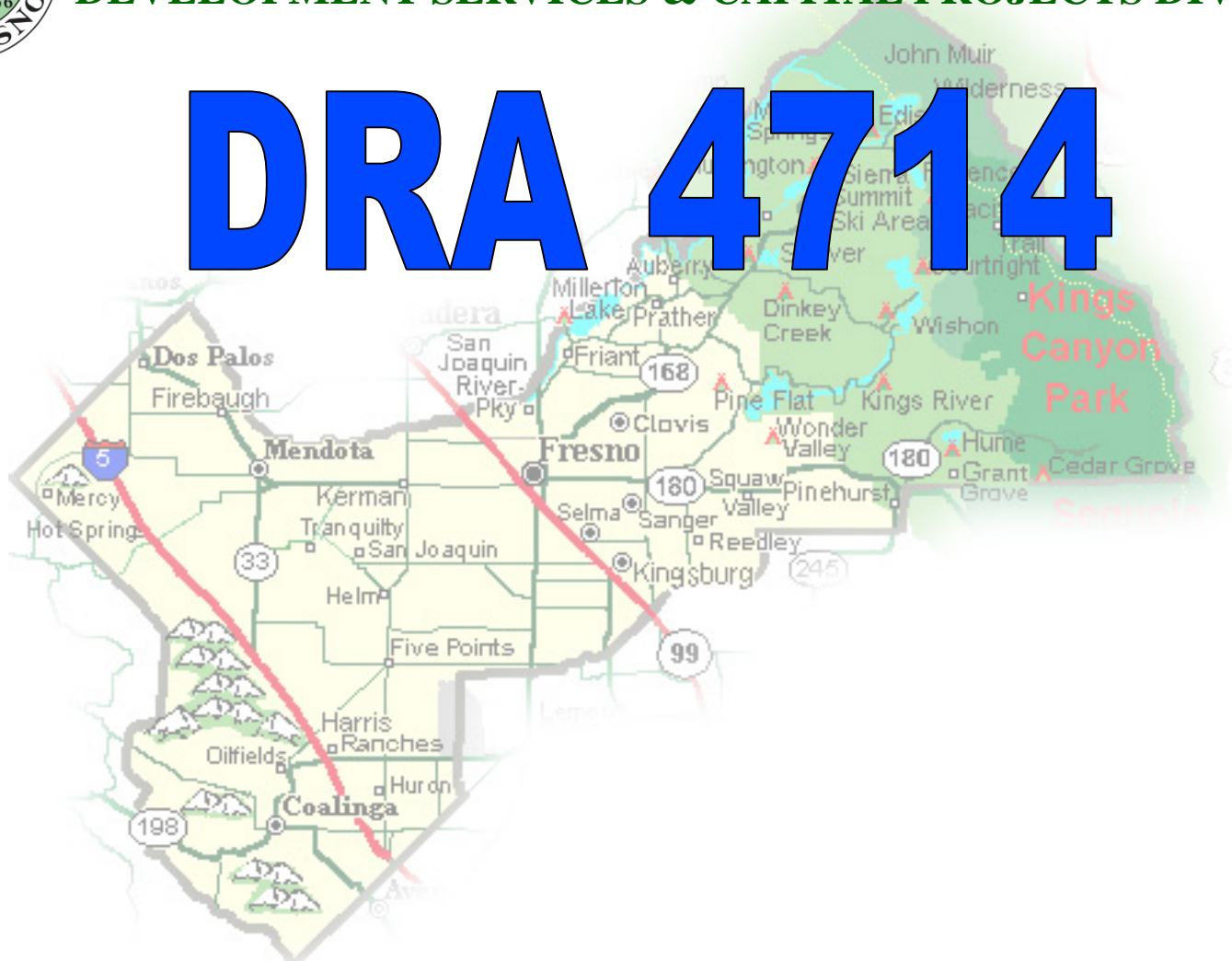


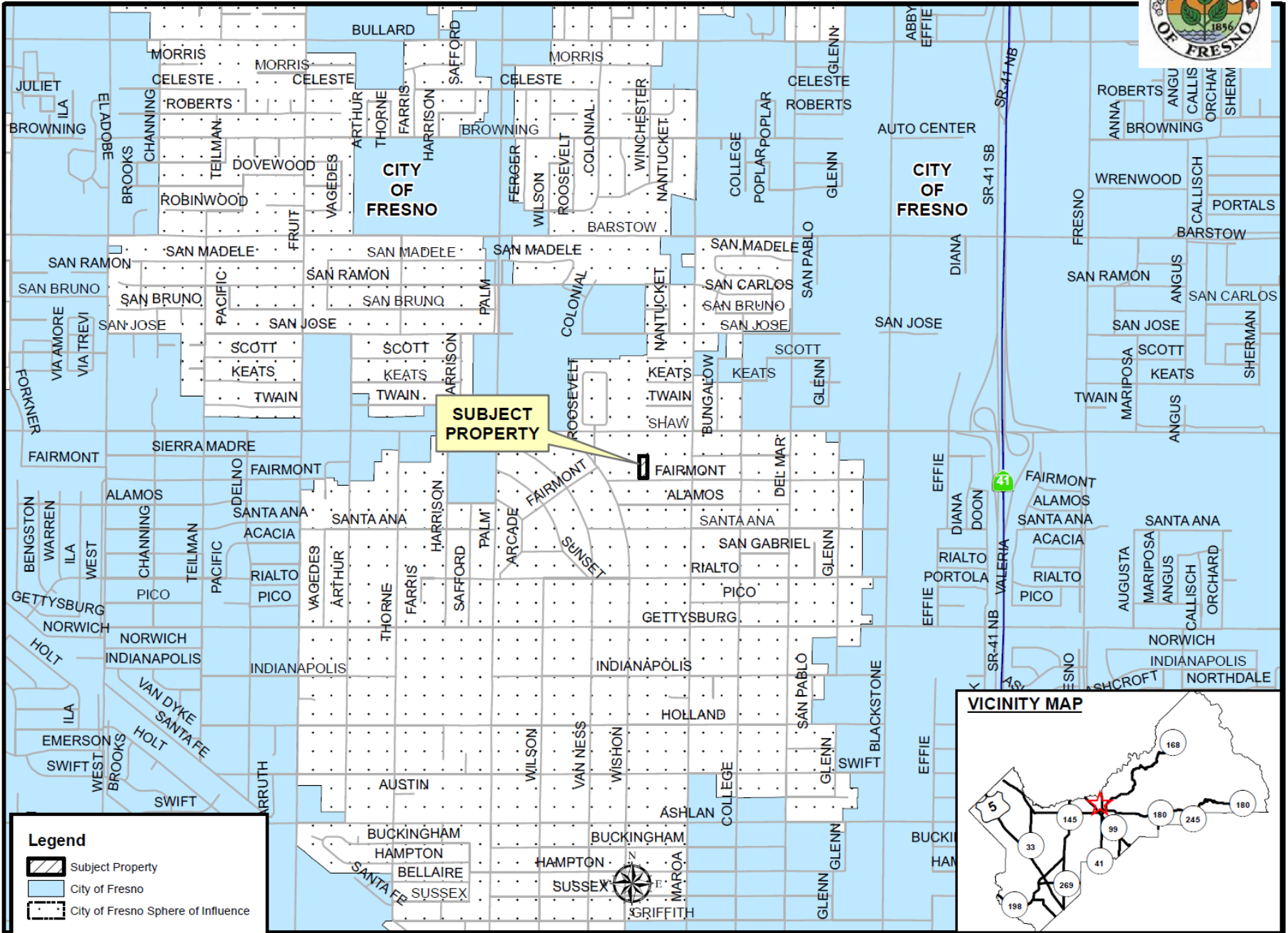


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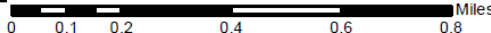
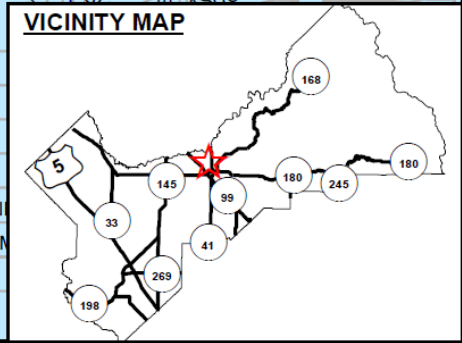


LOCATION MAP

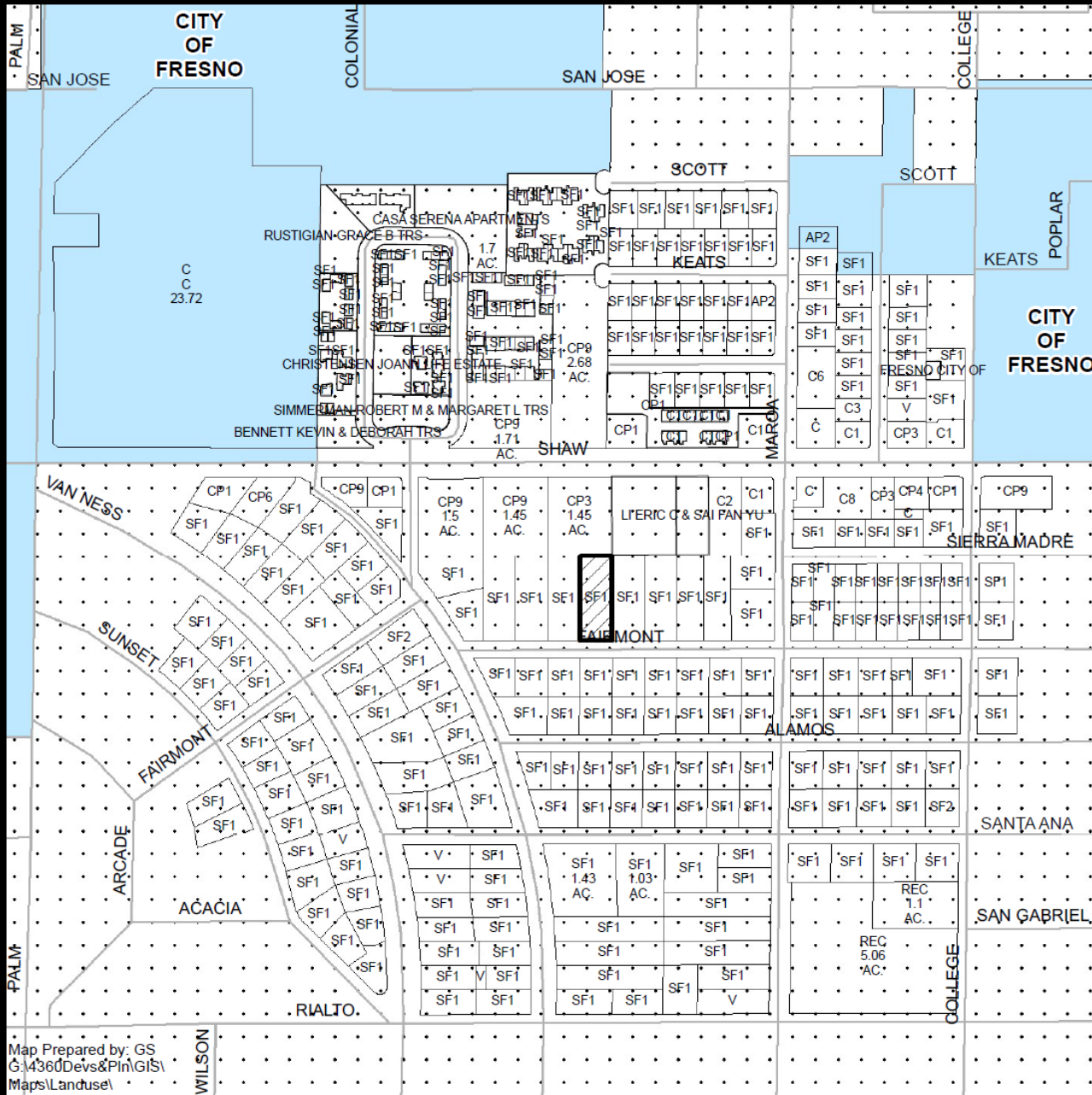


Legend

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






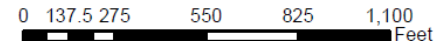
EXISTING LAND USE MAP



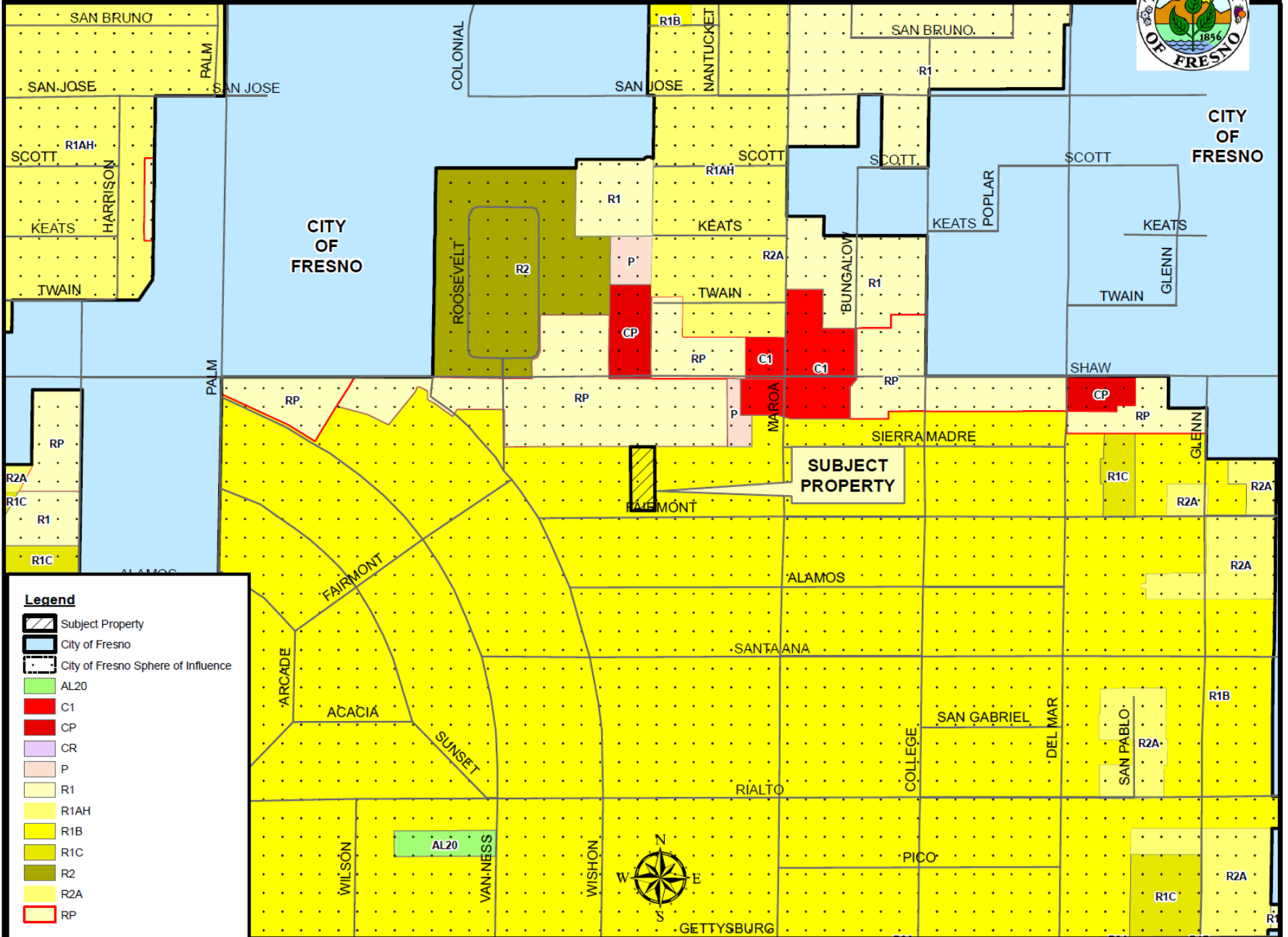
LEGEND	
AP1	- APARTMENT
C	- COMMERCIAL
C#	- COMMERCIAL
CP#	- OFFICE COMM./PROF
REC	- RECREATION
SF#	- SINGLE FAMILY RESIDENCE
V	- VACANT

Legend

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



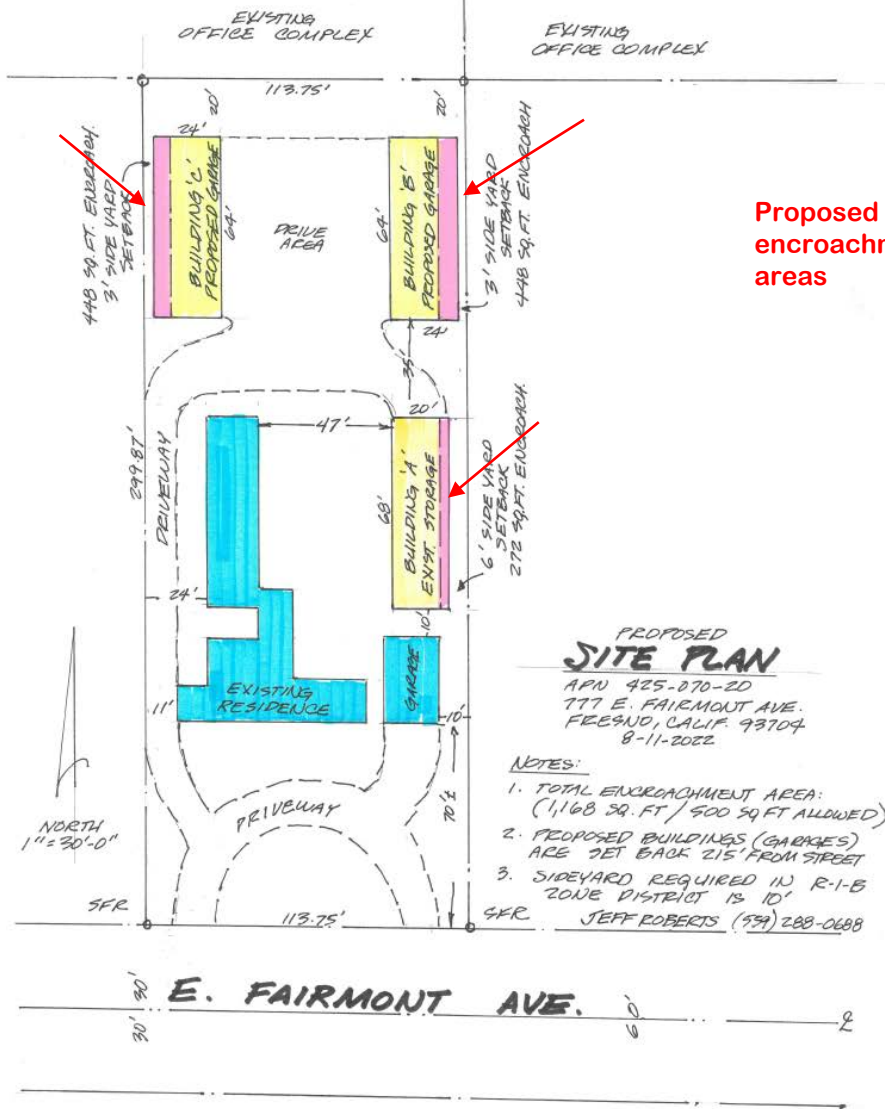
EXISTING ZONING MAP



Legend

- Subject Property
- City of Fresno
- City of Fresno Sphere of Influence
- AL20
- C1
- CP
- CR
- P
- R1
- R1AH
- R1B
- R1C
- R2
- R2A
- RP





Proposed encroachment areas

PROPOSED SITE PLAN

APN 425-070-20
 777 E. FAIRMONT AVE.
 FRESNO, CALIF. 93704
 8-11-2022

NOTES:

1. TOTAL ENCROACHMENT AREA:
 (1,168 SQ. FT. / 500 SQ. FT. ALLOWED)
 2. PROPOSED BUILDINGS (GARAGES)
 ARE SET BACK 215' FROM STREET
 3. SIDEYARD REQUIRED IN R-1-B
 ZONE DISTRICT IS 10'
- SFR JEFF ROBERTS (574) 288-0688

Proposed 1,536 sf garage (Building 'C'); encroachment area 448 SF w/ 3-foot set back

Proposed 1,536 sf garage (Building 'B'); encroachment area 448 SF w/ 3-foot set back

Existing 1,360 sf storage (Building 'A'); encroachment area 272 SF w/ 6-foot setback

Existing dwelling

Total: 1,168 square feet of encroachment/ where 500 square feet are allowed



777 E Fairmont Ave

Blueprint

E Fairmont Ave

E Fairmont Ave

E Fairmont Ave

E Fairmont Ave

E Fairmont Ave

196'0"

Existing detached storage (Building 'A') east side of property, comprising 272 square feet of encroachment, and a 6-foot setback



Existing detached storage (Building 'A') east side of property, comprising 272 square feet of encroachment, and a 6-foot setback.

6 feet





Proposed east side encroachment area for Building 'B'

A photograph of a dirt lot with tire tracks and a text overlay. The lot is a large, flat area of dry, brownish soil. Numerous overlapping, circular and irregular tire tracks are visible across the surface, indicating heavy machinery or vehicle activity. In the background, a dense line of tall, green trees forms a natural wall. A grey rectangular box with white text is superimposed over the middle of the image. The sky is clear and blue.

Proposed west side encroachment area for Building 'C'

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

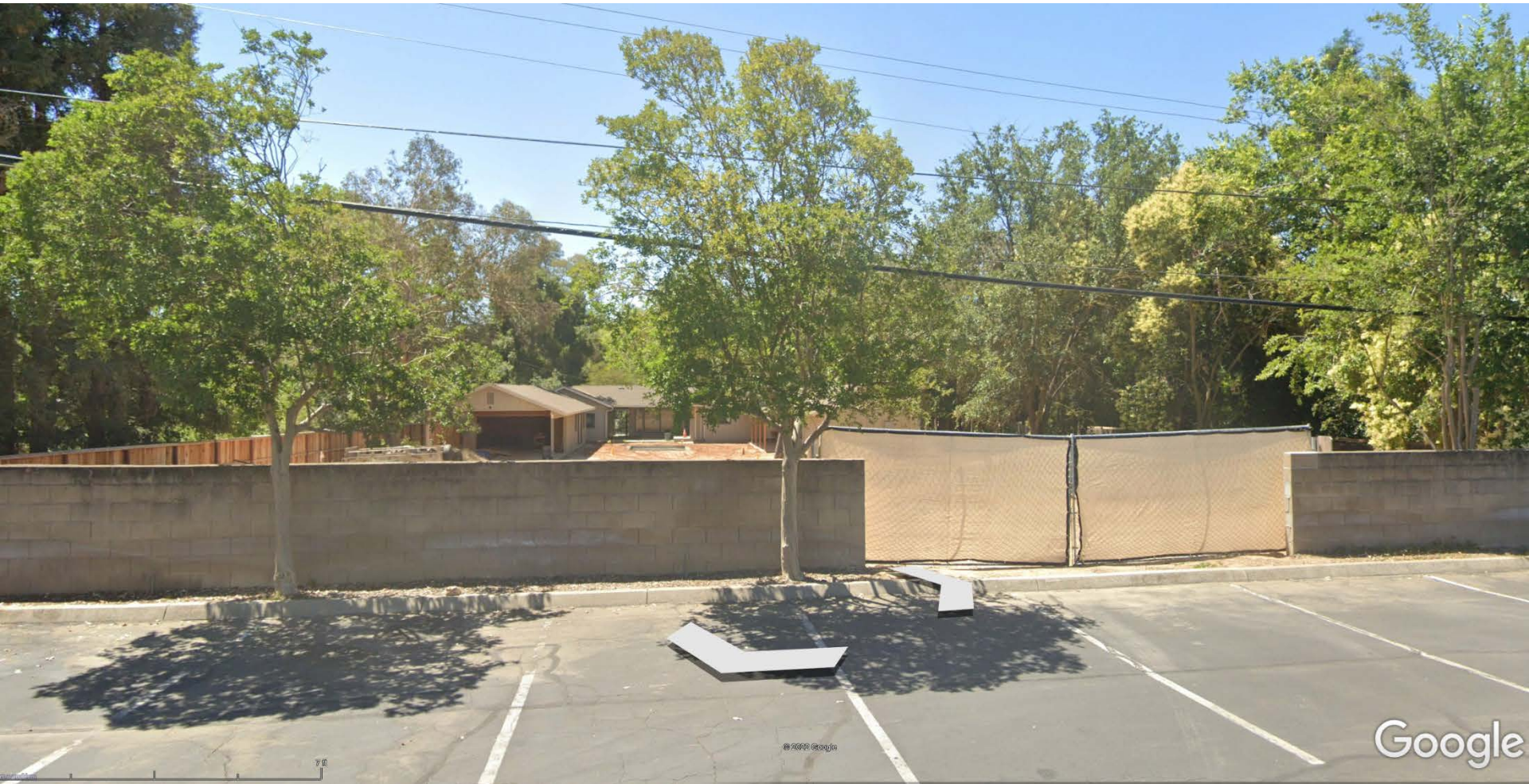


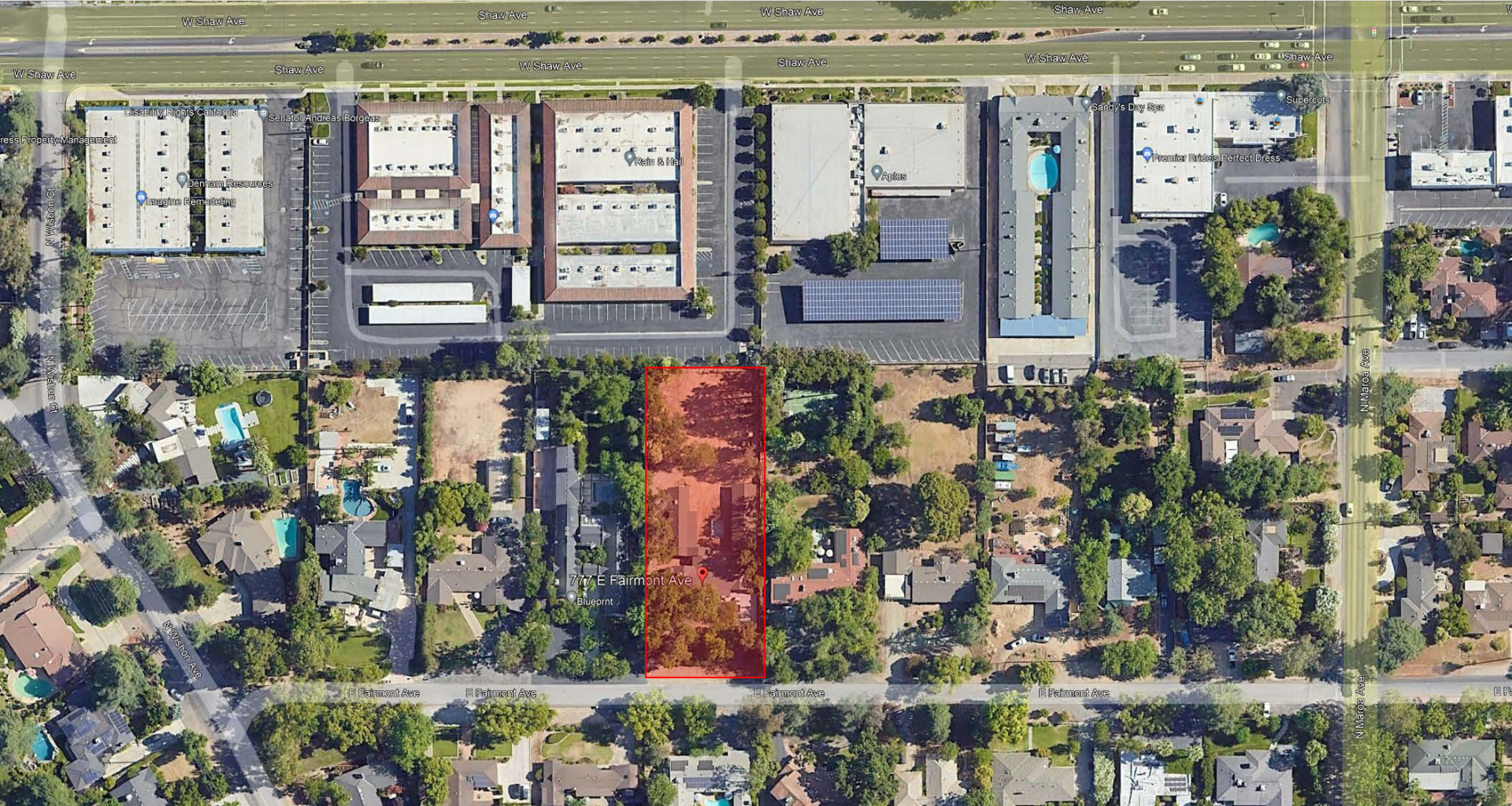
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777 E. Fairmont/ Rear of property looking south from adjacent commercial development.





W Shaw Ave

Shaw Ave

W Shaw Ave

Shaw Ave

Shaw Ave

W Shaw Ave

Shaw Ave

W Shaw Ave

Shaw Ave

W Shaw Ave

Disability Rights California

Senator Andreas Borgeas

Rain & Hall

Aplus

Sandy's Day Spa

Supercuts

Press Property Management

Danham Resources

Imagine Remodeling

Premier Brides Perfect Dress

N Wilson Ct

777 E Fairmont Ave

Blueprint

E Fairmont Ave

E Fairmont Ave

E Fairmont Ave

E Fairmont Ave

W Wilson Ave

N Mariposa Ave

N Mariposa Ave









