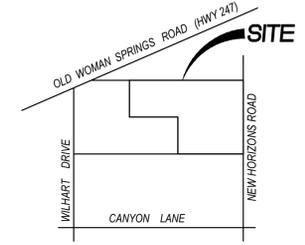


PRE-APPLICATION SITE PLAN



VICINITY MAP
NO SCALE

LEGAL DESCRIPTION:

GOVERNMENT LOT 4 OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 5 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF YUCCA VALLEY, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

EXCEPT THAT PORTION BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT, THENCE NORTH 455 FEET ALONG THE EAST LINE OF SAID LOT, THENCE WEST 165 FEET, MORE OR LESS, PARALLEL WITH THE NORTH LINE OF SAID LOT TO A POINT IN THE NORTH AND SOUTH CENTER LINE OF SAID LOT, THENCE SOUTH 250 FEET ALONG SAID CENTER LINE, THENCE WEST 165 FEET, MORE OR LESS, PARALLEL WITH THE NORTH LINE OF SAID LOT TO A POINT IN THE WEST LINE OF SAID LOT, THENCE SOUTH 205 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID LOT, THENCE EAST 330 FEET TO THE POINT OF BEGINNING.

EXISTING GENERAL PLAN DESIGNATION:

INDUSTRIAL

EXISTING ZONING DESIGNATION:

INDUSTRIAL (I)

EXISTING LAND USE:

EXISTING AUTO PARTS AND SALVAGE YARD (BRUST AUTO)

LEGEND:

LANDSCAPING AREA LA
EXISTING (E)
NEW (N)

OWNER/DEVELOPER:

JOROSITE 1031 LLC
60 E RIO SALADO PARKWAY, STE. 1103
TEMPE, ARIZONA 85281-9533

APPLICANT:

KEVIN MORRISON, SAN GORGONIO BUILDERS
528 NORTH 41st STREET, BANNING CA. 92220
(951) 972-9509 EMAIL: SANGORGONIOBUILDERS@GMAIL.COM

ASSESSOR'S PARCEL NO.:

0597-061-22

SETBACK:

FRONT: 15'
REAR: 0'
SIDE: 0'
STREET SIDE: 15'

AREA

NET AREA: 105,024 SQ. FT. (100%)
PROPOSED BLDG.: 15,000 SF (14.3%)
(E) BLDG.: 1,550 S.F. (1.4%)

PROJECT DESCRIPTION

PROPOSED 15,000 SQUARE FOOT METAL BUILDING FOR CLASSIC AUTO DISMANTLING WITH EMPLOYEE BATHROOM, GRAVEL PARKING LOT

PARKING

TOTAL REQUIRED:
6 SPACES PLUS 3 SPACES PER BAY (6) = 24 SPACES

TOTAL PROVIDED:
24- 9'X19' PARKING SPACES
1- 9'X19' HANDICAP PARKING SPACE
1- 10'X20' LOADING PARKING SPACE

NOTES:

- TOTAL GROSS SITE AREA: 2.5 ACRES
- TOTAL NET SITE AREA: 110,499 GROSS S.F. 2.5 ACRES
- TOTAL NUMBER OF LOTS: 1
- SOURCE OF WATER SUPPLY: EX. WATER MAINS (HDWD)
- METHOD OF SEWAGE DISPOSAL: PRIVATE SYSTEM
- FEMA FLOOD MAP #120 SHOWS THE PROPERTY IS LOCATED IN ZONE D (UNDETERMINED)
- PORTION OF SITE FALLS WITHIN SPECIAL STUDY ZONE. SEE PLAN FOR APPROX. SPECIAL STUDY BOUNDARY
- THERE WILL BE PROPOSED GRADING AT TIME OF CONSTRUCTION.
- NO BOUNDARY AND TOPOGRAPHIC HAS BEEN DONE AT THIS TIME

UTILITY PURVEYORS:

WATER: HIGH DESERT WATER DISTRICT
SEWER: PRIVATE SYSTEM
GAS: SO. CALIF. GAS CO.
SCHOOL DISTRICT: MORONGO UNIFIED SCHOOL DISTRICT

ADDRESS:

4181 OLD WOMAN SPRINGS ROAD
YUCCA VALLEY, CA. 92284

EASEMENTS:

- GRANTED TO THE DESERT ELECTRIC COOPERATIVE, INC., ITS SUCCESSORS OR ASSIGNS FOR ELECTRIC TRANSMISSION OR DISTRIBUTION LINE OR SYSTEM. RECORDING DATE MARCH 23, 1960, BOOK 5089, PAGE 589, OFFICIAL RECORDS.
- GRANTED TO THE COUNTY OF SAN BERNARDINO FOR HIGHWAY AND ROAD PURPOSES. RECORDED NOVEMBER 17, 1988, INSTRUMENT NO. 88-389625, OFFICIAL RECORDS.

OLD WOMAN SPRINGS ROAD (HWY 247)

NEW HORIZONS ROAD

APN 597-061-25
VACANT

APN 597-061-21

APN 597-061-06



BENCHMARK:

BASIS OF BEARING:

REVISIONS					
MARK	DATE	INITIAL	DESCRIPTION	DATE	APP'VD



PLAN PREPARED BY:
CAD Designs PLUS
PO BOX 1192
YUCCA VALLEY, CA. 92286-1192
TELE: (760) 401-0521
email: drod60@gmail.com



APPROVED BY: _____ DATE _____

RECOMMENDED BY: _____

TOWN OF YUCCA VALLEY
PRE-APPLICATION SITE PLAN
BRUST AUTO PARTS EXPANSION

SHEET
1
OF 1 SHEETS
DRAWING NO.