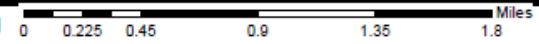
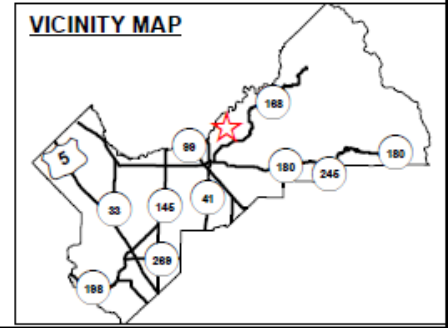
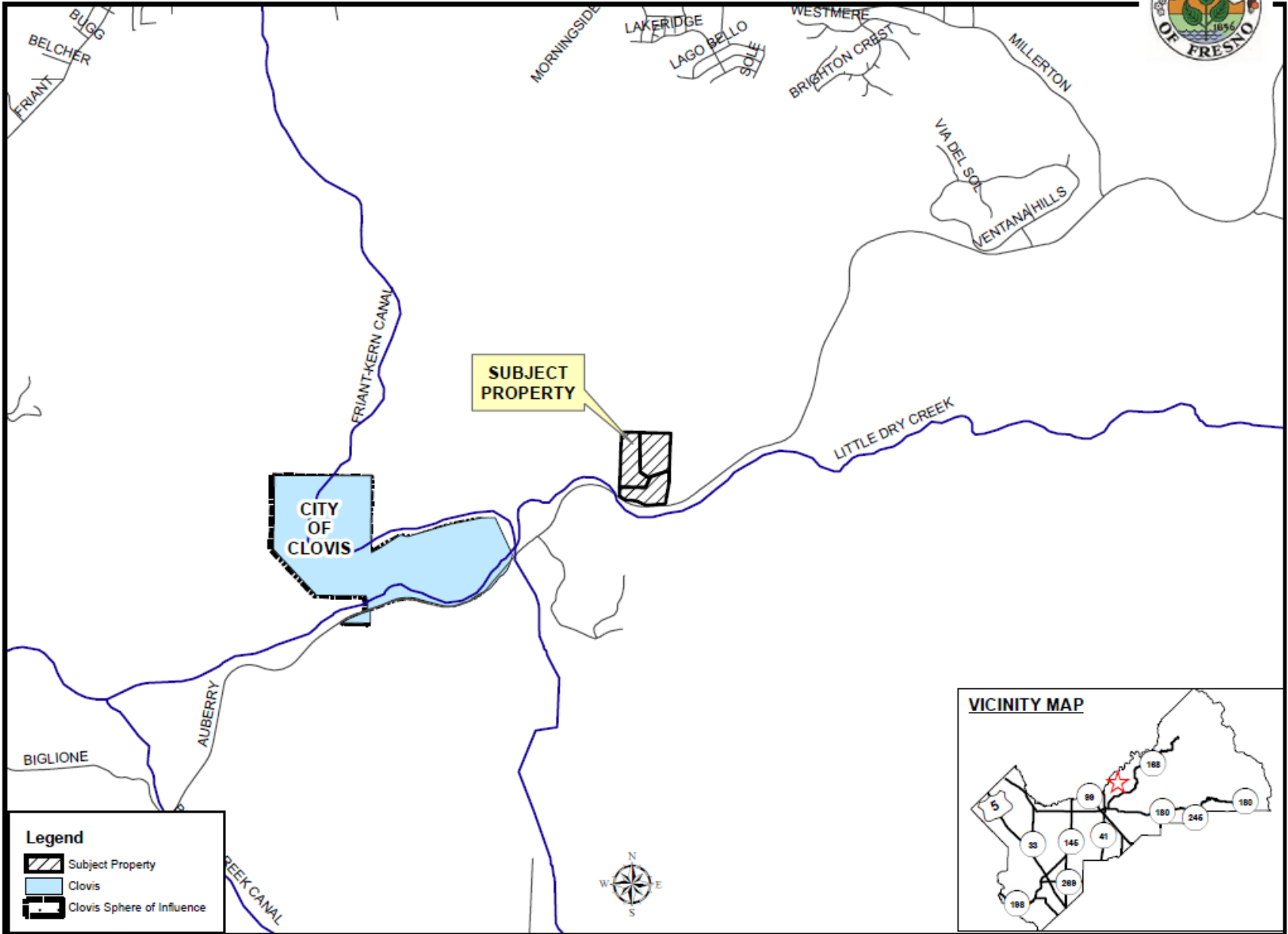




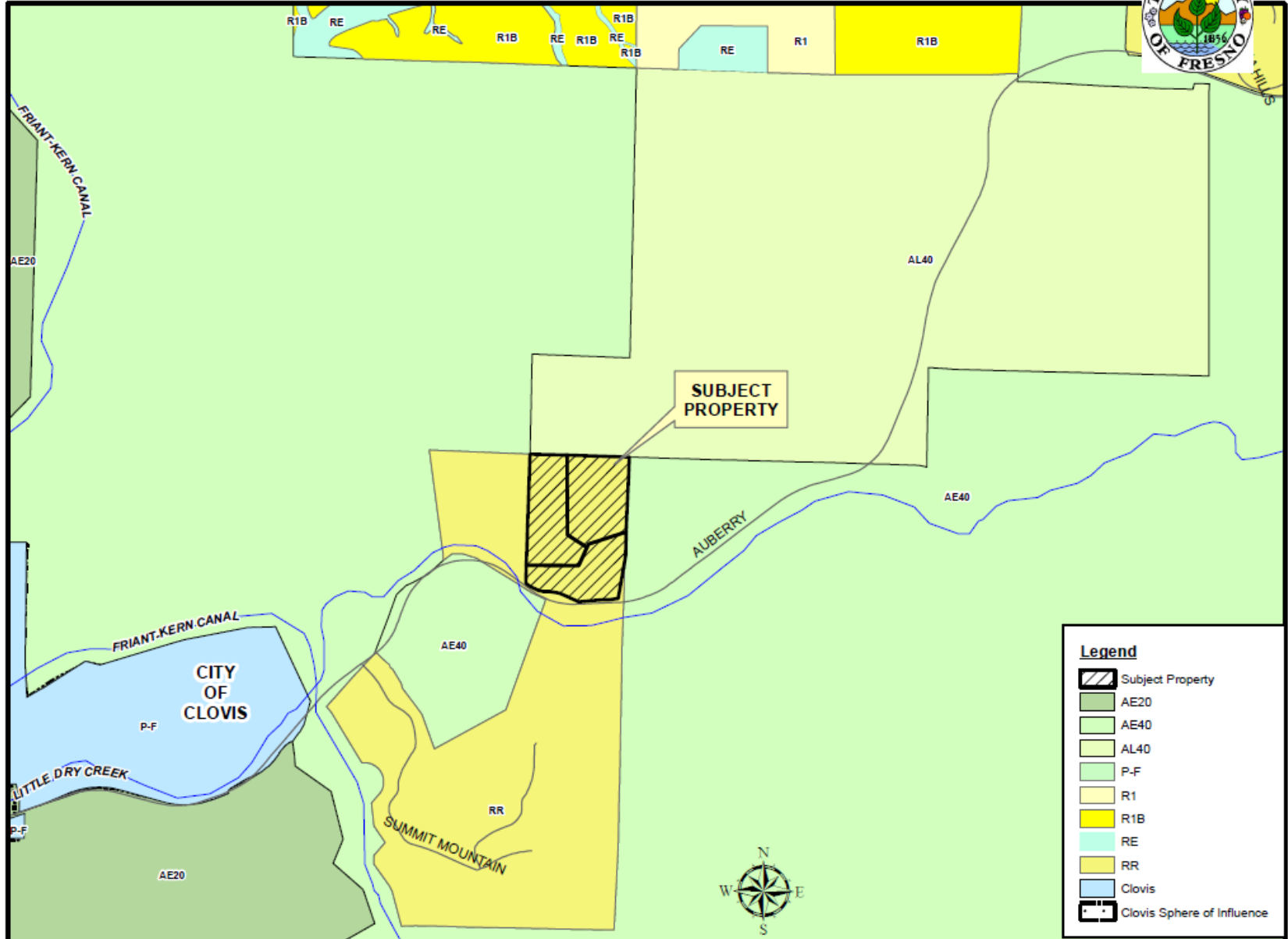
DEPARTMENT of PUBLIC WORKS and PLANNING DEVELOPMENT SERVICES DIVISION



LOCATION MAP

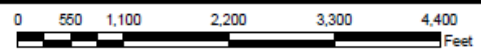


EXISTING ZONING MAP



Legend

- Subject Property
- AE20
- AE40
- AL40
- P-F
- R1
- R1B
- RE
- RR
- Clovis
- Clovis Sphere of Influence





CUP 3723

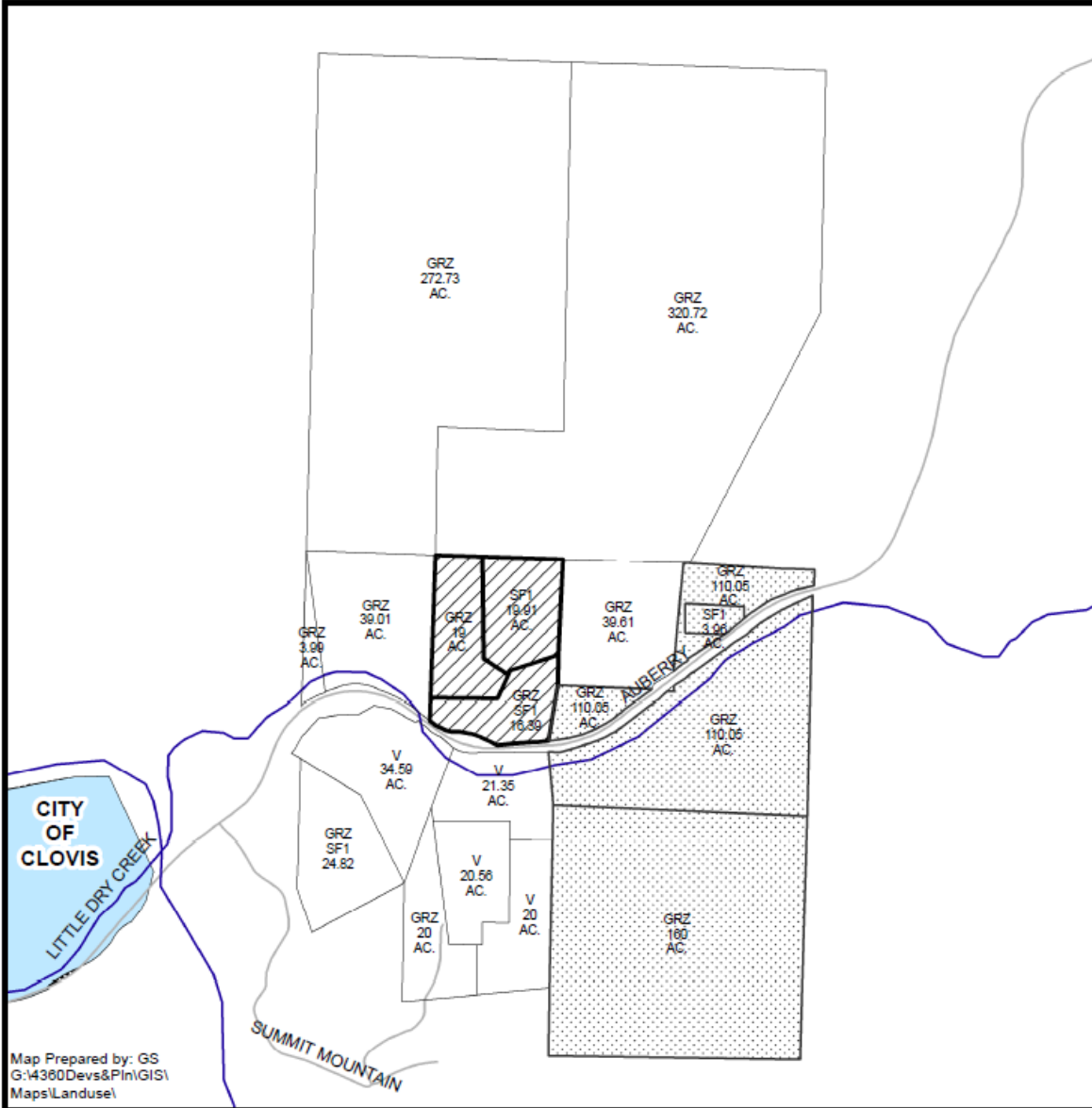
EXISTING LAND USE MAP



LEGEND	
GRZ	- GRAZING
SF#	- SINGLE FAMILY RESIDENCE
V	- VACANT

LEGEND:

-  Subject Property
-  Ag Contract Land



0 410 820 1,640 2,460 3,280 Feet

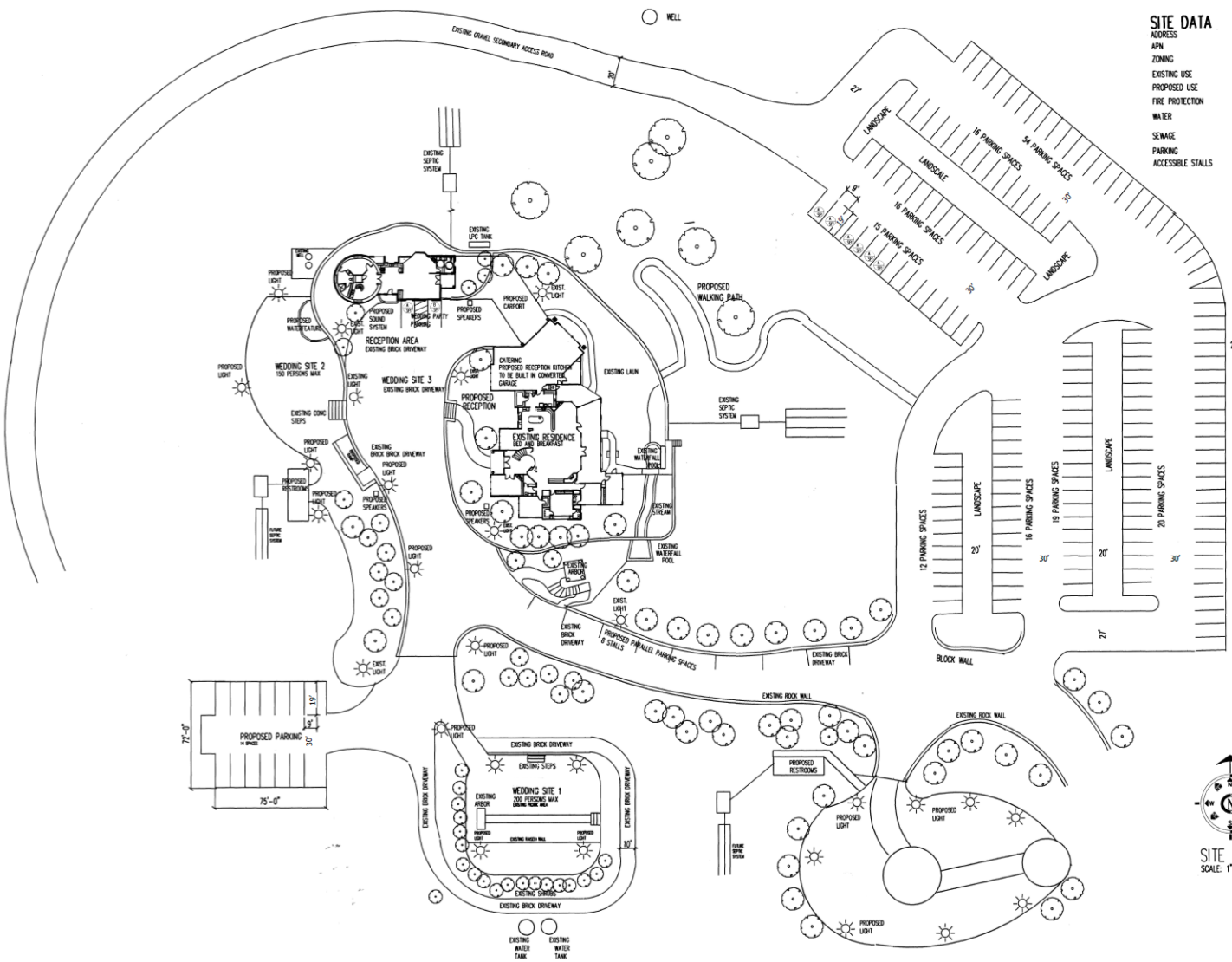
Department of Public Works and Planning
Development Services Division

Map Prepared by: GS
G:\4380Devs&Pln\GIS\Maps\Landuse\



16399 Auberry Rd

The Clovis Castle



SITE DATA

ADDRESS	16399 AUBERRY ROAD
APN	300-370-23,24,25
ZONING	RR
EXISTING USE	RESIDENCE, BED AND BREAKFAST
PROPOSED USE	HIGH INTERESTY PARK
FIRE PROTECTION	CAL FIRE
WATER	PRIVATE WELLS
SEWAGE	SEPTIC TANKS
PARKING	188 STALL SHOWN
ACCESSIBLE STALLS	8 STALLS



SITE PLAN
SCALE: 1"=30'-0"





Main Road



Existing Observation Tower



Existing Main Residence





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

PLANNING COMMISSION MOTIONS:

Recommended Motion (Approval Action)

- Move to determine the required Findings can be made and move to deny Unclassified Conditional Use No. 3723, 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.

Alternative Motion (Denial Action)

- Move to determine that the required Findings cannot be made and move to approve Unclassified Conditional Use No. 3723; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

Recommended Conditions of Approval and Project Notes:

- See Exhibit 1