



**SACRAMENTO CITY PLANNING DIVISION**

1231 I Street, Room 300, Sacramento, CA 95814  
(916) 808-5419

Application taken by P Caldwell/ Date: 7-13-04

Project Location: South side of South Avenue east of Western Avenue  
Assessor's Parcel No.: 250-0122-004  
Owner: Dave Matson & Joe Corwin  
Address: P.O. Box 519 Roseville, CA 95678  
Applicant: Mike Dequine, Stantec Cocsulting  
Address: 2590 Venture Oaks Way Sacramento, CA 95833

**REQUESTED ENTITLEMENT(S)**

- A. Environmental Determination: Negative Declaration;
- B. Mitigation Monitoring Plan;
- C. Tentative Map to subdivide one lot into 35 lots on 5.00± vacant acres in the Single Family Alternative (R-1A) zone;
- D. Special Permit to develop 35 single family detached homes on 5.00± vacant acres in the Single Family Alternative (R-1A) zone.

**ACTIONS TAKEN:**

On April 28, 2005 the Planning Commission took the following action on:  
A-D Adopted Notice of Decision and Findings of Fact for Approval

Sent to Applicant:

Date

5/11/05

By:

Christian Bruins  
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

**P04-137**



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: May 11, 2005

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

RE: 250-0122-004

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 to develop 35 single family detached homes on 5.00± vacant acres in the Single Family Alternative (R-1A) zone.

**P04-137**

Yours truly,

Christian Bruins  
Temp Typist Clerk II

cc: Dave Matson & Joe Corwin (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.