

**ORDINANCE NO. 83-102**

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

**AUG 3 0 1983**

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE  
 COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES,  
 AS AMENDED, BY REMOVING PROPERTY LOCATED WEST OF  
POCKET ROAD AT LITTLE RIVER DRIVE  
 FROM THE SINGLE FAMILY (R-1) ZONE(S)  
 AND PLACING SAME IN THE TOWNHOUSE (R-1A) ZONE(S)  
 (FILE NO. P-83-107 )(APN: 031-020-17)

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

SECTION 1.

The territory described in the attached exhibit as Parkway Oaks Tentative Map Lots  
 1, 8, 9, 16, 17, and 24, which is in the Single Family (R-1) zone,  
 established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed  
 from said zone and placed in the Townhouse (R-1A)  
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 May 26, 1983, 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: JUN 28 1983

PASSED: AUG 30 1983

EFFECTIVE: SEP 29 1983

  
MAYOR

ATTEST:

  
CITY CLERK

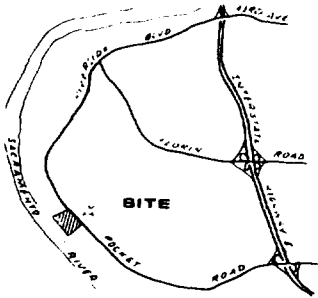
P83-107

REVISED 8-15-83

TENTATIVE MAP

PARKWAY OAKS UNIT NO. 5

CITY OF SACRAMENTO, CALIFORNIA



LOCATION MAP

- TREE LISTING:
1. 12" ENGLISH WALNUT 20' SPREAD
  2. 4" CITRUS HALL ORAD
  3. 20" ENGLISH WALNUT 35' SPREAD
  4. 18" ENGLISH WALNUT 30' SPREAD
  5. 30" BLACK WALNUT 50' SPREAD
  6. 24" BLACK WALNUT 50' SPREAD
  7. 30" BLACK WALNUT 50' SPREAD
  8. 3-74" TRUNK ON A 42" BASE BLACK WALNUT 50' SPREAD
  9. 1-18" AND 1-24" TRUNK ON A 40" BASE ENGLISH WALNUT 40' SPREAD
  10. 2-24" TRUNK ON A 36" BASE ENGLISH WALNUT 50' SPREAD
  11. FISH BUSH 30' SPREAD
  12. 30" ENGLISH WALNUT 50' SPREAD
  13. 7-15" TRUNK ON A 74" BASE ENGLISH WALNUT 50' SPREAD
  14. CLUMP OF 87-88" ENGLISH WALNUT 50' SPREAD
  15. 8" BLACK WALNUT 20' SPREAD
  16. 24" BLACK WALNUT 36" SPREAD
  17. 1-20" AND 1-12" ON 36" BASE BLACK WALNUT 55' SPREAD
  18. 2-18" AND 1-12" ON 42" BASE COTTONWOOD 40' SPREAD
  19. 30" COTTONWOOD 40' SPREAD

RECORD UNDER A SUBDIVISION:  
Angelo Tsakopoulos,  
7700 College Town Drive, Suite 101  
Sacramento, California 95826

ENGINEER:  
The Spink Corporation  
Post Office Box 2511  
Sacramento, California 95811

ASSESSOR'S PARCEL NO.  
17-070-17

EXISTING ZONING:  
R-1

PROPOSED ZONING:  
R-1 and R-1A

PROPOSED USE:  
6 Corner Lots - Half-plex  
18 Interior Lots - Single Family Detached  
Lot A

PROPOSED IMPROVEMENTS:  
SACRAMENTO CITY Standards

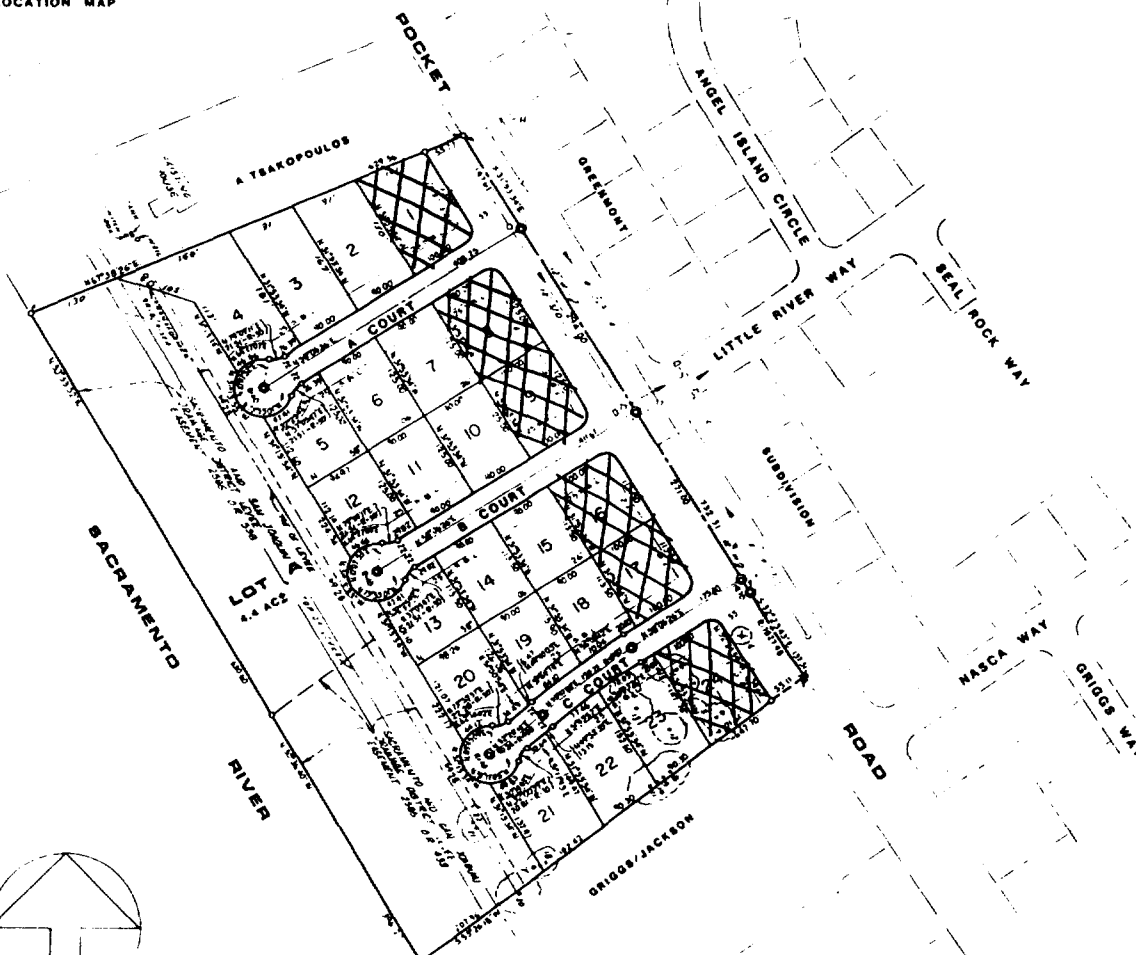
WATER SUPPLY:  
City of Sacramento

SEWAGE DISPOSAL:  
City of Sacramento

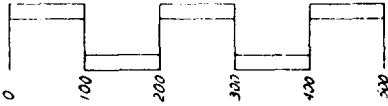
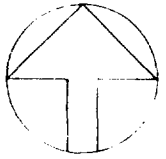
GROSS AREA:  
13.6 Ac. +/-

NET AREA:  
12.5 Ac. +/-

NOTE:  
EXISTING STRUCTURE TO BE REMOVED (LOT 24)  
TREE IN RIGHT-OF-WAY (NO. 4) TO BE REMOVED  
LOT A IS TO BE DEDICATED TO THE  
CITY OF SACRAMENTO



Properties To Be  
Rezoned R-1A



ORDINANCE No. **83-102**  
AUG 30 1983

9048-048 REV. 8-15-83 APRIL, 1983

**THE SPINK CORPORATION**  
ENVIRONMENTAL PLANNING · ENGINEERING  
ARCHITECTURE · SURVEYING · MAPPING · SYSTEMS  
700 F STREET · SACRAMENTO, CALIFORNIA 95804 PHONE (916) 441-0100

P83-107