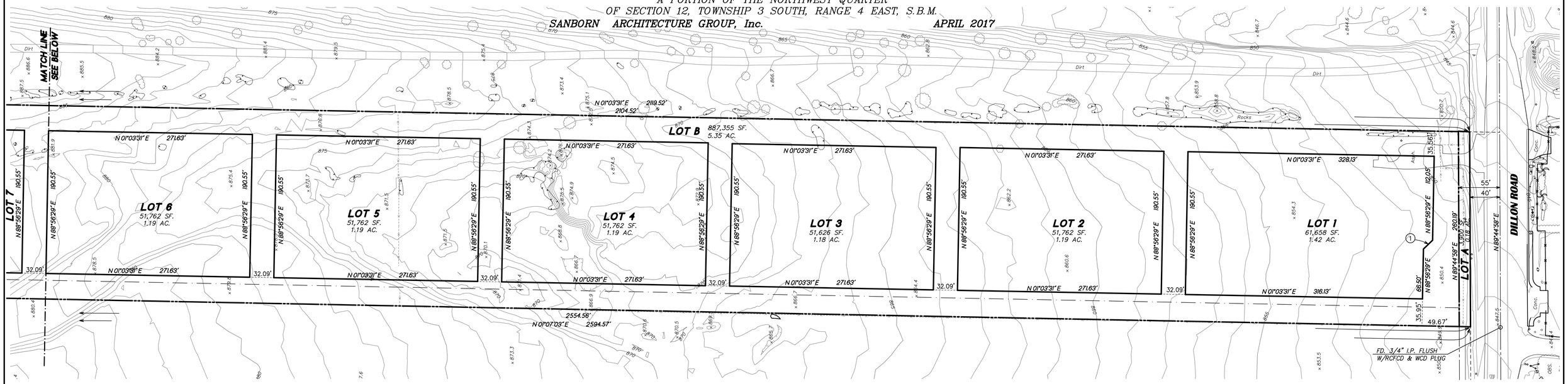
IN THE CITY OF DESERT HOT SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

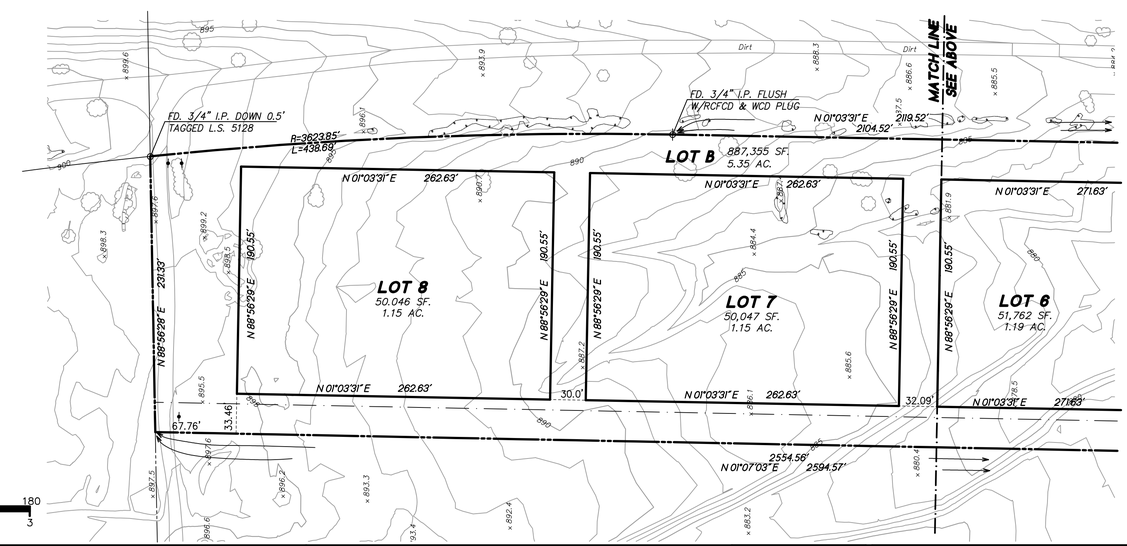
TENTATIVE TRACT MAP NO. 37331

A PORTION OF THE NORTHWEST QUARTER
OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 4 EAST, S.B.M.

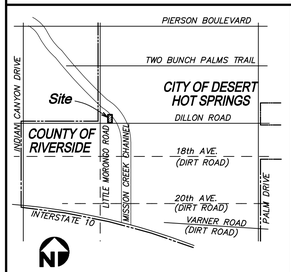
SANBORN ARCHITECTURE GROUP, Inc. APRIL 2017



LINE TABLE		
#	BEARING	LENGTH
L1	N 19°12'21" E	16.97'



VICINITY MAP



LEGEND

△	INDICATES EASEMENT MAPPED PER TITLE REPORT
●	INDICATES FOUND MONUMENT AS NOTED
—W—	INDICATES WATER LINE
—S—	INDICATES SEWER LINE
MH	INDICATES MANHOLE
ASPH.	INDICATES ASPHALT
CONC.	INDICATES CONCRETE
℄	INDICATES CENTERLINE
a.c.	INDICATES ACRES
P.M.B.	INDICATES PARCEL MAP BOOK
G.N.V.	INDICATES GROUND NOT VISIBLE
P/L	INDICATES PROPERTY LINE
BUILD.	INDICATES BUILDING
FD.	INDICATES FOUND
I.P.	INDICATES IRON PIPE
C.P.S.	INDICATES CITY OF PALM SPRINGS
L.S.	INDICATES LAND SURVEYOR
	INDICATES PALM TREE
	INDICATES STREET LIGHT
CMU	INDICATES CONCRETE MASONRY UNIT (BLOCKWALL)

NOTES

NOTES

1. THERE IS OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE PROPERTY.
2. THERE ARE NO PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES AFFECTING THE PROPERTY AS OF THIS DATE.
3. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AFFECTING THE PROPERTY.
4. THERE IS NO OBSERVED EVIDENCE OF USE OF THE PROPERTY AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
5. THERE IS NO WETLAND AREA WITHIN THE PROPERTY.
6. THERE IS NO OBSERVED CEMETERY ON THE PROPERTY.
7. LOT DIMENSIONS SHOWN ARE APPROXIMATE
8. HIS MAP IS COMPILED FROM RECORD INFORMATION ONLY AND IS NOT TO BE USED AS A BOUNDARY SURVEY.

FEMA FLOOD ZONE DESIGNATION:

ZONE X - AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
FIRM NUMBER: 06065C0289G; EFFECTIVE DATE: AUGUST 28, 2008

FEET
60 30 0 60 120 180
1 0 1 2 3
INCHES

PROJECT DIRECTORY

OWNER/DEVELOPER:
GREEN ACRES ENTERPRISES
423 NORTH LINDEN DRIVE
BEVERLY HILLS, CA 90210

CIVIL ENGINEER
CHRISTIANSEN & COMPANY
3649 NINTH STREET
RIVERSIDE, CA. 92501
(951) 684-4497 TEL.
(951) 684-4497 FAX.
KEITH.CHRISTIANSENCO@GMAIL.COM

ARCHITECT:
SANBORN ARCHITECTURE GROUP INC.
71-780 SAN JACINTO DR., E-1
RANCHO MIRAGE, CA. 92270
(760) 423-0600 TEL.
(760) 423-0603 FAX.
ALLENS@SANBORNAE.COM

PLANNER:
TERRA NOVA PLANNING & RESEARCH, INC.
42635 MELANIE PLACE, STE 101
PALM DESERT, CA. 92211
(760) 341-4800
NCRISTE@TERRANOVAPLANNING.COM

PROJECT UTILITIES

WATER	CVWD (760) 398-2651
SEWER	MISSION SPRINGS WATER DISTRICT (760) 329-6448
ELECTRIC	SOUTHERN CALIFORNIA EDISON COMPANY (800) 684-8123
GAS	THE GAS COMPANY / SEMPRA ENERGY (9094) 335-7625
TELEPHONE	FRONTIER (800) 483-500
TELEVISION	TIME WARNER CABLE (760) 340-1312
SCHOOL DISTRICT	PALM SPRINGS UNIFIED SCHOOL DISTRICT (760) 416-4000

PROJECT INFORMATION

ASSESSOR'S PARCEL NO.
665-110-006-5

LEGAL DESCRIPTION
THE EAST HALF OF THE WEST HALF OF THE N.W. 1/4 AND THE WEST 30 FEET OF THE E. 1/2 OF THE N.W. 1/4 OF SECTION 12, T3S, R4E, S.B.M.

2008 THOMAS GUIDE LOCATION
PAGE 724 / F1 (2008)

TOPOGRAPHIC SOURCE
INLAND AERIAL - OCTOBER 2014

BASIS OF BEARINGS
THE CENTERLINE OF DILLON ROAD BEING N 89°45'04" E

AREA INFORMATION

TOTAL NO. OF LOTS

TOTAL NUMBER LOTS	=	8
TOTAL LETTERED LOTS	=	2
TOTAL LOTS	=	10
MINIMUM LOT SIZE		=50,046 SF. =1.15 AC.
MAXIMUM LOT SIZE		=61,658 SF. =1.42 AC.
AVERAGE LOT SIZE		=51,762 SF. =1.19 AC.

LAND AREA TABULATION

	S.F.	A.C.
GROSS ACREAGE:	657,791	15.10

NUMBER LOT AREAS

LOT 1	61,658	1.42
LOT 2	51,762	1.19
LOT 3	51,626	1.18
LOT 4	51,762	1.19
LOT 5	51,762	1.19
LOT 6	51,762	1.19
LOT 7	50,047	1.15
LOT 8	50,046	1.15

LETTERED LOT AREAS

LOT "A"	3,900	0.18
LOT "B"	887,355	5.35

LAND USE INFORMATION

EXISTING ZONING:
LIGHT INDUSTRIAL (I-L)

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

EXISTING GENERAL PLAN USE:
LIGHT INDUSTRIAL (I-L)

PROPOSED GENERAL PLAN 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)

SANBORN ARCHITECTURE GROUP, Inc.

SANBORN A/E INC.

PROFESSIONAL LAND SURVEYOR
Steven J. Van
Exp. 06/30/17
No. 8500
STATE OF CALIFORNIA

STEVEN J. VAN, P.L.S.
71-780 SAN JACINTO DR. SUITE "E-1"
RANCHO MIRAGE, CA. 92270
TEL. (760) 423-0600
FAX (760) 423-0603

TENTATIVE TRACT MAP NO. 37331

for

GREEN ACRES ENTERPRISES

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 4 EAST

© Copyright 2017
Sanborn A/E, Inc.
All Rights Reserved

PLOT DATE:	W.O. : 16-137
4/24/2017	SCALE : 1"=60'

Z:\Dedicated Files\W-Dedicated Files\W-137 Zerubo DHS Cultivation\TRACT MAP\TENTATIVE MAP