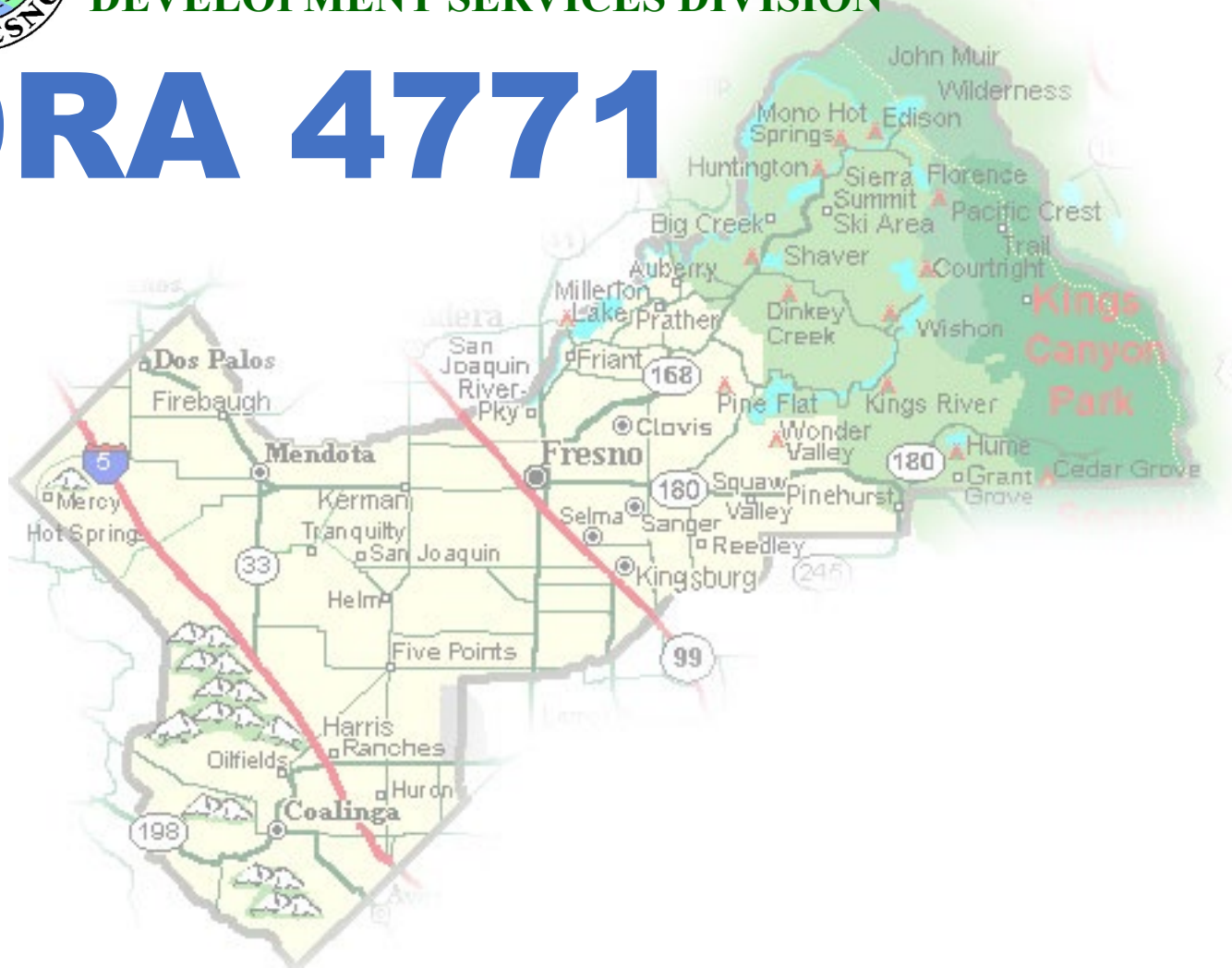




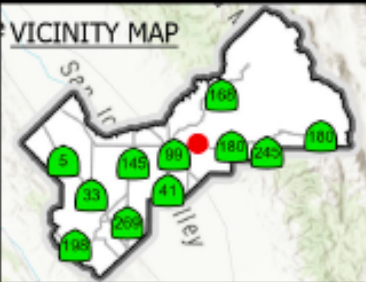
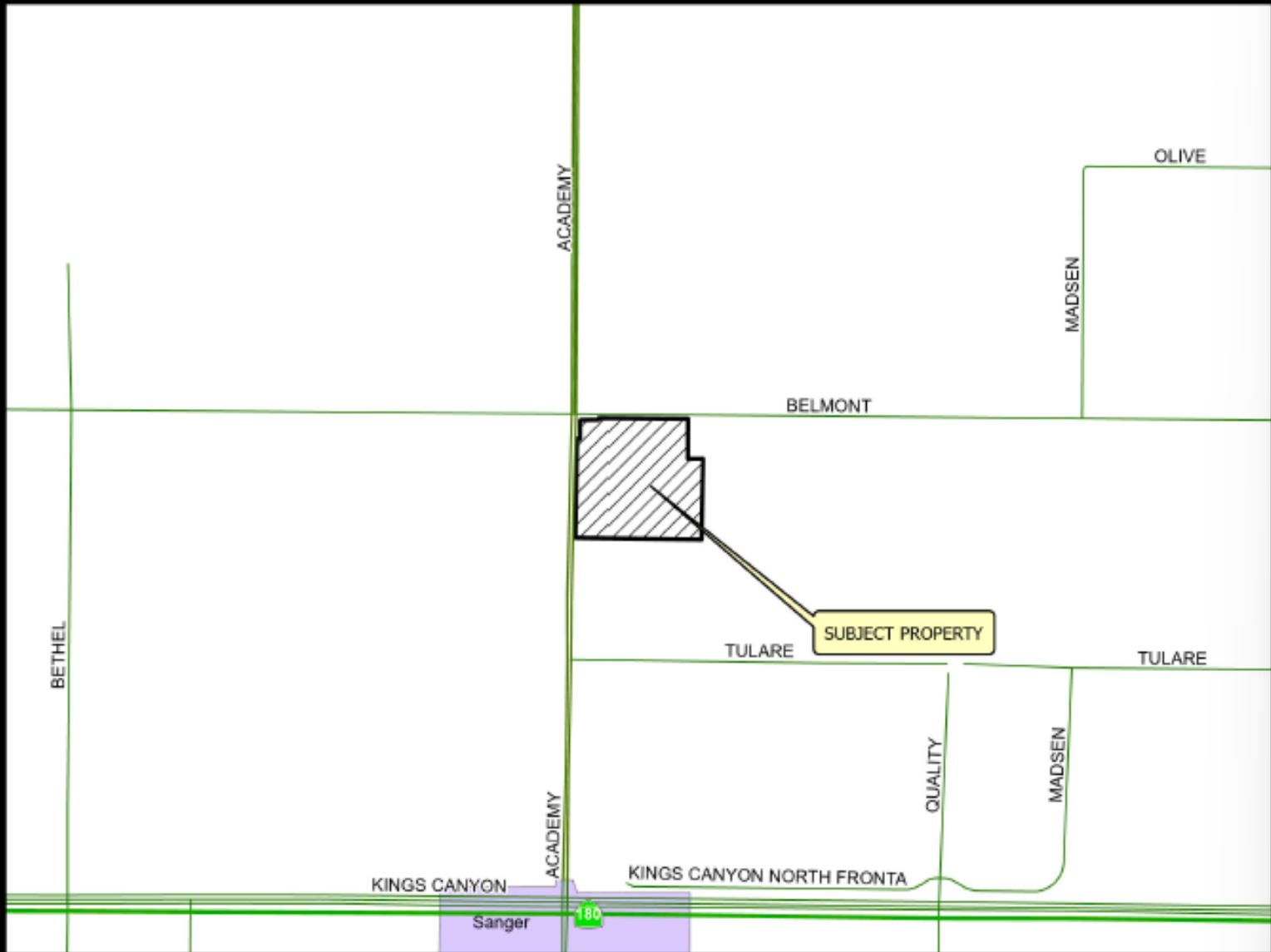
DEPARTMENT of PUBLIC WORKS and PLANNING
DEVELOPMENT SERVICES DIVISION

DRA 4771



Legend

-  Sanger
-  Subject Property

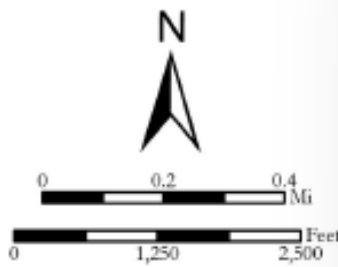


LOCATION MAP

DRA4771

2024

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
Person Prepared by : jocervantes
On Date : 5/21/2024



Belmont Ave

Belmont Ave

N. Academy Ave

N. Academy Ave

Blossom Trail Care

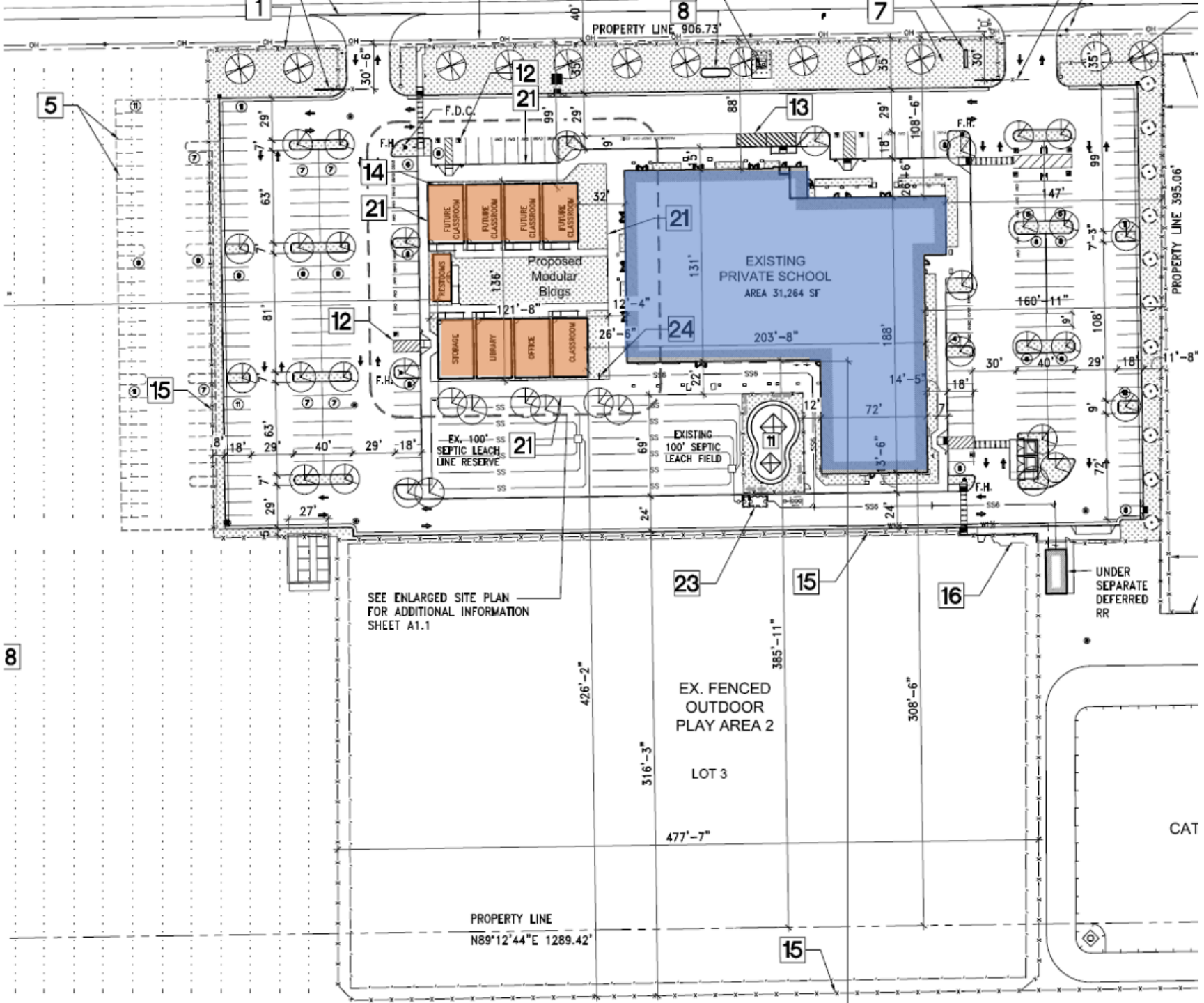
13189 E Belmont Ave

Project Site

Subject Parcel

36.9 acres

Primo Water Refill



5

15

12

21

14

12

21

13

21

24

23

15

16

15



Site Photo View A - Facing North toward E. Belmont Ave



Site Photo View B - Facing East toward Existing Gym



Site Photo View D - Facing West towards parking and Academy ave beyond



Site Photo View C - Facing South

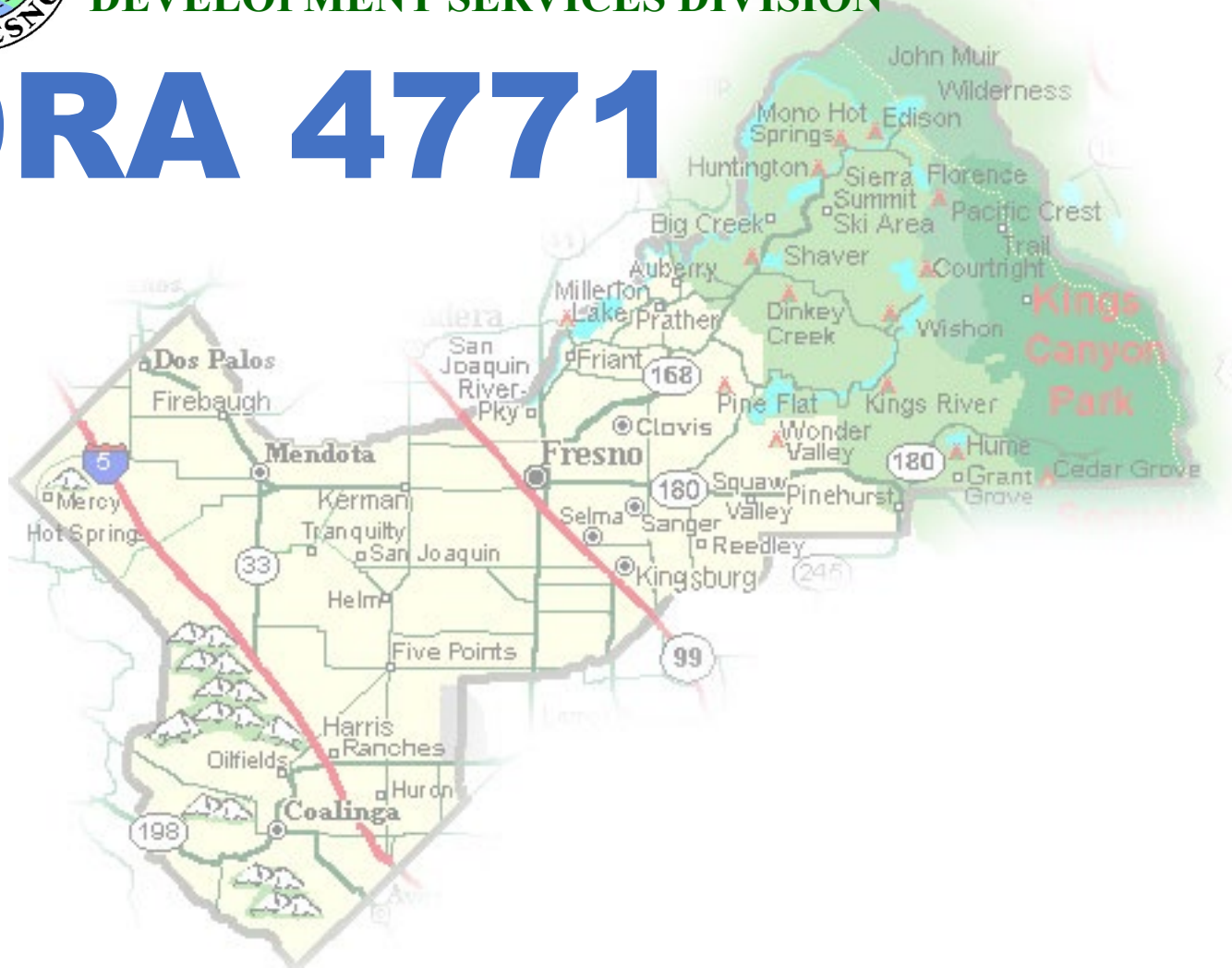
Directors Review and Approval Findings

1	The site of the proposed use is adequate in size and shape	YES
2	The site for the proposed use can accommodate the quantity and kind of traffic generated by the proposed use	YES
3	No adverse effect on surrounding neighborhood	YES
4	Consistent with the General Plan	YES







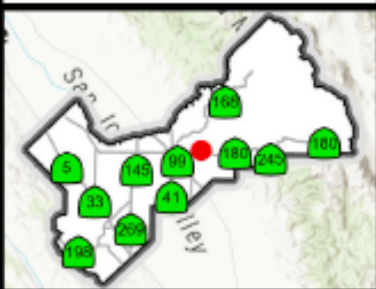
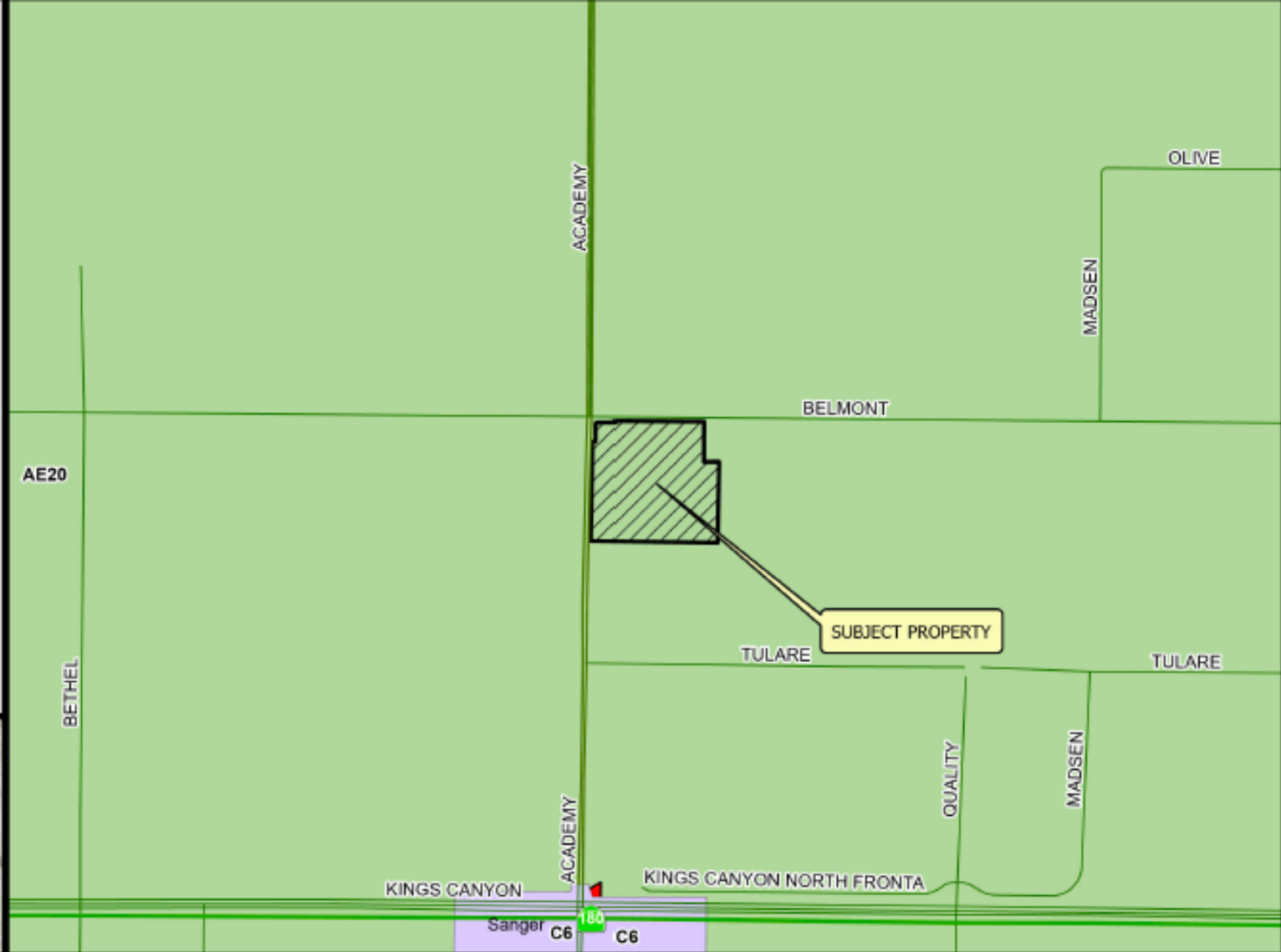
DEPARTMENT of PUBLIC WORKS and PLANNING
DEVELOPMENT SERVICES DIVISION

DRA 4771



Legend

-  Subject Property
-  Sanger
-  C6
-  AE20



Existing Zoning Map

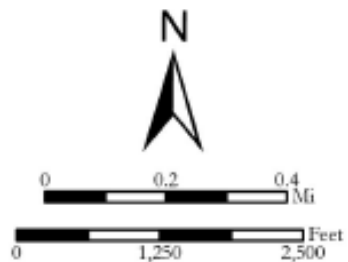
DRA4771
STR 2 - 14S / 22E

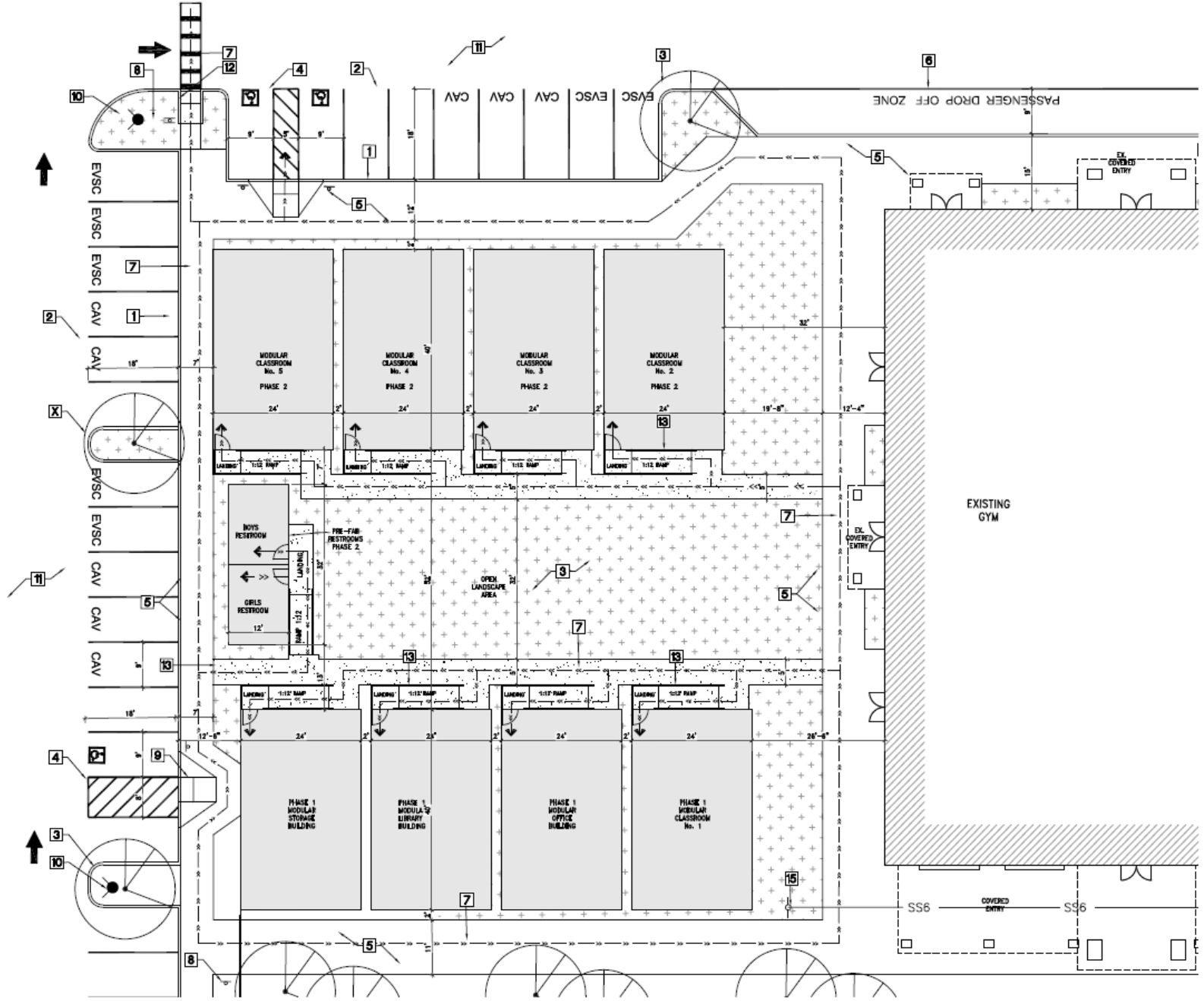
2024

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division

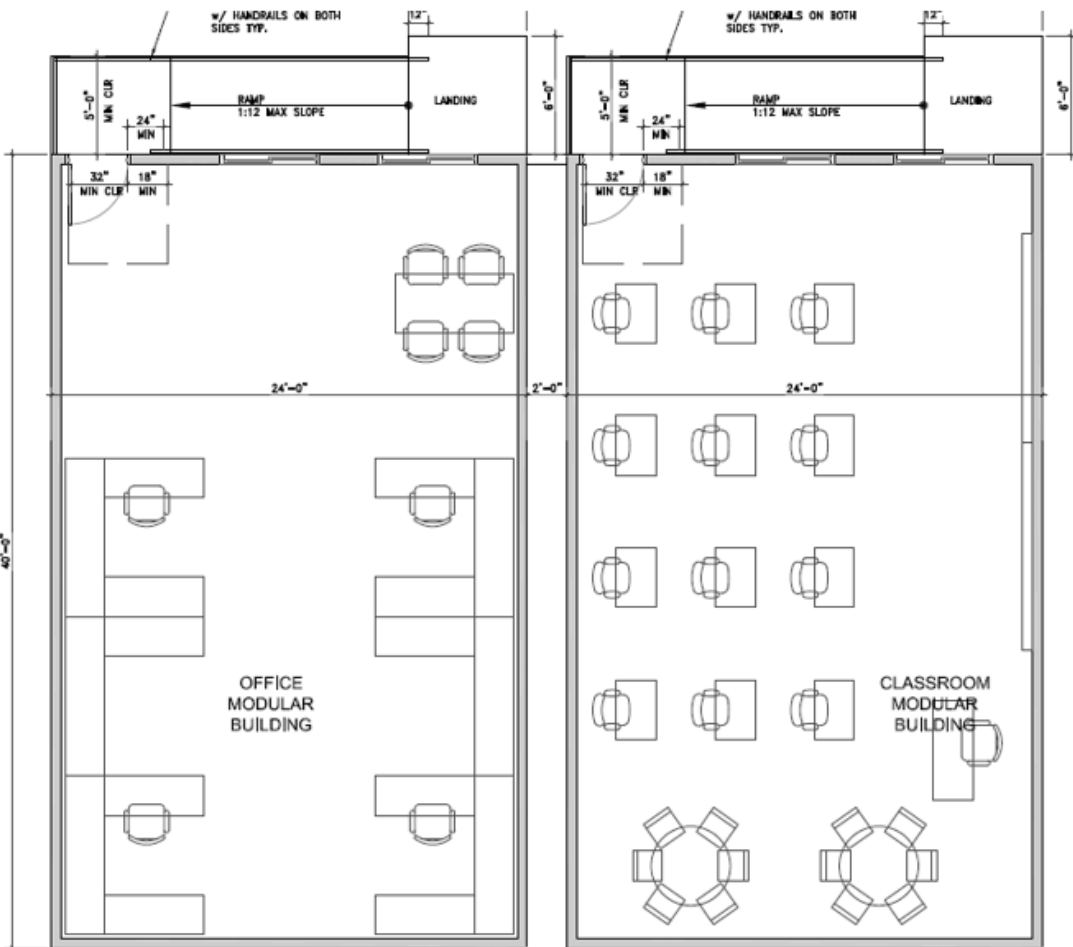
Person Prepared by : jocervantes

On Date : 5/21/2024

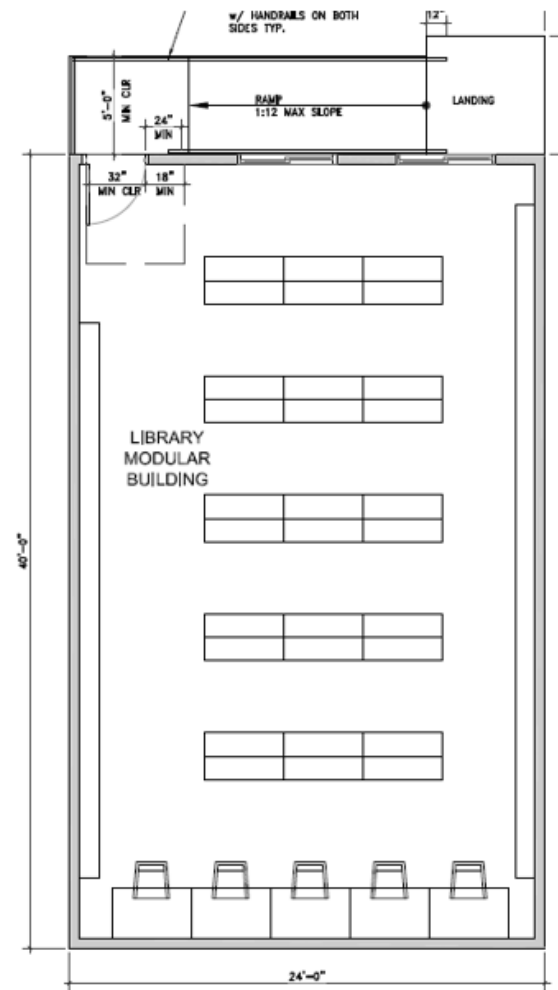




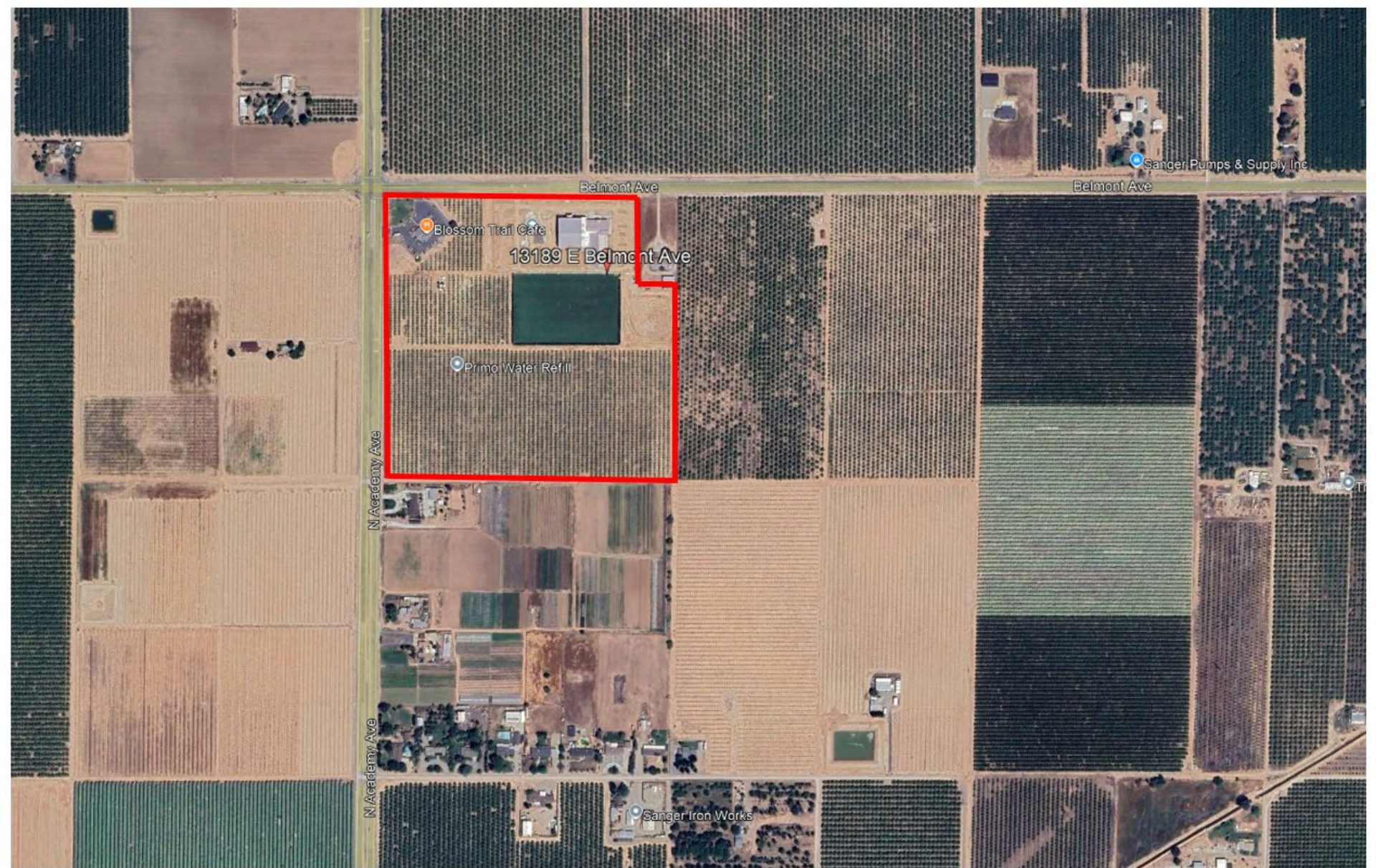
Partial Enlarged Site Plan



TYPICAL CLASSROOM & OFFICE



LIBRARY



Belmont Ave

Belmont Ave

Blossom Trail Cafe

13189 E Belmont Ave

Primo Water Refill

Sanger Pumps & Supply Inc

N Academy Ave

N Academy Ave

Sanger Iron Works

Directors Review and Approval Findings

That the site of the proposed use is adequate in size and shape to accommodate said use and all yards, spaces, walls and fences, parking, loading, landscaping and other features required by this Division, to adjust said use with land and uses in the neighborhood

YES

That the site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use

YES

That the proposed use will not be detrimental to the character of the development in the immediate neighborhood or the public health, safety, and general welfare

YES

That the proposed development be consistent with the General Plan

YES