TANOAN COMMUNITY ASSOCIATION
PLANNING AND ARCHITECTURAL COMMITTEE

APPLICATION FOR MODIFICATION APPROVAL

(For all additions, exterior modifications, color changes, landscape modifications, temporary equipment placement, etc.)

Request # _____ (to be assigned by the committee)

Please Print (Clearly)

Owner Name: _____ Date: _____

Property Address: _____ Subdivision: Cypress Point

Home Phone: _____ Work Phone: _____ Cell Phone: _____

E-Mail Address: _____

Please describe below the modifications you propose to make to your property, including location, dimensions, materials, design and color. Be sure to attach a diagram showing the proposed changes (Provide as much detail as possible. Use separate sheet if necessary): Applicants are encouraged (but not required) to attend the Planning Committee meeting, to support and provide additional clarifications to your applications.

Please see next page for project specific submittal requirements:

Select one: Construction

Estimated start date: _____ Estimated completion date: _____

CONTRACTOR (If applicable): _____

CONTACT INFORMATION: _____

Please include the following project specific documents:

For all structural modifications and additions:

A plat map (copies available in the Tanoan Office) clearly showing the whole property, the location of required setbacks and easements giving measurements and distances from property lines. Photos may be submitted in addition but they will NOT substitute for required site plans. If applicable, provide actual color samples of stucco, paint, colored concrete, etc.

For all landscaping changes and additions:

The existing landscaping and proposed changes marked on a plat map or to scale drawing in relation to all structures, and square footage of landscaping elements. Photos may be submitted in addition, but they will NOT substitute for required location and site plans. Please also include a calculation of front yard turf grass as a percentage of front yard available area as it is now and as it will be after the proposed modification. The percentage of front yard turf grass should be 40%. Also include a list of all plants, materials, sizes, rock color and size, and locations and a diagram of the irrigation system, including drip irrigators. The guideline for plants is one 5 gal. plant per 25 sq. ft. of landscape rock.

For all cosmetic changes such as painting or new stucco:

A plat or site plan is NOT required but actual color samples are essential.

For all projects: please include: Signatures of adjacent homeowners (below) and signed statement that Master Restrictions and Subdivision rules have been reviewed (next page).

- **PLEASE NOTE**

1. The owner understands and agrees that no work in this request shall commence until he/she receives written approval from the Tanoan Community Association Planning and Architectural Committee.
2. The project must be completed in a way that does not unreasonably interfere with neighboring properties.
3. Applicant has the responsibility for removal, in a timely manner, all debris resulting from the construction.
4. Construction must meet all zoning, building codes, and City and County laws. For further information regarding zoning, call (505) 924-3850. For information on building permits call (505) 924-3963. Nothing contained herein shall be construed as a waiver or modification of any such code or law. It is requested that setback lines and utility easements be shown on drawings of construction projects.
5. Misrepresentation of any items in this request, either oral or written, may void any approval by the Tanoan Planning and Architectural Committee.

This application requires signatures of adjoining property owners (properties that border the subject property, regardless of view). Their signatures indicate awareness, not approval or disapproval of the proposed modification.

_____ Address: _____

(Signature)

_____ Address: _____

(Signature)

I / We understand the following:

1. If the modification is not completed as approved, said approval can be revoked and the modification will be required to be removed by the Homeowner at the Homeowner's expense. The Homeowner shall notify the Planning and Architectural Committee upon completion for verification of installation as approved.

2. The Homeowner is required to advise all contractors that common areas are not to be used as work or storage areas. Contractors will also be held responsible for thorough cleanup of common areas, sidewalks, and streets. The Homeowner is required to pay for and repair all damage to the common areas as a result of construction or contractor negligence.

3. The Homeowner agrees to adhere to all applicable state, county, and city building codes and to obtain all necessary permits and to provide copies to the Planning and Architectural Committee. The homeowner agrees to abide by the decision, terms, and conditions of the Tanoan Planning and Architectural Committee.

4. If the modification is not approved or does not comply with all applicable Rules of the Tanoan Community Association, Inc. and construction proceeds, the Homeowner may be subject to court action by the association and shall be responsible for all reasonable attorney's fees, costs, and expenses in connection with such litigation.

5. **I have read the Planning Committee Rules for the Subdivision for the subject property. If the application fails to meet all of the requirements in the Planning Committee Rules, I request that the Planning and Architectural Committee consider this an application for an exception from the Rules. An exception will only be granted to address concerns outside of the control of the Homeowner. In general, desire or convenience is not sufficient justification. The justification for the exception requested is given below:**

HOMEOWNER SIGNATURE: _____ **DATE:** _____

Please complete this form and return to:
Tanoan Homeowners Association, Inc.
9820 Murifield Ct NE
Albuquerque, NM 87111
Fax (505) 823-6735 Office (505) 823-2307
email address:
GeneralManager@TanoanCommunityAssociation.com

Application Deadline: Friday before the first Wednesday of each month, before the close of the business day.
Meeting Time: 1st Wednesday of Each Month at 2:00pm
Any resident is welcome to attend the meeting. Applicants are encouraged to attend the meetings to support their Modification Request.