



SACRAMENTO CITY PLANNING DIVISION
 1231 I Street, Room 300, Sacramento, CA 95814
 (916) 808-5419

Application taken by AW/ Date: 7-7-03

Project Location: South of West River Dr, north of Garden Hwy, and west of Marina Glen Way
 Assessor's Parcel No.: 274-0220-051, -052
 Owner: D. Donald Parr and Alice Parr
 Address: 5750 Sunrise Blvd Ste 225, Citrus Heights, CA 95610
 Applicant: Tim Lewis Development, Tim Lewis
 Address: 5750 Sunrise Blvd Ste 225, Citrus Heights, CA 95610

REQUESTED ENTITLEMENT(S):

A) **Environmental Determination:** Addendum to a previous Negative Declaration; B) **Mitigation Monitoring Plan;** C) **Community Plan Amendment** to re-designate 14.3± acres from Low Density Residential to Medium Density Residential; D) **Rezone** 14.3± acres from Standard Single Family Planned Unit Development (R-1-PUD) zone to Single Family Alternative Planned Unit Development (R-1A-PUD) zone; E) **PUD Guidelines Amendment** to amend the Riverbend Classics Planned Unit Development (PUD) Guidelines to address the development of the proposed Medium-Density housing units; F) **PUD Schematic Plan Amendment** to depict the proposed project, including a future residential lot in the Riverbend Classics Planned Unit Development (PUD); G) **Lot Line Adjustment** to relocate the common property line between two parcels; H) **Tentative Parcel Map** to subdivide one 20.9± acre parcel into 2 parcels of 14.3± and 6.6± acres; I) **Tentative Subdivision Map** to subdivide 14.3± acres into 103 parcels in the Single Family Alternative Planned Unit Development (R-1A-PUD) zone; J) **Subdivision Modification** to modify street standards and allow for non-standard street elbows; and K) **PUD Special Permit** to develop four house plans on 103± medium density lots in the proposed Single-Family Alternative Planned Unit Development (R-1A-PUD) zone in the Riverbend Classics Planned Unit Development (PUD).

ACTIONS TAKEN:

On March 11, 2004, the Planning Commission took the following action on:
 A-B, G-K) Adopted Notice of Decision and Findings of Fact for Approval
 C-F) Recommended Approval and Forwarded to City Council

CITY COUNCIL ACTION TAKEN:

On April 20, 2004, the City Council took the following action on:

A-B) ADOPT RESOLUTION C) ADOPT RESOLUTION D) ADOPT ORDINANCE E) ADOPT RESOLUTION F) ADOPT RESOLUTION G) ADOPT RESOLUTION H) ADOPT RESOLUTION I) ADOPT RESOLUTION J) ADOPT RESOLUTION K) ADOPT RESOLUTION
COUNCIL ACTION: A-B) CC2004-295 C) CC2004-296 D) OR2004-022 E-F) CC2004-297

Sent to Applicant:

7/14/04
 Date

By:

Jason Hunter
 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

P03-034



Development Services
Department-
Planning Division

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 300
SACRAMENTO, CA
95814-2998

PLANNING
916-808-5419
FAX 916-264-5328

Date: 7-14-04

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

RE: APN(s): 274-0220-051, -052

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:

Rezone from 14.3± acres from Standard Single Family Planned Unit Development (R-1-PUD) zone to Single Family Alternative Planned Unit Development (R-1A-PUD) zone;

Special Permit (PUD Special Permit) to develop four house plans on 103± medium density lots in the proposed Single-Family Alternative Planned Unit Development (R-1A-PUD) zone in the Riverbend Classics Planned Unit Development (PUD).

P03-034

Yours truly,

Jason Hunter
Temp Typist Clerk II

cc: _____ D. Donald Parr and Alice Parr _____ (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.