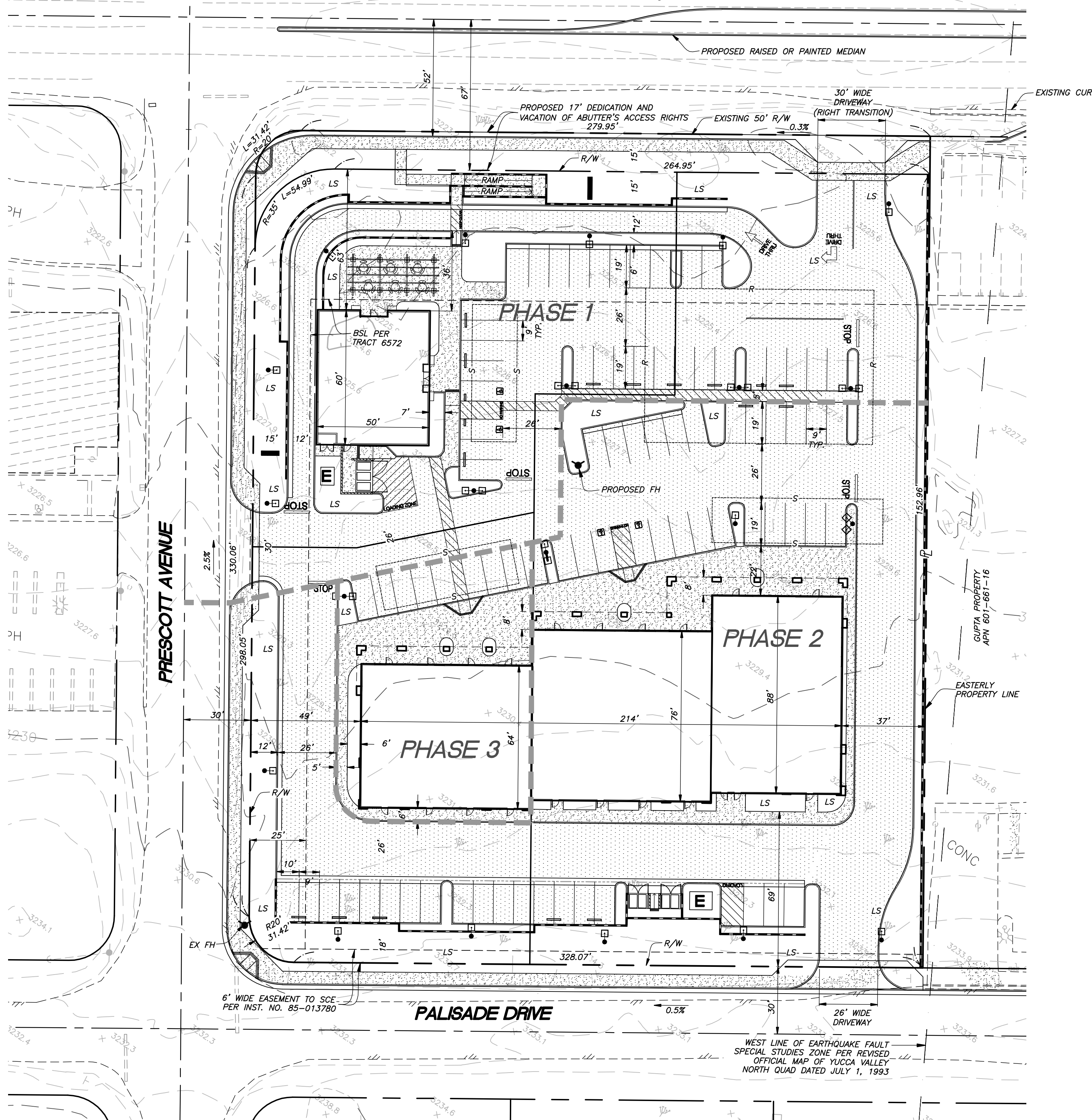


TWENTYNINE PALM HIGHWAY (SR 62)



APPLICANT

FORCE - GOTTIEB, LLC
439 NORTH BEDFORD DRIVE
BEVERLY HILLS, CA 90210
(310) 273-9930
EMAIL: RGOTTIEB@GREALTY.COM

OWNER

APN 601-661-15:
FORCE - GOTTIEB, LLC
439 NORTH BEDFORD DRIVE
BEVERLY HILLS, CA 90210
(310) 273-9930
EMAIL: RGOTTIEB@GREALTY.COM

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-6

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 SANDER
PHONE: (760)369-8333

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 AVERY
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

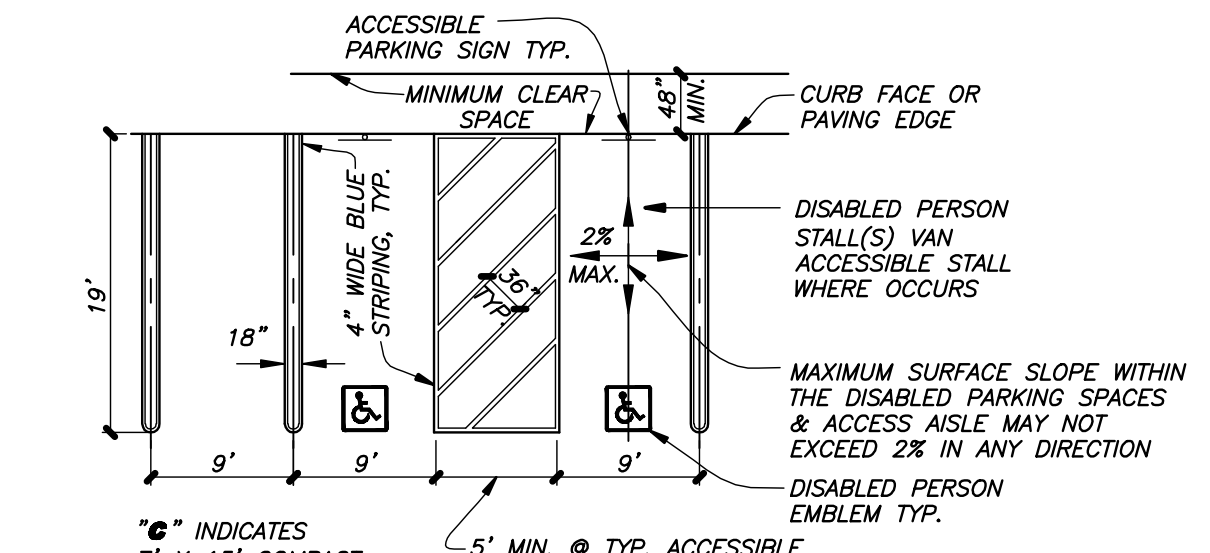
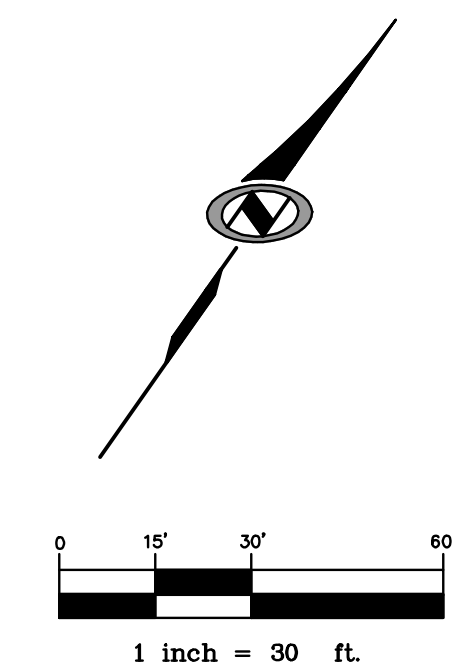
WASTE DISPOSAL:
BURRTEC
4878 NEWTON ROAD YUCCA VALLEY, CALIFORNIA 92284
ATTENTION: ANGELA
PHONE: (760)365-2015

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

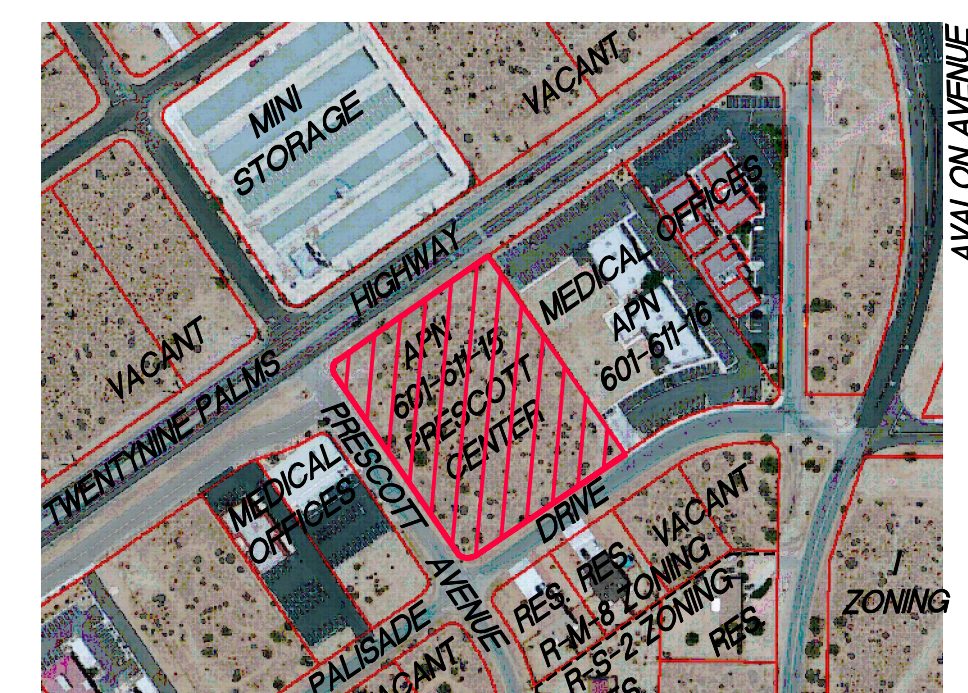
- LS LANDSCAPE AREA
- T TRASH ENCLOSURE
- R RECYCLING
- INDICATES CENTERLINE
- INDICATES PROPERTY LINE
- INDICATES ULTIMATE RIGHT OF WAY
- INDICATES PROPOSED PARCEL LINES
- INDICATES PARCEL LINE
- INDICATES RIGHT OF WAY
- INDICATES CENTER LINE
- INDICATES BUILDING SET BACK LINE
- INDICATES LOCATION OF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



TYPICAL PARKING STALL
NO SCALE

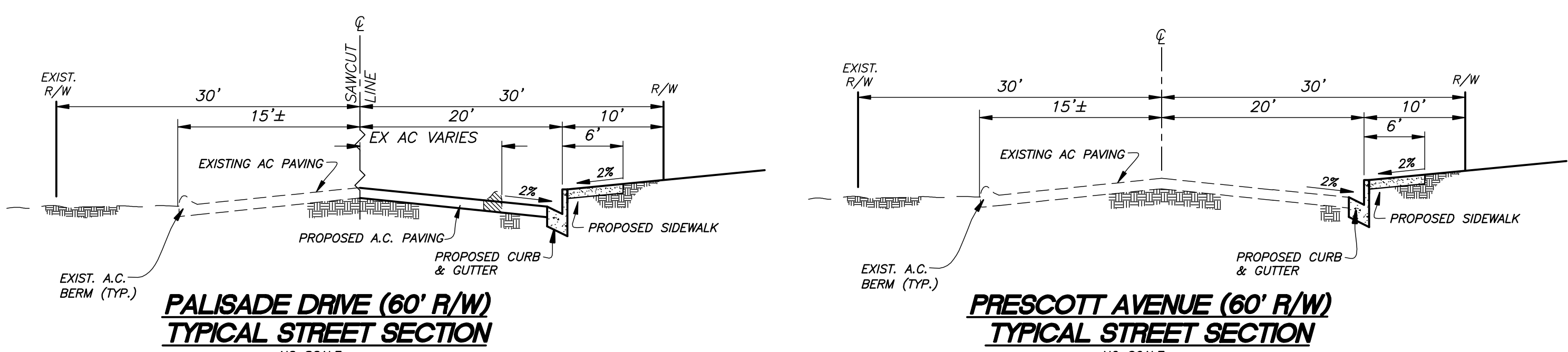
PARKING ANALYSIS

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



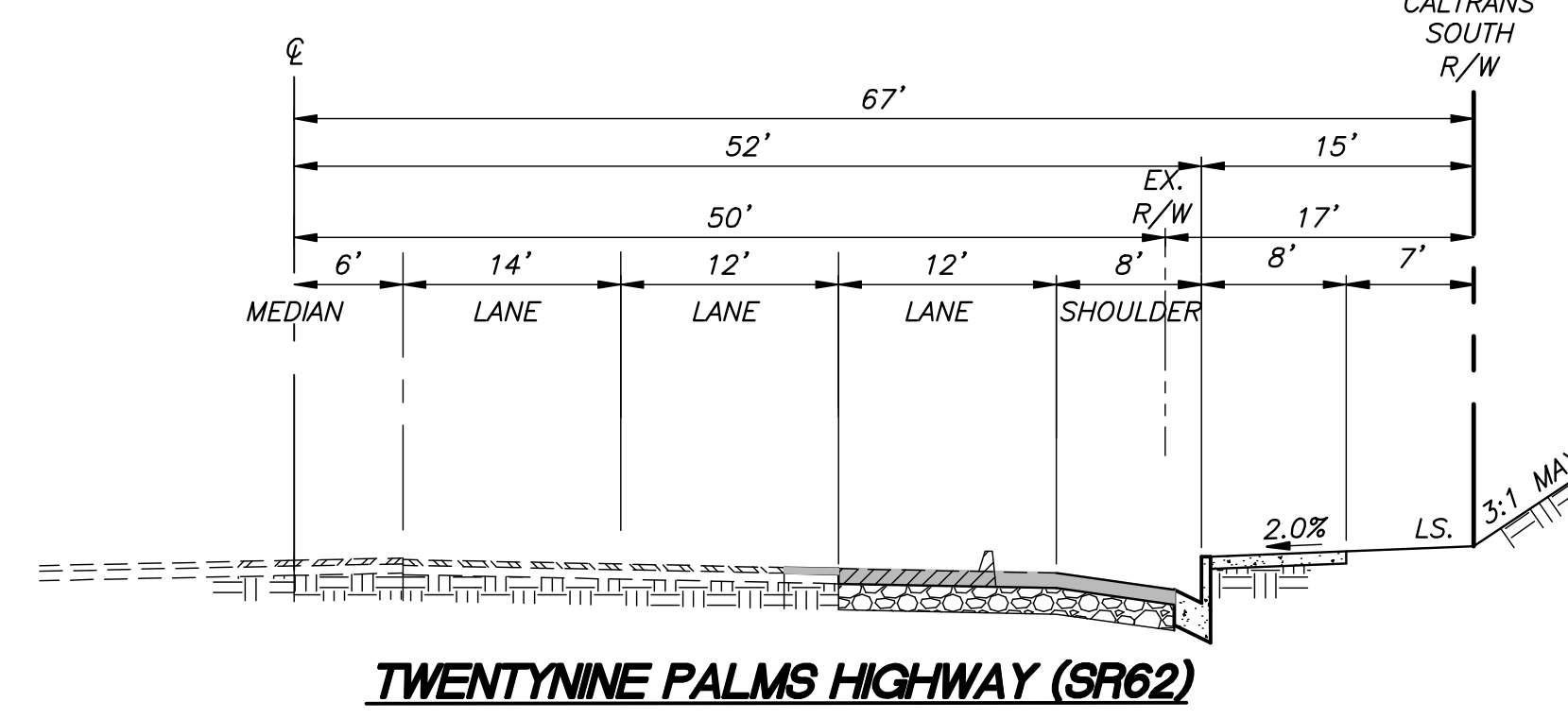
SURROUNDING VICINITY EXHIBIT
1" = 300'

NOTE: EXISTING ZONING IS "C-6," EXCEPT WHERE SHOWN

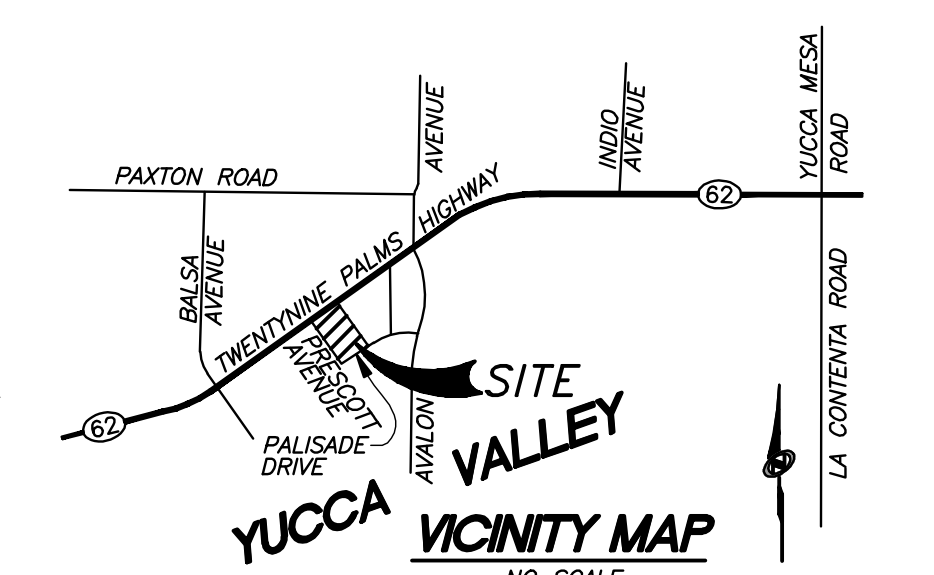


PALISADE DRIVE (60' R/W) TYPICAL STREET SECTION
NO SCALE

PRESCOTT AVENUE (60' R/W) TYPICAL STREET SECTION
NO SCALE



TWENTYNINE PALMS HIGHWAY (SR62)
NO SCALE



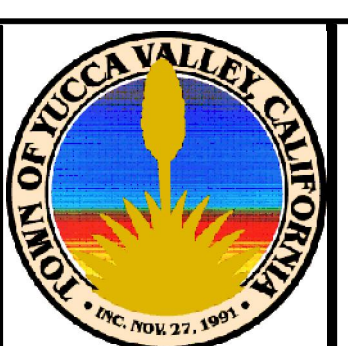
YUCCA VALLEY VICINITY MAP
NO SCALE

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	APP'VD

THIS PLAN PREPARED BY
NOLTE VERTICAL FIVE
42-829 COOK STREET, SUITE 104, PALM DESERT, CA 92211 (714) 760.341.3101 TEL 760.341.8999 FAX WWW.NOLTE.COM
ATTN: WILLIAM H WARNER
BILL.WARNER@NVS.COM



TOWN OF YUCCA VALLEY
PRESCOTT CENTER
CONDITIONAL USE PERMIT SITE PLAN
TWENTYNINE PALMS HIGHWAY, YUCCA VALLEY, CA.

SHEET
1
OF 1 SHEETS
DRAWING NO.
PDB026000