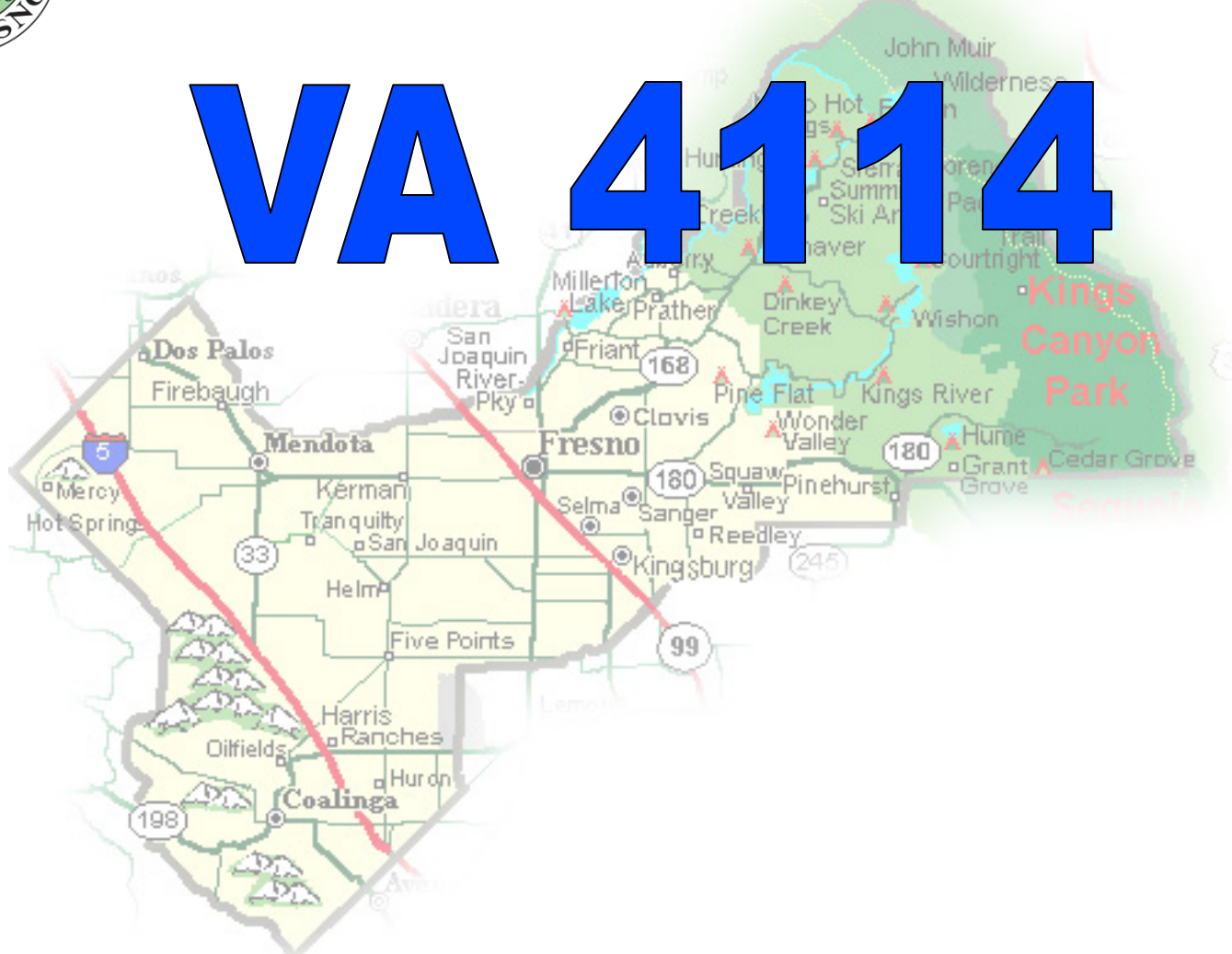




## DEPARTMENT of PUBLIC WORKS and PLANNING DEVELOPMENT SERVICES & CAPITAL PROJECTS DIVISION

# VA 4114





VA 4114/ Subject parcel – 41175 Acorn Road



35-foot-wide access easement

Proposed garage

Existing residence

Acorn Road

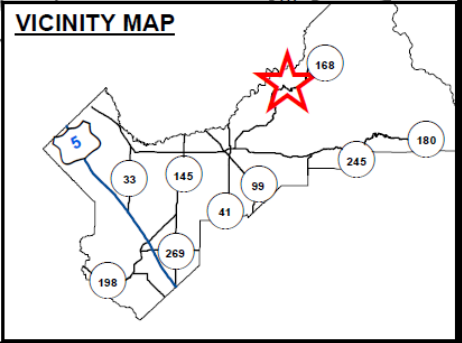
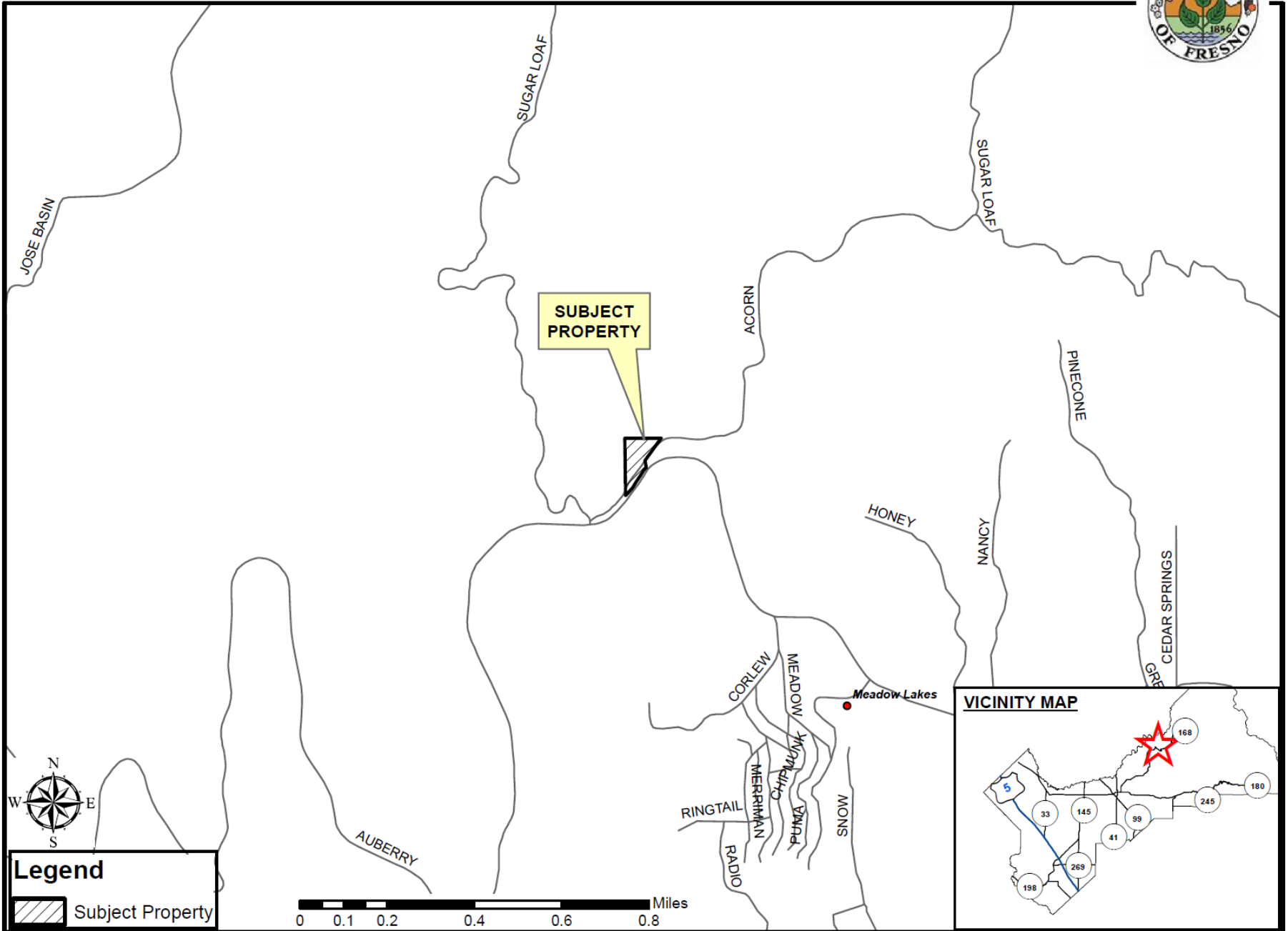
Auberry Road

15'

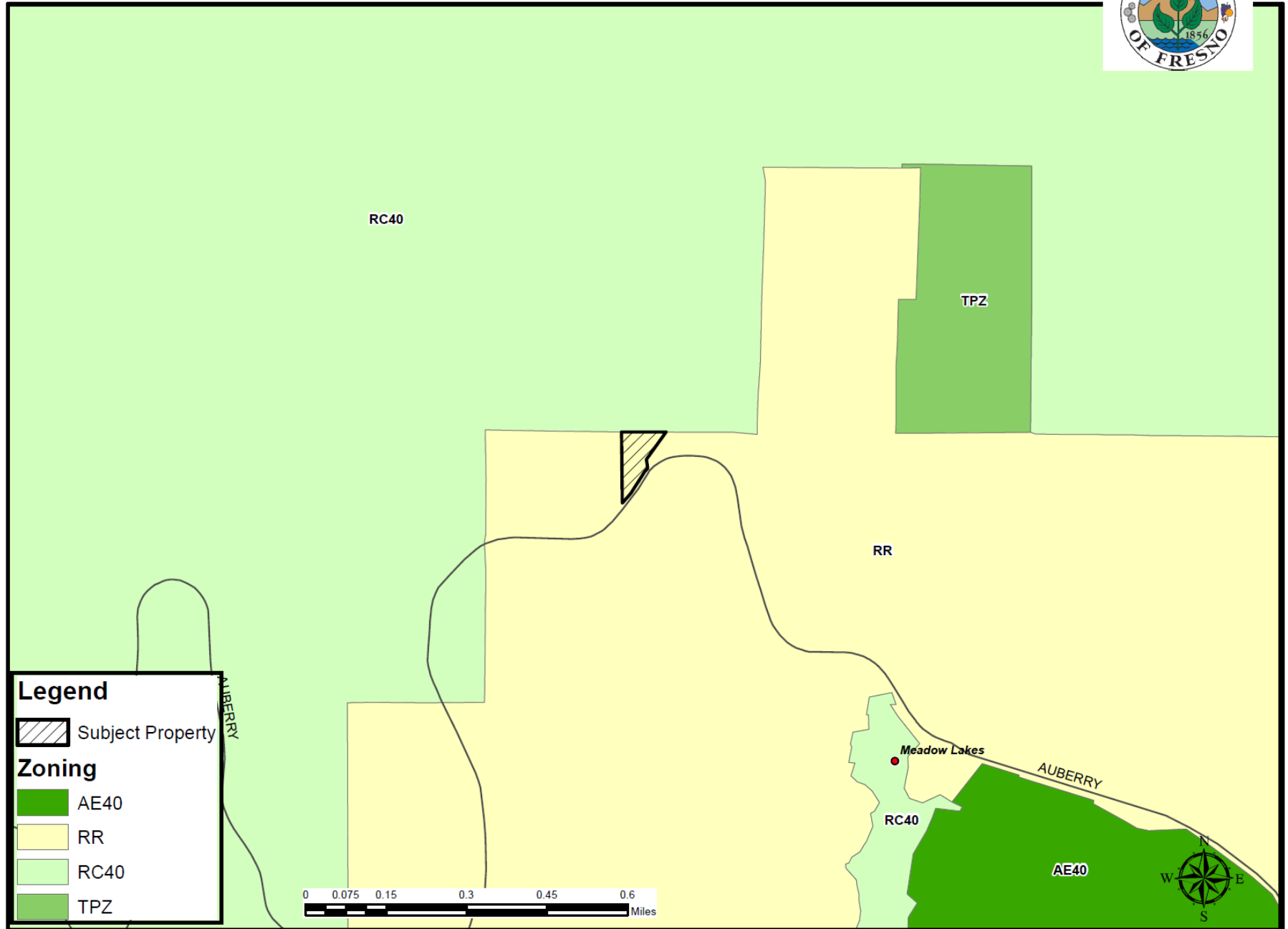
15'




# LOCATION MAP







# EXISTING ZONING MAP

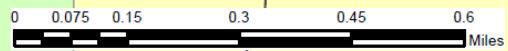


**Legend**

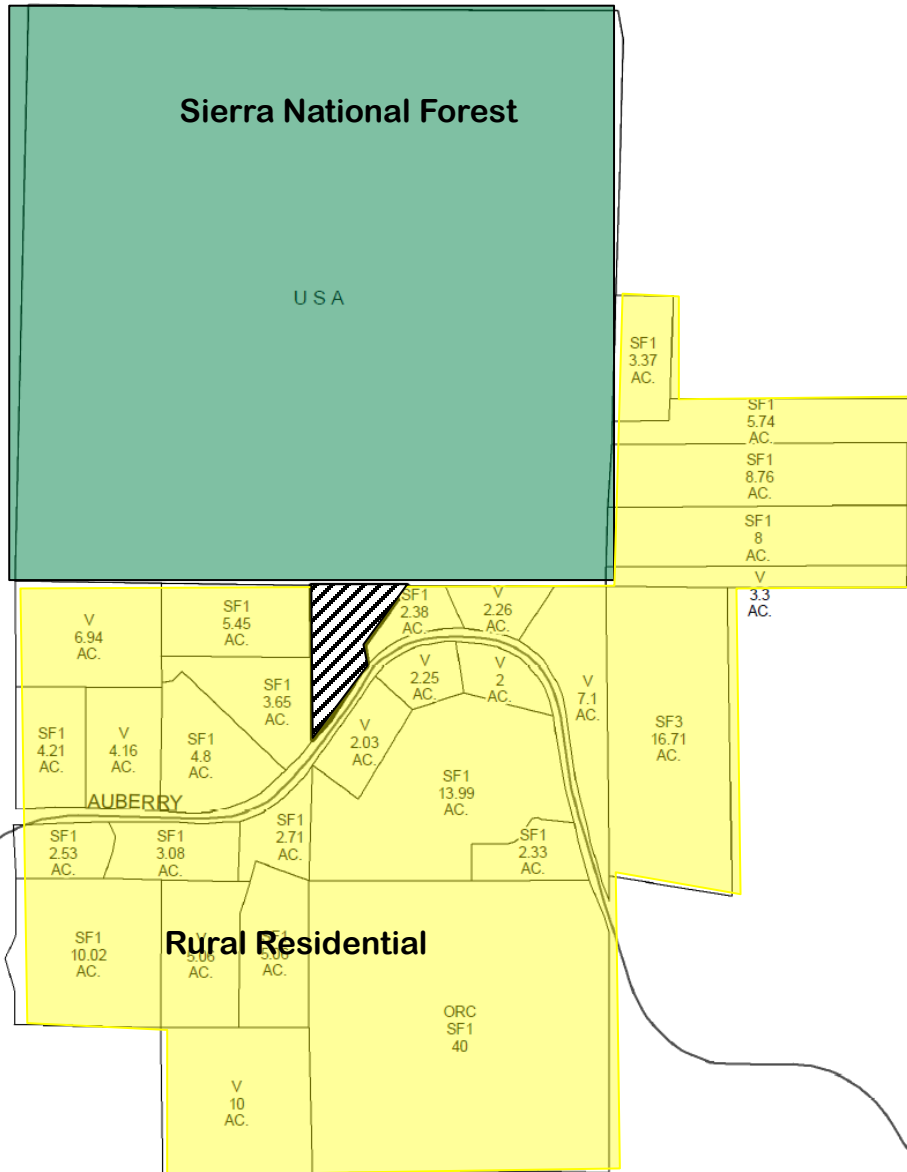
 Subject Property

**Zoning**

-  AE40
-  RR
-  RC40
-  TPZ




# EXISTING LAND USE MAP

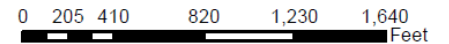


### LEGEND

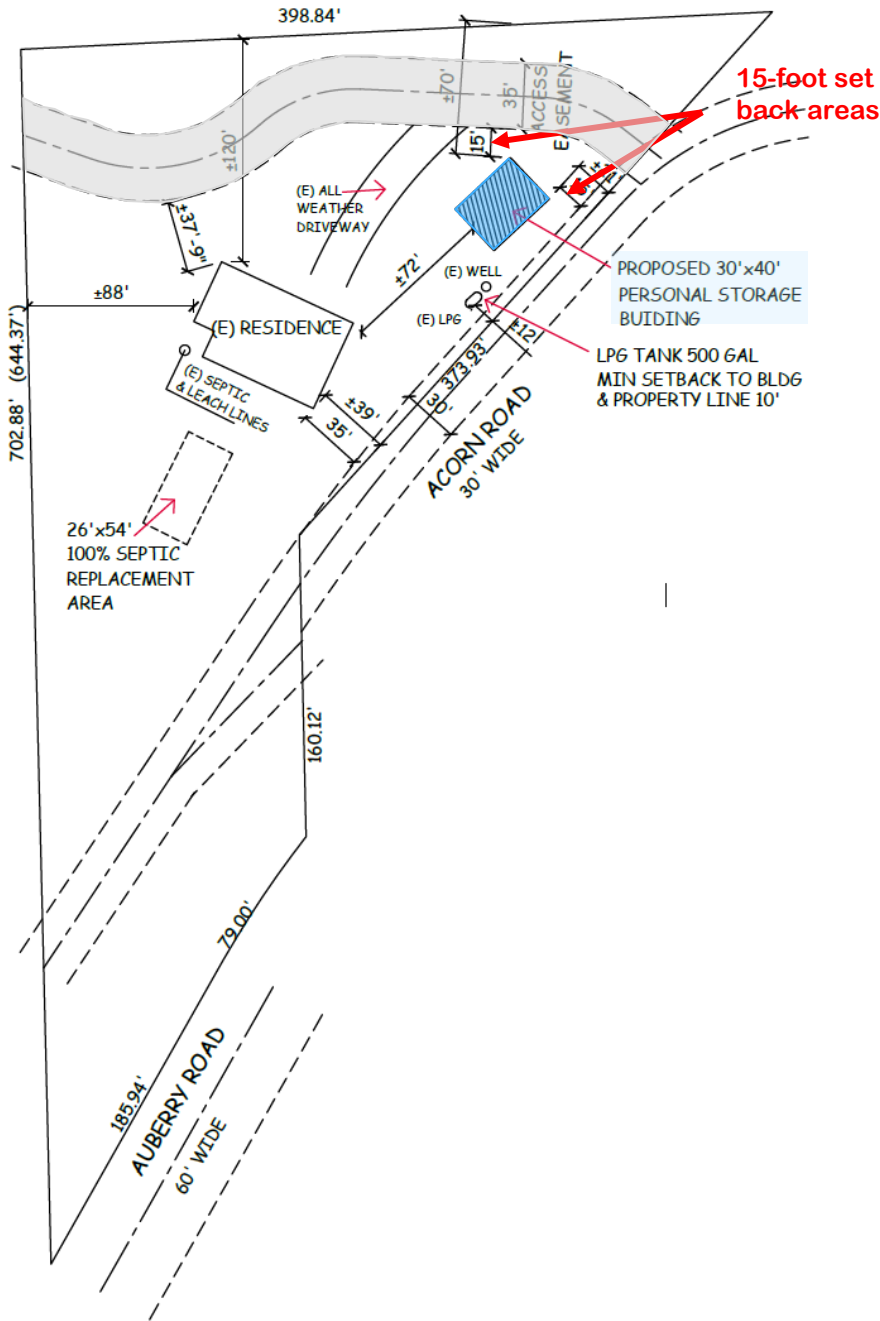
- ORC - ORCHARD
- SF#- SINGLE FAMILY RESIDENCE
- V - VACANT

### LEGEND:

 Subject Property



Department of Public Works and Planning  
Development Services Division

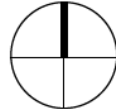


PROVIDE 2% SLOPE AWAY FROM THE PROPOSED BUILDING FOR A MIN OF 5' NO DRAINAGE ONTO ADJACENT PROPERTY DRIVEWAYS & PRIVATE ROADS SHALL HAVE A MAX SLOPE OF 12%. THE GRADE MAY BE INCREASED TO A MAX OF 20% FOR PAVED SURFACES

ADDRESS  
 41175 ACORN ROAD  
 AUBERRY, CA 93602  
 FRESNO COUNTY  
 APN 128-301-36  
 2.51 AC

OWNER  
 WADE OBERMAN  
 925-586-9303

NORTH



**SITE PLAN**

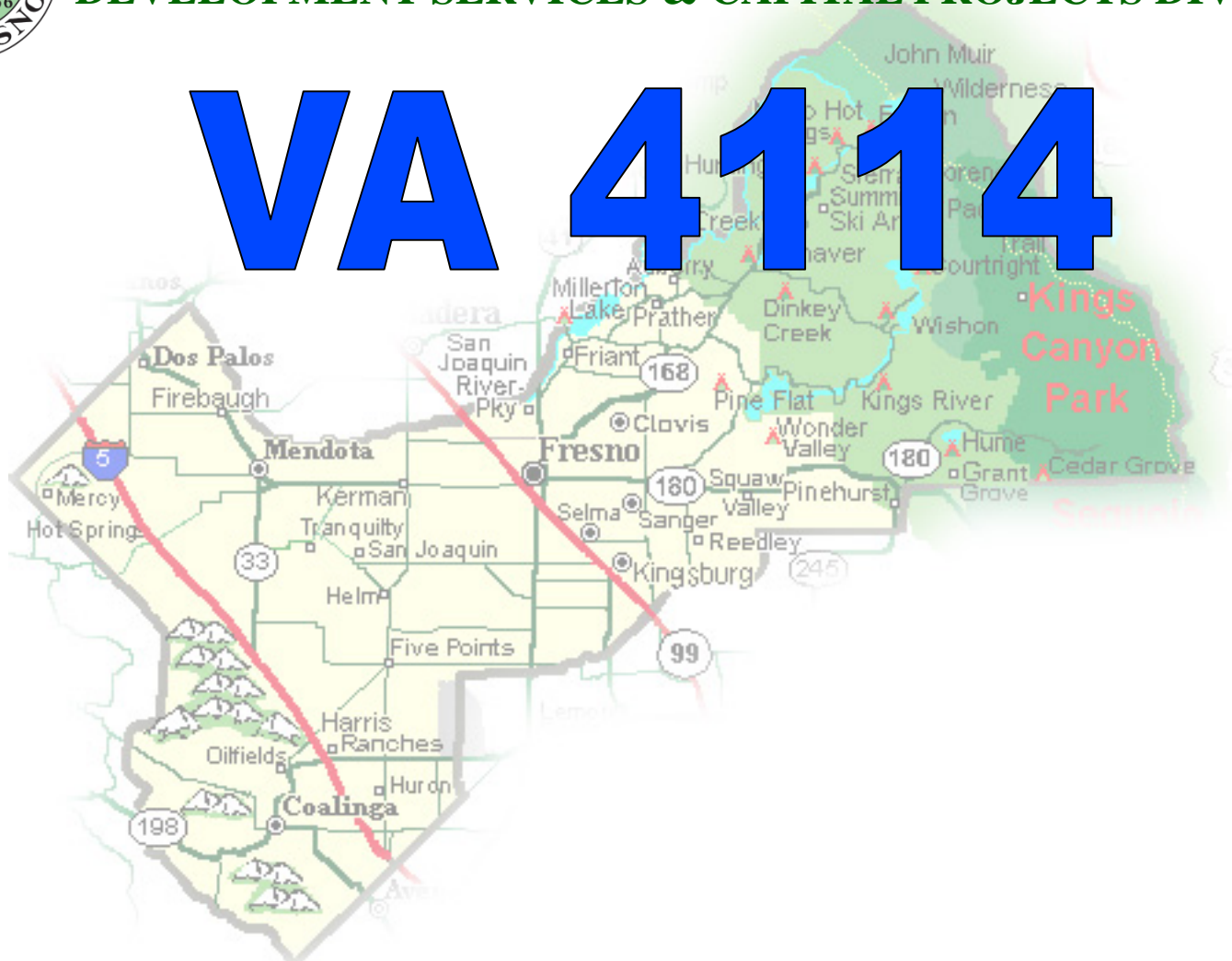
SCALE 1" = 80'-0"

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



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

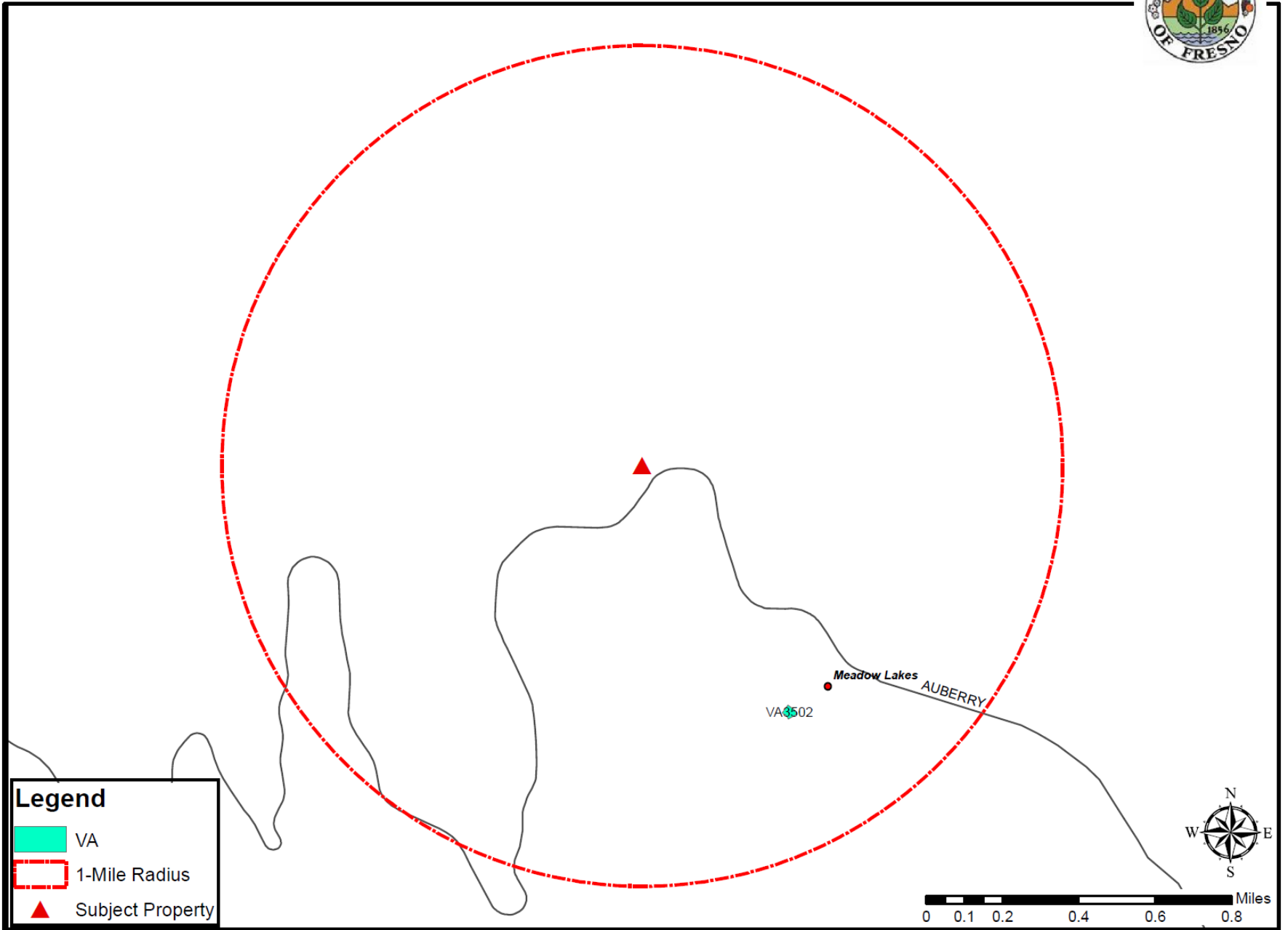
# VA 4114



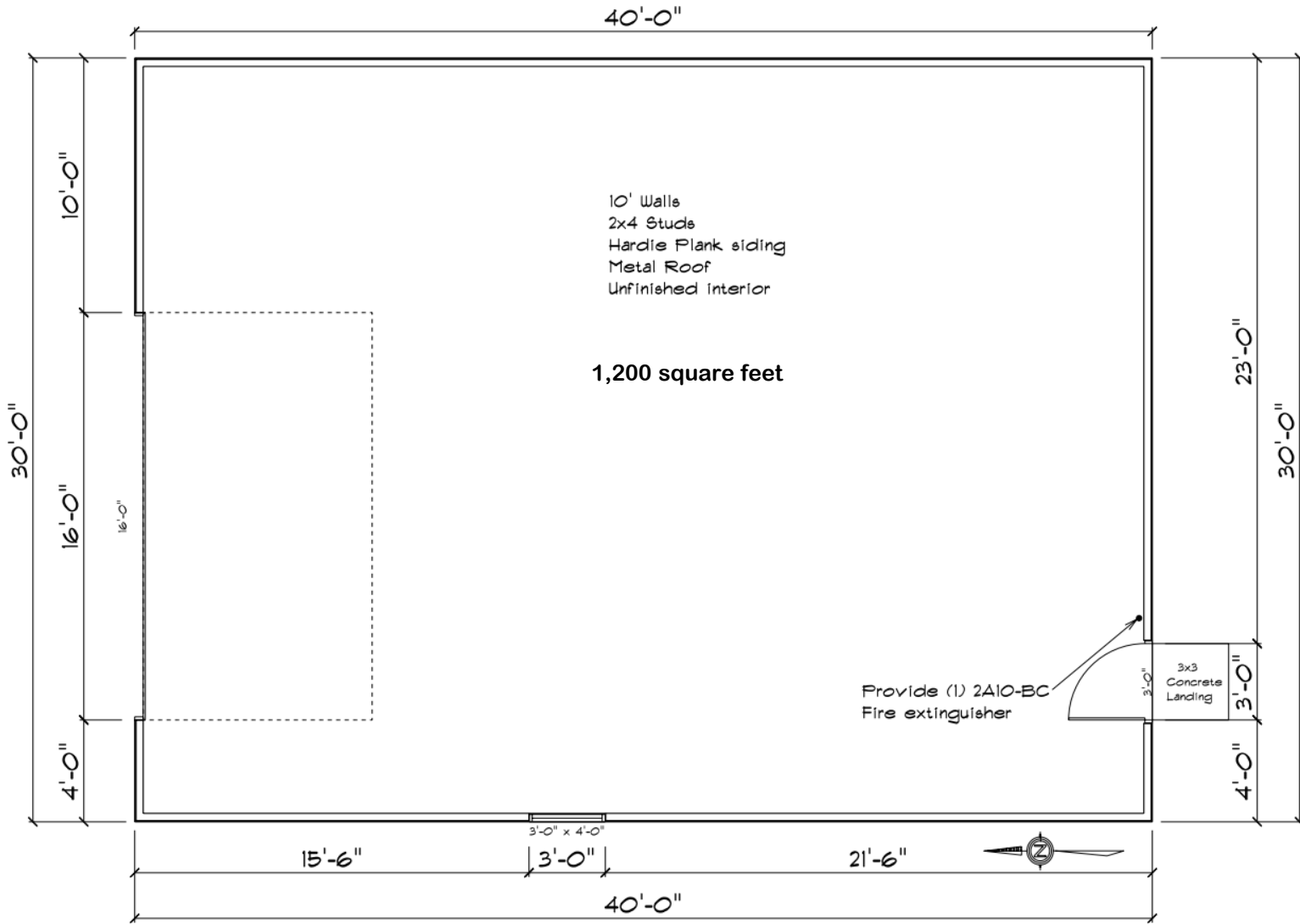


**THIS SLIDE LEFT INTENTIONALLY BLANK**

# VA Within 1-Mile Radius



# Proposed garage floor plan



**MAIN FLOOR**

SCALE: 1/4" = 1'-0"

**Wade Obermann**

PHONE: 303-517-9444

DRAWN BY: *Richard Olvick*

SCALE: 1/4" = 1'-0"

DATE: 7/22/2021

PAGE:

3/11

Floor Plan

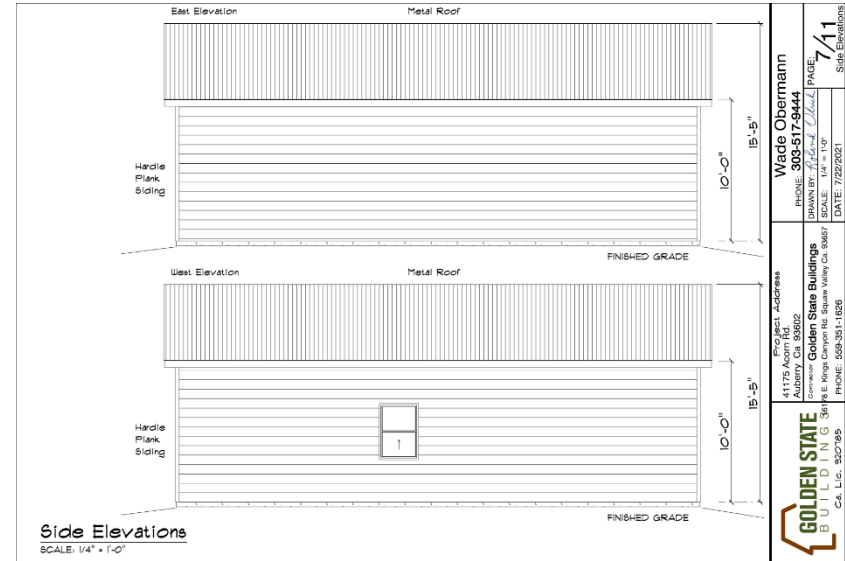
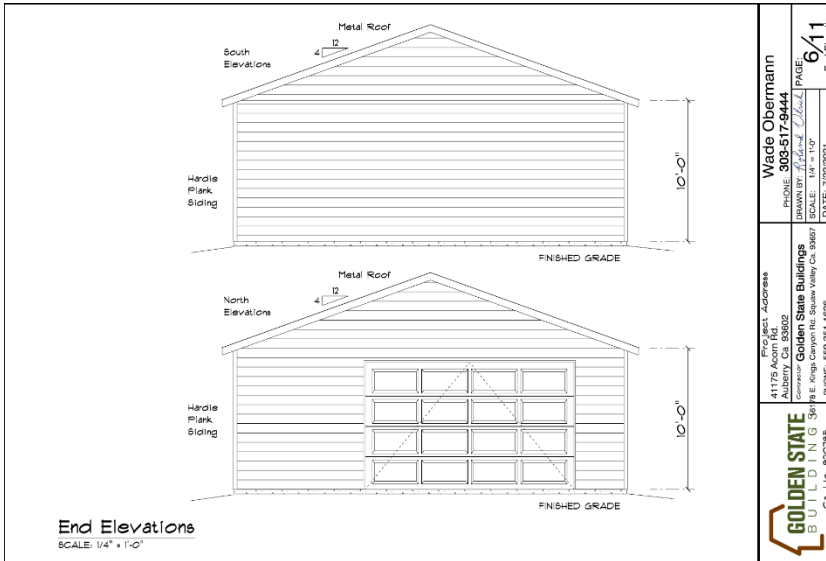
Project Address  
41175 Acorn Rd.  
Auberry Ca. 93602

Contractor **Golden State Buildings**  
36178 E. Kings Canyon Rd. Squaw Valley Ca. 93657

PHONE: 559-351-1626



# Building Elevations







Proposed building site











