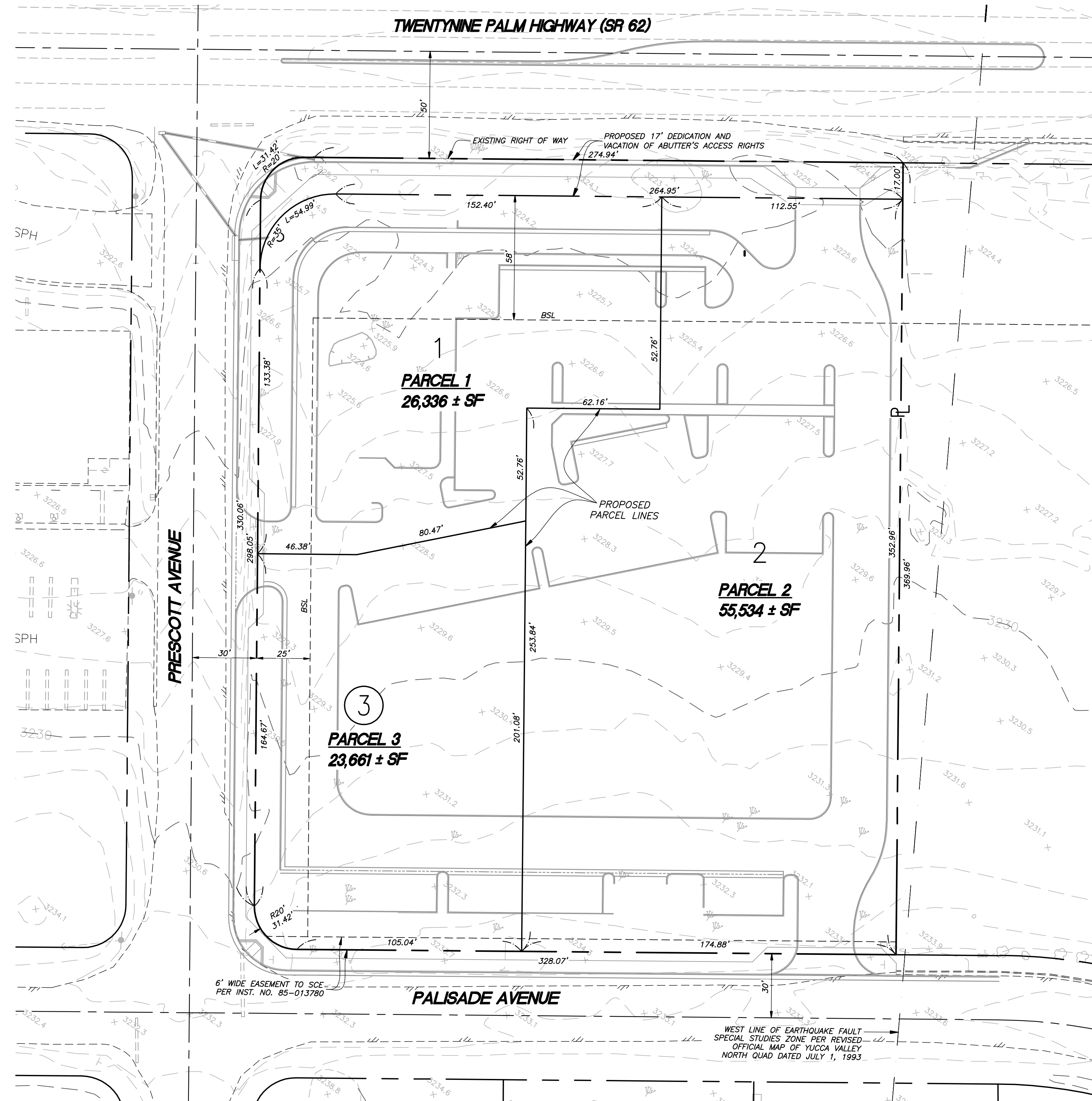


# TENTATIVE PARCEL MAP NO. 19436

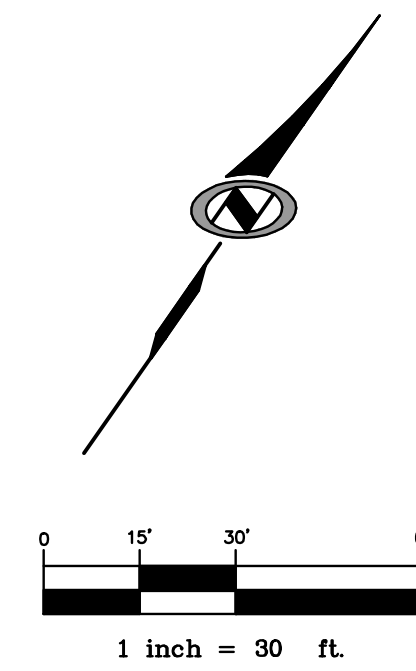


### APPLICANT

FORCE - COTTLIEB, LLC  
439 NORTH BEDFORD DRIVE  
BEVERLY HILLS, CA 90210  
(310) 273-9930  
EMAIL: RCOTTLIEB@GLREALTY.COM

### OWNER

APN 601-661-15;  
FORCE - COTTLIEB, LLC  
439 NORTH BEDFORD DRIVE  
BEVERLY HILLS, CA 90210  
(310) 273-9930  
EMAIL: RCOTTLIEB@GLREALTY.COM



### LEGEND

- 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
- ⊕ INDICATES EXISTING JOSHUA TREES (SEE NATIVE PLANT LOCATION EXHIBIT)
- - - - - INDICATES EXISTING CONTOURS
- - - - - INDICATES PROPOSED PARKING AND DRIVE ISLES

### ACCESSOR'S PARCEL NUMBER

601-611-015

### LEGAL DESCRIPTION

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

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 SWIDER  
PHONE: (760)365-8333

TELEPHONE:

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

ELECTRICITY:

SOUTHERN CALIFORNIA EDISON  
6989 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:

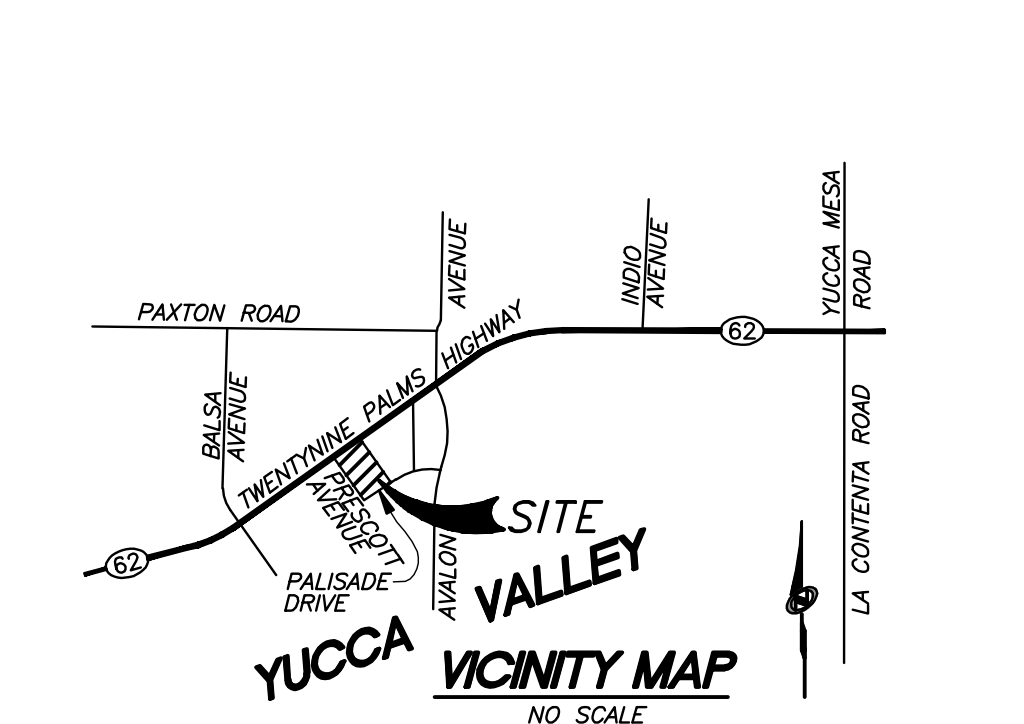
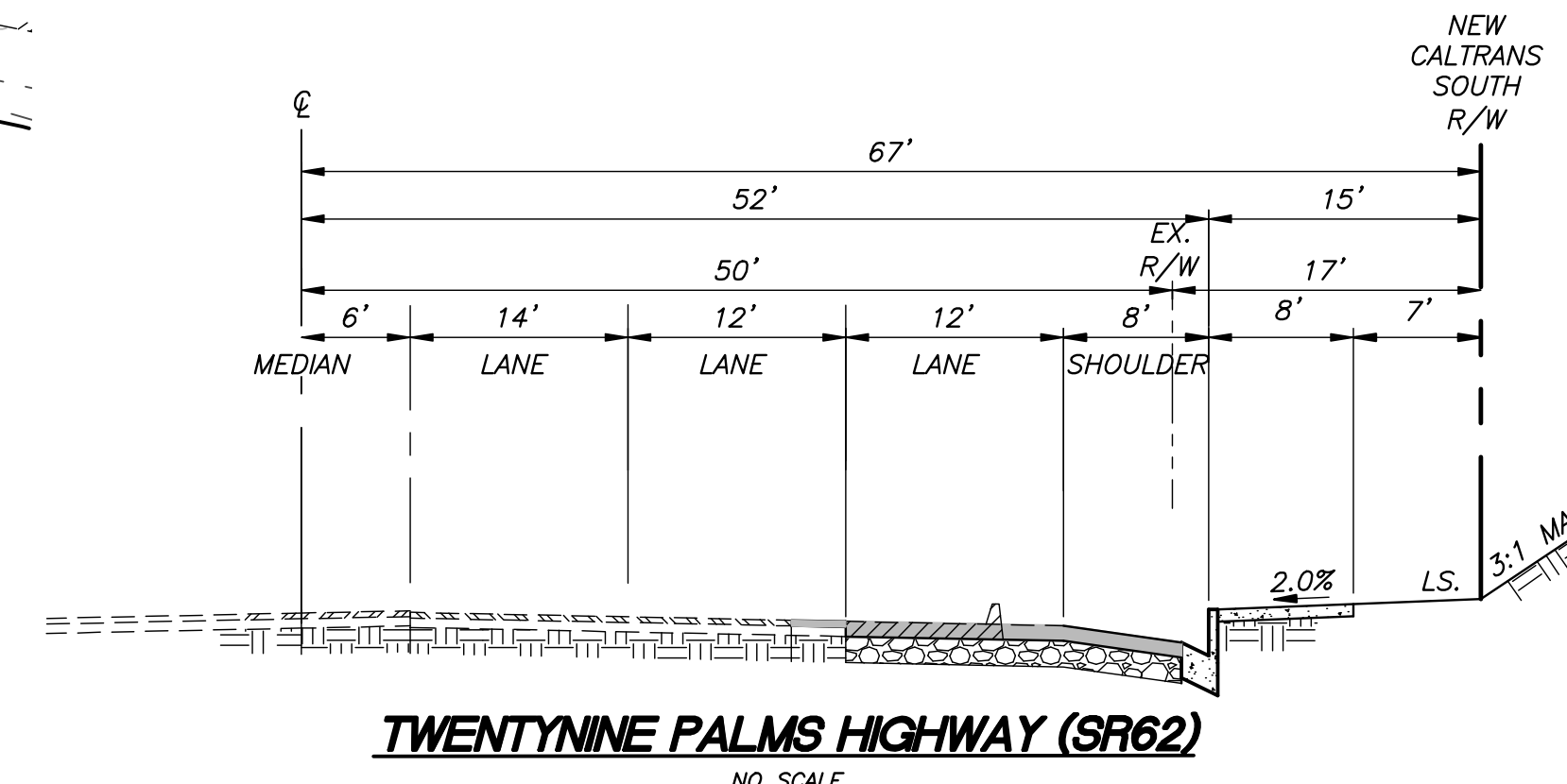
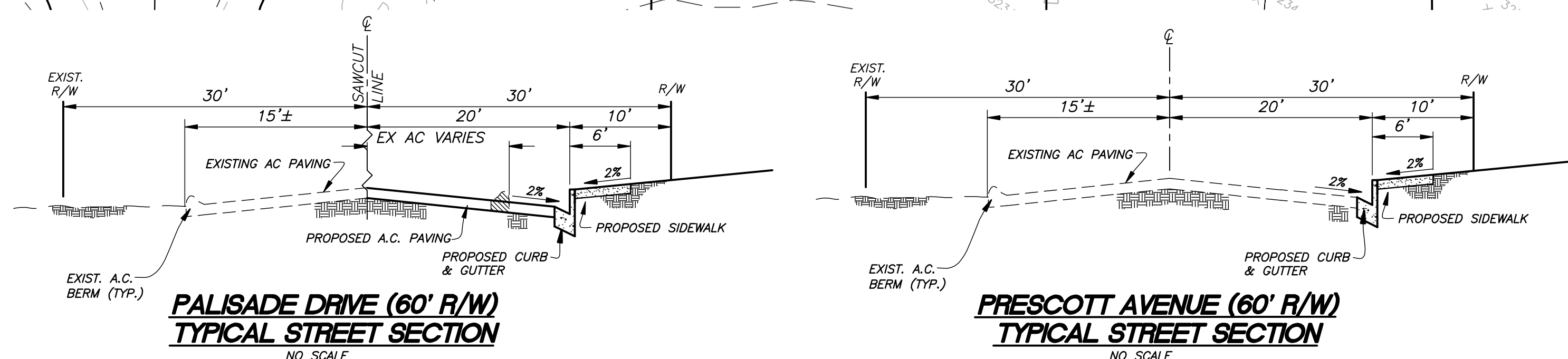
MBTA  
62405 VERBENA ROAD JOSHUA TREE, CALIFORNIA 92252  
PHONE: (760)366-2395 TOLL FREE: (800)794-6262



**SURROUNDING VICINITY EXHIBIT**

1" = 300'

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

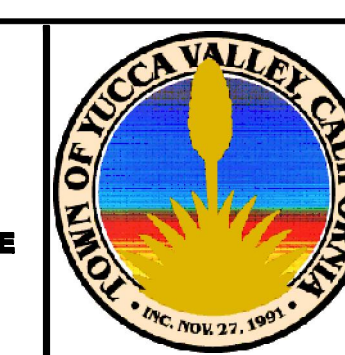


DATE THIS MAP WAS PREPARED: MAY 20, 2013

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 760.341.9999 FAX WWW.NOLTE.COM  
ATTN: WILLIAM H WARNER  
BILL.WARNER@NVS.COM



**TOWN OF YUCCA VALLEY**  
**PRESCOTT CENTER**  
TENTATIVE PARCEL MAP NO. 19436  
TWENTYNINE PALMS HIGHWAY, YUCCA VALLEY, CA.

SHEET  
**1**  
OF 1 SHEETS  
DRAWING NO.  
PDB026000