

SACRAMENTO CITY PLANNING COMMISSION  
SUBDIVISION REPORT OF PLANNING DIRECTOR, R.L. RATHFON

DECEMBER 14, 1965

TYPE OF MAP: City Tentative  
SUBDIVISION NAME: Southgate Unit No. 3  
LOCATION: 24th Street & 68th Avenue  
SUBDIVIDER: Wymore Realty Co  
APPLICANT: Murray & McCormick, Inc.  
NO. LOTS: 39 RESIDENTIAL: 30 R-1, 8 R-2, 1 Multiple-Family

---

This map is a redesign of the tentative map previously approved on May 25, 1965. It also indicates the possible development of the area between 68th Avenue and 24th Street Bypass. The 1.6 acre regional branch library site shown is recommended by the Florin-South Development Plan.

It is recommended that this map be approved subject to the following conditions:

1. Provision for the future extension of 67th Avenue is necessary as its present length of 1100 feet prevents its termination in a cul-de-sac. Previously approved maps of this area have shown 67th Avenue extended southerly to 68th Avenue, or extended northerly to 24th Street Bypass, as shown on this map. Approval of the submitted tentative map would dictate the future design of the property to the north. A condition of approval of this map should be that written approval of the proposed design be received from the owner of the property north of the submitted development where 67th Avenue is proposed to be extended through to 24th Street Bypass.
2. The City Engineer indicates that the 10' utility easement shown for storm drainage facilities is necessary to develop this property.
3. THE APPROVAL OF THIS TENTATIVE MAP DOES NOT CONSTITUTE APPROVAL OF ZONING INDICATED ON THE MAP.

THE SUBDIVIDER IS ADVISED THAT PRIOR TO PROCEEDING TO FINAL MAP STAGE, HE IS HEREBY REFERRED TO THE REAL ESTATE OFFICE AND STREET ASSESSMENT DIVISION OF THE CITY ENGINEER'S OFFICE FOR INFORMATION RELATIVE TO THE METHOD TO BE USED FOR FINANCING OF PUBLIC IMPROVEMENTS IN SAID TRACT.

ITEM # 8

65- 170