



DEPARTMENT of PUBLIC WORKS and PLANNING DEVELOPMENT SERVICES DIVISION

VA 4146

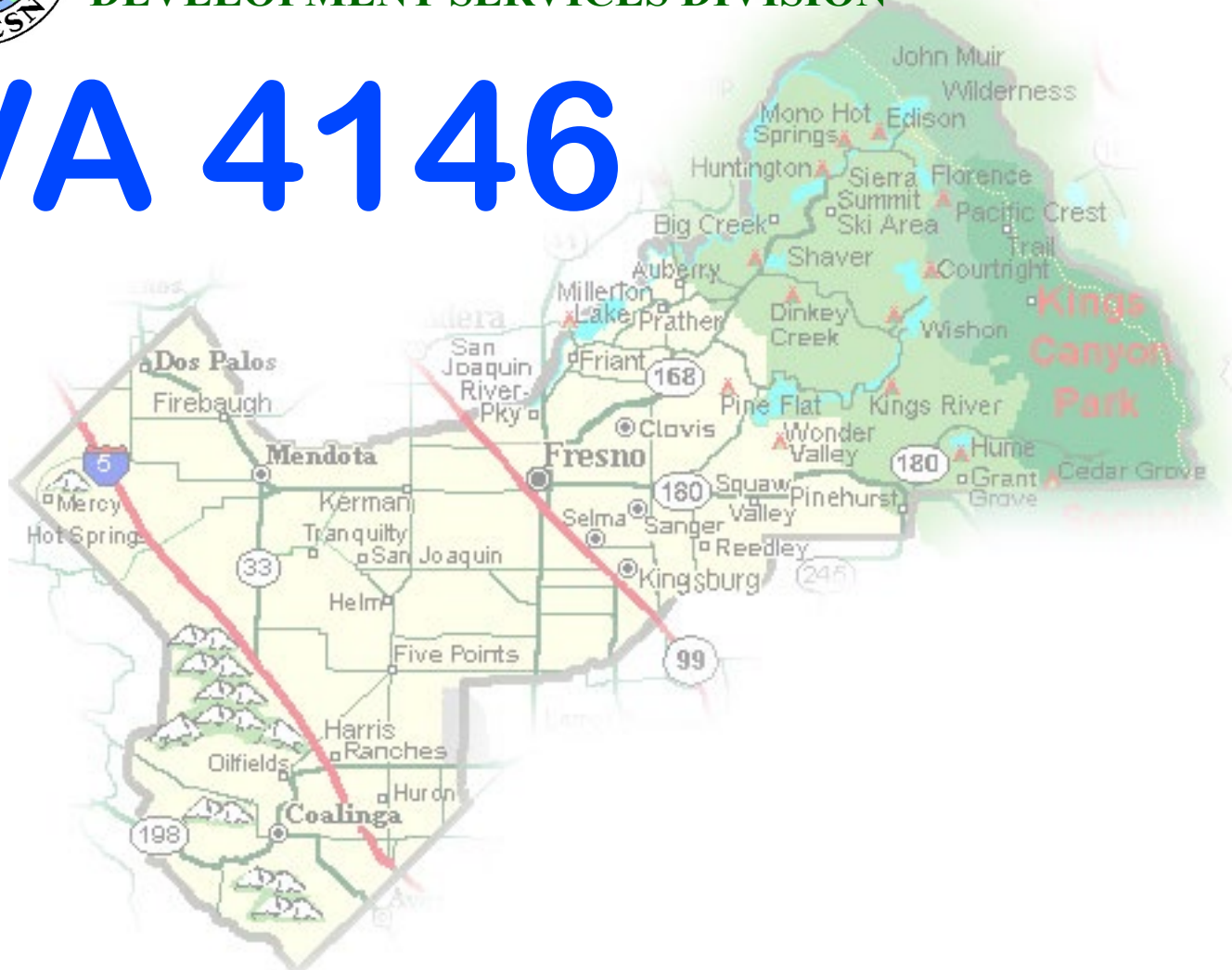
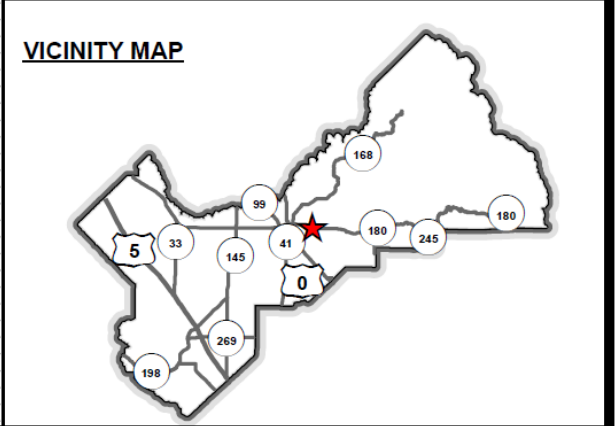
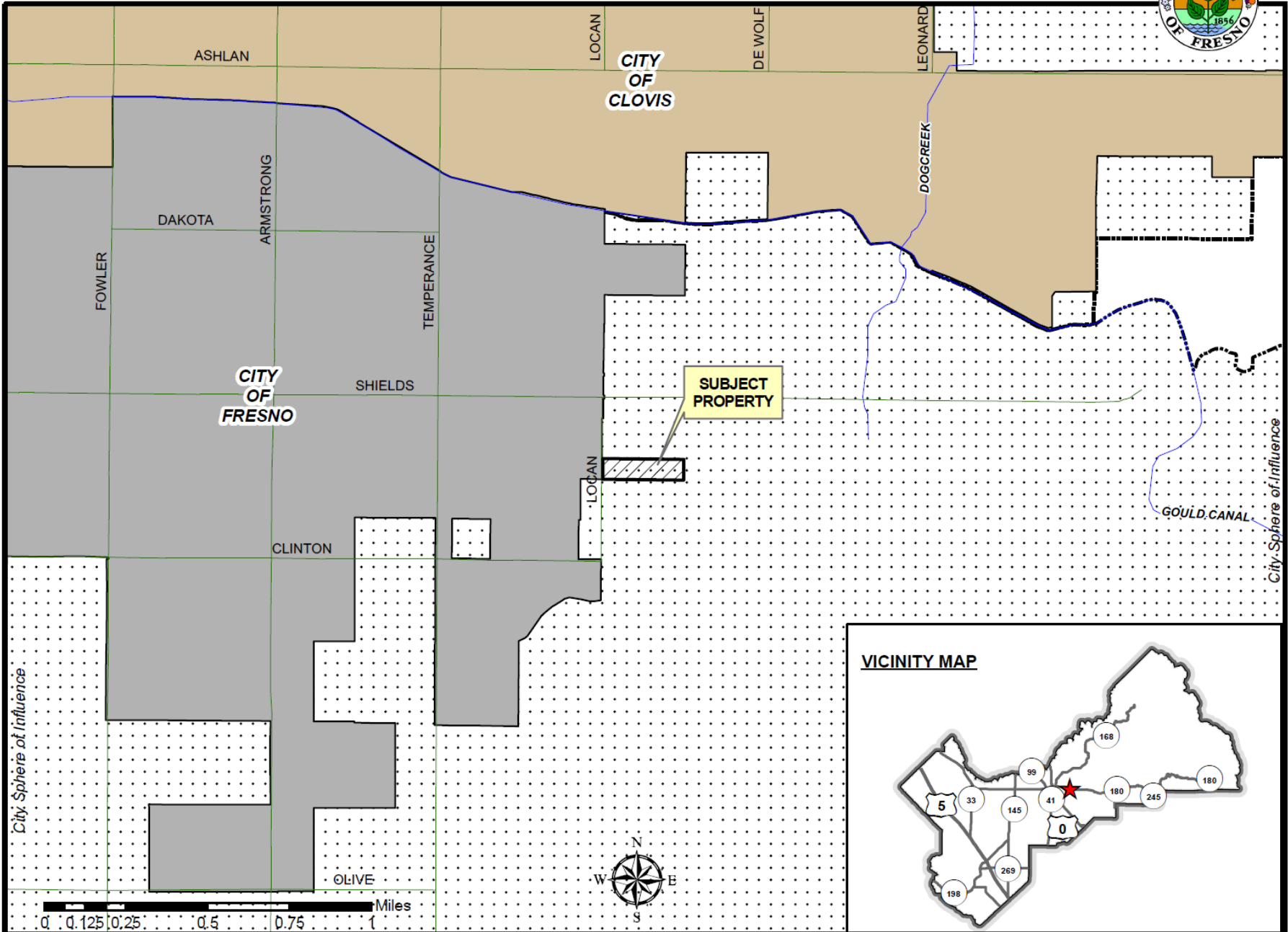


EXHIBIT 2
LOCATION MAP

VA 4146



EXISTING ZONING MAP

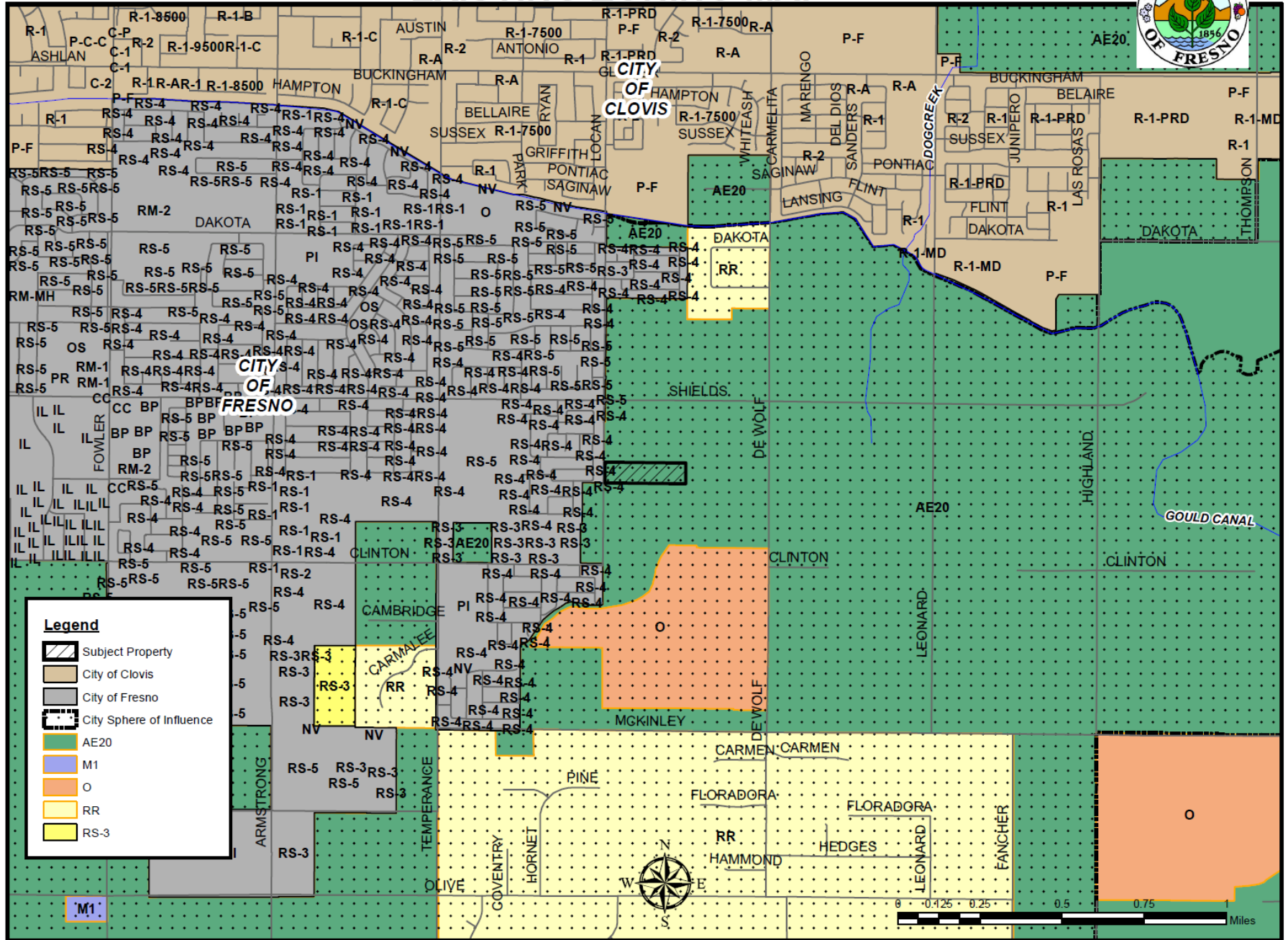
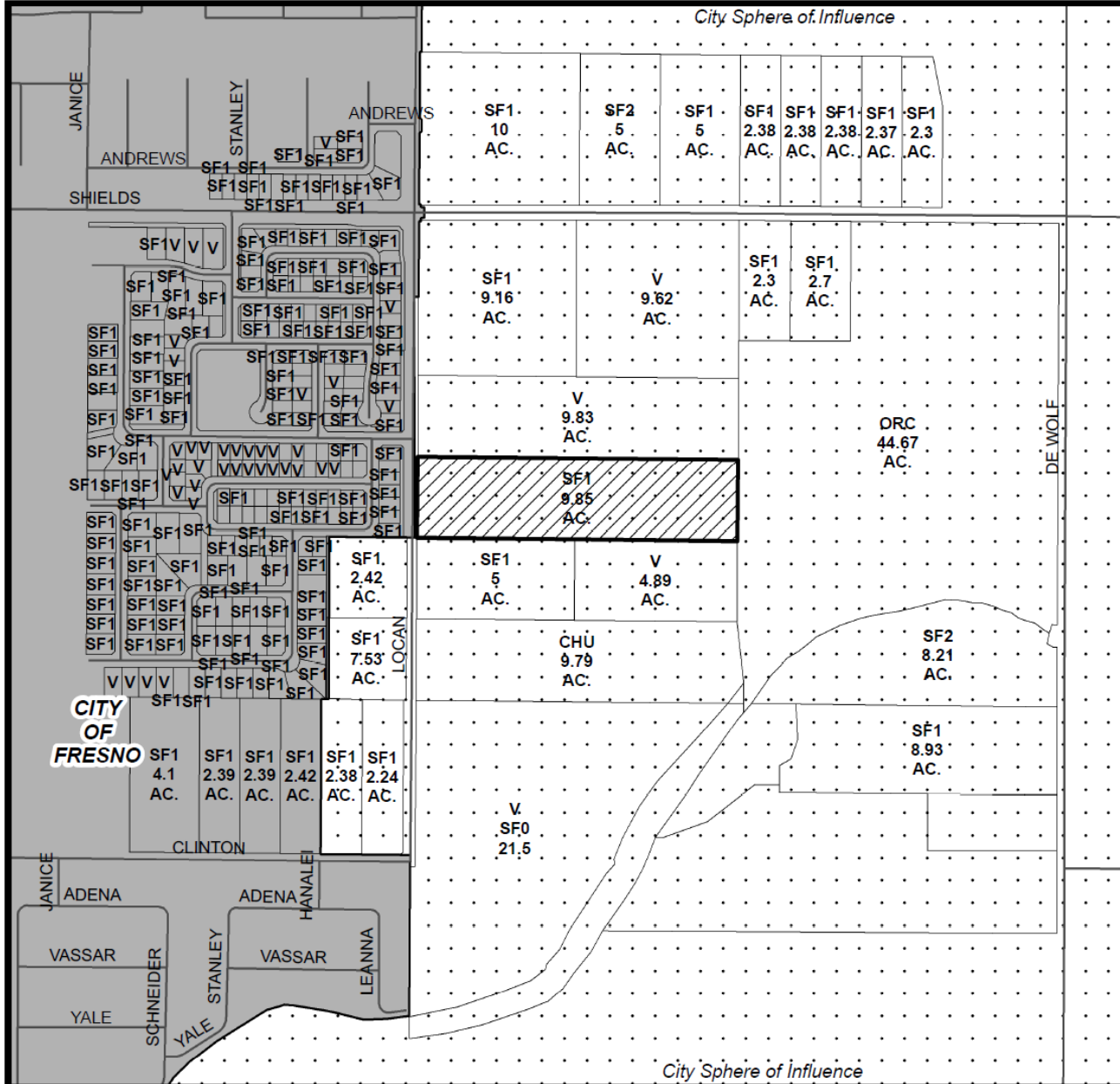


EXHIBIT 3

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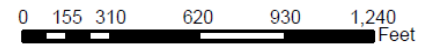
EXISTING LAND USE MAP



LEGEND	
	CHU - CHURCH
	ORC - ORCHARD
	SF#- SINGLE FAMILY RESIDENCE
	V - VACANT

LEGEND:

- Subject Property
- City of Fresno
- City Sphere of Influence



Department of Public Works and Planning
Development Services Division

EXHIBIT 4

City of Fresno Opposed (Ex. 9)

- Growth Area (Southeast Development Area)
- Mixed Residential (Density Range: 8)
 - (60-units per acre)

APPROVED VARIANCES WITHIN A HALF MILE RADIUS

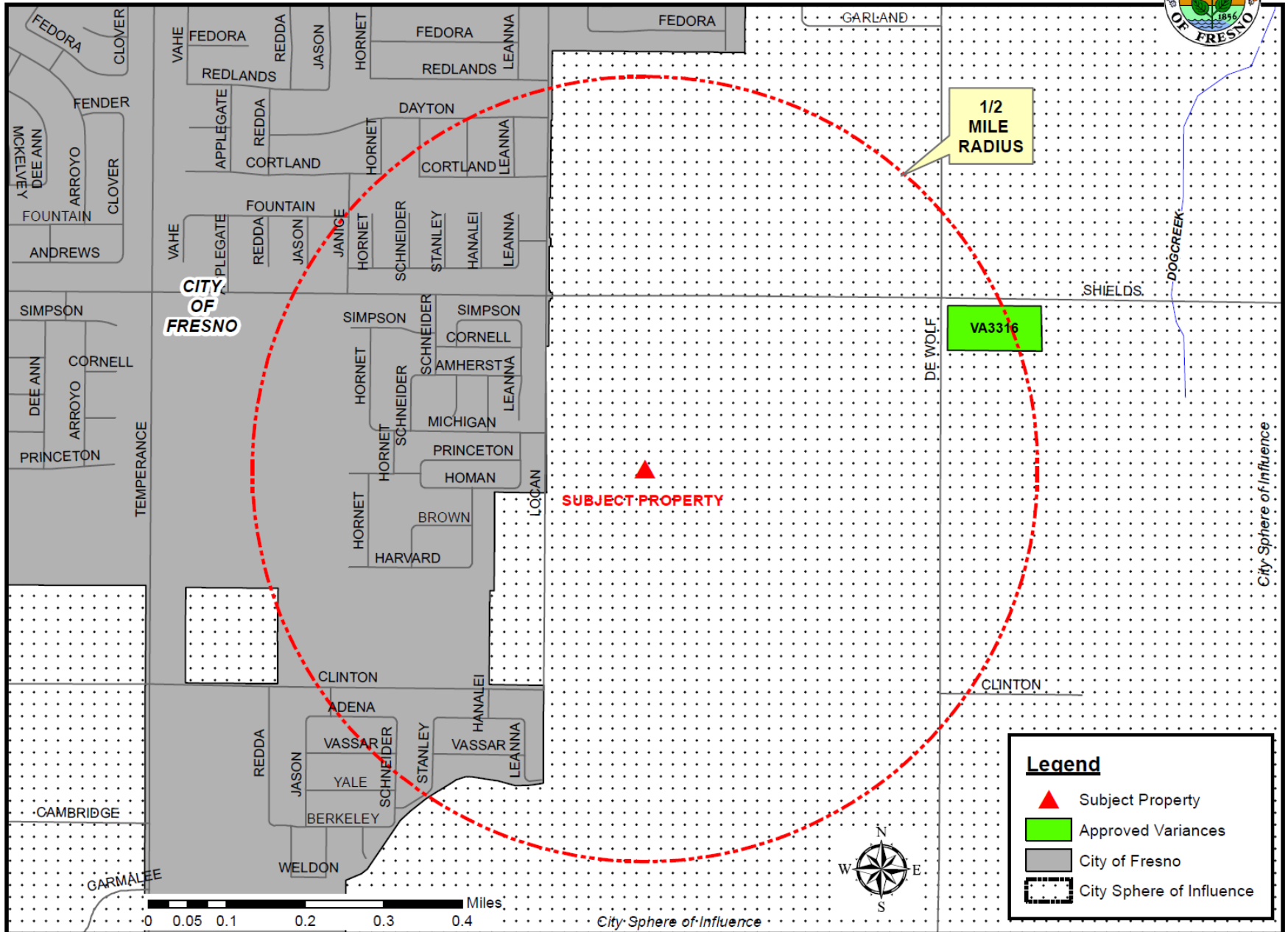


EXHIBIT 5



N Locan Ave

N Locan Ave

2744 N Locan 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	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	NO
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**