

CITY PLANNING COMMISSION

927 - 10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Spink Corporation, P.O. Box 2511, Sacramento, CA 95811		
OWNER	H. C. Elliot, Inc., 11093 Sun Center Drive, Rancho Cordova, CA		
PLANS BY	Spink Corporation, P.O. Box 2511, Sacramento, CA 95811		
FILING DATE	2-17-84	50 DAY CPC ACTION DATE	REPORT BY: PB:bw
NEGATIVE DEC.	Ex. 15305	EIR	ASSESSOR'S PCL. NO. 119-380-59; 119-370-13,10,

09,08,07,06,05, 20 & 21

APPLICATION: Lot Line Adjustment

LOCATION: North and south sides of Ardwell Way; east and west of Puka Way

PROPOSAL: The applicant is requesting the necessary entitlement to accommodate slightly revised "footprint" sizes of previously approved subdivision.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1968 Valley Hi Community Plan
Designation: Light Density Residential
Existing Zoning: R-1 and R-1A
Existing Land Use: Vacant and under construction

Surrounding Land Use and Zoning:

North: Residential and Vacant; R-1
South: Vacant; R-1
East: Vacant; R-1
West: Vacant; R-1

Property Dimensions: Approximately 107' x 36' (halfplex lots)
Property Area (total): 1.13 acres
Square Footage of Lot: Approximately 3,960
Street Improvements: Existing
Utilities: Existing

STAFF EVALUATION: Staff has the following comments regarding this request:

1. The subject sites are located in a developing area with several vacant parcels. Staff has no objection to this request in that the slight adjustments will accommodate a small change in the revised structure "footprints."
2. The proposed lot line adjustments were reviewed by Real Estate, Engineering and Water and Sewer. There were no objections to the request; however, the following comments were received:
 - a. Real Estate requires that all existing assessments be paid off;
 - b. Water and Sewer requires that each lot must have separate water and sewer services;
 - c. Engineering requires that new lot lines be monumented.

ENVIRONMENTAL DETERMINATION: The proposed lot line adjustments are exempt from environmental review pursuant to State EIR Guidelines (CEQA, Sec. 15305).

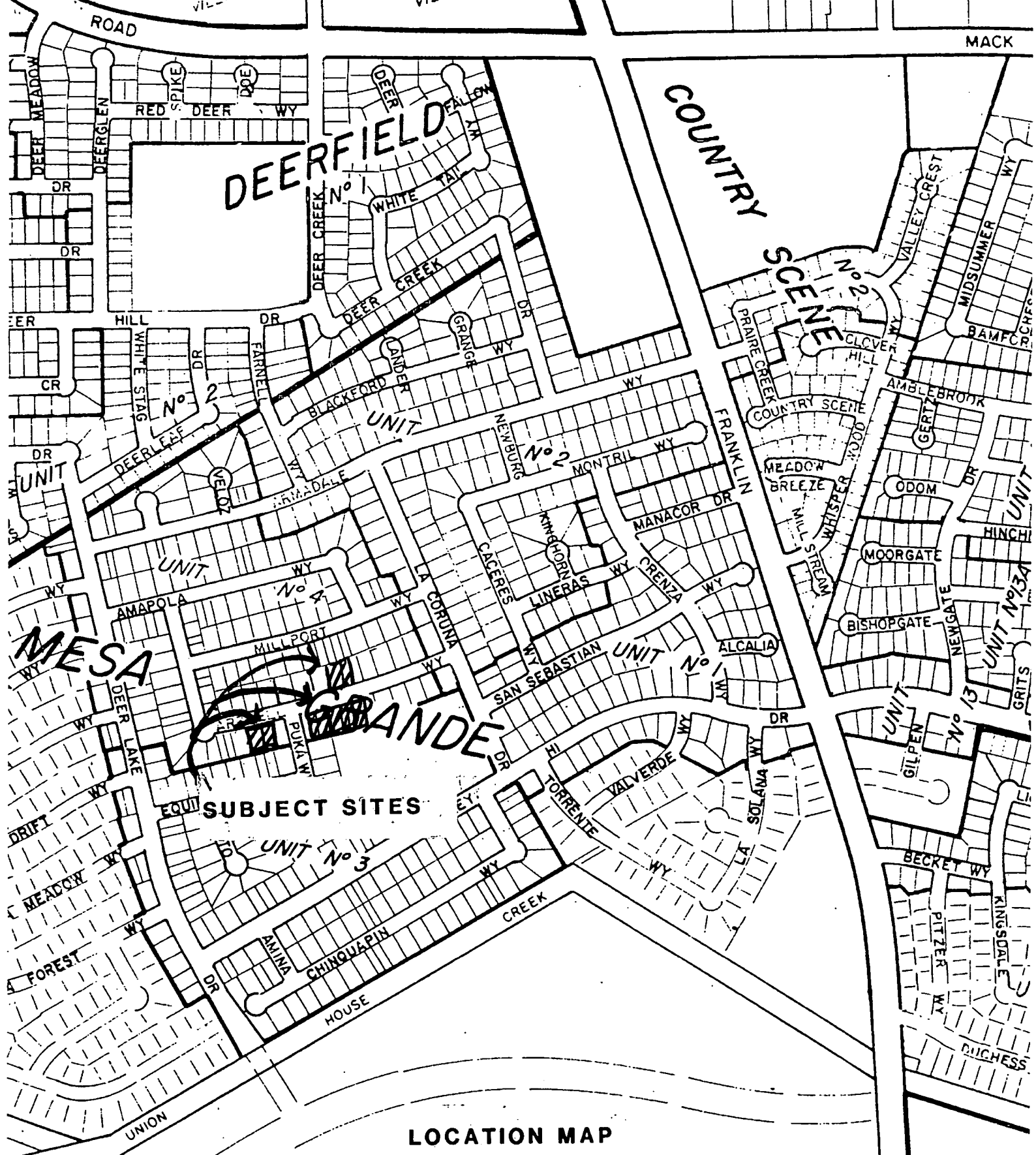
STAFF RECOMMENDATION: Staff recommends that the Commission approve the lot line adjustment by adopting the attached resolution.

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APPLC. NO. P84-081

MEETING DATE March 22, 1984

CPC ITEM NO. 22



LOCATION MAP

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22 march 1984

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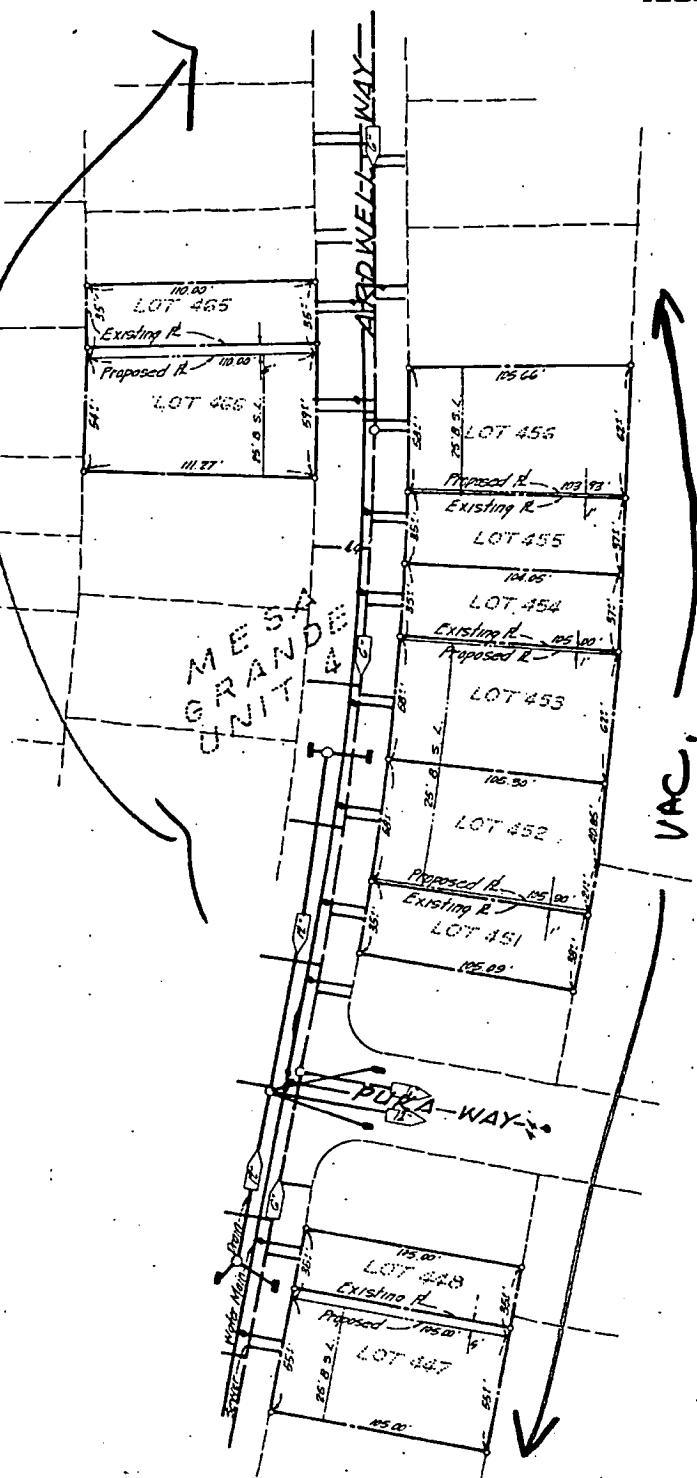
No. 22

EHR



Vicinity Map
(NOT TO SCALE)

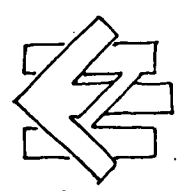
UNDER CONSTRUCTION



SURROUNDING LAND USE

VAC.



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22 march 1984

No. 22

	JOB NO.	TITLE	 SPINK ENGINEERING COMPANY <small>ENGINEERS PLANNERS SURVEYORS</small> <small>SAN FRANCISCO CALIFORNIA</small>
	DATE: Feb. 1984	LOTS 447, 448, 451, 452, 453, 454, 455, 456, 465 & 466	
	F.S. _____ P.S. _____	CITY OF SACRAMENTO CALIF.	
	SCALE: 1" = 40'	CLIENT: H.C. ELLIOTT	
	DRAWN BY: DHA	CHECKED BY: _____	

CODE _____ DR. NO. _____

DESCRIPTION OF LOT 465 AND PORTION OF LOT 466
MESA GRANDE UNIT NO. #4

All of Lot 465 and a portion of Lot 466 as said lots are shown on that map entitled Mesa Grande Unit No. 4, recorded in the office of the Recorder of Sacramento County in Book 147 of Maps, Map No. 27, described as follows:

Beginning at the easterly corner of said Lot 465 thence from said point of beginning along the southeasterly line of said Lot 465 South 65° 27' 00" West 30.00 feet to the easterly corner of said Lot 466; thence along the southeasterly line of said Lot 466 southwesterly curving to the right on an arc of 1478.12 feet radius, said arc being subtended by a chord bearing South 65° 32' 49" West 5.00 feet; thence North 24° 33' 00" West 110.21 feet to the point of intersection with the northwesterly line of said Lot 466; thence along said northwesterly line North 67° 55' 25" East 5.00 feet to the westerly corner of said Lot 465; thence along the northwesterly line of said Lot 465 North 65° 27' 00" East 30.00 feet to the northerly corner of said Lot 465; thence South 24° 33' 00" East 110.00 feet to the point of beginning.

DESCRIPTION OF A PORTION OF LOT 466 MESA GRANDE UNIT NO. 4

Being a portion of Lot 466 as said lot is shown on that map entitled Mesa Grande Unit No. 4, recorded in the office of the Recorder of Sacramento County in Book 147 of Maps, Map No. 27, described as follows:

Beginning at the westerly corner of said Lot 466 thence from said point of beginning along the northwesterly line of said Lot 466 North 67° 55' 25" East 54.21 feet; thence South 24° 33' 00" East 110.21 feet to the point of intersection with the southeasterly line of said Lot 466; thence along said southeasterly line; southwesterly curving to the right on an arc of 1478.12 feet radius, said arc being subtended by a chord bearing South 66° 47' 14" West 58.98 feet to the southerly corner of said Lot 466; thence North 22° 04' 11" West 111.27 feet to the point of beginning.

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22 march 1984

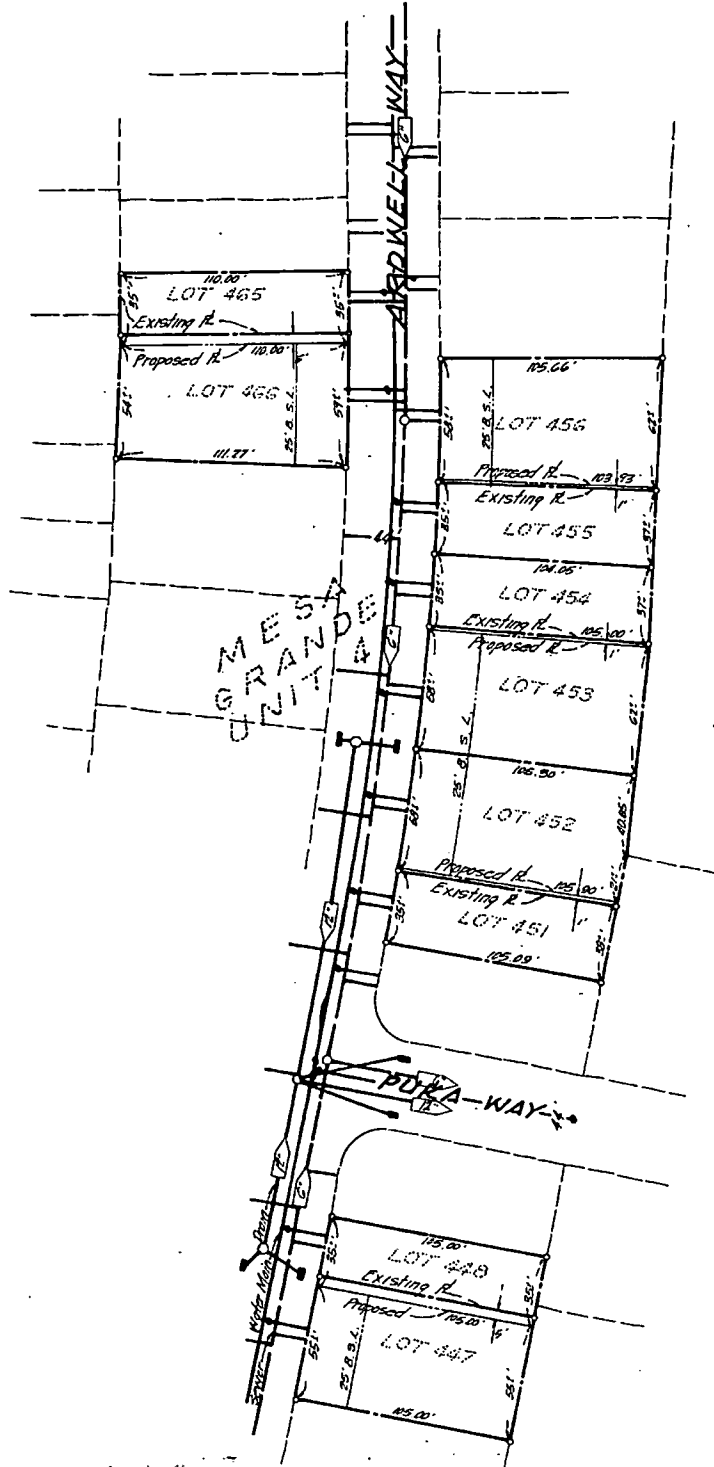
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THE SPINK CORPORATION
 CHECKED: _____ DATE _____
 TYPING _____ 2-21-84
 TRAVERSE _____ 2-21-84
 MAP _____
 DELIVERED TO: _____

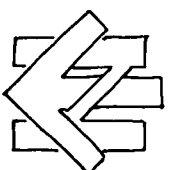
EXHIBIT B



Vicinity Map
(NOT TO SCALE)



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22 march 1984

No. 22

	JOB NO.	TITLE: <u>LOT LINE ADJUSTMENT</u>	<p>SPINK ENGINEERING COMPANY</p> <p>ENGINEERS PLANNERS SURVEYORS</p> <p>SACRAMENTO, CALIFORNIA</p>
	DATE: <u>Feb. 1984</u>	<u>LOTS 447, 448, 451, 452, 453, 454,</u>	
	F.R. PG.	<u>455, 456, 465 & 466</u>	
	SCALE: <u>1" = 40'</u>	CITY OF SACTO. CALIF.	
	DRAWN BY: <u>DMA</u>	CLIENT: <u>H.C. ELLIOTT</u>	
CHECKED BY:		CODE	DR. NO.