



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

VA 4188



Legend



Subject Property

CENTRAL

COTTLE

COMMERCE

KEISER

CHANNEL

GREENWOOD

ACADEMY

NEWMARK

GOODFELLOW

KINGS RIVER

AMERICAN

SUBJECT PROPERTY

MADSEN

JEFFERSON

LOCATION MAP

VA4188

2025

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

Person Prepared by : mdo

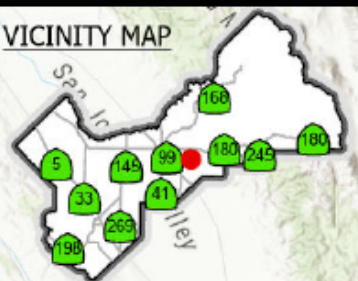
On Date : 4/21/2025



0 0.2 0.4 Mi

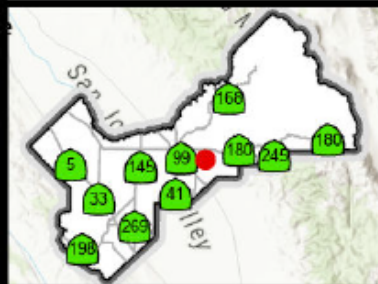
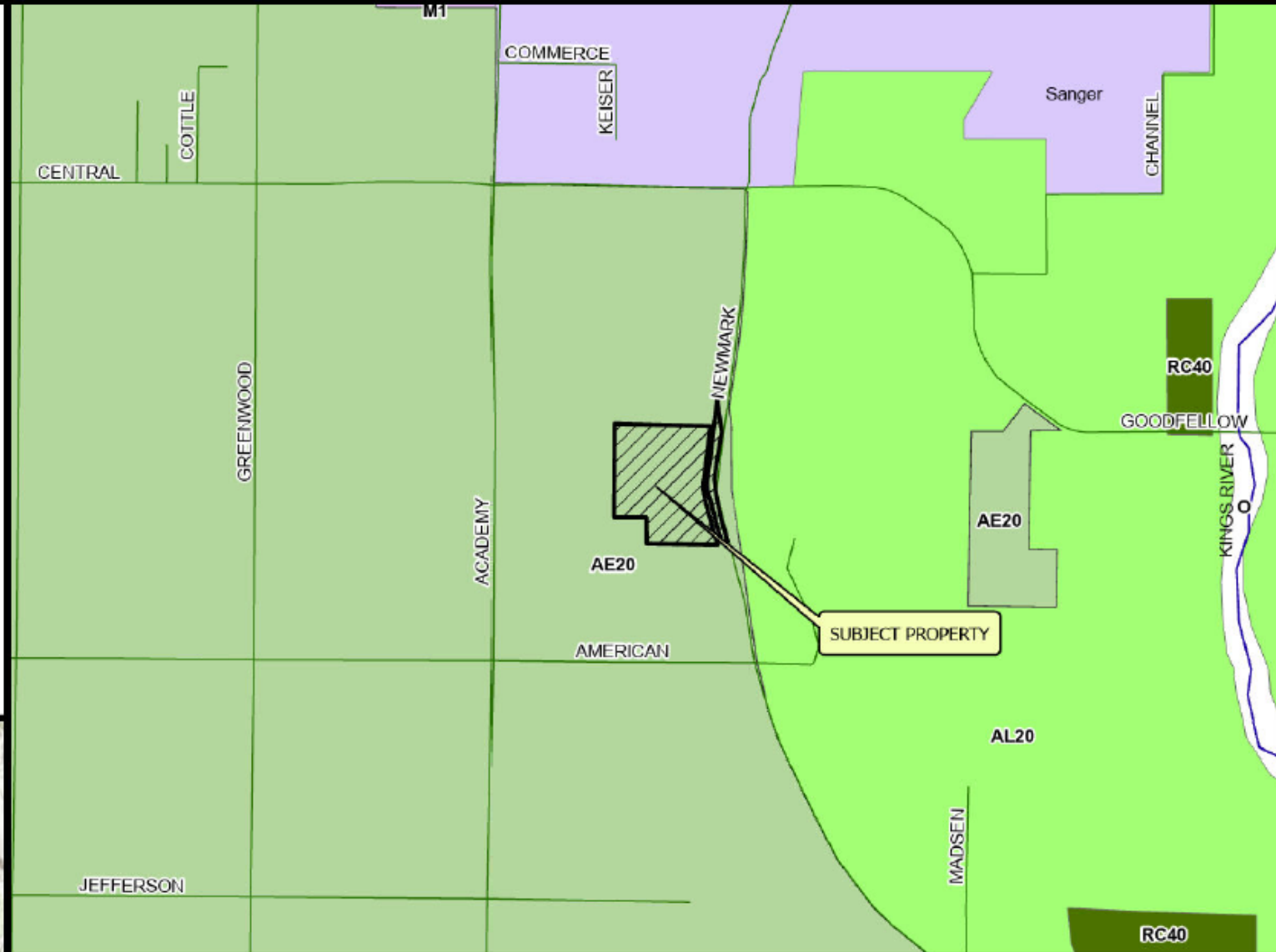
0 1,250 2,500 Feet

VICINITY MAP



Legend

-  Subject Property
-  Sanger
-  O
-  AE20
-  AL20
-  M1
-  RC40



Existing Zoning Map

VA4188

STR 35 - 14S / 22E

2025

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0 0.2 0.4 Mi

0 1,250 2,500 Feet

250.00' N 89°35'54" W 0' TANK 0' POOL 0' DWELLINGS 0' GAZEBO 0' GARAGE 0' WELL 0' WELL 0' S 89°35'54" E 250.00'

**PROPOSED PARCEL A
2.02 ACRES GROSS
SEE DETAIL A**

A hand-drawn map on lined paper. The map features a central rectangular area labeled "ORCHARD (TYP)". Two diagonal lines extend from the corners of this rectangular area towards the bottom-left and top-right corners of the map. The map is overlaid with a grid of numbers 1-10 along the top and bottom edges and letters A-J along the left and right edges.

WELL

S 89°55'E 250.00' FT

ORCHARD (TYP)

PROPOSE
32.30 AC
(28.01) AC
ASSESS

**PROPOSED PARCEL B
32.30 ACRES GROSS
(28.01) ACRES BASED ON
ASSESSOR'S DATA**

An aerial photograph showing a road on the left side of the frame. A line points from the text 'ORCHARD (TYP)' to a field area in the center-right of the image. The text is rotated 90 degrees counter-clockwise. The image is oriented horizontally, with the road running vertically along the left edge.

ORCHARD (TYP)

This aerial map shows a section of Newmark Avenue. At the top, the street is labeled 'NEWMARK'. Below it, the street continues and is labeled 'AVENUE'. At the bottom, the street is labeled 'CANAL'. A scale bar is located in the upper left corner, with markings for 0, 100, 200, and 300 feet. A north arrow is located in the upper right corner. The map also shows a 'CROSSING' point where the street crosses a canal. The street is flanked by green areas, likely grass or trees, and there are some buildings visible. The map is oriented with North at the top.

203.68' AVENUE

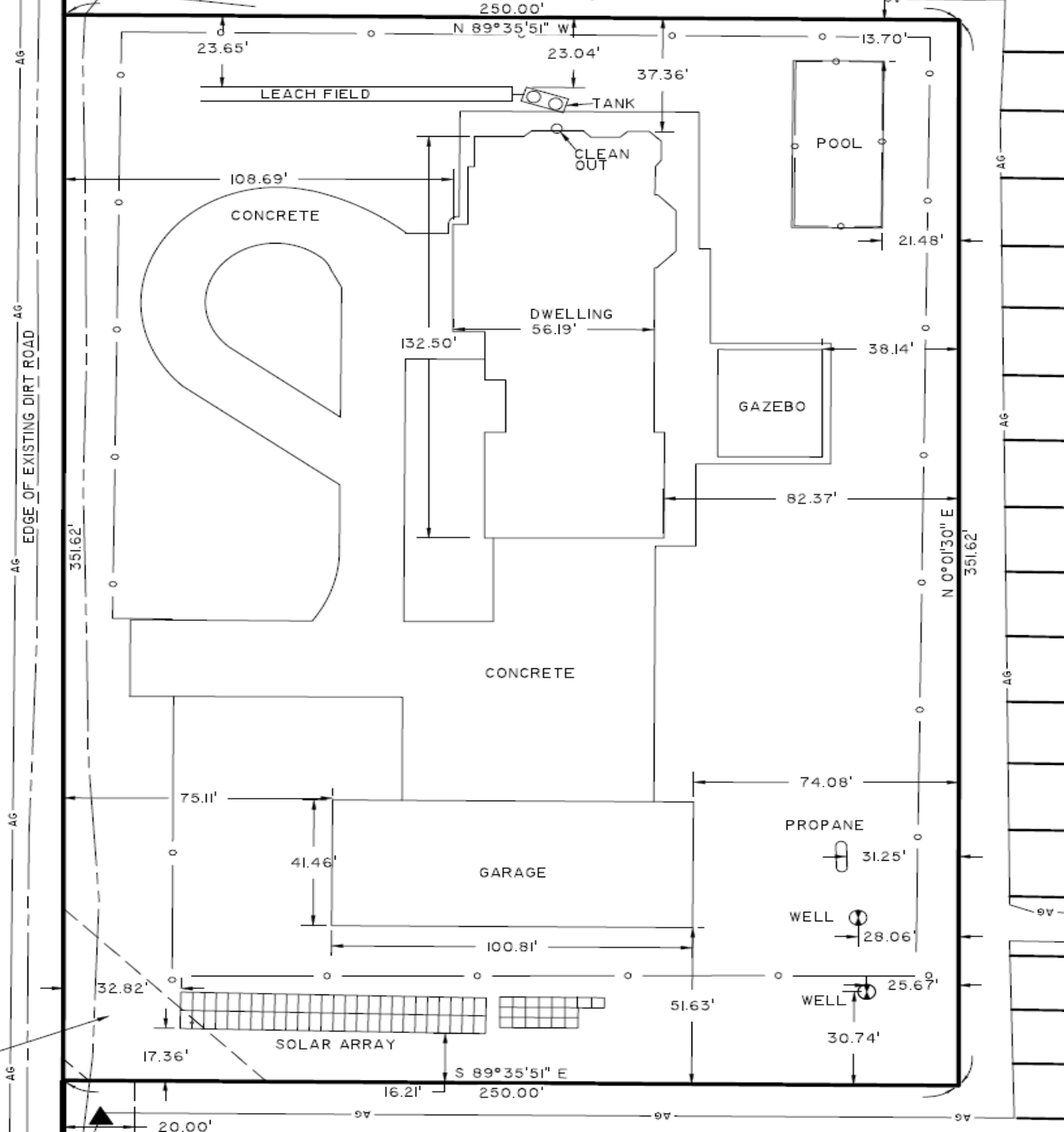
KINGSBURG

NEWMARK

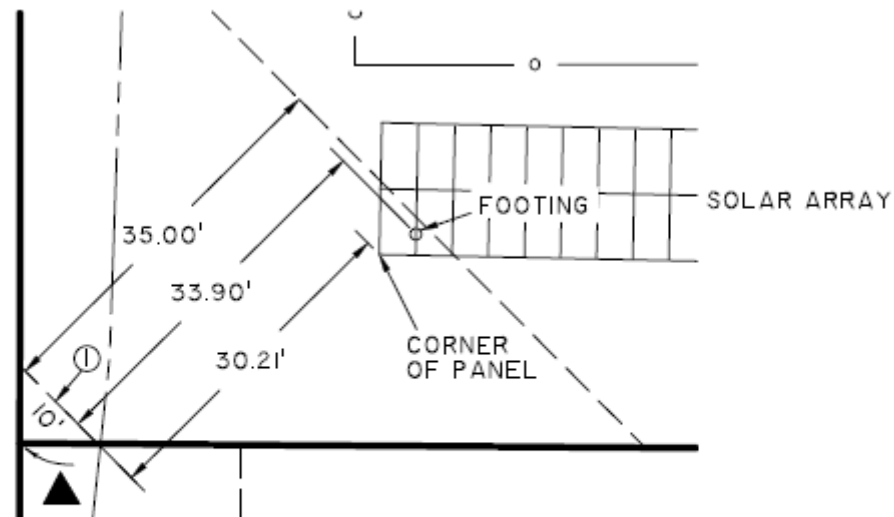
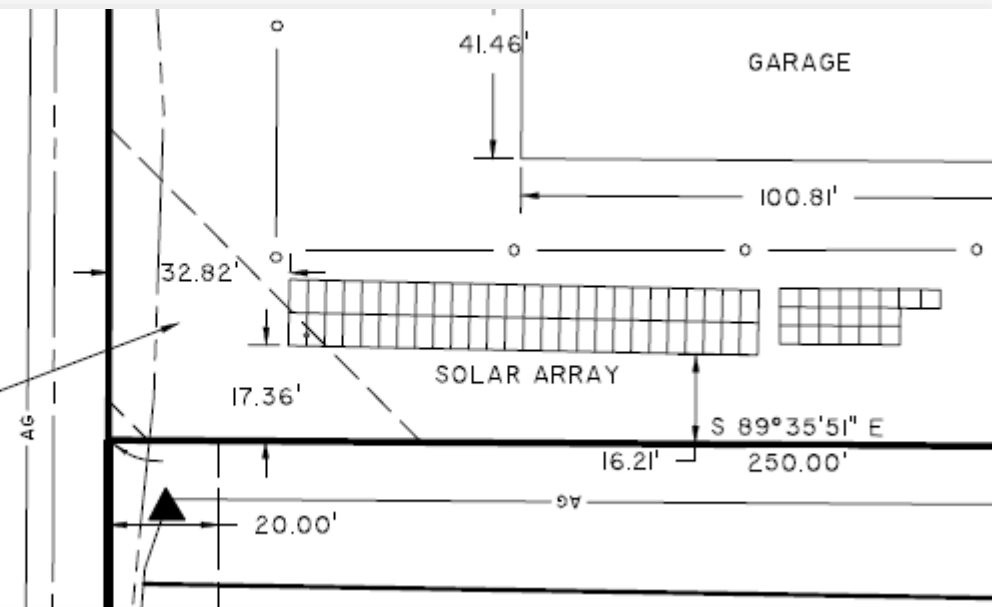
ATLANTA

H/

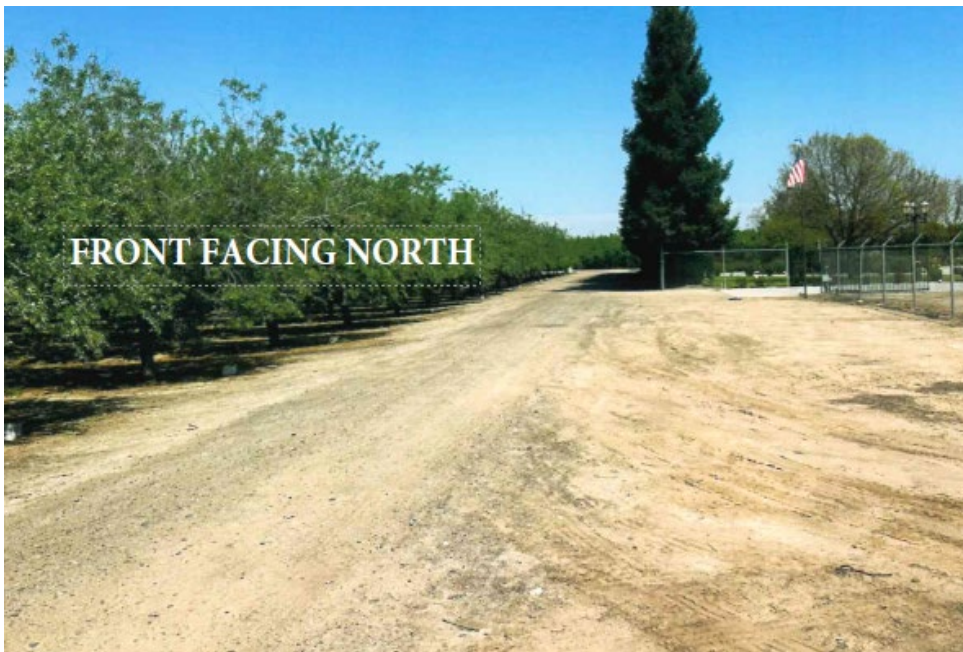
DETAIL B



SEE DETAIL B



DETAIL B
SCALE: 1"=20'



FRONT FACING NORTH



SOLAR ARRAY

FRONT FACING SOUTH



FRONT LOOKING EAST



BACK FACING WEST

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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