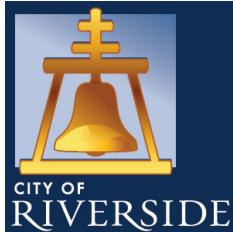


DRIVE-THRU COFFEE SHOP

PR-2022-001254 (Conditional Use Permit
and Design Review)



Community & Economic Development Department

Planning Commission
Agenda Item: 5
November 10, 2022

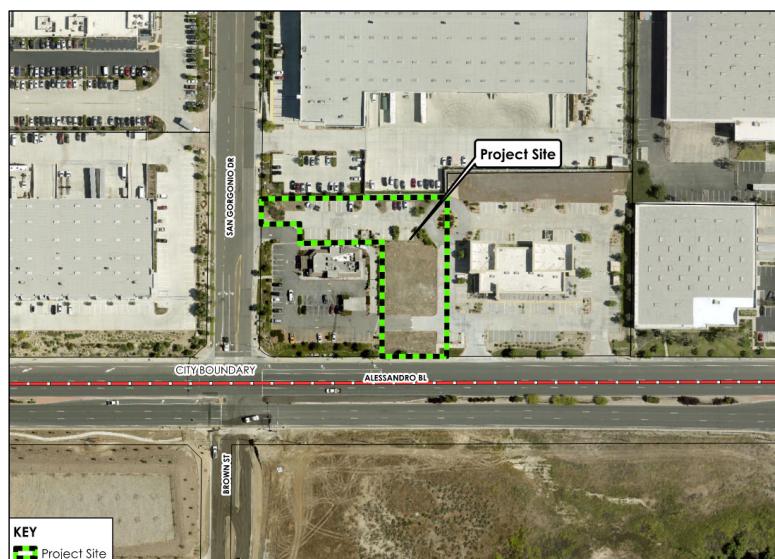


1

RiversideCA.gov

1

LOCATION MAP

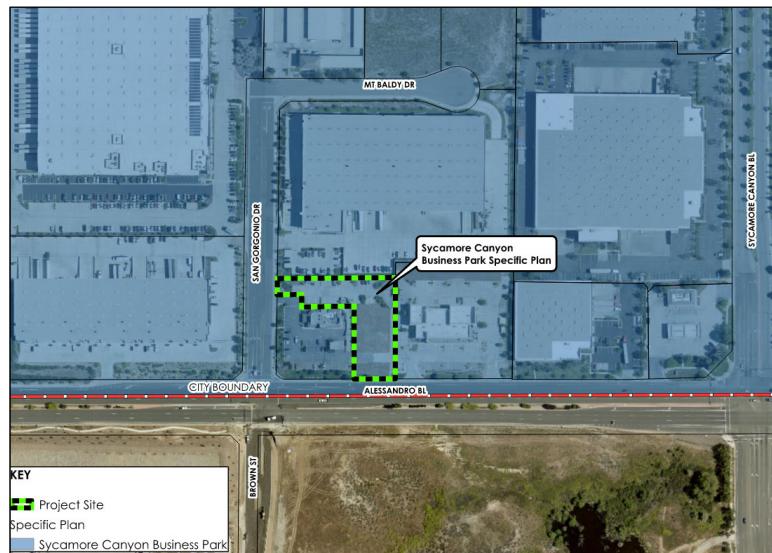


RiversideCA.gov

2

1

SPECIFIC PLAN MAP



3

RiversideCA.gov

3

ZONING MAP



4

RiversideCA.gov

4

2

EXISTING SITE PHOTOS



5

RiversideCA.gov

5

SITE PLAN



6

RiversideCA.gov

6

3

ELEVATIONS



7

RiversideCA.gov

7

CONCEPTUAL LANDSCAPE PLAN



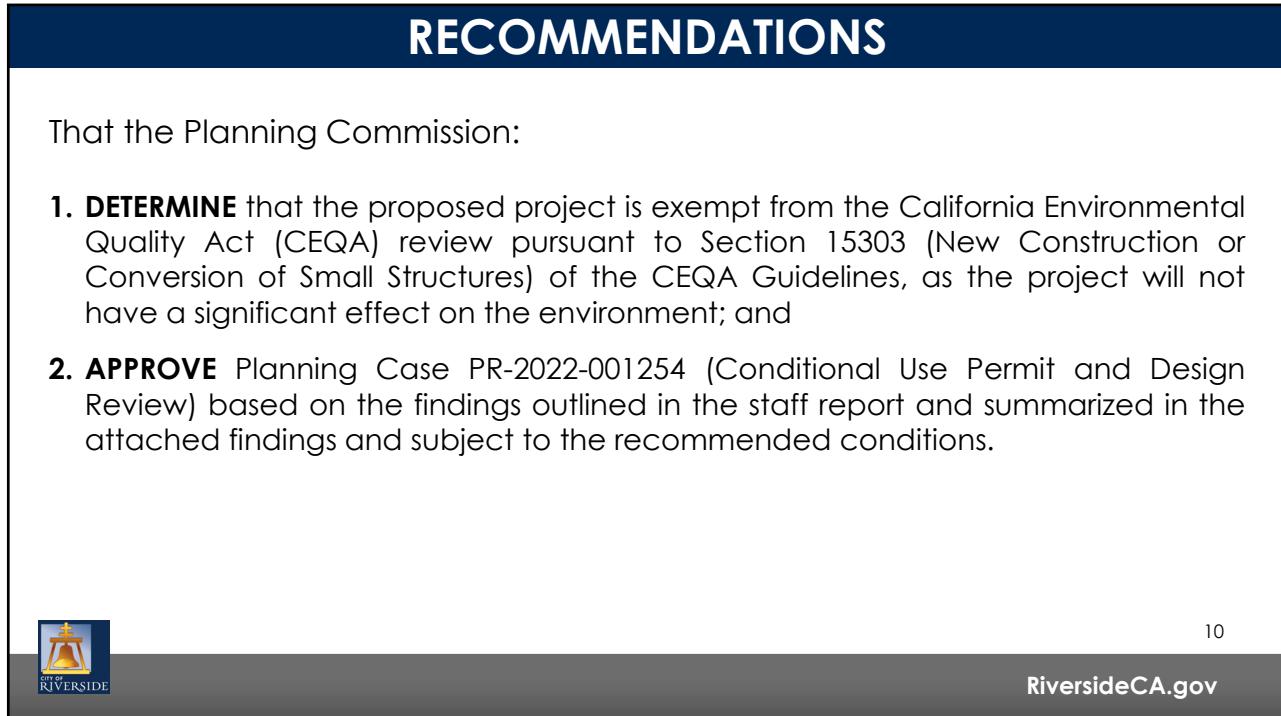
NORT

RiversideCA.gov

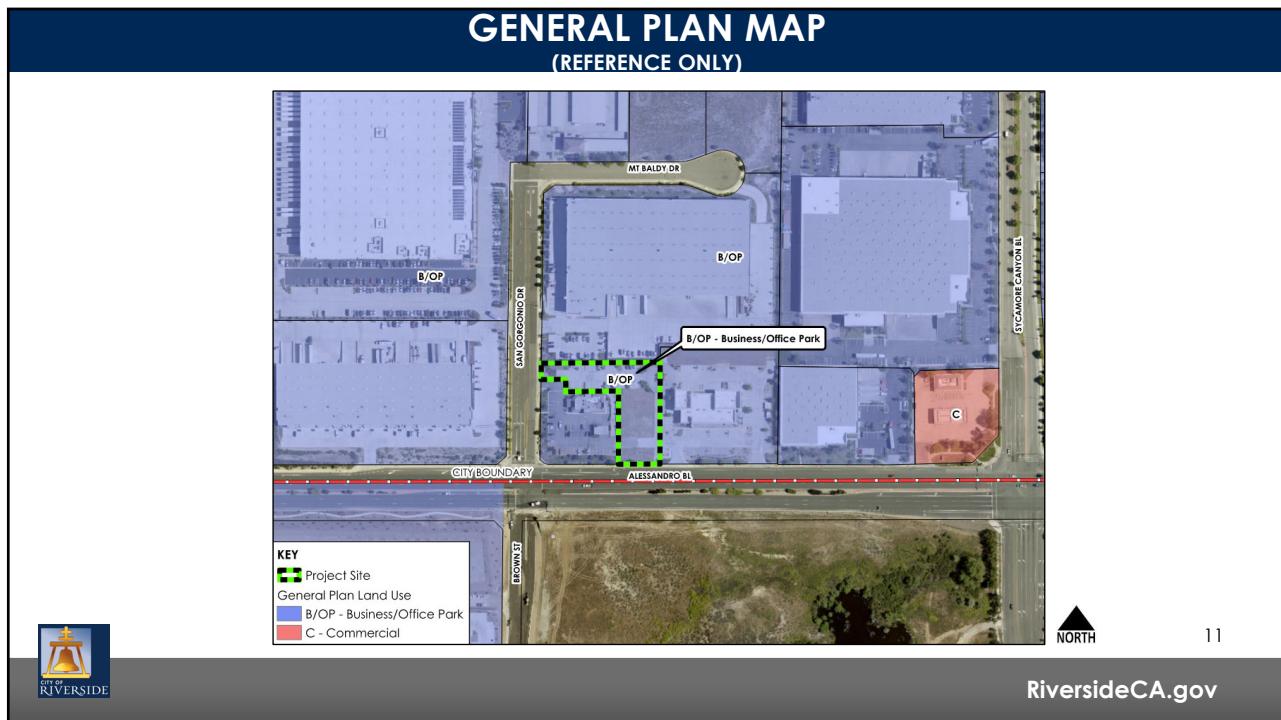
8



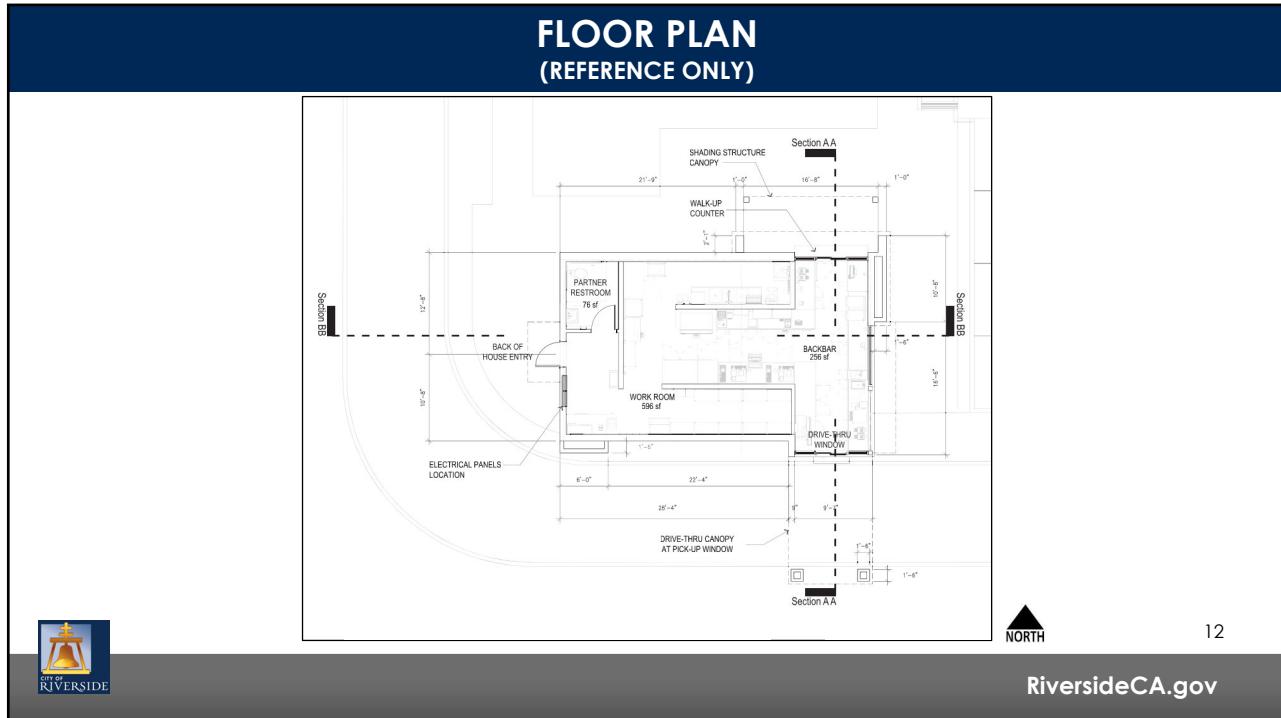
9



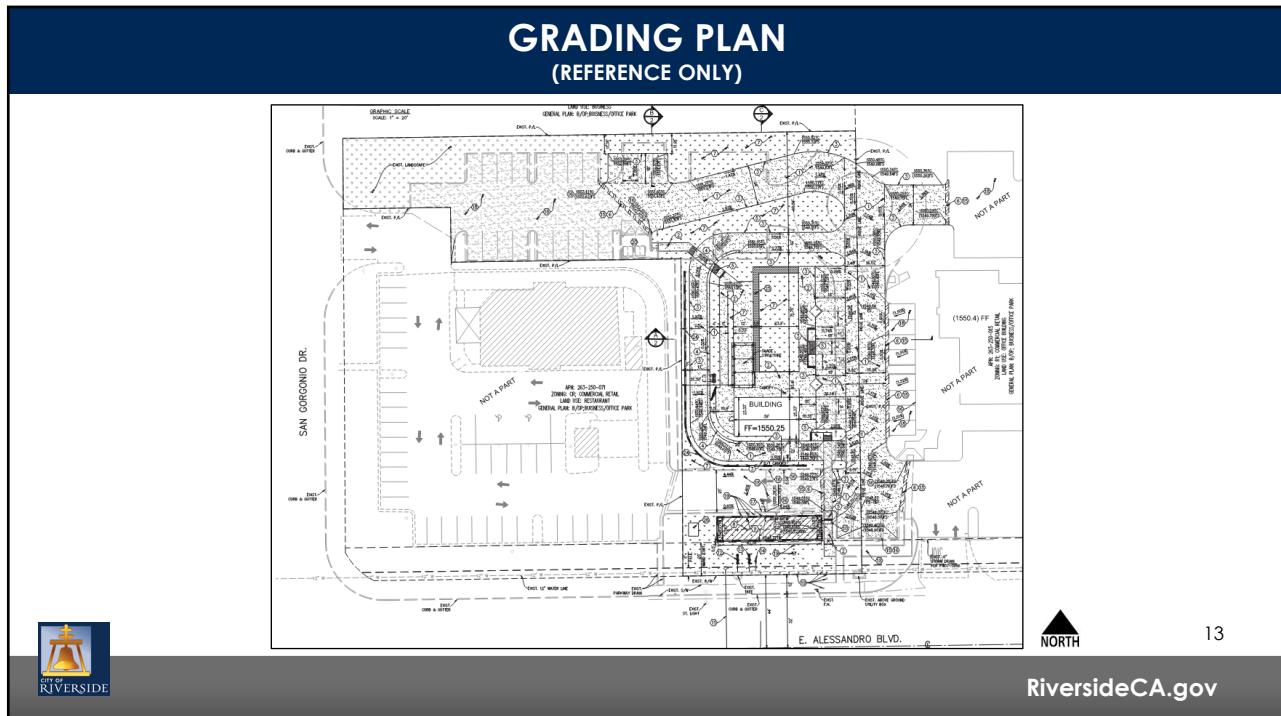
10



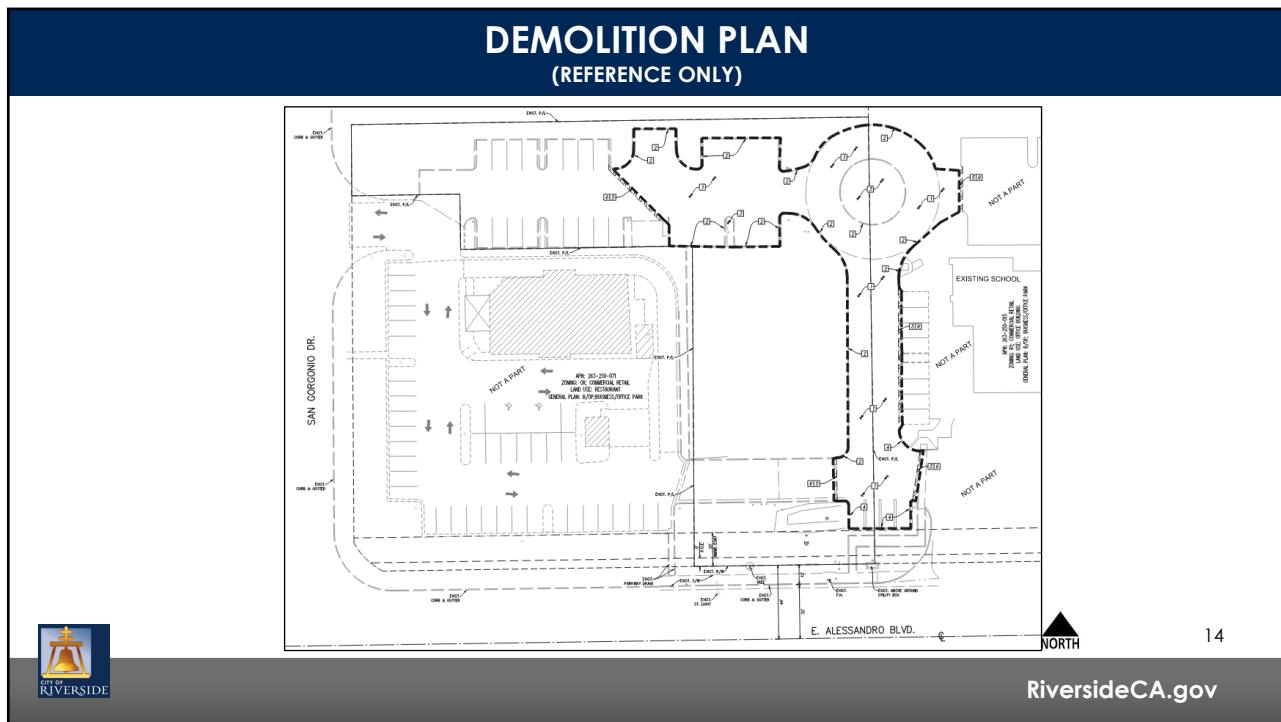
11



12



13



14