



SACRAMENTO CITY PLANNING DIVISION

1231 I Street, Room 300, Sacramento, CA 95814

(916) 808-5419

Application taken by RWW/ Date: 12-30-03

Project Location: 521 Peralta Avenue
Assessor's Parcel No.: 262-0251-018
Owner: Nikolay Mysin
Address: 733 Water Street, West Sacramento, CA 95605
Applicant: HP Engineering and Construction (Hassan Pejushesh)
Address: 629 Commons Drive, Sacramento, CA 95825

**REQUESTED
ENTITLEMENT(S):**

- A. **Environmental Determination:** Negative Declaration;
- B. **Mitigation Monitoring Plan;**
- C. **Tentative Map** to subdivide one parcel into 8 parcels on 1.5± acres in the Standard Single Family (R-1) zone;
- D. **Subdivision Modification** to create one corner parcel less than 62 feet wide

ACTIONS TAKEN:

On July 8, 2004, the Planning Commission took the following action on:
A-D Adopted Notice of Decision and Findings of Fact for Approval

Sent to Applicant:

Date

9/14/04

By:

Jason Hunter

Temp Typist Clerk II

EXPIRATION

TENTATIVE MAP: Failure to record a final map within two years of the date of approval or conditional approval of a tentative map shall terminate all proceedings.

SPECIAL PERMIT: A use for which a Special Permit is granted must be established within two years after such permit is issued. If such use is not so established, the Special Permit shall be deemed to have expired.

VARIANCE: Any variance involving an action which requires a building permit shall expire at the end of two years unless a building permit is obtained within the variance term.

NOTE: Violation of any of the foregoing conditions will constitute grounds for revocation of this permit. Building permits are required in the event any building construction is planned. The County Assessor is notified of actions taken on rezonings, special permits and variances.

Original to Applicant
Copies: File & Permit Book

P03-160