

BUILDING AND LOT REQUIREMENTS
Canyon View Subdivision

APN _____ ADDRESS _____

LOT SIZE 14,260 sq.ft. LOT NUMBER 32

BUILDING SETBACKS

Front(s) 20' from property line
Side(s) 10' from property line
Rear 10'/20' from property line (single story bldg./double story bldg.)

POOL AND SPA AND EQUIPMENT SETBACKS

As defined under Building Setbacks above.

MAXIMUM LOT COVERAGE: 40% for a single story building
35% for a double story building

BUILDING HEIGHT: Maximum 30 feet

MAXIMUM BUILDING SPACE RATIO:

	<u>5,704</u> sq.ft. Single Story
	<u>4,991</u> sq.ft. Double Story
Ground floor _____ sq.ft.	
Garage _____ sq.ft.	
Covered porches _____ sq.ft.	
Other _____ sq.ft.	
Total _____ sq.ft.	Date _____

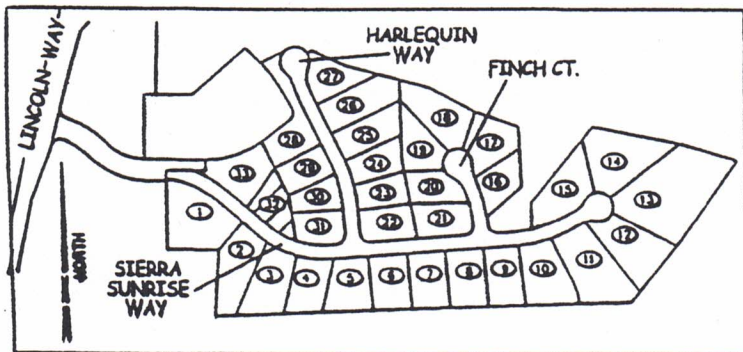
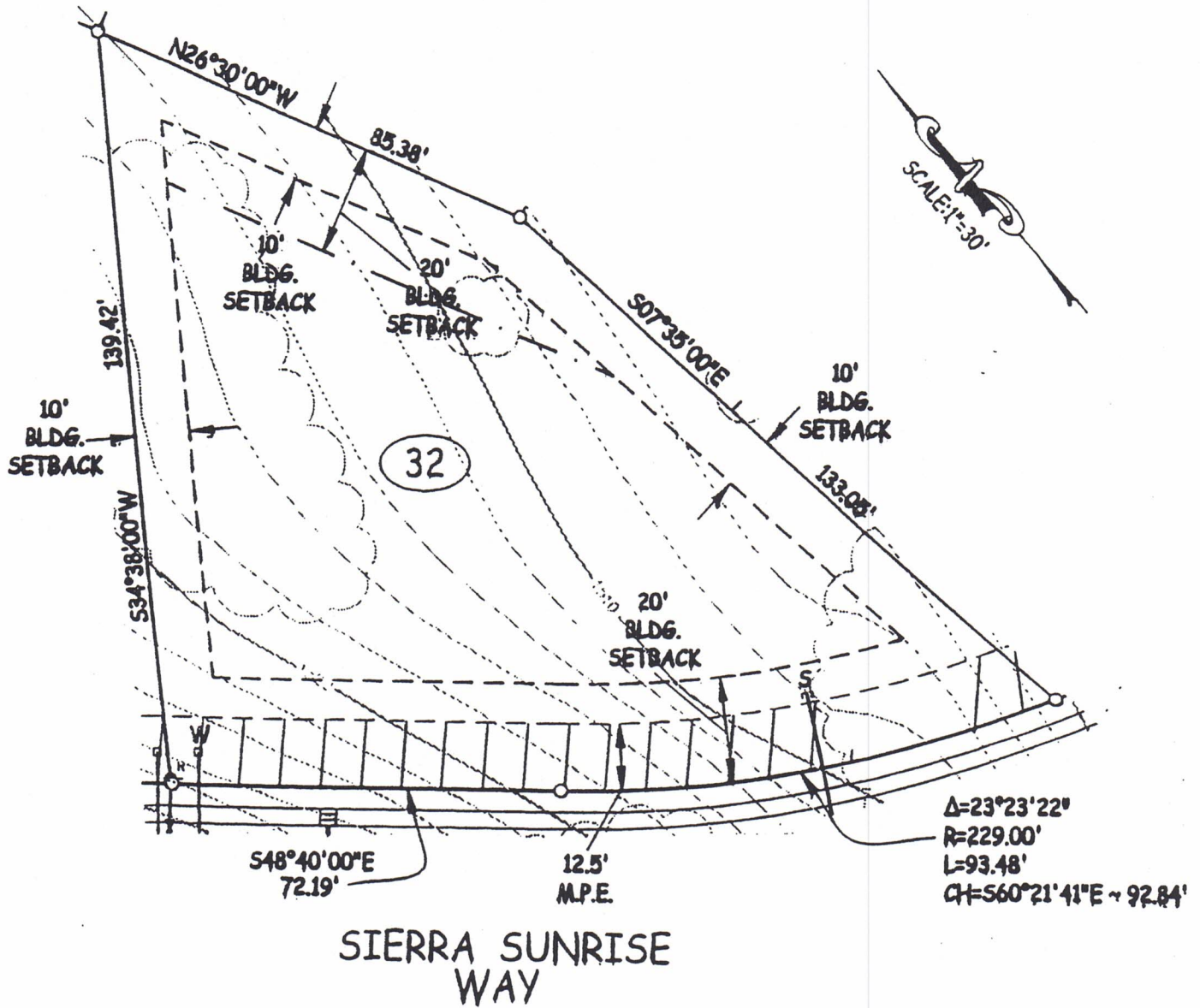
ADDITIONAL COMMENTS:

1. Driveway locations and gradients established with subdivision improvements may not be modified without express consent of DPW.
2. No concrete slab foundations, except for garages and basements, shall be permitted. Alternative foundations (no slabs) will be required on lots with slopes of 10% or greater. Alternative footings shall consist of continuous spread footings; stem walls; pier and grade beams.
3. Tree Mitigation Fees have been paid – apply Tree Ordinance to tree removal on each lot.
4. Hours of construction: Monday through Friday 6 am to 8 pm
Saturday 8 am to 6 pm
5. Pursuant to Planning Commission policy, any modifications to the lot boundaries or other aspects of the recorded Final Map and/or any modification to the conditions of approval for the Tentative Map, Vesting Tentative Map and/or Conditional Use Permit for the Planned Unit Development, shall be processed as a re-subdivision and/or Conditional Use Permit modification by the Planning Commission. Variances, Minor Boundary Resolutions, Minor Subdivisions, or other administrative procedures shall not be used in such instances unless specifically authorized by the Planning Commission.

Verification of Architectural Review Committee Stamp:

Primary structure _____
Pool/spa _____
Accessory building(s) _____
Other _____

CANYON VIEW SUBDIVISION LOT 32



KEY MAP

NOTE:
THE REAR SETBACK LINE FOR A SINGLE STORY DWELLING IS
10'. A DOUBLE STORY DWELLING SETBACK LINE IS 20'.

LEGEND

- MULTIPLE PURPOSE EASEMENT
- - - BLDG. SETBACK LINE
- SLOPE EASEMENT
- - - JOINT TRENCH
- W WATER SERVICE
- S SEWER SERVICE
- DROP INLET
- ⦿ FIRE HYDRANT ASSEMBLY
- /// NO ACCESS

Canyon View Subdivision

APN _____ ADDRESS _____

LOT SIZE 19,712 sq.ft. LOT NUMBER 33

BUILDING SETBACKS

Front(s) 20' from property line
Side(s) 10' from property line
Rear 10'/20' from property line (single story bldg./double story bldg.)

POOL AND SPA AND EQUIPMENT SETBACKS

As defined under Building Setbacks above.

MAXIMUM LOT COVERAGE: 40% for a single story building
35% for a double story building

BUILDING HEIGHT: Maximum 30 feet

MAXIMUM BUILDING SPACE RATIO:		<u>7,885</u> sq.ft. Single Story
		<u>6,899</u> sq.ft. Double Story
Ground floor	_____ sq.ft.	
Garage	_____ sq.ft.	
Covered porches	_____ sq.ft.	
Other	_____ sq.ft.	
Total	_____ sq.ft.	Date _____

ADDITIONAL COMMENTS:

1. Prior to the issuance of any building permits, grading permit shall be required. Driveway locations and gradients established with subdivision improvements may not be modified without express consent of DPW.
2. No concrete slab foundations, except for garages and basements, shall be permitted. Alternative foundations (no slabs) will be required on lots with slopes of 10% or greater. Alternative footings shall consist of continuous spread footings; stem walls; pier and grade beams.
3. Tree Mitigation Fees have been paid – apply Tree Ordinance to tree removal on each lot.
4. Hours of construction:

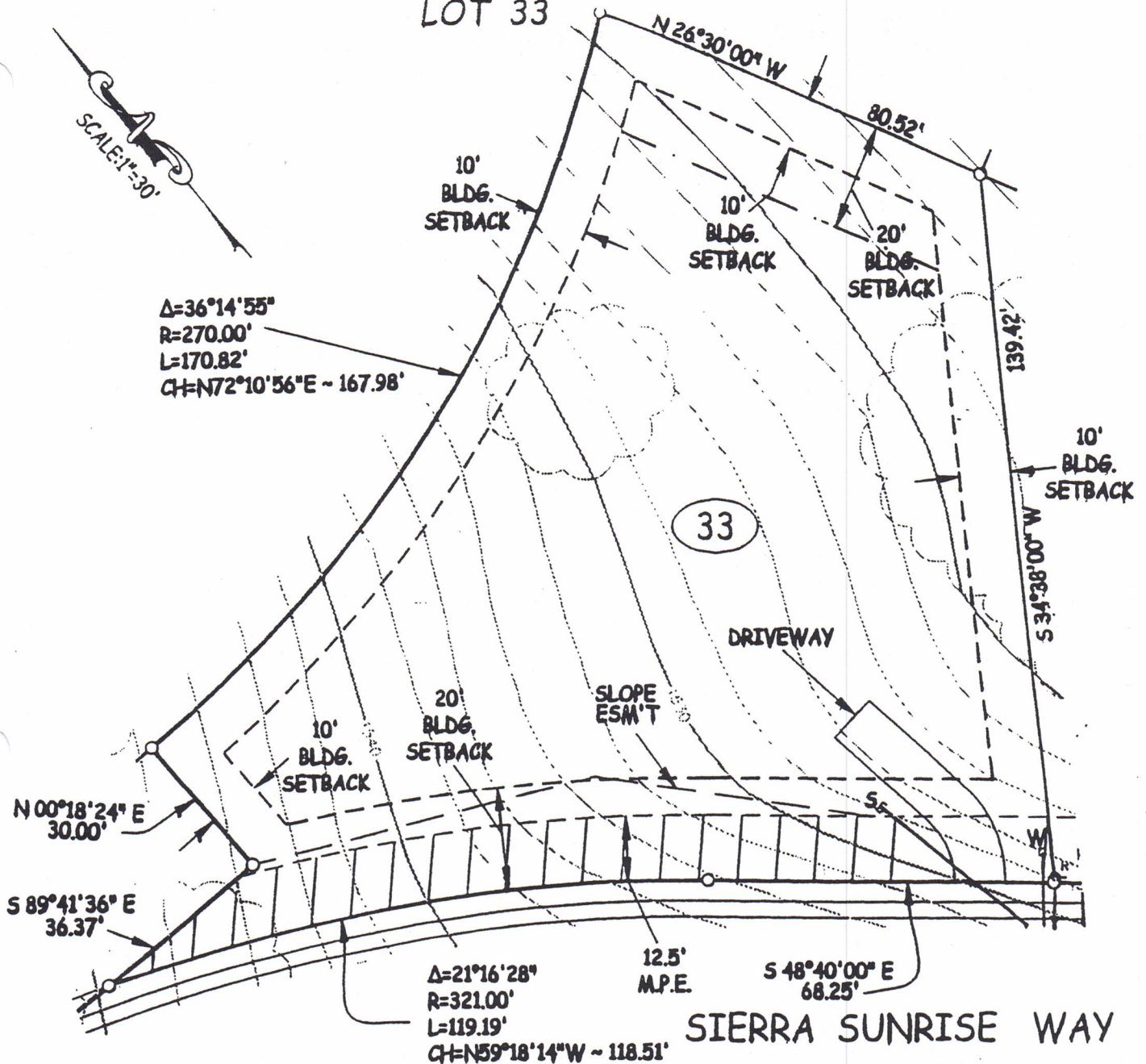
Monday through Friday	6 am to 8 pm
Saturday	8 am to 6 pm
5. Pursuant to Planning Commission policy, any modifications to the lot boundaries or other aspects of the recorded Final Map and/or any modification to the conditions of approval for the Tentative Map, Vesting Tentative Map and/or Conditional Use Permit for the Planned Unit Development, shall be processed as a re-subdivision and/or Conditional Use Permit modification by the Planning Commission. Variances, Minor Boundary Resolutions, Minor Subdivisions, or other administrative procedures shall not be used in such instances unless specifically authorized by the Planning Commission.

Verification of Architectural Review Committee Stamp:

Primary structure _____
Pool/spa _____
Accessory building(s) _____
Other _____

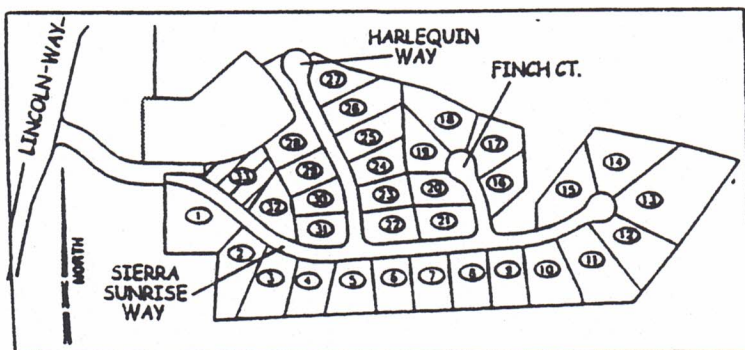
CANYON VIEW SUBDIVISION

LOT 33



LEGEND

- MULTIPLE PURPOSE EASEMENT
- - - BLDG. SETBACK LINE
- SLOPE EASEMENT
- JT - JT JOINT TRENCH
- W — WATER SERVICE
- S — SEWER SERVICE
- DROP INLET
- FH — FIRE HYDRANT ASSEMBLY
- / / / / NO ACCESS



NOTE:
 THE REAR SETBACK LINE FOR A SINGLE STORY DWELLING IS 10'. A DOUBLE STORY DWELLING SETBACK LINE IS 20'.

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