

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF RIVERSIDE, CALIFORNIA, AMENDING THE ZONING MAP OF THE CITY OF RIVERSIDE PURSUANT TO CHAPTER 19.090 OF THE RIVERSIDE MUNICIPAL CODE BY REZONING LAND FROM SINGLE FAMILY RESIDENTIAL (R-1-7000) TO MULTIPLE FAMILY RESIDENTIAL (R-4).

The City Council of the City of Riverside, California, does ordain as follows:

Section 1: Pursuant to Chapter 19.090 of the Riverside Municipal Code, the Zoning Map of the City of Riverside is amended by removing from the Single Family Residential Zone ("R-1-7000") and placing in the Multiple Family Residential Zone ("R-4"), the property described and depicted in Exhibit "A" attached hereto and incorporated herein by reference, subject to all of the conditions, restrictions and covenants imposed under Planning Case Number P18-0009, which conditions, restrictions and covenants are incorporated herein by reference.

Section 2: The City Clerk shall certify to the adoption of this Ordinance and cause publication once in a newspaper of general circulation in accordance with Section 414 of the Charter of the City of Riverside. This Ordinance shall become effective on the 30th day after the date of its adoption.

ADOPTED by the City Council this ____ day of _____, 2018.

WILLIAM R. BAILEY, III
Mayor of the City of Riverside

Attest:

COLLEEN J. NICOL
City Clerk of the City of Riverside

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1 I, Colleen J. Nicol, City Clerk of the City of Riverside, California, hereby certify that the
2 foregoing ordinance was duly and regularly introduced at a meeting of the City Council on the
3 ____ day of ____, 2018, and that thereafter the said ordinance was duly and regularly
4 adopted at a meeting of the City Council on the ____ day of ____, 2018, by the
5 following vote, to wit:

6 Ayes:

7 Noes:

8 Absent:

9 Abstain:

10 IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the
11 City of Riverside, California, this ____ day of ____, 2018.

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14 _____
15 COLLEEN J. NICOL
16 City Clerk of the City of Riverside
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18-0113 KJS 02/06/18

EXHIBIT "A"
LEGAL DESCRIPTION-CHANGE OF ZONE
FROM: R-1-7000 SINGLE FAMILY RESIDENTIAL ZONE
TO: R-4 MULTIPLE FAMILY RESIDENTIAL ZONE

Project: Riverside Water Company Canal Excess
A.P.N.: 234-270-031

That certain real property located in the City of Riverside, County of Riverside, State of California, described as follows:

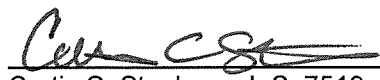

That portion of the Riverside Water Company Canal located in Section 18, Township 3 South, Range 5 West, San Bernardino Meridian, as shown by Record of Survey on file in Book 111, Pages 70 and 71 of Record of Surveys, Records of Riverside County, California;

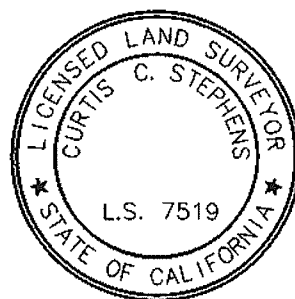
EXCEPTING THEREFROM that portion of said Riverside Water Company Canal lying southwesterly of the northwesterly prolongation of the northeasterly line of Lot 23 of Tract No. 6898, as shown by map on file in Book 83, Pages 93 and 94 of Maps, Records of Riverside County, California;

ALSO EXCEPTING THEREFROM that portion lying northeasterly of a line parallel with and distant 61.00 feet southwesterly, measured at right angles from the centerline of Van Buren Boulevard as shown on said Record of Survey;

Area – 9,991 S.F. more or less

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

 11/22/18 Prep. 
Curtis C. Stephens, L.S. 7519 Date



FROM: R-1-7000 SINGLE FAMILY RESIDENTIAL ZONE
TO: R-4 MULTIPLE FAMILY RESIDENTIAL ZONE



LOT 9
BLOCK 29
RIVERSIDE LAND AND IRRIGATING CO.
M.B. 1/72 S.B. CO.

LL - 040 - 012
PAR. 1

R/S 111/70-71

VAN BUREN

12

BLVD

TO LINCOLN AVENUE

12.79'

234.43'

231.44'

33'

69.59'

72.53'

60'

55'

55'

40'

61'

CO-P03-0736

TRACT 23
6898

CO-P03-0735

24

M.B. 85/93-94

DRIVE

54.86'

33'

33'

25

WICHITA

R-241

22

21

33

PORTION LOT 2
BLOCK 21
ARLINGTON HEIGHTS
M.B. 11/21-22 S.B. CO.

• CITY OF RIVERSIDE, CALIFORNIA •

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE
ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET 1 OF 1

SCALE: 1"=80'

DRAWN BY: CURT

DATE: 2/22/18

SUBJECT: APN 234-270-031 - REZONE