

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

Case No.: P15-0856 (RZ)

PLANNING COMMISSION HEARING DATE: October 5, 2017

**CONDITIONS**

**Planning**

1. Prior to the adoption of the rezone, a Lot Line Consolidation shall be recorded between the subject parcel and the parcel immediately to the north (Assessor Parcel Numbers: 230-252-021 and 230-252-017).
2. There shall be a two-year time limit in which to satisfy the approved conditions and finalize this action. Subsequent one-year time extensions may be granted by the City Council upon request by the applicant. Any extension of time beyond five years may only be granted after an advertised public hearing by the City Council.
3. 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 Utilities – Water**

4. *Advisory:* At time of development, Riverside Public Utilities Department Water Division will require the Applicant to construct a 12-inch waterline along Railroad Avenue west from Madison Avenue to the properties westerly boundary. Please contact the Water Department at 951-826-5285 for further details.