

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 AND SPECIFIC PLAN ZONE ("R-1-7000-SP"), TO BUSINESS AND MANUFACTURING PARK AND SPECIFIC PLAN ZONE ("BMP-SP").

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 Single Family Residential and Specific Plan Zone ("R-1-7000-SP"), and placing in Business and Manufacturing Park and a Specific Plan Zone ("BMP-SP") 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 P09-0112, 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 _____, 2017.

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 26th day of May, 2009, and that thereafter the said ordinance was duly and regularly adopted at a
4 meeting of the City Council on the ____ day of _____, 2017, by the following
5 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 _____, 2017.

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14 _____
15 COLLEEN J. NICOL
16 City Clerk of the City of Riverside
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18 \\rc-citylawprod\Cycom\WPDocs\D014\P026\00317213.DOC
19 CA: 17-0238 KS Rev. 3/21/17
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EXHIBIT "A"
LEGAL DESCRIPTION - CHANGE OF ZONE
FROM: R-1-7000-SP- SINGLE FAMILY RESIDENTIAL AND SPECIFIC PLAN OVERLAY ZONES
TO: BMP-SP-BUSINESS AND MANUFACTURING PARK AND SPECIFIC PLAN OVERLAY ZONES

PARCEL 1 APN 234-231-048

PARCEL "C" OF CITY OF RIVERSIDE CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT NO. LL-P09-0817 PER DOCUMENT RECORDED MARCH 24, 2010 AS DOCUMENT NO. 2010-0132836 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST EASTERLY CORNER OF PARCEL 13 OF PARCEL MAP NO. 36029 RECORDED IN BOOK 227, PAGES 45 TO 49 INCLUSIVE OF PARCEL MAPS, RECORDS OF SAID COUNTY;

THENCE SOUTH 55°59'58" WEST ALONG THE SOUTHEASTERLY LINE THEREOF, A DISTANCE OF 411.19 FEET;

THENCE NORTH 34°00'02" WEST, A DISTANCE OF 22.00 FEET;

THENCE SOUTH 55°59'58" WEST, PARALLEL WITH SAID SOUTHEASTERLY LINE, A DISTANCE OF 181.10 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE NORTH 35°08'55" WEST, A DISTANCE OF 250.35 FEET;

THENCE SOUTH 56°01'22" WEST, A DISTANCE OF 16.91 FEET TO THE MOST EASTERLY CORNER OF PARCEL 1020-15B3, DESCRIBED IN A DEED TO THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT PER DOCUMENT RECORDED NOVEMBER 20, 1996 AS INSTRUMENT NO. 443343 OF OFFICIAL RECORDS;

THENCE SOUTH 56°01'22" WEST ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL 1020-15B3, AND ALONG THE SOUTHEASTERLY LINES OF PARCELS 1020-15B2 AND 1020-15A AS SHOWN ON RECORD OF SURVEY RECORDED IN BOOK 100, PAGES 36 AND 37 OF RECORDS OF SURVEYS, RECORDS OF SAID COUNTY, A DISTANCE 705.13 FEET TO THE SOUTHWESTERLY LINE OF PARCEL 1 OF PARCEL MAP RECORDED IN BOOK 8, PAGE 40 OF PARCEL MAPS, RECORDS OF SAID COUNTY;

THENCE ALONG THE LINES OF SAID PARCEL 1 THE FOLLOWING ELEVEN COURSES;

THENCE SOUTH 34°00'04" EAST, A DISTANCE OF 134.93 FEET;

THENCE NORTH 55°59'17" EAST, A DISTANCE OF 189.72 FEET;

THENCE SOUTH 33°55'49" EAST, A DISTANCE OF 142.22 FEET;

THENCE NORTH 55°59'17" EAST, A DISTANCE OF 196.15 FEET;

EXHIBIT "A"
LEGAL DESCRIPTION - CHANGE OF ZONE
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TO: BMP-SP-BUSINESS AND MANUFACTURING PARK AND SPECIFIC PLAN OVERLAY ZONES

THENCE NORTH 34°00'04" WEST, A DISTANCE OF 21.87 FEET;

THENCE NORTH 55°59'56" EAST, A DISTANCE OF 105.23 FEET;

THENCE NORTH 34°00'54" WEST, A DISTANCE OF 33.79 FEET;

THENCE NORTH 55°59'06" EAST, A DISTANCE OF 60.00 FEET;

THENCE SOUTH 34°00'54" EAST, A DISTANCE OF 5.86 FEET;

THENCE NORTH 28°58'42" EAST, A DISTANCE OF 28.03 FEET;

THENCE NORTH 55°59'19" EAST, A DISTANCE OF 85.22 FEET TO THE SOUTHWESTERLY LINE OF SAID PARCEL 13;

THENCE SOUTH 33°59'45" EAST ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF 36.08 FEET TO A LINE PARALLEL WITH AND 22.00 FEET NORTHWESTERLY OF THE AFORESAID SOUTHEASTERLY LINE OF PARCEL 13;

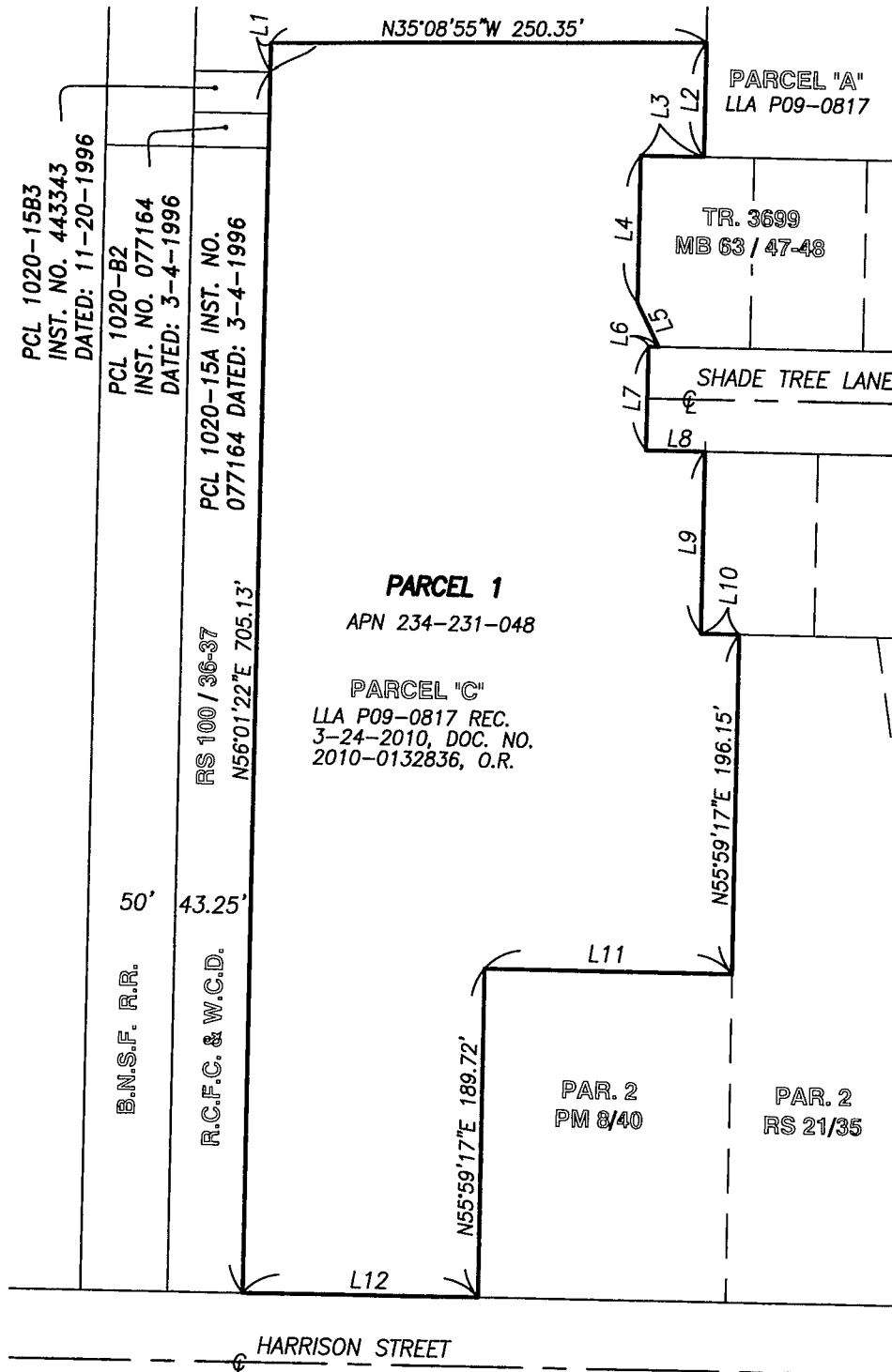
THENCE NORTH 55°59'58" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 65.95 FEET TO THE **TRUE POINT OF BEGINNING**.

DESCRIPTION APPROVAL:

 2/23/17

CURTIS C. STEPHENS, L.S. 7519 DATE
CITY SURVEYOR

FROM: R-1-7000-SP-SINGLE FAMILY RESIDENTIAL AND SPECIFIC PLAN OVERLAY ZONES
TO: BMP-SP-BUSINESS AND MANUFACTURING PARK AND SPECIFIC PLAN OVERLAY ZONES



1" = 100'

LINE TABLE

LINE	LENGTH	BEARING
L1	16.91'	N56°01'22"E
L2	65.95'	N55°59'58"E
L3	36.08'	S33°59'45"E
L4	85.22'	S55°59'19"W
L5	28.03'	S28°58'42"W
L6	5.86'	N34°00'54"W
L7	60.00'	S55°59'06"W
L8	33.79'	S34°00'54"E
L9	105.23'	S55°59'56"W
L10	21.87'	S34°00'04"E
L11	142.22'	N33°55'49"W
L12	134.93'	N34°00'04"W

PLAT PREPARED BY:

adkan
ENGINEERS

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