

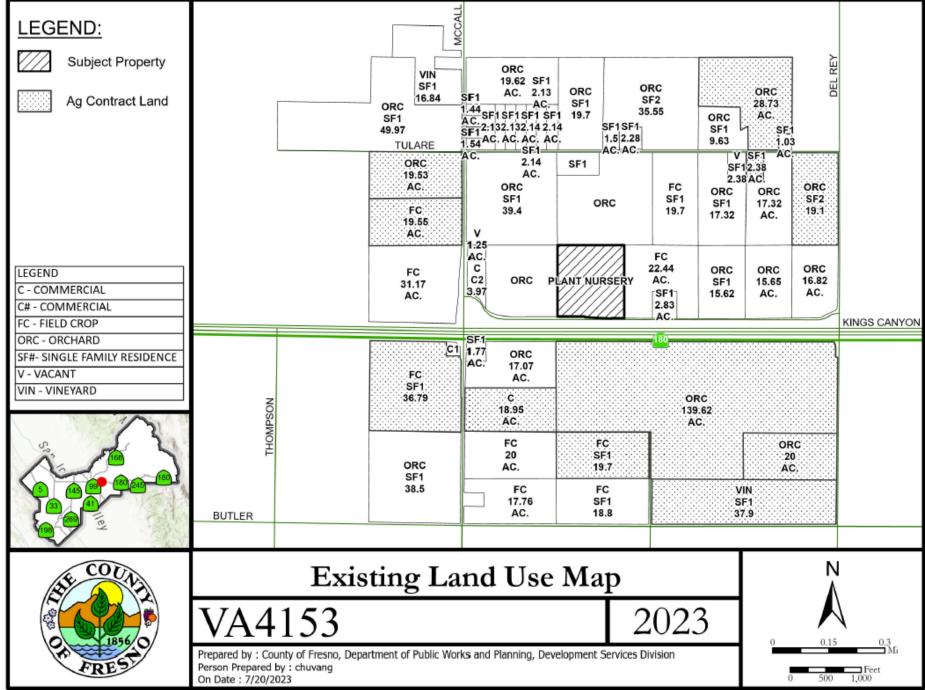
DEPARTMENT of PUBLIC WORKS and PLANNING **DEVELOPMENT SERVICES & CAPITAL PROJECTS DIVISION**

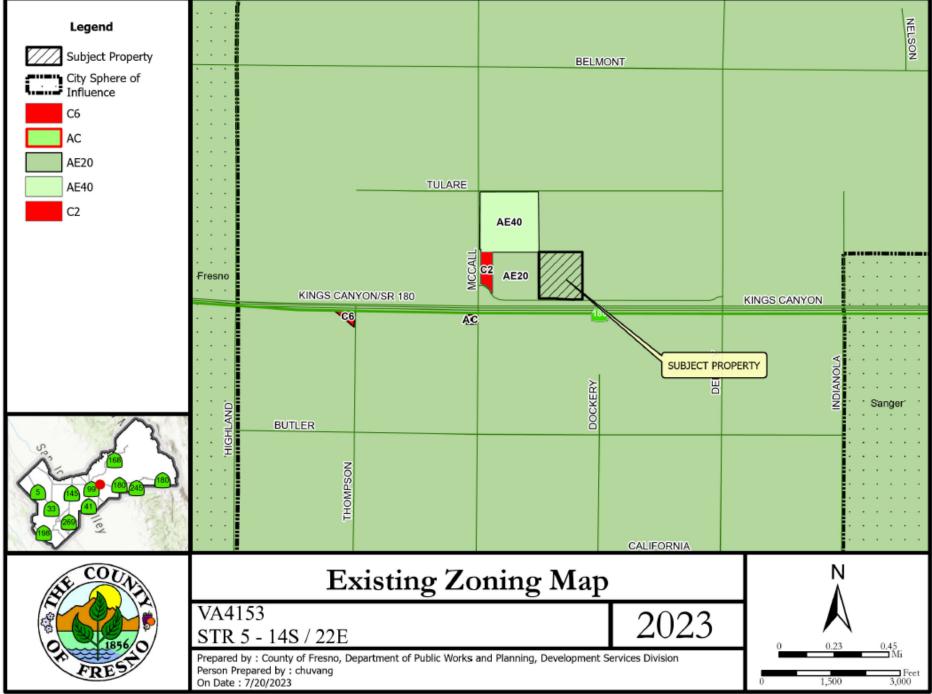
John Muir

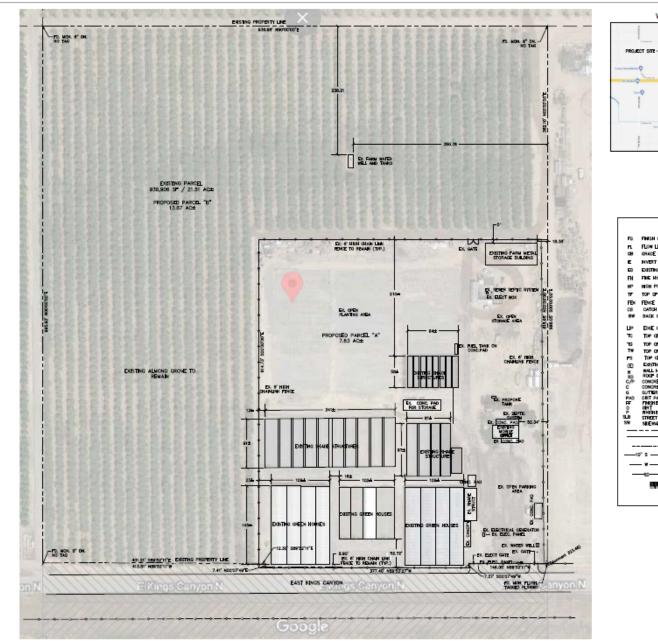
Wilderness

A 4153











FIMISH GRADE

INVERT ELEVATION

EXISTING GRACE

TOP OF FOOTING

FIRE HYDRAHT

CATCH BASES BACK OF WALK

TOP OF CURB

TOP OF GRATE

TOP OF WALL TOP OF SLAB

WALL HEIGHT ROOF DRAM

STREET LIGHT BOX SKEWALK

STORM DRAIN INLET

DESTINO

HIGH PONT

FLOW LINE GRADE BREAK

VICINITY MAP APN: 314-120-52s Address: 10388 E. Kings Canyon Rd. Sanger, CA 93657 Site Area: 21.51 ± Ac. Existing Percel Proposed Parcel Area: 7.00 ± Ac. Existing Use: Agriculture General Plan Designation: Agriculture Zoning: AE-20 (Exclusive Agricultural, 20 acre min.) Source of Water: Existing Domestic & Agricultural Well Source of Sewer: Existing Septic Source of Gas: Propere Tank Sources of Electricity: Electric Panel Solid Wante: Waste Management Company Storm Drainage: Site Owner: Dumax Properties, LLC Applicant: James Morey Dirk Poeschel Land Development Services, Inc. 923 Van Ness Avenue, Suite 200

Fresno, CA 93721 (556) 445-0374

N 45 * 53' 08" E REARING AND DISTANCE PER SAID REFERENCED TITLE REPORT D DRAIN MLET PORCH POLE pp он OVER HEAD SMH SANITARY SEVER MANHELE W.M. STORM DRAIN SD FDC FIRE DEPT. CONNECTION BACK FLOW PREVENTOR TSB TRAFFIC SIGNAL BOX EDGE OF SNALE OR CUTTER WATER VALVE TELEPHONE TRANSFORMER PAD ELECTRICAL BOX GAS VALUE COMPRE METS PANEADIT
COMPRE
CO UTILITY RISER u e UTILITY BOX u v UTILITY WALVE CLEAN OUT PER OFMI OUT GAS SERVICE TO BUILDING DUSTING PROP. LINE WATER VALVE PROPOSED PROP. LINE WATER METER PN. EASEMENT, UNE DEC HYDRANT EXISTING 10" SEVER MAY WATER SERVICE STORM DRANAGE PIPE DESCRION OF FLOW

STORM DRAM MANHOLE

SANITARY SEVER MANHOLE

8

8



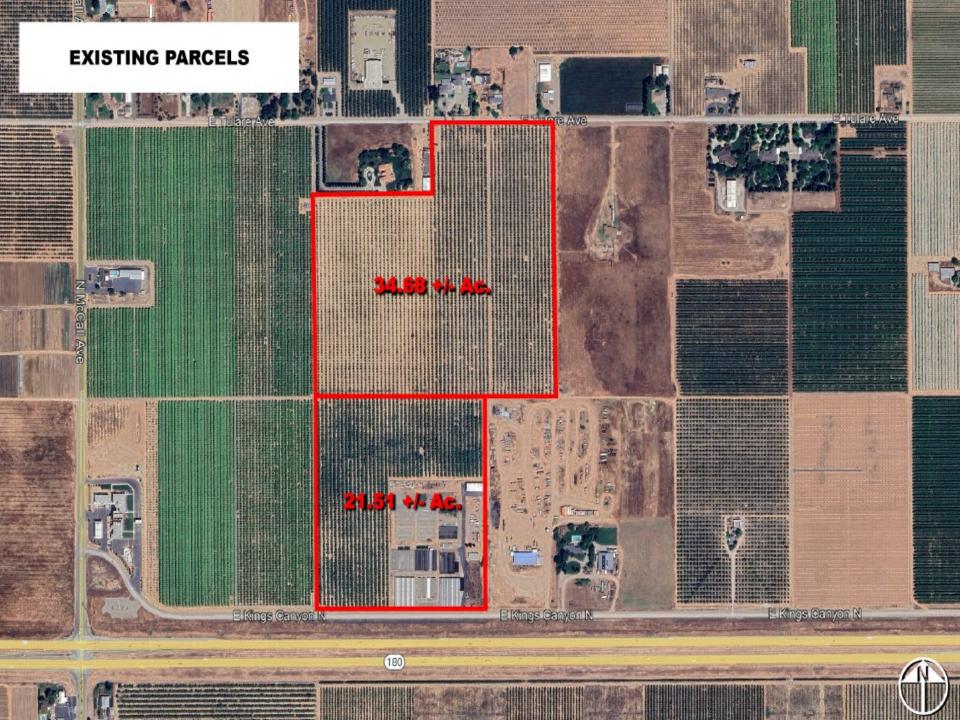
SITE PLAN Dumax Properties, LLC 10386 E. Kings Carryon Rd. Sanger, CA 93657 M. Spera

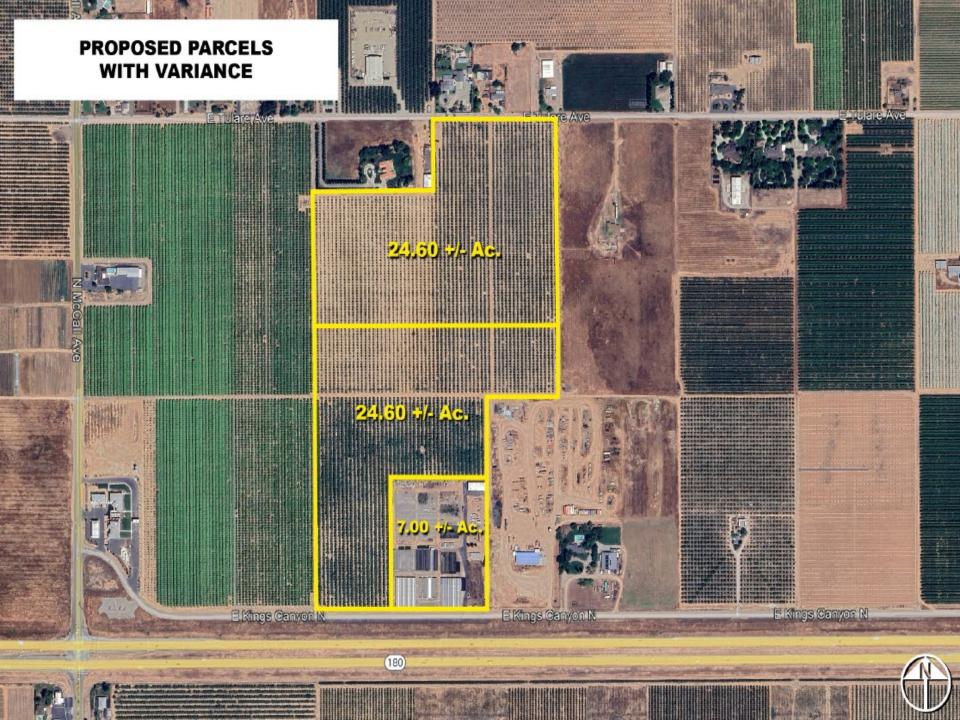
Inc. 83721

DIRK POESCHEL Land Development Services, Ir 923 Ven Ness Aversa (200, Frens, Cefforms 827 559 / 445-6374 Fax: 559 / 445-6551

PROJECT NO: MEMBER . REVENED: NEW MEDI SHEET NO.:

OF 1 SHEETS







Hearing	Recommendation	Action
Planning Commission December 14, 2023	Staff recommended denial based on inability to make findings 1, 2, and 4.	Planning Commission Denied based on the inability to make findings 1, 2, and 4, Applicant appealed to Board of Supervisors.
Board of Supervisors March 19, 2024	Planning Commission denied based on the inability to make findings 1, 2, and 4	Applicant requested that the Board of Supervisors continue the item to a date uncertain. The Board of Supervisors made a motion to continue the item and refer it back to the Planning Commission.

Findings	Description	Findings Met
1	Exceptional or extraordinary circumstances	NO
2	Preserves property right possessed by others	NO
3	No adverse effect on neighborhood	YES
4	General Plan consistency	NO



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