

BUILDING AND LOT REQUIREMENTS
Canyon View Subdivision

APN _____ ADDRESS _____

LOT SIZE 30,627 sq.ft. LOT NUMBER 1

BUILDING SETBACKS

Front(s) 20' from property line (2' setback from right-of-way for entry feature)
per VAA-3760 (see condition #2EE-66)
Side(s) 10'/30' from property line (east/west)
Rear 30' from property line

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>12,251</u> sq.ft. Single Story
		<u>10,720</u> sq.ft. Double Story
Ground floor _____	sq.ft.	
Garage _____	sq.ft.	
Covered porches _____	sq.ft.	
Other _____	sq.ft.	
Total _____	sq.ft.	Date _____

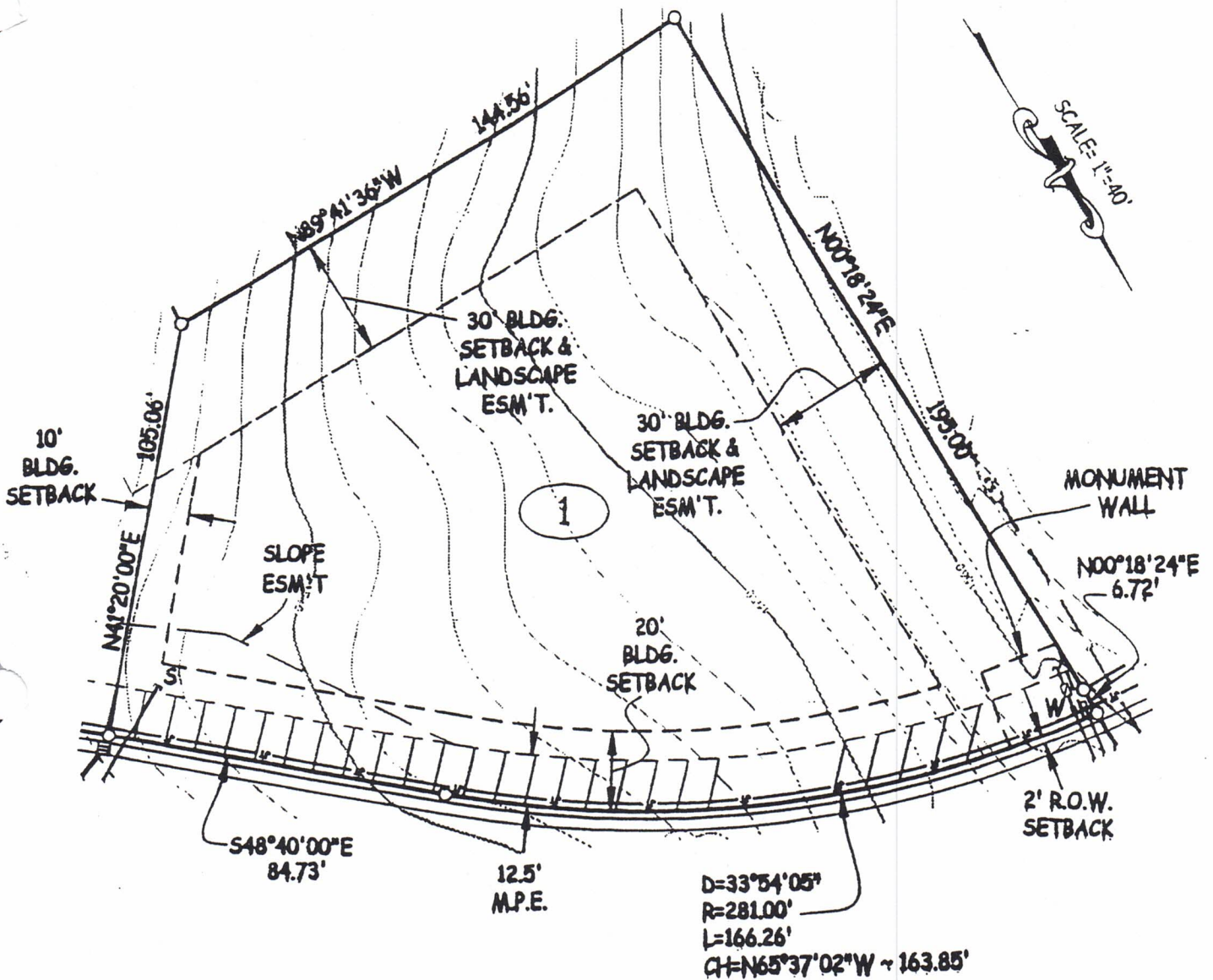
ADDITIONAL COMMENTS:

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.
6. The 30' landscape easement is provided as a buffer and has been planted in accordance with the approved landscape plan. The homeowner's association shall be responsible for the maintenance of this area, including replacement of any dead plantings.

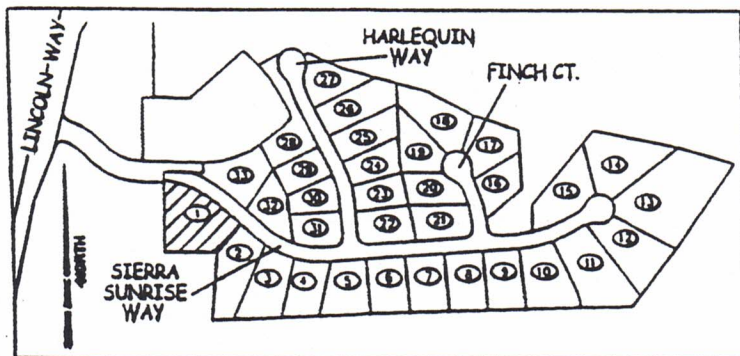
Verification of Architectural Review Committee Stamp:

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

CANYON VIEW SUBDIVISION LOT 1



SIERRA SUNRISE WAY LEGEND



KEY MAP

---	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

Canyon View Subdivision

APN _____ ADDRESS _____

LOT SIZE 22,898 sq.ft. LOT NUMBER 2

BUILDING SETBACKS

Rear 30' from property line

POOL AND SPA AND EQUIPMENT SETBACKS

As defined under Building Setbacks above.

35% for a double story building

BUILDING HEIGHT: Maximum 30 feet

MAXIMUM BUILDING SPACE RATIO:

Ground floor	_____ sq.ft.	_____ 9,159 sq.ft. Single Story
Garage	_____ sq.ft.	_____ 8,014 sq.ft. Double Story
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 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:

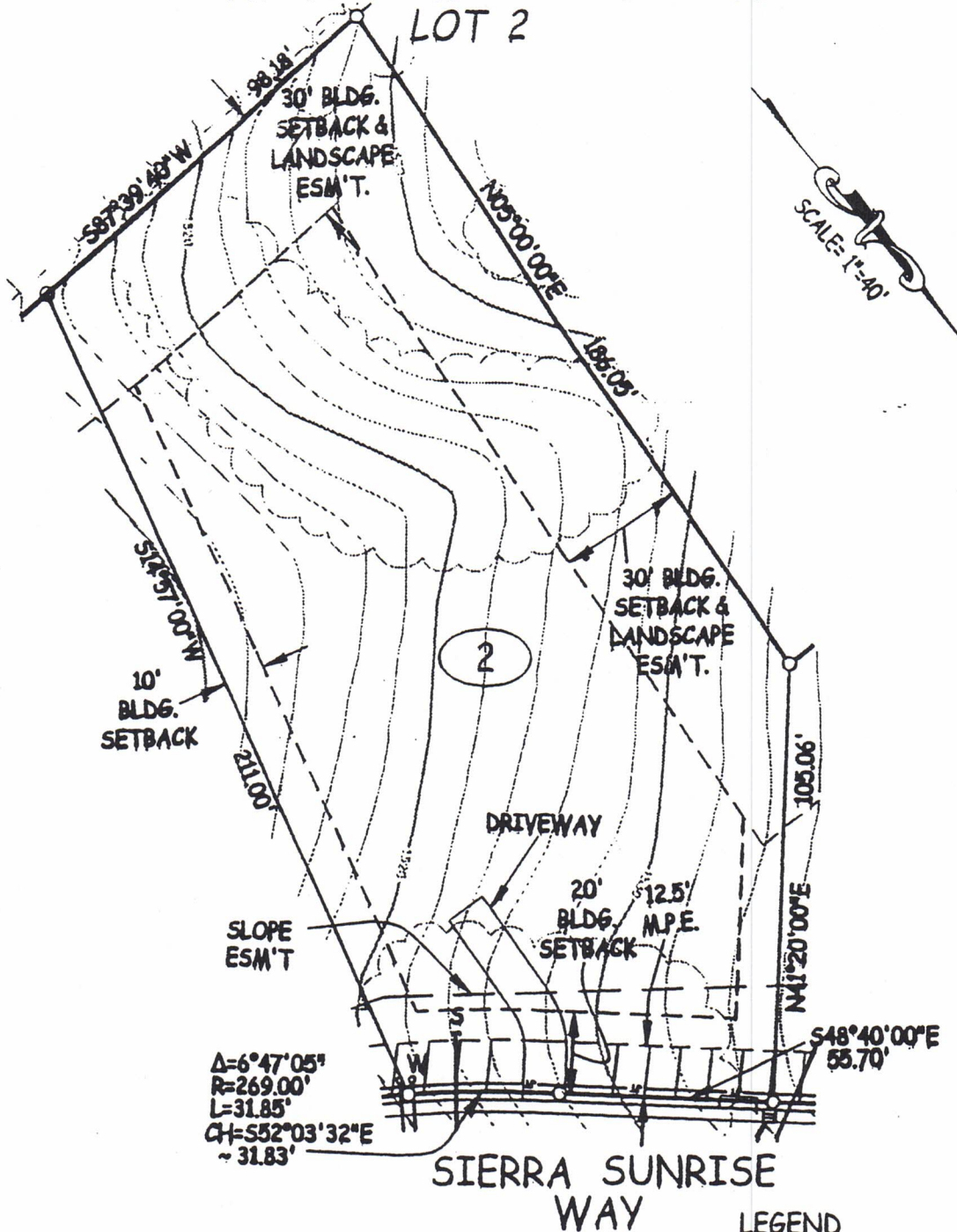
Monday through Friday	6 am to 8 pm
Saturday	8 am to 6 pm
5. Pursuant to Planning Commission policy, any modifications to the lot boundaries or other aspects of the recorded Final Map and/or any modification to the conditions of approval for the Tentative Map, Vesting Tentative Map and/or Conditional 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.
6. The 30' landscape easement is provided as a buffer and has been planted in accordance with the approved landscape plan. The homeowner's association shall be responsible for the maintenance of this area, including replacement of any dead plantings.

Verification of Architectural Review Committee Stamp:

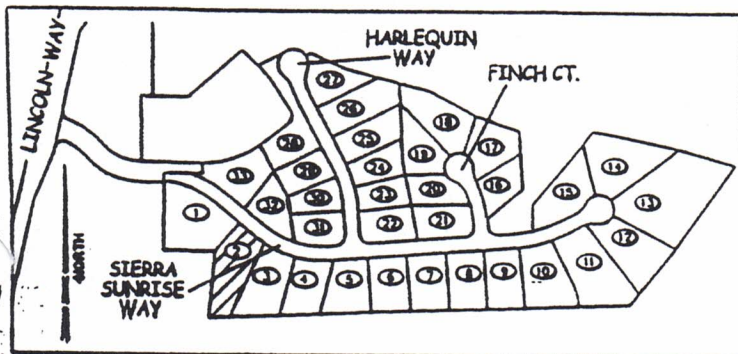
Other _____

CANYON VIEW SUBDIVISION

LOT 2



SCALE: 1"=40'



KEY MAP

LEGEND

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

BUILDING AND LOT REQUIREMENTS
Canyon View Subdivision

APN _____ ADDRESS _____

LOT SIZE 20,803 sq.ft. LOT NUMBER 3

BUILDING SETBACKS

Front(s) 20' from property line
Side(s) 10' from property line
Rear 30' from property line

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:

8,321 sq.ft. Single Story
7,281 sq.ft. Double Story

Ground floor _____ sq.ft.
Garage _____ sq.ft.
Covered porches _____ sq.ft.
Other _____ sq.ft.
Total _____ sq.ft.

Date _____

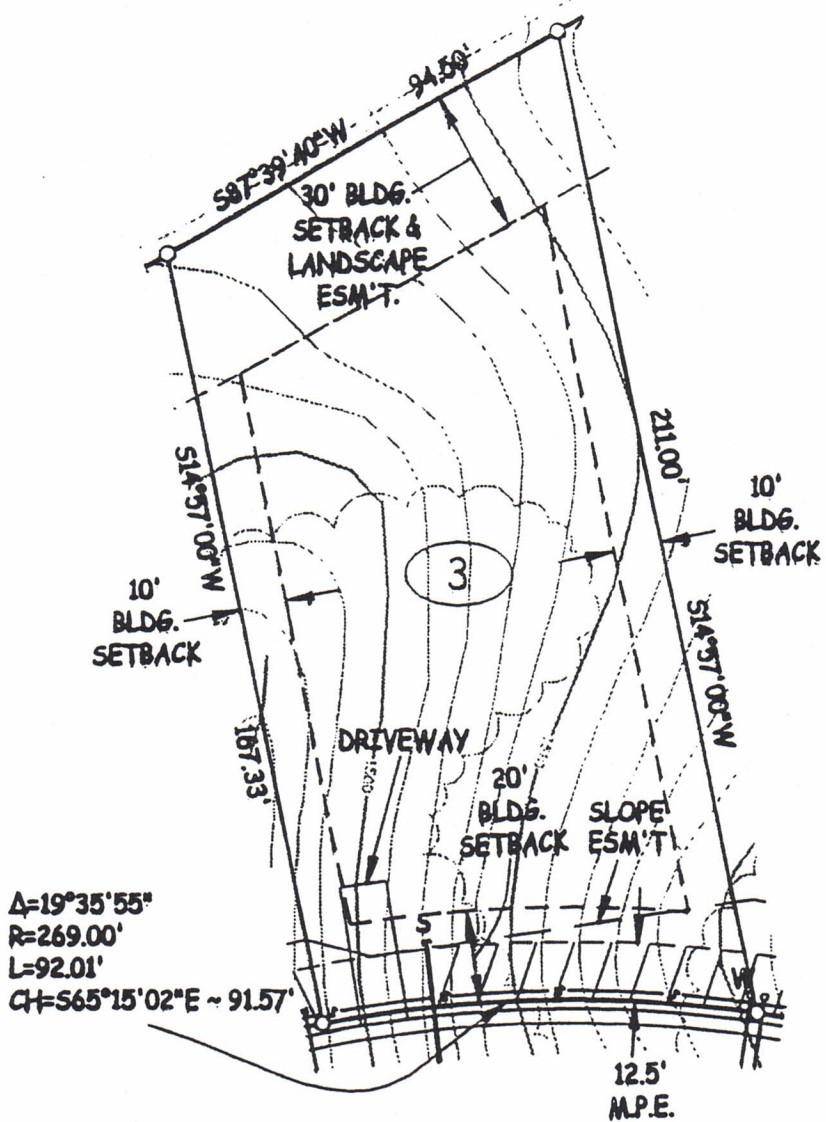
ADDITIONAL COMMENTS:

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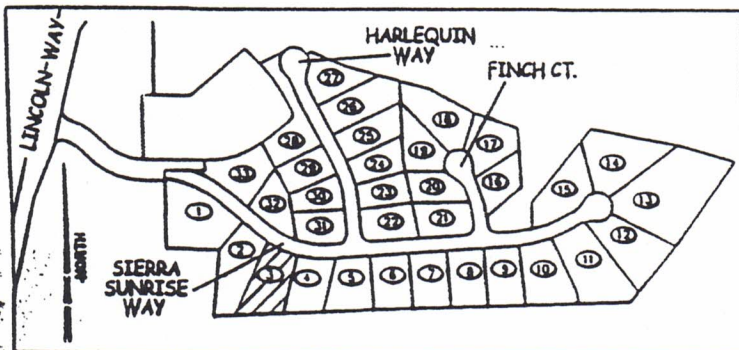
Primary structure _____
Pool/spa _____
Accessory building(s) _____
Other _____

CANYON VIEW SUBDIVISION LOT 3



LEGEND

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



KEY MAP

BUILDING AND LOT REQUIREMENTS**Canyon View Subdivision**

APN _____ ADDRESS _____

LOT SIZE 16,754 sq.ft. LOT NUMBER 4**BUILDING SETBACKS**

Front(s) 20' from property line
Side(s) 20'/10' from property line (east/west)
Rear 30' from property line

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>6,702</u> sq.ft. Single Story
	<u>5,864</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:

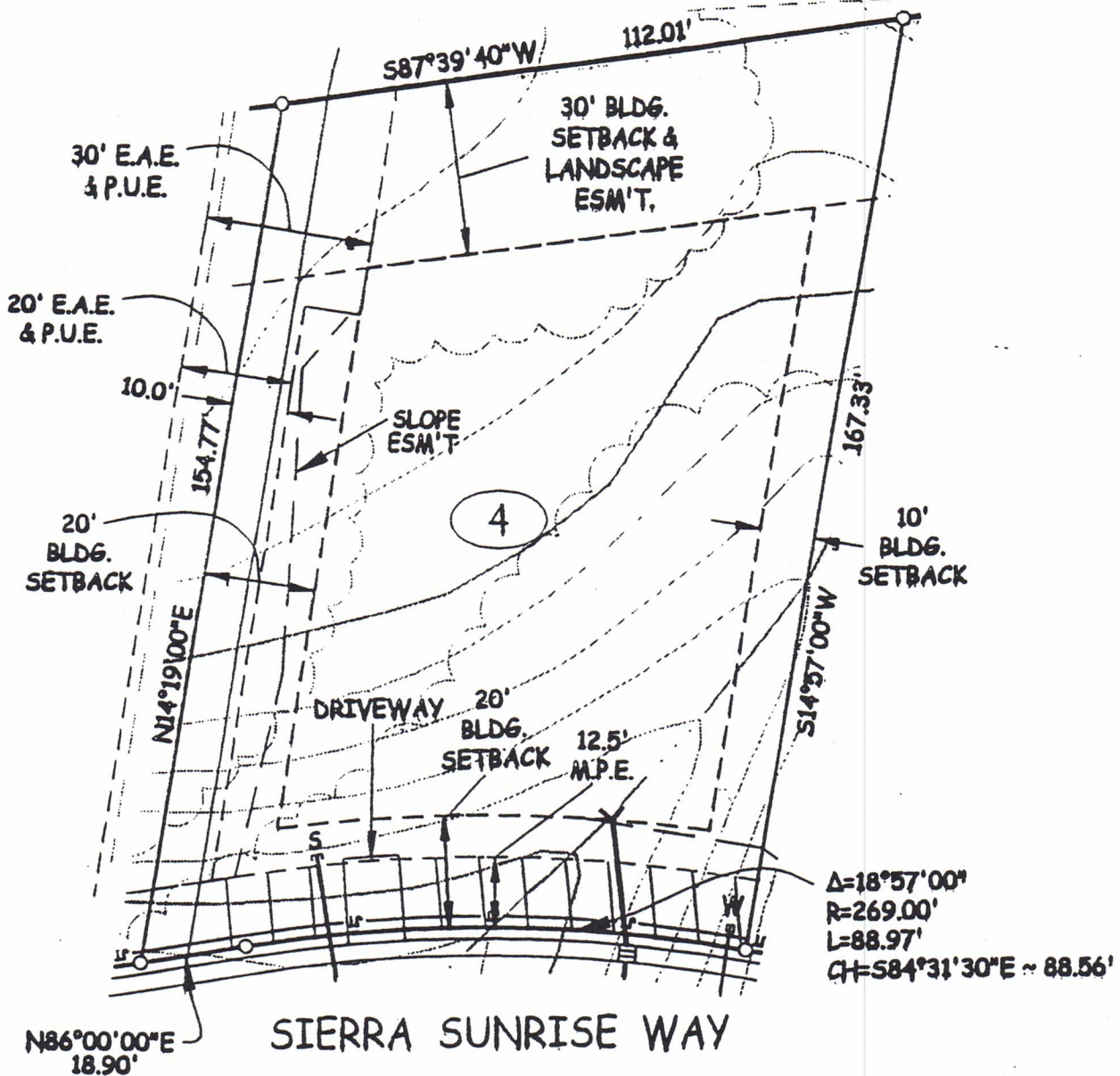
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Verification of Architectural Review Committee Stamp:

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

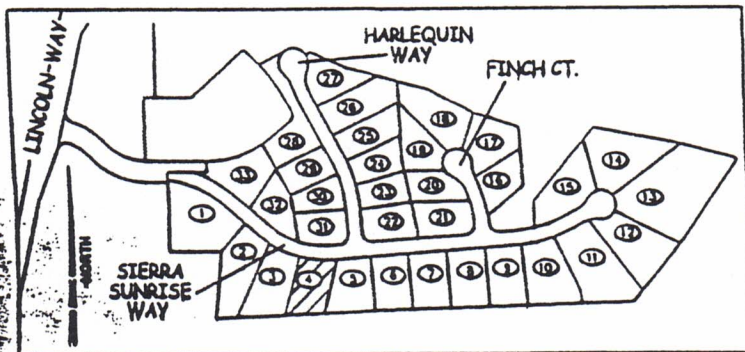
CANYON VIEW SUBDIVISION LOT 4

SCALE: 1"=30'



LEGEND

- EMERGENCY ACCESS EASEMENT (E.A.E.)
- MULTIPLE PURPOSE EASEMENT
- BLDG. SETBACK LINE
- SLOPE EASEMENT
- JOINT TRENCH
- W WATER SERVICE
- S SEWER SERVICE
- DROP INLET
- ⊕ FIRE HYDRANT ASSEMBLY
- /// NO ACCESS



KEY MAP

BUILDING AND LOT REQUIREMENTS
Canyon View Subdivision

APN _____ ADDRESS _____

LOT SIZE 17,838 sq.ft. LOT NUMBER 5

BUILDING SETBACKS

Front(s) 20' from property line
Side(s) 10'/20' from property line (east/west)
Rear 30' from property line

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>7,135</u> sq.ft. Single Story
	<u>6,243</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:

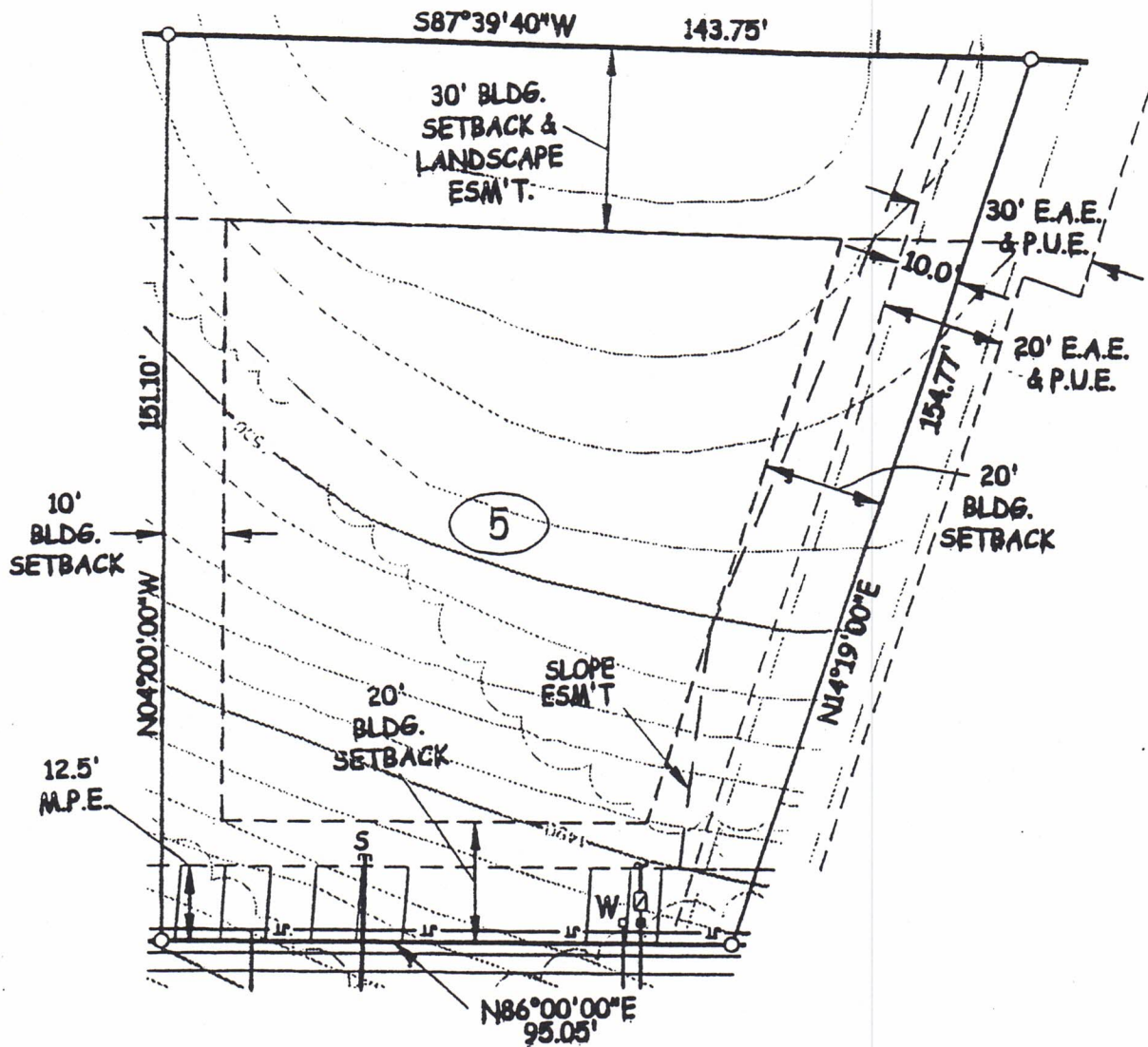
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Verification of Architectural Review Committee Stamp:

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

CANYON VIEW SUBDIVISION LOT 5

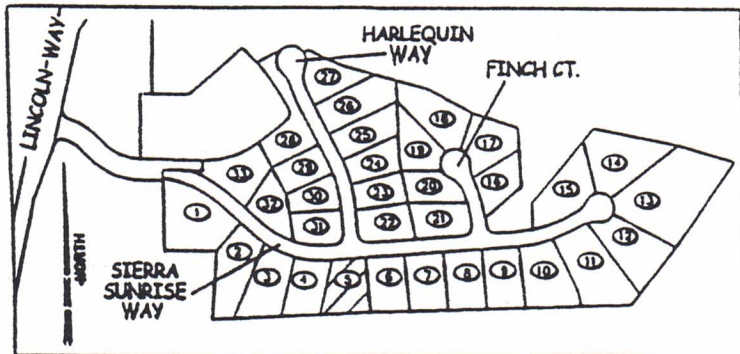
SCALE: 1"=30'



SIERRA SUNRISE WAY

LEGEND

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



KEY MAP