

**CITY OF SACRAMENTO
DEPARTMENT OF PLANNING & DEVELOPMENT
ZONING ADMINISTRATOR
1231 I Street, Sacramento, CA 95814**

ACTION OF THE ZONING ADMINISTRATOR

On Tuesday April 5, 1994, the Zoning Administrator approved a Lot Line Adjustment (File Z94-028) by adopting the attached resolution (ZA94-011).

Project Information

Request: Lot Line Adjustment to relocate the common property line between two parcels on 0.907± vacant acres in the Single Family Alternative, Planned Unit Development (R-1A)(PUD) zone.

Location: Southeast corner of West Cove Way and West Vista Way

Assessor's Parcel Number: 031-1410-037, 038

Applicant: L & P Land Development, Inc.
8144 Pocket Road
Sacramento, CA 95831

Property Owner: Same as Applicant

General Plan Designation: Low Density Residential (4-15 du/na)
Pocket Community Plan Designation: Low Density Residential (7-15 du/na)
Existing Land Use of Site: Vacant
Existing Zoning of Site: Single Family Alternative, R-1A(PUD)

Surrounding Land Use and Zoning:

North: R-1(PUD); Vacant
South: R-1(PUD); Vacant
East: R-1(PUD); Vacant
West: R-1(PUD) and R-1A(PUD); Vacant

Property Dimensions: Irregular
Property Area: 0.907± acres
Topography: Flat
Street Improvements: Existing
Utilities: Existing

Project Plans: See Exhibit A

Legal Description: See Exhibit B

Additional Information

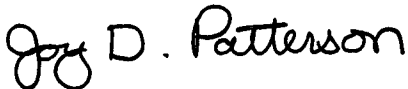
The applicant proposes to relocate the common property line in order to construct two halfplex units. The site is in the LPPT PUD.

Agency Comments

The proposed project has been reviewed by the City Transportation Division, Utilities Division, and Engineering Development Services. The comments received have been included as conditions in the attached resolution.

Environmental Determination

This project will not have a significant effect on the environment and is exempt from environmental review pursuant to State EIR Guidelines {California Environmental Quality Act, Section 15305(a)}.



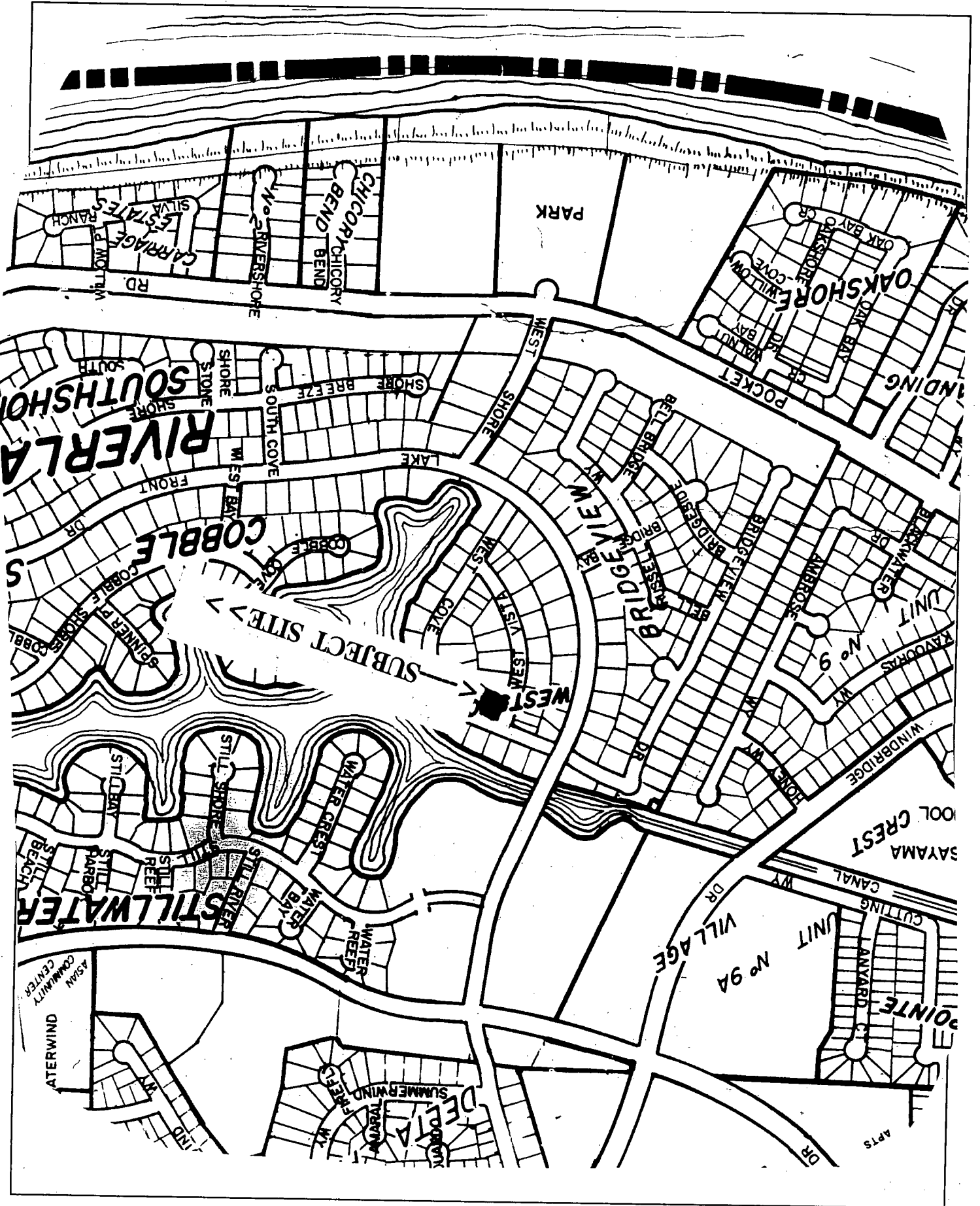
Joy D. Patterson
Zoning Administrator

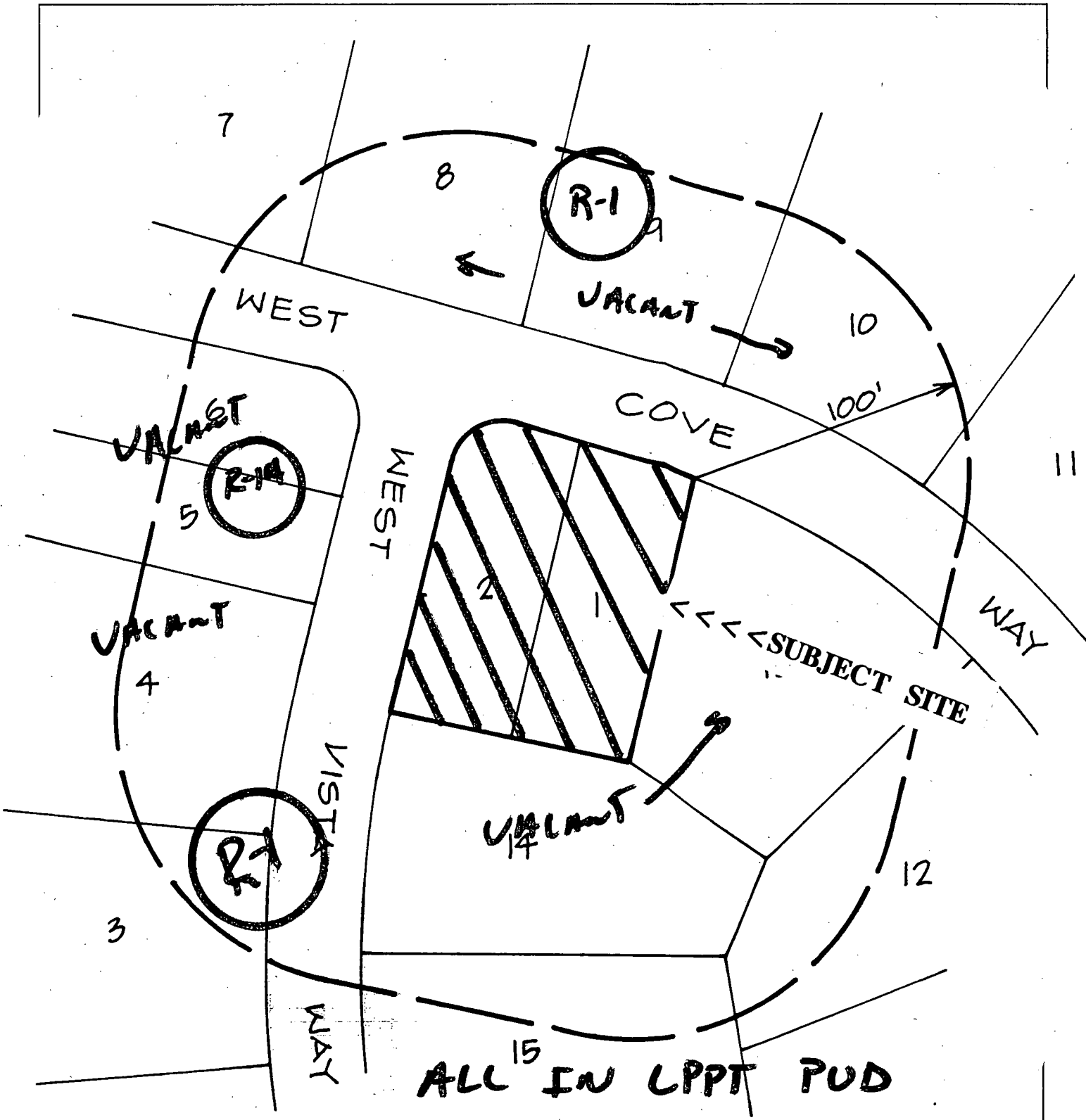
The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

Note: The applicant will need to contact the Public Works Department - Development Division (Anwar Ali, 264-7210) after the appeal period is over to record a certificate of compliance to complete the lot line adjustment.

cc: File (original) ZA Resolution Book ZA Log Book
Applicant Public Works

VICINITY MAP





LAND USE & ZONING MAP