

82231

Recording requested by:

And when recorded, mail to:

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

RECEIVED FOR RECORD  
Min. Past 2 o'clock

MAR 29 1988  
Recorded in Official Records  
of Riverside County, California  
William E. Stanley  
RECORDER  
Fees \$ 7

FOR RECORDER'S OFFICE USE ONLY

PROJECT: COC for C-12-878  
5140 Victoria Avenue

4135

PLANNING COMMISSION  
of the  
CITY OF RIVERSIDE  
CONDITIONAL CERTIFICATE OF COMPLIANCE

Property Owner(s): CHARLES J. BROWN and DIANA J. BROWN, husband and wife as to an undivided 2/3 interest, and FRANK C. ELLIS and EUNA L. ELLIS, husband and wife as joint tenants as to an undivided 1/3 interest.

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:

Lot 34 of Victoria Groves Unit No. 2, as shown by map on file in Book 27, Pages 16 and 17 of Maps, records of said Riverside County;

EXCEPTING THEREFROM the following described parcel of land:

BEGINNING at the northeasterly corner of said Lot 34;

THENCE South 15° 34' 50" West, along the easterly line of said Lot a distance of 33.55 feet;

THENCE North 71° 10' 40" West, a distance of 94.29 feet to the north line of said Lot 34;

THENCE North 88° 53' 30" East, along said north line of Lot 34 a distance of 98.28 feet to the POINT OF BEGINNING.

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Said Certificate of Compliance is granted subject to the following conditions:

All the conditions have been met.

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.

DESCRIPTION APPROVAL 3/14/88  
George P. Hutchinson, Jr.  
SURVEYOR, CITY OF RIVERSIDE

PLANNING COMMISSION OF THE  
CITY OF RIVERSIDE

MERLE G. GARDNER  
PLANNING DIRECTOR

By Robert C. Mease  
ROBERT C. MEASE  
PRINCIPAL PLANNER

Dated: MARCH 15, 1988

STATE OF CALIFORNIA)  
)ss.  
COUNTY OF RIVERSIDE)

On this 15<sup>TH</sup> day of MARCH, in the year 1988, before me,  
GUNARS SVIKA a Notary Public in and for said  
county and state, personally appeared ROBERT C. MEASE  
who executed this instrument as PRINCIPAL PLANNER of the City  
of Riverside on behalf of the Planning Commission of the City of Riverside and  
acknowledged to me that said Planning Commission executed the same.

Gunars Svika  
Notary Public in and for said County and State

311.12/m - SURVEY.449/c

