

RESOLUTION NO. 199487

BE IT RESOLVED, by the Council of The City of San Diego, as follows:

The tentative map of MIRA MESA MOBILE HOME ESTATES (Rev.), a four-unit, five-lot subdivision of a portion of the Southwest 1/4 of the Northeast 1/4, Section 31, Township 14, South, Range 2 West, S.B.B.M., located adjacent to proposed Black Mountain Road, south of Mira Mesa Boulevard, in the A-1-1 Zone (proposed R-2 Zone for Unit Nos. 1 and 2) be, and it is hereby approved subject to the following conditions:

1. The General Conditions of Approval for Tentative Maps filed in the office of the City Clerk under Document No. 697179 shall be made a condition of map approval.

2. Approval of this tentative map does not become effective until the effective date of the concurrent rezoning ordinance.

3. Subdivider shall dedicate and improve "B" Street along the westerly boundary of the subject subdivision. Street shall be dedicated to a half-width of 30 feet and improved with 20 feet of pavement, curb and sidewalk. "B" Street for the first 200 feet south of the intersection with Mira Mesa Boulevard shall be improved and dedicated half-width to provide for a future full-width improvement of 52-foot curb to curb within a 72-foot side right-of-way. In addition, a 50-foot length transition shall be provided both in the curb line and in the property line to return to the 40/60-foot standard section. In lieu of the wider section and transitions, the developer may dedicate access rights for the first 250 feet south of the intersection and construct the half-width improvement to provide future 40/60-foot wide section.

4. That Black Mountain Road shall be dedicated through the subject subdivision as a 102-foot major street. Inasmuch as this subdivision sets the alignment and grade for Black

Mountain Road from Mira Mesa Boulevard southerly, the developer shall provide the City Engineer with a satisfactory plan showing dimensions and grades for the entire length of the street between Mira Mesa Boulevard and Miramar Road.

5. Black Mountain Road shall be improved as a major street with Subdivider providing curb, sidewalk and 20 feet of full standard thickness pavement on the outboard lanes so as to provide for an ultimate 82-foot roadway within a 102-foot right-of-way.

6. Subdivider shall dedicate and improve "A" Street along the southerly boundary of the subject subdivision. Street shall be dedicated to a half-width of 30 feet and improved with 20 feet of pavement, curb and sidewalk. "A" Street for the first 200 feet east and west of the intersection with Black Mountain Road shall be improved and dedicated half-width to provide for a future full-width improvement of 52 feet curb to curb within a 72-foot right-of-way. In addition, a 50-foot length transition shall be provided both in the curb line and in the property line to return to the standard 40/60-foot standard section. In lieu of the sider section and transitions, the developer may dedicate access rights for the first 250 feet south of the intersection and construct the half-width improvement to provide future 40/60-foot wide section.

7. Mira Mesa Boulevard adjacent to Unit Nos. 3 and 4 of the subject subdivision shall be further dedicated to provide for an additional 12 feet of right-of-way, if access to the property is desired from Mira Mesa Boulevard; and that Subdivider shall construct an additional 12-foot lane between the existing pavement and the proposed new curb which is to be located ten feet from the new property line (with new curb and sidewalk). The new pavement shall meet existing pavement in a smooth transition.

8. That both entrances into the property from Black Mountain Road shall be located opposite each other.

9. Electrical and telephone facilities shall be installed underground in accordance with Ordinance No. 10064 (New Series).

10. The new pavement schedule as specified in the City's Engineering Department Manual No. 1100-70 (revised 7/6/67) shall be used to determine pavement thicknesses on all streets bounding or within the subject subdivision in lieu of the Schedule "B" or 3-inch over 6-inch type pavement as specified in the General Conditions for Tentative Maps under Document No. 697179.

11. Subdivider shall pay a water area charge per Resolution Nos. 178501 and 197625. Sewer area charge is to be determined later. All houses below 485-foot elevation must have water pressure regulators.

12. Lot 5 as shown on the approved tentative map shall be reserved for a fire station site.

13. Vehicular access rights shall be relinquished adjacent to Lot 2, Unit No. 2 on "B" Street.

14. Subdivider shall comply with the conditions of the Planning Department contained in City Clerk's Document No. 717910.

APPROVED: JOHN W. WITT, City Attorney

By 
Frederick C. Conrad, Deputy

199487

RECEIVED
CITY CLERK'S OFFICE
1970 APR -8 PM 12:46
SAN DIEGO, CALIF.

Passed and adopted by the Council of The City of San Diego on APR 9 1970,
by the following vote:

Councilmen	Yeas	Nays	Excused	Absent
Helen Cobb	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sam T. Loftin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Henry L. Landt	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Leon L. Williams	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Floyd L. Morrow	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Bob Martinet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Allen Hitch	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mike Schaefer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Frank Curran	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

AUTHENTICATED BY:

FRANK CURRAN
Mayor of The City of San Diego, California.

JOHN LOCKWOOD
City Clerk of The City of San Diego, California.

By Elfa J. Harrel, Deputy.

(Seal)

Office of the City Clerk, San Diego, California

Resolution Number 199487 Adopted APR 9 1970

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