

Bosque del Rio Shed & Detached Buildings Guidelines – ACC Standards

The following instructions are a guide to assist homeowners in submitting the required ACC form and plans for a shed or detached building for ACC approval as outlined in Section 9.10 and Section 5 of our CC&R's. Per Section 5.1.b. *“The purpose of the ACC is to enforce the architectural standards of the Community and to approve or disapprove plans for improvements proposed for the Lots.”* As stated in Section 5.3 of the CC&R's, *“for any exterior change or addition, the Owner shall submit to the ACC a complete set of plans and specifications for the proposed improvements, including site plans, grading plans, landscape plans, specifications of materials and exterior colors, and any other information deemed necessary by the ACC for the performance of its function”*. The site plan needs to have detailed dimensions on the drawing to show distances from any proposed shed or detached building to the property line and house. This includes all specifications, colors, dimensions and materials used. The shed or detached building must be in compliance with all City of Albuquerque regulations concerning sheds and buildings.

1. Fill out the ACC request and supply the required drawings (see samples) and specifications. **You are required to submit drawings of the proposed installation.** If you can submit the drawing(s) to scale that is recommended, but not required. Photographs of the property or residence is considered supplemental documentation and do not fulfill the need for drawings. Drawings can be hand drawn, shall be legible, and should be submitted on not less than 8.5 inch by 11 inch plain paper format. Provide a site plan of the entire property, along with elevation drawings of each side of the shed and a floor plan. Label the front, sides, and rear of property. Show the location on the property with distances to any features on the property that provides the ACC with a means to see the shed or detached building in relation to items such as fences, the house, pools, trees or other types of landmarks. Note any supporting structures associated with the shed such underground plumbing, conduit or electrical. Note proposed color of the shed; it is to match the stucco and trim of the house.
2. The shed must be constructed of 2x4 or 2x6 wood frame construction and be compatible to the dwelling's design and material construction. A pitched roof house requires a pitched roof, metal roof shed in same design & color. The shed must be stuccoed in the same stucco color as the house. In addition, the door and windows need to match the home in design and color. The windows may not be aluminum; they need to be white vinyl-clad.
3. No metal sheds permitted.
4. Small Rubbermaid-type storage sheds are permitted and require ACC approval. They are to be earth tone in color. Setback requirements apply.
5. The owner is to obtain all City or State building permits and display them as required by local ordinances. A copy of any required approved City or State permits must be provided to the ACC.
6. Please note the setback requirements for the shed, which is considered a temporary structure: *“Section 9.22. Setback Lines. All buildings or other structures (except fences), permanent or temporary, habitable or uninhabitable, must be constructed, placed and maintained in conformity with setback lines imposed herein.....**Detached garages and temporary structures shall be located entirely in the rear yard area and not less than five (5) feet from any side or rear Lot line and in the case of corner Lots, not less than the distance required for any side or rear Lot line and in the case of corner Lots, not less than the distance required for dwellings from side streets.....**”*
7. Modifications or changes of approved installations without the expressed review and approval of the ACC will constitute grounds for sanctions consistent with the Bosque del Rio Subdivision CC&R's.

Bosque Del Rio Homeowners Association

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Albuquerque, NM 87193



2009

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Dear:

This is in response to your request concerning a proposed detached storage shed at your home. These are permitted, but the building must match the home in design. I have attached a copy of the guideline for shed installations. Please refer to it when submitting your request. Other approved sheds may be seen at 2600 & 2601 Rio Orilla. I have attached a blank Architectural Change Request Form and the process for submitting the form.

A pitched roof house requires a pitched roof, metal roof shed in same design & color. They must be stuccoed in the same stucco color as the house. You must submit a set of plans with elevations, site plan, floor plan and specifications along with the name of the proposed contractor. Please provide all dimensions of the proposed shed as well as dimensions to all other fixed items such as fences and the residence.

Please note the following concerning the setback requirements for the shed:

“Section 9.22. Setback Lines. All buildings or other structures (except fences), permanent or temporary, habitable or uninhabitable, must be constructed, placed and maintained in conformity with setback lines imposed herein. Detached garages and temporary structures shall be located entirely in the rear yard area and not less than five (5) feet from any side or rear Lot line”

The ACC Committee will review your ACC Change Request along with the plans and get back to you within 21 days. If approved by the ACC Committee, the owner is responsible to complete construction within 90 days and obtain all City of Albuquerque building permits and display them as required by local ordinances. Let me know if I can be of any help.

Respectfully,

Sam Martin
BDR Manager
898-2505

Attachments:
ACC Requests Process, ACC Change Form



