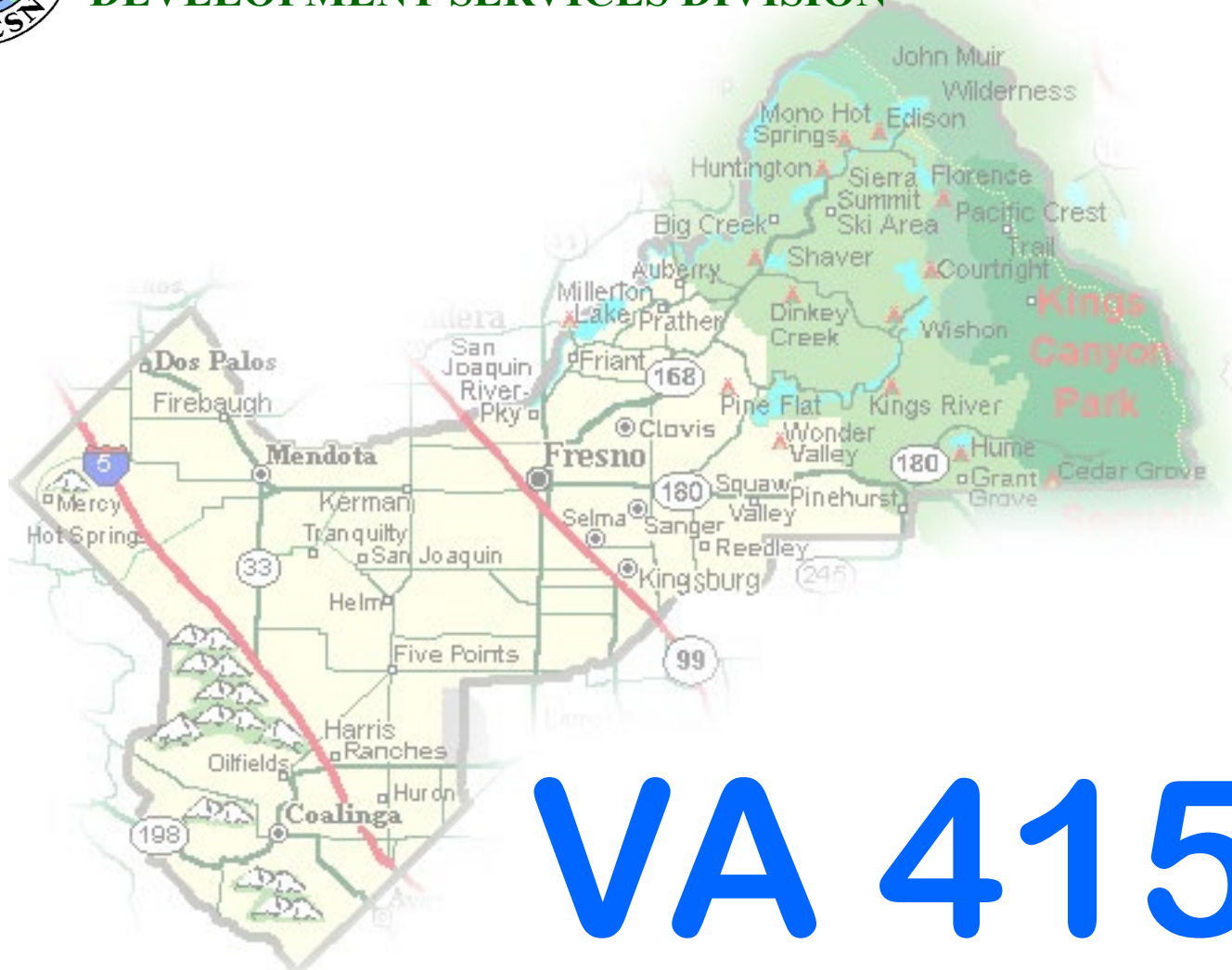




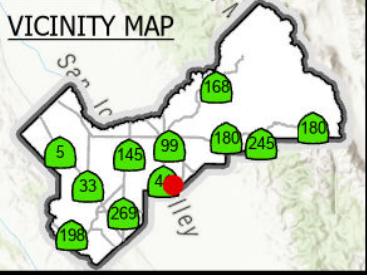
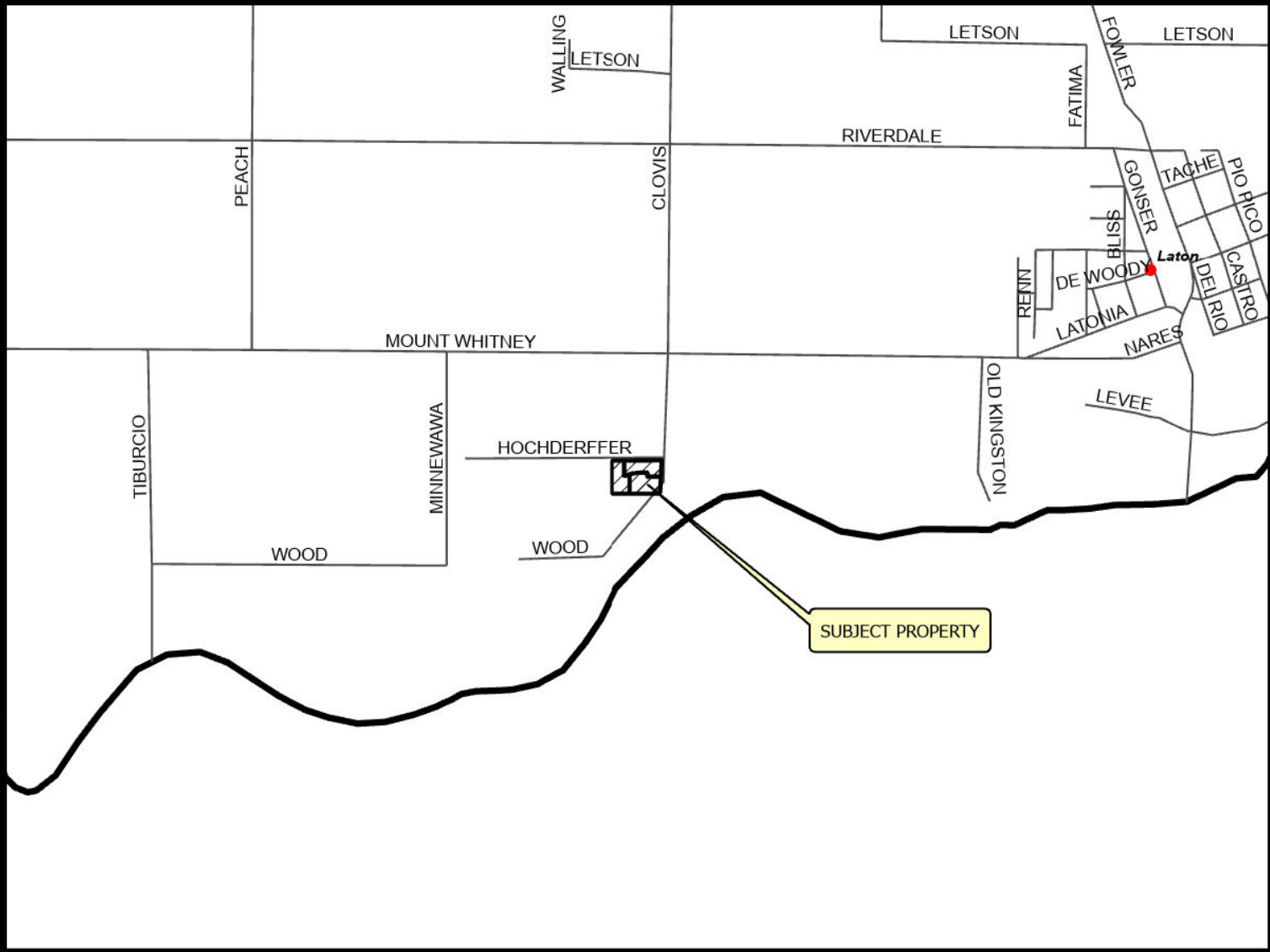
DEPARTMENT of PUBLIC WORKS and PLANNING
DEVELOPMENT SERVICES DIVISION



VA 4151

Legend

 Subject Property

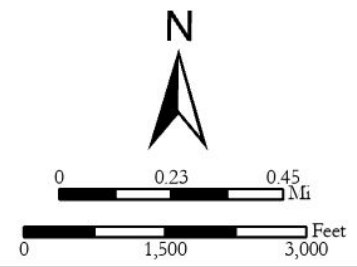


LOCATION MAP

VA4151

2023

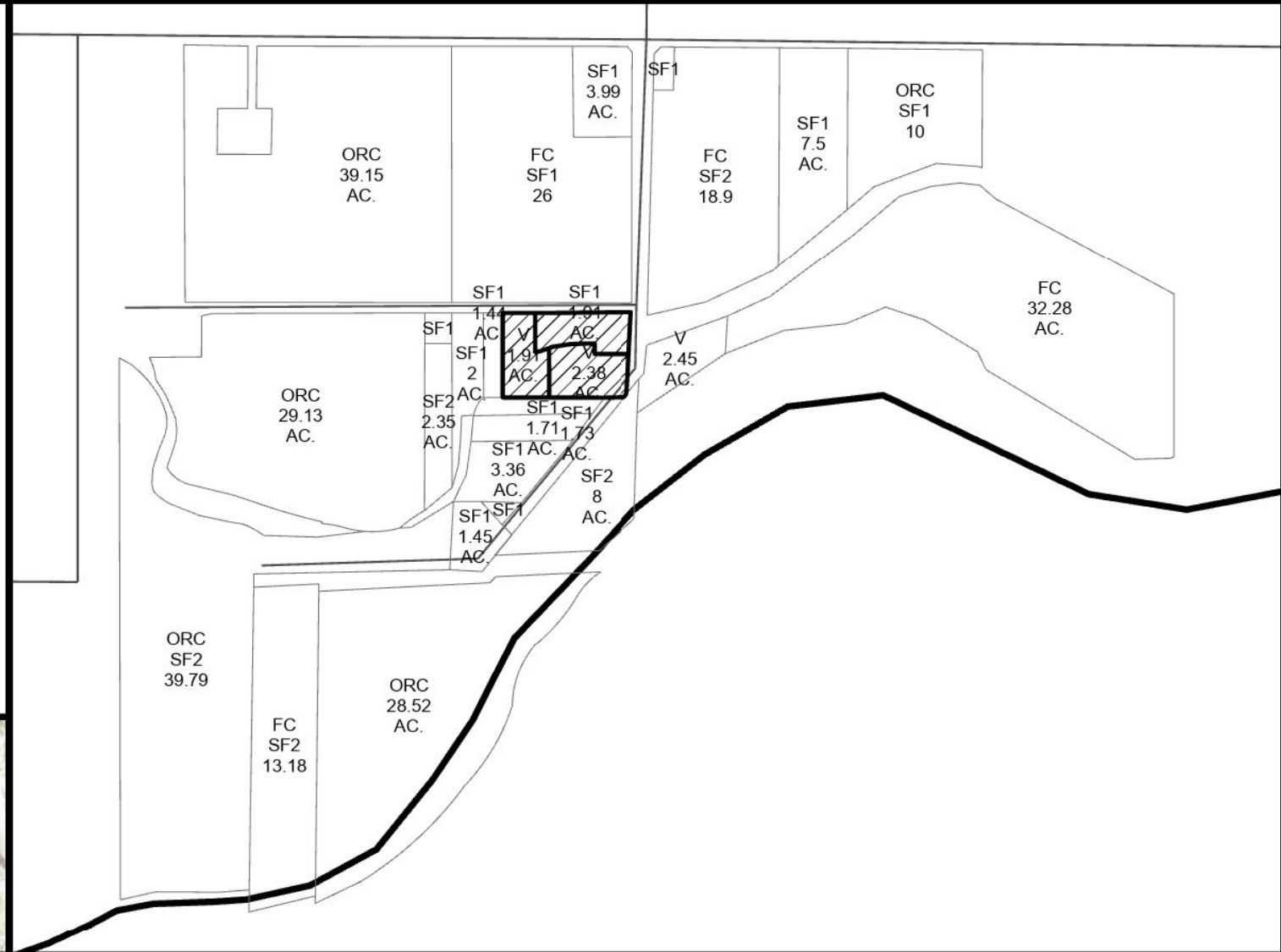
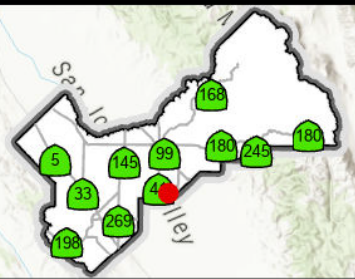
Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
Person Prepared by : chuang
On Date : 4/26/2023



LEGEND:

 Subject Property

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

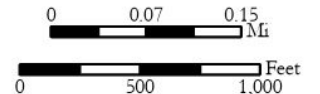


Existing Land Use Map



VA4151

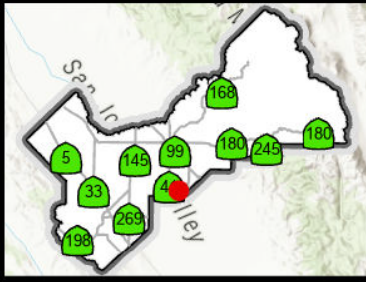
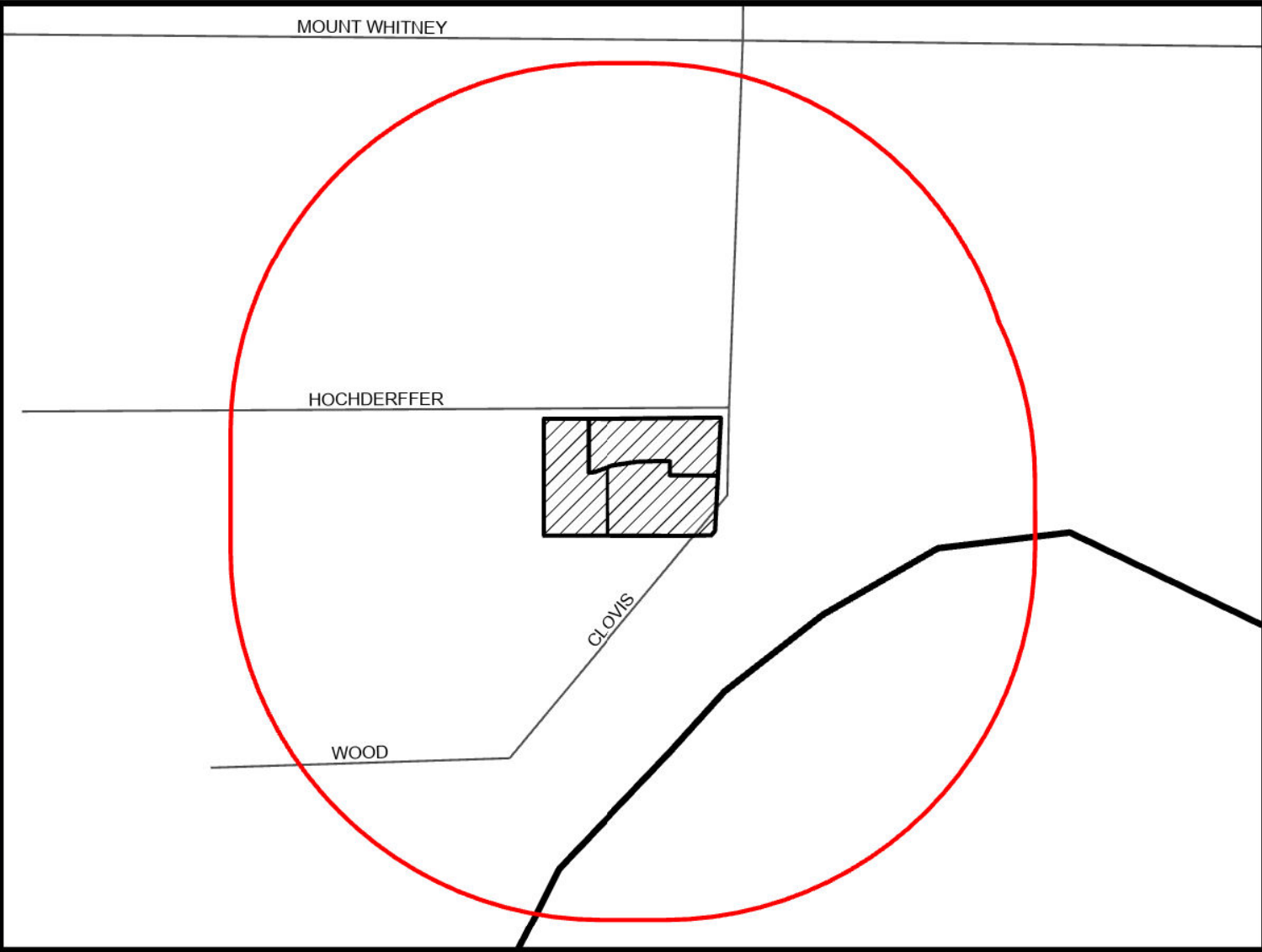
2023

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
 Person Prepared by : chuang
 On Date : 4/26/2023



Legend

-  Subject Property
-  Quarter_Mile Radius

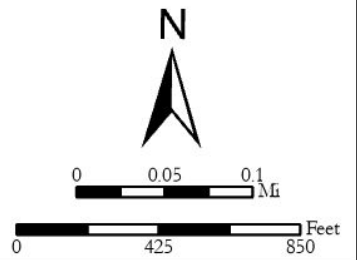


Proximity Map

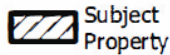
VA4151

2023

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
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On Date : 4/26/2023

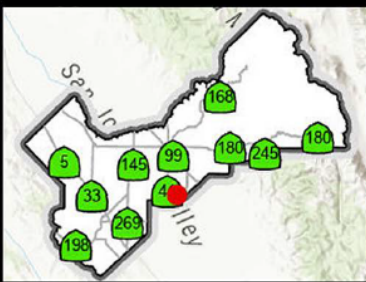
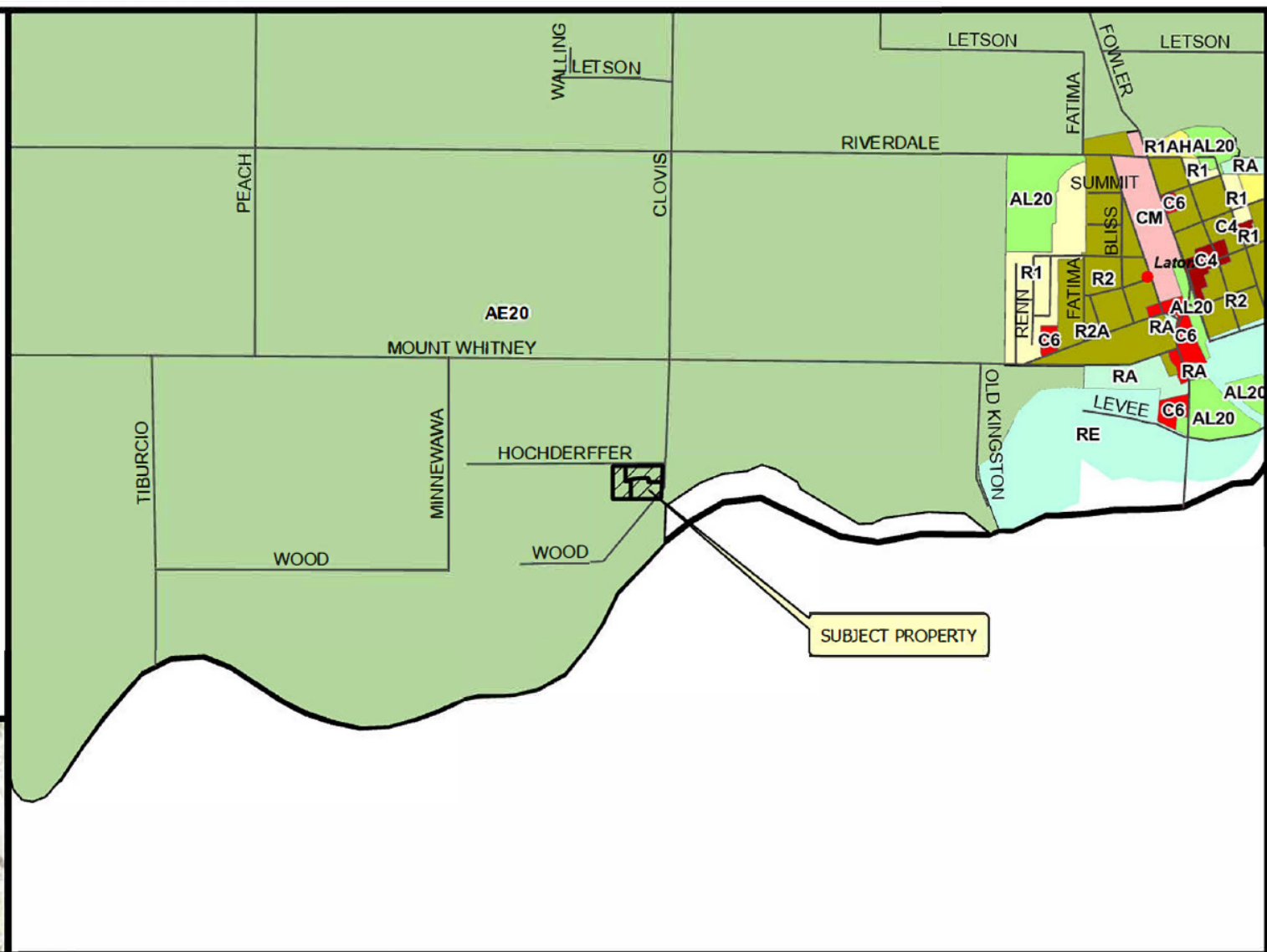


Legend



Subject Property

- C6
- CM
- AE20
- AL20
- C4
- R1
- R1AH
- R2
- R2A
- RA
- RE

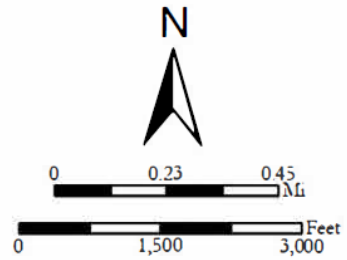


Existing Zoning Map

VA4151
STR 29 - 17/21

2023

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
 Person Prepared by : chuang
 On Date : 4/26/2023





E Mt Whitney Ave

E Mt Whitney Ave

E Mt Whitney Ave

E Mt Whitney Ave

E Mt Whitney Ave

Hochderffer Rd

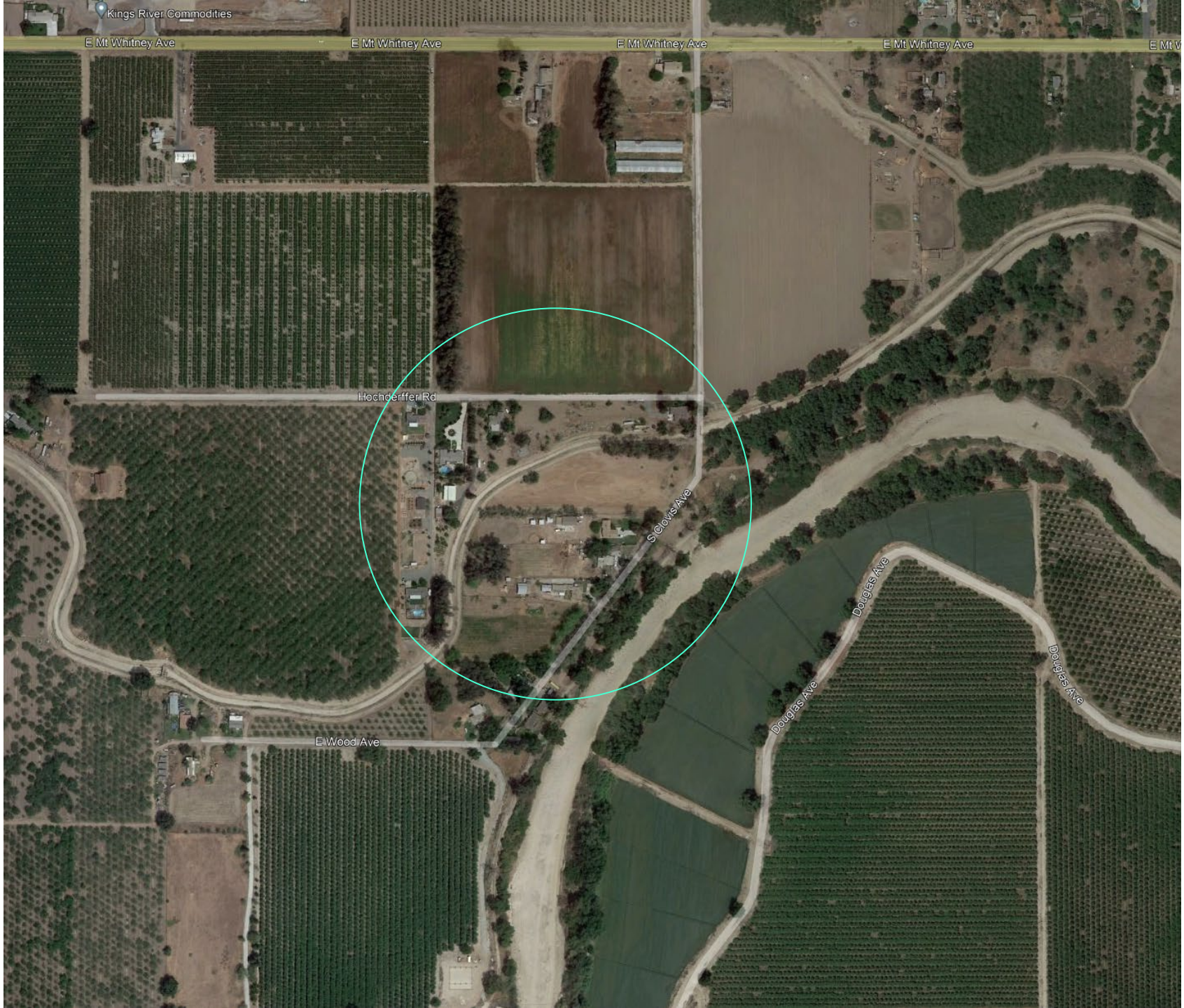
S Clovers Ave

E Wood Ave

Douglas Ave

Douglas Ave

Douglas Ave





Hochderffer Rd

Hochderffer Rd

Hochderffer Rd

S Clovis Ave

S Clovis Ave

S Clovis Ave

OWNER'S STATEMENT:

WE HEREBY APPLY FOR THE DIVISION OF REAL PROPERTY SHOWN ON THIS MAP AND CERTIFY THAT WE ARE THE LEGAL OWNERS OF SAID PROPERTY AND THAT THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

BY: _____ DATE: _____
NAME: _____

LEGAL OWNER & ADDRESS:

OWNER'S NAME: SETH HEARN AND ASHLEE HEARN
MAIL ADDRESS: 2157 STARBUCK WAY
LATON, CA 93242

PROPERTY INFO.:

- ① APN: 057-051-14
EXISTING USE:
RESIDENTIAL/VACANT LAND
EXISTING ZONE:
- ② APN: 057-051-15
EXISTING USE:
RESIDENTIAL/VACANT LAND
EXISTING ZONE:
- ③ APN: 057-051-16
EXISTING USE:
RESIDENTIAL/VACANT LAND
EXISTING ZONE:
- ④ APN: 057-051-17
EXISTING USE:
RESIDENTIAL/VACANT LAND
EXISTING ZONE:
- ⑤ APN: 057-051-18
EXISTING USE:
RESIDENTIAL/VACANT LAND
EXISTING ZONE:

PROPERTY LINE ADJ. No. _____

IN THE COUNTY FRESNO, STATE OF CALIFORNIA
BEING A PORTION OF LOTS 19 AND 20 OF LAQUINA DE TACHE GRANT
IN SECTION 29, TOWNSHIP 17 SOUTH, RANGE 21 EAST,
MOUNT DIABLO BASE AND MERIDIAN
CONSISTING OF ONE SHEET

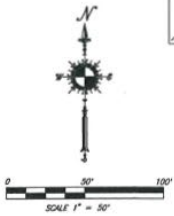
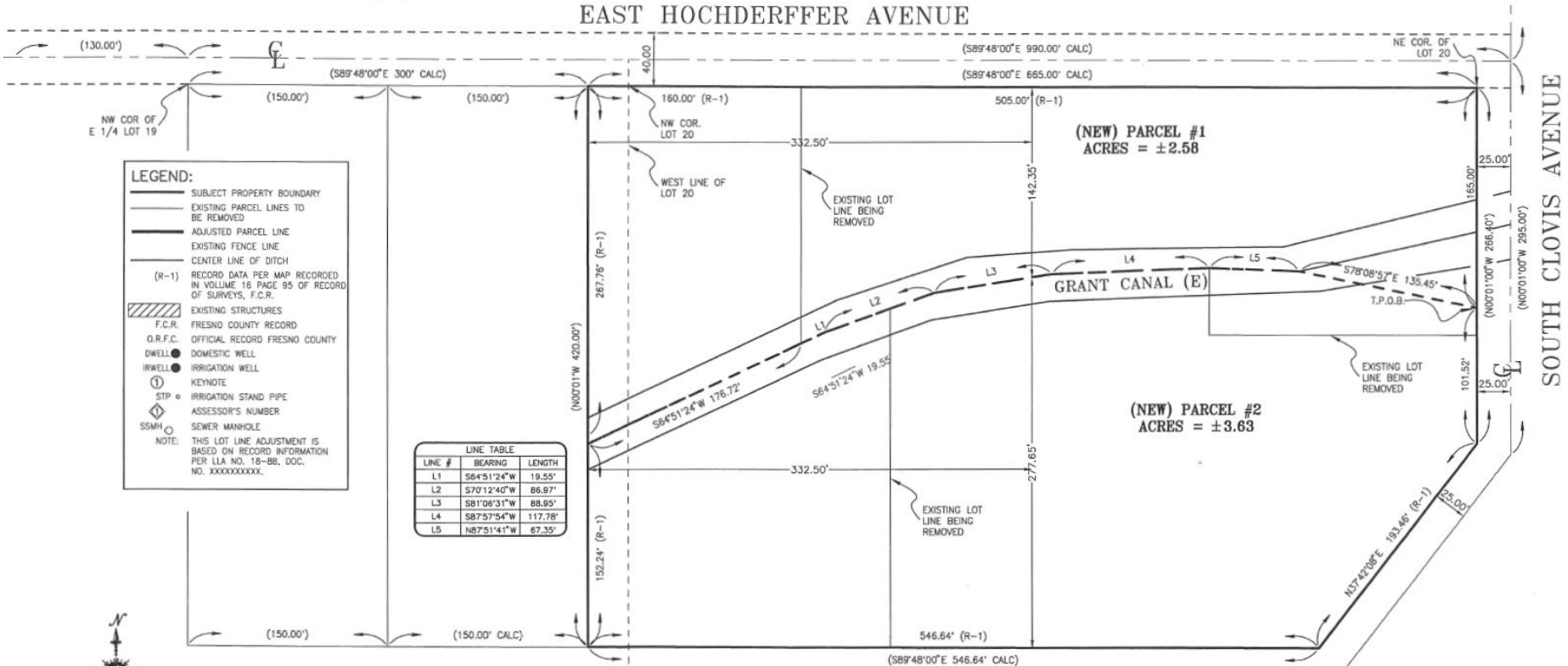
KEY NOTES:

- ① EXISTING FENCE
- ② EXISTING BUILDING
- ③ EXISTING WATER TANK
- ④ EXISTING CAR PORT

NOTE:

ALL STRUCTURE ON SITE ARE EXISTING

POSITION FOR NORTHEAST COR.
OF SEC. 29 17/21



CV **CENTRAL VALLEY**
ENGINEERING AND SURVEYING

2511 LOGAN STREET Tel. (559) 891-8811
SELMA, CA 93662 Fax (559) 891-8815
www.cveas.com Email: info@cveas.com

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FURNISHING SERVICES - PROJECT MANAGEMENT

DATE OF SURVEY	—
JOB NO.	22025PLA
DRAWING NAME:	LLA
DRAWN BY:	B.K.
CHECK BY:	N. SAVOITA
DATE:	05/28/22
REVISION DATE:	

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

Recommended Motion (Approval Action)

- Move to determine that the required Findings can be made based on the information in the Staff Report and move to approve Variance No. 4151, subject to the Conditions and Project Notes attached as Exhibit 1; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

Alternative Motion (Denial Action)

- Move to determine the required Findings cannot be made (stating the basis for not being able to make the findings) and move to deny Variance No. 4151; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

Recommended Conditions of Approval and Project Notes:

See attached Exhibit 1.