

DEVELOPMENT SPECIFICATIONS

Sections I-II-IIRV-III

Section R105 Related to Permits (See Attachment Last Page)

All information on permits as covered in Section R105 of the 2012 International Residential Code will be followed with these exceptions listed below.

Concrete

Concrete use for Mobil home foundations or slab to support a structure, car port, building ETC. must have park permission and city approval. Sidewalks and driveways need park approval but not city.

The park requires there be an eighteen inch grassy area on each side of concrete for drainage.

Decks

Decks less than 200 square need park approval but not city approval

Decks over 200 Square feet must have park and city approval.

Canopies & Car Ports

All patio covers, car ports and canopies attached to the unit must have park approval and city approval.

Sheds

All detached sheds, golf cart sheds, tool sheds, storage sheds ETC must have park approval, if over 200 square feet must have city permit also.

Permits

Any and all work that requires a permit must be completed within six months from the date of the application of permit, if not completed in that time period; you must go to the board for an extension.

Electrical, Gas Mechanical

Electrical, Gas, and Mechanical no permit required as stated in section R105.2 of the 2012 International Residential Code.

Do not need Park approval for:

Electrical, water, or sewer projects, but **all must meet City Code.**

Note: It is to your advantage to have your file in the Office show the current status of all developments included with your property.

1. You must obtain prior approval to install a Mobile Home or Park Model on your lot from two members of the Homeowners Association Board of Directors and one member of the Development Committee, **and also** from the City of McAllen Planning & Zoning Commission, located in City Hall. You should bring your approved Adobe Wells drawing in submitting your plan to the City. (See Attachment I sample). Drawing forms are available in the office.
2. Alterations/additions to existing structures require a Building Permit from the City **before proceeding**. Again, you should take your approved Adobe wells drawing in submitting your plan to the City. (See Attachment II sample). Forms available in office.
3. When a structure has been removed from a lot and replaced by another the positioning of the new structure must comply with current Park and City regulations/ordinances.
4. New mobile homes are not required to have the board of director's approval as outlined in the covenants Article IV Section 1. Used Mobile Homes must be inspected and approved by two members of the Board of Directors and one member of the Development Committee before being moved into the Park. Such approved is not to extend beyond six (6) months. A drawing similar to that described in paragraph 1 must accompany your request.
5. Additional structures, such as storage sheds, golf cart sheds and garages are to be twelve (12) ft. from the main structure unless attached to the main structure or incorporated under an attached canopy.
 - 5a: Garages built in the future (after January 17, 2005) with alley access shall be limited to a 6ft. wide garage door on the alley.

6. Canopies and porches are considered part of the main structure as permanent structures. Setbacks are to be measured from the overhang of the canopies or from the end of porches.

6a: The roofline of canopies and porches shall not extend above the lower roofline (eaves) of the structure to which they are attached.

6b: Satellite TV antennae (dishes) shall be attached to structures and may not exceed 18" in diameter.

6c: Before poles, antennae or similar devices that will rise more than 6 ft. above surrounding structures are installed written permission must be obtained from the Board of Directors.

Sections 6a, 6b, and 6c were adopted December 15, 1997

7. Concrete should be at least three (3') ft. from the side property line to eliminate drainage problems – extending concrete to the side property line is not desirable.

8. Prior to construction, copies of both side drawings and permits granted must be submitted to the office for inclusion in your file.

9. A variance of any city ordinance must be requested from the Board of Adjustment, which will call a public hearing before ruling on the request. A copy of your request for variance should be submitted to the office for inclusion in your file.

A ruling is not based on convenience to the property owner.

10. Size of mobile homes that will be approved by Board of Directors:

a) MINIMUM AREA OF BOX MUST BE AT LEAST 784 SQ. FT. (14'x56' BOX)

b) MAXIMUM LENGTH OF BOX ON 80 FT. LOT WITH VARIANCE 70 FT.

c) MAXIMUM LENGTH OF BOX ON 90 FT. LOT WITH VARIANCE 80 FT.

d) MAXIMUM LENGTH OF BOX ON 100 FT. LOT WITH VARIANCE 90 FT.

11. Once a building lot has been developed and a maintenance fee established said lot may not revert to “undeveloped lot” status. (*Adopted January 24,2000*)

SECTION I

1. Street pavement is approximately 22 ft. Plat map dedicates 30ft. as right of way for roads. Thus, there is about 4 ft. easement on each side of the street.
2. The following set backs must be maintained:

10 FT. FROM FRONT PROPERTY LINE FOR MOBILE HOME ON RECTANGULAR LOTS

0 FT. FROM FRONT PROPERTY LINE FOR PATIO COVER ONLY – NOT BUILDING

0 FT. FROM REAR PROPERTY LINE (IF VARIANCE GRANTED)

5 FT. FROM SIDE PROPERTY LINE (RECTANGULAR LOTS)

4 FT. FROM SIDE PROPERTY LINE (PARALLELOGRAM LOTS)

5 FT. FROM FRONT PROPERTY LINE TO THE NEAREST CORNER OF STRUCTURE ON PARALLELOGRAM LOT.

SECTION II & III

1. Street pavement is approximately 30 ft. Plat map dedicates 40 ft. as right of way for roads. Thus, there is about 5 ft. easement on each side on the street. Corner lots must maintain the 5 ft. setback from side property line as well as 5 ft. easement on the street for a total of 10 ft. from the curb on the side street not to be covered with a structure. The following setbacks must be maintained:

10 FT. FROM PROPERTY LINE IN THE FRONT (15 FT. FROM STREET)

0 FT. FROM PROPERTY LINE IN THE REAR (IF VARIANCE GRANTED)

5 FT. FROM PROPERTY LINE ON EACH SIDE. (Overhangs are permitted to extend 18 inches into the side setbacks)

2. Corner slice areas must be adhered to at the street and at the alley. No structure is to be within the triangle measured 20 ft. each way from the corner point of the property line and line connecting the two points. This is also measured 25 ft. each way from the corner center of the curb. The city's reasoning is to allow proper visibility. Hedges no higher than 3 ft. tall are allowed in the triangle. Trees are permitted if they will grow high enough so as to not obstruct visibility.

SECTION II - RV

1. Street pavement is approximately 25 ft. Plat map dedicates 30 ft. Right of way for roads. Thus, there is about 2 ½ ft. easement on each side of the street.
2. This area is reserved for recreational vehicles or tied down small mobile homes. All recreational vehicles and mobile homes must comply with all set backs listed below.
3. Rectangular lots (30' x 60') must maintain the following set backs:
 - a.) AT LEAST 5 FT. FROM FRONT PROPERTY LINE
 - b.) AT LEAST 4 FT. ON EACH SIDE OF STRUCTURE
 - c.) AT LEAST 0 FT. FROM REAR LOT LINE (IF VARIANCE IS GRANTED).
4. Parallelogram Lots (41' x 54') must maintain the following set backs:
 - a.) AT LEAST 5 FT. FROM THE FRONT PROPERTY LINE TO THE NEAREST CORNER OF THE STRUCTURE, EITHER HOME OR CANOPY.
 - b.) AT LEAST 4 FT. ON EACH SIDE OF ANY STRUCTURE
 - c.) AT LEAST 0 FT. FROM THE CORNER OF ANY STRUCTURE TO THE REAR PROPERTY LINE (IF VARIANCE GRANTED)

These specifications are based on our covenants and City of McAllen building codes. Remember when there are two standards set on any one subject, the more stringent shall prevail.

Revised January 5, 2015

