



RESIDENTIAL LAND FOR SALE

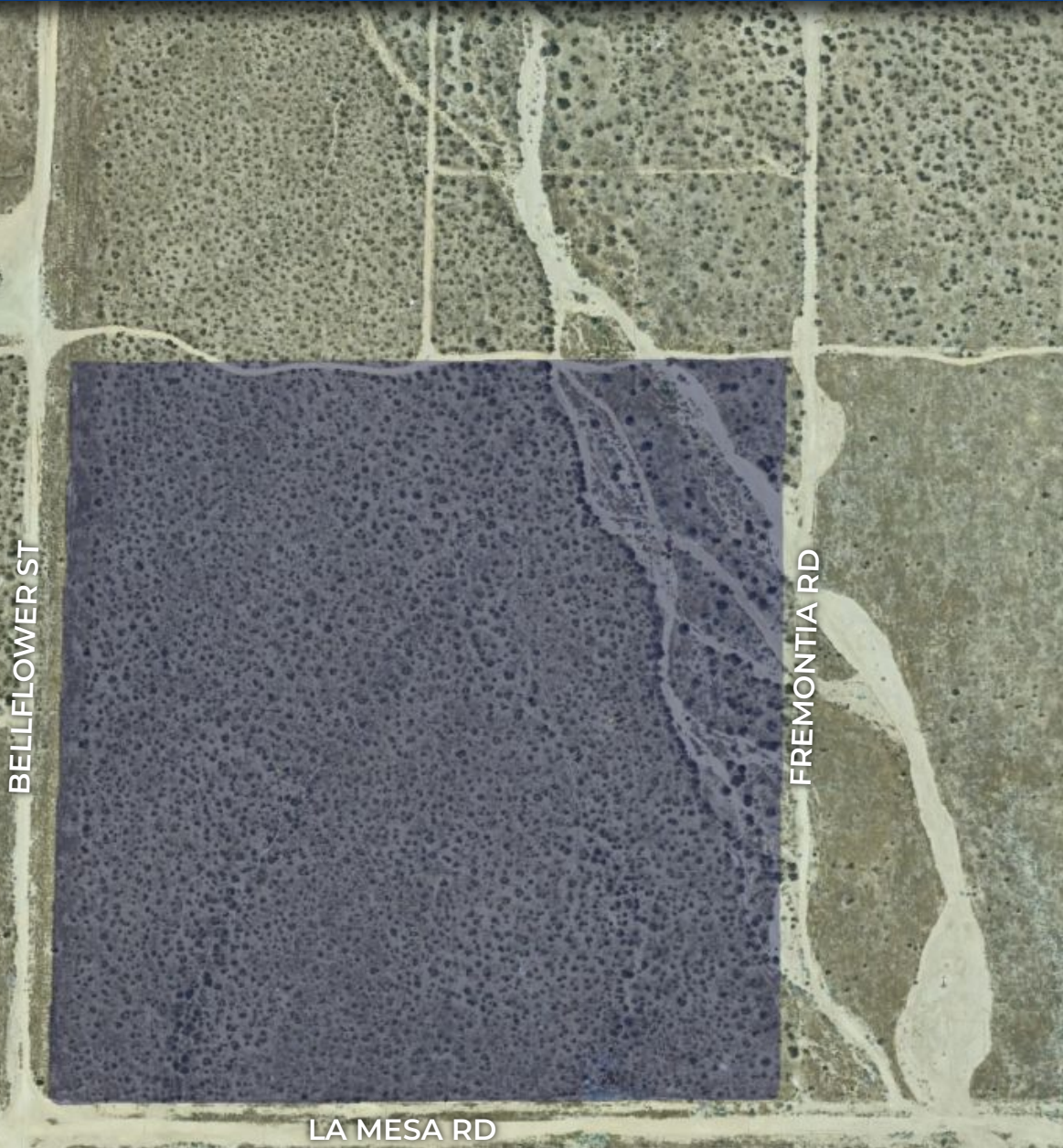


**APPROVED 152
LOT TTM**

±36.97 Acres within
The Vista Verde Specific Plan
Victorville, CA

SITE OVERVIEW

La Mesa Road | Victorville, CA



Site Overview

- APN 3096-351-01
- ±36.97 Acres
- Located within The Vista Verde Specific Plan
- Zoned Very Low Residential
- Paved road access approximately ±700 feet to the west on La Mesa Rd.
- Approximately $\frac{3}{4}$ mile from US-395 providing exceptional accessibility to surrounding areas
- Situated within Snowline Joint Unified School District CFD
- Utilities nearby; buyer to verify
- Asking \$1,700,000.00

AREA OVERVIEW

La Mesa Road | Victorville, CA



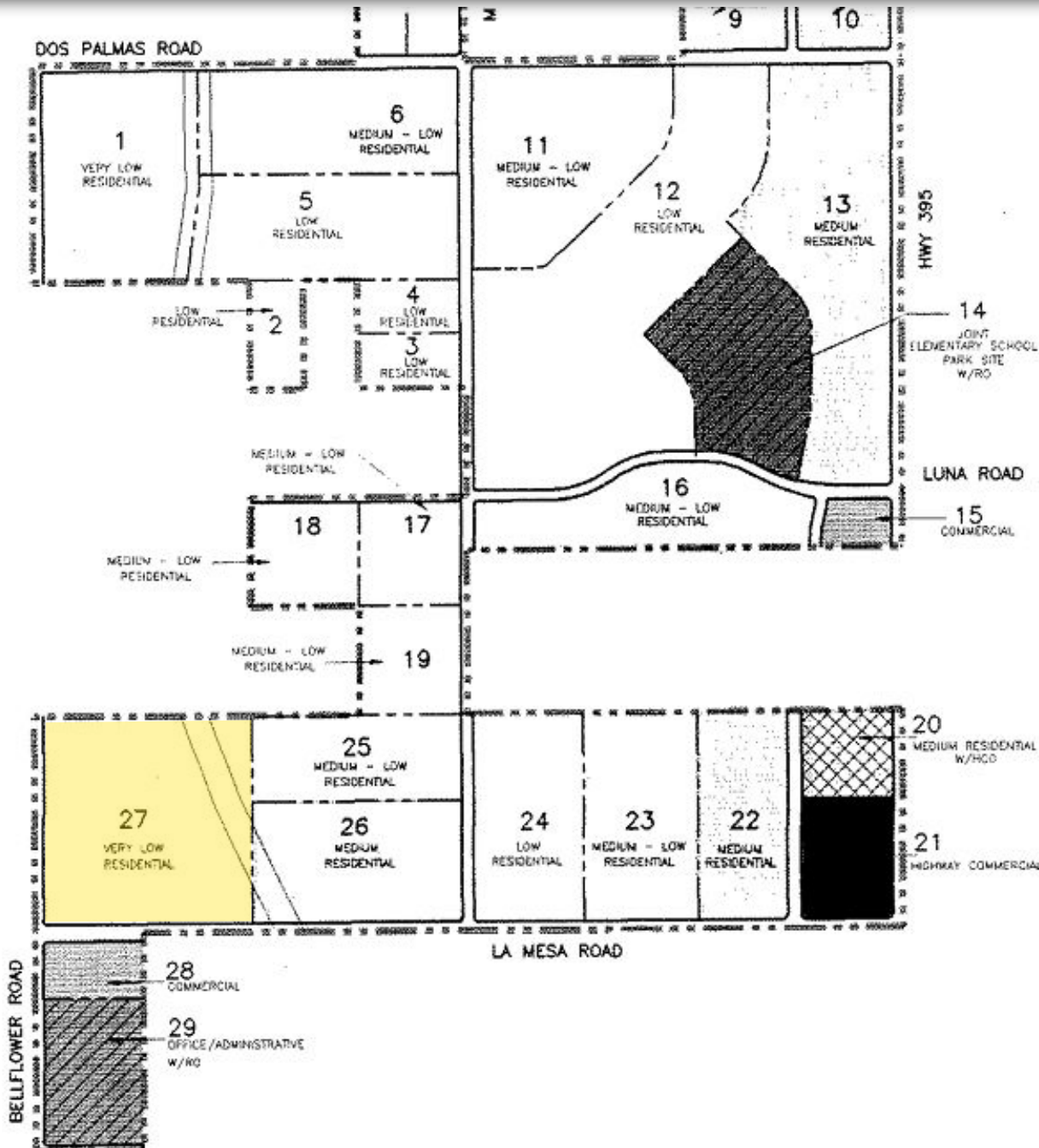
Legend

- Focus Group
- Royal Investors
- 152-lot Tentative Tract Map
- School District Sites
- Vista Verde Specific Plan
- The Crossings Specific Plan





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ZONING MAP

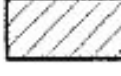

La Mesa Road | Victorville, CA






RESIDENTIAL

-  VERY LOW RESIDENTIAL
-  LOW SFD RESIDENTIAL
-  MEDIUM LOW SFD RESIDENTIAL
-  MEDIUM SFD RESIDENTIAL


OVERLAY DISTRICTS

-  RO RESIDENTIAL (REFER TO TABLE 3)
-  HCO COMMERCIAL (REFER TO TABLE 3)

COMMERCIAL

-  COMMERCIAL
-  HIGHWAY COMMERCIAL
-  OFFICE / ADMINISTRATIVE

CIVIC FACILITIES

-  ELEMENTARY SCHOOL SITE AND PARK SITE (JOINT USE)

PLAT MAP

La Mesa Road | Victorville, CA

THIS MAP IS FOR THE PURPOSE
OF AD VALOREM TAXATION ONLY.

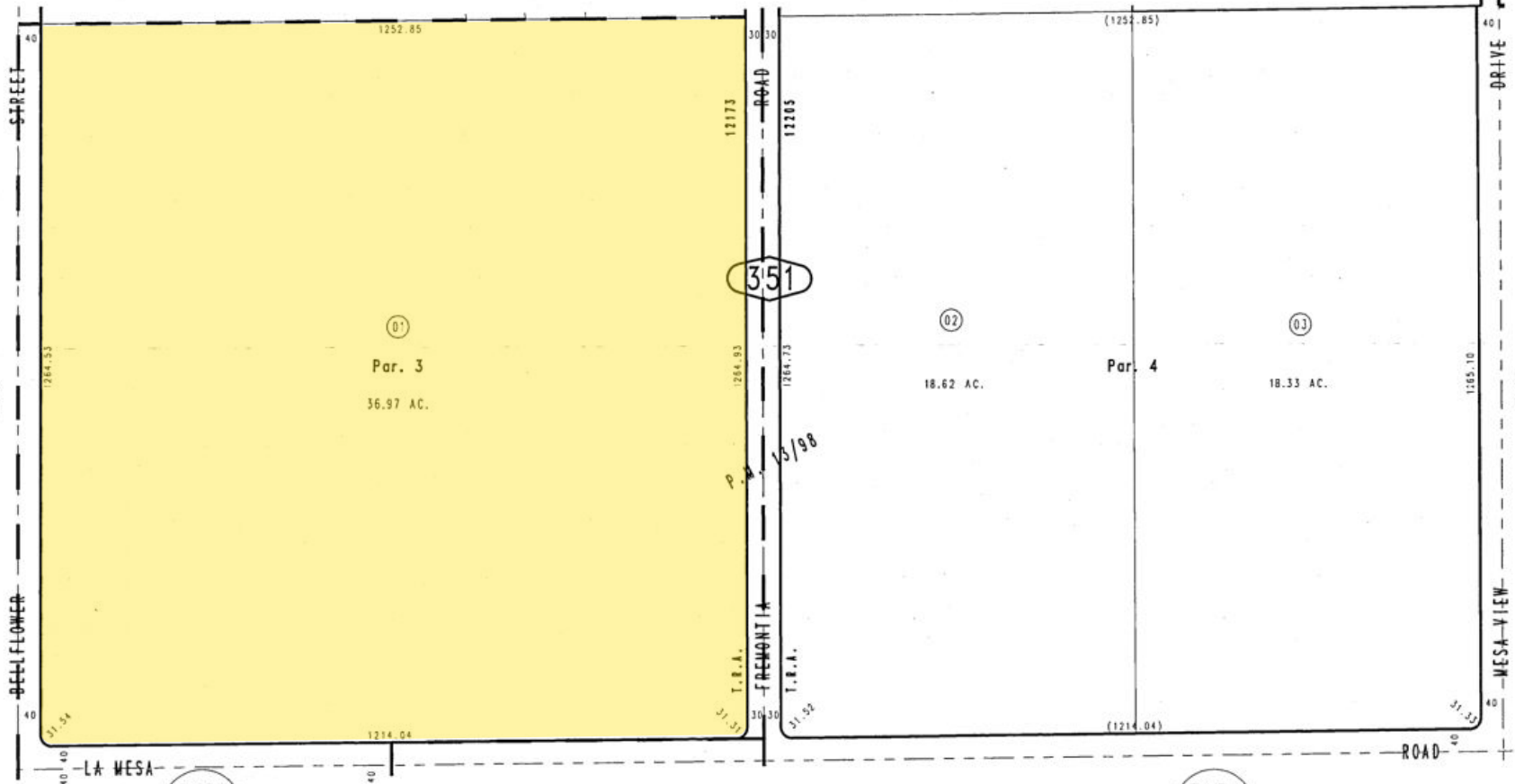
S. 1/2, S.W. 1/4, Sec. 28, T.5N., R.5W., S.B.M.

City of Victorville
Tax Rate Area
12173 12205

3096 - 35



3133
14



3134
01

3134
55

37

DEC. 1991

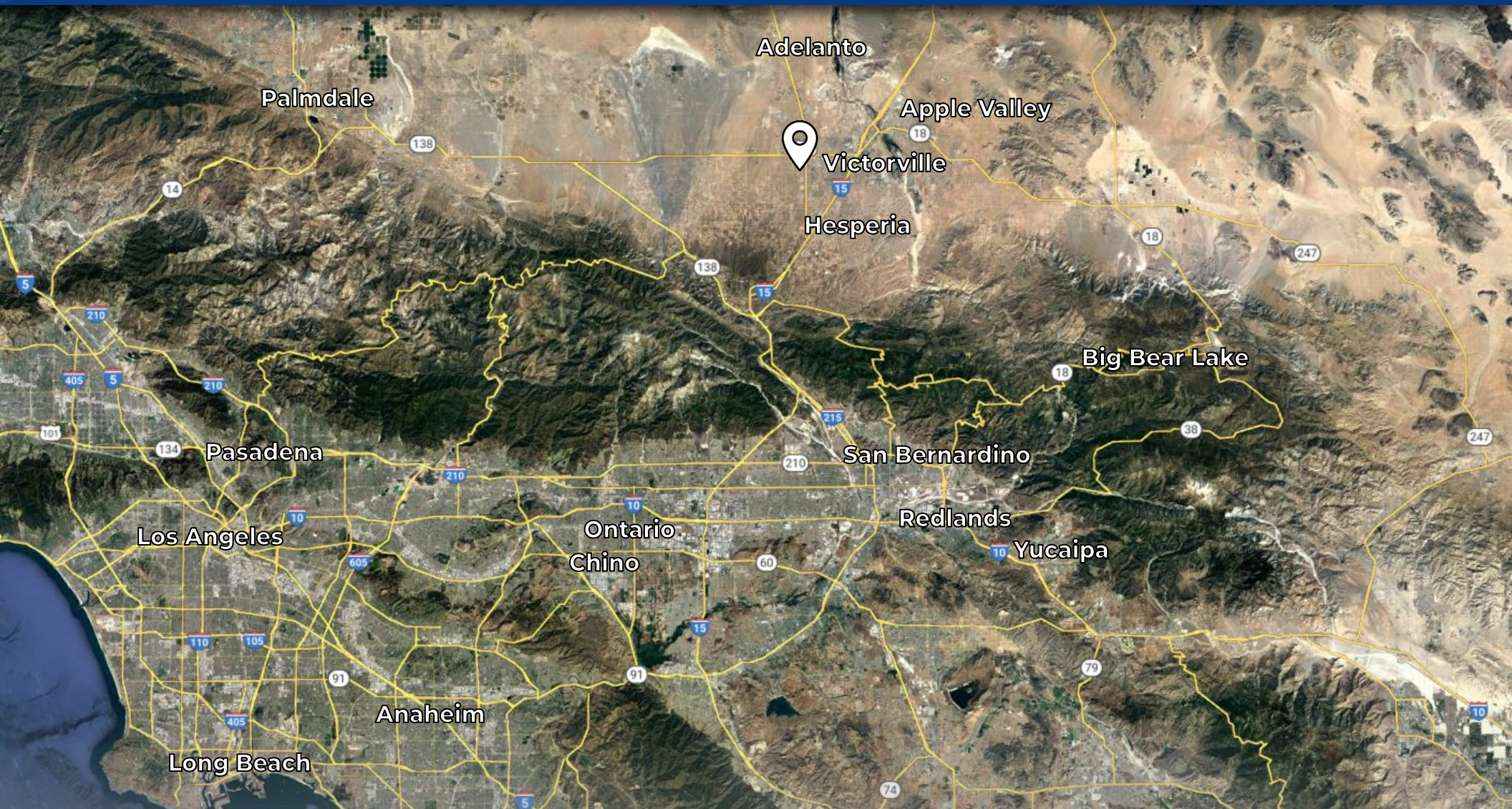
Pln. Parcel Map No. 1612, P.M. 13/98

Assessor's Map
Book 3096 Page 35
San Bernardino County

REVISED
03/10/10 LH

LOCATION

La Mesa Road | Victorville, CA



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