

261310

Recording requested by

And when recorded, mail to:

City of Riverside  
Public Works Department  
3900 Main Street  
Riverside, California 92522

this space for recorder's use

RECEIVED FOR RECORD  
3:00 Min. Past 3 o'clock P.M.  
At Request of  
*Daniel Gates*

Book 1979, Page 261310  
DEC - 7 1979

Recorded in Official Records  
of Riverside County, California

Recorder  
*D. S. ...*  
FEES \$ 4

PLANNING COMMISSION  
of the  
CITY OF RIVERSIDE

CONDITIONAL CERTIFICATE OF COMPLIANCE  
COC-3-778

Property Owner(s): Daniel C. Gates and Susan L. Gates

Pursuant to Section 66499.35 of the Government Code of the State of California, a Conditional Certificate of Compliance waiving compliance to the California Subdivision Map Act and Title 18 of the Riverside Municipal Code is hereby granted by the Planning Commission of the City of Riverside, California, for the following described real property located in the City of Riverside, County of Riverside, State of California:

See attached Exhibit "A" for legal description

Said Certificate of Compliance is granted subject to the following conditions: The subject property will comply with City regulations when the following is completed:

- a. The installation of full off-site street improvements along Lewis Avenue.
- b. The dedication of Lewis Avenue right-of-way to 33' from centerline adjacent to the subject property.

This certificate shall serve as notice to the property owner or vendee who has applied for this certificate, a grantee of the property owner, or any subsequent transferee or assignee of the property that the fulfillment and implementation of designated conditions applied to this certificate shall be required prior to subsequent issuance of a permit or other grant of approval for development of the property. THIS ISSUANCE OF THIS CONDITIONAL CERTIFICATE OF COMPLIANCE DOES NOT SUPERSEDE, MODIFY OR AFFECT ANY REQUIREMENTS OR PROVISIONS OF THE RIVERSIDE MUNICIPAL CODE PERTAINING TO ZONING REGULATIONS.

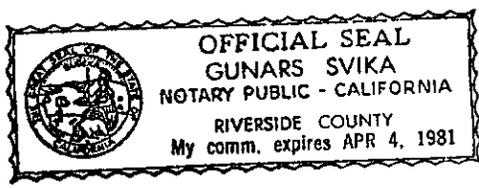
PLANNING COMMISSION OF THE CITY OF  
RIVERSIDE

Dated: Nov. 21, 1979

By *Merle G. Gardner*  
Planning Director  
City of Riverside

STATE OF CALIFORNIA)  
COUNTY OF RIVERSIDE) ss.

On Nov. 21, 1979, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Merle G. Gardner, known to me to be the Planning Director of the City of Riverside and known to me to be the person who executed the within instrument on behalf of the Planning Commission of the City of Riverside, and acknowledged to me that said Planning Commission executed the same.



*Merle G. Gardner*  
Notary Public in and for said County and State

261310

EXHIBIT "A"

That portion of Lot 5 in Block 40 of La Granada in Book 12 Pages 42-51 of maps, records of Riverside County, California described as follows:

BEGINNING at a point on the easterly line of said Lot 100 feet northerly from the southwest corner of said Lot 5;

THENCE Northerly along the westerly line 70 feet;

THENCE Easterly to a point on the easterly line of said Lot 113.1 feet northerly from the southeast corner of said Lot;

THENCE Southerly along the easterly line 13.1 feet;

THENCE Westerly in a direct line to the point of beginning.

DESCRIPTION APPROVAL  
BY *George Hutchinson* 11/8/79 BY *AKJ*  
SURVEYOR