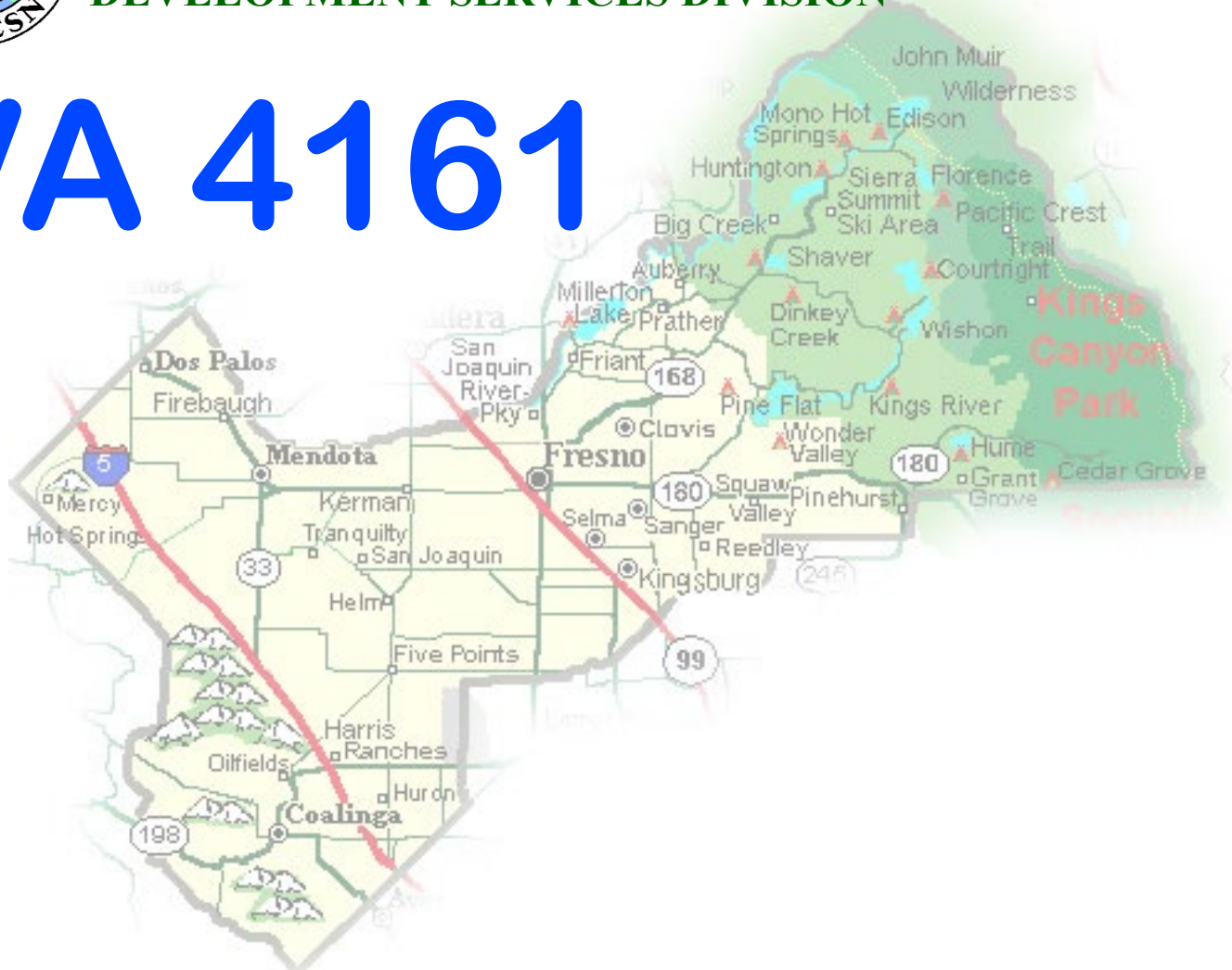
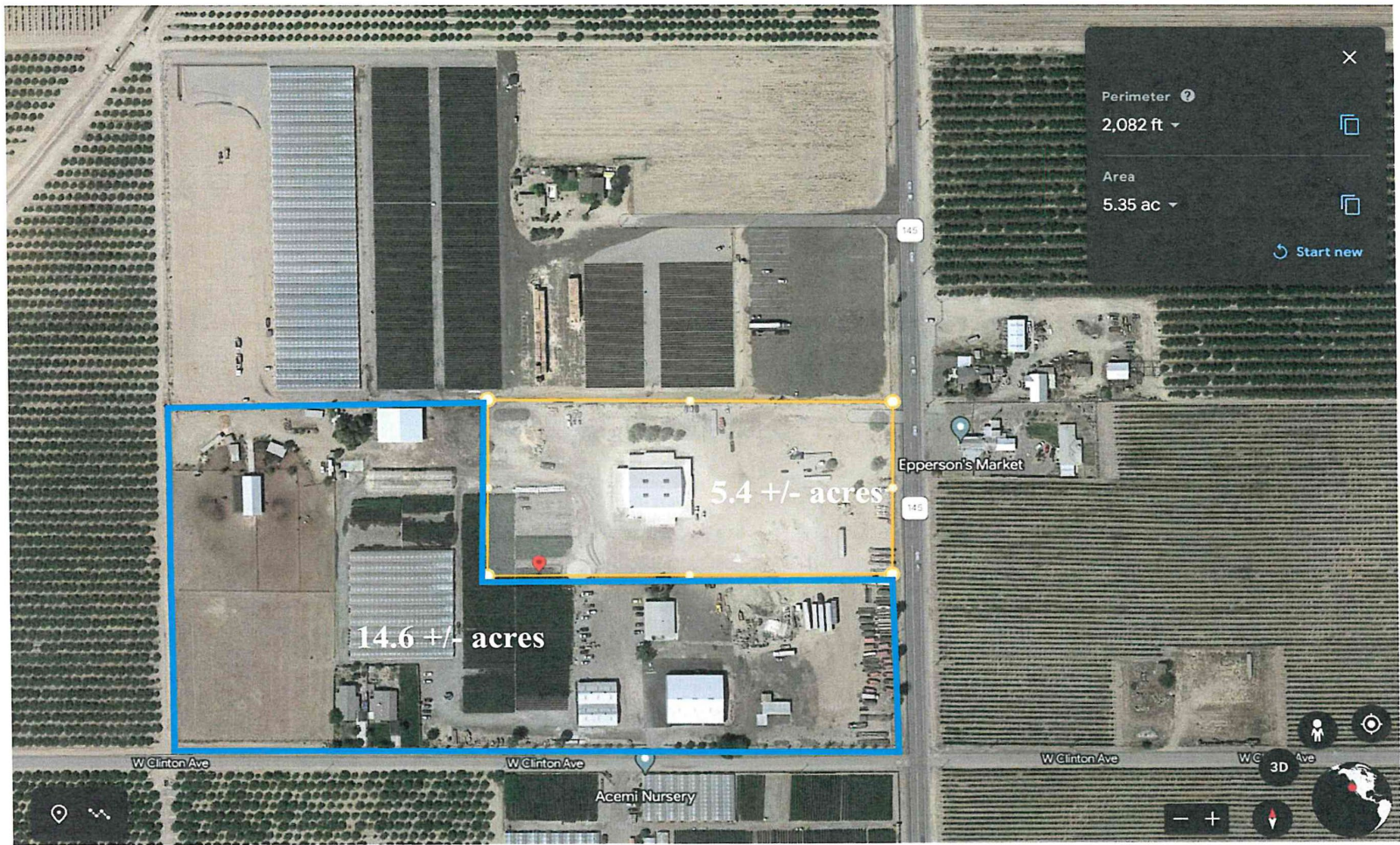




DEPARTMENT of PUBLIC WORKS and PLANNING
DEVELOPMENT SERVICES DIVISION

VA 4161





Perimeter 2,082 ft
Area 5.35 ac
Start new

5.4 +/- acres

14.6 +/- acres

W Clinton Ave

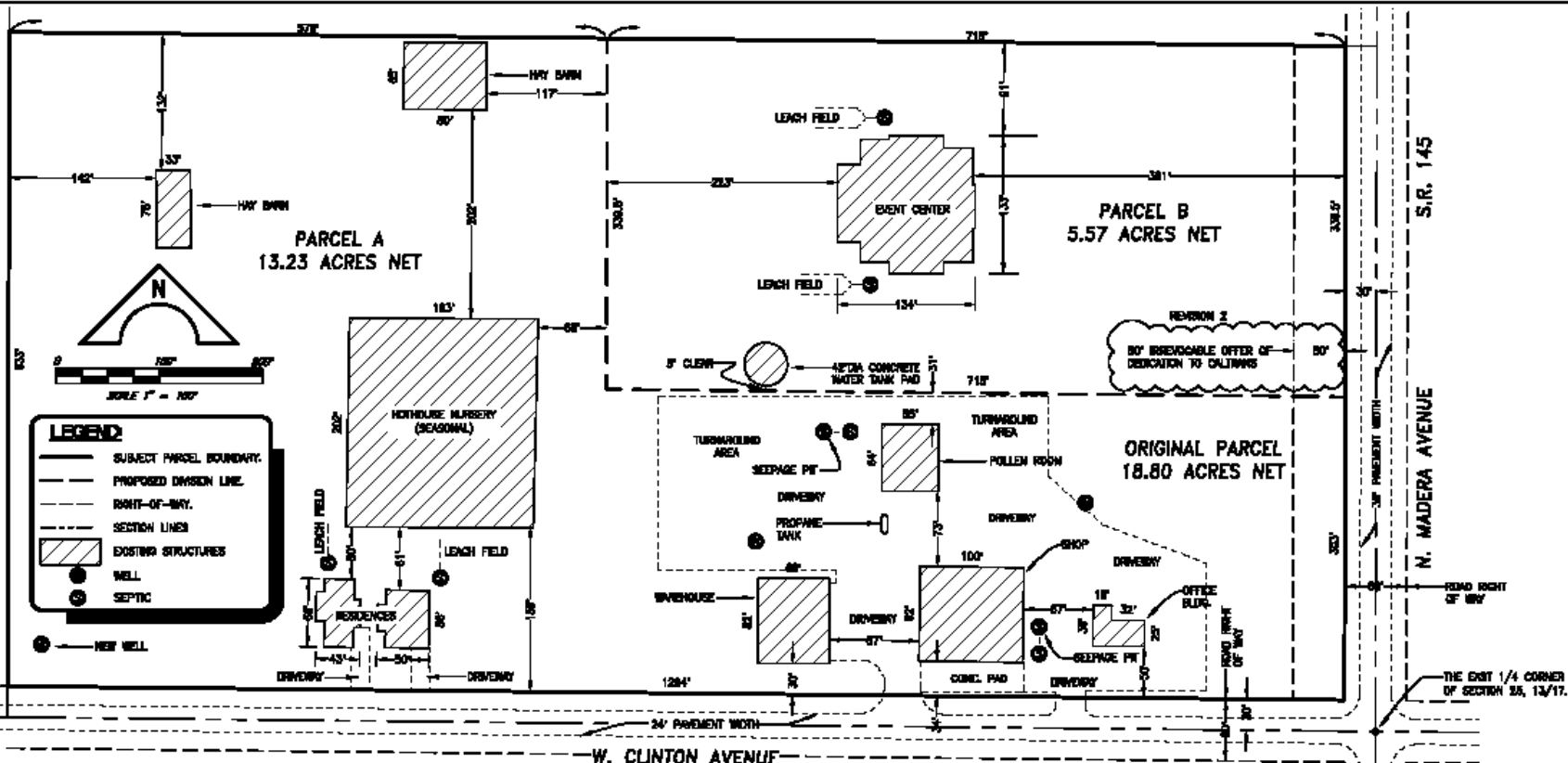
W Clinton Ave

W Clinton Ave

W Clinton Ave

Acemi Nursery

Epperson's Market



NOTES

1. PROPERTY OWNER: MADERA PROPERTIES HOLDING LLC, 3021 N. HOWARD AVE., KERRMAN, CA 93630-0819
2. PREPARED BY: ESP SURVEYING, INC., 558-442-0883, 2080 N. MADERA AVE., FRESNO, CA 93727
3. PROPERTY ADDRESS: 2673 N. MADERA AVE., KERRMAN, CA 93630-8773
4. AGENT'S PARCEL No: 015-410-03
5. ORIGINAL PARCEL SIZE: 18.80 ACRES NET

**SITE PLAN
VARIANCE
APP. No. 4161**

IN THE CITY OF KERRMAN,
COUNTY OF FRESNO, STATE OF CALIFORNIA

PROJECT INFORMATION		CLIENT: ALMRO GARCIA	
NAME: GARCIA SITE PLAN-KERRMAN		COUNTY OF FRESNO	
TWP. 18N., R. 12E., S. 17, 25, MERRIM		STATE OF CALIFORNIA	



ESP SURVEYING
2080 N. MADERA AVE
FRESNO, CA
Tel. 558.442.0880
Fax 558.442.0884
www.espinc.com

DATE OF SURVEY	8/28/2023
ESP JOB No.	23028
DRAWN BY	ESG
DRAWN DATE	10/27/2023
REV 1	11/29/2023
REV 2	02/28/2024



View from North to South:









Unique Circumstance

- In 1912 Kerman High School started operating on this parcel.
- Kerman High School's infrastructure has been converted and used for permitted High Intensity Park.
- For 111 years the site has not been sustained as an agricultural use.

Property Right

- Site has been approved for a high intensity park under CUP 3501.
- Liabilities and operational differences between the two uses must be separated.

No Adverse Affect

- No detriment to local area

General Plan

- Not contrary to objectives of General Plan
- Variance does not present new opportunities for additional homes or uses beyond those already permitted

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