

ORDINANCE NO. **84-101**

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

OCT 9 1984

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED AT ZEPHYR RANCH ESTATES, UNIT 1; ON RIVERWIND WAY

FROM THE SINGLE FAMILY, R-1 ZONE(S)

AND PLACING SAME IN THE TOWNHOUSE, R-1A ZONE(S)

(FILE NO. P- 84-278)(APN: 031-590-01,53,54,60,79,84)

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 Single Family, R-1 zone(s), established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone and placed in the Townhouse, R-1A 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 August 23, 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.

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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.

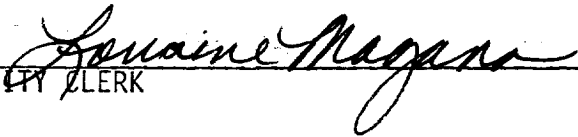
PASSED FOR PUBLICATION: SEP 25 1984

PASSED: OCT 9 1984

EFFECTIVE: NOV 8 1984


MAYOR

ATTEST:


CITY CLERK

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LEGAL DESCRIPTION

Lots 1, 53, 54, 60, 79 and 84 as shown on the Plat of "Zephyr Ranch Estates Unit No. 1", recorded in the office of the Recorder of Sacramento County in Book 134 of Maps, Map No. 10 of Official Records.

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