

## Construction Guidelines and additional information.

### Setback

Permanent\* structures or improvements will **not** be permitted in the area surrounding a home with the following exceptions:

- Removable pavers (see paver section below)
- Ground mounted AC units
- Bay windows
- Landscaping with residents supplied irrigation.

**Sheds, Fences, Privacy Screens and posts of any kind are not permitted in the setback.**

\*Permanent is defined as attached to the home or ground and is not easily removed in case of an emergency.

The Setback, the area residents are permitted to install the above listed items has changed over time and is determined by the year the home was put in place.

	Carport Side	Home Side	Rear
Phase 1	3'	5'	5'
Phase 2	4'	4'	5'

- Corner lots may be allowed a maximum of 8 feet from the structure and must remain at least 10 feet away from the concrete curb.
  - If a retention pond is present, the water flow and capacity cannot be altered.
- Lots with more than 15 feet between homes in the **REAR** may be allowed a maximum 1/3 of the distance between homes, with a maximum of 8 feet from the structure. Resident should note the distance between homes with submission.
- Lots with more than 15 feet between homes on the **SIDE** may be allowed a maximum 1/3 of the distance between homes, with a maximum of 8 feet from the structure. Resident should note the distance between homes with submission.
- Lots adjacent to community space may be allowed a maximum of 8 feet from the structure and must remain at least 10 feet away from community improvements.

### Pavers

- **Original drainage and water flow must remain.**
- Raised (above grade level) pavers on the sides and in rear of home must have adequate drainage installed.
- All pavers must remain within your setback and or may not encroach on another's setback, whichever area is smaller.
- Please note that ground settling is a natural occurrence and Monte Vista is not responsible for any damage caused by ground settling. Residents are encouraged to compact the soil before placing any pavers.
- Paver driveways will not be permitted to enter the street except adjacent to the existing driveway.
- If future underground repairs are required, Monte Vista is not responsible for replacing pavers.

## Carport privacy panels and enclosures

- Carport Privacy Panels
  - Must remain at least 18" above grade.
  - Are not permitted in the front setback and must remain at least 5' from the concrete curb.
  - Made of non-flammable material.
  - Must be architecturally compatible with the primary structure.
  - May not extend past the original carport posts.
- Carport Enclosure, defined as anything that extends down to grade level on the side and/or rear of the carport.
  - Temporary "Roll A Shield" type enclosures that can be opened and closed must be aesthetically pleasing and match the home.
  - Permanent wall that extends to grade level.
    - Considered a garage (even without a garage door) and requires a City of Mesa permit.
    - May not extend past the original carport posts.
    - May not be placed in the front setback area and must remain 5' from the curb.
    - Exterior must be architecturally compatible with the primary structure.
    - Interior must be painted to match home unless a garage door is installed.
- Fence / Temporary Privacy Screening
  - Must remain within the footprint of the carport.
  - Must be architecturally compatible with the primary structure.
  - May only be in place while in use
  - May not extend past the original carport posts.

## Shed

- Must be completely under the carport. **EXCEPTIONS WILL NOT BE APPROVED.**
- Must be between 80 and 120 square feet. **EXCEPTIONS WILL NOT BE APPROVED.**
- Shed with plumbing or electrical requires a City of Mesa permit.
- Must be at the rear of the carport (minimum of 30' from the curb).
- Must match the roofing and siding material of the home.
- Must reach the roof of the carport.

### Additional Information:

- Approval is not granted for temporary structures such as plastic sheds.
- Drawing with **DIMENSIONS** is required for any items requested within the Setback area. Sample lot plans are available for our most common configurations. Include dimensions to nearby structures to expedite requests.
- Measurement will be taken from the **original** structure (siding, post, etc). Not to include concrete, eave, gutter, or additions.
- Description of materials used and/or photo samples are required.
- Paint swatches are required, photocopies are not acceptable.
- Construction must be completed within 6 months of approval.
- **Under all circumstances improvements must remain at least 5 feet away from any other structure (house, post, patio, etc.)**