



# City of Clovis

Department of Planning and Development Services  
CITY HALL · 1033 FIFTH STREET · CLOVIS, CA 93612

## FINDINGS OF FACT

Section 65906 of the State Planning Law states that: Variance from the terms of the zoning ordinance shall be granted only when, because of special circumstances applicable to the property, including size, shape, topography, location of surroundings, the strict application of the zoning ordinance deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification.

The Clovis City Code requires that before a VARIANCE may be granted, the applicant must show by statements, plans and other evidence, the following:

*Finding 1:* There are exceptional or extraordinary circumstances or conditions applicable to the property involved which do not apply generally to other properties in the vicinity having the identical zoning classification.

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*Finding 2:* Such variance is necessary for the preservation and enjoyment of a substantial property right of the applicant, which right is possessed by other property owners under like conditions in the vicinity having identical zoning classification.

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*Finding 3:* The granting of the variance will not be materially detrimental to the public welfare or injurious to property and improvements in the vicinity of which the property is located.

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*Finding 4:* The granting of such variance will not be contrary to the objectives of the General Plan.

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***Questions regarding this or any other Planning Application should be directed to Planning Division Staff.***