

NO.	REVISIONS	APPROVED	DATE

TENTATIVE
PARCEL MAP NO. 37887
In the City of Desert Hot Springs, County of Riverside, State of California
ALL THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SBM
FOR CONDOMINIUM PURPOSES

FEBRUARY 2020

OWNER
DHS Investment Holdings, LLC
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ENGINEER
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RJCE 25563 pascob99@aol.com

ASSESSOR'S PARCEL NUMBER
665-030-004

LEGAL DESCRIPTION
PARCEL 8 OF LOT LINE ADJUSTMENT NO. 01-15
RECORDED ON FEBRUARY 22, 2016, AS DOCUMENT #2016-0067475,
OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

EXISTING/PROPOSED GENERAL PLANNING

Existing General Plan: I-L, Industrial
Proposed General Plan: Same
Existing Zoning: I-L, Industrial
Proposed Zoning: Same

ACREAGE
Gross 2.88 Acres

LOTS
Two Equal Parcels

SEWAGE DISPOSAL
Parcels would be served by On-Site Sewage Disposal Systems.
Sewer mains would be constructed to Cabot Road.

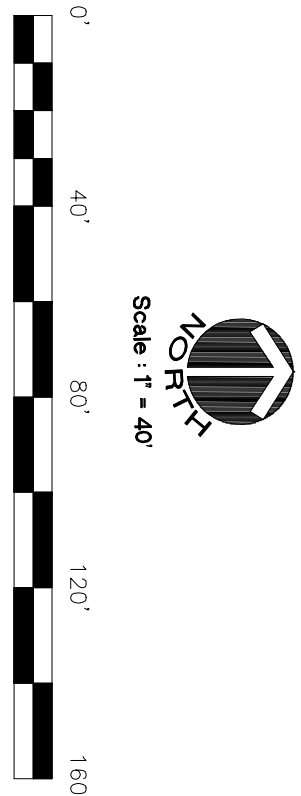
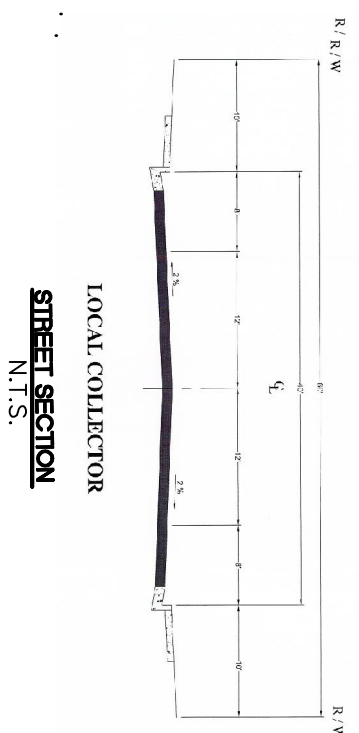
FLOOD HAZARD DESIGNATION

The property is shown in the AQ Zone (Depth 1 foot, Velocity 4fps) on
the FEMA Map for Desert Hot Springs Community, Parcel
Number 060251 0005 C dated September 30, 1988.

SLOPE ANALYSIS

The site has a slope of less than 10%.
The actual slope is less than 2.2% from Northwest to Southeast.

GRADING
See Preliminary Grading Plan.

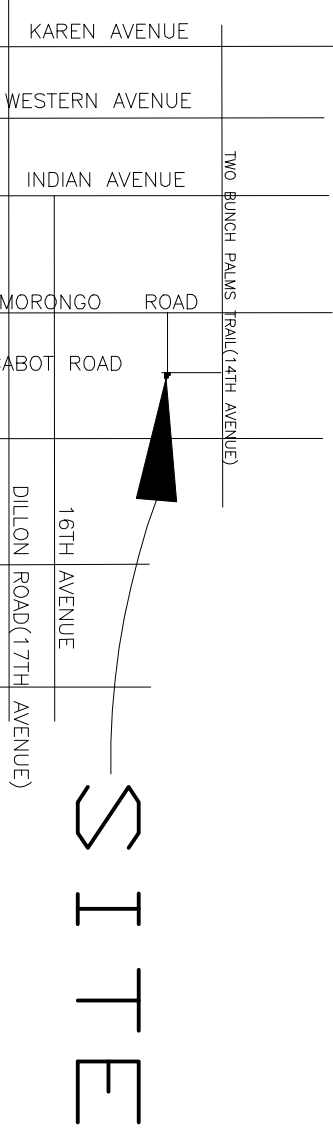


LEGEND

- CHAIN LINK FENCE: (Symbol: line with circles)
- EXISTING CONTOUR (Symbol: dashed line)
- STREET CENTERLINE (Symbol: line with cross-ticks)
- EDGE OF PAVEMENT (Symbol: line with cross-ticks)
- EXISTING ELEVATION (Symbol: number in a circle)

UTILITIES

- SEWER: MISSION SPRINGS WATER DISTRICT
- WATER: MISSION SPRINGS WATER DISTRICT
- ELECTRICITY: EDISON
- GAS: THE GAS COMPANY
- TELEPHONE: VERIZON
- TELEVISION: TIME WARNER
- USA: UNDERGROUND SERVICE ALERT



VICINITY MAP

N.T.S.

TWO BUNCH PALMS TRAIL

