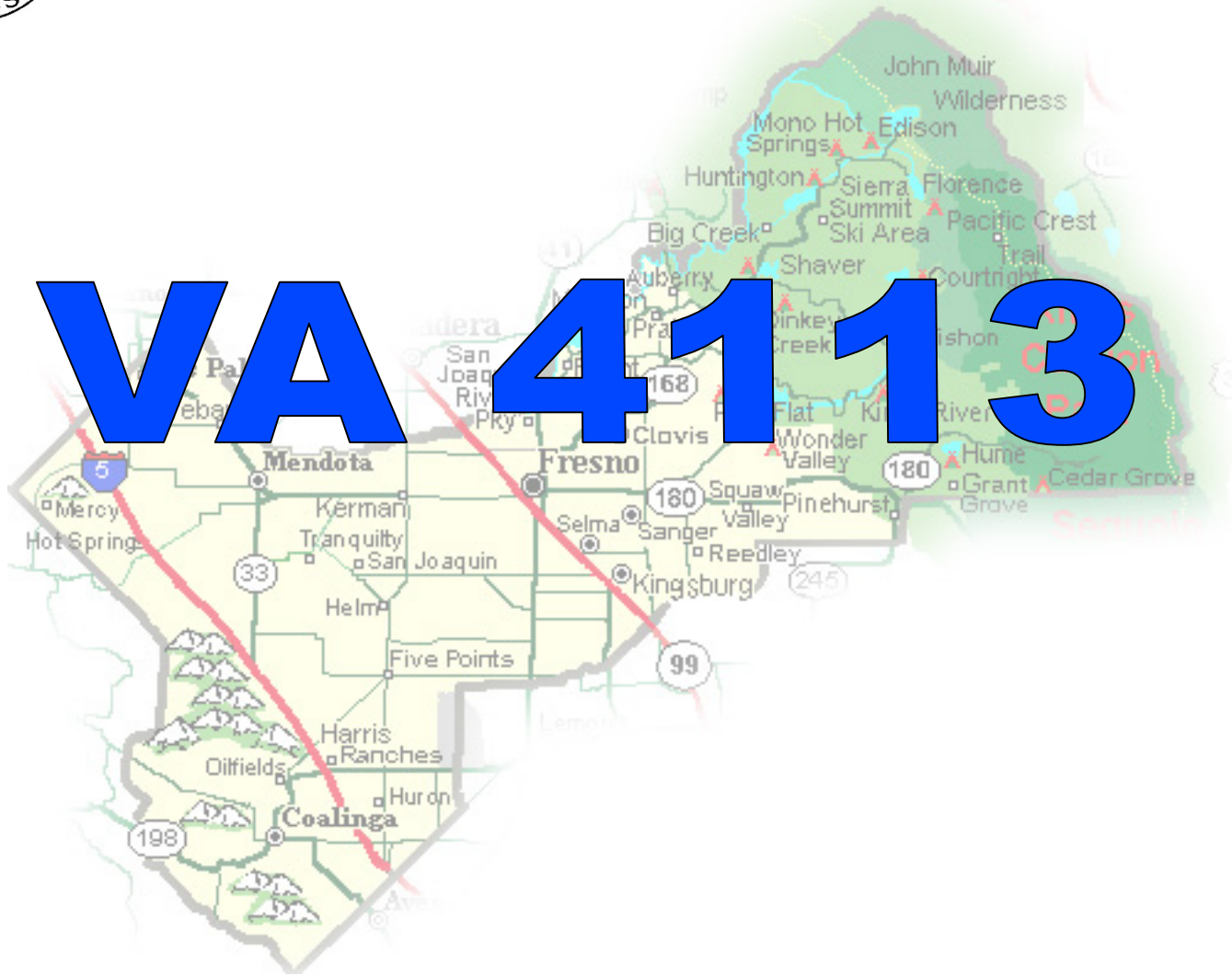




# DEPARTMENT of PUBLIC WORKS and PLANNING DEVELOPMENT SERVICES DIVISION

**VA 4113**



# Francisco Andraca Variance Site Plan

**PROJECT DATA**  
APN: 456-184-07  
WATER: BAKMAN WATER DISTRICT  
SOLID WASTE: PRIVATE HAULER  
GAS: PG&E  
OWNER: FRANCISCO ANDRACA



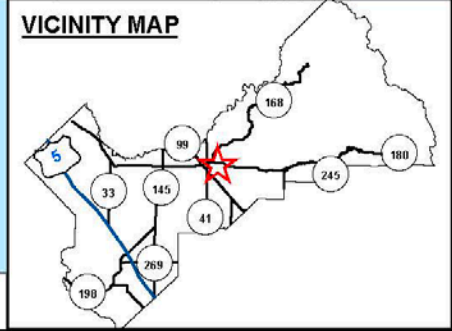
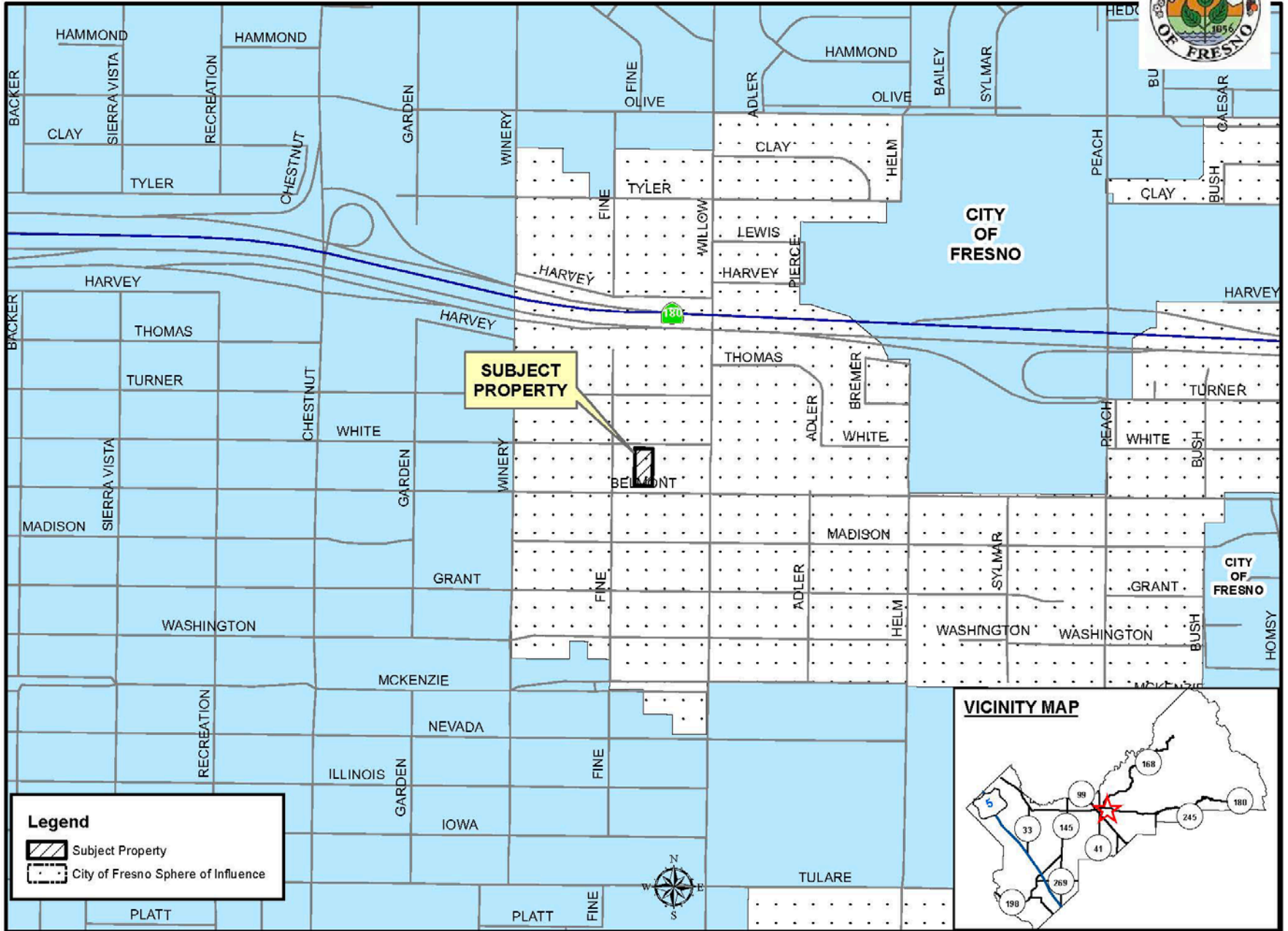
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COUNTY OF FRESNO

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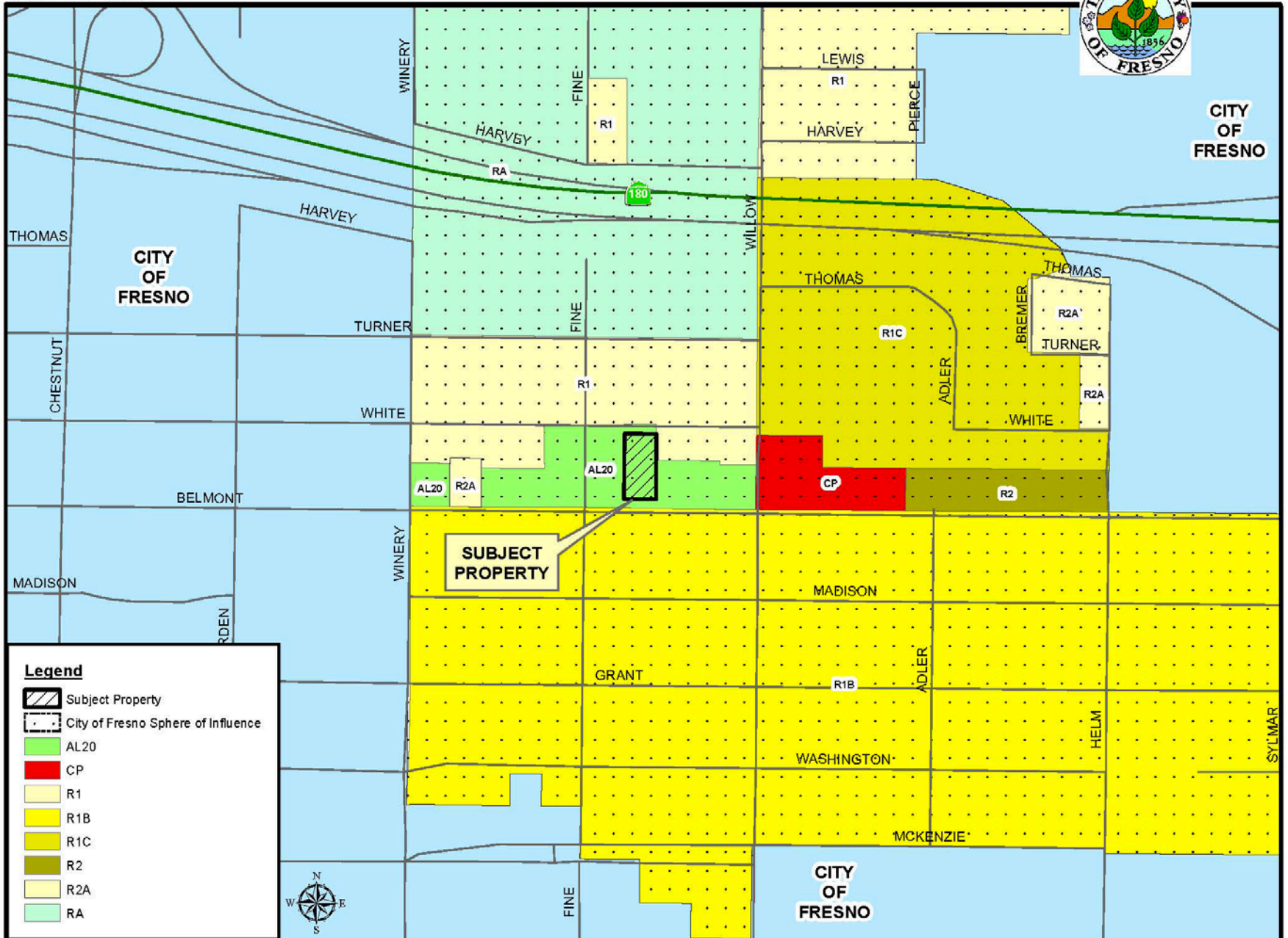
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DEVELOPMENT SERVICES DIVISION



# LOCATION MAP



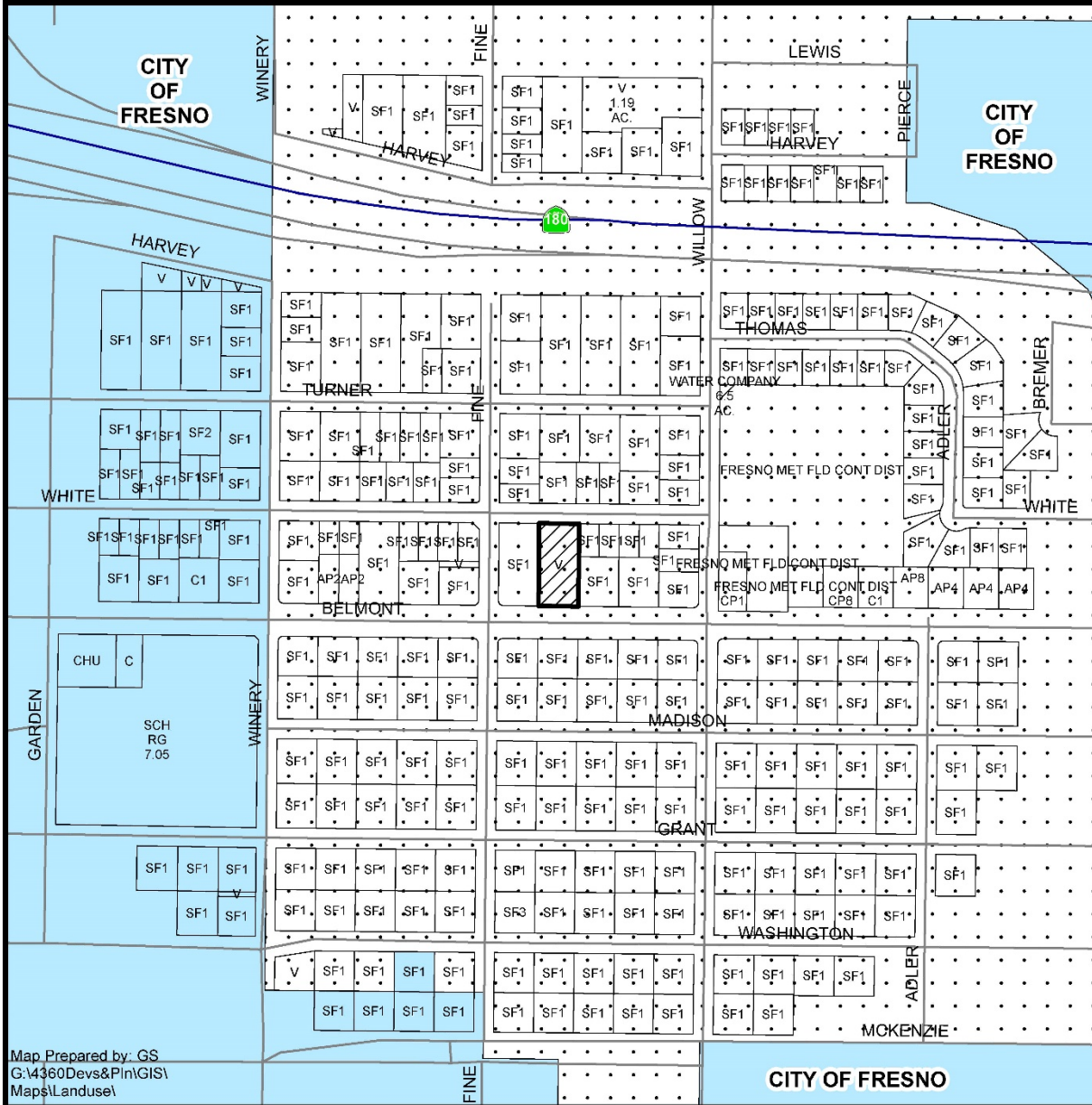
# EXISTING ZONING MAP



**Legend**



- Subject Property
- City of Fresno Sphere of Influence
- AL20
- CP
- R1
- R1B
- R1C
- R2
- R2A
- RA

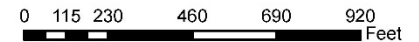
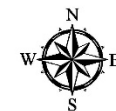
# EXISTING LAND USE MAP



LEGEND	
AP1 - APARTMENT	
C - COMMERCIAL	
C# - COMMERCIAL	
CHU - CHURCH	
CP# - OFFICE COMM./PROF	
RG - RESIDENTIAL GROUP FACIL	
SCH - SCHOOL	
SF# - SINGLE FAMILY RESIDENCE	
V - VACANT	

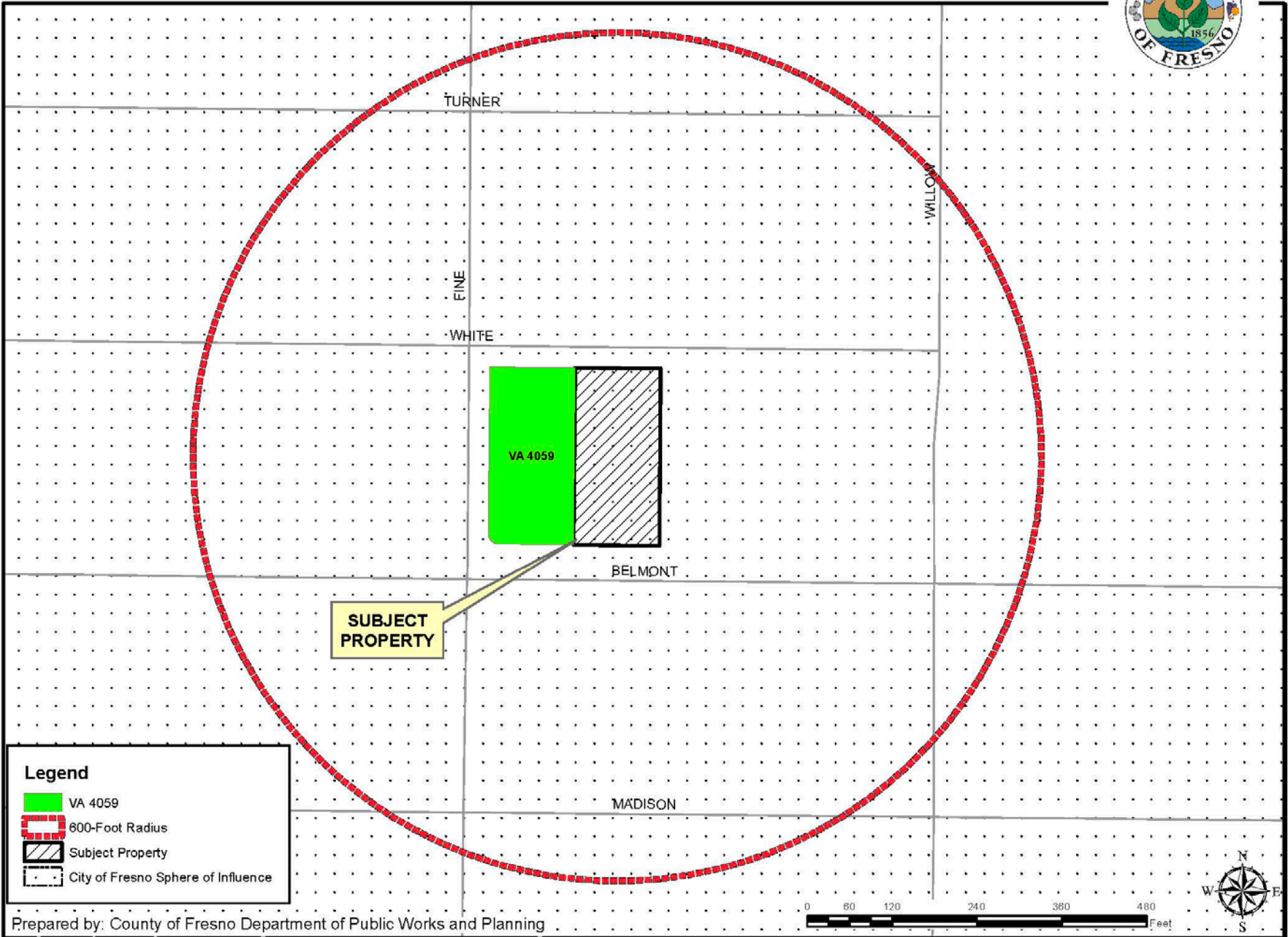
## Legend

-  Subject Property
-  City of Fresno Sphere of Influence





# APPROVED VARIANCES IN A 600-FOOT RADIUS

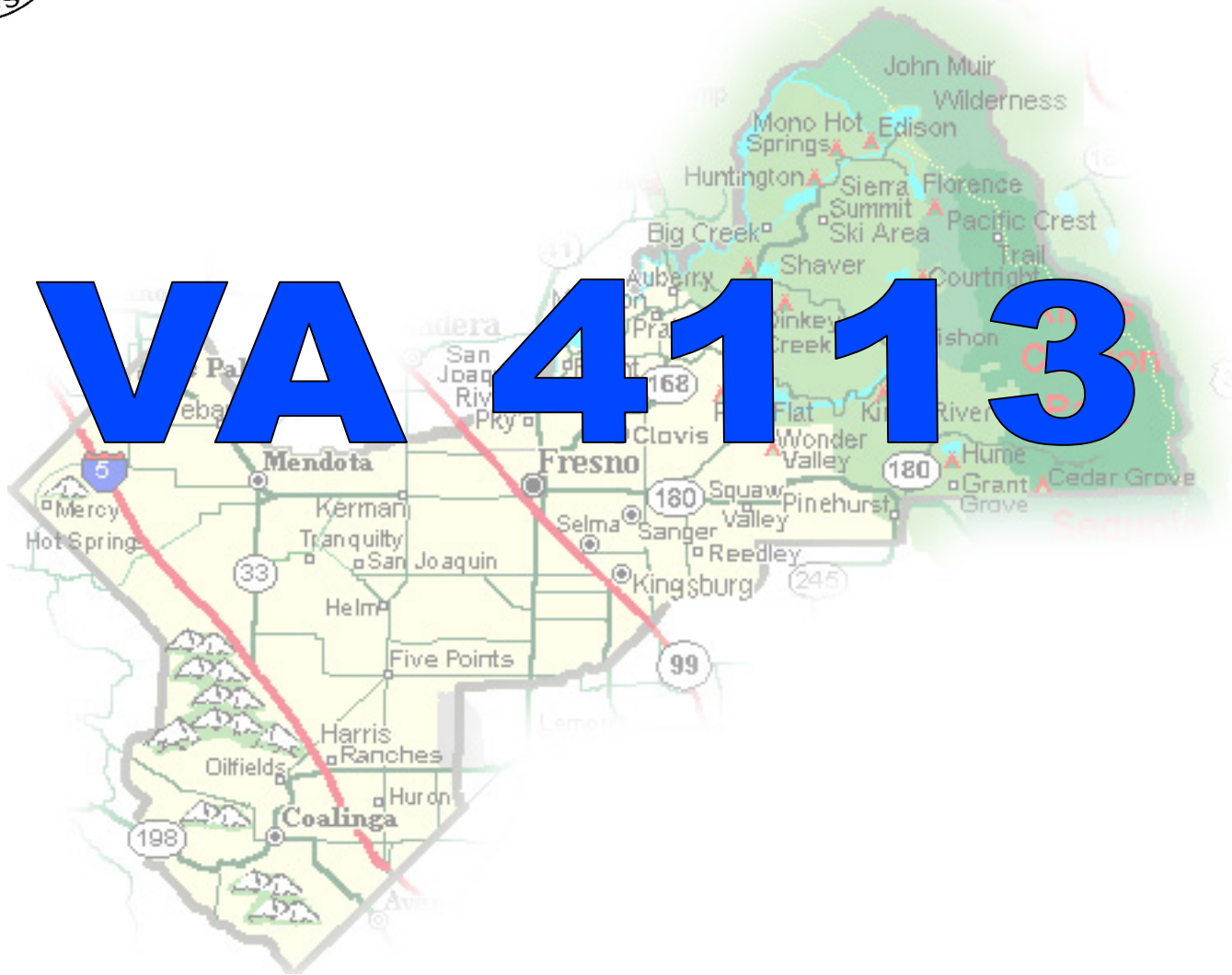


Findings	Description	Findings Met
1	Exceptional or extraordinary circumstances	NO
2	Preserves property right possessed by others	YES
3	No adverse effect on neighborhood	YES
4	General Plan consistency	YES



# DEPARTMENT of PUBLIC WORKS and PLANNING DEVELOPMENT SERVICES DIVISION

**VA 4113**





# Francisco Andraca Variance Site Plan

**PROJECT DATA**  
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WATER: BAKMAN WATER DISTRICT  
SOLID WASTE: PRIVATE HAULER  
GAS: PG&E  
OWNER: FRANCISCO ANDRACA



**NOTE: County rear setback is 20 ft., same as proposed**

- Proposed Setbacks
- County Setbacks

**BUILDING ENVELOPE**

**Proposed curb & gutter**

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AND PLANNING  
DEVELOPMENT SERVICES DIVISION



45618407  
 Show search results for 45618...

# ANDRACA FRESNO COUNTY VARIANCE

**PROJECT DATA**  
 APN: 456-184-07  
 WATER: COMMUNITY  
 WASTE: COMMUNITY  
 GAS: PG&E  
 OWNER: Francisco Andraca

**NOTE:** County rear setback is 20 ft., same as proposed

Proposed Setbacks  
 County Setbacks

Proposed curb & gutter

WHITE AVE

FINE AVE

BUILDING ENVELOPE

125.3'

Proposed Curvilinear Driveway

BELMONT AVE

BELMONT AVE

FINE AVE

0 50 100ft  
 36.75034 -119.72840 Degrees

