

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 ZONE R-1-7000 TO ZONE R-3-1500.

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 Multiple Family Residential Zone (“R-3-1500”) 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 P15-0141, 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 \_\_\_\_\_, 2016.

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

Attest:

\_\_\_\_\_  
COLLEEN J. NICOL  
City Clerk of the City of Riverside

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 \_\_\_\_\_, 2016, and that thereafter the said ordinance was duly and regularly  
4 adopted at a meeting of the City Council on the \_\_\_\_ day of \_\_\_\_\_, 2016, 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 \_\_\_\_\_, 2016.

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14 \_\_\_\_\_  
15 COLLEEN J. NICOL  
16 City Clerk of the City of Riverside  
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19 CA: 15-2266  
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**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**Change of Zone From R-1-7000 to R-3-1500**

**P15-0141**

**Portion of APN: 225-091-004, -013 & -014**

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

**That portion of Government Lot 1 in Section 34, Township 2 South, Range 5 West, San Bernardino Meridian, according to the official plat thereof, described as follows:**

**COMMENCING** at a point on the East line of Riverside Avenue, 50.00 feet wide, 544.50 feet Northerly from the South line of the Northeast one-quarter of the Northeast one-quarter of said Section 34;

**Thence East, perpendicular to said East line of Riverside Avenue, a distance of 67.00 feet to the POINT OF BEGINNING;**

**THENCE North, parallel with said East line of Riverside Avenue, a distance of 60.00 feet**

**THENCE East, a distance of 83.00 feet to the west line of Lot 5 of Hamilton Park as shown by map on file in Book 27, Page 75 of Maps, Records of Riverside County, California;**

**Thence South, along the west line of said Lot 5, a distance of 60.00 feet to the southwest corner thereof;**

**THENCE East, along the south line of said Hamilton Park, a distance of 345.27 feet to the Northwestern right of way line of the Union Pacific Railroad;**

**THENCE Southwesterly along the Northwestern line of said right of way to a point on a line perpendicular to and passing through a point on said East line of Riverside Avenue, 341.7 feet Northerly from the South line of the Northeast one-quarter of the Northeast one-quarter of said Section 34;**

**THENCE West, along said perpendicular line to a point on a line 65.00 feet Easterly and parallel to said East line of Riverside Avenue, as measured at right angles;**

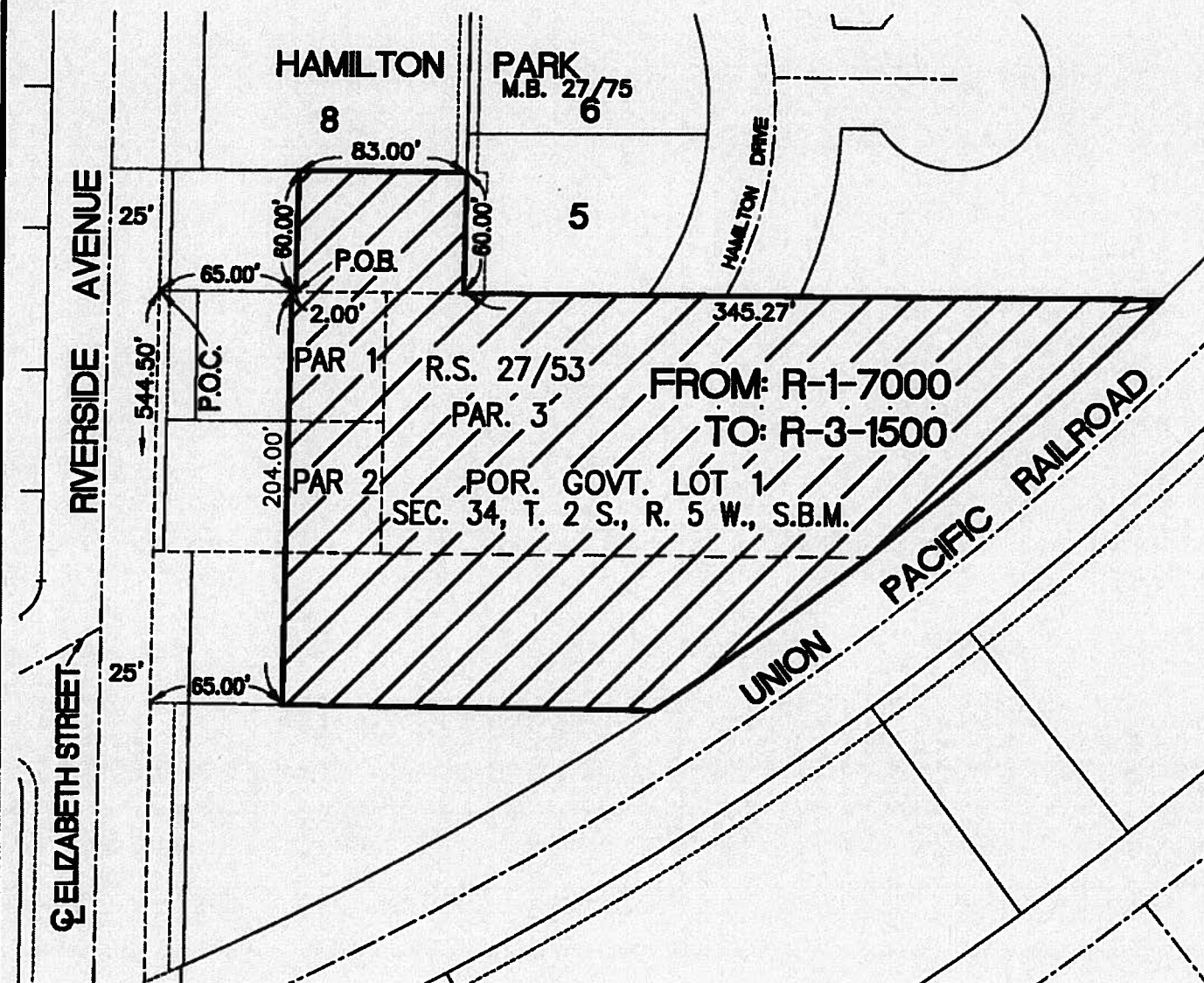
**THENCE North, along said parallel line, a distance of 204.00 feet to appoint on a line perpendicular to and passing through a point on said East line of Riverside Avenue, 544.50 feet Northerly from the South line of the Northeast one-quarter of the Northeast one-quarter of said Section 34;**

THENCE East, perpendicular to said East line of Riverside Avenue, a distance of 2.00 feet to the **POINT OF BEGINNING**.

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

Curtis C. Stephens 12/18/15 Prep. (S)  
Curtis C. Stephens, L.S. 7519 Date





• 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: 12/17/15

SUBJECT: P15-0141 CHANGE OF ZONE - 225-001-004, -013 & -014