



TOWN OF APPLE VALLEY

TOWN COUNCIL STAFF REPORT

To: Honorable Mayor and Town Council **Date:** January 26, 2016

From: Brad Miller, Town Engineer **Item No:** 8
Engineering Department

Subject: ACCEPT THE FINAL MAP FOR PARCEL MAP NO. 19536

T.M. Approval: _____ **Budgeted Item:** Yes No N/A

RECOMMENDED ACTION:

Approve the final map for Parcel Map No. 19536.

SUMMARY:

The applicant has complied with all Conditions of Approval required on Tentative Parcel Map No. 19536.

BACKGROUND:

At the June 4, 2014 Planning Commission meeting, the Commission reviewed the above referenced project, a request to convert an existing commercial development for condominium purposes. The project is 1.42 net acres in size and is located within the Service Commercial (C-S) zoning designation. In accordance with the required Findings, the Tentative Parcel Map No. 19536 was approved subject to the attached Conditions of Approval.

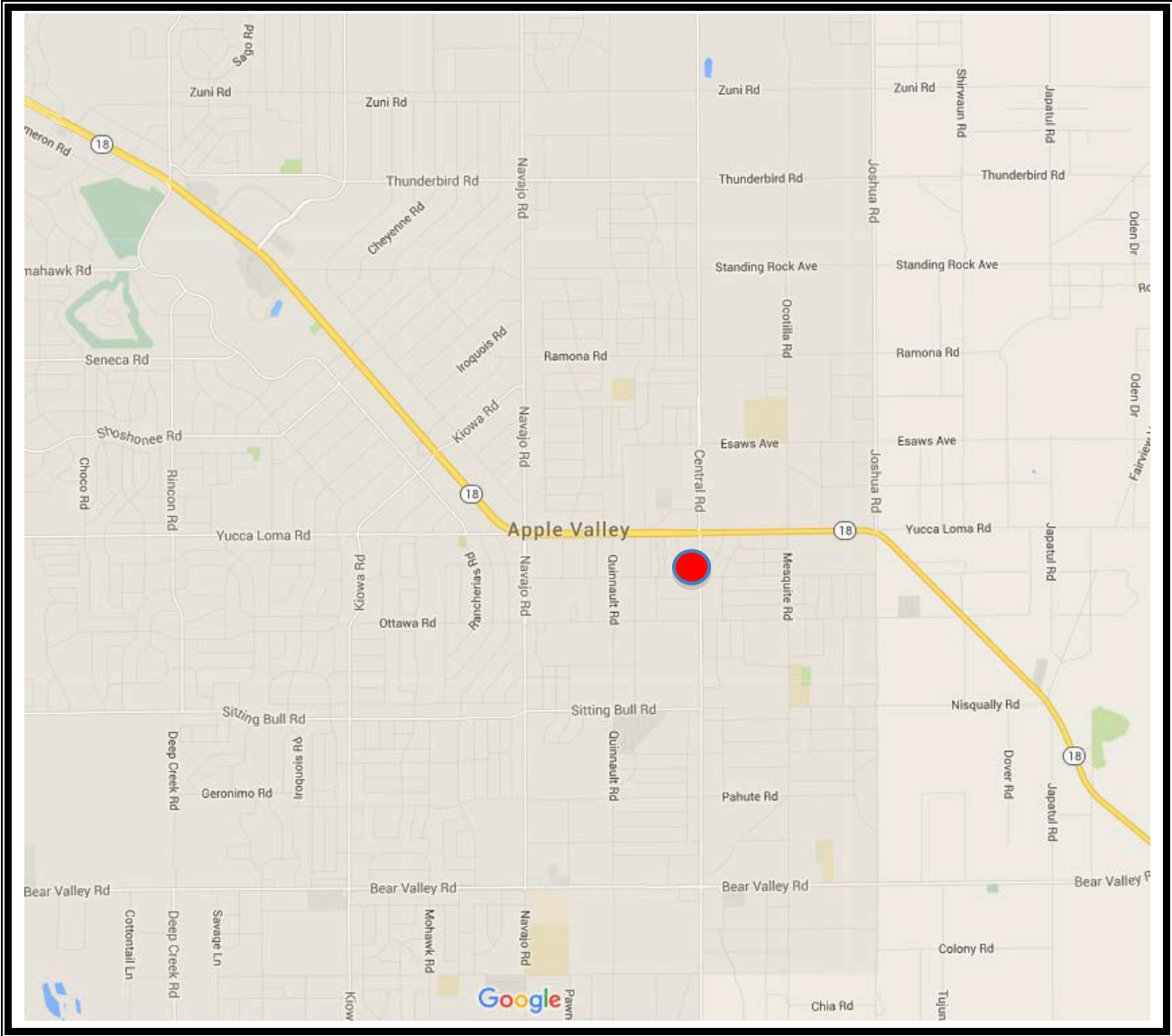
FISCAL IMPACT:

All fees have been paid for by the developer to process this parcel map. There is no fiscal impact to the Town.

ATTACHMENTS:

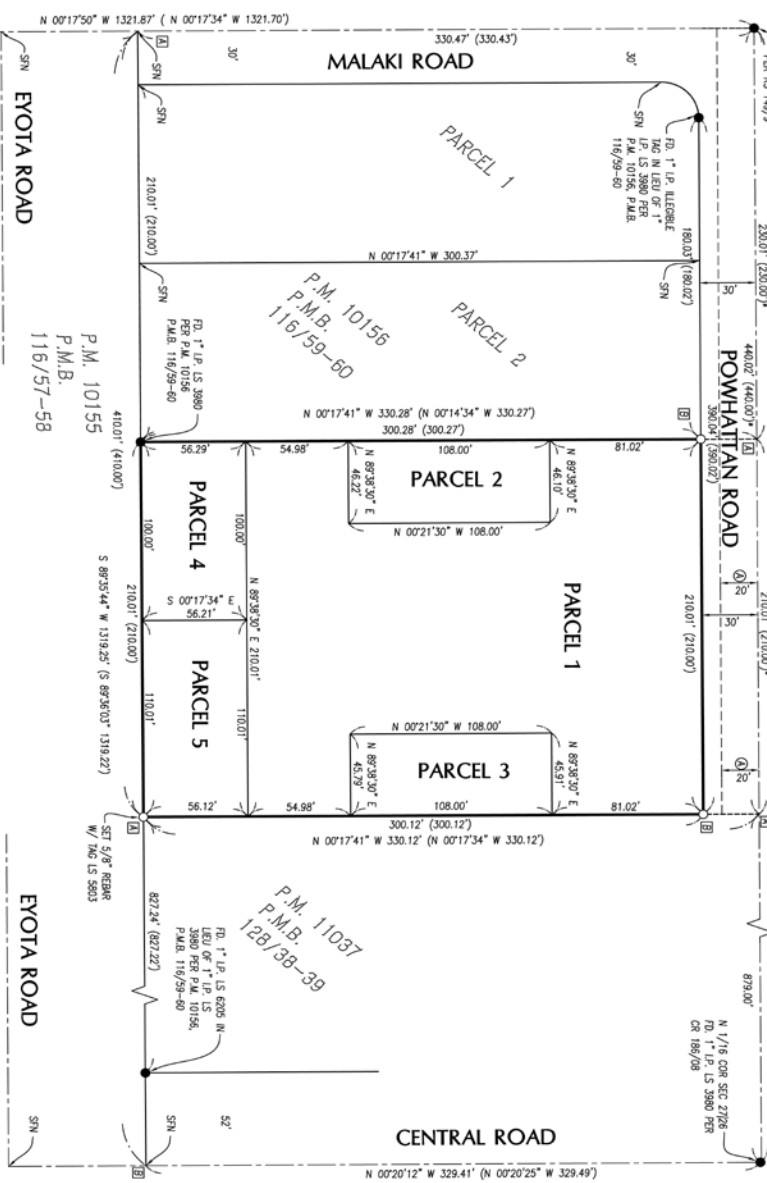
1. Location Map
2. Parcel Map No. 19536
3. Conditions of Approval

LOCATION MAP



**IN THE TOWN OF APPLE VALLEY
FOR CONDOMINIUM PURPOSES
PARCEL MAP NO. 19536**

BEING A SUBDIVISION OF PARCELS 3 AND 4 OF PARCEL MAP 10156 AS RECORDED IN PARCEL MAP BOOK 116, PAGES 59-60
LYING WITH THE N 1/2, N 1/2, N 1/2, SE 1/4, NE 1/4, SECTION 27, T5N, R3W, S.B.M.
IN THE TOWN OF APPLE VALLEY, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA.
JE MILLER & ASSOCIATES
SEPTEMBER, 2014



BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING N 89°30'00" E OF THE NORTH LINE OF THE SE 1/4 OF THE NE 1/4 OF SECTION 27, T5N, R3W, S.B.M. AS SHOWN ON PARCEL MAP NO. 19536, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY.

SURVEYOR'S NOTES:

- INDICATES MONUMENT FOUND AS NOTED.
- INDICATES SET 1" LP, 18" LONG WITH PLASTIC FLAG STAMPED PLS 5803 UP 0.1', UNLESS OTHERWISE NOTED
- DENOTES RECORD DATA PER P.M. 10156, P.M.B. 116/59-60
- () DENOTES RECORD DATA PER P.M. 10156, P.M.B. 116/59-60
- (S) INDICATES SEARCHED FOUND NOTHING
- NS INDICATES RECORD OF SURVEY
- PA INDICATES PARCEL MAP
- CR INDICATES CORNER RECORD
- PK INDICATES FROM THE BOOK
- P INDICATES PARCEL MAP BOOK
- FD INDICATES FOUND
- TD INDICATES TOWNSHIPS BORDER LINE
- INDICATES POSITION ESTABLISHED BY PROPORTION.
- Ⓛ INDICATES POSITION ESTABLISHED BY INTERSECTION.

EASEMENTS:

- Ⓜ 20' PUBLIC UTILITY EASEMENT TO APPLE VALLEY BUILDING AND DEVELOPMENT CO. PER BOOK 2706, PAGE 60 O.R.

CF 1/16 COR SEC 27,
FD, 1" LP, LS 3860 PER
P.M. 10156, P.M.B.
116/59-60

FD, 1" LP, LS 6205 N-
LEU OF 1" LP, LS
3860 PER P.M. 10156,
P.M.B. 116/59-60

FD, 1" LP, LS 3080
P.M. 10156,
P.M.B. 116/59-60

FD, 1" LP, LS 3860
P.M. 10156,
P.M.B. 116/59-60

FD, 1" LP, LS 3860
P.M. 10156,
P.M.B. 116/59-60



A Better Way of Life

Town of Apple Valley

14955 Dale Evans Parkway, Apple Valley, California 92307

June 5, 2014

Ms. Shelly Jones
J.E. Miller and Associates
18343 Outer Hwy. Suite 4
Apple Valley, Ca 92307

Re: Tentative Parcel Map No. 19536

Tentative Tract Map Expiration Date: **June 5, 2017**

Dear Ms. Shelly Jones:

At the June 4, 2014 regularly scheduled Planning Commission meeting, the Planning Commission reviewed and approved the above referenced project, a request for approval to convert an existing commercial development for condominium purposes. The project is 1.42 net acres in size and is located within the Service Commercial (CS) zoning designation. The subject property is located at 22355 Powhatan Road; APN 3087-392-38.

This action of the Town of Apple Valley shall not be final for a period of ten (10) days from the date of Planning Commission action to allow for the filing of any appeal pursuant to the Town's Development Code, Section 9.12.250, with the Town Clerk of the Town of Apple Valley.

This approval shall expire three (3) years from the date of action on **June 5, 2017**, unless the map is recorded or extended in accordance with the provision in the Development Code addressing time extensions. Any application for a time extension, and the appropriate fees, must be submitted to the Town of Apple Valley a minimum of thirty (30) days prior to the expiration date.

Enclosed you will find the conditions as approved by the Planning Commission and as accepted by the applicant at the public hearing. If you have any questions on this matter, please contact me at the Town's Planning Division at (760) 240-7000 Ext. 7222. Town offices are open Monday through Thursday between 7:30 a.m. and 5:30 p.m., and alternating Fridays between 7:30 a.m. and 4:30 p.m. (**closed the subsequent Fridays**).

Sincerely,

COMMUNITY DEVELOPMENT DEPARTMENT

Lori Lamson
Assistant Town Manager

TOWN OF APPLE VALLEY

FINAL CONDITIONS OF APPROVAL **Tentative Parcel Map No. 19536**

Please note: Many of the suggested Conditions of Approval presented herewith are provided for informational purposes and are otherwise required by the Municipal Code. Failure to provide a Condition of Approval herein that reflects a requirement of the Municipal Code does not relieve the applicant and/or property owner from full conformance and adherence to all requirements of the Municipal Code.

Planning Division Conditions of Approval

- P1. This Tentative Parcel Map shall comply with the provisions of the State Subdivision Map Act and the Town Development Code. This tentative approval shall expire three (3) years from the date of approval by the Planning Commission/Town Council. A time extension may be approved in accordance with the State Map Act and Town Ordinance, if an extension application is filed and the appropriate fees are paid thirty (30) days prior to the expiration date. The Tentative Parcel Map becomes effective ten (10) days from the date of the decision unless an appeal is filed as stated in the Town's Development Code.

- P2. Prior to approval of the Final Map, the following agencies shall provide written verification to the Planning Division that all pertinent conditions of approval and applicable regulations have been met:

Apple Valley Fire Protection District
Apple Valley Ranchos Water Company
Apple Valley Public Services Division
Apple Valley Engineering Division
Apple Valley Planning Division

- P3. The filing of a notice of exemption requires the County Clerk to collect a documentary handling fee of fifty (\$50.00). The fee must be paid in a timely manner in accordance with procedures. All checks should be made payable to the Clerk of the Board of Supervisors.

- P4. The applicant shall agree to defend at his sole expense (with attorneys approved by the Town), and indemnify the Town against any action brought against the Town, its agents, officers or employees resulting from or relating to this approval. The applicant shall reimburse the Town, its agents, officers or employees for any judgment, court costs and attorney's fees which the Town, its agents, officers or employees may be required to pay as a result of such action. The Town may, at its sole discretion, participate at its own expense in the defense of any such action, but such participation shall not relieve the applicant of these obligations under this condition.

- P5. Tentative Parcel Map No. 19536 shall adhere to all requirements of Development Code.
- P6. Approval of the Tentative Parcel Map No. 19536 by the Planning Commission is understood as acknowledgement of Conditions of Approval by the applicant, unless an appeal is filed in accordance with Section 9.12.250, Appeals, of the Town of Apple Valley Development Code.
- P7. Prior to recordation the applicant shall provide the Planning Division with a copy of the subdivision in an electronic format compatible with the Town's current technology.
- P8. At time of recordation adequate evidence of title to the real property within the subdivision and one or more of the following:
 - a. Evidence of the consent of all the owners of interest in the property; or
 - b. Evidence that none of the improvements required to be made have been made within two years from the date of the final map was recorded, or within the time allowed by the Improvement Agreement, whichever is later: or
 - c. Evidence that no lots shown on the final map have been sold within five years from the date the Final Map was recorded.
- P9. A final map shall be provided with the petition, Prepared in accordance with chapter 9.71 which delineates the dedications which are not proposed to be vacated, as well as any dedications which are required as a condition to the proposed reversion to acreage.
- P10. An association or similar shall be formed to ensure that all common areas are maintained.
- P11. The Covenants, Conditions and Restrictions (CC&Rs) shall be reviewed and approved by the Planning Division prior to final approval of the Parcel Map. The CC&Rs shall include liability insurance and methods of maintaining the common area for the life project. The CC&R's may not be canceled or revise with respect to those conditions without prior written consent of the town.

Engineering Division Conditions of Approval

None

Public Works Division Conditions of Approval

None

Fire Protection District Conditions of Approval

None

Apple Valley Ranchos Water Company Conditions of Approval

None

End of Conditions