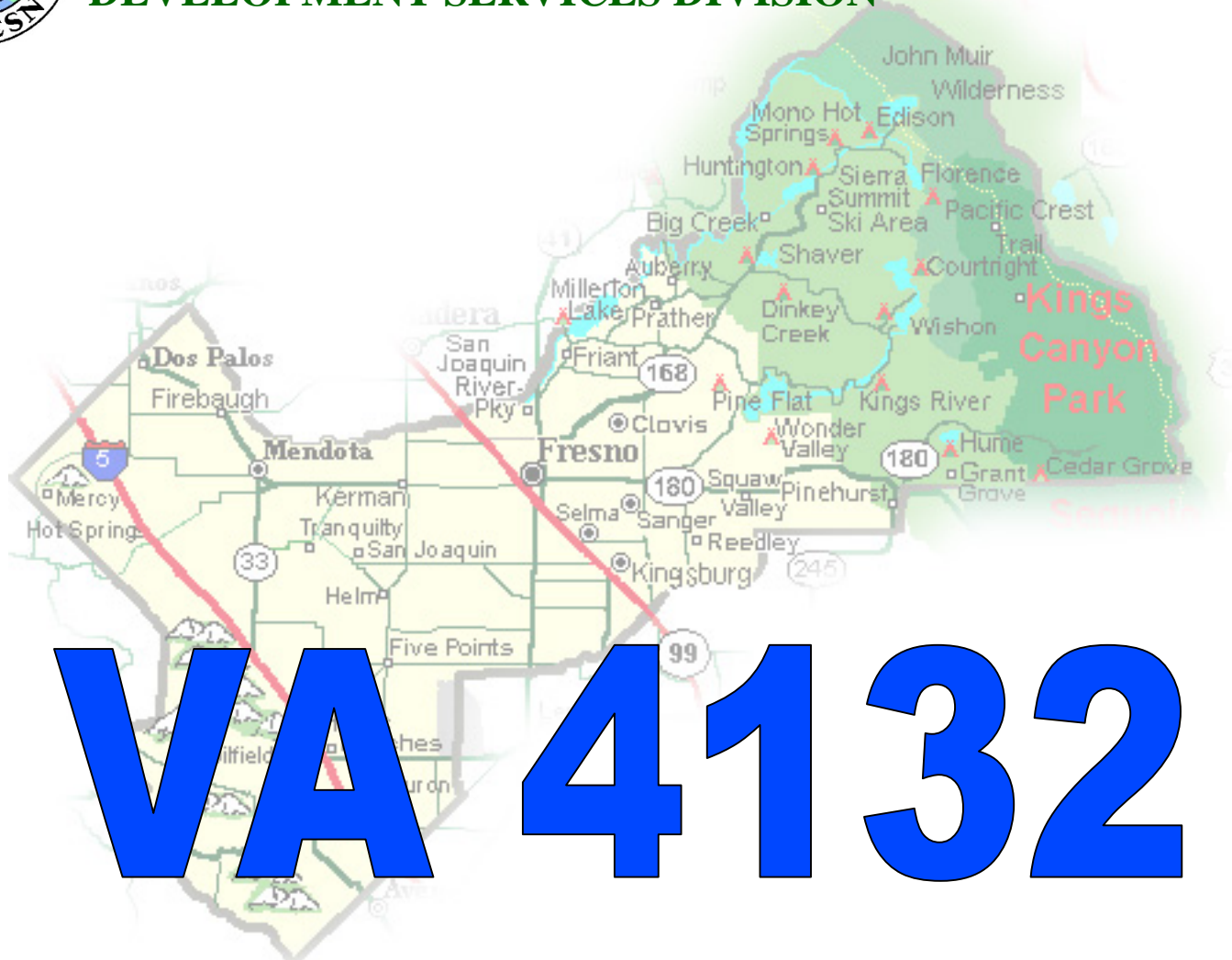




**DEPARTMENT of PUBLIC WORKS and PLANNING**  
**DEVELOPMENT SERVICES DIVISION**

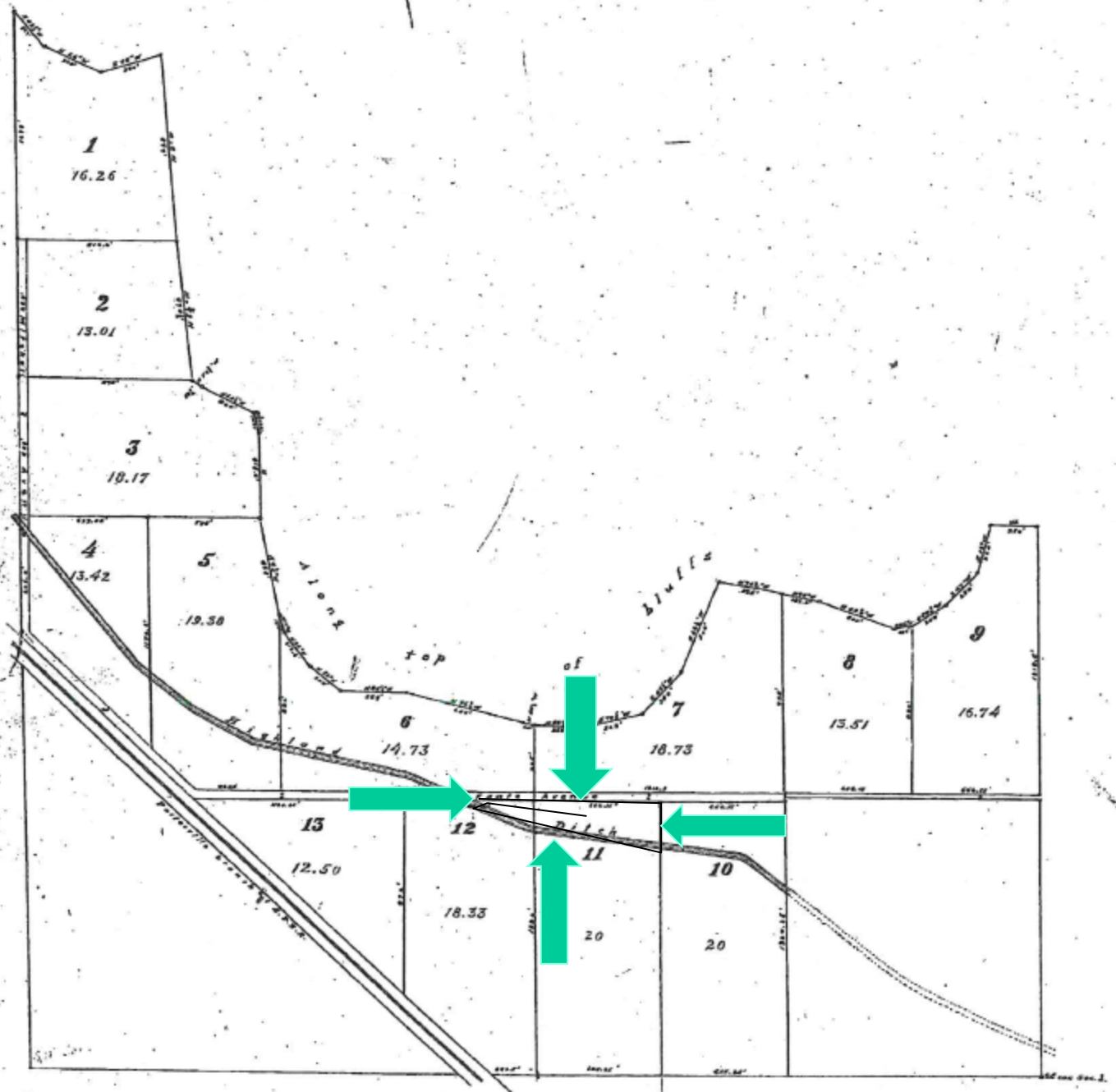


**VA 4132**

The subject parcel: Grant Deed Vol. 5646 Pg. 801 on Dec. 27, 1968.

Document does not specify (acreage) in 1968 legal description until after Parcel Map Act of 1972 (Grant Deed in 2000s)

To resolve: Parcels will need to be legally created.



WORD DESCRIPTION CARD

PAGE \_\_\_\_\_ OF \_\_\_\_\_

DATE	DESCRIPTION	NUMBER OF ACRES	SEC.	BLOCK		PARCEL NUMBER		
				TP	RG	BOOK	PAGE & BLK.	PARCEL
4/1/74	Fantz Col For of N 23.33 acs of Lots 11 and 12 lyg W of a li extending N from Hudson Lateral and N of Highland Canal Less min rts  2.53 ac net		1	15	22	350	170	285
								4-3-74 DS
	LOCATION  Sur Rt 2.53 ac in Lots 11 & 12 Fantz Col							
	FORMERLY KNOWN AS: A.P.N. 350-170-185							
						#91424	12/27/68	

# 1968 Grant Deed

SPACE ABOVE THIS LINE FOR RECORDER'S USE



1234 M Street  
Fresno, California

Affix I. R. S. 2

TRANSFER TAX DUE:

\$ None

## Grant Deed

By: J. Fuentes

THIS FORM FURNISHED BY CONTINENTAL TITLE COMPANY

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**JAYRO B. FUENTES**, a single man

hereby GRANTS(S) to **ANTONIO FUENTES**, an unmarried man  
and undivided 1/2 interest in and to

the following described real property in the  
county of **Fresno**, state of California:

PARCEL 1: Lot 13 of FANTZ COLONY, being a portion of Section 1,  
Township 15 South, Range 22 East MDB&M, according to the map thereof  
recorded in Book 2 Page 75 of Record of Surveys, records of said County

PARCEL 2: That portion of the North 23.33 acres of Lots 11 and 12 of  
FANTZ COLONY, lying West of the Hudson Lateral and a line extending  
North from the Interection of the Hudson Lateral and the Highland Canal  
to the North line of Lot 11, all in FANTZ COLONY, according to Map thereof  
recorded January 11, 1904 in Book 2 Page 75 of Record of Surveys, Fresno  
County Records, being a portion of Section 1, Township 15 South, Range  
22 East MDB&M

EXCEPTING an undivided 1/2 interest in and to all oil, gas, petroleum,  
naptha, other hydrocarbon substances and minerals of whatsoever kind  
and nature in, upon or beneath the property herein above described as  
reserved by the Federal Land Bank of Berkeley, a corporation, by deed  
recorded April 11, 1942, in Book 1992 Page 180 of Official Records, as  
Document No. 14286.

# 2000s Grant Deed

## PROPERTY NO. 3:

That portion of Lots 11 and 12 in Fantz Colony lying north of the Highland Canal and west of the line which extends north from the intersection of Hudson Lateral and the Highland Canal to the north line of Lot 11 all in said Fantz Colony, according to the map thereof recorded in Book 2, page 75 record of survey, records of said County.

Excepting Therefrom an undivided  $\frac{1}{2}$  interest in and to all oil, gas, petroleum, naptha and other hydrocarbon substances and minerals of whatsoever kind and nature in, upon or beneath the property herein above described as reserved by the Federal Land Bank of Berkeley, a corporation by Deed recorded April 11, 1942 Document #14286.

A.P.N.: 350-170-28

# LOCATION MAP

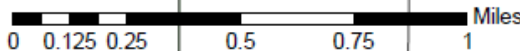
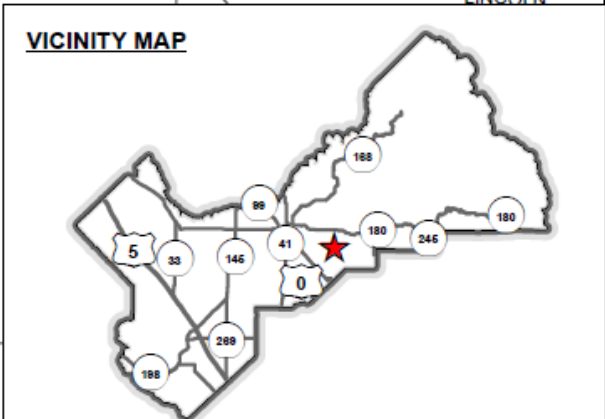
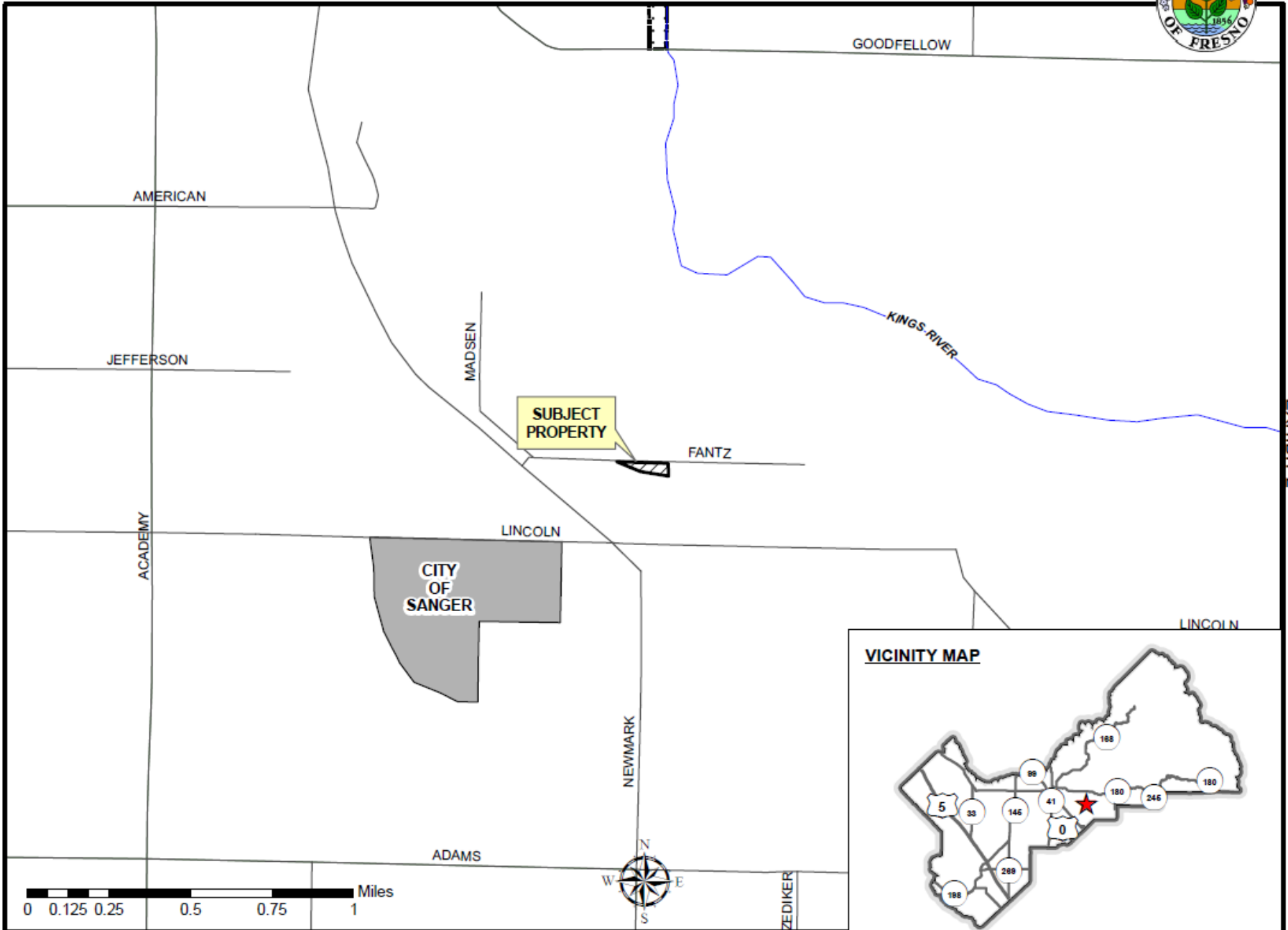


EXHIBIT 2

# EXISTING ZONING MAP

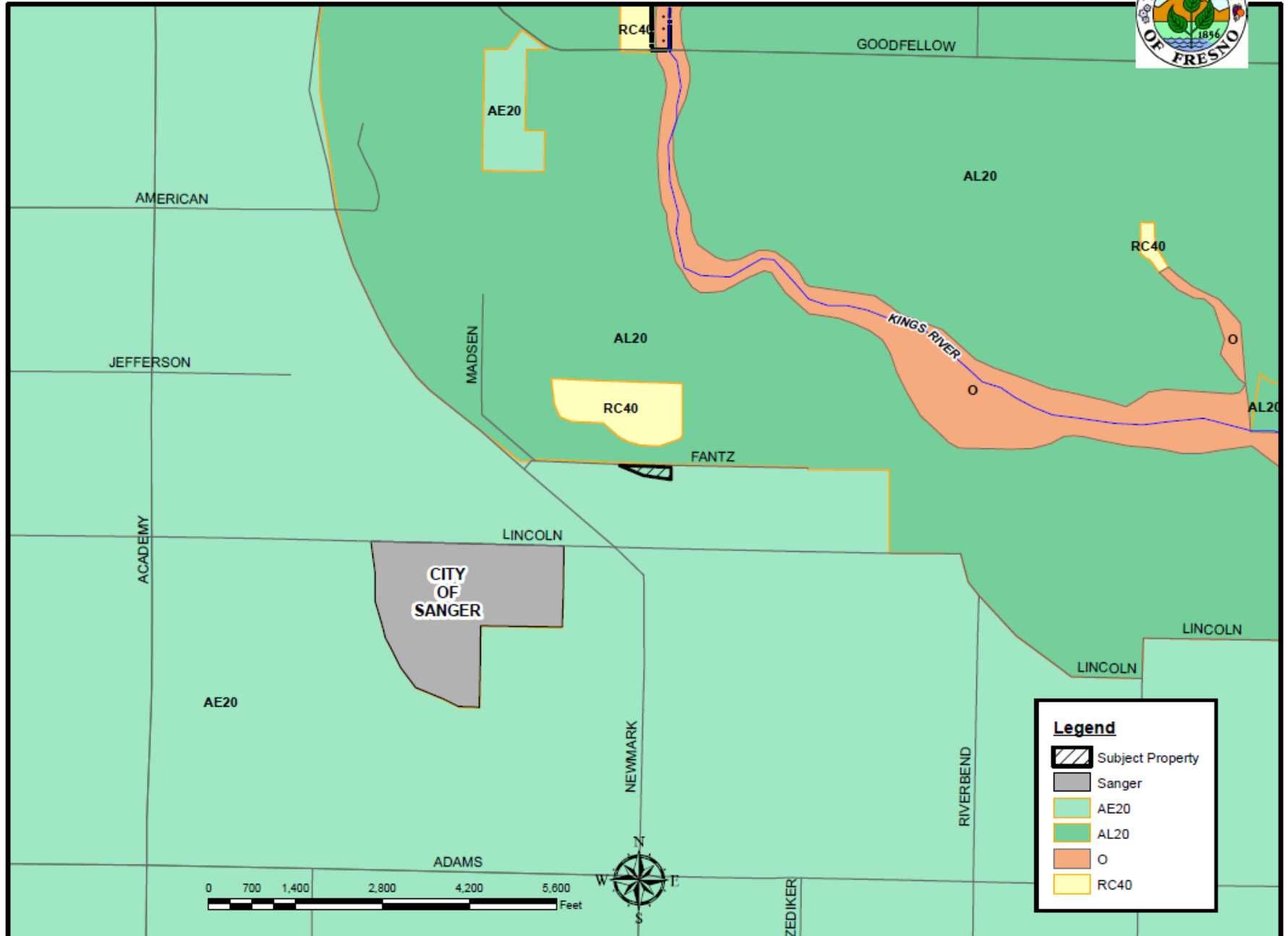
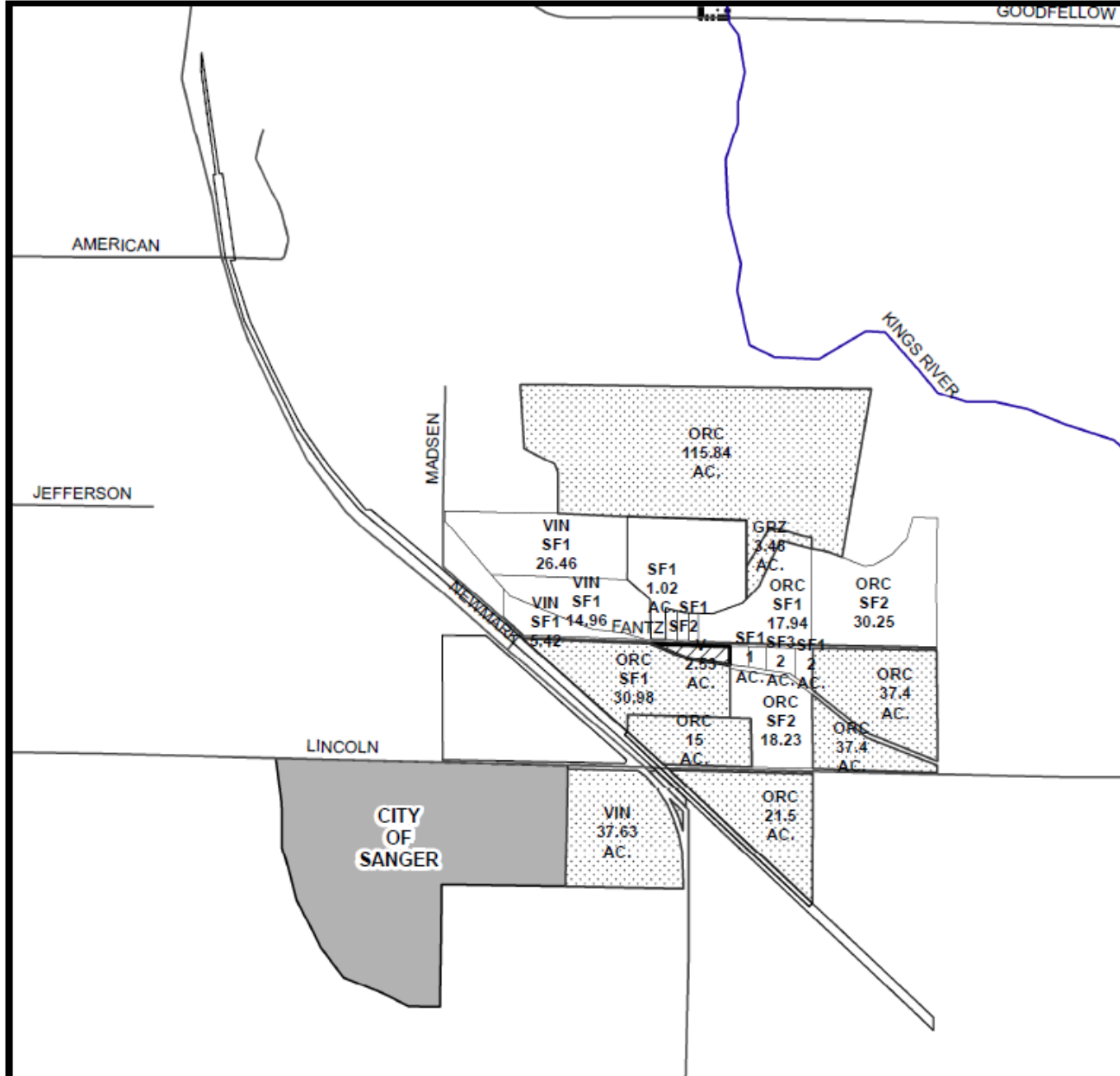


EXHIBIT 3






VA 4132

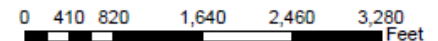
# EXISTING LAND USE MAP



LEGEND
GRZ - GRAZING
ORC - ORCHARD
SF#- SINGLE FAMILY RESIDENCE
V - VACANT
VIN - VINEYARD

## LEGEND:

-  Subject Property
-  Ag Contract Land
-  City of Sanger

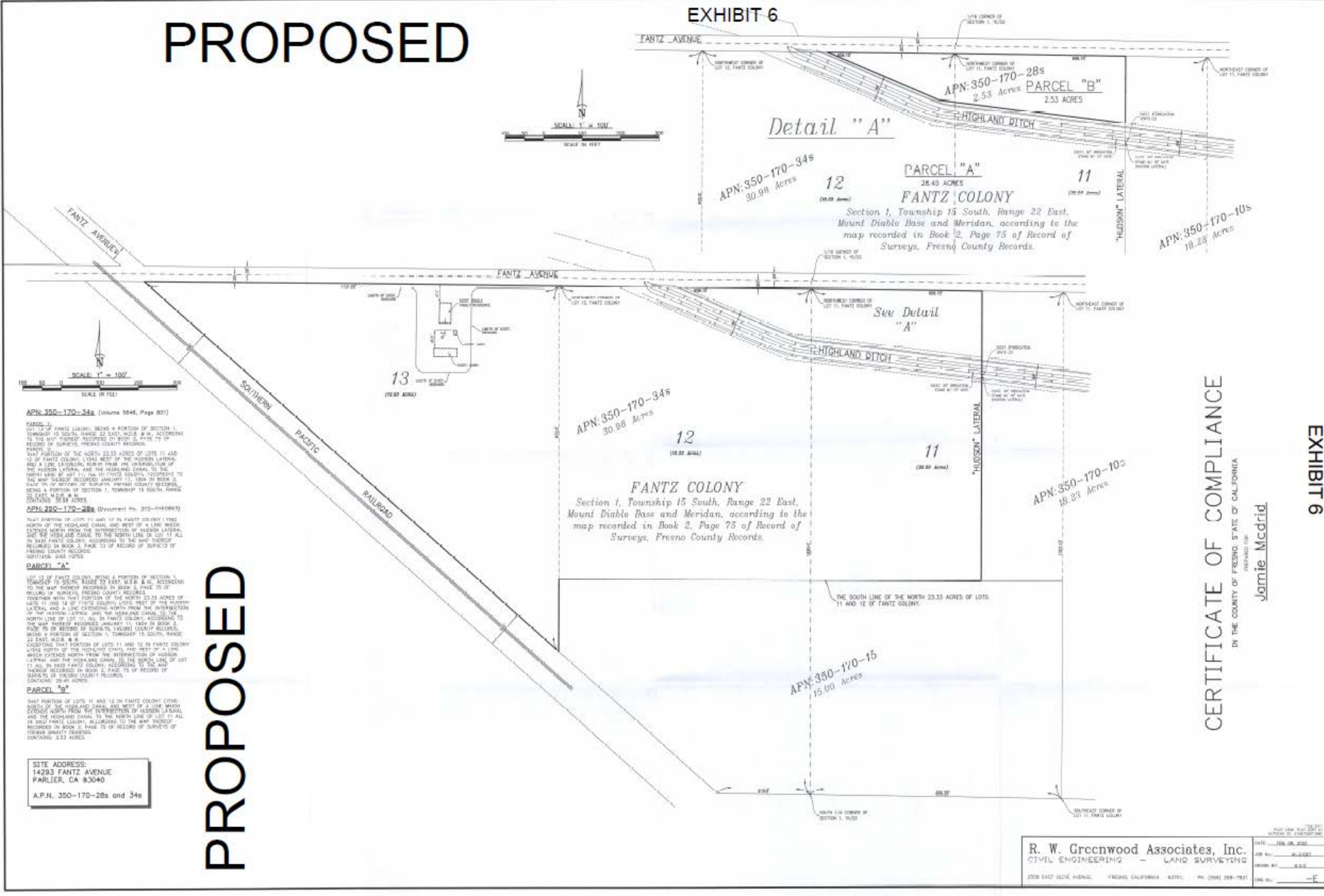


Department of Public Works and Planning  
Development Services Division

# PROPOSED



## EXHIBIT 6



APN 350-170-34a (Volume 5546, Page 807)  
 PARCEL 13  
 (18.28 ACRES)  
 APN 350-170-28a (Document No. 207-146000)  
 PARCEL "A"  
 PARCEL "B"  
 APN 350-170-28b (2.53 ACRES)  
 APN 350-170-10a (18.28 ACRES)  
 APN 350-170-10b (18.28 ACRES)  
 APN 350-170-15 (15.00 ACRES)

SITE ADDRESS:  
 14293 FANTZ AVENUE  
 PARLER, CA 93040  
 A.P.N. 350-170-28a and 34a

# PROPOSED

**FANTZ COLONY**  
 Section 1, Township 15 South, Range 22 East,  
 Mount Diablo Base and Meridian, according to the  
 map recorded in Book 2, Page 75 of Record of  
 Surveys, Fresno County Records.

## CERTIFICATE OF COMPLIANCE

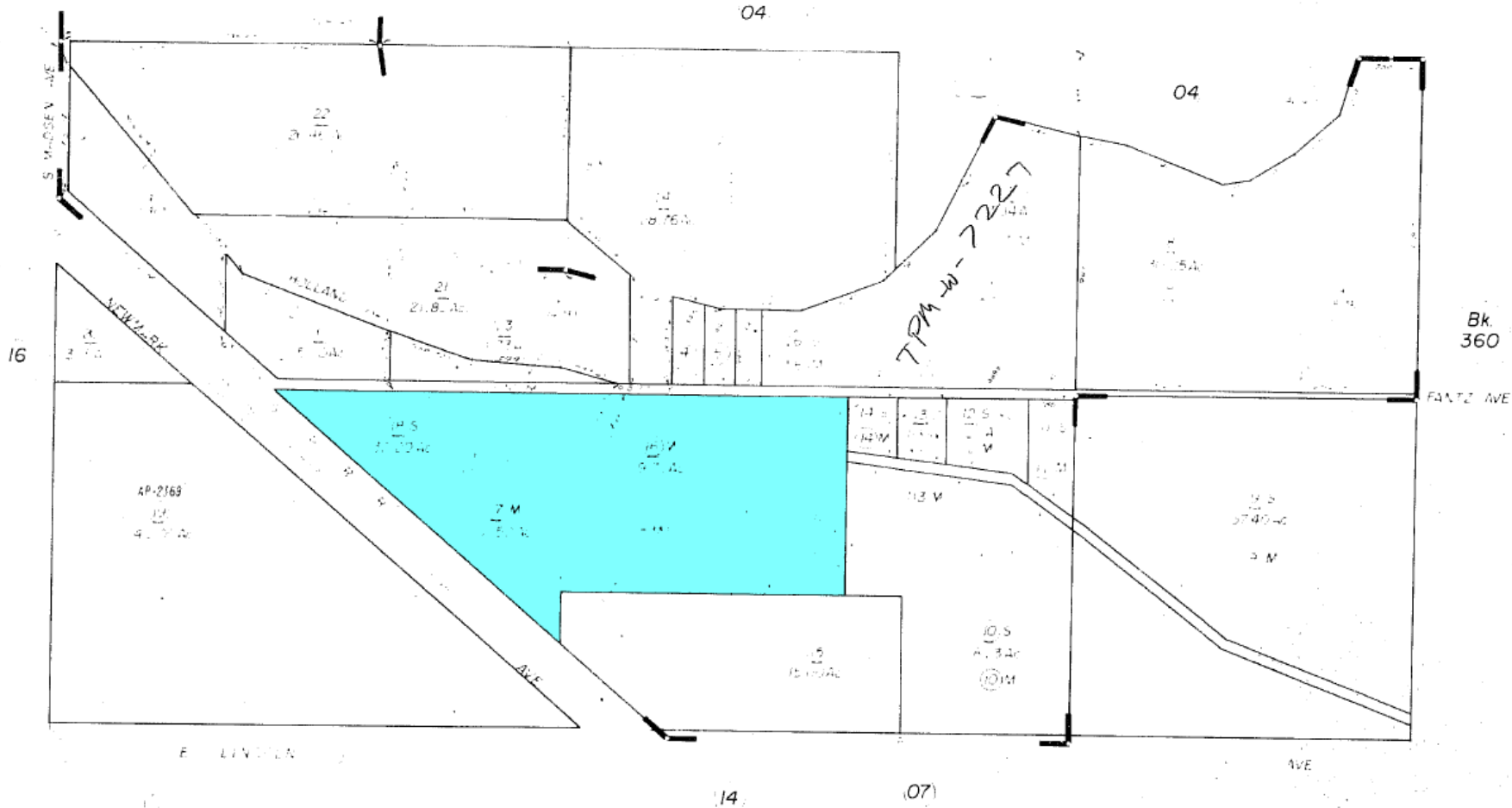
IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA  
 PREPARED FOR

Jamie Mcdrird

## EXHIBIT 6

**R. W. Greenwood Associates, Inc.**  
 CIVIL ENGINEERING - LAND SURVEYING  
 2558 EAST OLIVE AVENUE, FRESNO, CALIFORNIA 93705, PH. (508) 288-7881

DATE: 08.08.2002  
 JOB NO.: M-2002  
 DRAWN BY: R.W.G.  
 CHECK BY: J.E.



1971

Bk. 360

FANTZ AVE

Agricultural Preserve  
Fantz Colony - R. S. Bk 2, Pg 75

1972

Assessor's Map Bk 350 - Pg 17  
County of Fresno, Calif.

NOTE - Assessor's Block Numbers Shown in Ellipses  
Represent Parcel Numbers Shown in Circles





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

# PLANNING COMMISSION MOTIONS:

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

- Move to determine that the required Findings cannot be made and move to deny Variance Application No. 4132; 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. 4132, 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