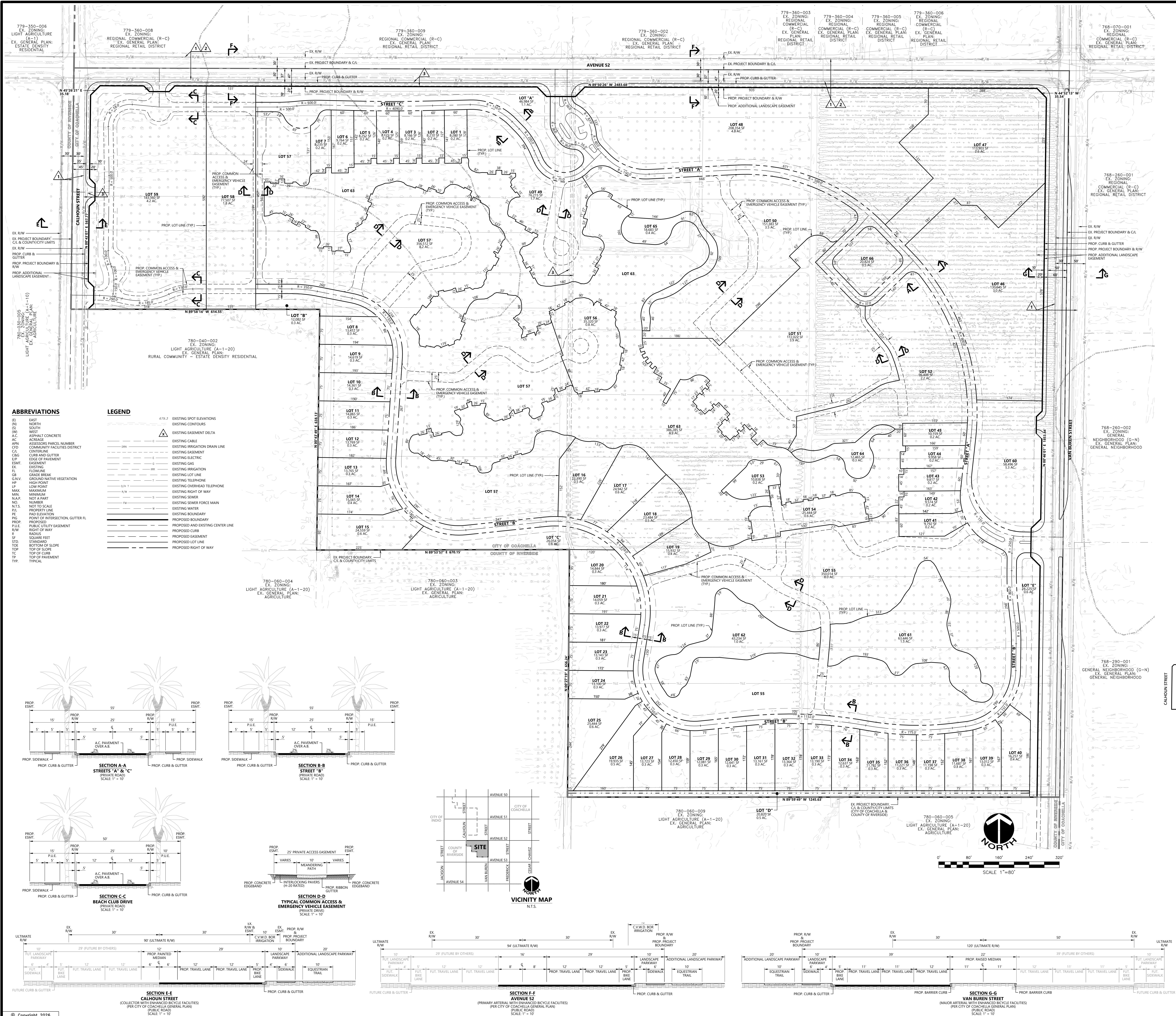




THE CITY OF COACHELLA OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TENTATIVE TRACT MAP NO. 93330

FOR SUBDIVISION AND CONDOMINIUM PURPOSES

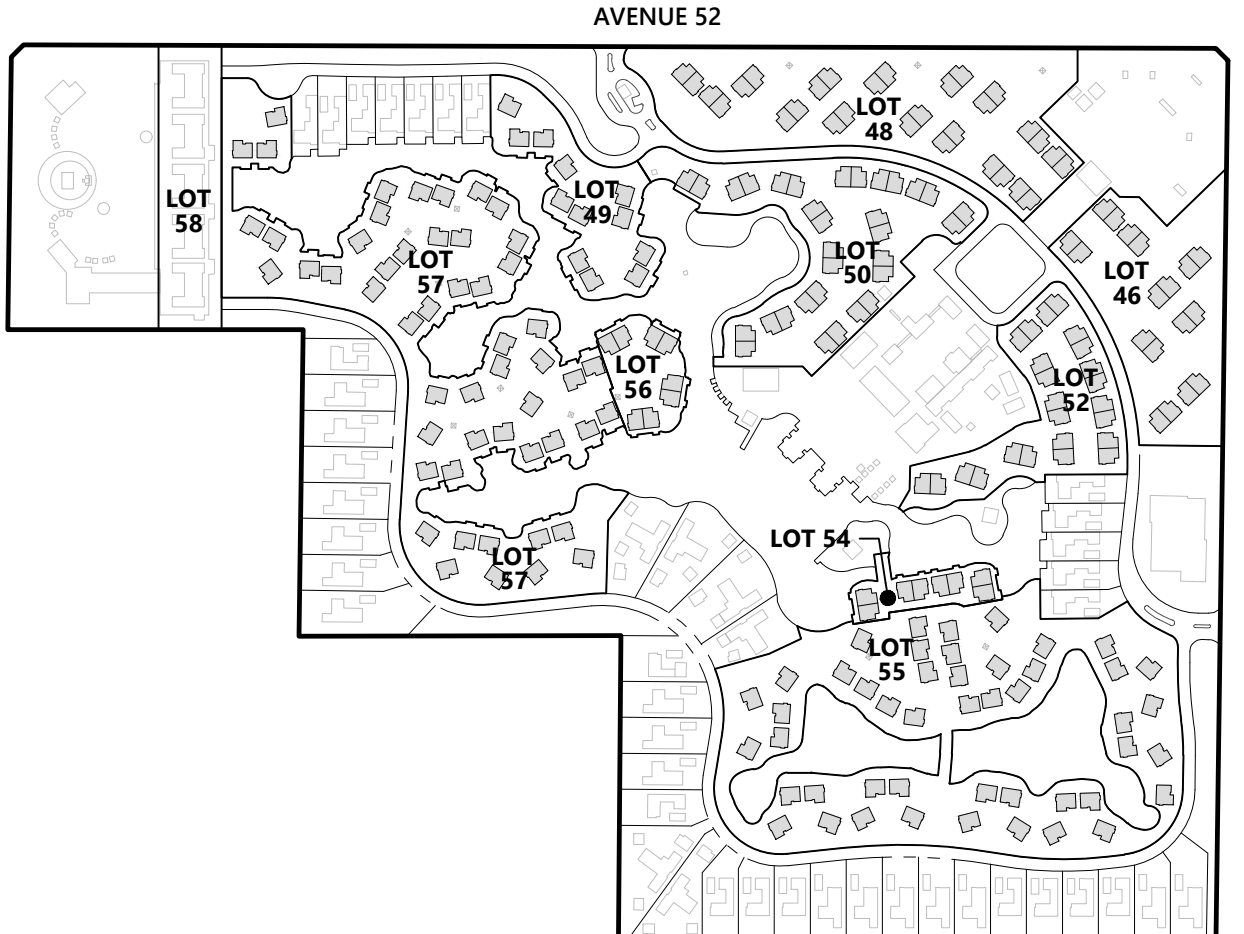
EXHIBIT DATE: SEPTEMBER 11, 2026

REVISIONS

NO.	DATE	DESCRIPTION
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DATA TABLE

APPLICANT / LAND OWNER	RELEVANT COACHELLA OWNER, LLC
ADDRESS	6417 SELMA AVENUE HOLLYWOOD, CALIFORNIA 90028
CONTACT	GRANT KING
EXHIBIT PREPARER	MSA CONSULTING, INC.
ADDRESS	34200 BOB HOPE DRIVE RANCHO MIRAGE, CALIFORNIA 92270
CONTACT	PAUL DEFALATIS, AICP
TELEPHONE	(760) 320-9811
SOURCE OF TOPOGRAPHY	INLAND AERIAL SURVEYS, INC.
ADDRESS	7117 ARLINGTON AVENUE, SUITE A RIVERSIDE, CALIFORNIA 92503
DATE OF TOPOGRAPHY	DECEMBER 22, 2021
TELEPHONE	(951) 687-4252
ASSESSOR'S PARCEL NUMBERS	780-040-001, 780-040-003, 780-060-001 & 780-060-002
LEGAL DESCRIPTION	BEING A PORTION OF NE 1/4 OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 7 EAST, SAN BERNARDINO MERIDIAN.
LAND USE DESCRIPTION	
EXISTING GROSS AREA	87.2 AC.
PROPOSED PUBLIC RIGHT OF WAY DEDICATION (CALHOUN STREET, AVENUE 52 & VAN BUREN STREET)	6.1 AC.
PROPOSED NET AREA	81.1 AC.
PROPOSED SINGLE FAMILY RESIDENTIAL LOTS (LOTS 1 THRU 45)	14.1 AC.
PROPOSED CONDOMINIUM LOTS (LOTS 46, 48, 49, 50, 52 & 54 THRU 58)	34.6 AC.
PROPOSED PUBLIC BEACH CLUB LOT (LOT 59)	4.2 AC.
PROPOSED BACK OF HOUSE LOT (LOT 60)	1.3 AC.
PROPOSED AMENITY LOTS (LOTS 47, 51, 53, 61 THRU 66)	19.3 AC.
PROPOSED OPEN SPACE LOTS (LOTS "A" THRU "E")	3.1 AC.
PROPOSED STREETS (STREETS "A" THRU "C")	4.5 AC.
EXISTING ZONING	REGIONAL COMMERCIAL (R-C)
PROPOSED ZONING	REGIONAL COMMERCIAL (R-C)
EXISTING GENERAL PLAN LAND USE	REGIONAL RETAIL DISTRICT
PROPOSED GENERAL PLAN LAND USE	REGIONAL RETAIL DISTRICT
PUBLIC UTILITY PURVEYORS	
ELECTRIC	IMPERIAL IRRIGATION DISTRICT (760) 335-3640
GAS	SOUTHERN CALIFORNIA GAS COMPANY (877) 238-0092
TELEPHONE	FRONTIER COMMUNICATIONS (800) 921-8101
WATER	COACHELLA WATER AUTHORITY (760) 501-8100
CABLE	SPECTRUM (877) 719-3278
SEWER	CITY OF COACHELLA (760) 501-8100
USA	UNDERGROUND SERVICE ALERT (800) 227-2600
EXISTING EASEMENT NOTES	
1	AN EASEMENT IN FAVOR OF THE COUNTY OF RIVERSIDE, FOR PUBLIC HIGHWAYS AND INCIDENTAL PURPOSES, RECORDED APRIL 17, 1955 AS INSTRUMENT NO. 32992 OF OFFICIAL RECORDS. (PLOTTED HEREIN)
2	AN EASEMENT IN FAVOR OF COUNTY OF RIVERSIDE, FOR PUBLIC HIGHWAY, UTILITIES AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 11, 1955 AS BOOK 232, PAGE 97 OF OFFICIAL RECORDS. (PLOTTED HEREIN)
3	10' BOR DISTRIBUTION EASEMENT PARCEL C-6-52 REC. 5/20/1949 (PLOTTED HEREIN)
4	RESERVATIONS CONTAINED IN THE PATENT FROM THE UNITED STATES OF AMERICA, RECORDED NOVEMBER 28, 1908 IN BOOK 5, PAGE 67 OF PATENTS, AS FOLLOWS: RECORDED DECEMBER 23, 2009, REC. NO. 2009-0659534 OF OFFICIAL RECORDS. SUBJECT TO ANY VESTED & ACCRUED WATER RIGHTS FOR MINING, AGRICULTURAL, MANUFACTURING OR OTHER PURPOSES, & RIGHTS TO DITCHES & RESERVOIRS USED IN CONNECTION WITH SUCH WATER RIGHTS AS MAY BE RECOGNIZED & ACKNOWLEDGED BY THE LOCAL CUSTOMS, LAWS & DECISIONS OF COURTS, & A RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY AUTHORITY OF THE UNITED STATES. (BLANKET IN NATURE)
5	AN EASEMENT IN FAVOR OF CALIFORNIA ELECTRIC POWER COMPANY, FOR UTILITIES & INCIDENTAL PURPOSES, RECORDED MARCH 27, 1940 AS BOOK 530, PAGE 297 OF OFFICIAL RECORDS. (BLANKET EASEMENT FOR MAINTENANCE, REPAIR & REPLACEMENT OF AS AS CONSTRUCTED UTILITY LINES)
FEMA FLOOD ZONE DESIGNATION	
ZONE "X": AREA OF MINIMAL FLOOD HAZARD	
AS SHOWN ON RIVERSIDE COUNTY, CALIFORNIA, FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL MAP NUMBER: 06065C2262H	
EFFECTIVE DATE: MARCH 6, 2018	
LIQUEFACTION	HIGH LIQUEFACTION ZONE
SCHOOL DISTRICT	COACHELLA VALLEY UNIFIED
NOTES	1. THIS MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER. 2. THERE ARE EXISTING DWELLINGS, BUILDINGS, OR OTHER STRUCTURES KNOWN ON THIS PROPERTY.



CONDOMINIUM LOT DETAIL

SCALE: 1" = 400'

CONDOMINIUM LOT UNIT COUNT	
LOT 46	36 UNITS
LOT 48	60 UNITS
LOT 49	12 UNITS
LOT 50	64 UNITS
LOT 52	48 UNITS
LOT 54	16 UNITS
LOT 55	47 UNITS
LOT 56	16 UNITS
LOT 57	53 UNITS
LOT 58	5 UNITS
TOTAL	357 UNITS