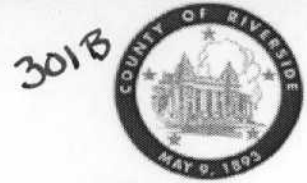


**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



FROM: TLMA - Planning Department

SUBMITTAL DATE:
June 30, 2005

SUBJECT: CONDITIONAL USE PERMIT NO. 2559, REVISED PERMIT NO. 1 - EA40067 - Applicant: Mehdi Pirodan - Engineer/Representative: Mehdi Pirodan - Fifth Supervisorial District - Romoland Zoning Area - Harvest Valley/Winchester Area Plan: Community Development: Commercial Retail (CD-CR) (0.20-0.35 Floor Area Ratio) - Location: Northeast of SR-74, south of Monroe Avenue, east of First Street, and west of Second Street. - 0.5 Acres - 1 Building - Zoning: Scenic Highway Commercial (C-P-S) - REQUEST: To renew the life of Conditional Use Permit No. 2559 for a joint automobile sales and auto mobile repair use on the project site, until June 22, 2015.

RECOMMENDED MOTION:

RECEIVE AND FILE the Notice of Decision for the above referenced case acted on by the Planning Commission on June 22, 2005.

**The Planning Department recommended Approval; and
THE PLANNING COMMISSION UNANIMOUSLY:**

APPROVED CONDITIONAL USE PERMIT NO. 2559, REVISED PERMIT NO. 1, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated it the staff report.

REVIEWED BY EXECUTIVE OFFICE

Robert C. Johnson
DATE 7/1/05

Departmental Concurrence

Robert C. Johnson
Planning Director

RCJ:sn

Policy
 Policy

Consent
 Consent

Dept's Recomm.:
Per Exec. Ofc.:

Prev. Agn. Ref. | District: Fifth | Agenda Number:

**ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD**

1.13