

Exhibit J

BILL NO. B-125

INTRODUCED BY COUNCILMAN Wills

ORDINANCE NO. 80-110

AN ORDINANCE AMENDING MAP SECTION N2D OF THE
OFFICIAL ZONE MAP OF THE CITY OF FRESNO HERETO-
FORE ADOPTED BY ARTICLES 1 TO 4.5 INCLUSIVE,
CHAPTER 12, OF THE FRESNO MUNICIPAL CODE, BEING
THE ZONING ORDINANCE OF THE CITY OF FRESNO

WHEREAS, pursuant to the provisions of Article 4, Chapter 12,
of the Fresno Municipal Code, the Planning Commission of the City of
Fresno held a public hearing on the 16th day of April, 1980, an
approved and recommended to the Council of the City of Fresno an
amendment to the Zoning Ordinance which changes the real proeprty
described in attached Exhibit "L" from one zone to another; and

WHEREAS, the Council of the City of Fresno, on the 1st day of
July, 1980, received the recommendation of the Planning Commission
and concurs therein.

NOW THEREFORE THE COUNCIL OF THE CITY OF FRESNO ORDAINS AS
FOLLOWS:

SECTION 1. That the real property, described in Exhibit "L"
located in the City of Fresno, and shown on Map Section N2D of the
Official Zone Map of the City of Fresno, be reclassified according to
said Exhibit "L".

SECTION. This ordinance shall be conditioned upon the record
owner of the real property subject to this reclassification complying
with the following conditions:

1. Maximum building floor area not to exceed 15,000 square
feet.
2. No less than 96 parking spaces are to be provided on
the site. Not less than 7 spaces per doctor, nor
less than one space for each 200 square feet of floor
area.
3. A minimum of 40 percent of the site area shall be
open space landscaping.
4. Provision of a leaching system acceptable to the
Fresno Metropolitan Flood Control District and
the City of Fresno.
5. Minimum building setbacks as follows: Front - 30
feet, side - 20 feet, rear - 30 feet.
6. Provision of a 10-foot minimum landscaped space
adjacent to existing single family residential lots.

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7. The exterior appearance and character of buildings must substantially conform to that of the residential neighborhood.
8. Provision of a 6-foot decorative colored masonry wall on the property line adjacent to existing single family residential lots.
9. An avigation easement is to be granted to the City of Fresno.
10. Interior noise levels of new development attributable to exterior sources is not to exceed 45 dB CNEL.

SECTION 3. This ordinance shall be conditioned upon the record owner of the real property subject to this reclassification executing and causing to be recorded a Avigation Easement running with the land.

SECTION 4. This ordinance shall become effective and in full force and effect at 12:01 a.m. on the thirty-first day after its passage, and upon the recordation of Avigation Easement required in Section 2 of this ordinance.

CLERK'S CERTIFICATE

STATE OF CALIFORNIA)
COUNTY OF FRESNO) ss.
CITY OF FRESNO)

I, JACQUELINE L. RYLE, City Clerk of the City of Fresno, certify that the foregoing ordinance was adopted by the Council of the City of Fresno, California, at a regular meeting held on the 8th day of July, 1980.

JACQUELINE L. RYLE
City Clerk

By


Deputy

Appl. No. 6175

Filed by: John and Betty Peckler

Parcel No. 427-261-25, 26

EXHIBIT "L"
APPLICATION NO. R-6175

The following described real property shall be reclassified from:

R-1 Zoning District to RP-L/cz Zoning District:

Parcel 1:

The South 150 feet of the West 150 feet of the East 395 feet of the West 1/2 of Lot 4 in Block "B" of WOLTERS COLONY, as per map recorded May 18, 1882, in Book 2 Page 10 of Plats, Fresno County Records.
EXCEPTING THEREFROM the South 10 feet thereof granted to the City of Fresno by deed recorded August 17, 1961, in Book 4597, page 656, Records of Fresno County,
Parcel 2:

The North 160 feet of the South 310 feet of the East 395 feet of the West 1/2 of Lot 4 in Block "B" of WOLTERS COLONY as per map recorded May 18, 1882, in Book 2, Page 10 of Plats, Fresno County Records.