

RESOLUTION NO. 1730

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION

ON DATE OF FEBRUARY 23, 1995

APPROVING A LOT LINE ADJUSTMENT TO REALIGN EXISTING PROPERTY LINES BETWEEN FIVE PARCELS AND ESTABLISH TWO NEW PARCELS WITH ALL THAT PORTION OF PUBLIC STREETS SHOWN AS OPPORTUNITY STREET AND HARRIS AVENUE, ALL AS SHOWN ON THAT CERTAIN PARCEL MAP FILED IN BOOK 140 OF PARCEL MAPS, PAGE 19, OFFICIAL RECORDS OF OFFICE OF THE RECORDER, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA.

(APN: 250-0351-016,017,018; 250-025-057,058,059,060) (P95-003)

WHEREAS, the Manager of Development Services has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at 53 Morrison Avenue; and

WHEREAS, the lot line adjustment is exempt pursuant to State EIR Guidelines (CEQA Section 15305(a)); and

WHEREAS, the lot line adjustment is consistent with the General Plan and North Sacramento Community Plan designations;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Sacramento:

that the lot line adjustment for property located at 53 Morrison Avenue, City of Sacramento, be approved as shown and described in Exhibits C-1 attached hereto, subject to the following conditions:

The applicant shall complete the following at the Public Works Department, Development Services Division, prior to a lot line adjustment being recorded:

- a. File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees.
- b. File a waiver of Parcel Map
- c. Notice: Property to be adjusted in accordance with this certificate of compliance may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The

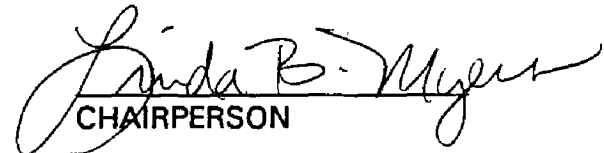
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applicable base flood elevations for the property should be reviewed. Base flood elevations are shown on the preliminary Flood Insurance Rate Maps available for review at the City 1231 I Street, Room 200.

- d. **Abandonment of Harris Avenue and Opportunity Street shall be recorded. (Amended by staff)**

Advisory Notes (Amended by staff)

- e. A new Tentative Map shall be obtained once the driving range ceases and Opportunity Street and Harris Avenue are uncovered and used as public streets.
- f. A Special Permit shall be obtained prior to a golf course locating on the site.
- g. Municipal fire alarm and signaling circuits shall be added to the public utility easement.


CHAIRPERSON

ATTEST:


SECRETARY TO CITY PLANNING COMMISSION