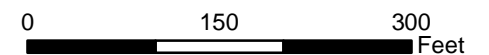




Exhibit 3 - Aerial Photo / Location



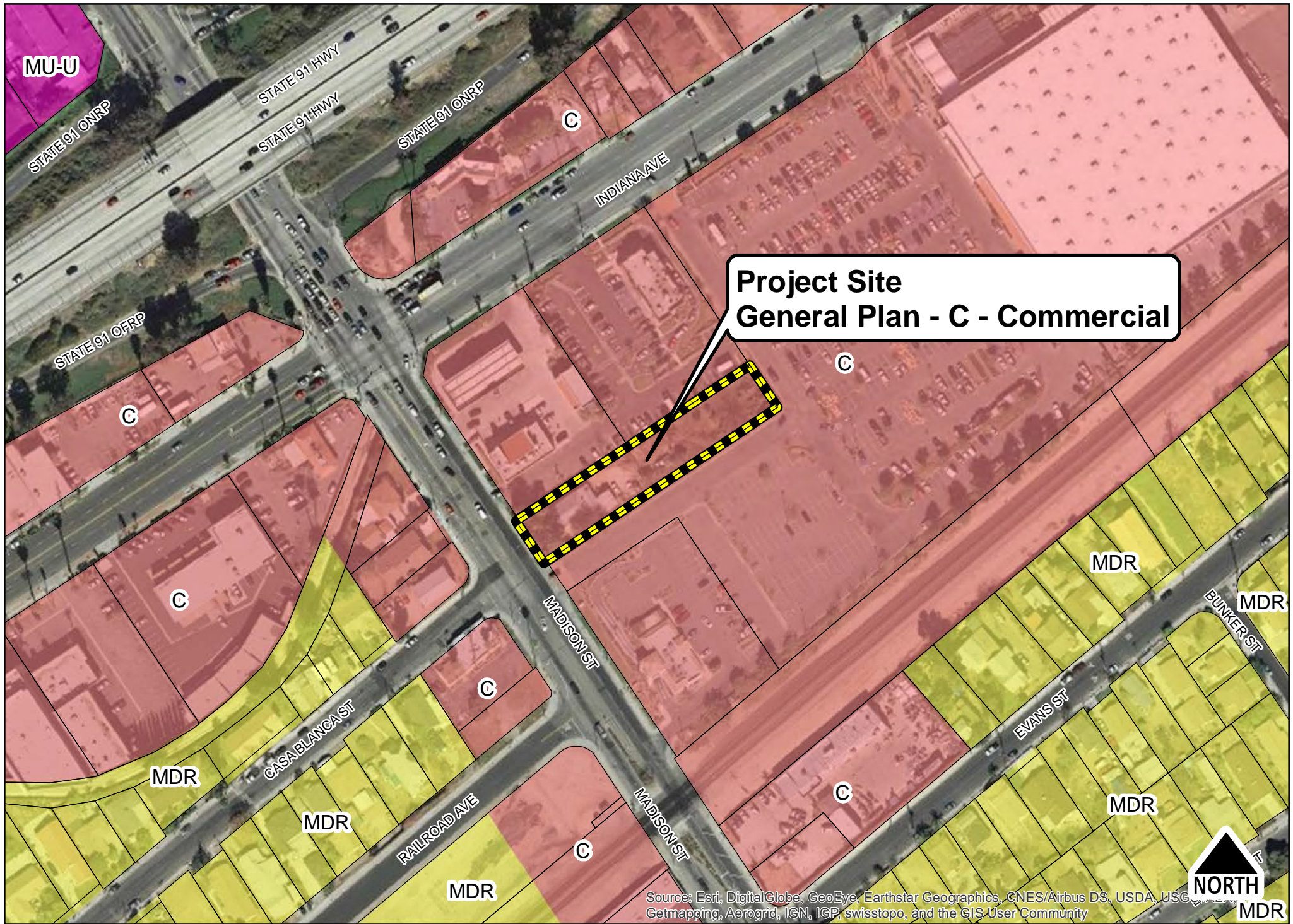


Exhibit 4 - General Plan Map

0 150 300 Feet

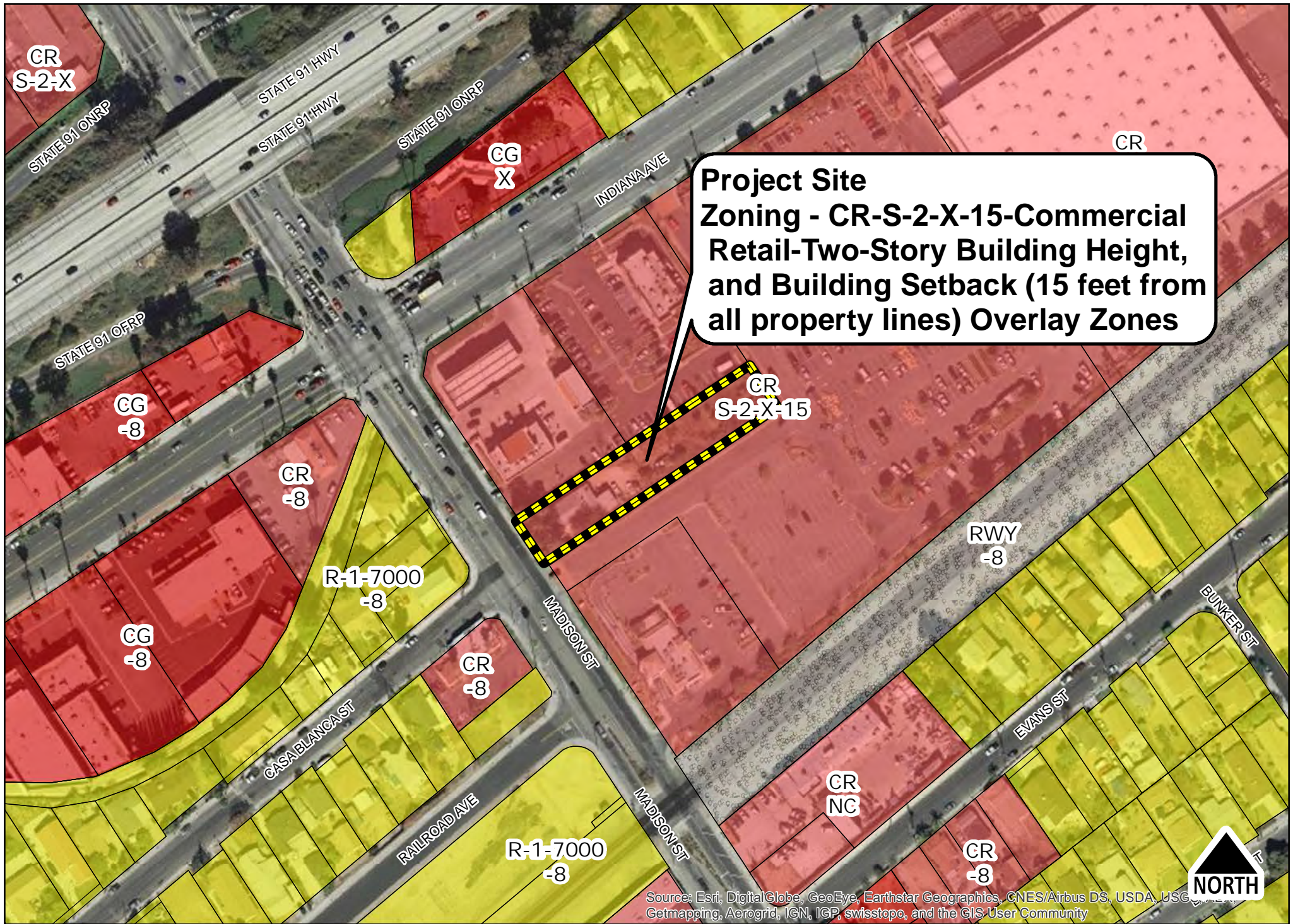


Exhibit 5 - Zoning Map

0 150 300 Feet

Site Plan

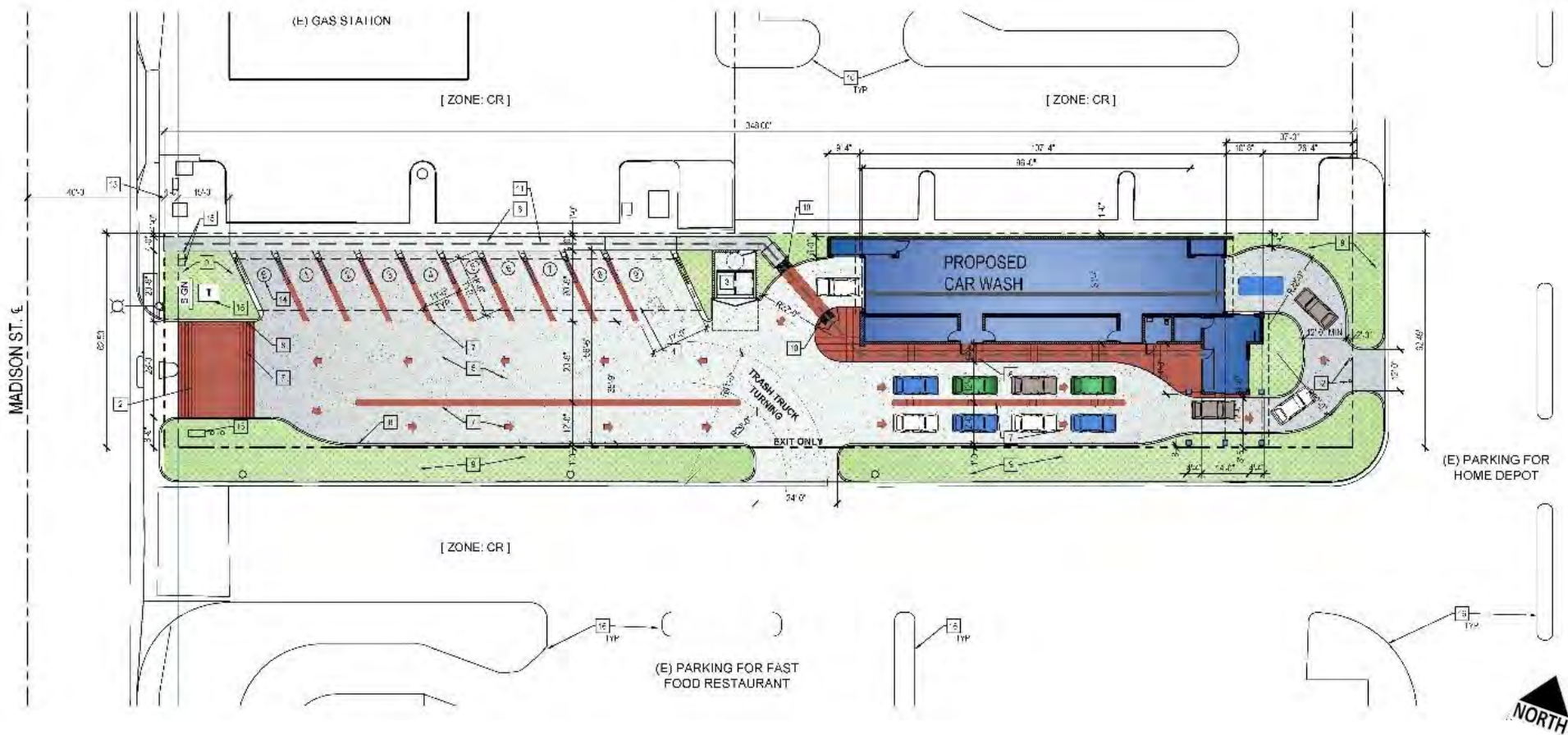


Exhibit 6 - Site Plan

Conceptual Grading Plan

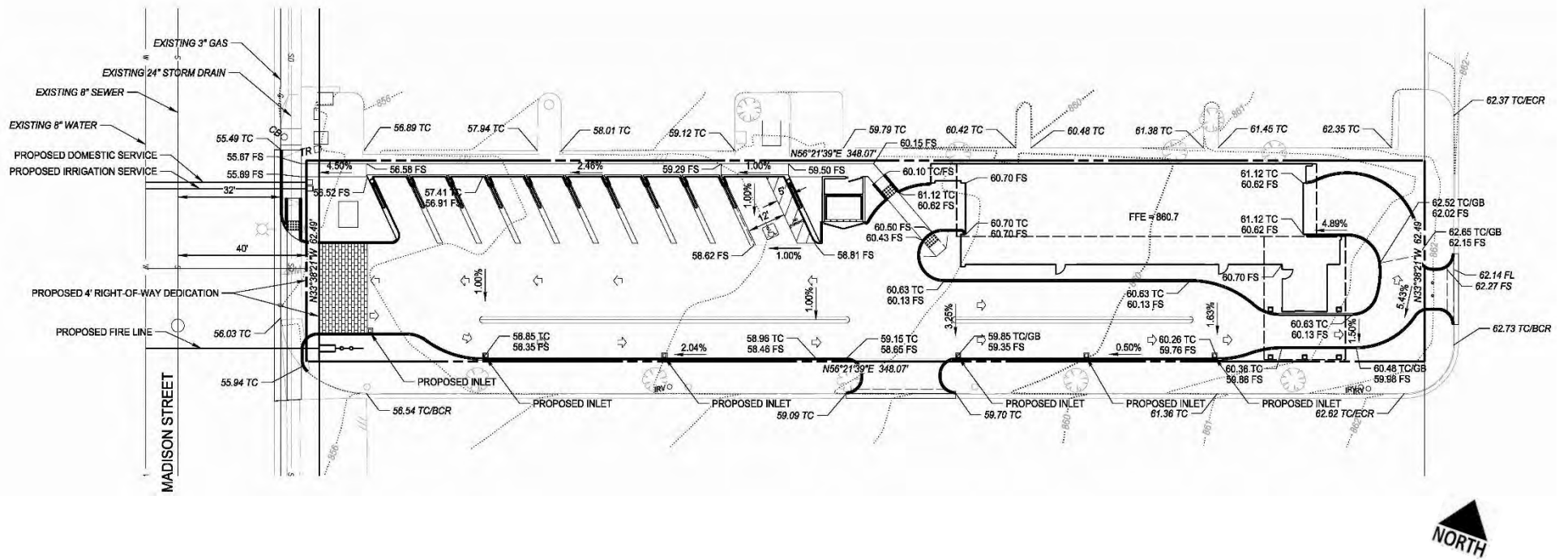
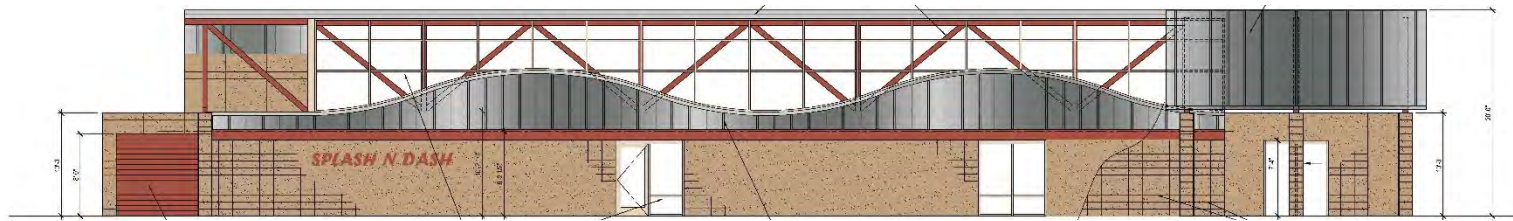
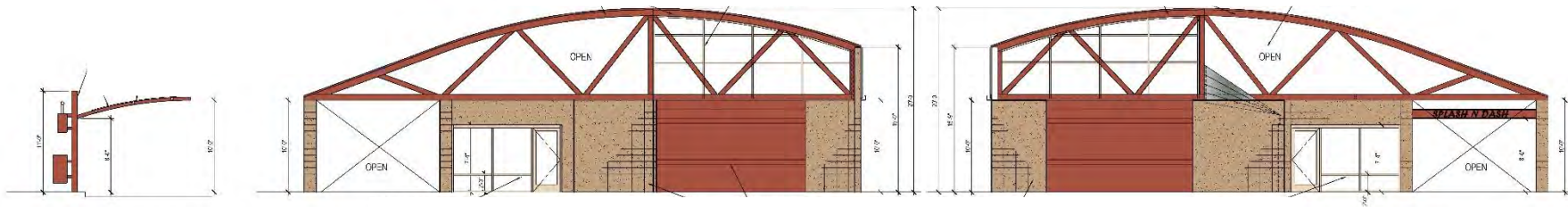


Exhibit 6 - Conceptual Grading Plan

Building Elevations



EAST ELEVATION



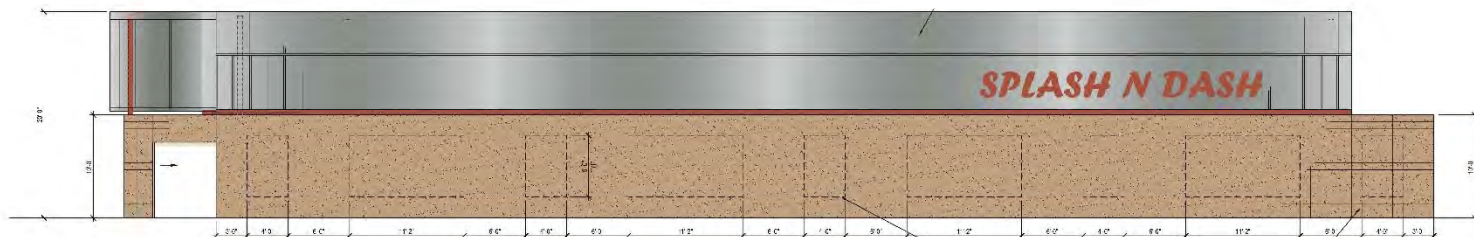
NORTH ELEVATION

SOUTH ELEVATION

TYP. COVERED VACUUM PRK'G COVER

COLOR KEY

- ROOF PANELS
FARM - 1/2" X 1/4"
- ROOF PANELS
FARM - 1/2" X 1/4"
- ROOF PANELS
FARM - 1/2" X 1/4"
- ROOF PANELS
FARM - 1/2" X 1/4"
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- ROOF PANELS
FARM - 1/2" X 1/4"
- ROOF PANELS
FARM - 1/2" X 1/4"



WEST ELEVATION

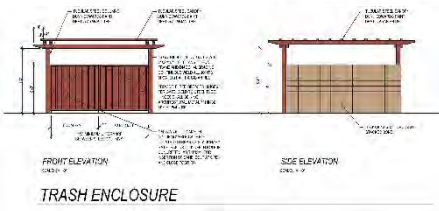


Exhibit 6 - Building Elevations

Floor Plan

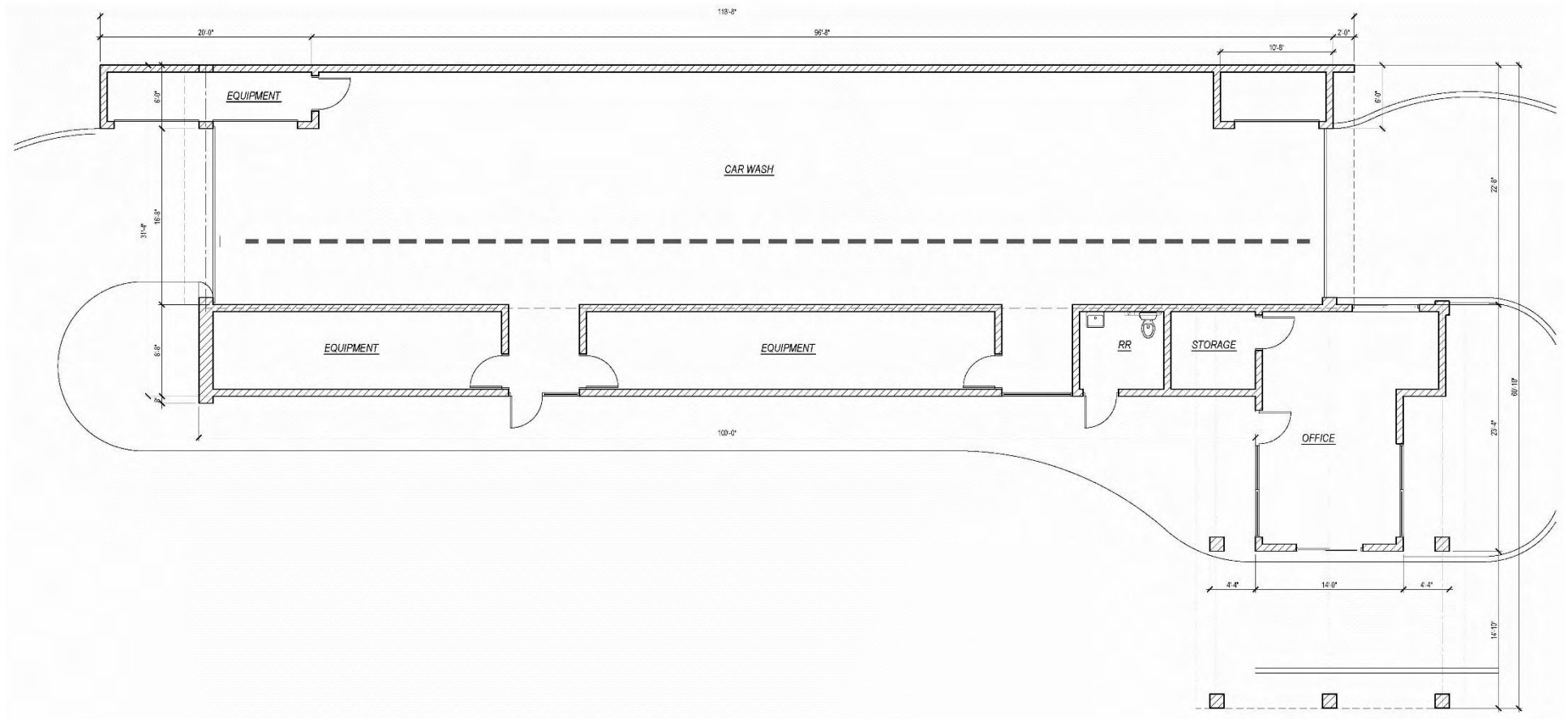


Exhibit 6 - Floor Plan

Roof Plan

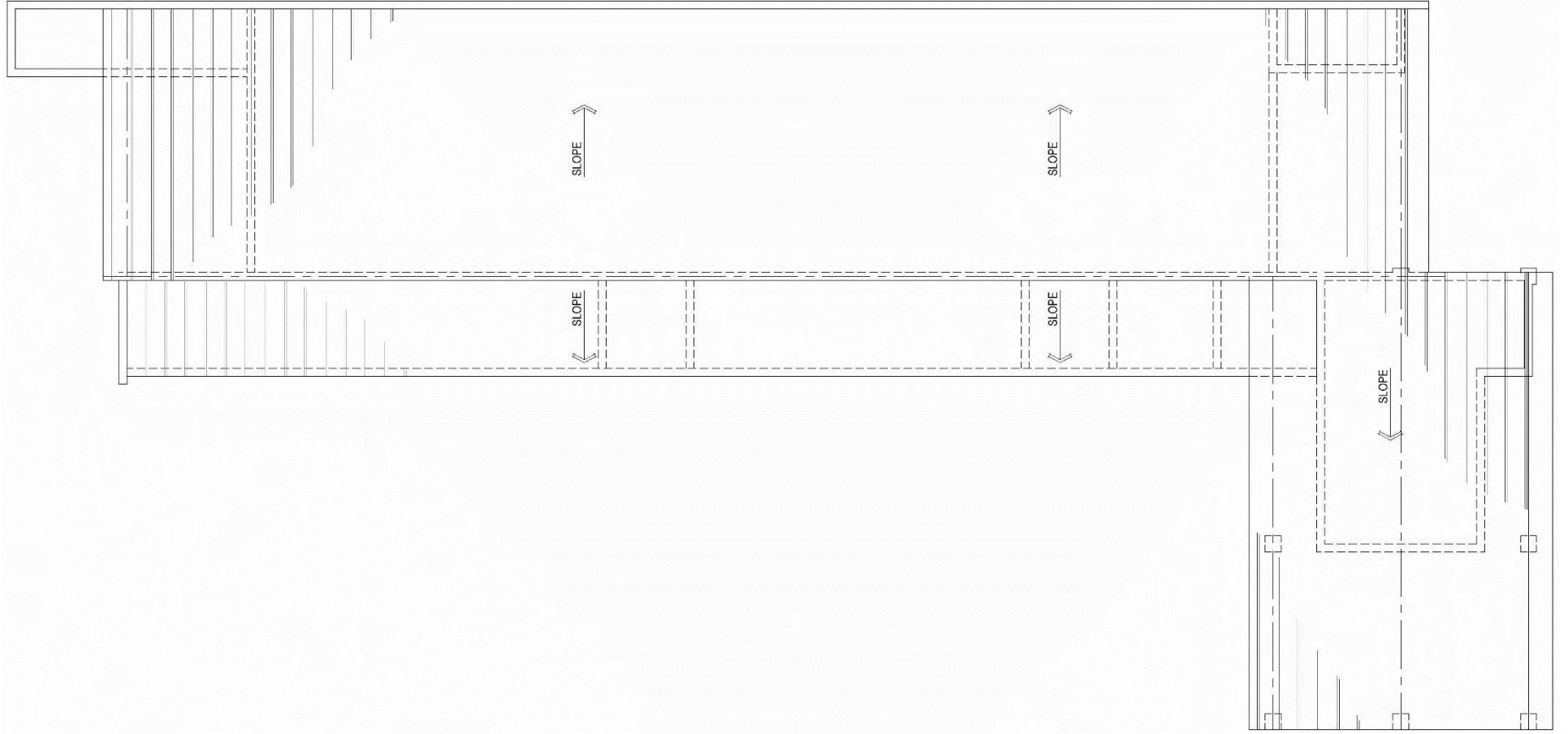
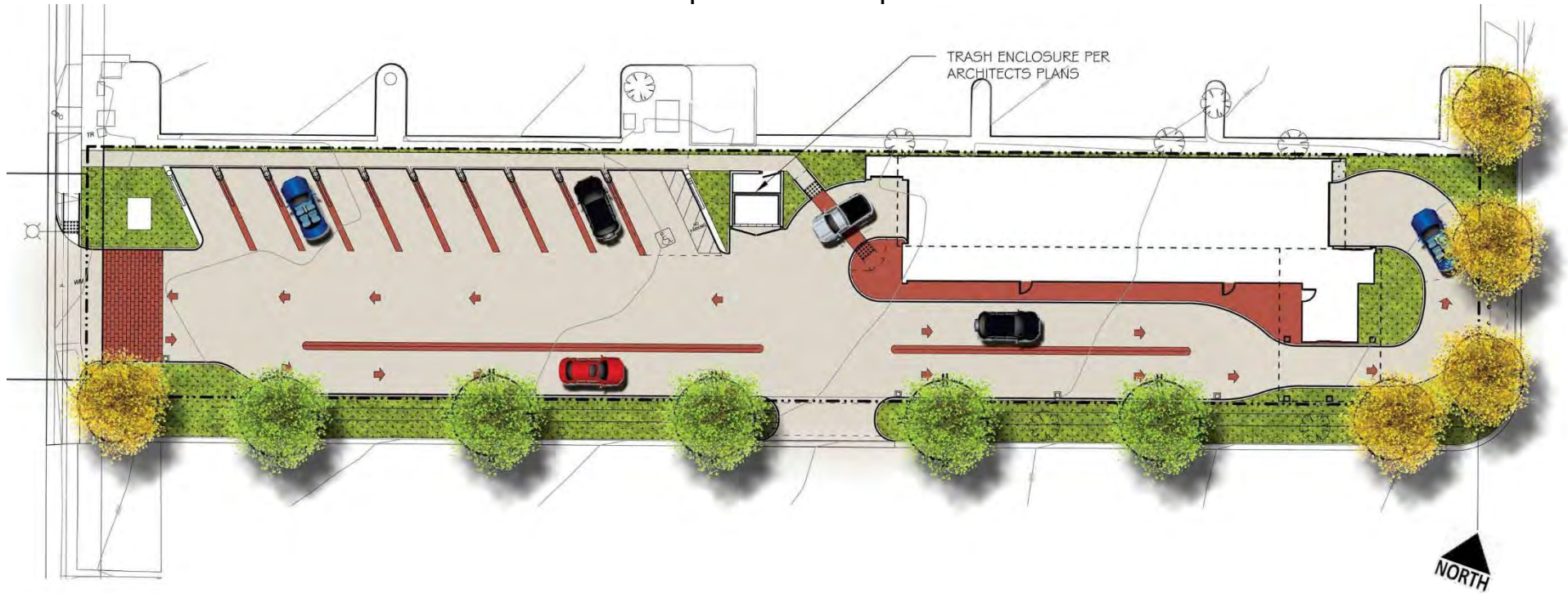


Exhibit 6 - Roof Plan

Conceptual Landscape Plan



PRELIMINARY PLANT PALETTE

CONSISTING OF PLANTS SUCH AS:

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
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Eyrus kawakamii

Evergreen Pear

24" Box



Ulmus parvifol

Chinese Elm

24" Box



SHRUBS / GROUNDCOVER

Lantana x 'New Gold'	New Gold Lantana	5 Gal
Callistemon 'Little John'	Dwarf Callistemon	15 Gal
Tulbaghia violacea	Society Garlic	1 Gal
Senecio serpens	Blue Chalksticks	1 Gal
Anigozanthos 'Bush Gems'	Red Kangaroo Paw	15 Gal
Festuca mairei	Atlas Fescue	5 Gal

Exhibit 6 - Conceptual Landscape Plan

Existing Site Photos



Exhibit 7 - Existing Site Photos

Existing Site Photos



Hunt Public Relations

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(951) 680-1955

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On behalf of Applicant Harkon Development

City of Riverside Community Development Dept. , Planning Division

Variance Justification Form #2

August 2, 2016,

Project Description: Harkon Express Auto Wash : 3345 Madison , Riverside

The Project takes the place of the infamous " Home Depot hold-out home" that fronts Madison (W) with the giant retailer to the NE , the HD drive adjacent on Southerly side of this rectangular property (63'x 330') with fast food dining Farmer Boys directly across that drive aisle , and a gasoline service station alongside a McDonalds there at the property's Easterly borders .

The project will consist of an "express " carwash (the driver remains in the vehicle) consisting of a 100' long tunnel (31' wide) , with entrance off of Madison, an exit-only* allowed onto the main Home Depot drive off Madison, an "emergency" exit at the top or eastern end of the property , and some one dozen parking stalls , including handicap parking , which the majority will be shade covered and equipped with a central vacuum system for patrons to self clean their vehicles post wash services. The site will have limited soft beverage/water vending plus limited automotive supply sales all relating to automotive exterior/interior detailing.

Home Depot Corp controls the entire larger encompassing site and had to approve the Project's proposed design and uses prior to our submitting to the City of Riverside.

We have undertaken that process for the past 8 months. Four provisions, all of which were discussed with Planning Staff as we initiated and progressed: *1. we were denied ingress & egress options for the site and off of the HD driveway off of Madison, they did however permit exit only to this drive from the site, 2. the site is limited in the type of auto related products to be sold as HD soon plans to carry auto related products in their stores nationwide. 3. Harkon's proposed project will assume site control of the landscape planter areas on the N, S, & E borders of the site as there is little room to separate landscaping from Harkon's site to HD planters nor sound reasoning not to do . The new planters will be maintained by Harkon and replanted with drought resistant/low water use plants. HD prefers that Harkon in enlarging the landscape areas and replanting same that such design does not include shade trees as these by experience have become the "outpost havens" for the "day-workers" who clog this main entrance drive every day and via such are laden daily with trash. The Express Wash will have a staff of at least 3 on site whose assignments will include keeping non-customers off the premises to include the landscaping areas. 4. This is the first carwash facility nationwide that Home Depot has ever given its approval to be located on Home Depot "controlled" property.*

The site plan and all improvements proposed will be developed in Phase 1.

Project Location: 3345 Madison

Assessors Parcel Number: 230-370-005-0

Variance Requested: The existing parcel, rezoned to Commercial some years back , is extremely narrow in its width as it was once a home site and was not part of HD's master plan in developing the much larger HD controlled site. It is impossible for the applicants therefore to comply with the 15 foot setbacks required

from the PL on the North (McDonalds side) and South (HD Madison entry drive side. This includes required landscaping setbacks to those sides which we estimate we can add 1-2 feet to each of the existing planters.

Item 1: Yes, the strict adherence to the Zoning Code would create unnecessary hardship and physical difficulties.

As aforementioned this remnant parcel is extremely narrow and in fact prior to the original owner purchasing the property from the City we met with the City Planning to review and determine agreement as to this site's unrecoverable limitations. The site was agreed to one which its configuration would limit the type of retail application to either a small retail center (all must be prior approved by HD), a small drive-thru for coffee etc (not a site any preferred when shown) or an express carwash . Staf and buyer agreed that the site as " As is, where is" with the limitations.

Were the Owner required to strictly comply with the setback/landscaping provisos of the Zoning Code , then the Project in any site design would be infeasible altogether.

Item 2: Yes, there are unique circumstances and conditions that make this request unique to other properties in the vicinity.

The respondent does not wish to be verbose with the reader yet the response here is identical to Item 1's response above.

Item 3: No, the granting of the Variance will not have a negative impact on the community .

As a matter of fact the Casa Blanca community, to include the Home Depot and its area retailers are estatic that the abandoned home which had become a declared "Public Nuisance "by local law enforcement officials as well as the City Attorney's office are very pleased that the site is now cleared and will be developed into a useful retail member of this unique community. The existing landscaping at the N & S sides of the project area will be slightly expanded, replanted for drought tolerant showcase and elimination of the shade trees (as the site is designed the shaded area for customer parking is on the N side of the premises and the existing shade trees (which serve to shade the day-workers not HD patron's autos) are on the S border.

Item 4: No, the granting of this Variance will not be contrary to the objectives of the City's General Plan.

This application approval will allow the City, the Department, and the Casa Blanca community to make the best "lemonade" from what was an unfortunate but unavoidable design flaw in the original master plan for the Riverside Home Depot project . With the former owners of the home at 3345 Madison refusing to sell their parcel to HD (at a price some 30% above market values) the entire site design for the big box retailer needed to be set back even further which required HD expenditures of purchasing additional homes/properties to its most Easterly border , With that consideration Home Depot let it be well known in the brokerage world, as well as with the City Planning Department and the City Council and Management , that they would never grant an easement from the former home property to their driveway/property which in turn severely negated the recalcitrant homeowner's options to market the property as a retail site. Within a few years the home became vacant and was quickly a haven for illegal uses too numerous to list but suffice to say a grave concern to the local community and the adjacent retailers. Before leaving the premises however and with the help of a very prominent Riverside citizen the homeowner was able to see the site rezoned as Commercial. The site will be put to its highest and best use under any commercial heading, achievable only with granting of the requested Variance.

Thomas Hunt