

## 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.

<u>SBDN. NO.</u>	<u>REC NO.</u>	<u>NAME</u>	<u>APN</u>	<u>GENERAL LOCATION</u>	<u>Quadrant</u>	<u>Zoning Designations</u>	<u>Ac</u>	<u>Total # Lots</u>	<u># Single-family Detached D.U.'s</u>	<u># Multi-family Attached D.U.'s</u>	<u>APPLICANT</u>	<u>Application Received</u>	<u>Planning Commission Hearing</u>
5516	S043-072	Di Mello Tuscana Tentative Subdivision Map No. 5516	077-100-019, 027, 028, 034	The site is located on the north side of Goshen Ave. approximately 1,300 ft. east of Shirk St.	NW	R-1-6	21.65	105	105	0	MacBizGroup, Inc.	2/23/05	6/26/06
5440	S043-070	<a href="#">Four Creeks Estates II Vesting Tentative Subdivision Map</a>	091-060-16	The site is located on the east side of Burke Street, at Buena Vista Avenue.	NE	R-1-6	18.3	86	86	0	Mellogold Development, Applicant; California Planning and Engineering Corporation, Agent	2/11/04	4/26/04
5504	S043-069; S043-059; S043-039	Maddox at Caldwell VI Tentative Subdivision Map 5504	123-130-025, 026, 027 & 126-590-039	The site is located north and south of Monte Verde Avenue, between Ben Maddox Way and Burke Street	SE	R-1-6	29.29	148	148	0	California Planning & Engineering	11/1/05	8/14/06
5548	S043-065; S043-048	Pheasant Ridge Unit 7 Tentative Subdivision Map 5548	077-100-079	The site is located on the southeast corner of Riggan Avenue and Shirk Street (APN: 077-100-079).	NW	R-1-6, R-M-2	27.1	91	83	32	Larry Ritchie (Hyde Commercial, agent)	4/9/13	3/10/14
5457	S043-064; S041-015	<a href="#">Luisi Acres Vesting Tentative Map</a>	090-010-07, 18	This site is located along 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
5545	S043-062	TumbleRose Tentative Subdivision Map No. 5545	077-180-001, 002, 003, 004 & 006	The site is located on the southeast corner of West Riggan Avenue and North Linwood Street.	NW	R-1-6	15.5	73	73	0	Mangano Homes, Inc.	08/21/12	11/13/12
5506	S043-055	Shannon Ranch 3 Tentative Subdivision Map 5506	078-012-012, 013, 014, 015.	The site is located approximately 560 ft, north of Riggan Avenue, between Dinuba Hwy and Mooney Boulevard	NW	R-1-6	120.45	471	471	0	Quad Knopf, Inc.		11/23/09

5449	S043-054	<a href="#">Wood Ranch Tentative Subdivision Map 5449</a>	101-060-09, 26	This site is located on the south side of Noble Avenue approximately 700 feet east of McAuliff Street	SE	R-1-6	25.00	92	81	38	Phillips Construction applicant, lane Engineers, Inc., Agent	5/14/04	8/9/04
5436	S043-046	<a href="#">The Country Club Estates Vesting Tentative Subdivision Map</a>	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 Applicant	2/12/04	3/22/04
5427	S043-036	<a href="#">Oakglen Estates Tentative Subdivision Map #5427</a>	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
5481	S043-033	<a href="#">Luisi Ranch Tentative Subdivision Map 5481</a>	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
5487	S043-025	<a href="#">Los Gatos Tentative Subdivision Map 5487</a>	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	<a href="#">Valley Oak Tentative Subdivision Map 5497</a>	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
5494	S042-063	<a href="#">Park Place Unit 4 Tentative Subdivision Map 5494</a>	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
5466	S042-051	<a href="#">Riverwood Vesting Tentative Subdivision Map 5466</a>	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
5480	S042-045	<a href="#">Hall Estates Tentative Subdivision Map 5480</a>	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

5495	S042-043	<a href="#">Quail River Vesting Tentative Subdivision Map 5495</a>	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	<a href="#">Sterling Oaks Tentative Subdivision Map</a>	089-010-09, 089-010-10	located on the Southwest corner of Riggan Avenue and Demaree Street	NW	R-1-6	83.00	208	208	0	Mangano Homes	6/23/03	9/22/03
5459	S042-028	<a href="#">Silver Oaks Tentative Subdivision Map</a>	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
5462	S042-002	<a href="#">Valley Palms Vesting Tentative Subdivision Map</a>	077-180-015	This site is located on the south side of Riggan 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
5461	S041-081	<a href="#">Pheasant Ridge Vesting Tentative Subdivision Map</a>	077-100-32, 67	This site is located on the southeast corner of Riggan 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
5479	S041-080	<a href="#">Stonegate Estates Tentative Subdivision Map 5479</a>	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
5429	S041-040	Riggan Ranch Tentative Subdivision Map # 5429	077-170-05,06	The site is located on the southwest corner of Riggan 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
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	Da Vinci 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

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
5351	S040-045	Kirkwood Estates Unit No 3											
5416	S040-029	La Valencia Tentative Subdivision Map	077-170-04	located on the west side of Linwood Street approximatley 700 ft. south of Rigger Avenue	NW	R-1-6	19.62	39	39	0	Forester, Weber & Associates, Agent. Rick T. Branum	3/24/03	6/23/03
5324	S040-021	East Oak Estates Unit No 2											
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

Last Update: November 1, 2016