

**STAFF REPORT****CITY OF OCEANSIDE**

DATE: March 1, 2006
TO: Honorable Mayor and City Councilmembers
FROM: Community Development and Transportation Department
SUBJECT: **FINAL MAP FOR NEVADA MANOR**

SYNOPSIS

Staff recommends that the City Council adopt a resolution approving the Final Map for the Nevada Manor project and order the recordation of the Final Map with the San Diego County Recorder.

BACKGROUND

Nevada Manor is a 15-unit condominium project located on .35 acres at 312-318 North Nevada Street. The owner is Lev Amusin's Construction, Inc.

On September 17, 2003 the Oceanside Community Development Commission adopted Resolution No. 03-R576-3 approving the Tentative Map.

Exhibit A is a vicinity map showing the aforementioned property.

ANALYSIS

All financial arrangements have been satisfactorily completed. All pertinent documents have been properly executed by the applicant. All grading and drainage comply with City ordinances.

The map is consistent with applicable general and specific plans and the site is physically suitable for the type of development. Conditions and restrictions have been imposed to ensure its compatibility with adjacent areas and the entire City.

The Final Map is in substantial conformance with the Tentative Map, and in conformance with the Subdivision Map Act and the City Subdivision Ordinance.

FISCAL IMPACT

The development fees, required as a condition of map approval, will be imposed.

COMMISSION OR COMMITTEE REPORT

Does not apply.

CITY ATTORNEY'S ANALYSIS

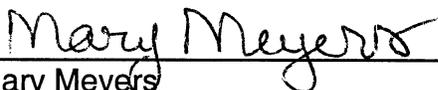
The referenced documents have been reviewed by the City Attorney and approved as to form.

RECOMMENDATION

Staff recommends that the City Council adopt the resolution approving the Final Map for the Nevada Manor project; and authorize the City Clerk to record the Final Map with the San Diego County Recorder.

PREPARED BY:

SUBMITTED BY:



Mary Meyers
Engineering Assistant I



Steven R. Jepsen
City Manager

REVIEWED BY:

Linda J. Evans, Principal Engineering Staff Assistant

Michelle Skaggs Lawrence, Assistant to the City Manager

Frank Watanabe, Community Development and Transportation Director







RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OCEANSIDE APPROVING THE FINAL MAP OF NEVADA MANOR

WHEREAS, the City staff indicates that the subdivider of Nevada Manor (Tentative Map T-201-02) has substantially satisfied all tentative map requirements and conditions as set forth in Oceanside Community Development Commission Resolution No. 03-R576-3.

NOW, THEREFORE, the City Council of the City of Oceanside does resolve the following:

SECTION 1: That the Final Map of Nevada Manor is approved and the required City officials are authorized to execute the appropriate certificates pertaining thereto.

PASSED AND ADOPTED by the City Council of the City of Oceanside, California, this _____ day of _____, 2006, by the following vote:

AYES:

NAYS:

ABSENT:

ABSTAIN:

MAYOR OF THE CITY OF OCEANSIDE

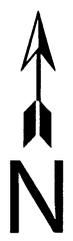
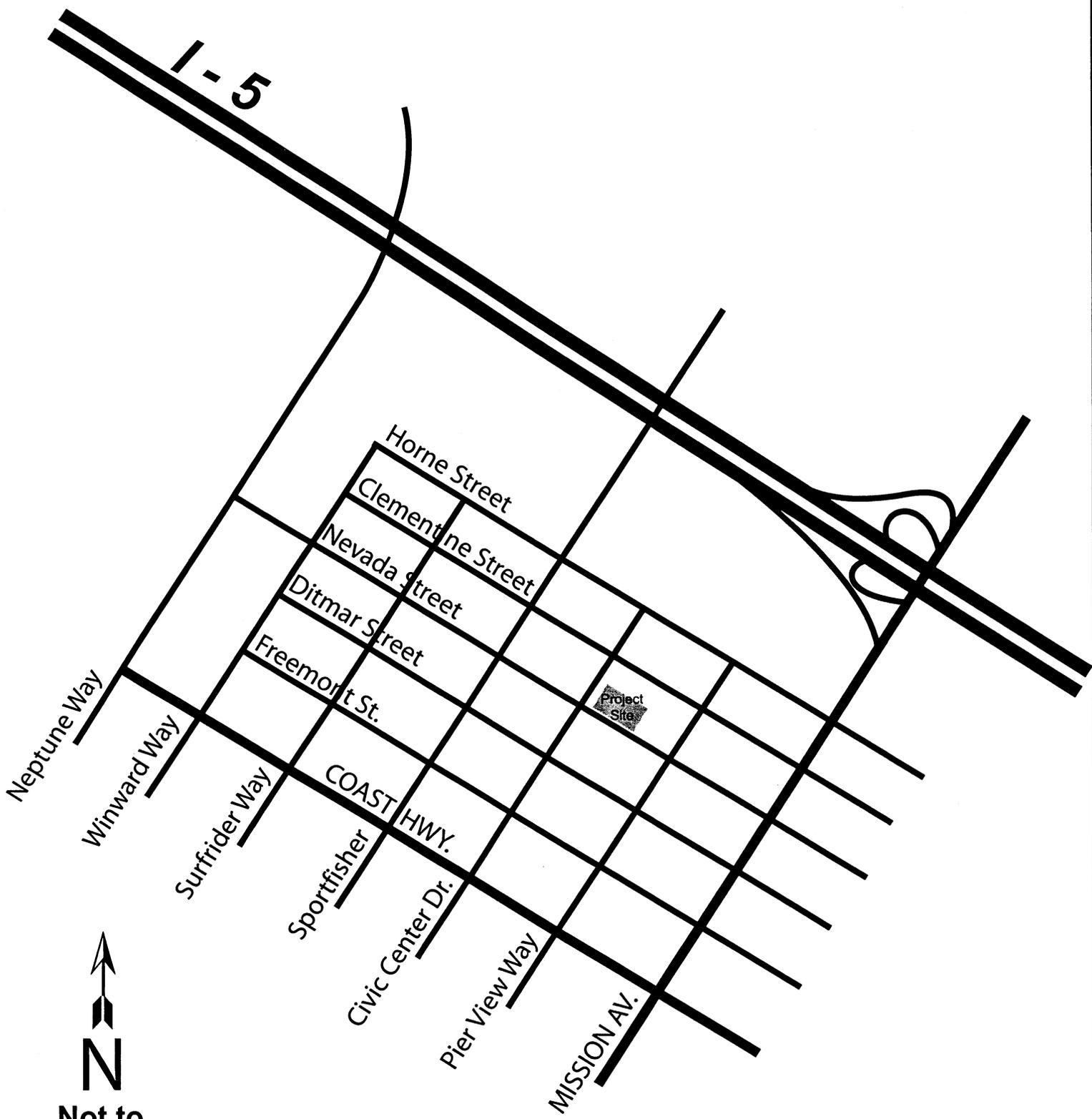
APPROVED AS TO FORM:

ATTEST:


CITY ATTORNEY

CITY CLERK

H:\council\03-01-06R\finalmapnevadamanor-lje



Not to Scale

VICINITY MAP

Nevada Manor

T-201-02

