

Property Summary Report: 71824 Cove View Rd, Twentynine Palms, CA

Homestead Cabin on 5 big acres with water and power accessible! Privacy on the bluff of Desert Heights, a community that has seen significant investment, located between Joshua Tree and Twentynine Palms. Gorgeous views of the Bullion Mountains, Copper Mountain, and the Little San Bernardino Mountains. Close to Indian Cove & the Joshua Tree National Monument. 51 miles to golf and nightlife in Palm Springs. 145 miles to DTLA. Copper Mountain College is just 12 miles away.

Land Use and Zoning Information:

Zoning: RL-5 (Rural Living - 5 acre minimum lot size required) - Subdivision is not permitted unless parcel is at least 10 acres. - Permits possible for campground use with Conditional Use Permit via EZ Online Permitting System (EZOP). - Up to three accessory units allowed on parcels 5 acres or larger (ADU, JADU, Guest House). For camping or development, a Pre-Application Development Review is encouraged to assess likelihood of approval.

Inspection Report Summary:

EZOP Record Number: ALTR-2020-00740 Inspection Type: Alteration Inspection Date: 10/05/2020 Inspector: George Pahl Result: Final Comments: FIELD INVESTIGATION CONDUCTED ON 09/16/20. CABIN IS VERY DILAPIDATED. DUE TO THE CONDITION OF THE STRUCTURE, A FULL SET OF PLANS WILL BE REQUIRED. STRUCTURAL OBSERVATION OF EXISTING CABIN MAY BE REQUIRED FOR CODE COMPLIANCE.

Redevelopment Options:

The cabin on site is a historical homestead structure. A permit to convert it to a single-family residence (SFR) would require full architectural plans and possible structural assessment. Alternatives: - Convert the cabin to SFR with plumbing/electrical upgrades. - Demo existing structure and install a prefab home (Permit approx. \$989). - Add a pool (Permit cost: \$633-\$929).

Architectural Concept:

Conceptual Renderings: The seller has prepared professional renderings and a full architectural plan set for a modern cabin build on the site. Renderings include a compact rectangular home with metal siding and large windows to maximize natural light and mountain views. Plans are available for serious buyers upon request.

Utilities and Access:

Water: Confirmed active water meter on property. To establish service, fill out the application and pay a \$35 opening fee + \$200 deposit. Application: <https://29palmswater.com/water-service-application/>
Electricity: Nearby electric pole available. Contact Southern California Edison (SCE) for feasibility and connection estimate. Septic: Private septic system required. Buyer responsible for permitting and

installation.