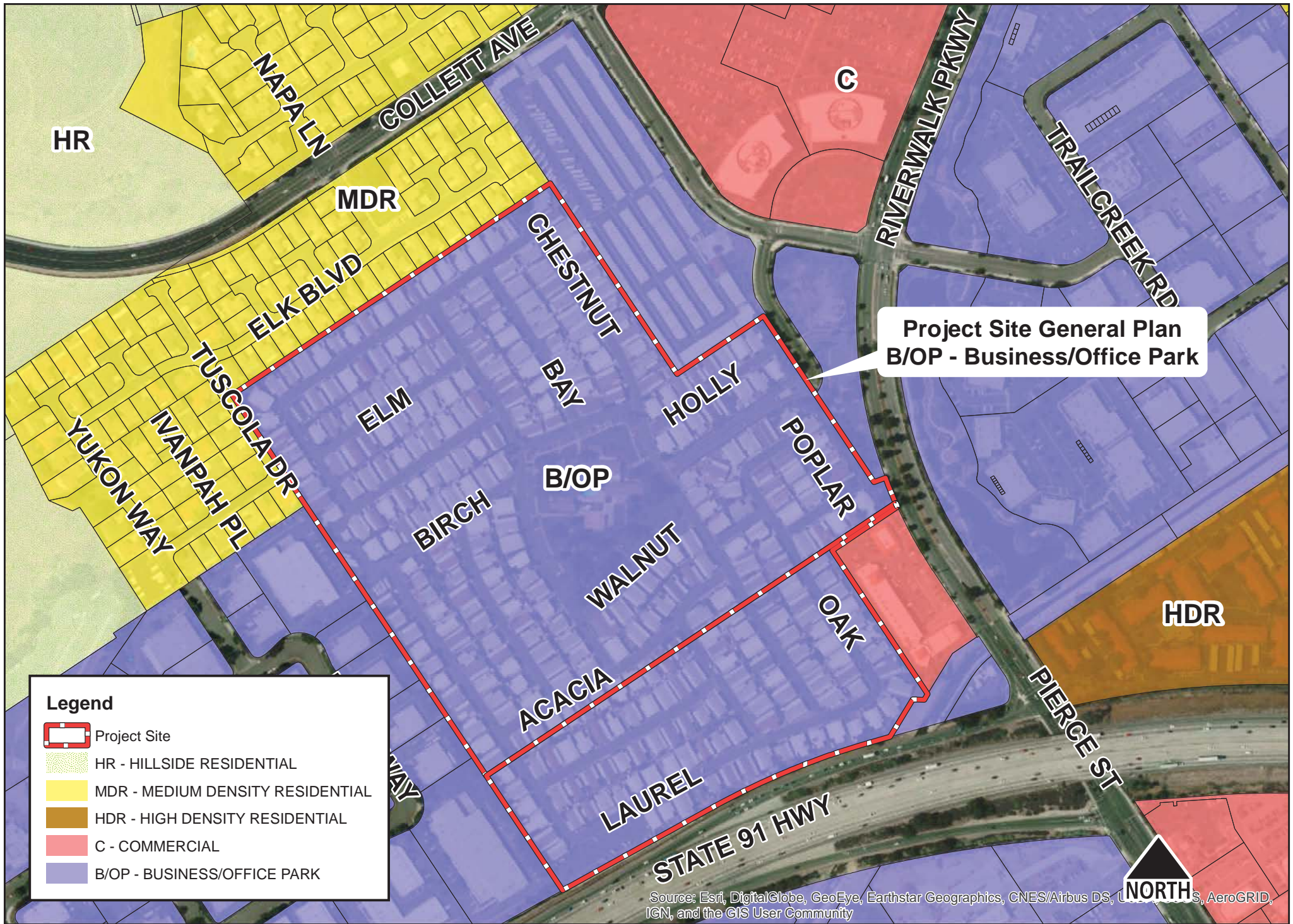


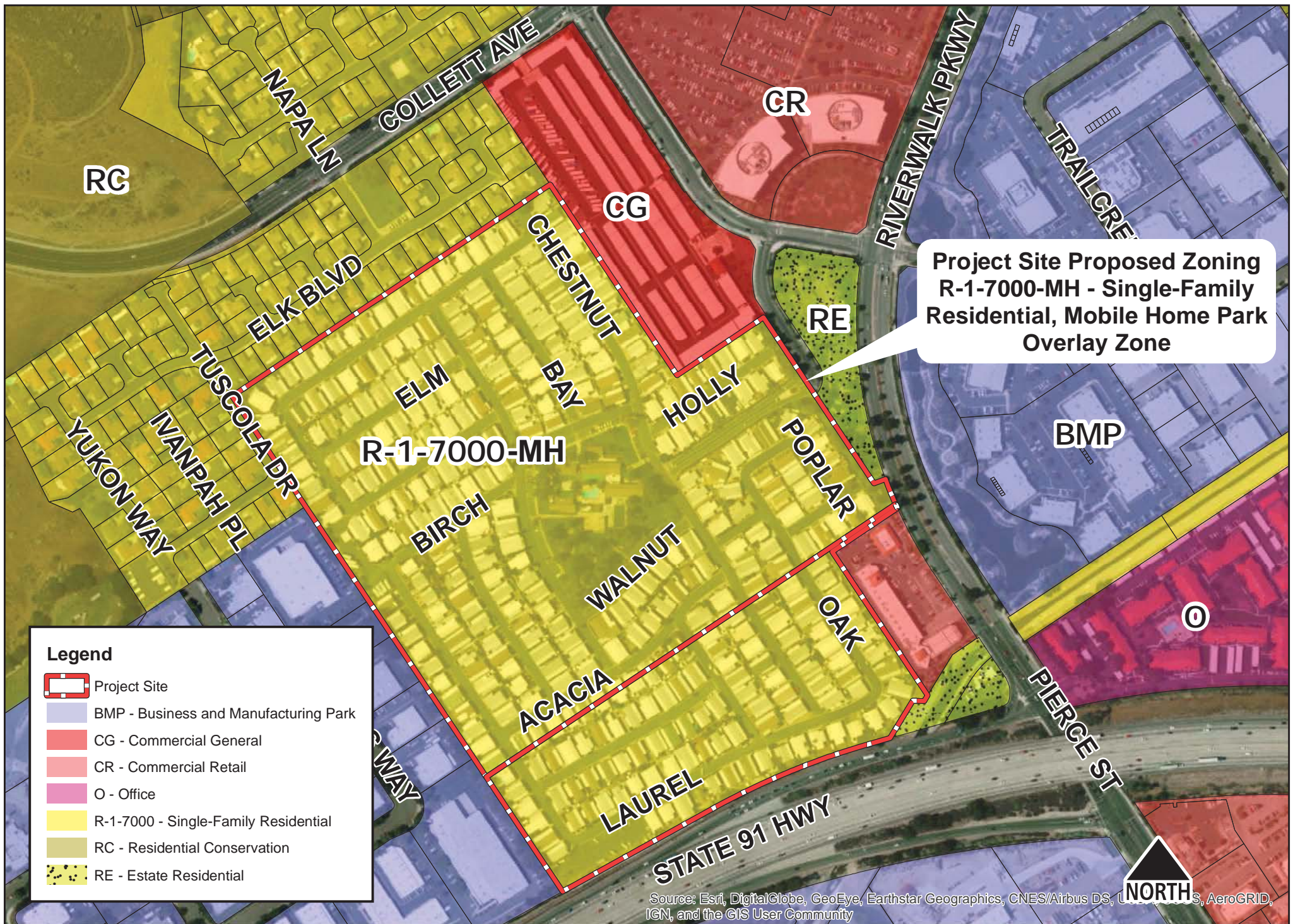


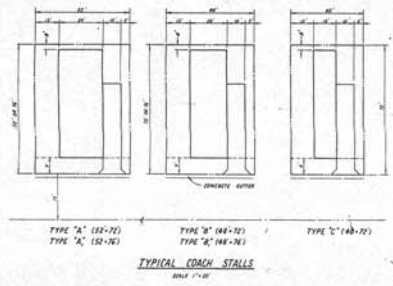
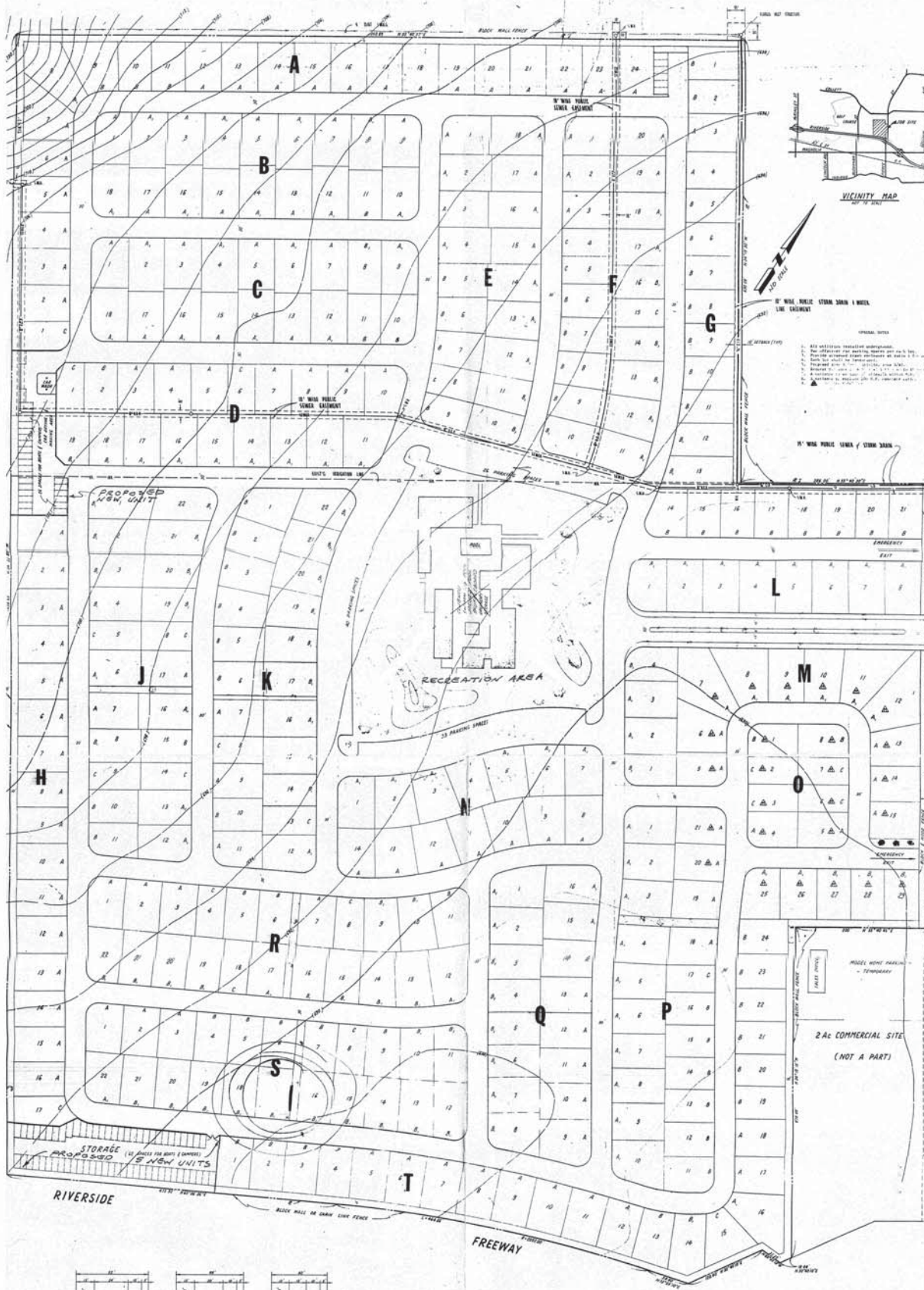
P17-0513 & P17-0512, Exhibit 3 - Aerial Photo/Location











NET SITE AREA	45.4 Ac
TOTAL COACH SPACES	354
DENSITY	3.3 Ac
RECREATION & GREEN AREA	106
GUEST PARKING	36,900.17

LOT TABULATION	
TYPE "A"	111
TYPE "B"	86
TYPE "C"	73
TYPE "D"	17
TYPE "E"	24
TOTAL NO.	231

C-29-701 **THE MEADOWS** **Riverside**

REVISION AREA "A" TO CONDITIONAL USE PERMIT No. 029-701

DATE: SEPTEMBER, 2017

PREPARED FOR:
APPLICANT/LANDOWNER

DENNIS WAGONER
RIVERSIDE MEADOWS, LTD.
190 NEWPORT CENTER DR., STE. 100
NEWPORT BEACH, CA 92660
drweststates@yahoo.com

PREPARED BY:

ACTION SURVEYS
GABRIEL D. YBARRA
1045 MAIN STREET, STE. 102
RIVERSIDE, CA 92501
(951) 686-6166
(951) 686-0171 FAX
actionsurveys@sbcglobal.net

ASSESSOR'S PARCEL NO.: 142-170-001 & 142-080-028

LEGAL DESCRIPTION: PORTIONS OF BLOCK 3 OF RIVERSIDE
MEADOWS PER P.M. 3/84.

RESIDENTIAL UNITS: 354 EXISTING, 6 PROPOSED

ACREAGE OF PROPOSED UNITS: 0.57 ACRES

EXISTING ZONING & LAND USE: R-1-7000, BUSINESS/OFFICE PARK

PROPOSED ZONING & LAND USE: R-1-7000 WITH MOBILEHOME OVERLAY,
BUSINESS/OFFICE PARK

UTILITIES:

ELECTRIC - CITY OF RIVERSIDE

GAS - THE GAS COMPANY

WATER - CITY OF RIVERSIDE

SEWER - CITY OF RIVERSIDE

TELEPHONE - AT&T

TELEVISION - CHARTER COMMUNICATIONS

SCHOOL DISTRICT: ALVORD UNIFIED SCHOOL DISTRICT

PARKING ANALYSIS:

GUEST PARKING - 1 SPACE PER 5 RESIDENT SPACES

REQUIRED - 72 SPACES PROVIDED - 85 SPACES

RECREATION:

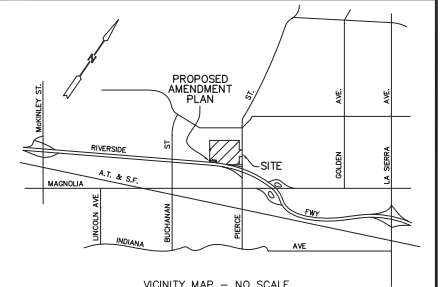
REQUIRED - 275 SQ. FT. PER SPACE = 2.3 A.C.

PROVIDED - 2.9 A.C.

DENSITY:

MAXIMUM ALLOWED - 10 UNITS PER A.C.

PROPOSED - 8 UNITS PER A.C.



VICINITY MAP - NO SCALE
THOMAS BROS. PG. 744
GRID C-2 (2017)

AMENDMENTS			SCALE: 1" = 20'
DATE	NO.	DESCRIPTION	

LEGEND

ASPHALT BERM	A.C. BERM
ASPHALT DRIVEWAY	A.C. DRIVEWAY
EDGE OF PAVEMENT	E.P.
FIRE HYDRANT	F.H.
LIGHT POLE	S.M.A.
SEWER MANHOLE	
TREE	
POWER POLE	W.M.
WATER METER	W.V.
WATER VALVE	



PREPARED UNDER THE SUPERVISION OF:
GABRIEL D. YBARRA L.S. 4343 9/26/17
DATE

TOPOGRAPHY SOURCE:
ACTION SURVEYS
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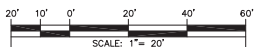
W.O. 16-55

EASEMENT NOTES

- AN EASEMENT FOR PIPELINES, AND RIGHTS INCIDENTAL THERETO IN FAVOR OF TWIN BUTTES WATER COMPANY, AS SET FORTH IN A DOCUMENT RECORDED DECEMBER 3, 1917 IN BOOK 473, PAGE 16, JANUARY 2, 1918 IN BOOK 474, PAGE 187 AND AUGUST 11, 1919 IN BOOK 508, PAGE 101, ALL OF DEEDS, AFFECTS A 25 FOOT STRIP.
- THE FACT THAT THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM A PUBLIC STREET OR HIGHWAY ABUTTING SAID LAND, SUCH RIGHTS HAVING BEEN SEVERED FROM SAID LAND BY THE DOCUMENT RECORDED OCTOBER 21, 1959 IN BOOK 2351, PAGE 201, DECEMBER 31, 1958 AS INSTRUMENT No. 94131 IN BOOK 2388, PAGE 573, DECEMBER 31, 1958 AS INSTRUMENT No. 94132 IN BOOK 2388, PAGE 580, MARCH 29, 1960 IN BOOK 2664, PAGE 199 AS INSTRUMENT No. 27696, OCTOBER 21, 1963 AS INSTRUMENT No. 110944 IN BOOK 3515, PAGE 226, ALL OF OFFICIAL RECORDS, WHICH AFFECTS THE SOUTHWESTERLY LINES.
- AN EASEMENT FOR ALL FACILITIES FOR TRANSPORTATION AND DISTRIBUTION OF WATER, AND RIGHTS INCIDENTAL THERETO IN FAVOR OF THE CITY OF RIVERSIDE, AS SET FORTH IN A DOCUMENT RECORDED APRIL 7, 1967 AS INSTRUMENT No. 29733 OF OFFICIAL RECORDS, AFFECTS THE SOUTHWESTERLY 25 FEET OF SAID LAND.
- AN EASEMENT FOR A LINE OF PIPE OR PIES AND DRAINAGE, AND RIGHTS INCIDENTAL THERETO IN FAVOR OF CITY NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS SET FORTH IN A DOCUMENT RECORDED AUGUST 19, 1971 AS INSTRUMENT No. 93741 OF OFFICIAL RECORDS.
- THE MATTERS CONTAINED IN AN INSTRUMENT ENTITLED USE AGREEMENT, BY AND BETWEEN TWIN BUTTES WATER COMPANY, ET AL, UPON THE TERMS THEREIN PROVIDED RECORDED FEBRUARY 7, 1967, AS INSTRUMENT No. 10414 OF OFFICIAL RECORDS.
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- AN EASEMENT, FOR PUBLIC UTILITIES, AND RIGHTS INCIDENTAL THERETO IN FAVOR OF PACIFIC TELEPHONE AND TELEGRAPH COMPANY, A CORPORATION, AS SET FORTH IN A DOCUMENT RECORDED MAY17, 1979 AS INSTRUMENT No. 101487 OF OFFICIAL RECORDS, AFFECTS AS SHOWN THEREIN. EASEMENT IS BLANKET IN NATURE AND CANNOT BE LOCATED FROM RECORD. AFFECTS PARCELS "A" THROUGH PARCEL "E".

NOTES:

- PUBLIC STREETS ARE FULLY IMPROVED ALONG THE ENTIRE FRONTAGE OF THIS MAP.
- BEARINGS AND DISTANCES SHOWN HEREON ARE BASED UPON A FIELD SURVEY PERFORMED BY ACTION SURVEYS ON SEPTEMBER 14, 2016.
- ALL EXISTING TREES LOCATED WITHIN THE BOUNDARY OF THE PROJECT ARE TO REMAIN.
- NO GRADING IS PROPOSED FOR THIS PROJECT.



REVISION AREA "B"
TO CONDITIONAL USE
PERMIT No. 029-701

DATE: SEPTEMBER, 187

PREPARED FOR:
APPLICANT/LANDOWNER

DENNIS WAGONER
RIVERSIDE MEADOWS, LTD.
190 NEWPORT CENTER DR., STE. 100
NEWPORT BEACH, CA 92660
drweststates@yahoo.com

PREPARED BY:

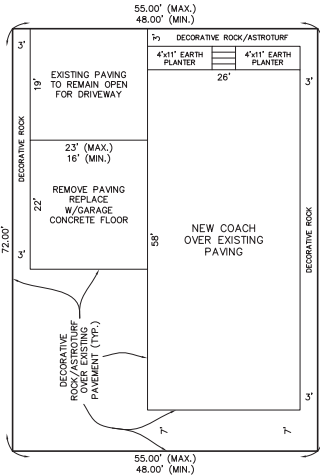
ACTION SURVEYS
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RIVERSIDE MEADOWS

SHOWING THE PROPOSED TYPICAL RESIDENTIAL LOT
LAYOUT FOR CONDITIONAL USE PERMIT No. 029-701



LEGEND

- ASPH. SURFACE
ASPH. DRIVEWAY
EDGE OF PAVEMENT
FIRE HYDRANT
LIGHT POLE
SEWER MANHOLE
TREE
POWER POLE
WATER METER
WATER VALVE
- ASPH.
A.C. DRIVEWAY
E.P.
F.H.
S.M.H.
P.P.
W.M.
W.V.

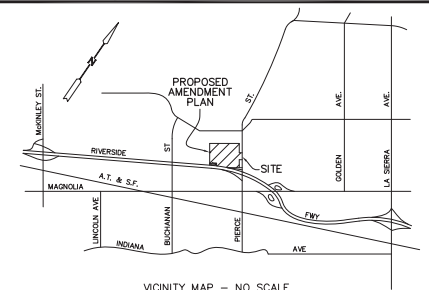
NOTES:

- PUBLIC STREETS ARE FULLY IMPROVED ALONG THE ENTIRE FRONTAGE OF THIS MAP.
- BEARINGS AND DISTANCES SHOWN HEREON ARE BASED UPON A FIELD SURVEY PERFORMED BY ACTION SURVEYS ON SEPTEMBER 14, 2016.
- ALL EXISTING TREES LOCATED WITHIN THE BOUNDARY OF THE PROJECT ARE TO REMAIN.
- NO GRADING IS PROPOSED FOR THIS PROJECT.

TOPOGRAPHY SOURCE:
ACTION SURVEYS
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PREPARED UNDER THE SUPERVISION OF:
GABRIEL D. YBARRA L.S. 4343 DATE 9/26/17



VICINITY MAP - NO SCALE
THOMAS BROS. PG. 744
GRID C-2 (2017)

AMENDMENTS		SCALE: 1" = 20'	
DATE	NO.	DESCRIPTION	

Recommended Modifications under P17-0512 (Revised CUP)

CONDITIONAL USE PERMIT CASE NO. C-29-701

APPROVED SEPTEMBER 7, 1971

SPECIAL CONDITIONS

1. A parcel map shall be filed for approval by the City to delineate the site.
2. A revised plot plan shall be submitted for Planning Commission approval to include the following:
 - a. Six-foot-high masonry walls shall be indicated around the entire mobile home park except that a 6-foot chain link fence shall be permitted adjacent to the flood control channel and the Riverside Freeway right-of-way and a variance shall be granted to permit a 6-foot combination block and wood fence along the entire Pierce Street frontage subject to design approval by the Planning Commission.
 - b. The termini of the sub streets redesigned subject to Planning Department approval.
 - c. A detailed development plan for the storage area indicating the location of the 88 required parking spaces.
 - ~~d. A concrete slab for each mobile home space per ordinance requirement shall be provided; however, raised porches may be substituted in lieu thereof.~~
 - e. The front entrance shall be supplemented by an emergency egress drive a minimum of 30 feet in width near the south-easterly corner of the site at Pierce Street.
 - ~~f. A minimum of 20 feet between each mobile home.~~
- ~~3. The following variances from adopted mobile home park standards shall be granted:~~
 - ~~a. Thirty spaces shall be permitted to have a width of not less than 40 feet.~~
 - ~~b. Five foot rear space setbacks shall be permitted.~~
 - ~~c. Nine foot front space setbacks shall be permitted.~~
 - ~~d. Tandem parking shall be permitted.~~
 - ~~e. Sidewalks within the park shall be waived.~~

~~f. Rolled curbing instead of the standard block type shall be permitted within the park site.~~

4. Except as permitted by these special conditions, all provisions of the Zoning Regulations pertaining to mobile home park development shall be met.
5. The mobile home park shall be limited to adults only (18 years of age and above). A Declaration of Restrictions shall be recorded in form acceptable to the City Attorney which restricts occupancy to adults and all leases of individual mobile home spaces (sites) shall restrict occupancy to adults and shall give the lessor the right to terminate the lease if it is discovered that persons under 18 years of age are living in the mobile homes.
6. All lighting shall be directed away from adjacent properties.
7. Open areas shall be landscaped and maintained.
8. There shall be a one-year time limit in which to begin construction commencing on March 18, 1971, unless the City Council elects to review this permit.
9. Signs shall be permitted in compliance with Chapter 19.76 of the Riverside Municipal Code.
10. The subject property shall be held under one ownership and shall not be divided for the purpose of sale or lease of individual mobile home spaces.
11. On and off-site fire protection facilities shall be provided to the specifications of the Fire Department.
12. Any new structure shall conform to Fire Zone No. 3.
13. The granting of this conditional use permit shall be subject to the initiation and final adoption of the R-1-65 zoning on this site. If R-1-65 zoning is not adopted this conditional use permit shall be null and void.
14. Approval of this permit does not signify approval of the adjacent 2-acre parcel for use as a sales area.

The public Work and Public Utilities Departments recommend the following conditions of approval:

1. Deeds shall be provided for the widening of Pierce Street to 55 feet from centerline.
2. Installation of curb, gutter, sidewalks, street trees and matching paving along the entire Pierce Street frontage to City specifications.

3. A fee of \$2.50 per front foot may be paid to the Public Utilities Department in lieu of street light installation along Pierce Street.
4. Any proposed storm drain outlets into the existing storm channel shall be approved by the Riverside County Flood Control District and necessary permits obtained.
5. Portions of the park's on-site sewer system shall be constructed to City specifications in dedicated easements in order to provide sewerage facilities to adjoining properties to the northwest and southwest.
6. Construction of storm drains and dedication of necessary easements shall be contingent on an engineer's drainage study.
7. Existing irrigation facilities shall be removed or relocated to City specifications.
8. Improvement plans shall be submitted for Public Works Department approval prior to the preparation of an estimate for bonding purposes.



P17-0513 & P17-0512, Exhibit 8 - Existing Site Photos



P17-0513 & P17-0512, Exhibit 8 - Existing Site Photos



P17-0513 & P17-0512, Exhibit 8 - Existing Site Photos



P17-0513 & P17-0512, Exhibit 8 - Existing Site Photos



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P17-0513 & P17-0512, Exhibit 8 - Existing Site Photos



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