

ENCROACHMENT PERMIT

(to be completed by applicant)

RIVERSIDE-UNIVERSITY LIMITED, the x Owner Lessee of the property located at 1691 UNIVERSITY AVE in the City of Riverside, Assessors Parcel No. 250-170-010 hereby requests permission to CONSTRUCT AND MAINTAIN STUCCO FACADE ENCROACHING 0.1 TO 0.4 OF A FOOT INTO

~~in~~ the public right of way of CHICAGO AVENUE / 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.

Date MARCH 14, 1995 Riverside-University Limited
[Signature]

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 28 Mill - 3/14/95
- Public Utilities Electric Buttman 3/14/95
- Planning [Signature]
- Parks and Recreation [Signature] 3-14-95
- _____ (other) _____
- _____ (other) _____

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

Date 3/15/95 [Signature]
Public Works Director

Encroachment Permit No. E-1292

TERMS AND CONDITIONS

The following indicated terms and conditions apply to encroachment permit no. E-1292.

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

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.

8. Other _____

DESIGN REVIEW BOARD APPROVED CONDITIONS

Date: November 23, 1994

Case Number: DR-001-945
Project Name: SUPER TRAK
Project Address: 1691 University Avenue

1. GENERAL CONDITIONS

- A. The project must be completed per the Design Review Board's approval, including all conditions listed below. Any subsequent changes to the project must be approved by the Design Review staff or Design Review Board. Upon completion of the project, a Design Review staff inspection must be requested, and **OCCUPANCY** will not be released until it is confirmed that the approved plans and all conditions have been implemented.
- B. There is a seven working-day appeal period that will lapse at 5:00 p.m. on December 6, 1994. Appeals of the Board's action, will not be accepted after this time.
- C. This approval is for design concept only, and does not indicate the project has been thoroughly checked for compliance with all requirements of law. As such, it is not a substitute for the formal building permit plan check process, and other changes may be required during the plan check process.
- D. There is a one year time limit on this approval, which expires on November 23, 1995.
- E. This action does not supersede conditions of CU-015-934 and the University Avenue Specific Plan.
- F. Prior to issuance of building permits, obtain an encroachment permit for possible building encroachment into the Chicago Avenue right-of-way.
- G. The applicant is advised that release of **building and sign permits** may be substantially delayed if the applicable changes required by the attached conditions are not made on the plans submitted for City approval.
- H. All new construction/improvements will be subject to the following Fire Department requirements: