



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

**VA 4072**

**DRA 4587**

**CUP 3654**





Approximate Location  
of Subject Parcel



# Proposed Parcel Split (VA)

Chris & Theresa Smith  
APN: 314-070-34 18.65 acre

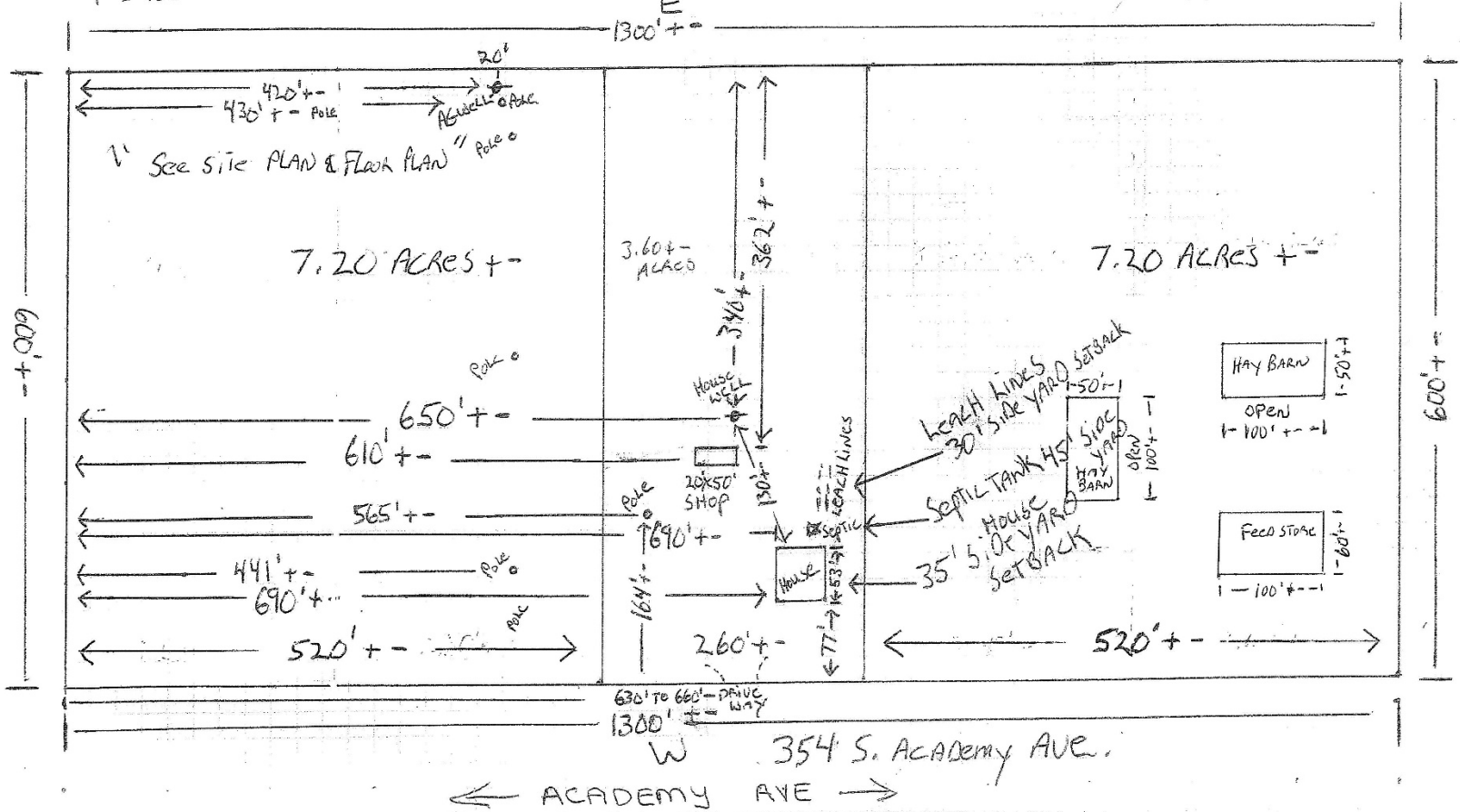
North Arrow  
E  
N  
W  
S  
1" = 100'

PARCEL A  
AG TRUCK TERMINAL  
1" = 100'

PARCEL B  
HOUSE  
E

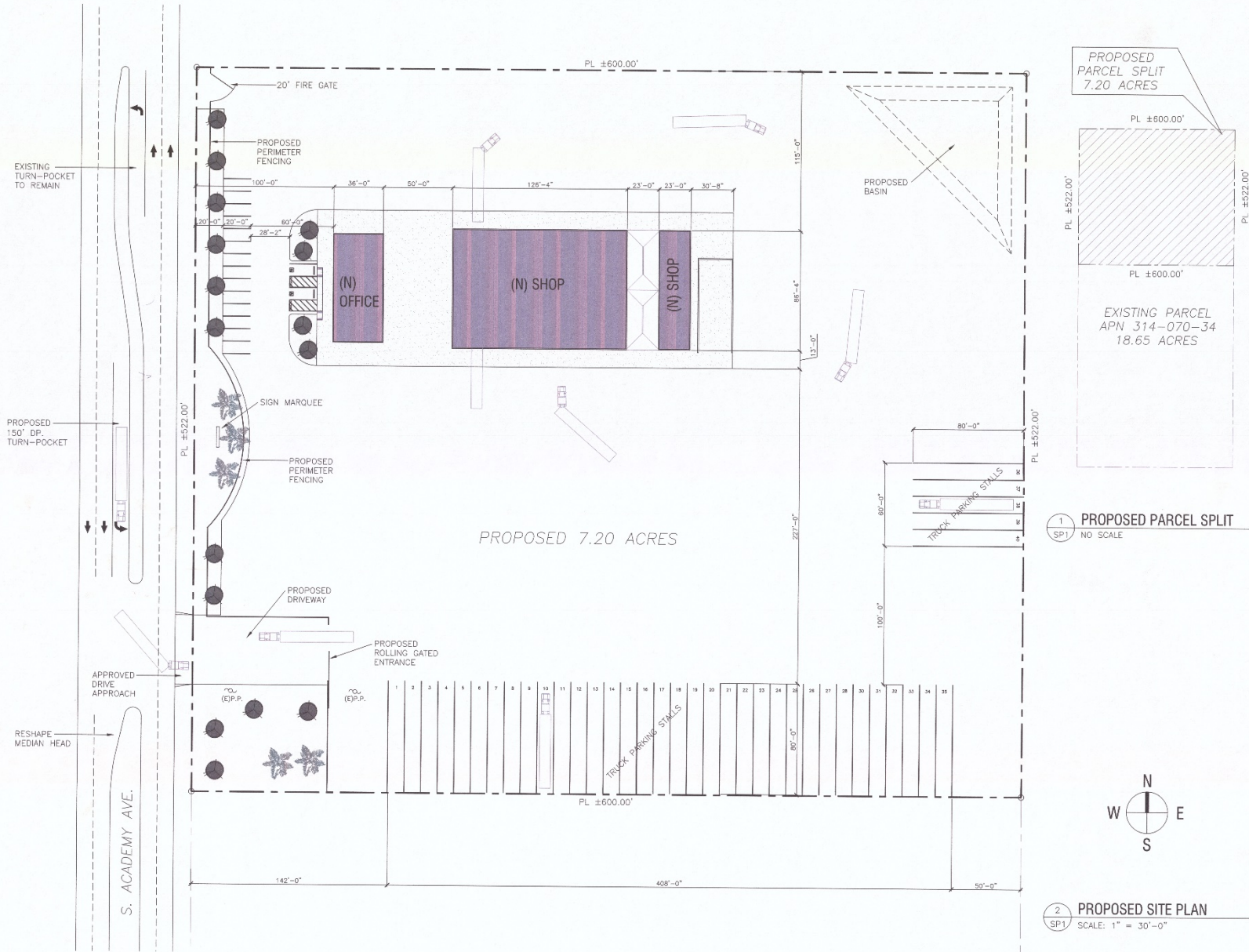
PARCEL C  
AG Feed & FARM Supply STORE

- Legend
- Power poles ○
  - Wells ⊕
  - Leach lines - - - -
  - Septic tank ■





# Proposed Agricultural Truck and Trailer Storage Maintenance Facility (DRA)



A PROPOSED TRANSPORTATION AGRICULTURAL/GEN :  
**345 S. Academy Ave.**  
SANGER, CA COUNTY OF FRESNO

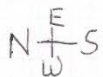
PROPERTY DETAILS:  
PROPOSED ACRES: 7.20

|                          |                 |
|--------------------------|-----------------|
| SHEET TITLE              |                 |
| PROPOSED SITE PLAN       |                 |
| DATE: 04-04-2018         | SHEET NO:       |
| DRAWN BY: DAVID LAYBROOK | SCALE: AS NOTED |
| PLANNED BY: INDEPENDENT  | <b>SP1</b>      |



# Proposed Feed and Farm Supply Store (CUP)

CHRIS & TERESA SMITH  
 APN # 314-070-34



1" = 50'

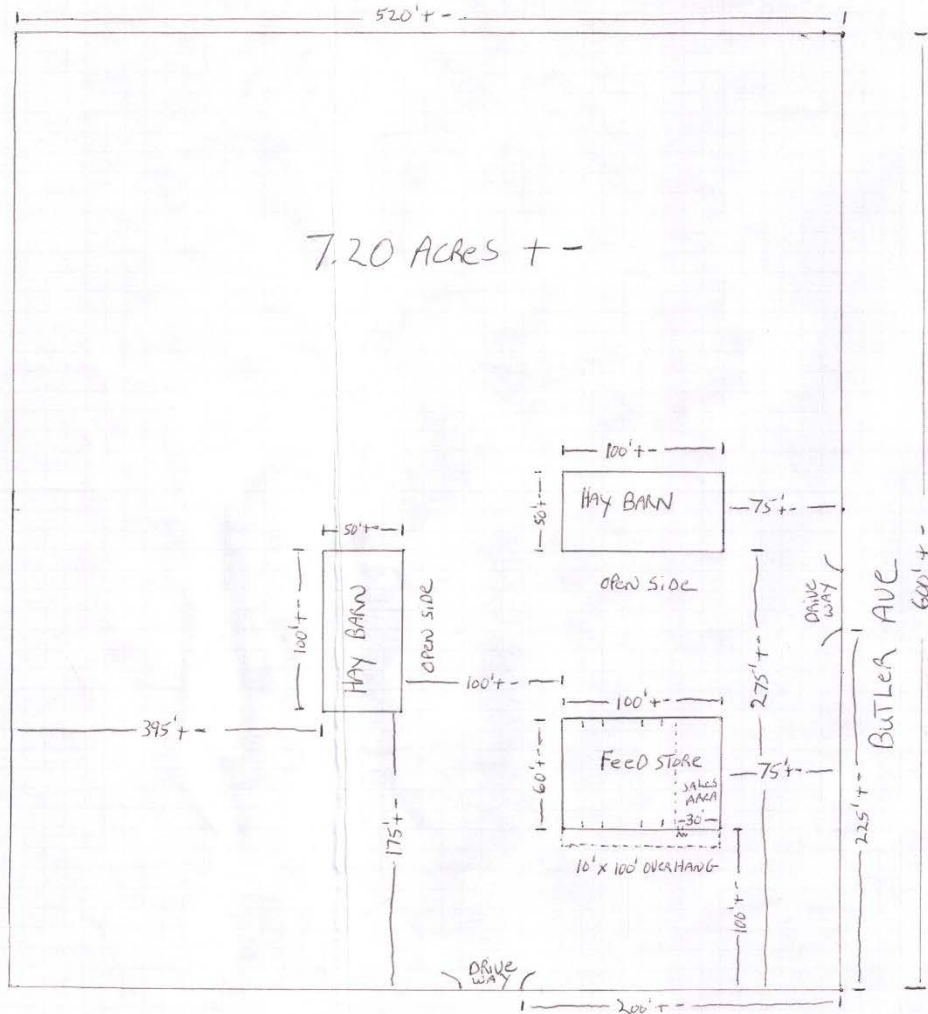
BASIC SITE  
 PLAN

LEGEND  
 Roll up Doors 12' x 14'

36" ENTRY DOOR

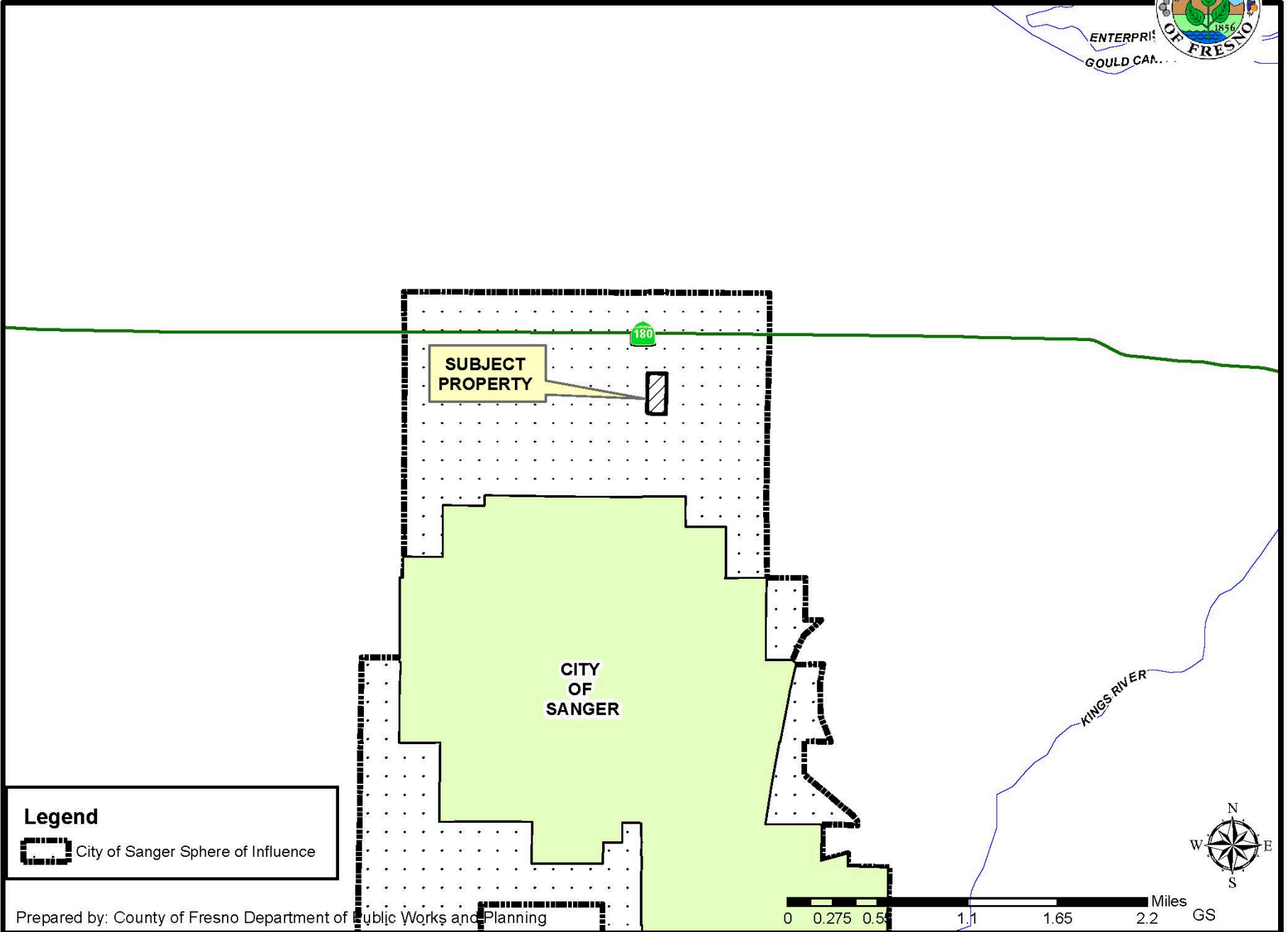
RECEIVED  
 COUNTY OF FRESNO  
 JUN 14 2019  
 DEPARTMENT OF PUBLIC WORKS  
 AND PLANNING  
 DEVELOPMENT SERVICES DIVISION

PARCEL C AG FEED & FARM SUPPLY STORE



ACADEMY AVE

# LOCATION MAP

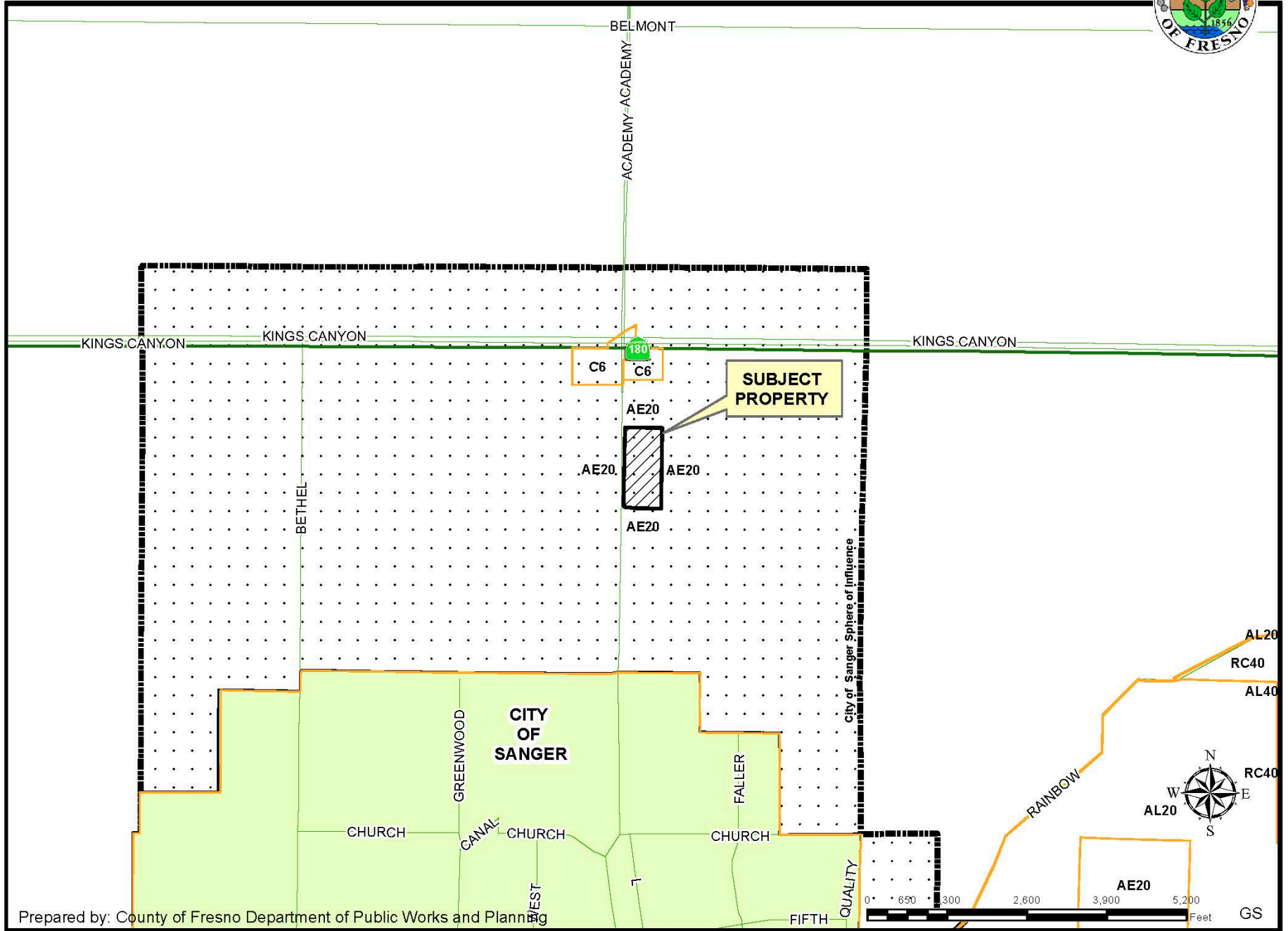


**Legend**

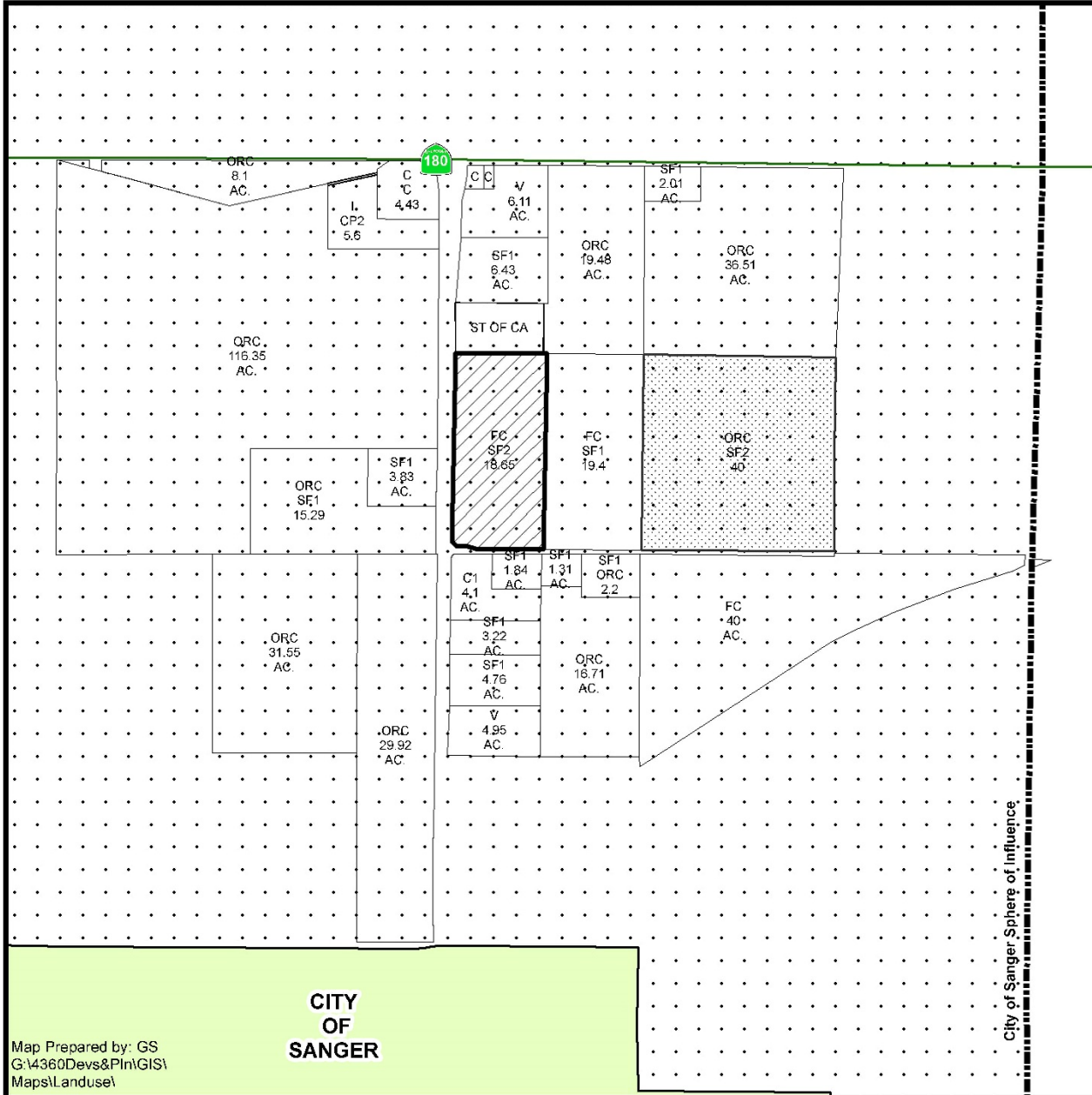
 City of Sanger Sphere of Influence



# EXISTING ZONING MAP





# EXISTING LAND USE MAP



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


**LEGEND:**

 Subject Property

 Ag Contract Land

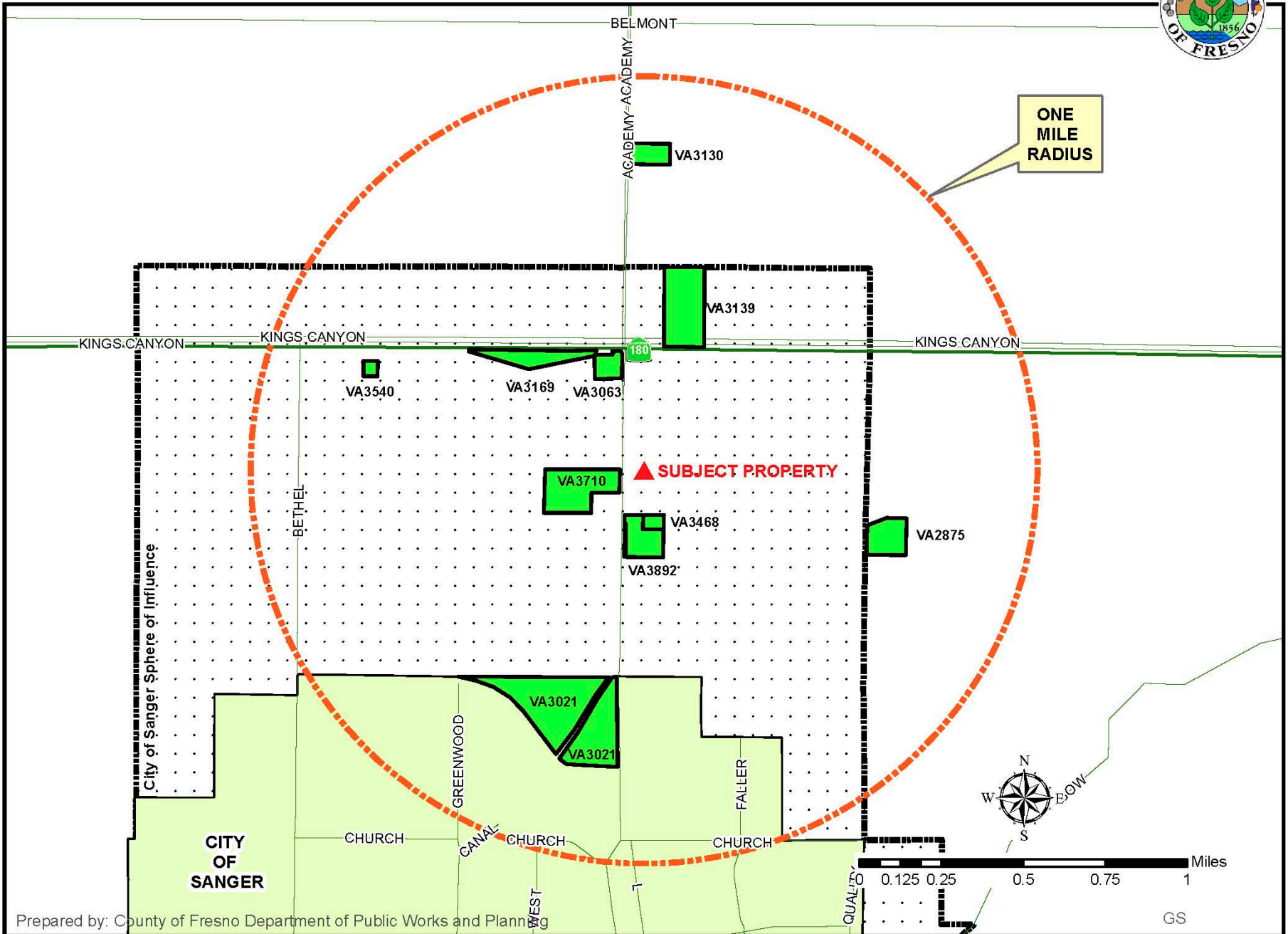
**CITY OF SANGER**

Map Prepared by: GS  
 G:\4360Devs&PInt\GIS\Maps\Landuset

  
 0 260 520 1,040 1,560 2,080 Feet  
 Department of Public Works and Planning  
 Development Services Division



# VARIANCES WITHIN A ONE MILE RADIUS



### **Four Findings for a Variance**

1. There are exceptional or extraordinary circumstances or conditions applicable to the property involved which do not generally apply to other property in the vicinity having the identical zoning classification.
2. Such Variance is necessary for the preservation and enjoyment of a substantial property right of the applicant, which right is possessed by other property owners under like conditions in the vicinity having the identical zoning classification.
3. The granting of a Variance will not be materially detrimental to the public welfare or injurious to property and improvement in the vicinity in which the property is located.
4. The granting of such a Variance will not be contrary to the objectives of the General Plan.

### **Four Findings for a Director Review and Approval**

1. The site of the proposed use is adequate in size and shape to accommodate said use and all yards, spaces, walls and fences, parking, loading, landscaping and other features required by this Division, to adjust said use with land and uses in the neighborhood.
2. The site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use.
3. The proposed use will not be detrimental to the character of the development in the immediate neighborhood or the public health, safety and general welfare.
4. The proposed development be consistent with the General Plan.

### **Five Findings for a Conditional Use Permit**

1. The site for the proposed use is adequate in size and shape to accommodate said use and all yards, spaces, walls and fences, parking, loading, landscaping and other features required by this Division, to adjust said use with land and uses in the neighborhood.
2. The site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use.
3. The proposed use will have no adverse impact on abutting property and surrounding neighborhood or permitted use thereof.
4. The proposed development is consistent with the General Plan.
5. The conditions stated in the resolution are deemed necessary to protect the public health, safety, and general welfare.





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

**VA 4072**

**DRA 4587**

**CUP 3654**

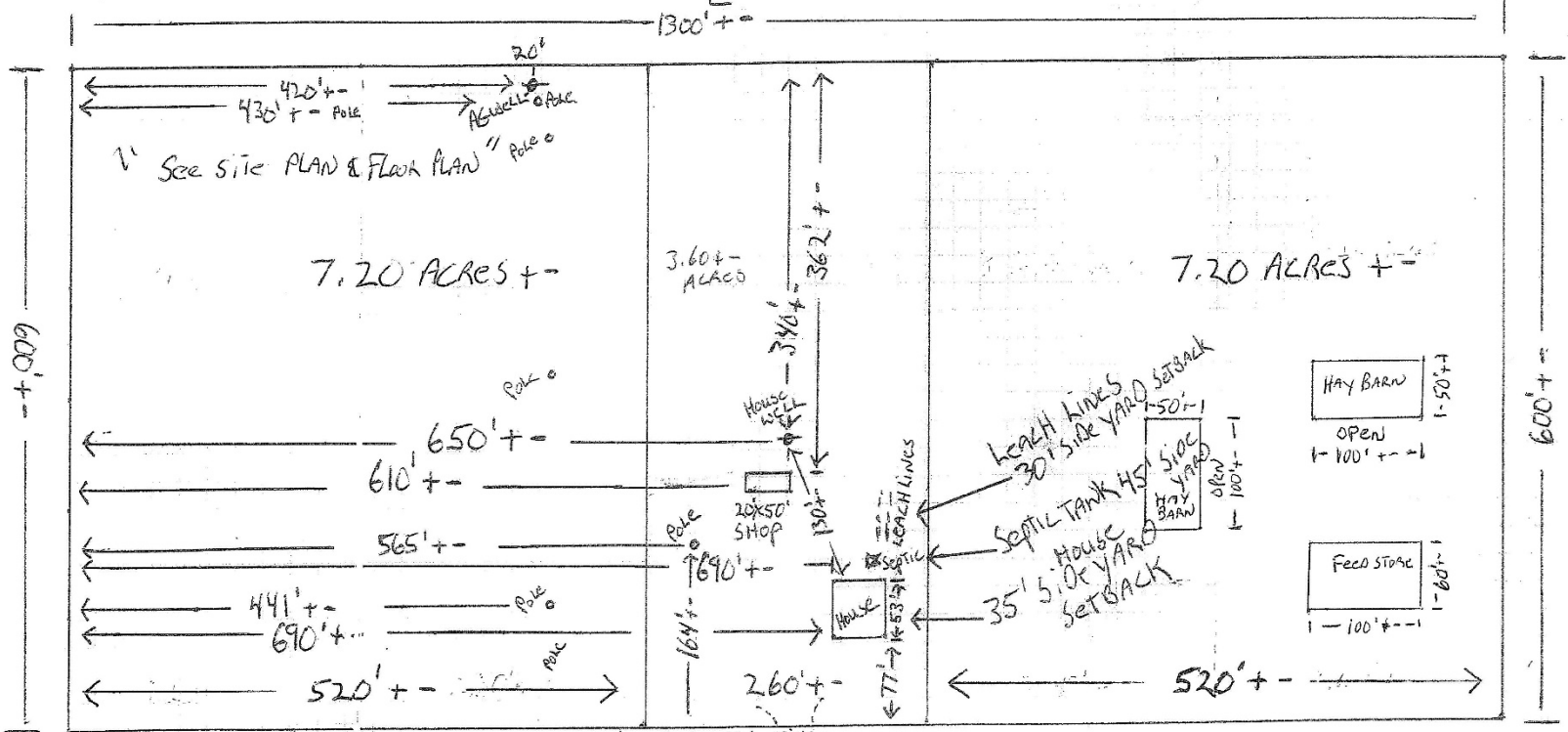


Z ←  
 E  
 N ↗ S  
 W  
 1" = 100'

Chris & Theresa Smith  
 APN: 314-070-34 18.65 acre

PARCEL A  
 AG TRUCK TERMINAL  
 1" = 100'  
 1300' ±  
 E  
 PARCEL B  
 HOUSE  
 PARCEL C  
 AG Feed & FARM Supply STORE

Legend  
 Power poles ○  
 Wells ⊗  
 Leach Lines - - - -  
 Septic Tank ☒



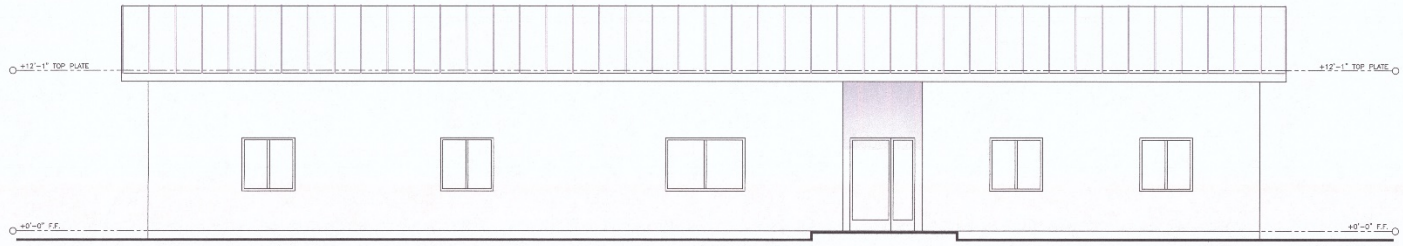
FIRE  
 SUB  
 STATION

BUTLER AVE ↑  
 ↓

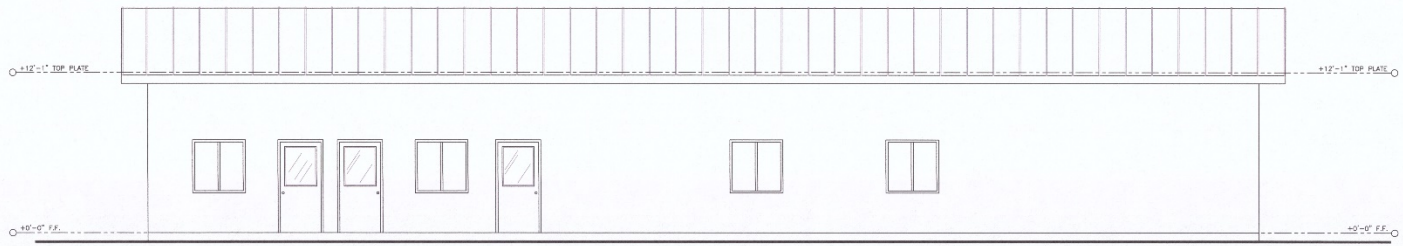
630' TO 660' - DRIVE WAY  
 1300' ±  
 W 354 S. ACADEMY AVE.  
 ← ACADEMY AVE →



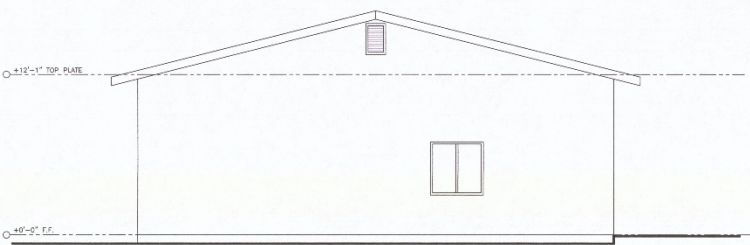




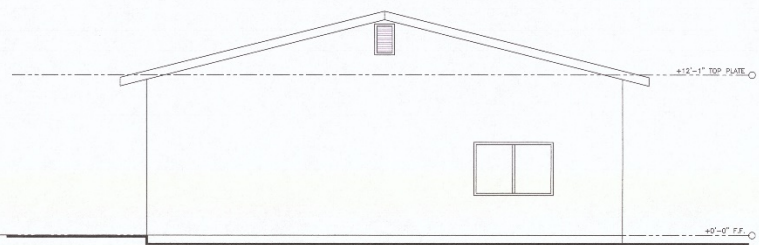
1 WEST ELEVATION - FRONT SCALE: 1/4" = 1'-0" PROPOSED



2 EAST ELEVATION - REAR SCALE: 1/4" = 1'-0" PROPOSED



3 NORTH ELEVATION - LEFT SCALE: 1/4" = 1'-0" PROPOSED



4 SOUTH ELEVATION - RIGHT SCALE: 1/4" = 1'-0" PROPOSED

A PROPOSED TRANSPORTATION AGRICULTURAL/GEN :

**345 S. Academy Ave.**

SANGER, CA COUNTY OF FRESNO

PROJECT DETAILS  
 PROPOSED ACRES: 7.20

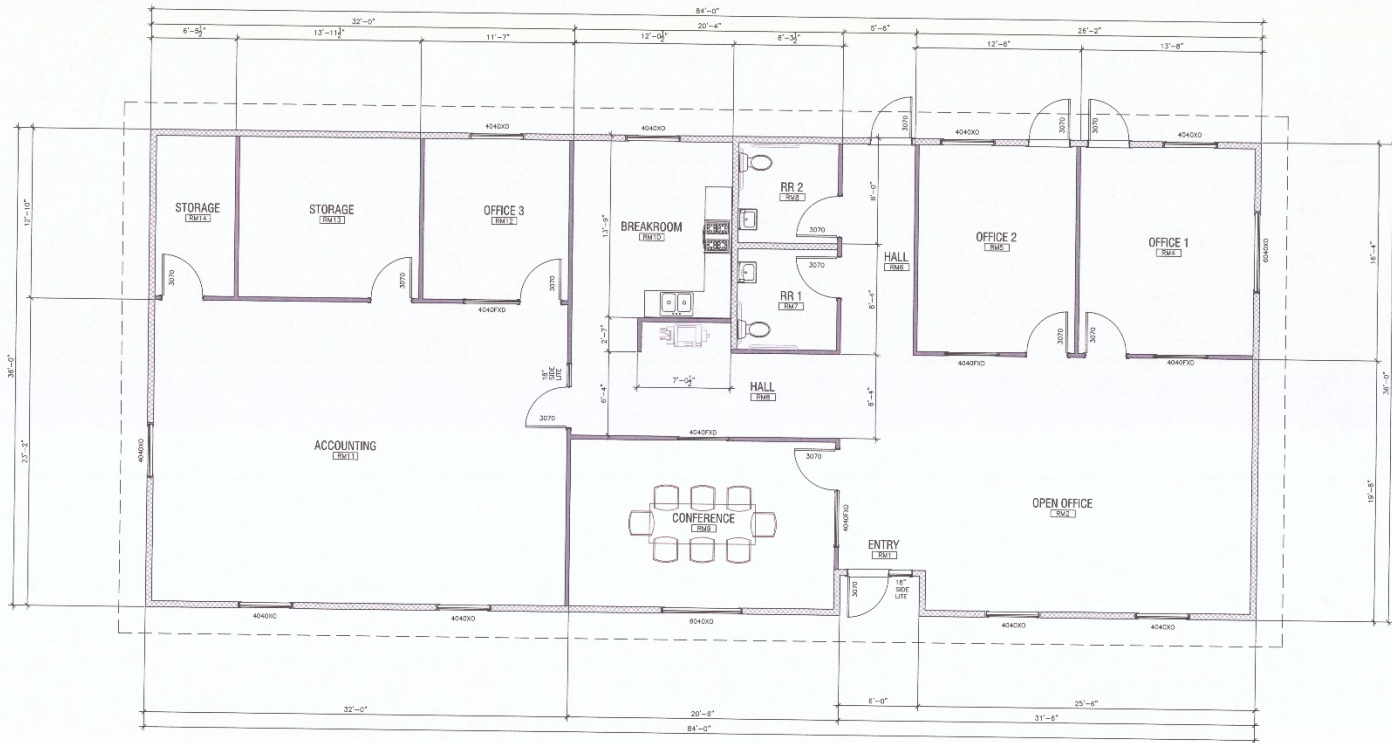
SHEET TITLE:

OFFICE ELEVATIONS

DATE: 04-19-2019  
 DRAWN BY: DAVID LATHROP  
 REVISION:  
 SCALE: AS NOTED

SHEET NO:  
**A2**

THIS IS AN UNAPPROVED PLAN AND MAY BE IN VIOLATION OF STATE OR LOCAL CODES. PLEASE CONSULT WITH THE LOCAL JURISDICTION FOR ALL APPLICABLE REGULATIONS.



1 PROPOSED OFFICE FLOOR PLAN SCALE: 1/4"=1'-0"

**THENKEN**  
 CONSTRUCTION SERVICES  
 CONSULTING  
 LAND PLANNING  
 DRAFTING AND DESIGN  
 Ph: (559) 857-1492 thenken@tgsd.com

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A PROPOSED TRANSPORTATION AGRICULTURAL/GEN :  
**345 S. Academy Ave.**  
 SANGER, CA COUNTY OF FRESNO

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PROPERTY DETAILS:  
 PROPOSED ACRES: 7.20

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SHEET TITLE:  
**OFFICE FLOOR PLAN**

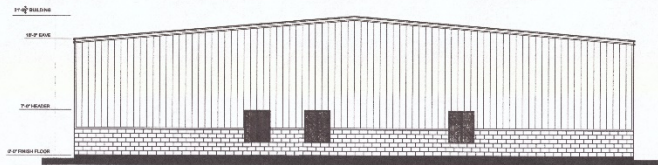
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|           |              |            |  |
|-----------|--------------|------------|--|
| DATE:     | 04-19-2019   | SHEET NO.: |  |
| CREW/ BY: | DAVE LATHROP |            |  |
| FILE NO.: |              |            |  |
| SCALE:    | AS NOTED     |            |  |

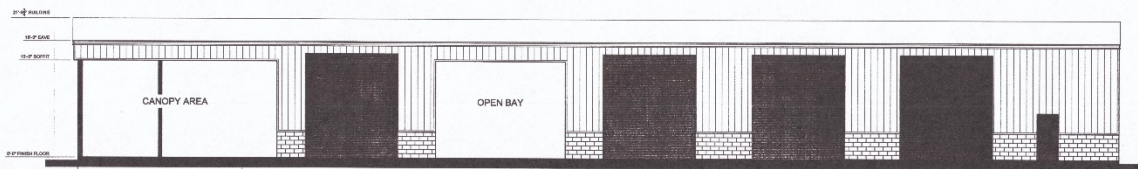
A1

THIS IS AN UNRECORDED DRAWING AND MAY NOT BE REPRODUCED, COPIED, OR OTHERWISE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF THENKEN

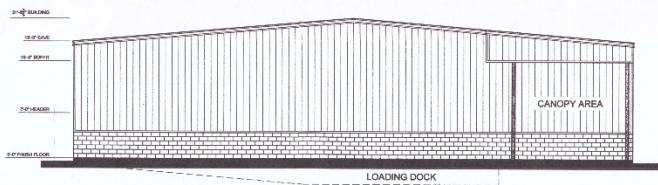




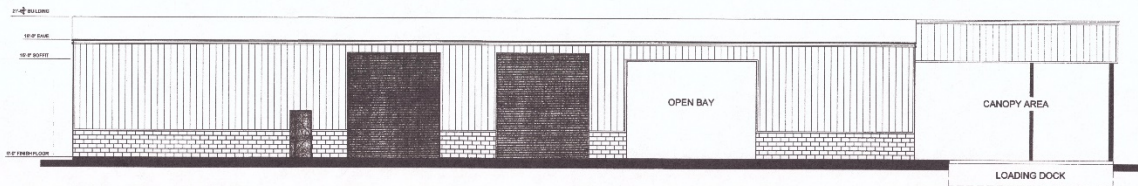
***EAST ELEVATION***



***SOUTH ELEVATION***

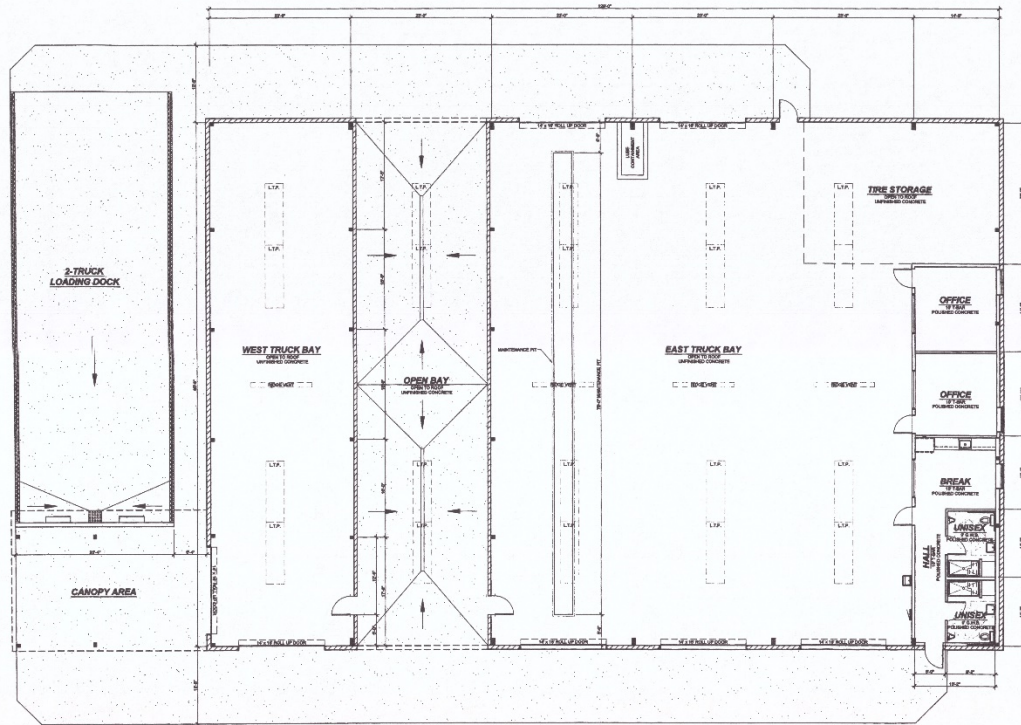


***WEST ELEVATION***



***NORTH ELEVATION***



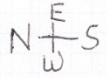


BUILDING AREAS:

|                |                      |
|----------------|----------------------|
| OFFICE         | 911 SQ. FT.          |
| EAST TRUCK BAY | 8331 SQ. FT.         |
| OPEN BAY       | 1928 SQ. FT.         |
| WEST TRUCK BAY | 2072 SQ. FT.         |
| <b>TOTAL</b>   | <b>11252 SQ. FT.</b> |



CHRIS & TERRISA SMITH  
APP # 314-070-34



1" = 50'

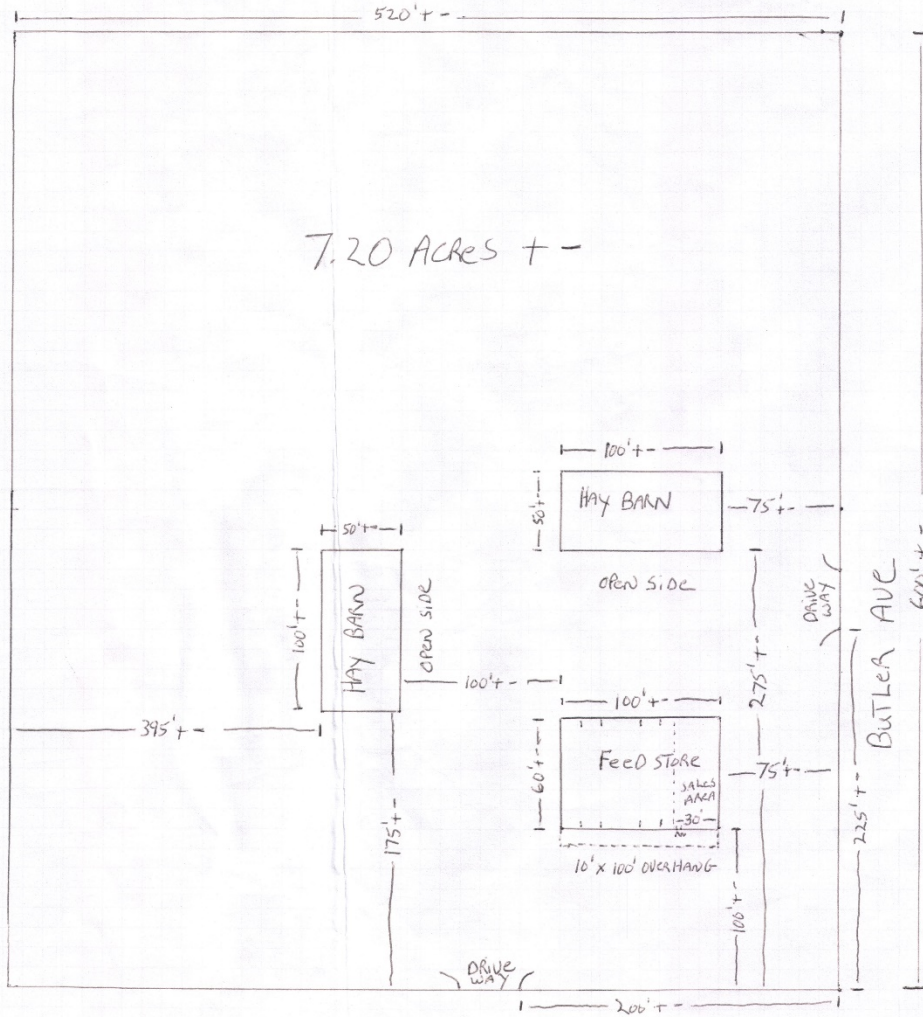
# BASIL SITE PLAN

## LEGEND

Roll up Doors 12' x 14'

36" Entry Door

## PARCEL C AG FEED & FARM SUPPLY STORE



RECEIVED  
COUNTY OF PERRY  
JUN 14 2019  
DEPARTMENT OF PUBLIC WORKS  
AND PLANNING  
DEVELOPMENT SERVICES DIVISION

ACADEMY AVE

CHRIS & TERESA SMITH  
AAN# 314-070-34

# PARCEL C AG Feed Store FLOOR PLAN

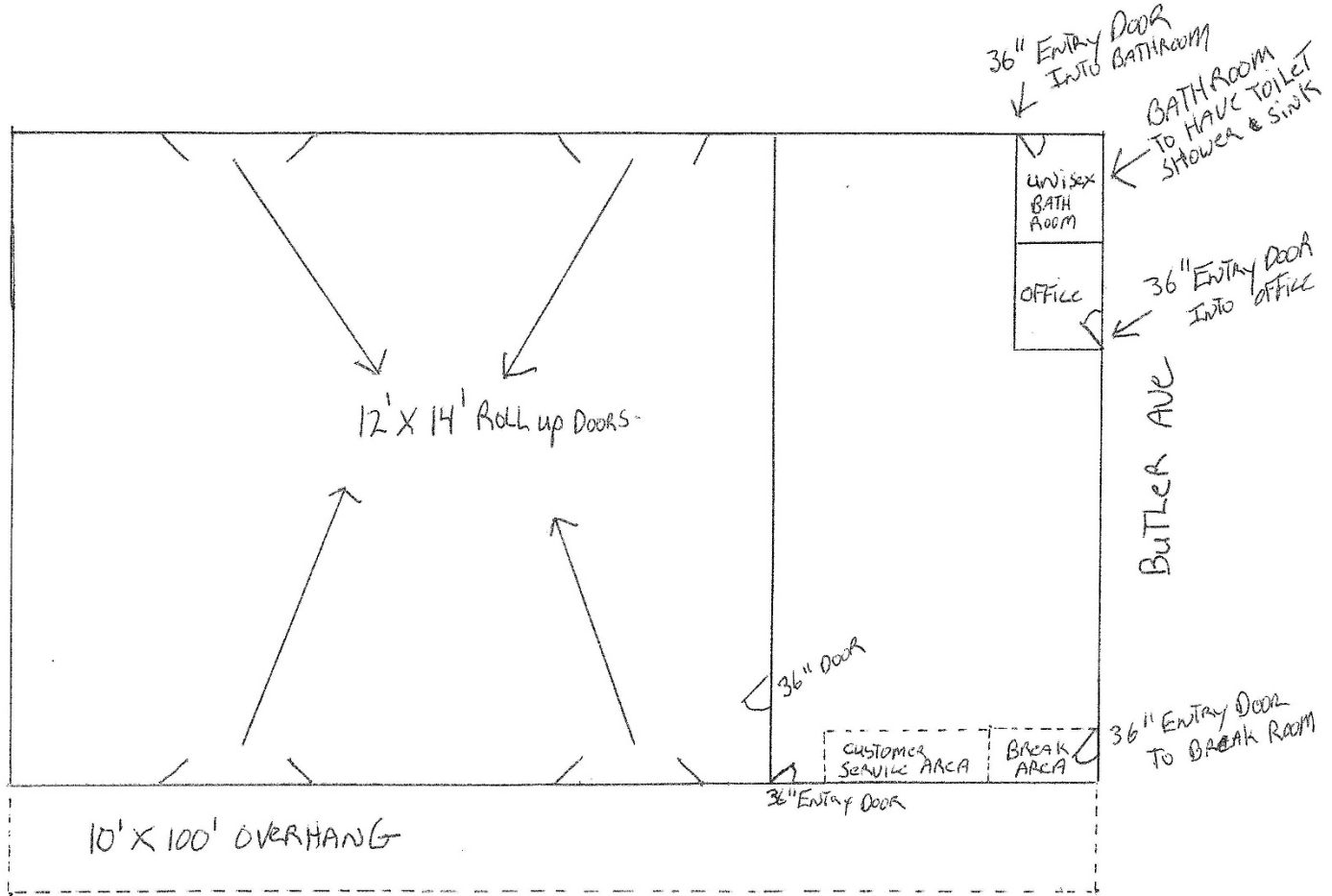


1" = 10'

Legend

ALL DOORS TO BE 36"

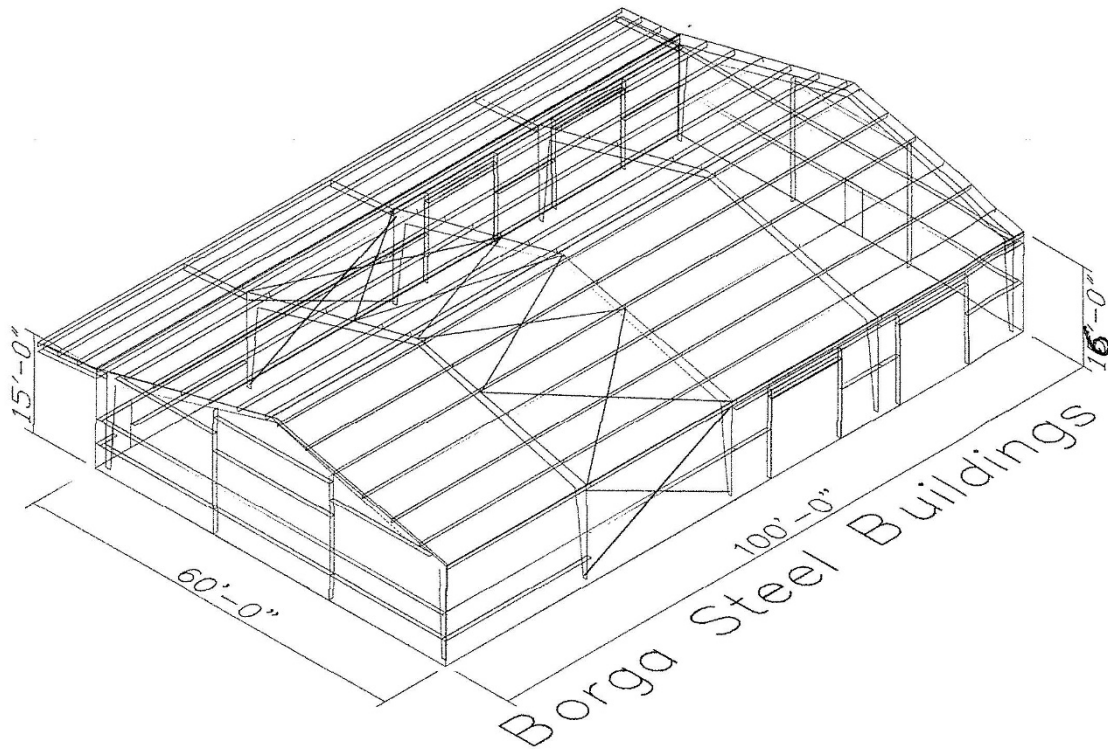
Roll up DOORS 12' X 14'



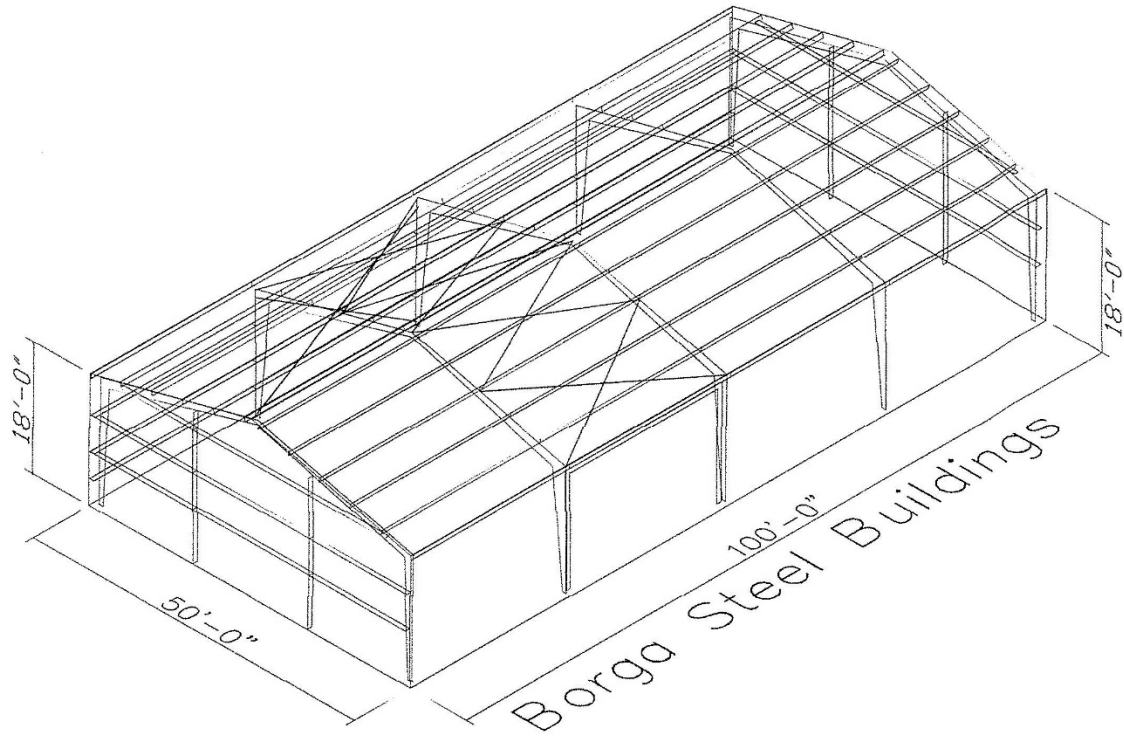


PARCEL C AG Feed & FARM Supply STORE

Feed STORE



PARCEL C AG. Feed & FARM Supply STORE  
HAY BARN



354 S. Academy Ave West  
Sanger, CA 93657



APN - 314-070-34

354 S. Academy Ave EAST  
Sanger, CA 93657



APN 314-070-34



554 S. Academy Ave  
Sanger, CA 93657

North



APN 314-070-34

354 S. Academy Ave  
Sanger, CA 93657

South



APN 314-070-34

Example of Feed Store



Example of Feed Store



Example of Feed Store (side)





Example of Hay Barn



Example of Hay Barn



Example of Hay Barn

