

Master Application Form

#: ANX-17.007 / R.17.015

Check all that apply:

☐ Plan Amendment	☐ Site Plan Review	☐ Amendment	☐ Major	☐ Minor
☒ Rezone	☐ Variance	☐ Revised Exhibit	☐ Major	☐ Minor
☐ Conditional Use Permit	☐ Minor Deviation	☐ Easement Encroachment		
☐ Tentative Tract Map	☐ Tentative Parcel Map	☐ Lot Line Adjustment		
☐ Voluntary Parcel Merger	☐ Fresno Green Project	☐ Public Art Project		
☒ Annexation	☐ Other:			

Project Name: Belmont-180 Building

Project Address: 6222, 6252, 6262 E. Belmont Avenue A.P.N. 310-120-38, 36, 40

Size of Site: _____ Sq. Ft. 1.86 Ac. Historical Project? (Building on registry and/or over 50 yrs. old) no

Project Description (attach additional pages if necessary):

Proposed pre-zone and annexation for 25,000 sf single story office-warehouse building, with a loading dock and approximately 35 parking stalls.

Zoning Designation: None to BP General Plan Designation: PLU: cbp

List all previously approved and/or pending entitlements, associated with this project/site (provide application number(s), if available):

Please read carefully before signing or filing.

Submission of this application does not imply approval of this permit by the Planning and Development Department. Application approval will become null and void if it is determined that approval was based on omissions or inaccurate information submitted by the applicant.

PRIMARY CONTACT, check all that apply

☒ Applicant ☒ Owner ☐ Other

Name: Mike Pickett Signature: [Signature]

Company/Organization: Don Pickett & Associates, Inc.

Address: 7395 N Palm Bluffs Ave City: Fresno Zip: 93711

Email: mike@donpickett.com; nick@donpickett.com Phone: 559-431-3535

Check all that apply ☐ Applicant ☐ Owner ☐ Other

Name: _____ Signature: _____

Company/Organization: _____

Address: _____ City: _____ Zip: _____

Email: _____ Phone: _____

Check all that apply ☐ Applicant ☐ Owner ☐ Other

Name: _____ Signature: _____

Company/Organization: _____

Address: _____ City: _____ Zip: _____

Email: _____ Phone: _____

Note: This application will not be accepted for processing without the mandatory attachments. Please see the corresponding **Application Submittal Requirements** for the checklist(s) of required documents.

FOR INTERNAL USE ONLY

DEVELOPMENT PARTNERSHIP CENTER			
Received By:	<u>BB</u>	Date:	<u>9.1.17</u>
Verification By:		Date:	<u>Level 4</u>
Application Fee:		EA Fee:	<u>\$3634</u>
PZ No:	<u>17.01000007</u>	Zone District:	<u>N/A to BP</u>

Environmental Assessment Application

1. APPLICANT'S NAME: <u>Mike Pickett</u> ADDRESS: <u>7395 N Palm Bluffs Ave, 1</u> CITY & ZIP: <u>Fresno, CA</u> TELEPHONE: <u>559-431-3535</u> EMAIL: <u>mike@donpickett.com</u> SIGNATURE: <u></u>	2. CONSULTANT'S NAME: _____ ADDRESS: _____ CITY & ZIP: _____ TELEPHONE: _____ EMAIL: _____ SIGNATURE: _____
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Applicant's Consultant (if any) will only be sent a copy of the completed environmental findings. If box is checked, the applicant will also be sent a copy ☐

3. DESCRIPTION OF PROPOSED PROJECT:

3a. Narrative Description – Describe outstanding characteristics, including architectural characteristics, type of construction, number of stories, activities resulting from the proposed project and other major features:

25,000 S.F. single story office-warehouse building, with loading dock and approx. 35 parking stalls.

3b. Area of Parcel: 1.86 Acres or Square Feet _____

3c. Proposed Project is located on the: North (side of) Belmont
between Fowler and Armstrong

Street Address: 6222 and 6252 E Belmont Ave

3d. Existing Zoning: _____ 3e. Assessor's Parcel Number: 310-120-36, 38, 40

3f. Related entitlement (indicate by ☐)

- ☒ Rezoning: Proposed Zone(s) _____
- ☐ Tentative Tract Map; if known, TT Map No. _____
- ☐ Site Plan Review _____
- ☐ Conditional Use Permit _____
- ☐ Parcel Map _____
- ☐ Other, Identify: _____

4. IF RESIDENTIAL USE is proposed, number of dwelling units: _____

5. IF NON-RESIDENTIAL USE is proposed, identity: Office/Warehouse

5a. Non-residential Floor area: 25,000

5b. Estimated total number of employees: 20

5c. Total Number of off-street parking spaces provided: 35

FOR STAFF USE ONLY

PLANNING & DEVELOPMENT DEPARTMENT – CITY OF FRESNO

Application No. ANX-17-007 / R-17-015
Date: 9-1-17
P & Z No. 17-01000007 / 17-30000015
Received By: _____

6. If this project involves a Site Plan Review and/or rezoning for an industrial use, describe in detail the use intended (such as sheet metal fabrication, auto body painting, warehouse, meat packing, frozen food processing, truck trailer assembly, etc.):

Proposed project to include any applicable by-right uses per Chapter 15 of the City of Fresno Municipal Code.

7. Identify probable sources of noise generated by the proposed project that affect the surrounding area. If noise is considered moderate or severe, describe measures to be taken to reduce the effect.

Unknown at this time.

8. Describe known sources of noise in the vicinity that may impinge upon the proposed project site:

Traffic noise from SR-180 may impinge upon the proposed project site.

9. Describe other characteristics of the proposed project that will cause smoke, odors, or gases:

Unknown at this time.

10. Describe existing structures on the site and other site characteristics:

Existing site is undeveloped.

11. Describe the existing use of the site and other site characteristics:

Existing site is undeveloped.

12. Adjoining Land Uses: (Example: North – new single story apartments)

North SR-180

South Industrial

East Undeveloped

West SFR

13. Is the proposed project site within 200 yards of an existing or proposed freeway? ☒ Yes ☐ No;
Within 200 yards of a railroad? ☐ Yes ☒ No

14. It is the applicant's opinion that significant adverse effects on the environment ☐ will ☒ will not result from the proposed project.

15. Other comments or information. Attach additional sheets if necessary.



DON PICKETT & ASSOCIATES, INC.
DEVELOP • DESIGN • BUILD

September 1, 2017

City of Fresno
Development Department
2600 Fresno Street, 3rd Floor
Fresno, CA 93721

RE: Operational Statement

Site Address:	6222 & 6252 E. Belmont Ave.
APN:	310-120-36, 38, 40
Acreage to be Rezoned:	1.86
General Planned Land Use:	cbp (Commercial Business Park)
Existing Zoning:	None
Proposed Zoning:	BP (Employment – Business Park)
Community Plan:	McLane
Specific Plan:	FYI
Redevelopment Plan:	n/a

Proposed Future use:

25,000 S.F. single story office-warehouse building, with loading dock and approx. 35 parking stalls. The pre-zone will complement the industrial growth to the immediate south of Belmont, with close access to Highway 180, in congruence with Fresno's General Plan. Efforts have been made by City of Fresno DARM staff to notify neighbors of the advantages of annexation.

Sincerely,

Nicholas Crawford
Don Pickett & Associates, Inc.
559-431-3535
nick@donpickett.com