

PORTAL RIDGE  
101<sup>ST</sup> & GILES ROAD  
Construction Guidelines  
DESIGN REQUIREMENTS AND MINIMUM SIZES

To protect the value of PORTAL RIDGE and provide design consistency, all home plans must have the approval of the Declarant of the PORTAL RIDGE covenants.

**Plan approval:**

One set of Construction plans and 1 plot plan that includes foundation and drive elevations submitted to Boyer Young Development, 9719 GILES ROAD.

**Setbacks:**

City of LaVista setback requirements under this zoning are:

25' Front	5' Side
25' Rear	23' Street Side

**Sizes & Styles:** (Suggested Minimums)

**LARGER AREA HOMES**

<u>1 ½ &amp; 2 Story Homes</u>	<u>Ranch Homes</u>
1,100 sq. ft. Main Floor	1,750 sq. ft. Total
2,200 sq. ft. Total	

**SMALLER AREA HOMES**

<u>1 ½ &amp; 2 Story Homes</u>	<u>Ranch Homes</u>
900 sq. ft. Main Floor	1,500 sq. ft. Total
1,800 sq. ft. Total	

**Roofing:**

- Asphalt shingles, WEATHERED WOOD in COLOR.

**Chimneys:**

- Front & street side is to be clay-fired brick or stone. All other sides can be covered with wood or siding, direct vents ok.

**Fence:**

- Permitted with declarant approval only. No more than six (6) feet in height. Solid Vinyl coated PVC, wood or wrought Iron. Please note any fence along the perimeter and entrance to Portal Ridge will be required by the City of LaVista to install a white vinyl fence, similar to the existing fence in subdivisions south of Giles Road.

**Exterior:**

- Brick foundation fronts and street sides minimum---
- 8/12 pitch roofs and above
- Brick pillars at garage

**Permit/ Sewer Connection Fees:**

- Please go get your permit pulled at the City of La Vista, when you pay to pull the permit the sewer connection fee will be included in the price.
- Amount: \$1050.00 Residential Lots

Payable To: The City Of La Vista  
8116 Park View Blvd.  
La Vista, NE. 68128

For further information on design, construction and exterior improvements, refer to the covenants for Palisades or contact Boyer Young Development at 334-3690.