



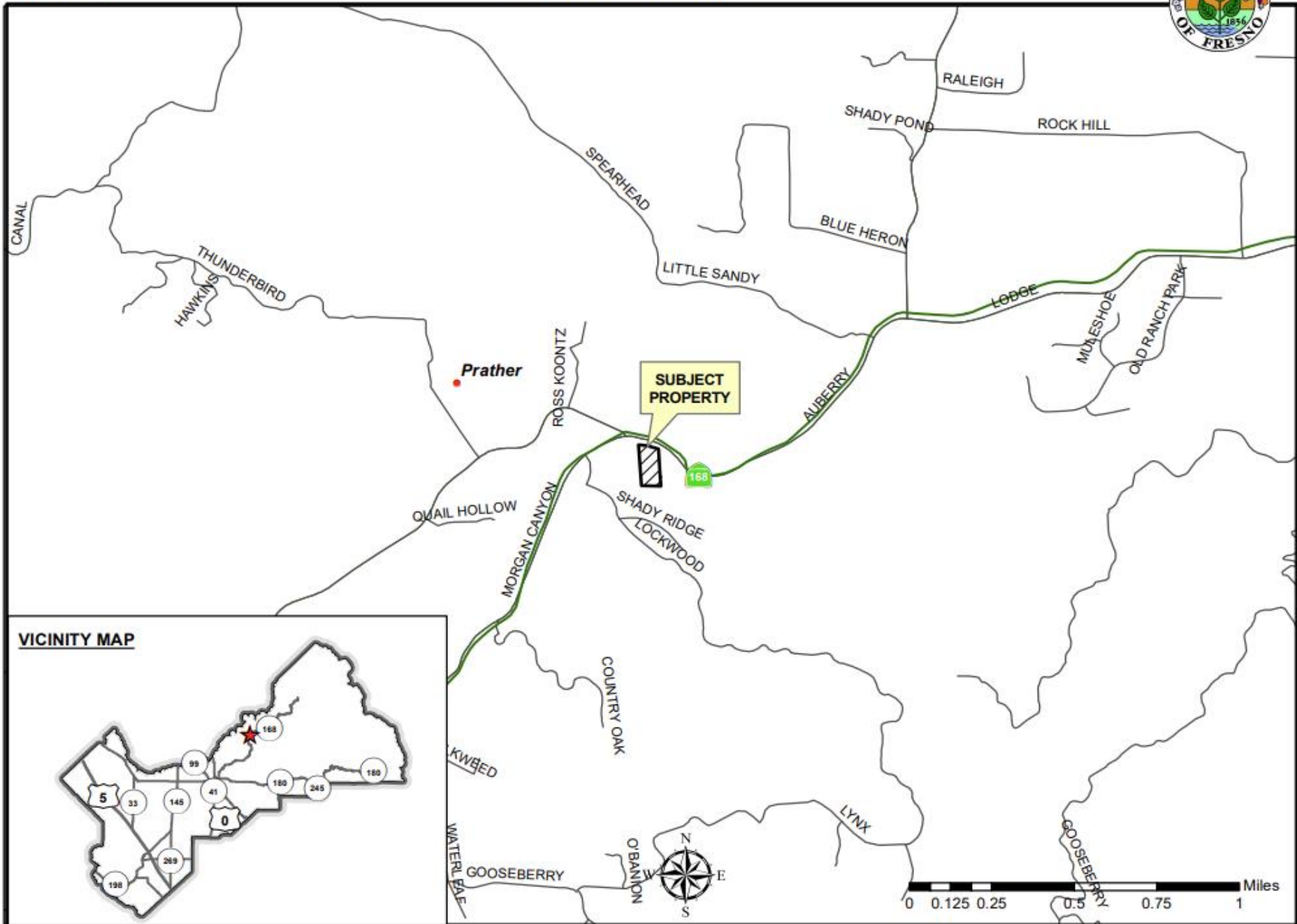
DEPARTMENT of PUBLIC WORKS and PLANNING
DEVELOPMENT SERVICES DIVISION



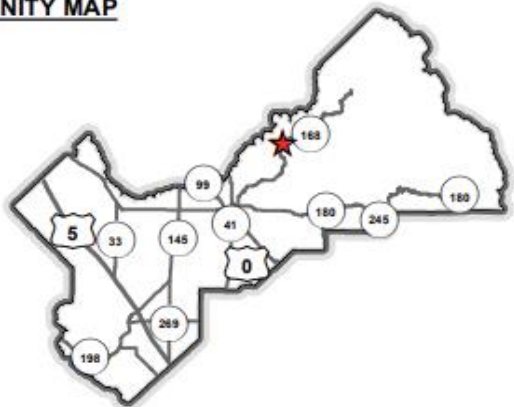
CUP 3729

PC Hearing: July 18, 2024

LOCATION MAP



VICINITY MAP



CUP 3729

PRATHER

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

Area of Development

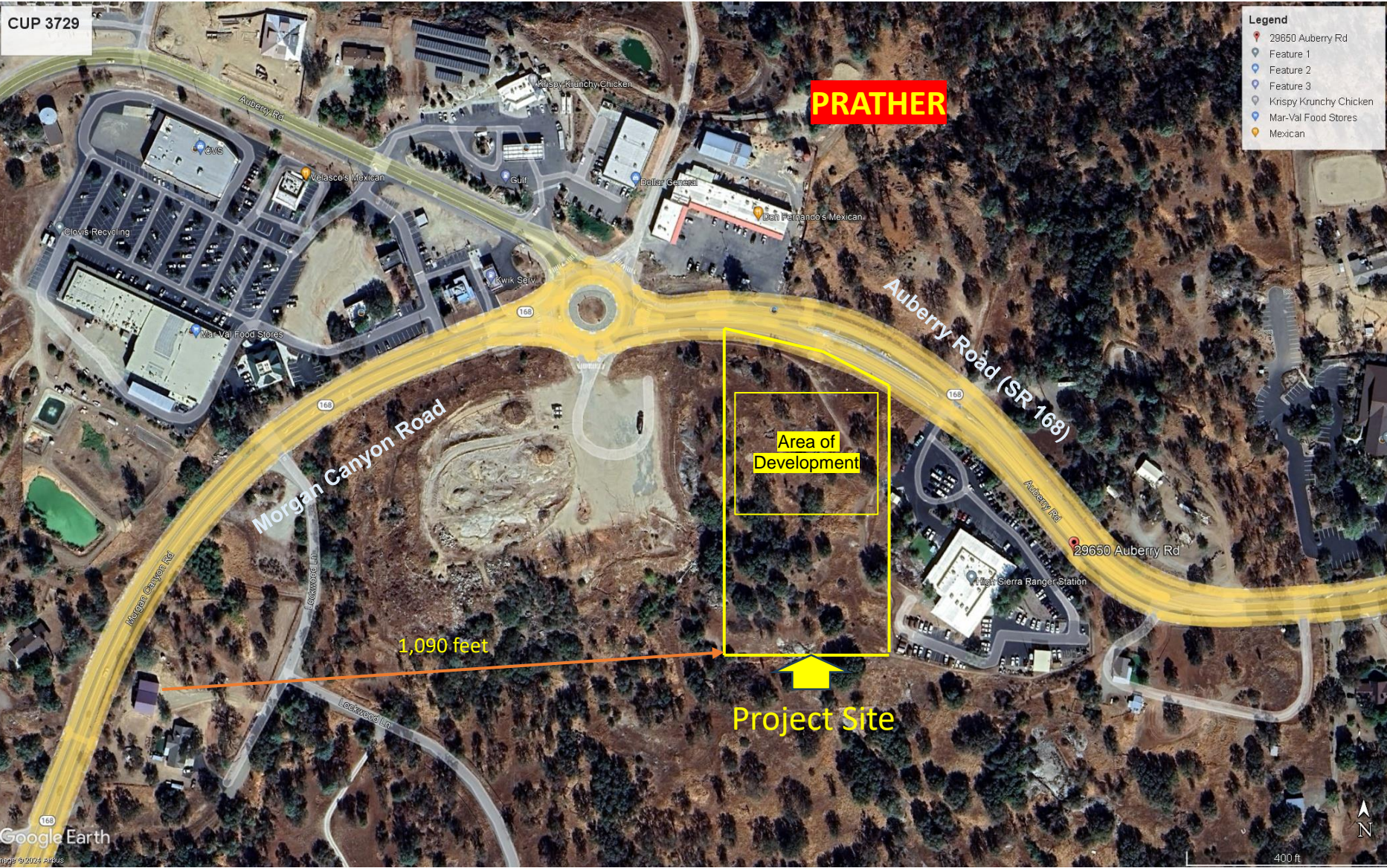
1,090 feet

Project Site

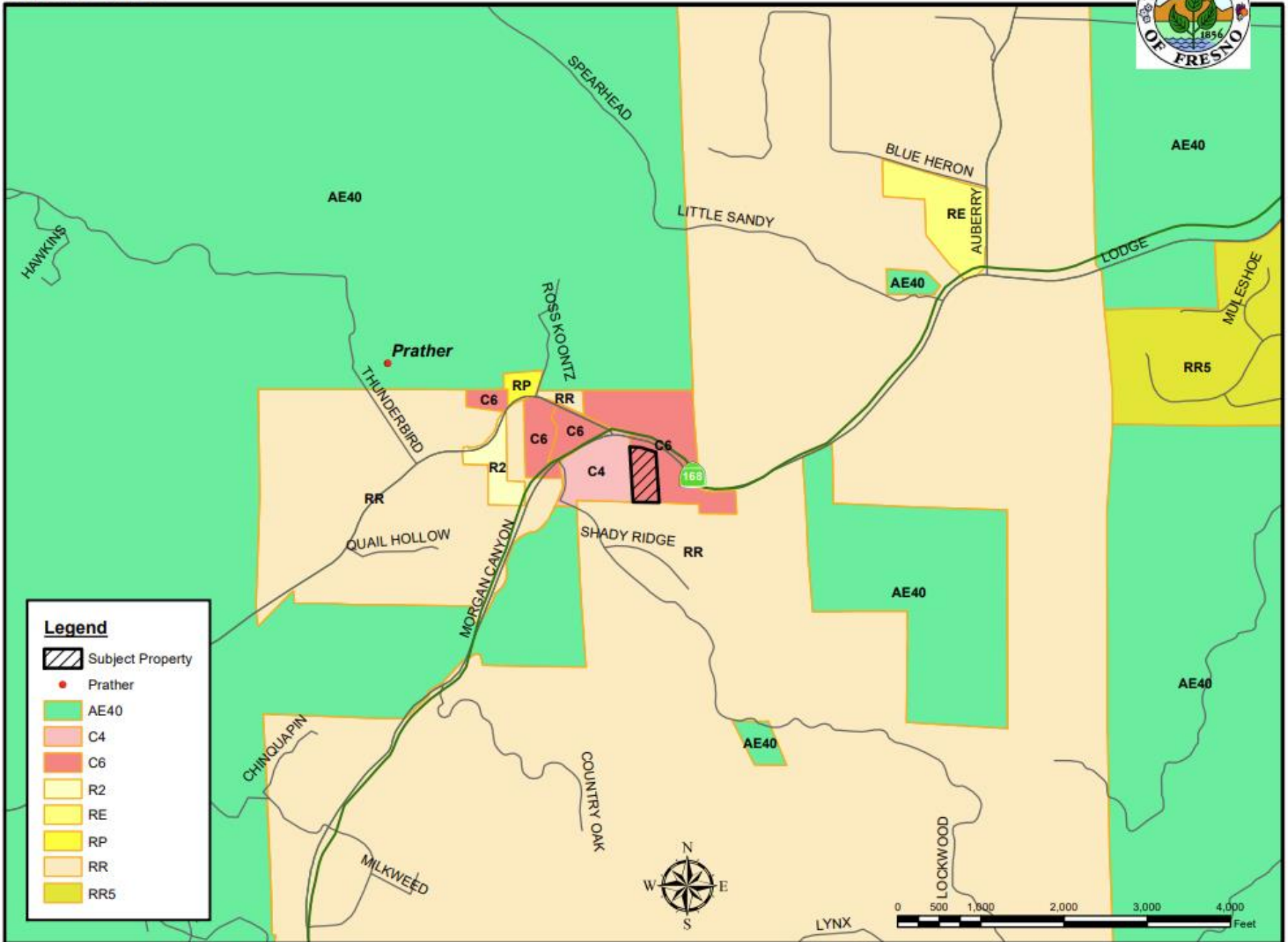
Google Earth

img: 9/2024 2:41:15

400 ft



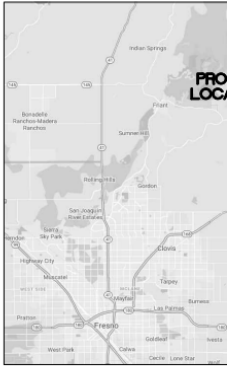
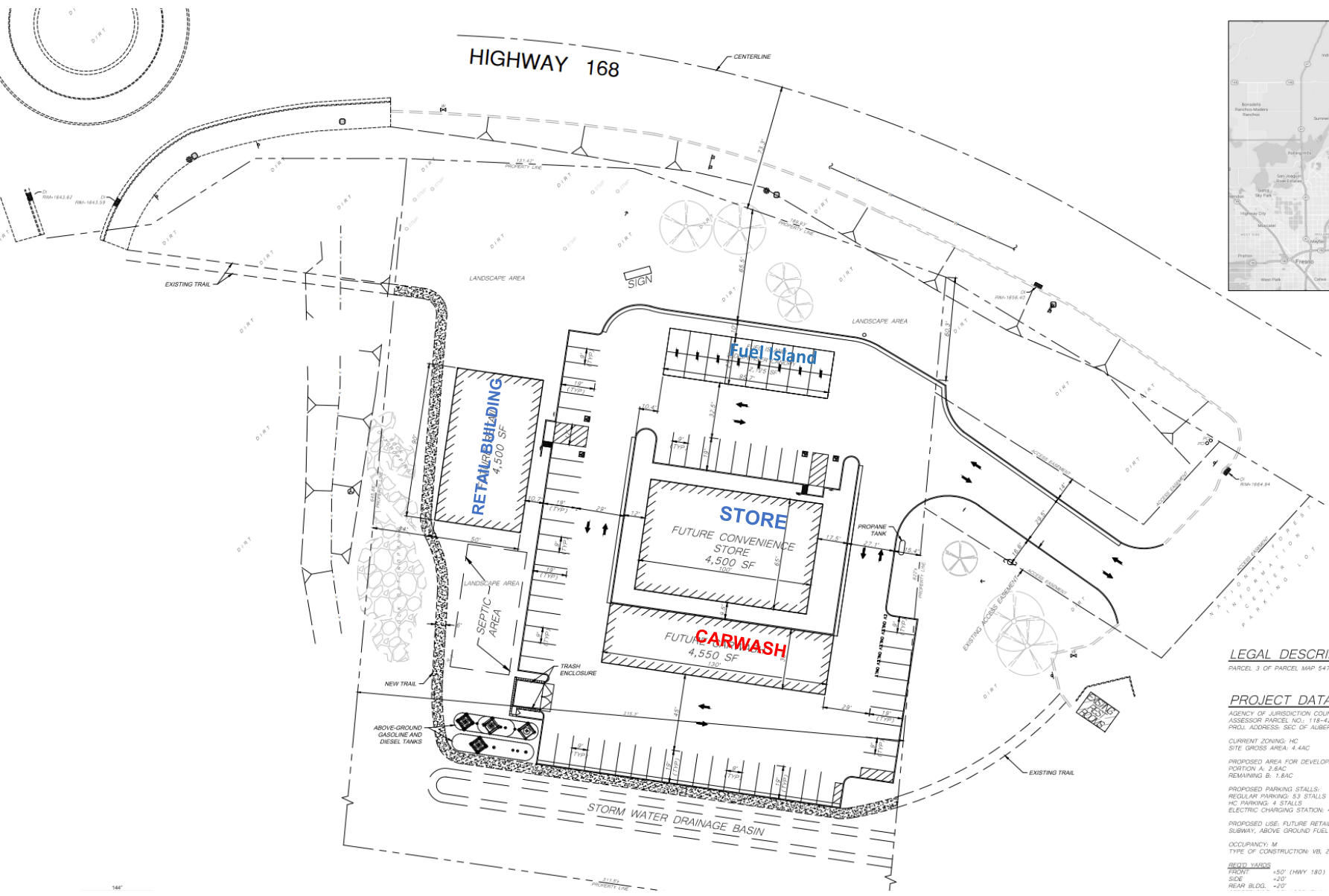
EXISTING ZONING MAP



Legend

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





VICINITY

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

PROJECT DATA:
 AGENCY OF JURISDICTION COUNTY OF FRESNO
 ASSESSOR PARCEL NO.: 118-422-69
 PROJ. ADDRESS: SEC. OF JUBERTY 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: 63 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: WB, 2B

SETBACK YARDS
 FRONT: +50' (HWY 180)
 SIDE: +20'
 REAR BLDG.: +20'

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

CUP 3729

PRATHER

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

Area of Development

1,090 feet

Project Site

SFR

Morgan Canyon Road

Auberry Road (SR 168)

Google Earth

img: 9/2024 2:41:15

400 ft





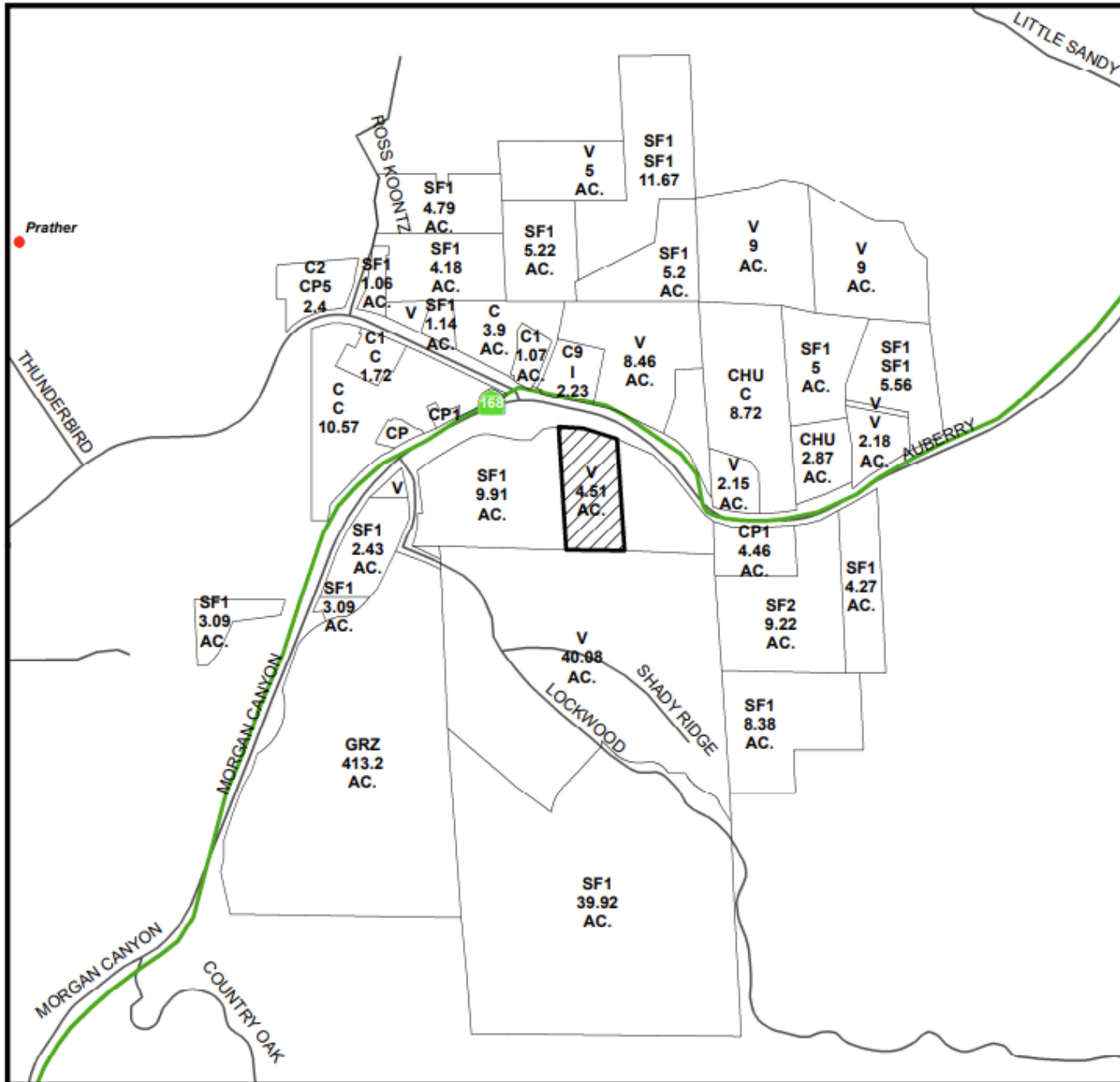
DEPARTMENT of PUBLIC WORKS and PLANNING
DEVELOPMENT SERVICES DIVISION



CUP 3729



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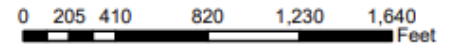
EXISTING LAND USE MAP



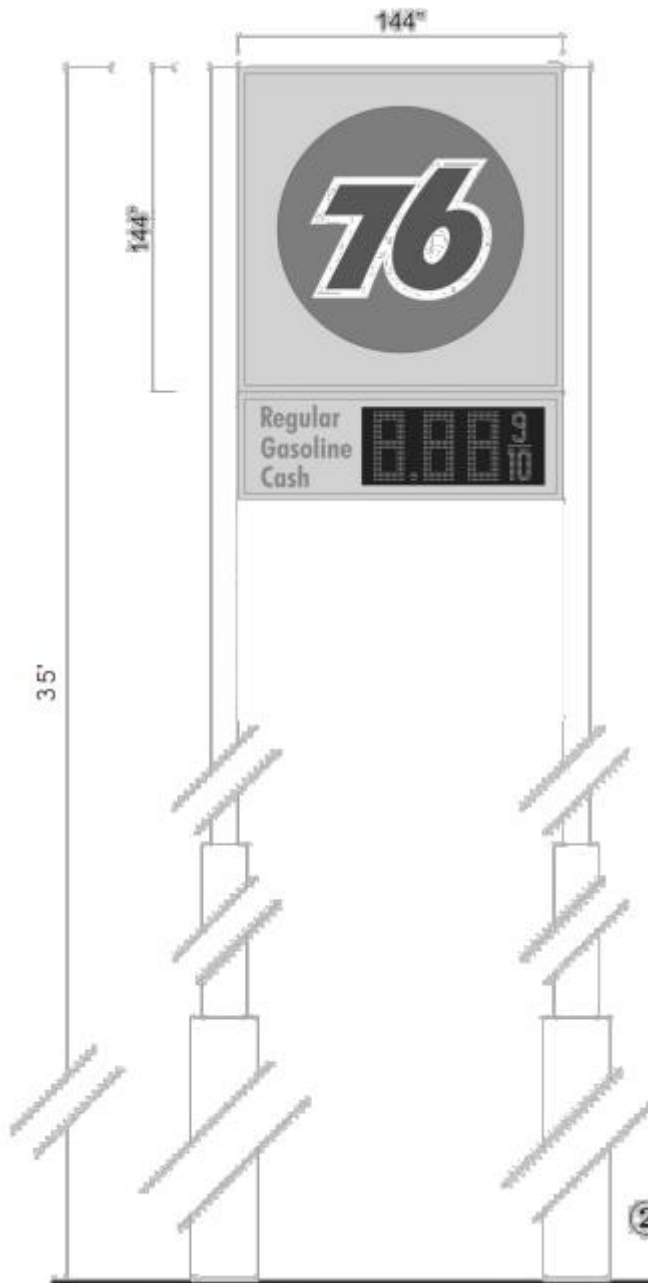
LEGEND	
I	INDUSTRIAL
C	COMMERCIAL
C#	COMMERCIAL
CHU	CHURCH
CP	OFFICE COMM./PROF.
CP#	OFFICE COMM./PROF.
GRZ	GRAZING
SF#	SINGLE FAMILY RESIDENCE
V	VACANT

LEGEND:

-  Subject Property
-  Prather

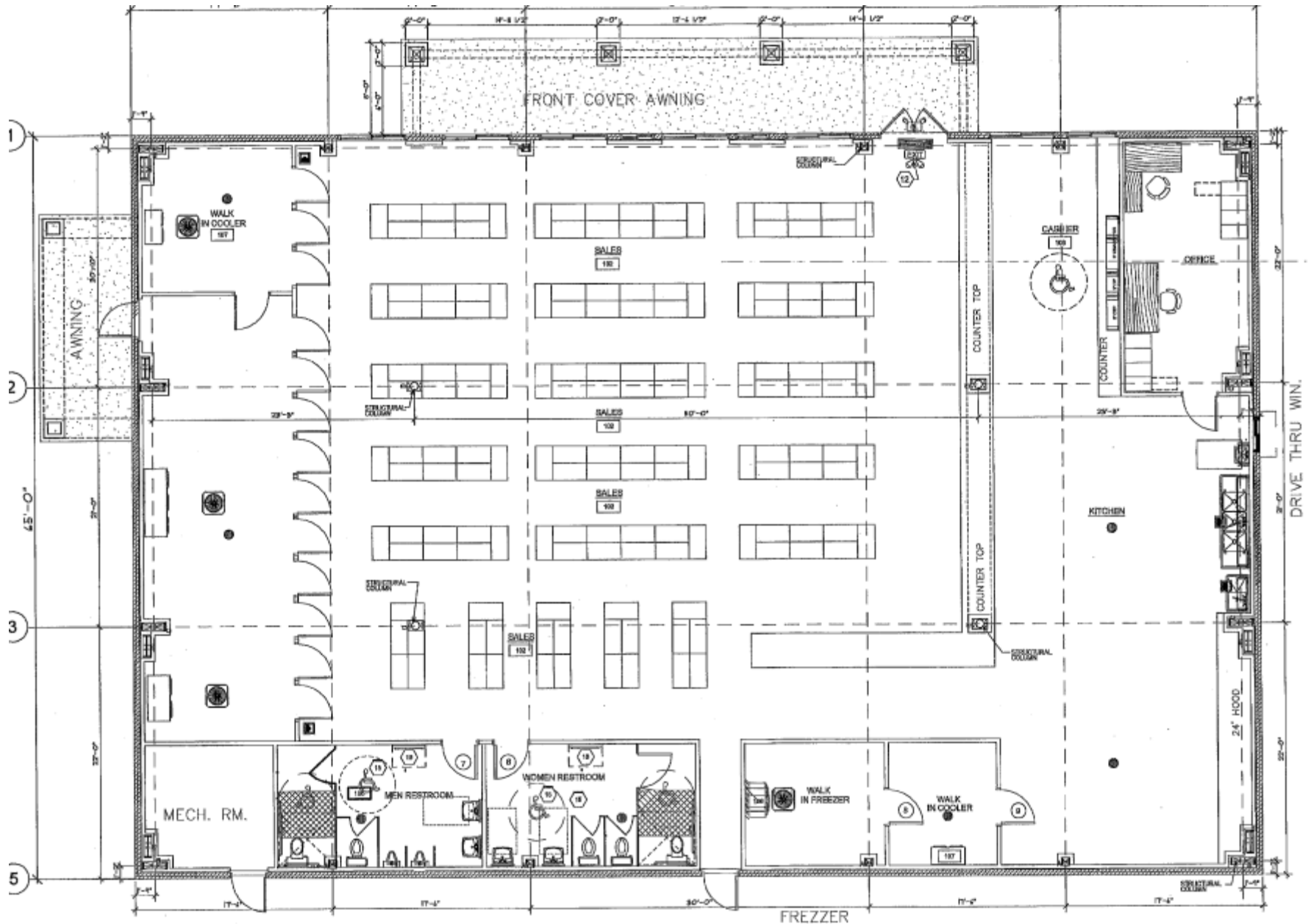


Department of Public Works and Planning
Development Services Division



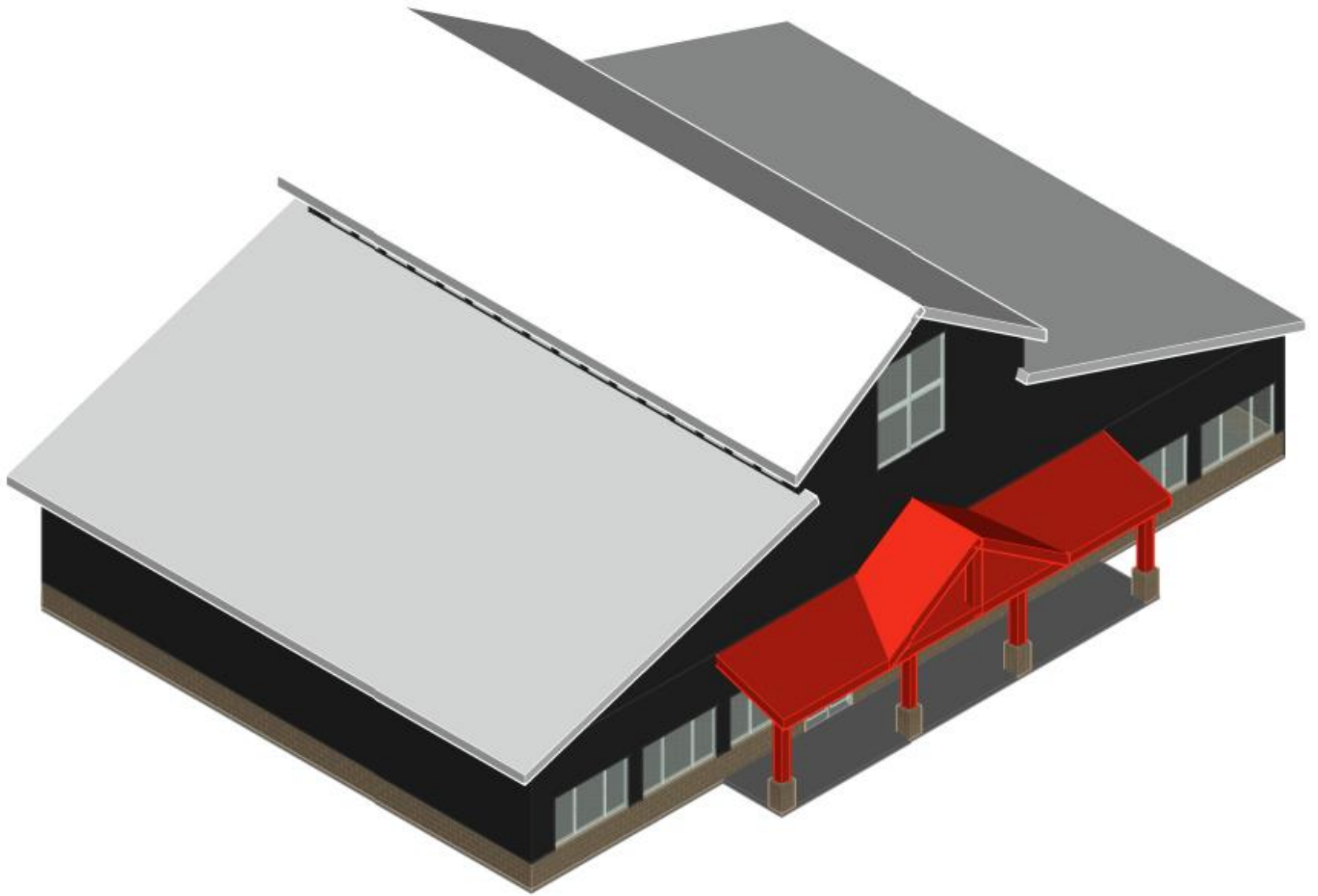
② INSTALL NEW INTERNALLY ILLUMINATED
D/F HI-RISE SIGN CABINETS AND POLE STRUCTURE.

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

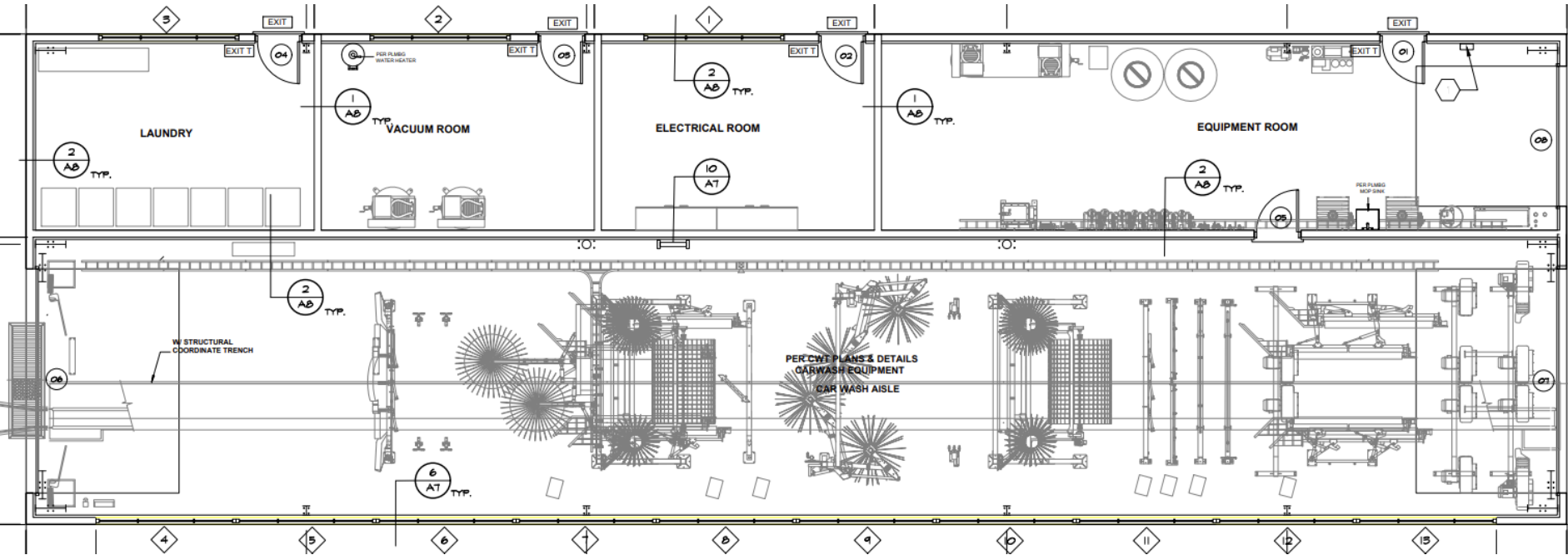


Convenience Store

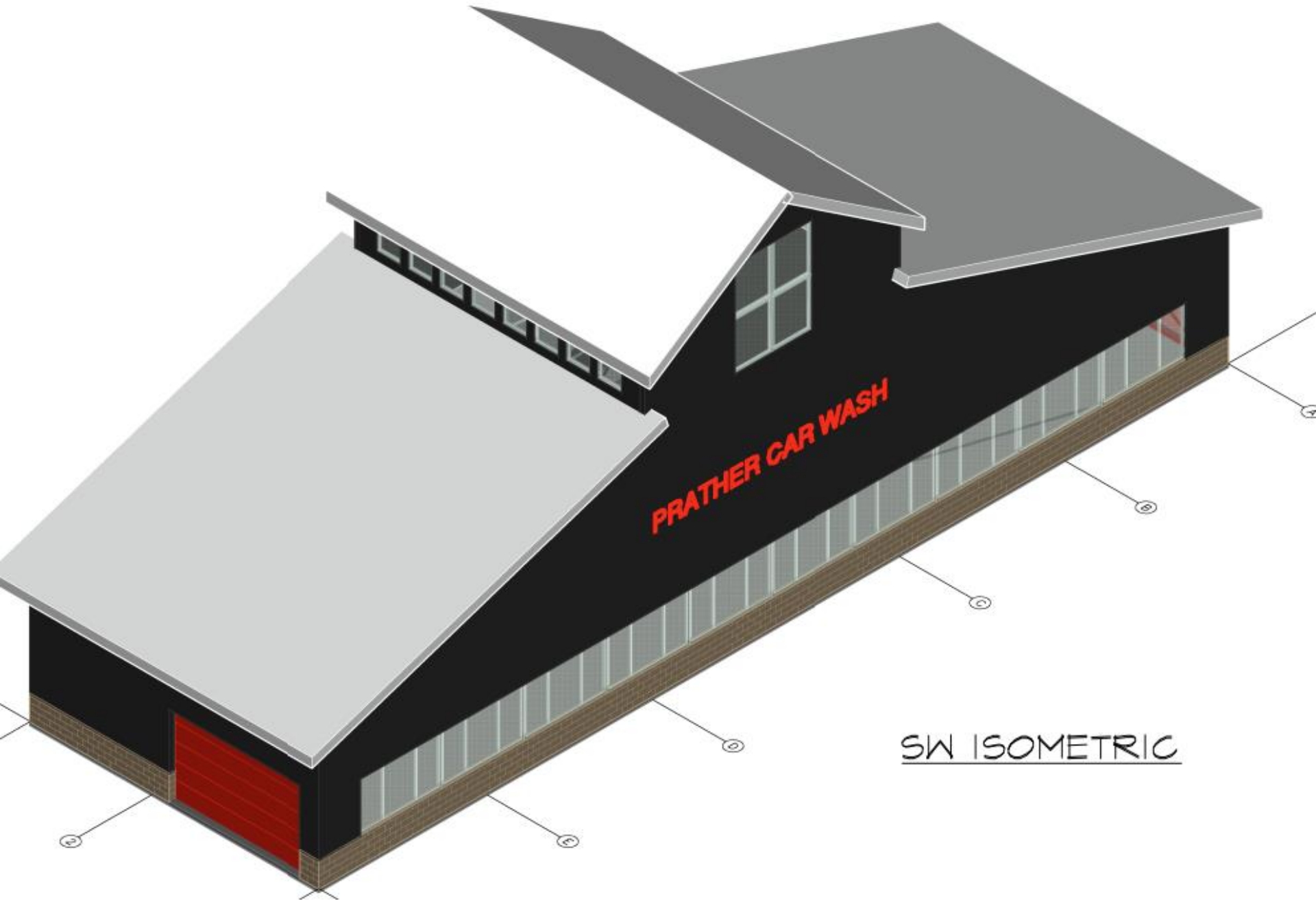
FLOOR PLAN
SCALE 1/8"=1'-0"



Convenience Store
NE ISOMETRIC

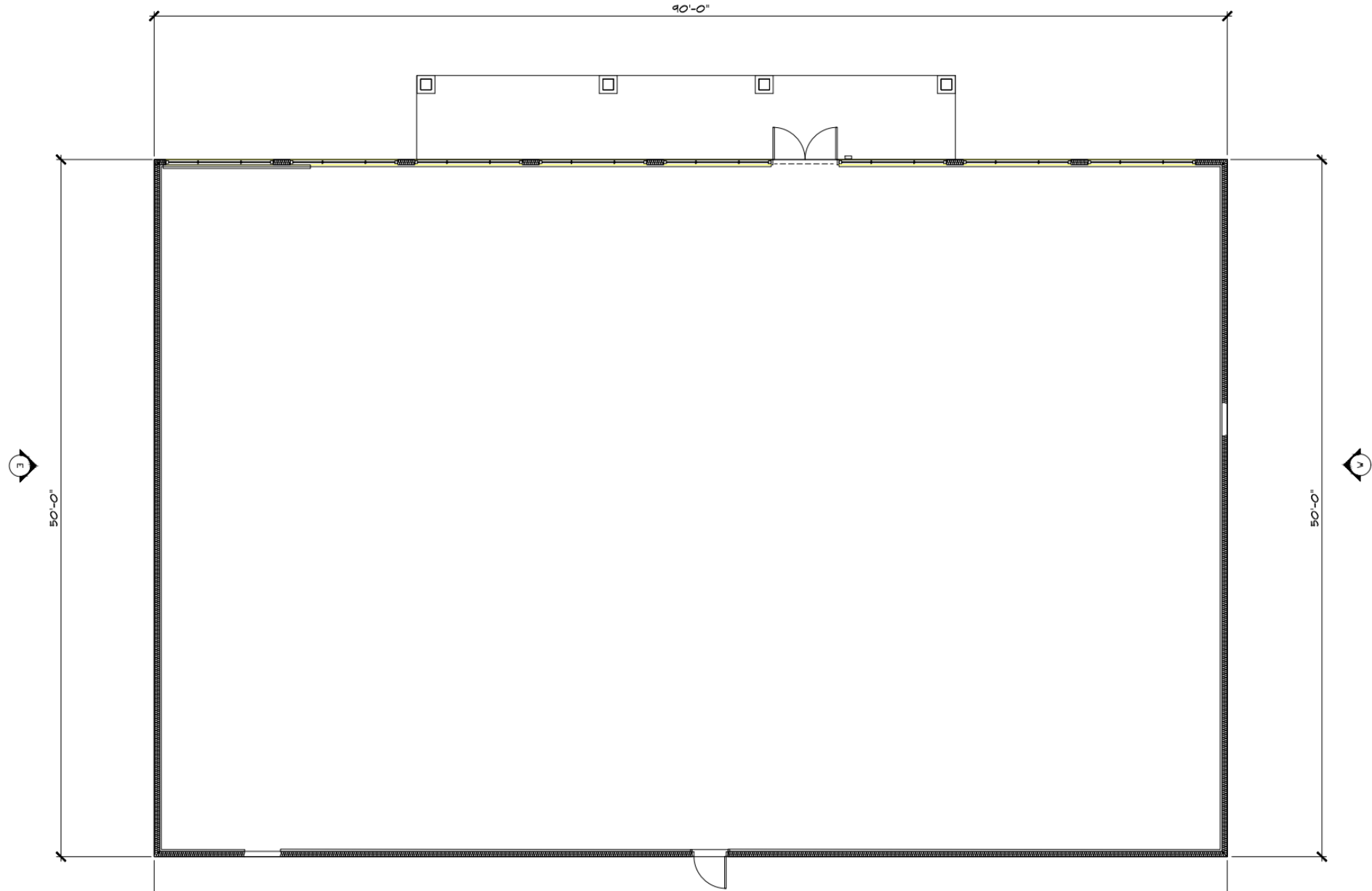


Car Wash

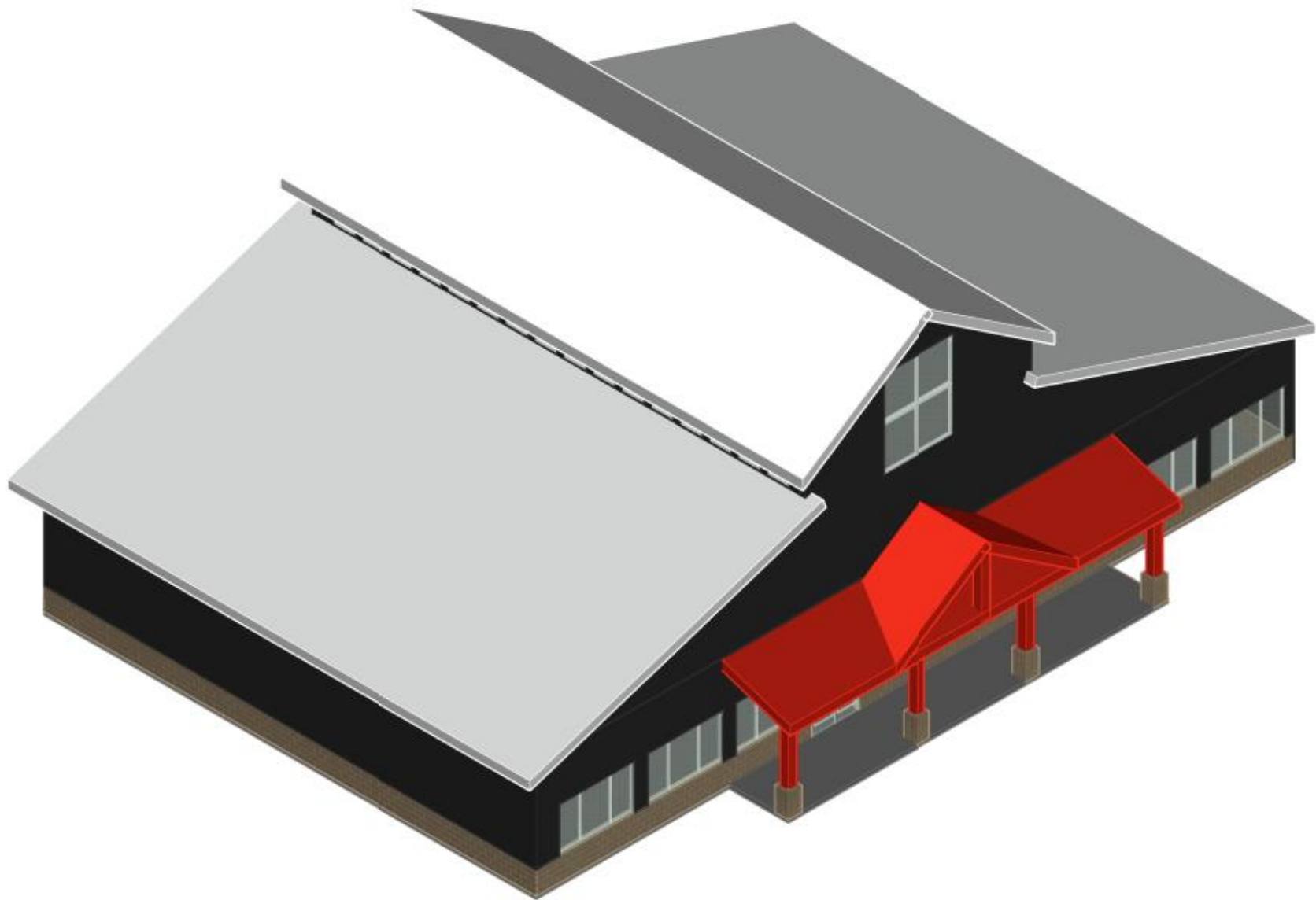


PRATHER CAR WASH

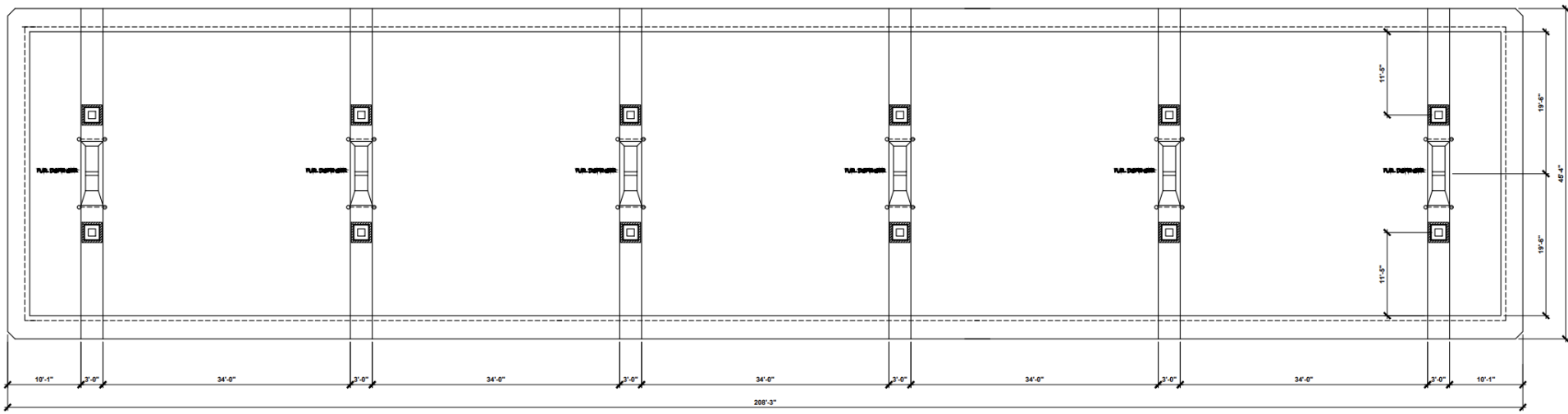
SW ISOMETRIC



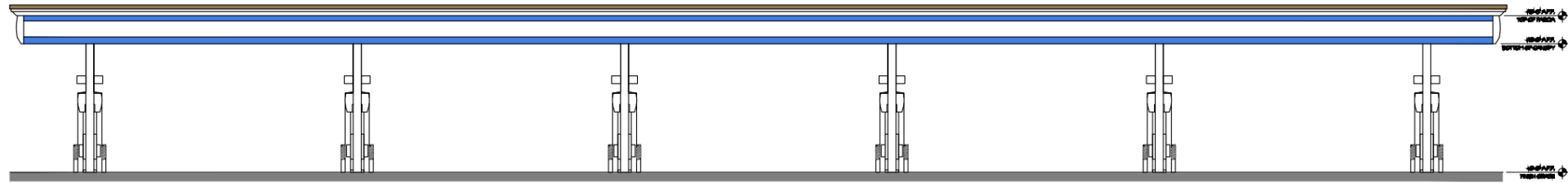
Retail Building



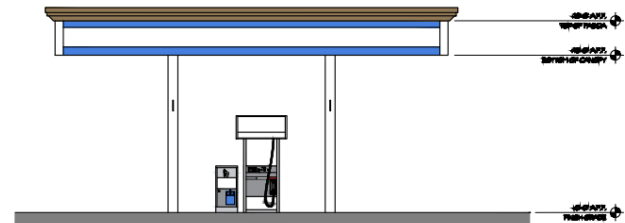
NE ISOMETRIC



Fuel Island



FUEL CANOPY ELEVATION
6 GAS PUMPS



Elevations



Project Site



Project Site Looking southeast From Auberry Road

CUP 3729

Legend



Google Earth
© 2024 Google

4.41 ft





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



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

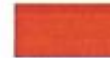
COLOR LEGEND



MTL ROOF / GABLE TRIMS / EAVES /
ALTRES
R01 GLOSS WHITE OR POLAR WHITE (07)
SR=0.75 TE=0.81 SR+18 ES



MTL WALL PANEL / CORNERS / DOWNROPTS
CHARCOAL GREY (23)
SR=0.29 TE=0.28 SR+28 ES



DOOR / ROLL-UP DOOR / FRAMED OPENINGS
PATRIOT RED OR COLONIAL RED (04)
SR=0.22 TE=0.28 SR+22 ES



FEATHERED VENER / BRGA DESIGN /
COLOR LIGHT STONE TYP & EXT

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

