



Inter Office Memo

DATE: January 14, 2016
TO: Board of Supervisors
FROM: Planning Commission
SUBJECT: RESOLUTION NO. 12550 – FIFTH ONE-YEAR TIME EXTENSION FOR VESTING TENTATIVE TRACT MAP NO. 4976

APPLICANT/
OWNER:

Grantor Real Estate Investments, LLC

REQUEST:

Grant a fifth one-year time extension to exercise Vesting Tentative Tract Map No. 4976, which authorized the division of approximately 55 acres into 184 residential lots with a minimum lot size of 7,150 square feet in the R-1-B(c) (Single-Family Residential, 12,500 square-foot minimum parcel size, Conditional) and R-E(c) (Recreational, Conditional) Zone Districts. Due to a 20.23-acre portion of the project site having been previously acquired for school development purposes, Vesting Tentative Tract Map No. 4976 is currently limited to 119 residential lots on the remaining 34.99 acres of land.

LOCATION:

The project site is located on the south side of Millerton Road between the Brighton Crest Subdivision and the Friant-Kern Canal, approximately one and one-half miles east of the unincorporated community of Friant (APN: 300-542-05).

PLANNING COMMISSION ACTION:

At its hearing of January 14, 2016, the Commission, as part of its Consent Agenda, considered the Staff Report and determined that the requested one-year time extension was warranted.

A motion was then made by Commissioner Borba and seconded by Commissioner Lawson to approve the requested one-year time extension for Vesting Tentative Tract Map No. 4976.

RESOLUTION # 12550

This motion passed on the following vote:

VOTING:	Yes:	Commissioners Borba, Lawson, Abrahamian, Chatha, Egan, Mendes, Rocca, Woolf and Zadourian
	No:	None
	Absent:	None
	Abstain:	None

ALAN WEAVER, DIRECTOR
 Department of Public Works and Planning
 Secretary-Fresno County Planning Commission

By: 

 William M. Kettler, Manager
 Development Services Division

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NOTE: This is the fifth discretionary time extension for Vesting Tentative Tract Map No. 4976. Approval of this time extension will extend the expiration date of Vesting Tentative Tract Map No. 4976 to December 20, 2016. It is noted that Vesting Tentative Tract Map No. 4976 may qualify for a two-year time extension granted by Assembly Bill (AB) 1303 if the next time extension application is filed at least 90-days prior to December 20, 2016.



County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING
ALAN WEAVER, DIRECTOR

February 3, 2016

Grantor Real Estate Investments, LLC
1396 W. Herndon #101
Fresno CA 93711

Dear Applicant:

Subject: Resolution No. 12550 – Vesting Tentative Tract No. 4976
(Fifth One-Year Time Extension)

On January 14, 2016, 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 dchambers@co.fresno.ca.us or at 559-600-4205.

Sincerely,

Derek Chambers, Planner
Development Services Division

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Enclosure