



APPROVED
BY THE CITY COUNCIL

AUG 11 1987

OFFICE OF THE
CITY CLERK

AG 87034

13

DEPARTMENT OF
PUBLIC WORKS

ENGINEERING DIVISION

THOMAS M. FINLEY
ENGINEERING DIVISION MANAGER

CITY OF SACRAMENTO
CALIFORNIA

CITY MANAGER'S OFFICE

RECEIVED

AUG 5 1987

927 TENTH STREET
ROOM 200
SACRAMENTO, CA
95814-2705

916-449-8220

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

916-449-5282

August 11, 1987

City Council
Sacramento, California

Honorable Members In Session:

SUBJECT: Cobblewood Subdivision (P86-037) - Approval of Final
Subdivision Map and Agreement

SUMMARY

Adoption of a resolution approving a Final Subdivision Map and Agreement for the Cobblewood Subdivision, located at the southeast corner of Elder Creek Road and 65th Street Expressway, is recommended.

BACKGROUND

On April 8, 1986, the City Council approved a Tentative Subdivision Map by adopting Resolution No. 86-253.

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

FINANCIAL

All subdivision costs are being paid by the subdivider, E and S Development Company.

City Council
Cobblewood Subdivision (P86-037)
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RECOMMENDATION

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

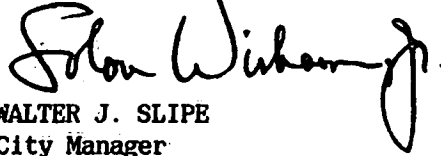
Respectfully submitted,

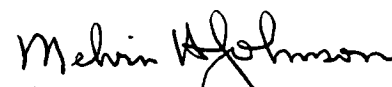


THOMAS M. FINLEY
Engineering Division Manager

Recommendation Approved:

Approved:

for. 
WALTER J. SLIPE
City Manager


MELVIN H. JOHNSON
Director of Public Works

JL:vr
D2-19.F
08.0387.1

August 11, 1987
District No. 6

Attachment

RESOLUTION NO. 87-638

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

APPROVED
BY THE CITY COUNCIL

AUG 11 1987

APPROVING FINAL SUBDIVISION MAP AND AGREEMENT
FOR COBBLEWOOD SUBDIVISION (P86-037)

OFFICE OF THE
CITY CLERK

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

- A. The Final Subdivision Map for the Cobblewood Subdivision, located at the southeast corner of Elder Creek Road and 65th Street Expressway, with provisions for its design and improvement, is consistent with the City General Plan and the Lindale-Florin Community Plan.
- B. The Final Subdivision 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 Subdivision Map for the Cobblewood Subdivision, located at the southeast corner of Elder Creek Road and 65th Street Expressway, 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 E and S Development Company to provide for the subdivision improvements required by the Subdivision Map Act and Chapter 40 (Subdivision Regulations) of the Sacramento City Code.

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

GENERAL NOTES

OWNER

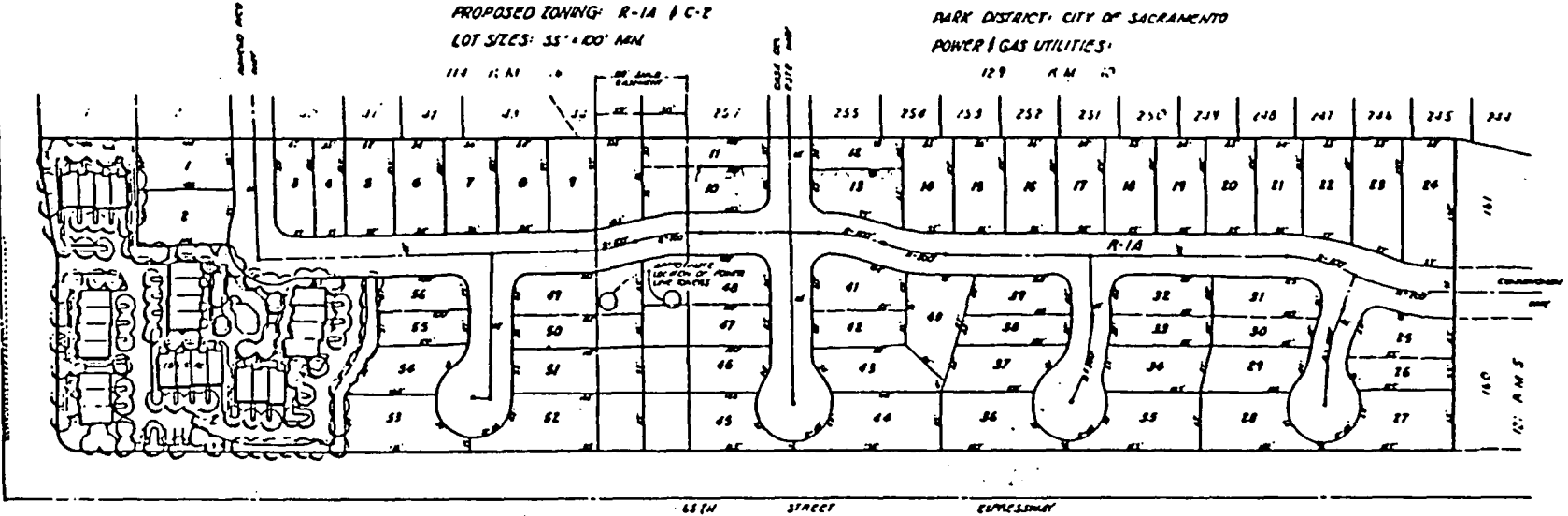
DEVELOPER: ED LIAL & E J S DEVELOPMENT
50 FULLERTON COURT #105
SACRAMENTO, CA 95825

A.P.N.: 40-00-40

PLANNER/ENGINEER: MURRAY SMITH & ASSOCIATES
3020 EXPLORER DRIVE
SACRAMENTO, CA 95827
PHONE: (916) 361-0444

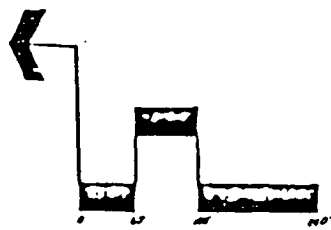
ACRES: 1166.2 Ac.
PRESENT USE: VACANT
PROPOSED USE: 18 1/2% SINGLE-FAMILY RESIDENTIAL
EXISTING ZONING: R-1A
PROPOSED ZONING: R-1A & C-2
LOT SIZES: 35' x 100' MIN

PROPOSED DENSITY: 480 du/Ac.
PROPOSED IMPROVEMENTS: CITY OF SACRAMENTO
WATER SUPPLY: CITY OF SACRAMENTO
SEWAGE DISPOSAL: CITY OF SACRAMENTO
STORM DRAINAGE: CITY OF SACRAMENTO
FIRE PROTECTION: SACRAMENTO FIRE DISTRICT
SCHOOL DISTRICT: SACRAMENTO CITY UNIFIED
PARK DISTRICT: CITY OF SACRAMENTO
POWER & GAS UTILITIES:



Site Plan

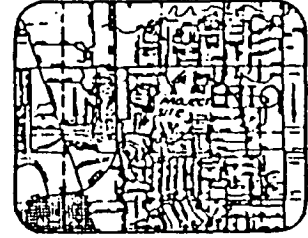
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SCALE: 1" = 60'

LAND USE ANALYSIS

LAND USE	ZONING	AREA	LOTS/UNITS	DENSITY	% OF AREA	% OF LOTS/UNITS
SINGLE-FAMILY DETACHED LOTS	R1-A	801.2 AC.	56	571 du/Ac.	68.1%	100%
COMMERCIAL	C-2	183.8 AC.			15.9%	
		1166.2 AC.	56 LOTS	480 du/Ac.	100%	100%



VICINITY MAP
NOT TO SCALE

TENTATIVE MAP OF
ELDER CREEK ESTATES

FOR NE 1/4 SEC 33 & N 1/4 SEC 34,
T 8 N, R 5 E, M 2 B 1 M
SACRAMENTO COUNTY

Murray Smith
Murray Smith & Associates
Civil Engineering Land Planning
2020 Republic Drive Sacramento, Ca 95827

August 26, 1987

E & S Development
50 Fullerton Court, Suite 105
Sacramento, CA 95825

Dear Gentlemen:

On August 11, 1987, the Sacramento City Council adopted a Resolution No. 87-638 authorizing the execution of City Agreement #87034, approving Final Subdivision Map and Agreement for Cobblewood Subdivision (P-86-037).

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

Sincerely,

LORRAINE MAGANA, CITY CLERK



ANNE MASON
Assistant City Clerk

AM/cc/#13

Enclosure

cc: Public Works
Risk Management