



CITY OF SACRAMENTO

CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814

TELEPHONE (916) 449-5604

MARTY VAN DUYN

PLANNING DIRECTOR

March 5, 1981

City Council  
Sacramento, California

Honorable Members in Session:

SUBJECT: Request for Post Subdivision Modification for  
Del Verde Square (P-9016)

LOCATION: Southeast corner of San Juan Road and Miramonte Drive

SUMMARY

The applicant is requesting a Post Subdivision Modification to create an additional lot for the recreational area for Del Verde Square Condominiums.

BACKGROUND INFORMATION

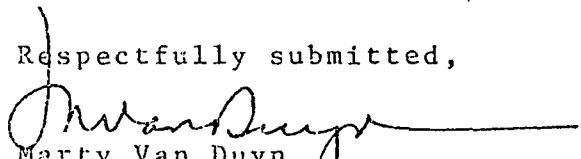
On July 22, 1980, the City Council approved a Tentative Map to divide 8.8+ acres into four parcels for condominium development. The Tentative Map and Special Permit were approved by the Planning Commission on May 22, 1980.

The additional lot will not change the phasing of the project. The project will be developed in four phases, and the recreational area (Parcel 5) will be developed in conjunction with Phase I (Parcel 1).

Staff does not object to the proposed subdivision modification to create the recreational facility as a separate parcel. The applicant, however, shall provide reciprocal maintenance, access, sewer, water and storm drainage easements.

RECOMMENDATION

Staff recommends that the City Council approve the Post Subdivision Modification subject to the cited condition and adopt the attached resolution.

Respectfully submitted,  
  
Marty Van Duyn  
Planning Director

FOR CITY COUNCIL INFORMATION  
WALTER J. SLIPE  
CITY MANAGER

**APPROVED**  
BY THE CITY COUNCIL

MVD:SD:jm  
Attachments  
P-9016

MAR 10 1981

OFFICE OF THE  
CITY CLERK

March 10, 1981  
District No. 1

RESOLUTION No. 81-176

Adopted by The Sacramento City Council on date of

MARCH 10, 1981

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A POST SUBDIVISION MODIFICATION FOR A TENTATIVE MAP FOR DEL VERDE SQUARE (P-9016) (APN: 225-230-40)

WHEREAS, the Council of the City of Sacramento considered a request to increase the number of lots on an approved Tentative Map from four to five condominium lots subject to conditioning.

WHEREAS, the Council of the City of Sacramento, based on testimony submitted at a public hearing conducted on March 10, 1981, hereby finds and determines as follows:

- a. That there are such special circumstances or conditions affecting the property that it is 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.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Sacramento as follows:

That the Post Subdivision Modification be approved as shown on Exhibit A and subject to the following condition:

Reciprocal maintenance, access, sewer, water and storm drainage easements shall be provided and so noted on the final map.

\_\_\_\_\_  
MAYOR

ATTEST:

APPROVED  
BY THE CITY COUNCIL

\_\_\_\_\_  
CITY CLERK

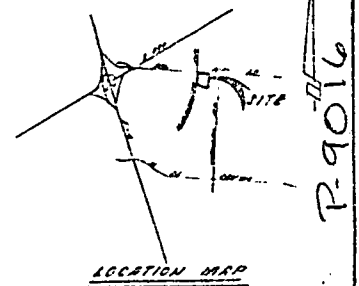
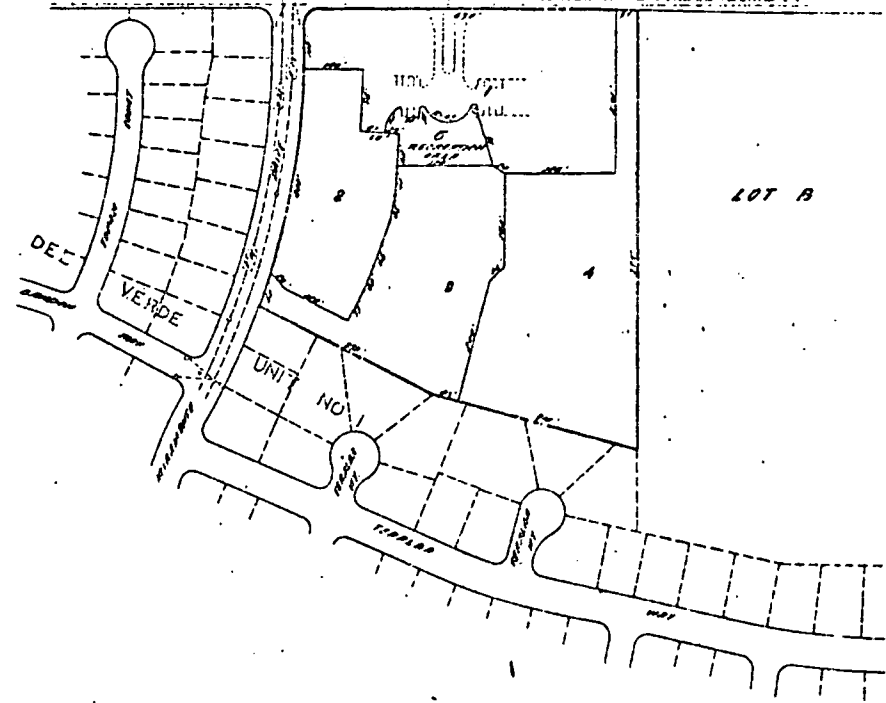
P-9016

MAR 10 1981

OFFICE OF THE  
CITY CLERK

SCALE: 1"=100'

225-170-10 SAMMIS LEE  
 225-170-23 FONG MARGARET  
 225-170-22 LINCOLN ASSOCIATES



P-9016

LOCATION MAP

ENGINEER  
 MORTON & PITALO, INC.  
 1307 J STREET, SUITE 200  
 SACRAMENTO, CALIFORNIA  
 PHONE 422-2211

DATE  
 12/15/59

PROJECT  
 DEL VERDE SQUARE  
 CITY OF SACRAMENTO, CALIFORNIA

SCALE  
 1"=100'

PROJECT NO.  
 P-9016

FILE NO.  
 8-1-59

DATE  
 12/15/59

**EXHIBIT A**

100 0 100 200 300  
 1"=100'

REVISED DEC 1959  
 REVISION NO. 1

REVISIONS	NO.	DESCRIPTION	APPROVED BY DATE	FIELD BOOK NO.	SCALE	DRAWN BY	CHECKED BY	MORTON & PITALO, INC. CIVIL ENGINEERING PLANNING SURVEYING	APPROVED	DATE	TENTATIVE MAP <b>DEL VERDE SQUARE</b> CITY OF SACRAMENTO, CALIFORNIA	DATE
	NO.	DESCRIPTION	APPROVED BY DATE	FIELD BOOK NO.	SCALE	DRAWN BY	CHECKED BY		APPROVED	DATE		DATE

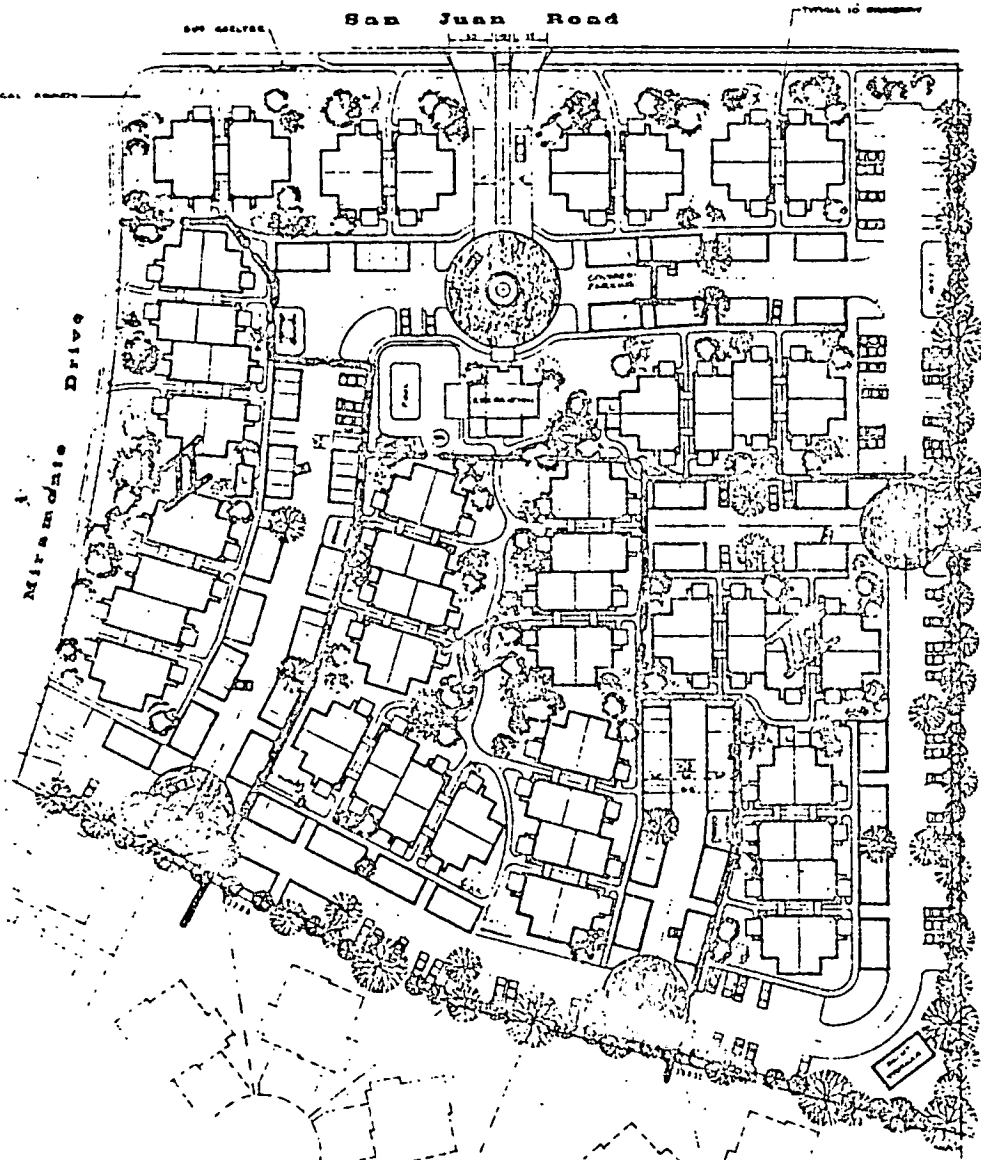
FILE NO. 8-1-59



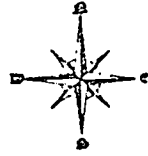
9/06d

5-22-80

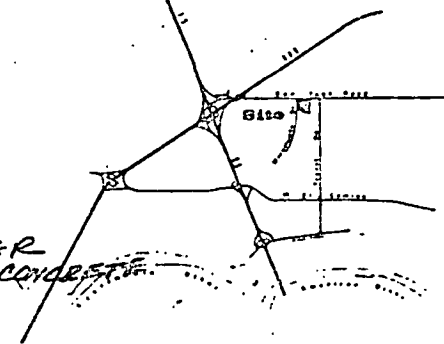
14



Site Plan  
Scale 1"=60'



CIRCULAR TEXTURED CONCRETE



Location Map

Tabulation				
N°	TYPE	NO. OF BLDG. AREA	CONSTRUCTION AREA, %	
72	ONE BEDROOM	701 60,844	14,177	
104	TWO BEDROOM	924 46,026	40,040	
9	LAUNDRIES	240 780	780	
1	RECREATION BLDG.	1000 1,800	1,800	
1	PAINT STORAGE	800 800	800	
176	CONCRETE PARKING	180 51,600	51,600	
176 UNITS/200 PARKING SPACES				
TOTAL BUILDING AREA		1,701,700		
BUILDING GROUND COVERAGE			108,360	1.40 28 %
VEGETATED AREA			98,792	1.76 28 %
OPEN AREA			1,76,216	2.06 47 %
			489,378	8.80 100 %
176 DWELLING UNITS + 8.8 AC. = 70 DWELLING UNITS/AC.				

Del Verde Square  
176 Units  
Sacramento, California

EXHIBIT "D"

Donald Thadon AIA Architect  
8311 Charley Way  
Sacramento California  
95823-1102

PROPERTY



MORTON & PITALO, INC.  
Civil Engineering, Planning, Surveying  
1767 J Tibbitts Rd., Sacramento, Ca. 95833  
916/928-2411

CITY PLANNING COMMISSION

MAR - 5 1981

RECEIVED

March 4, 1981  
800237

City of Sacramento  
Planning Department  
925 "J" Street  
Sacramento, CA 95814

SUBJECT: DEL VERDE SQUARE

Gentlemen:

On December 8th our Office submitted a request for a Subdivision Modification. The request will create an additional lot for the recreational building and swimming pool. It is a requirement of FHA and will allow the construction and completion of the recreational facilities with Lot 1, the first phase of construction and the subsequent phases will be annexed to the existing Homeowners Association as they are completed.

The recreational facilities and all of the landscaping on the recreational Lot will be constructed and completed with the construction of the first phase.

Very truly yours

MORTON & PITALO, INC.

John E. Pitalo, P.E.  
JEP/lg

cc: JHM Inc.



# CITY OF SACRAMENTO

## OFFICE OF THE CITY CLERK

915 I STREET

CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814

TELEPHONE (916) 449-5426

LORRAINE MAGANA  
CITY CLERK

March 11, 1981

J & L Properties  
3434 Marconi Avenue, Suite A  
Sacramento, CA

Gentlemen:

On March 10, 1981, the City Council approved the following for property located at the Southwest corner San Juan Road and Miramonte Drive: (P-9016).

Tentative Map for Del Verde Square (APN: 225-230-40)

Enclosed find certified copy of resolution adopted on the above date.

Sincerely,

  
Lorraine Magana  
City Clerk

LM:sj

Encl.

cc: Morton & Pitalo, Inc.  
Planning Department

38

