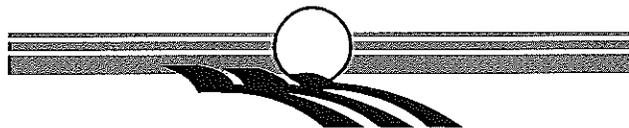


**Mayor**  
Willard Rodarmel  
**Mayor Pro Tem**  
John Plourde  
**Council Members**  
John Gordon  
John Murray  
William Siegel



**City of**  
**LEMOORE**  
CALIFORNIA

**Planning  
Department**

210 Fox Street  
Lemoore □ CA 93245  
Phone(559) 924-6700  
FAX(559) 924-9003

**STAFF REPORT**

Item # 4

**To:** Lemoore Planning Commission  
**From:**  Gloria A. Hobbs, Assistant Planner, Holly Smyth, Planning Director  
**Review Date:** June 27, 2011  
**Subject:** Planned Unit Development Application #2010-01 for Lennar Fresno, Inc. to utilize new floor plans and elevations on the remaining 37 vacant lots in Tract 821 Phase II – previously known as “Davante Liberty” Subdivision

**Background:**

A planned unit development (PUD) for Tract 821 was conditionally approved by City Council Resolution #2005-08 on February 15, 2005 to subdivide and develop 68.16 acres into 238 single family lots and a tot lot in two (2) phases through Subdivision Map #2004-05/PUD #2004-03/Conditional Use Permit #2004-08 for the Tract 821. Phase II was approved with 96 lots. This resolution approved an overall plot plan, floor plans, and elevations of the subdivision in conformity with the PUD Design Guidelines and set the impact fees to City Council Resolution #2000-21 (which were the most current at that time).

In January 2006, Davante Villas for Nova Development submitted revised floor plans, elevations and overall plot plans for Phase II of Tract 821 located north of Cinnamon Drive, south of Fallenleaf Drive, east of 19<sup>th</sup> Avenue and west of Liberty Drive. Planning Commission and City Council approved the revised plans based on some modifications to the overall plot plan.

The developer of Phase II is in the process of selling the 37 remaining lots of Tract 821 Phase II to Lennar Fresno, Inc. In researching the project's impact fees, the original condition #36, which locked in the 2000 impact fees, cannot be amended to be subject to the current impact fees because both phases of the subdivision were recorded prior to their expiration (which keeps the initial conditions intact.)

Because the new developer would like to use their own plans for the 37 lots, which are substantially different from the existing built-out portion of the subdivision, on May 6, 2011, they submitted an application to revise floor plans, elevations and overall plot plan for the 37 lots which includes lots 168 through 174, Lots 177 through 180, lots 184 through 186, lots 188, 189, 192, 193, 194 and 242, and lots 195 through 210 and lot 221 of Phase II of the Subdivision (which are on the south side of Fallenleaf Drive). The PUD application requires a public hearing at Planning Commission (which has been noticed in the paper as well as a notice send to property owners within 300' from the exterior perimeter of the project area and posting on the project site) and the passage of a resolution with a ratification/modification/denial resolution passed by City Council. The developer mailed letters to the current occupants of the subdivision to invite them to a community meeting to be held on June 23, 2011 to get input.

Staff has reviewed the project to determine that the proposed house designs and plot plan layout meet all the applicable PUD Design Guidelines (most current PUD Guidelines are in the attached Resolution #2009-02). Policies #3 and #28 are the most subjective and will take a determination by the Planning Commission if the proposed plans, elevations and floor plans conform.

The proposed floor plans include 1,694, 1,905, 2,149-2,223, and 2,106 square foot single story homes with 3-4 bedrooms, 2-3 bathrooms using four distinct architecture styles with an earth tone color palette. The existing Phase II includes 1,684, 1,875, 2,030 square foot single story, 2,049 – 2,872, 3,084-3,324 square foot two-story, and 2,416-2,655 square foot single story homes with 3-6 bedrooms and 2-3 baths with six (6) floor plans and a total of 18 different elevations with an earth tone color palette. The existing plans are Mediterranean in design while the proposed new designs are contemporary.

Because Section 9-4-3H and J of the Lemoore Municipal Code requires storage on residential properties within the front or side yard to be screened from view by a minimum six foot (6') high solid fence, it is determined that all sideyard setbacks on the garage side of the floor plan should be at a minimum 6' to allow storage of trash containers and fire department access or 10' to allow future expansions to driveways in a continuous fashion to allow the storage of recreational vehicles. Lots 206, 189, 179, 197, 200, 210 and 242 have 5' side yards on the garage side. Staff recommends that the applicant be required to modify the overall plot plan and resubmit to the Planning Department to meet the 10' garage side on all lots.

In looking at the intent of item #28 new or modified plans shall incorporate aesthetics and variety in home types and be of a similar quality to the originally approved plans. The original approved Davante elevations are included in your packet along with the proposed Lennar Fresno, Inc. elevations. The differences between the original plans and the proposed plans are as follows:

Design Character	Original Subdivision	Proposed by Cambridge-Lennar
Roof material/pitch	-Tile roofs throughout in various colors on a steeper 5/12 and 6/12 pitch roof which makes house height taller with storage space	<b>(Letter dated 4/29/2011)</b> All homes will utilize a tile roofs to help integrate with the existing homes in the neighborhood.
Porches/Courtyards	-Large front porches/courtyards on the front of all plans	-Only one of the four (129) plans proposes a useable porch
Elevations	-Used 6 plans with 18 elevations which substantially varied from one another (i.e. all elevations have different roof structures, garage door features, window types, column types, vertical roof vent details, porch enclosure materials, and other small details on 96 single family lots (of which 59 are constructed). Garage doors have a different design feature and color Dwellings on corner lots have a wrap around building elevation with similar aesthetics so that both adjoining streets are taken into consideration.	-Propose 4 plans with 2 elevations each which may not constitute "substantial variation" per discussion below to be placed on 37 remaining lots in the subdivision.  -Garage doors have the same design  - <b>(Letter dated 4/29/2011)</b> Lennar proposes the same materials used on the fronts of the homes to wrap on the corner lots for a distance of 3'.
Stories	-20 homes of the 59 existing built homes in this phase are two story and 41 are single story. An additional eleven (11) 2-story homes would have been built within remaining 37 lots.  -Single-story and two-story homes have a mixture to form an interesting skyline and architectural interest.	-All plans are single story.  -These are all single story homes and do not form an interesting skyline.
Wrap architecture	Front façade wraps minimum 3' to the fence line down corner lots.	- <b>(Letter dated 4/29/2011)</b> Lennar propose wrap features on corner lots for a distance of 3'.
Façade material	Stucco, stucco with brick, or stucco with stone	-Faux wood siding some with stone but no stucco on building front

It is staff's opinion that the elevations with siding are not an appropriate blend with the existing house quality within the built portion of phase two. Staff recommends that Planning Commission require all façade be stucco and/or rock combinations, and porch courtyards to be added to Plan 155 to reduce the open look of the front of the home and add a patio/courtyard plan to the mix to better integrate with existing neighborhood and that the garage doors use the same styles as the original subdivision.

Item #3 states "not more than three (3) dwelling units on facing or adjoining lots should be of the same model floor plan, and building elevations with the same floor plan and adjoining lots should have elevation features that sufficiently vary from each other". This rule is often referred to as the "six-pak rule" where as you look at a block of six houses adjacent to one another are substantially varying. Over the last eight years of Planning Commission and City Council design review, "sufficiently vary" has meant that the elevations have at least 5 substantial features varying on the plans from the following list:

- Front door entry details vary substantially
- Main roof spans are totally different from one another
- Minor roof spans types differ
- Garage details vary (add windows or change framing type that surround opening)
- Architecture types/features vary
- Window types varying in grid design and/or framing details around window
- Courtyards are added
- Roof material varies
- Veneer of façade face varies

The applicant will need to identify what features they believe can be varied to try to obtain "substantial variation" as the only visual variation staff can see between elevations A and B of each of the four plans is that either siding is used alone or siding with stone work is used, respectively.

The applicant proposes that they will adhere to the "six-pak" requirement with the respect to the color of the homes by using 1) different color paint on the same plan within the "six pack" template (which we normally do not get involved in outside of downtown), 2) using different stone types or brick veneer on the homes. It is their intention to construct the same homes that were approved for the Landing project recently. According to the applicant, they cannot change the facade to stucco without completely changing the character of the homes and they cannot add courtyards or other aesthetic features without pricing the homes out of the market.

#### **Environmental Impact:**

The proposed application meets the categorical exemption criteria under CEQA Article 19 Categorical Exemptions Section 15305-Minor Alterations in Land Use Limitations. Therefore, this determination is included in the draft resolution.

#### **Recommendation:**

Staff recommends that the Commission review staff information, conduct the noticed public hearing, and incorporate any needed modifications to the draft resolution (based on if they believe the elevations will substantially vary within the "six-pak") and adopt Resolution #2011-04 adopting a categorical exemption under CEQA and approving the new Overall Plot Plan, floor plans, and elevations with conditions stated therein.

April 29, 2011

Ms. Holly Smyth, Director  
City of Lemoore Planning Department  
210 Fox Street  
Lemoore, California 93245

Subject: Tract No. 821, Phase II (Liberty II)

Dear Holly,

Lennar Fresno, Inc. is in escrow to purchase the remaining 37 lots in the Liberty Phase II subdivision developed by Davante Liberty, LP. I am herewith submitting an application to amend the Conditional Use Permit for approval of our plans on the 37 remaining lots.

Following is some supplemental information to be incorporated in our proposal:

- Garage back-front of homes to be within 5' of front of garage: We are proposing to use the same 4 plans that were approved in Tract No. 817. All plans will comply with this requirement.
- Wrap-around architecture on corner lots: We will wrap the same materials used on the fronts of the homes (i.e siding, stone, , wainscoat) around the outside corner of the homes on the corner lots for a distance of 3'.
- Differentiation of architecture between A and B elevations: We will adhere to the "six pac" requirement with respect to the color of the homes. We won't use the same color on the same plan within the "six-pac" template. We will use 5 or 6 different styles of stone or brick veneer on the homes and adhere to the "six-pac" rule for their use.
- Roofing materials: All homes will utilize a tile roof to help integrate with the existing homes in the neighborhood.

Please let me know if you have any questions or require additional information.

Sincerely,



Les Peterson

Vice President of Community Development

RECEIVED  
MAY - 6 2011

**RESOLUTION # 2011-04**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LEMOORE  
APPROVING REVISED OVER PLOT PLAN, ELEVATIONS, AND FLOOR PLANS  
FOR 37 LOTS OF TRACT 821 – PHASE II**

At a Regular Meeting of the Planning Commission of the City of Lemoore duly called and held on June 27, 2011, at 7:00 p.m. on said day, it was moved by Commission Member \_\_\_\_\_ seconded by Commission Member \_\_\_\_\_ and carried that the following Resolution be adopted:

**WHEREAS**, Lennar Fresno, Inc. has submitted an application for Planned Unit Development (PUD) with a revised Overall Plot Plan with four new floor plans to be utilized on the remaining 37 lots in Phase II of Tract 821 as they are purchasing the lots from the original developer Davante Villas; and

**WHEREAS**, this subdivision is located north of Cinnamon Drive, south of Fallenleaf Drive east of 19<sup>th</sup> Avenue and west of Liberty Drive; and

**WHEREAS**, an extended downturn in the housing market has made it difficult for developers to construct new homes unless construction costs can be driven down, thereby causing the developer to submit plans with elevations that are not as varying from one another as in the recent past, and

**WHEREAS**, staff initially determined that the application is categorically exempt under the California Environmental Quality Act (CEQA) Section 15305-Minor Alterations in Land Use Limitations; and

**WHEREAS**, the Lemoore Planning Commission held a duly noticed public hearing at their June 27, 2011 meeting, and discussed the proposed Revised Overall Plot Plan, elevation, and floor plans with developer and took testimony.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Commission of the City of Lemoore does hereby determine that the above described "project" is categorically exempt under CEQA Section 15305-Minor Alterations in Land Use Limitations; and approve the proposed overall plot plan, elevations, and floor plans meet the intent of the PUD with the following conditions required.

1. The project shall be developed as per attached redline Overall Plot Plan Revisions, elevations and floor plans and any substantial deviation from the approved plans will require a re-submittal, payment of appropriate fees, and a new approval by the Planning Department, unless otherwise covered in the conditions below.
- 2.. House footprints shall not cover more than 40% of each lot (FAR <40%).
3. Garage portions of the dwelling shall not extend more than 5' from the front of the main dwelling.
4. Garage door details shall vary by adding windows or changing the framing type that surround opening to match the design attribute of Davante subdivision
5. Wrap-around architecture will be incorporated 3' onto the side on the exterior house on side of corner lots throughout the project in front of the fence line.

6. All side yard setbacks on the garage side of the floor plan need to be at least 6' to adequately store trash cans and allow fire access or 10' to allow future expansions to driveways in a continuous fashion to allow the storage of recreational vehicles in the side yard. A revised overall plot plan shall be submitted to the Planning Department showing these changes before building permits are issued.
7. All homes on the 37 lots in Phase II of Tract 821 of the project, will be constructed with tile roofs to better blend with the existing homes already constructed under the previous developer.
8. Front yard setbacks shall vary from 18' to 25' so that the streetscape looks varied; rear yards shall be at least 10', and side yards shall be 5 and 10 feet.
9. Plan 155 shall include porch/courtyard to reduce the distance from the garage face and to help blend with the existing subdivision.
10. Different color paint palettes and different stone types must be utilized so that they do not repeat within each "six-pak" section.
11. Fencing on corner lots shall be setback 5' in back of sidewalk and be landscaped to improve the visual appearance of long fence lines and meet current City standards.
12. Not more than three (3) dwelling units on facing or adjoining lots should be of the same model floor plan and building elevations with the same floor plan on adjoining lots should have elevation features that sufficiently vary from each other.
13. All elevations shall incorporate stucco and/or stone work, wood siding elevations shall be excluded.

Passed and adopted at a Regular Meeting of the Planning Commission of the City of Lemoore held on June 27, 2011 by the following votes:

**AYES:**

**NOES:**

**ABSTAINING:**

**ABSENT:**

**APPROVED:**

---

**Lisa Elgin, Chairman**

**ATTEST:**

---

**Holly P. Smyth, Secretary**

**\* This resolution is subject to review by the City Council (anticipated to be July 19, 2011) pursuant to Lemoore Municipal code Section 9-15-B-2G. The City council may affirm, reverse, or modify this resolution.\***

**CERTIFICATE**

STATE OF  
CALIFORNIA            )  
COUNTY OF KINGS    )  ss.  
CITY OF LEMOORE     )

I, Holly P. Smyth, Secretary of the City of Lemoore's Planning Commission, do hereby certify the foregoing Resolution of the Planning Commission of the City of Lemoore was duly passed and adopted at a Regular Meeting of the Planning Commission held on         June 27, 2011        

DATED:                                 , 2011

---

Holly P. Smyth, Secretary  
Lemoore Planning Commission

**TRACT 821, PHASE I  
PER SEPARATE PLAN**

FALLENLEAF DRIVE

COLUMBUS WAY

REVERE WAY

NATIONAL WAY

CINNAMON DRIVE

AMERICAN AVENUE

ARLINGTON AVENUE

LIBERTY AVENUE

PATRIOT PLACE

ARLINGTON PLACE

FENCE LINE

**HOUSING LEGEND**

-  PLAN 123, ELEVATION A
-  PLAN 129, ELEVATION B
-  PLAN 130, ELEVATION A
-  PLAN 130, ELEVATION B
-  PLAN 155, ELEVATION A
-  PLAN 155, ELEVATION B
-  PLAN 206, ELEVATION A
-  PLAN 206, ELEVATION B
-  BUILDING PERMIT PREVIOUSLY OBTAINED

**LEGEND**

 DIMENSION PERPENDICULARLY FROM HOUSE TO NEAREST PROPERTY LINE

**Setback Requirements Per COA's**  
 front yard setback 18'-25' varies  
 side yards 5'-10'  
 rear yard 10'

NOTE: SIDEYARD DIMENSIONS MAY VARY  
 DUE TO LOCATION OF PREVIOUSLY  
 CONSTRUCTED DRIVEWAY APPROACH

REVISED: 4-27-2011

FCV-1008  
**PROVOST & PRITCHARD**  
 CONSULTING GROUP  
 An Employee Owned Company  
 218 WEST OSWALD AVENUE  
 FRESNO, CALIFORNIA 93701-8141  
 551/462-2700 FAX 551/462-2743  
 www.ppv.com

4/27/2011 0:00:00 AM - Tract 821 Phase I Plan 4271008 - 10/10/2011



RESOLUTION NO. 2009-02

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LEMOORE  
SUPERCEDING RESOLUTION 2002-37 AND REITERATING ALL  
PLANNED UNIT DEVELOPMENT DESIGN GUIDELINES

At a Regular Meeting of the City Council of the City of Lemoore duly called and held on JANUARY 20 2009 at 7:30 p.m. on said day, it was moved by Council Member PLOURDE seconded by Council Member RODARMEI and carried that City Council Resolution 2002-37, adopted September 17, 2002, should be superseded by the following Resolution:

WHEREAS, the City Council passed Ordinance No. 2002-07 rezoning all contiguous vacant single family zoned lands over 10 acres and all contiguous vacant multi-family zoned lands over 5 acres in the City of Lemoore with a Planned Unit Development (PUD) overlay; and

WHEREAS, the City Council adopted Resolution 2002-37 which identified 28 PUD Design to assist with the designing of projects on PUD zoned residential lands.

WHEREAS, in order to provide more flexibility to single family developers during a housing down turn, more flexibility needs to be incorporated into the PUD to allow units to still be built while retaining high quality design,

NOW, THEREFORE, BE IT RESOLVED, the City Council of the City of Lemoore hereby amends the Design Guidelines for Planned Unit Developments to delete original item #7, include the below added item at the end of the list, and reiterate the original guidelines.

CITY OF LEMOORE

Design Guidelines for Planned Unit Developments

1. The garage portion of the dwelling should not project beyond five feet (5') to the front of the main dwelling, and preferably should be even with or behind the primary dwelling structure. Minimum garage setback would be 20 ft. from the front property line. Garage locations are encouraged to vary in order to provide interesting streetscape.
2. All roofing material and exterior finishes may vary or be of the same character and materials, if so required by the City. (For example, all exterior finishes may be either stucco or lap sided.)
3. Not more than three (3) dwelling units on facing or adjoining lots should be of the same model floor plan, and building elevations with the same floor plan on adjoining lots should have elevation features that sufficiently vary from each other.
4. Front building setbacks may be reduced to 18 ft. or less based on site plan approval for the project. Front yards on lots at street curve should be at least 24 ft. wide. Architectural features such as porches and balconies may encroach further into the front yard but should usually be not less than 15 ft. from the front property line.
5. Side yard widths may be reduced from those required by underlying zone district, based on overall project design. No air conditioning units or accessory structures should be located in such side yards. The distance between dwellings on adjoining lots shall not be less than 10 ft.

6. City may require all dwellings, depending on the project location, to be of the same architectural character (Mediterranean, Contemporary, Neo-Traditional, Manufactured units, etc.).
7. Not more than forty-five percent (45%) of the homes may be of double story in a single-family residential development.
8. Single and double story dwelling mix should be such that they form an interesting skyline and architectural blend. For this purpose, not more than 3 dwellings on adjoining lots should be of double story.
9. Based on the size and location of the project, the City may require the PUD to include an integrated greenbelt park like area, or open space.
10. The City may require inclusion of pedestrian or bike trails within the greenbelt or private park in the project. In such case, the City may approve sidewalk along only one side of the road.
11. A PUD project may have narrower than the City standard street widths and be maintained by homeowners association. Such streets may have parking and sidewalk only on one side of the street or be provided on both sides of the streets in a staggered manner to provide better aesthetics.
12. The pavement width of private streets with one side parking can be 32 ft. as opposed to 40 ft. required per city local street standards. If on-street parking is not required, the paved road width may be 25 ft.
13. The residential density in PUD projects would be generally guided by the density in the underlying zone district.
14. The City may allow a blend of various types of housing (single family, condominiums, patio homes, etc.) and some complementary non-residential uses such as a coffee/snack shop, day care center, laundromat, etc.
15. A PUD project may be required to include amenities such as an activity center, swimming pool, play areas and tot lots and may include associated parking.
16. The City may require formation of a homeowners association with bylaws and dues for the maintenance of private streets, common landscaped areas, and other common amenities. Such association documents are subject to City review and approval.
17. Any later addition or modification of any completed dwelling (after it has been occupied) may be allowed with the approval of the Community Development Director, or with a conditional use permit if the proposed addition exceeds fifteen percent (15%) of the original habitable floor area of the dwelling, provided the originally approved building setbacks are met.
18. Developments may be required to have pedestrian trails, walkways and bikeways to encourage walking and bicycling. These should have landscaped areas on both sides to provide a visible, safe, and pleasant environment.
19. Continued or through streets laid on a grid are preferred so as to provide continuity into adjoining vacant lands and developments. For this reason, loop streets and cul-de-sac streets are generally discouraged.

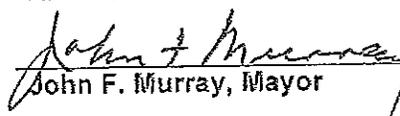
20. At least 60 percent of the lots should have north/south exposure so as to reduce energy consumption.
21. Shared off-street parking spaces may be provided in lieu of on-street parking, and such facilities would be approved by the City as to the size, shape and relationship to the sites to be served. Parking areas should be landscaped.
22. Local streets should be aligned to form three-way intersections when possible. Such intersections create an inherent right of way assignment as the through street receives precedence, and reduces accidents without the use of traffic controls.
23. A local street that intersects a collector or arterial street should be aligned with another street to form a four-way intersection which can be easily regulated by a stop sign or other traffic control device.
24. Curb cuts for driveways to individual residential lots are prohibited along arterial or collector streets. Curb cuts for driveways to individual lots are limited to local streets.
25. Local street lengths should generally not exceed 800 feet, and streets may be designed with gentle curves and changes to break the sight line of the road into smaller visual elements to cause drivers to slow down.
26. Dwellings on corner lots are encouraged to have a wrap-around building elevation with similar aesthetic consideration from both adjoining streets.
27. Zero lot line development, where houses are shifted to one side of the lot, is allowed to provide greater usable yard space on each lot. The minimum distance between all buildings should be at least 15 ft. and provide recesses in the sidewall plane facing a courtyard of at least 5 ft. every 30 ft. of the property line, windows or other openings, which allow for visibility into the side yard of the adjacent lot, are prohibited.
28. Should the general development plan, also known as an "Overall Plot Plan", need to be modified to add a new floor plan/elevation; change an existing plan exterior; or make additional modifications to more than 20% of the lots, the developer may use the administrative individual plot plan approval process and pay the set fee to add or modify plans without going back to the Planning Commission and City Council prior to pulling building permits. Such new or modified plans shall meet all PUD Guidelines as they relate to aesthetics and variability of the home and shall be of similar quality to the originally approved plans as determined by the Planning Director taking the original conditions of approval into consideration.

THIS RESOLUTION AND THE AMENDMENTS INCLUDED HEREIN SHALL APPLY TO ALL PLANNED UNIT DEVELOPMENTS APPROVED ON OR AFTER SEPTEMBER 17, 2002.

Passed and adopted at a Regular Meeting of the City Council of the City of Lemoore held on the 20<sup>th</sup> day of January, 2009 by the following votes:

AYES: PLOURDE, RODARMEL, SIEGEL, HORNSBY, MURRAY  
 NOES: NONE  
 ABSTAINING: NONE  
 ABSENT: NONE

APPROVED:

  
 John F. Murray, Mayor

ATTEST:  
  
 Rand C.O. Lima, CMC  
 City Clerk

CERTIFICATE

STATE OF CALIFORNIA) )  
COUNTY OF KINGS ) ss.  
CITY OF LEMOORE )

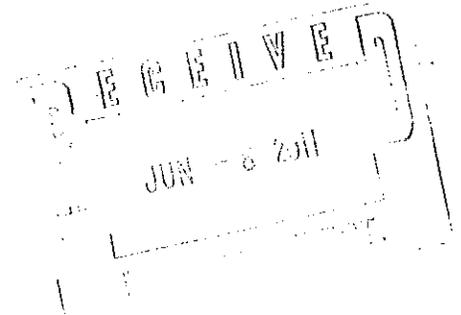
I, Nanci C. O. Lima, City Clerk of the City of Lemoore, do hereby certify the foregoing Resolution of the Lemoore City Council was duly passed and adopted at a Regular Meeting of the City Council held on the 20<sup>th</sup> day of January, 2009

DATED: January 21, 2009

  
\_\_\_\_\_  
Nanci C. O. Lima, CMC  
City Clerk

LENNAR

June 7, 2011



Dear Homeowner:

We are pleased to advise you that the remaining lots in the Davante Liberty Subdivision are in the process of being sold to Lennar Homes. In order to be compliant with the City of Lemoore, Lennar is required to obtain approval of their building plans and elevations from both the Planning Commission and City Council. All of you who have already purchased homes in the Davante Liberty Subdivision and those homeowners within a 300 foot radius should be involved in this approval process as well.

Lennar is tentatively scheduled to meet with the Planning Commission on Monday, June 27<sup>th</sup>. In order to give all of the homeowners an opportunity to review Lennar's building plans and elevations in advance of the Planning Commission meeting, we have scheduled a Neighborhood Meeting for :

**Date:** Thursday, June 23<sup>rd</sup>, 2011  
**Time:** 6:00pm  
**Location:** South Valley Community Church, small chapel  
NWC Bush and Willow Streets

We look forward to the Neighborhood Meeting, and we encourage all of the homeowners to attend. We will answer any questions you may have at that time. As this meeting is being provided by Lennar, not the City of Lemoore, please direct all telephone inquiries to me at (559) 447-3400 or e-mail to [dan.koontz@lennar.com](mailto:dan.koontz@lennar.com).

Sincerely,

Dan Koontz  
V.P. Sales  
Lennar Fresno, Inc.

