City of Visalia Subdivisions With Activity

The following table lists the names and information related to Tentative Subdivision Map applications received by the City of Visalia. Unless otherwise specified, all maps have received approval by the Visalia Planning Commission on the date of public hearing. This list shall be used only for the informational purpose of describing tentative subdivision map applications received by the City. The list does not represent numbers of final lots recorded, phases of maps recorded, and/or building permits issued in relation to each Tentative Subdivision map application. This list is not guaranteed to be comprehensive or error-free.

SBDN. NO.	REC NO.	NAME	APN	GENERAL LOCATION	Quadrant	Zoning Designations	Ac	Total # Lots	# Single-family Detatched D.U.'s	# Multi-family Attatched D.U.'s	APPLICANT	Application Received	Planning Commission Hearing
5427	S043-036	Oakglen Estates Tentative Subdivision Map #5427	103-120-07	The site is located on the north side of Douglas Avenue approximatley 400 feet east of McAuliff Street	NE	R-1-6	5.00	16	16	0	Mandean Harding Living Trust (California Planning & Engineering, Agent)	8/26/03	11/10/03
5454	S043-035; S043-031; S043-028; S043-022; S042-025	Eagle Creek Vesting Teneative Subdivision Map	077-100-20, 32, 50	This site is located at the southwest corner of Ferguson Avenue and Roeben Street.	NW	R-1-6	83.00	272	272	0	Mc Millin Homes	6/14/04	8/23/04
5492	S043-034; S043-033; S043-026; S042-075	Woodside Sousa Property Tentative Subdivision Map 5492	127-030-026	This site is located on the south of Walnut Avenue, east of McAuliff Street, outside of the current City boundaries	SE	R-1-6	53.00	256	256	0	Branum Group, Inc.	7/8/05	9/26/05
5481	S043-033; S043-024; S042-080	Luisi Ranch Tentative Subdivision Map 5481	089-020-006, 007	This site is located on the east side of Demaree Street between Ferguson Avenue and Houston Avenue	NW	R-1-6	73.49	278	278	0	Mangano Homes	3/8/05	8/22/05
5461	S043-030; S043-023; S043-006; S041-080	Pheasant Ridge Vesting Tentative Subdivision Map	77-100-32, 67	This site is located on the southeast corner of Riggin Avenue and Shirk Street.	NW	R-1-6	108.00	307	307	0	McMillin Homes, applicant Quad Knopf agent	7/13/04	10/11/04
5487	S043-025	Los Gatos Tentative Subdivision Map 5487	077-180-005	This site is located on the east side of Linwood Street, approximatly 800 feet south of Riggin Avenue	NW	R-1-6	6.42	10	10	0	Tony Peters (Neil Zerlang, agent)	6/6/05	12/12/05
5538	S043-001	Pinkham Ranch Tentative Subdivision Map No. 5538	126-230-046	The site is located on the west side of Pinkham St. approximately 200 ft. south of Laura Ave.	SE	R-1-6	4.33	18	18	0	Andy Vaccaro Jr.		3/24/08

5497	S042-083	Valley Oak Tentative Subdivision Map 5497	119-540-017, 119-620-008	This site is located on the southeast corner of Shirk Road and Walnut Avenue, in unincorporated Tulare County	SW	R-A	19.20	28	28	0	Forester, Weber & Assoc.	7/26/05	12/12/05
5458	S042-070; S042-039; S042-004	Shannon Ranch 2 Vesting Tentative Subdivision Map	078-010-11	This site is located on the north side of Riggin Avenue, between County Center and Mooney Boulevard	NW	R-1-6	159.00	454	454	0	Centex Homes	7/2/04	9/13/04
5494	S042-063	Park Place Unit 4 Tentative Subdivision Map 5494	126-012-069	This site is located approximately 400 feet west of Lovers Lane, between Caldwell Avenue and Sunnyside Avenue	SE	R-M-2	4.10	16	0	47	Centex Homes (Quad Knopf, agent)	7/5/05	2/13/06
5502	S042-058	Ashley Grove Unit 12 Vesting Tentative Subdivision Map 5502	089-010-002	The site is located on the west side of Mooney Boulevard, between Riggin and Ferguson Avenue.	NW	R-M-3	7.63	118	0	118	Quad Knopf, Inc.	8/18/05	2/27/06
5466	S042-051	Riverwood Vesting Tentative Subdivision Map 5466	103-130-039	This site is located on the northeast corner of Mineral King Avenue and McAuliff Street	NE	R-1-6, R-M-2	80.00	288	239	98	Centex Homes	7/14/04	11/22/04
5373	S042-050	Riverbend Village, Units 2 thru 11 Subdivision Map	091-010-25, 26, 28, 30	State Highway 63 between Riggin Avenue and Houston Avenue	NE		66.4	239			Riverbend Investments; QUAD, agent	6/6/00	7/10/00
5480	S042-045	Hall Estates Tentative Subdivision Map 5480	127-030-014	This site is located at the northeast corner of Lovers Lane and Cherry Avenue	SE	R-1-6	9.42	30	30	0	Darco Group (Forester, Weber & Assoc., agent)	3/7/05	5/23/05
5440	S042-044	Four Creeks Estates II Vesting Tentative Subdivision Map	091-060-16	The site is located on the east side of Burke Street, at Buena Vista Avenue.	NE	R-1-6	18.30	86	86	0	Mellogold Development, Applicant; California Planning and Engineering Corporation, Agent	2/11/04	4/26/04
5495	S042-043	Quail River Vesting Tentative Subdivision Map 5495	127-030-004, 025, 033, 034	This site is located on Walnut Avenue, between Lovers Lane and Road 148. APN: 127-030-004, 025, 033, 034	SE	R-1-6, R-M-3	67.32	324	323	146	Quad Knopf	7/15/05	10/24/05
5422	S042-034; S041-098	Sterling Oaks Tenetative Subdivision Map	089-010-09, 089-010-10	located on the Southwest corner of Riggin Avenue and Demaree Street	NW	R-1-6	83.00	208	208	0	Mangano Homes	6/23/03	9/22/03
5498	S042-030	Ashley Grove Units 13 Vesting Tentative Subdivision Map 5498	089-010-002	This site is located on the north west corner of Ferguson Avenue and Mooney Boulevard	NW	R-1-6	28.96	118	118	0	Quad Knopf, Inc.	8/5/05	10/10/05

5493	S042-029	Sequoia Crossing Tentative Subdivision Map 5493	119-007-041(portion of)	This site is located on the southeast corner of Akers Street and Caldwell Avenue	SW	R-1-6	18.20	86	86	0	Mangano Homes	7/5/05	9/12/05
5459	S042-028; S041-055	Silver Oaks Tentative Subdivision Map	077-080-12	This site is located on the southwest corner of Demaree Street and Ferguson Avenue.	NW	R-1-6	79.00	258	258	0	Mangano Homes	7/21/04	9/27/04
5436	S042-024	Country Club Estates Vesting Tentative Subdivision Map	089-030-11,12,21	This site is located on the south side of Huston Avenue between Demaree Street and Mooney .	NW	R-1-6	134.00	371	371	0	California Planning and Engineering Aplicant	2/12/04	3/22/04
5462	S042-002	Valley Palms Vesting Tentative Subdivision Map	077-180-015	This site is located on the south side of Riggin Avenue, approximately 1000 feet west of Demaree Street.	NW	R-1-6	16.20	36	36	0	Central Valley Developers, applicant; Quad Knopf, agent	8/13/04	10/25/04
5465	S041-090	Madison Heights Tentative Subdivision Map 5465	103-180-46	This site is located on the north side of Roosevelt Avenue, at Velic Street.	NE	R-1-6	4.20	17	17	0	Albert Sandoval	7/29/04	10/25/04
5468	S041-089; S041-054	Ashley Grove Units 10-11 Vesting Tentative Subdivision Map 5468	089-010-002	This site is located on the southwest corner of Riggin Avenue and Mooney Boulevard.	NW	R-1-6, R-M-3	77.50	157	140	0	Smee Builders (Quad Knopf, agent)	10/1/04	1/24/05
5479	S041-080	Stonegate Estates Tentative Subdivision Map 5479	085-020-029	This site is located on the east side of Shirk Street, 500 feet north of Hurley Avenue	NW	R-A	4.81	8	8	0	Linda Tolbert (Branum Group, agent)	2/28/05	5/9/05
5464	S041-071	Avalon Vesting Tentative Subdivision Map	077-060-25, 26	This site is located on the northwest corner of Riggin Avenue and Demaree Street.	NW	R-1-6	28.30	186	186	0	Centex Homes (Quad Knopf, agent)	7/14/04	10/11/04
5424	S041-049	Ashley Grove Tentative Subdivision Map	089-010-09	The site is located on the east side of Demaree Street, between Ferguson Avenue and Riggin Avenue	NW	R-1-6, R-M-2, R-M-3	178.00	356	278	320	Carol Nickel (Quad Knopf) Agent	7/11/03	9/22/03
5429	S041-040	Riggin Ranch Tentative Subdivision Map # 5429	077-170-05,06	The site is located on the southwest corner of Riggin Avenue and Linwood Street	NW	R-1-6	20.00	33	33	0	Nicholas and Nancy Volosin	9/15/03	11/24/03
5472	S041-025	Park West No. 7 , Phases 3 Vesting Tentative Subdivision Map 5472	122-183-011	This site is located along the Stevenson Street alignment, between LaVida Avenue and Dorothea Avenue.	SE	R-1-6	2.60	10	10	0	Gipson Realty (Forester, Weber & Associates, agent)	11/30/04	2/15/05
5433	S041-021	Sunrise Park Vesting Tentative Subdivision Map # 5433	126-012-04	The site is located on the southwess corner of Pinkham Street and K Road	SE	R-1-6	5.00	19	19	0	Gregory M. Jackson, Forrester, Weber & Assc., Agent	10/31/03	1/12/04

5457	S041-015	Luisi Subdivision Vesting Tentative Map	090-010-07, 18	This site is located alogn the Ferguson Avenue alignment, between Mooney Blvd. and Giddings Street.	NW	R-1-6, R-M-2	57.00	244	244	0	Sam Sciacca (Quad Knopf, Agent)	7/2/04	10/11/04
5446	S041-010	Oak Meadow Estates No. 5 Tentative Subdivision Map	119-620-09, 10, 13, 14, 15	The Site is located at the southwest corner of Savannah Street and Mary Court.	SW	R-1-6	5.00	10	10	0	Terra Development Corp., Applicant; Forester, Weber and Associates, Agent	4/12/04	6/14/04
5444	S041-006	Estates at Bella Sera Tentative Subdivision Map	077-080-31	This site is located on the northeast corner of Akers and Goshen Avenue.	NW	R-1-6	20.00	32	32	0	Dorotha Glasgow Applicant, Mangano Homes Agent	4/7/04	6/28/04
5438	S040-097	Sierra Point Villas Tentative Subdivision Map	103-130-92,93	The site is located on the Northwest corner of McAuliff Street and Mineral King Avenue	NE	R-1-6	6.40	48	48	0	Sundowner Homes, Applicant; Forester, Weber and Associates, Agent	2/11/04	4/12/04
5435	S040-095	Turnberry Place Tentative Subdivision Map	119-320-38	The site is located at 5500 West Caldwell Avenue	SW	R-1-6	7.10	39	39	0	Benart S&L Homes, applicant, Rick T. Branum, Agent Forester, Weber & Associates, Agent	12/22/03	4/26/04
5391	S040-082	Northgate Subdivision	077-310-13, 14, & 15	Linda Vista (1103), west side of Linwood north of Ferguson	NW		**10.48**	16			Royall, Millar and Hurley, property owners; Randy Zeeb, agent	9/13/01	12/10/01
5416	S040-029	La Valencia Tentative Subdivision Map	077-170-04	located on the west side of Linwood Street approximatley 700 ft. south of Riggen Avenue	NW	R-1-6	19.62	39	39	0	Forester, Weber & Associates, Agent. Rick T. Branum	3/24/03	6/23/03
5382	S040-014	Bonaventure , Unit No. 2, Tentative Subdivision Map	101-050-31, 32	McAuliff Street, west side; between Tulare Avenue and Walnut Avenue	SE		11.07	20			Bonaventure Partners; QUAD/Knopf Engineering, agent	3/15/01	5/14/01

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