

CITY PLANNING COMMISSION

927 - 10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT Jane Gluz 5224 Moddison Av. Sac 95819
 OWNER Same (R/S) Trent Jensen 640 4th St Sac 95819
 PLANS BY R.B. Surveys
 FILING DATE 11 May 84 50 DAY CPC ACTION DATE _____ REPORT BY: Bell
 NEGATIVE DEC. R 15303a EIR _____ ASSESSOR'S PCL NO. 005-102-017 17 Jun 84

APPLICATION: 1 - Variance to reduce front yard setback from 25' to 15'
 2 - Variance to reduce rear yard from 15 ft to 0 ft to accommodate a house move
 3 - lot line merger to create 2 lots totaling 1.2 ac in Single Family R-1 zone.

LOCATION: S. of Moddison bet Farrington and Minerva Ave.

PROPOSAL: The applicant is requesting the necessary entitlement(s) to ~~merge two~~
 move a house onto two existing lots.

PROJECT INFORMATION:

1974 General Plan Designation: _____
 1963 East Sac Community Plan Designation: Residential

Existing Zoning: R-1
 Existing Land Use: vac.
 Surrounding Land Use and Zoning:
 North: R-1
 South: R-1 R-2
 East: R-1 R-2
 West: Rail Road levee

Parking Required: 1
 Provided: 1
 Ratio Required: 1 per dwelling unit
 Provided: 1 per dwelling unit
 Property Dimensions: irregular
 Property Area: 1.2 ac.
 Density of Development: 2 du/ac.

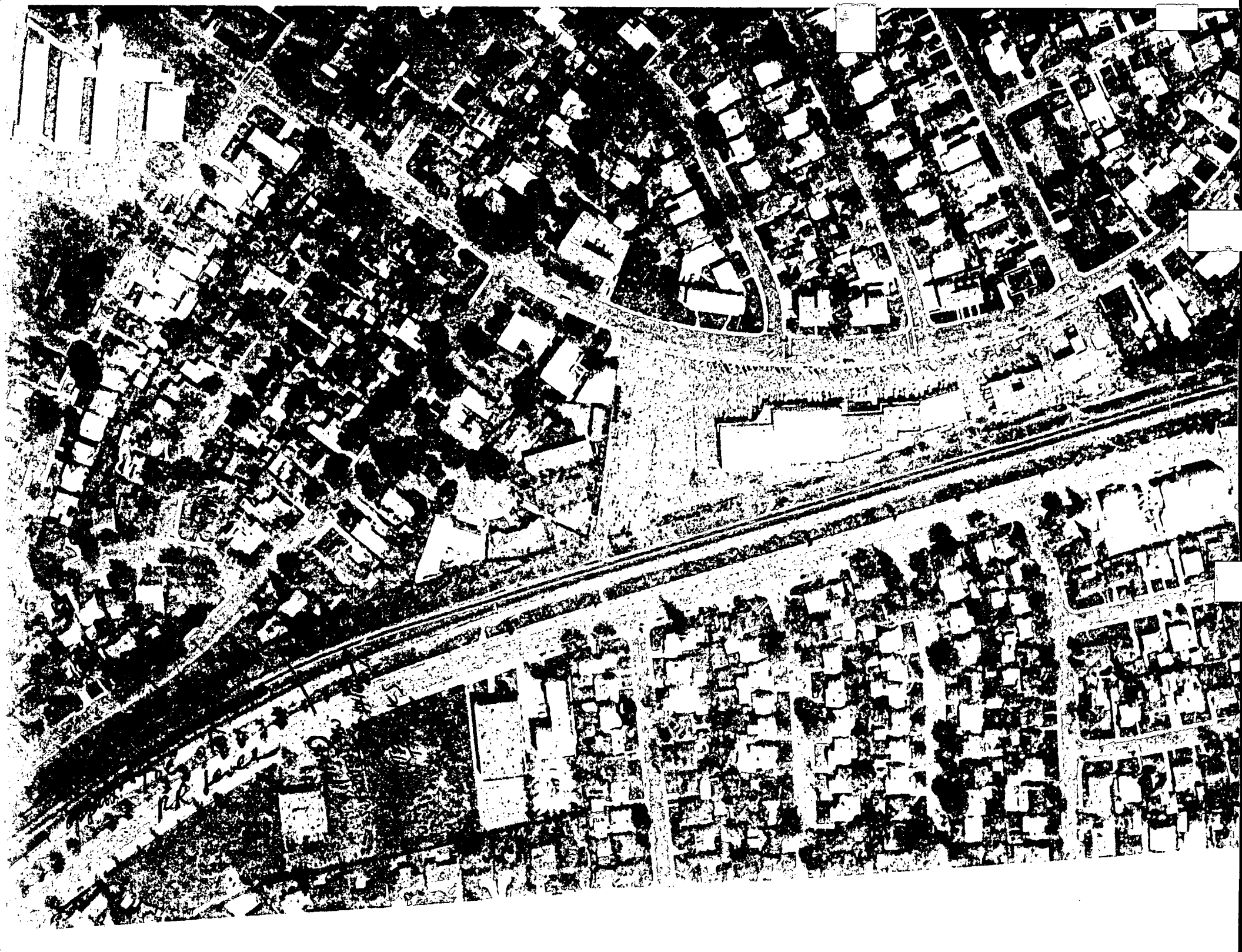
Square Footage of Lot(s): _____
 Building(s): _____
 Height of Structure(s): _____
 Significant Features of Site: adjacent rail road levee
 Topography: flat and raised rail road levee

Street Improvemnts: _____
 Utilities: exist
 Exterior Building Colors: _____
 Exterior Building Materials: _____
 Percentage N/S Oriented Structures and Lots: _____

003225

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On _____, 198__, by a vote of _____ ayes, _____ noes, _____ absent, _____ abstention(s), the Subdivision

Review Committee voted to recommend approval of the Tentative Map subject to the following conditions. The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:



PR. Level

PLAT

RIVER PARK

CITY OF SACRAMENTO

OCTOBER 1949

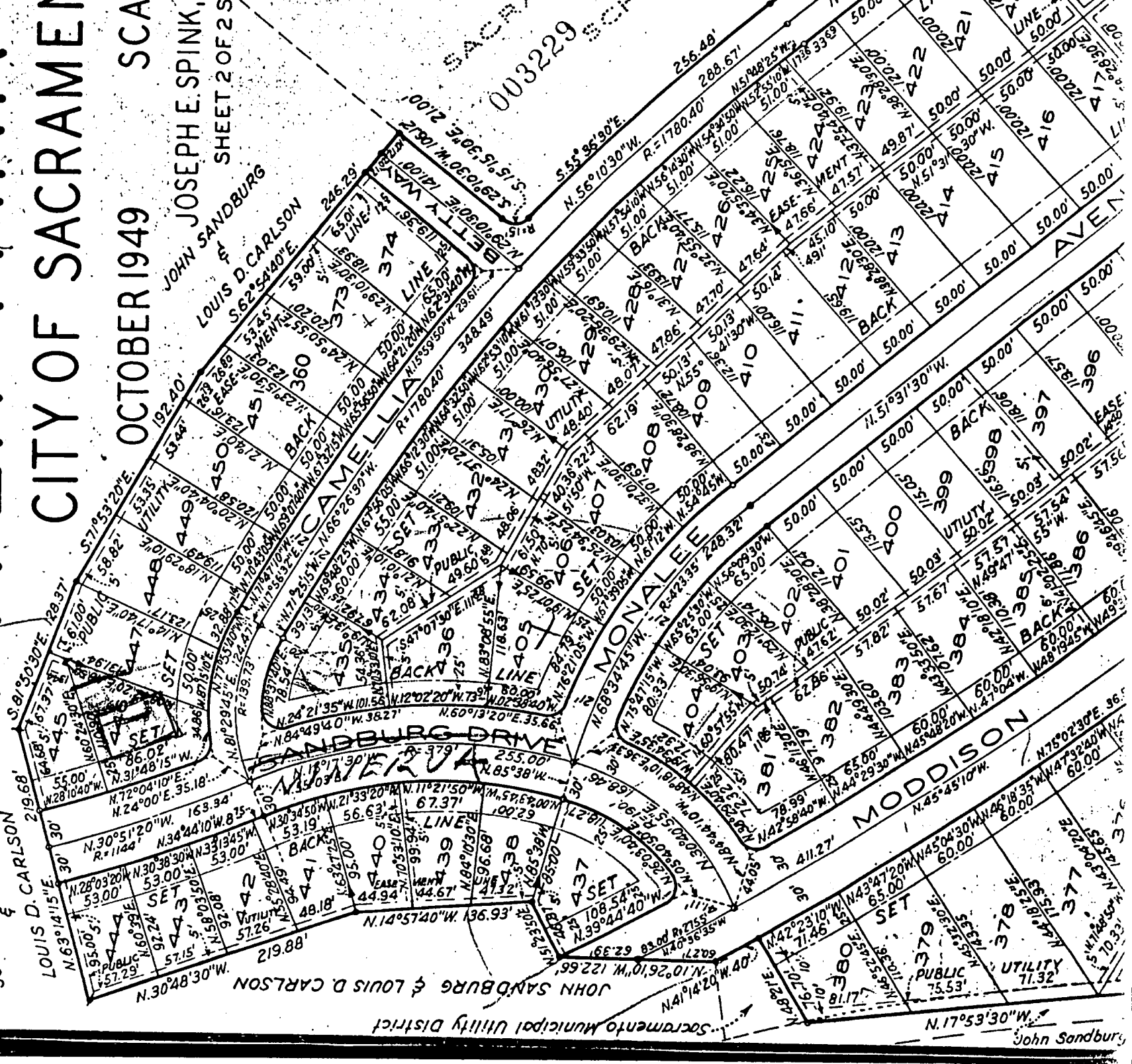
SCA

JOSEPH E. SPINK,
SHEET 2 OF 2 S

JOHN SANDBURG

JOHN SANDBURG

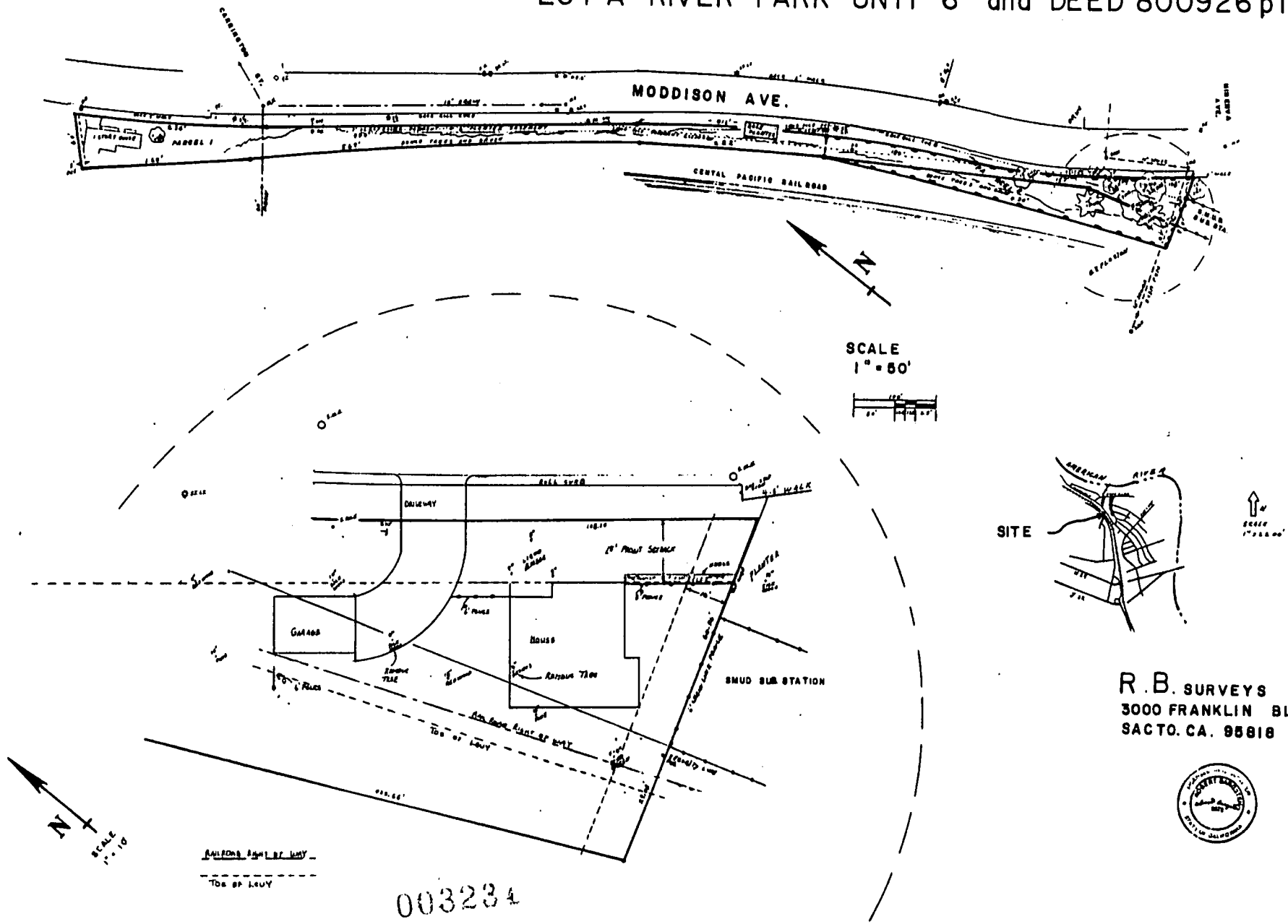
JOHN SANDBURG & LOUIS D. CARLSON



Sacramento Municipal Utility District

John Sandburg

LOT "A" RIVER PARK UNIT 6 and DEED 800926 p176



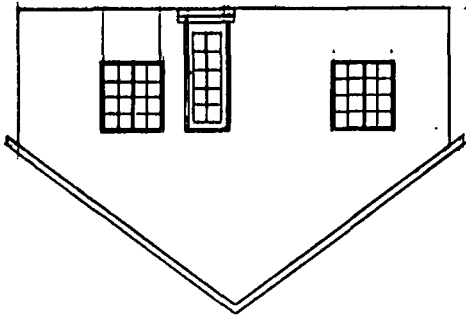
R. B. SURVEYS
 3000 FRANKLIN BLVD.
 SACTO. CA. 95818



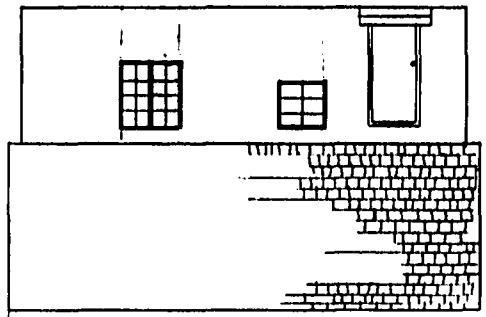
003234

003233

South Side Elevation



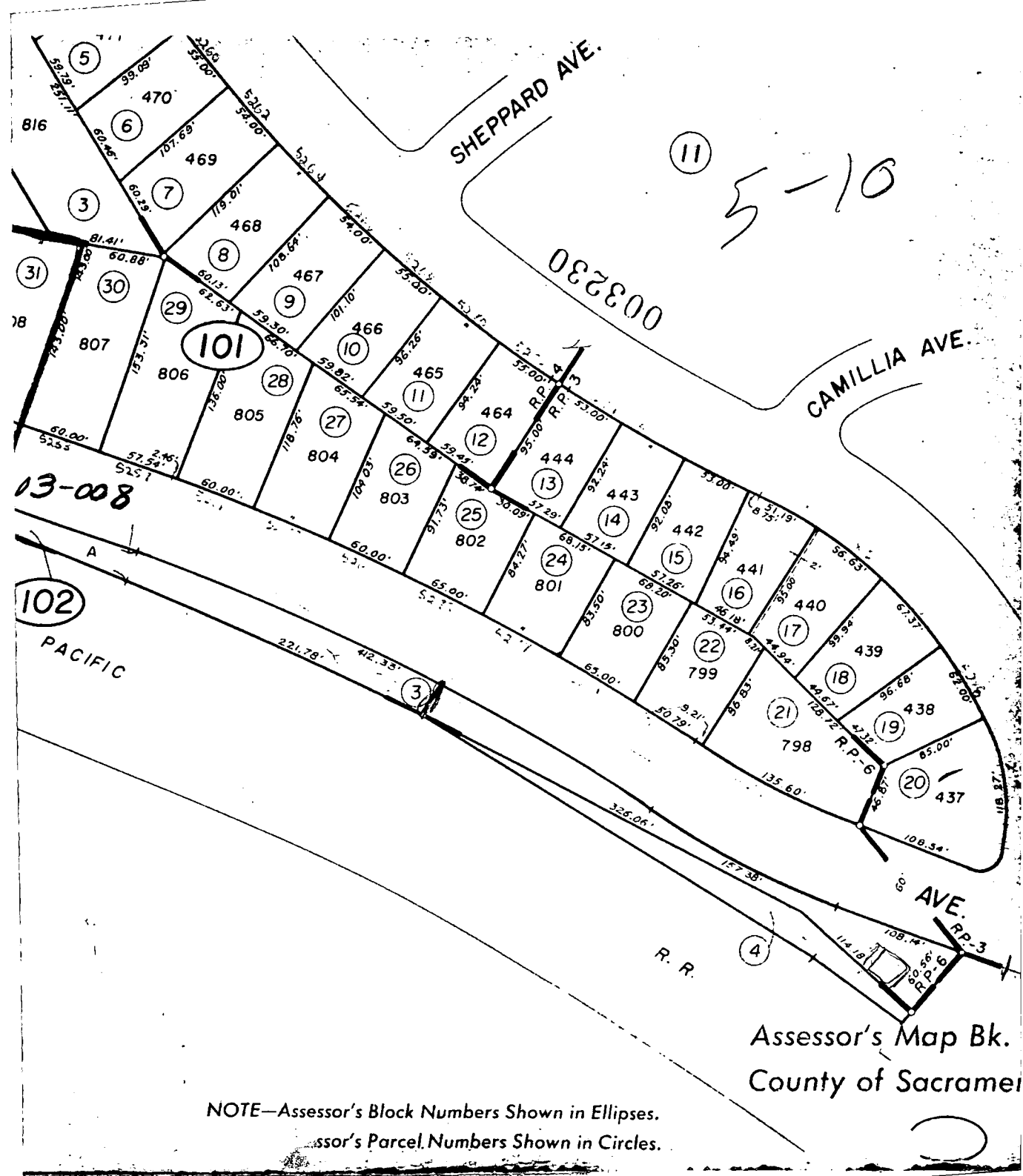
East Elevation



NO. 10
DATE
BY
SCALE
PROJECT

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10 DRAWING



11 5-10

13-008

102

PACIFIC

SHEPPARD AVE.

CAMILLIA AVE.

AVE.

Assessor's Map Bk.
County of Sacramento

NOTE—Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.