

**Hulen Meadows Design Review Application**  
**for Residences and Accessory Buildings**

Date Received: \_\_\_\_\_

Applicant's Name: \_\_\_\_\_

Owner     Purchaser     Other

Applicant's Address: \_\_\_\_\_

Architect/Contractor: \_\_\_\_\_ Phone: \_\_\_\_\_

Architect/Contractor's Address: \_\_\_\_\_

Address of Property: \_\_\_\_\_

Legal Description (Including Subdivision): \_\_\_\_\_

Applicant's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Compliance Deposit: The compliance deposit is subject to refund less any costs incurred by the Association to monitor and/or bring the project into compliance over and above the application fees.

*Accessory Buildings < 200 sq ft.: \$5,000*

*Residences, New and Remodel or Accessory Building > 200 sq ft.: \$25,000*

Construction Value per \_\_\_\_\_  
Blaine County Permit: \_\_\_\_\_

Application Fees: (Please check appropriate box)

- \$250.00 Accessory Building < 200 sq ft (e.g. shed, greenhouse, sauna)
- \$1,500.00 Remodel or Accessory Building – Valued < \$500,000
- \$2,000.00 Remodel or Accessory Building – Valued > \$500,000
- \$2,500.00 New Construction < 5,000 sq.ft.
- \$3,000.00 New Construction > 5,000 sq.ft.

# **Hulen Meadows Design Review Application for Residences and Accessory Buildings**

Hulen Meadows Architecture Control Committee has taken the following action regarding this application. This project has been:

- Approved**
- Denied**
- Approved, subject to the following / attached conditions:**

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Name: \_\_\_\_\_ Signature: \_\_\_\_\_ Profession: \_\_\_\_\_  
Email: \_\_\_\_\_ Date: \_\_\_\_\_

Name: \_\_\_\_\_ Signature: \_\_\_\_\_ Profession: \_\_\_\_\_  
Email: \_\_\_\_\_ Date: \_\_\_\_\_

Name: \_\_\_\_\_ Signature: \_\_\_\_\_ Profession: \_\_\_\_\_  
Email: \_\_\_\_\_ Date: \_\_\_\_\_

Hulen Meadows Homeowner's Association Representative:

Name: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

## **Promoting Compatible Neighborhoods**

All neighbors within a 300- foot radius of all lot lines are to be notified by mail that you are submitting plans for new construction or remodel. We strongly recommend that you speak with adjacent neighbors early in your planning so that any unforeseen conflicts can be avoided or mitigated. Certificate of mailings are required at time of application submission. There shall be a 25-day comment period before the Design Review Committee will consider approving your application.

Are certificate of mailings attached?  **Yes**  **No**

Will the proposed structure have an impact on any adjacent neighbor with respect to, but not limited to; views due to building heights or setbacks, removal of existing vegetation, proposed landscaping, solar access, drainage patterns, mechanical devises that create noise, etc.

**Yes**  **No**

If yes please explain: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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## Building Hours

No construction work will commence before 7:00 a.m. and all such construction activities shall cease no later than 7 p.m., Monday through Friday and 8 a.m. to 6 p.m. on Saturdays. No construction work will be permitted on Sundays.

## Design Review Requirements

The Architectural Review Committee for Hulen Meadows Subdivision requires the following when submitting plans for approval:

- 1) Two copies of completed Hulen Meadows Design Review Application.
- 2) One set of blueprints and email a pdf copy to [jon@sawtoothproperties.com](mailto:jon@sawtoothproperties.com).
  - a) Site plan indicating lot lines, setbacks, building footprint, schematic landscape design, including berms, fences, driveway, fencing and vegetation. (Provide schematic contours as necessary for sloping sites)
  - b) Floor plans; deck and terrace plans.
  - c) All elevations including material call outs, line of natural grade, line of proposed finish grade and building heights.
  - d) Minimum of two sections indicating building heights and relationship to natural and proposed finish grades.
  - e) **A Grading and Drainage plan accompanied by a Topographic survey prepared and signed by a Civil Engineer or Architect.**
  - f) Any geothermal, wind, solar and storage battery systems plans and applicable government permits.
- 3) Copy of letter to neighboring property owners with certificates of mailing. (See: Promoting Compatible Neighborhoods)
- 4) Check made payable to Hulen Meadows Water Company for the appropriate application fee and compliance deposit. (See: Page 1, Compliance Deposit and Application Fees)
- 5) Signed Construction Agreement.

General Note: Indicate required setbacks per Architectural Guidelines, CC&R's and county requirements. Verify the more restrictive of the requirements.

## Building Information

Number and use of all Structures: \_\_\_\_\_

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**NEW CONSTRUCTION**

Square Footage of Proposed Structures:

Basement: \_\_\_\_\_ Gross Square Feet  
1st Floor: \_\_\_\_\_ Gross Square Feet  
2nd Floor: \_\_\_\_\_ Gross Square Feet  
Accessory Buildings \_\_\_\_\_ Gross Square Feet

**REMODEL, ADDITION OR ACCESSORY BUILDINGS**

Square Footage of Existing Structures

Basement: \_\_\_\_\_ Gross Square Feet  
1st Floor: \_\_\_\_\_ Gross Square Feet  
2nd Floor: \_\_\_\_\_ Gross Square Feet  
Accessory Bldg \_\_\_\_\_ Gross Square Feet

Square Footage of Proposed Addition:

Basement: \_\_\_\_\_ Gross Square Feet  
1st Floor: \_\_\_\_\_ Gross Square Feet  
2nd Floor: \_\_\_\_\_ Gross Square Feet  
Accessory Bldg \_\_\_\_\_ Gross Square Feet

Square Footage of Combined Existing and New Structures:

Basement: \_\_\_\_\_ Gross Square Feet  
1st Floor: \_\_\_\_\_ Gross Square Feet  
2nd Floor: \_\_\_\_\_ Gross Square Feet  
Accessory Bldg \_\_\_\_\_ Gross Square Feet

Maximum Building Height (As measured from existing natural grade): \_\_\_\_\_ ft

Number of Stories: \_\_\_\_\_

**Exterior Building Materials and Colors:**

Roof \_\_\_\_\_

Walls: \_\_\_\_\_

Fascia, Trim, etc.: \_\_\_\_\_

Other: \_\_\_\_\_

Color Samples Attached?  Yes  No

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**Mechanical Units**

Location of Units: \_\_\_\_\_

Type and Height: \_\_\_\_\_  
(i.e. compressors, satellite dishes, etc.)

Proposed Screening: \_\_\_\_\_

Will any of these units create noise that could affect adjacent neighbors?  Yes  No

If yes, please explain: \_\_\_\_\_

**Site / Landscape Information**

Total site area \_\_\_\_\_ sq ft

Footprint area \_\_\_\_\_ sq ft      Percentage of total site area: \_\_\_\_\_ %

Hardscape area \_\_\_\_\_ sq ft      Percentage of total site area: \_\_\_\_\_ %

Landscape area\* \_\_\_\_\_ sq ft      Percentage of total site area: \_\_\_\_\_ %

Required setbacks	CC&R's	County
Front	_____ ft	_____ ft
Side	_____ ft	_____ ft
Rear	_____ ft	_____ ft

***\*Hulen Meadows' domestic Water Right specifically prohibits irrigating areas larger than .5 acres in total size per connection. Please design your landscaping accordingly.***

Are there any irrigation ditches / watershed flows on the property or adjacent parcels?

Yes  No

If yes, what are the locations and how will any structure affect its flow or flow to adjacent parcels:

\_\_\_\_\_

\_\_\_\_\_

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**Water Supply**

Every home is supplied with a 1" water line and meter.

\_\_\_\_\_ Applicant understands the maximum allowable water pipe diameter is 1 1/2". **(Please initial)**

If 1 1/2" line desired, please complete the Hulen Meadows Application to Upgrade Water Line

\_\_\_\_\_  
Additional comments by Applicant:  
\_\_\_\_\_  
\_\_\_\_\_