

BUILDING AND LOT REQUIREMENTS
Canyon View Subdivision

APN _____ ADDRESS _____

LOT SIZE 18,272 sq.ft. LOT NUMBER 17

BUILDING SETBACKS

Front(s) 20' from property line
Side(s) 10' from property line
Rear 30'/10' or 20' from property line (fuel break north/east single or double story)

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>7,309</u> sq.ft. Single Story
	<u>6,395</u> sq.ft. Double Story
Ground floor _____ sq.ft.	
Garage _____ sq.ft.	
Covered porches _____ sq.ft.	
Other _____ sq.ft.	
Total _____ sq.ft.	Date _____

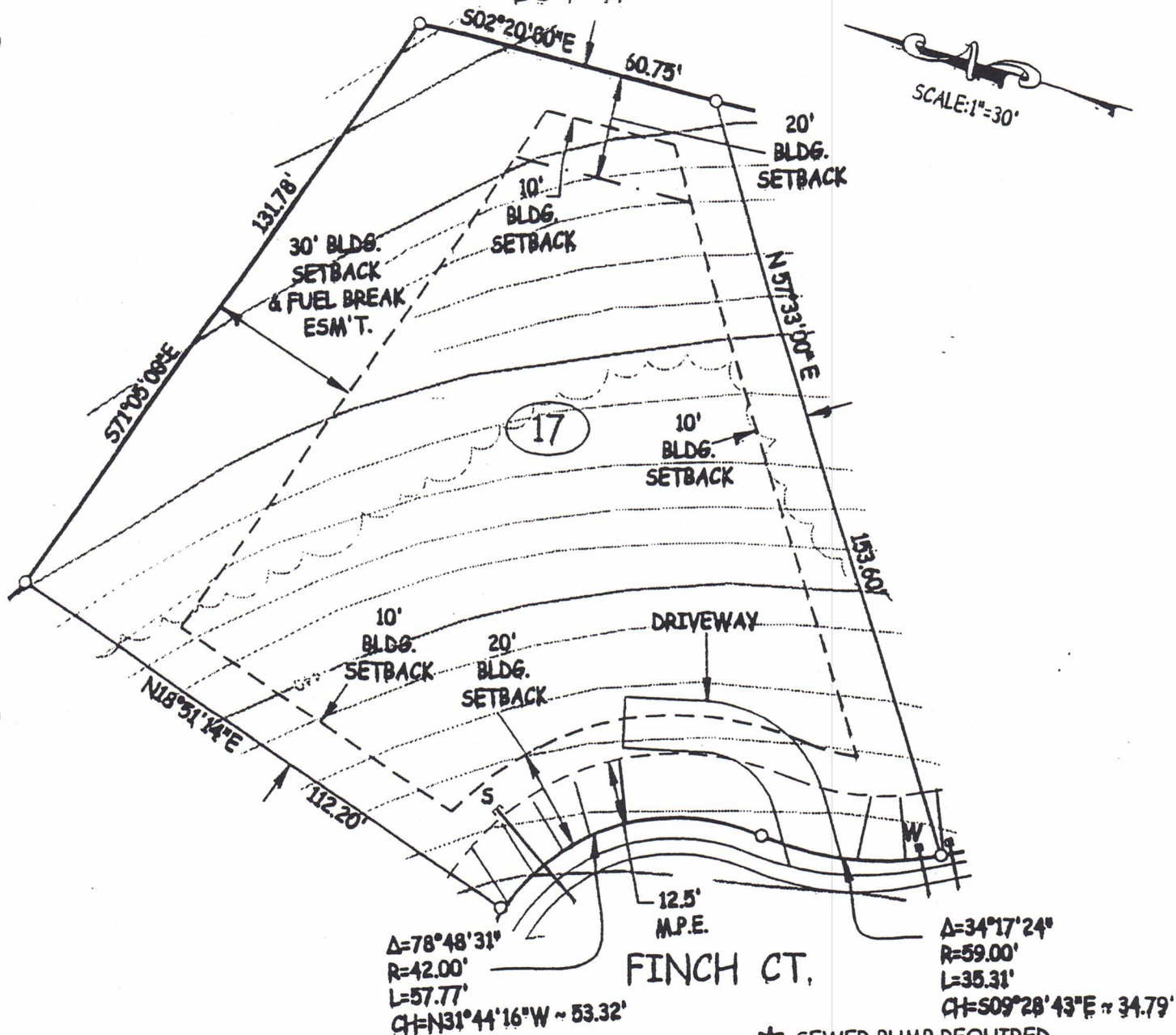
ADDITIONAL COMMENTS:

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.

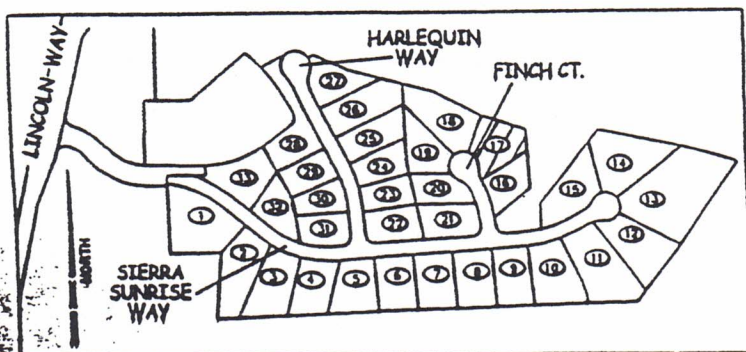
Verification of Architectural Review Committee Stamp:

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

CANYON VIEW SUBDIVISION LOT 17



SCALE: 1"=30'



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 22,469 sq.ft. LOT NUMBER 18

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: 8,988 sq.ft. Single Story
7,864 sq.ft. Double Story

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

Date _____

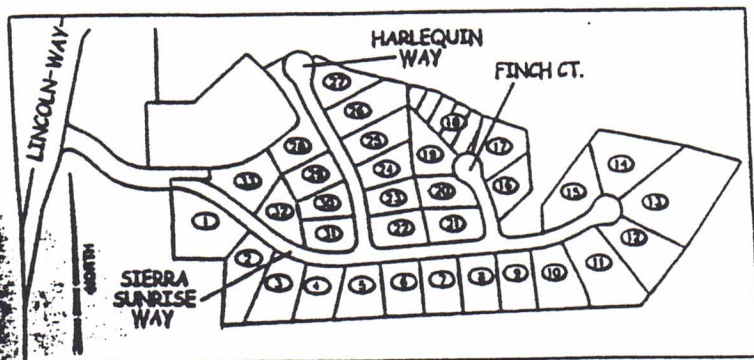
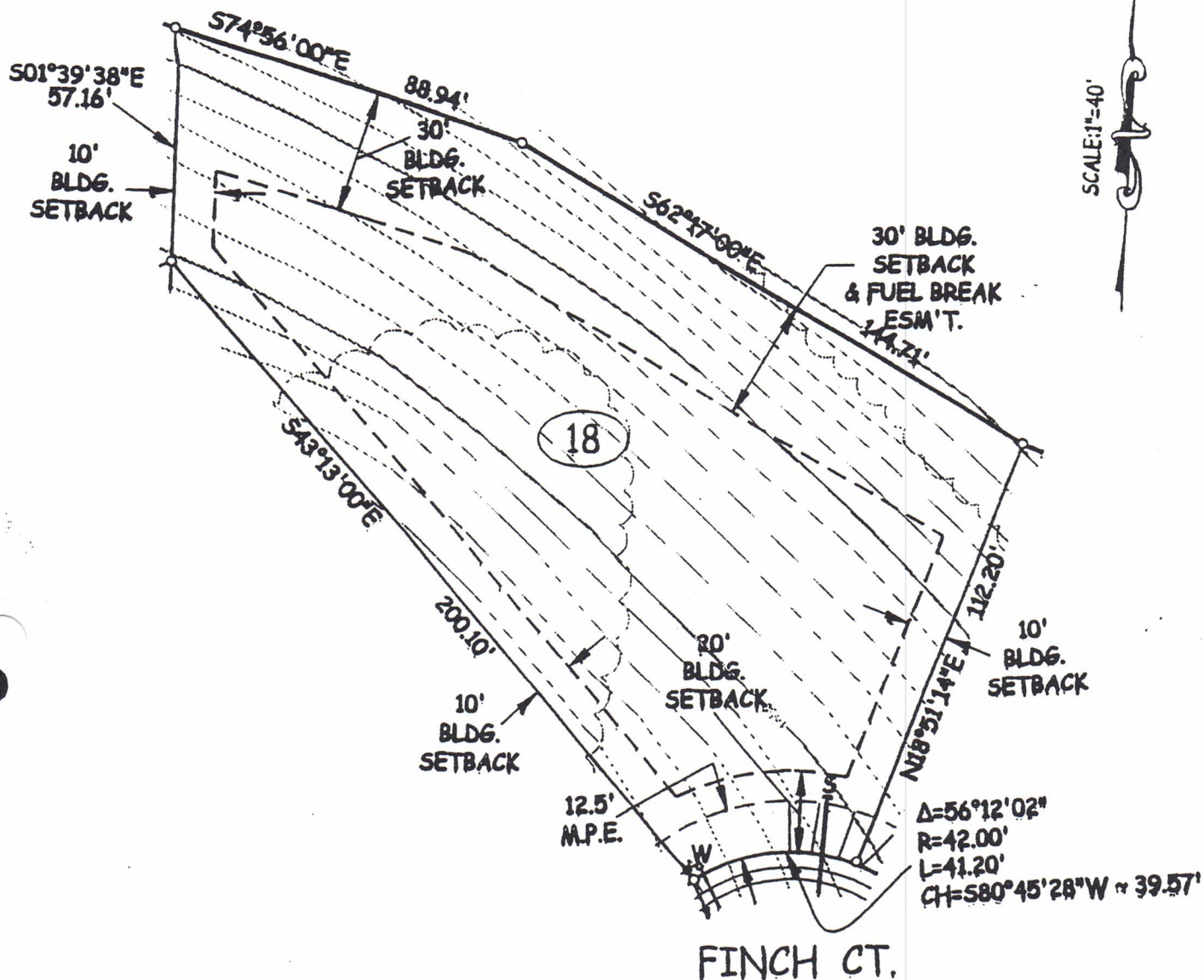
ADDITIONAL COMMENTS:

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 18



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 15,969 sq.ft. LOT NUMBER 19

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: 6,388 sq.ft. Single Story
5,589 sq.ft. Double Story

Ground floor _____ sq.ft.

Garage _____ sq.ft.

Covered porches _____ sq.ft.

Other _____ sq.ft.

Total _____ sq.ft.

Date _____

ADDITIONAL COMMENTS:

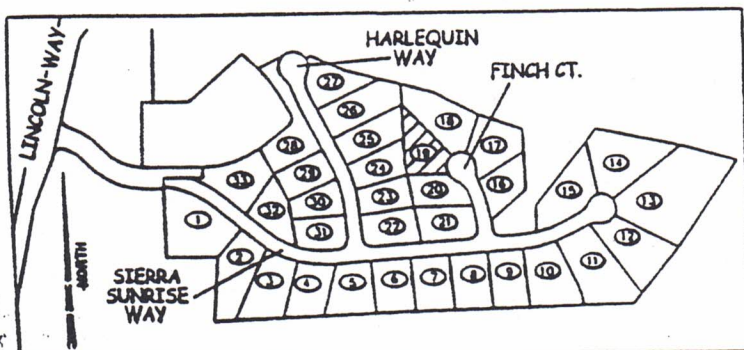
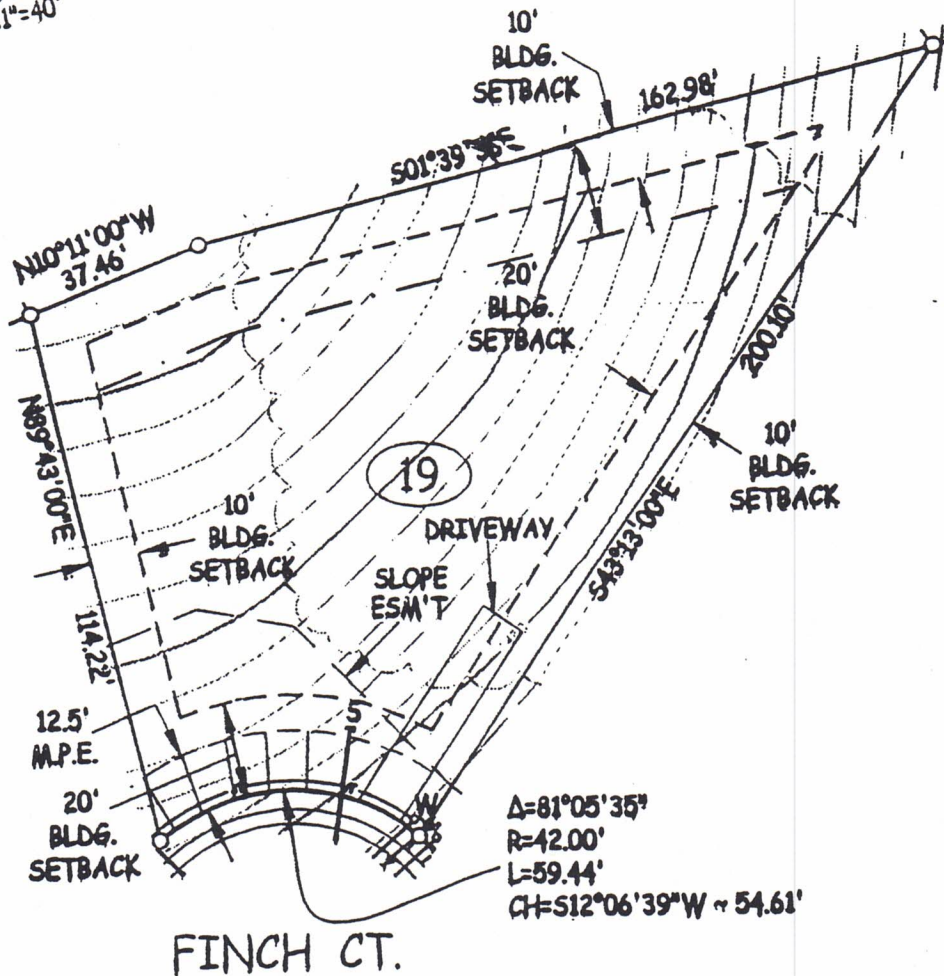
1. Prior to the issuance of any building permits, grading permit shall be required. Driveway locations and gradients established with subdivision improvements may not be modified without express consent of DPW.
2. No concrete slab foundations, except for garages and basements, shall be permitted. Alternative 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 19

SCALE: 1"=40'



KEY MAP

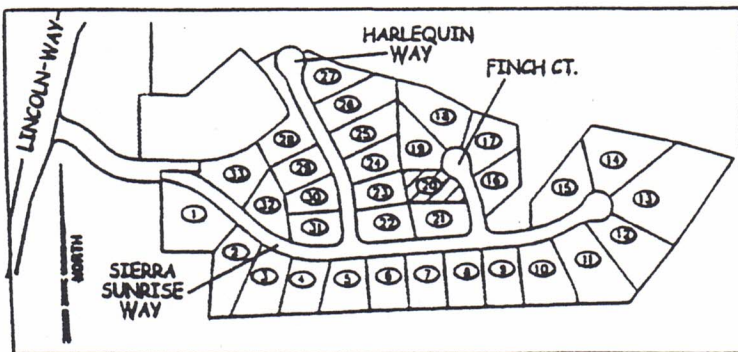
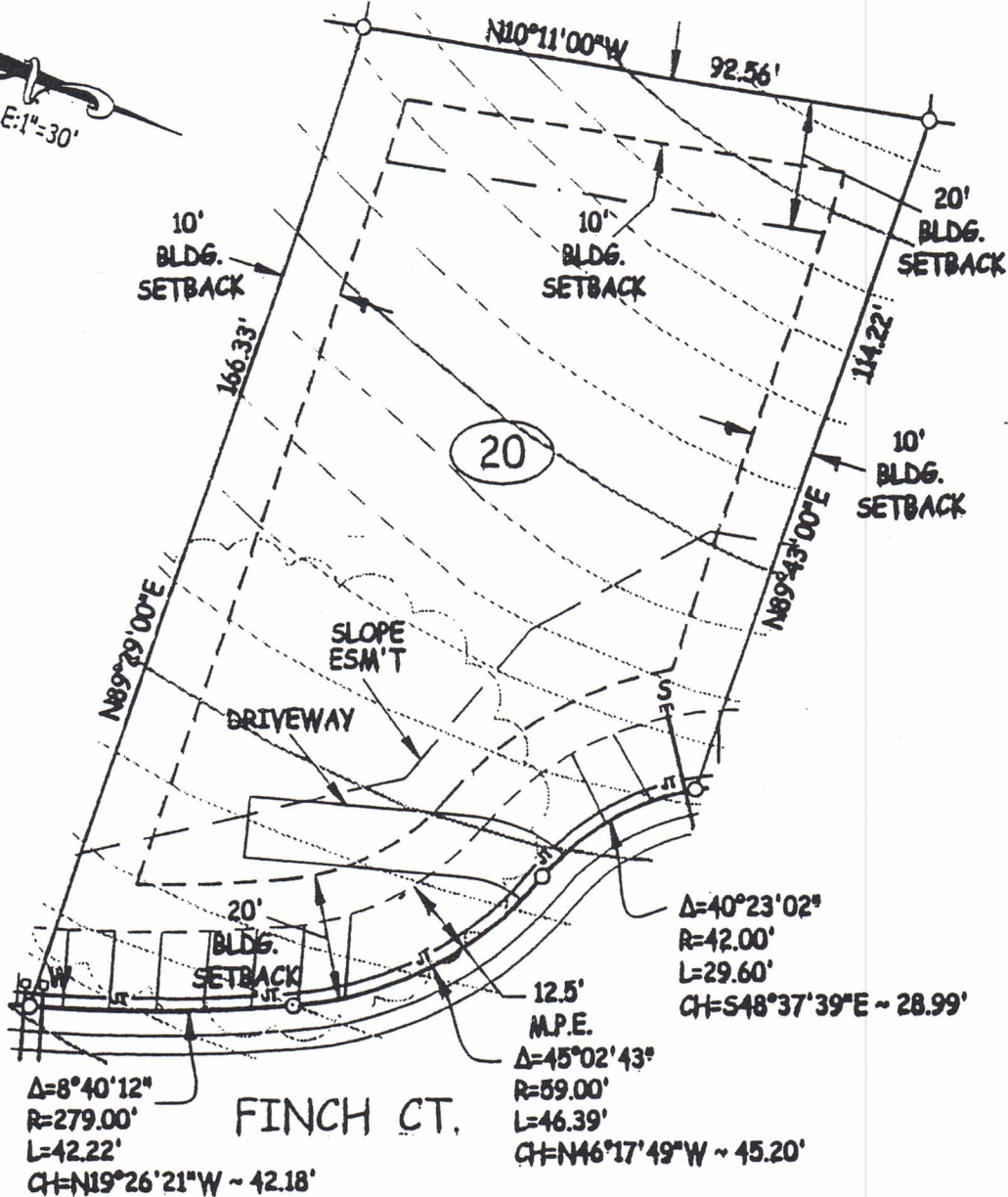
LEGEND

- MULTIPLE PURPOSE EASEMENT
- BLDG. SETBACK LINE
- SLOPE EASEMENT
- JT- -JT- 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'.

CANYON VIEW SUBDIVISION LOT 20

SCALE: 1"=30'



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
- JT- JT- JOINT TRENCH
- W WATER SERVICE
- S SEWER SERVICE
- DROP INLET
- Fire Hydrant Symbol FIRE HYDRANT ASSEMBLY
- /// NO ACCESS

APN _____ ADDRESS _____
 LOT SIZE 15,779 sq.ft. LOT NUMBER 21

Front(s) 20' from property line (south & east)
Side(s) 10'/10'/20' from property line (north property line/single story/double story on west)

As defined under Building Setbacks above.

BUILDING HEIGHT: Maximum 30 feet

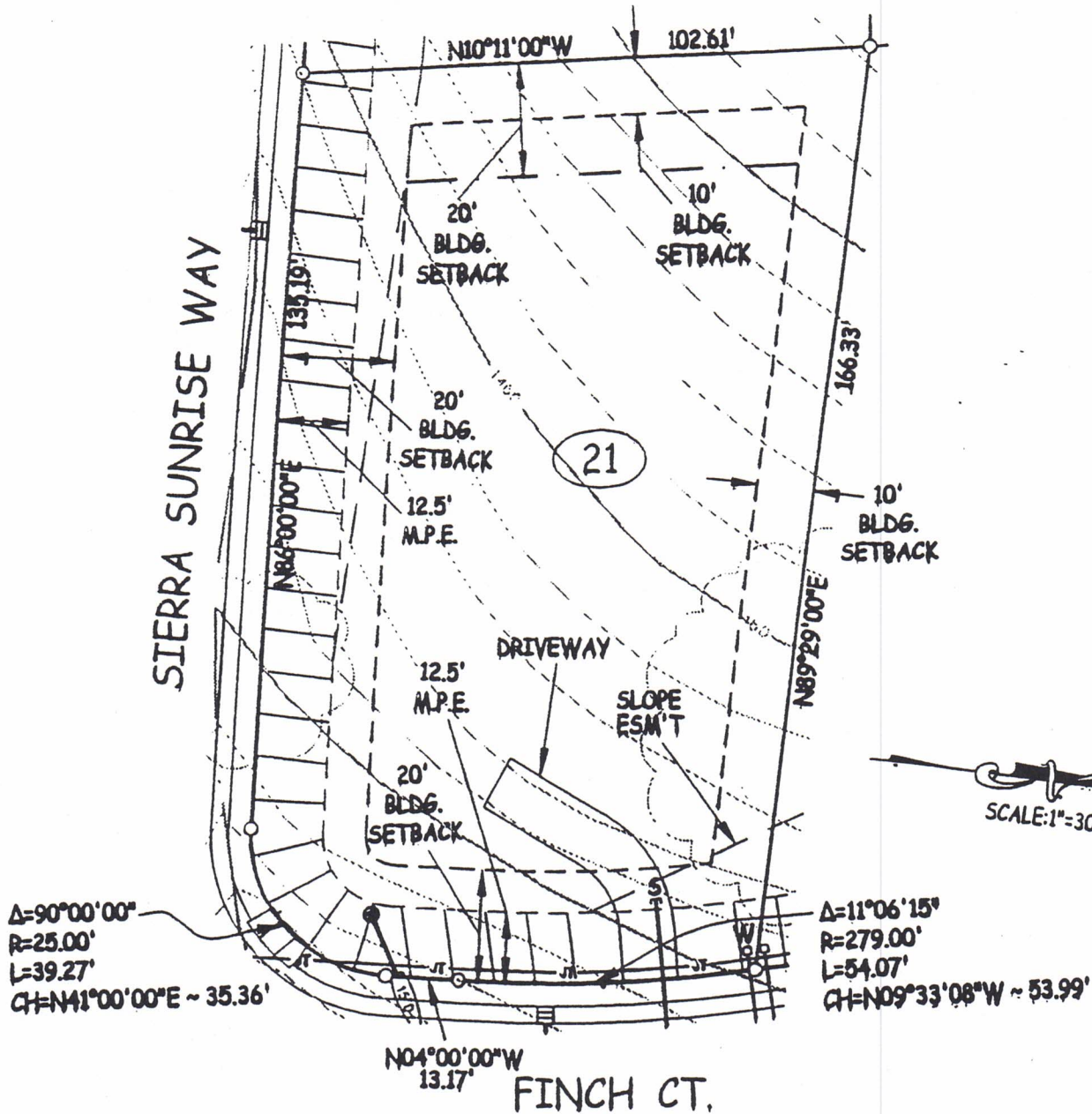
MAXIMUM BUILDING SPACE RATIO:	<u>6.312</u> sq.ft. Single Story
	<u>5.523</u> sq.ft. Double Story
Ground floor _____ sq.ft.	
Garage _____ sq.ft.	
Covered porches _____ sq.ft.	
Other _____ sq.ft.	
Total _____ sq.ft.	Date _____

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.
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.

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

CANYON VIEW SUBDIVISION LOT 21

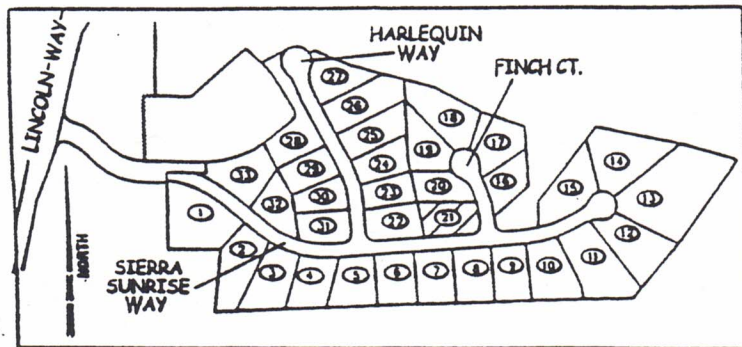


$\Delta=90^{\circ}00'00''$
 $R=25.00'$
 $L=39.27'$
 $CH=N41^{\circ}00'00''E \sim 35.36'$

$\Delta=11^{\circ}06'15''$
 $R=279.00'$
 $L=54.07'$
 $CH=N09^{\circ}33'08''W \sim 53.99'$

$N04^{\circ}00'00''W$
 $13.17'$

FINCH CT.



KEY MAP

LEGEND

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

NOTE:

THE WEST SIDE SETBACK LINE FOR A SINGLE STORY DWELLING IS 10'. A DOUBLE STORY DWELLING SETBACK LINE IS 20'.