

RELATED TO P00-012
(FOR REFERENCE)



CITY OF SACRAMENTO
CALIFORNIA

NEIGHBORHOODS, PLANNING AND
DEVELOPMENT SERVICES DEPARTMENT

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

**PLANNING DIRECTOR'S SPECIAL PERMIT MODIFICATION
FOR SINGLE FAMILY RESIDENTIAL IN A PUD**

FILE: P99-095

PROJECT NAME: Kimball Hill Homes in Natomas Crossing - Parcel 21

ASSESSOR'S PARCEL NUMBER(S): 225-1260-016 thru 022 (former part of 225-0150-048)

APPLICANT'S NAME/ADDRESS: Kimball Hill Homes (Gary Pettigrew), 916-714-1153
10535 East Stockton Blvd, Suite K
Elk Grove, CA 95758

APPROVAL: This Planning Director's Special Permit Modification (PDSP Mod) approval incorporates the lots to be used for the Kimball Hill Homes model home complex with the previously approved PDSP for Natomas Crossing Parcel 21 (P99-095). The lots involved are Lots 32 thru 38 of Natomas Crossing Phase 1 [Recorded Map, Book 265, Page 1 (9-17-99)], as shown on the attached Site Plan.

BACKGROUND: On September 21 and December 28, 1999, the Planning Director approved Special Permits for 85 homes in Parcel 21 and 56 homes in Parcel 18, respectively, of Natomas Crossing (P99-095 and P99-125). However, neither of these previous approvals included the lots which the applicant proposes to use for the model home complex. This previous oversight will be corrected with approval of this PDSP Modification.

PROPOSAL: The following table documents the model home complex proposal as described by the applicant. As shown, the model home complex proposed will include models for Parcels 18, 19, and 21; however, note that while PDSP applications are approved for Parcels 18 and 21, the application for Parcel 19 has not been completed.

APN	Lot No	Address	Model	Parcel
225-1260-016	32			-
225-1260-017	33	60 Sunstone Circle	1642 - Versailles	18/21
225-1260-018	34	50 Sunstone Circle	2156 - Horizon	18/21
225-1260-019	35			-
225-1260-020	36	30 Sunstone Circle	3161 - Ultima	19
225-1260-021	37	20 Sunstone Circle	4093 - Yorkshire	19
225-1260-022	38			-

It is assumed that lots not specified as the site of a model in the model home complex (specifically Lots 32, 35, and 38) will be utilized for parking and/or landscaped until the model home complex is converted to homes; and it is assumed that at that time of conversion, these vacant lots will become home sites available for building any of the previously approved house plans.

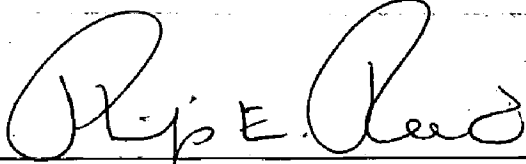
ACTION: The Planning Director approves the requested Planning Director's Special Permit Modification to allow construction of previously approved house plans on Lots 32 thru 38 of Natomas Crossing Phase 1 (see attached Site Plan), subject to the following conditions:

Conditions:

1. Construction of the 1642-Versailles, 2156-Horizon, and 2954-Greenwood plans on any of the lots included in this approval shall be subject to all previous conditions of approval from P99-095 and P99-125, as applicable.
2. Construction of the 1656-Andover plan on any of the lots included in this approval shall be subject to all previous conditions of approval from P99-125, as applicable.
3. Approval of this Planning Director's Special Permit Modification does not imply approval of any house plans submitted for Parcel 19 of Natomas Crossing. Building permits for the 3161-Ultima, 4093-Yorkshire, or any other house plans not included in the previous approvals for Parcels 18 and 21 (P99-125 and P99-095), may not be issued until the PDSP application for Parcel 19 has been approved.
4. Approval of this Planning Director's Special Permit Modification does not imply approval of a Zoning Administrator's Special Permit for a Model Home Complex. The applicant is still obligated to obtain this Zoning Administrator's Special Permit approval prior to development of the model home complex.

APPROVED ON: January 25, 2000

PREPARED BY:


Philip Reed, Junior Planner

APPROVED BY:


Scot Mende, Senior Planner

Attachments: Site Plan

File: Original
cc: Applicant
Development Services - Building Division
PUD Binder

NATOMAS CROSSING SITE PLAN

