



the tanoan community association, inc.

9820 MURIFIELD CT NE • ALBUQUERQUE, NM 87111 • (505) 823-2307

**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** _____

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 **INCLUDE A PROPERTY PLAT**, or diagram showing the proposed changes (**Provide as much detail as possible. Use separate sheet if necessary**):

Note: A plat or site plan is NOT REQUIRED for cosmetic changes such as repainting or new stucco.

Check one: () Construction () Landscape Change () Stucco/Paint () Roof () Satellite Dish () Pool () Wall
() Other

Estimated start date _____ **Estimated completion date** _____

CONTRACTOR (If applicable) _____

CONTACT INFORMATION _____

Please submit the following documents:

- Copy of your property plat, location plan, or site plan 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 location and site plans. (A plat or site plan is not required if you are only repainting or applying new stucco).
- If applicable, provide actual color samples of stucco, paint, colored concrete, etc.
- Signed Waiver of Liability by homeowner
- Signatures of adjacent homeowners (page 2)
- Signed statement that Master Restrictions, Articles of Incorporation, and Subdivision Rules have been reviewed.

Submissions for modifications to landscaping must include in addition to the above:

- **The existing landscaping and proposed changes marked on the plat 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.**
- **A calculation of front yard turf grass as a percentage of landscapable area as it is now and as it will be after the proposed modification. The percentage of front yard turf grass should be 40%.**
- **List of all plants, materials, sizes, gravel color and size, and locations.**
- **A diagram of the irrigation system, including drip irrigators.**
- **The guideline is one 5 gal. plant per 25 sq. ft. of gravel.**

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)

_____ 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
505 823 6735 (fax) 505 823 2307 ext 1 (office)
tanoan@comcast.net

Deadline Due Date: 1st Friday of Each Month
Meeting Times: 2nd Thursday of Each Month at 7:30 a.m.