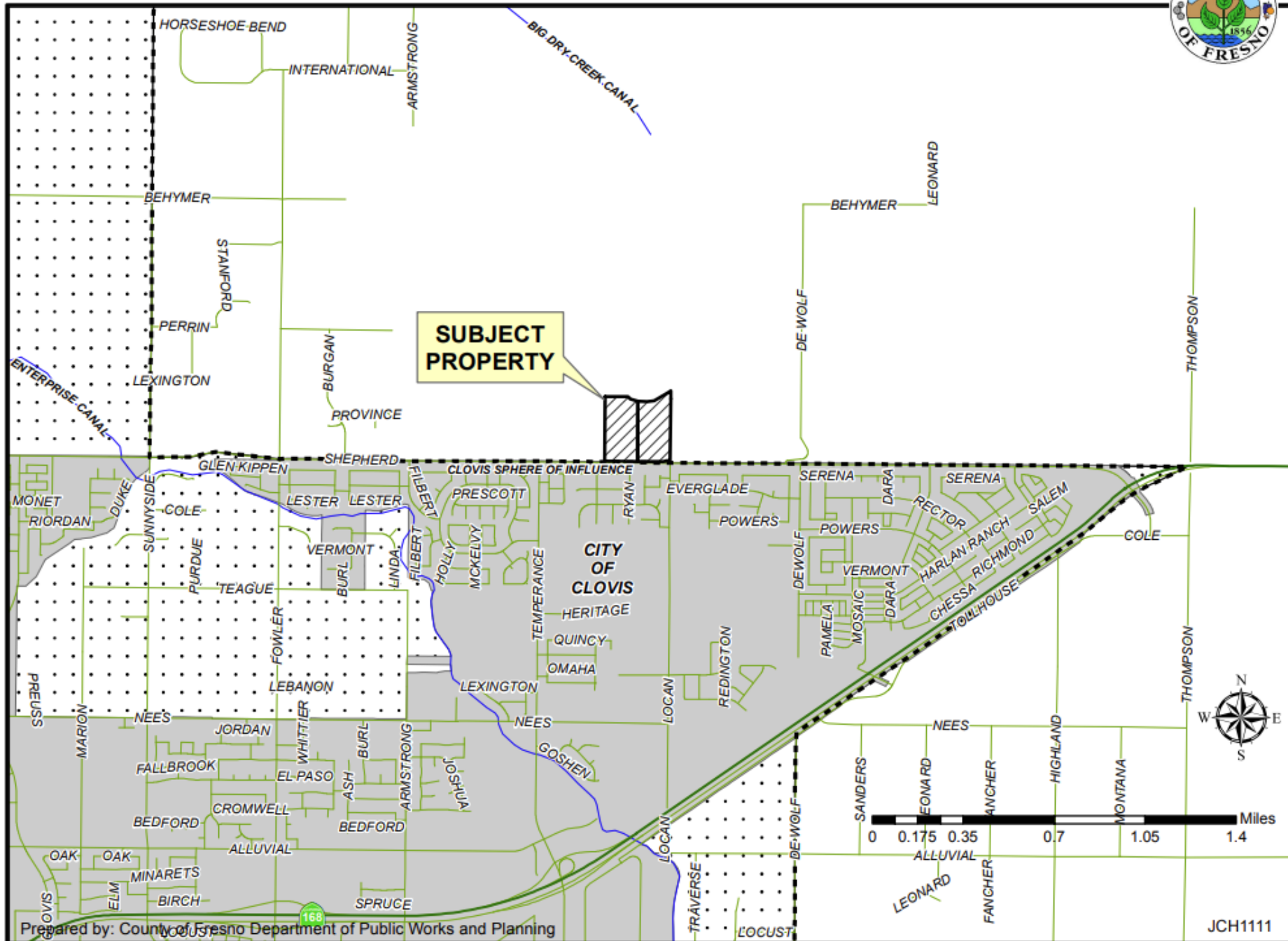




DEPARTMENT of PUBLIC WORKS and PLANNING
DEVELOPMENT SERVICES DIVISION

CUP 3526

November 18, 2021



Untitled Map

Write a description for your map.

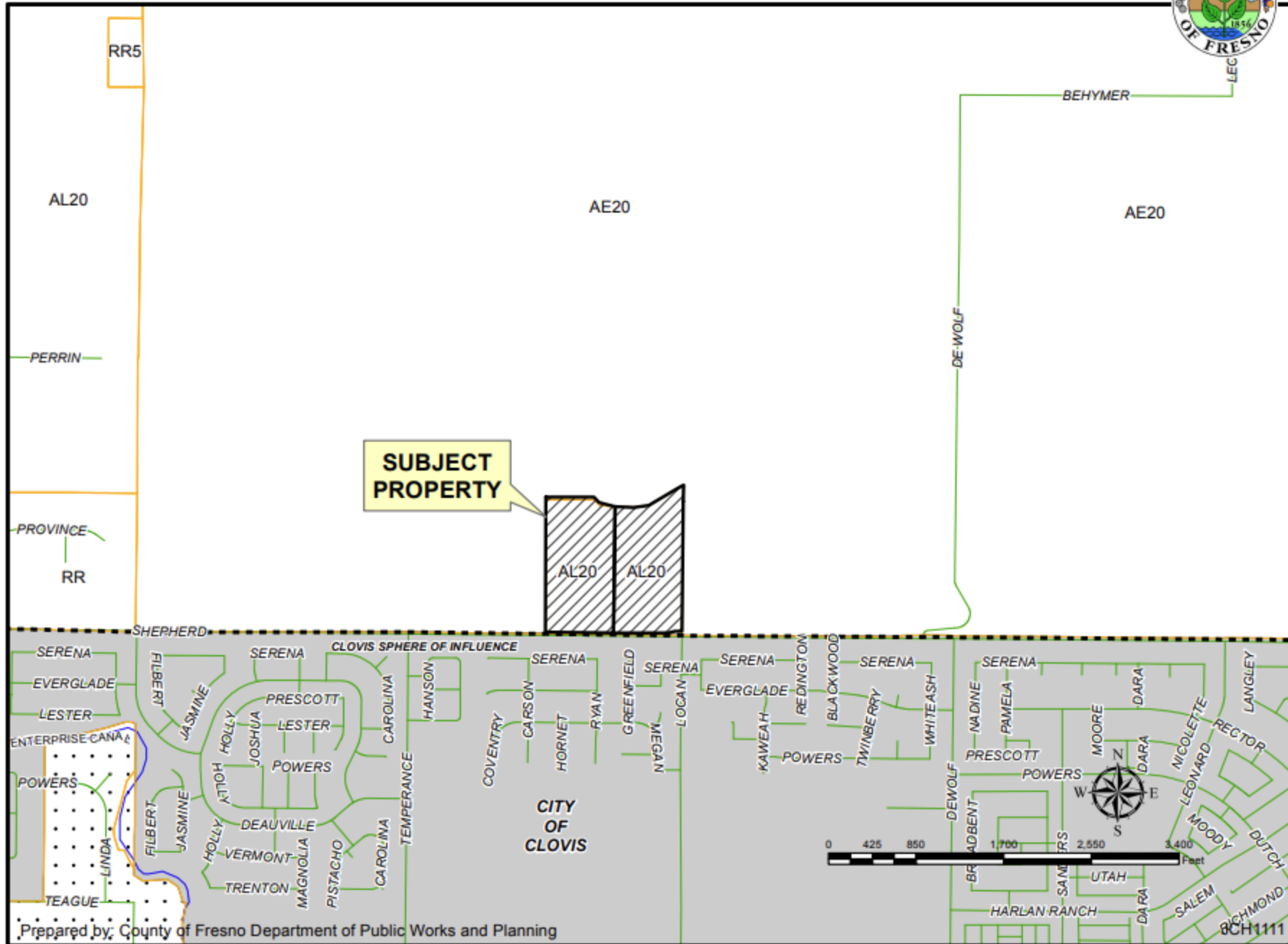
Legend

- 📍 ?
- 📍 ?
- 📍 N Locan Ave & E Shepherd Ave

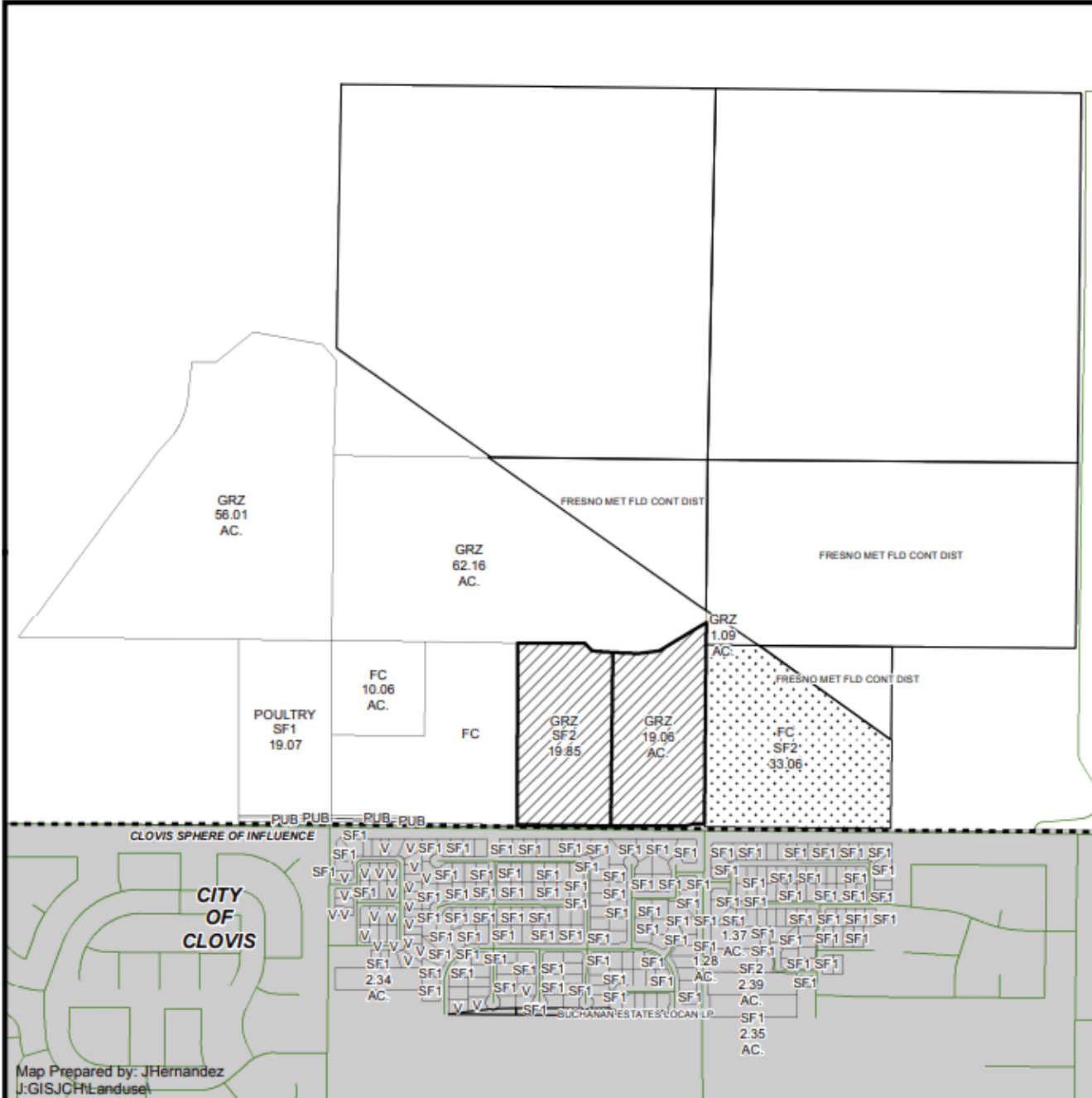
PROJECT SITE



EXISTING ZONING MAP





EXISTING LAND USE MAP



LEGEND

- FC - FIELD CROP
- GRZ - GRAZING
- PUB - PUBLICLY OWNED
- SF# - SINGLE FAMILY RESIDENCE
- V - VACANT

LEGEND:

-  Subject Property
-  Ag Contract Land



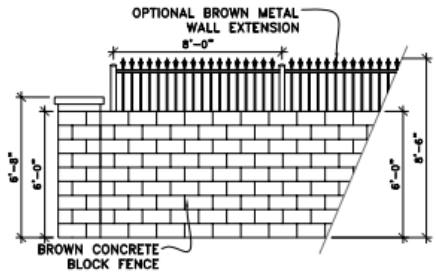
Department of Public Works and Planning
Development Services Division

STUCCO NOTES:

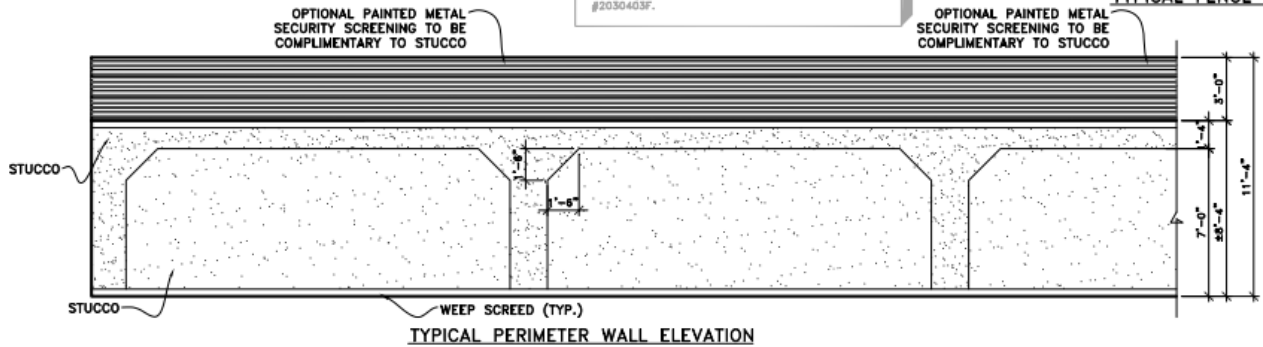
A) PROVIDE ONLY ONE COLOR OF DASH COAT OVER ENTIRE STORAGE WALL, INCLUDING ARCHES, AND COLUMNS. DERREL'S EMPLOYEES WILL PUT ACCENT COLOR COAT OVER ARCHES, AND COLUMNS AFTER ENTIRE WALL IS DASHED ONE COLOR BY STUCCO CONTRACTOR.

B) ALL CORNERS TO HAVE CORNER AID. WEEP SCREED AT BOTTOM OF WALL.

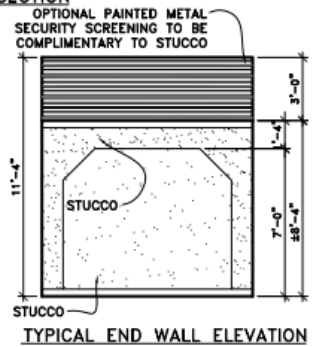
C) COLORS TO BE BLUE EAGLE BRAND E-87 COCCA LATTE w/ ACCENT COLOR DURATEC 2 DOTCOM #2030403F.



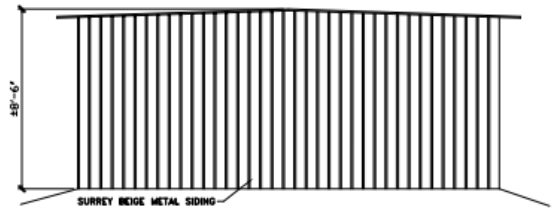
TYPICAL FENCE SECTION



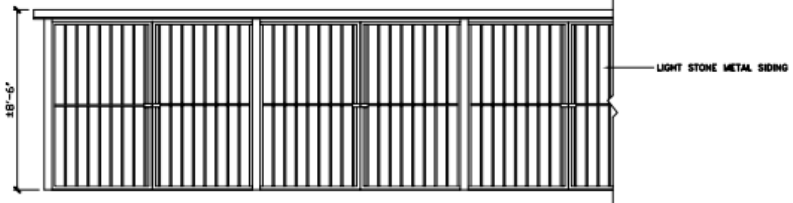
TYPICAL PERIMETER WALL ELEVATION



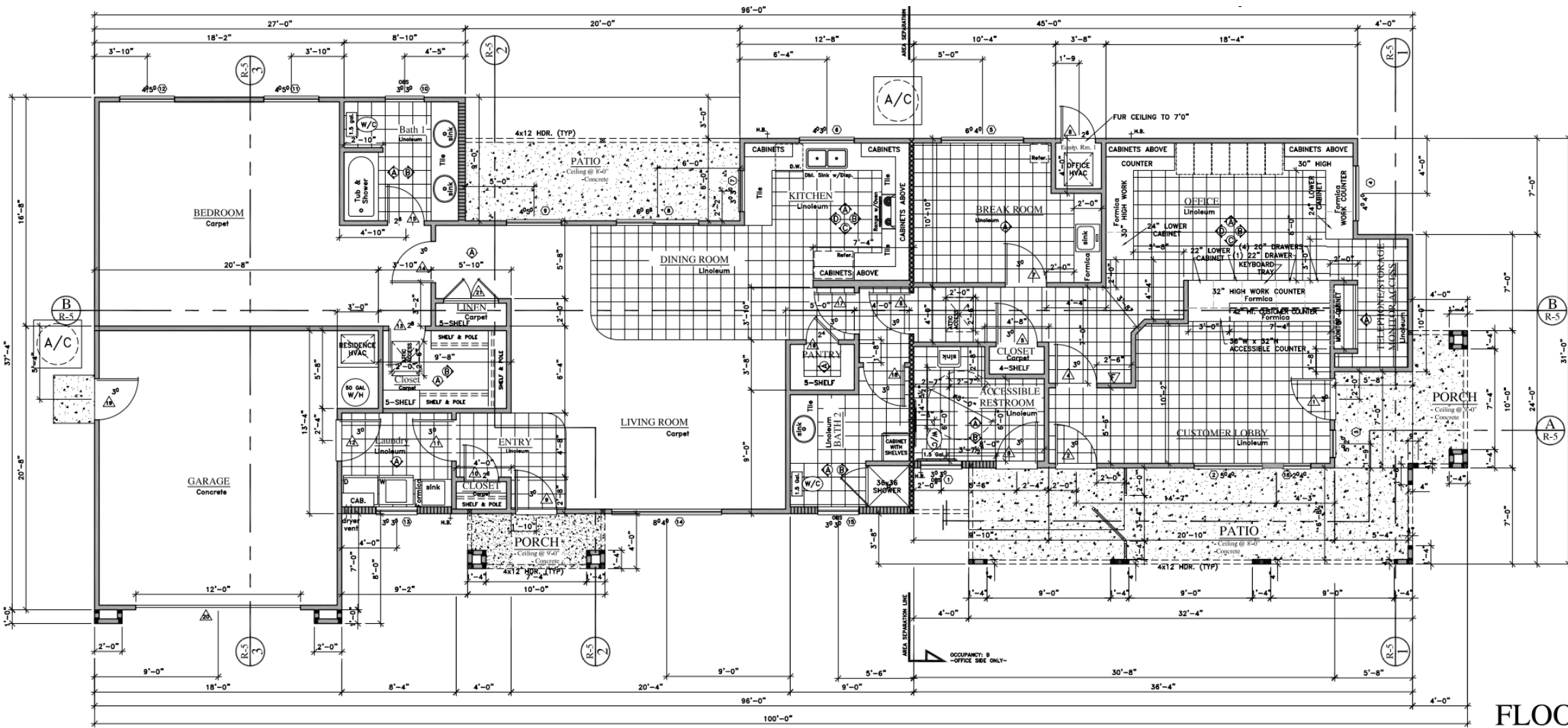
TYPICAL END WALL ELEVATION



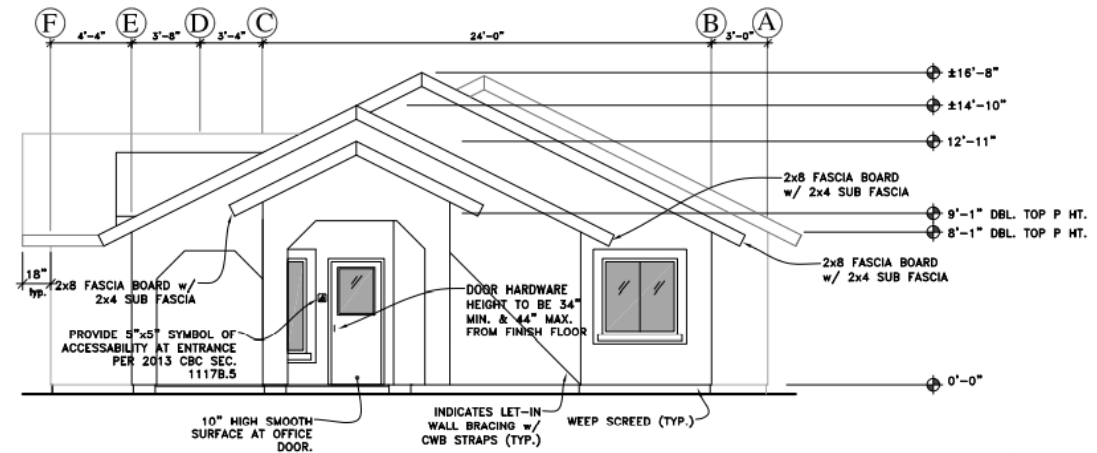
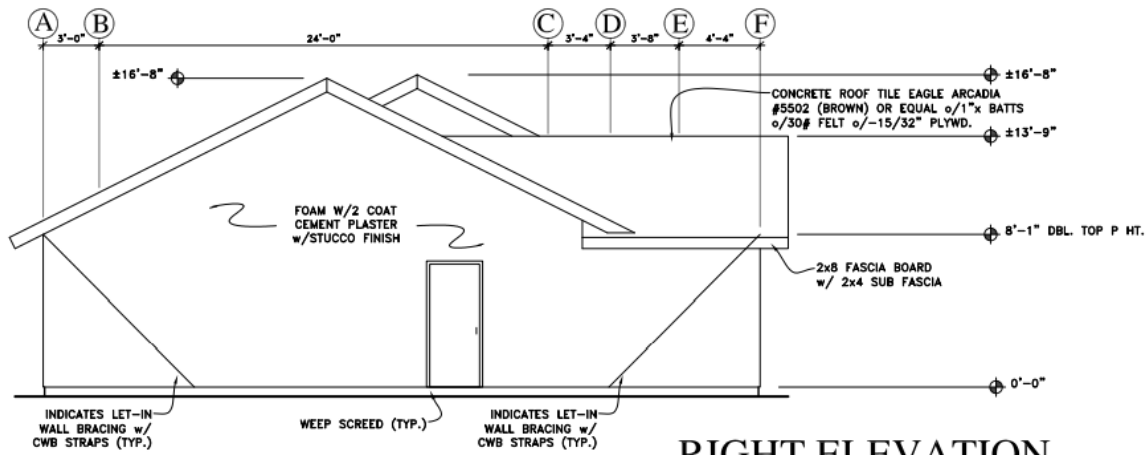
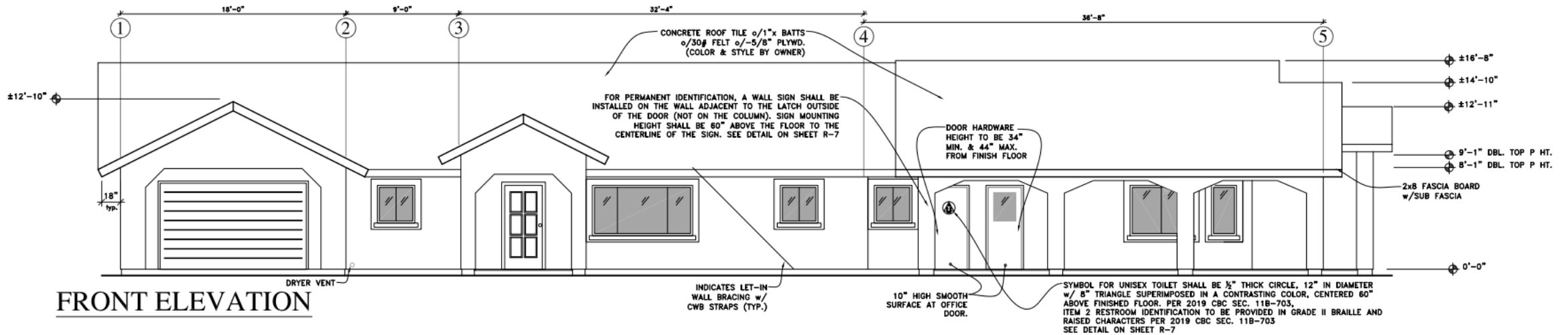
FACILITY INTERIOR - END ELEVATION OF STORAGE (TYP.)



FACILITY INTERIOR - SIDE ELEVATION OF STORAGE (TYP.)



FLOOR PLAN



Adequate Size & Shape

1. ***That 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;***

Adequate Streets & Highways

2. ***That 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;***

Not Adverse Effect on Neighborhood

3. ***That the proposed use will have no adverse effect on abutting property and surrounding neighborhood or the permitted use thereof; and***

Consistent with General Plan

4. ***That the proposed use is consistent with the Fresno County General Plan.***

Conditions are Necessary for Public Welfare

5. ***That the conditions stated in the resolution are deemed necessary to protect the public health, safety, and general welfare.***



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Project Site





SECTION 803.13: SPECIFIC DEFINITIONS GROUP L

PERSONAL/RV STORAGE shall mean facilities that permit on-site personal storage, mini-storage and recreation vehicle storage and may include a caretaker's residence.





SECTION 817.3 - USES PERMITTED SUBJECT TO CONDITIONAL USE PERMIT

- L. Personal/RV Storage subject to the following provisions: a) property must be within one-half mile of the adopted Sphere of Influence of the City of Clovis; b) property must abut a major street; c) setback requirements shall be the same as Storage Yards as defined in the M-1 Zone District (Section 843.5.E); d) setback shall include a twenty-foot minimum landscaped front yard; e) recreational vehicle parking shall be allowed on two-inch minimum thick gravel surface; f) open or enclosed carports shall be permitted; g) proposals shall be provided to the City of Clovis for review and development of the use shall reflect all underlying City development standards; and h) before any building or structure is erected a site plan shall have been submitted to and approved by the Director pursuant to the provisions of Section 874.**

CLOVIS ZONING (AL20)



LEGEND:

-  AL-20 Zone Area
-  Clovis City Limits
-  Clovis Sphere of Influence
-  Clovis 1/2 Mile Sphere of Influence Buffer

