

RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES
DEPARTMENT

WHEN RECORDED MAIL TO
PERMIT INTAKE
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SITE DEVELOPMENT PERMIT/PLANNED DEVELOPMENT PERMIT NO. 40-0197
TORREY VIEW ESTATES
CITY COUNCIL

This Permit, Site Development Permit/Planned Development Permit No. 40-0197, is granted by the City Council of the City of San Diego to ELIZABETH RIIS, AN INDIVIDUAL, Owner and SORRENTO SAND COMPANY, INC., A CALIFORNIA CORPORATION, Permittee pursuant to the Municipal/Land Development Code of the City of San Diego. The 11.85 acre site is located at 4049 Arroyo Sorrento Road in the AR-1-1 zone (proposed AR-1-2) of the Carmel Valley Community Plan. The project site is legally described as Lot 6 of Sorrento Estates, Map 8735, in the City of San Diego, County of San Diego.

Subject to the terms and conditions set forth in this permit, permission is granted to Owner and/or Permittee to subdivide a 11.85 acre site into eight (8) custom home lots of a minimum 1-acre size for single family residences described as, and identified by size, dimension, quantity, type and location on the approved Exhibits "A", dated _____ on file in the office of the Development Services Department. The facility shall include:

- a. eight (8) custom home lots of a minimum one (1) acre size for single family residences. The custom homes shall be developed in accordance with the Design Guidelines for the project, and would range in size from 2,800 - 6,500 square feet, with a maximum of 2 stories and 30 feet in height for Lots 2 - 8, said heights may be increased to a maximum of 35 feet with increased setbacks pursuant to Land Development Code Section 131.0344, and a maximum one story residence on Lot 1 with a maximum height of 18 feet on the westerly 40 feet of the lot and a maximum height of 25 feet on the easterly 90 feet portion of the lot.
- b. Landscaping (planting, irrigation and landscape related improvements); and
- c. Off-street parking facilities; and
- d. Accessory improvements determined by the City Manager to be consistent with the land use and development standards in effect for this site per the adopted Community Plan, California Environmental Quality Act guidelines, public and private improvement requirements of the City Engineer, the underlying zone(s), conditions of this permit, and any other applicable regulations of the Land Development Code in effect for this site.

1. Construction, grading or demolition must commence and be pursued in a diligent manner within 36 months after the effective date of final approval by the City, following all appeals.

Failure to utilize the permit within 36 months will automatically void the permit unless an Extension of Time has been granted. Any such Extension of Time must meet all the Municipal/Land Development Code requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker.

2. No permit for the construction, occupancy or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this permit be conducted on the premises until:

- a. The Permittee signs and returns the Permit to the Development Services Department; and
- b. The Permit is recorded in the office of the San Diego County Recorder.

3. Unless this permit has been revoked by the City of San Diego the property included by reference within this permit shall be used only for the purposes and under the terms and conditions set forth in this permit unless otherwise authorized by the City Manager.

4. This permit is a covenant running with the subject property and shall be binding upon the Permittee and any successor or successors, and the interests of any successor shall be subject to each and every condition set out in this permit and all referenced documents.

5. The utilization and continued use of this permit shall be subject to the regulations of this and any other applicable governmental agencies.

6. Issuance of this permit by the City of San Diego does not authorize the applicant for said permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 U.S.C. Section 1531 et seq.)

7. The Owner/Permittee shall secure all necessary building permits. The applicant is informed that to secure these permits, substantial modifications to the building and/or site improvements to comply with applicable building, fire, mechanical and plumbing codes and State law requiring access for disabled people may be required.

8. Before issuance of any building or grading permits, complete grading and working drawings shall be submitted to the City Manager for approval. Plans shall be in substantial conformity to Exhibit "A," dated , on file in the office of the Development Services Department. No change, modifications or alterations shall be made unless appropriate applications or amendment of this permit shall have been granted.

9. All of the conditions contained in this Permit have been considered and have been determined to be necessary in order to make the findings required for this discretionary permit. It is the intent of the City that the holder of this Permit be required to comply with each and every condition in order to be afforded special rights which the holder of the Permit is obtaining as a result of this Permit. It is the intent of the City that the Owner of the property which is the