

**CITY OF SACRAMENTO
DEPARTMENT OF PLANNING & DEVELOPMENT
ZONING ADMINISTRATOR
1231 I Street, Sacramento, CA 95814**

ACTION OF THE ZONING ADMINISTRATOR

On Tuesday, March 5, 1996, the Zoning Administrator approved a parcel merger (File Z96-008) by adopting the attached resolution (ZA96-001).

Project Information

Request: Parcel Merger to merge two parcels into one parcel totaling 0.21± vacant acres in the Single Family Alternative (R-1A) zone.

Location: Southwest corner of Center Parkway and Derlin Way

Assessor's Parcel Number: 117-1160-025, 026

Applicant: Di Loreto Construction & Development (Charles Carter)
P.O. Box 70280
Reno, NV 89570

Property Owner: Same as Applicant

General Plan Designation: Low Density Residential (4-15 du/na)
South Sacramento

Community Plan Designation: Residential (4-8 du/na)

Existing Land Use of Site: Vacant

Existing Zoning of Site: Single Family Alternative (R-1A)

Surrounding Land Use and Zoning:

North: R-1A; Vacant

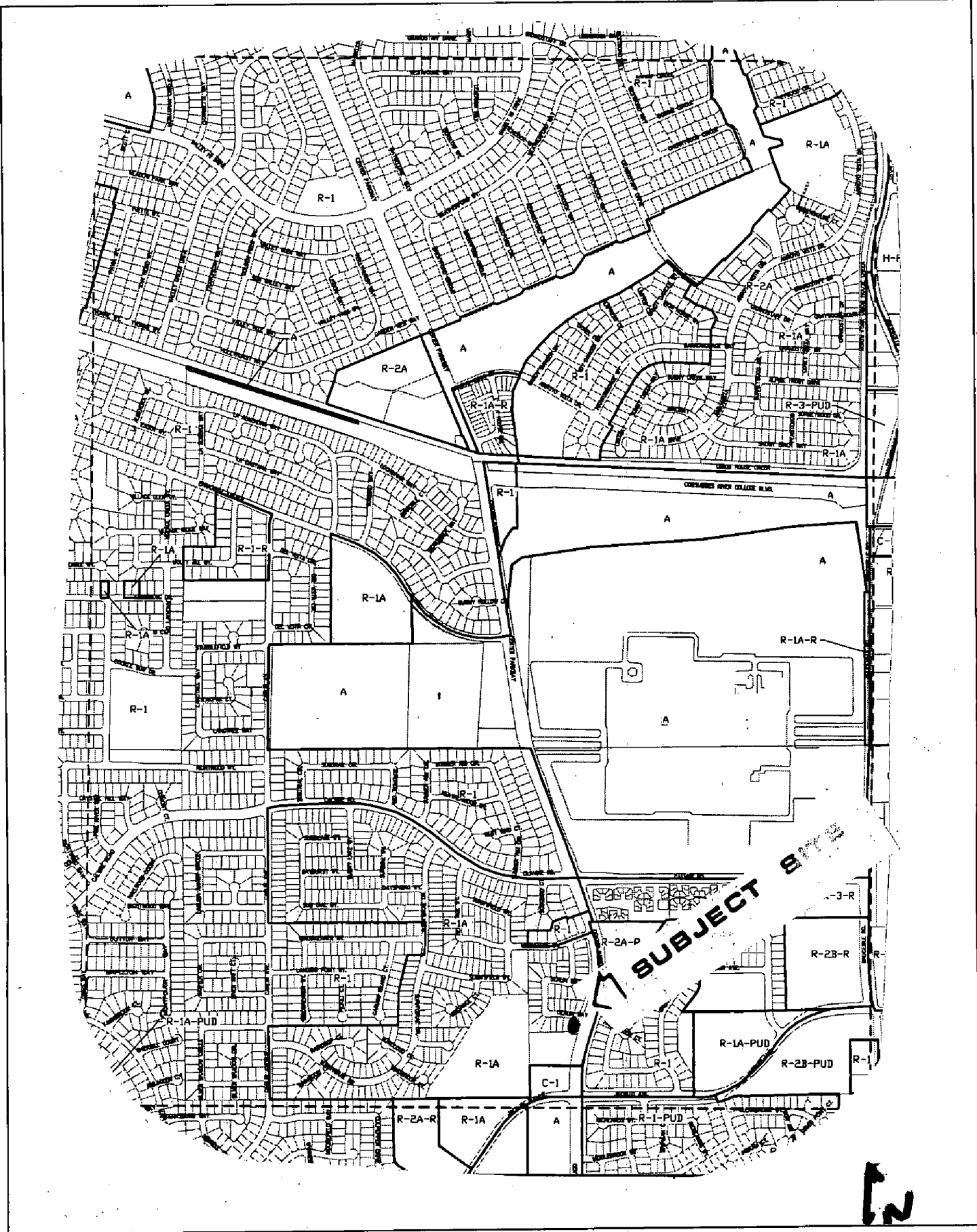
South: C-1; Vacant

East: R-1A; Vacant

West: R-1A; Vacant

Property Dimensions: Irregular
Property Area: 0.21± acres
Topography: Flat
Street Improvements: Existing
Utilities: Existing

Project Plans: See Exhibit A



VICINITY MAP

Legal Description: See Exhibit B

Previous Files: P93-265 (created subdivision), P93-093

Background Information: On September 23, 1993 the Planning Commission approved a Special Permit to construct 44 homes in the R-1A zone (P93-093). Any modification of the previously approved plot plan, elevations or building materials for each home requires a modification of the Special Permit.

Additional Information: The two parcels to be merged are vacant. The applicant proposes to merge the properties in order to construct a larger single family residence. The Zoning Ordinance and Building Code do not permit structures to cross property lines.

NOTE: The applicant needs to apply for a Special Permit Modification for any changes to previously approved house plans for the proposed lots.

Agency Comments

The proposed project has been reviewed by the City Utilities Department and the Public Works- Transportation and Engineering Planning Divisions. The comments received pertaining to the parcel merger have been included as conditions in the attached resolution.

Environmental Determination

This project will not have a significant effect on the environment and is exempt from environmental review pursuant to State EIR Guidelines {California Environmental Quality Act, Section 15305(a)}.



Joy D. Patterson
Zoning Administrator

The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

Note: The applicant will need to contact the Public Works Department (Anwar Ali, 264-7992) after the appeal period is over to record a certificate of compliance to complete the parcel merger.

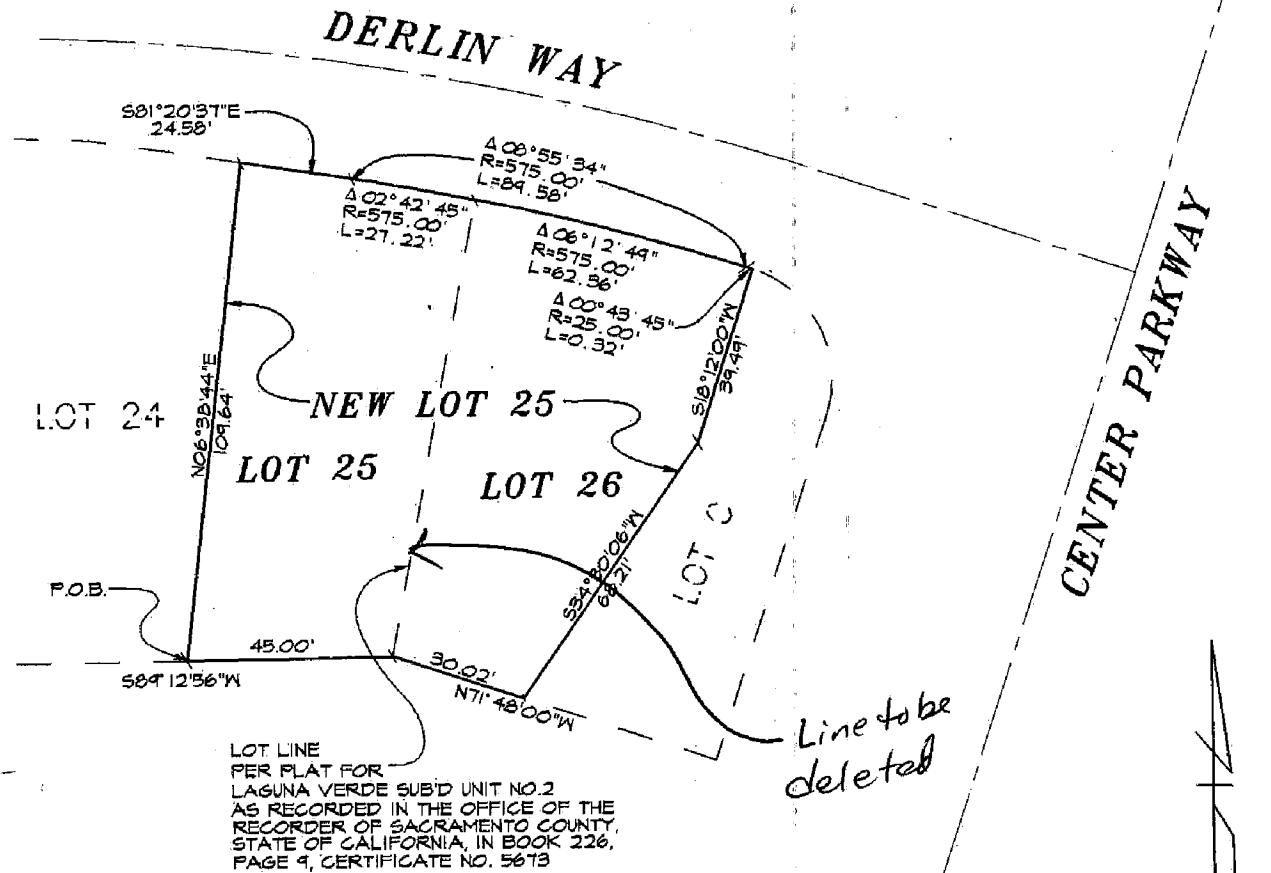
cc: File (original) ✓
Applicant ✓

ZA Resolution Book ✓
Public Works ✓

ZA Log Book ✓

EXHIBIT A

LAGUNA SUBDIVISION UNIT 2



TOTAL AREA: 10,255 SQ. FT.

<p>TRI STATE SURVEYING, LTD. 1925 E. PRATER WAY SPARKS, NEVADA 89432 (702) 358-9491 FAX (702) 358-3664</p>	<p>EXHIBIT MAP TO ACCOMPANY LEGAL DESCRIPTION OF NEW LOT 25</p>	<p>JOB NO. 93094.01</p>
<p>DRAWN BY <u>ejr</u> CHECKED BY <u>LHS</u> DATE <u>1/11/96</u></p>	<p>WASHOE COUNTY NEVADA</p>	<p>SHEET 1 OF 1</p>



[702] 359-3000
1425 East Greg Street
Sparks, Nevada 89431

EXHIBIT B

**LEGAL DESCRIPTION
LAGUNA VERDE SUBDIVISION
UNIT NO. 2
LOTS 25 AND 26**

ALL THAT CERTAIN REAL PROPERTY SITUATE IN A PORTION OF NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION TWENTY-TWO (22), TOWNSHIP SEVEN (7) NORTH, RANGE FIVE (5) EAST, MOUNT DIABLO MERIDIAN, CITY OF SACRAMENTO, SACRAMENTO COUNTY, CALIFORNIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 25

PLAT OF LAGUNA VERDE SUBDIVISION UNIT NO. 2, LOT 25 AS SHOWN IN BOOK 226 OF MAPS AT PAGE NO. 9, IN THE OFFICIAL RECORDS OF THE CITY OF SACRAMENTO, CALIFORNIA, RECORDED ON MARCH 10, 1993.

LOT 26

PLAT OF LAGUNA VERDE SUBDIVISION UNIT NO. 2, LOT 26 AS SHOWN IN BOOK 226 OF MAPS AT PAGE NO. 9, IN THE OFFICIAL RECORDS OF THE CITY OF SACRAMENTO, CALIFORNIA, RECORDED ON MARCH 10, 1993.

7 796 008

296-008

MARCH 5, 1996

ITEM 2