



APPROVED
BY THE CITY COUNCIL

SEP 15 1987

OFFICE OF THE
CITY CLERK

AG-87066

6

DEPARTMENT OF
PUBLIC WORKS

ENGINEERING DIVISION

THOMAS M. FINLEY
ENGINEERING DIVISION MANAGER

CITY OF SACRAMENTO
CALIFORNIA

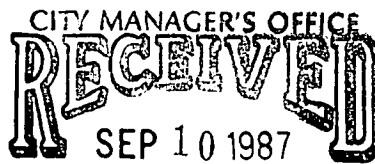
927 TENTH STREET
ROOM 200
SACRAMENTO, CA
95814-2705

916-449-8220

CONSTRUCTION SECTION
640 BERGUT DRIVE
SUITE B
SACRAMENTO, CA
95814-0131

916-449-5282

September 15, 1987



City Council
Sacramento, California

Honorable Members In Session:

SUBJECT: Jackson Business Park (P-87010) - Approval of Final Parcel
Map and Agreement

SUMMARY

Adoption of a resolution approving a Final Parcel Map and Agreement
for Jackson Business Park, located at 7221 14th Avenue, is
recommended.

BACKGROUND

On February 10, 1987, the City Council approved a Tentative Parcel
Map by adopting Resolution No. 87-077.

All conditions in the staff subdivision report have been met and the
Final Parcel Map is presented for approval.

FINANCIAL

All subdivision costs are being paid by the subdivider, Setzer-
Jackson Partnership, a California general partnership.

City Council
Jackson Business Park (P-87010)
September 15, 1987
Page 2

RECOMMENDATION

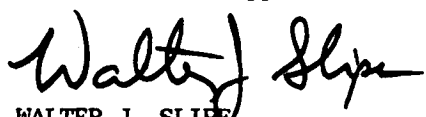
It is recommended that the attached resolution approving the Final Parcel Map and Agreement be adopted.

Respectfully submitted,



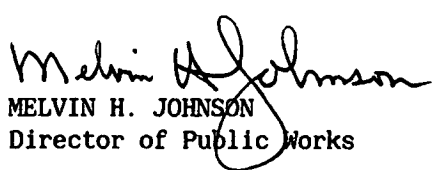
THOMAS M. FINLEY
Engineering Division Manager

Recommendation Approved:



WALTER J. SLIFE
City Manager

Approved:



MELVIN H. JOHNSON
Director of Public Works

JL:vr
D2-23.F
09.0487.1

September 15, 1987
District No. 6

Attachment

RESOLUTION NO. 87-737

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

APPROVED
BY THE CITY COUNCIL

SEP 15 1987

APPROVING FINAL PARCEL MAP AND AGREEMENT
FOR JACKSON BUSINESS PARK (P-87010)

OFFICE OF THE
CITY CLERK

WHEREAS, THE COUNCIL OF THE CITY OF SACRAMENTO FINDS AND DETERMINES AS
FOLLOWS:

- A. The Final Parcel Map for Jackson Business Park, located at 7221 14th Avenue, with provisions for its design and improvement, is consistent with the 1974 General Plan.
- B. The Final Parcel Map is in substantial compliance with the previously approved tentative map.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO AS
FOLLOWS:

- 1. The Final Parcel Map for Jackson Business Park, located at 7221 14th Avenue, be, and the same is hereby approved subject to the execution by all parties of the Subdivision Improvement Agreement for that subdivision.
- 2. All offers of dedication shown on said map are hereby accepted subject to the improvement thereof required by the Subdivision Agreement.
- 3. The City Manager and City Clerk be authorized and directed to execute on behalf of the City of Sacramento that certain Subdivision Improvement Agreement between the City and Setzer-Jackson Partnership, a California general partnership, to provide for the subdivision improvements required by the Subdivision Map Act and Chapter 40 (Subdivision Regulations) of the Sacramento City Code.

6

4. The Real Estate Supervisor is authorized and directed to record the above-mentioned agreement in the official records of Sacramento County.

MAYOR

ATTEST:

CITY CLERK

D2-23.F

NOTES:
 This parcel map contains an area of 25,595 acres gross, more or less.

Measurements along curved lines are chord measurements.
 Off-site dedication for round corner required along southeast corner of San Joaquin Street and Business Drive.
 City will condemn of developers expense at time of obtaining building permits.

An 8" wall shall be erected along the western property line behind lots 3 thru 8 of the lots standard improvements are constructed. Design of the wall shall be approved by the Planning and Building Inspectors Directors.

Landscaping shall be equipped with automatic irrigation systems. Plans shall be approved by the City Landscape Architect prior to issuance of building permits. A 5' landscaped planter shall be installed along the west property line adjacent to residential uses and planted with 15 gallon trees, shrubs and ground cover.

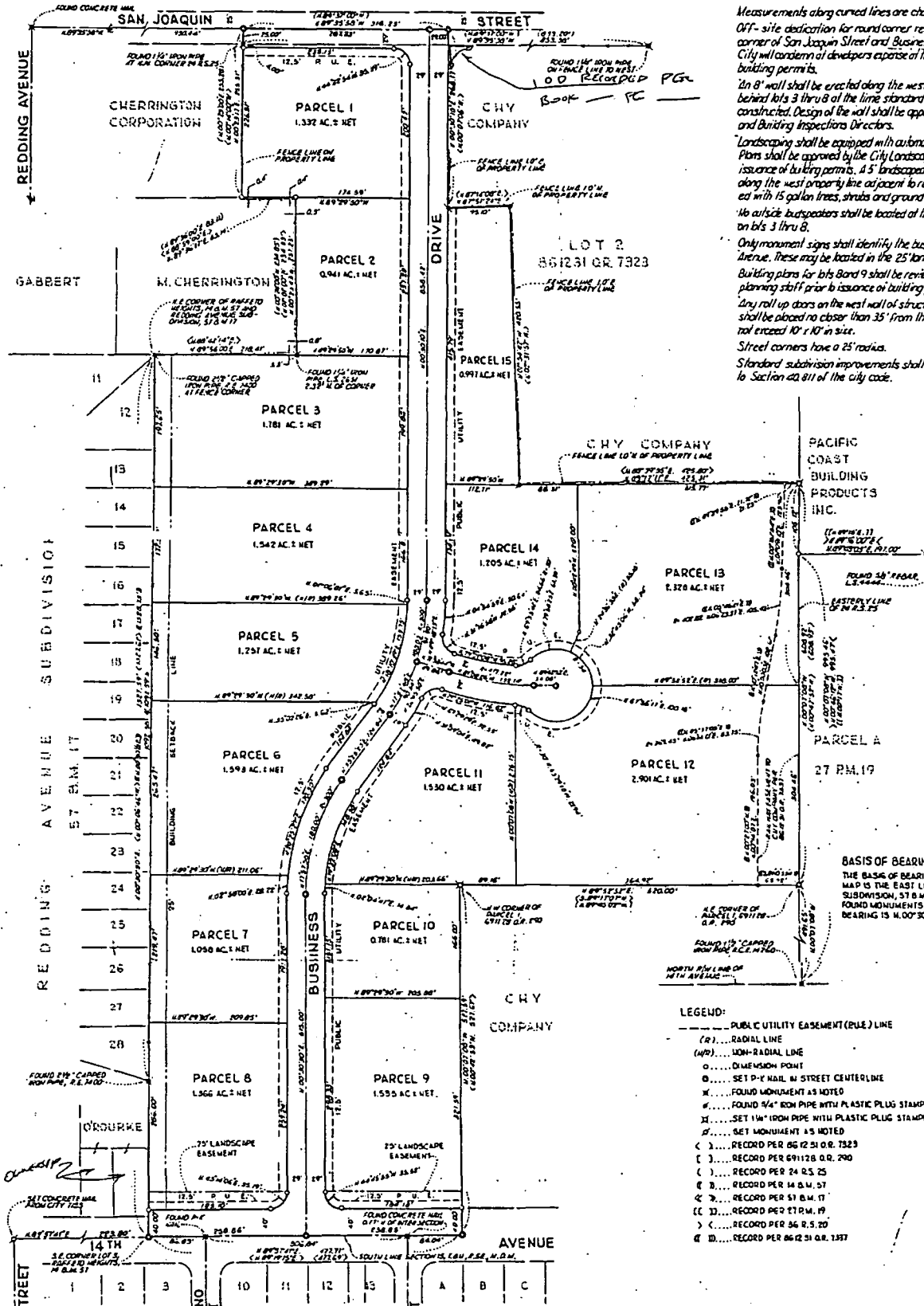
No outside bus stop signs shall be located at the rear of structures on lots 3 thru 8.

Only monument signs shall identify the business part on 14th Avenue. These may be located in the 25' landscaped setback. Building plans for lots 9 shall be reviewed and approved by planning staff prior to issuance of building permits.

Any roll up doors on the west wall of structures on lots 3 thru 8 shall be placed no closer than 35' from the property line and not exceed 10' x 10' in size.

Street corners have a 25' radius.

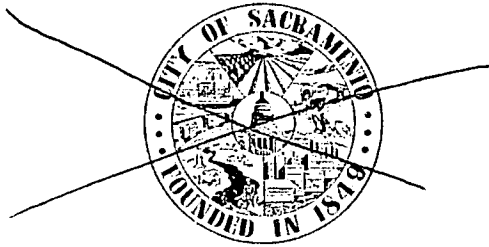
Standard subdivision improvements shall be provided pursuant to Section 04.011 of the city code.



BASIS OF BEARINGS:
 THE BASIS OF BEARINGS FOR THIS PARCEL MAP IS THE EAST LINE OF REDDING AVENUE SUBDIVISION, 57.8 M.W. IT, ESTABLISHED BY FOUND MONUMENTS SHOWN HEREON. THE BEARING IS N.00°30'50"E.

- LEGEND:**
- PUBLIC UTILITY EASEMENT (BLUE) LINE
 - (R)..... RADIAL LINE
 - (NR)..... NON-RADIAL LINE
 - o..... DIMENSION POINT
 - o..... SET P-T NAIL IN STREET CENTERLINE
 - x..... FOUND MONUMENT AS NOTED
 - #..... FOUND 1/4" IRON PIPE WITH PLASTIC PLUG STAMPED P.C.E. 16047.
 - II..... SET 1 1/2" IRON PIPE WITH PLASTIC PLUG STAMPED P.C.E. 16047.
 - II..... SET MONUMENT AS NOTED
 - ()..... RECORD PER 86 12 51 O.R. 7323
 - []..... RECORD PER 89 128 O.R. 790
 - ()..... RECORD PER 24 O.S. 25
 - o..... RECORD PER 14 B.M. 57
 - o..... RECORD PER 57 B.M. 17
 - (C)..... RECORD PER 27 R.M. 19
 - >..... RECORD PER 36 R.S. 20
 - o..... RECORD PER 86 12 51 O.R. 7327

PARCEL MAP
Jackson Business Park
 A PORTION OF SECTION 15, T8N., R.5E., M.D.M., BEING LOT 1 OF 861231 OR 7323
 CITY OF SACRAMENTO, CALIFORNIA
 JULY, 1987 SCALE: 1" = 100'
 MURRAY SMITH AND ASSOCIATES
 SHEET 2 OF 2



*File
copy*

OFFICE OF THE
CITY CLERK

CITY OF SACRAMENTO
CALIFORNIA

CITY HALL
ROOM 203
915 I STREET
SACRAMENTO, CA
95814-2671

September 22, 1987

916-449-5426

Setzer-Jackson Partnership
A California General Partnership
5691-A Power Inn Road
Sacramento, CA 95824
Attn: John Jackson

Dear Mr. Jackson:

On September 15, 1987, the Sacramento City Council adopted a Resolution No. 87-737 authorizing the execution of City Agreement #87066, Subdivision Improvements at Jackson Business Park (P-87010).

Enclosed, for your records, is one fully certified copy of said agreement and authorizing resolution.

Sincerely,

LORRAINE MAGANA, CITY CLERK

JANICE BEAMAN
Deputy City Clerk

JB/cc/#6
Enclosure

cc: Public Works
Risk Management