



PO Box 5555, Draper, UT 84020  
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**APPLICATION FOR NEW CONSTRUCTION AND ADDITIONS**

The electronic version of all plans is required.  
Prior to ACC review, all items must be complete, including fees.

SUBMISSION DATE: \_\_\_\_\_

**PERSONAL HOME:**(Circle) YES or NO  
**SPEC:** (Circle) YES or NO

**LOT NUMBER:** \_\_\_\_\_ **PLAT:** \_\_\_\_\_ **PROPERTY ADDRESS:** \_\_\_\_\_

**OWNER(s) AS SHOWN ON TITLE:** \_\_\_\_\_

**NOTE: IF APPLICANT IS NOT THE OWNER, APPLICANT MUST HAVE WRITTEN NOTARIZED AUTHORIZATION FROM OWNER.**

**APPLICANT NAME:** \_\_\_\_\_ **E-MAIL:** \_\_\_\_\_

Address: \_\_\_\_\_, City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_

Home Phone: \_\_\_\_\_ Cell Phone: \_\_\_\_\_

**GENERAL CONTRACTOR:** \_\_\_\_\_ **PHONE:** \_\_\_\_\_ **LICENSE #:** \_\_\_\_\_

**NOTE: AN INCOMPLETE PLAN APPLICATION WILL BE RETURNED**

**Check off all items that you are submitting:**

- \_\_\_ ALL PRIOR ASSOCIATION CHARGES PAID IN FULL.
- \_\_\_ PLAN CHECK FEE (refer to current Fee Schedule)
- \_\_\_ EXECUTED ESCROW AGREEMENT AND CHECK FOR ESCROW DEPOSIT IN THE AMOUNT OF \$5,000.00.  
(Note: If check is returned, a STOP WORK order will be issued as well as return check fees assessed against the Owner)
- \_\_\_ EXECUTED ACKNOWLEDGEMENT AND AGREEMENT FORM.
- \_\_\_ ELECTRONIC PLANS STAMPED BY A LICENSED ARCHITECT OR STRUCTURAL ENGINEER
- \_\_\_ CERTIFIED SURVEY, STAMPED BY LICENSED SURVEYOR (NO COPIES OF SIGNATURES PERMITTED)
- \_\_\_ ALL PROPERTY CORNERS MUST STAKED (and clearly visible) BY A LICENSED SURVEYOR PRIOR TO APPROVAL AND REMAIN IN PLACE UNTIL FINAL INSPECTION IS COMPLETED.

**A SITE DEVELOPMENT PLAN MUST BE SUBMITTED, DRAWN TO SCALE INCLUDING THE FOLLOWING:**

- \_\_\_ NORTH ARROW, SCALE, DATUM POINT/BENCHMARK.
- \_\_\_ ALL PROPERTY LINES WITH DEMINSONS AND ALL EASEMENTS OF RECORD WITH DEMINSONS.
- \_\_\_ CURB LINE OF ALL STREETS THAT LOT FRONTS UPON AND DISTANCE FROM BACK OF CURB TO FRONT PROPERTY LINE. INDICATE ELEVATION OF CURB FROM BENCHMARK.
- \_\_\_ TOPOGRAPHY AT 2 FT. VERTICLE INTERVALS SHOWING BOTH EXISTING GRADES PRIOR TO CONSTRUCTION AND FINAL GRADES AFTER CONSTRUCTION, AND SURFACE DRAINAGE IDENTIFIED.
- \_\_\_ BUILDING SETBACKS FROM PROPERTY LINES: FRONT: \_\_\_\_\_, RIGHT SIDE: \_\_\_\_\_, LEFT SIDE: \_\_\_\_\_, REAR: \_\_\_\_\_
- \_\_\_ LOCATION OF HOME ON LOT (building footprint), INCLUDING ROOFS, DECKS, WALKWAYS AND DRIVEWAYS.
- \_\_\_ MAXIMUM (greatest) PERCENTAGE OF DRIVEWAY SLOPE IS: \_\_\_\_\_% (all details must be on plans).
- \_\_\_ LOCATION OF ANY RETAINING STRUCTURES (Note: All retaining structures and or fences must be placed entirely on your lot unless you obtain an Easement Agreement with the neighboring property for such structure. The Easement Agreement will be subject to JROA approval.
- \_\_\_ CLEARLY IDENTIFY PROPOSED FOUNDATION AND RAIN DOWNSPOUT DRAINS.

**LANDSCAPE PLAN: SUBMIT A SEPARATE DETAILED IRRIGATION AND LANDSCAPE PLAN DRAWN TO SCALE SHOWING PROPERTY LINES AND STREET CURB LINES. LIST ALL TYPES OF PLANTS MATERIALS AND GROUND COVERS SUCH AS SOD, HYDO SEED, BARK, ROCKS, ETC., AND ALL OF FEATURES YOU INTEND TO INSTALL.**

**STYLE OF HOME TO BE BUILT:** \_\_\_\_\_

**TOTAL SQUARE FEET OF LIVING AREA (excluding garage).**

**Refer to the CC&R's of your Plat for minimum square footage requirements.**

FINISHED SF. Main \_\_\_\_\_, Upper \_\_\_\_\_, Lower \_\_\_\_\_, **Total** \_\_\_\_\_

UNFINISHED Main \_\_\_\_\_, Upper \_\_\_\_\_, Lower \_\_\_\_\_, **Total** \_\_\_\_\_

Total square feet of Foundation "footprint" (including garage): \_\_\_\_\_

**Approximate start date:** \_\_\_\_\_ **Approx. Completion date:** \_\_\_\_\_

**REQUIREMENTS FOR ELEVATION DRAWINGS:**

- \_\_\_ SHOW EXISTING AND PROPOSED GRADES ALONG FOUNDATION ON ALL FOUR ELEVATIONS.
- \_\_\_ CLEARLY IDENTIFY HEIGHT OF HOUSE IN FEET ON ALL FOUR ELEVATIONS, FROM ORIGINAL GRADE PRIOR TO CONSTRUCTION AT THE PROPOSED FRONT BUILDING LINE TO THE HIGHEST POINT OF HOUSE.
- \_\_\_ INDICATE MAIN FLOOR OR TOP OF FOUNDATION ELEVATION FROM BENCH MARK.
- \_\_\_ IDENTIFY ALL EXTERIOR MATERIALS TO BE USED.
- \_\_\_ INDICATE ALL ROOF PITCHS (MINIMUM 4/12, MAXIMUM 12/12).
- \_\_\_ CLEARLY IDENTIFY THE OVERALL WIDTH OF THE PROPOSED BUILDING AT THE FRONT BUILDING LINE.

**MATERIAL SPECIFICATION SHEET AND CROSS SECTIONS TO INCLUDE THE FOLLOWING:**

**WINDOWS SPECIFICATIONS:**

Manufacturer: \_\_\_\_\_, Model No. \_\_\_\_\_, Mat'l: \_\_\_\_\_, Frame Color: \_\_\_\_\_

**ROOFING MATERIAL (Submit small sample and color)**

Manufacturer: \_\_\_\_\_, Mat'l: \_\_\_\_\_, Weight: \_\_\_\_\_, Color: \_\_\_\_\_

**WALL FRAMING INCLUDING GARAGE WALLS:** Stud size: \_\_\_\_\_, Spacing: \_\_\_\_\_

**INSULATION:** Walls: Type&Mat'l: \_\_\_\_\_, Thickness: \_\_\_\_\_, R Rating: \_\_\_\_\_,  
Roof:: Type&Mat'l: \_\_\_\_\_, Thickness: \_\_\_\_\_, R Rating: \_\_\_\_\_,

**PROVIDE SAMPLES AND COLORS OF EXTERIOR MATERIALS:**

**SIDING 1:** Mat'l: \_\_\_\_\_, Color: \_\_\_\_\_

**SIDING 2:** Mat'l: \_\_\_\_\_, Color: \_\_\_\_\_

**SIDING 3:** Mat'l: \_\_\_\_\_, Color: \_\_\_\_\_

**CORNER TRIM:** Mat'l: \_\_\_\_\_, Color: \_\_\_\_\_

**WINDOW TRIM:** Mat'l: \_\_\_\_\_, Color: \_\_\_\_\_

**SOFFITS:** Mat'l: \_\_\_\_\_, Color: \_\_\_\_\_

**FASCIA:** Mat'l: \_\_\_\_\_, Color: \_\_\_\_\_

**GARAGE DOOR(s):**

Manufacturer: \_\_\_\_\_, Model No. \_\_\_\_\_, Mat'l: \_\_\_\_\_, Color: \_\_\_\_\_

**FRONT DOOR:** Type&Mat'l: \_\_\_\_\_, Color: \_\_\_\_\_

**EXTERIOR RAILINGS:** Mat'l: \_\_\_\_\_, Color: \_\_\_\_\_

**FASCIA:** Mat'l: \_\_\_\_\_, Color: \_\_\_\_\_

**Other terms and conditions during construction:**

1. Prior to commencement of construction, a professional sign must be placed on lot displaying the building lot number, lot address, name of builder and builder’s contact information, and name of owner, and maintained until Final Inspection is completed.
2. All property corners must be staked and remain visible during construction and until Final Inspection by JROA.
3. The building lot shall be identified by placing 4-foot high orange barrier fencing supported every 6 feet along the side and rear property lines. Barrier fencing shall be maintained and remain in place during the entire construction period.
4. A chemical toilet must be placed upon the lot and out of the gutter and away from the curb line.
5. Prior to framing, a roll-off dumpster (20’x7’x5’) must be placed on the lot. The dumpster must remain on lot until completion of construction.
6. Any mud, rocks or debris tracked onto the roadway or in gutters must be cleaned daily. The lot owner and/or contractor shall regularly inspect the site and access roadways, and shall perform whatever clean-up and maintenance necessary to maintain these areas in a clean and orderly condition. **If Owner/Contractor fails to maintain clean streets and gutters, the Association in its sole discretion without further notice, reserves the right to perform said clean-up of any mud or debris on roadways or gutters and charge all costs against the Owner.**
7. Building materials must not be stored in gutters or on the roadways without written permission from the County.
8. All construction must be completed within one year from the commencement of construction (the Completion Date), unless the Association in its sole discretion, approves an extension for good cause, not to exceed six months in length. A daily penalty of \$100 may be assessed in the Associations sole discretion for each day construction is incomplete past the Completion Date and deducted from the Escrow deposit or charged to the Owner. **Failure to complete all construction within eighteen (18) months after commencement may result in the forfeiture of the Escrow deposit at the sole discretion of the Association.**
9. In the event of any type of violation, the Association may in its sole discretion impose a fine, commensurate with the severity of the violation and notice given, including, but not limited to, lack of dumpster, toilet, orange fence, and violations toward any other neighboring property (see Acknowledgement and Agreement).
10. In the event of any type of violation, the Association may in its sole discretion impose a fine, commensurate with the severity of the violation and notice given, including violations toward any other neighboring property (see Acknowledgement and Agreement).
11. **NOTE: APPROVAL OF A PLAN SHALL REMAIN VALID FOR SIX MONTHS FROM THE DATE OF APPROVAL.** If construction has not started within six months, the plans must be resubmitted for approval again and will be subject to any changes made in the covenants, or the Architectural Guidelines during the interim period. An additional plan check fee must accompany the new application.

**We the Owner and Contractor, understand the terms in this application and agree to follow them in the entirety:**

**Owner;**

**Contractor:**

\_\_\_\_\_

\_\_\_\_\_

**Date:** \_\_\_\_\_

**Date:** \_\_\_\_\_

Submit copies of (a) Certificate of Liability Insur., (b) Workers Compensation Insur., and (c) Builder’s License

-----**FOR OFFICE USE ONLY**-----

Date of ACC Application Review: \_\_\_\_\_ Liaison: \_\_\_\_\_

The following action was taken by the Jeremy Ranch ACC regarding this application:

The plans were approved this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

Date of On-site Inspection Prior to Final Approval: \_\_\_\_\_

- \_\_\_1. A professional sign on property.
- \_\_\_2. Orange barrier fence on property.
- \_\_\_3. All property corners staked and visible.

**FINAL APPROVAL FOR COMMENCEMENT OF CONSTRUCTION**

**DATE APPROVED;** this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

**BY:** \_\_\_\_\_ (print name) \_\_\_\_\_

The plans were **DENIED** this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ because of the following:

- 1. \_\_\_\_\_
- 2. \_\_\_\_\_
- 3. \_\_\_\_\_
- 4. \_\_\_\_\_
- 5. \_\_\_\_\_
- 6. \_\_\_\_\_
- 7. \_\_\_\_\_
- 8. \_\_\_\_\_
- 9. \_\_\_\_\_
- 10. \_\_\_\_\_