

ORDINANCE NO. 86-120

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 NORTH OF POCKET ROAD, SOUTH OF LAKE FRONT DRIVE, BETWEEN EAST AND WEST SHORE DRIVE FROM THE SINGLE FAMILY (PLANNED UNIT DEVELOPMENT), R-1 (PUD) ZONE(S) AND PLACING THE SAME IN THE TOWNHOUSE (PLANNED UNIT DEVELOPMENT), R-1A (PUD) ZONE(S) (P86-395)
(APN: portion of 031-0103-007, 008, 011, 012)

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 (Planned Unit Development), R-1 (PUD) zone(s), established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone and placed in the Townhouse (Planned Unit Development), R-1A (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 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.

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.

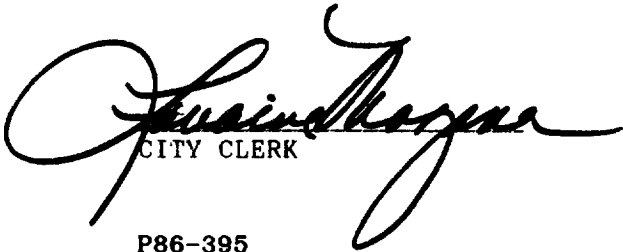
PASSED FOR PUBLICATION: December 16, 1986

PASSED: December 23, 1986

EFFECTIVE: January 22, 1987


MAYOR

ATTEST:


CITY CLERK

P86-395

5
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DEC 23 1986

LEGAL DESCRIPTION

All that projected Sections 2,3,10, and 11, Township 7 North, Range 4 East M.D.B. & M., City of Sacramento described as follows:

Beginning at a point from which the most Northerly corner of that certain 73.985 acre tract of land on that certain Record of Survey entitled "Portion of Projected Sections 3,4,9 and 10, Township 7 North, Range 4 East M.D.B. & M. Located in Swamp Land Surveys No.s 189, 245, 261 & 287, City of Sacramento, California", filed in the office of the Recorder of Sacramento County in Book 34 of Surveys, at page 5, bears the following two courses: 1) North 66° 43' 45" West 1217.94 feet to the Westerly line of said 73.985 acre tract of land, and 2) North 23° 16' 15" East 1924.29 feet; thence from said point of beginning curving to the right on an arc of 25.00 feet radius, said arc being subtended by a chord bearing North 61° 40' 30" East 35.03 feet; thence curving to the left on an arc of 747.00 feet radius, said arc being subtended by a chord bearing South 86° 35' 08" East 329.18 feet; thence North 80° 41' 09" East 352.00 feet; thence curving to the right on an arc of 428.11 feet radius, said arc being subtended by a chord bearing North 85° 07' 02" East 66.16 feet; thence North 89° 32' 55" East 197.00 feet; thence curving to the left on an arc of 760.12 feet radius, said arc being subtended by a chord bearing North 70° 59' 45" East 483.70 feet; thence North 52° 26' 36" East 121.97 feet, thence curving to the right on an arc of 868.93 feet radius, said arc being subtended by a chord bearing North 72° 00' 57" East 582.19 feet; thence South 88° 24' 42" East 472.00 feet; thence curving to the left on an arc of 777.00 feet radius, said arc being subtended by a chord bearing North 80° 32' 36" East 297.72 feet; thence curving to the right on an arc of 25.00 feet radius, said arc being subtended by a chord bearing South 60° 39' 21" East 38.22 feet; thence South 10° 48' 35" East 48.64 feet; thence curving to the left on an arc of 200.00 feet radius, said arc being subtended by a chord bearing South 15° 10' 42" East 30.47 feet; thence South 19° 32' 49" East 134.33 feet; thence curving to the left on an arc of 837.00 feet radius, said arc being subtended by a chord bearing South 22° 15' 47" East 79.33 feet; thence South 57° 07' 24" West 1031.95 feet; thence curving to the right on an arc of 785.00 feet radius, said arc being subtended by a chord bearing South 75° 21' 58" West 491.48 feet; thence North 86° 23' 28" West 1778.38 feet; thence curving to the right on an arc of 563.00 feet radius, said arc being subtended by a chord bearing North 20° 43' 37" East 77.84 feet; thence North 24° 41' 28" East 223.71 feet; thence curving to the left on an arc of 200.00 feet radius, said arc being subtended by a chord bearing North 20° 56' 57" East 26.11 feet; thence North 17° 12' 25" East 62.06 feet to the point of beginning, containing 39.355 acres more or less.