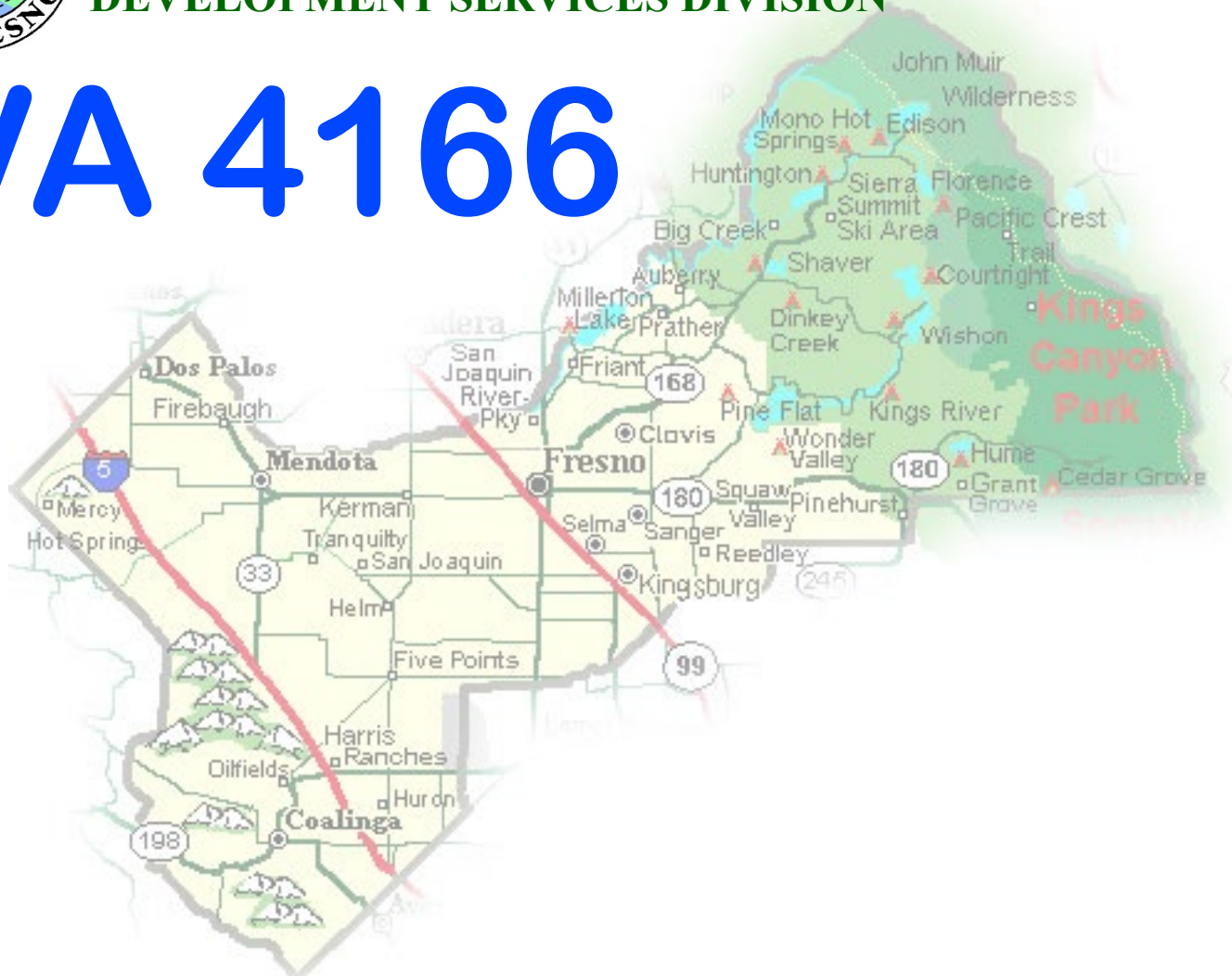
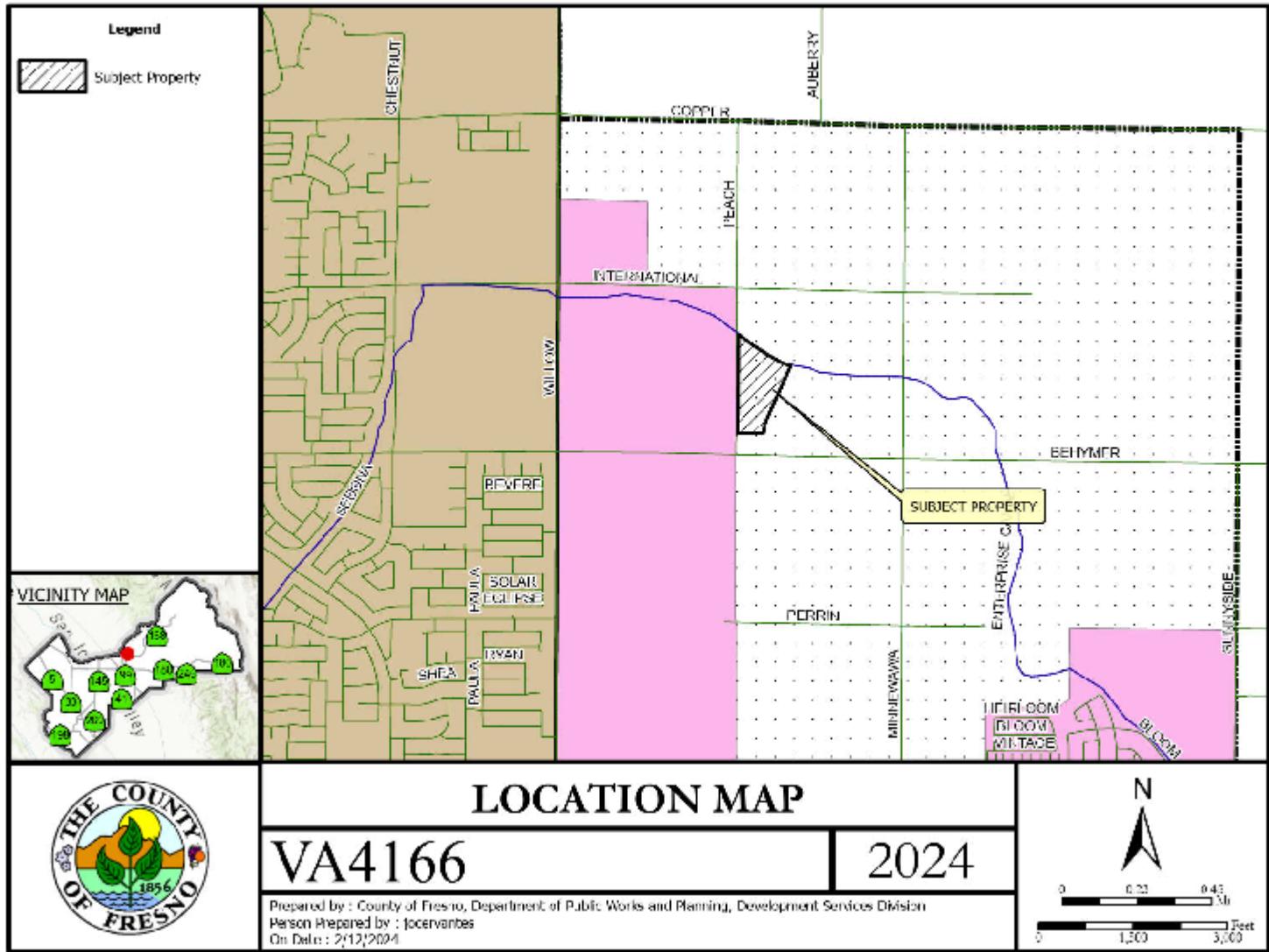




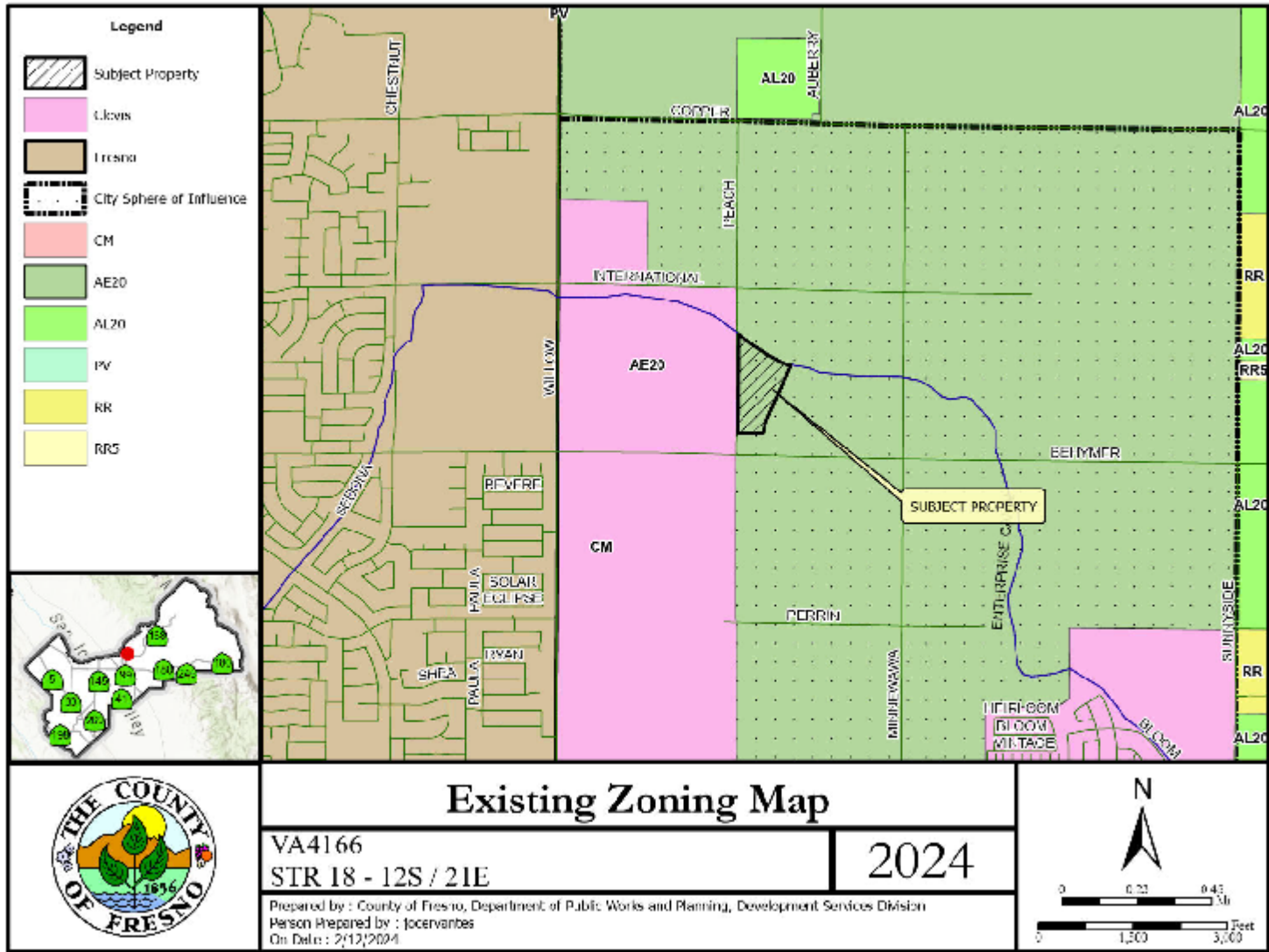
DEPARTMENT of PUBLIC WORKS and PLANNING
DEVELOPMENT SERVICES DIVISION

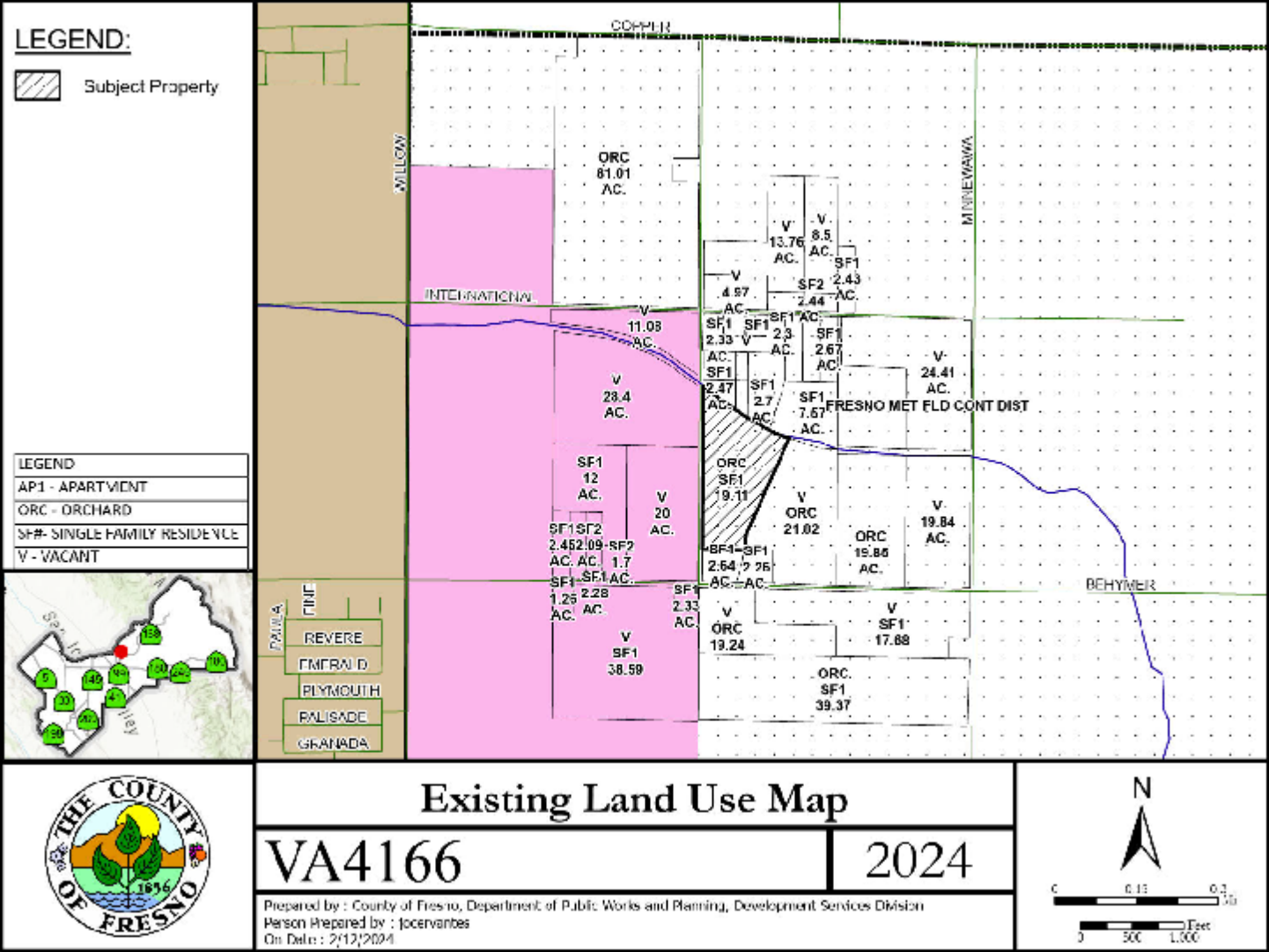
VA 4166





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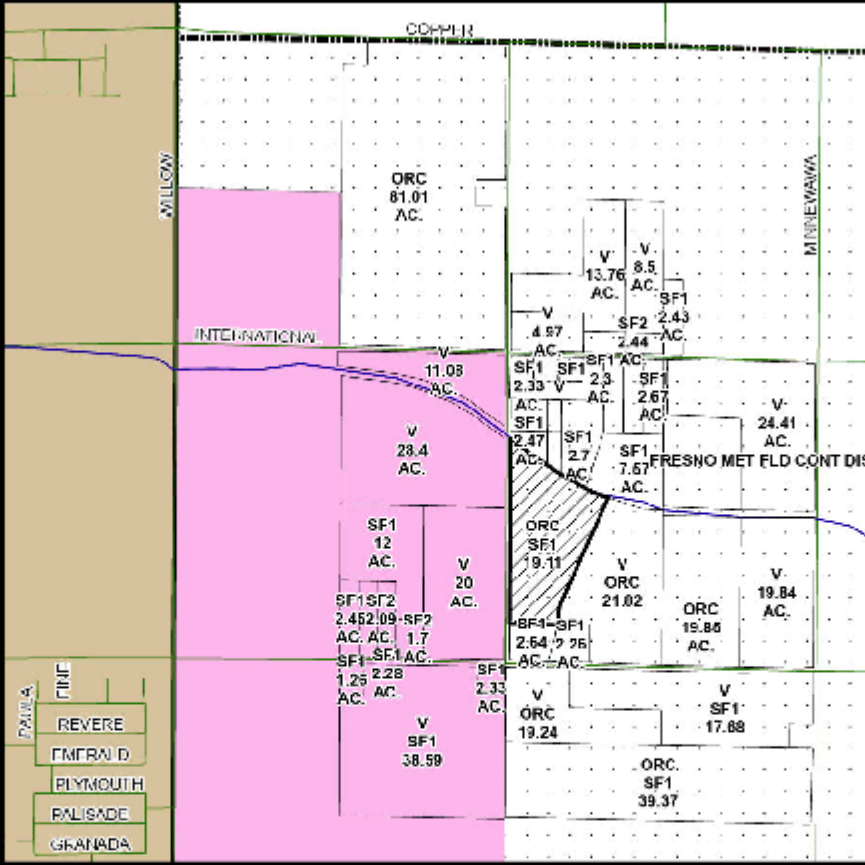


LEGEND:

Subject Property

LEGEND	
AP1 - APARTVINT	
ORC - ORCHARD	
SF# - SINGLE FAMILY RESIDENCE	
V - VACANT	

PAULA	FINE
REVERE	
EMERALD	
PLYMOUTH	
RALISADE	
GRANADA	

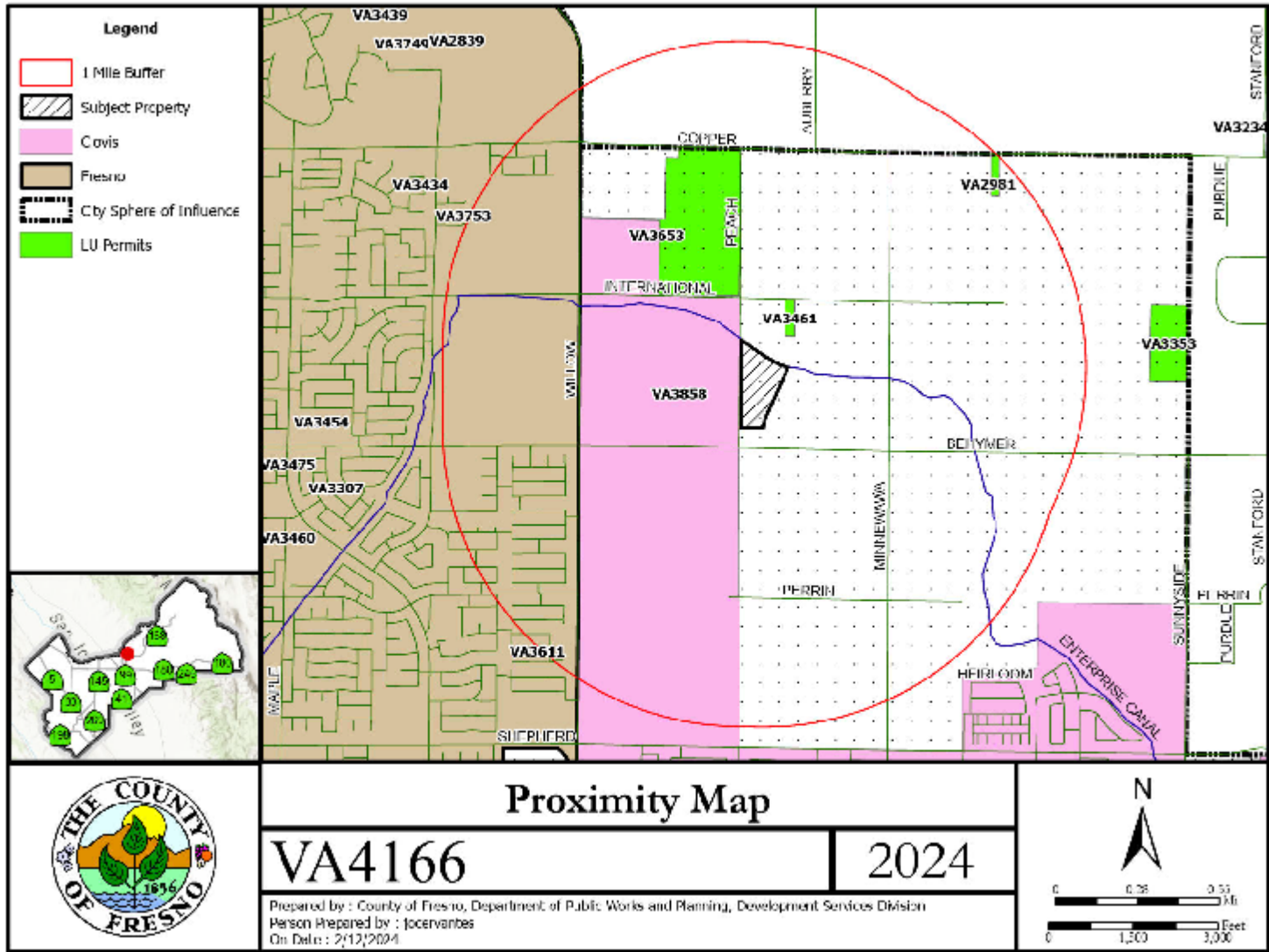


Existing Land Use Map

VA4166 | **2024**

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
 Person Prepared by : jocervantes
 On Date : 2/12/2024

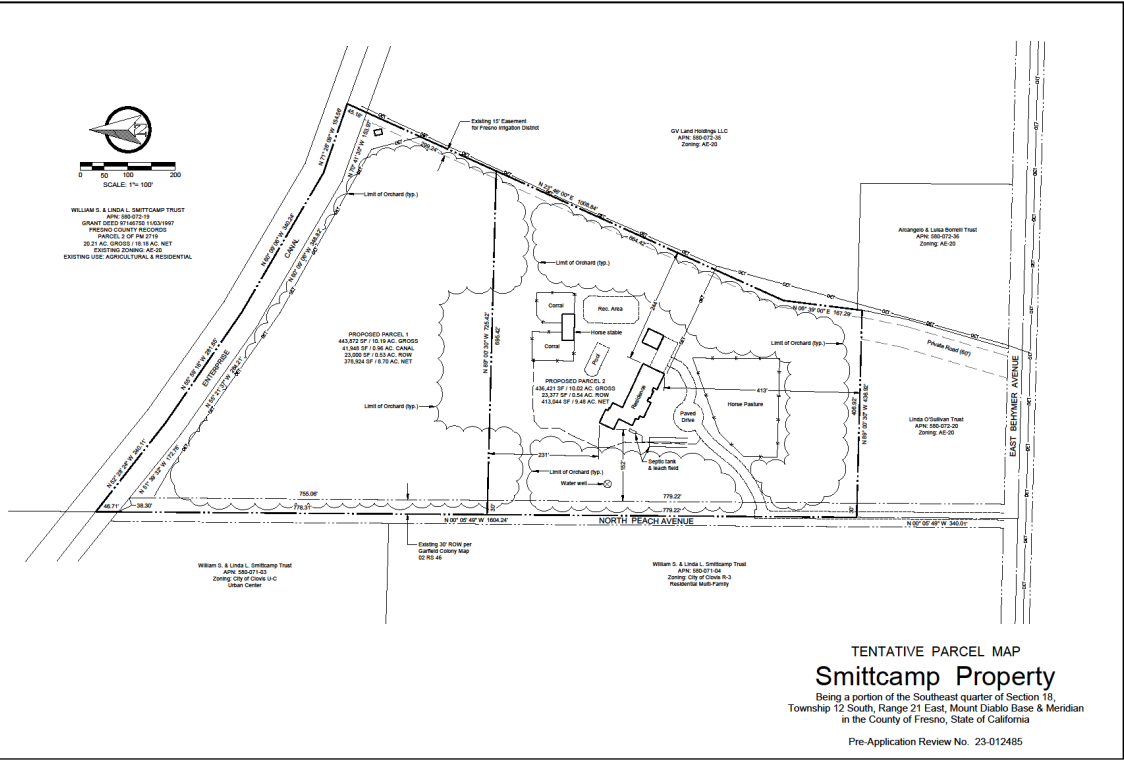




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WILLIAM S. & LINDA L. SMITTCAMP TRUST
 A/R# 188471-3
 GRANT DEED #188471-3
 FRESNO COUNTY RECORDS
 PARCEL 1 OF PAR 2714
 25.21 AC GROSS / 16.18 AC NET
 EXISTING ZONING: A-C-20
 EXISTING USE: AGRICULTURAL & RESIDENTIAL



TENTATIVE PARCEL MAP
Smittcamp Property
 Being a portion of the Southeast quarter of Section 18,
 Township 12 South, Range 21 East, Mount Diablo Base & Meridian
 in the County of Fresno, State of California
 Pre-Application Review No. 23-012485



Clovis SOI

PHOTO MAP

PROJECT SITE



ENTERPRISE CANAL

ENTERPRISE CANAL

N. PEACH AVE.

E. BEHYMER AVE.





FACING NORTH



FACING EAST



FACING SOUTH



FACING WEST

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
- **Would not have an Adverse Effects on surrounding neighborhood**

Property is:

- Not a unique circumstance
- Not deprived of property right enjoyed by others
- Would not have an 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