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Requested By:
CITY COUNCIL, CITY OF AMADOR CITY
When recorded return to:
City Clerk
City of Amador City
P.O. Box 200
Amador City, CA 95601

CITY OF AMADOR CITY

RESOLUTION NO. 333

1996 009431
RECORDED AT REQUEST OF
City of Amador City
at 10 Min. Past 9 A M

OCT 25 1996

Official Records
Amador County, California
\$ No Fee Recorder

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AMADOR CITY
APPROVING LOT LINE ADJUSTMENT FOR RAYMOND AND BARBARA
BRUSATORI FOR FIVE LOTS LOCATED ON KEYSTONE ALLEY WITH
CONDITIONS**

WHEREAS, the City Council of the City of Amador City has received a request by Raymond and Barbara Brusatori for a lot line adjustment to reconfigure five lots belonging to them on Keystone Alley in Amador City, said lots being part of the City's early townsite and currently identified by assessor's parcel numbers 8-31-8, 9, 10, 11 and 20; and

WHEREAS, the City Council has reviewed the request in public meetings.

THEREFORE BE IT RESOLVED by the City Council of the City of Amador City that the above referenced lot line adjustment is approved with the following findings and conditions:

Findings

1. All of the lots are less than the 7,000 square foot minimum required by the City's zoning ordinance however the existing lots existed prior to adoption of the ordinance and the new lot configuration is better than the pre-existing lot configuration.

2. The applicant has prepared a record of survey and because of the unusual configuration of lots and because a roadway dedication with utilities is required, a parcel map shall be recorded rather than legal descriptions to identify the lots that are being reconfigured.

3. The City finds that the lot line adjustment request is exempt from the California Environmental Quality Act pursuant to Section 15305 of State CEQA Guidelines.

Conditions

1. A parcel map is required to legally identify the lots being created.

2. The parcel map shall show Keystone Alley as a 20 foot roadway with a standing offer of dedication to the City.

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3. All utilities shall be located underground within the above described 20 foot right-of-way.

4. Installation of water lines and a fire hydrant shall be included among the required utilities per the requirements of the local Fire District.

5. Utilities shall be installed and the roadway repaired and disturbed area resurfaced to the satisfaction of the City Engineer and the City Council. This work shall be completed after sale of the first lot and before the construction of dwelling units on any lots, excluding lot #8, which may be built upon.

6. A note shall be placed on the parcel map advising future owners of the lots that are shown, that said lots are substandard in size and they contain steep slopes and therefore only small dwelling units may be allowed by the City.

The foregoing resolution was dully passed and adopted at a regular meeting of the City Council of the City of Amador City on the 18th day of April 1996 by the following vote:

AYES: Bragstad, Luxemberg, Davidson

NOES:

ABSENT: Shaw, Mendy

ABSTAIN:



Susan Bragstad, Mayor

ATTEST:



Charlotte Matson, City Clerk