

# Clovis Right of Way Process



**ANNEXATIONS**  
City of Clovis

**Fresno County BOS Approval**  
IF THIS STEP IS REQUIRED,  
ADD 60 DAYS TO TIMELINE

**Developer Ends Negotiations with Property Owner**  
• File Turned Over to City

**Evidence of Environment Compliance**

**Legal Description (7 days)**  
• Obtained by Project Engineer  
• Submitted to ROW Staff

7 d

**Appraisal (7 days)**  
• Ordered  
• Introduction Letter Sent to Property Owner

14 d

**Property Staked (7 - 14 days)**

21 d - 28 d

21 d - 28 d

**Appraisal Complete and Submitted to Staff (60 days)**

81 d - 88 d

81 d - 88 d

**Appraisal Review (7 - 14 days)**

88 d - 102 d

**Offer Packet Prepared (7 - 14 days)**

88 d - 102 d

**Offer Presented to Property Owner**  
*Includes:*  
• Offer Letter  
• Purchase Contract  
• Grant Deed  
• Preliminary Title Report  
• Information Regarding City of Clovis Acquisition  
• Copy of Appraisal  
• Title VI Brochure

- Environmental Actions
- City of Clovis Actions
- Fresno Co. Actions
- Developer Actions
- Legal Action

**Negotiation Period (45 - 60 days)**  
• Owner May Get 2nd Appraisal

133 d - 162 d

133 d - 162d

**Weekend Report to Council**

**Eminent Domain Process (90 Days)**  
*Condemnation*  
• Impasse Letter  
• Contact Legal Counsel  
• Notify Property Owner of RON Hearing  
• Prepare Agenda Slip  
• Prepare Staff Report  
• Order Funds for Deposit with State of California

**Acceptance (7 days)**  
• Notarize Signatures  
• Steve White accepts on Behalf of City of Clovis  
• Original Deed to Escrow  
• Copy of Contract to Escrow  
• Order Funds for Deposit into Escrow

223 d - 252 d

140 d - 169 d

**Court Action (120 days)**  
• Early Possession

343 d - 372 d

**Escrow (60 to 180 days)**  
• Funds Deposited  
• Partial Reconveyances Cleared  
• Title Cleared  
• Escrow Closed

200 d - 349 d

