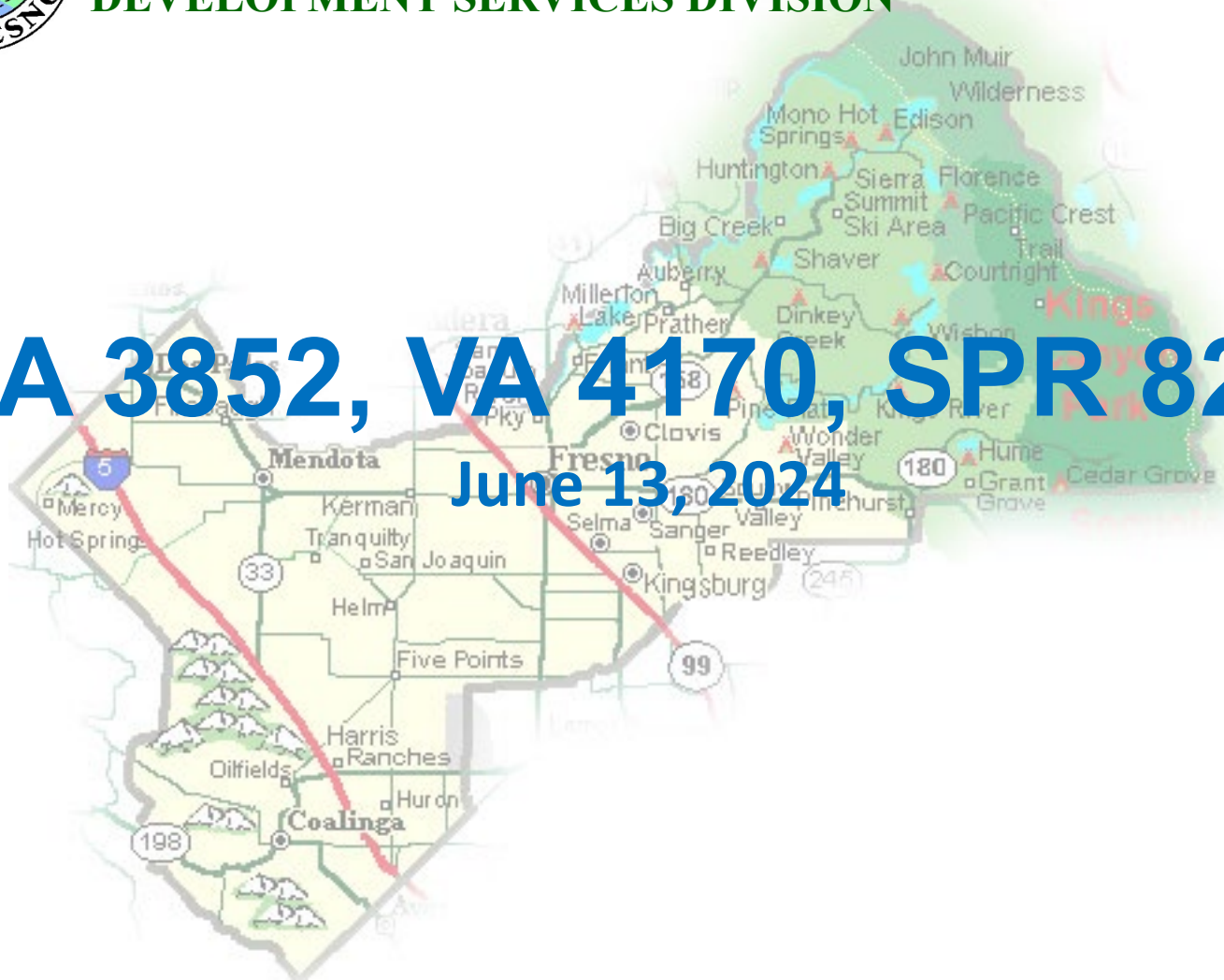


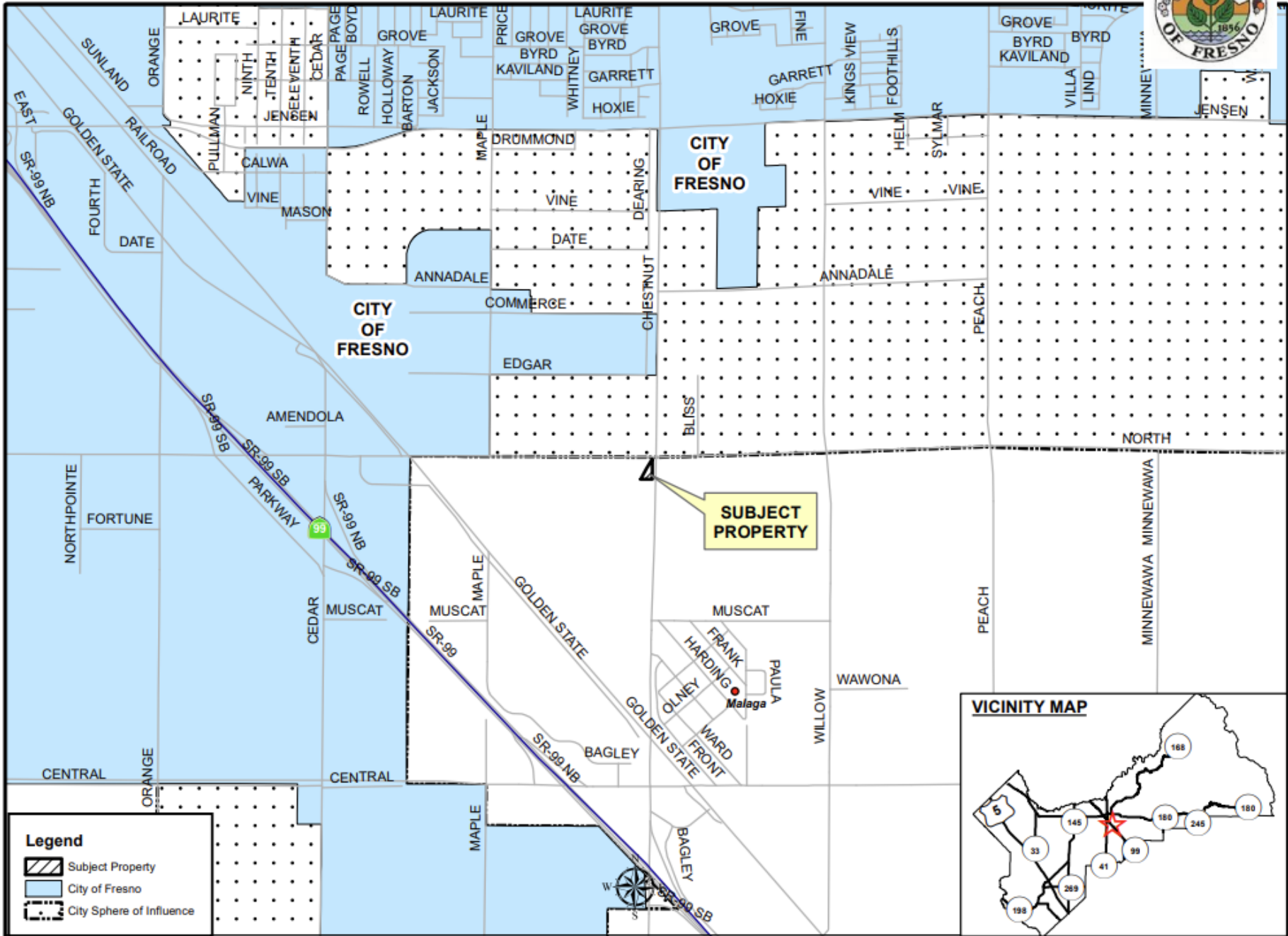


DEPARTMENT of PUBLIC WORKS and PLANNING
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June 13, 2024

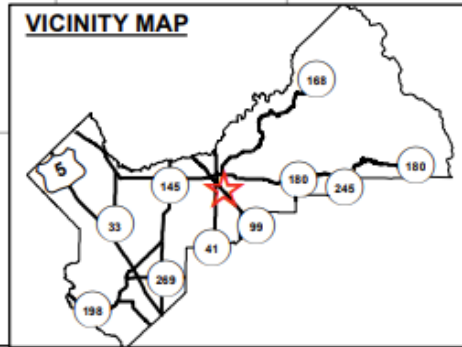


LOCATION MAP



Legend

- Subject Property
- City of Fresno
- City Sphere of Influence



AA 3852, VA 4170

Legend

- 3035 S Chestnut Ave
- Feature 1

E North Ave

E North Ave

North Ave

E North Ave

E North Ave

E North Ave

Ryan Enterprise

KAL Trailers & Leasing

3035 S Chestnut Ave

Project Site

Tacos Guamuchil

Weather 'The Group

American Tire Distributors

Inland Star Distribution Centers, Inc

Wanted Truck Parking, LLC

Chestnut Ave

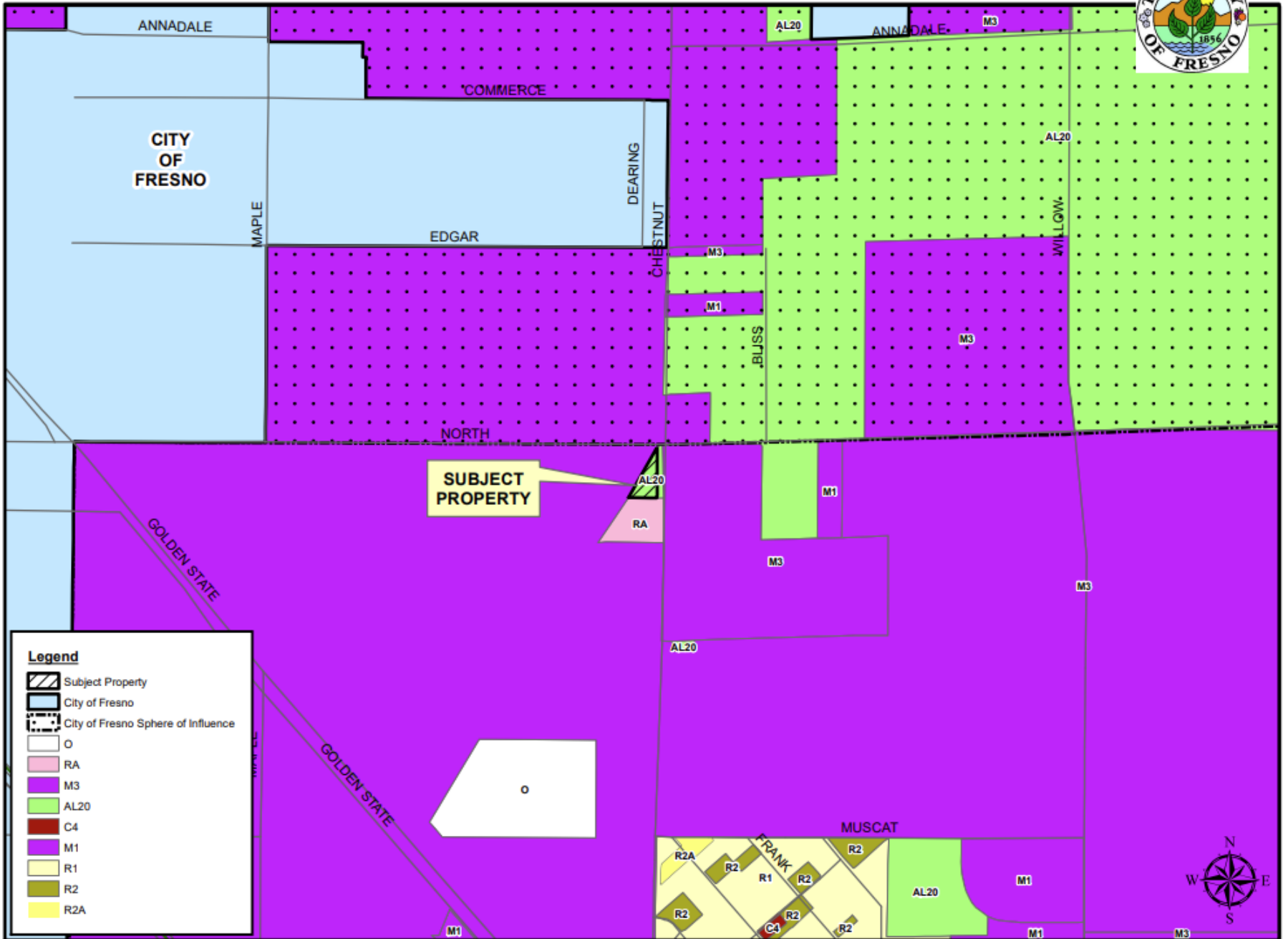
S Chestnut Ave

R



200 ft

EXISTING ZONING MAP

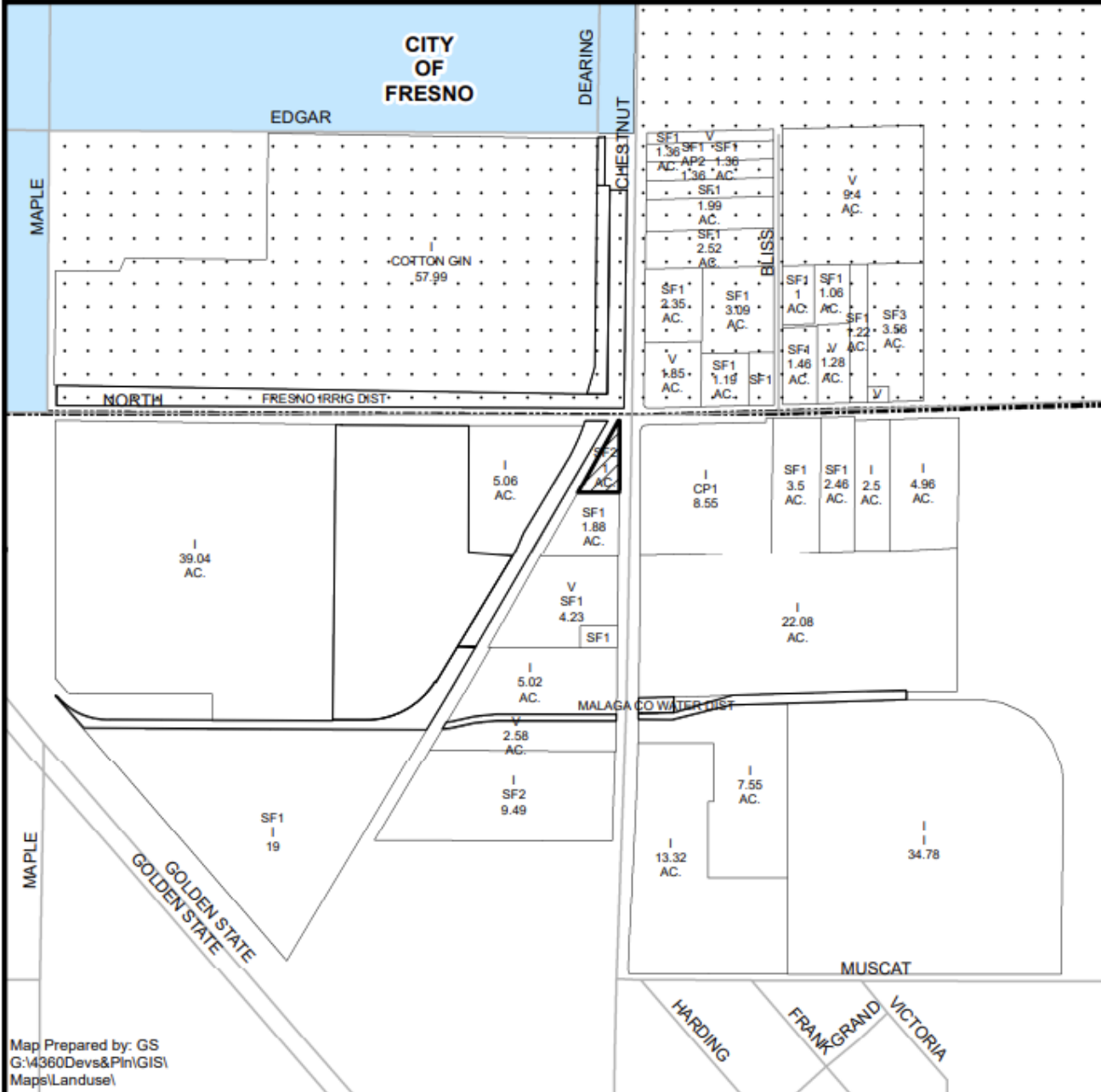


Legend

- Subject Property
- City of Fresno
- City of Fresno Sphere of Influence
- O
- RA
- M3
- AL20
- C4
- M1
- R1
- R2
- R2A



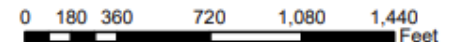
EXISTING LAND USE MAP

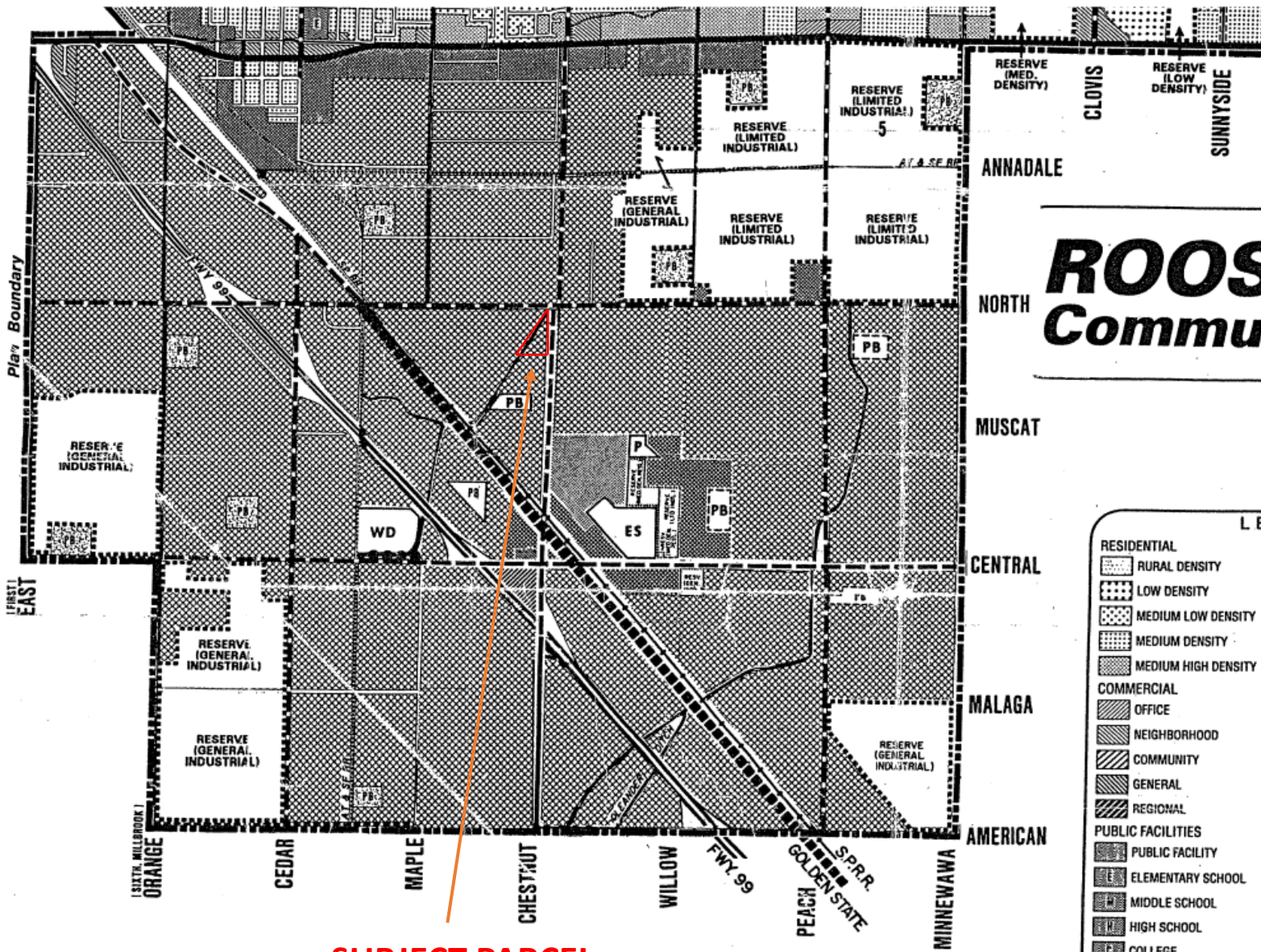


LEGEND	
AP1	- APARTMENT
CP#	- OFFICE COMM./PROF
I	- INDUSTRIAL
SF#	- SINGLE FAMILY RESIDENCE
V	- VACANT

Legend

- Subject Property
- City of Fresno
- City of Fresno Sphere of Influence

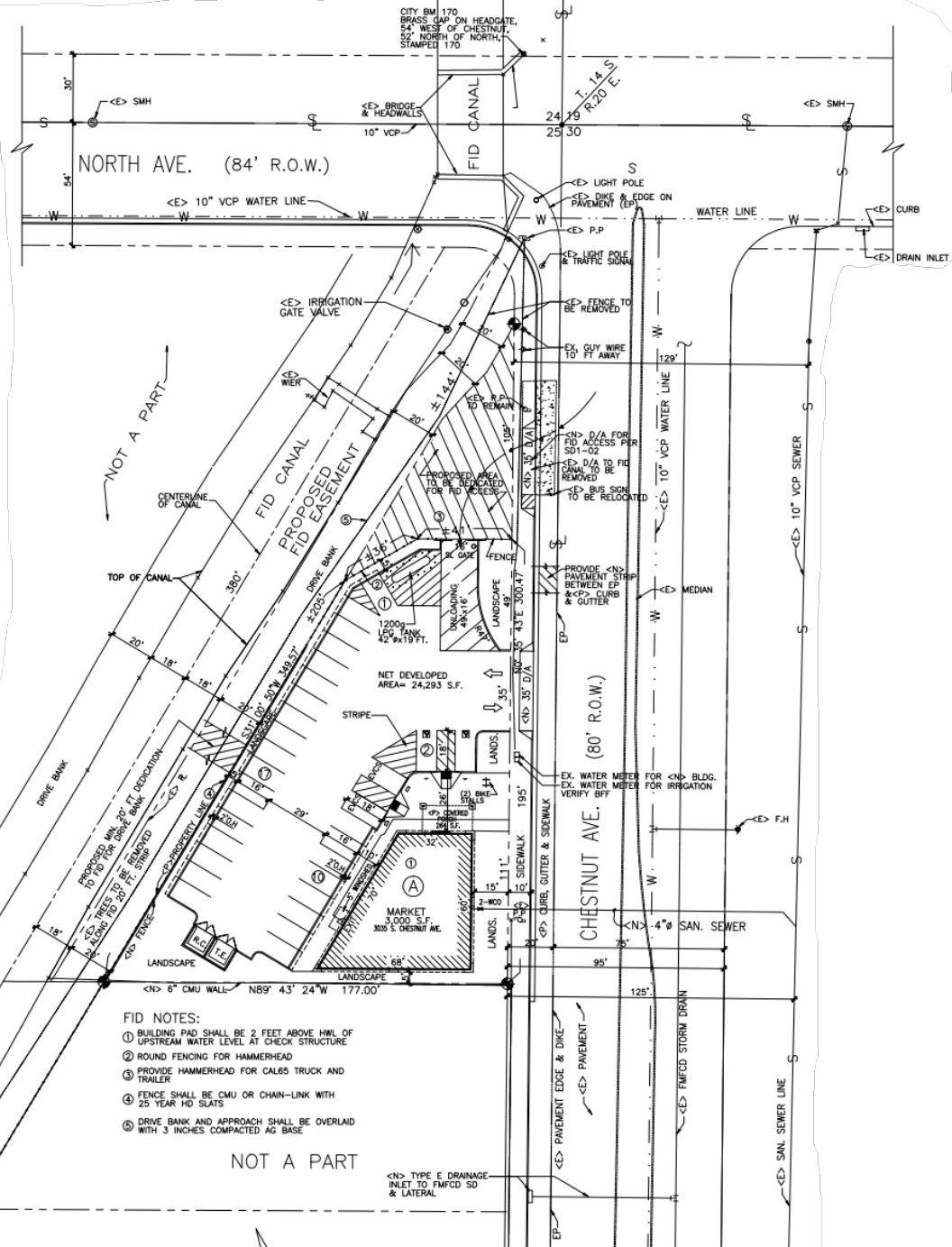




ROOSEVELT Community Plan

SUBJECT PARCEL
(Designated: General Industrial)

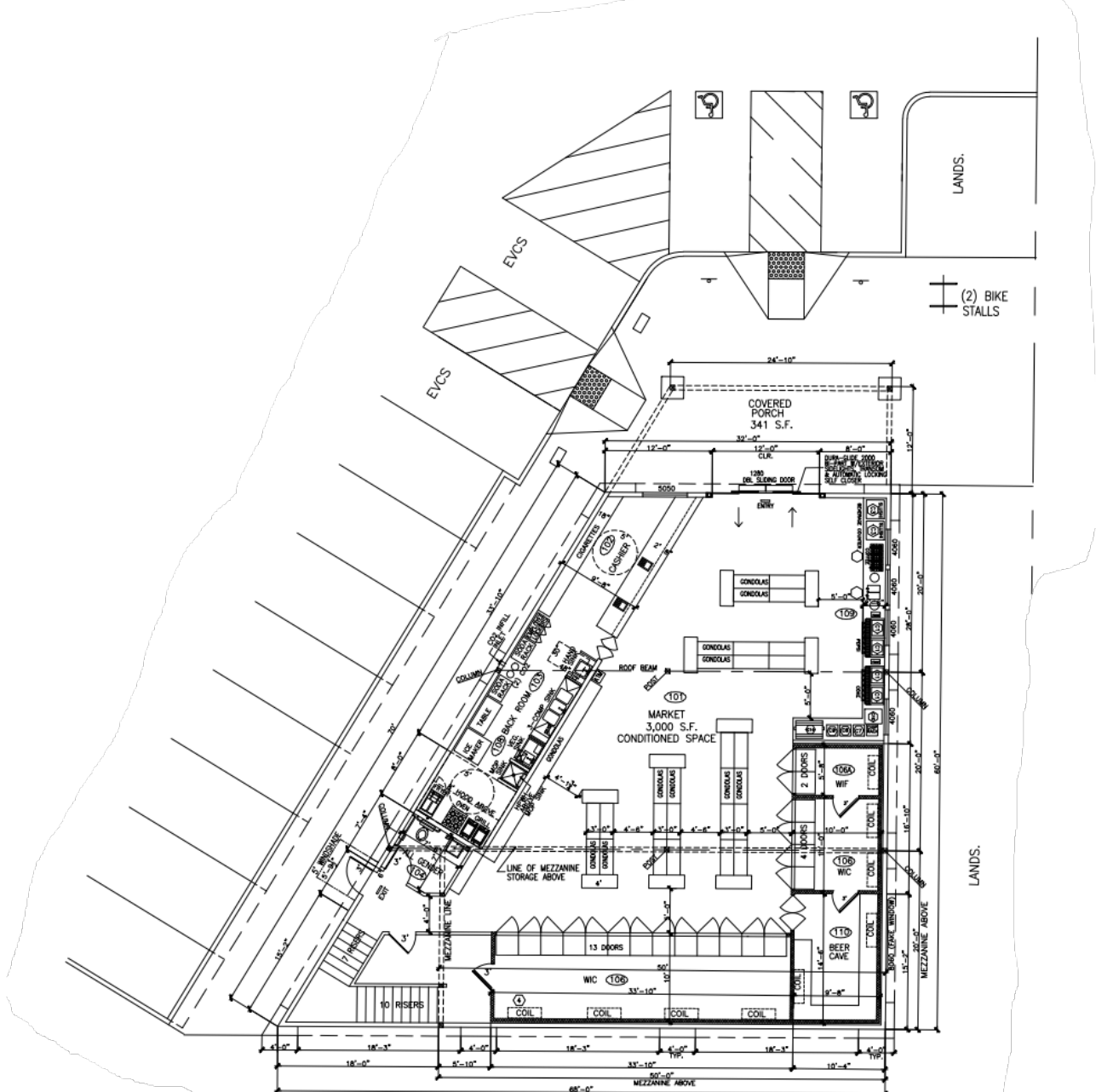
LEGEND	
RESIDENTIAL RURAL DENSITY	OPEN SPACE AGRICULTURAL
RESIDENTIAL LOW DENSITY	COMMERCIAL-RECREATIONAL
RESIDENTIAL MEDIUM LOW DENSITY	GOLF COURSE
RESIDENTIAL MEDIUM DENSITY	PONDING BASIN
RESIDENTIAL MEDIUM HIGH DENSITY	NEIGHBORHOOD PARK
COMMERCIAL OFFICE	COMMUNITY PARK
COMMERCIAL NEIGHBORHOOD	COMMUNITY PARK
COMMERCIAL COMMUNITY	INDUSTRIAL LIMITED
COMMERCIAL GENERAL	INDUSTRIAL GENERAL
COMMERCIAL REGIONAL	CIRCULATION FREEWAY
PUBLIC FACILITIES PUBLIC FACILITY	PROPOSED FREEWAY
ELEMENTARY SCHOOL	EXPRESSWAY
MIDDLE SCHOOL	SUPER ARTERIAL
HIGH SCHOOL	ARTERIAL
COLLEGE	COLLECTOR
FAIRGROUNDS	SCENIC ROUTE
FIRE STATION	LOCAL STREET
	PROPOSED STREET



- FID NOTES:**
- ① BUILDING PAD SHALL BE 2 FEET ABOVE HWL OF UPSTREAM WATER LEVEL AT CHECK STRUCTURE
 - ② ROUND FENCING FOR HAMMERHEAD
 - ③ PROVIDE HAMMERHEAD FOR CAL65 TRUCK AND TRAILER
 - ④ FENCE SHALL BE CMU OR CHAIN-LINK WITH 25 YEAR HD SLATS
 - ⑤ DRIVE BANK AND APPROACH SHALL BE OVERLAID WITH 3 INCHES COMPACTED AG BASE

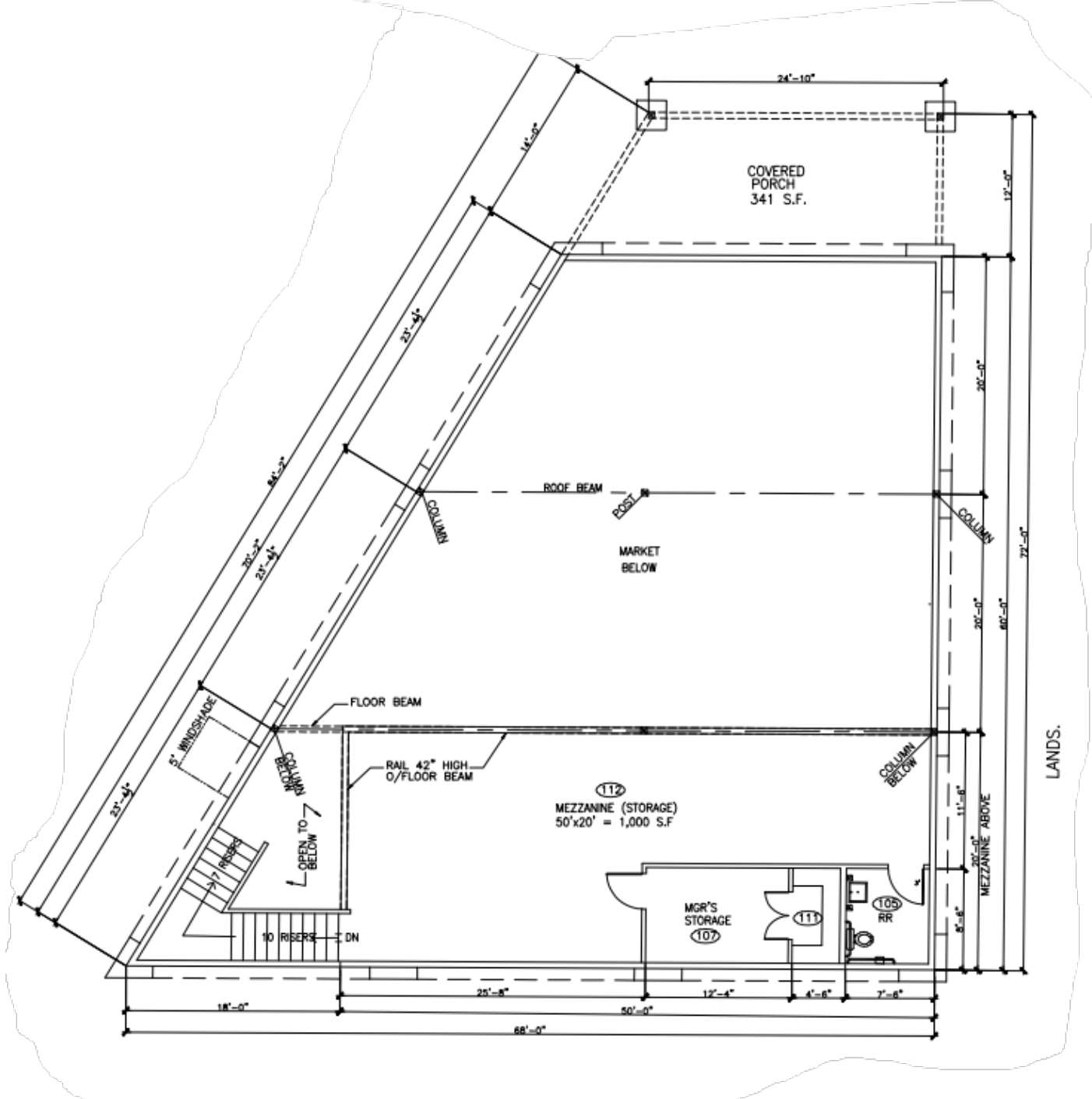
NOT A PART

<N> TYPE E DRAINAGE INLET TO FIMCD SD & LATERAL



- [P] = PAPER TOWEL DISPENSER ● HANDSINK & LAV.
- [S] = SOAP DISPENSER ● HANDSINK & LAV.
- +48" = STAINLESS STEEL PARTITION +48" A.F.F.

N
↑
FLOOR PLAN
 SCALE 1/8" = 1'-0"



COVERED PORCH
341 S.F.

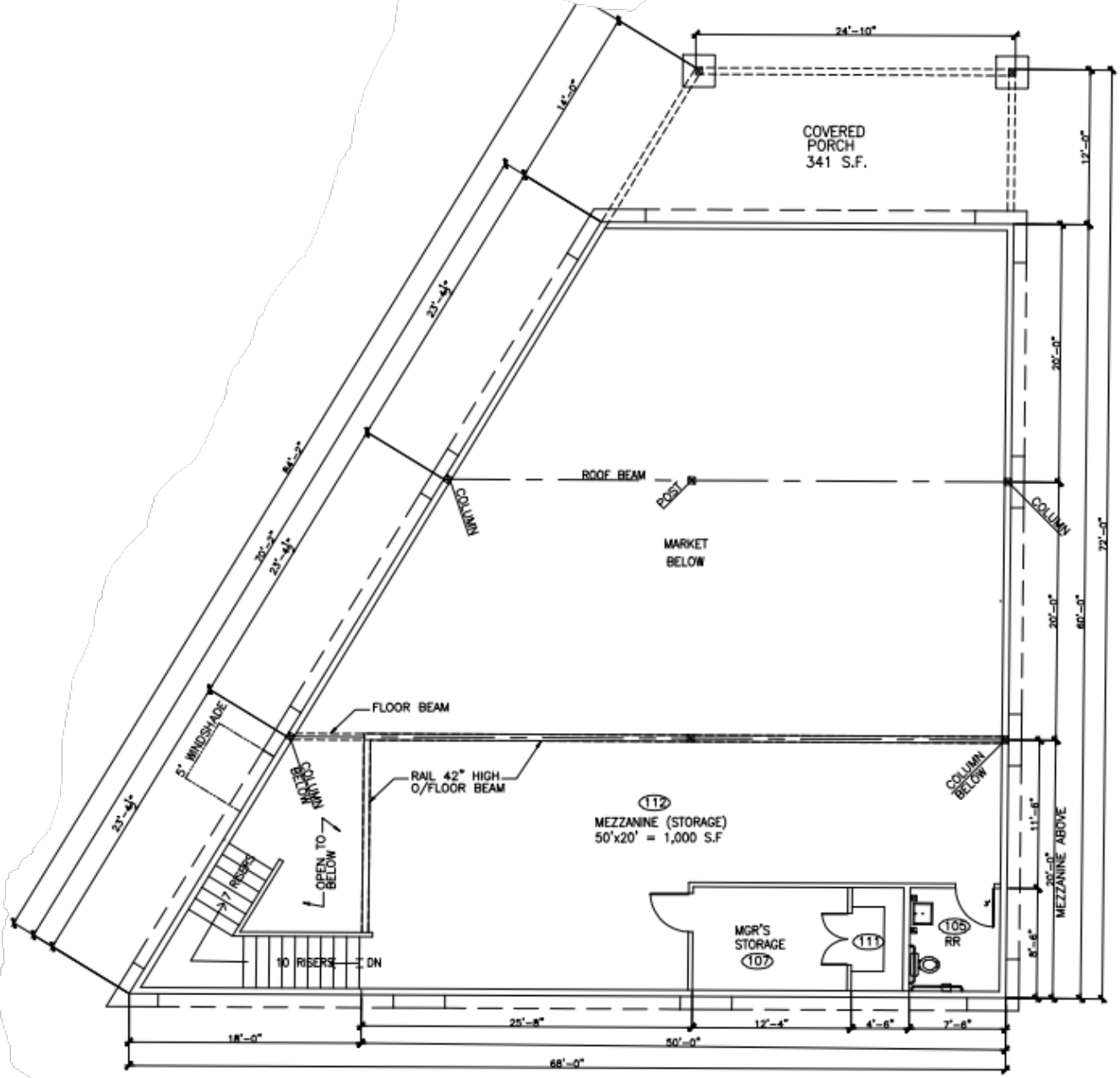
MARKET BELOW

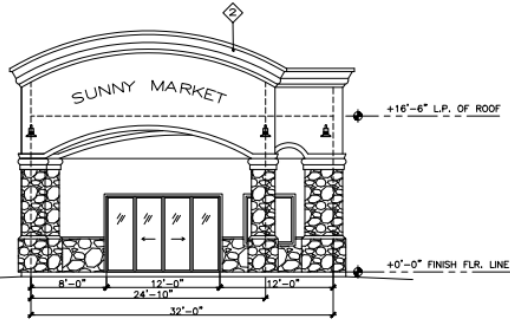
MEZZANINE (STORAGE)
50'x20' = 1,000 S.F.

MGR'S STORAGE
(107)

RR (105)

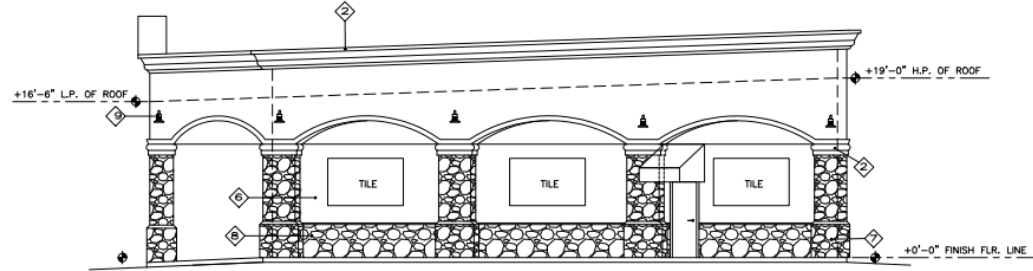
LANDS.





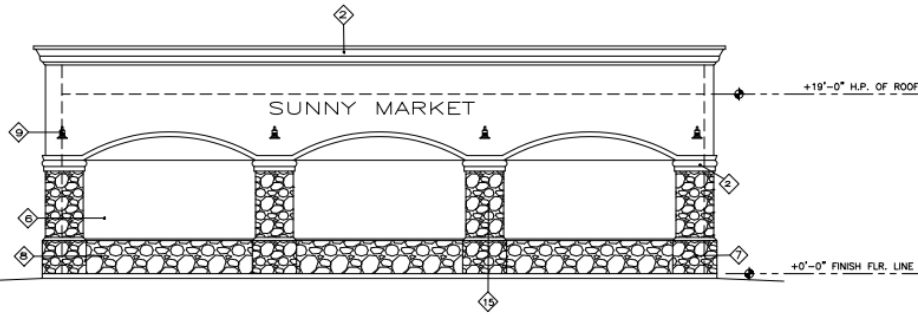
NORTH ELEVATIONS

SCALE: 1/8=1'-0"



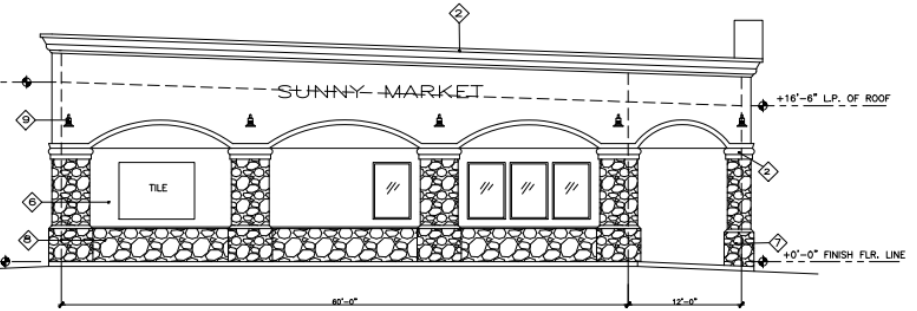
WEST ELEVATIONS

SCALE: 1/8=1'-0"



SOUTH ELEVATIONS

SCALE: 1/8=1'-0"



EAST ELEVATIONS

SCALE: 1/8=1'-0"

AA 3852, VA 4170

Legend
📍 3035 S Chestnut Ave
📍 Feature 1



PROJECT SITE



Google Earth
©2025 Google

4.36 ft

LOOKING NORTHWEST FROM CHESTNUT AVENUE

Findings	Description	Findings Met
1	Exceptional or extraordinary circumstances	YES
2	Preserves property right possessed by others	YES
3	No adverse effect on neighborhood	YES
4	General Plan consistency	YES



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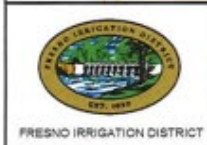
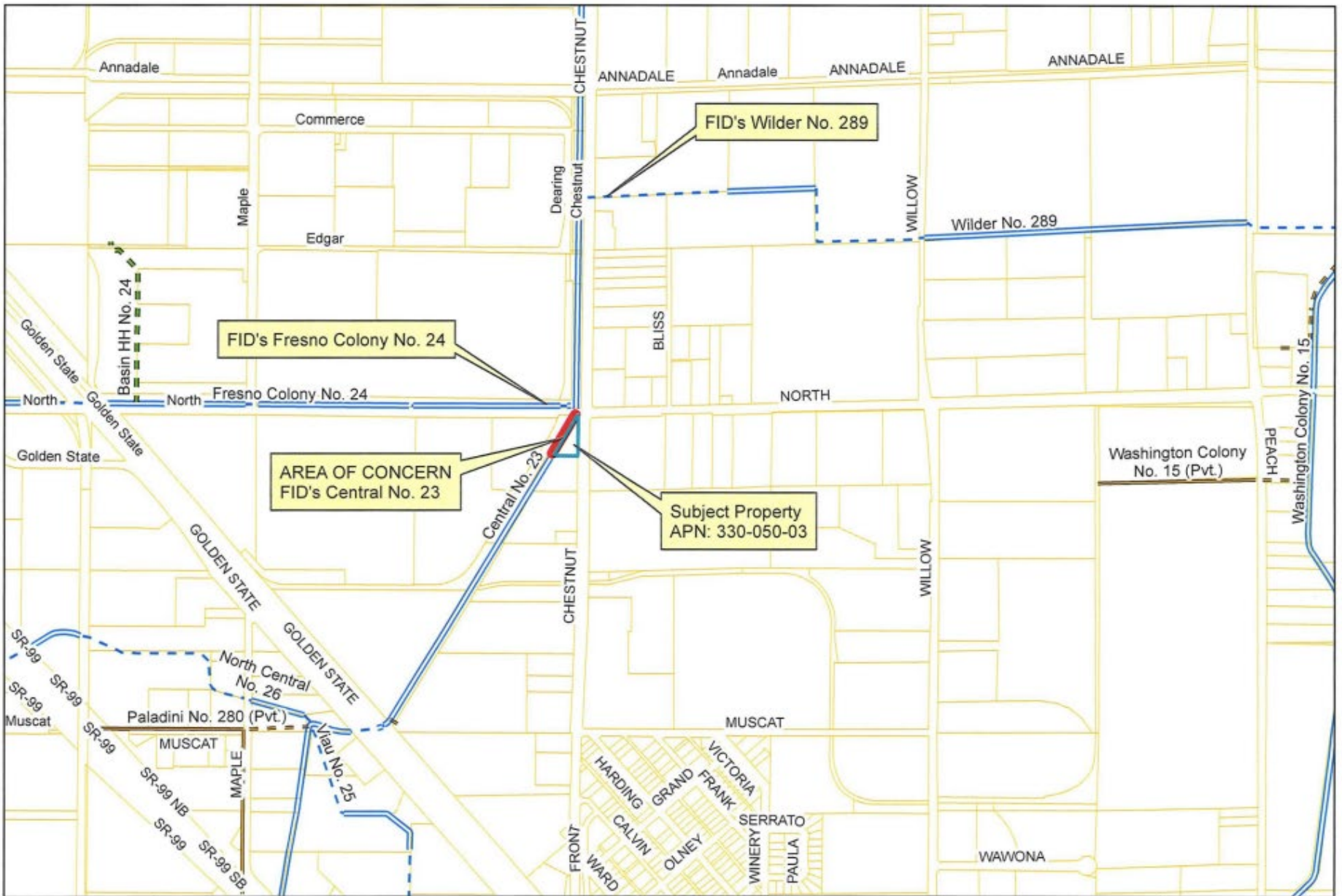


AA 3852, VA 4170

Legend
3035 S Chestnut Ave
Feature 1



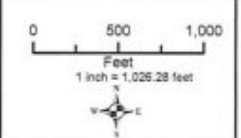
LOOKING SOUTHWEST FROM THE INTERSECTION OF CHESTNUT AND NORTH AVENUES



Legend	
	FID Canal
	Private Canal
	Abandoned Canal
	FID Pipeline
	Private Pipeline
	Abandoned Pipeline
	Stream Group
	Other-Creek/River
	Other-Pipeline
	FID Boundary
	Railroad
	Streets & Hwys
	Parcel
	FMFCD Acquired Basins
	FMFCD Proposed Basins

This map was produced by the Fresno Irrigation District and is provided for reference and informational purposes only and is not intended to show map scale accuracy of all inclusive map features, nor for legal purposes. FID makes no statements regarding the accuracy of this map as the features shown are in their approximate location. Please contact the FID Engineering Dept. at (559) 233-7161 for further information on FID facilities.

Path: G:\Fidgis\20220906 FID Compact.mxd
 Spatial Reference
 Name: NAD 1983 StatePlane California IV FIPS 0404



VARIANCE APPLICATION NO. 3781:

Allow the creation of a 2.17-acre parcel without the required public road frontage (75 feet minimum required) from an existing 59.19-acre parcel in the M-3 (Heavy Industrial, 9,000 square-foot minimum parcel size) District.

Approved by PC on May 13, 2004.

VARIANCE APPLICATION NO. 3708

Allow the creation of a 4.39-acre parcel without public road frontage (75 feet required) in the M-3 (Heavy Industrial) District.

Approved by PC on Sept. 6, 2001

