

NOTES

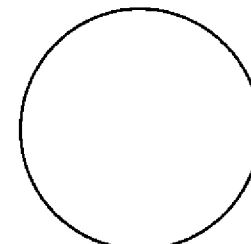
THIS SUBDIVISION IS SUBJECT TO PLUMAS COUNTY ENVIRONMENTAL REGULATION FOR VALLEY RANCH ESTATES ON FILE WITH THE PLUMAS COUNTY PLANNING DEPARTMENT.

THE PROPERTY SHOWN HEREON IS SUBJECT TO A PLANNED DEVELOPMENT PERMIT WHICH IS RECORDED IN BOOK 532 OF OFFICIAL RECORDS AT PAGE 510. FUTURE DEVELOPMENT OF THIS PROPERTY WILL BE SUBJECT TO THE CONDITIONS OF SAID PERMIT.

LEGEND FOR ADDITIONAL INFORMATION SHEETS



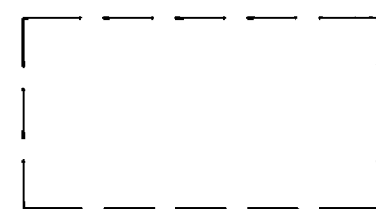
DENOTES DESIGNATED WELL LOCATION, WHICH MAY BE RELOCATED SUBJECT TO APPROVAL FROM THE DEPARTMENT OF ENVIRONMENTAL HEALTH



SUGGESTED LOCATION OF BUILDING ENVELOPE. BUILDING ENVELOPE AREA MAY BE RECONFIGURED TO SUIT LOT CONDITIONS AND BUILDING LAYOUT, SUBJECT TO BY THE DESIGN REVIEW COMMITTEE.



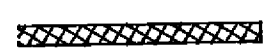
DENOTES DESIGNATED LEACH FIELD AREA, WHICH MAY BE RELOCATED SUBJECT TO APPROVAL FROM THE DEPARTMENT OF ENVIRONMENTAL HEALTH.



PERMITTED BUILDING AREA FOR MAIN RESIDENCE BUILDING ENVELOPE AND GUEST HOUSE WHERE PERMITTED OUTSIDE OF BUILDING ENVELOPE. (SUGGESTED LOCATION OF BUILDING IS SHOWN AND MAY BE LOCATED ANYWHERE WITHIN PERMITTED BUILDING AREA.) ON LOTS PERMITTING HORSES AND/OR CATTLE, STABLES, BARN AND OTHER RELATED TYPE BUILDINGS SHALL BE PERMITTED OUTSIDE OF PERMITTED BUILDING AREA, SUBJECT TO A MINIMUM SETBACK OF 100 FEET FROM ROADWAY FRONTAGE AND APPROVAL BY THE DESIGN REVIEW COMMITTEE.



DEER MOVEMENT CORRIDOR - NO STRUCTURES WITHIN CORRIDORS



AREA OF PERMITTED DRIVEWAY ACCESS

ADDITIONAL INFORMATION SHEET
VALLEY RANCH ESTATES

A PLANNED DEVELOPMENT
PHASE No. 1 UNIT No. 3
FOR VALLEY RANCH INVESTORS

PORTION OF SECTION 25, T. 22 N. R. 12 E. M.D.B & M.
PORTION OF SECTION 30, T. 22 N. R. 13 E. M.D.B & M.

PLUMAS COUNTY CALIFORNIA
SCALE 1" = 100' JANUARY, 1991

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