

RESOLUTION NO. 070104

A.P.# 189-343-005-000

In the matter of the application of
De Leon / Buck (PLN070104)

FINDINGS & DECISION

for a Variance to Section 21.42.030F, in accordance with Title 21 (Zoning) Chapter 21.72 (Variances) of the Monterey County Code, for the rebuilding of a single family dwelling with attached Guesthouse that encroaches into front and side setbacks. The property is located at 17 Esquiline Road, southerly of De El Rio and Esquiline intersection, Carmel Valley, Carmel Valley Master Plan, and came on regularly for hearing before the Zoning Administrator on April 26, 2007.

Said Zoning Administrator, having considered the application and the evidence presented relating thereto, now makes the following findings and decision:

FINDINGS OF FACT

1. **FINDING: CONSISTENCY** - The Project, as conditioned is generally consistent with applicable plans and policies of the Carmel Valley Master Plan which designates the subject parcel as appropriate for residential development, but is inconsistent with the development standards for residential setbacks for the areas designated Low Density Residential (LDR) district as found under Section 21.14.060 C. 1. of the Monterey County Zoning Ordinance (Title 21). Nonetheless, the purpose of the Site Plan Review District (S) overlay in this same area is to provide district regulations for review of development in those areas of the county where development, by means of its location has the potential to adversely affect or be adversely affected by natural resources or site constraints without imposing undue restrictions on private property.

- EVIDENCE:** (a) RMA- Planning staff has reviewed the project as contained in the application and accompanying materials for consistency with the Carmel Valley Master Plan and has determined the project is consistent with this Plan which designates this area as appropriate for residential development, allowing for a single family home and guesthouse.
- (b) Staff has reviewed the project as contained in the application and accompanying materials for conformity with the Monterey County Zoning Ordinance (Title 21) and has determined that the project is inconsistent with the development standards for a Low Density Residential District as to setbacks. The minimum front yard setback of 30 feet is encroached by approximately 8 feet-6inches of the structure, leaving a setback of only 21 feet-6 inches. The minimum side yard setback requiring 10% of the average lot width, or approximately 12 feet, is overlapped by a corner of the guesthouse by up to 7 feet-6 inches, leaving only a 4 foot-6 inch setback. The project for a single family home and guesthouse are allowed uses, in accordance with Section 20.14.040.
- (c) The project complies with the regulations for the already approved guesthouse (Guesthouse Deed Restriction recorded October 6, 2006, Document 2006087582 as found in the Official Records of the Monterey County Records Office) in accordance with Section 21.64.020.C, but the corner of the reconstructed structure, attached to the main dwelling, encroaches into the side yard setback by approximately 7 feet-6 inches.

- (d) The parcel is zoned Low Density Residential, 2.5 acres/acre, in a Design Control District and Site Plan Review District ("LDR/2.5-D-S"). Except for structural encroachment into the front and side setbacks, the project is in compliance with Site Development Standards for a Low Density Residential District in accordance with Section 21.14.060. With the Site Plan Review District ("S") zoning overlay, the request for a Variance is reviewed primarily in terms of any potential for the structure to adversely affect or be adversely affected by natural resources or site constraints without imposing undue restrictions on private property, pursuant to Section 21.45.010 of Title 21, Zoning Ordinance (see Finding 5 below).
- (e) The RMA-Director of Planning approved the design of the structure administratively based on the remodeling of the structure pursuant to Building Permit no. *BP061999*, which is essentially similar to the previously existing structure at the site.
- (f) The application, plans, photos and support materials submitted by the project applicant to the Monterey County Planning and Building Inspection Department for the proposed development, found in Project File PLN070104.

2. **FINDING: SITE SUITABILITY** - The site is suitable for the use proposed.

- EVIDENCE:** (a) The project has been reviewed for suitability by the RMA-Planning Department, Building Inspection, Public Works, Water Resources Agency, Environmental Health, and Carmel Valley Fire District at the time of circulation of the Building Permit (*BP061999*) to correct Code Violation *CE03274*. It is only the issue of the amount of reconstruction of a nonconforming structure as to setbacks that are prompting a public hearing for a Variance.
- (b) The application, plans, and photographs of the site taken by both the applicant and staff found in Project Files *PLN070104*, *BP061999* and *DA060357*.

3. **FINDING: CEQA (Exempt)** - The project is exempt from environmental review.

- EVIDENCE:** (a) CEQA Guidelines Section 15303 categorically exempts single family dwellings.
- (b) No adverse environmental effects were identified during staff review of the development application.
- (c) Development is largely contained in an already disturbed area of the property. The structure is presently under construction with a new foundation and partial framing of walls. No unusual circumstances are related to the project except for the *existing* back yard concrete wall with stone-facing that retains slopes over 30 percent, thereby limiting areas for placement of the building envelope and septic system at the site.

4. **FINDING: VIOLATIONS** - The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision and any other applicable provisions of the County's zoning ordinance. Code violation *CE030274* for major electrical and plumbing problems is being corrected with issuance of Building Permit *BP061999*, although a Stop Work Order was issued during construction because of work exceeding the amount of structural alteration of a nonconforming structure.

EVIDENCE: The subject Variance addresses the issue of rebuilding a nonconforming structure in violation of Section 21.68.040 B 2. of Title 21, Zoning Ordinance.

5. **FINDING: VARIANCE (Special Circumstances)** - Because of special circumstances applicable to the subject property, including the size, shape, topography, location of the lot, or the surrounding area, the strict application of Section 21.14.060 C 1 of Title 21, the County's Zoning

Ordinance, as it pertains to site development standards, is found to deprive the subject property of privileges enjoyed by other property owners in the vicinity under an identical zoning classification.

EVIDENCE: (a) The intent of the setback regulations is to meet Building Code and Fire Code requirements. With the Site Plan Review District ("S") zoning overlay in the area of the subject property, staff reviews the natural resources or site constraints in terms of any potential for the structure to adversely affect or be adversely affected by natural resources or site constraints without imposing undue restrictions on private property pursuant to Section 21.45.010 of Title 21, Zoning Ordinance. The 14,204 square foot parcel limits the location of the building site by (1) the near triangular shaped parcel; (2) the over 30 percent slopes at the rear of the parcel that are retained by a stone-faced concrete wall; (3) the mature oak trees surrounding the historical footprint of the residence; and (4) the existing initial septic system in the rear of the residence and a required replacement area in the front of the residence as recommended by the Environmental Health Division. These four factors constrain the footprint location and configuration of the building.

(b) The Environmental Health Division's approval of this project is completely dependent on the *existing* location of the nonconforming residence to maintain room for an initial septic system in the rear of the residence and a required replacement area in the front of the residence as stated in the Health Department's letter dated February 27, 2007.

(c) The project meets all other zoning requirements regarding height and lot coverage.

(d) The application, plans, photos and support materials submitted by the project applicant to the Monterey County Planning and Building Inspection Department for the proposed development, found in Project File PLN070104.

6. **FINDING: VARIANCE (Special Privileges)** - The finding for a variance to encroach the setbacks allowed for a Low Density Residential ("LDR") district is combined with the overlay regulations for a Site Plan Review District ("S") and is a recognition of the unique natural resources and site constraints in the area that must address any potential for the structure to adversely affect or be adversely affected by natural resources or site constraints without imposing undue restrictions on private property pursuant to Section 21.45.010 of Title 21. If the regulations for the "S" District differ from the regulations for the "LDR" district, the provisions of the "S" District will apply pursuant to Section 21.45.020 A. of Title 21, Zoning Ordinance. Therefore, applying the "S" District regulations shall not constitute a grant of privileges inconsistent with the limitations upon other property owners in the vicinity also subject to the "S" District regulations and zone in which such property is situated.

EVIDENCE: (a) The natural resources at the site supersede consideration of special privileges not enjoyed by others. The re-construction follows the same original building footprint (1) to avoid removal of existing mature oak trees; (2) to avoid development on the steep slopes at the rear of the lot; and (3) to allow space for the existing initial septic system in the rear of the residence and a required replacement area in the front of the residence pursuant to Monterey County Code Title 15, Chapter 20: Sewage Disposal.

(b) Nine variances for encroachments into setbacks have been approved in the general neighborhood of the subject property as evidenced by RMA-Planning records. The properties approved for setback variances are as follows:

APN 189-331-018-000	APN 189-331-016-000
APN 189-353-016-000	APN 189-332-002-000
APN 189-364-003-000	APN 189-353-016-000
APN 189-331-002-000	APN 189-363-012-000
APN 189-331-013-000	

(c) Section 21.45.040 A., of Title 21, Regulations for the "S" District, requires construction of structures to be approved by the Appropriate Authority, which in the case of the De Leon/Buck project, is the Zoning Administrator authorized to hear findings for a Variance.

(d) Materials and documents in Project File No. PLN070104.

7. **FINDING: VARIANCE (Authorized Use)** – The Variance shall not be granted for a use or activity which is not otherwise expressly authorized by the zone regulation governing the parcel of property.

EVIDENCE: The project for a single family dwelling and Guesthouse is an allowed use under the property's Low Density Residential designation.

8. **FINDING: HEALTH AND SAFETY** - The establishment, maintenance or operation of the project applied for will not under the circumstances of this particular case, be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

EVIDENCE: Preceding findings and supporting evidence.


9. **FINDING: APPEALABILITY** - The decision on this project is appealable to the Planning Commission.

EVIDENCE: Section 21.80.040. B of Title 21, the Monterey County Zoning Ordinance.

DECISION

THEREFORE, it is the decision of said Zoning Administrator that said application for Variance be granted as shown on the attached sketch, and subject to the attached conditions.

PASSED AND ADOPTED this 26th day of April, 2007.



 JEFF MAIN, ZONING ADMINISTRATOR

COPY OF THIS DECISION WAS MAILED TO THE APPLICANT ON MAY 10 2007

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE SECRETARY TO THE PLANNING COMMISSION ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE

MAY 20 2007

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

NOTES

1. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.

Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

The applicant has requested by letter, herein attached, and has been authorized to continue work on the project based on their written acknowledgement that if the Zoning Administrator's decision is appealed, construction activities will once again be required to stop until the time at which a decision on the appeal can be reached by the appropriate authority.

2. This permit expires two years after the above date of granting thereof unless construction or use is started within this period.

Anthony L. Lombardo
Jeffery R. Gilles
Derinda L. Messenger

Dennis C. Beougher
Rick S.M. Casey
Jill L. Damon
E. Soren Diaz
J. Kenneth Gorman
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Steven D. Penrose
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**Certified by the State Bar
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831-630-9444

File No. 03820.000

May 4, 2007
Via Hand Delivery

Mr. Mike Novo
Monterey County Planning & Bldg Inspection
168 W. Alisal Street
Salinas, Ca 93901

Re: 17 Esquiline Road, Carmel Valley – APN 189-343-005-000

Dear Mr. Novo:

On behalf of our client and the owner of the aforementioned property, we are requesting that you authorize the immediate continuation of construction activities at 17 Esquiline Road, Carmel Valley under building permit number BP061999. Our office has been in continuous contact with the planner, David Lutes, to assure immediate compliance with all of the required conditions of PLN070104 as per the Zoning Administrators approval of the project on April 26, 2007.

We and our client fully understand that the resolution of this decision has not yet been issued; and that once it has been issued the public has 10 days to formally appeal the decision by the Zoning Administrator by filing the appropriate appeal form, along with an appropriate justification for the appeal and along with an appeal fee payment. We also understand that in the event that the decision is appealed, construction activities will once again be required to stop until the time at which a decision on the appeal can be reached by the appropriate authority.

We ask that you grant our request for authorization to continue work on the project based on our written acknowledgement of the circumstances in this case. Please feel free to call me if you have any questions or concerns regarding this request.

Sincerely,
Lombardo & Gilles, LLP



Gail Hatter-Crawford
Land Use Specialist

Acknowledgement and agreement by:

RECEIVED

MAY 07 2007

Howard Buck,
Owner

MONTEREY COUNTY
PLANNING & BUILDING
INSPECTION DEPT.

Resource Management Agency - Planning Department
Condition Compliance & Mitigation Monitoring and
Reporting Plan

Project Name: De Leon / Buck

File No: PLN070104

APNs: 189-343-005-000

Approval by: Zoning Administrator

Date: April 26, 2007

**Monitoring or Reporting refers to projects with an EIR or adopted Mitigated Negative Declaration per Section 21081.6 of the Public Resources Code.*

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed: Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
1.		<p>PD001 - SPECIFIC USES ONLY</p> <p>This permit (PLN070104) allows a Variance to rebuild a non-conforming single family dwelling with an attached guesthouse and carport totaling 2,651 square feet that encroaches into back and side yard setbacks. The property is located at 17 Esquiline Road, southerly of De El Rio and Esquiline Road intersection, Carmel Village (Assessor's Parcel Number 189-343-005-000), in the Carmel Valley Master Plan Area. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions: Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of the RMA - Planning Department. Any use or construction not in substantial compliance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed</p>	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless otherwise stated	

		unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA - Planning Department)				
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**RMA – PLANNING DEPARTMENT
SPECIFIC CONDITIONS OF APPROVAL**

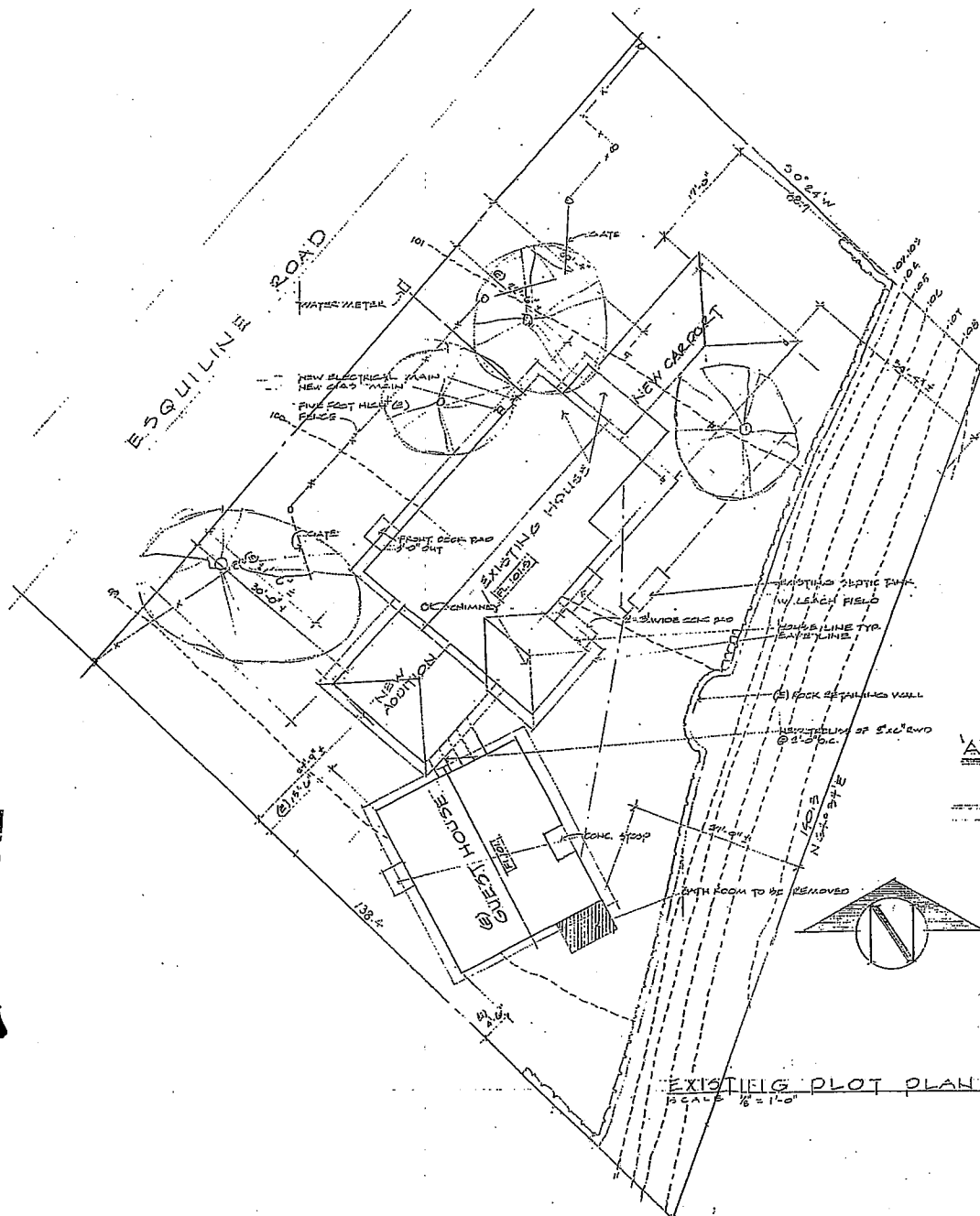
2.		PD002 - NOTICE-PERMIT APPROVAL The applicant shall record a notice which states: "A permit (Resolution 070104) was approved by the Zoning Administrator for Assessor's Parcel Number 189-343-005-000 on April 26, 2007. The permit was granted subject to 6 conditions of approval which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department." Proof of recordation of this notice shall be furnished to the Director of the RMA - Planning Department prior to issuance of building permits or commencement of the use. (RMA - Planning Department)	Proof of recordation of this notice shall be furnished to the RMA - Planning Department.	Owner/ Applicant	Prior to the issuance of grading and building permits or commencement of use.	
3.		PDSP001 NON-STANDARD CONDITION The applicant shall submit revised Building Permit Plans to address an updated scope of work for the reconstruction of the main residential unit on site. . The Building Permit Plans shall be consistent with the deed restriction recorded against the property on October 6, 2006 (<i>Document 2006087582 as found</i>	Submit the revised plans to the RMA-Planning Department for review and approval with a description of the complete scope of work for the project.	Owner/ Applicant	Prior to the issuance of grading and building permits or commencement of use.	

		<p><i>in the Official Records of the Monterey County Recorder's Office</i>) as follows:</p> <ol style="list-style-type: none"> 1. The guesthouse shall contain no kitchen or cooking facilities, including but not limited to microwave ovens, hot plates, and toaster ovens; 2. There shall be a maximum of six linear feet of counter space, excluding counter space in a bathroom; 3 There shall be a maximum of eight square feet of cabinet space, excluding clothes closets. 4. The guesthouse shall not exceed 600 square feet of livable floor area. (RMA – Building Department) 				
4.		<p>PD011 – TREE AND ROOT PROTECTION Trees which are located close to the construction site(s) shall be protected from inadvertent damage from construction equipment by fencing off the canopy drip lines and/or critical root zones (whichever is greater) with protective materials, wrapping trunks with protective materials, avoiding fill of any type against the base of the trunks and avoiding an increase in soil depth at the feeding zone or drip-line of the retained trees. Said protection shall be demonstrated prior to issuance of building permits subject to the approval of the RMA – Director of Planning. If there is any potential for damage, all work must stop in the area and a report, with mitigation measures, shall be submitted by a certified arborist. Should any additional trees not included in this permit be harmed, during grading or construction activities, in such a way where removal is required, the owner/applicant shall obtain required permits. (RMA - Planning Department)</p>	Submit evidence of tree protection to the RMA - Planning Department for review and approval.	Owner/ Applicant	Prior to the issuance of grading and/or building permits	
			Submit on-going evidence that tree protection measures are in place through out grading and construction phases. If damage is possible, submit an interim report prepared by a certified arborist.	Owner/ Applicant/ Arborist	During Construction	
			Submit photos of the trees on the property to the RMA – Planning Department after construction to document that tree protection has been successful or if follow-up remediation or additional permits are required.	Owner/ Applicant	Prior to final inspection	

5.		PD012(A) - LANDSCAPE PLAN AND MAINTENANCE (SINGLE FAMILY DWELLING ONLY) The site shall be landscaped. At least three (3) weeks prior to occupancy, three (3) copies of a landscaping plan shall be submitted to the Director of the RMA - Planning Department. A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping materials and shall include an irrigation plan. The plan shall be accompanied by a nursery or contractor's estimate of the cost of installation of the plan. Before occupancy, landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County RMA - Planning Department. All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (RMA – Planning Department)	Submit landscape plans and contractor's estimate to the RMA - Planning Department for review and approval. A waiver of the requirement for a licensed landscape contractor certification of the plans shall be considered if the landscape proposal is very limited.	Owner/ Applicant/ Licensed Landscape Contractor / Licensed Landscape Architect	At least three (3) weeks prior to final inspection or occupancy	
			All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.	Owner/ Applicant	Ongoing	
			All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.	Owner/ Applicant	Ongoing	
6.		PD014(A) – LIGHTING – EXTERIOR LIGHTING PLAN All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The applicant shall submit 3 copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the	Submit three copies of the lighting plans to the RMA - Planning Department for review and approval. Approved lighting plans shall be incorporated into final building plans.	Owner/ Applicant	Prior to the issuance of building permits.	
			The lighting shall be installed and maintained in accordance with the approved plan.	Owner/ Applicant	Ongoing	

		requirements of the California Energy Code set forth in California Code of Regulations, Title 24, Part 6. The exterior lighting plan shall be subject to approval by the Director of the RMA - Planning Department, prior to the issuance of building permits. (RMA – Planning Department)	The lighting shall be installed and maintained in accordance with the approved plan.	Owner/ Applicant	Ongoing	
END OF CONDITIONS OF APPROVAL						

EXHIBIT E



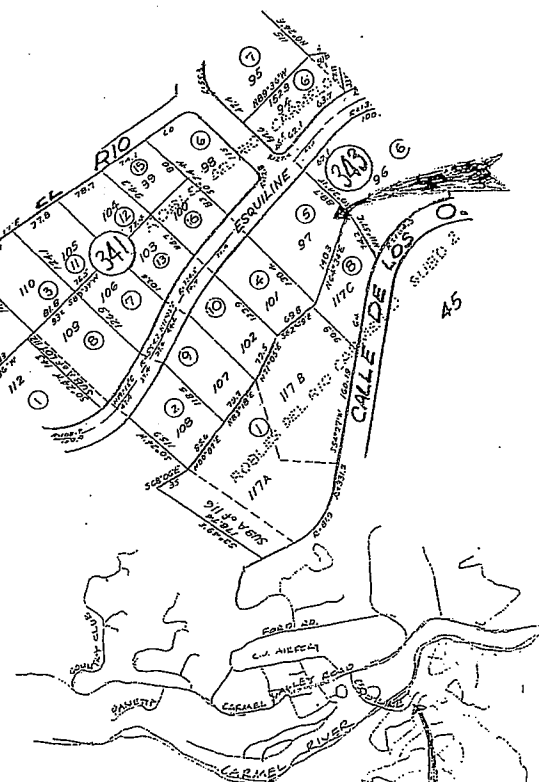
EXISTING PLOT PLAN
SCALE 1/8" = 1'-0"

'AS BUILT' VIOLATION

LOT COVERAGE

LOT	14204'
HOUSE	11200'
SCOTTISH	276'
EXISTING HOUSE	1072'
CARPORT	133'
	2651'
	1870'

GENERAL NOTES
PAGE 1



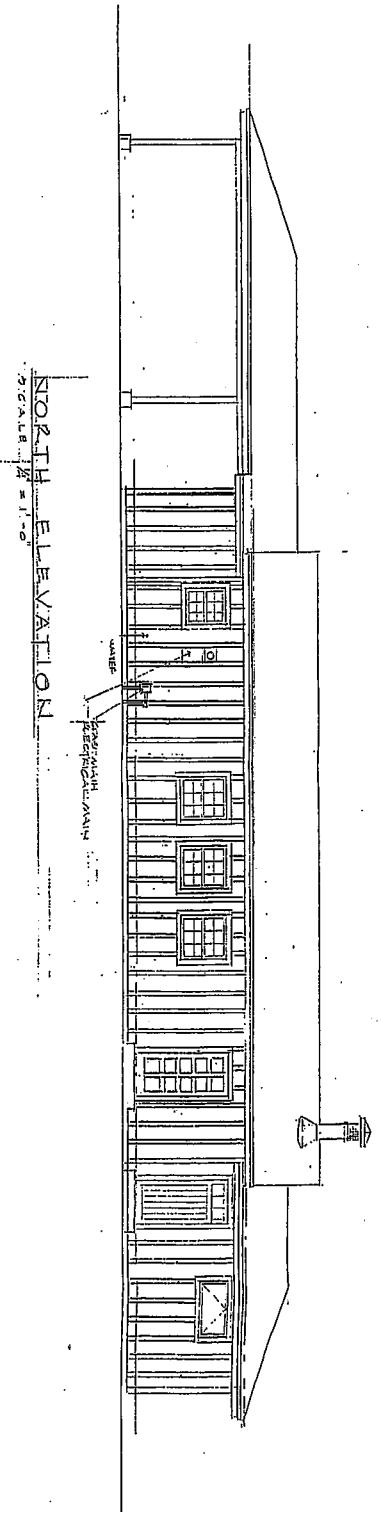
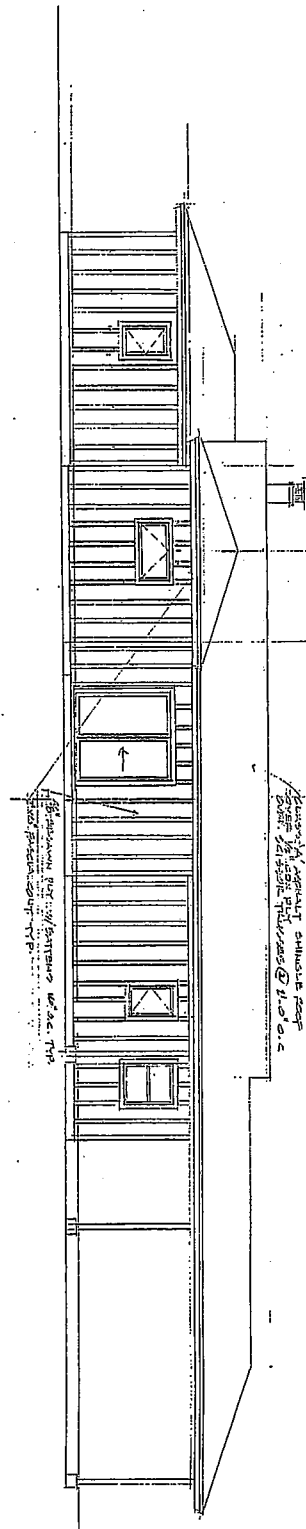
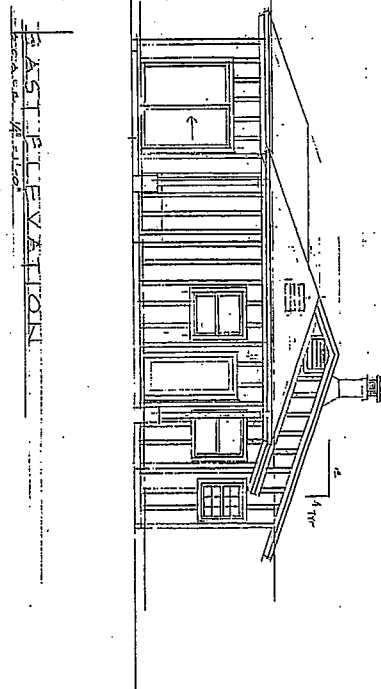
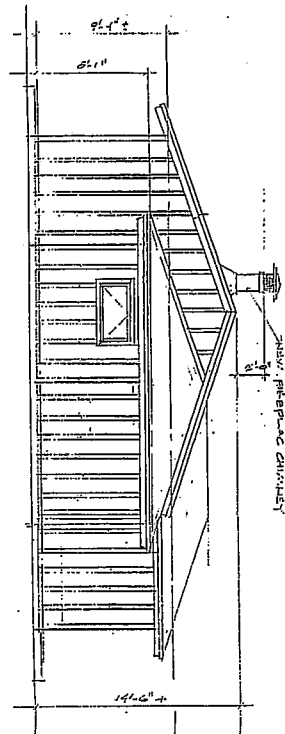
CORRECTIONS #005274
ZOBLES DE RIO CAYELON
SUBSET, LOT 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

Remodel at
#17 Esquiline Road, Carmel Valley

for **Buck / deLeon**
Contractors 831-659-4730 831-659-4302

Drawn by

Denis E. Wagner, General Building Contractor
23 Lazy Oaks, Carmel Valley, Ca 93924, License 298614
Ph: 831-659-4916 Fax 831-659-0942



Remodel at
#17 Esquiline Road, Carmel Valley

for **Buck / deLeon**
Contractors 831-659-4730 831-659-4362

Drawn by

Denis E. Wagner, General Building Contractor
23 Lazy Oaks, Carmel Valley, Ca 93924, License 298614
Ph. 831-659-4916 Fax 831-659-0942







APPLICANT: DE LEON / HORN

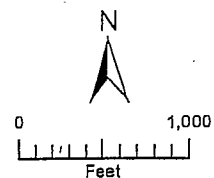
APN: 189-343-005-000

FILE # PLN070104
& PD070253

 300' Limit

 2500' Limit

 City Limits



PLANNER: LUTES