

ORDINANCE NO. 87-058

MAY 26 1987
ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED SOUTH OF THE INTERSECTION OF AMHERST AVENUE AND JANRICK AVENUE FROM THE SINGLE FAMILY (R-1) AND TOWNHOUSE (R-1-A) ZONE(S) AND PLACING THE SAME IN THE SINGLE FAMILY (R-1); AND FROM THE SINGLE FAMILY (R-1) AND TOWNHOUSE (R-1-A) ZONE(S) AND PLACING THE SAME IN THE TOWNHOUSE (R-1-A) ZONE (P87-110) (APN: 052-010-43.44)

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) and Townhouse (R-1-A) 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) and Townhouse (R-1-A) 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 April 23, 1987, on file in the office of the Planning Division, or any provision or modification thereof as subsequently reviewed and approved by the Planning Commission, no such permit shall be issued, and the Planning Division 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: May 19, 1987

PASSED: May 26, 1987

EFFECTIVE: June 25, 1987


MAYOR

ATTEST:


CITY CLERK

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LEGAL DESCRIPTION FOR R-1 ZONE AREA

All that real property situate in the City of Sacramento, State of California, being a portion of Sections 11 and 12, Township 7 North, Range 4 East, M.D.B. & M., more particularly described as follows:

Commencing at the intersection of Janrick Avenue and 18th Street; thence, South $00^{\circ}19'15''$ East, 124.46 feet to a point on the South boundary of Carella Gardens Unit No. 12, found in Book 59 of Record Maps, Map No. 23, Official Records and the true point of beginning; thence, South $89^{\circ}40'45''$ West, 1,208.23 feet; thence South $12^{\circ}11'40''$ East, 132.64 feet; thence, South $10^{\circ}19'00''$ East, 196.00 feet; thence, South $15^{\circ}55'55''$ East, 134.37 feet; thence, South $06^{\circ}56'36''$ East, 42.15 feet; thence, North $86^{\circ}15'52''$ East, 27.98 feet; thence, South $45^{\circ}00'26''$ East, 295.36 feet; thence, South $58^{\circ}14'33''$ East, 161.59 feet; thence, South $83^{\circ}31'58''$ East, 181.13 feet; thence, South $89^{\circ}55'30''$ East, 679.54 feet; thence, North $00^{\circ}19'15''$ West, 814.36 feet; thence, South $89^{\circ}40'45''$ West, 126.05 feet to the True Point of Beginning containing 22.066 acres gross.

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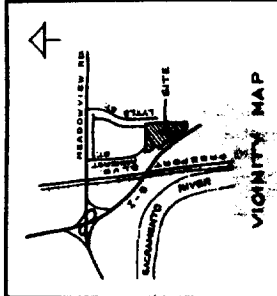
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REZONING EXHIBIT

ZONING MAP BEND STEAMBOAT

STATE OF CALIFORNIA

CITY OF SACRAMENTO



SITE INFORMATION

PROJECT DEVELOPER:
 F.C. AND SONS
 1415 13th St
 SACRAMENTO, CA 95813
 (916) 442-3444

PROJECT TYPE:
 1500 SHELTER 842 APES
 1500 SHELTER 842 APES
 1500 SHELTER 842 APES
 1500 SHELTER 842 APES

ASSESSOR'S PARCEL NO.:
 001-001-001-001

OWNER:
 F.C. AND SONS

APPLICANT (APPROX):
 F.C. AND SONS

DATE OF SUBMITTAL:
 4/23/87

DATE TO SACRAMENTO:
 4/23/87

PREPARED BY:
 F.C. AND SONS

SCALE:
 1" = 100'

CITY DISTRICT:
 CITY DISTRICT

CITY DISTRICT PERSON DEPT.:
 DISTRICT

PLANNING:
 PLANNING

PHASE I:
 SINGLE FAMILY
 SINGLE FAMILY APPLICANT
 TOTAL 119

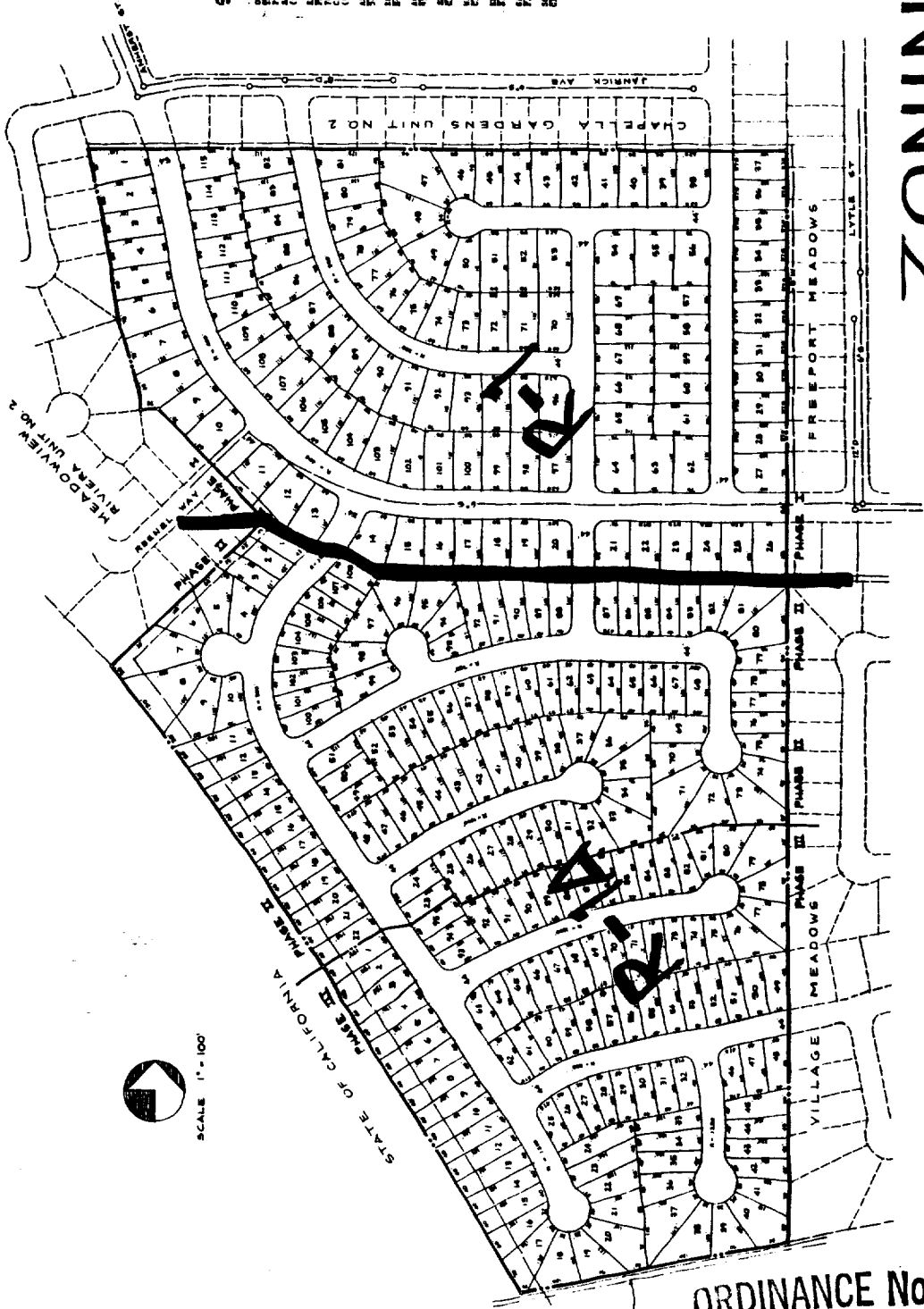
PHASE II:
 SINGLE FAMILY
 SINGLE FAMILY APPLICANT
 TOTAL 108

PHASE III:
 SINGLE FAMILY
 SINGLE FAMILY APPLICANT
 TOTAL 0

TOTAL NO. OF LOTS:
 227

MAPS:
 MAP NO. 11
 MAP NO. 12
 MAP NO. 13
 MAP NO. 14
 MAP NO. 15

DATE OF ALL LOTS WITHIN MAPS AND MAPS:
 4/23/87



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