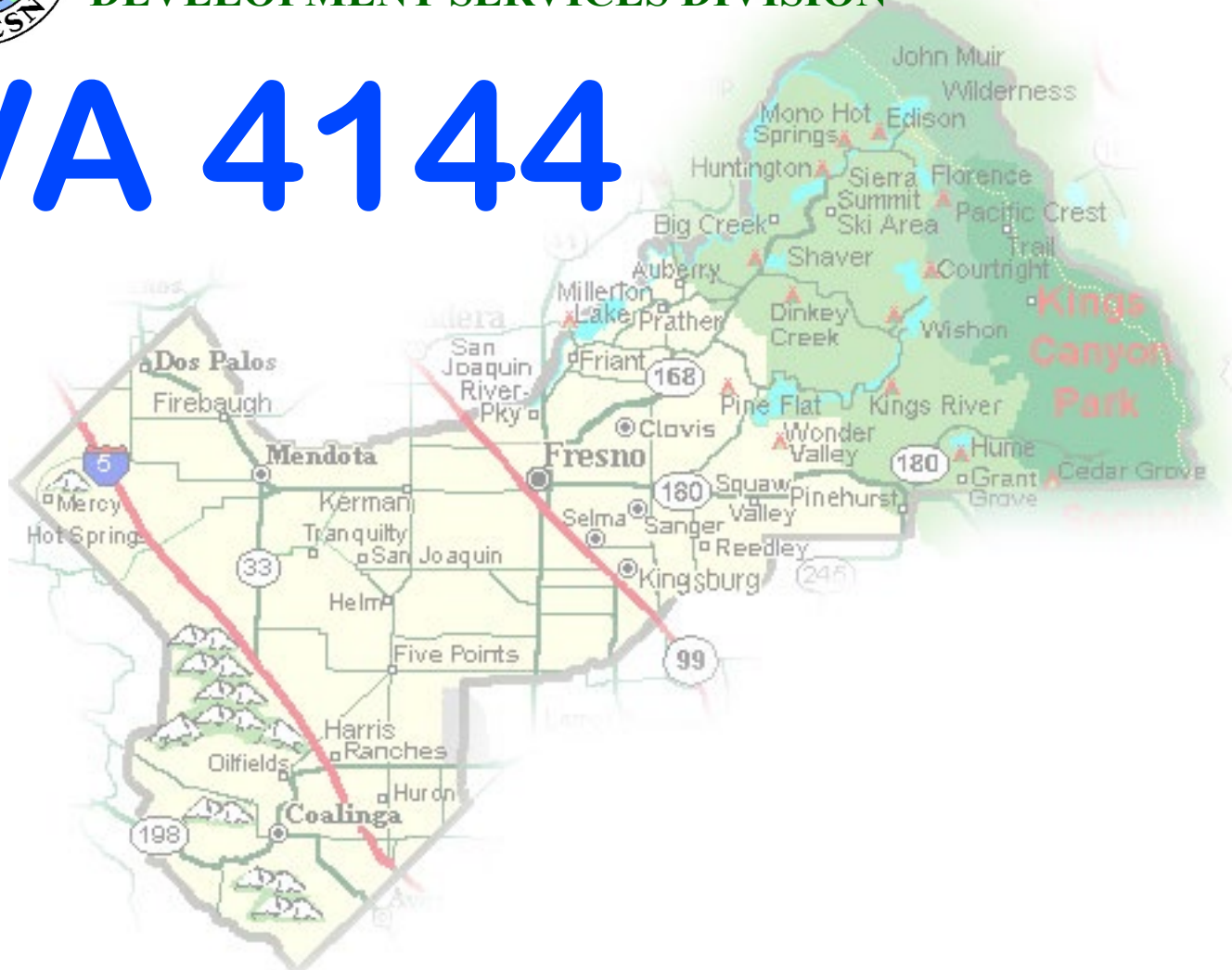




DEPARTMENT of PUBLIC WORKS and PLANNING
DEVELOPMENT SERVICES DIVISION

VA 4144



LOCATION MAP

VA 4144



Legend

 Subject Property

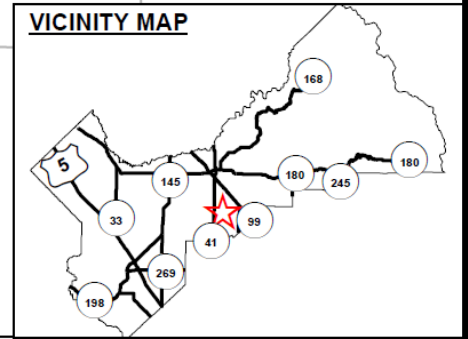


EXHIBIT 2

EXISTING ZONING MAP

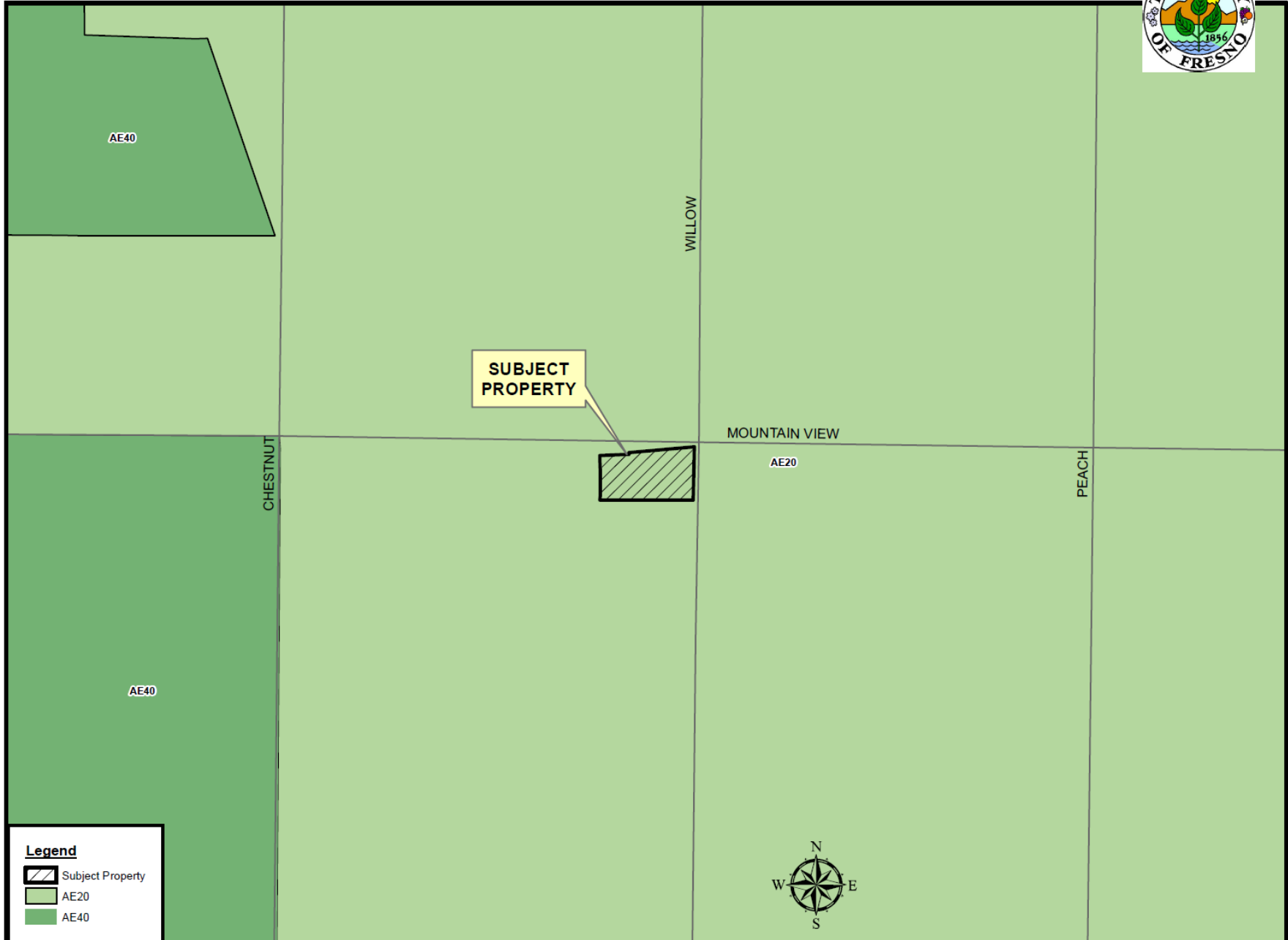
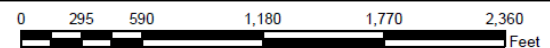


EXHIBIT 3

Legend

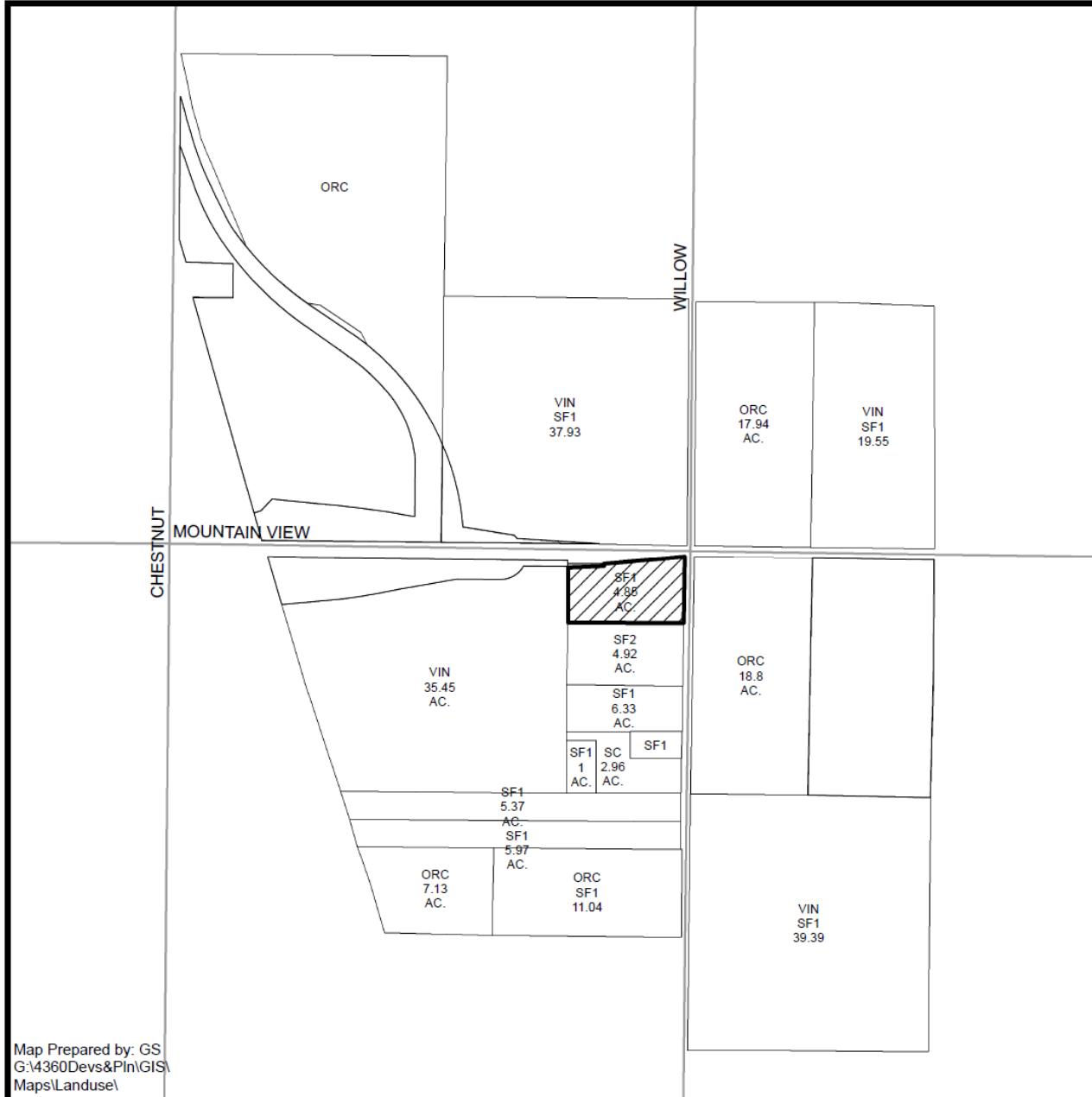
- Subject Property
- AE20
- AE40



EXISTING LAND USE MAP




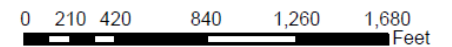
VA 4144



LEGEND	
ORC	- ORCHARD
SC	- SEASONAL CROP
SF#	- SINGLE FAMILY RESIDENCE
V	- VACANT
VIN	- VINEYARD

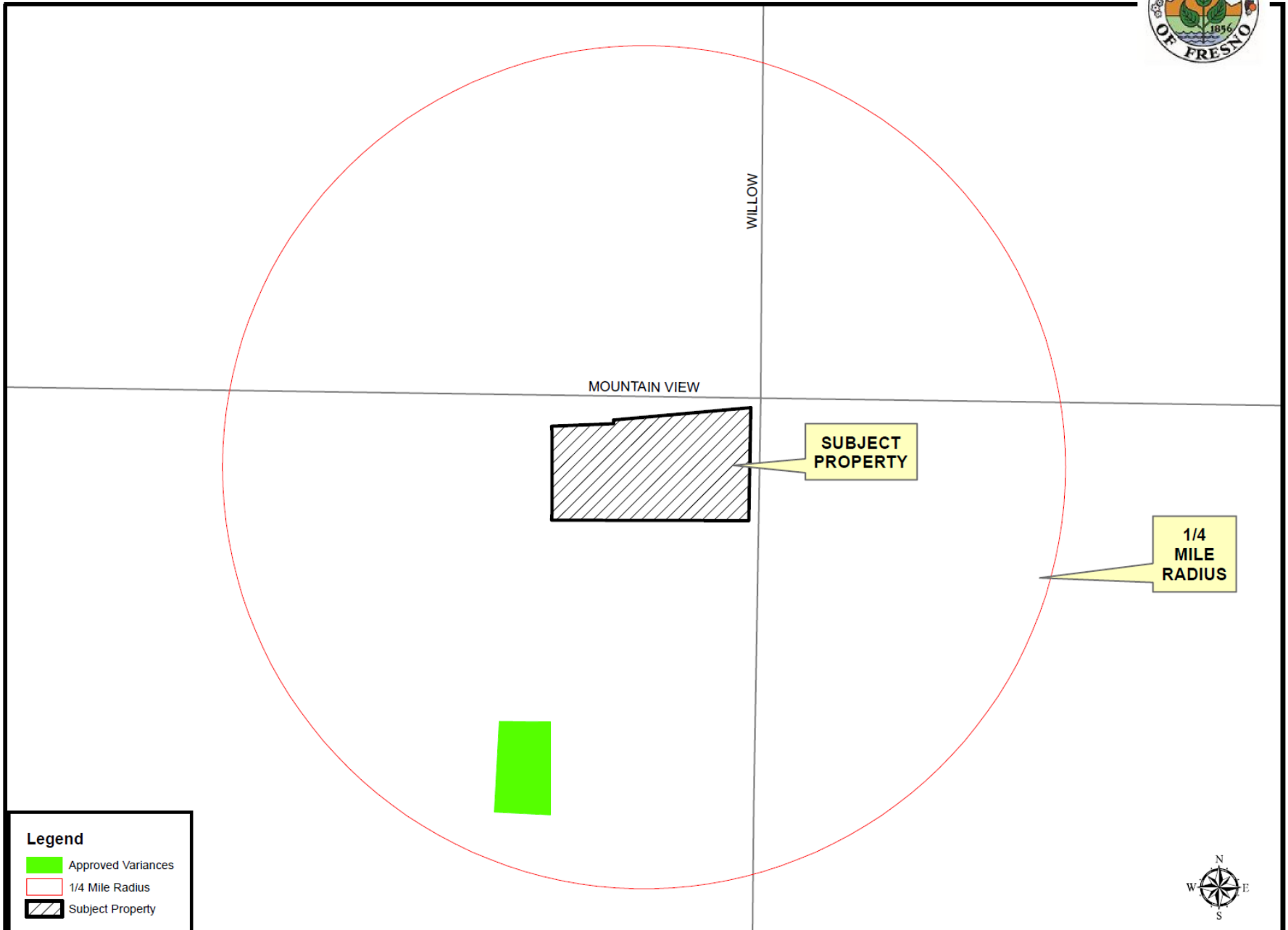
LEGEND:

 Subject Property



Department of Public Works and Planning
Development Services Division

APPROVED VARIANCES IN A QUARTER-MILE RADIUS



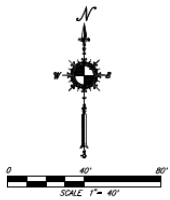
Property is:

- **Not a unique circumstance**

EXHIBIT 6

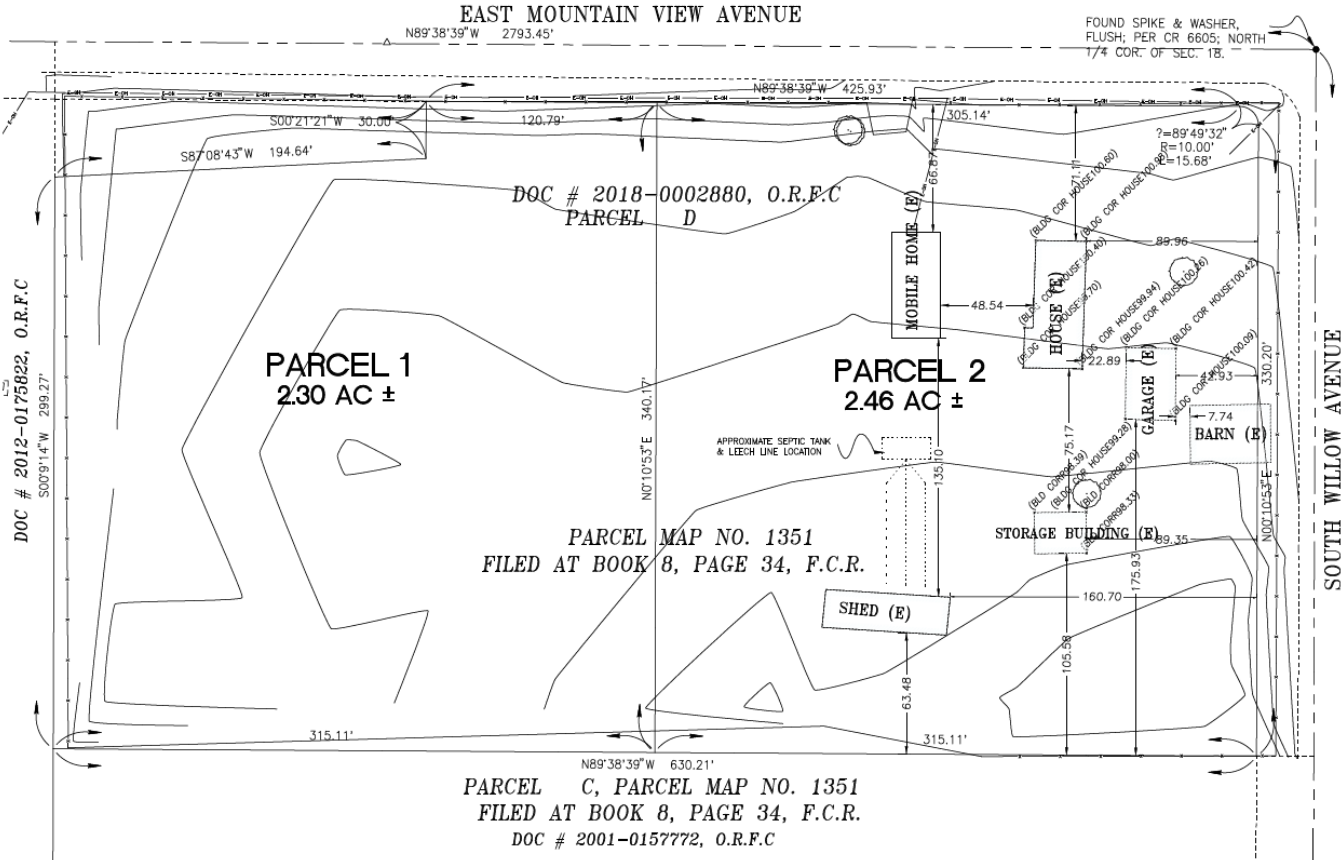
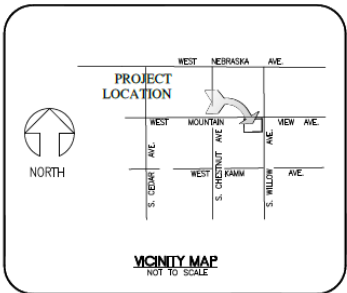
TENTATIVE PARCEL MAP No. XXXXX
OF
GOMEZ SUBDIVISION

- LEGEND:**
- △ PREVIOUSLY DEDICATED FOR PUBLIC STREET AND UTILITY
 - INDICATES SUBJECT PARCEL BOUNDARY.
 - - - - - INDICATES PROPOSED LOT LINE
 - · - · - · INDICATES EASEMENT LINE, IF ANY
 - · - · - · INDICATES PROPOSED EASEMENT LINE, F ANY
 - - - - - INDICATES CENTER LINE
 - - - - - INDICATES EX. PROPERTY LINE
 - - - - - RIGHT OF WAY
 - E-OH EXISTING OVERHEAD
 - X FENCE BLOCK
 - F.C.R. FRESNO COUNTY RECORD
 - O.R.F.C. OFFICIAL RECORD FRESNO COUNTY



LEGAL DESCRIPTION

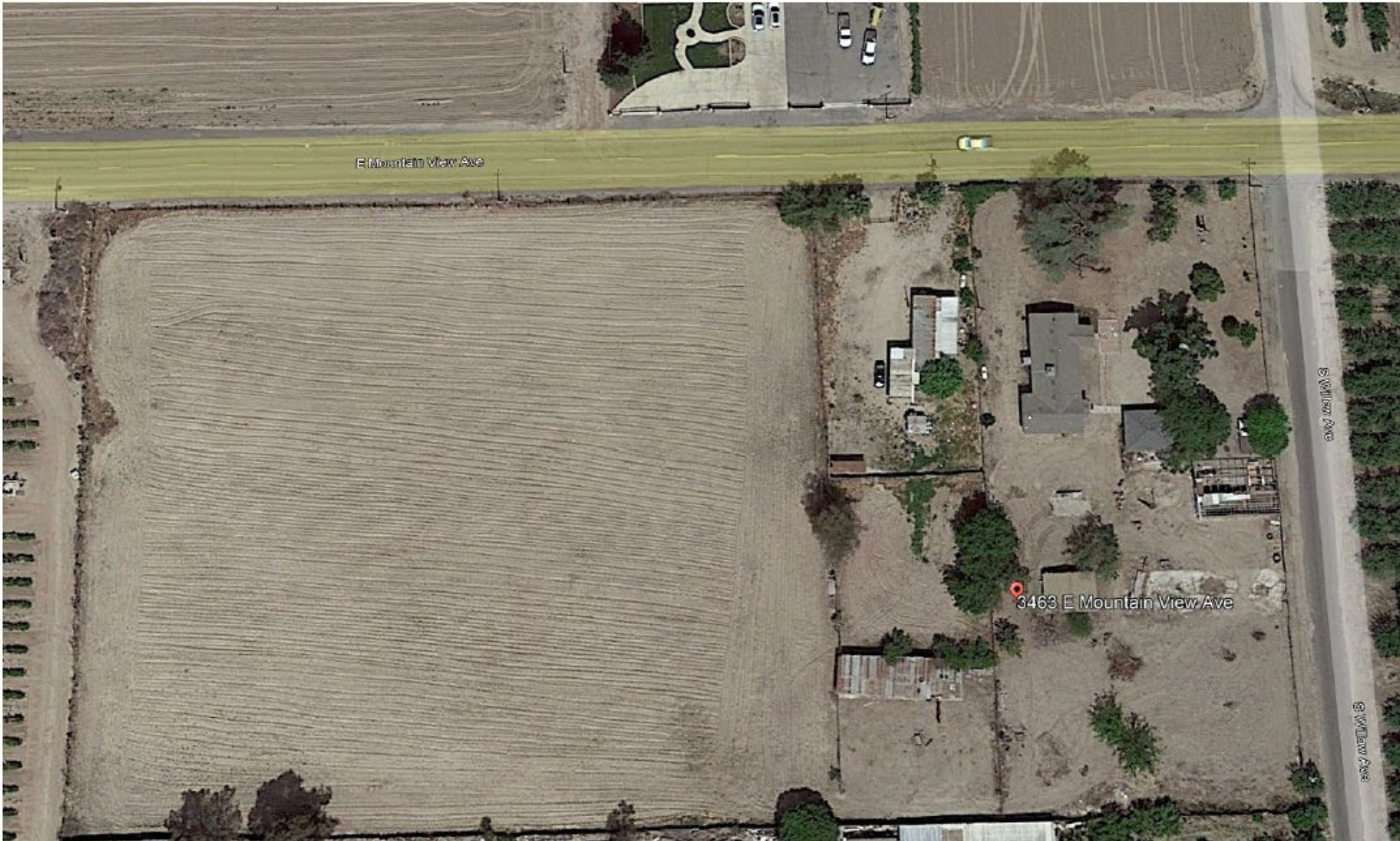
PARCEL D OF PARCEL MAP NO. 1351, IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 8, PAGE 34 OF SAID PARCEL MAP, FRESNO COUNTY RECORD, LESS AND EXCEPT THAT PORTION OF PARCEL D DESCRIBED AS FOLLOWS:
FOR SAID PURPOSES, THAT PORTION OF LAND SITUATED IN COUNTY OF FRESNO, STATE OF CALIFORNIA, BEING A PORTION OF THAT CERTAIN PARCEL, DESCRIBED IN DOCUMENT NO. 20010157772, RECORDED IN BOOK 8, PAGE 34 OF OFFICIAL RECORDS OF SAID COUNTY, SAID PORTION DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWESTERLY CORNER OF SAID PARCEL, SAID CORNER ALSO BEING THE NORTHWESTERLY CORNER OF PARCEL "D" AS SHOWN ON THAT CERTAIN PARCEL MAP NO. 1351 RECORDED IN BOOK 8 OF PARCEL MAPS AT PAGE 34 OF OFFICIAL RECORDS OF SAID COUNTY, THENCE SOUTH 89°12'30" EAST 104.00 FEET ALONG THE NORTHERLY LINE OF SAID PARCEL "D", THENCE SOUTH 89°12'30" WEST 104.00 FEET, THENCE SOUTH 89°12'30" WEST 104.00 FEET TO THE WESTERLY LINE OF SAID PARCEL "D", THENCE SOUTH 89°12'30" EAST 46.90 FEET ALONG SAID WESTERLY LINE TO THE POINT OF BEGINNING.



DOC # 2012-0175822, O.R.F.C
500°31'4\"/>

PARCEL C, PARCEL MAP NO. 1351
FILED AT BOOK 8, PAGE 34, F.C.R.
DOC # 2001-0157772, O.R.F.C

<p>CENTRAL VALLEY ENGINEERING AND SURVEYING 2511 LOGAN STREET SELMA, CA 95822 WWW.CVEAS.COM</p>	DATE OF SURVEY	2/15/2022
	JOB NO.	22015
	DRAWN BY	B.E.
	CHECKED BY	N.S.
	DATE	2/28/2022



E Mountain View Ave

3463 E Mountain View Ave

E Willow Ave

S Willow Ave

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	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

Recommended Denial:

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