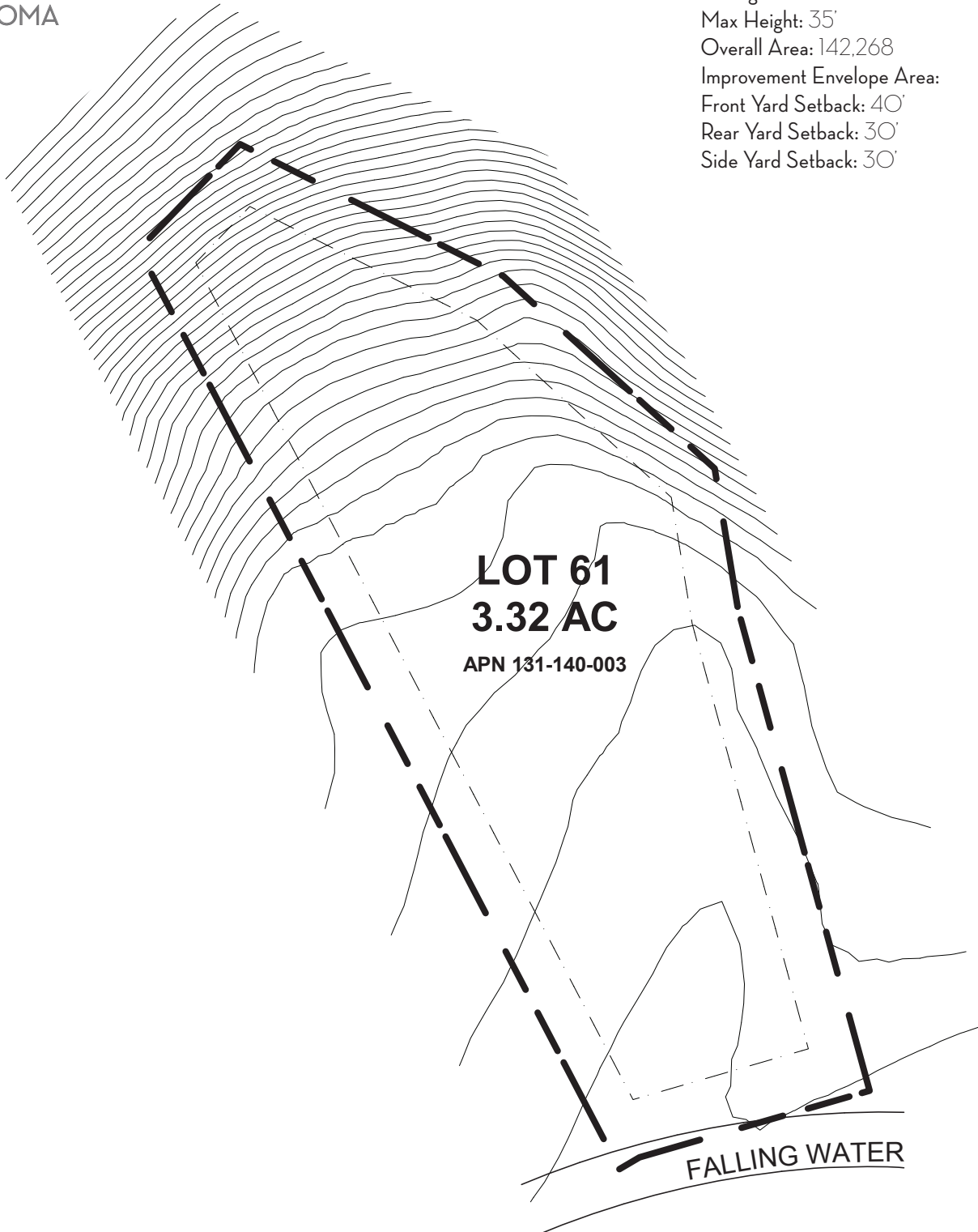


Zoning: S-3
Max Height: 35'
Overall Area: 142,268
Improvement Envelope Area:
Front Yard Setback: 40'
Rear Yard Setback: 30'
Side Yard Setback: 30'



This exhibit does not represent a boundary survey nor does it contain all information relevant to residential development. Consult plumas county municipal codes, relevant CC&Rs, and final map information for final development design. A complete survey should be completed with topography before or at the time of commencing design work. ©2017

* Side and rear yards require a 20' setback, per design review guidelines, gold mountain homeowners association. A thorough review shall be undertaken with county and state standards to determine final requirements.