

Item No: 3
SRC Date: September 7, 2005

File: Z05-180
JN: P243

SRC CONDITIONS: 7529 & 7539 Skelton Way Halfplex

TO: Robert W. Williams, Planning Division
FROM: Humberto Amador, Development Engineering and Finance Division
DATE: September 1, 2005

CONDITIONS: Tentative Map

NOTE: These conditions shall supersede any contradictory information shown on the Tentative Map approved for this project (Z05-180). The design of any improvement not covered by these conditions shall be to City standard.

The applicant shall satisfy each of the following conditions prior to filing the Parcel Map unless a different time for compliance is specifically stated in these conditions. Any condition requiring an improvement that has already been designed and secured under a City Approved improvement agreement may be considered satisfied:

GENERAL: All Projects

1. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments.
2. Show all continuing and proposed/required easements on the Parcel Map.
3. Repair or replace/reconstruct any existing deteriorated curb, gutter and sidewalk fronting the property along Skelton Way per City standards to the satisfaction of the Development Engineering and Finance Division.

CITY UTILITIES

4. Provide separate metered domestic water services to each parcel.
5. Provide separate sanitary sewer services to each parcel to the satisfaction of the Department of Utilities.
- ~~6. Show all existing easements and right-of-ways on the improvement plans.~~
7. Either the lots must be graded so that drainage does not cross property lines or the applicant must enter into and record an **Agreement for Conveyance of Easements** with the City stating that a private reciprocal drainage easement shall be conveyed to and reserved from each parcel as needed, at no cost, at the time of sale or other conveyance of either parcel. A note stating the following must be placed on the Final Map: **"THE PARCELS CREATED BY THIS MAP SHALL BE DEVELOPED IN ACCORDANCE WITH RECORDED AGREEMENT FOR CONVEYANCE OF EASEMENTS # (BOOK __, PAGE __)."**

MISCELLANEOUS

8. A fire rated wall shall be placed on each side of the new property to comply with CBC Table 5-A.
9. Separate water, electrical, and sewer service shall be provided for each halfplex unit.
10. Private underground utilities (water, sewer, electrical) that crosses property lines shall either be removed, relocated, or provide an easement.

ADVISORY NOTES:

The following advisory notes are informational in nature and are not a requirement of this Tentative Map:

11. The proposed project is located in the Flood zone designated as an **A99** zone on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRMs) that have been revised by a Letter of Map Revision effective February 18, 2005. Within the A99 zone, there are no requirements to elevate or flood proof.