

# ORDINANCE NO. 82-081

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

OCT - 5 1982

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED AT SOUTH AND EAST OF THE EXISTING TERMINUS OF ARROYO VISTA DRIVE AND EAST OF THE TERMINUS OF GRANDSTAFF DRIVE FROM THE R-1, SINGLE FAMILY ZONE AND PLACING SAME IN THE R-1A, TOWNHOUSE ZONE (FILE NO. P- 82-184 ) (APN: 117-630-54 thru 85; 117-650-01 thru 08; 117-120-07,08,24)

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, Single Family zone(s), established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone and placed in the R-1A, Townhouse 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 26, 1982 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.

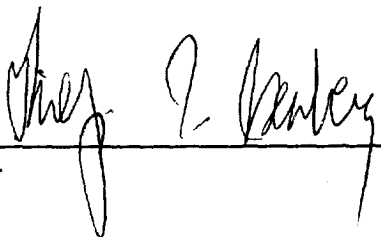
SECTION 3.

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.

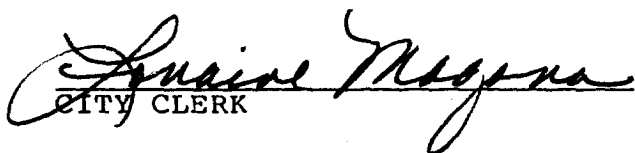
PASSED FOR PUBLICATION: SEP 28 1992

PASSED:

EFFECTIVE: OCT 5 1992  
NOV -4 1992

  
MAYOR

ATTEST:

  
CITY CLERK

82-184

117-130-07

PTN OF N W 1/4 SEC 15, T 7N, R 5E, M D B EM, DES  
C AS BEG AT PT LOC N 40°36'57" E 194.08 FT, N 77  
202° E 127.05 FT, N 65°30'42" E 107.84 FT, N 47°  
40' E 100.13 FT, N 60°43'23" E 55.29 FT N 47°40'  
E 110 FT, S 42°20' E 470.74 FT (2ND CURVE TO RIGH  
T WITH 1850.00 FT RAD SUBT BY CHD BR S 36°03'20"  
E 404.59 FT FROM N E COR OF LCT 530 VALLEY HI  
UNIT 5, TH FROM SD P O B S ALONG W LINE OF DITCH  
H DEEDED TO CITY OF SACTO IN 4897/341 TO A PT, T  
H S 89°29'11" W 110 FT, TH S 68°14'20" W 57.94 F  
T, TH S 80°29'11" W 75 FT, TH N 76°39'21" W 127.  
33 FT, TH N 67°15'10" W 909.73 FT, TH N 48°20'25"  
W 46.75 FT, TH N 41°30'35" E 107 FT, TH N 76°5  
1'22" E 33 FT, TH N 76°53'22" E 21 FT, TH CURVE  
RIGHT 41 FT RAD SUBT CHD BR N 14°12' E 37.62 FT  
TH N 41°30'35" E 190.1 FT TH CURVE RIGHT 41 FT R  
AD SUBT CHD N 60°36'53" E 26.84 FT, TH N 10°16'4  
9" W 71 FT, TH N 41°30'35" E 242.55 FT, TH N 76°  
53'15" E 33 FT, TH CURVE RIGHT 62 FT RAD SUBT CH  
D BR N 14°11'55" E 56.89 FT, TH N 76°53'15" E 21  
FT, TH CURVE RIGHT 41 FT RAD SUBT CHD BR N 14°1  
1'55" E 37.62 FT, TH N 41°30'35" E 105.74 FT TH  
N 48°29'25" W 21 FT TH N 48°20'25" W 50 FT, TH N  
20°20'25" W 150.56 FT, TH N 20°20'25" W 111.24  
FT, TH N 60°39'35" E 110 FT, TH N 20°20'25" W 29  
FT, TH CURVE RIGHT 62 FT RAD SUBT BY CHD BR N 1  
22°15' W 19.22 FT, TH S 60°39'35" W 15 FT TH N  
77°37' W 116.48 FT, TH N 20°20'25" W 90 FT TH N  
60°39'35" E 567.97' TH N 63°51'36" E 69.11 FT,  
TH N 38°48'54" E 58.15 FT, TH N 60°13'20" E 110.  
00 FT TO P O B CONTG 30.01 AC FORM PAR 120-173-6

1  
117-120-08-07

POR OF N W 1/4 OF SEC 15, T 7N, R 5E, M D B EM P  
PTY LOC AT W OF WLY LINE OF CITY PPTY DESC IN BK  
4897/344 AND E OF ELY LINE OF VALLEY-HI VENTURE  
PPTY CONTG 1.65 AC M/L FORM PAR 120-173-12

P 82184

117-12-24

PTN. OF SEC. 15, T. 7N., R. 5E., M.D.B.&M. DESC. AS BEG. AT PT.  
LOC. S. 87( 20' 10" E. 340.00 FT. FROM S.E. COR. OF LOT A OF  
VALLEY HI UNIT NO. 10, TH. N. 02( 39' 50" E. 166.69 FT. TH. N.  
29( 29' 54" E. 255.41 FT. TH. N. 60( 30' 06" W. 418.60 FT. TH.  
N. 24( 35' 45" E. 123.06 FT. TH. N. 40( 30' 08" E. 135.88 FT.,  
TH. N. 42( 36' 46" E. 138.25 FT. TH. N. 49( 00' 53" E. 138.25  
FT., TH. N. 55( 25' 15" E. 138.25 FT. TH. N. 61( 25' 20" E.  
135.02 FT., TH. N. 66( 53' 54" E. 214.9 FT. TH. N. 57( 03' 56"  
E. 296.52 FT., TH. N. 48( 55' 30" E. 142.64 FT. TH. CURVE TO  
LEFT SELY. 827 FT. RAD. TO PT., TH. N 41( 30' 35" E. 157.25 FT.,  
TH. S. 48( 29' 25" E. 46.75 FT., TH. S. 67( 15' 10" E. 809.73  
FT., TH. S. 76( 39' 21" E. 127.33 FT. TH. E. 75 FT., TH. N. 68( 14'  
20" E. 57.94 FT. TH. E. 110 FT. TO W. LINE OF DITCH DEEDED  
TO CITY OF SACTO. TH. S. ALG. SD. W. LINE AND W. ALG. N. LINE OF  
SD. DITCH TO P.O.B. EXC. POR. DEEDED TO CITY FOR RD AS IN O.R.  
5190/129 & ALSO EXC VALLEY HI UNIT NO. 11 & 13 & 15 CONTG. 26.22  
AC M/L

ALSO INCLUDING ALL LOTS IN  
VALLEY HI UNIT No. 15