

P E T I T I O N
FOR THE FORMATION OF
OPEN SPACE DISTRICT NO. _____
OF THE CITY OF VISALIA

TO THE HONORABLE CITY COUNCIL OF THE CITY OF VISALIA, STATE OF CALIFORNIA

The undersigned respectfully petitions your Honorable Body and show as follows:

1. That they are the sole owner, as shown on the Assessor's roll or on the Assessor's records of the County of Tulare on which general taxes are collected, of all separately assessed parcel or lots, of property hereinafter described.
2. That you institute proceedings to form a maintenance district pursuant to Title 12, Chapter 12.40 of the Ordinance Code of the City of Visalia, of the State of California, for the purposes of providing within and for said lands, the following,

The expenses of maintaining and operating open space, and appurtenances thereto, including, but not limited to walkways, crosswalks, steps, safety zones, parking areas, platforms, seats, statuary, fountains, certain fencing, drainage facilities, poles, posts, wires, pipes, conduits, tunnels, lamps and other suitable or public ways; water mains and sprinkler systems, and ornamental planting including lawns, shrubs and trees, all as now exist or may hereafter be constructed in or for said maintenance district but not of necessary repairs, and of benefit to said maintenance district but not of necessary repairs, replacements, fuel, power, electrical current, care, supervisions and any and all other items necessary for the property maintenance and operation thereof.

3. That said lands and the exterior boundaries thereof, to be benefited and to be charged for said maintenance and operation are described as follows: All that real property, situated in the City of Visalia, County of Tulare, State of California, and being more particularly described as follows: (provide legal description from deed and an exhibit map)

BEING A DIVISION OF LOTS 6, AND A PORTION OF LOTS 7, 11 AND 12 OF RIVER RUN

RANCH LARGE LOT SUBDIVISION MAP, RECORDED IN BOOK 39 OF MAPS AT PAGE 11

OF OFFICIAL RECORDS, BEING A PORTION OF PARCEL 1 AND 2 PER GRANT DEED,

RECORDED JULY 2, 2024 AS DOCUMENT NO. 2024-0029504 OF OFFICIAL RECORDS

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 18 SOUTH, RANGE 25 EAST,

MOUNT DIABLO MERIDIAN, IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF

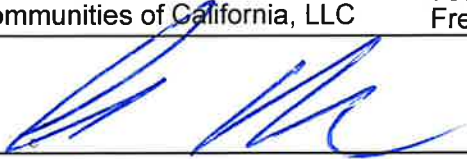
CALIFORNIA.

4. That open space to be maintained include all special landscaped areas including road medians, arterial landscaping, parkways and other special landscaped areas benefiting the district as a whole.

NOW, THEREFORE, as the sole owner, the undersigned hereby waive the notice of public hearing otherwise required by Title 12, Chapter 12.40 of the Ordinance Code of the City of Visalia, of the State of California for the formation of the maintenance district.

NOW, THEREFORE, the undersigned respectfully pray that the lands described in Item 3 be formed into a maintenance district in the manner provided by law and that a special charge be established in said maintenance district pursuant to Title 12, Chapter 12.40 of the Ordinance Code of the City of Visalia.

Respectfully submitted:

Printed Name	Address	Date
Century Communities of California, LLC	7330 N. Palm, Suite 106 Fresno, CA 93711	March 24, 2025
Signature		
W. Allen Bennett, Vice President		