

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 PROPERTY LOCATED AT 9170 INDIANA AVENUE FROM PUBLIC FACILITIES ZONE ("PF") TO SINGLE FAMILY RESIDENTIAL ZONE ("R-1-7000").

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 Public Facilities Zone ("PF") and placing in Single Family Residential Zone ("R-1-7000"), the property located at 9170 Indiana Avenue, 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 P16-0113, 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

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 \_\_\_\_\_, 2017, and that thereafter the said ordinance was duly and regularly  
4 adopted at a meeting of the City Council on the \_\_\_\_ day of \_\_\_\_\_, 2017, 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 \_\_\_\_\_, 2017.

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15 COLLEEN J. NICOL  
16 City Clerk of the City of Riverside  
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17-1574 KJS 10/11/17

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

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**EXHIBIT "A"**  
**LEGAL DESCRIPTION – CHANGE OF ZONE**  
**FROM: PF – PUBLIC FACILITIES ZONE**  
**TO: R-1-7000 – SINGLE FAMILY RESIDENTIAL ZONE**

Project: Tact 37032  
APN: 233-170-001 & 233-180-007

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

**PARCEL 1**

All that portion of Lot 1 and Lot 2 in Block 30 of the Lands of the Riverside Land and Irrigating Company, as shown by map on file in Book 1, Page 72 of Maps, Records of San Bernardino County, California, described as follows:

The Southwesterly One-Half of the following described parcel of land:

**BEGINNING** at the Northeasterly corner of said Lot 1;

Thence Southwesterly along the Northwesterly line of said Lot 1, a distance of 435.6 feet;

Thence Southeasterly, at a right angle to said Northwesterly line and parallel with the Northeasterly line of said Lot 1, a distance of 428.7 feet;

Thence Northeasterly, 439 feet to a point on the Northeasterly line of said Lot 1, 356.3 feet Southeasterly from the Point of Beginning;

Thence Northwesterly along said Northeasterly line, a distance of 356.3 feet to the **POINT OF BEGINNING**, the Northeasterly line of said Southwesterly One-Half being parallel with the Northeasterly line of said Lot 1.

**TOGETHER WITH** that portion of said Lot 1, described as follows:

**BEGINNING** on the Northwesterly line of said Lot 1, at a point 435.6 feet Southwesterly from the Northeasterly corner thereof;

Thence Southwesterly along said Northeasterly line, a distance of 90.43 feet;

Thence Southeasterly, at a right angle to said Northwesterly line, a distance of 463.28 feet to the Northwesterly line of the Atcheson, Topeka and Santa Fe Railroad Right of Way (formerly Southern California Railroad);

Thence Northeasterly along the Northwesterly of said Right of Way to a point on a line that is right angle to said Northwesterly line of Lot 1 and passes through the Point of Beginning;

Thence Northwesterly, along last said line, a distance of 500.15 feet to the **POINT OF BEGINNING**.

**ALSO TOGETHER WITH** that portion of said Lot 1, described as follows:

All that portion of Lot 1 and Lot 2 in Block 30 of the Lands of the Riverside Land and Irrigating Company, as shown by map on file in Book 1, Page 72 of Maps, Records of San Bernardino County, California, described as follows:

**COMMENCING** at the Northeasterly corner of said Lot 1;

Thence Southwesterly along the Northwesterly line of said Lot 1, a distance of 526.03 feet to the **POINT OF BEGINNING**;

Thence South 34°00' East, parallel with the Northeasterly line of said Lot 1, a distance of 463.28 feet to the Northwesterly line of the Atcheson, Topeka and Santa Fe Railroad Right of Way;

Thence South 78°12' West, along the Northwesterly line of said Atcheson, Topeka and Santa Fe Railroad Right of Way, a distance of 493.35 feet;

Thence North 34°00' West, a distance of 276.65 feet to the Northwesterly line of said Lot 2;

Thence North 56°00' East, along the Northwesterly lines of said Lots 1 and 2, a distance of 457.33 feet to the **POINT OF BEGINNING**.

**EXCEPTING THEREFROM** that portion lying within said Lot 2.

## **PARCEL 2**

All that portion of Lot 1 and Lot 2 in Block 30 of the Lands of the Riverside Land and Irrigating Company, as shown by map on file in Book 1, Page 72 of Maps, Records of San Bernardino County, California, described as follows:

**COMMENCING** at the Northeasterly corner of said Lot 1;

Thence Southwesterly along the Northwesterly line of said Lot 1, a distance of 526.03 feet to the **POINT OF BEGINNING**;

Thence South 34°00' East, parallel with the Northeasterly line of said Lot 1, a distance of 463.28 feet to the Northwesterly line of the Atcheson, Topeka and Santa Fe Railroad Right of Way;

Thence South 78°12' West, along the Northwesterly line of said Atcheson, Topeka and Santa Fe Railroad Right of Way, a distance of 493.35 feet;

Thence North 34°00' West, a distance of 276.65 feet to the Northwesterly line of said Lot 2;

Thence North 56°00' East, along the Northwesterly lines of said Lots 1 and 2, a distance of 457.33 feet to the **POINT OF BEGINNING**.

**EXCEPTING THEREFROM** that portion lying within said Lot 1.

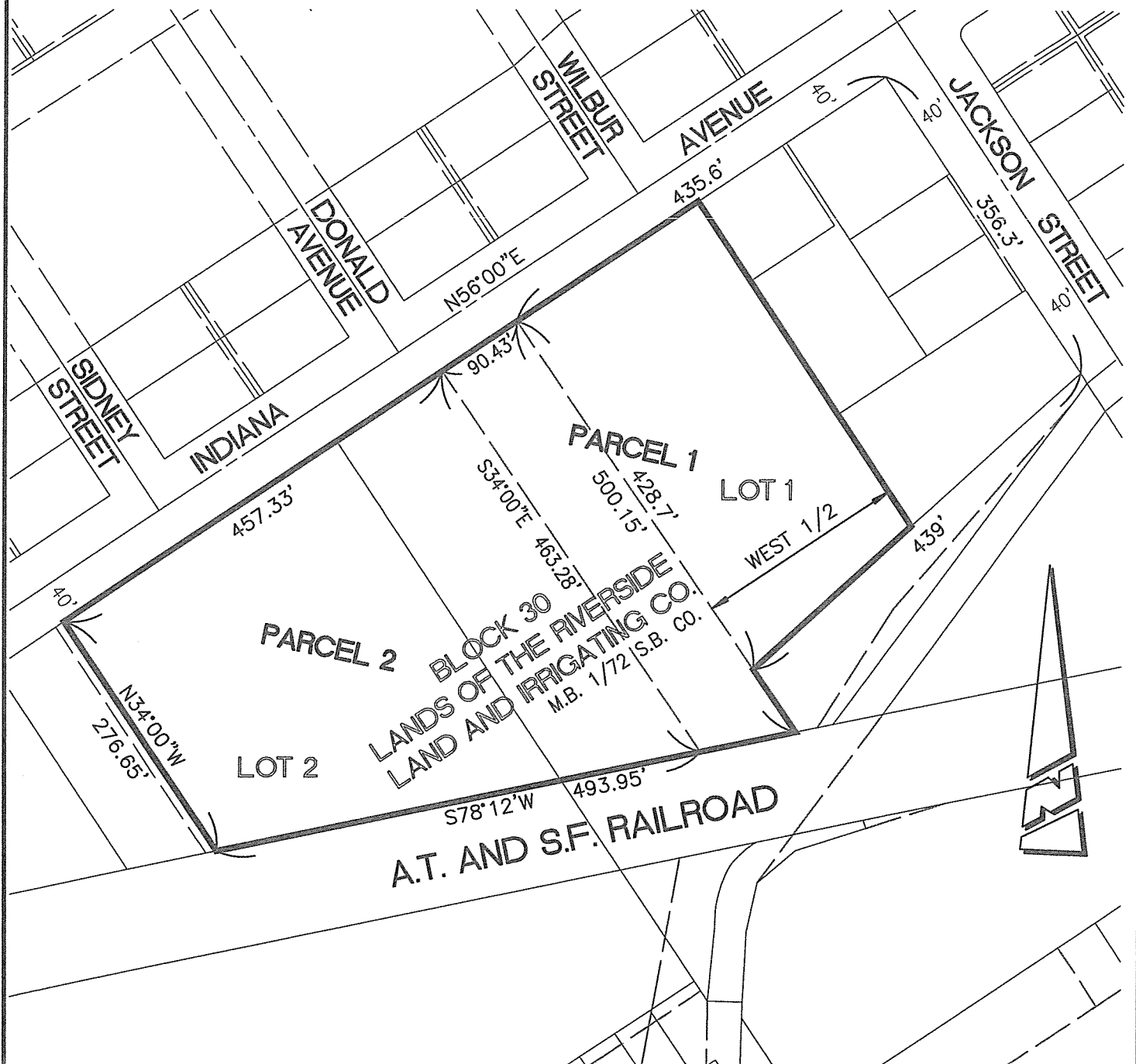
This description and plat were created for the purposes of a Rezoning only. This description and plat is not intended to create a separate parcel of real property and for the purpose of sale, lease or financing would be in violation of the California Subdivision Map Act and Local Ordinance regulating the division of real property.

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

*Curtis C. Stephens* 9/26/17 Prep *(S)*  
Curtis C. Stephens, L.S. 7519 Date



FROM: PF - PUBLIC FACILITIES ZONE  
TO: R-1-7000 - SINGLE FAMILY RESIDENTIAL ZONE



• 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"=150'

DRAWN BY: CURT

DATE: 9/26/17

SUBJECT: TRACT 37032 - CHANGE OF ZONE