



**DEVELOPMENT SERVICES – PLANNING DIVISION**  
311 Vernon Street  
Roseville, CA 95678  
(916) 774-5276

Date: August 16, 2021  
To: RCONA  
Subject: NCRSP PCL 44 – Broadstone Carport and Amenities Modification

Dear Board Members:

You may be interested to know that the Roseville Planning Division has received a development application for the project identified below. Notice will be mailed to property owners adjacent to the project prior to action on the application. We invite you to review this request and to forward your comments and/or questions to us. Key project information relating to this project is provided as follows:

File #: PL21-0200  
Project Name: NCRSP PCL 44 – Broadstone Carport and Amenities Modification  
Description: The project request is for a Design Review Permit Modification to add 40 carports, a putting green, and a horseshoe pit to the Broadstone Independent Living Facility (PL17-0132), a 201-unit senior living community currently under construction.  
Site Location: 1031 Roseville Pw  
APN:  
Specific Plan Area: NC  
Specific Plan Parcel #: PCL 44  
Zoning: CC/SA-NC  
General Plan: CC  
Applicant: Pat Walton, LPAS Architecture + Design  
Owner: US Alliance Holden of Roseville

If you are interested in having this project presented at one of your neighborhood association meetings, please contact the applicant at the phone number provided above or me at 774-5276 to discuss such a meeting. Please make requests for presentations at least two weeks prior to your meeting date so that we can assure that a City representative can attend. If possible, please put this item at the start of your agenda, after the minutes and treasurer's report.

If you have any questions or comments regarding this project, I can be contacted in the Planning Division at 311 Vernon Street or by phone at 774-5276. Your comments are very important to us as we work together to make Roseville a better community.

Sincerely,

Shelby Maples, Associate Planner  
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[www.roseville.ca.us](http://www.roseville.ca.us)