

# HANGAR HACIENDAS ARCHITECTURAL COMMITTEE GUIDELINES and PLAN CHECKLIST

- Prior to submittal of plans, prospective homeowners and their builders and architects are encouraged to meet with the Architectural Committee to discuss requirements, guidelines and goals.

Prior to this meeting they should review this document, the CC&R's and By-Laws and recorded subdivision plats for Hangar Haciendas. These resources are available on the Hangar Haciendas website. The County zoning requirements should also be reviewed.

These guidelines are applicable to new construction and any additions or renovations, including but not limited to, decks, fences and pools.

- Two complete sets of plans including Architectural plans, Site Plan (including all items required by Maricopa County such as septic system, propane tank location, fence location, etc.), Grading and Drainage plans (including original undisturbed topography) and Landscaping plans (if available), as well as designation of exterior structure treatments and colors to be submitted.

Submittal to be made to the current President of the H.O.A. or the current Vice President if the President is unavailable.

The President will confirm that the submittal is complete and will contact the homeowner for supplementary information if it is not.

All current members of the HH Board of Directors comprise the Architectural Committee.

Submittal should be made prior to homeowner's submittal to the County to avoid unnecessary multiple County submittals.

- The President will convene a meeting of the Architectural Committee as soon as is practical after receipt of a complete plans package.
- The cover sheet of submitted plans will be stamped with the received date.
- The Architectural Committee will meet and review the plans for conformance with the guidelines, checklist, CC&R's and other relevant criteria.

- Time permitting, a meeting will be convened with the homeowner to attempt to resolve any issues which would preclude approval.
- Within 30 days of the original complete submittal to the H.O.A. one set of plans will be returned to the homeowner either stamped “Approved”, dated and signed by two of the Architectural committee, or with comments and required corrections noted.
- Applicable County zoning, Subdivision Plat or other requirements may be noted as well, but may or may not be enforced by the H.O.A.
- One set of plans will be retained by the H.O.A. with the same notations.
- Following County approval of the plans and issuance of a building permit, a final copy of the Site Plan, Grading and Drainage plans and any sheets of the Architectural plans that were revised since the original submittal are to be provided to the H.O.A.
- The H.O.A. will archive any correspondence and all plans submitted, whether approved or not.
- During construction any concerns with compliance with the approved plans should be brought to the attention of the Architectural Committee.

## HANGAR HACIENDAS ARCHITECTURAL COMMITTEE PLAN CHECKLIST

### **SITE PLAN AND/OR GRADING AND DRAINAGE PLANS**

1. Building setbacks – front, rear and side yards and minimum 15-foot building separation (County zoning and recorded Subdivision Plat requirement).
2. Runway Protection Zone clearance – within 60 feet of the edge of the runway pavement. Includes all structures including houses, hangars, accessory buildings, fences, pools, flagpoles, etc.
3. Original, undisturbed topography – clearly shown and accurate.
4. House height at or below 20 feet above median original undisturbed topographic elevation within the footprint of the house. House height includes roof peaks, parapets, railings, roof mounted h.v.a.c. equipment etc.

5. Hangar or other accessory building height at or below 20 feet above median original undisturbed topographic elevation within the footprint of the hangar or accessory building. Hangar or accessory building height includes roof peaks, parapets, railings, roof mounted h.v.a.c. equipment, etc.
6. Maximum lot coverage of 25% - this means that no more than 25% of the gross area of the lot can be covered by the combined total square footage of the house, hangar and any other accessory buildings (County zoning requirement – revised from 15% in 2013).
7. Maximum impervious area of 20% - this means that no more than 20% of the gross area of the lot can be covered by impervious surfaces, such as buildings, pavement, concrete, etc. (recorded Plat requirement). Note that this requirement effectively supersedes item 6 above.
8. Future hangars - if a hangar is not planned at the time of home construction consideration should be given to allow room for one to be constructed in the future.
9. Hangar elevation - is the hangar set at a reasonably low elevation. Attempt to preserve neighboring views, without adversely impacting the functionality of the hangar.

## **ARCHITECTURAL PLANS**

1. Minimum house size – minimum house size is 1800 square feet of livable space, this excludes garages, covered patios, etc.
2. House and hangar or accessory building height – not to exceed 20 feet, measured from lowest finished floor elevation (excluding basements) to highest point of the structure. House, hangar or accessory building height includes roof peaks, parapets, railings, roof mounted h.v.a.c. equipment, etc.
3. No two story buildings allowed on the lots north of the runway – regardless of overall building height.
4. Roof mounted h.v.a.c. units or other equipment are typically not allowed. If specifically approved they must be below both 20 foot height limits (above original topo and above finished floor) and must be completely screened from view from any other property within Hangar Haciendas.
5. Ground mounted h.v.a.c. units, propane tanks and any other equipment – must be screened from view by screen walls or landscaping.

6. Exterior colors – compatible between house and hangar / accessory building, compatible with the environment.
7. CC&R requirements - all plans submitted will be checked against all applicable portions of the current CC&R's in addition to the items on this checklist. Applicable sections of the CC&R's include, but are not necessarily limited to Article V – Architectural Control.
8. Driving on the runway - a note should appear prominently on the plans warning construction personnel not to drive on the runway.
9. Driving on the runway - plans to include a note requiring contractors to physically limit, by fence, rope or other barrier, driving access to the runway during construction.

Original - February 8, 2008; First Revision - April 24, 2008; Second Revision – October 25, 2019

Distribution via e-mail to all members and posting to the Hangar Haciendas website.

HH Architectural Guidelines and Checklist – 10.25.19 Update.doc SAJ 10/25/2019