CITY ENGINEER'S STATEMENT

I, JOHN L. MOE, CITY ENGINEER, OF THE CITY OF BELVEDERE, COUNTY OF MARIN, STATE OF CALIFORNIA, HEREBY STATE THAT I HAVE EXAMINED THIS PARCEL MAP, AND THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, IF REQUIRED, AND ANY APPROVED ALTERATIONS THEREOF, THAT ALL PROVISIONS OF CHAPTER 2 OF THE SUBDIVISION MAP ACT AND ALL LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, IF REQUIRED, HAVE BEEN COMPLIED WITH.

DATED 4-11-2025, 2025

JOHN L. MOE
R.C.E. 48460 EXPIRES 06/30/2026
CITY ENGINEER, CITY OF BELVEDERE,
COUNTY OF MARIN, STATE OF CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER JOHN L. MOE No. C 48460 6-30-26 EXPIRES CIVIL STATE OF CALIFORNIA

I, JOHN L. MOE, P.L.S 8400, DO HEREBY STATE THAT I HAVE EXAMINED THE MAP OF THIS SUBDIVISION ON BEHALF OF THE CITY OF BELVEDERE AND AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

DATED 4-11-, 2025

JOHN L. MOE
P.L.S. 8400 EXPIRES 06/30/2026
CITY ENGINEER, CITY OF BELVEDERE,
COUNTY OF MARIN, STATE OF CALIFORNIA

PROFESSIONAL LAND SURVEYOR JOHN L. MOE No. L 8400 6-30-26 EXPIRES STATE OF CALIFORNIA

CITY OF BELVEDERE PLANNING AND BUILDING DIRECTOR CERTIFICATE

I CERTIFY THAT THIS PARCEL MAP COMPLIES WITH THE REQUIREMENTS OF CHAPTER 18 OF THE BELVEDERE MUNICIPAL CODE.

SIGNED THIS 15 DAY OF APRIL 2025

BY:
REBECCA MARKWICK
PLANNING & BUILDING DIRECTOR

CITY CLERK'S CERTIFICATE

THIS PARCEL MAP IS MINISTERIALLY APPROVED WITHOUT DISCRETIONARY REVIEW FOR AN URBAN LOT SPLIT. THIS LOT SPLIT CONFORMS TO ALL OBJECTIVE REQUIREMENTS OF THE SUBDIVISION MAP ACT (DIVISION 2 (COMMENCING WITH SECTION 66410)). THERE ARE NO REQUIREMENTS FOR DEDICATIONS OF PUBLIC RIGHTS-OF-WAY OR THE CONSTRUCTION OF OFFSITE IMPROVEMENTS FOR THIS PARCEL MAP.

REFERENCE CALIFORNIA GOVERNMENT CODE SECTION 66411.7(b)(1)(2)(3).

BY:
CITY CLERK, CITY OF BELVEDERE
COUNTY OF MARIN, STATE OF CALIFORNIA

FIDELITY NATIONAL TITLE FILE NO. FMNA-6012300122-JV

RECORD TITLE INTEREST NOTE:

SIGNATURES OF OWNERS OF THE FOLLOWING INTERESTS HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66445 OF THE SUBDIVISION MAP ACT; THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SUCH SIGNATURES ARE NOT REQUIRED BY THE GOVERNING BODY:

NAME	RECORDED	NATURE OF INTEREST
BELVEDERE LAND COMPANY	685 OR 382	ROAD PURPOSES
THE CITY OF BELVEDERE	2268 OR 240	DEDICATION FOR PUBLIC STREET PURPOSES
THE CITY OF BELVEDERE	BK 5 RECORD MAPS PAGE 68	EASEMENT

CERTIFICATE SHEET
PARCEL MAP

OF THE LANDS OF

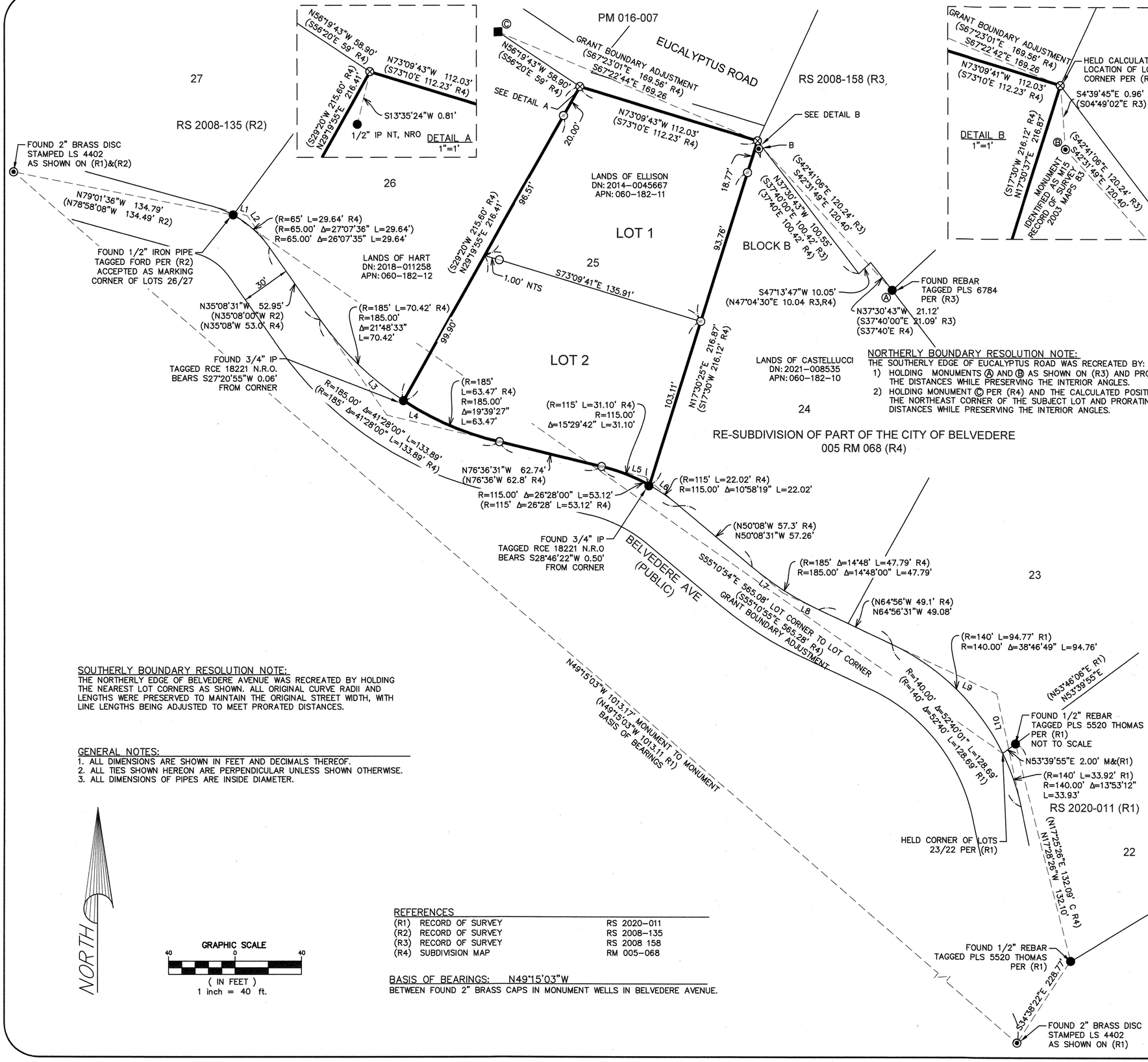
DENISE L. ELLISON 2005 TRUST UTD 3/29/05

AS DESCRIBED IN DOCUMENT NUMBER 2014-0045667
OFFICIAL RECORD OF MARIN COUNTY,
AND LYING WITHIN THE CITY OF BELVEDERE.

COUNTY OF MARIN
CITY OF BELVEDERE
APN: 060-182-11
STATE OF CALIFORNIA
DATE: MARCH, 2023

2 LOTS TOTAL AREA = 0.67 ACRES LOT 1 0.33 ACRES LOT 2 0.34 ACRES

HOGAN LAND SERVICES
A CALIFORNIA CORPORATION
4780 SONOMA HIGHWAY
SANTA ROSA, CA 95409
www.hoganls.com
JOB # 5974
Tel (707) 544-2104
Fax (707) 522-2105



LINE TABLE		
LINE	BEARING	LENGTH
L1	N74°44'31"W	23.40
L2	N35°08'31"W	23.40
L3	N35°08'31"W	70.03
L4	N76°36'31"W	70.03
L5	N76°36'31"W	27.04

LINE TABLE		
LINE	BEARING	LENGTH
L6	N50°08'31"W	27.04
L7	N50°08'31"W	24.03
L8	N64°56'31"W	24.03
L9	N64°56'31"W	69.29
L10	N12°16'30"W	69.29

NORTHERLY BOUNDARY RESOLUTION NOTE:
THE SOUTHERLY EDGE OF EUCALYPTUS ROAD WAS RECREATED BY:
1) HOLDING MONUMENTS Ⓐ AND Ⓑ AS SHOWN ON (R3) AND PRORATING THE DISTANCES WHILE PRESERVING THE INTERIOR ANGLES.
2) HOLDING MONUMENT Ⓒ PER (R4) AND THE CALCULATED POSITION FOR THE NORTHEAST CORNER OF THE SUBJECT LOT AND PRORATING THE DISTANCES WHILE PRESERVING THE INTERIOR ANGLES.

RE-SUBDIVISION OF PART OF THE CITY OF BELVEDERE
005 RM 068 (R4)

LEGEND

———	BOUNDARY LINE
———	ADJOINING BOUNDARY LINE
— · — · —	EASEMENT EDGE
— — — — —	SURVEY TIE
○	SET 1/2" IRON PIPE, TAGGED LS 9565
⊗	SET 1/2" BRASS TAG AND PK, TAGGED LS 9565
●	FOUND MONUMENT AS NOTED
⊙	FOUND 2" BRASS DISK IN MONUMENT WELL AS NOTED
■	FOUND RAILROAD SPIKE PER (R1)
C	CALCULATED FROM RECORD DATA
(R1)	RECORD DATA
IP	IRON PIPE
NT	NO TAG
NTS	NOT TO SCALE
N.R.O.	NO RECORD ORIGIN FOUND

SOUTHERLY BOUNDARY RESOLUTION NOTE:
THE NORTHERLY EDGE OF BELVEDERE AVENUE WAS RECREATED BY HOLDING THE NEAREST LOT CORNERS AS SHOWN. ALL ORIGINAL CURVE RADII AND LENGTHS WERE PRESERVED TO MAINTAIN THE ORIGINAL STREET WIDTH, WITH LINE LENGTHS BEING ADJUSTED TO MEET PRORATED DISTANCES.

GENERAL NOTES:
1. ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
2. ALL TIES SHOWN HEREON ARE PERPENDICULAR UNLESS SHOWN OTHERWISE.
3. ALL DIMENSIONS OF PIPES ARE INSIDE DIAMETER.

NORTH

GRAPHIC SCALE
40 0 40
(IN FEET)
1 inch = 40 ft.

REFERENCES

(R1)	RECORD OF SURVEY	RS 2020-011
(R2)	RECORD OF SURVEY	RS 2008-135
(R3)	RECORD OF SURVEY	RS 2008 158
(R4)	SUBDIVISION MAP	RM 005-068

BASIS OF BEARINGS: N49°15'03"W
BETWEEN FOUND 2" BRASS CAPS IN MONUMENT WELLS IN BELVEDERE AVENUE.

MAP SHEET
PARCEL MAP

OF THE LANDS OF

DENISE L. ELLISON 2005 TRUST UTD 3/29/05

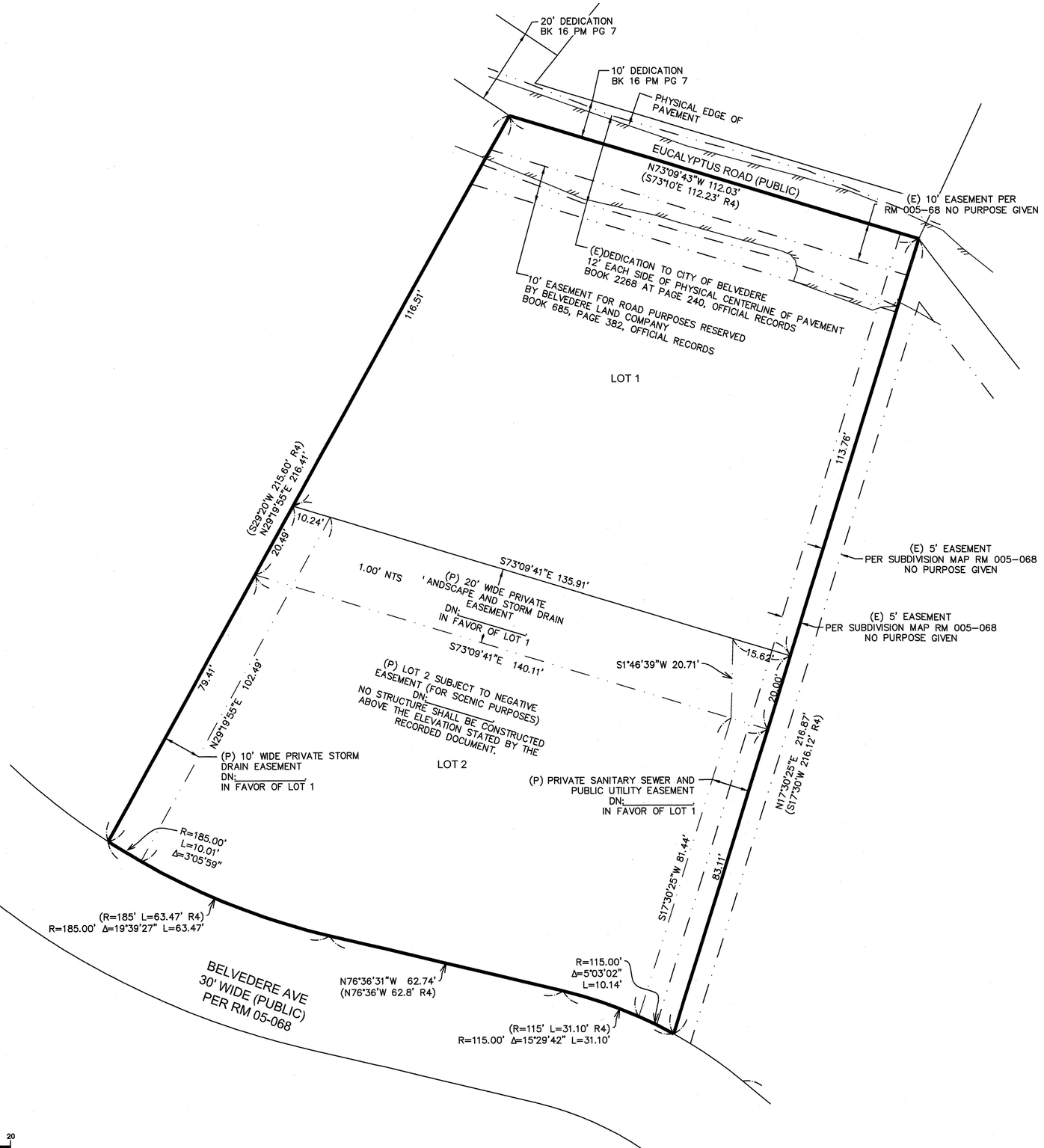
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LEGEND

	BOUNDARY LINE
	ADJOINING BOUNDARY LINE
	EASEMENT EDGE
	SURVEY TIE
	PAVEMENT EDGE
C	CALCULATED FROM RECORD DATA
(R1)	RECORD DATA
(P)	PROPOSED
(E)	EXISTING
NAVD88	NORTH AMERICAN VERTICAL DATUM 1988

EASEMENT SHEET
PARCEL MAP

OF THE LANDS OF

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TENTATIVE MAP CONDITIONS APPROVED JANUARY 10, 2024

1. APPROVAL OF THE TENTATIVE PARCEL MAP AUTHORIZES THE SUBDIVISION OF THE PROPERTY INTO TWO LOTS, LOT 1 AND LOT 2, IN ACCORDANCE WITH THE APPLICATION SURVEY. LOT 1 CONTAINS AN EXISTING SINGLE-FAMILY RESIDENCE WITH DETACHED GARAGE AND LOT 2 CONTAINS A SET OF WOODEN STEPS AND A DIRT TRAIL. APPROVAL OF THE TENTATIVE PARCEL MAP DOES NOT APPROVE OR AUTHORIZE THE CONSTRUCTION OR IMPROVEMENT OF ANY NEW OR EXISTING DWELLING UNITS OR STRUCTURES ON THE PROPERTY.

2. SHOULD ANY EXISTING DWELLING UNIT BE PROPOSED FOR DEMOLITION, THE APPLICANT SHALL COMPLY WITH REPLACEMENT HOUSING PROVISIONS OF GOVERNMENT CODE SECTION 663300 (d) AND BELVEDERE MUNICIPAL CODE CHAPTER 16.28.

3. PRIOR TO CONSTRUCTING ANY NEW STRUCTURES ON LOT 2, THE APPLICANT SHALL SUBMIT AND OBTAIN APPROVAL OF A DESIGN REVIEW APPLICATION PURSUANT TO BELVEDERE MUNICIPAL CODE CHAPTER 20.04 AND COMPLY WITH ALL OTHER APPLICABLE REQUIREMENTS OF THE BELVEDERE MUNICIPAL CODE.

4. PRIOR TO CONSTRUCTING ANY NEW STRUCTURE OR MOVING, ALTERING, OR ENLARGING ANY EXISTING STRUCTURE ON PARCEL 2, THE APPLICANT SHALL SUBMIT AND OBTAIN APPROVAL OF A DESIGN REVIEW APPLICATION SUBMITTED PURSUANT TO BELVEDERE MUNICIPAL CODE CHAPTER 20.04.

5. LOT 1 AND LOT 2 ARE PROHIBITED FROM BEING FURTHER SUBDIVIDED PURSUANT TO GOVERNMENT CODE SECTION 66411.7(A)(3)(F).

6. PRIOR TO APPROVAL OF THE FINAL MAP, THE APPLICANT SHALL PROVIDE THE PLANNING DEPARTMENT WITH AN EXECUTED AND NOTARIZED DEED RESTRICTION TO BE RECORDED AGAINST THE PROPERTY ON A FORM PROVIDED BY THE CITY THAT REQUIRES THAT THE RENTAL OF ANY UNIT CONSTRUCTED ON EITHER PARCEL BE FOR A TERM LONGER THAN 30 DAYS PURSUANT TO BELVEDERE MUNICIPAL CODE SECTION 18.27.040.Q AND GOVERNMENT CODE SECTION 66411.7(H).

7. PRIOR TO APPROVAL OF THE FINAL MAP, THE APPLICANT SHALL PROVIDE THE PLANNING DEPARTMENT WITH AN EXECUTED OWNER OCCUPANCY AFFIDAVIT, ON A CITY-APPROVED FORM, STATING THE OWNER OF THE LOT SPLIT WILL OCCUPY ONE OF THE HOUSING UNITS AS A PRINCIPAL RESIDENCE FOR NO LESS THAN THREE YEARS FROM THE DATE OF THE APPROVAL OF THE URBAN LOT SPLIT PURSUANT TO GOVERNMENT CODE SECTION 66411.7 (g)(1).

8. ANY SUBSEQUENT RESIDENTIAL DEVELOPMENT SHALL BE SUBJECT TO ALL RESIDENTIAL DEVELOPMENT FEES, INCLUDING NOT LIMITED TO AFFORDABLE HOUSING (SECTION 18.24.120), STREET IMPACT FEE, SCHOOL DISTRICT FEES, ETC.

9. THE TENTATIVE PARCEL MAP SHALL BE VALID FOR A PERIOD OF TWO YEARS FOLLOWING THE APPROVAL DATE IN ACCORDANCE WITH BELVEDERE MUNICIPAL CODE SECTION 18.20.120.

10. THE PROPERTY OWNER SHALL HOLD THE CITY OF BELVEDERE AND ITS OFFICERS HARMLESS IN THE EVENT OF ANY LEGAL ACTION RELATED TO OR ARISING FROM THE GRANTING OF THIS MINISTERIAL APPROVAL, SHALL COOPERATE WITH THE CITY IN THE DEFENSE OF ANY SUCH ACTION, AND SHALL INDEMNIFY THE CITY FOR ANY AND ALL AWARDS OF DAMAGES AND/OR ATTORNEYS' FEES AND ALL ASSOCIATED COSTS THAT MAY RESULT; COUNSEL IN ANY SUCH LEGAL ACTION SHALL BE SELECTED BY THE CITY IN ITS SOLE REASONABLE DISCRETION.

11. AT TIME OF FINAL MAP, ALL CONDITIONS OF THE BUILDING DEPARTMENT, PUBLIC WORKS DEPARTMENT, FIRE MARSHAL, SANITARY DISTRICT #5, AND MARIN MUNICIPAL WATER DISTRICT SHALL BE MET.

12. BY EXERCISE OF THIS MAP APPROVAL, THE APPLICANT AGREES TO INDEMNIFY THE CITY AS PROVIDED IN THIS SECTION. THE APPLICANT SHALL DEFEND, INDEMNIFY, AND HOLD HARMLESS THE CITY OF BELVEDERE AND ITS AGENTS, OFFICERS, ATTORNEYS, OR EMPLOYEES FROM ANY CLAIM, ACTION OR PROCEEDING (COLLECTIVELY REFERRED TO AS "PROCEEDING") BROUGHT AGAINST THE CITY OR ITS AGENTS, OFFICERS, ATTORNEYS, OR EMPLOYEES TO ATTACK, SET ASIDE, VOID, OR ANNUL THIS APPPROVAL, WHICH PROCEEDING IS BROUGHT WITHIN THE APPLICABLE STATUTE OF LIMITATIONS. THE INDEMNIFICATION SHALL INCLUDE, BUT NOT BE LIMITED TO, DAMAGES, FEES AND/OR COSTS AWARDED AGAINST THE CITY, IF ANY, AND THE COST OF SUIT, ATTORNEY'S FEES, AND OTHER COSTS, LIABILITIES AND EXPENSES INCURRED IN CONNECTION WITH SUCH PROCEEDING WHETHER INCURRED BY THE APPLICANT, THE CITY, AND/OR THE PARTIES INITIATING OR BRINGING SUCH PROCEEDING.

IN THE EVENT THAT A PROCEEDING IS BROUGHT, THE CITY SHALL PROMPTLY NOTIFY THE APPLICANT OF THE EXISTENCE OF THE PROCEEDING AND THE CITY WILL COOPERATE FULLY IN THE DEFENSE OF SUCH PROCEEDING. IN THE EVENT THAT THE APPLICANT IS REQUIRED TO DEFEND THE CITY IN CONNECTION

WITH ANY SAID PROCEEDING, THE CITY SHALL RETAIN THE RIGHT TO (1) APPROVE THE COUNSEL TO DEFEND THE CITY, (2) APPROVE ALL SIGNIFICANT DECISIONS CONCERNING THE MATTER IN WHICH THE DEFENSE IS CONDUCTED, AND (3) APPROVE ANY AND ALL SETTLEMENTS, WHICH APPROVAL SHALL NOT BE UNREASONABLY WITHHELD. THE CITY SHALL ALSO HAVE THE RIGHT NOT TO PARTICIPATE IN SAID DEFENSE, EXCEPT THAT THE CITY AGREES TO COOPERATE WITH THE APPLICANT IN THE DEFENSE OF SAID PROCEEDING. IF THE CITY CHOOSES TO HAVE COUNSEL OF ITS OWN DEFEND ANY PROCEEDING WHERE THE APPLICANT HAS ALREADY RETAINED COUNSEL TO DEFEND THE CITY IN SUCH MATTERS, THE FEES AND EXPENSES OF THE COUNSEL SELECTED BY THE CITY SHALL BE PAID BY THE CITY.

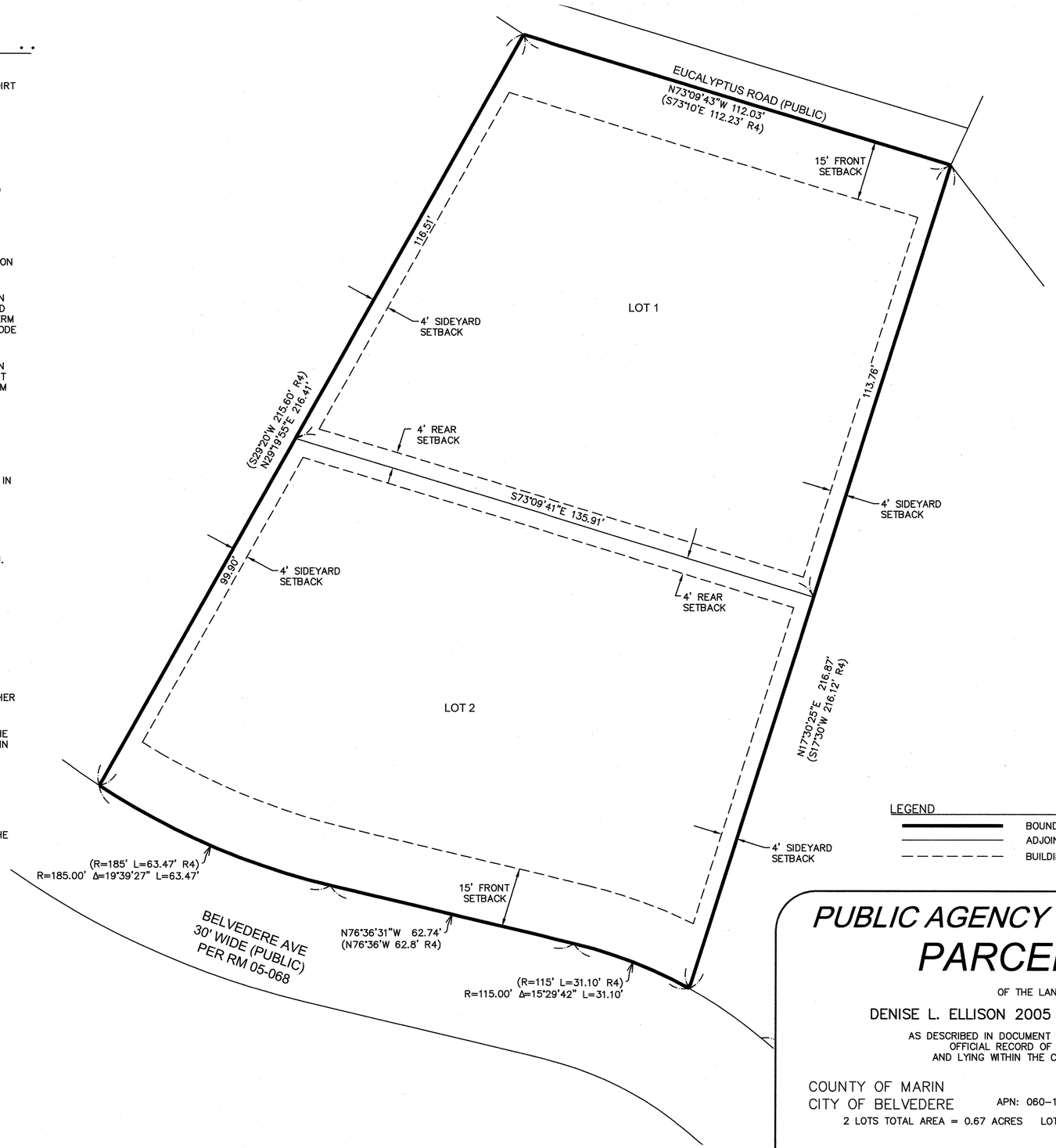
NOTWITHSTANDING THE IMMEDIATELY PRECEDING SENTENCE, IF THE CITY ATTORNEY'S OFFICE PARTICIPATES IN THE DEFENSE, ALL CITY ATTORNEY FEES AND COSTS SHALL BE PAID BY THE APPLICANT.

DEPARTMENT OF PUBLIC WORKS CONDITIONS OF APPROVAL (CONTINUED ON NEXT SHEET).

NOTES

THE FOLLOWING CONDITIONS ARE PURSUANT TO SECTION 66411.7 OF THE CALIFORNIA GOVERNMENT CODE:

1. NO SETBACK SHALL BE REQUIRED FOR AN EXISTING STRUCTURE OR A STRUCTURE CONSTRUCTED IN THE SAME LOCATION AND TO THE SAME DIMENSIONS AS AN EXISTING STRUCTURE (SECTION 66411.7(C)(3)(A))
2. A LOCAL AGENCY MAY REQUIRE A SETBACK OF UP TO FOUR FEET FROM THE SIDE AND REAR LOT LINES (SECTION 66411.7(C)(3)(B))
3. OFF-STREET PARKING OF UP TO ONE SPACE PER UNIT IS REQUIRED (SECTION 66411.7(e)(3)).
4. THE CITY OF BELVEDERE IS NOT REQUIRED TO PERMIT MORE THAN TWO UNITS ON A PARCEL CREATED BY URBAN LOT SPLIT (SECTION 66411.7(j)



LEGEND

- BOUNDARY LINE
- ADJOINING BOUNDARY LINE
- BUILDING SETBACK LINE

PUBLIC AGENCY INFORMATION
PARCEL MAP

OF THE LANDS OF

DENISE L. ELLISON 2005 TRUST UTD 3/29/05

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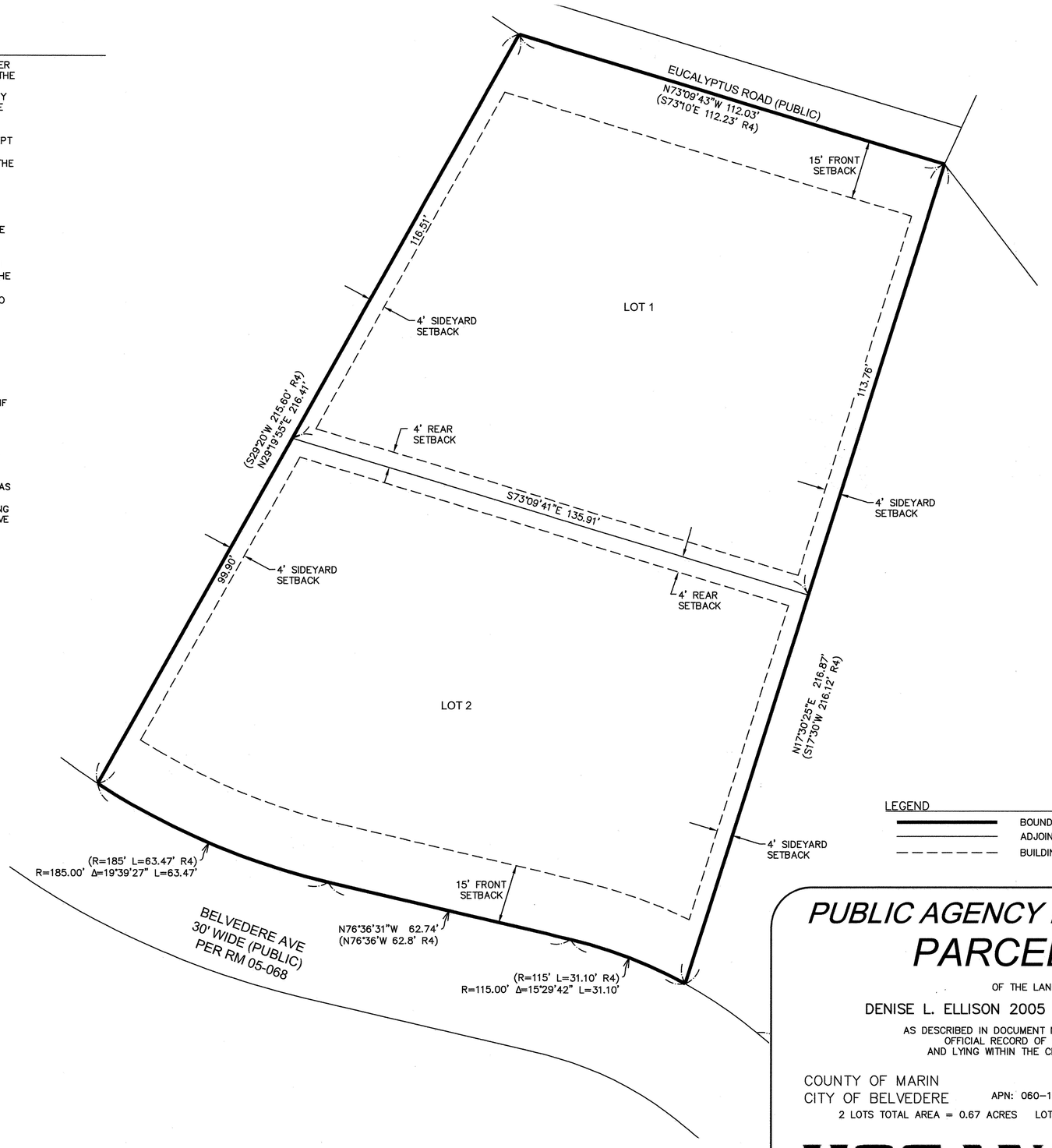
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TENTATIVE MAP CONDITIONS APPROVED JANUARY 10, 2024 (CONTINUED)

13. A PARCEL MAP SHALL BE PREPARED BY OR UNDER THE DIRECTION OF A QUALIFIED, REGISTERED CIVIL ENGINEER OR LICENSED LAND SURVEYOR, REGISTERED, OR LICENSED BY THE STATE OF CALIFORNIA, AND SUBMITTED TO THE CITY ENGINEER FOR APPROVAL. UPON APPROVAL, THE MAP SHALL BE FILED AT THE OFFICE OF THE MARIN COUNTY RECORDER. IF IMPROVEMENTS REQUIRED BY THE DEVELOPMENT CODE, CONDITIONS OF APPROVAL OR BY LAW HAVE NOT BEEN COMPLETED AT THE TIME OF APPROVAL OF THE PARCEL MAP, THE SUBDIVIDER SHALL BE REQUIRED TO ENTER INTO A SUBDIVISION IMPROVEMENT AGREEMENT WITH THE CITY AND PROVIDE REQUIRED SECURITY.
14. PLANS SUBMITTED FOR A PARCEL MAP SHALL BE IN CONFORMANCE WITH AN APPROVED TENTATIVE MAP, EXCEPT AS MODIFIED BY THESE CONDITIONS.
15. A SEPARATE PRIVATE SANITARY SEWER EASEMENT AND A SEPARATE PRIVATE STORM DRAIN EASEMENT OVER THE PROPOSED LOT 2 IN FAVOR OF THE PROPOSED LOT 1 IS REQUIRED FOR CONNECTION/DISCHARGE WITHIN BELVEDERE AVENUE.
16. PER BMC 18.16.040 MONUMENTS –– LOCATION FOR STREET LINES. "ON ALL INTERIOR STREET LINES AND EXTERIOR BOUNDARIES WHICH ARE STREET LINE OF THE SUBDIVISION, THE ENGINEER OR SURVEYOR SHALL SET MONUMENTS IN THE STREET AREAS, ..." ONE–HALF INCH IRON PIPE MONUMENTS SHALL BE SET AT ALL LOT CORNERS, UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER. ALL MONUMENTS MUST BE APPROVED BY THE CITY ENGINEER.
17. PURSUANT TO BMC 18.27.050 ADDITIONAL REQUIRED DOCUMENTATION
    - A. OWNER–OCCUPANCY AFFIDAVIT. THE APPLICANT FOR AN URBAN LOT SPLIT SHALL SIGN AN AFFIDAVIT, IN THE FORM APPROVED BY THE CITY ATTORNEY, STATING THAT THE APPLICANT INTENDS TO OCCUPY ONE OF THE HOUSING UNITS ON THE NEWLY CREATED LOTS AS ITS PRINCIPAL RESIDENCE FOR A MINIMUM OF THREE (3) YEARS FROM THE DATE OF THE APPROVAL OF THE URBAN LOT SPLIT. THIS SUBSECTION SHALL NOT APPLY TO AN APPLICANT THAT IS A COMMUNITY LAND TRUST AS DEFINED IN CLAUSE (ii) OF SUBPARAGRAPH (11) OF SUBDIVISION (a) OF SECTION 402.1 OF THE REVENUE & TAXATION CODE OR IS A "QUALIFIED NONPROFIT CORPORATION" AS DESCRIBED IN SECTION 214.15 OF THE REVENUE & TAXATION CODE.
    - B. ADDITIONAL AFFIDAVIT. IF ANY EXISTING HOUSING IS PROPOSED TO BE ALTERED OR DEMOLISHED, THE OWNER OF THE PROPERTY PROPOSED FOR AN URBAN LOT SPLIT SHALL SIGN AN AFFIDAVIT, IN THE FORM APPROVED BY THE CITY ATTORNEY, STATING THAT NONE OF THE CONDITIONS LISTED IN SECTION 18.27 .040(F) ABOVE EXIST AND SHALL PROVIDE A COMPREHENSIVE HISTORY OF THE OCCUPANCY OF THE UNITS TO BE ALTERED OR DEMOLISHED FOR THE PAST THREE (3) YEARS (FIVE (5) YEARS IF AN EXISTING UNIT IS TO BE DEMOLISHED). THE OWNER AND APPLICANT SHALL ALSO SIGN AN AFFIDAVIT STATING THAT NEITHER THE OWNER NOR APPLICANT, NOR ANY PERSON ACTING IN CONCERT WITH THE OWNER OR APPLICANT, HAS PREVIOUSLY SUBDIVIDED AN ADJACENT PARCEL USING AN URBAN LOT SPLIT.
    - C. RECORDED COVENANT. PRIOR TO THE APPROVAL AND RECORDATION OF THE PARCEL MAP, THE APPLICANT SHALL RECORD A RESTRICTIVE COVENANT IN THE FORM PRESCRIBED BY THE CITY OF BELVEDERE CITY ATTORNEY WHICH SHALL RUN WITH THE LAND AND PROVIDE THE FOLLOWING:
        1. A PROHIBITION AGAINST FURTHER SUBDIVISION OF THE PARCEL USING THE URBAN LOT SPLIT PROCEDURES AS PROVIDED FOR IN THIS SECTION; AND
        2. A PROHIBITION ON NONRESIDENTIAL USES OF ANY UNITS DEVELOPED OR CONSTRUCTED ON EITHER RESULTING PARCEL, INCLUDING A PROHIBITION AGAINST RENTING OR LEASING THE UNITS FOR FEWER THAN 30 CONSECUTIVE CALENDAR DAYS.
        3. A DECISION TO APPROVE OR DENY AN URBAN LOT SPLIT SHALL BE FINAL.
18. ALL EXISTING AND PROPOSED UTILITY DISTRIBUTION FACILITIES FOR THE SUBDIVISION, INCLUDING ELECTRIC, TELECOMMUNICATIONS, CABLE TV, ETC., SHALL BE UNDERGROUNDED, SUBJECT TO THE DISCRETION OF THE CITY ENGINEER.



LEGEND

- BOUNDARY LINE
- ADJOINING BOUNDARY LINE
- BUILDING SETBACK LINE

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