

ORDINANCE NO. 88-075

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

OCT 25 1988

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED AT south side of Pocket Road, 70+ ft. west of Greenhaven Drive FROM THE Single Family Alternative (R-1A) and R-1A(PUD) ZONE(S) AND PLACING THE SAME IN THE Office Business (PUD)(OB-PUD) ZONE(S)
(FILE NO. 88-311) (APN:031-0480-001;
031-1210-002)

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 Alternative (R-1A) and R-1A(PUD) zone(s), established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone and placed in the Office Business-PUD (OB-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 September 8, 1988, 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.

88-075

57
OCT 25 1988

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: October 11, 1988

PASSED: October 25, 1988

EFFECTIVE: November 24, 1988

Gene Rueden
MAYOR

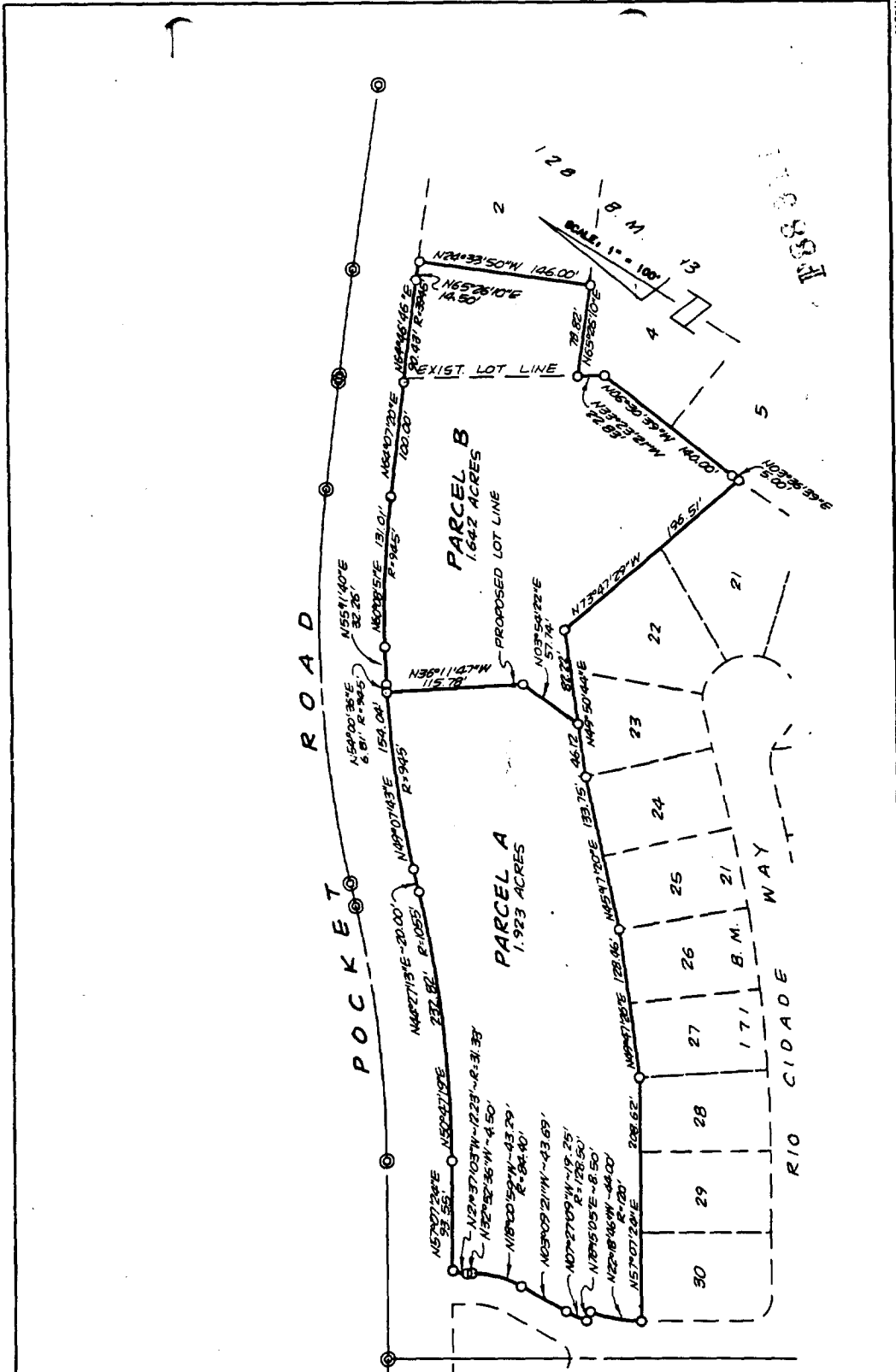
ATTEST:

Acting *James Burman*
Assistant CITY CLERK

P88-311

8

Ordinance No. 88-075
OCT 25 1988



REVISION	

JOB NO. 5761-124
 DATE: 7/88
 F.B. PAGE: _____
 SCALE: 1"=100'
 DRAWN BY: *[Signature]*
 CHECKED BY: *[Signature]*

TITLE: LOT LINE ADJUSTMENT - LOT 1, 12B
 B.M. 13 & LOT B, 171 B.M. 21

CLIENT: L & P / PACIFIC TECHERT

THE SPINK CORPORATION
 ENGINEERS • PLANNERS • SURVEYORS

SCALE HURCHER

CODE: PKT-19 DR. NO. H-6328

PROPOSED PARCELS

PARCEL A:

All that portion of Lot B, as shown on "Dutra Bend at Riverlake", the official plat of which is recorded in the Office of the Recorder of Sacramento County in Book 171 of Maps, Map No. 21, described as follows:

Beginning at the most Southerly corner of said Lot B; thence from said point of beginning along the boundary of said Lot B; the following eleven (11) courses: (1) curving to the right on an arc of 120.00 feet radius, said arc being subtended by a chord bearing North 22° 18' 46" West 44.00 feet, (2) South 78° 15' 05" West 8.50 feet, (3) curving to the right on an arc of 128.50 feet radius, said arc being subtended by a chord bearing North 07° 27' 09" West 19.25 feet, (4) North 03° 09' 21" West 43.69 feet, (5) curving to the left on an arc of 84.40 feet radius, said arc being subtended by a chord bearing North 18° 00' 59" West 43.29 feet; (6) North 32° 52' 36" West 4.50 feet, (7) curving to the right on an arc of 31.33 feet radius, said arc being subtended by a chord bearing North 21° 37' 03" West 12.23 feet, (8) North 57° 07' 24" East 93.55 feet, (9) curving to the left on an arc of 1055.00 feet radius, said arc being subtended by a chord bearing North 50° 47' 19" East 232.82 feet; (10) North 44° 27' 13" East 20.00 feet and (11) curving to the right on an arc of 945.00 feet radius, said arc being subtended by a chord bearing North 49° 07' 43" East 154.04 feet; thence South 36° 11' 47" East 115.78 feet; thence South 03° 54' 22" West 57.74 feet to the Southeasterly boundary of said Lot B; thence along said Southeasterly line of the following four (4) courses: (1) South 49° 50' 44" West 46.12 feet, (2) South 45° 17' 20" West 133.75 feet, (3) South 49° 47' 26" West 128.46 feet and (4) South 57° 07' 24" West 208.62 feet to the point of beginning, containing 1.923 acres, more or less.

PARCEL B:

Lot 1, as shown on "Parkway Oaks Unit No. 1", the official plat of which is recorded in the Office of the Recorder of Sacramento County in Book 128 of Maps, Map No. 13, and all that portion of Lot B, as shown on "Dutra Bend at Riverlake", the Official plat of which is recorded in the office of said Recorder in Book 171 of Maps, Map No. 21, described as follows:

ORDINANCE NO. 88-075

P88-311

9-8-88

OCT 25 1988 Item

Beginning at the most Southerly corner of said Lot 1; thence from-said point of beginning along the boundary of said Lot 1 and the boundary of said Lot B the following eight (8) courses: (1) North 65° 26' 10" East 78.82 feet, (2) North 24° 33' 50" West 146.00 feet (3) South 65° 26' 10" West 14.50 feet, (4) curving to the left on an arc of 3,945.00 feet radius, said arc being subtended by a chord bearing South 64° 46' 46" West 90.43 feet, (5) South 64° 07' 20" West 100.00 feet, (6) curving to the left on an arc of 945.00 feet radius, said arc being subtended by a chord bearing South 60°08' 51" West 131.01 feet, (7) South 55° 11' 40" West 32.26 feet and(8) curving to, the left on an arc of 945.00 feet radius, said arc being subtended by a chord bearing South 54° 0' 36" West 6.81 feet; thence South 36° 11' 47" East 115.78 feet; thence South 03° 54' 22" West 57.74 feet to the boundary of said Lot B; thence along the boundary of said Lot B the following five (5) courses: (1) North 49° 50' 44" East 82.22 feet, (2) South 73° 47' 29" East 196.51 feet, (3) North 03° 36' 39" East 5.00 feet, (4) North 06° 30' 39" East 140.00 feet and (5) North 33° 23' 21" West 22.83 feet to the point of beginning, containing 1.642 acres, more or less.

88/#5/CW.3

THE SPINK CORPORATION
 CHECKED: _____ DATE _____
 TYPING _____
 TRAVERSE bw | 1/1/38
 MAP _____
 DELIVERED TO: _____

Refer this description to title company before incorporating it in any document and to the Planning Commission of the governing body for compliance with ordinances. **ORDINANCE NO. 88-075**
 OCT 25 1988

P88-311

9-8-88 ⁴ 12