

CITY OF VISALIA ACTIVE TENTATIVE SUBDIVISION MAPS

**City of Visalia Active Tentative Subdivision Maps**

The following table lists the names and information related to Tentative Subdivision Maps which consist entirely or a portion of unrecorded final maps. All maps have received previous approval by the Visalia Planning Commission and became effective on date noted. This list shall be used only for the informational purpose of describing active tentative subdivision maps. 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. This list is not guaranteed to be comprehensive or error-free.

<u>SBDN. NO.</u>	<u>NAME</u>	<u>APN</u>	<u>GENERAL LOCATION</u>	<u>Quadrant</u>	<u>Zoning Designations</u>	<u>Acres</u>	<u>Total # Lots</u>	<u># Single-family Detached D.U.'s</u>	<u># Multi-family Attached D.U.'s</u>	<u>REQUEST</u>	<u>APPLICANT</u>	<u>Application Received</u>	<u>Effective Date</u>
5598	Cameron Ranch Estates Tentative Subdivision Map No. 5598	124-010-005 & 007	Southeast corner of E. Caldwell Ave. and future S. Ben Maddox Way alignment	SE	R-1-5	43.6	178	178	0	A request to subdivide two parcels totaling 43.6 acres into a 178-lot single-family residential subdivision with a one acre pocket park.	Artemis Partners, LLC	03/06/2024	06/24/2024
5599	Teakwood Estates Tentative Subdivision Map No. 5599	103-280-032, 103-280-081	Southeast corner of E. Roosevelt Ave. and N. Simon St.	NE	R-1-5	7.26	35	35	0	A request to subdivide 7.26-acres of R-1-5 zoned property into a 35-lot single-family residential subdivision.	4Creeks	03/25/2024	06/10/2024
5596	Harder Tentative Subdivision Map No. 5596	091-161-063	Westside of N. Encina St. between W. Sweet St. and W. Vine St.	NE	R-1-5	1.56	8	8	0	A request to subdivide 1.56-acres into an eight lot single-family residential subdivision in the R-1-5 zone.	William Harder (owner) / Richard Bueno (agent)	12/20/2023	03/25/2024
5587	Belissa Residential Community Tentative Subdivision Map No. 5587	077-050-004	NW Corner of N. Demaree St. and W. Pratt Avenue	NW	R-1-5, R-M-2	58.00	316	316	0	A request to subdivide 58 acres into a 316-lot subdivision for detached units and inclusion of outlots for pocket parks in the R-1-5 and R-M-2 zone.	JPA Investments, LLC	04/01/2022	11/13/2023
5590	Carleton Acres Phase 1 Tentative Subdivision Map No. 5590	077-100-088 (portion)	Bound by the Shannon Parkway / Riverway Avenue alignment to the north, Shirk Street to the west, and the Roeben Street alignment to the east, between 300 and 800 feet north of Riggin Avenue	NW	R-1-5, R-M-2, and R-M-3	112.00	448	448	0	A request to subdivide 112 acres into 448 lots for residential use and additional park lots, landscape / lighting district lots, and remainder lots, to be located within the R-1-5 zone district upon annexation to the Visalia city limits.	West Star Construction	08/25/2021	09/11/2023

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5583	Pratt Family Ranch Tentative Subdivision Map No. 5583:	078-010-025, 028, 029; 078-110-022, 023	north of the Riverway Drive alignment, on the west and east sides of Mooney Boulevard	NW	R-1-5, R-M-2, and QP	49.43	247	247	0	A request to subdivide 49.43 acres into 247 lots for residential use and additional lots for public and private parks and landscape / lighting district lots, to be located within the R-1-5 , R-M-2, and QP zone districts upon annexation to the Visalia city limits.	DR Horton/QK Inc.	07/20/2021	08/14/2023
5589	Shepherds Ranch (Iron Ridge II) Tentative Subdivision Map No. 5589	081-030-036	East side of Road 88, ¼ mile south of Goshen Avenue	NW	R-1-5, QP	40.02	200	200	0	A request to subdivide 40.02 acres into a 200-lot single-family residential subdivision with three out lots for landscaping, park and trail purposes.	DR Horton	04/07/2022	06/26/2023
5588	Barr & Wood Tentative Subdivision Map No. 5588	119-022-041	West of Roeben, Whittendale East of Shirt	SW	R---20	69.35	136	136	0	A request to subdivide a 69.35-acre parcel into 136 lots for single-family residential use and additional lots for private streets, landscaping and lighting district lots, and a pocket park, to be located within the R-1-20 zone.	Woodside Homes, 4-Creeks	04/01/2022	06/26/2023
5591	Pearl Woods Tentative Subdivision Map No. 5591	127-030-038	Located between S. Lovers Lane and Rd 148, south of East Cherry Avenue (east of Higgins Ranch Subdivision).	SE	R-1-5, QP	67.70	273	273	0	A request to subdivide 67.70 acre parcel into 273 single family residential lots and create a 8.96 acre neighborhood park/basin.	Provost and Pritchard Consulting Group	04/19/2022	06/12/2023
5595	Crenshaw Tentative Subdivision Map No. 5595	085-130-001 & 085-130-001	Westside of N. Crenshaw Ave. btw. W. Mineral King Ave. and W. School Ave.	NW	R-1-5	6.77	34	34	0	A request to subdivide a 6.77-acre parcel into a 34-lot single-family residential subdivision with two out lots for blockwall and landscaping purposes.	AW Engineering on behalf of Santokh Toor.	10/18/2022	04/10/2023
5594	San Marino Tentative Subdivision Map No. 5594	077-650-001	Northeast corner of N. Shirk St. and future W. Delaware Ave. alignment.	NW	R-1-5	4.30	22	22	0	A request to subdivide 4.30-acres into a 22-lot single-family residential subdivision with one letter lot for block wall and landscaping in the R-1-5 zone.	4Creeks, Inc., on behalf of Michelle Thompson	09/08/2022	10/24/2022

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5593	Visalia 35 Tentative Subdivision Map No. 5593	101-050-041	Located on the east side of S. Lovers Lane between E. Tulare and East Walnut Avenues, property is bisected by the Packwood Creek. (APN: 101-050-041)	SE	R-1-5, R-M-2, O-PA, and QP	35.06	96	96	0	A request to subdivide 35.06 acres into 96 lots for residential use, four Remainder lots for future development, and five lettered lots for parkway, walls, landscaping and a neighborhood park, located in the R-1-5, R-M-2, O-PA, and QP Zones.	Forebay Farms, LLC.	06/28/2022	09/26/2022
5592	River Run 2022 Tentative Subdivision Map No. 5592	103-030-051, 052, 057, 064, & 070	NE of McAuliff St & St John's Parkway	NE	R-1-5	36.50	160	160	0	A request to subdivide 36.5 acres into 160 lots for residential use and three lettered lots for parkway, walls, and landscaping, located in the R-1-5 Zone.	Quest Equity, LLC	05/27/2022	09/26/2022
5586	Victory Oaks Tentative Subdivision Map No. 5586	077-190-007	NW Corner of N. Demaree St. and W. Ferguson Avenue	NW	R-1-5	23.70	117	117	0	A request to annex 23.7 acres into the city and subdivide said land into 117 single family parcels.	DR Horton, Provost Pritchard	01/12/2022	09/26/2022
5581	Shepherds Ranch I Tentative Subdivision Map No. 5581	081-030-046	945 N. Shirk St. on the west side of N. Shirk St., 300-ft. south of W. Pershing Ct.	NW	R-1-5, R-1-20	10.31	41	41	0	A request to subdivide 10.31 acres into a 41 lot single-family residential subdivision with two out lots for landscaping, lighting and park purposes.	DR Horton/QK Inc.	07/09/2021	08/08/2022
5585	Higgins Ranch Tentative Subdivision Map No. 5585	127-030-018	Southeast corner of S. Lovers Lane and W. Cherry Avenue	SE	R-1-5	32.55	174	174	0	A request to subdivide 32.55 acres into 174 single family parcels and annexation of said 32.55 acres into the City.	Quest Equity	10/01/2021	05/09/2022
5584	Sequoia Bend Estates Tentative Subdivision Map No. 5584	098-142-006 & 098-142-057	South of E. Goshen between N. Ben Maddox and N. Virmargo St.	NE	R-1-5	30.00	138	138	0	A request to subdivide 30 acres into 138 lots for residential use and five lettered lots for parkway, walls, and landscaping, located in the R-1-5 zone.	4-Creeks, Inc.	09/09/2021	12/09/2021

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5577	Sycamore Heights Tentative Subdivision Map	077-070-048	Northeast corner of Akers Street and Ferguson Avenue	NW	R-1-5	24.75	91	91	0	A request to subdivide a 24.75-acre parcel into 91 lots for residential use consistent with the R-1-5 zoning district with additional lots for landscaping and lighting district lots.	Morgan Enterprises Inc.	01/13/2021	04/27/2021
5567	Rose Estates Tentative Subdivision Map	087-442-008	Northwest corner of Roeben Street and Walnut Avenue	SW	R-1-5	2.98	6	6	0	A request to subdivide 2.98 acres into six numbered residential lots and two lettered lots.	Ron Vander Weerd	04/12/18	05/29/18
5505	River Run Ranch 5-7 Vesting Tentative Subdivision Map 5505	103-020-049, 053, 054, 055, 056	The site is located on Visalia Parkway, between St. Johns Parkway & Houston Avenue	NE	R-1-6	42.9	158	158	0	A request to divide 42.9 acres into 158 lots	California Planning & Engineering	11/01/05	08/14/06
5483	Willow Springs Tentative Subdivision Map 5483	123-080-009, 015, 019, 020 & 123-100-016	The site is located on the south side of Walnut Avenue, east of Santa Fe Street.	SE	R-1-6	45.00	167	167	0	A request to divide 45 acres into 167 lots.	Olive Farms LLC	04/27/05	11/14/05
5499	Lance Lane Estates Tentative Subdivision Map 5499	098-050-043, 044	This site is located on the south side of Houston Avenue at Goddard Street	NE	R-1-4.5	19.70	84	84	0	A request to divide 19.7 acres into 84 lots.	Lane Engineer	8/22/05	10/10/05

Last Update: July 1, 2024