



SACRAMENTO CITY PLANNING DIVISION
915 I Street, Suite 300, New City Hall, Sacramento, CA 95814
(916) 808-5656 x2

Application taken by: A. Wacht/ Date:

Project Location: Southeast corner of Club Center Drive and Dunlay Drive
Assessor's Parcel No.: 201-0340-003
Owner: Lennar Winncrest LLC
Address: 2240 Douglas Blvd., Suite 200, Roseville, CA 95661
Applicant: Don Barnett, Lennar Winncrest LLC
Address: 2240 Douglas Blvd., Suite 200, Roseville, CA 95661

**REQUESTED
ENTITLEMENT(S):**

- A. **Environmental Determination:** Addendum to a Previously Adopted Negative Declaration;
- B. **Mitigation Monitoring Plan;**
- C. **Inclusionary Housing Plan;**
- D. **Community Plan Amendment** to re-designate 7.1± acres from High Density Residential to Medium Density Residential;
- E. **Rezone** 7.75± gross acres from Multi-Family Planned Unit Development (R-3-PUD) zone to Multi-Family Planned Unit Development (R-2B-PUD) zone;
- F. **PUD Schematic Plan Amendment** to the Northborough Planned Unit Development to depict ninety-seven single-family lots on 7.75± gross acres in the proposed Multi-Family Planned Unit Development (R-2B-PUD) zone;
- G. **PUD Guidelines Amendment** to reduce the side yard setbacks for this development in the Northborough Planned Unit Development;
- H. **Tentative Subdivision Map** to subdivide 7.75± gross acres into 102± lots in the Multi-Family Planned Unit Development (R-2B-PUD) zone;
- I. **Subdivision Modification** to allow for non-standard street elbows and non-standard intersection offsets; and
- J. **PUD Special Permit** to develop four house plans on ninety-seven lots in the Multi-Family Planned Unit Development (R-2B-PUD) zone.

ACTIONS TAKEN: Items A through J were approved.

Sent to Applicant: 11-22-06
Date

By: *Renee Enos (copy)*
Renee Enos
Customer Service Representative

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

P03-063



Development Services
Department

CITY OF SACRAMENTO
CALIFORNIA

New City Hall
915 I Street, Suite 300
Sacramento, CA 95814
Phone: 916/808-5656 x3
Fax:

Date: November 22, 2006

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

RE: 201-0340-003, 001 & 201-0040-015

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 7.75± gross acres from Multi-Family Planned Unit Development (R-3-PUD) zone to Multi-Family Planned Unit Development (2B PUD) zone;
PUD Special Permit to develop four house plans on ninety-seven lots in the Multi-Family Planned Unit Development (R-2B-PUD) zone.

Yours truly,

Renee Enos
Customer Service Representative

cc: Linnar Wincrest 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.

POB-03



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New City Hall
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103-063