



DEPARTMENT of PUBLIC WORKS and PLANNING
DEVELOPMENT SERVICES DIVISION

1ST Time Extension

VA 4072

DRA 4587

CUP 3654



On December 15, 2020, the Planning Commission approved the applications.

On September 20, 2022, the applicant submitted an application for this time extension, which if approved will extend the date substantial development must occur to **December 15, 2023.**

Approximate Location
of Subject Parcel



S. Academy Ave

Proposed Parcel Split (VA)

Chris & Theresa Smith
 APN: 314-070-34 18.65 acre


 E
 N
 W
 S
 1" = 100'

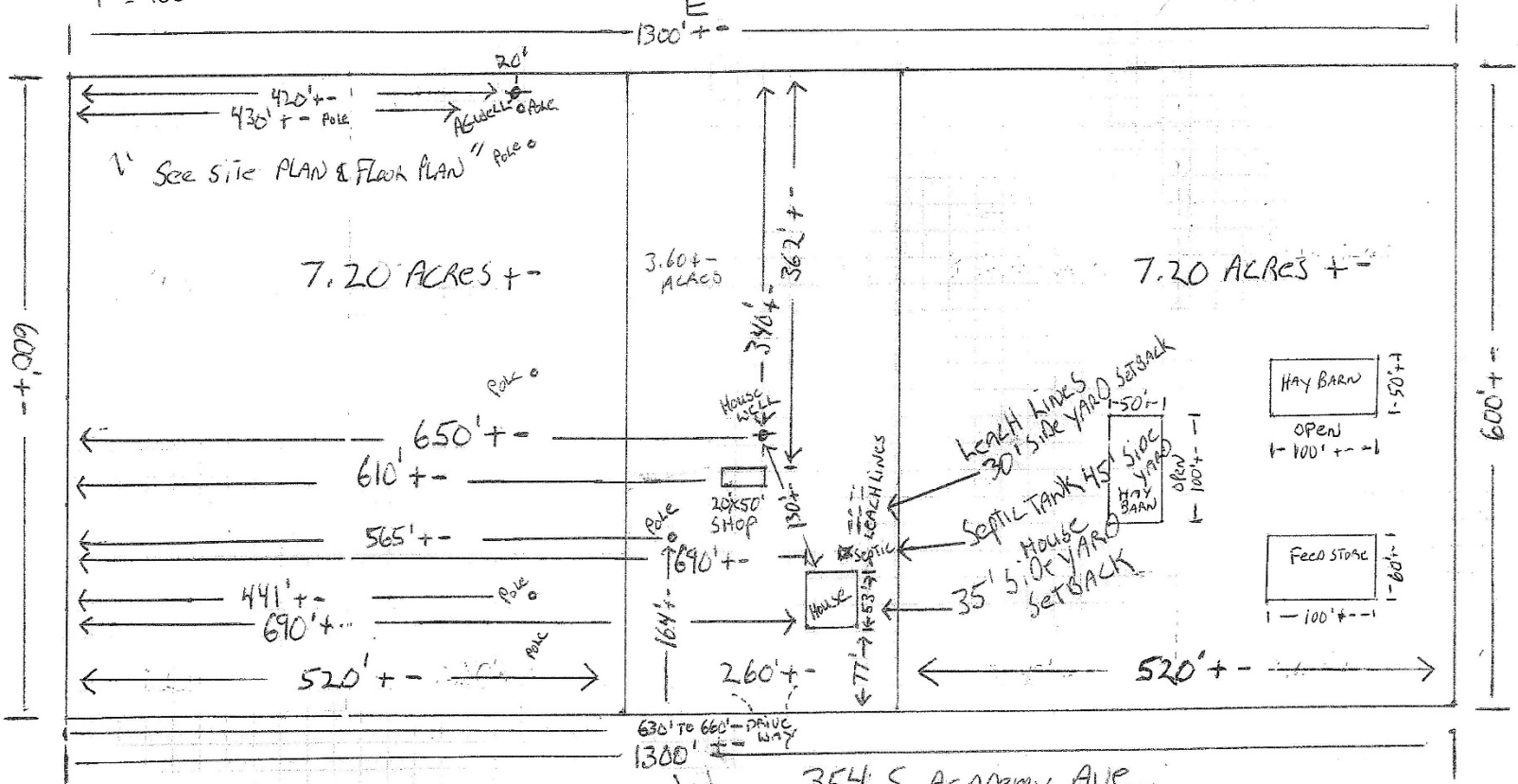
PARCEL A
 AG TRUCK TERMINAL
 1" = 100'

PARCEL B
 HOUSE
 E

PARCEL C
 AG Feed & FARM Supply STORE

Legend
 Power poles ○
 Wells ⊗
 Leach Lines - - - -
 Septic Tank □

FIRE
 SUB
 STATION

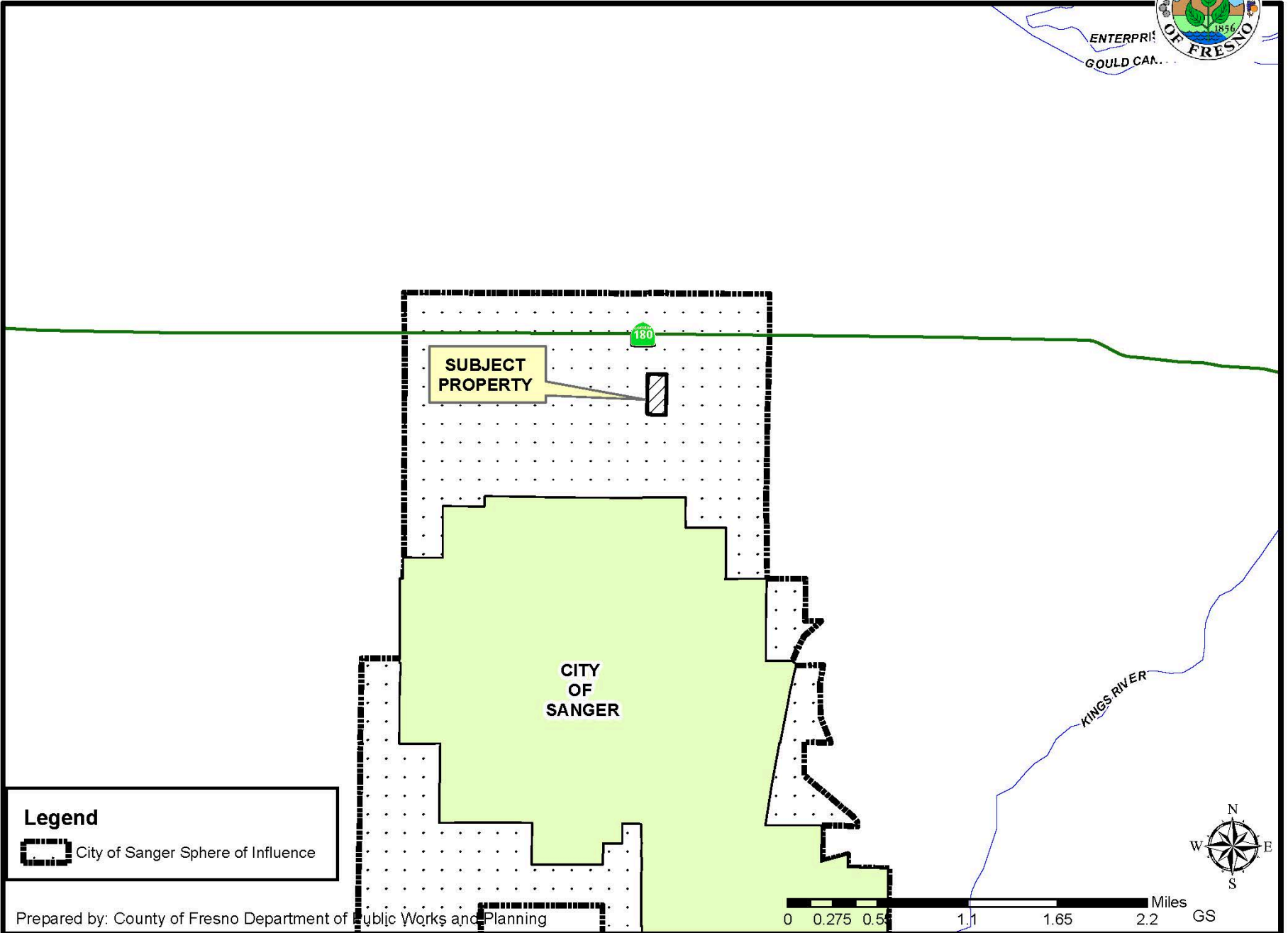


BUTLER AVE
 ↑
 ↓

LOCATION MAP



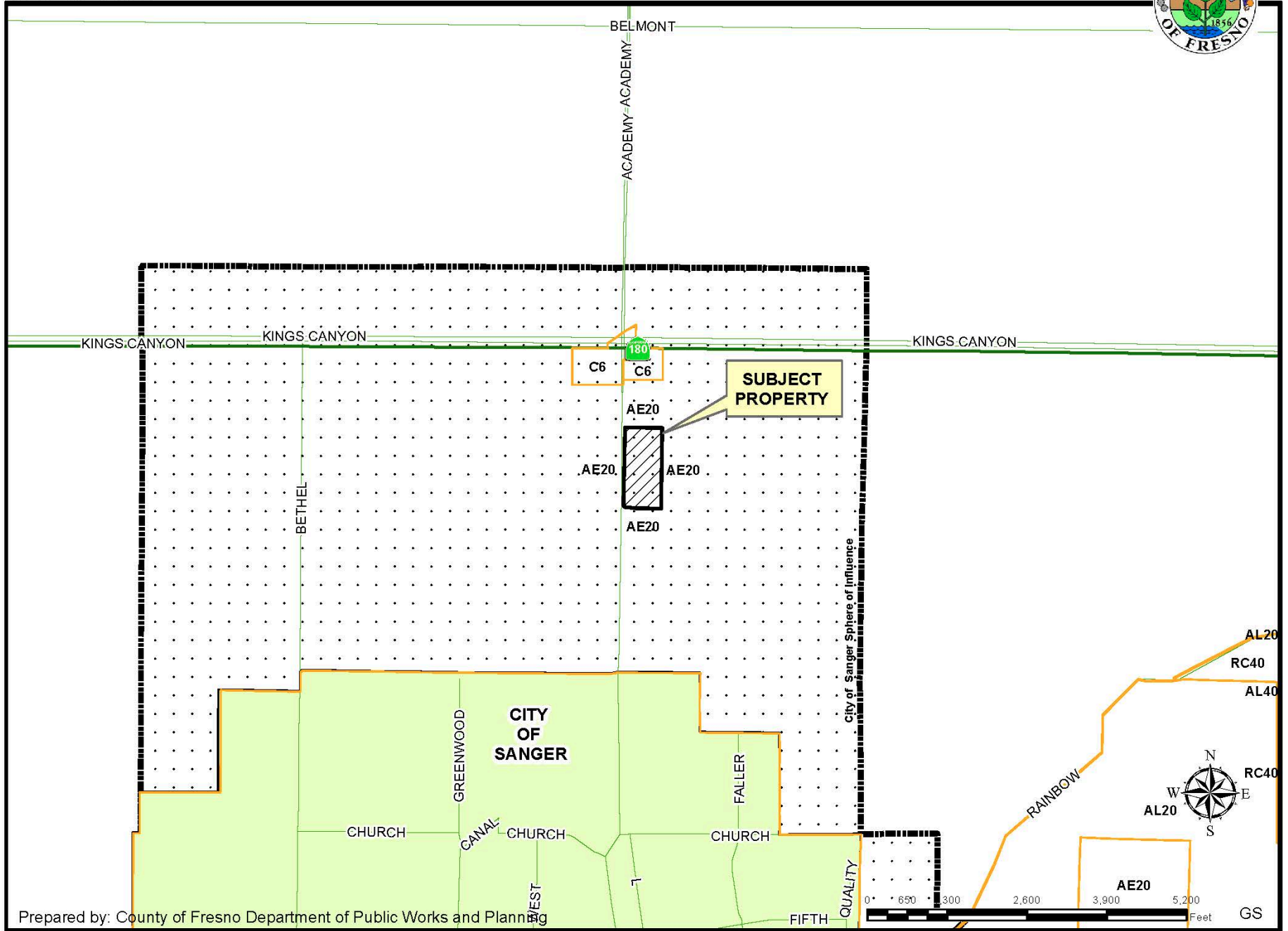
ENTERPRISE
GOULD CAN...



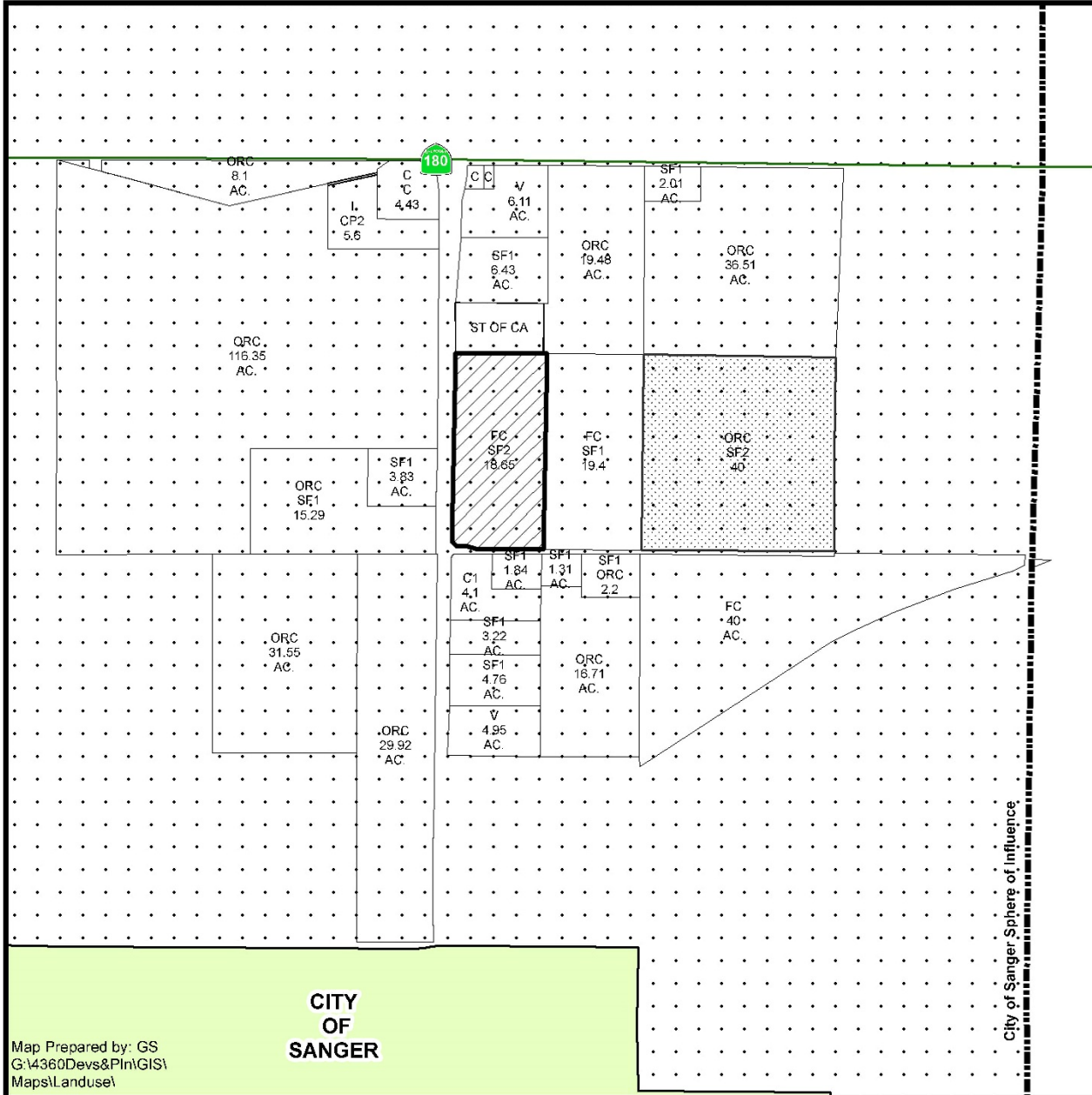
Legend

 City of Sanger Sphere of Influence

EXISTING ZONING MAP





EXISTING LAND USE MAP



LEGEND	
C	- COMMERCIAL
C#	- COMMERCIAL
CP#	- OFFICE COMM./PROF
FC	- FIELD CROP
I	- INDUSTRIAL
ORC	- ORCHARD
SF#	- SINGLE FAMILY RESIDENCE
V	- VACANT

LEGEND:


 Subject Property

 Ag Contract Land

CITY OF SANGER

Map Prepared by: GS
 G:\4360Devs&PInt\GIS\Maps\Landuset

City of Sanger Sphere of Influence


 0 260 520 1,040 1,560 2,080 Feet
 Department of Public Works and Planning
 Development Services Division

Four Findings for a Variance

1. There are exceptional or extraordinary circumstances or conditions applicable to the property involved which do not generally apply to other property in the vicinity having the identical zoning classification.
2. Such Variance is necessary for the preservation and enjoyment of a substantial property right of the applicant, which right is possessed by other property owners under like conditions in the vicinity having the identical zoning classification.
3. The granting of a Variance will not be materially detrimental to the public welfare or injurious to property and improvement in the vicinity in which the property is located.
4. The granting of such a Variance will not be contrary to the objectives of the General Plan.

Four Findings for a Director Review and Approval

1. The site of the proposed use is adequate in size and shape to accommodate said use and all yards, spaces, walls and fences, parking, loading, landscaping and other features required by this Division, to adjust said use with land and uses in the neighborhood.
2. The site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use.
3. The proposed use will not be detrimental to the character of the development in the immediate neighborhood or the public health, safety and general welfare.
4. The proposed development be consistent with the General Plan.

Five Findings for a Conditional Use Permit

1. The site for the proposed use is adequate in size and shape to accommodate said use and all yards, spaces, walls and fences, parking, loading, landscaping and other features required by this Division, to adjust said use with land and uses in the neighborhood.
2. The site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use.
3. The proposed use will have no adverse impact on abutting property and surrounding neighborhood or permitted use thereof.
4. The proposed development is consistent with the General Plan.
5. The conditions stated in the resolution are deemed necessary to protect the public health, safety, and general welfare.



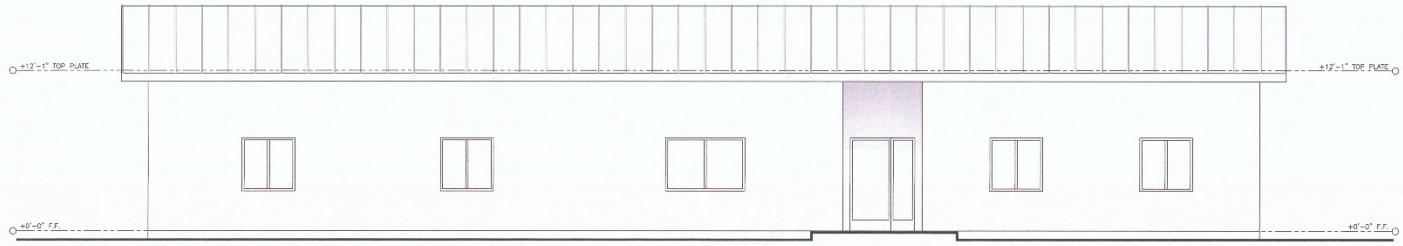
DEPARTMENT of PUBLIC WORKS and PLANNING
DEVELOPMENT SERVICES DIVISION

VA 4072

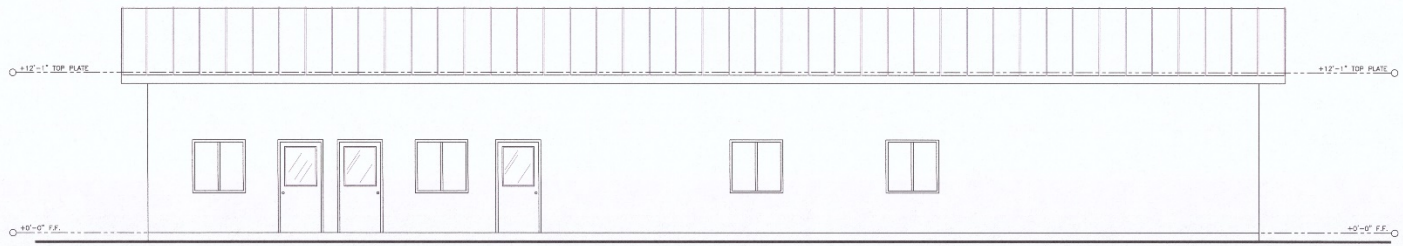
DRA 4587

CUP 3654

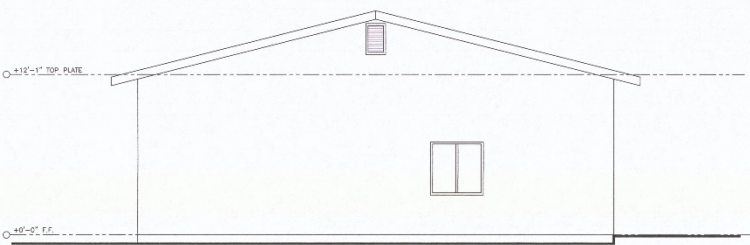




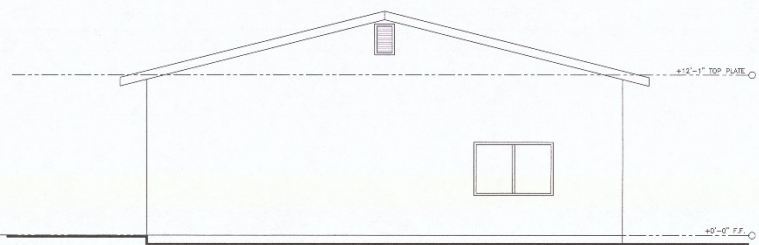
1 WEST ELEVATION - FRONT SCALE: 1/4" = 1'-0" PROPOSED



2 EAST ELEVATION - REAR SCALE: 1/4" = 1'-0" PROPOSED



3 NORTH ELEVATION - LEFT SCALE: 1/4" = 1'-0" PROPOSED



4 SOUTH ELEVATION - RIGHT SCALE: 1/4" = 1'-0" PROPOSED

A PROPOSED TRANSPORTATION AGRICULTURAL/GEN :

345 S. Academy Ave.

SANGER, CA COUNTY OF FRESNO

PROJECT DETAILS
 PROPOSED ACRES: 7.20

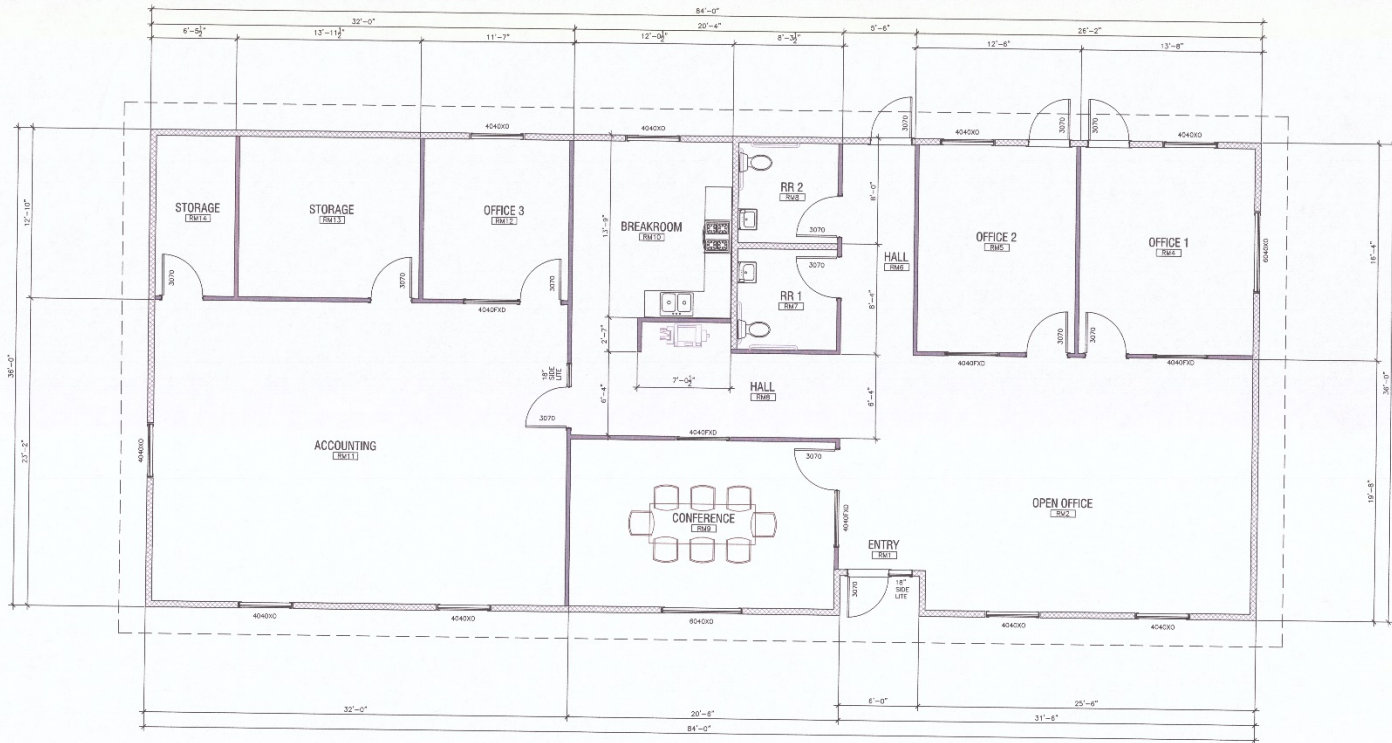
SHEET TITLE:

OFFICE ELEVATIONS

DATE: 04-19-2019
 DRAWN BY: DAVID LATHROP
 REVISION:
 SCALE: AS NOTED

SHEET NO:
A2

THIS IS AN UNAPPROVED PLAN AND MAY BE DIFFERENT FROM THE FINAL PERMITS AND RECORD DRAWINGS.



1
A1 PROPOSED OFFICE FLOOR PLAN SCALE: 1/4"=1'-0"

THENKEN
CONSTRUCTION SERVICES
CONSULTING
LAND PLANNING
DRAFTING AND DESIGN
Ph: (559) 857-1492 thenken@tgsd.com

A PROPOSED TRANSPORTATION AGRICULTURAL/GEN :

345 S. Academy Ave.
SANGER, CA COUNTY OF FRESNO

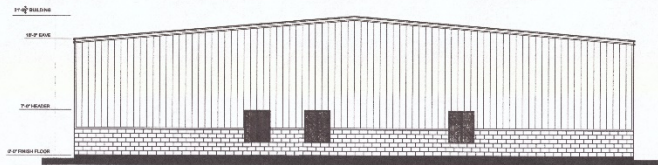
PROPERTY DETAILS:
PROPOSED ACRES: 7.20

SHEET TITLE:
OFFICE FLOOR PLAN

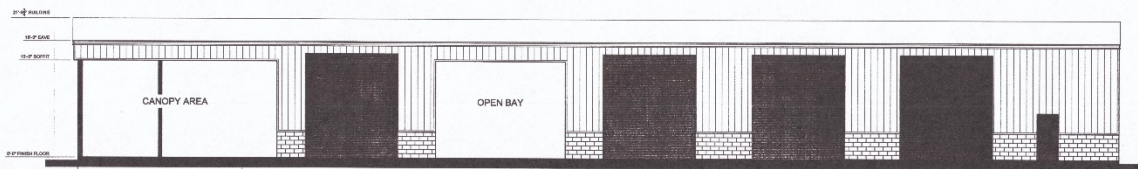
DATE:	04-19-2019	SHEET NO.:	
DRAWN BY:	DAVE LATHROP		
FILENAME:			
SCALE:	AS NOTED		

A1

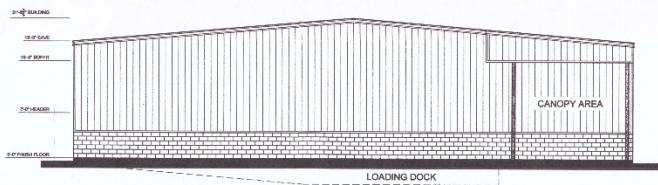
THIS IS AN UNRECORDED DRAWING AND MAY NOT BE REPRODUCED, PARAPHRASED OR OTHERWISE COPIED IN WHOLE OR PART WITHOUT THE WRITTEN CONSENT OF THENKEN



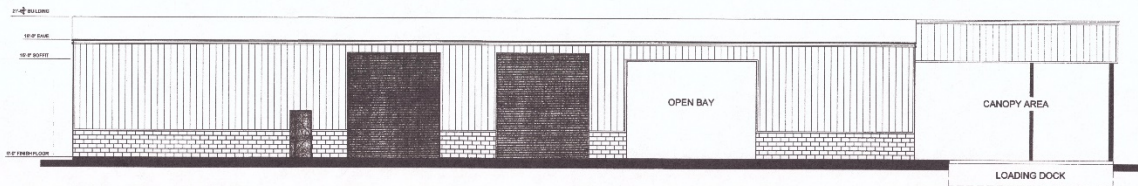
EAST ELEVATION



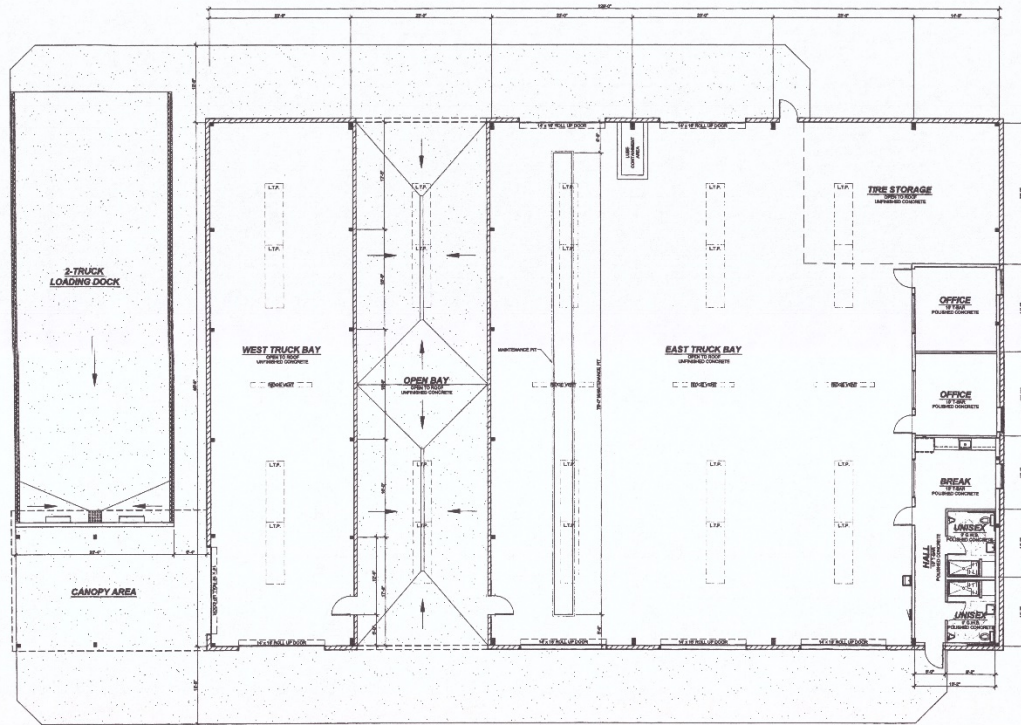
SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION

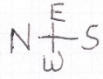


BUILDING AREAS:

OFFICE	911 SQ. FT.
EAST TRUCK BAY	8331 SQ. FT.
OPEN BAY	1928 SQ. FT.
WEST TRUCK BAY	2072 SQ. FT.
TOTAL	11252 SQ. FT.



CHRIS & TERRISA SMITH
APP # 314-070-34



1" = 50'

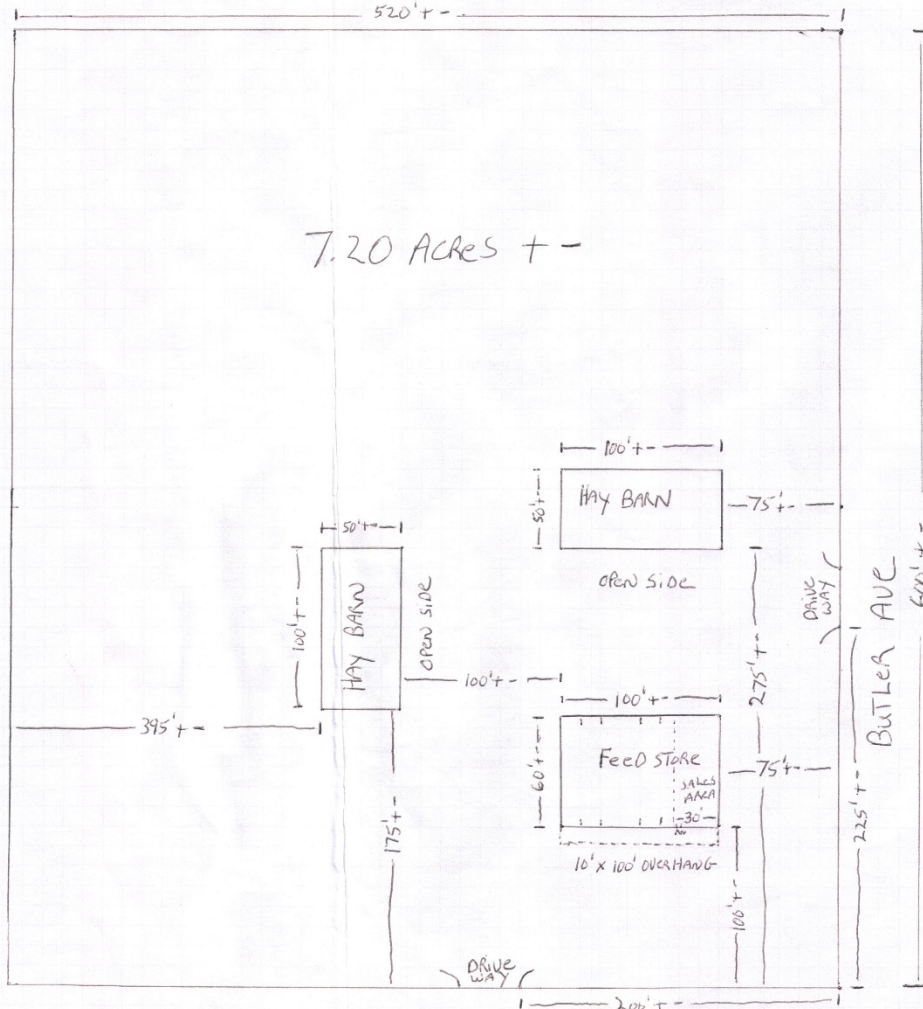
BASIL SITE PLAN

LEGEND

Roll up Doors 12' x 14'

36" Entry Door

PARCEL C AG FEED & FARM SUPPLY STORE



7.20 Acres +-

RECEIVED
COUNTY OF PERRY
JUN 14 2019
DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION

ACADEMY AVE

CHRIS & TERESA SMITH
AAN# 314-070-34

PARCEL C AG Feed Store FLOOR PLAN

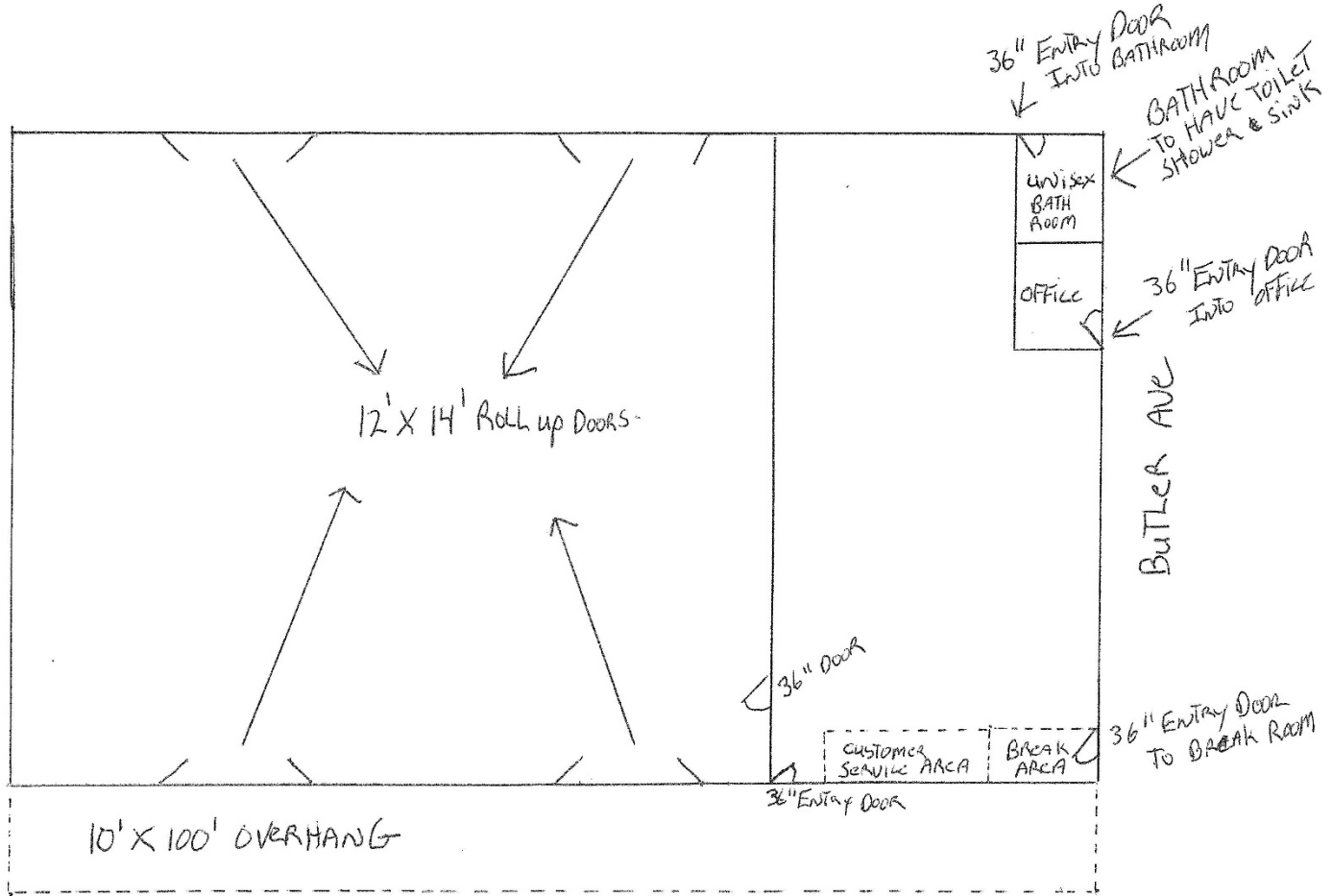


1" = 10'

Legend

ALL DOORS TO BE 36"

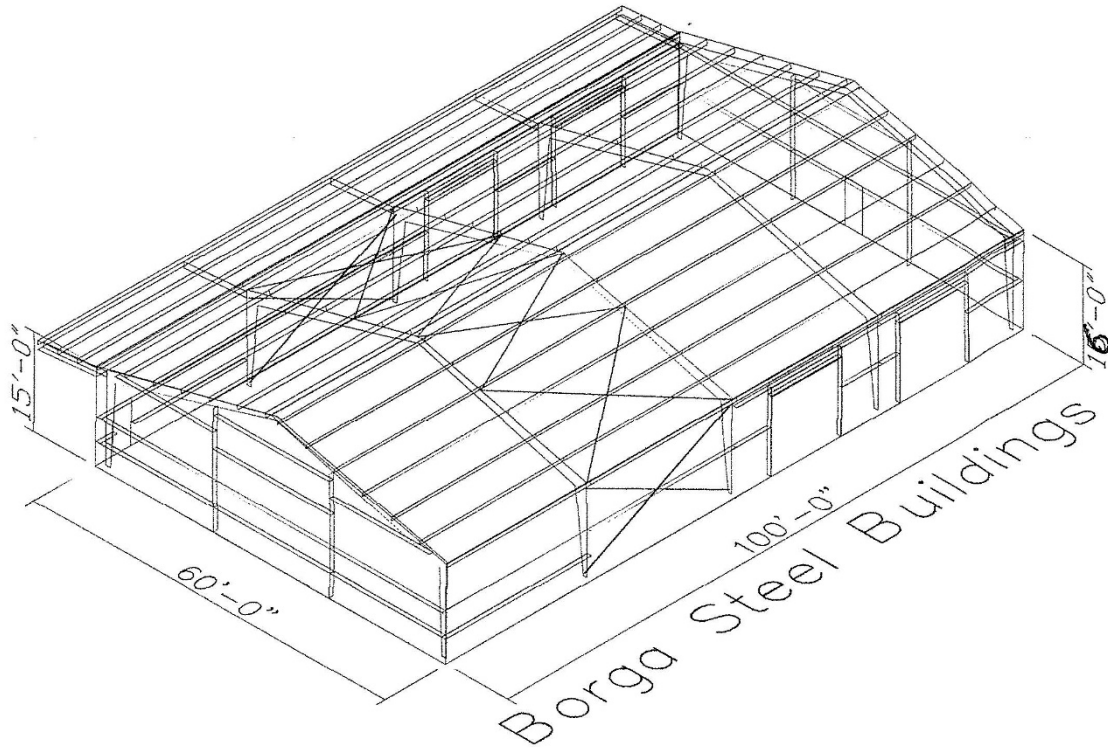
Roll up DOORS 12' X 14'



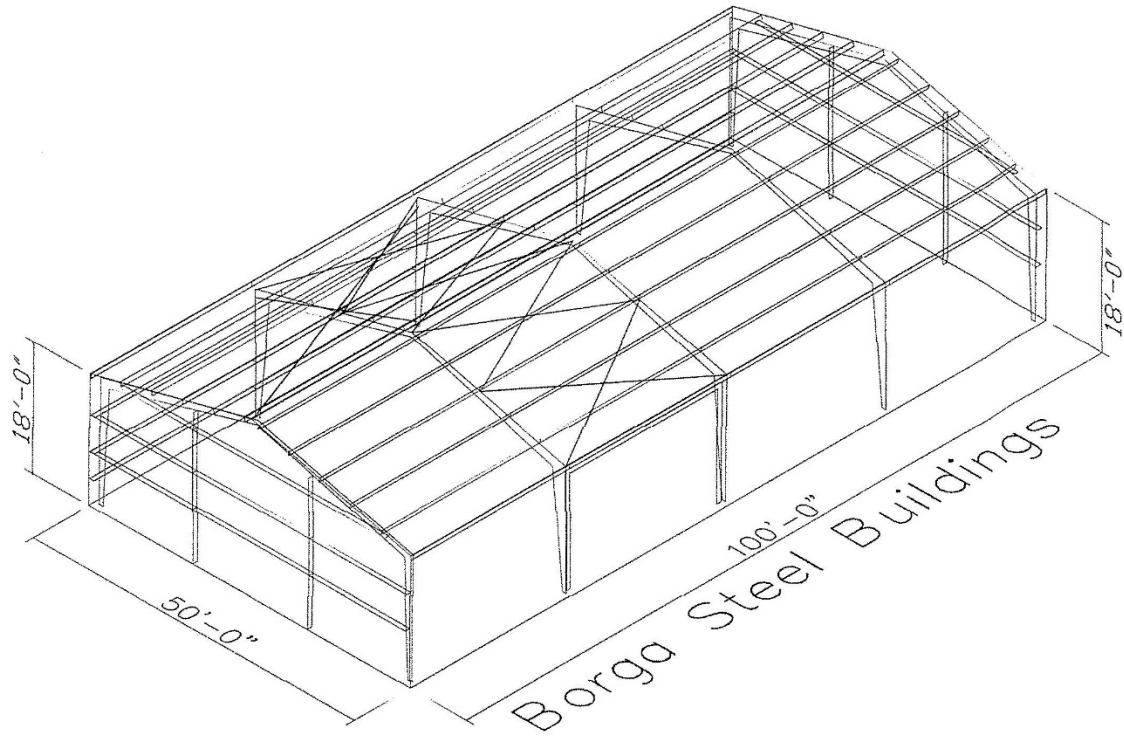
ACADEMY AVE

PARCEL C AG Feed & FARM Supply STORE

Feed STORE



PARCEL C AG. Feed & FARM Supply STORE
HAY BARN



354 S. Academy Ave West
Sanger, CA 93657



APN - 314-070-34

354 S. Academy Ave EAST
Sanger, CA 93657



APN 314-070-34

554 S. Academy Ave
Sanger, CA 93657

North



APN 314-070-34

354 S. Academy Ave
Sanger, CA 93657

South



APN 314-070-34

Example of Feed Store



Example of Feed Store



Example of Feed Store (side)



