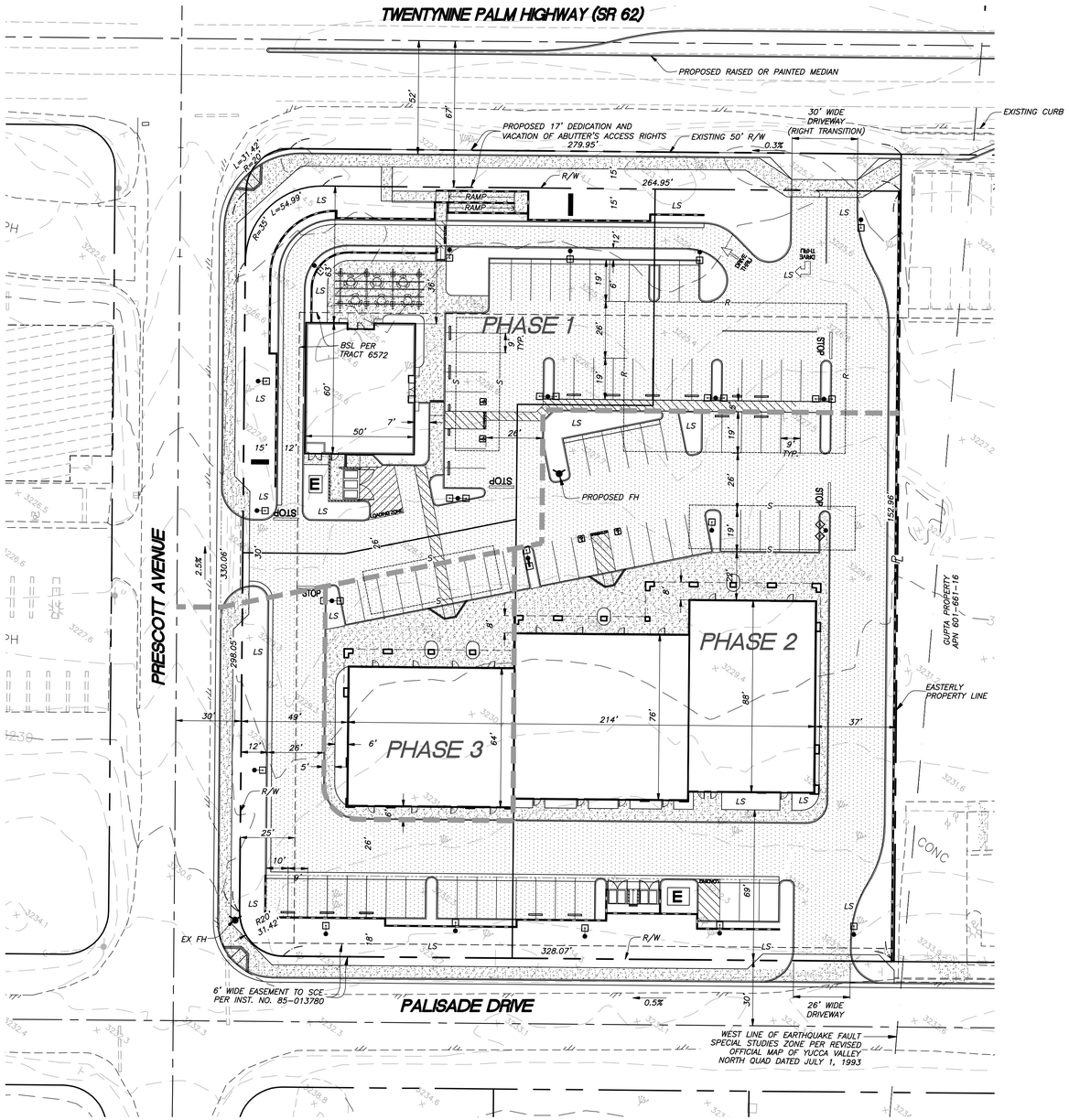


APPLICANT

FORCE – GOTTLIEB, LLC
439 NORTH BEDFORD DRIVE
BEVERLY HILLS, CA 90210
(310) 273-9930
EMAIL: RGOTTLIEB@GLREALITY.COM

OWNER

APN 601-661-15:
FORCE – GOTTLIEB, LLC
439 NORTH BEDFORD DRIVE
BEVERLY HILLS, CA 90210
(310) 273-9930
EMAIL: RGOTTLIEB@GLREALITY.COM

0 15' 30' 60'
1 inch = 30 ft.

ACCESSOR'S PARCEL NUMBER
601-611-015

LEGAL DESCRIPTION

601-611-015:
REAL PROPERTY IN THE TOWN OF YUCCA VALLEY, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THE WEST 300 FEET OF LOT 6 OF TRACT NO. 6572, AS PER MAP RECORDED IN BOOK 82, PAGE 62 AND 63 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXISTING AND PROPOSED ZONING DESIGNATION
C-G

EXISTING AND PROPOSED GENERAL PLAN DESIGNATION
GENERAL COMMERCIAL

SPECIFIC PLAN IDENTIFICATION AND DESIGNATION
NOT APPLICABLE

EXISTING LAND USE
601-611-015: VACANT

PROPOSED LAND USE
601-611-015: COMMERCIAL SHOPPING CENTER

TOTAL GROSS AREA: 110,809 SF (2.54 AC)
TOTAL NET AREA: 105,533 SF (2.42 AC)

APPROXIMATE EARTHWORK QUANTITIES
CUT: 5,000 CY
FILL: 5,000 CY

UTILITY COMPANIES AND SERVICE PROVIDERS
WATER:
HI-DESERT WATER DISTRICT
55439 TWENTYNINE PALMS HWY YUCCA VALLEY, CALIFORNIA 92284
ATTENTION: GREG SNYDER
PHONE: (760)365-8333

TELEPHONE:
VERIZON CALIFORNIA
295 N. SUNRISE WAY PALM SPRINGS, CALIFORNIA 92262
ATTENTION: LARRY MOORE
PHONE: (760)778-3610

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

GAS:
THE CALIFORNIA GAS COMPANY
7124B MOHAWK TRAIL, SC8077 YUCCA VALLEY, CALIFORNIA 92284
ATTENTION: BRUCE LOMBARDI
PHONE: (760)228-1400

TV CABLE:
TIME WARNER CABLE
73181 MEDITERRANEAN PALM DESERT, CALIFORNIA 92211
ATTENTION: CYNTHIA FRANKLIN
PHONE: (760)674-5404

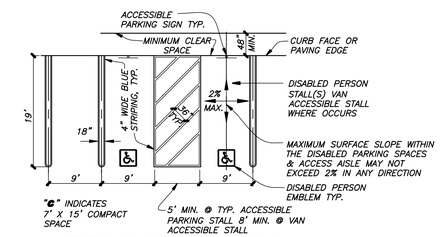
WASTE DISPOSAL:
BURRTEC
4878 NEWTON ROAD YUCCA VAALLEY, CALIFORNIA 92284
ATTENTION: ANGELA
PHONE: (760)365-2015

SEWAGE DISPOSAL:
SEPTIC SYSTEMS OR PACKAGE WASTEWATER TREATMENT PLANT (IF REQUIRED), UNTIL PUBLIC SEWER ARE REQUIRED

PUBLIC TRANSPORTATION:
MBTA
62405 VERBENA ROAD JOSHUA TREE, CALIFORNIA 92252
PHONE: (760)366-2395 TOLL FREE: (800)794-6282

LEGEND

LS	LANDSCAPE AREA
T	TRASH ENCLOSURE
R	RECYCLING
	INDICATES CENTERLINE
	INDICATES PROPERTY LINE
	INDICATES ULTIMATE RIGHT OF WAY
	INDICATES PROPOSED PARCEL LINES
PL	INDICATES PARCEL LINE
R/W	INDICATES RIGHT OF WAY
℄	INDICATES CENTER LINE
BSL	INDICATES BUILDING SET BACK LINE
S	INDICATES LOCATION OF SEPTIC SYSTEM
R	INDICATES APPROXIMATE LIMITS OF BELOW GRADE STORMWATER RETENTION SYSTEM
X%	INDICATES PROPOSED GRADIENT AND DIRECTION OF FLOW
	INDICATES EXISTING JOSHUA TREES (SEE NATIVE PLANT LOCATION EXHIBIT)
3685	INDICATES EXISTING CONTOURS
	PROPOSED OR EXISTING FIRE HYDRANT
	INDICATES PROPOSED MASONRY WALL
	INDICATES PHASE LINE
E	INDICATES PROPOSED ELECTRICAL TRANSFORMER
	INDICATES PROPOSED PARKING LOT LIGHTS



TYPICAL PARKING STALL

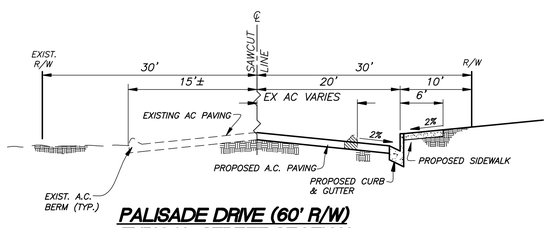
NO SCALE

PARKING ANALYSIS

19,058 SF RETAIL/250 SF =	706 CARS
TOTAL CARS REQUIRED =	71 CARS
TOTAL CARS PROVIDED	
STANDARD =	80
HANDICAPPED =	4
TOTAL =	84 CARS

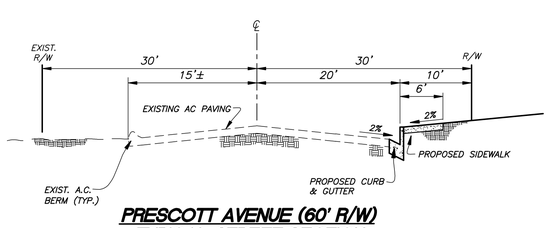
SURROUNDING VICINITY EXHIBIT

1" = 300'
NOTE: EXISTING ZONING IS "C-G," EXCEPT WHERE SHOWN



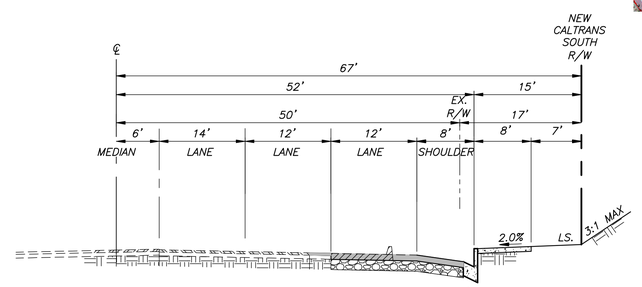
PALISADE DRIVE (60' R/W) TYPICAL STREET SECTION

NO SCALE



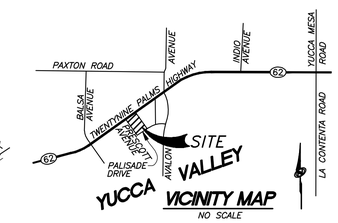
PRESCOTT AVENUE (60' R/W) TYPICAL STREET SECTION

NO SCALE



TWENTYNINE PALMS HIGHWAY (SR62)

NO SCALE



VICINITY MAP

NO SCALE

SITE PLAN PREPARATION DATE: MAY 20, 2013

BENCH MARK NO.

BRASS DISK IN TOP OF CURB AT INDIO AVE. 0.5' WEST OF EAST EDGE CONCRETE PATIO; 2.2 MILES EASTERLY ALONG TWENTYNINE PALMS HIGHWAY FROM OLD WOMAN SPRINGS ROAD.

ELEVATION: 3169.6750 NGVD 29

REVISIONS

MARK	DATE	INITIAL	DESCRIPTION	DATE	APP'VD

THIS PLAN PREPARED BY

NOLTE VERTICAL FIVE
42-829 COOK STREET, SUITE 104, PALM DESERT, CA 92211 (714)
760.341.3101 TEL 760.341.5999 FAX WWW.NOLTE.COM
ATTN: WILLIAM H WARNER
BILL.WARNER@NV5.COM

NOLTE VERTICALFIVE

TOWN OF YUCCA VALLEY

PRESCOTT CENTER

CONDITIONAL USE PERMIT SITE PLAN
TWENTYNINE PLANS HIGHWAY, YUCCA VALLEY, CA.

SHEET 1 OF 1 SHEETS

DRAWING NO.
PDB026000