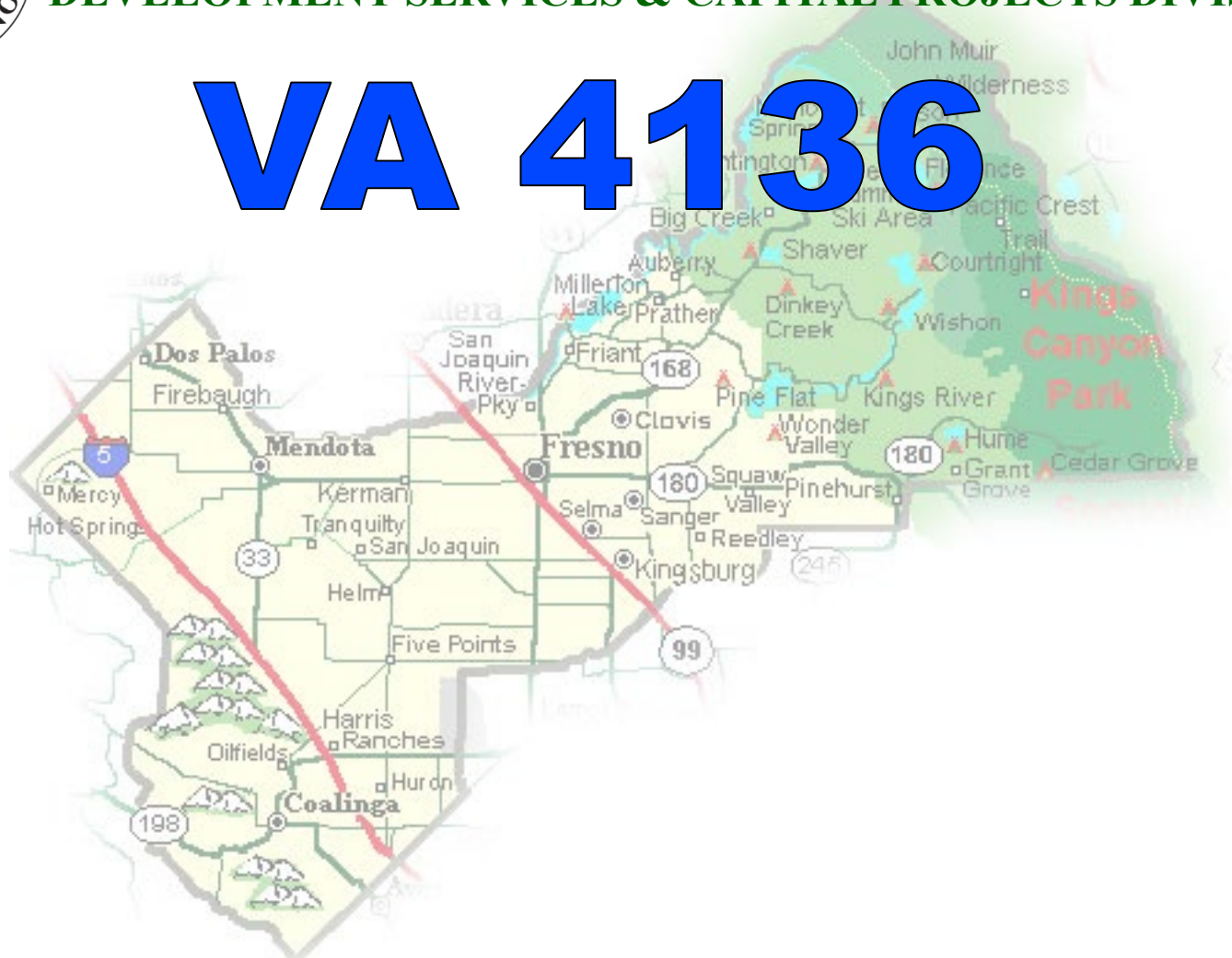
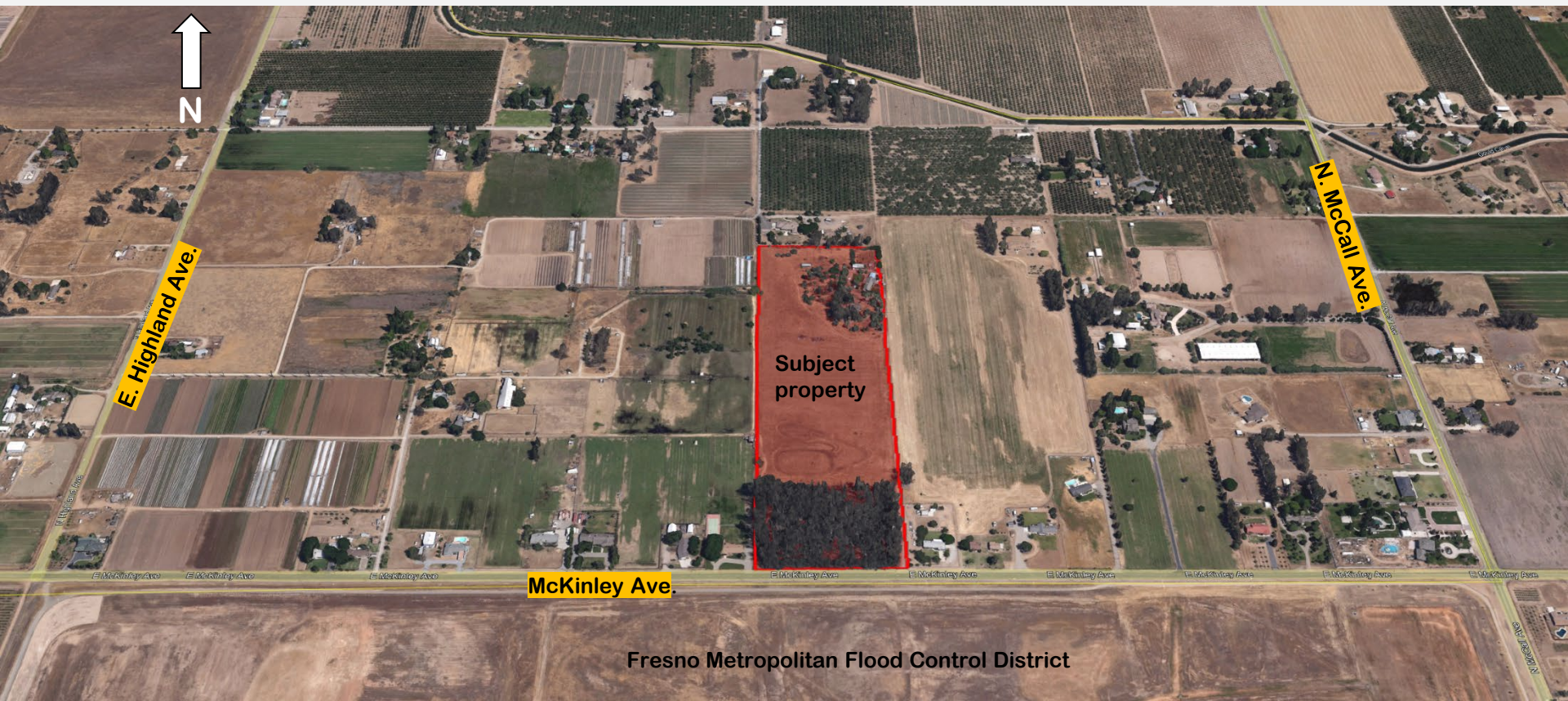




DEPARTMENT of PUBLIC WORKS and PLANNING DEVELOPMENT SERVICES & CAPITAL PROJECTS DIVISION

VA 4136





E. Highland Ave.



N. McCall Ave.

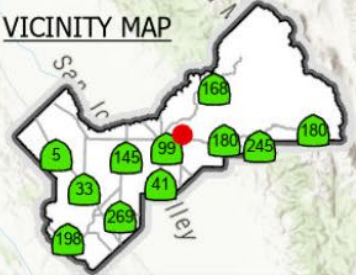
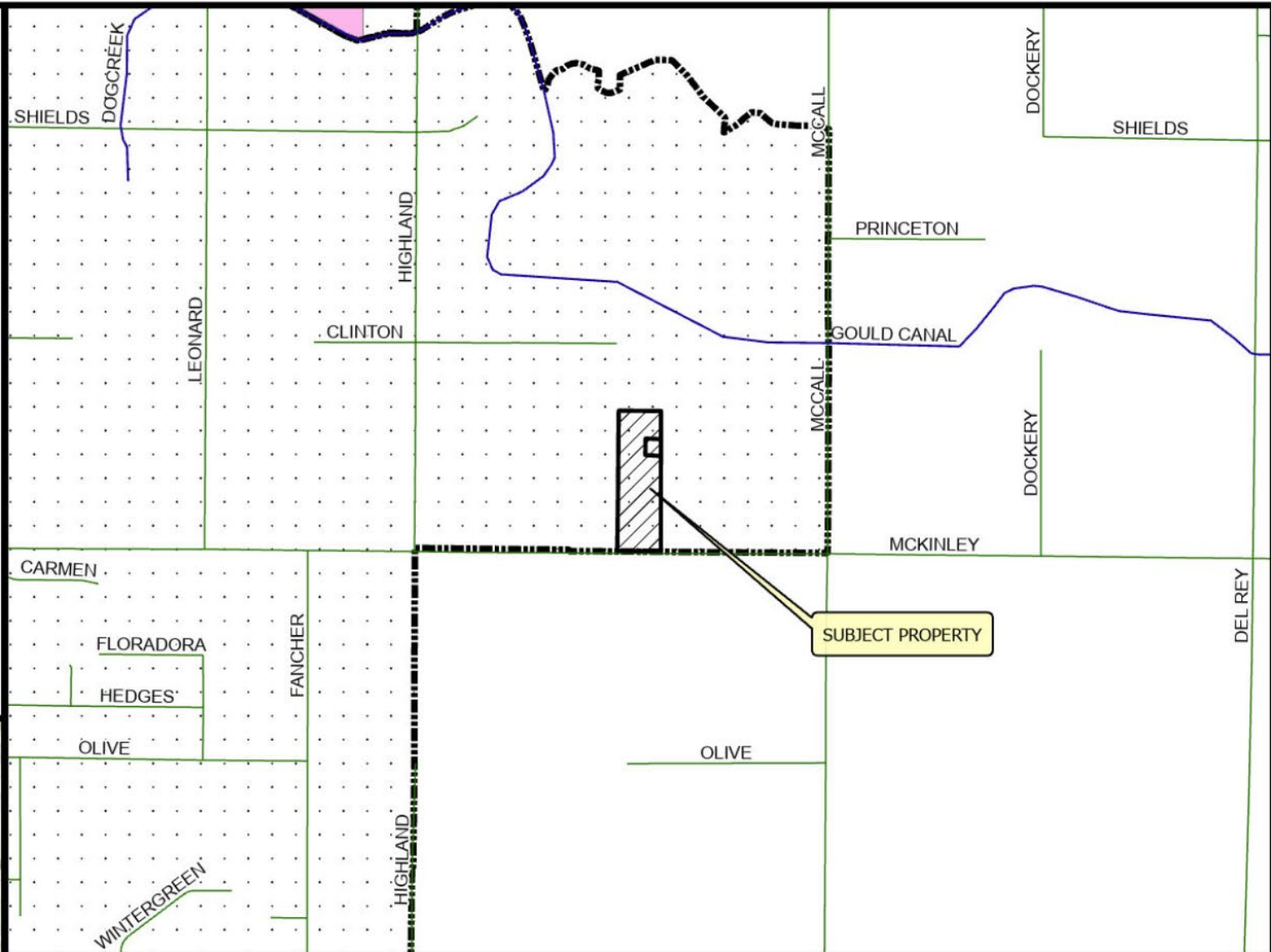
Subject property

McKinley Ave.

Fresno Metropolitan Flood Control District

Legend

-  Subject Property
-  Clovis



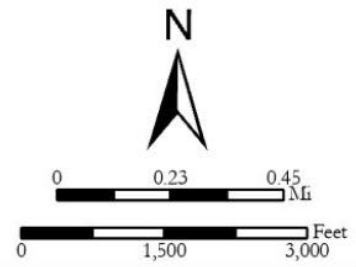
LOCATION MAP

VA 4136 REV







2023

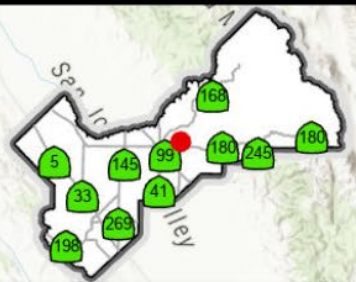
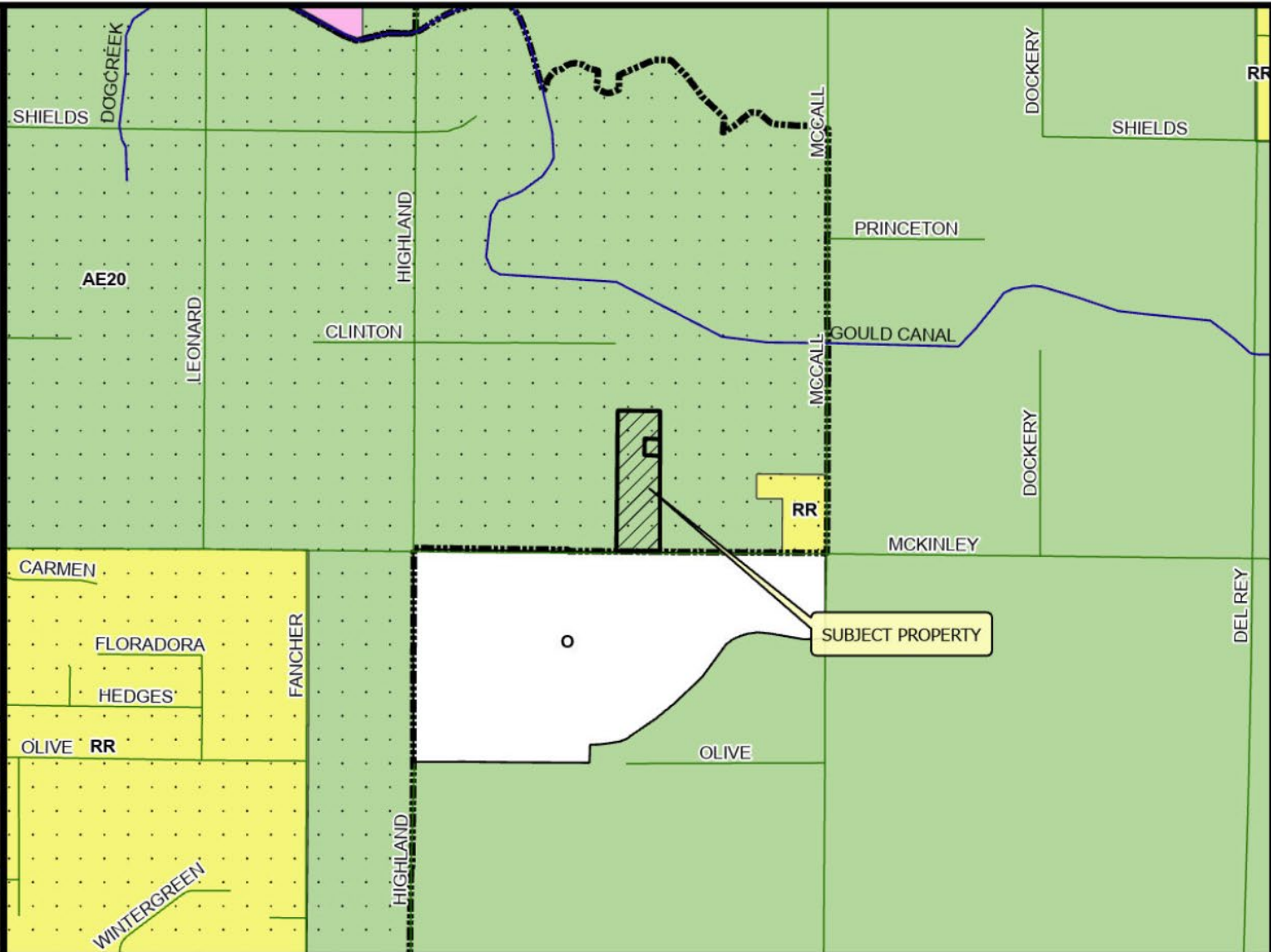


Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
Person Prepared by : chuang
On Date : 10/10/2023



Legend

-  Subject Property
-  Clovis
-  City Sphere of Influence
-  O
-  AE20
-  RR

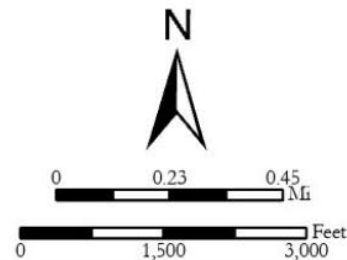


Existing Zoning Map

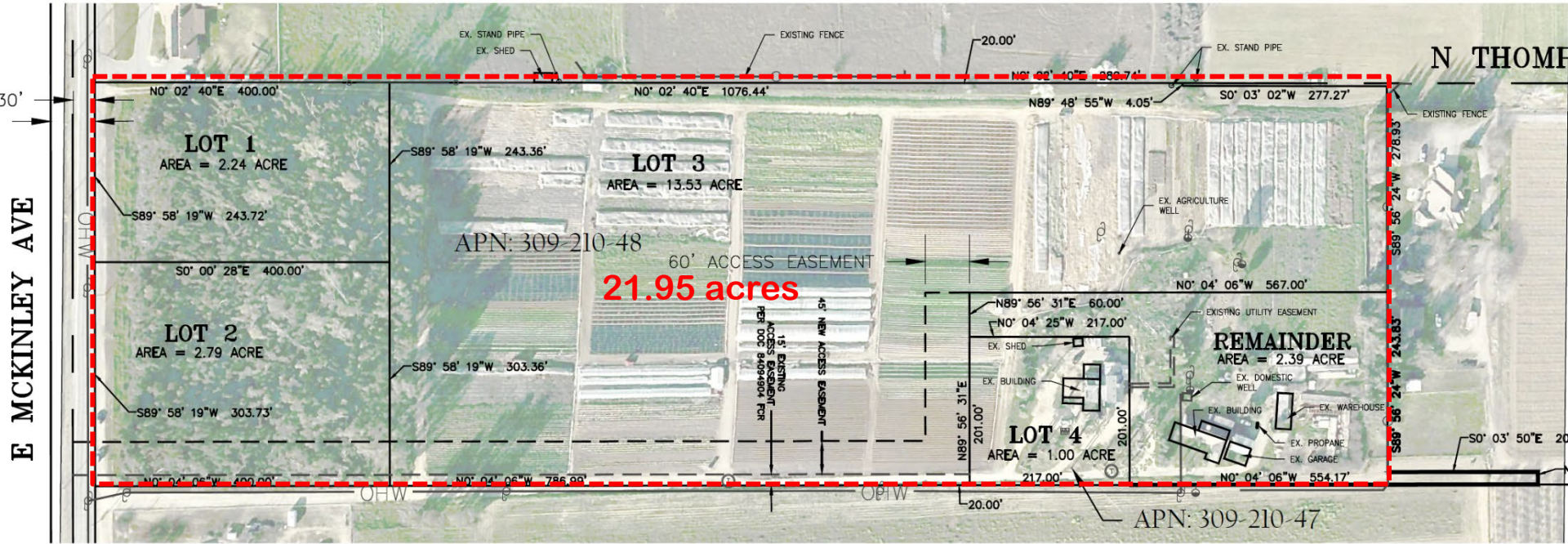
VA 4136 REV
STR 30 - 13S / 22E

2023

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
Person Prepared by : chuang
On Date : 10/10/2023



Current configuration

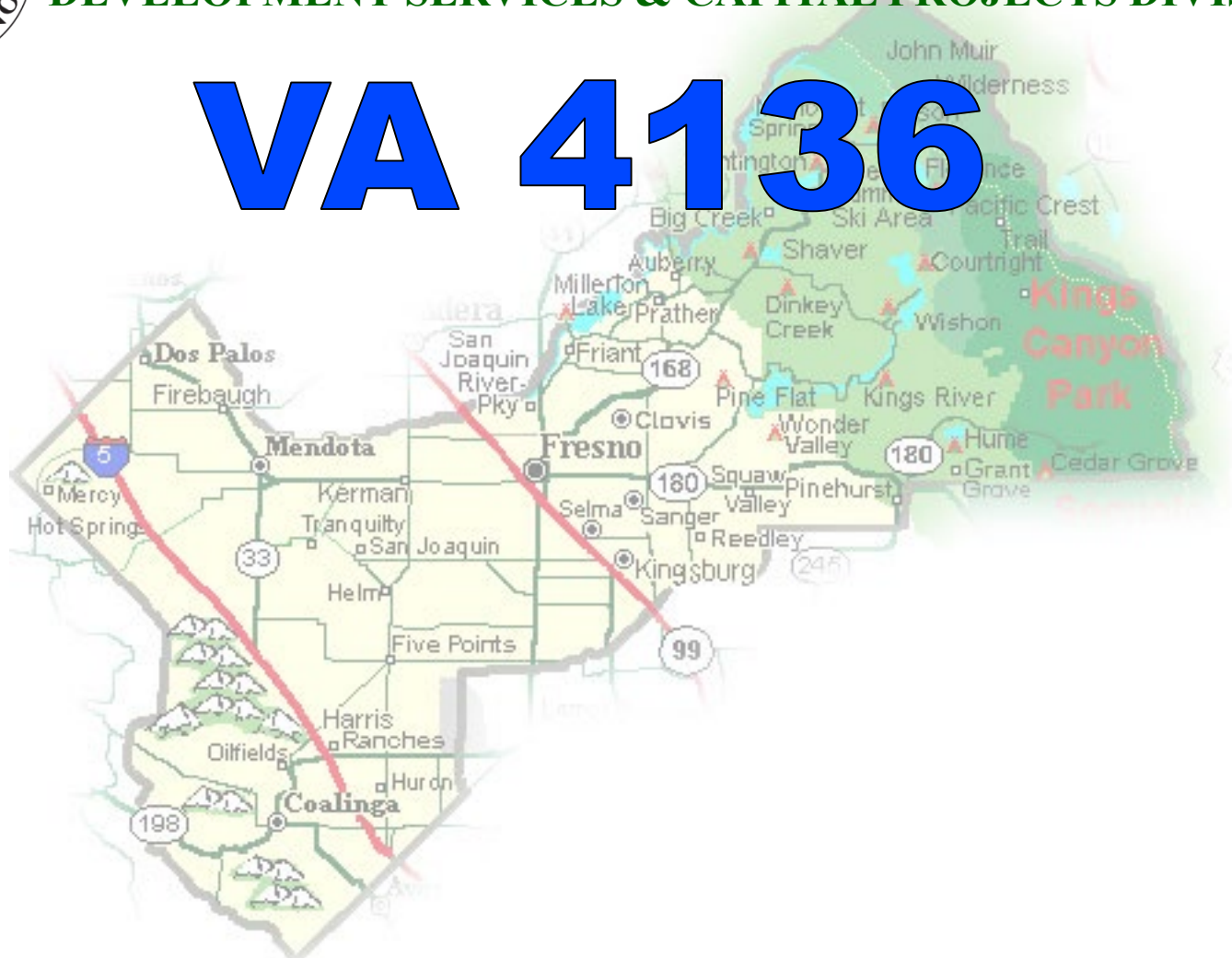


Findings	Description	Findings Met
1	Exceptional or extraordinary circumstances	NO
2	Preserves property right possessed by others	NO
3	No adverse effect on neighborhood	YES
4	General Plan consistency	NO



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

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Government Code Section 65906

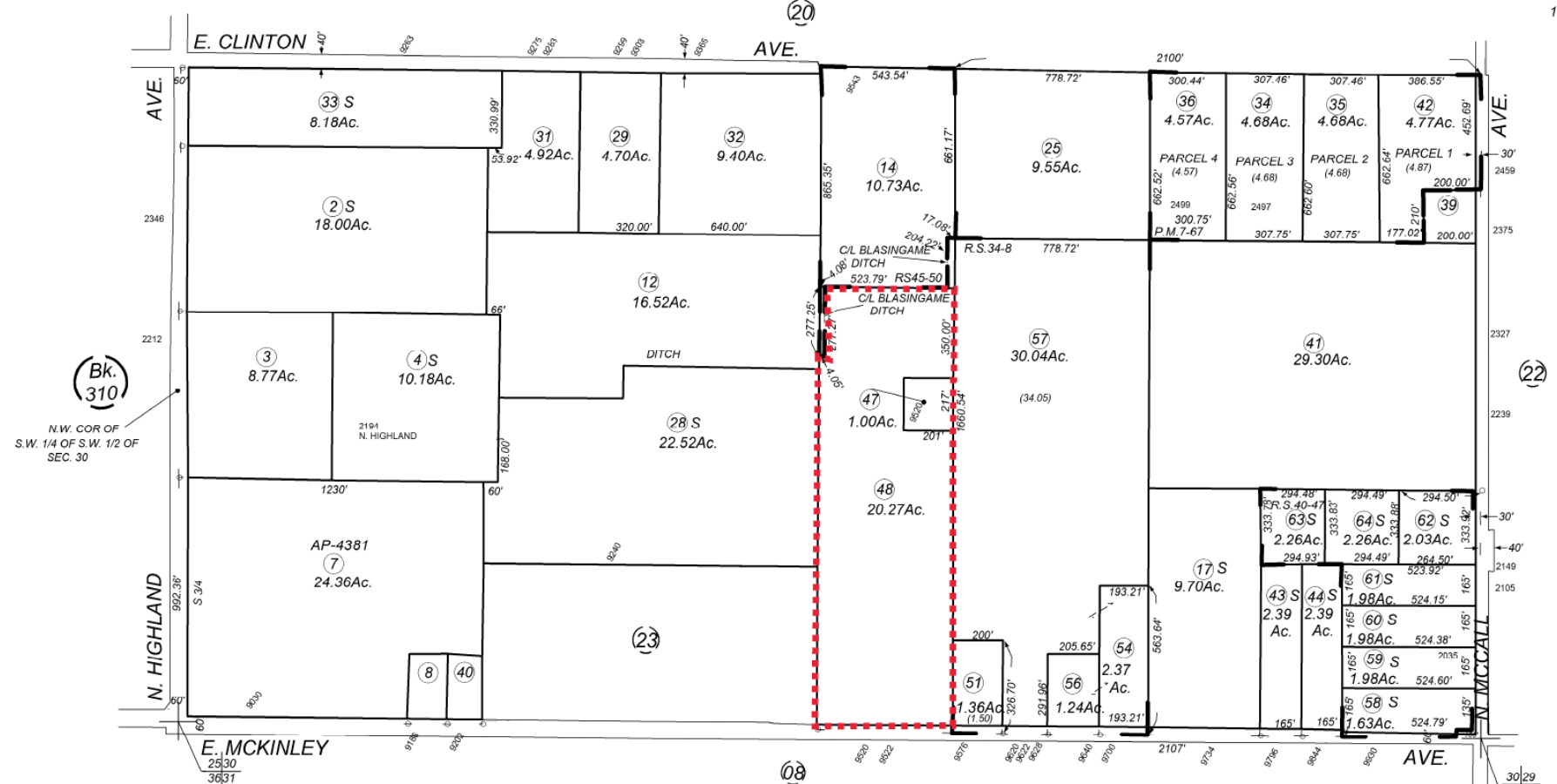
Variations from the terms of the zoning ordinances shall be granted only when, because of special circumstances applicable to the property, including size, shape, topography, location or surroundings, the strict application of the zoning ordinance deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification.

Any variance granted shall be subject to such conditions as will assure that the adjustment thereby authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is situated.

A variance shall not be granted for a parcel of property which authorizes a use or activity which is not otherwise expressly authorized by the zone regulation governing the parcel of property. The provisions of this section shall not apply to conditional use permits.

*-NOTE-
This map is for Assessment purposes only.
It is not to be construed as portraying legal
ownership or divisions of land for purposes
of zoning or subdivision law.*

POR. SEC.30, T.13S., R.22E., M.D.B.&M.



(Bk.)
310
N.W. COR OF
S.W. 1/4 OF S.W. 1/2 OF
SEC. 30



*Agricultural Preserve
Parcel Map No.1513 - Bk.7, Pg.67
Record of Survey - Bk.34, Pg.8
Record of Survey - Bk.40, Pg.47
Record of Survey - Bk. 45, Pg. 50*

Assessor's Map Bk.309 - Pg.21
County of Fresno, Calif.

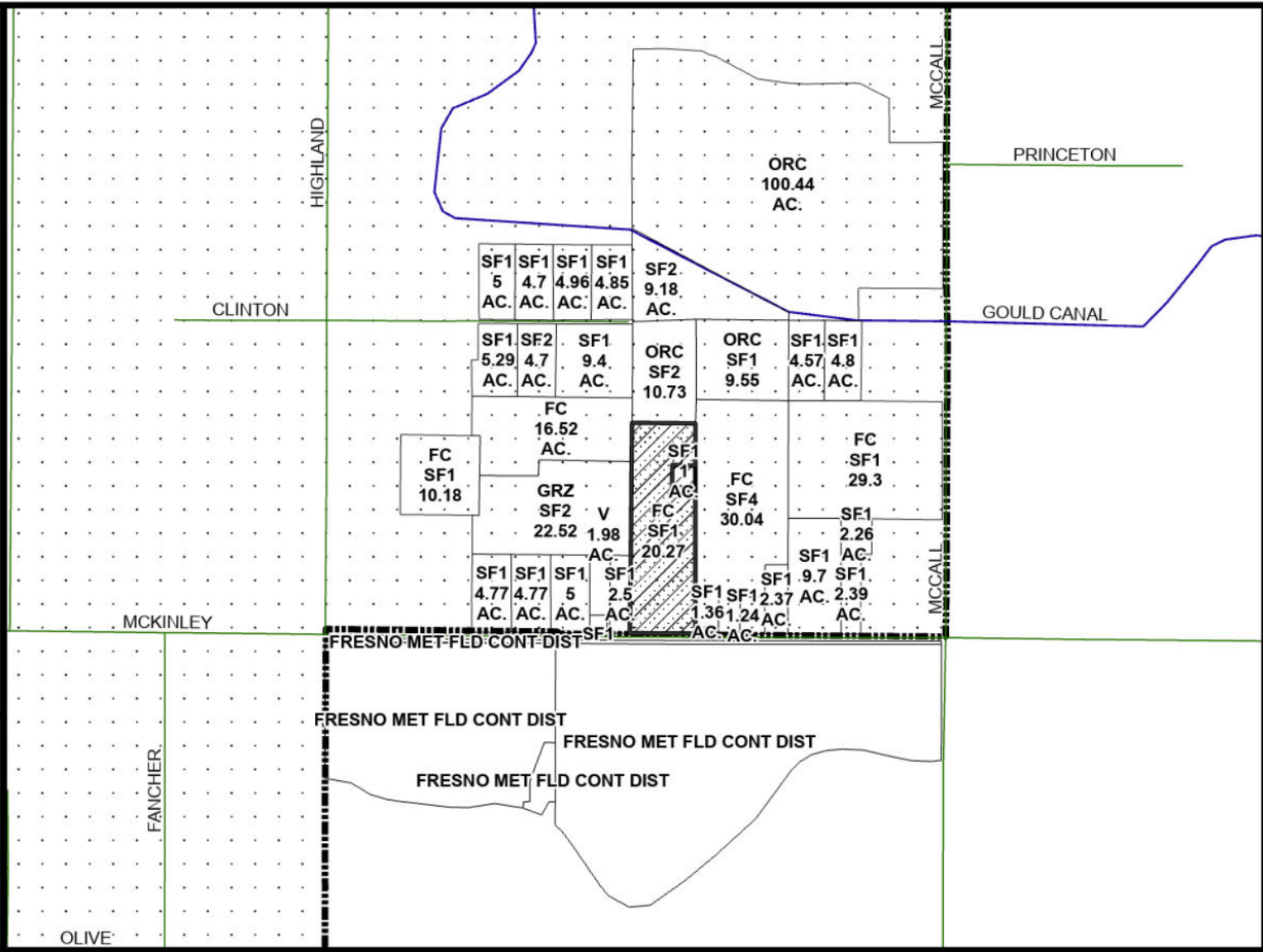
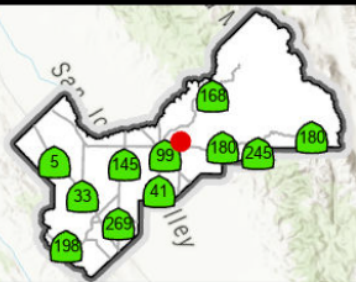
Note - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles



LEGEND:

-  Subject Property
-  Ag Contract Land

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



Existing Land Use Map

VA 4136 REV

2023



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 Person Prepared by : chuang
 On Date : 10/10/2023

