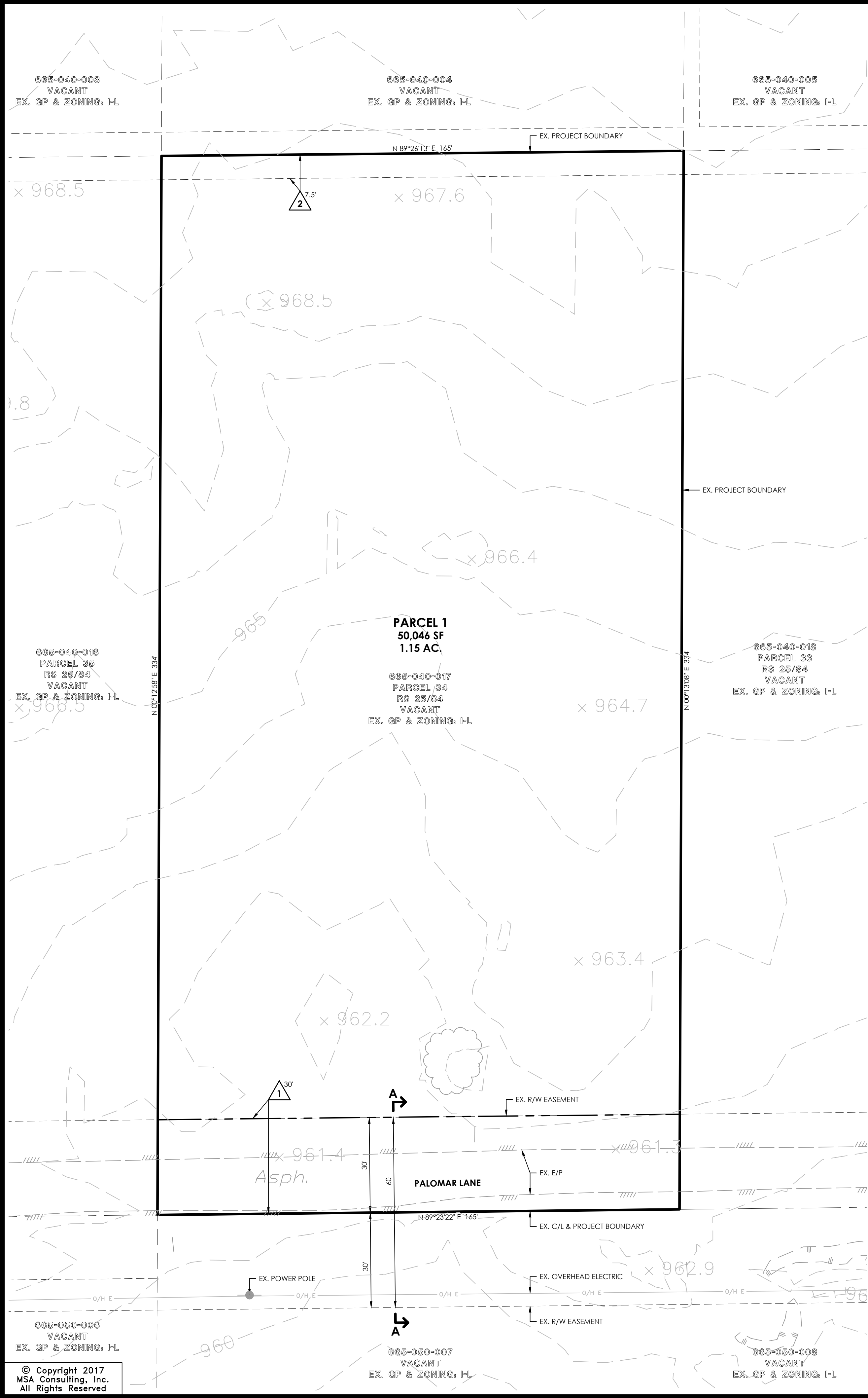


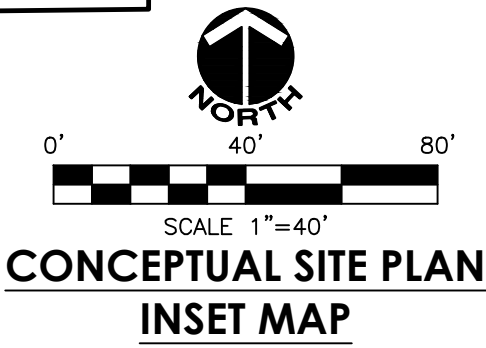
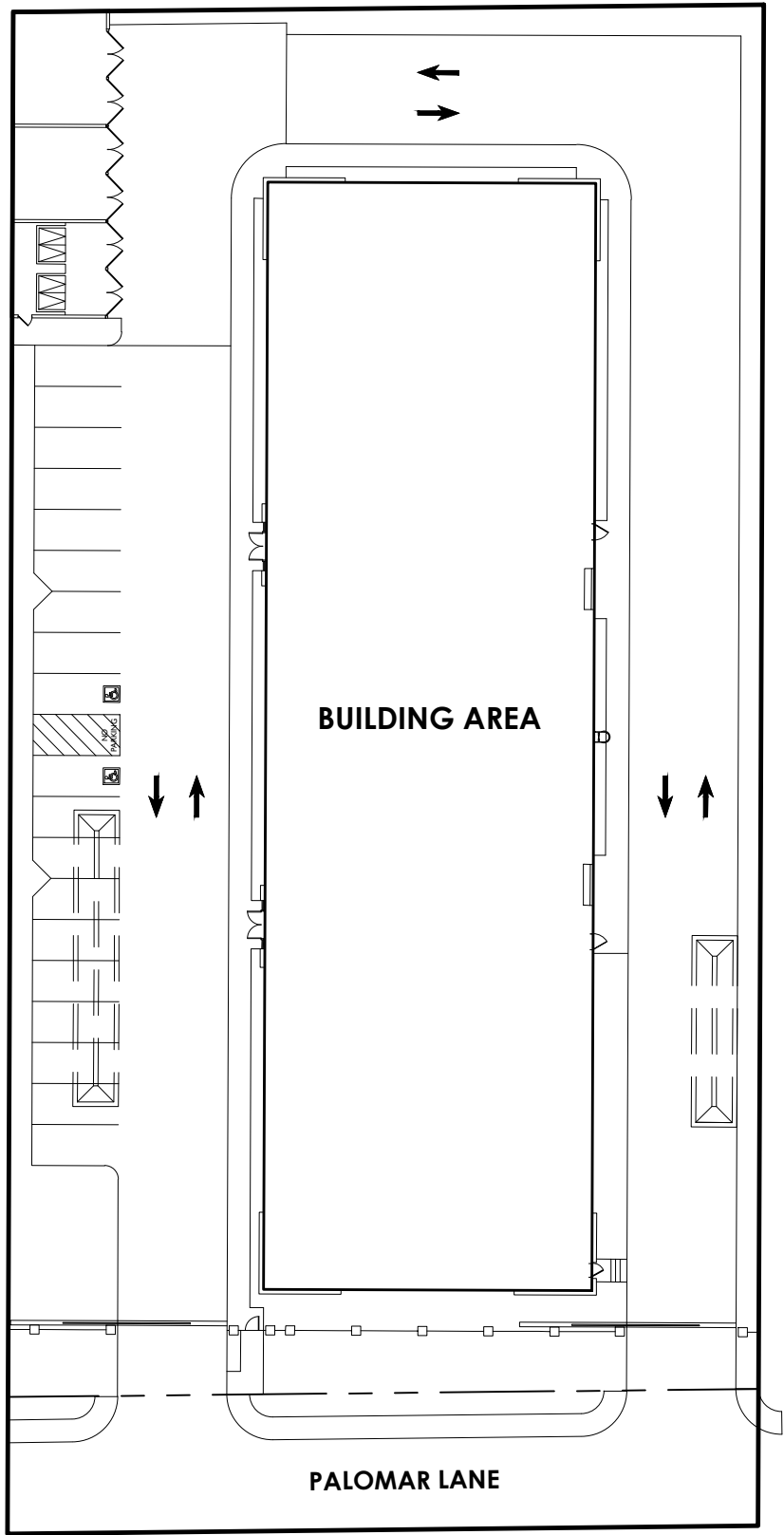
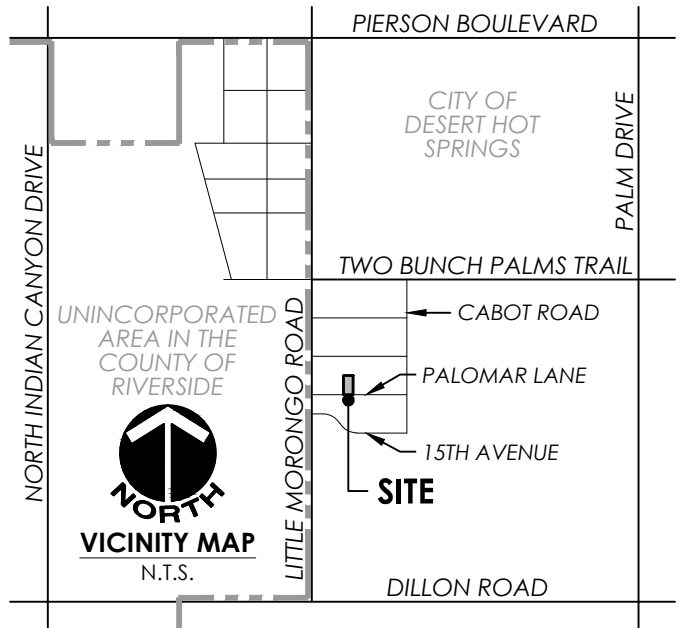


ABBREVIATIONS

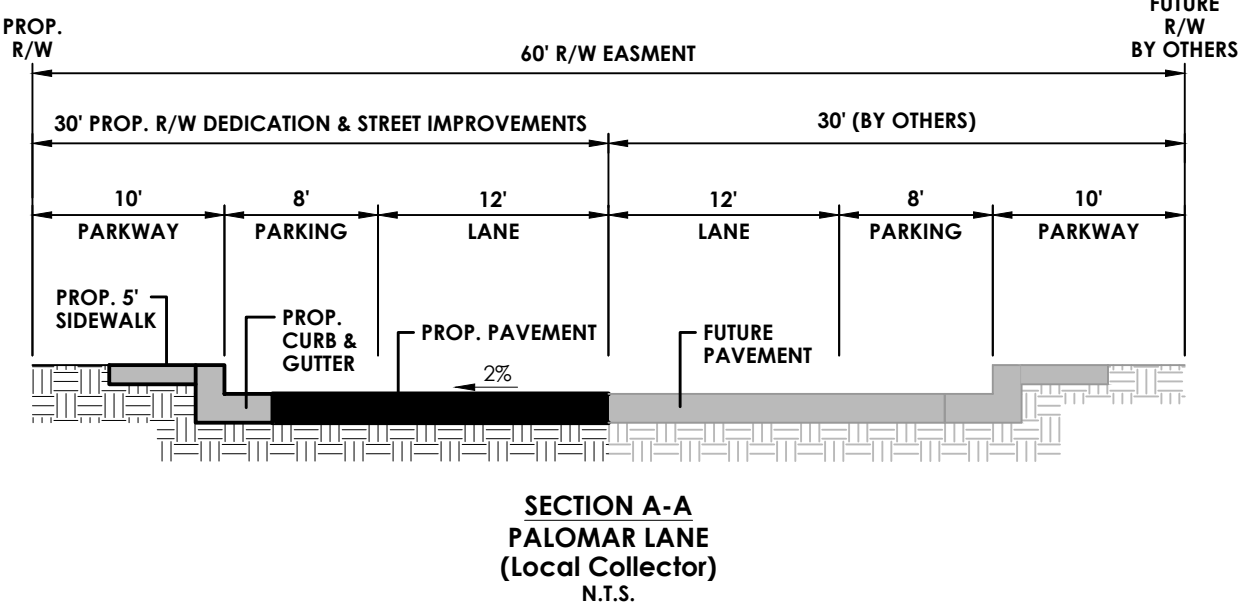
(E)	EAST	NO.	NUMBER
(N)	NORTH	N.T.S.	NOT TO SCALE
(S)	SOUTH	O/H	OVERHEAD
(W)	WEST	OS/PP	OPEN SPACE / PARKS
A.C.	ACREAGE	PED.	PEDESTRIAN
AC	ASPHALT CONCRETE	PG.	PAGE
APN	ASSESSORS PARCEL NUMBER	P/L	PROPERTY LINE
BNDRY	BOUNDARY	PROP.	PROPOSED
C/L	CENTERLINE	P.U.E.	PUBLIC UTILITY EASEMENT
C&G	CURB AND GUTTER	R	RADIUS
EJP	EDGE OF PAVEMENT	R/L	RIGHT OF WAY
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



CONCEPTUAL SITE PLAN
INSET MAP



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
---------------------------	-------------

LEGAL DESCRIPTION:	A PORTION OF PARCEL 34 RS 25/84 SECTION 1, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SAN BERNARDINO BASE & MERIDIAN
--------------------	---

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	