

PLANNING DIRECTOR'S SPECIAL PERMIT
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	Pac Tel Cellular, 2150 River Plaza, Suite 400, Sacramento, CA 95833				
OWNER	Jack Mockler, 210 N. 12th Street, Sacramento, CA 95814				
PLANS BY	Western Planning and Engineering, 11860 Kemper Road, Auburn, CA 95603				
FILING DATE	11/2/92	ENVIR. DET.	Negative Declaration	REPORT BY	Don Smith
ASSESSOR'S PCL. NO.	001-0122-010-0000				

- APPLICATION:**
- A. Negative Declaration
 - B. Mitigation Monitoring Plan
 - C. Planning Director's Special Permit to construct a 71± foot high cellular tower on .63± developed acres in the Heavy Industrial (M-2) zone.

LOCATION: 210 N. 12th Street

PROPOSAL: The applicant is requesting the necessary entitlement construct a cellular tower with a 12' X 28' equipment building. The tower itself would consist of a 60 foot high mono pole, another four foot high element to the "top hat" antenna, four feet for the antenna and a three foot high whip antenna. The total height of the pole would be 71 feet.

PROJECT INFORMATION:

General Plan Designation:	Heavy Commercial/ Warehouse
Central City Community Plan:	Industrial
Draft Richard Boulevard Area Plan:	Service Commercial
Existing Zoning of Site:	M-2
Existing Land Use of Site:	Sacramento Plumbing and Heating
Surrounding Land Use and Zoning:	
North:	Distribution and Warehouses; M-2
South:	Gas Station; M-2
East:	Commercial/ Industrial; M-2
West:	Distribution and Warehouses; M-2
Property Dimensions:	Irregular
Property Area:	0.63± acres
Square Footage of Proposed Building:	336 sq.ft.
Height of Building:	12±'
Height of Tower:	71±'
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	Exposed Aggregate
Roof Material:	Tar

APPLC. NO. P92-297

PLANNING DIRECTOR'S SPECIAL PERMIT

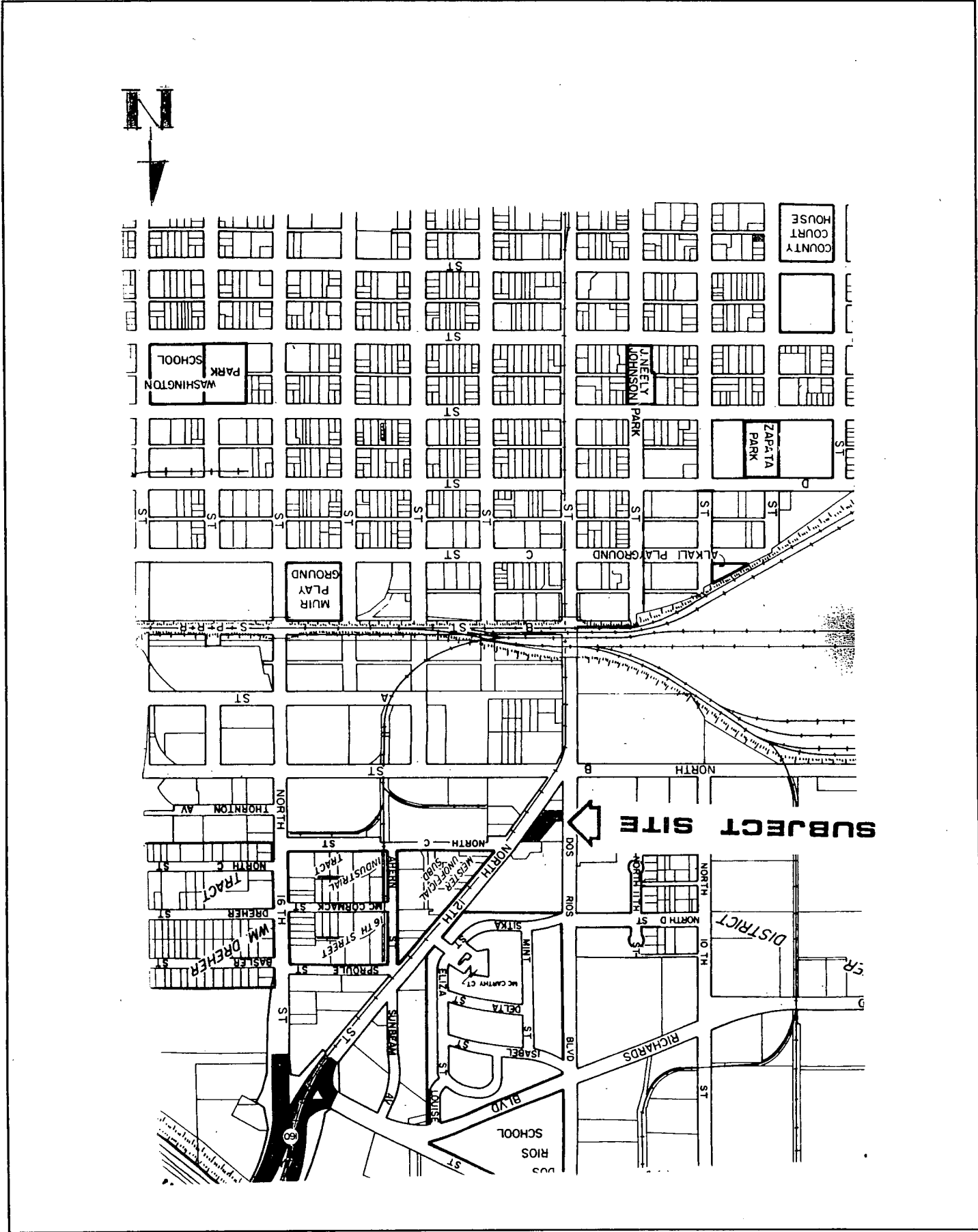
2267

#19

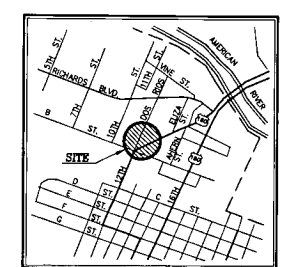
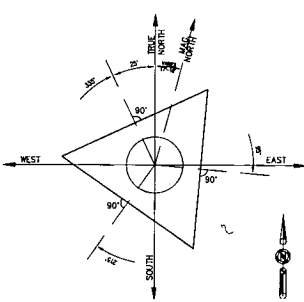
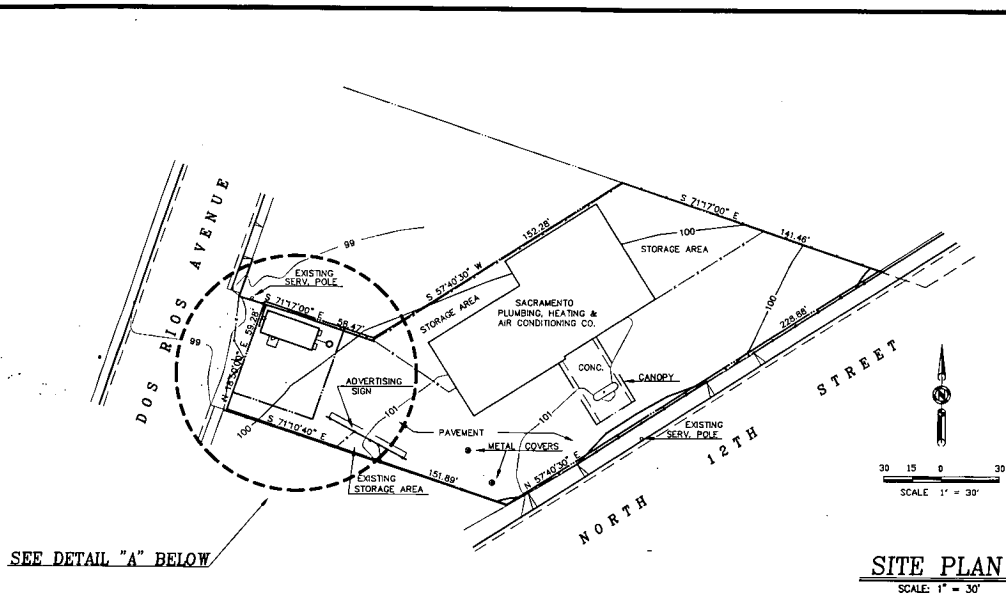
#19

2271

VICINITY MAP



Pg 2-297



OWNER ADDRESS:

JACK F. MUCKLER
210 NORTH 12TH STREET
SACRAMENTO, CALIFORNIA 95814
PHONE: (916) 443-9035

ASSESSOR'S PARCEL NO.: 001 - 0122 - 010

APPLICANT:

PAC TEL CELLULAR
2150 RIVER PLAZA DRIVE, STE. 400
SACRAMENTO, CALIFORNIA 95833
PHONE: (916) 646-2226

PREPARED BY:

WESTERN PLANNING & ENGINEERING
11860 KEMPER ROAD, SUITE 3
AUBURN, CALIFORNIA 95603
PHONE: (916) 823-6917

MICHAEL E. FLEMING R.C.E. 36436 DATE

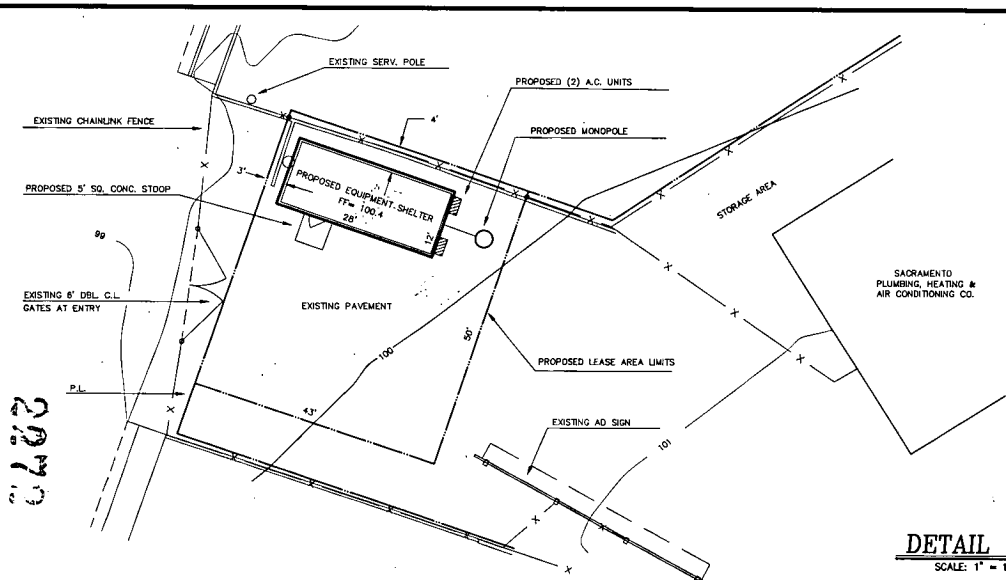
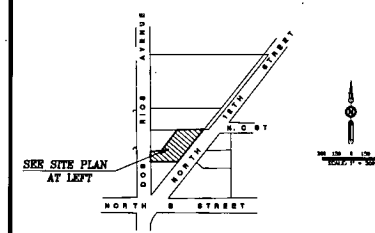
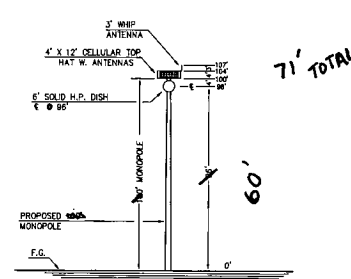
LEGAL DESCRIPTION:

BEING A PORTION OF THE RANCHO NEW HELVETIA AND SWAMP LAND SURVEYS IN THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA.

NOTES:

- CONTRACTOR TO FIELD VERIFY EXACT LOCATIONS OF EXISTING AND PROPOSED STRUCTURES AT TIME OF CONSTRUCTION.
- THERE ARE NO PUBLIC ROAD IMPROVEMENTS PROPOSED.
- BOUNDARY TAKEN FROM DEED RECORDED: 8/27/71, BK. 7108-27, PG. 75. OFFICIAL RECORDS, BASIS OF BEARINGS IS SAME AS 20 PM 36, RECORDED 12/18/74.
- THIS PLAN REPRESENTS A FIELD BOUNDARY AND TOPOGRAPHY SURVEY.
- THERE IS NO GRADING PROPOSED FOR THIS PROJECT.
- MINIMUM SETBACKS SHOWN WERE PROVIDED TO WESTERN PLANNING AND ENGINEERING FROM THE CITY OF SACRAMENTO PLANNING DEPARTMENT AND ARE AS FOLLOWS:
FRONT BUILDING SETBACK: 5.00'
SIDE BUILDING SETBACK: 0.00'
REAR BUILDING SETBACK: 0.00'
- THE EXISTING ZONING FOR THIS PROPERTY IS: "M-2", COMMERCIAL.

DATE PREPARED: SEPTEMBER 23, 1992



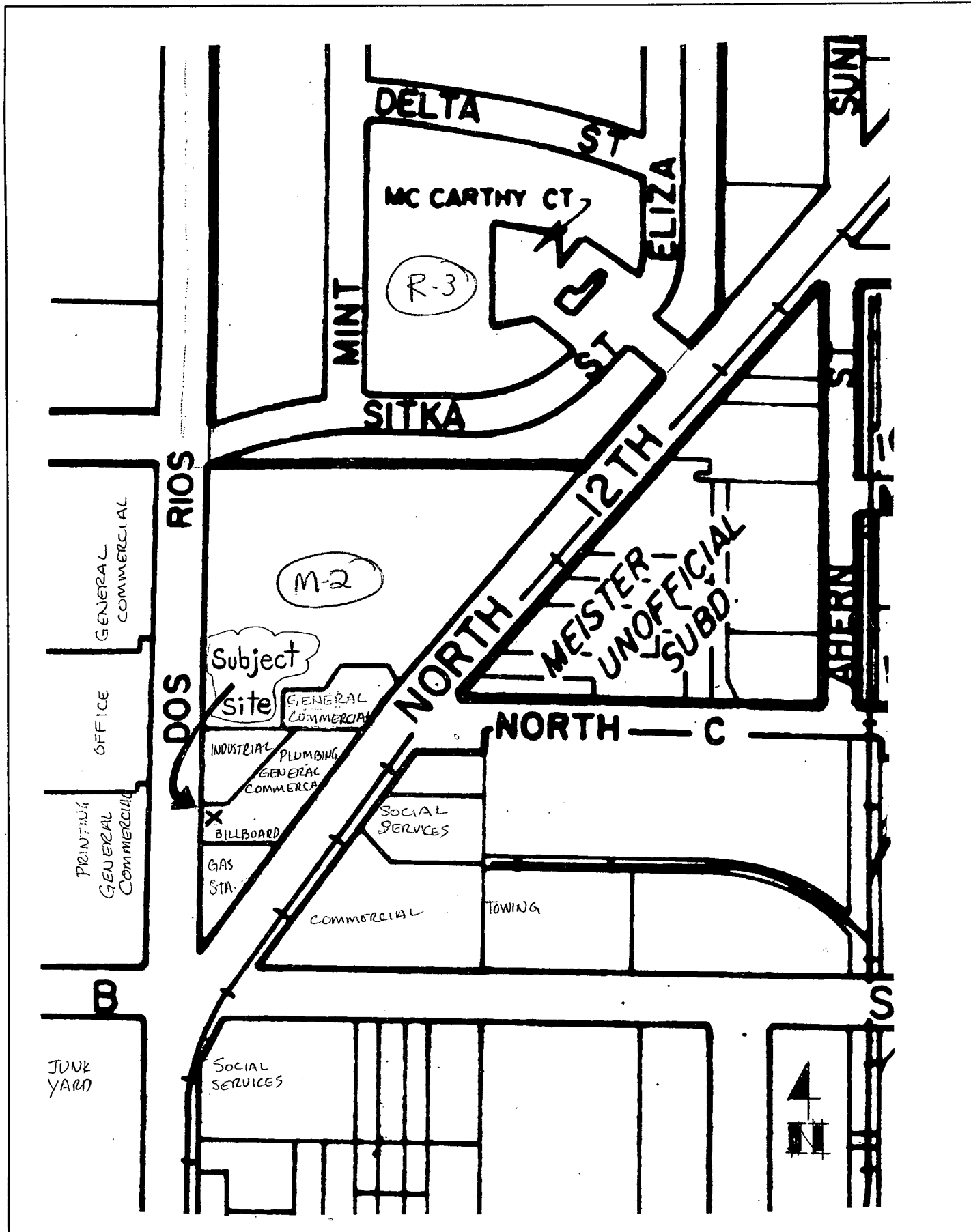
PLANNING DIRECTOR'S SPECIAL PERMIT #19

NO.	DATE	REVISION	BY	APPRO.

WESTERN PLANNING & ENGINEERING
11860 KEMPER ROAD, 4D
AUBURN, CA 95603
(916) 823-6917 FAX 823-5518

PLANS FOR: PAC TEL CELLULAR LEASE SITE DOS RIOS SITE CITY OF SACRAMENTO, CALIFORNIA
CONDITIONAL USE PERMIT NO. _____ SITE PLAN
SITE PLAN, DETAILS, NOTES

DESIGNED		DRAWN		CHECKED	
	JC		JC		MEF
SCALE	NOTED	JOB NO.	04000	SHT.	1 OF 1



LAND USE & ZONING MAP

2273

P92-297

PLANNING DIRECTOR'S SPECIAL PERMIT

#19