

# ORDINANCE NO. 88-069

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

SEP 20 1988

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED AT CENTER PARKWAY & BRUCEVILLE ROAD AT PROPOSED PARKLANDS DRIVE FROM THE \_\_\_\_\_ AGRICULTURE (A) \_\_\_\_\_

\_\_\_\_\_ ZONE(S) AND PLACING THE SAME IN THE SINGLE FAMILY ALTERNATIVE (R-1A), STANDARD SINGLE FAMILY (R-1) & MULTI-FAMILY (R-2B) ZONE. (P88-220) (APN: 117-0140-019,032,033 117-0154-010,011)

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 \_\_\_\_\_ Agriculture (A) \_\_\_\_\_ zone(s), established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone and placed in the Single Family Alternative (R-1A), Single Family (R-1) and Multi-Family (R-2B) \_\_\_\_\_ 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 11, 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.

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: 09-13-88

PASSED: 09-20-88

EFFECTIVE: 10-20-88

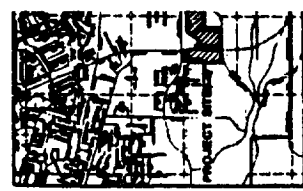
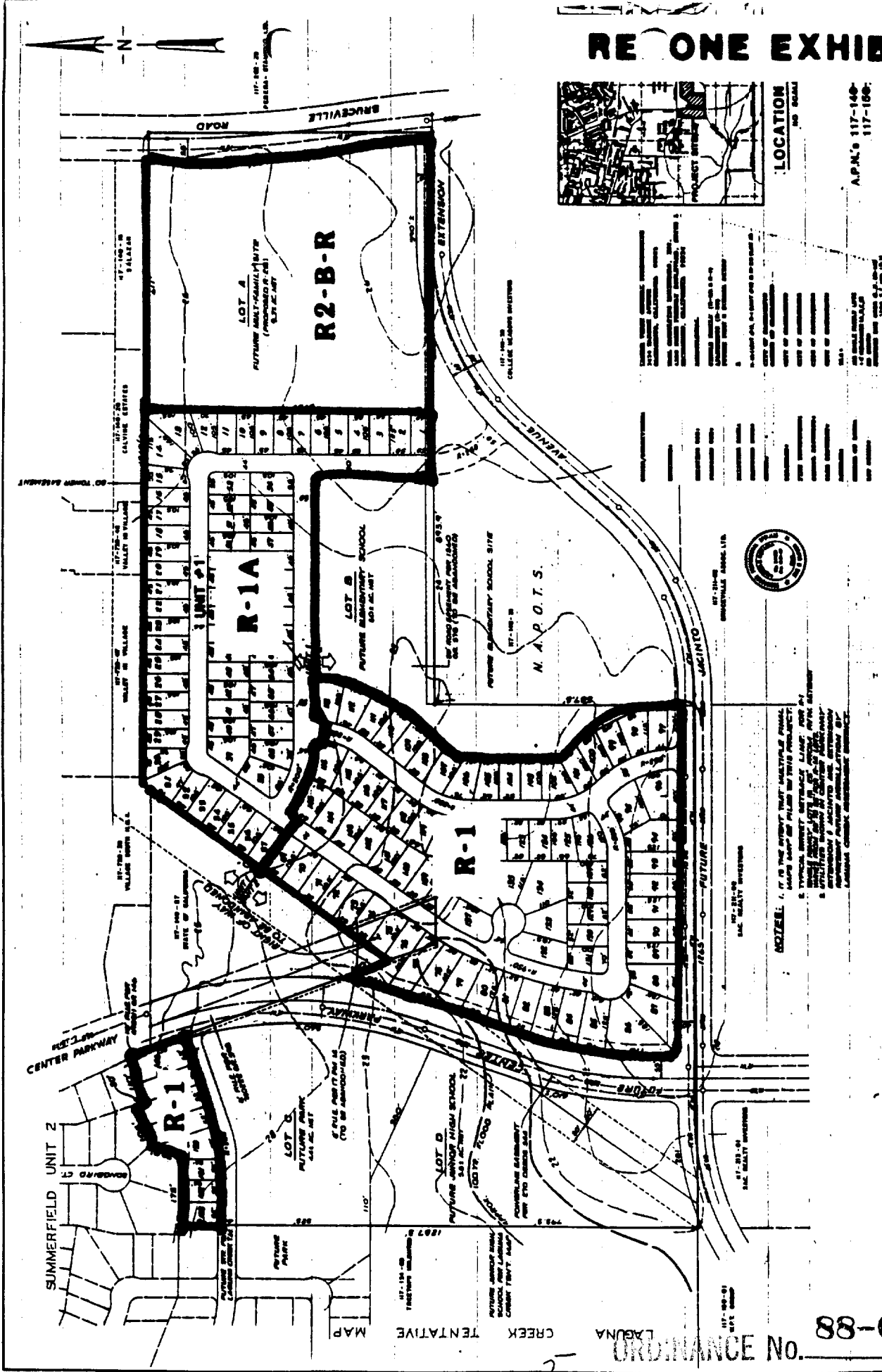
  
\_\_\_\_\_  
MAYOR

ATTEST:

  
\_\_\_\_\_  
ACTING CITY CLERK

P88-220

# RE ONE EXHIBIT



**LOCATION**  
 PROJECT AREA  
 MAP SHEET  
 A.P.N.'s 117-140-000  
 117-140-000  
 117-140-000

NO.	DESCRIPTION	DATE
1	PREPARED BY THE ENGINEER	11-15-88
2	REVISION	11-15-88
3	REVISION	11-15-88
4	REVISION	11-15-88
5	REVISION	11-15-88
6	REVISION	11-15-88
7	REVISION	11-15-88
8	REVISION	11-15-88
9	REVISION	11-15-88
10	REVISION	11-15-88

**TENTATIVE SUBDIVISION MAP**  
**KASL**  
 CHAS. T. KASL, INC.  
 1100 J STREET, SACRAMENTO, CALIF. 95811  
 MAY, 1988  
 7-28-88  
 REVISION

**LAGUNA VERDE**  
 CITY OF SACRAMENTO, CALIFORNIA

NO.	DATE	REVISION	BY	DESCRIPTION



**NOTES:**  
 1. IT IS THE INTENT THAT MULTIPLE PARCELS BE TYPICALLY SUBDIVIDED INTO 1/2 ACRE PARCELS.  
 2. TYPICAL STREET WIDTHS SHALL BE 40 FT. TO 60 FT.  
 3. ALL UTILITIES SHALL BE DEEPENED TO 4 FT. BELOW FINISHED GRADE.  
 4. ALL UTILITIES SHALL BE DEEPENED TO 4 FT. BELOW FINISHED GRADE.  
 5. ALL UTILITIES SHALL BE DEEPENED TO 4 FT. BELOW FINISHED GRADE.

P88-220

8/11/88

SEP 20 1988  
 item 12

ORDINANCE No. 88-089

The land referred to in this Report is situated in the State of California, County of Sacramento, City of Sacramento, and is described as follows:

PARCEL NO. 1:

Parcel B of that certain Parcel Map entitled "A portion of the NW  $\frac{1}{4}$  of Section 22 T. 7 N., R 5 E., M.D.M. and of Ehrardt Acres (12 B.M. 24)", filed in Book 37 of Parcel Maps, at page 13, records of said County.

PARCEL NO. 2:

The South 629.31 feet of the NW  $\frac{1}{4}$  of Section 22, T. 7 N., R. 5 E., M.D.B.&M.

✓EXCEPTING THEREFROM any of said land lying within the following described parcel:

Beginning at the center of said Section 22 and running thence North along the East line of said Section 22, a distance of 629.31 feet; thence West, parallel to the South line of the Northwest  $\frac{1}{4}$  of said Section 22, a distance of 1384.37 feet; thence South parallel to the East line of the Northwest  $\frac{1}{4}$  of said Section 22, a distance of 629.31 feet to the South line of the Northwest  $\frac{1}{4}$  of said Section 22; thence East along the South line of the Northwest  $\frac{1}{4}$  of said Section 22, a distance of 1384.37 feet to the point of beginning.

✓ALSO EXCEPTING THEREFROM any of said land lying within the following described parcel:

Beginning at a point from which the Northeast corner of the Northwest one-quarter of Section 22, as shown on the Record of Survey entitled "Portions of Sections 15, 16, 21 & 22 T. 7 N., R. 5 E., M.D.B.&M.", recorded in the office of the Recorder of Sacramento County in Book 25 of Surveys, at page 25, bears the following three (3) courses and distances: (1) North 21° 00' 16" West 354.76 feet; (2) North 89° 30' 12" East 2284.67 feet; (3) North 00° 44' 23" West 1006.91 feet; thence from said point of beginning North 89° 10' 10" East 43.51 feet; thence South 16° 14' 27" East 2.62 feet; thence South 21° 00' 16" East 733.16 feet; thence South 89° 10' 01" West 106.53 feet; thence North 21° 00' 16" West 735.85 feet; thence North 89° 10' 10" East 53.26 feet to the point of beginning.

PARCEL NO. 3:

Parcel E, of that certain Parcel Map entitled "Parcel Map of Parcel A of a Portion of the NW ¼ Section 22, T. 7 N., R. 5 E., M.D.B.&M.", filed in book 17 of Parcel Maps, at page 14, records of said County.

EXCEPTING THEREFROM any of said land lying within and Westerly of the following described parcel:

Beginning at a point from which the Northeast corner of the Northwest one-quarter of Section 22, as shown on the Record of Survey entitled "Portions of Sections 15, 16, 21 & 22, T. 7 N., R. 5 E., M.D.B.&M.", recorded in the office of the Recorder of Sacramento County in Book 25 of Surveys, page 25, bears the following three (3) courses and distances: (1) North 21° 00' 16" West 354.76 feet; (2) North 89° 30' 12" East 2284.67 feet; (3) North 00° 44' 23" West 1006.91 feet; thence from said point of beginning North 89° 10' 10" East 53.51 feet; thence South 16° 14' 27" East 2.62 feet; thence South 21° 00' 16" East 733.16 feet; thence South 89° 10' 01" West 106.53 feet; thence North 21° 00' 16" West 735.85 feet; thence North 89° 10' 10" East 53.26 feet to the point of beginning.

ALSO EXCEPTING THEREFROM that portion of said Northwest quarter of Section 22 lying within and Westerly of the land described in the Deed from C. L. Bowman & Associates, Inc., a corporation, to the City of Sacramento, said Deed recorded March 11, 1969 Book 69-03-11, page 146, Official Records.

At the date hereof Exceptions to coverage in addition to the Exceptions and Exclusions in said policy form would be as follows:

- A. AS TO PARCEL NO. 1:
- TAXES, general and special, for the fiscal year 1987-1988, as follows:
- Parcel No. : 117-0154-008
- Billing No. : 87245150
- Code Area : 03-117
- 1st Installment : \$1,923.65 DELINQUENT PLUS PENALTY
- 2nd Installment : \$1,923.65 Due February 1, 1988; Delinquent April 10, 1988
- Land : \$350,595.00
- Imp. Value : \$NONE
- Exemption : \$NONE

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