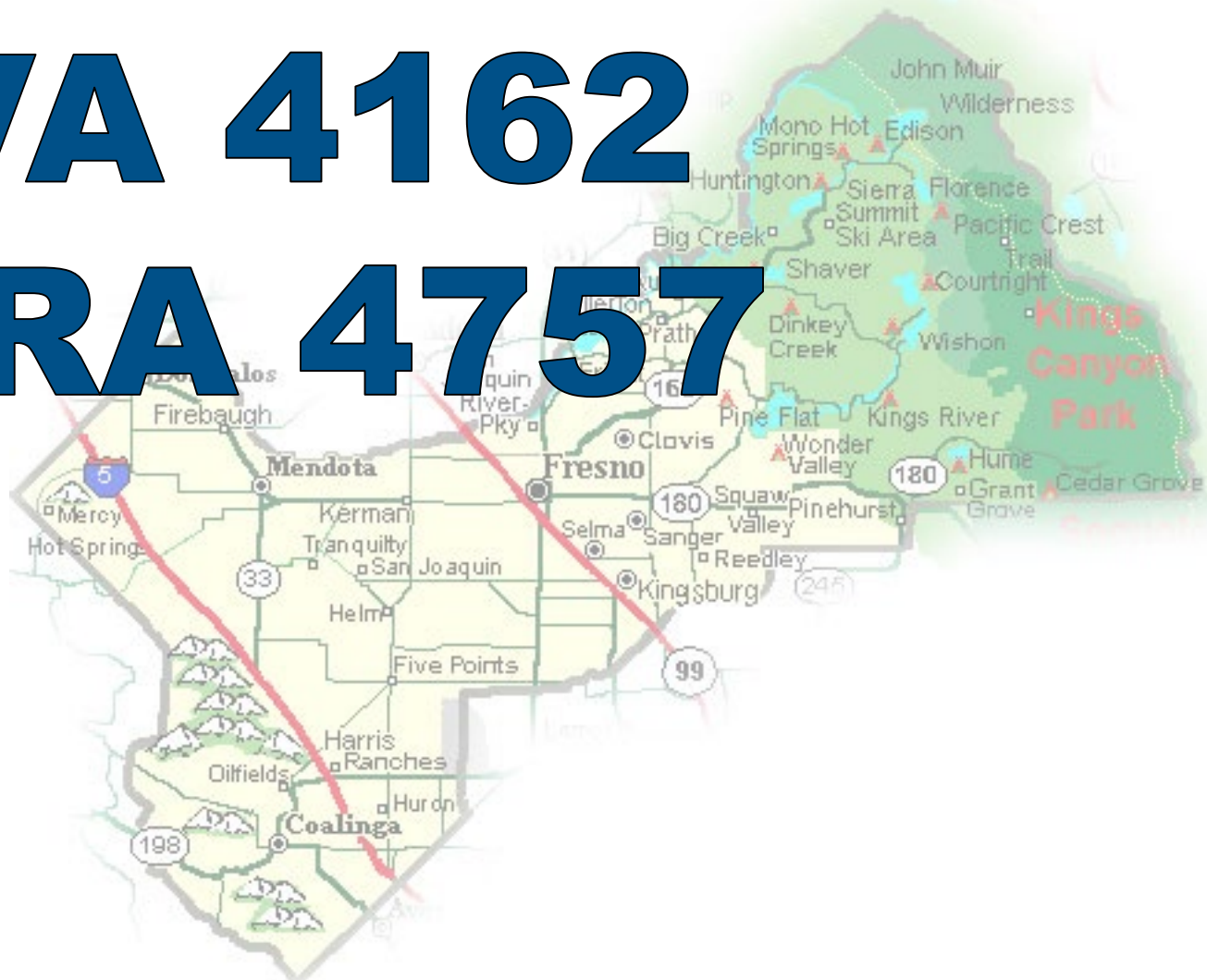


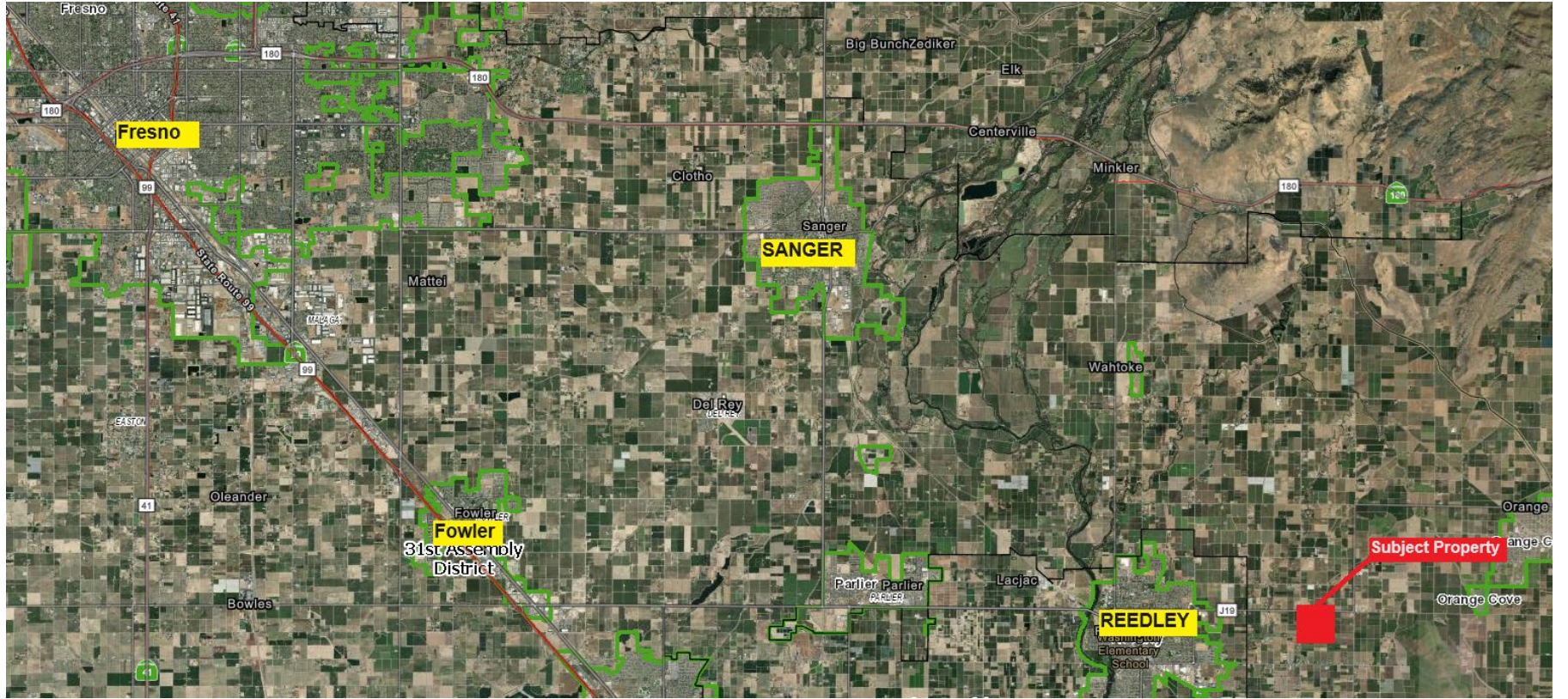


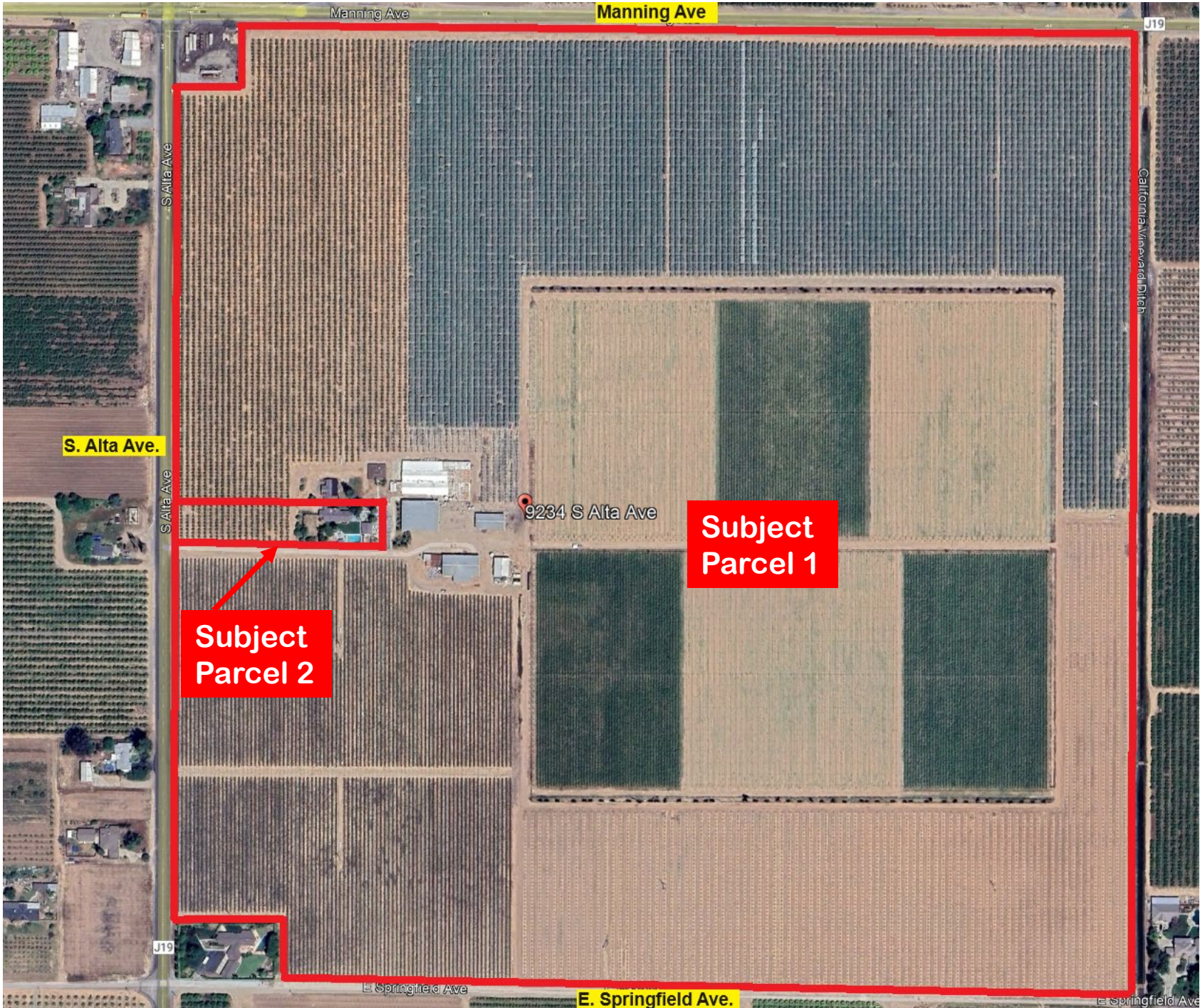
DEPARTMENT of PUBLIC WORKS and PLANNING
DEVELOPMENT SERVICES & CAPITAL PROJECTS DIVISION

VA 4162

DRA 4757







Manning Ave

Manning Ave

J19

S Alta Ave

S. Alta Ave.

S Alta Ave

9234 S Alta Ave

Subject Parcel 1

Subject Parcel 2




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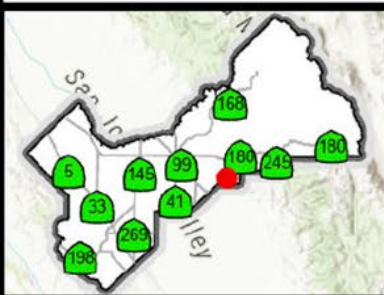
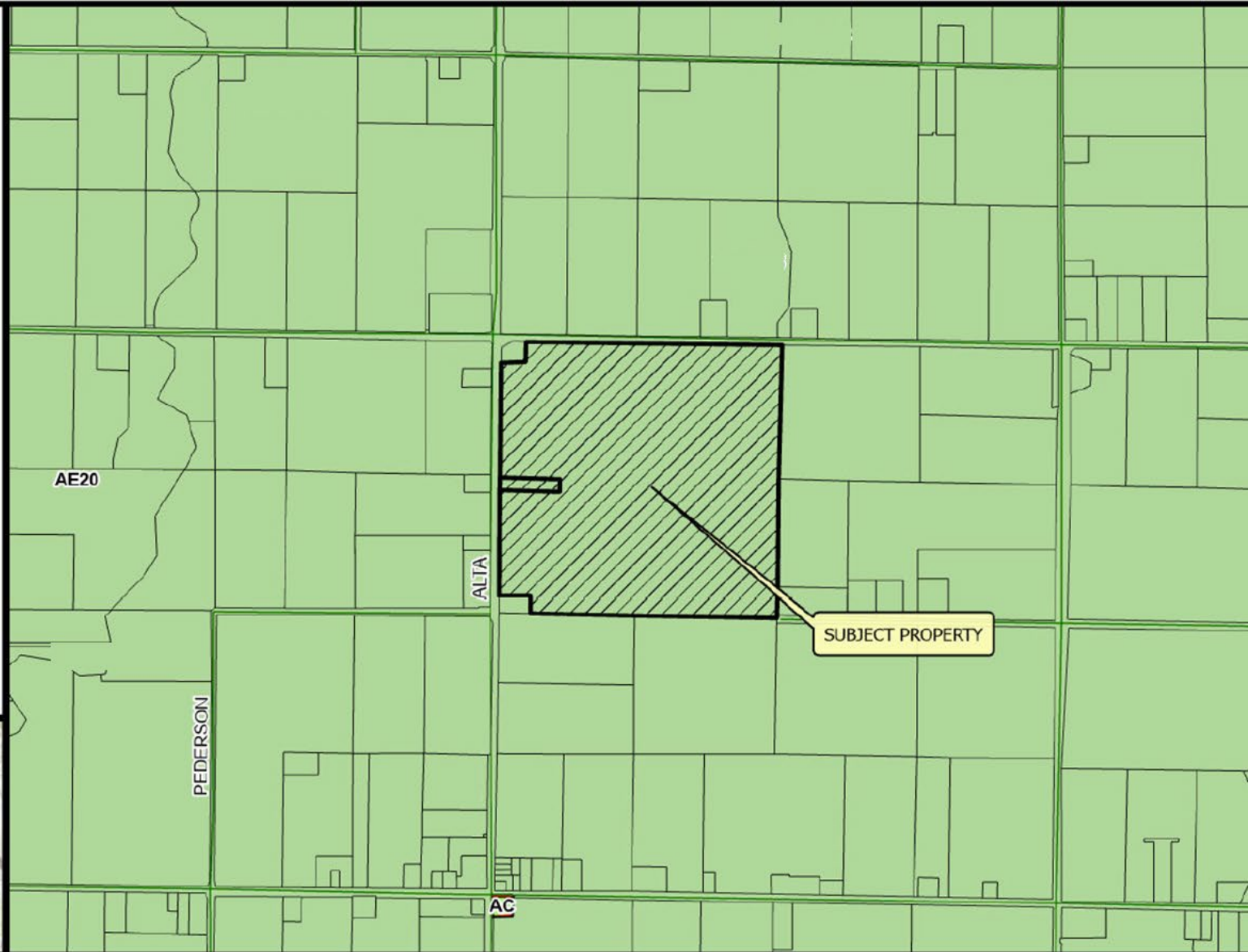
E Springfield Ave

E. Springfield Ave.

E. Springfield Ave

Legend

-  Subject Property
-  AC
-  AE20

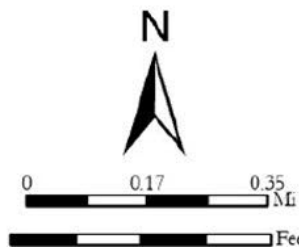


Existing Zoning Map

VA 4162 & DRA 4757
STR 29 - 15S / 24E

2024

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





**Subject
Parcel 2**

SOUTH ALTA AVENUE

PROPOSED PARCEL A
158.12 ACRES GROSS
154.90 ACRES NET

PROPOSED PARCEL B
1.56 ACRES GROSS
1.52 ACRES NET

Existing Property Line

Proposed Property Line

Variance

Office
3

House
2

House
1

8

7

9

Variance

EXISTING PROPERTY LINE TO BE REMOVED

EXISTING AGRICULTURAL LIMITS

EXISTING GAS METER WITH BOLLARDS

EXISTING 1000 GALLON PROPANE TANK WITH BOLLARDS

EXISTING SEPTIC TANKS

EXISTING SEWER CLEANOUT

EXISTING SEPTIC TANKS

EXISTING SEWER CLEANOUT

EXISTING 6" WOODEN FENCE

EXISTING SEPTIC TANKS

EXISTING SEWER CLEANOUT

EXISTING 6" WOODEN FENCE

EXISTING SEPTIC TANKS

EXISTING SEWER CLEANOUT

EXISTING SUPERVISOR'S OFFICE

N02°4'46"E 124.00'

N02°4'46"E 148.92'

N88°55'14"W 565.00'

N88°55'14"W 348.71'

N88°55'14"W 183.27'

N02°4'46"E 74.21'

S02°4'46"W 124.00'

30.1'

N88°55'14"W 89.62'

17.9'

18.1'

N88°55'14"W 565.00' ±

N88°55'14"W 620.13'

67.3'

66.8'

64.6'

135.1'

41.9'

42.6'

15.0'

12.0'

25.7'

15.2'

6.7'

6.6'

4.9'

4.9'

12.0'

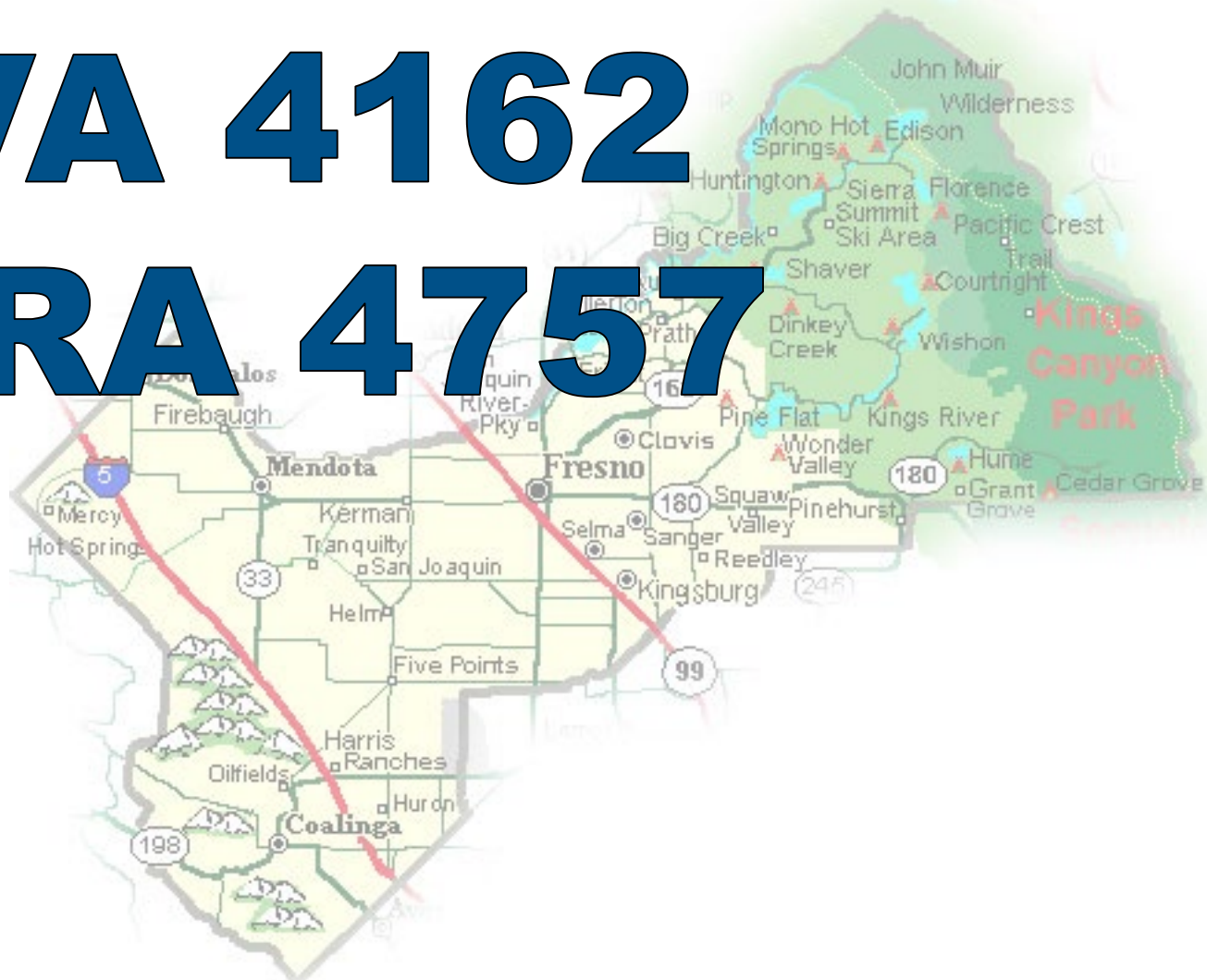
Findings	Description	Findings Met
1	Exceptional or extraordinary circumstances	NO
2	Preserves property right possessed by others	NO
3	No adverse effect on neighborhood	YES
4	General Plan consistency	N/A



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

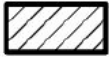
VA 4162

DRA 4757

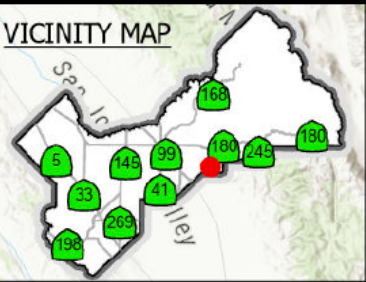
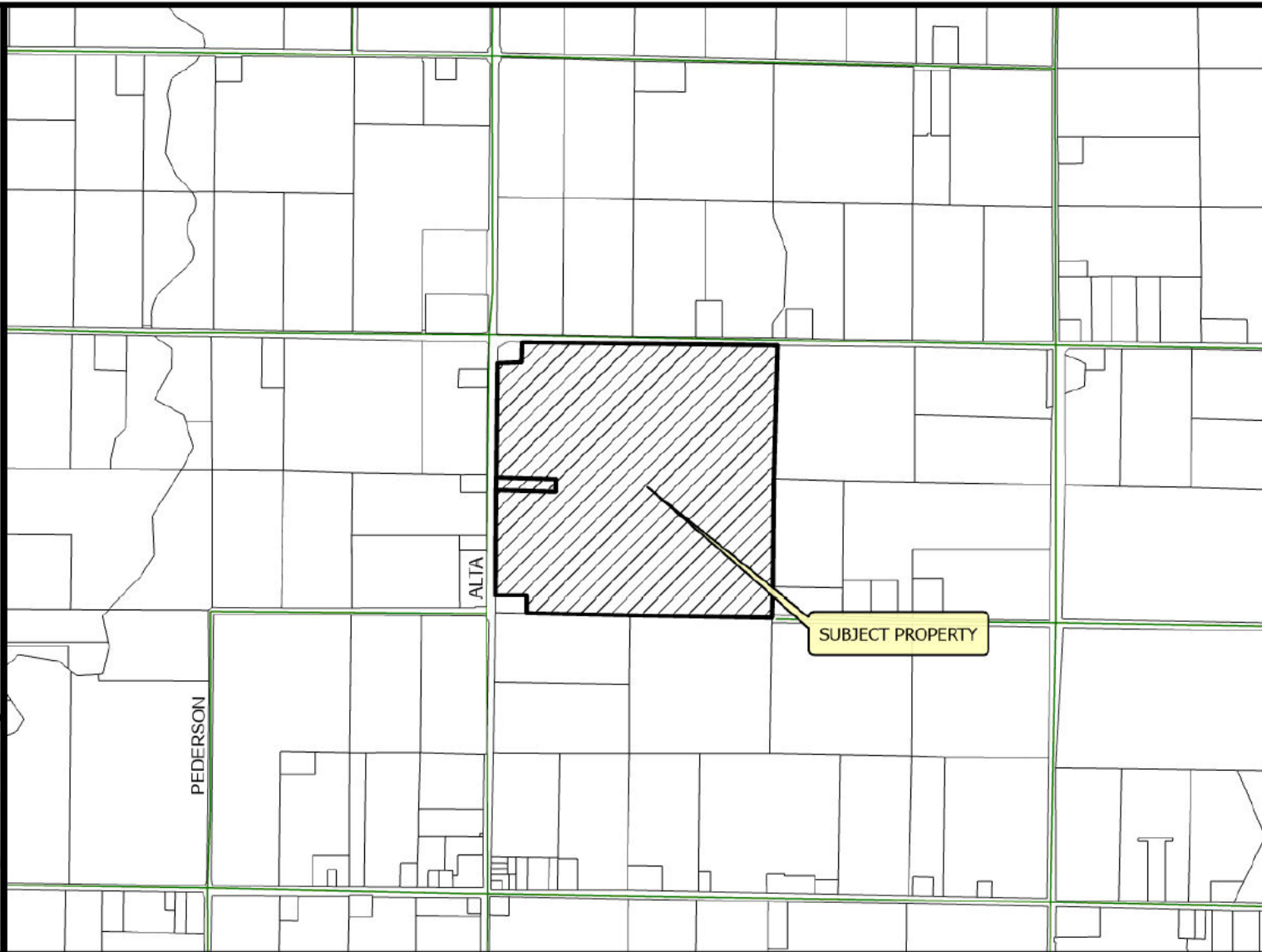




Legend



Subject Property



LOCATION MAP

VA 4162 & DRA 4757 | 2024

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
Person Prepared by : mayang
On Date : 1/9/2024



Government Code Section 65906

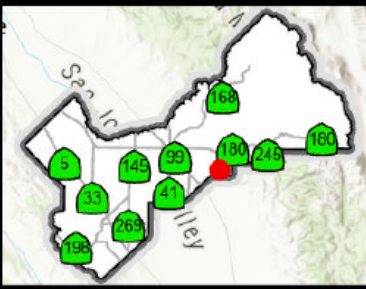
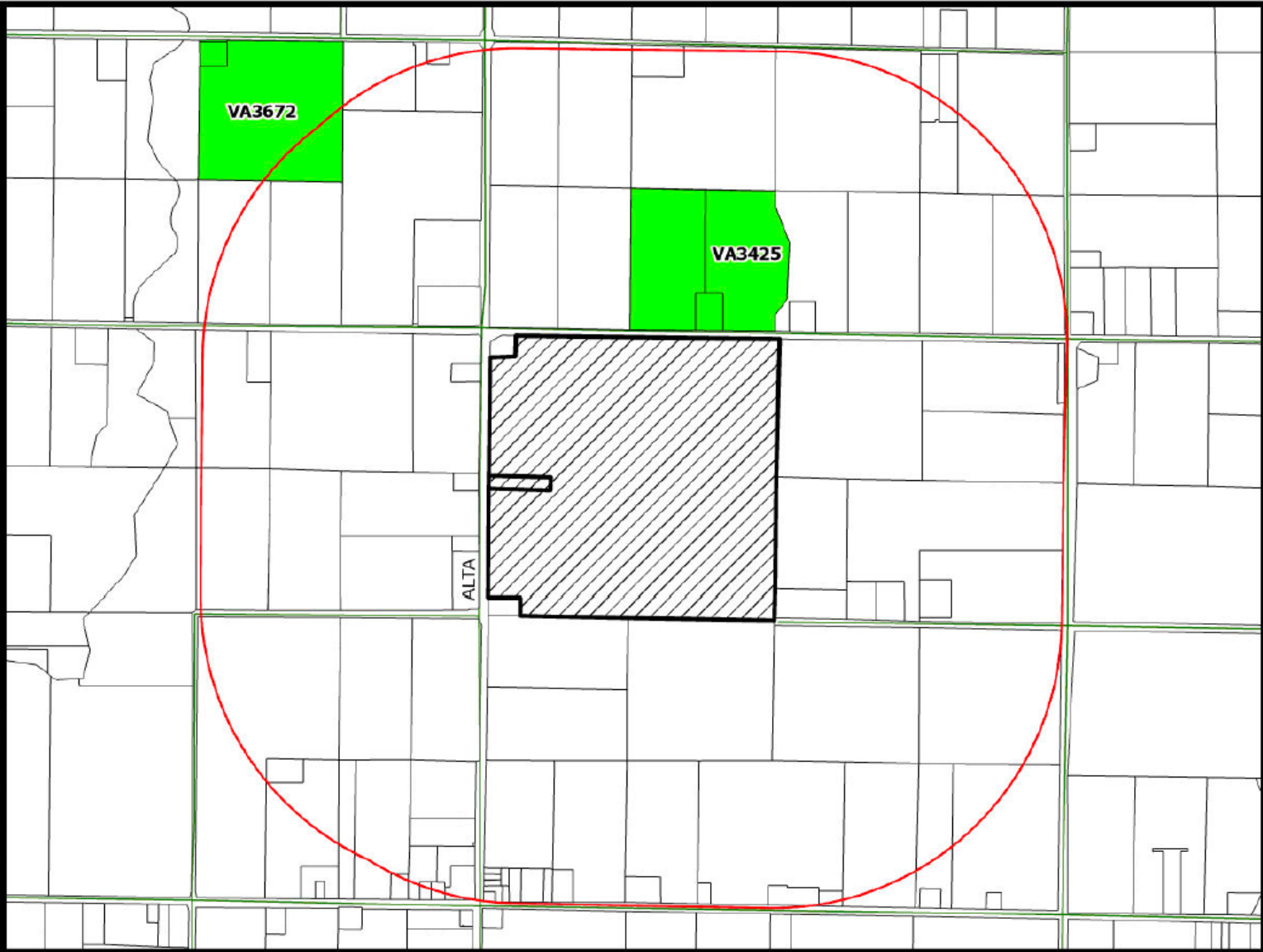
Variations from the terms of the zoning ordinances shall be granted only when, because of special circumstances applicable to the property, including size, shape, topography, location or surroundings, the strict application of the zoning ordinance deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification.

Any variance granted shall be subject to such conditions as will assure that the adjustment thereby authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is situated.

A variance shall not be granted for a parcel of property which authorizes a use or activity which is not otherwise expressly authorized by the zone regulation governing the parcel of property. The provisions of this section shall not apply to conditional use permits.

Legend

-  Half Mile Buffer
-  Subject Property
-  VA Permits



Proximity Map

VA 4162

2024

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
Person Prepared by : mayang
On Date : 6/25/2024

