

Greg Petrey

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July 17, 2018

Lake Granbury RV Ranch ARC
Lee Windham, Chairman
5708 Pinto Lane
Granbury, TX 76049

Dear Mr. Windham:

Please find our amended application for approval to build a cabin on our property located at 5707 Hereford Ln. (Lot 53), attached. I believe we have submitted all required paperwork and satisfied all requirements for this application. However, if we have missed something please let us know and I will provide the required information immediately.

I would like to thank you and the other members of the committee for your service to our community. I look forward to hearing from you concerning the approval of this application, at your earliest convenience.

Please feel free to contact me if you have any questions or require any additional information.

Sincerely,



Greg Petrey

New Residence

For

Greg & Sara Petrey

5707 Hereford Ln.

Granbury, Texas 76049



LAKE GRANBURY RV RANCH STRUCTURE PERMIT AND APPLICATION FORM

PROPERTY OWNER(S): Greg + Sara Petrey LOT NUMBER(S): 53

BEFORE COMPLETING THE FORM, PLEASE READ THE ATTACHED PERMIT INFORMATION AND POLICY.

INSTRUCTIONS

1. Follow Structure Permit Policy, shown on page 1.
2. Using the grid on LGRVR Structure Permit Architectural Review Committee form on page 3, show the section of property on which the improvement will be located. Each square equals one square foot. Be sure to include the easement allowances on the grid.
3. In addition to using the squares to indicate dimensions, please specify in feet, the dimensions for the perimeter of the structure and the distance from your property lines and any other existing structures, RV pads, driveways, etc.
4. In the free area on page 2 of the form, specify those items as stated in numbers three (3) and four (4) of the Structure Permit Policy. Also, specify anything that would be pertinent to the structure that is not otherwise stated.
5. Attach copies of any drawings/specifications relating to materials, structures, etc., as necessary, to fully explain proposed improvements.


INCLUDE YOUR PROJECT INFORMATION IN SPACE PROVIDED AND SIGN ON PAGE 2.

TYPE OF IMPROVEMENT(S) AND ADDITIONAL INFORMATION

See attachment #1.
Tentative floor plan - attachment #2.

(Attach additional information pages as needed.)

I have read and agree to comply with the permit instructions and policy as presented with this application. I also agree to indemnify and hold harmless Lake Granbury RV Ranch Property Owners Association, Inc., should I cause loss or damage. I understand that property owners are responsible for all easement liabilities.

SIGNATURE OF PROPERTY OWNER:  Sara L. Petrey DATE OF REQUEST: 7/17/18
ADDRESS: 5707 Hereford Ln PHONE: 817-897-8099

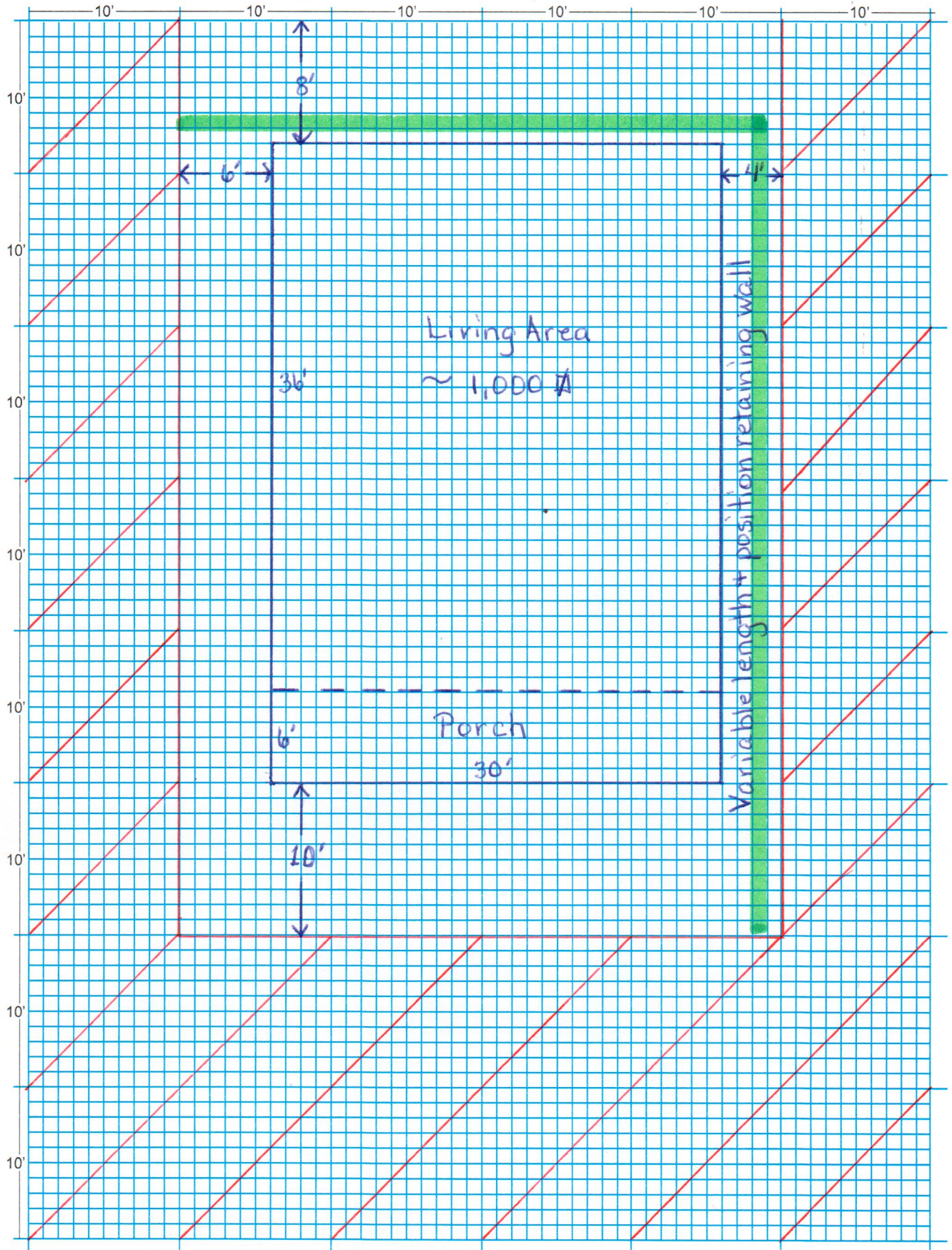
APPLICATION RECEIVED BY (SIGNATURE OF ARC MEMBER) _____ DATE APPLICATION RECEIVED BY ARC _____

ARC PERMIT APPROVALS

SIGNATURE	PRINTED NAME	DATE

LAKE GRANBURY RV RANCH STRUCTURE PERMIT AND APPLICATION FORM
SIDE 1

PROPERTY OWNER(S): Greg + Sara Petrey LOT NUMBER(S): 53



Scale: 1 square equals 1 foot

Amended request - Attachment 1

Greg and Sara Petrey (5707 Hereford Ln – Lot 53) propose to build a one-story “barndominium” with a covered porch. The “barn” will have an overall dimension of 30 by 42 including a six-foot porch facing Hereford Ln. The height to the peak will be approximately sixteen feet. The living area will be approximately 1,000 square feet that will include the living room, dining room, kitchen, full bath, utility room and one bedroom. The exterior dimensions and placement of the barn are marked with wooden stakes and yellow survey tape. The lots were surveyed professionally and marked with iron pins and a nail in a railroad tie. The two lots are identified/separated by red and white survey pins.

The existing concrete slab will be removed along with the tree stump when the retaining wall and dirt work are completed. Existing pavers on lot 54 will be removed, levelled and replaced to facilitate drainage between the lots. No trees will be removed but some pruning may be necessary during construction. One Crape Myrtle may have to be relocated. Therefore, impact to the overall tree canopy and shrubs will be minimal.

The barn will have a metal “skeleton” covered in *classic rib* vertical metal siding. Exterior colors will coordinate with the neighborhood and our existing RV port. Walls and as much roof as possible will be “Light Stone” and the trim will be “Forest Green”. Porch railing will be “rustic” construction consisting of rough dimensional lumber and livestock panels. The barn will be engineered to withstand 120 mph wind speeds/5 lbs. per sq. ft. ground snow loading. All construction will comply with generally accepted building and electrical codes.

The dirt work, retaining wall, foundation, plumbing and “shell” of the barn will be completed by a licensed professional contractor. The interior and electrical will be completed by the homeowner. It is estimated that it will take approximately 90 days to complete the shell and an additional 90 days to finish the interior. It is acknowledged that an extension will have to be requested after the initial 90 day “permit” expires.

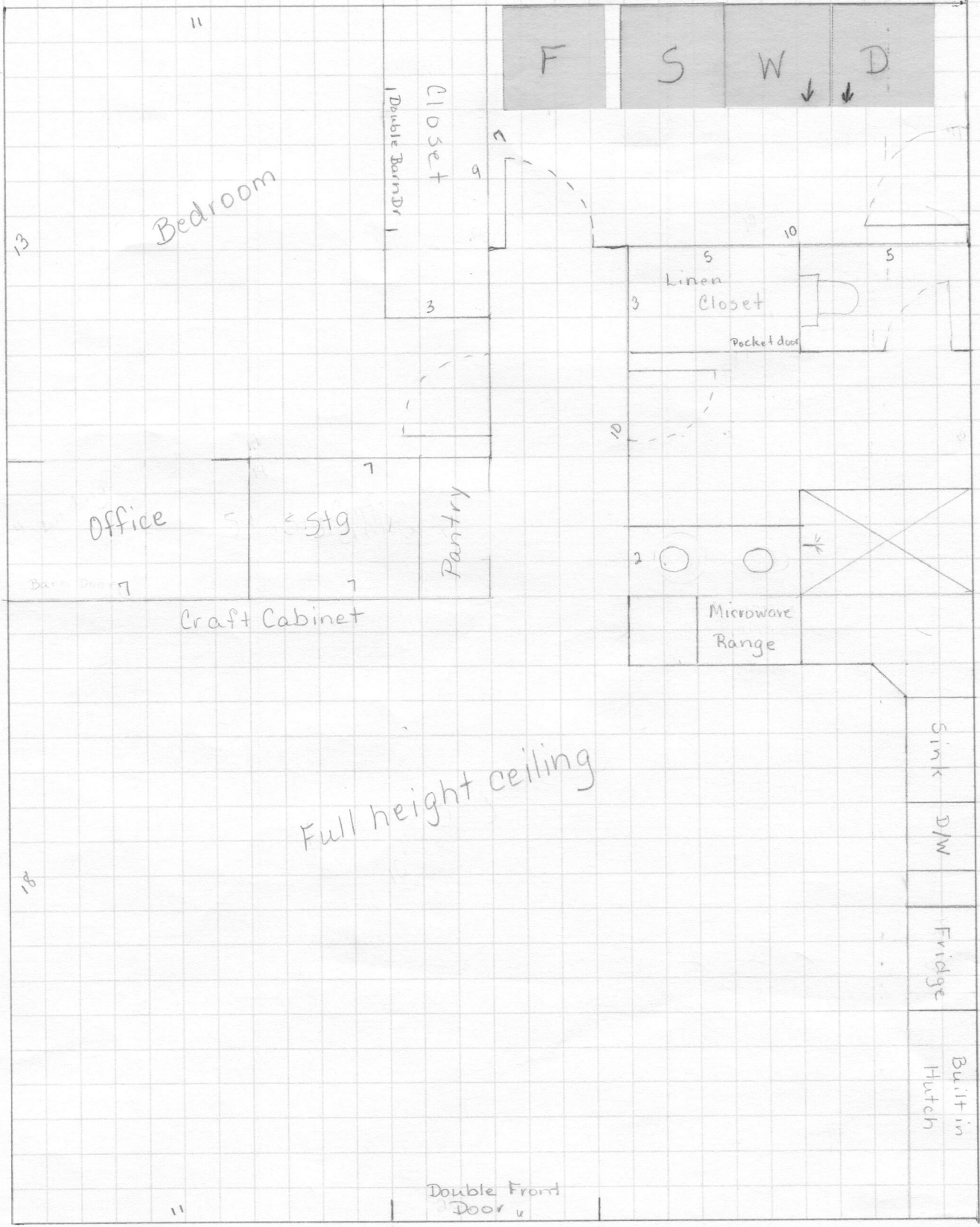
With proper notice, I will be happy to meet with the Architectural Review Committee (ARC) to discuss this amended request. I may be reached at: gpetrey@gmail.com or 817-897-8099

Additional details, when they are available, including complete building specifications may be viewed on our family website. <http://www.px4.us/the-ranch/arc-submittal/>

Thank you, in advance, for your comments, suggestions and ultimate approval of our request.

Greg & Sara Petrey

Attachment #2



Full height ceiling

6' Porch