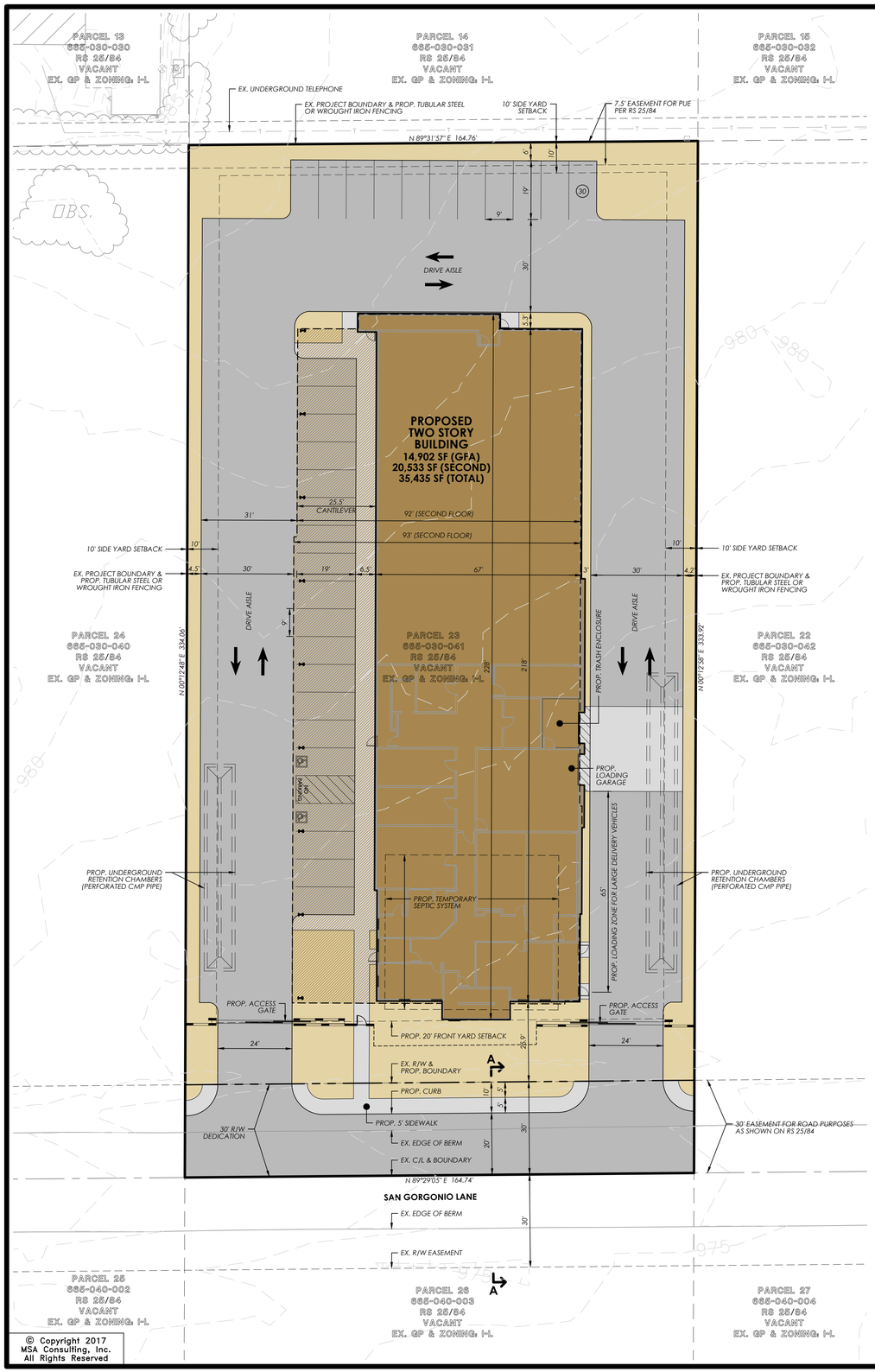

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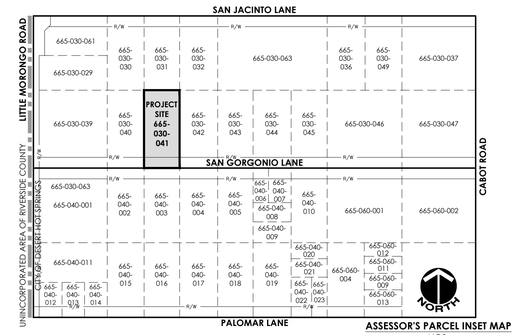
ABBREVIATIONS

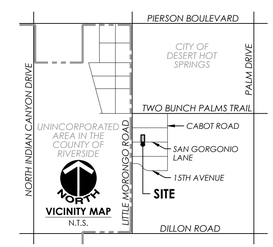
(E)	EAST	NO.	NUMBER
(N)	NORTH	N.T.S.	NOT TO SCALE
(S)	SOUTH	O/H	OVERHEAD
(W)	WEST	OS/PP	OPEN SPACE / PARKS
A.C.	ASPHALT CONCRETE	PED.	PEDESTRIAN
AC	ACREAGE	PG.	PAGE
APN	ASSESSORS PARCEL NUMBER	P/L	PROPERTY LINE
BNDRY	BOUNDARY	PROP.	PROPOSED
C/L	CENTERLINE	P.U.E.	PUBLIC UTILITY EASEMENT
C&G	CURB AND GUTTER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

LEGEND

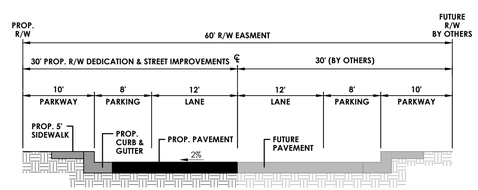
- C — EXISTING CABLE
- DRN — EXISTING IRRIGATION DRAIN LINE
- EXISTING EASEMENT
- E — EXISTING ELECTRIC
- G — EXISTING GAS
- IRR — EXISTING IRRIGATION
- EXISTING LOT LINE
- EXISTING EDGE OF PAVEMENT
- T — EXISTING TELEPHONE
- O/H T — EXISTING OVERHEAD TELEPHONE
- R/W — EXISTING RIGHT OF WAY
- S — EXISTING 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



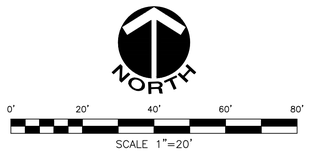
ASSESSOR'S PARCEL INSET MAP
N.T.S.



VICINITY MAP
N.T.S.



SECTION A-A
SAN GORGONIO LANE
(Local Collector)
N.T.S.



SCALE 1"=20'

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

CONDITIONAL USE PERMIT PROPOSED SITE PLAN

EXHIBIT DATE: MARCH 28, 2017

DATA TABLE

APPLICANT / LAND OWNER:	NR TRADING INC.		
ADDRESS:	1276 BOYNTON STREET GLENDALE, CALIFORNIA 91205		
CONTACT:	FELIKS AKOPYAN	TELEPHONE:	(818) 726-1776
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:	2/6/15, 4/1/15, 4/28/15, 2/3/16	TELEPHONE:	(951) 687-4252
ASSESSOR'S PARCEL NUMBER:	665-030-041		
LEGAL DESCRIPTION:	PARCEL 23 RS 25/84 SECTION 1, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SAN BERNARDINO MERIDIAN.		

LAND USE DATA:	SF	AREA
EXISTING GROSS ACREAGE	55,021 SF	1.26 AC.
SAN GORGONIO LANE RIGHT OF WAY EASEMENT DEDICATION	4,942 SF	0.11 AC.
PROPOSED NET ACREAGE	50,079 SF	1.15 AC.

SITE PLAN DATA:	SF	AREA	PERCENTAGE
PROPOSED BUILDING AREA	14,902 SF (GFA) 20,533 SF (SECOND) 35,435 SF (TOTAL)	0.34 AC. - -	30% - -
ACCESS ROADS, HARDSCAPE & PARKING	26,781 SF	0.61 AC.	53%
LANDSCAPE AREAS & RETENTION BASIN	8,396 SF	0.20 AC.	17%
TOTAL AREAS	50,079 SF	1.15 AC.	100%

ONSITE PARKING DATA:	BUILDING SF	PARKING RATIO	COUNT	PERCENTAGE
OFFICE	2,163 SF	1 STALL PER 250 SF	9 STALLS	6%
PROCESSING	542 SF	1 STALL PER 750 SF	1 STALLS	2%
CULTIVATION	32,730 SF	1 STALL PER 2,500 SF	14 STALLS	92%
TOTAL BUILDING AREA	35,435 SF	-	-	-
TOTAL PARKING REQUIRED	-	-	24 STALLS	100%
TOTAL PARKING PROVIDED	-	-	30 STALLS	-

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 / INDUSTRIAL BUILDING (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

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

Conditional Use Permit Intent:

1. *Medical Marijuana Cultivation in accordance with Desert Hot Springs Municipal Code Chapters 5.50 and 17.180 including plant cloning, cultivation, trimming, drying, extraction, and processing of oils and butters, CO2 equipment use for enhanced plant growth and extraction, product packaging and shipping.*

2. *This facility has been designed in accordance with Desert Hot Springs regulations governing the cultivation of medical marijuana (Municipal Code Chapter 5.50 and 17.180), current state laws codified in the Compassionate Use Act of 1996 (California Health and Safety Code Sections 11362.7 through 11362.83), the California Attorney General's Guidelines for the Security and Non-Diversion of Marijuana Growth for Medical Use (issued in August, 2008) and the Medical Marijuana Regulation and Safety Act (AB 266). The requested use, site layout, and site operations as well as any related activities, such as transportation, manufacturing, and testing are designed for full compliance and vesting under both existing and potential future City and State laws governing the cultivation of medical marijuana.*

MSA CONSULTING, INC.
PLANNING ■ CIVIL ENGINEERING ■ LAND SURVEYING
34200 BOB HOPE DRIVE ■ RANCHO MIRAGE ■ CA 92270
TELEPHONE (760) 320-9811 ■ FAX (760) 323-7893

R:\2313\ACAD\Planning\CUP\2313 CUP Proposed Site Plan.dwg, 3/31/2017 8:47:06 AM, dgatterani, MSA Consulting, Inc.