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CITY MANAGER'S OFFICE  
**RECEIVED**  
APR 05 1989

**DEPARTMENT OF  
PUBLIC WORKS**

**CITY OF SACRAMENTO  
CALIFORNIA**

927 TENTH STREET  
ROOM 200  
SACRAMENTO, CA  
95814-2705

ENGINEERING DIVISION

**APPROVED**  
BY THE CITY COUNCIL

916-449-8220

THOMAS M. FINLEY  
ENGINEERING DIVISION MANAGER

APR 11 1989

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

April 11, 1989

OFFICE OF THE  
CITY CLERK

916-449-5282

*ag 88204*

City Council  
Sacramento, California

Honorable Members In Session:

**SUBJECT:** Approval of a Final Subdivision Map and Agreement For Kari Terrace (P-86062)

**SUMMARY**

Adoption of a resolution approving a Final Subdivision Map and Agreement for Kari Terrace, located on the east side of Bellview Avenue between Fruitridge Road and Lemon Hill Avenue, is recommended.

**BACKGROUND**

On April 15, 1986, the City Council approved a Tentative Subdivision Map by adopting Resolution No. 86-271.

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

**FINANCIAL DATA**

All subdivision costs are being paid by the subdivider, Sunview Development Corporation.

**POLICY CONSIDERATIONS**

None.

**MBE/WBE EFFORTS**

None.

City Council  
Kari Terrace (P-86062)  
April 11, 1989  
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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*  
for THOMAS M. FINLEY  
Engineering Division Manager

Recommendation Approved:

*Walter J. Slife*  
WALTER J. SLIFE  
City Manager

Approved:

*Melvin H. Johnson*  
MELVIN H. JOHNSON  
Director of Public Works

NT:jd  
DS5-17.F  
03.2389

April 11, 1989  
District No. 6

Attachment

CONTACT PERSON

Robert R. Jones, Senior Engineer  
449-8229

**RESOLUTION NO.**

89-267

**APPROVED**  
BY THE CITY COUNCIL

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF **APR 11 1989**

APPROVING FINAL SUBDIVISION MAP AND  
AGREEMENT FOR KARI TERRACE (P-86062)

OFFICE OF THE  
CITY CLERK

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

- A. The Final Subdivision Map for Kari Terrace, located on the east side of Bellview Avenue between Fruitridge Road and Lemon Hill Avenue, with provisions for its design and improvement, is consistent with the City's Discretionary Interim Land Use Policy and the 1974 General 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. Said Final Subdivision Map for Kari Terrace, located on the east side of Bellview Avenue between Fruitridge Road and Lemon Hill Avenue, 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 and Abstract thereof between the City and Sunview Development Corporation 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

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TENTATIVE MAP  
 KARI TERRACE  
 LOTS 37, 38 & 39 PLAT OF NICHLAND  
 10 BM 2

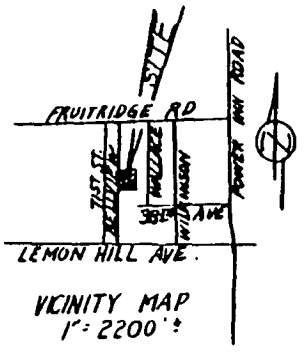
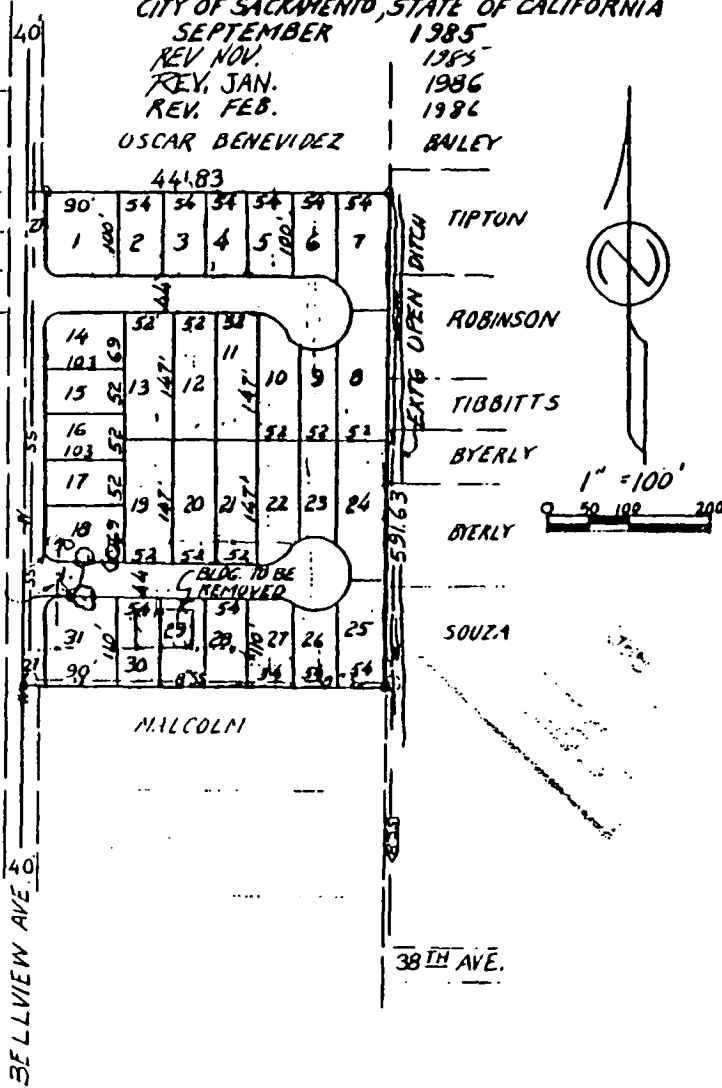
CITY OF SACRAMENTO, STATE OF CALIFORNIA

SEPTEMBER 1985  
 REV. NOV. 1985  
 REV. JAN. 1986  
 REV. FEB. 1986  
 OSCAR BENEVIDEZ BAILEY

APPROVED  
 BY THE CITY COUNCIL

APR 11 1989

OFFICE OF THE  
 CITY CLERK



OWNER: FRANK MOORE  
 340 S.E. 54<sup>TH</sup> AVE.  
 OCALA, FL 32671

ENGINEER: HAMPTON ENGINEERING  
 7533 WESTGATE DR.  
 CITRUS HEIGHTS, CA. 95628  
 (916) 961-8741

- NOTES:
1. BUILDING SETBACK LINES SHALL CONFORM TO CITY REQUIREMENTS
  2. 31 LOTS PROPOSED ON 6 ACRES
  3. AVERAGE LOT SIZE 5500+ SF.
  4. WATER, SEWER & STORM DRAIN BY CITY OF SACRAMENTO
  5. PRESENT USE: VACANT
  6. ZONING R-1
  7. SCHOOL DISTRICT: SACRAMENTO 4.

APN 027-233-01,02,03

April 20, 1989

Sunview Development Corporation  
8421 Auburn Blvd #156  
Citrus Heights CA 95610

On April 11, 1989, the Sacramento City Council adopted Resolution No. 89-267 authorizing the execution of Agreement No. 88204 regarding Subdivision Improvement Agreement for Kari Terrace.

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

Sincerely,

Janice Beaman  
Acting Assistant City Clerk

mls/13

Enclosures

cc: Public Works  
Risk Management