



HOPE RANCH PARK

Building Department 2023 Master Report

Introduction:

Another successful year for the Hope Ranch Building Department where we are always doing our best to make sure that everyone in our community is being heard and helped to the best of our abilities concerning proposed and existing developments. We are also here to enforce and remind Hope Ranch homeowners and agents of our Building Guidelines to continue improving the already amazing community we have here today. Our responsibility is to make sure Building Permits are issued so that constant construction and improvements can safely occur. We are constantly consulting with the community and its inhabitants about changes that need to or may happen. Our department also supervises Real Estate Sale Inspections for potential transfer of home ownership, building enforcement, coordination of ABR Reviews, site visits, and ultimately plan checking. Hope Ranch residents can be confident that the neighborhood, homes, and roads they frequently travel are safe, free of dangers, and meet the safety hazards and guidelines of our ever-growing community.

HOPE RANCH PARK HOMES ASSOCIATION ABR & BOD Y/E Summary 2023					
REVIEW LEVEL	VOTE	ABR	BOD	ABR PERCENTAGE	BOD PERCENTAGE
PRE-CONCEPTUAL	Cancelled/Continued	7	-	7.22%	-
	Approved	11	-	11.34%	-
CONCEPTUAL	Cancelled/Continued	8	1	8.25%	1.15%
	Approved	13	14	13.40%	16.09%
PRELIMINARY	Cancelled/Continued	5	0	5.15%	0.00%
	Approved	15	15	15.46%	17.24%
FINAL	Cancelled/Continued	6	1	6.19%	1.15%
	Approved	32	30	32.99%	34.48%
VARIANCE	Cancelled/Continued	-	4	-	4.60%
	Denied	-	4	-	4.60%
	Approved	-	18	-	20.69%
PERMIT EXT.	Denied	-	0	-	0.00%
	Approved	-	0	-	0.00%
TERMINATE/WITHDRAWN	9	-	-	-	-
TOTAL REVIEWS		97	87		

*Due to the fluid nature of the ABR Approval and Permit Process, these numbers reflect a snapshot as of December 31, 2023.

HOPE RANCH PARK HOMES ASSOCIATION Total Y/E Permit Summary 2023		
PROJECT TYPE	AMOUNT	PERCENTAGE
NEW RESIDENCE	3	1.85%
REMODEL/ADDITION	22	13.58%
GUESTHOUSE/ADU/JADU	3	1.85%
MINOR STRUCTURES	105	64.81%
ROAD ENCROACHMENT	27	16.67%
TERMINATE/WITHDRAWN	2	1.23%
TOTAL PERMITS	162	-

Fun Facts: Year 2022 had a total of 166 Permits issued & Years 2017-2022 had an average of 148 Permits issued

Conclusion:

The data above clearly indicates that it has been another eventful year for both Boards of Review. The Pre-Conceptual Review process continues to be beneficial to the applicants, neighbors, and ultimately the ABR members. Similar to last year, approximately a third of total Final Reviews were approved for 2023. Our department issued 162 total Building Permits with approximately 30% of them derived from ABR/BOD Approvals. The Building Department is projecting that the amount of Building Permits issued in 2024 will be equal or less to than 2023.

The Hope Ranch Park Homes Association diligently and effectively administers the 2022 Building Guidelines all throughout the community. Our Building Guidelines are here to provide a clean, safe, and attractive environment. Ultimately, our goal is to enhance our community's safety, appearance, and preservation of the standards for quality of life that residents and potential home buyers expect. In summation, the Building Department is on a positive trajectory under a Building Administrators excellent leadership and the Building Coordinators dedication to Hope Ranch.