

Agenda Report

TO: CITY COUNCIL

Date: September 16, 2002

FROM: City Manager

SUBJECT: Approval of Final Tract Map No. 53278, Being a 48-Unit
Condominium Project at 270-280 North Madison Avenue

RECOMMENDATION:

It is recommended that the City Council adopt a resolution to approve final Tract Map No. 53278 and authorize the City Clerk to execute the Certificate on the map showing the City's approval of said map.

BACKGROUND:

The subject tract map, a 48-unit condominium project at 270-280 North Madison Avenue, was reviewed and approved in tentative form by the Subdivision Committee on September 12, 2001.


The developer's engineer has now completed the final map which has been checked by the County. Said map is now ready for the City Council approval prior to recordation in the office of the County Recorder. The developer has provided surety for all the conditions of approval required by the City which includes deposits, as guarantee, to set monuments and install street lights. A building permit has been issued and no additional discretionary actions are required.

The 48-unit condominium project is approximately 10 per cent complete and is being constructed on a vacant lot and parking lot, thereby resulting in an increase to the City's housing stock.

FISCAL IMPACT:

The developer has paid for staff costs to prepare and process the subdivision documents. Approval of this action will generate additional revenue to the City in an amount to be determined later in the form of property taxes.

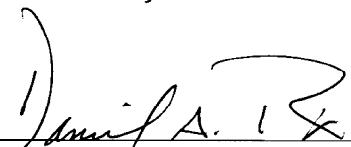
Respectfully submitted,


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