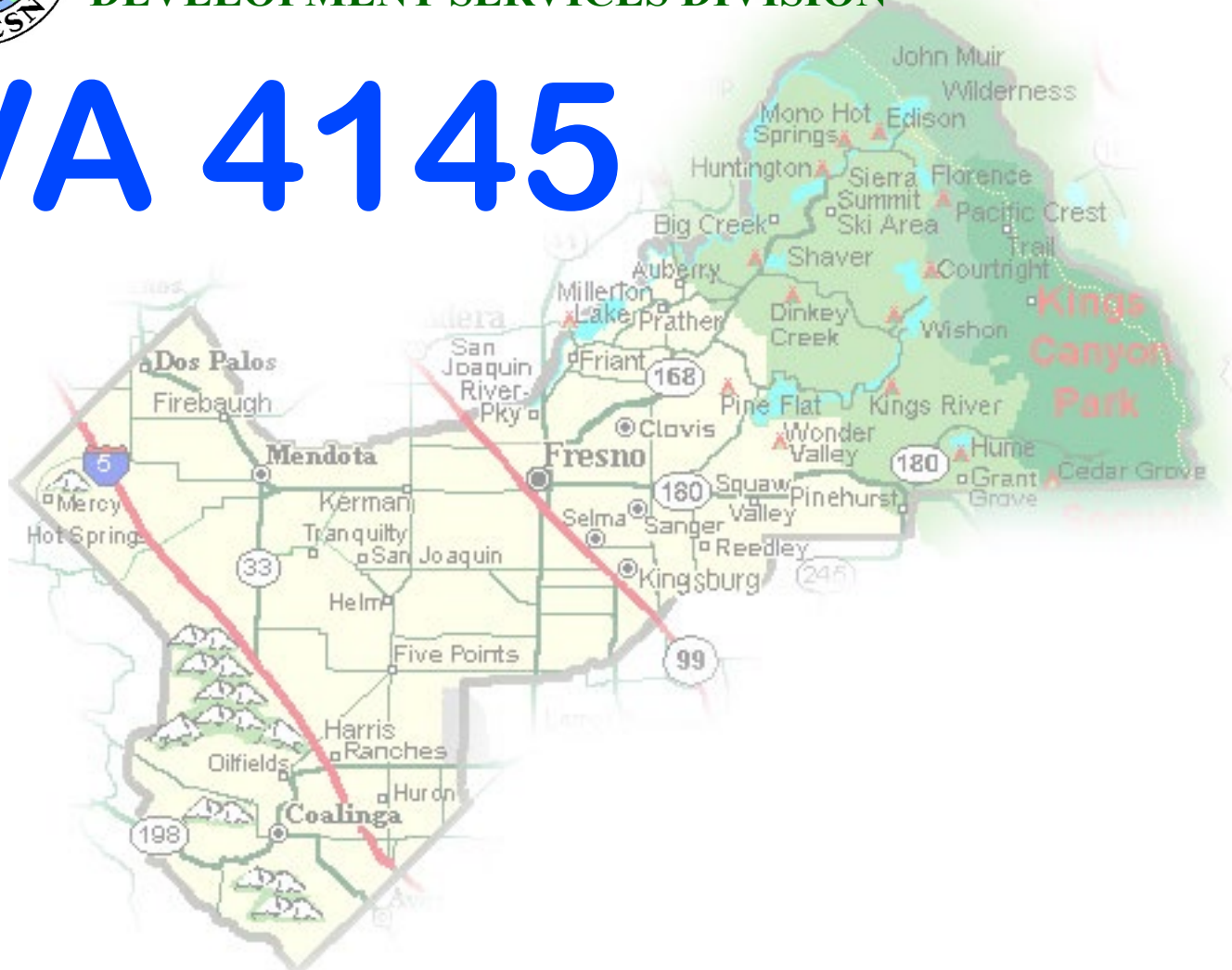




**DEPARTMENT of PUBLIC WORKS and PLANNING**  
**DEVELOPMENT SERVICES DIVISION**

**VA 4145**



# LOCATION MAP

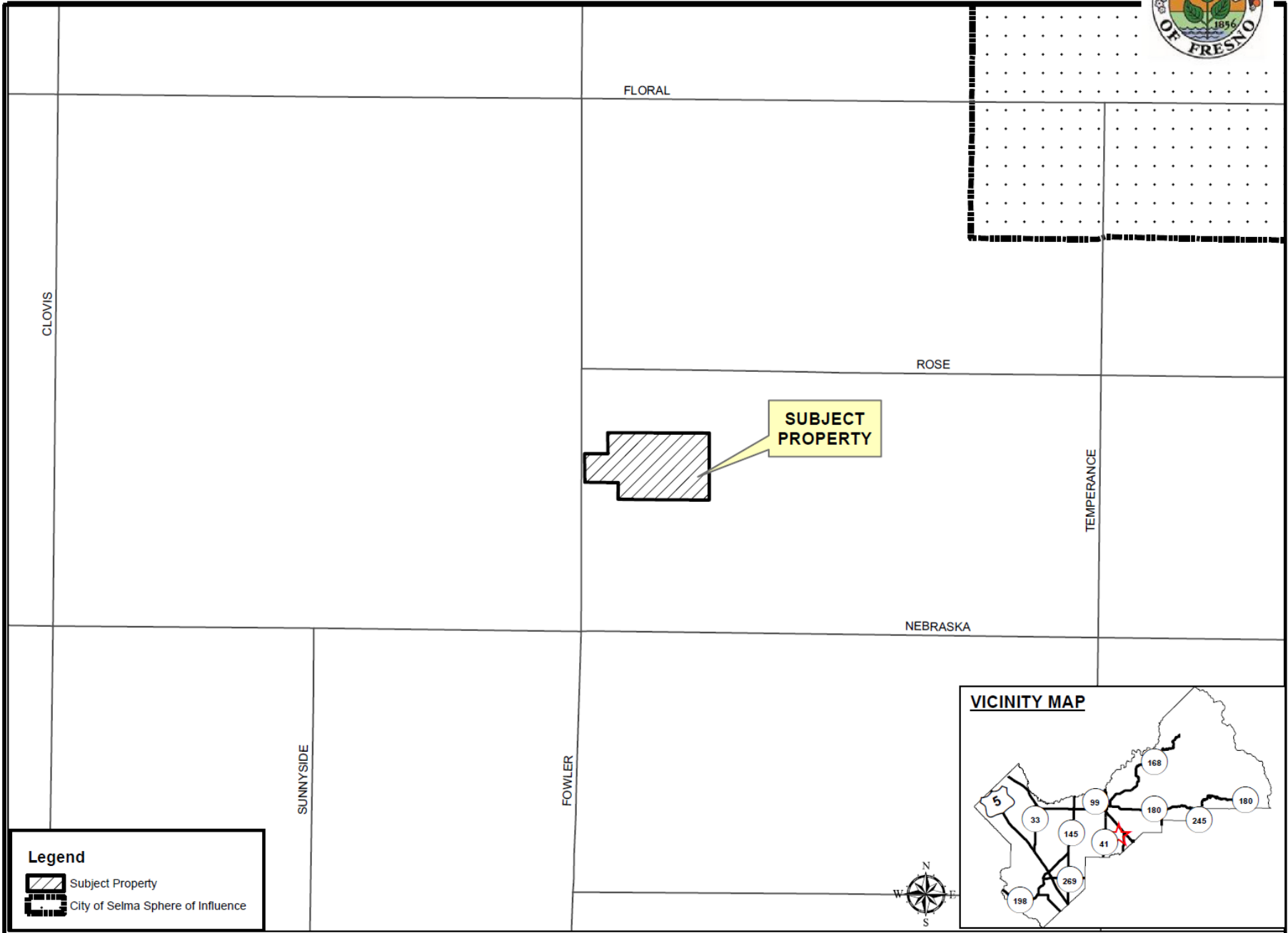


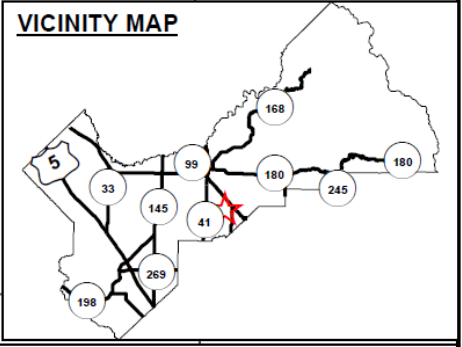


EXHIBIT 2

**Legend**

-  Subject Property
-  City of Selma Sphere of Influence



# EXISTING ZONING MAP

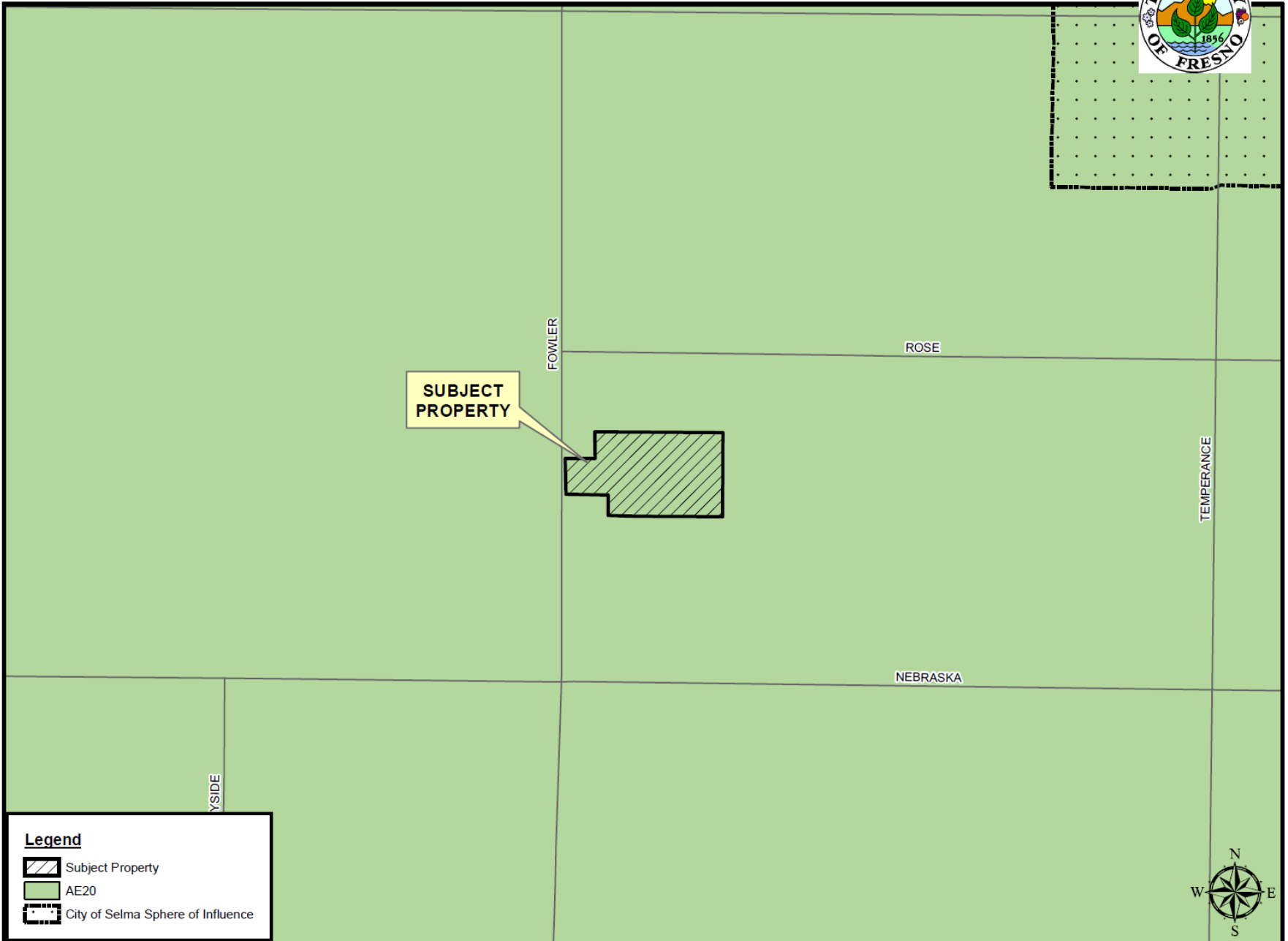


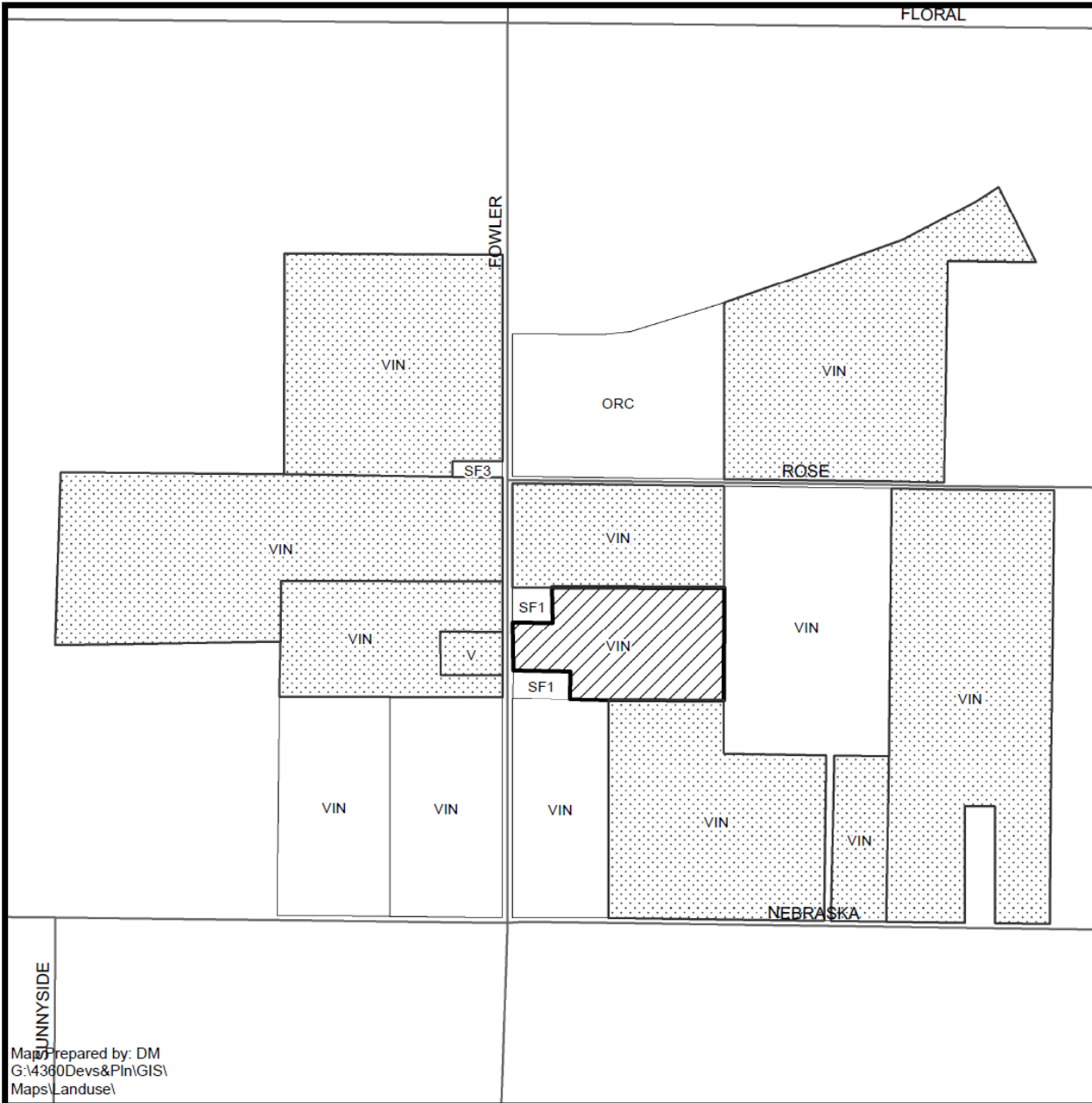
EXHIBIT 3

**Legend**

- Subject Property
- AE20
- City of Selma Sphere of Influence



# EXISTING LAND USE MAP

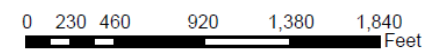
VA 4145



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

## LEGEND:

-  Subject Property
-  Ag Contract Land



Department of Public Works and Planning  
Development Services Division

# VAs IN 1-MILE RADIUS

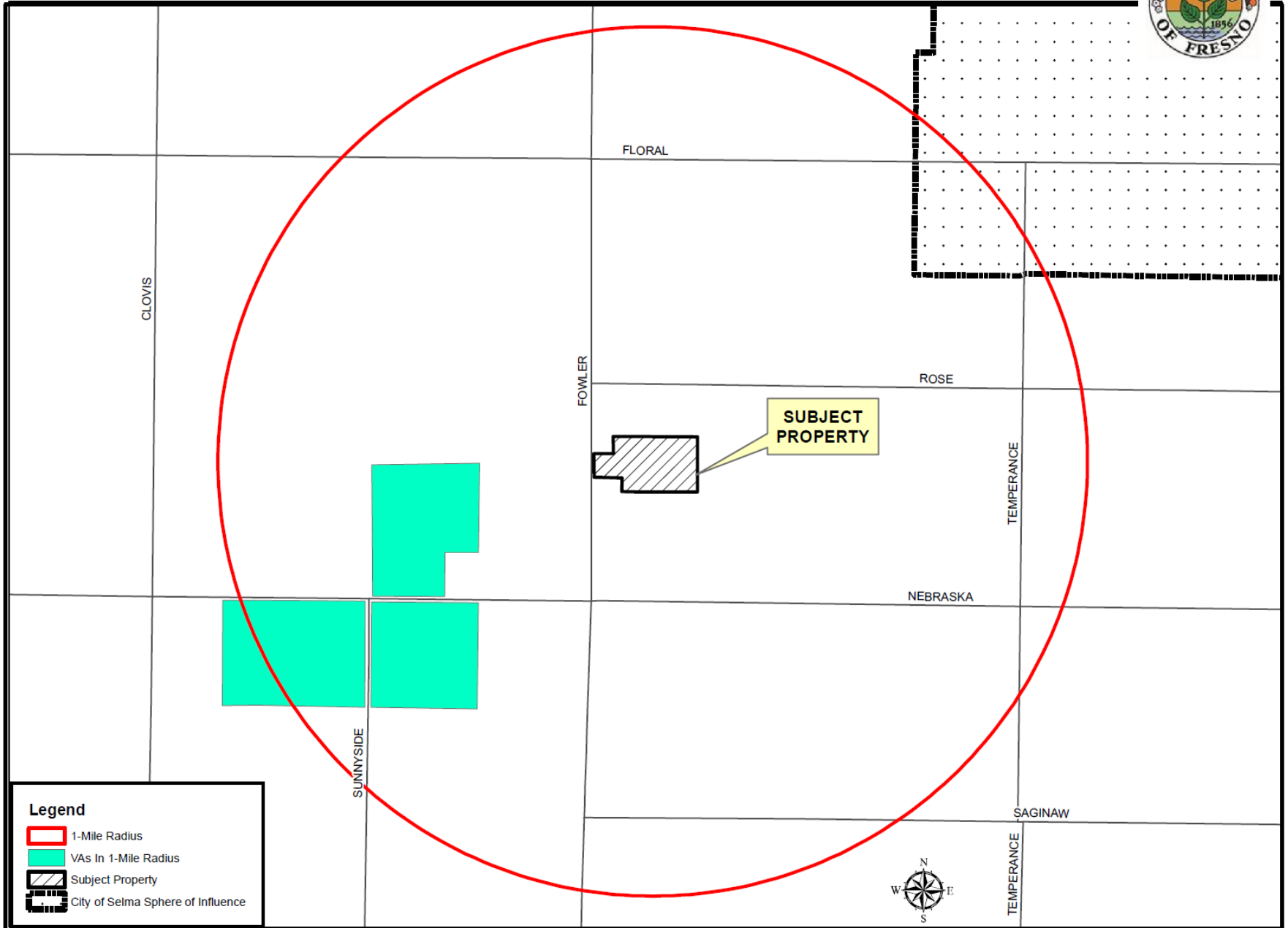






EXHIBIT 5

### Legend

-  1-Mile Radius
-  VAs In 1-Mile Radius
-  Subject Property
-  City of Selma Sphere of Influence

# TENTATIVE PARCEL MAP

IN THE COUNTY FRESNO,  
STATE OF CALIFORNIA  
BEING A PORTION OF PARCEL 1 OF PARCEL MAP NO 5127, AS PER MAP RECORDED IN  
BOOK 33, PAGE 36 OF PARCEL MAPS, FRESNO COUNTY RECORDS IN SECTION 3,  
TOWNSHIP 16 SOUTH, RANGE 21 EAST  
SECTION 19, TOWNSHIP 16 SOUTH, RANGE 22 EAST,  
MOUNT DIABLO BASE AND MERIDIAN  
CONSISTING OF ONE SHEET

**LEGEND:**

- MONUMENTS FOUND AND ACCEPTED AS DESCRIBED OR AS NOTED.
- SET 3/4"X30' IRON PIPE, DOWN 1', TAGGED P.L.S. 8719 UNLESS NOTED
- (R-1) RECORD DATA PER PARCEL MAP NO. 5127 RECORDED IN BOOK 33 PAGE 36 OF PARCEL MAPS, FRESNO COUNTY RECORDS.
- INDICATES SUBJECT PARCEL BOUNDARY.
- - - - INDICATES SECTION LINE.
- · · · · INDICATES RIGHT-OF-WAY
- O.R.F.C. OFFICIAL RECORDS FRESNO COUNTY CORNER RECORD
- (DISTANCES NOT MONUMENTED ARE CALCULATED)

**PARCEL 2**  
NET AREA=14.30± ACRES

**PARCEL MAP NO. 5127**  
**BOOK 33, PAGE 36, F.C.R.**  
(PARCEL 1)

**PARCEL 1**  
NET AREA=2.25± ACRES

PARCEL MAP NO. 5127  
BOOK 33, PAGE 36, F.C.R.  
(PARCEL 2)

LIMIT OF ORCHARD

LIMIT OF ORCHARD

LIMIT OF ORCHARD

SOUTHWEST COR.  
OF SEC. 3 16/21  
EAST NEBRASKA

**BASIS OF BEARINGS:**

THE WEST LINE OF SOUTHWEST QUARTER TAKEN TO BE NORTH 0°28'26" WEST PER (R-1)

**CVEAS CENTRAL VALLEY**  
ENGINEERING AND SURVEYING

2511 LOGAN STREET Tal. (559) 891-8811  
SEAMA, CA 93662 Fax (559) 891-8815  
WWW.CVEAS.COM Email: info@cveas.com

DATE OF SURVEY	9/29/22
JOB NO.	22111MK
DRAWING NAME	TRM
DRAWN BY:	N.S.S.
CHECK BY:	
DATE	10/11/22

THIS ENGINEERING PLAN OR SURVEYING IS A SERVICE TO THE CLIENT UNDER A PROFESSIONAL ENGINEERING CONTRACT. IT IS THE CLIENT'S RESPONSIBILITY TO OBTAIN NECESSARY PERMITS AND TO PROTECT THE PROJECT FROM UNLAWFUL INTERFERENCE.



S Fowler Ave

11640 S Fowler Ave

S Fowler Ave



Property is:

- **Not a unique circumstance**



# 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**