

ENCROACHMENT PERMIT

Pursuant to Resolution No. 11065 of the City of Riverside, permission is hereby granted to CALIFORNIA ASSOCIATION OF SPANISH CHURCHES
7442 Diamond Street
Riverside, CA 92504

their heirs and assigns, hereinafter referred to as "Permittee" to use and occupy the following described property.

That portion of Diamond Street, a public right of way adjacent to the northwesterly line of Lots 13 thru 16 inclusive in Block 3 of Casa Blanca Heights, as shown by map on file in Book 5 of Maps at Page 117 thereof, records of Riverside County California,

in accordance with the terms hereof.

1. Permittee shall use and occupy the described property only in the manner and for the purposes as follows: To maintain an existing $4\frac{1}{2}$ foot chain link fence encroaching into said public right of way a maximum of 8.00 feet as shown by Exhibit "A" attached and made a part hereof by this reference.

2. Permittee, by acceptance of the benefits hereunder, acknowledges title to the property to be in the City of Riverside and waives any right to contest the validity of the dedication or grant.

3. Permittee acknowledges that the described property is the site of a proposed or planned public improvement and that, accordingly, all rights and privileges of use permitted shall cease and expire upon notice of revocation by the City. Upon the expiration or revocation, Permittee shall, within the time prescribed by the City, remove all improvements or obstructions placed, constructed or maintained by the Permittee. If the Permittee fails to abide by the removal order of the City within the time prescribed, the City shall have the right to remove and destroy the improvements without reimbursement to the Permittee and the cost of such removal shall be paid by the Permittee to the City of Riverside and shall constitute a debt owed to the City of Riverside.

4. Permittee, by acceptance hereof, waives the right of claim, loss, damage or action against the City of Riverside arising out of or resulting from revocation, termination, removal of the improvements or any action of the City of Riverside, its officers, agents or employees taken in accordance with the terms hereof.

5. Finding and determination by the City Council of the City of Riverside that the Permittee, or his heirs and assigns or successors in interest, are in default of the terms hereunder shall be cause for revocation.

6. Permittee herewith agrees to hold the City of Riverside harmless from and against all claims, demands, costs, losses, damages, injuries, action for damages and/or injuries, and liability growing or arising out of or in connection with the construction, encroachment, and/or maintenance to be done by Permittee or his agents, employees or contractors within the described property.

DATED: April 19, 1984

CITY OF RIVERSIDE, a municipal corporation

By A. Brown Mayor

Attest Alice A. Stone City Clerk

The foregoing is accepted by:

[Signature]
(Signature(s) of Permittee)

APPROVED AS TO CONTENT

[Signature]
Department Head

APPROVED AS TO FORM

[Signature]
City Attorney

CITY MANAGER APPROVAL

[Signature]
City Manager

NOTES

E. WARREN BRUCE
ARCHITECT
4370 MAGNOLIA AVENUE SUITE 305
RIVERSIDE, CALIFORNIA 92504
TELEPHONE 714/781-7224

CONSULTANT

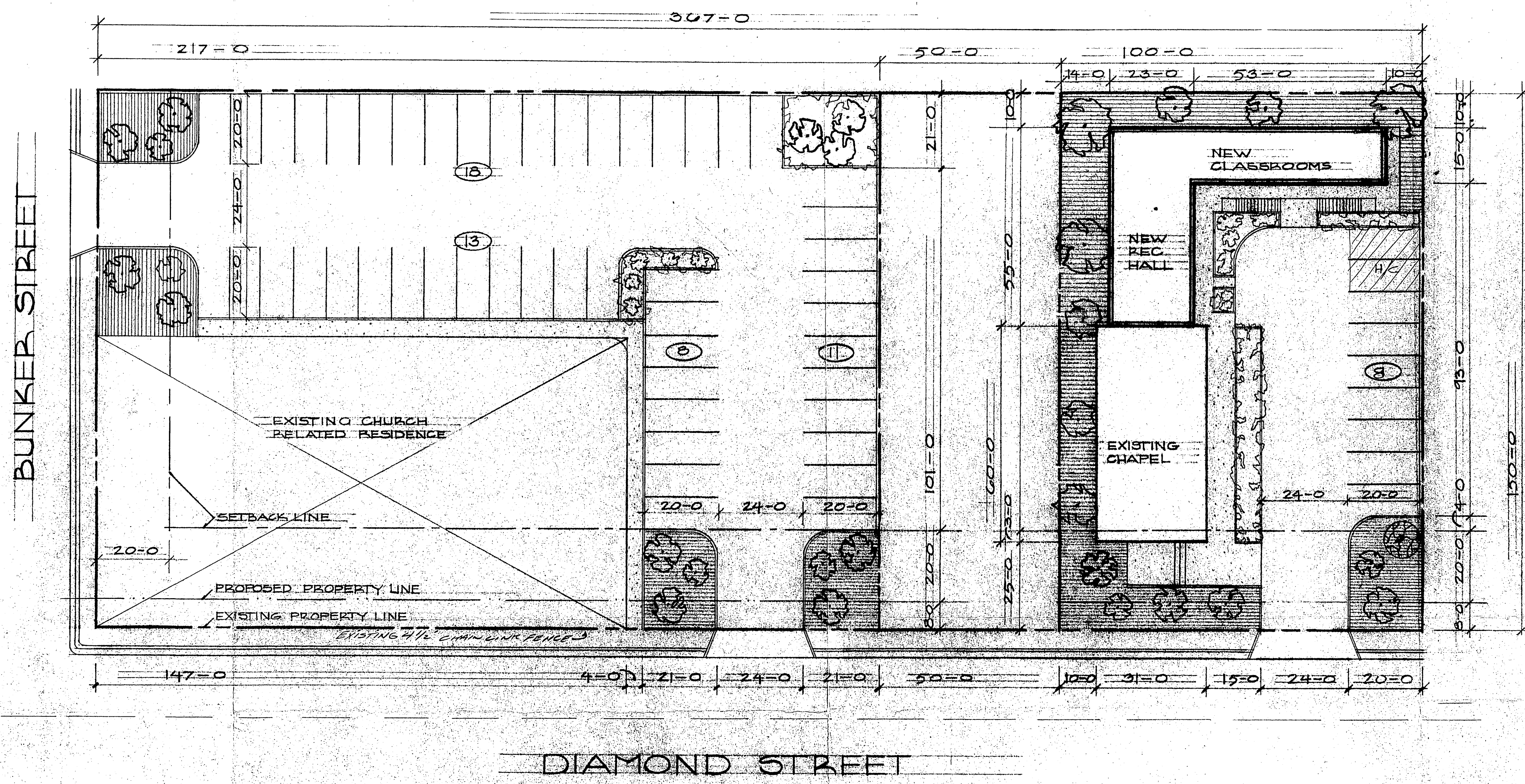
PLOT PLAN

THE CHURCH OF GOD
OF PROPHECY

RIVERSIDE, CALIFORNIA

DATE: 12-29-82
DRAWN: [Signature]
CHECKED: [Signature]
REVISED:
JOB: 81302

OF 1 SHEETS
OF 1 SHEETS



PLOT PLAN

SCALE: 1" = 20'-0"

PLOT PLAN DATA		
Zone R-1-65		
Lot Area		
Residence Related	11,907 S.F.	
Church Related	25,643 S.F.	
Total Site	47,550 S.F.	
Building Areas (Gross)		
Classroom	2,795 S.F.	
Recreation Hall	1,265 S.F.	
Existing Chapel	1,953 S.F.	
Total	6,013 S.F.	
Parking Requirements		
Chapel: 2 pews @ 6 people per pew = 120 permanent seats/1 car every 4 seats	30 cars	
Recreation Hall: 695.2 S.F. (Net)/1 car every 30 S.F.	23 cars	
Classroom: 1,442 S.F. (Net)/occupancy @ 1/20 S.F./72 people/1 car every 4 students & 1 every staff member	24 cars	
Total Required:	77 cars	
Total Provided:	59 cars	
Site Coverage (Church Related)		
Building	6,013 S.F./35,643 S.F.	16.9%
Walks & Paving	22,298 S.F./35,643 S.F.	62.6%
Landscaping:		
Parking Lot	1,872 S.F./35,643 S.F.	5.0%
Other	6,436 S.F./35,643 S.F.	18.3%
Total	8,308 S.F./35,643 S.F.	23.3%
Right of Way Dedicated to City (81)		
	2,536 S.F./35,643 S.F.	7.0%

REVISIONS