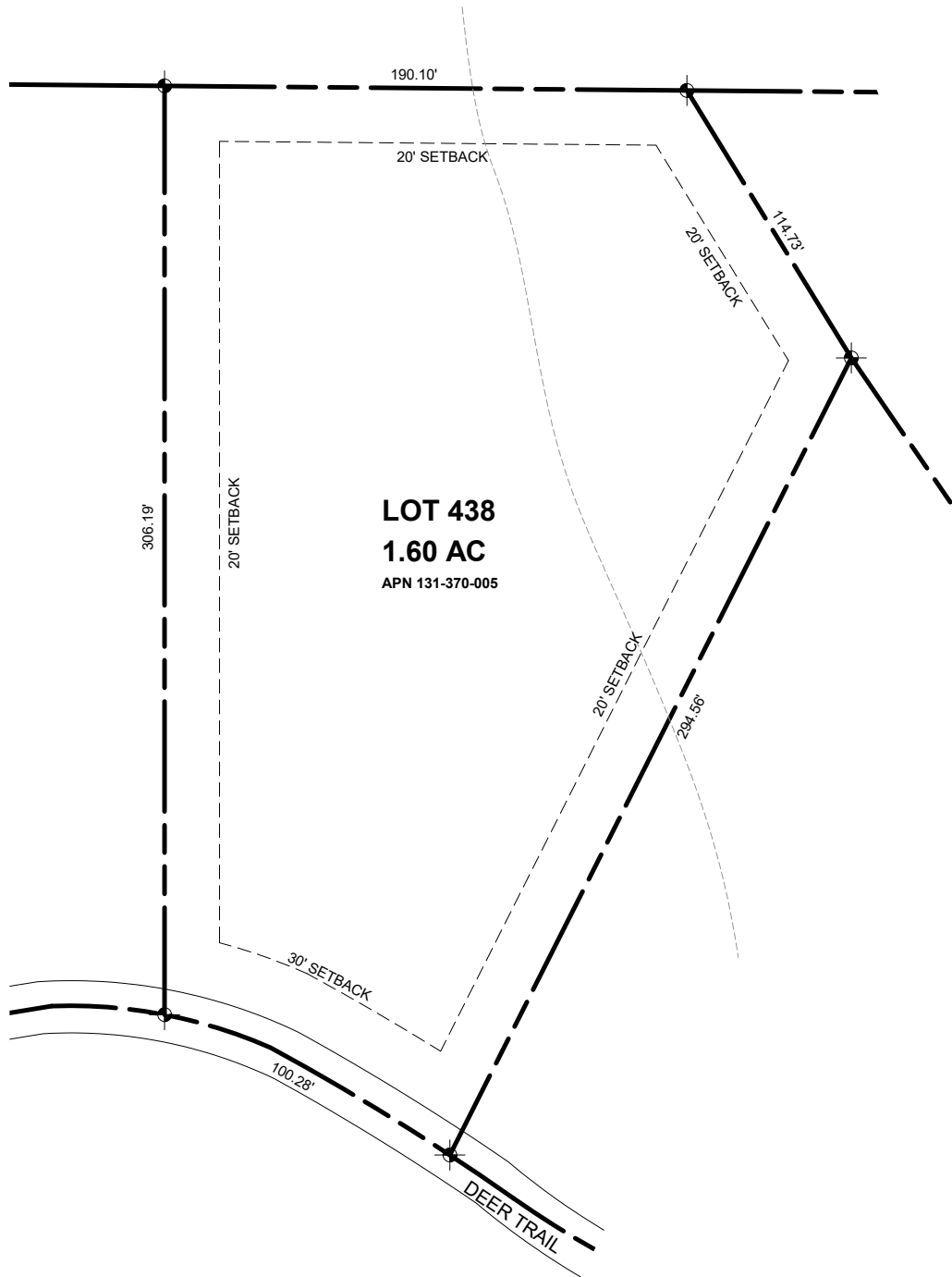


Zoning: S-3
 Max Height: 35'
 Overall Area: 69,696
 Improvement Envelope Area: 48,766
 Front Yard Setback: 30' from center of street
 Rear Yard Setback: 20'
 Side Yard Setback: 20'



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.