



Date Received 08/03/11
By DOLSEN
Fee 1535.00
Case # PA-01-11

PRE-APPLICATION FORM

(Print Legibly)

Applicant Danmark Development LLC Phone 760.992.9758
Address P.O. Box 10179 City Palm Desert State CA Zip 92255
E-mail Address lapalomahomes@dc.rr.com Fax _____
Project Name (if any): Sky Harbor Ranch

Contact Person/Representative Nolte Vertical V/Bill Warner Phone 760.341.3101
Address 42-829 Cook Street, Suite 104 City Palm Desert State CA Zip 92211
E-mail Address bill.warner@nolte.com & bwarnar@warnereng.com Fax 760-341-5999

Property Owner Same as applicant Phone _____
Address _____ City _____ State _____ Zip _____
E-Mail Address _____ Fax _____

Assessor Parcel Number(s) 0585-051-02 Existing Land Use Vacant
Property Dimensions 5280' x 5280' General Plan Designation RS-2 & RL-5
Structure Square Footage N/A Existing Zoning RS-2 & RL-5

Location: (Example: Address & Street or SW corner of Elk & Onaga or 300 ft N of Paxton on W side of Airway)
All Section 13 TP 1S R 5E, located south of San Andreas Road between the southerly prolongations of Sage Ave. and Warren Vista Avenue, and north of the Joshua Tree National Park

Proposed Project Description: Precisely describe the proposed project for which approval is being sought and the application is being submitted. Use additional sheets and attach to application if necessary.
Please see the attached description

NOTE: THE INFORMATION I HAVE PROVIDED IS TRUE AND OPEN AS PUBLIC INFORMATION. THE PLANNING APPLICATION DOES NOT GUARANTEE APPROVAL OR CONSTITUTE A BUILDING PERMIT APPLICATION. ADDITIONAL FEES MAY BE REQUIRED DEPENDING ON ANY ADDITIONAL ADMINISTRATIVE COSTS.

Applicant's Signature Date 8-2-11

**Town of Yucca Valley
Community Development/Public Works Department
58928 Business Center Dr., Yucca Valley, CA 92284
760 369-6575 Fax 760 228-0084**

N|V|5

NOLTE VERTICALFIVE

Sky Harbor Ranch Preliminary Project Description August 2, 2011

Sky Harbor Ranch is a residential subdivision which will consist of 173 home site lots plus 7 open space lots on 640 acres. The proposed overall residential density is 0.27 lots per acre.

The development will occur in up to three phases or planning areas, as follows:

<u>Phase</u>	<u>Lot #'s</u>	<u>Number of Lots</u>	<u>Min. Lo Size Acres</u>
2	1 – 37	37	2.5
1	38 – 122	85	0.5
3	123 – 144	22	1.0
3	145 – 173	29	5.0

Each phase will have at least two points of access, and the entire development will take access from San Andreas Road at four locations.

It is proposed that the gated onsite streets be developed to private street standards, with no sidewalks, and that they be owned and maintained by a property owner's association. It is also proposed that the open space lots be owned and maintained by the same association.

All utilities will be installed below ground. Sewer mains will be installed and will direct sewage to a private package treatment plant. It is proposed that water service, including mains, hydrants and meters be constructed to HDWD Standards and that they be dedicated to that agency.

It is proposed that lots 38 – 144 be mass graded (by phase), and that the remaining lots be individually graded under a separate permit for each home site.

A combination of on-lot and neighborhood stormwater retention basins are proposed to mitigate the increased runoff generated from the development. It is proposed that Long Canyon Wash be maintained in its natural condition to the extent possible, and that the onsite streets cross the Wash at only two locations.

The project is not proposed to be age-restricted. Passive onsite recreation amenities will be considered, such as trails, vistas, seating areas and sun shades in order to minimize land disturbance.

OFFICES NATIONWIDE

42-829 COOK STREET, SUITE 104 | PALM DESERT, CA 92211 | WWW.NV5.COM | OFFICE 760.341.3101 | FAX 760.341.5999

CONSTRUCTION QUALITY ASSURANCE - INFRASTRUCTURE ENGINEERING - MUNICIPAL OUTSOURCING - ASSET MANAGEMENT - ENVIRONMENTAL SERVICES