

TPW3 Home Improvement Review Form

This is from the Covenants, Conditions and Restrictions of Tucson Park West No. 3:

ARTICLE V

ARCHITECTURAL CONTROL

Section 1. No building, fence, wall or other structure shall be commenced, erected or maintained upon the Properties, nor shall any exterior addition to or change or alteration therein be made until the plans and specifications showing the nature, kind, shape, height, materials and location of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Board of Directors of the Association, or by an architectural committee composed of the three (3) or more representatives appointed by the Board. In the event said Board, or its designated committee, fails to approve or disapprove such design and location thirty (30) days after said plans and specifications have been submitted to it, approval will not be required and this Article will be deemed to have been fully coupled [complied?] with.

Please complete this TPW3 Home Improvement Review Form and submit to Review@tpw3.org. If TPW3 approves your home improvement, approval is contingent on homeowner's compliance with city, county and state regulations. Homeowner has reviewed City of Tucson and state requirements for home improvements as noted on page 2 of this TPW3 Home Improvement Review Form. Additional government regulations may apply.

Your Name _____

Address of TPW3 Property _____

Your Mailing Address, if Different _____

Phone Number _____ Email Address _____

Please describe your planned improvement. Include height, location, type of material, color and name of contractor, if a contractor will be used. Provide a site plan showing distance of the improvement from lot lines. _____

Signature of Homeowner _____ Date _____

For Home Improvement Review Committee Use *Date Received* _____

Committee Member _____ Approved or Disapproved

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Committee Member _____ Approved or Disapproved

Approval is valid for one year from (date) _____

In Arizona, it is considered unlawful for any person or entity to submit a bid or provide construction services without a contractor's license – A.R.S. 32-1151(A)(14).

There is a commonly cited handyman exemption to the rule which allows an unlicensed handyman to perform work, “for which the aggregated contract price is less than \$1,000.” The statute goes on to state, “the work or operation which are exempt shall be of a casual or minor nature.”

If the work is not considered casual or minor and is over \$1,000 in cost, a licensed contractor must be utilized. Moreover, the handyman exemption does not apply if the work requires a building permit. See below to determine if you need a building permit.

HOW FAR FROM THE PROPERTY LINE SHOULD THE IMPROVEMENT BE LOCATED?

TPW3 IS ZONED R-1. This is from the City of Tucson website.

<http://www.tucsonaz.gov/pdsd/land-use-code>. July 13, 2015

Zone (Code Section)	Minimum Lot or Site Area (Sq. Ft.)	Units Per Lot	Maximum Lot Coverage (Percent)	Maximum Building Height (Ft.)	Perimeter Yard (Whichever is Greater)
R-1 (2.3.4)	7,000	1	70	25	6' or 2/3 (H)
R-1 (2.3.4)	10,000	2	70	25	6' or 2/3 (H)

WHEN ARE BUILDING PERMITS REQUIRED? This is from the City of Tucson Website. www.tucsonaz.gov/pdsd/residential-permits May 26, 2015

A permit and inspections are required for most residential projects including porches, additions, and equipment such as air conditioners and water heaters. If new work is performed such as replacement of gas piping, a plan may be necessary to obtain the permit.

It is the homeowner/property owner’s responsibility to provide plans and obtain a permit

- All new residential buildings
- Electrical reconnections, service increases, panel replacement or repair
- Gas lines pressure tests (new or replacement lines)
- Water heater installation (including replacements)
- Furnaces, Heat Pumps, Air Conditioners (new or replacement) & Evaporative Coolers (new only)
- All residential walls or fences must have a site plan review for Zoning Compliance. Additionally, walls and fences over 7 feet tall require a building permit with a structural engineered design.
- Detached accessory structures over 120 square feet (ie: Storage Sheds).
- Porches, additions or garages
- Remodeling of existing structures

You may call the Planning and Development Services Residential Department at 520-791-5550 to determine what will be required for your site plan review or building permit. Then you will go to the city building at 201 N Stone Avenue (north side of the lobby) and ask where to go for your plan review or building permit. The plan review does not review the setback restrictions and building height limitations. For this information, please contact a Zoning Planner. For more information call 520-791-5550 or the residential plan reviewers directly at 520-837-4912 or 520-837-4913.