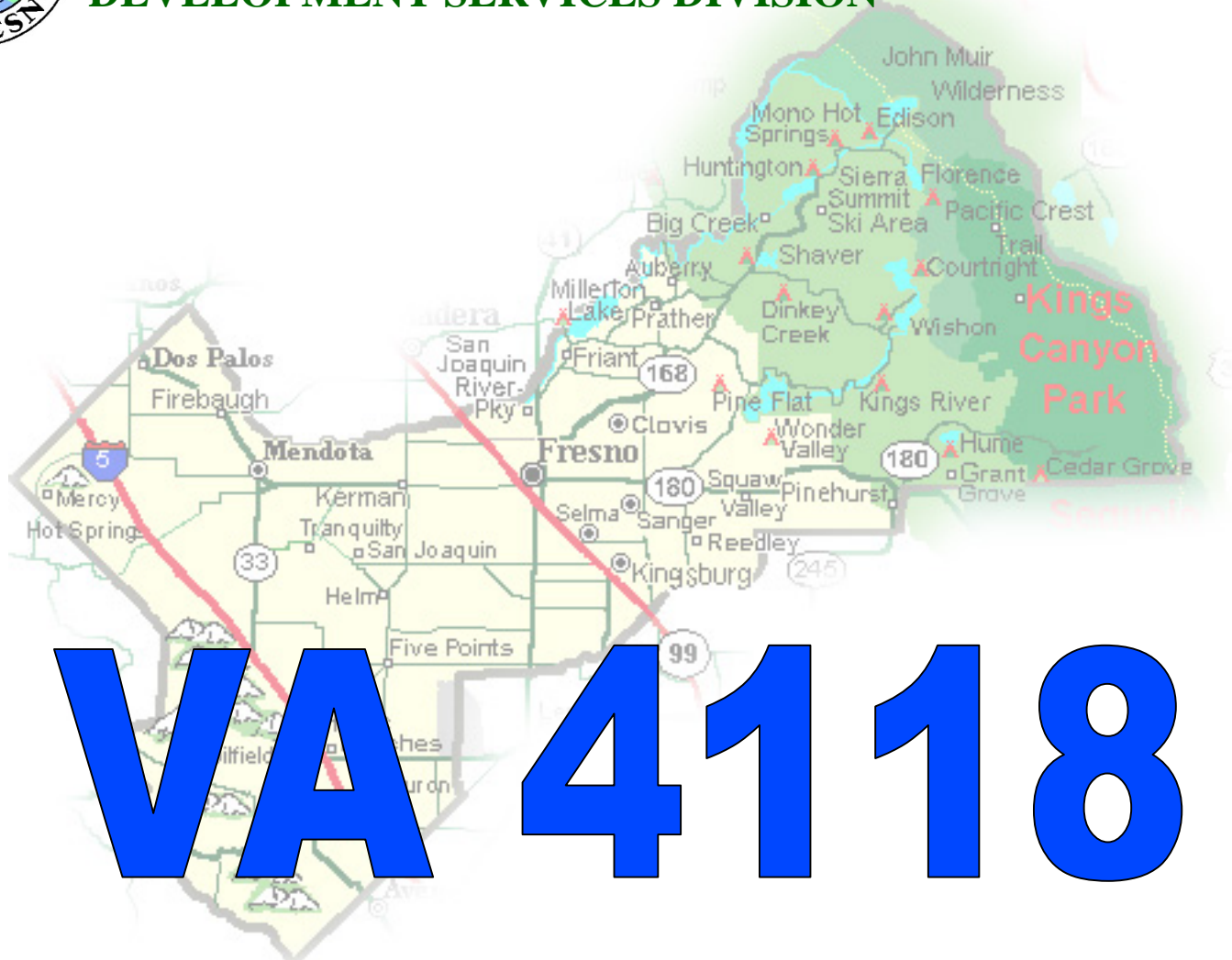




**DEPARTMENT of PUBLIC WORKS and PLANNING**  
**DEVELOPMENT SERVICES DIVISION**



**VA 4118**

# EXHIBIT 2 LOCATION MAP

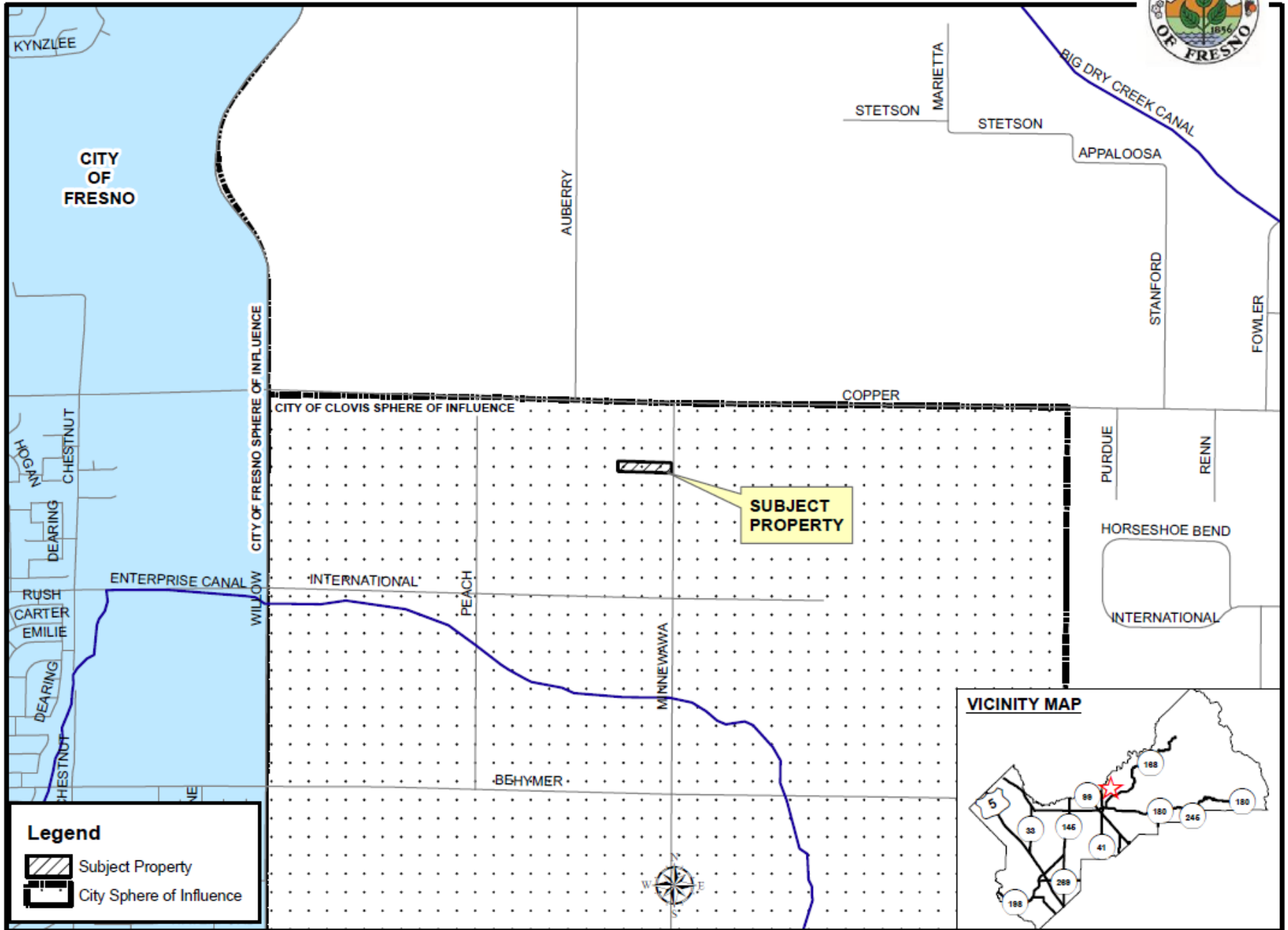
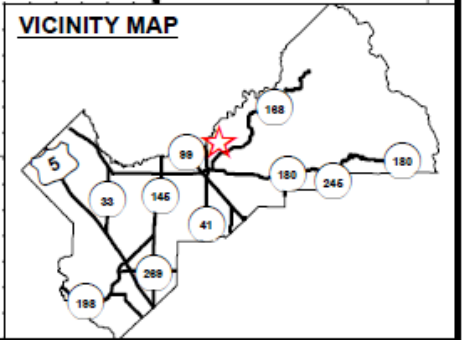


EXHIBIT 2



**Legend**

- Subject Property
- City Sphere of Influence

EXHIBIT 3  
**EXISTING ZONING MAP**

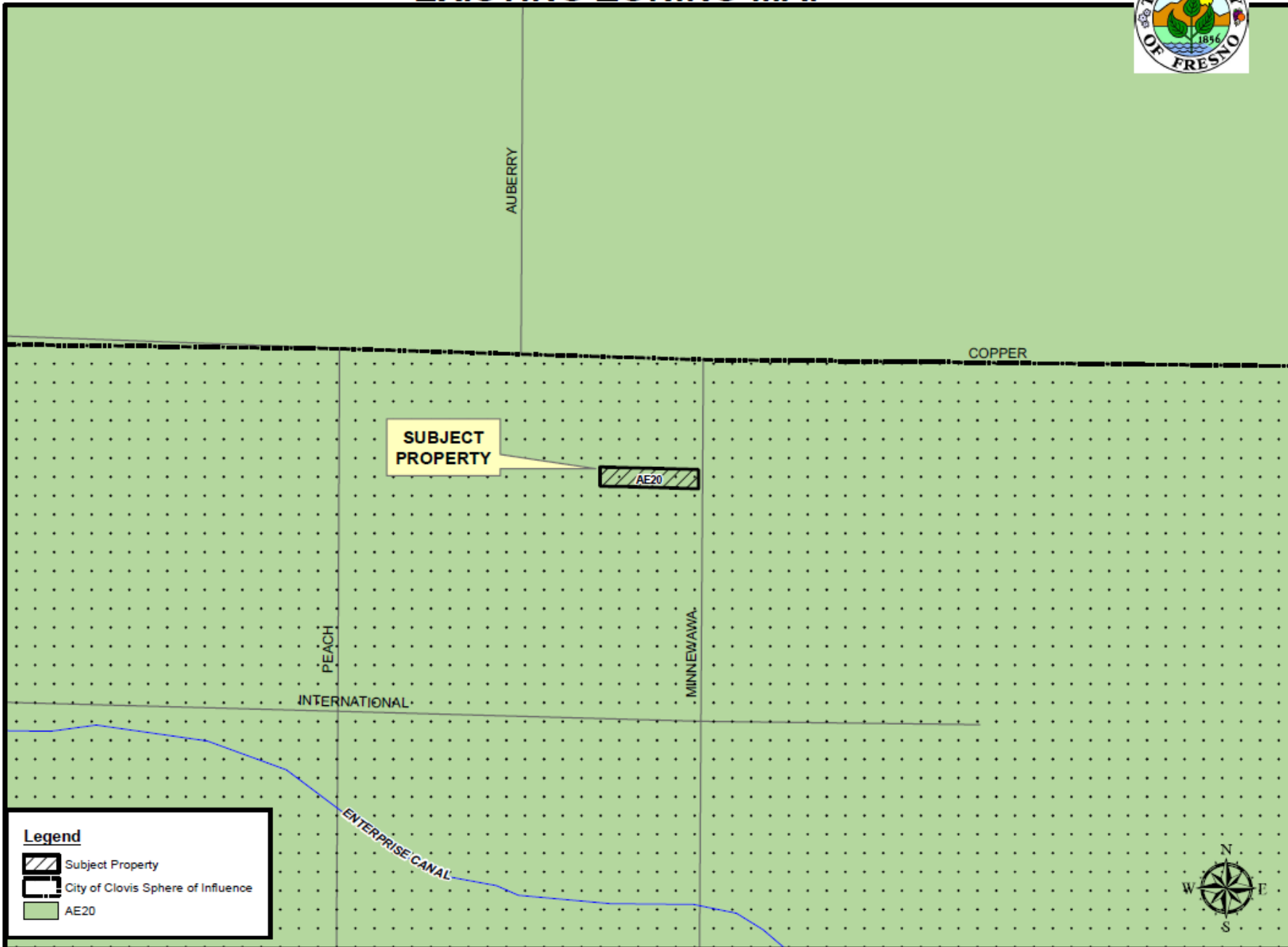
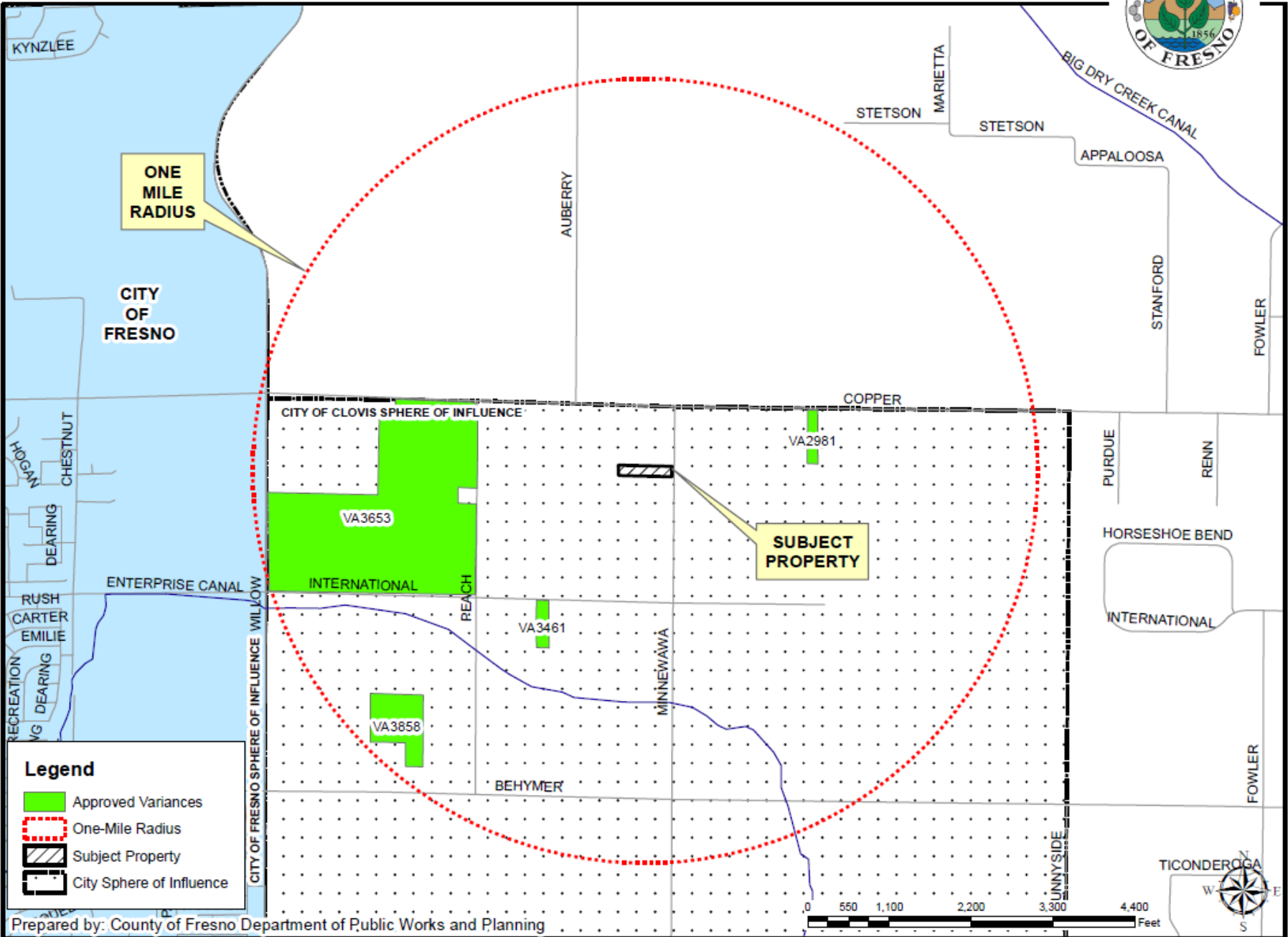


EXHIBIT 3

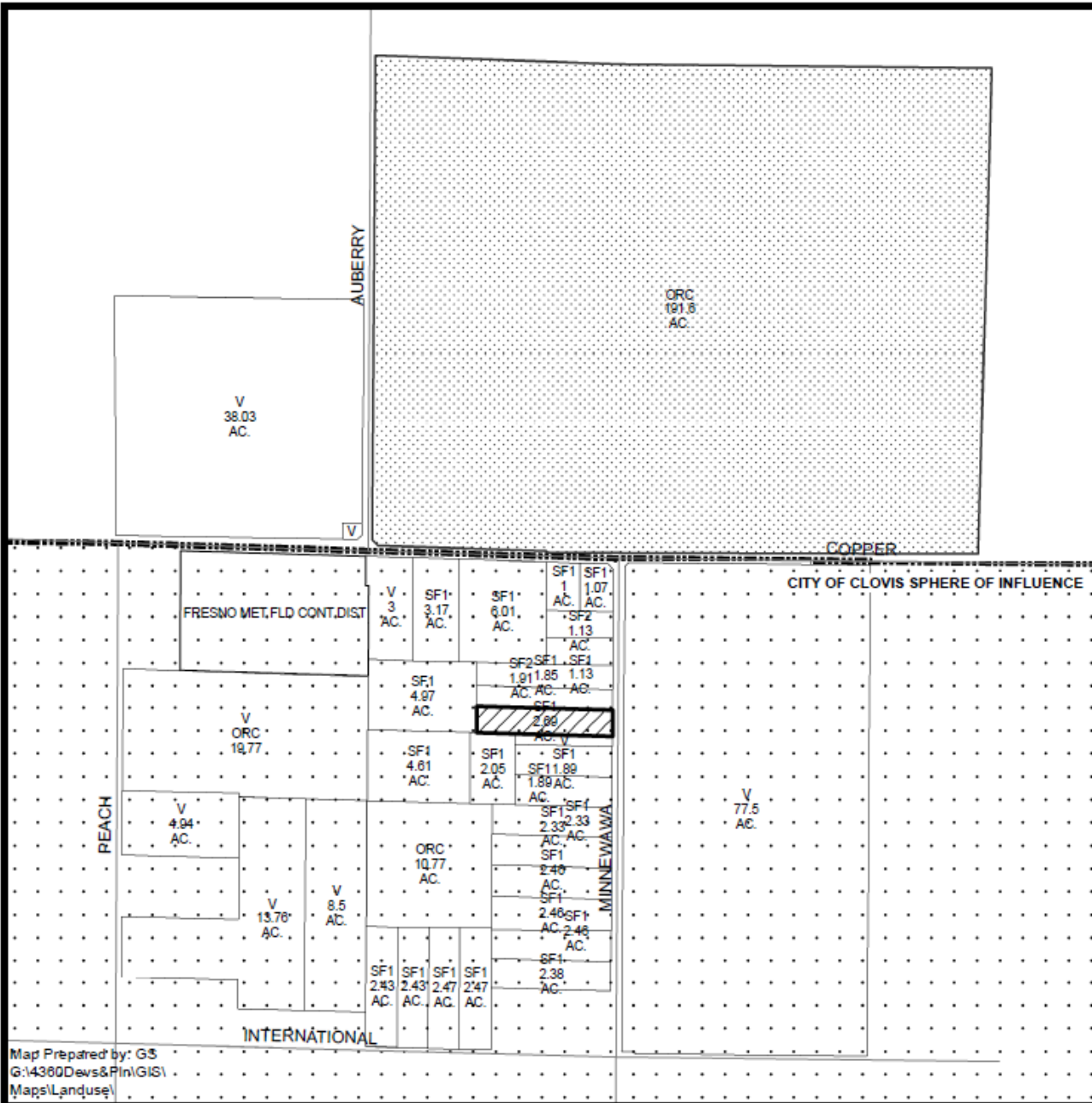
# EXHIBIT 5 APPROVED VARIANCES IN A ONE-MILE RADIUS



# EXISTING LAND USE MAP



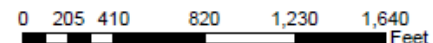
VA 4118



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

### LEGEND:

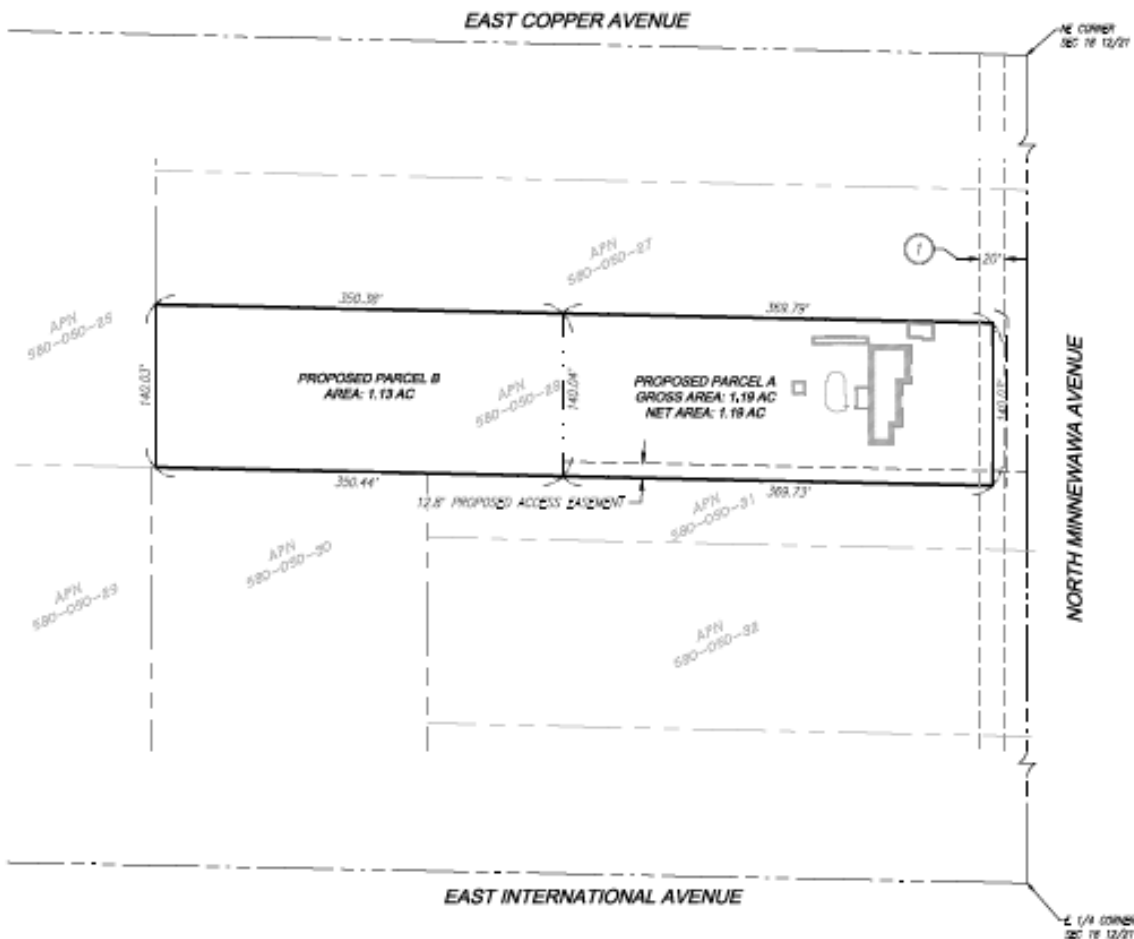
- Subject Property
- Ag Contract Land



Map Prepared by: GS  
 G:\4360Dews&P\GIS\Maps\Landuse\

Department of Public Works and Planning  
 Development Services Division

## EXHIBIT "A" PARCEL EXHIBIT



### LEGEND

- EXISTING PROPERTY LINE
- EXISTING STREET SECTION LINE
- EXISTING PROPERTY BOUNDARY
- PROPOSED PROPERTY LINE

### NOTES:

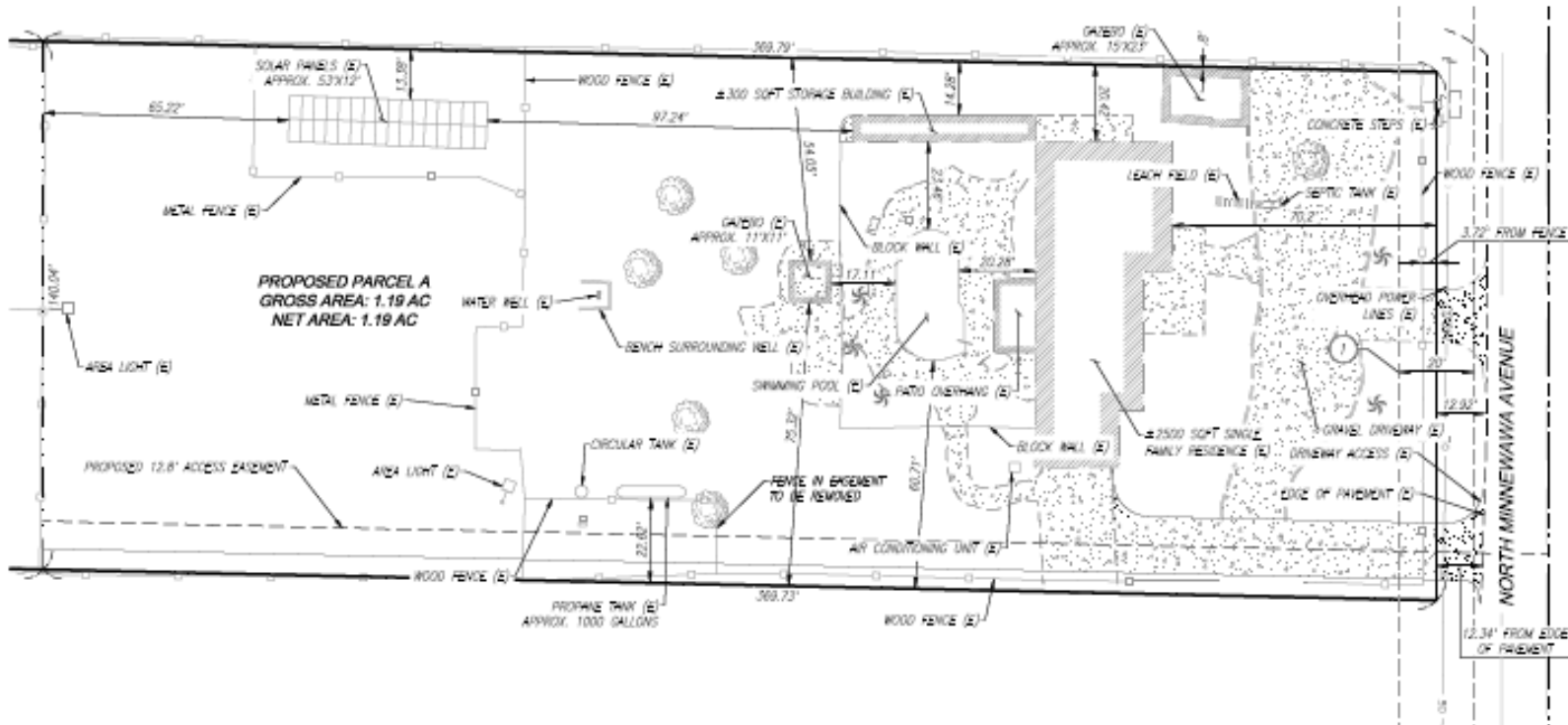
1. SEE EXHIBITS A.2 AND A.3 REGARDING INFORMATION ON DISTANCES AND LOCATIONS OF ON-SITE STRUCTURES AND BUILDINGS.

### EASEMENT NOTES:

1. 20' GARFIELD RATCH DISTRICT EASEMENT, BK. 5376, PG. 533, DRFC, PARCEL 10 (B) AND JOINT USE WITH GARFIELD TELEPHONE COMPANY, BK. 5385, PG. 298, DRFC



## EXHIBIT "A.2" PROPOSED PARCEL A DETAIL



### EASEMENT NOTES:

- ① 20' GARFIELD WATER DISTRICT EASEMENT, BK. 5376, PG. 535, ORFC PARCEL 10 (B) AND JOINT USE WITH GARFIELD TELEPHONE COMPANY, BK. 5365, PG. 298, ORFC

### LEGEND

- EXISTING PROPERTY LINE
- EXISTING STREET SECTION LINE
- EXISTING PROPERTY BOUNDARY
- PROPOSED PROPERTY LINE
- EXISTING CONCRETE
- EXISTING STRUCTURE AS NOTED



PLANNING - SURVEYING - CIVIL ENGINEERING  
 10801 N. MINNEWAWA AVENUE, CLOVIS, CA 93619  
 PH: (559) 460-4500 FAX: (559) 460-4915



PROJECT NAME: EXHIBIT "A.2"  
 10801 N. MINNEWAWA AVENUE, CLOVIS, CA 93619  
 SHEET 2 OF 3  
 DATE: 2-17-2021  
 JOB#: 21-073





**Legend**  
Project Site



Proposed Parcel B

Proposed Parcel A

Appx. property line

10801 N Minnewawa Ave

SFR to remain

N Minnewawa Ave

Google Earth

© 2021 Google



400 ft

# Findings One & Two

- Applicant: Land inadequate for farming
- Parcels < 20-acres in vicinity
- Response: Earlier years = Different zoning standards

# Letters of Opposition

The image shows a screenshot of a GIS application interface. The main map area displays a street grid with labels for 'GORDON', 'E Copper Ave', 'E International Ave', 'N Persch Ave', 'Auberry Rd', and 'N Minnewawa Ave'. A red circle highlights a specific area on the map, centered around a green rectangular parcel with a red location pin. Below this highlighted area, there are four green star markers on the map. In the bottom left corner, the text '36.896 -119.710 Degrees' is visible. On the right side, there is a 'Mailing List' panel with the following controls:

- AOI (Area of Interest) search bar with a magnifying glass icon.
- 'Place name' input field and 'Draw' button.
- 'Select draw mode' section with icons for point, line, polygon, circle, and other shapes.
- 'Buffer distance (optional)' section with a text input field containing '1,320' and a 'Feet' dropdown menu.
- 'Show results within' section with a text input field containing '1,320' and a 'Feet' dropdown menu.
- 'Report' and 'Start Over' buttons.

# Low Water Area

- Well Yield Test conducted= Sufficient
- (Number of concerns from neighbors)

# Finding Four

- Inconsistent with City of Clovis Sphere of Influence (SOI), and within the Heritage Grove Master Plan Area
- Inconsistent with Fresno County General Plan



Find address or place



Gordon

Clovis North High

Clovis Community College

Most Recent: Fresno, 2018

---

Farmland Type: Rural Residential Land  
 Year: 2018  
 Acres (GIS): 94.4  
 County: Fresno  
 Metadata: [Link](#)

---

Farmland Type Description:  
*This includes residential areas of one to five structures per ten acres*

[Zoom to](#) ...

0.4km



Findings	Description	Findings Met
1	Exceptional or extraordinary circumstances or conditions	NO
2	Necessary for the preservation and enjoyment of a substantial property right of the applicant	NO
3	No adverse effect on surrounding neighborhood	YES
4	Not contrary to the objectives of the General Plan	NO

## *Government code Section 65906*

Inconsistent with Government code section  
65906

*“...shall constitute a grant of special  
privileges inconsistent with the limitations  
upon other properties in the vicinity and  
zone in which such property is situated.”*



# PLANNING COMMISSION MOTIONS:

## **Recommended Motion** (Denial Action)

- Move to determine that the required Findings cannot be made and move to deny Variance Application No. 4118; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

## **Alternative Motion** (Approval Action)

- Move to determine the required Findings can be made and move to approve Variance Application No. 4118, subject to the Conditions of Approval and Project Notes listed in Exhibit 1; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

## **Recommended Conditions of Approval and Project Notes:**

- See Exhibit 1