

ORDINANCE NUMBER O- 19265 (NEW SERIES)

ADOPTED ON MAR 0 8 2004

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SAN DIEGO CHANGING 37.05 ACRES, LOCATED NORTH OF CAMINO DEL SUR, IN THE BLACK MOUNTAIN RANCH SUBAREA I PLAN AREA, IN THE CITY OF SAN DIEGO, CALIFORNIA, FROM THE AR-1-1 ZONE INTO THE RS-1-11 ZONE, AS DEFINED BY SAN DIEGO MUNICIPAL CODE SECTION 131.0403, AND REPEALING ORDINANCE NO. O-18451 (NEW SERIES), ADOPTED DECEMBER 9, 1997, OF THE ORDINANCES OF THE CITY OF SAN DIEGO INSOFAR AS THE SAME CONFLICTS HEREWITH.

BE IT ORDAINED, by the Council of the City of San Diego, as follows:

Section 1. In the event that within three years of the effective date of this ordinance rezoning 37.05 acres, located north of Camino del Sur, and legally described as Parcel 18 of Parcel Map No. 18504, in the Black Mountain Ranch Subarea I Plan area, in the City of San Diego, California, from the AR-1-1 zone to the RS-1-11 zone, as shown on Zone Map Drawing No. B-4212, the property is subdivided and a map or maps thereof duly submitted to the City, approved by the City, and thereafter recorded, and within such subdivision or subdivisions provision is made for the installation of public utility services and the dedication of streets, alleys and easements for public use, the provisions of San Diego Municipal Code [SDMC] section 131.0403 shall attach and become applicable to the subdivided land, and the subdivided land shall be incorporated into the RS-1-11 zone, as described and defined by SDMC section 131.0403, the boundary of such zone to be as indicated on Zone Map Drawing No. B-4212, filed in the office of the City Clerk as Document No. OO- 19265 . The zoning shall attach only to those areas included in the map as provided in this section.

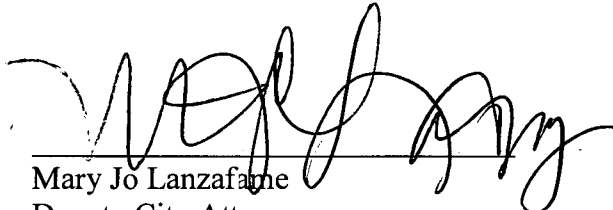
Section 2. That in the event the zoning restrictions shall attach to the said land described in Section 1 of this ordinance, Ordinance No. O-18451 (New Series), adopted December 9, 1997, is repealed insofar as it conflicts with the rezoned uses of the land.

Section 3. That a full reading of this ordinance is dispensed with prior to its final passage, a written or printed copy having been available to the City Council and the public a day prior to its final passage.

Section 4. This ordinance shall take effect and be in force on the thirtieth day from and after its passage, and no building permits for development inconsistent with the provisions of this ordinance shall be issued unless application therefor was made prior to the date of adoption of this ordinance.

APPROVED: CASEY GWINN, City Attorney

By



Mary Jo Lanzafame
Deputy City Attorney

MJL:cdk
01/21/04
Or.Dept: DSD
O-2004-90