

A notice was added to this record on 2021-03-31.  
 Condition: Severity: Notice  
 Total conditions: 3 (Notice: 3)

[View notice](#)

File Date: [03/31/2021](#)

Application Status: [Appeal Requested](#)

Application Type: [Planned Development](#)

Application Detail: [Detail](#)

Description of Work: [Planned Development Application No. P21-01805 was filed by Lyle Munsch of Teter A&E and pertains to the property located at 1510 Van Ness Avenue. The applicant proposes to develop 5 buildings on 6 parcels with mixed-uses, plus vacated alley and right of way, which requires this Planned Development. The project will consist of 53 unit apartments, 4,000 sq. ft. retail space, 53 car garages, community building and exterior pool and spa. The parcel is zoned DTN. Related Application: DRC P20-00524, DP P21-02255.](#)

Application Name: [Fresno Uptown Apartments - PD](#)

Address: [1510 VAN NESS AVE, S/A FRESNO, CA 93721](#)

Owner Name: [UPTOWN LP](#)

Owner Address: [265 E RIVER PARK #150, FRESNO, CA 93720](#)

Parcel No: [46614207](#)

Contact Info: Name	Organization Name	Contact Type	Status
<a href="#">Lyle Munsch</a>	<a href="#">TETER A&amp;E</a>	Applicant	Active
<a href="#">UPTOWN LP</a>	<a href="#">UPTOWN LP</a>	Business Owner	Active

Licensed Professionals Info: Primary	License Number	License Type	Name	Business Name	Business License #
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Total Fee Assessed: [\\$1,865.00](#)

Total Fee Invoiced: [\\$1,865.00](#)

Balance: [\\$0.00](#)

Workflow Status: Task	Assigned To	Status	Status Date	Action By
<a href="#">Application</a>	Erik Young	Accept	06/11/2021	Erik Young
<a href="#">Pre-review- TIS</a>	Jill Gormley	Content Suff...	04/07/2021	Leonor Ayala
<a href="#">Pre-review- Traffic</a>	Louise Gilio	Application ...	04/07/2021	Leonor Ayala
Plan Distribution				
Traffic Planning	Louise Gilio			
Public Works Engineering	Hilary Kimber			
DPU Water Division	Robert Diaz			
DPU Planning and Engin...	Kevin Gray			
DPU Solid Waste Manage...	Kevin Gray			
Fire Review				
Public Utilities Commi...				
Police Review				
Fresno County Environm...	Public Health			
Building and Safety Se...	Christian Mendez			
Airports				
Fresno Area Express				
County PW and Planning				
Irrigation District				
Flood Control District	FID			
Air Pollution Control ...	SJVAPCD			
Caltrans				
PGandE	PG&E			
School District				
Council District Commi...				
Council Member				
US Postal Service	USPS			
Long Range Planning	Long Range Plan...			
Public Works TIS Review	Jill Gormley			
Historic Preservation				
Land Division Impact Fees	Frank Saburit			
<a href="#">Planner Review</a>		Review Complete	10/04/2021	Jose Valenzuela
<a href="#">Review Verification</a>		Review Complete	10/04/2021	Jose Valenzuela
CEQA Review				
<a href="#">Planner Analysis and P...</a>		Approval Let...	10/04/2021	Jose Valenzuela

Task	Assigned To	Status	Status Date	Action By
CEQA Publication				
NOD-NOE				
<a href="#">Closure</a>		Appeal Reque...	10/15/2021	Jose Valenzuela

Condition Status:	Name	Short Comments	Status	Apply Date	Severity	Action By
	<a href="#">Airport Influence</a>	This property is Airpo...	Applied	03/31/2021	Notice	Administrator
	<a href="#">Downtown Community Plan</a>	This area is on the Do...	Applied	03/31/2021	Notice	Administrator
	<a href="#">Housing Element</a>	This property is Housi...	Applied	03/31/2021	Notice	Administrator

Documents:	File Name	Document Group	Category	Description	Type	Document Status	Document Status Date
	<a href="#">Show all</a>						

Application Comments:	View ID	Comment	Date

Initiated by Product: ACA

Scheduled/Pending Inspections:	Inspection Type	Scheduled Date	Inspector	Status	Comments

Resulted Inspections:	Inspection Type	Inspection Date	Inspector	Status	Comments



2600 Fresno Street-Third Floor  
Fresno, California 93721-3604  
(559) 621-8277

Planning & Development Department  
Jennifer K. Clark, AICP, HDFP  
Director

## Letter of Owner Authorization

### Name and Address of Owner(s) of the Property

Name: Uptown, LP, a California Limited Partnership

Address: 265 E. River Park Circle, Suite 150

City: Fresno State: CA Zip Code: 93720

Phone: 559-301-3219 Email: ed@lance-kashian.com

### To Whom It May Concern:

As owner(s) of the property located at the northeast corner of Van Ness Ave and E. Stanislaus Street

I/we authorize TETER, LLP to act as Agent for the following permits:

Development Permit Application

\_\_\_\_\_

\_\_\_\_\_

Sincerely,

(See attached Page 2)

Owner's Printed Name

Owner's Signature

Date

Signature Page to Page 1 of Owner Authorization Letter

Uptown, LP, a California Limited Partnership

By: River Park Properties II, a California Limited Partnership  
Its: General Partner

By: Lance-Kashian & Company, a California Corporation  
Its: General Partner

By:   
Edward M. Kashian

Its: CEO