

- PRIME RESIDENTIAL SUBDIVISION SITE
- 41.1 ACRE SITE (APPROX 20 AC USABLE)
- POSSIBLE 62 LOTS
- NEXT TO HIDDEN SPRINGS MASTER PLANNED COMMUNITY
- NEAR SHOPPING & SCHOOLS
- MORENO VALLEY, CA

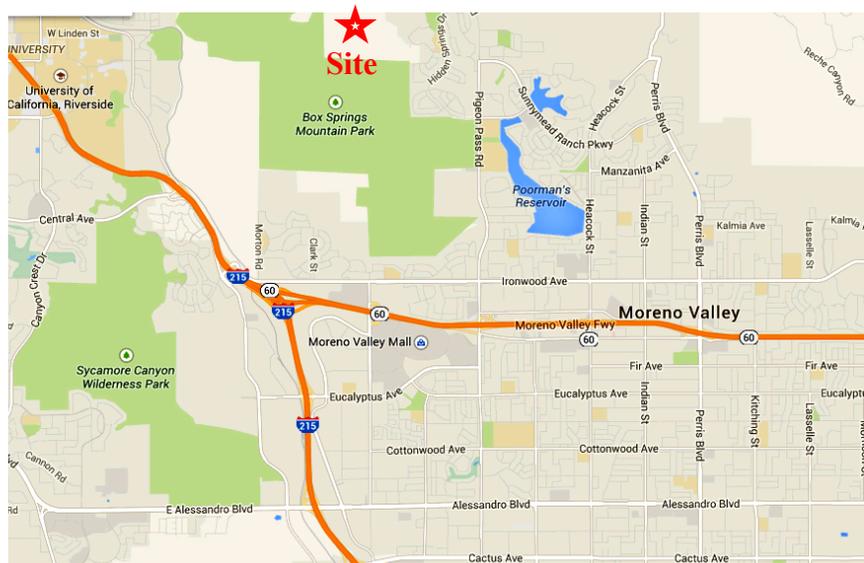
Diversified Realty, Inc

Jerry Stephens
 Broker DRE# 00546732
 Cell: (951) 567-3849
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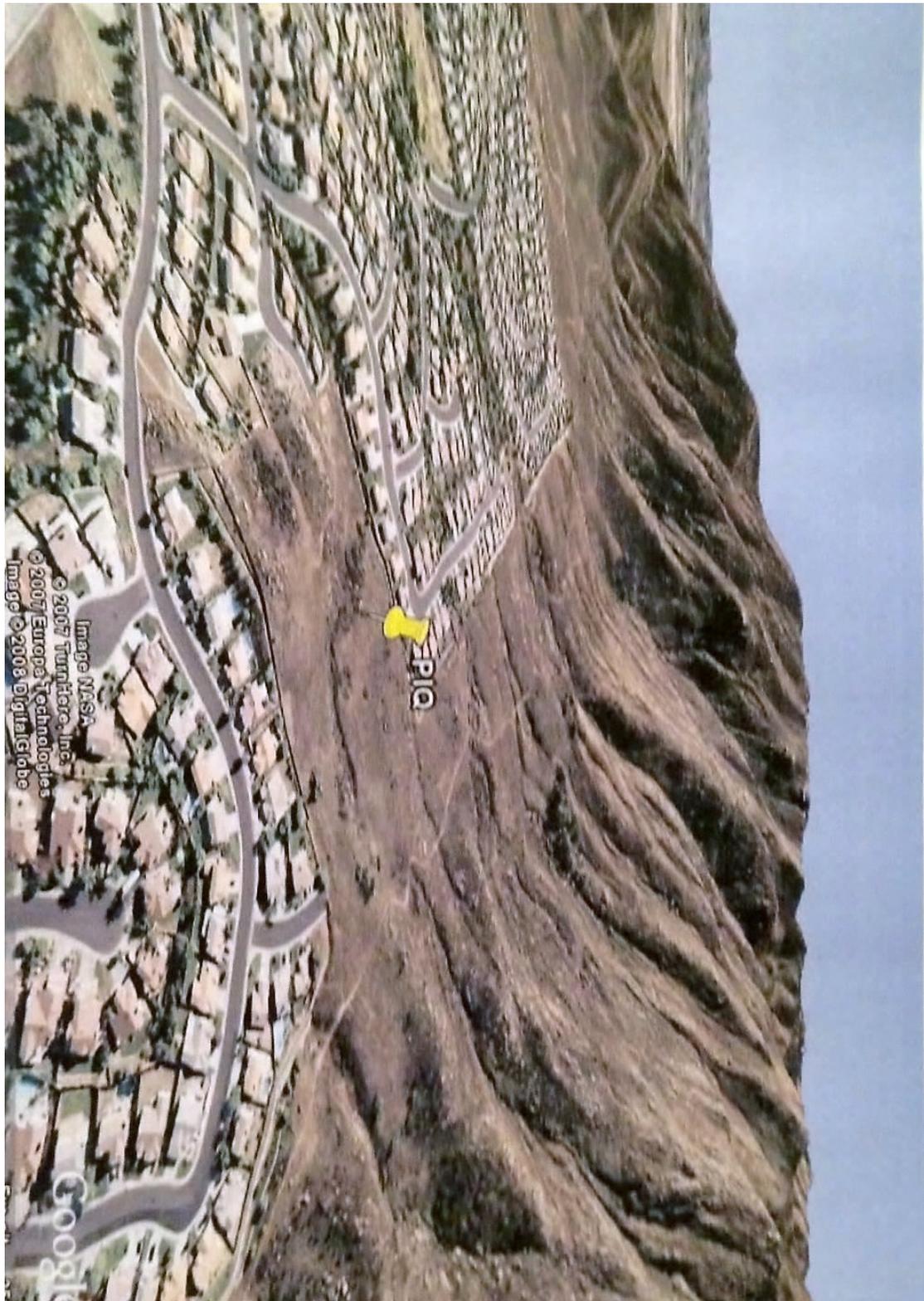
PROPERTY DESCRIPTION

- 41.1 Acre Site
- Property is Zoned RA (Residential Agricultural)
- AP# 259-240-009. 260-020-002
- Next to Hidden Springs Master Planned Community
- Close to Freeway On/Off Ramps
- Possible 62 Lots
- **Price: \$1,750,000**

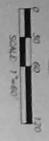




All information is deemed reliable but not guaranteed. Buyers responsible to verify information contained herein

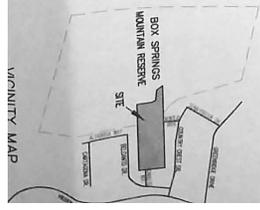
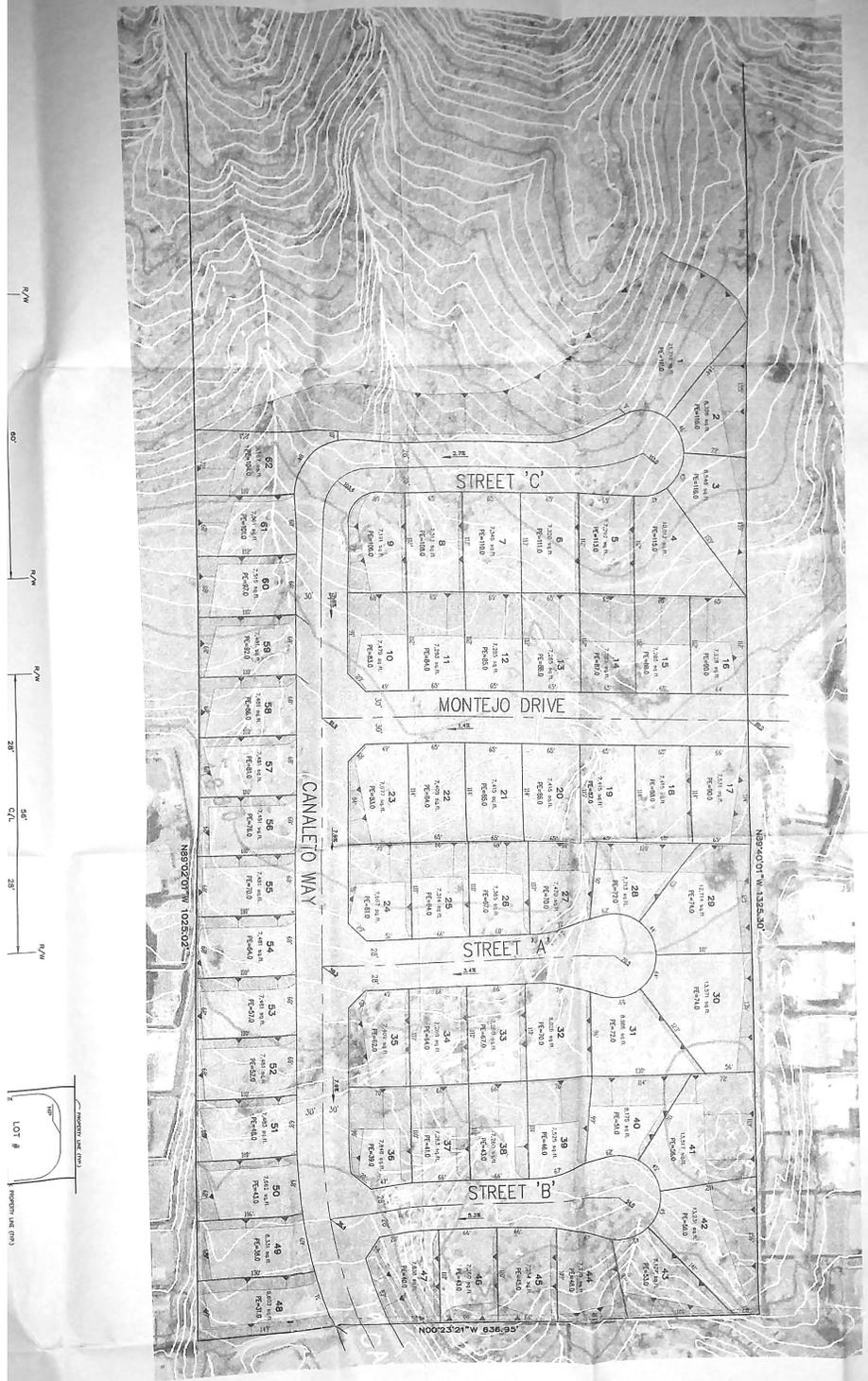


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TENTATIVE TRACT MAP XXXXX

PHB AND ASSOCIATES, INC. AUGUST 2007



GENERAL NOTES
OWNER: APPLICANT

ENGINEER
PHB AND ASSOCIATES, INC.
1400 E. 10TH AVENUE
DENVER, CO 80202
TEL: 303.733.1100
FAX: 303.733.1101
WWW.PHBANDASSOCIATES.COM

ASSessor'S PARCEL NO.
001-000-000-000

LEGAL DESCRIPTION
RENEWAL COUNTY
GENERAL GENERAL PLAN
GENERAL ZONING
EXISTING LOT AND USE
AREA AND DENSITY
GROSS ACRES: 15.45 ACRES
NET ACRES: 11.73 ACRES
TOTAL NO. OF LOTS CREATED: 48
TOTAL LOT AREA: 21,716 SF
* SEE LOT AREA SHEET WITHIN DISCREPANCY INDEX

FLOOD HAZARD
NONE WITHIN THE PROJECT AREA

SCHOOL
MORNING VALLEY UNITED SCHOOL DISTRICT

THOMAS BROTHERS GUIDE
MAY 1974 - 4th EDITION

PUBLIC UTILITIES
WATER: SUTHERLAND
ELECTRICITY: CITY OF MORNING VALLEY
GAS: THE GAS CO.
TELEPHONE: VERIZON
CABLE: AZTECA

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