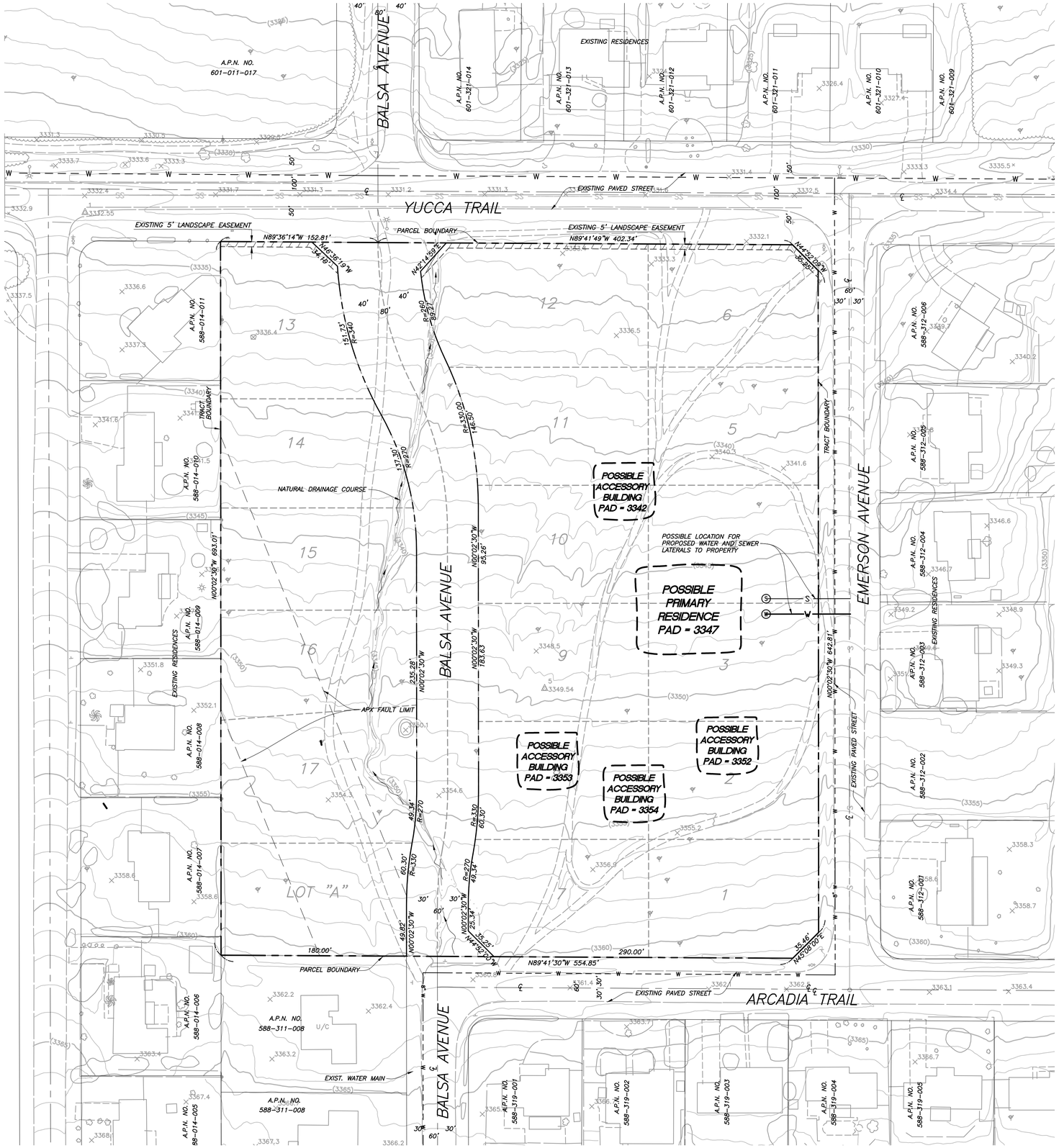


IN THE TOWN OF YUCCA VALLEY, COUNTY OF SAN BERNARDINO

CONCEPTUAL GRADING PLAN

TENTATIVE TRACT MAP NO. 20848

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 WADDELL 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 AVERYT 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

PREPARED BY

NV5

42-829 COOK STREET, SUITE 104
PALM DESERT, CA 92211
P: 760.341.3101 WWW.NV5.COM

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

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:

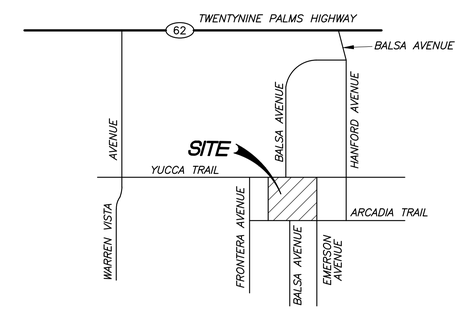
R-S-2

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



N

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

SYM	REVISIONS	DATE	APPROVED

N:\22\2522-\002\23\CAD\Civil\TM\TM 17328.dwg 9/12/2023 4:18:02 PM PST