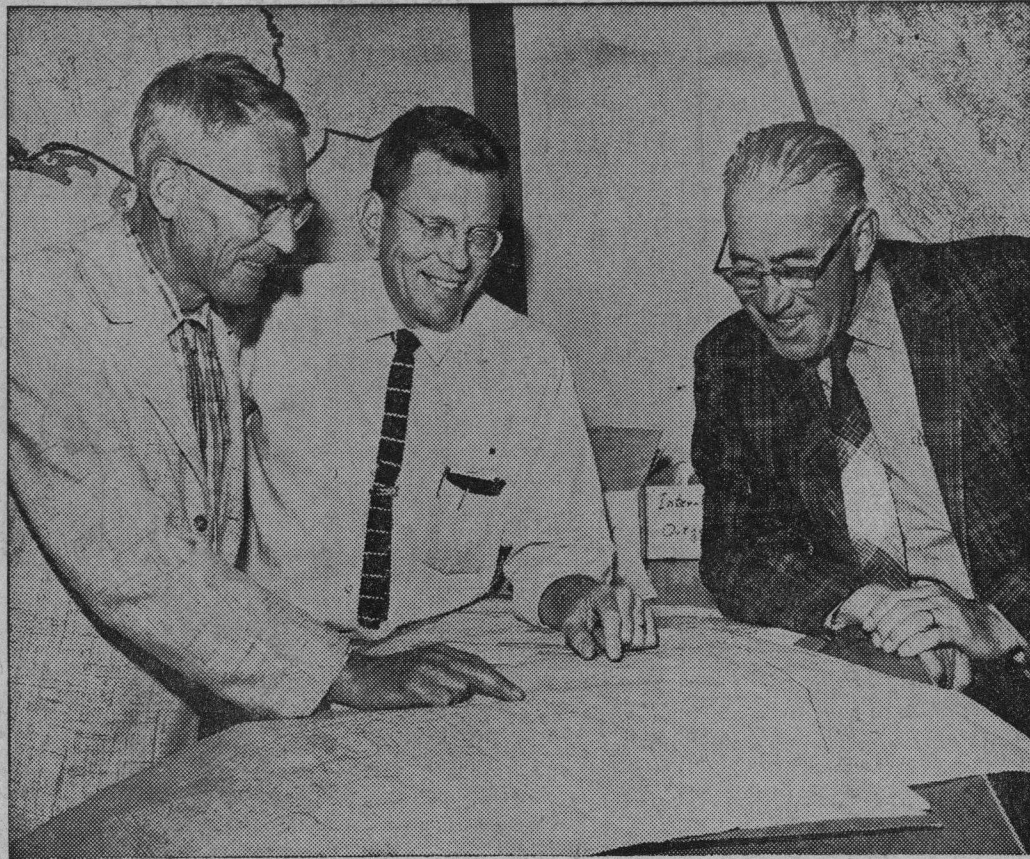


Zoning

Subdivisions Mean Maps And Study



A subdivision map is viewed from many different angles by a battery of county department officials who must give clearance before the planning commission stamps approval on the tentative drawings. Elmer Swan, left, acting road commissioner, checks roads for quality of construction and George Moyer Jr., planning department, appraises the proper land use. Checking out the adequate water supply is Sanitarian Karl Biehler, right, county health department. The fourth department which has a hand in the subdivision map review is the surveyor. No representative of the department is shown. Last year the county, including the cities, had a total of 18 final maps filed in the recorder's office. The number is expected to be easily surpassed by the end of this year.

BUY AT HOME AND SAVE!

George Washington Bridge Plans To Add Lower Level

By Hugh A. Mulligan

New York (AP)—If the 77-year-old Brooklyn bridge can be called the queen of suspension bridges, then by all means the George Washington bridge is the king.

There may be longer, newer, even classier bridges in the world, but for the majesty of its setting and for the massive dead weight it sustains with its slender cables, this modern colossus of steel and concrete stands without equal.

It is an enigma for strength and

frailty, of brute force and fragile beauty.

Poised between the ancient eminence of the New Jersey Palisades, great remnants of the ice age, and the jagged peaks of Manhattan's soaring skyscrapers, it bestrides the mighty Hudson.

To Le Corbusier, the great French architect, it is "the most beautiful bridge in the world. It gleams in the sky like a reversed arch. It is the only seat of grace in a disordered city."

To the millions of tourists, commuters, career seekers and casual visitors pouring over its gently sloping span each year, it is a gateway to a magical city.

To thousands of New Yorkers seeking weekend surcease from the city's cares and woes and stifling heat, it is a main escape route.

Now, nearly 30 years after it opened its toll booths for

Subdivisions Are Beginning To Cover Santa Cruz County

By Norman Indahl

Subdivisions are developing at a rapid rate in Santa Cruz county. For the first seven months of this year nine final maps in the county have been filed in the recorder's office. This represents half of the 1959 total when 18 were recorded.

Bill Tiffin, senior engineering aide in the surveyor's department, reported that the county has been getting an average of nine recorded maps per year over the last two decades.

Not all the tentative subdivision maps make the final step to the recorder's office. Tiffin explained that since 1947, 24 per cent of the tentatives never reach the final stage. One of every four falls by the wayside for some reason.

Since 1955 a total of 120 tentative maps have been filed with the planning department. From this number only 69 managed to reach the final stage of board of supervisors approval.

Tiffin pointed out that of the group in the last five years, 47 are in the unincorporated areas, with 14 in the city of Santa Cruz and eight in Watsonville.

The total subdivisions filed this year is expected to easily pass the 1959 amount. Tiffin stated the surveyor's office is now checking out nine other subdivision maps.

They are as follows: Santa Cruz Gardens, north of Soquel; Bubbling Waters, near Boulder Creek; Summitt Woods, near Laurel; Rancho Rio, Ben Lomond; Stagecoach road, Scotts Valley; Laurel Mountain Estates, near the Santa Clara county line; re-subdivision of Starview Estates, Boulder Creek; Larita Woods, Ben Lomond.

County Surveyor Frank "Buster" Lewis pointed out that one

big reason for the large number of tentatives never being completed is financial problems on the part of the subdivider.

Final maps must be approved by the city of Santa Cruz, Watsonville and Capitola political bodies, if subdivisions go in these respective municipalities, before being recorded in the county recorder's office.

The county planning commission and board of supervisors pass upon subdivisions for unincorporated areas. The preliminary map—or tentative as it is usually known—must come before the planning commission. Final drawings, with more details, go to the board of supervisors for final clearance.

A subdivision, according to the county subdivision ordinance, constitutes five or more parcels of land. Maps for unincorporated areas are meticulously checked by a battery of county departments to insure that the subdivision conforms to specifications of the ordinance.

On the team are members of the planning, health, road and surveyor departments.

From all angles the proposed subdivision is viewed. The road department looks at a road for quality of construction, while the planning staff considers adequate traffic toll and its shape. Men from the surveyor's office look at the same road in relation to access from homes and right-of-way.

What about the water supply? This is the question the health department wants answered satisfactorily before clearance is given.

A firm policy has been established by the planning commission in approving tentative maps. George Moyer Jr., who handles the maps coming into the planning office, explained that the commission requires three clear-

ance, letters. They pertain to power, water and sanitation.

Moyer, who goes into the field to check many of the projects, reported that the planning office checks for proper land use. General subdivision layout, traffic circulation for roads and proper lot size are other chief points that are reviewed.

Getting approval from the health department is not easy. Sanitarian Karl Biehler related that a subdivision installing its own water system will not get the green light until the system is in operation and meets department approval. A subdivision adjacent to a sewer district has to become part of the district.

Biehler, a man with the "Show-Me-I'm-From-Missouri" attitude, wants an "okay" from a septic tank company regarding subdivisions planning to use these facilities.

A letter of clearance from the health department is needed before the building department will issue construction permits for the subdivision.

Last year the health department made 765 inspections for septic tanks and found 26 legal violations—overflowing tanks. A total of 101 complaints were received.

Lewis brought out that 50 per cent of the tentative maps must be revised before they gain final approval from the board of supervisors. If any changes are necessary between the tentative and final stage of the map, the drawings go back to the subdivider for revision.

Two of the chief points the surveyor's office checks are lot sizes and access to roads. The big access problem is in the mountain sectors where many times banks block access to roads.

Grades also come under the eye of the surveyor's staff. Attention is given to whether they are steep, flat or accessible from roads. Drainage is another phase the team checks out.

Lewis explained that it costs \$13 for a surveying team to check a lot, but the county charges only 50 cents. He plans to take action soon to have the fee raised to a more reasonable level.

The subdivisions going through the various county offices range from 10-50 lots, with the average at a 27 lots.

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Sunday, August 28, 1960

Davis Company To Get Office Furniture Pact

The board of supervisors is expected to award a contract tomorrow to the Davis Office Equipment company, 113 Locust street, for office furniture in the chronic disease ward.

A recommendation has been made by the purchasing department to the board to award the contract to Davis, lowest of three bidders with an amount of \$2470. Second lowest bidder, with \$2508 was Remington-Rand. A third bidder, H. S. Crocker, did not bid on specifications.

reach the final stage. Elmer Swan, acting road commissioner, explained that his office is primarily concerned about quality of roads.

"Sometimes even the tentatives are checked if the locations are not shown too well on the map," Swan explained.

Approximately 10 per cent of the tentatives are disapproved. Seventy-five per cent of the final maps are referred back to the subdivider for revisions because of drainage problems with the roads.



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\$6000 Income Is Needed For Four-Person Family

By Norman Walker

Washington (AP)—The labor department calculated Friday it costs about \$6000 a year to maintain a four-person city worker's

of nutritional needs and other family requirements. It compiled them into a typical budget for such a family. Then it went out and priced the

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