

TENTATIVE PARCEL MAP NO. 32845

IN THE CITY OF COACHELLA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

FILE INFORMATION

THIS MAP AND THE MAP IS A PRELIMINARY MAP FOR THE PURPOSES OF THE STATE OF CALIFORNIA, COUNTY OF RIVERSIDE AND THE CITY OF COACHELLA.

LEGAL DESCRIPTION

THE PARCEL MAP NO. 32845 IS A PRELIMINARY MAP FOR THE PURPOSES OF THE STATE OF CALIFORNIA, COUNTY OF RIVERSIDE AND THE CITY OF COACHELLA. THE PARCEL MAP NO. 32845 IS A PRELIMINARY MAP FOR THE PURPOSES OF THE STATE OF CALIFORNIA, COUNTY OF RIVERSIDE AND THE CITY OF COACHELLA. THE PARCEL MAP NO. 32845 IS A PRELIMINARY MAP FOR THE PURPOSES OF THE STATE OF CALIFORNIA, COUNTY OF RIVERSIDE AND THE CITY OF COACHELLA.

FILE DESCRIPTIONS AND EASEMENTS

- 1. THE MAP IS INTENDED TO SHOW THE LOCATION OF THE PARCELS AND THE EASEMENTS THEREON.
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GENERAL NOTES

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RECORD NUMBER
 JACKSON STREET METAL INVESTMENTS, LLC
 1415 CARPENTER AVENUE
 1415 SOUTH CENTRE DRIVE, SUITE 100
 SAN DIEGO, CA 92101

DEVELOPER

JACKSON STREET METAL INVESTMENTS, LLC
 1415 CARPENTER AVENUE, SUITE 100
 SAN DIEGO, CA 92101
 TELEPHONE: (619) 455-0000 EXT. 100
 FAX: (619) 455-0001

ENGINEER

DEVELOPMENT RESOURCE
 31775 GARDEN LANE, SUITE 100
 PALM SPRINGS, CA 92262
 TELEPHONE: (951) 231-1234
 FAX: (951) 231-1235

RECORD NUMBER AND FILE NUMBER PROVIDED BY THE ENGINEER TO THE COUNTY OF RIVERSIDE UNDER THE SUPERVISION OF THE COUNTY ENGINEER IN SEPTEMBER 2004.

THIS ENGINEERING MAP HAS BEEN PREPARED UNDER AN AGREEMENT AND IS NOT TO BE CONSIDERED A GUARANTEE OF THE ACCURACY OF THE INFORMATION HEREON. THE ENGINEER ASSUMES NO LIABILITY FOR THE INFORMATION HEREON.

STREET ADDRESS

SOUTHWEST CORNER OF AVENUE 48 & JACKSON STREET

BASES OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED UPON THE CONVERGENCE OF MERIDIAN AT THE POINT OF OBSERVATION, U.S. STANDARD MERIDIAN 114° 00' 00" WEST.

BUILDING SETBACK AND HEIGHT NOTE

FOR THE CITY OF COACHELLA PLANNING DEPARTMENT, SETBACKS ARE AS FOLLOWS:
 STREET FRONTAGE: 10 FEET
 SIDE YARD: 10 FEET
 REAR YARD: 10 FEET

FLOOD ZONE

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TAX PARCEL NO.

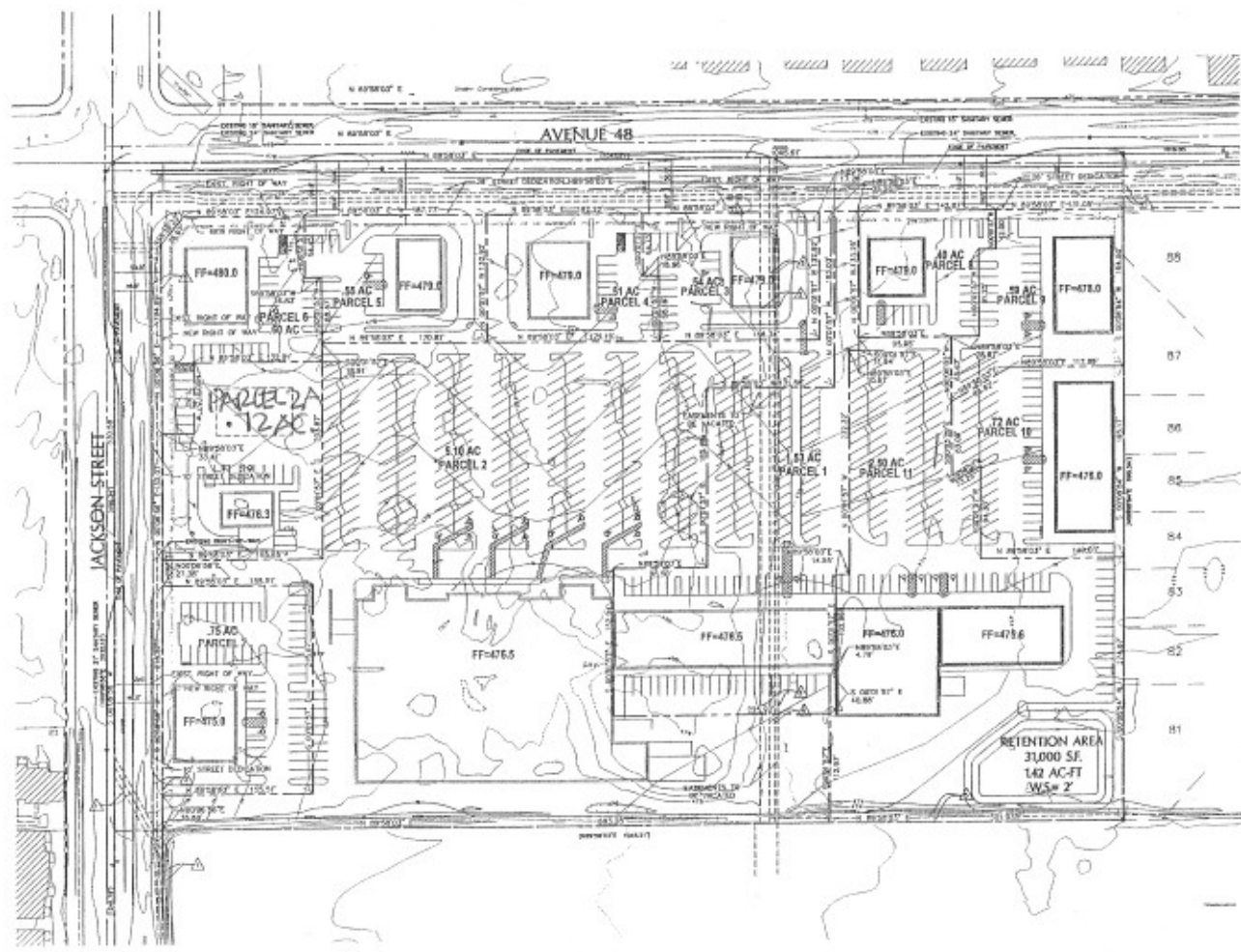
912-220-001, 412-220-002 & 912-220-003

GENERAL NOTES

1. DATE OF PREPARATION: AUGUST 2004
2. APPROXIMATE GROSS AREA = 66,054 SQ. FT. = 1.52 ACRES
3. EXISTING USE: VACANT
4. PROPOSED USE: COMMERCIAL
5. ZONING: C-1 (COMMERCIAL GENERAL)
6. GENERAL PLAN: CG (COMMERCIAL GENERAL)
7. ALL DIMENSIONS ARE APPROXIMATE
8. NUMBER OF PARCELS: 11 PARCELS
9. SANITARY SEWER SYSTEM SHALL BE PUBLIC
10. WATER SYSTEM SHALL BE PUBLIC
11. FRONTAGE: AVENUE 48 = 1005 FEET
12. FRONTAGE: JACKSON STREET = 632 FEET

GEOTECHNICAL REPORT

GEOTECHNICAL REPORT FOR SUBJECT PROJECT WAS PREPARED BY:
 SLABER ENGINEERING
 31-725 GARDEN LANE, SUITE 100
 PALM SPRINGS, CA 92262
 (951) 772-3863



AREA TABULATION

PARCEL 1	1.54 ACRES
PARCEL 2	3.10 ACRES
PARCEL 3	2.54 ACRES
PARCEL 4	0.51 ACRES
PARCEL 5	0.26 ACRES
PARCEL 6	0.60 ACRES
PARCEL 7	0.75 ACRES
PARCEL 8	0.42 ACRES
PARCEL 9	0.53 ACRES
PARCEL 10	0.72 ACRES
PARCEL 11	2.50 ACRES
TOTAL	14.52 ACRES

PARCEL 2A . 12 ACRES
 TOTAL 14.52 ACRES.



LEGEND

- ADJACENT PROPERTY
- ADJACENT LOT OR BY PROPERTY LINE
- ADJACENT ADJUTANT PROPERTY
- PROPOSED PARCEL LINE
- PROPOSED CENTERLINE
- EXISTING CENTERLINE