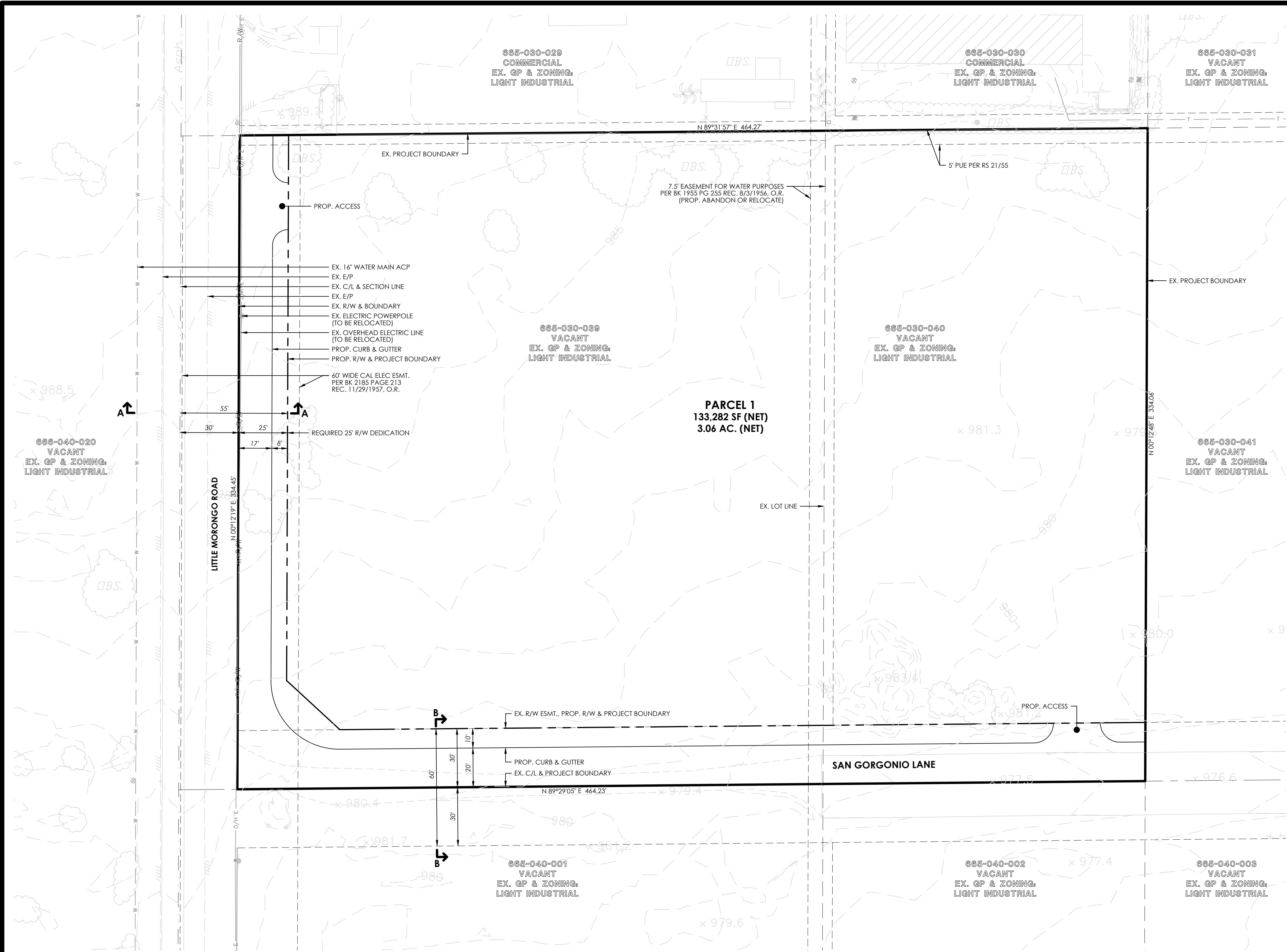




ABBREVIATIONS

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

LEGEND

---	C	EXISTING CABLE
---	DRN	EXISTING IRRIGATION DRAIN LINE
---	E	EXISTING EASEMENT
---	E	EXISTING ELECTRIC
---	G	EXISTING GAS
---	IRR	EXISTING IRRIGATION
---	T	EXISTING LOT LINE
---	T	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

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

TENTATIVE PARCEL MAP NO. 37322

FOR CONDOMINIUM PURPOSES

EXHIBIT DATE: APRIL 17, 2017

DATA TABLE

APPLICANT / LAND OWNER:	INNOVATIVE INVESTMENT COMPANY, LLC		
ADDRESS:	2920 NEWPORT BOULEVARD - SUITE A NEWPORT BEACH, CALIFORNIA 92663		
CONTACT:	DAVID SCHEPPERS	TELEPHONE:	(949) 723-1102

EXHIBIT PREPARER:	MSA CONSULTING, INC.		
ADDRESS:	34200 BOB HOPE DRIVE RANCHO MIRAGE, CALIFORNIA 92270		
CONTACT:	PAUL DEPALATIS, AICP	TELEPHONE:	(760) 320-9811

ASSESSOR'S PARCEL NUMBERS:	665-030-039 & -040		
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LEGAL DESCRIPTION:
A PORTION OF PARCEL 28 OF RS 21/55 AND PARCEL 24 OF RS 25/84 LOCATED IN THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SAN BERNARDINO BASE & MERIDIAN.

LAND USE DATA:	AREA
EXISTING GROSS ACREAGE:	3.56 AC.
LITTLE MORONGO ROAD & SAN GORGONIO LANE R/W DEDICATION:	0.50 AC.
PARCEL 1 & PROPOSED NET ACREAGE:	3.06 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:	COMMERCIAL (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 / SEMPR 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

