



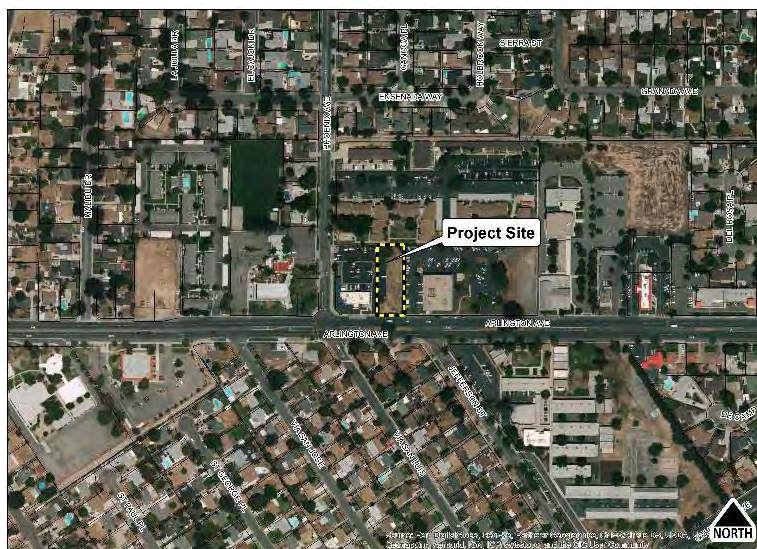
Rezone, Conditional Use Permit, and Design Review Cowboy Jr's Restaurant

Community & Economic
Development Department

City Council
January 17, 2017

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AERIAL PHOTO/LOCATION



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GENERAL PLAN



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EXISTING / PROPOSED ZONING



Existing Zoning



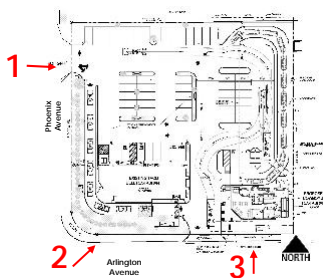
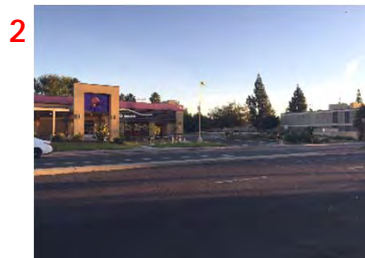
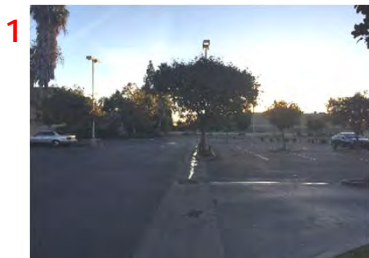
Proposed Zoning

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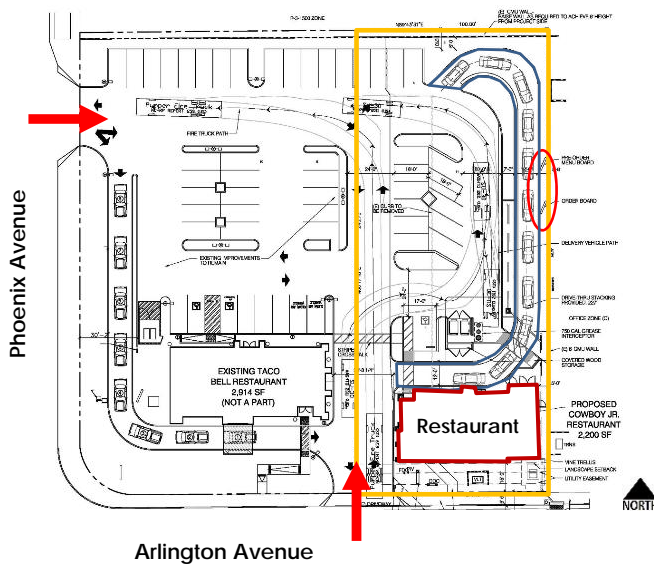
SITE PHOTOS



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SITE PLAN



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BUILDING ELEVATIONS



South Elevation (Arlington Avenue)



West Elevation



East Elevation



North Elevation (Rear)



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CONCEPTUAL LANDSCAPE PLAN



Arlington Avenue



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RECOMMENDATIONS

That the City Council:

1. DETERMINE that the project will not have a significant effect on the environment based on the findings set forth in the case record and recommend the City Council exempt this project subject to Sections 15303 (New Construction) and 15332 (Infill Development) of the California Environmental Quality Act (CEQA); and
2. APPROVE Planning Cases P15-0979 (Rezone), P15-0980 (Conditional Use Permit), and P15-0981 (Design Review), based on the findings outlined in the staff report and summarized in the attached findings and subject to the recommended conditions.

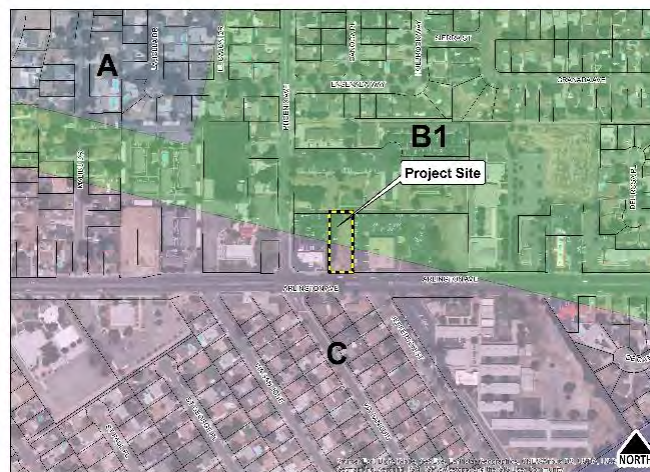


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RIVERSIDE MUNICIPAL AIRPORT LAND USE COMPATIBILITY MAP

Reference

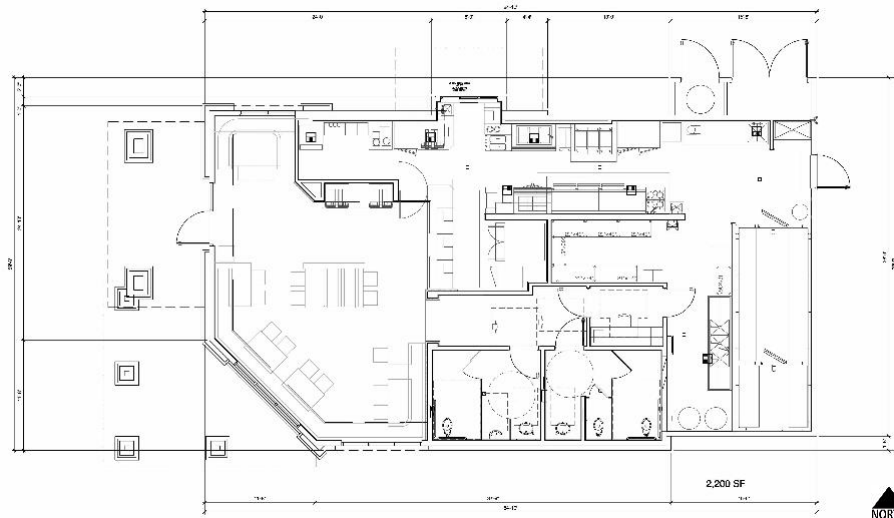


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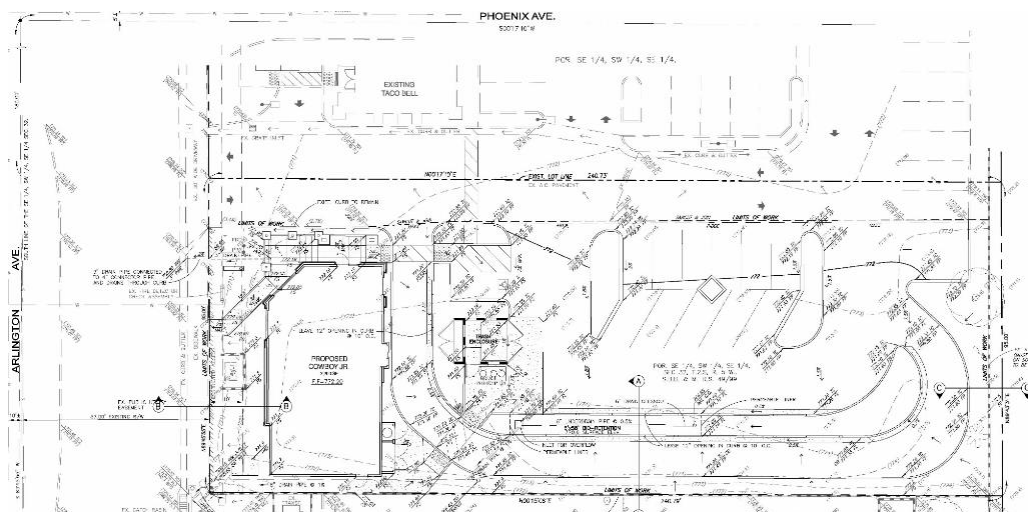
FLOOR PLAN REFERENCE



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CONCEPTUAL GRADING PLAN REFERENCE

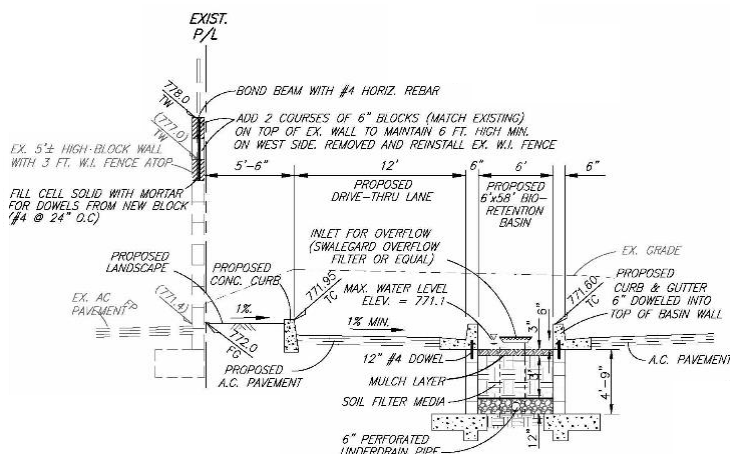


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CONCEPTUAL GRADING PLAN SECTION A-A

REFERENCE

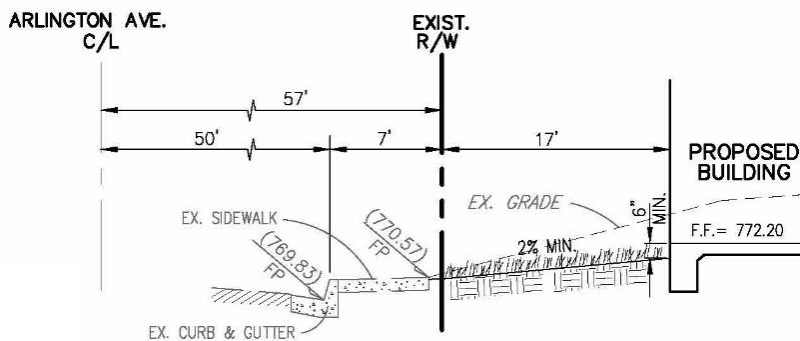


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CONCEPTUAL GRADING PLAN SECTION B-B

REFERENCE

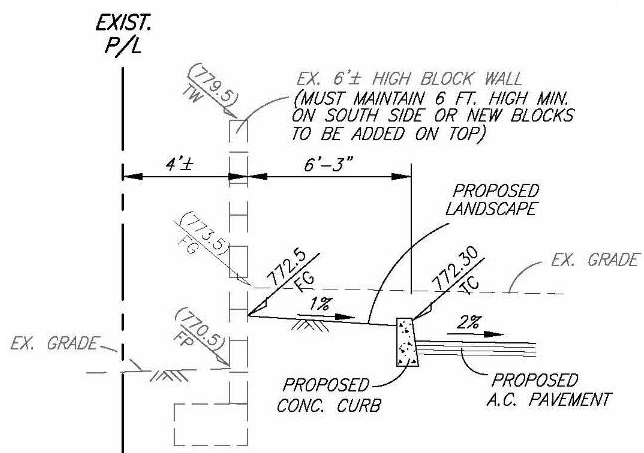


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CONCEPTUAL GRADING PLAN SECTION C-C

REFERENCE



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