



CITY COUNCIL AGENDA REPORT



DEPARTMENT: Public Works

MEETING DATE: June 6, 2006

PREPARED BY: David Fike, Director of Public Works

AGENDA LOCATION: Consent *I-7

TITLE: Final Tract Map No. 60806 for a 6-Unit PUD, Re-Subdivision of Property Located at 850 West Olive Avenue by Courtney Construction.

OBJECTIVE: Approval of Final Tract Map for re-subdivision of the properties located at addresses 850 West Olive Avenue. The developer is Courtney Construction (590 Norumbega Drive, Monrovia, CA).

BACKGROUND: Vesting Tentative Tract Map No. 60806 is for the re-subdivision of property located in the Residential Medium / Residential High (RM/RH) Zone. The area is being re-subdivided into 6 single family, two-story, Planned Unit Development (PUD) homes and a common lot. Lots 1 through 6 are for construction of single family attached two story dwelling units and lot 7 is a common lot for ingress, egress, drainage and utilities. The vesting tentative subdivision map was approved by the Planning Commission at the meeting of January 14, 2004 and was approved by the City Council on May 18, 2004. The Final Tract Map is in order and on file with the City Clerk, Community Development Department Planning Division, and the Department of Public Works.

ANALYSIS: The Final Tract Map was checked by the City's consultant and was found to conform to the approved tentative map and is technically correct and conforms with the requirements of the State Subdivision Map Act and the City's Subdivision Ordinance. The CC&R's are on file with the Public Works and Community Development Departments; they have reviewed the Final Map and found it to conform to the Tentative Map as conditionally approved by the Planning Commission and the City Council.

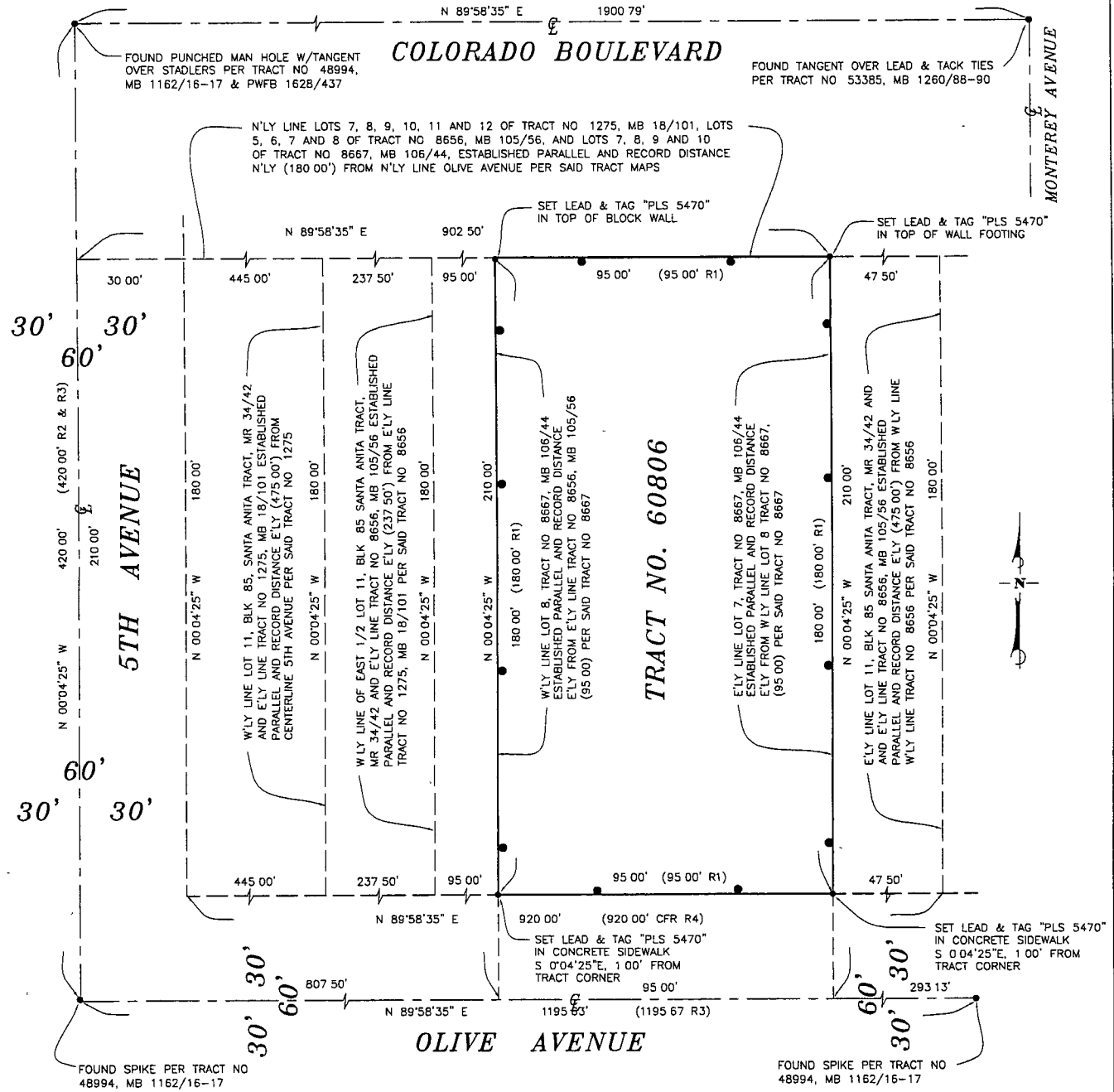
FISCAL IMPACT: The project will improve property values and increase the tax base.

RECOMMENDATION: Staff recommends that the City Council approve Final Tract Map No.60806.

COUNCIL ACTION REQUIRED: If the City Council concurs, the appropriate action would be a motion to Approve the Final Map for Tract Map No. 60806.

***I-7**

IN THE CITY OF MONROVIA
 COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



LEGEND:

- R1 RECORD DATA PER TRACT 8667, MB 106/44
- R2 RECORD DATA PER TRACT 1275, MB 18/101
- R3 RECORD DATA PER TRACT 48994, MB 1162/16-17
- R4 RECORD DATA PER SANTA ANITA TRACT MR 34/41-42
- CFR DENOTES CALCULATED FROM RECORD

INDICATES THE BOUNDARY OF THE LAND
 BEING SUBDIVIDED BY THIS MAP

NOTE:

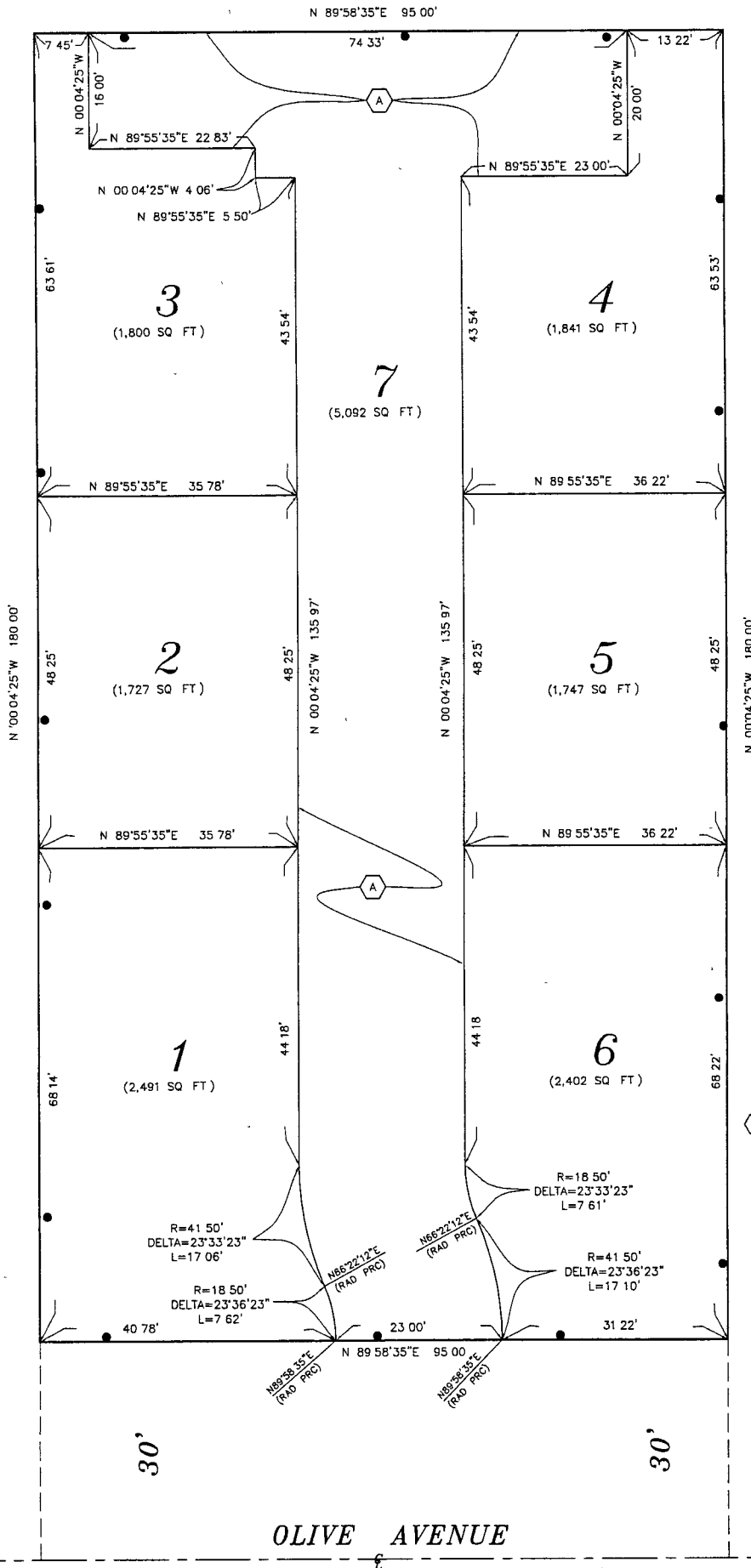
SEE SHEET 3 OF 3 SHEETS FOR INDIVIDUAL LOT DIMENSIONS
 EASEMENTS AND OTHER INFORMATION AND DATA.

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING
 OF N 89°58'35" E FOR THE CENTERLINE OF OLIVE AVENUE
 AS SHOWN ON MAP OF TRACT NO 43228 M B 1039/81-82

TRACT NO. 060806

IN THE CITY OF MONROVIA
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EASEMENTS

TWENTY-THREE (23 00) FOOT WIDE EASEMENT FOR INGRESS, EGRESS, PUBLIC AND PRIVATE UTILITIES, GUEST PARKING, TRASH ENCLOSURE AND DRAINAGE PURPOSES OVER LOT 7 FOR THE BENEFIT OF LOTS 1 THROUGH 6 AS SHOWN HEREON TO BE GRANTED BY SEPARATE DOCUMENT

OLIVE AVENUE