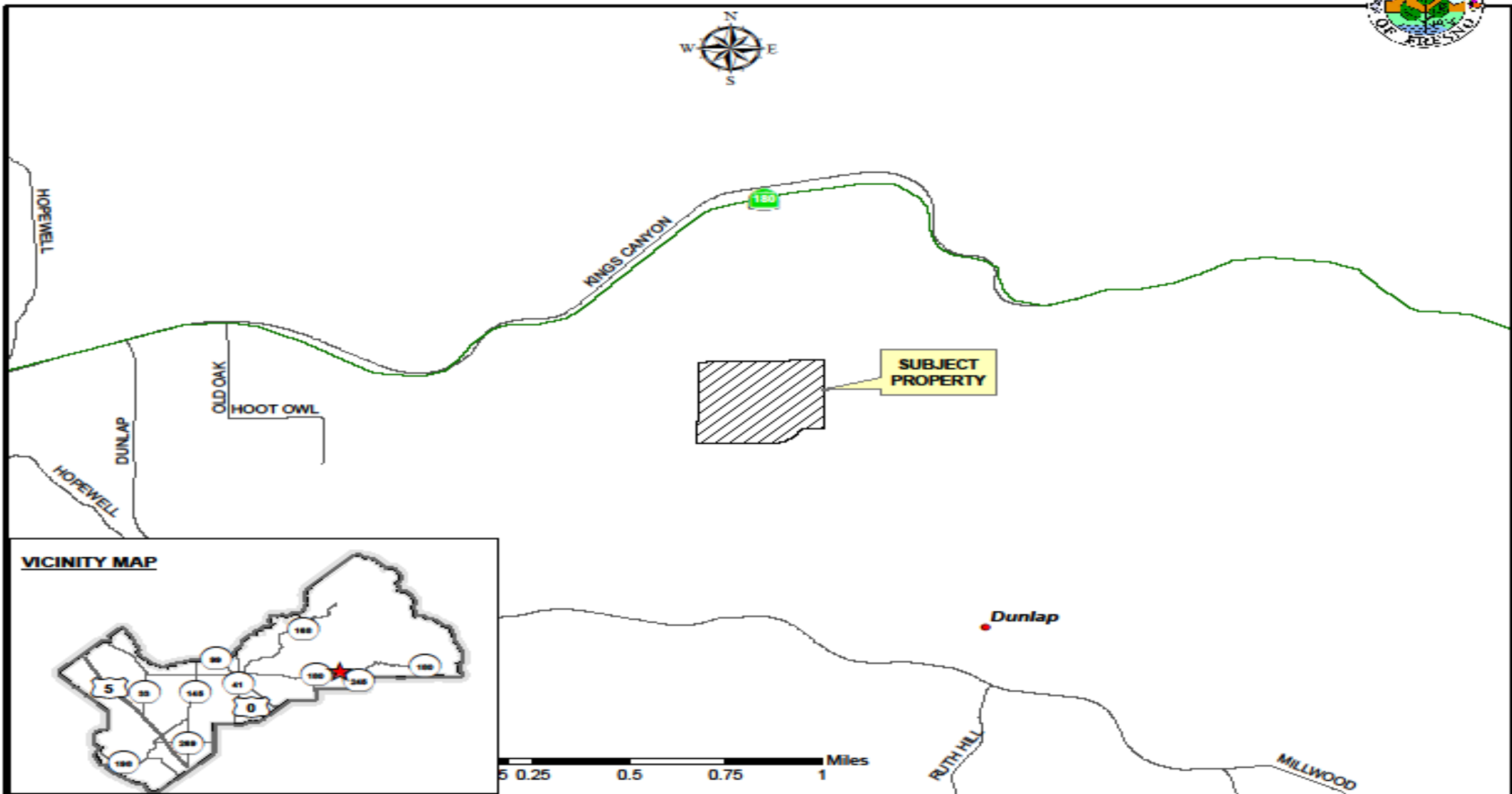




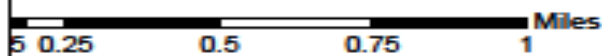
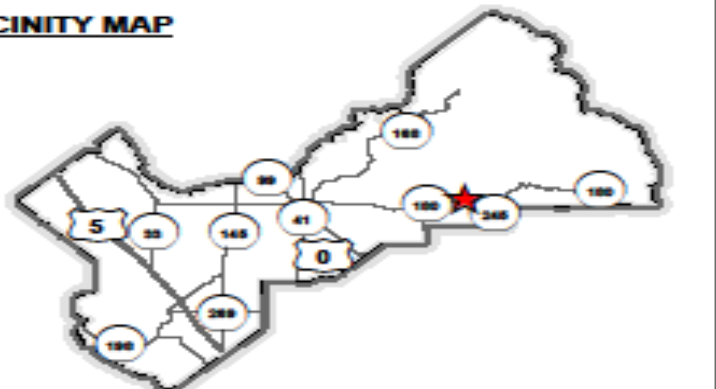
DEPARTMENT of PUBLIC WORKS and PLANNING
DEVELOPMENT SERVICES DIVISION



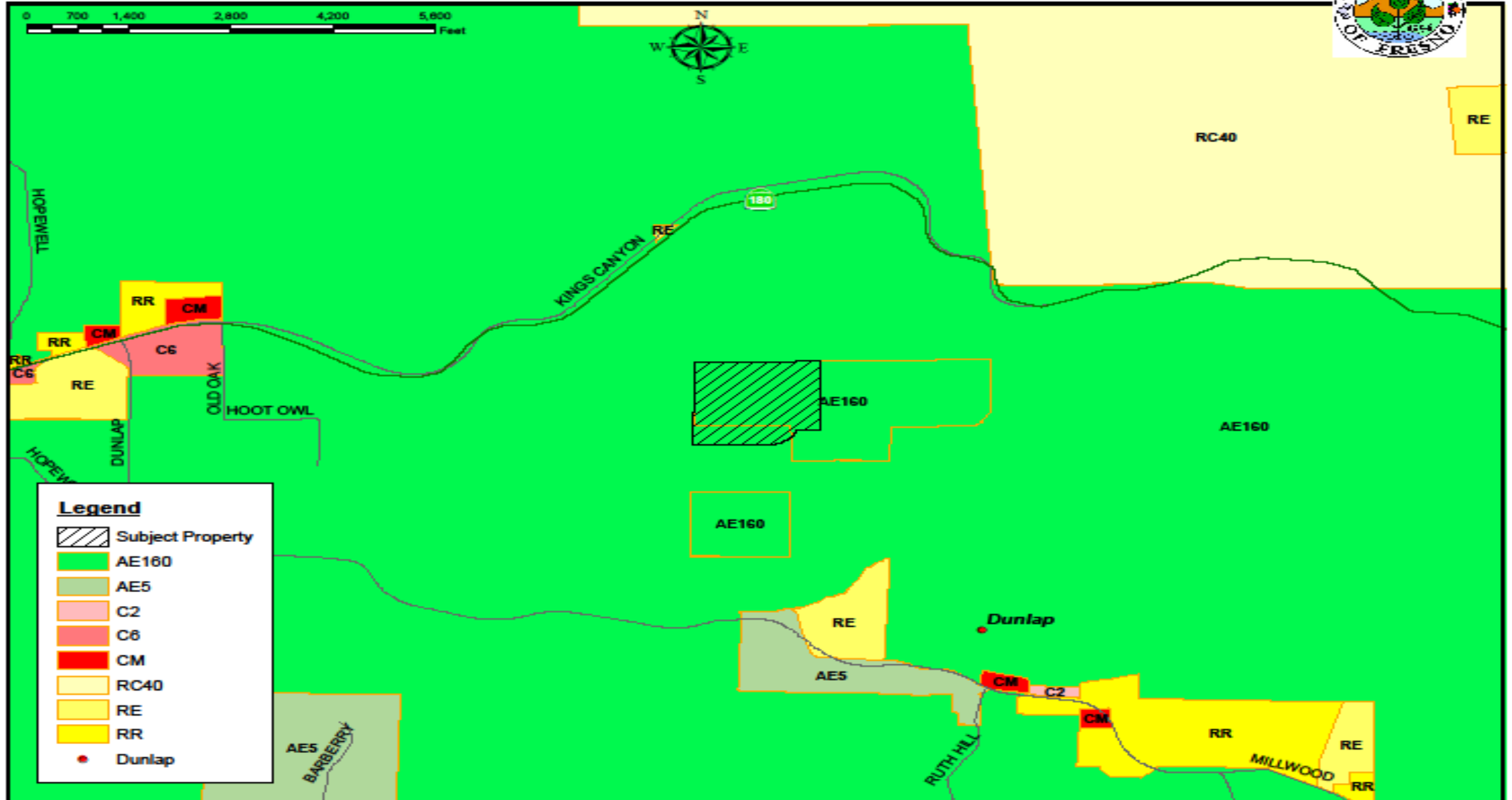
LOCATION MAP



VICINITY MAP



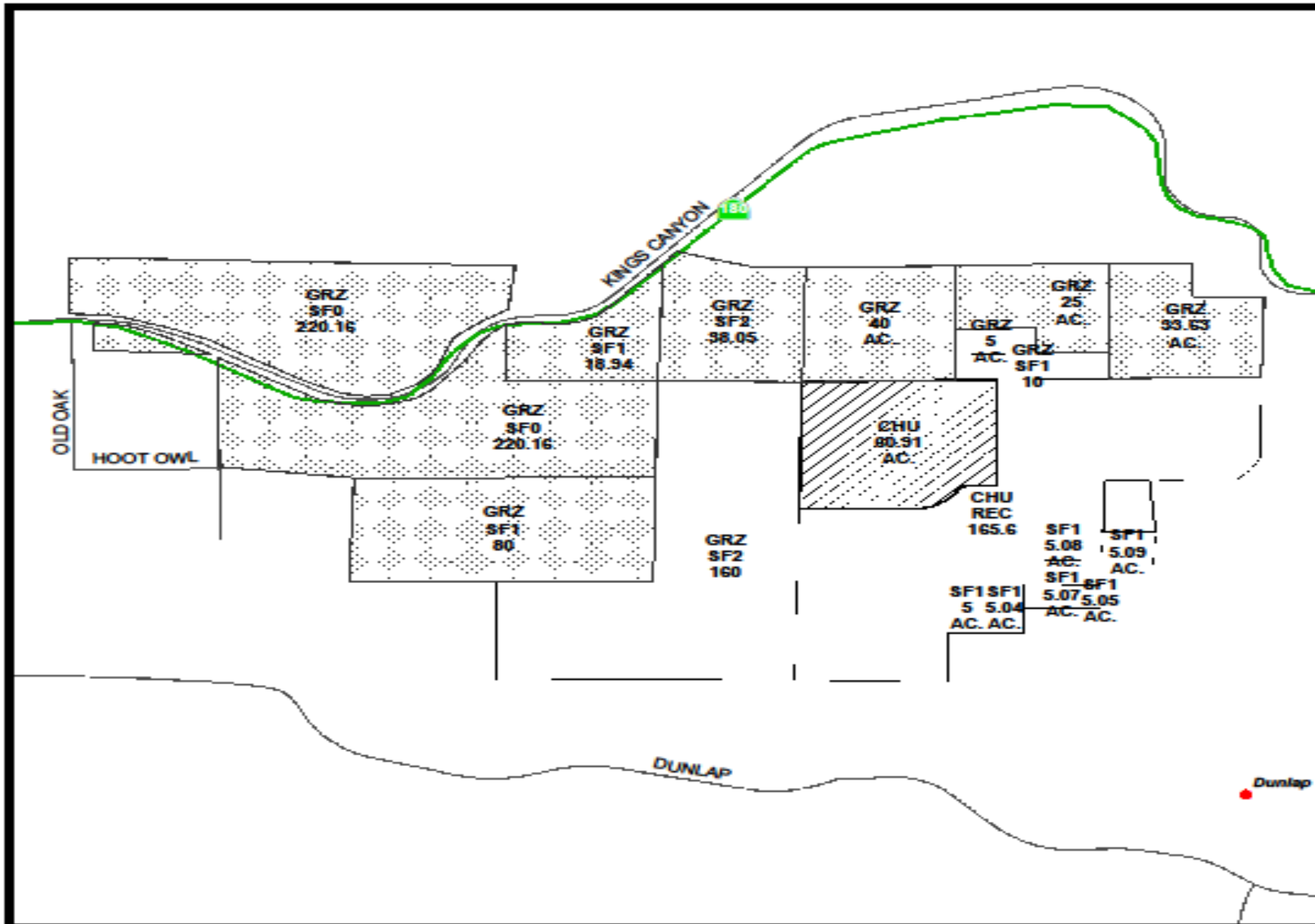
EXISTING ZONING MAP



Legend

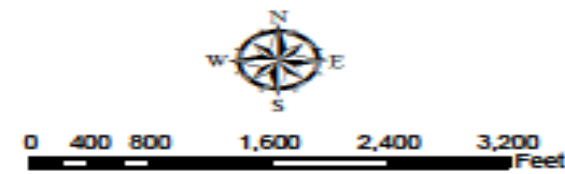
- Subject Property
- AE160
- AE5
- C2
- C6
- CM
- RC40
- RE
- RR
- Dunlap

EXISTING LAND USE MAP

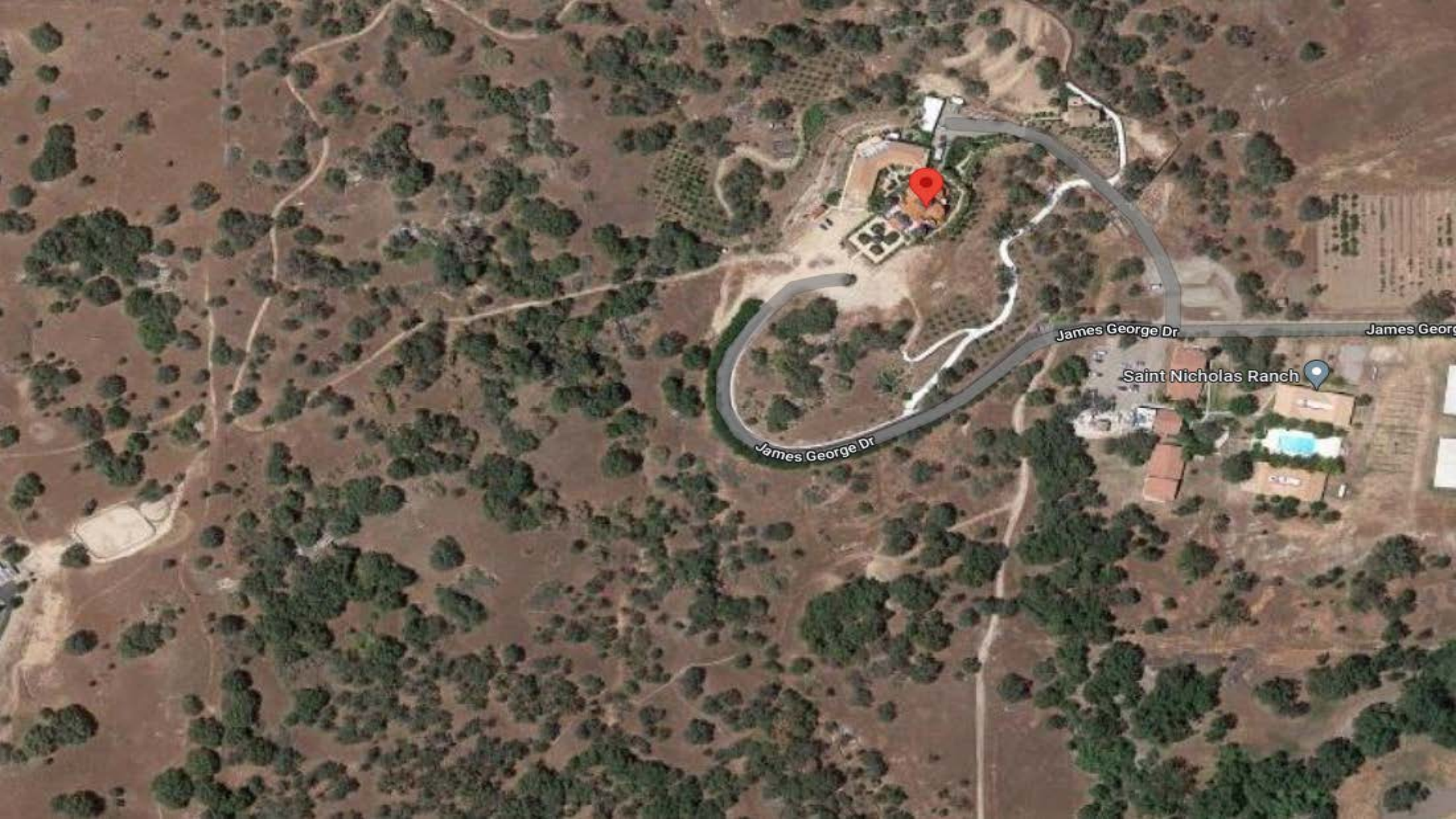


LEGEND	
CHU	- CHURCH
REC	- RECREATION
SF1	- SINGLE FAMILY RESIDENCE
V	- VACANT
GRZ	- GRAZING

- LEGEND:**
- Subject Property
 - Ag Contract Land
 - Dunlap



Department of Public Works and Planning
Development Services Division



James George Dr

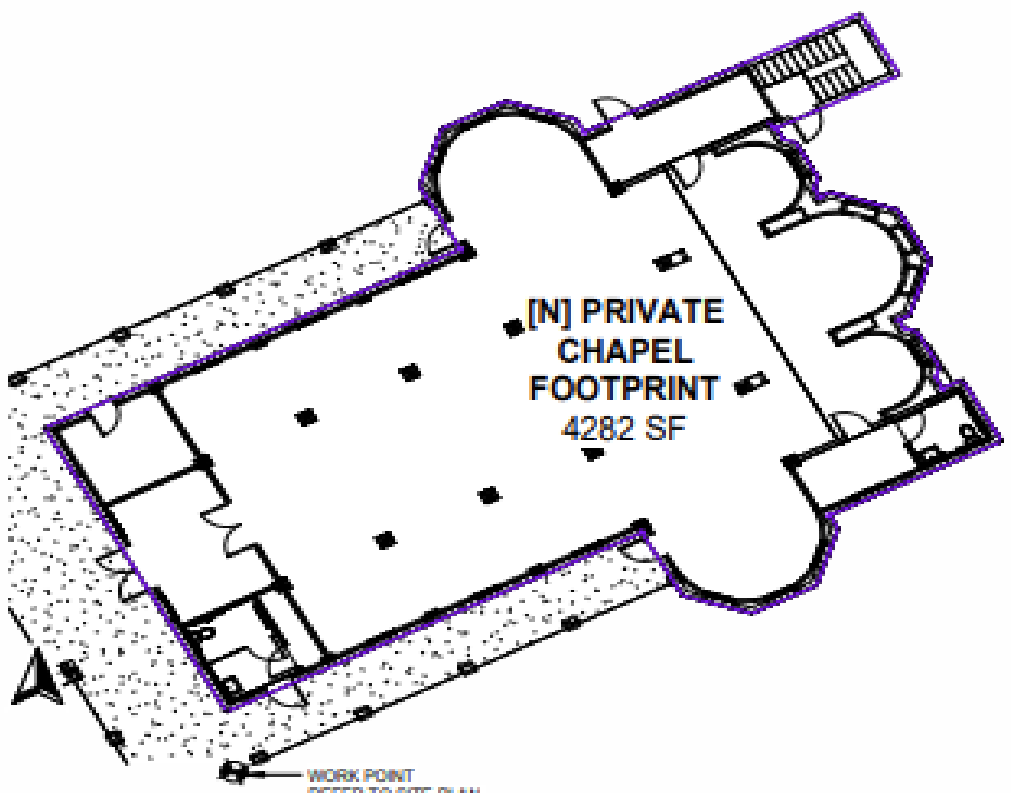
James George

Saint Nicholas Ranch

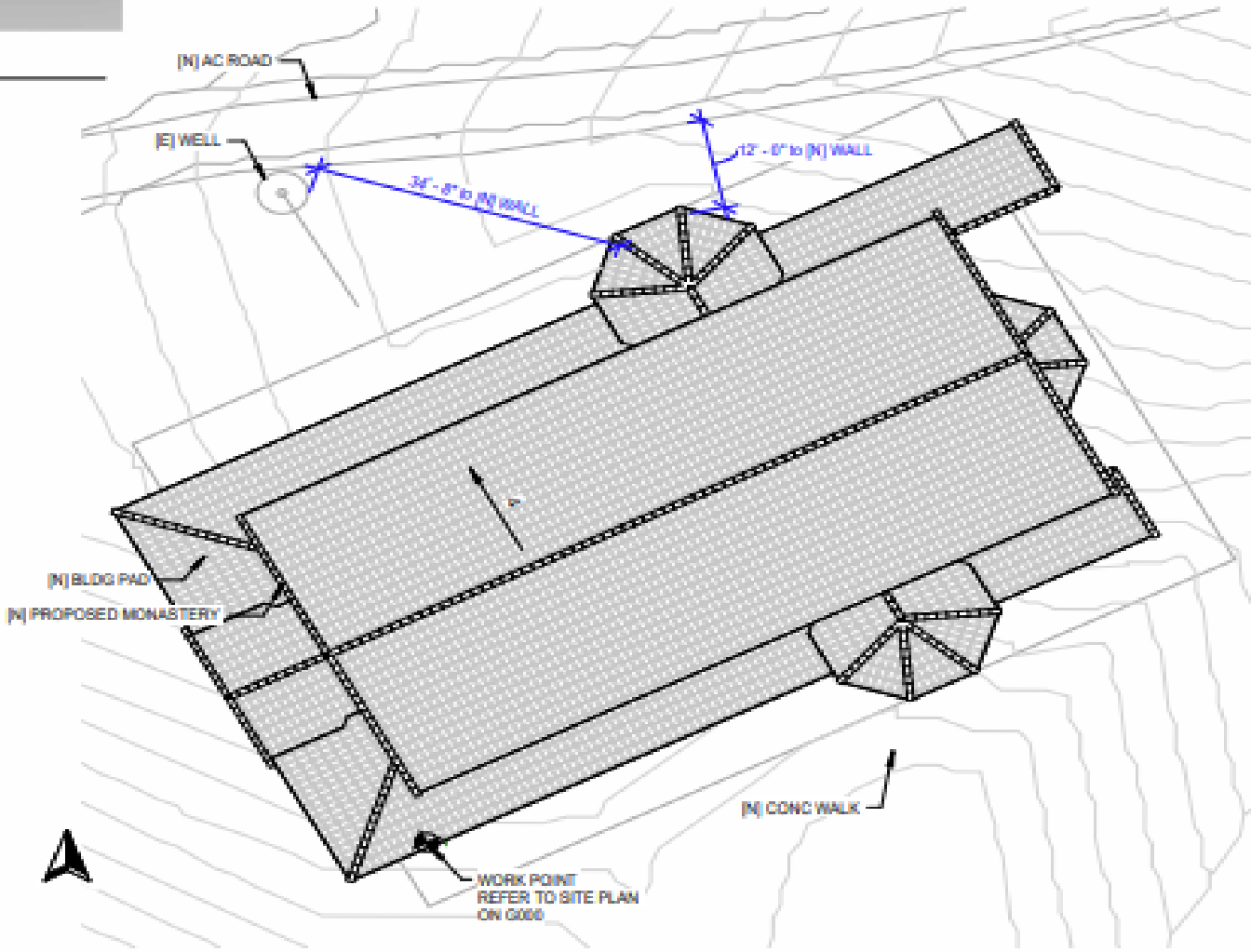
James George Dr



5 Exterior View



4 AREA PLAN
1/16" = 1'-0"







Findings	DRA Findings	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

PLANNING COMMISSION MOTIONS:

Recommended Motion (Approval Action)

- Move to determine the required Findings can be made and move to approve Director Review and Approval No. 4706, 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 deny Director Review and Approval No. 4706; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

Recommended Conditions of Approval and Project Notes:

- See Exhibit 1



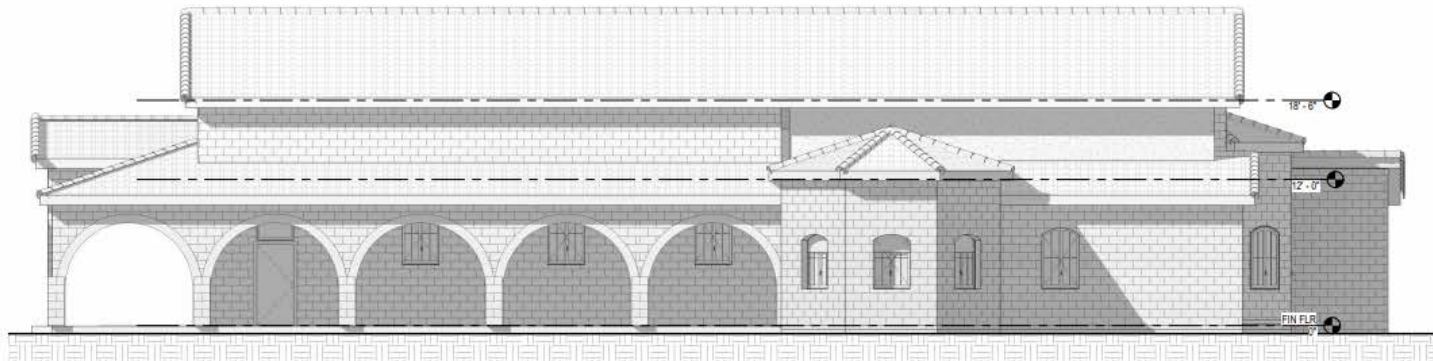
DEPARTMENT of PUBLIC WORKS and PLANNING
DEVELOPMENT SERVICES DIVISION



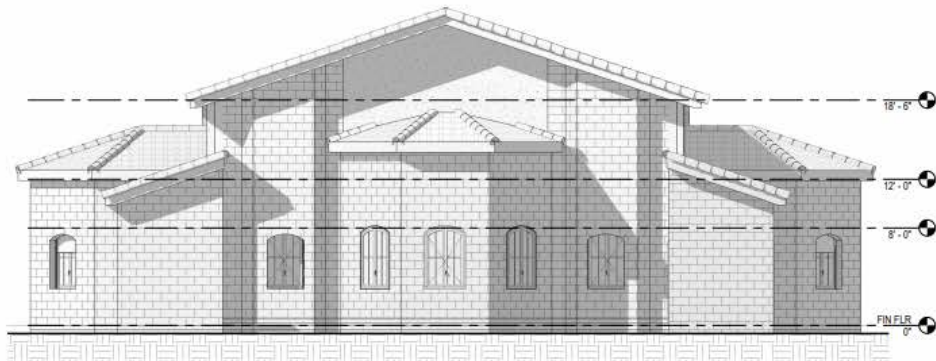
PROJECT # 00000
 10/14/22 16:07:17
GOLDBECK architects LLC
 489 W FALL BROOK AVE STE 106
 FRESNO, CA 93711
 (509) 285-2380
 robin@goldbeckarchitects.com
 C 2047

NO.	DATE	REVISIONS

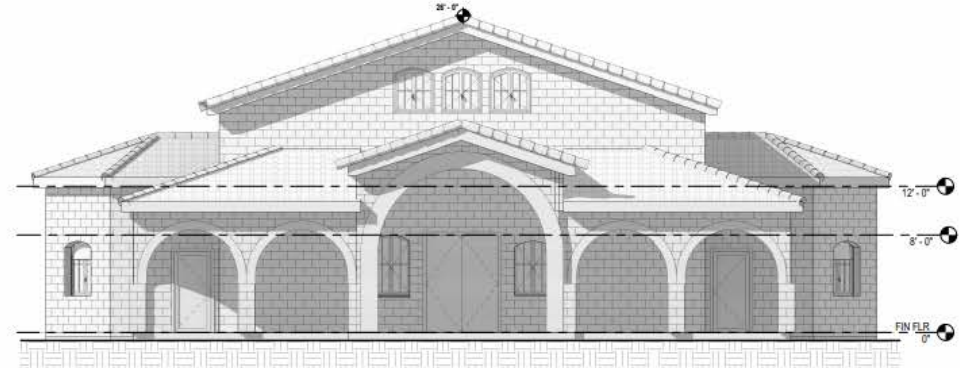
ISSUED BY:
 CHECKED BY:



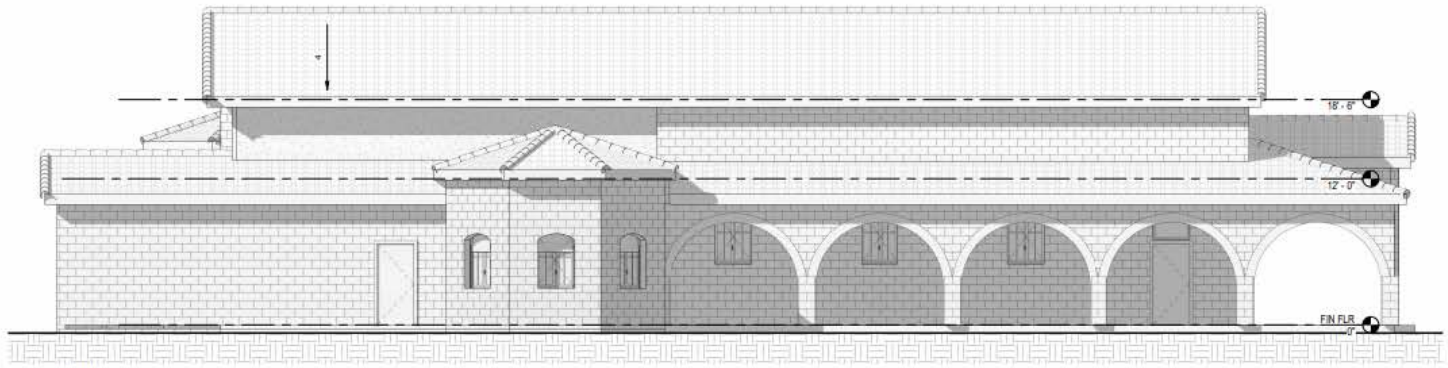
1 SOUTH
 3/16" = 1'-0"



1 EAST
 3/16" = 1'-0"



2 WEST
 3/16" = 1'-0"



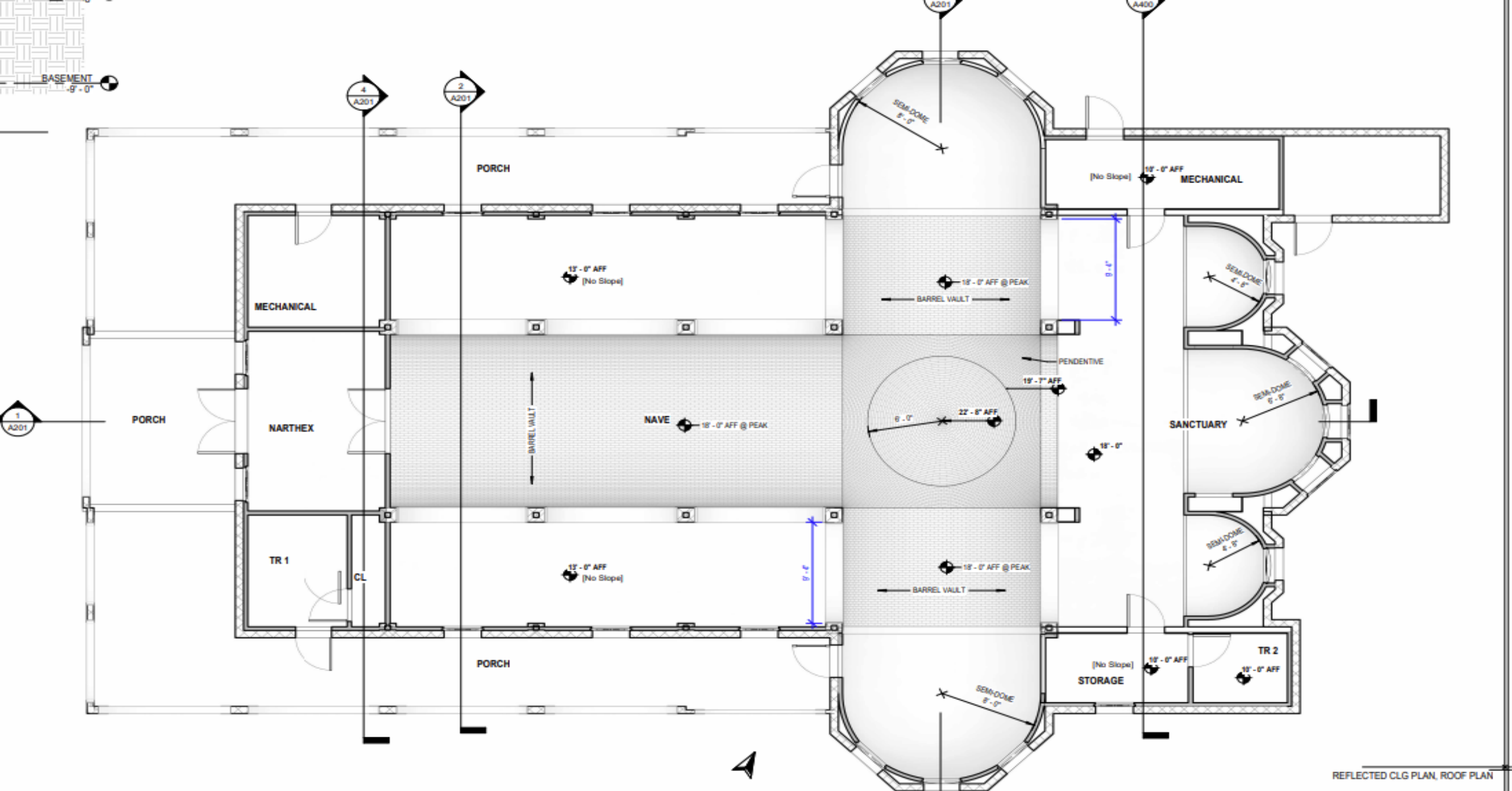
3 NORTH
 3/16" = 1'-0"

- Stucco Finish, Painted
- 2 Face Mission Tile Roof
- 4" x 8" CMU, Spd-Face
- 8" x 16" CMU, Spd-Face
- 2x4 @ 16" oc TYP
- 12" Gyp Bd @ CA Sdk, LING
- 2x6 @ 16" oc TYP
- Stucco Finish @ EXT
- 12" Gyp Bd @ INT

WALL LEGEND
 3/16" = 1'-0"

ELEVATIONS

A200



BASEMENT
9'-0"

4
A201

2
A201

A201

A400

PORCH

MECHANICAL

[No Slope] 15'-0" AFF
MECHANICAL

15'-0" AFF
[No Slope]

15'-0" AFF @ PEAK

BARREL VAULT

SEMI-DOME
4'-0"

PORCH

NARTHES

PENDENTIVE

15'-7" AFF

NAVE 15'-0" AFF @ PEAK

22'-8" AFF

SANCTUARY

SEMI-DOME
6'-0"

TR 1

CL

15'-0" AFF
[No Slope]

15'-0" AFF @ PEAK

BARREL VAULT

SEMI-DOME
4'-0"

PORCH

[No Slope] 15'-0" AFF
STORAGE

TR 2

15'-0" AFF

SEMI-DOME
8'-0"

REFLECTED CLG PLAN, ROOF PLAN

1 CEILING PLAN
3/16" = 1'-0"

A400