

Holly Smyth
Chief Planner
City of Lemoore
210 Fox Street
Lemoore, CA 93245

March 23, 2009

**Re: Victory Village – Subdivision
Planning Commission March 23, 2009**

TWA Communities has received and read the staff report for the Planning Commission meeting on 3-23-09. We agree with the general findings, that this project will set the design standard for home construction on the West Side and that Planning Commission shall review the site and architectural details prior to construction. Victory Village looks forward to working with the Planning Commission for architectural and site plan review.

The request for Individual Plot Plan Review found in our letter of February 25, 2009 was to address timing and sequencing issues.

Due to economics and market conditions, TWA Communities has not identified our joint venture partner who will facilitate the construction of these homes, and influence the architectural design. TWA Communities also desires to record our Final Map prior to the expiration of the existing TTM (June 2009).

We request that condition #5 (Architectural Elevation and Floor plan approval prior to recording of the Final Map) be satisfied either through a modified Individual Plot Plan review that would include Planning Commission Approval, or that this condition be deferred so that it be satisfied prior to the issuance of any permits.

TWA Communities sincerely appreciates for your consideration.

Thank you.

A handwritten signature in black ink, appearing to read 'Tim Palmquist', with a large, stylized flourish extending to the left.

Tim Palmquist

Holly Smyth
Chief Planner
City of Lemoore
Community Development Department
210 Fox Street
Lemoore, CA 93245

February 25, 2009

via fax 559.924.6743

Re: **Condition #5**
Victory Village - Subdivision Map 845
Individual Plot Plan Process

Dear Holly;

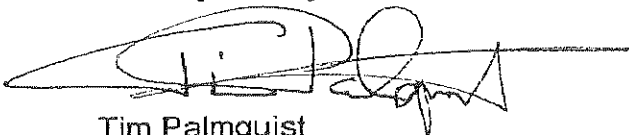
Condition #5 for Victory Village requires that architectural elevations be submitted for the homes in this PUD.

Victory Village respectfully requests that we be allowed to satisfy this condition through an Individual Plot Plan process, as previously approved by the City of Lemoore.

At this time we are talking to local builders but have not committed to any builder. At the same time we acknowledge that the market conditions are constantly changing and we need to maintain flexibility for future conditions. Architectural plans for this project were previously reviewed by Planning Commission as presented by Centex, who is no longer pursuing this project.

Given these circumstances, Victory Village request that architectural design and PUD design be addressed through the Plan Unit Development Plan Check Application using the same system developed by Daley Homes in conjunction with the city for the Silva-Ten project. Through this system each lot will be individually reviewed by the city and the appropriate fees will be paid prior to building permits.

Thank you for your consideration.



Tim Palmquist
TWA Communities
c/o Victory Village
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Santa Ana, CA 92605

