



Proud History
Prosperous Tomorrow

City of Banning

99 E. Ramsey Street • P.O. Box 998 • Banning, CA 92220-0998 • (951) 922-3125 • Fax (951) 922-3128

COMMUNITY DEVELOPMENT
DEPARTMENT

NOTICE OF PUBLIC HEARING FOR A TWELVE (12) MONTH EXTENSION OF TIME FOR TENTATIVE TRACT MAP 36939 (TTM 36939), LOCATED GENERALLY NORTH OF WILSON STREET BETWEEN SUNSET AVENUE AND SUNRISE AVENUE; APN'S 535-430-001 THRU 021, 535-431-001 THRU 015, 535-432-001 THRU 017, 535-070-004 THRU 006.

NOTICE IS HEREBY GIVEN of a public hearing before the City of Banning City Council, to be held on Tuesday, February 13, 2018, at 5:00 p.m. in the Council Chambers, City Hall, 99 East Ramsey Street, Banning, California, to consider granting a twelve (12) month time extension for Tentative Tract Map 36939 (TTM 36939) The proposed project site is located generally north of Wilson street between Sunset Avenue and Sunrise Avenue; APN's 535-430-001 thru 021, 535-431-001 thru 015, 535-432-001 thru 017, 535-070-004 thru 006. TTM 36939 was approved on February 23, 2016; this is the first extension request.

Information regarding the request for a twelve (12) month extension of time for Tentative Tract Map 36939 (TTM 36939) can be obtained by contacting the City's Community Development Department at (951) 922-3125, or by visiting the City Hall located at 99 East Ramsey Street, Banning. You may also go to the City of Banning website at <http://www.ci.banning.ca.us/>.

All parties interested in speaking either in support of or in opposition of this item are invited to attend said hearing, or to send their written comments to the Community Development Department, City of Banning at P.O. Box 998, Banning, California, 92220.

If you challenge any decision regarding the above proposal in court, you may be limited to raising only those issues you or someone else raised in written correspondence delivered to the City Clerk at, or prior to, the time the City Council makes its decision on the proposal; or, you or someone else raised at the public hearing or in written correspondence delivered to the hearing body at, or prior to, the hearing (California Government Code, Section 65009).

BY ORDER OF THE COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF BANNING, CALIFORNIA

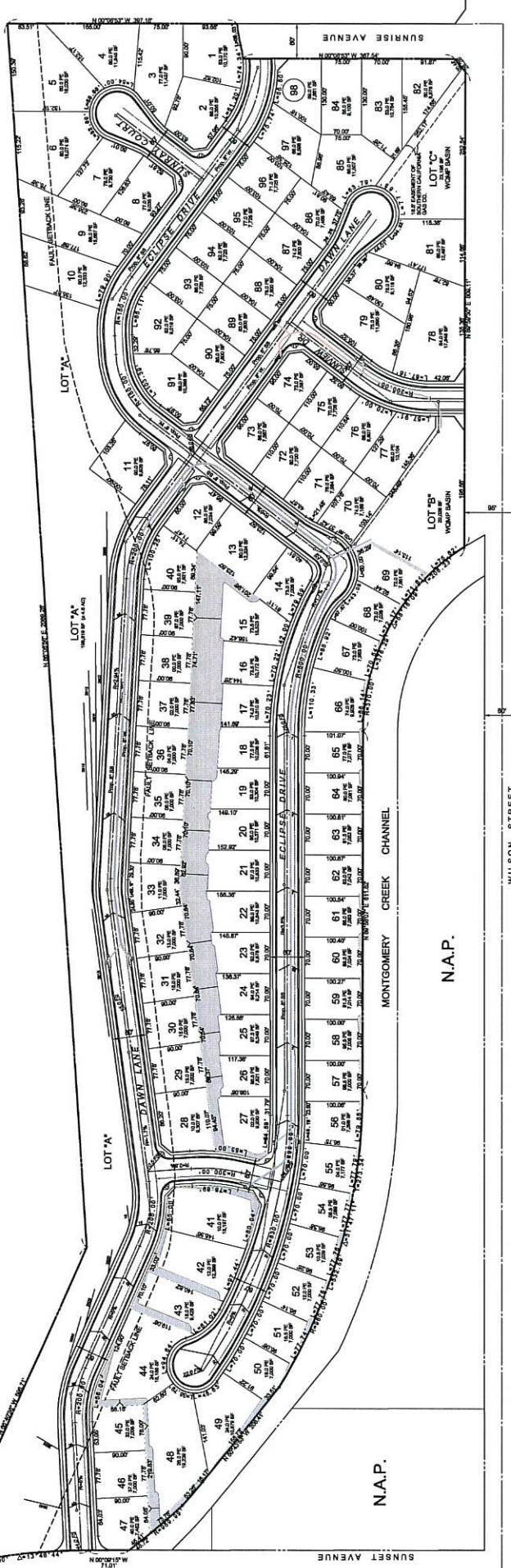
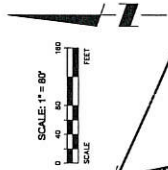
Patty Nevins
Community Development Director

Dated: January 30, 2018
Publish: February 2, 2018

TENTATIVE TRACT MAP 36939

CITY of BANNING, CALIFORNIA

JULY, 2015



GENERAL NOTES

- TOTAL GROSS AREA - 34.7 AC.
- TOTAL NUMBERED LOTS = 112. TOTAL LETTERED LOTS = 3
- MINIMUM LOT SIZE = 7,000 SF (RESIDENTIAL LOTS)
- LOT DENSITY = 2.0 LOTS / ACRE
- LINEAL FEET OF NEW STREETS = 5,421 LF
- DIMENSIONS SHOWN HEREON ARE APPROXIMATE
- ASSESSOR'S PARCEL NO.: 034-420-001 thru 034-420-021
034-420-022 thru 034-420-075
034-420-076 thru 034-420-112
034-420-004 & 034-079-008

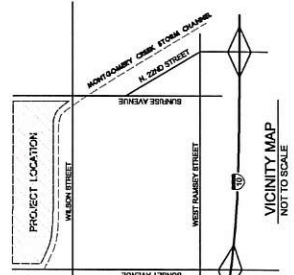
LAND USE INFORMATION

EXISTING ZONING: LOW DENSITY RESIDENTIAL (LD-1) (M) (M)
PROPOSED ZONING: LOW DENSITY RESIDENTIAL

RESIDENTIAL LOTS USE AND LETTERED LOTS "A", "B", "C" AND "D" ARE "SUNNY COURT" AND "SUNNY COURT"
EXISTING LAND USE: SOUTH - OPEN SPACE - HILLSIDE PRESERVATION WEST - OPEN SPACE - HILLSIDE PRESERVATION
LETTERED LOT PROPOSED USE: LOT "A" - OPEN SPACE - HILLSIDE PRESERVATION LOT "B" - OPEN SPACE - HILLSIDE PRESERVATION LOT "C" - OPEN SPACE - HILLSIDE PRESERVATION LOT "D" - OPEN SPACE - HILLSIDE PRESERVATION (TO BE DEDICATED TO THE CITY) (TO BE DEDICATED TO THE CITY)

OWNER / APPLICANT

BANNING WILLSON 97, LLC
1902 CIVIC CENTER DRIVE
BANNING, CA 92403
CONTACT: MR. PETE STANLEY, AIA, LEED AP
(909) 841-1150



<p>PLANS PREPARED UNDER THE SUPERVISION OF</p> <p>OTTB-BERKELLY GROUPE, INC. 675 E. CARSON DRIVE CITY OF BANNING, CALIFORNIA 92403 TEL: (909) 270-9411 FAX: (909) 270-2071 E-MAIL: otb@otbgroup.com</p>		<p>ROAD NO.</p> <p>TENTATIVE TRACT 36939</p>
<p>DATE</p> <p>JULY 2015</p>		<p>FILE NO.</p> <p>1</p>
<p>DATE</p> <p>JULY 2015</p>		<p>SHEET 1 OF 1</p>
<p>CITY OF BANNING APPROVED BY:</p> <p></p>		
<p>Underground Service Alert</p> <p>Call: TOLL FREE 1-800-227-2600</p> <p>TWO WORKING DAYS BEFORE YOU DIG</p>		