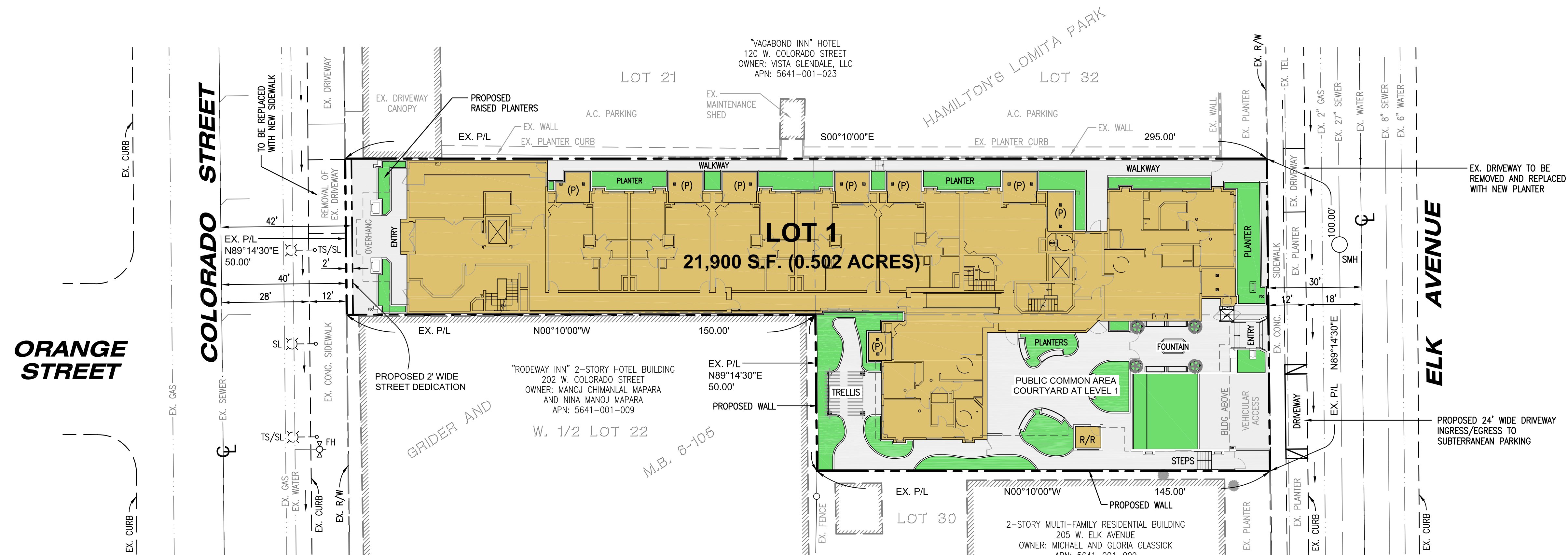
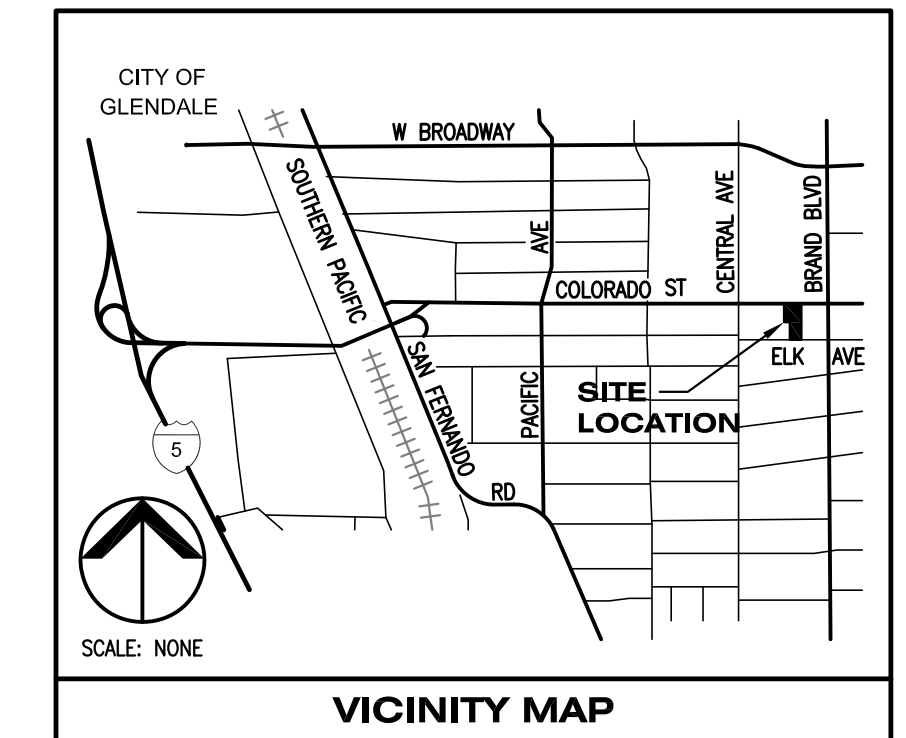
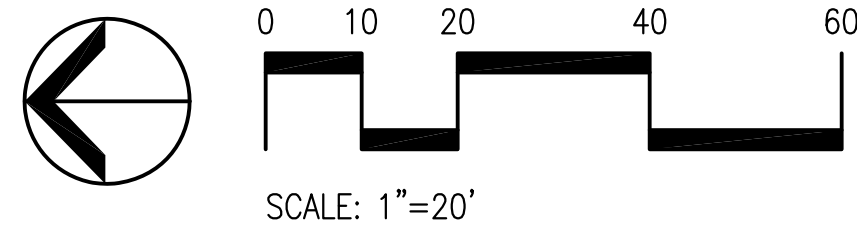


# TENTATIVE TRACT MAP NO. 72219

IN THE CITY OF GLENDALE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA  
FOR CONDOMINIUM PURPOSES  
FEBRUARY 28, 2013



**OWNERS**

PACIFIC TOWN CENTER DEVELOPMENT, LLC  
800 S. BRAND BOULEVARD  
GLENDALE, CALIFORNIA 91204  
PHONE NO. (818) 246-5600

**SUBDIVIDER**

PACIFIC TOWN CENTER DEVELOPMENT, LLC  
800 S. BRAND BOULEVARD  
GLENDALE, CALIFORNIA 91204  
ATTN: NICHOLAS K. LAM  
PHONE NO. (818) 266-6774

**CIVIL ENGINEER**

KHR ASSOCIATES  
4100 NEWPORT PLACE DRIVE, SUITE 200  
NEWPORT BEACH, CALIFORNIA 92660  
ATTN: JAMES H. KAWAMURA, R.C.E. NO. 30560  
PHONE NO. (949) 756-6440

**LEGAL DESCRIPTION**

LOT 31 AND THE EASTERLY ONE HALF OF LOT 22 IN GRIDER AND HAMILTON'S LOMITA PARK TRACT, AS PER MAP RECORDED IN BOOK 6, PAGE 105 OF MISCELLANEOUS RECORDS, RECORDS OF LOS ANGELES COUNTY.

**LOCATION**

ADDRESS: 124 W. COLORADO STREET AND 123-203 W. ELK AVENUE  
GLENDALE, CALIFORNIA 91204

**AREA**

THE SUBJECT PROPERTY CONSISTS OF:

EXISTING	AREA = 22,000 S.F. (0.505 ACRES)
1 PROPOSED LOT	* AREA = 21,900 S.F. (0.502 ACRES)

\* AFTER REQUIRED 2' WIDE STREET DEDICATION

**EXISTING USE**

EXISTING 1-STORY VACANT COMMERCIAL BUILDING WITH PAVED SURFACE PARKING.

**PROPOSED USE**

"COLORADO GARDENS"  
5-STORY (WITH MEZZANINE), 50-UNIT MULTI-FAMILY BUILDING  
OVER TWO LEVELS OF SUBTERRANEAN PARKING, INCLUDING 84 PARKING SPACES.

**SITE DRAINAGE**

ALL ON-SITE STORMWATER WILL BE COLLECTED LOCALLY, TREATED, AND DISCHARGED AT CURB FACE TO ADJACENT STREET(S).

**ZONING**

GENERAL PLAN: DOWNTOWN SPECIFIC PLAN, TRANSITIONAL DISTRICT  
ZONE: DSP (DOWNTOWN SPECIFIC PLAN, TRANSITIONAL DISTRICT)  
\* NO ZONE CHANGE REQUESTED

**FLOOD ZONE**

THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND CONSIDERED TO BE AN AREA OF MINIMAL FLOOD HAZARD AS SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 06037C1345F, EFFECTIVE DATE SEPTEMBER 26, 2008.

**OTHER**

1) ALL ON-SITE STRUCTURES WILL BE REMOVED.

**LEGEND**

- BOUNDARY
- CENTERLINE
- EXISTING CURB & GUTTER
- EXISTING WATER
- EXISTING SEWER
- EXISTING TELEPHONE
- EXISTING GAS
- EXISTING WALL
- EXISTING BUILDING
- PROPOSED BUILDING
- PROPOSED HARDSCAPE
- PROPOSED PLANTER
- PROPOSED BUILDING PATIO
- STORMWATER DIRECTIONAL FLOW
- EXISTING STREET LIGHT
- EXISTING STREET LIGHT & TRAFFIC SIGNAL

**ABBREVIATIONS**

- A.C. ASPHALT CONCRETE
- BLDG. BUILDING
- ⊕ CENTERLINE
- EX. EXISTING
- FH FIRE HYDRANT
- M.B. MAP BOOK
- P/L PROPERTY LINE
- R/R RESTROOM
- R/W RIGHT OF WAY
- SMH EX. SEWER MANHOLE
- SL EX. STREET LIGHT
- TEL EX. TELEPHONE
- TS EX. TRAFFIC SIGNAL