

ORDINANCE NO. 85-067

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

JUL 2 1985

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE
COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES,
AS AMENDED, BY REMOVING PROPERTY LOCATED AT THE
SOUTHEAST CORNER OF GARDEN HIGHWAY AND ORCHARD LANE
FROM THE AGRICULTURE, A

AND PLACING SAME IN THE LIGHT DENSITY MULTIPLE FAMILY, R-3,
TOWNHOUSE, R-1A AND GARDEN APARTMENT, R-2B
(FILE NO. P- 85-063)(APN: 274-030-52,61,62)

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 Agriculture,
A zone(s),
established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed
from said zone and placed in the Light Density Multiple Family, R-3, Townhouse,
R-1A and Garden Apartment, R-2B 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 February 28, 1985, 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: MAR 12 1985

PASSED: JUL 2 1985

EFFECTIVE: AUG 1 1985

Gene Ruder
MAYOR

ATTEST:

Jamie Bluman
DEPUTY CITY CLERK

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ORDINANCE No. 85-067

JUL 2 1985



LEGAL DESCRIPTION

January 24, 1985
85-0004

MORTON & PITALO, INC.
Civil Engineering, Planning, Surveying
1430 Alhambra Blvd., Suite 200
Sacramento, Ca. 95816
916/454-9600

**RIVERVIEW RANCH
ZONING DESCRIPTION
PROPOSED APARTMENT SITE (R3)**

All that certain real property situate in the City of Sacramento, State of California, described as follows:

All that portion of Lot 34, as shown on the Map of Natomas Riverside Subdivision No. 2, filed in Book 15 of Maps, Map No. 41, Official Records of Sacramento County, together with all that portion of Swamp Land Surveys Numbers 185 and 908, located in the East one-half of Section 27, Township 9 North, Range 4 East, Mount Diablo Meridian, described as follows:

BEGINNING at the Northwest corner of said Lot 34; thence, from said point of beginning, along the Northerly and Easterly lines of said Lot 34, the following three (3) courses: (1) North 88°05'30" East 1252.72 feet; (2) South 24°29'30" East 135.94 feet; and (3) South 13°56'30" West 401.52 feet; thence, leaving said Easterly line, West 370.00 feet; thence, South 75°33'40" West 125.61 feet; thence, North 81°18'16" West 85.99 feet; thence, North 75°49'19" West 195.97 feet; thence, North 84°55'13" West 135.53 feet; thence, South 82°39'01" West 133.64 feet; thence, North 10°27'36" West 107.20 feet; thence, West 158.00 feet to a point in the Westerly line of said Lot 34; thence, along said Westerly line, North 341.68 feet to the point of beginning.

Refer this description to your title company
before incorporating it into any document.

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ORDINANCE No. 85-067

JUL 2 1985



LEGAL DESCRIPTION

January 24, 1985
85-0004

MORTON & PITALO, INC.
Civil Engineering, Planning, Surveying
1430 Alhambra Blvd., Suite 200
Sacramento, Ca. 95816
916/454-9600

**RIVERVIEW RANCH
ZONING DESCRIPTION
PROPOSED CONDOMINIUM SITE (R2B)**

All that certain real property situate in the City of Sacramento, State of California, described as follows:

All that portion of Lot 34, as shown on the Map of Natomas Riverside Subdivision No. 2, filed in Book 15 of Maps, Map No. 41, Official Records of Sacramento County, together with all that portion of Swamp Land Surveys Numbers 185 and 908, located in the East one-half of Section 27, Township 9 North, Range 4 East, Mount Diablo Meridian, described as follows:

BEGINNING at a point from which the Northwest corner of said Lot 34 bears the following three (3) courses: (1) North 10° 27' 36" West 107.20 feet; (2) West 158.00 feet to a point in the Westerly line of said Lot 34; and (3) along said Westerly line, North 341.68 feet distant; thence, from said point of beginning, North 82° 39' 01" East 133.64 feet; thence, South 84° 55' 13" East 135.53 feet; thence, South 75° 49' 19" East 195.97 feet; thence, South 81° 18' 16" East 85.99 feet; thence, North 75° 33' 40" East 125.61 feet; thence, South 12° 57' 04" East 126.54 feet; thence, South 26° 33' 54" West 245.97 feet; thence, South 16° 06' 48" West 234.20 feet; thence, South 67° 14' 56" West 168.08 feet; thence, North 80° 32' 16" West 200.73 feet; thence, North 73° 56' 22" West 152.97 feet; thence, West 195.00 feet; thence, North 170.00 feet; thence, East 158.00 feet; thence, North 138.00 feet; thence, North 09° 43' 40" East 142.04 feet; thence, North 110.00 feet; thence, North 10° 27' 36" West 25.00 feet to the point of beginning.

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JUL 2 1985



LEGAL DESCRIPTION

January 24, 1985
85-0004

MORTON & PITALO, INC.
Civil Engineering, Planning, Survey
1430 Alhambra Blvd., Suite 200
Sacramento, Ca. 95816
916/454-9600

RIVERVIEW RANCH
ZONING DESCRIPTION
PROPOSED TOWNHOMES SITE (RLA)

All that certain real property situate in the City of Sacramento, State of California, described as follows:

All that portion of Swamp Land Surveys Numbers 185 and 908, located in the East one-half of Section 27, Township 9 North, Range 4 East, Mount Diablo Meridian, described as follows:

BEGINNING at a point in the Easterly line of Orchard Lane, a public street, from which point the Northwest corner of Lot 34, as shown on the Plat of Natomas Riverside Subdivision No. 2, filed in Book 15 of Maps, Map No. 41, Official Records of Sacramento County, bears North 1029.68 feet distant; thence, from said point of beginning, leaving said Easterly line, East 195.00 feet; thence, South $73^{\circ}56'22''$ East 152.97 feet; thence, South $80^{\circ}32'16''$ East 200.73 feet; thence, North $67^{\circ}14'56''$ East 168.08 feet; thence, North $16^{\circ}06'48''$ East 234.20 feet; thence, North $26^{\circ}33'54''$ East 245.97 feet; thence, North $12^{\circ}57'04''$ West 126.54 feet; thence, East 370.00 feet to a point in the Westerly bank of Second Bannon Slough; thence, along said Westerly bank, and along the Westerly line of Reclamation District No. 1000 right-of-way recorded in Book 699, Page 268, Official Records of Sacramento County, the following eight (8) courses: (1) South $11^{\circ}41'20''$ West 131.88 feet; (2) South $11^{\circ}51'45''$ West 87.24 feet; (3) South $12^{\circ}33'54''$ West 111.75 feet; (4) South $16^{\circ}52'16''$ West 59.69 feet; (5) South $12^{\circ}47'52''$ West 115.33 feet; (6) South $66^{\circ}59'22''$ West 110.59 feet; (7) South $14^{\circ}18'16''$ West 103.07 feet; and (8) South $00^{\circ}31'50''$ West 338.34 feet to a point in the centerline of Garden Highway, a public street; thence, along said centerline, the following three (3) courses: (1) North $85^{\circ}55'07''$ West 300.22 feet; (2) along the arc of a tangent curve to the left, concave Southerly, having a radius of 6000.00 feet, subtended by a chord bearing North $87^{\circ}58'31''$ West 430.68 feet; and (3) South $89^{\circ}58'04''$ West 239.54 feet; thence, leaving said centerline, North 380.17 feet to the point of beginning.

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