

Ranchos de Placitas Home Owners Association, Units I, II, III
Instructions and Information
For
New and Modified Construction (Rev: 07 Jul 2006)

1. New Construction and Modifications to existing construction in Ranchos de Placitas Units I, II and III are regulated by three authorities, RdP Architectural Committee, County Zoning and the State Construction Industries Division (CID):

1.1 Documentation and drawings for the proposed construction, in accordance with the Units I, II and III Covenants, must be submitted to and approved by the Architectural Committee. Application is made on the form on page 4, a checklist is provided on pages 2 and 3, as a guide to the required information to be included in the drawings and plans. This checklist cross-references the applicable sections of the covenants. The purpose of the information required is to assure that the proposed construction will comply with the covenants. Be advised that the Ranchos de Placitas Sanitation District installed the water system many years ago and the records of water line locations are incomplete. Check with the District to see if there are lines on the property. There have been cases where line have been discovered where there was no record. Preliminary Approval is granted when the Architectural Committee verifies that the submitted documentation substantiates that the proposed construction is in compliance with the covenants and/or approved variances. This preliminary approval is sufficient to proceed to obtain county zoning and planning approval and then to apply for a building permit to CID (see 1.3 below). A complete set of final drawings and specifications as approved by CID should be provided for the records of the Committee before construction begins. Final approval is issued and the performance deposit refunded after construction is completed and final inspection and approval by the Committee.

1.2 A nonrefundable fee of \$250 is required for a new dwelling, and in addition a \$2000 refundable fee to insure site clean up and compliance. A \$100 nonrefundable fee is required for a modification to an existing dwelling or detached garage, or other out building. A \$25 nonrefundable fee is require for an out building that is less than 120 square feet.

1.3 After approval from the Architectural Committee, approval must be obtained from the County Zoning Department using a NM Constructions Industries Division (CID) application form that is available at <http://www.rld.state.nm.us/cid/Permitting/respermit.htm>; or from the CID office in Albuquerque (111 Lomas NW Suite 200) or Santa Fe (2550 Cerrillos Rd). The County Zoning Department is located in Bernalillo (711 Camino Del Pueblo) . The CID web site also provides information that is required for the plans that are to be submitted to CID after county approval. Note: if the work is to be done by a contractor, the contractor should obtain the approvals and permits. If you are doing your own work, you must obtain the permits. If you do your own electrical or plumbing you must obtain a special journeyman's license as explained on the CID web site. In addition, separate permits are required for a septic system and a well. There are very good data on the CID site about when a permit is required and when it is not. Keep in mind that if a permit is not required by the state, it does not exempt you from complying with the Ranchos de Placitas Units I, II, III covenants. For example; out buildings less than 120 square feet in floor space do not require a CID permit; however, the RDP covenants require that it be of the same general design and construction as the dwelling, not detract from the over-all appearance, and comply with the set-back restrictions, etc.

Application No. _____
Date _____

Ranchos de Placitas Homeowners Association
Architectural Committee Application and Approval Form

Part A: Application: (Include Specifications and Drawings per Check List)

Name: _____ Date _____

Current Address: _____

Telephone: _____ e-mail _____ Fee Enclosed (Y/N) _____

Dwelling: \$250 _____

Addition: \$100 _____

(Note 1) Performance Deposit: \$2000 _____

Proposed Location: _____

Street

Unit (I,II,III)

Lot Number

Description: (Check One) _____ Residence _____ Addition _____ Garage _____
_____ Stable _____ Other _____

Planned Construction Dates: Start _____ Finish _____

Part B: Approval (To be completed by Committee)

Preliminary Approval, (Note 2) _____ Final Approval _____ Date: _____

Not Approved _____ Date: _____ (Note 3) Variance Required(Y/N) _____

Board Signatures

1. _____ Date: _____ 2. _____ Date: _____

3. _____ Date: _____ 4. _____ Date: _____

Note 1: A refundable performance deposit of \$2000 is required for new dwelling construction (not required for additions and out buildings) to assure proper cleanup of jobsite on a weekly basis and at completion of the work to verify compliance with the approved plans. Within 30 days after completion of the work, the Architectural Committee will inspect the site to verify compliance and upon final approval the \$2000 will be refunded.

A proper waste container is required on all job sites for control of litter and debris.

Note 2. Preliminary Approval verifies that covenant requirements per the check list are in compliance and is sufficient to obtain a building permit from CID (after county approval). A copy of the complete and final plans and drawings as submitted to CID should be provided for the records of the Committee before construction begins.

Note 3: If the Committee determines that a variance is required the applicant will be notified and may either modify the application to eliminate the need for a variance or submit a written request for a variance with appropriate justification.

[Copy to: File, RDPHA Board of Directors, RDP Sanitation District, Applicant]

Ranchos de Placitas Units I, II, III; Architectural Committee Check List

Covenant Article	Requirement	Yes	No
Article 4	Detached single family dwelling		
Article 4	Detached Garage or Related Outbuilding(s)		
Article 5	Setbacks (Based on terrain) Excepted are Detached Garages and Related Outbuildings		
Unit I	100' to centerline of front street		
Unit I	75' to centerline of side street(s)		
Unit I	25' to side lot lines		
Unit I	100' to dwelling on adjacent lots		
Units II and III	75' to center line of front street		
Units II and III	75' to center line of side street(s)		
Units II and III	25' to side lot lines		
Units II and III	100' to dwelling on adjacent lots		
Setback Variances	Unanimous vote and written consent by Architectural Committee		
Setback Variances	100' to dwelling on adjacent lot by written consent of owner(s) of record		
Article 7	Minimum Lot Area and Frontage		
Unit I	2 acres, 87,120 square feet		
Unit I	200' minimum frontage at front setback		
Unit II	1.5 acres, 69,525 square feet		
Unit II	150' minimum frontage at front setback		
Unit III	1 acre, 43,560 square feet		
Unit III	150' minimum frontage at front setback		
Article 8, all Units	Planned Use, (Restrictions)		
Article 9, all Units	No trailers, mobile homes, modular homes, basements, tents, shack, garage, outbuilding, may be used as habitat		
Variances	May be granted in extreme circumstances for limited time		
Article 10, all Units	Floor area and building height		
	Minimum heated living area floor space 1200 square feet		
	Maximum height, 17' measure from highest natural ground adjacent to dwelling, take cuts and fills into consideration		
Max Height Variance	By written consent of owners of record of all adjacent lots on lot on opposite side of street(s)		
Article 11	External Construction Completed Within 9 Months		
Article 12	Septic System / Well / Location & Requirements / Check to see if and where water lines may be located on the Lot		

Covenant Article	Requirement	Yes	No
Article 13	Propose land clearing: walks, access, building site, swimming pool, tennis court, and landscaping adjacent to dwelling		
Article 14	Architectural Style		
	<input type="checkbox"/> Pueblo <input type="checkbox"/> Territorial <input type="checkbox"/> Ranch <input type="checkbox"/> Adobe <input type="checkbox"/> Spanish <input type="checkbox"/> Other		
	General Design / Quality of Construction		
	Drawings and Specification, external views, appearance		
	Site Plan include Grading / Utilities		
Article 17	Garages and outbuildings must conform to design style of main dwelling		
Article 18	Good appearance from all streets		
Article 19	Tanks (propane, fuel, water, etc.) will not detract from appearance. Under ground is desirable.		
Article 20	No additional Utility Poles, under ground service if possible		