

APPLICANT KASL Consulting Engineers, Inc., 4200 N. Freeway Bl., #1, Sac, CA 95834
OWNER SCB Investments, 3434 Marconi Avenue, Sacramento, CA 95821
PLANS BY KASL Consulting Engineers, Inc., 4200 N. Freeway Bl., #1, Sac, CA 95834
FILING DATE 4/27/89 **ENVIR. DET.** Exempt 15305a **REPORT BY** DTH:kjr
ASSESSOR'S PCL. NO. 226-0324-013 and 226-0330-086

APPLICATION: Lot Line Adjustment to Relocate a Common Property Line

LOCATION: 25 Blue Leaf Court and 205 Peach Leaf Way

PROPOSAL: The applicant is requesting the necessary entitlements to relocate a common property line approximately 3 feet to the south in order to construct a single family house on each lot.

PROJECT INFORMATION:

General Plan Designation: Low Density Residential (4-15 du/na)
 1984 North Sacramento Community
 Plan Designation: Residential (7-15 du/na)
 Existing Zoning of Site: R-1A
 Existing Land Use of Site: Single Family Under Construction

Surrounding Land Use and Zoning:

North: Park and Vacant; R-1A
 South: Residential and Vacant; R-1A
 East: Residential and Vacant; R-1A
 West: Residential and Vacant; R-1A

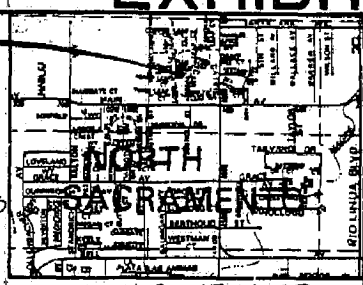
Property Dimensions: 40'± x 179±
 Property Area: .16± acres
 Topography: Flat
 Street Improvements: Existing
 Utilities: Existing

PROJECT EVALUATION: Staff has the following comments:

- A. The subject site consists of two single family lots totaling .16± acres in the Single Family Alternative (R-1A) zone. The General Plan and 1984 North Sacramento Community Plan designate the site as Low Density Residential. The subject site is surrounded on the north by vacant lots and a park, and on the south, east, and west by single family residences and vacant lots.

- B. The applicant is proposing to adjust the common property line between lots 33 and 43 (see Exhibit A) approximately 3 feet to the south. By relocating the existing property line, they will be able to construct different units on these lots than was originally proposed, and they will also be able to meet the 15' rear yard requirement on both lots.
- C. The project has been reviewed by City Engineering, Water and Sewer, and City Real Estate. The following comments have been received from Engineering:
1. Applicant shall complete the following at the Public Works Department, Development Services Division, prior to a lot line adjustment being recorded:
 - a. File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees (presently \$500).
 - b. File a waiver of Parcel Map.
 - c. Pay off or segregate any existing assessments.

PROJECT SITE



BLUE LEAF CT.

EXISTING CURB, GUTTER & SIDEWALK

$N68^{\circ}53'57''E, 22.24'$

SEWER SERVICE POINT

12.5' P.U.E.

WATER SERVICE POINT

$S88^{\circ}14'22''W, 1.60'$

$N70^{\circ}29'52''E, 18.28'$

PROPOSED HOUSE FOOTPRINT

20' S.B.L.

226-0324-013

32

33

34

5' S.B.L.

5' S.B.L.

EXISTING LOT LINE

PROPOSED LOT LINE

$N88^{\circ}14'22''E, 40.00'$

40.00'

5' S.B.L.

PROPOSED HOUSE FOOTPRINT

226-0330-086

43

44

42

$N01^{\circ}45'38''W, 93.06'$

$N01^{\circ}45'38''W, 79.83'$

20' S.B.L.

5' S.B.L.

SEWER SERVICE POINT

WATER SERVICE POINT

12.5' P.U.E.

$S65^{\circ}30'00''W, 4.05'$

$S70^{\circ}25'17''W, 38.09'$

EXISTING CURB, GUTTER & SIDEWALK

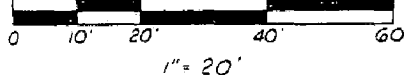
ROAD

PEACH LEAF WAY

LOT LINE ADJUSTMENT

A.P.N. 226-0324-013
AND
A.P.N. 226-0330-086
CITY OF SACRAMENTO
CALIFORNIA

MARCH, 1989



KASL

CONSULTING ENGINEERS, INC. -
Civil-Environmental (916) 929-8127
4200 North Freeway Blvd., Suite 1
Sacramento, Ca. 95834

LEGAL DESCRIPTION
LOT LINE ADJUSTMENT
LOT 33, 152 BM 14
(AFTER ADJUSTMENT)

All those portions of Lots 33 and 43 as shown on that "Plat of Village Garden North Unit No. 1" recorded in Book 152 of Maps, Map No. 14, records of the County of Sacramento, California, more particularly described as follows:

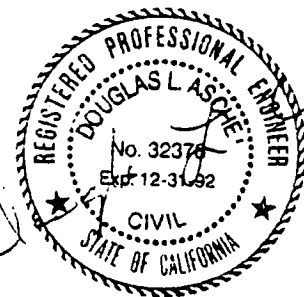
Beginning at the northwest corner of said Lot 33, said Point of Beginning also lying on the right of way of Blue Leaf Court, a City Street, thence curving to the left along said right of way, along an arc with a radius of 40.00 feet, through a central angle of $32^{\circ}17'14''$, subtended by a chord bearing North $68^{\circ}53'57''$ East, a distance of 22.24 feet to a point of reverse curve; thence continuing along said right of way, curving to the right along an arc with a radius of 30.00 feet, through a central angle of $35^{\circ}29'00''$, subtended by a chord bearing North $70^{\circ}29'52''$ East, a distance of 18.28 feet; thence continuing along said right of way North $88^{\circ}14'22''$ East, 1.60 feet; thence leaving said right of way, South $01^{\circ}45'38''$ East, 93.29 feet; thence South $88^{\circ}14'22''$ West, 40.00 feet; thence North $01^{\circ}45'38''$ West, 80.35 feet to the Point of Beginning, containing 0.080 acres more or less.



LEGAL DESCRIPTION
LOT LINE ADJUSTMENT
LOT 43, 152 BM 14
(AFTER ADJUSTMENT)

All that portion of Lots 43 and 33 as shown on that "Plat of Village Garden North Unit No. 1" recorded in Book 152 of Maps, Map No. 14, records of the County of Sacramento, California, more particularly described as follows:

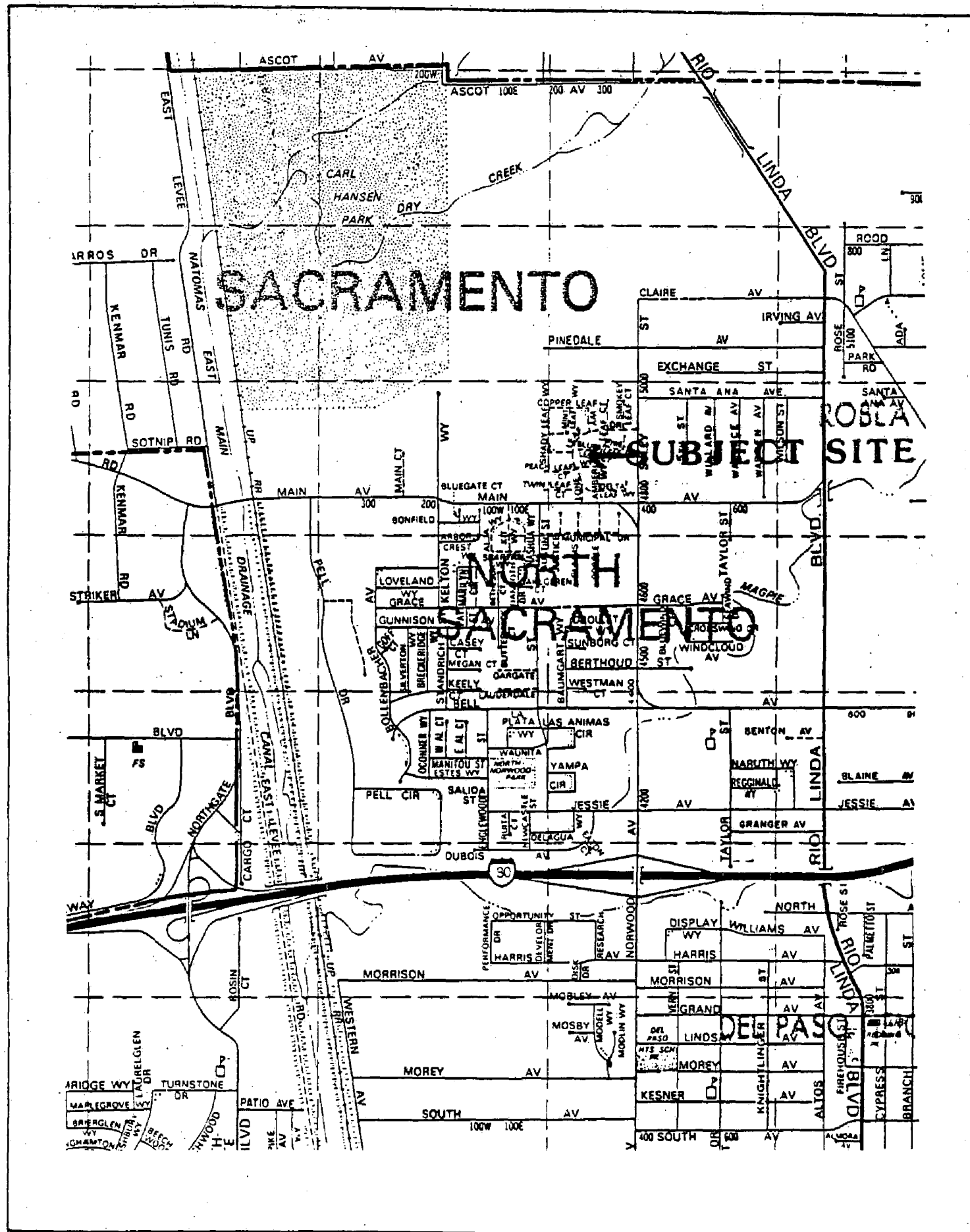
Beginning at the southwest corner of said Lot 43, said Point of Beginning also lying on the right-of-way of Peach Leaf Way, a City street; thence North $01^{\circ}45'38''$ West, 93.06 feet; thence North $88^{\circ}14'22''$ East, 40.00 feet; thence South $01^{\circ}45'38''$ East, 79.83 feet to a point on said Peach Leaf Way; thence curving to the left along said right of way, along an arc with a radius of 222.00 feet, through a central angle of $09^{\circ}50'34''$, being subtended by a chord bearing South $70^{\circ}25'17''$ West, a distance of 38.09 feet; thence continuing along said right of way, South $65^{\circ}30'00''$ West, 4.05 to the Point of Beginning, containing 0.079 acres more or less.



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VICINITY MAP

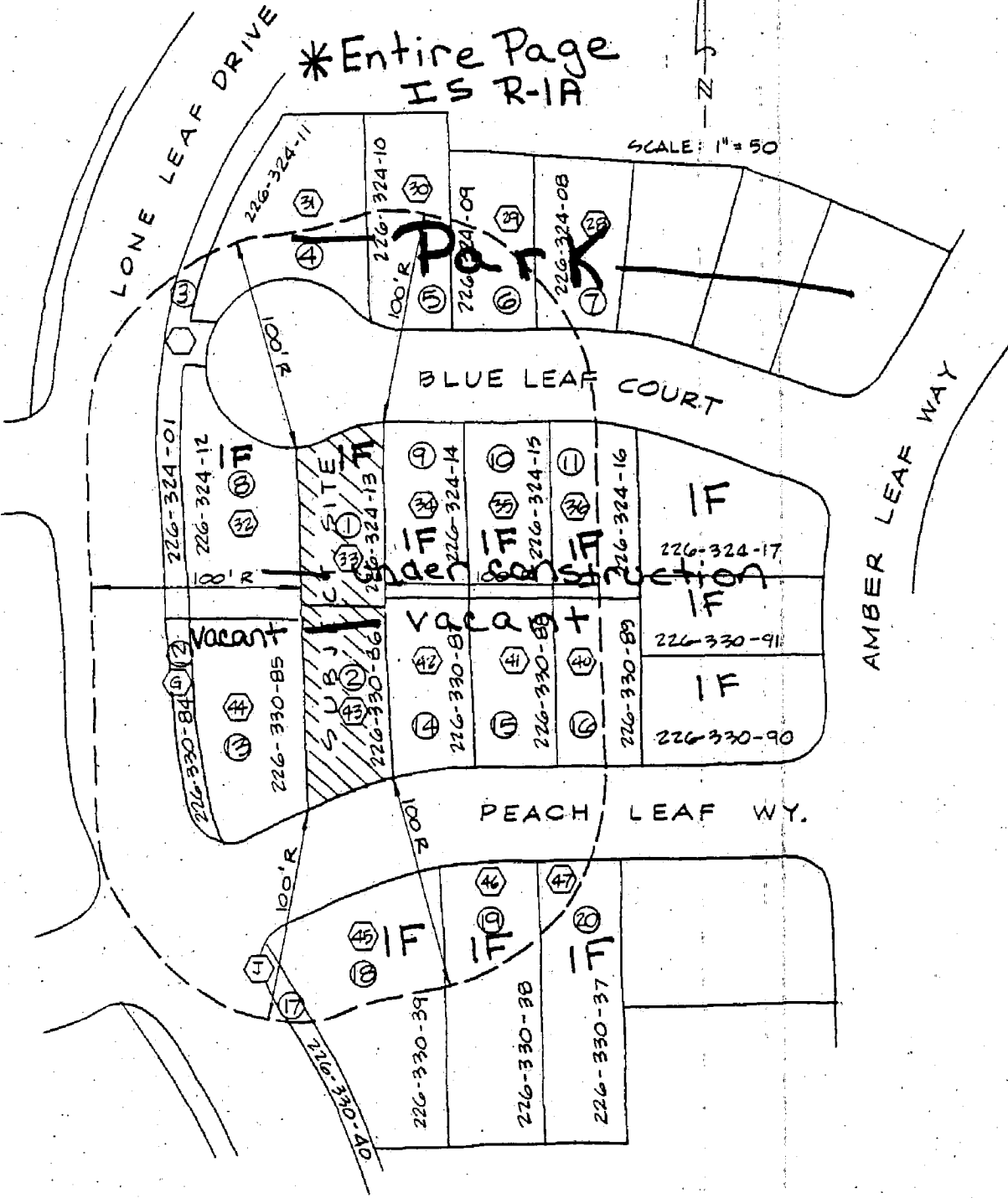
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Item# 29

*Entire Page
IS R-1A

SCALE: 1" = 50'



LEGEND

- ④ LOT NUMBER
- Ⓢ KEY NUMBER

226-330-09 ASSESSOR'S PARCEL NUMBER

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LAND USE & ZONING MAP