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SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

TO: **PLANNING COMMISSION**

FROM: **WARREN HOAG, DEPARTMENT OF PLANNING AND BUILDING**

DATE: **APRIL 28, 2005**

SUBJECT: **TIME EXTENSION FOR TRACT MAP**

SUMMARY

The attached time extension request has been reviewed by staff. It complies with Section 21.06.010 of the Real Property Division Ordinance, and remains in compliance with the General Plan and County ordinances. The Subdivision Map Act allows time extensions to be granted to a maximum of five years past the initial approval period of two years for tentative tract maps. The tentative tract map is not yet ready to record. Additional time is necessary to comply with the conditions of approval.

RECOMMENDATION

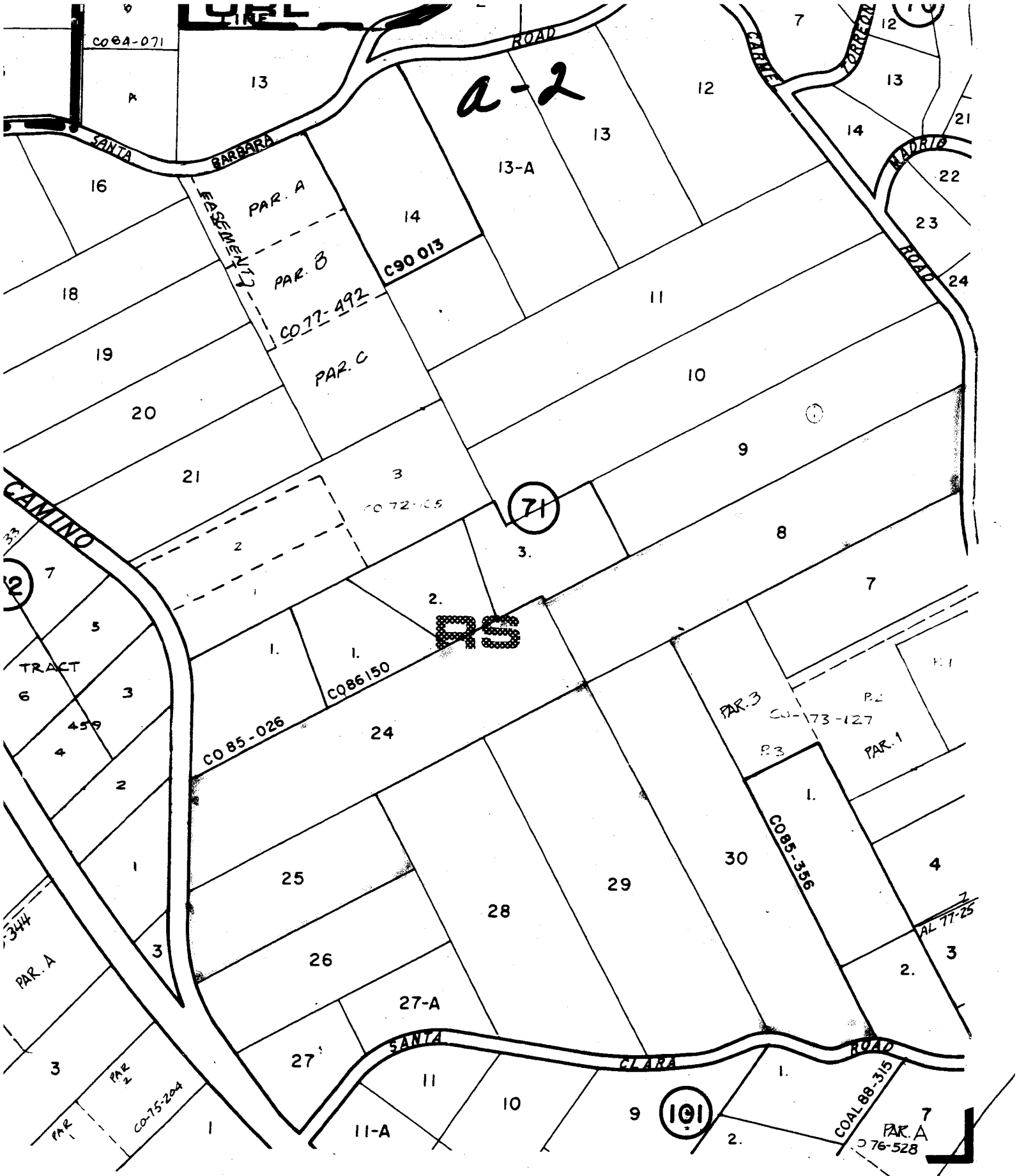
Staff recommends your Commission approve the time extension.

DISCUSSION

The following time extensions are recommended for approval:

TRACT 2024 (S980098U) request from **VAUGHAN SURVEYS, INC. / GEARHART** for a **4th time extension** for vesting tentative Tract Map 2024 (S980098U) and development plan and cluster subdivision of 5 parcels into 16 clustered lots, ranging in size from approximately 1.0 to 2.0 acres each and one buildable open space parcel of 21.9 acres. Open space easements would cover approximately 21 acres of the site (50 percent of the property). The property is located east of Highway 101 and south of the City of Atascadero, on the east side of Viejo Camino, extending easterly to future Carmel Road, approximately 1/4 mile north of Santa Clara Road, APN: 059-311-004, 005 and APN: 059-061-003, 017 in the Salinas River Planning Area. Supervisorial District 5.

The tentative map is to expire on May 11, 2005. On March 30, 2005, the applicant's agent requested the time extension. After review of the tentative map, staff recommends to the Planning Commission that the **4th one-year time extension** be granted to May 11, 2006, subject to the Planning Commission Resolution dated May 11, 2000.



SECTION P-35

LEGEND

LAND USE CATEGORIES

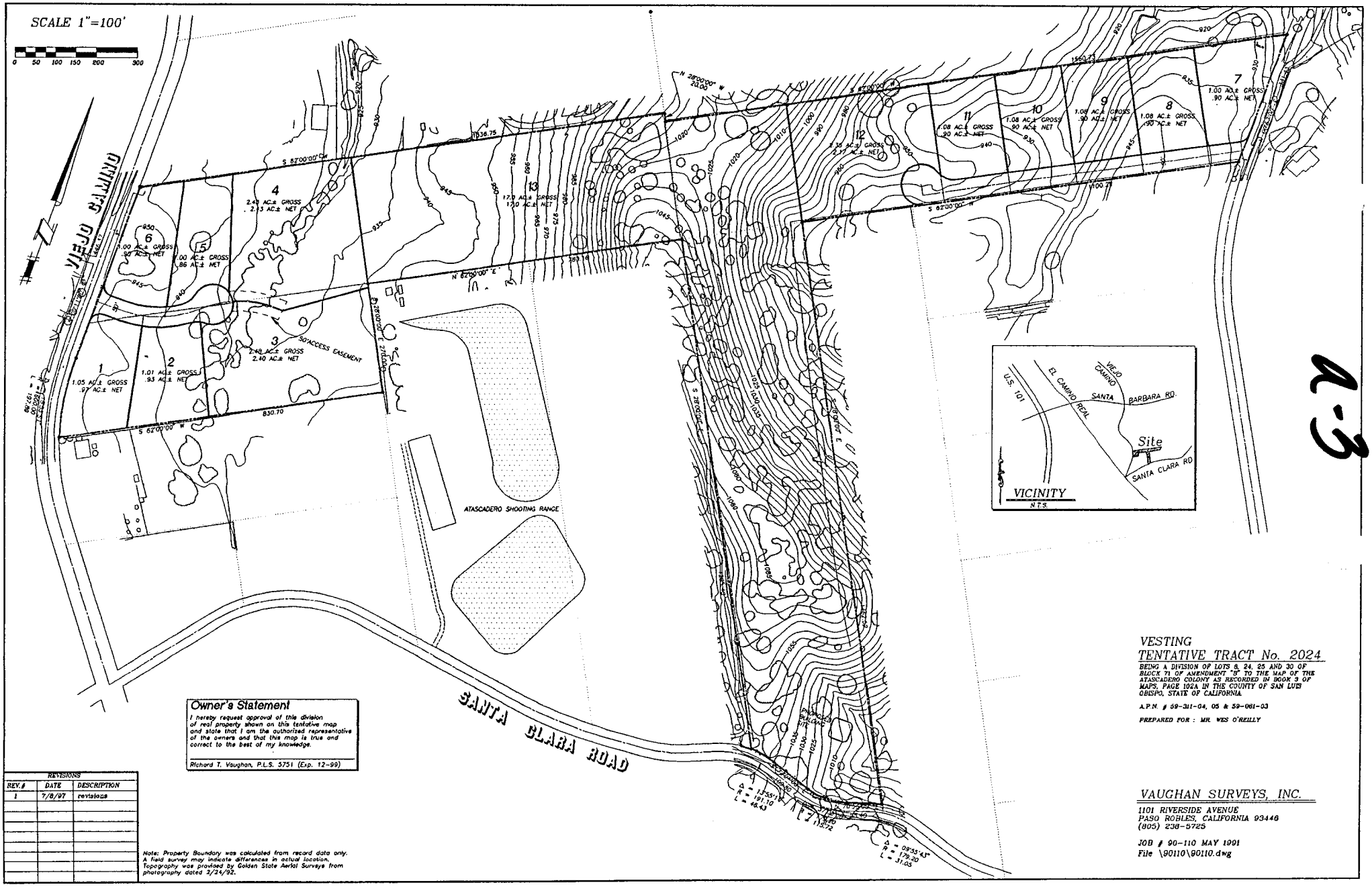
AG – AGRICULTURE
RL – RURAL LANDS

COMBINING DESIGNATIONS

(AR) - AIRPORT REVIEW AREA
(GS) - GEOLOGIC STUDY AREA

PROPOSED PUBLIC FACILITIES

(HS) HIGH SCHOOL



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VESTING TENTATIVE TRACT No. 2024

BEING A DIVISION OF LOTS 8, 24, 25 AND 30 OF BLOCK 71 OF AMENDMENT "B" TO THE MAP OF THE ATASCADERO COLONY AS RECORDED IN BOOK 3 OF MAPS, PAGE 102A IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA.

A.P.N. # 59-311-04, 05 & 59-061-03

PREPARED FOR : MR. WES O'REILLY

Owner's Statement

I hereby request approval of this division of real property shown on this tentative map and state that I am the authorized representative of the owners and that this map is true and correct to the best of my knowledge.

Richard T. Vaughan, P.L.S. 5751 (Exp. 12-99)

REVISIONS		
REV.#	DATE	DESCRIPTION
1	7/8/97	revisions

Note: Property Boundary was calculated from record data only. A field survey may indicate differences in actual location. Topography was provided by Golden State Aerial Surveys from photography dated 2/24/92.

VAUGHAN SURVEYS, INC.

1101 RIVERSIDE AVENUE
PASO ROBLES, CALIFORNIA 93446
(805) 238-5725

JOB # 90-110 MAY 1991
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