

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, August 14, 1996, the Zoning Administrator approved a lot line adjustment (File Z96-092) by adopting the attached resolution (ZA96-015).

Project Information

Request: Zoning Administrator Lot Line Adjustment to relocate the common property line between two parcels totaling 0.57 \pm developed acres in the Standard Single Family, Executive Airport Overlay-4 (R-1){EA-4} zone.

Location: 2232 and 2236 Murieta Way (D5, Area 3)

Assessor's Parcel Number: 018-0237-017 and 018

Applicant: Warren*Green Engineering (Lori Green)
3114 Brennans Road
Loomis, CA 95650

Property Owners: Jeff Grau; and Charles Dunham
2232 Murieta Way 2236 Murieta Way
Sacramento, CA 95822 Sacramento, CA 95822

General Plan Designation: Low Density Residential (4-15 du/na)
Existing Land Use of Site: Single Family Residential
Existing Zoning of Site: Standard Single Family (R-1){EA-4}

Surrounding Land Use and Zoning:

North: R-1; Single Family Residential
South: R-1; Single Family Residential
East: R-1; Single Family Residential
West: R-1; Single Family Residential

Property Dimensions: Irregular
Property Area: 0.57 \pm acres
Topography: Flat
Street Improvements: Existing
Utilities: Existing

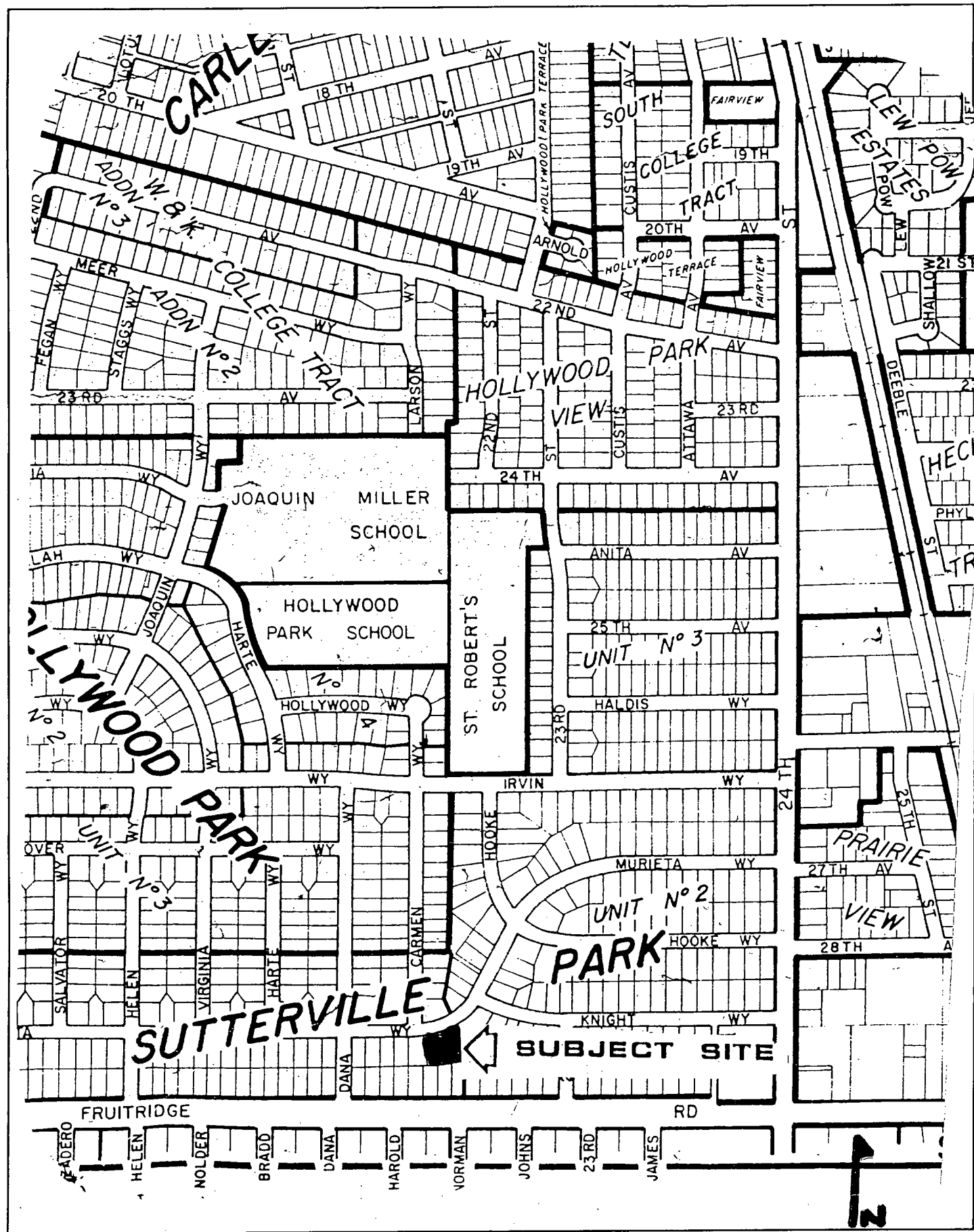
Project Plans: Exhibit A

Legal Description: Exhibits B-1 through B-3

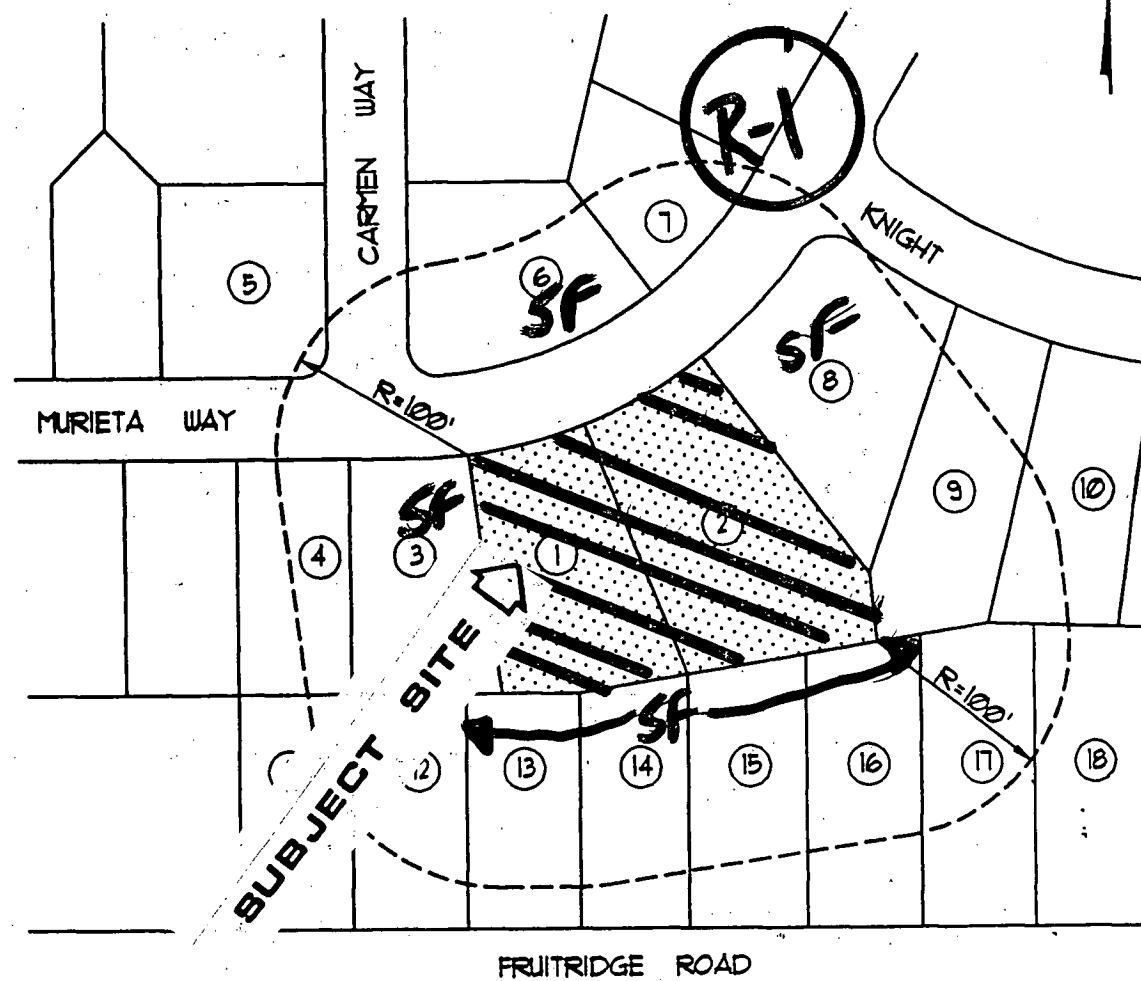
Z96-092

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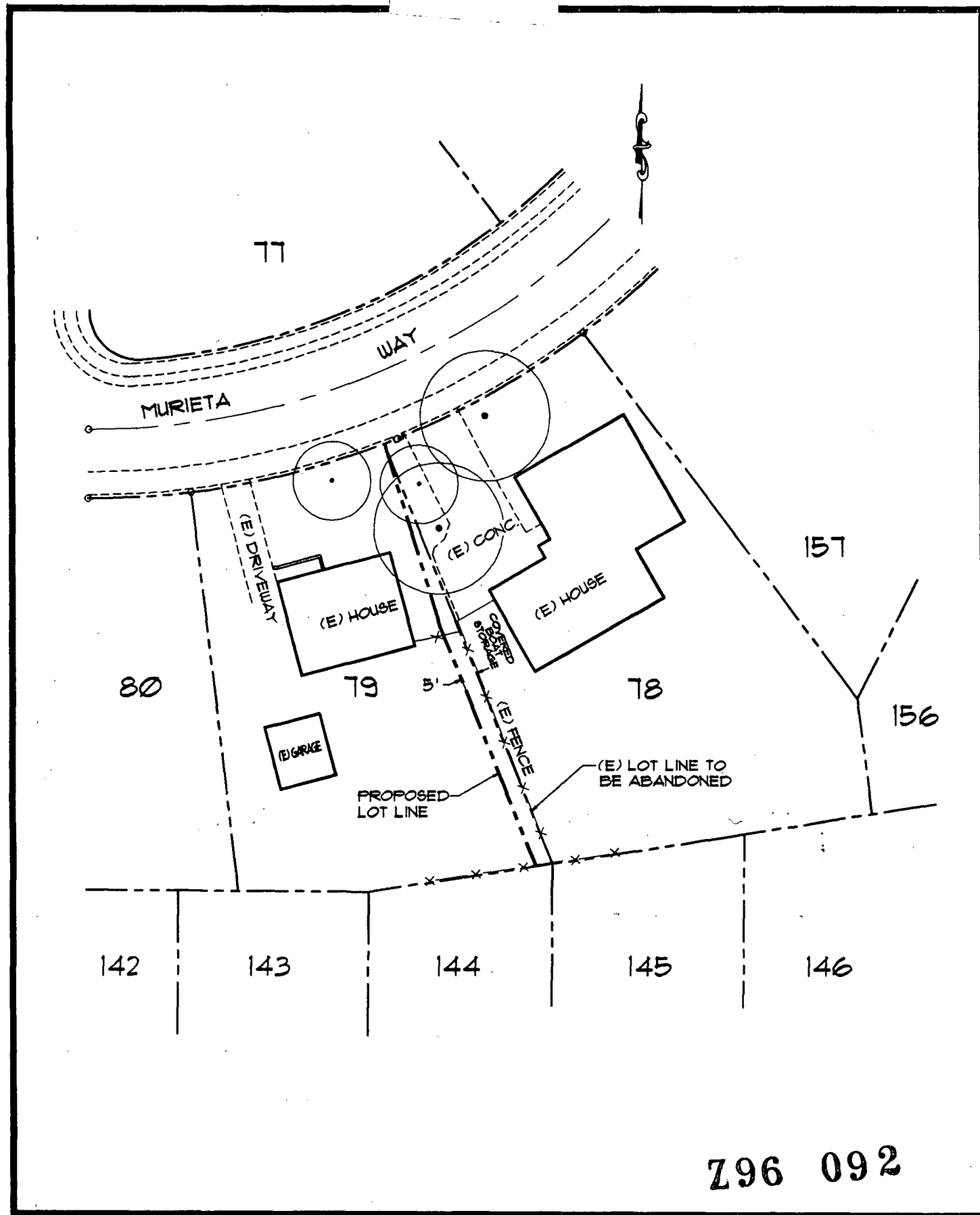


VICINITY MAP



LAND USE & ZONING MAP

EXHIBIT A



DRAWN BY:
DESIGNED BY:
CHECKED BY:
SCALE: 1" = 40'
DATE: JUNE 1996

Warren • Green Engineering

3114 BRENNANS ROAD, LOOMIS, CA 95850 916-663-2323

EXHIBIT MAP

LOT LINE ADJUSTMENT OF
LOTS 78 & 79 OF
SUTTERVILLE PARK

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EXHIBIT B.

REAL PROPERTY DESCRIPTION FOR
LOT LINE ADJUSTMENT
OVER A PORTION OF APN 018-0237-017

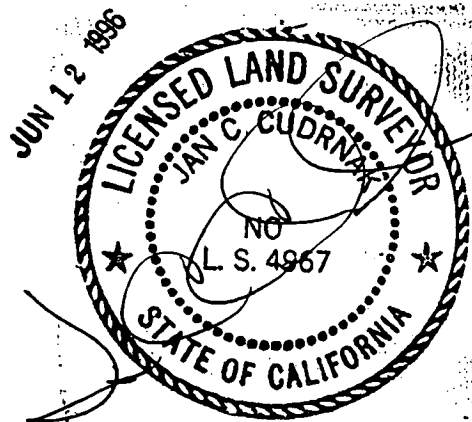
PROPOSED RESULTANT LOT 79

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA AND BEING A PORTION OF LOT 79 AS SAID LOT IS SHOWN AND SO DESIGNATED ON THAT CERTAIN SUBDIVISION MAP ENTITLED "WRIGHT & KIMBROUGH SUTTERVILLE PARK" FILED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY IN BOOK 24 OF MAPS, MAP NO, 25, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 79, 24 BM 25, SAID POINT BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF MURIETA WAY, A PUBLIC WAY 21.00 FEET IN HALF WIDTH; THENCE FROM SAID POINT OF BEGINNING EASTERLY ALONG SAID RIGHT OF WAY LINE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 251.00 FEET, THROUGH A CENTRAL ANGLE OF 14°17'04", SAID CURVE BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 76°06'35" EAST 62.41 FEET; THENCE LEAVING SAID SOUTHERLY LINE OF MURIETA WAY SOUTH 16°54'48" EAST 58.80 FEET; THENCE SOUTH 21°30'57" EAST 78.60 FEET TO A POINT IN THE SOUTHEASTERLY LINE OF LOT 79; THENCE WESTERLY ALONG SAID SOUTHEASTERLY LINE SOUTH 81°16'00" WEST 52.30 FEET; THENCE NORTH 89°36'35" WEST 40.38 FEET TO THE SOUTHWEST CORNER OF LOT 79; THENCE NORTHERLY ALONG THE WEST LINE OF LOT 79 NORTH 06°45'00" WEST 122.91 FEET TO THE POINT OF BEGINNING, CONTAINING 0.2259 ACRES, MORE OR LESS.

End of description

THIS DESCRIPTION WAS PREPARED BY:
JAN C. CUDRNAK, L.S. 4967
LICENSE EXPIRATION 31 DEC 1997



796 092

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EXHIBIT B-2

REAL PROPERTY DESCRIPTION FOR
LOT LINE ADJUSTMENT
OVER APN 018-0237-018 AND
A PORTION OF APN 018-0237-017

PROPOSED RESULTANT LOT 78

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA AND BEING LOT 78 AND A PORTION OF LOT 79 AS SAID LOTS ARE SHOWN AND SO DESIGNATED ON THAT CERTAIN SUBDIVISION MAP ENTITLED "WRIGHT & KIMBROUGH SUTTERVILLE PARK" FILED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY IN BOOK 24 OF MAPS, MAP NO, 25, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 78, 24 BM 25, SAID POINT BEING ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF MURIETA WAY, A PUBLIC WAY 21.00 FEET IN HALF WIDTH; THENCE FROM SAID POINT OF BEGINNING SOUTHERLY ALONG THE EASTERLY LINES OF LOT 78, SOUTH 36°58'05" EAST 140.00 FEET AND SOUTH 07°01'50" EAST 35.63 FEET TO THE SOUTHEAST CORNER OF LOT 80; THENCE WESTERLY ALONG THE SOUTH LINE OF LOTS 78 AND 79 SOUTH 81°16'00" WEST 104.70 FEET; THENCE LEAVING SAID SOUTH LINE NORTH 21°30'57" WEST 78.60 FEET; THENCE NORTH 16°54'48" WEST 58.80 FEET TO A POINT ON THE NORTHERLY LINE OF LOT 79 AND THE SOUTHEASTERLY RIGHT OF WAY LINE OF MURIETA WAY; THENCE EASTERLY ALONG SAID RIGHT OF WAY, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 251.00 FEET, THROUGH A CENTRAL ANGLE OF 15°56'14", SAID CURVE BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 61°00'03" EAST 69.59 FEET TO THE POINT OF BEGINNING, CONTAINING 0.3295 ACRES, MORE OR LESS.

End of description

THIS DESCRIPTION WAS PREPARED BY:
JAN C. CUDRNAK, L.S. 4967
LICENSE EXPIRATION 31 DEC 1997



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August 14, 1996

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EXHIBIT B-3

REAL PROPERTY DESCRIPTION FOR
LOT LINE ADJUSTMENT
OVER A PORTION OF APN 018-0237-017

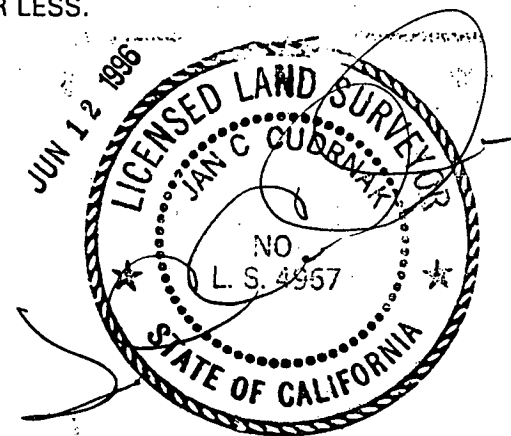
PROPOSED TRANSFERED PARCEL

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA AND BEING A PORTION OF LOT 79 AS SAID LOT IS SHOWN AND SO DESIGNATED ON THAT CERTAIN SUBDIVISION MAP ENTITLED "WRIGHT & KIMBROUGH SUTTERVILLE PARK" FILED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY IN BOOK 24 OF MAPS, MAP NO, 25, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF MURIETA WAY, A PUBLIC WAY 21.00 FEET IN HALF WIDTH, FROM WHICH POINT THE NORTHWEST CORNER OF LOT 79, '24 BM 25, BEARS WESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 251.00 FEET, THROUGH A CENTRAL ANGLE OF 14°17'04" SAID CURVE BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 76°06'35" WEST 62.41 FEET; THENCE FROM SAID POINT OF BEGINNING, LEAVING SAID SOUTHERLY LINE OF MURIETA WAY SOUTH 16°54'48" EAST 58.80 FEET; THENCE SOUTH 21°30'57" EAST 78.59 FEET TO A POINT IN THE SOUTHEASTERLY LINE OF LOT 79; THENCE EASTERLY ALONG SAID SOUTHEASTERLY LINE NORTH 81°16'00" EAST 5.03 FEET; THENCE LEAVING SAID SOUTHEASTERLY LINE NORTH 21°35'33" WEST 138.32 FEET TO THE POINT OF BEGINNING, CONTAINING 0.0120 ACRES, MORE OR LESS.

End of description

THIS DESCRIPTION WAS PREPARED BY:
JAN C. CUDRNAK, L.S. 4967
LICENSE EXPIRATION 31 DEC 1997



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AUGUST 14, 1996

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