



STONE CANYON
Ranch

Section One:
Architectural Standards & Guidelines



STONE CANYON Ranch

Stone Canyon Ranch Architectural Standards and Guidelines

Introduction

Welcome to Stone Canyon Ranch!

Stone Canyon Ranch is a unique, eleven lot development located near the base of the Colorado National Monument. The entire development is served by a single road, setting the development apart from surrounding subdivisions and properties. Each lot offers a combination of views in a variety of directions; from the massive sandstone rock outcropping of the Colorado National Monument to the floor of the Grand Valley to the distant views of the Grand Mesa and Mount Garfield. The spaciousness of each lot allows for separation between adjoining homes. All of these elements help to distinguish Stone Canyon Ranch as a unique and premier neighborhood.

To respect the quality and individual nature of Stone Canyon Ranch, the following Architectural Standards and Guidelines have been created as a means of providing Architects and Landscape Designers with an understanding of the design intent of the development. The use of these Architectural Standards and Guidelines will promote harmony in the design, style, quality and color among all of the homes within the neighborhood. And such harmony will ensure the lasting value of the properties within Stone Canyon Ranch.

Design Philosophy

The overall design philosophy of the development is to establish Stone Canyon Ranch as an enclave of quality homes that are harmonious in design theme and style, yet distinctively unique from one another.

It is the intent of these Architectural Standards and Guidelines to give direction with regards to the design process. It is not the intent of these Architectural Standard and Guidelines to restrict creative design.

Design Theme

The general design theme of Stone Canyon Ranch is "Old World" within a Tuscan scheme.

A copy of the book, *Tuscan & Andalusian Reflections* by Bassenian/Lagoni Architects is provided with these Architectural Standards and Guidelines. This book contains photographs of twenty homes representing the intended Design Theme of Stone Canyon Ranch. The book

should be used only as a general reference relating to massing, scale, material usage, and details. The content of the book is copyrighted and is not to be duplicated.

Regulatory Restrictions

All Improvements to any lot within Stone Canyon Ranch are to be accomplished in compliance with all requirements of both the Final Plat for the subdivision and the Zoning District established for each lot. A copy of the Final Plat is included within these Architectural Standards and Guidelines. The requirements for each Zoning District can be found in the Mesa County Land Development Code.

Likewise, Stone Canyon Ranch is a covenant protected subdivision. All improvements within Stone Canyon Ranch are to be accomplished in compliance with all provisions of the Declaration of Covenants, Conditions and Restrictions for Stone Canyon Ranch. A copy of the Declaration of Covenants, Conditions and Restrictions for Stone Canyon Ranch is included within these Architectural Standards and Guidelines.

The requirements of the Final Plat, zoning regulations, Declaration of Covenants, Conditions and Restrictions, and these Architectural Standards and Guidelines are to be used collectively to assure acceptability of the design of the dwelling.

When two or more requirements are in conflict, the most restrictive shall apply. In no case, do the requirements of these Architectural Standards and Guidelines supercede or modify any applicable County, State or Federal code, ordinance, act or law.

Site Planning

Building Setbacks: The minimum building setbacks for each lot is indicated in the Zoning District applicable to each lot. Lots 1, 2, 3, 4, 5, 10 and 11 have a RSF-2 zoning designation. Lots 6, 7, 8 and 9 have a RSF-E zoning designation. The Final Plat includes a building envelop on Lot 6 which supercedes all other setback requirements for that lot.

In both the RSF-2 and RSF-E zoning districts, the front (street) setback for Principal structures is 20 feet.

In both the RSF-2 and RSF-E zoning districts, the side setback for Principal structures is 15 feet.

In the RSF-2 zoning district, the rear setback for Principal structures is 30 feet. And in RSF-E zoning district, the rear setback for principal structures is 25 feet.

In both the RSF-2 and RSF-E zoning districts, the front (street) setback for Accessory structures is 25 feet.

In the RSF-2 zoning district, the side setback for Accessory structures is 3 feet. And in RSF-E zoning district, the side setback for Accessory structures is 5 feet.

In the RSF-2 zoning district, the rear setback for Accessory structures is 3 feet. And in RSF-E zoning district, the rear setback for Accessory structures is 10 feet.

While the Zoning Districts establish the minimum building setbacks, the size of each lot allows for setbacks larger than the minimums. In order to provide greater separation between dwellings and to maximize view corridors, wherever possible, the side setback is to be 50 feet to the Principal building. Fences, courtyard walls and other similar structures less than 6 feet in height, even if physically attached to the Principal structure, are not consider part of the Principal structure.

Grading and Drainage: A dwelling is to be place on a lot in such a manner as to avoid large amounts of cut and fill. If possible, the existing contours of the lot are to be used to enhance the appearance of the dwelling and to provide interest in the massing of the dwelling.

Provide positive drainage away from all structures. Unless required otherwise by the Subsurface Geologic Investigation Report, a minimum grade of 5% sloping away from all structures is required. Provide drainage paths directing both site drainage and roof gutter discharge to the subdivisions storm water management system. Drainage paths directing run-off to adjoining properties is not allowed.

Driveways: A maximum of two driveways per lot is permitted. The maximum width of any driveway is 24 feet. Proper placement of driveways is essential to assure safety. When two driveways are provided, provide adequate spacing between driveways to avoid both traffic and sightline conflicts.

All driveways are required to be either asphalt or concrete.

Exterior Amenities: Privacy and garden walls are encouraged. Unscreened elevated decks are discouraged. Swimming pools, hot tubs, spas, tennis courts, and other similar exterior amenities are to be placed in such a manner as to provide minimal visual impact on adjoin properties and from public right-of-ways and are to be placed behind privacy and garden walls whenever possible.

Exterior Mechanical Equipment: All exterior mechanical equipment is to be located at ground level, except mechanical equipment may be located on the roof, provided it is located in a manner that the equipment is screened from view for surrounding properties and public right-of-ways. Ground mounted mechanical equipment is to be screened from view from surrounding properties and public right-of-ways by means of landscaping or courtyard and garden walls.

Exterior Lighting: Exterior lighting is allowed, but is to be carefully placed and is to be sensitive to the impact on surrounding properties. Wherever possible, the light source from a light fixture is to be screened from view.

Excessive exterior lighting is not allowed. High output yard lights are not allowed.

Building Design

Minimum Building Area: As indicated in the Declaration of Covenants, Conditions and Restrictions, a dwelling must have a minimum of 3,000 square feet of living area. The term "living area" does not include the area of the garage area, storage areas accessed from the

exterior, open courtyards or fenced areas. Each dwelling is required to have a 3-car garage, as a minimum.

Maximum Building Height: In both the RSF-2 and RSF-E zoning districts, the maximum building height is 35 feet above existing grade. As indicated on the Final Plat, the maximum building height for Lots 1, 7, 9, 10 and 11 is 25 feet above existing grade. (See the Mesa County Land Development Code for measurement standards.) The massing of any dwelling should include a variety of heights to create a well proportioned and visually appealing building. Dwelling should not be designed to include large areas of the dwelling at or near the maximum height.

Building Mass and Scale: As demonstrated in the provided book, the mass and scale of a dwelling is to reflect the Old World theme. Smaller diverse portions of buildings accented by sections of taller walls and proportionate vertical projections are encouraged. Large expanses of walls and unbroken rooflines are not consistent with the Design Theme and should not be used.

Roof Design: The roof form is to compliment the overall design of the dwelling. In keeping with the Design Theme, roof slopes should be low. Generally, a roof pitch between 3 in 12 and 5 in 12 is encouraged. Steeper pitches are allowed, however, such steeper pitches should only be used as needed to compliment the mass and scale of the dwelling and are to be used on a very limited basis. Hipped roofs are encouraged. Gabled roofs may be used but only on low-sloped roof pitched. Large expanses of gable-end walls are not allowed. Portions of the roof may be flat, provide such portions are not visible from other properties in Stone Canyon Ranch or from public right-of-ways.

The roofing material is to be concrete or clay roof tile. The color and pattern of the roof tile is to be appropriate to compliment the design of the dwelling in compliance with the Design Theme.

Roof overhangs are an important design element. Roof overhangs are to be proportionate to the design of the dwelling. In general, roof overhangs should be consistent with the examples shown in the provided book and reflect the Design Theme. Roof overhangs should project approximately 2 feet from the face of the wall, however, larger or smaller overhangs may used to compliment the design.

Patios and decks may be covered provided the patio or deck cover compliments the design of the dwelling. Wood trellis patio and deck covers are acceptable provided such trellis is consistent with the design of the dwelling. Vinyl, plastic, aluminum and fabric patio and deck covers are not allowed.

Eave and rake details can be an important design element. Consideration of appropriate eave and rake details is encouraged. The fascia and rake board is to be a minimum of 8 inches in width and should consist of a minimum of two layers of trim. The design of the fascia should be consistent with the application of roof gutter, if any.

Roof gutters, if provided, must be consistent with the design of the dwelling. If provided, copper roof gutters and downspouts are encouraged. Preformed aluminum roof gutters are not allowed unless incorporated into a fascia design that screens the aluminum roof gutters. The

downspout discharges are to be appropriately located and coordinated with the site grading and drainage paths.

Walls: As indicated in the provided book, walls are comprised of a variety of sizes, forms and materials. The overall design of the dwelling is to include walls of appropriate size and form to provide compliance with the Design Theme. The use of rock and stucco as the main body materials is encouraged. The locations of the rock and stucco are to provide a complete and balanced exterior design. Brick may be used, but only as an accent element. Brick, if used, must be tumbled or used brick and must be of a color complimentary to the design of the dwelling.

The finished texture of the walls is to be complimentary to the adjacent wall surfaces. A smooth stucco finish is encouraged, but a smooth rock finish is discouraged. In general, the rock finish is to have a dry-stacked ledge stone appearance.

Wood may also be used but only as an accent or as structural elements. Wood, when used, may be exposed rough sawn timbers, beams, rafters, braces or similar application.

Courtyard and garden walls are to be consistent with the walls of the dwelling and may be comprised of any material allowed for the walls of the dwelling. Courtyard and garden walls more than 6 feet in height are discouraged. Any courtyard or garden walls, whether directly attached to the dwelling or not, are to compliment the design of the dwelling and are to be considered in the balance and massing of the dwelling.

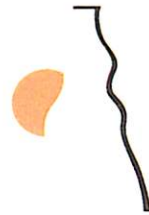
The visual impact of garage doors is to be considered in the overall design of the dwelling. As much as possible, the garage doors are to be located and oriented in such a manner as to prevent the garage doors from being a dominant design element. Special garage door materials and finishes are encouraged.

Foundation Walls: All exposed foundation walls are to be finished or painted to match the adjacent wall above.

Colors: The color scheme for all dwellings in Stone Canyon Ranch is to be subdued earth tones generally of tans and browns. The color selection is to be complimentary to the colors and hues of the sandstone located near Stone Canyon Ranch. The rock color is to include a variety of hues and tones. Rock having a monotone appearance is not allowed. The use of white or other accent color is allowed provided the white or accent color is used sparingly and is appropriately located to compliment the design of the dwelling. Garage doors may be the same color as the main body color or may be a complimentary contrasting, but harmonious, color.

Summary

Stone Canyon Ranch is a rare and unique development. Its uncommon location, spectacular views, spacious lot size and limited access sets it apart from any other neighborhood in the Grand Junction area. Compliance with these Architecture Standard and Guidelines, along with the other stated regulations, will ensure that Stone Canyon Ranch will remain a special neighborhood of lasting quality and value.



STONE CANYON
Ranch

Appendix A:
Architectural Control Committee Checklist & Application



STONE CANYON
Ranch

Stone Canyon Ranch Homeowners Association, Inc.

Architectural Control Committee (ACC) Checklist and Application Instructions

INSTRUCTIONS:

These Checklists and Applications are to be used for all submittals including, but not limited to, new house plans, landscaping and irrigation plans (front and backyard), fencing, color changes, exterior alterations, etc. The Stone Canyon Ranch Architectural Control Committee (ACC) generally meets on the first and third Tuesday of each month. The Checklist portion of this form is intended to assist in assuring that the submittal is complete and will help provide for a quicker review process. Anyone preparing a submittal should compare the information they are about to submit with the requirements of this form and “check off” each required item. If any item is not checked the submittal is not complete and **should not** be submitted. Two complete sets each of the following information, *as applicable*, specifications and plans must be submitted:

1. **Plot/Site Plan** in a minimum 1 inch equals 10 feet scale including Items A thru F noted on the Checklist.
2. **Architectural Drawings** in ¼ inch equals one foot scale including Items A thru C noted on the Checklist.
3. **Licensed Engineer Foundation Compliance Letter** (or Engineered stamped foundation plans).
4. **Licensed Engineer Grading and Drainage Plans.**
5. **Landscape/Fence/Irrigation Plan** (2 sets) in minimum one inch equals ten feet scale including requirements in the Checklist and Application (to be completed prior to Certificate of Occupancy).
6. **Color Sample Board**

In addition to the checklist, anyone preparing a submittal should fill in all of the places where information is requested. The ACC will use this information in reviewing the submittal. If information is requested but is not applicable to the submittal, write N/A in the space. **DO NOT** fill in any information in the Conditions of Approval portion of this form. This is for ACC use only. **It is highly recommended that each applicant thoroughly review the requirements of the ACC Standards and Guidelines, the Recorded Plat and Special Building Lot Considerations and the Recorded Covenants, Conditions and Restrictions and Amendments prior to preparing a submittal.**

When a submittal is ready **two complete sets of all** information required above and related application fees should be sent or hand delivered to:

Monument Homes
603A 28 ¼ Road
Grand Junction, CO 81506

We look forward to working with you on your house and landscape plans.

Thank you,

Stone Canyon Ranch
Architectural Control Committee

Lot Address _____
Lot _____

Approval Date: _____
ACC Initials: _____

**STONE CANYON RANCH
ARCHITECTURAL CHECKLIST AND APPLICATION**

Street Address: _____ Date: _____
Lot: _____

Owner: _____
Address: _____
Phone: _____ (Home) _____ (Work) _____ (Fax)
Contractor: _____ Phone: _____
Submittal Date: _____
Estimated Construction Start Date: _____
Estimated Construction Completion Date: _____

SUBMITTAL REQUIREMENTS: (Items 1,2, 3, & 4 need to be submitted in **duplicate** form.
Check-off items included in submittal. Fill-in spaces as indicated.)

Check-off:

1. **Plot/Site Plan** (in a 1 inch = 10'0" scale) with the following information:

- a. Lot, Block, & Filing No.
- b. Address
- c. Setbacks (fill-in with the shortest distance between a property line and the exterior wall closest to that property line.):

Dwelling

Front: _____ feet
Left Side: _____ feet
Rear: _____ feet
Right Side: _____ feet

- d. Engineered Site Grading and Drainage Plan
- e. First (main) Floor top of foundation elevation _____ feet
- f. Driveways and walks location

2. **Architectural Drawings** (in 1/8" or 1/4" = 1'0" scale) with the following information:

- a. Floor Plan(s) with overall dimensions (fill-in the following square foot areas):

First Floor: _____
Second Floor: _____
Total Area: _____
Garage: _____

- b. Roof Plan(s) indicate all roof pitches and location of roof mounted mechanical equipment including evaporative coolers and enclosures. (Fill-in the following roofing information and submit a sample of the actual roofing material).

Manufacturer: _____
Product Name: _____
Product Color: _____
Building Height (First floor entry level to highest ridge or peak): _____ feet

Lot Address _____
Lot _____

Approval Date: _____
ACC Initials: _____

**STONE CANYON RANCH
ARCHITECTURAL CHECKLIST AND APPLICATION**

Fill-In Where Applicable:

- c. Building Elevations (all four in 1/8" or 1/4" = 1'0" scale) indicating doors, windows, exterior materials, location of roof mounted mechanical equipment and enclosures, building height, etc. (Fill-in the following information below and submit samples of masonry and roofing materials, siding and trim colors on the attached Color Sample Board).

Masonry Material: _____
Product Manufacturer: _____
Product Name / Color: _____
Percent of coverage as per ACC Guideline ____%

Stucco Material: _____
Product Manufacturer: _____
Product Name / Color: _____ No. _____

Siding Material: _____ Width inches _____
Siding Color: _____ No. _____
Paint Manufacturer: _____

Trim Material: _____
Trim Color: _____ No. _____
Paint Manufacturer: _____

Accent Color _____ No. _____
Paint Manufacturer: _____

Gutter / Downspout Color: _____ No. _____
Manufacturer: _____

Window Color: _____
Manufacturer: _____

3. **Engineering Foundation Compliance Letter** (may be included on the engineered Foundation Plan or submitted in letter form).
4. **Engineered Drainage and Grading Plans**
5. **Color Sample Board (Attached)**
6. **Application Fee:** \$200.00 Fee payable to: Stone Canyon Ranch Homeowners Association

Owner's Signature: _____ Print Name: _____

Lot Address _____
Lot _____

Approval Date: _____
ACC Initials: _____

**STONE CANYON RANCH
ARCHITECTURAL CHECKLIST AND APPLICATION**

Conditions of Approval:

Plot Plan, Architectural Drawings and Engineering Compliance Letter:

1. Provide an adequate trash container on site. Owner shall require Owner's contractor to maintain the Lot so that it is free of debris and trash at all times during construction and shall be responsible to collect any trash discharged from the Lot.
2. Owner shall require Owner's contractor to remove any waste concrete and properly dispose of it away from the subdivision premises.
3. Hours of construction for exterior work shall be from 7:00 a.m. to Sunset, subject to City of Grand Junction and Mesa County regulations.
4. All dogs must be on leashes at all times per City and County ordinances.
5. Music and radios are allowed, but shall not be heard beyond the Lot boundary.
- 6.
- 7.
- 8.
- 9.
- 10.
- 11.
- 12.
- 13.

Notes: ACC Architectural Standards and Guidelines dated December 2005 are made a part of this approval and are incorporated herein. Pages 1, 2 and 3 of this Checklist/Application are included in the Conditions and Approval.

Approval for construction is subject to the above conditions. Construction must be completed within one year of the date of this approval or this approval shall expire.

Chairman
Stone Canyon Ranch Architectural Control Committee

Approval Date

Lot Address _____
Lot _____

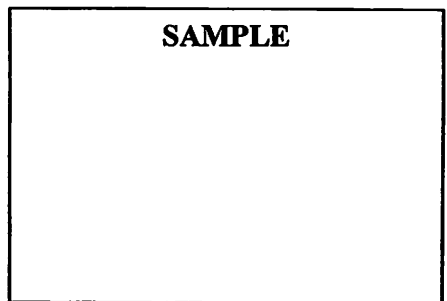
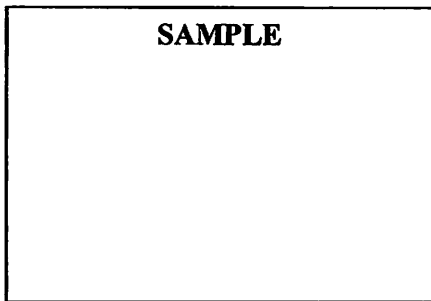
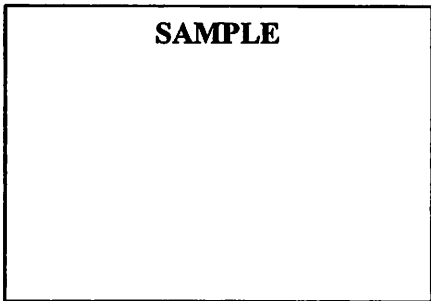
Approval Date: _____
ACC Initials: _____

**STONE CANYON RANCH
COLOR SAMPLE BOARD**

Builder / Owner: _____
Address: _____
Phone #: _____ Fax #: _____
Building Address: _____
Lot: _____

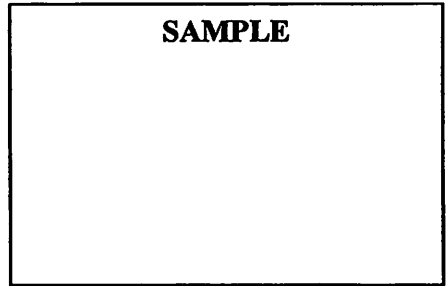
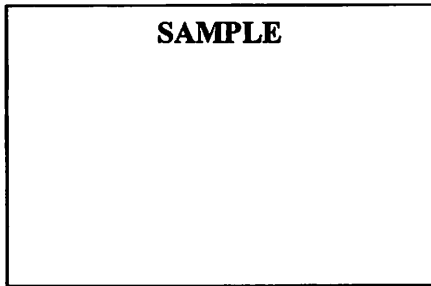
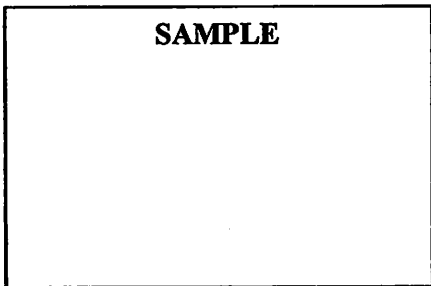
EXTERIOR COLORS BODY TRIM ACCENT

Manufacturer _____
Number _____
Name _____



STONE STUCCO ROOFING

Manufacturer _____
Number _____
Name _____



Approved By:

Chairman
Stone Canyon Ranch Architectural Control Committee

Date

Lot Address _____
Lot _____

Approval Date: _____
ACC Initials: _____



STONE CANYON
Ranch

Appendix B:
Architectural Control Committee Acceptance Certificate



STONE CANYON
Ranch

Homeowner
Stone Canyon Ranch
Grand Junction, Colorado 81503

Re: Final Architectural Acceptance Lot # _____

Dear _____,

This letter shall confirm that the home and improvements pursuant to your application dated _____ approved for construction through this Architectural Control Committee have been completed in accordance with the approved plans and specifications.

Sincerely,

Chairman
Stone Canyon Ranch
HOA Architectural Control Committee

Dated: _____

CC: City of Grand Junction – Building Department