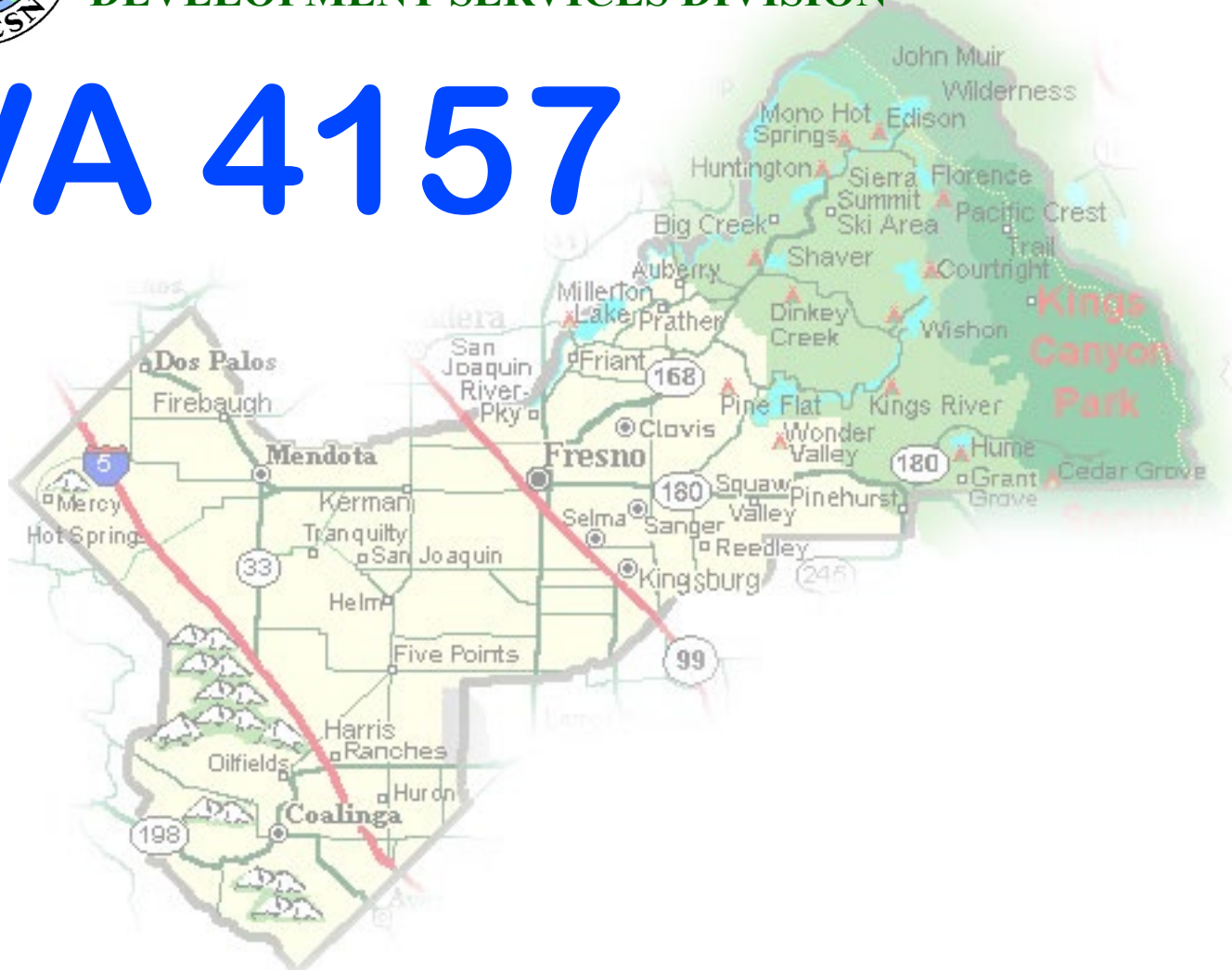


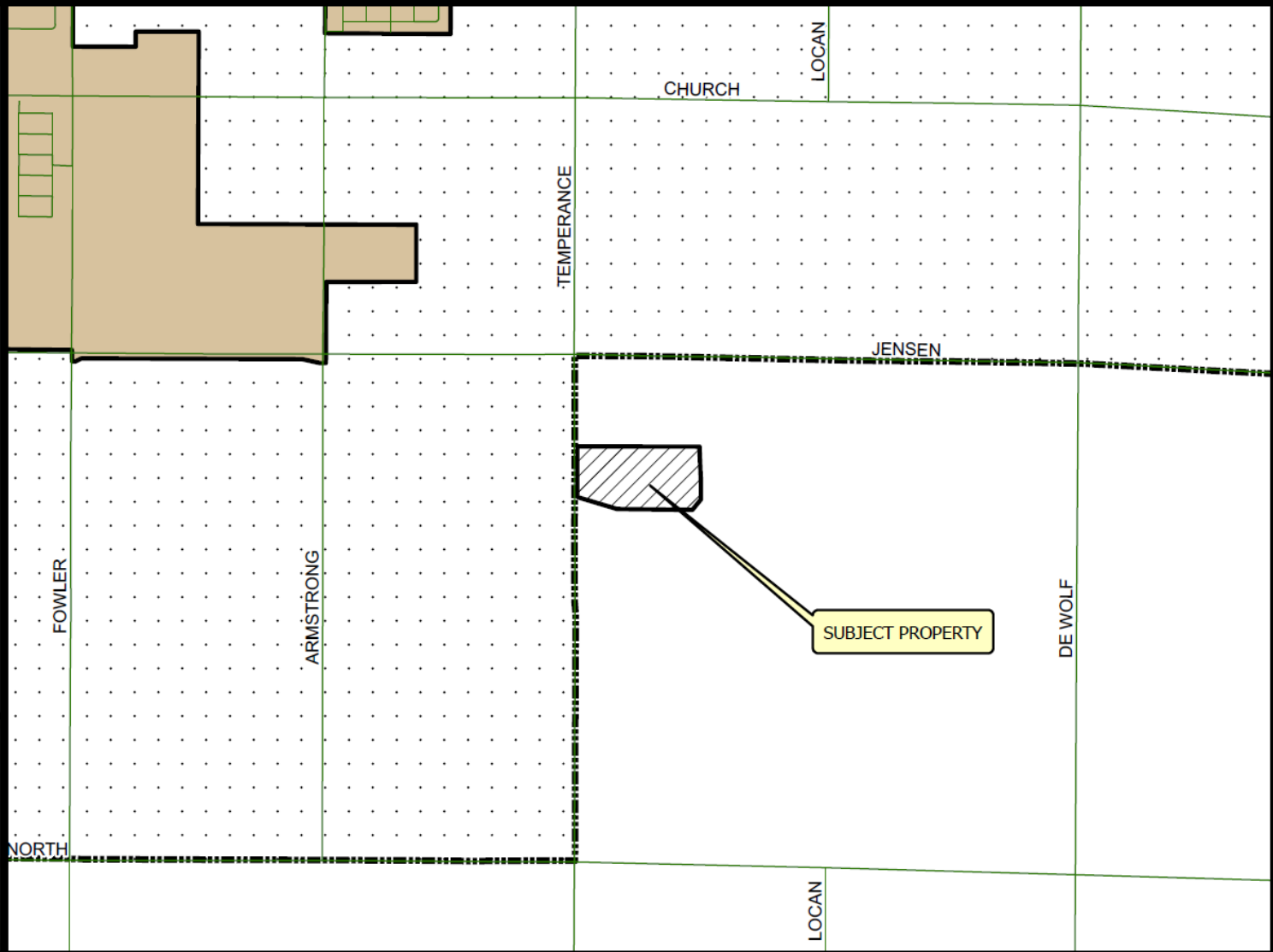
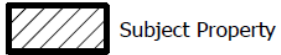


DEPARTMENT of PUBLIC WORKS and PLANNING
DEVELOPMENT SERVICES DIVISION

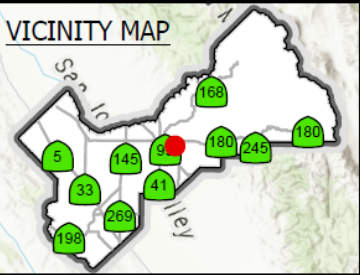
VA 4157



Legend



VICINITY MAP

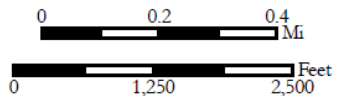


LOCATION MAP



VA 4157

2023

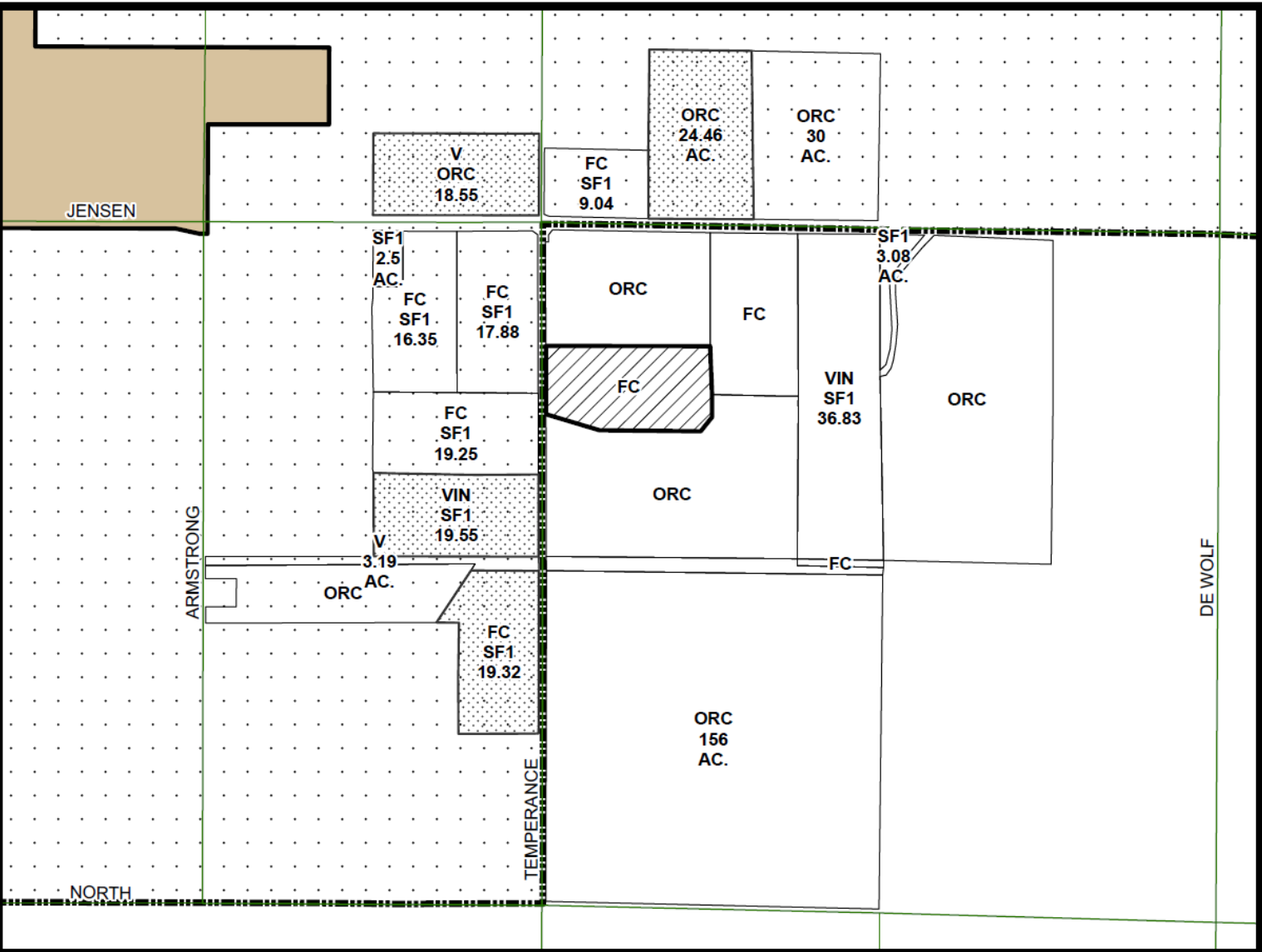
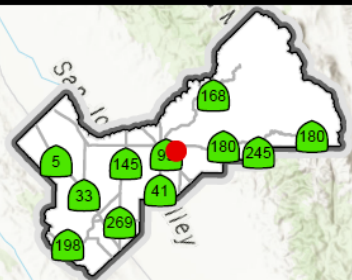
Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
Person Prepared by : chuang
On Date : 11/13/2023



LEGEND:

-  Subject Property
-  Ag Contract Land

P_LEGEND
FC - FIELD CROP
ORC - ORCHARD
SF#- SINGLE FAMILY RESIDENCE
V - VACANT
VIN - VINEYARD

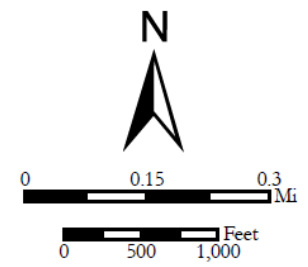


Existing Land Use Map






VA 4157

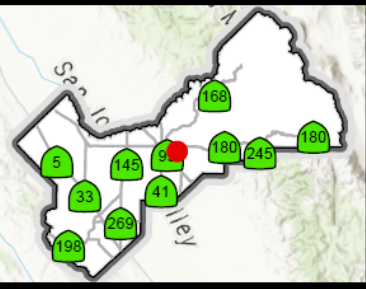
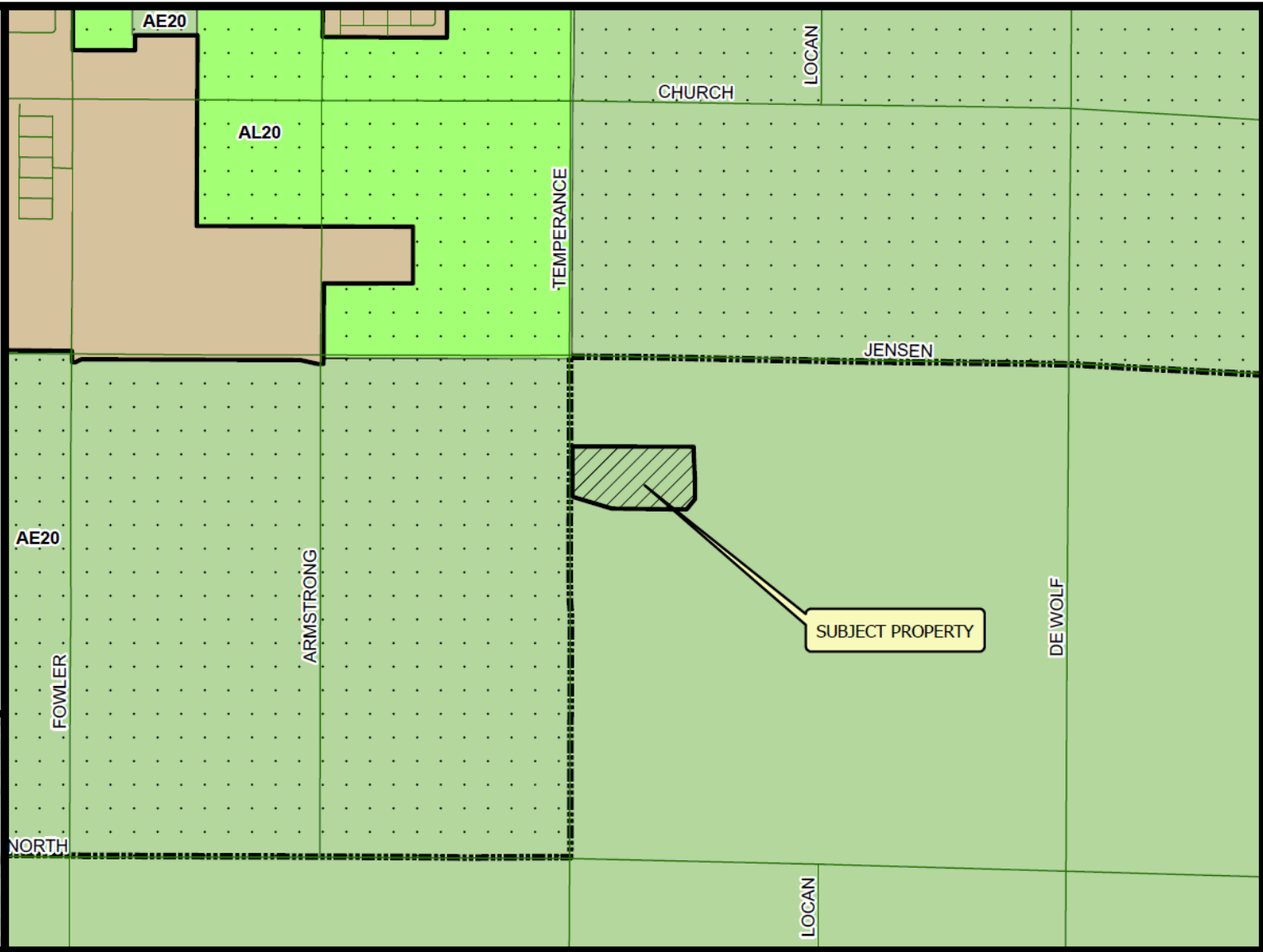
2023

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
 Person Prepared by : chuang
 On Date : 11/13/2023



Legend

-  Subject Property
-  Fresno
-  City Sphere of Influence
-  AE20
-  AL20

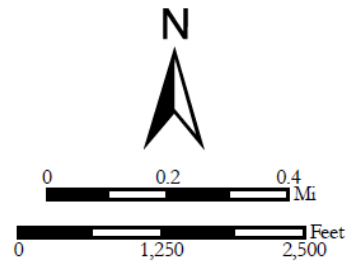


Existing Zoning Map


VA 4157
STR 23 - 14S / 23E

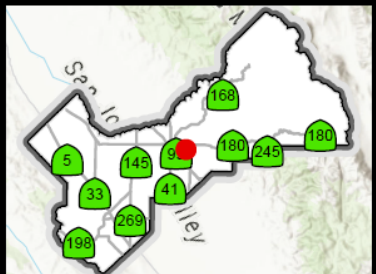
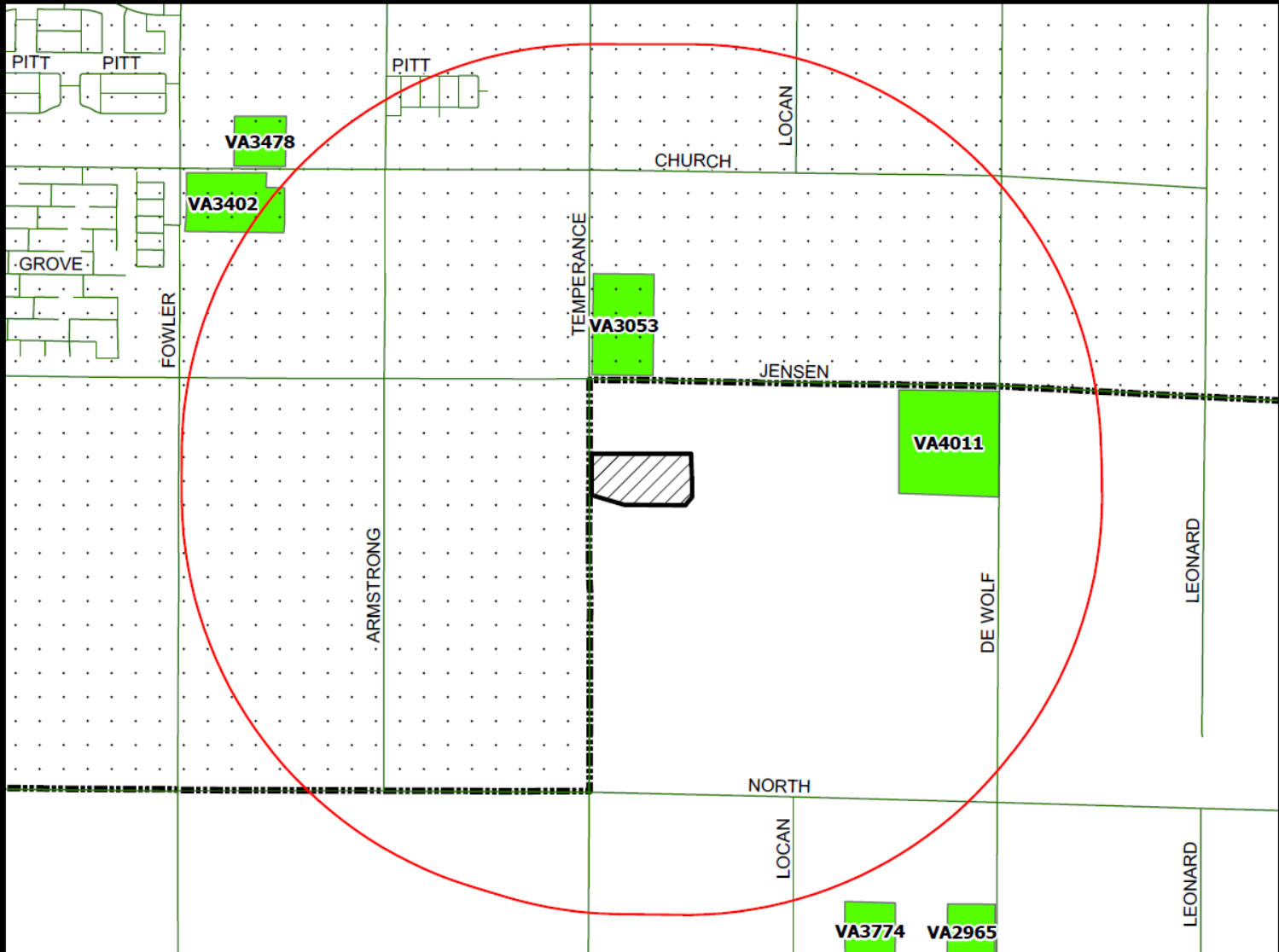
2023

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
Person Prepared by : chuang
On Date : 11/13/2023



Legend

-  One Buffer Mile
-  Subject Property
-  City Sphere of Influence
-  VA Permits

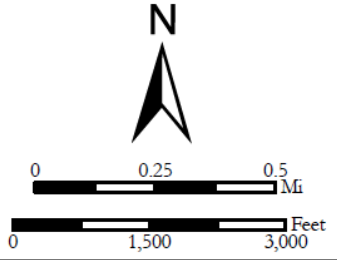


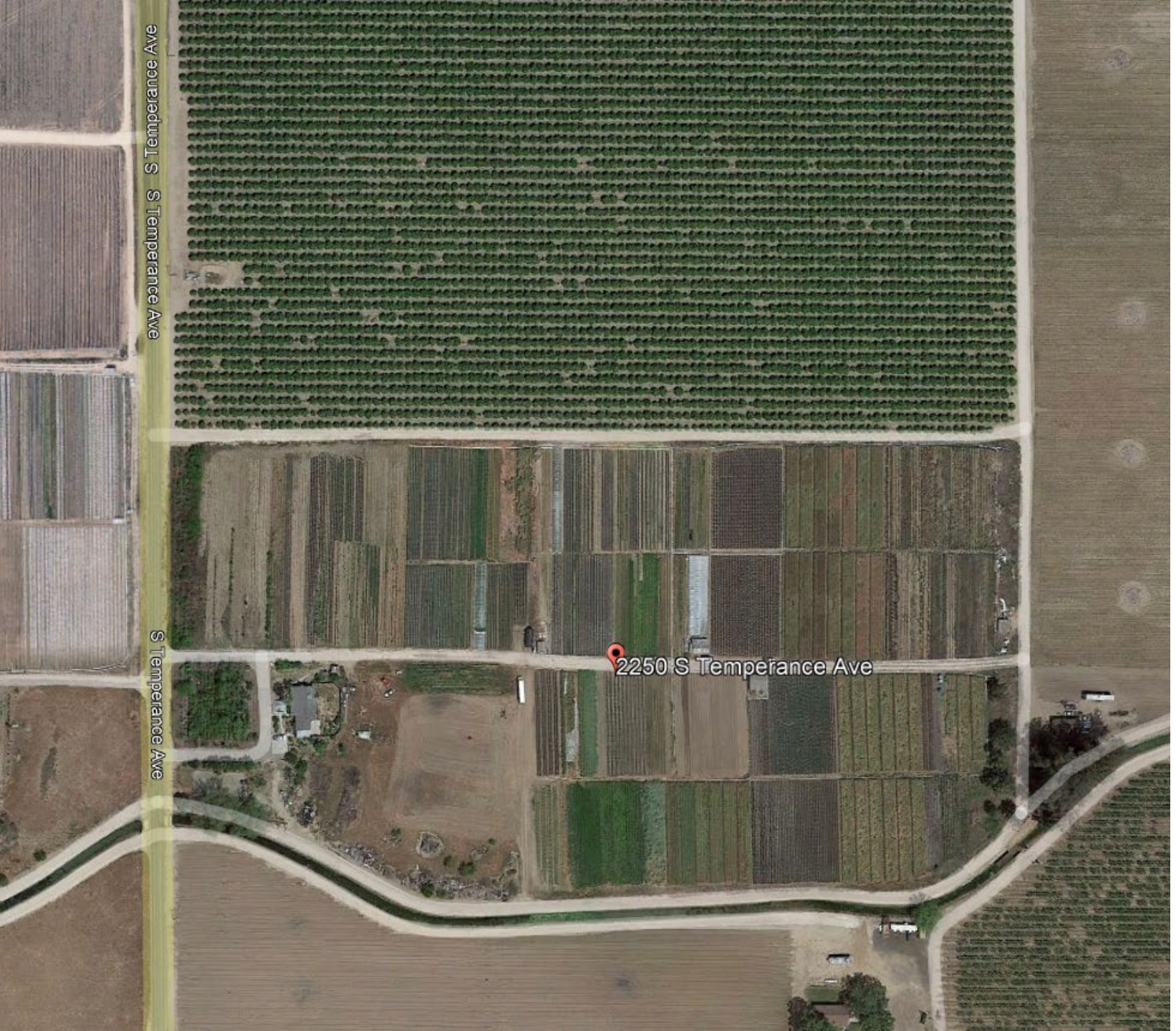
Proximity Map

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Person Prepared by : chuang
On Date : 11/13/2023





ave/ncunrduw1 S Temperance Ave

S Temperance Ave

2250 S Temperance Ave



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Property is:

- **No unique circumstance**

Property is:

- No unique circumstance
- **Not deprived of property right enjoyed by others**

Property is:

- No unique circumstance
- Not deprived of property right enjoyed by others
- **Inconsistent with General Plan (20-acre minimum)**

- **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**