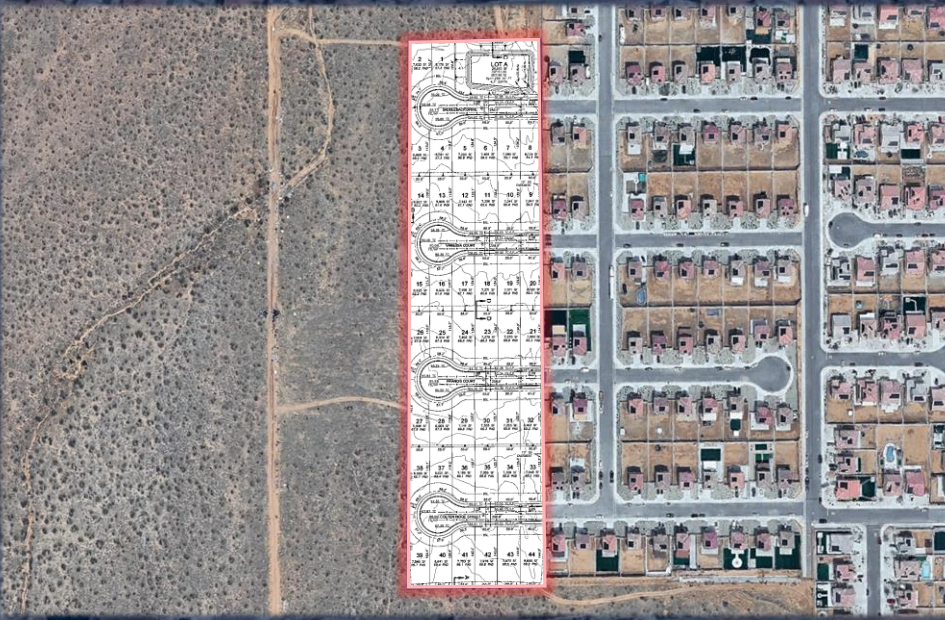




RESIDENTIAL LAND FOR SALE



44 Lot Tentative Tract Map
±10 AC North of Palmdale Road
Adelanto, CA

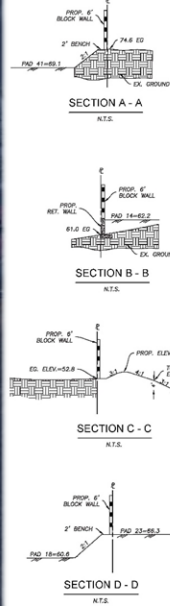


Site Overview

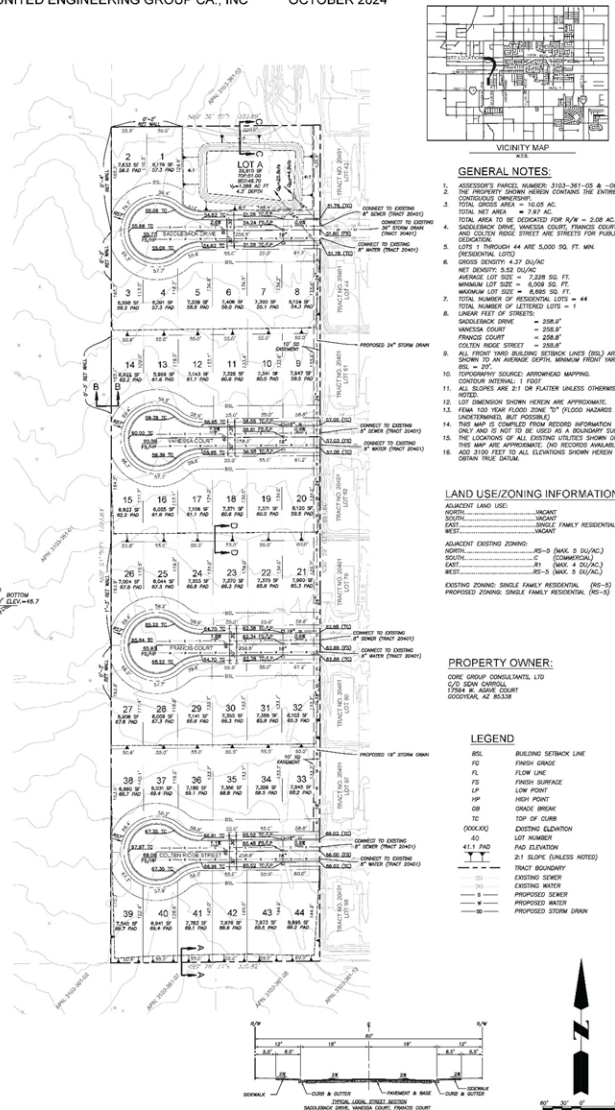
- APNs 3103-361-05 & 06
- ±10 Acres (±435,600 sq. ft.)
- Adjacent to existing residential development
- Utilities to site; buyer to verify
- Average lot size of ±7,228 sq. ft.
- RS-5 Zoning
- Close proximity to Palmdale Road / Highway 18
- Potentially limited off-site improvement costs
- Asking \$1,276,000.00

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF ADELANTO IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:
 PARCEL 1 (APN 3103-361-05) THE EAST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 19, TOWNSHIP 5 NORTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN AND MERIDIAN, IN THE CITY OF ADELANTO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND ON FILE IN THE DISTRICT LAND OFFICE.
 PARCEL 2 (APN 3103-361-06) THE WEST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 19, TOWNSHIP 5 NORTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN AND MERIDIAN, IN THE CITY OF ADELANTO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND ON FILE IN THE DISTRICT LAND OFFICE.



UTILITY PURVEYORS:
 WATER: METRO PUBLIC UTILITY AUTHORITY
 11600 AIR CENTERWAY
 ADELANTO, CA 92301
 (760) 246-3300
 SEWER: METRO PUBLIC UTILITY AUTHORITY
 11600 AIR CENTERWAY
 ADELANTO, CA 92301
 (760) 246-3300
 ELECTRIC: CALIFORNIA Edison
 21250 VICTORIA ROAD
 VICTORVILLE, CA 92375
 (951) 881-8128
 GAS: INDEPENDENT GAS CORP.
 12471 HANFORD ROAD
 VICTORVILLE, CA 92385
 (951) 880-6020
 TELEPHONE: VERIZON
 12125 VICTORIA ROAD
 VICTORVILLE, CA 92385
 (760) 246-3300
 CABLE: SPECTRUM
 12180 REDWOODS ROAD #102
 VICTORVILLE, CA 92385
 (951) 287-8977



GENERAL NOTES:

1. ADJACENT PARCEL NUMBER 3103-361-05 & 06 THE PROPERTY OWNER HEREIN CONTAINS THE EASES.
2. TOTAL GROSS AREA = 16.85 AC.
3. TOTAL NET AREA = 9.74 AC.
4. TOTAL AREA TO BE DEDICATED FOR R/W = 3.68 AC.
5. SUCCEEDING EASES: VANESSA COURT, FRANCES COURT AND COTTON RIDGE STREET ARE STREETS FOR PUBLIC DEDICATION.
6. LOTS THROUGH 44 ARE 5,000 SQ. FT. MIN. (RESIDENTIAL LOTS).
7. GROSS DENSITY: 4.21 D.U./AC. NET DENSITY: 5.52 D.U./AC.
8. MINIMUM LOT SIZE = 7,228 SQ. FT. MINIMUM LOT SIZE = 6,500 SQ. FT. MINIMUM LOT SIZE = 4,000 SQ. FT.
9. TOTAL NUMBER OF RESIDENTIAL LOTS = 44
10. TOTAL NUMBER OF LETTERED LOTS = 1
11. LAYOUT FEET OF STREETS = 208.8'
12. VANESSA COURT = 258.8'
13. FRANCES COURT = 258.8'
14. COTTON RIDGE STREET = 258.8'
15. ALL FRONT YARD BUILDING SETBACK LINES (BSL) ARE TO BE 20' AN AVERAGE DEPTH MINIMUM FRONT YARD SETBACK IS 10'.
16. ALL SLOPES ARE 2:1 OR FLATTER UNLESS OTHERWISE NOTED.
17. LOT DIMENSIONS SHOWN HEREIN ARE APPROXIMATE.
18. FEMA 100 YEAR FLOOD ZONE "1" (FLOOD HAZARD ARE UNDETERMINED, BUT POSSIBLE).
19. THIS MAP IS COMPILED FROM AERIAL PHOTOGRAPHY AND IS TO BE USED AS A GUIDANCE SURVEY.
20. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS MAP ARE APPROXIMATE. (NO RECORDS AVAILABLE) AND 1/16" FEET TO ALL ELEVATIONS SHOWN HEREIN TO OBTAIN TRUE DATA.

LAND USE/ZONING INFORMATION:

ADJACENT LAND USE:
 NORTH: VACANT
 WEST: VACANT
 EAST: SINGLE FAMILY RESIDENTIAL
 SOUTH: VACANT

ADJACENT EXISTING ZONING:
 NORTH: RS-5 (MAX. 5 D.U./AC.)
 SOUTH: C (COMMERCIAL)
 EAST: RS-5 (MAX. 5 D.U./AC.)
 WEST: RS-5 (MAX. 5 D.U./AC.)

EXISTING ZONING: SINGLE FAMILY RESIDENTIAL (RS-3)
 PROPOSED ZONING: SINGLE FAMILY RESIDENTIAL (RS-5)

PROPERTY OWNER:
 COSE GROUP CONSULTANTS LTD
 C/O SEAN CHAPMAN
 1700 W. 10TH STREET
 GOODRICH, AZ 85338

- LEGEND**
- BSL BUILDING SETBACK LINE
 - FD FINISH GRADE
 - FL FLOW LINE
 - FS FINISH SURFACE
 - LP LOW POINT
 - HP HIGH POINT
 - GB GRADE BREAK
 - CG TOP OF CURB
 - (000.00) EXISTING ELEVATION
 - 41.1 PAD LOT NUMBER
 - 41.1 PAD PAD ELEVATION
 - 2:1 SLOPE (UNLESS NOTED)
 - TRACT BOUNDARY
 - EXISTING SEWER
 - EXISTING WATER
 - PROPOSED SEWER
 - PROPOSED WATER
 - PROPOSED STORM DRAIN

| NO. | REVISION | DATE |
|-----|----------|------|
| | | |
| | | |

10001 Church Street
 Suite 124
 Hanford, CA 93230
 Phone: 505.495.5242
 www.ueg.com

SENECA & HAMPTON
TENTATIVE TRACT MAP
TRACT 20723

OCTOBER 2024
 SHEET 1 OF 1
 PROJECT NUMBER
 04-10041



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TRADE AREA & DEVELOPMENT AERIAL



GOODYEAR

amazon

Southern California Logistics Airport

BOEING

MARS

Newell Rubbermaid

US 395

INTERSTATE 15

VICTORIA MAGATHAN ELEMENTARY SCHOOL

DONALD F BRADACH ELEMENTARY SCHOOL

ADELANTO HIGH SCHOOL

D-R HORTON America's Builder

LEGACY HOMES

D-R HORTON America's Builder

COMING SOON

COLUMBIA MIDDLE SCHOOL

DESERT TRAILS PREPARATORY ACADEMY

COSTCO WHOLESALE

PALMDALE RD / HWY 18

PALMDALE RD / HWY 18

THEODORE VICK ELEMENTARY SCHOOL

PACIFIC COMMUNITIES

kb HOME

INTERSTATE 15

RICHMOND AMERICAN HOMES

RICHMOND AMERICAN HOMES

US 395

THE MALL OF victor valley



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