

VARIANCE APPLICATION

RESERVE AT UTE CREEK HOMEOWNERS' ASSOCIATION

ARCHITECTURAL REVIEW COMMITTEE

HOA Address: Reserve at Ute Creek HOA, PMB 114, 1610 Pace St #900, Longmont, CO 80504

Instructions: Complete this form using a black or blue ink pen. Please allow 30 days for review of your completed variance application. Thank you.

Name: _____

Address: _____

Address of proposed work if different from above: _____

Phone: H: _____ C: _____ W: _____

Email: _____

Requested variance: _____

(Please attach additional sheets if necessary.)

The Architectural Review Committee bases their approval of any variance on the criteria listed below. Please address each of these variance criteria in detail, attaching additional sheets if necessary.

The applicant bears the burden of demonstrating that an application complies with applicable review and approval criteria. The Architectural Review Committee or other parties do not have the burden to show that the criteria have not been met.

Explain how the property has exceptional topographic conditions, is exceptionally narrow, shallow, or of a shape that precludes meeting Design Guidelines for a proposed improvement: _____

Explain how the strict application of any regulation would result in a peculiar, exceptional, and undue hardship upon the owner of the property: _____

Will a variance create a substantial detriment to the neighborhood good, substantially impair the intent and purpose of the Design Guidelines, substantially impair the Covenants, Conditions, and Restrictions of the Reserve at Ute Creek, or result in significant adverse impacts to the natural environment? Explain.

[Note: If changes in grade or drainage will be effected, approval will be denied if adjoining properties are adversely impacted by those changes.]: _____

Explain what exceptional circumstances apply to this specific piece of property, which do not generally apply to other properties in the Reserve at Ute Creek neighborhood: _____

ACKNOWLEDGEMENT OF PROPERTY OWNERS WHO ARE AFFECTED because they are adjacent and/or have a view of the proposed work.

Note to Property Owners Affected: Your signature does not constitute nor indicate approval or disapproval, but merely indicates knowledge of the applicant's intent. If you have any concerns with this application, please notify the ARC in writing within seven (7) days of your signature date.

Name: _____ Address: _____ Date: _____

Name: _____ Address: _____ Date: _____

Name: _____ Address: _____ Date: _____

Name: _____ Address: _____ Date: _____

Name: _____ Address: _____ Date: _____

FOR ARC USE ONLY: APPROVED DISAPPROVED Date: _____

Conditions of Approval: _____

Initials of ARC Members: _____

Instructions: In addition to this application, you will need to submit a completed *Application Reserve at Ute Creek Homeowners' Association Architectural Review Committee* form and associated documents.

ACKNOWLEDGEMENT OF APPLICANT: I have read and understand the Design Guidelines; the Covenants, Conditions, and Restrictions; and instructions that govern the procedures for undertaking any addition and/or alteration to my property. I acknowledge this application is a request for variance from those guiding documents and I understand that the Architectural Review Committee's decision on this variance application is final.

Signature of Applicant: _____ Date: _____