

## CALIFORNIA COASTAL COMMISSION

SOUTH CENTRAL COAST AREA  
19 SOUTH CALIFORNIA ST., SUITE 200  
VENTURA, CA 93001  
(805) 641-0142

Filed: 9/16/98  
49th Day: 12/11/98  
180th Day: 4/21/99  
Staff: mb-V  
Staff Report: 11/18/98  
Hearing Date: 12/8-11/98

STAFF REPORT: CONSENT CALENDAR

**APPLICATION NO.:** 4-98-257

**APPLICANT:** Danube Development, Inc. c/o Luben Antov

**PROJECT LOCATION:** 20433 Medley Lane, Topanga, CA (Los Angeles County)

**PROJECT DESCRIPTION:** Construct 2,800 sq. ft., two-story, 35 foot high, single family residence with attached 220 sq. ft. two car garage, detached 630 sq. ft. car port and septic system. Grading of 1425 cu. yds. (750 cu. yds. cut and 675 cu. yds. fill)

<b>Lot area:</b>	25,012 sq. ft.
<b>Building coverage:</b>	1,845 sq. ft.
<b>Pavement coverage:</b>	2,875 sq. ft.
<b>Landscape coverage:</b>	620 sq. ft.
<b>Parking spaces:</b>	two covered and three open
<b>Ht abv fin grade:</b>	35 feet

**LOCAL APPROVALS RECEIVED:** County of Los Angeles: Regional Planning, Approved In Concept, 9/18/98; Department of Health Services, Sewage Disposal System Approved for Design, 6/30/98.

**SUBSTANTIVE FILE DOCUMENTS:** Malibu/Santa Monica Mountains certified Land Use Plan; Mountain Geology, Inc., Update Engineering Geologic Report, December 10, 1997 and West Coast Geotechnical, Update Geotechnical Engineering Report, December 22, 1997.

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**SUMMARY OF STAFF RECOMMENDATION**

Staff recommends approval of the project with special conditions relating to: **future improvements restriction, conformance to geologic recommendations, landscape, drainage and erosion control, and fire waiver of liability.**

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## **STAFF RECOMMENDATION**

The staff recommends that the Commission adopt the following resolution:

### **I. Approval with Conditions**

The Commission hereby grants, subject to the conditions below, a permit for the proposed development on the grounds that the development, as conditioned, will be in conformity with the provisions of Chapter 3 of the California Coastal Act of 1976, will not prejudice the ability of the local government having jurisdiction over the area to prepare a Local Coastal Program conforming to the provisions of Chapter 3 of the Coastal Act, and will not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act.

### **II. Standard Conditions**

1. Notice of Receipt and Acknowledgment The permit is not valid and development shall not commence until a copy of the permit, signed by the permute or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. Expiration If development has not commenced, the permit will expire two years from the date on which the Commission voted on the application. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. Compliance All development must occur in strict compliance with the proposal as set forth below. Any deviation from the approved plans must be reviewed and approved by the staff and may require Commission approval.
4. Interpretation Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
5. Inspections The Commission staff shall be allowed to inspect the site and the development during construction, subject to 24-hour advance notice.
6. Assignment The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
7. Terms and Conditions Run with the Land These terms and conditions shall be perpetual, and it is the intention of the Commission and the permute to bind all future owners and possessors of the subject property to the terms and conditions.

### III. Special Conditions

#### 1. Future Improvements

Prior to the issuance of a coastal development permit, the applicant shall execute and record a document, in a form and content acceptable to the Executive Director, stating that the subject permit is only for the development described in the Coastal Development Permit No. 4-98-257; and that any additions to the permitted structure, change of use, future structures or improvements to the property, including but not limited to clearing of vegetation and grading, that might otherwise be exempt under Public Resource Code Section 30610(a) will require a permit from the Coastal Commission or its successor agency. Removal of vegetation consistent with L. A. County Fire Department standards relative to fire protection is permitted.

The document shall run with the land, binding all successors and assigns, and shall be recorded free of prior liens that the Executive Director determines may affect the enforceability of the restriction. This deed restriction shall not be removed or changed without a Coastal Commission-approved amendment to this coastal development permit unless the Executive Director determines that no amendment is required.

#### 2. Plans Conforming to Geologic Recommendations

Prior to the issuance of a coastal development permit the applicant shall submit, for review and approval by the Executive Director, evidence of the geology and geotechnical consultants' review and approval of all project plans. All recommendations contained in the Mountain Geology, Inc., Update Engineering Geologic Report, dated 12/10/97 and West Coast Geotechnical, Update Geotechnical Engineering Report dated 10/23/97, shall be incorporated into all final design and construction including site preparation, grading, and foundations. All plans must be reviewed and approved by the consultants.

The final plans approved by the consultant shall be in substantial conformance with the plans approved by the Commission relative to construction, grading and drainage. Any substantial changes in the proposed development approved by the Commission which may be required by the consultant shall require an amendment to the permit or a new coastal

#### 3. Landscape, Drainage and Erosion Control Plan

Prior to issuance of a coastal development permit, the applicant shall submit landscaping and erosion control plans for review and approval by the Executive Director. The landscaping and erosion control plans shall be reviewed and approved by the consulting engineering geologist to ensure that the plans are in conformance with the consultants' recommendations. The plans shall incorporate the following criteria:

- (a) All graded & disturbed areas on the subject site shall be planted and maintained for erosion control purposes within (60) days of final occupancy of the residence. To minimize the need for irrigation all landscaping shall consist primarily of

native/drought resistant plants as listed by the California Native Plant Society, Santa Monica Mountains Chapter, in their document entitled Recommended List of Plants for Landscaping in the Santa Monica Mountains, dated October 4, 1994. Invasive, non-indigenous plant species which tend to supplant native species shall not be used.

- (b) All cut and fill slopes shall be stabilized with planting at the completion of final grading. Planting should be of native plant species indigenous to the Santa Monica Mountains using accepted planting procedures, consistent with fire safety requirements. Such planting shall be adequate to provide 90 percent coverage within two (2) years, and this requirement shall apply to all disturbed soils;
- (c) Plantings will be maintained in good growing condition throughout the life of the project and, whenever necessary, shall be replaced with new plant materials to ensure continued compliance with applicable landscape requirements;
- (d) Should grading take place during the rainy season (November 1 - March 31), sediment basins (including debris basins, desilting basins, or silt traps) shall be required on the project site prior to or concurrent with the initial grading operations and maintained through the development process to minimize sediment from runoff waters during construction. All sediment should be retained on-site unless removed to an appropriate approved dumping location either outside the coastal zone or to a site within the coastal zone permitted to receive fill.
- (e) *A Drainage Plan*, designed by a licensed engineer, which assures that run-off from the roof, patios, and all other impervious surfaces on the subject parcel are collected and discharged in a manner which avoids ponding on the pad area. Site drainage shall not be accomplished by sheetflow runoff down the slope. The drainage plan shall include installation of slope dewatering devices if determined necessary by the Consulting Engineer;
- (f) The permittee shall undertake development in accordance with the final approved plan. Any changes to the final approved plan shall be reported to the Executive Director. No changes to the approved final plan shall occur without a Coastal Commission - approved amendment to the coastal development permit, unless the Executive Director determines that no amendment is required.

#### 4. Waiver of Liability

Prior to the issuance of a coastal development permit, the applicant shall submit a signed document which shall indemnify and hold harmless the California Coastal Commission, its officers, agents and employees against any and all claims, demands, damages, costs, expenses of liability arising out of the acquisition, design, construction, operation, maintenance, existence, or failure of the permitted project in an area where an extraordinary potential for damage or destruction from wild fire exists as an inherent risk to life and property

#### **IV. Findings and Declarations**

The Commission hereby finds and declares:

##### **A. Project Description and Background**

The applicant proposes to construct a 3,020 sq. ft., two-story, 35 foot high, single family residence with attached 220 sq. ft. two car garage, septic system and grading of 1425 cu. yds. (750 cu. yds. cut and 625 cu. yds. fill).

The project is located in the Fernwood small lot subdivision, west of Topanga Canyon Boulevard, and one parcel to the west of Tuna Canyon Road. The project is located on the north side of the northern portion of Medley Lane, which forms a loop off of Tuna Canyon Road.

The subject site contains a natural swale next to Medley Lane and a small ridge. The project would insert the house into a cut in the minor ridge and use the material to create a driveway by filling in a portion of the swale. The site has been previously disked although there are some remnants of native shrubs. The design of the proposed residence is to insert it into the existing slope of the site. The structure will be visible from the east, but will blend into the surroundings of a mixture of residential development and large eucalyptus trees and, consequently, will not create an impact on visual quality and views from the surrounding area. The applicant has reduced the amount of grading from that which was originally proposed after discussions with staff concerning the need to minimize grading. The difference between cut and fill is attributed to compaction.

##### **B. Cumulative Impacts of New Development**

The proposed project involves the construction of a new single family residence which is defined under the Coastal Act as new development. New development raises issues with respect to cumulative impacts on coastal resources. Sections 30250 and 30252 of the Coastal Act address the cumulative impacts of new development.

Section 30250(a) of the Coastal Act states:

***New residential, commercial, or industrial development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources. In addition, land divisions, other than leases for agricultural uses, outside existing developed areas shall be permitted where 50 percent of the usable parcels in the area have been developed and the created parcels would be no smaller than the average size of the surrounding parcels.***

Section 30105.5 of the Coastal Act defines the term "cumulatively," as it is used in Section 30250(a), to mean that:

***the incremental effects of an individual project shall be reviewed in conjunction with the effects of past projects, the effects of other current projects, and the effects of probable future projects.***

Throughout the Malibu/Santa Monica Mountains coastal zone there are a number of areas which were subdivided in the 1920's and 30's into very small "urban" scale lots. These subdivisions, known as "small-lot subdivisions" are comprised of parcels of less than one acre but more typically range in size from 4,000 to 5,000 square feet. The total buildout of these dense subdivisions would result in a number of adverse cumulative impacts to coastal resources. Cumulative development constraints common to small-lot subdivisions were documented by the Coastal Commission and the Santa Monica Mountains Comprehensive Planning Commission in the January 1979 study entitled: "Cumulative Impacts of Small Lot Subdivision Development In the Santa Monica Mountains Coastal Zone".

The study acknowledged that the existing small-lot subdivisions can only accommodate a limited amount of additional new development due to major constraints to buildout of these areas that include: Geologic, road access, water quality, disruption of rural community character, creation of unreasonable fire hazards and others. Following an intensive one-year planning effort by Commission staff, including five months of public review and input, new development standards relating to residential development on small lots in hillsides, including the Slope-Intensity/Gross Structural Area Formula (GSA) were incorporated into the Malibu District Interpretive Guidelines in June 1979. A nearly identical Slope Intensity Formula was incorporated into the 1986 certified Malibu/Santa Monica Mountains Land Use Plan under policy 271(b)(2).

The Commission has found that minimizing the cumulative impacts of new development is especially critical in the Malibu/Santa Monica Mountains area because of the large number of lots which already exist, many in remote, rugged mountain and canyon areas. From a comprehensive planning perspective, the potential development of thousands of existing undeveloped and poorly sited parcels in these mountains creates cumulative impacts on coastal resources and public access over time. Because of this, the demands on road capacity, public services, recreational facilities, and beaches could be expected to grow tremendously.

Policy 271(b)(2) of the Malibu/Santa Monica Mountains Land Use Plan (LUP) requires that new development in small lot subdivisions comply with the Slope-Intensity Formula for calculating the allowable Gross Structural Area (GSA) of a residential unit. Past Commission action certifying the LUP indicates that the Commission considers the use of the Slope Intensity Formula appropriate for determining the maximum level of development which may be permitted in small lot subdivision areas consistent with the policies of the Coastal Act. The basic concept of the formula assumes the suitability of development of small hillside lots should be determined by the physical characteristics of the building site, recognizing that development on steep slopes has a high potential for adverse impacts on coastal resources.

**Slope-Intensity Formula:**

$$GSA = (A/5) \times ((50-S)/35) + 500$$

GSA = the allowable gross structural area of the permitted development in square feet. The GSA includes all substantially enclosed residential and storage areas, but does not include garages or carports designed for storage of autos.

A = the area of the building site in square feet. the building site is defined by the applicant and may consist of all or a designated portion of the one or more lots comprising the project location. All permitted structures must be located within the designated building site.

S = the average slope of the building site in percent as calculated by the formula:

$$S = I \times L/A \times 100$$

I = contour interval in feet, at not greater than 25-foot intervals, resulting in at least 5 contour lines

L = total accumulated length of all contours of interval "I" in feet

A = the area being considered in square feet

The proposed project is located in the small lot subdivision of Fernwood and involves the construction of a single family residence with 2,800 sq. ft. of living area. The applicant has submitted a GSA calculation, but staff has determined that the calculation is inaccurate. According to staff's calculation, the allowable gross structural area would be 3650 sq. ft. Therefore, based on staff's calculation of the GSA, the proposed 2,800 square feet of habitable space is consistent with the maximum allowable GSA for the subject site.

Some additions and improvements to residences on small steep lots within these small lot subdivisions have been found to adversely impact the area. Many of the lots in these areas are so steep or narrow that they cannot support a large residence without increasing or exacerbating the geologic hazards on and/or off site. Additional buildout of small lot subdivisions affects water usage and has the potential to impact water quality of coastal streams in the area. Other impacts to these areas from the buildout of small lot subdivisions include increases in traffic along mountain road corridors and greater fire hazards.

For all these reasons, new ancillary structures, additions or improvements to the subject property could cause adverse cumulative impacts on the limited resources of the subdivision. The Commission, therefore, finds it necessary for the applicant to record a future improvements deed restriction on this lot, as noted in *special condition number one (1)*, which would require that any future structures, additions or improvements to the property, beyond those now proposed, would require review by the Commission to ensure compliance with the policies of the Coastal Act regarding cumulative impacts and geologic hazards. At that time, the Commission can ensure the new project complies with the guidance of the GSA formula and is consistent with the Coastal Act.

The Commission therefore finds that the proposed project, only as conditioned, consistent with Section 30250(a) of the Coastal Act.

C. Geologic Stability and Hazards

Section 30253 of the Coastal Act states in part that new development shall:

- (1) Minimize risks to life and property in areas of high geologic, flood, and fire hazard.*
- (2) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.*

The proposed development is located in the Santa Monica Mountains, an area which is generally considered to be subject to an unusually high amount of natural hazards. Geologic hazards common to the Santa Monica Mountains include landslides, erosion, and flooding. In addition, fire is an inherent threat to the indigenous chaparral community of the coastal mountains. Wild fires often denude hillsides in the Santa Monica Mountains of all existing vegetation, thereby contributing to an increased potential for erosion and landslides on property.

The prominent geomorphic features in the area are Topanga Canyon to the east, Dix Canyon to the northwest, and the northeast-trending secondary ridge overlooking the property. The site is located on an irregular landform including a natural swale and a minor ridge, or knoll. The project, as noted, involves cutting into this minor feature and filling in a portion of the swale to provide vehicular access from Medley Lane. Physical relief across the site fluctuates with the total variation in elevation of on the order of forty-five (45) feet. The average natural slope on the site is estimated by staff at 28 per cent. Slope drainage is by sheet flow runoff directed toward the northeast and northwest eventually draining northeasterly toward Topanga Canyon Creek.

1. Geology

The applicant has submitted a Mountain Geology, Inc., Update Engineering Geologic Report, dated December 10, 1997 and a West Coast Geotechnical, Update Geotechnical Engineering Report, dated December 22, 1997.

The December 22, 1997 report states that:

*"Based upon our geotechnical engineering review and evaluation ... the proposed development is considered feasible from a geotechnical engineering standpoint, provided our recommendations are made part of the development plans and are implemented during construction .. the proposed development will not have an adverse affect on the*



*stability of the subject site or immediate vicinity, provided our recommendations are made part of the development plans and are implemented during construction."*

Given the findings and recommendations of the consulting engineering geologists, the Commission finds that the development is consistent with Section 30253 of the Coastal Act so long as all recommendations regarding the proposed development are incorporated into the project plans. Therefore, the Commission finds it necessary to require the applicant to submit project plans that have been certified in writing by the consulting engineering geologists as conforming to their recommendations, as noted in *special condition number two (2)* for the final project plans for the proposed project.

## 2. Erosion

Surface drainage, as noted above, on site is predominately by sheet flow toward the north, toward an unnamed tributary of Topanga Canyon Creek which drains toward the northeast and is approximately 1000 feet away. The creek is designated as an environmentally sensitive habitat area in the land use component of the Malibu/Santa Monica Mountains Local Coastal Program. The consulting geologist is concerned about the drainage associated with the proposal and recommended that drainage should be dispersed in a non-erosive manner, and preclude concentration of runoff and erosion.

The Commission finds that the project will significantly increase the amount of impervious surfaces on the site which will increase both the volume and velocity of storm water runoff. If not controlled and conveyed off the site in a non-erosive manner, this runoff will result in increased erosion on and off the site. Increased erosion may also result in sedimentation of the nearby stream. Therefore, the Commission finds it necessary to require the applicant to submit a detailed drainage plan for the proposed development. *Special condition number three (3)* provides for such a drainage plan prepared by a licensed engineer.

Landscaping also minimizes the potential for erosion of grading and disturbed soils and thereby ensures site stability. Furthermore, given that the consulting engineer specifically recommended landscaping to minimize erosion of potentially erosive soils on site, the Commission finds that the landscape plans must be reviewed and approved by the consulting engineering geologist, as also noted in *special condition number three (3)*.

## 3. Fire

The Coastal Act also requires that new development minimize the risk to life and property in areas of high fire hazard. The Coastal Act recognizes that new development may involve the taking of some risk. Coastal Act policies require the Commission to establish the appropriate degree of risk acceptable for the proposed development and to establish who should assume the risk. When development in areas of identified hazards is proposed, the Commission

considers the hazard associated with the project site and the potential cost to the public, as well as the individual's right to use his property.

Vegetation in the coastal areas of the Santa Monica Mountains consists mostly of coastal sage scrub and chaparral. Many plant species common to these communities produce and store terpenes, which are highly flammable substances (Mooney in Barbour, Terrestrial Vegetation of California, 1988). Chaparral and sage scrub communities have evolved in concert with, and continue to produce the potential for frequent wild fires. The typical warm, dry summer conditions of the Mediterranean climate combine with the natural characteristics of the native vegetation to pose a risk of wild fire damage to development that cannot be completely avoided or mitigated.

Due to the fact that the proposed project is located in an area subject to an extraordinary potential for damage or destruction from wild fire, the Commission can only approve the project if the applicant assumes the liability from these associated risks. Through the waiver of liability, the applicant acknowledges and appreciates the nature of the fire hazard which exists on the site and which may affect the safety of the proposed development, as incorporated by *special condition number four (4)*.

The Commission finds that only as conditioned above is the proposed project consistent with Section 30253 of the Coastal Act.

#### **D. Septic System**

The Commission recognizes that the potential build-out of lots in Malibu, and the resultant installation of septic systems, may contribute to adverse health effects and geologic hazards in the local area. Section 30231 of the Coastal Act states that:

***The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface water flow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, minimizing alteration of natural streams.***

The proposed septic system includes a 1,000 gallon septic tank with seepage pits. The installation of a private sewage disposal system was review by the consulting geologist, Mountain Geology, and found not to create or cause adverse conditions to the site or adjacent properties.

A percolation test was performed on the subject property which indicated the percolation rate meets Uniform Plumbing Code requirements for and is sufficient to serve the proposed single family residence. The applicant has submitted a design approval for the sewage disposal system from the County of Los Angeles Department of Health Services, based on a three bedroom single family residence. This approval indicates that the sewage disposal system for

the project in this application complies with all minimum requirements of the Uniform Plumbing Code.

The Commission has found in past permit actions that compliance with the health and safety codes will minimize any potential for waste water discharge that could adversely impact coastal waters. Therefore, the Commission finds that the proposed septic system is consistent with Section 30231 of the Coastal Act.

#### **E. Local Coastal Program**

Section 30604(a) of the Coastal Act states that:

***Prior to certification of the local coastal program, a coastal development permit shall be issued if the issuing agency, or the commission on appeal, finds that the proposed development is in conformity with the provisions of Chapter 3 (commencing with Section 30200) of this division and that the permitted development will not prejudice the ability of the local government to prepare a local program that is in conformity with the provisions of Chapter 3 (commencing with Section 30200).***

Section 30604(a) of the Coastal Act provides that the Commission shall issue a Coastal Permit only if the project will not prejudice the ability of the local government having jurisdiction to prepare a Local Coastal Program which conforms with Chapter 3 policies of the Coastal Act. The preceding sections provide findings that the proposed project will be in conformity with the provisions of Chapter 3 if certain conditions are incorporated into the project and accepted by the applicant. As conditioned, the proposed development will not create adverse impacts and is found to be consistent with the applicable policies contained in Chapter 3.

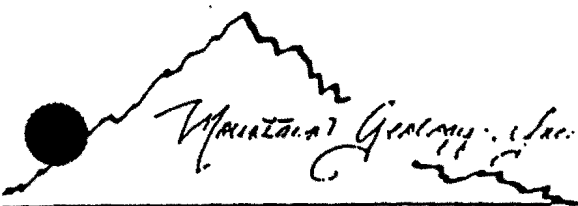
Therefore, the Commission finds that approval of the proposed development, as conditioned, will not prejudice the County's ability to prepare a Local Coastal Program for Malibu which is also consistent with the policies of Chapter 3 of the Coastal Act as required by Section 30604(a).

#### **F. California Environmental Quality Act**

Section 13096(a) of the Commission's administrative regulations requires Commission approval of a Coastal Development Permit application to be supported by a finding showing the application, as conditioned, to be consistent with any applicable requirements of the California Environmental Quality Act (CEQA). Section 21080.5(d)(2)(A) of CEQA prohibits a proposed development from being approved if there are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse effects which the activity would have on the environment.

The proposed development would not cause significant, adverse environmental effects which would not be adequately mitigated by the conditions imposed by the Commission. Therefore,

the proposed project, as conditioned, is found consistent with CEQA and with the policies of the Coastal Act.



MOUNTAIN GEOLOGY, INC.

CONSULTING ENGINEERING GEOLOGISTS  
5154 BARNARD ST.  
SIMI VALLEY, CA 93063  
(805) 522-5174

## VICINITY MAP

REFERENCE: THOMAS BROTHERS MAP

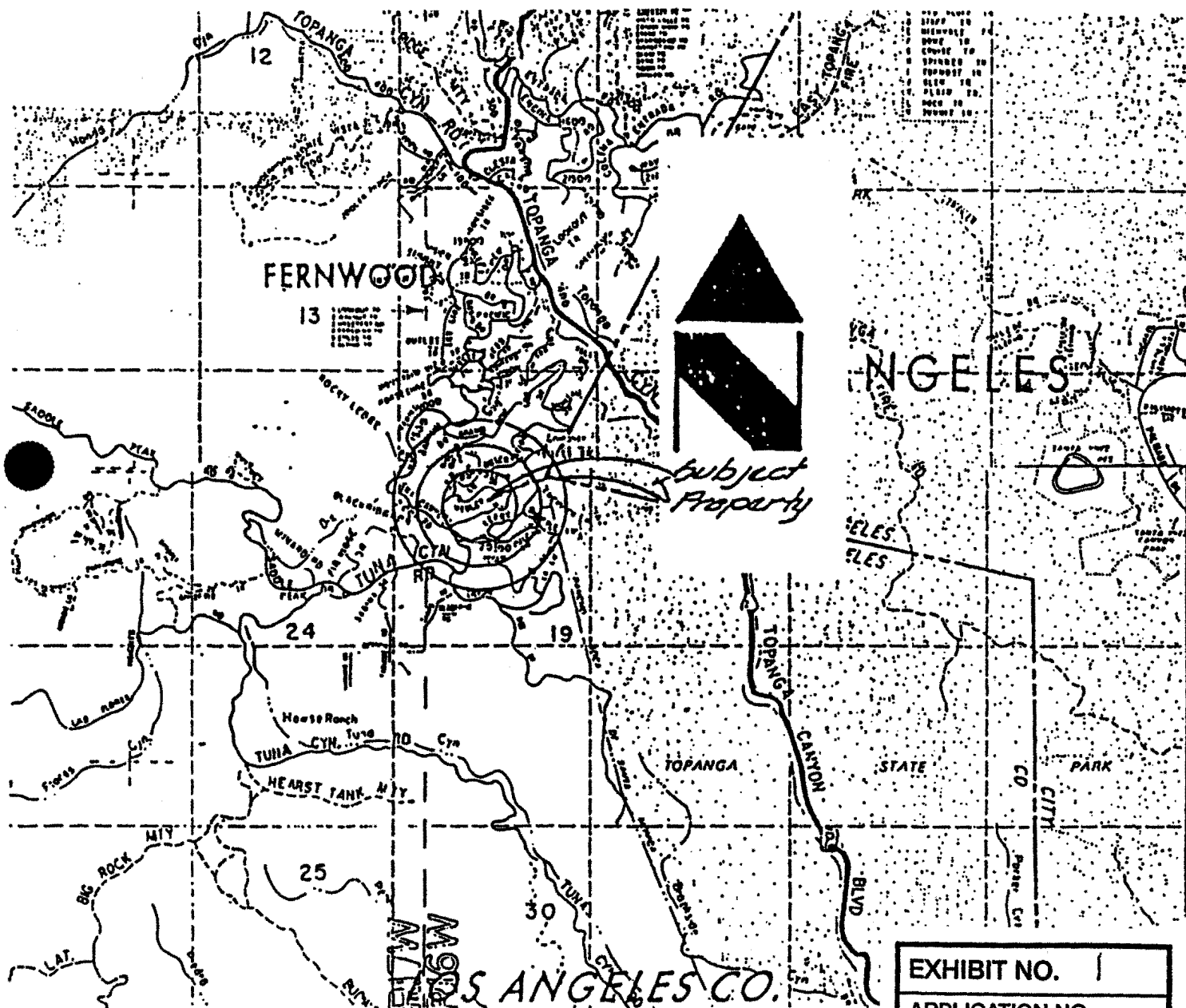


EXHIBIT NO. 1

APPLICATION NO.

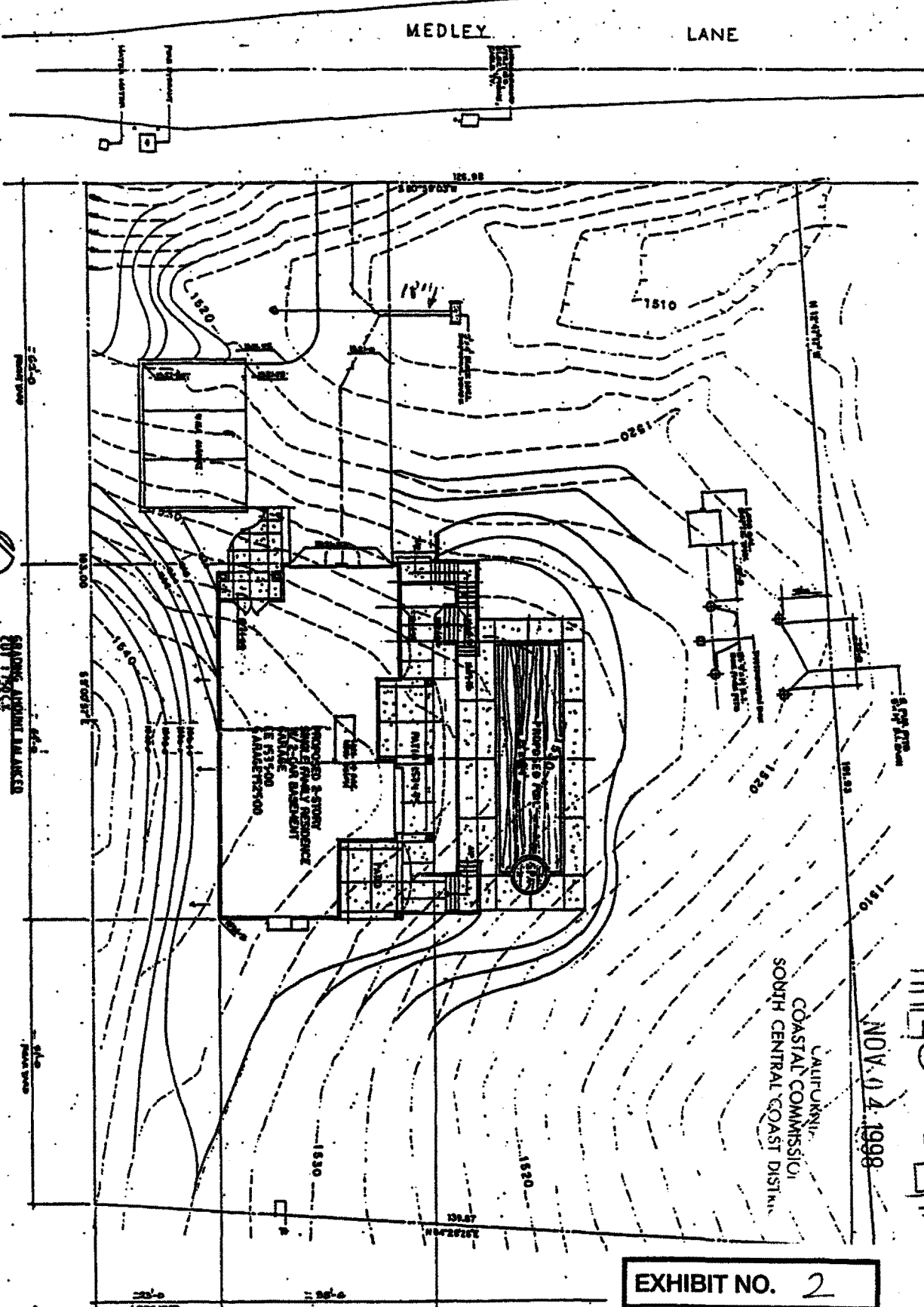
4-98-257 (Danube)

Project Location

CALIFORNIA  
COASTAL COMMISSION  
SOUTH CENTRAL COAST DISTRICT  
SCALE: 1"=2800'

① SITE PLAN  
1/4"=1'-0"

SHADING INDICATES  
EXISTING  
ELEVATION



RECEIVED

NOV. 14, 1998

CALIFORNIA  
COASTAL COMMISSION  
SOUTH CENTRAL COAST DISTRICT

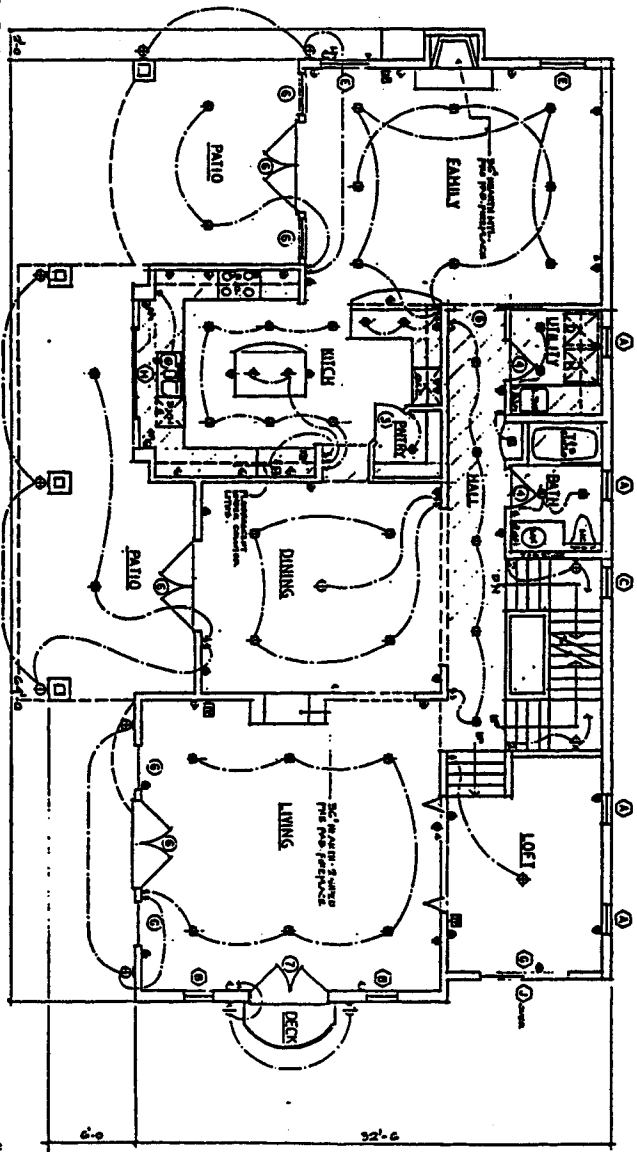
EXHIBIT NO.	2
APPLICATION NO.	4-98-257 (Danube)
Site and Grading Plan	

**GRADING PLAN**  
MEDLEY LANE CUSTOM RESIDENCE  
20433 MEDLEY LANE

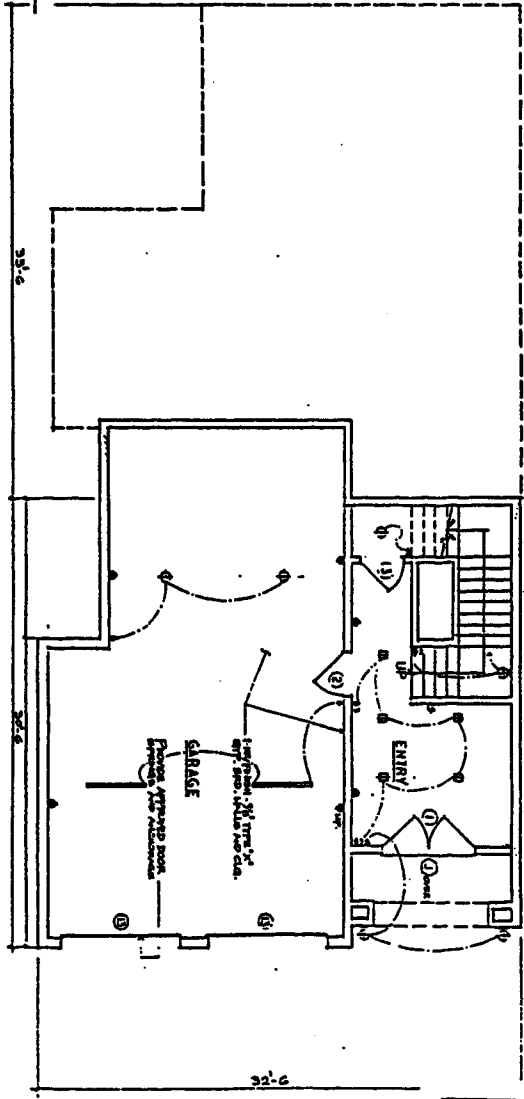
LOT 2 AND 3, BLK. 8, TRACT 9531

G-1

2 FIRST FLOOR PLAN  
N-T-0



1 GARAGE PLAN  
N-T-0



FLOOR PLANS  
MEDLEY LANE CUSTOM RESIDENCE  
20433 MEDLEY LANE

LOT 2 AND 3, BLK. 8, TRACT 9531

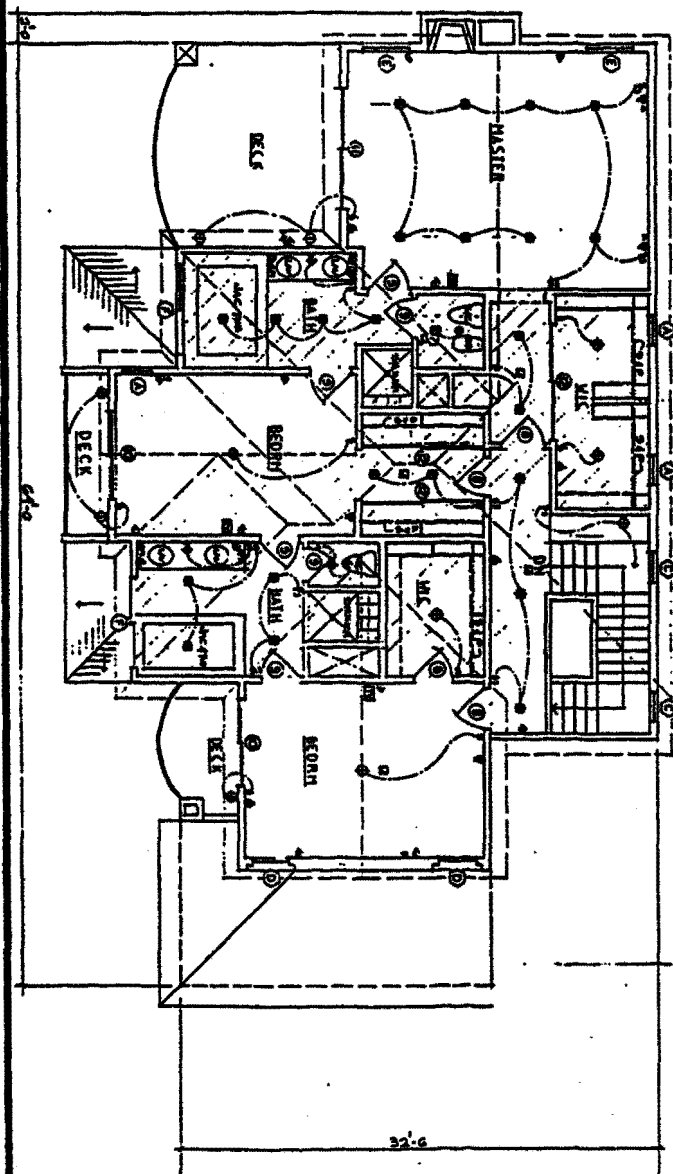
VALENTINE JAMES ARCHITECT  
S.A. & J.C. HARRIS, S.A.

2000 Design One  
2000 Plan  
2000, 2000, 2000

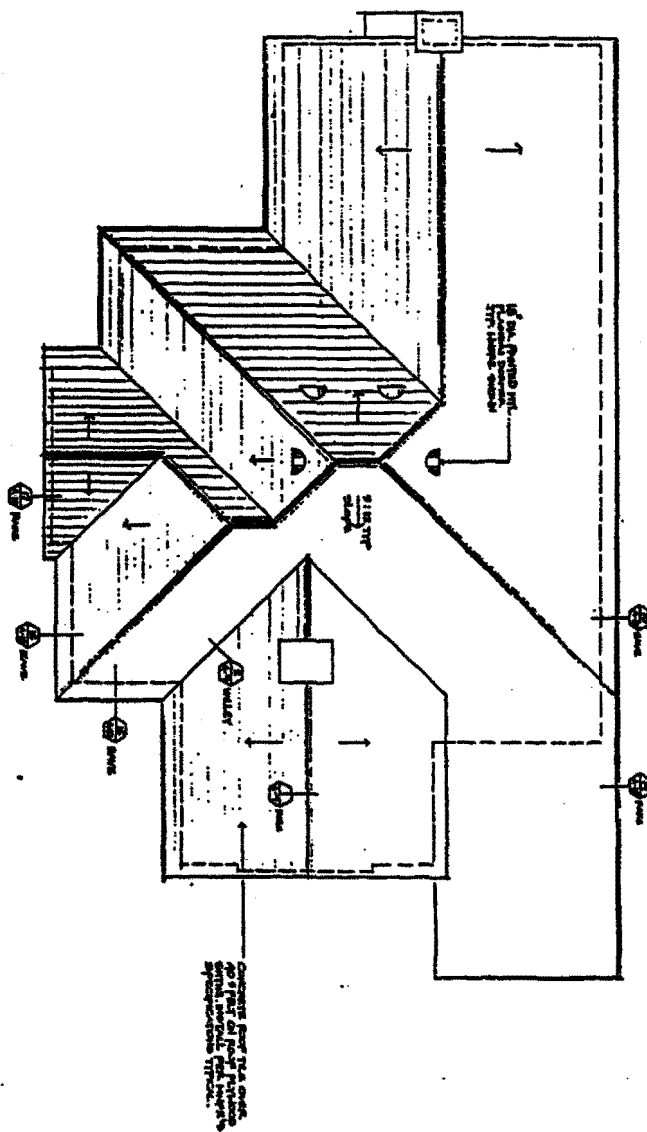
EXHIBIT NO. 3a  
APPLICATION NO.  
4-98-257(Danube)  
Floor Plan

A-4	DATE	BY	CHKD	APP'D

1 SECOND FLOOR PLAN



2 ROOF PLAN



NO.	DESCRIPTION	DATE	BY
A-5			

ROOF PLAN  
MEDLEY LANE CUSTOM RESIDENCE  
20433 MEDLEY LANE

LOT 2 AND 3, BLK. 8, TRACT 9531

VALUING, ARCHITECTURE  
S.A. & SONS, INC., MEMPHIS, TENN.

Prepared by  
Checked by  
Reviewed by

EXHIBIT NO. 3b

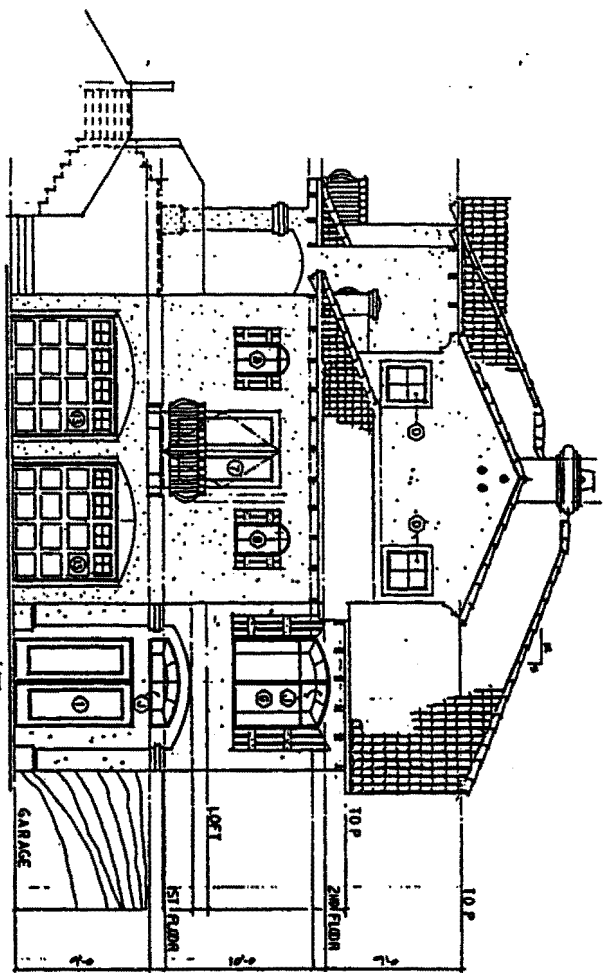
APPLICATION NO.

4-98-257 (Danube)

Floor Plan



② FRONT ELEVATIONS  
K<sub>1</sub>-1'-0"



① SIDE ELEVATION  
K<sub>1</sub>-1'-0"

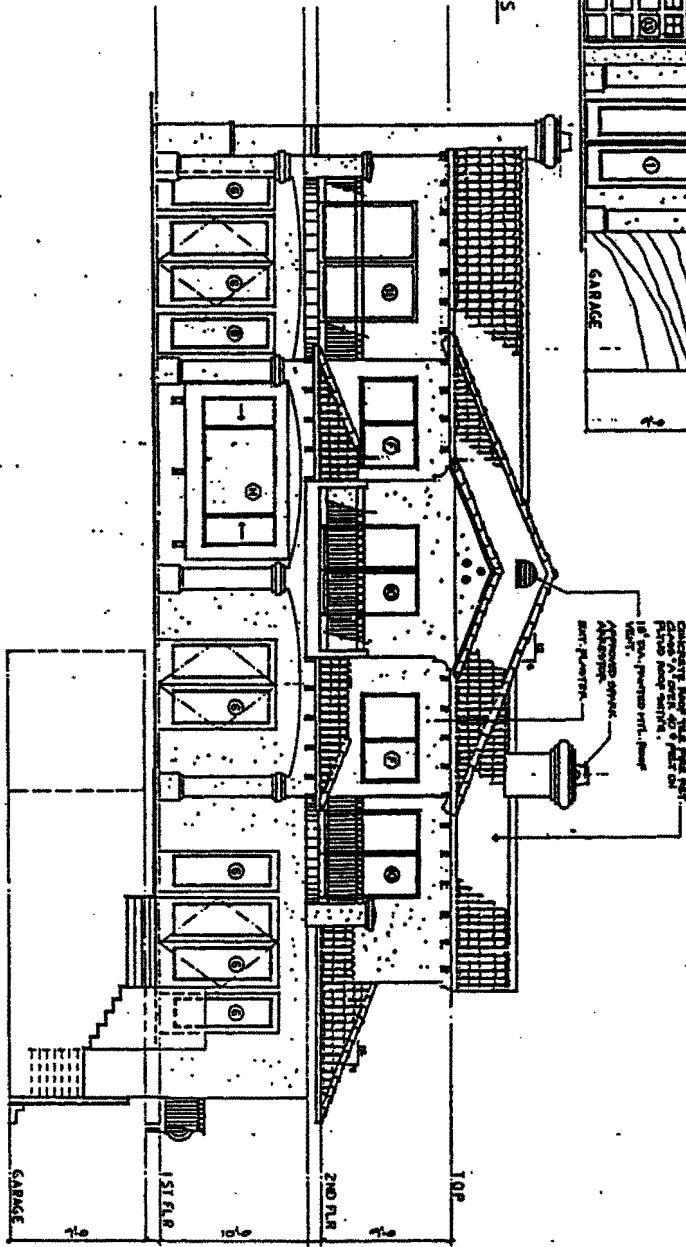


EXHIBIT NO.	4
APPLICATION NO.	4-98-257(Danube)
Elevation	

A-7
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**ELEVATIONS**  
**MEDLEY LANE CUSTOM RESIDENCE**  
 20433 MEDLEY LANE  
 LOT 2 AND 3, BLK. B, TRACT 9531

**VALENTINE JANEY ARCHITECT**  
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