

Date:	<u>09/27/06</u>	Fee	_____
Case No.:	<u>TU 17862</u>	Fee	_____
Case No.:	<u>PD-01-07</u>	Fee	_____
Case No.:	_____	Fee	_____
EA No.:	<u>05-06</u>	Fee	_____

- |                                     |                          |                                     |                        |
|-------------------------------------|--------------------------|-------------------------------------|------------------------|
| <input type="checkbox"/>            | CONDITIONAL USE PERMIT   | <input checked="" type="checkbox"/> | TRACT MAP              |
| <input type="checkbox"/>            | SITE PLAN REVIEW         | <input type="checkbox"/>            | PARCEL MAP             |
| <input checked="" type="checkbox"/> | PLANNED DEVELOPMENT      | <input type="checkbox"/>            | GENERAL PLAN AMENDMENT |
| <input checked="" type="checkbox"/> | ENVIRONMENTAL ASSESSMENT |                                     |                        |

(Please Print Legibly)

Applicant Copper Hill Homes, LLC

Address 56889 Golden Bee City Yucca Valley State CA Zip 92284

Phone (760) 365-2994 Fax (760) 369-1338 Cell N/A

E-mail Address N/A

Project Name (if any): \_\_\_\_\_

Contact Person/Representative Rob Simmons - Nolte/Warner Engineering

Address 7245 Joshua Lane City Yucca Valley State CA Zip 92284

Phone (760) 365-7638 Fax (760) 365-2146 Cell N/A

E-mail Address rsimmons@warnereng.com

Property Owner Same Phone \_\_\_\_\_

Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

E-Mail Address \_\_\_\_\_ Fax \_\_\_\_\_

Assessor Parcel Number(s) 585-071-16, 17, 25 & 26 Tract Map # \_\_\_\_\_ Lot # \_\_\_\_\_

Property Dimensions \_\_\_\_\_ Existing Land Use Vacant

Structure Square Footage N/A General Plan Designation/Zoning RL-5

Location: (Example: Address & Street or SW corner of Elk & Onaga or 300 ft N of Paxton on W side of Airway)  
Northeast quadrant of Sage Avenue & San Andreas Road

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.  
63.4± acre Planned Development Subdivision comprised of 111 single-family residential lots and one lettered lot in two phases with an average density of 1.7 lots per acre. Amenities include: an entry monument; picnic area; volleyball court; open area with walking trails and a children's play area

Owner's Signature See previous applications Date \_\_\_\_\_

**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 \_\_\_\_\_



COPY

COPY

Date Received	_____
By	_____
Fee	_____
Case #	_____
EA #	_____
EA Fee	_____

# TENTATIVE TRACT AND PARCEL MAP

(Please Print Legibly)

Applicant Copper Hills Homes LLC Phone (760) 365-0649

Applicant's e-mail address \_\_\_\_\_ Cell Phone \_\_\_\_\_

Address 8514 Barberry Avenue City Yucca Valley State CA Zip 92284

Contact Person/Rep Warner Engineering/ Bill Warner Phone (760) 365-7638

Address 7245 Joshua Lane City Yucca Valley State CA Zip 92284

Property Owner Same as above Phone \_\_\_\_\_

Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Property Owner's e-mail address \_\_\_\_\_ Cell Phone \_\_\_\_\_

Property Owner's Signature \_\_\_\_\_ Date 1-26-06

\_\_\_\_\_ Date \_\_\_\_\_

Assessor Parcel Number(s) 585-071-16, 17, 25 & 26

Existing Land Use Vacant

Project Size 63.4+/- Number of Lots Proposed 105

Land Use Designation R-L-5

Applicant's Signature \_\_\_\_\_ Date 1-26-06

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

**LETTER OF TRANSMITTAL**

**TO:** Town of Yucca Valley  
 58938 Business Center Dr.  
 Yucca Valley, CA 92284

**DATE:** September 27, 2007

**PROJECT NO.:** YV0402014

**RE:** Shack – Tentative Tract Map 17862

**ATTENTION:** Nicole Criste, Consulting Planning

**We are sending you:**

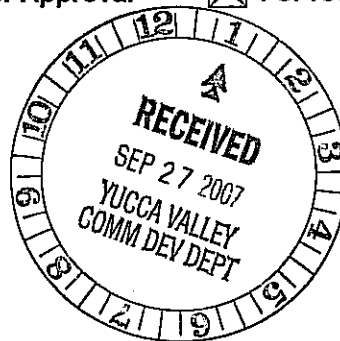
- Attached     
  Via Messenger     
  Other Hand Deliver  
 Originals     
  Prints     
  Copy of Letter     
  Other

COPIES	DATE	NO.	DESCRIPTION
1			New 2007 Application <i>(Planned Dev., Enviro Assessment &amp; Tract Map)</i>
1	10/16/06	1	Copy of Letter to Town of Yucca Valley <i>(prepared by Mark Howard)</i>
1	9/27/07	1	CD (pdf version)
10	7/3/07	1	Planned Development Site Plan
10	7/10/07	1	Conceptual Grading Plan
10	9/25/07	1	'Revised' Tentative Tract Map 17862
10	9/26/07	30	'Revised' Planned Development

**These are transmitted as checked below:**

- For your use     
  As requested     
  For Approval     
  For review & comment  
 Other \_\_\_\_\_

**REMARKS:**



**Copy To:** Copper Hill Homes

**Nolte Associates, Inc.**

**By: Rob Simmons/jb**



*Danmark Development, LLC*  
P.O. Box 10389, Palm Desert, CA 92255  
Phone (760) 772-0648



October 16, 2006

**Nicole Criste**  
**Town of Yucca Valley**  
58928 Business Center Dr.  
Yucca Valley, CA 92284

Dear Nicole,

I am the owner of Section 13, Township 1 South, Range 5 East in Yucca Valley, which lies contiguous to the south of Bill Shack's proposed Tentative Tract No. 17862.

I have discussed the development of San Andreas Road with Mr. Shack, and understand that he will need to construct a portion of that road across a portion of my property due to the steep terrain at that location. I expect to enter into an agreement with him to dedicate the road easement to the Town, and to transfer the resulting sliver of land between San Andreas Road and his Tract to him at the time that phase of his final map is recorded.

This letter shall constitute my permission to depict the road easement and the sliver as part of Mr. Shack's tentative map.

If you have any questions, please contact me.

Sincerely,

*Signed copy of letter provided w/original application*

Mark Howard

MH/jb

cc: Bill Shack