

Applicant Submittal to the Building and Design Committee

Teton Heights Subdivision, Division No 6

Applicant Name _____

Block _____ Lot Number _____ House Plan Name _____

Building Standards and Quality (Section 4.2)

Mandatory Requirements:

- Yes No **Stick-Built Construction:** Residence is of standard frame construction.
- Yes No **Roof Pitch:** Residence features a minimum 6/12 roof pitch.
- Yes No **Gables:** The design includes at least two (2) gables.
- Yes No **Masonry Coverage:** At least 30% of the front elevation (excluding windows/doors/garages) is brick, stone, or stucco. *Calculated percentage for this design:* _____%
- Yes No **Exterior Finishes:** Must be brick, stone, stucco, or prefinished siding such as steel, aluminum, vinyl, or cement siding.
- Yes No **Completion Timeline:** I commit to completing construction within one (1) year of commencement.

Strict Prohibitions:

- Yes No **Prohibited Structures:** NOT a mobile, manufactured, modular, log, or log-siding home.
- Yes No **Prohibited Materials:** No traditional wood siding will be used. Engineered Wood Siding: LP SmartSide® and similar engineered wood siding products were not intended to be prohibited under the Covenants. These materials will be allowed by the Committee upon request. Please submit specific product details, colors, and samples on the Materials Board for review and approval.
- Yes No **Temporary Use:** No temporary structures will be used as a residence.

Residence Size & Garages (Section 4.3)

Mandatory Requirements:

- Yes No **Garage:** Includes an attached garage for at least two (2) cars.
- Yes No **Single Story:** Minimum 1,400 sq. ft. on the main floor. (Total: _____ sq. ft.)
- Yes No **Multi-Story:** Minimum 1,000 sq. ft. on the main floor. (Main: _____ / Total: _____)

Property Use & ADUs (Section 4.4)

Mandatory Requirements:

- Yes No **Single Family:** The property will be used for single-family residential purposes only.
- Yes No **ADU:** Do you have an Accessory Dwelling Unit (ADU)?
- Yes No If an ADU is included, does it comply with Jefferson County Code and maintains the appearance of a single-family dwelling and no more than one (1) ADU on the lot?

Outbuildings (Section 4.5)

Mandatory Requirements:

- Yes No **Harmony:** Any outbuilding design is in harmony with the residence and surroundings.
 Yes No **Completion:** Outbuildings must be completed within eighteen (18) months.

Strict Prohibitions:

- Yes No **Appearance:** Outbuildings will not be left in an unfinished or unsightly condition.

Well Water & Septic Tanks (Section 4.6)

Mandatory Requirements:

- Yes No **Well Location:** The well is placed in the exact approved location as shown on the Teton Heights Division No. 6 Well and Septic Improvement Plans recorded as Instrument No. 492361.
 Yes No **Surveyor Marking:** A Professional Land Surveyor has marked the drainfield area specifically as shown on Instrument No. 492361.
 Yes No **Neighbor Protection:** Wells are placed to not prevent well/septic development on neighboring lots.

Sidewalk (Section 4.7)

Mandatory Requirements:

- Yes No **Dimensions:** Sidewalk is 4 feet wide.
 Yes No **Placement:** Located approximately 11 feet from the edge of the county road.
 Yes No **Interconnection:** Designed to be continuous with neighboring property lines.
 Yes No **Deadline:** Completed prior to issuance of the Certificate of Occupancy.

Landscaping (Section 4.9)

Mandatory Requirements:

- Yes No **Tree Count:** Front yard includes at least two (2) trees (Pine, Maple, Spruce, Ash, or Elm).
 Yes No **Deadline:** All landscaping (front, sides, rear) completed within one (1) year of Occupancy.

Home-Based Businesses (Section 5.8)

- Yes No **Home-Based Business:** Is the residence designed to be used as a home-based business?

Strict Prohibitions:

- Yes No **Space Limit:** No more than 10% of the total floor area is used for business.
 Yes No **Employee Limit:** No more than two (2) non-resident employees on site at once.

Variances (Section 3.4) Variances may be requested due to "topography or other circumstances". Are you requesting a variance? If so, please attach a written justification explaining the extenuating circumstances.

Required Submittals (Must be Attached)

- Yes No **Site Plan** (showing setbacks, well, septic, driveway, sidewalk)
- Yes No **Floor Plans** (with square footage calculations)
- Yes No **Exterior Elevations** (all sides)
- Yes No **Materials Board** (specific colors and finishes)
- Yes No **Roof Plan** (showing pitch and materials)

Declarations

This application is a summary tool only. In the event of any conflict, the recorded Covenants, Conditions, and Restrictions shall control.

No construction shall commence until written approval is issued by the Committee.

Any construction not in compliance may be subject to required modification or removal at the owner’s expense.

Approval does not constitute verification of structural integrity, code compliance, or engineering sufficiency.

The Committee reserves the right to inspect the Property to verify compliance.

All responses by the Building and Design Committee of Teton Heights Subdivision, Divisions No. 6 (the “Committee”), are relying on the information being provided in this checklist to be accurate and true. It is not the responsibility of the Committee to perform a detailed review of the plans to confirm this information. Any approval shall be valid for 12 months.

By checking the above boxes and signing below, I certify that I have included all mandatory requirements in my plans and have excluded all prohibited materials and structures as defined by the Covenants. I understand that any deviation from these standards without written Committee approval may result in required modification or removal at my expense.

Applicant Signature _____ Date _____

COMMITTEE REVIEW

Per Section 3.5, the Committee must act within 21 days of this submission date.

___ Partial Approval for the following sections: _____

The following additional information needs to be provided prior to full approval: (See attached document)

___ Full Approval

___ Denial

Committee Member Signature _____ Date _____