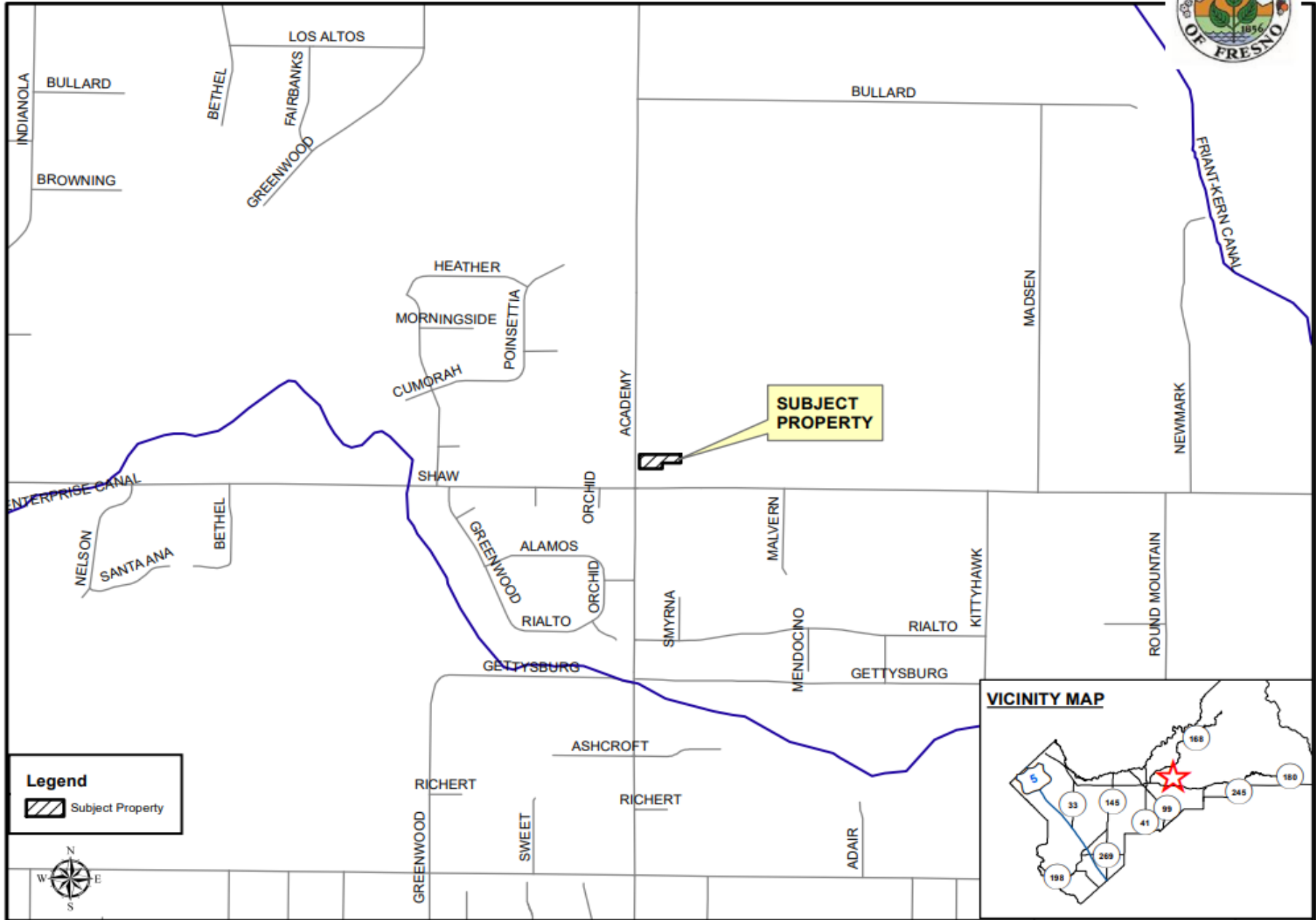





DEPARTMENT of PUBLIC WORKS and PLANNING
DEVELOPMENT SERVICES DIVISION

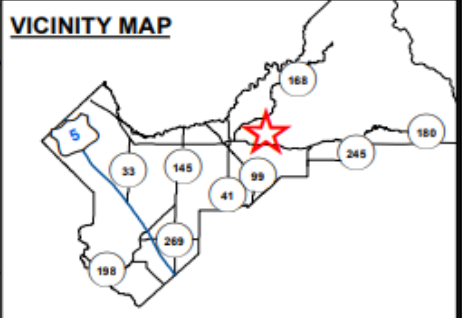


LOCATION MAP



Legend

 Subject Property



CUP 3717

- Legend**
-  5054 N Academy Ave
 -  Feature 1
 -  Feature 2
 -  Feature 3
 -  The Red Caboose Café
 -  Valero

PROJECT LOCATION
(8,000 Sq. Ft. shopping ctr/mall)



PROJECT SITE
(1.87 Acres)

ACADEMY AVE.

SHAW AVE.

Google Earth

200 ft



EXISTING ZONING MAP



Legend

- Subject Property
- AE20
- AL20
- O
- RCC
- RR
- RR5




EXISTING LAND USE MAP



LEGEND	
C	COMMERCIAL
C#	COMMERCIAL
DAIRY	
FC	FIELD CROP
GRZ	GRAZING
SF#	SINGLE FAMILY RESIDENCE
V	VACANT

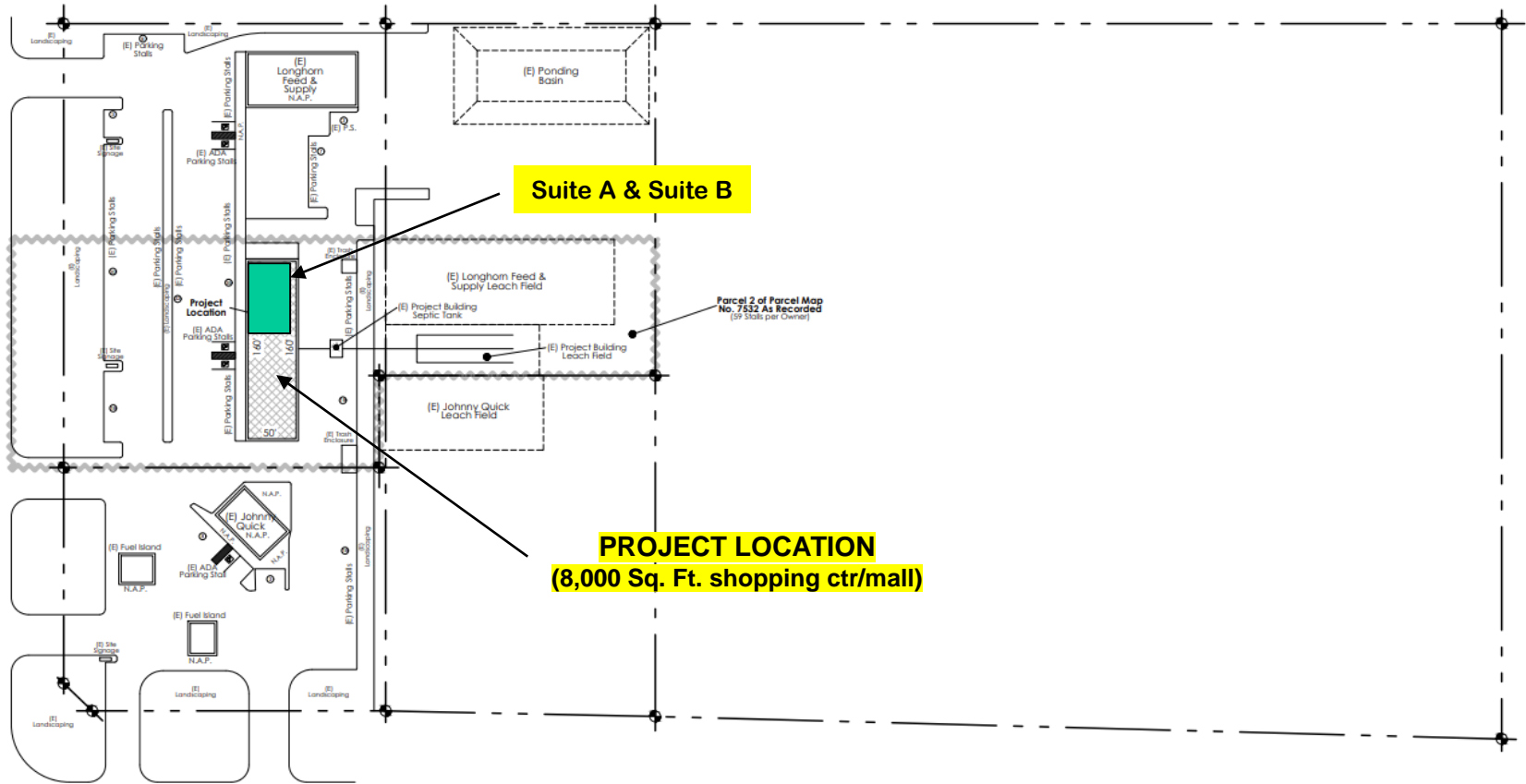
LEGEND:

 Subject Property



Department of Public Works and Planning
Development Services Division

ACADAMEY AVENUE



SHAW AVENUE

SITE PLAN

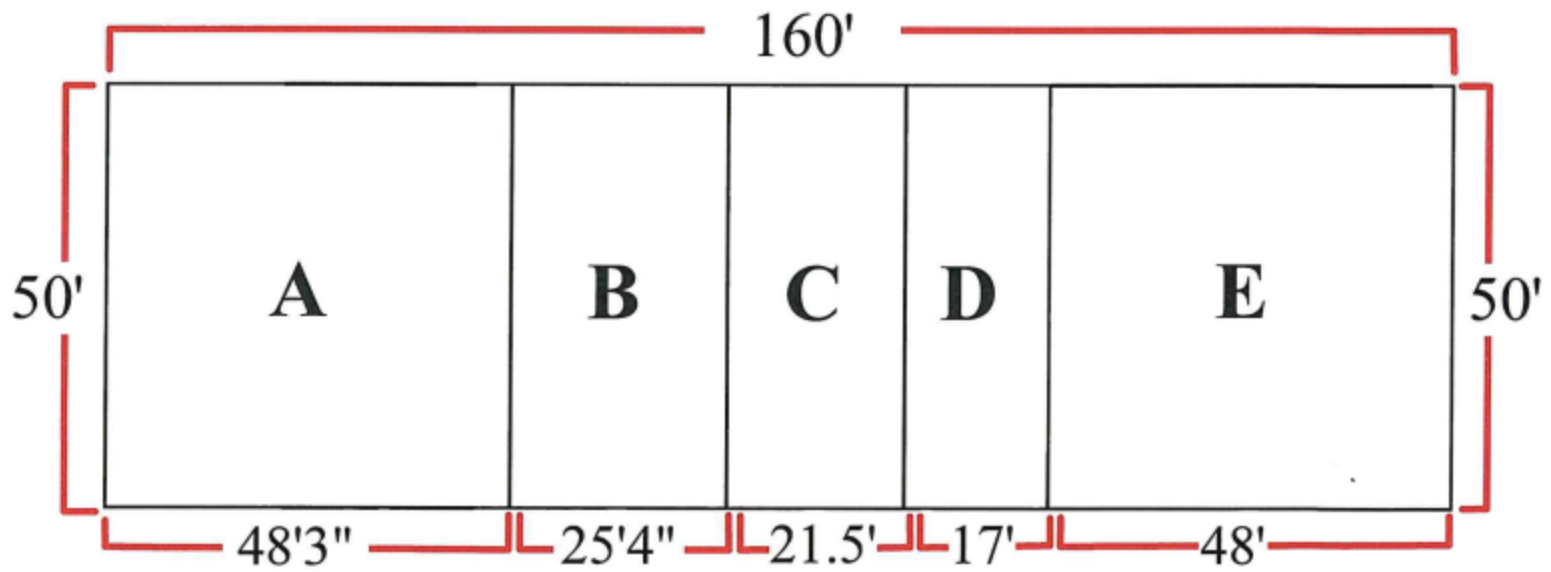
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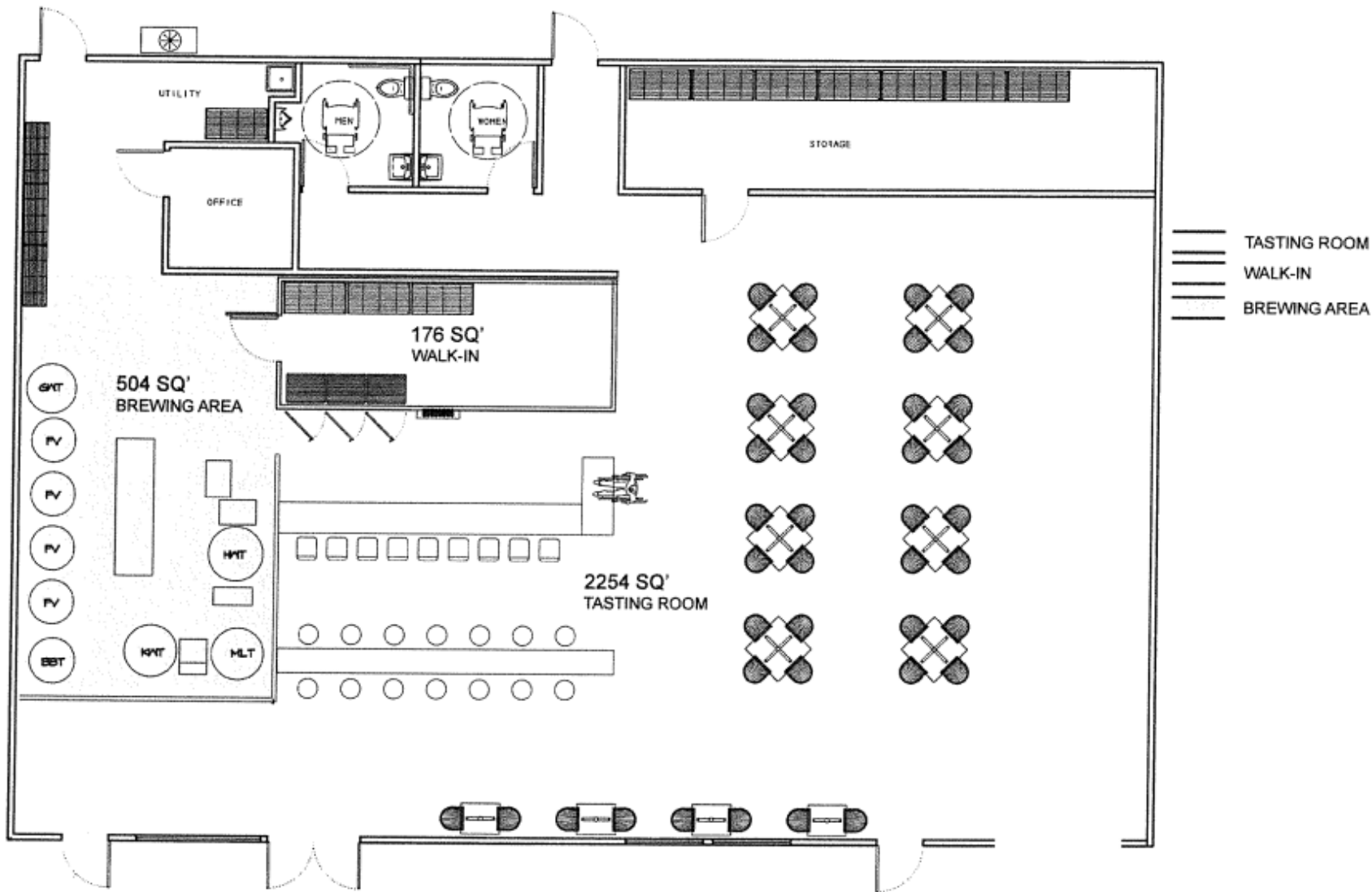


Site Plan Legend

APN:	308-400-19
Address:	5054 N. Academy Ave. Clovis, CA 93619
Site Area:	1.87 +/- acres
Existing Use:	Neighborhood commercial center
General Plan Designation:	Agriculture
Zoning:	AE-20 Exclusive Agricultural
Source of Water:	Community system
Source of Sewer:	Community system
Source of Gas:	Propane
Solid Waste:	Granite solid waste
Storm Drainage:	Existing on site
Site Owner:	Ken and Suzan Blair
Applicant:	Same as owner
Applicant Representative:	Dirk Poeschel Land Development Services, Inc. 923 Van Ness Avenue, Suite 200 Fresno, CA 93721 (559) 445-0374

EXISTING SHOPPING CENTER SUITES





SUITE A & B (FLOOR PLAN)

CUP 3717

- Legend**
- 5054 N Academy Ave
 - Feature 1
 - Feature 2
 - Feature 3
 - The Red Caboose Café
 - Valero



Google Earth

7.19

Findings	Description	Findings Met
1	Size and shape of parcel is adequate.	YES
2	Streets and highways are adequate for use.	YES
3	No adverse effect on neighborhood.	YES
4	General Plan consistency.	YES
5	Conditions necessary for public health, safety, and general welfare.	YES



DEPARTMENT of PUBLIC WORKS and PLANNING
DEVELOPMENT SERVICES DIVISION



CUP 3717

Legend

- 5054 N Academy Ave
- Feature 1
- Feature 2
- Feature 3
- The Red Caboose Cafe
- Valero



Google Earth

5.24 ft

CUP 3717

ACADEMY AVE.

Project Location
8,000 Sq. Ft. Shopping
Ctr/mall (Existing)

Feed & Supply Store
4,800 Sq. Ft (Existing)

**Johnny Quick with
Fuel Canopies**
2,400 Sq. Ft (Existing)

Legend

-  5054 N Academy Ave
-  Feature 1
-  Feature 2
-  Feature 3
-  The Red Caboose Cafe
-  Valero

Google Earth

SHAW AVE.

200 ft

