

FAQs Northridge Village

This Frequently Asked Questions Sheet addresses the questions we most hear.

Home Owners Association

The association will be responsible for the trees that will be planted in the alley, that irrigation system, snow plowing the alley, and design review. Dues should be less than \$30/month.

Design Review Guidelines

Design Review requires a \$250 fee and a review that the plans conform to the CC&Rs.

Building Size Requirements

None besides city code

Zoning

General Residential (ADU requires 7,000 SF)-

40% total lot coverage allowed

35' max building height

Building Setbacks: Front Lot Line setback 20' Side and back set back 10'

Easements

10' Utility & Snow Storage Easement adjacent to all ROWs

16' Utility & Drainage Easement adjacent to all exterior boundary lines

The alley between First and Second Avenues shall be maintained as a utility and access corridor, the full width of the alley shall be maintained for use as fire department access.

Details regarding Northridge IX, Blocks 31 and 32

Residential building sites with utilities

3 lots that are over 7,000 SF and 21 lots that are under 7,000 SF.

The alley is approx. 16,720 s/f, 641' X 26' (.38 acre), and it is owned by the City of Hailey.

Legal

Northridge IX - Blocks 31 (1st Ave) and 32 (2nd Ave)

Disclaimer:

This is a summary for convenience but should not be relied upon as final or legal documentation. Legal documents include the Plat, CC&Rs and HOA budget. Most of these are available at: www.5b-realestate.com/northridge-village Buyers and Agents should do their own Due Diligence.



Anna Mathieu, Associate Broker, GRI, MBA
(208) 309-1329
Michelle Sabina, Realtor®, RSPS
(503) 758-9163
Windermere Real Estate/SV, LLC