

**GREEN VALLEY RANCH COMMUNITY ASSOCIATION
ARCHITECTURAL REVIEW COMMITTEE
REVIEW SUBMITTAL CHECKLIST**

Pursuant to the provisions of Article 11 of the Master Declaration of Covenants, Conditions and Restrictions of Easements for the Green Valley Ranch (CC&Rs), no construction, alteration, grading, addition, excavation, modification, decoration, redecoration or reconstruction or an improvement within Project, or other activity within the jurisdiction of the Architectural Committee... shall be commenced or maintained by any Owner, until the plans and specifications, therefore showing the nature, kind, shape, height, width, color, materials and location of the same shall have been submitted for review by the Architectural Review Committee (ARC) and approved in writing.

AN INCOMPLETE SUBMITTAL PACKAGE WILL DELAY THE REVIEW PROCESS

The following list is provided to assist a property owner in preparing the submittal package.

ORIGINALS PLUS ONE COPY OF ITEMS 1-4 ARE REQUIRED

1. **PROPERTY IMPROVEMENT/ALTERATION APPLICATION**
The form must be completed in its entirety and attached to each set of plans.

2. **PLANS**
Plans must include front, side and rear elevation drawings and to-scale cross sections if applicable, with improvement shown in relation to the home and other existing structures; all setbacks shown and a to-scale site plan depicting the improvement on the lot and in conjunction with property lines, the residence, and any other existing pertinent improvements; accurate dimensions of all aspects (height, length, width) must be shown; a plot plan of your sub-division showing the location of your lot (lot block and number) is also required. Please also include a picture of your home when submitting for a pool, patio cover, balcony, etc.

3. **LANDSCAPE PLANS**
Landscape plans must be drawn to accurately depict the lot, residence, property lines, existing walls and fences. Landscape materials, such as sod, tree and shrub types and sizes must be specified, as well as their location. Samples of decorative rock or the size and color of the rock must be included. Please review Section 6.3 and 10.0 of the "Design Guidelines" for Green Valley Ranch for recommended plant material and installation.

4. **MATERIAL SAMPLES**
Color paint chips, type of rock to be used, pictures of gazebos, pools, patio covers and spas (with dimensions) should accompany the detailed drawings.

ACCESS AREA MUST BE SHOWN ON PLANS

RETURN TO: GREEN VALLEY RANCH COMMUNITY ASSOCIATION
C/O TERRA WEST PROPERTY MANAGEMENT
PO BOX 80900
LAS VEGAS, NV 89180

**GREEN VALLEY RANCH COMMUNITY ASSOCIATION
PROPERTY IMPROVEMENT/ALTERATION APPLICATION**

NOTE: AN INCOMPLETE APPLICATION WILL DELAY THE REVIEW PROCESS
PLEASE PRINT

NAME: _____ DATE: _____
ADDRESS: _____ LOT #: _____
CITY/STATE/ZIP _____
PHONE: (H) _____ (W) _____
PROPOSED DATES (START): _____ (COMPLETION): _____
PROJECT/SUBDIVISION NAME: _____

ALL APPLICATIONS MUST BE SUBMITTED WITH A TO-SCALE PLAN

TYPE OF ARCHITECTURAL AND/OR LANDSCAPING IMPROVEMENT

REMODEDLING/ADDITIONS

_____ Outside Walks/Stairs
_____ Garage Doors/Exterior Doors
_____ Driveway/Extensions/Walkways
_____ Sunrooms/Patio Covers
_____ Swimming Pool
_____ Decks/Patios
_____ Fences/Fence Additions/Retaining Walls
_____ Landscaping Front and/or Back Yard
_____ Satellite Dishes
_____ Roofing Replacement
_____ Other (describe below or on back)

PAINTING

_____ Paint house new color
_____ Paint trim new color
_____ Painting Walls

MATERIALS TO BE USED

_____ Wood
_____ Stucco
_____ Brick Stone
_____ Concrete
_____ Other _____

Is material same color and type as on home? _____ YES _____ NO

Additional Comments: _____

*Attach new paint color samples for stucco, trim, fascia and/or walls.
(No approval is required to repaint house or trim same color as original.)*

To expedite the processing of your application, please show and explain your plans to all those neighbors who may be affected and have them sign in the appropriate place on the Neighbor Impact Statement. The Architectural Committee may contact them directly if the scope of the project warrants such action.

IF ADDITIONAL SPACE IS NEEDED, PLEASE USE THE REVERSE SIDE OF THIS FORM.

For Association Use Only

_____ APPROVED _____ DENIED _____ CONDITIONALLY APPROVED

COMMENTS: _____

BY: _____ DATE: _____

GREEN VALLEY RANCH COMMUNITY ASSOCIATION
P.O. BOX 80900
LAS VEGAS, NV 89180
(702) 362-6262 PHONE
E-MAIL: hoa@terrawest.com

ARCHITECTURAL GUIDELINES CHECKLIST

ADDRESS: _____

- _____ APPROVAL FROM SUB-ASSOCIATION (PROIR TO SUBMITTAL TO MASTER ASSOCIATION)
- _____ ALL PLANTS INSTALLED MYST BE OFF APPROVED PLANT LIST
- _____ TREES IN THE FRONT YARD ARE TO BE MAINTAINED AT A MAXIMUM OF 10' – 12' BACK FROM THE CURB
- _____ THE FRONT YARD MUST CONTAIN A MINIMUM OF:
 - A. TWO (2) 24" BOX TREES
 - B. TEN (10) FIVE (5) GALLON SHRUBS
 - C. TWENTY-FIVE (25) ONE (1) GALLON SHRUBS
- _____ TREES IN REAR YARD ARE 3' – 5' FROM PERIMETER WALLS
- _____ PERIMETER WALLS NOT TO BE USED AS "RETAINING WALLS"
- _____ BALCONY AND PATIO COVER ELEVATIONS
- _____ APPROPRIATE CRITERIA FOR SETBACKS
 - A. PATIOS MUST BE 10' FROM REAR WALL AND 5' FROM SIDE WALL
- _____ SIDE YARD ACCESS FOR POOL INSTALLATIONS
- _____ DIMENSIONS OF REAR YARD AND SETBACKS FOR A SWIMMING POOL
- _____ POOL EQUIPMENT LOCATION/SCREENING
- _____ SITE MAP WITH LOT INDICATED
- _____ LANDSCAPE MITIGATION (WHEN NECESSARY)

NOTES: _____

GREEN VALLEY RANCH COMMUNITY ASSOCIATION
NEIGHBOR AWARENESS STATEMENT

On (date) _____, the attached plans for _____ were made available to all neighbors as required and noted below for their review. They have been notified that I am submitting these plans for Architectural and Landscape Control Committee approval.

Signature of front facing neighbor: _____

Address: _____

APPROVE: _____ DISAPPROVE: _____

Signature of front facing neighbor: _____

Address: _____

APPROVE: _____ DISAPPROVE: _____

Signature of side neighbor: _____

Address: _____

APPROVE: _____ DISAPPROVE: _____

Signature of side neighbor: _____

Address: _____

APPROVE: _____ DISAPPROVE: _____

Signature of rear neighbor: _____

Address: _____

APPROVE: _____ DISAPPROVE: _____

Signature of rear neighbor: _____

Address: _____

APPROVE: _____ DISAPPROVE: _____

ARCHITECT (IF APPLICABLE)

NAME: _____

ADDRESS: _____

TELEPHONE NUMBERS: _____ FAX: _____

RESPONSIBLE PARTY: _____

CIVIL ENGINEER (IF APPLICABLE)

NAME: _____

ADDRESS: _____

TELEPHONE NUMBERS: _____ FAX: _____

RESPONSIBLE PARTY: _____

LANDSCAPE ARCHITECT (IF APPLICABLE)

NAME: _____

ADDRESS: _____

TELEPHONE NUMBERS: _____ FAX: _____

RESPONSIBLE PARTY: _____

GENERAL CONTRACTOR (IF APPLICABLE)

NAME: _____

ADDRESS: _____

TELEPHONE NUMBERS: _____ FAX: _____

RESPONSIBLE PARTY: _____

APPLICATION DECLARATION

Applicant hereby acknowledges having read the Green Valley Ranch Declaration (including applicable Design Guidelines) and that the plans being submitted are in conformance therewith.

Property Owner's Signature

Date Submitted