

IN THE TOWN OF YUCCA VALLEY, COUNTY OF SAN BERNARDINO TENTATIVE PARCEL MAP NO. 20964

PREPARED BY

NIVIS

42-829 CDDK STREET, SUITE 104
PALM DESERT, CA 92211
P: 760.341.3101 WWW.NIVIS.COM

PREPARED UNDER THE SUPERVISION OF: R.C.E. NO. 80674
BRIAN WIESE EXP. DATE 03/31/25

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

PROJECT DESCRIPTION

REVERSION TO ACREAGE INTO 3-98,400 SQ. FT. (MIN)
SINGLE-FAMILY RESIDENTIAL LOTS WITH EXISTING LOT 'A'
TO REMAIN

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

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

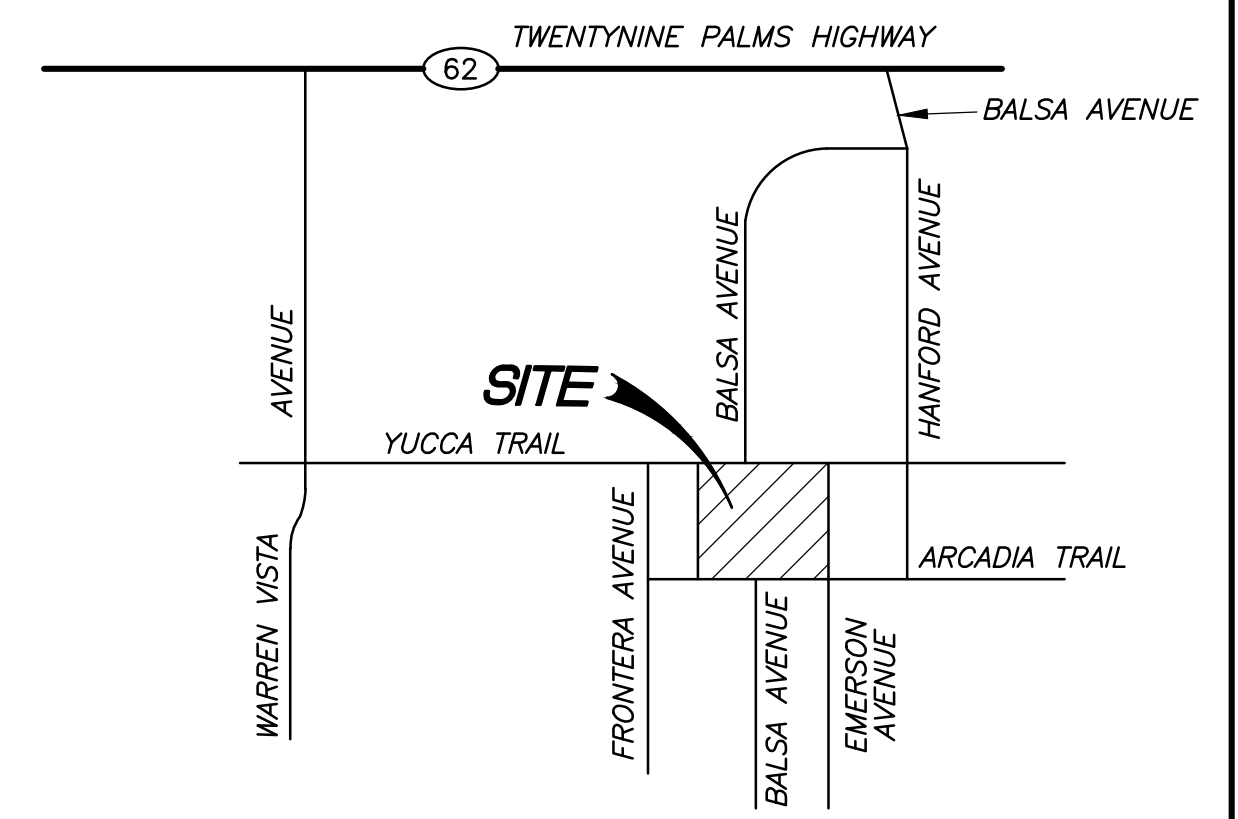
TV CABLE ADELPHIA DIGITAL CABLE
7500 KICKAPOO TRAIL
YUCCA VALLEY, CALIFORNIA 92284
ATTENTION: LEN DUPUIS
PHONE: (760)365-3378

ELECTRICITY EDISON INTERNATIONAL
6999 OLD WOMAN SPRINGS ROAD
YUCCA VALLEY, CALIFORNIA 92284
ATTENTION: ARLAN AVERY
PHONE: (760)369-5413

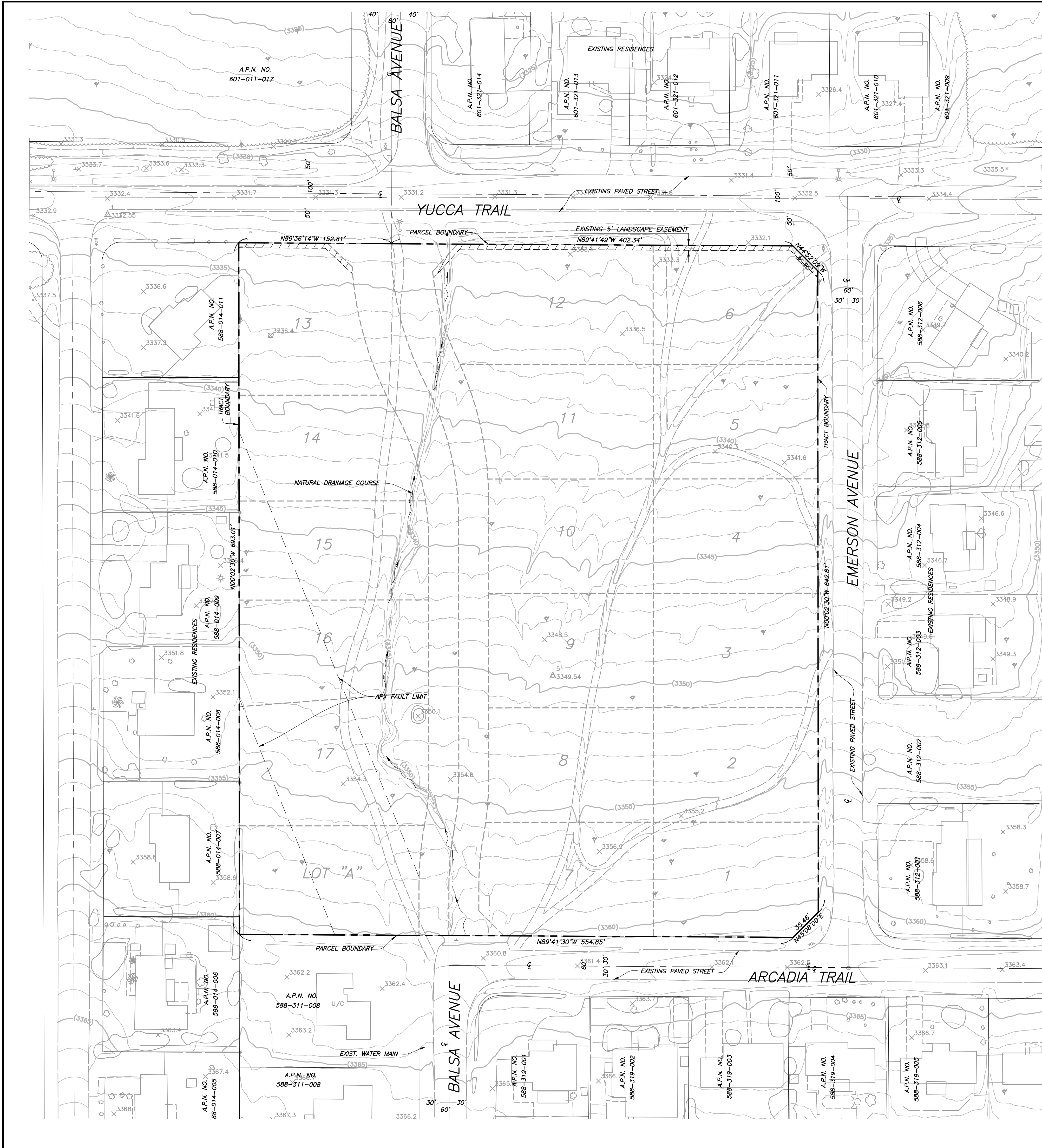
SEWER HI-DESERT WATER DISTRICT SEWER
55439 TWENTYNINE PALMS HWY
YUCCA VALLEY, CALIFORNIA 92284
ATTENTION: MARTY STOCKSTELL
PHONE: (760)365-8333



0' 50' 100' 150'
SCALE 1" = 50'



SYM	REVISIONS	DATE	APPROVED



01/27/2023-000723100001/COM/NTM 172528.dwg 8/12/2023 4:18:02 PM PST