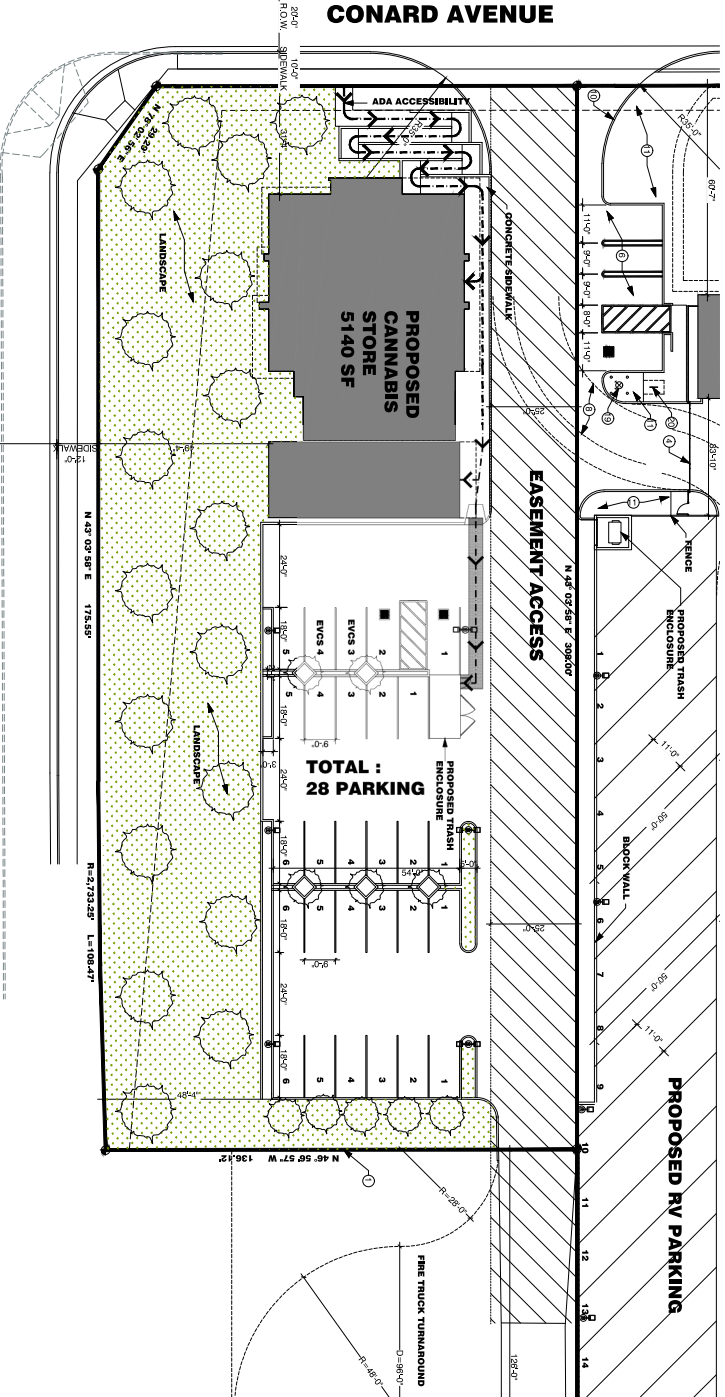


# CONDITIONAL USE PERMIT NO.

18730 Conard Ave  
 Lake Elsinore, CA 92532



**CONDITIONAL USE PERMIT SITE PLAN - SCALE: 1/16" = 1'-0"**

**PROJECT NARRATIVE**  
 ELIMINATION OF STORAGE BUILDING AND MODIFICATION OF OFFICE BUILDING TO ACCOMMODATE A PROPOSED CANNABIS STORE SPACE, AND THE REQUIRED PARKING SERVICES FOR THE CANNABIS STORE SPACE.

**SITE PLAN GENERAL NOTES**

- CONTRACTOR SHALL VERIFY ALL UTILITIES AT THE PROPOSED NUMBERING LOCATIONS THAT WILL IMPACT COMPLIANCE WITH THESE NOTES.
- PROPOSED TRUCK TURNAROUND SHALL BE MINIMUM OF 7' ABOVE ADJACENT DRIVE.
- OTHER GARAGE SHALL STORE AND MAINTAIN OFFER TO ANY APPROVED WATER TREATMENT, WASH BASIN.

**BUSINESS OPERATIONS NARRATIVE**

BY APPOINTMENT WITH THE AGENT'S TECHNICAL CONSULTANT INSTRUCTING, CONDUCT BUSINESS OPERATIONS OF THE CANNABIS STORE AND LANDSCAPE MAINTENANCE SHALL BE 7 AM TO 7 PM, ALL DAYS OF THE WEEK, EXCEPT ON SUNDAY. THE BUSINESS OPERATIONS SHALL BE LIMITED TO THE FOLLOWING: 1) POS, 2) POS, 3) POS, 4) POS, 5) POS, 6) POS, 7) POS, 8) POS, 9) POS, 10) POS, 11) POS, 12) POS, 13) POS, 14) POS.

**PARKING ANALYSIS**

PROPOSED PARKING: 28 SPACES

EXISTING PARKING: 0 SPACES

**CANNABIS BUSINESS**

BY APPOINTMENT WITH THE AGENT'S TECHNICAL CONSULTANT INSTRUCTING, CONDUCT BUSINESS OPERATIONS OF THE CANNABIS STORE AND LANDSCAPE MAINTENANCE SHALL BE 7 AM TO 7 PM, ALL DAYS OF THE WEEK, EXCEPT ON SUNDAY. THE BUSINESS OPERATIONS SHALL BE LIMITED TO THE FOLLOWING: 1) POS, 2) POS, 3) POS, 4) POS, 5) POS, 6) POS, 7) POS, 8) POS, 9) POS, 10) POS, 11) POS, 12) POS, 13) POS, 14) POS.

**SITE NOTES**

- NO SIGNAGE ON CURB OR SHARED PATHWAY, SIGNAGE ON BUILDING TO BE REVIEWED BY THE AGENT'S TECHNICAL CONSULTANT INSTRUCTING.
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**KARAKI WSe**

WESTERN STATES ENGINEERING & DESIGN-BUILD COMPANY  
 4457 E. LA PAZ BLVD. SUITE 202  
 LAKE EL SINORE, CA 92532  
 (951) 261-8888  
 WWW.KARAKIENGINEERING.COM

**CONSULTANT SEALS**

CASE: CUP20016  
 EXHIBIT: Exhibit A  
 DATE: 6/1/2022  
 PLANNER: T. Wheeler  
 PROJECT: CANNABIS STORE

**LEGEND**

1	Proposed Cannabis Store
2	Proposed RV Parking
3	Proposed Parking
4	Proposed Truck Turnaround
5	Proposed Easement
6	Proposed Landscape
7	Proposed ADA Accessibility
8	Proposed Fence
9	Proposed Block Wall
10	Proposed Enclosure
11	Proposed Trash Enclosure
12	Proposed Easement Access
13	Proposed Enclosure
14	Proposed Enclosure

**SUBMITTALS**

No. Description BY DATE

1 2 3 4 5 6 7 8 9 10 11 12 13 14

**OWNER NAME & ADDRESS**  
**SELF STORAGE**  
 4897 E. LA PAZ BLVD SUITE 202  
 LAKE EL SINORE, CA 92532

**REPRESENTATIVE NAME & ADDRESS**  
 T. Wheeler  
 4457 E. LA PAZ BLVD SUITE 202  
 LAKE EL SINORE, CA 92532

**NOTE TO CONTRACTOR**

CONTRACTOR SHALL VERIFY ALL UTILITIES AT THE PROPOSED NUMBERING LOCATIONS THAT WILL IMPACT COMPLIANCE WITH THESE NOTES.

**PERMITTED BY**

AGENT'S TECHNICAL CONSULTANT INSTRUCTING  
 4457 E. LA PAZ BLVD SUITE 202  
 LAKE EL SINORE, CA 92532

**CANNABIS RETAIL STORE**

18730 Conard Ave  
 Lake Elsinore, CA 92532

**CHECKED BY:**  
 DATE: 5/3/2022

**SCALE:** 1/16" = 1'-0"

**CUP SITE PLAN**

**JOB NO. CUP NO.**