

New Home Construction, Accessory Building & Fence Application

Please submit this application and all required attachments by e-mail to:

vwestmarys@gmail.com or drippehunter@gmail.com

Mike Drippe, Property Manager | 785-207-5888

Property Information

- Property Owner/Applicant:
- Property Address:
- Mailing Address:
- Phone:
- Email:
- Estimated Completion Date (Home):

New Construction Application

All plans must be approved by the Architectural Committee before any construction or material orders begin.

Checklist of Required Documentation (check each as included):

- Site Plan (Scale 1" = 20'): property lines, setbacks, driveways, sidewalks, structure footprint, septic system, fencing location
- Elevations (all sides with roof pitches, decks, finishes)
- Interior Plans
- Exterior Finishes (paint colors, materials, roofing, masonry, decks, etc.)
- Accessory Structure Details
- Concrete Approach (min. 20 ft from road)
- No vinyl siding, treated decking, or unpainted surfaces

Accessory Structures

Accessory structures must be approved by the Architectural Committee prior to construction.

- Description of Structure:
- Exterior Materials and Colors:

- Roof Type and Pitch:
- Placement on Site Plan: Yes / No
- Height and Square Footage:

Fence Information (if included as part of build)

- Fence Material Type: (e.g., black metal, cedar, vinyl — no treated wood or chain link allowed)
- Fence Location on Site Plan: Yes / No
- Style Description: (flat rail, picket, etc.):
- Puppy Fence (if applicable): Include photo/brochure
- Gate Location(s):
- Inspiration Photo Attached: Yes / No

Applicant Acknowledgements

- [] I understand that approval is required prior to any construction, and deviations must be resubmitted.
- [] I acknowledge that the Architectural Committee is not liable for structural soundness, code compliance, or drainage impacts.
- [] I will obtain necessary building permits and utility locates.
- [] I will maintain a clean, orderly job site, provide a port-a-potty, and clean up debris daily.
- [] I authorize inspections to ensure compliance.
- [] I understand construction must begin within 3 months of approval or reapplication will be required.

Signatures

Applicant's Signature: _____

Date: _____

Minimum Building Size Requirements per Valley View Covenants:

- Ranch-style homes: minimum 1,600 square feet above grade
- 1.5 story homes: minimum 1,800 square feet above grade
- 2-story homes: minimum 2,000 square feet above grade
- Accessory structure max size 2,000 square feet