

**PLANNING COMMISSION**  
**RECOMMENDED CONDITIONS**

Case No.: P17-0216  
P17-0539

PLANNING COMMISSION HEARING DATE: August 10, 2017

**CONDITIONS**

**Planning**

1. All conditions of Planning Cases P03-1336 (Tentative Tract Map) and P03-1337 (Planned Residential Development) shall apply, except as modified by these conditions.
2. Condition 2a of Planning Case P03-1336 shall be modified as follows: To allow a 36,850 square foot graded pad for a single family residence on Lot 13, where the Grading Ordinance limits the pad size to 21,000 square feet.
3. All conditions of Riverside County Airport Land Use Commission case ZAP1265MA17 shall apply.

*Prior to Building Permit Issuance:*

1. Future development of the property with a single family residence shall require the approval of Design Review. A separate Design Review application and applicable fee shall apply.
2. The applicant shall prepare and record revised Covenants, Conditions, and Restrictions (CC&Rs) subject to approval of the Planning Division and City Attorney's Office. The CC&Rs shall contain the following revisions:
  - a. Delete all references to Lot 13 as Association Common Area.

*Standard Conditions:*

3. There shall be a two-year time limit in which to commence construction of the project beginning the day following approval by City Council.
4. Within 30 days of approval of this case by the City, the developer shall execute an agreement approved by the City Attorney's Office to defend, indemnify, including reimbursement, and hold harmless the City of Riverside, its agents, officers and employees from any claim, action, or proceeding against the City of Riverside, its agents, officers, or employees to attack, set aside, void, or annul, an approval by the City's advisory agency, appeal board, or legislative body concerning this approval, which action is brought within the time period provided for in Section 66499.37 of the Government Code. The City will promptly notify the developer of any such claim; action or proceeding and the City will cooperate in the defense of the proceeding.

**Public Works**

*Prior to Grading and/or Building Permit Issuance:*

5. A new Open Space Easement shall be recorded over the existing Open Space Easement on Lot 14 to allow "for the enjoyment of the public".