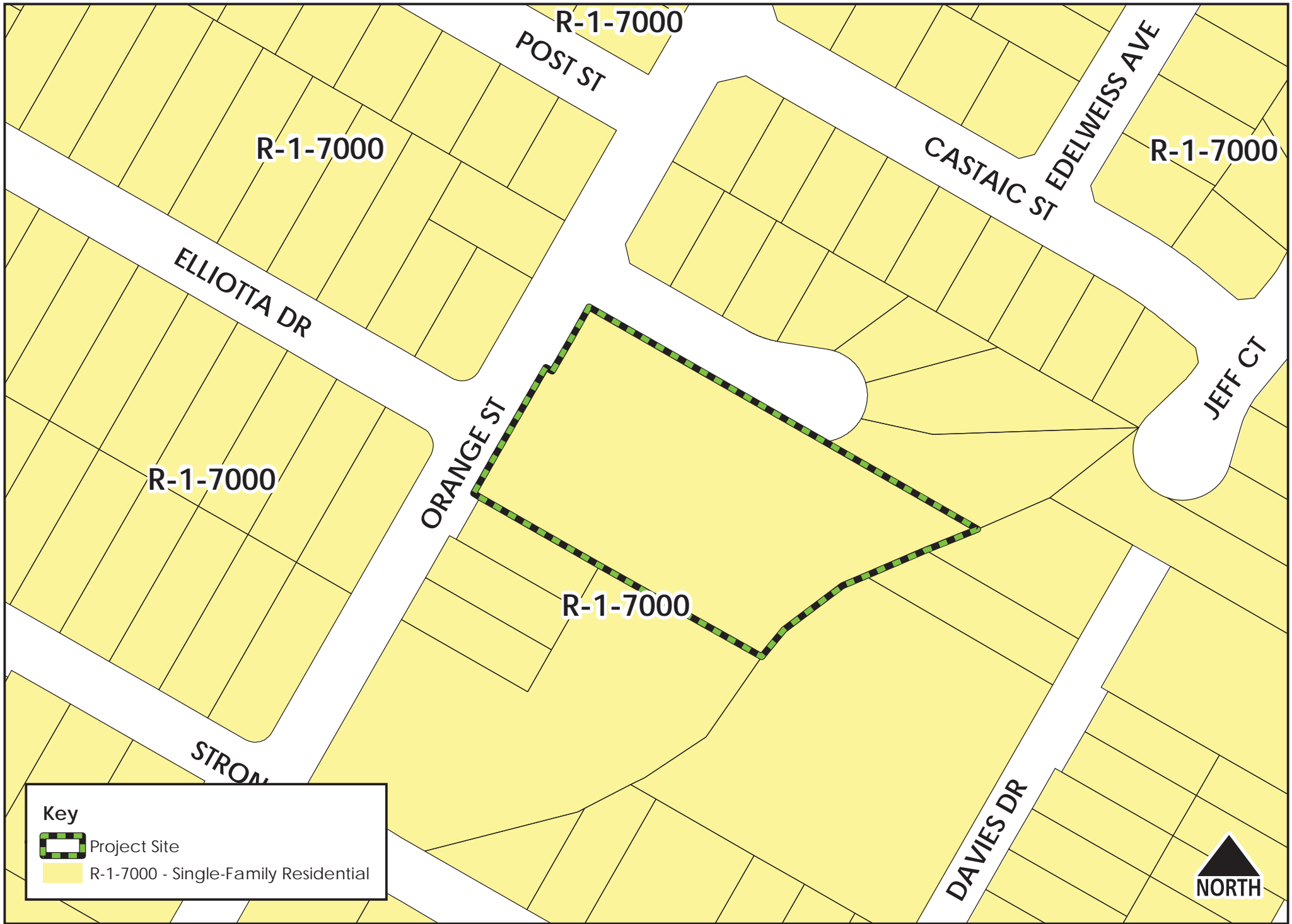




P17-0533, Exhibit 2 - Location Map

0 40 80 160 240 320 Feet





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

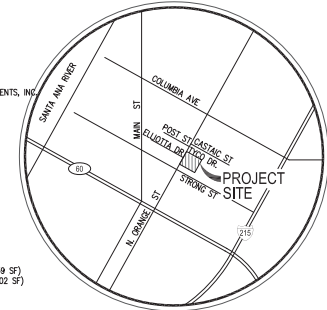
GIL ZULUETA MENDOZA ASSOCIATES, INC.
6185 MAGNOLIA AVENUE, #129
RIVERSIDE, CA 92506
PH: 951.286.9520 FAX: 815.425.8582
EMAIL: gil@gzmassociates.com
CONTACT: GIL MENDOZA

GO-MAN CONSTRUCTION & INVESTMENTS, INC.
23186 GLENDALE DRIVE
GRAND TERRACE, CA 92313
PH: 626.975.3065
EMAIL: bjghuman@hotmail.com
CONTACT: BJ GHUMAN

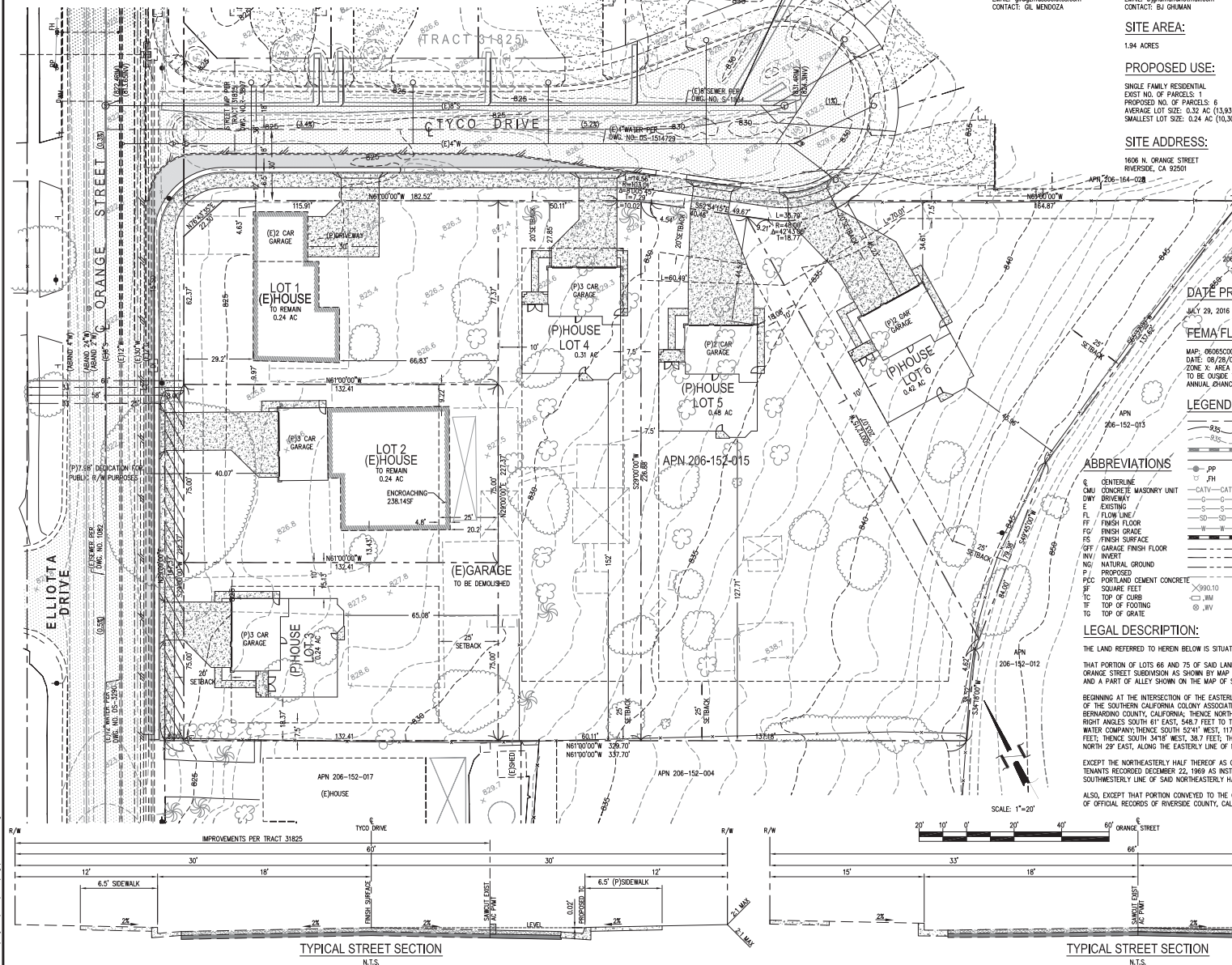
SINGLE FAMILY RESIDENTIAL
EXIST NO. OF PARCELS: 1
PROPOSED NO. OF PARCELS: 6
AVERAGE LOT SIZE: 0.32 AC (13,939 SF)
SMALLEST LOT SIZE: 0.24 AC (10,302 SF)

1606 N. ORANGE STREET
RIVERSIDE, CA 92501
06-164-0281

N.T.S.
T2SR5W SEC 13



DATE	DESCRIPTION	BY



N.T.S.

Gil Zulueta Mendoza Assoc., Inc.
6105 MAGNOLIA AVE., #129
RIVERSIDE, CA 92506
Ph. 951.286.9220 Fax. 815.425.8582
E-MAIL: gzm@zmasociates.com

Nov 17, 2017 DATE

GIL Z. MENDOZA R.C.E. 053454

REGISTERED PROFESSIONAL ENGINEER
GIL ZULUETA MENDOZA
No. 53454
Expires June 30, 2019
STATE OF CALIFORNIA

MAP NO.37146
STREET
92501
ON & INVESTMENTS, INC.
E DRIVE
CA 92313

TENATIVE TRACT M
1606 N. ORANGE
RIVERSIDE, CA

Owner: GO-MAN CONSTRUCTION
23186 GLENDALE
GRAND TERRACE,

Drawn	SG
Checked	GZM
Engineer	GZM
File	2021-0400
Date	Nov 17, 2017
Scale	AS NOTED

Job No.:

2021-0400

Sheet No. _____

1 of 1

FOR TENTATIVE TRACT MAP NO. 37146
CITY OF RIVERSIDE

GIL ZULUETA MENDOZA ASSOCIATES, INC.
6185 MAGNOLIA AVENUE, #129
RIVERSIDE, CA 92506
PH: 951.286.9520 FAX: 815.425.8582
EMAIL: gil@gzmassociates.com
CONTACT: GIL MENDOZA

GO-MAN CONSTRUCTION & INVESTMENTS, INC.
23186 GLENDALE DRIVE
GRAND TERRACE, CA 92313
PH: 626.975.3065
EMAIL: bjghuman@hotmail.com
CONTACT: BJ GHUMAN

1.94 ACRES

SINGLE FAMILY RESIDENTIAL
EXIST NO. OF PARCELS: 1
PROPOSED NO. OF PARCELS: 6
AVERAGE LOT SIZE: 0.32 AC (13,939 SF)
SMALLEST LOT SIZE: 0.24 AC (10,302 SF)

1606 N. ORANGE STREET
RIVERSIDE, CA 92501



R-1-65 SINGLE FAMILY RESIDENTIAL ZONE

RIVERSIDE COUNTY APN 206-152-015

J7-F2
PK NAIL AT THE END OF THE CURVE OF
THE SOUTHWEST CURB RETURN AT THE

A&I	CONTACT: JOSEPH FORKERT
222311 BROOKHURST ST, #203	714.963.7964
HUNTINGTON BEACH, CA 92646	jforkert@jengineering.com
LEVEL 3 COMMUNICATIONS	CONTACT: AREA REP.
1025 ELORDADO BLVD	877.366.8344
BROOMFIELD, CO 80021	rel@level3.com
<u>CITY OF RIVERSIDE</u>	CONTACT: TRAFFIC ENGINEERING
3900 MAIN ST	951.826.5148
RIVERSIDE, CA 92522	ghernandez@riverside.ca.gov
<u>CHARTER COMMUNICATIONS</u>	CONTACT: ENGINEERING DEPT.
7337 CENTRAL AVE.	
RIVERSIDE, CA 92504	

RIVERSIDE SEWER & WATER CONTACT: N/A
3901 ORANGE ST 951.826.5285
RIVERSIDE, CA 92501 waterdevelopment@riversideca.gov

MPower COMMUNICATIONS CONTACT: MARK DENNING
2698 WHITE RD 949.864.0296
IRVINE, CA 92614 [mdenning@telepacific.com](mailto:mndenning@telepacific.com)

SOUTHERN CALIFORNIA GAS
1981 W. LUGONIA AVE. CONTACT: GEARY AMBERS
REDLANDS, CA 92374 909.335.7955
scgseregionredlandsutilityrequest@semprautilities.com

3900 MAIN ST
RIVERSIDE, CA 92522
951.826.5285

T AND THE LINE BETWEEN LOTS 66 AND 45 OF THE LANDS
FILE IN BOOK 7 PAGE(S) 3 OF MAPS, RECORDS OF SAN
LINE OF NORTH ORANGE STREET, 107.07 FEET; THENCE AT
OWER RIGHT OF WAY OF THE LOWER CANAL OF THE RIVERSIDE
37' WEST 218.9 FEET; THENCE SOUTH 49°45' WEST 84.00

OF WEST; THENCE SOUTHWEST; THENCE SOUTH AND WEST; THENCE
96 FEET TO THE EASTERLY LINE OF N. ORANGE STREET; THENCE
96 FEET TO THE POINT OF BEGINNING;

SNYDER LA DENA SNYDER, HUSBAND AND WIFE, AS JOINT
LEGAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, THE
EASTERLY LINE THEREOF;

RECORDED SEPTEMBER 14, 1979 AS INSTRUMENT NO. 194961

R/W

Diagram showing a 10-foot sidewalk with a 6.5-foot section labeled "6.5' (P) SIDEWALK".

REVISIONS:

964
com
REP.
1344
com
RING
5148
.gov
EPT.

PROJECT:

[illegible]

Gil Zulueta Mendoza Assoc., Inc.
 1185 MAGNOLIA AVE., #29
 RIVERSIDE, CA 92506
 Tel 951.286.9520 Fax 951.286.8542
 E-MAIL: gizmasso@earthlink.net

REGISTERED PROFESSIONAL ENGINEER
 GIL ZULUETA MENDOZA
 No. 53664
 Expires June 30, 2019

Nov 17, 2017

PRELIMINARY GRADING PLAN
1606 N. ORANGE STREET
RIVERSIDE, CA 92501

Owner: GO-MAN CONSTRUCTION & INVESTMENT
23186 GLENDALE DRIVE
GRAND TERRACE, CA 92531

Drawn	SG
Checked	GZM
Engineer	GZM
File	2021-0400
Date	Nov 17, 2017
Scale	1/4" = 1'-0"

Job No.:

2021-0400

Sheet No.

1 of 1

1 of 1

FILE: Z:\Projects\2021\0400\Deg\202104 POP.dwg Plotted on: Nov 17, 2017 - 9:13am

P17-0533, Exhibit 5 - Project Plans