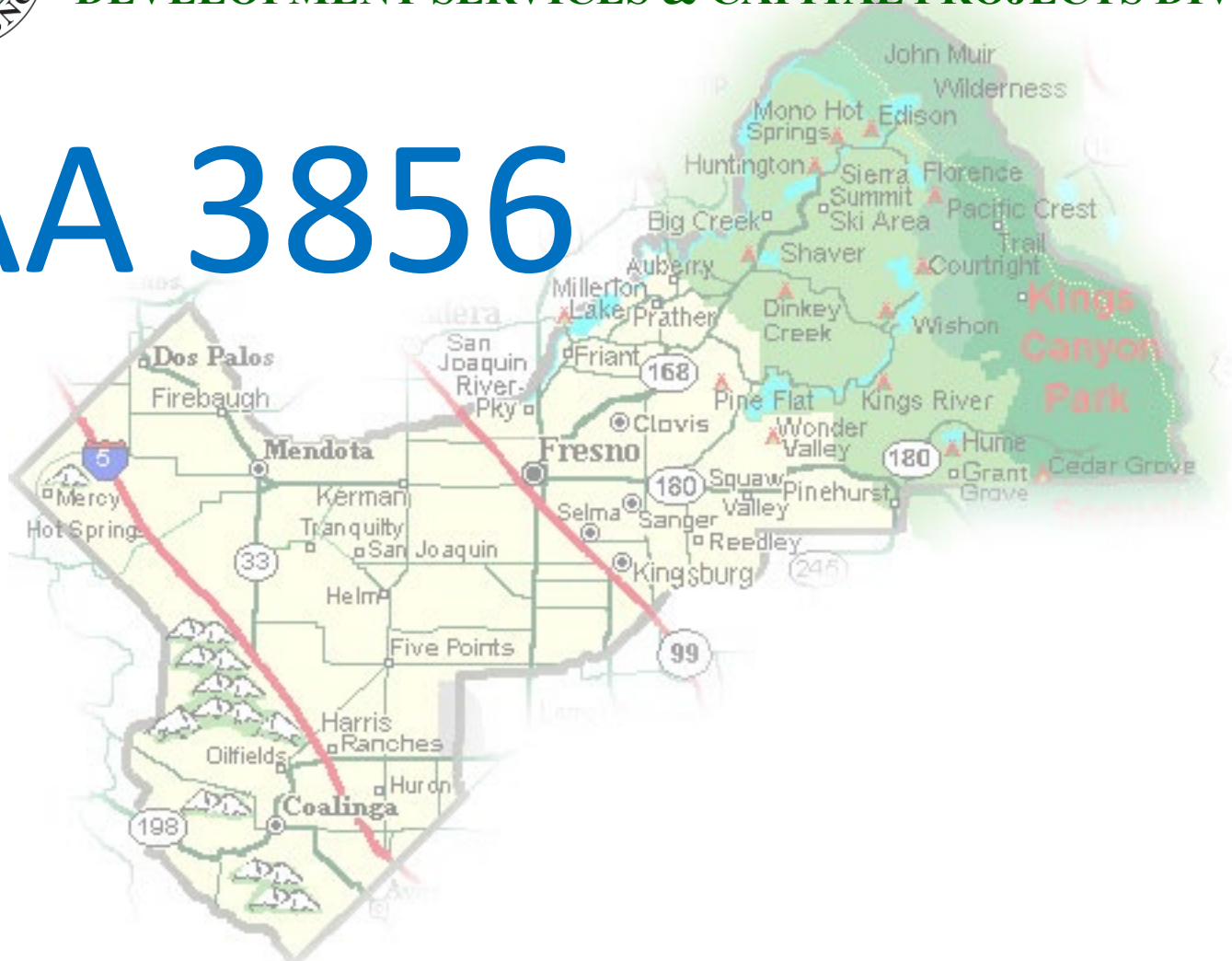




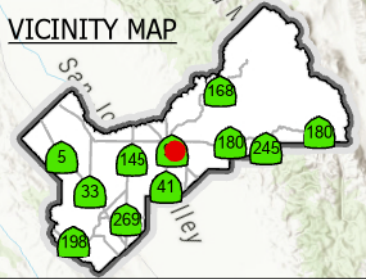
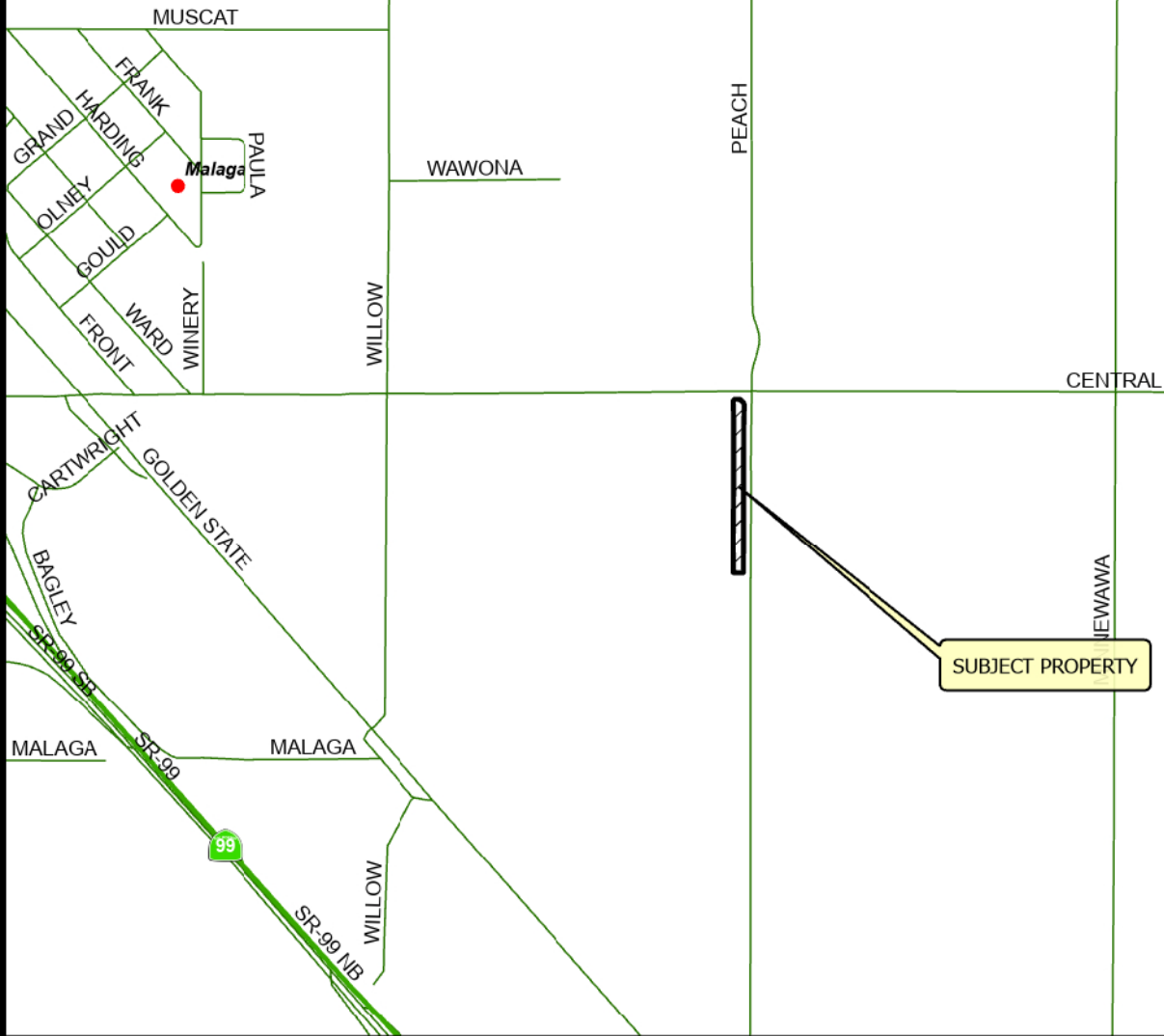
DEPARTMENT of PUBLIC WORKS and PLANNING
DEVELOPMENT SERVICES & CAPITAL PROJECTS DIVISION

AA 3856



Legend

 Subject Property

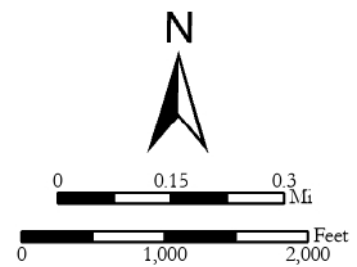


LOCATION MAP













AA3856

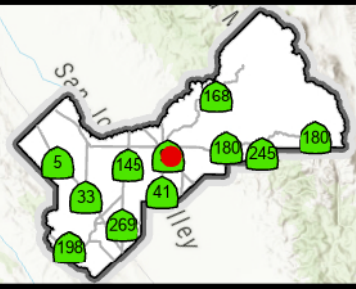
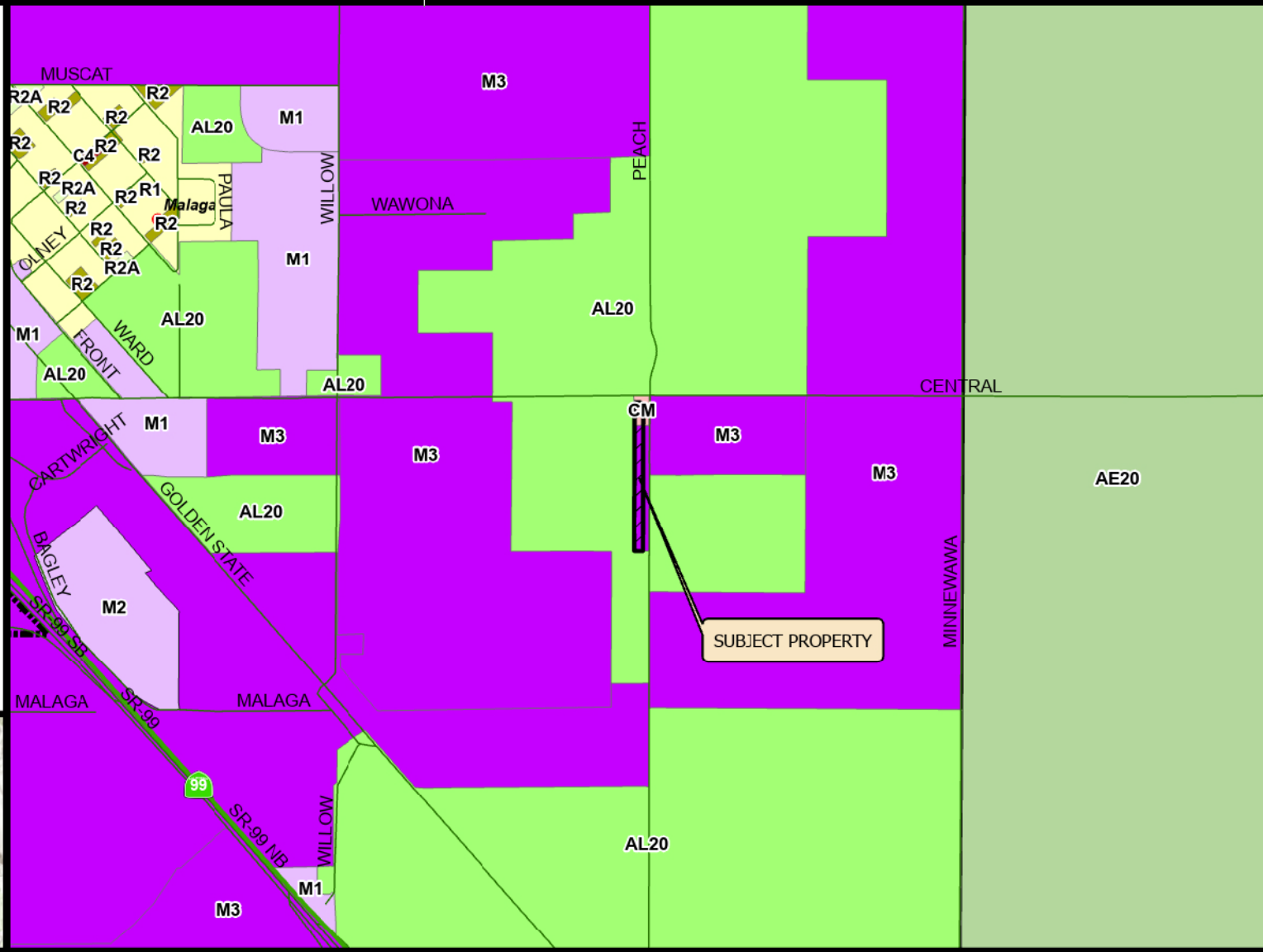
2023

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
Person Prepared by : chuang
On Date : 5/15/2023



Legend

-  Subject Property
-  City Sphere of Influence
-  M3
-  CM
-  AE20
-  AL20
-  C4
-  M1
-  M2
-  R1
-  R2
-  R2A

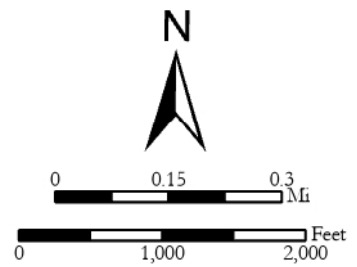


Existing Zoning Map

AA3856
STR 31 - 14/21

2023

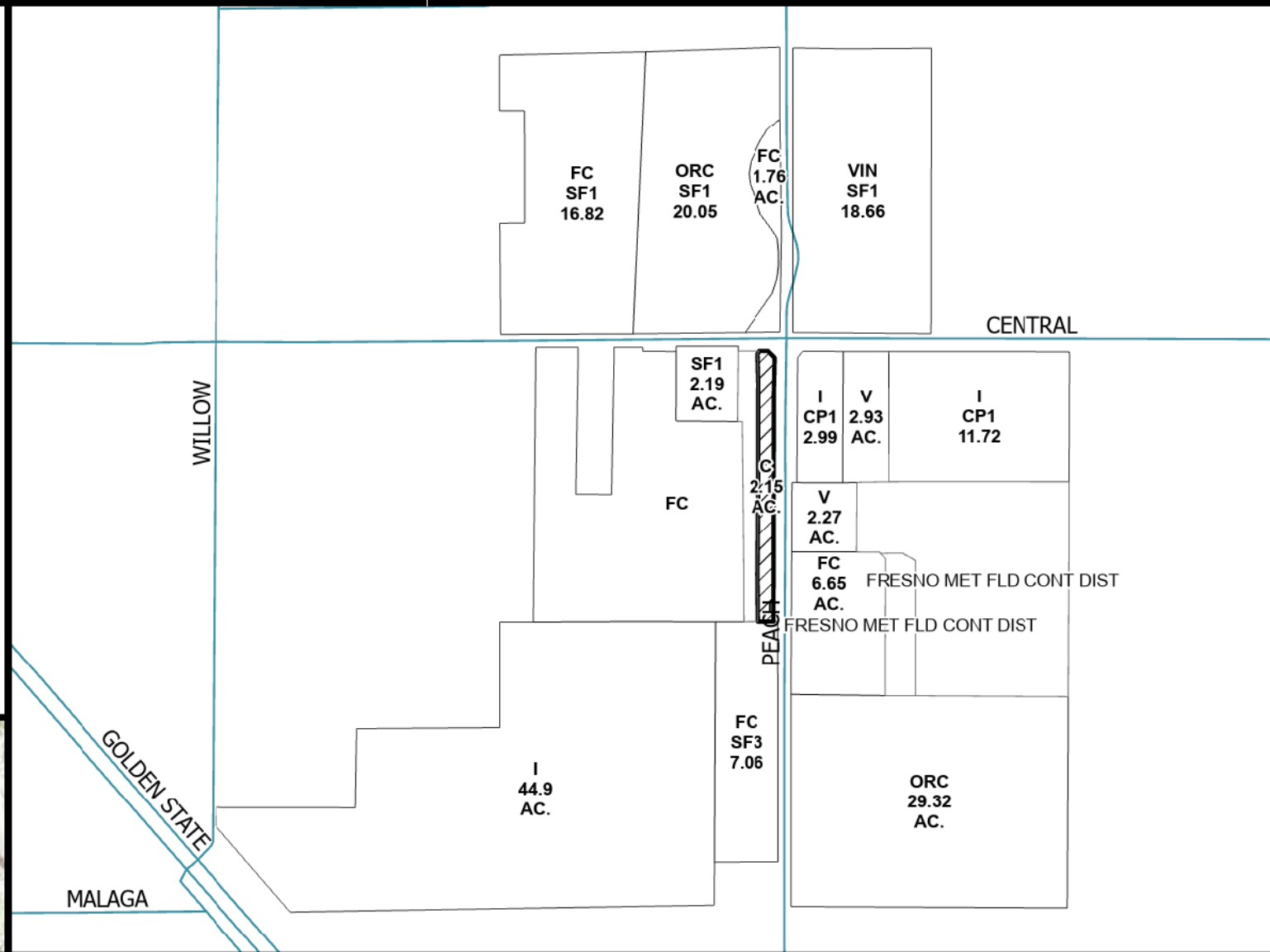
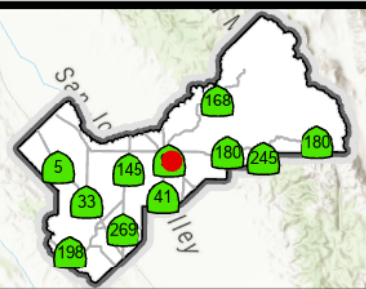
Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
 Person Prepared by : chuang
 On Date : 5/15/2023



LEGEND:

 Subject Property

LEGEND
C - COMMERCIAL
CP# - OFFICE COMM./PROF
FC - FIELD CROP
I - INDUSTRIAL
ORC - ORCHARD
SF#- SINGLE FAMILY RESIDENCE
V - VACANT
VIN - VINEYARD



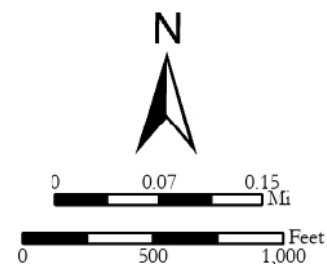
Existing Land Use Map

AA3856

2023



Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
 Person Prepared by : chuang
 On Date : 5/15/2023





E Central Ave

3967 E Central Ave

Cost Per Mi

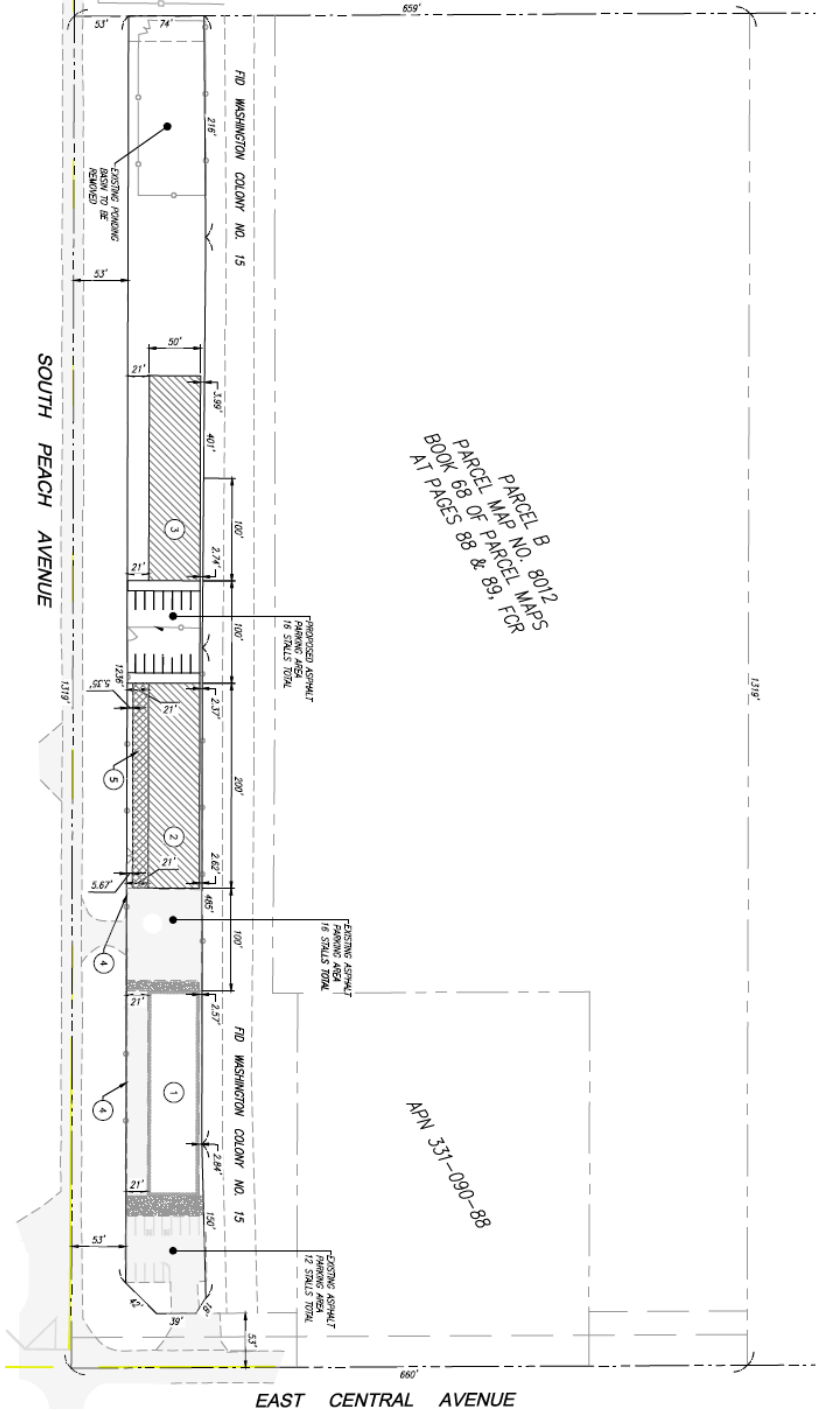
J's EZ Fix

S Peach Ave

S Peach Ave





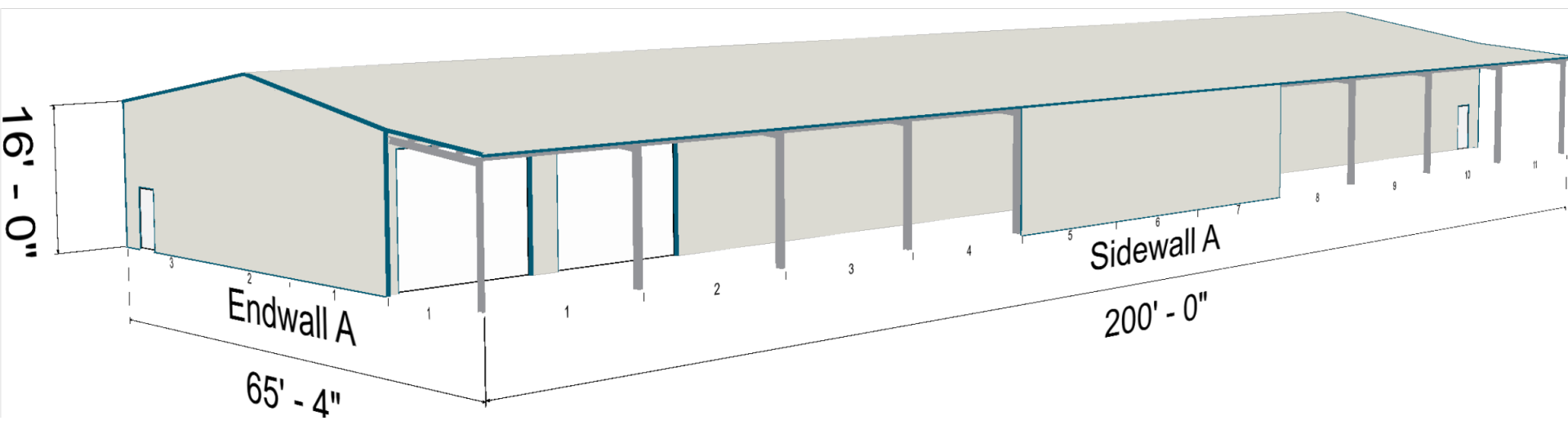


PARCEL B NO. 8012
 PARCEL MAP NO. 8012
 BOOK 68 OF PARCEL MAPS
 AT PAGES 88 & 89, FOR

APN 331-090-88

SOUTH PEACH AVENUE

EAST CENTRAL AVENUE



16' - 0"

Endwall A

65' - 4"

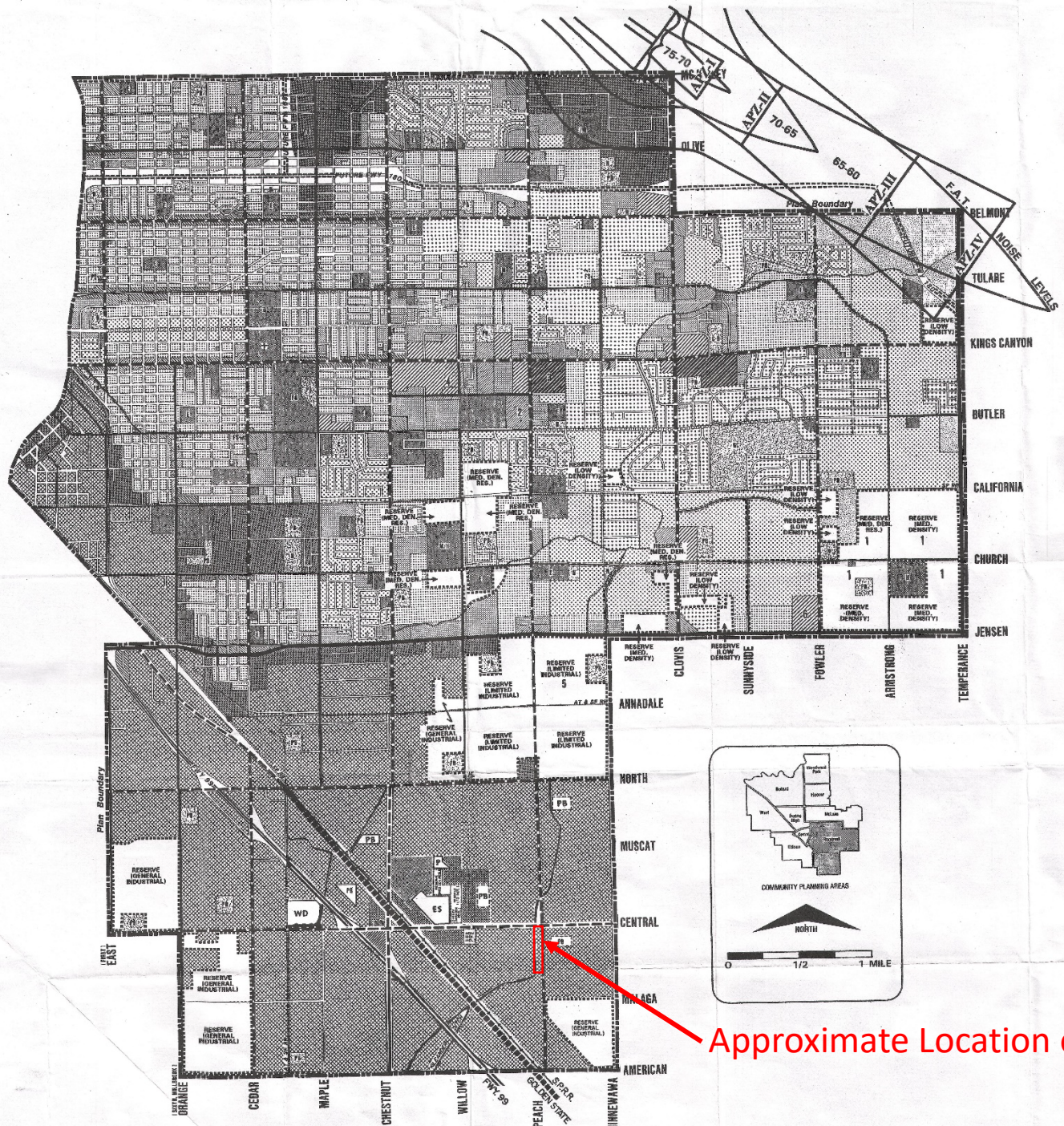
Sidewall A

200' - 0"

REQUIRED FINDINGS

- **Consistency with the General Plan**
- **Consistency with the Roosevelt Community Plan**

ROOSEVELT Community Plan

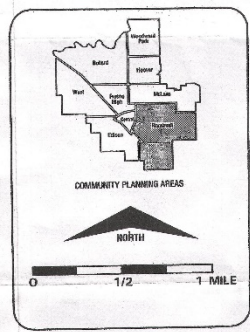


LEGEND

<p>RESIDENTIAL</p> <ul style="list-style-type: none"> RURAL DENSITY LOW DENSITY MEDIUM LOW DENSITY MEDIUM DENSITY MEDIUM HIGH DENSITY <p>COMMERCIAL</p> <ul style="list-style-type: none"> OFFICE NEIGHBORHOOD COMMUNITY REGIONAL <p>PUBLIC FACILITIES</p> <ul style="list-style-type: none"> PUBLIC FACILITY ELEMENTARY SCHOOL MIDDLE SCHOOL HIGH SCHOOL COLLEGE FAIRGROUNDS FIRE STATION HOSPITAL 	<p>OPEN SPACE</p> <ul style="list-style-type: none"> AGRICULTURAL COMMERCIAL-RECREATIONAL GOLF COURSE PONDING BASIN NEIGHBORHOOD PARK COMMUNITY PARK INDUSTRIAL LIMITED GENERAL <p>CIRCULATION</p> <ul style="list-style-type: none"> FREEWAY PROPOSED FREEWAY EXPRESSWAY SUPER ARTERIAL ARTERIAL COLLECTOR SCENIC ROUTE LOCAL STREET PROPOSED STREET MULTI-PURPOSE TRAIL (CANAL BANK)
--	--

NOTES

1. MEDIUM DENSITY RESIDENTIAL RESERVE LIMITED TO 4.98 UNITS PER ACRE
2. ALTERNATIVE OFFICE, PUBLIC FACILITY AND MEDIUM DENSITY RESIDENTIAL TO BE CONSIDERED.
3. DUAL DESIGNATION, PUBLIC FACILITY (HIGH SCHOOL) IS THE ALTERNATIVE USE.
4. DUAL DESIGNATION, OPEN SPACE (NEIGHBORHOOD PARK) AS AN ALTERNATIVE USE.
5. DUAL DESIGNATION, OPEN SPACE (REGIONAL PARK) AS AN ALTERNATIVE USE.
6. COMMUNITY COMMERCIAL PLANNED USE (20 ACRES) TO BE DEVELOPED AS A TRACER COMMERCIAL CENTER AND 10 ACRES OF OFFICE, SUBJECT TO THE PROVISIONS OF REG. 52-241, CITY OF FRESNO
7. LIMITED TO SINGLE STORY OFFICES ONLY



FRESNO COUNTY BOARD OF SUPERVISORS ADOPTED: DECEMBER 17, 1979					
GPA	DATE	AMENDMENT	GPA	DATE	AMENDMENT
40, 98, 95	4-29-91	LAND USE AND TEXT			
99	9-22-91	LAND USE AND TEXT			
119	12-15-91	CIRCULATION			
181	9-24-93	LAND USE			
193	4-26-94	LAND USE AND TEXT			
195	9-25-94	LAND USE			
200	12-18-94	LAND USE			
270	8-19-97	LAND USE			
319	9-10-99	LAND USE AND MAP			
346	3-12-01	LAND USE, TEXT			
208	9-21-03	LAND USE AND CIRCULATION			

Approximate Location of Project Site