

# IN THE TOWN OF YUCCA VALLEY, COUNTY OF SAN BERNARDINO 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

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
-  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.

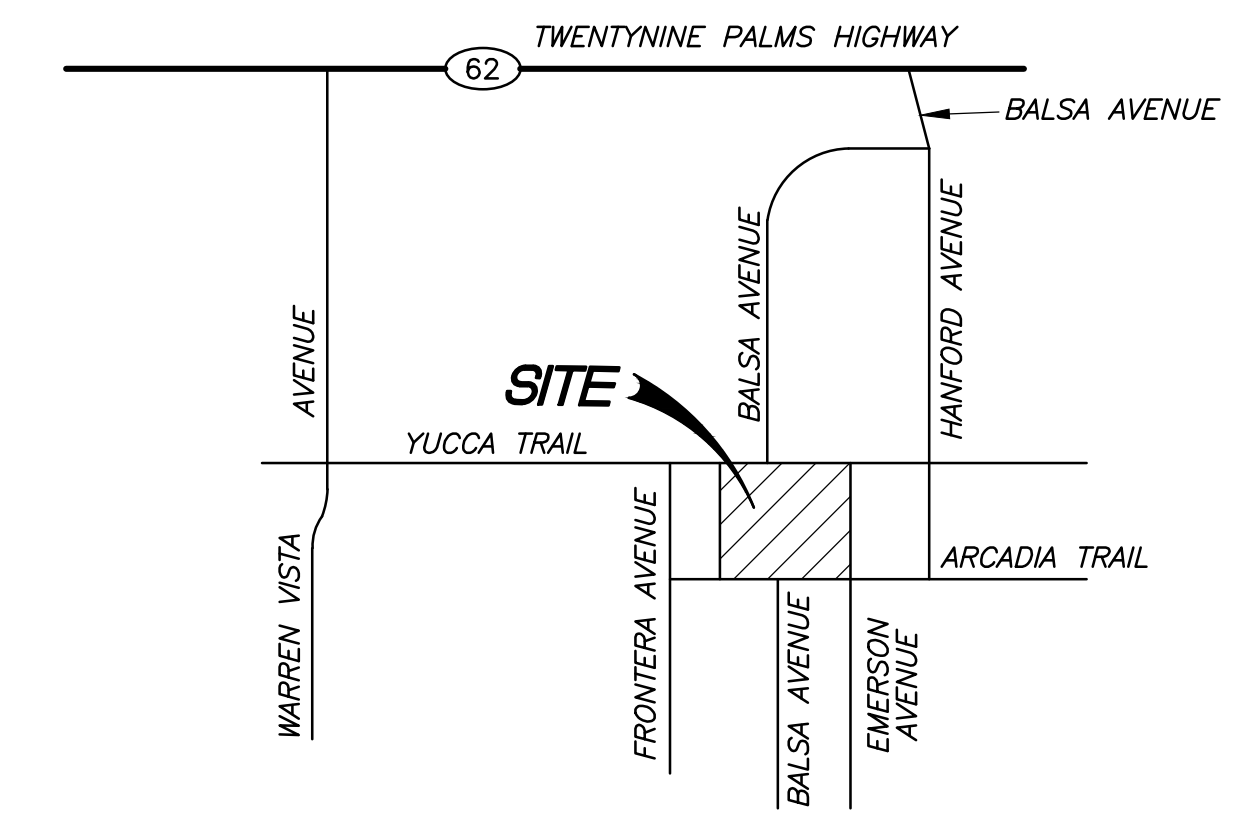
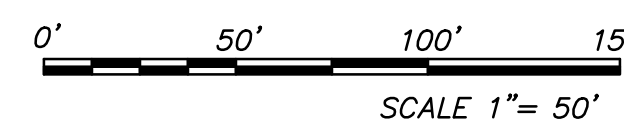
APN's : 0588-311-10 thru 0588-311-27

### 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 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 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



SYM	REVISIONS	DATE	APPROVED

