



SACRAMENTO CITY PLANNING DIVISION

1231 I Street, Room 300, Sacramento, CA 95814

(916) 808-5419

Application taken by L. Hay / Date: 7/13/04

Project Location: 441 Harding Avenue, South Natomas
Assessor's Parcel No.: 274-0151-010
Owner: Thomas Armstrong
Address: P.O. Box 2595 Carmichael, CA 95609
Applicant: Varney Land Survey
Address: 2285 66th Avenue Sacramento, CA 95822

REQUESTED ENTITLEMENT(S):

- A. Environmental Determination: Exemption
- B. Tentative Parcel Map to subdivide a 0.5± gross acres parcel into 3 lots in the Standard Single Family (R-1) zone.
- C. Subdivision Modification to allow two single-family lots less than 52 feet wide;
- D. Subdivision Modification to allow one single-family lot less than 100 feet deep;
- E. Subdivision Modification to create two single-family lots without public street frontage;
- F. Variance to develop two single-family homes on parcels without street frontage in the Standard Single-Family (R-1) zone.

ACTIONS TAKEN:

On March 24, 2005 the Planning Commission took the following action on:
A-F Adopted Notice of Decision and Findings of Fact for Approval

Sent to Applicant:

Date

5/19/05

By:

Christian Bruins
Temp Typist Clerk II

EXPIRATION

TENTATIVE MAP: Failure to record a final map within two years of the date of approval or conditional approval of a tentative map shall terminate all proceedings.

SPECIAL PERMIT: A use for which a Special Permit is granted must be established within two years after such permit is issued. If such use is not so established, the Special Permit shall be deemed to have expired.

VARIANCE: Any variance involving an action which requires a building permit shall expire at the end of two years unless a building permit is obtained within the variance term.

NOTE: Violation of any of the foregoing conditions will constitute grounds for revocation of this permit. Building permits are required in the event any building construction is planned. The County Assessor is notified of actions taken on rezonings, special permits and variances.

Original to Applicant
Copies: File & Permit Book

P04-135



Development Services
Department-
Planning Division

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 300
SACRAMENTO, CA
95814-2998

PLANNING
916-808-5419
FAX 916-808-5328

Date: May 19, 2005

Sacramento County Assessor
Real Property Support
3701 Power Inn Road #3000
Sacramento, California 95826-4329

RE: 274-0151-010

Pursuant to Section 65862 of the Government Code of the State of California, we are hereby notifying your office of the following action taken by the City of Sacramento with respect to the above-numbered property:

Variance to develop two single-family homes on parcels without street frontage in the Standard Single-Family (R-1) zone.

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Yours truly,

Christian Bruins
Temp Typist Clerk II

cc: Thomas Armstrong (OWNER)

As owner of record of the above mentioned property, you are hereby notified pursuant to Government Code Section 6863.5 that the County Assessor has been notified of the granting of a zoning change, variance, special permit or other action for your property.