ENCROACHMENT PERMIT
(to be completed by applicant)

KINGSLEY J. BIRD, ET AL., the __Owner__Lessee of the property located at 3760 TYLER STREET in the City of Riverside, Assessors Parcel No. 138-100-016 hereby requests permission to CONSTRUCT AND MAINTAIN A BUILDING FOOTING IN A 6' P.U.E.

in the public right of way of _____/or the _____ easement at the ___rear/___side/___ front of said property. The attached drawing shows the requested encroachment. Upon issuance of this permit, I agree to comply with the attached terms and conditions.

80-1

Date _____

x Rosemary H. Clayton
x [signature]
x Kingsley J. Bird

ENCROACHMENT PERMIT APPROVAL
(to be completed by City)

This permit shall become effective upon the approval of the Departments listed below. Issuance of this permit shall not be construed as a waiver of any other applicable permit or requirement, but is only revocable permission to use the land for the purpose described.

____ Public Utilities Water _____

X Public Utilities Electric [signature] 1/23/96

X Planning [signature] 1/25/96

____ Parks and Recreation _____

____ (other) _____

____ (other) _____

Upon obtaining the above signatures, return this permit to the Public Works Department for final approval.

Date 1/25/96 [signature]
Public Works Director

Encroachment Permit No. E-1375

HARDIE LEWIS 784-5750

E-1375

TERMS AND CONDITIONS

The following indicated terms and conditions apply to encroachment permit no. _____.

1. Permittee acknowledges that the area of encroachment is owned or controlled by the City of Riverside.

2. Permittee acknowledges that the described property could be needed for a proposed or planned public improvement and the City may revoke this permit. Upon written notice of revocation, the permittee shall, within the time prescribed by the City, remove all improvements placed, constructed or maintained. If the permittee fails to abide by the removal order of the City, the City shall have the right to remove and destroy the improvements without reimbursement to the permittee. The cost of such removal shall be paid by the permittee to the City and shall constitute a debt owed to the City.

3. Permittee waives the right of claim, loss, damage or action against the City resulting from revocation, termination, removal of improvements or any action of the City, its officers, agents or employees taken in accordance with the terms herein.

4. If the City Council of the City of Riverside finds that the permittee is in default of the terms of this permit, that shall be cause for revocation.

5. Permittee herewith agrees to hold the City of Riverside harmless from and against all claims demands, costs, losses, damages, injuries, actions for damages and/or injuries, and liability in connection with the construction, encroachment, and/or maintenance to be done by permittee within the described property.

6. Prior to any construction taking place on City controlled property, permittee shall obtain a Construction Permit or Street Opening Permit from the City Public Works Department.

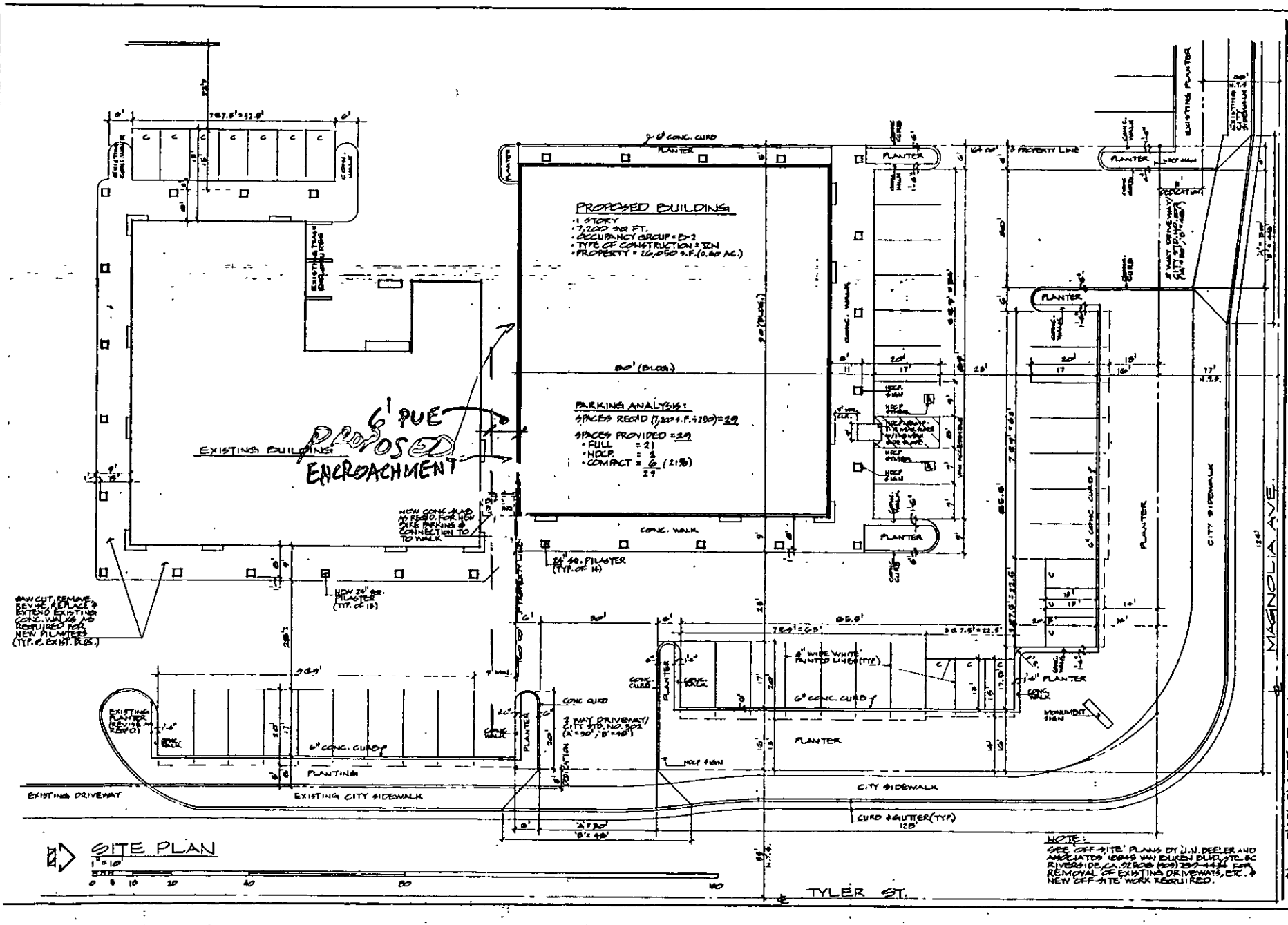
7. The permittee agrees to insure that construction of their improvements will not interfere in any way with existing City or utility facilities. The existing facilities will require future maintenance, reconstruction and revisions and facilities may be added, any of which may result in removal or alteration of the permittee's improvements without

F-12803

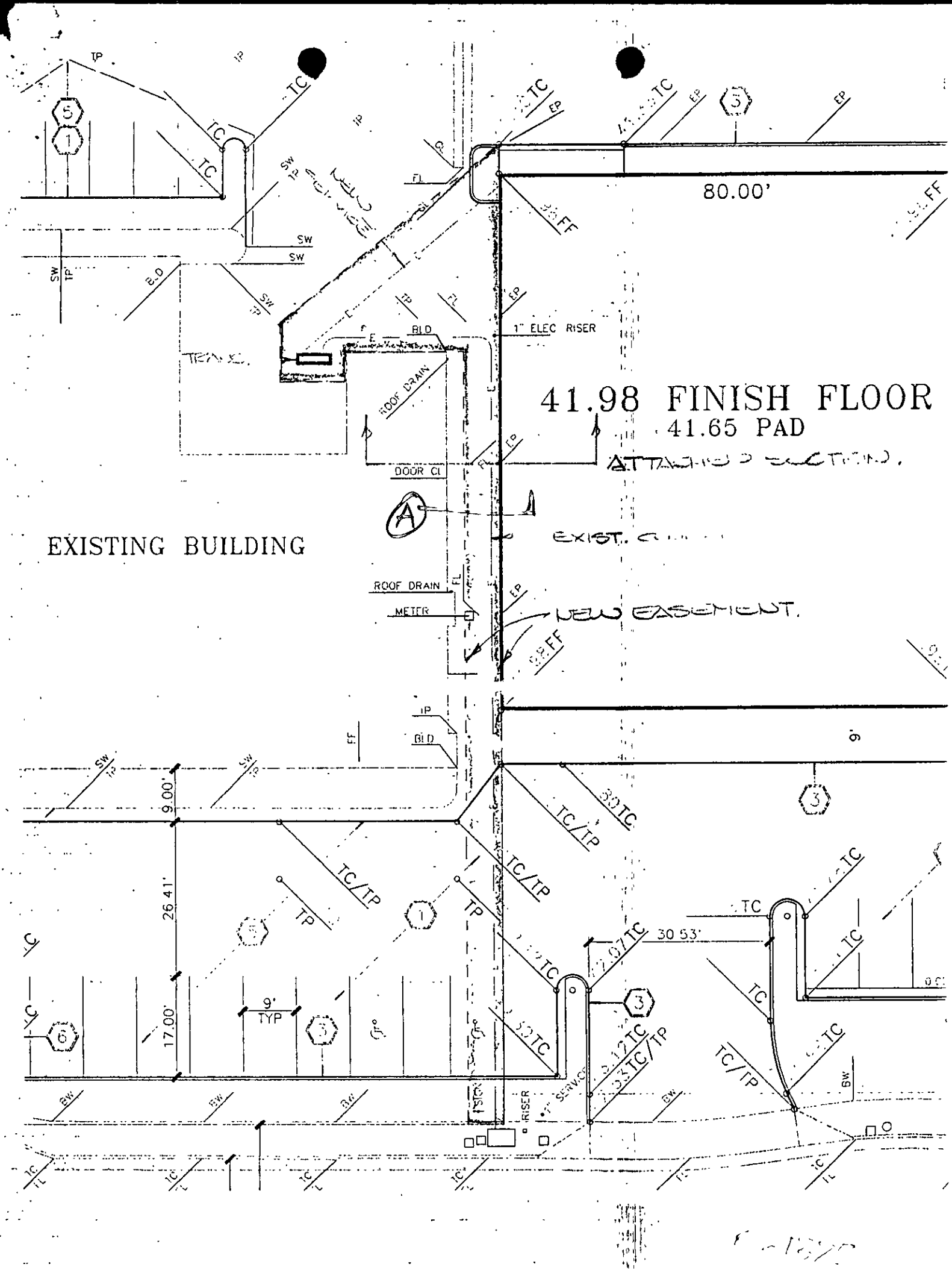
reimbursement to the permittee. Prior to construction, Permittee shall contact Underground Service Alert to field locate existing utility lines. Any conflicts discovered will void the permit until acceptable revisions are made. Ph. No. 1-800-227-2600

8. Other Contact Utility Inspector for approval of concrete encasements. Ph. No. 782-5429

E-1325


PROPOSED BUILDING
· 1 STORY
· 7,200 SQ FT.
· OCCUPANCY GROUP = B-2
· TYPE OF CONSTRUCTION = IN
· PROPERTY = 26,050 S.F. (0.60 AC.)
PARKING ANALYSIS:
SPACES REQ'D (7,200 S.F. ÷ 250) = 29
SPACES PROVIDED = 29
· FULL = 21
· HDCP. = 2
· COMPACT = 6 (21%)
29
6' PUE
PROPOSED ENCROACHMENT
EXISTING BUILDING
80' (BLDG.)
CONC. WALK
PLANTER
CONC. CURB
PROPERTY LINE
EXISTING PLANTER
CITY SIDEWALK
MAGNOLIA AVE.
TYLER ST.
EXISTING DRIVEWAY
EXISTING CITY SIDEWALK
CURB & GUTTER (TYP.)
PLANTING
6" CONC. CURB
2 WAY DRIVEWAY/ CITY STD. NO. 302 (A' = 30', B' = 48')
NEW CONC. SLAB AS REQ'D. FOR NEW SIDE PARKING & CONNECTION TO TO WALK
NEW 24" SQ. PILASTER (TYP. OF 15)
24" SQ. PILASTER (TYP. OF 14)
SAW CUT, REMOVE, REVISE, REPLACE & EXTEND EXISTING CONC. WALKS AS REQUIRED FOR NEW PILASTERS (TYP. @ EXIST. BLDG.)
EXISTING PLANTER (REVISE AS REQ'D)
4" WIDE WHITE PAINTED LINES (TYP.)
MONUMENT SIGN
HDCP SIGN
SITE PLAN
1" = 10'
0 5 10 20 40 80 160
NOTE:
SEE OFF-SITE PLANS BY J.N. BEELER AND ASSOCIATES 18845 VAN BUREN BLVD. STE. 5C RIVERSIDE, CA. 92508 (909) 787-4434 FOR REMOVAL OF EXISTING DRIVEWAYS, ETC. & NEW OFF-SITE WORK REQUIRED.
CORNELIUS A. VAN DAM
CONSULTING CIVIL ENGINEERS
HARDIE D. LEWIS
DESIGN CONSULTANT
OWNER
JOHN A. HAMMER TRUSTS
C/O G R MANAGEMENT CO
COMMERCIAL BUILDING
MAGNOLIA-TYLER CENTER
SITE PLAN
DRAWN
DATE
9-18-95
REVISIONS
SHEET NO
1

E-1375


80.00'
41.98 FINISH FLOOR
41.65 PAD
EXISTING BUILDING
1" ELEC RISER
ROOF DRAIN
DOOR CL
METER
BLD
9.00'
26.41'
17.00'
9' TYP
30.53'