

RESOLUTION NO. 2025-37

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HESPERIA, CALIFORNIA, APPROVING FINAL TRACT MAP NO. 20581 TO SUBDIVIDE ONE PARCEL INTO 74 LOTS AND FIVE LETTERED LOTS ON APPROXIMATELY 10.9-ACRES LOCATED AT THE SOUTHWEST CORNER OF SULTANA STREET AND G AVENUE (APPLICANT: PARK VIEW TRAILS, LLC APN: 0410-221-08).

WHEREAS, on October 23, 2023, the Planning Commission approved Tentative Tract Map No. 20581; and

WHEREAS, Tentative Tract Map No. 20581 is to subdivide one parcel into 74 lots and five lettered lots in conjunction with Site Plan Review SPR22-00012 to construct a 74-unit townhome complex on a 10.9-acre site within the Medium Density Residential (MDR) zone of the Main Street and Freeway Corridor Specific Plan located at the southwest corner of Sultana Street and G Avenue; and

WHEREAS, staff have reviewed the map and determined that it complies with all General Plan and zoning regulations, and all local ordinances related to the creation of these parcels; and

WHEREAS, all legal prerequisites to the adoption of this resolution have occurred.

NOW THEREFORE, BE IT RESOLVED BY THE CITY OF HESPERIA CITY COUNCIL AS FOLLOWS:

Section 1. Final Tract Map No. 20581 is hereby approved, and the City Clerk is authorized to present the same to the County Recorder to be filed for record.

Section 2. That the City Clerk shall certify to the passage and adoption of this resolution and enter it into the book of original resolutions.

ADOPTED AND APPROVED this 7th day of October 2025.

Allison Lee, Mayor

ATTEST:

Jessica Giber, Assistant City Clerk