



County of Orange

MEMO

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FILE: CP 02-0051
PA 01-0121

DATE: September 19, 2002
TO: File/Record/Applicant
FROM: James Thue, Project Manager, Planning and Development Services Department
SUBJECT: Change Plan CP 02-0051 for Planning Application PA01-0121
Potters Bend Model Sales Complex, Ladera
APPLICANT: Outdoor Dimensions

The subject Changed Plan has been reviewed by James Thue of the Current Planning Services Division and the determination has been made that the proposed project is a minor amendment of no significant effect, and complies with the spirit and intent of the original approving action. The subject site is zoned PC "Planned Community" and is located in the Ladera Planned Community within Planning Area 3A. Planning Application PA 01-0121 was approved February 28, 2002 and permitted the construction of a model home complex in association with 109 planned concept detached homes.

The proposed changes of CP 02-0051 are as follows:

The addition of a 30 foot tall American Flag to be located in the parking lot of the model home complex. The applicant has stated that the flagpole will be removed when the last model home is sold.

By: _____

Chad Brown, Section Chief
CPSD/Site Planning Section

ATTACHMENTS:

1. Letter of Explanation
2. Planning Application PA01-0121
3. Site Plans

NOTES:

THIS APPROVAL APPLIES TO DISCRETIONARY ACTIONS RELATED TO THE ORANGE COUNTY ZONING CODE.

APPROVAL OF THIS CHANGED PLAN DOES NOT INCLUDE OTHER APPROVALS
REQUIRED TO COMPLY WITH COUNTY PROCEDURES.

CONDITION OF APPROVAL:

FLAGPOLE REMOVAL

Within ninety (90) days after the termination of the use of the subject property as a model home complex and real estate sales office, the applicant shall remove the flagpole from the property.