

OFFICE OF THE CLERK OF THE BOARD OF SUPERVISORS

County of Riverside, State of California

1:30 P.M. being the time heretofore set for further hearing on application of Silver Spur Associates for Permit and Variance in the Cathedral City-Palm Desert District, Conditional Case No. 1382, and Variance No. 1175, the Chairman called the matter for hearing.

The matter was explained by the Planning Director.

The following spoke on the matter:

Ed Peck
Ed Wright

There being no one else present who desired to speak on the matter, the Chairman declared the hearing closed.

A motion was made by Supervisor McCandless and seconded by Supervisor Jones that the application for a Conditional Use Permit and Variance be approved as recommended by the Planning Commission.

Roll Call resulted as follows:

Ayes: Jones and McCandless.
Noes: Younglove.
Absent: Anderson.
Not Voting: Davis.

The Chairman declared the motion lost and re-opened the hearing.

A discussion between the Board Members followed and there being no one else present who desired to speak, the Chairman declared the hearing closed.

On motion of Supervisor Younglove, seconded by Supervisor McCandless and duly carried, IT WAS ORDERED that the Conditional Use Permit and Variance, be approved as recommended by the Planning Commission.

Roll Call resulted as follows:

Ayes: Jones, Younglove and McCandless.
Noes: None.
Absent: Anderson.
Not Voting: Davis.

RECEIVED
MAY 10 1972

RIVERSIDE COUNTY
PLANNING COMMISSION
DESERT OFFICE

RECEIVED
MAY 8 1972

RIVERSIDE COUNTY
PLANNING COMMISSION

I hereby certify that the foregoing is a full, true and correct copy of an order made and entered on

May 2, 1972, Book 86 page 160 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors

Dated, May 2, 1972

DONALD D. SULLIVAN, Clerk of the Board of Supervisors,
in and for the County of Riverside, State of California.

(SEAL)

By *G. J. ...* Deputy

FORM 428

1 copy sent to desert office

CONDITIONAL USE CASE NO. 1382
 Silver Spur Associates
 Planned Residential Development
 Zones R-1-150-20,000; R-2-7600;
 R-3-3000; R-3; R-3-35; W-1
 Cathedral City-Palm Desert District
 Fourth Supervisorial District

PLANNING COMMISSION CONDITIONS (PROPOSED)
 March 8, 1972

1. The development of the property shall conform substantially with all the exhibits submitted by the applicant with this case and particularly with that as shown on Plot Plan marked Exhibit "A" on file with Conditional Use Case No. 1382 in the office of the Riverside County Planning Commission, unless otherwise amended by the following conditions:

1a. Exhibit "A" shall be revised to conform with the following density and height limits:

<u>Area</u>	<u>Max. Height</u>	<u>Gross Acres</u>	<u>Maximum No. of Units</u>	<u>Units/Gross Acre</u>
A	15' (1 story)	28.5	283	10
B	"	10.1	101	10
C	"	45.1	226	5
D	"	7.7	34	5
E	"	37.8	289	8
F	"	19.9	40	2
G	"	14.6	73	5
H	22' (2 story)	54.6	546	10
J	"	41.1	411	10
K	35' (3 story)	37.0	333	15
L	15' (1 story)	30.8	62	2
M	"	19.9	40	2
N	"	15.0	150	10
P		16.0)	0	00
Q		58.8) 106.3	0	0
R		31.5)	0	0
Sub-Totals		468.4	2,716	7.5 (Net)
		-106.3		
		362.1 (Net)		
Golf Course Area 428 acres				
Total Ac. under Dev. Control	896.4 (Gross)		2,716	3.0 (Gross)

2. Prior to the issuance of a building permit for any condominium structure, a final Subdivision Map shall be recorded conforming substantially with said Exhibit "A" except that building permits for not more than four structures may be issued for models prior to such recordation and only after a tentative

subdivision map has been approved by the Planning Commission.

3. Prior to the issuance of a building permit for construction of any use contemplated by this approval, the applicant shall first obtain permits and/or clearance from the following public agencies:

Department of Public Health
Road Department

Division of Forestry (Ferris, CalF.)
Coachella Valley County Water District

Evidence of said permit or clearance from the above agencies shall be presented to the Land Use Division of the Department of Building and Safety at the time of the issuance of a building permit for the use contemplated herewith.

4. Construction of the development permitted hereby may be done progressively in stages provided adequate vehicular access is constructed for all dwelling units and further provided that such state development conform substantially with the intent and purposes of this approval for the provision of open areas, recreational facilities, and off-street automobile parking.
5. Prior to recordation of the final subdivision map, the applicant shall submit to the Commission the following documents which shall demonstrate to the satisfaction of the Commission that the total project will be developed and maintained in accordance with the intent and purposes of the approval:
- a. The document to convey title
 - b. Covenants and restrictions to be recorded
 - c. Management and maintenance agreement to be entered into with the owners of the units of the project

The approved documents shall be recorded at the same time that the subdivision map is recorded.

6. A management company with the unqualified right to assess the owners of the individual units for reasonable maintenance costs shall be established and continuously maintained. The management company shall have the right to lien the units of the owners who default in the payment of their assessments. Such lien shall not be subordinate to any encumbrance other than a First Deed of Trust, provided such Deed of Trust is made in good faith and for value and is of record prior to the lien of the management company.
7. Special Conditions: Prior to final inspection and occupancy of the first phase (50 units or more), the following amenities shall have been started or assurances made for their completion (such as agreement and bonding):

CONDITIONAL USE CASE NO. 1382

March 8, 1972

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1. Installation of sewer trunk line
 2. Construction of golf club house
 3. Construction of 8 tennis courts
 4. Construction of 18 holes of golf and fairways
 5. Extension of Portela Avenue (dedication and improvement) from Buckboard Trail to Palms to Pines Highway.
8. Street trees shall be planted along all county road frontages in accordance with Street Tree Planting Ordinance No. 457.19. A landscaping, grading, lighting, amenities, walkway layout, and irrigation plan shall be submitted to the Planning Director for approval prior to issuance of a building permit. The landscape plan shall include a substantial number of full-size trees, as indicated by the elevation views submitted and made a part of this approval. A minimum of one tree per unit, no smaller than the height of the unit adjacent thereto, shall be planted and maintained. Parapet walls shall be no less than the height of any air conditioning equipment placed on the roofs of the units. The building permit when issued shall include the grading, lighting, walkways, and irrigation systems. No final inspection or occupancy shall be given by the Building Department to this project until the aforementioned approved plans and construction shall have been completed.
9. The sewerage disposal system shall be designed so as to readily facilitate connecting with a community trunk line. Wet or dry sewers shall be installed by the developer, provided plans showing a satisfactory size, grade, and alignment are approved by the Coachella Valley County Water District. These plans shall be submitted to the Coachella Valley County Water District prior to issuance of a building permit.
10. This approval shall be used within 3 1/2 years, after final proceedings before the Board of Supervisors, otherwise, it shall become null and void and of no effect whatsoever. By "use" is meant recordation of a subdivision map and the beginning of construction of private streets within the project.

8849
RIVERSIDE COUNTY
PLANNING COMMISSION

RIVERSIDE COUNTY PLANNING COMMISSION
4000 LEON STREET
RIVERSIDE, CALIFORNIA

TO:

February 7, 1972

STATE DIVISION OF FORESTRY

SUBJECT: CONDITIONAL USE CASE NO. 1382-Planned Residential Dev.
VARIANCE CASE NO. 1175 - Reduction of Parking and
Improvement Standards

CATHEDRAL CITY-
PALM DESERT DISTRICT

Silver Spur Associates
200 Oyster Point Blvd.
South San Francisco, Calif.

For a copy of the resolution see requested prior to February 28, 1972.

The public hearing on this matter will be held on March 8, 1972 should you

wish to be present.

COMMENTS: Provide the following fire protection:

1. Install standard #701 fire hydrants in accordance with Riverside County Ordinance 461.
2. Provide 2,000 GPM fire flow for a two hour duration in excess of domestic supply. The computation shall be based upon a minimum of 20 PSI residual operating pressure in the street mains from which the flow is measured at the time of measurement.
3. Fire hydrants shall be located so that no building in this planned development is more than 250 feet from a hydrant by way of streets or driveways. Fire hydrants shall not be located closer than 50 feet to any building.
4. Prior to approval of the water system plan, the Developer shall provide the Riverside County Department of Fire Protection written certification that the fire flow requested in #2 above will be delivered to this planned residential development.
5. The water system shall show that the design of the water system is in accordance with the requirements of Conditional Use Case No 1382.
6. The Riverside County Department of Fire Protection requests four copies of the water plan for review. Upon approval, two copies will be sent to the Riverside County Department of Building and Safety, Land Use Division.

FILE - 2-25-72

J. ELMER CHAMBERS

JAMES C. ROYER

City of Riverside
California

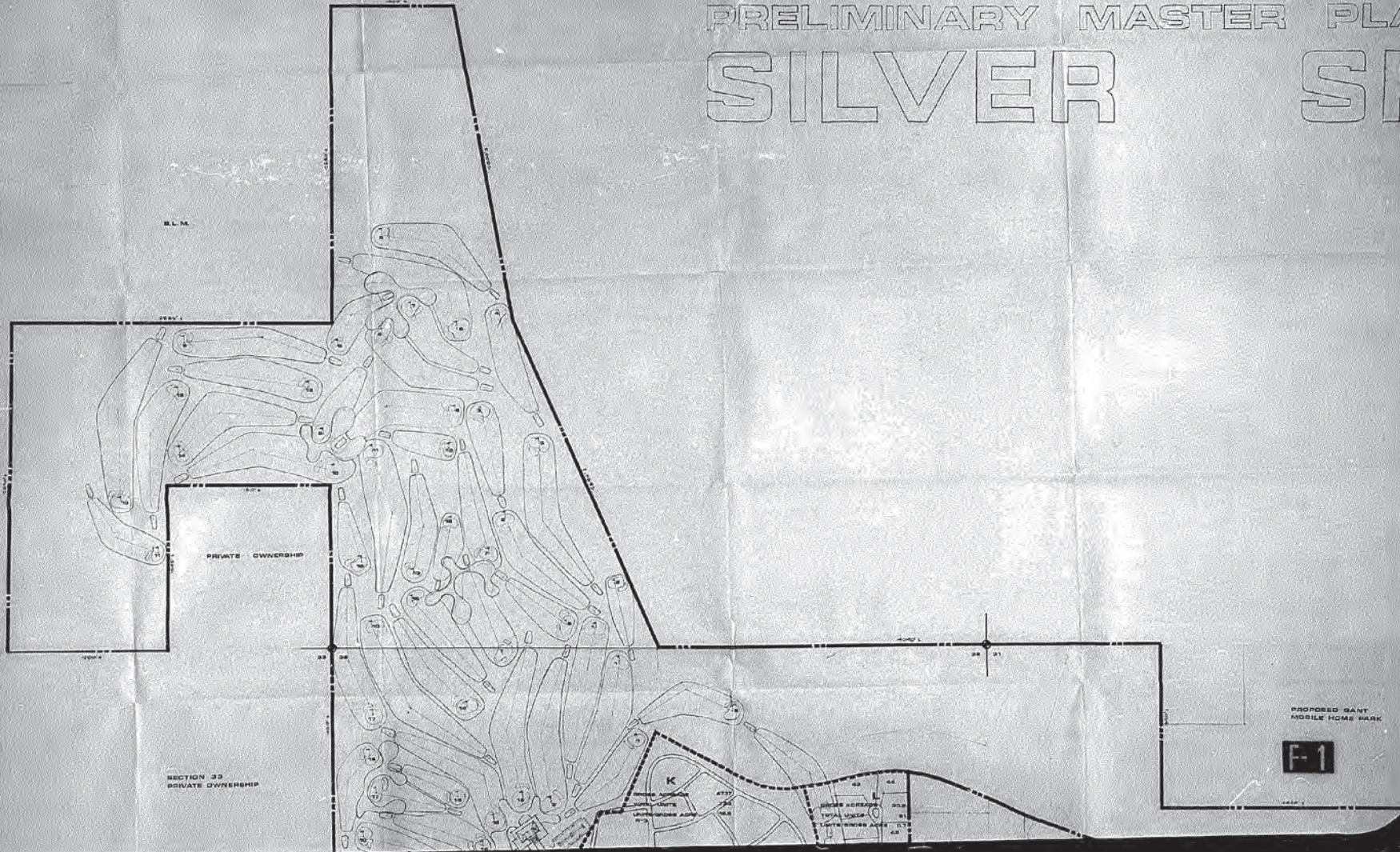
Planning Department, 4000 Leon Street, Riverside.



 **PACIFIC RIM**
ENVIRONMENTAL CONSULTANTS LTD.
COMMUNITY PLANNING DEVELOPMENT ENGINEERS

PALM DESERT
JANUARY 1972

PRELIMINARY MASTER PLAN SILVER SPRING



F-1



TYPICAL SECTION THRU PORTOLA AVENUE
SCALE 1/4\"/>

PRIVATE OWNERSHIP

SECTION 33
PRIVATE OWNERSHIP

LIVING DESERT

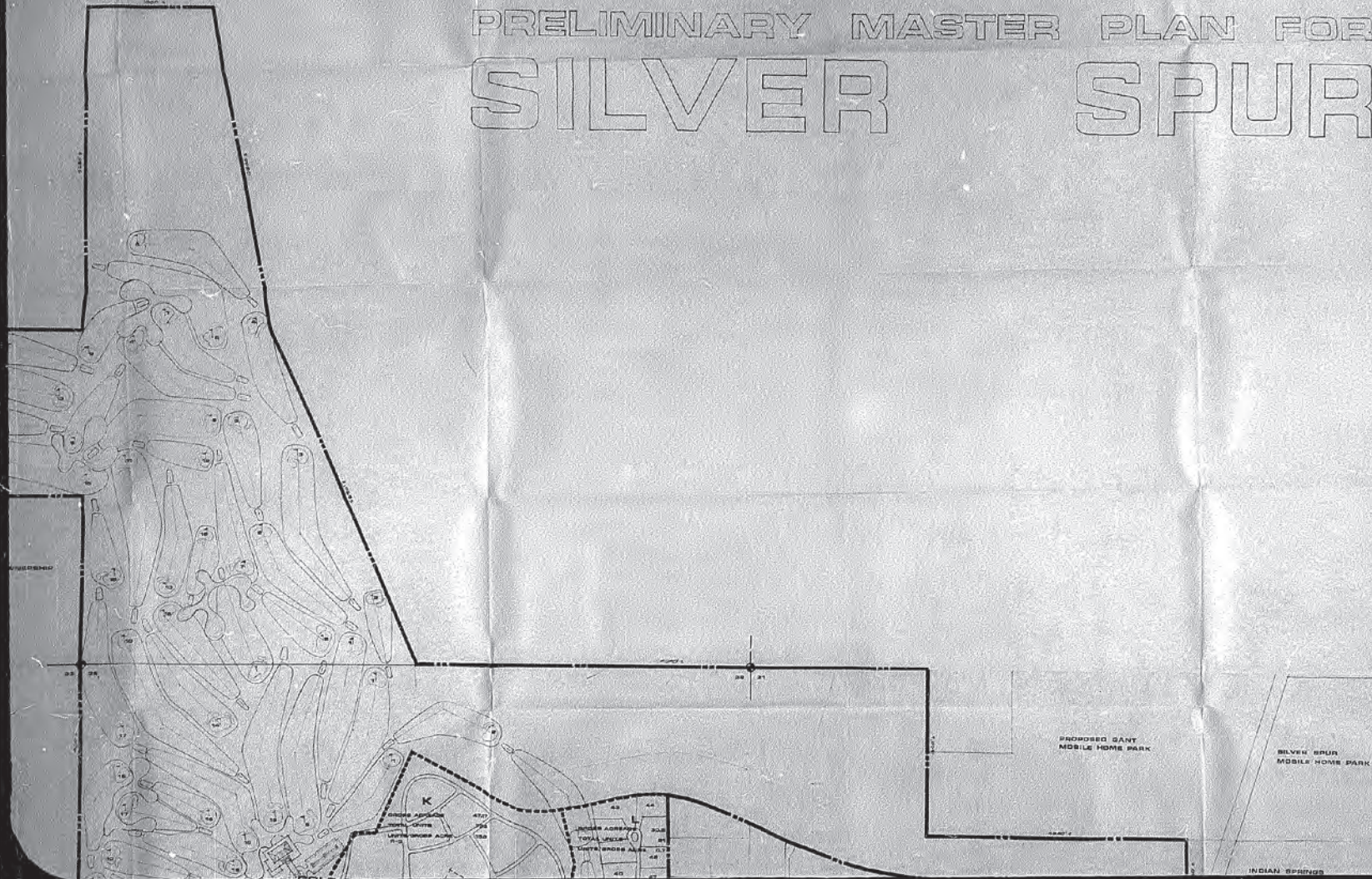
GOLF CLUBHOUSE

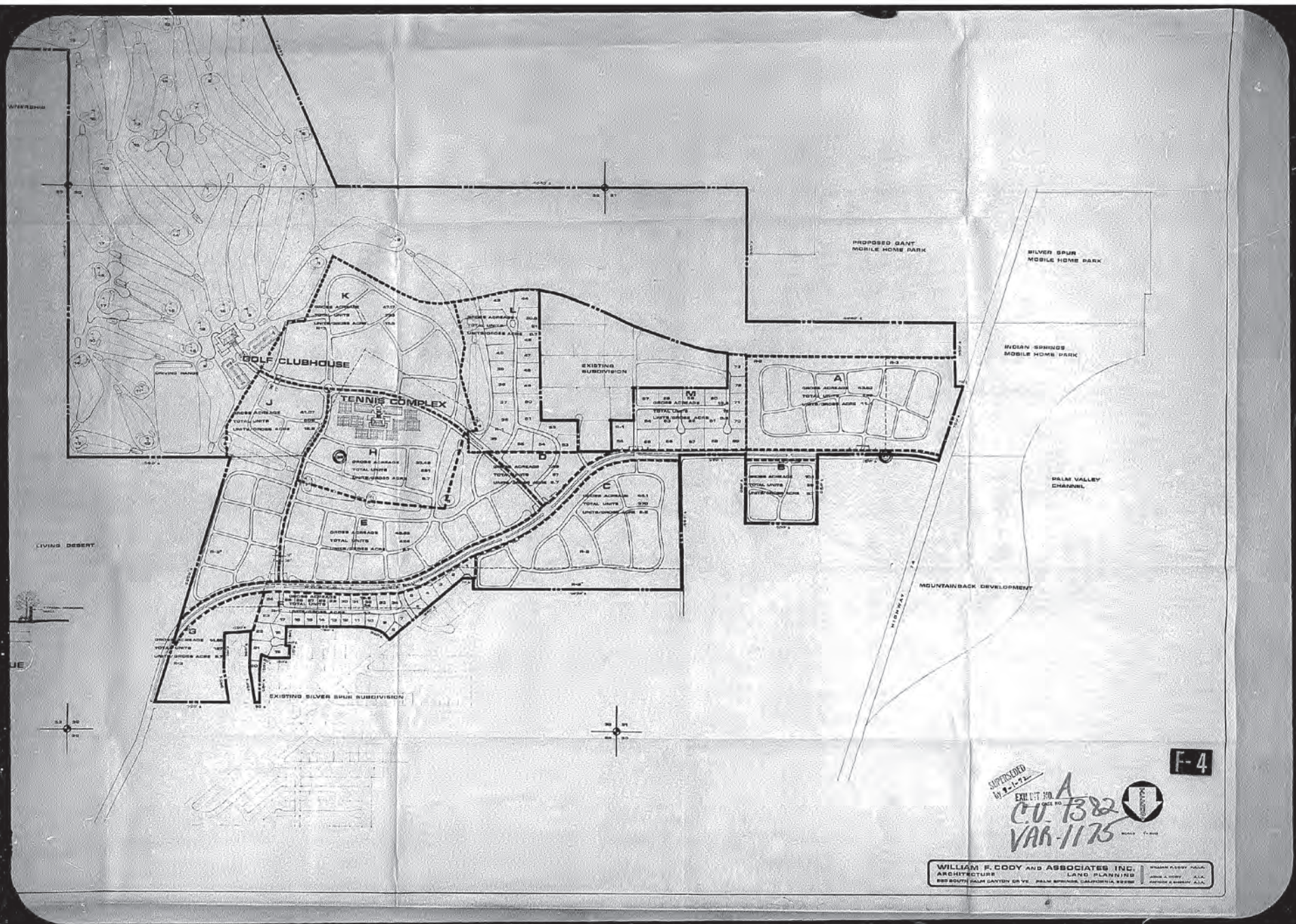
TENNIS COMPLEX

EXISTING SUBDIVISION

PROPOSED GOLF
MOBILE HOME PARK

PRELIMINARY MASTER PLAN FOR
SILVER SPUR





SUPERSEDED
 BY 1-1-75
 EXCISE NO. A
 C.O. 1382
 VAR-1175

F-4

WILLIAM F. COOY AND ASSOCIATES, INC.
 ARCHITECTURE LAND PLANNING
 882 SOUTH PALM CANYON DRIVE PALM SPRINGS, CALIFORNIA 92568
 WILLIAM F. COOY, AIA
 JAMES A. COOY, AIA
 DENNIS A. BERRY, AIA