



8857 South 1300 East, Sandy, UT 84094

New Cabin/Lot Improvement Approval Form Pine Creek Ranch Subdivisions (Revised October 2022)

APPROVAL SECTION: _____ **Building Cabin** _____ **Improving Lot** (check which applies)

Lot Owner Name: _____

Phone Number(s): (home) _____ (cell) _____

Subdivision Name: _____ Lot #: _____

General Contractor's Name: _____

Phone Number(s): (home) _____ (cell) _____

Anticipated Start Date: _____

Property Owner's Signature

By signing above, the landowner agrees to comply with the criteria as listed below on pages 1 & 2

Note to Sanpete County Building Department: All lots in Pine Creek Ranch are supplied with culinary water by the Pine Creek Ranch Water System and are supplied with Electricity by Rocky Mountain Power Company.

PCR's Board of Director over Architectural Review has reviewed and approved the cabin plans/lot improvement submitted for above property as noted below. All permits (building and septic) must be obtained before construction can begin.

Comments: _____

Date _____

Print Board Member's Name

Board Member's Signature

Requirements of Property Owner(s)/Contractor(s)

Per the CC&R's work must be completed on the exterior of the structure and the surrounding landscape must be returned to a reasonable appearance within eighteen months from starting date of construction. This limit can be extended for the days the lot is not accessible in winter, if needed. Please contact the Board for extension.

1. Water Lines: Connecting to PCR water main will be done by the Association. A \$3,750.00 fee will be charged to: 1) bring ¾" CTS HDPE water line from the PCR main line to 10' off road and 2) install a water meter assembly at location determined by PCR, extension to cabin is owner responsibility. Owner must install appropriate valve (i.e. stop and waste, curb or ball) downstream of the meter yoke valve for use in shutting off water, meter yoke valve is for emergency isolation only. Owner is responsible for maintaining 18" fiberglass cube insulation in meter box. Owner must install expansion tank on the cold-water line connected to the water heater to allow for water pressure variations.

2. New Cabin/Lot Improvement Fee: A non-refundable **new cabin/lot improvement** fee of \$1,500.00 is required to be paid with the application of this form. The fee is used to cover costs associated with wear and tear on PCR roads from heavy equipment access such as excavators, dump trucks, concrete trucks, delivery vehicles, contractors, etc. The building fee is a one-time fee. If you already have a cabin on your lot, the construction of garages, out-buildings, and other similar structures considered an accessory to a cabin are exempt from the fee.

3. Survey: A survey is required before **any** improvement is made to your lot. Property owner is responsible to obtain a certified survey of all property corners and have them clearly marked and also submit the following: complete architectural plans including detailed site plan showing road(s), driveway, proposed cabin or other improvements, property lines and corners, clearly dimensioned set back from all property lines, septic tank and drain field location, etc., as well as, slope of lot including details of retaining walls as required by Sanpete County. **No** construction work, including cutting in a driveway on your lot, is to commence until the PCR Board Member over Architectural Review has completed a site visit with property owner and approved the plans submitted.

4. Damages: Property owner(s)/contractor(s) are liable for damages to Pine Creek Ranch property caused by workers and/or their equipment during the construction process. If the property owner does not make appropriate repairs to all damages within a reasonable time period, the Association will complete the repairs. The property owner will be charged for all expenses incurred including labor, equipment used, and materials required.

5. Restroom Facilities: A portable rental toilet must be available on-site for workers during all phases of preparation and construction. When restroom facilities inside the cabin are connected, working, and are available for construction workers, the rental toilet is no longer required.

6. Defensible Space: Property owner should create defensible space around their proposed structure(s), (i.e. cabin, shed, garage & property in general). Defensible space is the area near structures where vegetation is modified to reduce the threat of a wildfire burning those structure(s). This space is from 20 ft. to 100 ft. from the structure, depending on the steepness of the ground slope. Roadway defensible space should also be modified for 30 ft. from the center of the road. Refer to pinecreekranchpoa.com defensible space page for more information. Your defensible space must be approved by the Sanpete County Building Dept.

7. Sanpete County and Health Dept. Permits: In order to build a cabin on property in Pine Creek Ranch, a Sanpete County Building Permit must be obtained. Before the building permit can be given, a septic tank permit must be obtained from Central Utah Public Health Dept., 20 South 100 West, Mt. Pleasant, Utah, 435-462-2449. **This completed form, the Septic tank permit,** and your engineered building plans must be submitted to Sanpete County Building Department in order to obtain the building permit. Sanpete County Building Department is located at 160 N. Main St., Manti, Utah, 435835-2113. If you are not building a cabin, putting in a septic tank is not allowed per our CC&R's. Fine for violation is \$1,500.

8. Trailers on lots during construction of a cabin – A member who has a completed and signed New Cabin Approval Form and an approved Sanpete County Building Permit, will be allowed to keep a trailer on their lot while actively building the cabin.

_____ Initials
(Read this page)