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ORDINANCE NO. 348.3843
AN ORDINANCE OF THE COUNTY OF RIVERSIDE
AMENDING ORDINANCE NO. 348 RELATING TO ZONING

The Board of Supervisors of the County of Riverside Ordains as Follows:

Section 1. Section 4.10 of Ordinance No. 348, and Cathedral City-Palm Desert Zoning Plan Map No. 10.043, as amended, are further amended by placing in effect in the zone or zones as shown on the map entitled "Change of Official Zoning Plan, Cathedral City-Palm Desert District, Map No. 10.043, Change of Zone Case No. 6272," which map is made a part of this ordinance.

Section 2. Article XVIIa of Ordinance No. 348 is amended by adding thereto a new Section 17.85 to read as follows:

Section 17.85 SP ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN NO. 211

a. Planning Area 15a

(1) The uses permitted in Planning Area 15a of Specific Plan 211 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 6.1.a(2), b(1), (3), c(1), and d. are not allowed.

(2) The development standards for Planning Area 15a of Specific Plan No. 211 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the development standards set forth in Article VI, Section 6.2.a., b., c., and d., shall be deleted and replaced with the following:

A. Building height shall not exceed one (1) stories and a maximum height of twenty (20) feet in height. Height shall be measured from the nearest adjacent natural grade.

B. Lot area shall not be less than fifteen thousand (15,000) square feet. The minimum lot area shall be determined by excluding that portion of the lot that is used solely for access to the portion of the lot used as the building site.

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C. The minimum average width of that portion of a lot to be used as a building site shall be one hundred (100) feet with a minimum average depth of one hundred (100) feet. That portion of a lot used for access on "flag" lots shall have a minimum width of 20 feet.

D. The minimum frontage of a lot shall be eighty feet (80'), except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35'). Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards.

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

b. Planning Area 15b

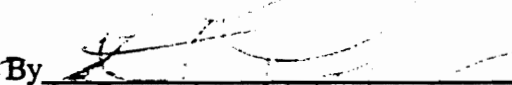
(1) The uses permitted in Planning Area 15b of Specific Plan 211 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348.

(2) The development standards for Planning Area 15b of Specific Plan No. 211 shall be the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348.

(3) Except as provided above, all other zoning requirements shall be the same as those requirements delineated in Article VIIIe 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
JOHN TAVAGLIONE

ATTEST: SEP 15 1998

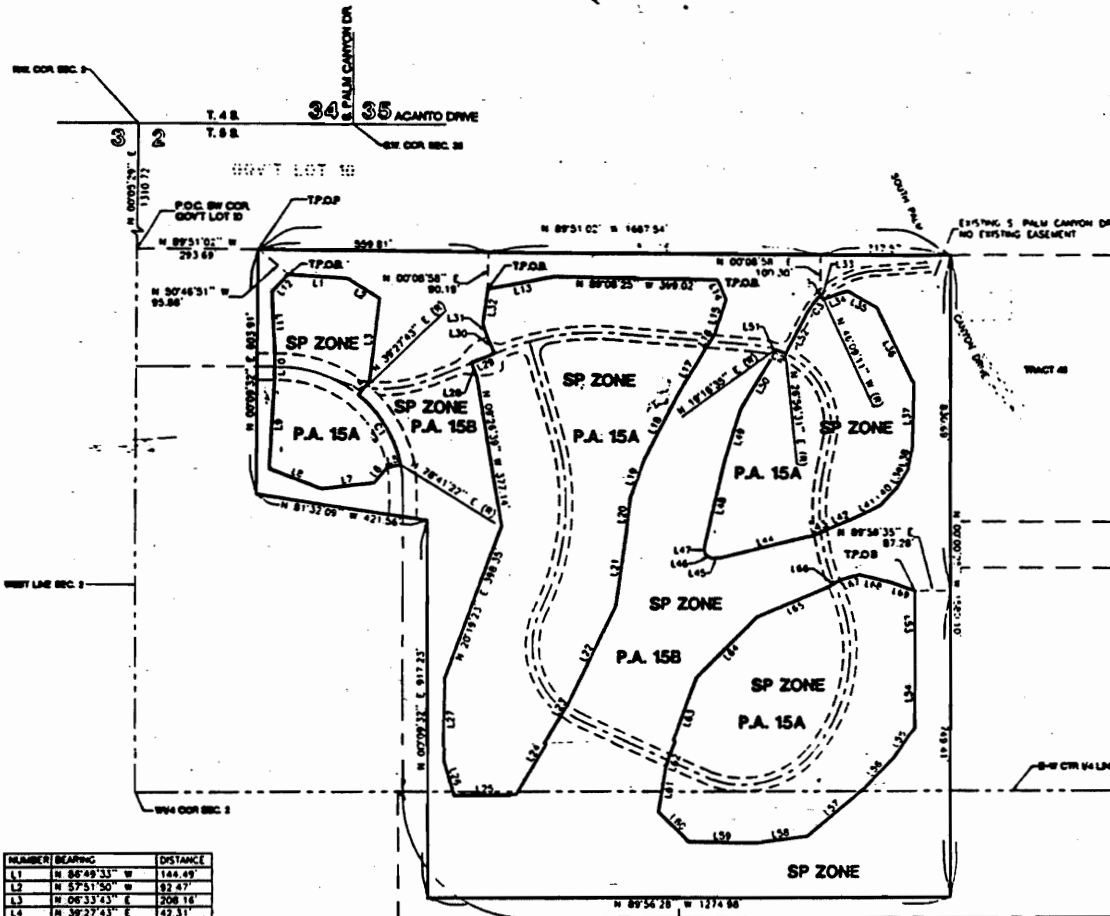
GERALD A. MALONEY
Clerk of the Board

By 
Deputy

(SEAL)

9/15/98 3.57

SEC. 2, T. 5 S., R. 4 E., S.B.M.

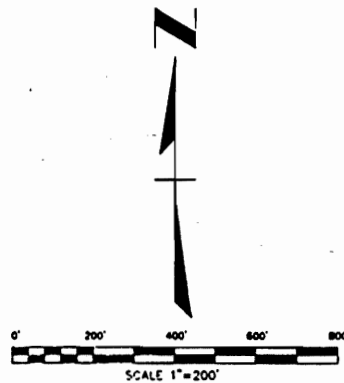


NUMBER	BEARING	DISTANCE
L1	N 86°49'33" W	144.49
L2	N 57°31'30" W	82.47
L3	N 06°33'43" E	208.18
L4	N 36°27'43" E	42.31
L5	N 78°41'22" E	33.00
L6	N 40°05'24" E	49.72
L7	N 87°13'27" E	128.73
L8	N 69°23'02" W	138.80
L9	N 07°01'47" E	220.02
L10	N 02°49'30" E	86.01
L11	N 07°08'12" W	152.07
L12	N 47°05'29" E	96.42
L13	N 78°55'36" E	185.54
L14	N 23°16'18" W	52.98
L15	N 18°04'20" E	82.99
L16	N 32°13'26" E	36.15
L17	N 30°30'35" E	143.34
L18	N 70°27'27" E	774.68
L19	N 19°40'44" E	107.43
L20	N 06°27'18" E	85.06
L21	N 07°53'06" E	183.83
L22	N 25°58'51" E	270.30
L23	N 37°02'31" E	32.15
L24	N 30°57'41" E	218.68
L25	N 88°39'33" E	166.84
L26	N 13°00'33" E	88.75
L27	N 01°27'53" E	187.93
L28	N 77°58'31" W	33.36
L29	N 07°01'24" E	81.32
L30	N 77°38'31" W	43.85
L31	N 18°23'01" W	54.97
L32	N 07°18'43" E	87.56
L33	N 48°06'11" W	12.00
L34	N 70°30'28" E	61.48
L35	N 89°41'00" W	83.23
L36	N 23°29'31" W	210.48
L37	N 07°18'36" E	189.50
L38	N 11°28'23" E	84.92
L39	N 31°30'13" E	50.57
L40	N 42°23'40" E	80.78
L41	N 87°08'54" E	58.02
L42	N 62°33'11" E	84.02
L43	N 66°37'18" E	33.39
L44	N 28°57'26" E	234.70
L45	N 84°52'09" E	20.84
L46	N 57°19'30" W	18.87
L47	N 88°06'02" W	177.52
L48	N 17°03'07" E	217.63
L49	N 16°40'33" E	136.82
L50	N 30°29'46" E	154.49
L51	N 19°18'38" E	18.00
L52	N 24°34'31" E	107.47
L53	N 02°11'56" E	182.79
L54	N 08°17'31" E	171.20
L55	N 14°44'11" E	84.31
L56	N 44°20'10" E	105.73
L57	N 50°27'43" E	181.88
L58	N 82°24'33" E	12.71
L59	N 88°29'04" W	164.13
L60	N 45°08'45" W	102.70
L61	N 09°18'07" E	112.37
L62	N 20°05'26" E	32.06
L63	N 22°11'52" E	182.44
L64	N 43°02'27" E	211.63
L65	N 64°44'53" E	188.18
L66	N 59°08'13" E	32.41
L67	N 73°27'43" E	48.42
L68	N 75°27'17" W	80.42
L69	N 79°40'26" W	60.81

NUMBER	DELTA	RADIUS	LENGTH	TANGENT
C1	39°13'39"	300.00	205.39	106.91
C2	07°39'56"	200.00	28.76	13.40
C3	18°54'18"	200.00	59.01	29.72

LEGEND

SP ZONE - SPECIFIC PLAN ZONE



MAP NO. 10.043
 CHANGE OF OFFICIAL ZONING PLAN
 CATHEDRAL CITY / PALM DESERT
 DISTRICT
 CHANGE OF ZONE CASE NO. 62/2
 AMENDING ORDINANCE NO. 348
 ADOPTED BY ORDINANCE NO. 348.3843

SEPTEMBER 15, 1998

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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 September 15, 1998, 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: September 15, 1998

GERALD A. MALONEY
Clerk of the Board
BY: *[Signature]*
Deputy