

Exhibit "A"

PLANNED DEVELOPMENT (PD) PERMIT No. 2007-04 Amendment (Revised)

Stone's Throw (Winters Highlands) Subdivision Phases 1, 4 and V

October 26, 2021

TERM: Unlimited term pursuant to the requirements of Section 17.48.050 of the Winters Municipal Code (Title 17, Zoning) and subject to compliance with the conditions of approval.

Street/Front-Loaded Homes

SETBACKS:

Front: For the Plan 1 a front yard setback of fifteen (15) feet instead of twenty (20) feet, as detailed on the site plans.

Rear: For the Plan 1 a rear yard setback of fifteen (15) feet instead of twenty (20) feet, as detailed on the site plan. A rear yard setback of twelve (12) feet for a patio cover.

Rear: For the Plan 3 a rear yard setback of twelve (12) feet for an optional loggia or patio, as detailed on the site plan.

Side: For the Plan 1 a side yard setback of five (5) feet instead of ten (10) feet, as detailed on the site plan.

Alley-Loaded Homes

SETBACKS:

Front: Phase 1 Plan 4, a setback of ten (10) feet eight (8) inches to the porch instead of twenty (20) feet, as detailed on the site plan.

Front: Phases IV and V Plan 2, a setback of seventeen (17) feet six (6) inches to the house.

Front: Phases IV and V Plan 3, a setback of fifteen (15) feet to the house.

Side: Phases IV and V all Plans, a setback of five (5) feet beyond the parking pad.

Duet/Duplex Homes

Front: For the Plan 6 a front yard setback of seventeen (17) feet instead of twenty (20) feet, as detailed on the site plan.

Front: For the Plan 7 a front yard setback ten (10) feet instead of twenty (20) feet, as detailed on the site plan.

Rear: For the Plan 6 a rear yard setback of seventeen (17) feet instead of twenty (20) feet for main structure, as detailed on the site plan. Rear yard setback of nine (9) feet for patio cover.

Rear: For the Plan 7 a rear yard setback of zero (0) feet instead of twenty (20) feet for main structure, as detailed on the site plan. Rear setback of three (3) feet for patio cover.

Side: For the Plan 6 a side yard setback of zero (0) and five (5) feet instead of five (5) feet and ten (10) feet, as detailed on the site plan.

Lot Coverage: For the Plan 6 increase the allowable lot coverage from fifty (50) to seventy-one (71) percent for the main structure and to seventy-four (74) percent for a patio cover.