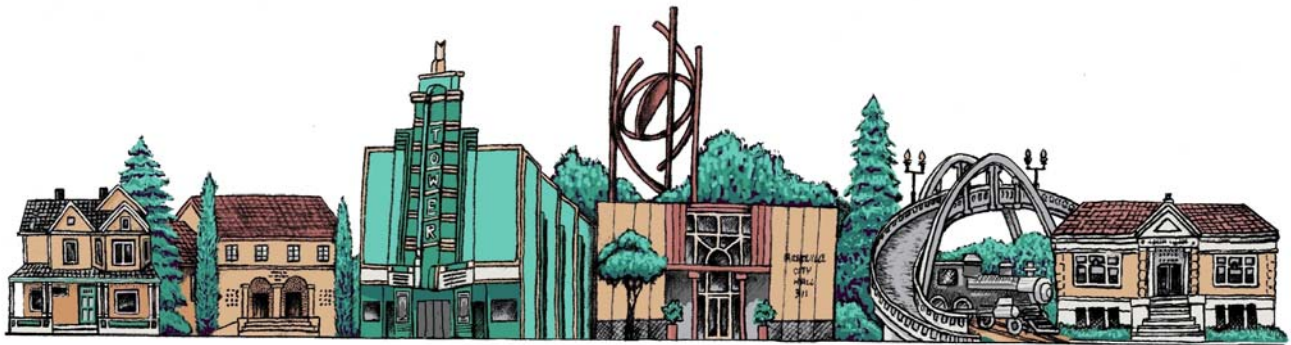




Monthly Development Activity Update

April 2005



Planning & Redevelopment

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(click on 'Development Activity' under Planning & Redevelopment)



Monthly Development Activity Update

April 2005

- Building and Occupancy Permits
- Residential and Non-Residential Projects
- Rezone, General and Specific Plan Amendments
- Project Location Map

The following is a summary of development activity in the City of Roseville for the month of April 2005. Included is a brief description of new development projects that have been submitted, approved, started or completed construction in the City during the month of April.

If you have any questions, comments, or suggestions about development activity in Roseville (or this report), please contact the City of Roseville Planning & Redevelopment Department at (916) 774-5276 or email us at planningdept@roseville.ca.us

Planning & Redevelopment

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**RESIDENTIAL BUILDING AND OCCUPANCY PERMIT ACTIVITY
PER SUBDIVISION AND PLANNING AREA
Issued April 1 to April 30, 2005**

		BUILDING PERMITS		OCCUPANCY PERMITS	
		BP		OP	
SUBDIVISION NAME	UNIT TYPE	Apr. 05		Apr. 05	
DEL WEBB PLAN AREA - Residential Permits issued during the 2nd quarter of 2005					
TOTAL RESIDENTIAL PERMITS ISSUED TO DEL WEBB	Single Family:	0	Single Family:	0	
	Multi Family:	0	Multi Family:	0	
INFILL AREA - Residential Permits issued during the 2nd quarter of 2005					
SINGLE FAMILY					
DIAMOND OAKS 14	SF	0		1	
SINGLE FAMILY NOT WITHIN SUBDIVISION LISTED IN QREPOR	SF	2		1	
VINTAGE OAKS	SF	14		0	
TOTAL RESIDENTIAL PERMITS ISSUED TO INFILL	Single Family:	16	Single Family:	2	
	Multi Family:	0	Multi Family:	0	
HIGHLAND RESERVE NORTH PLAN AREA - Residential Permits issued during the 2nd quarter of 2005					
SINGLE FAMILY					
HRN VILLAGE 1	SF	0		6	
HRN PARCEL 30	SF	0		14	
MULTI FAMILY					
HRN PARCEL 20 - HIGHLAND PARK CONDOS	MF	1		1	
TOTAL RESIDENTIAL PERMITS ISSUED TO HIGHLAND RESERVE NO	Single Family:	0	Single Family:	20	
	Multi Family:	1	Multi Family:	1	
NORTH CENTRAL ROSEVILLE PLAN AREA - Residential Permits issued during the 2nd quarter of 2005					
SINGLE FAMILY					
PROMONTORY POINTE	SF	4		4	
TOTAL RESIDENTIAL PERMITS ISSUED TO NORTH CENTRAL	Single Family:	4	Single Family:	4	
	Multi Family:	0	Multi Family:	0	
NORTHEAST ROSEVILLE PLAN AREA - Residential Permits issued during the 2nd quarter of 2005					
TOTAL RESIDENTIAL PERMITS ISSUED TO NORTHEAST	Single Family:	0	Single Family:	0	
	Multi Family:	0	Multi Family:	0	
NORTH INDUSTRIAL PLAN AREA - Residential Permits issued during the 2nd quarter of 2005					
SINGLE FAMILY					
DIAMOND WOODS VILLAGE 2	SF	0		5	
DIAMOND WOODS VILLAGE 3	SF	0		5	
DIAMOND WOODS VILLAGE 6	SF	0		3	
TOTAL RESIDENTIAL PERMITS ISSUED TO NORTH INDUSTRIAL	Single Family:	0	Single Family:	13	
	Multi Family:	0	Multi Family:	0	
NORTH ROSEVILLE PLAN AREA - Residential Permits issued during the 2nd quarter of 2005					
SINGLE FAMILY					
CROCKER RANCH NORTH 2	SF	0		5	
CROCKER RANCH NORTH 6	SF	0		5	
CROCKER RANCH NORTH 7	SF	0		3	
TOTAL RESIDENTIAL PERMITS ISSUED TO NORTH	Single Family:	0	Single Family:	13	
	Multi Family:	0	Multi Family:	0	
NORTHWEST ROSEVILLE PLAN AREA - Residential Permits issued during the 2nd quarter of 2005					
SINGLE FAMILY					
DUNMORE JUNCTION	SF	2		0	
TOTAL RESIDENTIAL PERMITS ISSUED TO NORTHWEST	Single Family:	2	Single Family:	0	
	Multi Family:	0	Multi Family:	0	
SOUTHEAST ROSEVILLE PLAN AREA - Residential Permits issued during the 2nd quarter of 2005					
SINGLE FAMILY					
TOTAL RESIDENTIAL PERMITS ISSUED TO SOUTHEAST	Single Family:	0	Single Family:	0	
	Multi Family:	0	Multi Family:	0	
STONERIDGE PLAN AREA - Residential Permits issued during the 2nd quarter of 2005					
SINGLE FAMILY					
STONERIDGE EAST VLG 3	SF	0		5	
STONERIDGE EAST VLG 5 & 6	SF	0		6	
STONERIDGE EAST VLG 8	SF	23		18	
STONERIDGE WEST VLG 4	SF	2		1	
VISTA OAKS	SF	4		0	
TOTAL RESIDENTIAL PERMITS ISSUED TO STONERIDGE	Single Family:	29	Single Family:	30	
	Multi Family:	0	Multi Family:	0	
WEST ROSEVILLE PLAN AREA - Residential Permits issued during the 2nd quarter of 2005					
TOTAL RESIDENTIAL PERMITS ISSUED TO WEST	Single Family:	0	Single Family:	0	
	Multi Family:	0	Multi Family:	0	
CITY WIDE TOTAL PERMITS ISSUED - During the 2nd quarter of 2005					
		Apr. 05		Apr. 05	
		Single Family:	51	Single Family:	82
		Multi Family:	1	Multi Family:	1

April 2005 - RESIDENTIAL PROJECT ACTIVITY:

NAME	PROJECT FILE #	ADDRES	PLAN AREA	ACRES	UNIT NUMBER / TYPE
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RESIDENTIAL PROJECT APPLICATIONS RECEIVED:

RESIDENTIAL PROJECTS APPROVED:

RESIDENTIAL PROJECTS NEW UNDER CONSTRUCTION (Multi Family Projects

RESIDENTIAL PROJECTS COMPLETED (Multi Family Projec

April 2005 - NON-RESIDENTIAL PROJECT ACTIVITY:

NAME	PROJECT FILE #	ADDRESS	PLAN AREA	TYPE	BLDG SQ	ACRES
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NON-RESIDENTIAL PROJECT APPLICATIONS RECEIVED:

BLUE OAKS OFFICE PARK	DRP 05-24	1382 BLUE OAKS BL	NI	OFF	22,850	1.38
NCRSP PARCEL 40	MPP 05-05	200 GIBSON	NC	RET	1,045,440	0.00
NCRSP PARCEL 40	MPP 05-05	200 GIBSON	NC	OFF	836,352	50.03
Total					1,904,642	51.41

NON-RESIDENTIAL PROJECTS APPROVED:

ROSEVILLE CHAMBER OF COMMERCE EXPANSION	DRPMOD 04-5 7	650 DOUGLAS BL	IN	OFF	3,079	0.00
Total					3,079	0.00

NON-RESIDENTIAL PROJECTS NEW UNDER CONSTRUCTION (Building Permit issued):

CIRBY WAY BUSINESS PARK	DRP 04-22	902 CIRBY WY	IN	OFF	3,650	0.50
CIRBY WAY BUSINESS PARK	DRP 04-22	910 CIRBY WY	IN	OFF	26,944	2.04
CIRBY WAY BUSINESS PARK - BLDG B	DRP 04-22	906 CIRBY WY	IN	OFF	3,650	0.50
HYUNDAI OF ROSEVILLE	DRP 03-21	200 N SUNRISE AV	IN	AUT	18,060	5.95
ISLAND RESTAURANT SITE - RETAIL	DRPMOD 04-17	1906 TAYLOR RD	NE	RET	4,440	0.80
PLEASANT GROVE MARKETPLACE - CHICK FIL A	DRP 04-10	912 PLEASANT GROVE BL	NC	RES	4,299	1.06
VINEYARD POINTE LOTS 9 & 10 - BLDG A	DRP 04-04	1000 ENTERPRISE	IN	IBP	79,895	4.78
Total					140,938	15.63

NON-RESIDENTIAL PROJECTS COMPLETED (Occupancy issued

CREEKSIDE SOUTH - BJ's PIZZA & BREWERY	DRP 03-68	1200 ROSEVILLE PW	NC	RES	10,573	1.61
CROCKER RANCH CENTER/CARL'S JR RESTAURANT	DRP 02-39	9065 WOODCREEK OAKS BL	NR	RES	2,636	0.36
EUREKA CENTRE LOT 13 (AKA STONEVIEW PLAZA)	DRP 01-44	3001 LAVA RIDGE CT	NE	OFF	109,098	5.45
Total					122,307	7.42

SUMMARY OF REZONE, GENERAL AND SPECIFIC PLAN AMENDMENT, ANNEXATION AND SPECIFIC PLAN PROCESSING

April 2005

PROJECT NAME	PROJECT FILE #	PROJECT ADDRESS	PLAN AREA	TOTAL ACRES	PROJECT DESCRIPTION
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A. REZONES, GENERAL and SPECIFIC PLAN AMENDMENTS and ANNEXATIONS BEING PROCESSED

HRNSP PCL 40, HIGHLAND PLAZA RETAIL CENTER	SPA 05-10	751 PLEASANT GROVE BL	HR	0.00	TO AMEND HIGHLAND RESERVE NORTH SPECIFIC PLAN TO ELIMINATE THE PROMENADE CONNECTING CERTAIN PORTIONS OF THE PROJECT
NIPA 7001 GALILEE RD	RZ 05-05	7001 GALILEE RD	NI	3.05	REZONE 3.08 ACRES OF LIGHT INDUSTRIAL (M1) TO GENERAL COMMERCIAL (GC)
NIPA DIAMOND PLAZA	GPA 05-05		NI	3.05	GPA TO CHANGE LAND USE FOR 3.08 ACRES OF LIGHT INDUSTRIAL (M1) TO GENERAL COMMERCIAL (GC)
SRSP PCL 58	SPA 05-11	3000 MINERS RAVINE DR	SR	20.78	TO MODIFY SPECIFIC PLAN DESIGN STANDARDS AND ZONING FOR SINGLE FAMILY RESIDENTIAL SUBDIVISION
	RZ 05-04		SR	20.78	TO REZONE FROM SMALL LOT RESIDENTIAL (RS/DS) TO SINGLE FAMILY RESIDENTIAL (R1)

B. ADOPTED REZONES, GENERAL and SPECIFIC PLAN AMENDMENTS

						ORDINANCE NUMBER	RESOLUTION NUMBER
FIDDYMENT 44 REZONE	RZ 03-09	1470 BLUE OAKS BL	NI	44.53	TO AMEND THE GENERAL PLAN LAND USE DESIGNATION, REZONE, AND ESTABLISH A DEVELOPMENT AGREEMENT FOR 142 NEW SINGLE FAMILY HOMES ON 44.53 ACRES		4203
NERSP PARCEL 15, PCL 6-14 (STONE POINT)	RZ 03-02	1445 EUREKA RD	NE	26.66	TO REZONE 26.68 ACRES FROM PLANNED DEVELOPMENT 178 (PD178) TO GENERAL COMMERCIAL (GC) TO PERMIT THE DEVELOPMENT OF A LOWE'S HOME IMPROVEMENT STORE (FORMERLY AKA 3M PROPERTY/LOWE'S)		4201

Abbreviations

ANN = Annexation
GPA = General Plan Amendment
SPA = Specific Plan Amendment
RZ = Rezone (Zoning)

DW = Del Webb Specific Plan
HR = Highland Reserve North Specific Plan
IN = Infill Area
NC = North Central Specific Plan
NE = Northeast Specific Plan
NI = North Industrial Planning Area

NR = North Roseville Specific Plan
NW = Northwest Specific Plan
SE = Southeast Specific Plan
SR = Stoneridge Specific Plan
WR = West Roseville Specific Plan
CO = Placer County

MONTHLY DEVELOPMENT ACTIVITY

Project Location Map April, 2005

Legend

Project Types:

Non-Residential Projects

Residential Projects

Rezones, General & Specific Plan Amendments

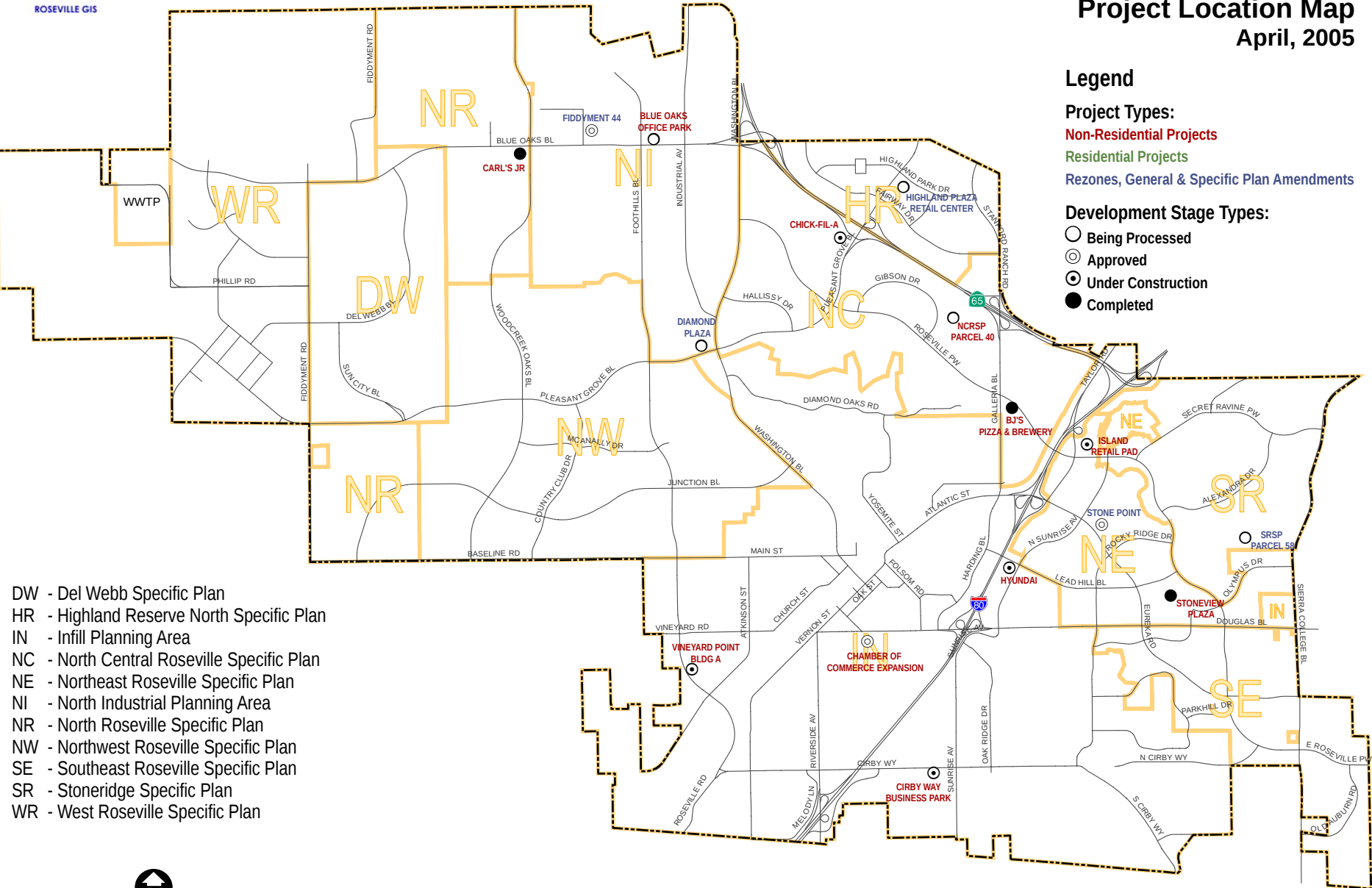
Development Stage Types:

○ Being Processed

⊙ Approved

⦿ Under Construction

● Completed



- DW - Del Webb Specific Plan
- HR - Highland Reserve North Specific Plan
- IN - Infill Planning Area
- NC - North Central Roseville Specific Plan
- NE - Northeast Roseville Specific Plan
- NI - North Industrial Planning Area
- NR - North Roseville Specific Plan
- NW - Northwest Roseville Specific Plan
- SE - Southeast Roseville Specific Plan
- SR - Stoneridge Specific Plan
- WR - West Roseville Specific Plan



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