



June 25, 2008

Holly Keeler
Principle Planner
P.O. Box 3420
Chico, California 95926



Dear Ms. Keeler,

I am writing on behalf of the owner of Assessor's parcel number 006-530-026 and 006-530-025, property located on West East Avenue. Attached is a location map for your reference. I have outlined below the information requested:

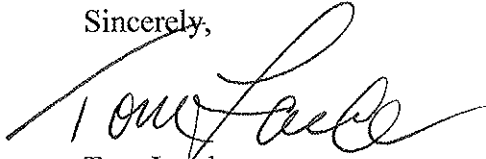
1. Tom Lando
Tom Lando Consulting
111 Mission Ranch Blvd
Suite 100
Chico, California 95926

Tlando@landoandassociates.com

893 1081
2. I am acting as an agent for the owner, Mr. Chuck Horning
3. APN 006-530-026 and 006-530-025, Located on West East Avenue adjacent to the Enloe Habilitation Hospital.
4. The property is approximately 6 acres and we are requesting a mixed commercial, office and residential use. The use directly matches commercial mixed use, with the exception that we may have a density of 20- 50 units per acre. We are planning an integrated community will have limited commercial and office uses available to serve a multiple family residential development which may incorporate housing for seniors.
5. The proposal meets many of the general plan themes. It integrates use and clearly will **foster patterns which offer alternative to the use of the automobile. It is a neighborhood development which will enhance community character.**

6. It is unclear which designation would best suit this mixed use proposal. The Residential Mixed Use appears to be the appropriate category assuming the office and commercial uses would be permitted by right. The alternative would be the proposed Commercial Mixed Use zone to allow for a higher density with a minor modification. Our estimate is that we would have 20-50 units per acre.

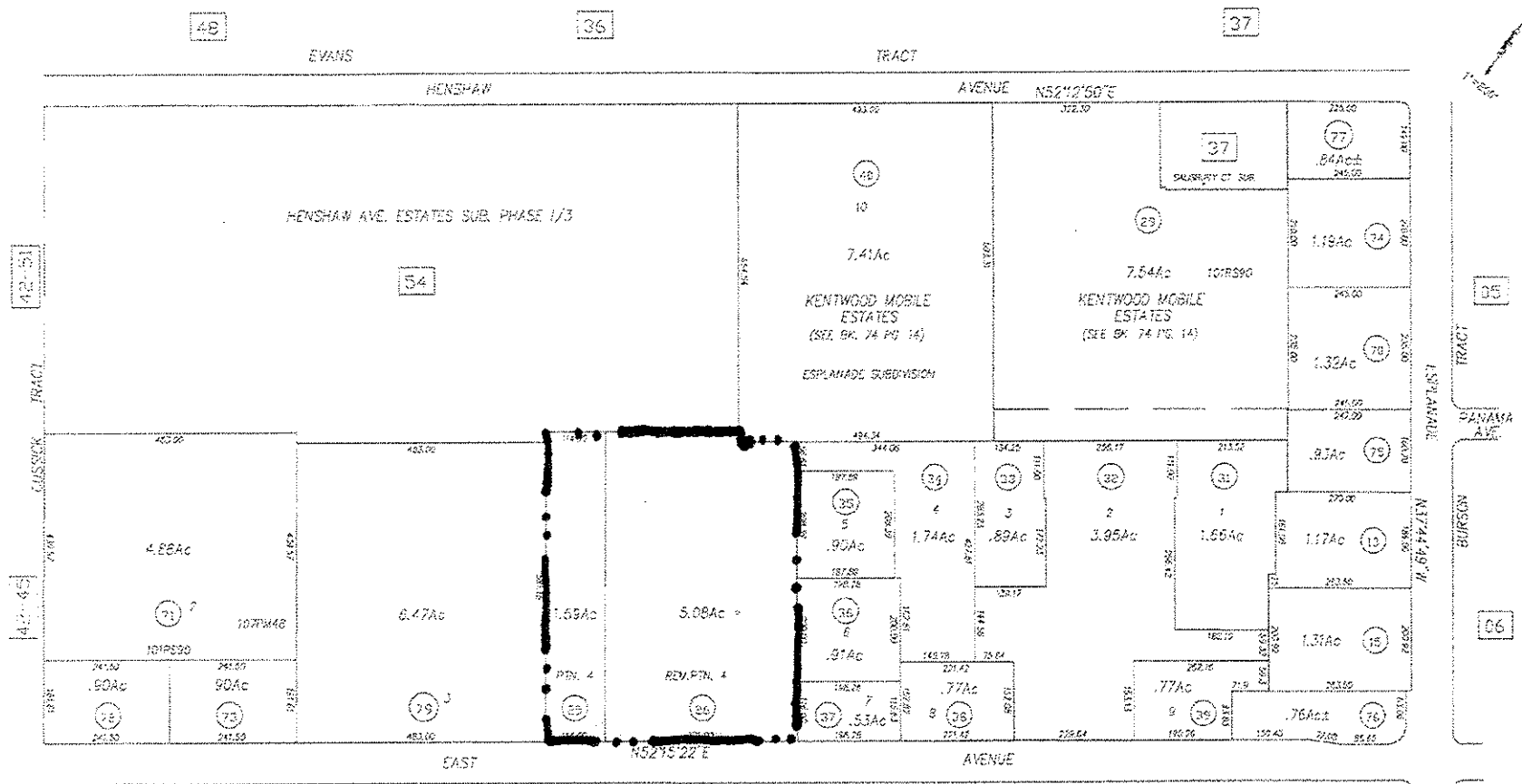
Sincerely,

A handwritten signature in black ink, appearing to read "Tom Lando". The signature is fluid and cursive, with a large initial "T" and "L".

Tom Lando

Cc: Chuck Horning
Dylan Paul

PTN. SEC. 16, T.22N. R.1E. M.D.B.&M.

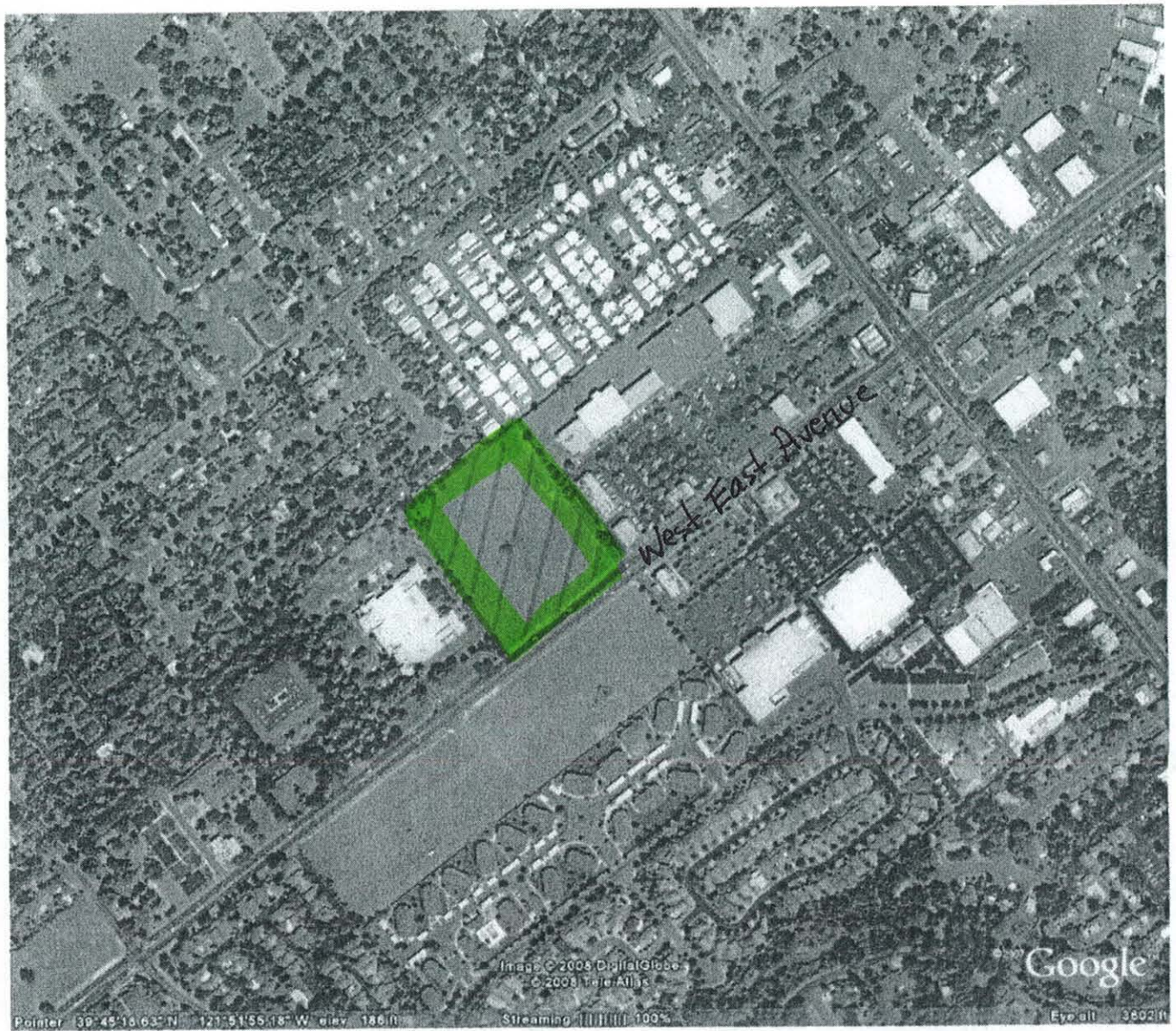


ESPLA. SUB., 108 M.O.R. 41/43, 10-01-1987

Butte County Assessor's Map
Book 06, Page 53

All Assessor's maps are prepared for local property assessment purposes only. Purchaser's attention may not comply with state and local subdivision ordinances. No liability is assumed for use of information shown on any Assessor's map. ALL ACRES ARE APPROXIMATE PER RECORDED INFORMATION.

CREATED BY	DELETED ON 6-19-2003
REMOVED BY	DELETED ON 09-05-2007
FILE NAME	06-53 (REVISED 2008-09) ROLL
Previous Book 06, Portion 01 Page 15	
Compiled By The Butte County Assessor's Office	



Pointer: 39°45'16.63" N, 121°51'55.18" W elev. 186 ft

Image © 2004 DigitalGlobe
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Streaming 100%

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Eye alt 3802 ft