

September 20, 2017

SUBJECT: Annexation Into the City of Fresno

Dear Neighbor,

Century Communities is a builder of high-quality homes, and intends to develop the two parcels identified on the attached aerial as a subdivision of detached market rate, single-family homes consistent with the City of Fresno General Plan. City of Fresno, Fresno County, and Fresno County Local Agency Formation Commission (LAFCo) standards require that the aforementioned Century Communities parcels and certain surrounding properties be annexed into the City of Fresno. Among other things, state law requires that the annexation boundary be logical, which generally necessitates the annexation of your property into the City of Fresno.

Annexation of your property into the City of Fresno has several significant benefits including improved fire and police protection and likely lower insurance rates because the City provides a higher level of fire protection service than is available from Fresno County. Also, the opportunity to connect to community water and sewer facilities has obvious long-term benefits, especially considering recent changes in State law governing access to and use of water.

Attached please find the FREQUENTLY ASKED QUESTIONS CITY OF FRESNO ANNEXATION. The summary will likely address commonly asked questions about annexing into the City of Fresno.

Working together, the City and Century Communities will improve nearby roads and other public infrastructure, which will likely enhance property values of the area. Perhaps the most important annexation benefit is City of Fresno policies that would allow you to continue to enjoy your rural life style as long as you desire.

Century Communities and the City of Fresno have a positive history of working cooperatively with property owners on annexation and other matters. Century Communities intends to continue that positive tradition. To that end, attached are answers to frequently asked annexation questions. We invite you to attend a presentation on the annexation in the cafeteria at Glacier Point Middle School on September 28, 2017 at 6:00 p.m. In the meantime, please feel free to contact me if you have questions or desire additional information.

Sincerely,



Dirk Poeschel, AICP

March 29, 2018

Mr. Frank Ciano
4576 N. Garfield Ave.
Fresno, CA 93723

SUBJECT: Century Builders Progress

Dear Frank,

As we spoke months ago, my client Century Builders is processing Vesting Tentative Tract Map No. 5493 and corresponding zoning. Please see the attached zone boundary map created by the City of Fresno planners.

The Century Builders zoning request includes your property and others so that they may be pre-zoned with the Century Builders project before annexing into the City of Fresno identified as Gettysburg-Bryan No. 1 Reorganization. As discussed previously, your site zoning will be from the current county zoning to the City of Fresno high density multi-family zone which will become effective upon annexation.

Said zoning and annexation effort will be at no cost to you.

It is our expectation that the subdivision map and zoning will be heard by the Fresno City Planning Commission on April 18th and likely the Fresno City Council on May 17th.

Century Builders would appreciate your written support of the zoning and annexation effort. I have taken the liberty of drafting a letter of support for the project. Please send your signed letter of support to me and I will forward it to city staff. Of course, if you have any questions, please feel free to contact me.

Sincerely,



Dirk Poeschel, AICP

Attachments

cc: Mr. Dennis Gaab

March 29, 2018

Rod
Mr. Rod DeLuca
c/o Rod DeLuca Development & Construction
3679 W. Beechwood Ave.
Fresno, CA 93711

SUBJECT: Century Builders Progress

Dear Rod,

As we spoke months ago, my client Century Builders is processing Vesting Tentative Tract Map No. 5493 and corresponding zoning. Please see the attached zone boundary map created by the City of Fresno planners.

The Century Builders zoning request includes your property and others so that they may be pre-zoned with the Century Builders project before annexing into the City of Fresno identified as Gettysburg-Bryan No. 1 Reorganization. As discussed previously, your site zoning will be from the current county zoning to the City of Fresno high density multi-family zone which will become effective upon annexation.

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Sincerely,

Dirk

Dirk Poeschel, AICP

I hope all is well.

DP

Attachments

cc: Mr. Dennis Gaab

April 2, 2018

To: City of Fresno Planning Commission

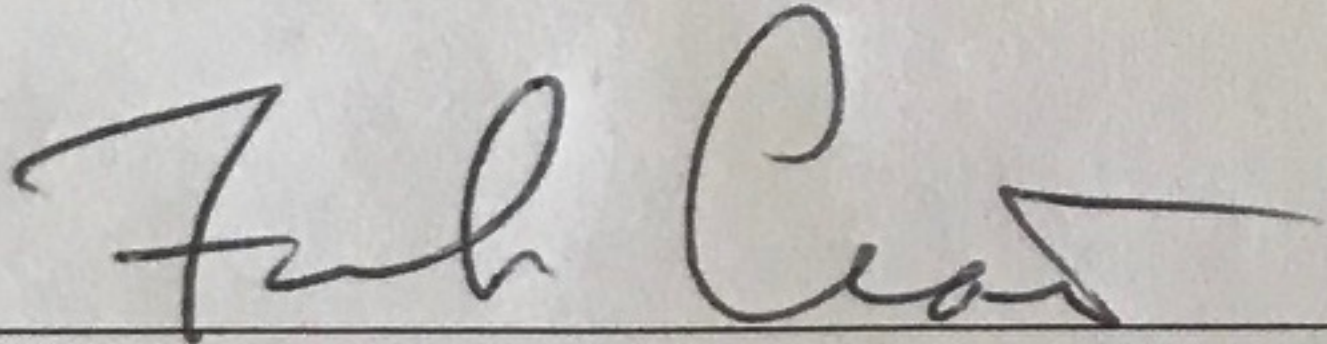
SUBJECT: Century Builders Tentative Tract Map No. 5493 and Rezone R-18-001

Dear Commissioners,

Reference is made to my 8.76 +/- acre property located at the south east corner of Shaw and Bryan Avenues and referred to as APN: 512-030-87. I have reviewed the request of Century Builders to prezone my property to the City of Fresno high density multifamily zone and to subsequently annex that property into the City of Fresno. I support the subject zoning and annexation effort.

If you have any questions, please feel free to contact me.

Sincerely,



Name

4576 N. Garfield Fresno 93723

Address

