

City of Garden Grove

INTER-DEPARTMENT MEMORANDUM

To: Matthew Fertal
Dept: City Manager
Subject: CONSIDERATION OF FINAL TRACT MAP NO. 16847

From: Keith G. Jones
Dept: Public Works
Date: May 13, 2008

OBJECTIVE

To receive City Council approval for Final Tract Map No. 16847 and the Subdivision Improvement Agreement.

BACKGROUND

On October 6, 2005 the owners Ly and Louis Hoang received Planning Commission approval of Tentative Tract Map No. 16847. A copy of Planning Commission Resolution No. 5504 is attached.

DISCUSSION

The proposed Tract Map 16847 is located at 14062 Flower Street and the owners are proposing to create a 22,404 square foot one - lot subdivision for condominium purposes. The appropriate vehicular access and subsurface water rights to Flower Street have been released and/or relinquished.

Attached with this report are an executed copy of the subdivision agreement and bond guarantee for the construction of off-site street improvement, sidewalk improvements and on-site grading, private street, storm drain system, sewer and water improvements. The required insurance certificates are also attached.

Staff has reviewed all documentation relating to this subdivision regarding City Ordinances, conditions of approval and the Subdivision Map Act, and finds this map to be in compliance and all the conditions have been fulfilled.

FINANCIAL IMPACT

There is no financial impact to the City by this action.

COMMUNITY VISION IMPLEMENTATION

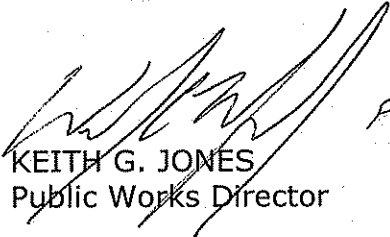
This project is consistent with the community vision for ensuring the compatibility between new and existing subdivisions.


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RECOMMENDATION

It is recommended that City Council:

- Approve Final Tract Map No. 16847
- Approve Subdivision Improvement Agreement

 For K.J.
KEITH G. JONES
Public Works Director


By: Sid Ashrafnia
Associate Civil Engineer

Recommended for Approval


Matthew Ferial
City Manager

- Attachments:
1. Planning Commission Resolutions No. 5504
 2. Final Tract Map No. 16847
 3. Subdivision Improvement Agreement