



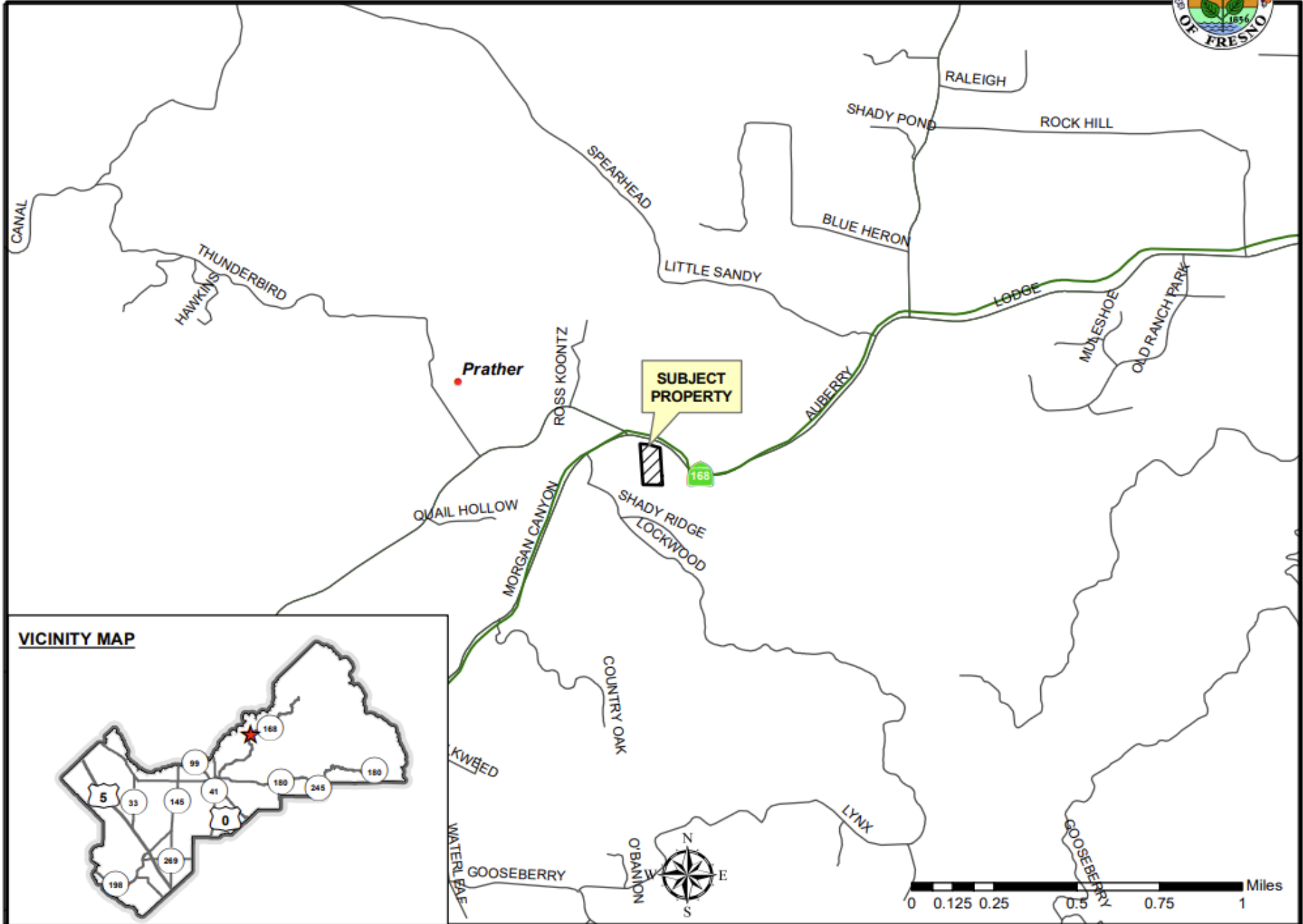
DEPARTMENT of PUBLIC WORKS and PLANNING
DEVELOPMENT SERVICES DIVISION



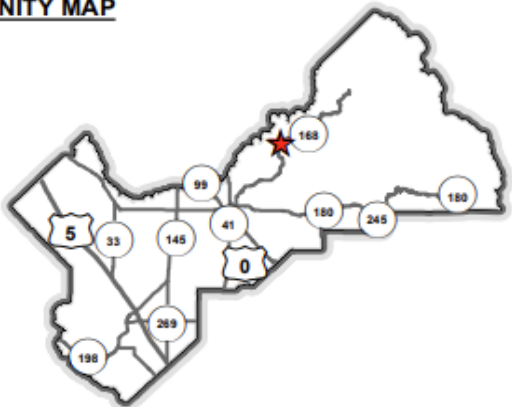
CUP 3729

PC Hearing: July 18, 2024

LOCATION MAP



VICINITY MAP



CUP 3729

- Legend**
- 29650 Auberry Rd
 - Feature 1
 - Feature 2
 - Feature 3
 - Krispy Krunchy Chicken
 - Mar-Val Food Stores
 - Mexican

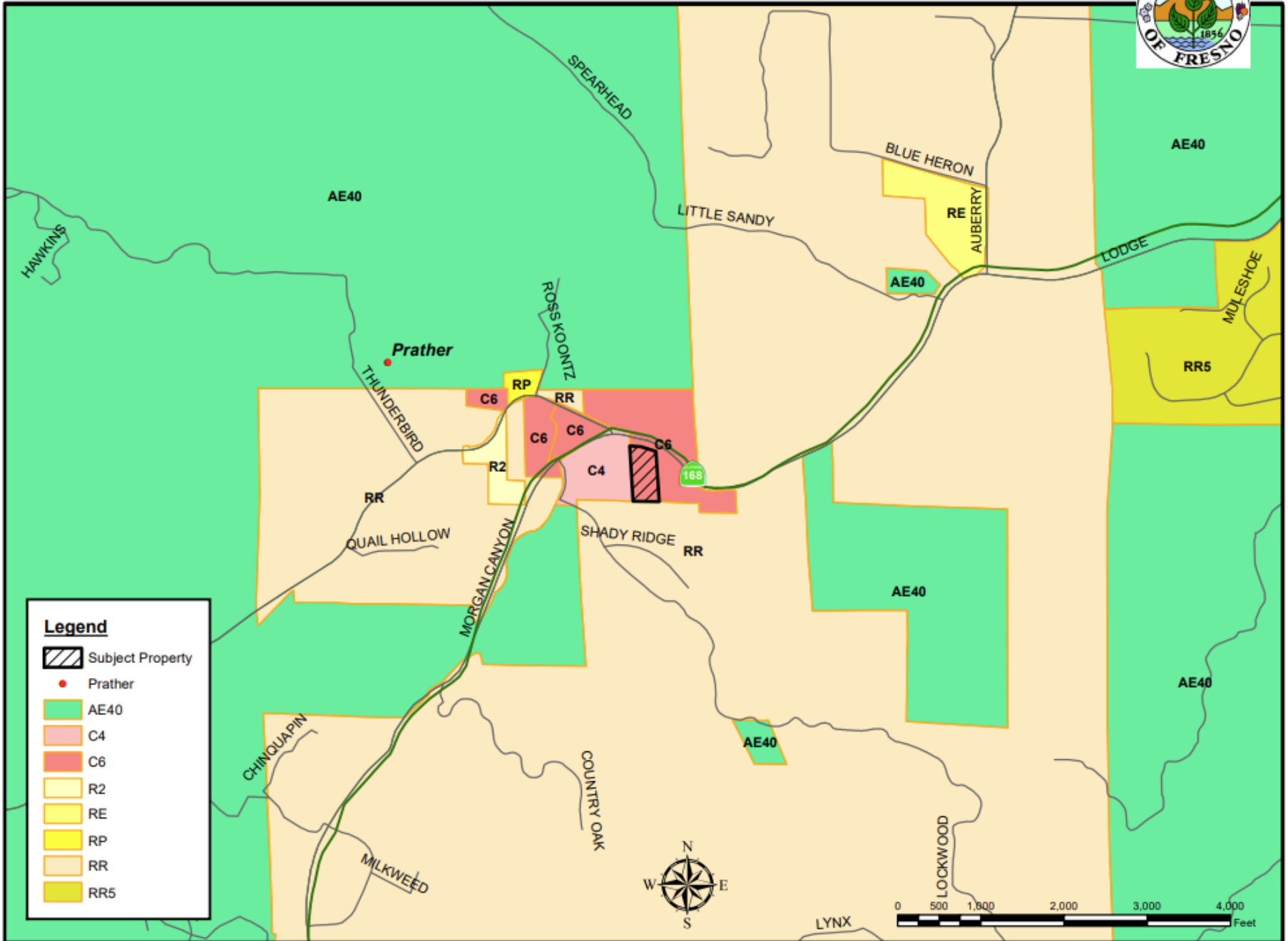


Google Earth

img: 9/2024 2025

400 ft

EXISTING ZONING MAP

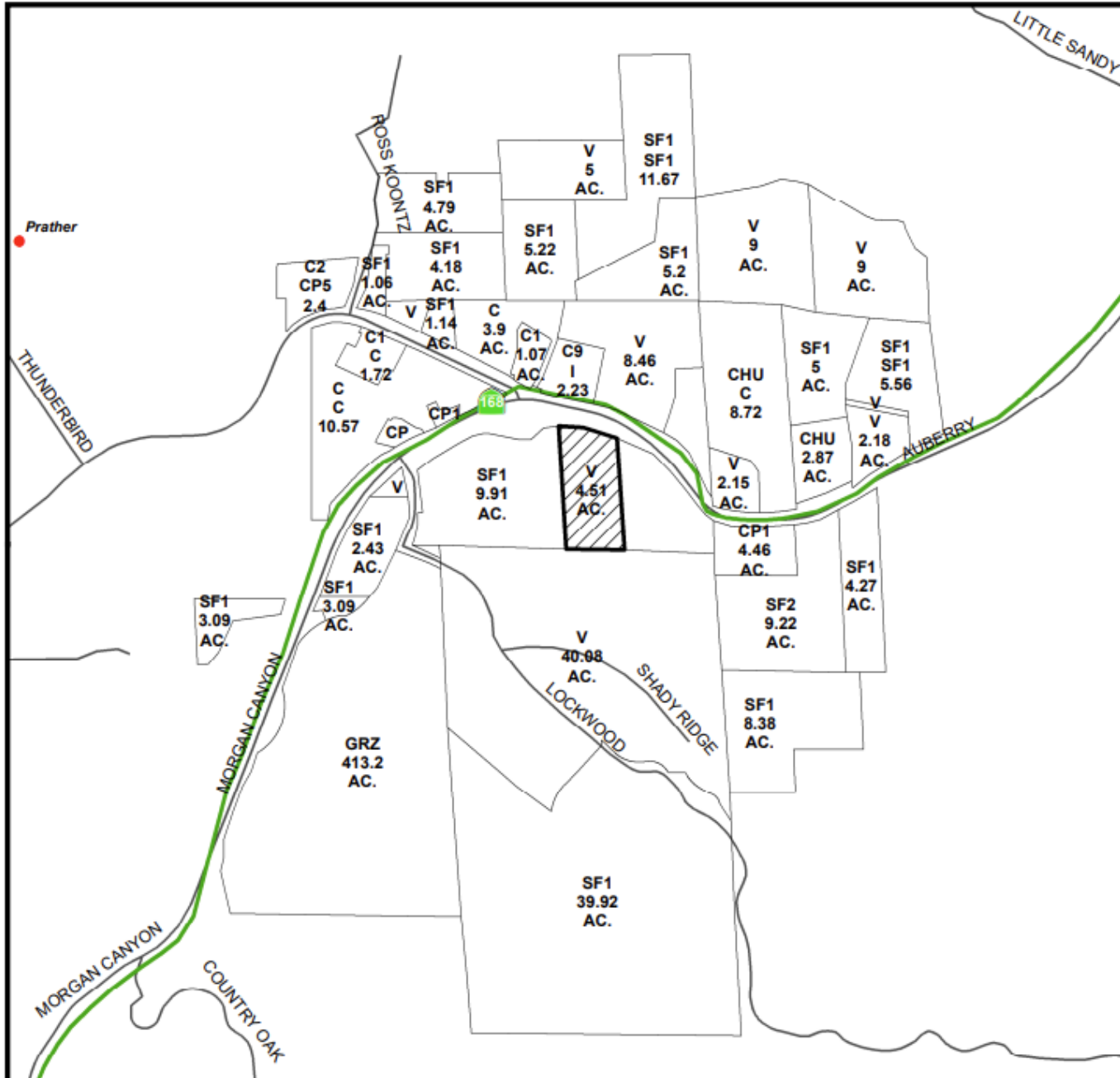


Legend

- Subject Property
- Prather
- AE40
- C4
- C6
- R2
- RE
- RP
- RR
- RR5



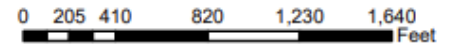
EXISTING LAND USE MAP



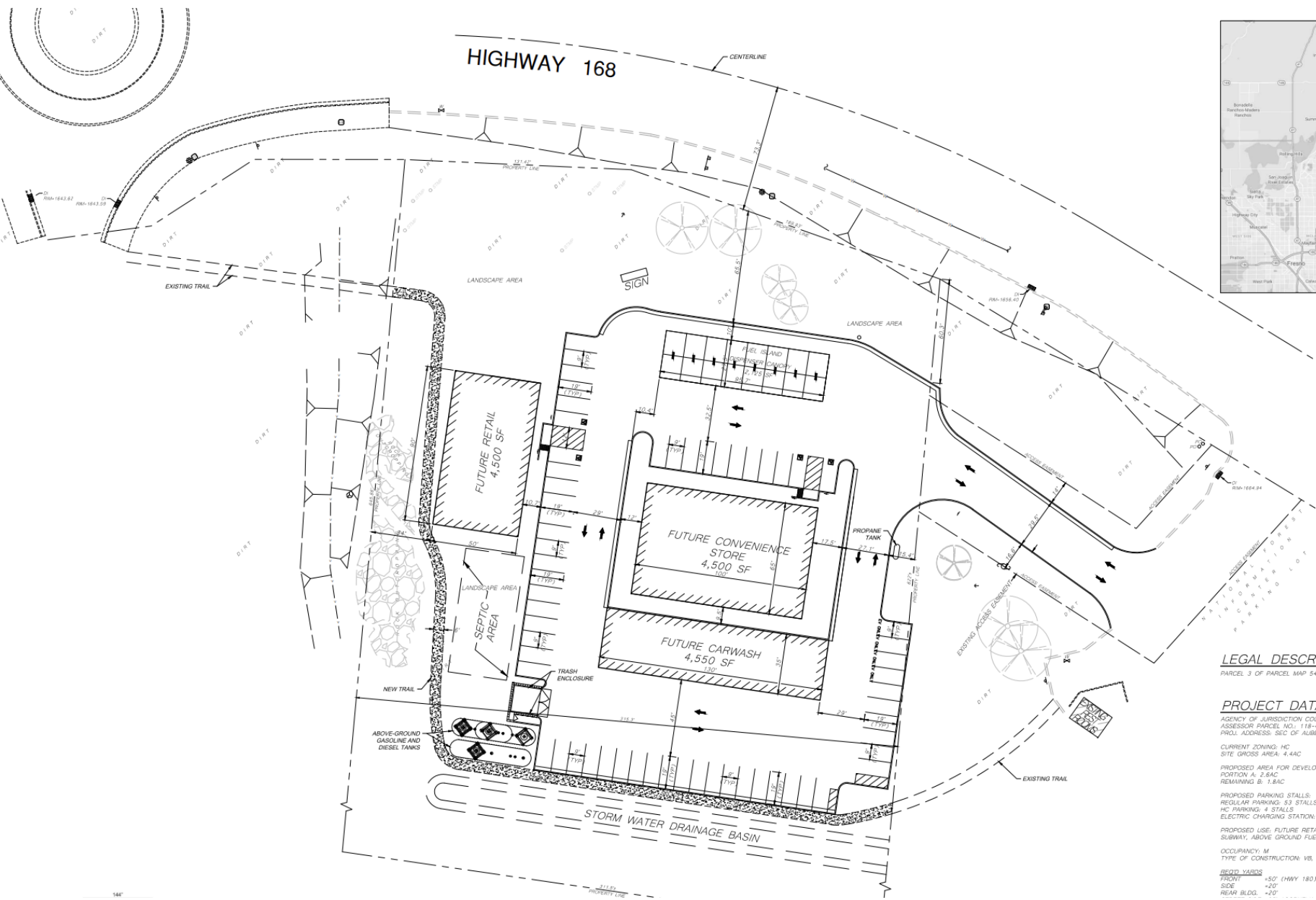
LEGEND	
I	INDUSTRIAL
C	COMMERCIAL
C#	COMMERCIAL
CHU	CHURCH
CP	OFFICE COMM./PROF.
CP#	OFFICE COMM./PROF.
GRZ	GRAZING
SF#	SINGLE FAMILY RESIDENCE
V	VACANT

LEGEND:

- Subject Property
- Prather

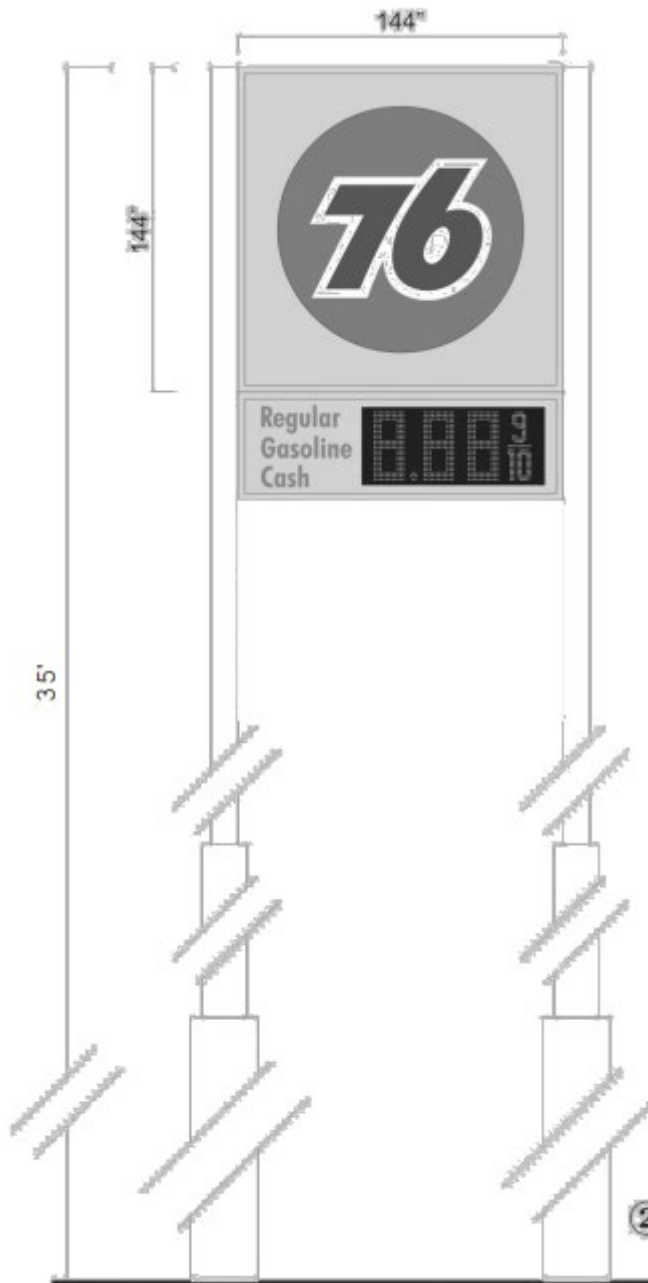


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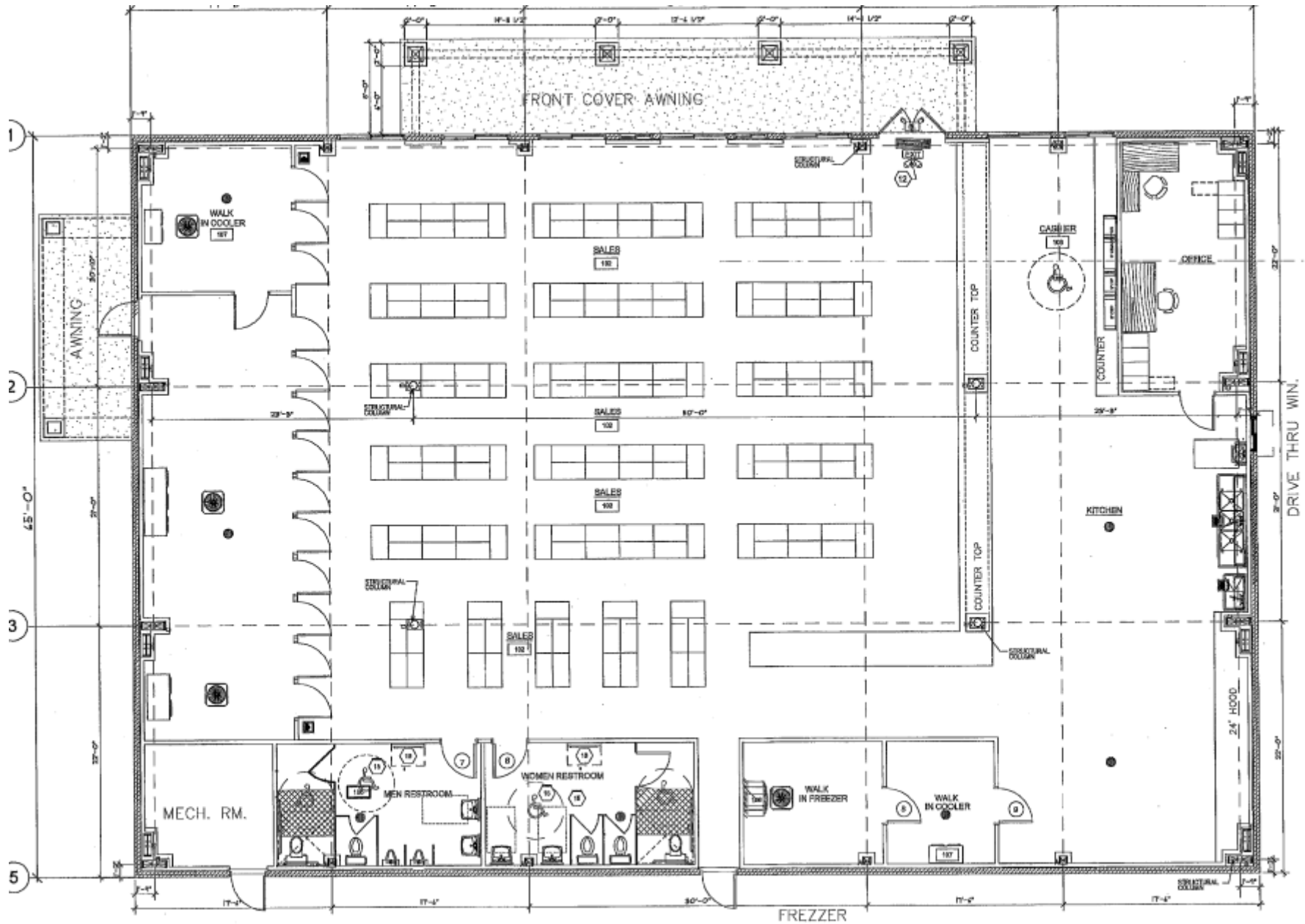
LEGAL DESCRIPTION:
 PARCEL 3 OF PARCEL MAP 5478, BK36, PAGE 55

PROJECT DATA:
 AGENCY OF JURISDICTION: COUNTY OF FRESNO
 ASSESSOR PARCEL NO.: 118-422-69
 PROJ. ADDRESS: SEC OF AUBERRY AND CANYON RD.
 CURRENT ZONING: HC
 SITE GROSS AREA: 4.4AC
 PROPOSED AREA FOR DEVELOPMENT:
 PORTION A: 2.6AC
 REMAINING B: 1.8AC
 PROPOSED PARKING STALLS:
 REGULAR PARKING: 53 STALLS
 HC PARKING: 4 STALLS
 ELECTRIC CHARGING STATION: 4 STALLS
 PROPOSED USE: FUTURE RETAIL SERVICE STATION
 SUBWAY, ABOVE GROUND FUEL TANKS
 OCCUPANCY: M
 TYPE OF CONSTRUCTION: VB, ZB
 SETBACKS:
 FRONT: +50' (HWY 168)
 SIDE: +20'
 REAR BLDG.: +20'



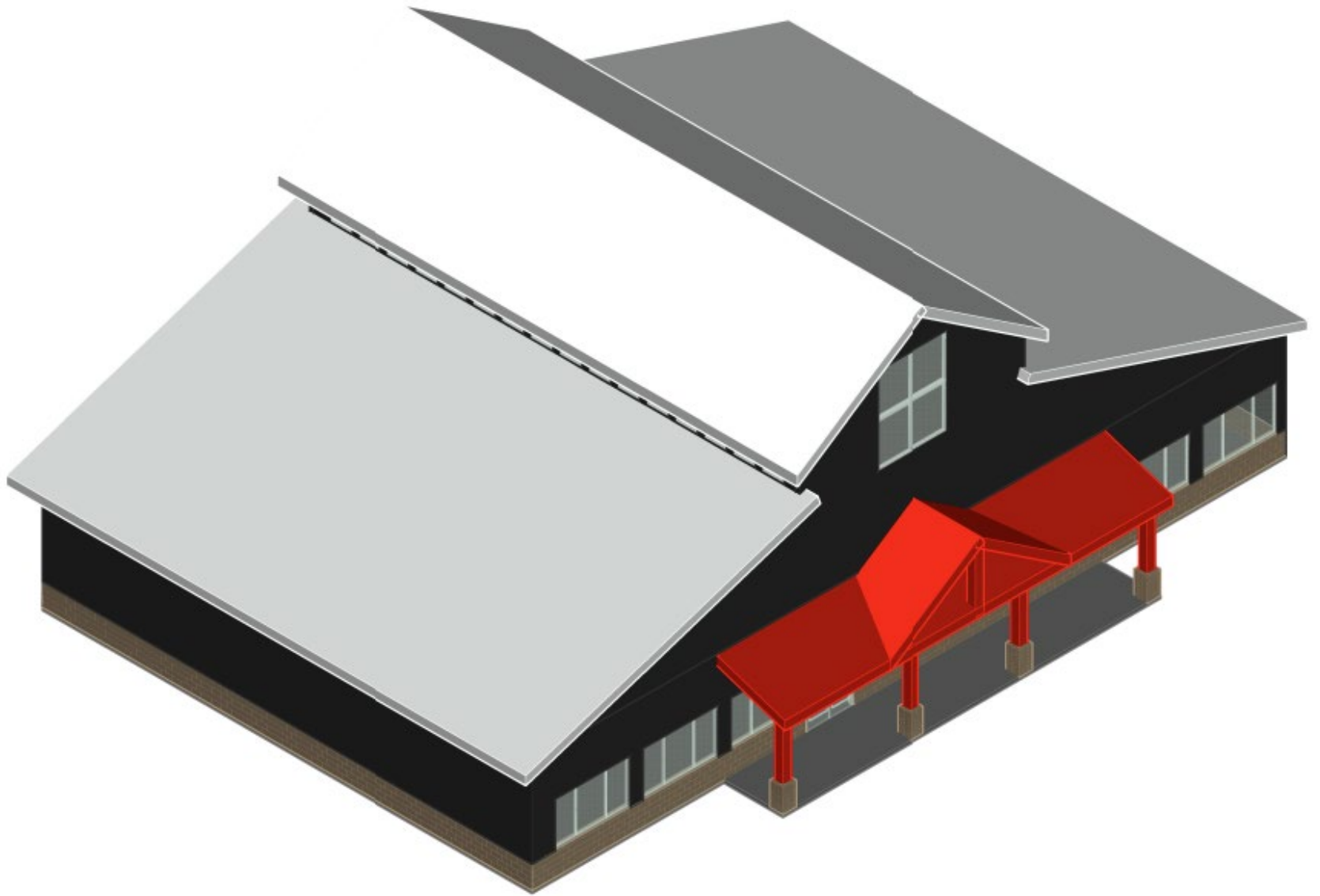
② INSTALL NEW INTERNALLY ILLUMINATED
D/F HI-RISE SIGN CABINETS AND POLE STRUCTURE.

SCALE: 3/16"=1'-0"

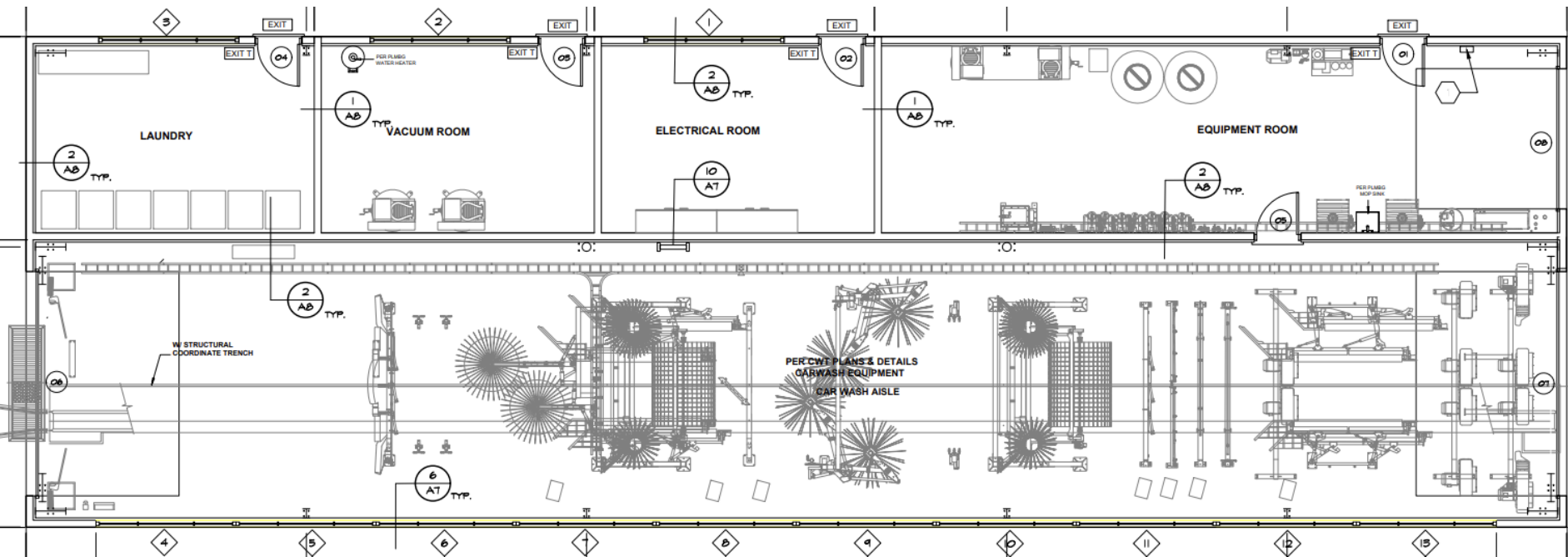


Convenience Store

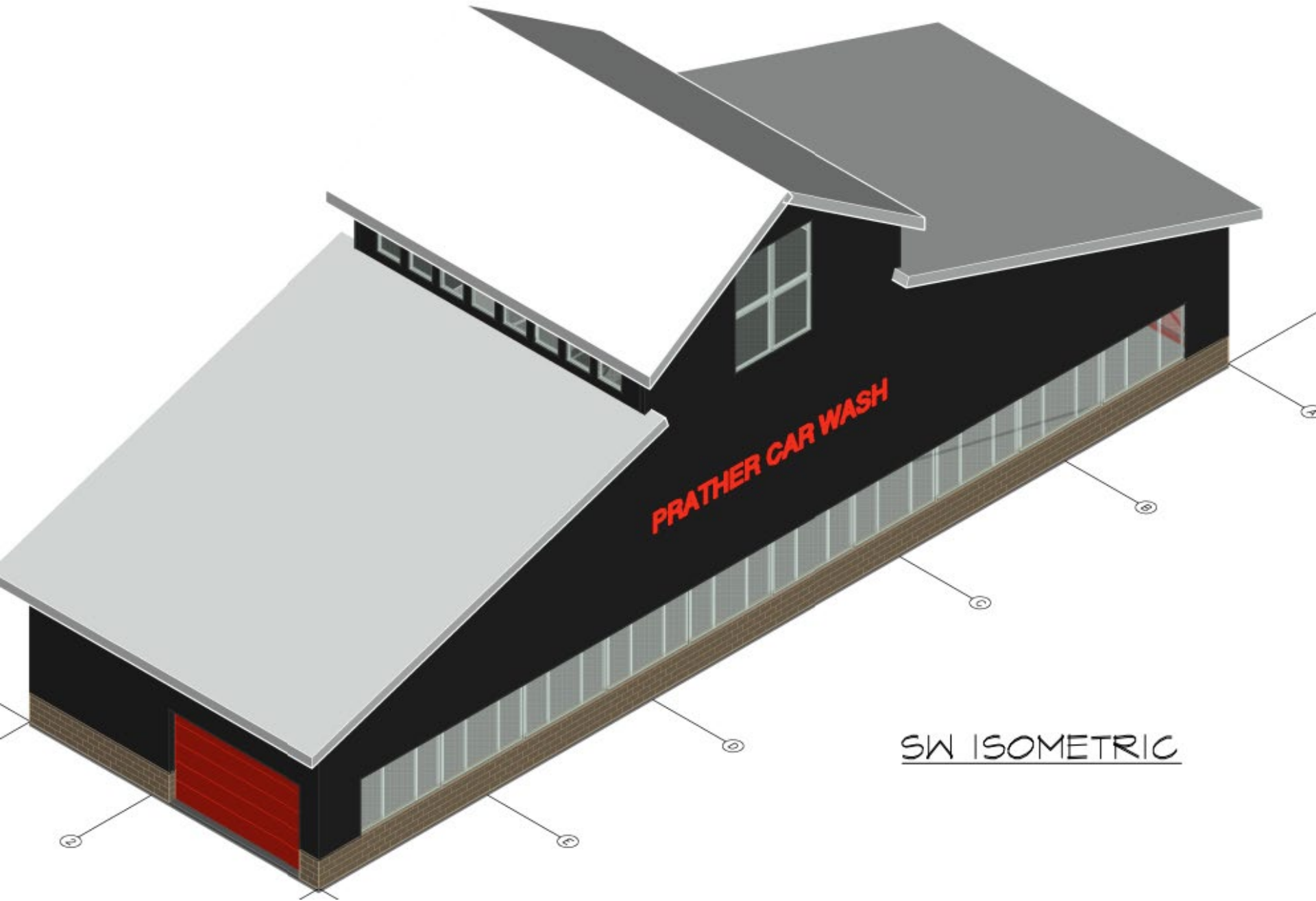
FLOOR PLAN
SCALE 1/4"=1'-0"



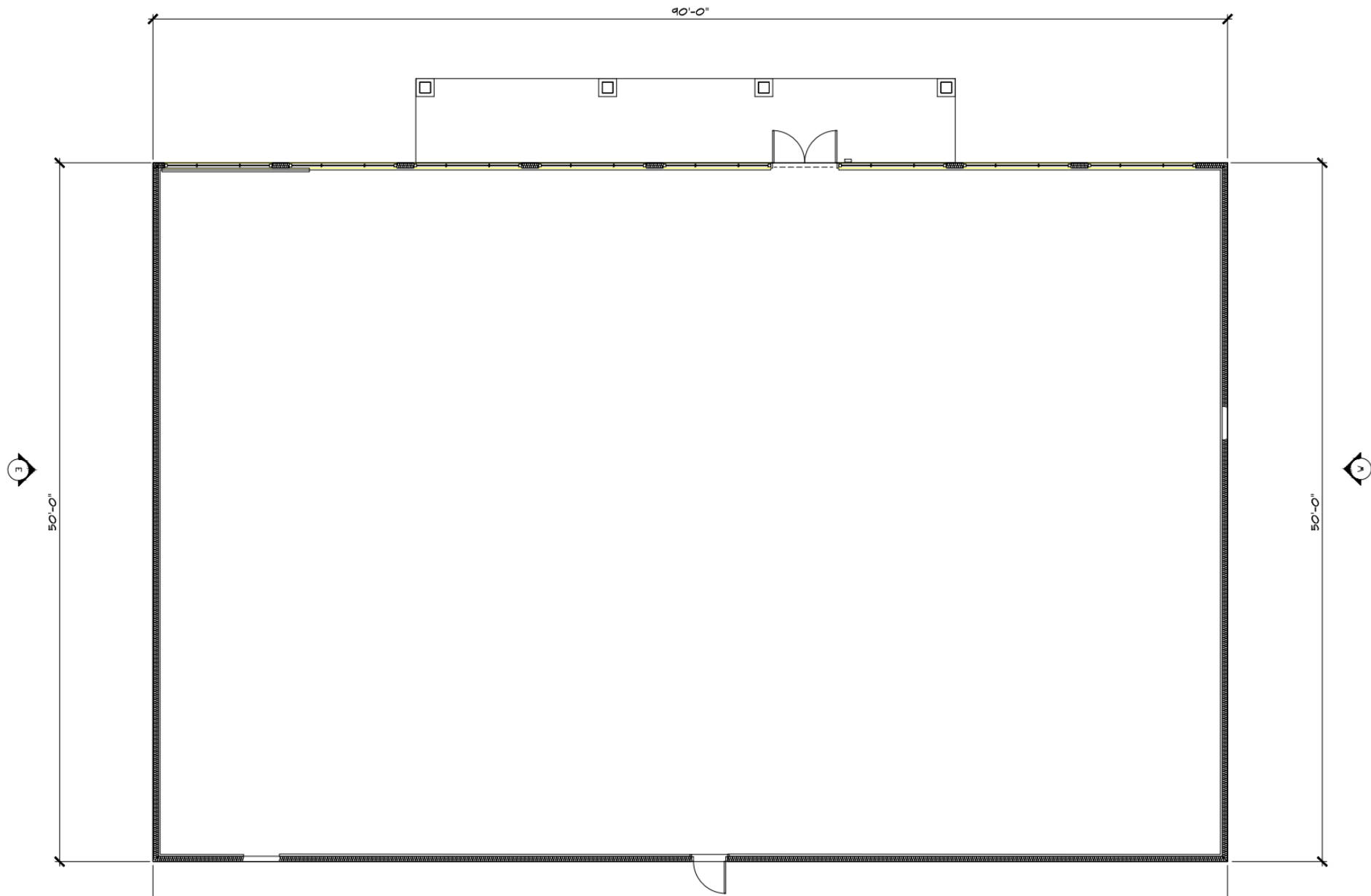
Convenience Store
NE ISOMETRIC



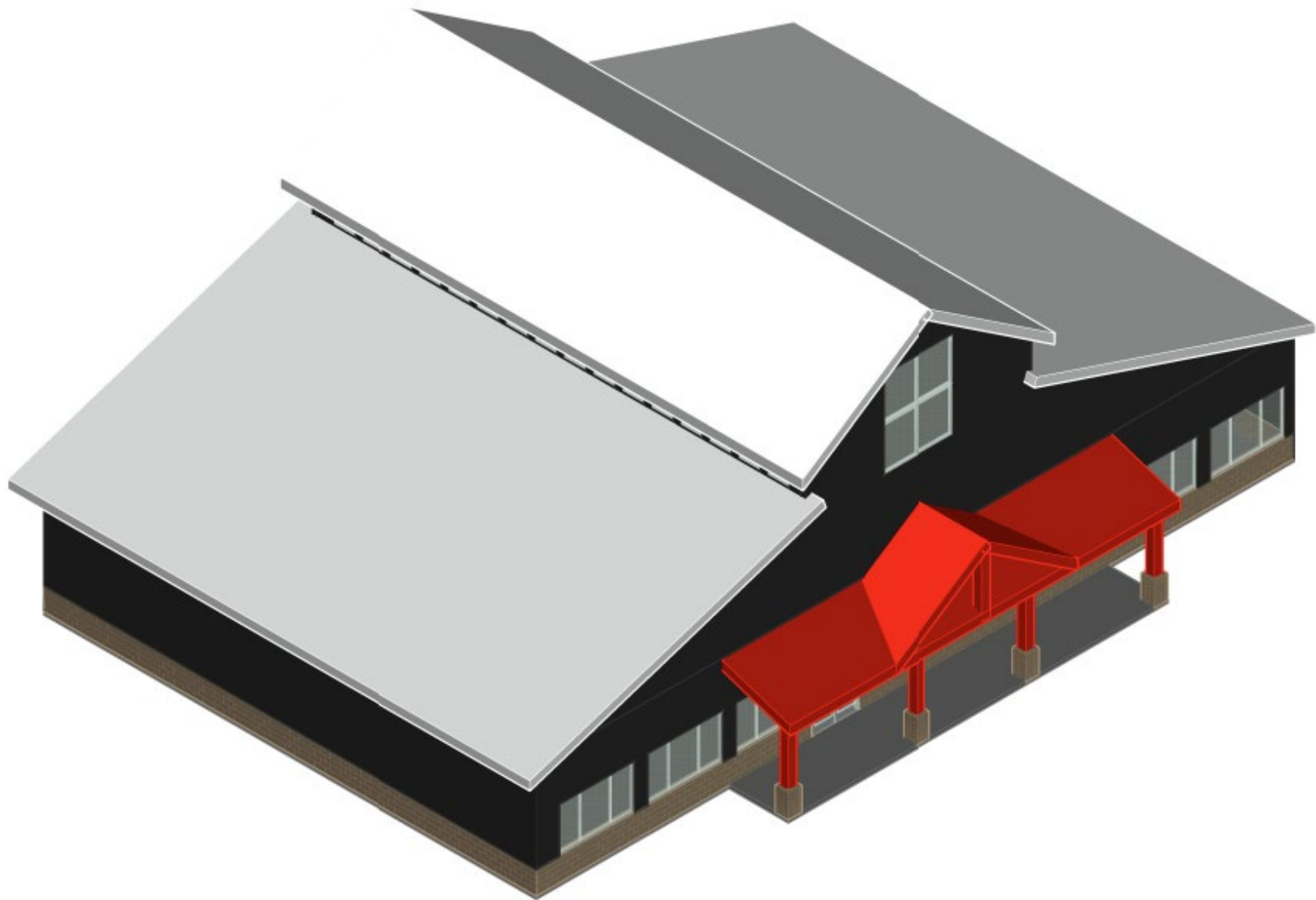
Car Wash



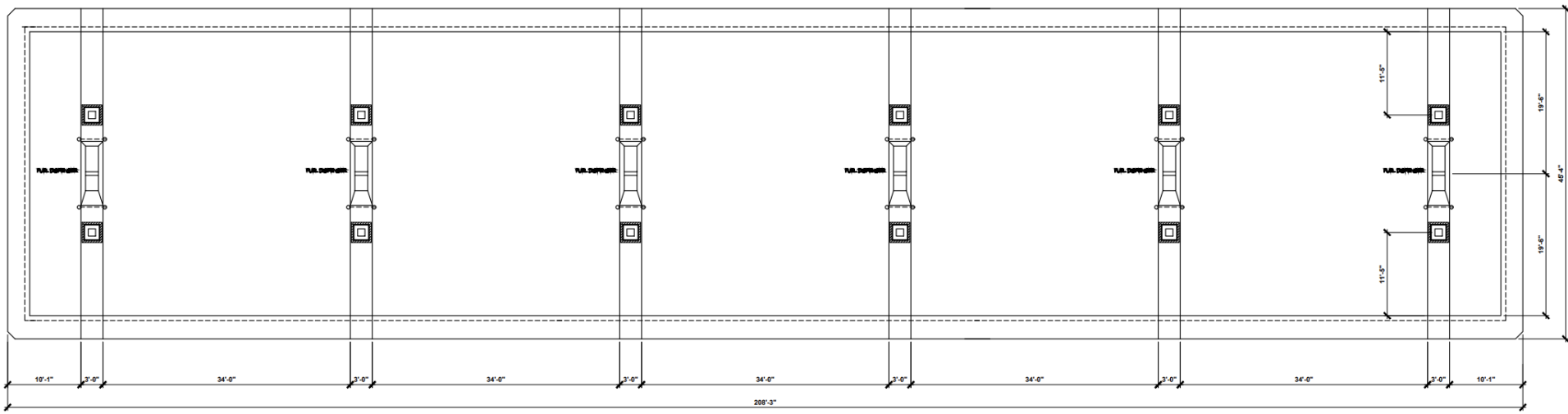
SW ISOMETRIC



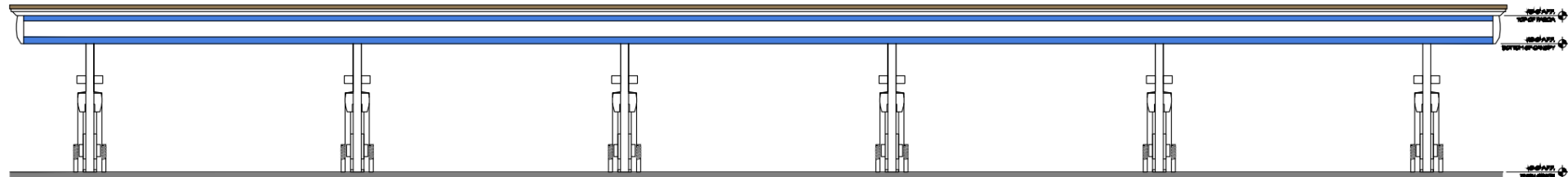
Retail Building



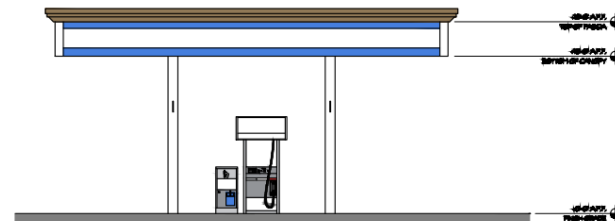
NE ISOMETRIC



Fuel Island



FUEL CANOPY ELEVATION
6 GAS PUMPS



Elevations

Findings	Description	Findings Met
1	Size and shape of parcel is adequate.	YES
2	Streets and highways are adequate for use.	YES
3	No adverse effect on neighborhood.	YES
4	General Plan consistency.	YES



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Project Site Looking southeast From Auberry Road

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Legend



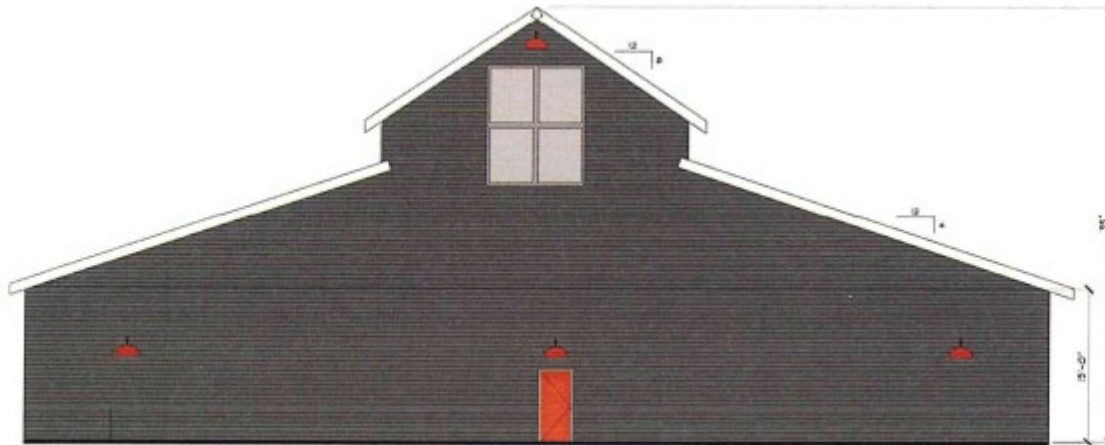
Google Earth
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4.41 ft





N NORTH ELEVATION
3/8"=1'-0"



S SOUTH ELEVATION
3/8"=1'-0"

COLOR LEGEND



MTL ROOF / GABLE TRIM / EAVES /
GUTTERS
HIGH GLOSS WHITE OR POLAR WHITE (07)
SR=0.75 TE=0.81 SR=1.18 ES



MTL WALL PANEL / CORNERS / DOWNSPOUTS
CHARCOAL GREY (33)
SR=0.24 TE=0.28 SR=0.28 ES



DOOR / ROLL-UP DOOR / FRAMED OPENINGS
PATRIOT RED OR COLONIAL RED (04)
SR=0.32 TE=0.35 SR=0.33 ES



FEATHERED VENEER / BRICK RESIN /
COLOR LIGHT STONE TYP & EXT

SR = SOLAR REFLECTANCE
TE = THERMAL EMITTANCE
SR = SOLAR REFLECTANCE INDEX
ES = ENERGY STAR

