

IN THE TOWN OF YUCCA VALLEY, COUNTY OF SAN BERNARDINO
CONCEPTUAL GRADING PLAN
 TENTATIVE TRACT MAP NO. 20848

PREPARED BY

NIVIS

42-829 CDDK STREET, SUITE 104
 PALM DESERT, CA 92211
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PREPARED UNDER THE SUPERVISION OF: R.C.E. NO. 80674
 BRIAN WIESE EXP. DATE 03/31/27

PREPARED FOR (APPLICANT)

EMPIRE DEVELOPMENT AND CONSTRUCTION 2005, INC
 1273 BELRIDGE STREET
 OCEANO, CA 93445
 (702) 328-5002

OWNER

MIRAGE FRONT PROPERTIES, LLC
 40055 BOB HOPE DRIVE, SUITE J
 RANCHO MIRAGE, CA 92270
 760-641-6457

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF YUCCA VALLEY, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOTS 1 THROUGH 17, INCLUSIVE AND LETTERED LOT "A" OF TRACT 17328, IN THE CITY OF YUCCA VALLEY, AS PER MAP RECORDED IN BOOK 332, PAGE(S) 3 THROUGH 5, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, CALIFORNIA.

APN's : 0588-311-10 thru 0588-311-27

EASEMENTS

PACIFIC TELEPHONE AND TELEGRAPH CO. RECORDED 10/2/29, BOOK 545, PAGE 261 NOT PLOTTABLE FROM RECORDS

UTILITY COMPANIES

- WATER HI-DESERT WATER DISTRICT
 55439 TWENTYNINE PALMS HWY
 YUCCA VALLEY, CALIFORNIA 92284
 ATTENTION: MARTY STOCKSTELL
 PHONE: (760)365-8333
- TELEPHONE VERIZON
 295 N. SUNRISE WAY
 PALM SPRINGS, CALIFORNIA 92262
 ATTENTION: LUIS BECERRA
 PHONE: (760)778-3621
- GAS THE GAS COMPANY
 P.O. BOX 3003
 REDLANDS, CALIFORNIA 92373
 ATTENTION: BRUCE WADELLE
 PHONE: (909)335-7581
- TV CABLE ADELPHIA DIGITAL CABLE
 7500 KICKAPOO TRAIL
 YUCCA VALLEY, CALIFORNIA 92284
 ATTENTION: LEN DUPUIS
 PHONE: (760)365-3378
- ELECTRICITY EDISON INTERNATIONAL
 6999 OLD WOMAN SPRINGS ROAD
 YUCCA VALLEY, CALIFORNIA 92284
 ATTENTION: ARLAN AVERY
 PHONE: (760)369-5413
- SEWER* HI-DESERT WATER DISTRICT SEWER
 55439 TWENTYNINE PALMS HWY
 YUCCA VALLEY, CALIFORNIA 92284
 ATTENTION: MARTY STOCKSTELL
 PHONE: (760)365-8333

*SEWAGE DISPOSAL WILL BE TO EXISTING MUNICIPAL SEWER SYSTEM. REGIONAL WATER QUALITY CONTROL BOARD APPROVAL IS NOT REQUIRED

PROJECT DESCRIPTION

REVERSION TO ACREAGE FROM 18 EXISTING LOTS TO SINGLE PARCEL

EXISTING LAND USE

VACANT

PROPOSED LAND USE

VACANT

LAND AREA

SITE AREA: 9.21± ACRES

EXISTING ZONING

R-S-2

**CURRENT AND PROPOSED ZONING/
 GENERAL PLAN:**

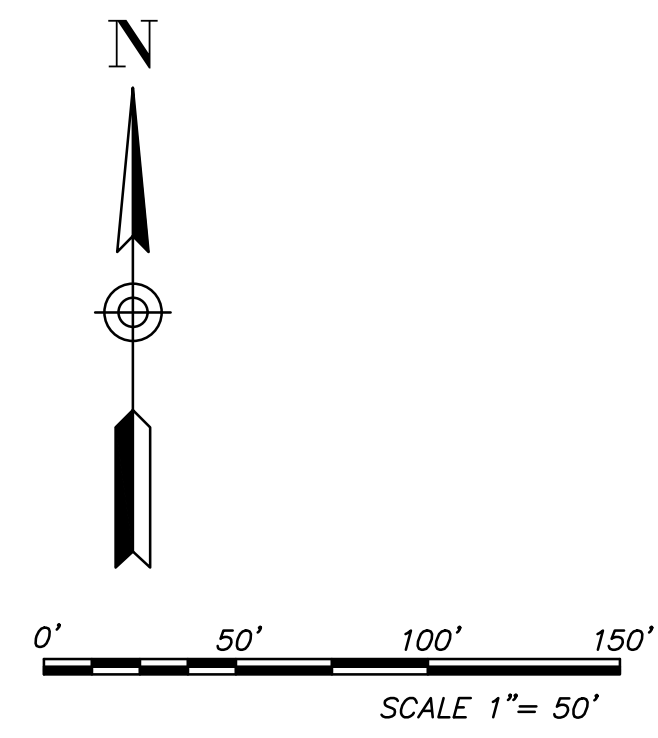
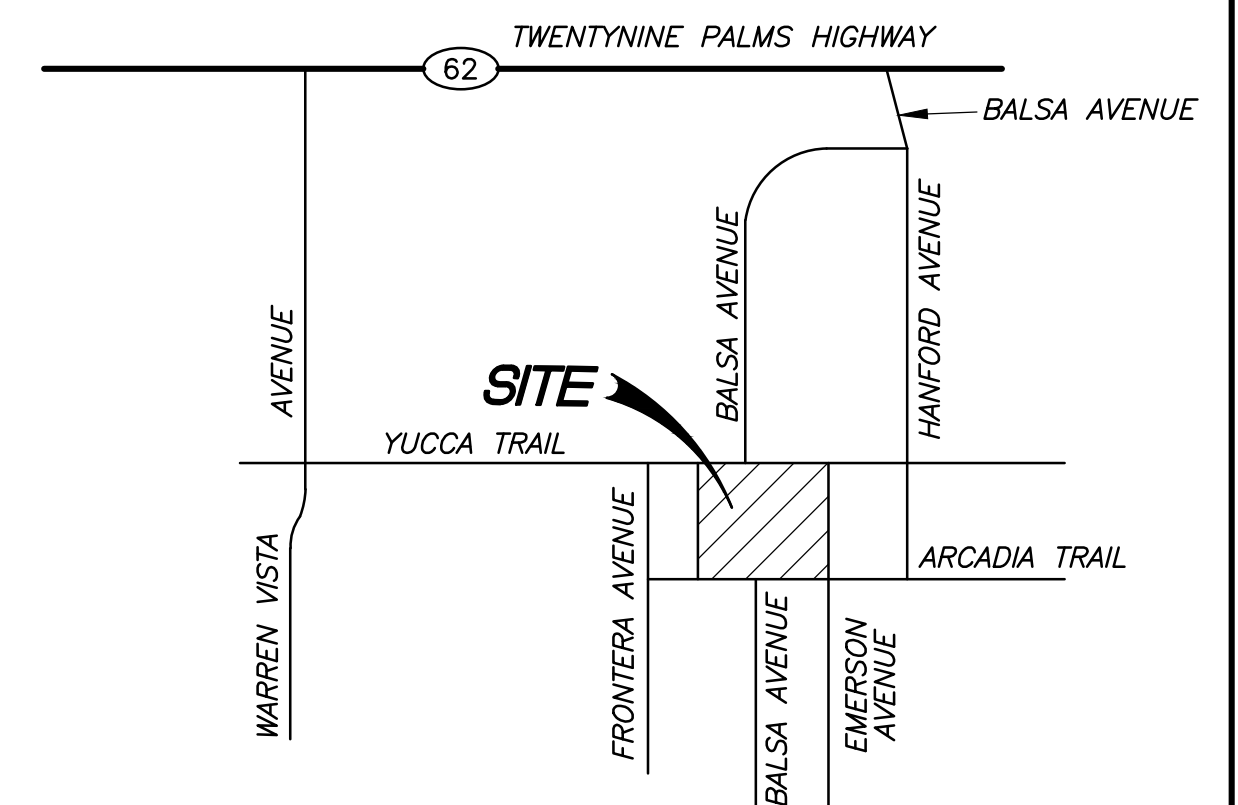
R-S-2

ASSESSOR'S PARCEL NUMBERS:

588-311-10 THROUGH 588-311-27

LEGEND

- INDICATES DRAINAGE FLOW ARROW WITH APPROXIMATE STREET GRADIENTS
- INDICATES TRACT BOUNDARY
- INDICATES EXISTING SEWER
- INDICATES EXISTING WATER



SYM	REVISIONS	DATE	APPROVED

