

270427

Recording requested by

And when recorded, mail to:

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

this

RECEIVED FOR RECORD
5 Min. Past 3 o'clock P.M.
At Request of
B. Kirnig

Book 1979, Page 270427

DEC 20 1979

Recorded in Official Records
of Riverside County, California

Donald D. Swain Recorder

FEES \$1.50

use

5

PLANNING COMMISSION
of the
CITY OF RIVERSIDE

CONDITIONAL CERTIFICATE OF COMPLIANCE

Property Owner(s): COC-12-789
Barbara H. Kirnig

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:

SEE ATTACHED EXHIBIT "B" FOR CONDITIONS

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.

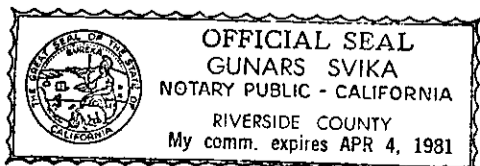
PLANNING COMMISSION OF THE CITY OF
RIVERSIDE

Dated: OCT. 25, 1979

By [Signature]
Planning Director
City of Riverside

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss.

On OCT. 25, 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.



[Signature]
Notary Public in and for said County and State

270427

EXHIBIT "A"

The Northerly 68 feet of Lot 18 of Cafford Gardens, as shown by Map on file in Book 12, Page 97 of Maps, records of Riverside County, California;

Said 68 feet being measured along the Easterly line of said lot.

DESCRIPTION APPROVAL
by *George J. Hutchinson* 8/79 by *DRB*
Recorder

270.127

CONDITIONS OF APPROVAL
FOR COC-12-789 EXHIBIT "B"

The subject property will comply with City regulations when the following items are satisfied:

- a. Deeds for widening Murray to 33 feet from centerline.
- b. Installation of curbs and gutter at 18 feet from centerline, sidewalk, and matching pavement on Murray.
- c. Improvement plans to be submitted prior to preparing estimate for bonding.
- d. Size, number and location of driveways to be approved by Traffic Division.
- e. Removal and/or relocation of trees as required.
- f. Under the City Council's "60% policy" this lot will be required to install street improvements on Murray.