

BUILDING AND LOT REQUIREMENTS
Canyon View Subdivision

APN _____ ADDRESS _____

LOT SIZE 30,807 sq.ft. LOT NUMBER 11

BUILDING SETBACKS

Front(s) 20' from property line
Side(s) 10' from property line
Rear 30'/50' from property line (south/east)

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>12,323</u> sq.ft. Single Story
		<u>10,783</u> sq.ft. Double Story
Ground floor	_____ sq.ft.	
Garage	_____ sq.ft.	
Covered porches	_____ sq.ft.	
Other	_____ sq.ft.	
Total	_____ sq.ft.	Date _____

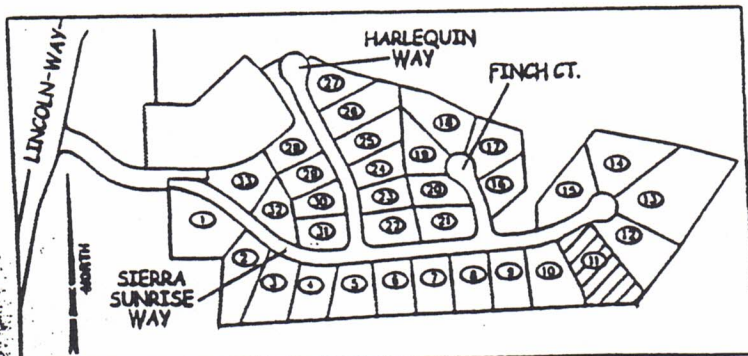
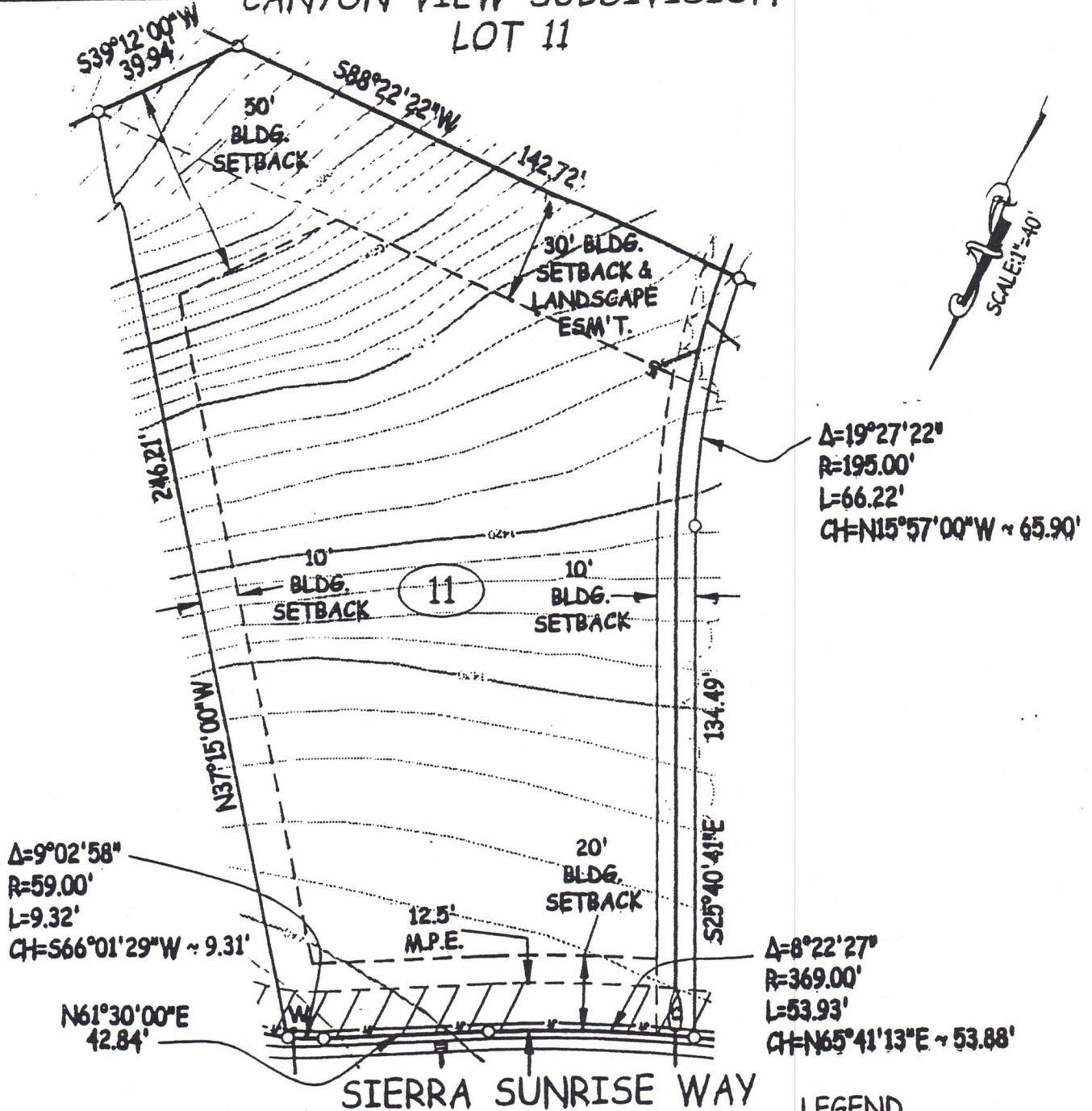
ADDITIONAL COMMENTS:

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 11



KEY MAP

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

BUILDING AND LOT REQUIREMENTS
Canyon View Subdivision

APN _____ ADDRESS _____

LOT SIZE 25,053 sq.ft. LOT NUMBER 12

BUILDING SETBACKS

Front(s) 20' from property line
Side(s) 10' from property line
Rear 50' 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:

10,021 sq.ft. Single Story

8,769 sq.ft. Double Story

Ground floor _____ sq.ft.

Garage _____ sq.ft.

Covered porches _____ sq.ft.

Other _____ sq.ft.

Total _____ sq.ft.

Date _____

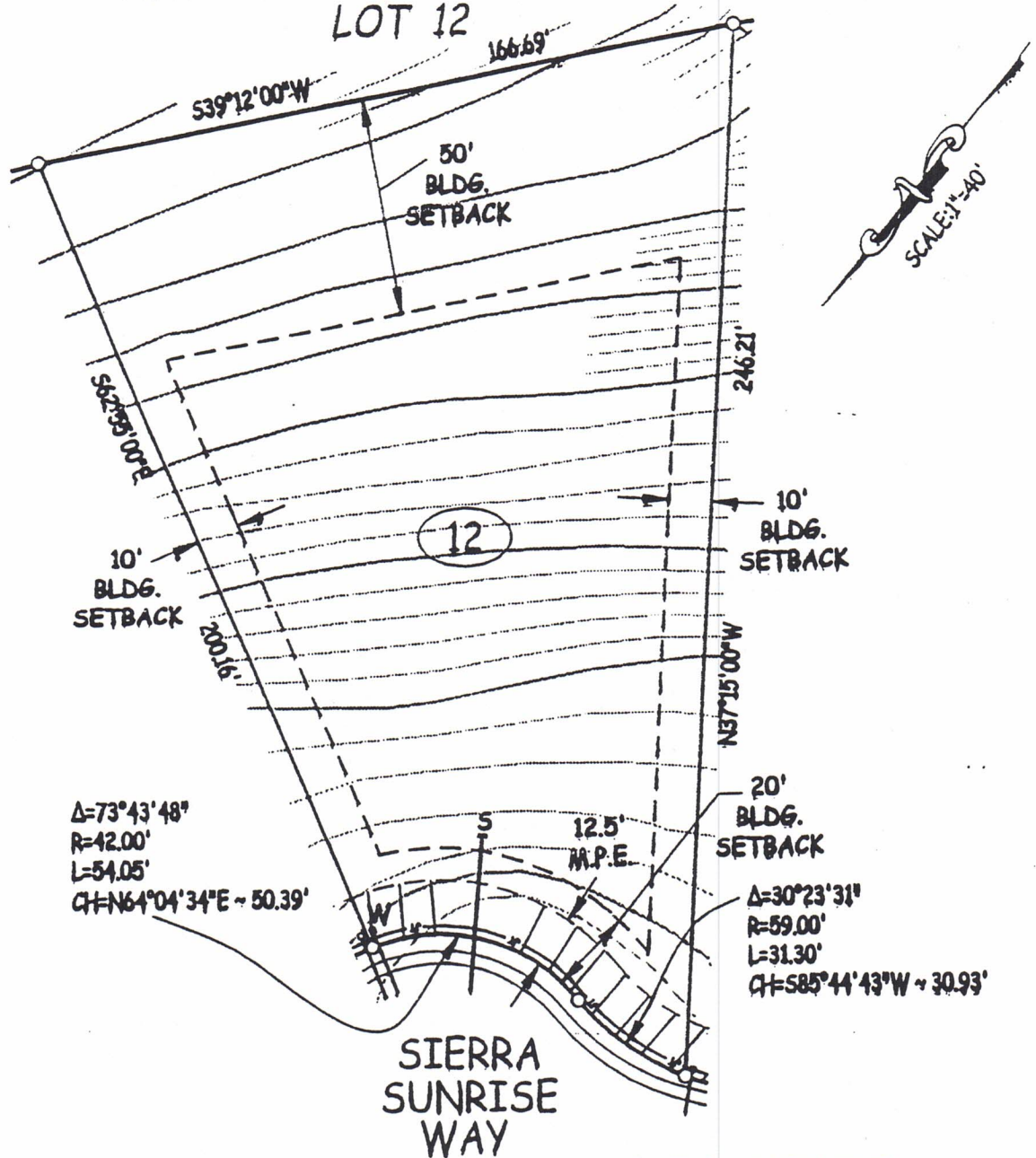
ADDITIONAL COMMENTS:

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 _____

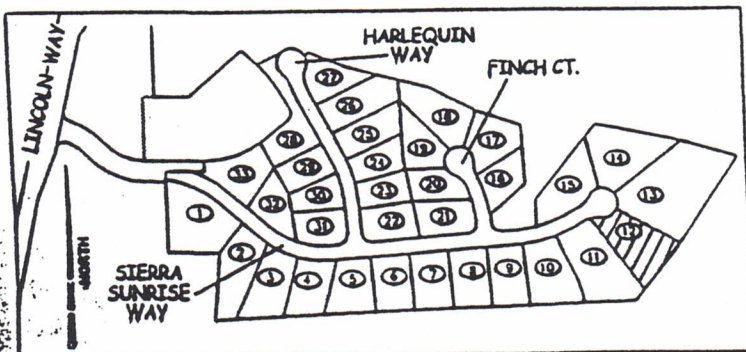
CANYON VIEW SUBDIVISION LOT 12



* SEWER PUMP REQUIRED

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 53,826 sq.ft. LOT NUMBER 13

BUILDING SETBACKS

Front(s) 20' from property line
Side(s) 10' from property line (per CDF variance, conditions attached)
Rear 50' 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:

21,530 sq.ft. Single Story
18,839 sq.ft. Double Story

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

Date _____

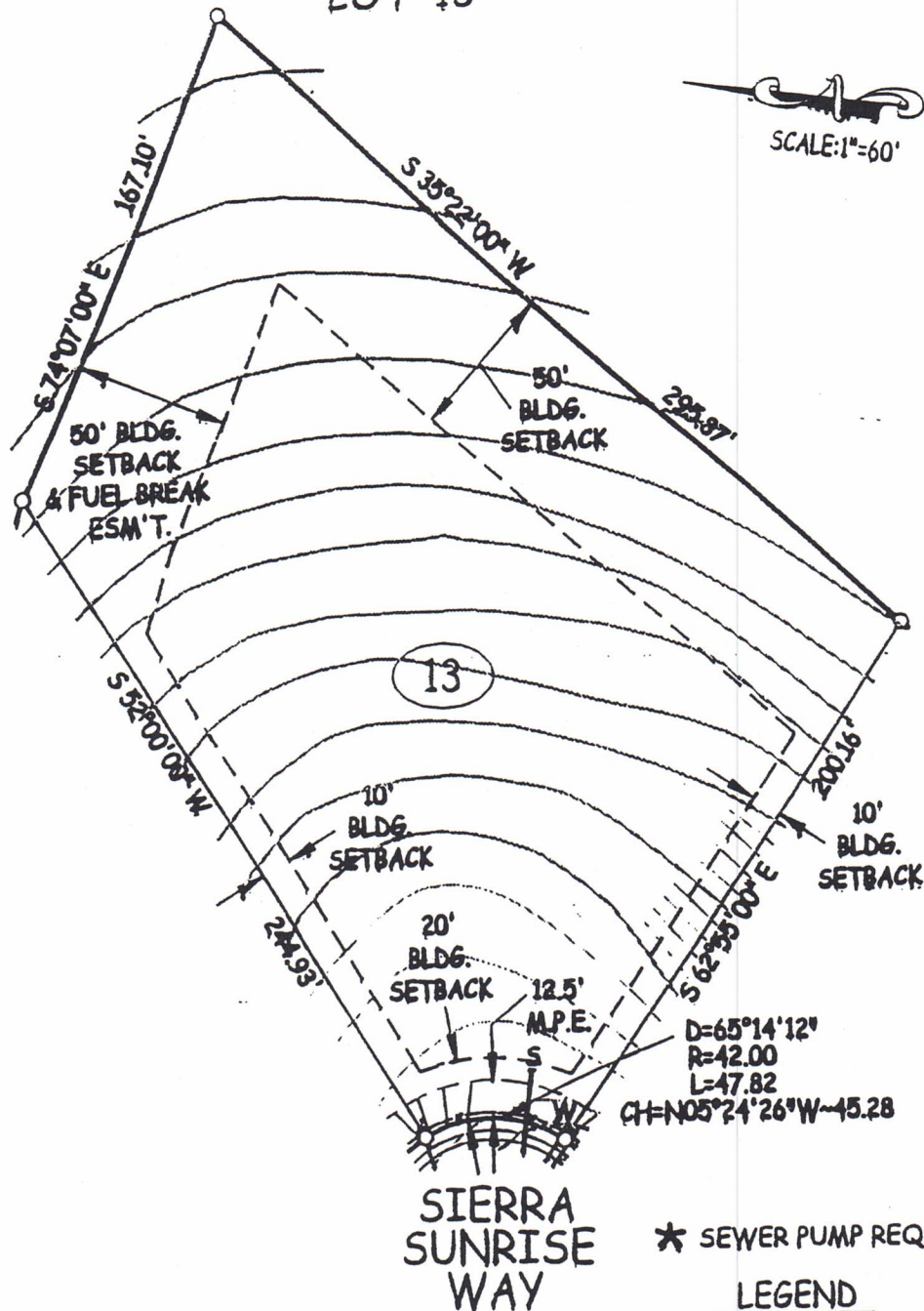
ADDITIONAL COMMENTS:

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 13

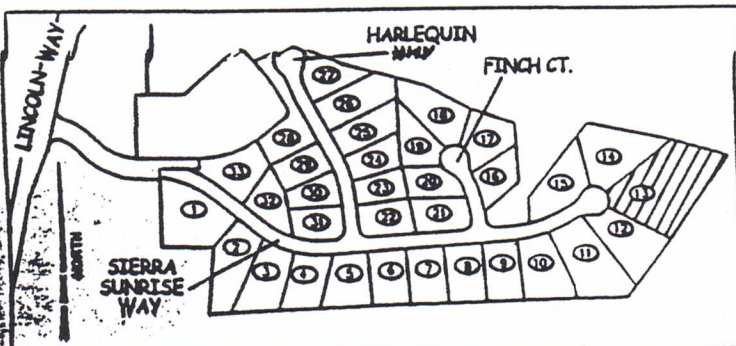


SCALE: 1"=60'

★ SEWER PUMP REQUIRED

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

APN _____ ADDRESS _____
 LOT SIZE 29,211 sq.ft. LOT NUMBER 14

Front(s) 20' from property line
Side(s) 10' from property line
Rear 50' from property line

As defined under Building Setbacks above.

BUILDING HEIGHT: Maximum 30 feet

ADDITIONAL COMMENTS:

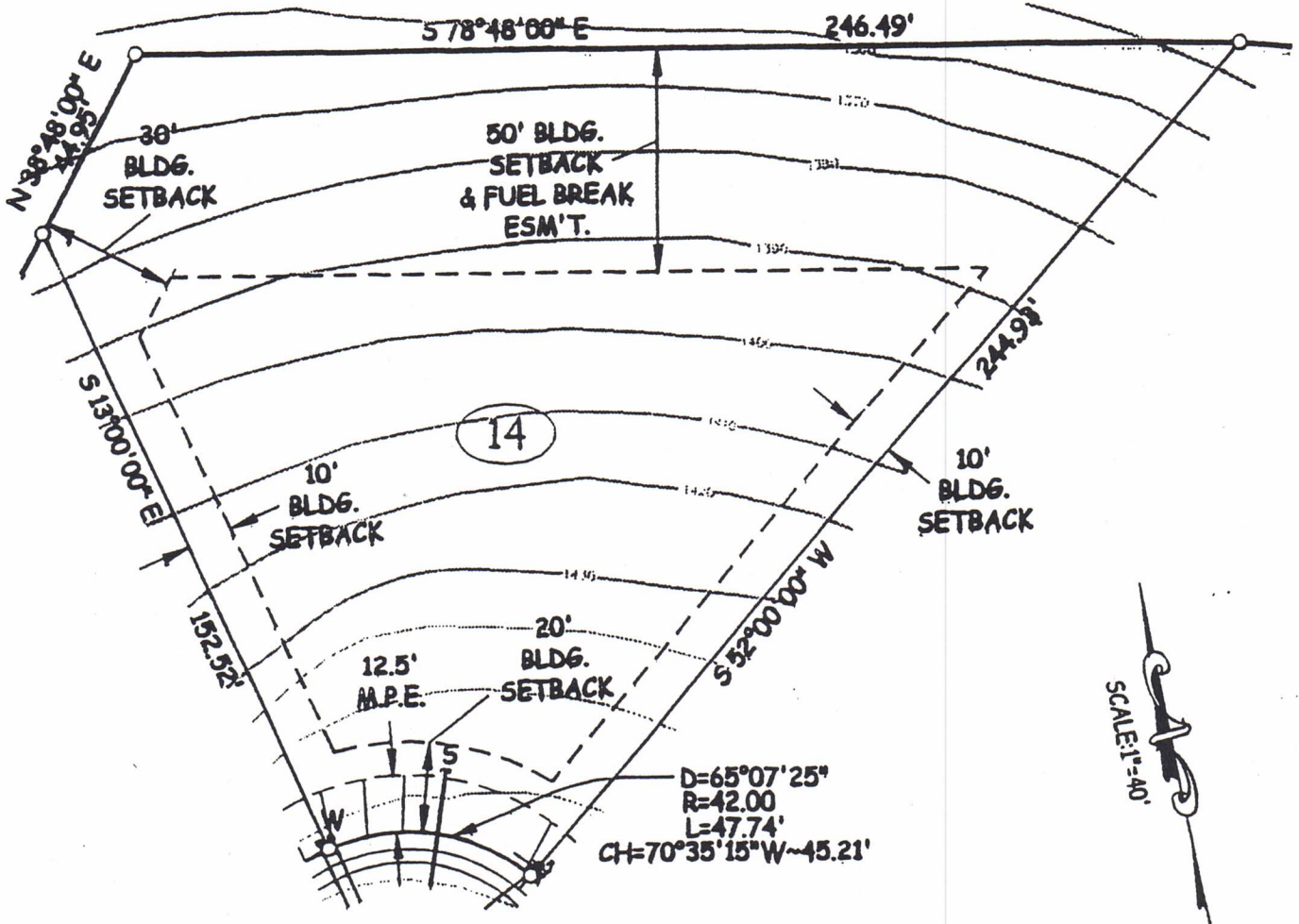
1. Driveway locations and gradients established with subdivision improvements may not be modified without express consent of DPW.
2. No concrete slab foundations, except for garages and basements, shall be permitted. Alternative foundations (no slabs) will be required on lots with slopes of 10% or greater. 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.

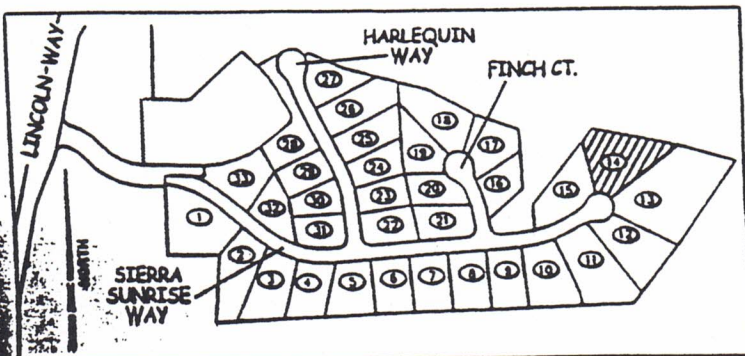
Verification of Architectural Review Committee Stamp:

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

CANYON VIEW SUBDIVISION LOT 14



SIERRA SUNRISE
WAY



KEY MAP

★ SEWER PUMP REQUIRED

LEGEND

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

BUILDING AND LOT REQUIREMENTS
Canyon View Subdivision

APN _____ ADDRESS _____

LOT SIZE 22,484 sq.ft. LOT NUMBER 15

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>8,994</u> sq.ft. Single Story
		<u>7,869</u> sq.ft. Double Story
Ground floor _____	sq.ft.	
Garage _____	sq.ft.	
Covered porches _____	sq.ft.	
Other _____	sq.ft.	
Total _____	sq.ft.	Date _____

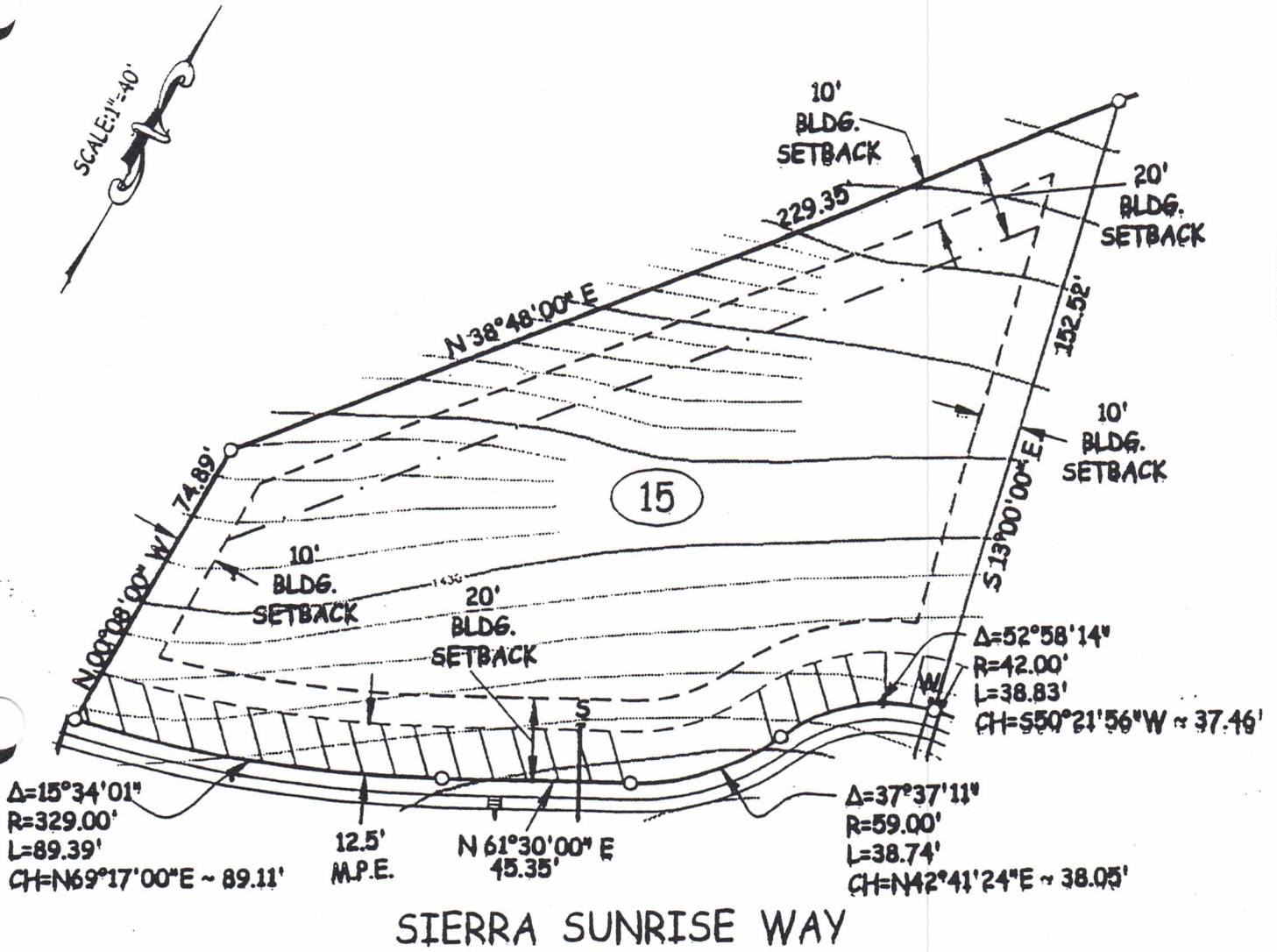
ADDITIONAL COMMENTS:

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
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Verification of Architectural Review Committee Stamp:

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

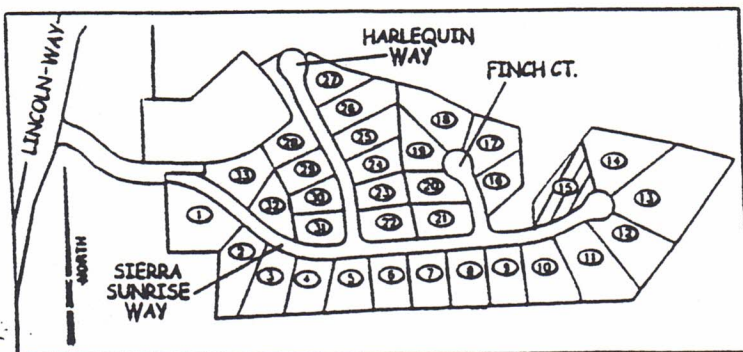
CANYON VIEW SUBDIVISION LOT 15



★ SEWER PUMP REQUIRED

LEGEND

- MULTIPLE PURPOSE EASEMENT
- BLDG. SETBACK LINE
- SLOPE EASEMENT
- J- S- 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 13,868 sq.ft. LOT NUMBER 16

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>5,547</u> sq.ft. Single Story
	<u>4,854</u> sq.ft. Double Story
Ground floor _____ sq.ft.	
Garage _____ sq.ft.	
Covered porches _____ sq.ft.	
Other _____ sq.ft.	
Total _____ sq.ft.	Date _____

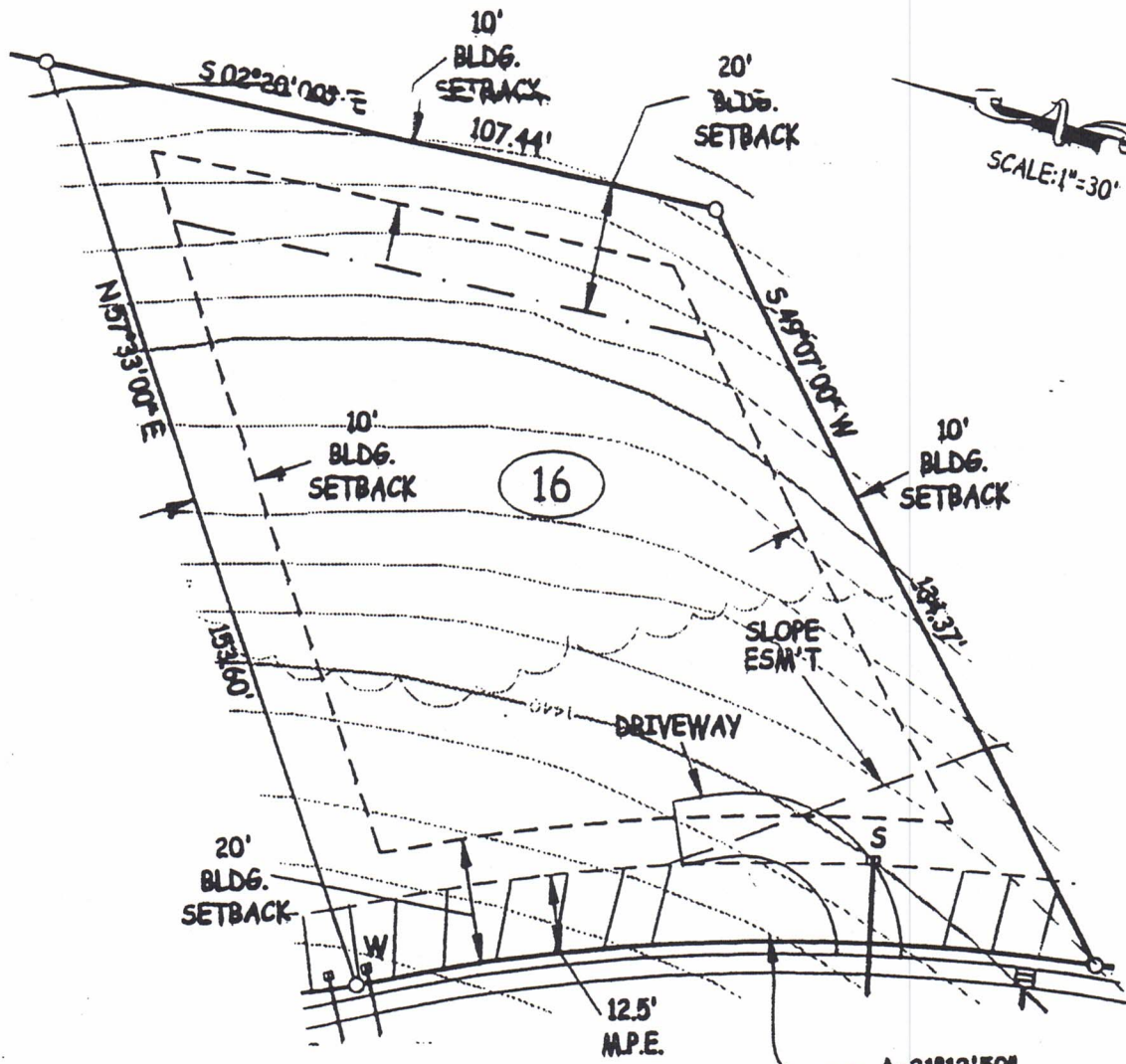
ADDITIONAL COMMENTS:

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.
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Verification of Architectural Review Committee Stamp:

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

CANYON VIEW SUBDIVISION LOT 16



SCALE: 1"=30'

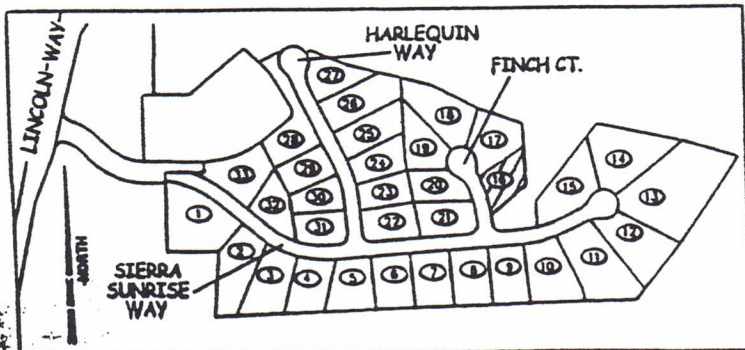
FINCH CT.

$\Delta=21^{\circ}12'50"$
 $R=319.00'$
 $L=118.11'$
 $CH=N16^{\circ}01'00"W \sim 117.44'$

★ SEWER PUMP REQUIRED

LEGEND

- MULTIPLE PURPOSE EASEMENT
- - - BLDG. SETBACK LINE
- SLOPE EASEMENT
- - - JOINT TRENCH
- W WATER SERVICE
- S SEWER SERVICE
- DROP INLET
- 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'.