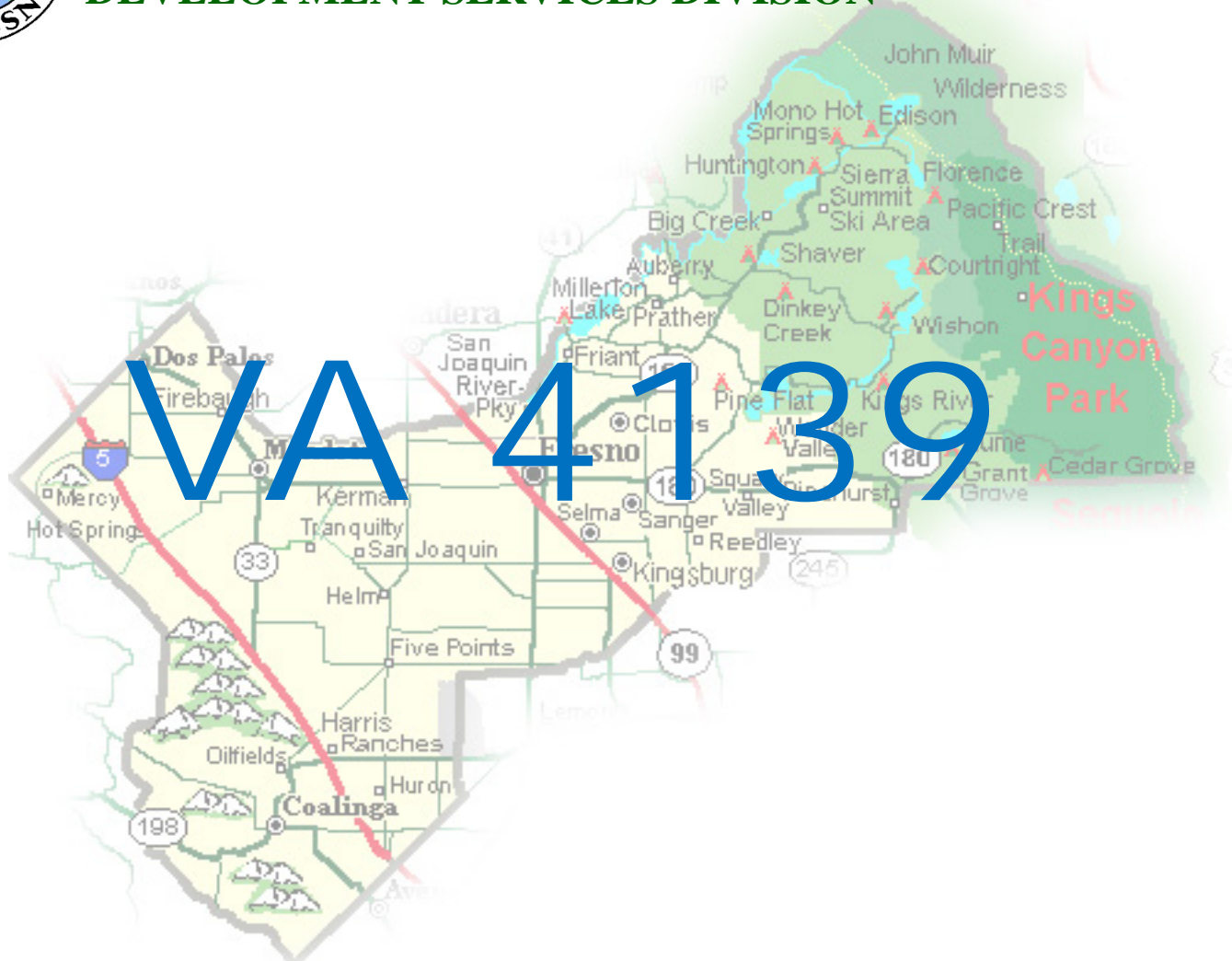




DEPARTMENT of PUBLIC WORKS and PLANNING

DEVELOPMENT SERVICES DIVISION



LOCATION MAP

VA 4139

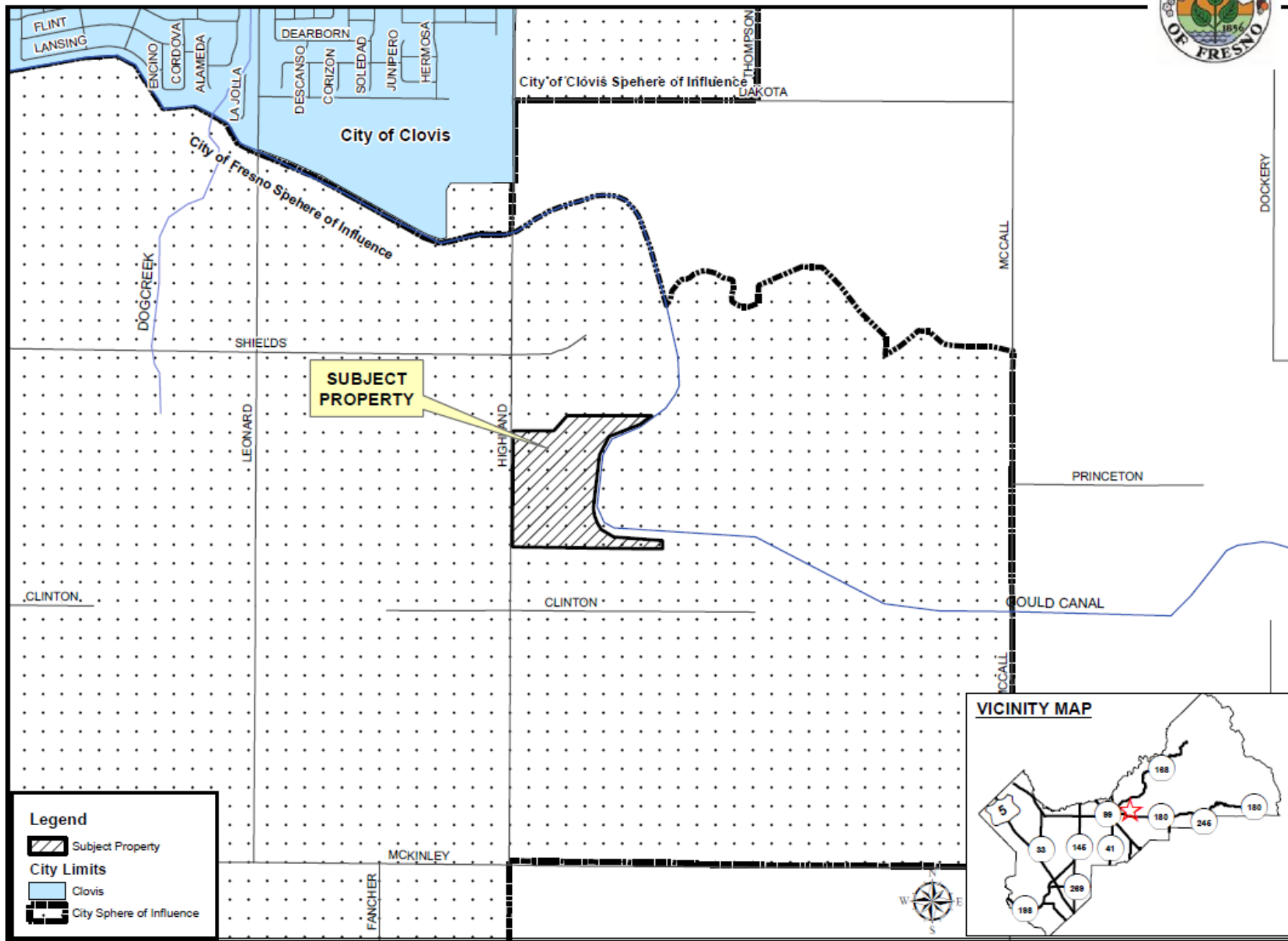


EXHIBIT 2

Legend

- Subject Property
- City Limits
- City Sphere of Influence

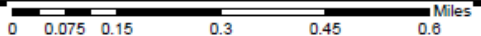
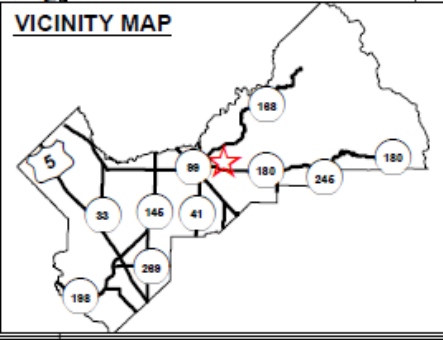
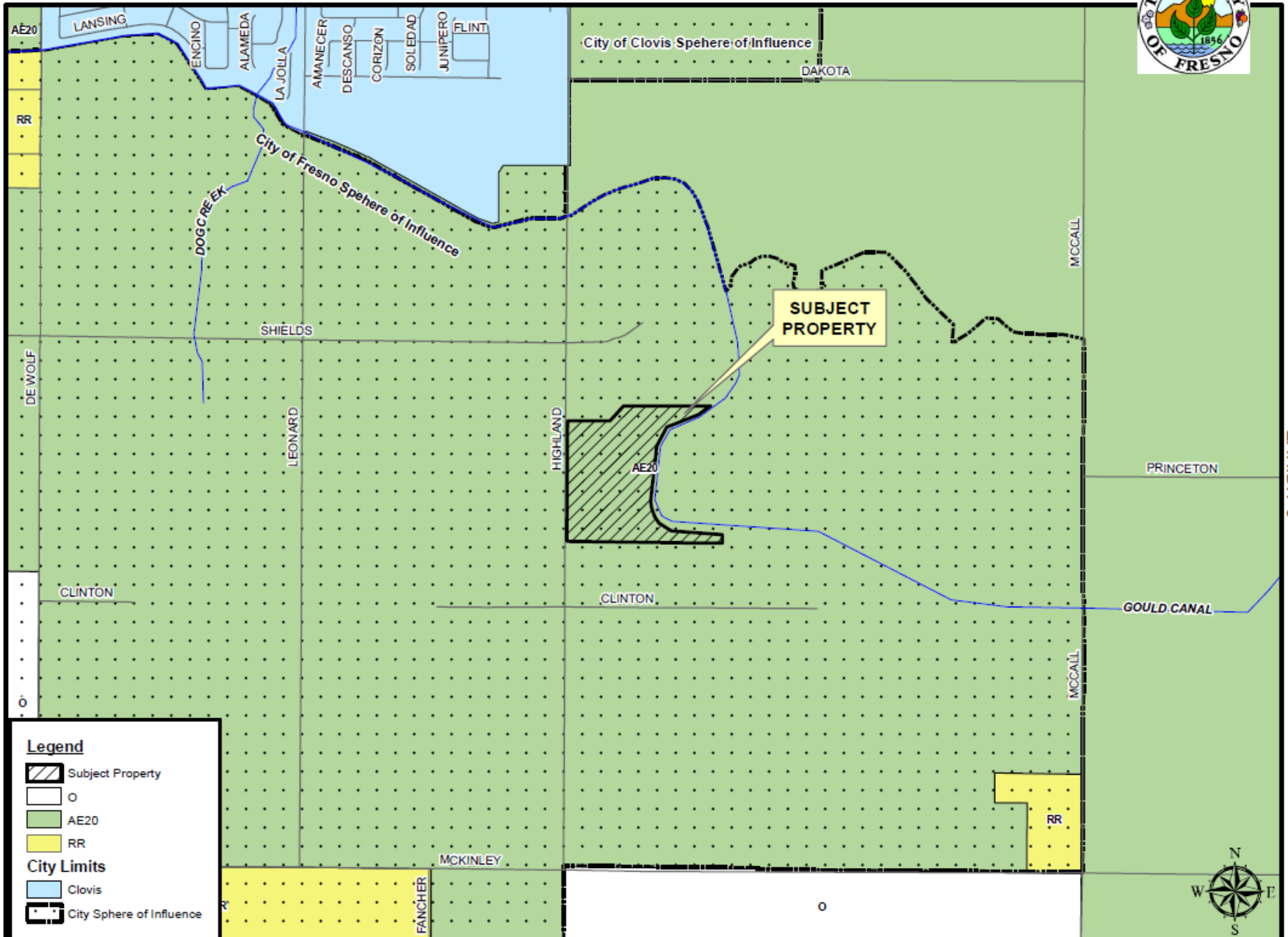


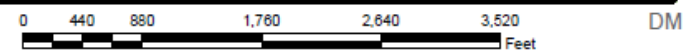
EXHIBIT 3
EXISTING ZONING MAP



Legend

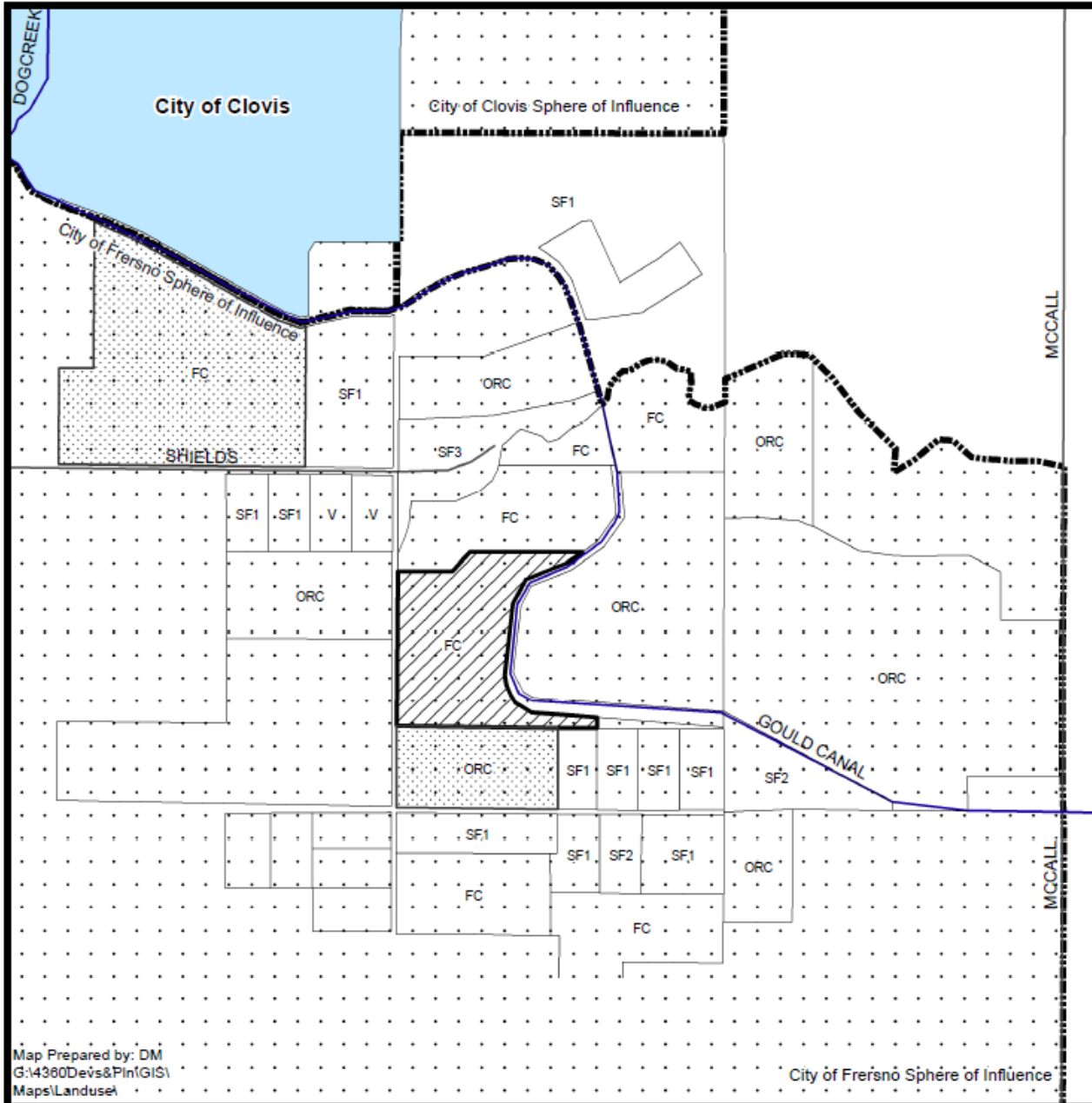
- Subject Property
- O
- AE20
- RR
- City Limits**
- Clovis
- City Sphere of Influence

EXHIBIT 3



EXISTING LAND USE MAP

VA 4139



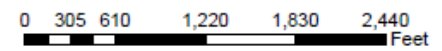
LEGEND	
FC	- FIELD CROP
ORC	- ORCHARD
SF#	- SINGLE FAMILY RESIDENCE
V	- VACANT

Legend

- Subject Property
- Ag Contract Land

City Limits

- Clovis
- City Sphere of Influence



Department of Public Works and Planning
Development Services Division

Map Prepared by: DM
G:\4380Devs&Plan\GIS\Maps\Landuse\

EXHIBIT 4

APPROVED VAs IN A HALF-MILE RADIUS

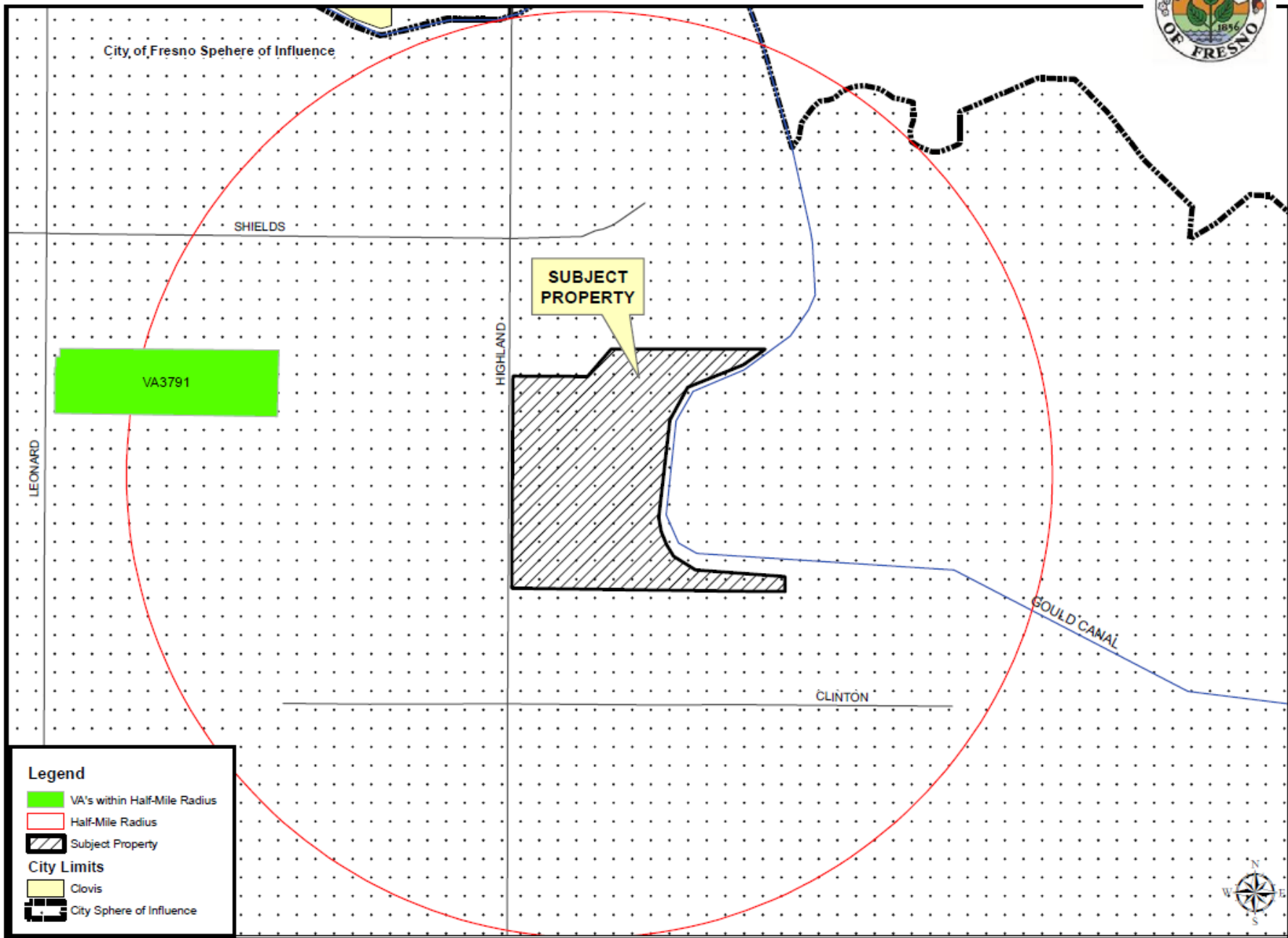


EXHIBIT 5

Legend

- VA's within Half-Mile Radius
- Half-Mile Radius
- Subject Property
- City Limits**
- Clovis
- City Sphere of Influence

EXHIBIT 6

TENTATIVE PARCEL MAP

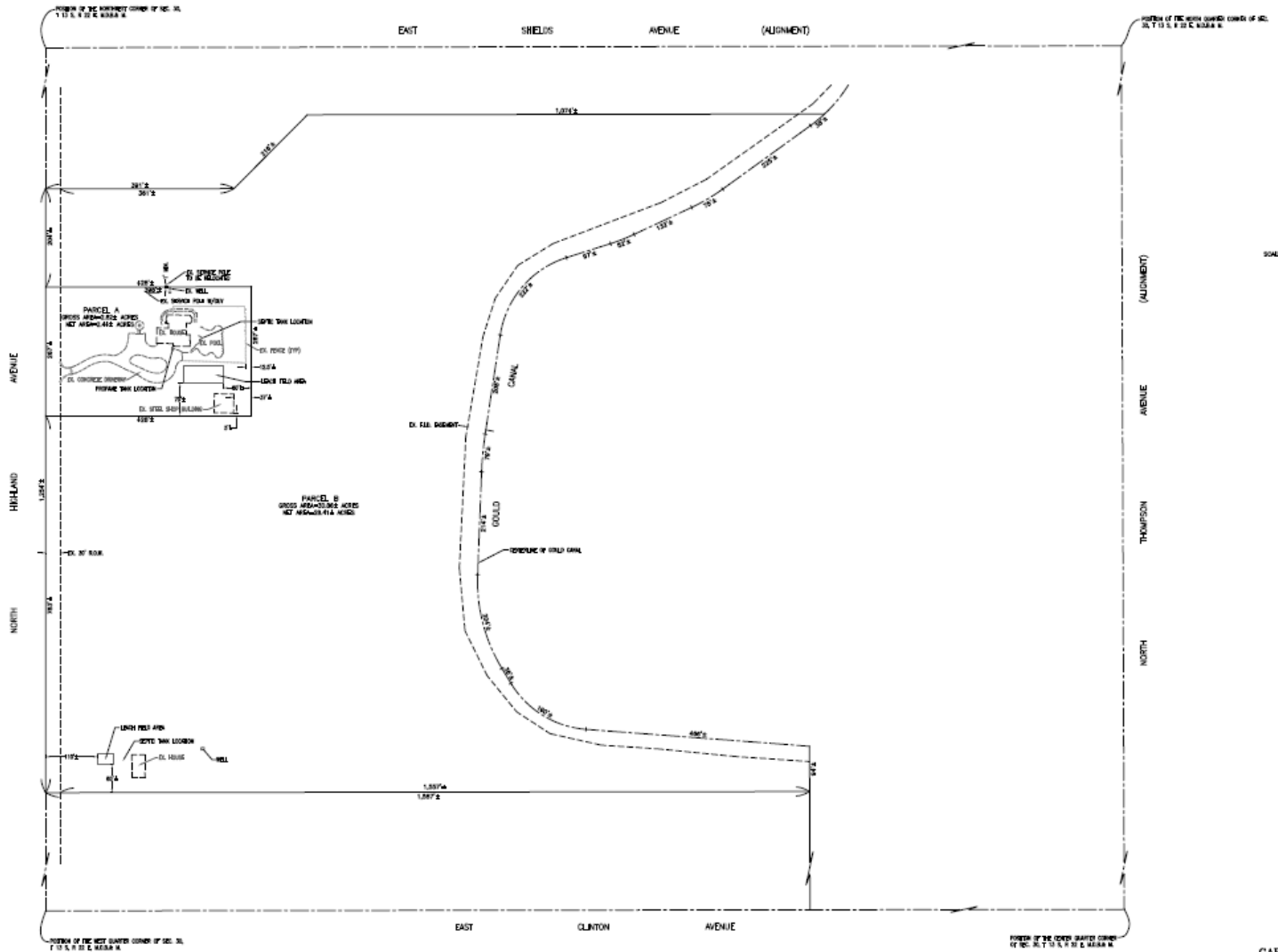


EXHIBIT 6

GARY G. GIANNETTA
 CIVIL ENGINEERING & LAND SURVEYING
 1111 W. 11TH ST.
 SUITE 101
 OMAHA, NE 68104
 (402) 344-3300

DATE: 1/20/23



Highland Ave

N Highland Ave

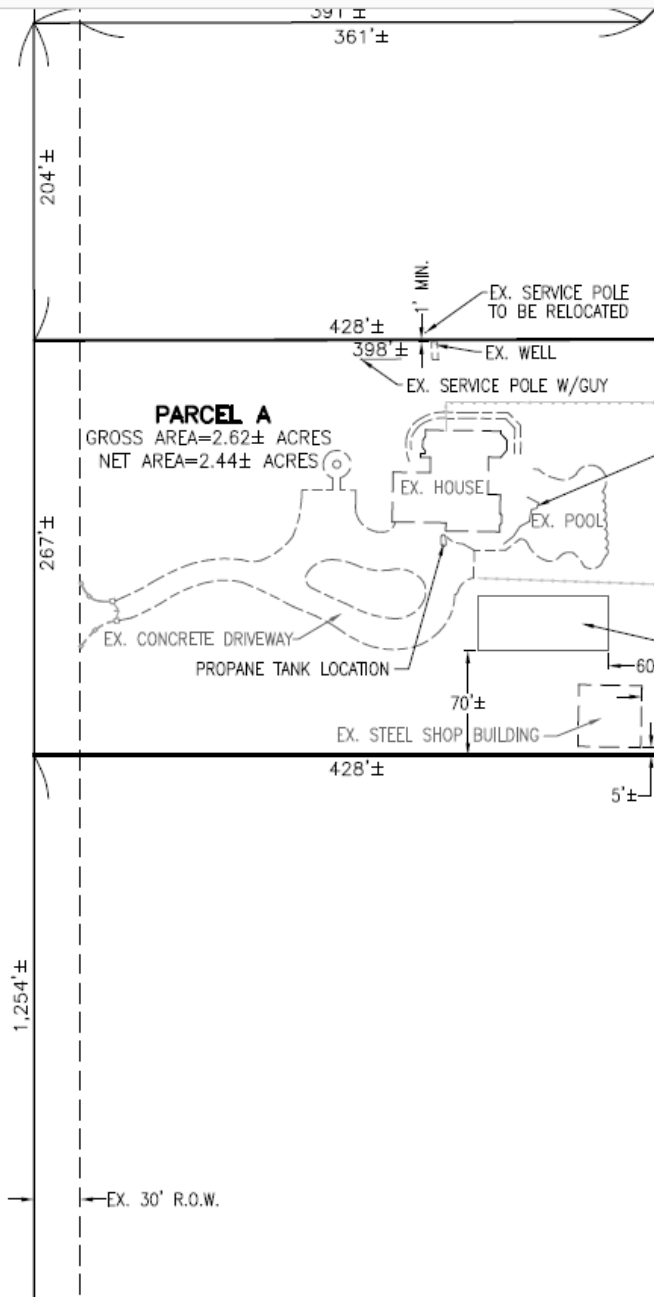
2768 N Highland Ave

Image Landsat / Copernicus

Go

AVENUE

HIGHLAND



PARCEL A

GROSS AREA=2.62± ACRES
NET AREA=2.44± ACRES

EX. SERVICE POLE TO BE RELOCATED
EX. WELL
EX. SERVICE POLE W/GUY

EX. HOUSE

EX. POOL

SEPTIC TANK LOCATION

EX. FENCE (TYP)

EX. CONCRETE DRIVEWAY

PROPANE TANK LOCATION

12.5'±

LEACH FIELD AREA

EX. STEEL SHOP BUILDING

5'±

PARCEL B

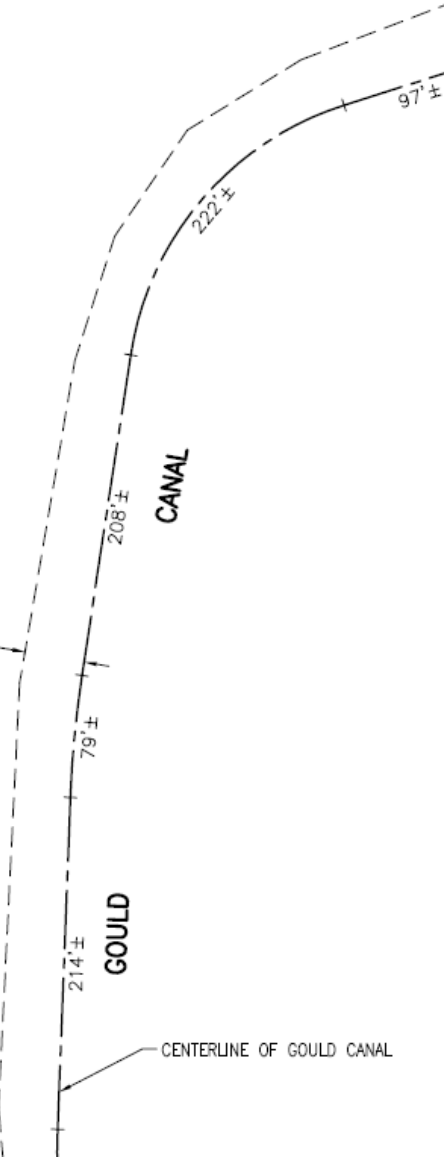
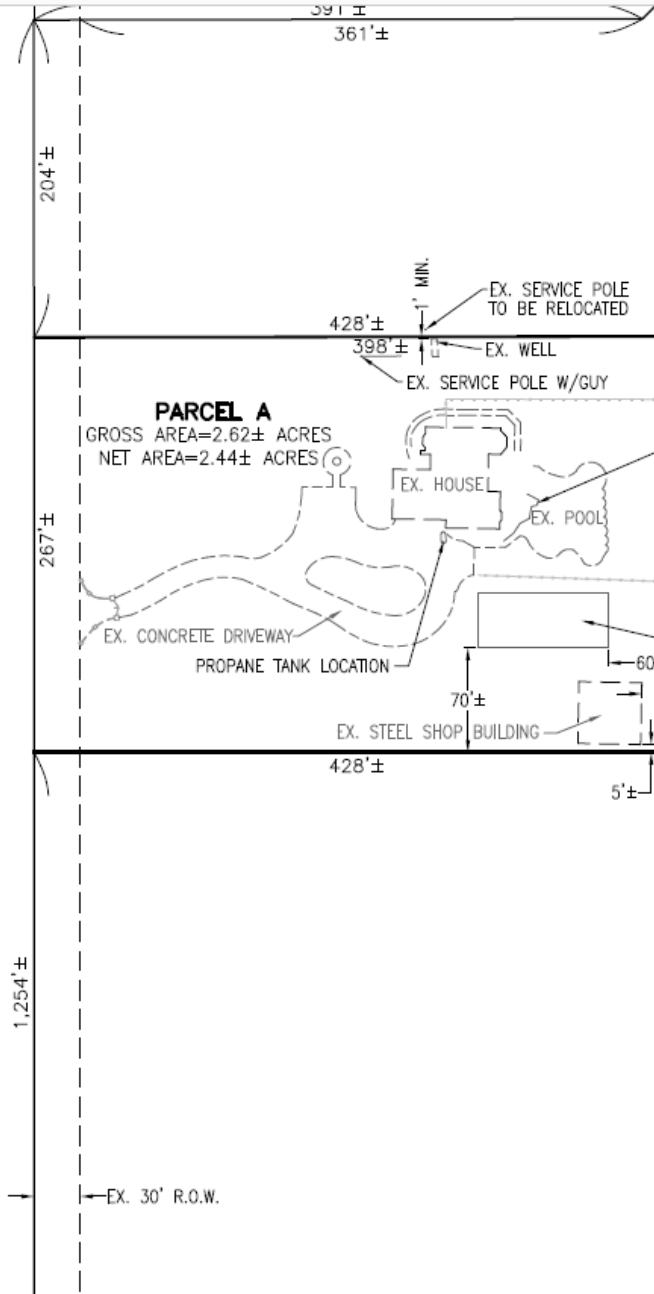
GROSS AREA=30.86± ACRES
NET AREA=28.41± ACRES

CANAL

GOULD

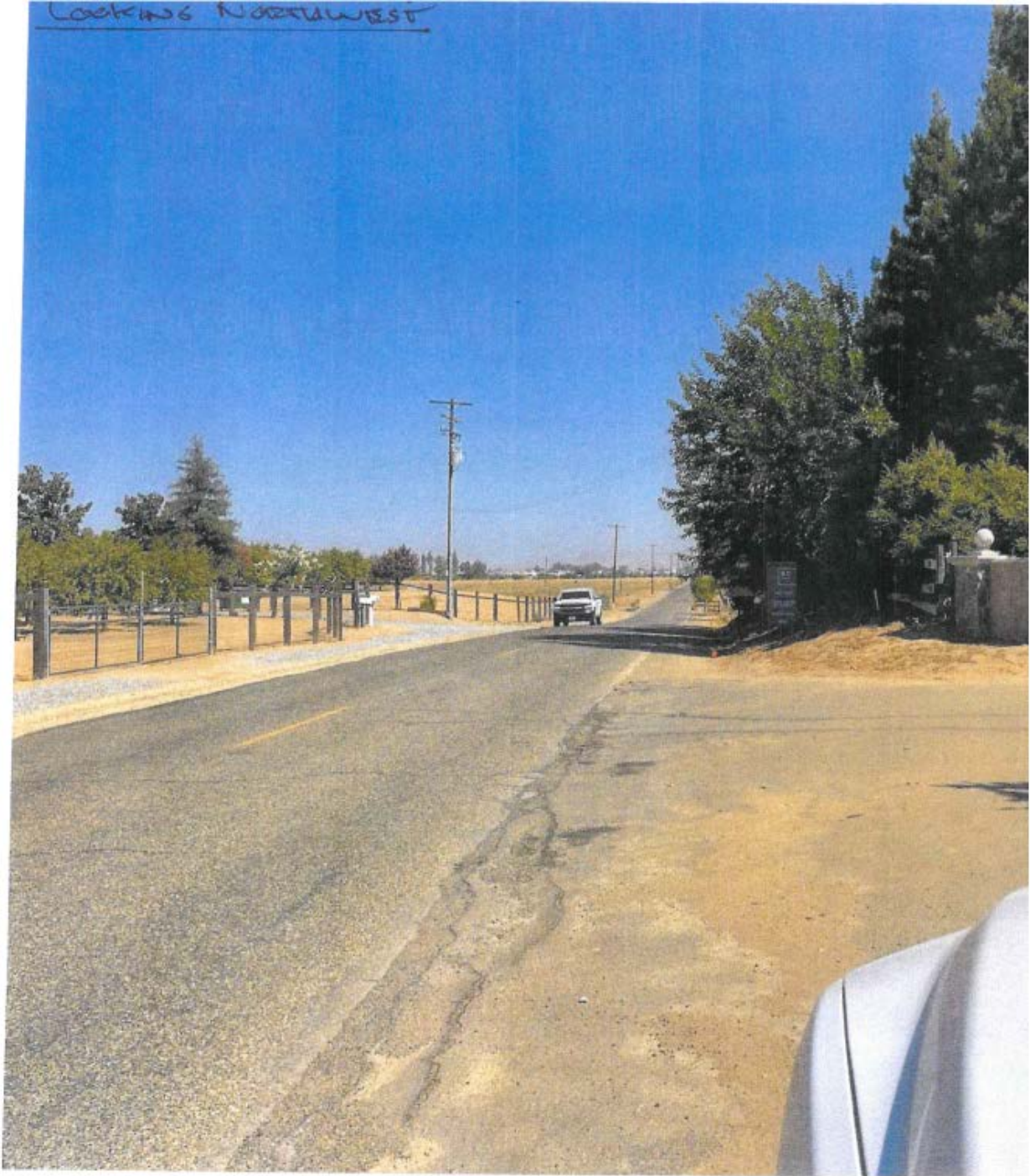
CENTERLINE OF GOULD CANAL

EX. F.I.D. EASEMENT

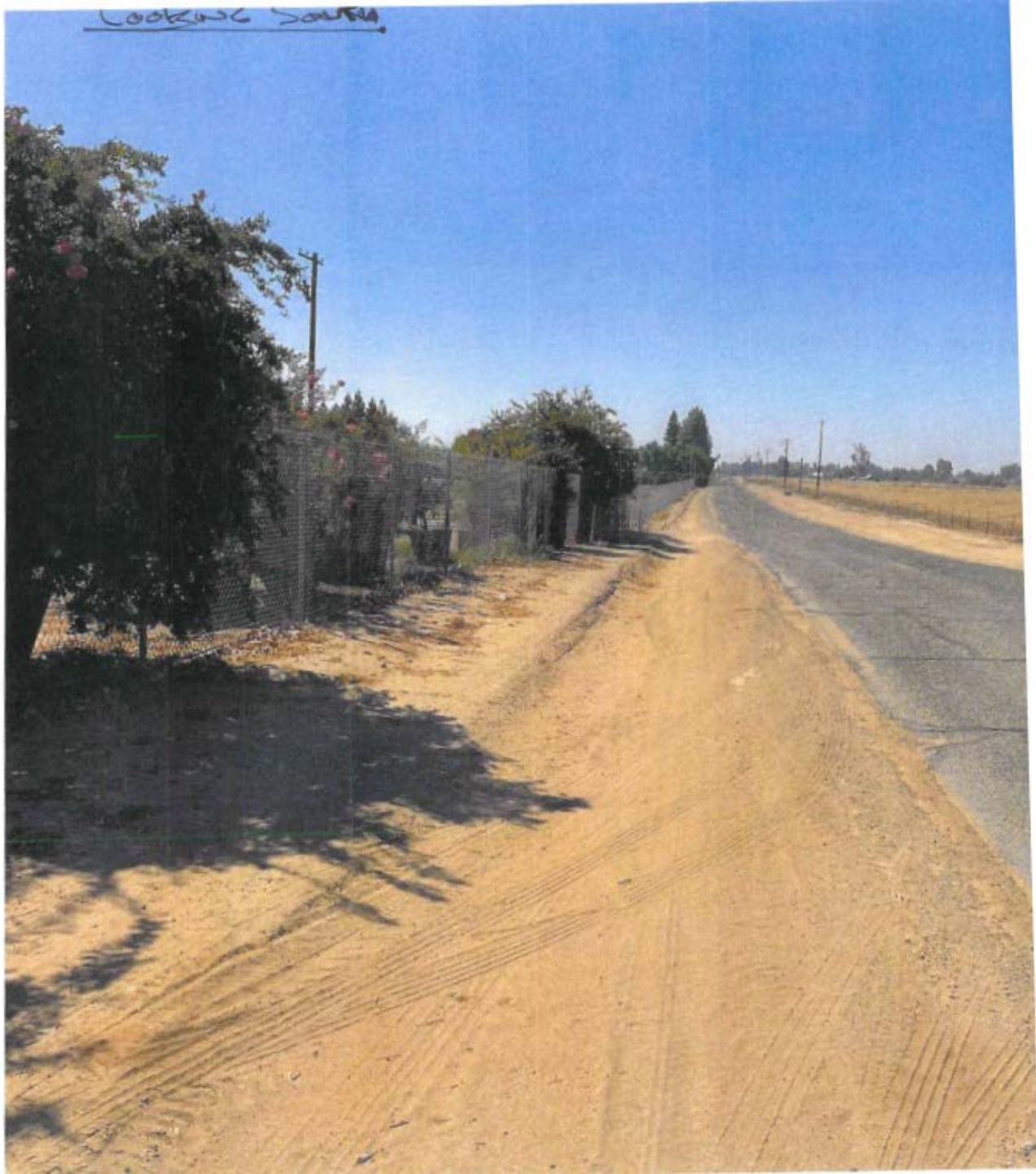


EX. 30' R.O.W.

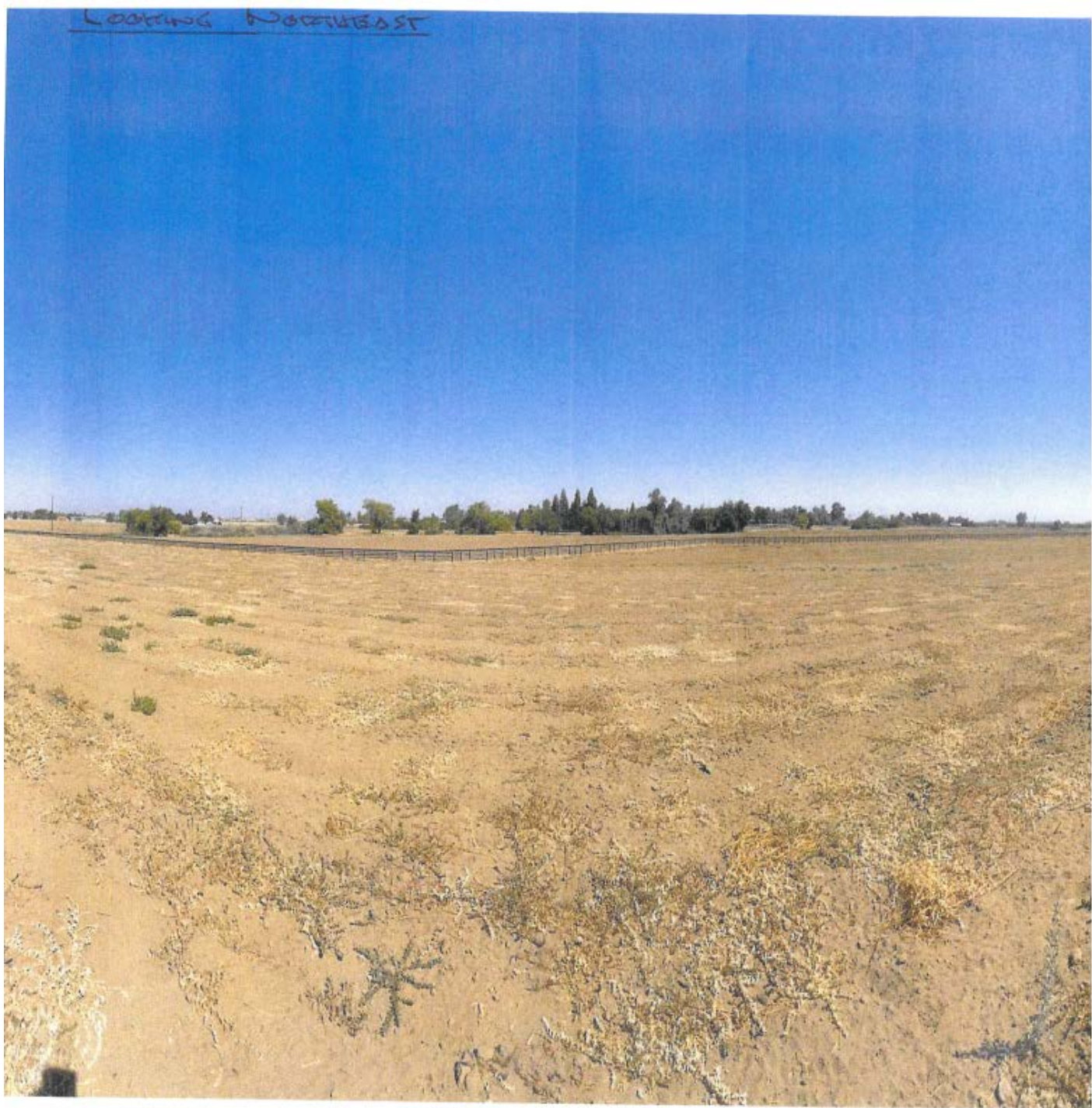
Looking Northwest



Looking South



LOOKING NORTHWEST



Looking North



Government Code Section 65906

THIS WOULD BE A SPECIAL PRIVILEGE

Inconsistent with Government code section 65906

“...shall constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is situated.”

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

PLANNING COMMISSION MOTIONS:

Recommended Motion (Denial Action)

Move to determine that required Findings 1, 2, & 4 cannot and move to deny Variance Application No. 4139; and

Direct the Secretary to prepare a Resolution documenting the Commission's Action.

Alternative Motion (Approval Action)

Move to determine the required Findings can be made (state basis for making the Findings) and move to approve Variance Application No. 4139, subject to the Conditions of Approval and Project Notes listed in Exhibit 1; and

Direct the Secretary to prepare a Resolution documenting the Commission's action.

Recommended Conditions of Approval and Project Notes:

See attached Exhibit 1.