated by red dots, setbacks, site plan) If your plans are disapproved, the entire form with attachments will be returned, with the items causing disapproval marked and noted.
- b. Both a Grand County Building Permit **and** a Columbine Lake Building Permit must be posted on the site, prior to any excavation or construction. The permits must be posted at all times so that they are accessible for check-offs and are visible from the road.
- c. It shall be the sole responsibility of the owner(s) and builder(s) to monitor and comply with all the building criteria. Any change or deviation from the approved plans, as submitted to the Architectural Review Committee and the Columbine Lake Country Club, Inc. Board of Directors could result in the revocation of the building permit issued by Columbine Lake Country Club, Inc. If the Columbine Lake Building Permit is revoked, this information will be forwarded to the Grand County Building Department, and all construction activity will be terminated. Construction activity **cannot** resume until after compliance with the originally approved plans, or until changes have been approved.
- d. As per requirements of the Grand County Building Department, Columbine Lake Country Club Inc. will require that a regulation portable toilet facility will be available at the site of new construction until such time as an approved permanent toilet facility is available in the structure.
- e. The sale of your property will transfer to the new owner the obligations of the building covenants and restrictions and, therefore, should be considered as conditions to the right to build/sell/purchase at Columbine Lake Subdivision.

**CERTIFICATION**

I HEREBY CERTIFY THAT I HAVE EXAMINED AND COMPLETED THIS APPLICATION, AND KNOW THE INFORMATION I HAVE GIVEN TO BE TRUE AND CORRECT. I FURTHER CERTIFY THAT I HAVE READ AND UNDERSTOOD THE COLUMBINE LAKE COUNTRY CLUB, INC. BUILDING CRITERIA AND INFORMATION AND THE DECLARATION OF PROTECTIVE COVENANTS, RESTRICTIONS, EASEMENTS, AND RESERVATIONS OF COLUMBINE LAKE SUBDIVISION, AND I WILL COMPLY WITH ALL SPECIFICATIONS. I WILL POST THE GRAND COUNTY BUILDING PERMIT AND THE COLUMBINE LAKE BUILDING PERMIT WHERE THEY ARE ACCESSIBLE FOR CHECK-OFFS AND ARE VISIBLE FROM THE ROAD. I ALSO UNDERSTAND I WILL NOT BE PAID ANY INTEREST ON DEPOSITS MADE TO CLCC.

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\_\_ Signature of Lot Owner(s) Date

**DISCLAIMER**

NOTHING CONTAINED IN THE BUILDING APPLICATION FORM, PROCESS, PLANS, OR APPROVALS SHOULD BE CONSTRUED TO REPRESENT ANY ASSURANCE WHATSOEVER THAT THE BUILDING, AS CONSTRUCTED, NECESSARILY COMPLIES WITH ANY ZONING, BUILDING CODE, DESIGN REVIEW, OR OTHER GOVERNMENTAL ORDINANCE, RESOLUTION, REGULATION, STATUTE, OR REQUIREMENT. NO OWNER MAY RELY UPON ANY APPROVAL BY THE ARCHITECTURAL REVIEW COMMITTEE AS AN ASSURANCE OF COMPLIANCE WITH THE FOREGOING. FURTHER, THE OWNER IS ADVISED THAT ANY REVIEW BY THE ARCHITECTURAL REVIEW COMMITTEE IS FOR ARCHITECTURAL CONTROL PURPOSES, ONLY. NOTHING IN SAID REVIEW PROCESS OR APPROVAL SHOULD BE CONSTRUED BY THE OWNER OR BY ANYONE ACTING BY OR THROUGH THE OWNER TO CONSTITUTE A SUBSTITUTION FOR OR A REPLACEMENT OF ANY SURVEY, LOCATION CERTIFICATE, INSPECTION, OR OTHER PROFESSIONAL REVIEW OF THE CONSTRUCTION.

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\_\_ Signature of Lot Owner(s) Date

**APPLICATION CANNOT BE PROCESSED UNLESS THE ABOVE CERTIFICATION & DISCLAIMER HAVE BEEN PROPERLY SIGNED, AND THE DEPOSIT CHECK RECEIVED.**

**REFERENCE NOTES**

NOTE 1: A REFERENCE ELEVATION MARKER MUST BE ESTABLISHED AND VERIFIED BY A LICENSED SURVEYOR, WITH A CERTIFIED SURVEY REPORT TO BE PROVIDED TO THE CLCC GENERAL MANAGER AND MAINTAINED DURING EXCAVATION AND FOUNDATION CONSTRUCTION. FOOTING ELEVATIONS MUST *ALSO BE VERIFIED BY A LICENSED SURVEYOR WITH A CERTIFIED SURVEY*, BEFORE POURING CONCRETE, AND *PROVIDED TO THE GENERAL MANAGER*. BEFORE A FOOTING INSPECTION *IS REQUESTED AND CERTIFIED BY SURVEYOR*, STRING LINES MUST BE IN PLACED ALONG ALL LOT LINES FROM PIN TO PIN, AND MARKING THE PERIMETER OF THE STRUCTURE AT ETH DRIP-LINE ON ALL SIDES (INCLUDING EAVES, DECKS, STEPS, AND ANY OVER OVER-HANGS.)

NOTE 2: ANY FOUNDATION WALL OR CONCRETE FOOTER THAT HAS ONE (1) FOOT OR MORE OF EXPOSED SURFACE MUST BE FINISHED WITH SIDING, PAINT, OR NATURAL ROCK, TO BLEND WITH THE BUILDING COLORS.

NOTE 3: ORIGINAL GRADE IS THE LEVEL OF THE GROUND BEFORE ANY DIRT HAS BEEN MOVED OR FILL HAS BEEN ADDED, *VERIFIED BY CERTIFIED SURVEYOR REPORT*.

**NOTE 4: THE OWNER/BUILDER IS RESPONSIBLE FOR NOTIFYING CLCC GENERAL MANAGER ALONG THE STAGES OF ALL INSPECTIONS AND SURVEYS, AT LEAST ONE WORKING DAY IN ADVANCE OF SUCH.**

NOTE 5: COMMUNITY TRASH COMPACTOR IS FOR HOUSEHOLD TRASH ONLY, NOT FOR CONSTRUCTION TRASH. NO BURNING OF CONSTRUCTION TRASH IS PERMITTED. DEPOSIT TO BE FORFEITED IF REGULATIONS ARE VIOLATED.

NOTE 6: THE LIABILITY OF THE PROPERTY OWNER OR CONTRACTOR SHALL NOT BE LIMITED BY PREPAID DEPOSIT, IF ACTUAL ROAD REPAIRS EXCEED THE DEPOSIT AMOUNT.

NOTE 7: ONLY WATER, SEWER, TELEPHONE, GAS AND ELECTRIC UTILITY COMPANIES HAVE EASEMENTS IN COLUMBINE LAKE ROADS AND RIGHTS-OF-WAY, FOR THEIR UTILITY LINES. NO PRIVATELY OWNED LINE SHALL BE INSTALLED IN, UNDER, OR OVER-HEAD ABOVE ANY COLUMBINE LAKE ROAD OR RIGHT-OF-WAY.

NOTE 8: BUILDING DEPOSITS AND FEES (8a, 8b, 8c, & 8d)

- a. Non-refundable, fee of \$4.00 per total square foot
- b. A Non-refundable road repair fee of \$250
- c. A refundable \$1500 landscaping, grading and trash removal deposit, refundable upon a passed inspection
- d. FINAL APPROVAL FROM THE ARCHITECTURAL REVIEW COMMITTEE AND A CERTIFICATE OF OCCUPANCY FROM GRAND COUNTY ARE REQUIRED FOR REFUND OF THIS DEPOSIT. FINAL INSPECTIONS WILL NOT BE MADE WHILE SNOW IS ON THE GROUND. IN ADDITION TO ANY OTHER REMEDY AVAILABLE TO COLUMBINE LAKE COUNTRY CLUB, INC., A \$400 PER MONTH PENALTY WILL BE CHARGED AGAINST THIS DEPOSIT FOR EACH MONTH WORK REMAINS INCOMPLETE AS FOLLOWS: WITHIN 6 MONTHS OF THE ISSUANCE OF THE COLUMBINE LAKE BUILDING PERMIT, THE STRUCTURE'S EXTERIOR INCLUDING FOUNDATION, WALLS, SIDING, ROOF, ROOFING MATERIAL (SHINGLES, METAL, ETC.), DECKS, ALL EXTERIOR DOORS AND WINDOWS INCLUDING GARAGE DOORS, BACKFILLING, INITIAL GRADING, AND TRASH CLEANUP AS NECESSARY MUST HAVE BEEN COMPLETED. THE ENTIRE PROJECT MUST BE COMPLETE WITHIN 18 MONTHS OF THE CLCC BUILDING PERMIT'S ISSUANCE.

REGARDING SEWER CONNECTIONS AND SERVICE, CONTACT:

Three Lakes Water & Sanitation District  
1111 County Road 48 (Golf Course Road)  
P. O. Box 899  
Grand Lake CO 80447  
Phone 970/627-3544

10. REGARDING WATER CONNECTIONS AND SERVICE, CONTACT:

Columbine Lake Water District  
1111 County Road 48 (Golf Course Road)  
P. O. Box 555  
Grand Lake CO 80447  
Phone 970/627-3683

11. REGARDING ELECTRIC CONNECTIONS AND SERVICE, CONTACT:

Mountain Parks Electric, Inc.  
321 West Agate Avenue  
P. O. Box 170  
Granby CO 80446  
Phone 970/887-3378

12. REGARDING NATURAL GAS CONNECTIONS AND SERVICE, CONTACT:

Xcel Energy  
Phone 1-800-895-4999

13. REGARDING TELEPHONE CONNECTIONS AND SERVICE, CONTACT:

QWEST  
Phone 1-800-244-1111