

RECOMMENDED CONDITIONS

PLANNING CASE: PR-2024-001761 (Modification of Conditions)

Planning Division

1. All applicable conditions of Planning Cases Vesting Tract Map No. 22291 shall apply, except as modified by these conditions.
2. Condition 6 of Vesting Tract Map 22291 shall be modified as follows:

Condition #6: A covenant acceptable to the Planning and Legal Departments precluding the further subdivision of any lot within this subdivision, except as explicitly required by state law, shall be executed.

Within 180 Days of Approval:

3. The applicant shall prepare and record a revised Covenant and Agreement, subject to approval of the Planning Division and City Attorney's Office. The Covenant shall contain the following revisions:
 - a. Further subdivision shall be prohibited, *except as explicitly required by state law.*

Standard Conditions:

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.