

Narrative: Access For Private Right of Way

Topography limitations for further road advancement:

- Advancement of Artists Way to the East will end at the base of a hill that exceeds the county grade limits of 10%-12%. This will inhibit any ability to create a public roadway.
- On the opposing side, the hill descends with a grade that exceeds the county grade limits of 10%-12%. Again, this will inhibit ability for a public roadway.
- The topography of the property to the East is unique. Monastery Cove Phase two is relatively flat with the exception of the Southeast lot 208.

Impact to land and surrounding area

- Natural streams and seasonal runoff from the mountain feeds ditches and waterways for community members downstream. Protecting and preserving this space is important for those individuals.
- The Monastery land to the East has been designated Open Space. Therefore future roads and improvements are not necessary.

Streams, wetlands and geologic

- Beyond the private right of way to the East is an area with natural waterways and several streams. These factors inhibit the ability for development, roads and future infrastructure.
- It is our goal to preserve those sensitive areas at all costs. After speaking in depth with county officials and engineers, we understand this to be the best-intended use for this particular area. Future road development would damage this invaluable and rare space.

Property boundary conditions

- Development of lot 208 is the only feasible place to build a home on that particular parcel area. Other areas to the east are non-developable due to topography and waterways.
- Private property to the South is a single-family residence in an existing development. The remaining area is part of the lot. As a result, this will not be developed in the future.
- All county zoning requirements and restrictions are complete for Monastery Cove Phase 2. Additionally, we have worked closely with all departments in finalizing the configuration being presented.