

City of Visalia Multi-family Residential Development - Active / Entitled Projects with a Conditional Use Permit

The following table lists information related to Conditional Use Permit applications received and/or approved by the City of Visalia for multi-family residential development.
A CUP may be required for a project based on unit count or zoning designation.
Unless otherwise specified, all entitlements have received approval by the Visalia Planning Commission on the date of public hearing.
The list does not represent numbers of building permits issued in relation to each conditional use permit application.
This list is not guaranteed to be comprehensive or error-free.

<u>Short Name</u>	<u>Builder</u>	<u>APN</u>	<u>LOCATION</u>	<u>Unit Type</u>	<u>Quadrant</u>	<u>Zoning Designation</u>	<u>Ac</u>	<u># Dwelling Units</u>	<u>CUP NO.</u>	<u>Linked Tentative Map</u>	<u>CUP Application Received</u>	<u>Planning Commission Approval Date</u>	<u>Status (Shading indicates building permits submitted)</u>
Caldwell / Lovers Apartments	Maracor Development	126-850-029	Northwest corner of Lovers Lane and Caldwell	Apartments, deed-restricted	SE	C-MU	11.41	342	2022-25	N/A	09/08/2022	01/23/2023	Entitled; awaiting building permit submittal
K / Ben Maddox Apartments	Maracor Development	126-750-050, 051	Southwest corner of S. Ben Maddox Way and E. K Ave.	Apartments, deed-restricted	SE	R-M-2	10.8	292	2022-23	N/A	08/22/2022	01/09/2023	Entitled; awaiting building permit submittal
Demaree / Houston Apartments	Maracor Development	077-660-021, 022, 024	Southwest corner of Demaree and Houston	Apartments, deed-restricted	NW	R-M-3/OPA	7.62	243	2022-21	N/A	08/08/2022	01/09/2023	Site Improvement plans submitted August 2023
Orchard Walk Townhomes	JH Real Estate Partners, Inc.	079-310-004, 005	Northeast corner of North Court Street and East Riggins Avenue	Apartments	NE	R-M-2	15.7	234	2022-09	N/A	04/11/2022	06/27/2022	Building permits submitted December 2022
Senior Housing at N Highland	Christian Church Homes	090-060-058	N. Highland Street near the W. Ferguson Avenue and N. Dinuba Boulevard intersection	Senior apartments, deed-restricted	NW	C-MU	2.06	70	2021-37	N/A	12/22/2021	04/11/2022	Entitled; awaiting building permit submittal
Lovers-Tulare Apartments	Matt Graham	101-013-022	Northeast corner of Lovers Lane and Tulare Avenue	Attached Units	SE	O-PA	2.78	32	2020-10	N/A	03/23/2020	07/27/2020	Building permits submitted February 2022 & November 2022
Houdini Acres		087-122-010, 011, 013	West side of Demaree Street between Iris and Howard Avenues.	Duplexes	SW	R-1-5	2.15	4	2017-31	5563 - Houdini Acres	07/27/2017	09/25/2017	Entitled; awaiting filing of final map
East Haven	Curtiss & Company	100-140-030	Southwest corner of Tulare Avenue and Pinkham Street.	Duplexes	SE	R-1-4.5	1.78	14	2016-13	TPM 2016-05	05/02/2016	07/25/2016	Building permits for 12 units issued in 2021 / 2022; 2 units remain
Bungalow 144 Apts. (Quail River)	Aspire Homes LLC / Vincent Co. Arch.	127-030-004, 025, 033, 034	South side of Walnut Avenue, between Lovers Lane and Road 148	Apartments	SE	R-1-6, R-M-3	67.32	146	2005-32	5495 - Quail River	06/30/2005	10/24/2005	Building permits submitted December 2022
Emerald Creek	Fistolera Construction	101-060-002	South side of Noble Avenue, approximately 1/3 mile east of McAuliff Street	Fourplexes, duplexes	SE	R-1-6	14.6	18	2004-41	5453 - Emerald Creek	06/14/2004	08/23/2004	Final Parcel Map recorded in May 2018. Master plan submitted Nov 2021.

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