



# ENCROACHMENT PERMIT

## General Permit

City of Riverside - Public Works Dept.  
909-826-5341

Issuance of this permit shall not be construed as a waiver of any other applicable permit or requirement, and is only revocable permission to use the land for the purpose described.

Owner: PRINTZ SKIPWORTH B  
Location: 8077 BRANDING IRON LN RIVE  
A.P.N.: 276-323-005  
(316-6852 cell)

Encroachment: CONCRETE PAD, RETAINING WALL, CONCRETE PATIO, AND PATIO COVER WITHIN STORM DRAIN EASEMENT

The above-described encroachment being shown on Exhibit A attached hereto.

Upon issuance of this permit, I agree to comply with the attached terms and conditions.

Date: 8-11-03

By: *Skipworth B*

Date: 8-11-03

By: *Jean M. Printz*

Contractor/Developer

**Applicant**  
DON BROAD  
P.O. BOX 6240  
MORENO VALLEY, CA 92554  
909/815-0416

### ENCROACHMENT PERMIT APPROVAL

This permit has been reviewed and approved by the Departments listed below, provided the attached terms and conditions are adhered to:

- P/W ENGINEERING
- P/W TRAFFIC
- P/U WATER
- P/U ELECTRIC
- PLANNING SS 8/18/03

### FINAL APPROVAL

Date: 8/19/03

*JSN*  
Public Works Director

THIS PERMIT IS NOT VALID UNTIL ISSUED AND POSTED IN CITY RECORDS

Issued By: *NSP*

Dated: 8/20/03

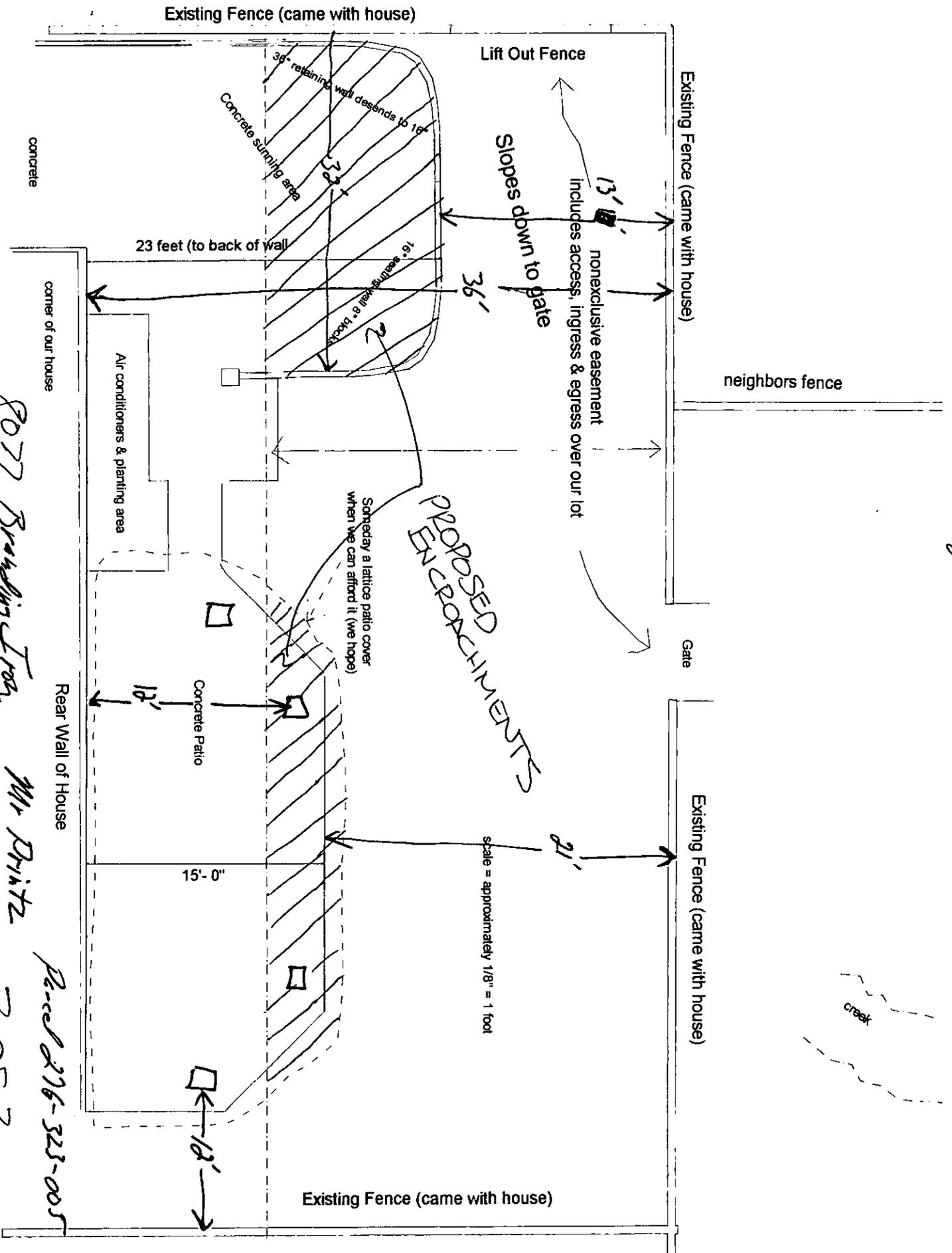


# City of Riverside

The following are requirements that need to be met for your permit #PW03-0216 .

- 1: Permittee acknowledges that the area of encroachment is owned or controlled by the City of Riverside.
- 2: Permittee acknowledges that the described property could be needed for a proposed or planned public improvement and the City may revoke this permit. Upon written notice of revocation, the permittee shall, within the time prescribed by the City, remove all improvements placed, constructed or maintained. If the permittee fails to abide by the removal order of the City, the City shall have the right to remove and destroy the improvements without reimbursement to the permittee. The cost of such removal shall be paid by the permittee to the City and shall constitute a debt owed to the City.
- 3: Permittee waives the right of claim, loss, damage or action against the City resulting from revocation, termination, removal of improvements or any action of the City, its officers, agents or employees taken in accordance with the terms herein.
- 4: If the Public Works Director of the City of Riverside finds that the permittee is in default of the terms of this permit, that shall be cause for revocation.
- 5: Permittee herewith agrees to hold the City of Riverside harmless from and against all claims demands, costs, losses, damages, injuries, actions for damages and/or injuries, and liability in connection with the construction, encroachment, and/or maintenance to be done by permittee within the described property.
- 6: Prior to any construction taking place on City controlled property, permittee shall obtain a Construction Permit or Street Opening Permit from the City Public Works Department.
- 7: The permittee agrees to insure that construction of their improvements will not interfere in any way with any existing City or utility facilities.
- 8: Permittee acknowledges that existing city or utility facilities will require future maintenance, reconstruction, and revisions and that facilities may be added, any of which may result in removal or alteration of the permittee's improvements without reimbursement to the permittee.
- 9: Prior to construction, permittee shall contact Underground Service Alert to field locate existing utility lines. Any conflicts discovered will void the permit until acceptable revisions are made. It shall be Permittee's responsibility to determine the location and required clearances from all public and private utility, sewer and drainage facilities prior to drilling and shall only drill in compliance with such clearance requirements.

815-0416 cell



8077 Brandy Trax Mr Dritz Parcel 216-323-005  
 2 OF 2

OR. 89  
PACE ESMT.

P.M.B.

S.D. ESMT.

ERICKSON WY

LOT 'A'

LOT 'C'

BRANDING

IRON

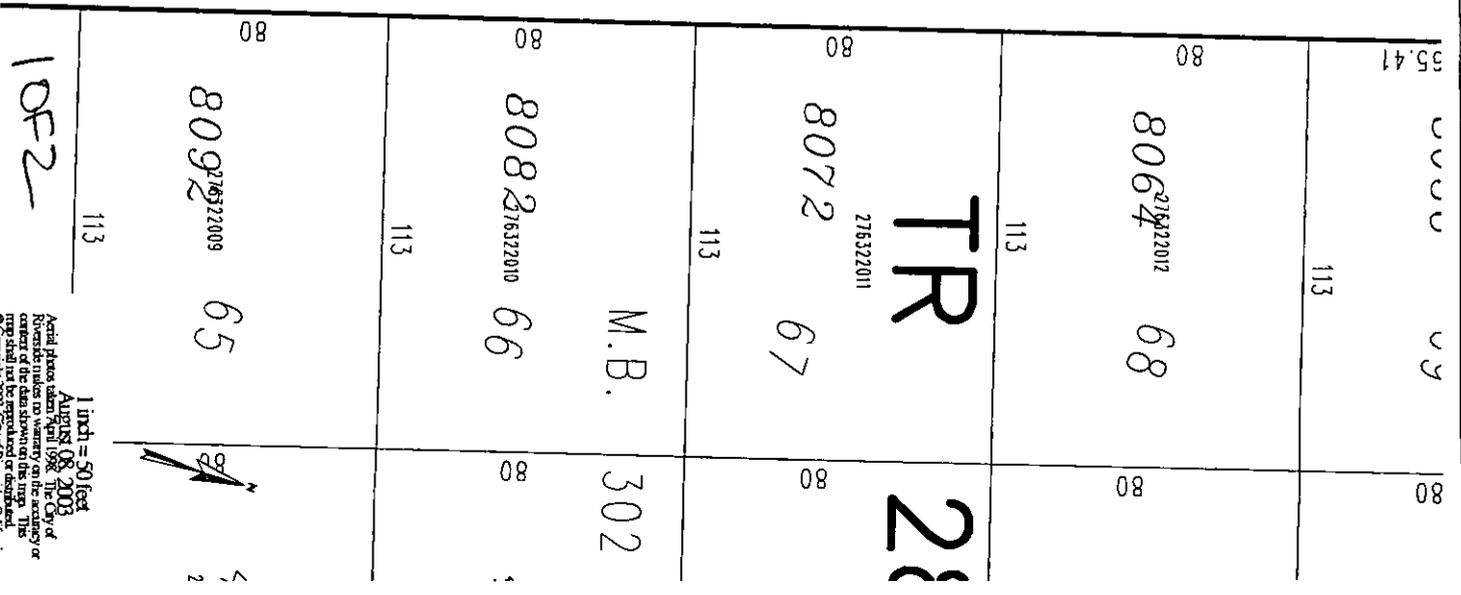
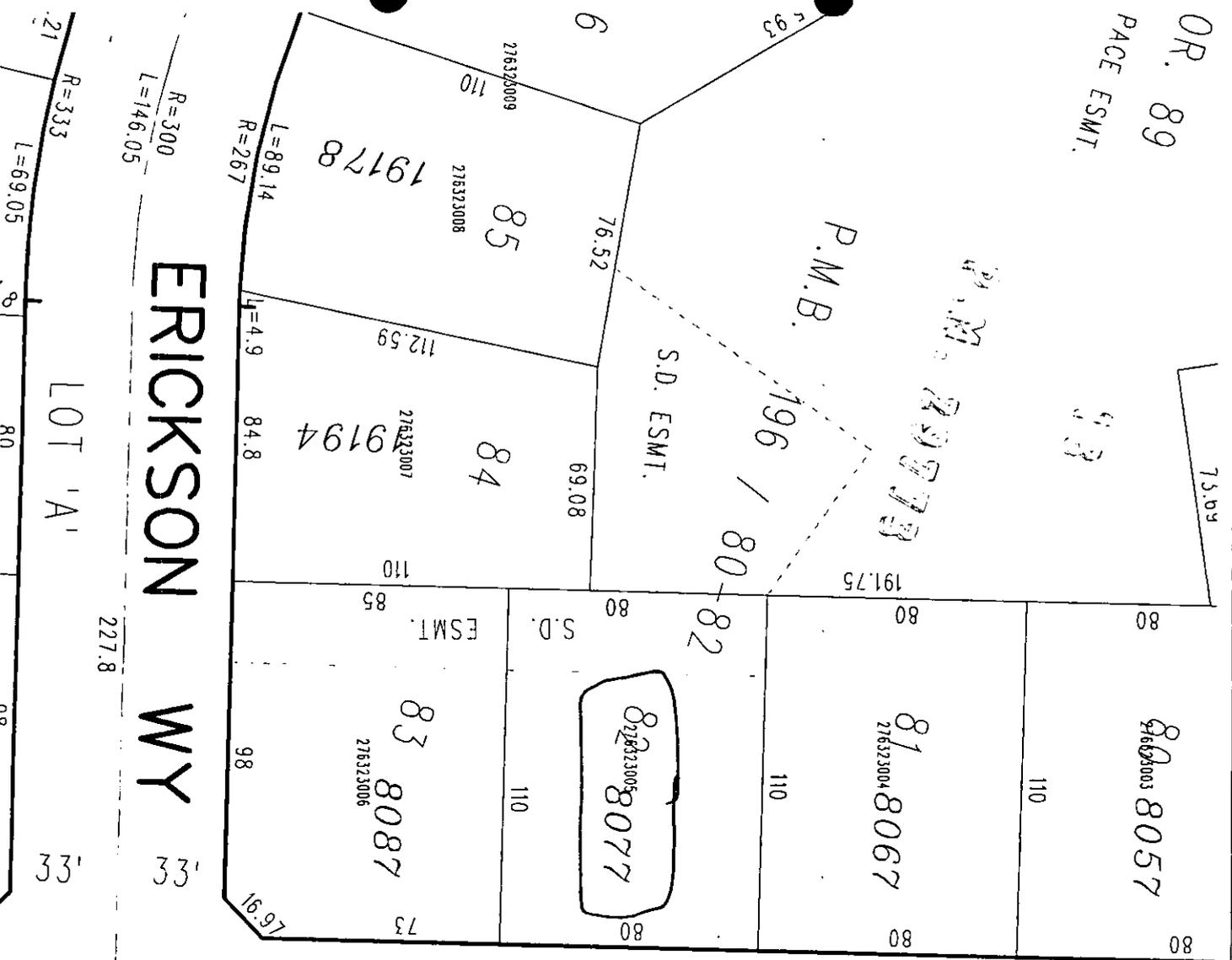
TR 2

M.B. 302

1 inch = 50 feet

AUGUST 08 2003

Aerial photo taken from the City of  
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## ARTICLE III

### 3. Easements and Encroachments.

#### 3.1. Utility Easements.

Every Lot is granted subject to easements for utility installations and maintenance (a) as shown on the Recorded Final Subdivision Map of the Project and (b) of Record prior to the Close of Escrow for the Lot. Within these easements, no structure, planting, or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities and drainage facilities. The utility easement areas of each Lot and all Improvements therein shall be maintained continuously by the Owner of such Lot, except for those Improvements for which a public authority or utility company is responsible.

#### 3.2. Electrical Easement.

Declarant granted to the City of Riverside nonexclusive easements over those portions of the Lots shown on the Map for Tract No. 28828 for electric transmission lines and cable purposes, including, without limitation, access, ingress and egress over the Lots, and the construction, repair, replacement and maintenance of electric transmission lines and cable lines ("Electrical Easement"). Owners may not construct hardscape Improvements over the easement area or otherwise interfere with the easement holder's rights. Owners of Lot 1, Lots 17 to 20, inclusive, Lot 25, Lot 38, Lot 77, and Lot 89 of Tract No. 28828 are prohibited from constructing any Improvements, including but not limited to light standards and trees, that exceed fifteen (15) feet in height within twelve (12) feet of the centerline of the Electrical Easement.

#### 3.3. Open Space Easement.

Declarant created a nonexclusive easement over that portion of the Project shown on the Map for Tract No. 28828 for open space purposes ("Open Space Easement Area"). The Open Space Easement Area is subject to the requirements of a 404 Permit and will remain as open space for habitat mitigation purposes. Owners and all members of the public are prohibited from entering the Open Space Easement Area (subject to the temporary maintenance requirements imposed on the developer of the adjacent property). The Open Space Easement Area is part of Lot 89 of Tract No. 28828.

#### 3.4. Drainage Easement.

Declarant granted to the City of Riverside a nonexclusive easement over those portions of the Lots shown on the Map for Tract No. 28828 for the construction and maintenance of drainage facilities, including, without limitation, access, ingress and egress over the Lots. Owners of Lot 33, Lot 42, Lot 82 and Lot 83 of Tract No. 28828, are prohibited from interfering with the City's easement rights, including without limitation, obstructing the flow of water across the easement area.