

Construction Agreement

Property Owner _____ Address _____

Filing ____ Block ____ Lot ____

Permits and approvals

1. The committee must approve the location of driveway and lot survey before a driveway permit can be issued. The fee for a driveway permit is \$75. For an existing drive, the fee will be waived.
2. A property owner must obtain a construction permit, issued by the Design Review Committee, before a building permit can be issued by Gunnison County. The fee for a construction permit for a house or house with garage built concurrently is \$250, for a garage (after initial construction), \$100) and \$50 for a deck, shed, RV pad or any other exterior modification. Plans must be complete and have engineer stamp, if necessary, before they will be considered. An electronic version of the blueprints must be submitted to DRC for review before a permit will be issued. Samples of all exterior and roof colors must also be provided.
3. Any changes to the original approved plans must be submitted for Design Review approval before the changes can be made. An amended permit must be obtained from Gunnison County.
4. A utility permit must be obtained before installation of any utilities - No fee. It is recommended that water, electricity and telephone be placed at the same time to minimize disturbance to the ground.
5. For a septic system, please contact the Environmental Health Office at 970-641-5105 for an "On-Site Wastewater Treatment System" (OSWT) Permit Application. (<http://www.gunnisoncounty.org/406/OWTS-Permits>) Once the application is completed and submitted, Gunnison County will do an inspection of your site to insure the system can be constructed in compliance with Colorado and county regulations and that soil and ground water conditions are satisfactory for a septic system. Once your septic system has been constructed by a licensed septic system contractor, Gunnison County will perform an inspection to ensure that the contractor constructed the system to meet current regulations. Please keep in mind, septic has priority of placement and structures are secondary. This includes house, shed, garage and RV Pad.
6. **Must have a Reclamation Permit from Gunnison County for over 10,000 sq. ft. and a permit for ground disturbance under 10,000 sq. ft. from Design Review, before construction begins.**

Center pin/Lot survey

1. The Committee will issue a lot survey/location permit based on the location of the center pin. In issuing this permit, the Design Review Committee relies on the accuracy of the center pin as marked on the property by a rebar with a tag showing lot, block and filing. Prior to Permit being issued, Lot boundary and center pin must be flagged.
2. The property owner assumes responsibility for accuracy of the location of the center pin.
3. If there is a question of pin location, a professional surveyor must be used to determine accuracy of the center pin, The Design Review Committee and Arrowhead Improvements Association, Inc., are not responsible for any errors in the location of the center pin. A center pin may not be moved or removed without prior approval.

Tree removal

1. No living tree more than two inches in diameter shall be removed without permission of the committee. The Design Review Committee shall designate trees to be removed for construction. The Forest Manager will designate trees for mitigation and dangerous trees.
2. The property owner is responsible for removing, to an approved disposal location, all trees, stumps, limbs and associated debris produced by building, driveway or utility construction.
3. Removal of this slash/debris should be completed by November 15 or road closing **each year**.

Construction time limits

1. The construction permit is valid for three years. The building must be "dried in" with all exterior work completed within three years. If the exterior work is not completed in three years (due to extenuating circumstances, approved by DRC) the property owner must apply for a one-year extension or the board may levy fines.
2. A driveway permit is valid for two years. If the driveway is not completed within two years, the property owner must apply for a one-year extension.
3. A final driveway permit is necessary to obtain a Building permit from Gunnison County

**Arrowhead Improvements Association
Design Review Committee
P.O. Box 83
Gunnison, CO 81230**

Construction equipment

1. Construction vehicles including but not limited to front end loaders, bulldozers, dump trucks, back-hoes, compressors, trailers and related equipment, will not be allowed to be parked on building site or lot except during **active** on-site construction. Construction equipment parked on filing road roads, must have Design Review approval.
2. Construction vehicles are not allowed on Arrowhead filing roads when the roads are closed for the winter.

Other

1. Construction property address signs for the lot must comply with the requirements of the Arrowhead sign regulation. The sign must be no larger than 288 square inches, 1' x 2' or 19" in diameter. The construction sign must be replaced by a permanent sign at the end of construction and comply with sign regulations. No Construction signs advertising the construction company are allowed.
2. Any utility cuts must be restored to their original state or better by November 15 or road closing. There is an allowance for road settling the next year and must be filled in again.
3. Gunnison County and Design Review will inspect for land reclamation.

Property owner/Contractor Responsibilities

1. Provide trash containers and ensure proper removal of both construction debris and personal trash. Construction debris **May Not** be dumped at the Forest Refuge site.
2. Provide portable toilet facilities for construction workers.
3. Provide Arrowhead vehicle passes (available from Patrol) for contractor and sub contractor vehicles.
4. Restore filing roads and /or common land to original or better condition when utility cuts are made.
5. Ensure that all construction workers abide by posted speed limits.
6. Ensure that dogs belonging to construction workers are leashed or under control on the construction site at all times.
7. Ensure that all contractors and sub-contractors abide by Arrowhead Volunteer Fire Department fire safety regulations.

Owner and contractor agree to abide by the terms of the Construction agreement and recognize that fines may be assessed for non-compliance.

Construction Address _____ Filing ____ Block ____ Lot ____

The property owner agrees to allow Design Review committee members to visit the property periodically for construction inspections.

Contractor
Contractor address:

Owner
Permanent address:

Phone e-mail

Phone e-mail

Design Review Manager

Date