

AMENDED

# ORDINANCE NO. 86-123

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

DEC 23 1986

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED SOUTH OF INTERSECTION OF ERHARDT AVENUE, EDDINGTON WAY FROM THE AGRICULTURAL, A ZONE(S) AND PLACING THE SAME IN THE TOWNHOUSE, R-1A ZONE(S) (P86-373)  
(APN: 117-0132-004)

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 Agricultural, A 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 November 13, 1986, 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.
- c. Single family homes developed on each lot shall provide the following: frontyard landscaping and irrigation system shall be installed prior to final building inspection; roof material to be wood shake; new fencing shall be installed along the side and rear perimeters and drainage shall be improved to avoid any negative impact on adjacent lots.

ORDINANCE No. 86-123

DEC 23 1986

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.

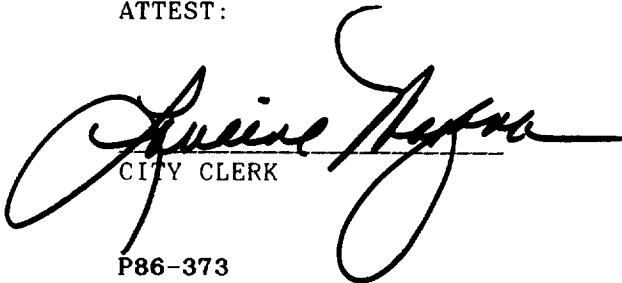
PASSED FOR PUBLICATION: DEC 16 1986

PASSED: DEC 23 1986

EFFECTIVE: JAN 22 1987

  
MAYOR

ATTEST:

  
CITY CLERK  
P86-373

LEGAL DESCRIPTION

PARTRIDGE GLEN

LOT 2 OF "EHRHARDT ACRES" 12 BM 24

A THIRTY THREE LOT, SINGLE FAMILY HOME SUBDIVISION.

P86-373

6

ORDINANCE NO. 86-123  
DEC 23 1986