

Application for Improvement Permit


Applicant	Name	SACHS CONSTRUCTION, LLC	APPROVAL CHECKLIST	Initial	Date
	Address	656 DURANGO CO	Land Use Administrator		
	Phone	970 749 7304	Ownership of Surface		
Owner	Name	TOM AND STEPHANIE MERKEL	Ownership of Minerals		
	Address	240 W. JOYCE LANE	Vicinity Map		
	Phone	ARNOLD MD 21012	Certified Survey Plat		
Contractor	Name	SACHS CONSTRUCTION, LLC	Monumentation		
	Address	656 MAIN AVE DURANGO CO	Basic Plan Map		
	Phone		Plans and Drawings		
Legal Description of Property:			Road System Relationship		

Legal Description: TWILIGHT MEADOW LOT 15R, THE FIRST AMENDMENT OF THE RESUBDIVISION OF THE TWILIGHT MEADOW SUBDIVISION AT CASCADE VILLAGE, ACCORDING TO THE RECORDED PLAT THEREOF FILED FOR RECORD JUNE 10, 1994 IN BOOK 243 AT PAGES 110 AND 111 AND AS RECEPTION #136848 AND IN MAP #202.

Township N, Range W, Section

Nature of Improvement Planned:

CONSTRUCTION OF A 2000 SF ±
SFR W/ 1 CAR GARAGE

Land Use Zone:	RR	County Building Inspector	Building Permit		
Applicant Signature:		San Juan Basin Health Unit	Sewage Disposal: Test		
Date Application Requested			Design		
Date Submitted for Permit		State Electrical Inspector	Central Sewage Collection		
Date Permit Issued		Electrical Permit	State Division of Water Resources		
Date Permit Denied		San Juan Basin Health Unit	Adequate Water Source		
Reason for Denial		Sewage Disposal: Test	Well Permit		
		Design	Central Water Distribution		
		Central Sewage Collection	U.S. Forest Service/BLM		
		State Division of Water Resources	Access Approval		
		Adequate Water Source	State Division of Highways		
		Well Permit	Driveway Permit		
		Central Water Distribution	Subdivision Variance		
		U.S. Forest Service/BLM	Subdivision Approval		
		Access Approval	PUD Approval		
		State Division of Highways			
Receipt	FEE PAYMENT	Amount	Date		
<i>Lma</i>	Application	\$300.	7/7/21		
	Building Permit				
	Subdivision/PUD				
	Hearing Notice				



June 29, 2021

Lisa Adair, PE
Town and County Planning
Silverton Town Hall
1360 Greene St.
Silverton, CO 81433

RE: Tom and Stephanie Merkert Residence
Lot 15 Twilight Meadows

Ms. Adair;

Please find the requested documents for the SFR for the Merkerts.

- 1) Application For Improvement Permit
- 2) Highway Visibility Mock-up
- 3) Twilight Meadows HOA/DRB Approval
- 4) Water and Sewer Tap Receipt from Grizzly Peak Water Sales and Distribution
- 5) Site Plan
- 6) Architectural Rules for Twilight Meadow at Cascade Village
- 7) San Juan County Approved Plat
- 8) Copy of \$300 Fee Mailed to San Juan County treasurer June 29, 2021

Please let us know if there is anything else you need.

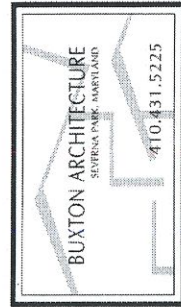
Sincerely,

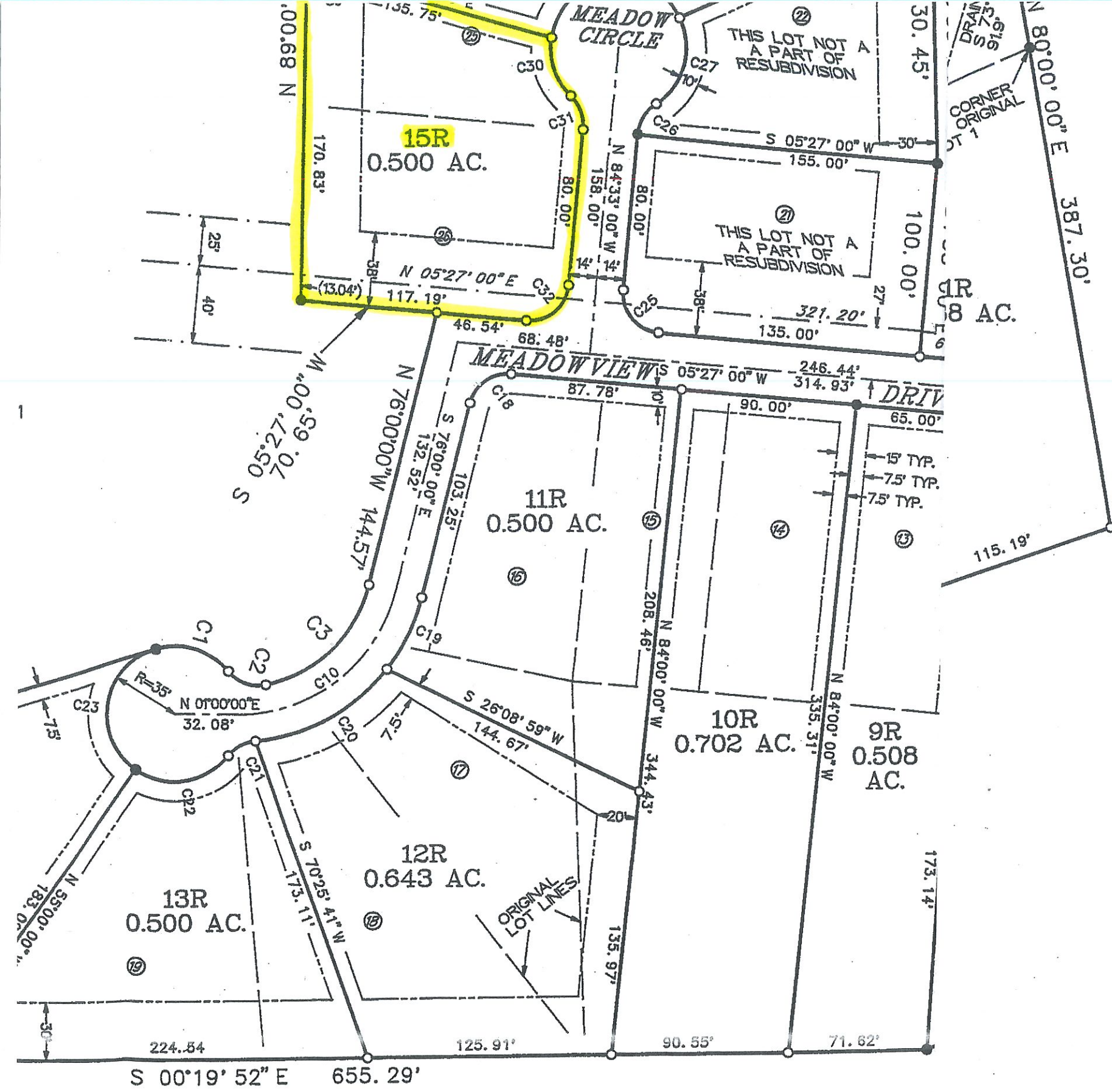
Rob Sachs
rob@sachsconstructionllc.com
970-749-7304
656 Main Ave.
Durango, CO 81301



Lot 15, Twilight Meadow at Casade Village
50827 N. Hwy. 550
Durango, CO 81301

Merkert House





Be any legal
 bars after
 tion based
 ten years from

This plat approved by the San Juan County Regional Planning Commission
 on this 6th day of JULY, 1993.

Arfred R. Riker Chairman
Penelope D. Thorne Secretary

This plat approved by San Juan County this 6th day
 of July, 1993.

SAN JUAN COUNTY BOARD OF COUNTY COMMISSIONERS

Ernest R. Kellum Chairman
Dorothy A. Zamora County Clerk

SURVEYOR'S STATEMENT:
 I hereby state that this plat and the survey that it represents
 was prepared and performed by me or under my direct
 responsibility, supervision and checking, and that, in my
 professional opinion, they both meet the minimum standards of
 care of Professional Land Surveyors practicing in the State of
 Colorado.

Richard L. Sinkiewicz, PLS
 Colorado Registration No. 25963



FILED 7/14/93
 RECEPTION No.
 136239
 BK 240 PG 507

RLS		SURVEYING & MAPPING 305 FIESTA CIRCLE DURANGO, COLORADO 81301	
RESUBDIVISION OF THE TWILIGHT MEADOW SUBDIVISION AT CASCADE VILLAGE LOCATED IN SECTION 13, T39N, R9W, N.M.P.M. SAN JUAN COUNTY, COLORADO			
DATE: APRIL 12, 1993	REVISED: JUNE 30, 1993	SCALE: 1" = 60' FEET	
PREPARED BY: RLS	CHECKED BY: RLS	JOB NO. 93103	

June 23, 2021

Grizzly Peak Water Sales and Distribution
PO Box 3112
Durango, CO 81302

Receipt of payment:

Received from Stephanie & Tim Merkert

Amount \$16,000.00

For Tap Fee for water and sewer on lot 16R in Cascade Village, 50827 N Hwy 550, Durango CO 81301;
also known as 49 Meadow Circle.

Lynndee Beller
Representative

March 13, 2020

Mr. Tom Merkert
Lot 15, Twilight Meadows
Cascade Village

Dear Mr. Merkert:

This letter is to formally advise you of the decision by the Cascade Village Community Association (CVCA) Board of Directors of your proposed new house on Lot 15. After extensive discussion and a vote, your request has been approved with the signed acceptance of the following parameters:

1. The fire pit on the patio be plumbed for gas and to be used only as a gas fire. No wood burning will be allowed. This requirement is pursuant to the governing documents of the association.
2. Once final exterior colors are chosen, please forward those for approval by the Architectural Committee to assure that the colors will blend nicely with the community.

We are very excited to see this beautiful addition to the Meadows, and to meet you as neighbors. If there is anything more that we can do to help, please let us know.

Sincerely,

//Rick Champany//
Chair
CVCA Architecture Committee

ARCHITECTURAL RULES
FOR THE TWILIGHT MEADOW
AT CASCADE VILLAGE

The following Architectural Rules have been adopted by the Architectural Committee of Cascade Village Community Association (Master Association) to be effective commencing on the 14th day of April, 2018.

I. Purpose and Applicability.

Pursuant to the provisions of the recorded Declaration of Covenants, Conditions and Restrictions (the "Declaration") relating to Lots 1 through 25 (the "Lots") of the subdivision known as The Twilight Meadows at Cascade Village (the "Subdivision"), the Architectural Committee of the Cascade Village Community Association (the "Committee") has been given broad powers of architectural control with respect to any improvements to be made to the Lots. Such control has been granted to the Committee in order to assure that the character, design, exterior materials, roofs, proportions, elevations and siting's of all improvements to the Lots will be aesthetically and harmoniously compatible with the condominium project known as Cascade Village and also will be indigenous and naturally compatible with the area geography and topography. The Committee has adopted the rules and guidelines more fully set forth below to establish minimum standards and guidelines for all proposed improvements to be constructed upon any Lot and to guide them in granting approvals and disapprovals of proposed Lot improvements. These rules and guidelines are in addition to the restrictions and requirements set forth in the Declaration.

II. Submittal of Plans.

No residence, fence, wall or other building or structure or any landscaping shall be erected, improved, commenced, placed, made, done or maintained on any Lot unless or until final detailed construction plans and specifications (collectively the "Plans"), including plot plan, floor elevations with respect to natural terrain, floor plans and building elevations, foundation plan prepared by a structural engineer and or architect, exterior wall and roof color schemes have been submitted to and approved, in writing, by the Committee.

III. Guidelines.

In addition to other architectural and aesthetic considerations to be taken into account in reviewing all Plans submitted for Committee approval, except for extenuating circumstances or for sound architectural construction reasons (as determined solely by the Committee), the Committee shall not approve any Plans which do not comply with the following minimum standards:

- (a) Setbacks and Permits. It is the Owner's obligation to ensure that no improvement be located outside of the respective building envelopes as shown on the records plat for the subdivision.
- (b) Siting and Architectural Style. The siting and architectural style and design of each residence to be constructed upon a Lot shall be compatible with the Cascade Village Condominium project and the natural terrain and environment of the area, as determined by the Committee. A-frames shall not be permitted.
- (c) Living Area Under Roof. No residence shall be erected, used, nor permitted to remain on an Lot if the interior of such residence contains less than 2000 square feet of living space with exception of Lot 9 which must have a minimum 1800 square feet of living space, exclusive of storage areas which are accessible only from the exterior of the residence, porches, patios, decks, carports and garages.
- (d) Height. The maximum height of any point on the ridge line of a roof of a residence located on Lots 02, 03, 09, 11, shall not exceed 24 feet from the prepared site level; the maximum height of any point on the ridge line of a roof of a residence located on Lots 13 and 21 shall not exceed 28 feet from the prepared site level; and the maximum height of any point on the ridge level of a roof of a residence on any other Lot shall not exceed 30 feet from the prepared site level. The prepared site level for each Lot shall be subject to approval of the Committee.
- (e) Garage. Each residence shall include an enclosed garage capable of parking at least one full-size automobile.
- (f) Driveways. The garage of each residence shall be connected to the street adjoining the Lot by a driveway paved with either asphalt, concrete or other material approved by the Committee. This driveway must provide parking for at least one full-size automobile.
- (g) Fences and Walls. No fences or walls shall be constructed on the rear portion of any Lot. Decorative walls not exceeding 3 feet in height and necessary retaining walls can be constructed in the front yard areas of the Lots subject to Committee approval of building materials, location and design.

- (h) Roofs. Roofs for all residences shall be either brown tone metal pro-panel, copper, concrete shake tile, or other type roofing material approved by the Committee. Asphalt shingles, aluminum or other metal roofing (other than those specifically identified in the preceding sentence) shall not be permitted.
- (i) Chimneys. Chimneys shall be constructed of the same materials as permitted for exterior siding.
- (j) Exterior Building Materials. All exterior building materials shall be new and may consist of cedar siding or native stone. Brick and any other type of materials require approval of the Committee including stucco and Hardee Board.
- (k) Colors. Exterior colors shall be subject to Committee approval. Earth tone and muted colors will be encouraged so that residences will blend into the surroundings. Bright and gaudy colors will not be approved nor will white.
- (l) Windows. Window frames shall be constructed of wood or anodized aluminum. Non-reflective insulated glass shall be used in all windows.
- (m) Detached Buildings. Detached buildings are prohibited in the Twilight Meadow at Cascade Village community per Section 4.1 of the Declaration of Covenants, Conditions and Restrictions for The Twilight Meadow at Cascade Village.
- (n) Mechanical and Electronic Equipment. Equipment other than that required by applicable plumbing codes shall not be permitted on roofs unless completely concealed in a way that is harmonious with the basic architectural style and theme of the residence. In no event shall any such equipment project beyond the ridge line of the highest point of the roof. Solar Panels are allowed but placement must be approved by Architectural Committee. A/C may be installed if hidden by vegetation or a barrier approved by the Architectural Committee.
- (o) Landscape. Those Lots with no existing trees must install a minimum of 6 trees at least 6 feet tall.

IV. Construction Requirements.

- (a) Timelines for Construction. New Construction is to be fully completed within 18 months of start date.
- (b) Impact Fees. \$1,500.00 is due prior to start of construction. Said fee is payable to Cascade Village Community Association, after approval of the architectural request and prior to commencement of construction, and is non-refundable. This fee is for the added infrastructure wear and tear. This fee is unrelated to specific damage that might be caused by the new construction. The responsible party causing damage will be responsible for said damages payable to Cascade Village Community Association within 30 days.

Each Owner/Builder will create a bond in the amount of \$10,000.00 naming Cascade Village Community Association as an additional beneficiary. This bond will be available in cases of damage to HOA property or infractions of the rules noted below.

CVCA will have the authority to get repayment from damage within 30 days of notification to the builder/owner or can demand payment from the bond.

Infractions of the rules will be assessed as follows:

1st infraction not involving damage to HOA property - \$100.00

2nd infraction not involving damage to HOA property - \$500.00

3rd and subsequent infraction not involving damage to HOA property - \$2000.00

1st infraction involving damage to HOA property – damages plus \$500.00

2nd infraction involving damage to HOA property – damages plus \$2000.00

3rd and subsequent infraction to HOA property – damages plus \$5000.00

(c) Insurance. All new construction must provide HOA with workmen's compensation insurance for all contractors working on property. Cascade Village Community Association will be named as additionally insured on liability insurance.

(d) Debris Removal/Site Maintenance.

Dumpster/Roll-off

- i. Minimum 6-yard debris container required for all projects
- ii. All dumpsters and roll-offs must be covered and secured.
- iii. Dumpsters must be emptied as necessary
- iv. Debris containers are for construction debris only.
- v. HOA manager must approve location of container.

(e) Construction Materials.

- i. Construction materials must be kept stacked, organized and safely away from public access.
- ii. No materials may be kept/stored on any HOA common element space.
- iii. Flammable and combustible materials must be stored in accordance with DFRA restrictions governing HAZMATs.
- iv. Erosion control fences must be utilized to control run-off and surface grading.

(f) Equipment.

- i. All equipment will be parked and locked when not in use
- ii. No fuel will be stored on site.
- iii. Equipment and vehicles cannot be parked on HOA common elements, roads or adjacent lots.
- iv. Porta-johns must be placed in a non-public area of the site. Location must be approved by HOA manager.

(g) Site Cleanliness and Safety.

- i. All debris must be picked up daily and deposited in debris containers.
- ii. No debris/materials will be burned on-site.
- iii. Site must be maintained in a safe manner at all time.
- iv. Outside site(s) must be completely fenced in the evenings, weekends and holidays.
- v. Contractors must adhere to all OSHA guidelines and procedures related to job site safely.

(h) Noise Reduction

The conduct of any activity that will disrupt/interfere with 'quiet enjoyment' of owners/guests at Cascade Village is not permitted to begin earlier than 8:00 am M-F and 10:00 am Sat-Sun. Such activity must terminate no later than 5:00 pm M-F and 3:00 pm Sat & Sun. Exceptions to this schedule may be allowed on a case-by-case basis by the HOA manager.

V. Miscellaneous.

Nothing set forth herein shall be interpreted to limit, restrict or waive any of the restrictions or limitations imposed upon any Lot or any lot owner pursuant to the provisions set forth in the Declaration. The Committee reserves the right to revoke, supplement and otherwise amend these rules at any future time. In the event of a conflict, the provisions of the Declaration shall control over the provisions of the Rules. Failure of the Committee to conform to the rules and guidelines set forth herein in one instance (whether by reason of oversight, neglect, variance or otherwise) shall not be deemed a waiver of the applicable rules or guideline and shall not require the Committee to thereafter ignore or cease applying the applicable rule or guideline.

The Pet Policy must be adhered to by contractors and/or vendors. NO PETS are allowed at Cascade Village except Owners pets. Pets must be on a leash at all times.

The Revised Plat Map recorded July 14, 1993 has been the reference for these Architectural Rules.

Sachs Construction, LLC

656 Main Ave.
DURANGO, CO 81301
970-382-9565

Alpine Bank
Durango, CO
82-340/1021

6510

6/28/2021

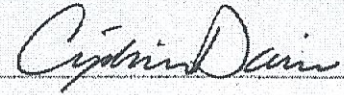
COPY

PAY TO THE ORDER OF San Juan County Treasurer

\$**300.00

Three Hundred and 00/100***** DOLLARS

san Juan County Treasurer
1553 Greene St.
Silverton, CO 81433



MEMO Merkert Residence

⑈006510⑈ ⑆102103407⑆ 8911333337⑈

Sachs Construction, LLC

6510

San Juan County Treasurer

Date	Type	Reference	Original Amt.	Balance Due	6/28/2021 Discount	Payment
6/29/2021	Bill	Merk-Permit	300.00	300.00		300.00
					Check Amount	300.00

Alpine Bank Main Merkert Residence 300.00

Sachs Construction, LLC

6510

San Juan County Treasurer

Date	Type	Reference	Original Amt.	Balance Due	6/28/2021 Discount	Payment
6/29/2021	Bill	Merk-Permit	300.00	300.00		300.00
					Check Amount	300.00

PAYMENT RECORD

Alpine Bank Main Merkert Residence 300.00