

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 dwelling 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.

A fee of \$850.00 and a Security Deposit of \$2000.00 shall be required with each application to the ACC for construction of a residence. The Security Deposit will be refunded, less any fines for violations, upon completion of the residence. There is a fee of \$35.00 for other applications, to help defray the costs of processing the application, response and monitoring of the construction.

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.