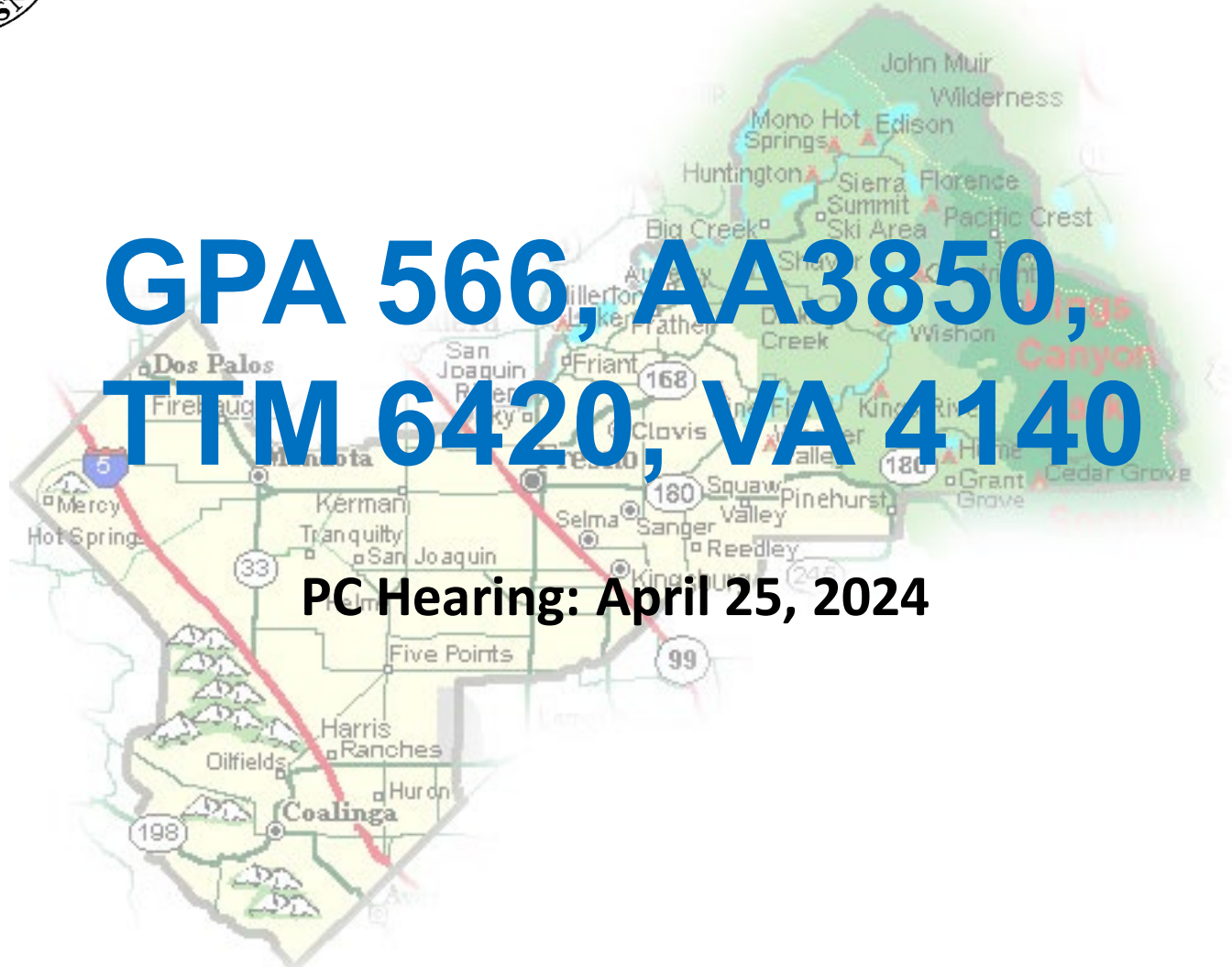




DEPARTMENT of PUBLIC WORKS and PLANNING
DEVELOPMENT SERVICES DIVISION



**GPA 566, AA3850,
TTM 6420, VA 4140**

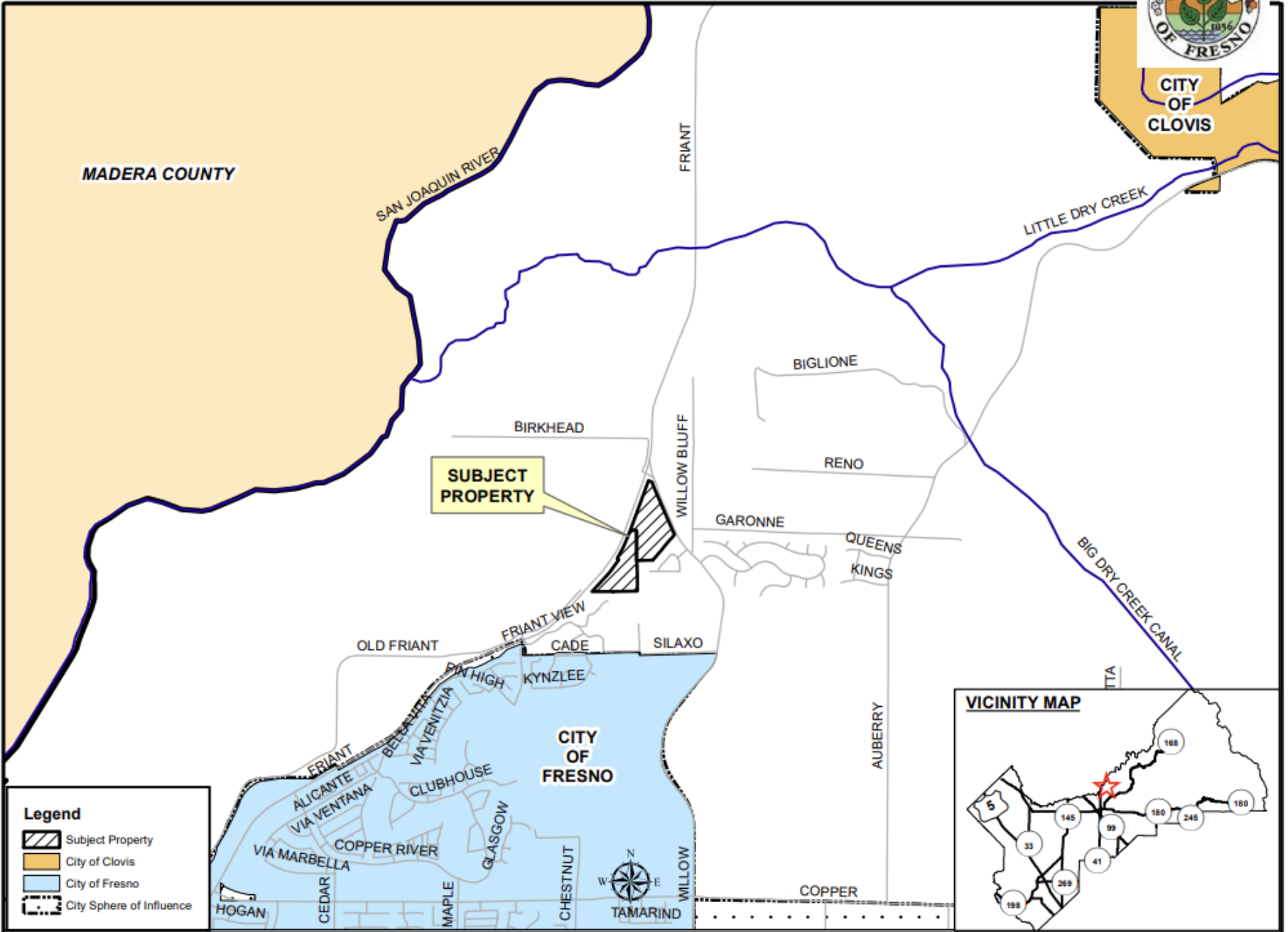
PC Hearing: April 25, 2024

LOCATION MAP







CITY OF CLOVIS

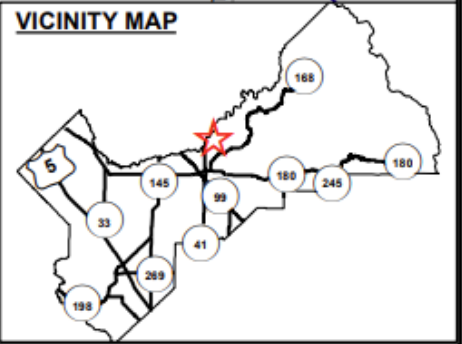
MADERA COUNTY



SUBJECT PROPERTY

Legend

-  Subject Property
-  City of Clovis
-  City of Fresno
-  City Sphere of Influence



GPA 566, AA 3850, TTM 6420, VA 4140

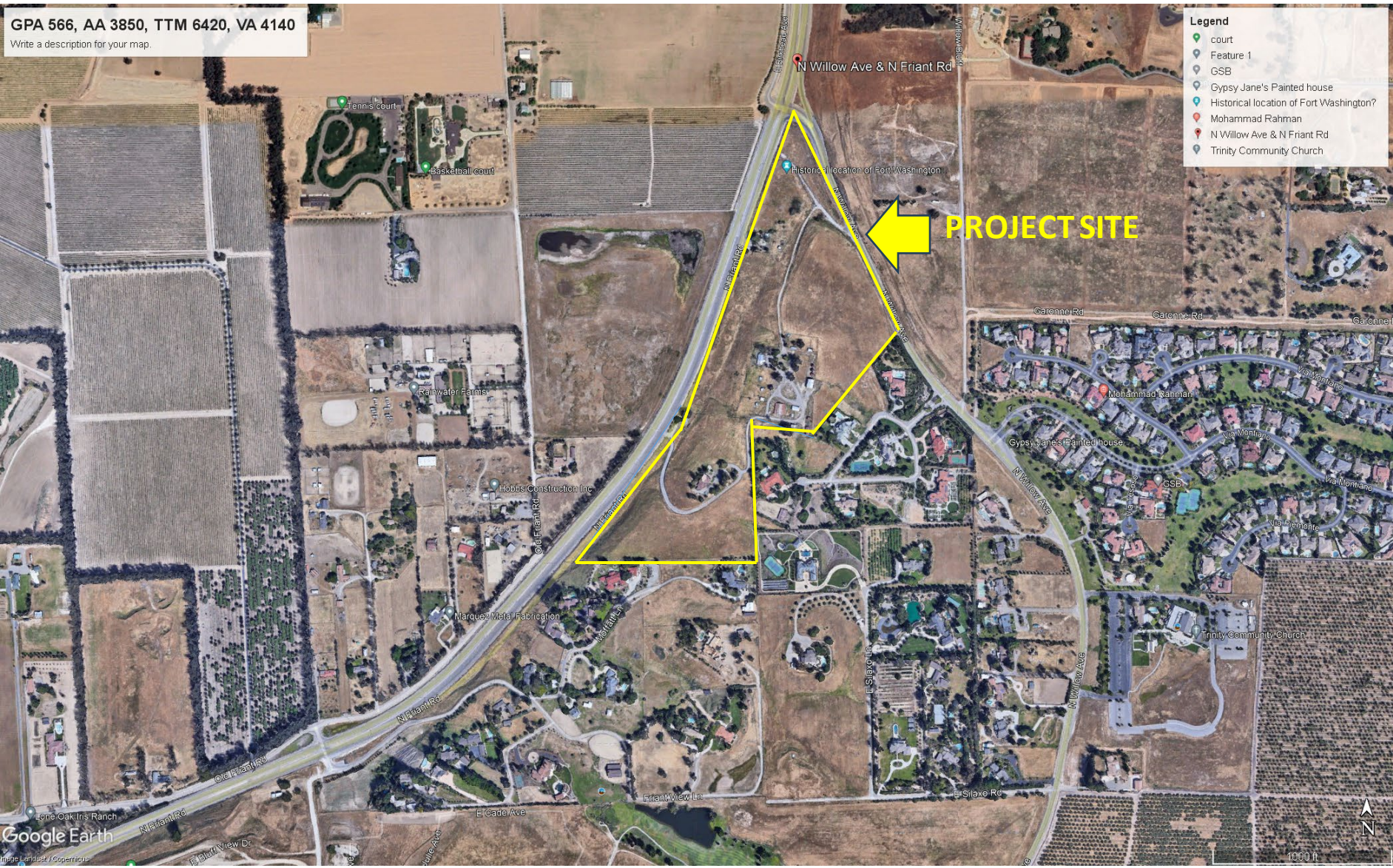
Write a description for your map.

- Legend**
- 📍 court
 - 📍 Feature 1
 - 📍 GSB
 - 📍 Gypsy Jane's Painted house
 - 📍 Historical location of Fort Washington?
 - 📍 Mohammad Rahman
 - 📍 N Willow Ave & N Friant Rd
 - 📍 Trinity Community Church

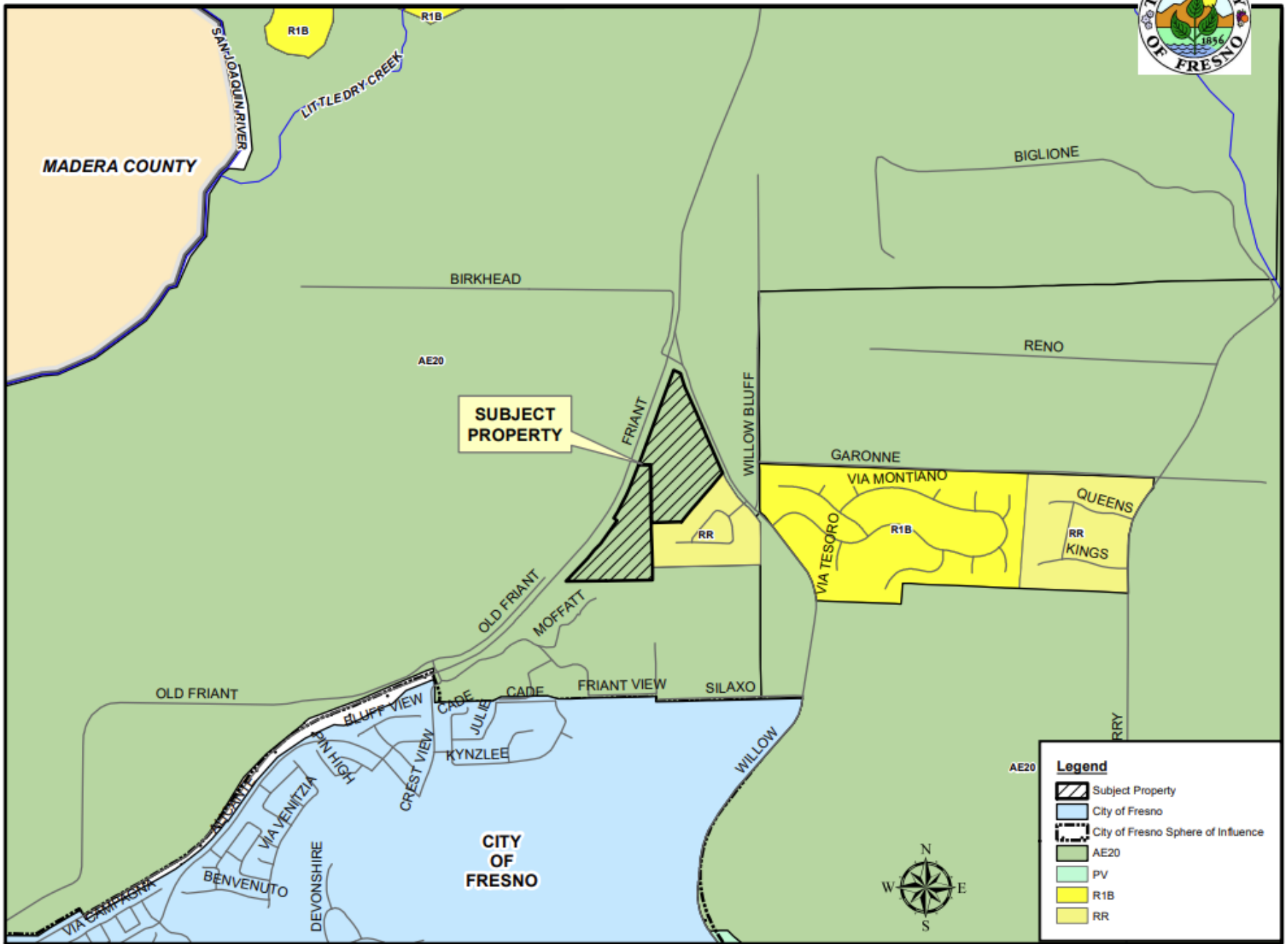
PROJECT SITE ←

Google Earth

1000 ft



EXISTING ZONING MAP

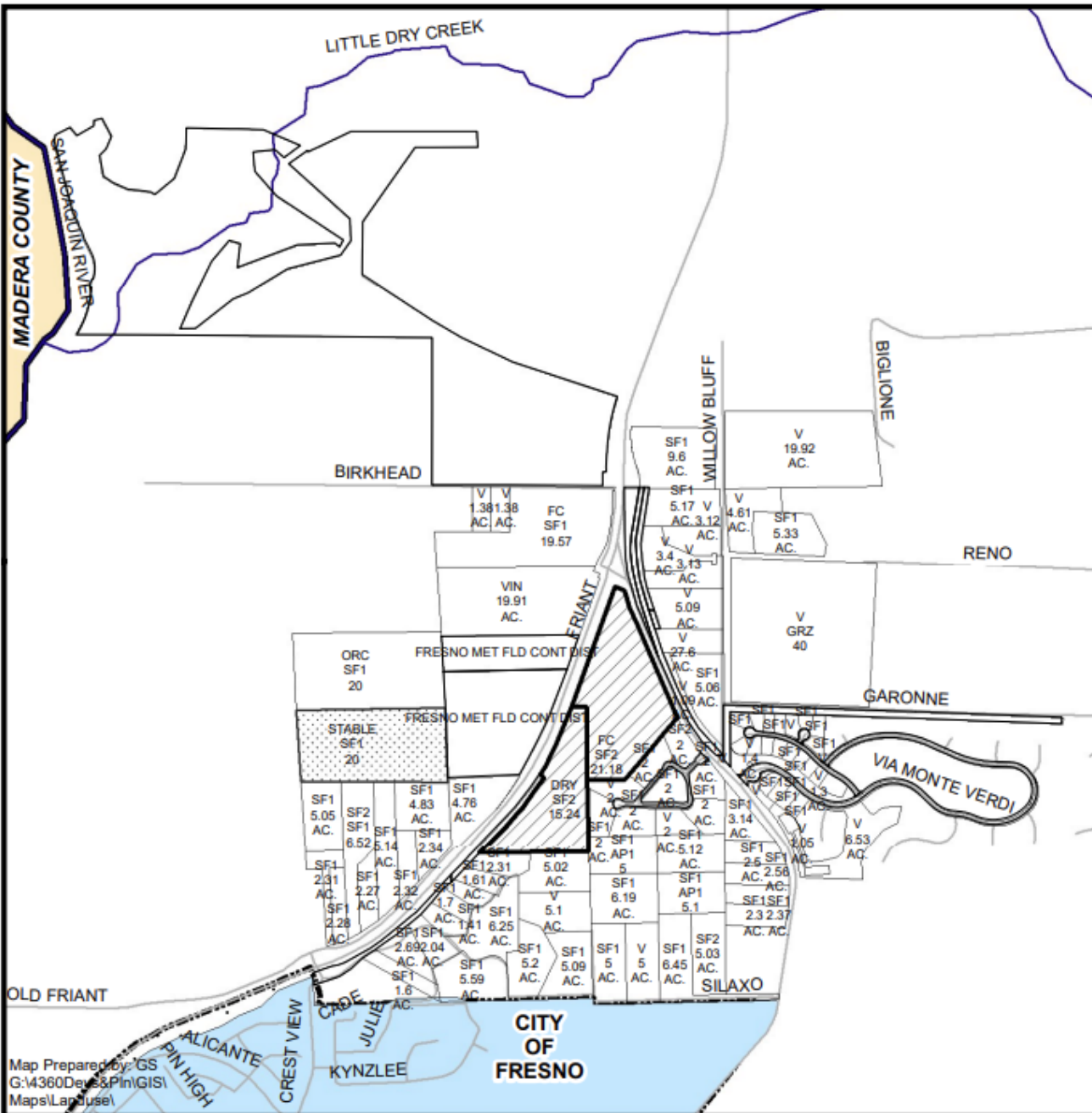


Legend

- Subject Property
- City of Fresno
- City of Fresno Sphere of Influence
- AE20
- PV
- R1B
- RR



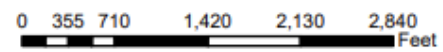
EXISTING LAND USE MAP

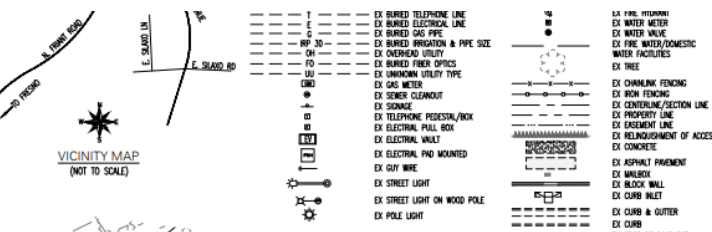


LEGEND	
AP1	- APARTMENT
DRY	- DRY FARMING
FC	- FIELD CROP
GRZ	- GRAZING
ORC	- ORCHARD
SF#	- SINGLE FAMILY RESIDENCE
V	- VACANT
VIN	- VINEYARD

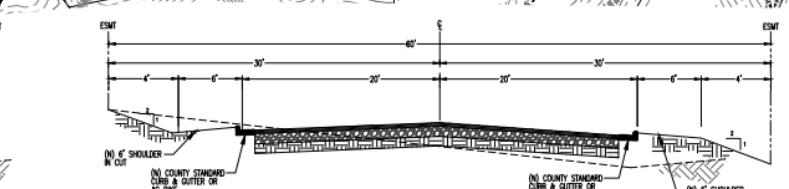
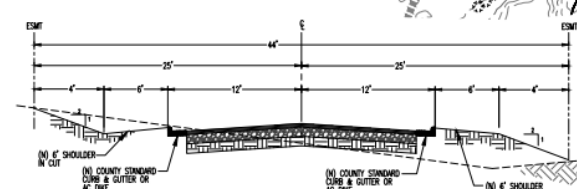
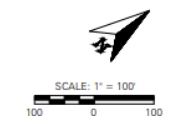
Legend

-  Subject Property
-  Ag Contract Land
-  City of Fresno
-  City of Fresno Sphere of Influence



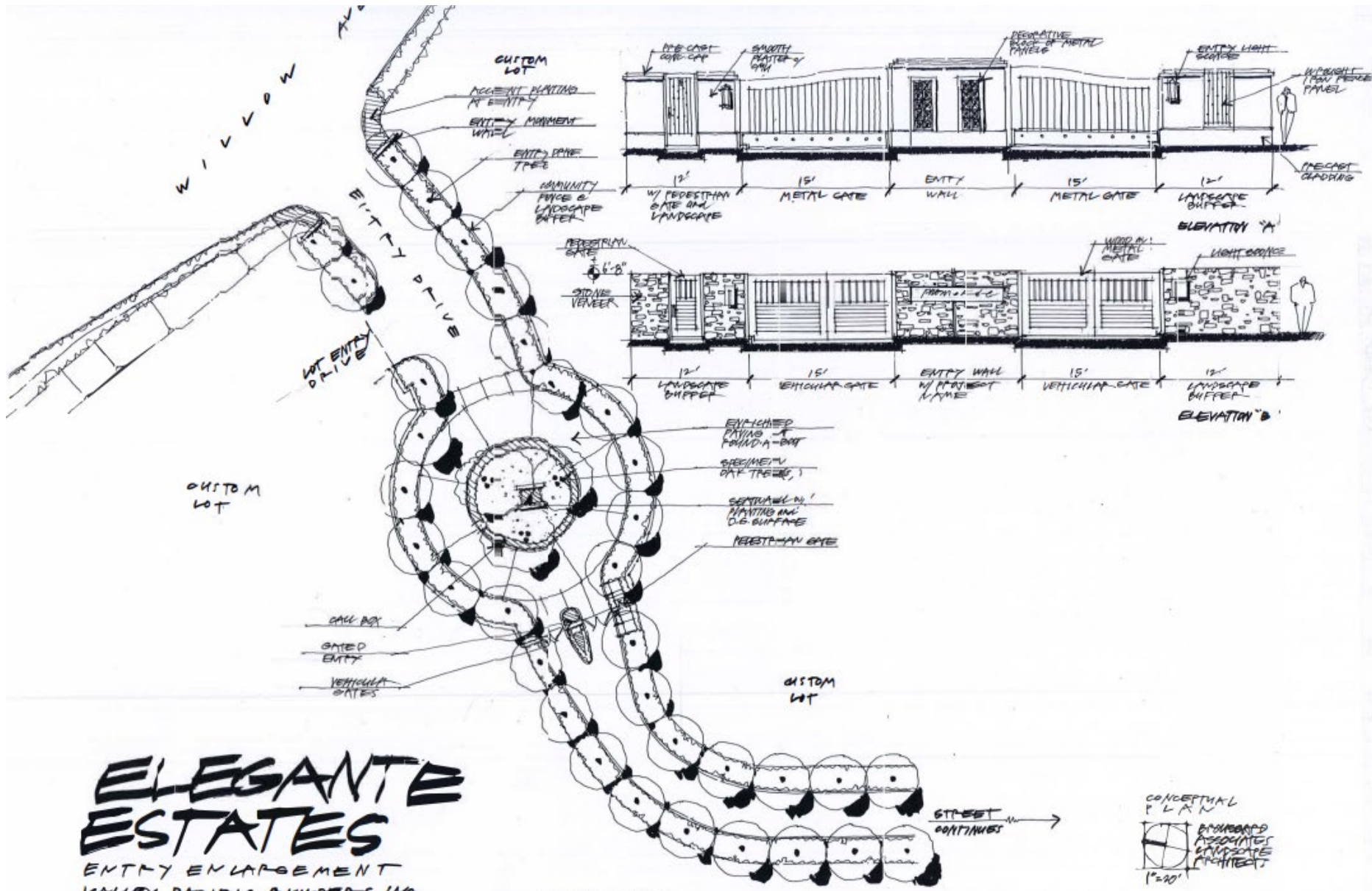


RECORDED MAY 24, 1960 IN BOOK 4314 PAGE 672 OF OFFICIAL RECORDS, DOCUMENT NO. 20957; THENCE WESTERLY, ALONG THE SOUTH BOUNDARY OF THE FRACTIONAL NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAO SECTION 1, TO A POINT 11.00 FEET EAST OF THE SOUTHWEST CORNER OF THE FRACTIONAL NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAO SECTION 1, SAO COUNTY ROAD RUNNING NORTHEASTERLY THROUGH SAO SECTION 1; THENCE FOLLOWING THE CENTER LINE OF SAO ROAD AS FOLLOWS, NORTH 48°15' EAST, 189.00 FEET; NORTH 47°32' EAST, 293.00 FEET; NORTH 36°19' EAST, 287.00 FEET; NORTH 36°15' EAST, 229.00 FEET; NORTH 32°20' EAST, 286.00 FEET; NORTH 15°44' EAST, 125.00 FEET; NORTH 14°27' EAST, 426.00 FEET; NORTH 14°01' EAST, 298.00 FEET; NORTH 10°25' EAST, 122.00 FEET; NORTH 15°44' EAST, 125.00 FEET TO THE INTERSECTION WITH THE CENTER LINE OF A CERTAIN ROAD RUNNING SOUTHEASTERLY THROUGH SAO SECTION 1; THENCE FOLLOWING THE CENTER LINE OF SAO LAST MENTIONED ROAD AS FOLLOWS: SOUTH 17°06' EAST, 198.00 FEET; SOUTH 18°57' EAST, 314.00 FEET; SOUTH 64°30' EAST, 208.70 FEET; SOUTH 40°15' EAST, 153.40 FEET; SOUTH 20°18' EAST, 146.00 FEET; SOUTH 20°30' EAST, 186.00 FEET; SOUTH 22°47' EAST, 182.00 FEET; SOUTH 30°41' EAST, 181.00 FEET; SOUTH 78°31' EAST, 73.00 FEET, TO A POINT ON THE EAST BOUNDARY OF SAO SECTION 1, 201.40 FEET NORTH OF THE SOUTHWEST CORNER OF SAO SECTION 1; THENCE SOUTHERLY 511.44 FEET TO A POINT 142.25 FEET NORTHERLY FROM THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAO SECTION 1, THENCE WESTERLY TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAO SECTION 1, 142.22 FEET NORTHERLY FROM THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAO SECTION 1; THENCE SOUTHERLY TO THE POINT OF BEGINNING.



- MAP NOTES
1. PROPOSED SEWER, WATER, GAS, STORM DRAINAGE, CONCRETE CURBS, GUTTERS, AND SIDEWALKS, STREET LIGHTS, AND STREET IMPROVEMENTS TO BE INSTALLED PER COUNTY OF FRESNO STANDARD PLANS AND SPECIFICATIONS, UNLESS OTHERWISE INDICATED BY THIS MAP OR BY VARIANCE.
 2. THERE ARE EXISTING OVERHEAD UTILITIES OR EXISTING TREES ALONG PUBLIC RIGHTS OF WAY WITHIN THE FRONTAGE LIMITS OF THIS MAP.
 3. THERE ARE NO GRADE DIFFERENTIALS OF 6" OR MORE LOCATED AT PROPERTY LINES WITHIN THE LIMITS OF THIS MAP.
 4. THERE ARE EXISTING PRIVATE WELLS WITHIN THE LIMITS OF THIS MAP.
 5. THERE ARE ON-SITE EXISTING TREES WITHIN THE BOUNDARY OF THIS MAP.
 6. LOT AREAS INDICATED IN CROSS, INCLUDING OF ROAD EASEMENTS WITH INTENTION OF SUCH AREAS TO BE APPLICABLE FOR COMPLIANCE OF ALL SEPTIC AND WELL STANDARD APPLICABILITY.

SCALE: NTS NOTE: DIMENSIONS PROPOSED SHALL BE ADJUSTED AS NEEDED DURING DESIGN OF THE SUBDIVISION BUT SHALL NOT BE LESS THAN ABOVE



ELEGANTE ESTATES

ENTRY ENLARGEMENT
VALLEY PACIFIC BUILDERS INC.

PL & PM ANT MO & C

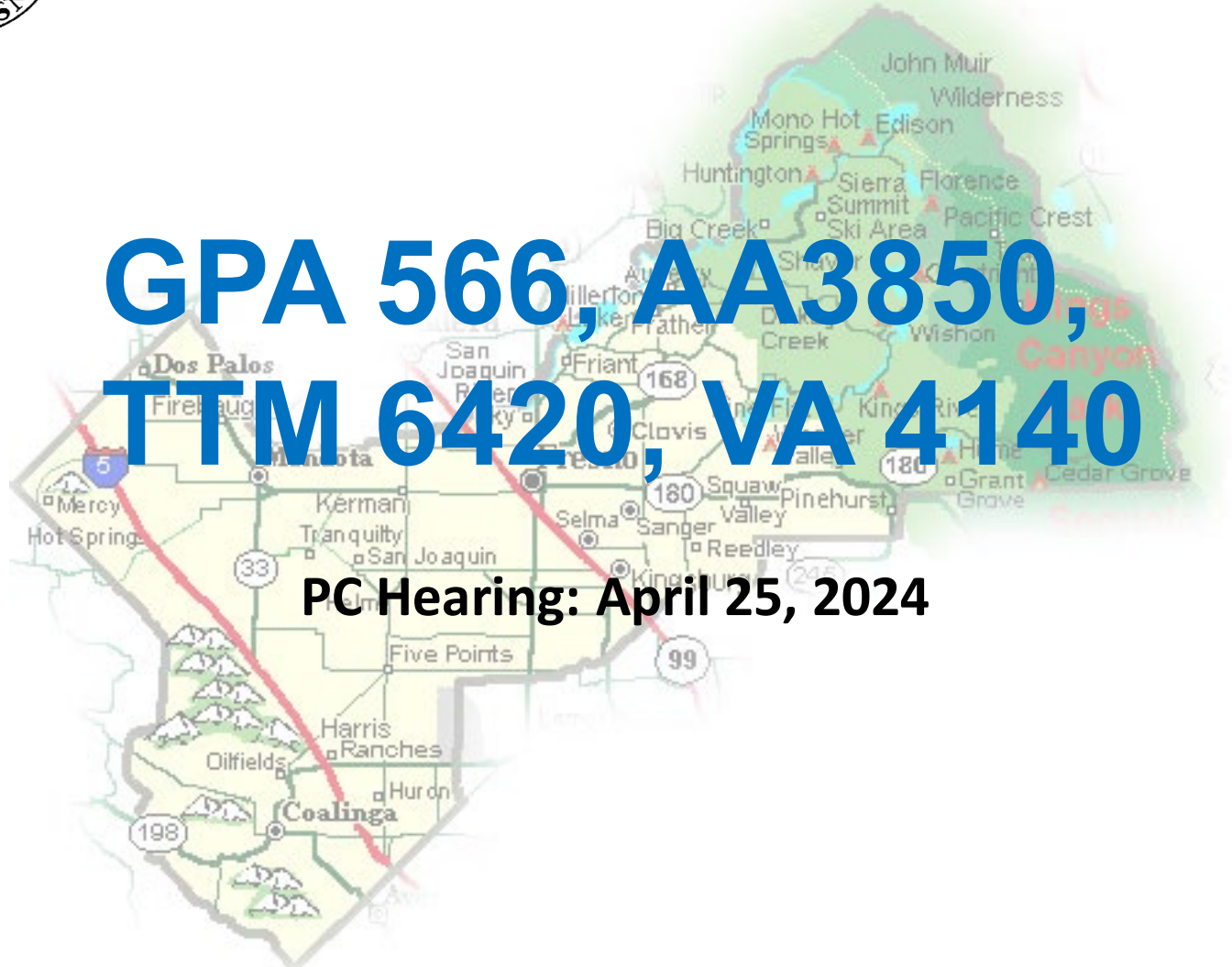
CONCEPTUAL
P L & M
BY
BYNORBOARD ASSOCIATES
LANDSCAPE ARCHITECTS
1"=20'

Findings	Description Tentative Tract	Findings Met
1	The proposed map, and the design or improvement of the proposed subdivision, are consistent with the General Plan and any applicable Specific Plans	YES
2	The project site is physically suitable for the type and density of development proposed.	YES
3	The design of the proposed subdivision or improvements will not cause substantial environmental damage or substantial and avoidably injure fish or wildlife or their habitat.	YES
4	The design of the subdivision or type of improvements are not likely to cause serious public health problems.	YES

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



DEPARTMENT of PUBLIC WORKS and PLANNING
DEVELOPMENT SERVICES DIVISION

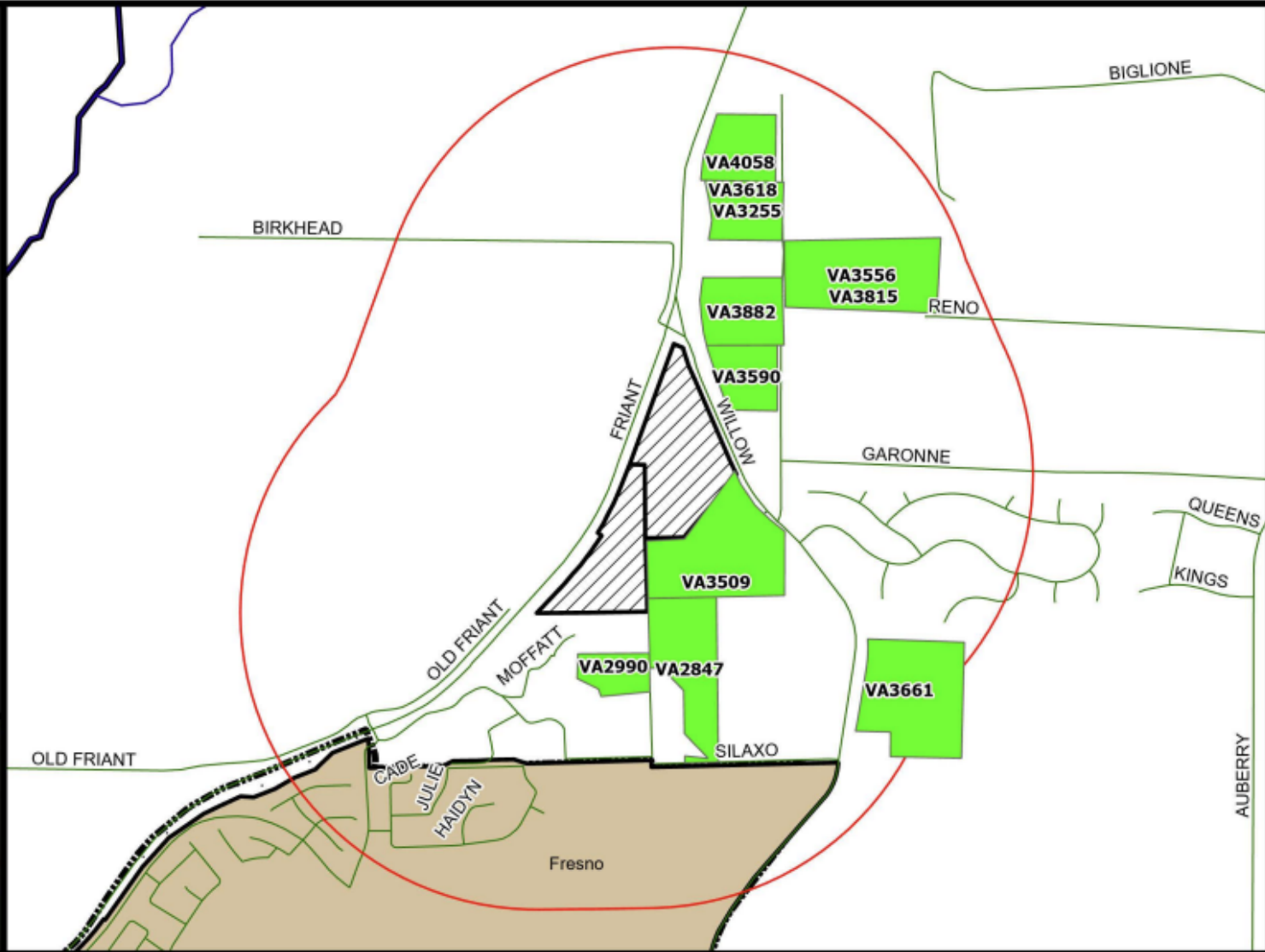


**GPA 566, AA3850,
TTM 6420, VA 4140**

PC Hearing: April 25, 2024

Legend

-  VA Permits
-  1/2 Mile Buffer
-  Subject Property
-  Fresno
-  City Sphere of Influence

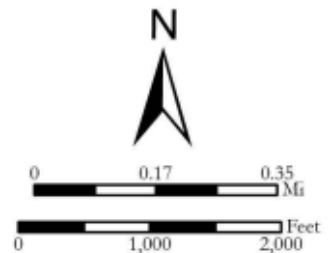


Map of Variances in the Project Vicinity

VA4140

2024

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
Person Prepared by : jocervantes
On Date : 3/19/2024

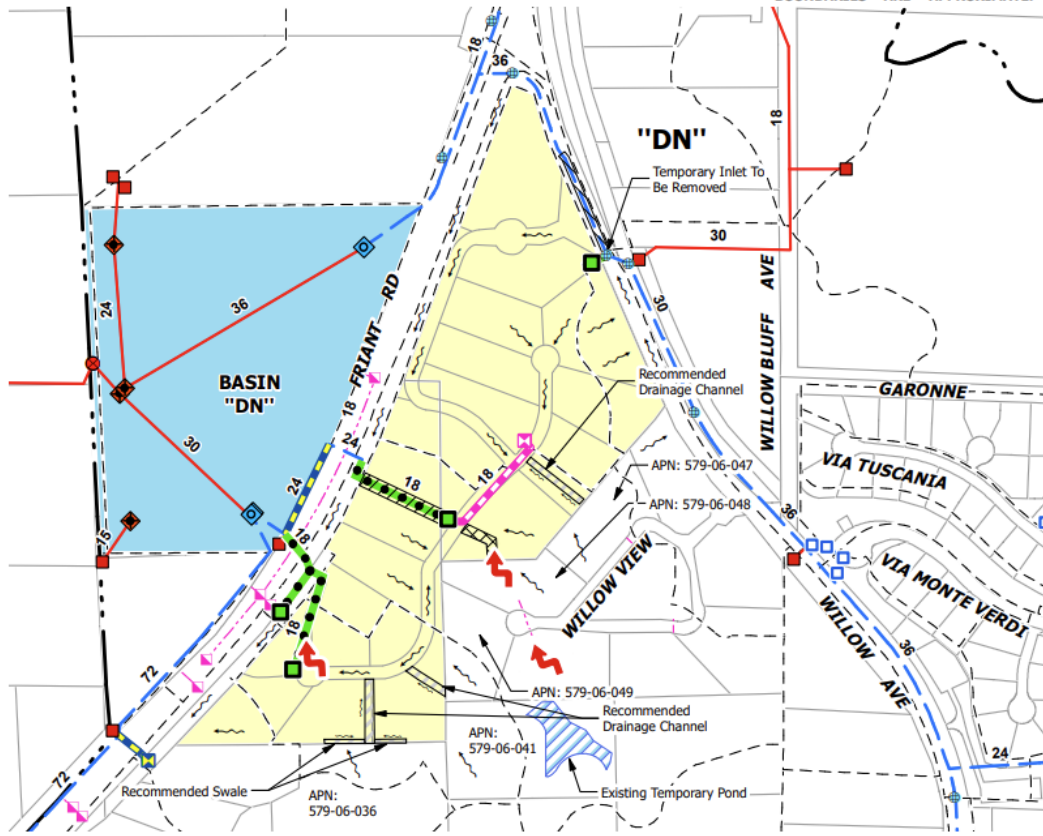


Application/Request:	Date of Action:	Staff Recommendation:	Final Action:
VA No. 2900: Allow the creation of two 2.5-acre parcels without public road frontage in the AE-20 District.	April 24, 1986	Denial	Denied by the Planning Commission
VA No. 2847: Allow the creation of a 5-acre parcel and a 10-acre parcel from an existing 15 acres in the AE-20 District.	August 2, 1984	Denial	Approved by the Planning Commission
VA No 3618: Allow the creation of a 3.53-acre parcel, a 2.57-acre parcel, and a 2.62-acre parcel with no public road frontage from an existing 8.72 acres in the AE-20 Zone District.	December 15, 1998	Denial	Denied by the Planning Commission Approved by the Board of Supervisors
VA No. 3556: Allow the creation of a two 5-acre parcels, a 5.1-acre parcel, and a 5.2-acre parcel from an existing 20.3 acres in the AE-20 Zone District.	May 20, 1997	Denial	Approved by the Planning Commission
VA No. 4058: Allow the creation of a 3.1-acre parcel, a 3.0-acre parcel, and a 2.7-acre parcel from an existing 8.80-acre parcel in the AE-20 District.	March 28, 2019	Denial	Approved by the Planning Commission
VA No. 3815: Allow the creation of four parcels, 3.9, 4.5, 4.6, and 5 acres in size, allowing three parcels without public road frontage from an existing 18.03-acre parcel in the AE-20 District.	October 12, 206	Denial	Approved by the Planning Commission
VA No. 3882: Allow the creation of a 5.88-acre parcel and a 6.29-acre parcel from a 12.17-acre parcel in the AE-20 District.	September 18, 2008	Denial	Denied by the Planning Commission Denied by the Board of Supervisors
VA No. 3590: Allow the creation of a 2.50-acre parcel and a 5.10-acre parcel with the smaller parcel having no public road frontage from an existing 7.60-acre parcel in the AE-20 District.	November 6, 1997	Approval	Approved by the Planning Commission

EXHIBIT 7, Page 2

VA No. 3509: Rezone a 19.92-acre parcel of land from the AE-20 District to the R-R District; allow division of said 19.92 acres into nine lots with a minimum lot size of two acres and with said lots having no public road frontage to accommodate a gated private road; and allow a six-foot high fence or wall within the required front yards of Lots 1 and 8.	February 13, 1996	Approval	Approved by the Planning Commission Approved by the Board of Supervisors
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NOTE: THIS MAP IS SCHEMATIC. DISTANCES, AMOUNT OF CREDITABLE FACILITIES, AND LOCATION OF INLET BOUNDARIES ARE APPROXIMATE.



LEGEND

- Creditable Facilities (Master Plan Facilities To Be Constructed By Developer) - Pipeline (Size Shown) & Inlet
- Optional Creditable Facilities (Master Plan Facilities To Be Constructed By Developer) - Pipeline (Size Shown) & Inlet
- Private On-Site Facilities To Be Constructed By Developer (Not Eligible For Fee Credit)
- Existing Master Plan Facilities
- Existing Master Plan Outfall
- Future Master Plan Facilities
- Future Master Plan Outfall
- Private Facilities
- Existing Temporary Inlet
- Existing Storm Drain Easement
- Major Storm Channel Easement To Be Dedicated By Developer
- Minimum 15' Wide Storm Drain Easement To Be Dedicated By Developer
- Direction Of Drainage
- Inlet Boundary
- Drainage Area Boundary
- Limits Of TRACT 6420 / CO VAR 4140



1" = 500'

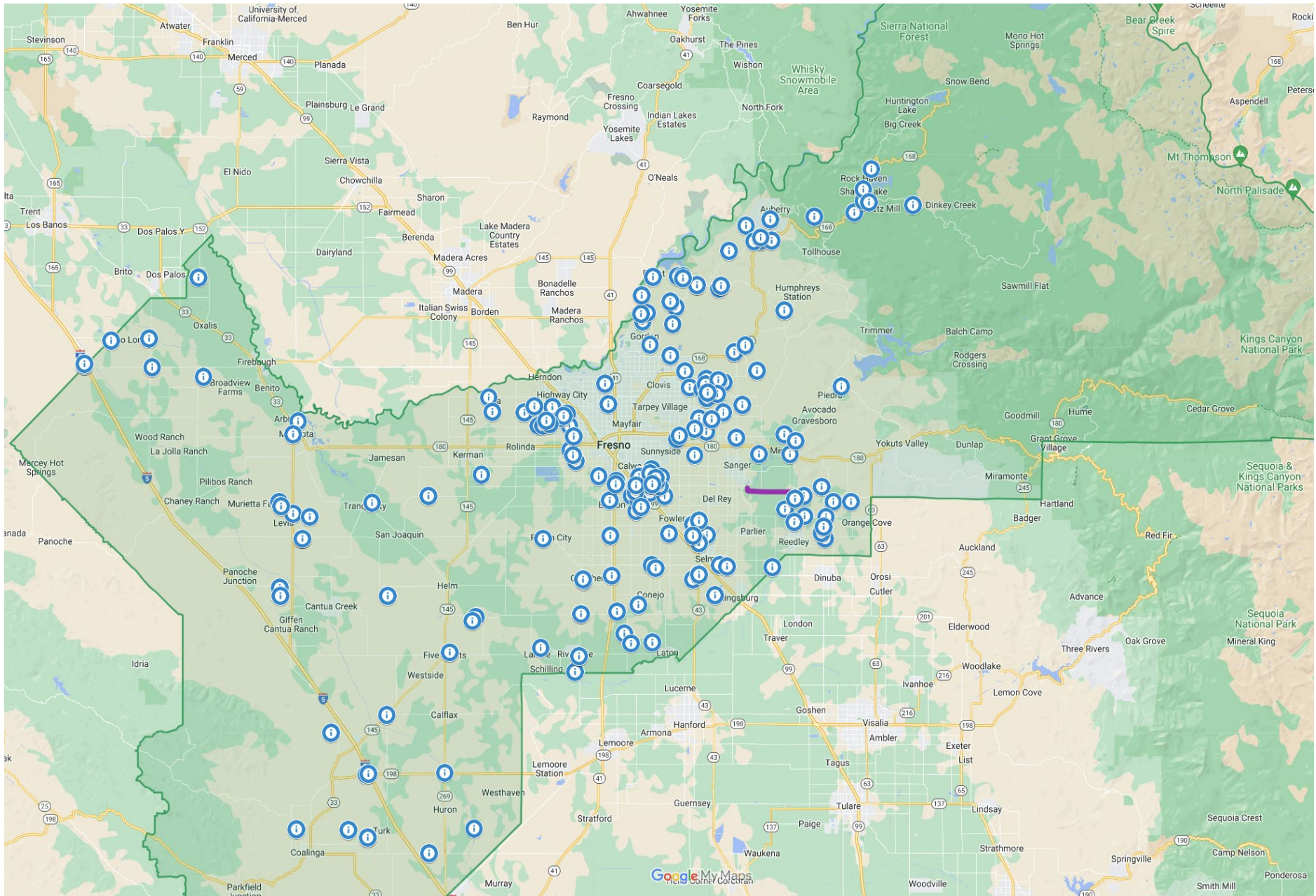
TRACT 6420 / CO VAR 4140

DRAINAGE AREA "DN"

EXHIBIT NO. 2

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT



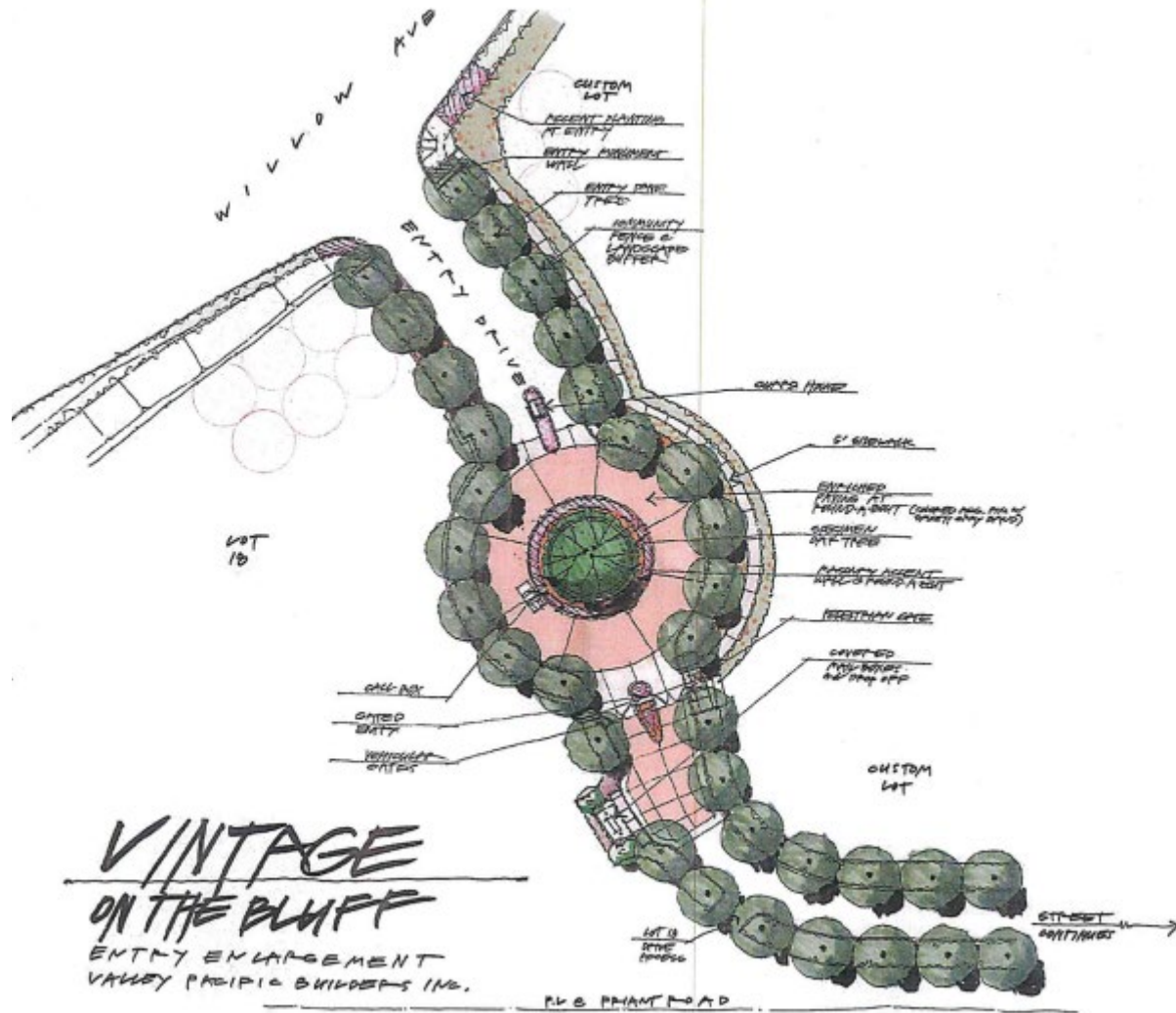


Current Application in Fresno County



VINTAGE ON
 THE BLUFFS
 TR 6420
 COMMUNITY
 CONCEPT
 YADBY P. ANDERSON





**VINTAGE
ON THE BLUFF**
ENTRY ENLARGEMENT
VALLEY PACIFIC BUILDERS INC.

11.20.25
CONCEPTUAL
P L & M
BRONKHORST ASSOCIATES
LANDSCAPE ARCHITECTS
1"=50'

