



1 inch = 842 ft 6 1/4 ft x 8 1/6 ft

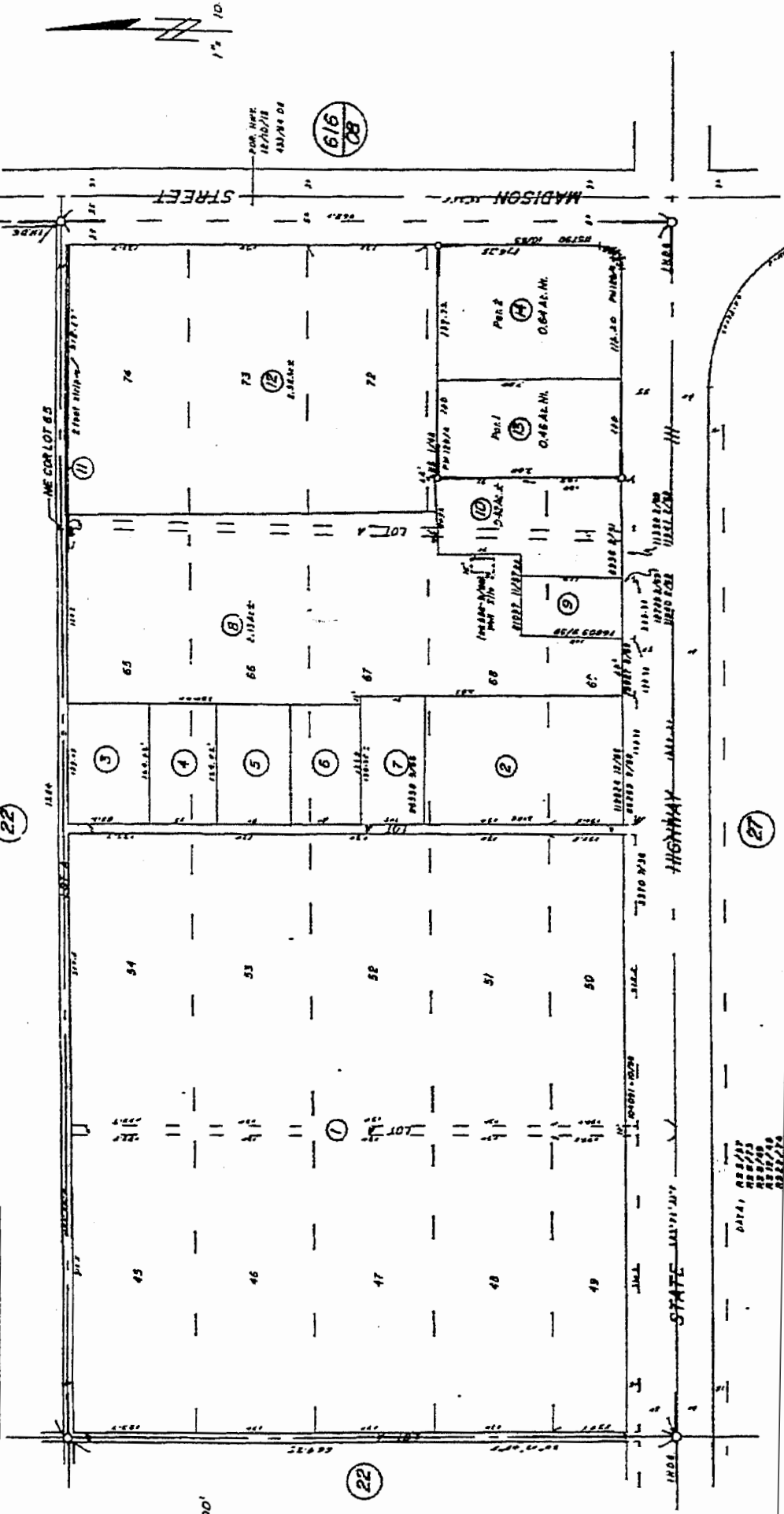
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THIS MAP IS FOR
ASSESSMENT PURPOSES ONLY

2

POR. 1/2 SE 1/4 NE 1/4 SEC. 28, T. 5 S, R. 7 E

T.R.A. 007-041 649-23
617-23



M.B. 9/28 India Heights Date Gardens
P.M. 128/4-5 Parcel Map No. 20376

ASSESSOR'S MAP BK. 649 PG. 23
RIVERSIDE COUNTY, CALIF.
#6

SEP. '92

LAND USE

LAND USE DESIGNATIONS
LAND USE STANDARDS

THIS SECTION PROVIDES A SUMMARY OF THE LAND USE COMPONENTS WHICH COMPRISE THE MUSP-300 PLANNING SUB-AREA. THERE ARE TWO RESIDENTIAL LAND USE DESIGNATIONS (RESIDENTIAL MEDIUM AND RESIDENTIAL HIGH); AND FOUR COMMERCIAL LAND USE DESIGNATIONS (NEIGHBORHOOD COMMERCIAL, COMMUNITY COMMERCIAL, COMMERCIAL OFFICE AND REGIONAL COMMERCIAL).

**MIXED USE PLANNING SUB-AREA
RESIDENTIAL DESIGNATIONS
COMMERCIAL DESIGNATIONS**

MIXED USE PLANNING SUB-AREA

The MUSP designation is intended to allow for a mix of the previously mentioned six land use designations. This designation will be applied to help create development which provides for a transition from higher intensity commercial uses to more traditional residential developments. Incorporating residential with commercial helps create a reciprocal relationship between supply and demand.

The components of a mixed use planning sub-area shall include a diversity of housing opportunities and types of jobs creating a mix of land uses and providing for varying levels of economic and social standing. The planning sub-area should be developed at a pedestrian scale so that community residents could walk to places of work or shopping facilities. Public transportation shall be a component, and connected to public open spaces and places to shop.

Common public areas shall be incorporated to aid in the development of a sense of place.

RESIDENTIAL DESIGNATIONS

For the purpose of this plan, the permitted residential uses are consistent with City zoning standards, however, they have been modified to permit uses more compatible with the high standard for development envisioned for this planning sub-area.

RESIDENTIAL MEDIUM

The Residential Medium (RM) designation allows for a range of detached single-family units and attached low intensity multi-family residential units i.e. duplexes. This designation encourages greater housing diversity and shall act as a transition zone between low density developments and higher density multi-family projects. A maximum density of eight (8) dwelling units per acre will be permitted for development proposals consistent with the RM designation.

RESIDENTIAL HIGH

The Residential High (RH) designation permits multi-family developments of, condo-minimums, and single-family attached townhome units. A maximum density of fifteen (15) dwelling units per acre will be permitted for development proposals consistent with the RH designation.

In each residential designation, the maximum allowable density is not simply a "grant of zone", but rather allows the developer to propose an amenity package in return for which densities may be maximized.

COMMERCIAL DESIGNATIONS

NEIGHBORHOOD COMMERCIAL

The Neighborhood Commercial (NC) designation provides for convenient small scale shopping and personal service uses in close proximity to residential neighborhoods. It is important for this designation to be located within walking distance to most of the residential neighborhoods it serves.

COMMUNITY COMMERCIAL

The Community Commercial (CC) designation is intended to provide for general merchandising and retailing establishments that serve the needs of the City's residents. The range of services and merchandise will be greater than those found in neighborhood centers. The service areas will be city-wide.

COMMERCIAL OFFICE

The Commercial Office (CO) designation promotes the development of professional offices and directly related commercial services. The primary land use within this designation is office uses. Commercial is allowed as a component as long as the commercial entity is designed to serve primary on-site or very close proximity office uses.

REGIONAL COMMERCIAL

The Regional Commercial (RC) designation is intended to provide for the development of large, full service retail and commercial centers that will serve the Indio market area as well as the entire Coachella Valley.

FOLLOWING IS A COMPREHENSIVE LIST OF THE PERMITTED, CONDITIONAL, AND PROHIBITED LAND USES. THESE LAND USES ARE CONSISTENT WITH THE HIGHER DENSITY RESIDENTIAL AND LOWER INTENSITY COMMERCIAL LAND USES ESTABLISHED IN THE LAND USE ELEMENT OF THE INDIO GENERAL PLAN 2020. ALL PERMITTED AND CONDITIONAL USES SHALL BE SUBJECT TO ALL THE APPLICABLE DESIGN GUIDELINES AND DEVELOPMENT STANDARDS PROVIDED HEREIN THIS PLAN.

PERMITTED USES
CONDITIONAL USES
PROHIBITED USES

PERMITTED USES

Residential

- mixed residential and commercial developments
- single family attached dwellings
- zero lot line developments
- zipper lot line configuration developments
- wide shallow lot developments
- duplex dwellings
- townhouse dwellings
- single level condominium dwellings
- senior housing

Commercial

- retail stores including, but not limited to, grocery stores, convenience markets without gasoline sales, appliance or furniture stores, book shops, drugstores, florist shops, hardware stores, clothing stores, variety stores, or shoe shops
- delicatessens, bakeries, walk-in restaurants with high or low turnover
- personal service establishments including, but not limited to, beauty or barber shops, locksmiths, photography studios, art galleries, shoe repair, dry cleaners, laundromats, tailors, dressmaking shops, or pet grooming
- amusement and recreation establishments including, but not limited to, theaters, bowling alleys, or amusement arcades
- full service shopping centers over ten (10) acres in size
- full service commercial centers over twenty (20) acres in size
- ~~new motor vehicle sales~~
- hotels or motels
- health clubs or spas
- public parks or recreational facilities
- administrative, businesses or professional services

- banks, financial institutions or savings and loan institutions
- ~~medical offices or clinics~~

CONDITIONAL USES

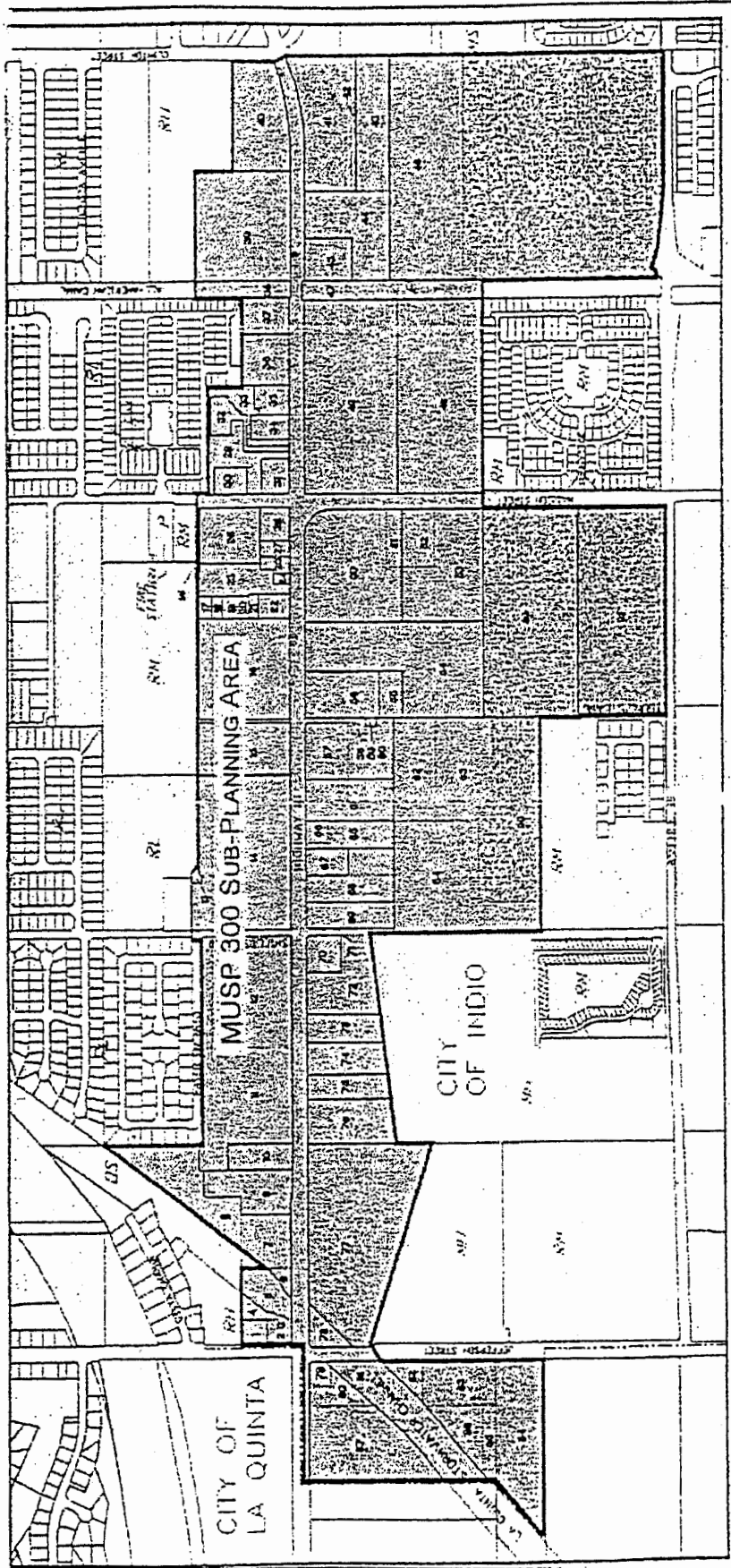
- public or private schools or educational institutions
- antique shops
- day-care centers
- museums or botanical gardens
- ~~hospitals~~
- veterinary hospitals
- licensed "community care facilities" including: residential facilities; adult day-care centers; day treatment centers; social rehabilitation facilities; community treatment facilities of seven (7) or more persons per facility (Ref. H&S Code Secs. 11834.10, 1250, 1500, 1569.70)
- public utility structures
- ~~furniture upholstery shops~~
- bars or nightclubs
- ~~places of worship~~
- clubs, lodges or halls
- ~~landscape nurseries~~
- mortuaries

- ~~auto related uses including, but not limited to, repair garages, gasoline and service stations, drive thru restaurants or markets, convenience markets with gasoline sales, car washes or car rental~~

- ~~recreational vehicles sales~~
- ~~motor vehicle auctions~~
- ~~roadside sales~~
- ~~mini-storage~~

PROHIBITED USES

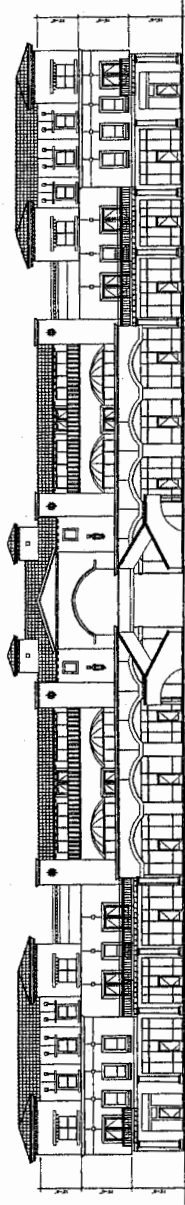
- All uses not specified herein shall be prohibited, unless the Planning Commission determines, on a case by case basis, that a particular use is similar in nature to those specified
- industrial uses
- outdoor storage
- used vehicle sales as sole business
- pawnbroker shops
- thrift shops, secondhand stores and consignment businesses
- warehousing, as a sole use
- household appliance repair including, but not limited to, refrigerators, washers, dryers, televisions, telephone booths or radios
- mobil homes, manufactured homes and trailers of any kind, including fifth-wheels



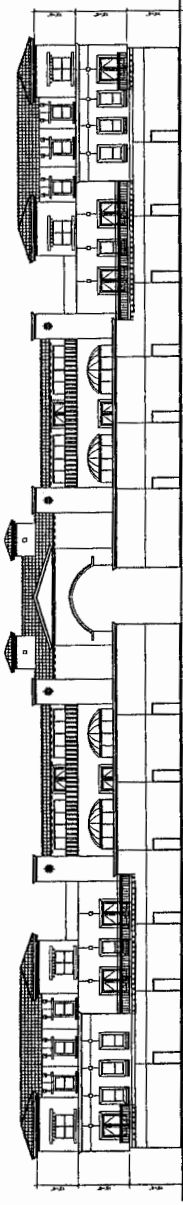
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7	1000000007
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11	1000000011
12	1000000012
13	1000000013
14	1000000014
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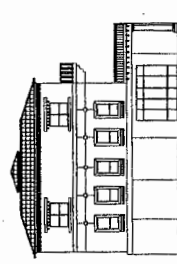
FIGURE NO. 3:
EXISTING PARCELIZATION



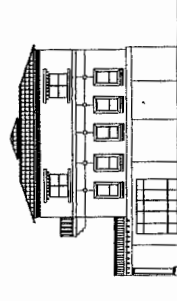
FRONT ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

0 16' 32'
SCALE 1/16"=1'-0"



OCTOBER 2005

GARDEN COVE, LLC

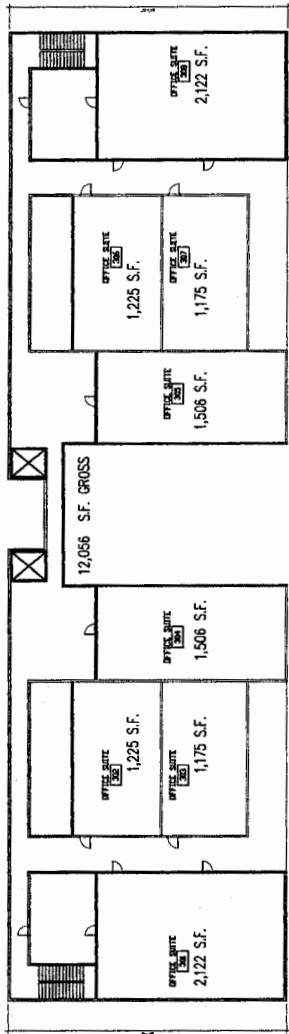
MADISON STREET PROMENADE

INDIO, CA.

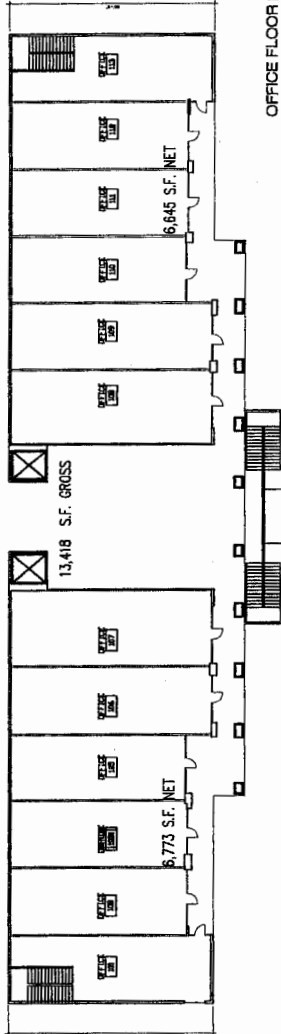
CONCEPTUAL PLANS

ASARO + CLINE, ARCHITECTS

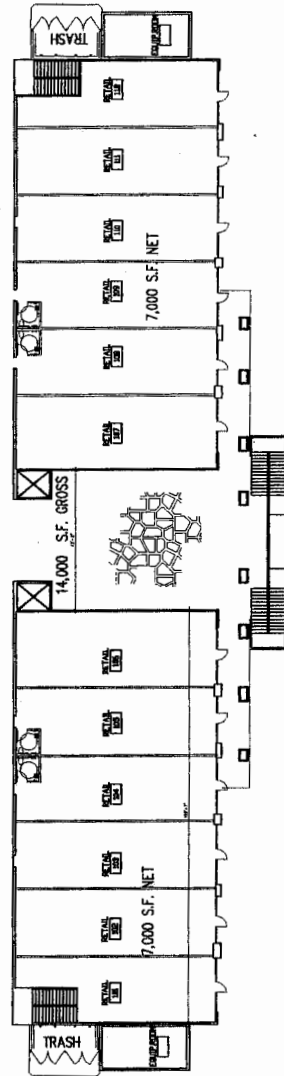
ARCHITECTURE - REAL ESTATE - PLANNING
42-220 Green Way, Suite H
Palm Desert, CA 92211 760-341-4420



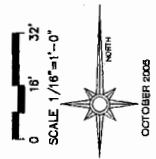
OFFICE SUITE FLOOR PLAN



OFFICE FLOOR PLAN



RETAIL FLOOR PLAN



CONCEPTUAL PLANS
ASARO + CLINE, ARCHITECTS
 ARCHITECTURE · REAL ESTATE · PLANNING
 42-220 Green Way Suite H
 Palm Desert, CA 92211 760-341-4430

MADISON STREET PROMENADE

GARDEN COVE, LLC

MADISON STREET PROMENADE

APPLICANT/OWNER: CARMEN CROVE, LLC
 CONTACT: ARTHUR PLATT
 ADDRESS: 42-220 GREEN WAY, SUITE H
 PALM DESERT, CA 92211
 PHONE: 760.341.4421
 FAX: 760.637.1049
 EMAIL: PLAGAR@VERIZON.NET

EXHIBIT PREPARER: ASARO AND CLINE ARCHITECTS
 CONTACT: ROY ASARO/DAN CLINE
 ADDRESS: 42-220 GREEN WAY, SUITE H
 PALM DESERT, CA 92211
 PHONE: 760.341.4421
 FAX: 760.837.1049
 EMAIL: PLAGAR@VERIZON.NET

REPRESENTATIVE: LAND SOLUTIONS
 CONTACT: RICK STOKES
 ADDRESS: PO BOX 12565
 PALM DESERT, CA 92255
 PHONE: 760.341.4421
 FAX: 760.300.3425
 EMAIL: RSTOKES@S7ZP.COM

A.P.N.: 649-230-012
 THOMAS BROTHERS: PAGE 5470-C2 (2006 EDITION)
 LEGAL DESCRIPTION: LOTS 72, 73, 74 OF MB 9/28

GROSS ACREAGE: 2.88 AC. 125,480 SF.
 NET ACREAGE: 2.52 AC. 109,771 SF.

EXISTING ZONING: MIXED USE SP300
 PROPOSED ZONING: MIXED USE SP300

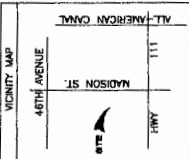
EXISTING USE: RESIDENTIAL
 PROPOSED USE: RETAIL-PROFESSIONAL OFFICE

SPECIFIC PLAN: 300

PARKING REQUIRED: 189
 PARKING PROVIDED: 170

S.F.	USE	S.F.
22,400	RETAIL	14,000
4,435	OFFICE	12,985
13,235	OFFICE SUITES	11,725
109,771	TOTALS	

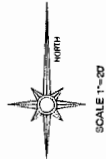
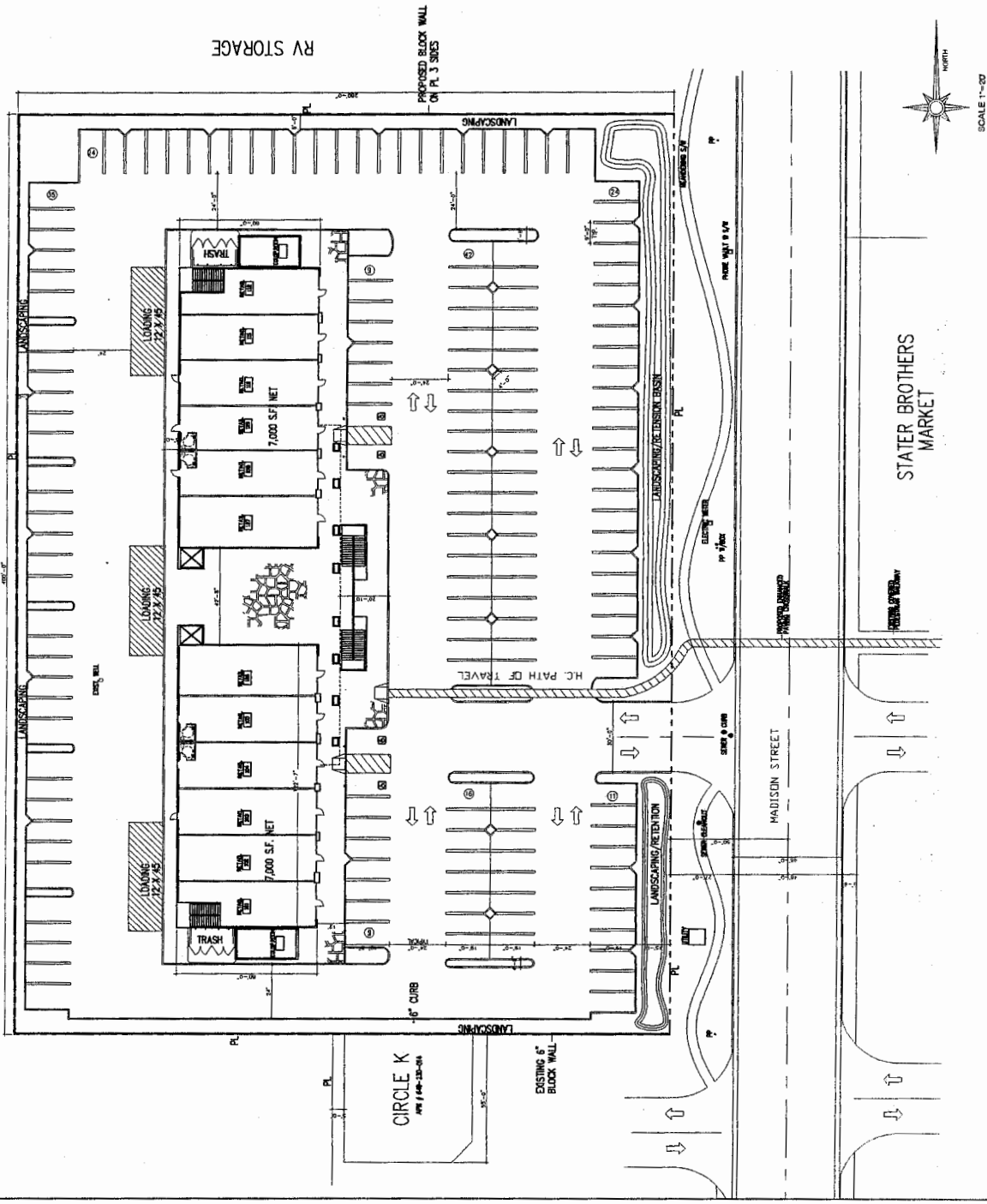
UTILITIES:
 WATER: VALLEY SANITATION
 SEWER: CITY OF INDIO
 ELECTRIC: I&D
 TELEPHONE: VERIZON
 GAS: SOUTHERN CALIFORNIA
 CABLE: TIME WARNER



ASARO + CLINE, ARCHITECTS
 ARCHITECTURE · REAL ESTATE · PLANNING
 42-220 GREEN WAY SUITE H
 PALM DESERT, CA 92211 760.341.4420

DATE EXHIBIT PREPARED: NOVEMBER 2005

MOTEL
 AM 144-23-00



MADISON STREET PROMENADE

ASARO BUILDERS, INC.

PROJECTS NAME:		Madison Street Promenade, Indio		DATE:		12/01/05		VERSION #1	
BUDGET TOTAL:		\$5,134,362.50		JOB NUMBER:		N/A		BUDGET TOTAL	
COST PER SQUARE FOOT:		\$129.98		SQUARE FEET:		39,500		\$5,134,362.50	
#	DIVISION / DESCRIPTION	NOTES (COST ARE NOT INCLUDED)	BUDGET COST	OTHER COST	TOTAL COST	SF	% OF JOB	NOTES	
**** Items not indicated below are not included in budget. No items are assumed to be included in this budget.									
1	Demolition of existing buildings & pool		\$125,000.00	\$0.00	\$125,000.00	3.16	2.43%	No asbestos abatement	
2	Demolition of existing site	Walks & paving	\$50,000.00	\$0.00	\$50,000.00	1.27	0.97%	No off site work	
3	Site utilities (Relocate existing facilities?)		\$45,000.00	\$0.00	\$45,000.00	1.14	0.88%	Need civil design	
4	Temporary water & electric facilities		\$4,000.00	\$0.00	\$4,000.00	0.10	0.08%	For construction	
5	Earth grading work	Over-X pads 4 feet	\$50,000.00	\$0.00	\$50,000.00	1.27	0.97%		
6	Dust control items		\$5,500.00	\$0.00	\$5,500.00	0.14	0.11%	Required for PM-10	
7	Landscaping & irrigation (No lighting)	13,250 sf	\$75,000.00	\$0.00	\$75,000.00	1.90	1.46%		
8	Concrete sidewalk work	15,750 sf	\$61,562.50	\$0.00	\$61,562.50	1.56	1.20%		
9	Curbs	3,000 lf	\$60,000.00	\$0.00	\$60,000.00	1.52	1.17%	Need civil design	
10	Asphalt paving & striping	75,000 sf	\$176,250.00	\$0.00	\$176,250.00	4.46	3.43%	Conc. paving cost more	
11	Masonry trash enclosures		\$25,000.00	\$0.00	\$25,000.00	0.63	0.49%		
12	New driveway(s)	1,000 lf	\$15,000.00	\$0.00	\$15,000.00	0.38	0.29%	No off site work	
13	Masonry site walls (Non-retaining)	10 total	\$75,000.00	\$0.00	\$75,000.00	1.90	1.46%		
14	Masonry exterior columns		\$25,000.00	\$0.00	\$25,000.00	0.63	0.49%		
15	Concrete ramp(s) at site		\$2,500.00	\$0.00	\$2,500.00	0.06	0.05%		
16	Site concrete stairs (None)	Not Included (NIC)	\$0.00	\$0.00	\$0.00	0.00	0.00%		
17	Soil poison	Pest control	\$2,800.00	\$0.00	\$2,800.00	0.07	0.05%		
18	Concrete building foundations	14,000 sf	\$146,500.00	\$0.00	\$146,500.00	3.71	2.85%	Need structural design	
19	Light weight conc. on 2nd & 3rd floor	25,500 sf	\$76,500.00	\$0.00	\$76,500.00	1.94	1.49%	Over plywood	
20	Structural steel work		\$255,000.00	\$0.00	\$255,000.00	6.46	4.97%	Need structural design	
21	Ornamental guard rails	275 lf	\$19,250.00	\$0.00	\$19,250.00	0.49	0.37%		
22	Trash gates & roof ladders		\$4,500.00	\$0.00	\$4,500.00	0.11	0.09%		
23	Metal handrails at site (None)	Not Included (NIC)	\$0.00	\$0.00	\$0.00	0.00	0.00%		
24	Wood framing work		\$1,200,000.00	\$0.00	\$1,200,000.00	30.38	23.37%	Need structural design	
25	Insulation work (exterior walls & ceiling)	Shell buildings only	\$60,000.00	\$0.00	\$60,000.00	1.52	1.17%		
26	Roofing work: Flat areas		\$21,750.00	\$0.00	\$21,750.00	0.55	0.42%		
27	Metal roofing		\$60,000.00	\$0.00	\$60,000.00	1.52	1.17%		
28	Sheetmetal work		\$7,500.00	\$0.00	\$7,500.00	0.19	0.15%		
29	Waterproofing work	Deck coatings only	\$15,000.00	\$0.00	\$15,000.00	0.38	0.29%		
30	Doors & hardware work	12 H.M.	\$15,000.00	\$0.00	\$15,000.00	0.38	0.29%		
31	Aluminum storefront work	13,000 sf	\$364,000.00	\$0.00	\$364,000.00	9.22	7.09%		
32	Awnings	24 total	\$16,000.00	\$0.00	\$16,000.00	0.41	0.31%		
33	Lath & plaster work	8,500 square yards	\$450,500.00	\$0.00	\$450,500.00	11.41	8.77%	Incl. foam details	
34	Drywall work (At building perimeter)	2,500 lf @ 12 high	\$36,000.00	\$0.00	\$36,000.00	0.91	0.70%	No demising walls	
35	Ceramic tile work	Deck surface only	\$132,000.00	\$0.00	\$132,000.00	3.34	2.57%	11,000 sf	
PAGE TOTAL:			\$3,677,112.50	\$0.00	\$3,677,112.50	93.09	71.62%		

MADISON STREET PROMENADE

ASARO BUILDERS, INC.

PROJECTS NAME:		Madison Street Promenade, Indio		DATE:		12/01/05		VERSION #1	
BUDGET TOTAL:		\$5,134,362.50		JOB NUMBER:		N/A		BUDGET TOTAL	
COST PER SQUARE FOOT:		\$129.98		SQUARE FEET:		39,500		\$5,134,362.50	
#	DIVISION / DESCRIPTION	NOTES	BUDGET COST	OTHER COST	TOTAL COST	SF	%	COST OF JOB	NOTES
**** Items not indicated below are not included in budget. No items are assumed to be included in this budget.									
36	Exterior veneer work (None)	NIC	\$0.00	\$0.00	\$0.00	0.00	0.00%		
37	Acoustic ceiling work (None)	NIC	\$0.00	\$0.00	\$0.00	0.00	0.00%		
38	Flooring work (None)	NIC	\$0.00	\$0.00	\$0.00	0.00	0.00%		
39	Exterior painting work	77,000 sf	\$84,700.00	\$0.00	\$84,700.00	2.14	1.65%		No interior painting
40	Misc. items:		\$0.00	\$0.00	\$0.00	0.00	0.00%		
41	Signage (Address & H.C.)	Monuments = \$30,000/ea	\$2,500.00	\$0.00	\$2,500.00	0.06	0.05%		
42	Fire extinguishers, Knox box & such	Wall mounted	\$2,500.00	\$0.00	\$2,500.00	0.06	0.05%		
43	Fire protection sprinklers		\$114,550.00	\$0.00	\$114,550.00	2.90	2.23%		
44	Detector check for fire water	Two (2) fire hydrants	\$35,000.00	\$0.00	\$35,000.00	0.89	0.68%		
45	Plumbing work	No grease trap incl.	\$120,000.00	\$0.00	\$120,000.00	3.04	2.34%		No water meter(s) incl.
46	Mechanical work (A/C units on roof only)	180 tons	\$162,000.00	\$0.00	\$162,000.00	4.10	3.16%		No duct work incl.
47	Electrical work:	No U/G of poles incl.	\$295,000.00	\$0.00	\$295,000.00	7.47	5.75%		
48	Site lights		\$30,000.00	\$0.00	\$30,000.00	0.76	0.58%		
49	Fire alarm	Min. code system only	\$15,000.00	\$0.00	\$15,000.00	0.38	0.29%		
50	Phone, sound & security systems	NIC	\$0.00	\$0.00	\$0.00	0.00	0.00%		
51	Tenant items: (Not incl. In budget)	NIC	\$0.00	\$0.00	\$0.00	0.00	0.00%		
52	Drywall (ready for paint)	\$1.25 sf	\$0.00	\$0.00	\$0.00	0.00	0.00%		
53	Painting	\$0.95 sf	\$0.00	\$0.00	\$0.00	0.00	0.00%		
54	ADA restrooms (walls, fin, plumb & elect)	\$7,500.00/ea	\$0.00	\$0.00	\$0.00	0.00	0.00%		
55	Saw cutting & repour of concrete floor	\$3.50/sf	\$0.00	\$0.00	\$0.00	0.00	0.00%		
56	Signage	N/A	\$0.00	\$0.00	\$0.00	0.00	0.00%		
57	Demising walls	\$120.00/lf	\$0.00	\$0.00	\$0.00	0.00	0.00%		
58	Flooring (Carpet or vinyl - no tile)	\$35.00/sq. yd.	\$0.00	\$0.00	\$0.00	0.00	0.00%		** General Conditions inc.:
59	Fire sprinkler head drops	\$300/ea	\$0.00	\$0.00	\$0.00	0.00	0.00%		1. Temp. water
60	HVAC duct & grilles	\$3.50/sf	\$0.00	\$0.00	\$0.00	0.00	0.00%		2. Temp. electric
61	Electric items (plugs, panels, lights, etc.)	(\$95/ea, \$900/ea, \$150/ea)	\$0.00	\$0.00	\$0.00	0.00	0.00%		3. Temp. toilets
62	Design cost (None)	NIC	\$0.00	\$0.00	\$0.00	0.00	0.00%		4. Daily clean up
63	Printing cost	Construction plans	\$3,000.00	\$0.00	\$3,000.00	0.08	0.06%		5. Final cleaning
64	Permits & utility fee cost		\$150,000.00	\$0.00	\$150,000.00	3.80	2.92%		6. Trash dumpsters
65	Bonding cost (1.5% to 2%)	NIC	\$0.00	\$0.00	\$0.00	0.00	0.00%		7. Temp. fencing
66	Testing, inspection & survey cost	No security incl.	\$20,000.00	\$0.00	\$20,000.00	0.51	0.39%		8. Job phone use
67	General conditions **	See 12 items @ right **	\$85,000.00	\$0.00	\$85,000.00	2.15	1.66%		9. Job safety items
68	Supervision cost	Approx. 11 months	\$88,000.00	\$0.00	\$88,000.00	2.23	1.71%		10. Job trailer
69	Liability insurance cost	Course/const is N.I.C.	\$45,000.00	\$0.00	\$45,000.00	1.14	0.88%		11. Street delineation
70	Contractors Fee		\$205,000.00	\$0.00	\$205,000.00	5.19	3.99%		12. Protection
GRAND TOTALS:			\$5,134,362.50	\$0.00	\$5,134,362.50	###	100.00%		