

DATE SUBMITTED 01/27/2021
 SUBMITTED BY COMMUNITY DEVELOPMENT DIRECTOR
 DATE ACTION REQUIRED 02/03/2021

COUNCIL ACTION (x)
 PUBLIC HEARING REQUIRED ()
 RESOLUTION ()
 ORDINANCE 1ST READING ()
 ORDINANCE 2ND READING ()
 CITY CLERK'S INITIALS ()



**IMPERIAL CITY COUNCIL
 AGENDA ITEM**



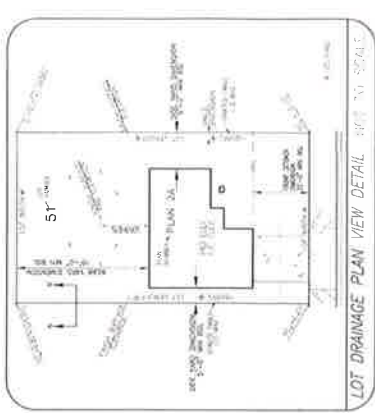
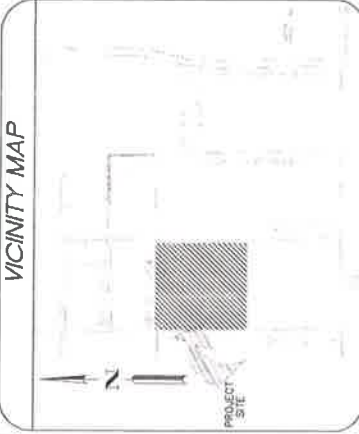
SUBJECT: DISCUSSION/ACTION: MONTERREY PARK SUBDIVISION NO.2 UNIT 4B • VISTA DEL VALLE - PHASE 37 LOTS 372-377 PER FM 27/83-85 1. AUTHORIZE PARTIAL RECONVEYANCE TO JUPITER VENTURES I, LP.	
DEPARTMENT INVOLVED: COMMUNITY DEVELOPMENT	
BACKGROUND/SUMMARY: City staff has been conducting regular field inspections during the construction process of both, the off-site street improvements and houses for Phase 37 of Monterrey Park Subdivision No. 2 Unit 4B (Vista del Valle). At this time, that portion of the improvements were found to be completed. Now the developer is requesting Partial Reconveyance of the above-referenced lots. See Exhibit A attached herewith for details.	
FISCAL IMPACT: NO FISCAL IMPACT	ADMIN SERVICES SIGN INITIALS <u></u>
STAFF RECOMMENDATION: 1. Staff recommends authorization of partial reconveyance regarding lots 372-377 per FM 27/83-85 to Jupiter Ventures I, LP.	DEPT. INITIALS <u>Lisa T.</u>
MANAGER'S RECOMMENDATION: <u>approve</u>	CITY MANAGER'S INITIALS <u></u>
MOTION: SECONDED: APPROVED () REJECTED () AYES: DISAPPROVED () DEFERRED () NAYES: ABSENT: REFERRED TO:	

Exhibit A

VICINITY MAP



HOUSE PLOTS AND FINISHED GRADING SPECIFICATIONS

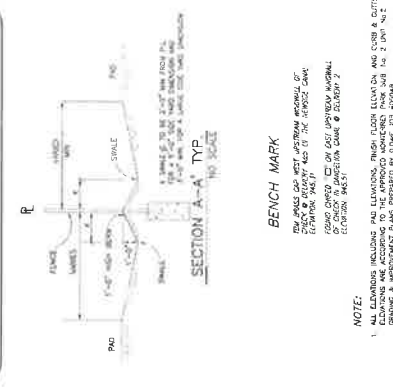
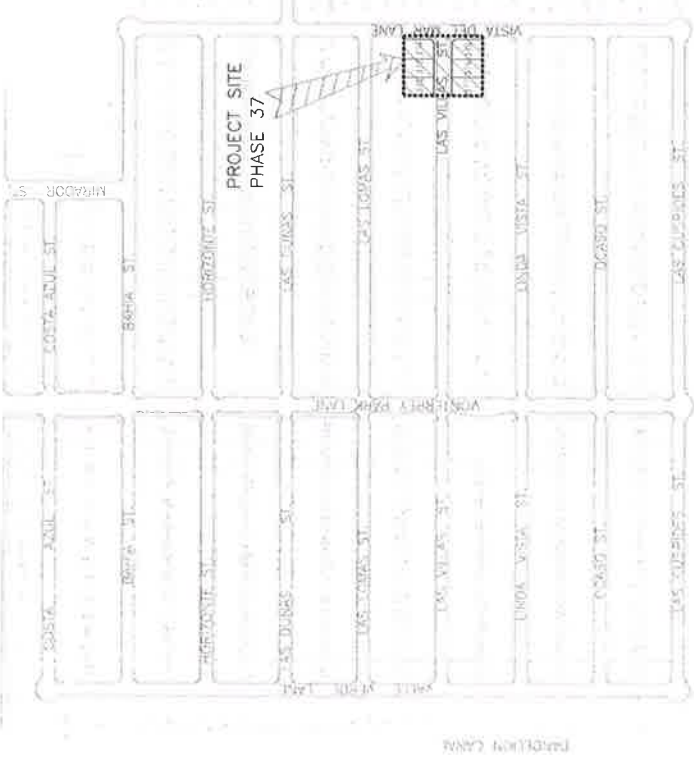
- YARDS AND SET BACKS:** THE MINIMUM SETBACKS FROM PROPERTY LINES TO ALL PORTIONS OF ANY HOUSE SHALL BE AS SHOWN ON THE GRADING SETS, PRIOR TO COMMENCING CONSTRUCTION:
 - FRONT YARD SET-BACK: 20 FEET (MIN)
 - REAR YARD SET-BACK: 10 FEET (MIN)
 - SIDE YARD SET-BACK: 5 FEET (MIN)
 - REAR YARD SET-BACK: 10 FEET (MAX)
- SOILS REPORT:** INVESTIGATION REPORTS PREPARED BY LICENSED CONSULTANTS FOR THE USE AND WASHINGTON PROPERTY SIZE OF RANGE AND BROWER FOR USE REPORT AND GEOTECHNICAL INVESTIGATION REPORT PREPARED FOR A COPY TO THE CITY ENGINEER.
- HOUSE FINISHED FLOOR CONSTRUCTION ON PADS SHOWN HEREON:** FINISHED FLOOR OF HOUSE SHALL BE OF CONCRETE DRUMFLAY ALL AND REINFORCED SOLID REPARTY EXCEPT IN THOSE CASES WHERE THE FINISHED FLOOR IS LESS THAN 8 INCHES (203.175 FEET) ABOVE THE PAD ELEVATIONS SHOWN HEREON.
- FINISH GRADING OVER LOT AND ADJACENT TO HOUSES:** FINISH GRADING SHALL BE AS SHOWN ON THE GRADING SETS AND SHALL BE IN ACCORDANCE WITH THE CITY ENGINEER'S APPROVED FINISHED GRADING PLAN.
- MAXIMUM ALLOWABLE SLOPE OF DRIVEWAYS:** FINISHED FLOOR OF GARAGE DOOR OPENINGS SHALL BE AT AN ELEVATION THAT BEGINS THE FINISHED GRADING TO EXCEED FOUR PERCENT (4%).
- BUILDING PAD CERTIFICATIONS:** FINISHED FLOOR OF GARAGE DOOR OPENINGS SHALL BE AT AN ELEVATION THAT BEGINS THE FINISHED GRADING TO EXCEED FOUR PERCENT (4%).
- BUILDING LAYOUT:** FINISHED FLOOR OF GARAGE DOOR OPENINGS SHALL BE AT AN ELEVATION THAT BEGINS THE FINISHED GRADING TO EXCEED FOUR PERCENT (4%).
- SIDE YARD SLOPES:** FINISHED FLOOR OF GARAGE DOOR OPENINGS SHALL BE AT AN ELEVATION THAT BEGINS THE FINISHED GRADING TO EXCEED FOUR PERCENT (4%).
- HOUSE PLOT SPECIFICATIONS:** FINISHED FLOOR OF GARAGE DOOR OPENINGS SHALL BE AT AN ELEVATION THAT BEGINS THE FINISHED GRADING TO EXCEED FOUR PERCENT (4%).
- DRIVEWAYS:** FINISHED FLOOR OF GARAGE DOOR OPENINGS SHALL BE AT AN ELEVATION THAT BEGINS THE FINISHED GRADING TO EXCEED FOUR PERCENT (4%).
- EXISTING RECORDS:** FINISHED FLOOR OF GARAGE DOOR OPENINGS SHALL BE AT AN ELEVATION THAT BEGINS THE FINISHED GRADING TO EXCEED FOUR PERCENT (4%).

LEGEND

- SYMBOL: FINISHED FLOOR ELEVATION
- SYMBOL: FINISH SURFACE ELEVATION
- SYMBOL: FLOW DRAINAGE SLOPE AND DIRECTION
- SYMBOL: DRIVEWAY
- SYMBOL: DRIVEWAY SETBACK LINE
- SYMBOL: HOUSE MODEL
- SYMBOL: FINISH GRADING OVER LOT AND ADJACENT TO HOUSES
- SYMBOL: FINISHED FLOOR OF GARAGE DOOR OPENINGS
- SYMBOL: FINISHED GRADING TO EXCEED FOUR PERCENT (4%)

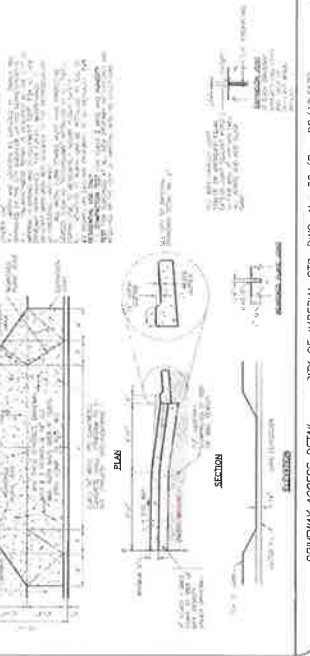


NOT TO SCALE



BENCH MARK
THE POINTS ON THIS DRAWING SHALL BE USED TO ESTABLISH THE FINISHED FLOOR OF GARAGE DOOR OPENINGS AND FINISHED GRADING TO EXCEED FOUR PERCENT (4%).

NOTE:
1. ALL ELEVATIONS INCLUDING THE ELEVATIONS, FINISH FLOOR ELEVATION AND CURB & CUTTER ELEVATIONS SHALL BE AS SHOWN ON THE GRADING SETS AND SHALL BE IN ACCORDANCE WITH THE CITY ENGINEER'S APPROVED FINISHED GRADING PLAN.



NOTE:
1. ALL ELEVATIONS INCLUDING THE ELEVATIONS, FINISH FLOOR ELEVATION AND CURB & CUTTER ELEVATIONS SHALL BE AS SHOWN ON THE GRADING SETS AND SHALL BE IN ACCORDANCE WITH THE CITY ENGINEER'S APPROVED FINISHED GRADING PLAN.

SCALE:
1" = 20' (HORIZONTAL)
1" = 4' (VERTICAL)

APPROVED BY ACTING CITY ENGINEER
CITY OF IMPERIAL, CA

DATE: 02/12/2017



J.C. ENGINEERING CONSULTANTS, INC.
Professional Engineer License No. 44388

DATE: 02/12/2017

ENGINEER OF RECORD
CITY OF IMPERIAL, CA

DATE: 02/12/2017

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APPROVED BY ACTING CITY ENGINEER
CITY OF IMPERIAL, CA

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PROJECT MAP

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PRECISE GRADING PLAN
MONTEREY PARK SUB NO. 2 UNIT 4B
PHASE 37
IMPERIAL, CALIFORNIA

SCALE:
1" = 20' (HORIZONTAL)
1" = 4' (VERTICAL)

ENGINEER OF RECORD
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