



PLANNING DIRECTOR'S HEARING

Carolyn Syms Luna, Director

1:30 P.M.

MARCH 21, 2011

AGENDA

RIVERSIDE COUNTY PLANNING DEPARTMENT
DIRECTOR'S HEARING
DESERT PERMIT ASSISTANCE CENTER
38-686 EL CERRITO ROAD
PALM DESERT, CALIFORNIA 92211

NOTE: Please be aware that the indicated staff recommendation shown below for each item may differ from that presented to the Planning Director during the public hearing.

If you wish to speak, please complete a "SPEAKER IDENTIFICATION FORM" and give it to the Planning Director. The purpose of the public hearing is to allow interested parties to express their concerns. Please do not repeat information already given. If you have no additional information, but wish to be on record, simply give your name and address and state that you agree with the previous speaker(s).

In compliance with the Americans with Disabilities Act, if any accommodations are needed, please contact Desiree Bowie at (951) 955-0222 or E-mail at dbowie@rctlma.org. Request should be made at least 48 hours or as soon as possible prior to the scheduled meeting.

1.0 CONSENT CALENDAR:

1.1 **NONE**

2.0 PUBLIC HEARINGS: 1:30 p.m. or as soon as possible thereafter.

- 2.1 **PLOT PLAN NO. 24832** – CEQA Exempt – Applicant: Richard Slye – Owner: Courter Ratio – Third Supervisorial District – North Palo Verde Zoning Area – Palo Verde Valley Area Plan – Community Development: Medium Density Residential (2-5 D.U./Ac. (CD:MDR) - Located Northerly of 6th Avenue, southerly of 4th Avenue, westerly of Intake Boulevard – .36 Acre – Zoning: Rural Residential (R-R) (1/2 acre minimum) – **REQUEST:** The Plot Plan is proposal to construct a 1,350 square foot detached metal barn on .36 acre, associated with a 1,258 square foot residence and 522 square foot detached garage located at 5841 Colorado River Road. APN: 833-091-027. Project Planner, Bahelila Boothe at 951-955-8703 or e-mail bboothe@rctlma.org. (Quasi-Judicial)

3.0 PUBLIC COMMENTS:

Agenda Item No.: 2.1
Supervisory District: Third
Project Planner: Bahelila Boothe

Plot Plan Number: 24832
Applicant: Richard Slye
Directors Hearing: March 21, 2011
CEQA Exempt

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

This plot plan is a proposal to construct a 1,350 square foot detached metal barn on .36 acre, associated with the 1,258 square foot residence and 522 square foot detached garage located at 5841 Colorado River Road. APN: 833-091-027

ISSUES OF RELEVANCE:

There are no issues of relevance at this time.

RECOMMENDATIONS:

APPROVAL of **PLOT PLAN NO. 24832**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

1. The proposed project is in conformance with the Riverside County General Plan.
2. The proposed project is consistent with Section 18.18 of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. Accessory buildings are exempt under section 15303(e) of the California Environmental Quality Act.

FINDINGS: The following findings are in addition to those incorporated in the summary of findings, which is incorporated herein by reference.

1. The project has a primary dwelling on the parcel where the accessory building is proposed.
2. The project site is designated Community Development: Medium Density Residential (2-5 D.U./Ac.) on the Palo Verde Valley Area Plan.
3. The proposed accessory is a permitted use in the general plan designation.

W

4. The proposed accessory use is a permitted use, subject to approval of a plot plan in the Rural Residential zone. (R-R).
5. The proposed accessory use is consistent with the development standards set forth in the R-R zone.
6. The proposed 1,350 square foot detached metal barn is considered a detached accessory building under section 18.18 of Ordinance 348.
7. The accessory building is located more than 30 feet from the main building.
8. The accessory building is consistent with the character of the surrounding community.
9. The project conforms to Section 15303, New Construction or Conversion of Small Structures, of the CEQA guidelines and is exempt from CEQA if the project meets the following conditions: Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include but are not limited to: ... (e) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences.

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Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

PLOT PLAN:ADMINISTRATIVE Case #: PP24832

Parcel: 833-091-027

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 PPA - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 24832 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 24832, Exhibit A, dated January 25, 2011. (Site Plan)

APPROVED EXHIBIT B = Plot Plan No. 24832, Exhibit B, dated February 22, 2011. (Elevations)

APPROVED EXHIBIT C = Plot Plan No. 24832, Exhibit C, dated February 22, 2011. (Floor Plans)

10. EVERY. 2 PPA - PROJECT DESCRIPTION

RECOMMND

The use hereby permitted is a proposal to construct 1,350 square foot detached metal barn on .36 acre, associated with the 1,258 square foot residence and a 522 square foot detached garage located at 5841 Colorado River Road in Blythe. APN: 833-091-027

10. EVERY. 3 PPA - HOLD HARMLESS

RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside COUNTY), its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning PP24832. The COUNTY will promptly notify the applicant/ permittee of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

PLOT PLAN:ADMINISTRATIVE Case #: PP24832

Parcel: 833-091-027

10. GENERAL CONDITIONS

E HEALTH DEPARTMENT

10.E HEALTH. 1 DEH - GENERAL COMMENTS

RECOMMND

Plot Plan#24832 is proposing a barn without plumbing. This project was reviewed and accepted by Mark Abbott (DEH-Palm Desert). Please note that all required setbacks as specified in the Department of Environmental Health (DEH) Technical Guidance Manual and Uniform Plumbing Code must be maintained. For further information, please contact DEH at (760) 393-3390.

PLANNING DEPARTMENT

10.PLANNING. 2 PPA - LANDUSE APPROVAL ONLY

RECOMMND

The applicant or the applicant's successor in interest is notified through this condition that the approval granted on Plot Plan No. 24832 is for land use approval only, and has only met the requirements of Ordinance 348. Any requirements deemed necessary by another department or agency of Riverside County on a subsequent building permit are valid and may cause this approval by the Riverside County Planning Department as it stands to be rendered null and void or require significant revision. It is incumbent upon the applicant to research the acceptability of this proposal to all responsible departments and agencies prior to the acceptance of this approval. Responsible agencies include, but are not limited to the Fire Department, Environmental Health Department, the local Flood Control District, Building and Safety Department, Transportation Department, the Environmental Programs Department, the County Geologist, or the Transportation Land Management Agency.

10.PLANNING. 3 PPA - NO HOME OCCUPATIONS

RECOMMND

No home occupations are permitted in an accessory structure or guest home.

From section 21.36 of Ordinance 348: Home Occupations:

Home occupations means those uses that are customarily conducted in a residence, provided such uses must be incidental and secondary to the principal use of a dwelling as a residence. The following criteria shall apply to any home occupation:

02/23/11
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Riverside County LMS
CONDITIONS OF APPROVAL

Page: 3

PLOT PLAN:ADMINISTRATIVE Case #: PP24832

Parcel: 833-091-027

10. GENERAL CONDITIONS

10.PLANNING. 3

PPA - NO HOME OCCUPATIONS (cont.)

RECOMMND

a. Except for large family day care homes which may require two assistants and small family day care homes which may require one assistant to be present in addition to the licensee or provider, no person other than a resident of the dwelling shall be employed on the premises in the conduct of a home occupation.

b. A home occupation shall be conducted entirely within the dwelling and shall be incidental and secondary to the use of the dwelling as a residence.

c. A home occupation shall not be conducted in an accessory structure and there shall be no storage of equipment or supplies in an accessory structure or outside building.

d. The residential character of the exterior and interior of the dwelling shall not be changed.

e. No vehicles or trailers except those normally incidental to residential use shall be kept on the site.

f. No signs other than one unlighted identification sign, not more than two square feet in area, shall be erected on the premises.

10.PLANNING. 4

PPA - ACSRY STRC NO HBTBL AREA

RECOMMND

No habitable area has been approved with this approval. The addition of habitable area will require additional approvals.

10.PLANNING. 5

PPA - SETBACKS IN HIGH FIRE

RECOMMND

Please be advised that the setbacks for structures within a County designated high fire areas have increased. It is advisable prior to the purchase of structure or prior to planning of a structure (such as hiring an architect or engineer to create plans) that the applicant should contact the Fire Department to make sure that the structure question meets those requirements.

Fire Department Planning
2300 Market Street, Suite 150
Riverside, CA 92501
951-955-4777

02/23/11
07:53

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 4

PLOT PLAN:ADMINISTRATIVE Case #: PP24832

Parcel: 833-091-027

10. GENERAL CONDITIONS

10.PLANNING. 6 USE - CAUSES FOR REVOCATION

RECOMMND

In the event the use hereby permitted under this permit,
a) is found to be in violation of the terms and conditions
of this permit,
b) is found to have been obtained by fraud or perjured
testimony, or
c) is found to be detrimental to the public health, safety
or general welfare, or is a public nuisance, this permit
shall be subject to the revocation procedures.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING: 1 PPA - EXPIRATION DATE-PP

RECOMMND

This approval shall be used within two (2) years of
approval date; otherwise, it shall become null and void and
of no effect whatsoever. By use is meant the beginning of
substantial construction contemplated by this approval
within a two (2) year period which is thereafter diligently
pursued to completion or to the actual occupancy of
existing buildings or land under the terms of the
authorized use. Prior to the expiration of the two year
period, the permittee may request a one (1) year extension
of time request in which to use this plot plan. A maximum
of three one-year extension of time requests shall be
permitted. Should the time period established by any of
the extension of time requests lapse, or should all three
one-year extensions be obtained and no substantial
construction or use of this plot plan be initiated within
five (5) years of the effective date of the issuance of
this plot plan, this plot plan shall become null and void.

80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 1 PPA - CONFORM TO ELEVATIONS

RECOMMND

Elevations of all buildings and structures submitted for
building plan check approval shall be in substantial
conformance with the elevations shown on APPROVED EXHIBIT
B, dated February 22, 2011.

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Riverside County LMS
CONDITIONS OF APPROVAL

Page: 5

PLOT PLAN:ADMINISTRATIVE Case #: PP24832

Parcel: 833-091-027

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 2

PPA - CONFORM TO FLOOR PLANS

RECOMMND

Floor plans shall be in substantial conformance with that
shown on APPROVED EXHIBIT C, dated February 22, 2011.



Mike Lara
Director

COUNTY OF RIVERSIDE BUILDING AND SAFETY DEPARTMENT

PLOT PLAN REVIEW

Building and Safety has completed a plot plan review of your proposed construction shown on the plot plan. If you receive plan check comments please have your design professional incorporate the comments into your building plan submittal. If corrections are indicated below make the revisions and re-submit the plot plan for a recheck. If you have questions regarding any correction, please make contact with the plans examiner for an explanation or clarification.

**SITE: 5841 COLORADO
RIVER ROAD, BLYTHE**

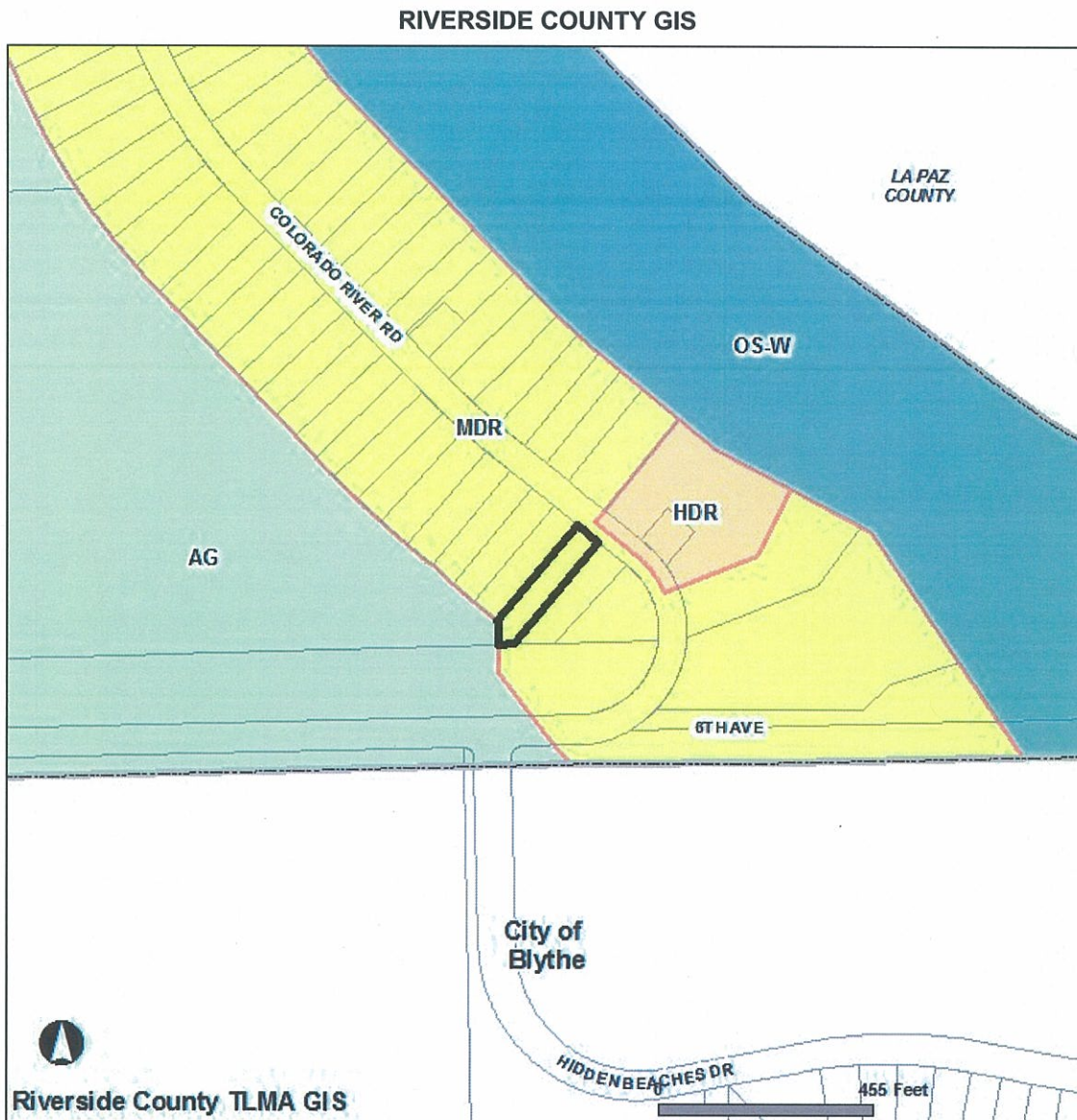
COMMENTS: PP 24832

Date: 02/08/2011

The plot plan submittal is for a 1,400 square foot detached garage. This structure will be classified as a group "U" occupancy per the 2010 California Residential Code. (CRC). The current size complies with size and area limitations per the group "U" occupancy classification.

The garage/carport shall be classified as a group "U" structure. The current size is within the classification limitations per the 2010 CRC.

This is NOT to be considered a building department plan review. All building department building plan submittal requirements and fees shall be submitted to the building department for review and approval. Requirements include but are not limited to complete building plans, structural calculations, supporting documents and fees. All requirements can be found on the building department web-site.



Selected parcel(s):
833-091-027

LAND USE

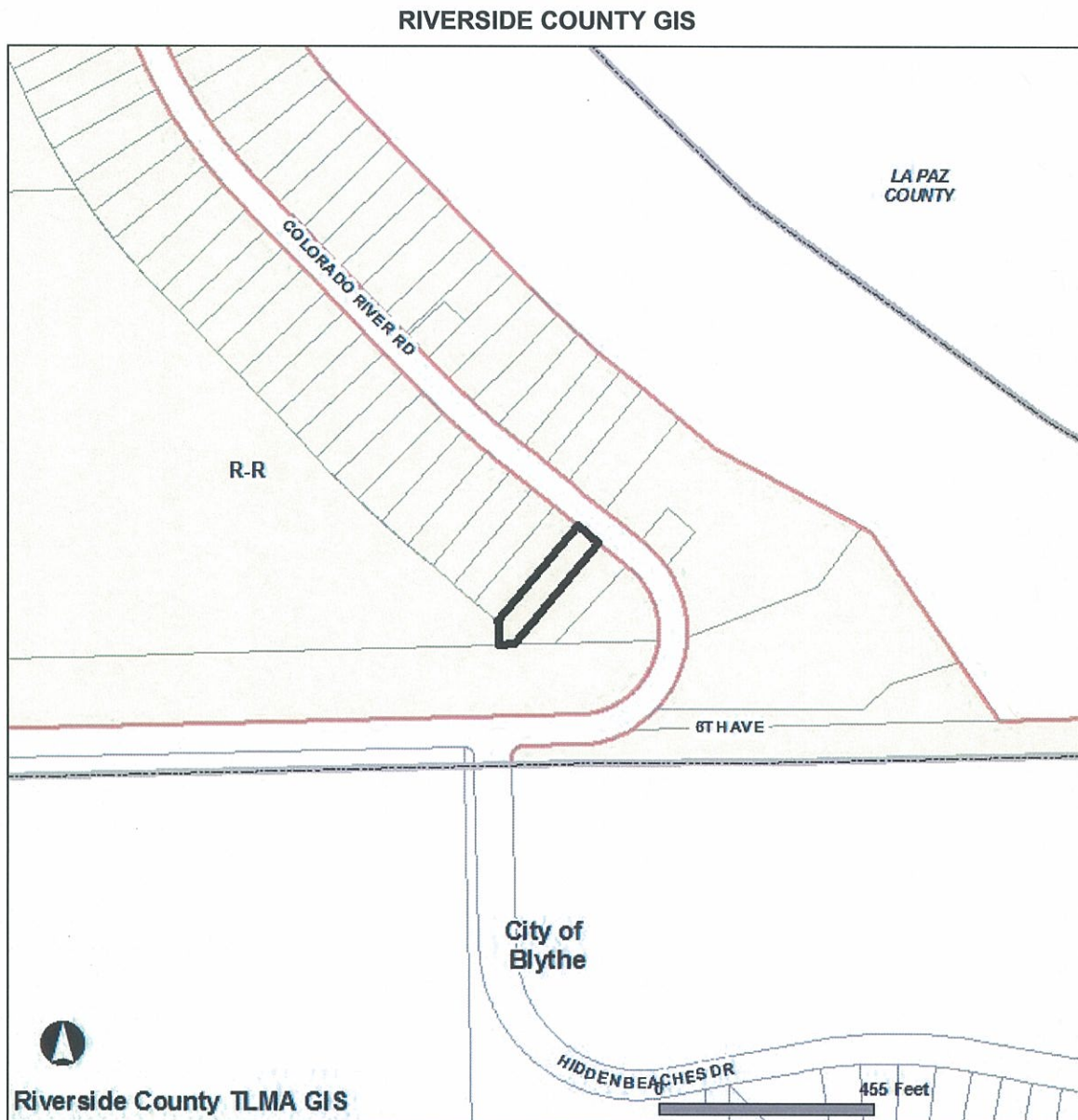
SELECTED PARCEL	INTERSTATES	HIGHWAYS	CITY
PARCELS	AG - AGRICULTURE	HDR - HIGH DENSITY RESIDENTIAL	MDR - MEDIUM DENSITY RESIDENTIAL
OS-W - WATER			

IMPORTANT

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON...Mon Feb 14 07:55:23 2011

Version 101221



Selected parcel(s):
833-091-027

ZONING

 INTERSTATES

 HIGHWAYS

 CITY

 PARCELS

IMPORTANT

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RIVERSIDE COUNTY GIS



Selected parcel(s):
833-091-027

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Version 101221

RIVERSIDE COUNTY GIS



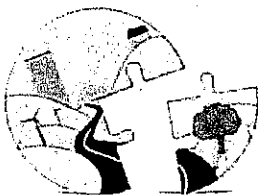
Selected parcel(s):
833-091-027

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Version 101221



Carolyn Syms Luna
Director

RIVERSIDE COUNTY
PLANNING DEPARTMENT
RECEIVED

JAN 10 2010

Riverside County
Planning Department
Desert Office

APPLICATION FOR MINOR PLOT PLAN

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

CASE NUMBER: PP24832

DATE SUBMITTED: 1.10.2011

APPLICATION INFORMATION

Applicant's Name: CLAUDE RICHARD SLYE E-Mail: CSLYE@rc-facilities.org

Mailing Address: 5841 COLORADO RIVER RD

Blythe CA 92225
City State ZIP

Daytime Phone No: (760) 835-8564 Fax No: (760) 921-5044

Engineer/Representative's Name: _____ E-Mail: _____

Mailing Address: _____

Street

City

State

ZIP

Daytime Phone No: () _____ Fax No: () _____

Property Owner's Name: CLAUDE RICHARD SLYE E-Mail: CSLYE@rc-facilities.org

Mailing Address: 5841 COLORADO RIVER RD

Blythe CA 92225
City State ZIP

Daytime Phone No: (760) 835-8564 Fax No: (760) 921-5044

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

Riverside Office • 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 • Fax (951) 955-1811

Desert Office • 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

APPLICATION FOR MINOR PLOT PLAN

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

All signatures must be originals ["wet-signed"]. Photocopies of signatures are unacceptable).

CLAUDE RICHARD SLYE Claude Richard Slye
PRINTED NAME OF APPLICANT SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. (Authorized agent must submit a letter from the owner(s) indicating authority to sign in the owner's behalf.

All signatures must be originals ["wet-signed"]. Photocopies of signatures are unacceptable).

SIGNATURE OF PROPERTY OWNER(S):

CLAUDE RICHARD SLYE Claude Richard Slye
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

PROJECT INFORMATION

Proposal (describe the project and reference the applicable Ord. No. 348 section): _____

BARN DETACHED GARAGE 1400 sq ft
1350

Related cases or underlying case: _____

PROPERTY INFORMATION

Assessor's Parcel Number(s): 833-091-027

APPLICATION FOR MINOR PLOT PLAN

Section: 12 Township: 65 Range: 23 E

Approximate Gross Acreage: 0.36

General location (nearby or cross streets): North of 6th AVE, South of 4th AVE, East of _____, West of Intake Blvd

Thomas Brothers Map, edition year, page no., and coordinates: _____

MINOR PLOT PLAN SUBMITTAL REQUIREMENTS FOR THE FOLLOWING APPLICATION TYPES:

(Note: All exhibits shall be folded to a maximum 8½" x 14" size)

COMMERCIAL/INDUSTRIAL

1. Completed Application form.
2. Six (6) scaled copies of a site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix.
3. Six (6) scaled copies of floor plan and elevations. See floor plan and elevation details described on page 12 for more information.
4. Current processing deposit-based fee.

ACCESSORY BUILDING

1. Completed Application form.
2. Six (6) scaled copies of a site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix.
3. Six (6) scaled copies of floor plan and elevations. See floor plan and elevation details described on page 12 for more information.
4. Color photographs of paint samples (or literature showing color samples) for the exterior of the structure.
5. Color photographs of roofing material samples (or literature showing color/material samples). Actual roofing tiles will not be accepted.
6. A minimum of three (3) ground-level panoramic photographs (color prints) clearly showing the whole project site. Include a locational map identifying the position from which the photo was taken and the approximate area of coverage of each photograph.
7. Current processing deposit-based fee.

GUEST HOUSE

1. Completed Application form.
2. Six (6) scaled copies of a site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix.
3. Six (6) scaled copies of floor plan and elevations. See floor plan and elevation details described on page 12 for more information.
4. Color photographs of paint samples (or literature showing color samples) for the exterior of the structure.

NOTICE OF PUBLIC HEARING

A PUBLIC HEARING has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the RIVERSIDE COUNTY DIRECTOR'S HEARING to consider the project shown below:

PLOT PLAN NO. 24832 – CEQA Exempt – Applicant: Richard Slye – Owner: Courter Ratio – Third Supervisorial District – North Palo Verde Zoning Area – Palo Verde Valley Area Plan – Community Development: Medium Density Residential (2-5 D.U./Ac. (CD:MDR) - Located Northerly of 6th Avenue, southerly of 4th Avenue, westerly of Intake Boulevard – .36 Acre – Zoning: Rural Residential (R-R) (1/2 acre minimum) – **REQUEST:** The Plot Plan is proposal to construct a 1,350 square foot detached metal barn on .36 acre, associated with a 1,258 square foot residence and 522 square foot detached garage located at 5841 Colorado River Road. APN: 833-091-027. (Quasi-Judicial)

TIME OF HEARING: 1:30 p.m or as soon as possible thereafter.
DATE OF HEARING: March 21, 2011
PLACE OF HEARING: RIVERSIDE COUNTY PLANNING DEPARTMENT
4080 LEMON STREET
1st FLOOR CONFERENCE ROOM 2A
RIVERSIDE, CALIFORNIA 92501

For further information regarding this project, please contact Bahelila Boothe, at 951-955-8703 or e-mail bboothe@rctlma.org, or go to the County Planning Department's Director's Hearing agenda web page at http://www.tlma.co.riverside.ca.us/planning/content/hearings/dh/current_dh.html.

The Riverside County Planning Department has determined that the above-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Director will consider the proposed application at the public hearing.

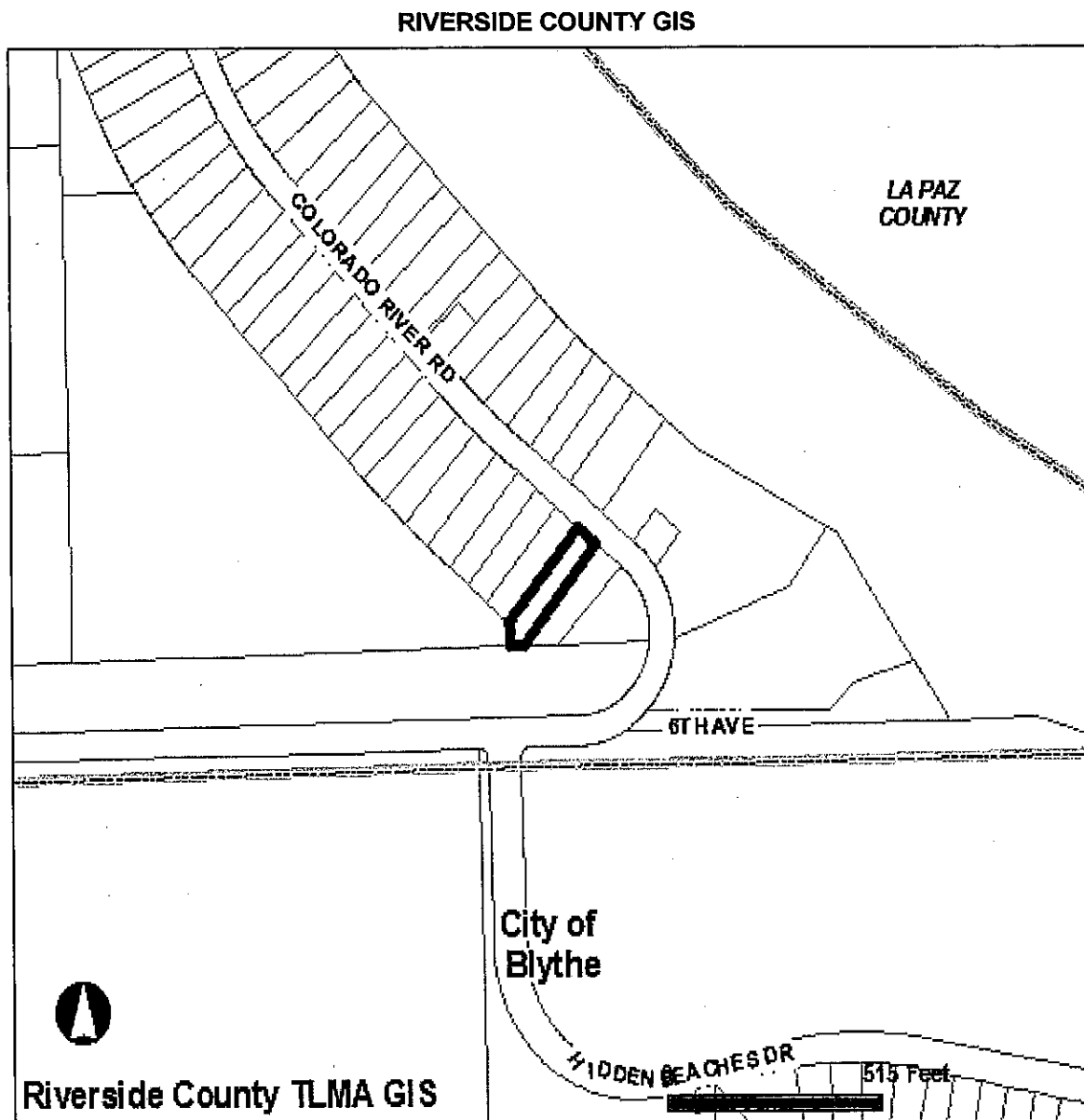
The case file for the proposed project may be viewed Monday through Thursday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 9th Floor, Riverside, CA 92501.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Director, and the Planning Director will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Director at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Director may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:

RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Bahelila Boothe
P.O. Box 1409, Riverside, CA 92502-1409



Selected parcel(s):
833-091-027

IMPORTANT

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STANDARD WITH PERMITS REPORT

APNs

833-091-027-5

OWNER NAME

NOT AVAILABLE ONLINE

ADDRESS

833-091-027
5841 COLORADO RIVER RD
BLYTHE, CA. 92225

MAILING ADDRESS

(SEE OWNER)

5841 COLORADO RIVER RD
BLYTHE CA. 92225

LEGAL DESCRIPTION

RECORDED BOOK/PAGE: RS 21/34
SUBDIVISION NAME: NOT AVAILABLE
LOT/PARCEL: 1, BLOCK: NOT AVAILABLE
Por. TRACT NUMBER: NOT AVAILABLE

LOT SIZE

RECORDED LOT SIZE IS 0.36 ACRES

PROPERTY CHARACTERISTICS

WOOD FRAME, 1258 SQFT., 3 BDRM/ 1 BATH, 1 STORY, DETACHED GARAGE(500 SQ. FT), CONST'D 1969 COMPOSITION, ROOF, CENTRAL HEATING, CENTRAL COOLING

THOMAS BROS. MAPS PAGE/GRID

PAGE 5432

CITY BOUNDARY/SPHERE

NOT WITHIN A CITY
CITY SPHERE: BLYTHE
NO ANNEXATION DATE AVAILABLE
NO LAFCO CASE # AVAILABLE
NO PROPOSALS

MARCH JOINT POWERS AUTHORITY

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

INDIAN TRIBAL LAND

NOT IN A TRIBAL LAND

SUPERVISORIAL DISTRICT (ORD. 813)

JOHN BENOIT, DISTRICT 4

TOWNSHIP/RANGE

T6SR23E SEC 12

ELEVATION RANGE

284/284 FEET

PREVIOUS APN

NO DATA AVAILABLE

PLANNING

LAND USE DESIGNATIONS

Zoning not consistent with the General Plan.
MDR

AREA PLAN (RCIP)

PALO VERDE VALLEY

GENERAL PLAN POLICY OVERLAYS

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

GENERAL PLAN POLICY AREAS

COLORADO RIVER POLICY AREA

ZONING CLASSIFICATIONS (ORD. 348)

R-R

ZONING DISTRICTS AND ZONING AREAS

NORTH PALO VERDE AREA

ZONING OVERLAYS

NOT IN A ZONING OVERLAY

SPECIFIC PLANS

NOT WITHIN A SPECIFIC PLAN

AGRICULTURAL PRESERVE

NOT IN AN AGRICULTURAL PRESERVE

REDEVELOPMENT AREAS

NOT IN A REDEVELOPMENT AREA

NOT IN AN AIRPORT INFLUENCE AREA

AIRPORT COMPATIBILITY ZONES
NOT IN AN AIRPORT COMPATIBILITY ZONE

ENVIRONMENTAL

CVMSHCP (COACHELLA VALLEY MULTI-SPECIES HABITAT CONSERVATION PLAN) CONSERVATION AREA
NOT IN A CONSERVATION AREA

CVMSHCP FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREAS
NOT IN A FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREA

WRMSHCP (WESTERN RIVERSIDE COUNTY MULTI-SPECIES HABITAT CONSERVATION PLAN) CELL GROUP
NOT IN A CELL GROUP

WRMSHCP CELL NUMBER
NOT IN A CELL

HANS/ERP (HABITAT ACQUISITION AND NEGOTIATION STRATEGY/EXPEDITED REVIEW PROCESS)
NONE

VEGETATION (2005)
NO DATA AVAILABLE

FIRE

HIGH FIRE AREA (ORD. 787)
NOT IN A HIGH FIRE AREA

FIRE RESPONSIBILITY AREA
NOT IN A FIRE RESPONSIBILITY AREA

DEVELOPMENT FEES

CVMSHCP FEE AREA (ORD. 875)
NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA

WRMSHCP FEE AREA (ORD. 810)
NOT WITHIN THE WESTERN RIVERSIDE COUNTY MSHCP FEE AREA

ROAD & BRIDGE DISTRICT
NOT IN A DISTRICT

EASTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 673)
NOT WITHIN THE EASTERN TUMF FEE AREA

WESTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 824)
NOT WITHIN THE WESTERN TUMF FEE AREA

DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)
PALO VERDE VALLEY

SKR FEE AREA (STEPHEN'S KANGAROO RAT ORD. 663.10)
NOT WITHIN AN SKR FEE AREA.

DEVELOPMENT AGREEMENTS
NOT IN A DEVELOPMENT AGREEMENT AREA

TRANSPORTATION

CIRCULATION ELEMENT ULTIMATE RIGHT-OF-WAY
NOT IN A CIRCULATION ELEMENT RIGHT-OF-WAY

ROAD BOOK PAGE
261

TRANSPORTATION AGREEMENTS

NOT IN A TRANSPORTATION AGREEMENT

CETAP (COMMUNITY AND ENVIRONMENTAL TRANSPORTATION ACCEPTABILITY PROCESS) CORRIDORS
NOT IN A CETAP CORRIDOR.

HYDROLOGY

FLOOD PLAIN REVIEW

NOT REQUIRED.

WATER DISTRICT

PVID

FLOOD CONTROL DISTRICT

NOT IN A FLOOD DISTRICT

WATERSHED

COLORADO

GEOLOGIC

FAULT ZONE

NOT IN A FAULT ZONE

FAULTS

NOT WITHIN A 1/2 MILE OF A FAULT

LIQUEFACTION POTENTIAL

VERY HIGH

SUBSIDENCE

SUSCEPTIBLE

PALEONTOLOGICAL SENSITIVITY

LOW POTENTIAL.

FOLLOWING A LITERATURE SEARCH, RECORDS CHECK AND A FIELD SURVEY, AREAS MAY BE DETERMINED BY A QUALIFIED VERTEBRATE PALEONTOLOGIST AS HAVING LOW POTENTIAL FOR CONTAINING SIGNIFICANT PALEONTOLOGICAL RESOURCES SUBJECT TO ADVERSE IMPACTS.

MISCELLANEOUS

SCHOOL DISTRICT

PALO VERDE VALLEY UNIFIED

COMMUNITIES

NORTH BLYTHE

COUNTY SERVICE AREA

NOT IN A COUNTY SERVICE AREA.

LIGHTING (ORD. 655)

NOT APPLICABLE, 136.41 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT

046000

FARMLAND

URBAN-BUILT UP LAND

TAX RATE AREAS

085-015

- BLYTHE PROJ1 AMEND 3 RDV AB1290
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 152
- ERAF RDV
- GENERAL
- GENERAL PURPOSE
- PALO VERDE CEMETERY
- PALO VERDE COMMUNITY COLLEGE
- PALO VERDE UNIFIED SCHOOL
- PALO VERDE VALLEY HOSPITAL

- PALO VERDE VALLEY LIBRARY
- RIV. CO. OFFICE OF EDUCATION
- SUPERVISORIAL ROAD DISTRICT 4

SPECIAL NOTES

PLEASE REFER TO ORDINANCE 457.96 FOR COACHELLA VALLEY AGRICULTURAL GRADING EXEMPTIONS.

BUILDING PERMITS

Case #	Description	Status
087906	INSTALL EVAP COOLER	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
038071	RELOCATE DWLG & ATT GAR DWELL R-3 WOOD 625 20000	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
084276	618 SQ FT PATIO,406 SQ FT CARPORT PAT M V-N 1024 5734	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
037819	RELOCATE DWLG & ATT GARAGE	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017

ENVIRONMENTAL HEALTH PERMITS

NO ENVIRONMENTAL PERMITS

PLANNING PERMITS

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