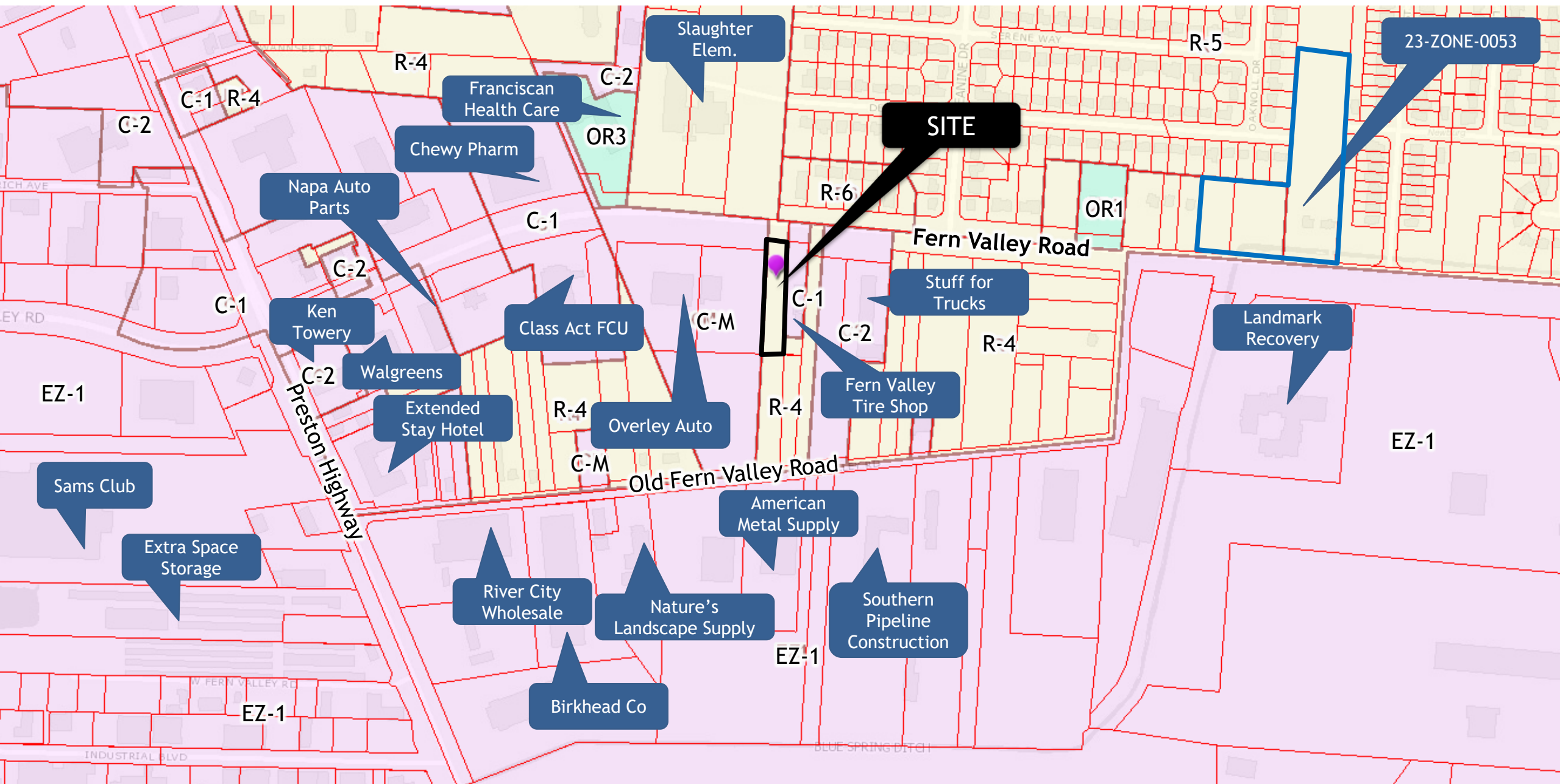
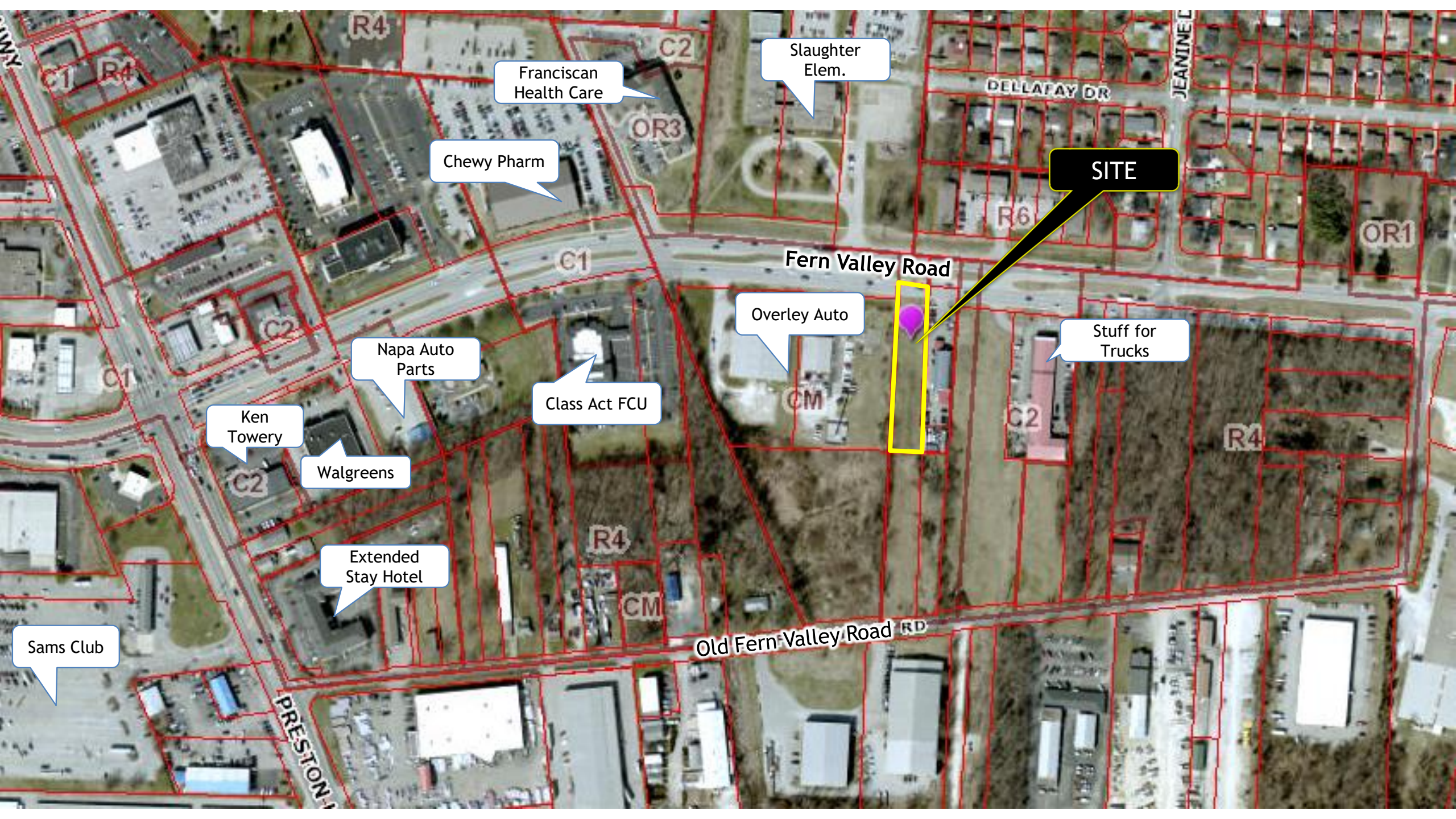


Docket No. 23-ZONE-0026

Zone change from R-4 to C-2 to allow a  
contractor's shop on property located at  
3902 Fern Valley Road





Franciscan Health Care

Slaughter Elem.

Chewy Pharm

**SITE**

Fern Valley Road

Overley Auto

Stuff for Trucks

Napa Auto Parts

Class Act FCU

Ken Towery

Walgreens

Extended Stay Hotel

Sams Club

DELLAFAY DR

JEANINE L

Old Fern Valley Road RD

PRESTON L



SITE

Fern Valley Road

C1

R6

CM

C2

R4

Showing neighboring plan-certain sites



Showing neighboring plan-certain sites with neighboring development plans

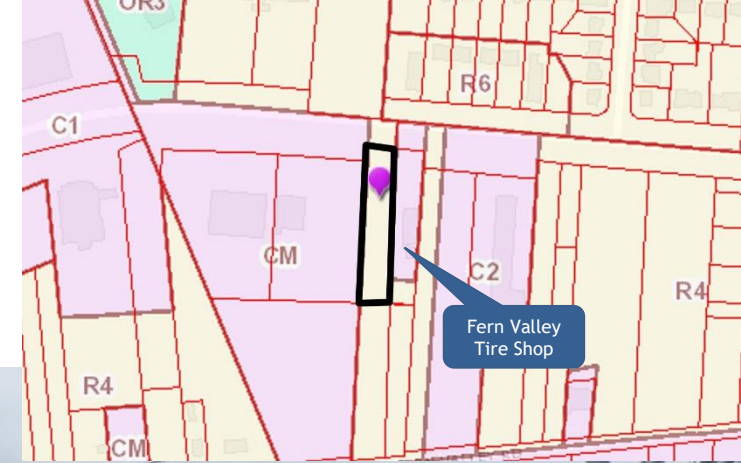




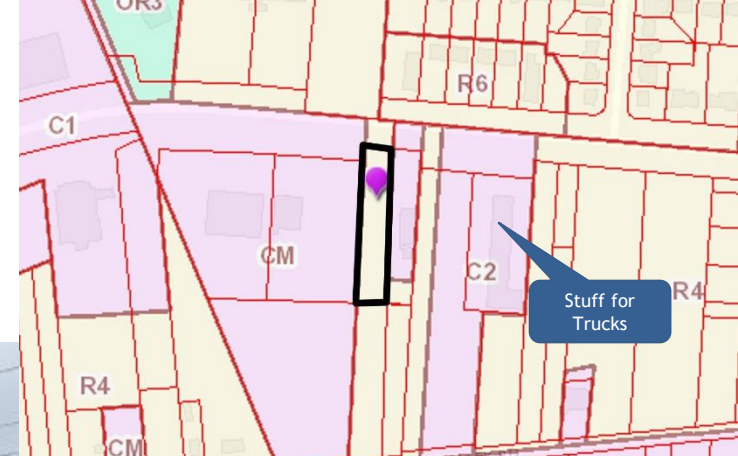
Fern Valley Road looking east. Site is to the right.



View of adjoining property, Overlay Automotive located at 3800 Fern Valley Road, to the west of the site.



View of adjoining property, Fern Valley Tire Shop located at 3906 Fern Valley Road, to the east of the site.

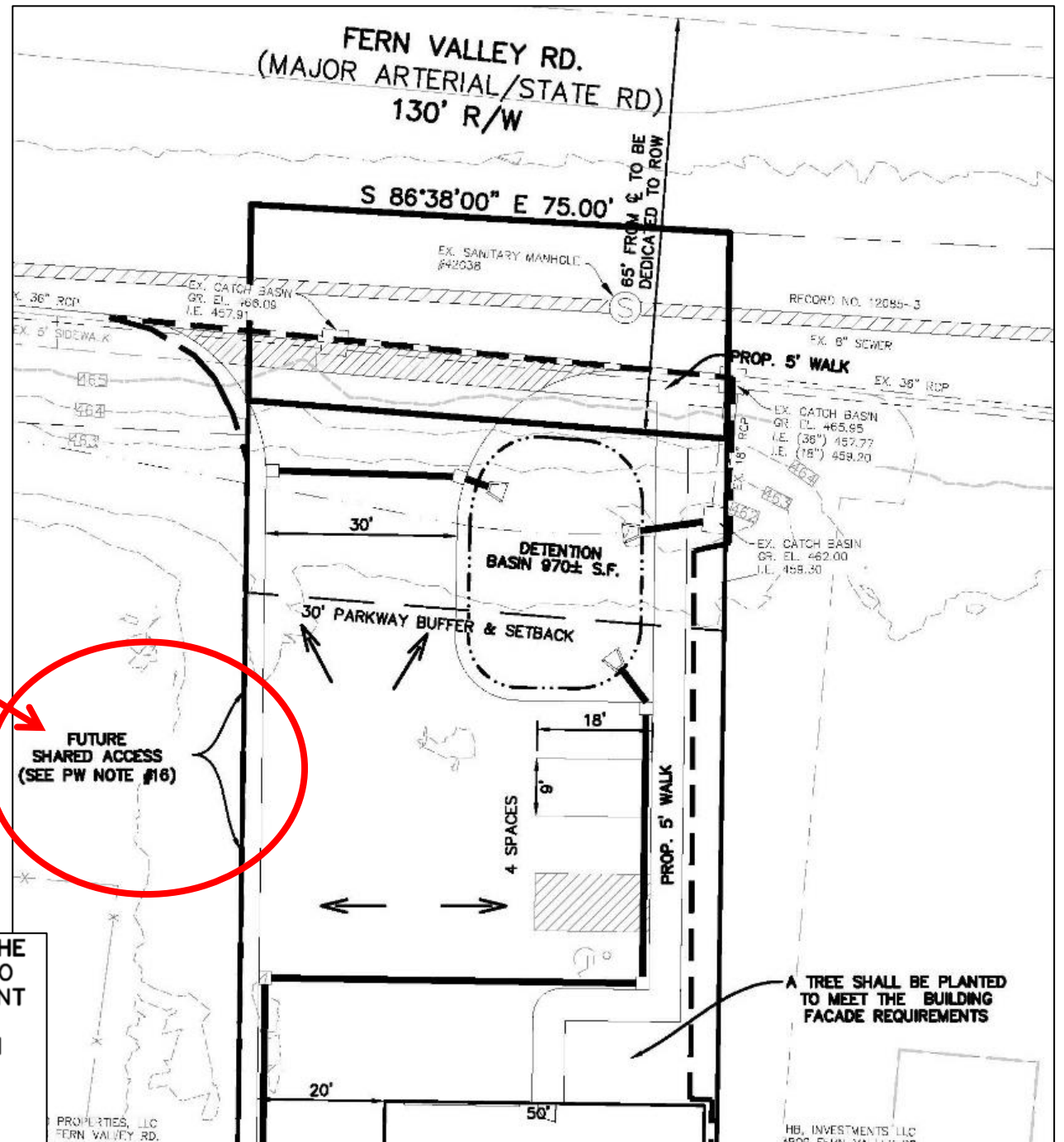
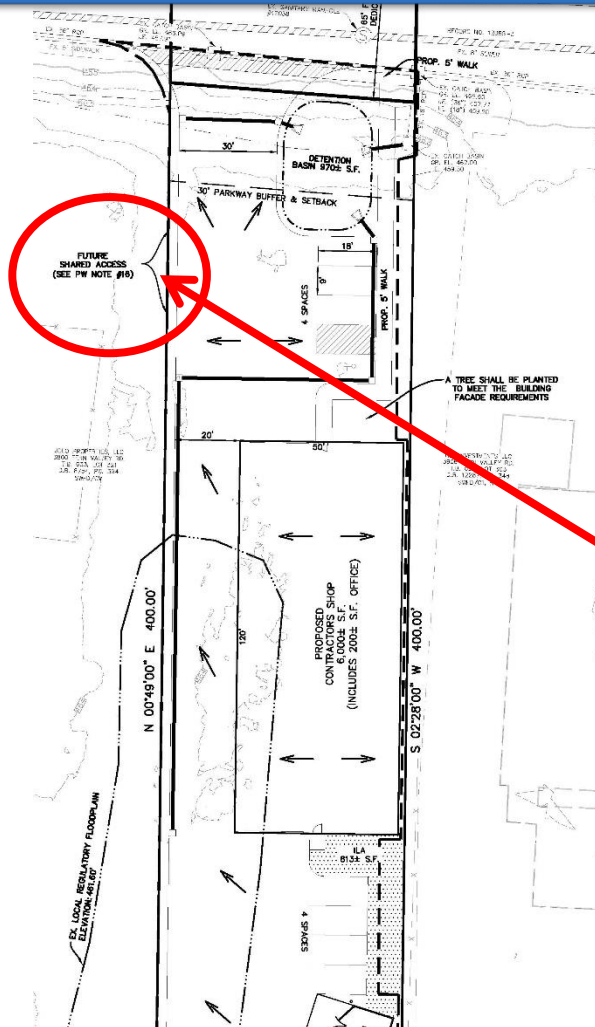


View of adjoining property, Stuff for Trucks located at 3912 Fern Valley Road, to the east of the site.

# Proposed Development Plan

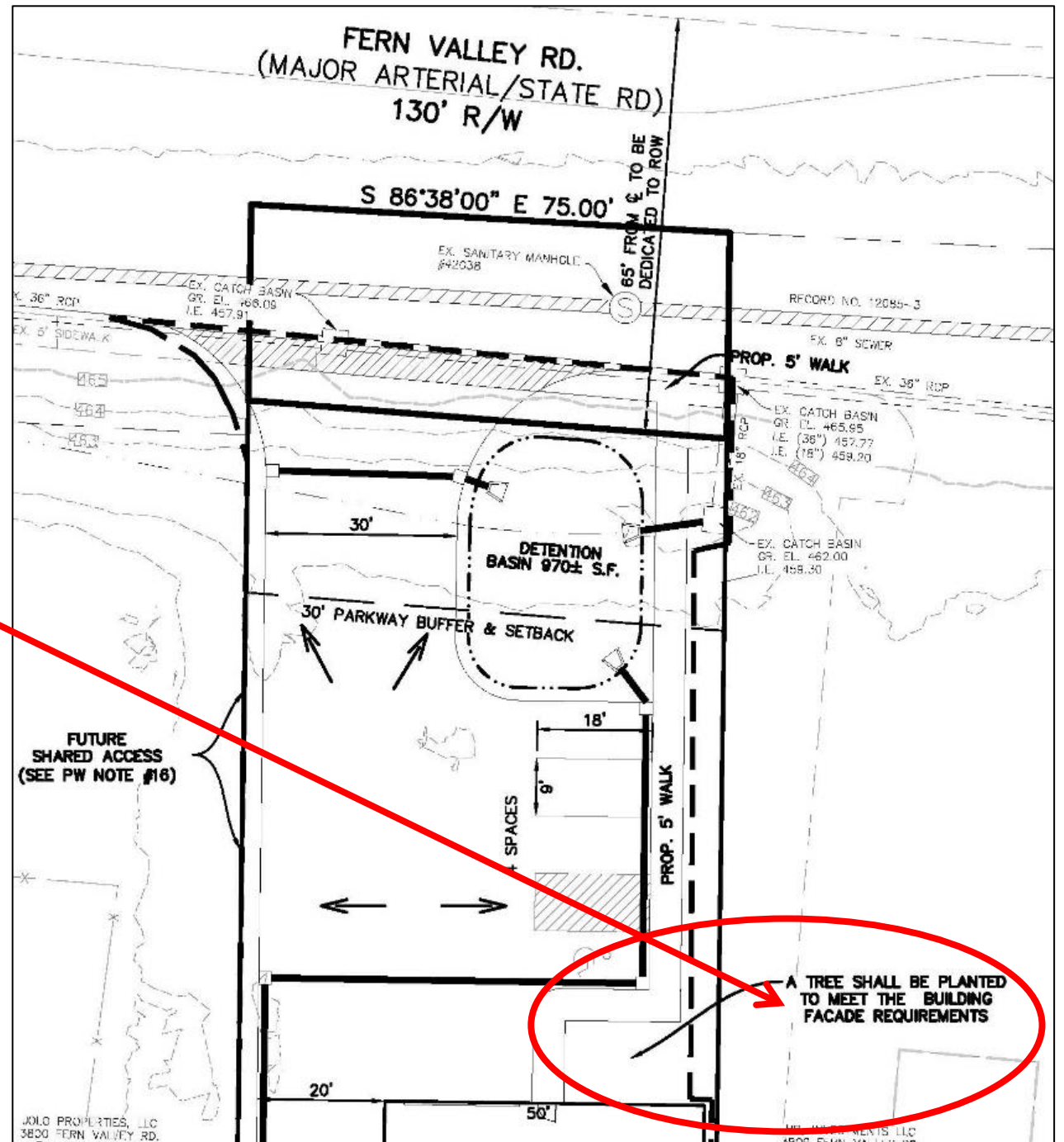
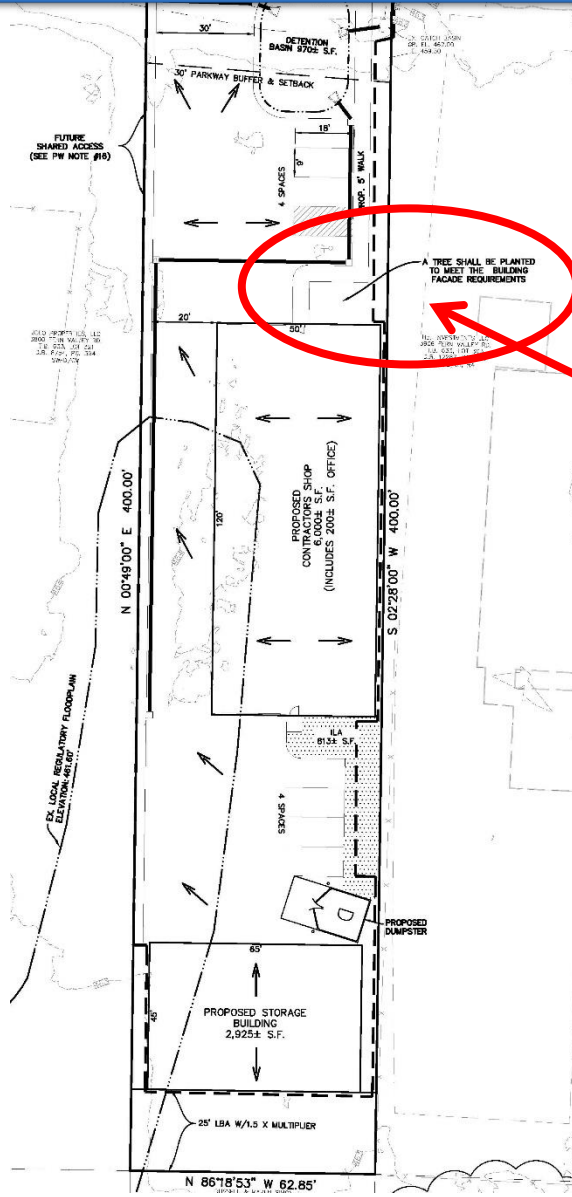


# Future shared access to the west

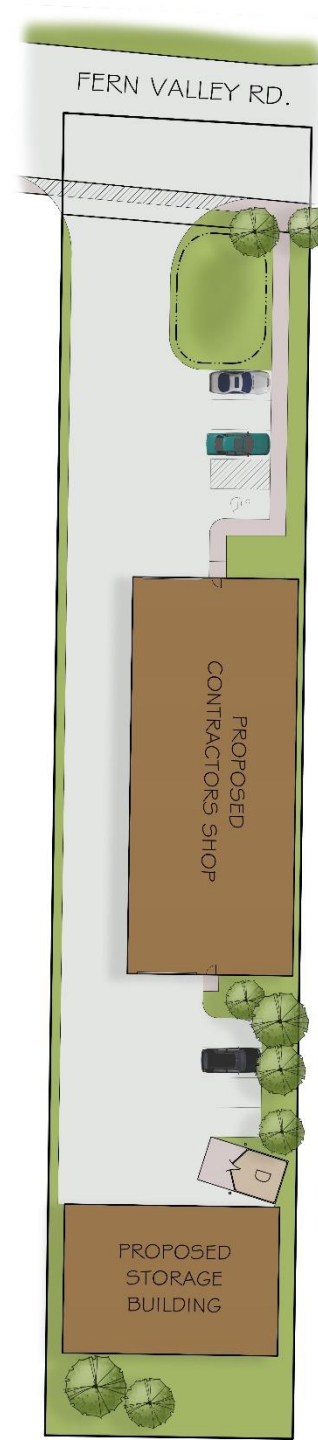


16. UPON DEVELOPMENT OR REDEVELOPMENT OF THE ADJACENT PROPERTY TO THE WEST, A UNIFIED ACCESS AND CIRCULATION SYSTEM SHALL BE DEVELOPED TO REDUCE THE NUMBER OF CURB CUTS AND PROVIDE FOR VEHICULAR MOVEMENT THROUGHOUT ADJACENT SITES AS DETERMINED APPROPRIATE BY THE DEPARTMENT OF PUBLIC WORKS. A CROSS ACCESS AGREEMENT TO RUN WITH THE LAND AND IN A FORM ACCEPTABLE TO PLANNING COMMISSION LEGAL COUNSEL SHALL BE RECORDED PRIOR TO THE TIME OF CONSTRUCTION APPROVAL FOR THE ADJACENT PROPERTY TO BE DEVELOPED.

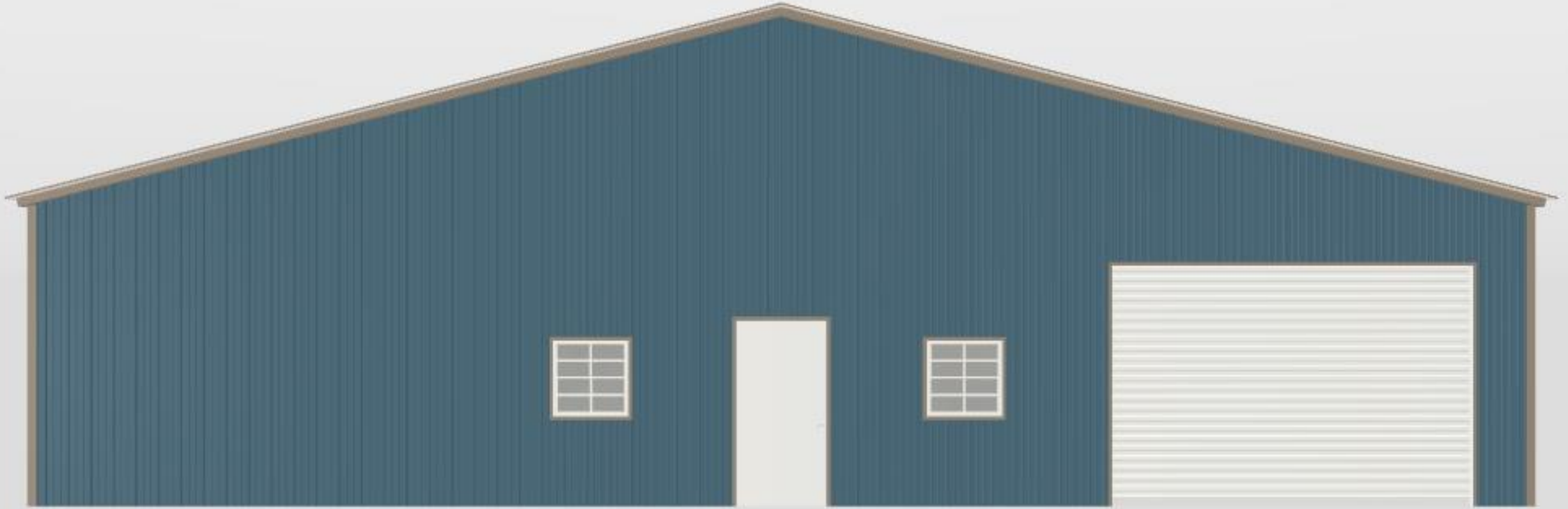
# Proposed tree plantings in accordance with proposed Binding Element #6



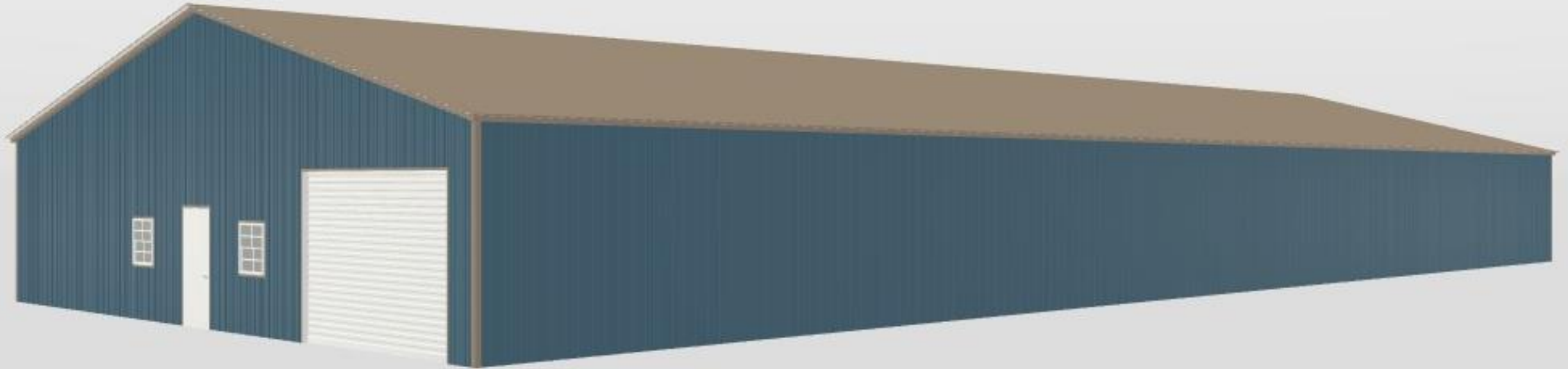
# Proposed Development Plan



## Proposed Elevation



## Proposed Elevation



Questions?

