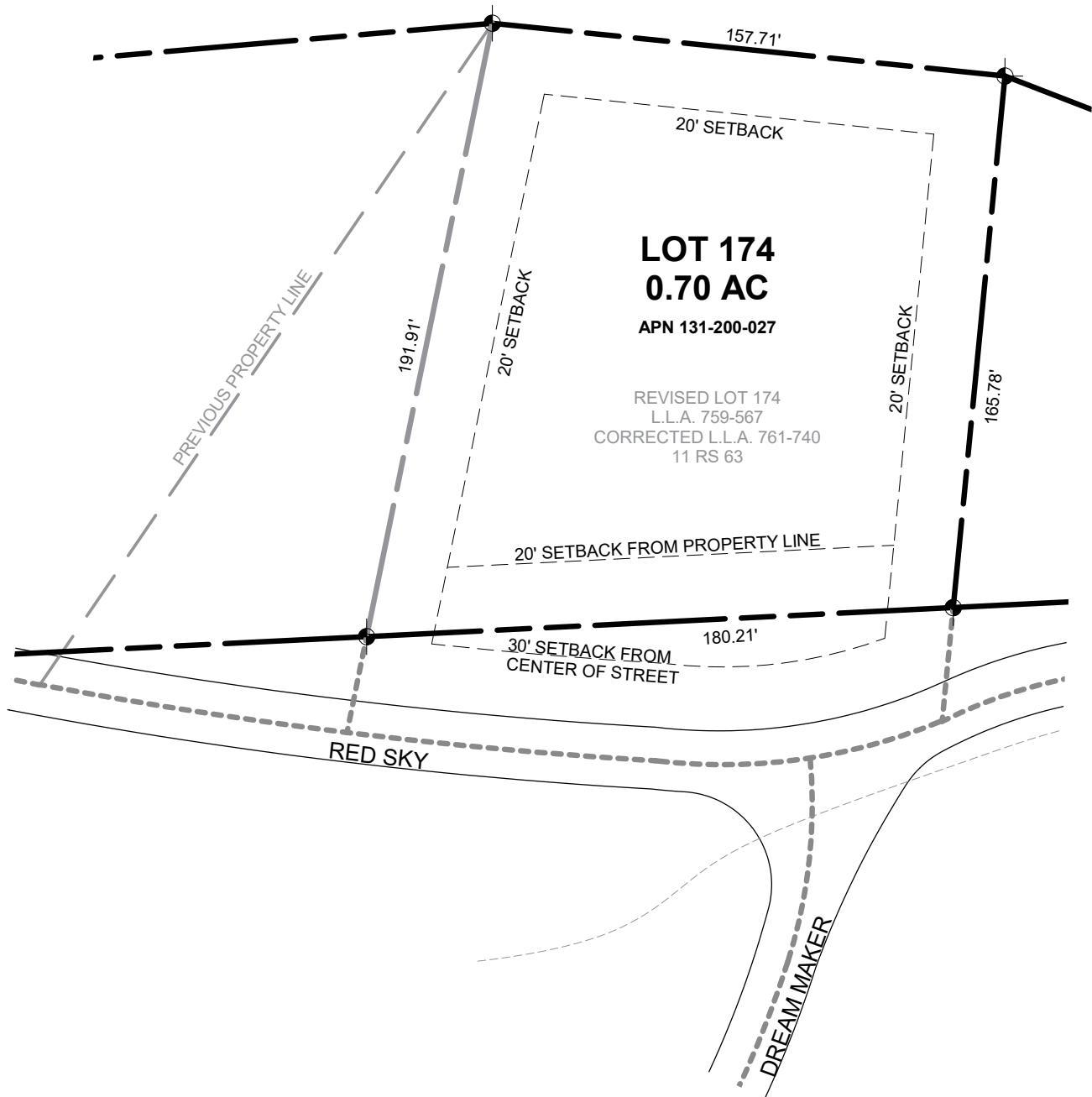


**HOMESITE 174**

Zoning: S-3  
 Max Height: 35'  
 Overall Area: 43,996  
 Improvement Envelope Area: 23,726  
 Front Yard Setback: 30' from center of street  
 Rear Yard Setback: 20'  
 Side Yard Setback: 20'



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.