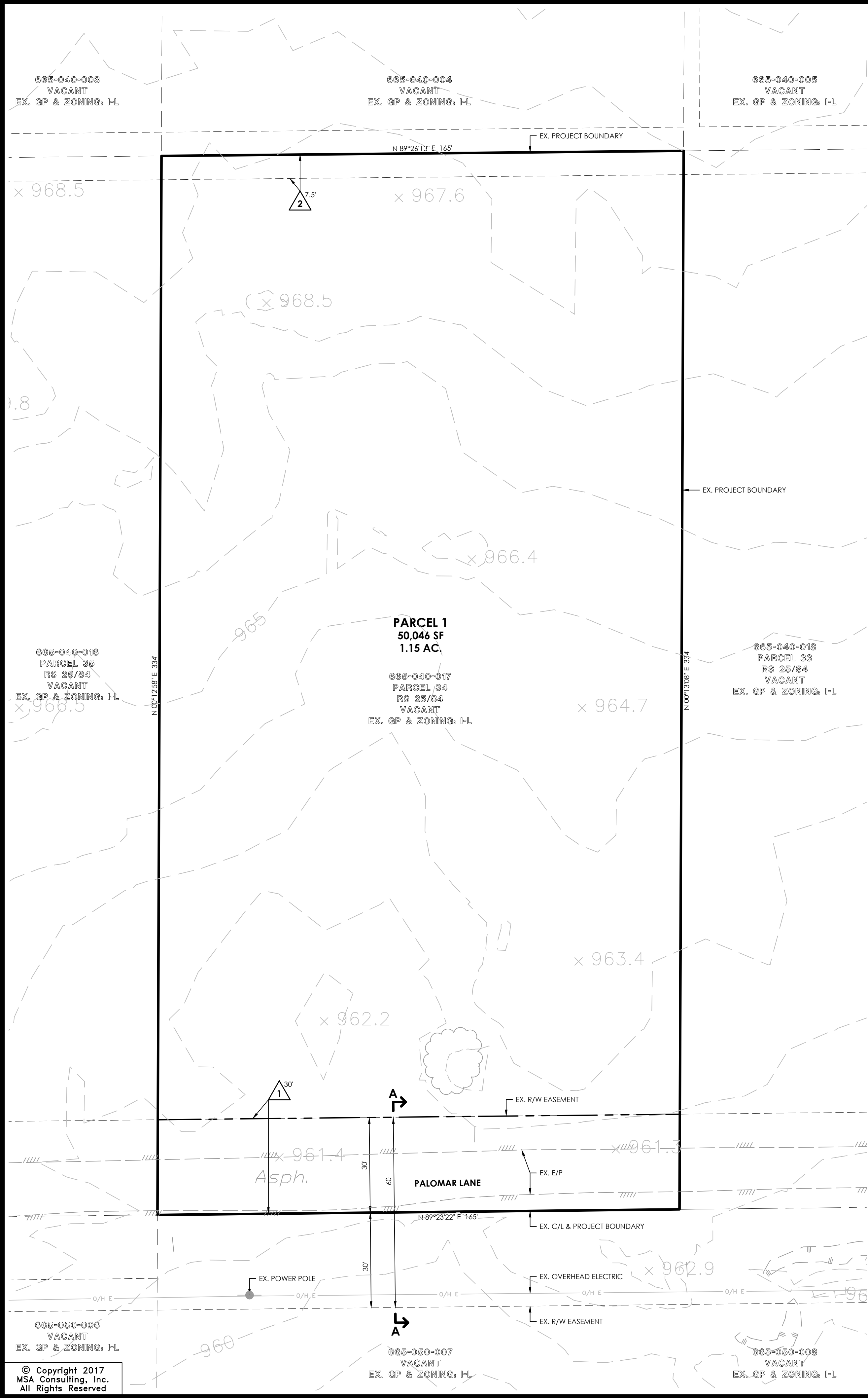


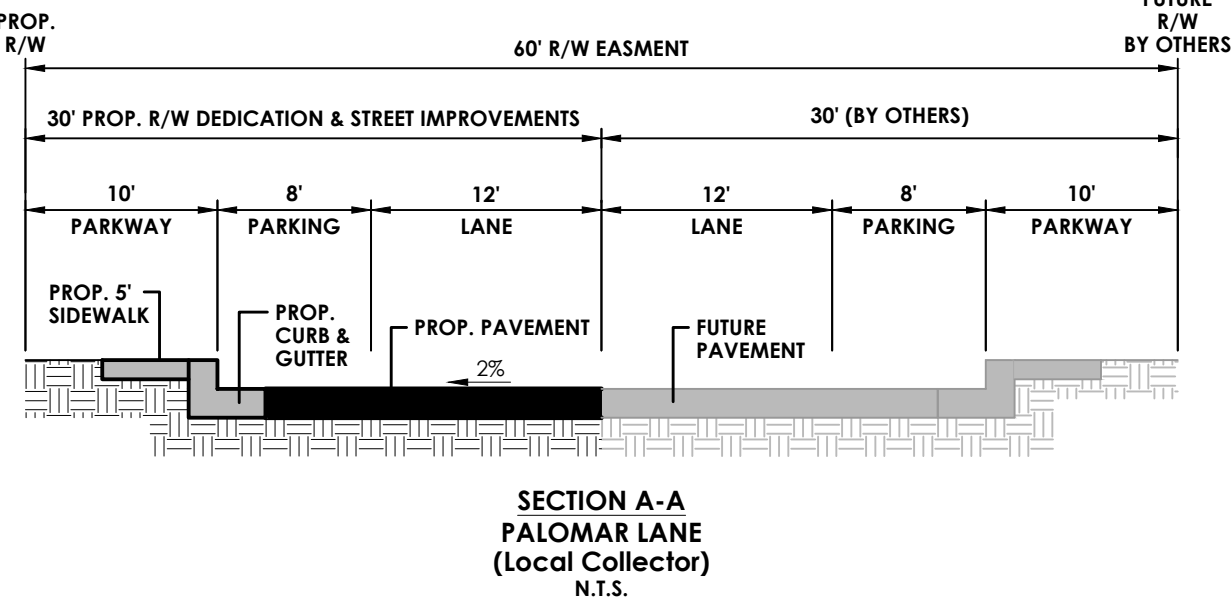
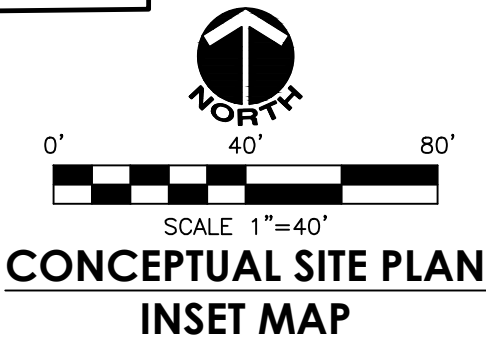
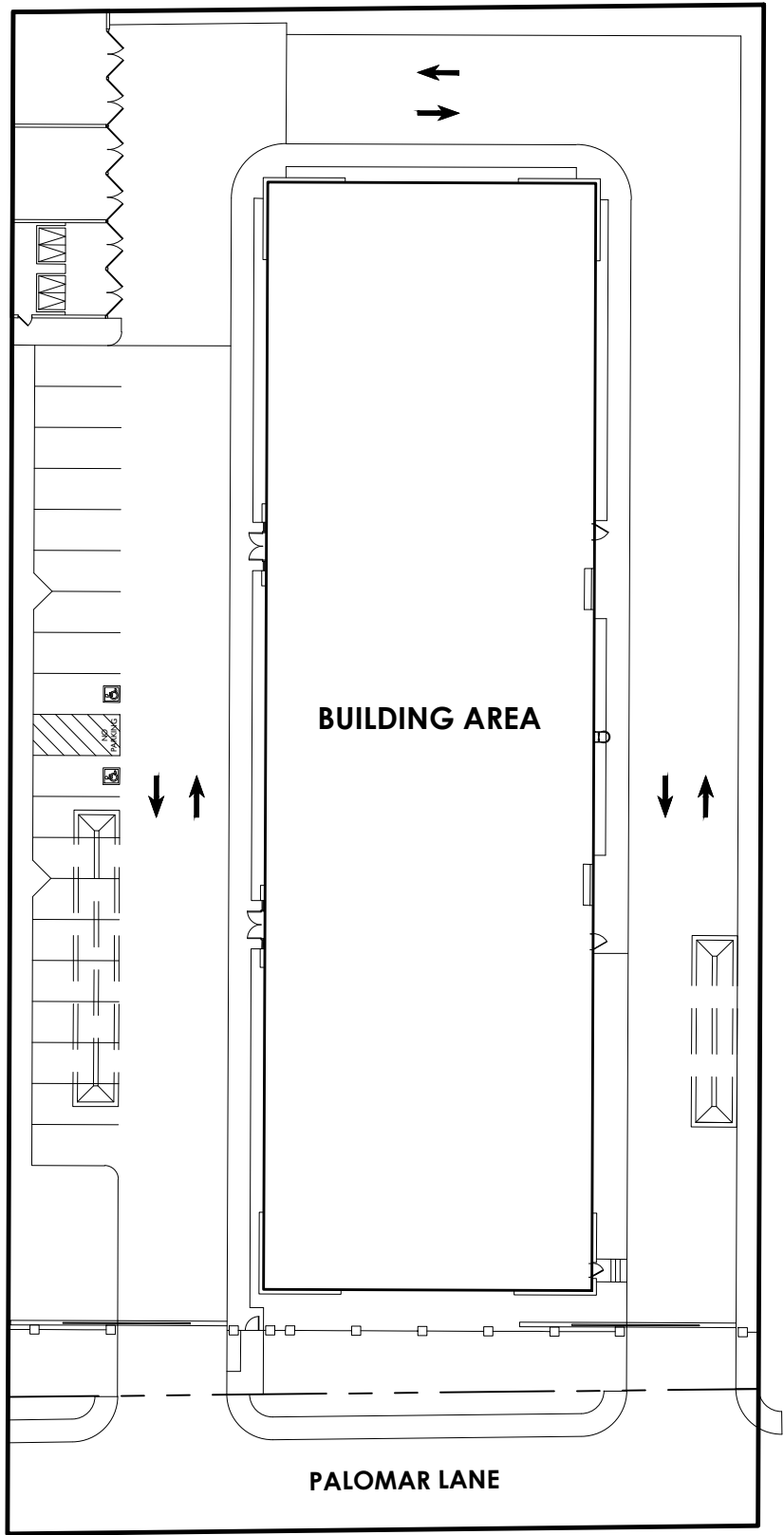
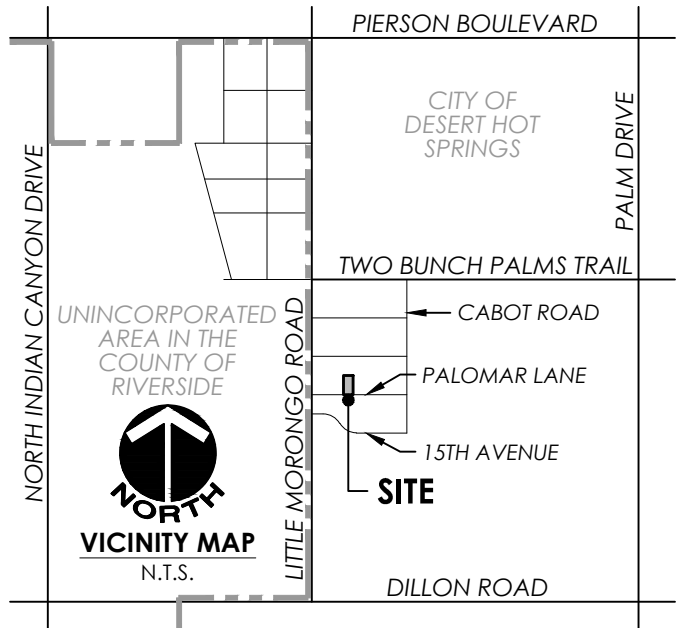


ABBREVIATIONS

(E)	EAST	NO.	NUMBER
(N)	NORTH	N.T.S.	NOT TO SCALE
(S)	SOUTH	O/H	OVERHEAD
(W)	WEST	OS/PP	OPEN SPACE / PARKS
A.C.	ACREAGE	PED.	PEDESTRIAN
AC	ASPHALT CONCRETE	PG.	PAGE
APN	ASSESSOR'S PARCEL NUMBER	P/L	PROPERTY LINE
BNDRY	BOUNDARY	PROP.	PROPOSED
C/L	CENTERLINE	P.U.E.	PUBLIC UTILITY EASEMENT
C&G	CURB AND GUTTER	R	RADIUS
E/P	EDGE OF PAVEMENT	R/L	LOW DENSITY (RESIDENTIAL)
ESMT.	EASEMENT	R/W	RIGHT OF WAY
EX.	EXISTING	SF	SQUARE FEET
GFA	GROUND FLOOR AREA	STD.	STANDARD
MAX.	MAXIMUM	TYP.	TYPICAL
MIN.	MINIMUM	UG	UNDERGROUND

LEGEND

---	C	EXISTING CABLE
---	DRN	EXISTING IRRIGATION DRAIN LINE
---	E	EXISTING EASEMENT
---	G	EXISTING ELECTRIC
---	IRR	EXISTING GAS
---	T	EXISTING IRRIGATION
---	T	EXISTING LOT LINE
---	T	EXISTING EDGE OF PAVEMENT
---	O/H T	EXISTING TELEPHONE
---	R/W	EXISTING OVERHEAD TELEPHONE
---	S	EXISTING RIGHT OF WAY
---	S	EXISTING SEWER
---	FM	EXISTING SEWER FORCE MAIN
---	W	EXISTING WATER
---		PROJECT BOUNDARY
---		PROPOSED AND EXISTING CENTER LINE
---		PROPOSED RIGHT OF WAY
---		PROPOSED CURB
---		PROPOSED BUILDING ENVELOPE
---		PROPOSED PARKING SPACES



IN THE CITY OF DESERT HOT SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TENTATIVE PARCEL MAP NO. 37286

FOR CONDOMINIUM PURPOSES

EXHIBIT DATE: JANUARY 17, 2017

DATA TABLE

APPLICANT / LAND OWNER:	DESERT GROW, LLC.		
ADDRESS:	P.O. BOX 966 WEATHERFORD, TEXAS 76086		
CONTACT:	DAVID PALMER	TELEPHONE:	(817) 426-4469
EXHIBIT PREPARER:	MSA CONSULTING, INC.		
ADDRESS:	34200 BOB HOPE DRIVE RANCHO MIRAGE, CALIFORNIA 92270		
CONTACT:	PAUL DEPALATIS, AICP	TELEPHONE:	(760) 320-9811

SOURCE OF TOPOGRAPHY:	INLAND AERIAL SURVEYS, INC.		
ADDRESS	7117 ARLINGTON AVENUE, SUITE "A" RIVERSIDE, CALIFORNIA 92503		
DATE OF TOPOGRAPHY:	APRIL 1, 2015	TELEPHONE:	(951) 687-4252

ASSESSOR'S PARCEL NUMBER:	665-040-017
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LEGAL DESCRIPTION:	A PORTION OF PARCEL 34 RS 25/84 SECTION 1, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SAN BERNARDINO BASE & MERIDIAN
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LAND USE DATA:	AREA
EXISTING GROSS ACREAGE	1.26 AC.
PALOMAR LANE RIGHT OF WAY EASEMENT DEDICATION	0.11 AC.
PROPOSED NET ACREAGE	1.15 AC.
PROPOSED INDUSTRIAL PARCEL (PARCEL 1):	1.15 AC.

EXISTING ZONING:	LIGHT INDUSTRIAL (I-L)
PROPOSED ZONING:	LIGHT INDUSTRIAL (I-L) WITH CONDITIONAL USE PERMIT

EXISTING GENERAL PLAN LAND USE:	LIGHT INDUSTRIAL (I-L)
PROPOSED GENERAL PLAN LAND USE:	LIGHT INDUSTRIAL (I-L) WITH CONDITIONAL USE PERMIT

SURROUNDING LAND USES:	
NORTH:	VACANT LAND (ZONED: LIGHT INDUSTRIAL)
SOUTH:	VACANT LAND (ZONED: LIGHT INDUSTRIAL)
EAST:	VACANT LAND (ZONED: LIGHT INDUSTRIAL)
WEST:	VACANT LAND (ZONED: LIGHT INDUSTRIAL)

PUBLIC UTILITY PURVEYORS:		
ELECTRIC:	SOUTHERN CALIFORNIA EDISON CO.	(800) 684-8123
GAS:	THE GAS COMPANY / SEMPRA ENERGY	(909) 335-7625
TELEPHONE:	VERIZON COMPANY	(800) 483-5000
WATER:	MISSION SPRINGS WATER DISTRICT	(760) 329-6448
CABLE:	TIME WARNER CABLE	(760) 340-1312
SEWER:	COACHELLA VALLEY WATER DISTRICT	(760) 329-6448
USA:	UNDERGROUND SERVICE ALERT	(800) 227-2600

EXISTING EASEMENT NOTES:	
30' EASEMENT FOR ROAD PURPOSES AS SHOWN ON RS 25/84	
7.5' EASEMENT FOR WATER PURPOSES IN FAVOR OF RANCHO RAMON WATER CO. PER INSTRUMENT NO. 55482 RECORDED 08/08/1956, O.R.	

FEMA FLOOD ZONE DESIGNATION:	
ZONE AO - AREAS OF 1% ANNUAL CHANCE FLOOD HAZARD WITH AVERAGE DEPTHS OF 1 FOOT	
FIRM NUMBER: 06065C0885G; EFFECTIVE DATE: AUGUST 28, 2008	