

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 CR.

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 Commercial Retail Zone (“CR”) 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 Numbers P15-0856, 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 ____ 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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14 _____
15 COLLEEN J. NICOL
16 City Clerk of the City of Riverside
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CA: 17-1492

EXHIBIT "A"
LEGAL DESCRIPTION – CHANGE OF ZONE
FROM: R-1-7000 – SINGLE FAMILY RESIDENTIAL ZONE
TO: CR – COMMERCIAL RETAIL

Project: P15-0856
Address: 3320 Madison Street
APN: 230-252-017

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

Lot 47 of the S.C. Evans Jr. Surplus Addition to Casa Blanca, as shown by map on file in Book 4, Page 96 of Maps, Records of Riverside County California.

EXCEPTING THEREFROM that portion described as follows:

BEGINNING at the most Easterly corner of said Lot 47;

Thence South 49°24'45" West, along the Southeasterly line of said Lot 47, a distance of 4.94 feet to the beginning of a non-tangent curve with a radius of 39.5 feet and concaving Westerly, the radial line at said beginning bears North 87°44'54" East;

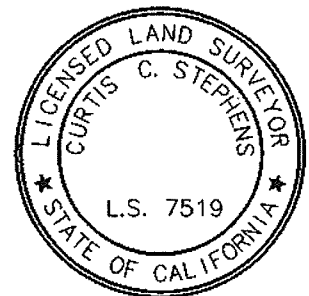
Thence Northerly along said curve an arc length of 12.98 feet through a central angle of 18°49'41" to the Northeasterly line of said Lot 47;

Thence South 34°00'07" East, along said Northeasterly line, a distance of 11.38 feet to the **POINT OF BEGINNING**.

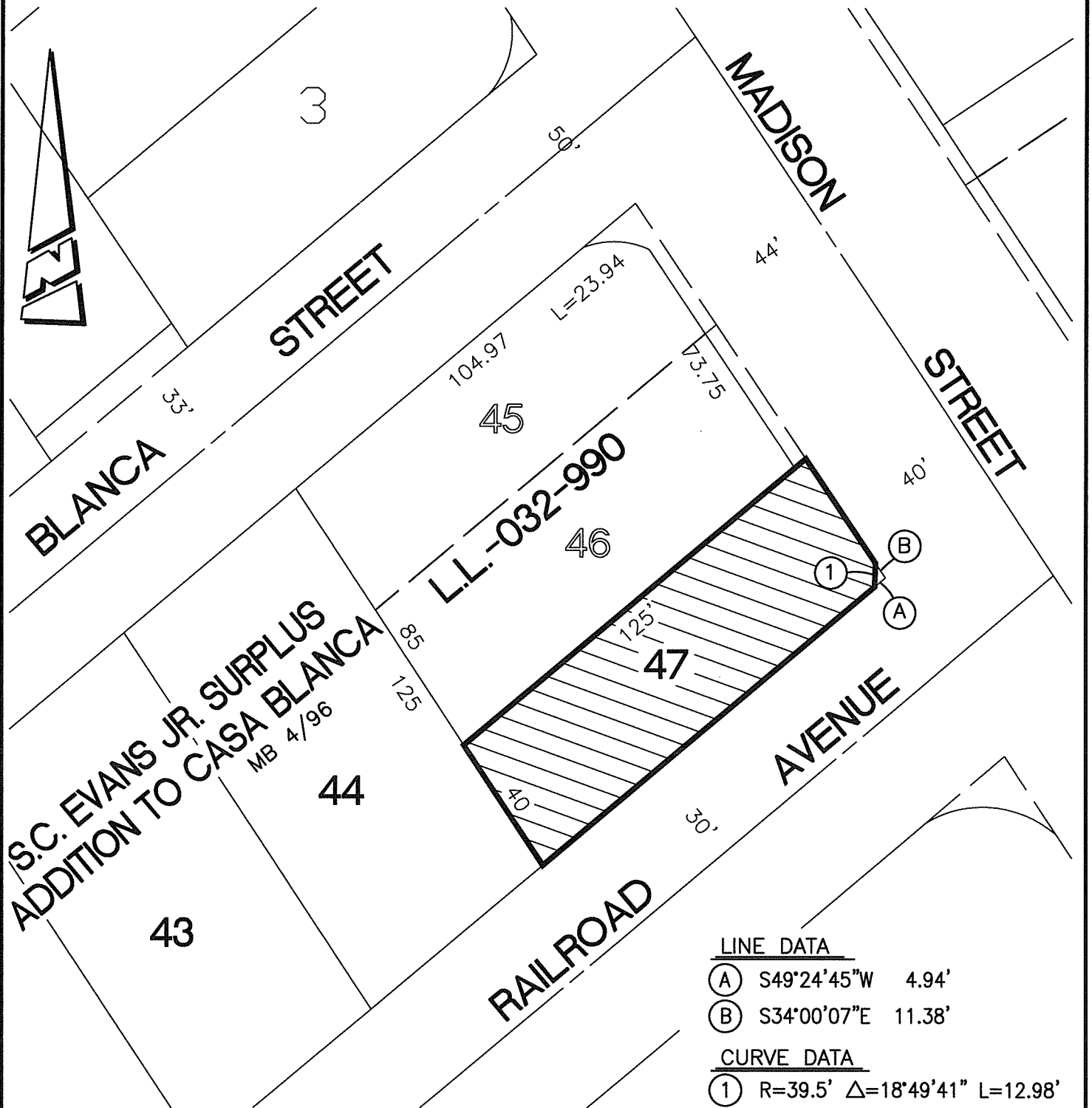
This description and plat were created for the purposes of a Rezoning only. This description and plat is not intended to create a separate parcel of real property and for the purpose of sale, lease or financing would be in violation of the California Subdivision Map Act and Local Ordinance regulating 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 6/12/17 Prep. *[Signature]*
Curtis C. Stephens, L.S. 7519 Date



FROM: R-1-7000 - SINGLE FAMILY RESIDENTIAL ZONE
TO: CR - COMMERCIAL RETAIL



• 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"=40'

DRAWN BY: CURT

DATE: 6/12/17

SUBJECT: 3320 MADISON ST - APN 230-252-017 - REZONE