

CITY PLANNING COMMISSION

1231 'I' STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	<u>Ahmad A. Shehadeh</u>	<u>1100 Sandringham Way</u>	<u>Roseville, CA 95678</u>
OWNER	<u>Promenade Ventures</u>	<u>775 Sunrise Ave, Ste 270</u>	<u>Roseville, CA 95661</u>
PLANS BY	<u>Ahmad A. Shehadeh</u>		
FILING DATE	<u>5-3-88</u>	ENVIR. DET.	<u>Pat Ex 15301a</u>
ASSESSOR'S-PCL. NO.	<u>031-0900-061</u>		

APPLICATION: *Special Permit to allow alcoholic beverage sales for off-premises consumption*

LOCATION: *7467 Rush River Drive*

PROPOSAL: *The applicant is requesting the necessary entitlements to establish a liquor/video store in the Promenade Shopping Center*

PROJECT INFORMATION:

General Plan Designation: *Community Neighborhood Commercial/Office*
1988 Pocket Community
Plan Designation: *Commercial Shopping*
Existing Zoning of Site: *SC-R*
Existing Land Use of Site: *Shopping Center (under construction)*

Surrounding Land Use and Zoning:

Setbacks: ~~Required~~ Provided

North: *Multi Family Residential, R-2A*
South: " *R-2B-R*
East: " *R-2B-R*
West: " *R-1A*

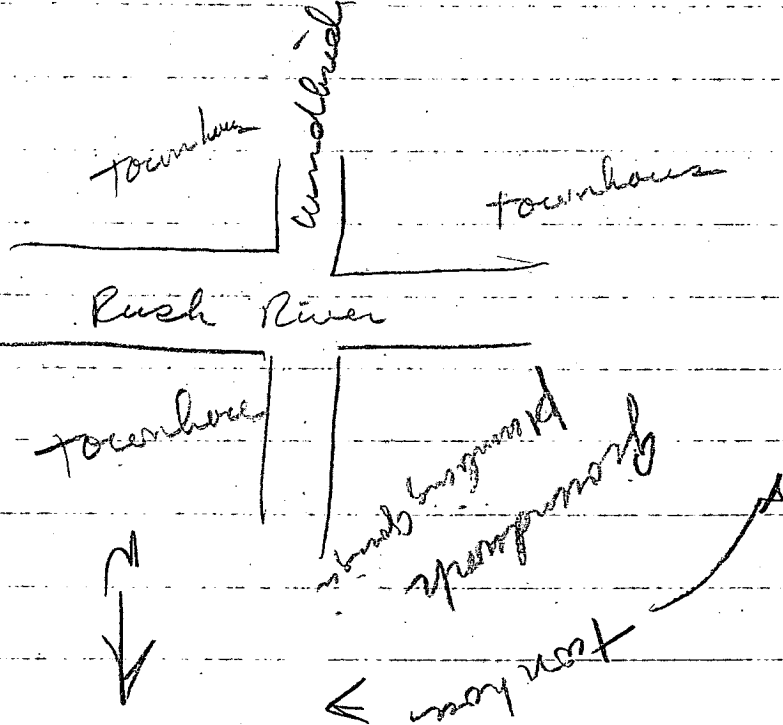
Front: *30*
Side (Int): *10*
Side (St.): *10*
Rear: *10*

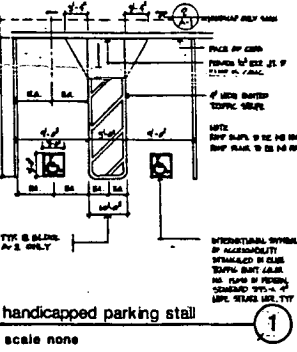
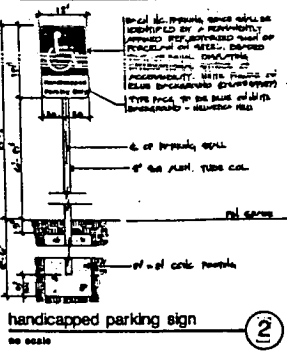
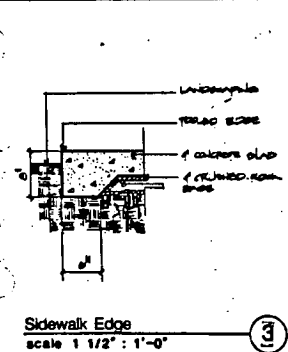
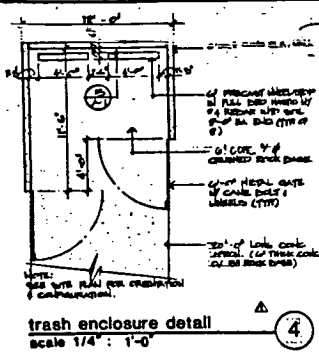
Parking Required: *20*
Parking Provided: *20*
Property Dimensions: *Irregular*
Property Area: ~~5~~ *1* acres
Density of Development: ~~d.u. per acre~~
Square Footage of Building: *57,079 sq. ft (leased area)*
Height of Building:
Topography: *Flat*
Street Improvements: *Existing*
Utilities: *Existing*
Exterior Building Materials:
Roof Material:

APPLC. NO. *P48-201* MEETING DATE _____ ITEM NO _____

001855

P88-21



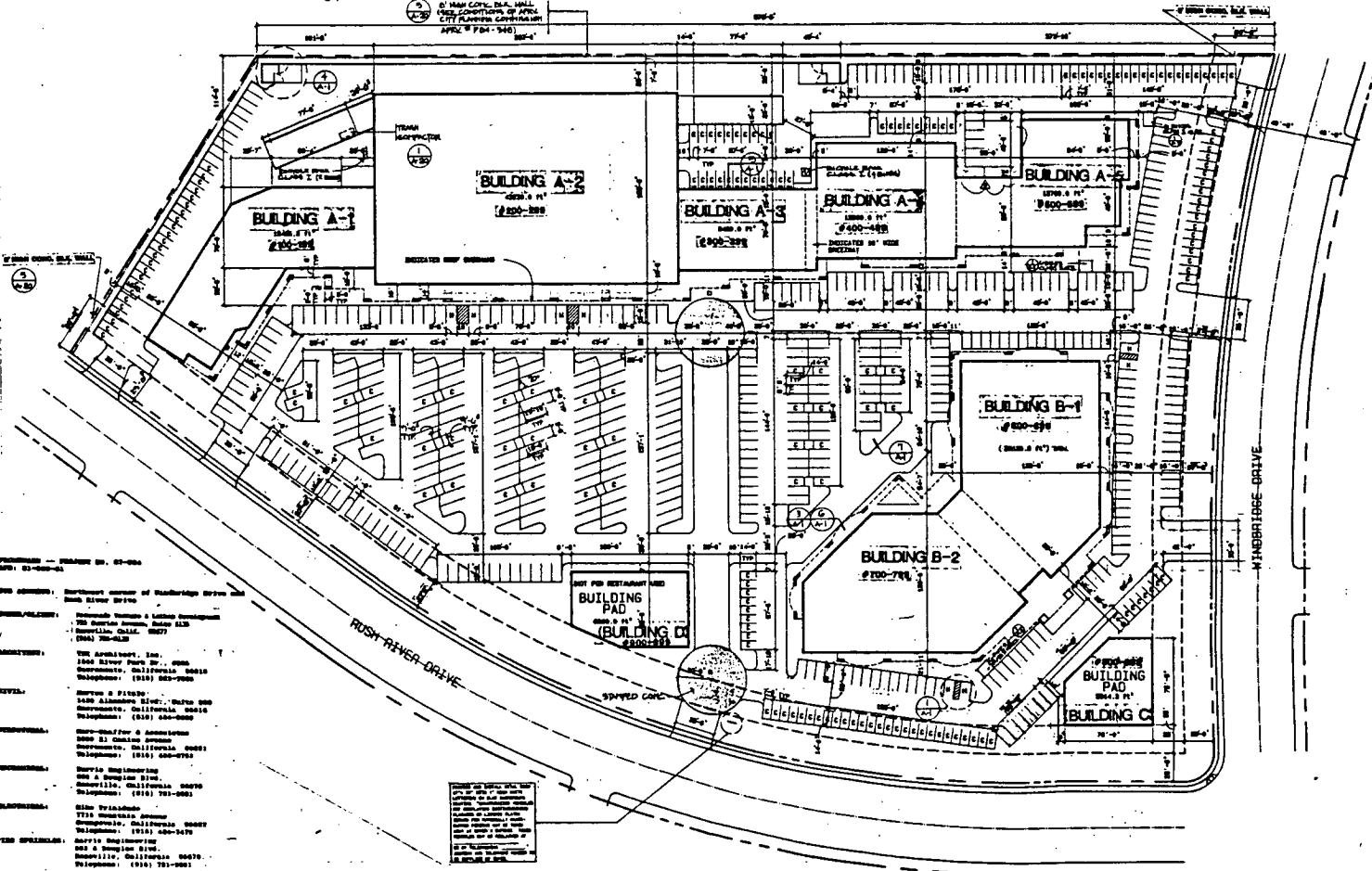
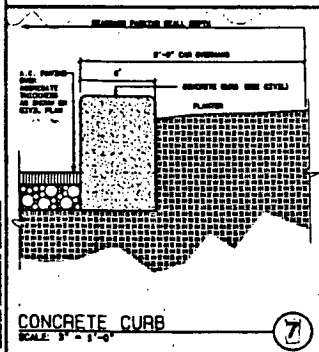
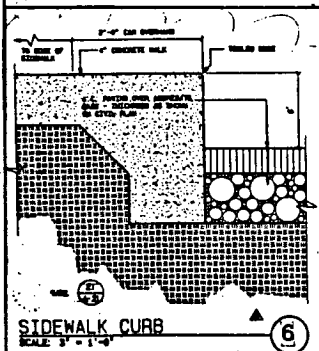
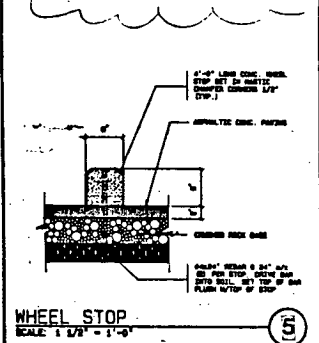


General Site Notes

1. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SACRAMENTO AND THE CALIFORNIA DEPARTMENT OF TRANSPORTATION AND PUBLIC UTILITIES.
2. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SACRAMENTO AND THE CALIFORNIA DEPARTMENT OF TRANSPORTATION AND PUBLIC UTILITIES.
3. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SACRAMENTO AND THE CALIFORNIA DEPARTMENT OF TRANSPORTATION AND PUBLIC UTILITIES.
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General Statistics

Total Ac	11.6 Ac
Building SF:	141,784 SF
% Coverage:	28%
Parking:	
Required:	567 Stalls
Shown:	
Handicapped:	8 Stalls
Compact:	171 Stalls
Standard:	406 Stalls
Total:	585 Stalls
BICYCLE PARKING REQUIRED:	23
TYPE I OR II:	8
PROVIDED:	24



CONTRACTOR
SUNSHINE CONSTRUCTION, INC.
1500 River Park Dr.,
Sacramento, CA 95834
Tel: (916) 486-3400

ARCHITECT
PROMENADE ARCHITECTS, INC.
1500 River Park Dr.,
Sacramento, CA 95834
Tel: (916) 486-3400

ENGINEER
SUNSHINE ENGINEERING, INC.
1500 River Park Dr.,
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Tel: (916) 486-3400

PLANNING
SUNSHINE PLANNING, INC.
1500 River Park Dr.,
Sacramento, CA 95834
Tel: (916) 486-3400

LANDSCAPE ARCHITECT
SUNSHINE LANDSCAPE ARCHITECTS, INC.
1500 River Park Dr.,
Sacramento, CA 95834
Tel: (916) 486-3400

PAVING CONTRACTOR
SUNSHINE PAVING, INC.
1500 River Park Dr.,
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Tel: (916) 486-3400

CONCRETE CONTRACTOR
SUNSHINE CONCRETE, INC.
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MECHANICAL CONTRACTOR
SUNSHINE MECHANICAL, INC.
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ELECTRICAL CONTRACTOR
SUNSHINE ELECTRICAL, INC.
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PLUMBING CONTRACTOR
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IRONWORK CONTRACTOR
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GLAZING CONTRACTOR
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Tel: (916) 486-3400

PAINT CONTRACTOR
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Sacramento, CA 95834
Tel: (916) 486-3400

ROOFING CONTRACTOR
SUNSHINE ROOFING, INC.
1500 River Park Dr.,
Sacramento, CA 95834
Tel: (916) 486-3400

DEMOLITION CONTRACTOR
SUNSHINE DEMOLITION, INC.
1500 River Park Dr.,
Sacramento, CA 95834
Tel: (916) 486-3400

CONSTRUCTION MANAGEMENT
SUNSHINE CONSTRUCTION MANAGEMENT, INC.
1500 River Park Dr.,
Sacramento, CA 95834
Tel: (916) 486-3400

SITE PLAN
Sheet T-001

001857

IDX Architects Inc.
1500 River Park Dr., Suite 200 • Sacramento, California • (916) 486-3400

PROMENADE
A New Commercial Development by
Promenade Ventures & Latham Development
1500 River Park Dr. • Sacramento, California

DATE: 07.2001
SCALE: AS SHOWN

BASIS OF BEARINGS:

The Basis of bearings of this survey is identical with that of the centerline of Rush River Drive as shown on 154 B.M. 20, on which between found monuments, the bearing is given as N. 35° 24' 00" W.

VILLAGE UNIT NO. 8
154 B.M. 20

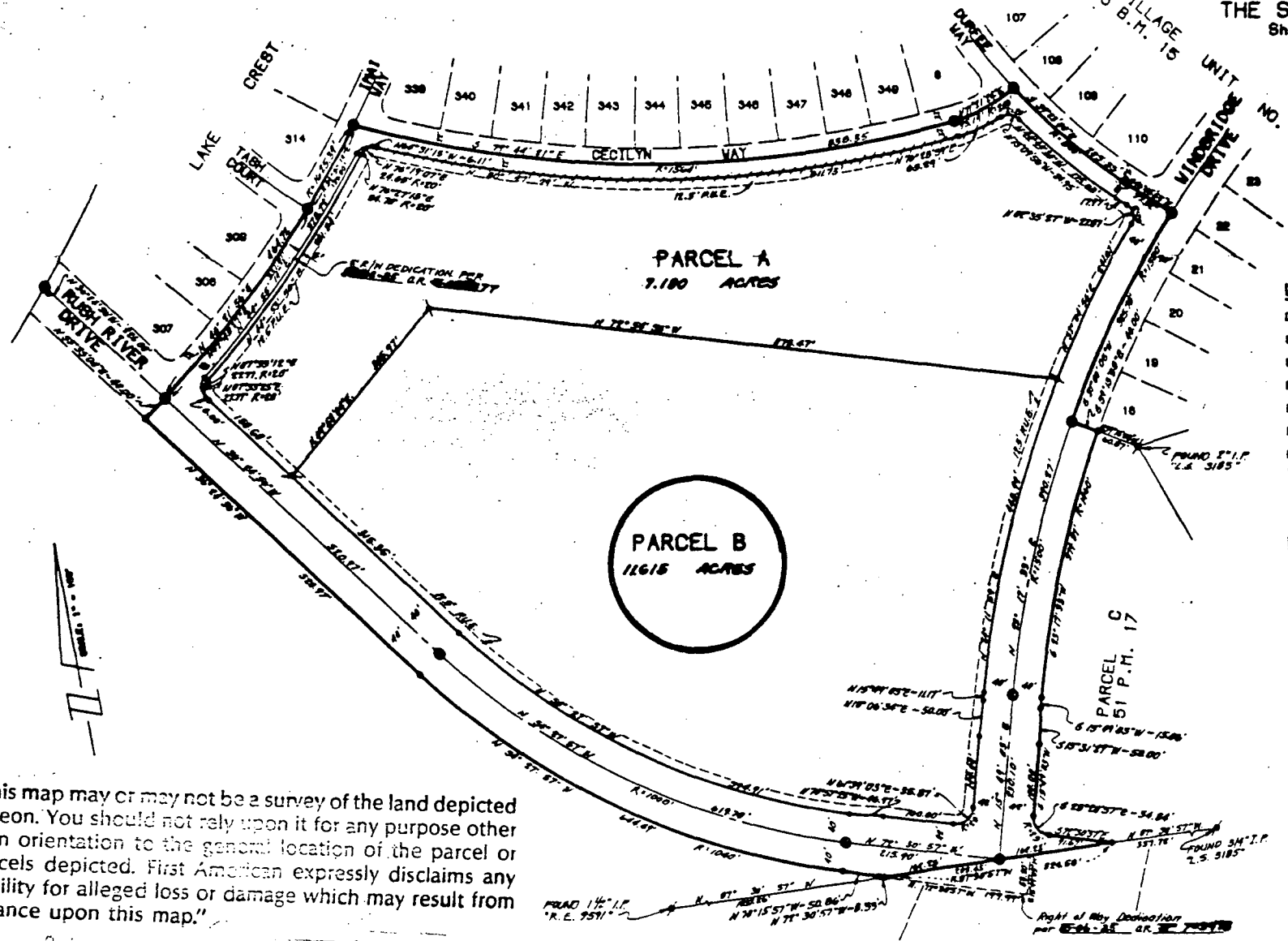
PARCEL MAP
LOTS 9 THRU 17, 136 B.M. 15,
LOTS 350 THRU 408, NETO COURT
AND SILVA CIRCLE, 154 B.M. 20
AND PARCEL D, 51 P.M. 17.

City of Sacramento, California
JUNE, 1965 Scale: 1"=100'

THE SPINK CORPORATION

Sheet 2 of 2 Sheets

001860



LEGEND:

- Dimension point.....o
- Set 3/4" Iron pipe L.S. 3013.....o
- Set P.K. nail.....o
- Found P.K. nail.....o
- Found monument as noted.....o
- Public Utility Easement per 65-00-05 P.U.E.....o
- Right-of-Access to the City of Sacramento per 65-00-05 OR 65-00-05.....o

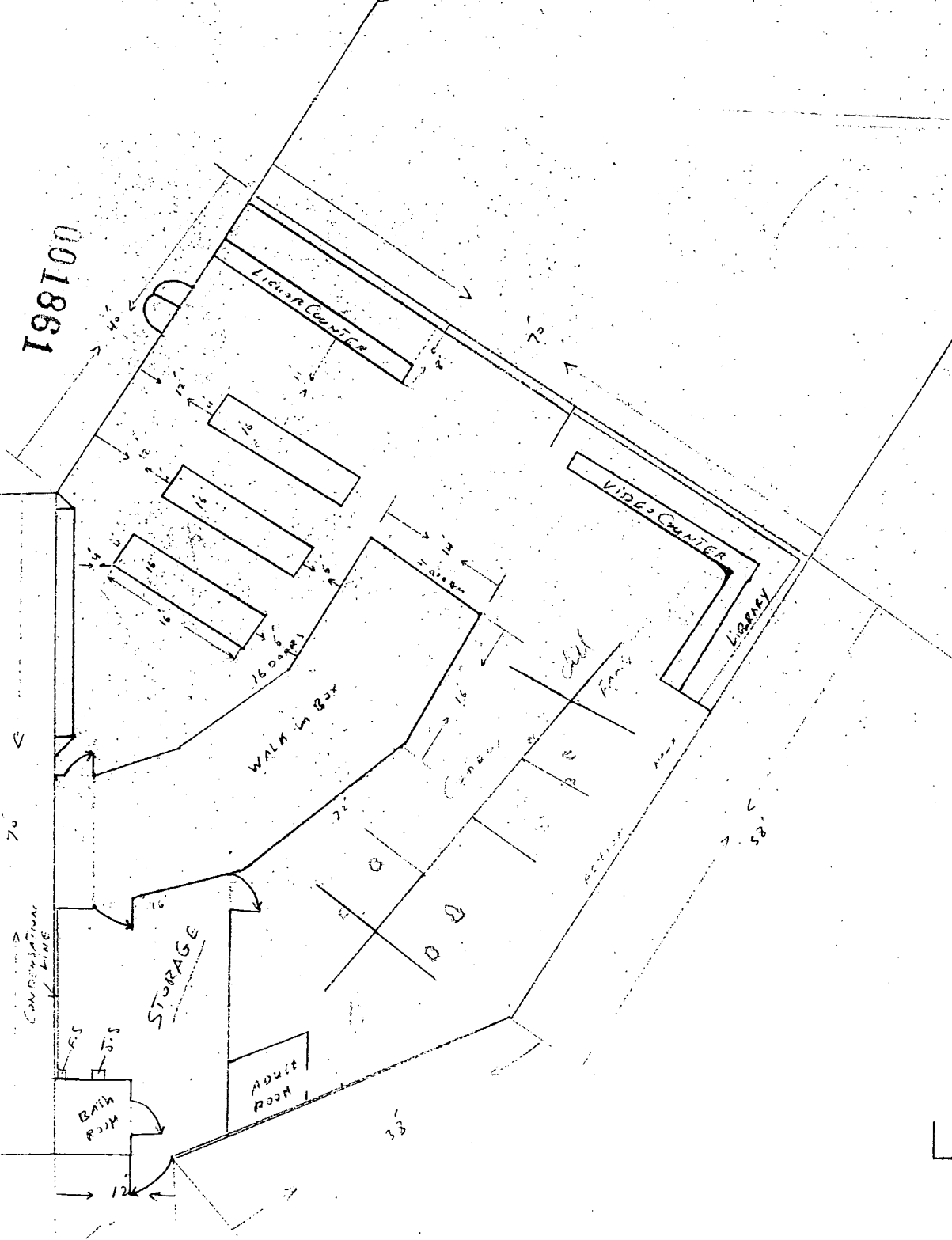
NOTES:

1. Dimension along curved lines are chord measurements.
2. Radii shown or centerline radii unless noted otherwise.
3. A soils report for this subdivision was prepared by Geotechnical investigation in May, 1970. A copy of this report is available for public inspection at the office of the City of Sacramento Building Department.
4. This subdivision shall comply with the required 60% North South orientation, including solar access, to the satisfaction of the City Planning Director, or Title 24 requirements of the Uniform Building Code.
5. Standard subdivision improvements shall be provided per Section 40.011 of the City Code.
6. Per section 06499.20-1/2 of the Subdivision Map Act, the filing of this map shall constitute merger and re-subdivision of the lands shown hereon and the abandonment of Neto Court, Silva Circle and the 12.5 foot public utility and five foot mail easements contiguous to said Court and Circle.

"This map may or may not be a survey of the land depicted hereon. You should not rely upon it for any purpose other than orientation to the general location of the parcel or parcels depicted. First American expressly disclaims any liability for alleged loss or damage which may result from reliance upon this map."

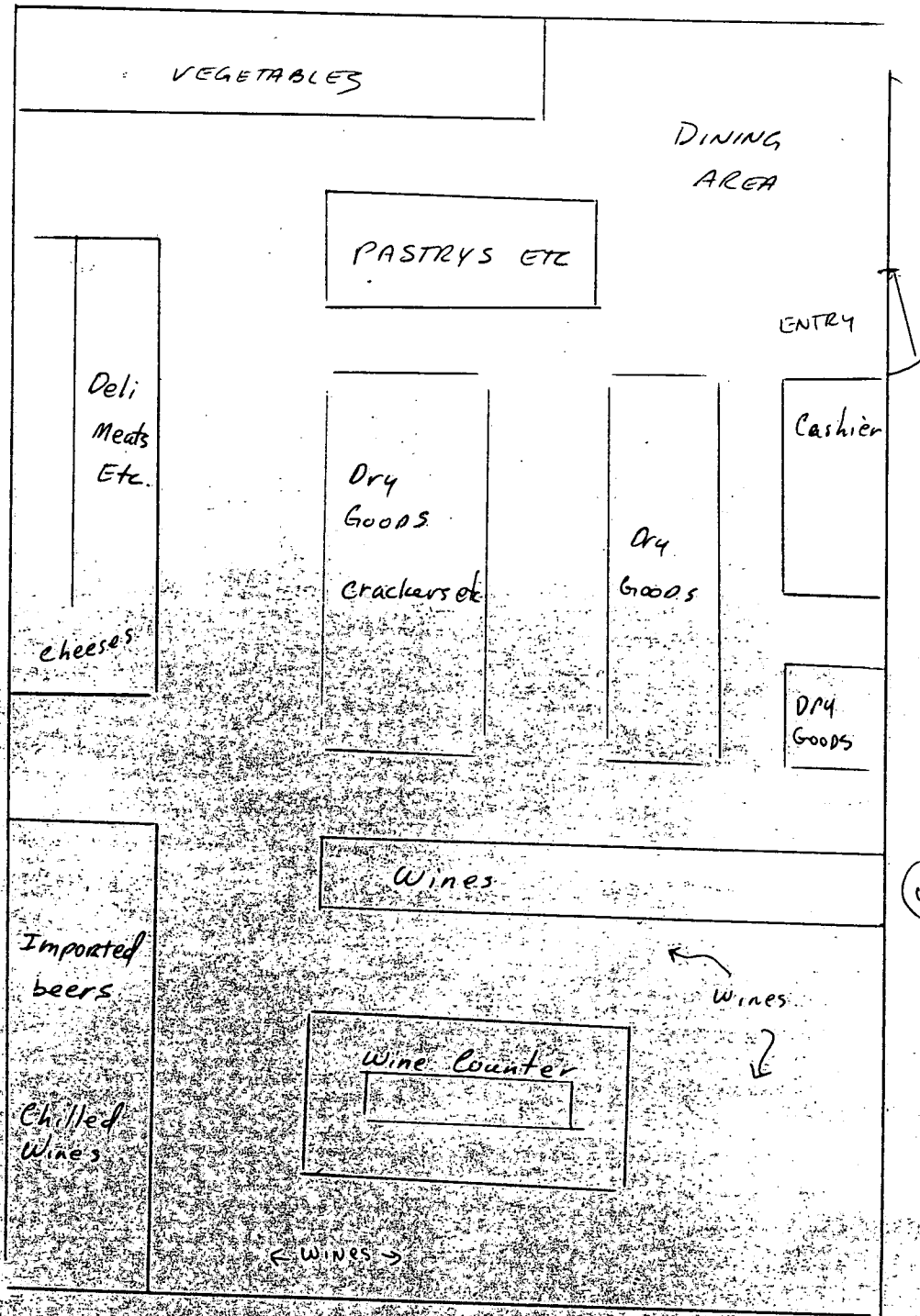
P88201 P-0412

001861



RECEIVED
 MAY 02 1982
 CIA TRAINING DEPARTMENT

LIQUOR VIDEO CENTER
 #8



OUTSIDE DINING AREA

(Wine Sales Approx 25% of Store)

STORE LAYOUT (APPROX)

001862