

NEW HOME CONSTRUCTION

GUIDELINES – Fill out and bring to ACC Meeting

OWNER _____ ADDRESS _____

Phone # _____ Email _____

- Need survey with building platted on document with lot and parcel number

Lot Lines:

- Any crossing of lot lines requires **release** from LBV Board and release from Water and Sewer Department. LBV files with Benton County.
- Any lot line **variance** – (changing setback) requires approval from LBV Board and will also require a **county variance** requiring public hearing. The County will detail when applying for building permit. (Setbacks= 20' front /10' sides).

Lot # being built on or lot lines crossing _____

Size - (1500 sq ft living space min) _____

Siding - (type/color) _____

Garage/attached Carports -(improved lots have water and sewer) must provide off-street parking and garage / attached carport for at least one vehicle.

Driveway - Concrete or Asphalt - entrance from street.

10' wide for each vehicle: single drive = 20x10; double = 20x20; triple = 20x30

Culverts - Need Benton Co Permit to access county roads.

Septic - Needs approval from County before starting. Perk test results need to be provided to ACC.

Propane tank - setbacks enforced, no variances!

Fee - \$35 Refundable Deposit - \$5,000 Lot Line Release- \$75

Owner signature: _____ ACC initial: _____

(A **variance** just reduces the footage of the setbacks; a **release** allows structures to be built across lot line)