



---

COMMUNITY DEVELOPMENT  
DEPARTMENT

---

411 Main Street – 2<sup>nd</sup> Floor  
P.O. Box 3420  
Chico, CA 95927

PLANNING SERVICES  
(530) 879-6800  
Fax (530) 895-4726  
<http://www.ci.chico.ca.us>

May 27, 2022

Jim and Patti Lamb  
745 W. 11<sup>th</sup> Avenue  
Chico, CA 95926

VIA EMAIL

Email: [jpnanni@gmail.com](mailto:jpnanni@gmail.com)

Subject: **Lamb Urban Lot Split (ULS 22-01) 745 11<sup>th</sup> Avenue, Chico, CA 95926, APN 043-420-020**

To whom it may concern:

City of Chico Planning staff have approved the above-referenced project. Please find below the Conditions of Approval:

1. The Lamb Urban Lot Split (ULS 22-01) approved on May 27, 2022 **shall expire on May 27, 2025** unless the final map has been recorded or an application for a time extension has been received **prior to May 27, 2025**.
2. At such time that the final map records, the accessory dwelling unit (ADU) currently under construction pursuant to Building Permit No. PROD21-00214 will become a single-family residence (SFR). Development impact fees associated with the single-family residence shall be due at that time.

The final map shall be prepared in accordance with the standards set forth in the Subdivision Map Act and the Chico Municipal Code. The map is to be filed within thirty-six (36) months from the date of approval. If you have any questions regarding the agreement, please contact Senior Development Engineer Matt Johnson at (530) 879-6910.

If you have any questions or concerns, please do not hesitate to reach me at (530) 879-6807 or [tina.wilson@chicoca.gov](mailto:tina.wilson@chicoca.gov).

Sincerely,

*Tina Wilson*

Tina Wilson  
Associate Planner

cc: W. Gilbert Engineering, 140 Yellowstone Drive, Suite 110, Chico, CA 95973, Email [wes@wgilbertengineering.com](mailto:wes@wgilbertengineering.com)  
Planning File: ULS 22-01  
Trakit Files: ULS22-00001, PROD21-00214