



# Pre-Application

Date Received	<u>8-12-21</u>
By	<u>Mon</u>
Fee	<u>535.00</u>
Case #	<u>PA04-21</u>

## General Information

APPLICANT ~~Joshua Tree Real Estate Holdings LLC~~ Joshua Tree Real Estate Holdings LLC Phone (562) 644-0696  
 Mailing Address 7231 Rampart Ln Email MORCOSA2ER@yaho.com  
 City La Palma State CA Zip 90623  
 REPRESENTATIVE ~~Ramzy Saad~~ Michael Morcos Phone ~~(562) 556-8555~~ (714) 572-2384  
 Mailing Address Same Email ~~Rgsaad@aol.com~~ MORCOSDESIGN@gmail.com  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
 PROPERTY OWNER Joshua Tree Real Estate Holdings LLC Phone ~~(562) 556-8555~~ (562) 556-8555  
 Mailing Address Same Email RGSAAD@AOL.COM  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

## Project Information

Project Address 56569 29 Palms Hwy Yucca valley CA 92284  
 Assessor Parcel Number(s) 0587-351-03, 0587-351-04, 0587-351-05  
 Project Location Yucca valley  
 Project Description: New 10,000 S.F. Commercial + 2 story above and  
and Residential, and three stories apartment building  
All are one bedroom units

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

**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/We 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.

Signature: Ramzy Saad

Name: Ramzy Saad

Date: 08/12/2021

**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/We 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/We 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.

Signature: Ramzy Saad

Name: Ramzy Saad

Date: 08/12/2021

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](http://www.yucca-valley.org)

**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 the letter, staff may stop processing of the application and/or not schedule the project for action by the Planning Commission or Town Council.

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 time spent processing this application will be paid to the Town of Yucca Valley

Deposit Paid: \$ \_\_\_\_\_

Applicant's Signature

Ramiz Sward

Applicants Name  
(Please print)

Ramiz Sward

Date:

08/12/2021