

CITY PLANNING COMMISSION

1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

95610

APPLICANT Robert Weathers Twin River Ventures, 5510 Birdcage St., Citrus Hgts. CA
OWNER Twin River Ventures III, 5510 birdcage St., #200, Citrus Hgts., CA 95610
PLANS BY German Engineering
FILING DATE 8/12/88 ENVIR. DET. Cat. ex. 15315 REPORT BY DH:vf
ASSESSOR'S PCL. NO. 031-0490-015

APPLICATION: Tentative Map to divide 0.18+ vacant acres into two lots for half-plex development in the Single Family Alternative (R-1A) zone.

LOCATION: Northwest corner of Rio Porto Court and Sleepy River Way

PROPOSAL: The applicant is requesting the necessary entitlements to divide a corner lot for half-plex development.

PROJECT INFORMATION:

General Plan Designation: Low Density Residential (4-15 du/ac)
1988 Pocket Community
Plan Designation: Low Density Residential (3-6 du/ac)
Existing Zoning of Site: R-1A
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning: Setbacks: Required Provided

North: Halfplex & single family; R-1A & R-1	Front: To be	21-1/2'
South: Vacant; R-1	Side(Int): determined	12-1/2'
East: Single Family; R-1	Side(St): by PUD	7-1/2'
West: Single Family; R-1	Rear:	7-1/2'

Parking Required: 2 spaces
Parking Provided: 4 spaces
Property Dimensions: 96' x 73'
Property Area: 0.18+ acres
Density of Development: 10 d. u. per acre

Square Footage of Building: Lot A - 1,300 sq. ft.
Lot B - 1,800 sq. ft.
Total - 3,100 sq. ft.

Height of Building: 2 stories
Topography: Flat
Street Improvements: Existing
Utilities: Existing
Exterior Building Materials: Brick veneer, hardboard siding
Roof Material: Wood shake shingle; copper cladding

APPLC. NO. P88-364 MEETING DATE September 22, 1988 ITEM NO. 14