

PHILBIN AVE

Project Site

VAN BUREN BLVD

VELVET CT

AUDREY AVE

CHAMBER ST

COLORADO AVE

NORTH

0 55 110 220 330 440 Feet

PHILBIN AVE

MHDR

MDR

C

VAN BUREN BLVD

C

MDR

AUDREY AVE

MDR

CHAMBER ST

VELVET CT

Project Site General Plan
C - Commercial

MDR

MDR

COLORADO AVE



Key



Project Site

General Plan Land Use

MDR - MEDIUM DENSITY RESIDENTIAL

MHDR - MEDIUM HIGH DENSITY RESIDENTIAL

C - COMMERCIAL

PF - PUBLIC FACILITIES/INSTITUTIONAL

0 55 110 220 330 440 Feet

PHILBIN AVE

R-3-2500

R-3-1500
S-1

R-3-1500

R-1-7000

CR
S-2-X

VAN BUREN BLVD

CR

R-1-7000

CR
X-50-S-2-AP

VELVET
CT

AUDREY AVE

CHAMBER ST

COLORADO AVE
R-1
NORTH

0 55 110 220 330 440
Feet

Project Site Zoning
CR-X-50-S-2-AP -
Commercial Retail, Building
Setback (50 Feet), Building Stories
(2 Stories) and Airport Protection
Overlay Zones

Key



Project Site

Zoning



CG - Commercial General



CR - Commercial Retail



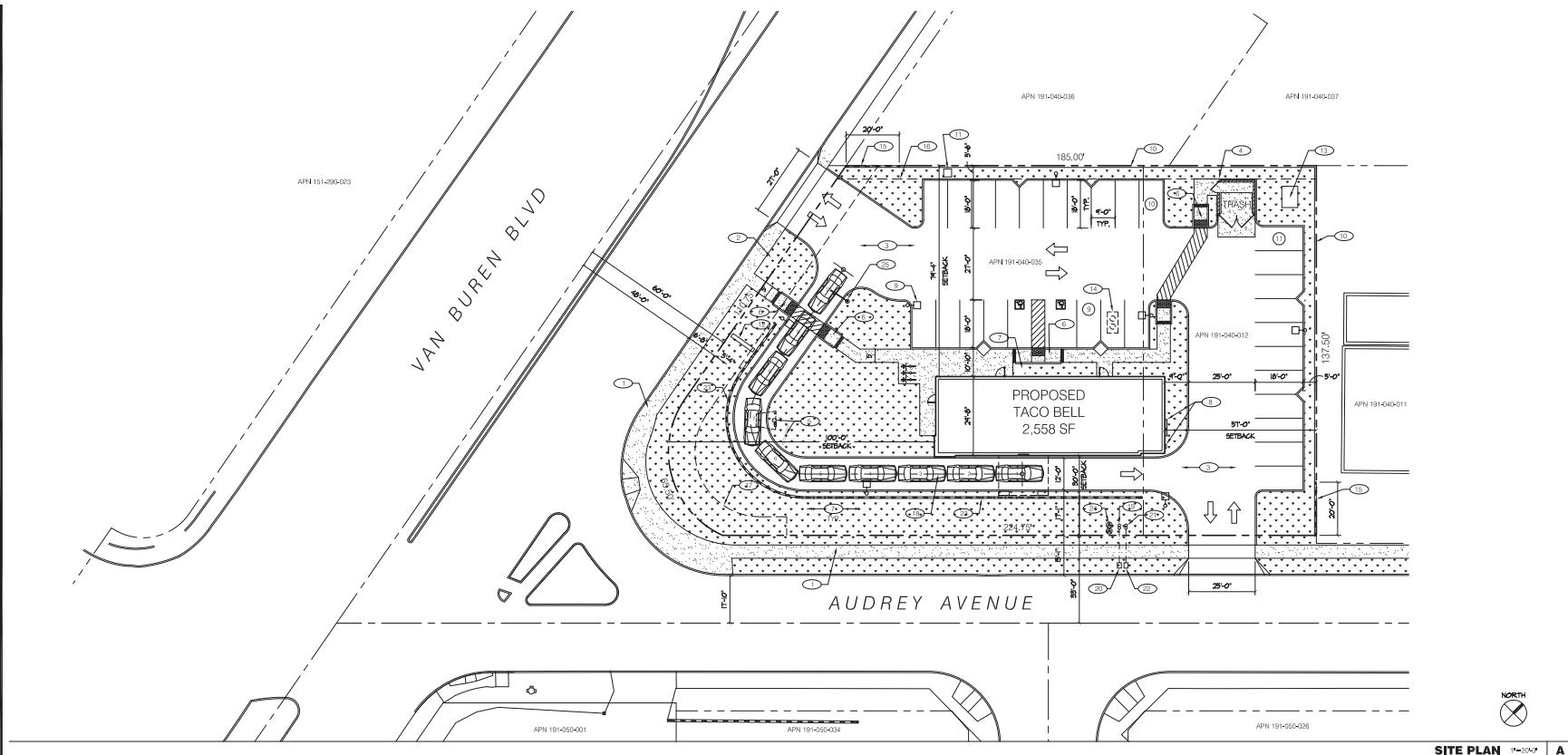
R-1-7000 - Single-Family Residential



R-3-1500 - Multi-Family Residential

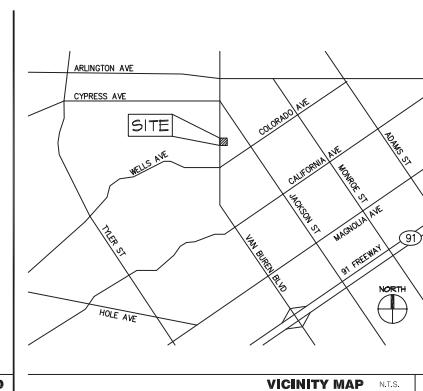


R-3-2500 - Multi-Family Residential



PROPERTY OWNER:	AZAR & COMPANY PO. BOX 1248 CULTON, CA 92624
FRANCHISEE:	J AND R HOCK ENTERPRISES 555 CORPORATE DRIVE, SUITE 135 LAUREL SPRINGS, CA 92684 (949) 276-8276
APPLICANT:	H&D ARCHITECTS 1801 LAMPTON LANE NORCO, CA 92860 (951) 371-2037
ADDRESS:	9241 & 9365 AUDREY AVE RIVERSIDE, CA 92503
APN:	191-040-012 & 191-040-005
GENERAL PLANS:	C (COMMERCIAL)
EXISTING ZONING:	CRX-030-2-AP
PROPOSED ZONING:	CR (COMMERCIAL RETAIL)
OCCUPANCY:	A-2
CONSTRUCTION TYPE:	WB
PROPOSED BUILDING AREA:	2,558 SQ FT
PROPOSED LANDSCAPE AREA:	10,391 SQ FT
PARKING SUMMARY:	1110 SQ FT = 2,558 / 100 = 26 SPACES REQUIRED TOTAL SPACES PROVIDED: 30 SPACES

NOT USED	N.T.S.	E
SITE INFORMATION N.T.S. D		



1	EXISTING CONCRETE SIDEWALKS TO REMAIN.
2	EXISTING BUS STOP TO REMAIN.
3	AC PAVING, PARKING, AND STRIPING.
4	TRASH ENCLOSURE FOR CITY STANDARDS.
5	DRIVE-THRU MENU BOARD AND CANOPY PER SEPARATE PERMIT. SEE SHEET A0.4 FOR REFERENCE.
6	ACCESSIBLE CURB RAMP.
7	PROPOSED LANDSCAPE. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
8	PROPOSED ELECTRICAL SWITCHGEAR AND GAS METER LOCATION.
9	SITE LIGHTING, TYP.
10	10'-0" HIGH DECORATIVE MASONRY WALL. SEE SHEET A0.2 WALL PLAN FOR ADDITIONAL INFORMATION.
11	CHARGE READY LOCATION.
12	MONUMENT SIGN (SEPARATE SUBMITTAL).
13	PROPOSED TRANSFORMER LOCATION.
14	PROPOSED GREASE INTERCEPTOR LOCATION.
15	24'-0" HIGH DECORATIVE MASONRY WALL. SEE SHEET A0.2 WALL PLAN FOR ADDITIONAL INFORMATION.
16	EASEMENT FOR PUBLIC UTILITIES. REFER TO CONCEPTUAL GRADING PLAN FOR ADDITIONAL INFORMATION.
17	EASEMENT FOR TEMPORARY CONSTRUCTION. REFER TO CONCEPTUAL GRADING PLAN FOR ADDITIONAL INFORMATION.
18	DRIVE THRU LENGTH: 18'0".
19	DOMESTIC BACKFLOW. SEE LANDSCAPE PLANS FOR SCREENING REQUIREMENTS.
20	DOMESTIC WATER METER. SEE CML PLANS FOR ADDITIONAL INFORMATION.
21	IRRIGATION BACKFLOW. SEE LANDSCAPE PLANS FOR SCREENING REQUIREMENTS.
22	IRRIGATION METER. SEE CML DRAWINGS FOR ADDITIONAL INFORMATION.
23	24'-0" HIGH LANDSCAPE WALL.
24	24'-0" FIRE DOUBLE DETECTOR CHECK VALVE. SEE CML DRAWINGS FOR ADDITIONAL INFORMATION.
25	DRIVE-THRU PORTAL MAX. HEIGHT SIGN PER SEPARATE PERMIT. SEE SHEET A0.4 FOR REFERENCE.

KEYNOTES N.T.S. B

NOTICE

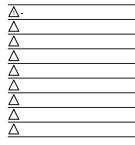
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HC&D
ARCHITECTS

1801 Lampton Lane
Norco, CA 92860
(951) 371-2037
(951) 371-5924 FAX



PREPARED FOR
J AND R HOCK ENTERPRISES, INC.
555 CORPORATE DRIVE, STE 135
LADERA RANCH, CA 92694
PHONE: (949) 276-8276



CONTRACT DATE:
BUILDING TYPE: EXPLORER LITE LG
PLAN VERSION: DECEMBER 2016
SITE NUMBER:
STORE NUMBER:
HC&D JOB NUMBER: 16038

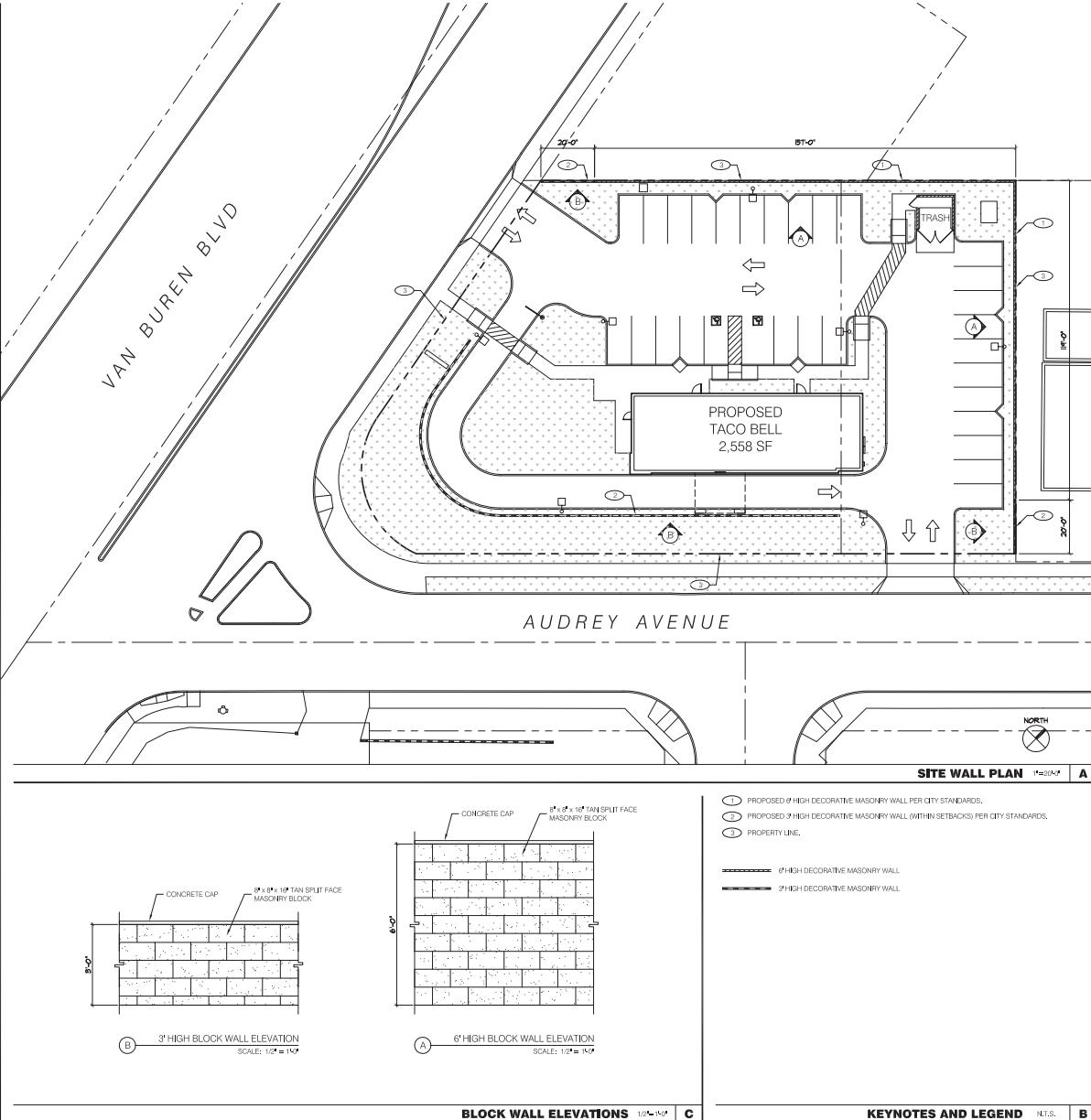
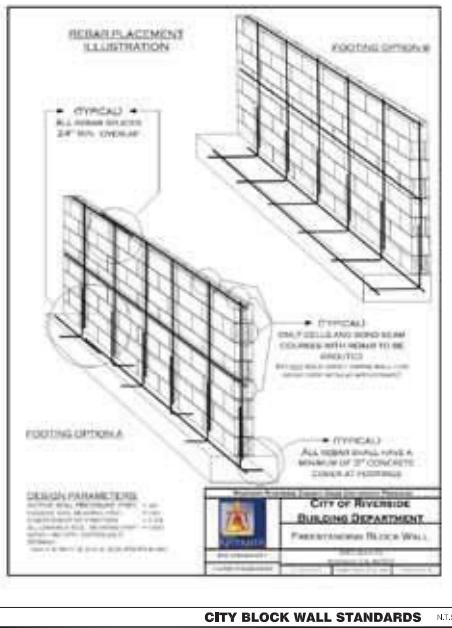
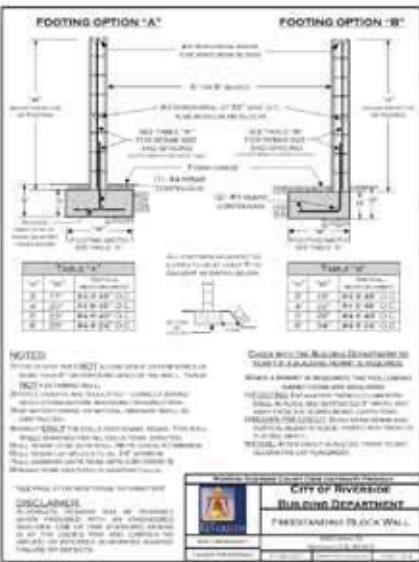
TACO BELL
NEAR VAN BUREN BLVD
AND AUDREY AVE
RIVERSIDE, CA 92503



SITE PLAN

A0.1

10-01-17



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(951) 371-2057
(951) 371-5924 FAX



PREPARED FOR
J AND R HOCK ENTERPRISES,
555 CORPORATE DRIVE, STE 1
LADERA RANCH, CA 92694
PHONE: (949) 276-8276

CONTRACT DATE: 12/1/2016
BUILDING TYPE: EXPLORER LITE LG
PLAN VERSION: DECEMBER 2016
SITE NUMBER: 16038
STORE NUMBER:
HC&D JOB NUMBER: 16038

TACO BELL
NEC VAN BUREN BLVD
AND AUDREY AVE
RIVERSIDE, CA 92503

The logo for the Taco Bell Explorer Lite Large 50. It features the iconic orange and white 'Taco Bell' script logo above the words 'EXPLORER LITE' in a bold, sans-serif font. Below 'EXPLORER LITE' is the word 'LARGE 50' in a smaller, bold, sans-serif font.

WALL PLAN

A0.2

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HC&D

ARCHITECTS

1801 Lampton Lane

Norco, CA 92860

(951) 371-0557

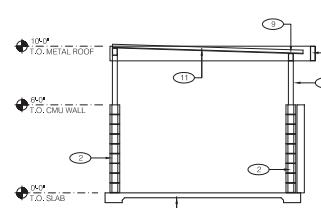
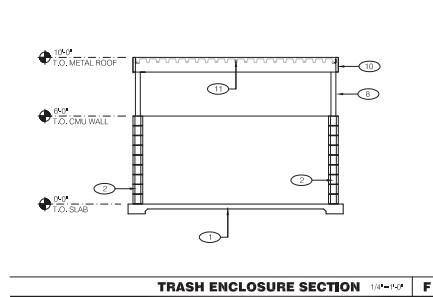
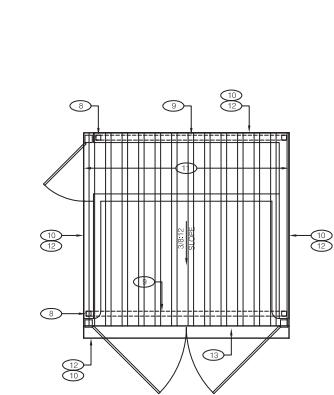
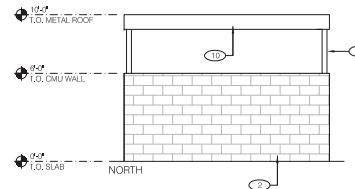
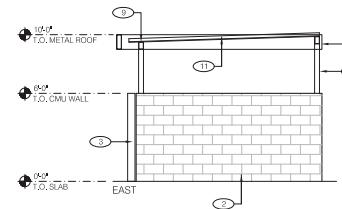
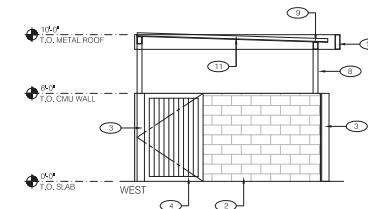
(951) 371-5924 FAX



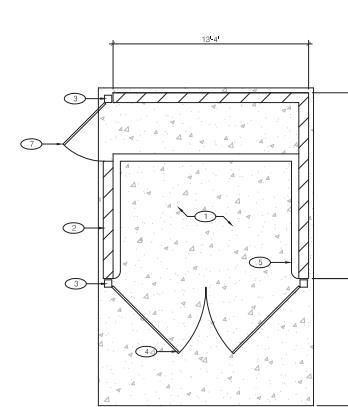
PREPARED FOR

JACOBS CONSTRUCTION, INC.
555 CORPORATE DRIVE, STE 100
LADERA RANCH, CA 92694
PHONE: (949) 276-8276

TRASH ENCLOSURE ELEVATIONS 1/4"=1'-0"



TRASH ENCLOSURE SECTION 1/4"-1'-0" E



TRASH ENCLOSURE ROOF PLAN 1/4"-1'-0" D

TRASH ENCLOSURE PLAN VIEW 1/4"-1'-0" C

- 1 4" PCC FOUNDATION, EXTENDING 4' BEYOND ENCLOSURE WALLS, OVER 90% COMPACTED BASE.
- 2 6" HIGH X 8" X 10" SPLIT FACE BLOCK WALL (EXTERIOR SIDE).
- 3 6" SQUARE 3/16" THICK STEEL JAMB TUBES, CONCRETE FILLED.
- 4 CLEARANCE BETWEEN TUBE AND WALLS, 16 GA. PIRCHED METAL GATES WITH 1/2" X 1/2" STEEL ANGLE IRON FRAME AND DIAGONAL BRACING.
- 5 16 GA. PIRCHED METAL GATES WITH 1/2" X 1/2" STEEL ANGLE IRON FRAME AND DIAGONAL BRACING.
- 6 16 GA. PIRCHED METAL GATES WITH 1/2" X 1/2" STEEL ANGLE IRON FRAME AND DIAGONAL BRACING.
- 7 16 GA. PIRCHED METAL GATES WITH 1/2" X 1/2" STEEL ANGLE IRON FRAME AND DIAGONAL BRACING.
- 8 16 GA. PIRCHED METAL GATES WITH 1/2" X 1/2" STEEL ANGLE IRON FRAME AND DIAGONAL BRACING.
- 9 16 GA. PIRCHED METAL GATES WITH 1/2" X 1/2" STEEL ANGLE IRON FRAME AND DIAGONAL BRACING.
- 10 16 GA. PIRCHED METAL GATES WITH 1/2" X 1/2" STEEL ANGLE IRON FRAME AND DIAGONAL BRACING.
- 11 16 GA. PIRCHED METAL GATES WITH 1/2" X 1/2" STEEL ANGLE IRON FRAME AND DIAGONAL BRACING.
- 12 OUTLINE OF ROOF ABOVE.
- 13 OPEN SPACE FOR WATER RUNOFF.

EXPLORER LITE
LARGE 50

TRASH
ENCLOSURE
PLAN

A0.3

KEYNOTES N.T.S.

12-01-17

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HC&D

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(951) 371-5924 FAX

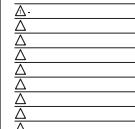
**PREPARED FOR**

JABCO ARCHITECTURE, INC.

555 CORPORATE DRIVE, STE 100

LADERA RANCH, CA 92694

PHONE: (949) 276-8276



CONTRACT DATE:
BUILDING TYPE: EXPLORER LITE LG
PLAN VERSION: DECEMBER 2016
SITE NUMBER:
STORE NUMBER:
HEAD JOB NUMBER: 16038

TACO BELL
NEAR 101st AVE.
AND AUDREY AVE.
RIVERSIDE, CA 92503



EXPLORER LITE
LARGE 50

FLOOR PLAN**A1.0**

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PREPARED FOR
J AND R HOCK ENTERPRISES,
555 CORPORATE DRIVE, STE 1
LADERA RANCH, CA 92694
PHONE: (949) 276-8276

B	△
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	△
A	

CONTRACT DATE:

CONTRACT DATE:
BUILDING TYPE: EXPLORER LTD
PLAN VERSION: DECEMBER 2
SITE NUMBER:
STORE NUMBER:

HC&D JOB NUMBER: 16
TACO BELL
NEC VAN BUREN BLVD
AND AUDREY AVE
RIVERSIDE, CA 92503

EXPLORER LITE
LARGE 50

BOOF PLAN

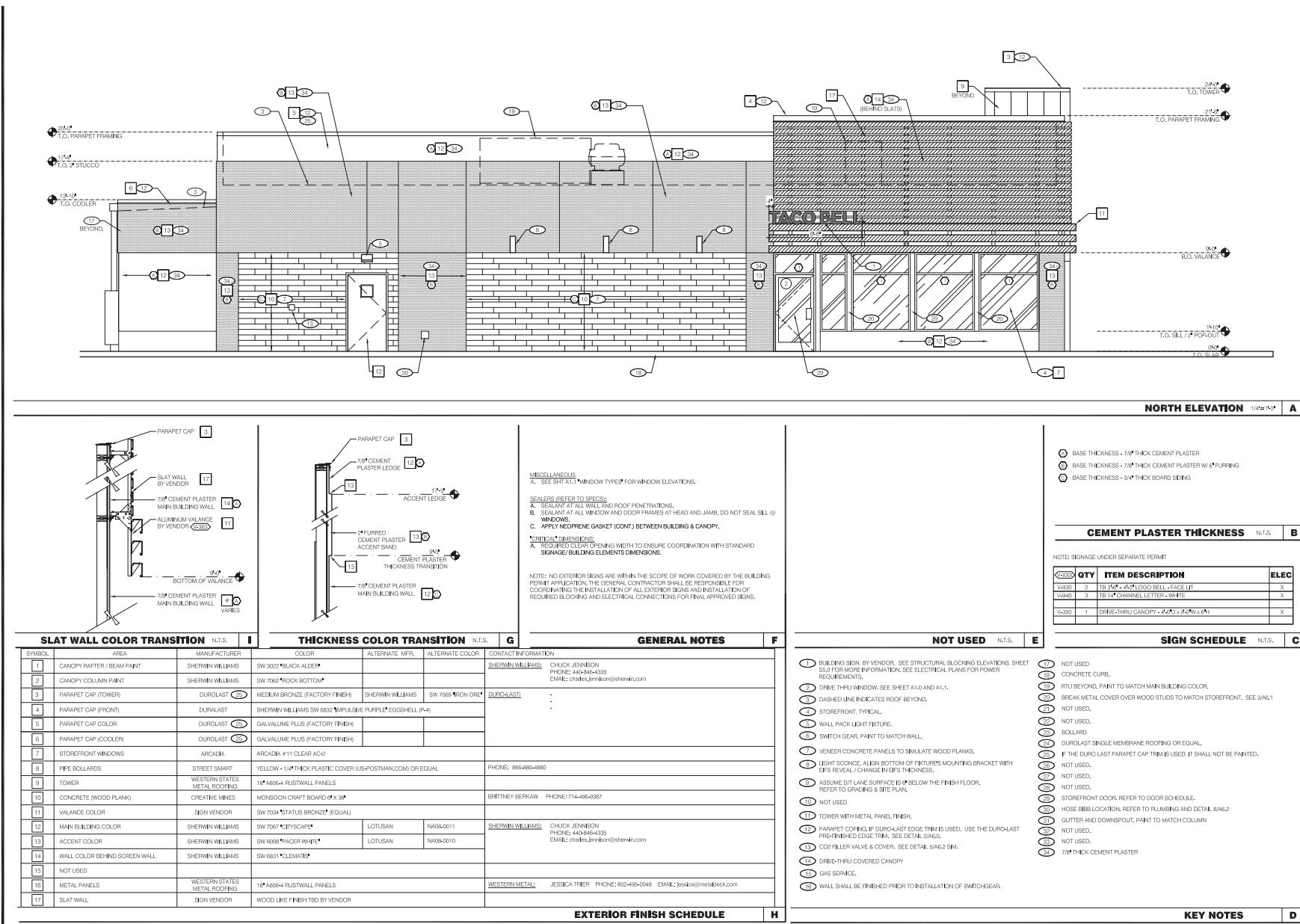
A3.0

12

This is an architectural floor plan of a building. The plan includes several rooms with different wall treatments and furniture. In the top left, a room has walls with horizontal lines and contains a sofa, a chair, and a small table. To its right is a room with vertical line walls, featuring a large sofa, a chair, and a small table. Further right is a room with plain walls, containing a sofa, a chair, and a small table. The top right room has plain walls and contains a sofa, a chair, and a small table. The bottom right room has plain walls and contains a sofa, a chair, and a small table. The bottom center room has plain walls and contains a sofa, a chair, and a small table. The bottom left room has plain walls and contains a sofa, a chair, and a small table. The left side of the plan shows an entrance with a door and a window. The right side shows a staircase and a door. The plan is enclosed in a rectangular border.

12	11	10	9	8	7	6	5	4	3	2	1	ROOF PLAN	1/16	A
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P17-0257 & P17-0258, Exhibit 6 - Project Plans



P17-0257 & P17-0258, Exhibit 6 - Project Plans

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HC&D

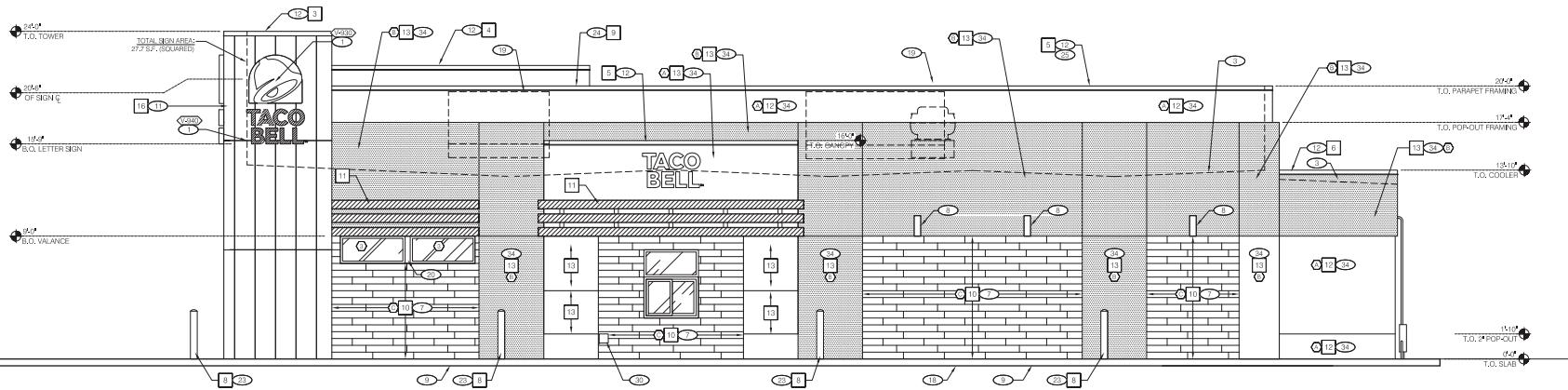
ARCHITECTS

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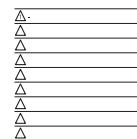


PREPARED FOR

JACOBO'S Enterprises, Inc.
555 CORPORATE DRIVE, STE 100
LADERA RANCH, CA 92694
PHONE: (949) 276-8276



SOUTH ELEVATION 1/16 = 1'-0"



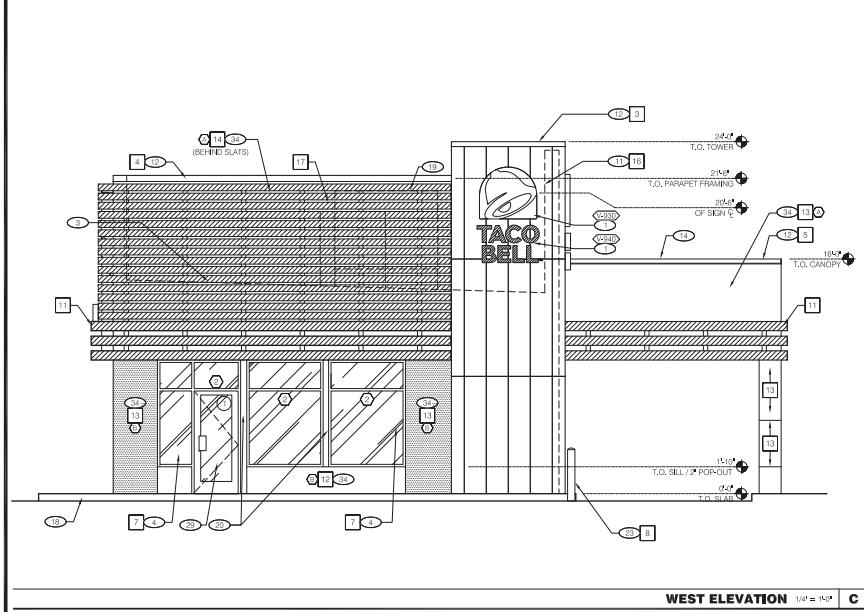
CONTRACT DATE:
BUILDING TYPE: EXPLORER LITE LG
PLAN VERSION: DECEMBER 2016
SITE NUMBER:
STORE NUMBER:
HEAD JOB NUMBER: 16038

TACO BELL
NEAR 101ST ST.
AND AUDREY AVE.
RIVERSIDE, CA 92503

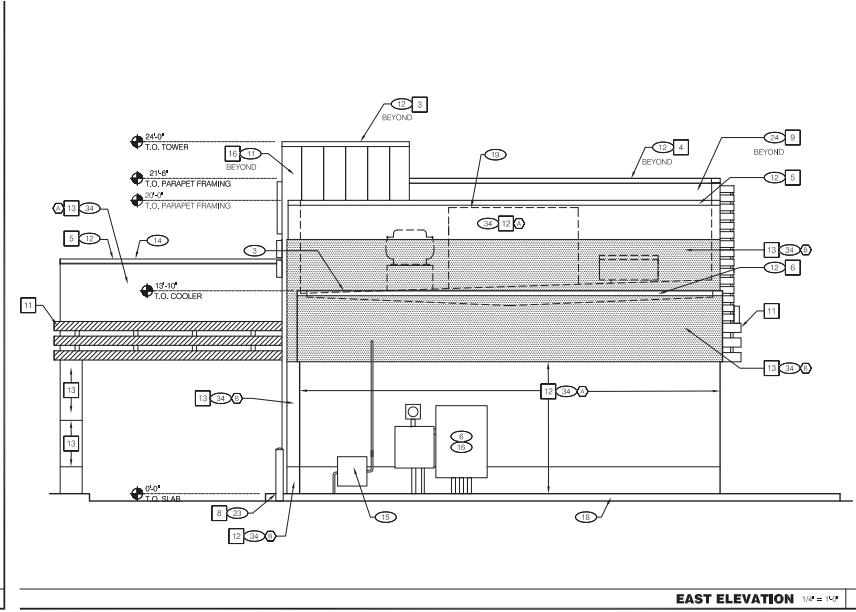


EXTERIOR ELEVATIONS

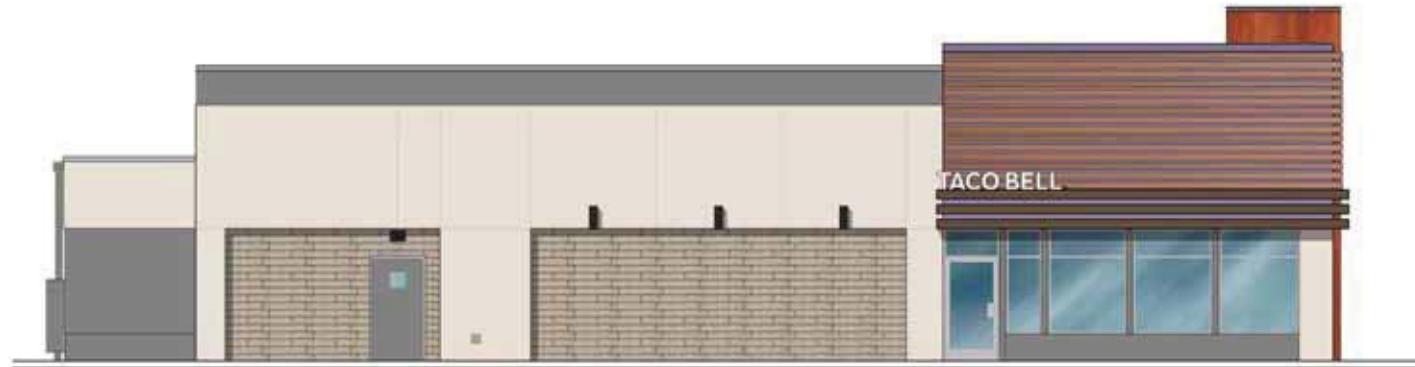
A4.1



WEST ELEVATION 1/16 = 1'-0"



EAST ELEVATION 1/16 = 1'-0"



NORTH ELEVATION 1/4" = 1'-0" A

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HC&D

ARCHITECTS

1801 Lampton Lane

Norco, CA 92860

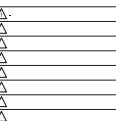
(951) 371-0557

(951) 371-5924 FAX



PREPARED FOR

JACOBO CALIFORNIA INC.
555 CORPORATE DRIVE, STE 100
LADERA RANCH, CA 92694
PHONE: (949) 276-8276



CONTRACT DATE:
BUILDING TYPE: EXPLORER LITE LG
PLAN VERSION: DECEMBER 2016
SITE NUMBER:
STORE NUMBER:
HEAD JOB NUMBER: 16038

TACO BELL
NEAR 21ST ST AND
AND ALDREY AVE
RIVERSIDE, CA 92503



EXPLORER LITE
LARGE 50

COLORED
ELEVATIONS

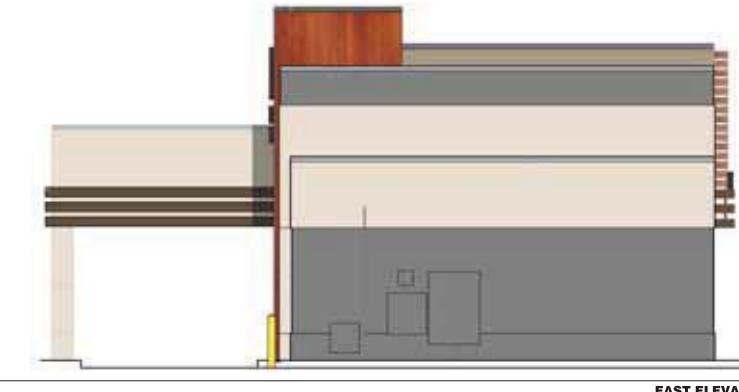
A4.2

SOUTH ELEVATION 1/4" = 1'-0" C

12-01-17



WEST ELEVATION 1/4" = 1'-0" D



EAST ELEVATION 1/4" = 1'-0" B



CONCEPTUAL GRADING PLAN

CITY OF RIVERSIDE
NORTHEAST CORNER OF VAN BUREN
AVENUE & AUDREY AVENUE
APN 191-040-012 & 35

LEGEND

AC ASPHALT CONCRETE

BTM BOTTOM

CO CLEAN OUT

CP CEMENT PEDESTAL

EPB ELECTRICAL PULL BOX

EVLT ELECTRICAL VAULT

FH FENCE

GB GRADE BREAK

HWL HIGH WATER LINE

ICV INJECTION CONTROL VALVE

MB MAIL BOX

PCC PORTLAND CEMENT CONCRETE

PL PROPOSED LINE

PP POWER POLE

RW RIGHT-OF-WAY

SDMH STORM DRAIN MANHOLE

SMH SEWER MANHOLE

STL STREET LIGHT

TS TRAFFIC SIGNAL

TSPB TRAFFIC SIGNAL PULL BOX

WM WATER METER

WV WATER VALVE

EXISTING PALM TREE

PAVING LEGEND

EXISTING BRICK PAVERS

EXISTING PCC PAVING

PROPOSED PCC PAVING

PROPOSED AC PAVING

PROPOSED BLACK PCC DRIVE-THRU

KEY NOTES

- ① EXISTING 1' HIGH BLOCK WALL WITH 4' TUBULAR STEEL FENCE ON TOP TO BE REMOVED
- ② EXISTING 6' HIGH BLOCK WALL TO BE REMOVED
- ③ EXISTING 4' HIGH CHAIN LINK FENCE TO BE REMOVED
- ④ EXISTING 7' HIGH CHAIN LINK FENCE TO BE REMOVED
- ⑤ EXISTING 6' WOOD FENCE TO BE REMOVED
- ⑥ EXISTING 6' HIGH CHAIN LINK FENCE TO BE REMOVED
- ⑦ EXISTING DRIVEWAY TO BE REMOVED AND REPLACED WITH FULL FACE CURB & GUTTER
- ⑧ EXISTING BUS STOP BENCH WITH TRASH CAN TO REMAIN
- ⑨ EXISTING RAMP TO BE REMOVED
- ⑩ EXISTING CATCH BASIN TO REMAIN
- ⑪ EXISTING CURB & GUTTER TO REMAIN
- ⑫ EXISTING CHAIN LINK GATE TO BE REMOVED
- ⑬ EXISTING PCC SIDEWALK TO REMAIN
- ⑭ EXISTING CURB TO REMAIN
- ⑮ EXISTING AC BERM TO REMAIN
- ⑯ EXISTING WATER METER TO BE REMOVED
- ⑰ EXISTING TREE TO BE REMOVED
- ⑱ PROPOSED CURB & GUTTER
- ⑲ PROPOSED CURB
- ⑳ PROPOSED PCC SIDEWALK
- ㉑ PROPOSED BIKE RACK
- ㉒ PROPOSED TRASH ENCLOSURE
- ㉓ PROPOSED DRIVE-THRU MENU BOARD AND CANOPY
- ㉔ PROPOSED ADA CURB RAMP
- ㉕ PROPOSED IRRIGATION BACKFLOW
- ㉖ PROPOSED 6' HIGH DECORATIVE MASONRY WALL (3 HIGH WITHIN 20' FRONT YARD SETBACK)
- ㉗ PROPOSED CHARGE READY STATION
- ㉘ PROPOSED DRIVEWAY
- ㉙ PROPOSED AC PAVING
- ㉚ PROPOSED BLACK PCC DRIVE-THRU
- ㉛ PROPOSED MONUMENT SIGN
- ㉜ PROPOSED HEIGHT CLEARANCE BAR
- ㉝ PROPOSED BIORETENTION AREA FOR WATER QUALITY TREATMENT
- ㉞ PROPOSED RIBBON GUTTER
- ㉟ PROPOSED DROP INLET
- ㉟ PROPOSED RIP RAP
- ㉟ PROPOSED PUMP & SUMP FOR Dewatering of BIoretention Area
- ㉟ PROPOSED GREASE INTERCEPTOR
- ㉟ PROPOSED DOMESTIC WATER METER
- ㉟ PROPOSED IRRIGATION WATER METER
- ㉟ PROPOSED TRANSFORMER LOCATION
- ㉟ PROPOSED DOMESTIC BACKFLOW
- ㉟ PROPOSED 3' HIGH LANDSCAPE WALL
- ㉟ PROPOSED FIRE DOUBLE DETECTOR CHECK VALVE

SCALE: 1"-20'

0 20 40 60

UTILITIES

ELECTRIC

CITY OF RIVERSIDE

3750 UNIVERSITY AVENUE

RIVERSIDE, CA 92522

(951) 826-5336

WATER

CITY OF RIVERSIDE

3750 UNIVERSITY AVENUE

RIVERSIDE, CA 92522

(951) 826-2126

SEWER

CITY OF RIVERSIDE

3900 MAIN STREET

RIVERSIDE, CA 92522

(951) 826-5641

CABLE

CHARTER CABLE

4781 IRVINDALE AVENUE

IRVINDALE, CA 91706

(626) 430-3440

TELEPHONE

AT&T

1981

2ND FLOOR

ANDEM, CA 92807

(714)907-3526

TELEPHONE:
AT&T
1981 E. COLORADO ST.
2ND FLOOR
ANDEM, CA 92807
(714)907-3526

ON POINT LAND SURVEYING INC.
1910 ORANGE TREE LANE, SUITE 344

REDLANDS, CALIFORNIA 92374

PHONE: (909) 792-2221

FAX: (909) 794-1836

SOURCE OF SURVEY

TOPOGRAPHIC SURVEY

DATED JANUARY, 2017

AS CONDUCTED BY

ON POINT LAND SURVEYING INC.

1910 ORANGE TREE LANE, SUITE 344

REDLANDS, CALIFORNIA 92374

PHONE: (909) 792-2221

FAX: (909) 794-1836

LEGAL DESCRIPTION

PARCEL 1 AS SHOWN ON CERTIFICATE OF COMPLIANCE FOR LOT MERGER NO. LL-P12-0186, AS EVIDENCED BY DOCUMENT RECORDED JULY 11, 2016 AS INSTRUMENT NO. 2016-0287883 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 4 TOGETHER WITH PARCEL 3, AS AMENDED BY AFFIDAVIT RECORDED OCTOBER 30, 1962, AS INSTRUMENT NO. 100630, OF OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY, BOTH OF RECORD OF SURVEY ON FILE IN BOOK 37, PAGE 38 OF RECORD OF SURVEYS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA:

EXCEPTING THEREFROM THAT PORTION OF SAID PARCEL 4 DESCRIBED IN GRANT OF EASEMENT TO THE CITY OF RIVERSIDE BY DOCUMENT RECORDED NOVEMBER 5, 2012, AS DOCUMENT NO. 2012-0530567 OF OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY::

ALSO EXCEPTING THEREFROM THE SOUTHEASTERLY 3.00 FEET OF SAID PARCELS 3 AND 4.

EASEMENTS

1 AN EASEMENT FOR RIGHT-OF-WAY FOR CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY DITCHES, PITS OR TUNNELS FOR IRRIGATION OR DOMESTIC PURPOSES AND FOR INCIDENTAL PURPOSES, IN FAVOR OF RIVERSIDE CANAL COMPANY AND RIVERSIDE WATER COMPANY, AS RECORDED APRIL 26, 1882 IN BOOK 28, PAGE 635 OF DEEDS, AND RECORDED AUGUST 14, 1885, IN BOOK 42, PAGE 294 OF DEEDS, AND RECORDED AUGUST 14, 1885, IN BOOK 42, PAGE 296 OF DEEDS

THE LOCATION OF SAID EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

2 AN EASEMENT FOR PUBLIC UTILITY AND INCIDENTAL PURPOSES, AS RECORDED JULY 9, 1962 IN BOOK 37, PAGE 38 OF OFFICIAL RECORDS.

3 AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, IN FAVOR OF THE CITY OF RIVERSIDE, A MUNICIPAL CORPORATION, AS RECORDED JULY 20, 1962 AS INSTRUMENT NO. 68415 OF OFFICIAL RECORDS.

4 AN EASEMENT FOR THE PURPOSES OF RIGHT OF ENTRY UPON AND RIGHT OF WAY OVER SAID LAND FOR ALL WATER PIPES, DITCHES AND OTHER CONDUITS THAT MAY BE REQUIRED BY THE RIVERSIDE WATER COMPANY, IN FAVOR OF RIVERSIDE WATER COMPANY, A CORPORATION.

THE LOCATION OF SAID EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

5 AN EASEMENT FOR A TEMPORARY CONSTRUCTION EASEMENT AND INCIDENTAL PURPOSES, IN FAVOR OF THE CITY OF RIVERSIDE, AS RECORDED NOVEMBER 05, 2012 AS INSTRUMENT NO. 2012-0530568

THE LOCATION OF SAID EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

6 AN EASEMENT FOR PUBLIC UTILITY AND INCIDENTAL PURPOSES, AS RECORDED JULY 9, 1962 IN BOOK 37, PAGE 38 OF OFFICIAL RECORDS.

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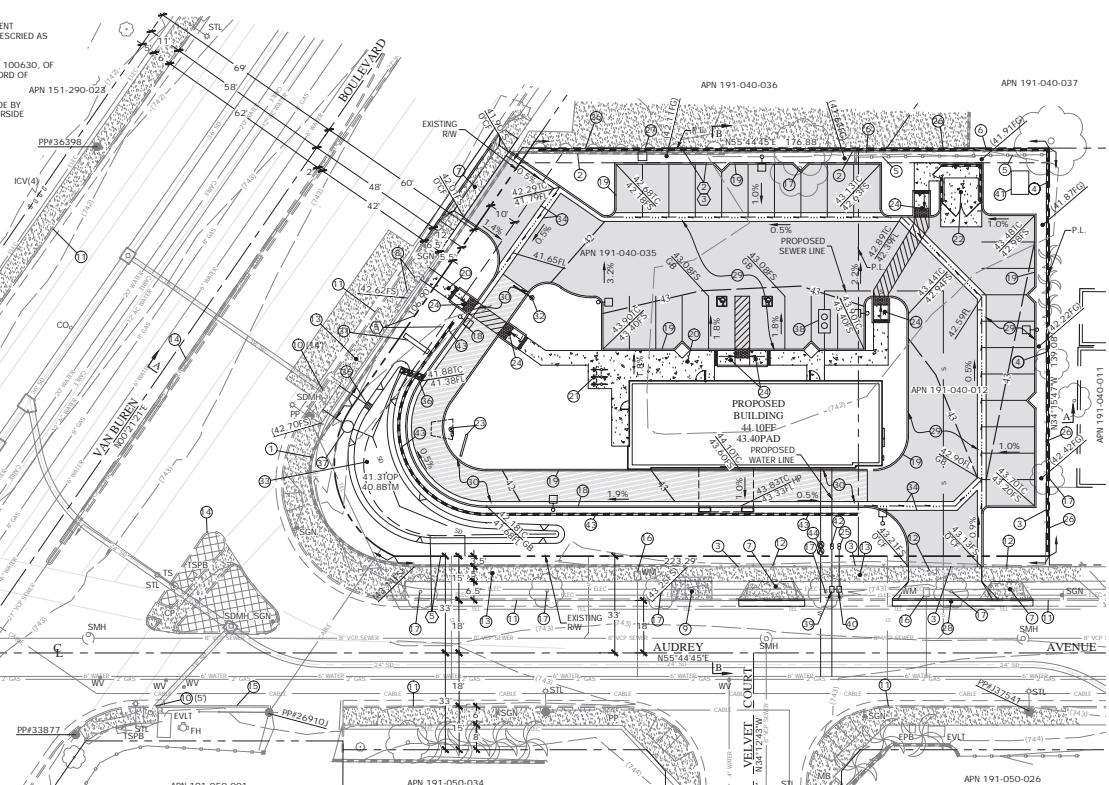
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THE LOCATION OF SAID EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.



BENCHMARK

CITY OF RIVERSIDE, CALIFORNIA
PK. 0.0001, ENE TAG IN THE SOUTHERLY CURB OF COLORADO AVENUE
AT THE BCR OF THE SOUTHERLY CURB RETURN OF JACKSON STREET & COLORADO AVENUE.

ELEVATION = 752.035 (NAVD88)

BASIS OF BEARING

BASIS OF BEARINGS FOR THE SURVEY IS THE CENTERLINE OF AUDREY AVENUE BEING N55°44'45" PER MB 29540-42.

PREPARED FOR:

HC&D ARCHITECTS

ATTN: DAN HINSON
1801 LAMPTON LANE
NORCO, CA 92860
(951) 371-2057

OWNER:

NASER W. AZAR AND ZAKA S.
AZAR, TRUSTEES OF THE
AZAR TRUST, DATED
NOVEMBER 28, 2006

C.O. HC&D ARCHITECTS
ATTN: DAN HINSON
1801 LAMPTON LANE
NORCO, CA 92860
(951) 371-2057

thatcher engineering & associates, inc.
1481 1st Street, Suite 105, Redlands, CA 92373

land planning
civil engineering
landscape architecture

phone: (909) 794-7777
fax: (909) 794-7778

Job Number: 154413
Date Prepared: 11/29/17
Drawn By: BK
Reference Number: 154413CGP

154413CGP

PLANT LEGEND:

PROPOSED TREES	SYMBOL	PLANT NAME	QTY.	SIZE:
		CERODIUM FLORIDUM DESERT MUSEUM DESERT MUSEUM PALE VERDE	8	15' GAL.
		CELTIS SINENSIS CHINESE HUCKBERRY	7	24" BOX
		CECROPIA PAUWILKA AUSTRALIAN WILLOW	12	15' GAL.

PROPOSED GROUNDCOVER:

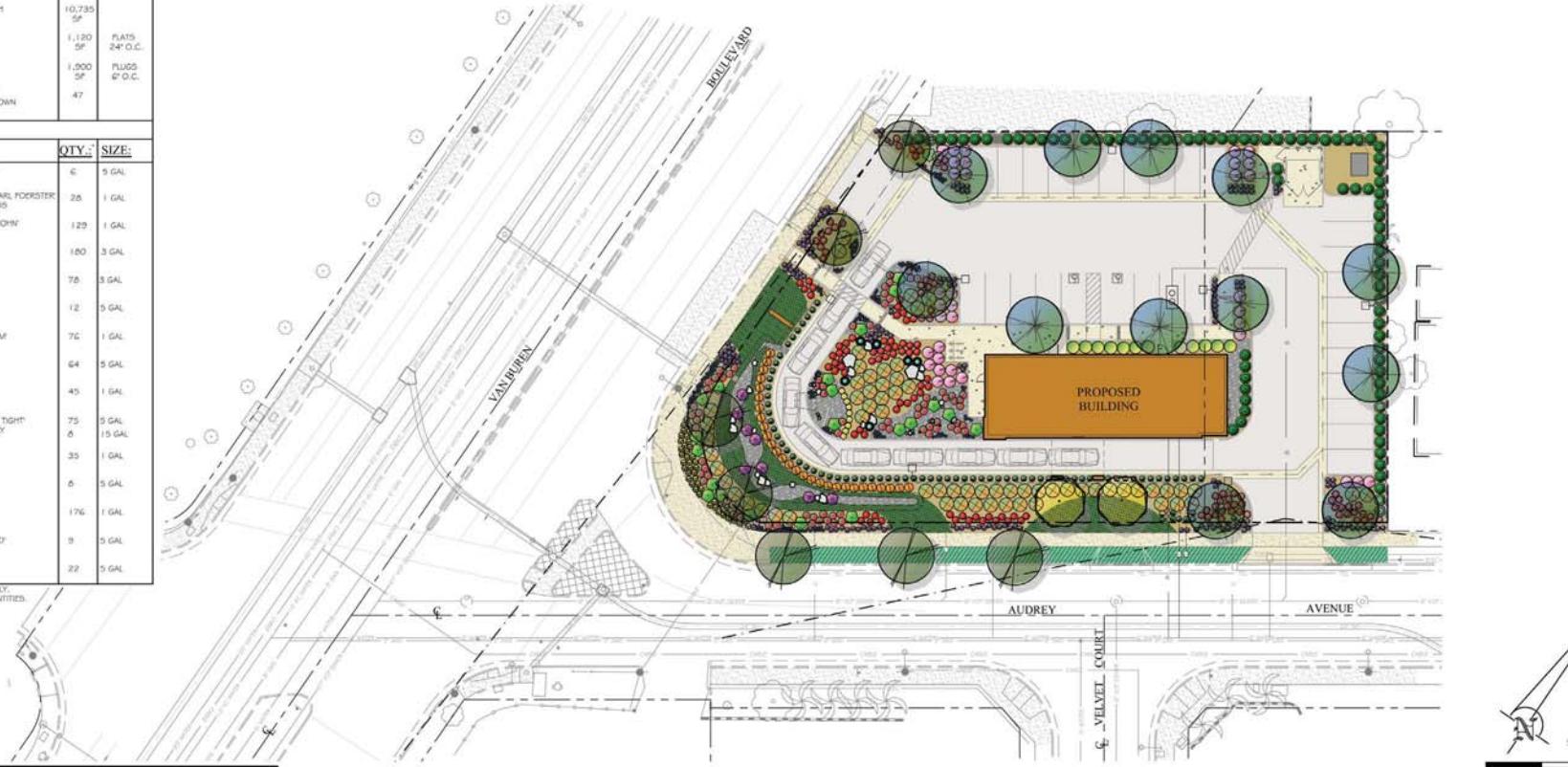
PROPOSED GROUNDCOVER:	SYMBOL	PLANT NAME	QTY.	SIZE:
		3" AGGREGATE GREY GRANITE GRAVEL MULCH	1,550	5'
		3" THICK WOOD CHIPS AS MULCH	10,735	5'
		NYMPHORUM PARVIFOLIUM N.C.	1,120	5' PLATS 24" O.C.
		PESTUCA RUFA RUSSAF RED FESCUE	1,000	5' PLUGS 6" O.C.
		GRANITE BOULDER - 5" AND GREY, 6"-6" DIA. APPROX. SIZE AS SHOWN	47	

PROPOSED SHRUBS:

PROPOSED SHRUBS:	SYMBOL	PLANT NAME	QTY.	SIZE:
		AGAVE ATTENUATA 'BLUE FLAME' BLUE AGAVE	6	5' GAL.
		CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER' FORESTER'S FEATHER REED GRASS	28	1' GAL.
		CALISTEGIA VIMINIFLUS 'LITTLE JOHN' DWARF BOTTLEBRUSH	129	1' GAL.
		FESTUCA GLAUCA BLUE FESCUE	180	3' GAL.
		HEMPHAZIA PARVIFLORA RED YUCCA	78	3' GAL.
		LIQUIDAMBAR JAPONICUM WAX LEAF PRIVET	12	5' GAL.
		LIQUIDAMBAR JAPONICUM 'TEXANUM' WAX LEAF PRIVET	76	1' GAL.
		MULLENIERIA RUGENS DEER GRASS	64	5' GAL.
		MASSELLA TENUISSIMA MEXICAN FEATHER GRASS	45	1' GAL.
		PRUNUS CAROLINIANA 'BRIGHT N' TIGHT' DWARF CAROLINA LAUREL CHERRY	75	5' GAL.
		PRUNUS 'INDICA CLARA' INDIAN PAWTHORN	6	15' GAL.
		SALVIA GREGGII AUTUMN SAGE	6	5' GAL.
		SILIQUA VULGARE SOCIETY GARLIC	176	1' GAL.
		THUJA OCCIDENTALIS 'RHYNOLOID' DWARF GOLDEN ARBORVITAE	9	5' GAL.
		YUCA RHYTHM COCO PLANT	22	5' GAL.

QUANTITIES ARE FOR PLANNING PURPOSES ONLY.
CONTRACTOR IS RESPONSIBLE FOR OWN QUANTITIES.

CONCEPTUAL LANDSCAPE PLAN

CITY OF RIVERSIDE
NORTHEAST CORNER OF VAN BUREN AVENUE & AUDREY AVENUE
APN 191-040-012 & 35

UTILITIES

ELECTRIC
CITY OF RIVERSIDE
3750 UNIVERSITY AVENUE
RIVERSIDE, CA 92522
(951) 826-2616CABLE
CHARITABLE CABLE
4761 IRVINDALE AVENUE
IRVINDALE, CA 91706
(626) 450-3440GAS
SOUTHERN CALIFORNIA
GAS COMPANY
1000 S. LAGUNA AVENUE
REDLANDS, CA 92373
(909)335-7836WATER
CITY OF RIVERSIDE
3750 UNIVERSITY AVENUE
RIVERSIDE, CA 92522
(951) 826-2726SEWER
CITY OF RIVERSIDE
3900 MAIN STREET
RIVERSIDE, CA 92522
(951) 826-5641TELEPHONE
AT&T
3939 E. COLORADO ST.
2ND FLOOR
ANAHEIM, CA 92607 (951)
(714)501-3526BENCHMARK
CITY OF RIVERSIDE G-4-18
PL. NAI & CITY ENG TAG IN THE SOUTHERLY CURB OF COLORADO AVENUE
AT THE END OF THE SOUTHERLY CURB RETURN OF JACKSON STREET &
COLORADO AVENUE.

ELEVATION = 792.035 (NAVD88)

BASIS OF BEARING
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AVENUE BONG NS5744457E PER MB 295040-42.

PREPARED FOR:

HC&D ARCHITECTS

ATTN: DAN MASON
1601 LAMPTON LANE
NORCO, CA 92660
(951) 371-2057E-mail: dan.mason@hcandd.com

FAX: (951) 371-2057

SOURCE OF SURVEY

TOPOGRAPHIC SURVEY
DATED JANUARY 2017

AN AS-CONSTRUCTED

ON POINT LAND SURVEYING INC.

1910 ORANGE TREE LANE, SUITE 344

REDLANDS, CA 92374

PHONE: (909) 792-2221

FAX: (909) 754-1534

FAX: (909) 754-1534

E-mail: info@onpointls.com

FAX: (909)



City of Riverside
Community and Economic Development Department
Planning Division
3900 Main Street, 3rd Floor
Riverside, CA 92522

November 27, 2017

Narrative Description of Proposed Project

On behalf of J and R Hock Enterprises, Inc. a Franchisee of Taco Bell, HC&D Architects is submitting an application to the City of Riverside and requesting approval for the construction and operation of a new Taco Bell Restaurant with drive thru, and presents the following project information for your consideration:

Site Address: 9241 & 9265 Audrey St. Riverside, CA
APN: 191-040-012 & 035
Zoning: CR (Commercial Retail)

Project Description

J and R Hock Enterprises propose to construct a new 2,558 square foot restaurant with drive thru which will operate as a Taco Bell Restaurant. The proposed business will be open daily with dining room hours of 7am until 10 pm and drive thru hours of 7 am until 2 am.

The proposed Taco Bell will employ approximately 30 people. There will be 3 shifts per day and each shift will have between 6 to 8 employees.

The proposed Taco Bell Restaurant will be equipped with the latest security systems which will include cameras, hold up buttons adjacent to the cash registers and alarm systems. Opening and closing operations will be performed by a minimum of 2 employees one of which will be a manager; at no time during the restaurant being open will there be less than 2 employees on site.

J and R Hock Enterprises takes pride in the appearance of their facilities and aside from weekly maintenance of the landscape requires employees to walk the site every 30 minutes to remove trash or debris from the site.

Deliveries of most products will take place prior to Taco Bell opening in the morning. These products are delivered in large trucks and need to be delivered prior to opening in order not to impact operations. Some items will be delivered during business hours; however these items would be delivered in smaller trucks/vans.

Exiting Site Conditions

The existing site consists of a vacant unmaintained site. The current right of way landscape does not meet city requirements. City required street trees along Van Buren do not exist.



Proposed Site Improvement

The proposed site shall consist of a new 2,558 square foot Taco Bell Restaurant with drive thru lane. The drive thru lane has been situated on the site adjacent to Van Buren and Audrey in an effort to maximize the distance between the drive thru lane and the adjacent residential parcels. The drive thru menu board speaker has also been situated so that it faces Van Buren Blvd in so that noise from the speaker will not impact adjacent residential properties. A low wall with enhanced landscape in front of the wall has been placed adjacent to the drive thru lane in order to screen the lane from the public right of way. A full porte-cochere has been added at the drive thru pick up window to meet city requirements. The parking lot consists of 30 parking stalls (26 are required per city code). A 6'-0" high decorative masonry wall located at interior property lines with landscape between the new wall and parking stall that will include tree wells. The site consists of 10,350 square feet of enhanced landscape not including the new landscape within the public right of way and parkway. Care has been taken in selection of the landscape so that the corner of Van Buren and Audrey is appealing from the right of way. The height of the parapet walls have been increased to assure all equipment is screened from public view. As part of the site development a new bio retention area will be developed to meet state and county water shed requirements.

Project Benefits

The proposed project offers the following benefits:

- Elimination of vacant unmaintained site.
- New development designed to meet city architectural requirements.
- New parkway landscaping to meet city standards.
- New water shed infrastructure to treat water run off per state and county requirements.
- Creation of new jobs and tax base.

The proposed project is presented for your consideration. HC&D Architects requests a favorable determination and approval to construct the proposed Taco Bell Restaurant facility. Please contact me at (951) 371-2057 ext. 229 or hinson@hcanddarchitects.com if you should have any questions or requests for additional information.

Respectfully submitted,
Dan Hinson, Project Architect

J and R Hock Enterprises, Inc.
A Franchisee of Taco Bell
30318 Esperanza
Rancho Santa Margarita, CA 92688
Office (949) 276-8276
Direct (949) 546-0886
Fax (949) 276-8280
E-mail: Gary@JandRHock.com



November 14, 2017

Re: 9241 Audrey Street at Van Buren, Riverside, CA

Dear Property Owner,

This letter is to let you know that we are proposing to build a new state-of-the-art Taco Bell franchised restaurant at the currently vacant corner of Van Buren and Audrey. We will meet all applicable City and County of Riverside codes and requirements as far as architectural, landscaping, parking lot lighting, traffic control and fire department rules. We will provide sufficient on-site parking so no street parking will be needed and we will construct block walls with landscape screening next to the adjoining properties to properly screen them from our site.

The drive through will wrap around the building out at the street, so vehicular noise to adjoining properties will be minimal. Additionally, the drive through menu-board and speaker will be facing Van Buren so that sound should not be an issue.

We currently own and operate 39 Taco Bells in the Inland Empire, with 4 in the City of Riverside. Looking forward to being a good neighbor and we welcome any comments. If you have any questions or concerns, please feel free to contact me at 949.546.0886 or at Gary@JandRHock.com.

Sincerely,

Gary Brockman

Gary Brockman, CCIM, M.C.R.
Real Estate

Taylor, Matthew

From: robert mendoza <robertpeggy@sbcglobal.net>
Sent: Wednesday, November 29, 2017 10:35 PM
To: Taylor, Matthew
Subject: [External] Permit #P17-0257-0258

Hi Matthew,

I would like to address my concerns about building a Taco Bell so close to residential homes. First issue I would like to address would be the increase in traffic volume off of Audrey. Having an entrance/exit of a fast food restaurant off of Audrey will bring too much traffic to our residential neighborhood. We currently have a lot of traffic coming from Wal-mart and also cars cut through Audrey when Van Buren has heavy traffic already. We also have seen a lot of cars making U-turns through Velvet Ct because of the right turn only signal off of Audrey. The second thing I would like to address is transients; we have seen a growing number since we have been here across Velvet Ct and Audrey where the purposed Taco Bell will be. Having a Taco Bell built so close will increase the amount of transients & homeless loitering around our neighborhood. Another issue would be the noise coming from customer vehicles during the late night hours of operation. Lastly, is trash from people littering. Velvet Ct. gets a lot of north to south end winds throughout the year that collects enough cups and wrappers from fast food restaurants at the end of our cul-de-sac.

We currently have a nice, quiet, peaceful family oriented neighborhood on Audrey Ave and Velvet Ct. I believe the City of Riverside can find a more suitable location to build a Taco Bell with a drive-thru other than on a residential street.

Please consider my concerns in this matter.

Sincerely,

Mr. Mendoza
4673 Velvet Court
Riverside, Ca. 92503
17 year resident



P17-0257 & P17-0258, Exhibit 10 - Existing Site Photos



P17-0257 & P17-0258, Exhibit 10 - Existing Site Photos



P17-0257 & P17-0258, Exhibit 10 - Existing Site Photos



P17-0257 & P17-0258, Exhibit 10 - Existing Site Photos



P17-0257 & P17-0258, Exhibit 10 - Existing Site Photos



P17-0257 & P17-0258, Exhibit 10 - Existing Site Photos



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