

AGENDA
OCEANSIDE DEVELOPER'S CONFERENCE

Tuesday, September 2, 2014, 9:00 a.m.
Guajome Room

1. 9:00 a.m. - 10:00 a.m. Discussion of an 18-lot residential subdivision on a 7.02 acre parcel located on Grandview Street in the Fire Mountain Neighborhood.

Zoning: RE-B (Residential Estate B)
Land Use: EB-R (Estate B Residential)
Neighborhood Area: Fire Mountain
Assessor Parcel Number: 151-310-38
Contact Person: Gary Piro
Tel.: 760-889-3170
Email: Piroengr@cs.com

Attachments:

1. Maps
2. Project Description Letter
3. Proposed Elevations

PIRO ENGINEERING
CIVIL ENGINEERING, SURVEYING AND LAND PLANNING
930 BOARDWALK (SUITE D), SAN MARCOS, CALIF. 92078
Phone: (760) 744-3700 Cell: (760) 889-3170 Fax: (760) 744-3750

Vida Murrell, Administrative Secretary
Development Services Department
Planning Division
City of Oceanside

W.O. 3228 (B)
Date: August 12, 2014

Re: Developer's Conference Meeting for Statser Grandview Development

Dear Vida,

Thank you for all of your help in establishing our September 2, 2014 Developer's Conference Meeting for the property owned by my client, Mr. James Statser (Reference APN 151-310-38; 1902-10 Grandview Street).

Project Description:

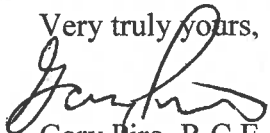
We are proposing to submit an 18-lot sediton on the above referenced 7.02 acre project. We are proposing a "clustered" development with an on-site private road to be served by sewer service.

The concept is to develop the property and have a home product consistent with the St. Malo development which is next to this property on the east.

The lots are a "minimum" of 5,000 square feet and we plan to retain the existing residences on the property for sale. Mr. Statser is a builder with over 50 years of building experience and he plans to build out the project with the possibility of selling some of the lots to other independent builders who would be required to confirm to our CC and R's.

We look forward to meeting with you on September 2.

Very truly yours,



Gary Piro, R.C.E. 24000

Piro Engineering, Surveying and Land Planning



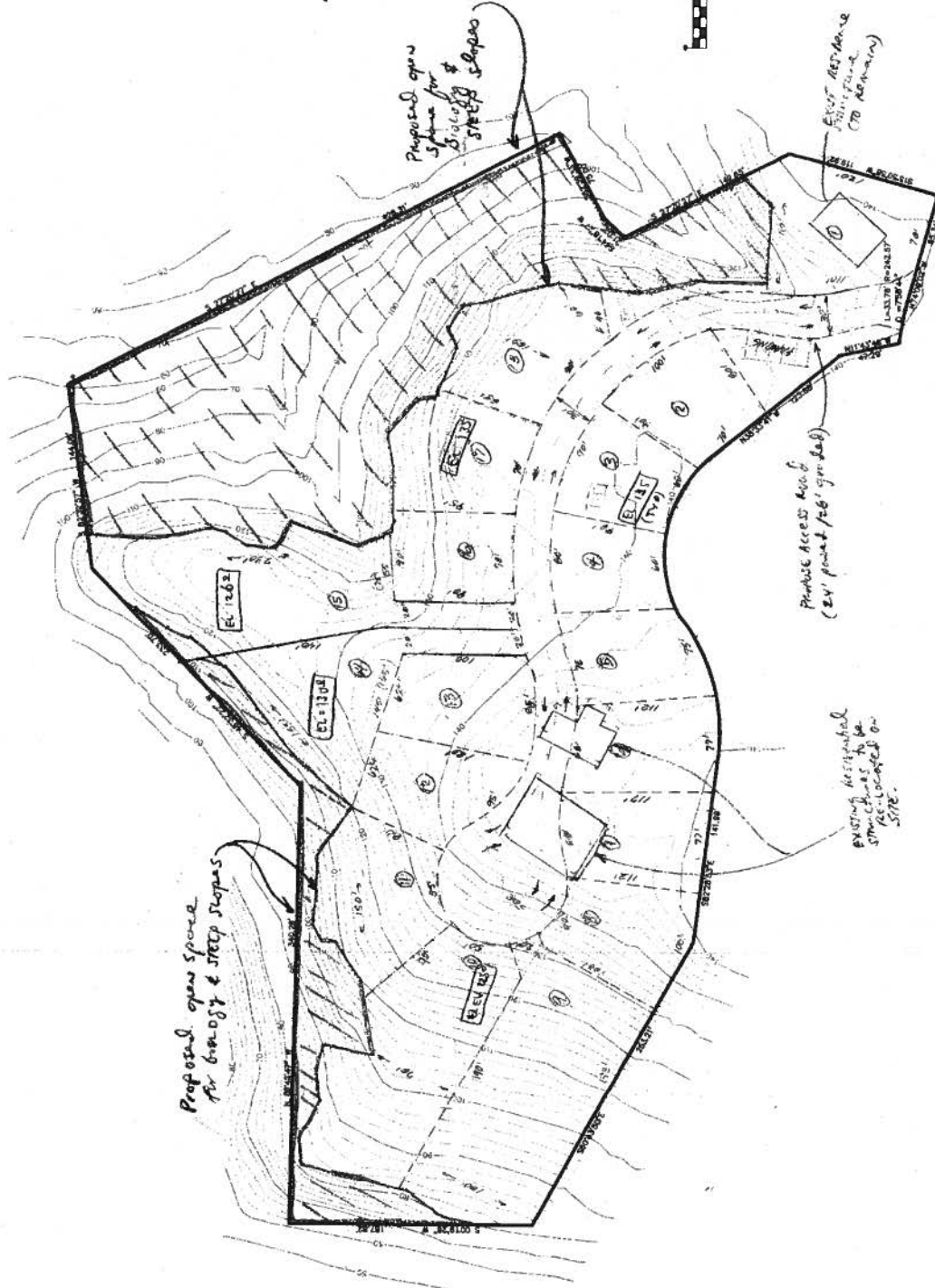
SITE PLAN PREPARED BY:

PERO ENGINEERING
600 BOARDWALK, SUITE 70
SAN MARCOS, CA 92069
(760) 744-3700

Gary Fiero
GARY FIERO

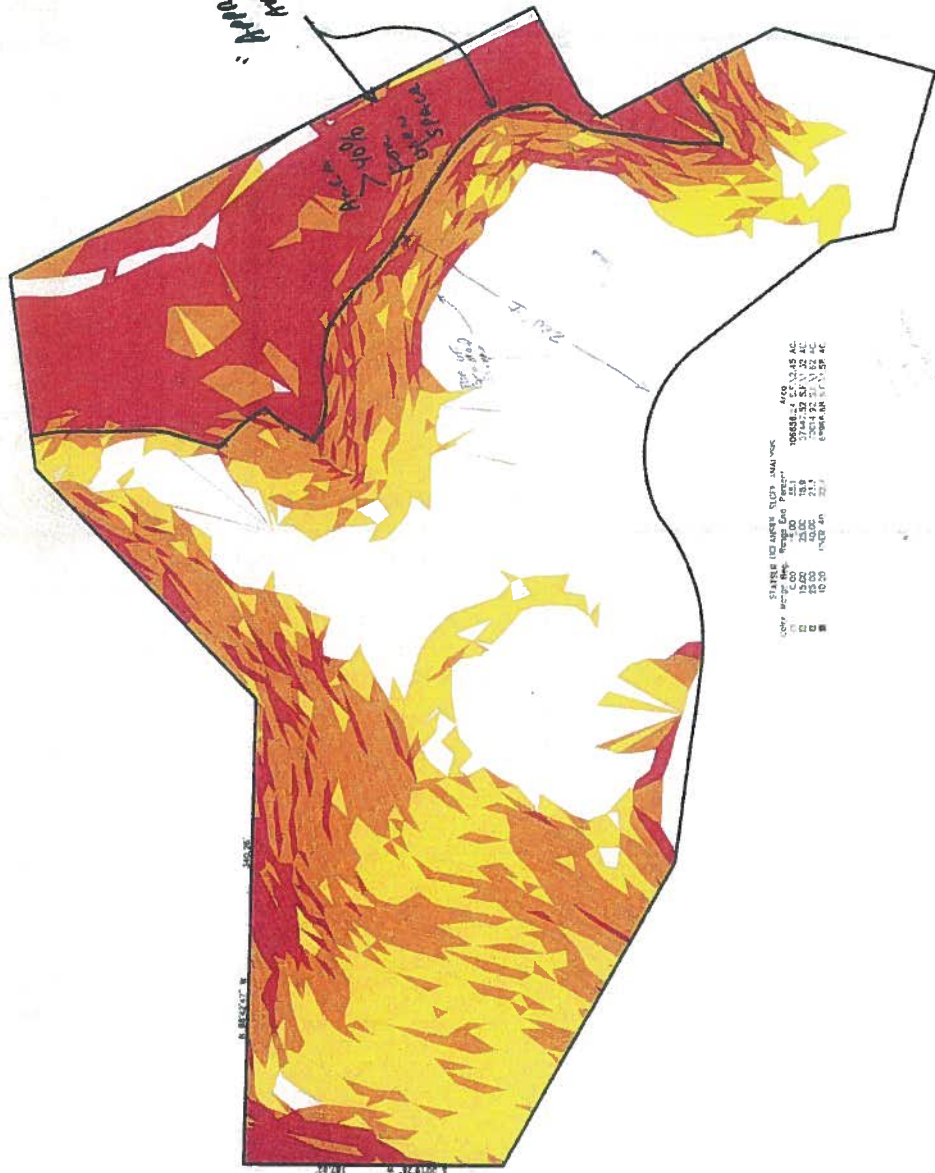


GRAPHIC SCALE



Slope Analysis

GRANDVIEW SLOPE ANALYSIS



SITE PLAN PREPARED BY:
 PIRO ENGINEERING
 930 BOARDWALK, SUITE "D"
 SAN MARCOS, CA. 92069
 (760) 441-0700

GARY K. PIRO

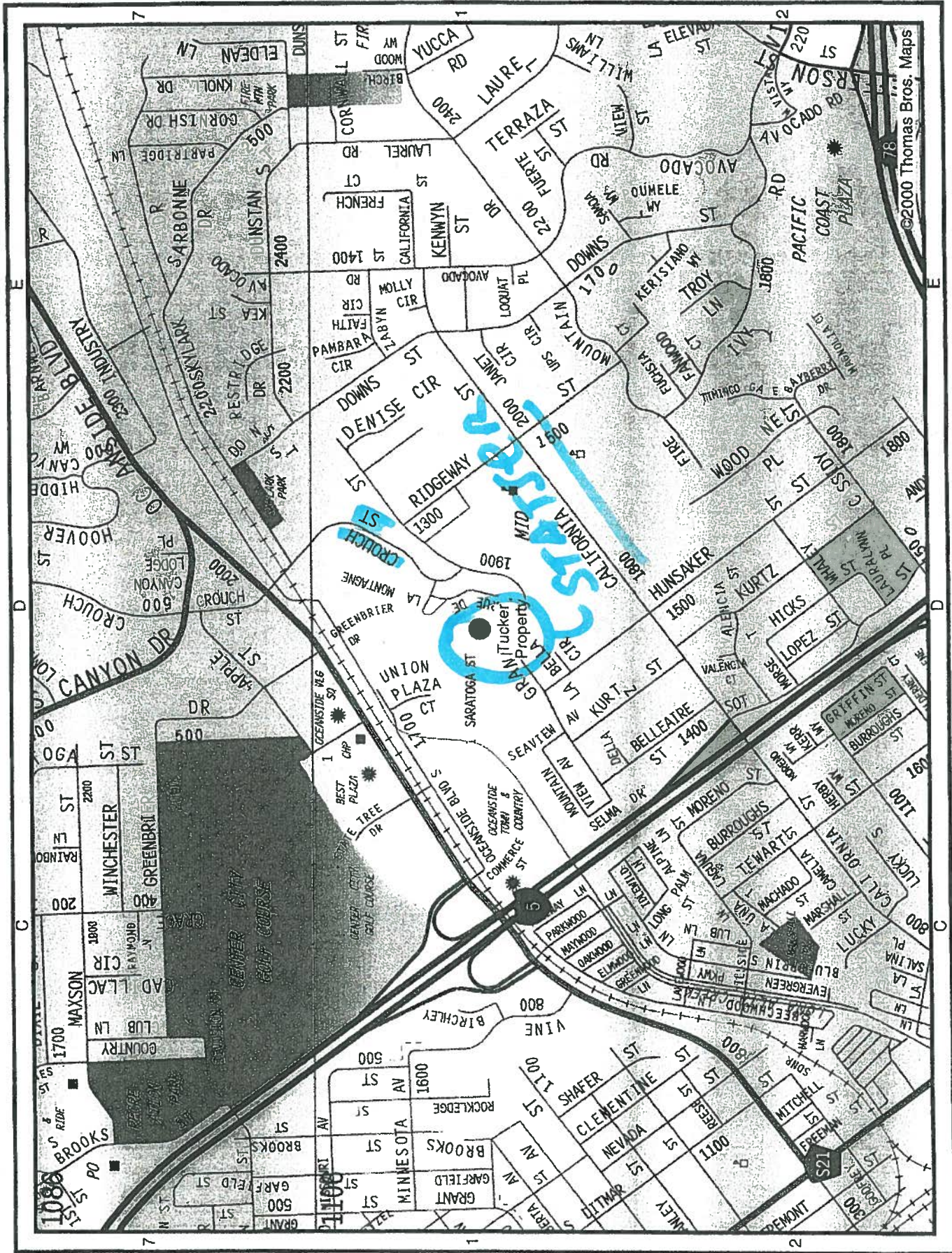


GRAPHIC SCALE



Approximate Area for parking

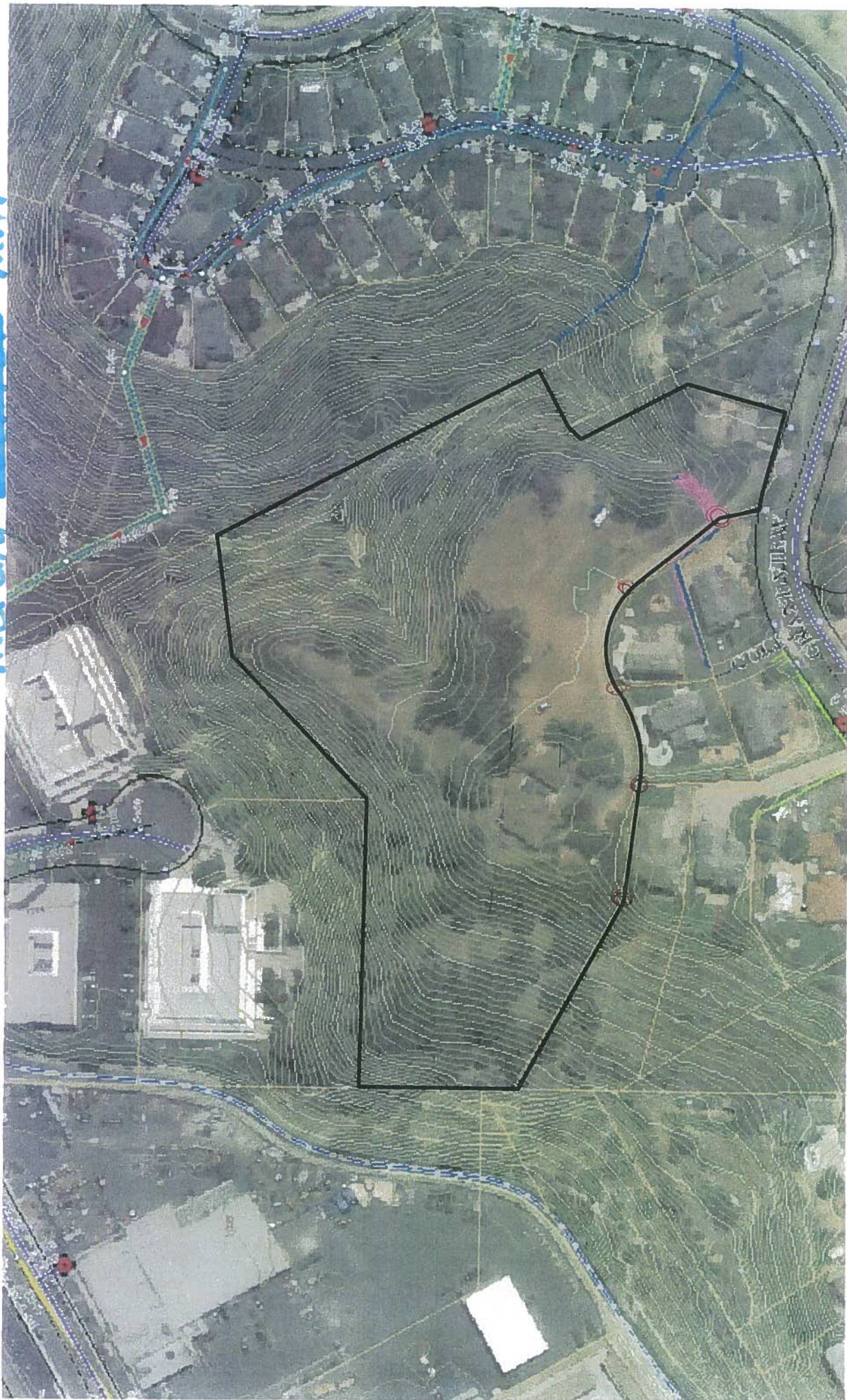
LOCATOR MAP



©2000 Thomas Bros. Maps

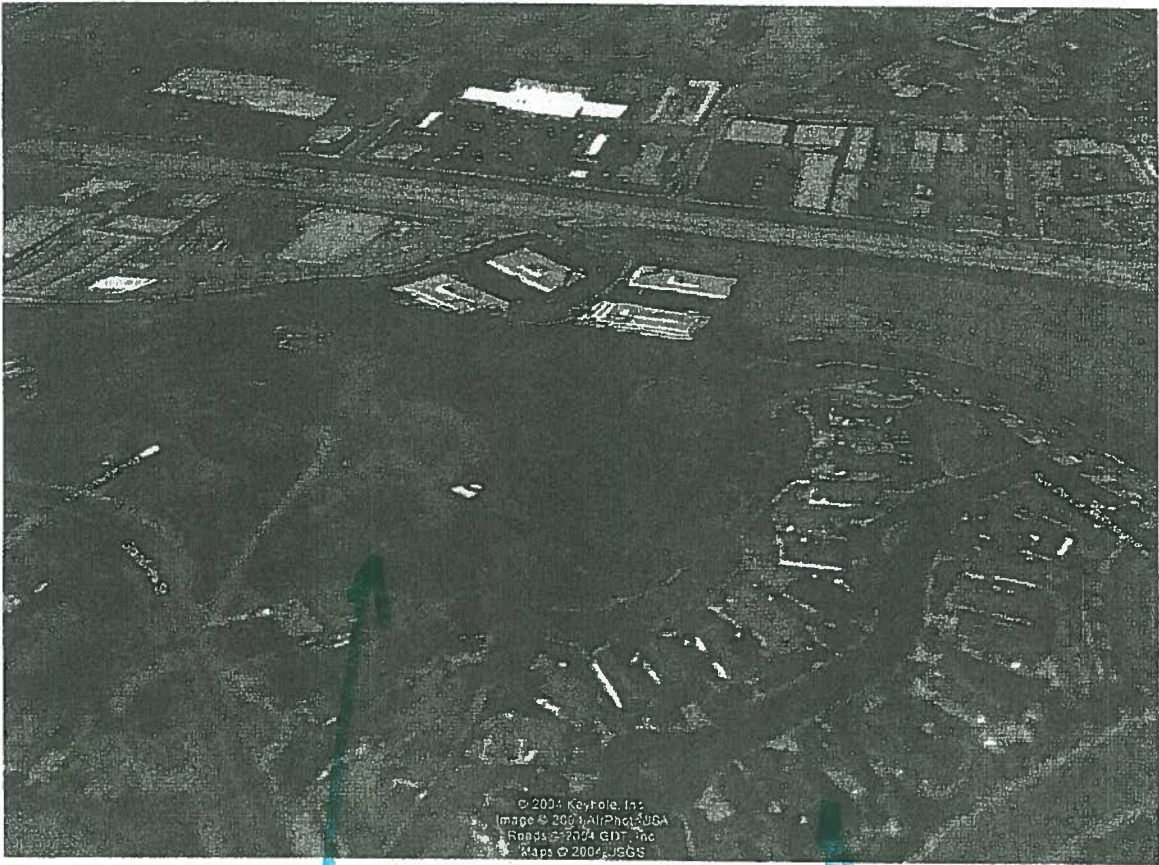
Tucker Property: 1106 D1

NEGATIVE MAP



Grandview

Aerial Rendering of Existing Condition



STATSER
PROJECT

ST MALO