



DEPARTMENT of PUBLIC WORKS and PLANNING
DEVELOPMENT SERVICES DIVISION

**DRA 4734 & VA 4149
(PLA Adjustment
Homesite Parcel)**

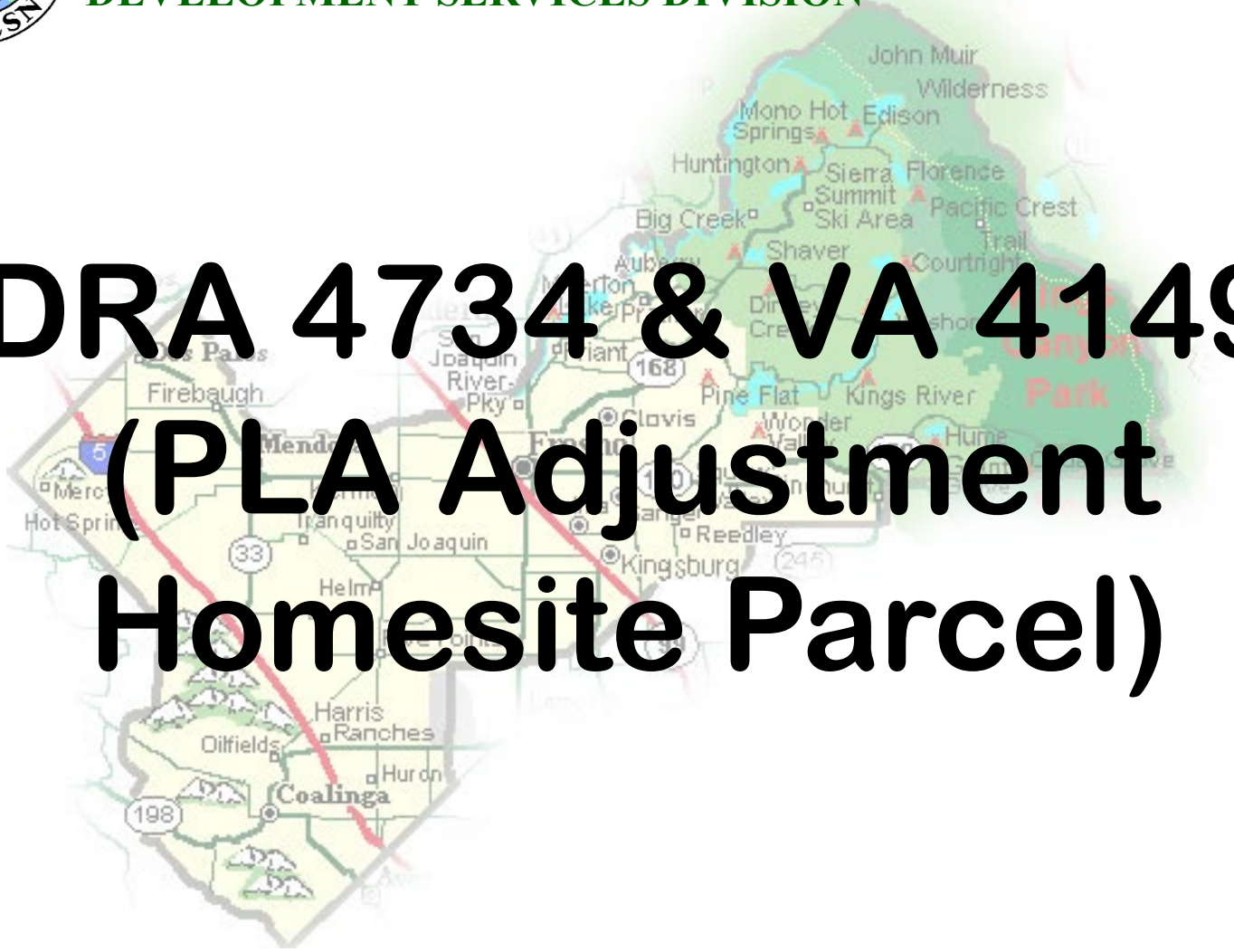
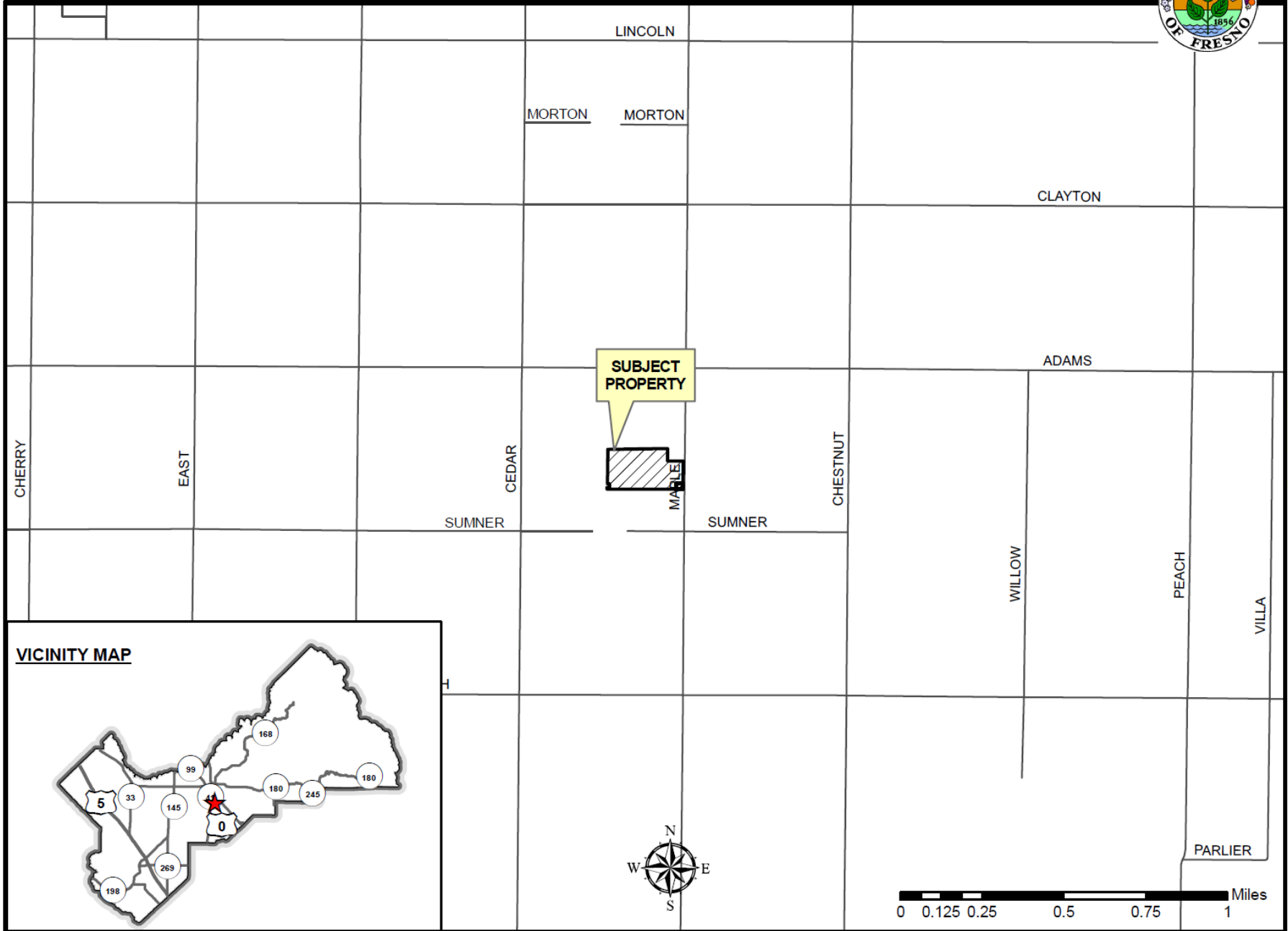


EXHIBIT 2
LOCATION MAP



VICINITY MAP

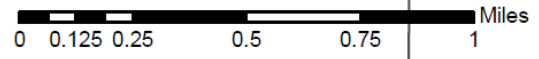
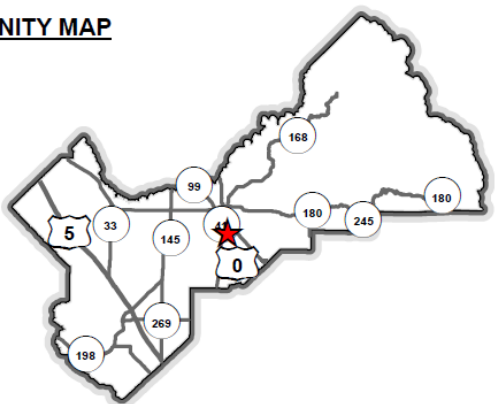
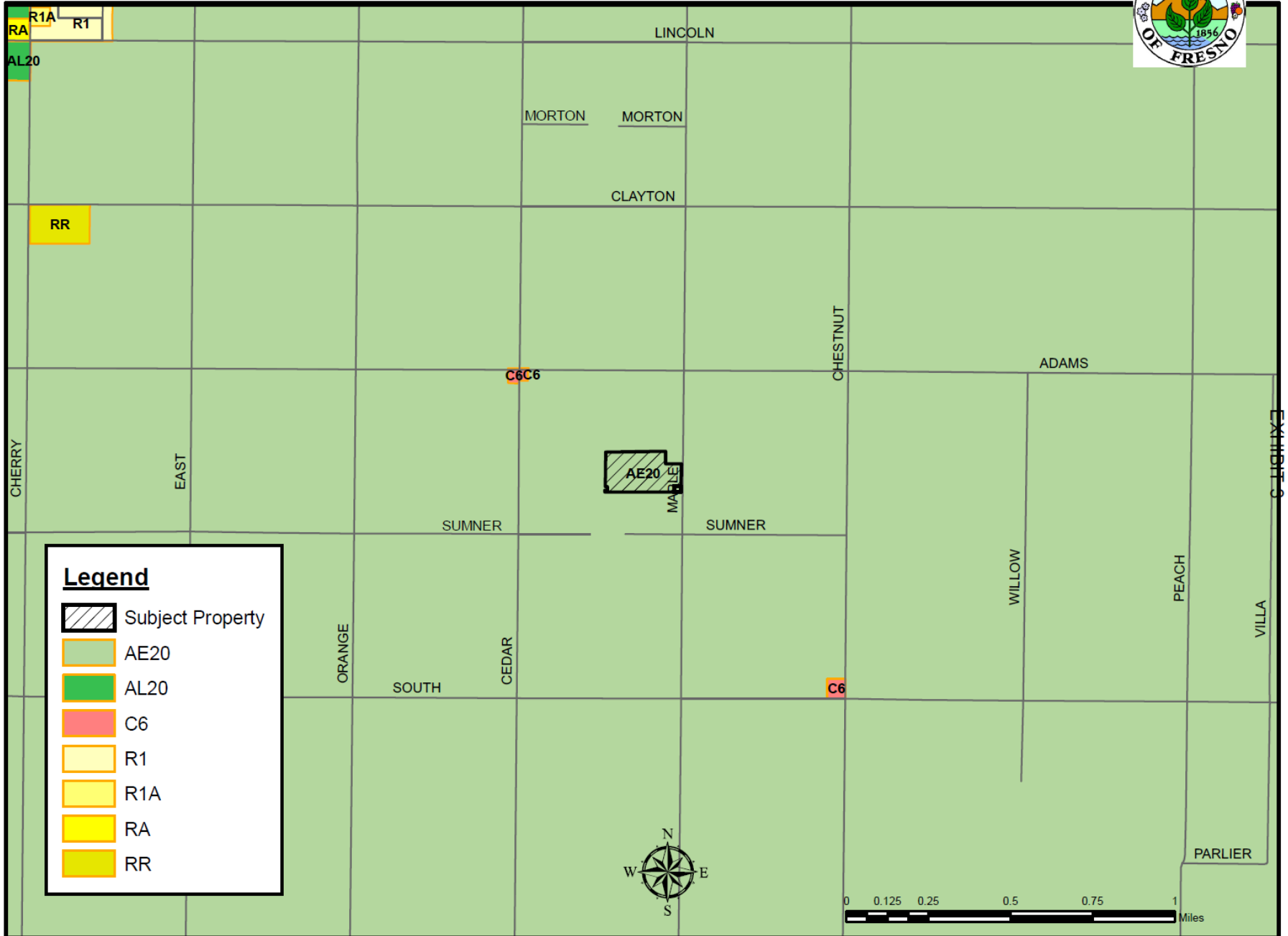


EXHIBIT 2

EXHIBIT 3
EXISTING ZONING MAP



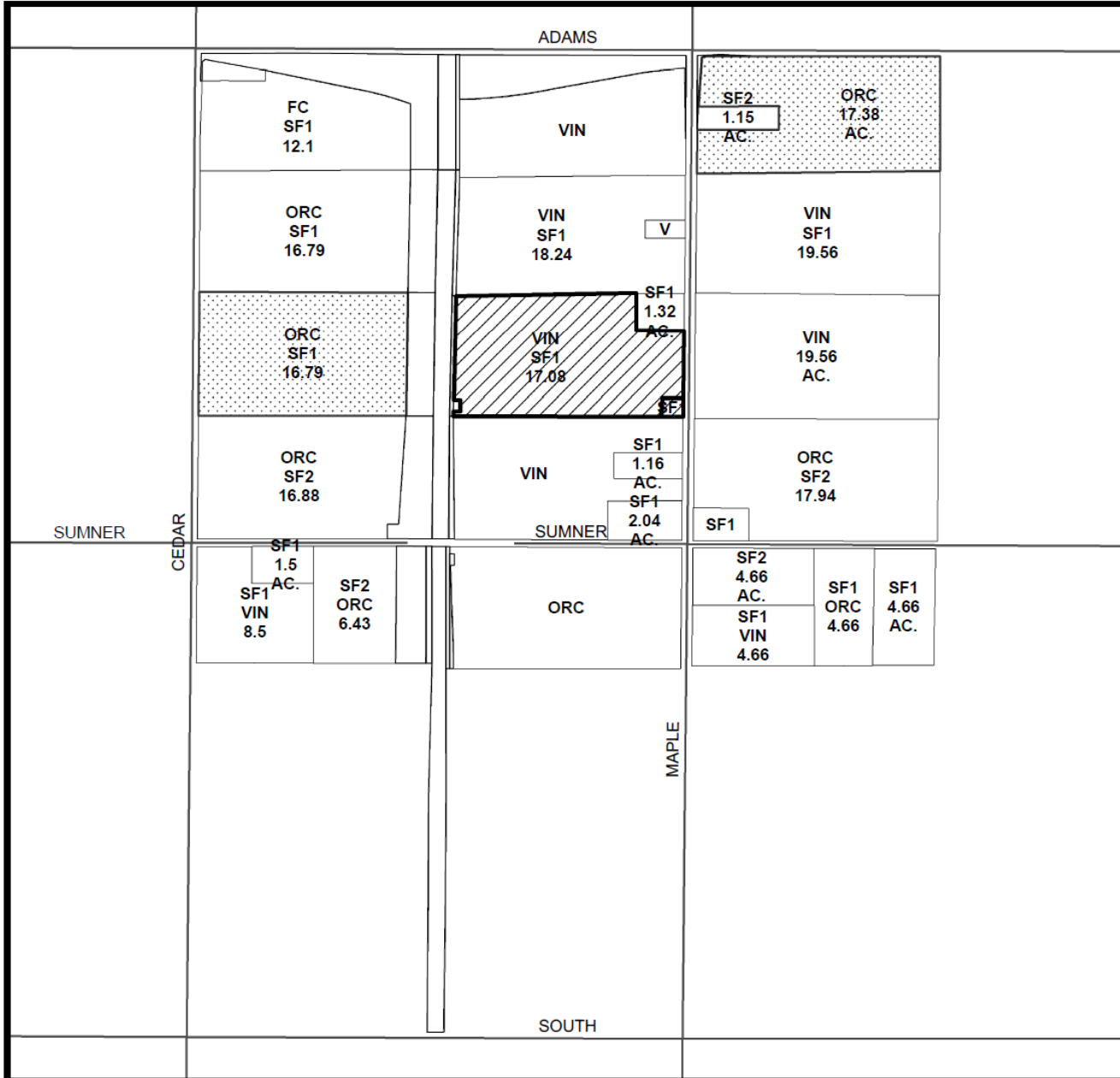
Legend

- Subject Property
- AE20
- AL20
- C6
- R1
- R1A
- RA
- RR



VA 4149

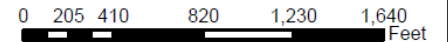
EXISTING LAND USE MAP



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

LEGEND:

- Subject Property
- Ag Contract Land



Department of Public Works and Planning
Development Services Division

EXHIBIT 4

EXHIBIT 5 APPROVED VARIANCES WITHIN A QUARTER MILE RADIUS



1/4
MILE
RADIUS

▲
SUBJECT PROPERTY

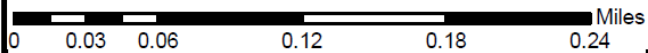
MAPLE

SUMNER

SUMNER

Legend

- ▲ Subject Property
- Approved Variances





THIS HOME IS NOT ASSOCIATED WITH THE PROJECT

FIELD TO REMAIN THE SAME

EXISTING HOMESITE EXPANDED TO INCLUDE BOTH EXISTING HOMES



7349 S Maple Ave

S Maple Ave

PROPERTY LINE ADJUSTMENT

No. _____

(VARIANCE APPLICATION No. _____)

BEING A PORTION OF THE N1/2 OF SE1/4 OF NW1/4 OF SECTION 13, T. 15 S., R. 20 E., M.D.B.M. IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA

LEGEND:

- (E) EXISTING
- (P) PROPOSED
- RIGHT OF WAY
- (E) PROPERTY LINE
- (P) PROPERTY LINE
- ▨ (E) STRUCTURES
- (DW) (E) DOMESTIC WELL
- (AW) (E) AGRICULTURAL WELL
- (S) (E) SEPTIC

ASSESSOR'S PACEL No's:
 APN 335-090-93 AND APN 335-090-14

PROJECT SITE ADDRESS
 7255 S. MAPLE AVE. AND 7349 S. MAPLE AVE.
 FRESNO, CA 93725 FRESNO, CA 93725

PROPERTY OWNER CONTACT INFO:
 JOHN C. JENSEN, 559-930-4812

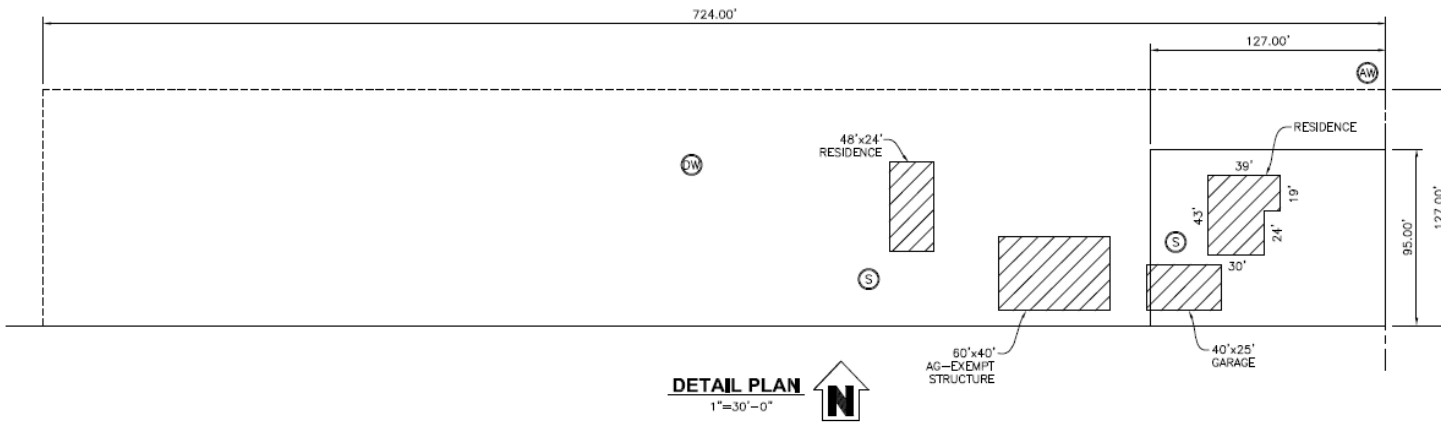
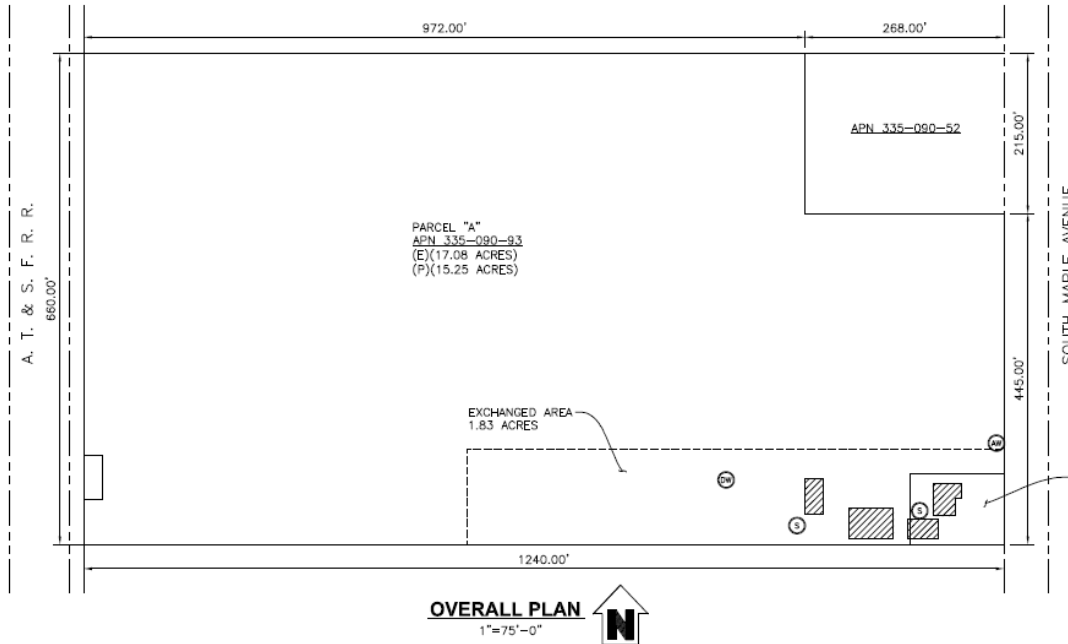
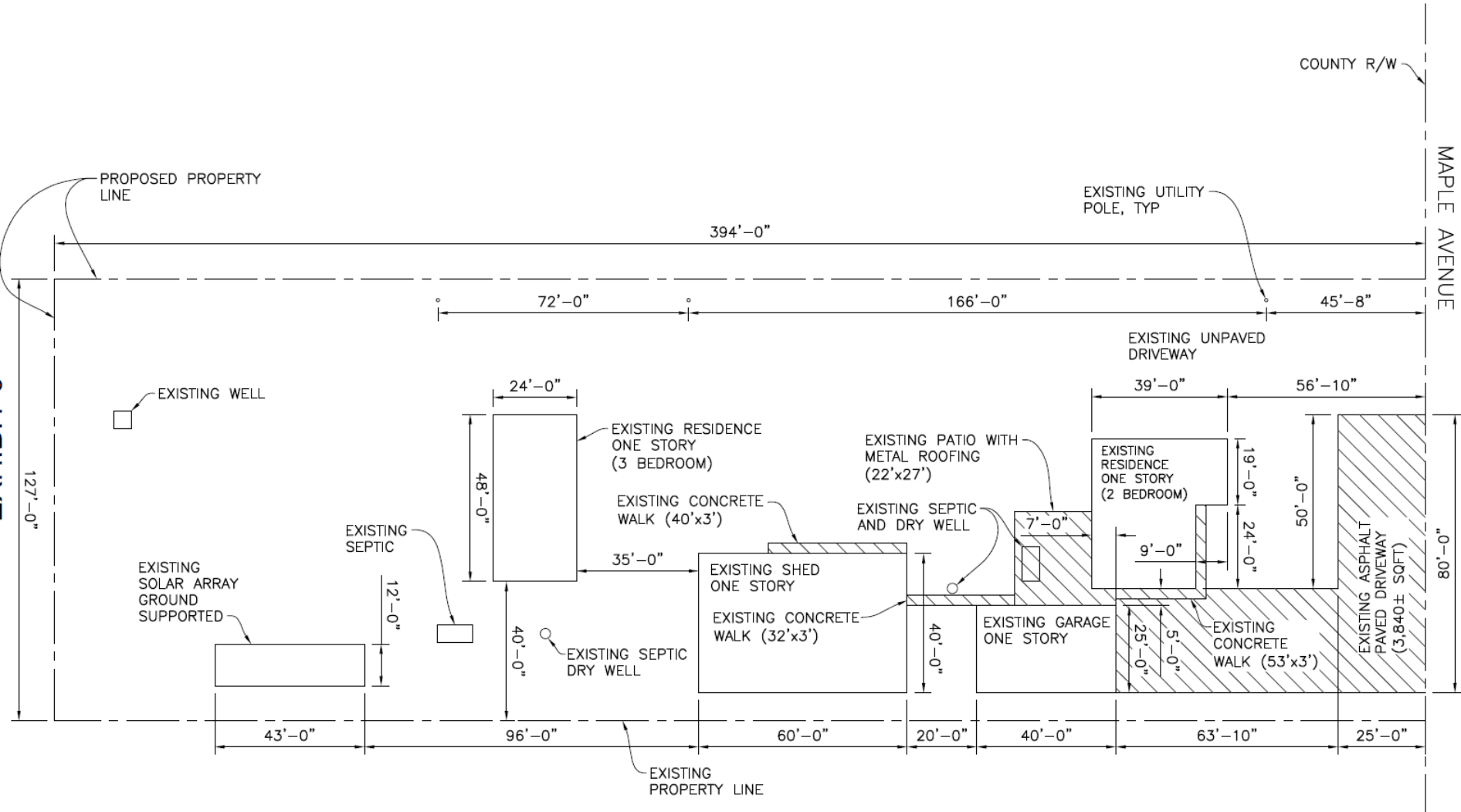


EXHIBIT C



PLAN
1"=30'-0"

Findings	DRA Description	Findings Met
1	Parcel's size and shape adequate	YES
2	Site can accommodate negligible traffic increase	YES
3	No adverse effect on surrounding neighborhood	YES
4	Consistent with General Plan	YES

Findings	Variance 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