



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP  
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE: 1/24/08

TO: \_\_\_\_\_

FROM: Ryan Hostetter, Coastal Team

PROJECT DESCRIPTION: DRC2007-00113 Sullivan/ MUP- New SFR located Avlia Beach Drive, in Avila Beach. APN: 076-196-011.

Return this letter with your comments attached no later than: 14 days from receipt of this referral. By 2/8/08 please

PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- YES (Please go on to PART II.)
- NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)
- NO (Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_  
Date

\_\_\_\_\_  
Name

\_\_\_\_\_  
Phone

# APPLICATION FORM

Planning and Building File No \_\_\_\_\_

SLB/ AVLB \_\_\_\_\_ RTH \_\_\_\_\_

CAZ \_\_\_\_\_ CSC \_\_\_\_\_ LCP \_\_\_\_\_ REC \_\_\_\_\_ VSA \_\_\_\_\_

Erosion Clearance

Conditional Use Permit/Development Plan

Surface Mining/Reclamation Plan

Other

Site Plan

Curb, Gutter & Sidewalk Waiver

Modification to approved land use permit

PLLY  
Permit.

Plot Plan

Minor Use Permit

Variance

### APPLICANT INFORMATION *Check box for contact person assigned to this project*

Landowner Name \_\_\_\_\_ Daytime Phone \_\_\_\_\_

Mailing Address \_\_\_\_\_ Zip \_\_\_\_\_

Email Address: \_\_\_\_\_

Applicant Name MARK SULLIVAN Daytime Phone \_\_\_\_\_

Mailing Address P.O. BOX 2515 Zip 93424

Email Address: \_\_\_\_\_

Agent Name AAC - JOHN MACK Daytime Phone \_\_\_\_\_

Mailing Address 1141 HIGHLAND AVE Zip 93433

Email Address: \_\_\_\_\_

### PROPERTY INFORMATION

Total Size of Site: 6,000 ± Assessor Parcel Number(s): 076-196-011 LOT 6, THE COLONY AT AYILAS

Legal Description: COAL 96.-0112

Address of the project (if known): \_\_\_\_\_

Directions to the site - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: \_\_\_\_\_

Describe current uses, existing structures, and other improvements and vegetation on the property:

VACANT

### PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): NEW SINGLE FAMILY RESIDENCE

### LEGAL DECLARATION

I, the owner of record of this property have completed this form accurately and declare that all statement here are true. I do hereby grant official representatives of the county authorization to inspect the subject property.

Property owner signature [Signature] Date 1-18-08

### FOR STAFF USE ONLY

Reason for Land Use Permit: \_\_\_\_\_

# CONSENT OF LANDOWNER

San Luis Obispo County Department of Planning and Building File No \_\_\_\_\_

I (we) the undersigned owner of record of the fee interest in the parcel of land located at (print address): \_\_\_\_\_ identified as Assessor Parcel Number \_\_\_\_\_ for which a construction permit, land use permit, land division, general plan or ordinance amendment, or LAFCo application referral is being filed with the county requesting an approval for: SINGLE FAMILY RESIDENCE specify type of project, for example: addition to a single family residence; or general plan amendment), do hereby certify that:

1. Such application may be filed and processed with my (our) full consent, and that I (we) have authorized the agent named below to act as my (our) agent in all contacts with the county and to sign for all necessary permits in connection with this matter.

2. I (we) hereby grant consent to the County of San Luis Obispo, its officers, agents, employees, independent contractors, consultants, sub-consultants and their officers, agents, and employees to enter the property identified above to conduct any and all surveys and inspections that are considered appropriate by the inspecting person or entity to process this application. This consent also extends to governmental entities other than the county, their officers, agencies, employees, independent contractors, consultants, sub-consultants, and their officers agents or employees if the other governmental entities are providing review, inspections and surveys to assist the county in processing this application. This consent will expire upon completion of the project.

3. If prior notice is required for an entry to survey or inspect the property. Please contact:

Print Name: \_\_\_\_\_

Daytime Telephone Number: \_\_\_\_\_

4. I (we) hereby give notice of the following concealed or unconcealed dangerous conditions on the property \_\_\_\_\_

**Person or entity granting consent:**

Print Name: Christine Hexter

Print Address: 213 Fairview Dr.

Daytime Telephone Number: \_\_\_\_\_

Signature of landowner: Christine Hexter Date: 1-18-08

**Authorized agent:**

Print Name: JOHN HACK - AAC

Print Address: 1141 HIGHLAND WAY

Daytime Telephone Number: \_\_\_\_\_

Signature of authorized agent: [Signature] Date: 1.14.08

# LAND USE PERMIT APPLICATION

San Luis Obispo County Department of Planning and Building File No \_\_\_\_\_

Type of project:  Commercial  Industrial  Residential  
 Recreational  Other

Describe any modifications/adjustments from ordinance needed and the reason for the request (if applicable): \_\_\_\_\_

Describe existing and future access to the proposed project site: EXISTING ONE-WAY PRIVATE DRIVE

Surrounding parcel ownership: Do you own adjacent property?  Yes  No  
If yes, what is the acreage of all property you own that surrounds the project site?: \_\_\_\_\_

Surrounding land use: What are the uses of the land surrounding your property (when applicable, please specify all agricultural uses):

North: AVILA BEACH DRIVE

South: PARKING LOT

East: VACANT

West: VACANT

For all projects answer the following:

Square footage and percentage of the total site (approximately) that will be used for the following:

Buildings: 2254 sq. feet 37.5 % Landscaping: 2546 sq. feet 42.5 %

Paving: 1200 sq. feet 20 % Other (specify) \_\_\_\_\_

Total area of all paving and structures: 3,454  sq. feet  acres

Total area of grading or removal of ground cover: NA.  sq. feet  acres

Number of parking spaces proposed: 3 Height of tallest structure: 25'-3"

Number of trees to be removed: NONE Type: \_\_\_\_\_

Setbacks: Front 25' Right 5' Left 5' Back 10'

Proposed water source:  On-site well  Shared well  Other \_\_\_\_\_

Community System - List the agency or company responsible for provision: \_\_\_\_\_

Do you have a valid will-serve letter?  Yes If yes, please submit copy  No

Proposed sewage disposal:  Individual on-site system  Other \_\_\_\_\_

Community System -List the agency or company responsible for sewage disposal: \_\_\_\_\_

Do you have a valid will-serve letter?  Yes If yes, please submit copy  No

Fire Agency: - List the agency responsible for fire protection: CDF

For commercial/industrial projects answer the following:

Total outdoor use area: \_\_\_\_\_  sq. feet  acres

Total floor area of all structures including upper stories: \_\_\_\_\_ sq. feet

For residential projects, answer the following:

Number of residential units: \_\_\_\_\_ Number of bedrooms per unit: \_\_\_\_\_

Total floor area of all structures including upper stories, but not garages and carports: \_\_\_\_\_

Total of area of the lot(s) minus building footprint and parking spaces: \_\_\_\_\_

# ENVIRONMENTAL DESCRIPTION FORM

San Luis Obispo County Department of Planning and Building File No \_\_\_\_\_

The California Environmental Quality Act (CEQA) requires all state and local agencies to consider and mitigate environmental impacts for their own actions and when permitting private projects. The Act also requires that an environmental impact report (EIR) be prepared for all actions that may significantly affect the quality of the environment. The information you provide on this form will help the Department of Planning and Building determine whether or not your project will significantly affect the quality of the environment.

To ensure that your environmental review is completed as quickly as possible, please remember to:

Answer ALL of the questions as accurately and completely as possible.

Include any additional information or explanations where you believe it would be helpful or where required. Include additional pages if needed.

If you are requesting a land division or a re-zoning, be sure to include complete information about future development that may result from the proposed land division or rezoning.

Include references to any reports or studies you are aware of that might be relevant to the questions asked or the answers you provide.

Should a determination be made that the information is inaccurate or insufficient, you will be required to submit additional information upon request.

## Physical Site Characteristic Information

Your site plan will also need to show the information requested here

1. Describe the topography of the site:  
Level to gently rolling, 0-10% slopes: 3/4 OF SITE ~~acres~~  
Moderate slopes of 10-30%: \_\_\_\_\_ acres  
Steep slopes over 30%: \_\_\_\_\_ ~~acres~~ 1/4 OF SITE
2. Are there any springs, streams, lakes or marshes on or near the site?  Yes  No  
If yes, please describe: \_\_\_\_\_
3. Are there any flooding problems on the site or in the surrounding area  Yes  No  
If yes, please describe: \_\_\_\_\_
4. Has a drainage plan been prepared?  Yes  No  
If yes, please include with application.
5. Has there been any grading or earthwork on the project site?  Yes  No  
If yes, please explain: \_\_\_\_\_
6. Has a grading plan been prepared?  Yes  No  
If yes, please include with application.
7. Are there any sewer ponds/waste disposal sites on/adjacent to the project?  Yes  No
8. Is a railroad or highway within 300 feet of your project site?  Yes  No
9. Can the proposed project be seen from surrounding public roads?  Yes  No  
If yes, please list: AVILA BEACH DRIVE

Water Supply Information

1. What type of water supply is proposed?  
 Individual well       Shared well       Community water system
2. What is the proposed use of the water?  
 Residential       Agricultural: explain \_\_\_\_\_  
 Commercial/Office: explain \_\_\_\_\_  
 Industrial: explain \_\_\_\_\_
3. What is the expected daily water demand associated with the project? 65/gal
4. How many service connections will be required? 1
5. Do operable water facilities exist on the site?  
 Yes       No      If yes, please describe: \_\_\_\_\_
6. Has there been a sustained yield test on proposed or existing wells? N.A.  
 Yes       No      If yes please attach \_\_\_\_\_
7. Does water meet the Health Agency's quality requirements?  
Bacteriological?  Yes       No      Chemical?  Yes       No  
Physical?  Yes       No      Water analysis report submitted?  Yes       No
8. Please check if any of the following have been completed on the subject property and/or submitted to County Environmental Health.  
 Well Driller's Letter       Water Quality Analysis       OK      or       Problems  
 Will Serve Letter       Pump Test \_\_\_\_\_ Hours \_\_\_\_\_ GPM  
 Surrounding Well Logs       Hydrologic Study       Other \_\_\_\_\_

Please attach any letters or documents to verify that water is available for the proposed project.

Sewage Disposal Information

*If an on-site (individual) subsurface sewage disposal system will be used:*

1. Has an engineered percolation test been accomplished?  
 Yes       No      If yes, please attach a copy.
2. What is the distance from proposed leach field to any neighboring water wells? \_\_\_\_\_ feet
3. Will subsurface drainage result in the possibility of effluent reappearing in surface water or on adjacent lands, due to steep slopes, impervious soil layers or other existing conditions?  
 Yes       No
4. Has a piezometer test been completed?  Yes       No
5. Will a Waste Discharge Permit from the Regional Water Quality Control Board be required?  
 Yes       No

(a waste discharge permit is typically needed when you exceed 2,500 gallons per day)

*If a community sewage disposal system is to be used:*

1. Is this project to be connected to an existing sewer line?  
 Yes       No      Distance to nearest sewer line: AT SITE  
Location of connection: \_\_\_\_\_
2. What is the amount of proposed flow? 65 g.p.d.
3. Does the existing collection treatment and disposal system have adequate additional capacity to accept the proposed flow?  Yes       No

**Solid Waste Information**

- 1. What type of solid waste will be generated by the project?  Domestic  Industrial  
 Agricultural  Other, please explain? \_\_\_\_\_
- 2. Name of Solid Waste Disposal Company: SOUTH COUNTY SANITARY SERVICE, INC.
- 3. Where is the waste disposal storage in relation to buildings? GARAGE
- 4. Does your project design include an area for collecting recyclable materials and/or composting materials?  Yes  No

**Community Service Information**

- 1. Name of School District: SAN LUIS COASTAL UNIFIED SCHOOL DISTRICT
- 2. Location of nearest police station: 1000 Bello St., Pismo Beach
- 3. Location of nearest fire station: 701 Rockaway, Grover Beach
- 4. Location of nearest public transit stop: Avila Ocean Park
- 5. Are services (grocery / other shopping) within walking distance of the project?  Yes  No  
If yes, what is the distance? 300 ft feet / miles

**Historic and Archeological Information**

- 1. Please describe the historic use of the property: NONE
- 2. Are you aware of the presence of any historic, cultural or archaeological materials on the project site or in the vicinity?  Yes  No  
If yes, please describe: \_\_\_\_\_
- 3. Has an archaeological surface survey been done for the project site?  Yes  No  
If yes, please include two copies of the report with the application.

**Commercial/Industrial Project Information**

*Only complete this section if you are proposing a commercial or industrial project or zoning change.*

- 1. Days of Operation: \_\_\_\_\_ Hours of Operation: \_\_\_\_\_
- 2. How many people will this project employ? \_\_\_\_\_
- 3. Will employees work in shifts?  Yes  No  
If yes, please identify the shift times and number of employees for each shift \_\_\_\_\_
- 4. Will this project produce any emissions (i.e. gasses, smoke, dust, odors, fumes, vapors,)?  
 Yes  No  
If yes, please explain: \_\_\_\_\_
- 5. Will this project increase the noise level in the immediate vicinity?  Yes  No  
If yes, please explain: \_\_\_\_\_  
*(If loud equipment is proposed, please submit manufacturers estimate on noise output)*
- 6. What type of industrial waste materials will result from the project? Explain in detail:

7. Will hazardous products be used or stored on-site?  Yes  No  
 If yes, please describe in detail: \_\_\_\_\_
8. Has a traffic study been prepared?  Yes  No If yes, please attach a copy
9. Please estimate the number of employees, customer and other project-related traffic trips to or from the project.  
 Between 7:00 - 9:00 a.m. \_\_\_\_\_ Between 4:00 to 6:00 p.m. \_\_\_\_\_
10. Are you proposing any special measures (carpooling, public transit, telecommuting) to reduce automobile trips by employees?  
 Yes  No If yes, please specify what you are proposing \_\_\_\_\_
11. Are you aware of any potentially problematic roadway conditions that may exist or result from the proposed project, such as poor sight distance at access points, connecting with the public road?  Yes  No  
 If yes, please describe \_\_\_\_\_

**Agricultural Information**

*Only complete this section: 1) within the Agricultural land use category or 2) your site is currently in agricultural production.*

1. Is the site currently in Agricultural Preserve (Williamson Act)?  Yes  No
2. If yes, is the site currently under land conservation contract?  Yes  No
3. If your land is currently vacant or in agricultural production, are there any restrictions on the crop productivity of the land? That is, are there any reasons (i.e. poor soil, steep slopes) the land cannot support a profitable agricultural crop? Please explain in detail: \_\_\_\_\_

**Special Project Information**

1. Describe any amenities included in the project, such as park areas, open spaces, common recreation facilities, etc.(these also need to be shown on your site plan): \_\_\_\_\_
2. Will the development occur in phases?  Yes  No  
 If yes describe: \_\_\_\_\_
3. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal?  Yes  No  
 If yes, explain: \_\_\_\_\_
4. Are there any proposed or existing deed restrictions?  Yes  No  
 If yes, please describe: \_\_\_\_\_

**Energy Conservation Information**

1. Describe any special energy conservation measures or building materials that will be incorporated into your project\*: \_\_\_\_\_

\* The county's Building Energy Efficient Structures (BEES) program can reduce your construction permit fees. Your building must exceed the California State Energy Standards (Title 24) in order to qualify for this program. If you are interested in more information, please contact the Building Services Division of the Department of Planning and Building at (805) 781-5600.

**Environmental Information**

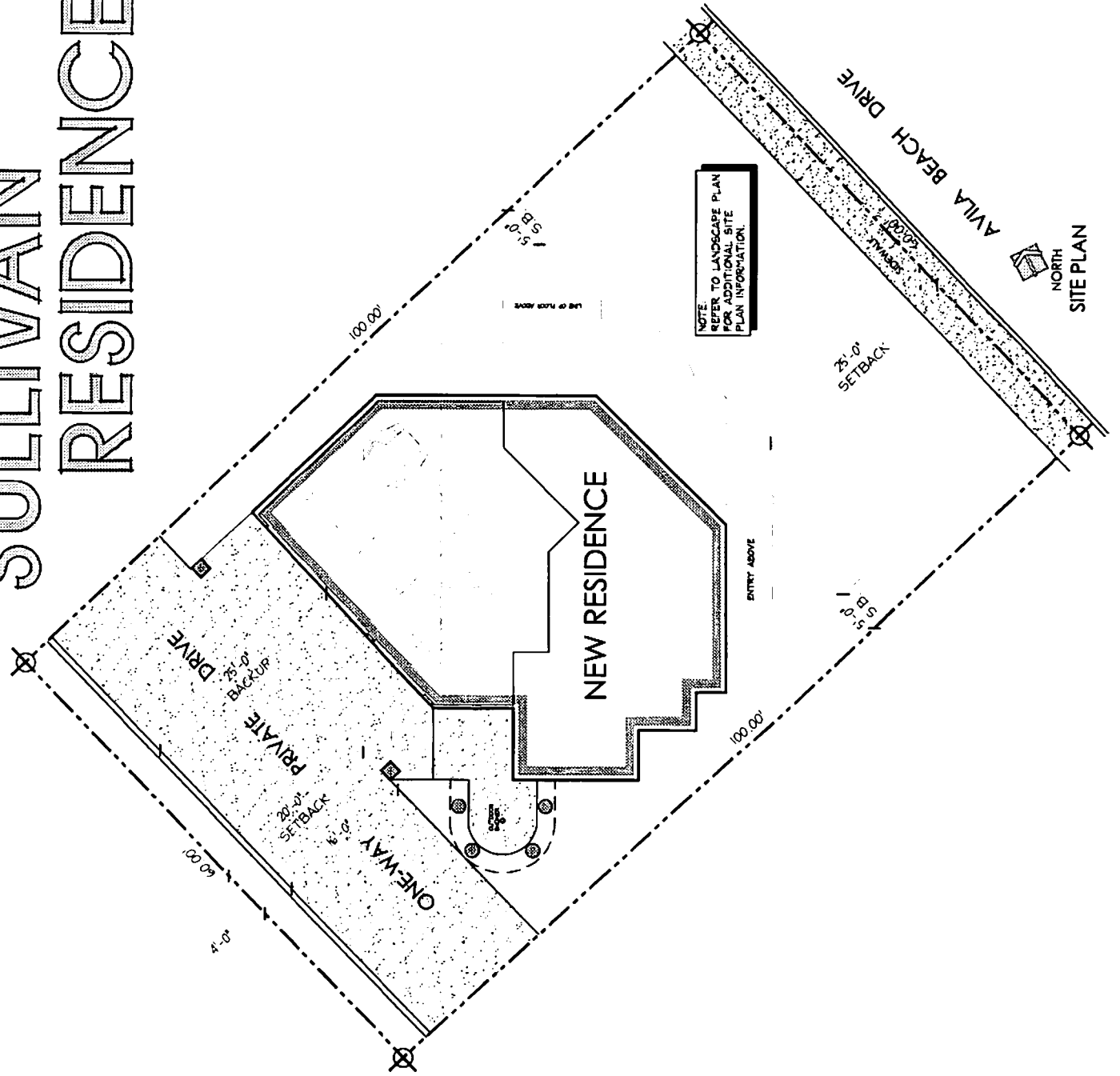
1. List any mitigation measures that you propose to lessen the impacts associated with your project: \_\_\_\_\_  
\_\_\_\_\_
2. Are you aware of any unique, rare or endangered species (vegetation or wildlife) associated with the project site?  Yes  No  
If yes, please list: \_\_\_\_\_
3. Are you aware of any previous environmental determinations for all or portions of this property?  Yes  No  
If yes, please describe and provide "ED" number(s): \_\_\_\_\_

**Other Related Permits**

1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): \_\_\_\_\_

*(If you are unsure if additional permits are required from other agencies, please ask a member of department staff currently assigned in either current planning or the environmental division)*

# SULLIVAN RESIDENCE



NOTE:  
REFER TO LANDSCAPE PLAN  
FOR ADDITIONAL SITE  
PLAN INFORMATION.

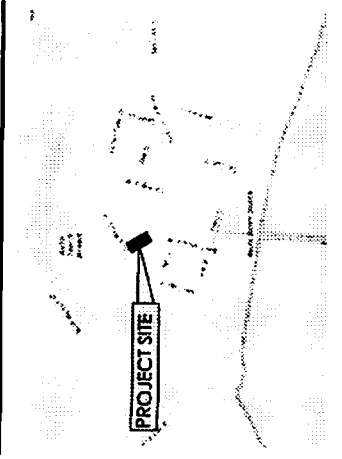
## SHEET INDEX

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## PROJECT DATA

DEVELOPMENT PERMIT:	COAL 96-012
ZONE:	RECREATION
DESCRIPTION:	THE COLONY AT AVILA - LOT 4
SITE AREA:	40 X 100 6,000SF
NUMBER OF STORES:	THO PLUS A BASEMENT
LOT COVERAGE:	2,264SF
PRIVATE DRIVE AREA:	1,200 SF
LANDSCAPE AREA/LANDWORK:	2,546SF
BUILDING AREA:	
LIVING AREA:	370 SF
BASEMENT FLOOR:	1,517 SF
FIRST LEVEL FLOOR:	884 SF
SECOND FLOOR:	
TOTAL:	2,817 SF
GARAGE/STORAGE AREA:	490 SF
LIVING ROOM DECK AREA:	627 SF
BEDROOM DECK AREA:	70 SF
COVERED PORCH AREAS:	250 SF
MAX BUILDING HEIGHT:	35' FROM EXISTING AVERAGE GRADE
PROPOSED HEIGHT:	25'-3"
PARKING PROVIDED:	3 COVERED STALLS
COUNTY REQ'D SETBACKS:	
FRONT:	25'-0"
REAR:	25'-0"
LEFT:	10'-0"
RIGHT:	10'-0"

## VICINITY MAP



1141 HIGHLAND WAY  
GROVER BEACH, CA 90433  
CUSTOM HOMES & COMMERCIAL  
(805) 460-9810 ext. 105  
(805) 474-0715 ext. 106  
(805) 474-0715 fax  
john@hmac.aac02aol.com

date 1/17/08  
revisions OWNER REVISIONS

Project: SULLIVAN RESIDENCE  
COLONY AT AVILA, LOT 6  
AVILA BEACH, CA

OWNER  
MARK SULLIVAN  
3160 LUPINE CANYON ROAD  
AVILA BEACH, CA 93024  
PH (805) 779-4114

DATE PRINTED DEC. 04, 2007  
DRAWN BY JOHN F. HAGG

PROJECT NUMBER 07-14  
SCALE 1/8"=1'-0"

TITLE PAGE/  
SITE PLAN  
drawing

A1  
of



1141 HIGHLAND WAY  
GROVER BEACH, CA 93433  
Custom Homes & Commercial

(657) 440-0002 cell  
(657) 474-0213 office  
(657) 474-0213 fax  
john@aac.aac@aol.com

**SULLIVAN RESIDENCE**  
COLONY AT AVILA, LOT 6  
AVILA BEACH, CA

OWNER  
MARK SULLIVAN  
3180 LUPINE CANYON ROAD  
AVILA BEACH, CA 93421  
PH: (805) 773-4114

DATE  
PRINTED DEC. 04, 2007

DRAWN BY  
JOHN F. MACA

PROJECT NUMBER  
0714

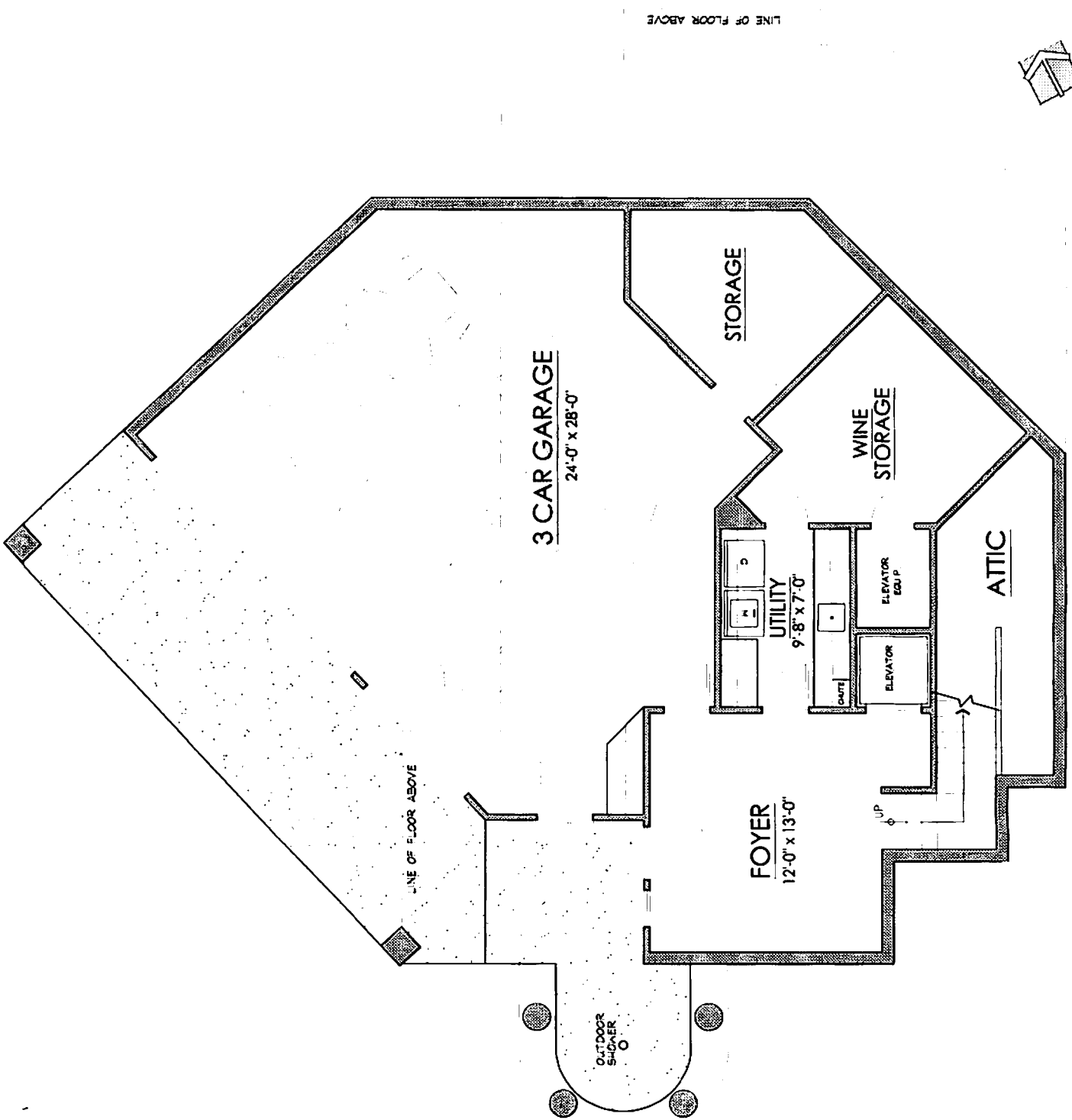
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**BASEMENT FLOOR PLAN**  
aac-avg

**A2**  
of

revisions \_\_\_\_\_ date \_\_\_\_\_

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**NORTH**  
**BASEMENT FLOOR PLAN**

# AAC



1141 HIGHLAND WAY  
GROVER BEACH, CA 93033  
custom homes & commercial

(805) 440-0047 cell  
(805) 474-0213 office  
(805) 474-0215 fax  
JohnF.MackAAC@aol.com

date \_\_\_\_\_  
1/7/08 OWNER REVISIONS

Project: SULLIVAN RESIDENCE  
COLONY AT AVILA, LOT 6  
AVILA BEACH, CA

OWNER  
MARK SULLIVAN  
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AVILA BEACH, CA 93024  
PH: (805) 773-4114

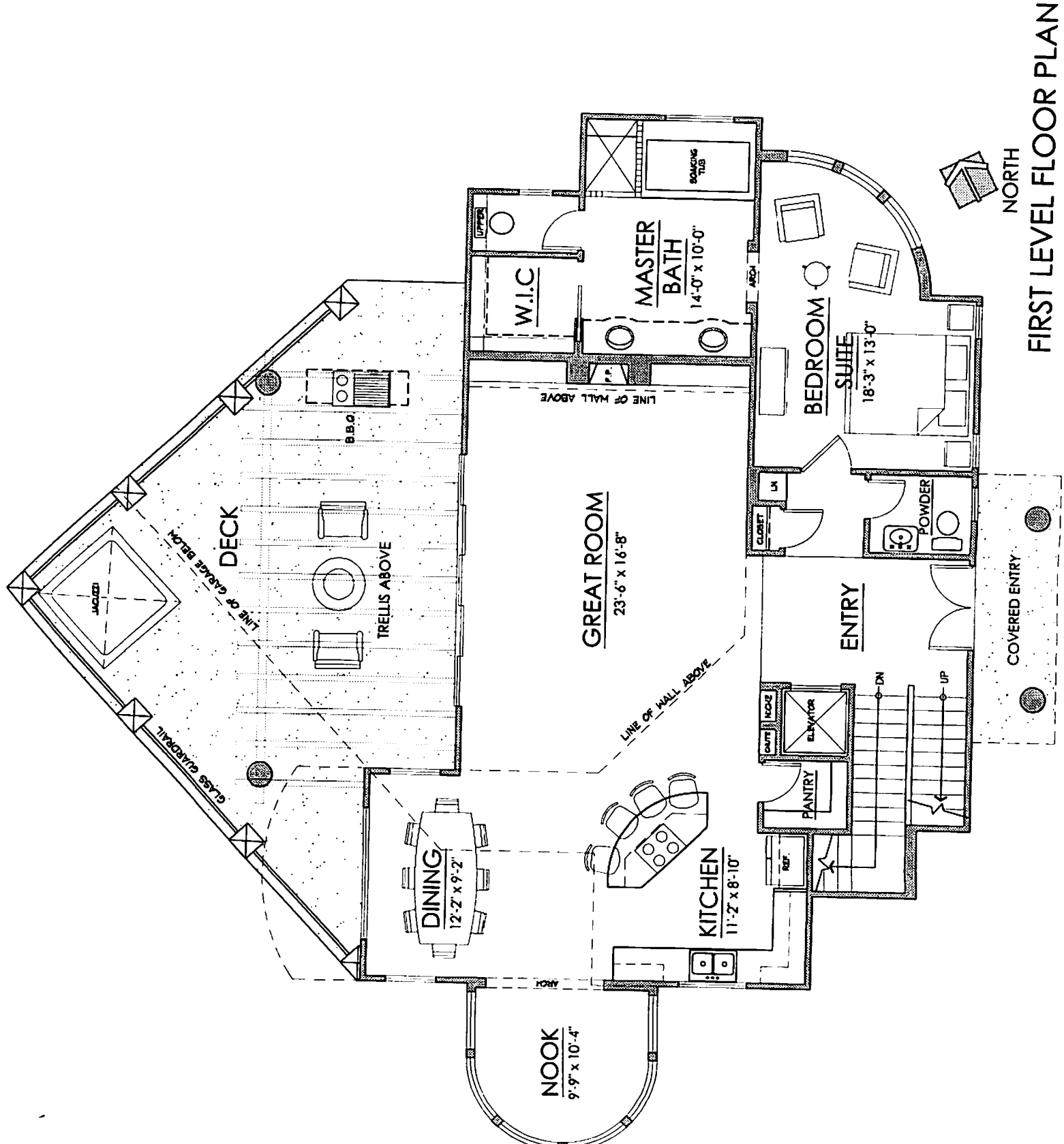
DATE PRINTED DEC. 04, 2007  
DRAWN BY John F. Mack

PROJECT NUMBER 0714  
SCALE 1/4" = 1'-0"

FIRST LEVEL  
FLOOR PLAN  
drawing

# A3

This plan, including the size of rooms, is prepared by the architect and does not constitute a contract. It is subject to change without notice. The architect is not responsible for the accuracy of the information provided by the owner. The architect is not responsible for the accuracy of the information provided by the owner. The architect is not responsible for the accuracy of the information provided by the owner.



NORTH  
FIRST LEVEL FLOOR PLAN



1141 HIGHLAND WAY  
GROVER BEACH, CA 94833  
Custom Homes & Commercial

(925) 440-5812 cell  
(925) 774-0913 office  
(925) 474-0913 fax  
JohnF.Moor@AAC.com

date	revisions
1/7/08	OWNER REVISIONS

**Project:**  
SULLIVAN RESIDENCE  
COLONY AT AVILA, LOT 6  
AVILA BEACH, CA

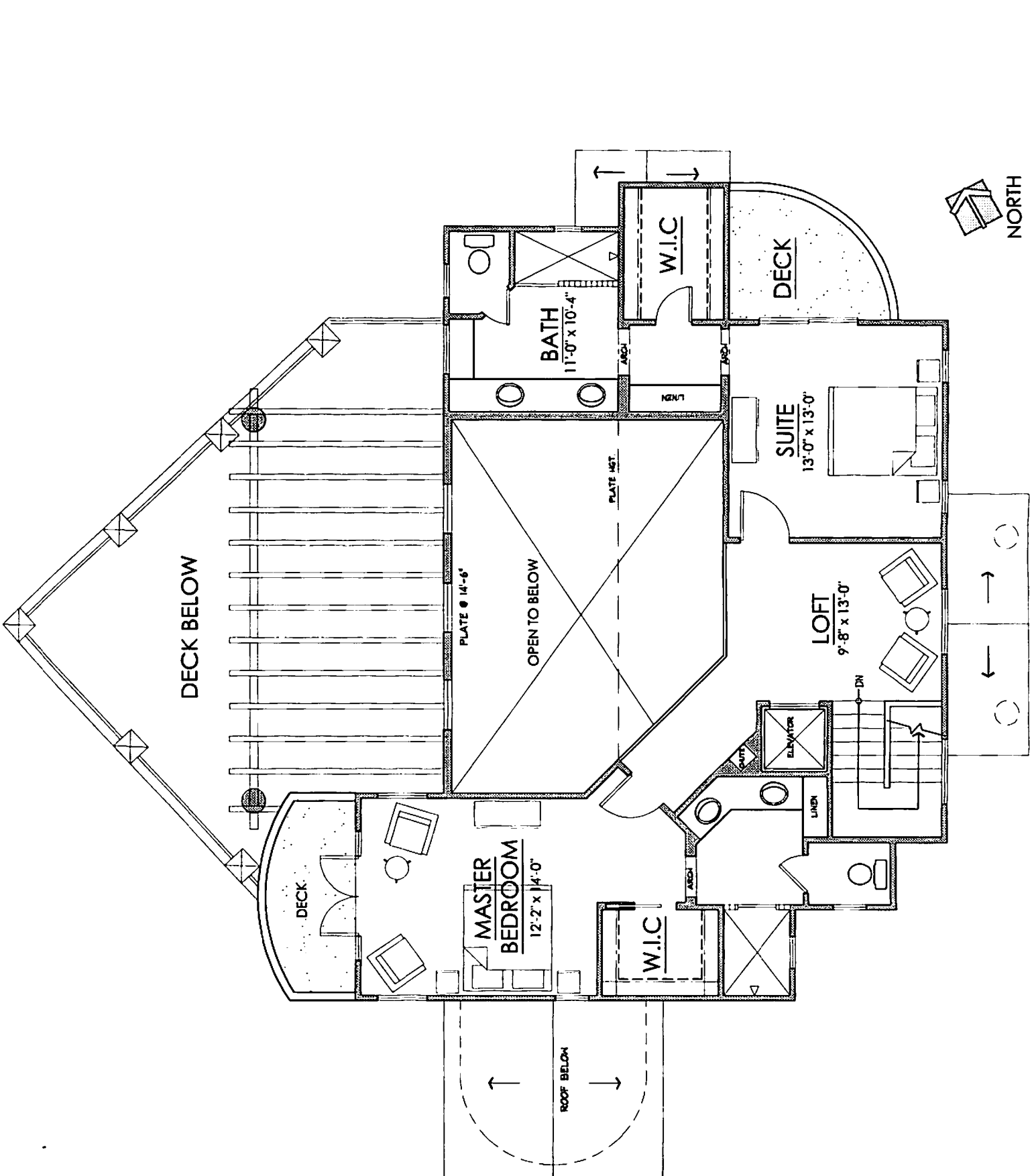
**OWNER:**  
MARK SULLIVAN  
14000 WILSON ROAD  
AVILA BEACH, CA 94822  
Ph: (925) 770-8114

**DATE:** printed  
DSC: 04, 2007  
**drawn by:** John F. Moor  
**Project number:** 07/14  
**scale:** 1/4" = 1'-0"

**STREET LEVEL FLOOR PLAN**  
drawing

**A4**  
of

This drawing is the property of the architect. It is to be used only for the project for which it was prepared. It is not to be used for any other project without the written consent of the architect. The architect shall not be responsible for any errors or omissions in this drawing. The architect shall not be responsible for any construction or other work not shown on this drawing. The architect shall not be responsible for any construction or other work not shown on this drawing.



**SECOND LEVEL FLOOR PLAN**



1141 HIGHLAND WAY  
 GROVER BEACH, CA 93433  
 custom homes & commercial  
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 (805) 474-0833 fax  
 (805) 474-0835 fr  
 john@aac.com  
 john@aac.com

Project: SULLIVAN RESIDENCE  
 date 1/7/08  
 revisions OWNER REVISIONS

COLONY AT AVILA, LOT 6  
 AVILA BEACH, CA

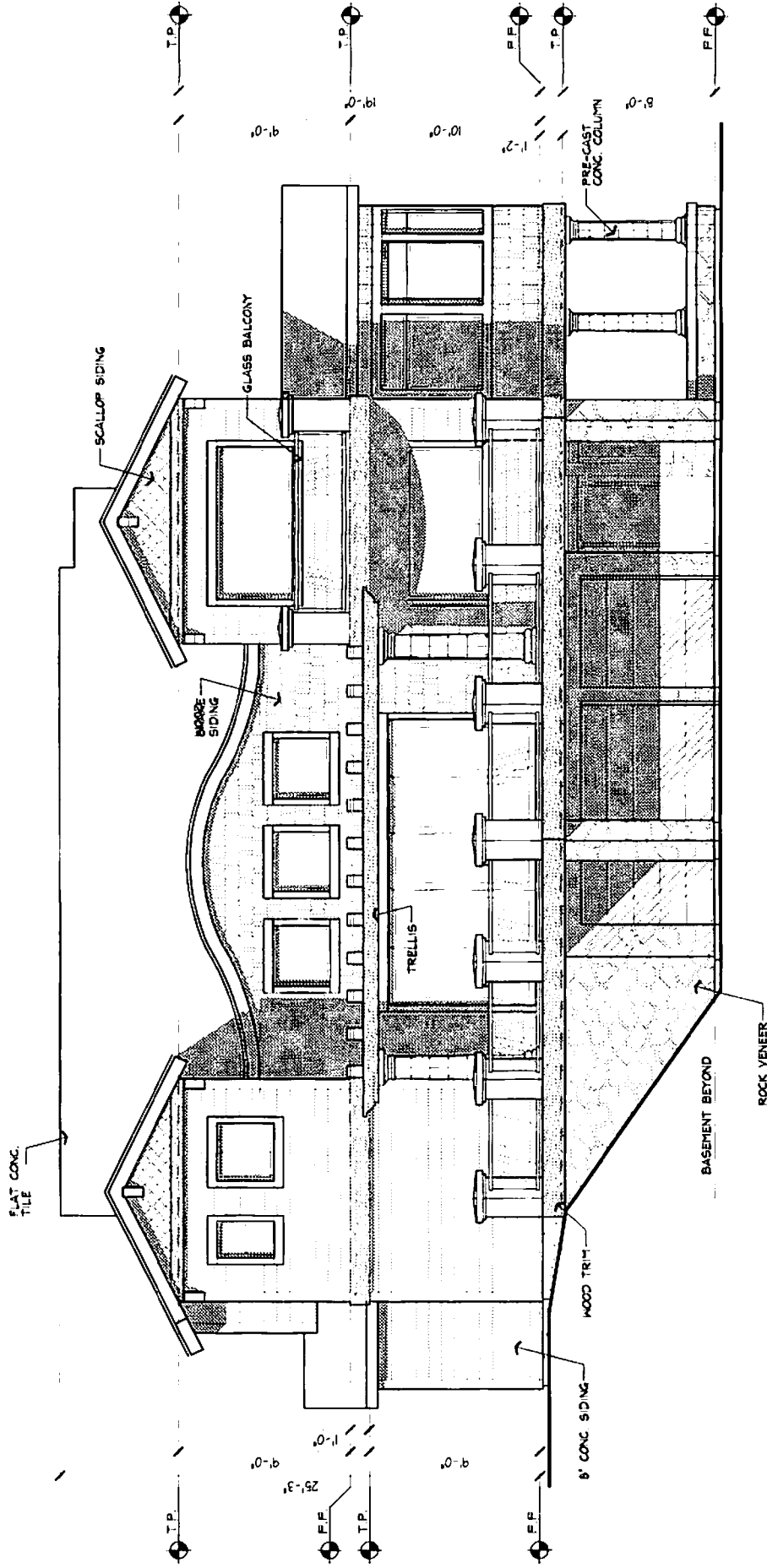
OFFICE  
 MARK SULLIVAN  
 310 LUPINE CANYON ROAD  
 AVILA BEACH, CA 93424  
 PH: (805) 770-0114

DATE 07C 04. 2007  
 DRAWN BY John F. Macchi  
 PROJECT NUMBER 07/14  
 SCALE 1/4"=1'-0"

WEST  
 ELEVATION  
 drawing

A5  
 of

These drawings, specifications, notes, and schedule represent the design and construction of the project as shown on the drawings. It is the responsibility of the contractor to verify all dimensions and conditions on the ground. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.



WEST ELEVATION

**AAC**



1141 HIGHLAND WAY  
GROVER BEACH, CA 93033  
residential & commercial  
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(805) 474-2013 cell  
(805) 474-2013 fax  
JohnF.Mack@AAC0001.com

date 1/1/08  
revisions OWNER REVISIONS

Project: SULLIVAN RESIDENCE  
COLONY AT AVILA, LOT 6  
AVILA BEACH, CA

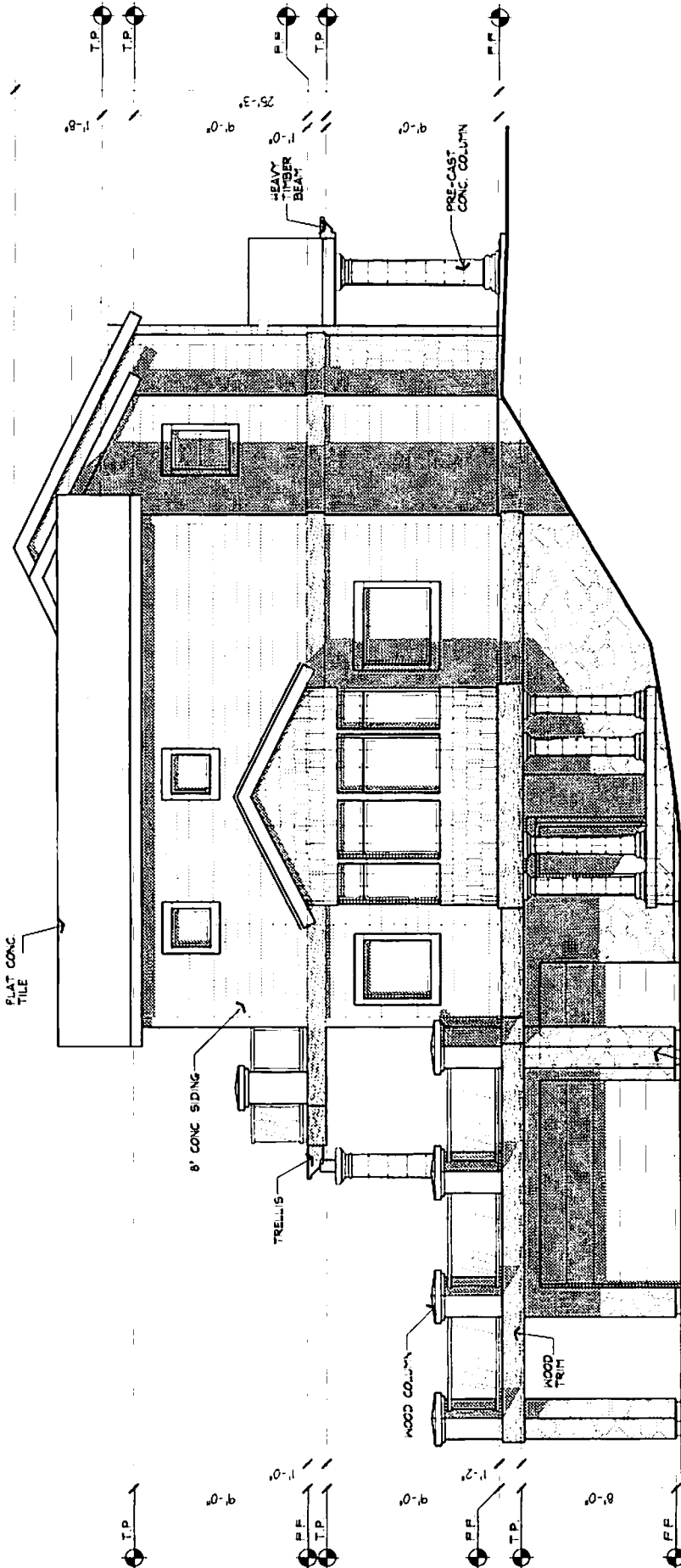
OWNER  
JOHN SULLIVAN  
310 SULLIVAN CANYON ROAD  
AVILA BEACH, CA 93024  
PH: (805) 773-4114

DATE PRINTED DEC. 04, 2007  
DRAWN BY John F. Mack  
PROJECT NUMBER 07-14  
SCALE 1/4" = 1'-0"

SOUTH ELEVATION  
drawing

A6  
of

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SOUTH ELEVATION

AAC



1141 HIGHLAND WAY  
GROVER BEACH, CA 90431  
CUSTOM HOMES & COMMERCIAL

(605) 442-8082  
(605) 474-0273  
john@jfmhac.com

# SULLIVAN RESIDENCE

COLONY AT AVILA, LOT 6  
AVILA BEACH, CA

Project: **SULLIVAN RESIDENCE**  
date: 1/7/08  
revisions: OWNER REVISIONS

OWNER: MARK SULLIVAN  
3162 LUPINE CANYON ROAD  
AVILA BEACH, CA 90424  
PH: (805) 773-4114

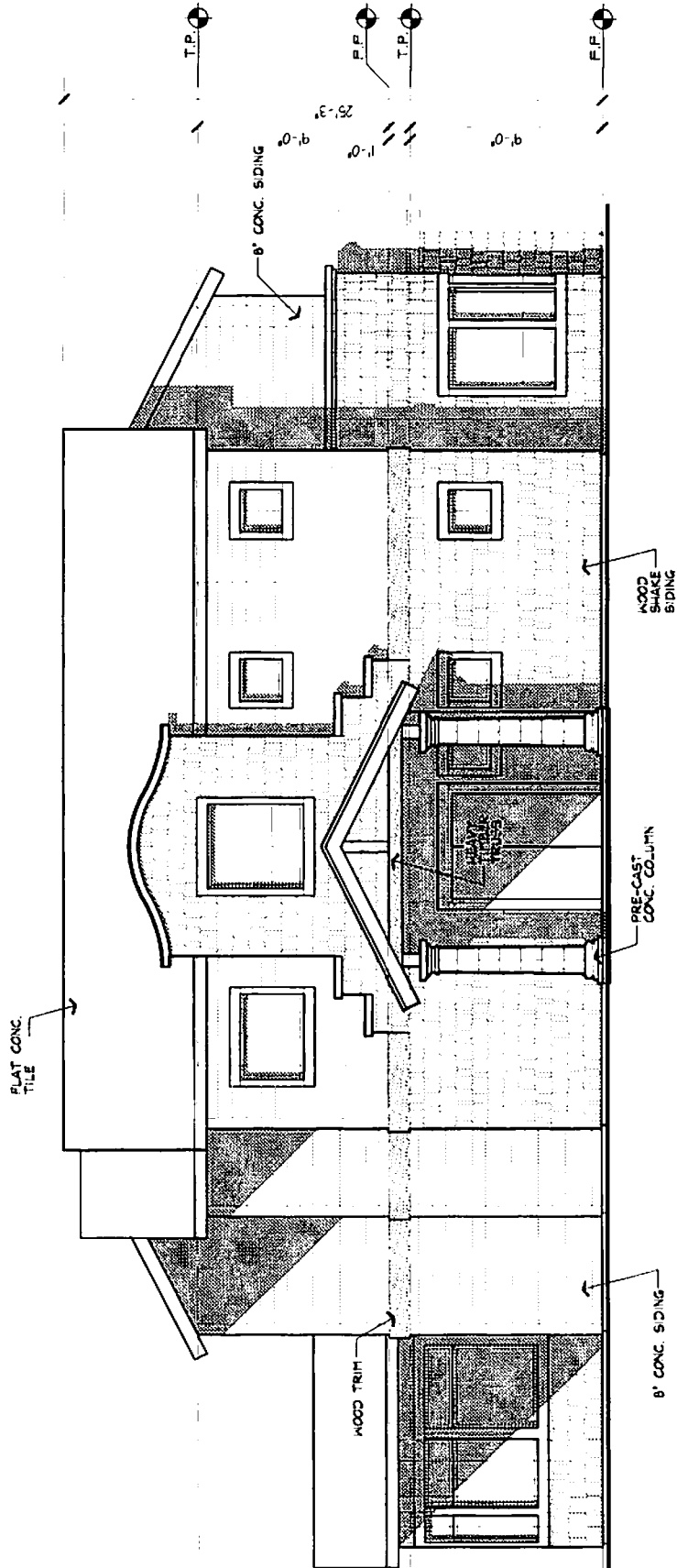
DATE: 06/04/07  
DRAWN BY: JOHN F. MAGET

PROJECT NUMBER: 0714  
SCALE: 1/4" = 1'-0"

EAST ELEVATION

A7

This drawing is prepared by the architect and is not to be used for any other purpose without the written consent of the architect. The architect shall not be responsible for any errors or omissions in this drawing and shall not be liable for any damages or losses of any kind resulting from the use of this drawing.



## EAST ELEVATION



1141 HIGHLAND WAY  
 GROVER BEACH, CA 93033  
 custom homes & commercial  
 (805) 442-0823 ext. 414  
 (805) 442-0823 ext. 415  
 (805) 414-0213 fax  
 john@macos.com  
 john@macos.com

revisions  
 date 1/7/08  
 OWNER REVISIONS

Project:  
 SULLIVAN RESIDENCE  
 COLONY AT AVILA, LOT 6  
 AVILA BEACH, CA

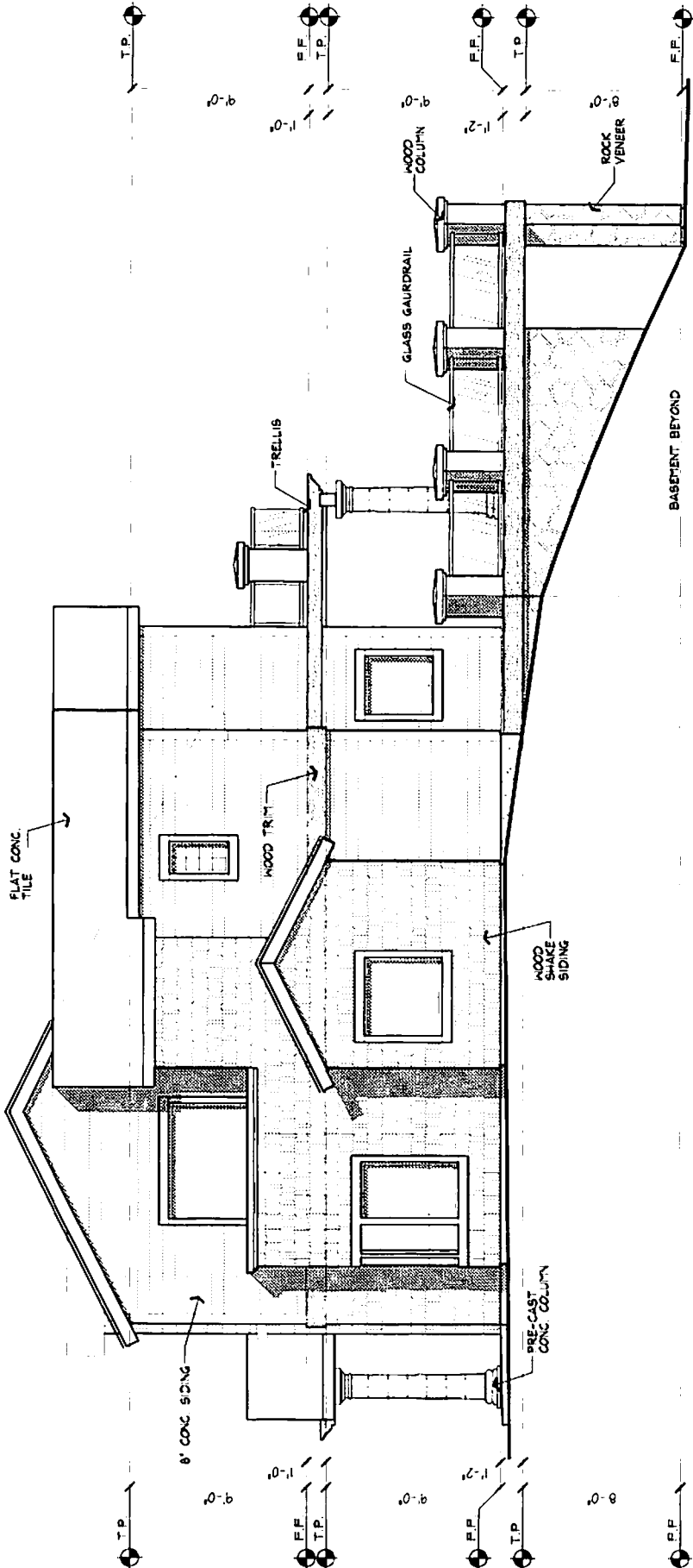
OWNER  
 MARK SULLIVAN  
 3140 LUPINE CANYON ROAD  
 AVILA BEACH, CA 93924  
 PH: (805) 773-8114

DATE PRINTED DSC 04 2007  
 DRAWN BY John F. Macos  
 PROJECT NUMBER 07-14  
 SCALE 1/4"=1'-0"

NORTH  
 ELEVATION  
 Drawing

A8

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NORTH ELEVATION



1141 HIGHLAND WAY  
 GROVER BEACH, CA 93433  
 custom homes & commercial  
 (805) 440-2025 ext. 400  
 (805) 414-0250 fax  
 johnm@aac.aac@aol.com

# SULLIVAN RESIDENCE

COLONY AT AVILA, LOT 6  
 AVILA BEACH, CA

Project:

date \_\_\_\_\_  
 revisions \_\_\_\_\_

OWNER  
 MARK SULLIVAN  
 3160 LUPINE CANYON ROAD  
 AVILA BEACH, CA 93424  
 PH: (805) 773-8114

DATE  
 DFC 04 2007

DRAWN BY  
 John F. Moch

PROJECT NUMBER  
 C714

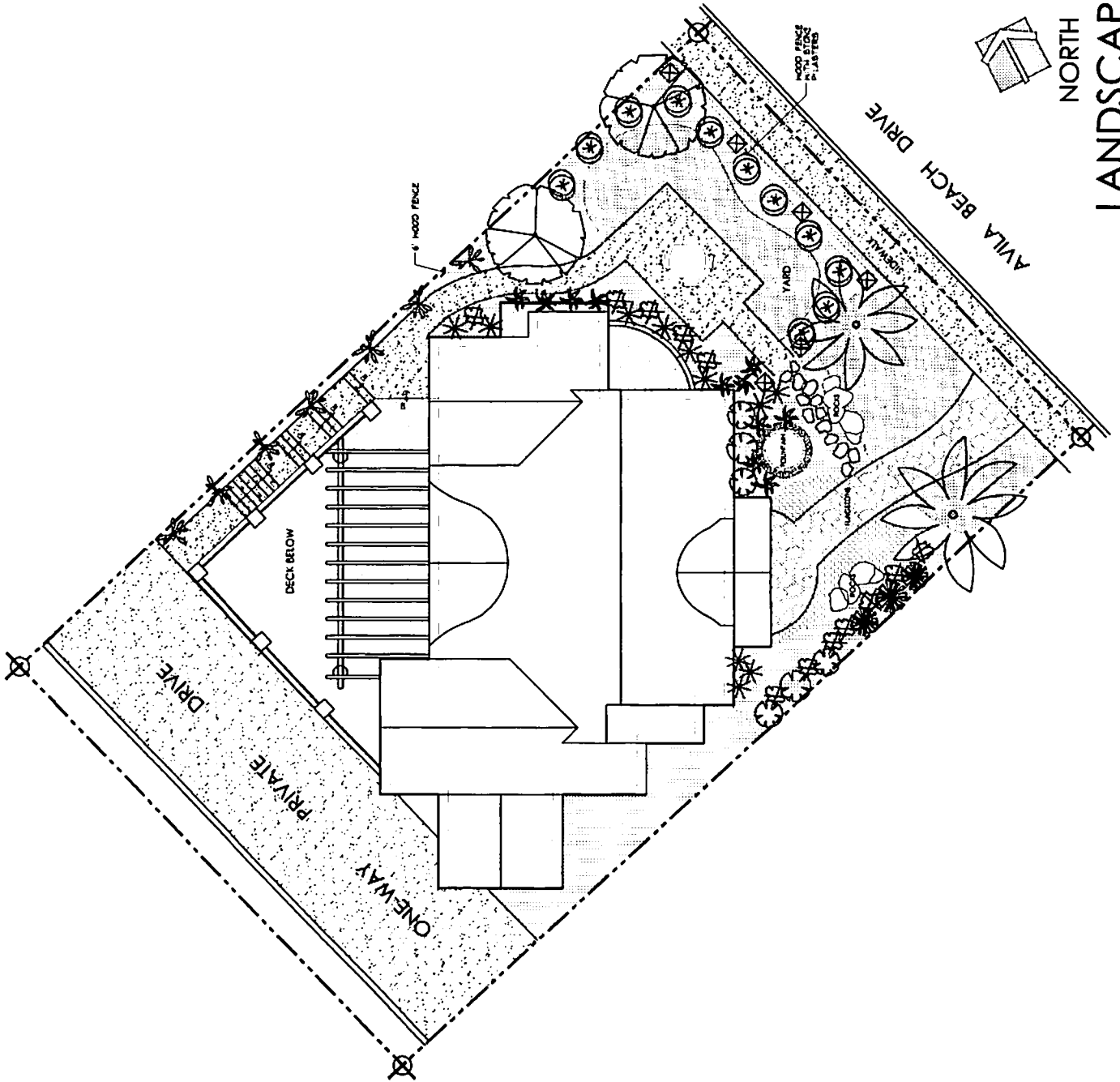
SCALE  
 1/8" = 1'-0"

## LANDSCAPE PLAN

L1  
 of

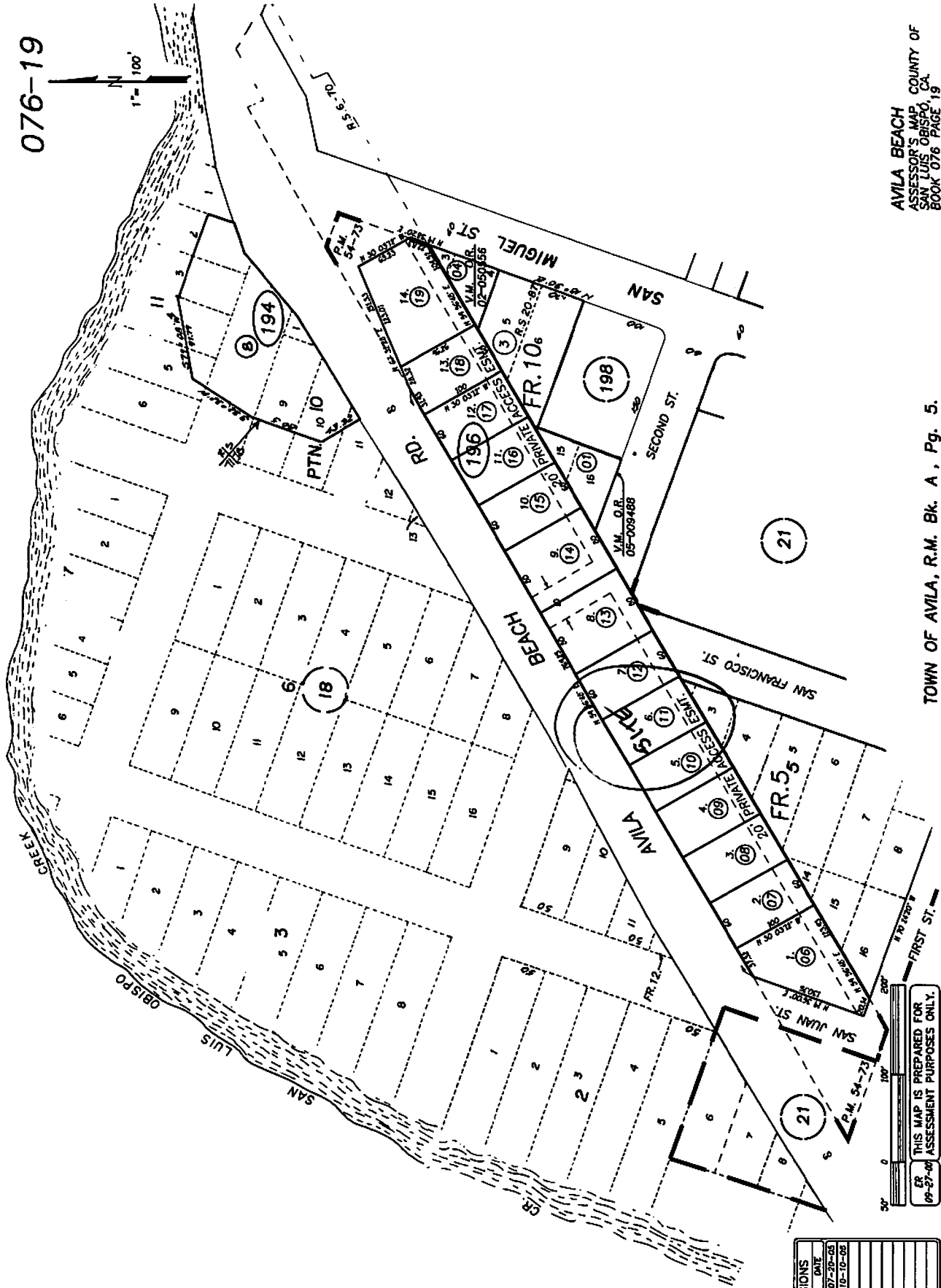
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PLANTING LEGEND		
TYPE	COMMON NAME BOTANICAL NAME	QUANTITY
TREES		
	MEXICAN FAN PALM WASHINGTONIA ROBUSTA	15 GAL. 2 TOTAL
	PURPLE LEAF PLUM PRUNUS CERASIFERA "KRAUTER VESUVIUS"	15 GAL. 2 TOTAL
SHRUBS		
	'ROSE BUSH' CISSUS ANTARCTICA	1 GAL. 11 TOTAL
	'ROYAL FERN' OSMUNDA HELGALIS	1 GAL. 6 TOTAL
PERENNIALS		
	'BIRD OF PARADISE' STRELTIZIA REGINAE	1 GAL. 3 TOTAL
	'DWARF DAYLILY' HEMEROCALLIS HYBRID	1 GAL. 22 TOTAL
	BEGONIA "RICHMONDENSIS"	1 GAL. 12 TOTAL
	'STAR JASMINE' TRACHELOSPERMUM JASMINOIDES	1 GAL. 7 TOTAL
	'BIG BLUE LILY TUFF' URUBE WUSCARI	1 GAL. 4 TOTAL
GROUND COVER		
	GRASS	N/A N/A
	GRAVEL	N/A N/A
	'TRAILING GAZANIA' GAZANIA 'WITSUWA WHITE'	FROM FLATS @ 12' oc
	'FLOWER CARPET ROSE' GROUNDCOVER ROSE ROSA X 'NOARE'	N/A N/A
	'FLOWER CARPET WHITE' GROUNDCOVER ROSE ROSA X 'NOASHNEE'	N/A N/A



NORTH

## LANDSCAPE PLAN

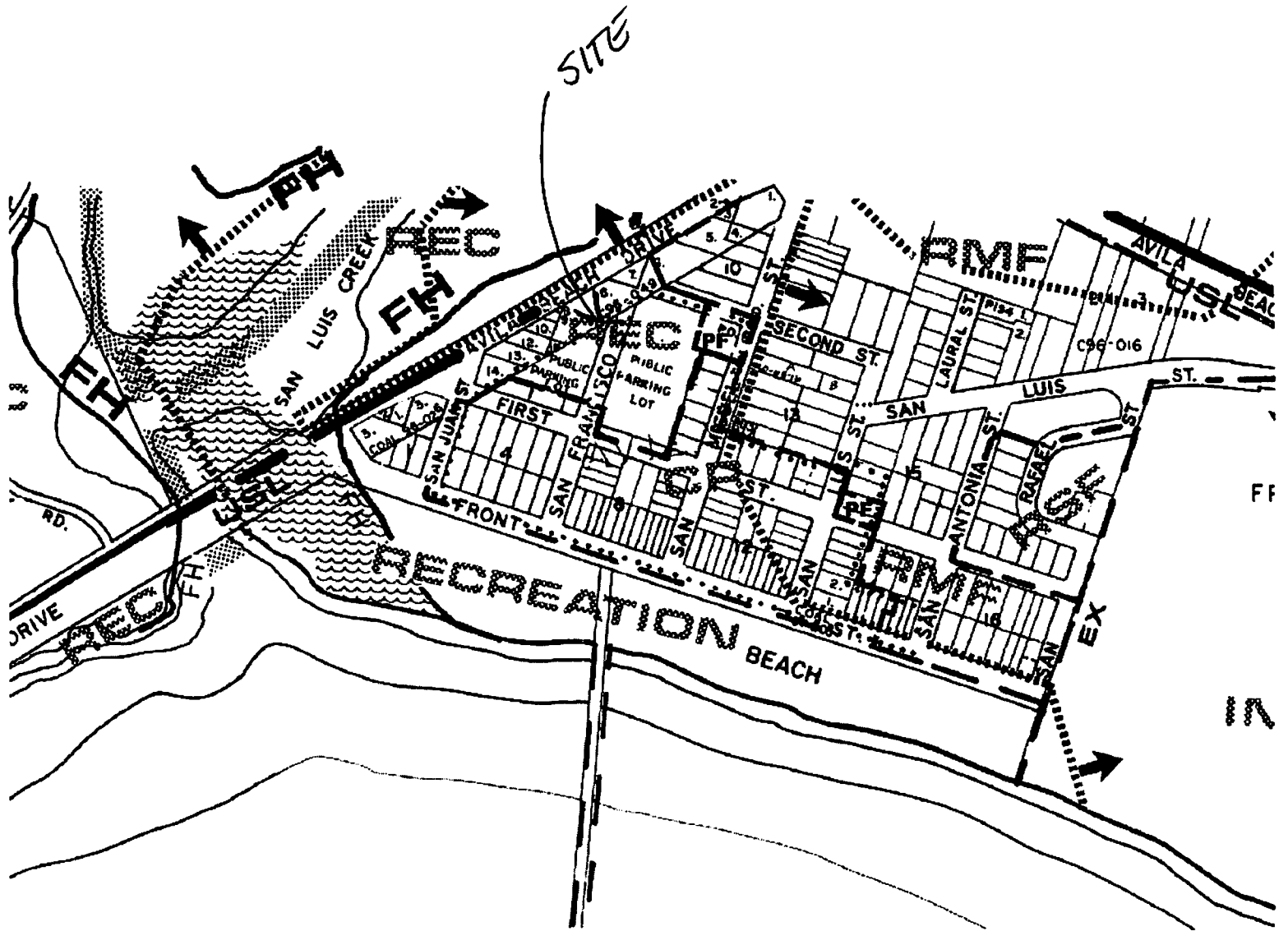


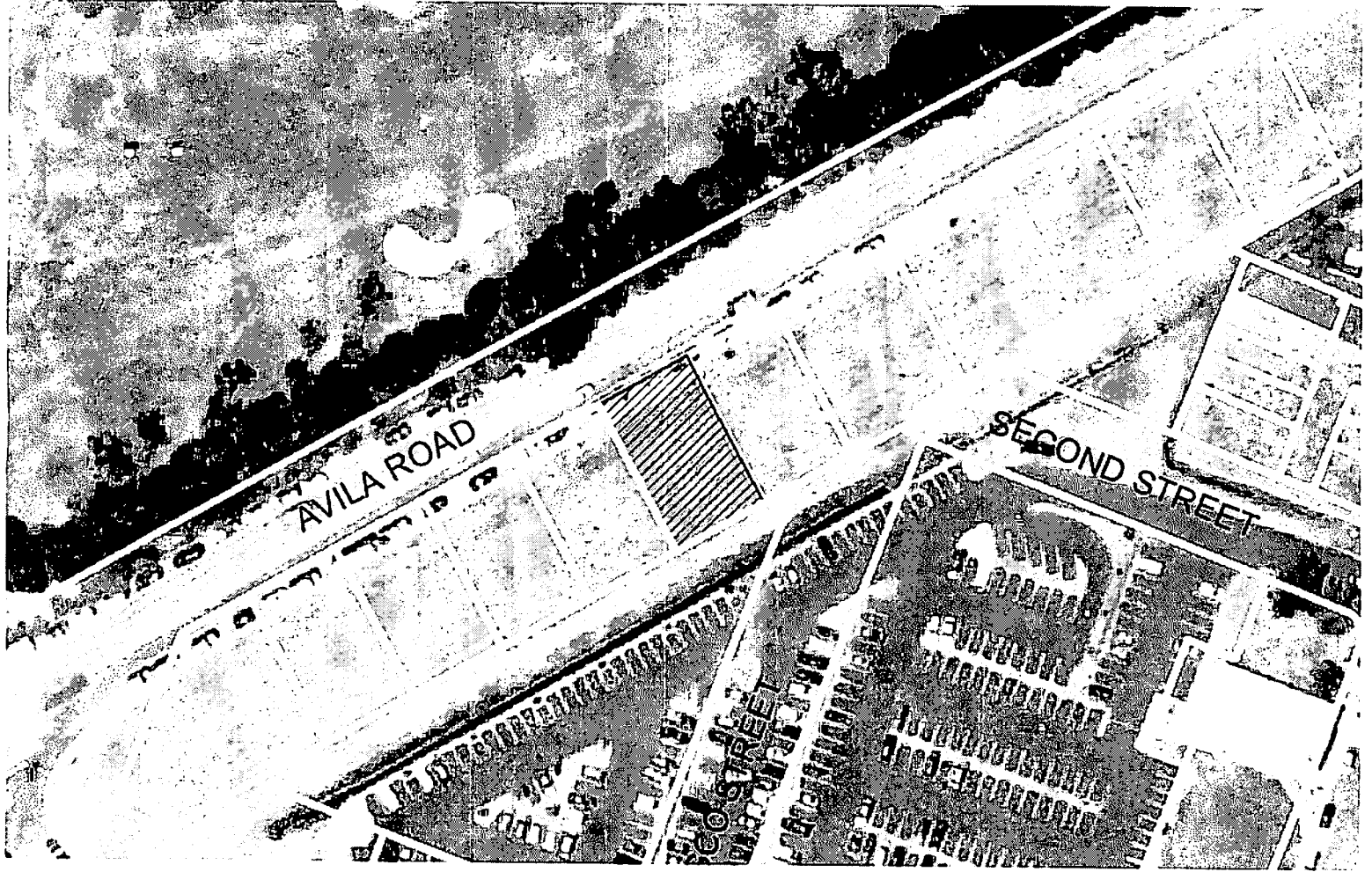
REVISIONS	
L.S.	DATE
NA	07-29-03
07-183	10-10-08

THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

TOWN OF AVILA, R.M. Bk. A, Pg. 5.

AVILA BEACH COUNTY OF  
ASSESSOR'S MAP  
SAN LUIS OBISPO, CA.  
BOOK 076 PAGE 19







# Parcel Summary Report For Parcel # 076-196-011

1/24/2008  
11:06:54AM

## San Luis Obispo County Department of Planning and Building

County Government Center San Luis Obispo, California 93408 Telephone: (805) 781-5600

### Address Information

Status P  
Address 02925 AVILA BEACH DR AVLB

### Lot Information:

Community: AVLB  
Planning Area: SLB

<u>Lot Type</u>	<u>Tract / Twnshp</u>	<u>Block / Range</u>	<u>Section</u>	<u>Lot</u>	<u>Land Use Elements</u>	<u>Lot Flags</u>	<u>Misc</u>
P	076196	011	0001	N	VSA / CSC		
T	COAL96	112	0006	Y	REC / LCP / CAZ	SC / BF	

### People Information

Role Name and Address  
 OWN ROSSI TRADING CO LLC  
 750 PISMO ST SLO CA 93401-3922  
 OWN ROSSI TRADING CO LLC A CA LLC

### Phone Numbers and Contact info

### Notes

### Parcel Information

Status Active  
Description PM 54-73 PAR 6

### Notes