



**DEPARTMENT of PUBLIC WORKS and PLANNING**  
**DEVELOPMENT SERVICES DIVISION**

**VA 4038**

**First Time**

**Extension**





Project Site (39 acres)

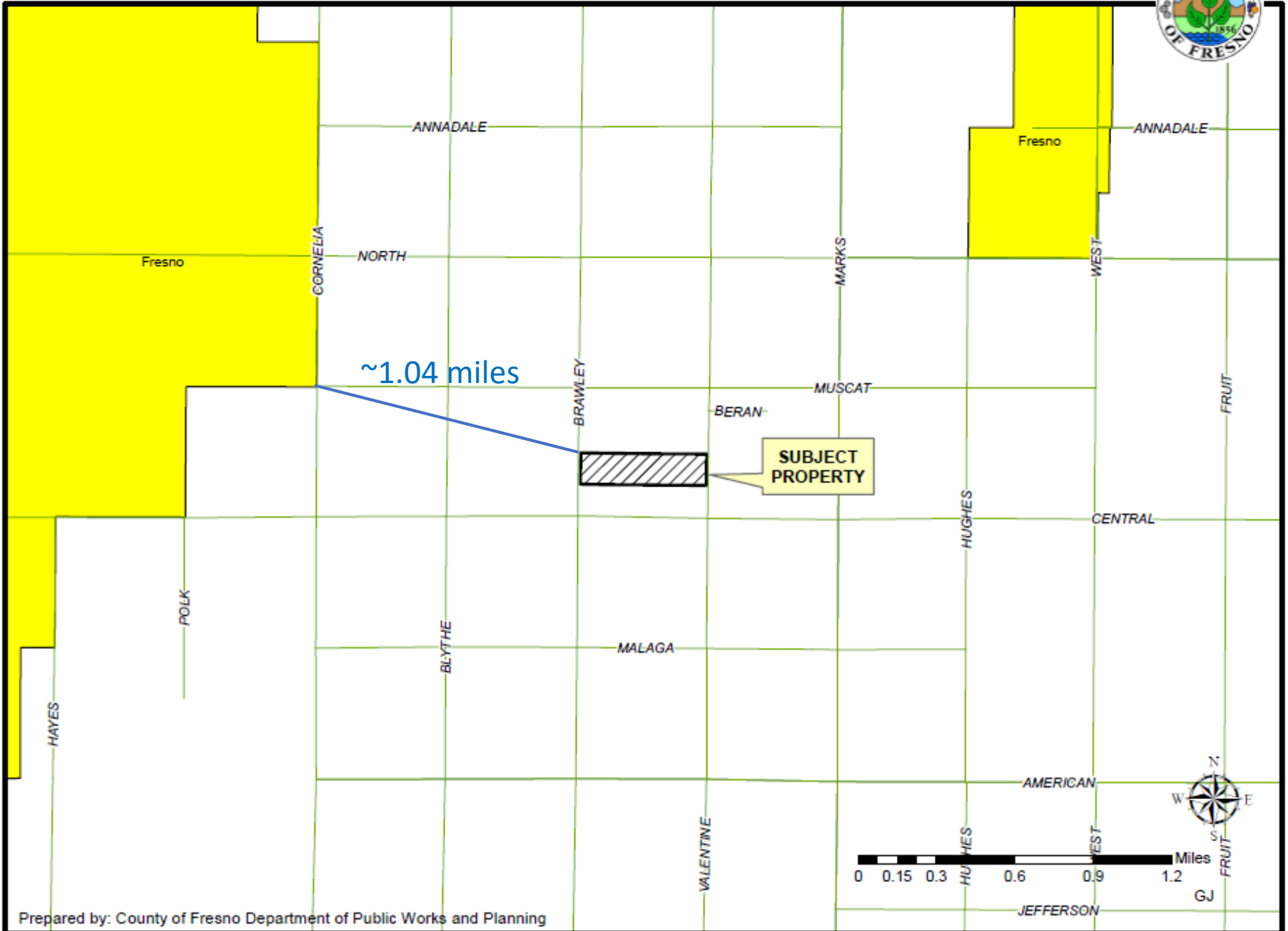
Proposed Homesite  
(2.5 acres)

W Muscat Ave

W Beran Way

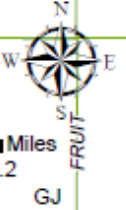
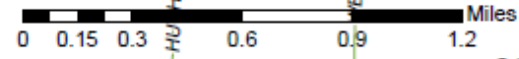
W Central Ave

# LOCATION MAP



~1.04 miles

**SUBJECT  
PROPERTY**

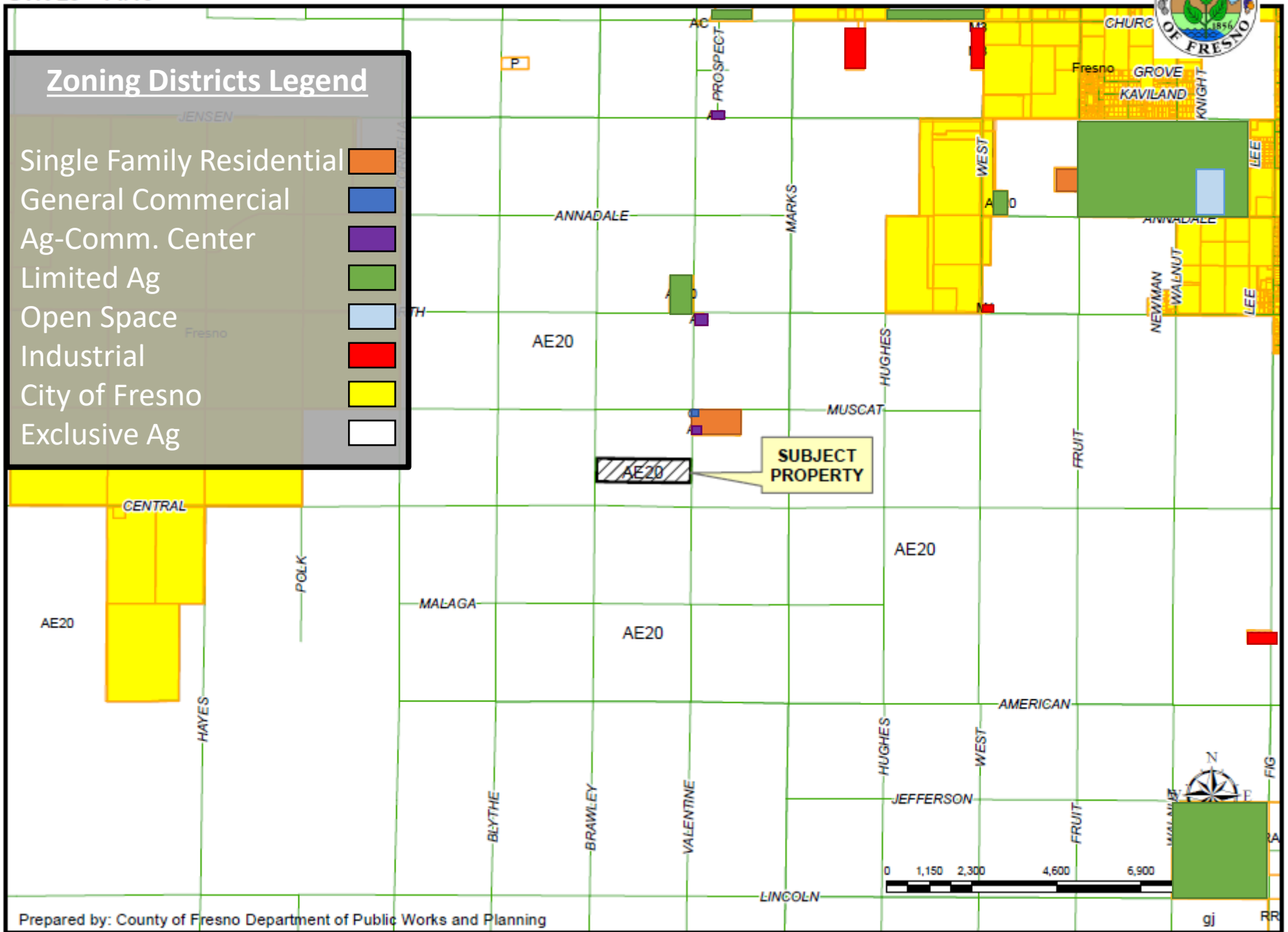


# EXISTING ZONING MAP

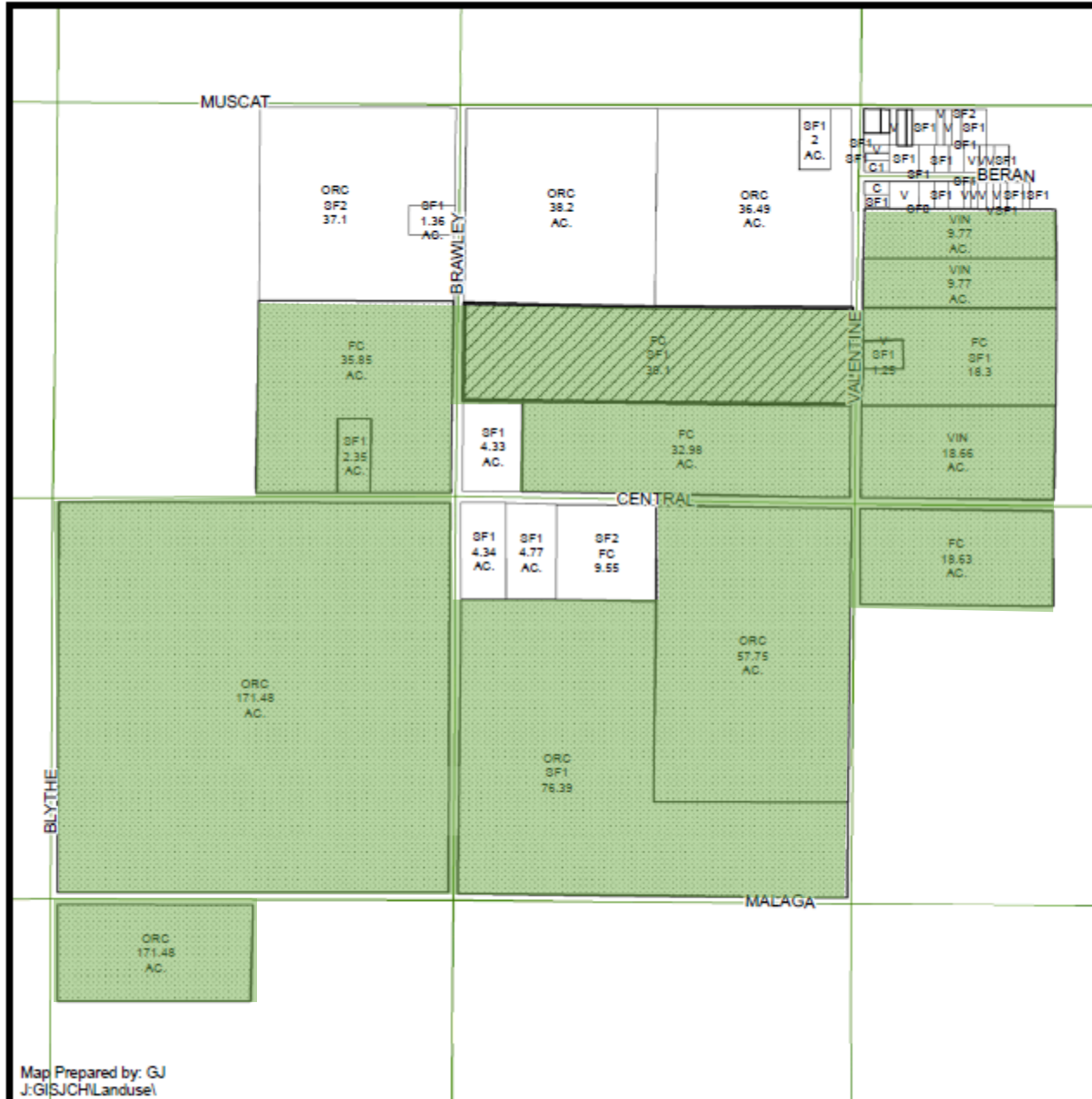


## Zoning Districts Legend

- Single Family Residential
- General Commercial
- Ag-Comm. Center
- Limited Ag
- Open Space
- Industrial
- City of Fresno
- Exclusive Ag





# EXISTING LAND USE MAP



LEGEND	
C	COMMERCIAL
C#	COMMERCIAL
FC	FIELD CROP
ORC	ORCHARD
SF#	SINGLE FAMILY RESIDENCE
V	VACANT
VIN	VINEYARD

**LEGEND:**

-  Subject Property
-  Ag Contract Land



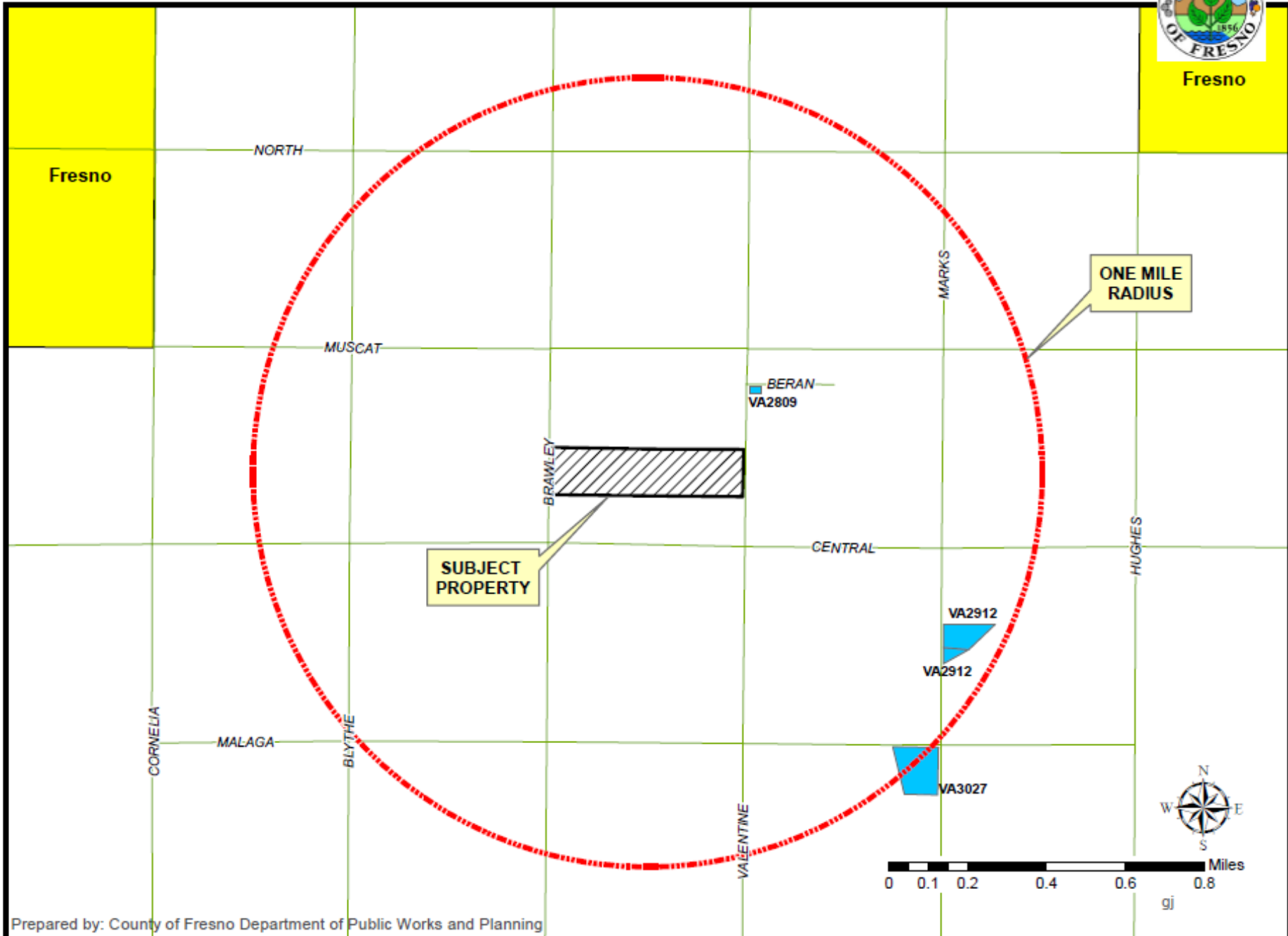
0 255 510 1,020 1,530 2,040 Feet

Department of Public Works and Planning  
Development Services Division

# APPROVED VARIANCES WITHIN A ONE MILE RADIUS



Fresno



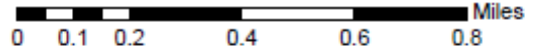
SUBJECT PROPERTY

ONE MILE RADIUS

BERAN  
VA2809

VA2912  
VA2912

VA3027



# VARIANCE FINDINGS

1. EXCEPTIONAL OR EXTRAORDINARY CIRCUMSTANCES
2. VARIANCE WILL PRESERVE THE APPLICANT'S PROPERTY RIGHTS.
3. THE VARIANCE WILL NOT BE DETRIMENTAL TO SURROUNDING PROPERTIES
4. GENERAL PLAN CONSISTENCY



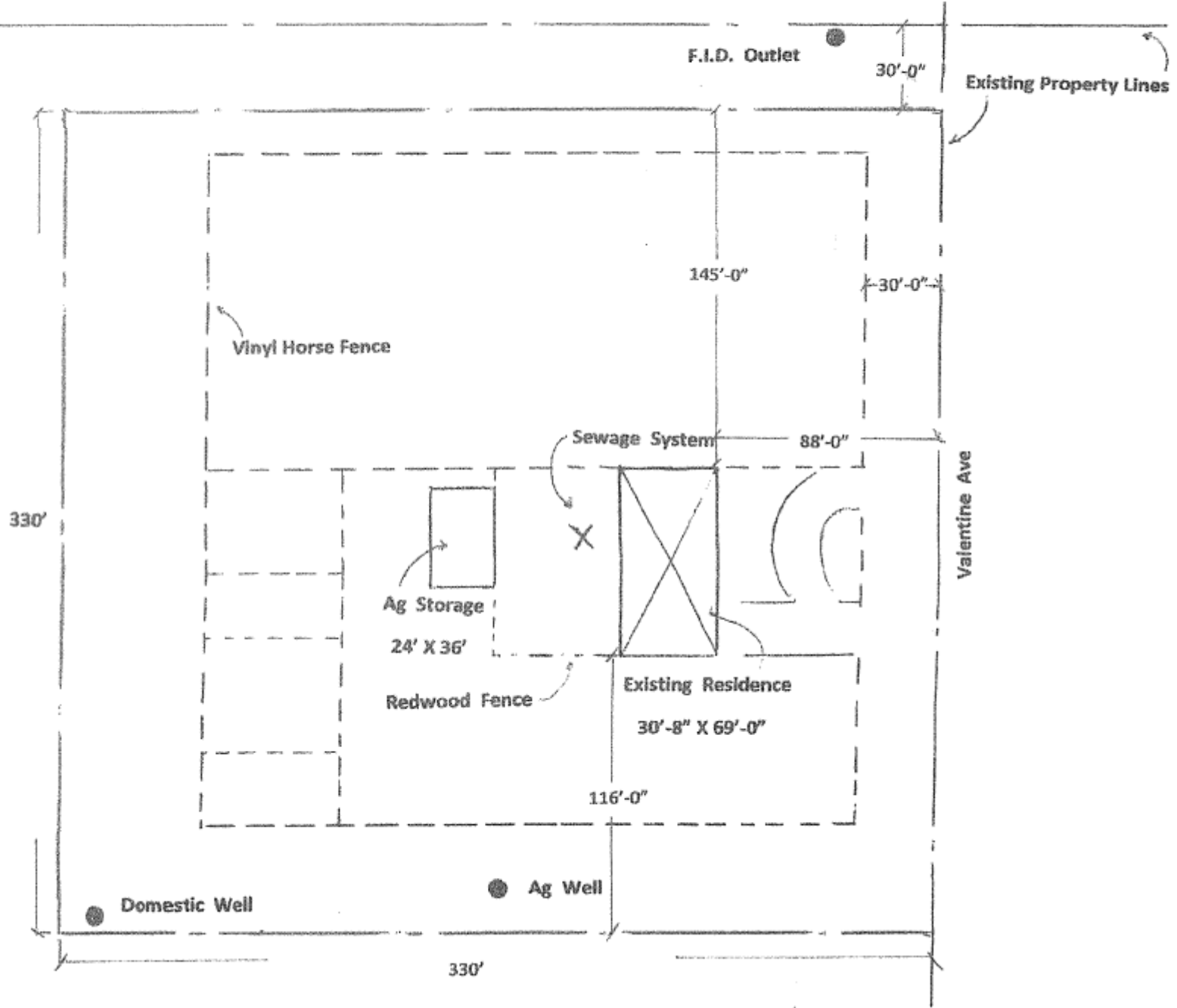


# DEPARTMENT of PUBLIC WORKS and PLANNING DEVELOPMENT SERVICES DIVISION





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Looking South from Lot



03.27.2016 06:02

Looking East from Lot



Looking North from Lot



Looking West from Lot



Looking North at Lot



Looking South/West at Lot

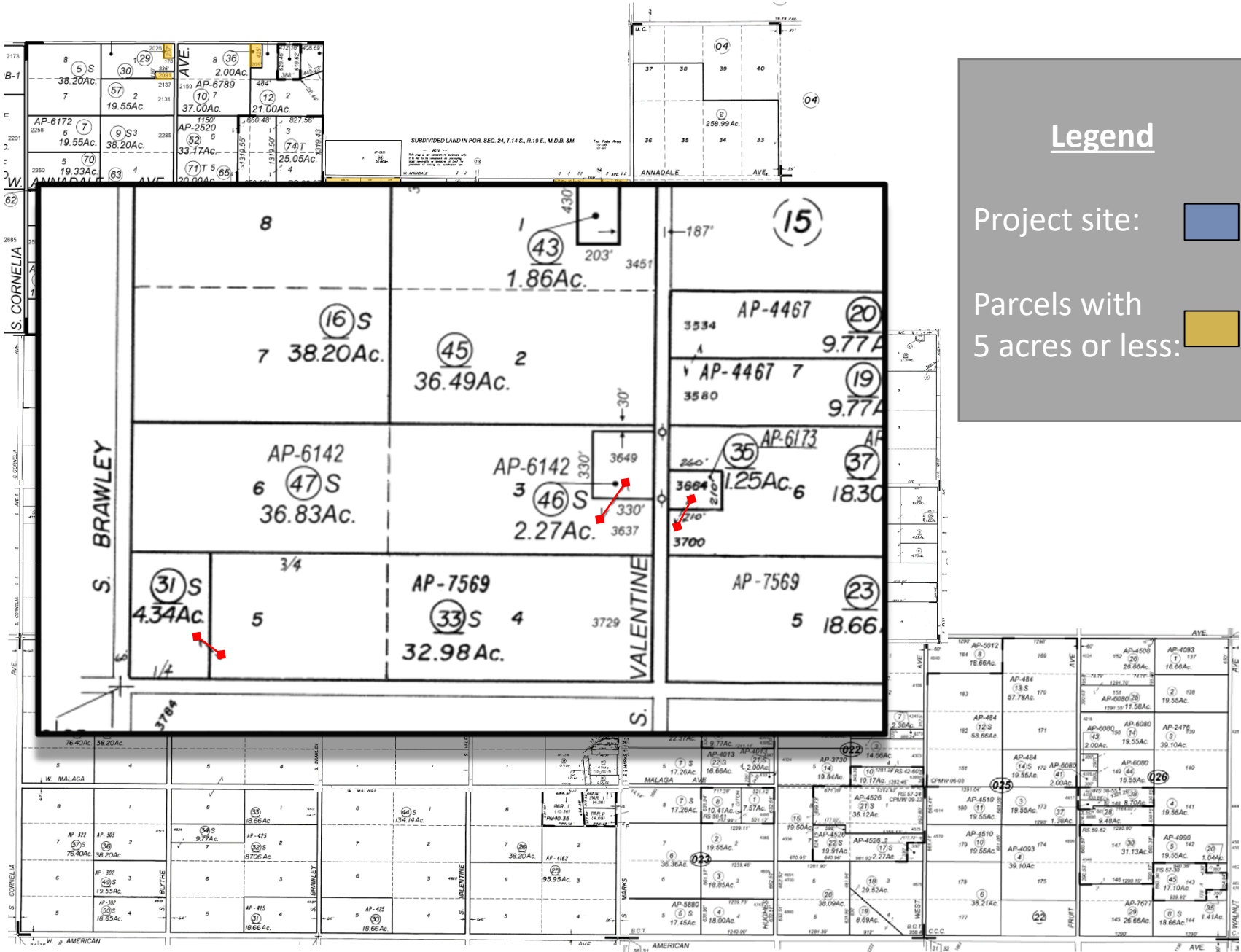




Looking South/East at Lot



Looking East at Lot



**Legend**

- Project site:
- Parcels with 5 acres or less: