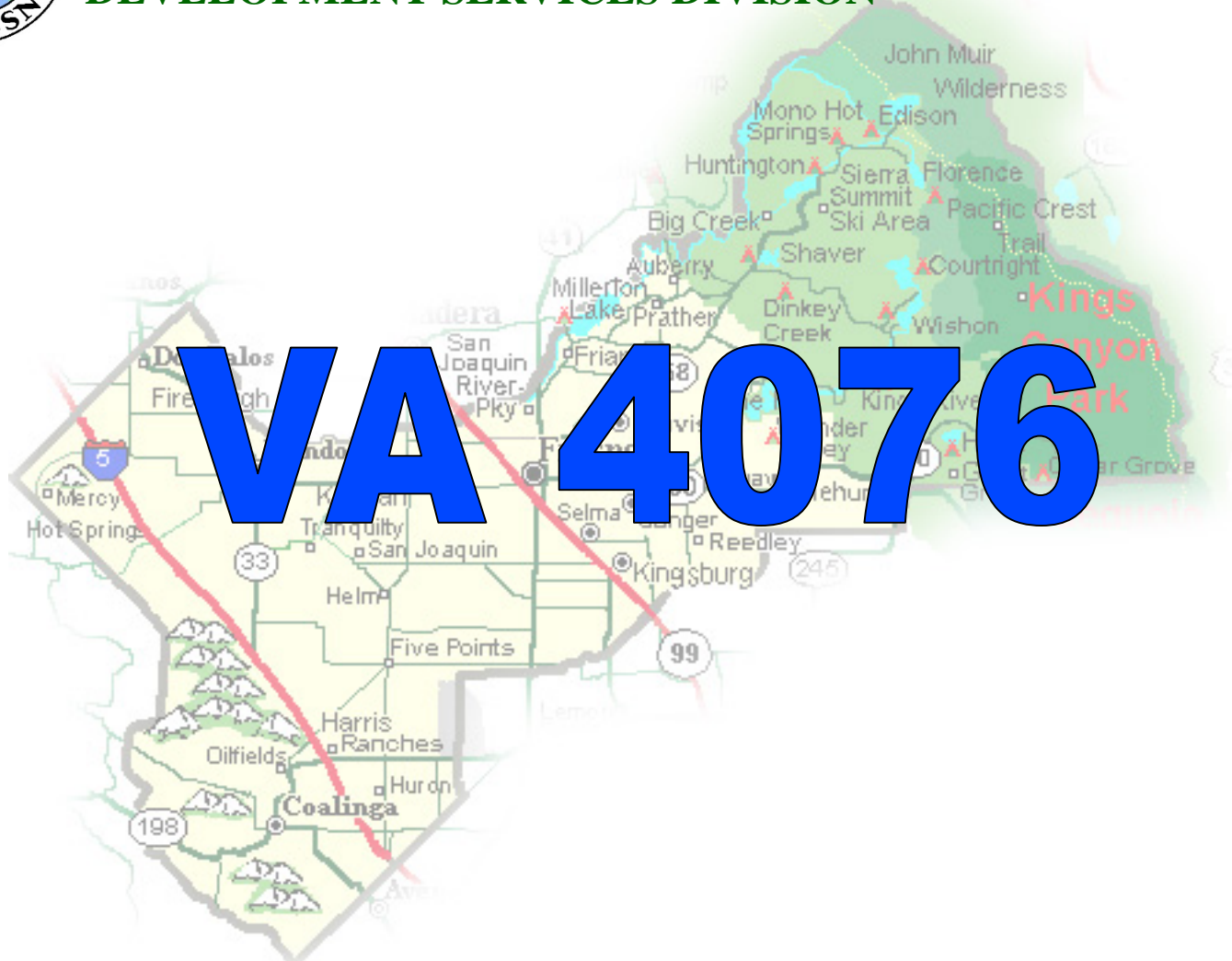




**DEPARTMENT of PUBLIC WORKS and PLANNING**  
**DEVELOPMENT SERVICES DIVISION**



Approximate Location  
of Subject Parcel



S Rainbow Route

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COUNTY OF FRESNO

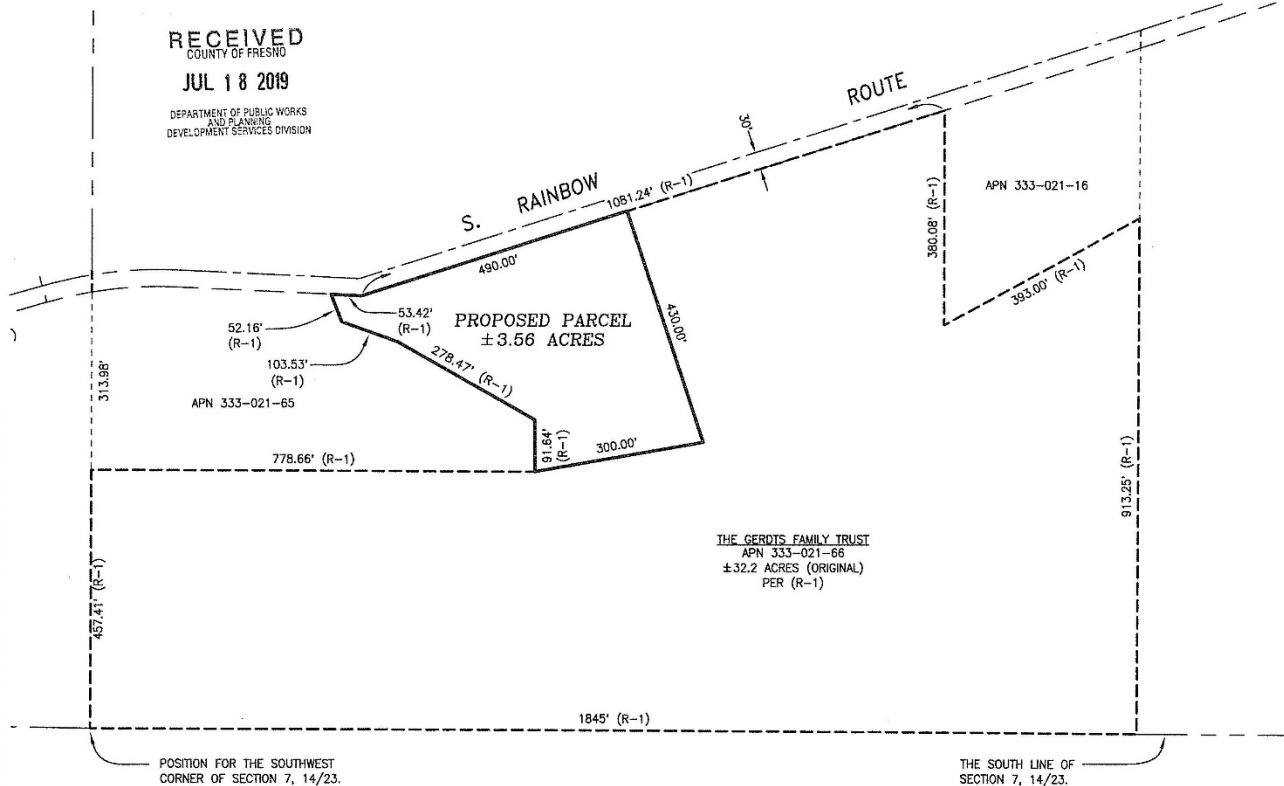
JUL 18 2019

DEPARTMENT OF PUBLIC WORKS  
AND PLANNING  
DEVELOPMENT SERVICES DIVISION

# SITE PLAN VARIANCE APP. No. \_\_\_\_\_

PRE-APPLICATION REVIEW No. 39698

BEING A PORTION OF THE SOUTHWEST 1/4 OF  
SECTION 7, T. 14 S., R. 23 E., M.D.B.M.  
IN THE COUNTY OF FRESNO,  
STATE OF CALIFORNIA



### LEGEND:

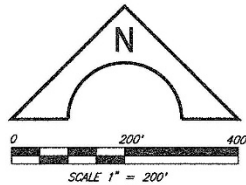
- SECTION LINE.
- RIGHT OF WAY.
- EXIST. PROPERTY LINE.
- NEW PROPERTY LINE.

NOTE: THERE ARE NO STRUCTURES,  
WELLS, OR SEPTIC SYSTEMS ON  
THE SUBJECT PARCEL.

(R-1) RECORD DATA PER DOCUMENT  
No. 2008-0156863, RECORDED  
ON NOV. 10, 2008, OFFICIAL  
FRESNO COUNTY RECORDS.

### RECORD OWNERS:

THE GERDTS FAMILY TRUST  
APN 333-021-66



### PROJECT INFORMATION

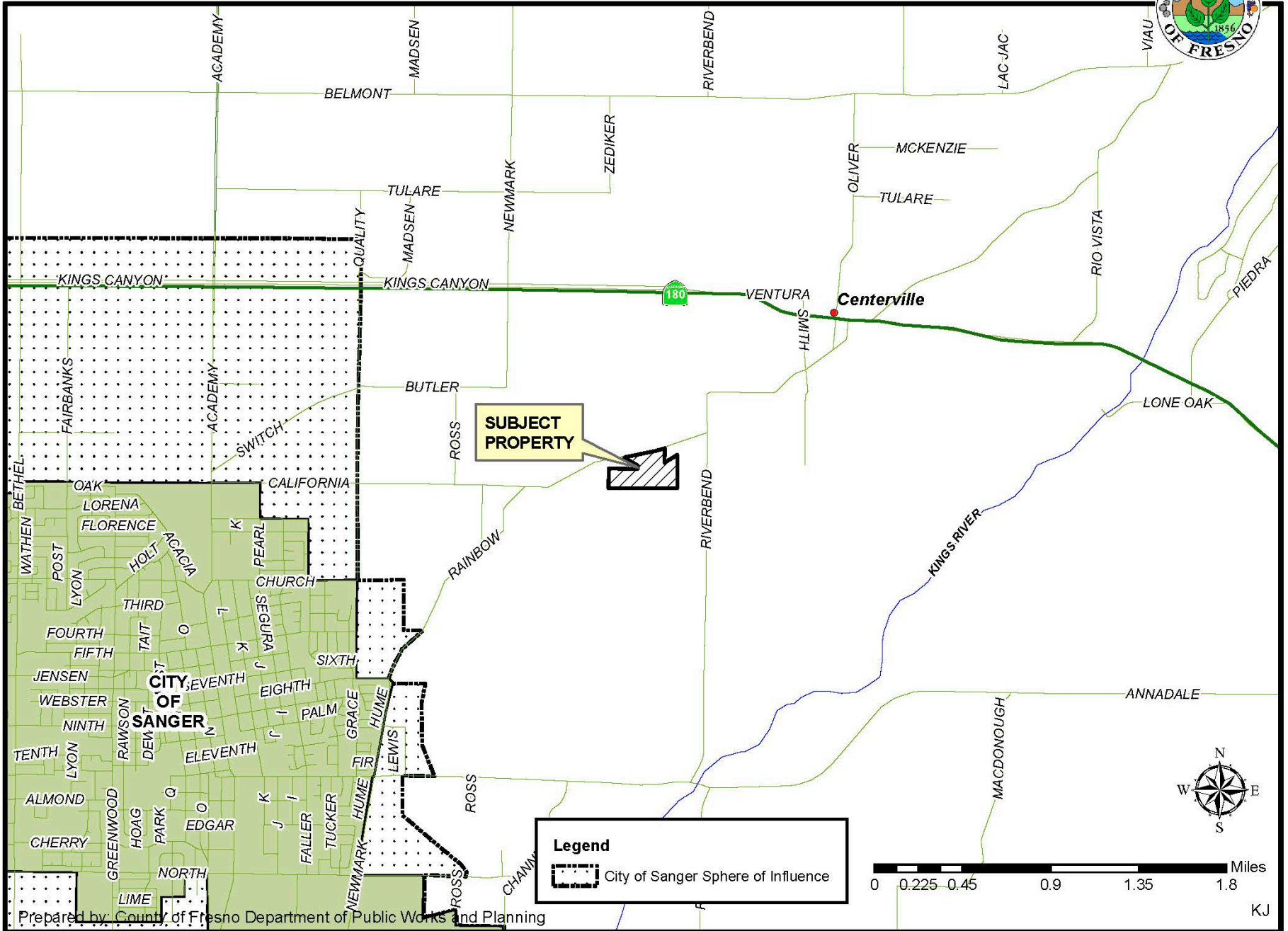
NAME: GERDTS SITE PLAN	CLIENT: KERRY GERDTS
TWP, RNG, SEC: 142307 MDB&M	COUNTY OF: FRESNO   STATE OF: CALIFORNIA



**ESP SURVEYING**  
2598 N. MIAMI AVE.  
FRESNO, CA  
Tel. 559.442.0883  
Fax 559.442.0884  
www.eeple.com

DATE OF SURVEY	N/A
ESP JOB No.	19049
DRAWN BY	6335
DRAWN DATE	6/28/2019
REV. 1	7/11/2019

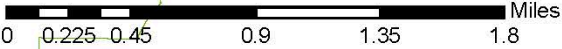
# LOCATION MAP



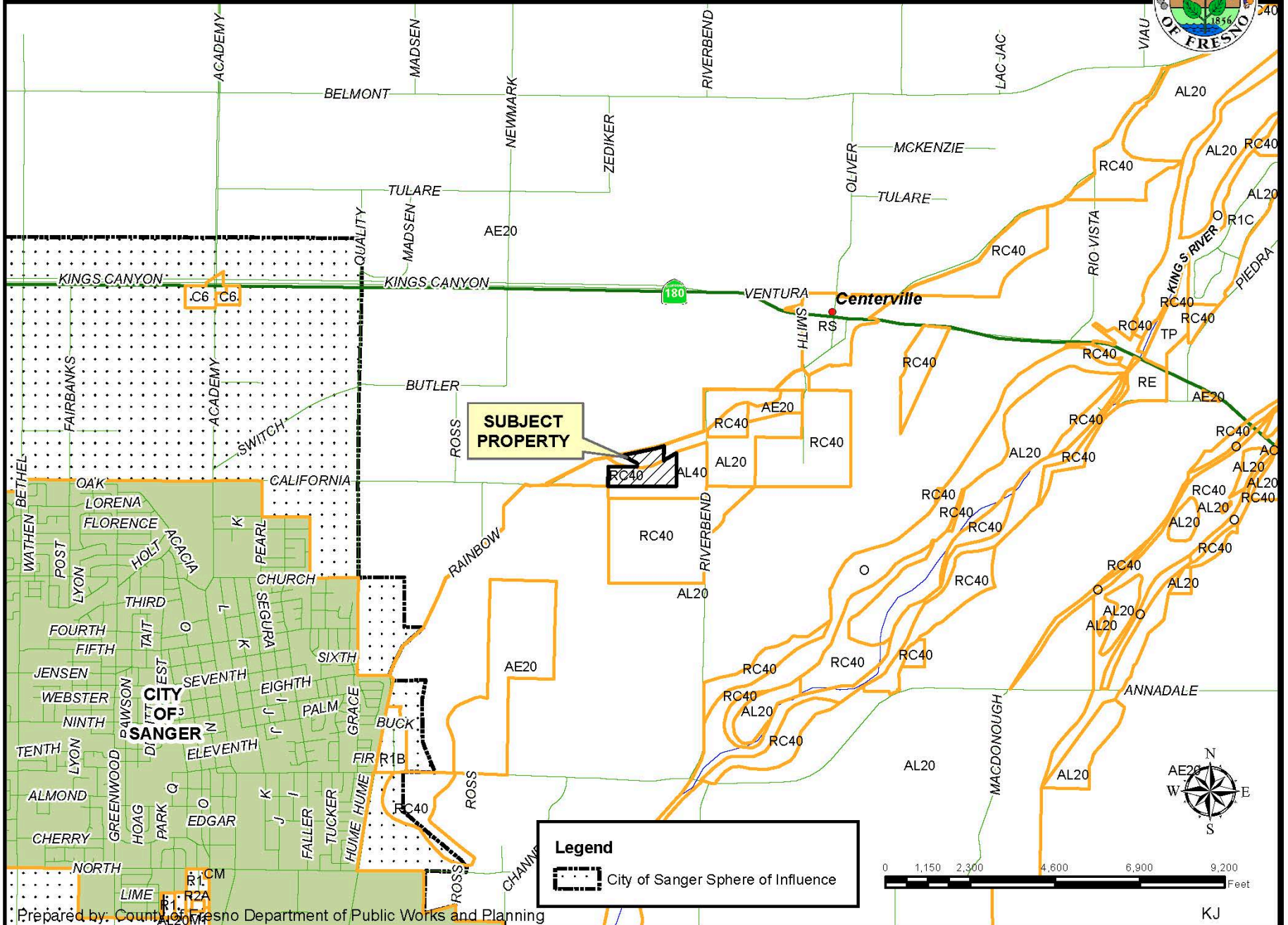
**SUBJECT PROPERTY**

**Legend**

- City of Sanger Sphere of Influence
- Subject Property



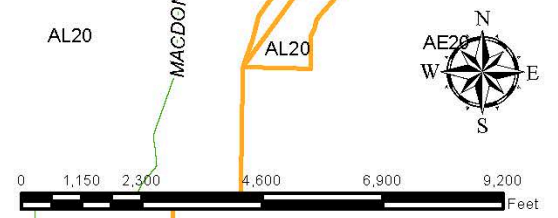
# EXISTING ZONING MAP



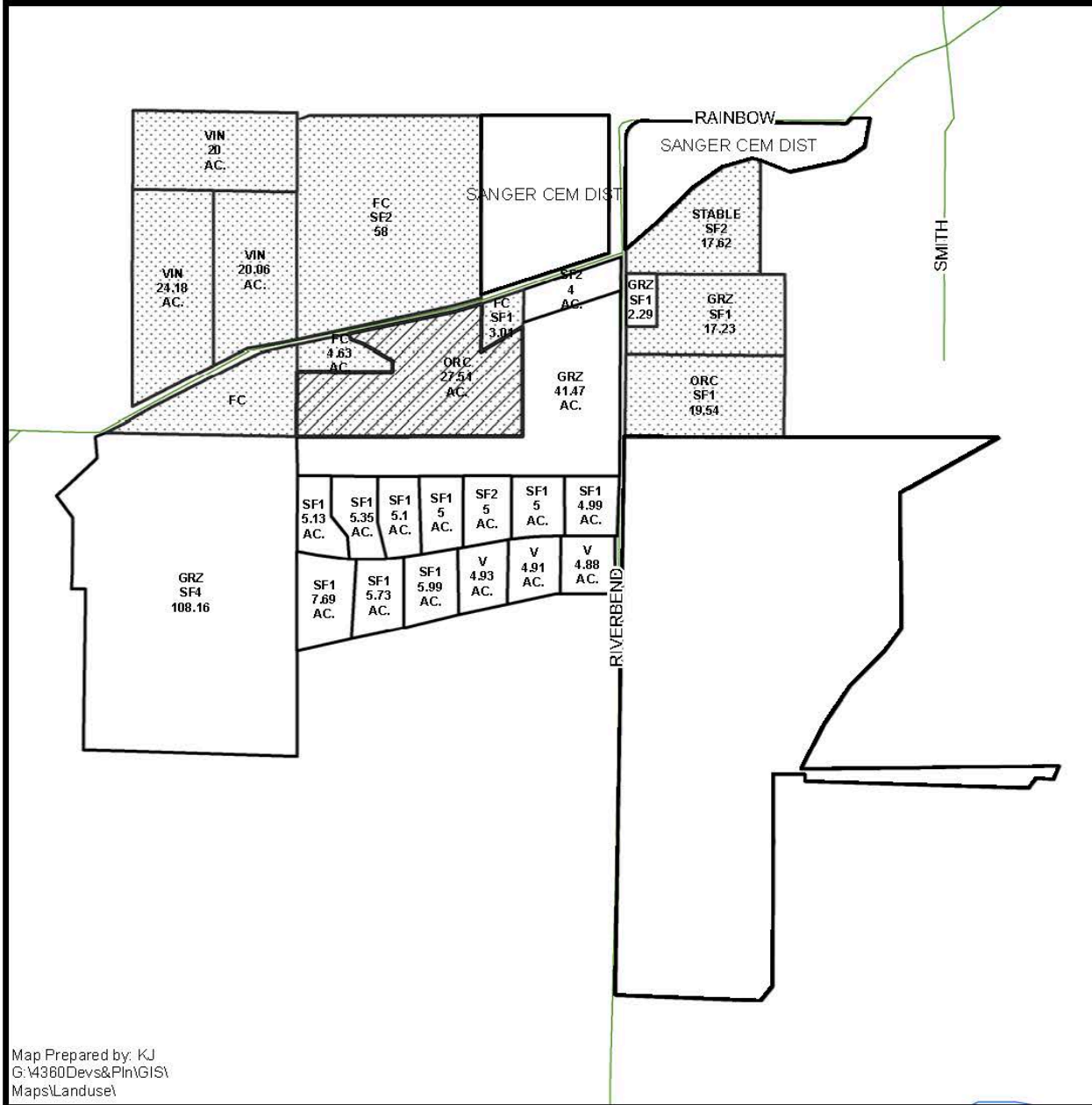
**SUBJECT PROPERTY**

**Legend**

- City of Sanger Sphere of Influence



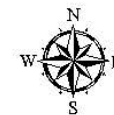
# EXISTING LAND USE MAP



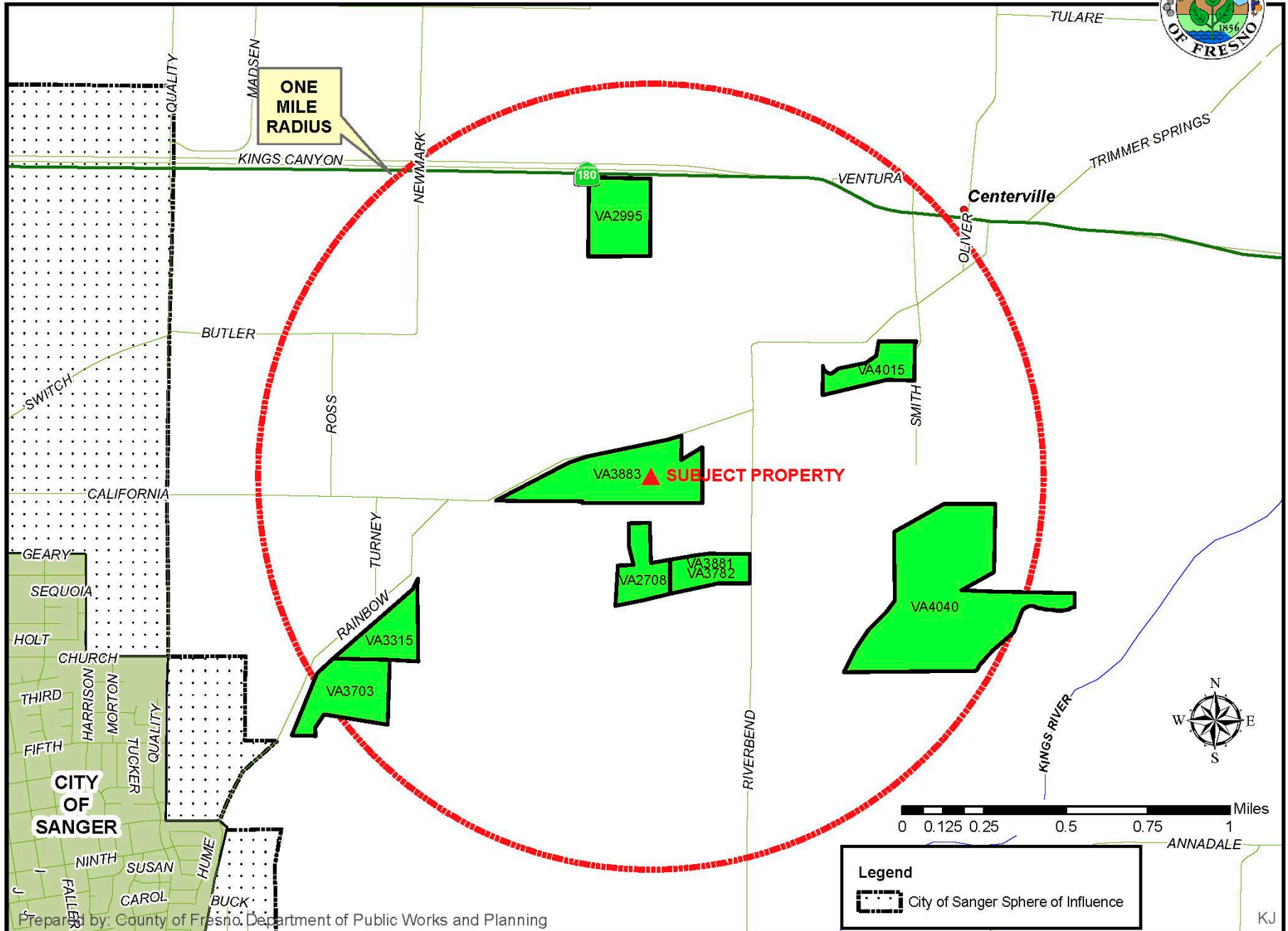
LEGEND	
FC - FIELD CROP	
GRZ - GRAZING	
ORC - ORCHARD	
SF#- SINGLE FAMILY RESIDENCE	
V - VACANT	
VIN - VINEYARD	

**LEGEND:**

-  Subject Property
-  Ag Contract Land



# APPROVED VARIANCES WITHIN A ONE MILE RADIUS



An aerial photograph showing a mix of agricultural and residential land. In the upper half, there are large, organized plots of crops, likely corn, in various stages of growth. A road with a yellow dashed line runs through the middle. In the lower half, there is a residential area with a house, a swimming pool, and a lawn, surrounded by trees and a fence. The overall scene is a typical rural or suburban landscape.

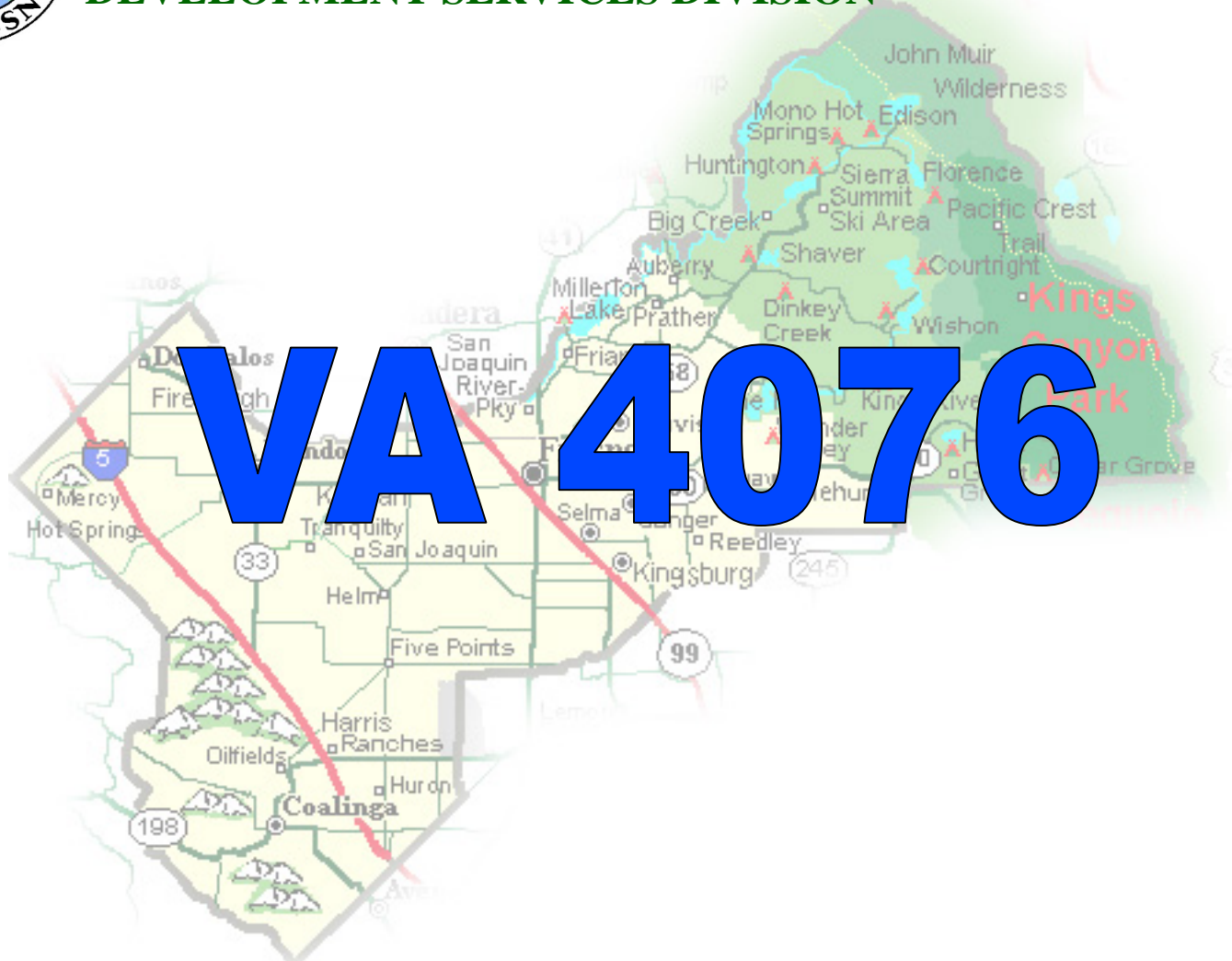
## Four Findings for a Variance

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.





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



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COUNTY OF FRESNO

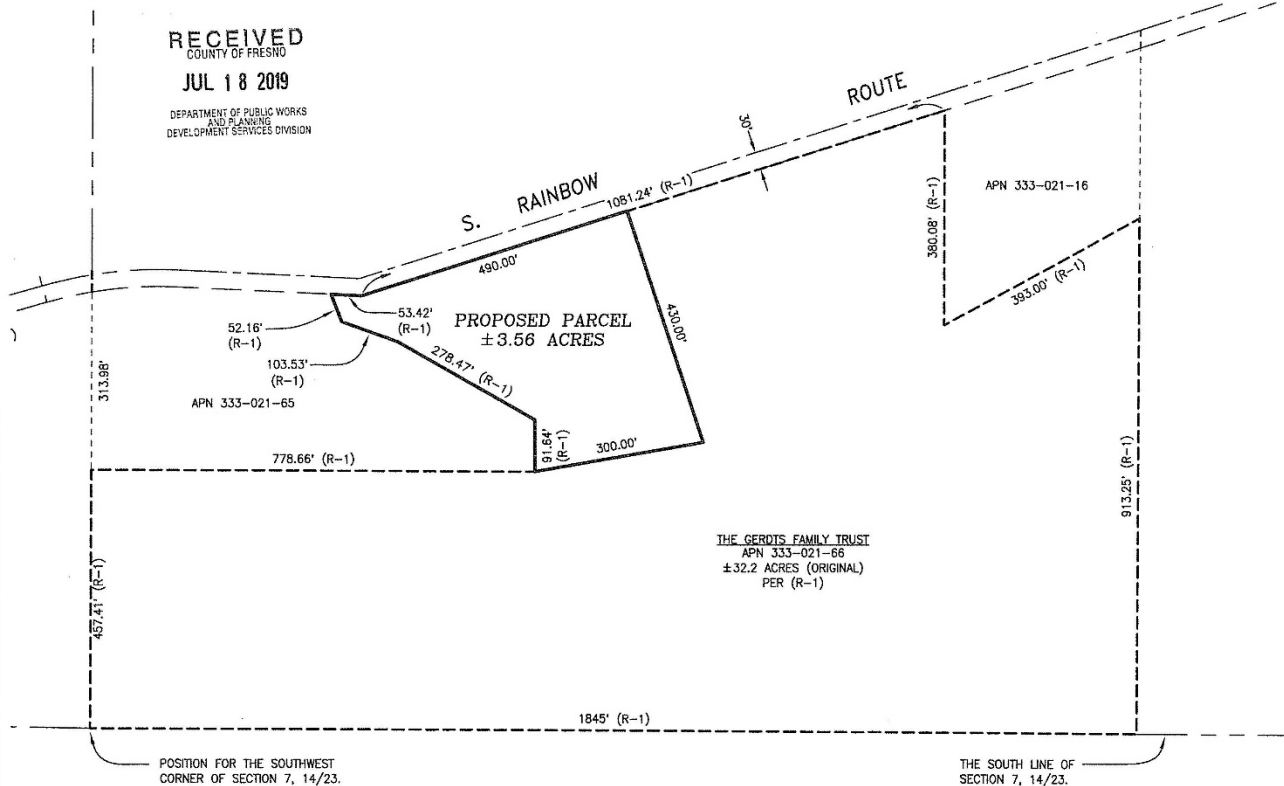
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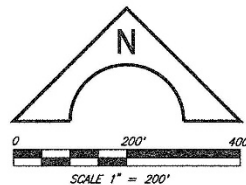
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THE GERDTS FAMILY TRUST  
APN 333-021-66



PROJECT INFORMATION		CLIENT: KERRY GERDTS
NAME: GERDTS SITE PLAN	TWP, RNG, SEC: 142307 MDB&M	COUNTY OF: FRESNO STATE OF: CALIFORNIA

	<b>ESP SURVEYING</b> 2598 N. MIAMI AVE. FRESNO, CA Tel. 559.442.0883 Fax 559.442.0884 www.eeple.com	<table border="1"> <tr> <td>DATE OF SURVEY</td> <td>N/A</td> </tr> <tr> <td>ESP JOB No.</td> <td>19049</td> </tr> <tr> <td>DRAWN BY</td> <td>6335</td> </tr> <tr> <td>DRAWN DATE</td> <td>6/28/2019</td> </tr> <tr> <td>REV. 1</td> <td>7/11/2019</td> </tr> </table>	DATE OF SURVEY	N/A	ESP JOB No.	19049	DRAWN BY	6335	DRAWN DATE	6/28/2019	REV. 1	7/11/2019
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	ESP JOB No.	19049										
	DRAWN BY	6335										
	DRAWN DATE	6/28/2019										
REV. 1	7/11/2019											



Proposed Site  
View to the West



Proposed Site  
View to the East

Proposed Site  
View from Rainbow Ave  
to the South

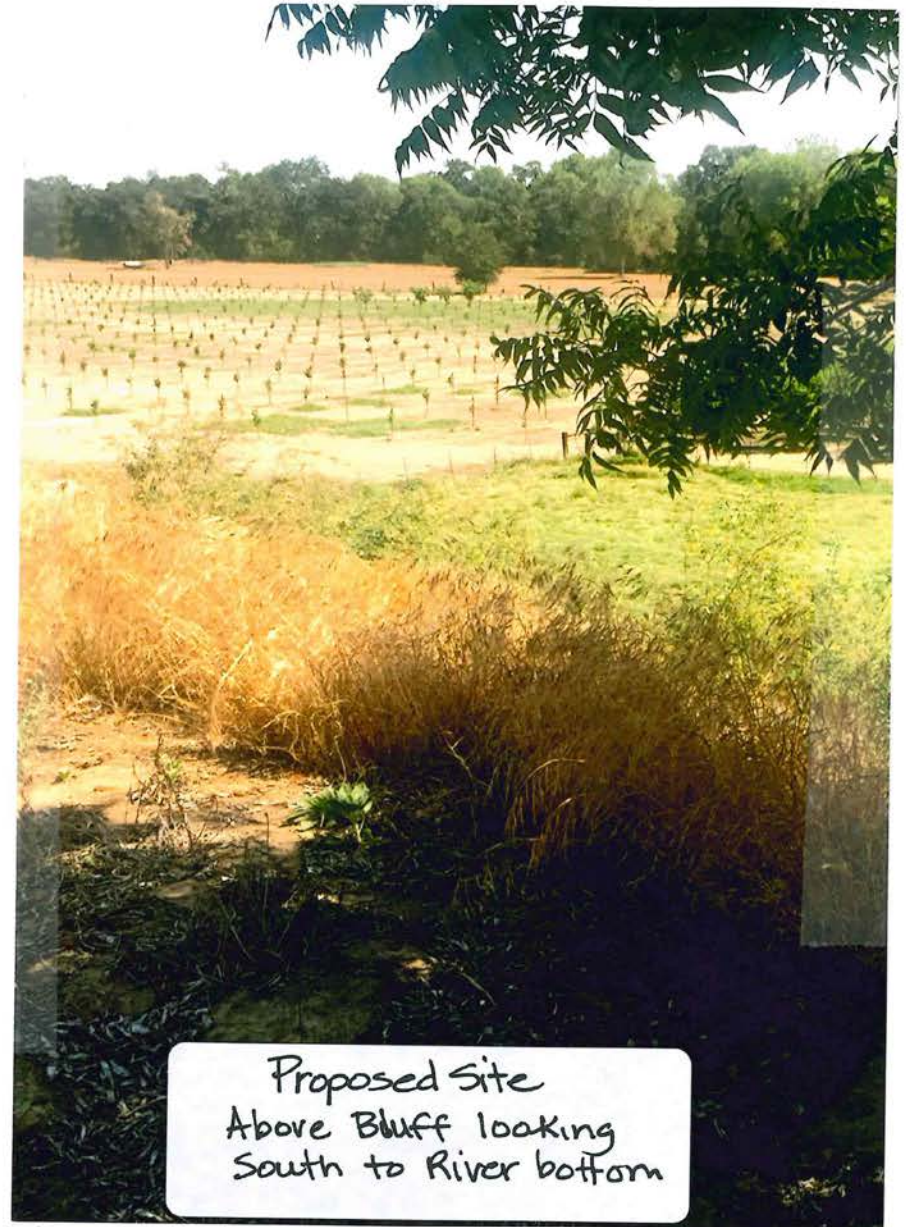


Proposed Site  
Standing on River bottom  
Looking to the North





Proposed Site  
From River bottom  
Facing to the West



Proposed Site  
Above Bluff looking  
South to River bottom



Proposed Site  
View to the East