



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

Prior to ACC review, all items must be complete. The application fee will be added to the owner's ledger.
An escrow check, escrow agreement, and notice must be sent to the Association Manager.
Plans shall be submitted and uploaded as an ARC request in the homeowner's portal.
INCOMPLETE PLANS WILL BE RETURNED

SUBMISSION DATE:
PERSONAL HOME: YES, or NO SPEC: YES, or NO
LOT NUMBER: PLAT: PROPERTY ADDRESS:
OWNER(S) AS SHOWN ON TITLE:
NOTE: IF THE APPLICANT IS NOT THE OWNER, THE APPLICANT MUST HAVE WRITTEN AUTHORIZATION FROM THE OWNER.
APPLICANT NAME: E-MAIL:
APPLICANT'S ADDRESS:
CITY: STATE: ZIP:
APPLICANT'S HOME PHONE: WORK PHONE:
GENERAL CONTRACTOR: PHONE: LICENSE #:
APPROXIMATE START DATE: APPROXIMATE COMPLETION DATE:

CHECK ALL ITEMS SUBMITTED:

- ALL PRIOR ASSOCIATION CHARGES ARE PAID IN FULL.
PLAN CHECK FEE will be added to the owner's account and must be paid (refer to current FEE SCHEDULE)
EXECUTED ESCROW AGREEMENT AND CHECK FOR ESCROW DEPOSIT IN THE AMOUNT OF \$5,000.00.
(Note: If a 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 THE FINAL INSPECTION IS COMPLETED.

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

- NORTH ARROW, SCALE, DATUM POINT/BENCHMARK.
ALL PROPERTY LINES WITH DIMENSIONS AND ALL EASEMENTS OF RECORD WITH DIMENSIONS.
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 PLANT MATERIALS AND GROUND COVERS SUCH AS SOD, HYDROSEED, BARK, ROCKS, ETC., AND ALL OF THE 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 THE 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 THE HOUSE.
- ___ INDICATE MAIN FLOOR OR TOP OF FOUNDATION ELEVATION FROM BENCHMARK.
- ___ IDENTIFY ALL EXTERIOR MATERIALS TO BE USED.
- ___ INDICATE ALL ROOF PITCHES (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: _____

___ **REVIEWED ASSOCIATION ARCHITECTURAL DESIGN GUIDELINES AND LISTED ALL VIOLATIONS**

All violations of the Association Architectural Design Guidelines MUST be listed and clearly demonstrate that the purposes of the Design Guide shall not be circumvented through the granting of a variance. Violations may be rejected by the Architutal Committee or brought to the Board of Trustees where a final decision for all variances must be made.

Other terms and conditions during construction:

1. Prior to the commencement of construction, a professional sign must be placed on the lot displaying the building lot number, lot address, name of builder and builder's contact information, and name of the 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 the lot until the 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 the 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's 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: print _____

Contractor: print _____

Date: _____

Date: _____

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 the property.
- ___ 2. Orange barrier fence on the property.
- ___ 3. All property corners are 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. _____