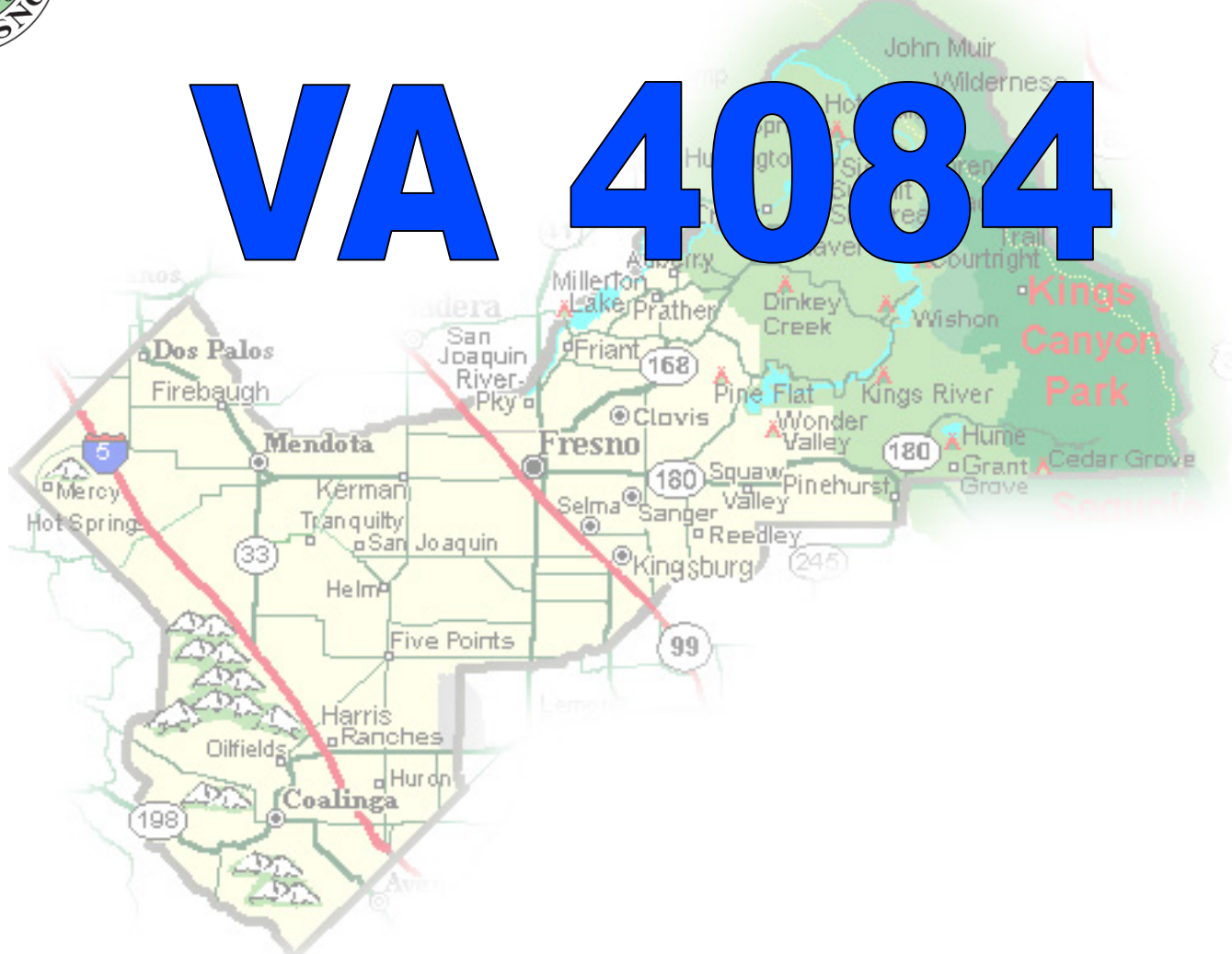




DEPARTMENT of PUBLIC WORKS and PLANNING
DEVELOPMENT SERVICES & CAPITAL PROJECTS DIVISION

VA 4084





W Jensen Ave

**Subject property
40 acres**

S Dickerson Ave

S Rolinda Ave

S Westlaw Ave



W Jensen Ave

Parcel 2
1.18 acres



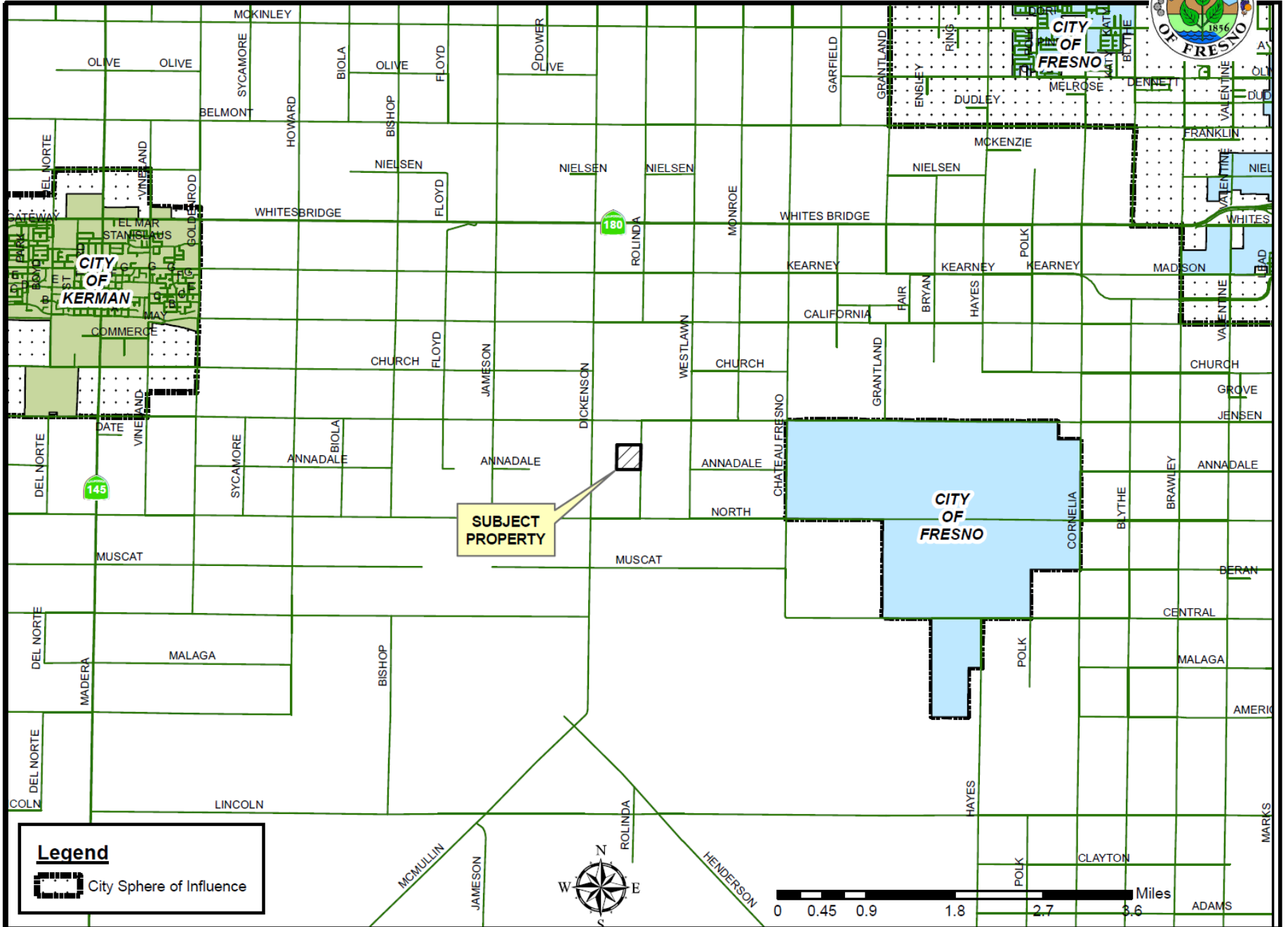
Parcel 1
38.82 acres

S Dickerson Ave

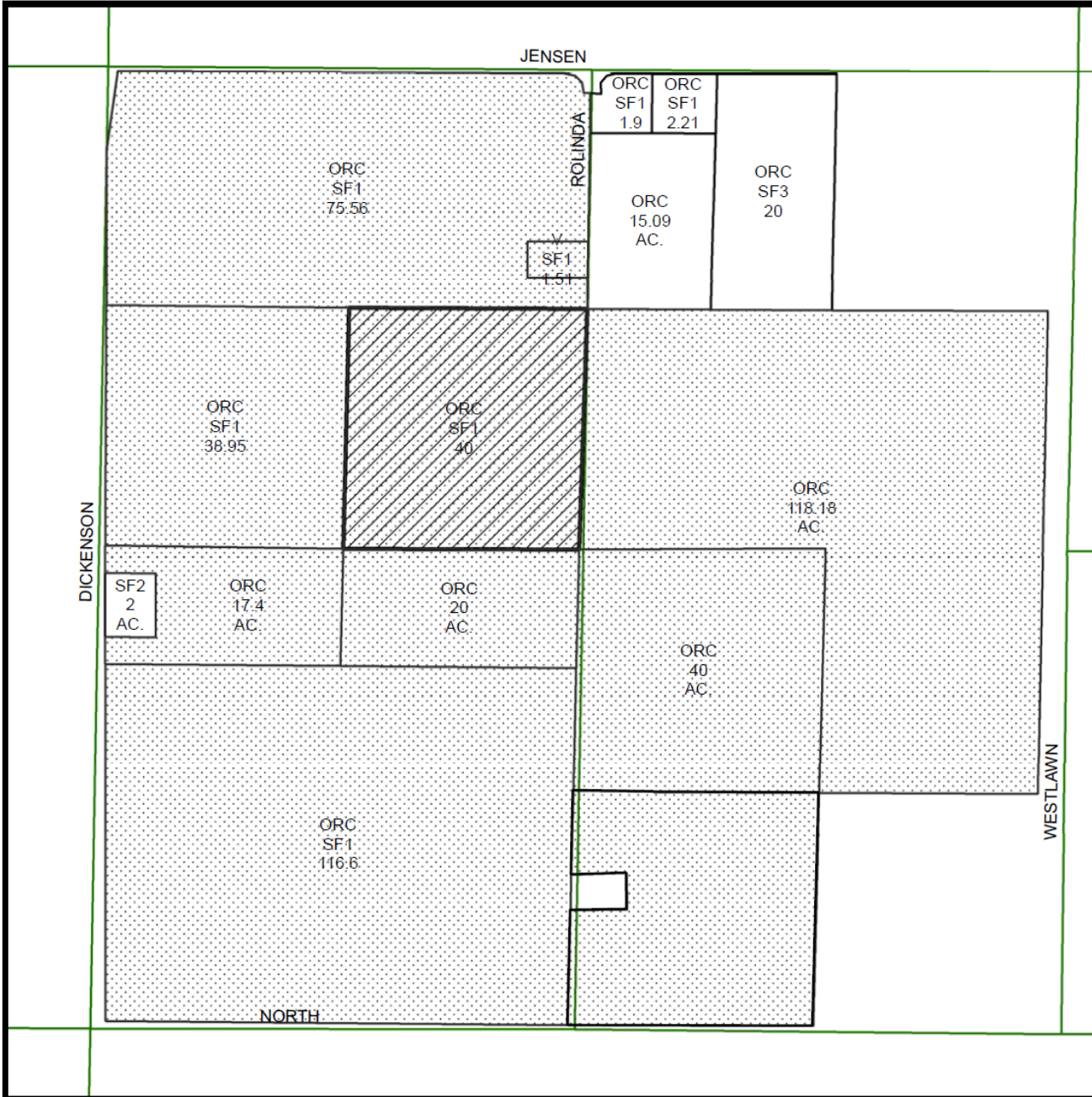
S Rolinda Ave

S Westlaw Ave

LOCATION MAP





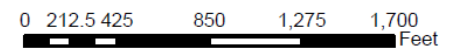
EXISTING LAND USE MAP



LEGEND	
ORC - ORCHARD	
SF#- SINGLE FAMILY RESIDENCE	
V - VACANT	

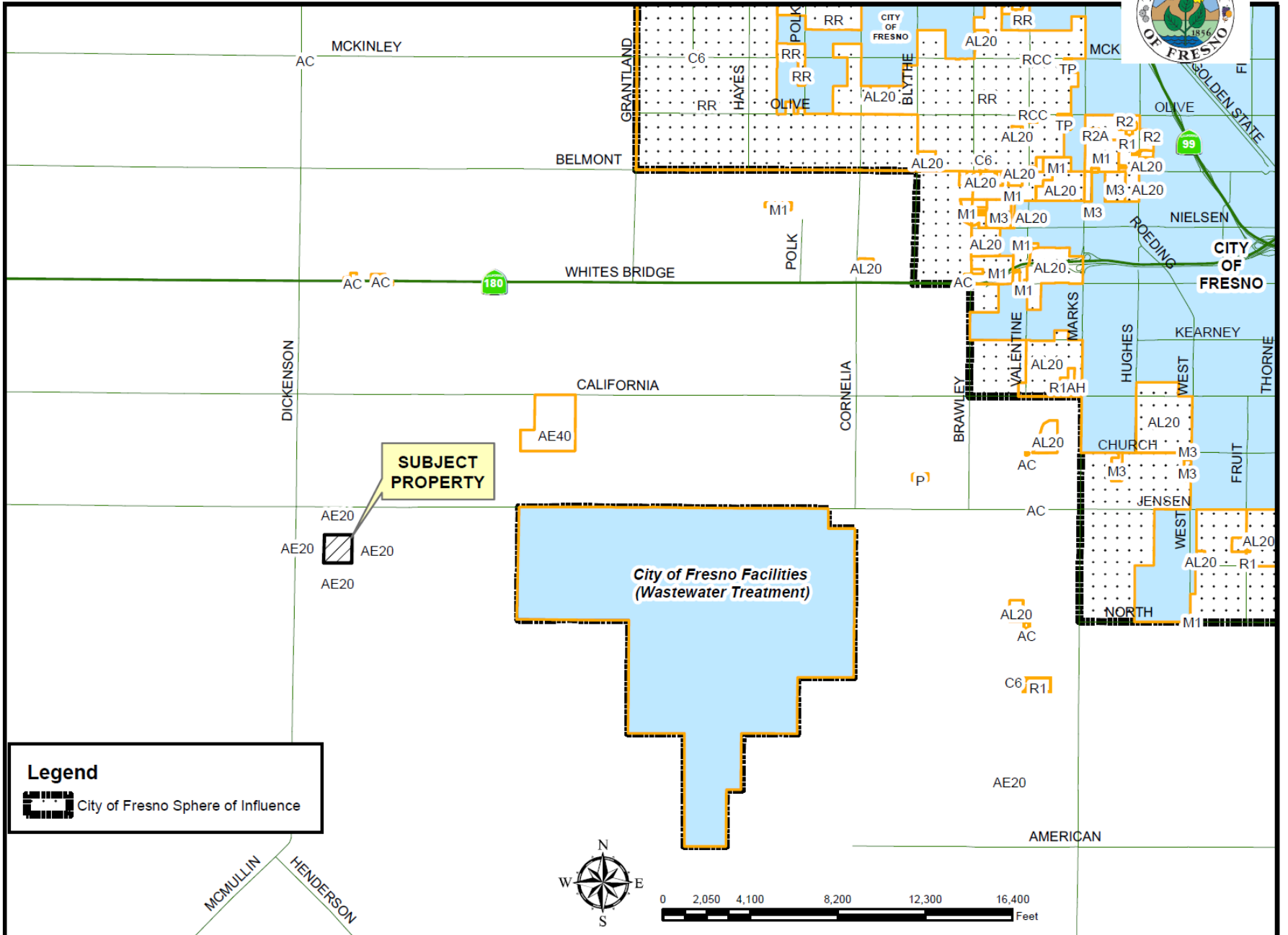
LEGEND:

-  Subject Property
-  Ag Contract Land




Department of Public Works and Planning
Development Services Division

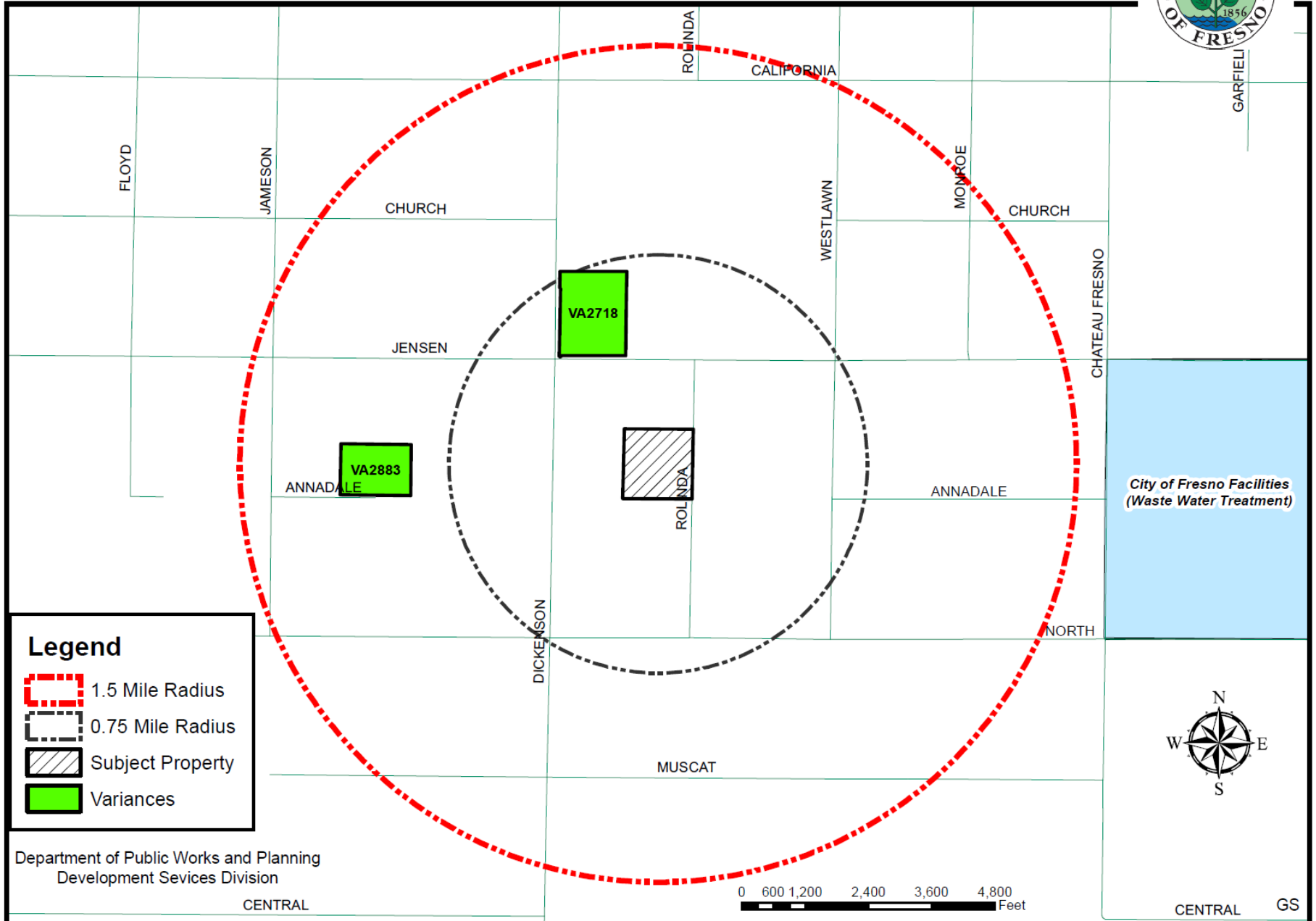
EXISTING ZONING MAP







Legend

 City of Fresno Sphere of Influence

VARIANCES WITHIN A 1.5-MILE AND 0.75-MILE RADIUS



Legend

-  1.5 Mile Radius
-  0.75 Mile Radius
-  Subject Property
-  Variances

Department of Public Works and Planning
Development Services Division

CENTRAL

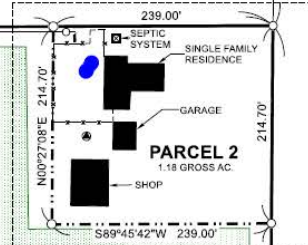
0 600 1,200 2,400 3,600 4,800
Feet



CENTRAL GS

NORTH LINE OF THE SOUTHEAST
QUARTER OF THE NORTHWEST
QUARTER OF SECTION 24

1089.04' N89°45'42"E 1328.04'



SEE DETAIL "A"

AVENUE

SOUTH LINE OF THE SOUTHEAST
QUARTER OF THE NORTHWEST
QUARTER OF SECTION 24

PARCEL 1
39.06 GROSS AC

APN: 025-041-37S
SE 1/4 of the NW 1/4
40.24 GROSS AC.

36.378 Acres Trees

1320.00'
S00°27'08"W 2639.59'

1105.30'

S. ROLINDA

C 1/4 COR. SEC.
24, 14/18

S89°45'04"W 1327.69'

ANNADLE AVENUE

ALIGNMENT

SOUTH LINE OF THE SOUTHEAST

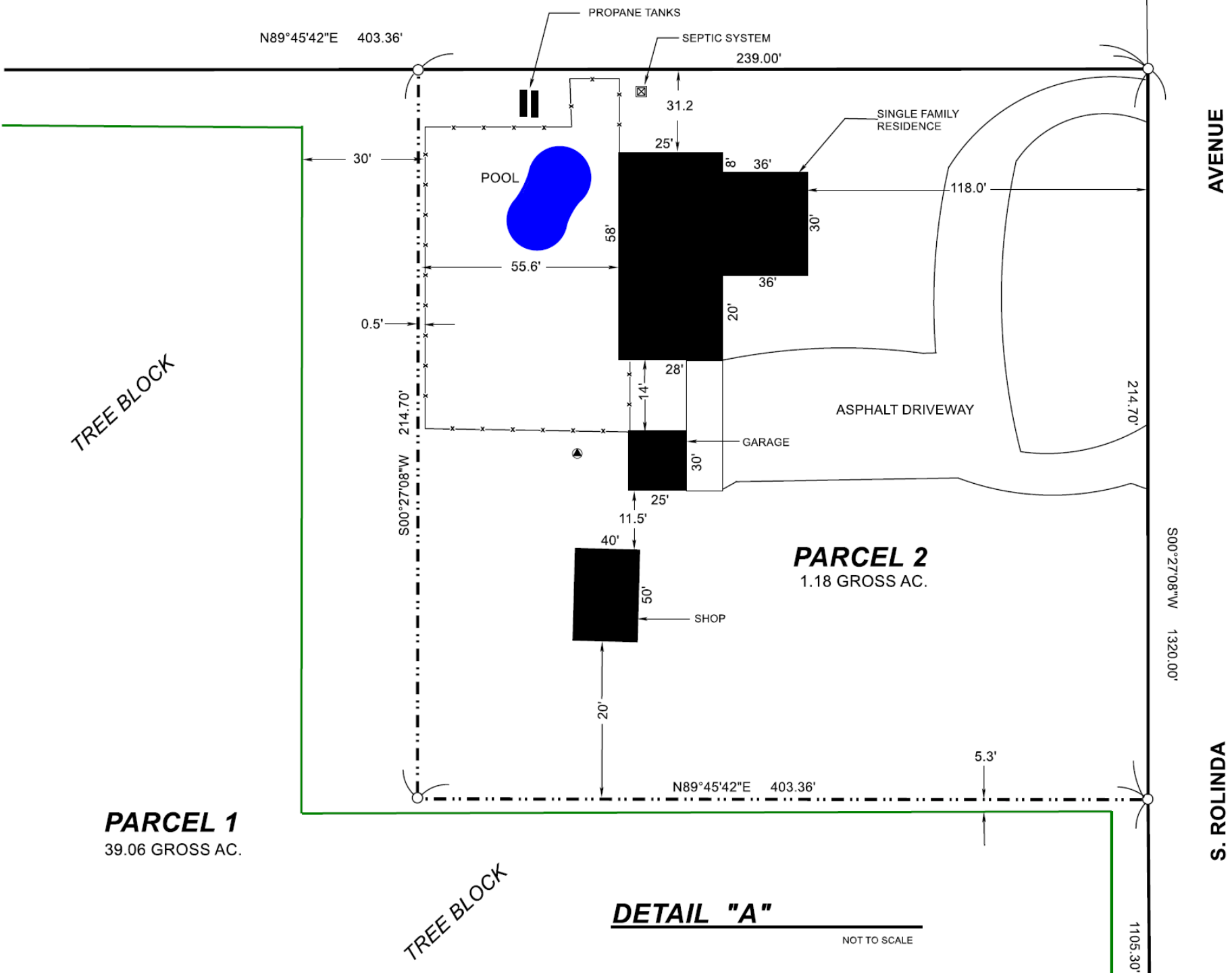
TO
WENUE

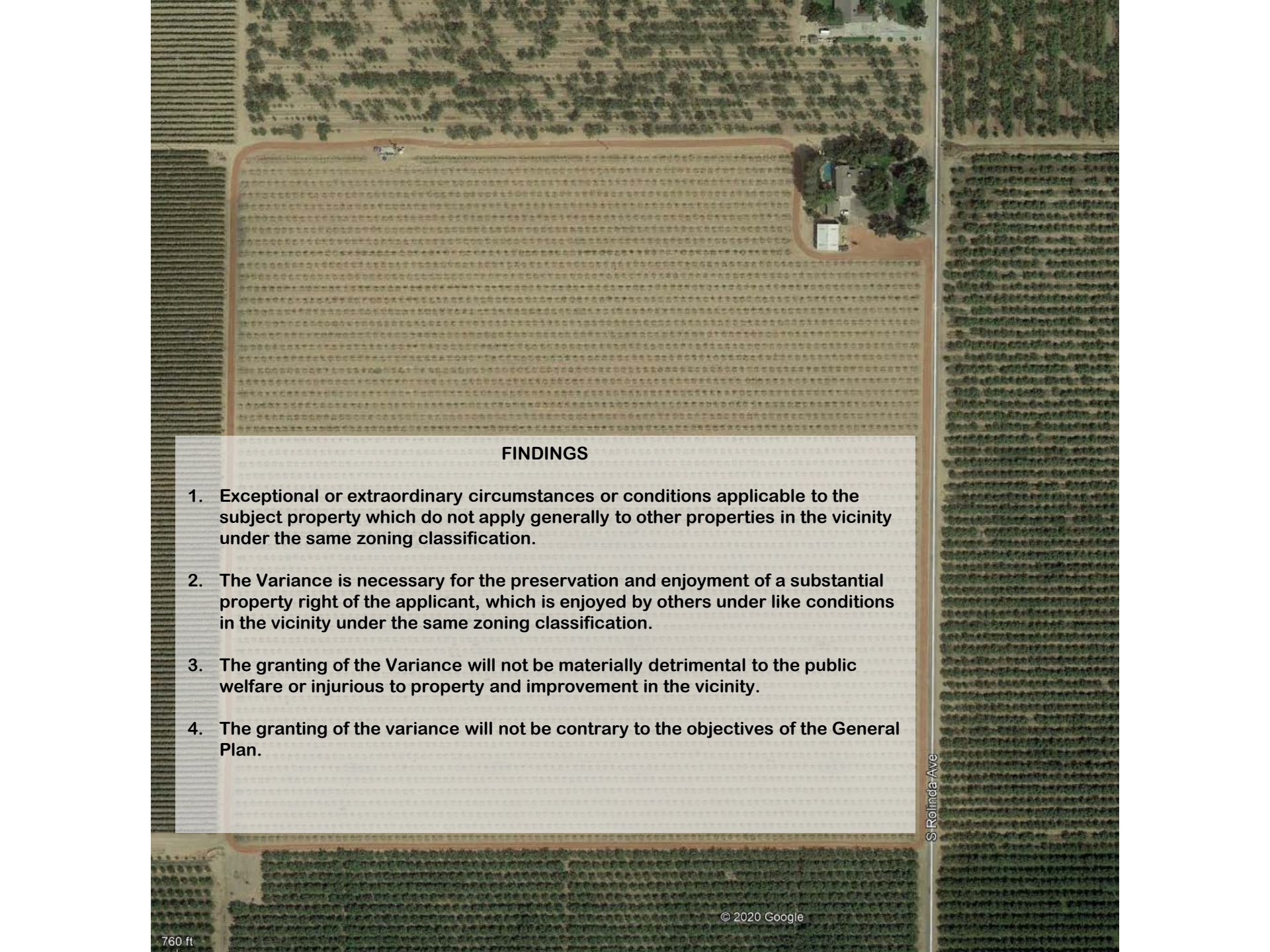


APN: 025-041-36S

WEST LINE OF THE SOUTHEAST
QUARTER OF THE NORTHWEST
QUARTER OF SECTION 24

N00°26'13"E 1320.24'





FINDINGS

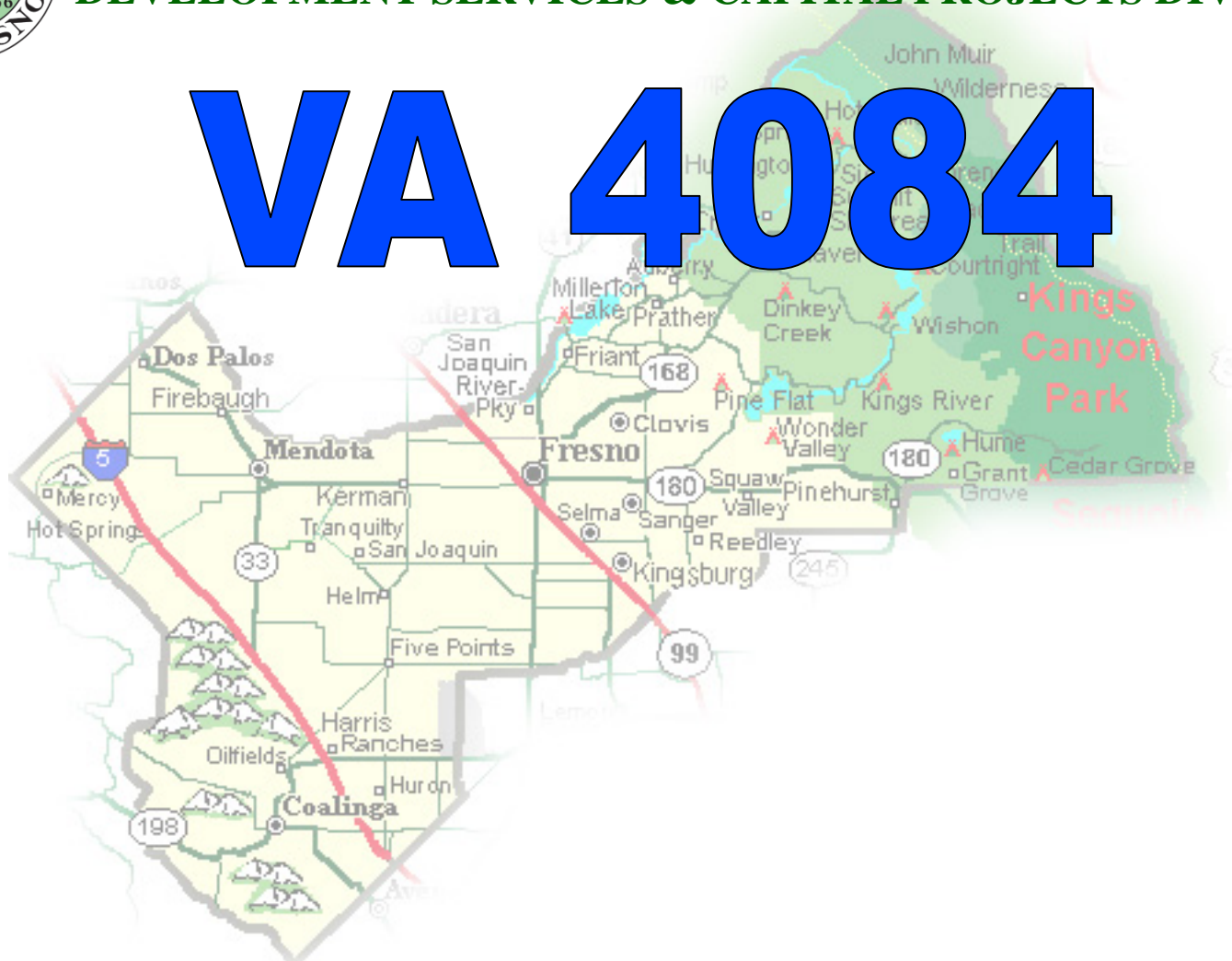
1. Exceptional or extraordinary circumstances or conditions applicable to the subject property which do not apply generally to other properties in the vicinity under the same zoning classification.
2. The Variance is necessary for the preservation and enjoyment of a substantial property right of the applicant, which is enjoyed by others under like conditions in the vicinity under the same zoning classification.
3. The granting of the Variance will not be materially detrimental to the public welfare or injurious to property and improvement in the vicinity.
4. The granting of the variance will not be contrary to the objectives of the General Plan.

S. Rolinda Ave



DEPARTMENT of PUBLIC WORKS and PLANNING
DEVELOPMENT SERVICES & CAPITAL PROJECTS DIVISION

VA 4084

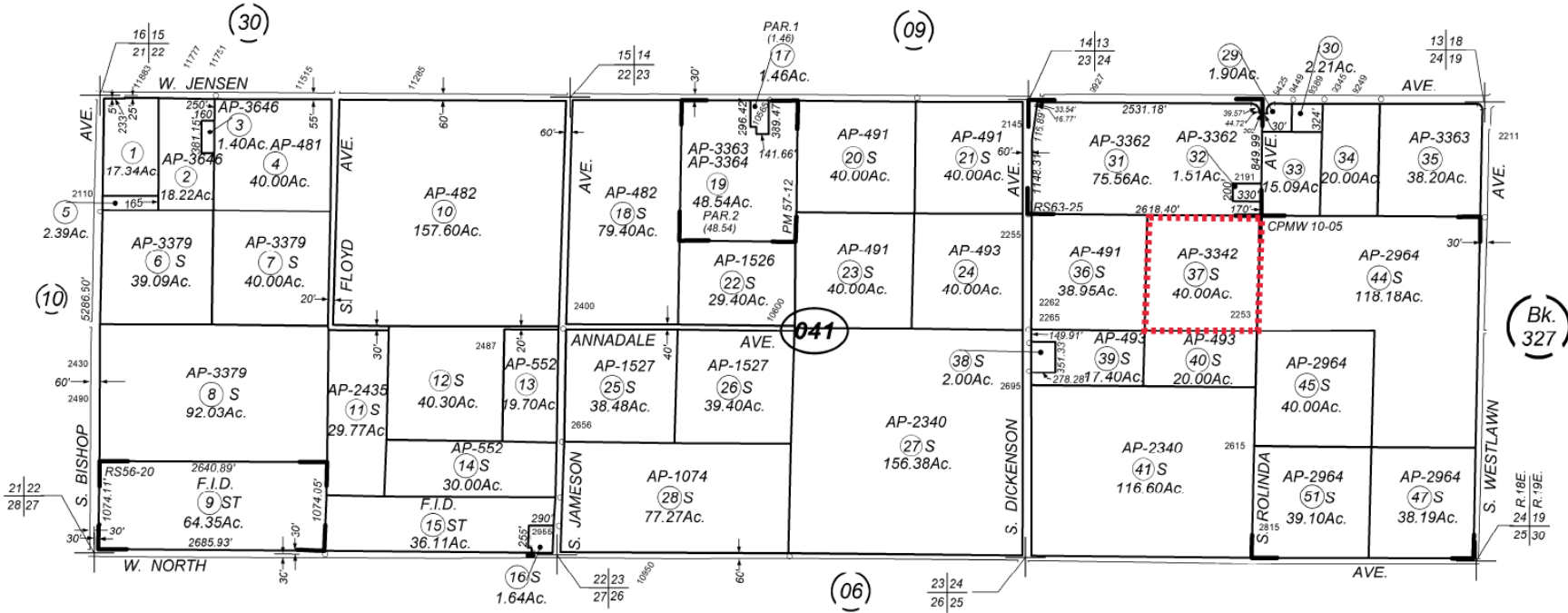
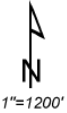


-NOTE-
 This map is for Assessment purposes only.
 It is not to be construed as portraying legal
 ownership or divisions of land for purposes
 of zoning or subdivision law.

SUBDIVIDED LAND & POR. SEC'S. 22,23 & 24, T.14S., R.18E., M.D.B.&M.

Tax Rate Area
 62-007
 120-001

025-04



Agricultural Preserve
 Cert. of Parcel Map Waiver No. 10-05 - Doc. 62759, 5-4-2012
 Fresno Irrigated Farms Co. Tract-
 Subdivision of Section 15, 14/18 - R.S. Bk. 3, Pg. 61

Parcel Map No. 7662 - Bk. 57, Pg. 12
 Record of Survey - Bk. 56, Pg. 20
 Record of Survey - Bk. 63, Pg. 25

Assessor's Map Bk.025 - Pg.04
 County of Fresno, Calif.

Note - Assessor's Block Numbers Shown in Ellipses
 Assessor's Parcel Numbers Shown in Circles



8. ELEVATION LOOKING NORTH



2. ELEVATION LOOKING WEST



3. ELEVATION LOOKING WEST |