



PO Box 5555, Draper UT 84020
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SHORT-FORM CONSTRUCTION AND BUILDING PLAN APPLICATION

For Alterations, Changes, Remodels, Fences, Pools, Spas, RV Parking, etc.

Note: Approval is not required for maintenance/repairs where no substantive changes are made, i.e., no change in color, materials, or size (area). Prior to ACC review, all items must be complete. Application fees will be added to the homeowner's account.

Plans shall be submitted and uploaded as an ARC request in the homeowner's portal.

PLANS WILL NOT BE CONSIDERED UNTILL ALL NESSESSARY DOCUMENTS HAVE BEEN UPLOADED.

SUBMISSION DATE:
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.

These options are assessed: \$100.00

- a) Paint Color Change (requires structure pictures, pictures of proposed color/brand/name, and show where new colors will be applied)
b) Roof Color or Material Change (requires structure pictures and pictures of new materials/colors/specs)
c) Window Change (requires structure pictures, pictures of new windows, and brand/model/colors)
d) Solar System (requires site and engineering plans stamped by a licensed professional)
e) Flag Poles (requires location pictures and site plans)
f) Front Yard Sculpture or Statue (requires location pictures and site plans)
g) Driveway Change of Materials (no expansion. requires location pictures and pictures of colors and materials list)

These options are assessed: \$250.00

- a) Renovations or Material Change (requires structure pictures, pictures of proposed material/brand/model, color/brand/name, and where the new material and color will be applied. A site elevation or rendering should be included for multiple materials or color changes)
b) RV Parking (requires location pictures, certified survey, escrow deposit, and stamped site plans from a licensed professional)
c) Driveway Expansion (requires location pictures, certified survey, and stamped site plans from a licensed professional)
d) Fence (requires location pictures and survey. fences on a property line require written maintenance agreement with adjacent property)
e) Dog Runs (requires survey)
f) Major Landscaping Renovation (requires survey and complete landscape site plans)
g) Screen Walls (requires site plan. may not extend into side yard or be within 15 feet of a rear property line; otherwise treated as a fence.)

These options are assessed: \$500.00

- a) POOLS (requires a certified survey, complete site plans, and escrow deposit)
b) Sports Courts (requires a certified survey, complete site plans, and escrow deposit)
c) Powered Recreation Equipment (requires survey and complete site plan)
d) Deck Structure Alterations (Requires certified survey, complete site plan, and materials/colors/models list)

___ MEETS COMMUNITY [ARCHITECTURAL DESIGN GUIDELINES](#) 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 Architutaal Committee or brought to the Board of Trustees where a final decision must be made.

___ EXECUTED [ACKNOWLEDGEMENT AND AGREEMENT](#) FOR ALL CONSTRUCTION PROJECTS

___ **FOR POOLS, SPORTS COURTS, MAJOR LANDSCAPING, & RV PARKING, THE FOLLOWING IS REQUIRED:**

___ AN [ESCROW AGREEMENT](#) & DEPOSIT OF \$5,000.00, MAY BE REQUIRED AFTER PLANS ARE REVIEWED.

(Note: If a check is returned, a STOP WORK order will be issued as well as return check fees assessed against the Owner)

___ ELECTRONIC PLANS STAMPED BY A LICENSED ARCHITECT OR ENGINEER.

___ CERTIFIED SURVEY, STAMPED BY LICENSED SURVEYOR (No copies of signatures are Permitted).

___ ALL PROPERTY CORNERS MUST BE STAKED BY A LICENSED SURVEYOR PRIOR TO APPROVAL.

___ FOR **SWIMMING POOLS ONLY**, ORANGE BARRIER CONSTRUCTION FENCING MUST BE INSTALLED AROUND THE CONSTRUCTION AREA.

___ **FOR POOLS, SPORTS COURTS, MAJOR EXTERIOR RENOVATIONS, RV PARKING, DRIVEWAY EXPANSION, AND MAJOR LANDSCAPING RENOVATIONS, A SITE DEVELOPMENT PLAN MUST BE SUBMITTED, AND DRAWN TO SCALE INCLUDING THE FOLLOWING:**

___ North arrow, Scale of the plan, Survey Benchmark, Elevation of main floor and curb at the center of building frontage.

___ All property lines with dimensions, and all easements of record with dimensions.

___ Curb line of all streets fronting lot and distance from the back of curb to front property line.

___ Show the location of the home on the lot (building footprint), including roofs, decks, walkways, driveways, and new addition.

___ Show building setbacks from property lines:

front: _____, right side: _____, left side: _____, rear: _____

___ For **LANDSCAPING**, show changes including irrigation, plant materials, and ground covers. Show any material changes to grading and drainage. Show all existing downspout and foundation drains, and any changes to the same. Show location of any retaining walls or other retention 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.)

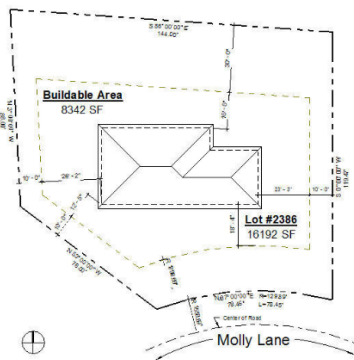
___ Submit copies of (a) Certificate of Liability, (b) Workers Compensation Fund, and (c) Builder's License

EXAMPLES:

LANDSCAPING PLANS



SITE PLANS



ELEVATION/RENDERINGS



Other terms and conditions during construction:

1. 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.
2. 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.**
3. Building materials must not be stored in gutters or on the roadways without written permission from the County.
4. All construction must be finished by the Completion Date first listed above unless the ACC or BOT, 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 at the Association's sole discretion for each day construction is incomplete past the Completion Date and charged to the Owner.
5. **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 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.
6. 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).

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

Owner:

Contractor:

Date:

Date:

ATTACH up to 6 current pictures of proposed areas to be modified as well as wide-angle pictures of lot/home.
You may upload pictures separately if needed.

ATTACH up to 6 pictures of proposed modifications with material sample pictures, dimensions, and material descriptions.
You may upload pictures separately if needed.

ATTACH up to 6 pictures of proposed site plan and survey showing dimensions of your lot, home, setbacks, driveway, grading.
You may upload pictures separately if needed.

ADDITIONAL PICTURES MAY BE PLACED OVER THIS PAGE IF NEEDED.

-----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 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. _____