

RECORDING REQUESTED BY CITY OF SAN DIEGO PLANNING & DEVELOPMENT REVIEW AND WHEN RECORDED MAIL TO PERMIT INTAKE MAIL STATION 501	
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SPACE ABOVE THIS LINE FOR RECORD

PLANNED DEVELOPMENT PERMIT No. 98-1183
MCKINLEY TENTATIVE PARCEL MAP
City Council

This Permit, Tentative Parcel Map, is granted by the City Council of the City of San Diego to STEVE MCKINLEY, Owner/Permittee, pursuant to Sections 131.0401 to 131.0465 of the Municipal Code of the City of San Diego. The 0.52 acre site is located on the north side of Rockhurst Drive, approximately 200 feet west of Madra Avenue in the RS-1-7 zone of the Navajo Community Plan Area. The project site is legally described as Lot 353 of Del Cerro Unit No. 5 in the City of San Diego, State of California, According to Map Thereof No. 3538, Filed in the Office of the County Recorder of San Diego County, November 2, 1956.

Subject to the terms and conditions set forth in this permit, permission is granted to Owner STEVE MCKINLEY, Owner/Permittee to subdivide a 0.52 acre site into two lots, Parcel 1 at 12,908 square feet and Parcel 2 at 9,558 square feet, described as, and identified by size, dimension, quantity, type and location on the approved Exhibits "A", dated October 24, 2000, on file in the Office of Planning & Development Review. The facility shall include:

.....a.....Subdivide a 0.52 acre site into two lots, Parcel 1 at 12,908 square feet and Parcel 2 at 9,558 square feet; and

.....b.....Accessory improvements determined by the City Manager to be consistent with the land use and development standards in effect for this site per the adopted Community Plan, California Environmental Quality Act guidelines, public and private improvement requirements of the City Engineer, the underlying zone, conditions of this permit, and any other applicable regulations of the Municipal Code in effect for this site....

1. Prior to the application of any grading or building permits, the permittee shall submit to the City Manager a Tentative Parcel Map consistent with City of San Diego Project Submittal Requirements. This Tentative Parcel Map shall be consistent with Exhibit "A", dated October 24, 2000, to the satisfaction of the Planning & Development Review Director. Upon the determination of consistency, the Tentative Parcel Map shall replace the original exhibit as Exhibit "A", dated October 24, 2000.
2. Access to lots shall be subject to the review and approval of the City Engineer and Fire Marshall. This condition shall be noted on the final Exhibit "A", dated October 24, 2000, the grading plan, and the Tentative Parcel Map.
3. Failure to utilize the permit within 36 months will automatically void the permit unless an Extension of Time has been granted. Any such Extension of Time must meet all the Municipal Code requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decisionmaker.
4. No permit for the construction, occupancy or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this permit be conducted on the premises until:
 - a. The permittee signs and returns the Permit to Planning & Development Review; and

- b. The Permit is recorded in the office of the San Diego County Recorder.
5. This permit is a covenant running with the subject property and shall be binding upon the Permittee and any successor or successors, and the interests of any successor shall be subject to each and every condition set out in this permit and all referenced documents.
6. Before issuance of any building or grading permits, complete grading and working drawings shall be submitted to the City Manager for approval. Plans shall be in substantial conformity to Exhibit "A," dated October 24, 2000, on file in the Office of Planning & Development Review. No change, modifications or alterations shall be made unless appropriate applications or amendment of this permit shall have been granted.
7. Prior to issuance of any grading permits for this project, a final subdivision map shall be recorded on the subject property.
8. The use of textured or enhanced paving shall meet applicable City standards as to location, noise and friction values.

APPROVED by the City Council of the City of San Diego on October 24, 2000.

ALL-PURPOSE CERTIFICATE

Type/Number of Document TPM 98-1183
Date of Approval October 24, 2000

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

_____ **Juan Baligad**, Development Project Manager

On _____ before me, _____ (Notary Public), personally appeared **Juan Baligad**, Development Project Manager of Planning & Development Review of the City of San Diego, personally known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal

Signature _____(Seal)
.....

ALL-PURPOSE CERTIFICATE

OWNER(S)/PERMITTEE(S) SIGNATURE/NOTARIZATION:

THE UNDERSIGNED OWNER(S)/PERMITTEE(S), BY EXECUTION THEREOF, AGREES TO EACH AND EVERY CONDITION OF THIS PERMIT AND PROMISES TO PERFORM EACH AND EVERY OBLIGATION OF OWNER(S)/PERMITTEE(S) THEREUNDER.

Signed _____ Signed _____
Typed Name Typed Name

STATE OF _____
COUNTY OF _____

On _____ before me, _____ (Name of Notary Public) personally appeared _____, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature _____