PUBLIC HEARING-STAFF REPORT

SUBJECT: CANYON SPRINGS ESTATES TENTATIVE SUBDIVISION MAP (CONTOUR DEVELOPMENT INC.)

SOURCE: COMMUNITY DEVELOPMENT DEPARTMENT - PLANNING DIVISION

COMMENT: The City Council of the City of Porterville at its regularly scheduled meeting of July 5, 2004, conducted a public hearing to consider approval of Canyon Springs Estates Tentative Subdivision Map. The map proposes to divide a 67.42± acre vacant parcel zoned City R-1 (One-Family Zone) into a 230± lot single family residential subdivision to be developed in two (2) phases. The site is located on the northeast corner of Morton Avenue and Hillcrest Street.

Due to concerns regarding the design of the proposed subdivision, the City Council requested that the developer/applicant work with Staff to redesign the proposed subdivision. In order to provide additional time for revisions, the applicant/agent is requesting that the public hearing be continued and brought back to the City Council on September 6, 2005.

RECOMMENDATION: That the City Council:

1. Continue the public hearing and reschedule this matter before the City Council on September 6, 2005.