

**STAFF REPORT**  
**City of Lancaster**

CC 8
03/23/10
MVB

Date: March 23, 2010

To: Mayor Parris and City Council Members

From: Robert C. Neal, Director of Public Works

Subject: **Substitution of Subdivision Undertaking Agreement and Securities for Tract Map No. 060241 - Located on the Southwest Corner of Jackman Street and 30<sup>th</sup> Street West**

---

**Recommendation:**

Approve and accept substitution of the Subdivision Undertaking Agreement and securities submitted by Beazer Homes Holdings Corp. in place of the Subdivision Undertaking Agreement and securities submitted by Lancaster Pavilion, L.P., for Tract Map No. 060241.

**Background:**

On November 13, 2007, Lancaster Pavilion, L.P., entered into a Subdivision Undertaking Agreement and posted securities to complete the required improvements for Tract Map No. 060241. The subject property subsequently changed hands, the new developer, Beazer Homes Holdings Corp., has requested that the City allow the substitution of the Subdivision Undertaking Agreement and securities so that property can be developed.

Beazer Homes Holdings Corp. has submitted a Subdivision Undertaking Agreement and Securities in accordance with the City policy. Staff recommends that the Council approve the Subdivision Undertaking Agreement, accept the securities submitted by Beazer Homes Holdings Corp., and approve the termination of the Subdivision Undertaking Agreement and release securities with Lancaster Pavilion, L.P.

GA:lcs

**Attachments:**

Map