

Agenda Report

TO: CITY COUNCIL Date: June 8, 1998
FROM: Acting City Manager
SUBJECT: Approval of Final Tract Map No. 37629
to Subdivide an Existing Lot at 1470 Inverness Drive

RECOMMENDATION:

It is recommended that the City Council adopt the attached resolution to:

1. Approve the final Tract Map No. 37629.
2. Authorize the Acting City Manager to execute a Subdivision Contract with Alternative Mortgage Fund, a California Limited Partnership.
3. Accept the offer of dedication for a grant of easement for sanitary sewer, storm drain, water main, ingress and egress, and public utility purposes as shown on Tract Map No. 37629.
4. Authorize the City Clerk to execute the Certificate on the map showing the City's approval of said map and acceptance of said dedication

BACKGROUND:

The subject tract map, to subdivide a 13.63 acre parcel of land into 9 lots, was reviewed and approved in tentative form, as Tentative Tract Map No. 37629, by the Subdivision Committee on January 8, 1992. The tentative map was approved on the basis that the development comply with various related conditional requirements recommended by the City. Included among these conditional requirements was a grant of easement for sanitary sewer, storm drain, water main, ingress and egress, and public utility purposes. The dedication of the grant of easement is shown on the tract map for this development and is recommended for acceptance by the Council.

BACKGROUND:, Continued


The developer's engineer has now completed the final tract map which has been checked by the County, monumentation guarantee has been paid, and said map is now ready for City Council approval prior to recordation in the office of the County Recorder. The developer has complied with or provided surety for all the conditions of approval required by the City.

A Subdivision Contract to guarantee the completion of the conditional requirements has been prepared, and the contract has been executed by the developer and the necessary security provided. The City Attorney's office has reviewed and approved all the documents received. As such, the Subdivision Contract is now ready for approval by the City Council.

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,

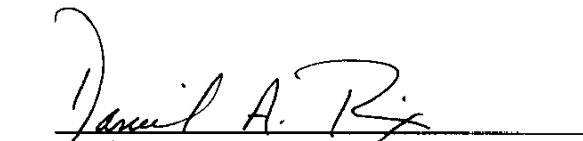


CYNTHIA J. KURTZ
Acting City Manager

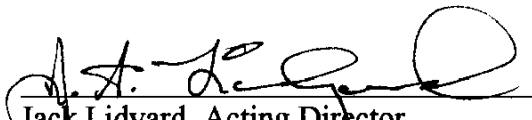
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City Engineer

Approved by:


Jack Lidyard, Acting Director
Public Works and Transportation

RQ:bs