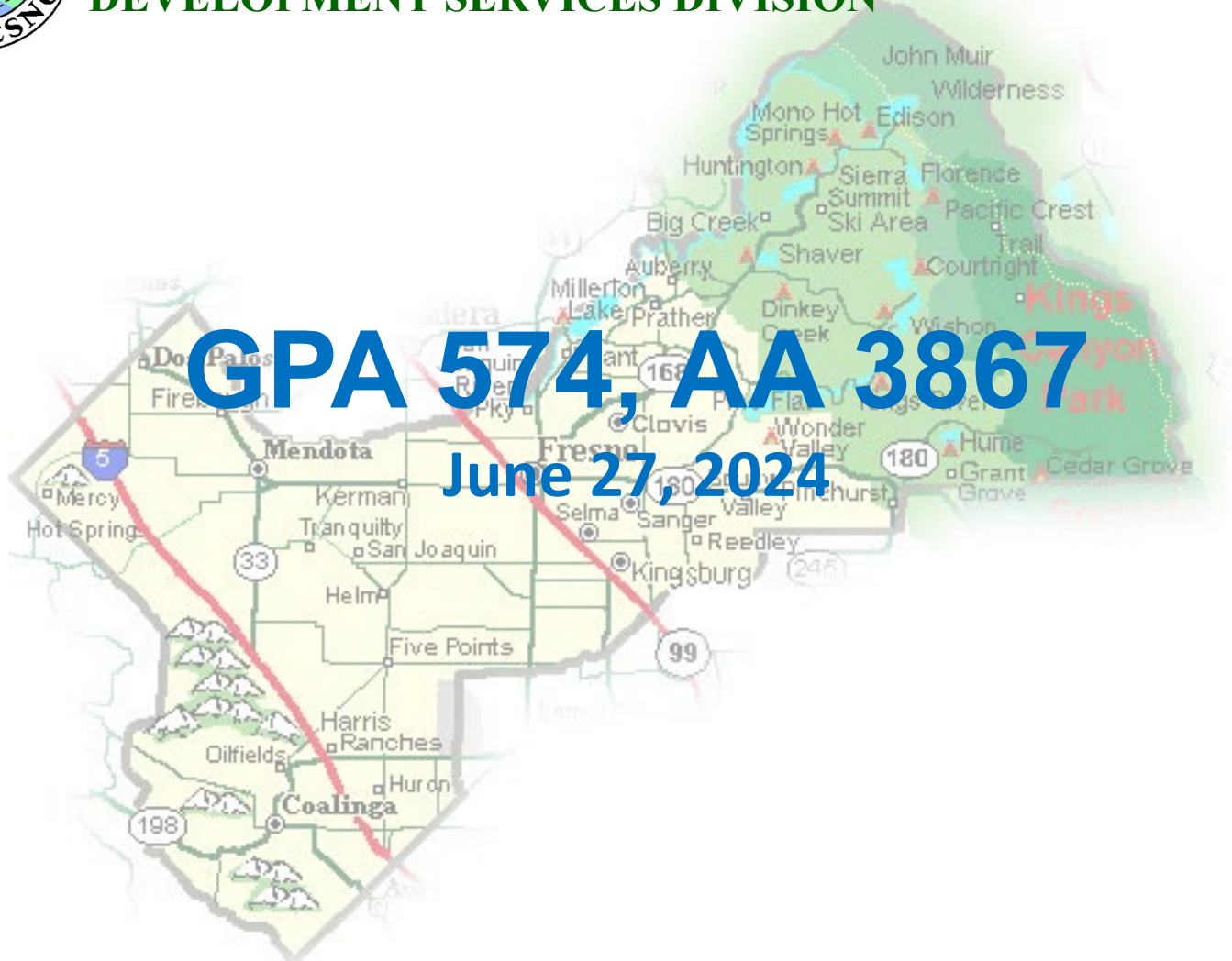


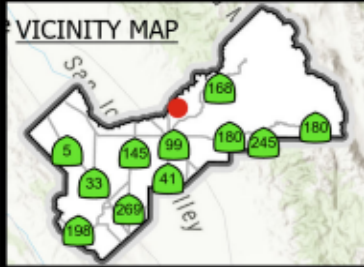
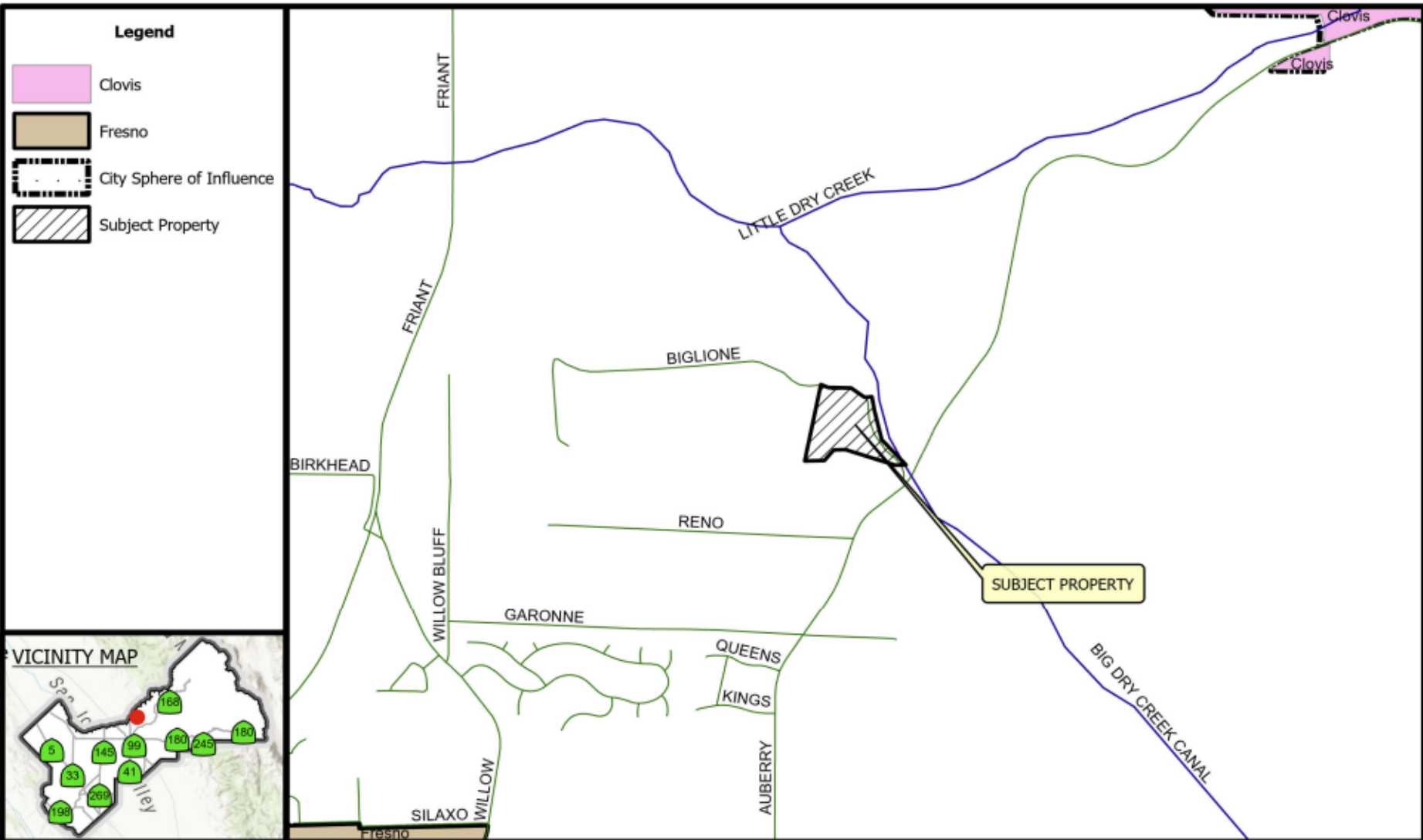


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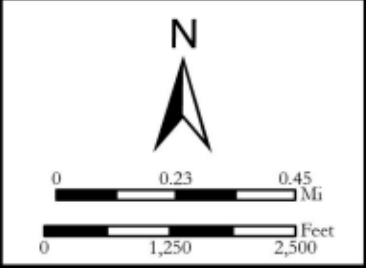
June 27, 2024




LOCATION MAP

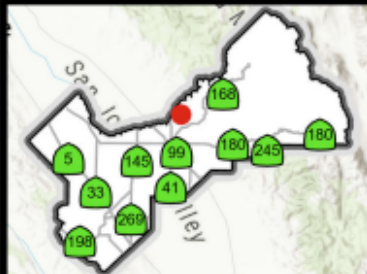
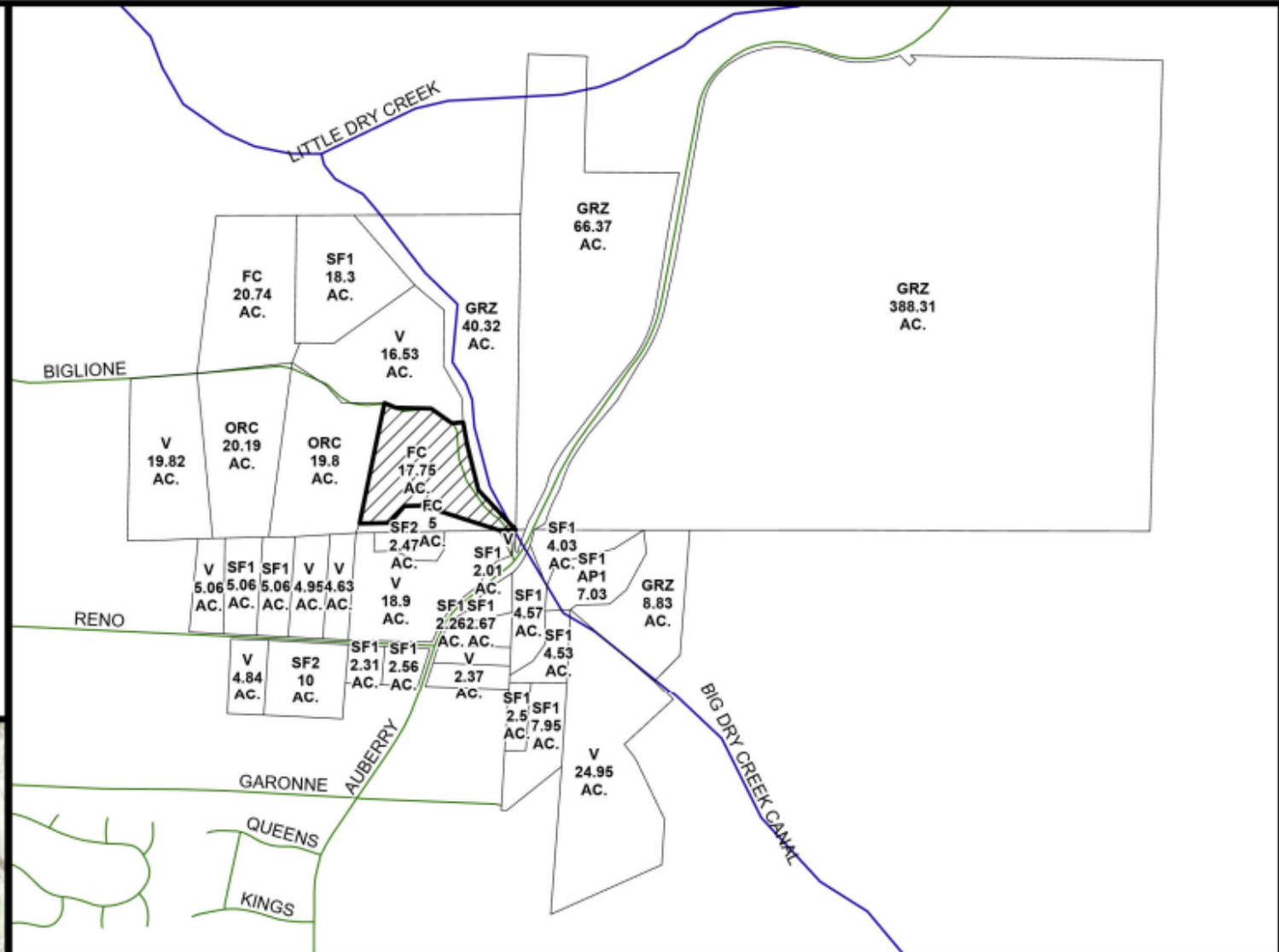
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Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
 Person Prepared by : jocervantes
 On Date : 4/2/2024



LEGEND:

 Subject Property

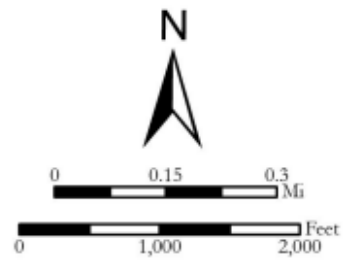


Existing Land Use Map

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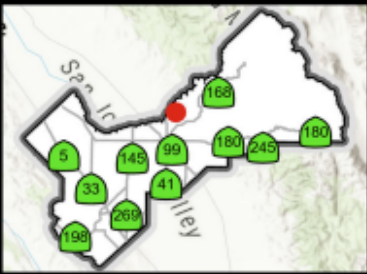
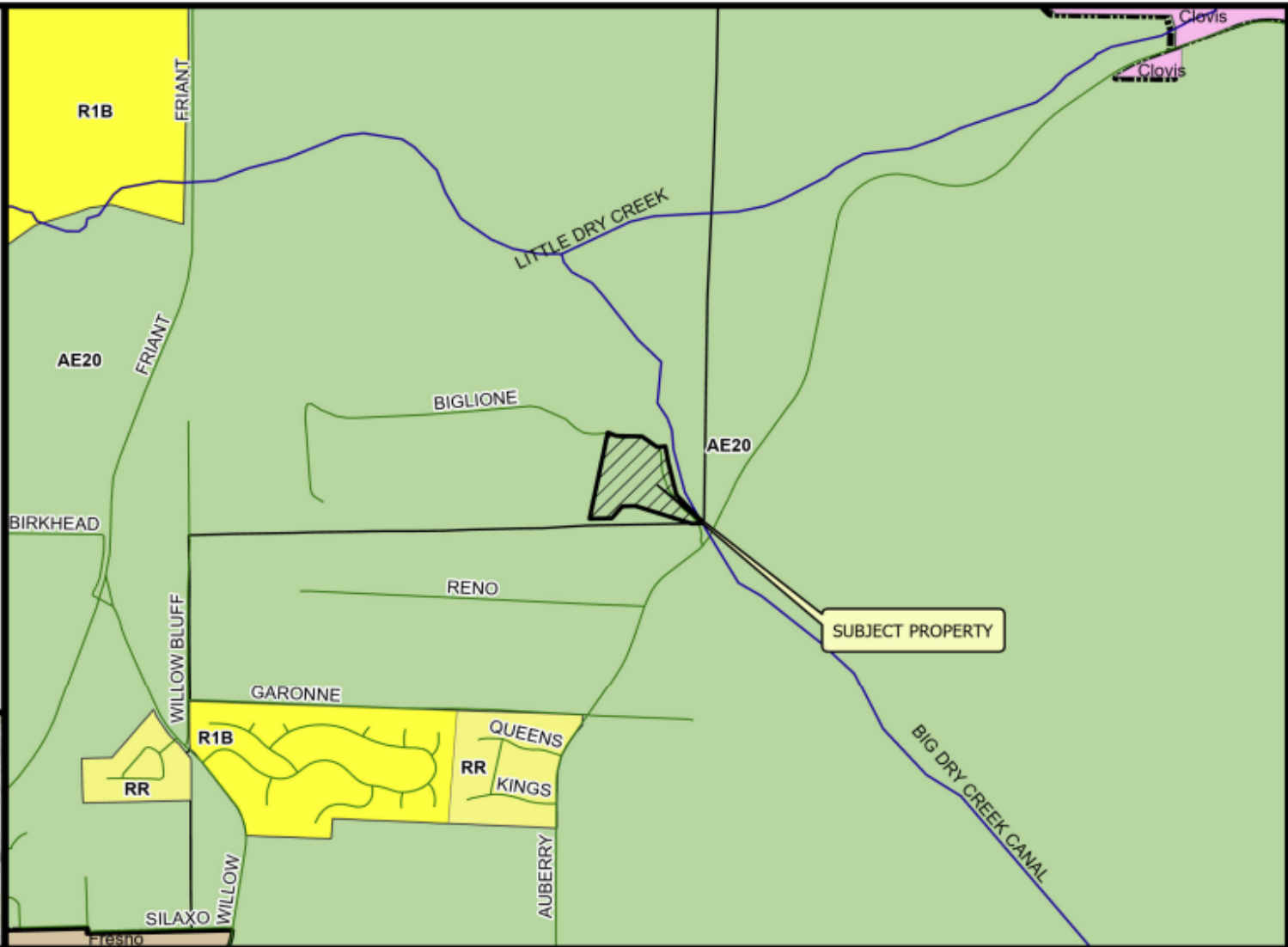
2024

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Person Prepared by : jocervantes
On Date : 4/2/2024



Legend

-  Subject Property
-  Clovis
-  Fresno
-  City Sphere of Influence
-  AE20
-  R1B
-  RR

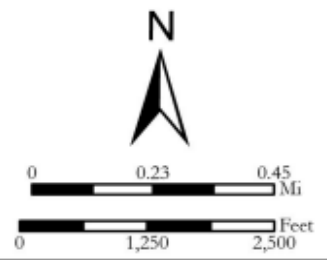


Existing Zoning Map

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STR 31 - 11S / 21E

2024

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Person Prepared by : jocervantes
On Date : 4/2/2024



Untitled Map
Write a description for your map.

- Legend**
- Feature 1
 - Gypsy Jane's Painted house
 - Historical location of Fort Washington?
 - Trinity Community Church



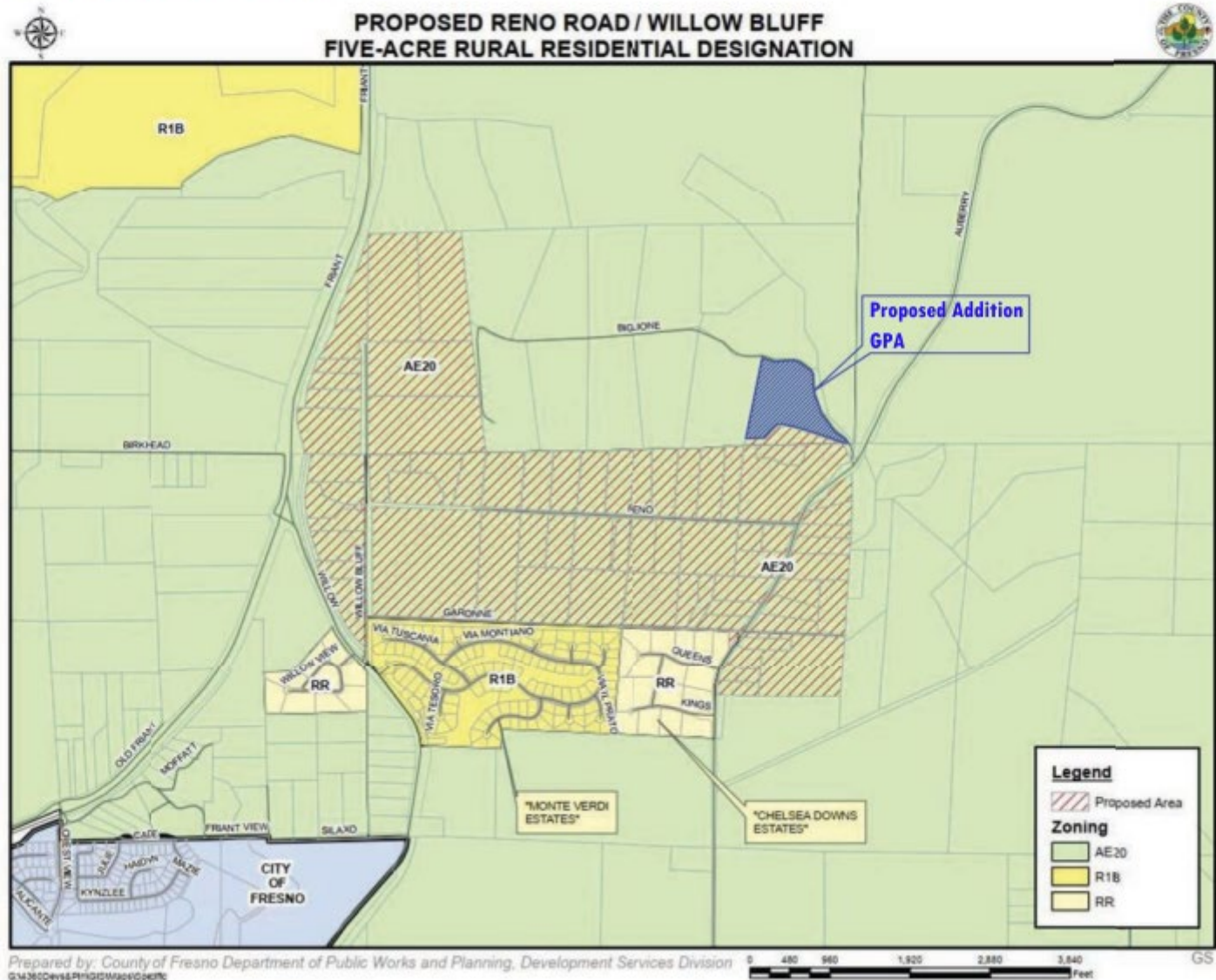
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GOALS AND POLICIES **2**

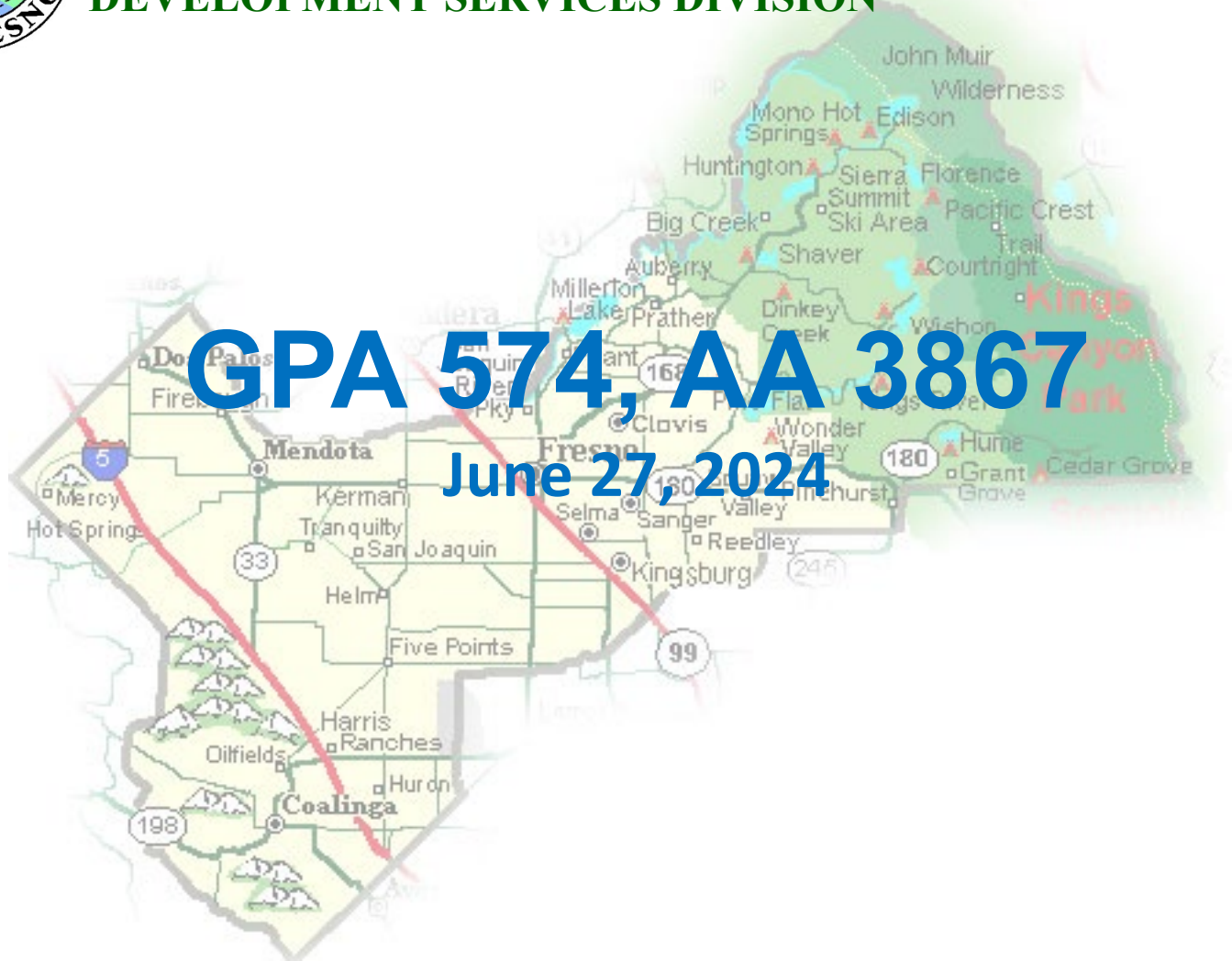
AGRICULTURE AND LAND USE

Figure LU-4 Reno Road / Willow Bluff Five-Acre Rural Residential Designation





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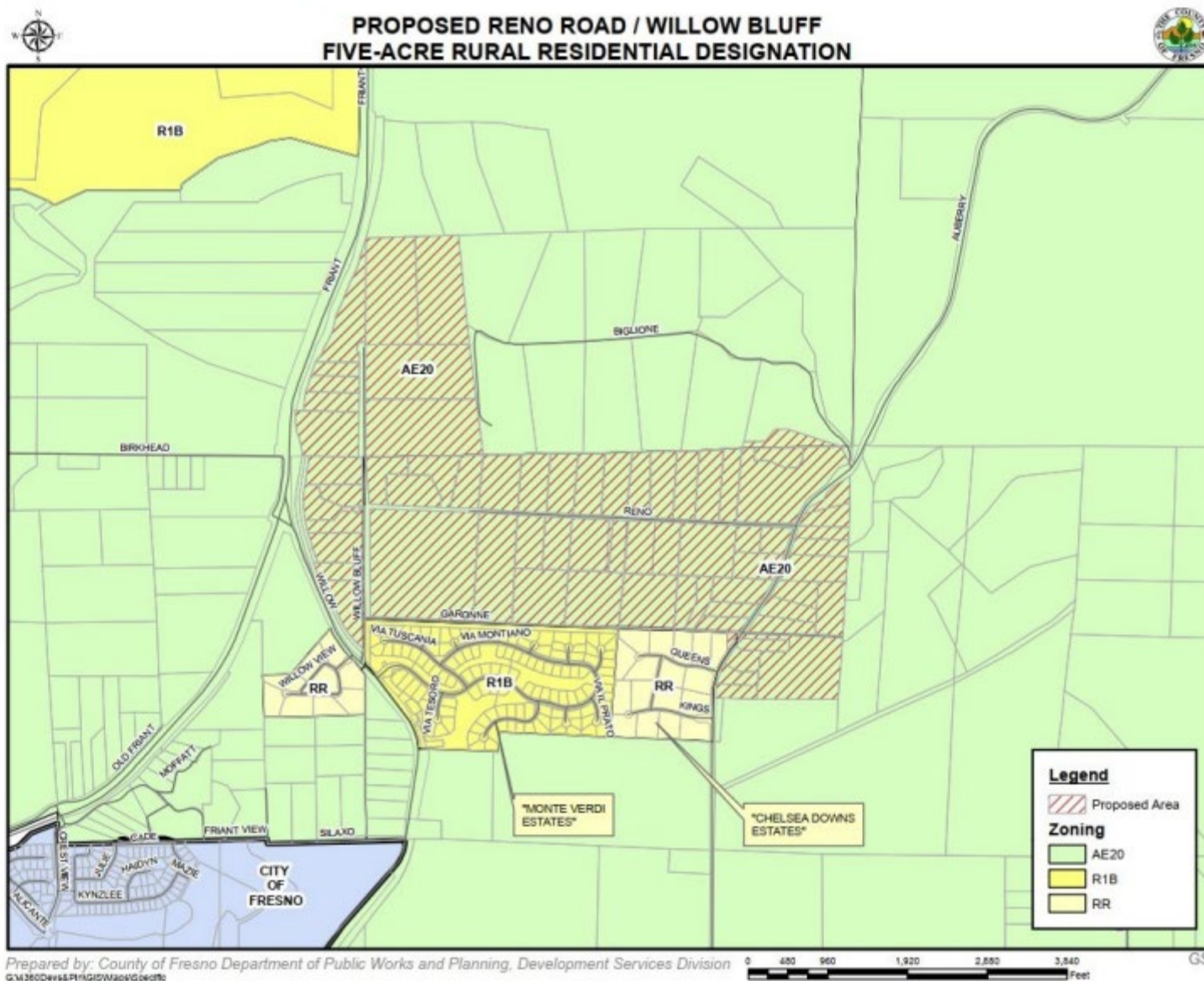
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GOALS AND POLICIES **2**

AGRICULTURE AND LAND USE

Figure LU-4 Reno Road / Willow Bluff Five-Acre Rural Residential Designation



RENO, GARONNE, WILLOW BLUFF RURAL RESIDENTIAL AREA

LU-E.24 Reno, Garonne, Willow Bluff Rural Residential Area

The Rural Residential designation comprising an approximate ~~481~~- 499 acre area generally bounded by Friant Road/Willow Avenue to the west, Garonne Avenue to the south, those parcels immediately east and adjacent to Auberry Road to the east and generally the Birkhead Road alignment to the north and encompassing those parcels immediately to the west, northeast, and east of the full length of Willow Bluff Avenue. This is an area committed to rural-sized parcels. The Limited Agricultural zoning reflects potential water resource constraints in the general vicinity. Future rezoning of this area to the implementing Rural Residential zoning district shall maintain a minimum five-acre parcel size and shall be subject to a determination of adequate water supply per Agriculture and Land Use Policy LU-E.8, and adequate road access and road maintenance as determined by the Director of the Department of Public Works and Planning (See Figure LU-4). 499

AA 3852, VA 4170

Legend
📍 3035 S Chestnut Ave
📍 Feature 1



PROJECT SITE



Google Earth

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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