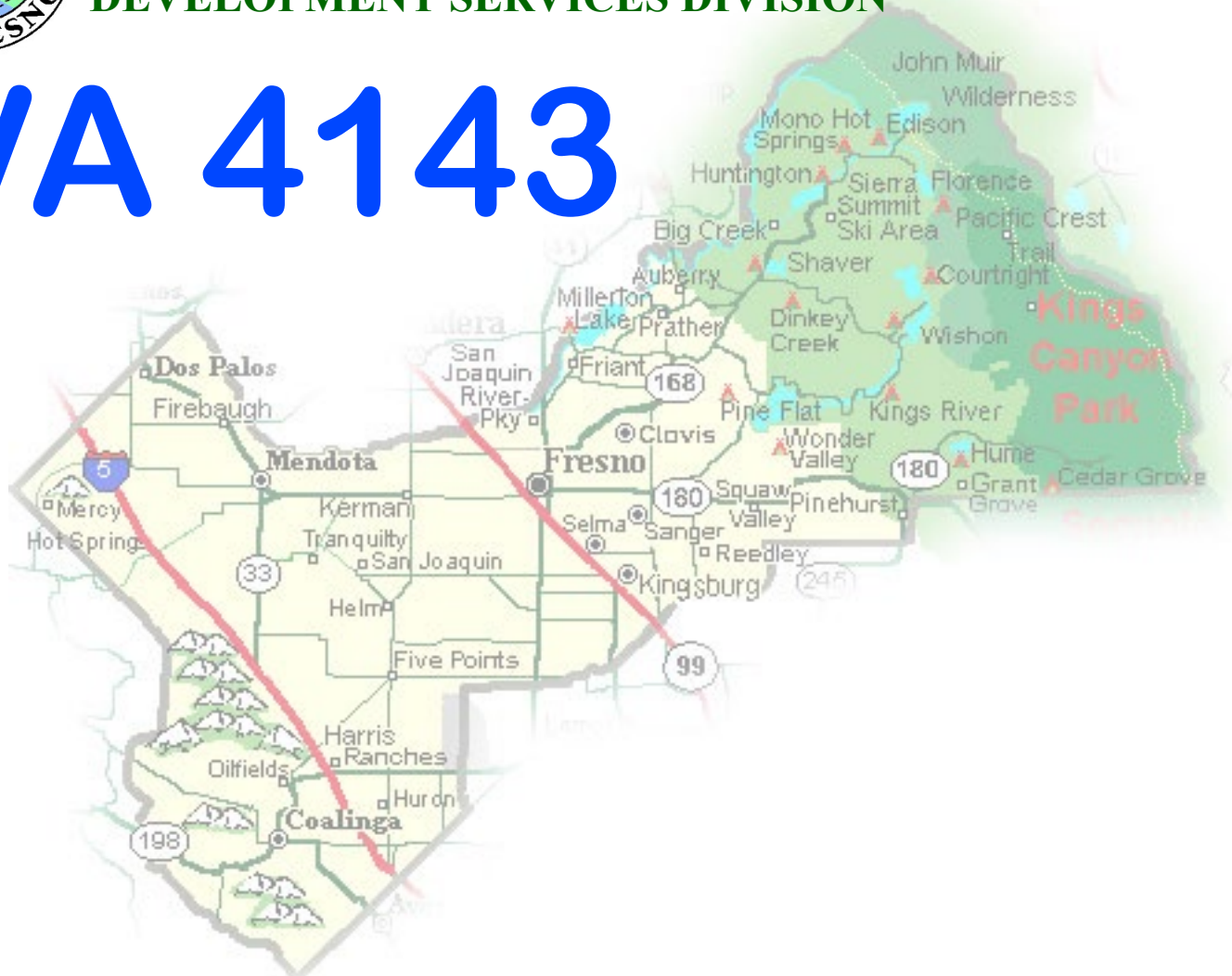




# DEPARTMENT of PUBLIC WORKS and PLANNING

## DEVELOPMENT SERVICES DIVISION

# VA 4143



# LOCATION MAP

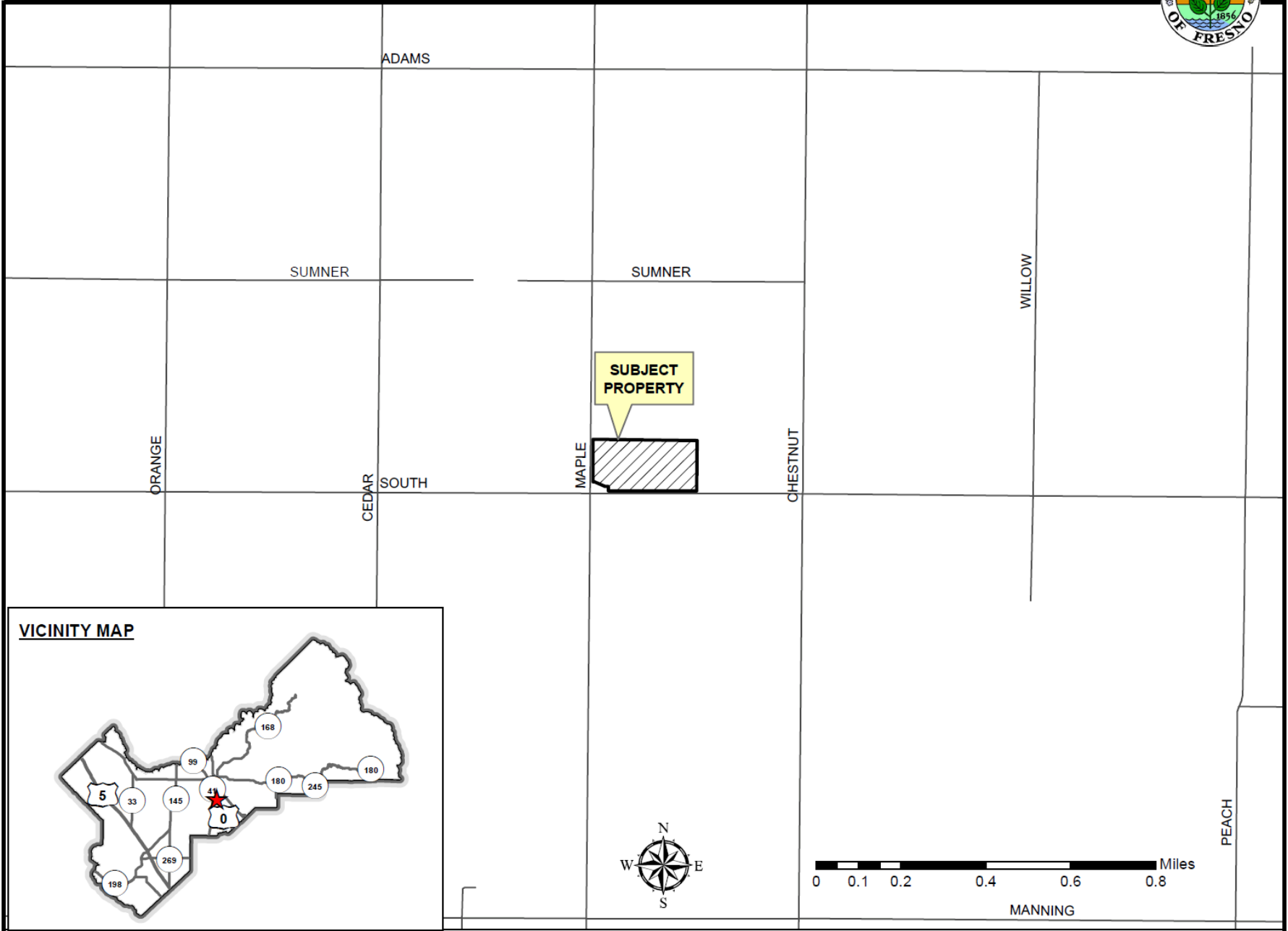
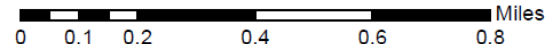
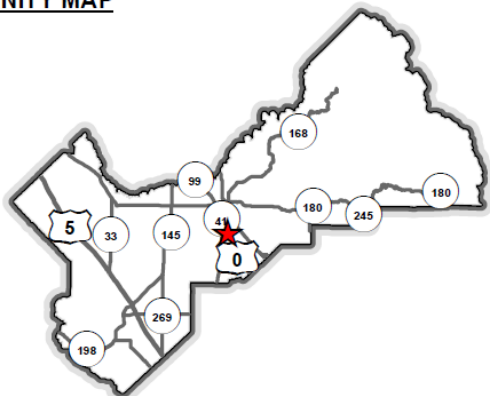


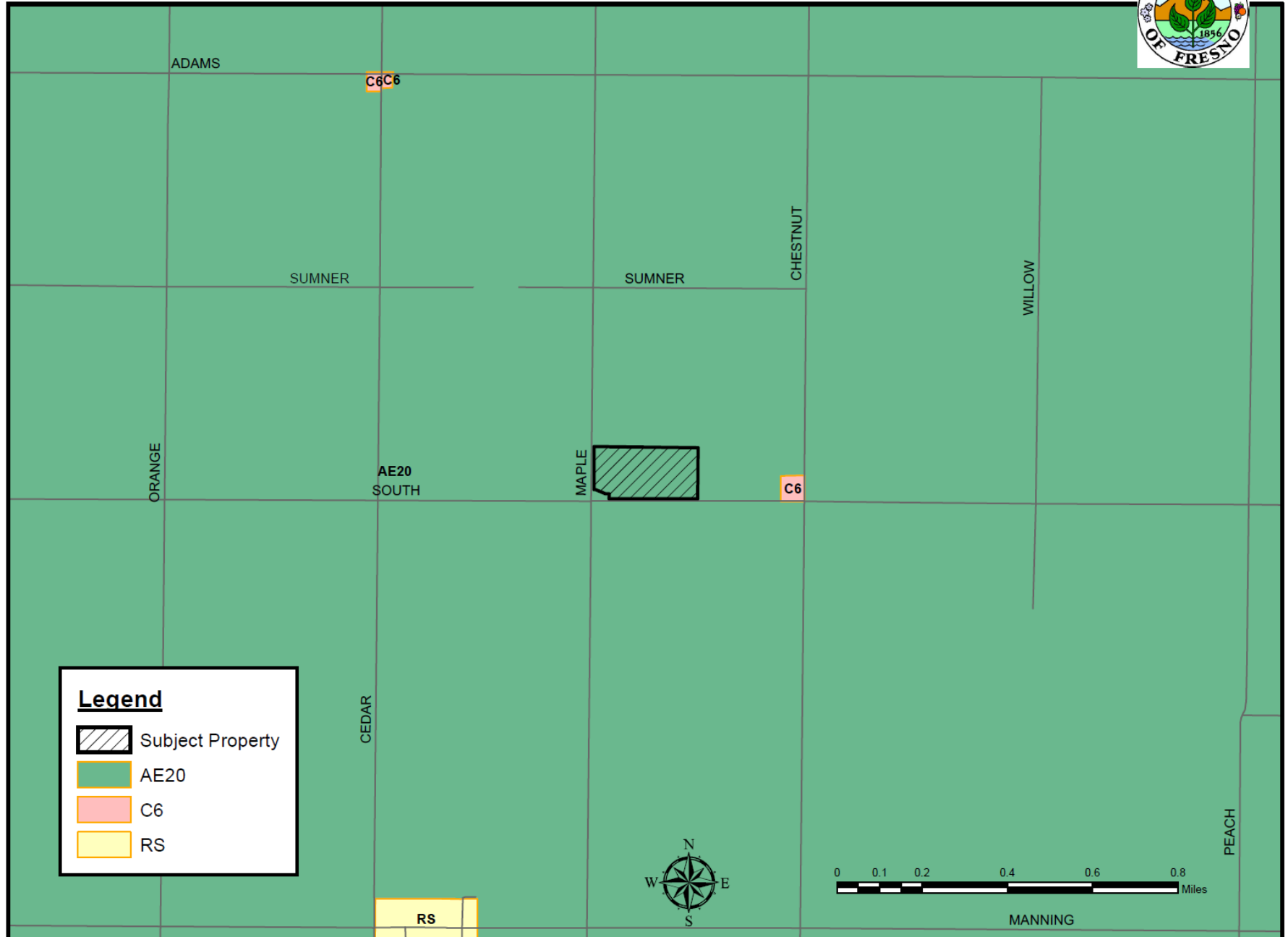
EXHIBIT 2

### VICINITY MAP







MANNING

# EXISTING ZONING MAP



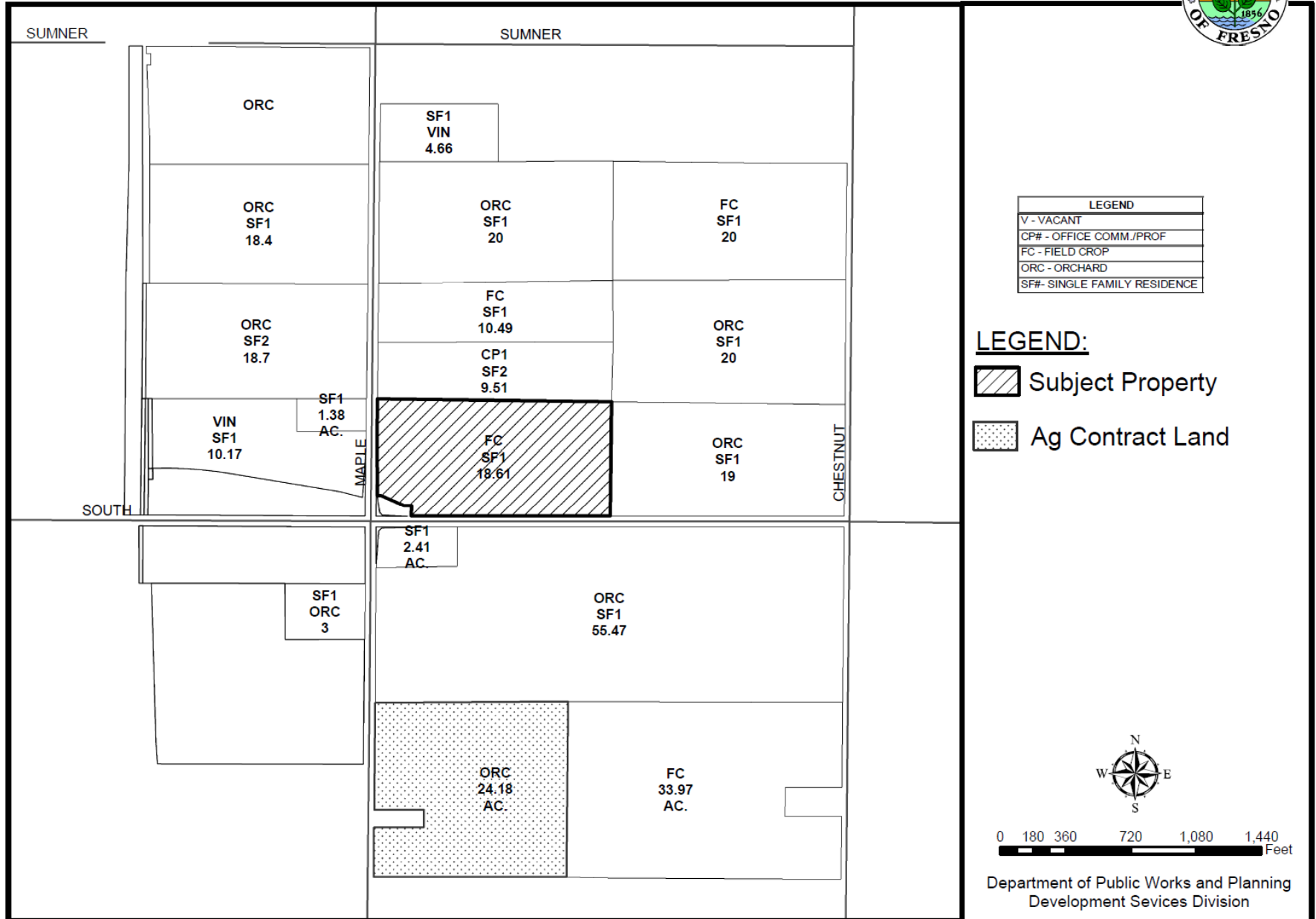
**Legend**

-  Subject Property
-  AE20
-  C6
-  RS

# EXISTING LAND USE MAP



VA 4143



LEGEND	
V - VACANT	
CP# - OFFICE COMM./PROF	
FC - FIELD CROP	
ORC - ORCHARD	
SF# - SINGLE FAMILY RESIDENCE	

**LEGEND:**

- Subject Property
- Ag Contract Land



Department of Public Works and Planning  
Development Services Division

# APPROVED VARIANCES WITHIN A ONE MILE RADIUS

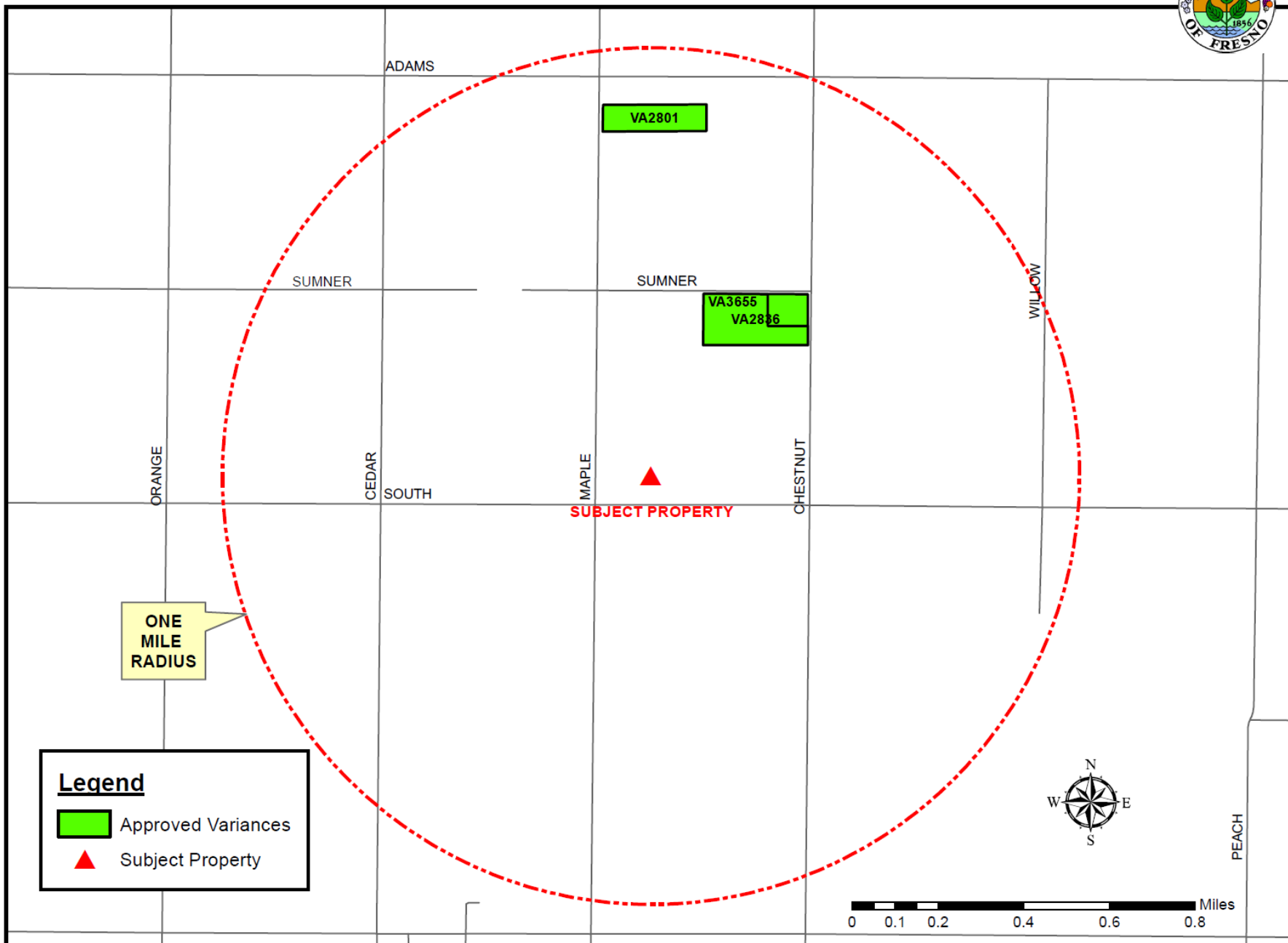


EXHIBIT 5

# TENTATIVE PARCEL MAP NO. 2022-XX

7870 S Maple, Fresno, CA 93725  
(A.P.N. 335-110-48)

## LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

LOT 203 IF WASHINGTON IRRIGATED COLONY, ACCORDING TO THE MAP RECORDED MARCH 29, 1879 IN BOOK 2, PAGE 4 OF PLATS.

EXCEPTING THEREFROM ALL THAT PORTION OF LAND GRANTED TO THE STATE OF CALIFORNIA IN DEED RECORDED JUNE 30, 2015 AS DOCUMENT NO. 2015-0082963, OFFICIAL RECORDS

OWNER: \_\_\_\_\_

SUSAN PERON  
7780 S MAPLE AVE  
FRESNO, CA 93725

PREPARED BY: \_\_\_\_\_

PETER MOJIA, PE/LS  
5699 N. 7TH STREET  
FRESNO, CA 93710  
(559)288-3217

## SITE ADDRESS

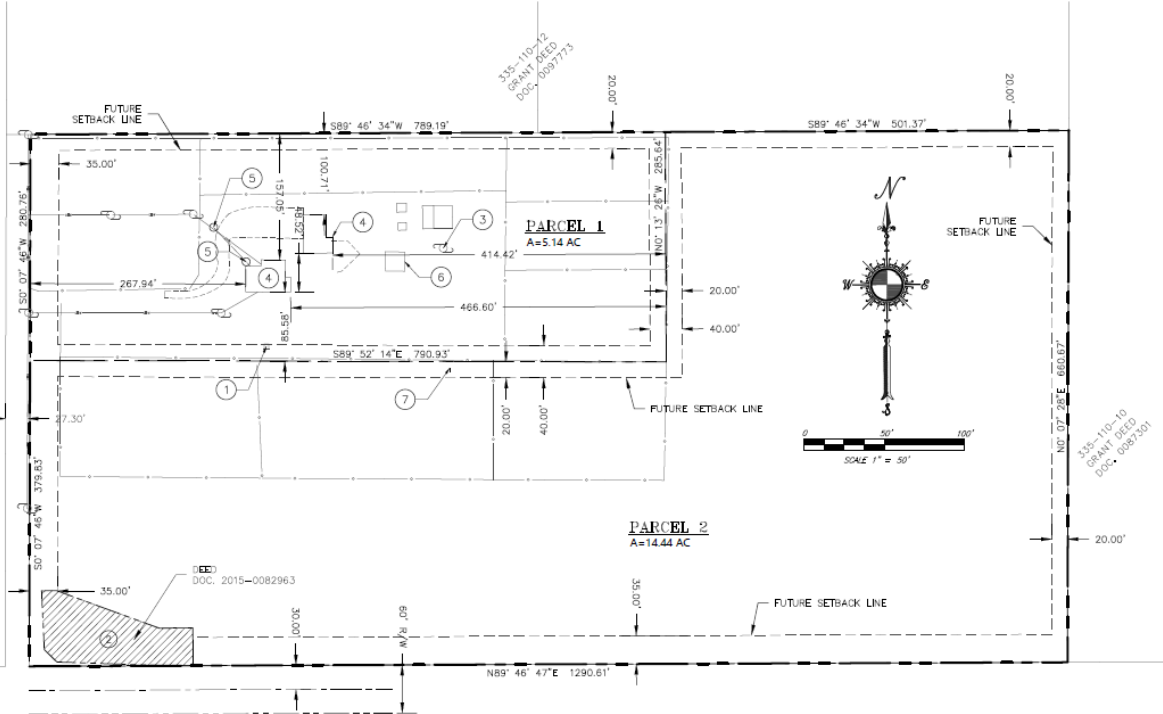
7780 S MAPLE AVE  
FRESNO, CA 93725

## PROJECT INFO

ZONE:	AE-20
APN/PARCEL ID(s):	335-110-48
FLOOD ZONE:	X - AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN
PLANNED LAND USE:	AGRICULTURAL
EXISTING USE:	AGRICULTURAL
SOURCE OF WATER SUPPLY:	WELL
SOURCE OF SEWER DISPOSAL:	SEPTIC

## KEYNOTES:

- |                                |                            |
|--------------------------------|----------------------------|
| ① EXISTING WELL                | ⑥ EXISTING SHED            |
| ② HIGH SPEED RAIL DEDICATION   | ⑦ EXISTING IRRIGATION WELL |
| ③ EXISTING POWER POLE W/ METER |                            |
| ④ EXISTING RESIDENTIAL HOME    |                            |
| ⑤ EXISTING SEWER CLEAN-OUT     |                            |



## LEGEND

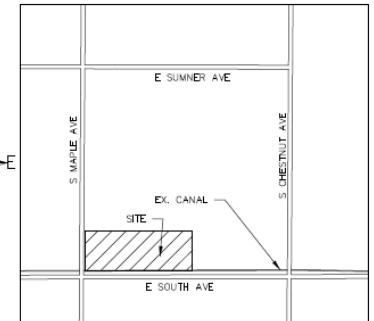
	SECTION LINE
	STREET CENTER LINE
	RIGHT-OF-WAY LINE
	PROJECT SITE
	PARCEL (PROPOSED)
	EXISTING BUILDING
	EXISTING SANITARY SEWER WIRE
	EXISTING OVER HEAD WIRE
	EXISTING FENCE
	POWER POLE

## OWNER'S STATEMENT:

I HEREBY APPLY FOR THE APPROVAL OF A DIVISION OF REAL PROPERTY ON THIS MAP AND CERTIFY THAT I AM THE LEGAL OWNER OF SAID PROPERTY AND THAT THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF

SUSAN PERON

DATE



VICINITY MAP  
NTS



Rees & Sons Refrigeration &...

7870 S Maple Ave

E South Ave

E South Ave

E South Ave

E South Ave

E South Ave

S Maple Ave

Property is:

- **Not a unique circumstance**



# TENTATIVE PARCEL MAP NO. 2022-XX

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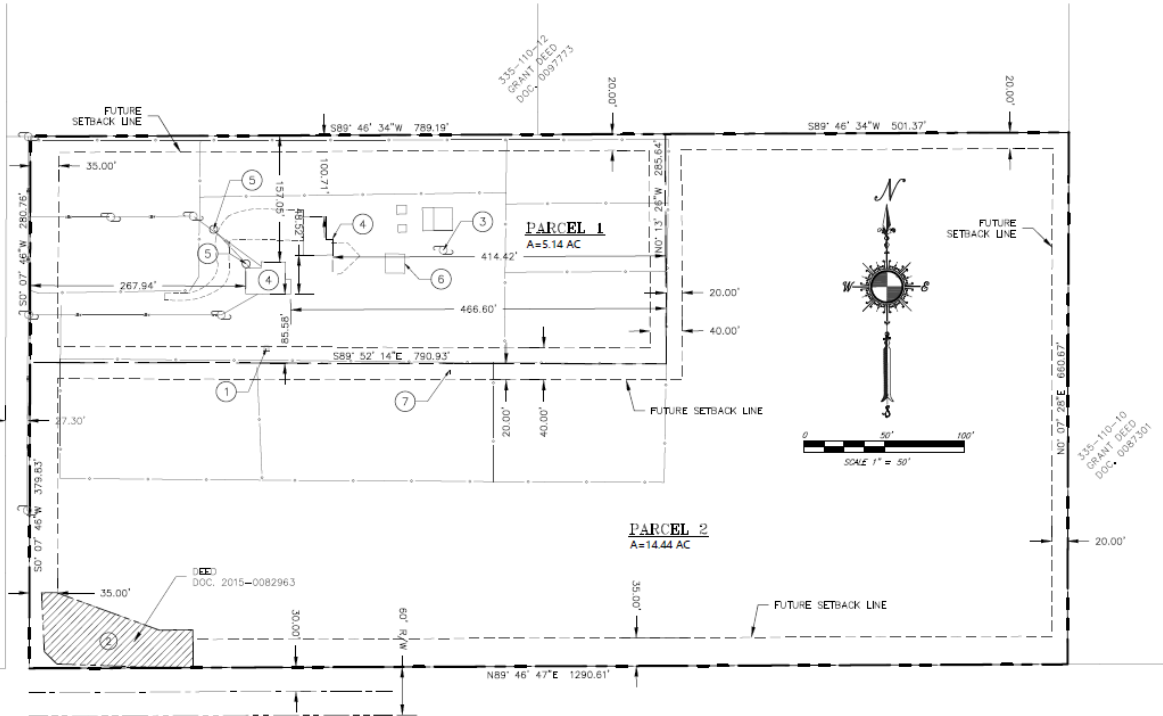
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## KEYNOTES:

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### LEGEND

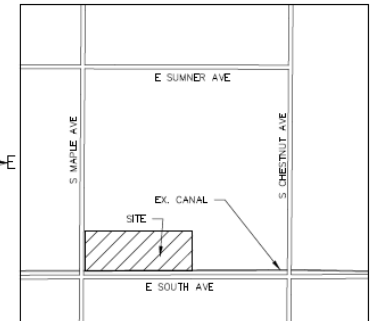
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SUSAN PERON

DATE



VICINITY MAP  
NTS

# Property is:

- Not a unique circumstance
- **Not deprived of property right enjoyed by others**

# Property is:

- Not a unique circumstance
- Not deprived of property right enjoyed by others
- **Variance would provide a “Special Privilege” not enjoyed by others**

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

# **Recommended Denial:**

- **Not a unique circumstance**
- **Not deprived of property right enjoyed by others**
- **Variance would provide a “Special Privilege” not enjoyed by others**

