

CONDITIONAL USE PERMIT FOR
MORONGO INDUSTRIAL LOT 2

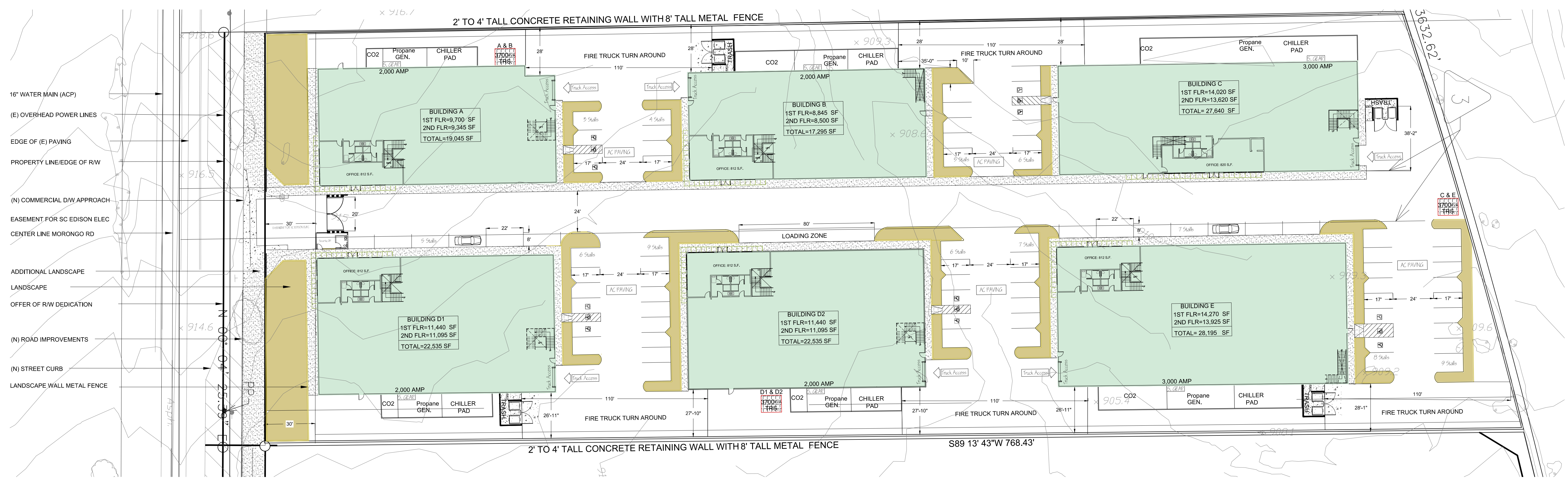
PARCEL 2
173,520 SQ. FT.
(3.983 AC.)

- PROPERTY LINE
- (E) FENCE
- (E) GAS LINE
- NEW SEWER LINE
- SET BACK LINE
- (E) WATER LINE
- NEW SUMP PUMP
- BOUNDARY
- TELEPHONE
- SEWER CLEANOUTS
- S. GEAR 1600 AMPS
- INDICATES ELECTRICAL SWITCH GEAR SEE LOCATION FOR PANEL SIZE
- 97.7 KVA TRANS. INDICATES POWER TRANSFORMER

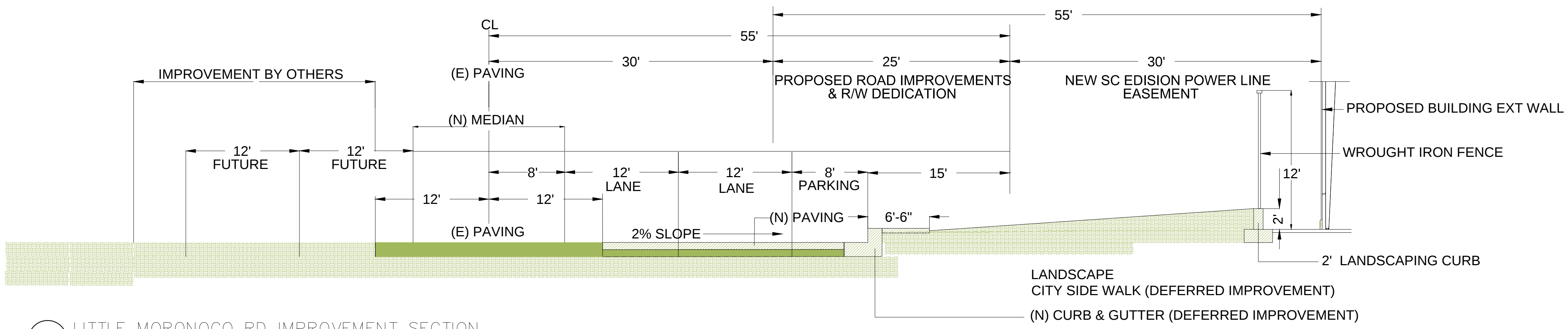
PARKING:
OFFICE AREA : 4,880 S.F.
REQUIRED PARKING (1 PER 250) : 19

TOTAL BUIL'G AREA (EXCEPT OFFICE) : 132,150 S.F.
REQUIRED PARKING (1 PER 2500) : 53

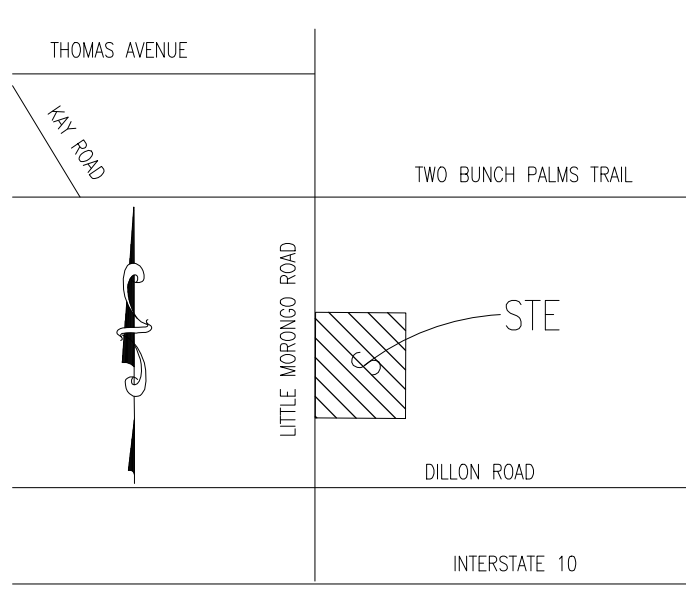
TOTAL REQUIRED PARKING : 72
PROVIDED PARKING: 74



1 SITE PLAN
SCALE: 1"=30'



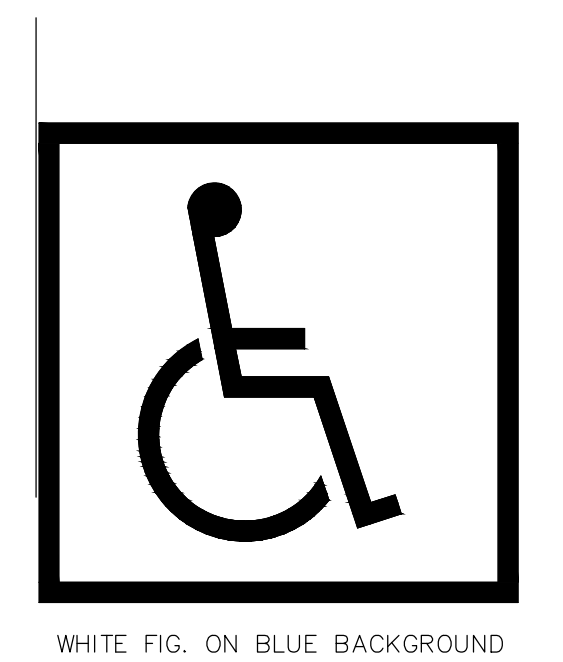
2 LITTLE MORONGO RD IMPROVEMENT SECTION



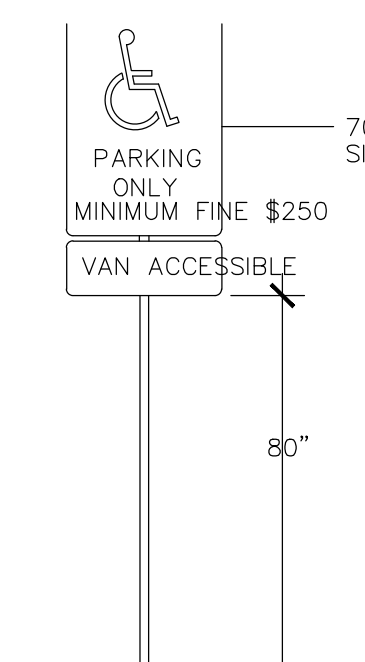
VICINITY MAP
N.T.S.

Underground Service Alert
Call: TOLL FREE
1-800-227-2600
TWO WORKING DAYS BEFORE YOU DIG

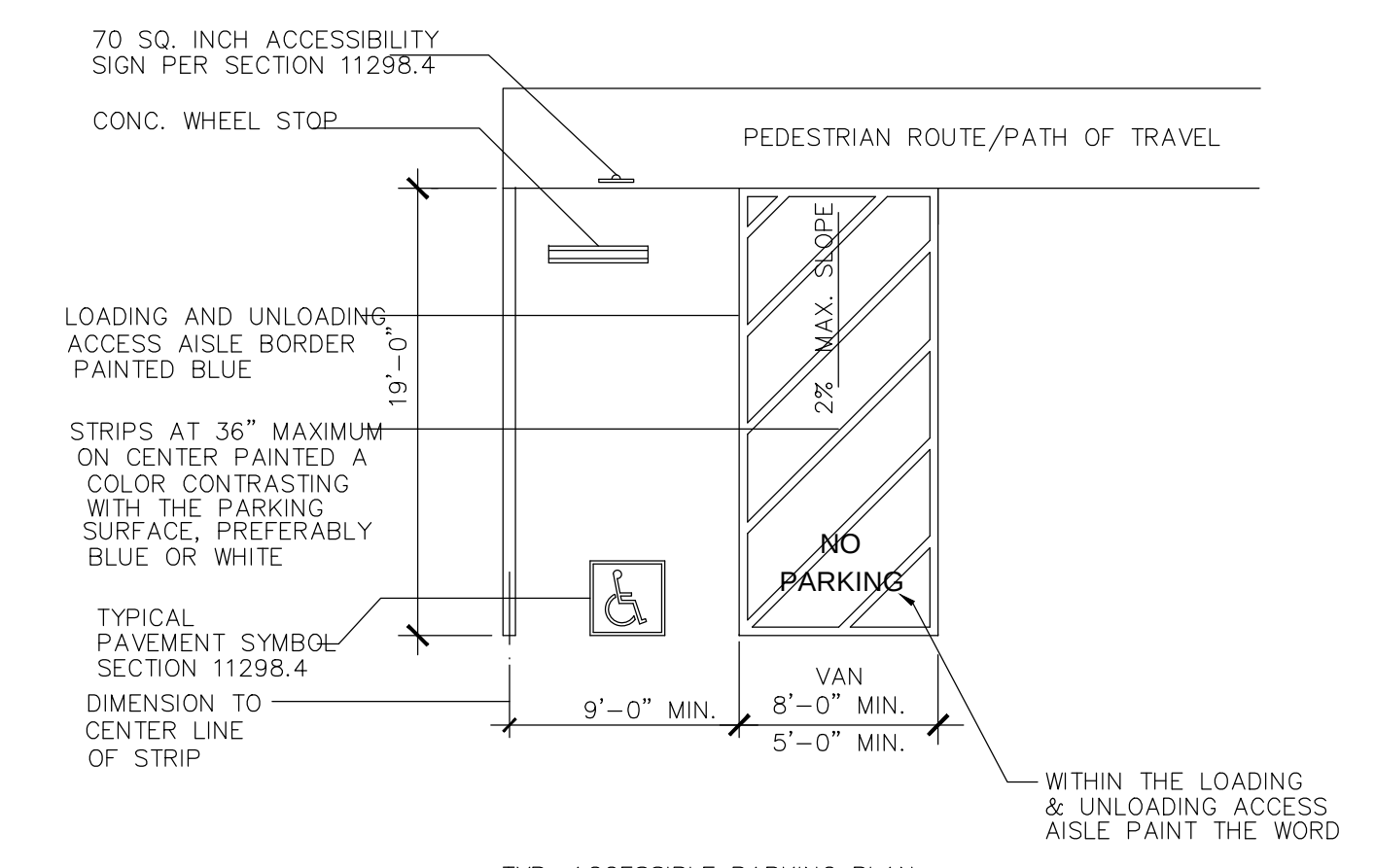
- LEGEND
- CL = CENTER LINE
 - EX = EXISTING
 - EP = EDGE OF PAVEMENT
 - PL = PROPERTY LINE
 - PP = POWER POLE
 - R/W = RIGHT OF WAY
 - (910) = EXISTING ELEVATION



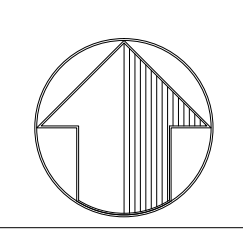
WHITE FIG. ON BLUE BACKGROUND



TYP. PARKING SIGN



TYP. ACCESSIBLE PARKING PLAN



LITTLE MORONGO ROAD
DESERT HOT SPRINGS, CA

APN: 665-080-012

REVISIONS	BY

THE USE OF THESE PLANS AND SPECIFICATION SHALL BE RESTRICTED TO THE SPECIFIC SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF SHALL BE EXPRESSLY LIMITED TO SUCH USE. NO REPRODUCTION OR PUBLICATION OF ANY PART OF THESE PLANS OR SPECIFICATIONS SHALL BE MADE WITHOUT THE WRITTEN CONSENT OF SHAD ENGINEERS, INC. WITHOUT PREJUDICE TO VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FIDIE EVIDENCE OF THE ACCEPTANCE OF THE RESTRICTIONS.

MORONGO INDUSTRIAL PARK, LOT 2
MERJ LIFE, LLC; A CALIFORNIA LIMITED LIABILITY CO.
LITTLE MORONGO RD
CITY OF DESERT HOT SPRINGS

Shad Design Group
Architectural Planning & Engineering
5550 STEVENS CREEK BLVD SUITE 220
SAN JOSE, CA 95137
(408) 472-4225 FAX (408) 877-1528
email: shad@shadgroup.net

DATE: 03-27-2017
SCALE: AS SHOWN
DRAWN: LB
JOB NO.

A-01
OF SHEETS