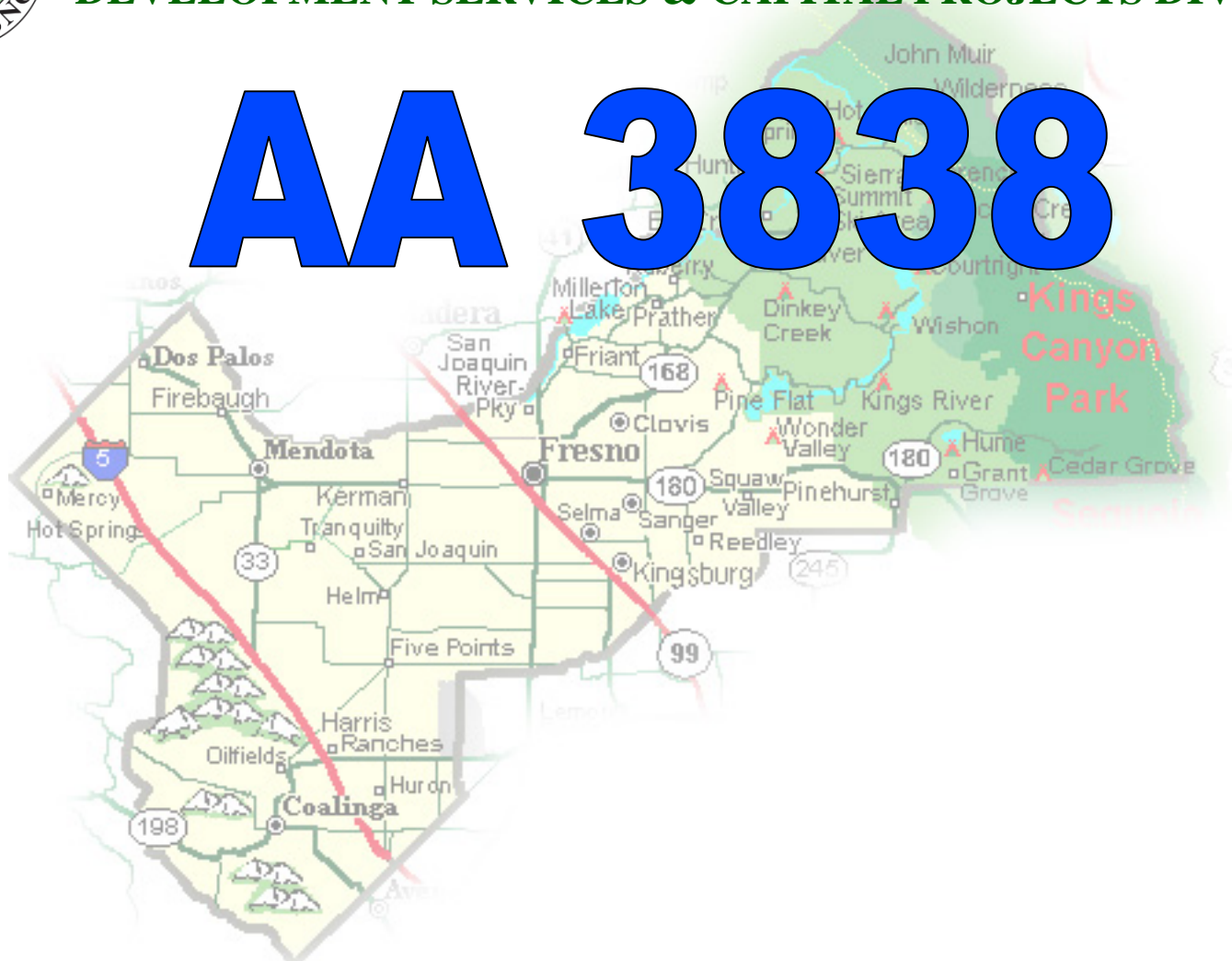
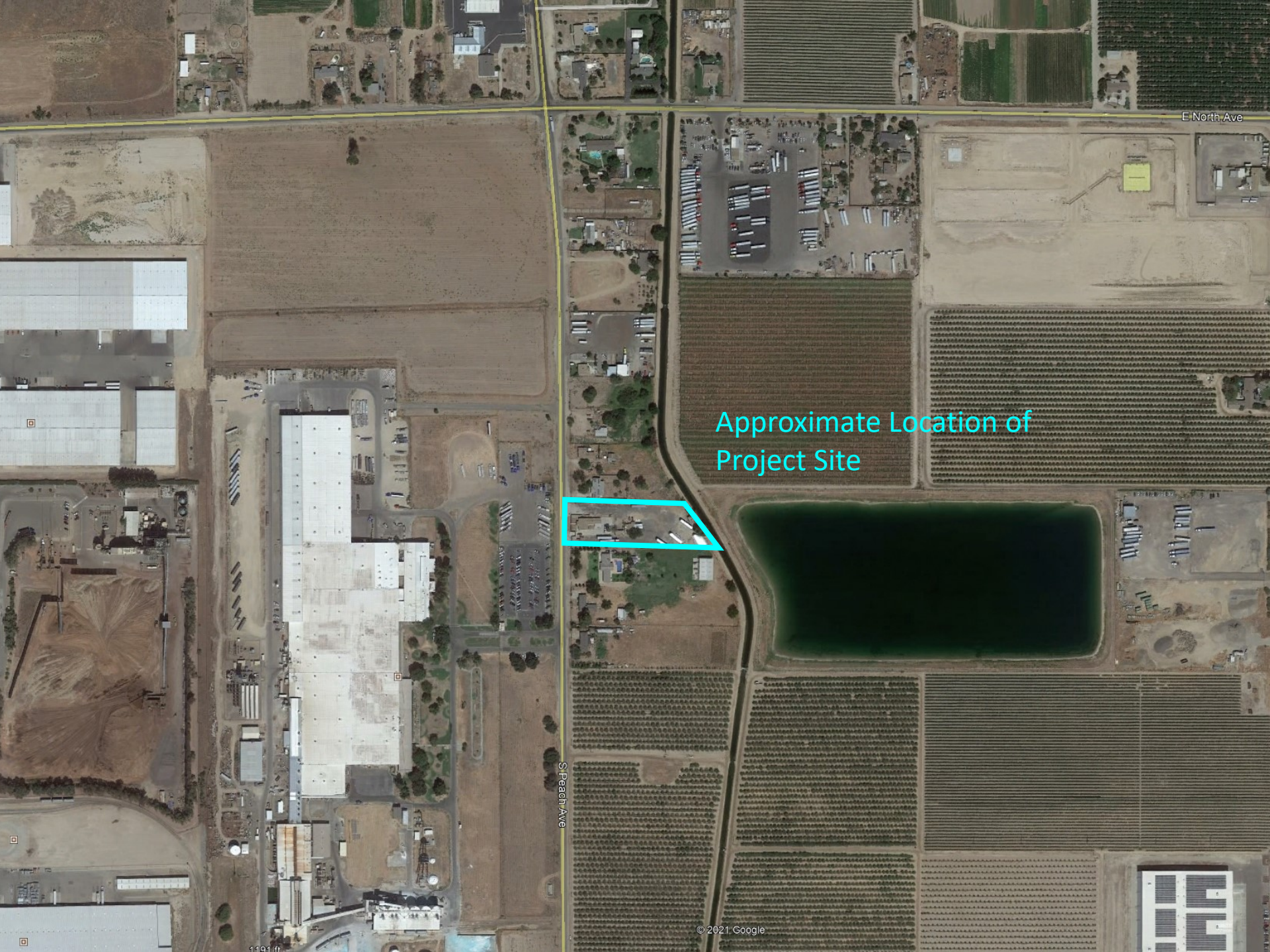




DEPARTMENT of PUBLIC WORKS and PLANNING
DEVELOPMENT SERVICES & CAPITAL PROJECTS DIVISION

AA 3838





E North Ave

Approximate Location of
Project Site

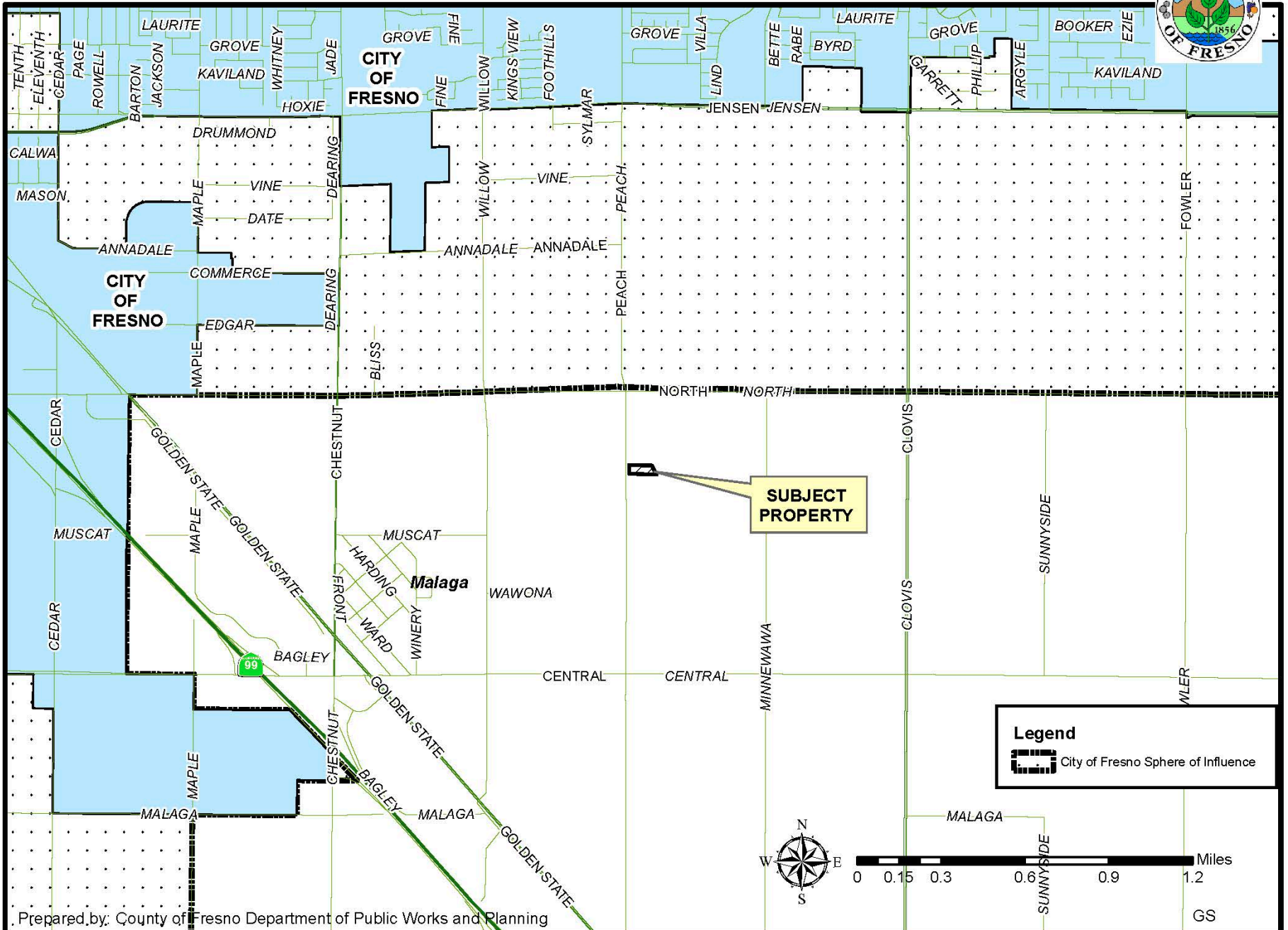
S Peach Ave

Approximate Location of Project Site

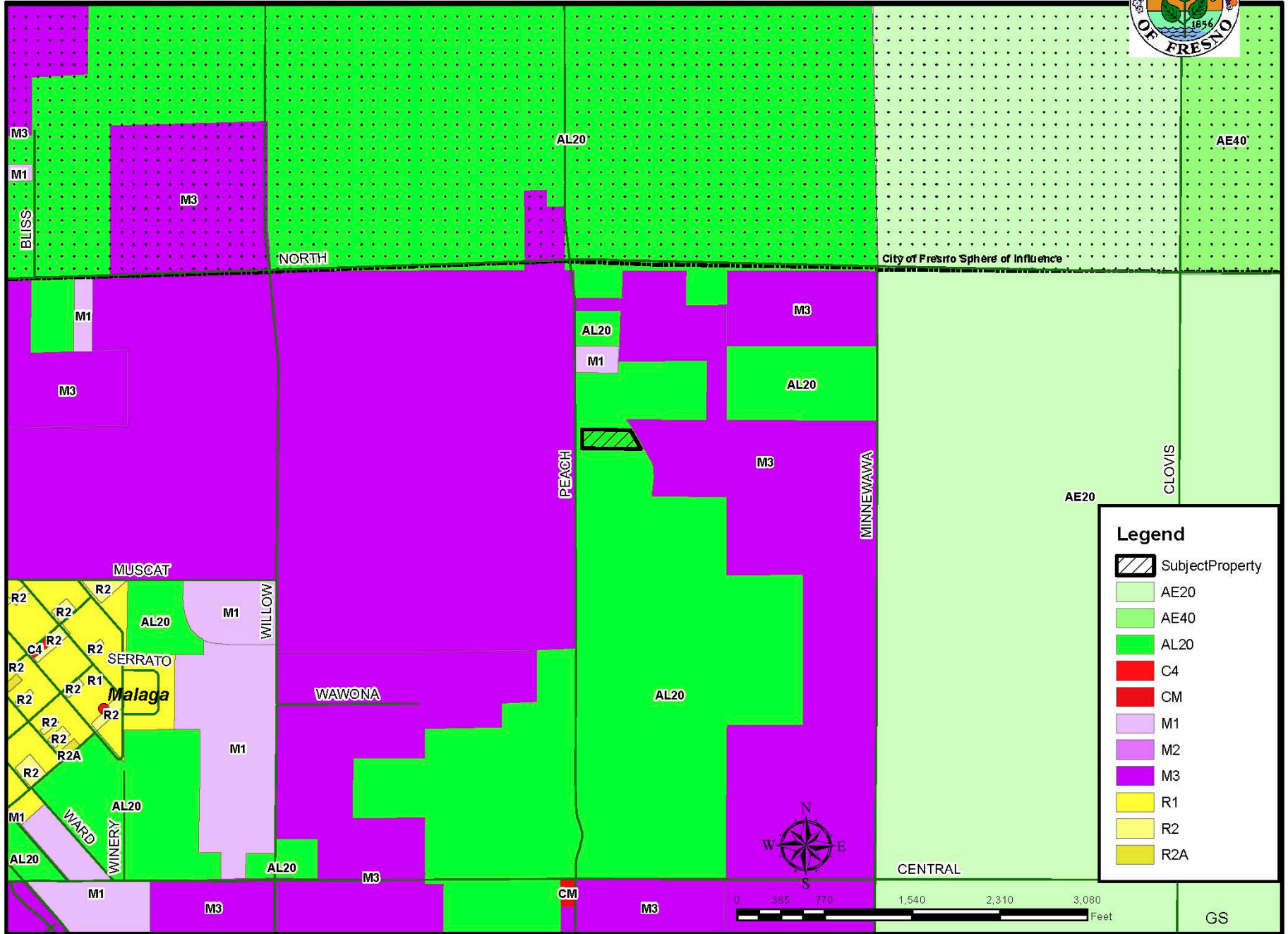


207 ft

LOCATION MAP



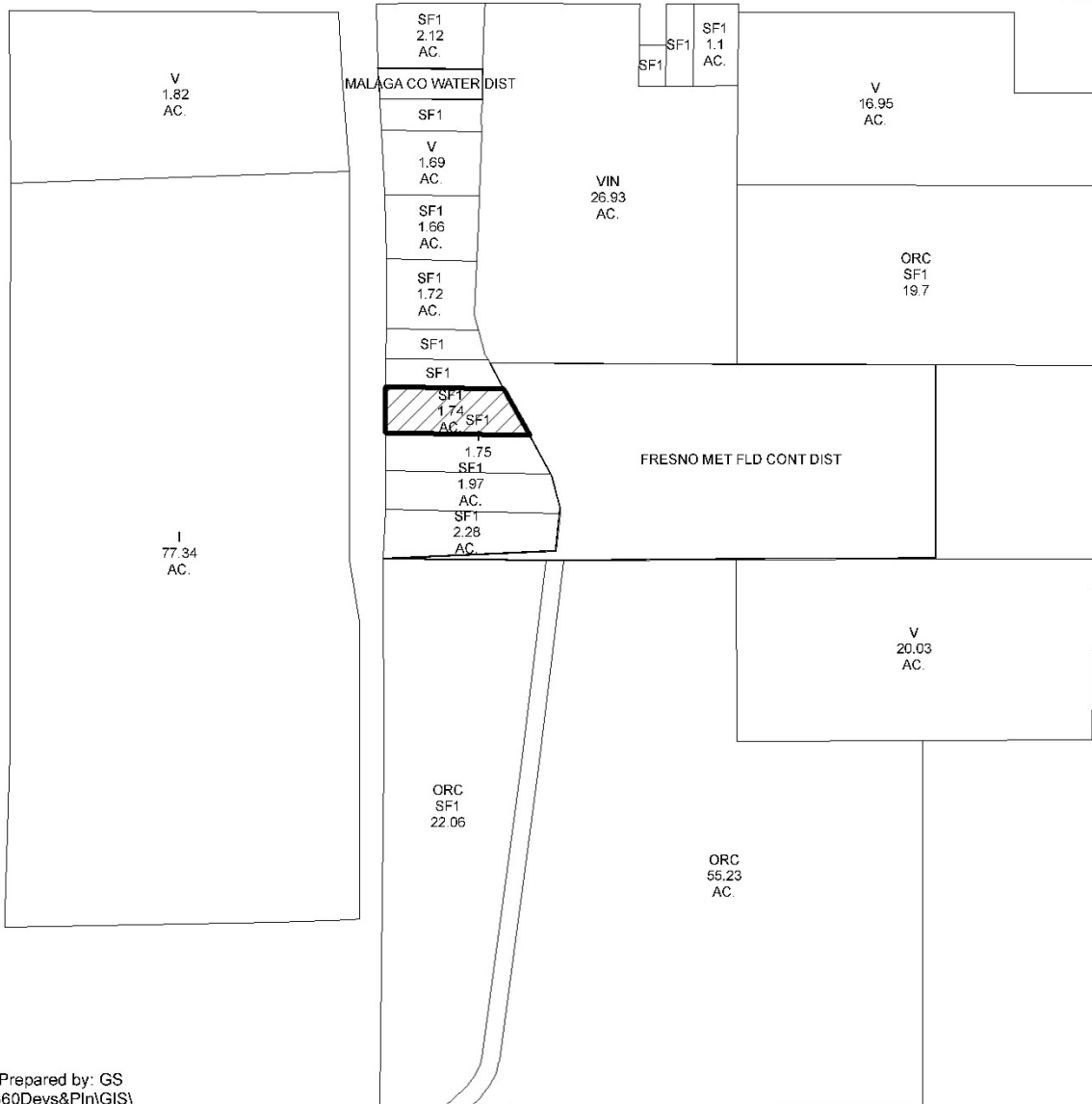
EXISTING ZONING MAP



EXISTING LAND USE MAP



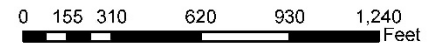
City of Fresno Sphere of Influence



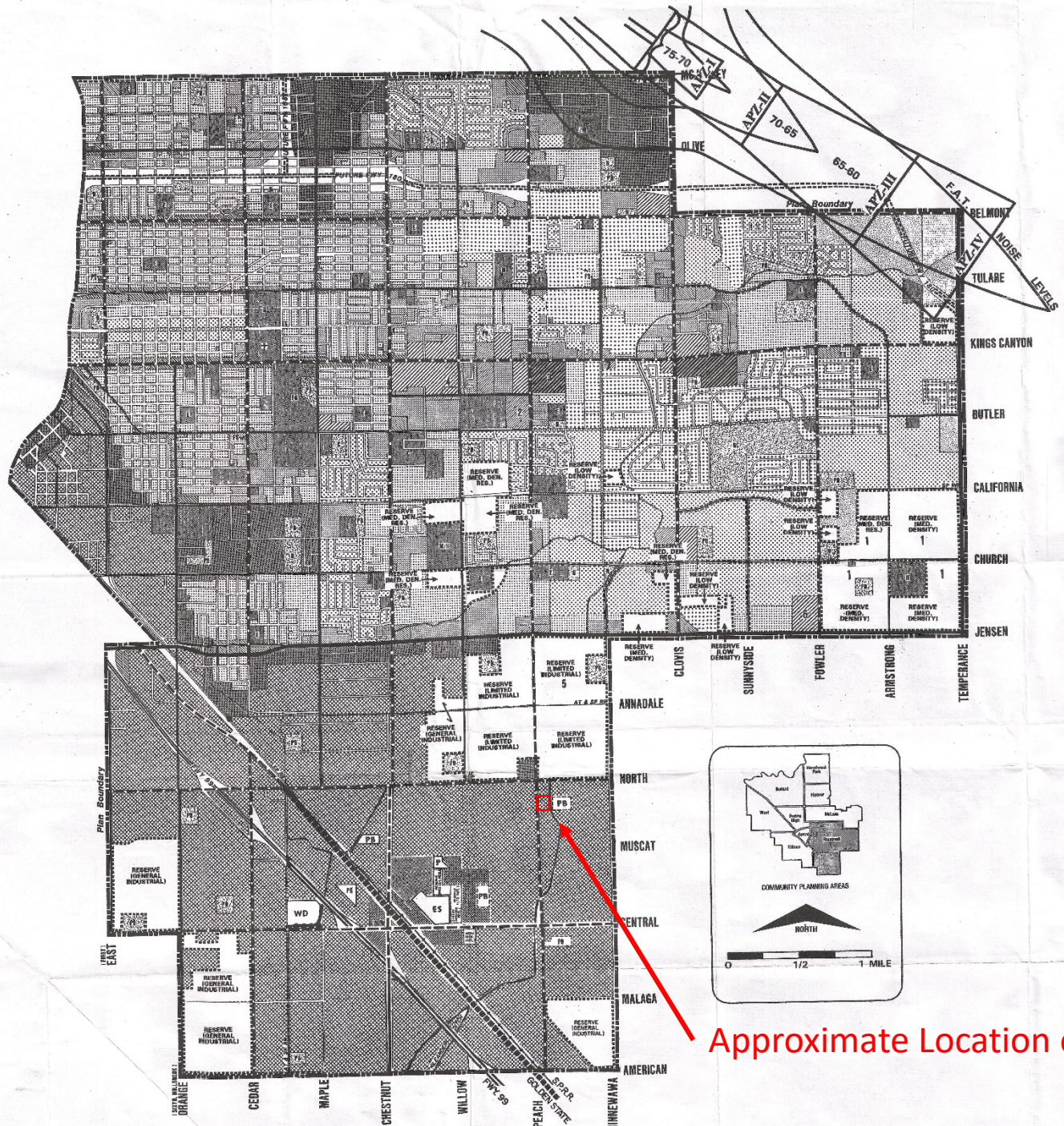
LEGEND	
I -	INDUSTRIAL
ORC -	ORCHARD
SF# -	SINGLE FAMILY RESIDENCE
V -	VACANT
VIN -	VINEYARD

LEGEND:

 Subject Property



ROOSEVELT Community Plan

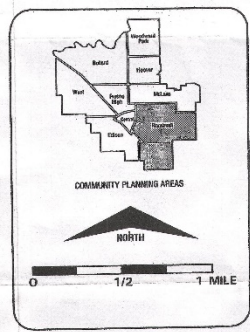


LEGEND

<ul style="list-style-type: none"> RURAL DENSITY LOW DENSITY MEDIUM LOW DENSITY MEDIUM DENSITY MEDIUM HIGH DENSITY OFFICE NEIGHBORHOOD COMMERCIAL COMMUNITY COMMERCIAL REGIONAL COMMERCIAL PUBLIC FACILITY ELEMENTARY SCHOOL MIDDLE SCHOOL HIGH SCHOOL COLLEGE FAIRGROUNDS FIRE STATION HOSPITAL 	<ul style="list-style-type: none"> AGRICULTURAL COMMERCIAL-RECREATIONAL GOLF COURSE PONDING BASIN NEIGHBORHOOD PARK COMMUNITY PARK INDUSTRIAL LIMITED INDUSTRIAL GENERAL INDUSTRIAL CIRCULATION PROPOSED FREEWAY EXPRESSWAY SUPER ARTERIAL ARTERIAL COLLECTOR SCENIC ROUTE LOCAL STREET PROPOSED STREET MULTI-PURPOSE TRAIL (CANAL BANK)
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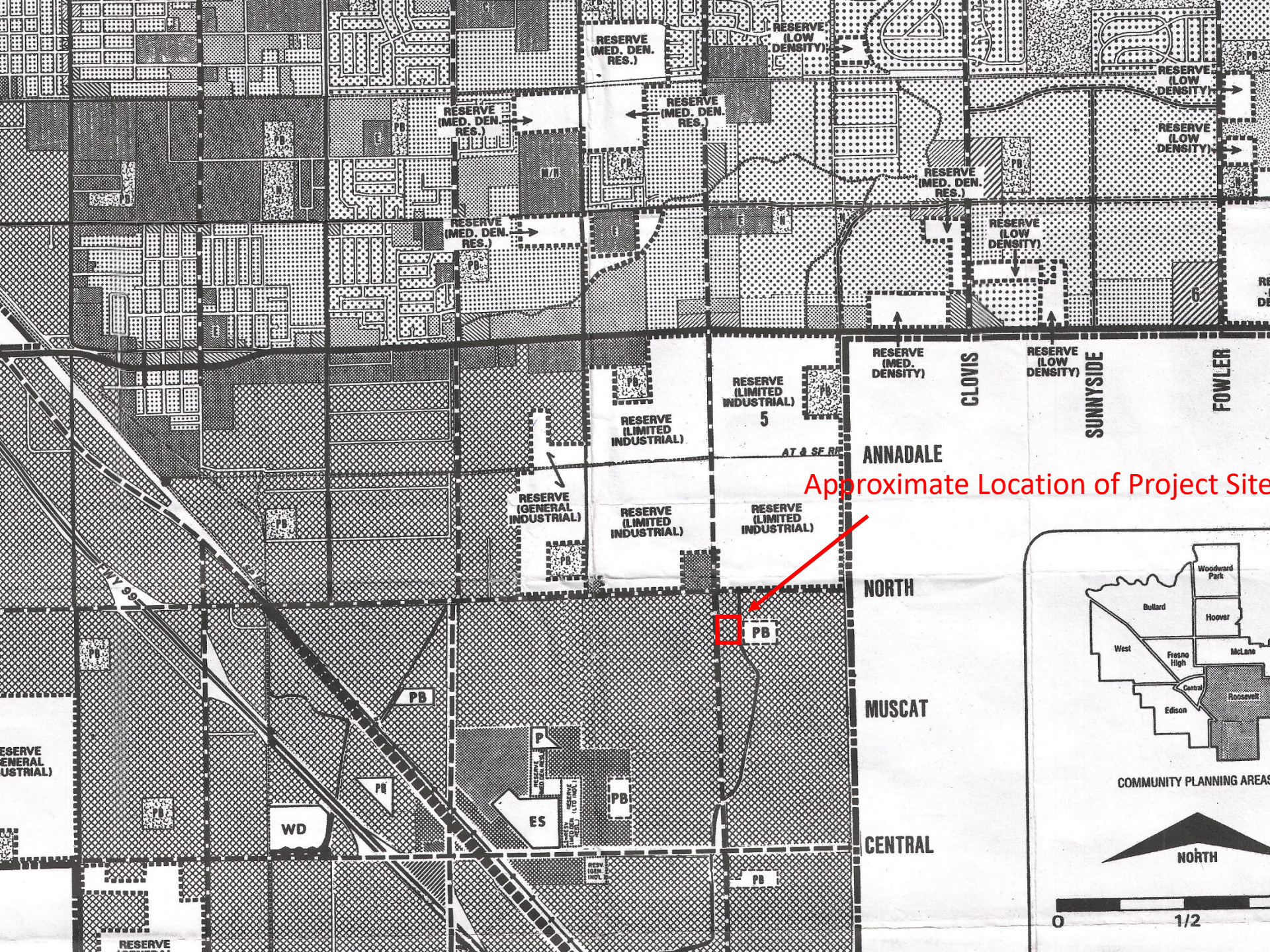
NOTES

1. MEDIUM DENSITY RESIDENTIAL RESERVE LIMITED TO 4.98 UNITS PER ACRE
2. ALTERNATIVE OFFICE, PUBLIC FACILITY AND MEDIUM DENSITY RESIDENTIAL TO BE CONSIDERED.
3. DUAL DESIGNATION, PUBLIC FACILITY (HIGH SCHOOL) IS THE ALTERNATIVE USE.
4. DUAL DESIGNATION, OPEN SPACE (NEIGHBORHOOD PARK) AS AN ALTERNATIVE USE.
5. DUAL DESIGNATION, OPEN SPACE (REGIONAL PARK) AS AN ALTERNATIVE USE.
6. COMMUNITY COMMERCIAL PLANNED USE (DO ACRES) TO BE DEVELOPED AS A TRACER COMMERCIAL CENTER AND 18 ACRES OF OFFICE, SUBJECT TO THE PROVISIONS OF REG. 52-241, CITY OF FRESNO.
7. LIMITED TO SINGLE STORY OFFICES ONLY

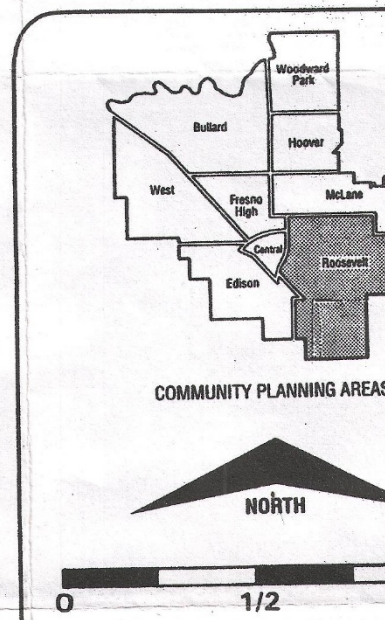


FRESNO COUNTY BOARD OF SUPERVISORS ADOPTED: DECEMBER 17, 1979					
GPA	DATE	AMENDMENT	GPA	DATE	AMENDMENT
40, 98, 95	4-29-91	LAND USE AND TEXT			
99	9-22-91	LAND USE AND TEXT			
119	12-15-91	CIRCULATION			
181	5-24-93	LAND USE			
193	4-26-94	LAND USE AND TEXT			
195	9-25-94	LAND USE			
200	12-18-94	LAND USE			
270	8-19-97	LAND USE			
319	9-10-99	LAND USE AND MAP			
346	3-12-01	LAND USE			
298	9-21-03	LAND USE, TEXT AND CIRCULATION			

Approximate Location of Project Site



Approximate Location of Project Site



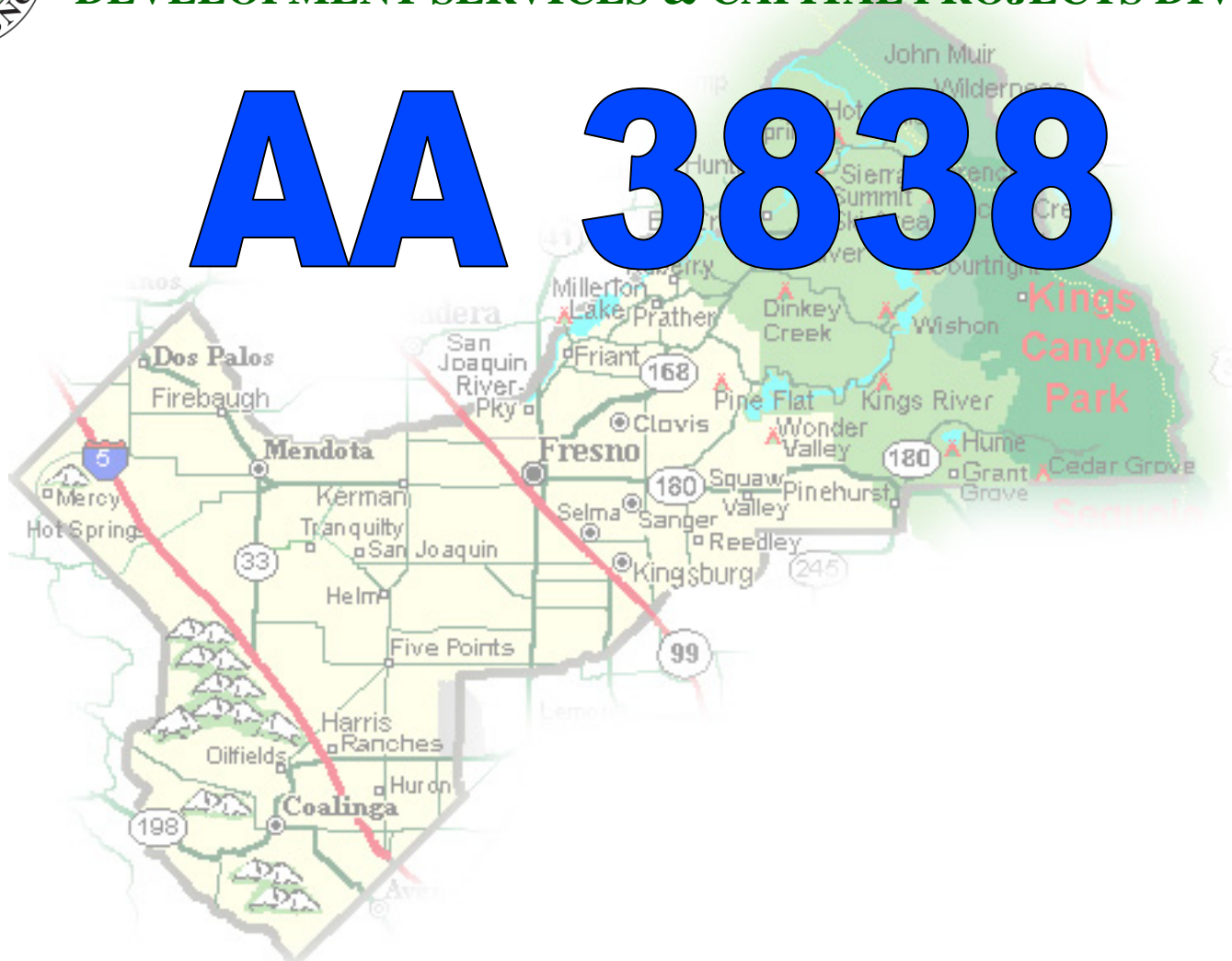
REQUIRED FINDINGS

- **Consistency with the General Plan**
- **Consistency with the Roosevelt Community Plan**

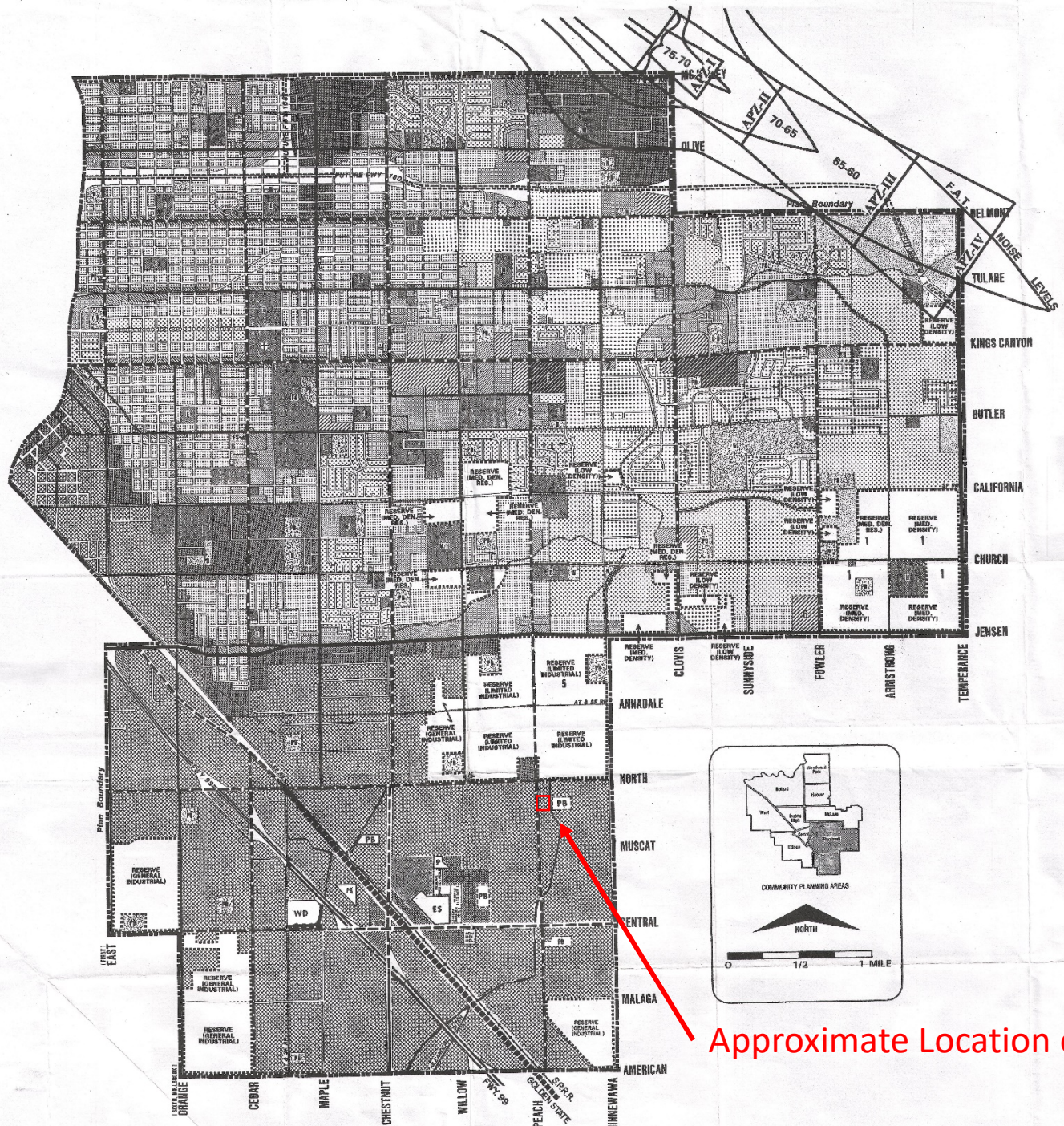


**DEPARTMENT of PUBLIC WORKS and PLANNING
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AA 3838



ROOSEVELT Community Plan

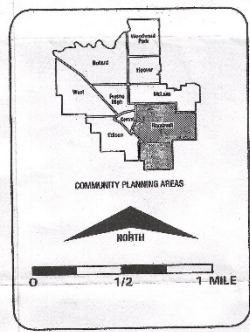


LEGEND

<p>RESIDENTIAL</p> <ul style="list-style-type: none"> RURAL DENSITY LOW DENSITY MEDIUM LOW DENSITY MEDIUM DENSITY MEDIUM HIGH DENSITY <p>COMMERCIAL</p> <ul style="list-style-type: none"> OFFICE NEIGHBORHOOD COMMUNITY REGIONAL <p>PUBLIC FACILITIES</p> <ul style="list-style-type: none"> PUBLIC FACILITY ELEMENTARY SCHOOL MIDDLE SCHOOL HIGH SCHOOL COLLEGE FAIRGROUNDS FIRE STATION HOSPITAL 	<p>OPEN SPACE</p> <ul style="list-style-type: none"> AGRICULTURAL COMMERCIAL-RECREATIONAL GOLF COURSE PONDING BASIN NEIGHBORHOOD PARK COMMUNITY PARK INDUSTRIAL LIMITED GENERAL <p>CIRCULATION</p> <ul style="list-style-type: none"> FREEWAY PROPOSED FREEWAY EXPRESSWAY SUPER ARTERIAL ARTERIAL COLLECTOR SCENIC ROUTE LOCAL STREET PROPOSED STREET MULTI-PURPOSE TRAIL (CANAL BANK)
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Approximate Location of Project Site











