

ORDINANCE NO. **84-054**

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

JUN 12 1984

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED NORTH OF INTERSECTION OF FAIRWEATHER AND ERIN DRIVES

FROM THE TOWNHOUSE, R-1A ZONE(S)

AND PLACING SAME IN THE SINGLE FAMILY, R-1 ZONE(S)

(FILE NO. P-84-142)(APN: 225-240-10 and 33)

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

SECTION 1.

The territory described in the attached exhibit(s) which is in the Townhouse, R-1A zone(s), established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone and placed in the Single Family, R-1 zone(s).

This action rezoning the property described in the attached exhibit(s) is adopted subject to the following conditions and stipulations:

- a. A material consideration in the decision of the Planning Commission to recommend and the City Council to approve rezoning of the applicant's property is the development plans and representations submitted by the applicant in support of this request. It is believed said plans and representations are an integral part of such proposal and should continue to be the development program for the property.
- b. If an application for a building permit or other construction permit is filed for said parcel which is not in conformity with the proposed development plans and representations submitted by the applicant and as approved by the Planning Commission May 8, 1984, on file in the office of the Planning Department, or any provision or modification thereof as subsequently reviewed and approved by the Planning Commission, no such permit shall be issued, and the Planning Director shall report the matter to the Planning Commission as provided for in Ordinance No. 3201, Fourth Series.

SECTION 2.

The City Clerk of the City of Sacramento is hereby directed to amend the maps which are a part of said Ordinance No. 2550, Fourth Series, to conform to the provisions of this ordinance.

4 ORDINANCE No. **84-054**

JUN 12 1984

SECTION 3.

Rezoning of the property described in the attached exhibit(s) by the adoption of this ordinance shall be deemed to be in compliance with the procedures for the rezoning of property prescribed in Ordinance No. 2550, Fourth Series, as said procedures have been affected by recent court decisions.

PASSED FOR PUBLICATION: June 6, 1984

PASSED: June 12, 1984

EFFECTIVE: July 12, 1984



MAYOR

ATTEST:



CITY CLERK

P84-142

5- ORDINANCE No. **84-054**

JUN 12 1984

LEGAL DESCRIPTION

All that real property situate in the City of Sacramento, County of Sacramento, State of California, being a portion of Section 24, T.9N., R.4E., M.D.B. & M., described as follows:

BEGINNING at a point on the East line of that certain Plan entitled "Plat of Rancho Silva", filed in the office of the Recorder of said County and State in Book 125 of Maps, Map No. 7, said point being the Southwest corner of said Lot 105 as said Lot is shown on that certain plat entitled "Map of Woodgate West Unit 1", filed in said Recorders Office in Book 147 of Maps, Map No. 1; thence from said point of beginning along the Southerly line of said "Map of Woodgate West Unit 1" the following nine (9) courses: (1) North 89° 51' 00" East 105.00 feet; (2) South 82° 45' 54" East 54.45 feet; (3) South 79° 17' 04" East 434.38 feet; (4) South 44° 34' 30" East 58.69 feet; (5) South 57° 05' 48" East 116.55 feet; (6) South 82° 57' 36" East 83.29 feet; (7) North 46° 06' 27" East 83.23 feet; (8) North 23° 59' 15" East 91.22 feet; (9) South 79° 17' 23" East 186.00 feet to the Southeast corner of Lot 86, as said Lot is shown on said "Map of Woodgate West Unit 1"; said corner being on the Westerly right-of-way line as described in a decree in taking in and action of United States of America vs. George J. Meister, et al, a certified copy of which was recorded October 11, 1949, in said Recorder's Office in Book 1709 of Official Records, page 334; thence along said Westerly right-of-way line South 00° 02' 50" East 1423.63 feet to the Northeast corner of Lot 792 as said Lot is shown on that certain plat entitled "Plat of Northgate Unit No. 5", filed in said Recorders Office in Book 60 of Maps, Map No. 4; thence along the Northeasterly line of said plat the following seven (7) courses: (1) North 70° 01' 15" West 230.36 feet; (2) North 47° 31' 35" West 63.82 feet; (3) North 24° 24' 55" West 135.26 feet; (4) North 79° 00' 05" West 75.03 feet; (5) North 51° 33' 35" West 177.00 feet; (6) South 76° 11' 45" West 18.34 feet; (7) North 65° 01' 45" West 272.30 feet to the most Northerly corner of said Lot 862, as shown on said plat; thence along the Easterly line of Lot 1180 as said lot is shown on that certain plat entitled "Plat of Northgate Unit No. 10", filed in said Recorder's Office in Book 85 of Maps, Map No. 17, North 00° 03' 55" West 65.37 feet to the Northeast corner of said Lot; thence along the Northerly line of said Plat North 88° 02' 35" West 291.23 feet to the Southeast corner of that certain Parcel of Land described in that certain deed to North Sacramento Elementary School District filed in said Recorder's Office in Book 2925 of Deeds, page 520; thence along the Easterly line of said Parcel North 00° 02' 25" West 816.07 feet to the Northeast corner thereof; said point also being the Southeast corner of Lot 70 as said Lot is shown on said "Plat of Rancho Silva"; thence along the Easterly line of said plat North 00° 09' 00" West 148.54 feet to the point of beginning. Containing an area of 27.784 acres, more or less.

P 84142

6
ORDINANCE No. 84-054

JUN 12 1984