



**SACRAMENTO CITY PLANNING DIVISION**

1231 I Street, Room 300, Sacramento, CA 95814

(916) 808-5419

Application taken by Sally Shore/ Date: 4-6-04

Project Location: Northwest of the western intersection of Club Center Drive and Regency Park Circle  
Assessor's Parcel No.: 225-0540-056, -061, -062  
Owner: Warmington Homes California  
Address: 3300 Douglas Blvd Ste 260, Roseville, CA 95661  
Applicant: Warmington Homes c/o Pacific Teal Development, LLC  
Address: 22672 Lambert St Ste 616, Lake Forest, CA 92630

**REQUESTED  
ENTITLEMENT(S):**

- A. Environmental Determination:** Previously Adopted Negative Declaration;
- B. Request to Revoke (Void) a Planning Director's Plan Review** to develop a 150-unit apartment complex on 6.5± acres in the Multi-Family Planned Unit Development (R-3-PUD) zone;
- C. Tentative Map** to merge three parcels to create one condominium parcel on 6.5± undeveloped acres in the Multi-Family Planned Unit Development (R-3-PUD) zone; and
- D. PUD Special Permit** to develop a 135-unit condominium community on 6.5± acres in the Multi-Family Planned Unit Development (R-3-PUD) zone.

**ACTIONS TAKEN:**

On August 12, 2004, the Planning Commission took the following action on:  
A-D) Adopted Notice of Decision and Findings of Fact for Approval

Sent to Applicant:

Date

9/8/04

By:

Jason Hunter

Temp Typist Clerk II

**EXPIRATION**

**TENTATIVE MAP:** Failure to record a final map within two years of the date of approval or conditional approval of a tentative map shall terminate all proceedings.

**SPECIAL PERMIT:** A use for which a Special Permit is granted must be established within two years after such permit is issued. If such use is not so established, the Special Permit shall be deemed to have expired.

**VARIANCE:** Any variance involving an action which requires a building permit shall expire at the end of two years unless a building permit is obtained within the variance term.

**NOTE:** Violation of any of the foregoing conditions will constitute grounds for revocation of this permit. Building permits are required in the event any building construction is planned. The County Assessor is notified of actions taken on rezonings, special permits and variances.

Original to Applicant  
Copies: File & Permit Book

**P04-065**



Development Services  
Department-  
Planning Division

**CITY OF SACRAMENTO**  
CALIFORNIA

1231 I STREET  
ROOM 300  
SACRAMENTO, CA  
95814-2998

PLANNING  
916-808-5419  
FAX 916-808-5328

Date: 9-8-04

Sacramento County Assessor  
Real Property Support  
3701 Power Inn Road #3000  
Sacramento, California 95826-4329

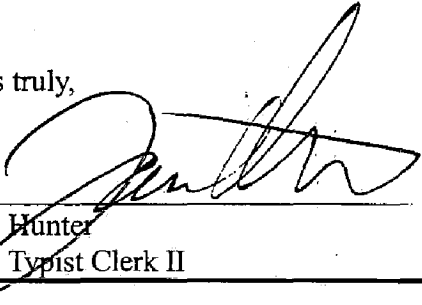
RE: APN(s): 225-0540-056, -061, -062

Pursuant to Section 65862 of the Government Code of the State of California, we are hereby notifying your office of the following action taken by the City of Sacramento with respect to the above-numbered property:

Special Permit granted (**PUD Special Permit**) to develop a 135-unit condominium community on 6.5± acres in the Multi-Family Planned Unit Development (R-3-PUD) zone.

**P04-065**

Yours truly,

  
\_\_\_\_\_  
Jason Hunter  
Temp Typist Clerk II

cc: Warmington Homes (OWNER)

As owner of record of the above mentioned property, you are hereby notified pursuant to Government Code Section 6863.5 that the County Assessor has been notified of the granting of a zoning change, variance, special permit or other action for your property.