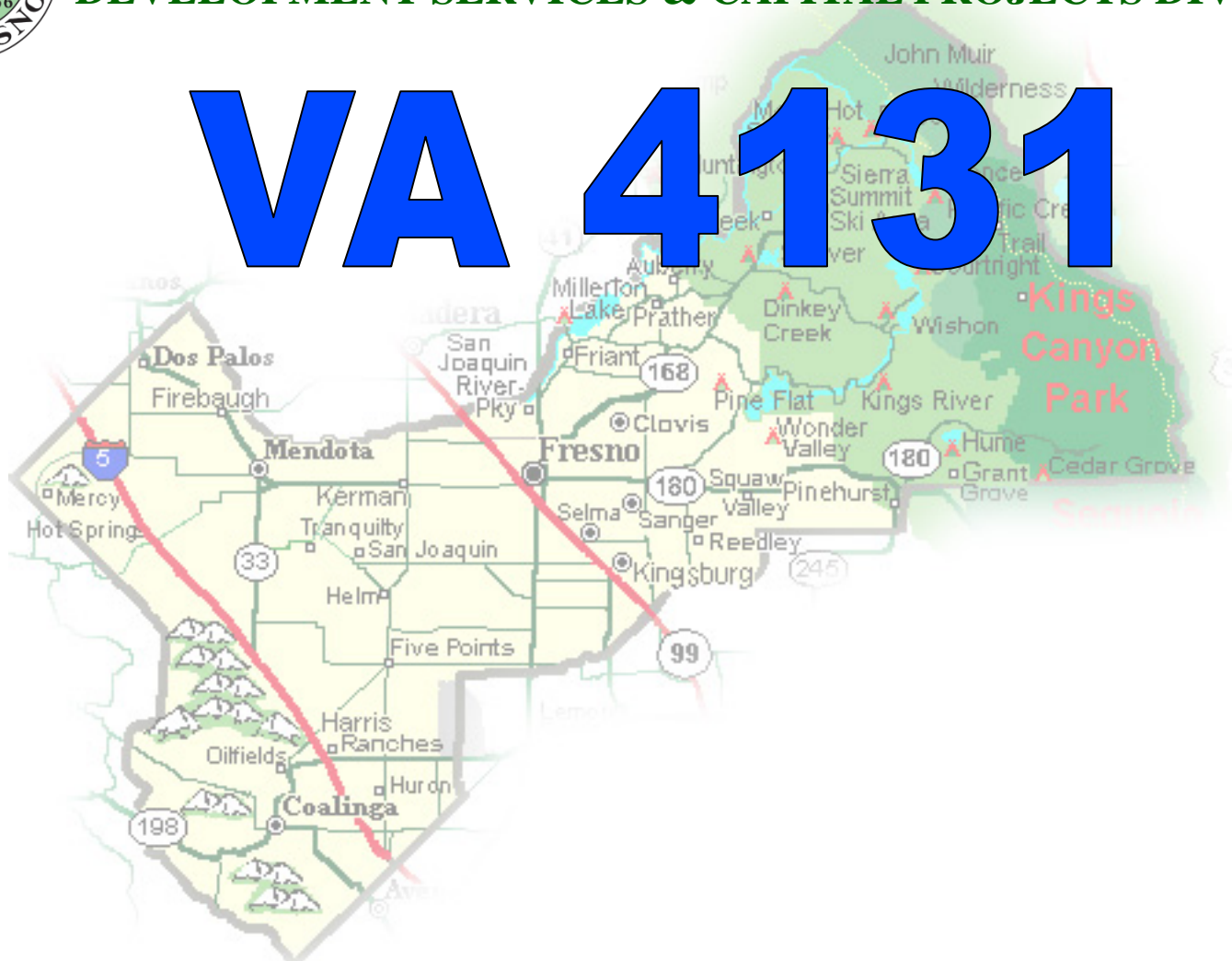
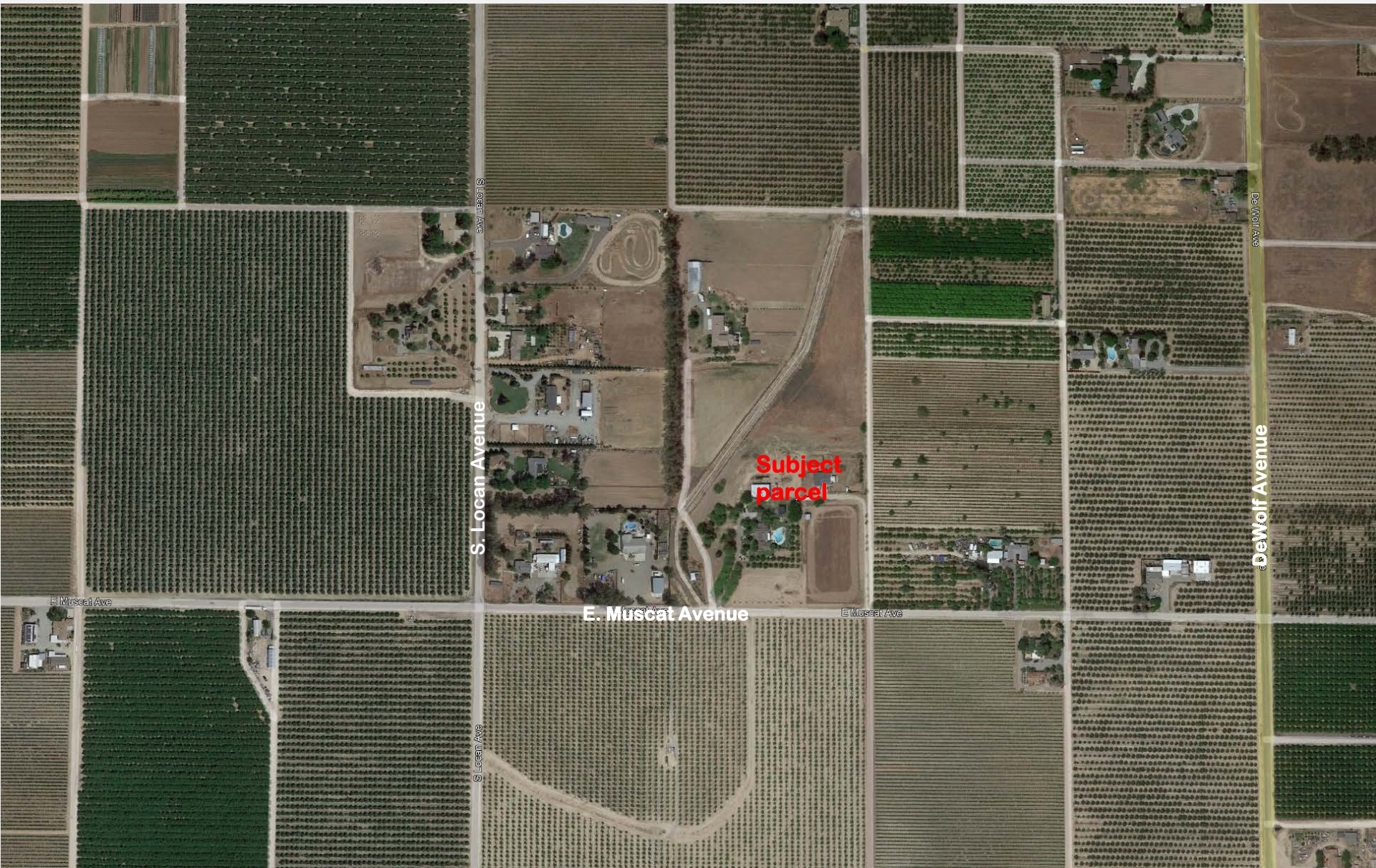




DEPARTMENT of PUBLIC WORKS and PLANNING DEVELOPMENT SERVICES & CAPITAL PROJECTS DIVISION

VA 4131





S. Locan Avenue

S. Locan Avenue

S. Locan Avenue

E. Muscat Avenue

E. Muscat Avenue

DeWolf Avenue

DeWolf Avenue

Subject parcel

E. Muscat Ave

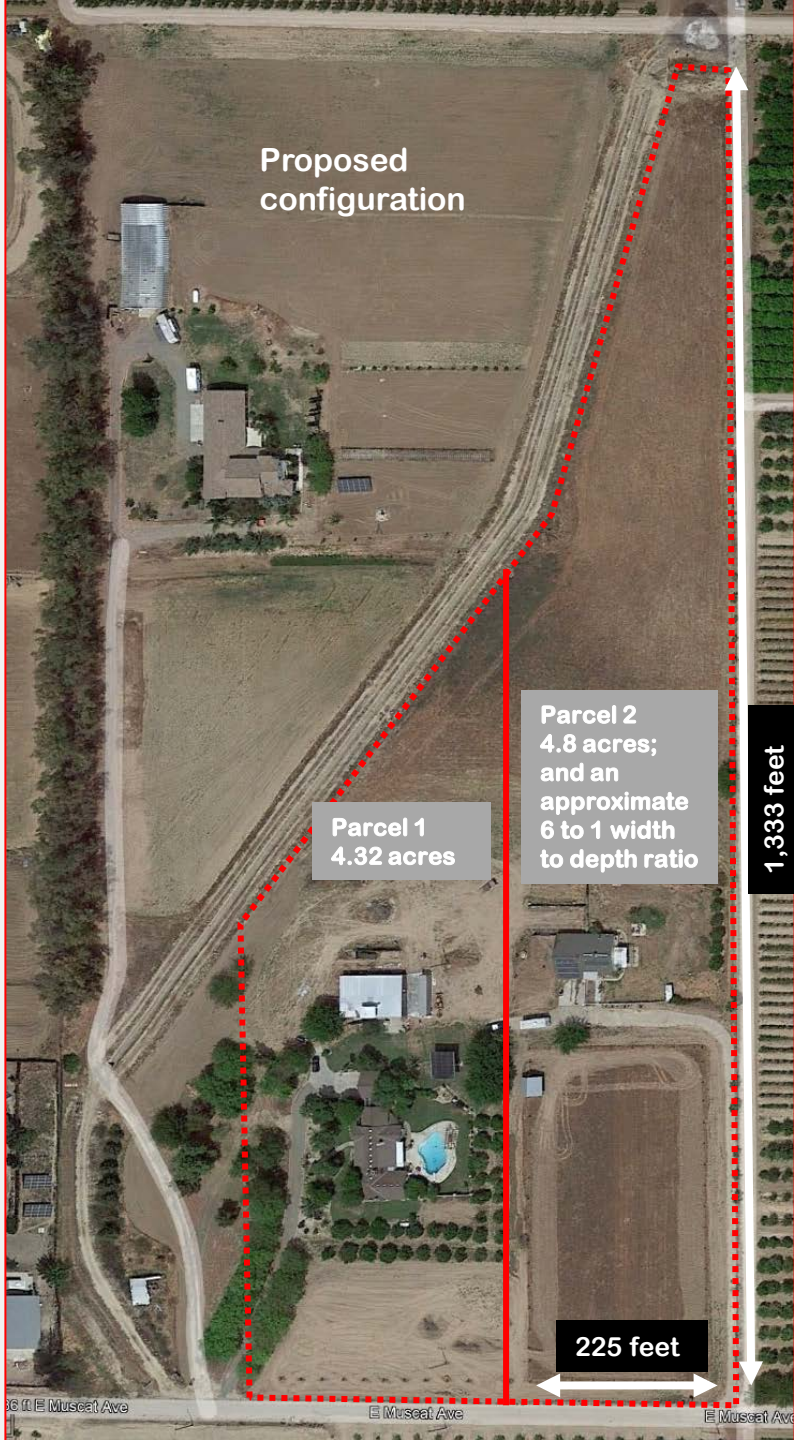


Existing
Subject
parcel
9.12 acres

36 ft E Museal Ave

E Museal Ave

E Museal Ave



Proposed configuration

Parcel 1
4.32 acres

Parcel 2
4.8 acres;
and an
approximate
6 to 1 width
to depth ratio

1,333 feet

225 feet

SE 1/4 Muscat Ave

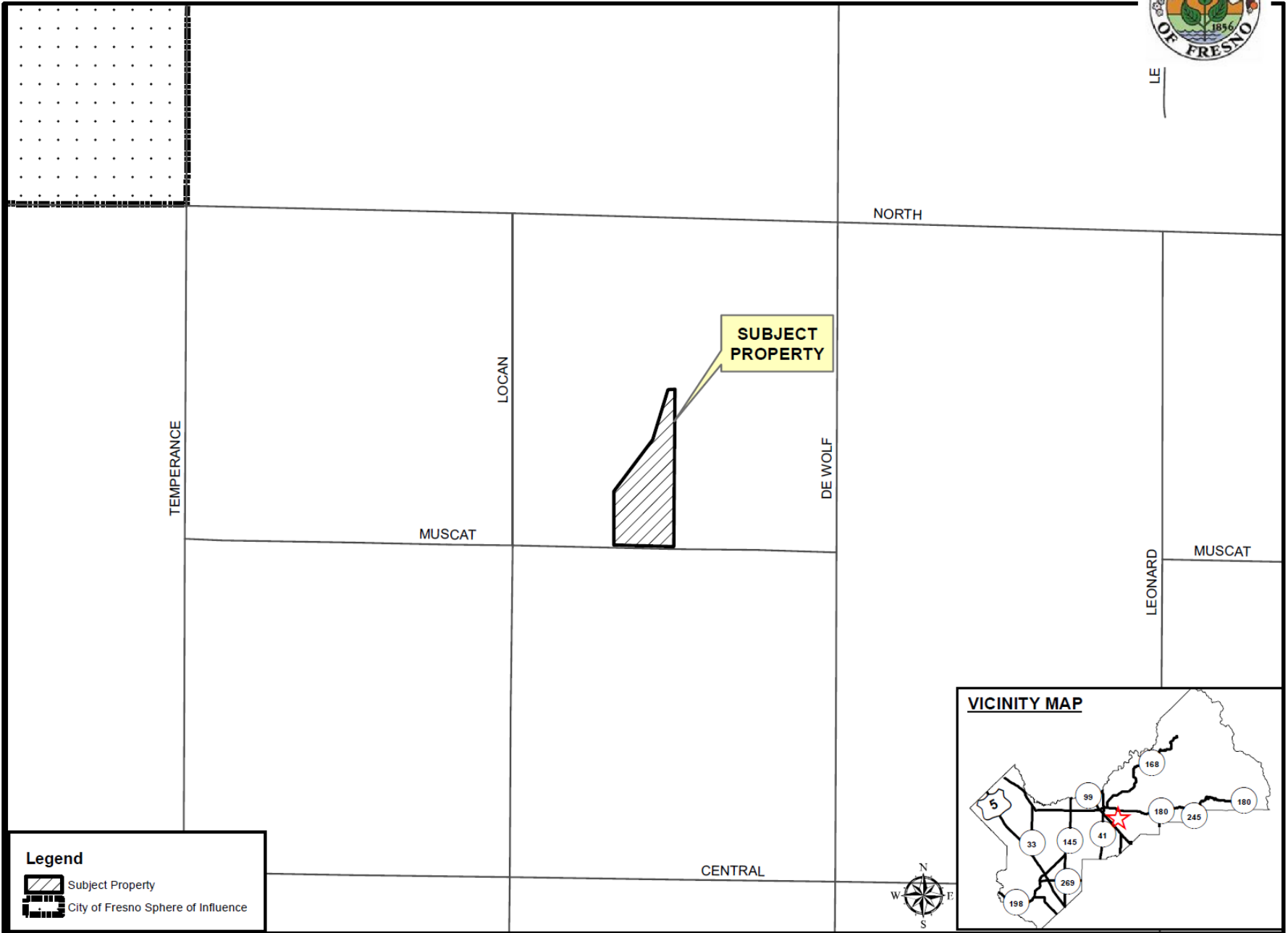
Muscat Ave

Muscat Ave

LOCATION MAP



LE



Legend



- Subject Property
- City of Fresno Sphere of Influence

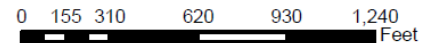
EXISTING LAND USE MAP



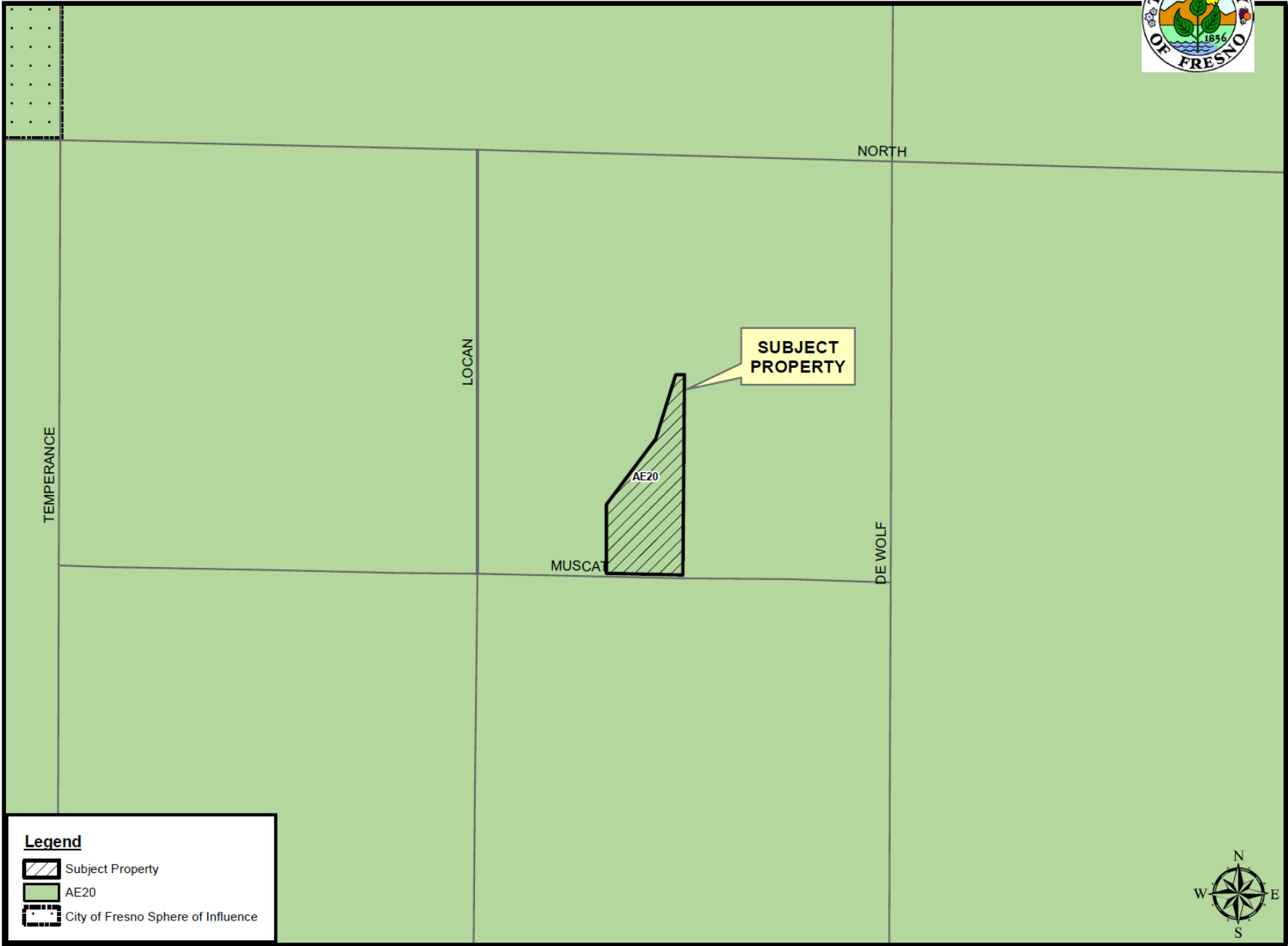
LEGEND	
FC - FIELD CROP	
ORC - ORCHARD	
SF#- SINGLE FAMILY RESIDENCE	
VIN - VINEYARD	

LEGEND:




-  Subject Property
-  Ag Contract Land



EXISTING ZONING MAP














Legend

-  Subject Property
-  AE20
-  City of Fresno Sphere of Influence

Site Plan



Legend

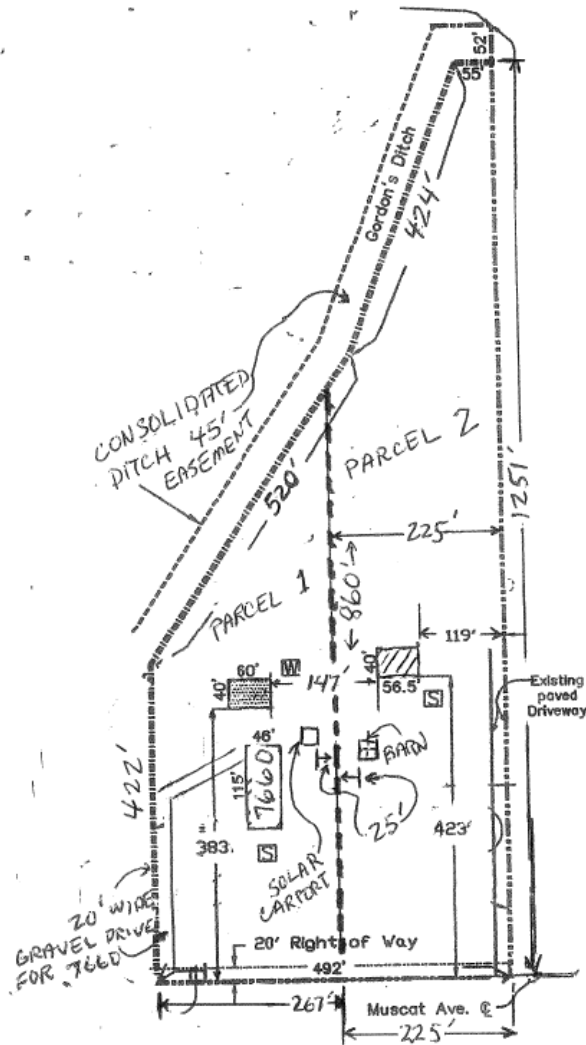
-  PROPOSED WELL LOCATION
-  SOLAR CARPORT
22'x22'
-  BARN (22'x18')
-  EXISTING HOUSE LOCATION (7664)
-  EXISTING SHOP LOCATION
-  EXISTING STRUCTURE LOCATION
(TO BE REMOVED)
-  EXISTING SEPTIC LOCATION
-  EXISTING WELL LOCATION
-  PROPOSED BOUNDARY LINE
-  EXISTING BOUNDARY LINE
-  LIMITS OF PRESCRIPTIVE EASEMENT

Record Owner

Keith & Monica Collins
7664 E. Muscat Ave.
Fresno, CA 93725

9.12 TOTAL	
PARCEL 1	4.32
PARCEL 2	4.8

Note: Parcel 1 to be sold.
Parcel 2 to be retained.



RECEIVED
COUNTY OF FRESNO
AUG 17 2022
DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION

Date: 8-15-22

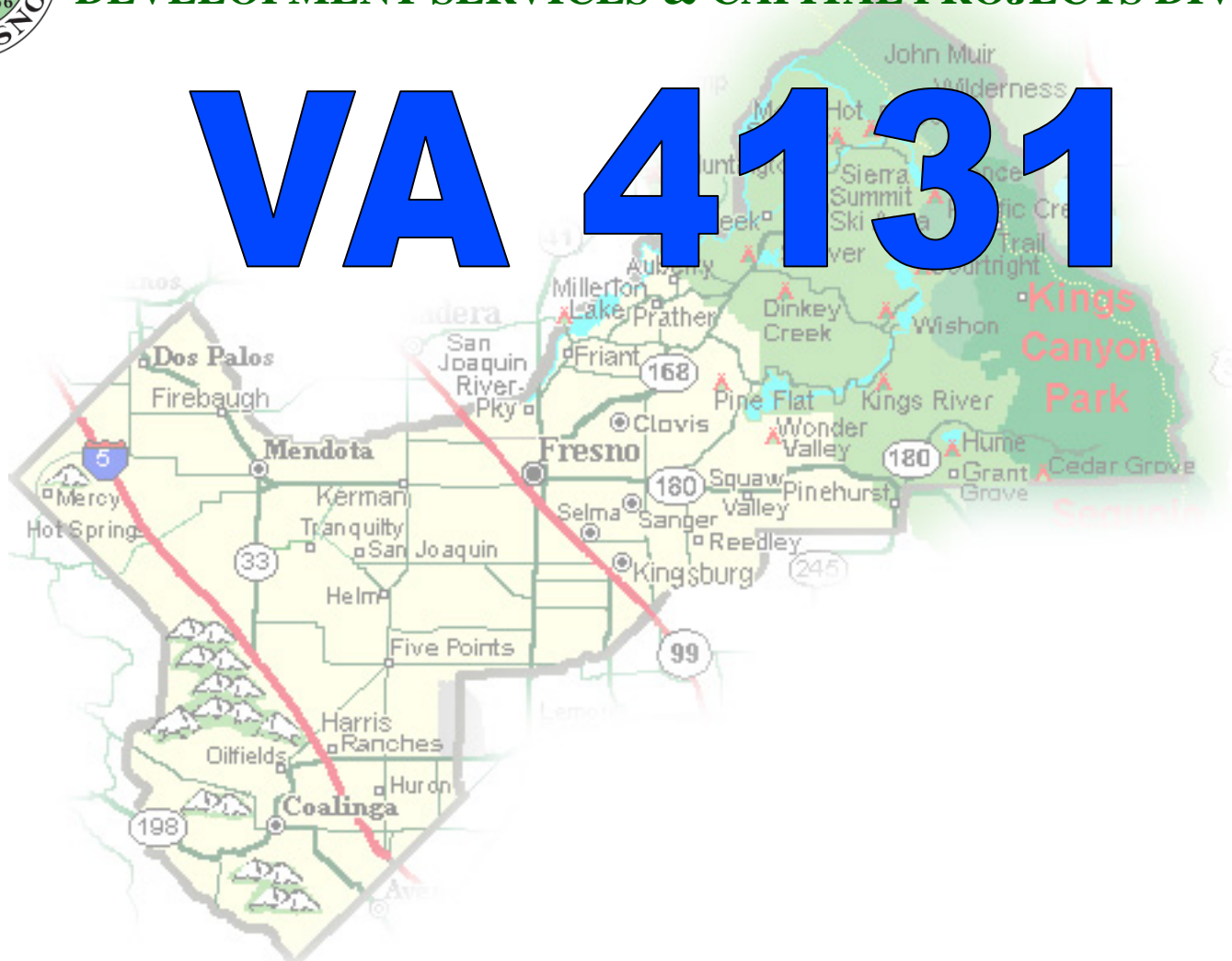
APN: 331-040-92
THE E 1/2 OF THE SW 1/4 OF THE
NE 1/4 OF SECTION 26, T.14S.,
R.21E., MDB&M, COUNTY OF
FRESNO. STATE OF CALIFORNIA.

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

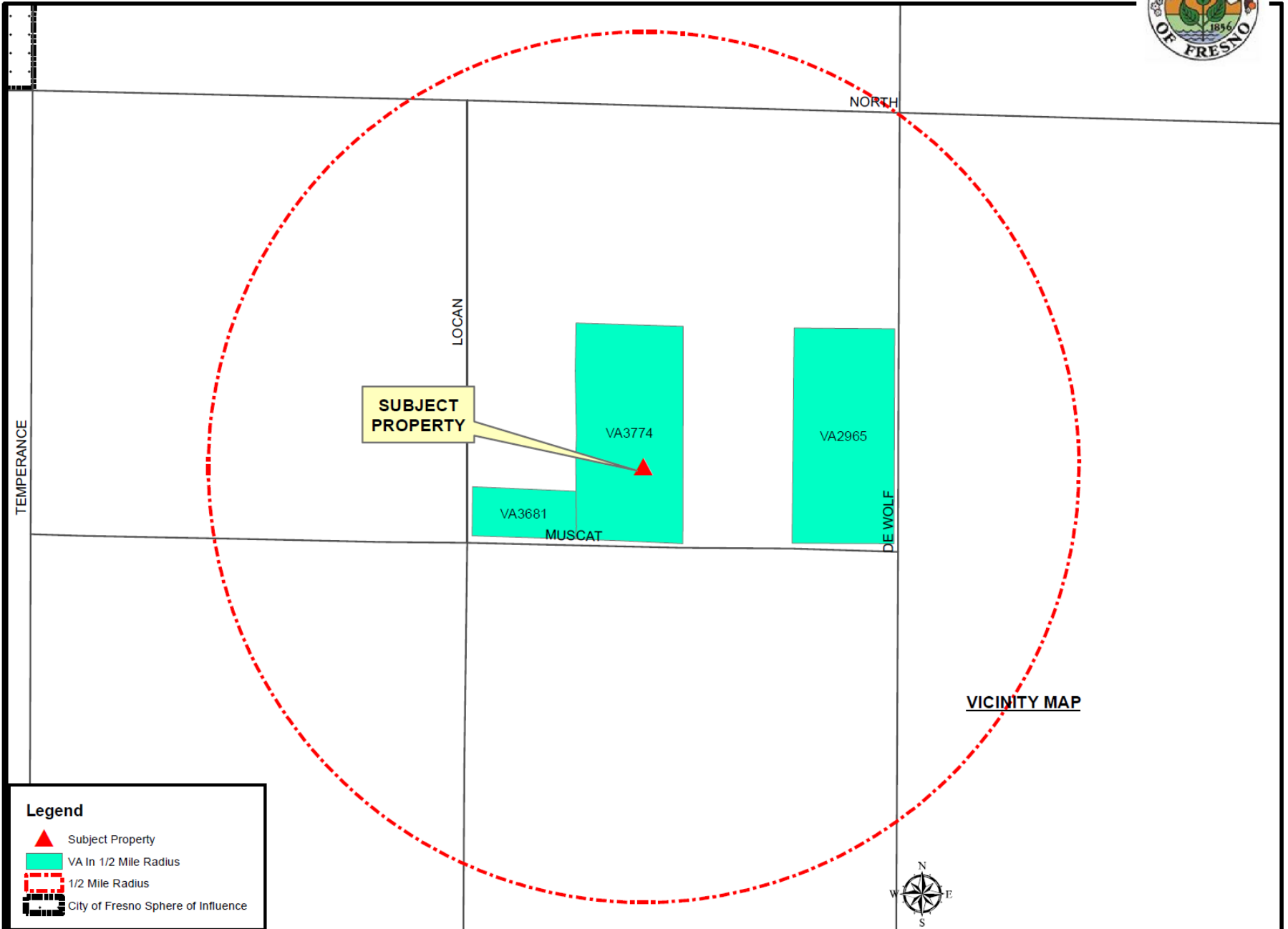


DEPARTMENT of PUBLIC WORKS and PLANNING DEVELOPMENT SERVICES & CAPITAL PROJECTS DIVISION





VA 4131



VA'S IN 1/2 MILE RADIUS



Legend

-  Subject Property
-  VA In 1/2 Mile Radius
-  1/2 Mile Radius
-  City of Fresno Sphere of Influence

VICINITY MAP