



DEPARTMENT of PUBLIC WORKS and PLANNING
DEVELOPMENT SERVICES & CAPITAL PROJECTS DIVISION

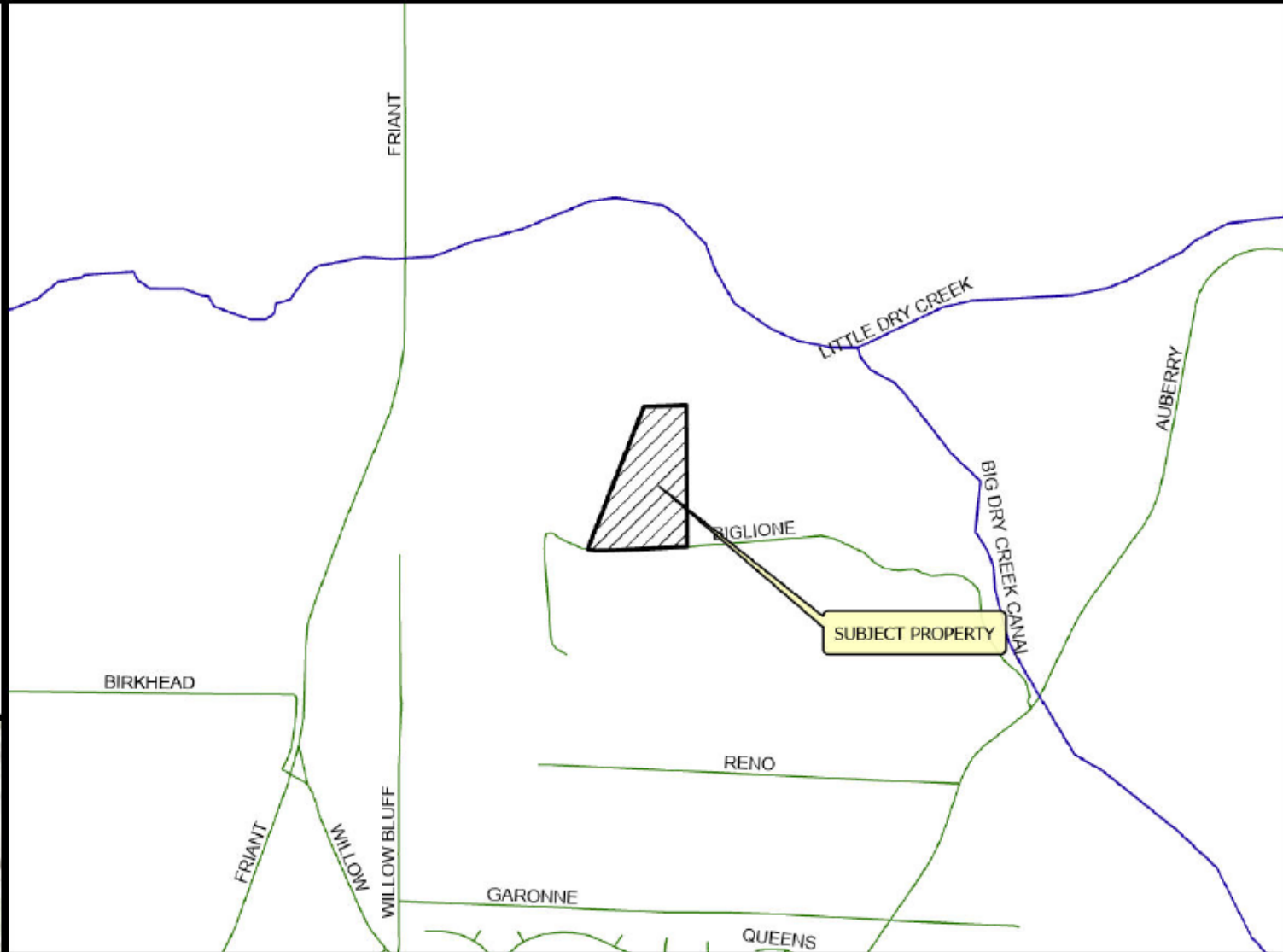
VA 4183



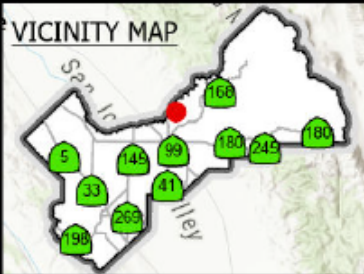
Legend



Subject Property



VICINITY MAP



LOCATION MAP

VA4183

2025

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division

Person Prepared by : mdo

On Date : 2/12/2025



LEGEND:



Subject Property

LEGEND

GRZ - GRAZING

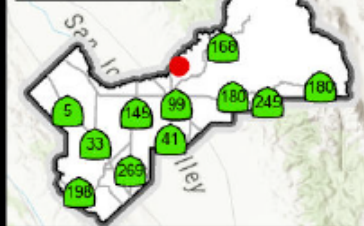
V - VACANT

FC - FIELD CROP

SF#- SINGLE FAMILY RESIDE

ORC - ORCHARD

VICINITY MAP



Existing Land Use Map

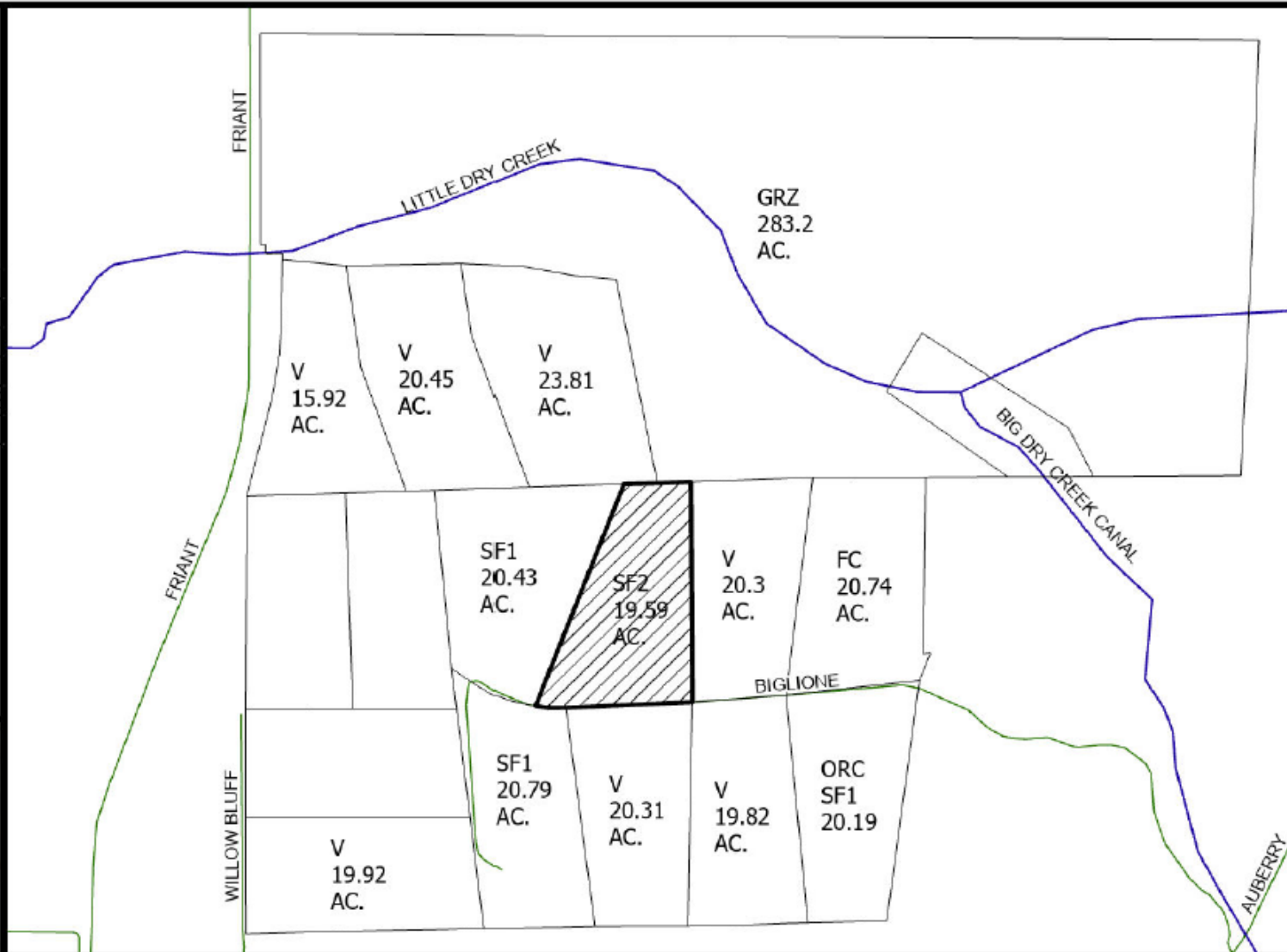
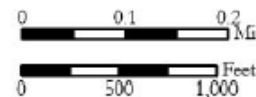
VA4183

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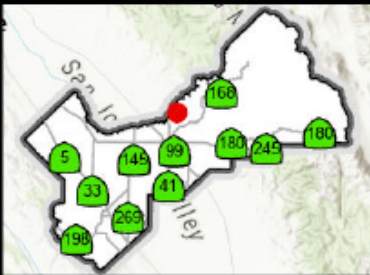
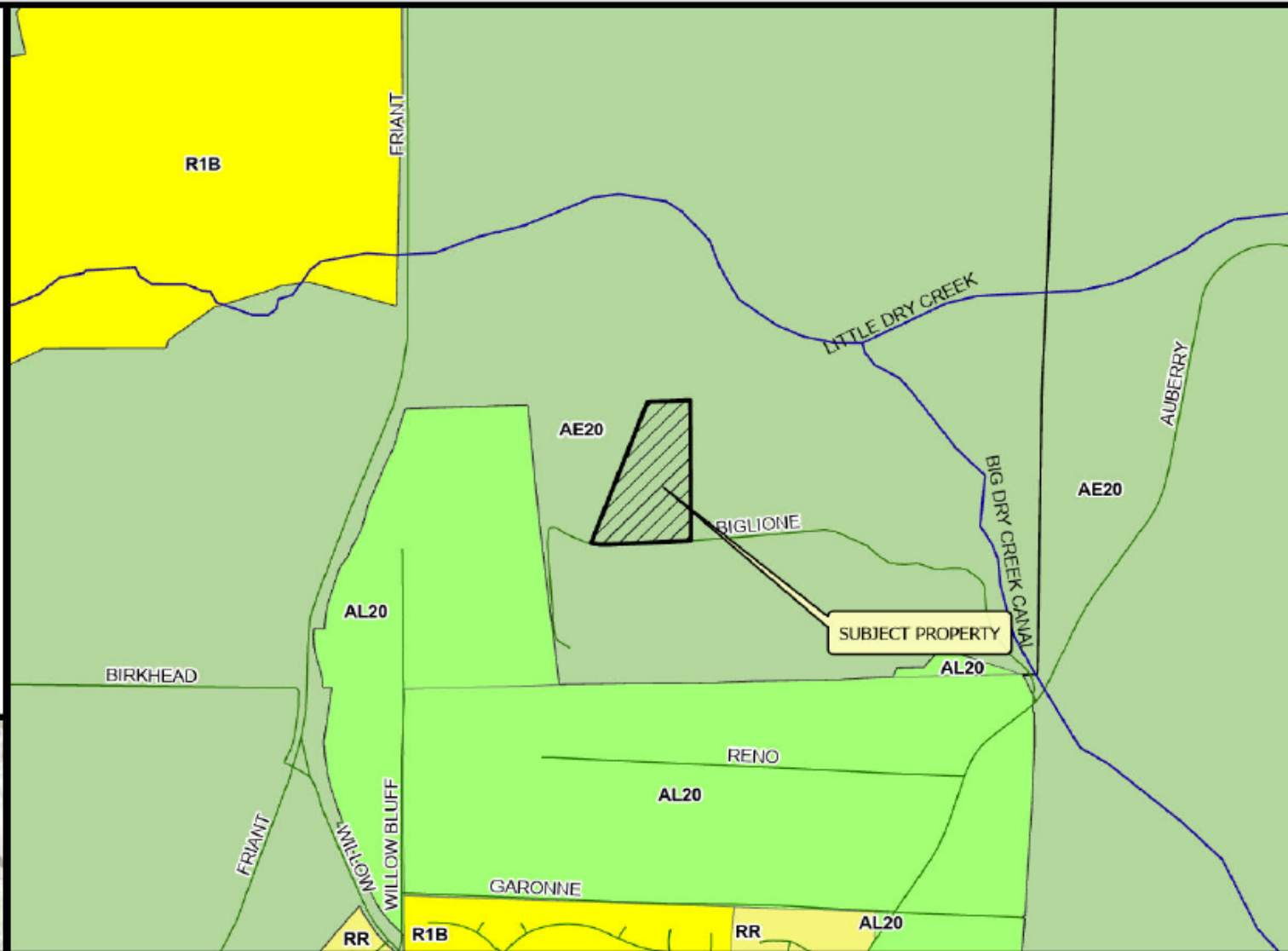
Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division

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Legend



Existing Zoning Map

VA4183

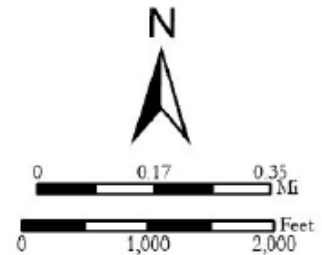
STR 31- 11S / 21E

2025



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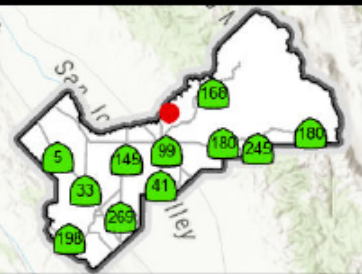
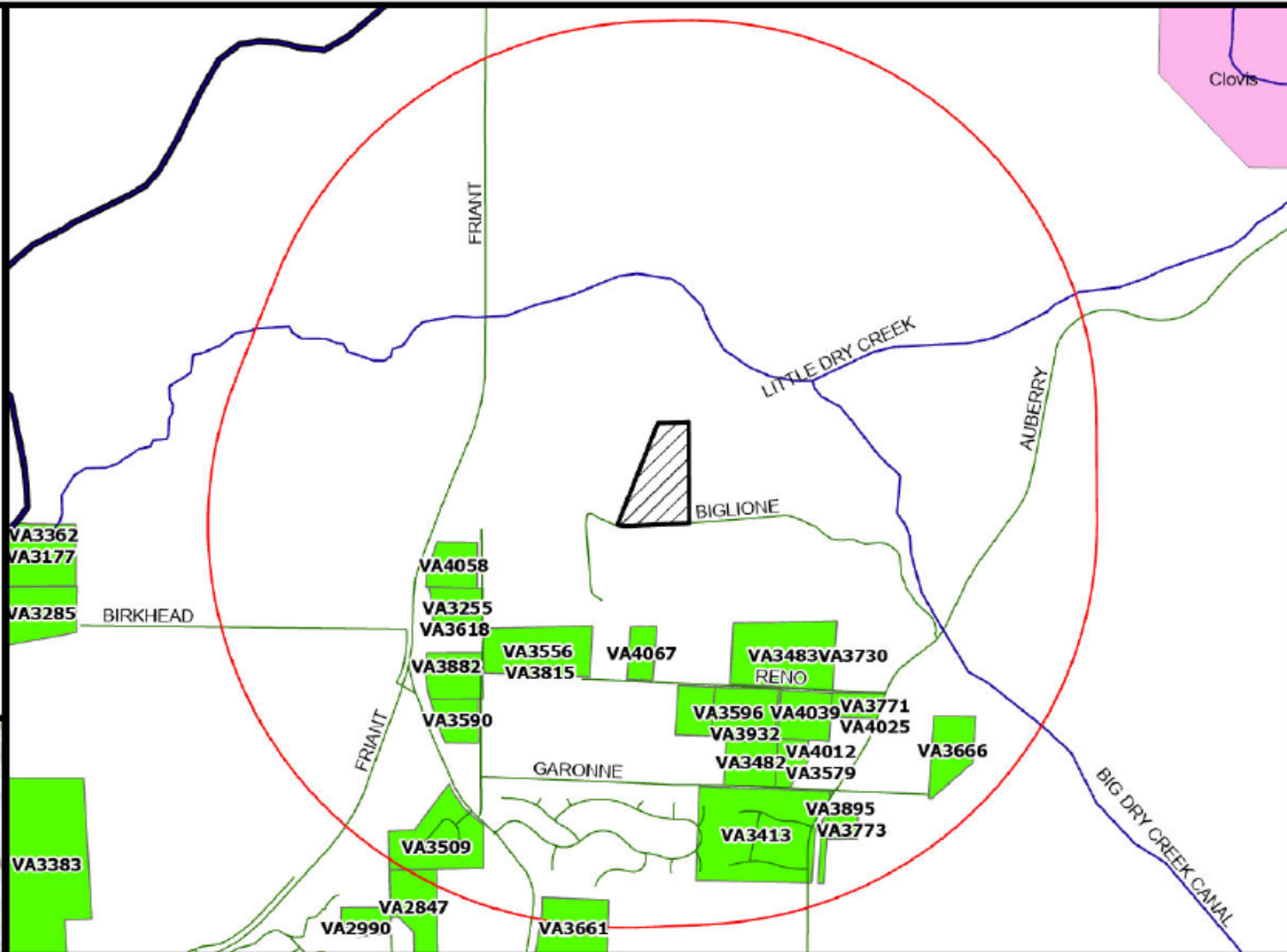
Person Prepared by : mdo

On Date : 2/12/2025



Legend

-  Mile_Buffer
-  Subject Property
-  Clovis
-  LU Permits

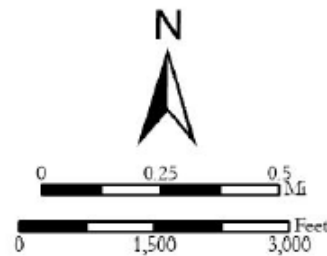


Proximity Map

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SITE PLAN



SCALE 1" = 200'

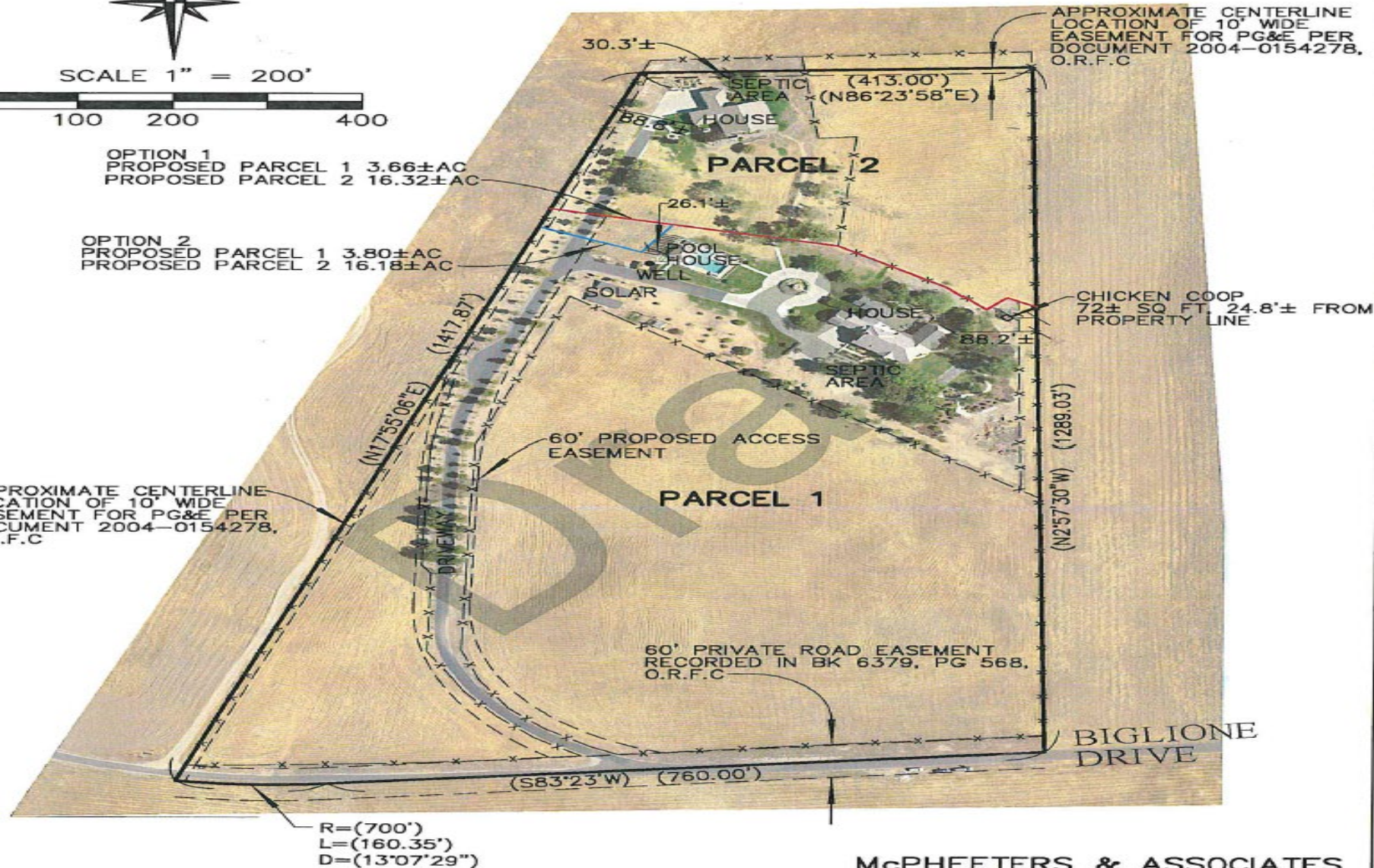


OPTION 1
PROPOSED PARCEL 1 3.66±AC
PROPOSED PARCEL 2 16.32±AC

OPTION 2
PROPOSED PARCEL 1 3.80±AC
PROPOSED PARCEL 2 16.18±AC

APPROXIMATE CENTERLINE
LOCATION OF 10' WIDE
EASEMENT FOR PG&E PER
DOCUMENT 2004-0154278,
O.R.F.C

APPROXIMATE CENTERLINE
LOCATION OF 10' WIDE
EASEMENT FOR PG&E PER
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O.R.F.C



CHICKEN COOP
72± SQ. FT. 24.8'± FROM
PROPERTY LINE

60' PROPOSED ACCESS
EASEMENT

60' PRIVATE ROAD EASEMENT
RECORDED IN BK 6379, PG 568,
O.R.F.C

BIGLIONE
DRIVE

LEGEND

() RECORD DATA PER RECORD OF SURVEY MAP
RECORDED IN BOOK 26 OF RECORD OF SURVEYS
AT PAGE 82, FRESNO COUNTY RECORDS.

-x- FENCE

McPHEETERS & ASSOCIATES

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(559) 299-9098

www.mcpheeters.com

JOB# 124115

FB 123-1/39

124115 SITE PLAN.DWG

Findings	Description	Findings Met
1	Exceptional or extraordinary circumstances	NO
2	Preserves property right possessed by others	NO
3	No adverse effect on neighborhood	YES
4	General Plan consistency	NO



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