

**Master Application Form** #: ANX-18-001 / R-18-001

**Check all that apply:**

<input type="checkbox"/>	Plan Amendment	<input type="checkbox"/>	Site Plan Review	<input type="checkbox"/>	Amendment	<input type="checkbox"/>	Major	<input type="checkbox"/>	Minor
<input checked="" type="checkbox"/>	Rezone <u>PREZONE</u>	<input type="checkbox"/>	Variance	<input type="checkbox"/>	Revised Exhibit	<input type="checkbox"/>	Major	<input type="checkbox"/>	Minor
<input type="checkbox"/>	Conditional Use Permit	<input type="checkbox"/>	Minor Deviation	<input type="checkbox"/>	Easement Encroachment				
<input type="checkbox"/>	Tentative Tract Map	<input type="checkbox"/>	Tentative Parcel Map	<input type="checkbox"/>	Lot Line Adjustment				
<input type="checkbox"/>	Voluntary Parcel Merger	<input type="checkbox"/>	Fresno Green Project	<input type="checkbox"/>	Public Art Project				
<input checked="" type="checkbox"/>	Annexation	<input type="checkbox"/>	Other:						

Project Name: Tract 5493 ANNEXATION AND PREZONE OF GETTYSBURG-BRYAN NO. 1

Project Address: Northeast corner of North Bryan and Gettysburg Avenues A.P.N. Please see separate sheet

Size of Site:                      Sq. Ft. 151.84 Ac. Historical Project? (Building on registry and/or over 50 yrs. old) No

Project Description (attach additional pages if necessary): CURRENTLY IN COUNTY (RR-Rural Residential)

Proposed areas to be annexed to the City of Fresno and prezone/rezone to their respective zoning areas.

ANNEXATION AND PREZONE OF BOUNDED BY WEST SHAW, NORTH HAYES, WEST GETTYSBURG, NORTH BRYAN

Zoning Designation: Please see separate sheet General Plan Designation: Please see separate sheet AVENUES.

List all previously approved and/or pending entitlements, associated with this project/site (provide application number(s), if available): Rezone Application R-05-17, VTTM No. 5493/UGM

**Please read carefully before signing or filing.**

Submission of this application does not imply approval of this permit by the Planning and Development Department. Application approval will become null and void if it is determined that approval was based on omissions or inaccurate information submitted by the applicant.

**PRIMARY CONTACT, check all that apply**

Applicant  Owner  Other

Name: Dennis M. Gaab Signature:  1/30/18


Company/Organization: BMCH California, LLC; c/o Century Communities, Inc.

Address: 7815 N. Palm Avenue, Suite 101 City: Fresno Zip: 93711

Email: Dennis.Gaab@centurycommunities.com Phone: (559) 256-8616

**Check all that apply**

Applicant  Owner  Other Project Engineer

Name: Urpi Arriola Signature:  1/30/2018

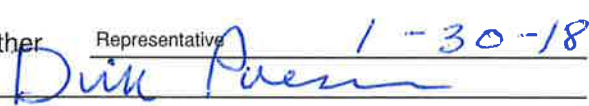
Company/Organization: Precision Civil Engineering

Address: 1234 O Street City: Fresno Zip: 93721

Email: uarriola@precisioneng.net Phone: (559) 449-4500

**Check all that apply**

Applicant  Owner  Other Representative

Name: Dirk Poeschel Signature:  1-30-18

Company/Organization:

Address: 923 Van Ness Avenue, Ste. 200 City: Fresno Zip: 93721

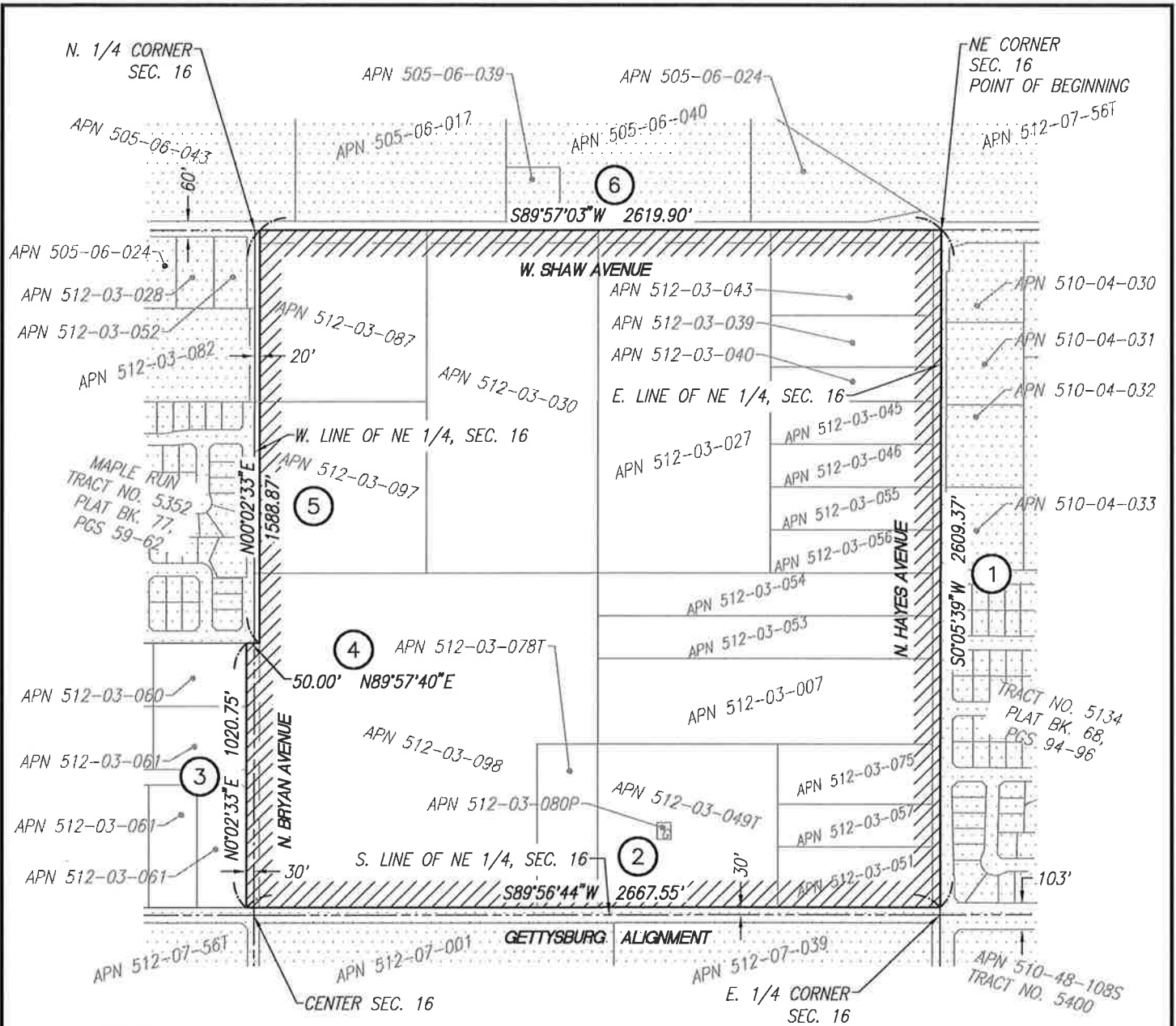
Email: dpoeschel@dplds.com Phone: (559)445-0551

Note: This application will not be accepted for processing without the mandatory attachments. Please see the corresponding **Application Submittal Requirements** for the checklist(s) of required documents.

*FOR INTERNAL USE ONLY*

DEVELOPMENT PARTNERSHIP CENTER			
Received By:	<u>Ja</u>	Date:	<u>2-13-18</u>
Verification By:	<u>Ja</u>	Date:	<u>2-13-18</u>
Application Fee:	<u>\$26,209</u>	EA Fee:	<u>\$3634</u>
PZ No:	<u>18-30000001 (R-18-001)</u>	Zone District:	<u>COUNTY (SEE ATTACHMENT)</u>

APNs:	<b>PROPOSED</b> Zoning Designation:	<b>PROPOSED</b> General Plan Designation:
512-030-97	RS-5	Medium Density Residential
512-030-98	RS-5	Medium Density Residential
512-030-87	RM-3	High Density Residential
512-030-30	RM-3	High Density Residential
512-030-27	RM-2	Urban Neighborhood
512-030-43	RM-2	Urban Neighborhood
512-030-39	RM-2	Urban Neighborhood
512-030-40	RM-2	Urban Neighborhood
512-030-45	RM-2	Urban Neighborhood
512-030-46	RM-2	Urban Neighborhood
512-030-55	RM-2	Urban Neighborhood
512-030-56	RM-2	Urban Neighborhood
512-030-54	RS-5	Medium Density Residential
512-030-53	RS-5	Medium Density Residential
512-030-07	RS-5	Medium Density Residential
512-030-75	RS-5	Medium Density Residential
512-030-57	RS-5	Medium Density Residential
512-030-51	RS-5	Medium Density Residential
512-030-49	OS	Open Space
512-030-78	OS	Open Space



**LEGEND:**

- COURSE CALL OF LEGAL DESCRIPTION
- EXISTING CITY LIMITS
- PROPERTY LINE
- RIGHT-OF-WAY
- SECTION LINE
- AREA TO BE ANNEXED TO THE CITY OF FRESNO. TOTAL AREA: 158 AC. MORE OR LESS

**NOTES:**

ANNEXATION TO THE CITY OF FRESNO AND DETACHMENT FROM THE KINGS RIVER CONSERVATION DISTRICT AND THE NORTH CENTRAL FIRE PROTECTION.

PORTIONS CONTAINED HEREIN ARE THE NORTH HALF OF SECTION 16, TOWNSHIP 13 SOUTH, RANGE 19 EAST, M.D.B.M.



P:\CIVIL\_3D PROJECTS\2017\17-100 SURVEY AND MAPPING\SURVEY EXHIBITS\17-100 ANNEXATION.DWG 25/2018 10:16:57 AM

	GETTYSBURG-BRYAN NO. 1	PROJECT NAME:		SHEET
	DESCRIPTION: ANNEXATION TO THE CITY OF FRESNO	TRACT 5493		1
		02-05-2018	17-100	

## GETTYSBURG-BRYAN NO.1 REORGANIZATION

Annexation to the City of Fresno and Detachment from the Kings River Conservation District and  
the North Central Fire Protection District

That portion of the North half of Section 16, Township 13 South, Range 19 East, Mount Diablo Base and Meridian, in the County of Fresno, State of California, described as follows:

BEGINNING at the Northeast corner of said Section 16, said corner being on the existing Fresno City limits line;

Thence, 1) South  $00^{\circ} 05' 39''$  West, along the east line of the Northeast Quarter of said Section 16, and along the existing Fresno City limits line, a distance of 2609.37 feet to a point on a line that is parallel with and 30.00 feet north of the South line of said Northeast Quarter;

Thence, 2) South  $89^{\circ} 56' 44''$  West, along said parallel line and its westerly prolongation, and along the existing Fresno City limits line, a distance of 2667.55 feet to a point on a line that is parallel with and 30.00 feet west of the West line of said Northeast Quarter;

Thence, 3) leaving the Fresno City limits line North  $00^{\circ} 02' 33''$  East, along last said parallel line, and along the westerly right of way line of North Bryan Avenue, a distance of 1020.75 feet to a point on the South line of Parcel 1 of Parcel Map No. 7088 recorded in Book 49 of Parcel Maps, at Page 21, Fresno County Records, said point being on the existing Fresno City limits line;

Thence, 4) North  $89^{\circ} 57' 40''$  East, along said South line and its easterly prolongation, and along the existing Fresno City limits line, a distance of 50.00 feet to a point on a line that is parallel with and 20.00 feet east of the West line of said Northeast Quarter;

Thence, 5) North  $00^{\circ} 02' 33''$  East, along last said parallel line and along the existing Fresno City limits line, a distance of 1588.87 feet to a point on the North line of said Northeast Quarter;

Thence, 6) North  $89^{\circ} 57' 03''$  East, along said North line and along the existing City limits line, a distance of 2619.90 feet to the Point of Beginning.

Contains an area of: 158 Acres, more or less.



# Parcel Map Check Report

Date: 1/31/2018 11:45:57 AM

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Parcel Name: Site 1 - Property : 1  
Description: TRACT 5493 ANNEXATION

**Client: PRECISION CIVIL ENGINEERING, INC.**

**Prepared  
by: JRJ**

North: 10,347.837'                      East: 18,508.693'

Segment# 1: Line

Course: S0°05'39"W                      Length: 2,609.37'

North: 7,738.471'                      East: 18,504.404'

Segment# 2: Line

Course: S89°56'44"W                      Length: 2,667.55'

North: 7,735.936'                      East: 15,836.855'

Segment# 3: Line

Course: N0°02'33"E                      Length: 1,020.75'

North: 8,756.686'                      East: 15,837.612'

Segment# 4: Line

Course: N89°57'40"E                      Length: 50.00'

North: 8,756.720'                      East: 15,887.612'

Segment# 5: Line

Course: N0°02'33"E                      Length: 1,588.87'

North: 10,345.589'                      East: 15,888.791'

Segment# 6: Line

Course: N89°57'03"E                      Length: 2,619.90'

North: 10,347.838'                      East: 18,508.690'

Perimeter: 10,556.44'                      Area: 6,884,556.04Sq.Ft.

Error Closure: 0.003                      Course: N87°03'05"W

Error North : 0.0001                      East: -0.0026