

MUSTANG RANCHES & SHINING MOUNTAIN AIRPARK
ASSOCIATIONS

P.O. BOX 503 / ENNIS, MT. 59729
E-MAIL: INFO@MUSTANGRANCHES.ORG

MR&SMAP CONSTRUCTION APPLICATION

LOT # and UNIT #: _____ PROPERTY ADDRESS: _____
PROPERTY OWNER'S NAME: _____
MAILING ADDRESS: _____
CITY/STATE/ZIP: _____
E-MAIL ADDRESS: _____

SURVEY

Property boundaries of lots within MR&SMAP subdivision may not be marked. It is the responsibility of the property owner {and strongly recommended} to have their lots surveyed to locate property boundaries prior to the start of any construction. It is the property owner's responsibility to comply with MR&SMAP setback requirements as stated in Article 1 of the Protective covenants "**no building erected on said land shall be erected nearer than thirty [30] feet to any boundary along a street or nearer than twenty five [25] feet to any of the other boundary lines of said lot**" The property owner will be liable for removal of any construction that does NOT meet setback requirements.

PLOT PLANS

The location of the water well, septic system, and building(s) must be shown on a plot plan and submitted with the application. Show the distances from the property boundaries to the water well, septic system, and building(s). It is the property owner's responsibility to comply with Madison County septic requirements. Please contact Madison County Sanitarian for information.

BUILDING SPECIFICATIONS

As required in Article 4 and the Amendment that was signed on July 11th 1998 to the Protective Covenants, the main residential structure on the property must have a habitable floor space of **at least 1000 square feet.** Garage or basement areas cannot be included as habitable floor space. Submit a floor plan of the building(s) you propose to construct and provide the following information regarding the proposed building(s).

TYPE OF BUILDING (residence, garage, shop, barn, etc.): _____
OVERALL WIDTH & LENGTH: _____
EXTERIOR WALL MATERIALS: _____
ROOFING MATERIALS: _____
TOTAL HABITABLE FLOOR SPACE (in square feet excluding garage and/or basement): _____

MADISON COUNTY REQUIREMENTS

Madison County has construction rules and regulations regarding building permits and sanitary system permits. You must obtain a permit from the County sanitarian prior to installation of any waste containment/dispersal system. The state of Montana also has requirement for electrical and plumbing permits. It is the property owner's responsibility to comply with all local and state government permits.

Mustang ranches & shining mountain air park users

It is highly recommended that if any planned excavation infringes upon a current or historic irrigation ditch/right of way, the owner(s) of said lot should contact the SMWUA prior to the beginning of such work.

SMWUA
P.O BOX 273
ENNIS, MT. 59729

Schedule

As required in Article 8 of the Protective Covenants, you are required to complete construction of any single building within one (1) year of the start of construction. If more than one building is submitted for construction approval on the same RM & SMAP construction application, information required by the construction application must be submitted for each building proposed.

ESTIMATED BEGINNING DATE: _____

ESTIMATED COMPLETION DATE: _____

COMMENTS

Please provide any additional information that may assist in the approval of your application.

NOTE: A copy of the MR & SMAP Covenants; By-Laws and Rules and Regulations can be obtained from the Mustang Ranches & Shining Mountain Air Park website at mustangranches.org.

LIGHTING

Referring to lighting within subdivision exercise architectural approval for building and exterior lighting of each residence and outbuilding within the Project.

All lighting needs: to project down to be shielded from neighboring properties, to use motion lights instead of leaving lights on all night long, 'light pollution' is to be kept to a minimum.

SIGNATURE

I have read, understand, and will comply with the Mustang Ranches & Shining Mountain Air Park Owner's Associations Protective Covenants, By-Laws, Rules and Regulations that pertain to and affect the construction planned herein.

Signed (Property Owner): _____

Date: _____

FOR MR & SMAP USE ONLY

Date Received: _____

Plot plan Received: YES NO

Approved: YES NO

By: _____

Date copy returned to applicant: _____

By: _____

Copy placed in permanent file: YES NO

By: _____

APPLICATION EXPIRATION: _____

PLEASE PROVIDE APPROXIMATE LAYOUT OF LOT, THEN PROVIDE APPROXIMATE LOCATION OF ROADWAYS, DRIVEWAYS, BUILDING(S), WELL, SEPTIC, & PROVIDE APPROXIMATE SET BACK DISTANCES FROM LOT LINES

REMINDER: **MINIMUM 30' SET BACK ALONG ROADWAY LOT LINE(S) ******

******MINIMUM 25' SET BACK ALONG ALL OTHER LOT LINES ******