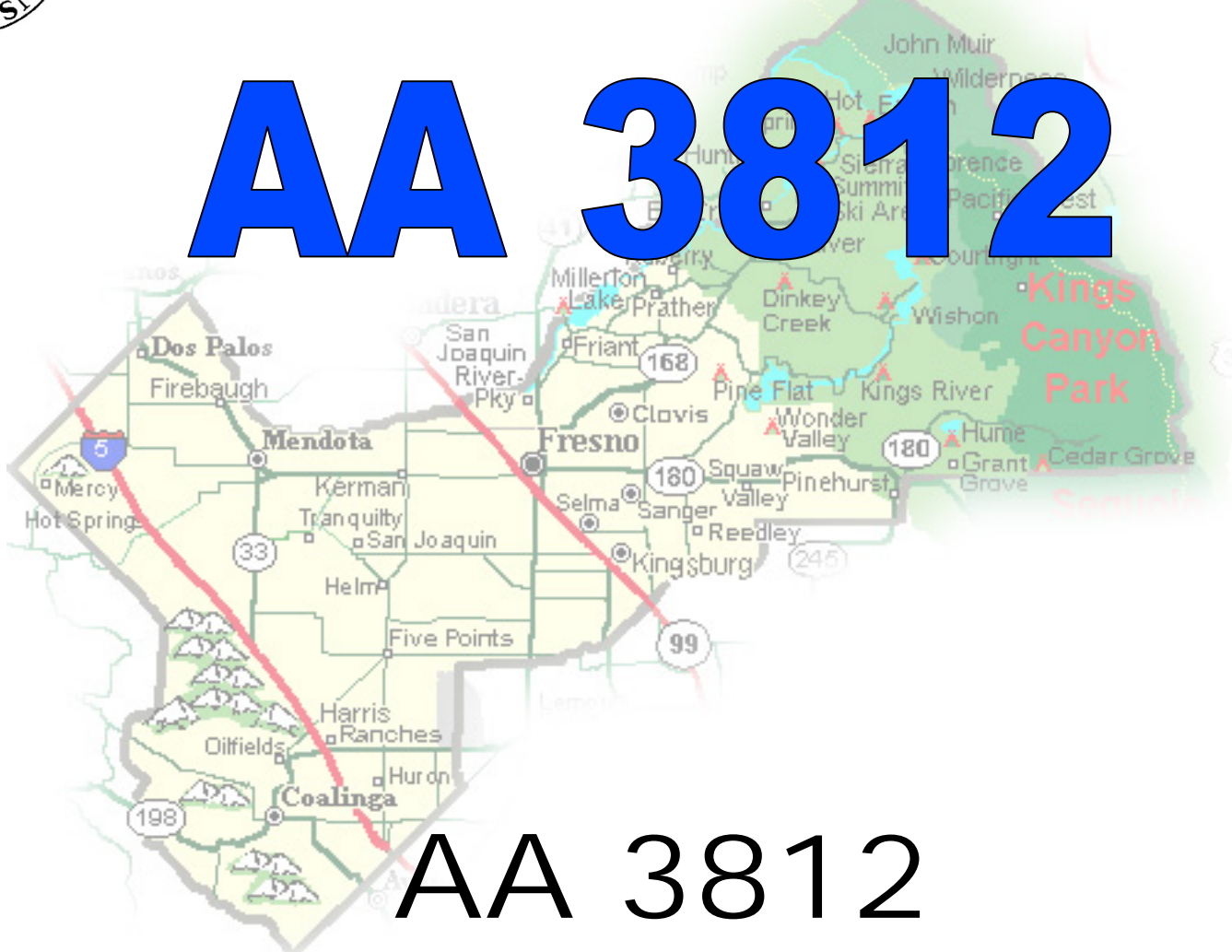




**DEPARTMENT of PUBLIC WORKS and PLANNING**  
**DEVELOPMENT SERVICES DIVISION**

**AA 3812**



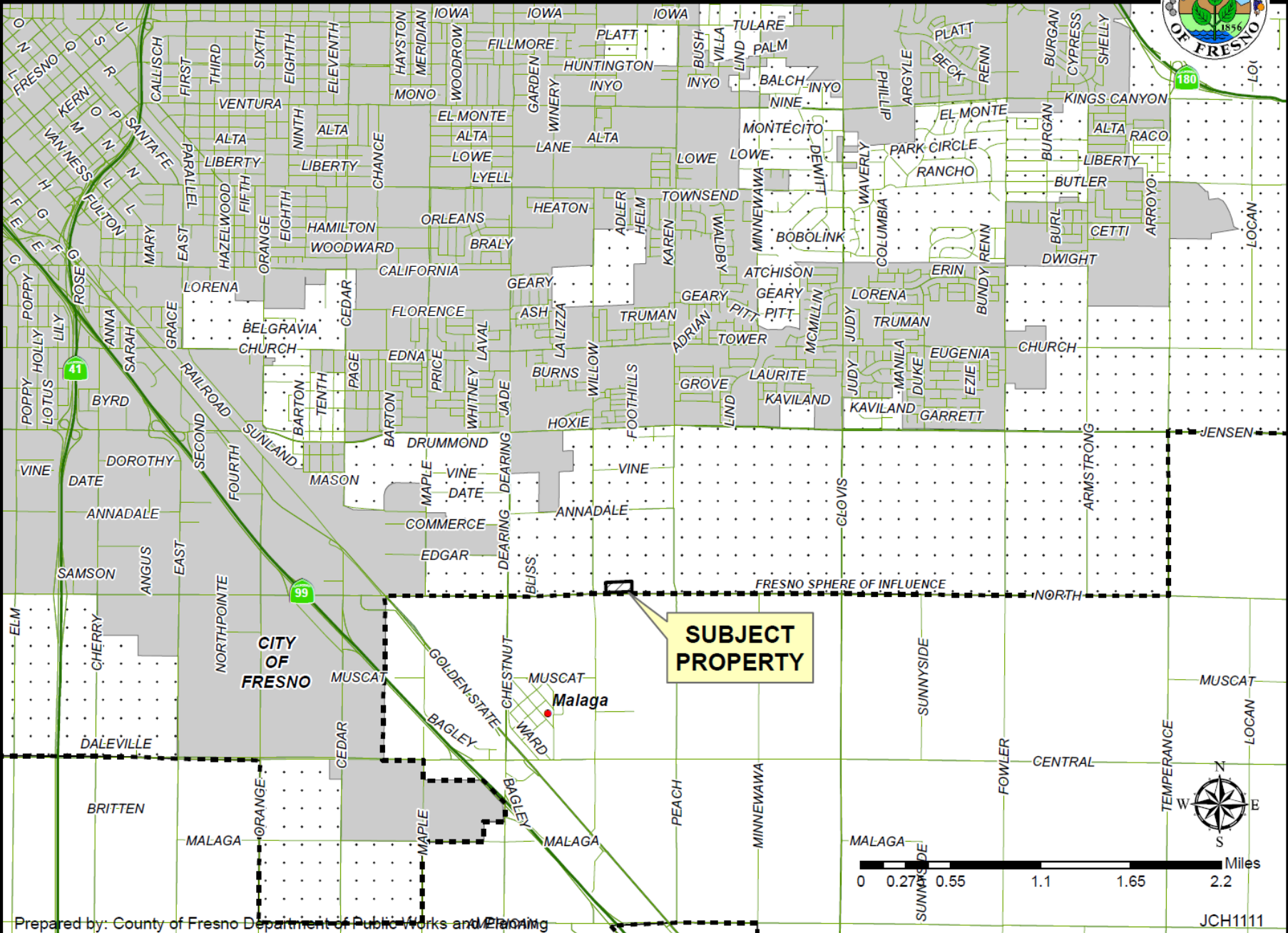
**AA 3812**

**CFX Trucking (Gary Toor)**

## M-1(c) Light Industrial Zone District (Conditioned)

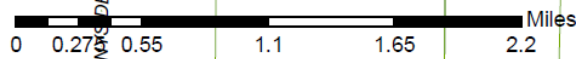
- Driver training schools;
- Cold storage plants;
- Aircraft, automotive and boat repair and maintenance;
- Trucking yard terminals;
- Manufacturing, compounding, processing,
- Packing and wholesale
- Warehousing;
- Processing and fabrication of various materials

# LOCATION MAP



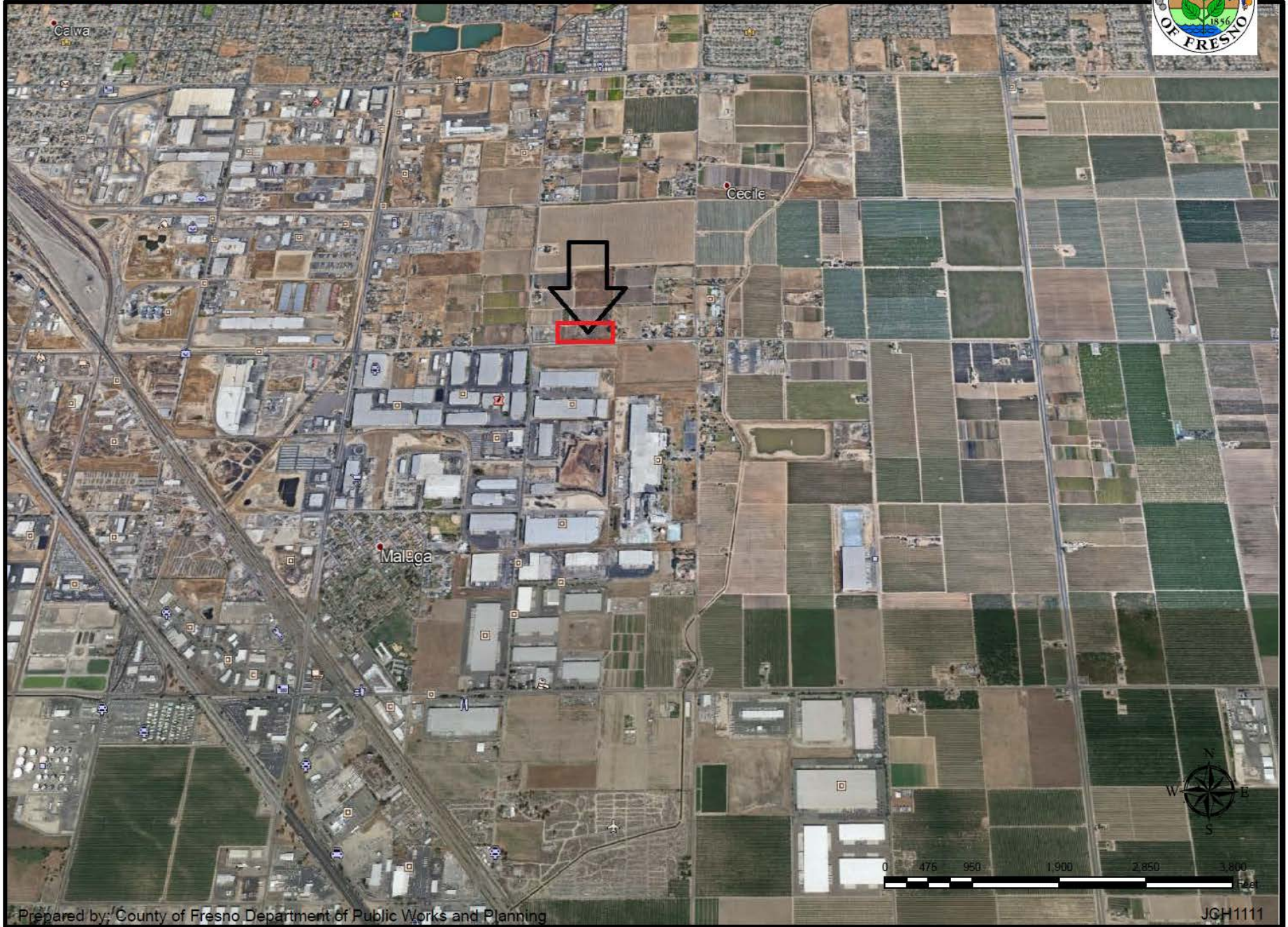
**SUBJECT PROPERTY**

Malaga





# Aerial Photo

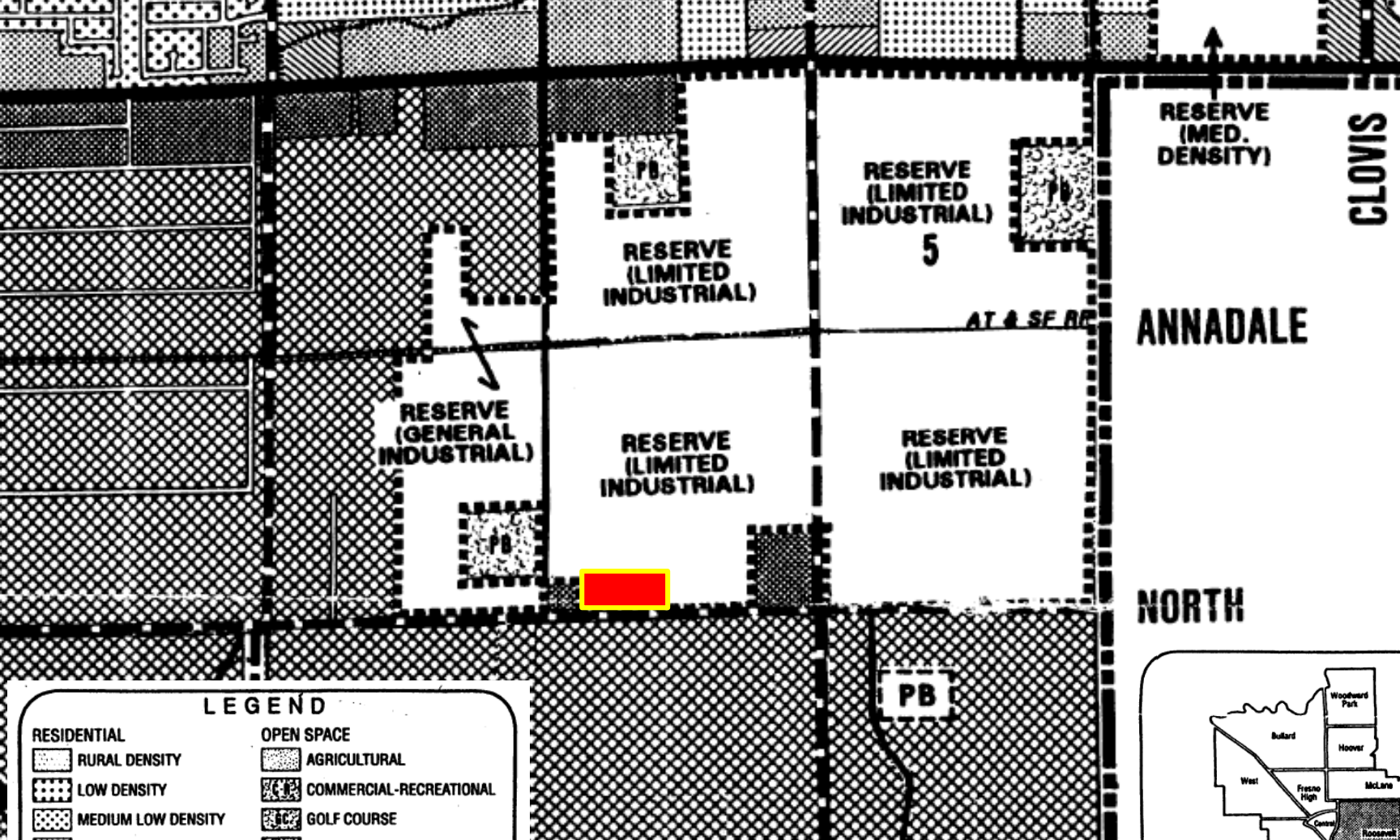






**Project Site  
6.58 acres**

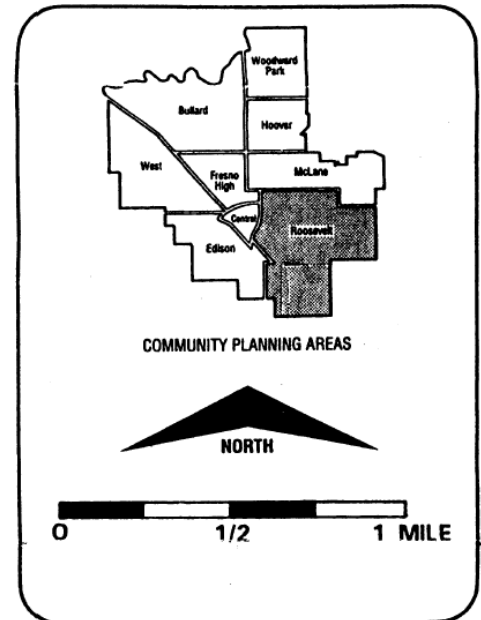




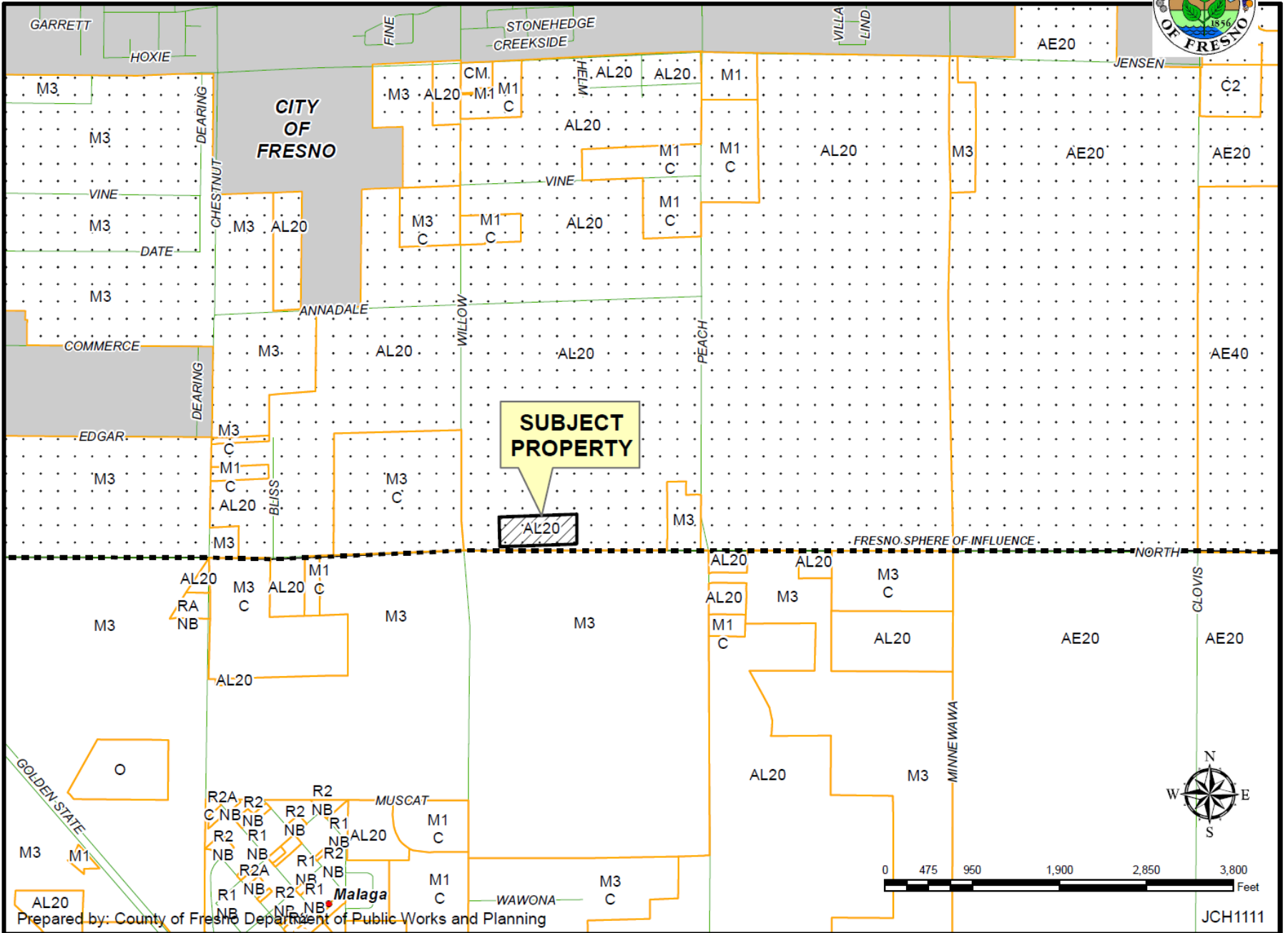
**LEGEND**

- |                          |                         |
|--------------------------|-------------------------|
| <b>RESIDENTIAL</b>       | <b>OPEN SPACE</b>       |
| RURAL DENSITY            | AGRICULTURAL            |
| LOW DENSITY              | COMMERCIAL-RECREATIONAL |
| MEDIUM LOW DENSITY       | GOLF COURSE             |
| MEDIUM DENSITY           | PONDING BASIN           |
| MEDIUM HIGH DENSITY      | NEIGHBORHOOD PARK       |
| <b>COMMERCIAL</b>        | COMMUNITY PARK          |
| OFFICE                   | <b>INDUSTRIAL</b>       |
| NEIGHBORHOOD             | LIMITED                 |
| COMMUNITY                | GENERAL                 |
| GENERAL                  | <b>CIRCULATION</b>      |
| REGIONAL                 | FREEWAY                 |
| <b>PUBLIC FACILITIES</b> | PROPOSED FREEWAY        |
| PUBLIC FACILITY          | EXPRESSWAY              |
| ELEMENTARY SCHOOL        | SUPER ARTERIAL          |
| MIDDLE SCHOOL            | ARTERIAL                |

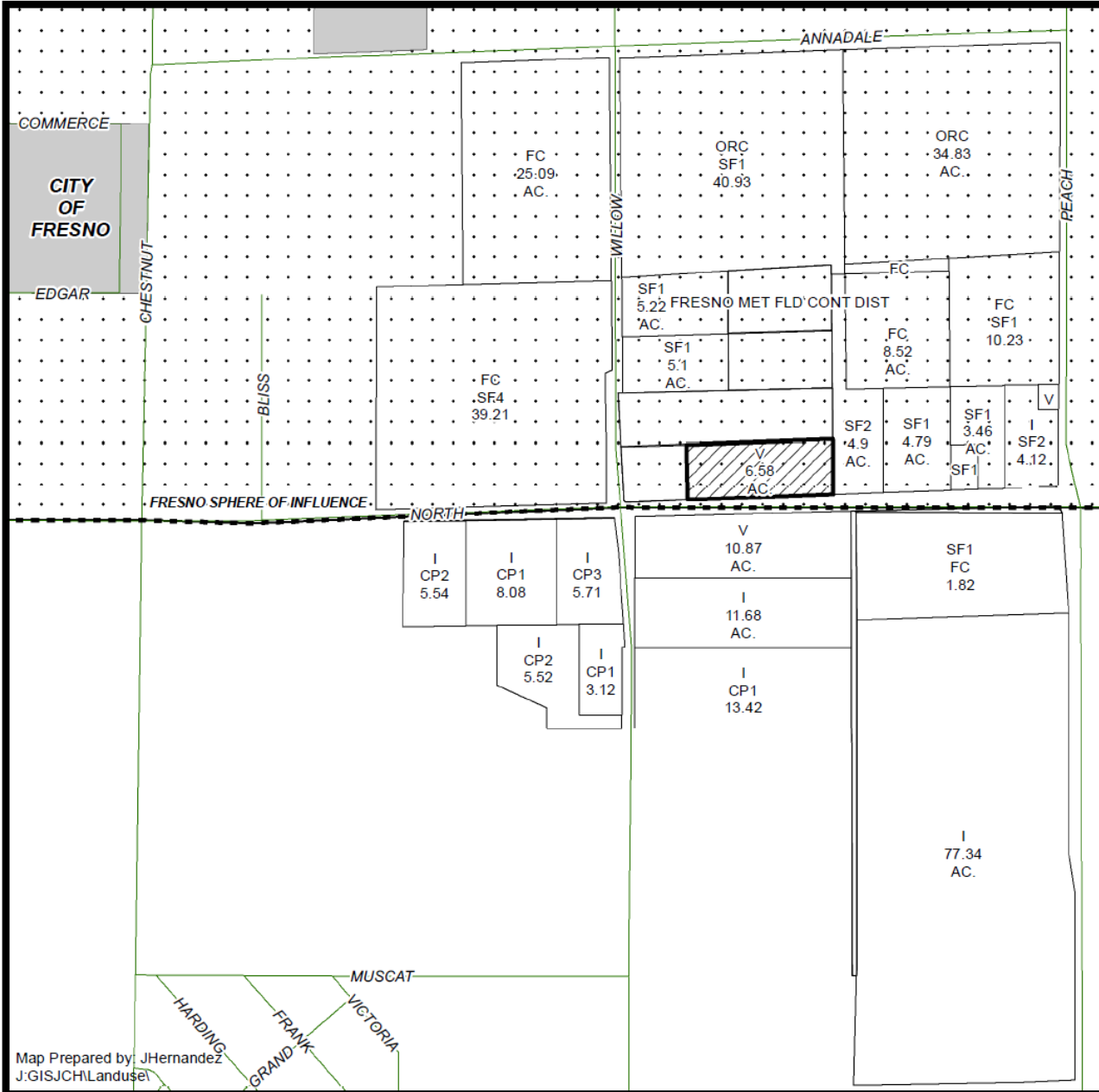
**ROOSEVELT**  
*Community Plan*



# EXISTING ZONING MAP




# EXISTING LAND USE MAP



### LEGEND

- CP# - OFFICE COMM./PROF
- FC - FIELD CROP
- I - INDUSTRIAL
- ORC - ORCHARD
- SF# - SINGLE FAMILY RESIDENCE
- V - VACANT

### LEGEND:

 Subject Property



Department of Public Works and Planning  
Development Services Division





**Project Site  
6.58 acres**





**On North Ave. Looking North**





**On North Ave. Looking South**



**On North Ave. Looking North West**





**On North Ave. Looking North East**





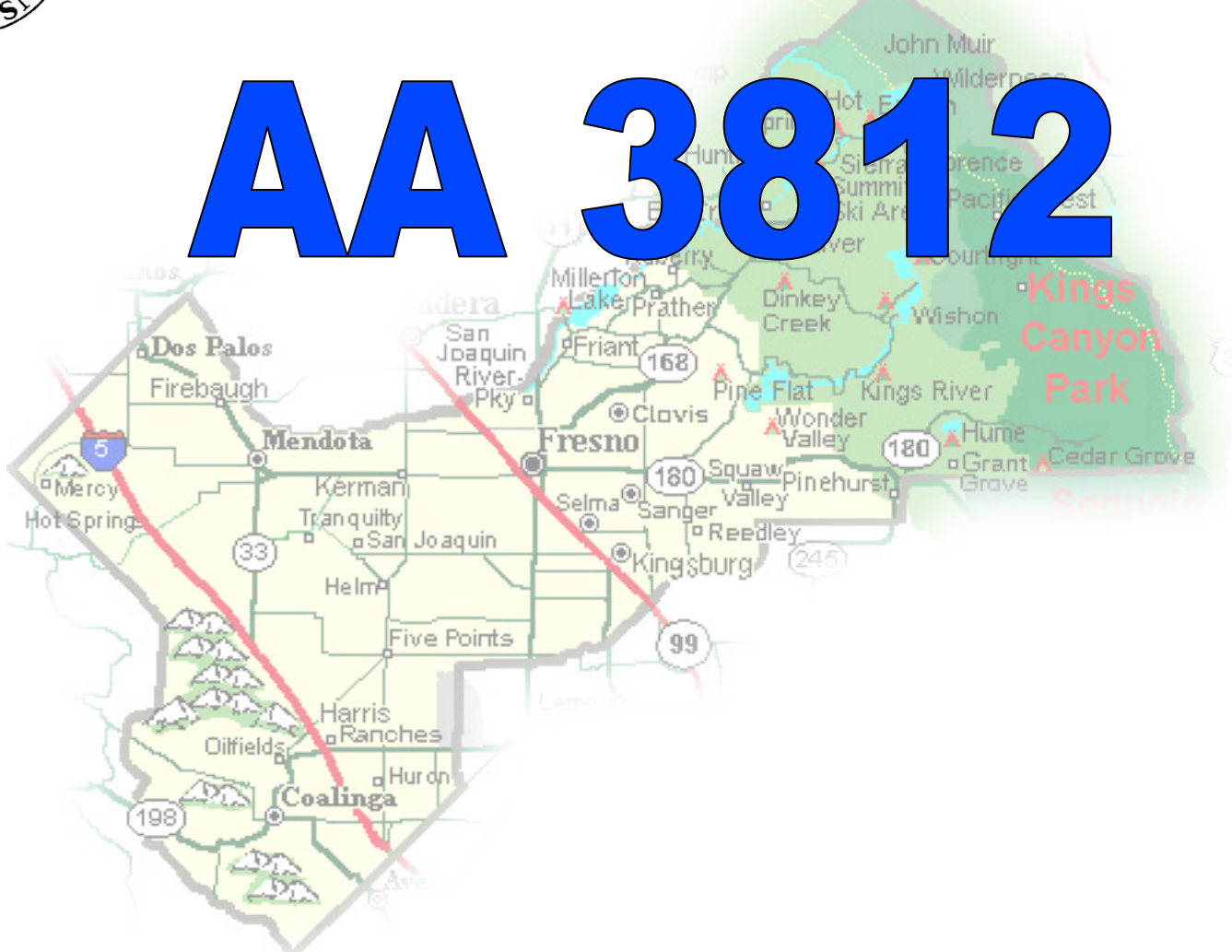
**Project Site  
6.58 acres**





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

**AA 3812**

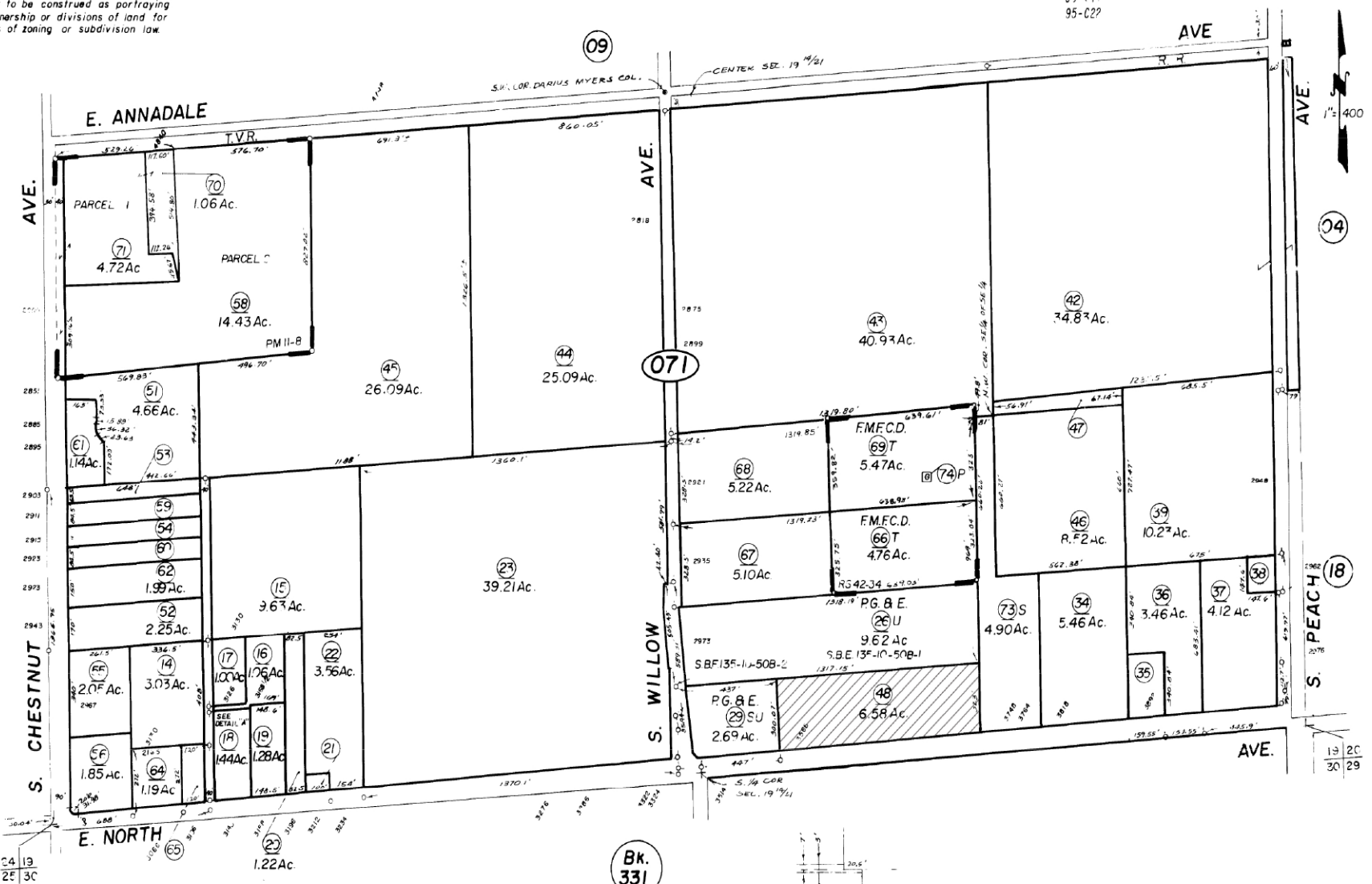


SUBDIVIDED LAND IN POR. SEC. 19, T.14 S., R. 21 E., M. D. B. & M.

Tax Rate Area  
95-011  
95-012  
95-C22

316-07

--- NOTE ---  
This map is for Assessment purposes only  
It is not to be construed as portraying  
legal ownership or divisions of land for  
purposes of zoning or subdivision law.



Agricultural Preserve  
Parcel Map No. 1710, Bk. II, Pg. 8  
Record of Survey - Bk. 42, Pg. 34

Assessor's Map Bk. 316 - Pg. 07  
County of Fresno, Calif.

NOTE - Assessor's Block Numbers Shown in Ellipses.  
Assessor's Parcel Numbers Shown in Circles.