



Pine Creek Ranch, c/o Tax Time
8857 South 1300 East, Sandy, UT 84094

New Cabin/Structures Approval Form Pine Creek Ranch Subdivisions

Approval Section:

Property 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 property owner agrees to comply with the criteria as listed below on page 1 & 2.

PCR's Board of Director, _____, has reviewed and approved the cabin plans submitted for above property as noted below. Construction on the building project must begin within **1 year** of obtaining this approval or reapproval must be obtained. The Association will start billing your annual dues assessment as a cabin lot upon approval of this form and once construction has started.

Comments: _____

Date _____

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 must be done by the Association. A \$ _____ fee will be charged to 1) bring a water line from the PCR main line to within 10' inside the cabin property line and 2) install a water meter and a double check valve on the water line (a State requirement for all cabin hook-ups). You must pay the connection fee and contact the Board to have your meter installed. Requests made after September 30th may be delayed until the next year depending on the weather. Contractor hook-up to PCR water system is prohibited. (This can cause some serious water connection and contamination issues.)

NOTE: Your plumber must install an expansion tank on the cold water line connected to the water heater. Because this is inside the cabin, it is not part of the hook-up fee.

2. 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 and the property owner will be charged for all expenses incurred including labor, equipment used, and materials required.

3. 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.

4. Defensible Space: Property owner should create defensible space around their proposed structure(s), (i.e. cabin, shed, garage and 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 County Fire Marshall.

5. 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 permit can be obtained, a septic tank permit must be obtained from Central Utah Public Health Department at 20 South 100 West, Mt. Pleasant, Utah, (435-462-2449).

This **completed form, 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 North Main Street, Manti, Utah, (435-835-2113).

*****The Board of Directors highly recommends the property owner obtains a survey on their property to ensure they will be building within their property boundaries*****

(Revised November 2017)