



SACRAMENTO CITY PLANNING DIVISION

1231 I Street, Room 200; Sacramento, CA 95814

(916) 264-5381

Application taken by N. Alvey, April 25, 2001

Project Location: NE Corner of Del Paso Road & Broadgate Drive & SW Corner of El Centro Road & Hawkview Drive

Assessor's Parcel No.: 225-1480-002 and -003

Owner: Lennar Winncrest LLC (Don Barnett)

Address: 2240 Douglas Blvd, Suite 200 Roseville CA 95661

Applicant: Meer Capital Partners LLC

Address: 1651 E Fourth Street, Suite 250 Santa Ana CA 92701

REQUESTED ENTITLEMENT(S): Westlake Villas Condominiums. Entitlements to allow the construction of a 285 unit condominium project located on 12.3 undeveloped acres in the Multi-Family Planned Unit Development (R-3 PUD) zone.(D1) 225-1480-002 and -003.

- A. **Environmental Determination:** Previous Negative Declaration;
- B. Parcel Merger to remove the common property line between tow undeveloped parcels totaling 12.3± acres in the Multi-Family Planned Unit Development (R-3) PUD) zone;
- C. **Tentative Subdivision Map** to create a single lot subdivision for a 285 unit condominium complex located on 12.3± undeveloped acres in the Multi-Family Planned Unit Development(R-3 PUD) zone;
- C. **Special Permit** to allow a 285 unit condominium complex;
- D. **Special Permit** to develop a 285 unit condominium complex located in the Westborough Planned Unit Development.
- F. **Special Permit** to develop 285 multi-family residential units located in the Westborough Planned Unit Development.

ACTIONS TAKEN: On November 15, 2001 the Planning Commission took the following action:

- A-F Adopted Notice of Decision and Findings of Fact for Approval

Sent to Applicant: December 3, 2001

By: *Nel Penney*
Nel Penney, Executive Secretary
NP/bs

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.



NEIGHBORHOODS,
PLANNING AND DEVELOPMENT
SERVICES DEPARTMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 300
SACRAMENTO, CA
95814-2998

PLANNING
916-264-5381
FAX 916-264-5328

December 3, 2001

Sacramento County Assessor
Real Property Support
700 H Street, Room 3650
Sacramento, California 95814


RE: APN: 225-1480-002 and -003

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 on November 15, 2001 by the Planning Commission to allow a 285 unit condominium complex; to develop a 285 unit condominium complex located in the Westborough Planned Unit Development, and to develop 285 multi-family residential units located in the Westborough Planned Unit Development.

P01-053

Yours truly,


Nel Penney, Executive Secretary
NP/bs

cc: Lennar Winncrest LLC (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.

Original to County Assessor's Office
Copies: File & Owner