

Parcel Report for APN: 132-14-054

Net Lot Size: Cannot assess due to creek or flag lot configuration.
 Zone: R-1
 Zone %: 100

Land Use Designation: SF
 Land Use Designation %: 100

Flood Zone: X
 LOMA: no

Parking District: none

Airport Influence Area: no

Historic Status: none

Homer/Emerson
 Corridor Frontage: no

Easements: Yes, see Public Works for possible requirements.

Underlying Lot Lines: Yes, see Public Works for possible requirements.

Near Creek Feature: Yes, may require SCVWD review.

Distance between sidewalk and pl:
 (as measured on map)

Substandard: no

Flag Lot: no

Cottage: Not eligible, lot size too small.

Max Floor Area: Cannot assess due to creek or flag lot configuration.

Max Lot Coverage: Cannot assess due to creek or flag lot configuration.

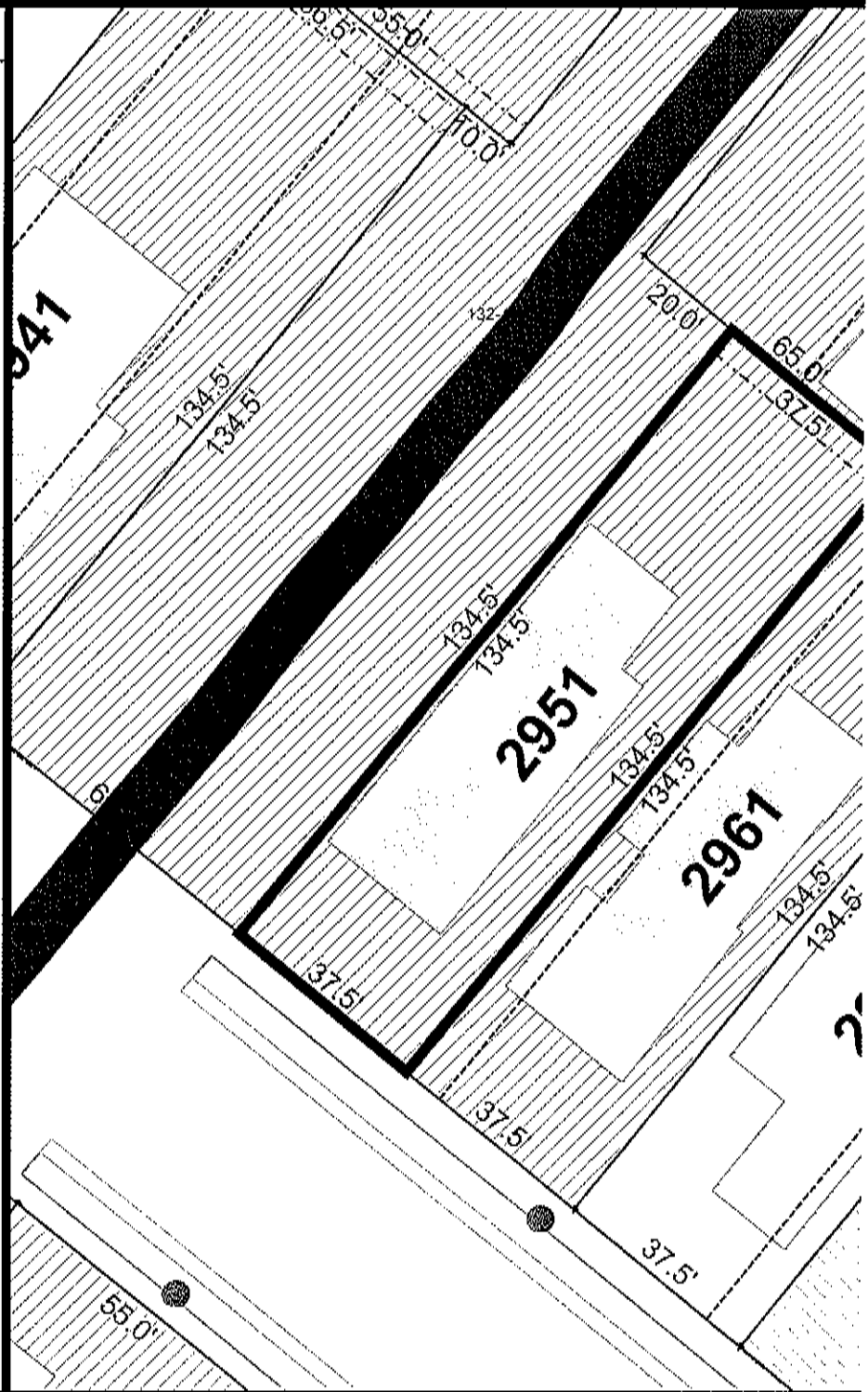
Max Height to Ridge: Cannot assess due to creek or flag lot configuration.

Special Setbacks: none

Minimum Setbacks:
 Front: If no special setback, 20', or, if avg. contextual setback > 30', the avg. contextual setback.
 Rear: 20'

Interior Side(s): 6'

Street Side: If no special setback, 16'



408-265-2600

SCVWD → setback requirements

Net lot size - (gross size minus setbacks)

X2471