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DEPARTMENT OF
PUBLIC WORKS

CITY OF SACRAMENTO
CALIFORNIA

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SACRAMENTO, CA 95814-2700

DEVELOPMENT SERVICES DIVISION

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July 17, 2003

City Council
Sacramento, California

Honorable Members In Session:

APPROVED

AUG 12 2003

OFFICE OF THE
CITY CLERK

**SUBJECT: APPROVAL OF PARCEL MAP FOR "N.R. HOMES PARCEL MAP NO. 2" –
(Z02-218)**

LOCATION AND COUNCIL DISTRICT:

795 Shoreside Drive, located in Council District 7, (see attachments "A-1 through A-3" for project location).

RECOMMENDATION:

This report recommends the City Council adopt the attached resolution:

- Approving the Parcel Map entitled "N.R. Homes Parcel Map No. 2".

CONTACT PERSON:

Bob Robinson, Supervising Surveyor, 264-8970

FOR COUNCIL MEETING OF: August 12, 2003

SUMMARY:

On January 9, 2003, the City Zoning Administrator approved a Tentative Parcel Map by adopting a Zoning Administrator's Approval. All conditions of the Tentative Map have been met by the Subdivider, NR Homes, Inc. Defined Benefit Pension Plan Trust. The Parcel Map requires approval by the City Council.

Department of
PUBLICWORKS
CITY OF
SACRAMENTO

City Council
Parcel Map for N.R. Homes Parcel Map No. 2 (Z02-218)
July 17, 2003

COMMITTEE/COMMISSION ACTION:

None.

BACKGROUND:

On January 9, 2003, the City Zoning Administrator approved a Tentative Parcel Map by adopting a Zoning Administrator's Approval. Pursuant to Sacramento City Code, Section 16.08.010, and Government Code Section 66458, the City Council shall approve, conditionally approve, or deny Parcel Maps. The map presented conforms to all the requirements of the Government Code and Title 16 of the City Code, applicable at the time of conditional approval of the Tentative Map. The Parcel Map is consistent with the City General Plan and the Pocket Community Plan. All Tentative Map conditions have been met and the Parcel Map is presented for approval.

FINANCIAL CONSIDERATIONS:

All subdivision costs are being paid by the subdivider, NR Homes, Inc. Defined Benefit Pension Plan Trust.

ENVIRONMENTAL CONSIDERATIONS:

This project is exempt from environmental review pursuant to California Environmental Quality Act Guidelines, Section 15315, Minor Land Divisions.

POLICY CONSIDERATIONS:

Pursuant to Sacramento City Code, Section 16.08.010, and Government Code Section 66458, the City Council shall approve, conditionally approve, or deny parcel maps. The map presented conforms to all the requirements of the Government Code and Title 16 of the City Code applicable at the time of conditional approval of the Tentative Map.

The Council action recommended in this report supports the following City Strategic Plan goals:

- Enhance and preserve the neighborhoods
- Promote and support economic vitality

City Council
Parcel Map for N.R. Homes Parcel Map No. 2 (Z02-218)
July 17, 2003

ESBD CONSIDERATIONS:

City Council adoption of the resolution is not affected by City policy related to the ESBD Program.

Respectfully submitted,



Gary Alm,
Manager, Development Services

RECOMMENDATION APPROVED:

Approved:



ROBERT P. THOMAS
City Manager

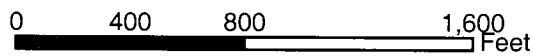
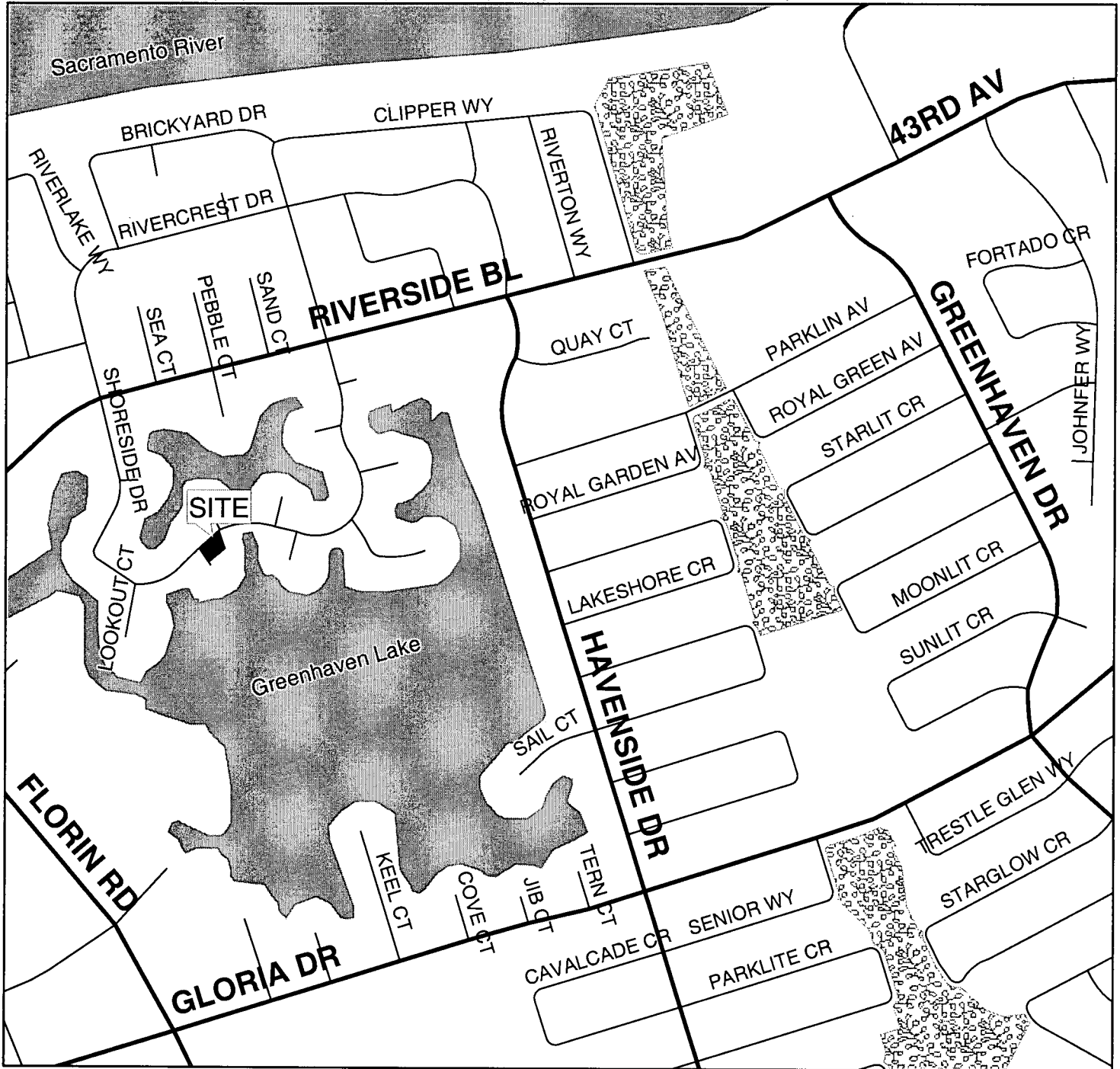


Thomas V. Lee
Deputy City Manager

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- 2) Attachment A-2 through A-3, N.R. Homes Parcel Map No. 2 Land Surveys, pg. 5
- 3) Resolution approving N.R. Homes Parcel Map No. 2, pg. 7

Vicinity Map For N.R.Homes Parcel Map No. 2



RLiu 7/30/03 NRhome.mxd

PARCEL MAP
N.R. HOMES PARCEL MAP NO. 2

SUBDIVISION NO. 202-218
BEING LOT 29 OF "LAKE GREENHAVEN SHORES
UNIT NO 5" 108 BM 5

MAY 2003

CITY OF SACRAMENTO STATE OF CALIFORNIA

VARNEY LAND SURVEYS
SHEET 1 OF 2



OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CONSENTS TO THE PREPARATION AND RECORDATION OF THIS PARCEL MAP.

N.R. HOMES, INC.
DEFINED BENEFIT PENSION PLAN TRUST

NOTARY'S STATEMENT

STATE OF CALIFORNIA, S.S.
COUNTY OF SACRAMENTO

ON 2003 BEFORE ME

PERSONALLY APPEARED
PERSONALLY KNOWN TO ME--OR--PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITIE(S), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND.

SIGNATURE.....PRINT NAME.....

MY PRINCIPAL PLACE OF BUSINESS IS IN THE COUNTY OF.....

MY COMMISSION EXPIRES ON

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES AT THE REQUEST OF N.R. A. RICHARDSON. IN JULY 2002, I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, AND ARE SUFFICIENT TO ENABLE THIS SURVEY TO BE RETRACED.

RICHARD A. VARNEY _____ DATED _____
L.S. 5036 EXP 12/31/2005

CITY ENGINEER'S STATEMENT

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PARCEL MAP ENTITLED "N.R. HOMES PARCEL MAP NO 2", AND FIND IT TO BE SUBSTANTIALLY THE SAME AS THE TENTATIVE MAP SUBMITTED TO THE CITY PLANNING COMMISSION OF THE CITY OF SACRAMENTO AND ANY APPROVED ALTERATIONS THEREOF, THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND ALL APPLICABLE CITY ORDINANCES HAVE BEEN COMPLIED WITH, AND THAT I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

SUPERVISING SURVEYOR _____ DATE _____
FOR THE DIRECTOR OF PUBLIC WORKS
CITY OF SACRAMENTO

CITY CLERK'S STATEMENT

I HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF SACRAMENTO HAS APPROVED THIS PARCEL MAP, ENTITLED "N.R. HOMES PARCEL MAP NO 2".

CITY CLERK _____ DATE _____

RECORDER'S STATEMENT

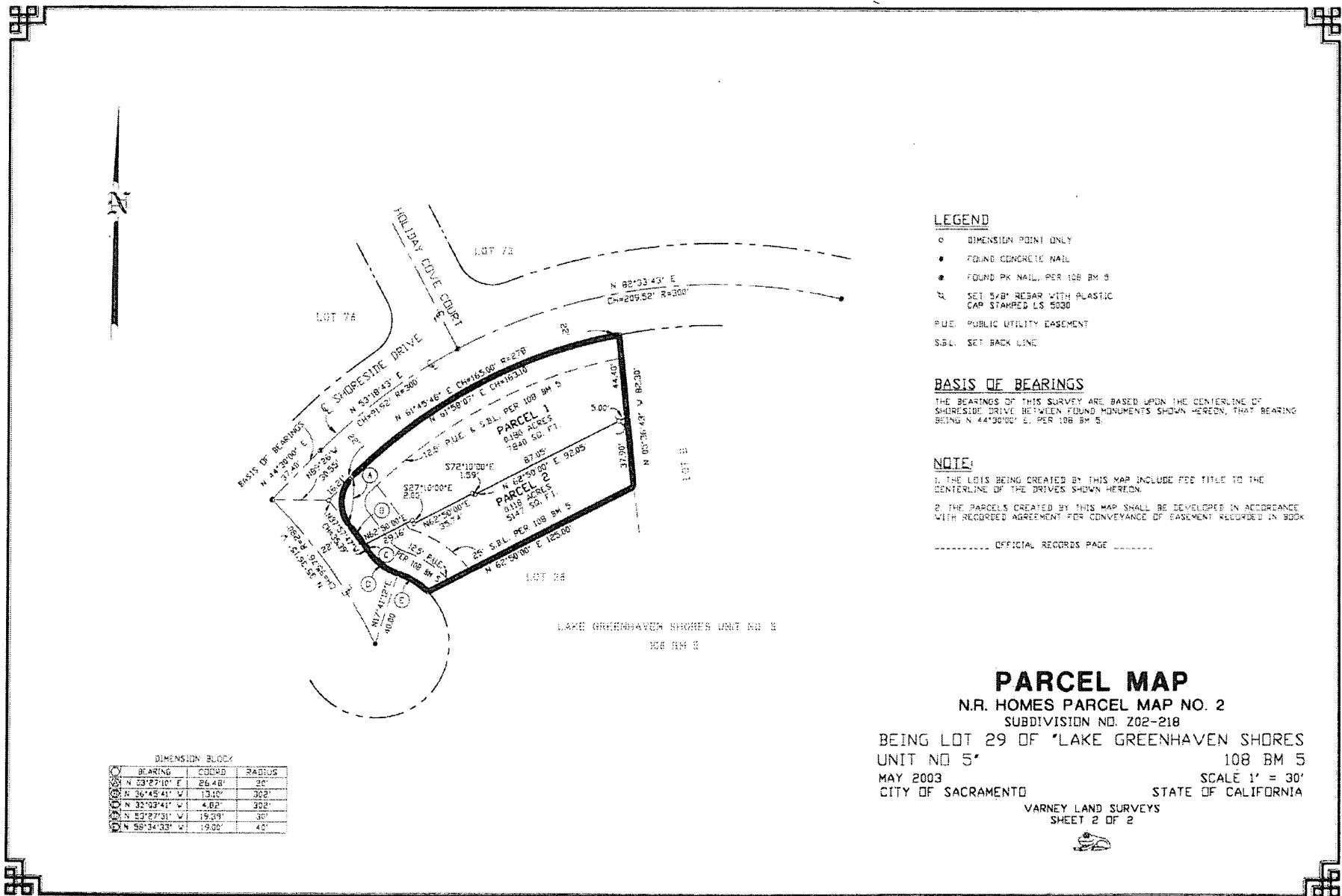
FILED THIS DAY OF 2003, AT

IN BOOK.....OF PARCEL MAPS AT PAGE..... AT THE REQUEST OF RICHARD A. VARNEY, TITLE TO THE LAND INCLUDED IN THIS PARCEL

MAP BEING VESTED AS PER CERTIFICATE NO..... ON FILE IN THIS OFFICE.

DOCUMENT NO..... FEE.....

MARK NORRIS _____ BY.....
COUNTY RECORDER DEPUTY



LEGEND

- DIMENSION POINT ONLY
- FOUND CONCRETE NAIL
- FOUND PK NAIL, PER 100 BM 5
- ⊕ SET 5/8" REBAR WITH PLASTIC CAP STAMPED LS 5000
- P.U.E. PUBLIC UTILITY EASEMENT
- S.B.L. SET BACK LINE

BASIS OF BEARINGS

THE BEARINGS OF THIS SURVEY ARE BASED UPON THE CENTERLINE OF SHORESIDE DRIVE BETWEEN FOUND MONUMENTS SHOWN HEREON, THAT BEARING BEING N 44°30'00" E, PER 100 BM 5.

NOTE:

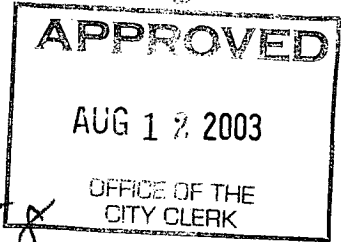
1. THE LOTS BEING CREATED BY THIS MAP INCLUDE FEE TITLE TO THE CENTERLINE OF THE DRIVES SHOWN HEREON.
2. THE PARCELS CREATED BY THIS MAP SHALL BE DEVELOPED IN ACCORDANCE WITH RECORDED AGREEMENT FOR CONVEYANCE OF EASEMENT RECORDED IN BOOK

----- OFFICIAL RECORDS PAGE -----

DIMENSION BLOCK

BEARING	CORNER	RADIUS
N 53°27'10" E	26.48'	20'
N 36°45'41" W	13.10'	302'
N 32°03'41" W	4.82'	322'
N 53°27'31" W	19.29'	30'
N 58°34'03" W	19.00'	40'

PARCEL MAP
N.R. HOMES PARCEL MAP NO. 2
 SUBDIVISION NO. 202-218
 BEING LOT 29 OF "LAKE GREENHAVEN SHORES
 UNIT NO 5" 108 BM 5
 MAY 2003 SCALE 1" = 30'
 CITY OF SACRAMENTO STATE OF CALIFORNIA
 VARNEY LAND SURVEYS
 SHEET 2 OF 2



RESOLUTION NO. 2003-558

ADOPTED BY THE SACRAMENTO CITY COUNCIL
ON DATE OF _____

APPROVING PARCEL MAP ENTITLED "N.R. HOMES PARCEL MAP NO. 2" (Z02-218)

WHEREAS, THE COUNCIL OF THE CITY OF SACRAMENTO FINDS AND DETERMINES AS FOLLOWS:

- A. The Parcel Map entitled "N.R. Homes Parcel Map No. 2", located at 795 Shoreside Drive, with provisions for its design and improvement, is consistent with the City General Plan and the Pocket Community Plan.
- B. The Parcel Map is in substantial compliance with the previously approved Tentative Parcel Map.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO AS FOLLOWS:

- 1. The Parcel Map is hereby approved.

MAYOR

ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____