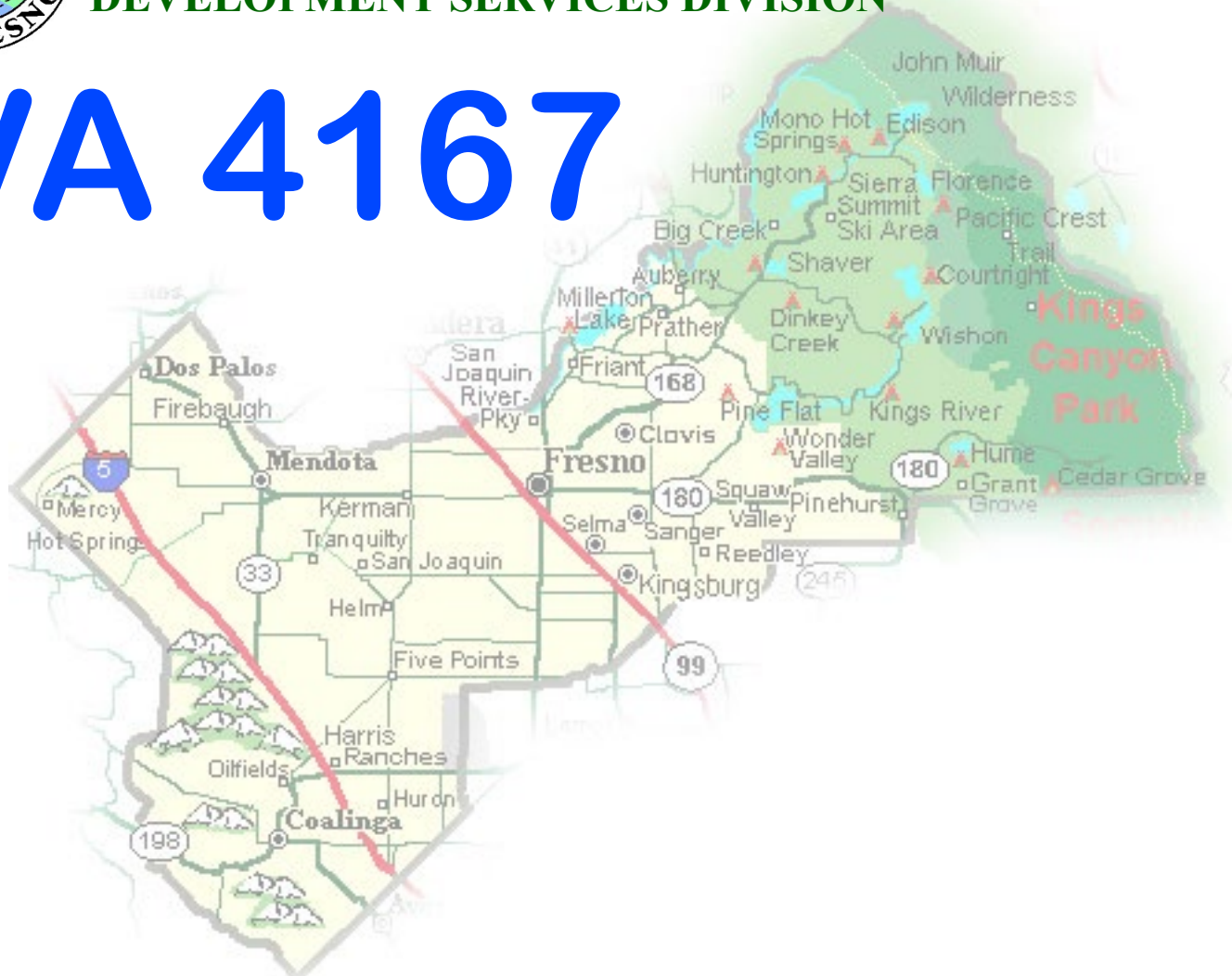






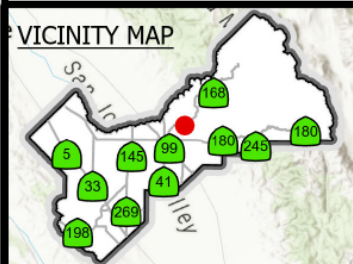
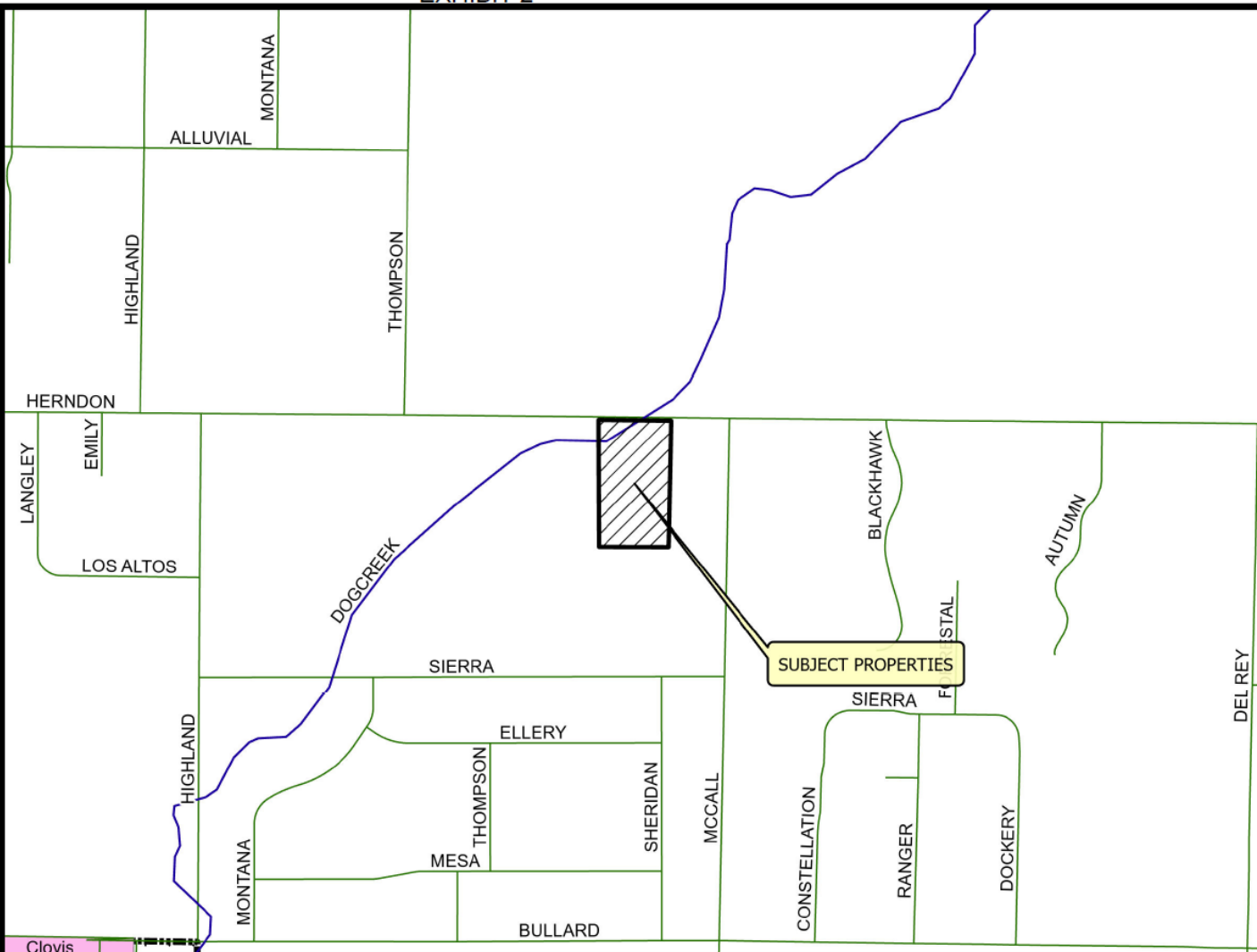
**DEPARTMENT of PUBLIC WORKS and PLANNING**  
**DEVELOPMENT SERVICES DIVISION**

**VA 4167**



Legend

-  Clovis
-  City Sphere of Influence
-  Subject Property

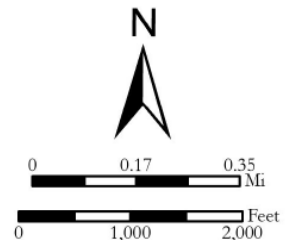


# LOCATION MAP


APN: 348-030-07 AND 348-030-45S

2024

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division  
 Person Prepared by : jocervantes  
 On Date : 2/16/2024



**LEGEND:**

 Subject Property

LEGEND	
FC	- FIELD CROP
ORC	- ORCHARD
SF#	- SINGLE FAMILY RESIDENCE
V	- VACANT

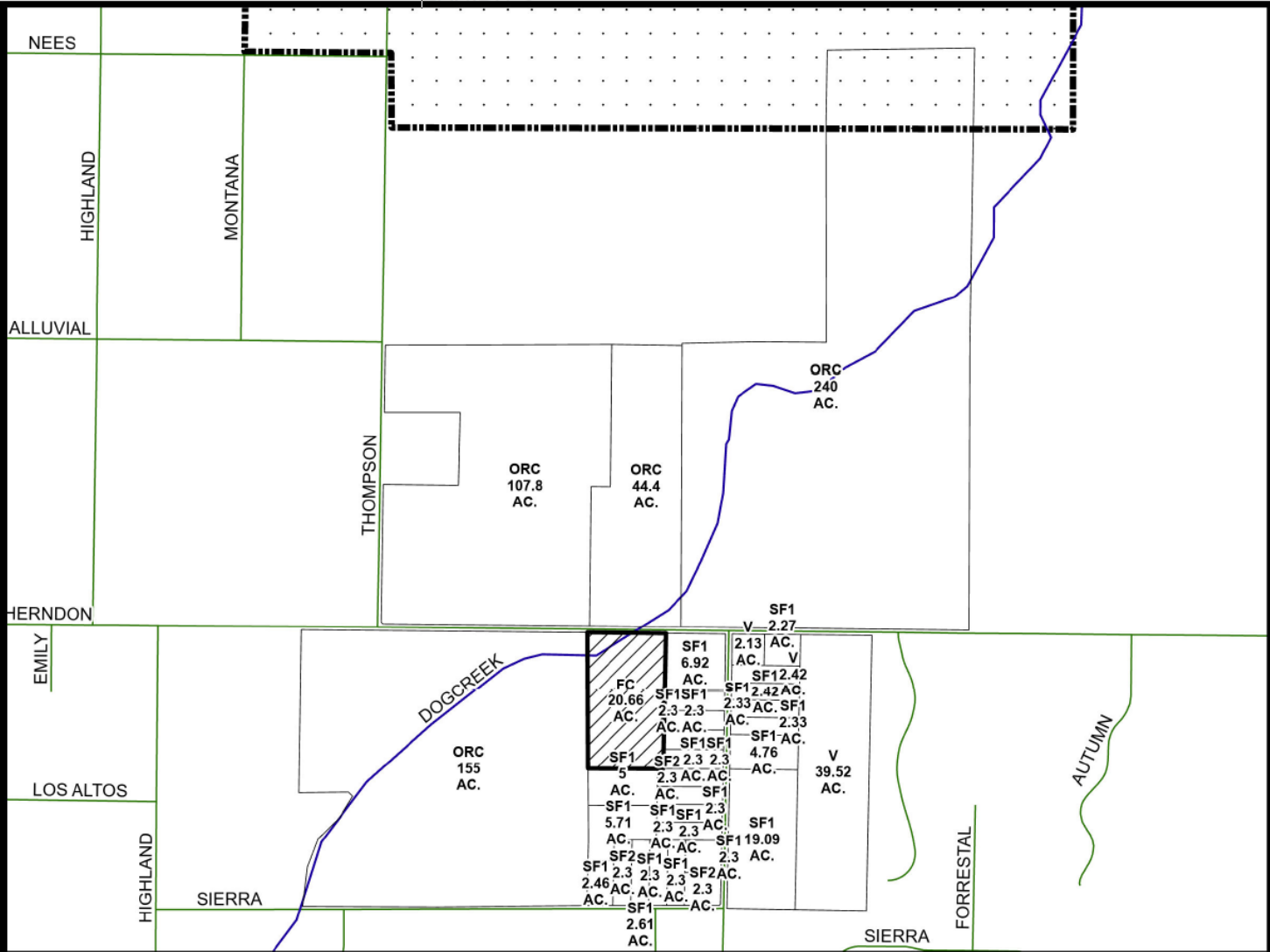
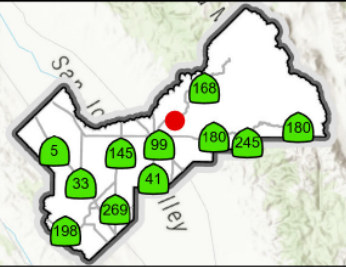


EXHIBIT 3

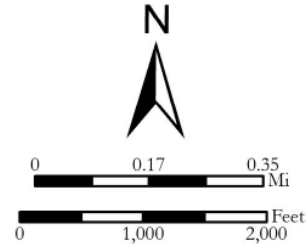


**Existing Land Use Map**


**VA4167**

**2024**

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division  
 Person Prepared by : jocervantes  
 On Date : 2/16/2024



Legend

-  Subject Property
-  Clovis
-  City Sphere of Influence
-  AE20
-  AL20
-  RR
-  RR5

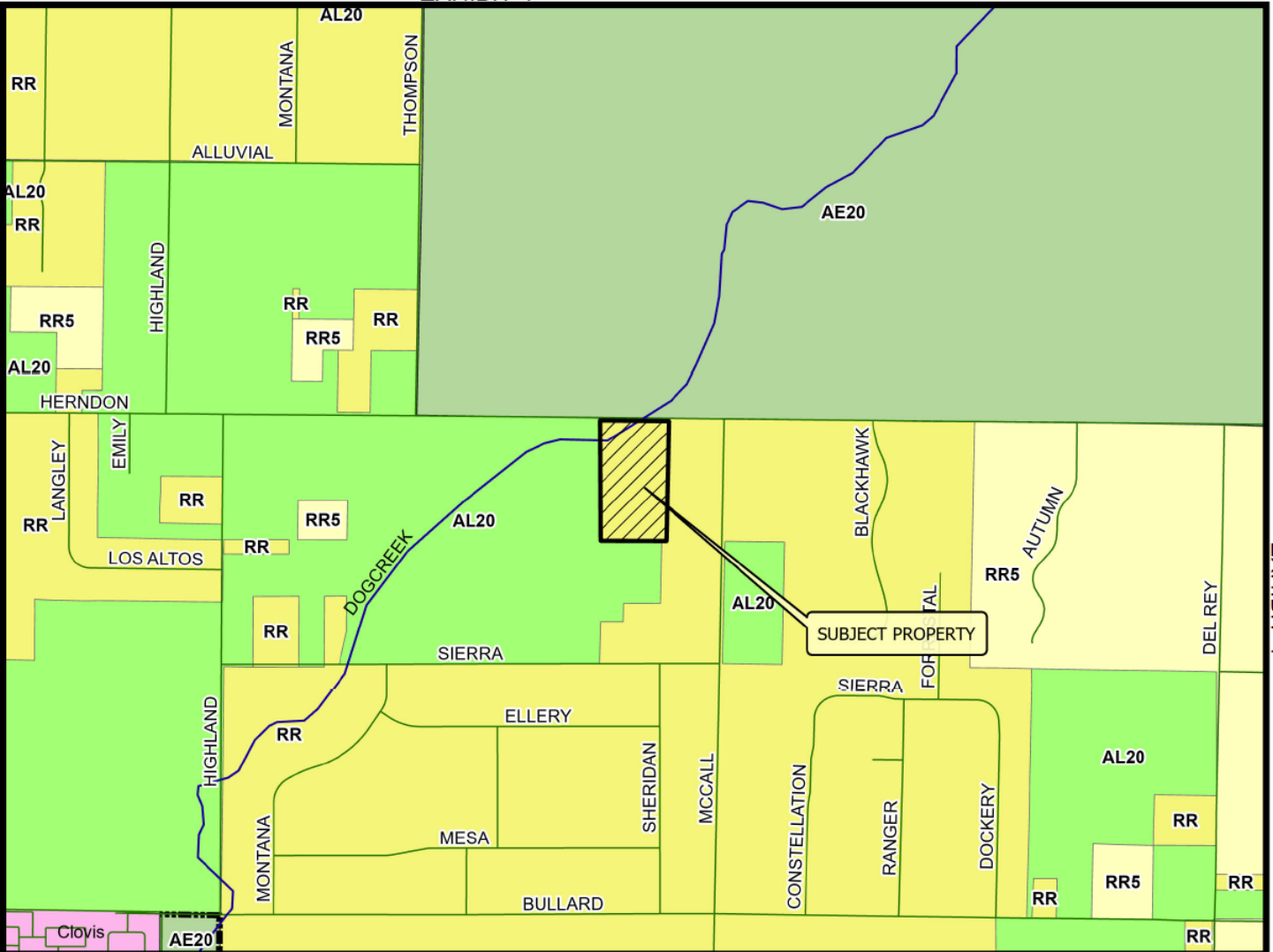
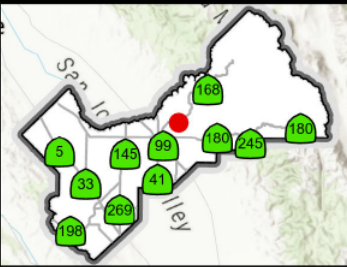


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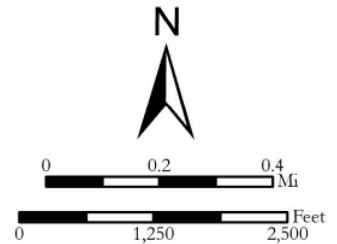


# Existing Zoning Map






VA4167  
STR 6 - 13S / 22E

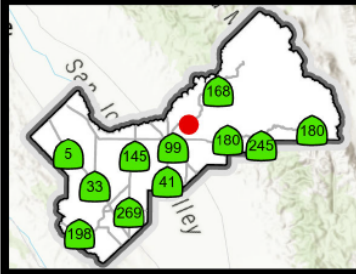
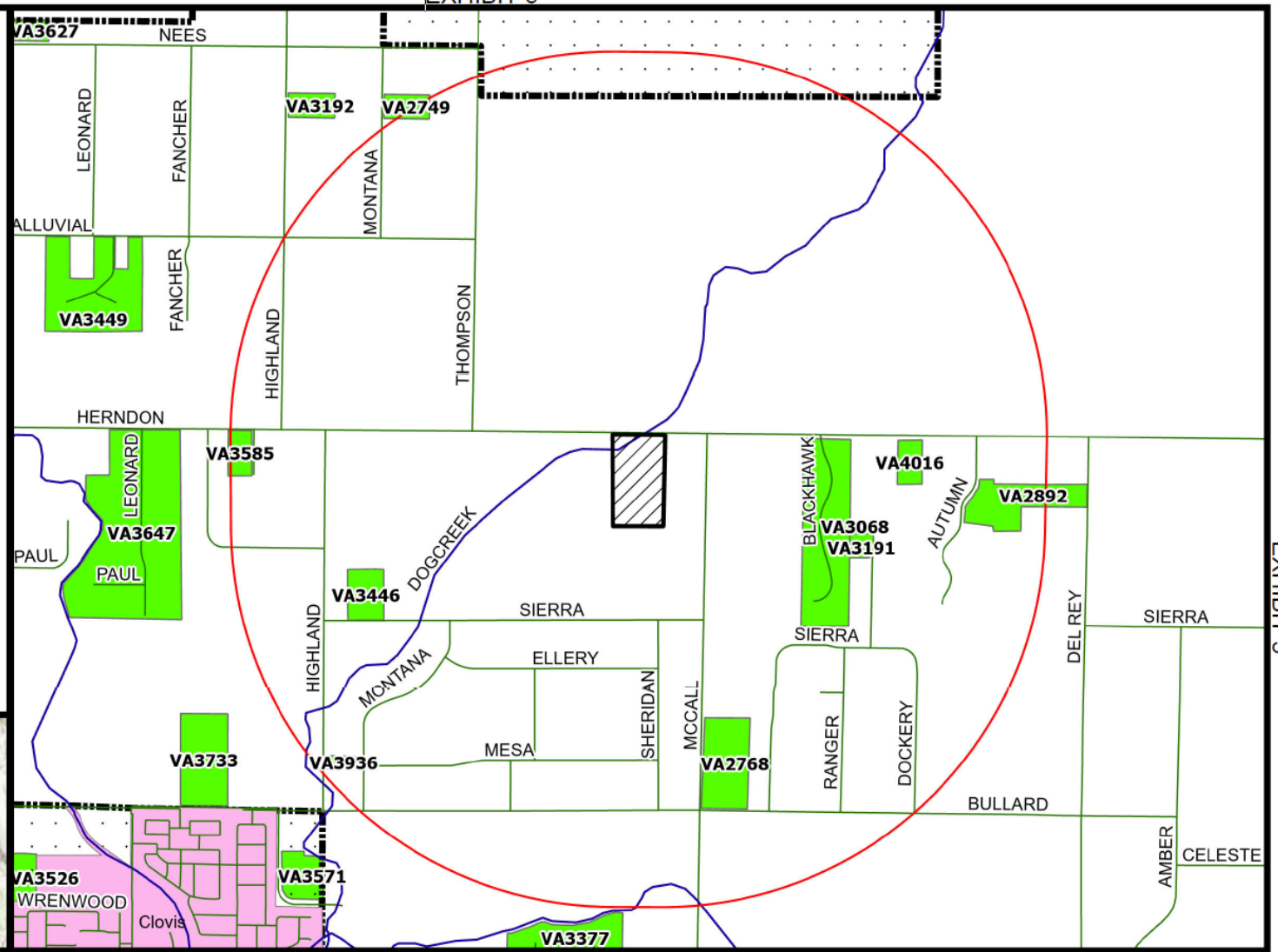
2024

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division  
Person Prepared by : jocervantes  
On Date : 2/16/2024



Legend

-  1 Mile Radius
-  Subject Property
-  Clovis
-  City Sphere of Influence
-  LU Permits



# Proximity Map

## VA4167

## 2024

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division  
 Person Prepared by : jocervantes  
 On Date : 2/16/2024

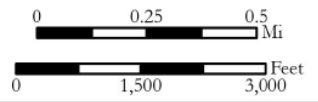


EXHIBIT 5



86°  
37 AQI



ALL X'S SATELITE  
PROPERTIES

N McCall Ave

N McCall Ave

Nulick Welding &  
Fabrication  
Weider in Clovis -  
Manufacturing Shop

E Sierra Ave

E Sierra Ave

Google



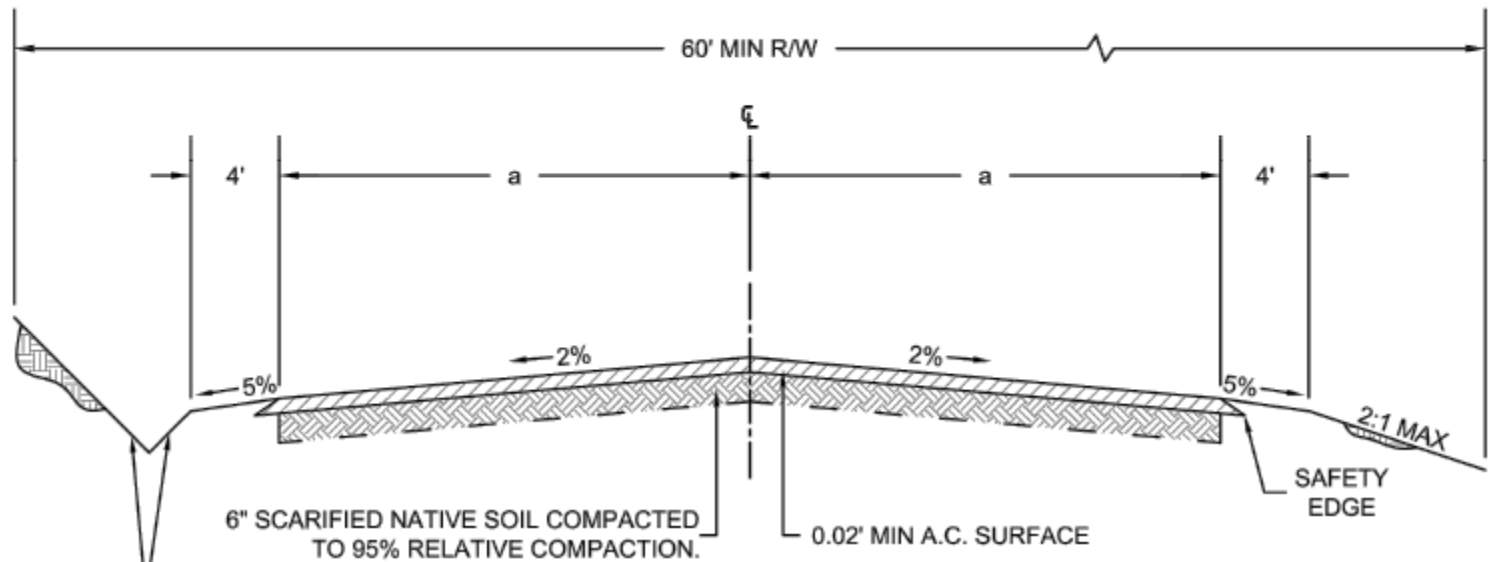
J Rd











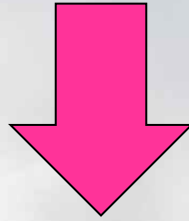
SLOPES TO BE DETERMINED BY  
A GEOTECHNICAL  
ENGINEER/SOILS REPORT

a DETERMINATION	
ULTIMATE LOTS SERVED	a (feet)
< 11	9
11 - 60	10
> 60	12

# EAST HERNDON AVENUE



EXAMPLE

















# Variance Request is:

- **Not an unique circumstance**
- **Addition of a gate for safety reasons constitutes as a personal desire**

# Variance Request is:

- **Not deprived of property right enjoyed by others**
- **Placing a gate creates a self-imposed detriment**

# Hydrological Study Sufficient

- **Kenneth D. Schmidt and Associates  
Groundwater Quality Consultants Fresno,  
California (conducted November 13, 2023)**
- **Fresno County Water and Natural  
Resources Division verified adequate  
water supply to meet the highest demand  
that could be proposed for the proposed  
parcels**



### Impacts on Other Wells

Due to the small drawdown in the observation wells, there would be no significant drawdown in off-site wells due to pumpage for the project.

### Impacts North Kings GSA

There would be no adverse impacts to the North kings GSA because the project would be water neutral.

### REFERENCE

Larsen, N.W. 2004, "Groundwater Portion of Section II-H Report for Property Located on 20.11 acres, Parcel 4, PM 2636, Tentative Tract 5405", prepared for Benart Development, 14p.

- **This Variance would provide a “*Special Privilege*” not enjoyed by others**

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