



Tract Map Application

Date Received 6/5/12
 By Robert Kirschmann
 Fee \$2,410
 Case # PM 19392
 EA # 01-12

Map # 19392
 Parcel
 Tract

General Information

APPLICANT JV Marrone & Pamela Conboy Phone (760) 770-3920 Fax _____
 Mailing Address 55 Colonial Drive Email jmarr54098@aol.com
 City Rancho Mirage State CA Zip 92270
REPRESENTATIVE RJ Mullins Phone (760) 202-3986 Fax (760) 202-3987
 Mailing Address 50 Oakmont Driv Email russelljmullins@aol.com
 City Rancho Mirage State CA ZIP 92270
PROPERTY OWNER JV Marrone & Pamela Conboy Phone (760) 770-3920 Fax _____
 Mailing Address 55 Colonial Drive Email jmarr54098@aol.com
 City Rancho Mirage State CA Zip 92270

Project Information

Project Address &@#(Cherokee Trail, Yucca Valley, CA Assessor Parcel Number(s) 0594-081-34
 Project Location NW corner of Yucca Trail and Cherokee Trail
 Project Description: Ptn SE 1/4, SE 1/4, Sec 34, T.1N., R.5 E., SBBM

Please attach any additional information that is pertinent to the application.

Town of Yucca Valley
 Community Development Department
 Planning Division
 58928 Business Center Dr
 Yucca Valley, CA 92284
 760 369-6575 Fax 760 228-0084
www.yucca-valley.org

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

TENTATIVE PARCEL MAP NO. 19392

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 34, T 1 N, R 6E, SBM

J. D. COLE & ASSOCIATES INC. MAY, 2012

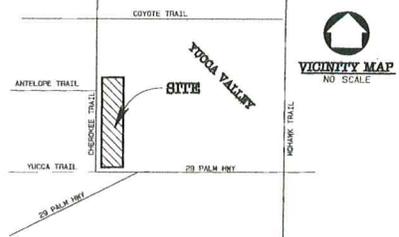


SURVEYOR NOTES

1. BASIS OF BEARINGS IS THE CENTERLINE OF YUCCA TRAIL (BEING N 89° 30' 07" W PER RS 125/61).
2. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
3. ALL DISTANCES ARE MEASURED ALONG THE CENTERLINE OF YUCCA TRAIL.
4. ALL DISTANCES ARE MEASURED ALONG THE CENTERLINE OF YUCCA TRAIL.
5. ALL DISTANCES ARE MEASURED ALONG THE CENTERLINE OF YUCCA TRAIL.
6. ALL DISTANCES ARE MEASURED ALONG THE CENTERLINE OF YUCCA TRAIL.

BENCH MARK

SAN BERNARDINO BENCH MARK SPBN-31628
 310 2150 914800 0000 W-711 NORTH 1544'
 30' E OF GRAND AVE. AND 62' N. OF 29'
 PALM HWY.
 ELEV. -3279.1170'



OWNER/APPLICANT

JEFF V. HARPER AND PAMELA M. CONROY
 500 COLUMBIAN DRIVE
 RANDOLPH HILLS, CALIFORNIA 92370-1800

PROJECT DESCRIPTION

CREATION OF TWO PARCELS, ONE FOR EXISTING APARTMENT COMPLEX, AND ONE FOR VACANT LAND.

LEGAL DESCRIPTION

BEING A SUBDIVISION OF THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 1 NORTH RANGE 6 EAST SAN BERNARDINO COUNTY AND METRICALLY ACCORDING TO UNITED STATES GOVERNMENT PLAT THEREOF, DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SECTION WHICH IS 1400 FEET MEASURED ALONG SAID LINE FROM THE SOUTHWEST CORNER OF SAID SECTION, SAID POINT OF BEGINNING ALSO BEING THE SOUTHWEST CORNER OF LAND WHICH WAS CONVEYED TO THE COMMUNITY SERVICE CLUB OF YUCCA VALLEY BY DEED RECORDED SEPTEMBER 24, 1948, THENCE NORTH 0° 00' 00" EAST ALONG SAID LINE TO A POINT OF CONVEYANCE TO SAID CLUB, THENCE NORTH 89° 30' 07" WEST PARALLEL TO THE SOUTH LINE OF SAID SECTION 500 FEET, THENCE SOUTH 0° 00' 00" WEST 419 FEET TO A POINT IN THE SOUTH LINE OF SAID SECTION, THENCE SOUTH 89° 30' 07" EAST ALONG SAID SOUTH LINE 150.38 FEET TO THE POINT OF BEGINNING.

LOT AREAS

EXISTING APN 054-081-34 48,160.69 SQ. FT. 1.13 ACRES
 TOTAL NUMBER OF LOTS 1
 PROPOSED
 PARCEL 1 21,147.99 SQ. FT. 0.48 ACRES
 PARCEL 2 26,012.71 SQ. FT. 0.64 ACRES

UTILITIES/SERVICES

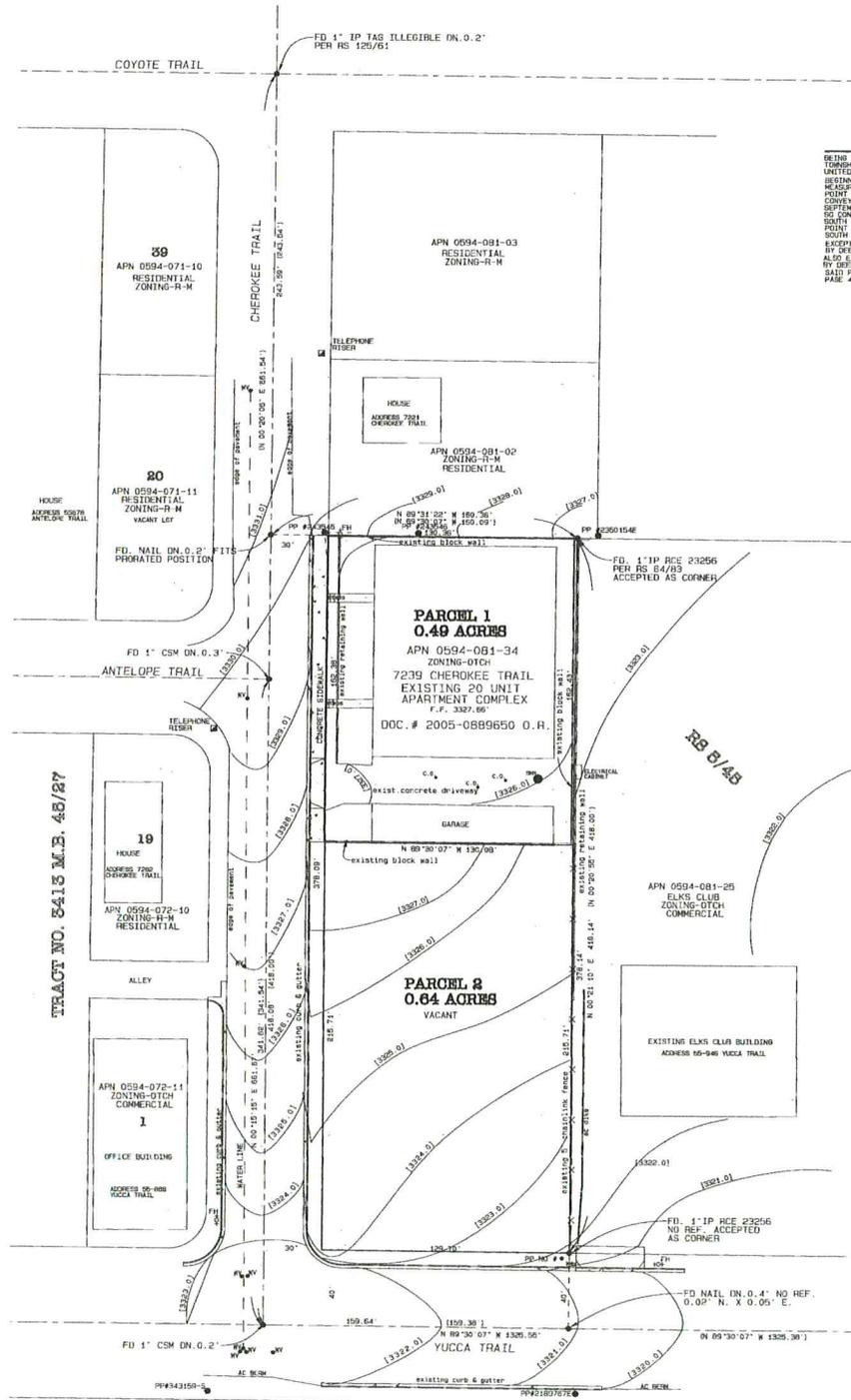
- WATER: MI-DESERT WATER DISTRICT; 9200 OLD NORNAN SPRINGS ROAD, YUCCA VALLEY, CALIFORNIA 92384; PHONE: (760) 369-3331
- TELEPHONE: VERIZON CALIFORNIA; 295 N. GARFIELD WAY, PALM SPRINGS, CALIFORNIA 92262; PHONE: (760) 778-3610
- ELECTRICITY: SOUTHERN CALIFORNIA EDISON; 7156 MARLBOROUGH TRAIL, REDDING, CALIFORNIA 92284; PHONE: (760) 369-5413
- GAS: SOUTHERN CALIFORNIA GAS COMPANY; 7156 MARLBOROUGH TRAIL, REDDING, CALIFORNIA 92284; PHONE: (760) 228-1400
- SEWER: PRIVATE INDIVIDUAL SEPTIC SYSTEM
- WASTE DISPOSAL: SERRITE; 4870 WERTON ROAD, YUCCA VALLEY, CALIFORNIA 92384; PHONE: (760) 366-2015
- PUBLIC TRANSPORTATION: MTA; 62408 VERBENA ROAD, JOSHUA TREE, CALIFORNIA 92252; PHONE: (760) 366-2308
- TV CABLE: TIME WARNER CABLE; 7156 MARLBOROUGH TRAIL, REDDING, CALIFORNIA 92211; PHONE: (760) 874-5424

FEMA FLOOD ZONE DESIGNATION

ZONE: "X" PER F-1000 MAP NO. 050710000H AS REVISED AUGUST 28, 2008 FOR YUCCA VALLEY COMMUNITY

ABBREVIATIONS

- APN: ASSIGNED PARCEL NUMBER
- CD: CLEAN OUT
- FI: FIRE HOSEWAY
- IP: IRON PIPE
- SM: SINK MAN HOLE
- MV: WATER VALVE
- MT: METER TESTER
- PP: POWER POLE



TRACT NO. 3413 M.B. 48/27

ZONING-DTCH
 COMMERCIAL



J. D. COLE & ASSOCIATES INC.
 LAND SURVEYING
 1000 N. GARDEN AVENUE
 YUCCA VALLEY, CALIFORNIA 92389
 (760) 757-2200 FAX

Environmental Assessment

1. Property boundaries, dimensions and area (also attach an 8 ½ x 11" site plan):
130' X 378' 1.13 Ac

2. Existing site zoning: OTHC 3. Existing General Plan designation: OTHC

4. Precisely describe the existing use and condition of the site: N'y .49 Ac is an existing 20-unit apartment bldg.
S'y .64 Ac is vacant land

5. Existing Zoning of adjacent parcels:
North R-M South OTHC East OTHC West OTC/R

6. Existing General Plan designation of adjacent parcels:
North R-M South OTHC East OTHC West OTC/R

7. Precisely describe existing uses adjacent to the site: Residential to north; comerial/residential to west;
commercial to south; commercial to east.

8. Describe the plant cover found on the site, including the number and type of all protected plants: None, apartment complex on n'ly parcel is landscaped and s'ly parcel is clean graded.

Note: Explain any "Yes" or "Maybe" responses to questions below. If the information and responses are insufficient or not complete, the application may be determined incomplete and returned to the applicant.

Yes Maybe No

9. Is the Site on filled or slopes of 15% or more or in a canyon? (A geological and/or soils Investigation report is required with this application.)
10. Has the site been surveyed for historical, paleontological or archaeological resources? (If yes, a copy of the survey report is to accompany this application.)
11. Is the site within a resource area as identified in the archaeological and historical resource element?
12. Does the site contain any unique natural, ecological, or scenic resources?
13. Do any drainage swales or channels border or cross the site?
14. Has a traffic study been prepared? (If yes, a copy of the study is to accompany this application.)
15. Is the site in a flood plain? (See appropriate FIRM)

Project Description

Complete the items below as they pertain to your project. Attach a copy of any plans submitted as part of the project application and any other supplemental information that will assist in the review of the proposed project pursuant to CEQA.

1. Commercial, Industrial, or Institutional Projects:

- A. Specific type of use proposed: N/A
- B. Gross square footage by each type of use: N'lly 0.49 Ac is an existing apartment building
S'lly 0.64 Ac is vacant land
- C. Gross square footage and number of floors of each building: 20-unit 2 storey apt bldg
99036 SF, plus 1840 parking garage
- D. Estimate of employment by shift: N/A
- E. Planned outdoor activities: N/A

2. Percentage of project site covered by:

_____ % Paving, _____ % Building, _____ % Landscaping, _____ % Parking

3. Maximum height of structures 20' ft. _____ in.

4. Amount and type of off street parking proposed: 18 existing covered parking

5. How will drainage be accommodated? surface

6. Off-site construction (public or private) required to support this project: _____

None

7. Preliminary grading plans estimate 0 cubic yards of cut and 0 cubic yards of fill

8. Description of project phasing if applicable: None

9. Permits or public agency approvals required for this project: None

10. Is this project part of a larger project previously reviewed by the Town? If yes, identify the review process and associated project title(s) No

11. During construction, will the project: (Explain any "yes" or "maybe" responses to questions below – attach extra pages if necessary.)

Yes Maybe No

- A. Emit dust, ash, smoke, fumes or odors?
- B. Alter existing drainage patterns?
- C. Create a substantial demand for energy or water?
- D. Discharge water of poor quality?
- E. Increase noise levels on site or for adjoining areas?
- F. Generate abnormally large amounts of solid waste or litter?
- G. Use, produce, store, or dispose of potentially hazardous materials such as toxic or radioactive substances, flammable or explosives?
- H. Require unusually high demands for such services as police, fire, sewer, schools, water, public recreation, etc.
- I. Displace any residential occupants?

Certification

I hereby certify that the information furnished above, and in the attached exhibits, is true and correct to the best of my knowledge and belief.

Signature: _____



Date: _____

5/16/2012

Owner/Applicant Authorization

Applicant/Representative: I/We have reviewed this completed application and the attached material. The information included with this application is true and correct to the best of my/our knowledge. I/We further understand that the Town may not approve the application as submitted, and may set conditions of approval. Further, I understand that all documents, maps, reports, etc., submitted with this application are deemed to be public records. This application does not guarantee approval or constitute a building permit application. Additional fees may be required depending on additional administrative costs

Signed: _____

Date: _____

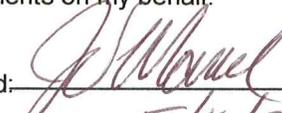

5/16/2012

Property Owner: I/We certify that I/We are presently the legal owner(s) of the above described property (If the undersigned is different from the legal property owner, a letter of authorization must accompany the form). Further, I/We acknowledge the filing of this application and certify that all of the above information is true and accurate. I/We understand that I/We are responsible for ensuring compliance with conditions of approval. I hereby authorize the Town of Yucca Valley and or/its designated agent(s) to enter onto the subject property to confirm the location of existing conditions and proposed improvements including compliance with applicable Town Code Requirements. Further, I understand that all documents, maps, reports, etc., submitted with this application are deemed to be public records. This application does not guarantee approval or constitute a building permit application. Additional fees may be required depending on additional administrative costs. I am hereby authorizing

_____ to act as my agent and is further authorized to sign any and all documents on my behalf.

Signed: _____

Dated: _____


5/16/2012

Agreement to Pay All Development Application Fees

In accordance with Town Council Resolution 04-38 the Town collects certain fees based on the actual cost of providing service. The application deposit for this project (as indicated below) may not cover the total cost of processing this application. I/We are aware that if the account has 25% or less remaining prior to completion of the project, staff will notify the undersigned in writing, of the amount of additional deposit required to complete the processing of the application, based on Staff's reasonable estimate of the hours remaining to complete this application process.

Further, I understand that if I do not submit the required additional deposit to the Town within 15 business days from the date of notification by the Town, the Town will cease processing of the application and/ or not schedule the project for action by the Planning Commission or Town Council until the fees have been paid.

Any remaining deposit will be refunded to me at time of closeout after I have submitted any required approved project plans and forms, including signed conditions of approval, or upon my written request to withdraw the application.

As the applicant, I understand that I am responsible for the cost of processing this application and I agree that the actual costs incurred processing this application will be paid to the Town of Yucca Valley.

Deposit Paid: \$ 2410⁰⁰

Applicant's Signature *J. V. Marrone* Date: 5/16/2012

Applicants Name J. V. MARRONE
(Please print)

Developer Disclosure Statement

This portion of the Application must be fully completed and signed by the Applicant. If not fully completed and signed, the Application will be deemed incomplete.

Address of subject property: 7239 CHEROKEE TRAIL YUCCA VALLEY

Cross street: YUCCA TRAIL

Date this Disclosure Statement is completed: _____

Name of Applicant: J.V. MARRONE

The Applicant is a:

- Limited Liability Company (LLC)
 Partnership
 Corporation
 None of the above

Information for LLC, Partnership, Corporation

Name _____ Phone _____ Fax _____

Mailing Address _____ Email _____

City _____ State _____ Zip _____

State of Registration _____

Managing member(s), General Partner(s) officer(s)

Name J.V. MARRONE Phone 760-770-3929 Fax 760-770-9751

Mailing Address 55 COLONIAL DR. Email JMARR54098@AOL.COM

City RANCHO MIRAGE State CA Zip 92270

Attach additional sheets if necessary

Agent for Service of Process

Name _____ Phone _____ Fax _____

Mailing Address _____ Email _____

City _____ State _____ Zip _____

For Corporations, Shareholder with Fifty Percent or More Share or Controlling Shareholder

Name _____ Phone _____ Fax _____

Mailing Address _____ Email _____

City _____ State _____ Zip _____

The Owner is a:

- Limited Liability Company (LLC)
- Partnership
- Corporation
- None of the above

Information for LLC, Partnership, Corporation

Name _____ Phone _____ Fax _____

Mailing Address _____ Email _____

City _____ State _____ Zip _____

State of Registration _____

Managing member(s), General Partner(s) officer(s)

Name _____ Phone _____ Fax _____

Mailing Address _____ Email _____

City _____ State _____ Zip _____

Attach additional sheets if necessary

Agent for Service of Process

Name _____ Phone _____ Fax _____

Mailing Address _____ Email _____

City _____ State _____ Zip _____

For Corporations, Shareholder with Fifty Percent or More Share or Controlling Shareholder

Name _____ Phone _____ Fax _____

Mailing Address _____ Email _____

City _____ State _____ Zip _____

The Party in escrow is a (if property is in escrow):

- Limited Liability Company (LLC)
- Partnership
- Corporation
- None of the above

Information for LLC, Partnership, Corporation

Name _____ Phone _____ Fax _____

Mailing Address _____ Email _____

City _____ State _____ Zip _____

State of Registration _____

Managing member(s), General Partner(s) officer(s)

Name _____ Phone _____ Fax _____

Mailing Address _____ Email _____

City _____ State _____ Zip _____

Attach additional sheets if necessary

Agent for Service of Process

Name _____ Phone _____ Fax _____

Mailing Address _____ Email _____

City _____ State _____ Zip _____

For Corporations, Shareholder with Fifty Percent or More Share or Controlling Shareholder

Name _____ Phone _____ Fax _____

Mailing Address _____ Email _____

City _____ State _____ Zip _____

For any deeds of trust or other liens on the property (other than real property tax liens) please state the following:

- A. Name of beneficiary of the deed of trust or lien NONE
- B. Date of the deed of trust or lien. NONE

I certify under penalty of perjury under the laws of the State of California that the foregoing is true and correct. Executed on the date and location set forth below

J. V. Marrone
Signature

Print Name: J.V. MARRONE

Title: OWNER

Date of signing: 5/16/2012

Location: Rancho Mirage CA



HAZARDOUS WASTE SITE STATEMENT

I have been informed by the Town of Yucca Valley of my responsibilities, pursuant to California Government Code Section 65962.5, to notify the Town as to whether the site for which a development application has been submitted is located within an area which has been designated as the location of a hazardous waste site by the Office of Planning and Research, State of California (OPR).

I am informed and believe that the proposed site, for which a development application has been submitted, is not within any area specified in said Section 65962.5 as a hazardous waste site.

I declare under penalty of perjury of the laws of the State of California that the foregoing is true and correct.

Dated: 5/16/2012

J. M. Lane
Applicant/Representative printed name

Applicant/Representative signature



SURROUNDING PROPERTY OWNERS LIST CERTIFICATION
(To be submitted with application)

I, STANLEY SZETO, certify that on MAY 25, 2012 the attached property owners list was prepared by STANLEY SZETO pursuant to the requirements of the Town of Yucca Valley. Said list is a complete compilation of the owner(s), applicant(s) and representative of the subject property and all owners of surrounding properties within a radius of 300' feet from all exterior boundaries of the subject property and is based on the latest equalized assessment rolls of the San Bernardino County Assessor's Office dated MAY 25, 2012. I further certify that the information filed is true and correct to the best of my knowledge; I understand that incorrect and erroneous information may be grounds for rejection or denial of the development application.

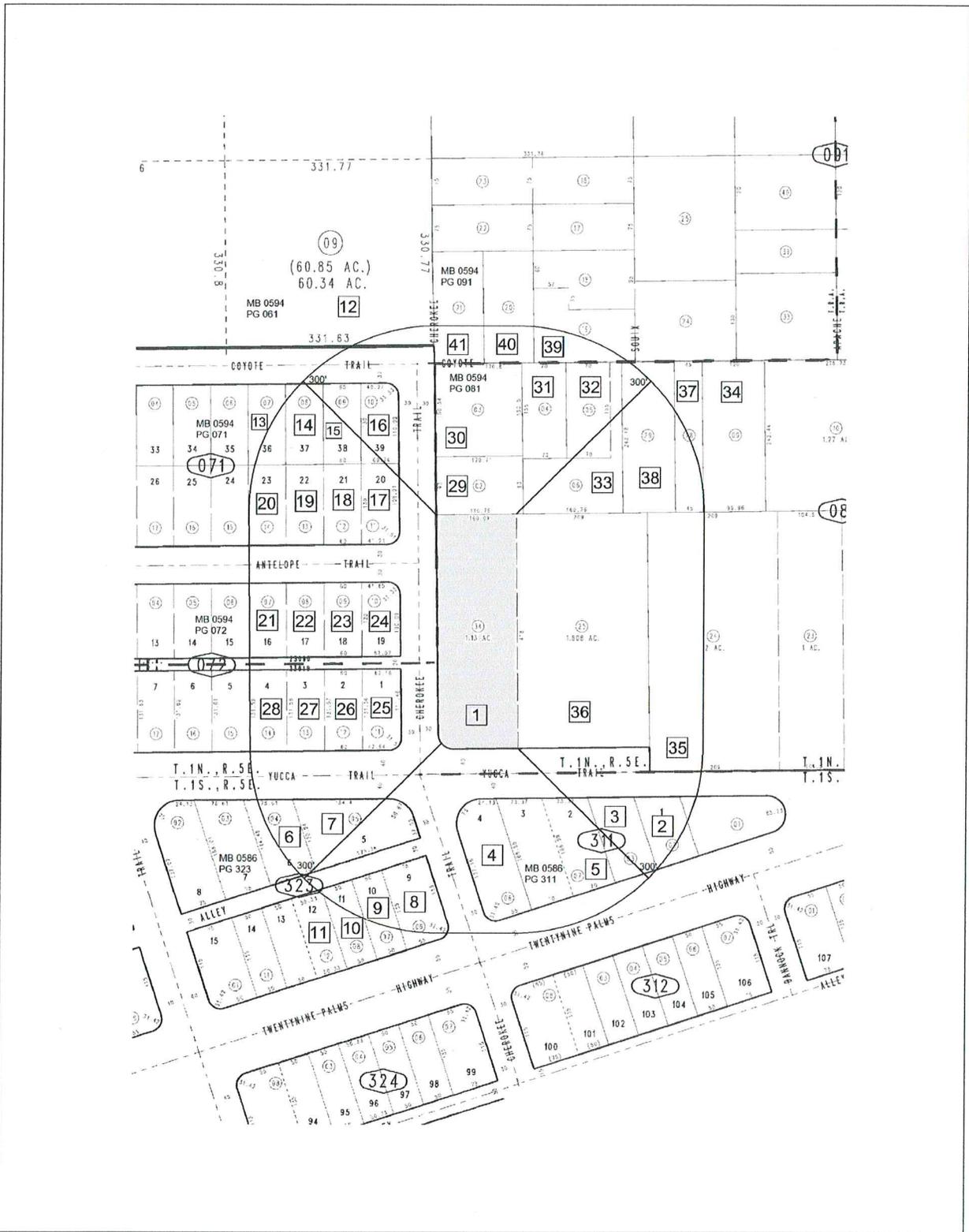
Signed: _____

Print Name: STANLEY SZETO

Date: MAY 25, 2012

 FILE THIS COPY TO:
TOWN OF YUCCA VALLEY
57090 TWENTYNINE PALMS HWY
YUCCA VALLEY CA 92284

REMOVE THIS LABEL PRIOR TO FILING



TITLE OWNERSHIP MAP
ADDRESS:
 7239 CHEROKEE TRL
 YUCCA VALLEY CA 92284-2665

PROPERTY OWNER(S):
 MARIONE J V DTD 12-12-95 TRUST & CONBOY PAMELA M DTD 09-07-05 TRUST
 55 COLONIAL DR
 RANCHO MIRAGE CA 92270-1600

APPLICANT(S):
 MARIONE J V DTD 12-12-95 TRUST & CONBOY PAMELA M DTD 09-07-05 TRUST
 55 COLONIAL DR
 RANCHO MIRAGE CA 92270-1600
 (626) 574-2356

THOMAS GUIDE: SAN BERNARDINO COUNTY
PAGE/GRID: 4957/F2

LEGAL DESCRIPTION:
 PTN SEC 34 TP 1N R 5E COM S LI SD SEC 1166 FT W OF SE COR SD SEC TH N 00 DEG 20 MIN 55 SECONDS E 40 FT TO TRUE POB TH N 00 DEG 20 MIN 55 SECONDS ALG E LI SD PROP 378 FT TH N 89 DEG 30 MIN 07 SECONDS W 160.09 FT TH S 00 DEG 20 MIN 55 SECONDS W 378 FT TH S 89 DEG 30 MIN 07 SECONDS E 159.38 FT TO TRUE POB EX ST

APN: 0594-081-34-0-000

ACREAGE:
 ± 1.13

DATE:
 MAY 25, 2012

RADIUS: 300'

SCALE: 1" = 150'

NORTH: ↑

PROJECT:	0512- 111	DRAWN:	SS
SHEET:	1 OF 1	REVISIONS:	
INDEX:	TITLE:	DATE:	BY:
1	OWNERSHIP MAP		

FOR DEPARTMENT USE

CASE NO. _____

RECEIVED BY: _____

DATE: _____



SZETO + ASSOCIATES
 LAND USE ENTITLEMENT CONSULTANTS

CONDITIONAL USE • VARIANCE • SUBDIVISION CONSULTING ZONING • LICENSING • LAND USE PLANNING • RADIUS MAPS

20 W. ASHTON RD. TEL: (951) 343-3000
 MONTEBELLO CA 90640 FAX: (951) 343-0515
 szetoplanning@earthlink.net

R.J. MULLINS & ASSOCIATES INC.

Town Of Yucca Valley
58928 Business Center Drive
Yucca Valley, CA 92284
Attention: Robert Kirschmann

RE: Tentative Parcel Map No. 19392

Date: May 14, 2012

Dear Robert:

We hereby submit the Tentative Map, Application, and fee for approval. This Parcel Map is merely a "lot split" of an existing 1.13 Acre parcel into two (2) parcels. The land is in a fully developed area of Yucca valley, with the surrounding land fully developed, all utilities are existing, and the streets are improved with curb and gutter. The land use of the two (2) parcels will remain the same, with no impact on the existing infra-structure. Parcel 1 is proposed to be 0.49 Acres and will encompass the existing apartment building and garage area. This apartment was built in the 1960's and is fully served by all utilities. Parcel 2 is proposed to be 0.64 Acres and is a vacant, graded lot. No development is proposed for this parcel.

Due to the fact that no construction is proposed as part of the Parcel Map, and no utility "tie-ins" are required, as part of our submittal, we hereby request consideration of the waiver of certain documents that we feel are un-necessary for a simple "lot-split." Certainly, upon any development of Parcel 2, an application will be made, and the submittal of those reviews, studies, and reports will be made at that time.

Specifically, we request the waiver of the following:

Preliminary Grading Plan;
Park Fees;
County Fire Fees;
Regional Water Control Board Fees;
Air Quality Assessment;
Green-house Gas Inventory;
Biological Assessment;
Fish and Game Review;
High Desert Water District "Will Serve" letter;
Geotechnical Investigation.

Thank you for all of the assistance you have provide to this point and for your consideration of our request as stated above. We look forward to working with you.

Sincerely,



Russell J Mullins