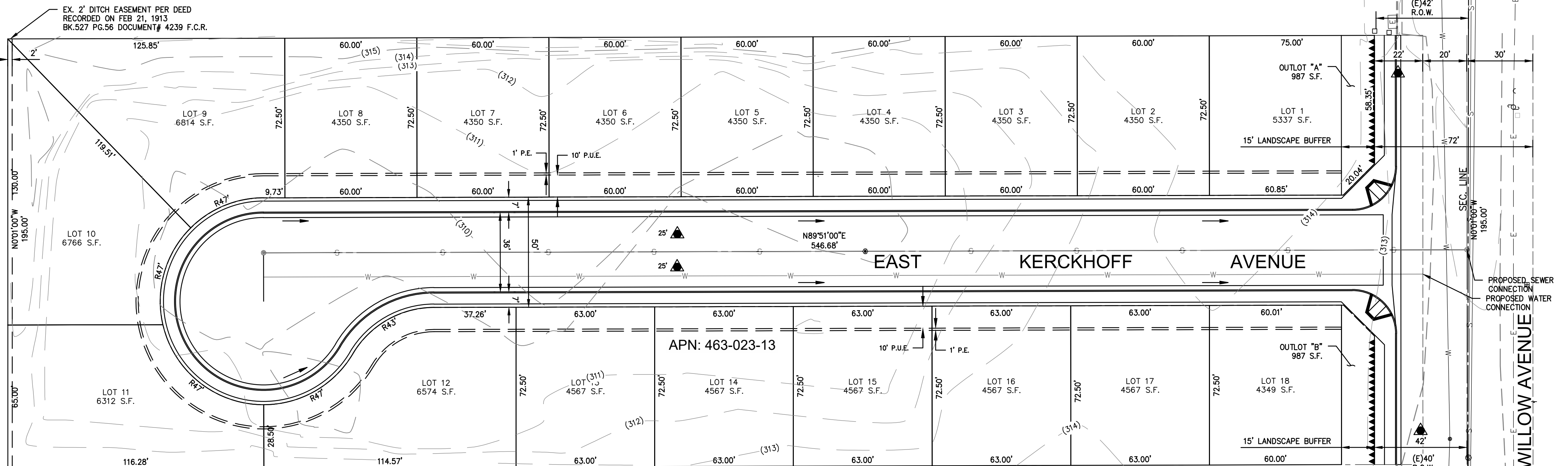
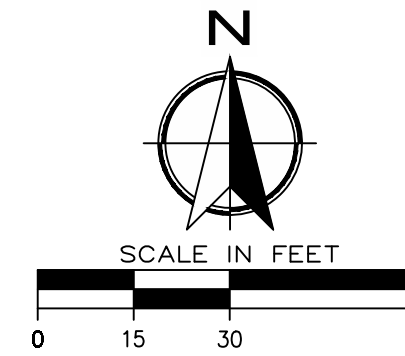


TENTATIVE SUBDIVISION MAP
TRACT NO. 6270
LAMBO SUBDIVISION

CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA



GENERAL INFORMATION

- APN: 463-023-13
- OWNER/SUBDIVIDER: CEN CAL BUILDERS
(SAME PARTY) 3497 E INTERNATIONAL AVENUE
CLOVIS CA 93619
PHONE: (559) 225-6697
- GROSS AREA: 2.87± ACRES
- NET AREA: 2.08± ACRES
- EXISTING ZONING: RS5
- PROPOSED ZONING: RS5
- MIN LOT SIZES FOR RS5:
INTERIOR: 35' WIDE BY 70' DEEP
CORNER: 40' WIDE BY 70' DEEP
REV. CORNER: 50' WIDE BY 70' DEEP
- ZONING SETBACKS FOR RS5:
FRONT: 25 FEET
REAR: 10 FEET
SIDE: 7 FEET (INTERIOR)
CORNER: 15 FEET (STREET SIDE)
REV. CORNER: 20 FEET (REVERSE CORNER)
- PROPOSED LOTS: 18, MINIMUM LOT SIZE = 4,000 SF
- EXISTING USE: SINGLE FAMILY RESIDENTIAL
- PROPOSED USE: SINGLE FAMILY RESIDENTIAL
- UTILITY SERVICES PROVIDED BY:
WATER CITY OF FRESNO
SEWER CITY OF FRESNO
ELECTRICITY PACIFIC GAS & ELECTRIC
GAS PACIFIC GAS & ELECTRIC
STORM DRAIN CITY OF FRESNO
- ALL EXISTING OVERHEAD UTILITIES TO BE REMOVED OR UNDERGROUNDED.
- ALL PROPOSED IMPROVEMENTS TO BE INSTALLED PER CITY OF FOWLER STANDARDS.
- THIS PROPERTY HAS NO AIRPORT INFLUENCE AREA.

LEGEND

	LIMITS OF THIS SUBDIVISION
	EXISTING CENTERLINE
	EXISTING EASEMENT
	EXISTING PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	SECTION LINE
	EXISTING CONTOUR (MAJOR)
	EXISTING CONTOUR (MINOR)
	EXISTING FENCE (CHAIN-LINK)
	EXISTING CURB AND GUTTER
	EXISTING WATER
	EXISTING SEWER
	EXISTING JOINT TRENCH (GAS, ELEC, TV, & TEL.)
	EXISTING OVERHEAD POWER LINES
	PROPOSED RIGHT OF WAY
	PROPOSED CURB AND GUTTER
	PROPOSED EASEMENT
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
	EXISTING WATER METER
	EXISTING SEWER MANHOLE
	EXISTING LIGHT POLE

LEGEND

	FOUND IRON PIPE MONUMENT
	FOUND BRASS CAP MONUMENT
	NOW OFFERED FOR DEDICATION FOR PUBLIC STREET PURPOSES
	PREVIOUSLY DEDICATED FOR PUBLIC STREET PURPOSES
	DIRECTION OF SURFACE DRAINAGE
	PROPOSED STORM DRAIN CURB INLET

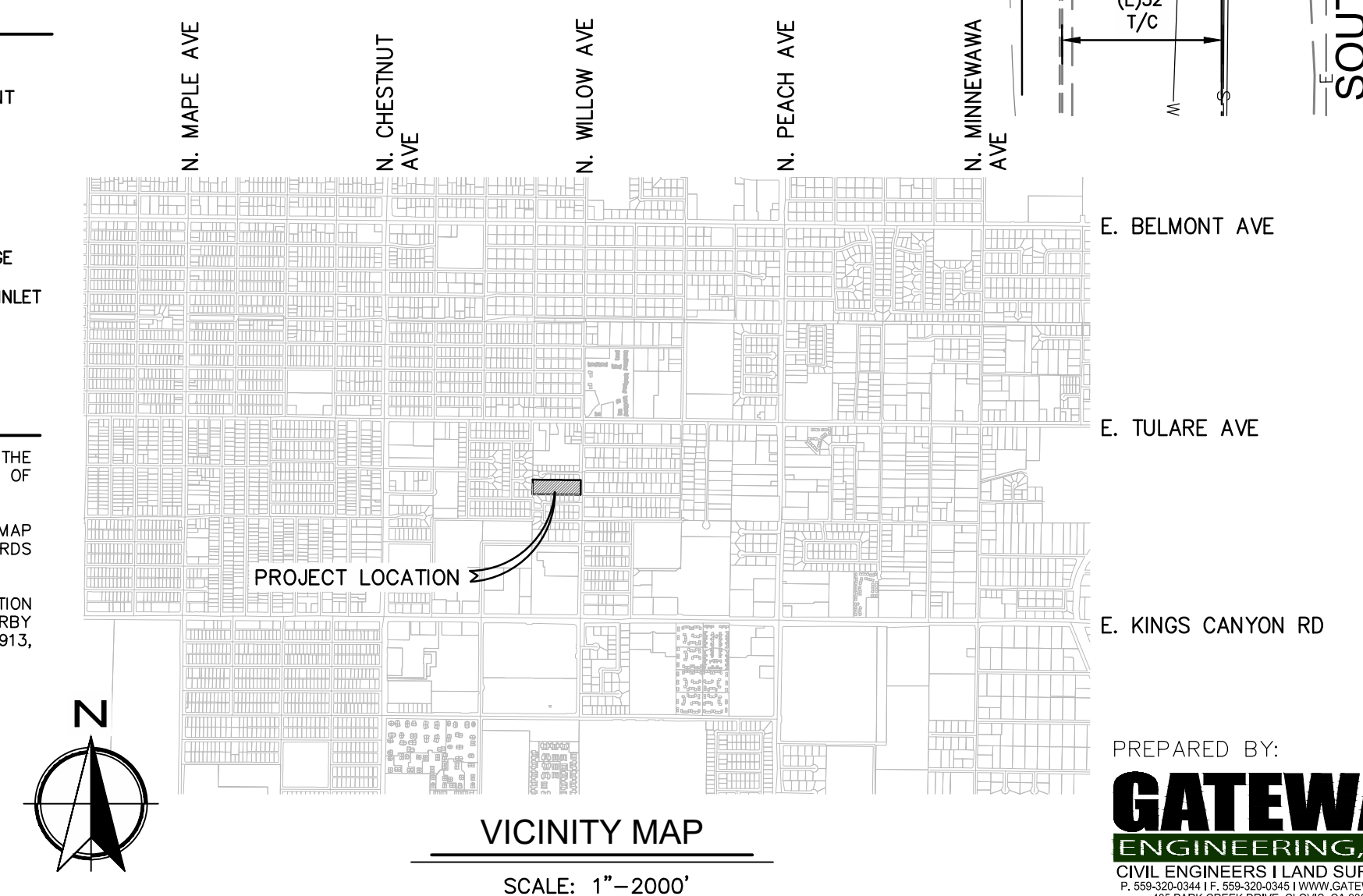
LEGAL DESCRIPTION

THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF FRESNO, CITY OF FRESNO, DESCRIBED AS FOLLOWS:

LOT 6 OF EASTERBY HEIGHTS, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 7 PAGE 44 OF RECORDS OF SURVEYS, FRESNO COUNTY RECORDS.

TOGETHER WITH THE RIGHT OF WAY FOR AN IRRIGATION DITCH ALONG THE SOUTH SIDE OF LOT 5 OF EASTERBY HEIGHTS, BY DEED RECORDED FEBRUARY 21, 1913, BOOK 527, PAGE 56 OF FRESNO COUNTY RECORDS.

APN: 463-023-13



PREPARED BY:
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