



CONCISE ZONING OVERVIEW

Zoning Summary Report

A summary of the zoning regulations that apply to the property.

PROPERTY

Chi-Chi's Mexican Restaurant

2765 West Shaw Avenue, Fresno, CA 93711

PARCEL NUMBER

See Section 2.0

REPORT DATE

October 17, 2013

PREPARED FOR

**XYZ Lending and ABC LLP, To Be Formed
LLC**

REPORT NUMBER

ZW-1003

PREPARED BY

Jane Doe, AICP

ALTA 3.0 & 3.1 compliant

Accepted by Fannie Mae & Freddie Mac

\$3,000,000 GL & E&O

PREPARED BY

Jane Doe, AICP

Planning and Zoning Analyst

QUESTIONS OR REVISIONS

Contact your planning and zoning analyst

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SECTION 1.0

Summary of Zoning Requirements

Findings from the municipality and the survey of record.

1.1 Property Address & Jurisdiction Information

PROPERTY ADDRESS	2765 West Shaw Avenue, Fresno, CA 93711
PROPERTY SIZE	21,570 Sq. Ft. / 0.49 Acres
COUNTY	The County of Fresno, CA
JURISDICTION	The City of Fresno, CA

SOURCE Jennifer K. Clark, Director of Development and Resource Management, The City of Fresno, CA

1.2 Zoning Classification & Permitted Uses

ZONING CODE TYPE	Euclidean Zoning
CURRENT USE	Restaurant PERMITTED
ZONING CLASSIFICATION	C-2 (Community Shopping Center District)
FUTURE USE OF PROPERTY	Restaurant

ADJACENT PROPERTY ZONING CLASSIFICATION

NORTH	C-2 (Community Shopping Center District)
EAST	R-3 (Medium Density Multiple Family Residential District)
SOUTH	R-3 (Medium Density Multiple Family Residential District)
WEST	C-2 (Community Shopping Center District)

SOURCE Jennifer K. Clark, Director of Development and Resource Management, The City of Fresno, CA

SITE HISTORY

1.3 Existing Requirements and Conditions

STANDARD	EXISTING MUNICIPAL REQUIREMENTS	EXISTING PROPERTY CONDITIONS
BUILDING SETBACKS		
Front	10 Ft.	23.48 Ft.
Side(s)	East side: N/A; none required West side: 10 Ft.	East side: 15 Ft. West side: 22 Ft.
Rear	10 Ft.	17 Ft.
LOT DIMENSIONS		
Minimum lot size	N/A; none required	21,570 Sq. Ft. / 0.49 Acres
Density	33% maximum lot coverage	7,259 Sq. Ft. / 21,570 Sq. Ft.
Building height	35 Ft.	15 Ft.
Parking	1 space per 125 Sq. Ft.	7,259 Sq. Ft. / 125 Sq. Ft. = 58 spaces required 28 current spaces (3 accessible)
Landscaping	N/A; none required	N/A; none
Signs	No sign may exceed 120 Sq. Ft. in area No sign may exceed 20 Ft. in height	49 Sq. Ft. 17 Ft.
Accessory buildings	N/A; none required	N/A; none
Additional setbacks or requirements	N/A; none required	N/A; none

SOURCE Jennifer K. Clark, Director of Development and Resource Management, The City of Fresno, CA

1.4 Property Zoning Summary & Comments

The subject property does not meet the requirement for parking spaces. The subject property was originally part of a larger shopping plaza and was subdivided as an outparcel from the rest of the development. The subject property shares a parking lot easement with the larger shopping center property, which is compliant with the parking requirements.

1.5 Sources

MUNICIPAL AND GOVERNMENT JURISDICTIONAL SOURCES	ATTACHMENT SOURCES
Jennifer K. Clark, Director of Development and Resource Management The City of Fresno, CA (559) 621-8003	Survey from Surveyworx, LLC 140-18 Burden Crescent, Suite 905 Briarwood, NY 11435 Job #1003-04 Surveyor: Joe Smith Date of survey: June 1, 2013

For purposes of this report, ZoningWorx has relied on information provided by the above sources.

This report was prepared by Jane Doe, AICP. If you have any questions, please contact Jane Doe directly at (405) 928-9679 ext. 101 or JaneDoe@zoningworx.com.



SECTION 2.0

Legal Description

The legal description of the subject property, from the survey or title commitment.

ATTACHMENT FOLLOWS



SECTION 3.0

Municipal Documents

Zoning verification, permits, approvals and other records obtained from the municipality.

ATTACHMENT FOLLOWS



SECTION 4.0

Certificates of Occupancy

Certificates of occupancy on file for the subject property.

ATTACHMENT FOLLOWS



SECTION 5.0

Zoning Ordinance / Land Development Code

Relevant excerpts of the jurisdiction's zoning ordinance or land development code.

ATTACHMENT FOLLOWS



SECTION 6.0

Applicable Zoning District

District regulations for the property's zoning classification.

ATTACHMENT FOLLOWS



SECTION 7.0

Off-Street Parking Requirements

Parking and loading regulations applied in this report.

ATTACHMENT FOLLOWS



SECTION 8.0

Provisions for Non-Compliance / Non-Conformities

Code provisions governing nonconforming uses, structures and lots.

ATTACHMENT FOLLOWS



SECTION 9.0

Definitions

Code definitions for the terms used in this report.

ATTACHMENT FOLLOWS



SECTION 10.0

Zoning Map

Zoning map showing the subject property and surrounding districts.

ATTACHMENT FOLLOWS



SECTION 11.0

Neighborhood Plan

Comprehensive or neighborhood plan excerpts covering the subject property.

ATTACHMENT FOLLOWS