

IN THE CITY OF COACHELLA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
**COMMERCIAL AND INDUSTRIAL TENTATIVE SUBDIVISION MAP**  
**PARCEL MAP NO. 31459**  
 BEING A POR. OF SE SEC. 31, 15S, R8E, S8M, RIVERSIDE COUNTY, CA  
 PACIFIC ENGINEERING & ASSOCIATES JULY 2003  
 18.25 ACRES



**OWNER/DEVELOPER:**  
 LUNSON DEV. COMPANY  
 18400 PACIFIC COAST HIGHWAY, ETC. #10  
 HAWTHORN BEACH, CA 92049  
 (949) 982-8100

**UTILITY AGENCIES:**  
 WATER: COACHELLA SANITARY DISTRICT  
 CITY OF COACHELLA  
 ELECTRIC: RIVERSIDE WATER DISTRICT  
 TELEPHONE: VERIZON  
 GAS: THE GAS COMPANY  
 CABLE: DISH NETWORK

**SCHOOL DISTRICT:**  
 COACHELLA VALLEY UNIFIED SCHOOL DISTRICT

**NOTES:**  
 A.C. / A.S. PAYING CURBS & OUTINGS SIDEWALKS & DRIVEWAYS DRAINAGE FACILITIES OR IN-OR-OUT SIDEWALKS TO CITY OF COACHELLA & COACHELLA SAN. DIST. STANDARDS

BOX OF D.G. SHALL BE RETAINED ON-SITE. D.G. CAN BE CONTAINED UNDER THE PARKING LOT AND A RILEY OUTLET SHOWN UNDERNEATH THE STREET INTO THE GAS ROAD RIGHT-OF-WAY IS ALLOWED. EACH PARCEL SHALL HAVE A SURVEY RECREATIONAL ELEMENT FOR ACCESS, EGRESS, DRAINAGE, AND PARKING.

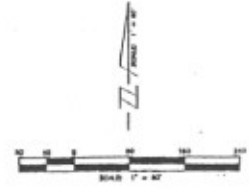
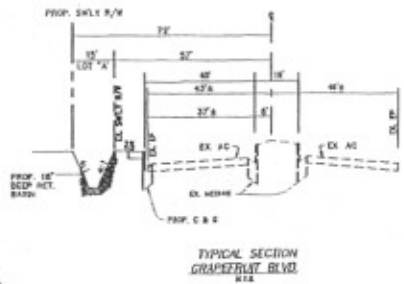
**A.P.N.:**  
 803-460-008 THRU 011, 013, AND 017

**LEGAL DESCRIPTION:**  
 PARCELS P-10 AND POR. LOT "A"  
 PM 27278 (SUB 174,5-9)

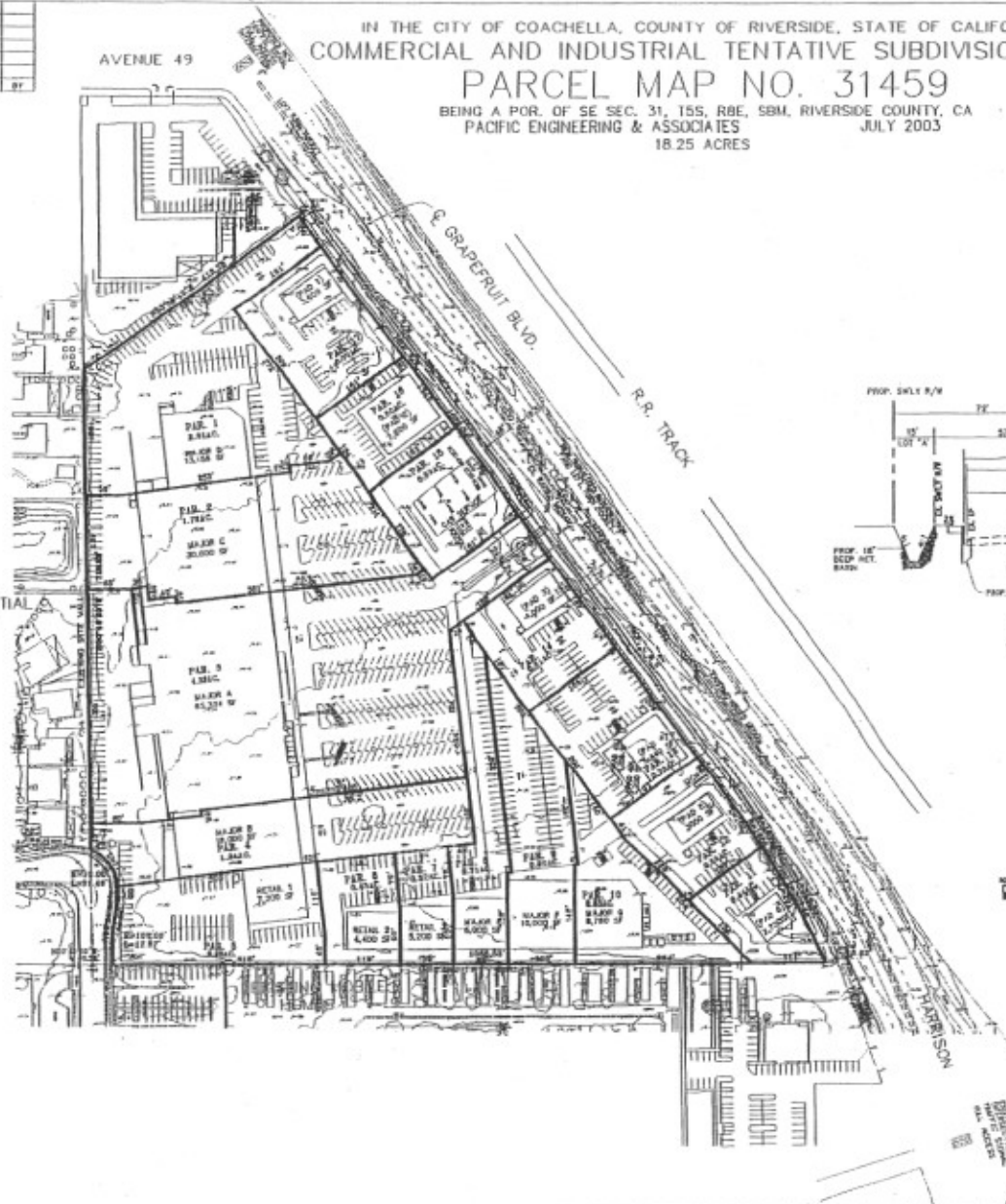
**GENERAL PLANS:**  
 EXISTING: GENERAL COMMERCIAL  
 PROPOSED: GENERAL COMMERCIAL

**ZONING:**  
 EXISTING ZONE: C-8  
 PROPOSED ZONE: C-8

**EXISTING LAND USE:**  
 PARCELS VICINITY EAST STREET AND RAIL ROAD TRACKS SOUTH: MOORE HOME PARK WEST: SINGLE FAMILY RESIDENTIAL NORTH: COMMERCIAL



NO.	DATE	DESCRIPTION	BY



TABULATION		ACRES
PARCEL 1		2.06
PARCEL 2		1.07
PARCEL 3		1.38
PARCEL 4		1.21
PARCEL 5		0.86
PARCEL 6		0.82
PARCEL 7		0.21
PARCEL 8		0.80
PARCEL 9		0.83
PARCEL 10		0.24
PARCEL 11		0.24
PARCEL 12		0.24
PARCEL 13		0.24
PARCEL 14		0.24
PARCEL 15		0.24
PARCEL 16		0.24
PARCEL 17		0.24
LOT A		0.27
	<b>TOTAL</b>	<b>18.25</b>

ENGINEER:  
*Lynne R. Steinhilber*  
 LYNNE R. STEINHILBER, R.C.E. NO. 32102  
 MY LICENSE EXPIRES 12-31-04



MAP PREPARED BY:  
**PACIFIC ENGINEERING & ASSOCIATES**  
 CIVIL ENGINEERING-PLANNING-QUIRRE INC.  
 40-200 GARLITA DRIVE  
 PALM SPRINGS, CA 92251  
 (760) 348-4284 FAX (760) 779-3994  
 EMAIL: ACE@PEA-INC.COM  
 MAP PREPARATION DATE: JULY 2003