

BANDERA RIVER RANCH ARCHITECTURE CONTROL COMMITTEE

BUILDING PERMIT CHECKLIST

- _____ Check for Application Fee
- _____ Completed ACC Questionnaire Application
- _____ Complete Set of Working Plans
- _____ Engineered Foundation Plan
- _____ Certified Engineers Site Survey
- _____ Plot Plan
- _____ Release of Easement (if necessary)
- _____ Photos, Pictures, Drawings for small projects
Such as storage building, fences, etc...
- _____ Permits **must** be posted at job site.

- _____ Check received _____ Date check received

- _____ Check number _____ Check amount

- _____ Permit number _____

Questions? Contact the ACC at the following e-mail address: drroaacc@gmail.com

**BANDERA RIVER RANCH
ARCHITECTURAL CONTROL COMMITTEE QUESTIONNAIRE**

Attention!

**All new construction lots must be cleared of brush
and debris within 30 days per ACC guidelines. Burning on a new construction lot
is not allowed per the DRROA burn permit guidelines.**

- _____ Application for residence only (Complete Part I and Part III)
_____ Application for other than residence, i.e. fences, storage, etc.(Complete
Part II and Part III)
_____ Application for both residence and other (Complete Parts I, II and III)

DATE _____ UNIT _____ BLOCK _____ LOT _____

OWNERS

NAME _____

ADDRESS _____

_____ ZIP _____ TELE# _____

E-MAIL (required) _____

BUILDERS NAME _____

ADDRESS _____

_____ ZIP _____ TELE# _____

**APPLICATION IS HEREBY MADE FOR APPROVAL OF THE PROPOSED
CONSTRUCTION DESCRIBED HEREIN.**

PART I (Residence only)

1. Livable Square Footage (air conditioned) _____
2. Percentage of siding is Masonry (brick, rock, stucco,
etc.) _____ (See Masonry Guidelines on website)
Masonry type _____ Other _____ siding (type) _____
3. Garage:
Attached _____ Detached _____
4. Start date: _____ Completion date: _____
5. Setbacks From Property Line (Required) (Include overhangs, decks, pools, etc.)
A. Front _____ ft. Back _____ ft. Left _____ ft. Right _____ ft.
B. Shortest distance from street lot line to main dwell-
ing unit (foundation) _____ ft.
6. Roof Construction (type & wt) _____
7. Exterior Color Scheme _____

8. Type of Paving for Driveway_____ Over Water Main?_____
If over a water main, you must contact the BRRWSC for instructions on driveway construction with allowance for paver blocks.

IF THE ANSWER TO ANY OF THE FOLLOWING IS YES, EXPLAIN IN COMMENTS.

Following construction will there be:

9. Any trailers or other temporary structures? YES ___ NO ___
10. Any barns, storage buildings, or separate structures? YES ___ NO ___
11. Any visible tanks? YES ___ NO ___
12. Any fences? (If so, describe) YES ___ NO ___
13. Any communication device(tower, satellite dish)? YES ___ NO ___
14. Are you requesting a variance from any of the deed restrictions? YES ___ NO ___

COMMENTS: _____

PART II (Projects other than a residence, must fill out ALL lines for submittal)

A. GARAGE, STORAGE BUILDING, FENCES OR OTHER SEPARATE STRUCTURES:

TYPE OF STUCTURE: _____

1. Measurements: _____

2. Construction materials: _____

3. Setbacks from property line:

a. Front _____ ft., Back _____ ft., Left _____ ft.,
Right _____ ft.

b. Describe location - Locate on a Plot Plan:

4. Start Date _____ Completion Date _____

5. If a fence: Height _____

PART III (REQUIRED INFORMATION FOR ALL APPLICATIONS)

EXHIBIT A ATTACHED: PLANS (foundation, floor, roof & elevations)

Comments: _____

EXHIBIT B ATTACHED: SPECIFICATIONS

Comments: _____

EXHIBIT C ATTACHED: PLOT PLAN

Comments: _____

I understand that the State of Texas has established certain standards of construction of plumbing and at completion a certified plumbing inspector must certify compliance prior to the water utility accepting my application for continuous service. Service during construction is temporary service.

I understand that the materials comprising in this application shall be retained by the Architectural Control Committee upon approval. Applicants agree not to begin construction until approval is obtained and by signing this application certify that no construction work or installation of any improvements has been initiated.

I understand that a \$500.00 application fee for construction of a residence or a \$25.00 application fee for other applications payable to Double R Ranch Owners' Association, Inc. must accompany this application for the review and approval process to begin.

Application checks/cash will be submitted upon receipt. If the applicant changes their mind/cancels the project, the DRROA will retain 50% of the fee and issue a check for the remainder to the applicant.

Applicants must be current in their annual assessments for any application approval.

The undersigned hereby acknowledges that they have the most current set of the construction rules and have read them and will comply with such rules. It is also understood that the owner is responsible for compliance by the contractor and any sub-contractors and a new construction permit will not be issued until the site is cleared of all brush, cutting, etc.

APPLICANTS (Owners):

_____/_____
Date

_____/_____
Date

Bandera River Ranch ACC Permit Checklist

(must be signed and dated before application is considered)

_____ Review Building Permit Instructions / Post at Jobsite.

_____ A Porta-Can and roll off type dumpster are needed at each major jobsite prior to start of project and must remain on site until construction is finished. Jobsite must be kept clean of trash and debris by use of a roll off type dumpster. Burning of any construction materials is not allowed.

_____ Review Rules and Covenants.

_____ Note Permit Date and review requirements for completion of entire project.
New home exterior 6 months, interior 12 months. Small projects 6 months.

_____ Any planned or unplanned changes to the project must be communicated to the ACC immediately.

_____ Project is subject to work stoppage if rules are not being followed w/possible Assessment of fines.

_____ New Home Construction – Driveways must be completed prior to taking occupancy of home.

_____ Water and Electricity must be provided to the worksite prior to beginning of construction. Must have Porta Can and roll off type dumpster on each lot as well.

_____ Engineered foundation inspection report must be filed with the ACC as soon as possible.

_____ Any building requiring a concrete slab, requires the ACC to sign off, call the office at least 3 days before pouring of concrete so inspection can be scheduled! No concrete pour or construction before 7 a.m.

_____ All setback measurements are taken from the property lines.

_____ File and Submit approved Development Permit Application with Bandera County

Builder / Owner: _____ Date: _____

Owners and/or contractors are required to keep a reasonably clean job site and to avoid allowing building materials, paper or other refuse to litter the area. All brush, tree limbs or other cuttings on new construction must be chipped or removed (burning is not allowed) from the site within thirty (30) days from the time of cutting and shall not be stacked in the road right-of-way during such time. A roll off dumpster is required (no trailers) on all new building sites. There is NO BURNING OF ANY TYPE, materials, brush or warmth, allowed on any new construction site. A new construction permit will not be issued until a lot is completely cleared of cut brush, trees, etc.