

ORDINANCE NO. 84-076

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

JUL 31 1984

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED AT THE NORTH-EAST CORNER OF GREENHAVEN DRIVE AND CORPORATE WAY A PORTION FROM GENERAL COMMERCIAL, C-2(PUD) TO OFFICE BUILDING, OB(PUD) AND A PORTION FROM OFFICE BUILDING, OB(PUD) TO GENERAL COMMERCIAL, C-2(PUD).
(P84-140) (APN: 031-051-05,06,07,08)

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

SECTION 1.

The territory described in the attached exhibit(s), a portion of which is in the General Commercial, C-2(PUD) is hereby removed from said zone and placed in the Office Building, OB(PUD) zone and a portion of which is in the Office Building, OB(PUD) zone is hereby removed from said zone and placed in the General Commercial, C-2(PUD) zone, established by Ordinance No. 2550, Fourth Series.

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 June 14, 1984, 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.

ORDINANCE No. **84-076**

JUL 31 1984

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: JUL 10 1984

PASSED: JUL 31 1984

EFFECTIVE: AUG 30 1984

Anne Rudin
MAYOR

ATTEST:

Lorraine Nagano
CITY CLERK

P84-140

ORDINANCE No. 84-076
JUL 31 1984

DESCRIPTION OF PROPERTY TO BE ZONED O. B.

SHEET 1

All that portion of Parcels 1 and 2, as said parcels are shown on that certain parcel map entitled "Lot A and a Portion of Lot B as Shown on the Parcel Map Entitled: 'Portion of Projected Sections 2 & 3, T. 7 N., R. 4 E., M. D. B. & M. (45 P. M. 8)'" recorded in the office of the Recorder of Sacramento County in Book 80 of Parcel Maps at Page 14 and all that portion of Parcel C, as said parcel is described in the Certificate of Compliance recorded in the office of said Recorder in Book 83-02-14 Page 790 Sacramento County Official Records, described as follows:

Beginning at the northwest corner of said Parcel 1; thence from said point of beginning along the southerly right-of-way line of Corporate Way the following two (2) courses and distances: (1) North 82° 45' 00" East 373.82 feet and (2) curving to the right on an arc of 20.00 feet radius, said arc being subtended by a chord bearing South 52° 15' 00" East 28.28 feet to a point located on the westerly right-of-way line of Parkway Drive; thence along said westerly right-of-way line the following two (2) courses and distances: (1) South 07° 15' 00" East 111.00 feet and (2) curving to the right on an arc of 371.00 feet radius, said arc being subtended by a chord bearing South 19° 36' 41" West 335.26 feet; thence North 43° 31' 38" West 50.00 feet; thence South 82° 45' 00" West 210.00 feet; thence South 11° 37' 41" West 90.10 feet to a point located on the northerly right-of-way line of Greenhaven Drive; thence along said northerly right-of-way line the following five (5) courses and distances: (1) northwesterly, curving to the left on an arc of 765.90 feet radius, said arc being subtended by a chord bearing North 73° 01' 02" West 45.89 feet, (2) curving to the left on an arc of 1,050.00 feet radius, said arc being subtended by a chord bearing North 78° 12' 04" West 127.00 feet, (3) North 81° 40' 07" West 240.07 feet, (4) curving to the right on an arc of 950.00 feet radius, said arc being subtended by a chord bearing North 76° 17' 10" West 178.23 feet and (5) curving to the right on an arc of 20.00 feet radius, said arc being subtended by a chord bearing North 24° 23' 37" West 29.02 feet to a point located on the southeasterly right-of-way line of said Corporate Way; thence along said southeasterly right-of-way line the following three (3) courses and distances: (1) North 22° 07' 00" East 79.98 feet, (2) curving to the right on an arc of 371.00 feet radius, said arc being subtended by a chord bearing North 52° 26' 00" East 374.55 feet and (3) North 82° 45' 00" East 231.96 feet to the point of beginning; containing 7.978 acres, more or less.

THE SPINK CORPORATION
CHECKED: _____ DATE _____
TYPING _____
TRAVERSE _____
MAP _____
DELIVERED TO: _____

Refer this description to the company before incorporating it in any document and to the Planning Commission of the governing body for compliance with lot split ordinances.

ORDINANCE No. 84-076
JUL 31 1984

DESCRIPTION OF PROPERTY TO BE ZONED C-2

SHEET 2

All that portion of Parcels 5, 6, 7 and 8, as said parcels are shown on that certain parcel map entitled "Lot A and a Portion of Lot B as Shown on the Parcel Map Entitled: 'Portion of Projected Section 2 and 3, T. 7 N., R. 4 E., M. D. B. & M. (145 P. M. 8)'" recorded in the office of the Recorder of Sacramento County in Book 80 of Parcel Maps at Page 14, described as follows:

Beginning at the most southerly corner of said Parcel 5; thence from said point of beginning along the northerly right-of-way line of Corporate Way the following two (2) courses and distances: (1) northwesterly, curving to the left on an arc of 489.00 feet radius, said arc being subtended by a chord bearing North 74° 45' 16" West 374.20 feet and (2) South 82° 45' 00" West 205.00 feet; thence North 01° 30' 00" West 310.00 feet; thence North 88° 30' 00" East 205.00 feet; thence South 01° 30' 00" East 115.00 feet; thence North 88° 30' 00" East 25.70 feet; thence North 34° 54' 57" East 355.60 feet to a point located on the northeasterly boundary of said parcel map; thence along the boundary of said parcel map the following three (3) courses and distances: (1) South 55° 05' 03" East 182.00 feet, (2) curving to the right on an arc of 535.00 feet radius, said arc being subtended by a chord bearing South 38° 58' 46" East 296.91 feet and (3) South 41° 04' 25" West 305.53 feet to the point of beginning; containing 5.695 acres, more or less.

THE SPINK CORPORATION:
CHECKED: _____ DATE _____

TYPING _____

TRAVERSE L.H. 5-21-84

MAP _____

DELIVERED TO: _____

Before this description is filed, the company, before incorporating it in any document and to the Planning Commission of the governing body for compliance with local ordinances.

ORDINANCE No. 84-076
JUL 31 1984

DESCRIPTION OF PROPERTY TO BE ZONED C-2

SHEET 1

All that portion of Parcels 1 and 2, as said parcels are shown on that certain Parcel Map entitled "Lot A and a Portion of Lot B as Shown on the Parcel Map Entitled: 'Portion of Projected Sections 2 & 3, T. 7 N., R. 4 E., M. D. B. & M. (45 P. M. 8)'" recorded in the office of the Recorder of Sacramento County in Book 80 of Parcel Maps at Page 14 described as follows:

Beginning at a point located on the northerly right-of-way line of Greenhaven Drive, from which the most westerly corner of said Parcel 2 bears North $73^{\circ} 01' 04''$ West 45.88 feet; thence from said point of beginning North $11^{\circ} 37' 41''$ East 90.10 feet; thence North $82^{\circ} 45' 00''$ East 210.00 feet; thence South $43^{\circ} 31' 38''$ East 50.00 feet to a point located on the northwesterly right-of-way line of Parkcity Drive; thence along said northwesterly right-of-way line the following three (3) courses and distances: (1) southwesterly, curving to the left on an arc of 429.00 feet radius, said arc being subtended by a chord bearing South $37^{\circ} 44' 19''$ West 130.29 feet, (2) South $29^{\circ} 00' 16''$ West 32.50 feet and (3) curving to the right on an arc of 20.00 feet radius, said arc being subtended by a chord bearing South $72^{\circ} 38' 55''$ West 27.61 feet to a point located on the northerly right-of-way line of said Greenhaven Drive; thence along said northerly right-of-way line the following two (2) courses and distances: (1) North $63^{\circ} 42' 25''$ West 50.57 feet and (2) curving to the left on an arc of 765.90 feet radius, said arc being subtended by a chord bearing North $67^{\circ} 30' 13''$ West 101.43 feet to the point of beginning; containing 0.663 acre, more or less.

THE SPINK CORPORATION
CHECKED: _____ DATE _____
TYPING _____
TRAVERSE _____
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 lot split ordinances.

ORDINANCE No. **84-076**

JUL 31 1984

8

DESCRIPTION OF PROPERTY TO BE ZONED O. B.

SHEET 2

All that portion of Parcels 6, 7, 8 and 9, as said parcels are shown on that certain parcel map entitled "Lot A and a Portion of Lot B as Shown on the Parcel Map Entitled: "Portion of Projected Sections 2 and 3, T. 7 N., R. 4 E., M. D. B. & M. (145 P. M. 8)" recorded in the office of the Recorder of Sacramento County in Book 80 of Parcel Maps at Page 14, described as follows:

Beginning at the southwest corner of said Parcel 9; thence from said point of beginning along the boundary of said parcel map the following four (4) courses and distances: (1) North $01^{\circ} 30' 00''$ West 631.64 feet, (2) South $88^{\circ} 41' 18''$ East 256.98 feet, (3) curving to the right on an arc of 335.00 feet radius, said arc being subtended by a chord bearing South $72^{\circ} 56' 13''$ East 205.40 feet and (4) South $55^{\circ} 05' 03''$ East 474.34 feet; thence South $34^{\circ} 54' 57''$ West 355.60 feet; thence South $23^{\circ} 30' 00''$ West 25.70 feet; thence North $01^{\circ} 30' 00''$ West 115.00 feet; thence South $88^{\circ} 30' 00''$ West 205.00 feet; thence South $01^{\circ} 30' 00''$ East 310.00 feet to a point located on the northerly right-of-way line of Corporate Way; thence along said northerly right-of-way South $82^{\circ} 45' 00''$ West 403.32 feet to the point of beginning; containing 11.140 acres, more or less.

THE SPINK CORPORATION
CHECKED: _____ DATE _____
TYPING _____
TRAVERSE _____
MAP _____
DELIVERED TO: _____

Refer this description to title company before incorporating in any document and to the Planning Commission of the governing body for compliance with lot split ordinances.

ORDINANCE No. 84-076

JUL 31 1984