

MCA



Dear Stapleton Resident and Property Owner,

As part of Stapleton's neighborhood property maintenance efforts, the Stapleton MCA will be conducting inspections visiting residential properties, including the alley at the rear of your property. This effort is to encourage the vitality of our community by focusing on physical improvements and promoting a well-maintained and safer neighborhood.

Beginning summer of 2018, the MCA will be visiting properties in the area to conduct inspections. The following are examples of the common items that will be inspected. Please take the time to assess your property and make improvements, if needed.

Weeds and Grass:

Please cut and remove all weeds/grass over 8 inches in height on the entire property to include outside rear and side fences to the center line of the alley.

Trash:

Please ensure your trash is in an approved trash container.

Landscape Maintenance:

Please maintain the landscape free from all weeds and all uncultivated plant growth and any landscaping that is dead and/or dry. Visible bare dirt must be maintained with ground cover and should be improved with rock, gravel or grass. Remember to maintain your property and adjacent right of ways **from the center line of alleys, curbs easements and sidewalks adjacent to your property.**

Vehicles:

Please make sure that all vehicles are operable with current registrations and parked on a solid surface of asphalt, concrete or brick pavers under the vehicle. Remove all unlawful vehicles which includes inoperable, wrecked, dismantled or vehicles without valid and current plates, visible from the street or a neighboring property. Also, repair is prohibited in residential areas. No vehicle can be parked within 2 feet of any residential alley.

Outside storage:

Please remove any trash, litter, debris and/or outside storage of any personal property that is visible from outside the boundary of the property. NOTE: it is unlawful to dump or place discarded furniture and personal items on properties or in alleys. Owners are responsible to direct their tenants of lawful means to discard unwanted household items.

Please keep in mind that this is a list of common code violations and does not include all codes our office enforces. More detailed information is included for your reference. Additional information is available on the stapletoncommunity.com website. If violations of the Stapleton code are observed during this inspection process, a Notice of Violation to correct the conditions may be issued. If violations remain, enforcement action may occur and can include MCA fines and penalties.

Thank you in advance for keeping your property well maintained.

Keven Burnett
Executive Director
Stapleton MCA

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Stapleton Community Maintenance Standards

This document provides the official policy of the Stapleton MCA regarding property maintenance standards. All maintenance standards policy are enforced pursuant to the Stapleton Community Declaration.

Call the Stapleton MCA at (303) 388-0724 for more information on zoning and housing codes. The Stapleton MCA is committed to providing safe living conditions for all its residents.

- A. **Alleys** – Occupants and/or owners are responsible for the cleaning and maintaining the area from the rear property line to the center line of the ally. (Tree trimming, cutting weeds, disposing of trash and snow)
- B. **Bushes/Plants/Special Hazards/Trees** –The maximum height of hedges in the front yard shall not exceeded 42 inches. Plants which have thorns, spines or prickles shall not be planted or maintained within 4 feet of a public right of way or sidewalk. It is the responsibility of the occupant and/or owner to cut and remove all tree branches lower than 8 feet over sidewalks and 13 feet 6 inches over street or alley. Pernell's and shrubs shall not overhang sidewalks.
- C. **Erosion Control/New Lawn Permits** – Some type of landscape material must be installed an maintained to prevent erosion and conditions which may cause erosion.
- D. **Exterior Maintenance** – All structures must be maintained in a state of good repair weather tight and painted.
- E. **Fences** – All fences must be maintained in good structure condition including pickets, rails and posts. A fence permit is not required for replacement fences. A permit is required for the moving of a fence line from its original location. The original fence location is that one which was installed when the home was originally built. If no fence was originally installed, then all subsequent fence modifications are subject to this requirement.
- F. **Parking Surfaces/Driveway** – Parking and driveway surface in a rear alley must be 2 feet from alley ROW. Parking of any type of vehicle and/or trailers on the landscaped portion of the yard is prohibited. Any new parking area must be surfaced with asphalt, concrete brick or stone pavers. All surfaces must be free of vegetation, weeds, dirt, trash and debris. Parking any type of vehicle and/or trailer in any portion of the alley of any amount of time is prohibited and such vehicle and/or trailer will be towed at the owner's expense and fines will be assessed against the property it is parked in front of.
- G. **Snow Removal** – Within 24 hours of a snowfall, snow must be removed from all sidewalks adjacent to the property. Including snow on sidewalks outside rear and side fences. Fines will be assed against the property if snow is not removed.
- H. **Weeds/Grass** – It is the responsibility of the occupant and/or owner of any property to cut and remove all grass/weeds over 8 inches in height. Weeds/grass outside rear and side fences to curb and from the center line of the alley to rear yard must also be removed. Ratio of weeds to grass shall not exceed ¼ total area of grass.
- I. **Personal Property** – It shall be prohibited to leave personal property including trash cans in the ally or Stapleton park overnight. All personal property must be located 2 feet from the ally ROW at all times, except during trash pickup.

Please direct all complaints of violation of the above policy to the MCA by visiting our website: www.stapletoncommunity.com or by calling (303) 388-0724.