



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, AeroGRID, IGN, IGP, swisstopo, and the GIS User Community

0 30 60 120 180 240 Feet





P16-0615, Exhibit 4 - General Plan Map



## Legend

- BMP - Business and Manufacturing Park
- CR - Commercial Retail
- I - Industrial
- R-1-7000 - Single-Family Residential
- R-3-1500 - Multi-Family Residential
- Marketplace Specific Plan





PROPERTY FRONTAGE ALONG 3RD ST.  
PICTURE TAKEN FROM NORTH/EAST ACROSS STREET OF 3RD ST.



IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

# CONDITIONAL USE PERMIT

2622 3RD STREET, RIVERSIDE, CA

DATE PREPARED: OCTOBER 21, 2016

## PARKING ANALYSIS:

5 SPACES FOR OUTDOOR STORAGE:	5 STALLS
1 PARKING/500 SF OFFICE:	3 STALLS
1 PARKING/ BAY:	3 STALLS
1 PARKING/ 1,000 SF WAREHOUSE:	11 STALLS
REQUIRED PARKING:	22 PARKING STALLS
TOTAL PARKING PROVIDED:	22 PARKING STALLS



## VICINITY MAP

NTS

## LEGAL DESCRIPTION

RECORDED BOOK/PAGE: MB 6/48  
SUBDIVISION NAME: WHITES ADD  
LOT/PARCEL: 24  
BLOCK: 2  
TOWNSHIP/RANGE: T29S5W SEC-24  
THOMAS BROS. MAP: PAGE: 685  
GRID: J4

## PROPERTY OWNER:

JOHN SUN  
1807 N. 10TH STREET  
MULLEN, TEXAS, 78001  
SUN288@AOL.COM

## PLAN PREPARED BY:

ANGEL GONZALEZ  
13869 GREEN VISTA DRIVE  
FONTANA, CA 92337  
TEL. (909) 373-5236

## APPLICANT:

ALL ACCESS EQUIPMENT RENTALS  
KEVIN AYLESWORTH  
3364 HELIX STREET  
SPRING VALLEY, CA 91977  
TEL. (619) 222-9337  
KEYVALL@YAHOO.COM

## REPRESENTATIVE:

DEBORAH L. MELVIN  
16895 EVENING STAR ROAD  
RIVERSIDE, CA 92506  
TEL. (951) 818-5914

## TYPES OF EQUIPMENT:

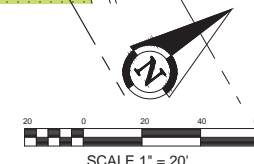
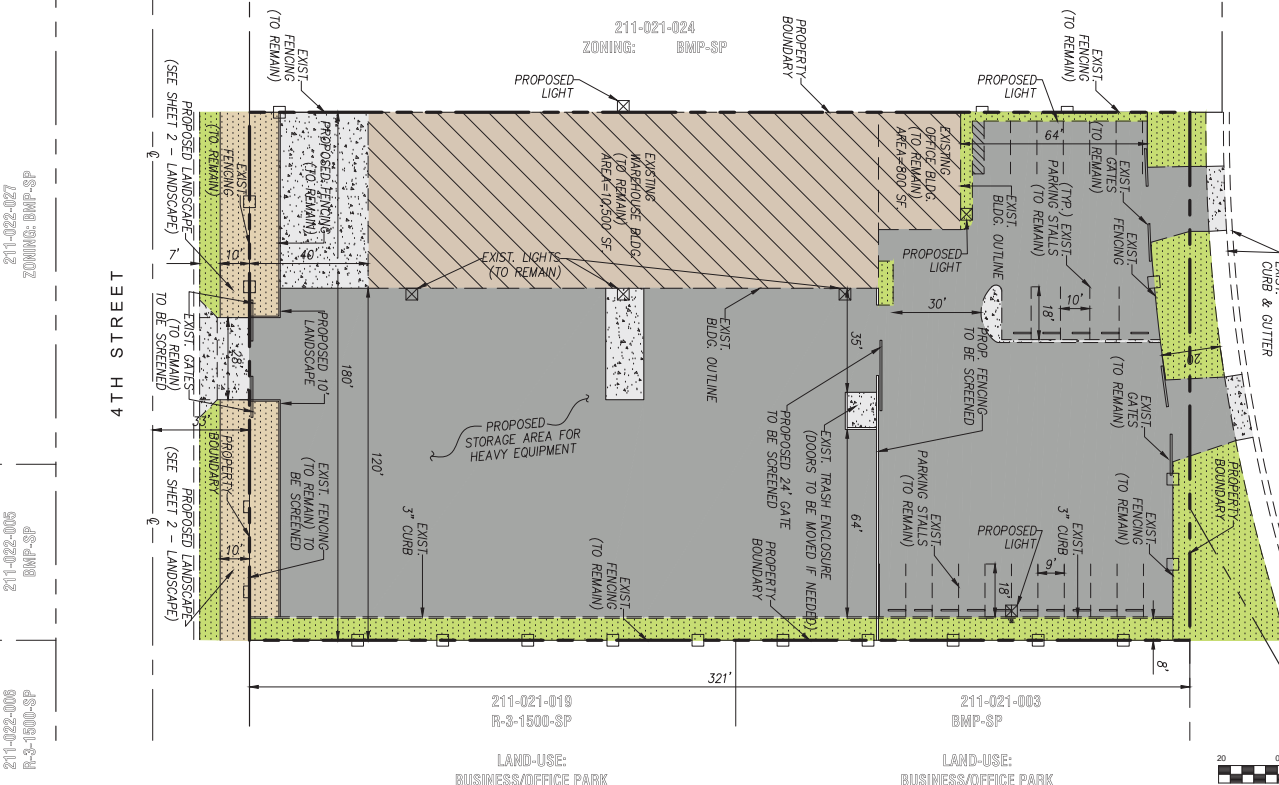
- SCISSOR LIFT
- BOOM LIFT
- REACH FORKLIFT
- SKID STEER
- GENERATOR
- PAVEMENT ROLLER

## LEGEND OF ABBREVIATIONS AND SYMBOLS

PROP.	PROPOSED
EXIST.	EXISTING
TYP.	FLOW LINE
CL	CENTERLINE
R/W	RIGHT OF WAY
S.F.	SQUARE FEET
A.C.	ASPHALT CONCRETE
PP	POWER POLE
DIA.	DIAMETER
EP.	EDGE OF PAVEMENT
---	STREET CENTER LINE
---	CURB & GUTTER
---	STREET R/W LINE
---	PROPERTY BOUNDARY
---	EXISTING WALL
---	EXISTING CONCRETE
---	EXISTING LANDSCAPED AREA
---	PROPOSED LANDSCAPE AREA

## GENERAL NOTES:

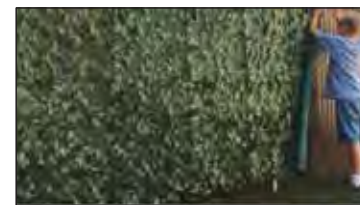
PROPERTY ADDRESS: 2622 3RD STREET  
LOT AREA: 1.36 ACRES  
EXISTING ZONE: BMP-SP (MARKETPLACE SPECIFIC PLAN)  
PROPOSED ZONE: BMP-SP (MARKETPLACE SPECIFIC PLAN)  
LAND-USE: BUSINESS / OFFICE PARK  
APN: 211-021-023  
MAP GRID: 685-J4  
HOURS OF OPERATION: 7 AM - 5 PM  
NUMBER OF EMPLOYEES: 8  
TYPE OF BUSINESS: EQUIPMENT RENTAL AND INCIDENTAL SERVICES



FRONT & LEFT SIDE ELEVATION  
PICTURE TAKEN FROM NORTH/EAST



RIGHT SIDE ELEVATION  
PICTURE TAKEN FROM NORTH/WEST



PROPOSED FAUX IVY FENCE SCREENING



PROPOSED SLATS FOR GATE SCREENING

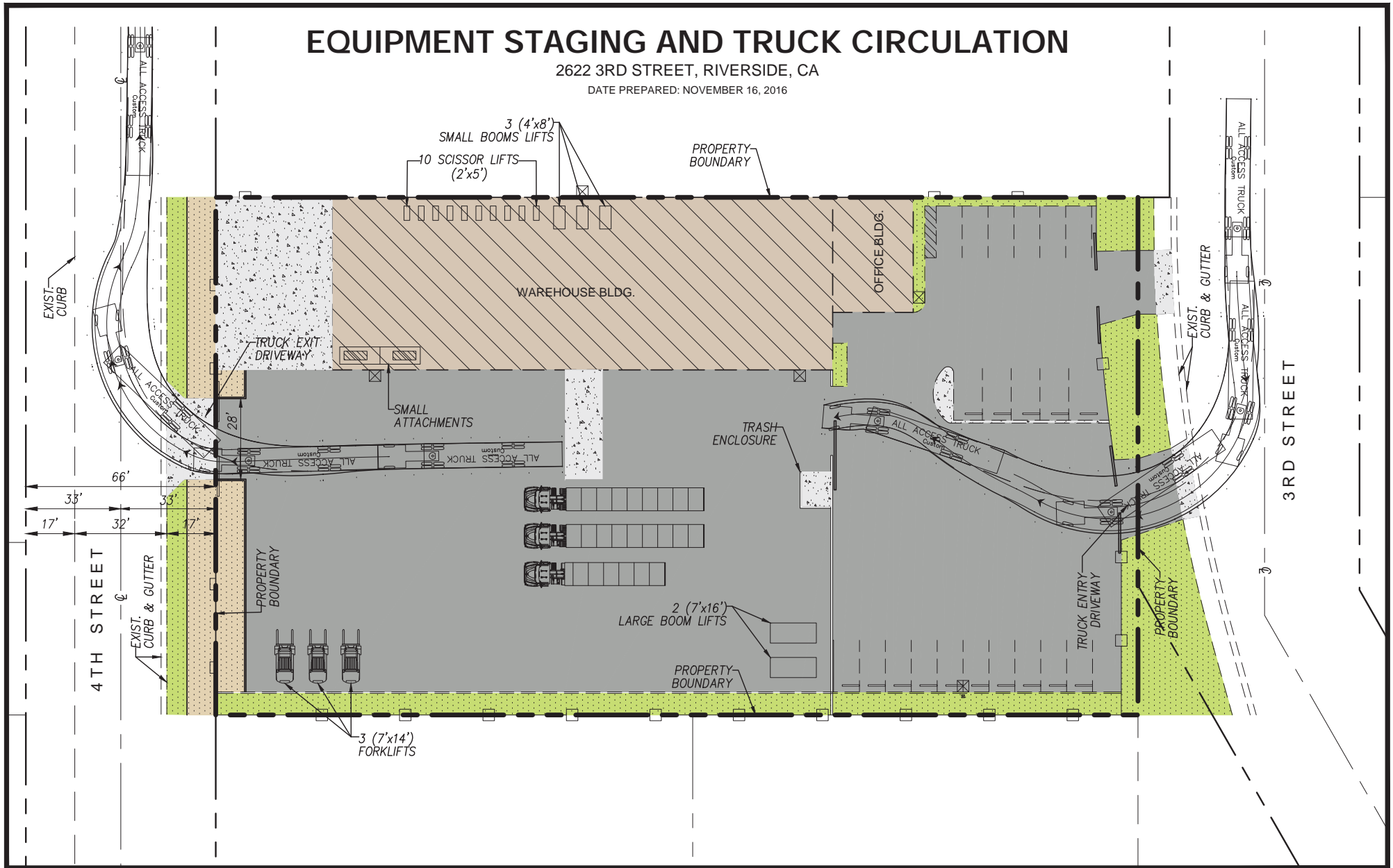
DESIGNED BY:					
DRAWN BY:	AG				
CHECKED BY:	AG				
SCALE:	AS NOTED				
DATE:	11/03/2016	MARK	DESCRIPTIONS	BY	APPR. DATE
			REVISIONS		

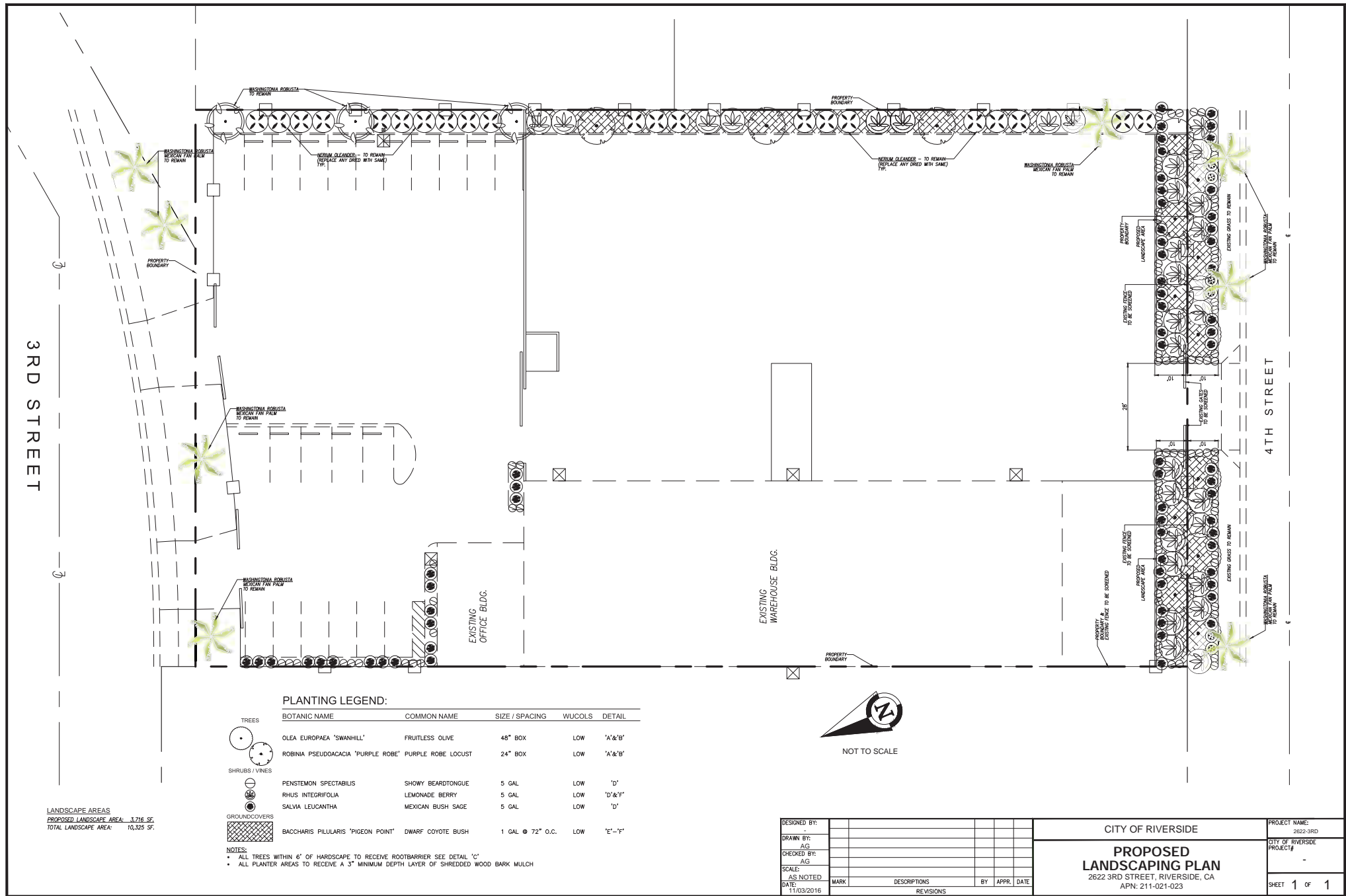
CITY OF RIVERSIDE	PROJECT NAME:
2622-3RD	
CONDITIONAL USE PERMIT	CITY OF RIVERSIDE PROJECT#
2622 3RD STREET, RIVERSIDE, CA	
APN: 211-021-023	
	SHEET 1 of 3

# EQUIPMENT STAGING AND TRUCK CIRCULATION

2622 3RD STREET, RIVERSIDE, CA

DATE PREPARED: NOVEMBER 16, 2016





P16-0615, Exhibit 8 - Conceptual Landscape





P16-0615, Exhibit 9 - Existing Site Photos



P16-0615, Exhibit 9 - Existing Site Photos





P16-0615, Exhibit 9 - Existing Site Photos





P16-0615, Exhibit 9 - Existing Site Photos





P16-0615, Exhibit 9 - Existing Site Photos