

# DUE DILIGENCE REPORT



## Property Details

|                           |                                                                            |
|---------------------------|----------------------------------------------------------------------------|
| Assessor's Parcel Number: | 207-202-03-00-8                                                            |
| Property Address:         | Glade Ave, California City, CA 93505                                       |
| County, State:            | Kern County, CA                                                            |
| Subdivision:              | N/A                                                                        |
| Lot Number:               | 196                                                                        |
| Legal Description:        | Tract 2164 , Block , Lot 196                                               |
| TRS:                      | T32S R37E SEC36                                                            |
| Parcel Size:              | 0.24 acres                                                                 |
| Terrain Type:             | Desert                                                                     |
| Lot Dimensions (Approx):  | 72.66 feet North<br>128.1 feet East<br>84.75 feet South<br>124.0 feet West |
| Elevation:                | 871.9 m or 2860.4 feet                                                     |
| Flood Zone / Wetlands:    | No                                                                         |
| Notes:                    | N/A                                                                        |

## Property Location / Access

|                           |                                                                                                   |
|---------------------------|---------------------------------------------------------------------------------------------------|
| Google Map Link:          | <a href="https://maps.app.goo.gl/v5i4jSXyyQuEN9pG9">https://maps.app.goo.gl/v5i4jSXyyQuEN9pG9</a> |
| GPS Coordinates (Center): | 35.10331, -117.96016                                                                              |

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GPS Coordinates (4 corners):  
35.103510, -117.960325 NW  
35.103498, -117.960062 NE  
35.103172, -117.960039 SE  
35.103171, -117.960322 SW

City or County Limits: City

School District: Mojave Unified School District

Access To Property: Yes, via Glade Ave

Road Type: Paved

Who Maintains Roads: City

Notes: N/A

## Property Tax Information

Assessed Taxable Value: \$8,000.00

Assessed Actual Value: \$8,000.00

Back Taxes Owed? If so amount owed: No

Tax Liens? If so amount owed: No

Annual Property Taxes: \$129.89

Notes: The values updated above are for the year 2025 and tax amount is for the year 2024.

## Zoning & Restriction Information

Zoning / Property Use Code: ONE-FAMILY RESIDENTIAL DISTRICT MEDIUM DENSITY - (R1)

What can be built on the property? One-family dwellings, Private garages - Please see the attached file of "Land Uses" for more details.

# DUE DILIGENCE REPORT



|                                          |                                                                                                                                                                              |  |
|------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| Time limit to build?                     | Permit is good for six months but it can be extended later.                                                                                                                  |  |
| Is camping allowed?                      | Per City, No                                                                                                                                                                 |  |
| Camping restrictions if any:             | N/A                                                                                                                                                                          |  |
| Are RV's allowed?                        | Per City, Yes                                                                                                                                                                |  |
| RV restrictions if any:                  | RV's are allowed during construction for temporary purposes.                                                                                                                 |  |
| Are mobile homes allowed?                | Per City, Yes                                                                                                                                                                |  |
| Mobile home restrictions if any:         | The structure must be a new mobile home and must comply with all building codes and setback requirements as specified by the Building Department and the State of California |  |
| Are tiny homes allowed?                  | Per City, the minimum size requirement is 1,200 sq ft living space in that zoning.                                                                                           |  |
| Tiny home restrictions if any:           | N/A                                                                                                                                                                          |  |
| Are short term vacation rentals allowed? | Per City, Yes                                                                                                                                                                |  |
| Vacation rental restrictions if any:     | Would require a business license from permit department of California City.                                                                                                  |  |
| Is property part of an HOA or POA?       | County does not possess any information regarding this matter, and no relevant information could be found online. It would be advisable to verify with the property owner.   |  |
| HOA or POA dues, if any:                 | N/A                                                                                                                                                                          |  |
| Deed Information:                        | Document Number: 204238636                                                                                                                                                   |  |

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Notes: **The Parcel is INSIDE the city limits. The information above is based on City restrictions.**

## Utility Information

Water? Water is available. Would have to contact California City Water Department (760-373-7199).

Sewer / Septic? Would have to install a septic system.

Electric? Would have to contact Pacific Gas & Electric Company - PG&E (800-743-5000) or Southern California Edison (800-655-4555 / 800-655-4555).

Notes: **As per California City Water Department, water is available however septic is required.**

## County Contact Information

County Website: <https://www.kerncounty.com/>

Assessor Website: <https://www.kerncounty.com/government/departments/assessor-recorder/property/assessor-property-search>

Treasurer Website: <https://www.kcttc.co.kern.ca.us/>

Zoning Link: <https://www.californiacity-ca.gov/CC/index.php/planning>

Phone number for Planning Dept: (760) 338-1377

Phone number for Treasurer: (661) 868-3490

Phone number for Assessor: (661) 868-3485

City Website: <https://www.californiacity-ca.gov/CC/>

Phone number for City: (760) 373-8661

Notes: N/A