



**DEPARTMENT of PUBLIC WORKS and PLANNING**  
**DEVELOPMENT SERVICES & CAPITAL PROJECTS DIVISION**

**TT 6323**





Subject parcel

N Academy Ave

N Academy Ave

ACADEMY AVE

N Academy Ave

Ashlan Ave

Ashlan Ave

ASHLAN AVE

E Ashlan Ave

Ashlan Ave

E Ashlan Ave

N Writcoo Ave

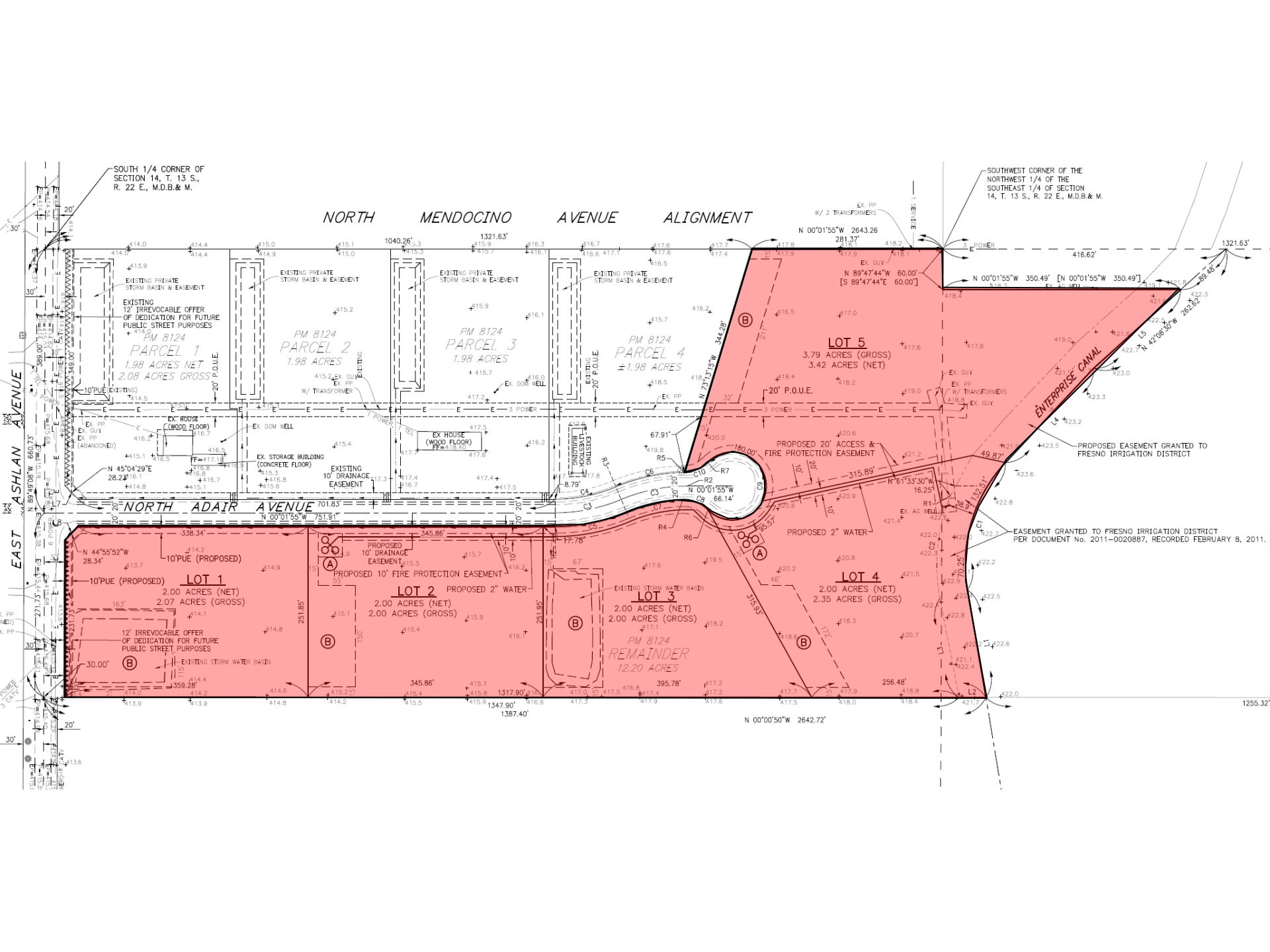
N Quality Ave

N Chickadee Ave

N Wadsen Ave

Enterprise Canal





SOUTH 1/4 CORNER OF SECTION 14, T. 13 S., R. 22 E., M.D.B. & M.

SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14, T. 13 S., R. 22 E., M.D.B. & M.

NORTH MENDOCINO AVENUE ALIGNMENT

EAST ASHLAN AVENUE

NORTH ADAIR AVENUE

ENTERPRISE CANAL

EXISTING PRIVATE STORM BASIN & EASEMENT

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EXISTING IRREVOCABLE OFFER OF DEDICATION FOR FUTURE PUBLIC STREET PURPOSES

PM 8124 PARCEL 1  
1.98 ACRES NET  
2.08 ACRES GROSS

PM 8124 PARCEL 2  
1.98 ACRES

PM 8124 PARCEL 3  
1.98 ACRES

PM 8124 PARCEL 4  
1.98 ACRES

LOT 5  
3.79 ACRES (GROSS)  
3.42 ACRES (NET)

LOT 1  
2.00 ACRES (NET)  
2.07 ACRES (GROSS)

LOT 2  
2.00 ACRES (NET)  
2.00 ACRES (GROSS)

LOT 3  
2.00 ACRES (NET)  
2.00 ACRES (GROSS)

LOT 4  
2.00 ACRES (NET)  
2.35 ACRES (GROSS)

PM 8124 REMAINDER  
12.20 ACRES

EASEMENT GRANTED TO FRESNO IRRIGATION DISTRICT PER DOCUMENT No. 2011-020887, RECORDED FEBRUARY 8, 2011.

N 00°00'50"W 2642.72'

1255.32'

Findings	Description	Findings Met
1	<b>The proposed map, and the design or improvement of the proposed subdivision, are consistent with the General Plan and any applicable Specific Plans</b>	YES
2	<b>The project site is physically suitable for the type and density of development proposed.</b>	YES
3	<b>The design of the proposed subdivision or improvements will not cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat.</b>	YES
4	<b>The design of the subdivision or type of improvements are not likely to cause serious public health problems.</b>	YES
5	<b>The design of the subdivision or type of improvements will not conflict with easements, acquired by the public at large, for access through or use of the property within the proposed subdivision.</b>	YES

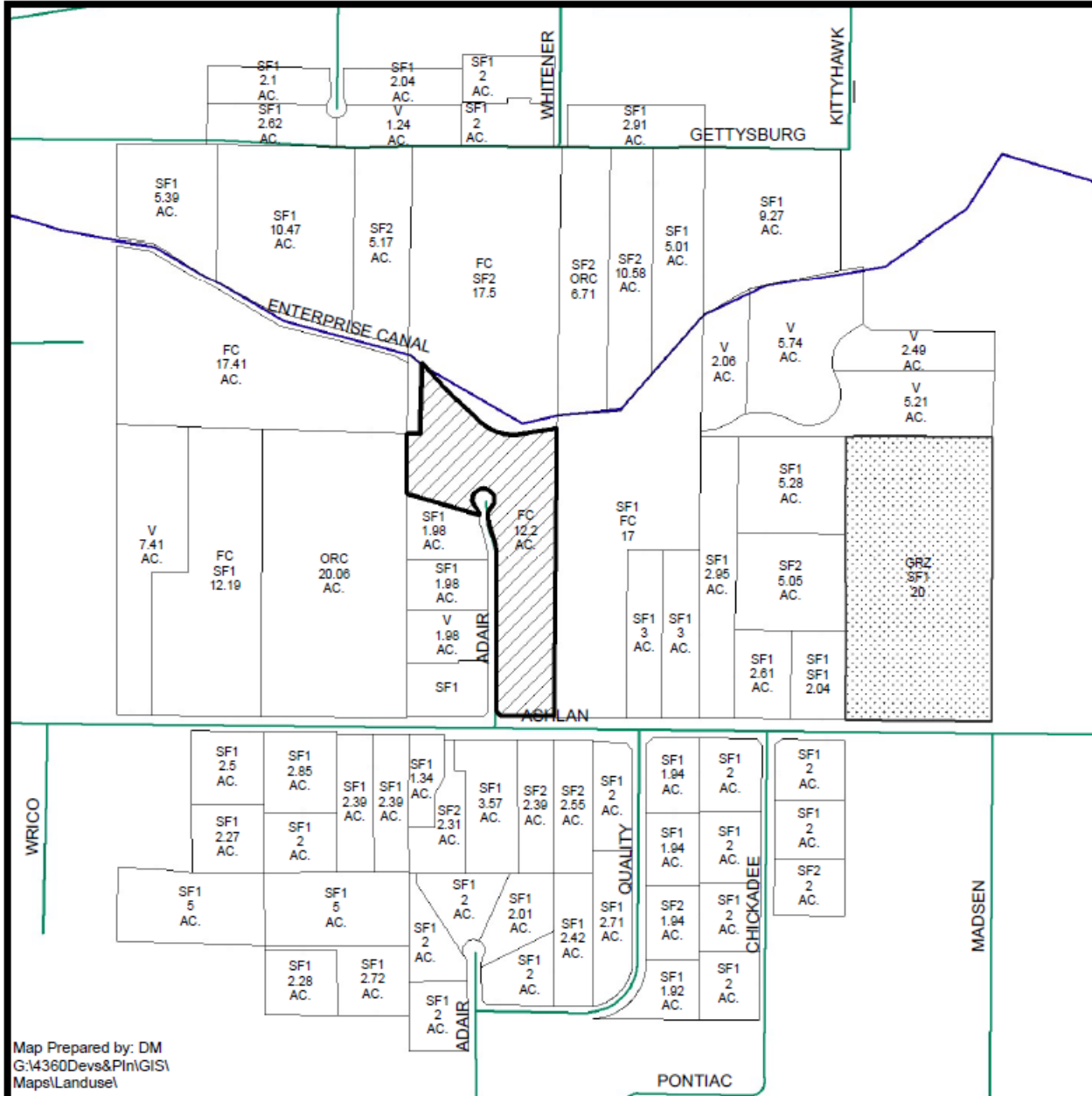


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


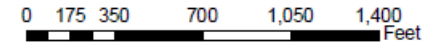
# EXISTING LAND USE MAP



LEGEND	
FC	- FIELD CROP
GRZ	- GRAZING
ORC	- ORCHARD
SF#	- SINGLE FAMILY RESIDENC
V	- VACANT

### LEGEND:

-  Subject Property
-  Ag Contract Land



# EXISTING ZONING MAP

