

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Tuesday, September 5, 2017, at 6:00 p.m.**, a public hearing will be conducted in the Council Chamber of the Clovis Civic Center, 1033 Fifth Street, Clovis, CA 93612. The Clovis City Council will consider the following items:

- A. R2017-07, A request to approve a prezone of approximately 7.34 acres of land located on the east side of De Wolf Avenue, between Shaw and San Jose Avenues from the County AE-20 Zone District to the Clovis R-3 (Medium Density Multiple Family Residential) Zone District. Virginia R. & David Simpson, Marcella A. Deanda Trs., Liru Huang & Michael Blackston, Herbert Paul Bethel, owners; Westgate Construction and Development, applicant; Burrell Consulting Group, representative. The Planning Commission Recommends approval of R017-07.
- B. RO295, A resolution of Application for the Annexation of the Territory known as the Shaw-Leonard Northwest Reorganization located on the north side of Shaw Avenue, between De Wolf and Leonard Avenues. Various owners; Westgate Construction and Development, applicant; Burrell Consulting Group, representative.

Property Owners: David & Virginia R. Simpson, Marcella A. Deanda Trs., Liru Huang & Michael Blackston, Paul Herbert Bethel, George J. & Sterlene J. Beal, Hui-Kuang Tsai & Pi-Yun Trustees, Joseph Neal Riley, Darrell D. Fenn, Zohreh Ghalamkarpour & Mehrangiz Karimkhanzand, Wicks Family Limited Partnership, Mitra Karimkhan Zand Trustee & Azadeh Karimkhanzand, Thomas & Joyce Nordstrom Trustees, Pensco Trust Company Custodian, John G. Thornburg & Rosemary S. Ting, Richard S. Jevardian, Pietro De Santis, Eileen Reeve M. Nelson Trustee, David & Marjorie Taber, James L. & Nova Exum J. Trs., and Thomas J. & Rose C. Libby.

Project Item No. A is in substantial conformance with the environmental analysis performed for the 2014 General Plan Update, 2014 Development Code Update and Loma Vista Specific Plan EIR. No major revisions will be required with the adopted Environmental Impact Report to accommodate the proposed project, therefore, subject to California Government Code Section 65457 no further environmental review is required for this project.

Project Item No. B is in substantial conformance with the environmental analysis performed for Prezone R2008-07, Site Plan Review SPR2008-10, 2014 General Plan Update, 2014 Development Code Update, and Loma Vista Specific Plan EIR. No major revisions will be required with the adopted Mitigated Negative Declaration and Environmental Impact Report to accommodate the proposed project, therefore, subject to California Government Code Sections 15162 and 15182 no further environmental review is required for this project.

All interested parties are invited to comment in writing to the Planning Division by no later than 3:00 p.m. on September 5, 2017, and/or to appear at the hearing described above to present testimony in regard to the above listed requests. Questions regarding these items should be directed to Bryan Araki, City Planner at (559) 324-2346 or email at bryana@cityofclovis.com.

If you would like to view the City Council Agenda and Staff Reports, please visit the City of Clovis Website at www.cityofclovis.com. Select "City Council Agendas" from right side of the main page under "Frequently Visited." Reports will be available approximately 72 hours prior to the meeting time.

If you challenge a project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City at, or prior to, the public hearing.

Dwight D. Kroll, AICP, Planning and Development Services Director
PUBLISH: Wednesday, August 23, 2017, *The Business Journal*