



The project description is as follows:

The project consists of a Rezone of the project property from Open Space (OS) to Residential Estate Five-Acres (RE-5) and a Parcel map allowing for the creation of four residential parcels and a remainder parcel from an existing 103.6 acre parcel (APN 061-071-026). All residential parcels would be served by individual water meters and onsite septic systems. The approval includes the following:

<b>Lot Number</b>	<b>Gross Area</b>	<b><u>Proposed Zoning</u></b>
1	6.9 acres	<u>RE-5</u>
2	7.1 acres	<u>RE-5</u>
3	5.6 acres	<u>RE-5</u>
4	5.6 acres	<u>RE-5</u>
Remainder	78.4 acres	<u>RE-10</u>

The development, use, and maintenance of the property, the size, shape and the protection and preservation of resources shall conform to the project description above and the hearing exhibits and conditions of approval below. The property and any portions thereof shall be sold, leased or financed in compliance with this project description and the approved hearing exhibits and conditions of approval hereto. All plans must be submitted for review and approval and shall be implemented as approved by the County.

- 16. Onsite Road Improvements:** Construct the onsite portion of Raintree Road, and Tannu Lane across parcel 2, to County Standard Plan 101C, increased to 20 feet in width if required by the Fire Marshall. An access restriction shall be placed on the final map to waive access rights to Tannu Lane affecting Parcel 1.
- 17. Encroachment Permit:** Obtain an encroachment permit form County DOT and construct Raintree Road and Tannu Lane encroachments to Wentworth Springs road to the provisions of County Design Std. 103C.