Date: February 21, 2024

To: RCONA

Subject: 117 Ivory Court

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 #:   PL24-0084

Project Name: NRSP PCL DC-32 - Beemus Lot Line Adjustment

Description: The project is a request for a Lot Line Adjustment and Easement Abandonment to adjust the property line and increase the size of the rear yard of a single-family residence by 660 sf. The property to the east originally was preserved for a native oak tree which fell due to high winds and was removed by the City of Roseville.

Site Location: 117 Ivory Court

APN: 482-360-027-000

Specific Plan Area: North Roseville Specific Plan (NRSP)

Specific Plan Parcel #:   DC-32

Zoning: Single-Family Residential (R1)

General Plan: Low Density Residential (LDR-2.7)

Applicant: James Beemus

Owner: Rouse Shannon Lee & James D Jr Beemus

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 of 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,

Escarlet Mar, Associate Planner
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Find us online at
www.roseville.ca.us