



May 28, 2025

City of Palm Desert
73-510 Fred Waring Drive
Palm Desert, CA 92260

Re: VAC25-001
Easement Vacation
Tract 30438 – Lots 6 & 7

Dear City of Palm Desert:

We are requesting vacation of an existing 10' wide public utility easement around the perimeter of the 24' wide emergency turnaround that extends between the front and side yards of lots 6 and 7 of Tract 30438.

The utilities servicing all seven residential lots of this tract have been installed, are operable and are not located within the easement area we are seeking to be vacated.

Tract map 30438 was recorded in 2006 and established boundaries of seven residential and three common area lots. In part, the tract map provides for:

1. Dedication "to the City of Palm Desert, the easement for public utilities and for right of ingress of service and emergency vehicles over and across Lot A".
Lot A is a private street named Old Stone Trail that is owned by the Homeowners Association.
2. Dedication "to the City of Palm Desert an easement 10' in width for public utility purposes".
This easement is depicted on the tract map and is located behind the curb following the residential frontage contiguous to lot A customary to this type of sub-division.
3. The above dedications include a 10' easement around the perimeter of the 24' wide turnaround between lots 6 and 7 that extends approximately 70' from the curb between the two lots. The 24' turnaround is part of lot A.



The constructed utilities are located under the lot A street and within the 10' easement behind the curb that runs across the front of the residential lots.

As a requirement of our work, Dig Alert has marked locations of the installed utilities within the street and 10' easement. Through this process and working with the utility companies, it has been determined that there are no public utilities located within the 10' perimeter easement area we are requesting be vacated.

We understand that a representative(s) from the Public Works Department visited the site and observed the same.

Granting this request will remove an encumbrance that currently restricts the design and utility of lots 6 and 7 and will enable better compliance ultimately to the benefit of the future owners of these two homes.

We appreciate your support in this matter and are available to answer question and provide additional information as needed.

Best regards,

Monroe Living, Inc.

A handwritten signature in blue ink, appearing to read "J. Desmond Bunting", is written over a faint, light blue circular stamp or watermark.

J. Desmond Bunting
Vice President