



County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING
STEVEN E. WHITE, DIRECTOR

August 13, 2018

Billy Wells
10072 N. Ponderosa Drive
Fresno CA 93720

Dear Applicant:

Subject: Resolution No. 12725 – Tentative Tract No. 5050
(Third One-Year Time Extension)

On July 26, 2018, the Fresno County Planning Commission granted your extension request. A copy of the Planning Commission Resolution is enclosed.

If you have any questions, please contact me at jshaw@fresnocountyca.gov or at 559-600-4207.

Sincerely,

Jeremy Shaw, Planner
Development Services and Capital Projects Division

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Enclosure



Inter Office Memo

DATE: July 26, 2018
TO: Board of Supervisors
FROM: Planning Commission
SUBJECT: RESOLUTION NO. 12725 – THIRD ONE-YEAR TIME EXTENSION FOR TENTATIVE TRACT NO. 5050

APPLICANT/
OWNER: Billy Wells

REQUEST: Grant the third one-year time extension to exercise Tentative Tract Map No. 5050, which authorizes the division of a 22.84-acre parcel into 50 single-family residential lots with a minimum lot size of 2,262 square feet, in the R-1-B(c) (Single-Family Residential, 12,500 square-foot minimum parcel size, Conditional) Zone District.

LOCATION: The subject property is located on the west side of State Route 168 (Tollhouse Road) between Hillcrest Road and Sunset Vista Lane, within the unincorporated community of Shaver Lake (Sup. Dist. 5) (APN 130-031-46).

PLANNING COMMISSION ACTION:

At its hearing of July 26, 2018, the Commission, after pulling this item from its Consent Agenda, considered the Staff Report and testimony (summarized in Exhibit A) . The item was pulled from the Consent Agenda for discussion by Chairman Abrahamian after reviewing a letter of opposition, and following discussion regarding one letter in opposition to the request, response from County Staff, and testimony from the Applicant's representative, a motion was made by Commissioner Lawson and seconded by Commissioner Eubanks to approve the requested one-year time extension for Tentative Tract No. 5050.

EXHIBIT "A"

Tentative Tract Map Application No. 5050
Third One-Year Time Extension

Staff: After pulling the item from the Consent Agenda, the Fresno County Planning Commission received clarification from staff regarding sewer and water system availability for the tentative tract.

Applicant: The Applicant's representative provided the following information regarding the time extension:

- The economy has turned around; however, it is not at a point where the Applicant can complete the final map.
- The concerns related to water, sewer, and road access which will be addressed during the final map review.

Others: No other individuals presented information in support of or in opposition to the application.

Correspondence: One letter was presented to the Planning Commission in opposition to the time extension request expressing concern with sewer system capacity.

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