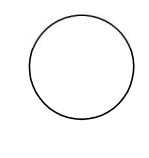




VICINITY MAP



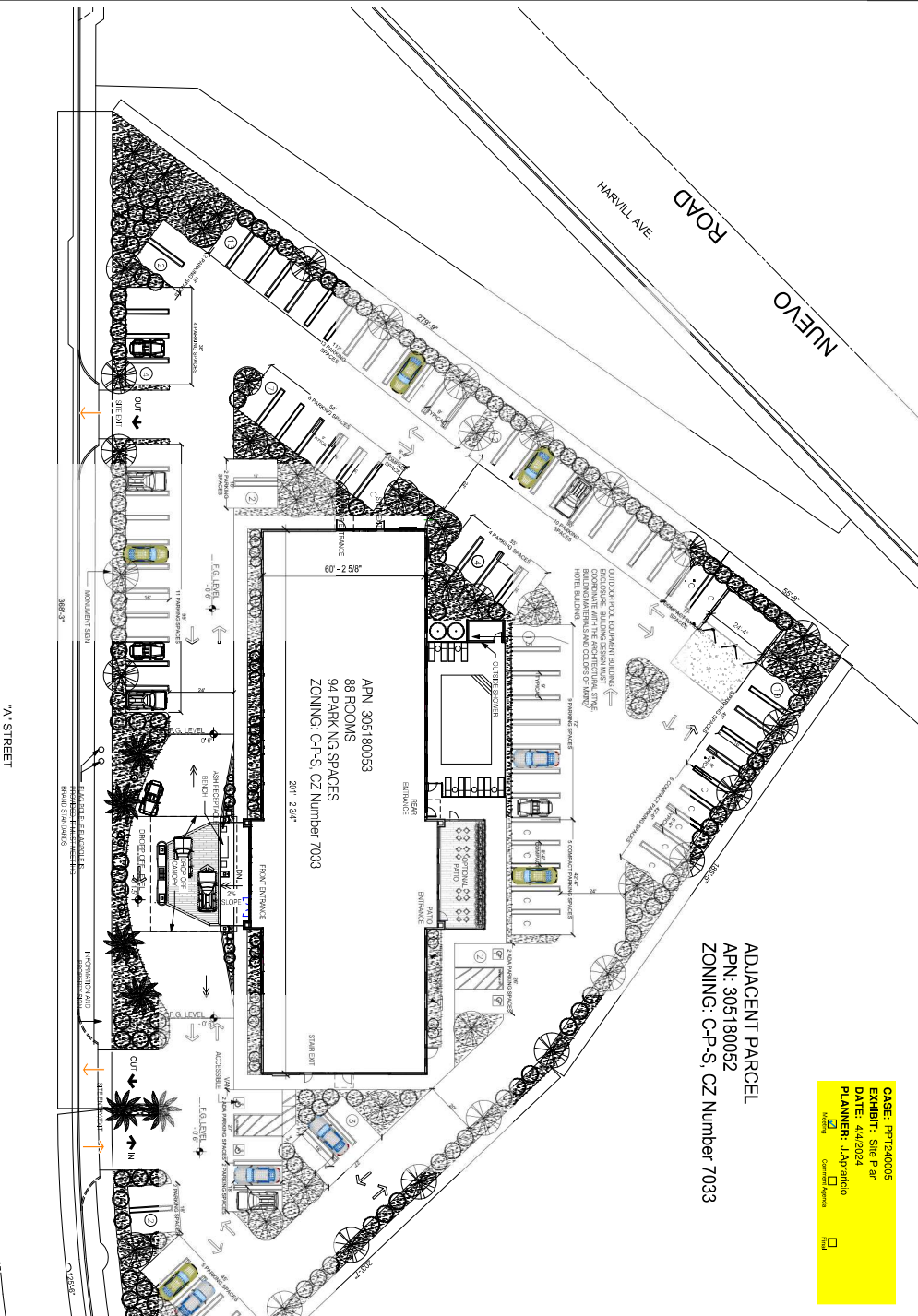
EMWD HydroMapper



PARCEL MAP



FEMA MAP



CASE: PPT240005
EXHIBIT: Site Plan
DATE: 4/4/2024
PLANNER: J Aparicio

EXHIBIT "A" W/ PLOT PLAN

Applicant: alibon@myprojects.com Phone number: 7144262930 Address: 2530 Redall Ave, Suite 215, Santa Ana, CA 92705

Owner: Alibon, LLC Manager: Alibon, LLC (Alibon, LLC) alibon@myprojects.com Phone number: 7144262930 Address: 2530 Redall Ave, Santa Ana, CA 92705

File#: PPT240005 alibon@myprojects.com Phone number: 7144262930 Address: 2530 Redall Ave, Santa Ana, CA 92705

Zone: C-P-S, CZ Number: 7033
Zone Classifications: (C-P-S) C-P-S, CZ Number: 7033
The land use designation: is (C-P-S) Commercial Retail and the use of a hotel is allowed with an approved plot plan application.

Acres: 1.65
Map: Map of Valley
Project site: is located with a **Recorded** and **Plot** sheet: RIV CO REGIONAL PARK & OPEN SP
Project site: is located with a **Recorded** and **Plot** sheet: RIV CO REGIONAL PARK & OPEN SP

PROJECT DESCRIPTION:
 VACANT RECORDED LOT WITH APN: 305-1800053.4 1.65 ACRES, AT THE CORNER OF N STREET AND HARVILL AVE. PROPERTY HAVING 94 ROOMS, 487 SLEEPING QUARTERS AND 94 PARKING SPACES. PROJECTED 323,150 GROSS FLOOR AREA. 53,044 SQUFT TOTAL PROJECT ALSO INCLUDE 1,382 SQ FT PORTE COCHERE, 622 SQ FT OUTDOOR POOL, 733 SQ FT COVERED PATIO.

Utilities: water, sewer, gas, electricity, telephone and cable television are available at the site.

WATER & SEWER: SUTER WATER/CPWA WATER DISTRICT (951) 923-3777 www.emwd.org

ELECTRICITY: Southern California Edison (800) 654-9123 www.sce.com

NATURAL GAS: The Gas Company (800) 427-2200 www.docugas.com

TROOP SERVICE: (949) 529-4458 www.am.com
 School District: PERRIS UNIFIED SCHOOL DISTRICT

Legal Description of Property:
 APN: 305180053 Parcel 2221/4
 Recorded Book/Page: TM 330225
 Lot/Page: 2
 Landscape area: 14,004 sq ft
 Paved area: 33,769 sq ft

Legend:
 FUTURE - FUTURE DEVELOPMENT COMMENTS
 EXISTING - EXISTING DEVELOPMENT COMMENTS
 CHANGES - ENVIRONMENTAL IMPROVEMENT DEVELOPMENT COMMENTS
 USER INPUT - USER INPUT DEVELOPMENT COMMENTS
 USER COMMENTS - USER COMMENTS DEVELOPMENT COMMENTS
 USER COMMENTS - USER COMMENTS DEVELOPMENT COMMENTS
 USER COMMENTS - USER COMMENTS DEVELOPMENT COMMENTS
 USER COMMENTS - USER COMMENTS DEVELOPMENT COMMENTS

Scale: 1" = 20'-0"
North Arrow: [North Arrow Symbol]
Scale: 1" = 20'-0"

PROPOSED SITE PLAN

DATE: 4/22/2024
 SCALE: As Indicated
 DRAWN: EJB
 CHECK: NCS2003

REVISIONS

Date	Description
3/14/2023	PLS PRELIMINARY SUBMITTAL

EXHIBIT A

HOLIDAY INN EXPRESS HOTEL
 PERRIS, CA

© COPYRIGHT [Logo]

ALIBON

DATE: 4/22/2024
 SCALE: As Indicated
 DRAWN: EJB
 CHECK: NCS2003

REVISIONS

Date	Description
3/14/2023	PLS PRELIMINARY SUBMITTAL

EXHIBIT A / Conditional Use Permit

1. Applicant:

YNGArchitects _ support@yngarchitects.com Phone number: (714) 426-2920 Address: 2530 Redhill Ave., Suite 215 - Santa Ana, CA 92705

1. Owner:

Chandu Patel _ chandukpatel@yahoo.com Phone number: (714)393-3999 Address: 259 S. Randolph Ave, Brea Ca 92821 #suite 280

1. Exhibit Preparer:

Niloo Roohizadegan _ niloo@yngarchitects.com Phone number: (714) 426-2954 Address: 2530 Redhill Ave., Suite 215 - Santa Ana, CA 92705

2. Assessor's Parcel Numbers "APN": 305-180-053-3

Zoning Classifications (ORD. 348) C-P-S, CZ Number 7033

The land use designation is CR (Commercial Retail) and the use of a hotel is allowed with an approved plot plan application.

Area Plan (RCIP) Mead Valley

Project site is located within a **Recreation and Park District:** RIV CO REGIONAL PARK & OPEN SP

7. PROJECT DESCRIPTION:

VACANT RECORDED LOT WITH APN: 305-180-053-3 & 1.65 ACRES, AT THE CORNER OF "A" STREET AND HARVIL AVE.

PROPOSING 4 STORY HOLIDAY INN HOTEL 48' HEIGHT WITH 88 ROOMS AND 94 PARKING SPACES. PROPOSED 12700SQ.FT. FOOTAGE, 0.1765 F.A.R. 53,004 SQ.FT TOTAL. PROJECT ALSO INCLUDE 1,518 SQ.FT. PORTE COCHERE, 602 SQ.FT. OUTDOOR POOL & 650 SQ.FT. COVERED PATIO.

Utility purveyors (water, sewer, gas, electricity, telephone, and cable television) and school district(s).

WATER & SWERE: EMWD: EASTER MUNICIPAL WATER DISTRICT (951) 928-3777 www.emwd.org

ELECTRICITY: Southern California Edison (800) 684-8123 (turn on/off) www.sce.com

NATURAL GAS: The Gas Company (800) 427-2200 www.socalgas.com

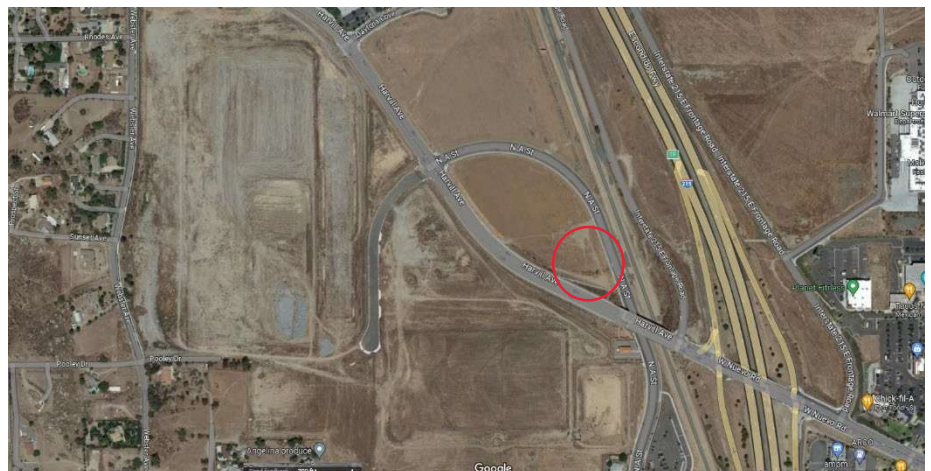
TRASH SERVICE: WM (866) 909-4458 www.wm.com

School District PERRIS ELEMENTARY & PERRIS UNION HIGH

VICINITY MAP

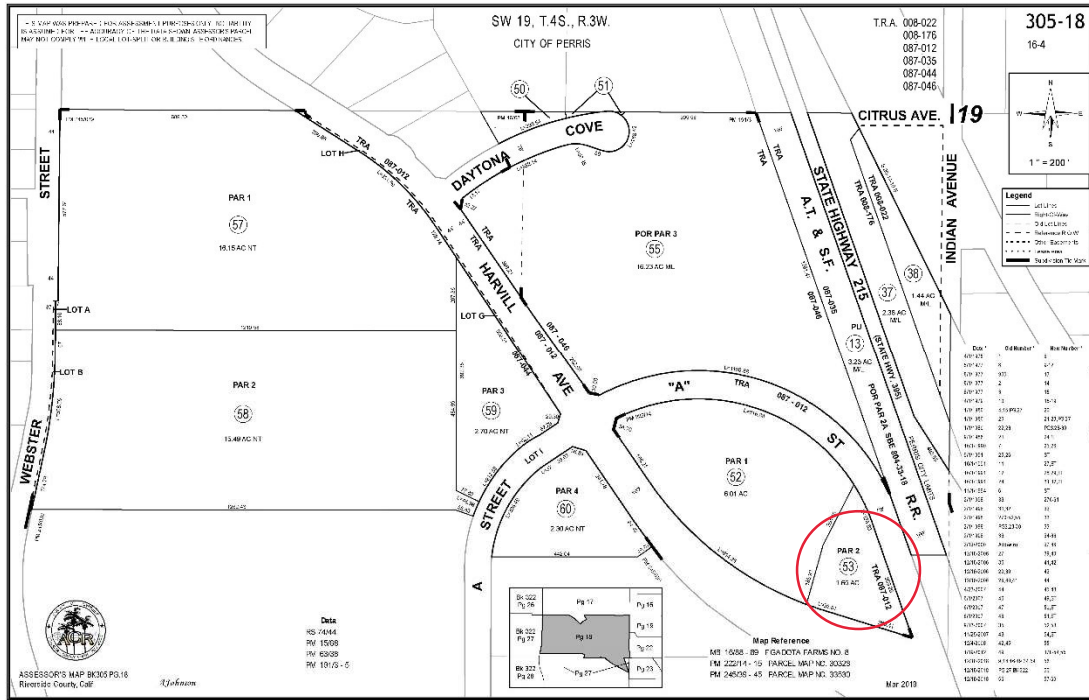
Legal Description of Property:

APN: 305180053
Recorded Book/Page: PM 222/14
Subdivision Name: PM 30328
Lot/Parcel: 2

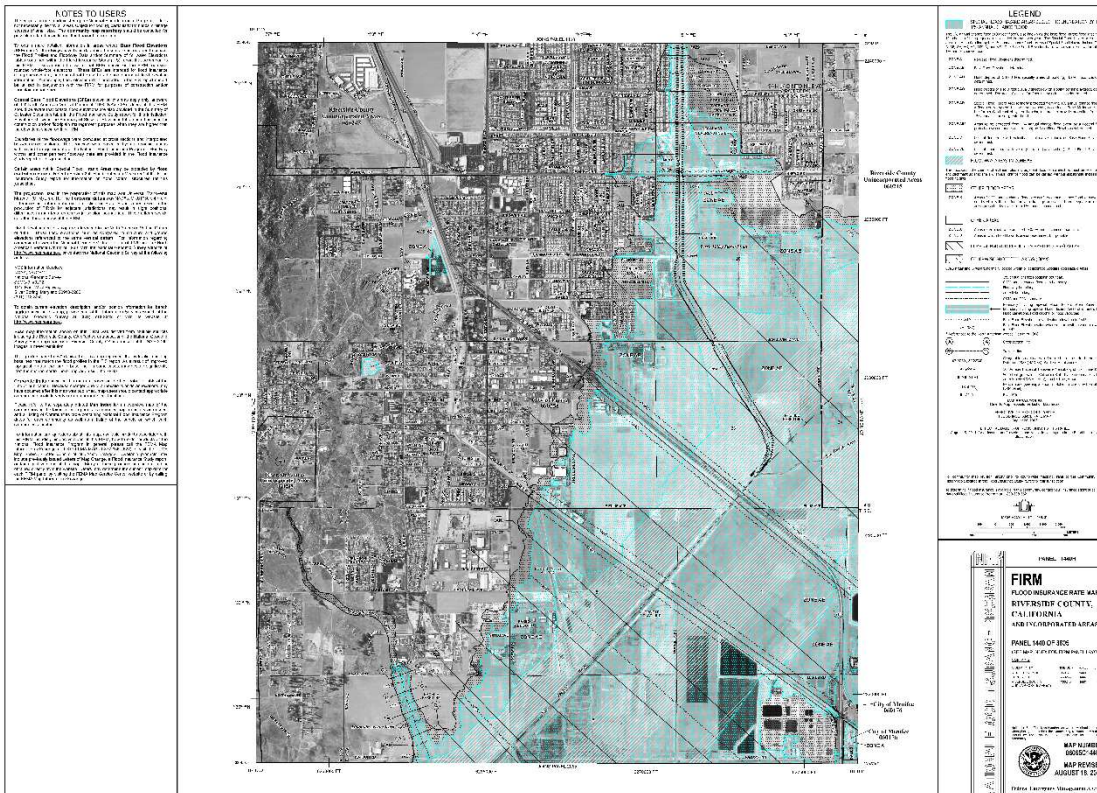


Overall dimensions and total net and gross acreage of property.

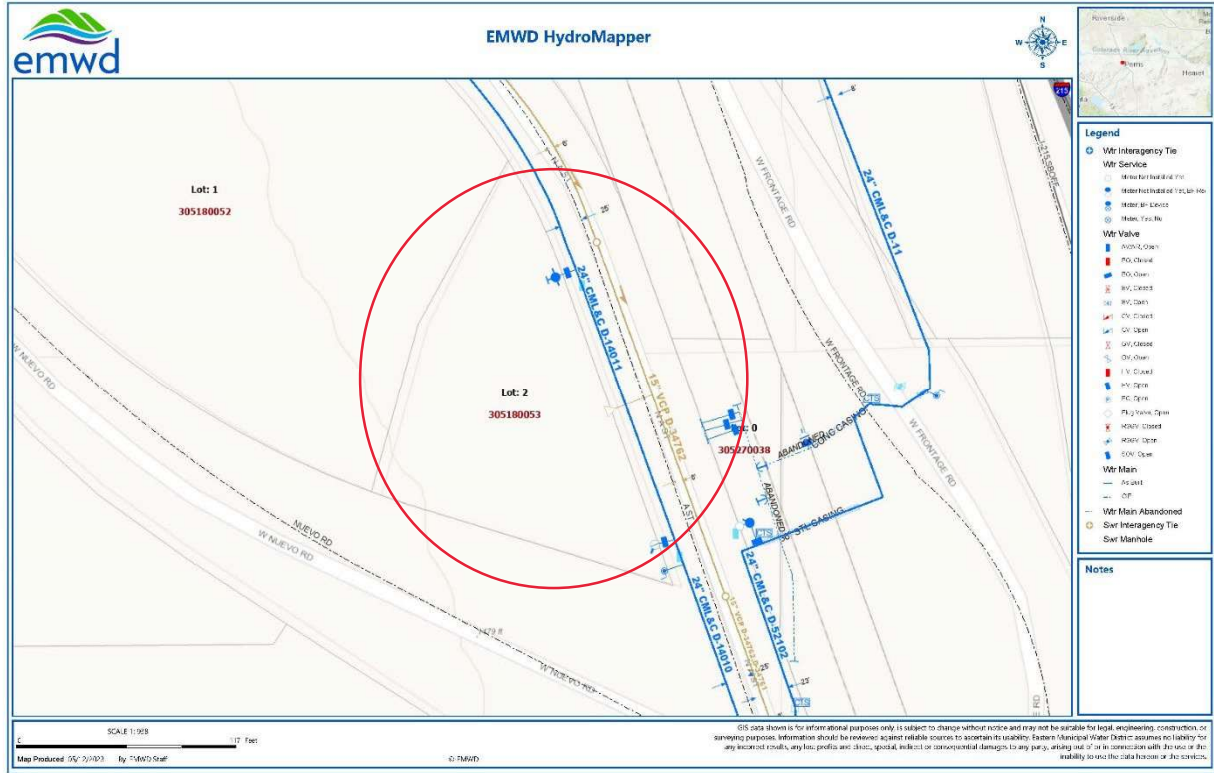
Recorded lot size is 1.65 acres



FEMA mapped floodplains and floodways



Water and/or sewer service is available on the project site. **EMWD HYDROMAPPER**

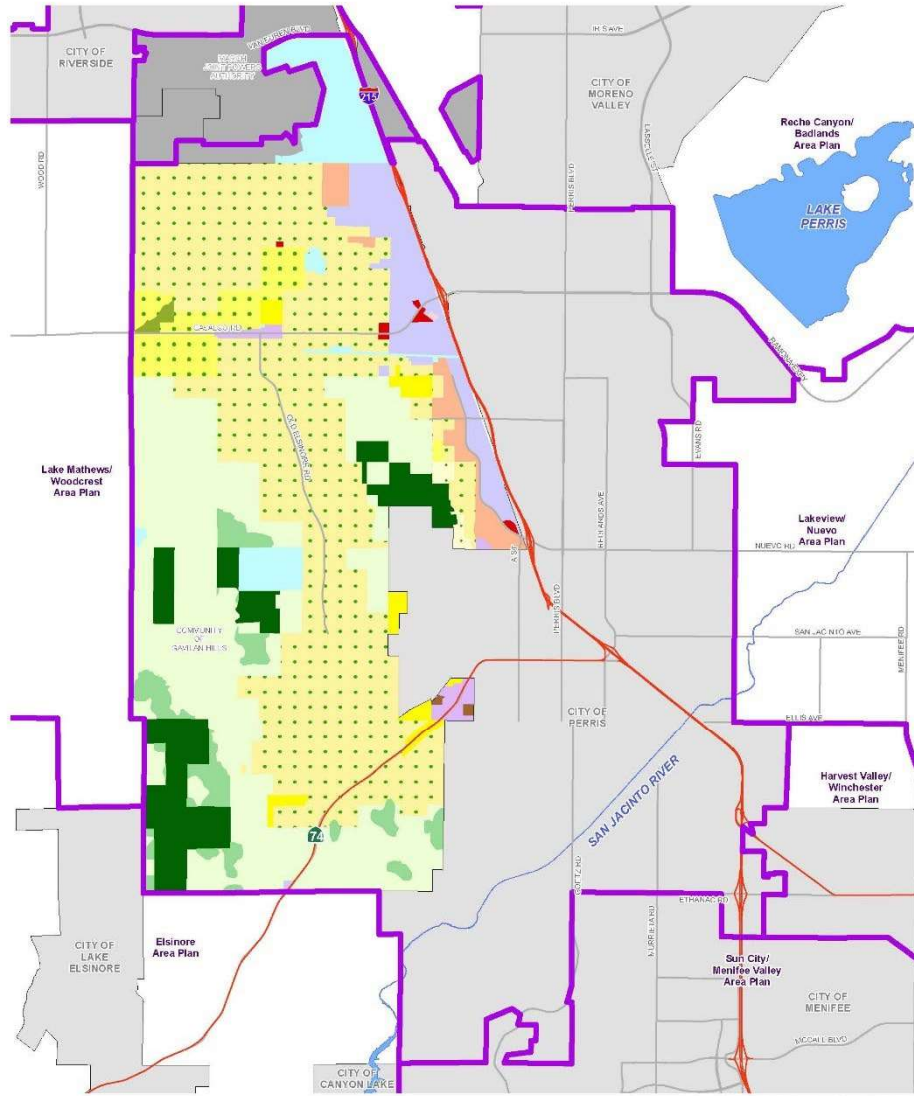


OCCUPANTS LOAD AND FIXTURE SCHEDULE

13,050 SQ.FT. LANDSCAPING

IBC Chapter 10 Occupant Load and Exiting, IBC Chapter 29 Plumbing Fixture Schedule						Reqd. Exit Width, Horiz. Inches	Provid. Exit Width, Horiz. Inches	Reqd. Exit Width, Vert. Inches	Provid. Exit Width, Vert. Inches	Fixt. Unit rate	Water Closets			Fixt. Unit rate	Lavatories			Bathrooms/ Showers	Fixt. Unit rate	Drinking Fountain	Service Sinks
Level	Occupancy Type	Sq.Ft.	Sq.Ft./Occ.	Occupants	No. of Exits						Male	Female	Staff	Male	Female	Unisex					
Level 1	R1 Residential, Hotel	10,635	200	53,175						NA	1 per unit combined			NA	1 per unit combined			1 per unit			
	A2 Assembly Breakfast/Meeting	709	15	47.26						75	0.33	0.33		200	0.12	0.12		NR	500	0.99	
	A3 Assembly Fitness	732	50	14.64						65	0.32	0.32		200	0.10	0.09		NR	500	0.083	
	B Business Office	484	100	11.47						65	0.09	0.09	0.19	200	0.03	0.09	0.12	NR	500	0.048	
	B Business Center 14x8	172	15	4.84						25				40				NR		0.023	
A2 and B Incidental used total, max 10%		1,365								0.74	0.74	0.00		0.26	0.26	0.00				0.205	
Total Req., Prov.		12,732		131,385	6	30.39	204	Exit at Grade	Exit at Grade	1 ADA	1 ADA	1 ADA		1 ADA	1 ADA	1 ADA			3	1	
Level 2	R1 Residential, Hotel	12,732	200	63.66	2	12.77	68	20.32	96	1 per Unit	N/A		1 per Unit	N/A		1 per Unit	NR	500	0		
Level 3	R1 Residential, Hotel	12,732	200	63.66	2	12.77	68	20.32	96	1 per Unit	N/A		1 per Unit	N/A		1 per Unit	NR	500	0		
Level 4	R1 Residential, Hotel	12,732	200	63.66	2	12.77	68	20.32	96	1 per Unit	N/A		1 per Unit	N/A		1 per Unit	NR	500	0		

AREA PLAN



Data Source: Riverside County Planning

- | | | | |
|--|--|---|---|
| <p>COMMUNITY DEVELOPMENT</p> <ul style="list-style-type: none"> Very Low Density Residential Low Density Residential Medium Density Residential Medium High Density Residential Very High Density Residential Highest Density Residential Commercial Retail Commercial Office | <ul style="list-style-type: none"> Light Industrial Business Park Public Facilities Community Center Mixed-Use Area <p>RURAL COMMUNITY</p> <ul style="list-style-type: none"> Rural Community - Estate Density Residential Rural Community - Very Low Density Residential Rural Community - Low Density Residential | <p>RURAL</p> <ul style="list-style-type: none"> Rural Residential Rural Mountainous <p>AGRICULTURE</p> <ul style="list-style-type: none"> Agriculture <p>OPEN SPACE</p> <ul style="list-style-type: none"> Conservation Conservation Habitat Open Space Recreation Water | <ul style="list-style-type: none"> March Joint Powers Authority Highways Area Plan Boundary Waterbodies City Boundary |
|--|--|---|---|

Figure 3

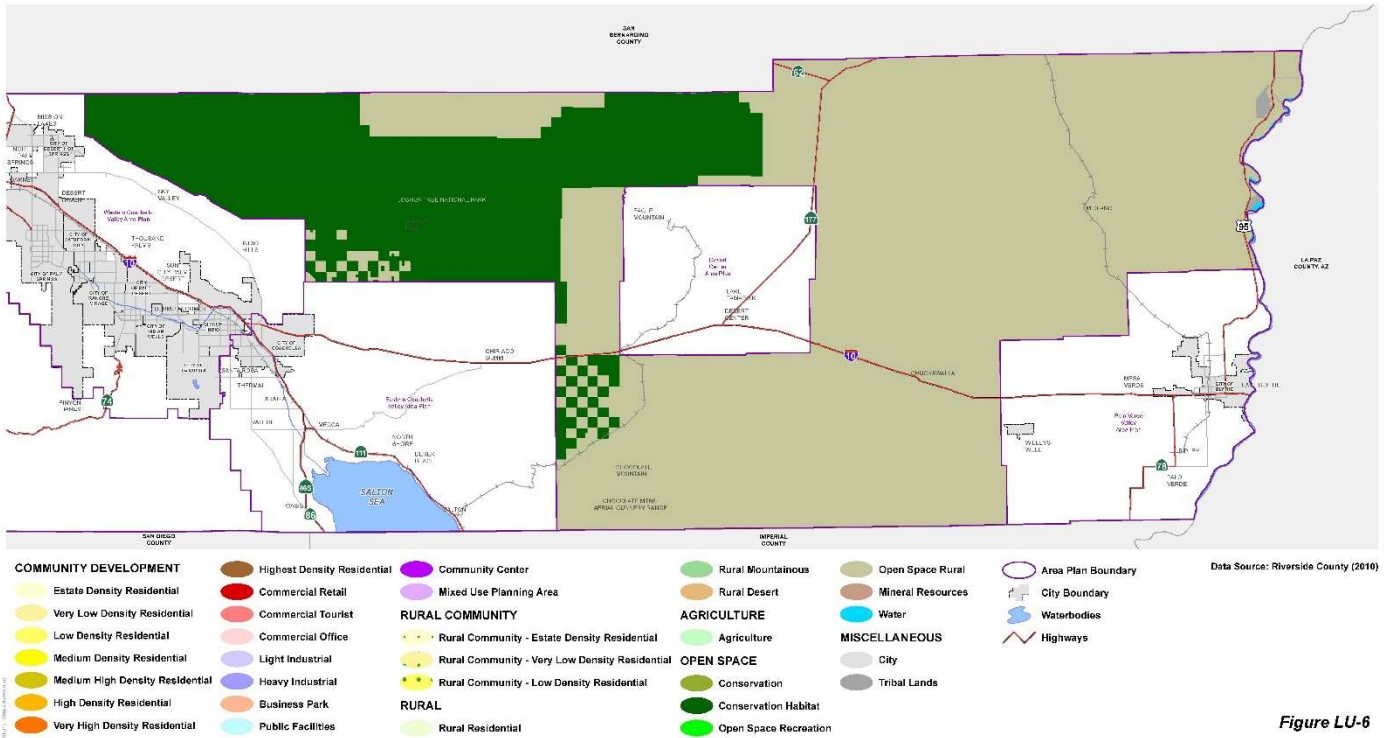
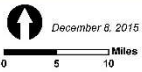


Figure LU-6



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**EASTERN RIVERSIDE COUNTY
LAND USE PLAN**

CONTOUR MAP

