

ORDINANCE NO. 89-030

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

MAY 2 1989
ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE
COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES.
AS AMENDED. BY REMOVING PROPERTY LOCATED AT LAKE FRONT
DRIVE AT THE NORTHEAST CORNER OF POCKET ROAD AND
EASTSHORE FROM THE R-1A-PUD ZONE(S) AND PLACING THE SAME
IN THE R-1-PUD ZONE(S) OR A MORE RESTRICTIVE ZONE(S) AND
ESTABLISHING EFFECTIVE DATE IN RELATION TO FILING OF A
FINAL SUBDIVISION MAP

(FILE NO. P89-099) (APN: 031-1030-016)

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 R-1-PUD zone(s) established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone and placed in the R-1-PUD 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 on March 23, 1989, 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.

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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.

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.


SECTION 4 EFFECTIVE DATE

This ordinance shall take effect only upon the recording of a final subdivision map with the Sacramento County Recorder, which map establishes parcelization consistent with the R-1-PUD and R-1A-PUD zoning designation adopted by this ordinance.


PASSED FOR PUBLICATION: April 25, 1989

PASSED: MAY 2 1989

EFFECTIVE: See Section 4 Above.


MAYOR

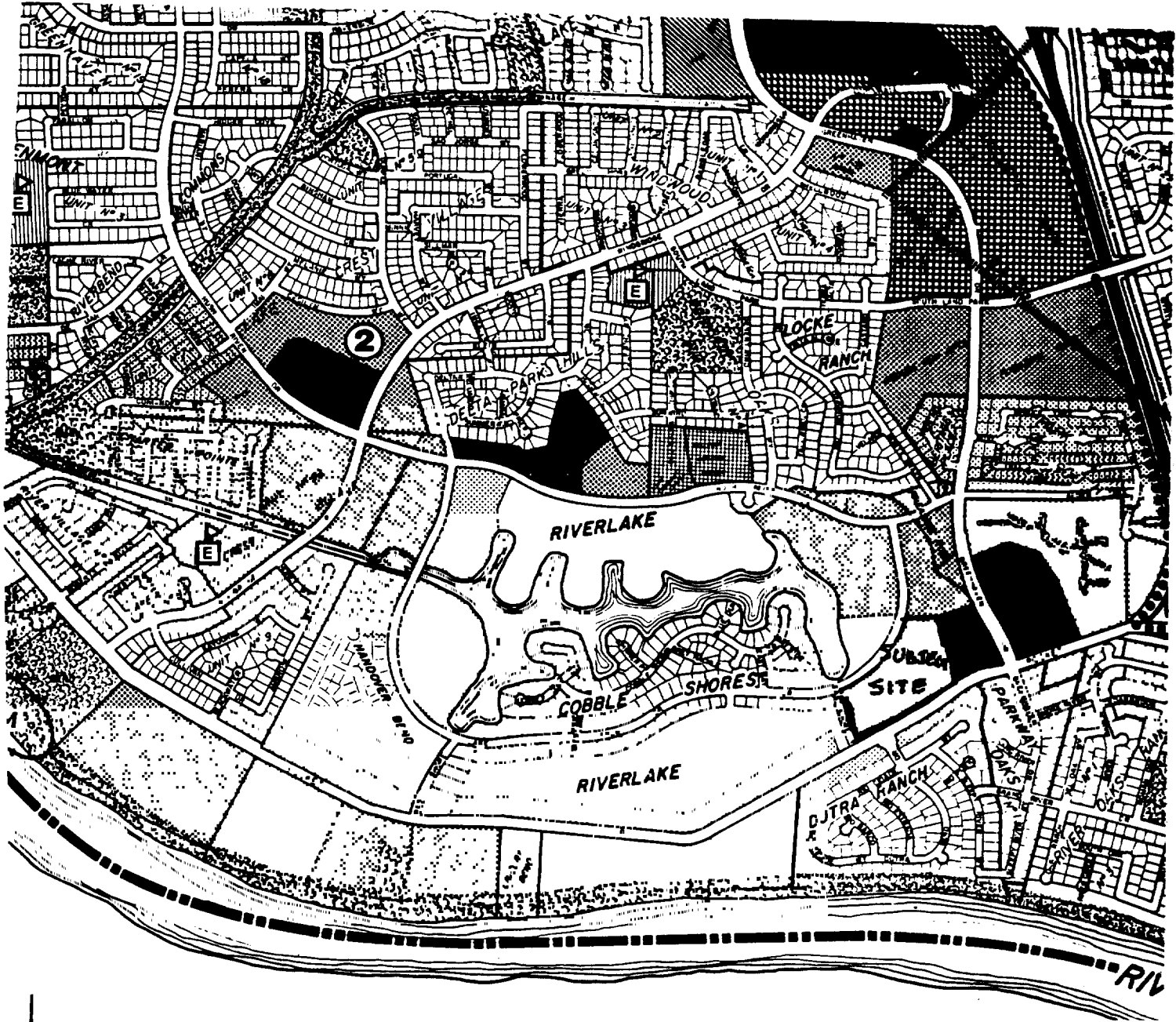
ATTEST:

ACTING
ASSISTANT

CITY CLERK

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VICINITY MAP

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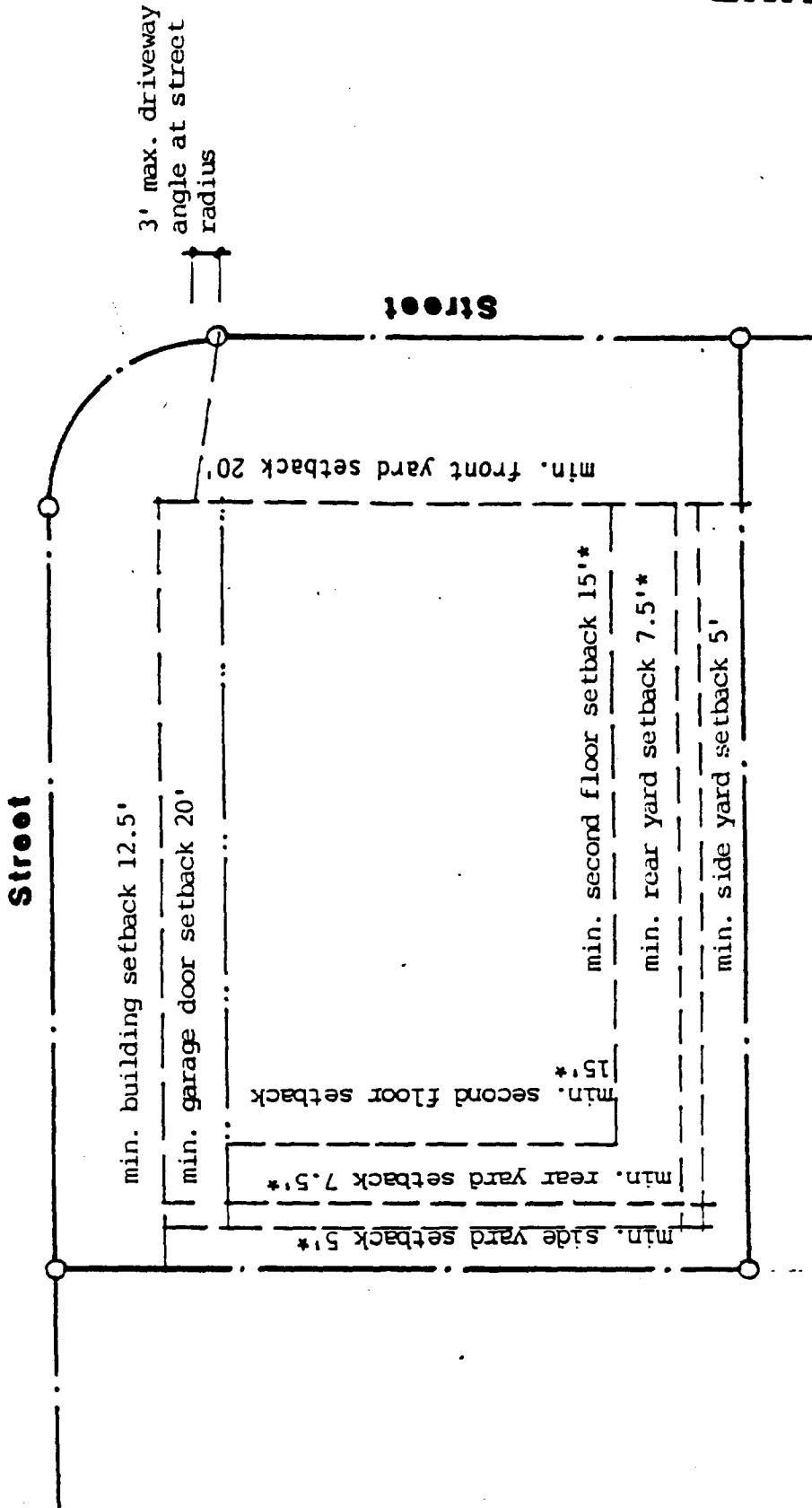
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EXHIBIT A

Corner Lot Setbacks

R-1A Zone LP/P/T (Riverlake) PUD

Valid for: **Dutra Bend** Riverlake Lot 4 Stillwater
Cobble Shores Handover, Bend



* Minimum when the residence faces main indoor living space parallel to property line.
 Each property shall maintain (1) outdoor living patio of not less than 140 square feet (open to air) behind its minimum rear yard setback directly adjacent to its main indoor living space. The minimum depth of the outdoor living patio shall be 15' from the property line.
 For these corner lots the rear yard shall be defined as the yard between the structure and the property line where the main indoor living space is parallel to the property line.
 Maximum lot coverage is 40%

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LEGAL DESCRIPTION

ALL THAT PORTION OF LOT 12, AS SAID LOT IS SHOWN ON THE OFFICIAL PLAT OF RIVERLAKE, RECORDED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY IN BOOK 172 OF MAPS, MAP NO. 1.

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