



#### GENERAL INFORMATION

**APPLICANT:** JIM SNELLENBERGER  
17641 IROQUOIS DR.  
INDIAN HILLS, CA 92210  
PH. (760) 360-8516

**OWNER:** DESERT LAND HOLDINGS  
17641 IROQUOIS DR.  
INDIAN HILLS, CA 92210  
PH. (760) 360-8516

**MAP PREPARER:** GLS ARCHITECTURE GROUP  
12-491 JON DR. #4  
PALM DESERT, CA 92261  
PH. (760) 340-3526

**APNS:** 657-230-009, 657-230-010, 657-230-017, 657-230-020, 657-230-022

#### LEGAL DESCRIPTION:

PÁRCEL 1: THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

PÁRCEL 2: THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

PÁRCEL 3: THE EAST ONE-HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

PÁRCEL 4: THE NORTH ONE-HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

PÁRCEL 5: THE EAST ONE-HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

**EXISTING GENERAL PLAN DESIGNATION:** RURAL: RURAL RESIDENCIAL (5AC/MIN. LOTS.)

**PROPOSED GENERAL PLAN DESIGNATION:** COMMUNITY DEVELOPMENT: COMMERCIAL RETAIL (0.20-0.35 FAR.)

**AREA CALCULATIONS:** 85 ACRES

**DATE:** FEBRUARY 2008

**THOMAS BROS. 2004 COORDINATES:**  
I-A PAGE T26  
I-A PAGE T21

**GLS**

Architecture Group, Inc.

JORGE SEPTEIN  
principal designer  
74-991 Jon Dr. #9  
Palm Desert, CA 92261  
(760) 340-3526 fax  
(760) 340-3526  
EMAIL: jsepstein@glsg.com

**GENERAL PLAN AMENDMENT  
RIVERSIDE COUNTY, CA**

**SHEET TITLE**

**SITE PLAN**

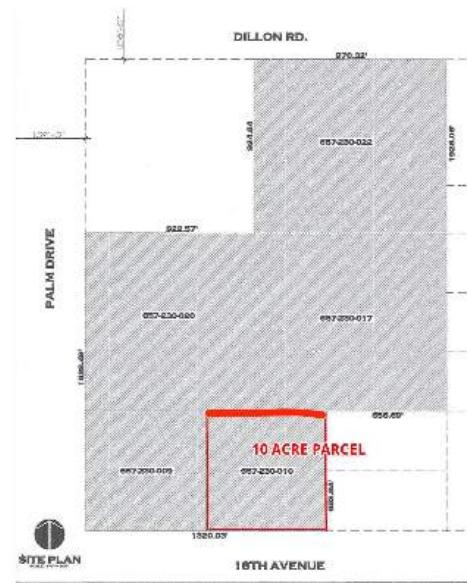
**REVISION** **BY**

DRAWN  
GLS  
CHECKED  
L  
DATE  
FEBRUARY, 2008  
SCALE  
AS SHOWN  
JOB NO.  
108 KQ

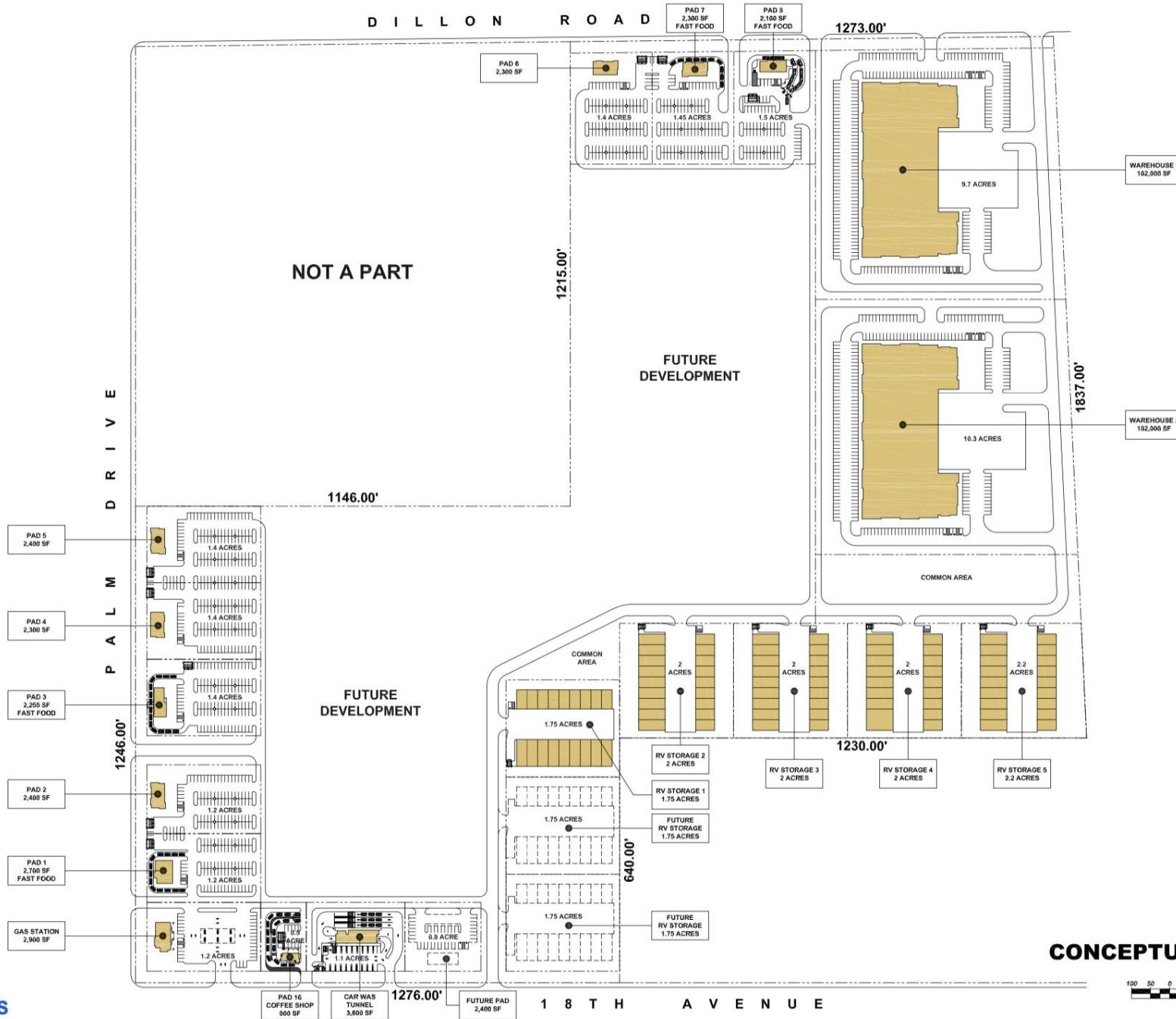
**SHEET**

**A.1**

# LOCATION



- ★ Under 2 hours from Long Beach & Los Angeles
- ★ Under 4.5 hours from Phoenix
- ★ 2 hours to San Diego & Mexican Border/NAFTA
- ★ 10 minutes off Interstate 10
- ★ 30 minutes to Palm Springs International Airport- FTZ #236
- ★ Minutes from golf, tennis, world class resorts, hotels and casinos.



DEBI MYERS

# E LOCATION

## RESTAURANTS / EATERIES

### AMERICAN

Bellatrix  
Big Rock Golf and Pub  
Bongo Johnny's  
Eddie V's Prime Seafood  
Eight4Nine  
Elmer's  
June Hill's Table  
Kaiser Grille Palm Springs  
La Quinta Cliffhouse  
Peaks Restaurant  
Smokin' Burgers & Lounge  
Vicky's of Santa Fe

### COFFEEHOUSE

Koffi  
Sixth Street Coffee  
Twine

### ORGANIC

Luscious Lorraine's

### CONTINENTAL

Alps Village  
Johannes Restaurant  
The Next  
T&T Innovation Kitchen

### PIZZA

Brickworks

### STEAKHOUSE

Ruth's Chris Steak House  
The Steakhouse at Aqua Caliente

### FRENCH

Café des Beaux-Arts  
Farm

### ENTERTAINMENT

#### CASINO

Agua Caliente Casino  
Augustine Casino  
Fantasy Springs Resort Casino  
Morongo Casino  
Spotlight 29 Casino  
17  
Tortoise Rock Casino

#### SPAS

All About Massage  
Desert Serenity Float & Spa  
Sunstone Spa  
The 6pa at She-he

#### GOLF COURSES

Classic Club  
Indian Wells Golf Resort  
The Lights at Indio Golf Club  
PGA West  
SilverRock Resort

### ASIAN

533 Viet Fusion  
Roly China Fusion

### ICE CREAM

Gelato Granucci  
Kreem

### BAKERY / DELI / CAKE

Las Tres Conchitas

### ITALIAN

Castelli's Ristorante  
Frankie's Old World  
Italian Bakery  
Il Corso  
Johnny Costa's Ristorante

### BARBECUE

Babe's Bar-B-Que & Brewery  
SmokeTree BBQ

### CALIFORNIA

Acqua California Bistro  
Lulu California Bistro  
Persimmon Bistro & Wine Bar  
Trio  
Wally's Desert Turtle

### MEXICAN

El Tranvia  
Las Casuelas Terraza  
Mariscos El Capitán  
Tac/Quila  
Pueblo Viejo Grill

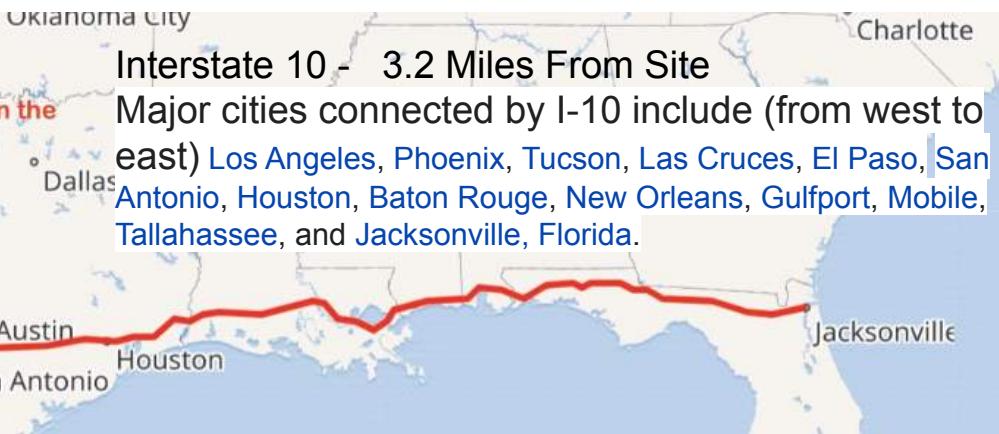




## Palm Springs International Airport (PSP)

### 6.5 Miles Away- FTZ & Commercial Cargo

- THE EASE OF ACCESSIBILITY TO ALL MAJOR MARKETS IN THE US
- WEST COAST MARKETS ARE OBTAINABLE WITHIN ONE TRANSIT DAY,
- WHILE MAJORITY OF THE EAST COAST CAN BE REACHED WITHIN 4 TRANSIT DAYS



**LOCATION**

# LOCATION

## Express Package Delivery

### OnTrac!

We provide an affordable logistics network that speeds up ground delivery so companies can delight shoppers with world-class service and save money on shipping. SAME DAY DELIVERY OPTION

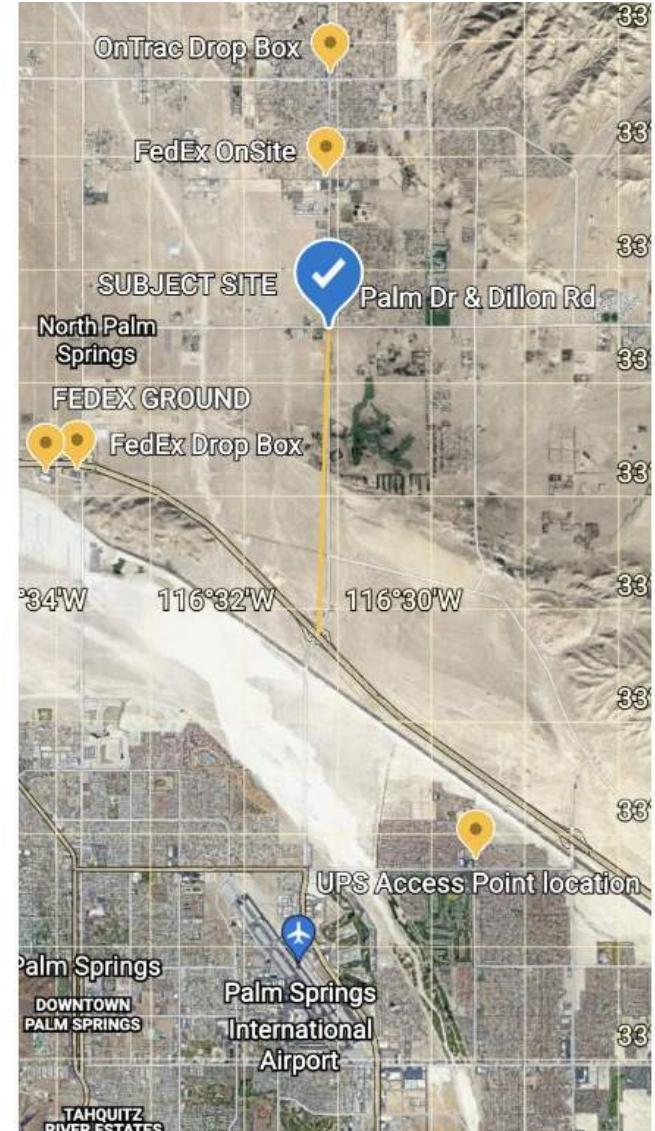
**11940 Palm Dr Desert Hot Springs, CA 92240**

**FEDEX inside Walgreens at 14001 Palm Dr, Desert Hot Springs, CA**

There's no need to wait at home for a delivery or make an extra trip to drop off a package. Pick up and drop off FedEx pre-labeled packages at a nearby Desert Hot Springs, California Walgreens location.

**PALM SPRINGS INTERNATIONAL AIRPORT CARGO 6.5 MILES**

**FREE TRADE ZONE-Located adjacent to airport**



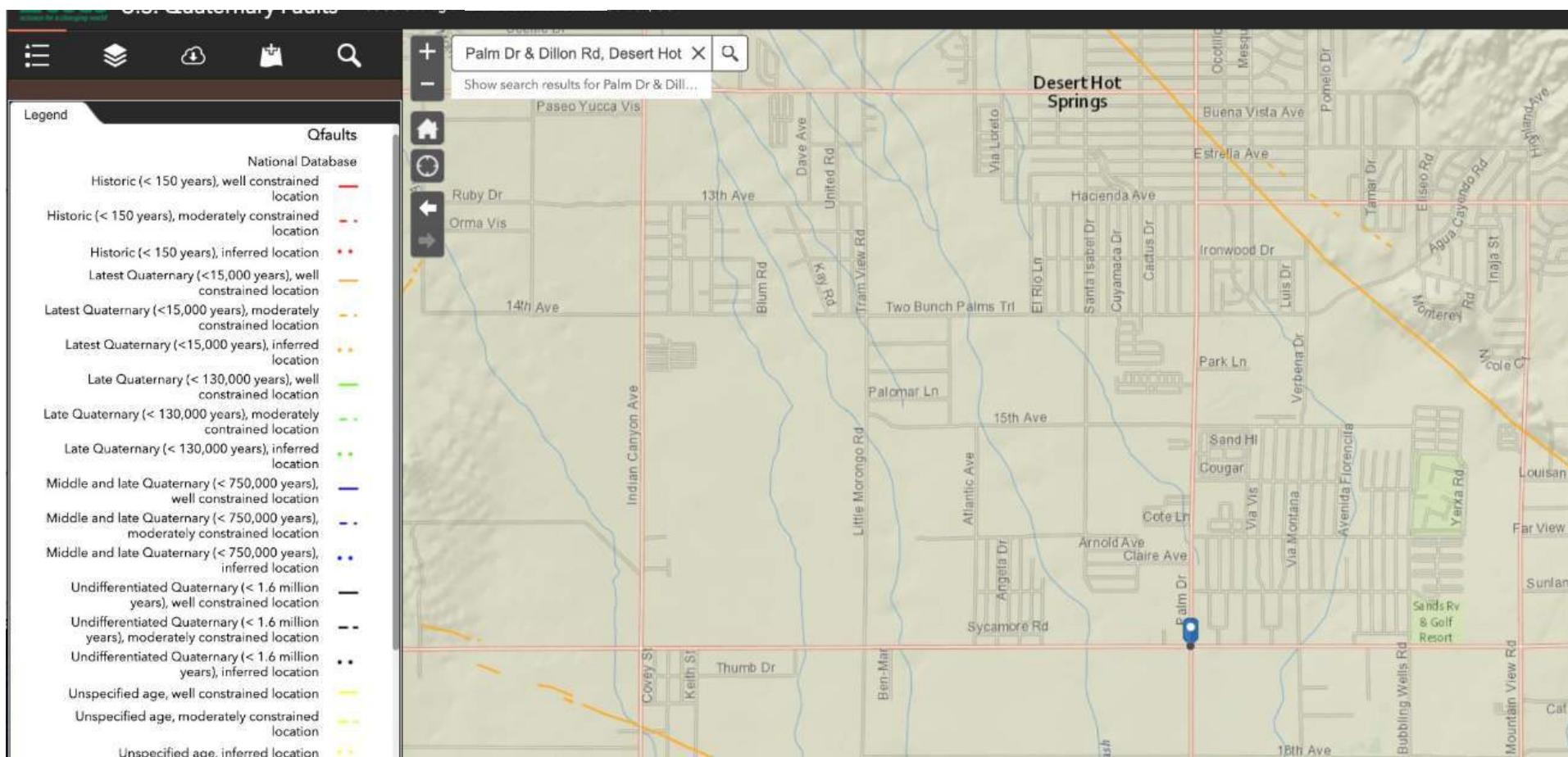
# CRITERIA



## Seismic Stability

<https://usgs.maps.arcgis.com/apps/>

Latest Quaternary (<15,000 years), well constrained location



# Interested? We Are Too.....



Contractors Lic #613406  
Brokers Lic #01335937



Debi Myers  
President

4340 Von Karman Ave. #380  
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Attorney Owned Brokerage  
DRE #01852719