

BUILDING AND LOT REQUIREMENTS
Canyon View Subdivision

APN _____ ADDRESS _____

LOT SIZE 14,916 sq.ft. LOT NUMBER 27

BUILDING SETBACKS

Front(s) 20' from property line
Side(s) 10'/30' from property line (southeast/north)

POOL AND SPA AND EQUIPMENT SETBACKS

As defined under Building Setbacks above.

MAXIMUM LOT COVERAGE: 40% for a single story building
35% for a double story building

BUILDING HEIGHT: Maximum 30 feet

MAXIMUM BUILDING SPACE RATIO:	<u>5,966</u> sq.ft. Single Story
	<u>5,221</u> sq.ft. Double Story
Ground floor _____ sq.ft.	
Garage _____ sq.ft.	
Covered porches _____ sq.ft.	
Other _____ sq.ft.	
Total _____ sq.ft.	Date _____

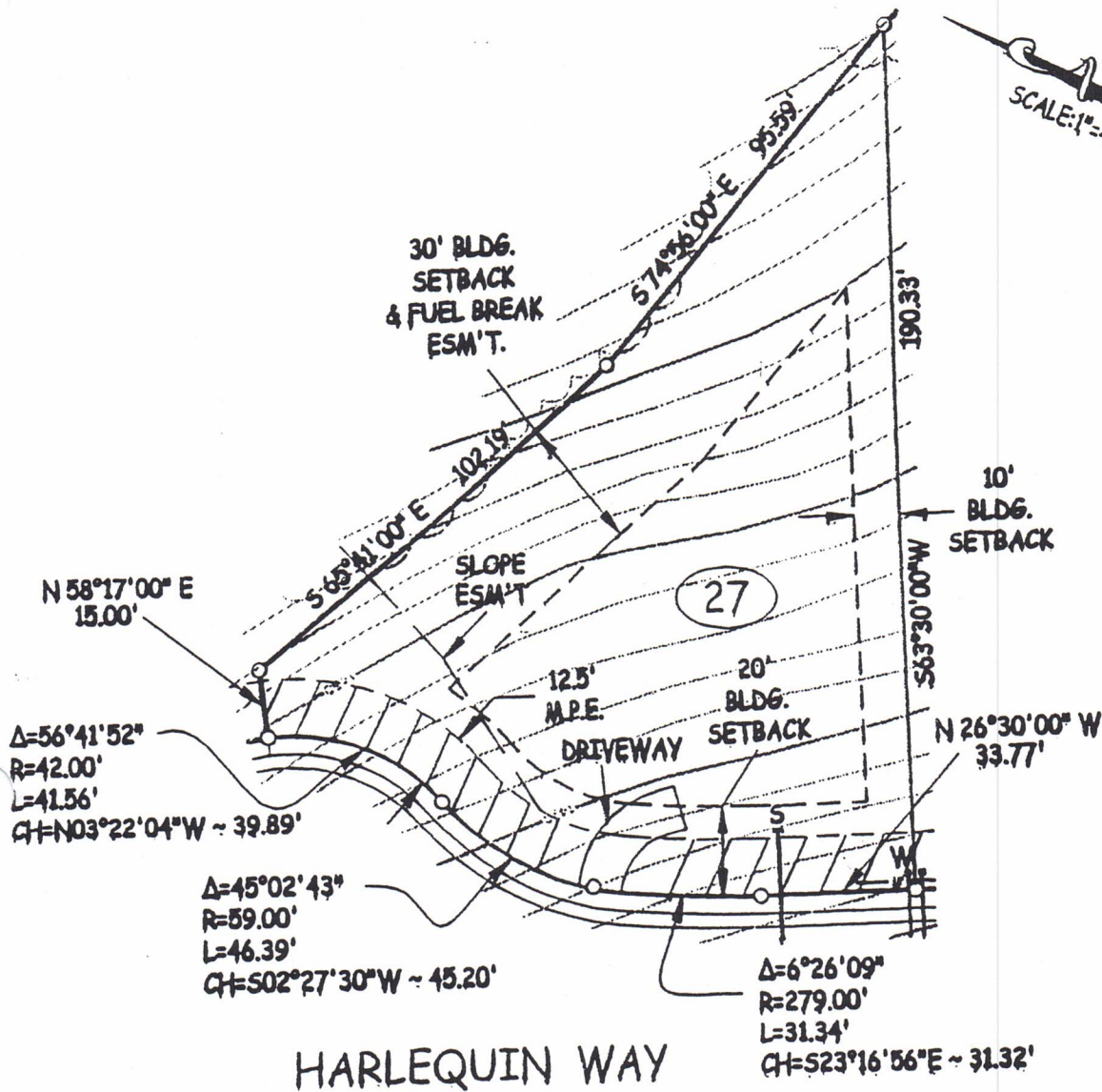
ADDITIONAL COMMENTS:

1. Prior to the issuance of any building permits, grading permit shall be required. Driveway locations and gradients established with subdivision improvements may not be modified without express consent of DPW.
2. No concrete slab foundations, except for garages and basements, shall be permitted. Alternative foundations (no slabs) will be required on lots with slopes of 10% or greater. Alternative footings shall consist of continuous spread footings; stem walls; pier and grade beams.
3. Tree Mitigation Fees have been paid – apply Tree Ordinance to tree removal on each lot.
4. Hours of construction: Monday through Friday 6 am to 8 pm
 Saturday 8 am to 6 pm
5. Pursuant to Planning Commission policy, any modifications to the lot boundaries or other aspects of the recorded Final Map and/or any modification to the conditions of approval for the Tentative Map, Vesting Tentative Map and/or Conditional Use Permit for the Planned Unit Development, shall be processed as a re-subdivision and/or Conditional Use Permit modification by the Planning Commission. Variances, Minor Boundary Resolutions, Minor Subdivisions, or other administrative procedures shall not be used in such instances unless specifically authorized by the Planning Commission.

Verification of Architectural Review Committee Stamp:

Primary structure _____
Pool/spa _____
Accessory building(s) _____
Other _____

CANYON VIEW SUBDIVISION LOT 27

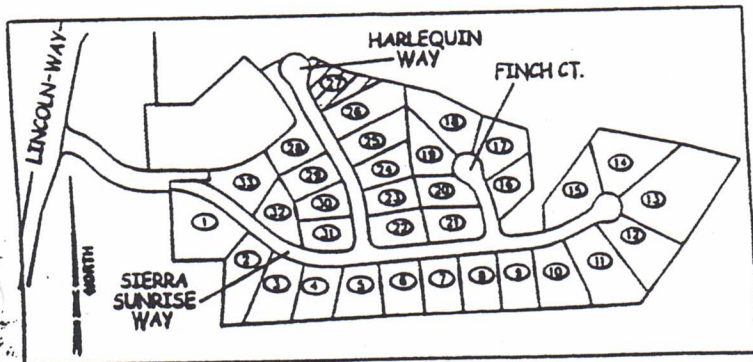


SCALE: 1"=40'

* SEWER PUMP REQUIRED

LEGEND

- MULTIPLE PURPOSE EASEMENT
- BLDG. SETBACK LINE
- SLOPE EASEMENT
- JOINT TRENCH
- W WATER SERVICE
- S SEWER SERVICE
- DROP INLET
- ⊕ FIRE HYDRANT ASSEMBLY
- /// NO ACCESS



KEY MAP

BUILDING AND LOT REQUIREMENTS**Canyon View Subdivision**

APN _____ ADDRESS _____

LOT SIZE 20,946 sq.ft. LOT NUMBER 28**BUILDING SETBACKS**

Front(s) 20' from property line
Side(s) 10' from property line
Rear 10'/20' from property line (single story bldg./double story bldg.)

POOL AND SPA AND EQUIPMENT SETBACKS

As defined under Building Setbacks above.

MAXIMUM LOT COVERAGE: 40% for a single story building
35% for a double story building

BUILDING HEIGHT: Maximum 30 feet

MAXIMUM BUILDING SPACE RATIO: 8,378 sq.ft. Single Story
7,331 sq.ft. Double Story

Ground floor _____ sq.ft.
Garage _____ sq.ft.
Covered porches _____ sq.ft.
Other _____ sq.ft.
Total _____ sq.ft.

Date _____

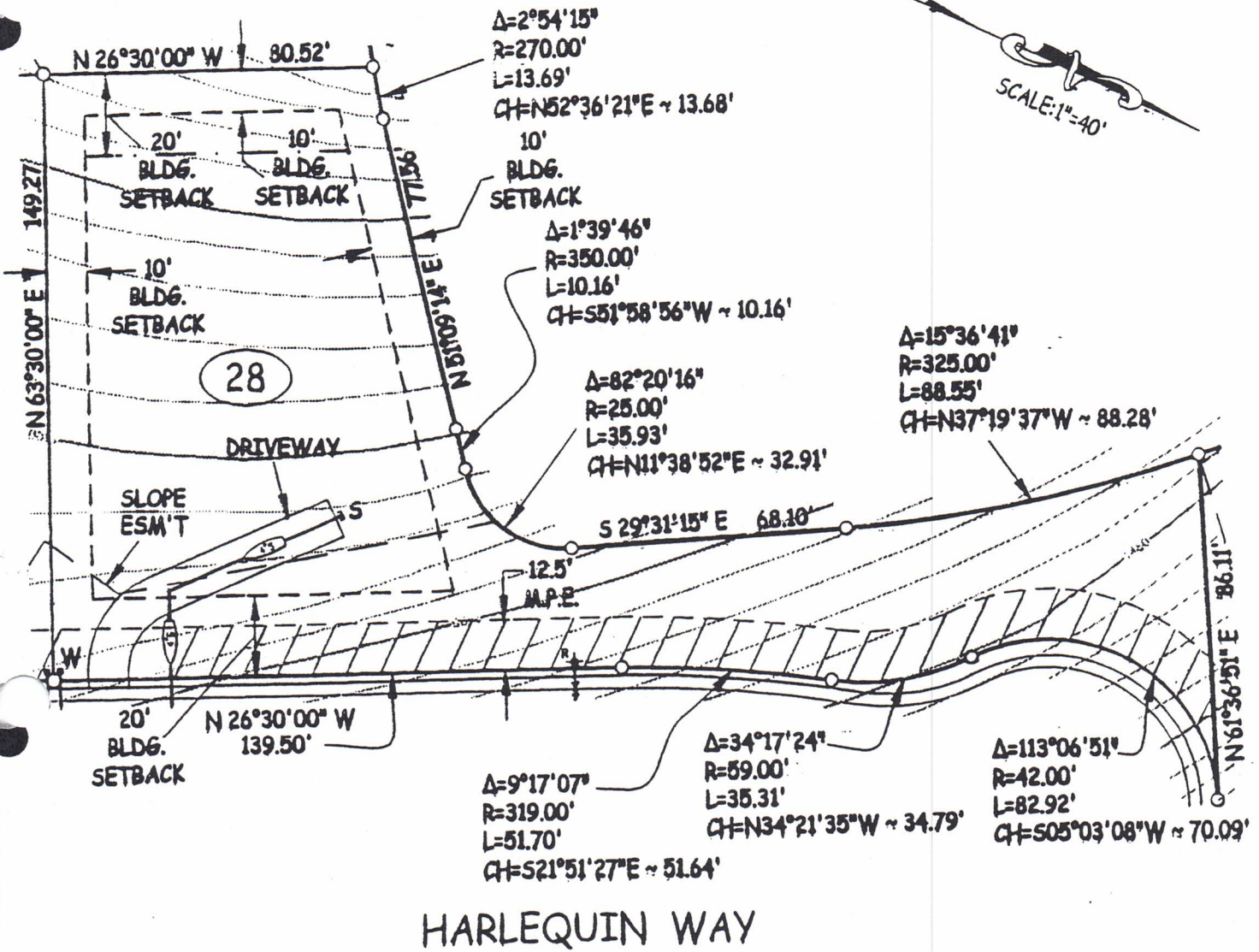
ADDITIONAL COMMENTS:

1. Prior to the issuance of any building permits, grading permit shall be required. Driveway locations and gradients established with subdivision improvements may not be modified without express consent of DPW.
2. No concrete slab foundations, except for garages and basements, shall be permitted. Alternative foundations (no slabs) will be required on lots with slopes of 10% or greater. Alternative footings shall consist of continuous spread footings; stem walls; pier and grade beams.
3. Tree Mitigation Fees have been paid – apply Tree Ordinance to tree removal on each lot.
4. Hours of construction: Monday through Friday 6 am to 8 pm
Saturday 8 am to 6 pm
5. Pursuant to Planning Commission policy, any modifications to the lot boundaries or other aspects of the recorded Final Map and/or any modification to the conditions of approval for the Tentative Map, Vesting Tentative Map and/or Conditional Use Permit for the Planned Unit Development, shall be processed as a re-subdivision and/or Conditional Use Permit modification by the Planning Commission. Variances, Minor Boundary Resolutions, Minor Subdivisions, or other administrative procedures shall not be used in such instances unless specifically authorized by the Planning Commission.

Verification of Architectural Review Committee Stamp:

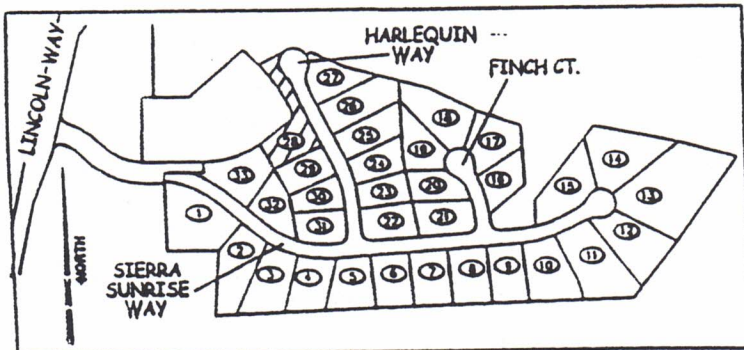
Primary structure _____
Pool/spa _____
Accessory building(s) _____
Other _____

CANYON VIEW SUBDIVISION LOT 28



SCALE: 1"=40'

HARLEQUIN WAY



KEY MAP

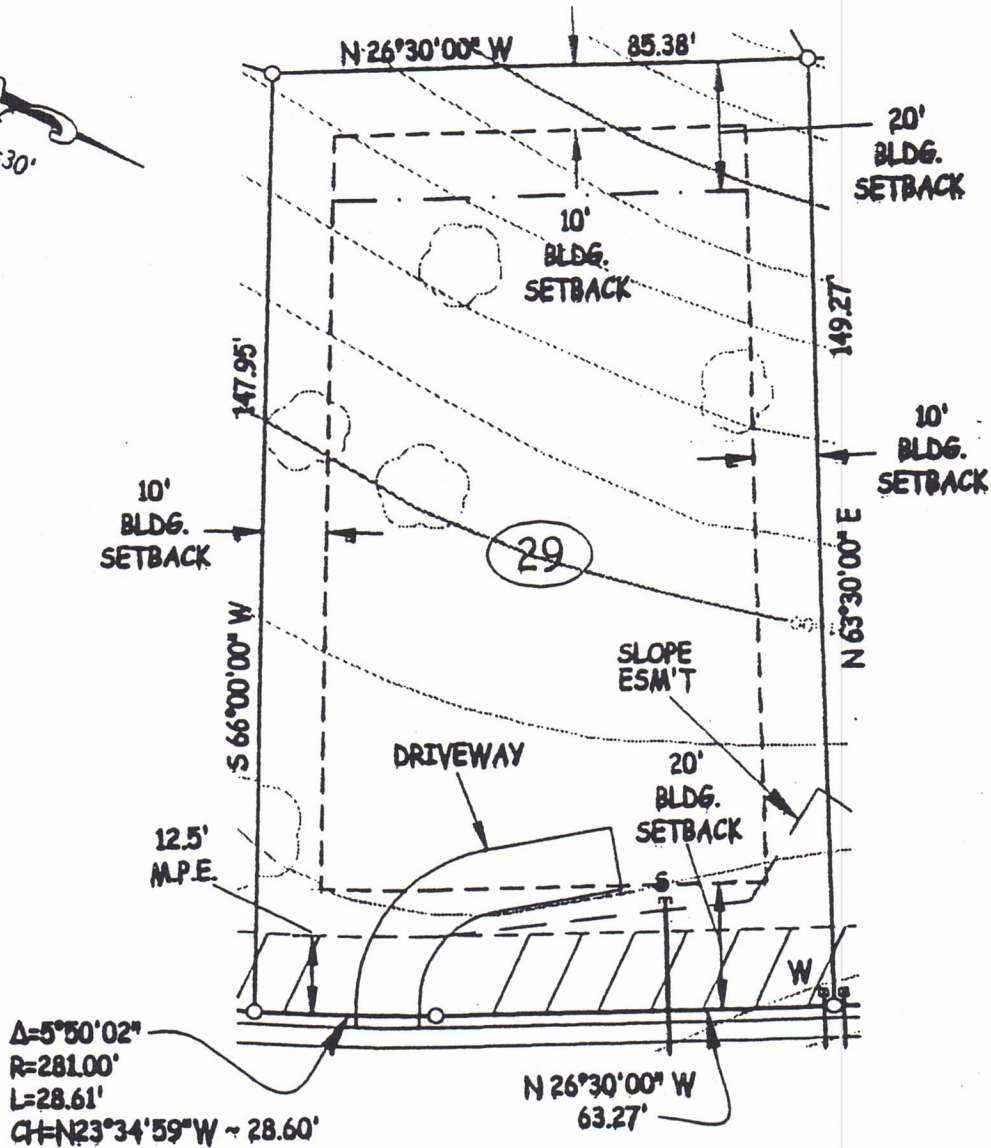
NOTE:
THE REAR SETBACK LINE FOR A SINGLE STORY DWELLING IS 10'. A DOUBLE STORY DWELLING SETBACK LINE IS 20'.

LEGEND

- MULTIPLE PURPOSE EASEMENT
- BLDG. SETBACK LINE
- SLOPE EASEMENT
- JT JT JOINT TRENCH
- W WATER SERVICE
- S SEWER SERVICE
- D.I. DROP INLET
- F.H.A. FIRE HYDRANT ASSEMBLY
- / / / / NO ACCESS

CANYON VIEW SUBDIVISION LOT 29

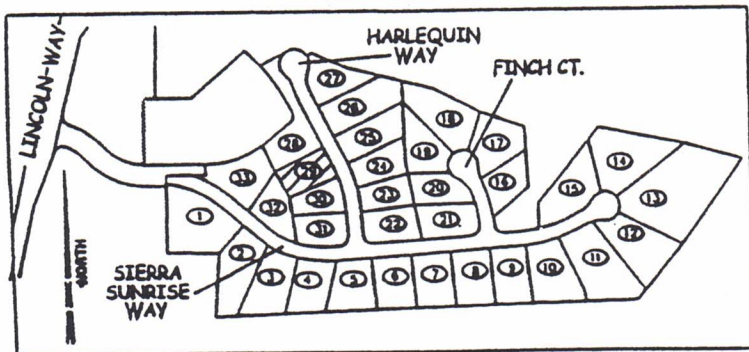
SCALE: 1"=30'



HARLEQUIN WAY

LEGEND

- MULTIPLE PURPOSE EASEMENT
- - - BLDG. SETBACK LINE
- SLOPE EASEMENT
- - - JOINT TRENCH
- W WATER SERVICE
- S SEWER SERVICE
- DROP INLET
- ⊕ FIRE HYDRANT ASSEMBLY
- /// NO ACCESS



KEY MAP

NOTE:
THE REAR SETBACK LINE FOR A SINGLE STORY DWELLING IS 10'. A DOUBLE STORY DWELLING SETBACK LINE IS 20'.

BUILDING AND LOT REQUIREMENTS
Canyon View Subdivision

APN _____ ADDRESS _____

LOT SIZE 11,675 sq.ft. LOT NUMBER 30

BUILDING SETBACKS

Front(s) 20' from property line
Side(s) 10' from property line
Rear 10'/20' from property line (single story bldg./double story bldg.)

POOL AND SPA AND EQUIPMENT SETBACKS

As defined under Building Setbacks above.

MAXIMUM LOT COVERAGE: 40% for a single story building
35% for a double story building

BUILDING HEIGHT: Maximum 30 feet

MAXIMUM BUILDING SPACE RATIO:	<u>4,670</u> sq.ft. Single Story
	<u>4,086</u> sq.ft. Double Story
Ground floor _____ sq.ft.	
Garage _____ sq.ft.	
Covered porches _____ sq.ft.	
Other _____ sq.ft.	
Total _____ sq.ft.	Date _____

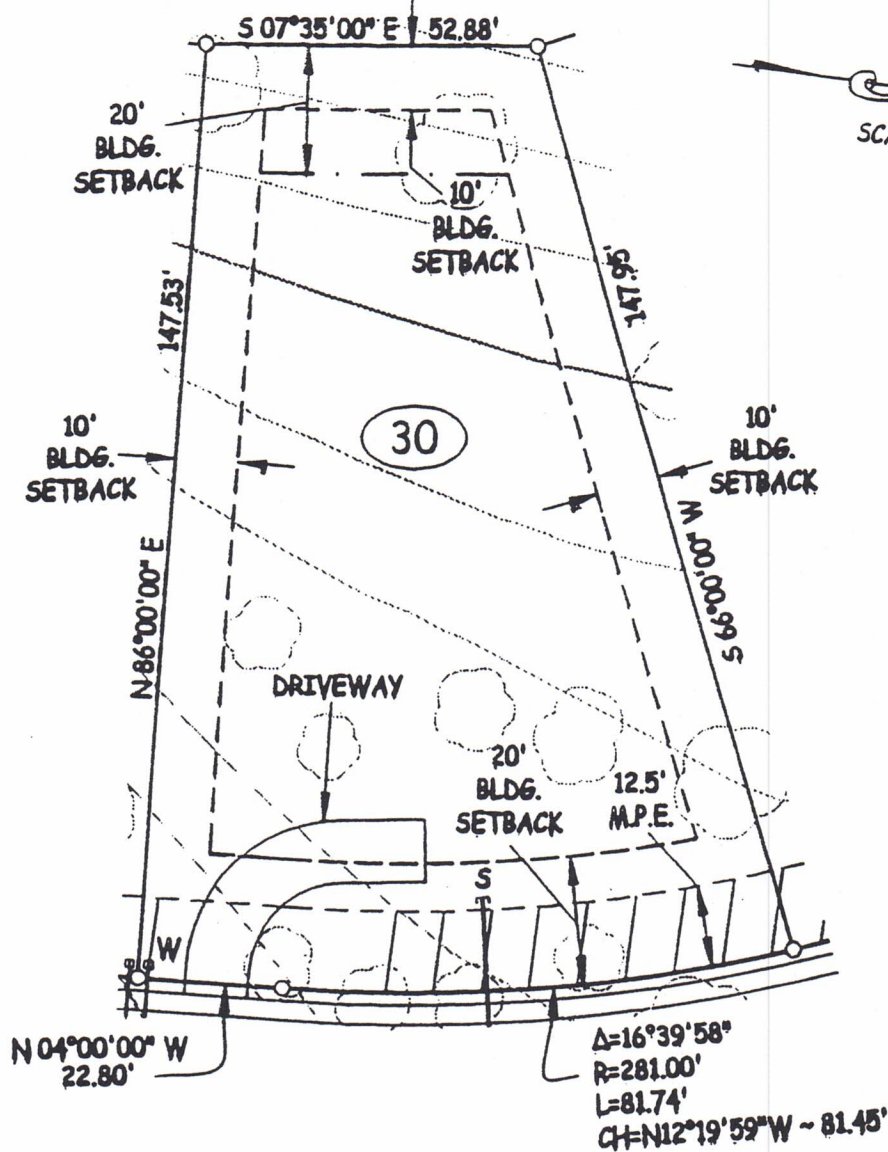
ADDITIONAL COMMENTS:

1. Prior to the issuance of any building permits, grading permit shall be required. Driveway locations and gradients established with subdivision improvements may not be modified without express consent of DPW.
2. No concrete slab foundations, except for garages and basements, shall be permitted.
3. Tree Mitigation Fees have been paid – apply Tree Ordinance to tree removal on each lot.
4. Hours of construction: Monday through Friday 6 am to 8 pm
 Saturday 8 am to 6 pm
5. Pursuant to Planning Commission policy, any modifications to the lot boundaries or other aspects of the recorded Final Map and/or any modification to the conditions of approval for the Tentative Map, Vesting Tentative Map and/or Conditional Use Permit for the Planned Unit Development, shall be processed as a re-subdivision and/or Conditional Use Permit modification by the Planning Commission. Variances, Minor Boundary Resolutions, Minor Subdivisions, or other administrative procedures shall not be used in such instances unless specifically authorized by the Planning Commission.

Verification of Architectural Review Committee Stamp:

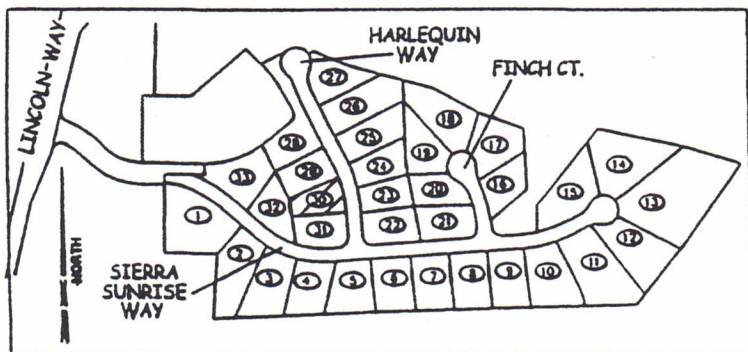
Primary structure _____
Pool/spa _____
Accessory building(s) _____
Other _____

CANYON VIEW SUBDIVISION LOT 30



SCALE: 1"=30'

HARLEQUIN WAY



KEY MAP

NOTE:
THE REAR SETBACK LINE FOR A SINGLE STORY DWELLING IS 10'. A DOUBLE STORY DWELLING SETBACK LINE IS 20'.

LEGEND

- MULTIPLE PURPOSE EASEMENT
- - - BLDG. SETBACK LINE
- SLOPE EASEMENT
- - - JOINT TRENCH
- W WATER SERVICE
- S SEWER SERVICE
- DROP INLET
- ⦿ FIRE HYDRANT ASSEMBLY
- /// NO ACCESS

BUILDING AND LOT REQUIREMENTS
Canyon View Subdivision

APN _____ ADDRESS _____

LOT SIZE 13,318 sq.ft. LOT NUMBER 31

BUILDING SETBACKS

Front(s) 20' from property line (south/east)
Side(s) 10'/10'/20' from property line (north line/single story/double story on west)

POOL AND SPA AND EQUIPMENT SETBACKS

As defined under Building Setbacks above.

MAXIMUM LOT COVERAGE: 40% for a single story building
35% for a double story building

BUILDING HEIGHT: Maximum 30 feet

MAXIMUM BUILDING SPACE RATIO:	<u>5,327</u> sq.ft. Single Story
	<u>4,661</u> sq.ft. Double Story
Ground floor _____ sq.ft.	
Garage _____ sq.ft.	
Covered porches _____ sq.ft.	
Other _____ sq.ft.	
Total _____ sq.ft.	Date _____

ADDITIONAL COMMENTS:

1. Driveway locations and gradients established with subdivision improvements may not be modified without express consent of DPW.
2. No concrete slab foundations, except for garages and basements, shall be permitted. Alternative foundations (no slabs) will be required on lots with slopes of 10% or greater. Alternative footings shall consist of continuous spread footings; stem walls; pier and grade beams.
3. Tree Mitigation Fees have been paid – apply Tree Ordinance to tree removal on each lot.
4. Hours of construction: Monday through Friday 6 am to 8 pm
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5. Pursuant to Planning Commission policy, any modifications to the lot boundaries or other aspects of the recorded Final Map and/or any modification to the conditions of approval for the Tentative Map, Vesting Tentative Map and/or Conditional Use Permit for the Planned Unit Development, shall be processed as a re-subdivision and/or Conditional Use Permit modification by the Planning Commission. Variances, Minor Boundary Resolutions, Minor Subdivisions, or other administrative procedures shall not be used in such instances unless specifically authorized by the Planning Commission.

Verification of Architectural Review Committee Stamp:

Primary structure _____
Pool/spa _____
Accessory building(s) _____
Other _____

CANYON VIEW SUBDIVISION LOT 31

$\Delta=21^{\circ}56'38''$

$R=229.00'$

$L=87.71'$

$CH=S83^{\circ}01'41''E \sim 87.17'$

SIERRA SUNRISE
WAY

$N 86^{\circ}00'00'' E$
29.94'

$\Delta=90^{\circ}00'00''$

$R=25.00'$

$L=39.27'$

$CH=N41^{\circ}00'00''E \sim 35.36'$

$N 86^{\circ}00'00'' E$
2.00'

$S 07^{\circ}35'00'' E$ 80.17'

20' BLDG.
SETBACK

10' BLDG.
SETBACK

12.5' M.P.E.

20' BLDG.
SETBACK

31

SLOPE
ESM'T

20' BLDG.
SETBACK

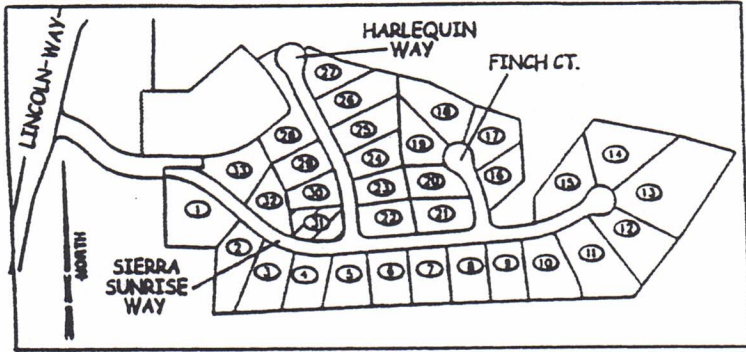
10' BLDG.
SETBACK

$N 86^{\circ}00'00'' E$
147.53'

$N 04^{\circ}00'00'' W$
71.60'

HARLEQUIN WAY

SCALE: 1"=30'



LEGEND

- MULTIPLE PURPOSE EASEMENT
- - - BLDG. SETBACK LINE
- SLOPE EASEMENT
- - - JOINT TRENCH
- - - W WATER SERVICE
- - - S SEWER SERVICE
- - - DROP INLET
- - - FIRE HYDRANT ASSEMBLY
- /// NO ACCESS

NOTE:

THE WEST SIDE SETBACK LINE FOR A SINGLE STORY DWELLING IS 10'. A DOUBLE STORY DWELLING SETBACK LINE IS 20'.

Soong, Inc. 3845 Alhambra Rd. #7, Bakersfield, CA 93311 (805) 624-1610