

**ZONING**

SUBDIVISION: Crystal Valley Ranch F1;  
Parcel 1

House is XXX in a SKYLINE RIDGELINE  
AREA

MAXIMUM ALLOWED HEIGHT FROM  
AVERAGE GRADE: 38' (in Minimum  
Ridgeline: 35')

AVERAGE CALCULATED HEIGHT:

**MINIMUM SETBACKS**

Front: 22.5'; minimum variation between  
adjacent buildings: 3'

Side: 10'; 15' separation

Side, garage 5'

Side, accessory bldg in rear 1/3 of lot: 2'

Side, accessory bldg in front 2/3 of lot: 7'

Side street: 20'

Rear, principal building: 25'

Rear, accessory building: 10'

ZONING APPROVED

Tammy King

Zoning Manager

Date:

**Skyline/Ridgeline Protection Area: Minor/Moderate Skyline/Ridgeline**

**Maximum average height permitted: 35' (per Meadows F18 Amendment 8).**

**Lot area: XX,XXX sf**

**Total number of trees required:**

**Number of trees between primary structure and viewing platform:**

One evergreen tree shall be planted for every 2,500 sf of lot area with a maximum of 8 trees per lot. At least 50% of total number required shall be located within 50-ft of the house and on the side of the house facing the viewing platform (within area indicated on the Skyline/Ridgeline Plan.

Trees shall be coniferous, a minimum of 8' tall, and capable of reaching at least 35' at maturity.

Required Skyline Ridgeline trees can be credited against the landscaping requirement imposed by any section of the Municipal Code, or the specific PD development plan.