

CITY OF VISALIA ACTIVE FINAL MAPS

City of Visalia Active Final Maps

The following table lists the names and information related to final maps recorded by the City of Visalia where a portion or all of the property contains vacant lots. This list shall be used only for the informational purpose of describing final maps received by the City and subsequently recorded by the Tulare County Recorder. The list does not represent all final maps received by the City or the total number of units or building permits issued in relation to each subdivision. This list is not guaranteed to be comprehensive or error-free.

<u>Recording No.</u>	<u>NAME</u>	<u>SBDN. NO.</u>	<u>GENERAL LOCATION</u>	<u>Quadrant</u>	<u>Acres</u>	<u># Single-family Detached D.U.'s</u>	<u># Multi-family Attached D.U.'s</u>	<u>DEVELOPER / APPLICANT</u>	<u>Map Recording Date</u>
S045-003	Sequoia Bend, Unit 1	5584	South of E. Goshen between N. Ben Maddox and N. Virmargo St.	NE	13.3	51		San Joaquin Valley Homes	12/23/22
S045-001	Diamond Oaks Phase 2	5547	The site is located on the south side of East Caldwell Avenue between South Burke Street and South Ben Maddox Way	SE	29.2	112		D.R. Horton	11/28/22
S044-090	Highland Park Unit 2	5509	The site is located on the north side of Riggins Avenue, west of Dinuba Highway	NW	4.82	49		Quad Knopf, Inc.	6/13/22
S044-089	Quintana De Oro	5570	2548 N. Linwood Street	NW	5	14		Houston Investment Company	5/17/22
S044-088	Lance Lane Estates Phase 1	5499	This site is located on the south side of Houston Avenue at Goddard Street	NE	6.46	38		Lane Engineer	4/29/22
S044-086	Vista Del Sol	5578	Southeast corner of Pinkham Street and K Avenue	SE	22.33	95		San Joaquin Valley Homes	4/11/22
S044-083	Maddox @ Caldwell VII	5531	The site is located at the southeast corner of Ben Maddox Way and K Avenue.	SE	20.23	41		Castlewood Partners, Inc.	3/28/22
S044-082	Candelas II	5579	Southwest corner of East Tulare Avenue and South Vista Street	SE	12.7	59		Lennar Homes of California, Inc.	3/21/22
S044-080	River Island Ranch Phase 2	5569	East side of Dinuba Boulevard, approximately 600 feet north of Shannon Parkway and south of the St. John's River	NE	23	86		Lennar Homes of California, Inc.	1/26/22
S044-079	Highland Park Estates	5510	The site is located on the north side of Riggins Avenue, 550 feet east of Mooney Boulevard.	NW	12.47	54		Quad Knopf, Inc.	12/21/21

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S044-078	Greystone 3	5576	The project site is located on the east side of North Akers Street between West Sedona Avenue and south of the Modoc irrigation canal	NW	19.1	63		San Joaquin Valley Homes	11/24/21
S044-076	Highland Park Unit 1	5509	The site is located on the north side of Riggins Avenue, west of Dinuba Highway	NW	9.58	76		Quad Knopf, Inc.	8/17/21
S044-069	Cameron Creek Garden Unit	5575	The site is located on the north side of Kimball Avenue between West and Court Streets	SE	4.81	30		San Joaquin Valley Homes, 4-Creeks	4/1/21
S044-063	Willow Springs Unit 2	5483	The site is located on the south side of Walnut Avenue, east of Santa Fe Street.	SE	20.59	87		West Coast Construction (Bill Morgan)	10/20/20
S044-055	Teagan Ranch	5568	East side of N. Rono Ct. between W. Douglas and W. Grove Avenues	NW	1.59	8		G.J Gardner Homes	8/6/20
S044-048	River Island Ranch Phase 1	5569	East side of Dinuba Boulevard, approximately 600 feet north of Shannon Parkway and south of the St. John's River	NE	38.17	153		Lennar Homes of California, Inc.	6/2/20
S044-045	Cherry Creek	5565	South side of Cherry Avenue 1,200 feet west of Lovers Lane	SE	9.68	45		D.R. Horton	4/22/20
S044-038	Wood Ranch Unit No 3	5449	This site is located on the south side of Noble Avenue approximately 700 feet east of McAuliff Street	SE	3.59		38	West Coast Construction (Bill Morgan)	12/9/19
S044-036	Lowery West Phase 2	5564	Near the northeast corner of Riggins Ave. and Akers St.	NE	14.16	59		San Joaquin Valley Homes	11/4/19
S044-032	Diamond Oaks Phase 1	5547	The site is located on the south side of East Caldwell Avenue between South Burke Street and South Ben Maddox Way	SE	13.84	44	24	Bob Aushman	8/6/19

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S044-022	Southern Highlands	5555	The project site is located near the southeast corner of Demaree Street and Visalia Parkway (APNs 126-950-013 & 126-095-014).	SW	14.30	71	48	Summit Homes	4/3/19
S044-020	Lowery West Phase 1B	5564	Near the northeast corner of Riggins Ave. and Akers St.	NE	17.42	93		San Joaquin Valley Homes	3/25/19
S044-017	Lowery West Phase 1A	5564	Near the northeast corner of Riggins Ave. and Akers St.	NE	16.42	65		San Joaquin Valley Homes	2/1/19
S044-015	Los Pinos	5467	This site is located on the northwest corner of Dan's Lane and the future Visalia Parkway.	SW	9.80	21		Francisco Acevedo	12/19/18
S044-008	Willow Springs Unit 1	5483	The site is located on the south side of Walnut Avenue, east of Santa Fe Street.	SE	5.23	26		West Coast Construction (Bill Morgan)	7/20/18
S044-005	Emerald Creek	5453	This site is located on the south side of Noble Avenue, approximately 1/3 mile east of McAuliff Street.	SE	12.96	40	18	D.R. Horton	5/31/18
S043-093	Cobblestone Estates II, Unit 3	5421	The site is located on the westside of Linwood Street, North of the Union Pacific Railroad right of way.	NW	7.91	18		CBS Development (Kevin Fistolera)	10/31/17
S043-091	San Sebastian III	5560	South side of West Walnut Avenue between South Encina and South Johnson Streets	SW	1.58	9		John Manuele	10/6/17
S043-087	Pine River Ranch Estates Phase 2	5546	The site is located on the north side of Houston Avenue between North Cain Street West Goddard Street	NE	19.87	88		San Joaquin Valley Homes	6/28/17
S043-073	Pine River Ranch Estates Phase 1	5546	The site is located on the north side of Houston Avenue between North Cain Street West Goddard Street	NE	12.74	56		San Joaquin Valley Homes	8/26/16

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S043-036	Oakglen Estates	5427	The site is located on the north side of Douglas Avenue approximatley 400 feet east of McAuliff Street	NE	4.97	15		Mandean Harding Living Trust	11/19/13
S043-025	Los Gatos	5487	This site is located on the east side of Linwood Street, approximatly 800 feet south of Riggins Avenue	NW	4.14	9		Tony Peters	4/26/13
S043-001	Pinkham Ranch	5538	The site is located on the west side of Pinkham St. approximately 200 ft. south of Laura Ave.	SE	4.31	17		Andy Vaccaro Jr.	5/21/09
S042-045	Hall Estates	5480	This site is located at the northeast corner of Lovers Lane and Cherry Avenue	SE	9.47	30		Darco Group	12/21/06
S042-043	Quail River	5495	This site is located on Walnut Avenue, between Lovers Lane and Road 148. APN: 127-030-004, 025, 033, 034	SE	59.44	323		Beazer Homes	12/21/06
S042-034	Sterling Oaks Unit 1	5422	located on the Southwest corner of Riggins Avenue and Demaree Street	NW	42.08	91		D.R. Horton	10/16/06
S042-002	Valley Palms	5462	This site is located on the south side of Riggins Avenue, approximately 1000 feet west of Demaree Street.	NW	16.37	36		Central Valley Developers	3/10/06
S041-081	Pheasant Ridge Unit No 2 Phase 1	5461	This site is located on the southeast corner of Riggins Avenue and Shirk Street.	NW	3.59	9		McMillin Homes	12/9/05
S041-080	Stonegate Estates	5479	This site is located on the east side of Shirk Street, 500 feet north of Hurley Avenue	NW	4.81	8		Mangano Company	12/9/05
S041-040	Riggins Ranch	5429	The site is located on the southwest corner of Riggins Avenue and Linwood Street	NW	20.00	33		Nicholas and Nancy Volosin	6/13/05
S041-010	Oak Meadow Estates No. 5	5446	The Site is located at the southwest corner of Savannah Street and Mary Court.	SW	5.65	10		Terra Development Corp.	2/1/05

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S041-006	Da Vinci at Bella Sera	5444	This site is located on the northeast corner of Akers and Goshen Avenue.	NW	20.77	32		Mangano Homes	12/29/04
S040-045	Kirkwood Estates Unit No 3	5351	South side of Douglas 100 feet east of Vista Street	NE	7.55	37		Barton Enterprises Inc.	1/26/04
S040-029	La Valencia	5416	located on the west side of Linwood Street approximatley 700 ft. south of Riggen Avenue	NW	20.00	35		Mangano Homes	10/29/03
S040-021	East Oak Estates Unit No 2	5324	South side of Houston Avenue 500 east of Sol Road	NE	19.27	37		Benart Homes	10/15/03
S040-014	Bonadventure Unit 2 Phase 2	5382	McAuliff Street, west side; between Tulare Avenue and Walnut Avenue	SE	6.30	11		Bonaventure Partners	8/8/03

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