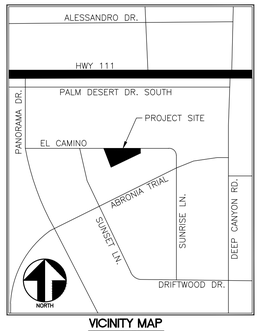
SHEET 1 OF 1

PRELIMINARY



VICINITY MAP
NOT TO SCALE

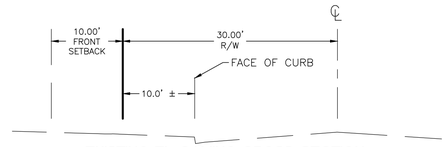
LEGEND

FL	FLOW LINE
TC	TOP OF CURB
MH	MANHOLE
FF	FINISH FLOOR
	ELECTRIC BOX
	GUY WIRE
AC	AIR CONDITION UNIT
	SIGN
	TELEPHONE PEDESTAL
	UTILITY POLE
	STREET LIGHT
	WATER VALVE
	CLEAN OUT – SANITARY SEWER
WM	WATER METER
	BUSH
	VEGETATION
	TREE
	BOLLARD
	GRATE
MH	SANITARY SEWER MANHOLE
	GAS METER
	GAS VALVE
	IRRIGATION VALVE
	FIRE HYDRANT
	BOUNDARY
	LOT LINE / RIGHT OF WAY (RW)
	CENTERLINE
	BUILDING SETBACK LINE
	EASEMENT
	EXISTING OVERHEAD ELECTRICAL
W_x	EXISTING WATER LINE
R.O.	ROOF OVERHNAG
	EXISTING WALL OR FENCE
	EXISTING FENCE

LAND USE NOTES

1. EXISTING LOT = 0.21 ACRES
2. EXISTING AND PROPOSED ZONING IS R-3 (RESIDENTIAL-3).
3. **PROPOSED USE IS FOR CONDOMINIUM DEVELOPMENT PURPOSES.**
4. ALL ROADS ARE PAVED ROADS.
5. PRIMARY STREET SETBACK: 10 FEET.
6. REAR SETBACK W/O ALLEY: 10 FEET.
7. SIDE YARD SETBACK: 8 FEET.

SETBACKS PER PALM DESERT, CALIFORNIA MUNICIPAL CODE 25.10.050 "DEVELOPMENT STANDARDS".



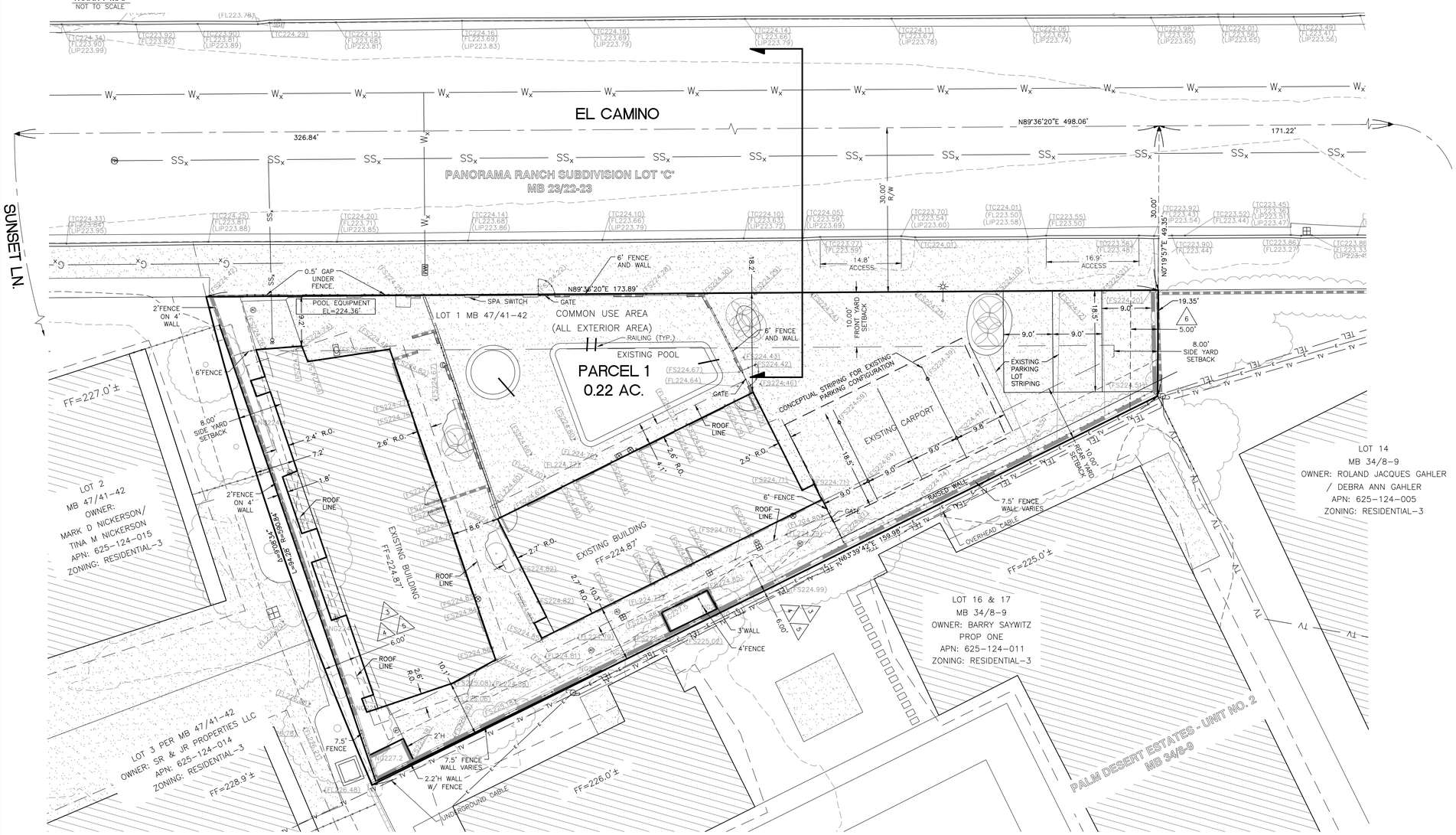
EXISTING EL CAMINO CROSS-SECTION
(NO PROPOSED IMPROVEMENTS)
SCALE: 1' = 10'

TENTATIVE PARCEL MAP NO. 38751

FOR CONDOMINIUM PURPOSES

LOT 1 OF TRACT NO. 2615 IN PALM DESERT, BEING A PORTION OF THE NE 1/4 OF THE SW 1/4 OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 6 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

FOMOTOR ENGINEERING JUNE 2023



CONTACT INFORMATION

OWNER: TIFFANY FEREYDOUNI
135 CHELSEA CIRCLE
PALM DESERT CA 92260
PH. 310 968 6558

APP/DEV: SHANA SHAMLOO
310-601-0808
SHANA_SHAMLOO@YAHOO.COM

SITE: 74375 EL CAMINO
PALM DESERT, CA 92260

FEMA ZONE

ZONE X (AREA WITH REDUCED FLOOD RISK DUE TO LEVEE) PER FEMA MAP NO. 06065C2226H EFFECTIVE 04/19/2017.

ASSESSOR PARCEL NUMBER

625-124-003

EXISTING ZONING

RESIDENTIAL-3 (MULTIFAMILY RESIDENTIAL DISTRICT)

PROPOSED ZONING

RESIDENTIAL-3 (MULTIFAMILY RESIDENTIAL DISTRICT)

AREA

PARCEL 1 (CONDOMINIUM PARCEL – 4 UNITS MAX) = 0.22 ACRES PER CITY/COUNTY RECORD

UTILITIES

ELECTRIC: SOUTHERN CALIFORNIA EDISON
36100 CATHEDRAL CANYON DR.
CATHEDRAL CITY, CA 92284
(800) 655-4555

WATER: COACHELLA VALLEY WATER DISTRICT
PO BOX 1058
COACHELLA, CA 92236
(760) 398-2651

SEWER: COACHELLA VALLEY WATER DISTRICT
PO BOX 1058
COACHELLA, CA 92236
(760) 398-2651

GAS: THE GAS COMPANY
211 NORTH SUNRISE WAY
PALM SPRINGS, CA 92262
800-427-2200

PHONE: VERIZON CALIFORNIA, INC
800-483-1000

CABLE: FRONTIER COMMUNICATIONS
295 N. SUNRISE WAY
PALM SPRINGS, CA 92262
(800) 921-8101

BENCHMARK

ELEVATION: 270.248' NAVD88
DESCRIPTION: 2" BRASS DISK STAMPED "CITY OF PALM DESERT BM 121" SOUTHEAST OF INTERSECTION IN THE SOUTHEAST SOUTH BCR.
LOCATION: THE INTERSECTION OF PORTOLA AVENUE AND FAIRWAY DRIVE.

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF EL CAMINO, BEING N89°36'20"E PER MB47/41-42.

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF PALM DESERT, IN RIVERSIDE COUNTY, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOT 1 OF TRACT NO. 2615 AS SHOWN BY MAP ON FILE BOOK 47, PAGE(S) 41 AND 42 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

EASEMENT NOTE

NUMBERED AND DESCRIBED PER FIRST AMERICAN TITLE COMPANY, ORDER NO.: 7006552 DATED 6/20/2023.

3. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES SHOWN OR DEDICATED ON THE MAP OF TRACT 2615 RECORDED JULY 25, 1963 AND ON FILE IN BOOK 47, PAGE(S) 41-42, OF TRACT MAPS.

4. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED JULY 25, 1963 AS INSTRUMENT NO. 78230 OF OFFICIAL RECORDS TO THE EXTENT THAT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE APPLICABLE STATE OR FEDERAL LAWS.

5. AN EASEMENT FOR POLE LINES, CONDUITS AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED SEPTEMBER 20, 1963 AS INSTRUMENT NO. 99473 OF OFFICIAL RECORDS.

PROPOSED COMMON AREA:

ALL OF EXTERIOR LOT AREA IS PROPOSED TO BE CONDOMINIUM COMMON USE AREA. (SPECIFIC AREA DEFINITIONS MAY VARY UPON LEGAL REVIEW AND C,C&R DRAFTING)

NORTH

0 10' 20' 30' 40'
SCALE 1"=10'

DATE: 08/25/2023

OWNER: TIFFANY FEREYDOUNI
135 CHELSEA CIRCLE
PALM DESERT CA 92260
PH. 310 968 6558

SITE: 74375 EL CAMINO
PALM DESERT, CA 92260

APP/DEV: SHANA SHAMLOO
310-601-0808
SHANA_SHAMLOO@YAHOO.COM

DIGALERT
DIAL BEFORE YOU DIG
TWO WORKING DAYS BEFORE YOU DIG
TOLL FREE 1-800-227-2600
A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

NO.		APPROVED	DATE
		DRAWN BY: ZTS	DATE: 02/2022

SEAL
REGISTERED PROFESSIONAL ENGINEER
PHILLIP K FOMOTOR
No. 47284
CIVIL
STATE OF CALIFORNIA

PRELIMINARY DATE: _____
PHILLIP K. FOMOTOR PE., PLS.
R.C.E. NO. 47284

TENTATIVE PARCEL MAP NO. 38751

APN 625-124-003

PREPARED BY:
FOMOTOR ENGINEERING
225 S. CIVIC DRIVE, SUITE 1-5
PALM SPRINGS, CA. 92262
(760) 323-1842 FAX (760) 323-1742