

3.

ORDINANCE NO. **81,023**, FOURTH SERIES

**APR 28 1981**

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED AT ON SO. SIDE WINDBRIDGE DR., 500+ FT. WEST OF SO. LAND PARK DR. FROM THE R-1 SINGLE FAMILY RESIDENTIAL & R-1A TOWNHOUSE ZONE S AND PLACING SAME IN THE R-1A-R TOWNHOUSE REVIEW ZONE (FILE NO. P- 9332 ) (APN: 031-020-06 & 44)

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 R-1 Single Family Residential and R-1A Townhouse zone(s), established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone and placed in the R-1A-R Townhouse Review 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 March 26, 1981, 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.

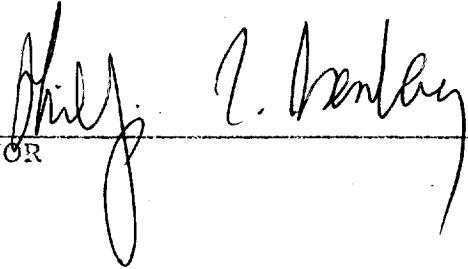
SECTION 3.

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:      APRIL 21, 1981

PASSED:      APRIL 28, 1981

EFFECTIVE:      MAY 26, 1981

  
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MAYOR

ATTEST:

  
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CITY CLERK

P-9332

DESCRIPTION:

ALL THAT PORTION OF SECTION 3, TOWNSHIP 7 NORTH, RANGE 4 EAST, M. D. B. & M., DESCRIBED AS FOLLOWS:

BEGINNING AT A THREE-QUARTER INCH IRON PIPE MONUMENT STAMPED "L.S. 3185" MARKING THE SOUTHWEST CORNER OF LOT 68, AS SAID LOT IS SHOWN ON THE OFFICIAL PLAT OF PARKWAY OAKS UNIT NO. 4, RECORDED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY IN BOOK 135 OF MAPS, MAP NO. 15, SAID POINT OF BEGINNING BEING A POINT LOCATED ON THE NORTHERLY BOUNDARY OF THAT CERTAIN 112.864 ACRE TRACT OF LAND SHOWN ON THAT CERTAIN RECORD OF SURVEY ENTITLED "PORTION OF PROJECTED SECTIONS 3, 4; 9 & 10, T. 7 N., R. 4 E., M. D. B. & M.", RECORDED IN THE OFFICE OF SAID RECORDER IN BOOK 34 OF SURVEYS, AT PAGE 5; THENCE FROM SAID POINT OF BEGINNING ALONG THE BOUNDARY OF SAID RECORD OF SURVEY THE FOLLOWING ELEVEN (11) COURSES AND DISTANCES: (1) SOUTH 02° 26' 00" EAST 327.58 FEET TO A SIMILAR IRON PIPE MONUMENT, (2) NORTH 88° 10' 30" WEST 192.55 FEET TO A SIMILAR IRON PIPE MONUMENT, (3) NORTH 34° 41' 00" WEST 518.00 FEET TO A SIMILAR IRON PIPE MONUMENT, (4) NORTH 42° 07' 30" WEST 161.65 FEET TO A SIMILAR IRON PIPE MONUMENT, (5) SOUTH 67° 05' 00" WEST 152.40 FEET TO A SIMILAR IRON PIPE MONUMENT, (6) SOUTH 12° 21' 00" WEST 200.40 FEET TO A SIMILAR IRON PIPE MONUMENT, (7) SOUTH 02° 47' 30" EAST 174.29 FEET TO A SIMILAR IRON PIPE MONUMENT, (8) SOUTH 61° 44' 00" WEST 201.50 FEET TO A SIMILAR IRON PIPE MONUMENT, (9) NORTH 53° 29' 00" WEST 140.08 FEET TO A SIMILAR IRON PIPE MONUMENT, (10) NORTH 82° 05' 49" WEST 277.01 FEET TO A SIMILAR IRON PIPE MONUMENT AND (11) NORTH 87° 30' 57" WEST 333.29 FEET TO A SIMILAR IRON PIPE MONUMENT MARKING THE SOUTHEAST CORNER OF PARCEL C AS SAID PARCEL IS SHOWN ON THAT CERTAIN PARCEL MAP ENTITLED "132.320 ACRE TRACT OF THE RECORD OF SURVEY ENTITLED 'PORTION OF THE PROJECTED SECTIONS 3, 4, 9 & 10, T. 7 N., R. 4 E., M. D. B. & M.', 34 R. S. 5", RECORDED IN THE OFFICE OF SAID RECORDER IN BOOK 51 OF PARCEL MAPS AT PAGE 17; THENCE ALONG THE EASTERLY BOUNDARY OF SAID PARCEL C NORTH 19° 35' 57" WEST 583.75 FEET TO A TWO INCH IRON PIPE MONUMENT TAGGED "L.S. 3185" LOCATED ON THE SOUTHERLY BOUNDARY OF LAKE CREST VILLAGE UNIT NO. 4, THE OFFICIAL PLAT OF WHICH IS RECORDED IN THE OFFICE OF SAID RECORDER IN BOOK 136 OF MAPS, MAP NO. 15; THENCE ALONG THE BOUNDARY OF SAID LAKE CREST VILLAGE UNIT NO. 4 THE FOLLOWING TWO (2) COURSES AND DISTANCES: (1) NORTH 82° 31' 14" EAST 1263.34 FEET TO A THREE-QUARTER INCH IRON PIPE MONUMENT TAGGED "L.S. 3185" AND (2) NORTH 02° 25' 55" WEST 639.63 FEET; THENCE NORTH 68° 00' 36" EAST 42.89 FEET; THENCE NORTH 02° 25' 55" WEST 53.09 FEET; THENCE SOUTH 68° 00' 36" WEST 42.89 FEET TO A POINT LOCATED ON THE EASTERLY BOUNDARY OF SAID LAKE CREST VILLAGE UNIT NO. 4; THENCE ALONG SAID EASTERLY BOUNDARY NORTH 02° 25' 55" WEST 68.25 FEET TO A THREE-QUARTER INCH IRON PIPE MONUMENT TAGGED "L.S. 3185"; THENCE SOUTH 89° 41' 33" EAST 40.97 FEET; THENCE NORTH 67° 56' 47" EAST 223.50 FEET; THENCE SOUTH 22° 03' 13" EAST 40.00 FEET; THENCE SOUTH 17° 36' 13" EAST 100.30 FEET; THENCE SOUTH 00° 41' 48" WEST 97.16 FEET; THENCE SOUTH 07° 32' 29" WEST 84.80 FEET; THENCE SOUTH 04° 54' 56" WEST 64.40 FEET; THENCE SOUTH 01° 58' 24" EAST 68.21 FEET; THENCE SOUTH 80° 30' 00" EAST 290.00 FEET; THENCE SOUTH 34° 46' 06" EAST 75.11 FEET; THENCE SOUTH 01° 32' 25" EAST 838.85 FEET TO THE POINT OF BEGINNING; CONTAINING 33.247 ACRES, MORE OR LESS.

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