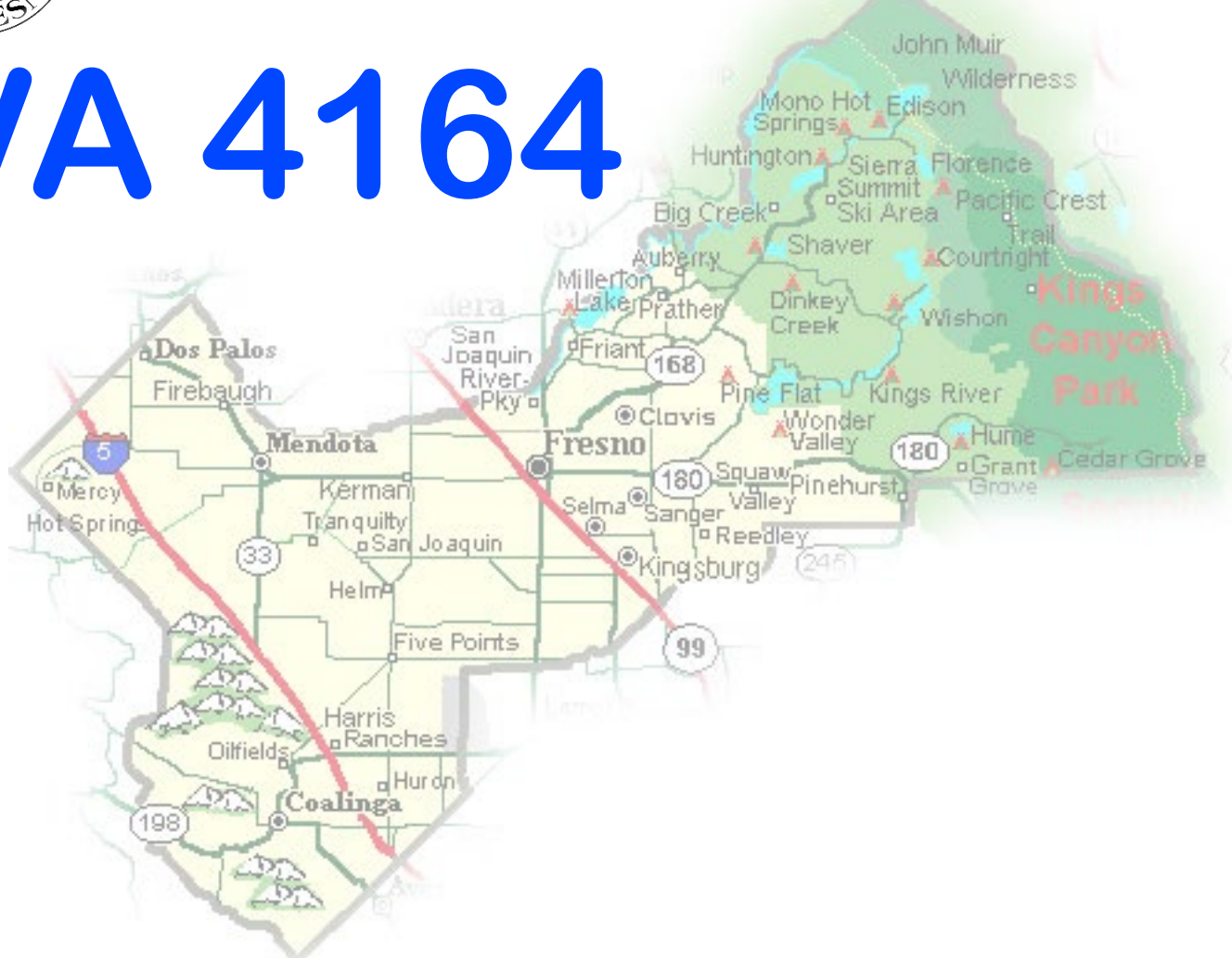
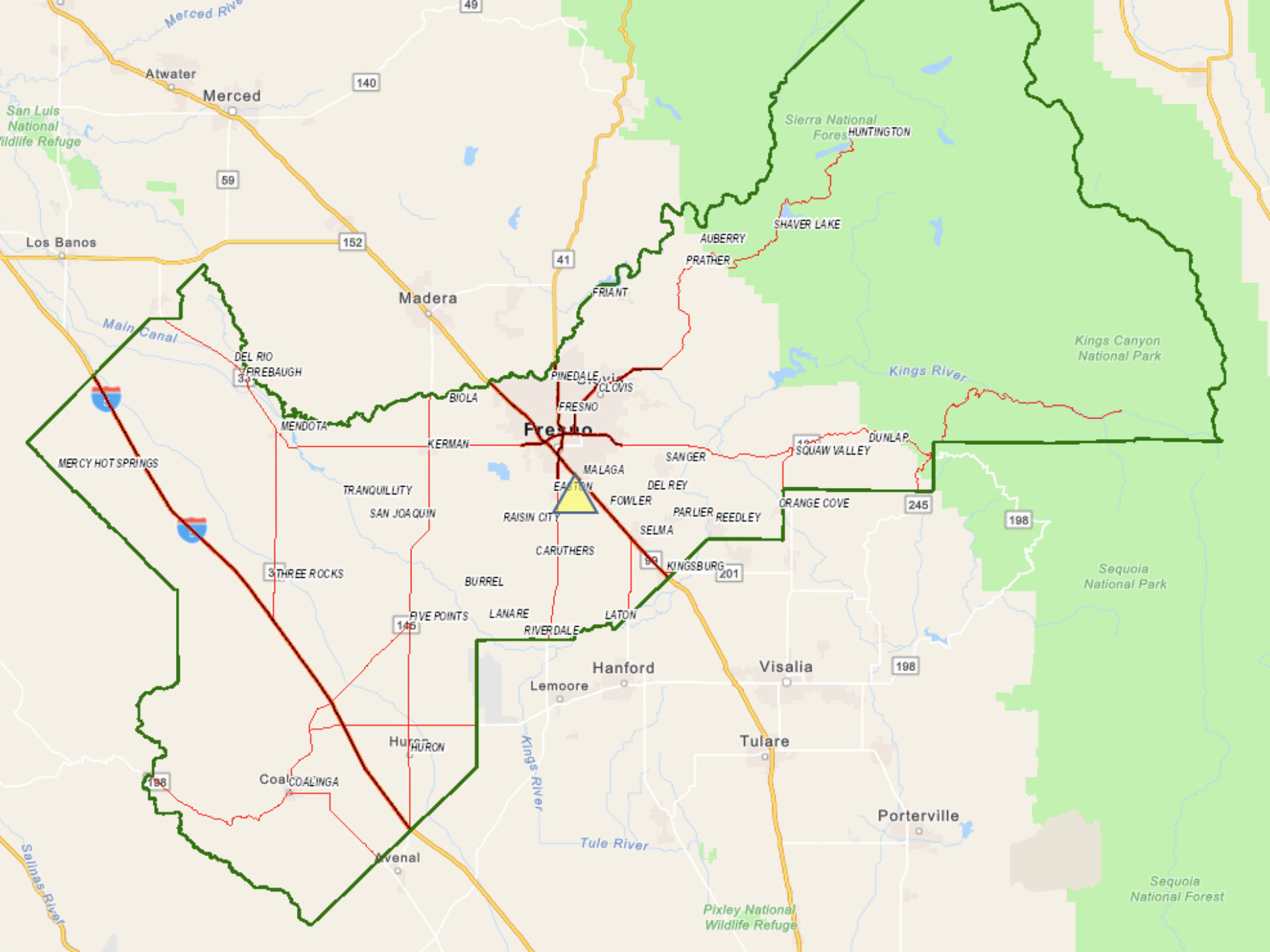


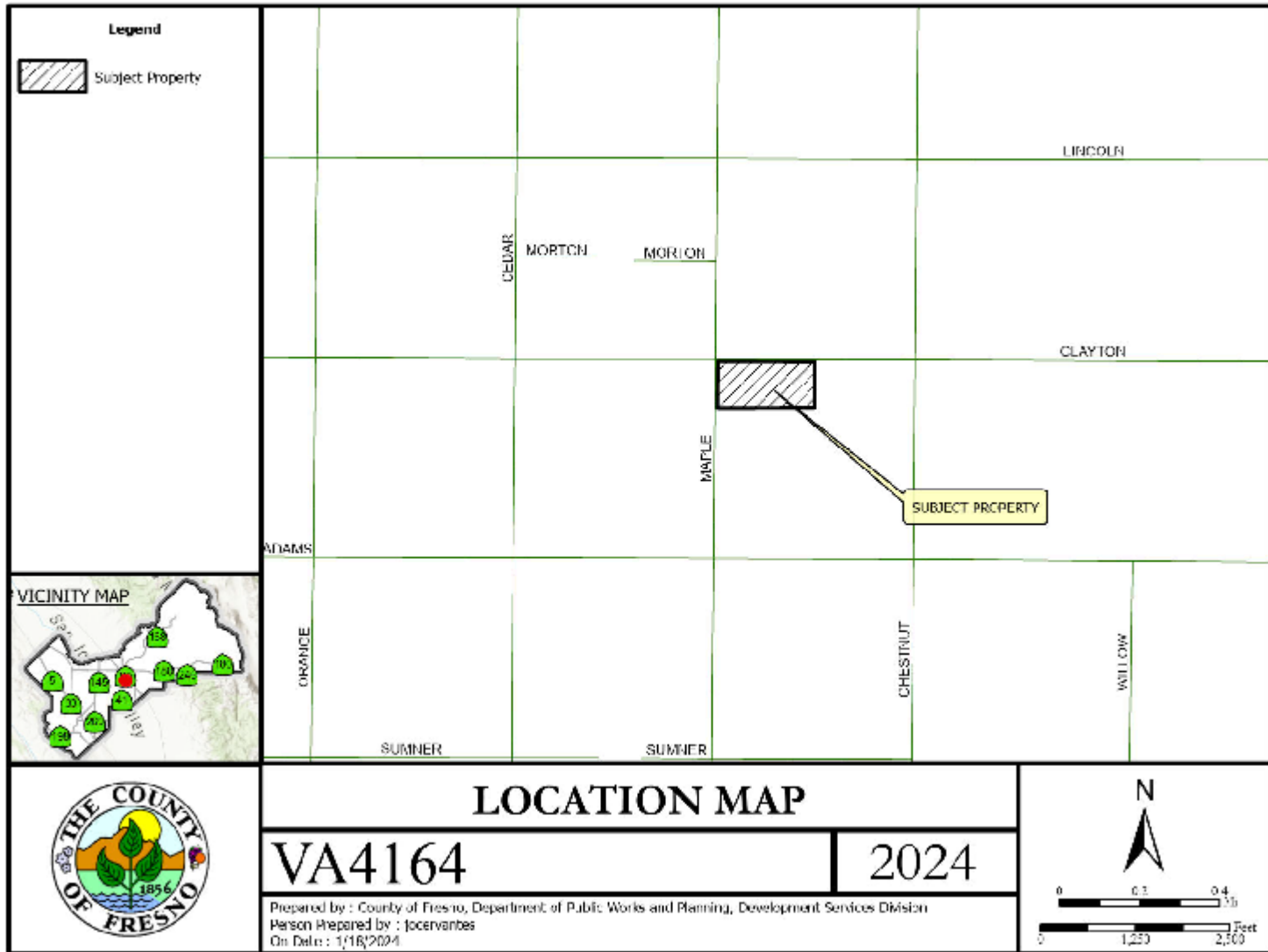


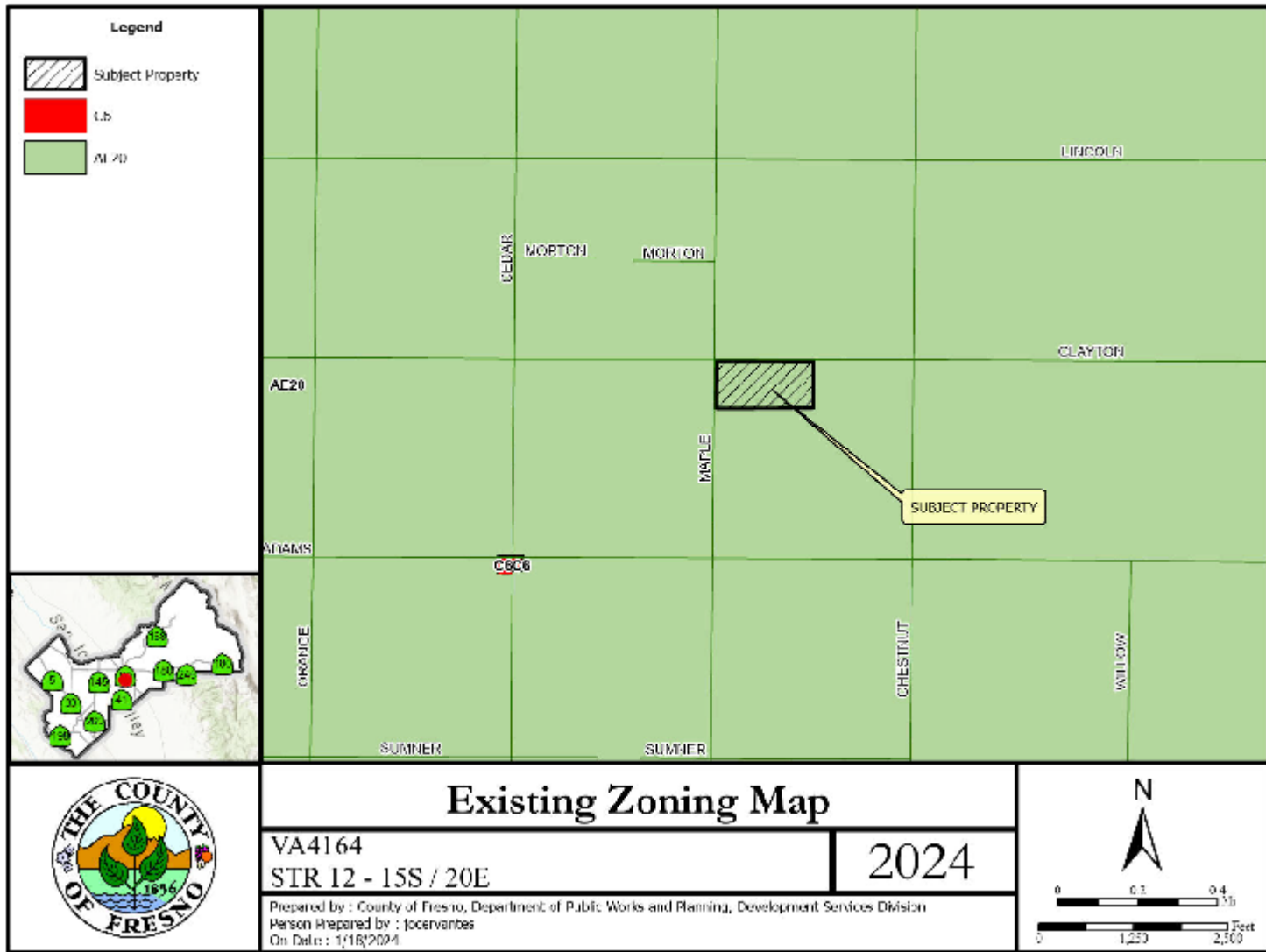
DEPARTMENT of PUBLIC WORKS and PLANNING DEVELOPMENT SERVICES DIVISION

VA 4164







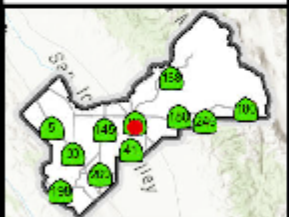


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LEGEND:

 Subject Property

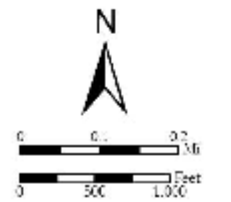
LEGEND
IL - IRRIGATED LAND
ORC - ORCHARD
SF4 - SINGLE FAMILY RESIDENCE
V - VACANT
VIN - VINEYARD



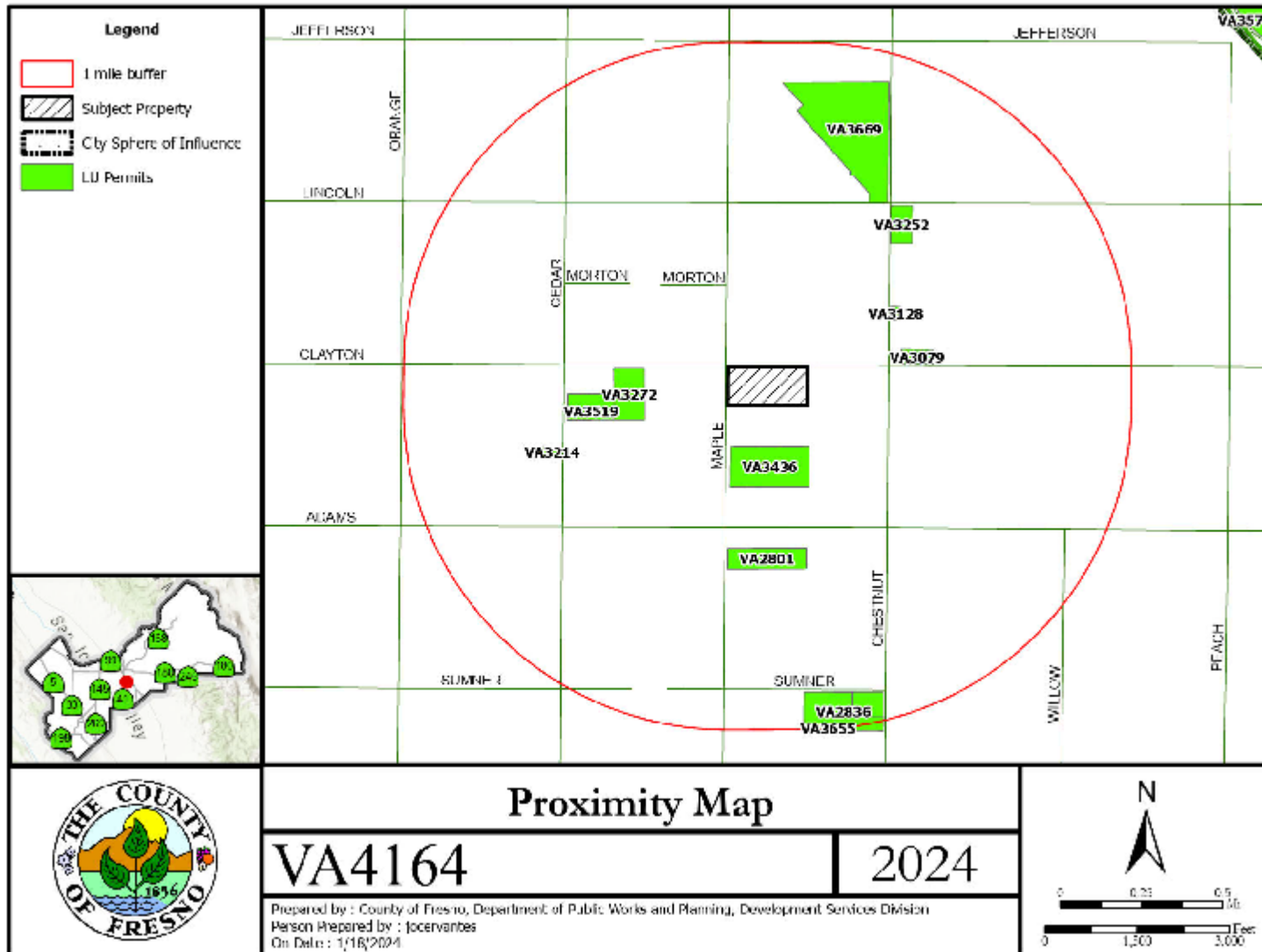
Existing Land Use Map

VA4164 | 2024

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
 Person Prepared by : jocervantes
 On Date : 1/18/2024



Path: G:\4360\Devs&Pin\GIS\Completed GIS Maps\anduse\va4164\va4164.aprx

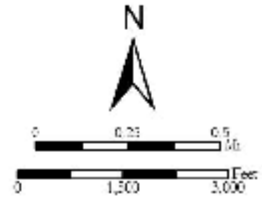


Proximity Map

VA4164

2024

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
 Person Prepared by : jocervantes
 On Date : 1/16/2024



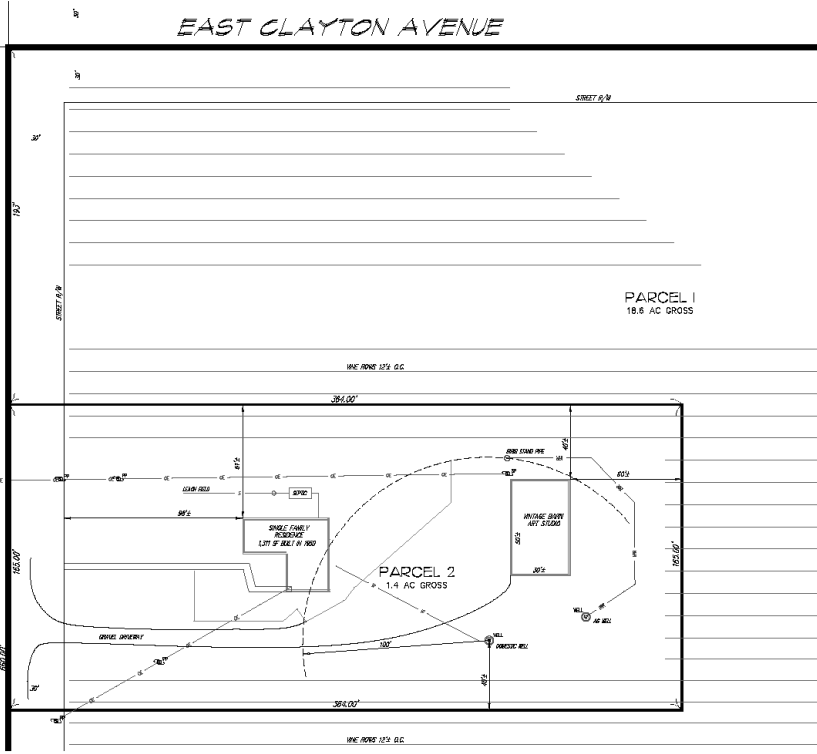
DATE: 01/28/2014 11:06 AM BY: JAVIER GARCIA/DALE CLAWELL FOR: 14-000001

SOUTH MAPLE AVENUE

EAST CLAYTON AVENUE

PARCEL 1
18.6 AC GROSS

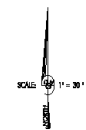
PARCEL 2
1.4 AC GROSS



LOCATION MAP
NOT TO SCALE

NOTES

1. SITE ADDRESS: 6625 SOUTH MAPLE AVENUE
2. ASSessor'S PARCELS NO. 124-170-06
3. EXISTING ZONING: AG-20
4. EXISTING LAND USE: AG AND RESIDENTIAL
5. PROPOSED ZONING: AG-20
6. PROPOSED LAND USE: RESIDENTIAL & AG TO REMAIN
7. PREPARED FROM RECORD DATA & FIELD SURVEYS
8. EXISTING STRUCTURES ON SITE AS NOTED
9. EXISTING STREET IMPROVEMENTS AS SHOWN
10. THERE ARE (2) EXISTING WELLS, (1) SEPTIC TANK WITH EXISTING PUMP
11. PARCEL DESIGN PROVIDES FOR OPTIMUM SEWER OPERATIONAL WITH NORTH-SOUTH ORIENTATION. OVERLINE PROTECTIVE DESIGN TO INCORPORATE
12. SUBSTANDARD LAND USE: AG & RESIDENTIAL
13. (E) STREET DIMENSIONS PER PLATS ARE 2 PG. 42 FOR
14. (E) WIDTH OF WALKER PRIVATE DRIVE WELL
15. THE EXISTING & PROPOSED METERS BY SEWER DEFENSE: EXISTING SEPTIC SYSTEM
16. THE FOLLOWING UTILITIES ARE EXISTING: (GAS), ELECTRIC, TELEPHONE & CABLE (T.V.)
17. THE SITE ADDRESS IS 30 GROSS ACRES. THERE WILL BE 2 PARCELS IN THIS SHOP WITH A MINIMUM SIZE OF 1.4 AC



TENTATIVE PARCEL MAP NO. —

BEING A PORTION OF SECTION 12,
TOWNSHIP 14N, RANGE 10E,
MOUNT Diablo BASE & METROMAN

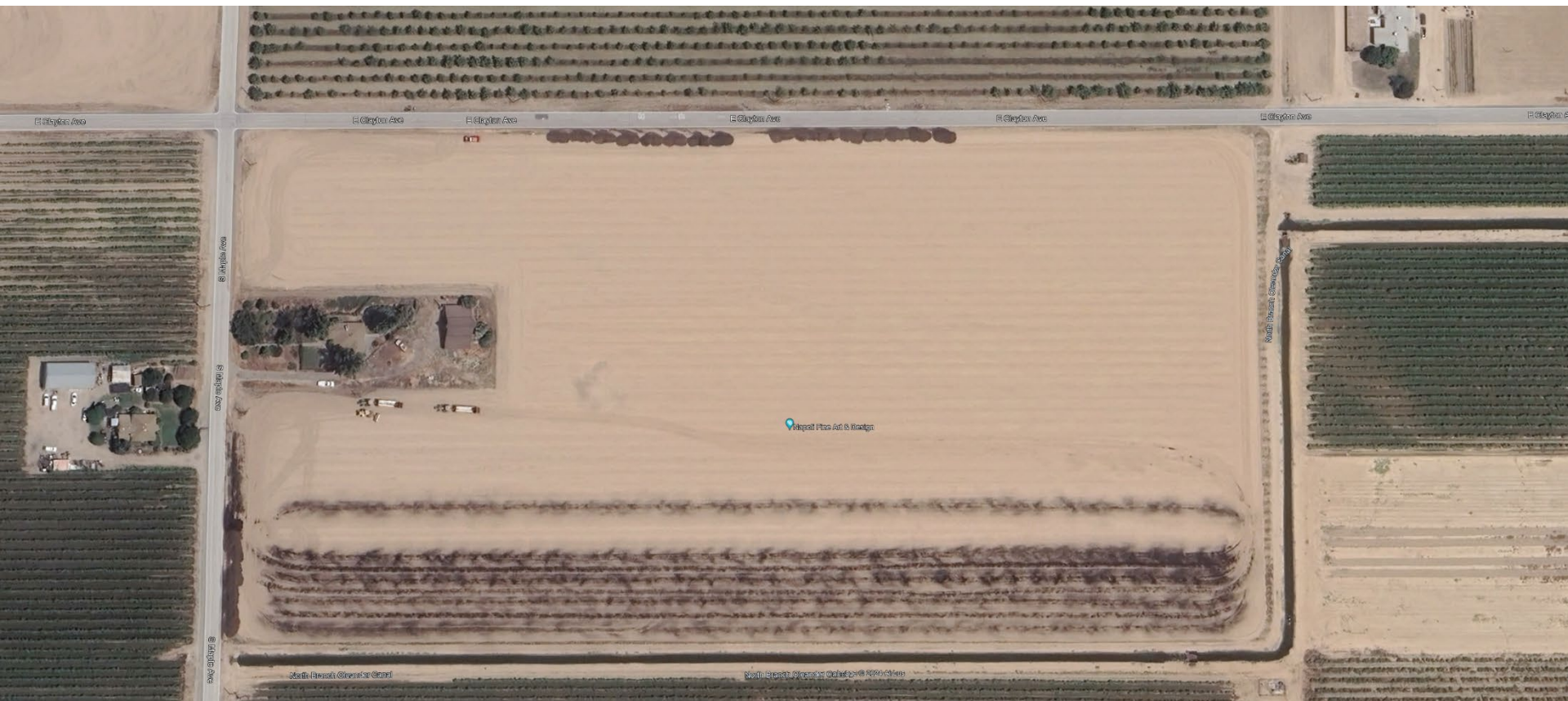
SITE LOCATION: 6625 SOUTH MAPLE AVENUE
ASSessor'S PARCEL NO. 124-170-06

PREPARED FOR:
WINNBERG & LEVIN MAPLE
6625 SOUTH MAPLE AVENUE
FREMONT CA 94555

PREPARED BY:
DALE CLAWELL
& ASSOCIATES
2001 WILSON AVENUE SUITE 200
FREMONT CA 94538
TEL: (925) 709-8888 FAX: (925) 709-8899
WWW.DALECLAWELL.COM



200 # 22-024
 COUNTY OF CALIFORNIA
 ENGINEER WHO DESIGN
 SCALE: 1" = 30'
 DATE: 01/13/14
 TIME: 4:43 PM
 PROJECT NO: 14-000001
 DATE OF SURVEY: 01/13/14
 SHEET NO: 1 OF 2



H. Clayton Ave

H. Clayton Ave

H. Clayton Ave

H. Clayton Ave

H. Clayton Ave

H. Clayton Ave

H. Clayton Ave

H. Clayton Ave

H. Clayton Ave

H. Clayton Ave

North Branch, Cheyenne, Wyo

Mapal (Tao An) & Wang

North Branch, Cheyenne, Wyo

North Branch, Cheyenne, Wyo



North West



North



Street View from Maple Looking East

Variations:

- **Are a request to deviate from the current zoning requirements.**
- **If granted, it permits the owner to use the land in a manner not otherwise permitted by the zoning ordinance.**
- **Granting of a variance is not a change in zoning law; instead, it is a specific waiver of requirements of the zoning ordinance.**

Property is:

- **Not a unique circumstance**

Property is:

- Not a unique circumstance
- **Not deprived of property right enjoyed by others**

Property is:

- Not a unique circumstance
- Not deprived of property right enjoyed by others
- **Adverse Effects on surrounding neighborhood**

Property is:

- Not a unique circumstance
- Not deprived of property right enjoyed by others
- Adverse Effects on surrounding neighborhood
- **Contrary to the General Plan**

Findings	Description	Findings Met
1	Exceptional or extraordinary circumstances or conditions	NO
2	Necessary for the preservation and enjoyment of a substantial property right of the applicant	NO
3	No adverse effect on surrounding neighborhood	YES
4	Not contrary to the objectives of the General Plan	NO