

Quivira, Inc. Project Review Guidelines

The following is a list of sample projects. Check with the City, Q Inc., and the Property Manager for guidance. Residential construction projects go to the City for permitting, then the RC/ARB. Dock site projects go to the City for permitting, then the Lake & Residential Committee. If requesting a variance for your project, you must go to the City BZA/Planning Meeting prior to the Restriction Committee meeting.

Home Improvement Action Contemplated				
Exterior	Restrictions/ARB Review/Approval	Lake & Residential Review/Approval	City Permit Required	City Inspection & Code Compliance
Re-roof structure: no change to material or rafter	No	No	No	No
Re-roof structure: change in material, structural repair, enhancement or replacement	Yes	No	No	No
Paint exterior different color/materials	Yes	No	No	No
Replacement of siding: no change in material	No	No	No	No
Replacement of siding: change in material and or color (i.e. shake to stucco)	Yes	No	No	No
Window or door replacement same style & size	No	No	No	No
Minor window/door repair, rotten wood, etc	No	No	No	No
Major window / door replacement, different size and placement	Yes	No	Yes	Yes
Gutter addition/replacement involving downspouts	No	No	No	No
Generator addition	No	No	Yes	Yes
Structural work to repair existing frame involving interior or exterior	No	No	Yes	Yes
Addition to existing structure	Yes	No	Yes	Yes
Teardown of existing structure	Yes	No	Yes	Yes
Replacement of existing structure	Yes	No		
Construction or replacement of out buildings	Yes	No	Yes	Yes
Changes in utility service	No	No	Yes	Yes
Decks, Patios, Hardscape	Restrictions/ARB Review/Approval	Lake & Residential Review/Approval	City Permit Required	City Inspection & Code Compliance
Minor deck repairs, same colors, similar materials, no railing or structure work	No	No	No	No
Major deck repair or replacement	Yes	No	Yes	Yes

Interior	Restrictions/ARB Review/Approval	Lake & Residential Review/Approval	City Permit Required	City Inspection & Code Compliance
Paint Interior	No	No	No	No
Carpet or flooring replacement, no structural aspects involved	No	No	No	No
Interior plumbing or electrical addition, replacement	No	No	Yes	Yes
Appliance, furnace, AC replacement with no change in location, venting, plumbing or wiring	No	No	No	No
Basement or attic build out, finishing previously unfinished	No	No	Yes	Yes
Basement or slab or garage floor replacement	No	No	No	No
Basement wall peering, pressure grouting, mud jacking, modification	No	No	Yes	Yes
Kitchen/bathroom remodel involving structural, plumbing or electrical	No	No	Yes	Yes
Driveways, Hardscape, Landscape	Restrictions/ARB Review/Approval	Lake & Residential Review/Approval	City Permit Required	City Inspection & Code Compliance
Driveway replacement, no change in material or coverage	No	No	No	No
Driveway replacement with change in grade, material or size	Yes	No	No	No
Addition or repair of exterior hardscaping (patio, walkway, stairs)	Yes	No	No	No
Retaining wall addition, reconfiguration, enhancement, change in material	Yes	No	Yes	Yes
Retaining wall tuck pointing	No	No	No	No
Landscaping addition or removal unrelated to construction	No	No	No	No
Tree removal involving demo/construction	Yes	No	No	No
Tree removal NOT involving demo/construction	No	No	No	No
Brush removal	No	No	No	No
Installation of Sprinkler System	No	No	?	?
Miscellaneous	Restrictions/ARB Review/Approval	Lake & Residential Review/Approval	City Permit Required	City Inspection & Code Compliance
Generator Addition	No	No		
Satellite or Dish Antenna	No	No	No	No
Appliance, furnace, A/C replacement – no change in location, venting, plumbing, wiring	No	No		

Appliance, furnace, A/C replacement – change in location, venting, plumbing, wiring	No	No	?	?
Changes in Utility Service	No	No	Yes	No
Dock Site Improvements – Lake and Residential Committee	Restrictions/ARB Review/Approval	Lake & Residential Review/Approval	City Permit Required	City Inspection & Code Compliance
Seawall replacement	No	Yes	Yes	Yes
Seawall or retaining wall tuck pointing	No	No	No	No
Dock site patio/deck repairs minor same materials	No	No	No	No
Dock site patio/deck replacement	No	Yes	Yes	Yes
Floating dock replacement	No	Yes	No	No
Dock site tree planting or removal	No	Yes	No	No
Dock Site electrical repair or install	No	Yes	Yes	Yes
Deck & Retaining wall tear demolition	No	Yes	Yes	Yes
Deck & Retaining wall new construction	No	Yes	Yes	Yes
Dock site plumbing repair or install	No	Yes	Yes	Yes

Contacts:

- Quivira, Inc. Community Coordinator for ARB Matters: Kosborn@lakequivira.org
- City of Lake Quivira Building Official for City Matters: Building@lakequivira.ks.gov
- Lake and Residential Committee Chair for Lakeside Matters: Kosborn@lakequivira.org

Quivira, Inc. Project Review Guidelines

General Guidelines – Quivira, Inc.

Courtesy information provided by Quivira, Inc. You may also visit the Quivira, Inc. website at www.lakequivira.org

Quivira, Inc. phone number: 913-631-7707 Property Manager: Katie Osborn, kosborn@lakequivira.org

As a general statement of intent, the Restrictions Committee/Architectural Review Board (RC/ARB) reviews aesthetic attributes or impact on surroundings of a project while the City of Lake Quivira Board of Zoning and Appeals (BZA) reviews structural and code compliance attributes of a project. The above list of sample projects is NOT all inclusive, nor is it intended to be a definitive document with respect to whether approval should or should not be sought.

Homeowners should consult with Quivira, Inc. with projects that may require RC/ARB review and/or approval. Homeowners should consult City of Lake Quivira Building Department for projects that may require BZA review and/or approval.

Special Considerations:

- Nearly all roof replacements are approved via e-mail vote to avoid delays. However, if the applicant is changing from a wood roofing material to any of the newer products, Quivira, Inc. asks for a courtesy application clarifying the new material and color. Some roof replacements are mandated by inspection before re-sale closings.
- Grading and drainage issues must be addressed by both RC/ARB and the City of Lake Quivira.
- Any dock, dock site or seawall construction must go through the Lake and Residential Committee for approval. All sand/mix must be obtained by an approved vendor (no exceptions).

City of Lake Quivira Project Review Guidelines

General Guidelines – City of Lake Quivira, Kansas

Lake Quivira City Hall Building Department: 913-631-5300, x1005

Email: Building@lakequivira.ks.gov

Homeowners should contact the City of Lake Quivira Building Official for projects that may require permitting, setback variance, and BZA review.

The Board of Zoning Appeals (BZA) meets at 6:00pm on the second Tuesday of each month at City Hall. Items for the BZA should be submitted to the Building Department at City Hall no later than 4 weeks prior to the meeting for consideration at the month's meeting.

Please note: Payment of Permit Fees and Bonds are by Check Only

When in question, please contact the City to prevent delays on your project.