Development Services and Capital Projects Division

Email to: pmoffett@assurance-group.com

Pre-Application Review

Department of Public Works and Planning

NUMBER: 25-012469
APPLICANT: Assurance Development
PHONE: (323) 979-7914

PROPERTY LOCATION: Sec 23 14S/19E Fresno CA 93706
APN(s): 327-030-57 ALCC: No × Yes # VIOLATION NO. N/A
CNEL: No × Yes (level) LOW WATER: No × Yes WITHIN ½ MILE OF CITY: No Yes: Fresno
ZONE DISTRICT: AE-20 ; SRA: No × Yes HOMESITE DECLARATION REQ'D.: No × Yes
LOT STATUS:
Zoning: (×) Conforms; ( ) Legal Non-Conforming lot; ( ) Deed Review Req'd (see Form #236)
Merger: May be subject to merger: No × Yes ZM# Initiated In process
Map Act: ( ) Lot of Rec. Map; (×) On '72 rolls; ( ) Other ; ( ) Deeds Req'd (see Form #236)
SCHOOL FEES: No × Yes DISTRICT: PERMIT JACKET: No × Yes
FMFCD FEE AREA: ( ) Inside / (×) Outside District No.: FLOOD PRONE: No × Yes
PROPOSAL Unclassified Conditional Use Permit to allow a 111 foot wireless telecommunications tower on a 19.55 acre parcel in the AE-20 zone district.

COMMENTS:
ORD. SECTION(S): 842.5.020.B.27 BY: H. Hamlin DATE: 9/24/25

GENERAL PLAN POLICIES:

LAND USE DESIGNATION:
COMMUNITY PLAN:
REGIONAL PLAN:
SPECIFIC PLAN:
SPECIAL POLICIES:
SPHERE OF INFLUENCE:
ANNEX REFERRAL (LU-G17/MOU):

COMMENTS:

PROCEDURES AND FEES:

( )GPA:
( )AA:
(×)CUP: $9,968.95
( )DRA:
( )VA:
( )AT:
( )TT:
( )PLA:
( )TPM:
( )TPMW:

( )MINOR VA:
(×)HD: $992.00
(×)AG COMM: $93.00
( )ALCC:
(×)IS/PER*: $5,628.64
( )Viol. (35%):
( )Other:
Filing Fee: $ 16,682.59
Pre-Application Fee: - $269.90
Total County Filing Fee: $16,412.69

FILING REQUIREMENTS:

(×) Land Use Applications and Fees
(×) This Pre-Application Review form
(×) Copy of Deed / Legal Description
(×) Photographs
( ) Letter Verifying Deed Review
(×) IS Application and Fees* * Upon review of project materials, an Initial Study (IS) with fees may be required.
(×) Site Plans - One (1) Copy (folded to 8.5"X11") *PDF COPY PREFERRED
(×) Floor Plan & Elevations - 4 copies (folded to 8.5"X11") + 1 - 8.5"x11" reduction
(×) Project Description / Operational Statement (Typed)
( ) Statement of Variance Findings
( ) Statement of Intended Use (ALCC)
( ) Dependency Relationship Statement
( ) Resolution/Letter of Release from City of
( ) Nitrogen Loading Analysis or RWQCB supplemental treatment

OTHER FILING FEES:

( ) Archaeological Inventory Fee: $75 at time of filing
(Separate check to Southern San Joaquin Valley Info. Center)
( ) CA Dept. of Fish & Wildlife (CDFW): ($50+$2,968.75
(Separate check to Fresno County Clerk for pass-thru to CDFW.
Must be paid prior to IS closure and prior to setting hearing date.)

PLU # 113 Fee: $269.90
Note: This fee will apply to the application fee if the application is submitted within six (6) months of the date on this receipt.

BY: Oscar Gake DATE: 10/28/25
PHONE NUMBER: (559) 600 - 4224

NOTE: THE FOLLOWING REQUIREMENTS MAY ALSO APPLY:

( ) COVENANT
( ) MAP CERTIFICATE
( ) PARCEL MAP
( ) FINAL MAP
( ) FMFCD FEES
( ) ALUC or ALCC
( ) SITE PLAN REVIEW
( ) BUILDING PLANS
( ) BUILDING PERMITS
( ) WASTE FACILITIES PERMIT
( ) SCHOOL FEES
( ) OTHER (see reverse side)

OVER.....