

## RECOMMENDED CONDITIONS OF APPROVAL

CITY COUNCIL HEARING DATE: DECEMBER 1, 2015

Case Numbers: **P15-0023** (Street Vacation)

### **CONDITIONS**

- **Planning Division**

1. There shall be a one-year time limit in which to satisfy the conditions and finalize this action.

- **Public Works Department**

*The following Public Works "engineering" conditions to be met prior to case finalization:*

2. Reservation of a 10' sewer easement centered over existing sewer main to Public Works Specifications.
3. All conditions placed upon this case must be fulfilled prior to the recording of the vacation resolution by the City Clerk. The case is not finalized until the City Clerk records the Vacation Resolution.
4. If the disposition of land is other than by operation of law the applicant shall have quitclaim deeds exchanging the property prepared to the satisfaction of Planning, City Attorney's Office and Public Works Departments. All necessary parcel descriptions and plats shall be prepared, signed and sealed by a licensed Land Surveyor or Civil Engineer authorized to practice Land Surveying in the State of California. DESCRIPTIONS and PLATS ARE REQUIRED TO BE ON 82 inch by 11 inch FORMAT.
5. Council authorizes the City Manager to execute quitclaims documents on behalf of the City of Riverside to extinguish the desired public rights within the vacated right of way that does not revert by operation of law.
6. Prior to finalization of the case, the applicant shall provide the appropriate documentation that the lender(s) / trustee(s) has (have) agreed to modify any Trust Deed(s) to reflect the reconfigured parcel(s).
7. Property transfers to the final proposed parcel configurations must be accomplished concurrently with the finalization of this case. Ownership of the property shall remain undivided prior to recordation of the Certificate of Compliance for Lot Line Adjustment.
8. All recording fees of the Riverside County Recorder, including transfer documents, grants of right-of-way and the Certificate of Compliance for Lot Line Adjustment are the responsibility of the applicant.
9. Applicant shall prepare Grant Deeds that have each owner grant to themselves each of the parcels in their final configuration. This requirement is necessary to insure that the final parcel configurations and ownership's are clearly identified in the Land Title History.

- **Fire Division**

10. No conditions.

- **Riverside Public Utilities – Water**

11. No conditions.

- **Riverside Public Utilities – Electric**

**CONTACT SUMMER AYALA AT 951-826-2129 FOR QUESTIONS REGARDING PUBLIC UTILITIES (ELECTRIC) CONDITIONS/CORRECTIONS LISTED BELOW.**

12. Maintain existing electric facilities and associated easements.