



1 any of the following restrictions:

- 2 a. The maximum gross floor area of the building permitted to  
3 be devoted to such accessory use shall be eighty percent  
4 (80%).
- 5 b. The maximum total horsepower of all electric motors used  
6 in connection with the accessory use shall be twenty-five  
7 (25) horsepower.
- 8 c. The accessory use shall be so conducted that noise,  
9 vibration, dust, odor, and all other objectionable factors  
10 shall be reduced to the extent that there will be no  
11 annoyance to persons outside the premises. Such accessory  
12 use shall be located not nearer than fifty feet (50') to any  
13 residential zone.
- 14 d. Accessory uses shall be conducted wholly within a  
15 completely enclosed building.

16 (2) The development standards for Planning Area 1 of Specific Plan No. 151  
17 shall be the same as those standards identified in Article IXb, Section 9.53 of Ordinance  
18 No. 348.

19 (3) Except as provided above, all other zoning requirements shall be the same  
20 as those requirements identified in Article IXb of Ordinance No. 348.

21 b. Planning Area 2

22 (1) The uses permitted in Planning Area 2 of Specific Plan No. 151 shall be  
23 the same as those uses permitted in Article X, Section 10.1 of Ordinance No. 348, except  
24 that the uses permitted pursuant to Sections 10.1.a.(2)(g), (l), and (o); 10.1.b.(1), (2),  
25 and (3); and 10.1.c. shall not be permitted. In addition, the permitted uses under Section  
26 10.1.a.(2) shall also include:

- 27 A. Restaurants, including those with bars and cocktail lounges, and other  
28 eating establishments, including fast food restaurants.

- 1 B. Motels, hotels, resort hotels, and timeshare resorts.
- 2 C. Auto parts and supplies stores.
- 3 D. Automobile and truck rental.
- 4 E. Automobile service and repair shops.
- 5 F. Book stores.
- 6 G. Car washes.
- 7 H. Clothing stores.
- 8 I. Convenience stores, not including fuel sales.
- 9 J. Department and dry good stores.
- 10 K. Drug stores.
- 11 L. Dry cleaners, laundries, and laundromats.
- 12 M. Electronics stores.
- 13 N. Equipment rental.
- 14 O. Floral and gift shops.
- 15 P. Food markets.
- 16 Q. Furniture stores.
- 17 R. Golf courses, driving ranges, and ancillary uses, such as clubhouses,  
18 conference centers, swimming pools, tennis courts, and dining and  
19 banquet facilities.
- 20 S. Home improvement centers and hardware stores.
- 21 T. Household goods and appliance stores.
- 22 U. Manufacturer's agent.
- 23 V. Medical and ambulance services.
- 24 W. Nurseries and garden supply stores.
- 25 X. Pet and pet supply stores.
- 26 Y. Photography shops.
- 27 Z. Radio, recording, and television studios.
- 28 AA. Schools, including and professional schools.

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- BB. Sporting goods and golf supply stores, including golf cart sales and service.
- CC. Theaters, not including drive-in theaters.
- DD. Toy stores.

In addition, the uses permitted under Section 10.1.b shall also include automotive services stations, including the concurrent sale of beer and wine for off-premises consumption, and convenience stores, including fuel sales.

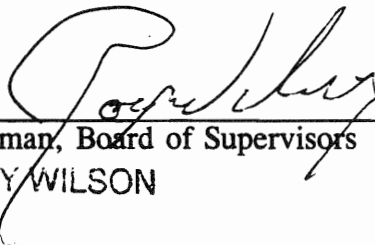
(2) The development standards for Planning Area 2 of Specific Plan No. 151 shall be the same as those standards identified in Article X, Section 10.4 of Ordinance No. 348, except that the development standards set forth in Section 10.4(a) shall be deleted and replaced by the following:

A. The minimum lot size shall be fifteen thousand (15,000) square feet with a minimum average lot width of one hundred feet (100').


(3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article X of Ordinance No. 348.

Section 3. This ordinance shall take effect 30 days after its adoption.

BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

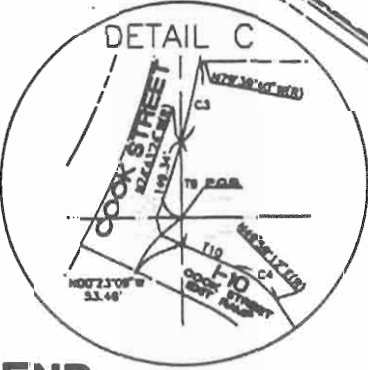
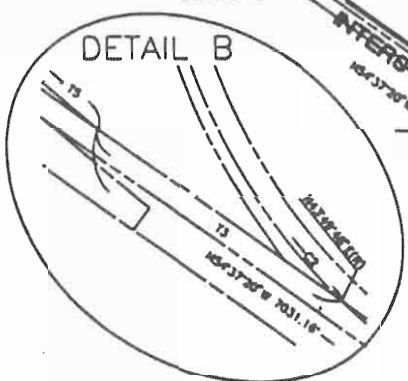
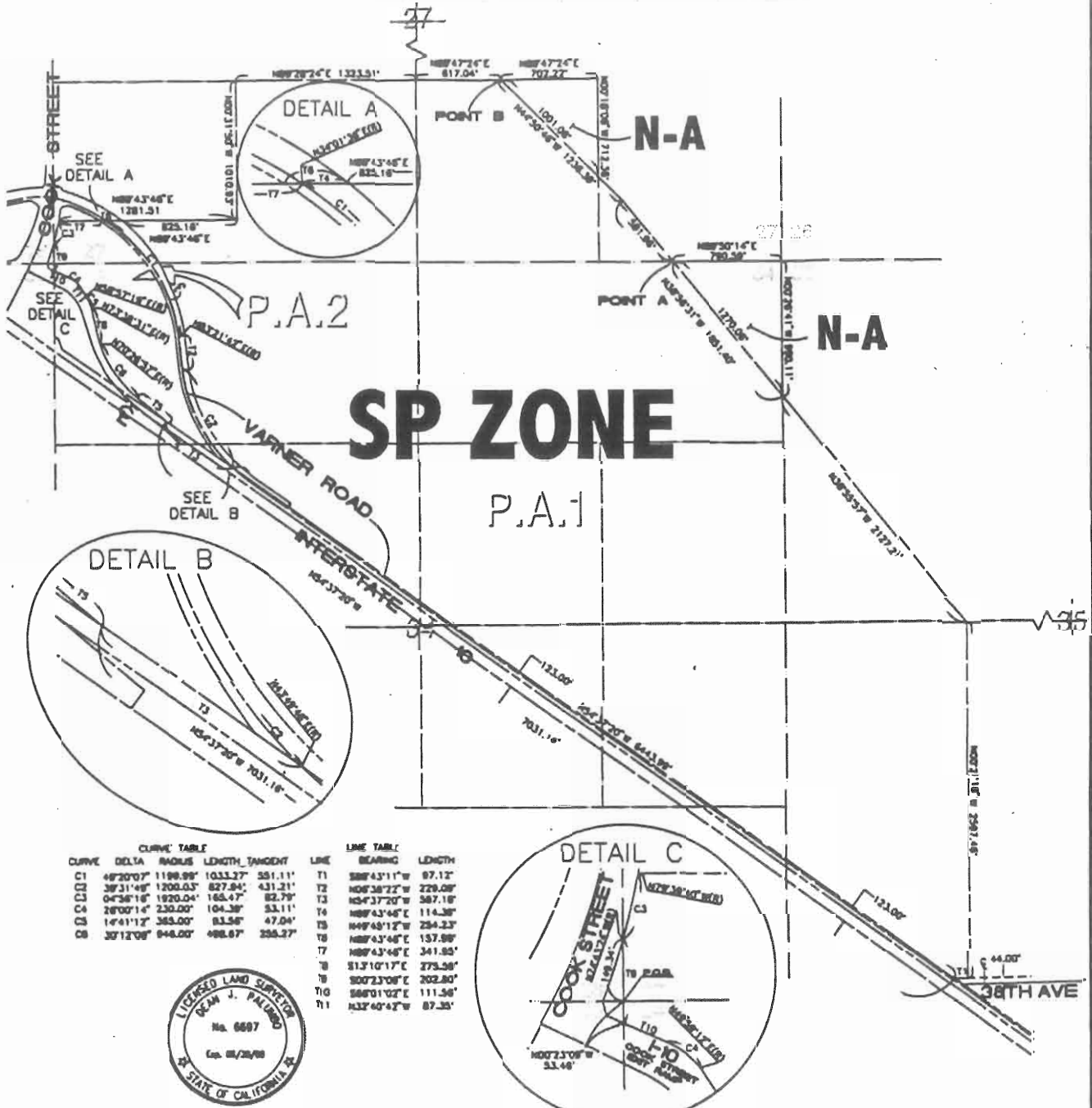
By   
 Chairman, Board of Supervisors  
 ROY WILSON

ATTEST: MAR - 9 1999  
 GERALD A. MALONEY  
 Clerk of the Board

By   
 Deputy

(SEAL)  
 re\kwb\sp-zone.ord\348-3860.151 (021699)

SEC. 27, 34 & 35, T3S, R4E, S.B.M.



CURVE TABLE					LINE TABLE		
CURVE	DELTA	RADIUS	LENGTH	TANGENT	LINE	BEARING	LENGTH
C1	49°20'07"	1199.99'	1033.27'	551.11'	T1	S88°43'11"W	97.12'
C2	39°31'48"	1200.03'	827.94'	431.21'	T2	N08°28'22"W	229.08'
C3	04°36'16"	1920.04'	166.47'	82.79'	T3	N04°37'20"W	367.18'
C4	26°00'14"	230.00'	104.38'	53.11'	T4	N08°43'44"E	114.38'
C5	1°41'12"	363.00'	83.56'	47.04'	T5	N48°48'12"W	254.23'
C6	30°12'08"	948.00'	486.67'	256.27'	T6	N08°43'44"E	157.98'
					T7	N08°43'44"E	341.88'
					T8	S13°10'17"E	273.58'
					T9	S00°23'08"E	202.80'
					T10	S68°01'02"E	111.58'
					T11	N32°40'42"W	87.35'



DEAN J. PALMED, L.S. 0887 DATE  
 EXPIRATION DATE: 6-30-00

**LEGEND**

**SP ZONE**  
**N-A**

SPECIFIC PLAN (SP NO. 151)  
 NATURAL ASSETS  
 MAP NO. 40.032

**CHANGE OF OFFICIAL ZONING PLAN  
 THOUSAND PALMS  
 DISTRICT**

CHANGE OF ZONE CASE NO. 6346  
 AMENDING ORDINANCE NO. 348  
 ADOPTED BY ORDINANCE NO. 348.3860



- APP: 653-300-032-8
- APP: 653-300-033-9
- APP: 653-410-007-6
- APP: 653-410-008-7
- APP: 653-420-002-2
- APP: 653-430-005-6
- APP: 653-440-001-3

MARCH 9, 1999  
 RIVERSIDE COUNTY BOARD OF SUPERVISORS

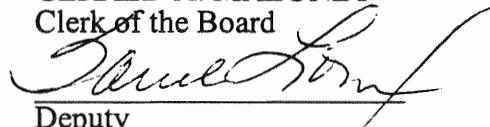
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STATE OF CALIFORNIA            )  
  )  
COUNTY OF RIVERSIDE         )        ss.

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on March 9, 1999, the foregoing ordinance consisting of 3 sections was adopted by the following vote:

AYES:        Buster, Tavaglione, Venable, Wilson and Mullen  
NOES:        None  
ABSENT:     None

DATE:        March 9, 1999

GERALD A. MALONEY  
Clerk of the Board  
BY:   
Deputy