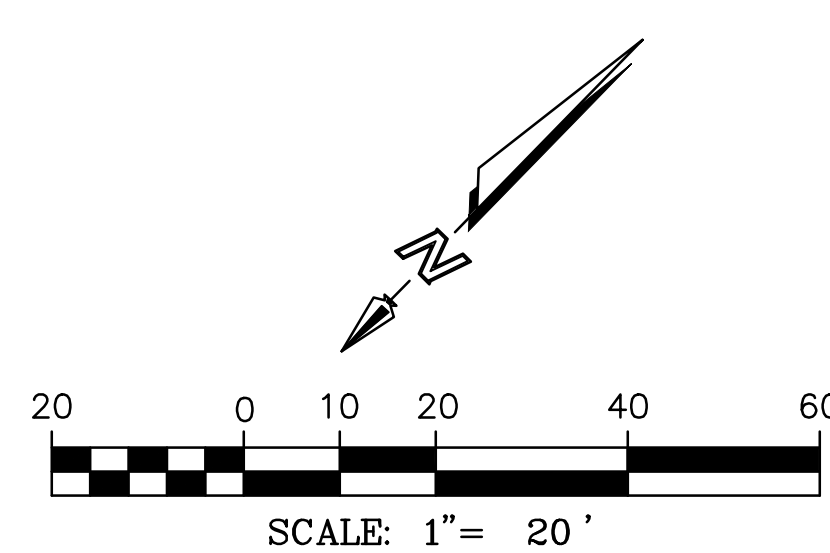
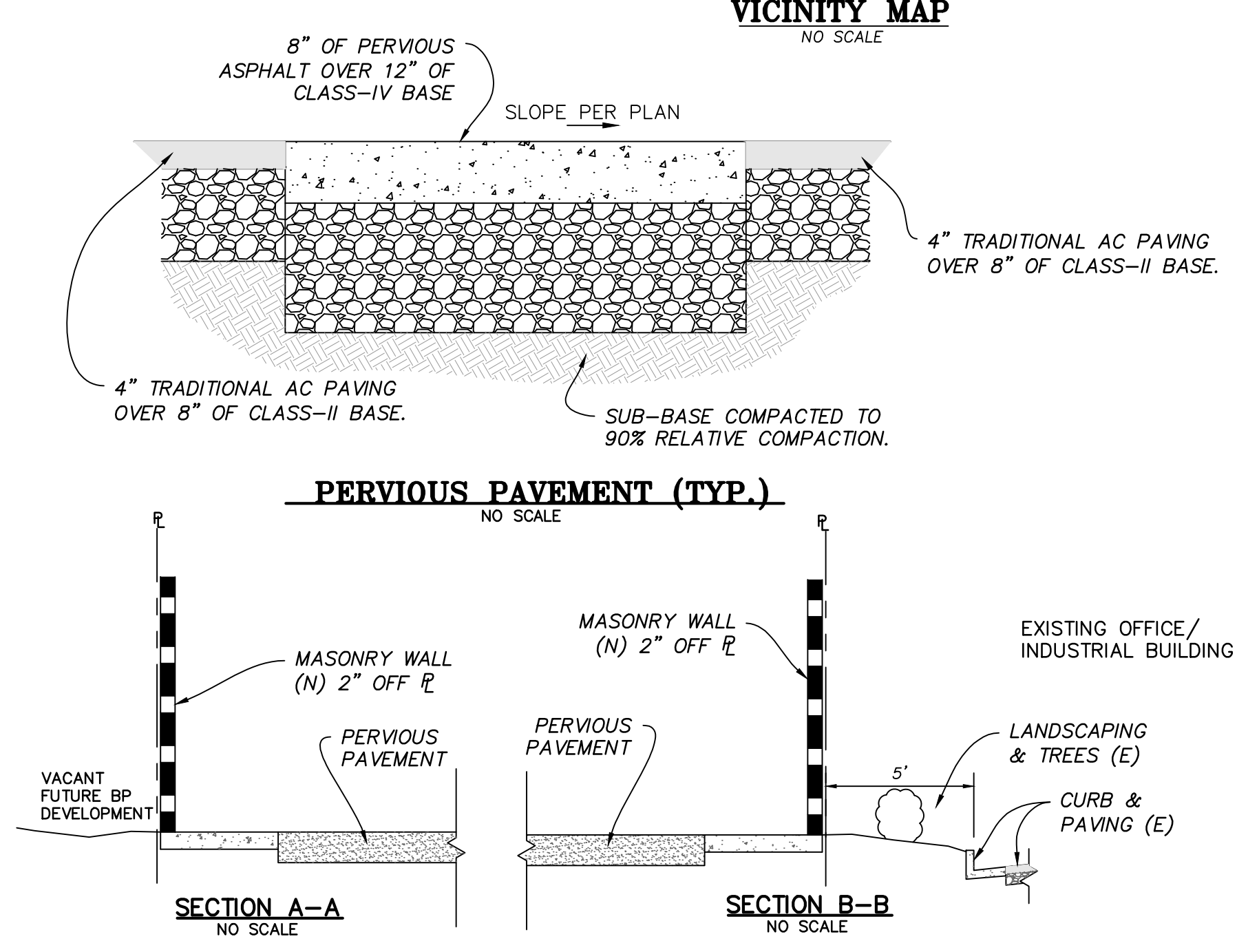
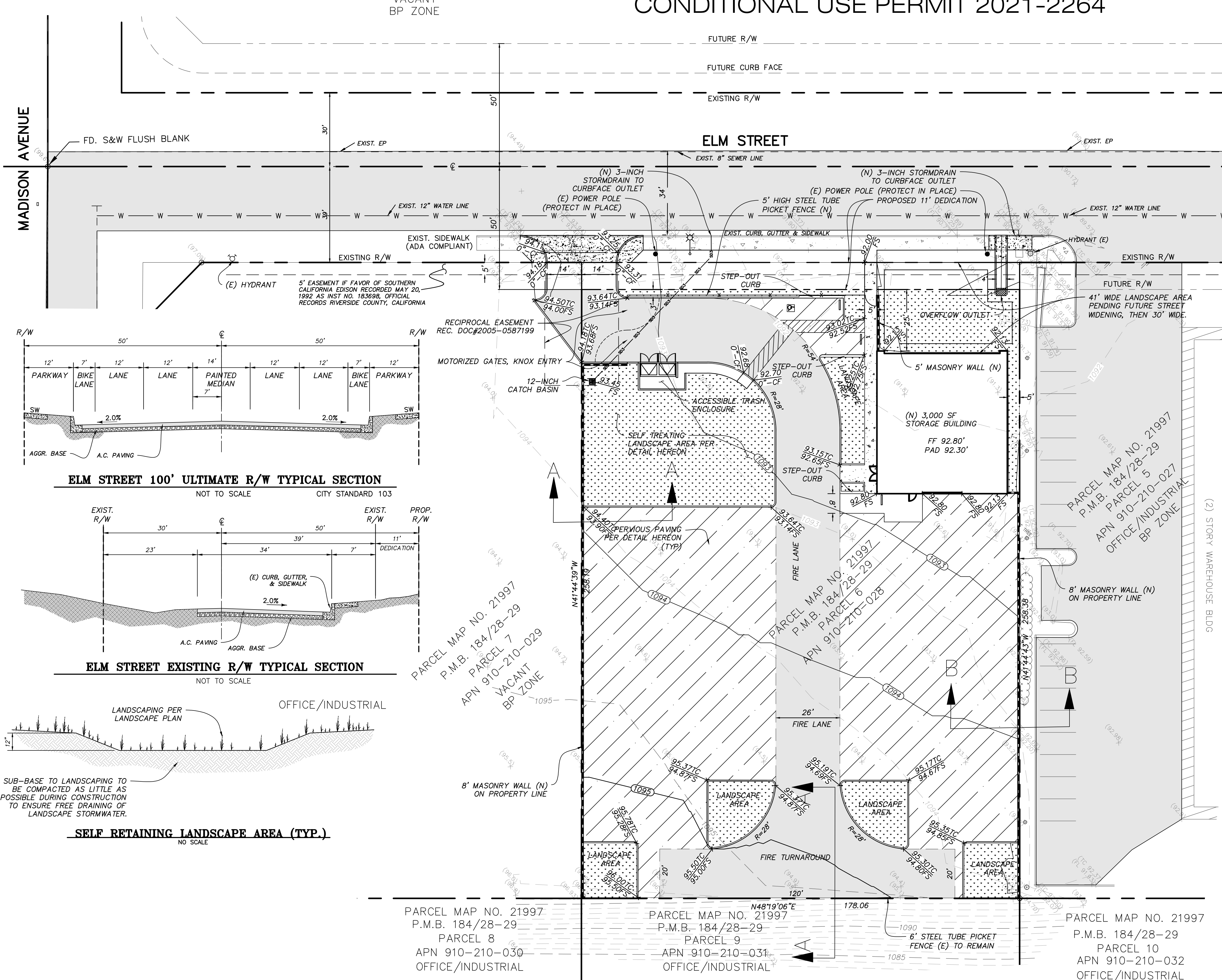


# DRIVELINE AUTO STORAGE LOT

## DEVELOPMENT PLAN 2021-2263 FOR CONDITIONAL USE PERMIT 2021-2264



*John B. Rogers*

### GENERAL NOTES

APPLICANT/PREPARED BY:  
**IE SURVEY & ENGINEERING, INC.**  
 4116 ELM STREET, SUITE G  
 MURRIETA, CA 92562  
 T: (951) 998-1850  
 E: INFO@IESURVEYANDENG.COM

OWNER/DEVELOPER:  
 EMAD ALSALEK  
 DRIVELINE MURRIETA, CA 92562

PHONE (951) 816-2252 EMAIL emad.alsalek@gmail.com

LEGAL DESCRIPTION:  
 PARCEL 6 PARCEL MAP 21997  
 PARCEL MAP BOOK 184 PAGES 28-29

ASSESSOR'S PARCEL NO.: 910-210-028

INTENDED OCCUPANCY/USE:  
 INTERIM STORAGE FOR PRE-OWNED HIGH-END VEHICLES DESTINED FOR SALE IN APPLICANT'S RETAIL OUTLET AT 26871 HOBIE CIRCLE, MURRIETA. LOT WILL BE USED ONLY FOR SHORT-TERM STORAGE OF SALE VEHICLES; NO DAILY PARKING OR LONG-TERM STORAGE FOR NON-OWNED VEHICLES IS ANTICIPATED.

GENERAL PLAN LAND USE: BP BUSINESS PARK  
 ELM STREET IS A "MAJOR STREET" IN CIRCULATION ELEMENT, 76' CURB TO CURB/ 100' RIGHT-OF-WAY

ZONING: BP BUSINESS PARK

SITE UTILIZATION:  
 SITE AREA: GROSS 1.21 AC, NET 1.01 AC = 44,071 SF  
 LANDSCAPE AREA: 8,814 SF = 20%

**UTILITIES:**  
 WATER: R.C.W.D.  
 SEWER: E.M.W.D.  
 POWER: SOUTHERN CALIFORNIA EDISON  
 COMMUNICATIONS: FRONTIER COMMUNICATIONS

DATE MAP PREPARED: 6/30/2021  
 JOB No. 20017

SHEET 1 CITY OF MURRIETA SHEETS 1  
**PRELIMINARY GRADING PLAN**  
 APN 910-210-028  
 41180 ELM STREET  
 CITY OF MURRIETA, CA

REVISION BLOCK		
NO.	DATE	DESCRIPTION
1	3/25	INITIAL COMMENTS
2	6/30	2ND REVISION