

In the matter of the request for subdivision modification) to waive frontage improvements along Eleanor Avenue for ) a tentative map of a 19.6 acre vacant parcel located on ) the south side of Eleanor Avenue, approximately 300 feet ) west of Grove Avenue. (P82-230)

NOTICE OF DECISION  
AND  
FINDINGS OF FACT

At its regular meeting of December 14, 1982, the City Council heard and considered evidence in the above entitled matter. Based on the oral and documentary evidence at such hearing, the Council approved the request based on the following findings:

- a. That there are such special circumstances or conditions affecting the property that it is impossible, impracticable or undesirable in the particular case to conform to the strict application of the original lot layout;
- b. That cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification;
- c. That the modification will not be detrimental to the public health, safety or welfare or be injurious to other properties in the vicinity;
- d. That granting the modification is in accord with the intent and purposes of these regulations and is consistent with the General Plan and with all other applicable Specific Plans of the City.

*R. Burnett Miller*  
MAYOR

ATTEST:

*Arvaine Rogers*  
CITY CLERK

P82-230

APPROVED  
BY THE CITY COUNCIL

DEC 28 1982

OFFICE OF THE  
CITY CLERK

January 4, 1983

North Sacramento Land Company  
400 Slobe Avenue  
Sacramento, CA 95815

Dear Sir:

On December 28, 1982, the City Council adopted Findings of Fact for the following matter:

In the matter of the request for subdivision modification to waive frontage improvements along Eleanor Avenue for a tentative map of a 19.6 acre vacant parcel located on the south side of Eleanor Avenue, approximately 300 feet west of Grove Avenue.

Enclosed, for your records, is a certified copy of said Findings of Fact.

Sincerely,

Lorraine Magana  
City Clerk

LM/emm/8  
Enclosure

cc: Planning Department  
German Engineering